Lot Grading Requirements

At a minimum, lot grading plan submissions need to include the following:

Initial Submission

1. Elevations in metric geodetic datum;
2. Street name and address;
3. North arrow;
4. Lot dimensions;
5. Tree locations (if applicable);
6. Proposed building location with finished floor elevation and footing elevation;
7. Proposed elevations at building corners and adjacent property lines;
8. Elevations at sidewalk (if applicable), curb and centerline of road at lot line extension;
9. Elevations for driveway at house, sidewalk (if applicable) and curb line. Include grade presented in percentage form and driveway width with note on plan that driveway meets applicable Zoning By-law with respect to width;
10. Arrows on plan indicating direction of surface water flow;
11. Grades on swales represented in percentage form, especially rear and side yard;
12. Offset dimensions from proposed building location to lot lines
13. Location of neighboring houses (if applicable) and elevations on adjacent building corners;
14. Location of water box and sewer cleanout;
15. The Plan must indicate the location and discharge direction of all existing and proposed sump pumps and downspouts. Sump pumps must not discharge into side yards or onto Municipal Road Allowances. Both sump pumps and downspouts shall discharge onto a permeable surface via concrete splash pads or outlet extensions. All discharge must be contained within the property covered by the lot grading plan.
16. Additional elevations where required to properly assess drainage on lot (if applicable);
17. Designated area for Town Staff to use electronic stamps;
18. Any other pertinent information.

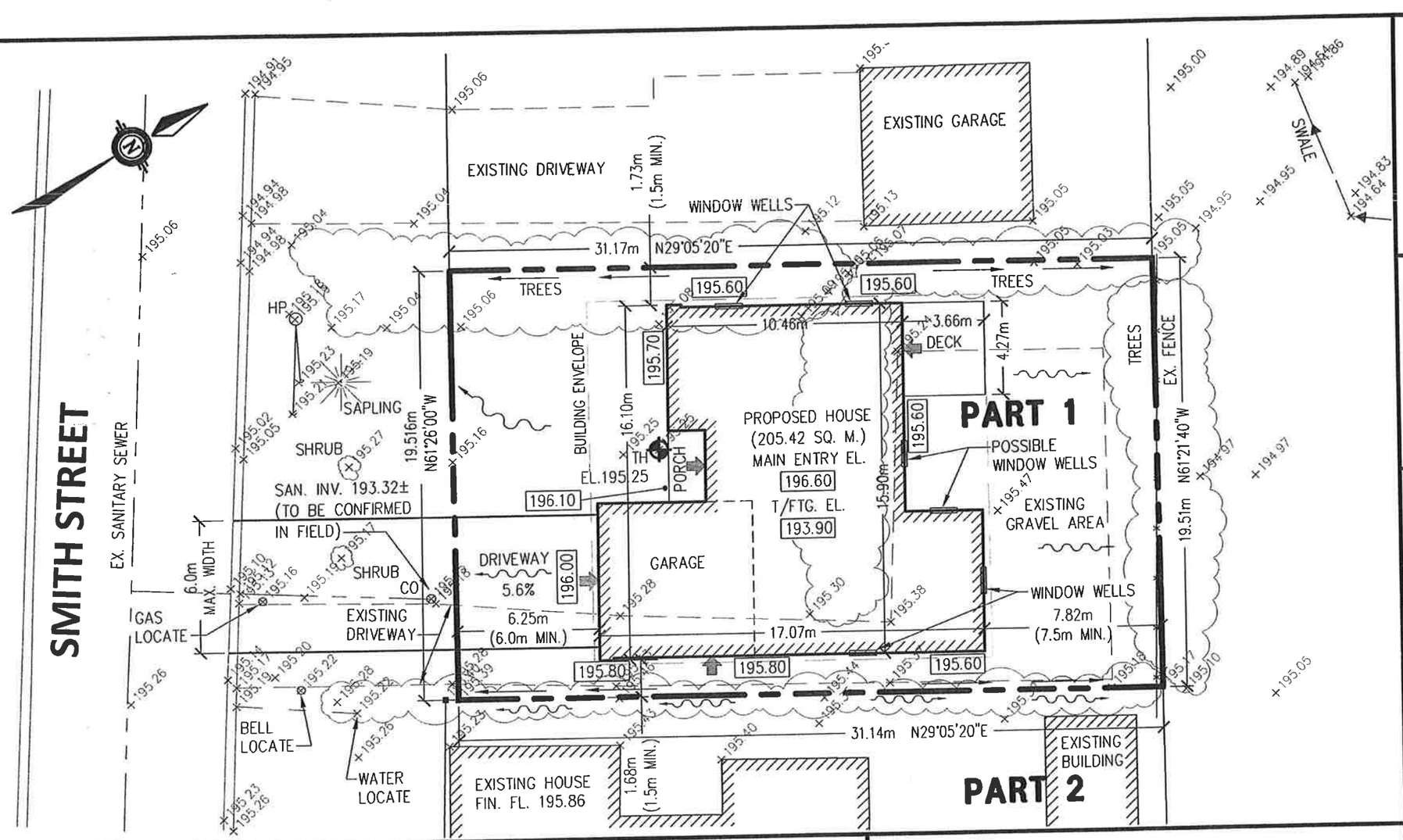
As Constructed Submissions

1. All the above details
2. Separate style indicating all as-constructed elevations and details.
3. As constructed location of water box and sewer cleanout
4. Typical required locations of As-Recorded elevations shown in attached Final Lot Grading Examples

Please see attached plans as guides for submissions.

For further assistance, contact Lukas Heathers, Development Engineering Supervisor at:

519-832-2008 ext 143
lukas.heathers@saugeenshores.ca



LEGEND:

EXISTING ELEVATION	× 215.00
AS CONSTRUCTED ELEVATION	214.98
PROPOSED ELEVATION	214.98
SWALE DRAINAGE	
SURFACE DRAINAGE	

NOTE: ELEVATION IN METRES.

LOT CALCULATIONS

OVERALL LOT AREA	607.76 m²
AREA OF HOUSE FOOTPRINT	205.42 m²
FRONT PORCH AREA	5.29 m²
REAR DECK AREA (NOT INCLUDED)	15.63 m²
LOT COVERAGE IN PERCENTAGE	34.67%

BENCHMARK ELEV. - 203.05m

T/IB LOCATED ON THE SOUTH-EAST CORNER OF PART 1 (SUBJECT PROPERTY) ON NORTH SIDE OF PEEL STREET.

No.	DATE	REVISION DESCRIPTION	CHECKED

SMITH AMD SMITH LIMITED

213454
Lot Grading Certification
LOT 335, PLAN 3M-20000
Town of Saugeen Shores
(Geographic Town of Southampton)

LICENSED PROFESSIONAL ENGINEER
D. E. SMITH
PROVINCE OF ONTARIO

OWNER:

CONTRACTOR:

UNKNOWN

THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERECTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY.

SMITH AMD SMITH LIMITED P. ENG.

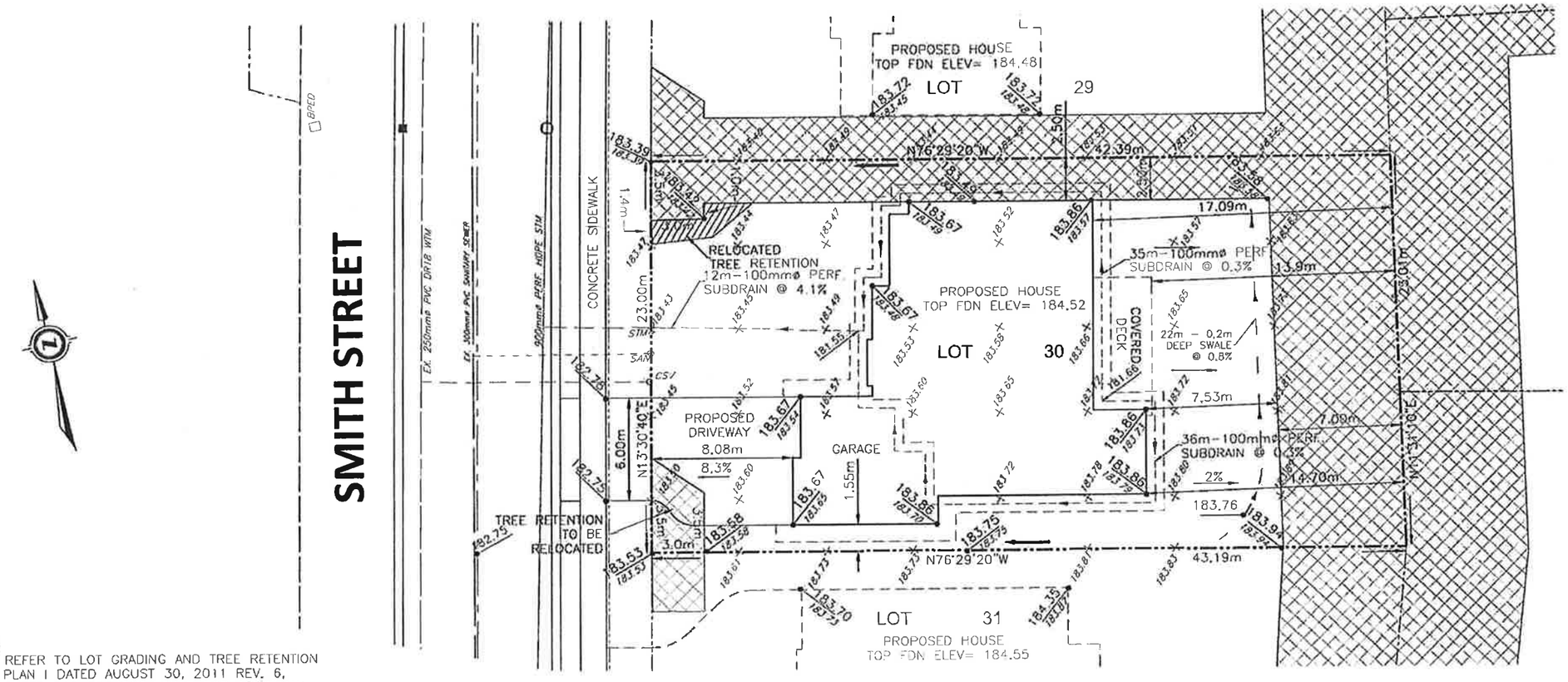
NOTES:

1. THE BUILDER IS RESPONSIBLE TO ADJUST THE UNDERSIDE OF FOOTING ELEVATION IN THE FIELD TO ENSURE A FROST COVER OF 1.22m MINIMUM MEASURED DOWN FROM FINISHED GRADE.
2. ALL DISTURBED AREAS TO RECEIVE MINIMUM 100mm TOPSOIL AND SOD
3. DRIVEWAYS TO BE LOCATED MINIMUM OF 1.5m FROM ANY UTILITY STANDARD
4. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY THE SUITABILITY OF THE FOUNDING SOILS
5. LOCATION AND ELEVATION OF EXISTING SERVICES ARE APPROXIMATE ONLY IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION.
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Drawn by:	L.V.T.	Approved by:	W.E.D.	Project No.:	213454
Designed by:	W.E.D.	Date:	NOV. 20, 2013	Scale:	1:250

Plotted on: Nov 25, 2013

213454spl dwg



NOTE:

1. REFER TO LOT GRADING AND TREE RETENTION PLAN I DATED AUGUST 30, 2011 REV. 6, SHEET C12 PROJECT 30597 FOR ADDITIONAL INFORMATION RE. TREE RETENTION.
2. [illegible] ASSUMES NO RESPONSIBILITY FOR BASEMENT CONDITIONS DUE TO GROUNDWATER
3. ALL FOOTINGS ARE TO BE CONSTRUCTED TO NATIVE SOIL OR PLACED ON STRUCTURAL FILL

SCALE 1:250 (11x17)

2.5 0 5 10 20 METRES

10 0 5 10 25 50 FEET

No.	DATE	DESCRIPTION	BY	APPD
1	NOV 28/13	SECOND SUBMISSION - ADDED COVERED DECK	SJC	SJC
0	OCT 29/13	FIRST SUBMISSION	SJC	SJC

REVISION / ISSUE

THE ELEVATIONS, LOCATION OF BUILDING TO BE ERECTED AND PROPOSED GRADING ELEVATIONS ARE IN CONFORMITY WITH THE OVERALL GRADING PLAN AS [illegible]

PLAN IS NOT TO BE USED FOR CONSTRUCTION UNLESS A SIGNED ENGINEER'S STAMP APPEARS HEREON.

LICENSED PROFESSIONAL ENGINEER D. E. SMITH PROVINCE OF ONTARIO

THIS IS NOT A PLAN OF SURVEY

FOUNDATION SUBDRAIN

1.0m BUILDING APRON

DIRECTION OF SURFACE WATER FLOW

185.35 / 185.00 PROPOSED FINISHED GROUND ELEVATION / EXISTING GROUND ELEVATION

185.38 FINISHED GROUND ELEVATION AT HOUSE

184.5 EXISTING CONTOUR LINE

183.00 PROPOSED SUBDRAIN ELEVATION

WATER SERVICE

SANITARY SERVICE

STORM SERVICE

CATEGORY 1 TREE RETENTION

SMITH SUBDIVISION
REGISTERED PLAN No.: 3M-2000
LOT No.: 335
BUILDER: SMITH BROTHERS
OWNER: E. SMITH

TOWN OF SAUGEEN SHORES

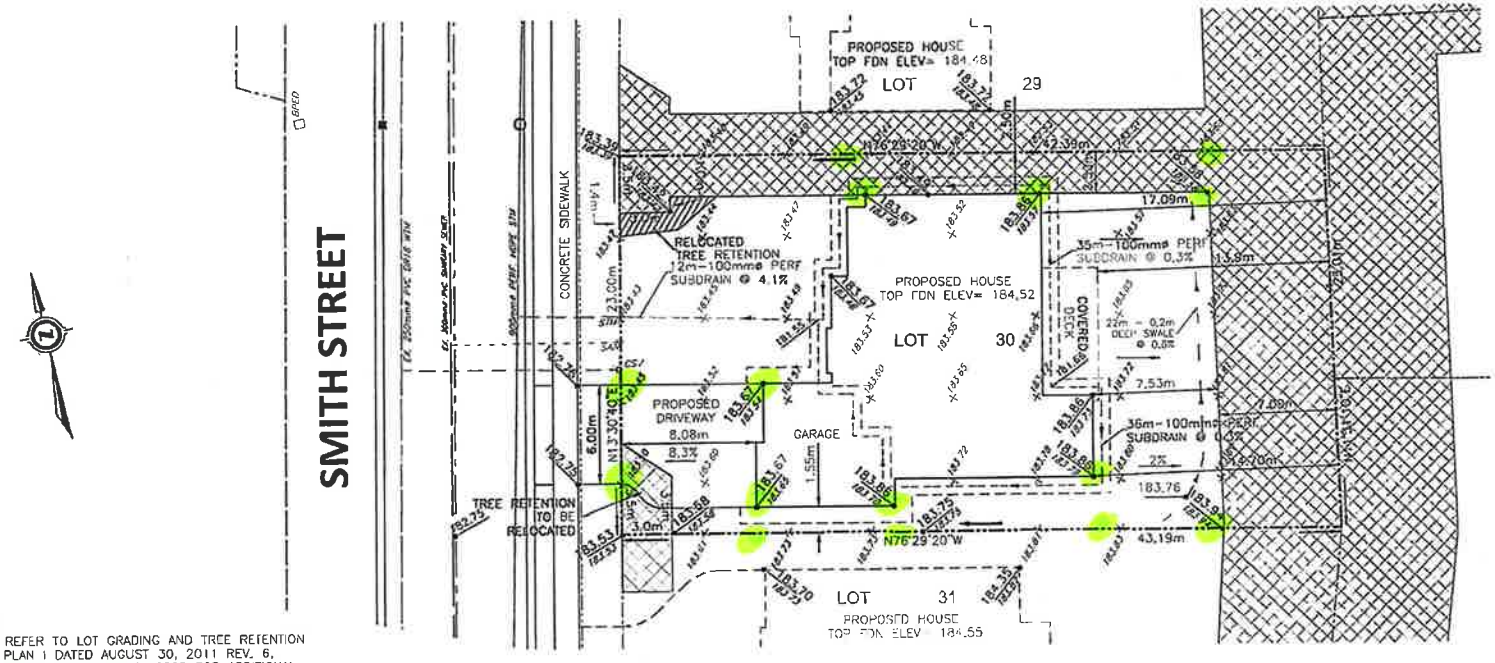
BM2 TOP NUT OF FIRE HYDRANT LOCATED ON WEST SIDE OF FENTON DRIVE 11m LEFT OF STA. 1+355.

ELEVATION 184.37m

SANITARY SERVICE INVERT @ PROPERTY LINE	180.01
WATER SERVICE INVERT @ PROPERTY LINE	181.90
STORM SERVICE INVERT @ PROPERTY LINE	181.06
PROPOSED UNDERSIDE OF FOOTING	181.96

SMITH AND SMITH LIMITED

131-23729



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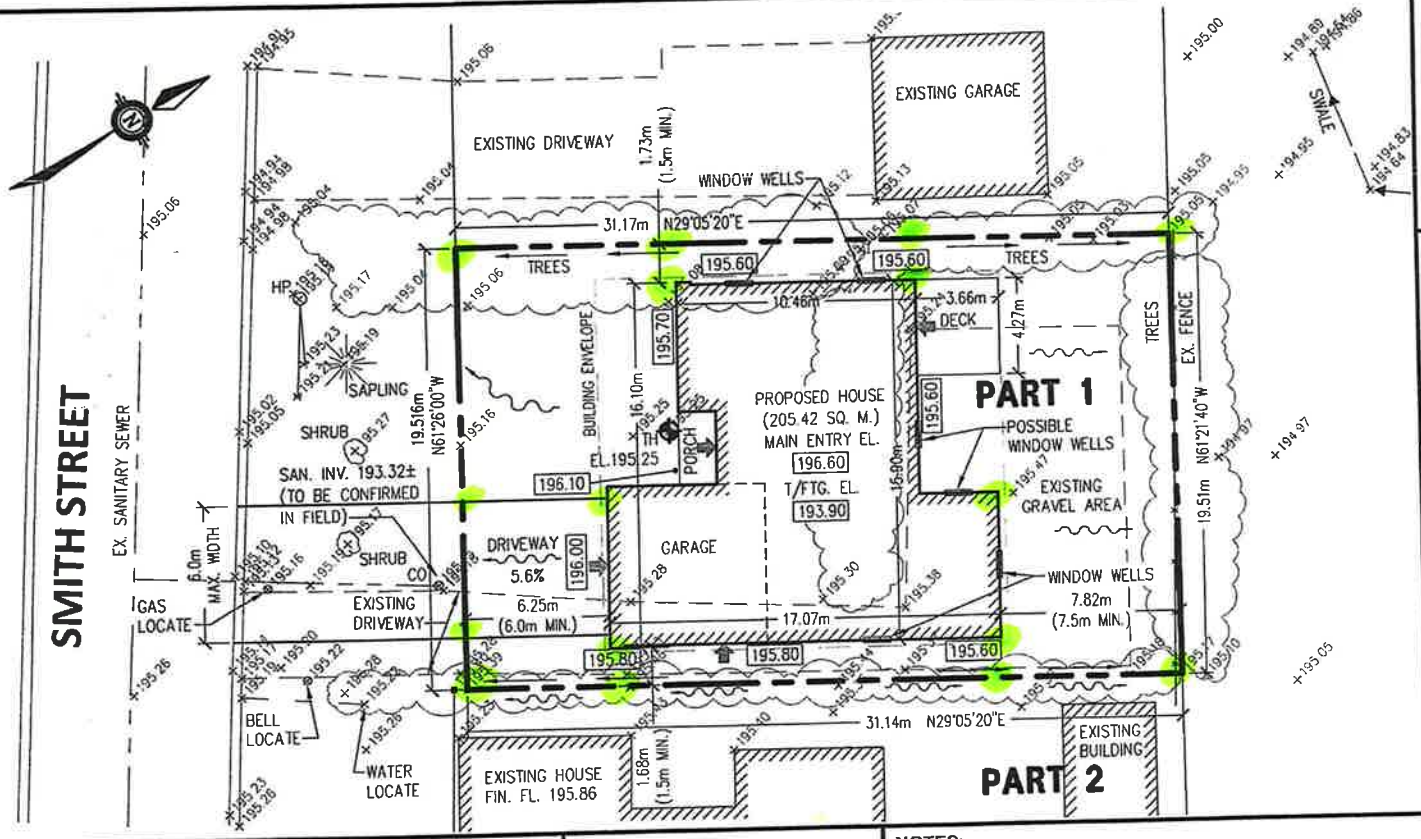
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SMITH AND SMITH LIMITED

131-25729



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