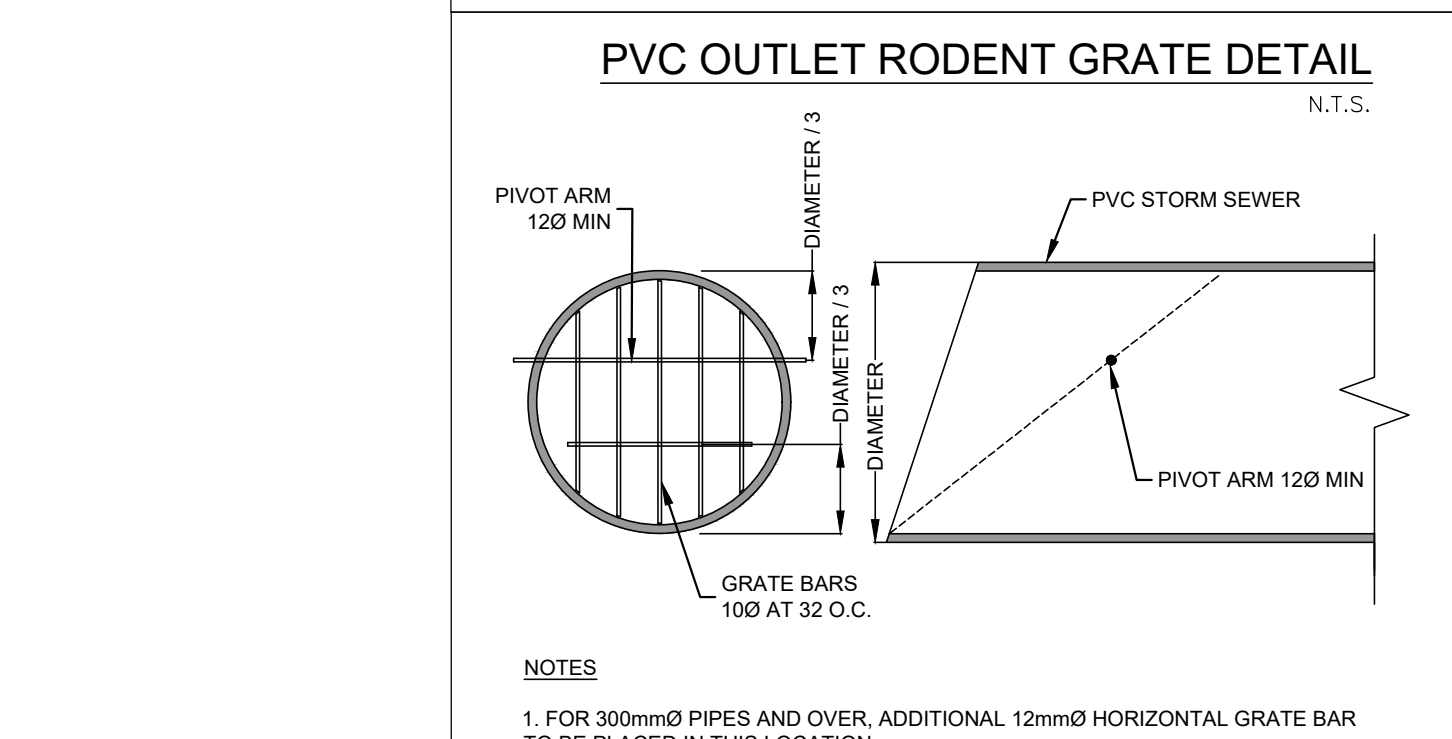
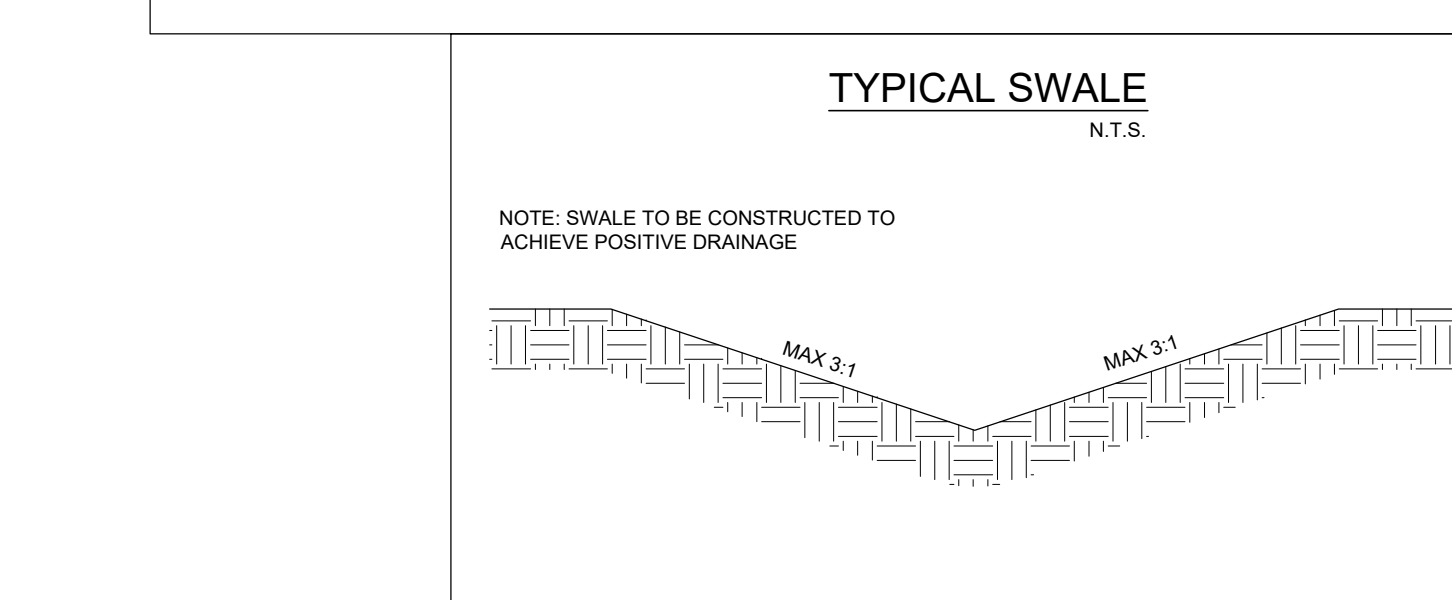
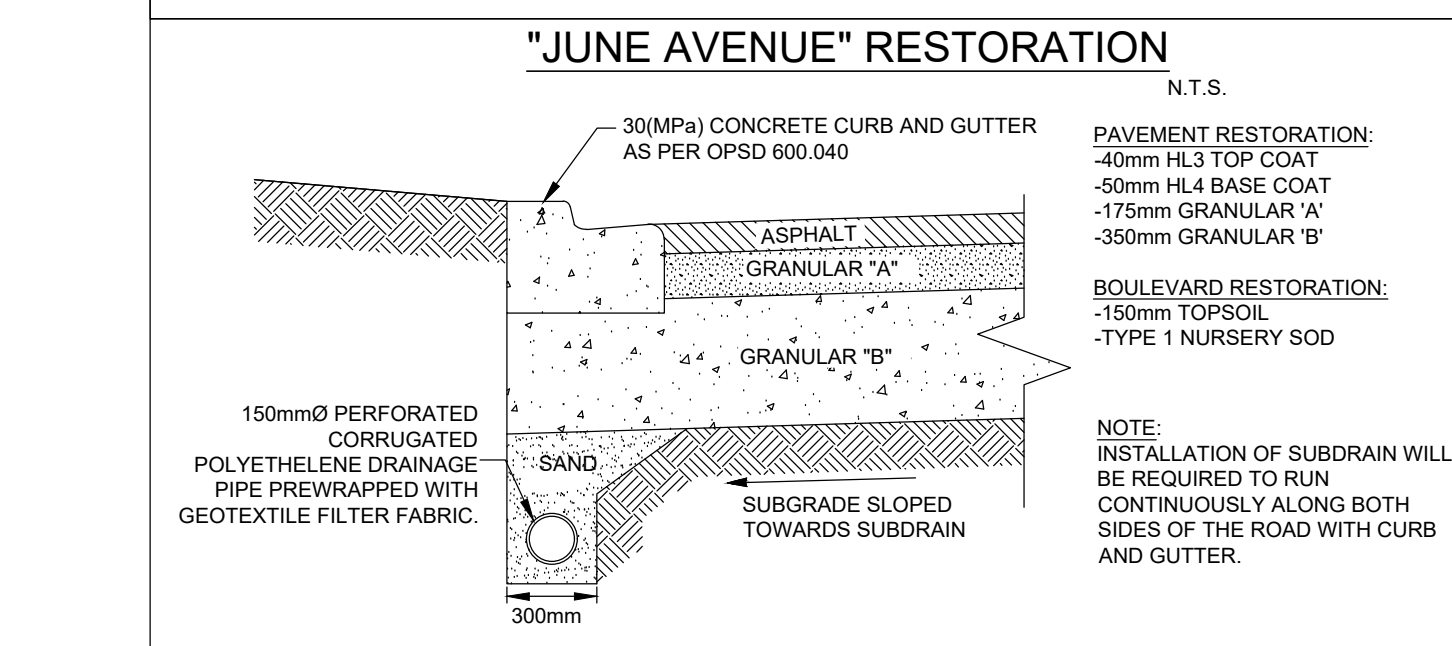
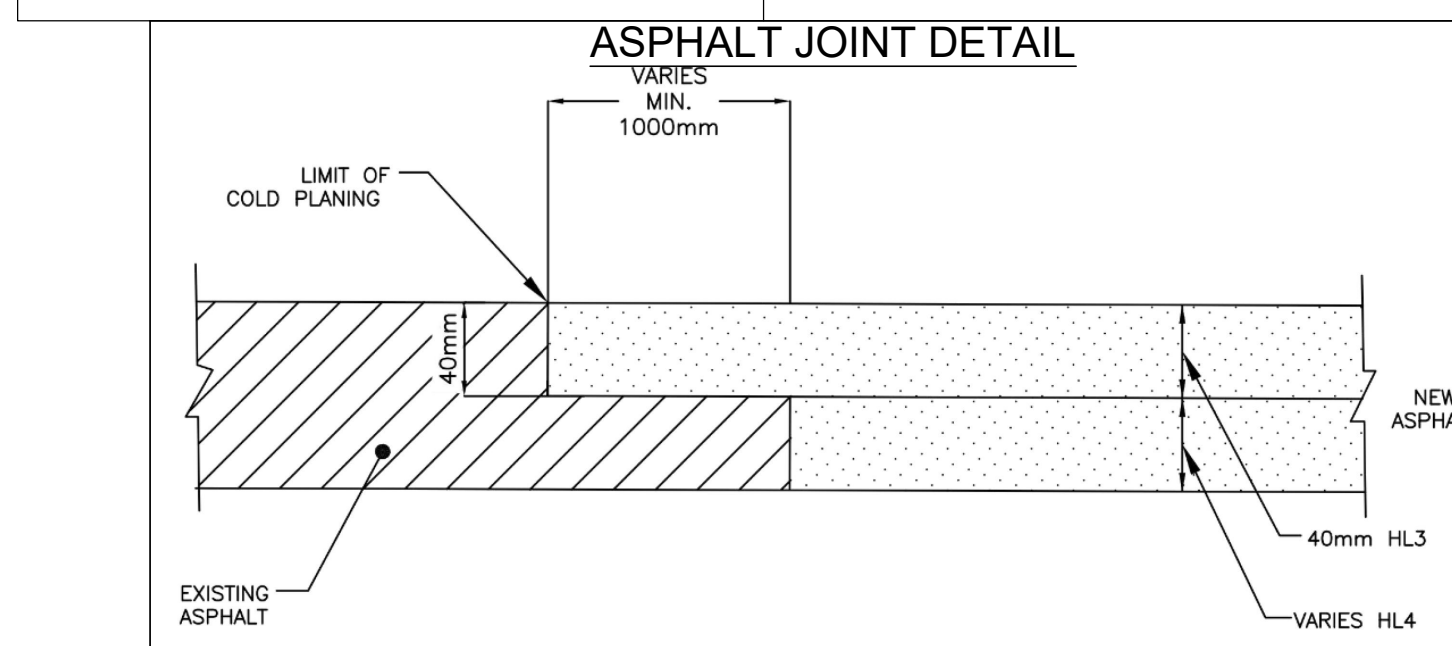
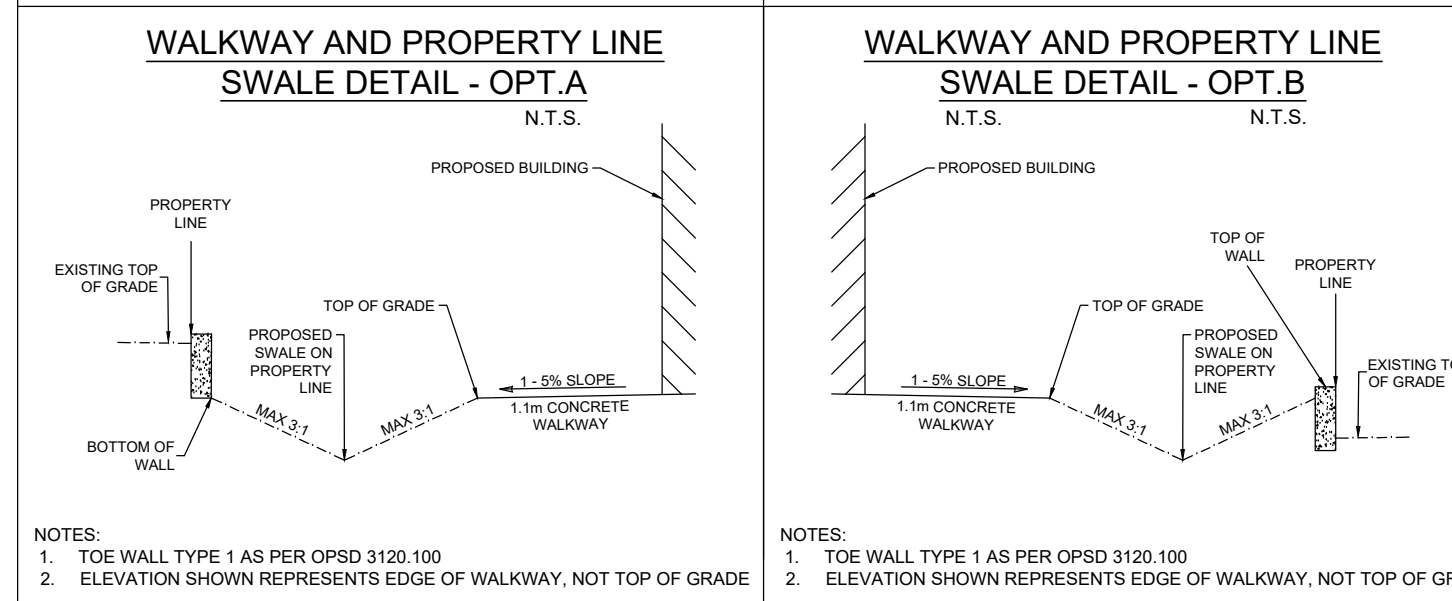


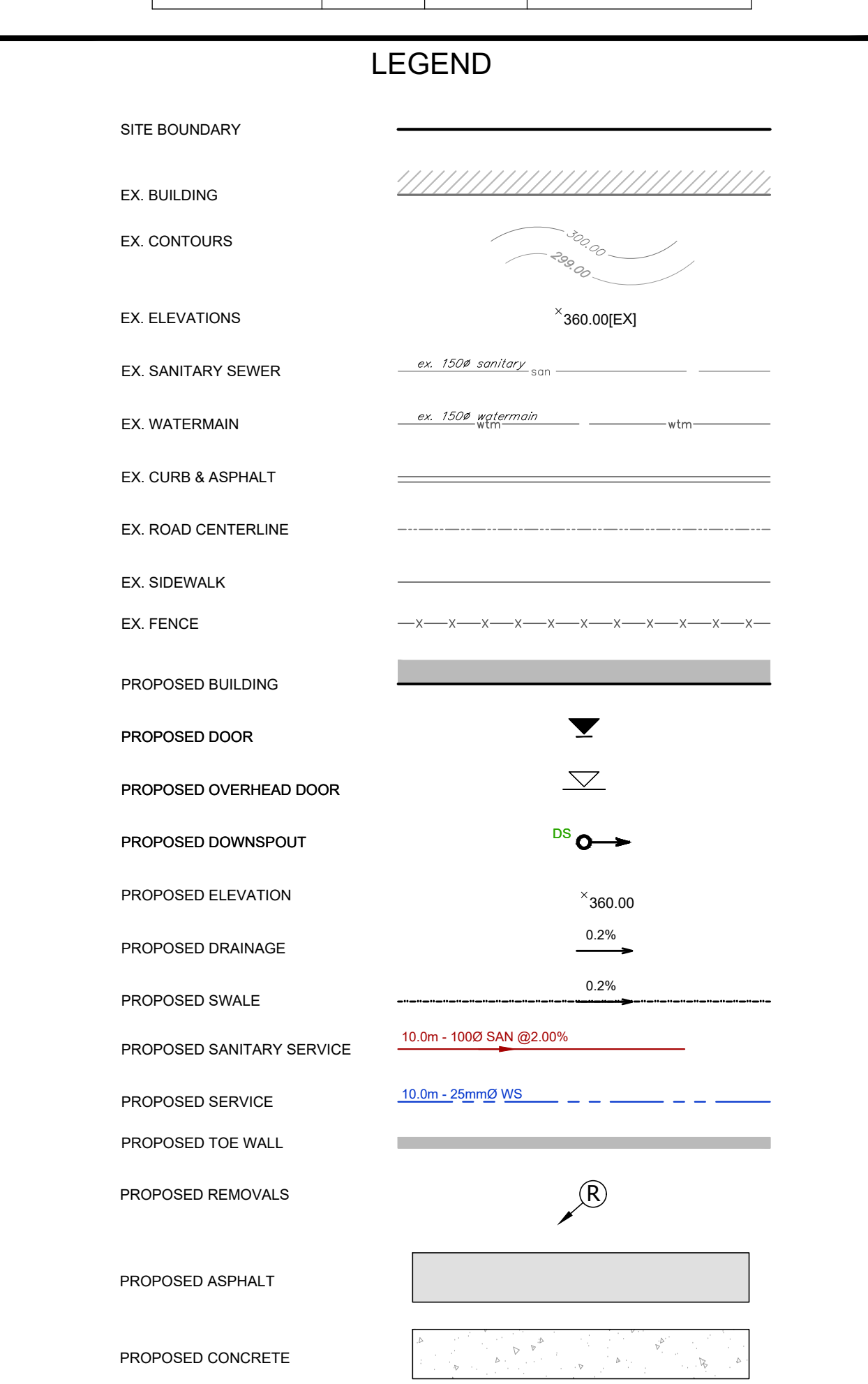
BUILDING NOTES (LOT 1):
TOP OF FOUNDATION = 338.62
FIRST FLOOR ASSEMBLY HEIGHT = 1'-0"
FINISHED FLOOR ELEVATION = 338.92
GARAGE FINISHED FLOOR = 338.23
UNDERSIDE OF FOOTING @ FRONT OF HOUSE = 335.65
NUMBER OF RISERS FROM GARAGE TO FINISHED FLOOR = 3
FOUNDATION WALL HEIGHT = 9'-3"
FOOTING HEIGHT = 0'-6"

BUILDING NOTES (LOT 2):
TOP OF FOUNDATION = 338.58
FIRST FLOOR ASSEMBLY HEIGHT = 1'-0"
FINISHED FLOOR ELEVATION = 338.88
GARAGE FINISHED FLOOR = 338.23
UNDERSIDE OF FOOTING @ FRONT OF HOUSE = 335.61
NUMBER OF RISERS FROM GARAGE TO FINISHED FLOOR = 3
FOUNDATION WALL HEIGHT = 9'-3"
FOOTING HEIGHT = 0'-6"



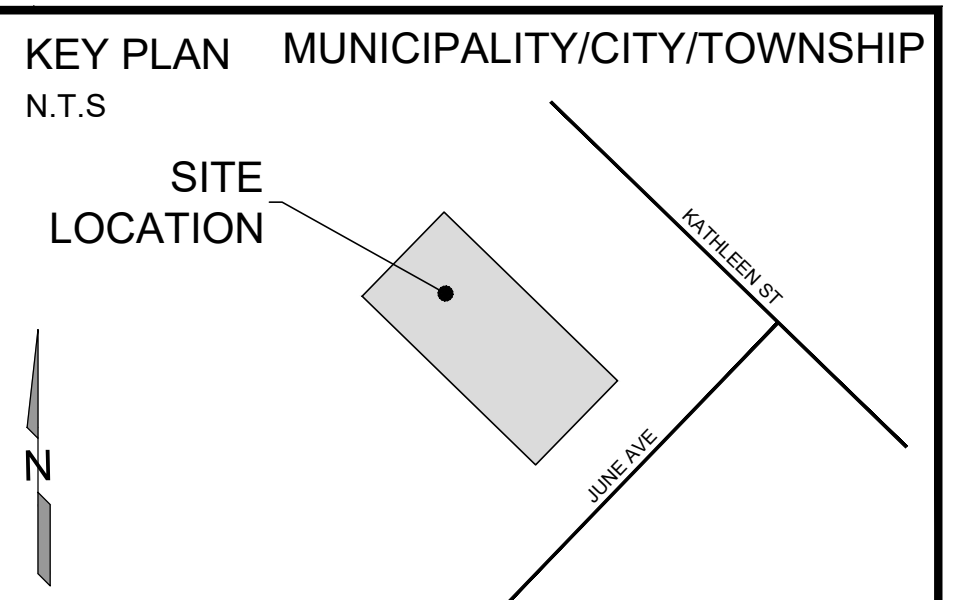
ZONING INFORMATION:

ZONING TYPE			
RESIDENTIAL ZONE			
RL-1			
LOT AREA	LOT 1	LOT 2	REQUIRED BY ZONING BYLAW
248.7m²	248.7m²	248.7m²	230.0m² (MIN.) PER UNIT
LOT FRONTAGE	7.7m	7.7m	7.5m (MIN.) PER UNIT
FRONT YARD DEPTH	6.0m	6.0m	6.0m (MIN.)
REAR YARD DEPTH	7.61m	7.61m	7.5m (MIN.) OR 20% DEPTH = 6.40m
INTERIOR SIDE YARD DEPTH	1.67m	1.68m	1.2m (MIN.)
LANDSCAPED OPEN SPACE	FRONT YARD	FRONT YARD	FRONT YARD EXCLUDING DRIVEWAY
TOTAL PARKING SPACES	2 SPACES	2 SPACES	2 SPACES



GENERAL NOTES

- GRIT ENGINEERING INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION (EXISTING TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, BUILDING DIMENSIONS, ETC.) PROVIDED BY OTHERS.
- CAUTION THIS IS NOT A PLAN OF SURVEY.
- EXISTING INFORMATION ILLUSTRATED WAS DERIVED FROM A TOPOGRAPHIC SURVEY COMPLETED BY GRIT ENGINEERING INC. ON APRIL 8, 2025.
- THE DEPTH TO THE UNDERSIDE OF ALL FOOTINGS MUST MAINTAIN A MINIMUM COVER BELOW THE FINISHED GRADE OF 1.22m FOR FROST PROTECTION IN ACCORDANCE WITH OPSD 390.101.
- ANY ELEVATION DISCREPANCIES FOR STORM OR SANITARY SERVICE CONNECTIONS MUST BE REPORTED TO THE DEVELOPER'S ENGINEER AND GRIT ENGINEERING INC. PRIOR TO COMPLETING THE CONNECTIONS AND BACKFILLING.
- WEEDING TILES ARE TO OUTLET TO THE SUMP PIT AND BE PUMPED TO GRADE.
- THE CONTRACTOR SHALL CONFIRM THE BUILDING DIMENSIONS AND UNPROTECTED OPENING REQUIREMENTS WITH THE APPROVED ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION COMMENCING.
- PREVENTATIVE BASEMENT FLOODING REQUIREMENTS ARE TO BE CONFIRMED WITH THE APPROVAL AUTHORITY WHEN OBTAINING THE BUILDING PERMIT.
- A MINIMUM OF 150mm FROM THE TOP OF THE FOUNDATION TO THE FINISHED ELEVATION OUTSIDE THE BUILDING IS REQUIRED.
- THE EXISTING DRAINAGE OF ADJUTING LANDS IS NOT TO BE DISTURBED WITHOUT PRIOR WRITTEN PERMISSION FROM THE ADJACENT LANDOWNER AND APPROVED BY THE APPROVAL AUTHORITY.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.
- A GEOTECHNICAL INVESTIGATION/REVIEW IS REQUIRED PRIOR TO ANY FOOTING BEING PLACED ON ENGINEERED FILL.
- SEALED FOR GRADING AND SERVICING WITHIN PRIVATE RIGHT-OF-WAY ONLY.
- INVERT OF SANITARY SEWER AND WATERMAIN IS APPROXIMATED BY AS-BUILDS PROVIDED BY THE CITY OF GUELPH. THE CONTRACTOR IS TO LOCATE AND VERIFY THE INVERT BEFORE ANY EXCAVATION.
- ALL SERVICING AND RESTORATION ARE TO BE AS PER THE CITY OF GUELPH AND THE REGION OF WATERLOO STANDARDS.
- GRIT ENGINEERING INC. IS REQUIRED TO PROVIDE FULL-TIME SITE REVIEW FOR ALL WORK THAT TAKES PLACE IN THE RIGHT-OF-WAY. PROVIDE A MINIMUM OF 48-HOUR NOTICE PRIOR TO COMMENCING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO COMMENCING SERVICING WORK AND SHALL PROVIDE A COPY OF THE PERMITS TO GRIT ENGINEERING INC.
- GEOTECHNICAL REVIEW/SECTION/TESTING OF THE PIPE BEDDING, SUBGRADE, GRANULAR MATERIAL, AND ASPHALT IS REQUIRED FOR ALL WORK IN THE RIGHT-OF-WAY. CONTACT OUR OFFICE TO ARRANGE FOR THIS SERVICE AS PART OF THE FULL TIME SITE REVIEW. THIS SERVICE MUST BE ARRANGED A MINIMUM OF 48 HOURS BEFORE STARTING WORK.
- CURB CUT PERMIT IS REQUIRED TO ESTABLISH THE PROPOSED NEW DRIVEWAY.
- THE PROPERTY OWNER IS RESPONSIBLE FOR RESTORATION OF ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE CITY OR REGIONAL RIGHT-OF-WAY TO CITY OF GUELPH OR REGIONAL STANDARDS.
- ALL WORK WITHIN THE CITY OR REGIONAL RIGHT-OF-WAY MUST GO THROUGH THE CITY OF GUELPH'S OFF-SITE WORKS PROCESS AND MUST BE COMPLETED BY A DEVELOPER SELECTED CONTRACTOR SOLELY AT THE DEVELOPER'S EXPENSE.
- IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR HIS/HER REPRESENTATIVE MUST ENCROACH ONTO PRIVATE LANDS TO UNDERTAKE ANY WORKS, HE/SHE MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON THE PRIVATE PROPERTY TO PERFORM ANY WORKS. COPIES OF THESE LETTERS OF CONSENT MUST BE SUBMITTED TO DEVELOPMENT ENGINEERING DIVISION PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY WITH THE ABOVE IS AT THE PROPERTY OWNERS OWN RISK.
- SERVICE INSTALLATION NOTES
- PIPE BEDDING - CLASS "B", SSMs E-01
- INSTALL NEW CURB STOP AT PROPERTY LINE IF REQUIRED. PROTECT ALL EXISTING TREES BY HAND DIGGING/VAC-TRUCK.
- WATER SERVICE PIPING - 25mmØ COPPER UNLESS OTHERWISE NOTED AS PER SS-200 OF CITY OF GUELPH STANDARDS.
- INSTALL #8 GAUGE TRACER WIRE.
- WATER SERVICE CONNECTIONS SHALL BE COMPLETED UNDER PRESSURE (LIVE TAPPING) BY GUELPH APPROVED CONTRACTOR ONLY.
- ALL TAPPING IN THE CITY OF GUELPH SHALL BE ARRANGED WITH CITY OF GUELPH STAFF. ARRANGEMENTS SHALL BE MADE A MINIMUM OF 48 HOURS IN ADVANCE.
- ALL NEW SERVICES SHALL BE PRESSURE TESTED TO THE VALVE OR CURB STOP AT THE PROPERTY LINE AS PER OPSD 441.
- WHEN USING EXISTING SERVICING CONTRACTOR TO VERIFY SIZE, TYPE AND PROPER SLOPE.
- SANITARY SERVICE CONNECTION - 100mm PVC DR28 INSTALLED AT 2% AS PER SS-100 AND SPI-01 OF CITY OF GUELPH STANDARDS AND CITY OF GUELPH STANDARD DRAWING 3-45 AND 3-56.
- WATER SERVICE CONNECTION - WATER SERVICE SADDLE AND MAIN STOP AS SS-200 OF CITY OF GUELPH STANDARDS AND CITY OF GUELPH STANDARD DRAWING 3-55 AND 3-56.



CONTRACTOR NOTES:
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
ALL DRAWINGS SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION. DRAWING SHOULD NOT BE SCALED FOR DIMENSIONS PURPOSES.
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED.

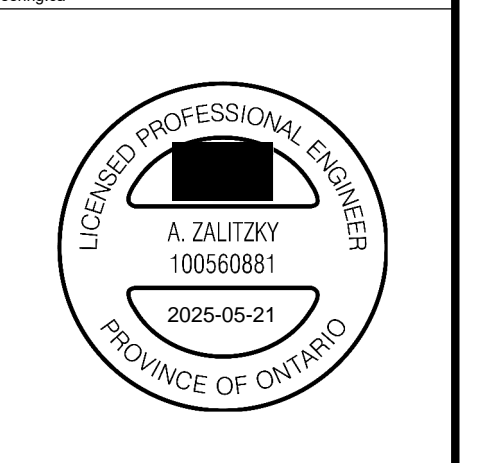
BENCHMARK (GEODETIC)
ELEVATIONS ARE DERIVED FROM THE CANNET REALTIME NETWORK, NAD 83 CSRS(2010)

BENCHMARK (SITE)
NAIL LOCATED ON HYDRO POLE NEAR SOUTHEAST CORNER OF LOT 19, AS SHOWN ON PLAN

ELEVATION: SITE BM ELEVATION

No.	ISSUED DESCRIPTION	DATE (YYYY-MM-DD)
1	ISSUED FOR APPROVAL	2025-05-21
2		
3		
4		
5		
6		

GRIT ENGINEERING
133 REGENT STREET, STRATFORD, ON N5A 3W2
www.gritengineering.ca



4 JUNE AVE, GUELPH

PROJECT INFORMATION: 4 JUNE AVENUE, GUELPH, ONTARIO

CLINTON CHAN

CLIENT INFORMATION: 92 ETONIA ROAD, PRINCETON, ONTARIO

DRAWING NAME: LGP

LOT GRADING PLAN

PROJECT No:	DRAWING No:
GE25-1167-1	LGP
SCALE: 1:100 METRIC	SHEET SET No: 1 of 1