LOT GRADING AND PLANTING PLAN

[redacted]

TOWNSHIP OF RAMARA
COUNTY OF SIMCOE

PRODUCED FOR: [redacted]

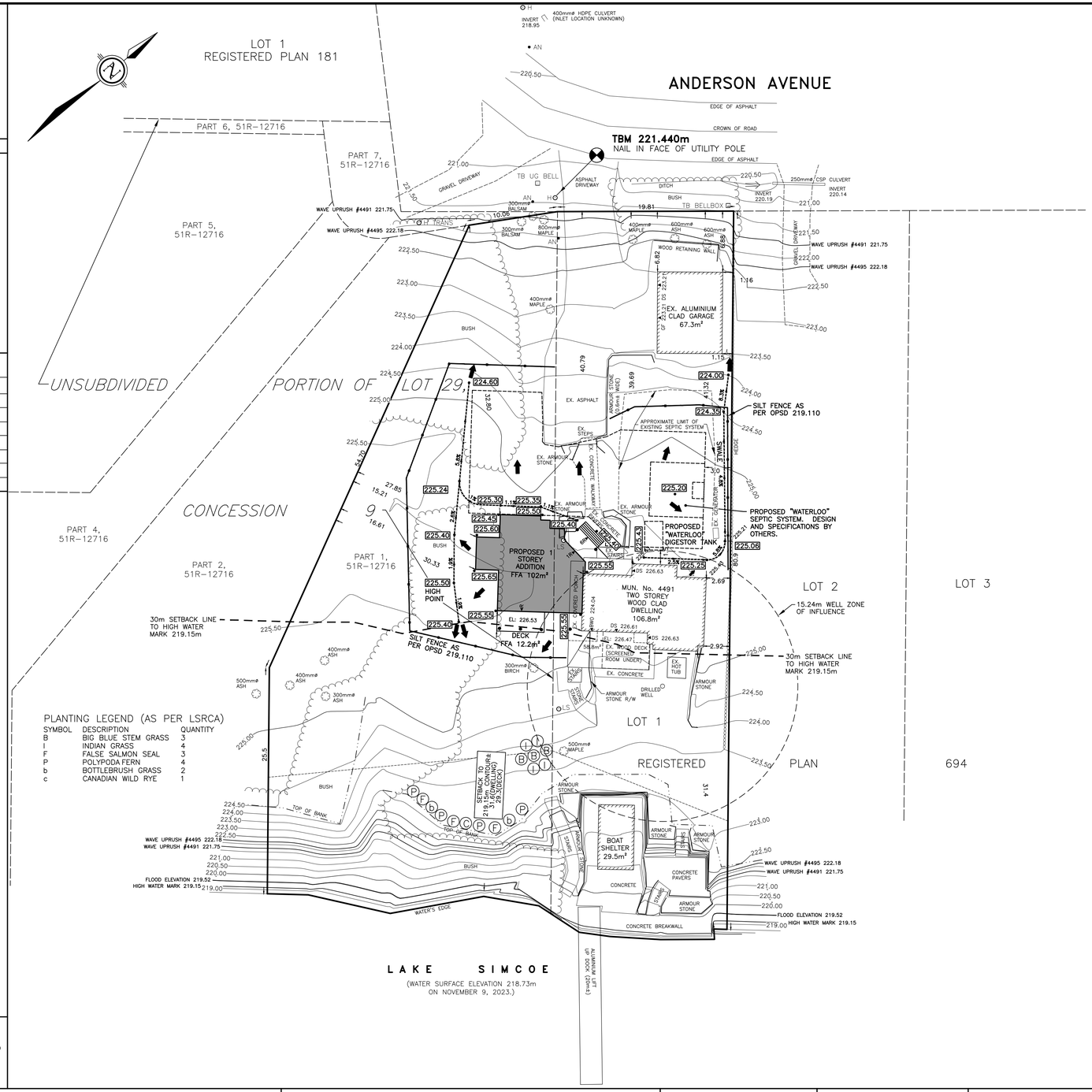
ZONING MATRIX:

ZONING – SR (SHORELINE RESIDENTIAL)

	Required:	Provided:
Front yard:	7.5m	**32.80m**
Interior side yard:	1.5m	**15.21m**
Lake yard:	15.0m	**31.6m (DWELLING)** **29.3m (DECK)**
Building coverage:	262.4m²	**114.2m²**
Lot area:	3,515.3m²±	
Maximum lot coverage:	30%	**10.7%**
Maximum building height:	10.0m	**7.27m±**

PROPOSED GRADING TABLE

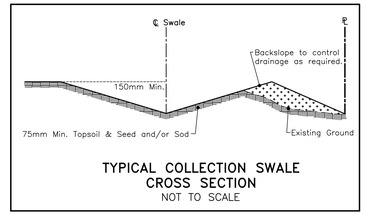
FINISHED FLOOR	226.63
TOP OF FOUNDATION WALL	226.13
BASEMENT FLOOR	223.39
UNDERSIDE OF FOOTING	222.93
BACK WALKOUT UNDERSIDE OF FOOTING	XXX.XX
GARAGE FLOOR	XXX.XX
GARAGE TOP OF FOUNDATION WALL	XXX.XX
GARAGE UNDERSIDE OF FOOTING	XXX.XX



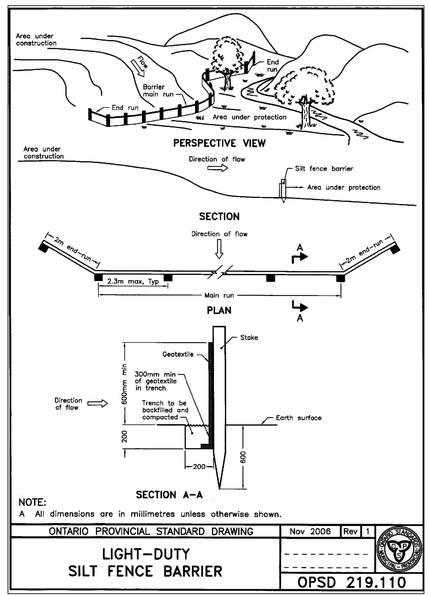
PLANTING LEGEND (AS PER LSRCA)

SYMBOL	DESCRIPTION	QUANTITY
B	BIG BLUE STEM GRASS	3
I	INDIAN GRASS	4
F	FALSE SALMON SEAL	3
P	POLYPODA FERN	4
b	BOTTLEBRUSH GRASS	2
c	CANADIAN WILD RYE	1

KEY PLAN
(NOT TO SCALE)



TYPICAL COLLECTION SWALE
CROSS SECTION
NOT TO SCALE



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1
LIGHT–DUTY SILT FENCE BARRIER		
		OPSD 219.110

BENCHMARK:

ALL ELEVATIONS ARE GEODETIC AND ARE REFERENCED TO THE WATER SURFACE ELEVATION OF LAKE SIMCOE ON NOVEMBER 9, 2023. ELEVATION 218.73 METRES. (VERTICAL DATUM: CGVD28:78)

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND BOUNDARY INFORMATION IS FOR REFERENCE ONLY. THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTE:

a. ALL DISTANCES, ELEVATIONS AND MEASUREMENTS ARE IN METRIC AND DECIMAL PARTS THEREOF.
b. ALL UTILITIES SHOWN HEREON, ARE FOR REFERENCE ONLY AND SHALL BE LOCATED AND PROTECTED BY THE CONTRACTOR PRIOR TO ANY SITE WORK.
c. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS UNLESS NOTED.
d. ALL ELEVATIONS AND DIMENSIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
e. TOPOGRAPHIC FIELD WORK WAS COMPLETED ON NOVEMBER 9, 2023.
f. THE WAVE UPRUSH FOR MUN. No. 4491 IS 221.75 METRES, WAVE UPRUSH FOR MUN. No. 4495 IS 222.18 METRES AND THE FLOODPLAIN ELEVATION IS 219.52 METRES AS PER LAKE SIMCOE REGION CONSERVATION AUTHORITY.
g. UNDERSIDE OF FOOTING DERIVED FROM ARCHITECTURAL AND STRUCTURAL DRAWINGS AND ASSUMED 0.45m LOWER THAN THE BASEMENT FLOOR SLAB.
h. SILT FENCE AS PER OPSD–219.110.

LEGEND

2.5% ⟶	–PROPOSED SWALE		–EXISTING TREE
225.20 •	–PROPOSED GRADE	• AN	–EXISTING ANCHOR
➡	–PROPOSED SURFACE FLOW	O H	–EXISTING HYDRO POLE
X 221.00	–EXISTING GRADE	O LS	–EXISTING LIGHT POST
◂R	–PROPOSED ENTRANCE AND RISER(S)	◘ TB	–EXISTING BELL BOX

PROJECT #:	024
DRAWING #:	012
SHEET	1 OF 1
CIVILCAD FILE:	TH024
DRAWN:	T. HAECKER
CHECKED:	C. W. PREWEDA, P.ENG
DATE:	NOVEMBER 23, 2023.
SCALE:	H 1:250 METRIC

REVISION BLOCK

#	DD/MM/YYYY	DESCRIPTION	BY
4	28/02/2024	PLANTING INFORMATION ADDED	CWP
3	20/02/2024	REVISED AS PER L.S.R.C.A. COMMENTS	CWP
2	29/01/2024	LOT GRADING ADDED	CWP
1	23/11/2023	TOPOGRAPHIC PLAN RELEASED	CWP

PHACT Engineering and Builders
4337 Burnside Line, Unit 3
Severn, ON, L3V 0W1
www.phactengineeringbuilders.ca
O: (249)388–3497
email: phebinc@gmail.com

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