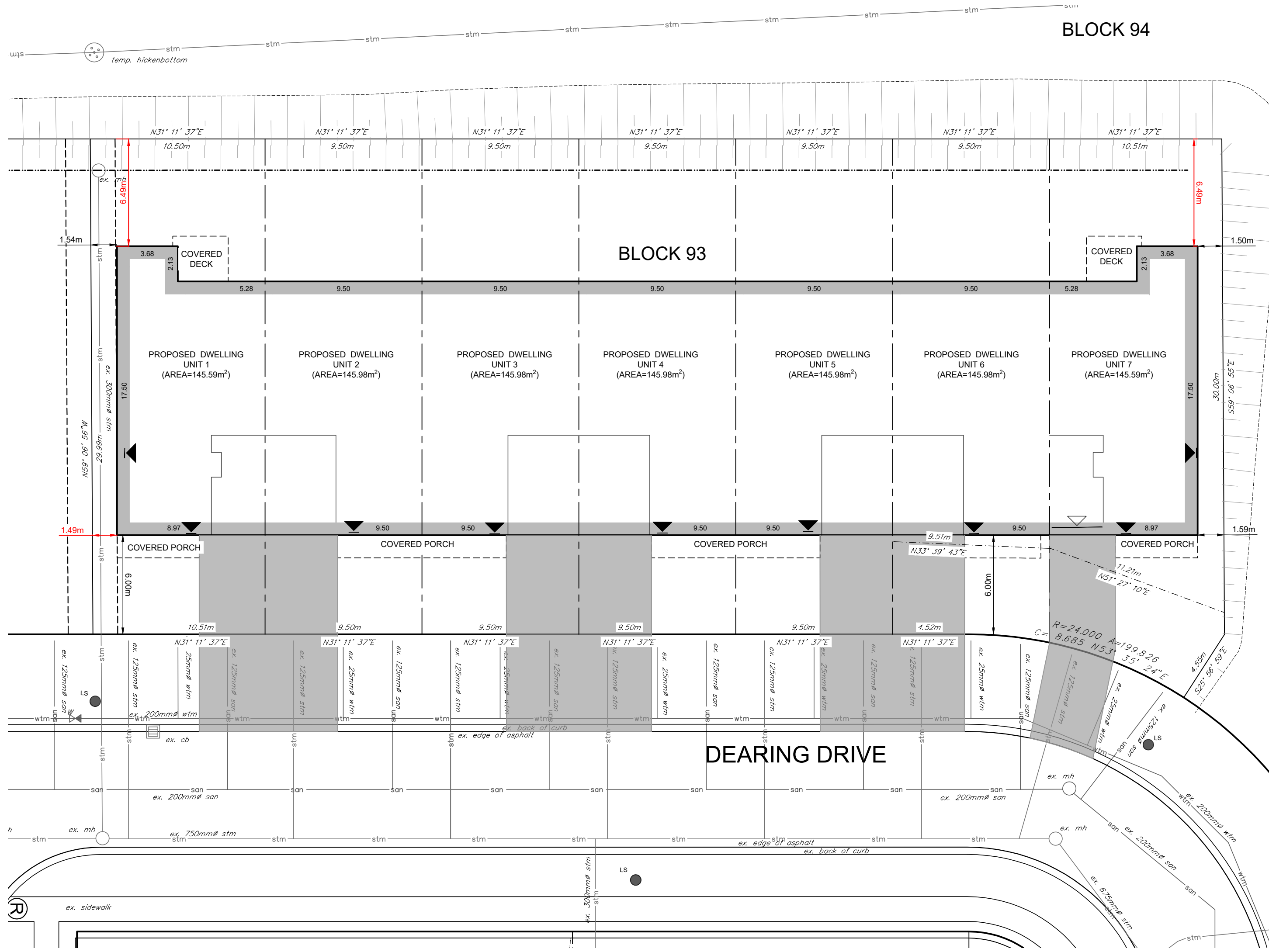
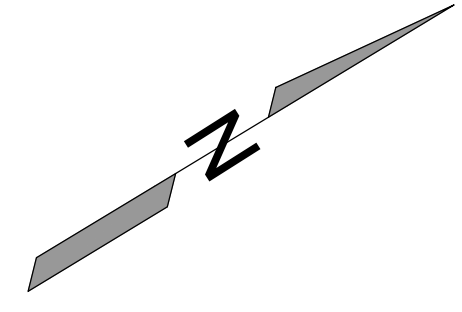


ZONING INFORMATION:		
ZONING TYPE:	RESIDENTIAL	
ZONE:	R3-14-H	
	REQUIRED BY ZONING BYLAW	PROPOSED
LOT AREA	INTERIOR 285.0m ² (MIN.) END 315.0m ² (MIN.)	INTERIOR 285.0m ² NORTH END UNIT 334.81m ² SOUTH END UNIT 315.09m ²
LOT FRONTAGE	END 10.5m (MIN)	10.51m
FRONT YARD DEPTH	4.5m (MIN.) FOR MAIN BUILDING 6.0m (MIN.) FOR AN ATTACHED GARAGE	6.0m
REAR YARD DEPTH	7.5m (MIN.)	6.49m
INTERIOR SIDE YARD DEPTH	1.5m (MIN.)	1.49m
EXTERIOR SIDE YARD DEPTH	4.5m (MIN)	N/A
LOT COVERAGE	50% (MAX.)	INTERIOR: 53.7% NORTH END UNIT: 48.1% SOUTH END UNIT: 51.1%
LANDSCAPED OPEN SPACE	35.0% (MIN.)	INTERIOR: 36.9% NORTH END UNIT: 43.2% SOUTH END UNIT: 41.2%



GENERAL NOTES

- GRIT ENGINEERING INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION EXISTING TOPOGRAPHY, BENCHMARKS, BUILDING DIMENSIONS, PROPERTY BOUNDARY, ETC.) PROVIDED BY OTHERS.
- EXISTING INFORMATION ILLUSTRATED WAS DERIVED FROM A TOPOGRAPHIC SURVEY COMPLETED BY GRIT ENGINEERING INC. IN AUGUST, 2023.
- PROPOSED GRADING INFORMATION SHOWN ALONG LOT LINES ARE IN ACCORDANCE WITH THE APPROVED SOL HAVEN SUBDIVISION MASTER GRADING PLAN, DRAWING NUMBER C301 DATED OCTOBER 26, 2024, REGISTERED M-PLAN 22M-35 AND REFERENCE PLANS 22R-7501, 22R-7500.
- 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 3090.101.
- 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.
- THE CONTRACTOR SHALL EXTEND THE BUILDING SERVICES TO THE PROPOSED HOUSE LOCATION PRIOR TO EXCAVATING FOR THE FOUNDATION.
- WEEDING TILES ARE TO OUTLET TO THE SUMP PIT AND BE PUMPED TO GRADE OR STORM SERVICE, IF AVAILABLE.
- 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 ABUTTING LANDS IS NOT TO BE DISTURBED WITHOUT PRIOR WRITTEN PERMISSION FROM THE ADJACENT LANDOWNER AND APPROVED BY THE APPROVAL AUTHORITY.
- RETAINING WALLS 1.000m OR GREATER IN HEIGHT AND ANY REQUIRED GUARD RAILS ARE TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- 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 ONLY ON SUBJECT LOT.

LEGEND

- EX. ELEVATIONS: $\times 360.00[EX]$
- EX. CONTOURS: 300.00, 280.00
- PROPOSED ELEVATION: $\times 360.00$
- PROPOSED DRAINAGE: 0.2%
- PROPOSED SWALE: 0.2%
- PROPOSED STORM SEWER: XXXm - XXØ STM - X.XX%
- PROPOSED SANITARY SEWER: XXXm - XXØ SAN - X.XX%
- PROPOSED WATERMAIN: XXXØ PVC WTM
- PROPOSED DOWNSPOUT: DS
- PROPOSED BUILDING: [Symbol]
- PROPOSED DOOR: [Symbol]
- PROPOSED OVERHEAD DOOR: [Symbol]
- EXISTING LIGHT STANDARD: LS



CONSTRUCTION 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.

No.	ISSUED DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	2026/03/05
2	ISSUED FOR CLIENT REVIEW	2026/03/11
3	ISSUED FOR CLIENT REVIEW	2026/04/23

DRAWING NAME:
BUILDING PLACEMENT SKETCH
BLOCK 93 SOL HAVEN SUBDIVISION
GRAND BEND, ONTARIO

CLIENT NAME:
MAGNUS HOMES

DATE:
2026/04/23

SCALE: 1 : 200 METRIC

PROJECT NO:
GE25-0387-2.93

DRAWN BY: AG **DRAWING NO.** SK1
CHECKED BY: MB

BUILDING NOTES:

- TOP OF FOUNDATION =
- FIRST FLOOR ASSEMBLY HEIGHT =
- FINISHED FLOOR ELEVATION =
- GARAGE FINISHED FLOOR =
- UNDERSIDE OF FOOTING @ FRONT OF HOUSE =
- NUMBER OF RISERS FROM GARAGE TO FINISHED FLOOR =
- FOUNDATION WALL HEIGHT =
- FOOTING HEIGHT =

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

BENCHMARK (SITE)
CUT CROSS ON PRECAST MANHOLE, ±15m SOUTH OF DRIVEWAY OF M.N 70818 ON BLUEWATER HIGHWAY
ELEVATION: 186.45

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN CONFORMITY FOR DRAINAGE AND RELATIVE ELEVATIONS WITH THE ACCEPTED SUBDIVISION GRADING PLANS FILED WITH THE APPROVAL AUTHORITY/SUBDIVISION AGREEMENT.

PRELIMINARY