

SITE DATA		
PROPOSED SINGLE FAMILY RESIDENTIAL		
ITEM	REQUIRED	PROPOSED
1. ZONE	A22	Mun. No. 119
2. LOT AREA (sq. ft.) (MIN.)	40	0.77 (7703.862sq.m.)
3. LOT FRONTAGE (m) (MIN.)	300	208.5
4. FRONT YARD (m) (MIN.)	30	21.9 GARAGE 16.1 MAIN
5. INTERIOR SIDE YARD (m) (MIN.)	30	43.3 - SOUTH
6. REAR YARD (m) (MIN.)	30	13.8
7. LOT COVERAGE (%) (MAX.)	10	NEW SFR (242.85sq.m.) 3.15% EX. GARAGE (145.58sq.m.) 3.83%
8. LANDSCAPED OPEN SPACE (%)	N/A	(6650.82sq.m.) 85.33%
9. RESIDENTIAL HEIGHT (m) (MAX.)	12	LESS THAN 4
10. ALL OTHER BUILDING HEIGHT (m) (MAX.)	15	LESS THAN 4

- SEDIMENT & EROSION CONTROL MEASURES:**
1. PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
 2. SEDIMENT AND EROSION CONTROL MEASURES TO BE REMOVED AT COMPLETION OF PROJECT FOLLOWING COMPLETION OF BASE ASPHALT AND SOIL.
 3. MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION. ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
 4. MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
 5. ALL DRAINAGE TO BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
 6. PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFIX 270 R) SILT SACKS OR APPROVED EQUAL.
 7. KEEP ALL SUMP CLEAN DURING CONSTRUCTION.
 8. PREVENT WIND-BLOWN DUST.
 9. STRAW BALES TO BE USED IN LOCALIZED AREAS AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION FOR WORKS WHICH ARE IN OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
 10. STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF.
 11. OBTAIN APPROVAL FROM THE KETTLE CREEK CONSERVATION AUTHORITY (KCCA) PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
 12. ALL SILT FENCING AND DETAILS ARE AT THE MINIMUM TO BE CONSTRUCTED IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
 13. ALL OF THE ABOVE NOTES AND ANY SEDIMENT & EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.

- LOT GRADING NOTES:**
1. EXISTING DRAINAGE OF ADJUTING LAND IS NOT TO BE DISTURBED.
 2. BASEMENT OPENINGS TO BE MINIMUM 300mm ABOVE CENTRELINE OF ROAD UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 3. GROUND ELEVATIONS AT HOUSES ADJUTING OVERLAND FLOW ROUTES ARE TO BE 220mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
 4. ALL ROOF WATER OUTLETS FROM THE PROPOSED BUILDINGS AND DRAINAGE FROM MANHOLES ARE ON THESE LOTS ARE TO BE DRAINED TOWARDS THE FRONTING STREET UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 5. SUMP PUMP DISCHARGE MUST BE DIRECTED AWAY FROM DRIVEWAYS AND SIDEWALKS.
 6. RETAINING WALLS, 1 METRE HIGH OR GREATER, ETC. ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER.

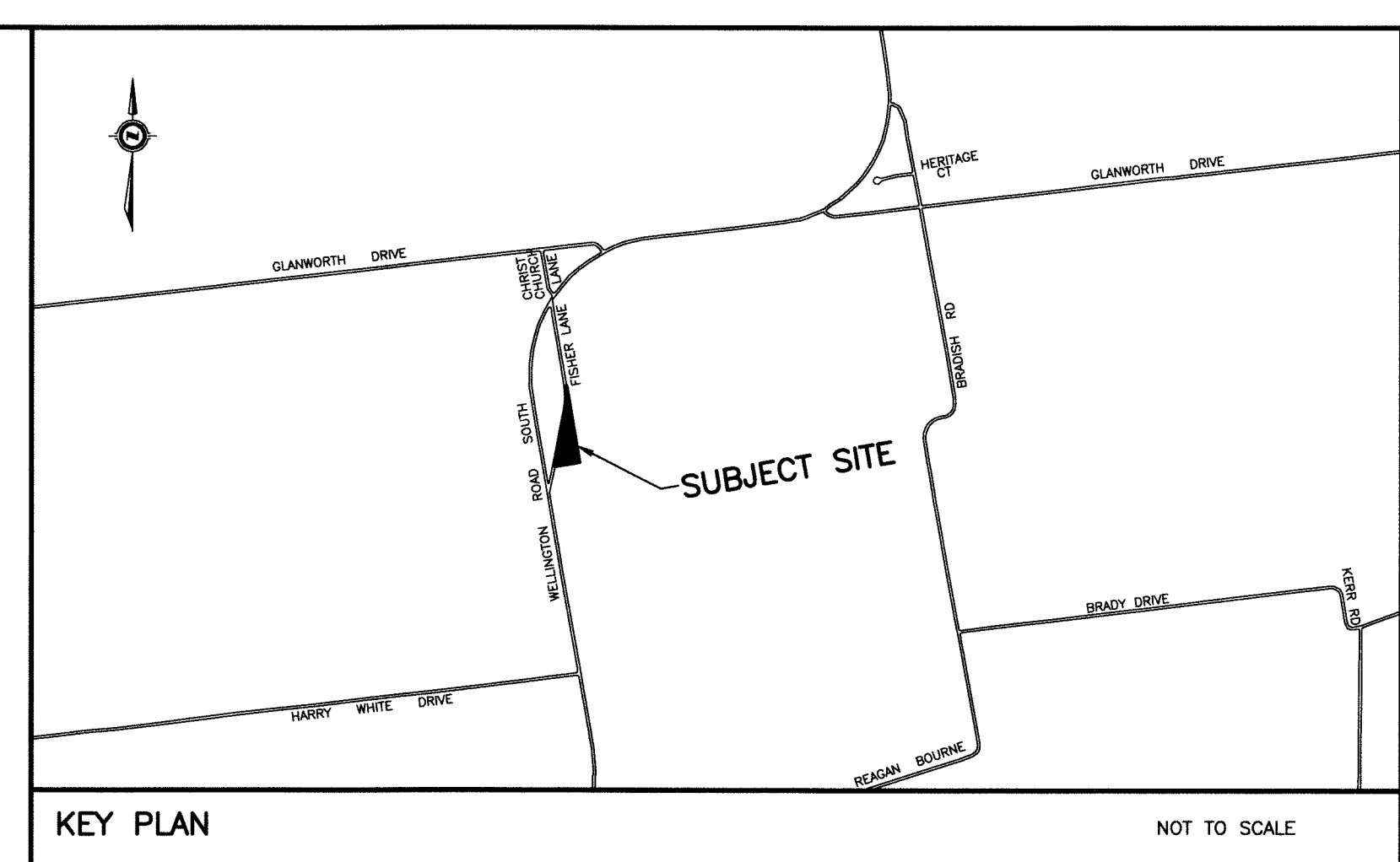
BOULEVARD RESTORATION: (AS REQUIRED)

- SOILING PLACED ON 100mm TOPSOIL
- RESTORE CURB AND GUTTER TO KIND
- RESTORE SIDEWALK TO KIND

FISHER LANE RESTORATION: (AS REQUIRED)

- 40mm #1.5 SURFACE ASPHALT COMPACTED TO 97% STANDARD PROCTOR DENSITY
- 150mm #1.5 BINDER ASPHALT COMPACTED TO 97% STANDARD PROCTOR DENSITY
- 150mm GRANULAR 'A' COMPACTED TO 100% S.P.M.D.
- 400mm GRANULAR 'B' COMPACTED TO 100% S.P.M.D.

NOTE: USE SUITABLE MECHANICAL SAWING EQUIPMENT CAPABLE OF PRODUCING A STRAIGHT, CLEAN, VERTICAL FACE BEFORE REMOVAL OF ASPHALT, SUITABLE MATERIAL AS PER CITY OF LONDON STANDARDS IS TO BE USED FOR BEDDING, COVER, AND BACKFILL.



SITE GRADING PLAN SHOWING TREE PRESERVATION
of part of
LOT 18, CONCESSION 8
being all of
PARTS 1 and 2, PLAN 33R-8615
in the
CITY OF LONDON
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
COUNTY OF MIDDLESEX
Scale 1 : 250

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.7639

NOTES

- DB DENOTES STANDARD IRON BAR.
- IB DENOTES IRON BAR.
- IBB DENOTES IRON BAR.
- CC DENOTES CUT CROSS.
- WT DENOTES WITNESS.
- CU DENOTES CURB.
- SR DENOTES SOURCE UNKNOWN.
- HR DENOTES HOLSTEAD & REDMOND LIMITED, O.L.S.'s.
- MONUMENT FOUNDED.
- MONUMENT SET.
- OVERHEAD UTILITY CABLE.
- UTL DENOTES UTILITY POLY.
- PEDB DENOTES PEDESTAL.
- GM DENOTES GAS METER.
- TFM DENOTES TOP OF FOUNDATION.
- FINF DENOTES FINISHED FLOOR.
- GW DENOTES GUY WIRE.
- HR-1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY HOLSTEAD & REDMOND LIMITED DATED OCTOBER 26, 1995 (File No. 95-0273).
- DBL DENOTES DRAINAGE BREAKLINE.
- PROPOSED ELEVATION.
- EXISTING ELEVATION.
- SWALE DIRECTION.
- DRAINAGE DIRECTION.
- CONFEROUS TREE (CALIPERmm CANOPmmmm RADIUS).
- DECIDUOUS TREE (CALIPERmm CANOPmmmm RADIUS).

TOTAL AREA OF SITE = 7703.862 0.770 ha. (1.903 Ac.)

THE OWNER SHALL HAVE LOCATES COMPLETED PRIOR TO CONSTRUCTION.

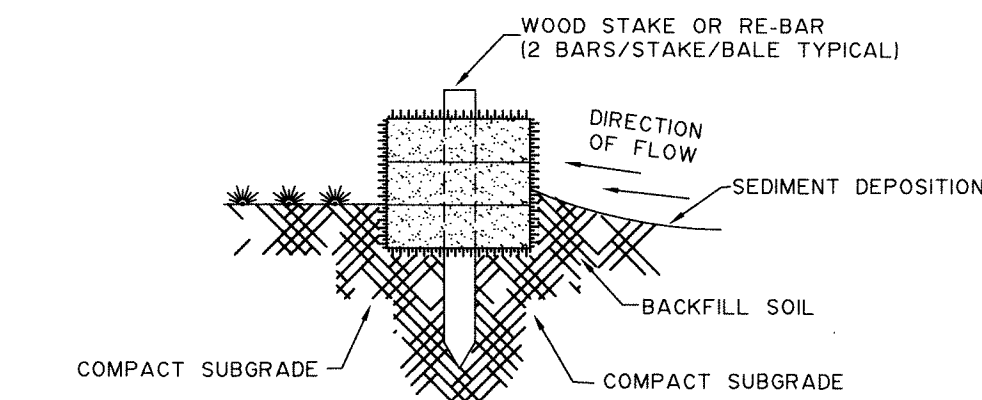
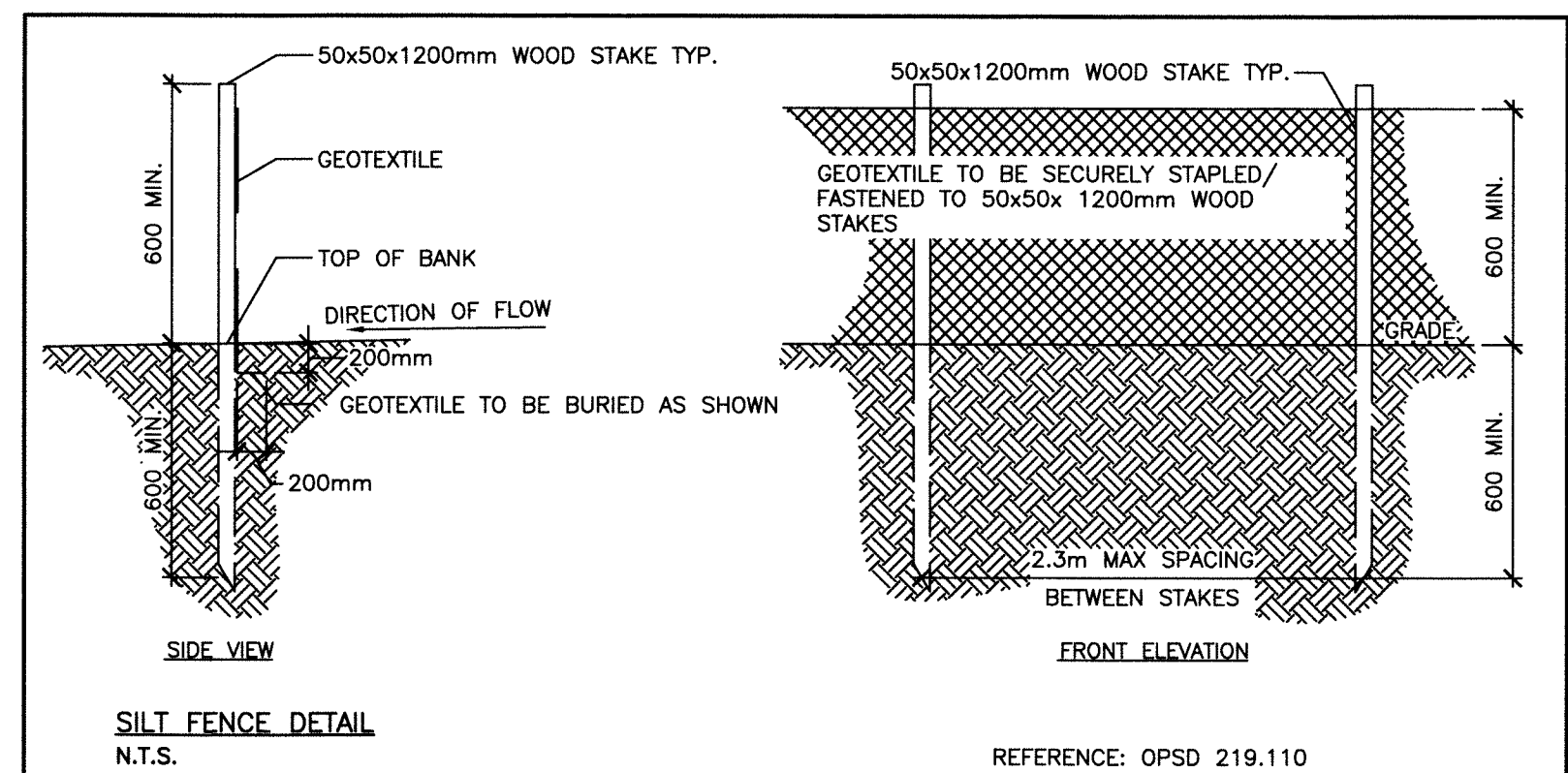
ELEVATIONS ARE DERIVED FROM CITY OF LONDON BENCHMARK BM2-8 BOLT IN CONCRETE BOX CULVERT 0.6m WEST OF THE CENTRELINE OF CHRIST CHURCH LANE ON GLANWORTH DRIVE, BOLT SET IN THE EAST FACE OF THE CULVERT ON THE NORTH SIDE OF GLANWORTH DRIVE, 0.12m FROM THE TOP AND 0.13m SOUTH OF THE NORTH FACE.

ELEVATION = 263.536m

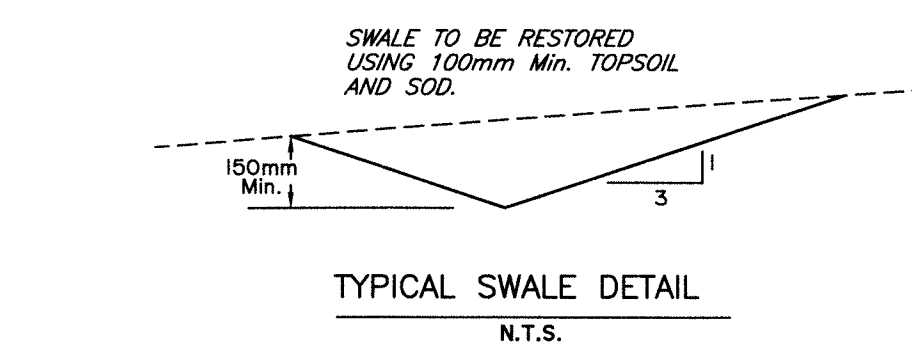
SITE BENCHMARK

TOP OF STAND PIPE WELL LD

ELEVATION = 263.510m



STRAW BALE FILTER



FINISHED FLOOR = MAIN 62.40
TOP OF FOUNDATION = MAIN 62.10
UNDERSIDE OF FOOTING = MAIN 59.27 REAR 58.13
DRIVEWAY CLEV. AT GARAGE ENTRANCE = 61.44
DRIVEWAY SLOPE = AS SHOWN
BASEMENT SLAB = 59.50
69.57' FOUNDATION WALL ON 4" FOOTING (MAIN -2.83)
0.66 (26") CUT TO FINISHED GARAGE FLOOR FROM TFM
VV DENOTES WINDOW
WW DENOTES WINDOW WELL
ADD 200.000 TO OBTAIN
GEODETIC ELEVATIONS

AREA OF LOT = 7703.862 Sq. m.
AREA OF NEW DWELLING = 242.865 Sq. m. (3.15 %)
AREA OF EX. METAL CLAD BUILDING = 145.358 Sq. m. (1.89 %)
AREA OF PARKING = 664.818 Sq. m. (8.63 %)
LANDSCAPED OPEN SPACE = 6650.821 Sq. m. (86.33 %)

NOTE:
AIR CONDITIONING UNITS, WALKS, DECKS AND PATIOS ARE OPTIONAL AND ARE SHOWN ON THIS PLAN FOR THE CONVENIENCE OF THE BUILDER. THEIR APPEARANCE ON THIS PLAN DOES NOT OBLIGATE THE BUILDER TO INCLUDE THEM IN CONSTRUCTION.

GRADING CERTIFICATE:
I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH THE EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE CITY BY-LAWS.
NOTE TO BUILDER: THIS CERTIFICATION DOES NOT INCLUDE THE INVESTIGATION OF ANY POTENTIAL UTILITY CONFLICTS WITHIN THE ROAD ALLOWANCE FRONTING AND/OR FLANKING THE SUBJECT LOT, OR THE LOCATION OF A DRIVEWAY CURB CUT IF APPLICABLE, AND IT IS IN THE INTEREST OF THE BUILDER TO CONFIRM UTILITY AND DRIVEWAY LOCATIONS.

P.R. LEVAG, O.L.S.
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BEARINGS ARE UTM GRID IN NAD83 (2011.0) DERIVED FROM C.P.S. OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17

OBSERVED REFERENCE POINTS (ORP)
UTM ZONE 17, NAD83 (2011.0) GRID COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10

POINT ID	NORTHING	EASTING
ORP 1	4745327.704	482784.790
ORP 2	4745186.655	482759.139

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO HORIZONTAL DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99959425