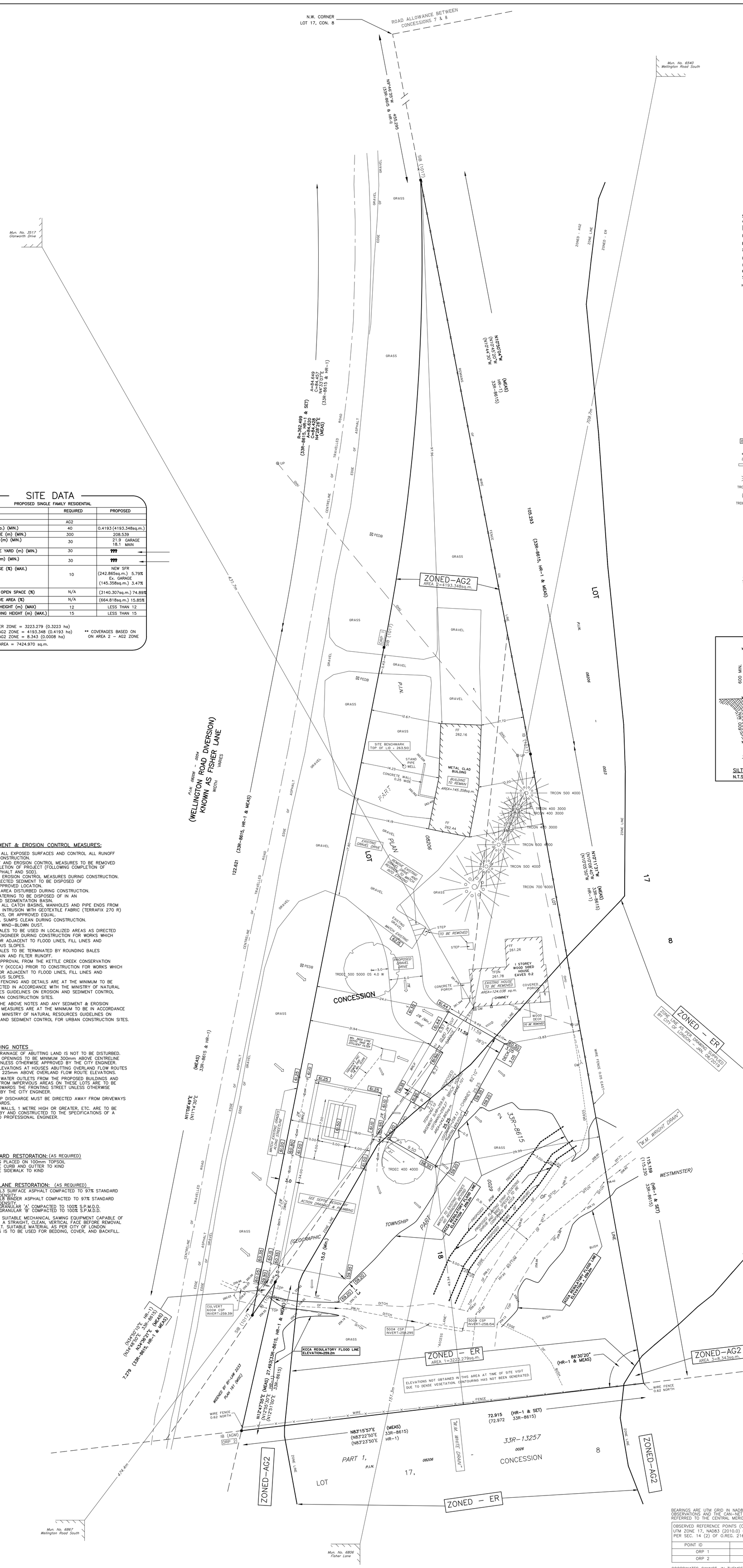
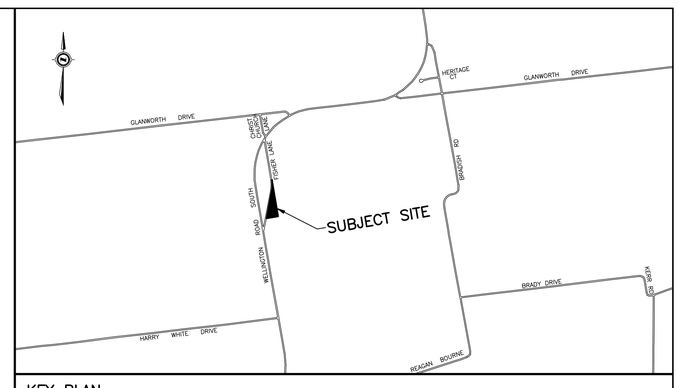




KEY PLAN NOT TO SCALE

SITE PLAN
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

10m 0m 20m 50m 100m
METRES

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

SIB	DENOTES	STANDARD IRON BAR.
IB	"	IRON BAR.
IBø	"	ROUND IRON BAR.
CC	"	CUT CROSS.
WIT	"	WITNESS.
(SU)	"	SOURCE UNKNOWN
(HR)	"	HOLSTEAD & REDMOND LIMITED, O.L.S.'s.
■	"	MONUMENT FOUND.
□	"	MONUMENT SET.
OHU	"	OVERHEAD UTILITY CABLE
UP	"	UTILITY POLE
PEDB	"	BELL TELEPHONE PEDESTAL
GM	"	GAS METER
TFDN	"	TOP OF FOUNDATION
FF	"	FINISHED FLOOR
GW	"	GUY WIRE
HR–1	"	SURVEYOR'S REAL PROPERTY REPORT BY HOLSTEAD & REDMOND LIMITED DATED OCTOBER 26, 1995 (File No. 95–0273)
DBL	"	DRAINAGE BREAKLINE
80.60	"	PROPOSED ELEVATION
×265.55	"	EXISTING ELEVATION
	"	SWALE DIRECTION
	"	DRAINAGE DIRECTION
TRCON 300 3000	"	CONIFEROUS TREE (CALIPERmm CANOPYmm RADIUS)
TRDEC 600 6000	"	DECIDUOUS TREE (CALIPERmm CANOPYmm 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 BM02–8 BOLT IN CONCRETE BOX CULVERT 0.6km WEST OF THE CENTERLINE 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 = 260.536m

SITE BENCHMARK
TOP OF STAND PIPE WELL LID
ELEVATION = 263.510m

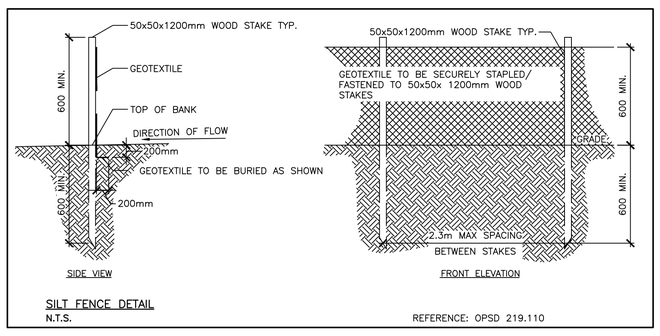
SITE DATA

PROPOSED SINGLE FAMILY RESIDENTIAL

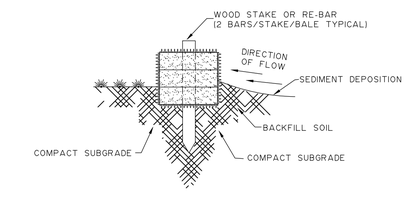
ITEM		REQUIRED	PROPOSED
1.	ZONE	AG2	
2.	LOT AREA (ha.) (MIN.)	40	0.4193 (4193.348sq.m.)
3.	LOT FRONTAGE (m) (MIN.)	300	208.539
4.	FRONT YARD (m) (MIN.)	30	21.9 GARAGE 18.1 MAIN
5.	INTERIOR SIDE YARD (m) (MIN.)	30	???
6.	REAR YARD (m) (MIN.)	30	???
7.	LOT COVERAGE (%) (MAX.)	10	NEW SFR (242.865sq.m.) 5.79% Ex. GARAGE (145.358sq.m.) 3.47%
8.	LANDSCAPED OPEN SPACE (%)	N/A	(3140.307sq.m.) 74.89%
9.	PARKING/DRIVE AREA (%)	N/A	(664.818sq.m.) 15.85%
10.	RESIDENTIAL HEIGHT (m) (MAX)	12	LESS THAN 12
11.	OTHER BUILDING HEIGHT (m) (MAX.)	15	LESS THAN 15

AREA 1 – ER ZONE = 3223.279 (0.3223 ha)
AREA 2 – AG2 ZONE = 4193.348 (0.4193 ha)
AREA 3 – AG2 ZONE = 8.343 (0.0008 ha)
TOTAL LOT AREA = 7424.970 sq.m.

** COVERAGES BASED ON ON AREA 2 – AG2 ZONE

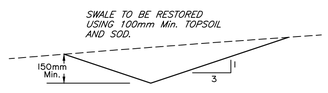


SILT FENCE DETAIL
N.T.S.
REFERENCE: OPSD 219.110



TYPICAL SECTION OF STRAW BALE USED TO FILTER OVERLAND FLOW

STRAW BALE FILTER



TYPICAL SWALE DETAIL
N.T.S.

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 SOD).
3. MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION.
4. ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
5. MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
6. ALL DEWATERING TO BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
7. PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFIX 270 R) SILT SACKS, OR APPROVED EQUAL.
8. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
9. PREVENT WIND–BLOWN DUST.
10. 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.
11. STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF.
12. OBTAIN APPROVAL FROM THE KETTLE CREEK CONSERVATION AUTHORITY (KCCCA) PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
13. 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.
14. 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 ABUTTING 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 ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
4. ALL ROOF WATER OUTLETS FROM THE PROPOSED BUILDINGS AND DRAINAGE FROM IMPERVIOUS AREAS 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 SIDEYARDS.
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)

–SODDING PLACED ON 100mm TOPSOIL
–RESTORE CURB AND GUTTER TO KIND
–RESTORE SIDEWALK TO KIND

FISHER LANE RESTORATION: (AS REQUIRED)

–40mm HL3 SURFACE ASPHALT COMPACTED TO 97% STANDARD PROCTOR DENSITY.
–50mm HL8 BINDER ASPHALT COMPACTED TO 97% STANDARD PROCTOR DENSITY.
–150mm GRANULAR 'A' COMPACTED TO 100% S.P.M.D.D.
–450mm GRANULAR 'B' COMPACTED TO 100% S.P.M.D.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.

FINISHED FLOOR = MAIN 62.40
TOP OF FOUNDATION = MAIN 62.10
UNDERSIDE OF FOOTING = MAIN 59.27 REAR 58.13
DRIVEWAY ELEV. AT GARAGE ENTRANCE = 61.44
DRIVEWAY SLOPE = AS SHOWN
BASEMENT WINDOW SILL ELEV. = N/A
BASEMENT SLAB = 59.50
8'9.5" FOUNDATION WALL ON 6" FOOTING (MAIN –2.83)
0.66 (26") CUT TO FINISHED GARAGE FLOOR FROM TFDN

W 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 = 6650.821Sq. 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.

BEARINGS ARE UTM GRID IN NAD83 (2010.0) DERIVED FROM G.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 (ORPs)
UTM ZONE 17, NAD83 (2010.0) GRID COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 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 GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999569425

MTE | OLS Ltd.
ONTARIO LAND SURVEYORS
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London, Ontario, N6A 3Z2
phone 519–672–4551 toll free 1–800–265–4945

Surveyed by : N. Rebic	Checked by : B. van der Veen, O.L.S.	File No : 44646–101
Drawn by : AS/SM	Date : January 09, 2018	