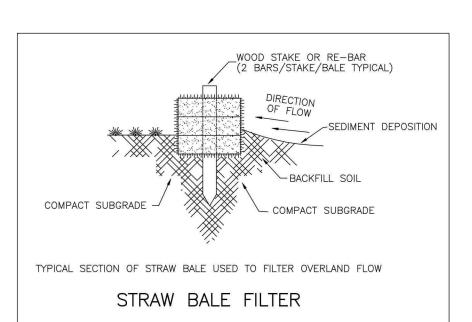


POSITIVE SLOPE TO CB



FABRIC BAG TO REMAIN UNTIL

VEGETATION ESTABLISHED

- FILTER FABRIC

(OVERLAPPED)

CLEAR STONE

-FULL BAG CAN BE REMOVED, DUMPED, CLEANED AND REUSED

(TO DUMP INSERT 25mm REBAR INTO BOTH DUMPING STRAPS)

INFILTRATION CATCHBASIN

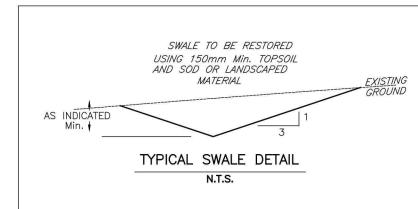
(TO REMOVE INSERT 25mm REBAR INTO REMOVAL FLAP POCKETS)

MAINTENANCE SCHEDULE

-INSPECT AFTER EVERY MAJOR RAIN EVENT.

-SILTSACK SHOULD NEVER BE OVER HALF FULL.

-INSPECT EVERY 3 WEEKS MINIMUM.



BOULEVARD RESTORATION:

-SODDING PLACED ON 150mm TOPSOIL -RESTORE ASHPALT PATH TO KIND.

LOT GRADING NOTES

- 1. EXISTING DRAINAGE OF ABUTTING LAND IS NOT TO BE DISTURBED. 2. SUMP PUMP DISCHARGE MUST BE DIRECTED AWAY FROM
- DRIVEWAYS AND SIDEYARDS. RETAINING WALLS, 1 METRE HIGH OR GREATER, ETC. ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL

COMBINED SCALE FACTOR OF 0.9995821.

APPLIED TO P1 TO CONVERT TO GRID BEARINGS

- THERE IS NO BASEMENT OR SUMP PUMP

BE FIELD LOCATED

FOR BEARING COMPARISON, A CLOCKWISE ROTATION OF 0°03'35" HAS BEEN

-LOCATION OF EXISTING STORM SEWERS AND SANITARY/WATER SERVICES TO

-50% OF ROOFTOP TO DRAIN TO FRONT OF LOT TO EDITH CAVELL BOULEVARD

MATURE TREES TO BE PRESERVED WHERE POSSIBLE 5. DISTURBED AREAS TO BE RE-INSTATED WITH 100mm TOPSOIL AND SEEDED OR SODED 6. ROOF LEADERS TO DISCHARGE TO GRASSED SURFACES

- SEDIMENT CONTROL MEASURES
- 1. PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION. 2. ALL EROSION CONTROL MEASURES TO BE IN PLACE BEFORE STARTING

CONSTRUCTION AND REMAIN IN PLACE

UNTIL RESTORATION IS COMPLETE.

- 3. MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION. 4. ALL COLLECTED SEDIMENT TO BE DISPOSED OF IN AN APPROVED
- LOCATION. 5. MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
- 6. ALL DEWATERING TO BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
 7. PROTECT ALL CATCHBASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT

INTRUSION WITH GEOTEXTILE (TERRAFIX

LOCALIZED AREAS AS SHOWN AND AS

- 270R). 8. KEEP ALL SUMPS AND DITCHES CLEAN DURING CONSTRUCTION

 9. PREVENT WIND-BLOWN DUST. 10. STRAW BALES TO BE USED IN
- DIRECTED BY THE ENGINEER DURING CONSTRUCTION. 11. STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND
- FILTER RUNOFF. 12. CONTRACTOR SHALL ADD ADDITIONAL SEC MEASURES AS NEEDED OR AS DIRECTED BY THE ENGINEER.

13. CONTRACTOR TO SCRAPE/SWEEP ROAD

FREE OF MUD AND DEBRIS ON A DAILY

 $\frac{\text{ZONING PROPOSED}}{\text{Lot Area (Min.)}} = 372 \pm \text{ sq.m. (4000 sq.ft.)}$ Front Yard (Min) = 21.6m Interior Side Yard (Min) = 1.2m Rear Yard (Min) = EQUAL TO THE HEIGHT OF THE MAIN BUILDING Building Height (Max) = 13m - MAIN BUILDING 6.5m - ACCESSORY BUILDINGS Lot Coverage (Max) = 25% FOR THE DWELLING (Max) = 8% FOR THE ACCESSORY BUILDINGS Floor Areas Ratio (Max) = 0.40 Off Street Parking = 1.5 PARKING SPACES

Mun. No. 410 EDITH CAVELL BOULEVARD FRONTAGE = 10.047m

FINISHED FLOOR = MAIN 77.20 TOP OF FOUNDATION = MAIN 77.20UNDERSIDE OF FOOTING = 75.09 OR DEEPER DRIVEWAY ELEV. AT GARAGE ENTRANCE = 76.75 (FRONT) 76.85 (REAR) DRIVEWAY SLOPE = 2.3% 0.45m (18") CUT TO FINISHED GARAGE FLOOR FROM TFDN - FRONT 0.35m (14") CUT TO FINISHED GARAGE FLOOR FROM TFDN - REAR **** HELICAL PIER CONSTRUCTION-DESIGN BY OTHERS ADD 100.000 TO OBTAIN

AREA of TOTAL LOT = $1632.4 \pm \text{ Sq. m.}$ AREA of HOUSE = 169.3 Sq. m. (10.42 %) AREA of GARAGE = 33.7 Sq. m. (2.08 %) AREA of PARKING = 116.0 Sq. m. (7.15 %) LANDSCAPED OPEN SPACE = 1304.4 Sq. m. (80.35 %)

GEODETIC ELEVATIONS

NORTH OF LAKE ERIE

BENCHMARK

ELEVATION 175.846

ORP '

ELEVATIONS ARE DERIVED FROM GEODETIC DATUM AND ARE REFERRED

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE BENCHMARK IS AS SHOWN ON THE FACE OF THE PLAN.

TO VERTICAL CONTROL NETWORK (CGVD-1928, S.O. 1978 ADJUSTMENT) MONUMENT 0011957U9502

LOT GRADING PLAN

OF PART OF LOT 23, SOUTH OF FRONT STREET REGISTERED PLAN 117

MUNICIPALITY OF CENTRAL ELGIN COUNTY OF ELGIN

SCALE 1:250 15 METRES

MTE OLS LTD. ONTARIO LAND SURVEYORS

PLAN 11R-6613

PART 1 PLAN 11R-8568

LOT 19

SITE CONTROL PIN ELEVATION 175.91

2 STOREY
COMPOSITE
BUILDING
MUNICIPAL No. 412 TFDN P.I.N. 35251-0335 **→** N02°34′15″E (P1S) DRIVEWAY 42.15± (32.11± P1) 104.3 N10°05'55"E 35251-0336 SITE BENCHMARK ELEVATION 177.16 CB or INFILTRATION - 111.6 (TO CORNER) -NO2°34'15"E (P1S) 162.395 0.29 WEST P.I.N. 35251-0337 BRICK PAVING STONES 176.52 MUNICIPAL No. 408 ELEVATION 175.91 FRAME COTTAGE SITE BENCHMARK NAIL IN UTILITY POLE ELEVATION 176.83 NORTHEAST CORNER LOT 23,—/ SOUTH OF FRONT STREET REGISTERED PLAN 117 C.B. OPSD 400.01 FRAME & GRATE HOLDS SILTSACK ---- REMOVAL STRAPS AND LEGAL LEGEND DUMPING STRAPS BEARINGS ARE UTM GRID IN NAD83 (CSRS 2010.0) DERIVED FROM G.P.S. OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND DENOTES MONUMENT FOUND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, RUNOFF __ DENOTES MONUMENT SET ---- RUNOFF ZONE 17 DENOTES IRON BAR FINISHED GRADE DENOTES STANDARD IRON BAR ENGINEERS CERTIFICATE: OBSERVED REFERENCE POINTS (ORPs) DENOTES CUT CROSS 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 UTM ZONE 17, NAD83 (CSRS 2010.0) GRID COORDINATES TO URBAN ACCURACY CPIN DENOTES CONTROL PIN PER SEC. 14 (2) OF O.REG. 216/10 DENOTES MEASURED DENOTES SET LANDS OR APPLICABLE MUNICIPAL BY-LAWS. POINT ID NORTHING EASTING DENOTES OBSERVED REFERENCE POINT ZEXPANSION RESTRAINT NOTE TO BUILDER: THIS CERTIFICATION DOES NOT INCLUDE THE INVESTIGATION OF ANY P.I.N. DENOTES PROPERTY IDENTIFICATION NUMBER 4723231.701 481783.048 DENOTES HOLSTEAD & REDMOND LIMITED, O.L.S. POTENTIAL UTILITY CONFLICTS WITHIN THE ROAD ALLOWANCE FRONTING AND/OR FLANKING THE SUBJECT LOT, OR THE LOCATION OF A DRIVEWAY CURB CUT IF APPLICABLE, 4723276.615 481620.657 DENOTES MTE OLS LTD. 750ø i AND IT IS IN THE INTEREST OF THE BUILDER TO CONFIRM UTILITY AND DRIVEWAY LOCATIONS. AGM DENOTES ARCHIBALD, GRAY & McKAY LTD. O.L.S. 10m - 150mm BIG '0'-COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS DENOTES CALLON DIETZ, O.L.S. RISER 2 C/W FILTERSOCK IN SILTSACK OR APPROVED EQUIVALENT OR BOUNDARIES SHOWN ON THIS PLAN. DENOTES MINISTRY OF TRANSPORTATION, ONTARIO LOT 25 MIN 3 DIRECTIONS WITH DENOTES F.A. BELL, O.L.S WOVEN POLYPROPELENE FILTER DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A

1335 1706

CONBX

PEDB PEDTV

DENOTES B. VAUGHAN, O.L.S.

DENOTES CONNECTION BOX

DENOTES FINISHED FLOOR

DENOTES MAINTENANCE HOLE

DENOTES OVERHEAD UTILITIES

DENOTES PEDESTAL - TELEVISION

DENOTES TOP OF FOUNDATION

DENOTES PEDESTAL - BELL

DENOTES UTILITY POLE

DENOTES WATER VALVE

DENOTES CATCH BASIN

DENOTES FIRE HYDRANT DENOTES GAS METER

DENOTES GUY WIRE

DENOTES GAS VALVE

TOPOGRAPHIC LEGEND

DENOTES W. HOUGHTON, O.L.S.

DENOTES PLAN OF SURVEY BY CALLON DIETZ, O.L.S.

DENOTES PLAN OF SURVEY BY BRIAN VAUGHAN, O.L.S. FILE No. 99-177, DATED JULY 26, 1999.

FILE No. 14-19577, DATED JUNE 11, 2014.

DENOTES CONIFEROUS TREE - TRCON (CALIPER mm CANOPY mm RADIUS)

ONTARIO LAND SURVEYORS LTD. 1061 HARGRIEVE ROAD LONDON, ONTARIO, N6E 1P6 TEL: 519-204-6510

Checked By : AS Drawn By: DL/AS Date: OCT. 03, 2025

File No : **64113_001**