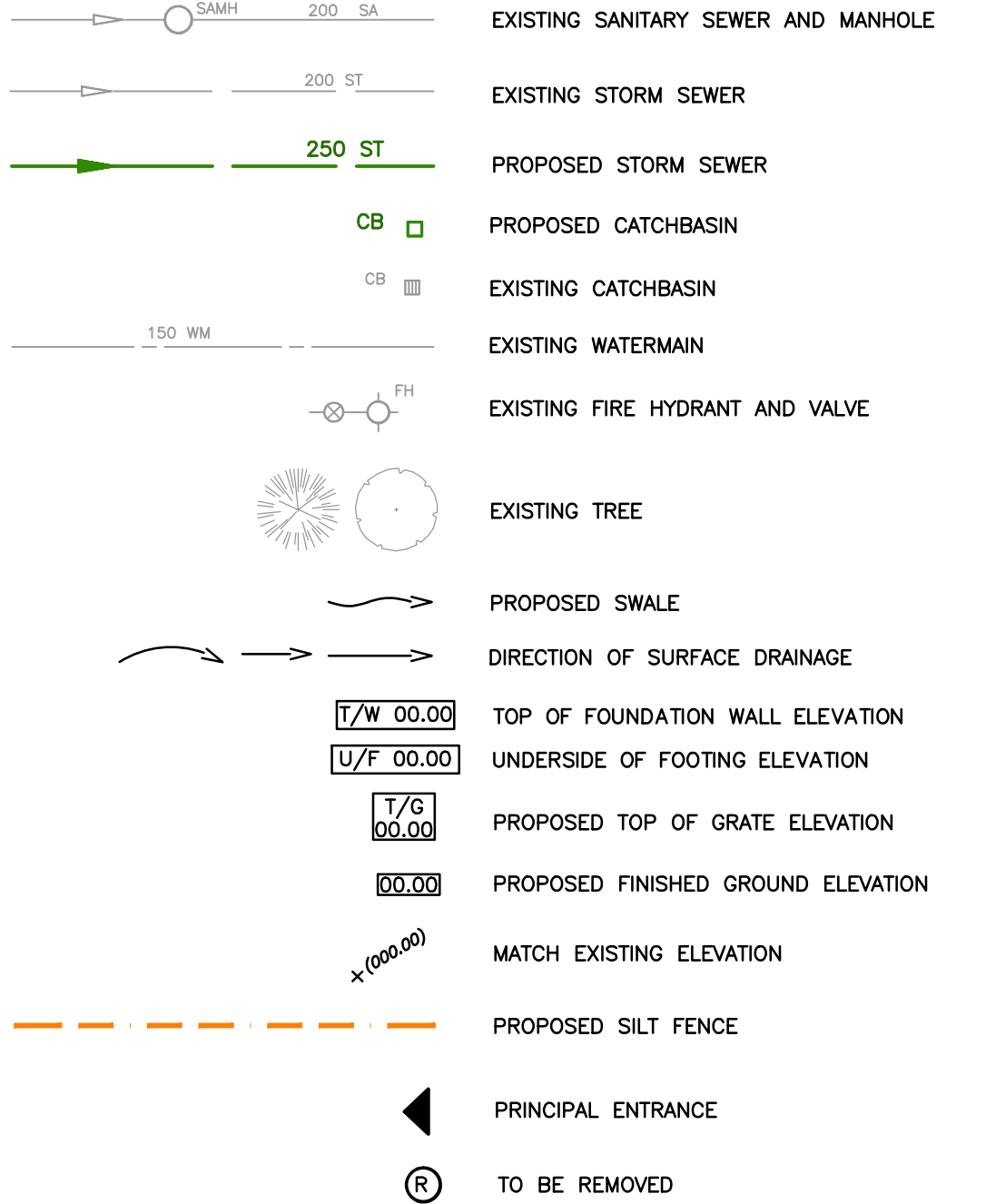


SERVICING AND
GRADING PLAN
OF ALL OF
LOT 30
AND PART OF
LOT 29
REGISTERED PLAN No. 204
(GEOGRAPHIC TOWNSHIP OF YARMOUTH)
IN THE
MUNICIPALITY OF
CENTRAL ELGIN
COUNTY OF ELGIN

LEGEND



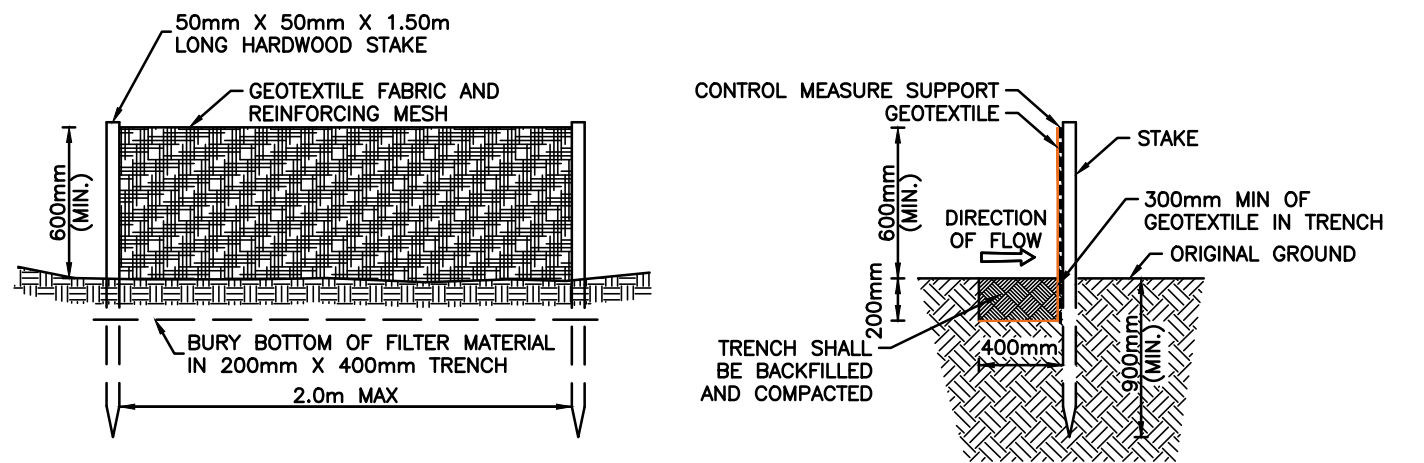
DWELLING NOTES:
TOP OF FOUNDATION ELEVATION=181.45
UNDERSIDE OF FOOTING ELEVATION=179.45
DRIVEWAY ELEVATION AT GARAGE ENTRANCE=181.30
DRIVEWAY HAS A VARYING SLOPE TO ASPHALT SHOULDER

SITE DATA

- GROSS SITE AREA: 562.74 m²
- BUILDING AREA: 188.21 m²
- ASPHALT AREA: 64.13 m²

ITEM	A	REQUIREMENTS	PROPOSED
4. ZONES		R1	R1
5. PERMITTED USES		SEE NOTE 1	RESIDENTIAL
6. LOT AREA (MINIMUM)		371.61 m ²	562.74 m ²
7. LOT FRONTAGE		12.19 m	22.58 m
8. LOT DEPTH (MINIMUM)		30.48 m (100 ft)	30.48 m (100 ft)
9. FRONT YARD		7.62 m	4.05 m
10. REAR YARD DEPTH MINIMUM		SEE NOTE 2	8.21 m
11. INTERIOR SIDE YARD DEPTH MINIMUM		1.83 m	1.83 m
12. LOT COVERAGE (%) MAXIMUM		25%	33.4%
13. HEIGHT (MAXIMUM)		2 STOREY	2 STOREY
14. GROUND FLOOR AREA		69.68 m ²	188.21 m ²

NOTE 1 - RESIDENTIAL USES, ACCESSORY USES
NOTE 2 - EQUAL TO HEIGHT OF MAIN BUILDING
HEIGHT = 8.06m



HEAVY DUTY SILT FENCE DETAIL (OPSD 219.130)
NOT TO SCALE

SEDIMENT CONTROL MEASURES:

- PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
- ALL EROSION CONTROL MEASURES TO BE IN PLACE BEFORE STARTING CONSTRUCTION, AND REMAIN IN PLACE UNTIL RESTORATION IS COMPLETE.
- MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION.
- ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
- MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
- ALL DEWATERING TO BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
- PROTECT ALL CATCH BASINS, MAINTENANCE HOLES, AND PIPE ENDS FROM SEDIMENT INTRUSION USING CATCHBASIN FILTER BAGS OR EQUIVALENT.
- KEEP ALL SLUMPS CLEAN DURING CONSTRUCTION.
- PREVENT WIND-BLOWN DUST.
- STRAW BALES TO BE USED IN LOCALIZED AREAS AS SHOWN AND AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOODLINES, FILL LINES AND HAZARDOUS SLOPES.
- STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF.
- OBTAIN APPROVAL FROM CONSERVATION AUTHORITY PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN OR ADJACENT TO FLOODLINES, FILL LINES AND HAZARDOUS SLOPES.
- 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.
- ALL OF THE ABOVE NOTES AND ANY SEDIMENT AND 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.

NOTE:

LOCATION OF ALL UNDERGROUND SERVICES (WATERMAIN, SANITARY SEWER, STORM SEWER) IS BASED ON "AS CONSTRUCTED" INFORMATION PROVIDED BY THE MUNICIPALITY AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.

GENERAL NOTES:

- ALL WORK SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY OF MUNICIPALITY OF CENTRAL ELGIN, INFRASTRUCTURE DESIGN STANDARDS, 2023. ALL WORK ON PRIVATE PROPERTY SHALL MEET THE MINIMUM REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE MUNICIPALITY AND THE CONTRACT ADMINISTRATOR.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL
 - VERIFY ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMIT OF THE CONSTRUCTION SITE AND LOCATE THEM
 - VERIFY ALL BENCHMARK ELEVATIONS, SEWER OUTLET ELEVATIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE CONTRACT ADMINISTRATOR.
- ALL EXISTING UTILITIES AND SERVICES ARE TO BE MAINTAINED AND SUPPORTED BY THE CONTRACTOR. ANY DAMAGE CAUSED BY THE CONTRACTOR, DURING CONSTRUCTION SHALL BE MADE GOOD AT HIS EXPENSE TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.
- ALL DIMENSIONS FOR ROADWORKS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. CURB RADI ARE SHOWN TO THE EDGE OF PAVEMENT.
- AREAS SHOWN FOR RESTORATION ARE APPROXIMATE ONLY AND WILL DEPEND ON THE EXISTING CONDITION AND ACTUAL LOCATION OF THE SERVICES.

NOTE: ELEVATION OF SANITARY SEWER PDC TO BE VERIFIED ON SITE PRIOR TO EXCAVATION TO DESIGN UNDERSIDE OF FOOTING ELEVATION

LOT GRADING NOTES:

- EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
- GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- ALL ROOF WATER OUTLETS FROM THE PROPOSED BUILDINGS AND DRAINAGE FROM IMPERVIOUS AREAS ARE TO BE DIRECTED TOWARDS THE SITE'S STORM DRAINAGE SYSTEM.
- NO WEIGHING TIE CONNECTIONS WILL BE PERMITTED INTO THE SEPTIC SYSTEM AND NO DIRECT GRAVITY CONNECTIONS FROM THE WEERING TILES WILL BE PERMITTED TO THE EXFILTRATION TRENCH.
- IF AN EXISTING DRAIN IS ENCOUNTERED DURING CONSTRUCTION CONTACT THE PUBLIC SERVICE DIVISION OF THE MUNICIPALITY'S ENVIRONMENTAL SERVICES DEPARTMENT.
- BASEMENT OPENINGS TO BE A MINIMUM 300mm ABOVE THE CENTRELINE OF ROAD UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY'S ENGINEER.
- SUMP PUMP DISCHARGE MUST BE DIRECTED AWAY FROM DRIVEWAYS AND SIDEWALKS.
- BUILDING OPENINGS TO BE 450mm ABOVE OVERLAND FLOW ROUTES.
- RETAINING WALLS 1.0m OR GREATER ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED P. ENG. IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

SITE BENCHMARK:

- T.B.M. 01 NAIL IN HYRDO POLE
Elevation=180.971m
- T.B.M. 02 FIRE HYDRANT TOP OF SPINDLE
APPROX. 40m WEST OF ADELAIDE ST.
Elevation=182.409m

METRIC

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

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE BY-LAWS.

NOTE:
ADD 100 METRES TO OBTAIN
GEODETIC DESIGN ELEVATIONS

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	DATE	BY	CONSULTANT OR DIVISION	ENGINEER'S STAMP	SCALE	TITLE	PROJECT No.
	DESIGN	LRG							209 ADELAIDE STREET PORT STANLEY	1525-3
	DRAWN	CAC							Site Plan/ SERVICING AND GRADING PLAN	SHEET No.
	CHECKED	LRG								01
	APPROVED	LRG								PLAN FILE No.
	DATE	JUNE 2026								



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