



PART LOT 21
CONCESSION 7
IN THE GEOGRAPHIC TOWNSHIP OF WEST WILLIAMS
MUNICIPALITY OF NORTH MIDDLESEX
COUNTY OF MIDDLESEX

- NOTE:
- PROPERTY BOUNDARY FROM PLAN OF SURVEY, PLAN No. 33R-22047, DATED NOVEMBER 27, 2024, BY GALLON-DIETZ, ONTARIO LAND SURVEYORS, LONDON, ONTARIO.
 - EXISTING SITE FEATURES AND TOPOGRAPHY FROM TOPOGRAPHICAL SURVEY COMPLETED BY MR ENGINEERING AND DESIGN LTD., DATED MARCH 13, 2025.
 - SITE SKETCH IS CONCEPTUAL. FINAL SITING BY OTHERS.
 - THIS IS NOT A LEGAL SURVEY.

0m 5m 10m 20m
SCALE: 1:250

1 EXISTING SITE PLAN
1 : 250

NOTES: c/w COMPLETE WITH FDN FOUNDATION e/w EACH WAY EX. EXISTING H HORIZONTAL max. MAXIMUM min. MINIMUM OBC ONTARIO BUILDING CODE o/c ON CENTER P.T. PRESSURE TREATED r/w REINFORCED WITH t/o TOP OF TYP. TYPICAL V VERTICAL W WIDE WWW WELDED WIRE MESH	NORTH 							CONSULTANT ENGINEERING AND DESIGN LTD. CIVIL-COMMERCIAL-AGRICULTURAL 145 Thames Road, West, Unit 4, Exeter, ON, N0M 1S3 Telephone: (519)-317-0128 Email: admin@mrngdesign.com	CONTRACTOR		CREIGHTON RESIDENCE	PROJECT No. MR25-077
											30458 SYLVAN ROAD ARKONA, ON N0M 1B0	SHEET No. SP-0
											EXISTING SITE PLAN	SCALE As indicated

LEGEND

BPED

GUY

HP

IB

INV

SIB

EXISTING ELEVATION

+ 190.00 m

-190.00 m-

1.0%

GENERAL DIRECTION OF OVERLAND WATER FLOW

PROPOSED SWALE

BELL PEDESTAL

GUY WIRE

HYDRO POLE

IRON BAR

INVERT

STANDARD IRON BAR

PROPOSED ELEVATION

PROPOSED CONTOUR

DIRECTION AND SLOPE OF OVERLAND WATER FLOW

PROPOSED SWALE

BENCHMARK

ELEVATION: 242.15 m

TOP OF IRON BAR LOCATED ALONG THE NORTH PROPERTY BOUNDARY APPROXIMATELY 57m EAST OF THE WESTERLY PROPERTY BOUNDARY

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN GENERAL CONFORMITY FOR THE DRAINAGE AND RELATIVE ELEVATIONS OF THE EXISTING SUBDIVISION GRADING PATTERNS.

ARMOUR STONE COURSES ARE TO BE STEPPED AT A 1H:1V (max.) SLOPE

ARMOUR STONE SIZE APPROXIMATELY 600mmW x 1200mmL x 600mmH

INSTALL FIRST COURSE 150mm (min.) BELOW FINISHED GRADE

FINISHED GRADE

TERRAFIX 270R NON-WOVEN GEOTEXTILE BEHIND STONE WITH 150mm OVERLAP

VARIABLES

NOTE:
1. ALL VERTICAL JOINTS TO BE TIGHT FITTING w/ NO GAP EXCEEDING 50mm

2 TYPICAL ARMOUR STONE RETAINING WALL DETAIL
1 : 75

MUNICIPALITY NORTH MIDDLESEX ZONING BY-LAW 35-2004 HAMLET RESIDENTIAL (RH) ZONE (SCHEDULE 'A' MAP 53)			
DETAIL	REQUIRED	PROPOSED	COMMENTS
ZONE AREA	1,500 m ² (min.)	19,208.3 m ²	---
PROPERTY FRONTAGE	30.0 m (min.)	72.7 m	---
MAIN BUILDING			
FRONT YARD	9.0 m (min.)	15.0 m	---
EXTERIOR SIDE YARD	3.0 m (min.)	N/A	---
INTERIOR SIDE YARD	3.0 m (min.)	12.0 m	---
REAR YARD	9.0 m (min.)	170.7 m	---
ZONE COVERAGE	20 % (max.)	2.5 %	ALL BUILDINGS
BUILDING HEIGHT	10.5 m (max.)	5.3 m	GRADE AT FRONT TO MEAN ROOF SLOPE
ACCESSORY BUILDING			
SETBACK FROM MAIN BUILDING	1.5 m (min.)	13.6 m	---
EXTERIOR SIDE YARD	3.0 m (min.)	N/A	---
INTERIOR SIDE YARD	1.5 m (min.)	12.0 m	---
REAR YARD	1.5 m (min.)	167.4 m	---
ZONE COVERAGE	10 % (max.)	0.9 %	ACCESSORY ONLY
BUILDING HEIGHT	5.5 m (max.)	6.3 m	AVERAGE GRADE TO ROOF PEAK

GENERAL NOTES:

- ALL EXTERIOR LIGHTING TO BE CONFINED TO THE BUILDING FACE AND PARKING AREAS SO AS NOT TO CAST A GLARE ONTO THE STREET OR ADJACENT PROPERTIES.

SEDIMENT AND EROSION CONTROL:

- PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION. PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (OR EQUAL).
- SEDIMENT AND EROSION CONTROL MEASURES TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.

DRAINAGE NOTES:

- ALL FINISHED GRADES TO DIRECT OVERLAND WATER FLOW AWAY FROM ALL STRUCTURES LOCATED ON-SITE.
- PROVIDE SPLASH PADS (OR EQUAL) FOR ALL EAVES TROUGH DOWN SPOUTS THAT DISCHARGE AT GRADE.

WATER SERVICE:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
- THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS TO OBTAIN ALL UTILITY LOCATES. NOT ALL EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY MAY BE SHOWN.
- ALL WORKS ON THE MUNICIPAL RIGHT-OF-WAY TO BE APPROVED BY THE MUNICIPALITY AND LOCAL ROADS AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ALL BOULEVARD AREAS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 (LATEST EDITION) FOR ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY. CONTRACTOR TO SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICIPALITY/ENGINEER FOR REVIEW PRIOR TO COMMENCING WITH CONSTRUCTION.
- WATER SERVICE CONNECTION SHALL BE CROSS-LINKED POLYETHYLENE (PEX) POTABLE WATER SERVICE TUBING IN ACCORDANCE WITH AWWA C904, ASTM F876-05, ASTM F877-05, CSA-B137.5 AND NSF 61 WITH 12 GAUGE TRACER WIRE.
- PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030, 802.031, OR 802.032. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. COVER MATERIAL TO BE GRANULAR "A" PLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY.
- SERVICE SADDLE FOR PIPE DIAMETERS LESS THAN 100mm SHALL BE ROBAR 2600 SERIES SERVICE SADDLE WITH T-304 STAINLESS STEEL BOLTS (OR EQUAL). SINGLE LENGTH PIPE FROM MAIN TO CURB STOP AT PROPERTY LINE.
- MAIN STOPS, CURB STOPS AND COUPLINGS SHALL BE AWWA C-800 COPPER TO COPPER FLANGED OR COMPRESSION CONNECTION OR APPROVED EQUIVALENT.
- INSULATE WATERMAINS AND SERVICES AS PER OPSD 1109.030 WHERE 1.7m COVER CANNOT BE ACHIEVED.
- WATER SERVICE TO BE SEPARATED FROM SANITARY/STORM SEWER BY 2.44m (min.). CROSSINGS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE M.O.E. "DESIGN GUIDELINES FOR DRINKING WATER SYSTEMS".
- ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (2012), (PART 7 - PLUMBING), THE PROVINCIAL STANDARD SPECIFICATIONS (OPSD), AND LOCAL REGULATIONS.

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2. EXISTING SITE FEATURES AND TOPOGRAPHY FROM TOPOGRAPHICAL SURVEY COMPLETED BY MR ENGINEERING AND DESIGN LTD., DATED MARCH 13, 2025.

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4. THIS IS NOT A LEGAL SURVEY.

0m

5m

10m

20m

SCALE: 1:250

NOTES:

c/w

FDN

e/w

EX.

H

max.

min.

OBC

o/c

P.T.

r/w

t/o

TYP.

V

W

WWW

COMPLETE WITH FOUNDATION

EACH WAY

EXISTING

HIGH/HORIZONTAL

MAXIMUM

MINIMUM

ONTARIO BUILDING CODE

ON CENTER

PRESSURE TREATED

REINFORCED WITH

TOP OF

TYPICAL

VERTICAL

WIDE

WELDED WIRE MESH

NORTH

DESIGN	TM	No.	REVISION DESCRIPTION	MM/DD/YY	CH'KD
DRAWN	TM	1.	ISSUED FOR APPROVAL	03/17/25	MR
CHECKED	MR	2.	LEACHING BED LOCATION	03/27/25	MR
APPROVED	MR	3.	MUNICIPAL COMMENT	04/28/25	MR
DATE	JUNE 2025	4.	ARMOUR STONE RETAINING WALL DETAIL	05/01/25	MR
		5.	ISSUED FOR BUILDING PERMIT	06/05/25	MR

CONSULTANT

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Email: admin@mrengdesign.com

CONTRACTOR

CREIGHTON RESIDENCE

30458 SYLVAN ROAD
ARKONA, ON
N0M 1B0

LOT GRADING PLAN

PROJECT No.

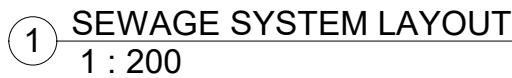
MR25-077

SHEET No.

SP-1

SCALE

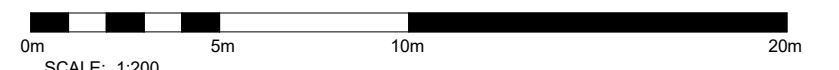
As indicated



- | | | |
|----|--|-----------------------|
| 1. | <u>TREATMENT UNIT / HOLDING TANK</u> | |
| | OBJECT | MIN. CLEARANCE |
| | STRUCTURE | 1.5 m |
| | WELL | 15 m |
| | LAKE / POND / RESERVOIR | 15 m |
| | RIVER / SPRING / STREAM | 15 m |
| | PROPERTY LINE | 3 m |
| 2. | <u>DISTRIBUTION PIPING AND LEACHING CHAMBERS</u> | |
| | OBJECT | MIN. CLEARANCE |
| | STRUCTURE | 5 m |
| | WELL (WATERTIGHT CASING) | 15 m |
| | WELL (ANY OTHER) | 30 m |
| | LAKE / POND / RESERVOIR | 15 m |
| | RIVER / SPRING / STREAM | 15 m |
| | PROPERTY LINE | 3 m |

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