



SITE PLAN OF
PART OF
LOT 14, BLOCK L
 (GEOGRAPHIC TOWNSHIP OF KOMOKA)
 IN THE
MUNICIPALITY OF
MIDDLESEX CENTRE
 COUNTY OF MIDDLESEX

SITE DATA

- GROSS SITE AREA: 1,183.80 m² (0.12 ha)
- BUILDING AREA: 285.22 m²
- ASPHALT AREA: 310.32 m²

ITEM	A	REQUIREMENTS	PROPOSED
4. ZONES	URS	URS	URS
5. PERMITTED USES	SEE NOTE 1	SEE NOTE 1	APARTMENT
6. LOT AREA (MINIMUM)	1,500 m ²	1,500 m ²	1,183.80 m ²
7. LOT FRONTAGE (MINIMUM)	30.0 m	30.0 m	24.013 m
8. LOT DEPTH (MINIMUM)	35.0 m	35.0 m	36.74 m
9. FRONT YARD SETBACK (MINIMUM)	6.0 m	6.0 m	4.17 m
10. SIDE YARD SETBACK (MINIMUM)	10.0 m	10.0 m	2.99 m
11. REAR YARD SETBACK (MINIMUM)	8.0 m	8.0 m	5.71 m
12. FLOOR AREA (MINIMUM)	65m ² PER 2 BEDROOM UNIT	65m ² PER 2 BEDROOM UNIT	95.07 m ²
13. BUILDING HEIGHT (MAXIMUM)	20.0 m	20.0 m	-
14. MINIMUM DENSITY	30 UNITS PER HA	30 UNITS PER HA	25 UNITS PER HA
15. MINIMUM OUTDOOR AMENITY AREA	45m ² PER UNIT X3 = 135m ²	48m ² + 115m ² = 163m ²	24.10 %
16. MAXIMUM LOT COVERAGE	35%	35%	24.10 %
17. PARKING SPACES	1.5 PER UNIT	1.5 PER UNIT	6

NOTE 1 - THE FOLLOWING ARE PERMITTED USES IN THE R3 ZONE:
 A) APARTMENT; B) MULTIPLE UNIT; C) STREET TOWNHOUSE; D) TOWNHOUSE

LEGEND

- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING STORM SEWER AND MANHOLE
- EXISTING CATCHBASIN
- EXISTING WATERMAIN
- EXISTING FIRE HYDRANT AND VALVE
- PROPOSED SERVICE WITH VALVE AND METER PIT
- PROPOSED SANITARY PDC
- EXISTING TREE
- PROPOSED LANDSCAPED AREA
- PROPOSED FINISHED GROUND ELEVATION

SITE BENCHMARK:

- T.B.M. 01 TOP OF FOUNDATION @ MUN #122 Elevation=243.35m
- T.B.M. 02 TOP OF FOUNDATION @ NORTH EAST CORNER OF MUN # 108 Elevation=243.15m

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 CITY BY-LAWS.

GENERAL NOTES:

- ALL WORK ON PUBLIC PROPERTY SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY OF MIDDLESEX CENTRE, INFRASTRUCTURE DESIGN STANDARDS, 2018. ALL WORK ON PRIVATE PROPERTY SHALL MEET THE MINIMUM REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY MEASURES TO CONTROL SILT ENTERING THE STORM DRAINAGE SYSTEM TO THE SPECIFICATIONS OUTLINED IN THE GUIDELINE ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES PREPARED BY THE MINISTRY OF NATURAL RESOURCES. THESE MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCING ANY CONSTRUCTION FOR THIS PROJECT, AND ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED TO THE SPECIFICATIONS OF THE MUNICIPALITY OF MIDDLESEX CENTRE.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE MUNICIPALITY AND THE CONTRACT ADMINISTRATOR.
- ALL ORGANIC, UNSTABLE OR UNSUITABLE MATERIALS BENEATH THE ROAD ALLOWANCES MUST BE REMOVED AND THESE AREAS BACKFILLED WITH AN APPROVED FILL MATERIAL, ALL TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.
- CONCRETE TO BE 30 MPA AT 28 DAYS UNLESS OTHERWISE NOTED.
- WATER SERVICE TO BE LAID WITH +/- 150mm LATERAL TOLERANCE AT A DEPTH OF 1700mm TO 1900mm. 150mm MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN SERVICES AT CROSSINGS.
- 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.
- AREAS SHOWN FOR RESTORATION ARE APPROXIMATE ONLY AND WILL DEPEND ON THE EXISTING CONDITION AND ACTUAL LOCATION OF THE SERVICES.

LOT GRADING NOTES:

- EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
- BASEMENT OPENINGS TO BE MINIMUM 300mm ABOVE CENTRELINE OF ROAD UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- GROUND ELEVATIONS AT HOUSES ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE ON SITE EXFILTRATION TRENCH.
- ALL SLOPES ARE A MAXIMUM 3:1

NOTE:
 ADD 200 METRES TO OBTAIN GEODETIC DESIGN ELEVATIONS

ROAD STRUCTURE MINIMUM DEPTHS:
 40mm HL3 ASPHALT
 50mm HL8 ASPHALT
 150mm GRANULAR A
 300mm GRANULAR B
 GRANULARS COMPACTED TO 100% S.P.M.D.D. MATCH EXISTING ROAD STRUCTURE IF DEEPER

BACKFILL TRENCHES WITHIN ROAD ALLOWANCE WITH IMPORTED GRANULAR 'C', OR SUITABLE NATIVE MATERIAL, UP TO ROAD SUBGRADE. COMPACT TO 98% OF S.P.M.D.D. (MIN.)

REGISTERED BLOCK OF UR1-4 ZONE OF MIDDLESEX MUNICIPALITY

DELAWARE STREET NORTH
 (ESTABLISHED BY R.P. 76)

ST. LAWRENCE AVENUE

SERVICING/GRADING PLAN
 SCALE: 1:200

SITE PLAN
 SCALE: 1:200

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	DATE	BY	CONSULTANT OR DIVISION
DESIGN	DTW					
DRAWN	CM, ADV					
CHECKED	DTW					
APPROVED	SPB					
DATE	DECEMBER, 2021					

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RICHARD THYSSEN

SCALE: SCALE AS NOTED

TITLE: 108 ST. CLAIR AVENUE, KOMOKA, ON.

PROJECT No: 1000-231

SHEET No: 01

PLAN FILE No: