

ZONING DATA CHART

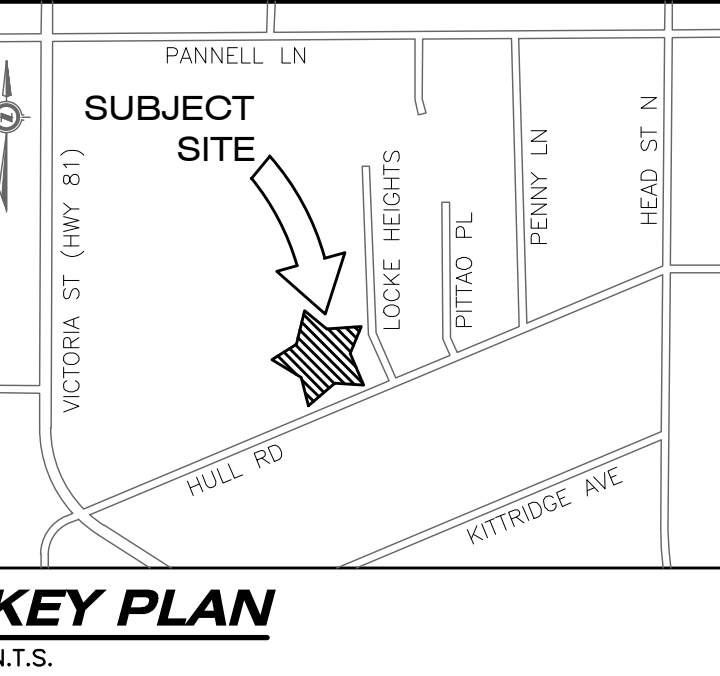
ITEM	R3 ZONE	REQUIRED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON THIS SHEET	TOWNHOUSE
2	LOT AREA (m ² PER UNIT MIN)	210.0	492.0
3	LOT FRONTAGE (m MIN PER UNIT)	6.0	0.7, 8.6 UNIT WIDTH
4	FRONT YARD AND EXTERIOR SIDE YARD WIDTH (m MIN)	4.5	6.0
5	SIDE YARD WIDTH (m MIN)	2.0	2.5
6	REAR YARD DEPTH (m MIN)	9.0	12.7
7	LANDSCAPED OPEN SPACE (%) MINIMUM	30.0	46.6
8	LOT COVERAGE (%) MAX	45.0	31.6
9	HEIGHT MAXIMUM (m)	15	1 STOREY
10	PARKING COVERAGE (% OF LOT MAX)	25.0	21.8
11	OUTDOOR COMMON AMENITY AREA (m ² PER UNIT) MIN	20.0	38.1

PARKING DATA CHART

REQUIREMENT	PROPOSED
MINIMUM REQUIRED OFF-STREET PARKING REGULATION: DWELLING TOWNHOUSE	3 SPACES (1 GARAGE, 2 DRIVEWAY) 78 SPACES PROPOSED
VISITOR PARKING	4 SPACES PROPOSED
TOTAL PARKING PROPOSED: 82 SPACES PROPOSED	

LEGEND:

- XX-X PROPOSED SIGN, TYPE OF SIGN
- PROPOSED BARRIER FREE ROUTE
- PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m C RADIUS)
- PROPOSED SNOW STORAGE
- PROPOSED RAMP (SEE DETAIL ON SP2)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
- BUILDING ENTRANCE
- OVERHEAD DOOR
- DRIVETHRU WINDOW
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF SUBJECT PROPERTY
- DECIDUOUS/CONIFEROUS TREE
- BH 3 BOREHOLE LOCATIONS, SEE GEOTECHNICAL INVESTIGATION



LEGAL INFORMATION

PART OF
LOT 22 CONCESSION 4
IN THE
MUNICIPALITY OF
STRATHROY-CARADOC
COUNTY OF MIDDLESEX

PART OF
PLAN M28 LOT 18
IN THE
MUNICIPALITY OF
STRATHROY-CARADOC
COUNTY OF MIDDLESEX

SITE BENCHMARK:

MONUMENT TYPE: BM No. 0011979U255

LOCATION: DEEP BENCH MARK IN MANHOLE IN GRD OF ST RIGHT-OF-WAY ON E SIDE OF MCNAB AVENUE, 71.2m S OF C/L OF COUNTY RD #39 AND 18.0m E OF C/L OF MCNAB AVENUE. FROM JCT OF HWY #402 AND MIDDLESEX RD #39 TAKE EXIT S TO STRATHROY FOR 3.8km TO MCNAB ST. AND ORANGE C/L WITNESS SIGN WAS SET 14.18m AWAY AT A MAG BRG OF 99 DEG TO THE STA. ON POWER POLE.

GEODETIC ELEVATION: 226.695m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

- ### REFERENCE DOCUMENTS:
- PREVIOUS SITE PLAN BY LDS, PROJECT No. LD-00209, DATED JULY 2023
 - LDS SITE PLAN DRIP LINE SURVEY, PROJECT No. LD-00209, DATED JULY 2023
 - LOT GRADING PLAN BY COLE SHERMAN ENGINEER AND PLANNERS, DWG No. CS-9780-G2, DATED AUGUST 1980
 - GENERAL PLAN SHOWING ALL SERVICES BY COLE SHERMAN ENGINEERS AND PLANNERS, DWG FILE No. CS-9780-G1, DATED AUGUST 1980
 - LAND SURVEY BY SOUTH WESTERN SURVEYING LTD., PROJECT: 20-003, DATED FEBRUARY 14, 2020
 - ENVIRONMENTAL DEVELOPMENT ASSESSMENT BY NATURAL RESOURCE SOLUTIONS INC., PROJECT #2336, DATED JANUARY 22, 2024

WASTE REMOVAL

GARBAGE TO BE STORED INTERNALLY IN PRIVATE CONTAINERS TO BE PICKED UP BY MUNICIPAL GARBAGE COLLECTION.

BUILDING CLASS.

RESIDENTIAL - GROUP C OCCUPANCY, PART 9 OF THE ONTARIO BUILDING CODE.

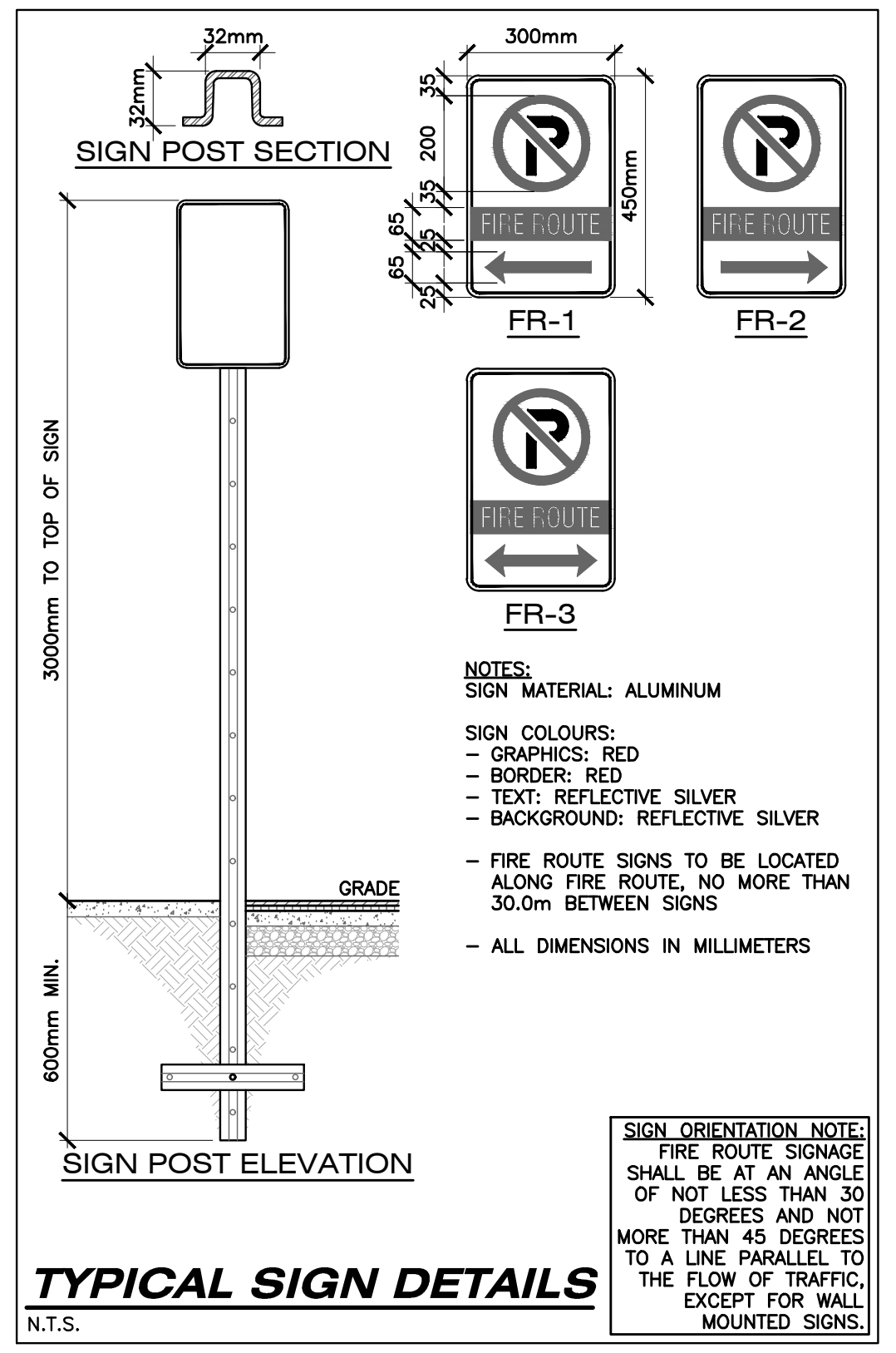
CANADA POST

THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS LOCATED BY CANADA POST.

PERMITTED USES

R3 ZONE:

- DWELLING, APARTMENT
- DWELLING, MULTIPLE-UNIT
- DWELLING, TOWNHOUSE
- GROUPED HOUSING
- LONG TERM CARE FACILITY



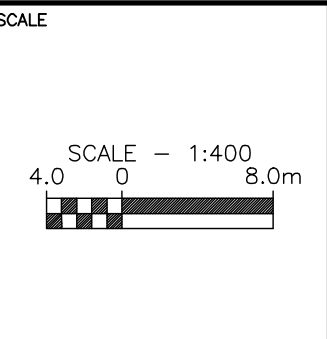
AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	AB	1	FOR CLIENT REVIEW/APPROVAL	05/05/25	AB	
DRAWN	AB	2	FOR OPA/ZBA RESUBMISSION	23/05/25	AB	
CHECKED	RF					
APPROVED	RF					
DATE						
CAD	24-2255					

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca



ENGINEER'S STAMP
CLIENT

GOLD LEAF PROPERTIES
9644 TOWNSEND LINE
KERWOOD, ON
NOM 2B0



TITLE: **SITE PLAN & ZONING CHART**

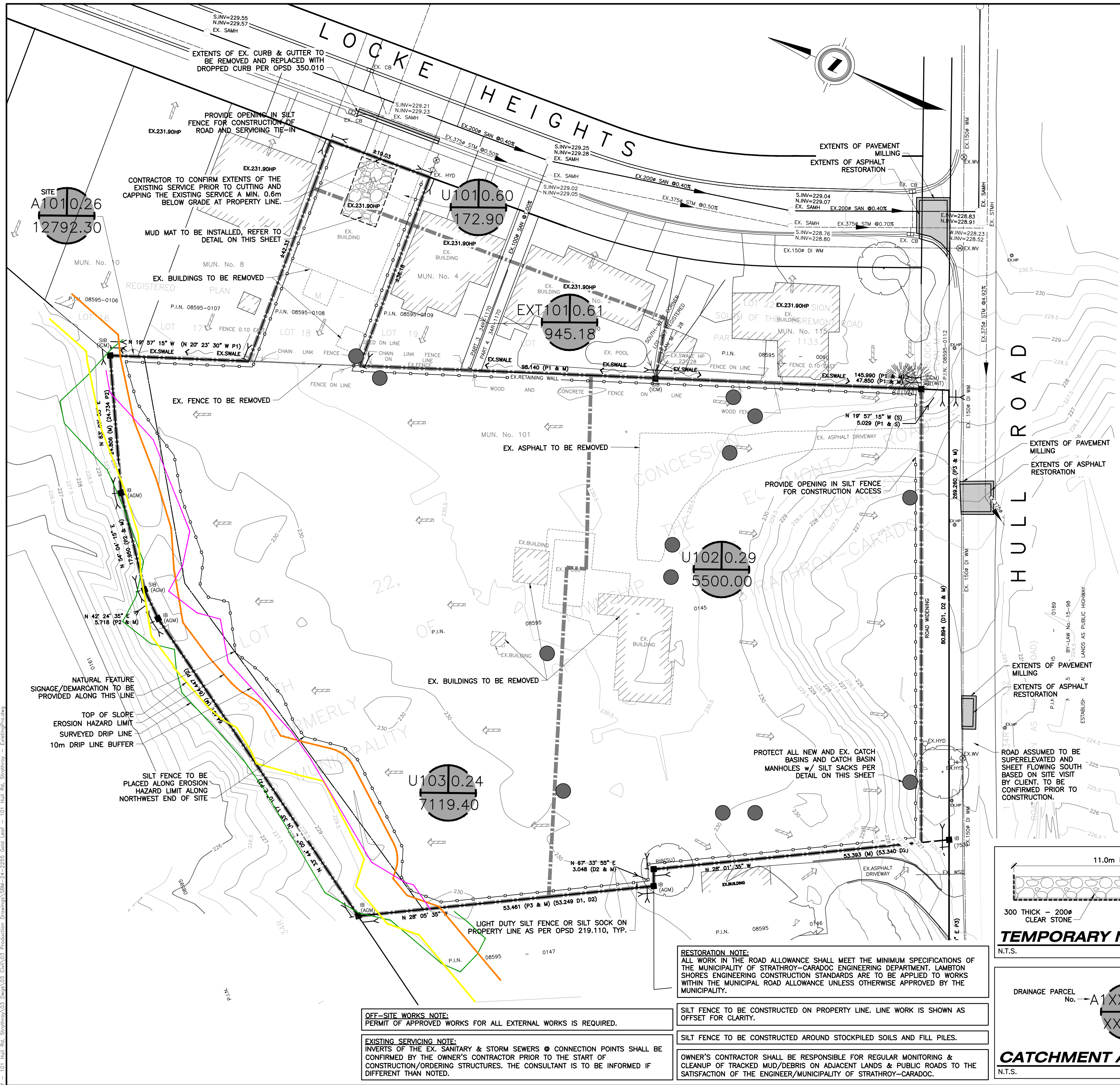
PROPOSED RESIDENTIAL DEVELOPMENT

101 HULL ROAD & 6 LOCKE HEIGHTS
STRATHROY, ON.

PROJECT No. **SBM-24-2255**

SHEET No. **SP1**

PLAN FILE No. _____



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, CATCH BASIN MAINTENANCE HOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFIX 270 R), SILT SACKS, OR APPROVED EQUIVALENT.
8. PROTECT ALL CATCH BASINS, CATCH BASIN MAINTENANCE HOLES, AND PIPE ENDS WITHIN LANDSCAPE AREAS FROM SEDIMENT INTRUSION WITH STRAW BALE SEDIMENT FILTERS PER DETAIL ON THIS SHEET.
9. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
10. PREVENT WIND-BLOWN DUST.
11. 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.
12. STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF.
13. OBTAIN APPROVAL FROM THE ST. CLAIR REGION CONSERVATION AUTHORITY (SORCA) PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
14. 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.
15. 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.
16. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY OR FOLLOWING SIGNIFICANT RAINFALL EVENTS.
17. ON-SITE SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE REVIEWED AND MODIFIED TO MEET THE CHANGING SITE.
18. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REPAIRED WITHOUT DELAY BY THE OWNER'S CONTRACTOR AS INSTRUCTED BY THE CONTRACT ADMINISTRATOR/ENGINEER AT NO EXPENSE TO THE OWNER.
19. MUD MATS (OR EXISTING HARD SURFACE) TO BE PROVIDED ON-SITE AT CONSTRUCTION ENTRANCE LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. MUD MAT SHALL BE A MINIMUM OF 6.7m WIDE, 11.0m LONG (LENGTH MAY VARY DEPENDING ON SITE LAYOUT) AND 0.3m DEEP AND SHALL CONSIST OF 200mm WASHED STONE MATERIAL OR APPROVED EQUIVALENT. CONTRACTOR TO ENSURE ALL VEHICLES LEAVE THE SITE VIA THE MUD MAT AND THAT IT IS MAINTAINED IN A MANNER TO MAXIMIZE ITS EFFECTIVENESS AT ALL TIMES.

SITE PREPARATION NOTE:
THIS PLAN HAS BEEN PREPARED TO IDENTIFY REMOVALS, EROSION & SEDIMENT CONTROL MEASURES AND TEMPORARY CONSTRUCTION WORKS FOR THE BENEFIT OF THE OWNER'S CONTRACTOR IN ADVANCE OF SERVICING WORKS. IT IS NOT INTENDED TO IDENTIFY PERMANENT GRADING PATTERNS.

STORM DRAINAGE NOTE:
STORM DRAINAGE MAY TEMPORARILY NEED TO BE CONTROLLED AND PUMPED FROM STORM SEWER SYSTEM. ANY SUCH TEMPORARY MEASURES SHALL BE CONDUCTED AT NO EXTRA COST TO THE CONTRACT AND BE BASED UPON THE OWNER'S CONTRACTOR'S WATER CONTROL PLANS WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER PRIOR TO CONSTRUCTION.

UTILITIES NOTE:
FOR CLARITY, NOT ALL EXISTING UTILITIES MAY BE SHOWN. THE OWNER'S CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY LOCATES PRIOR TO CONSTRUCTION.

SEDIMENT AND EROSION CONTROL MEASURES MAY ONLY BE REMOVED UPON STABILIZATION OF CONTRIBUTING CATCHMENT AREA AND SUBJECT TO APPROVAL OF ENGINEER/MUNICIPALITY OF STRATHROY-CARADOC.

UNLESS OTHERWISE NOTED ON THE PLANS, GEOTEXTILE SHALL BE NON-WOVEN TO MEET CLASS 2-OPSS:MUNI 1860.07.02 (I.E. TERRAFIX 270R, OR APPROVED EQUAL) WITH 300mm MIN. OVERLAPS.

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 AND BOOK 18 FOR ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY. THE OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICIPALITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

SILT SACKS (OR APPROVED EQUAL) SHALL BE INSTALLED AND MAINTAINED IN EXISTING CB'S AND PROPOSED CB'S AND CBM'S FOR DURATION OF PROJECT UNTIL SURFACES ARE PAVED AND BOULEVARDS ARE SODDED.

OWNER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID MIXING TOPSOIL WITH SUBSOIL, WHERE REQUIRED FOR REUSE ON-SITE.

TOPSOIL STOCKPILE SIZES/LOCATIONS TO BE DETERMINED IN THE FIELD. SILT FENCE SHALL BE CONSTRUCTED AT TOE OF DOWNGRADE EDGES OF TOPSOIL STOCKPILE.

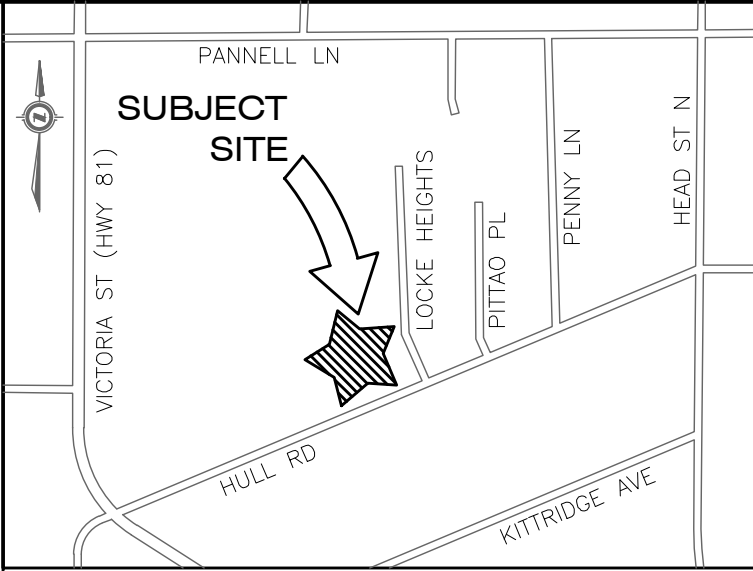
ALL NATIVE FILL PLACED SHALL MEET THE REQUIREMENTS FOR ENGINEERED FILL, COMPACTED TO 100% SPMD OR AS OUTLINED IN THE GEOTECHNICAL REPORT.

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE MUNICIPALITY.

DISPOSAL NOTE:
ALL ITEMS NOTED AS "TO BE REMOVED" SHALL BE DISCARDED OFF-SITE AT AN APPROVED FACILITY.

OWNER'S CONTRACTOR TO CLEAR AND GRUB SITE PRIOR TO CONSTRUCTION AND DISPOSE OF ALL DEBRIS AND EXCESS FILL/TOPSOIL OFF-SITE AT AN APPROVED FACILITY.

THE OWNER'S CONTRACTOR IS TO MANAGE ALL EXCESS SOIL AS PER O.REG 406/19 "ON-SITE AND EXCESS SOIL MANAGEMENT"



KEY PLAN
N.T.S.

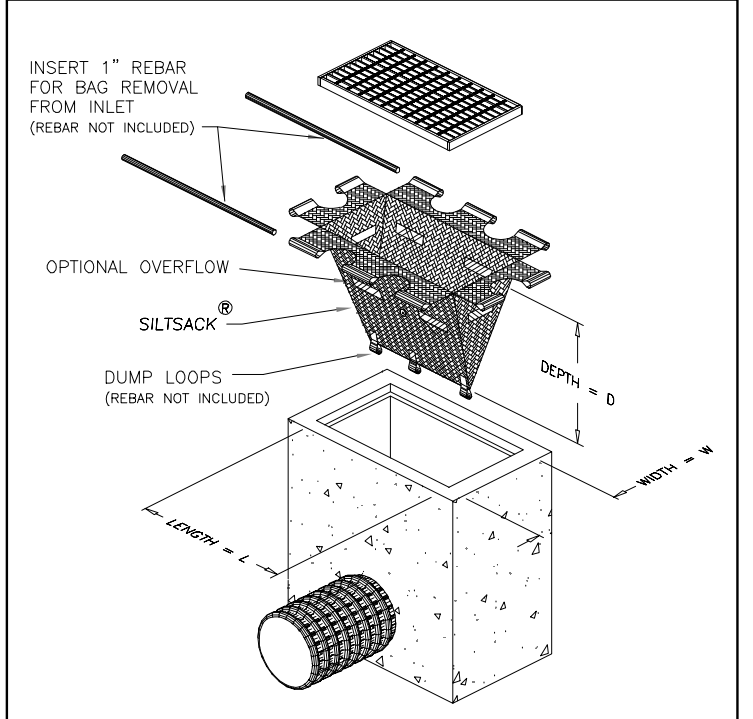
LEGAL INFORMATION

PART OF
LOT 22 CONCESSION 4
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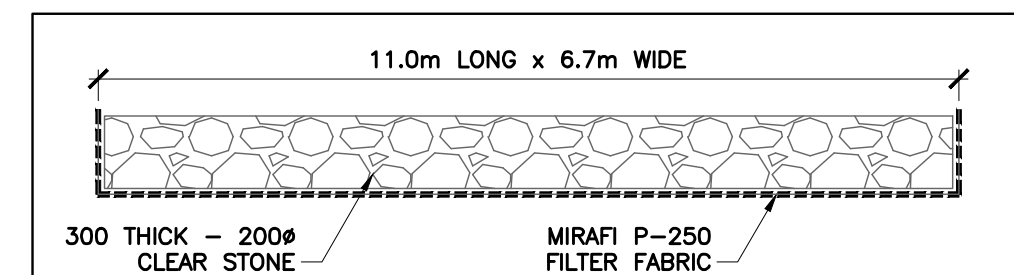
PART OF
PLAN M28 LOT 18
IN THE
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SITE BENCHMARK:

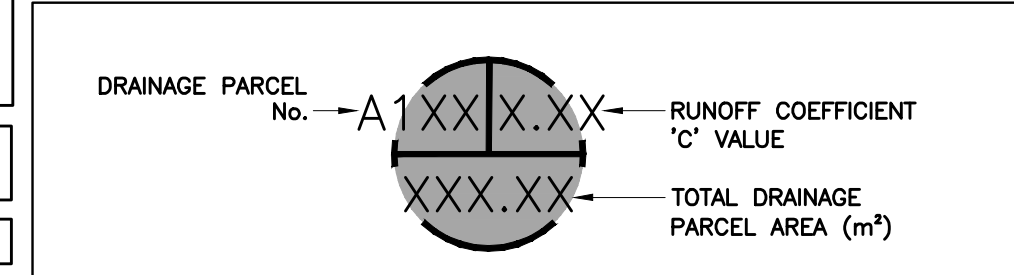
MONUMENT TYPE: BM No. 0011979255
LOCATION: DEEP BENCH MARK IN MANHOLE IN GRD. OF ST. RIGHT-OF-WAY ON E SIDE OF MCNAB AVENUE, 71.2m S OF C/L OF COUNTY RD #39 AND 18.0m E OF C/L OF MCNAB AVENUE. FROM JCT OF HWY #402 AND MIDDLESEX RD #39 TAKE EXIT S TO STRATHROY FOR 3.8KM TO MCNAB ST. AND ORANGE C/L. WITNESS SIGN WAS SET 14.18m AWAY AT A MAG BRG OF 99 DEG TO THE STA. ON POWER POLE.
GEODETIC ELEVATION: 226.695m (CGVD28:78)
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



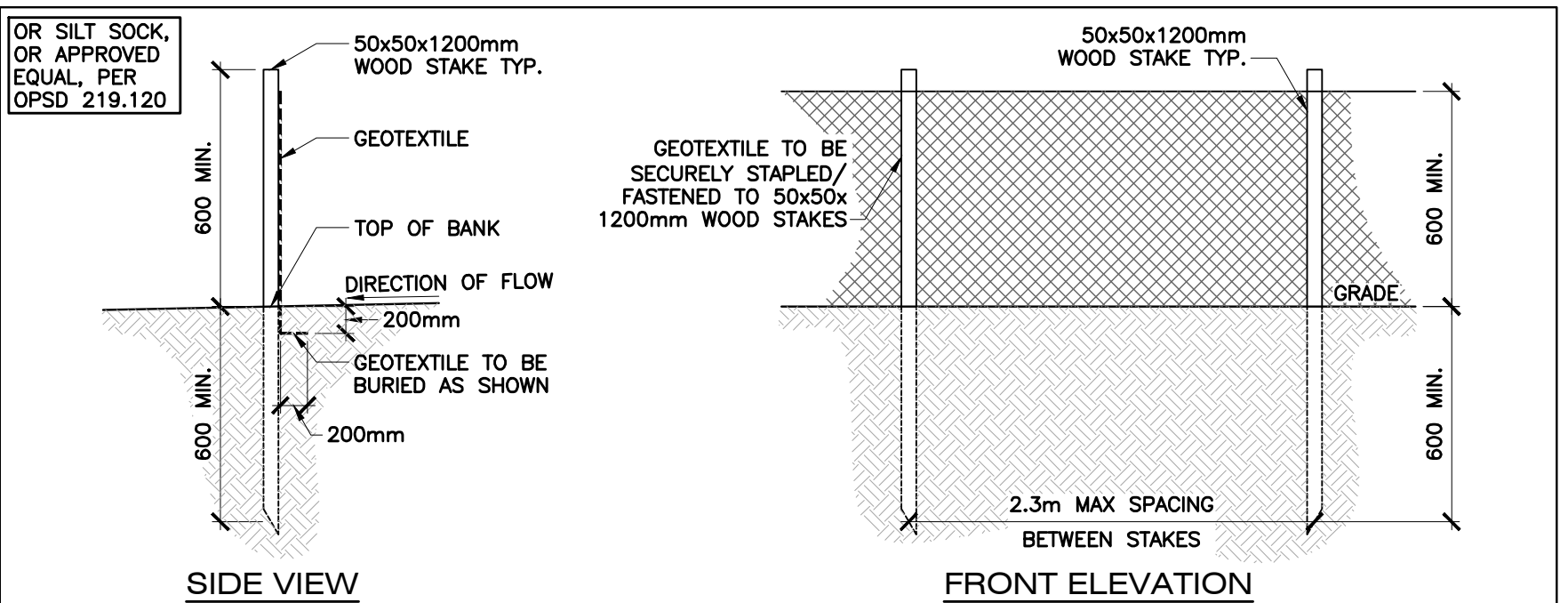
SILT SACK DETAIL
N.T.S.



TEMPORARY MUD MAT DETAIL
N.T.S.



CATCHMENT AREA MARKER
N.T.S.



SILT FENCE DETAIL
N.T.S.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY OF STRATHROY-CARADOC ENGINEERING DEPARTMENT. LAMTON SHORES ENGINEERING CONSTRUCTION STANDARDS ARE TO BE APPLIED TO WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY.

SILT FENCE TO BE CONSTRUCTED ON PROPERTY LINE. LINE WORK IS SHOWN AS OFFSET FOR CLARITY.

SILT FENCE TO BE CONSTRUCTED AROUND STOCKPILED SOILS AND FILL PILES.

OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR REGULAR MONITORING & CLEANUP OF TRACKED MUD/DEBRIS ON ADJACENT LANDS & PUBLIC ROADS TO THE SATISFACTION OF THE ENGINEER/MUNICIPALITY OF STRATHROY-CARADOC.

OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

EXISTING SERVICING NOTE:
INVERTS OF THE EX. SANITARY & STORM SEWERS @ CONNECTION POINTS SHALL BE CONFIRMED BY THE OWNER'S CONTRACTOR PRIOR TO THE START OF CONSTRUCTION/ORDERING STRUCTURES. THE CONSULTANT IS TO BE INFORMED IF DIFFERENT THAN NOTED.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	AB	1	FOR CLIENT REVIEW/APPROVAL	05/05/25	AB	
DRAWN	AB	2	FOR OPA/ZBA RESUBMISSION	23/05/25	AB	
CHECKED	RF					
APPROVED	RF					
DATE				23/05/2025		
CAD				24-2255		

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

R.S. FROUWS
100203453
2025.05.23
PROVINCE OF ONTARIO

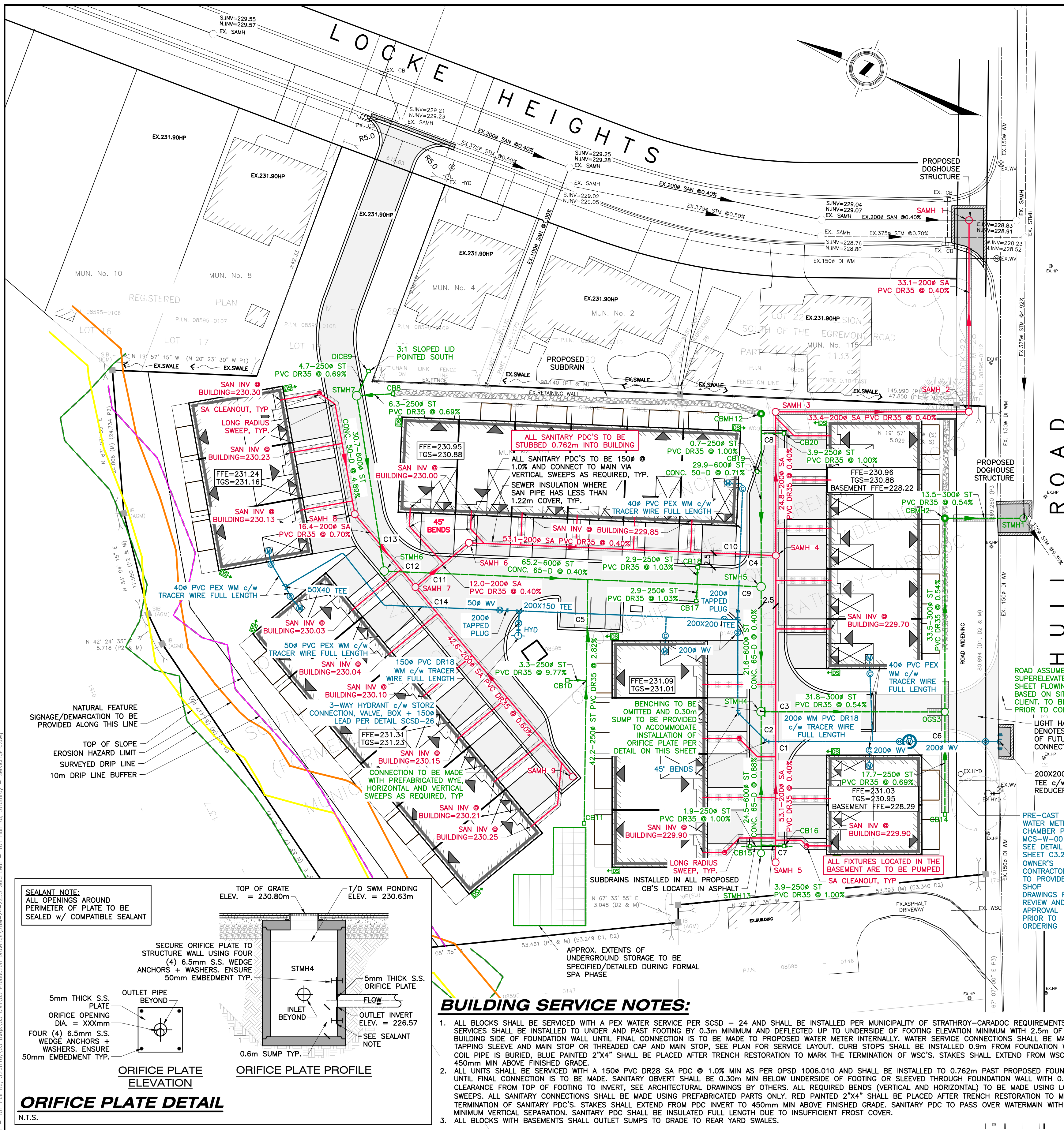
ENGINEER'S STAMP

GOLD LEAF PROPERTIES
9644 TOWNSEND LINE
KERWOOD, ON
NOM 2B0

SCALE
SCALE - 1:400
4.0 8.0m

TITLE
EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN
PROPOSED RESIDENTIAL DEVELOPMENT
101 HULL ROAD & 6 LOCKE HEIGHTS
STRATHROY, ON.

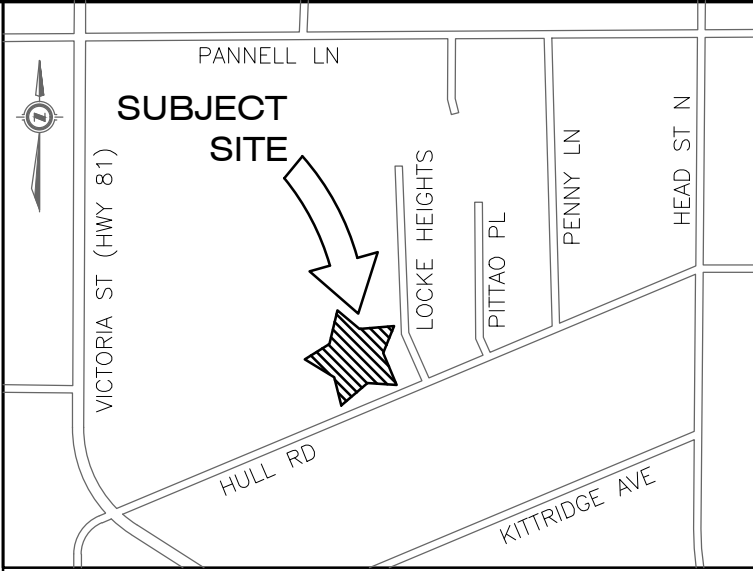
PROJECT No.
SBM-24-2255
SHEET No.
C2
PLAN FILE No.



PIPE CROSSINGS & VERTICAL CLEARANCES

CROSSING No.	SEWER/WATERMAIN	ELEVATIONS (*NOT ADJUSTED VALUE)	VERTICAL CLEARANCES (NOT ADJUSTED)	VERTICAL CLEARANCES (ADJUSTED)	*VERTICAL OFFSET
CR1	200mm SAN INV.	229.63	200mm WM OVB.	229.01	0.62
CR2	200mm WM INV.	228.88	600mm STM OVB.	227.27	1.61
CR3	200mm SAN INV.	229.59	300mm STM OVB.	226.86	2.73
CR4	200mm SAN INV.	229.56	600mm STM OVB.	227.38	2.18
CR5	200mm WM INV.	228.67	250mm STM OVB.	225.97 (226.01)	0.25
CR6	250mm STM INV.	226.47	200mm WM OVB.	225.97 (226.01)	0.46
CR7	200mm SAN INV.	229.70	250mm STM OVB.	229.42	0.28
CR8	200mm SAN INV.	229.40	250mm STM OVB.	229.22	0.18
CR9	40mm WM INV.	228.82	600mm STM OVB.	227.40	1.42
CR10	200mm SAN INV.	229.57	40mm WM OVB.	228.85	0.72
CR11	200mm SAN INV.	229.83	600mm STM OVB.	227.62	2.22
CR12	200mm SAN INV.	229.89	600mm STM OVB.	227.64	2.25
CR13	200mm SAN INV.	229.94	600mm STM OVB.	227.93	2.01
CR14	200mm SAN INV.	229.90	40mm WM OVB.	229.11	0.79

*SEE MECHANICAL OFFSET DETAIL ON SHEET C3.2



LEGAL INFORMATION

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COUNTY OF MIDDLESEX

PART OF
PLAN M28 LOT 18
IN THE
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SITE BENCHMARK:

MONUMENT TYPE: BM No. 0011979U255

LOCATION: DEEP BENCH MARK IN MANHOLE IN GRD OF ST RIGHT-OF-WAY ON E SIDE OF MCNAB AVENUE, 71.2m S OF C/L OF COUNTY RD #39 AND 18.0m E OF C/L OF MCNAB AVENUE, FROM JCT OF HWY #402 AND MIDDLESEX RD #39 TAKE EXIT 5 TO STRATHROY FOR 3.8KM TO MCNAB ST. AND ORANGE C/L WITNESS SIGN WAS SET 14.18m AWAY AT A MAG BRG OF 99 DEG TO THE STA. ON POWER POLE.

GEODETIC ELEVATION: 226.695m (CGVD28/78)

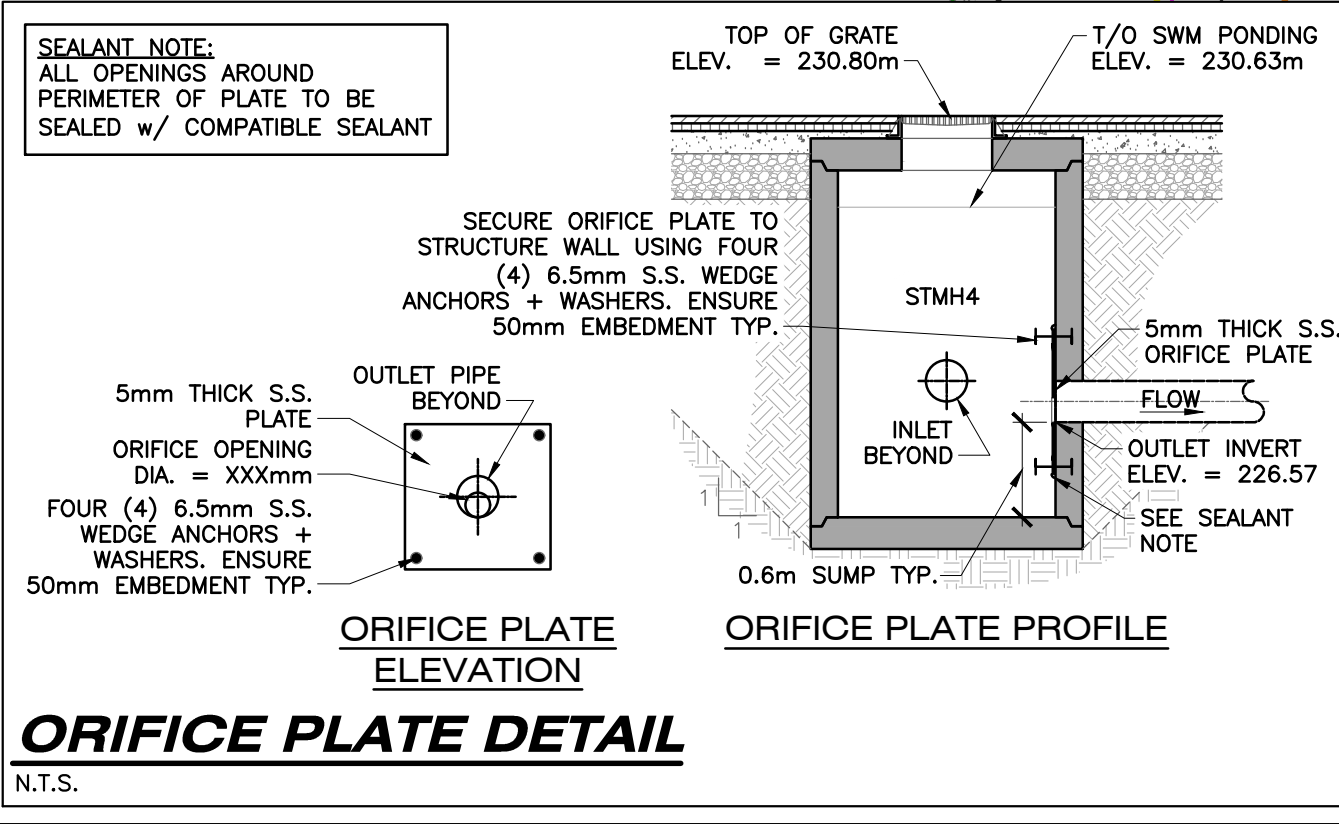
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

STORM SEWER STRUCTURES TABLE

STRUCTURE I.D.	TOP OF LID	INVERTS	DIAMETER	MATERIAL
STMH1 OPSD 401.010 OPSD 701.010	226.97	EX.226.06E 226.09N EX.226.06SW	300#	PVC DR35
CBMH2 (1200#) OPSD 401.020 OPSD 705.010	227.83	226.19W 226.16S	300# 300#	PVC DR35 PVC DR35
OGS3 (1200#) OPSD 401.020 OPSD 701.010	227.29	226.40N 226.43W 226.37E	300# 250# 300#	PVC DR35 PVC DR35 PVC DR35
STMH4 (1500#) OPSD 401.020 OPSD 701.011	230.80	226.63E 226.63W 226.57S	600# 600# 300#	CONC. 65-D CONC. 65-D PVC DR35
STMH5 (1500#) OPSD 401.020 OPSD 701.011	230.62	226.75E 226.78N 226.72W	600# 600# 600#	CONC. 50-D CONC. 65-D CONC. 65-D
STMH6 (1500#) OPSD 401.020 OPSD 701.011	230.73	227.10NE 227.04S	600# 600#	CONC. 50-D CONC. 65-D
STMH7 (1500#) OPSD 401.020 OPSD 701.011	231.02	229.08E 228.95SE 228.60SW	250# 250# 600#	PVC DR35 PVC DR35 CONC. 50-D
CB8 (600X600) OPSD 400.020 OPSD 705.010	230.46	228.99NW	250#	PVC DR35
DICB9 (600X600) OPSD 403.010 OPSD 705.030	230.58	229.11W	250#	PVC DR35
CB10 (600X600) OPSD 400.020 OPSD 705.010	230.29	228.82S	250#	PVC DR35
CB11 (600X600) OPSD 400.020 OPSD 705.010	230.66	229.19E	250#	PVC DR35
CBMH12 (1200#) OPSD 400.020 OPSD 705.010	230.22	226.96W	600#	CONC. 50-D
STMH13 (1200#) OPSD 401.020 OPSD 701.010	230.62	226.84E	600#	CONC. 65-D
CB14 (600X600) OPSD 400.020 OPSD 705.010	227.90	226.55E	250#	PVC DR35
CB15 (600X600) OPSD 400.020 OPSD 705.010	230.65	229.18S	250#	PVC DR35
CB16 (600X600) OPSD 400.020 OPSD 705.010	230.65	229.18N	250#	PVC DR35
CB17 (600X600) OPSD 400.020 OPSD 705.010	230.42	228.95E	250#	PVC DR35
CB18 (600X600) OPSD 400.020 OPSD 705.010	230.42	228.95W	250#	PVC DR35
CB19 (600X600) OPSD 400.020 OPSD 705.010	230.48	229.01SE	250#	PVC DR35
CB20 (600X600) OPSD 400.020 OPSD 705.010	230.45	228.98N	250#	PVC DR35

SAN SEWER STRUCTURES TABLE

STRUCTURE I.D.	TOP OF LID	INVERTS	DIAMETER	MATERIAL
SAMH 1 (1200#) OPSD 401.010 OPSD 701.010	230.47	229.00W	200#	PVC DR35
SAMH 2 (1200#) OPSD 401.010 OPSD 701.010	230.01	229.19N 229.13E	200# 200#	PVC DR35 PVC DR35
SAMH 3 (1200#) OPSD 401.030 OPSD 701.010	230.34	229.38W 229.32S	200# 200#	PVC DR35 PVC DR35
SAMH 4 (1200#) OPSD 401.030 OPSD 701.010	230.58	229.55N 229.50W 229.48E	200# 200# 200#	PVC DR35 PVC DR35 PVC DR35
SAMH 5 (1200#) OPSD 401.020 OPSD 701.010	230.37	229.71E	200#	PVC DR35
SAMH 6 (1200#) OPSD 401.010 OPSD 701.010	230.72	229.80NW 229.76S	200# 200#	PVC DR35 PVC DR35
SAMH 7 (1200#) OPSD 401.010 OPSD 701.010	230.78	229.87NE 229.87SW 229.85SE	200# 200# 200#	PVC DR35 PVC DR35 PVC DR35
SAMH 8 (1200#) OPSD 401.010 OPSD 701.010	230.81	229.985W 230.01NE	200# 150#	PVC DR35 PVC DR28
SAMH 9 (1200#) OPSD 401.010 OPSD 701.010	231.04	230.13NE	200#	PVC DR35



BUILDING SERVICE NOTES:

- ALL BLOCKS SHALL BE SERVICED WITH A PEX WATER SERVICE PER SCSD - 24 AND SHALL BE INSTALLED PER MUNICIPALITY OF STRATHROY-CARADOC REQUIREMENTS. WATER SERVICES SHALL BE INSTALLED TO UNDER AND PAST FOOTING BY 0.5m MINIMUM AND DEFLECTED UP TO UNDERSIDE OF FOOTING ELEVATION MINIMUM WITH 2.5m OF COILED PIPE BUILDING SIDE OF FOUNDATION WALL UNTIL FINAL CONNECTION IS TO BE MADE TO PROPOSED WATER METER INTERNALLY. WATER SERVICE CONNECTIONS SHALL BE MADE USING TAPPING SLAVE AND MAIN STOP OR THREADED CAP AND MAIN STOP. CURB STOPS SHALL BE INSTALLED 0.9m FROM FOUNDATION WALLS. IF COIL PIPE IS BURIED, BLUE PAINTED 2"x4" SHALL BE PLACED AFTER TRENCH RESTORATION TO MARK THE TERMINATION OF WSC'S. STAKES SHALL EXTEND FROM WSC INVERT TO 450mm MIN ABOVE FINISHED GRADE.
- ALL UNITS SHALL BE SERVICED WITH A 150# PVC DR28 SA PDC @ 1.0% MIN AS PER OPSD 1006.010 AND SHALL BE INSTALLED TO 0.762m PAST PROPOSED FOUNDATION WALL UNTIL FINAL CONNECTION IS TO BE MADE. SANITARY OVERT SHALL BE 0.30m MIN BELOW UNDERSIDE OF FOOTING OR SLEEVED THROUGH FOUNDATION WALL WITH 0.05m MINIMUM CLEARANCE FROM TOP OF FOOTING TO INVERT, SEE ARCHITECTURAL DRAWINGS BY OTHERS. ALL REQUIRED BENDS (VERTICAL AND HORIZONTAL) TO BE MADE USING LONG RADIUS SWEEPS. ALL SANITARY CONNECTIONS SHALL BE MADE USING PREFABRICATED PARTS ONLY. RED PAINTED 2"x4" SHALL BE PLACED AFTER TRENCH RESTORATION TO MARK THE TERMINATION OF SANITARY PDC'S. STAKES SHALL EXTEND FROM PDC INVERT TO 450mm MIN ABOVE FINISHED GRADE. SANITARY PDC TO PASS OVER WATERMAIN WITH 0.5m MINIMUM VERTICAL SEPARATION. SANITARY PDC SHALL BE INSULATED FULL LENGTH DUE TO INSUFFICIENT FROST COVER.
- ALL BLOCKS WITH BASEMENTS SHALL OUTLET SUMPS TO GRADE TO REAR YARD SWALES.

REFER TO SERVICING NOTES, BOXED NOTES, AND DETAILS ON SHEET C3.2

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	AB	1	FOR CLIENT REVIEW/APPROVAL	05/05/25	AB	STRIK BALDINELLI MONIZ
DRAWN	AB	2	FOR OPA/OBA RESUBMISSION	23/05/25	AB	
CHECKED	RF					
APPROVED	RF					
DATE						
CAD	24-2255					

STRIK BALDINELLI MONIZ

PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL

1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8

Tel: (519) 471-6667 Fax: (519) 471-0034

Email: sbm@sbmlltd.ca

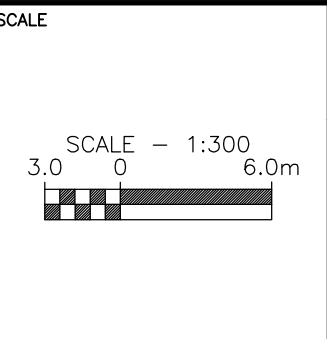


ENGINEER'S STAMP

CLIENT

GOLD LEAF PROPERTIES

9644 TOWNSEND LINE
KERWOOD, ON
NOM 2B0



SCALE

TITLE

SITE SERVICING PLAN

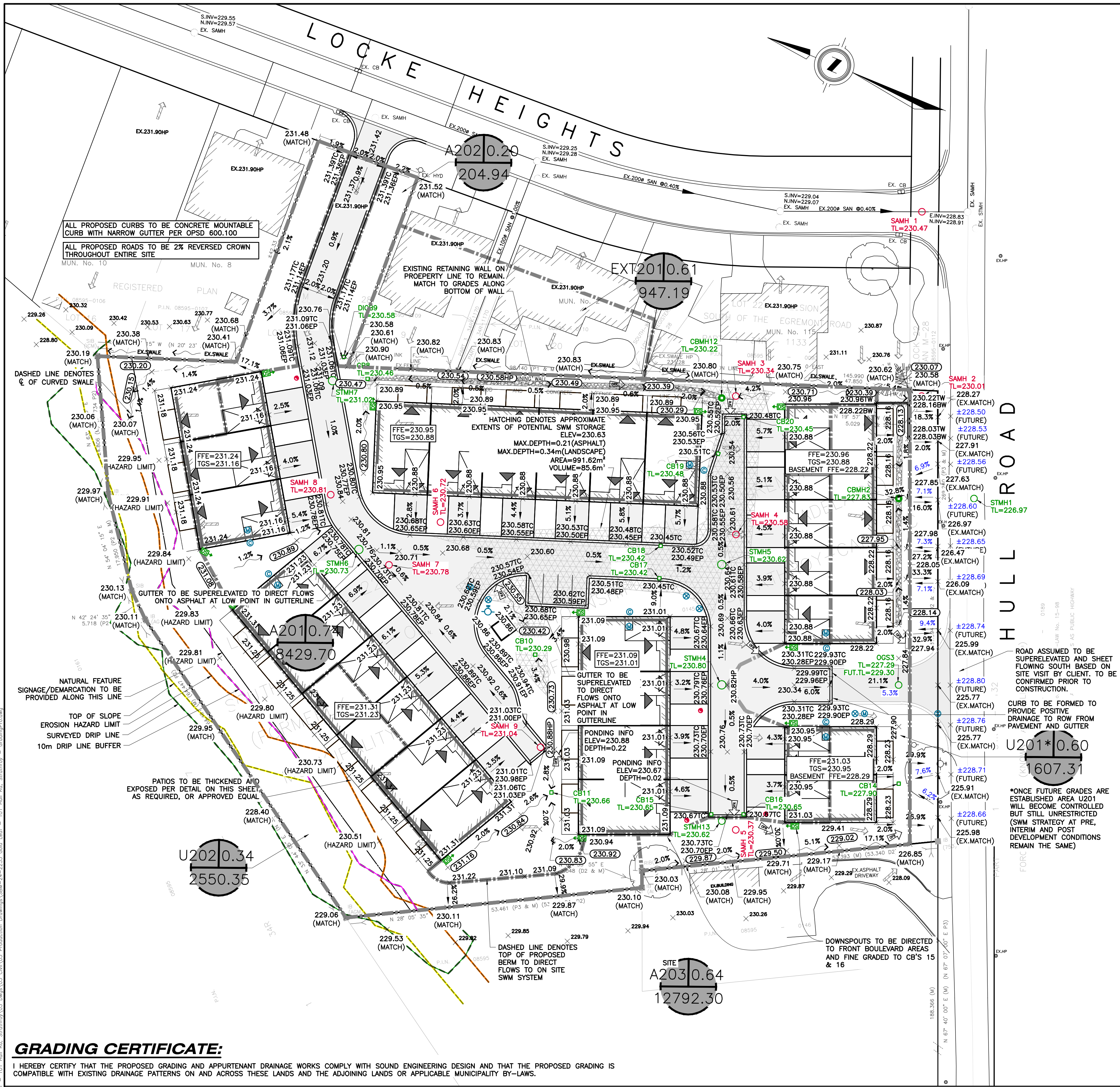
PROPOSED RESIDENTIAL DEVELOPMENT

101 HULL ROAD & 6 LOCKE HEIGHTS
STRATHROY, ON.

PROJECT No.
SBM-24-2255

SHEET No.
C3

PLAN FILE No.



GRADING NOTES:

- EXISTING GRADES AND 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.
- GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM PUMP VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
- A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
- RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- THE MIN. TOP OF FOUNDATION ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

LEGAL INFORMATION

PART OF
LOT 22 CONCESSION 4
IN THE
MUNICIPALITY OF
STRATHROY-CARADOC
COUNTY OF MIDDLESEX

PART OF
PLAN M28 LOT 18
IN THE
MUNICIPALITY OF
STRATHROY-CARADOC
COUNTY OF MIDDLESEX

SITE BENCHMARK:

MONUMENT TYPE: BM No. 0011979255

LOCATION: DEEP BENCH MARK IN MANHOLE IN GRD. OF ST. RIGHT-OF-WAY ON E. SIDE OF MCNAB AVENUE, 71.2m S OF C/L OF COUNTY RD #39 AND 18.0m E OF C/L OF MCNAB AVENUE. FROM JCT OF HWY #402 AND MIDDLESEX RD #39 TAKE EXIT S TO STRATHROY FOR 3.8KM TO MCNAB ST. AND ORANGE CYL. WITNESS SIGN WAS SET 14.18m AWAY AT A MAG BRG OF 99 DEG TO THE STA. ON POWER POLE.

GEODETIC ELEVATION: 226.695m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

THICKENED SIDEWALK DETAIL

N.T.S.

CATCHMENT AREA MARKER

N.T.S.

TYP. SWALE DETAIL

N.T.S.

NOTE: LANDINGS SERVING STAIRS OR RAMPS SHALL HAVE MAXIMUM SLOPE OF 1:50 OR 2% AS PER O.B.C. 3.4.6.8.

NOTE: STAIR RISERS TO HAVE UNIFORM HEIGHT WITHIN 5mm TOLERANCE AS PER O.B.C. 3.4.6.8.

*RETAINING WALL AND GUARD/RAILING (IF REQUIRED): CIVIL DESIGN/DRAWINGS SOLELY SPECIFY GRADING REQUIREMENTS FOR RETAINING WALLS. STRUCTURAL/GEOTECHNICAL DESIGN, CONSTRUCTION SUPERVISION, AND CERTIFICATION BY OTHERS.

TACTILE PLATE NOTE:
CAST IRON TACTILE PLATES POWDER COATED RED ARE REQUIRED IN THE SIDEWALK RAMPS PER AODA LEGISLATION, OPSD 310.033, AND OPSD 310.039.

OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY OF STRATHROY-CARADOC ENGINEERING & PUBLIC WORKS DEPARTMENT. THE MUNICIPALITY OF STRATHROY-CARADOC SERVING STANDARDS ARE TO BE APPLIED TO WORKS WITHIN THE MUNICIPALITY ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY.

FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN APPROVAL FROM ADJACENT LAND OWNER.

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE MUNICIPALITY.

ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE CURRENT OBC DIV. B-3.1.19.1 "ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS" SHALL BE MAINTAINED

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 AND BOOK 18 FOR ALL WORKS WITHIN THE MUNICIPALITY RIGHT-OF-WAY. THE OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICIPALITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5

GRADING CERTIFICATE:

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

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	AB	1	FOR CLIENT REVIEW/APPROVAL	05/05/25	AB	
DRAWN	AB	2	FOR OPA/ZBA RESUBMISSION	23/05/25	AB	
CHECKED	RF					
APPROVED	RF					
DATE				22/05/2025		
CAD				24-2255		

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmtd.ca

ENGINEER'S STAMP
CLIENT

GOLD LEAF PROPERTIES

9644 TOWNSEND LINE
KERWOOD, ON
NOM 2B0

SCALE
SCALE - 1:300
3.0 0 6.0m

TITLE
SITE GRADING PLAN

PROPOSED RESIDENTIAL DEVELOPMENT

101 HULL ROAD & 6 LOCKE HEIGHTS
STRATHROY, ON.

PROJECT No.
SBM-24-2255

SHEET No.
C4

PLAN FILE No.