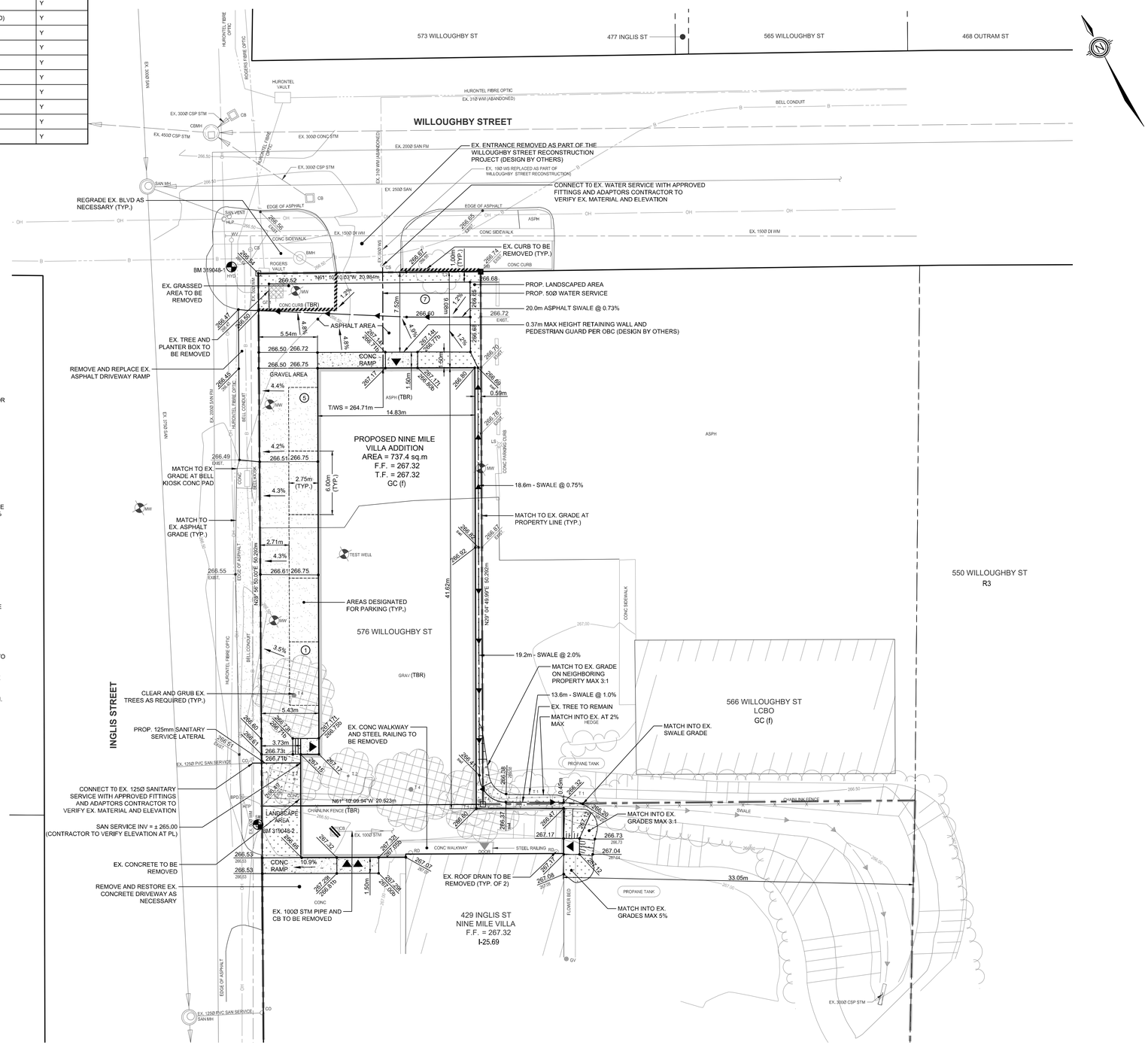
ZONING REGULATION:

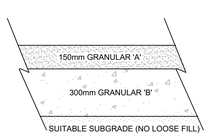
1	REGULATION	REQUIRED	ACTUAL	CONFORMS
2	ZONE	GC	GC	Y
3	MIN. LOT AREA	500 m^2	4,174 m^2 (COMBINED)	Y
4	MIN. LOT FRONTAGE	9.0 m	50.9 m	Y
5	MIN. FRONT YARD	0 m	9.1 m	Y
6	MIN. SIDE YARD	INTERIOR: MIN. 0 m EXTERIOR: MIN. 3.73 m	INTERIOR: 0.59 m EXTERIOR : 3.73 m	Y
7	MIN. REAR YARD	MIN. 10.0 m	33.1 m (EXISTING)	Y
8	MAX. BUILDING HEIGHT	MAIN BUILDING: 12.0 m	5.7m	Y
10	LOT COVERAGE, MAX.	50%	36% (COMBINED)	Y
11	TOTAL BUILDING AREA	--	PROP.: 737.4m² EX.:+/-775.0m²	Y
11	PARKING SPACES	5	7	Y

EX. ON SITE MONITORING WELLS TO BE DECOMMISSIONED PRIOR TO CONSTRUCTION BY A MECP LICENSED WELL CONTRACTOR IN ACCORDANCE WITH REGULATION 903

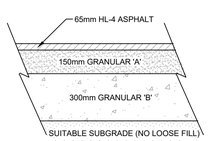


GENERAL NOTES

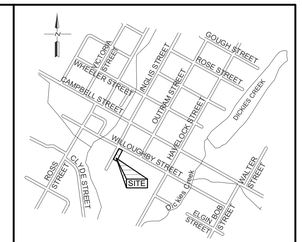
1. THE LOCATION AND EXTENT OF UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE LOCATION OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION AND SHALL ASSUME LIABILITY FOR DAMAGE OR DELAYS RESULTING FROM LOCATIONS ON THESE PLANS AND LOCATES PROVIDED.
2. ALL GRADING AND SERVICING WORKS SHALL CONFORM TO THE LATEST REVISIONS OF THE ONTARIO BUILDING CODE, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
3. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
4. SANITARY SERVICE
   - 125mmØ - PVC SDR 28 PER CSA B182.2 AND OPSS 1841, UNLESS OTHERWISE NOTED. ALL JOINTS TO BE RUBBER GASKET TYPE.
5. SANITARY SERVICE PIPE BEDDING
   - BEDDING EMBEDMENT TO BE UNIFORM, AND EITHER GRANULAR 'A' OR COARSE AGGREGATE AS FOR HL4 ASPHALT, AS PER OPSD 802.010, COMPACTED TO 98% SPMDD (MIN.).
6. WATER SERVICE
   - 50mmØ - CROSS-LINKED POLYETHYLENE (PEX) CONFORMING TO AWWA C904 OR PE 200 PSI CONFORMING TO CSA B137.1, c/w #12 / 7 STRAND PVC COVERED CONDUCTOR TRACER WIRE.
   WATER SERVICE TO HAVE MIN. 2.0m COVER.
7. WATER SERVICE PIPE BEDDING
   - BEDDING EMBEDMENT TO BE UNIFORM, GRANULAR 'A' AS PER OPSD 802.010, COMPACTED TO 98% SPMDD (MIN.).
8. THE CONTRACTOR SHALL PLACE TRENCH BACKFILL IN MAX. 300mm THICK LOOSE LIFTS, COMPACTED TO 95% SPMDD.
9. ALL LANDSCAPE AREAS AND EXISTING MUNICIPAL BOULEVARDS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 100mm (MIN.) TOPSOIL AND SEED UPON COMPLETION OF THE PROJECT.
10. ALL LIGHTING TO BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS TO PREVENT GLARE AND LIGHT POLLUTION.
11. SEDIMENT AND EROSION CONTROL MEASURES ARE NOT SHOWN BUT ARE TO BE INSTALLED WHERE NECESSARY TO MINIMIZE THE OPPORTUNITY FOR WATER BORNE SEDIMENTS TO BE TRANSPORTED FROM THE SITE TO THE ADJACENT PROPERTIES. LOCATION AND NEED TO BE DETERMINED DURING CONSTRUCTION.



GRAVEL AREAS
N.T.S.



ASPHALT AREAS
N.T.S.



TOWNSHIP OF HURON-KINLOSS (LUCKNOW)
KEY PLAN
NOT TO SCALE

NOTES :

1. TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING LIMITED, DATED NOVEMBER 28, 2019
2. LEGAL PROPERTY LINES SHOWN ON THIS DRAWING WERE INTERPRETED FROM LEGAL SURVEY BARS FOUND DURING THE TOPOGRAPHICAL SURVEY AND ONLINE GIS MAPPING. THE ACCURACY OF ANY LEGAL PROPERTY LINE SHOWN ON THIS DRAWING AS TO THEIR LOCATION IS NOT GUARANTEED.

LEGEND

	BENCHMARK
MH CB	EX. SANITARY MH
CBMH CB	EX. STORM MH / CBMH / CB
MH DCBMH SC	EX. STORM DCBMH
HYD WV	EX. HYD / WV
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATERMAIN
312.50	PROPOSED GRADE
2.3%	PROPOSED SLOPE
	MAN DOOR
	EX. SITE BOUNDARY
381.00	EXISTING TOPOGRAPHICAL CONTOUR (M.A.S.L)

BENCH MARKS :

BM 319048-1, ELV = 267.510m
TOP NUT OF HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WILLOUGHBY ST. AND INGLIS ST.

BM 319048-2, ELV = 266.399m
TOP OF SIB LOCATED AT THE SOUTHWEST CORNER OF THE SITE.

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

LICENSED PROFESSIONAL ENGINEER
08/28/2020
B. A. GOWING
100219291
PROVINCE OF ONTARIO
Prof. SIGNER

NO.	DATE	REVISION DESCRIPTION	CHK'D
1	08/28/2020	ISSUED FOR REVIEW	B.G.
0	01/09/2020	ISSUED FOR REVIEW	B.G.

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TEL: 519-291-9339
www.gmblueplan.ca

NINE MILE VILLA
BUILDING ADDITION

NINE MILE VILLA

TOWNSHIP OF HURON-KINLOSS

SITE REMOVALS SERVICING AND GRADING PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
A.S.	--	319048	1
DESIGNED BY :	DATE :	SCALE :	
A.S. / S.M.	DECEMBER 2019	1:200	

FILE:W:\Listowel\2019\319048 Phase 1 Nine Mile Villa-Building Addition-Site Plan\0 Work In Progress\Design\319048 - Design revised.dwg LAYOUT:Layout1
LAST SAVED BY:Smackenzie, 8/28/2020 3:15:01 PM PLOTTED BY:Steve Mackillop - GM BluePlan 8/28/2020 3:15:42 PM