



- CONSTRUCTION NOTES:**
- EXISTING DRAIN TO BE LOCATED PRIOR TO CONSTRUCTION, IF DRAIN IS WITHIN THE PROPOSED NEW ROAD CONSTRUCTION THE MUNICIPALITY IS TO BE NOTIFIED
-ALL DRAIN PIPE REPLACEMENT SHALL BE CARRIED OUT AS PER THE DRAINAGE SECTION THAT IS NOTED IN THE "SITE PLAN AGREEMENT" SECTIONS 9-11
 - THE PROPOSED WATER MAIN IS TO BE RUN IN FROM THE EXISTING CURB STOP LOCATED AT THE S/W CORNER OF WALLACE STREET & CURRIE ROAD AS PER THE WATER DEPT. SECTION THAT IS NOTED IN THE "SITE PLAN AGREEMENT" SECTIONS 7-8
 - THE PROPOSED WATER SHUT OFFS ARE TO BE INSTALLED AS PER THE MUNICIPALITY'S SPECIFICATIONS
-PRIOR TO WATER INSTALLATION THE WATER SHUT OFF LOCATION'S ARE TO BE CONFIRMED BY THE WATER DEPARTMENT
 - REMOVE EXISTING "CHECKER BOARD" ROAD SIGN AND RELOCATE IT TO THE END OF THE NEW ROAD CORRIDOR, AS PER OPSD 912.532
 - ALL EXISTING TREES ARE TO REMAIN UNDISTURBED IF POSSIBLE
 - IT IS THE CONTRACTORS RESPONSIBLY TO GIVE 48 HOURS NOTICE TO THE MUNICIPALITY PRIOR TO COMMENCING ALL ROAD CONSTRUCTION
 - ALL APPLICABLE LOCATES WILL BE REQUIRED PRIOR TO CONSTRUCTION
 - GEOTECHNICAL DATA HAS NOT BEEN PROVIDED FOR THIS SITE PLAN
 - PROPOSED ROAD DATA:**
25mm HL3
25mm HL8
100mm GRANULAR 'A'
300mm GRANULAR 'B'
-ALL PROPOSED ROAD GRADING IS TO BE FULLY COMPACTED TO 98% PROCTER
-PROPOSED TOPSOIL DEPTH-150mm
 - PROPOSED DRIVEWAY MAKEUP:150MM GRAN.'B', 100MM GRAN.'A' & 38mm ASPHALT
 - ALL SLOPES ARE 3:1 MINIMUM
 - SEPTIC DESIGN BY OTHERS
 - EXISTING DITCH GRADES ARE TO REMAIN AS PER THE "SITE PLAN AGREEMENT" ITEMS 9 & 10 IN THE DRAINAGE SECTION

SITE DATA:		ALLOWED (MIN)	PROVIDED
ZONE	HR	HR	HR
LOT AREA	1,000 Sq.M	1,949.8 Sq.M	
LOT FRONTAGE	25M	50.929M	
BUILDING AREA	90 Sq.M	312.48 Sq.M	
COVERAGE	30%(MAX)	16%	
FRONT YARD SETBACK	6.00M	13.04M	
SIDE YARD SETBACK(1)	3.00M	3.50M	
SIDE YARD SETBACK(2)	2.00M	11.03M	
REAR YARD SETBACK	9.00M	9.05M	
HEIGHT	10.50M	7.00M	

EXISTING SERVICES		DRAWING #, SOURCE		DATE		AS CONSTRUCTED SERVICES		COMPLETION		DETAILS		No.		REVISIONS		DATE		CONSULTANT		CONSULTANT OR DIVISION		ENGINEER'S STAMP		SCALE		TITLE		PROJECT No.	
																				ROBERT A HUGHES (LONDON) LIMITED 4474 Blakie Road Unit 134, P.O. Box 338 - Lambeth Station, London, Ontario N6P 1P9 Tel: (519) 652-9842 Fax: (519) 652-0291 E-mail: rahugheslimited@rogers.com J.S. MALPASS & ASSOCIATES ENGINEERS - PLANNERS jsmalpass.peng@gmail.com				SCALE - 1 : 250 		SITE PLAN LEHMAN RESIDENCE WALLACE STREET WALLACETOWN, ONTARIO		SHEET No. SP-1 PLAN FILE No.	

LEGAL DESCRIPTION
 LOTS 8 & 9 & PART LOT 10 S/S WALLACE ST.
 BLOCK B - PLAN 44 DUTTON/DUNWICH
 RP 11R7277, PART 2