

**SITE PLAN**  
SCALE: 1:150

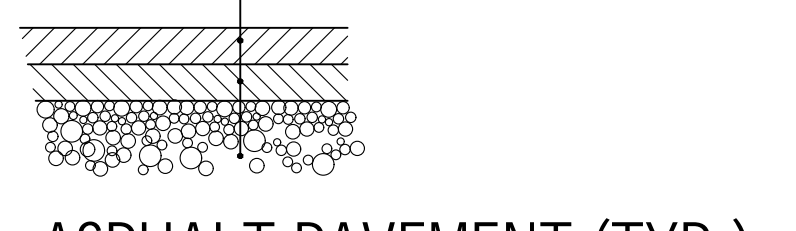
**CONSTRUCTION NOTES:**  
 1. GENERAL  
 - SITE PLAN PROVIDED BY Y.C. LIU ENGINEERING  
 - TOPOGRAPHIC SURVEY PROVIDED BY Y.C. LIU ENGINEERING  
 - ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS, AND THE MINISTRY OF THE ENVIRONMENT AND ENERGY GUIDELINES (LATEST EDITION)  
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION  
 - CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION

3. EROSION CONTROL MEASURE NOTES:  
 - PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION  
 - ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN UNTIL RESTORATION IS COMPLETE  
 - ALL COLLECTED SEDIMENT MUST BE DISPOSED OF AT AN APPROVED LOCATION  
 - PROTECT ALL C/S, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE (TERRAFIX 270R)  
 - KEEP ALL SLUMPS CLEAN DURING CONSTRUCTION STRAW BALES TO BE USED IN LOCALIZED AREAS AS SHOWN AND AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION FOR THE WORKS WHICH ARE IN OR ADJACENT TO FLOODLINES, FILL LINES, AND HAZARDOUS SLOPES  
 - STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF  
 - OBTAIN APPROVAL FROM CONSERVATION AUTHORITY PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOODLINES, FILL LINES AND HAZARDOUS SLOPES  
 - PROVIDE GRAVEL ENTRANCE WHEREVER EQUIPMENT LEAVES THE SITE TO PREVENT MUD TRACKING ONTO PAVED SURFACES. GRAVEL BED SHOULD BE A MINIMUM OF 15m LONG, 6m WIDE AND 300mm DEEP AND SHALL CONSIST OF COARSE (2" CRUSHER-RUN LIMESTONE) MATERIAL. MAINTAIN GRAVEL ENTRANCE THROUGHOUT CONSTRUCTION  
 - DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES TO BE SEEDDED IF THEY ARE TO REMAIN ON-SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 1 MONTH)  
 - CONTROL WIND-BLOWN DUST OFF-SITE TO ACCEPTABLE LEVELS, BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY AND/OR WATERING AS REQUIRED  
 - ALL OF THE ABOVE NOTES AND ANY SEDIMENT AND EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE MINISTRY OF THE ENVIRONMENT AND ENERGY GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES

2. RECOMMENDED MINIMUM PAVEMENT STRUCTURE FOR ASPHALT SURFACES:  
**LIGHT DUTY:**  
 - 150mm GRANULAR "A" COMPACTED TO 100% S.P.M.D.D.  
 - 300mm GRANULAR "B" COMPACTED TO 100% S.P.M.D.D.  
 - 40mm HL3 SURFACE ASPHALT COMPACTED TO 92-97% M.R.D.  
 - 50mm HL4 BINDER ASPHALT COMPACTED TO 92-97% M.R.D.  
**HEAVY DUTY:**  
 - 200mm GRANULAR "A" COMPACTED TO 100% S.P.M.D.D.  
 - 400mm GRANULAR "B" COMPACTED TO 100% S.P.M.D.D.  
 - 50mm HL3 SURFACE ASPHALT COMPACTED TO 92-97% M.R.D.  
 - 75mm HL4 BINDER ASPHALT COMPACTED TO 92-97% M.R.D.

**SILT FENCE**  
 - SILT FENCE IS TO BE INSTALLED ALONG PERIMETER OF SITE  
 - SITUATION CONTROLS IS TO BE INSTALLED PRIOR TO THE START OF ANY WORK. SILT CONTROLS ARE TO BE MAINTAINED UNTIL ALL WORK IS COMPLETED AND SITE IS STABILIZED  
 - SILT FENCE TO BE REINFORCED WITH STEAKED STRAW BALES AS NECESSARY IN CONCENTRATED FLOW AREAS  
 - REFER TO DRAWINGS SP-3 FOR REMAINDER OF SEDIMENT AND EROSION CONTROL MEASURES

40mm HL3 SURFACE COURSE ASPHALT  
 50mm HL4 BASE COURSE ASPHALT  
 150mm GRANULAR "A"  
 300mm GRANULAR "B"  
 (COMPACTED TO 100% STANDARD PROCTOR DENSITY)



**ASPHALT PAVEMENT (TYP.)**  
LIGHT DUTY TRAFFIC AREAS  
SCALE: N.T.S.

50mm HL3 SURFACE COURSE ASPHALT  
 75mm HL4 BASE COURSE ASPHALT  
 200mm GRANULAR "A"  
 400mm GRANULAR "B"  
 (COMPACTED TO 100% STANDARD PROCTOR DENSITY)



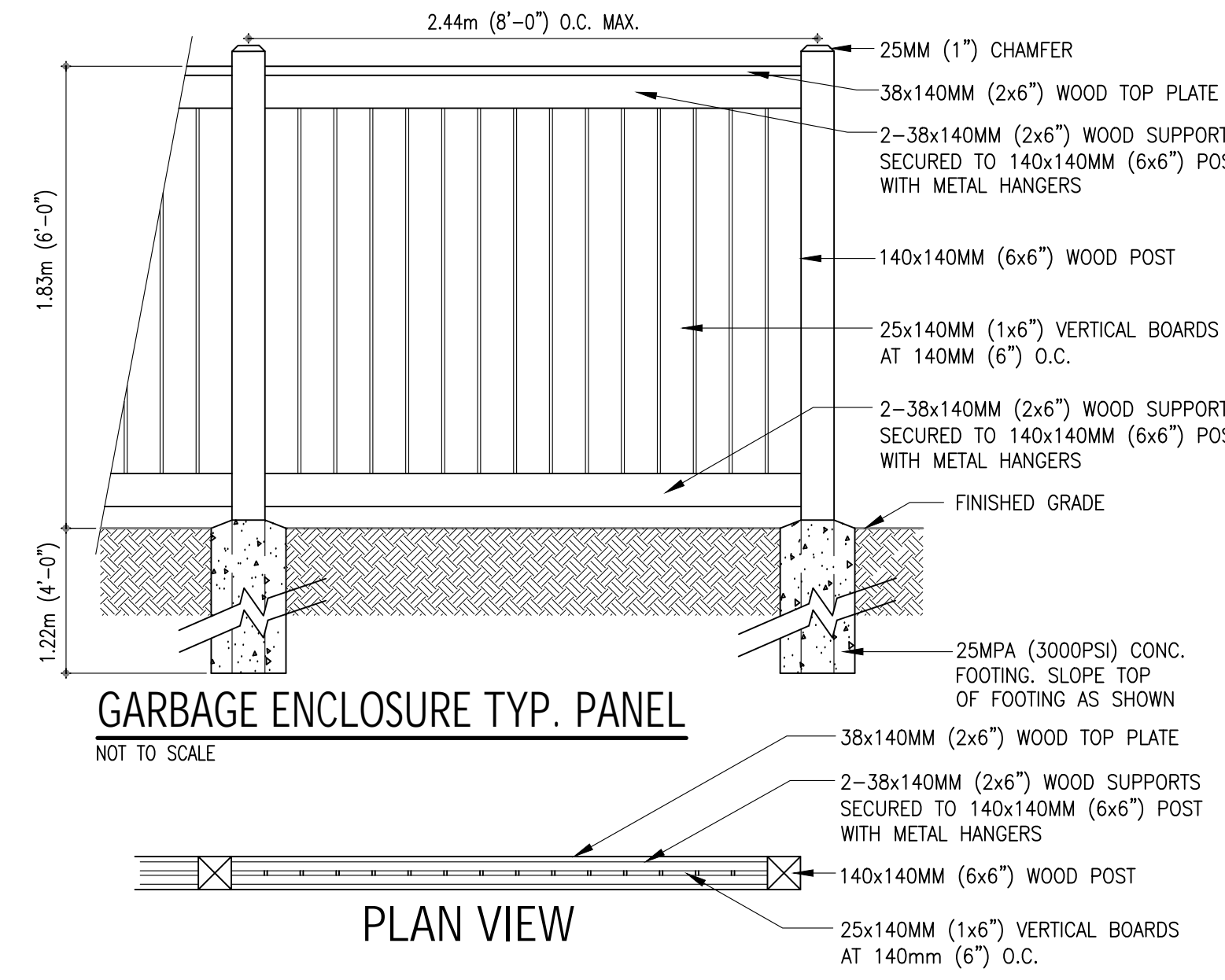
**ASPHALT PAVEMENT (TYP.)**  
HEAVY DUTY TRAFFIC AREAS (DRIVING AISLES, ENTRANCES)  
SCALE: N.T.S.

WEST ELGIN - ZONING BY-LAW REGULATIONS - RESIDENTIAL THIRD DENSITY (R3)			
REQUIREMENT	EXISTING	PROPOSED	
MIN. LOT AREA	(4 x 230m <sup>2</sup> ) + (14 x 90m <sup>2</sup> ) = 2,180m <sup>2</sup>	3,238m <sup>2</sup>	3,238m <sup>2</sup>
MIN. LOT FRONTAGE	30.5m	40.2m (SANDFORD ST.)	40.2m (SANDFORD ST.)
MAX. LOT COVERAGE	35%	596.5/3,238 = 18.4%	1004.7/3,238 = 31.0%
FRONT YARD DEPTH	7.5m	2.94m	2.9m
EXT. SIDE YARD WIDTH	7.5m	5.52m	5.5m
INT. SIDE YARD WIDTH	7.5m	8.65m	6.5m
REAR YARD DEPTH	10.5m	51.92m	22.1m
MAX. BUILDING HEIGHT	3 STOREYS	2 STOREY	2 STOREY
MIN. OUTDOOR AMENITY AREA	45m <sup>2</sup> /UNIT x 18 UNITS = 810m <sup>2</sup>	N/A	875m <sup>2</sup> (48.6m <sup>2</sup> /UNIT)
MAX. DENSITY	60 U.P.H.	N/A	18/0.3238 ho. = 58.6 U.P.H.

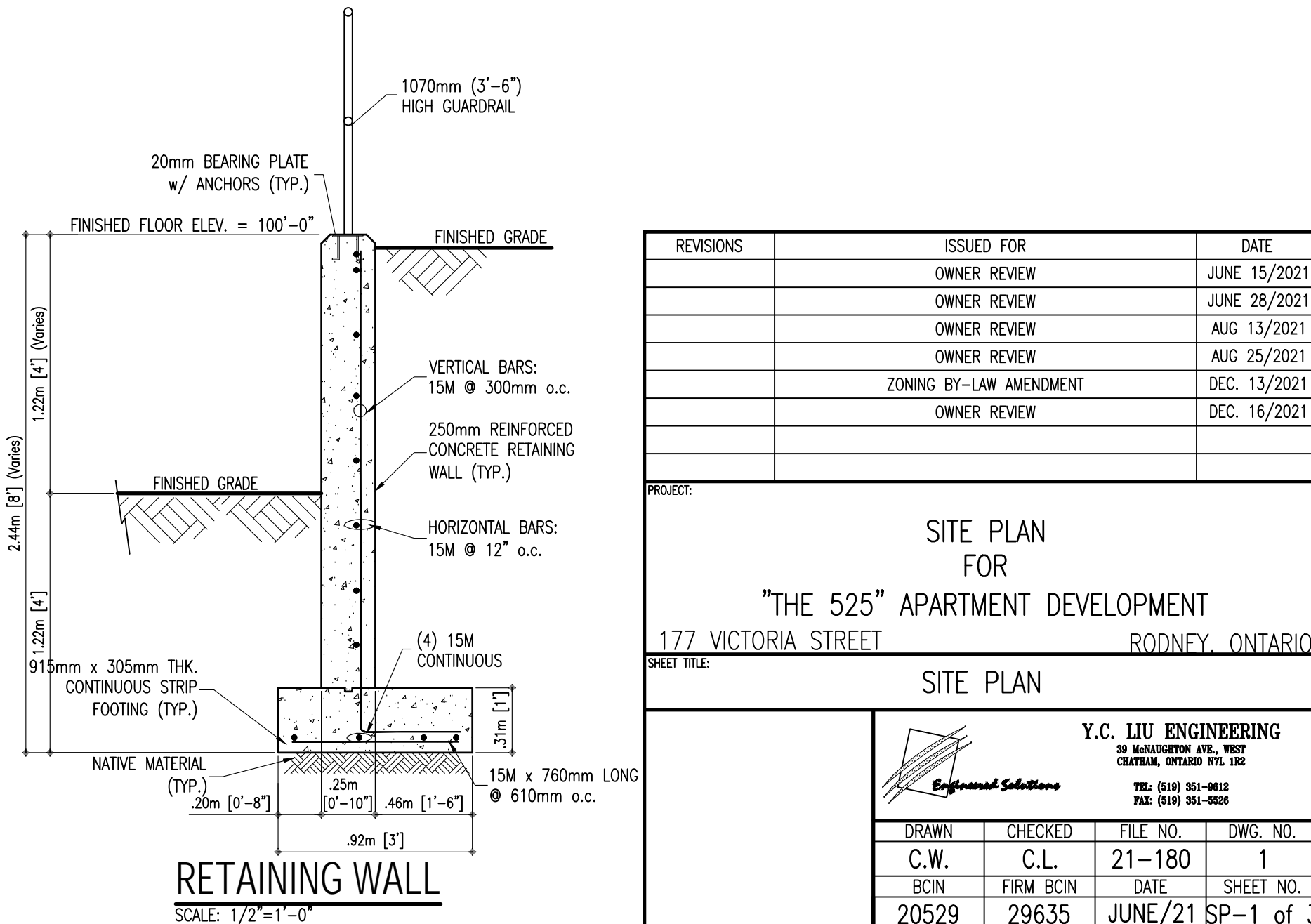
BUILDING DATA	
EXISTING BUILDING	IRREGULAR SHAPE = 596.5 sq.m.
EX. LANDING TO ENCLOSE 'A'	2.29m x 3.66m = 8.38 sq.m.
EX. LANDING TO ENCLOSE 'B'	IRREGULAR SHAPE = 7.1 sq.m.
NEW BUILDING ADDITION	12.19m x 29.87m = 364.12 sq.m.
NEW ENTRANCE/STAIRWELL	2.62m x 5.28m = 13.83 sq.m.
FUTURE ELEVATOR ROOM	2.80m x 5.28m = 14.78 sq.m.
TOTAL BUILDING AREA = 1004.7 sq.m.	

PARKING CALCULATION	
1.5 SPACES PER DWELLING UNIT	18 UNITS x 1.5 SPACES = 27 SPACES
	(4% BARRIER FREE REQUIRED)
	18 x 0.04 = 2 B.F. SPACES



**GARBAGE ENCLOSURE TYP. PANEL**  
NOT TO SCALE



**RETAINING WALL**  
SCALE: 1/2"=1'-0"

REVISIONS	ISSUED FOR	DATE
	OWNER REVIEW	JUNE 15/2021
	OWNER REVIEW	JUNE 28/2021
	OWNER REVIEW	AUG 13/2021
	OWNER REVIEW	AUG 25/2021
	ZONING BY-LAW AMENDMENT	DEC. 13/2021
	OWNER REVIEW	DEC. 16/2021

**SITE PLAN FOR "THE 525" APARTMENT DEVELOPMENT**  
 177 VICTORIA STREET  
 RODNEY, ONTARIO

Y.C. LIU ENGINEERING			
DRAWN	CHECKED	FILE NO.	DWG. NO.
C.W.	C.L.	21-180	1
BCIN	FIRM BCIN	DATE	SHEET NO.
20529	29635	JUNE/21	SP-1 of 3