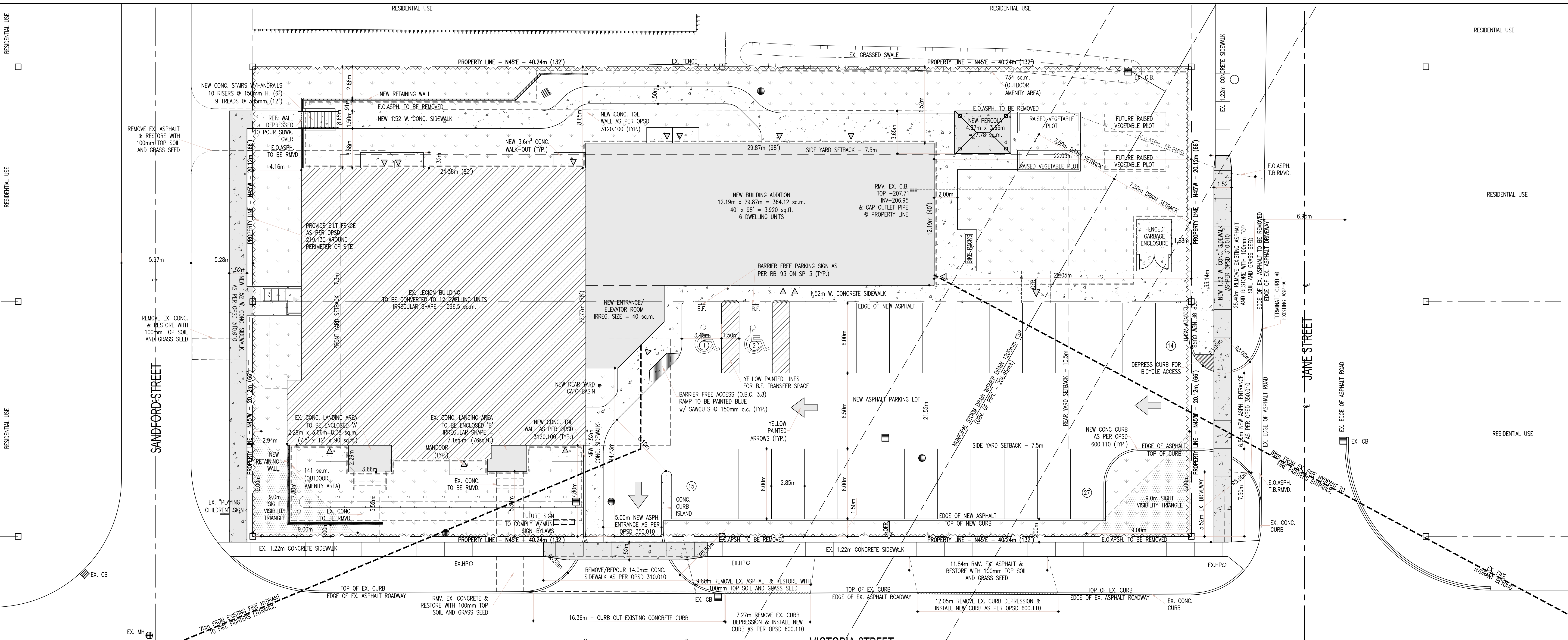
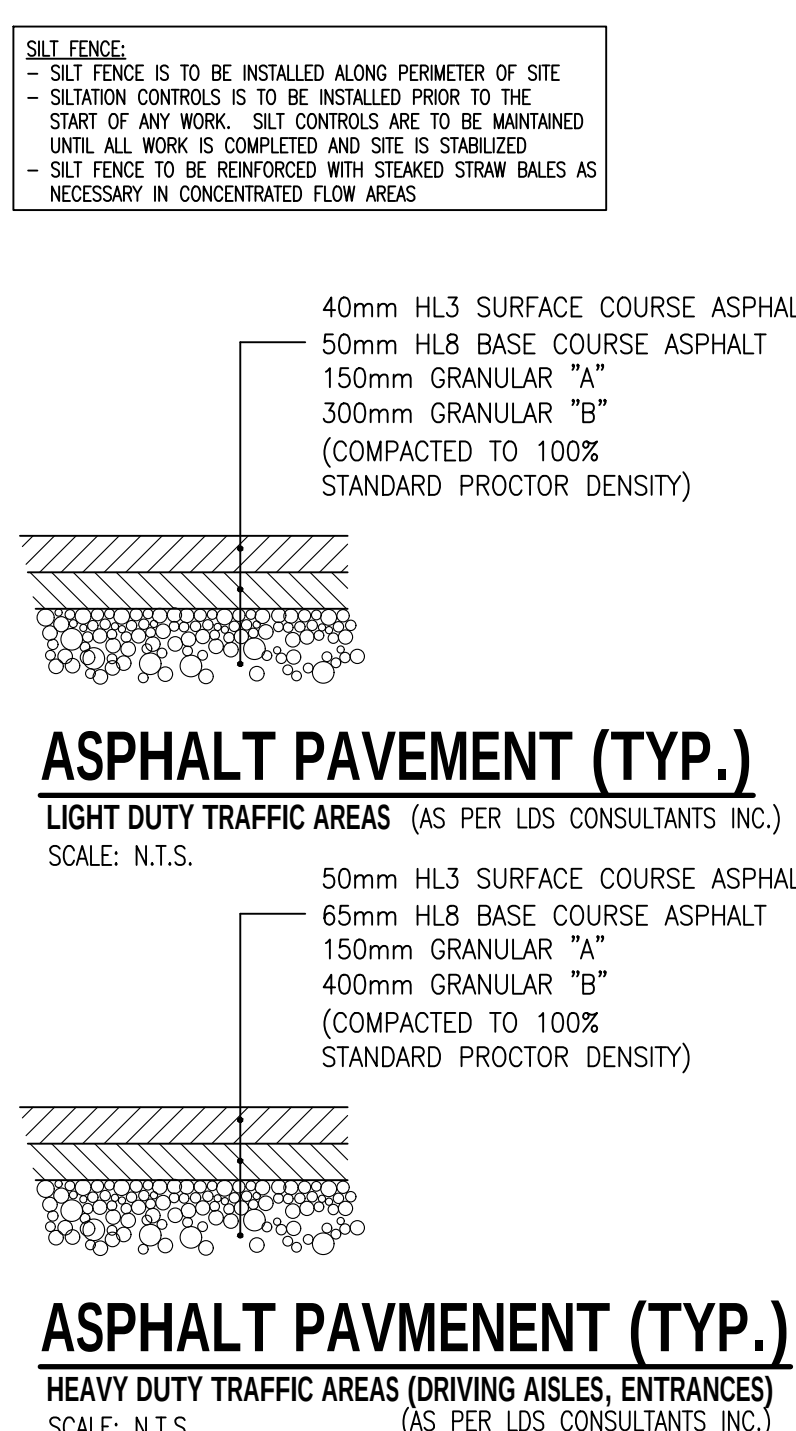




SITE PLAN
SCALE: 1:150

APPENDIX A - SITE PLAN

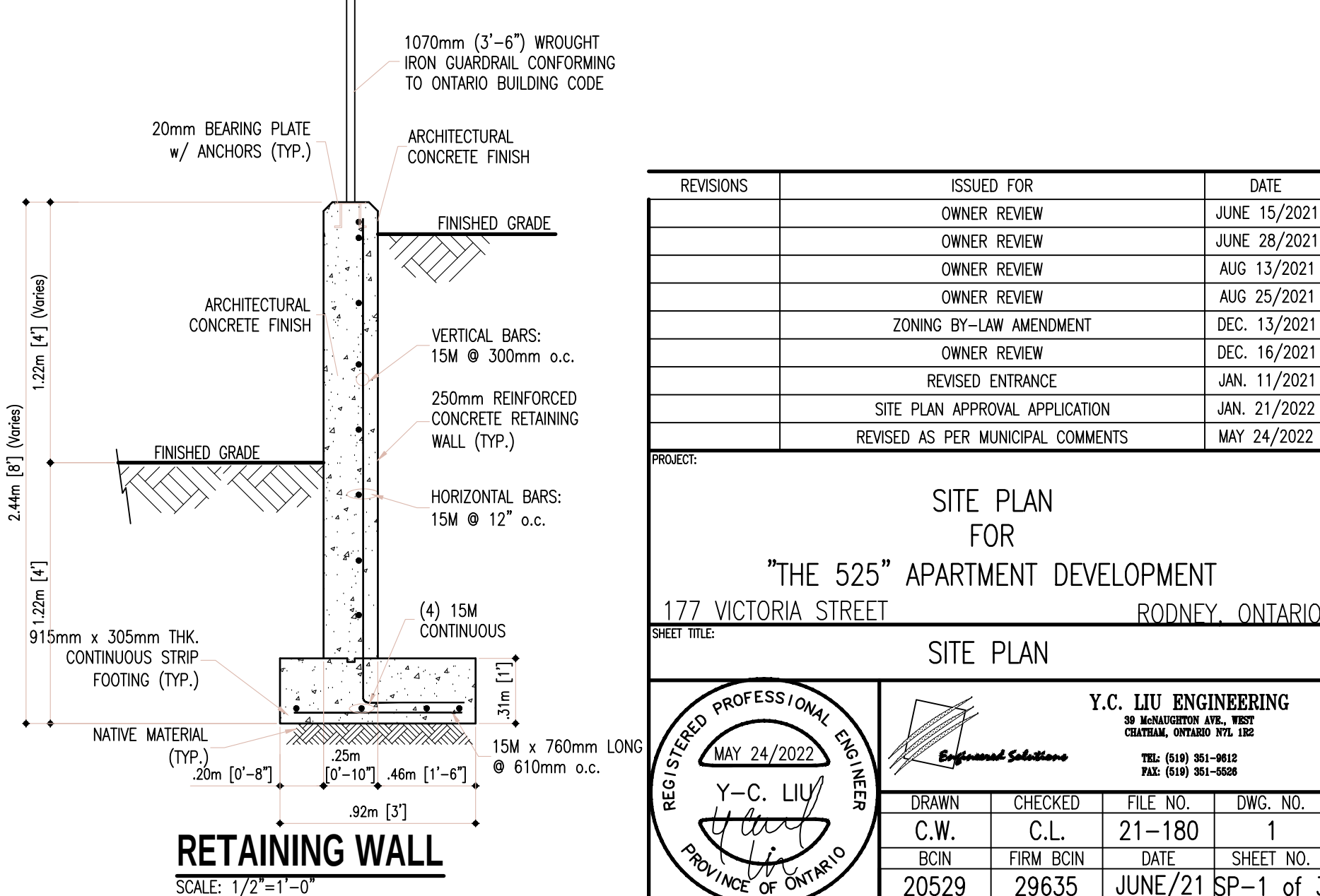
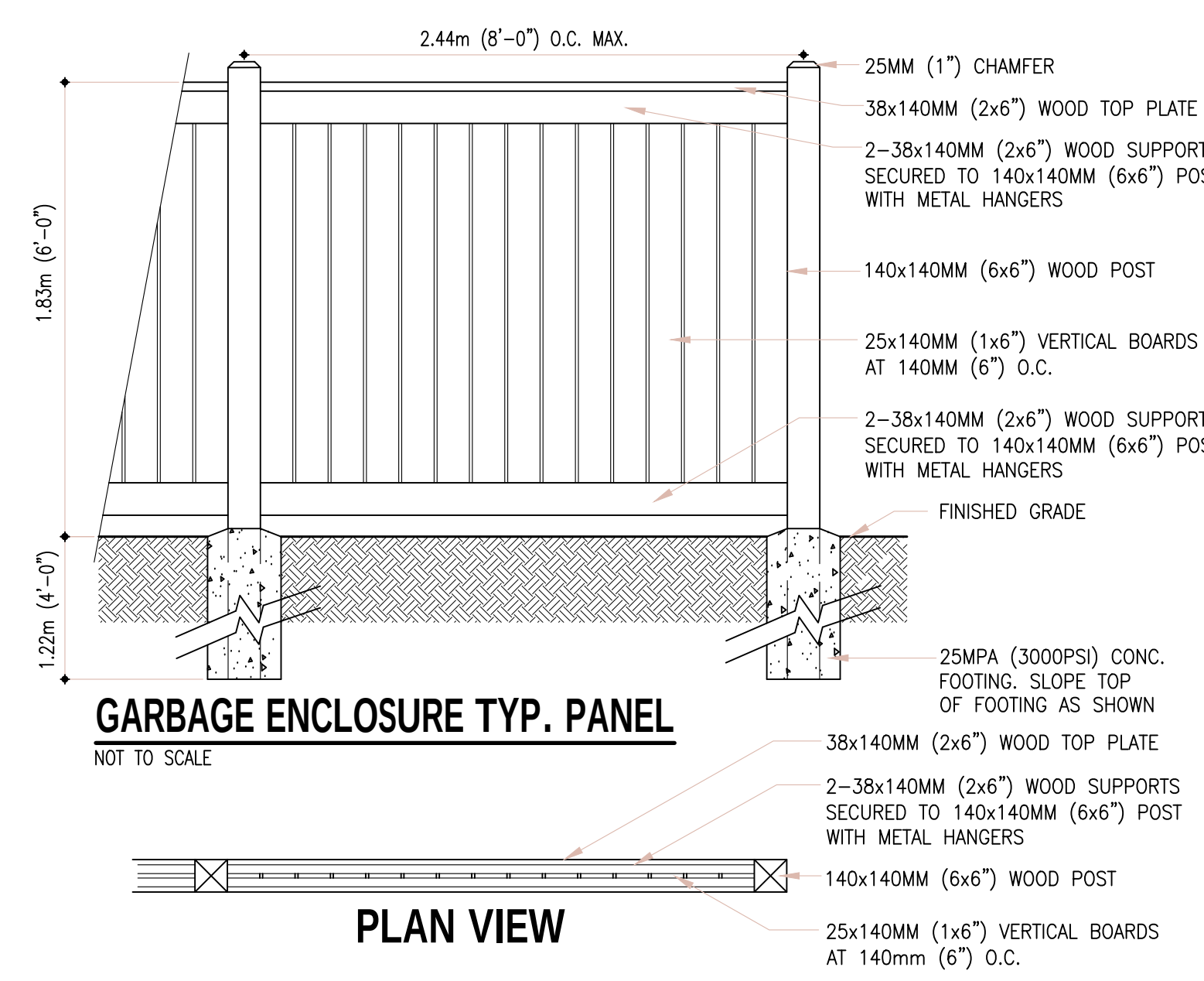
- CONSTRUCTION NOTES:**
- 1. GENERAL**
- SITE PLAN PROVIDED BY Y.C. LIU ENGINEERING
 - TOPOGRAPHIC SURVEY PROVIDED BY Y.C. LIU ENGINEERING
 - ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS, AND THE MINISTRY OF THE ENVIRONMENT AND ENERGY GUIDELINES (LATEST EDITION)
 - THE CONTRACTOR 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
- 2. 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 SUMPS 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
 - 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 SEEDED 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 NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES
- 3. MINIMUM PAVEMENT STRUCTURE FOR ASPHALT SURFACES (AS PER LDS CONSULTANTS INC.):**
- LIGHT DUTY (PARKING STALLS):**
- 300mm GRANULAR "B" COMPACTED TO 100% S.P.M.D.D.
 - 150mm GRANULAR "A" COMPACTED TO 100% S.P.M.D.D.
 - 50mm HLB BASE ASPHALT COMPACTED TO 97% B.R.D.
 - 40mm HLB SURFACE ASPHALT COMPACTED TO 97% B.R.D.
- HEAVY DUTY (DRIVING AISLES):**
- 400mm GRANULAR "B" COMPACTED TO 100% S.P.M.D.D.
 - 150mm GRANULAR "A" COMPACTED TO 100% S.P.M.D.D.
 - 65mm HLB BASE ASPHALT COMPACTED TO 97% B.R.D.
 - 50mm HLB SURFACE ASPHALT COMPACTED TO 97% B.R.D.



WEST ELGIN - ZONING BY-LAW REGULATIONS - RESIDENTIAL THIRD DENSITY (R3)				
	REQUIREMENT	EXISTING	PROPOSED	
MIN LOT AREA	(4 x 230m ²) + (14 x 90m ²) = 2,180m ²	3,238m ²	3,238m ²	
MIN. LOT FRONTAGE	30.5m	40.2m (SANDFORD ST.)	40.2m (SANDFORD ST.)	
MAX. LOT COVERAGE	35%	596.5/3,238 = 18.4%	1033.88/3,238 = 31.9%	
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 (6.1m)	2 STOREY (6.1m)	
MIN. OUTDOOR AMENITY AREA	45m ² /UNIT x 18 UNITS = 810m ²	N/A	875m ² (48.6m ² /UNIT)	
MAX. DENSITY	60 U.P.H.	N/A	18/0.3238 ha. = 55.6 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/ELEVATOR ROOM	2.62m x 5.28m = 40.0 sq.m.
NEW PERGOLA	4.87m x 3.65m = 17.78 sq.m.
TOTAL BUILDING AREA	= 1033.88 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



REVISIONS	ISSUED FOR	DATE
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	SITE PLAN APPROVAL APPLICATION	JAN. 21/2022
	REVISED AS PER MUNICIPAL COMMENTS	MAY 24/2022

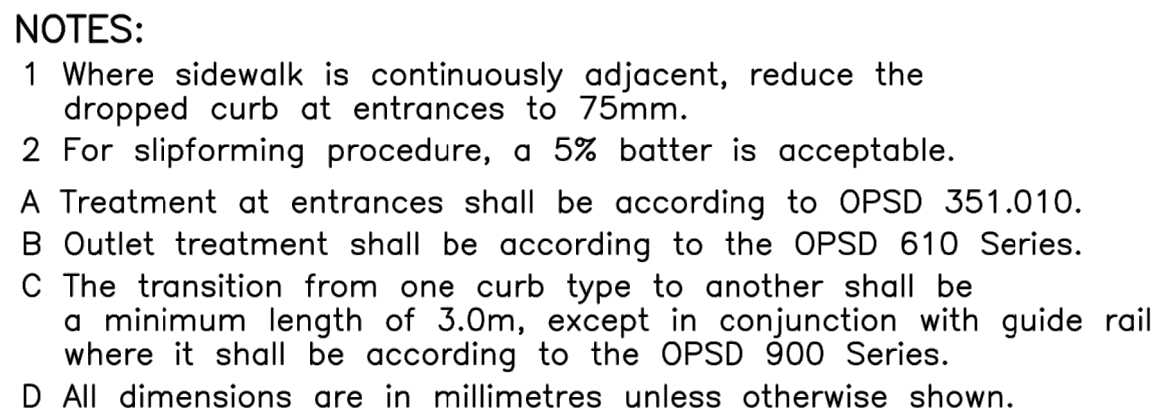
PROJECT: 177 VICTORIA STREET, RODNEY, ONTARIO

SHEET TITLE: SITE PLAN

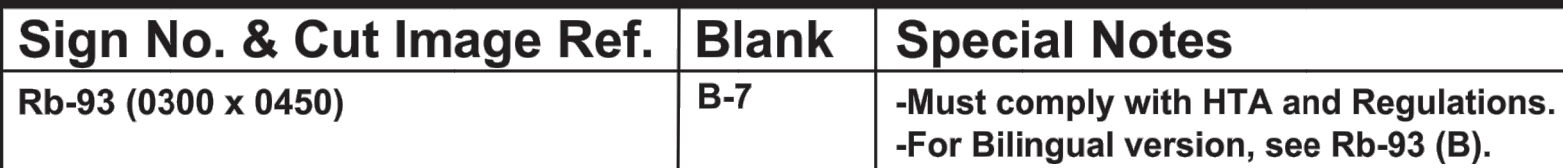
Y.C. LIU ENGINEERING 28 Main Street, 4th Floor, West Central, Ontario M7A 1A2 TEL: (416) 581-9812 FAX: (416) 581-9808			
DRAWN	CHECKED	FILE NO.	DWG. NO.
C.W.	C.L.	21-180	1
BCIN	FIRM BCIN	DATE	SHEET NO.
20529	29635	JUNE/21	SP-1 of 3



ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev	2	
HEAVY-DUTY SILT FENCE BARRIER				



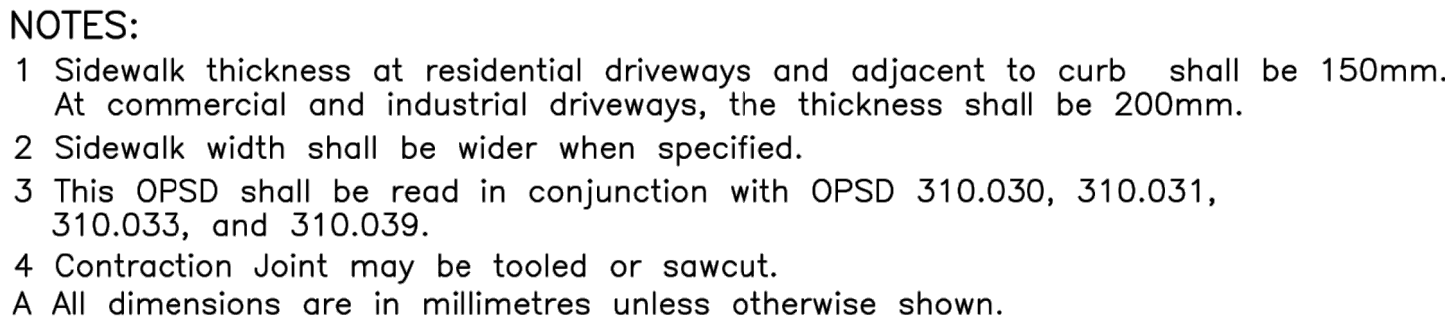
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CONCRETE BARRIER CURB			



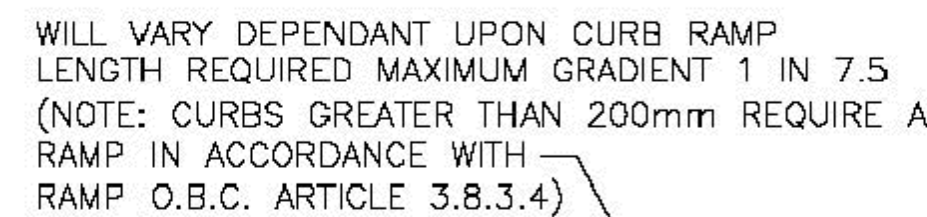
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ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 2	
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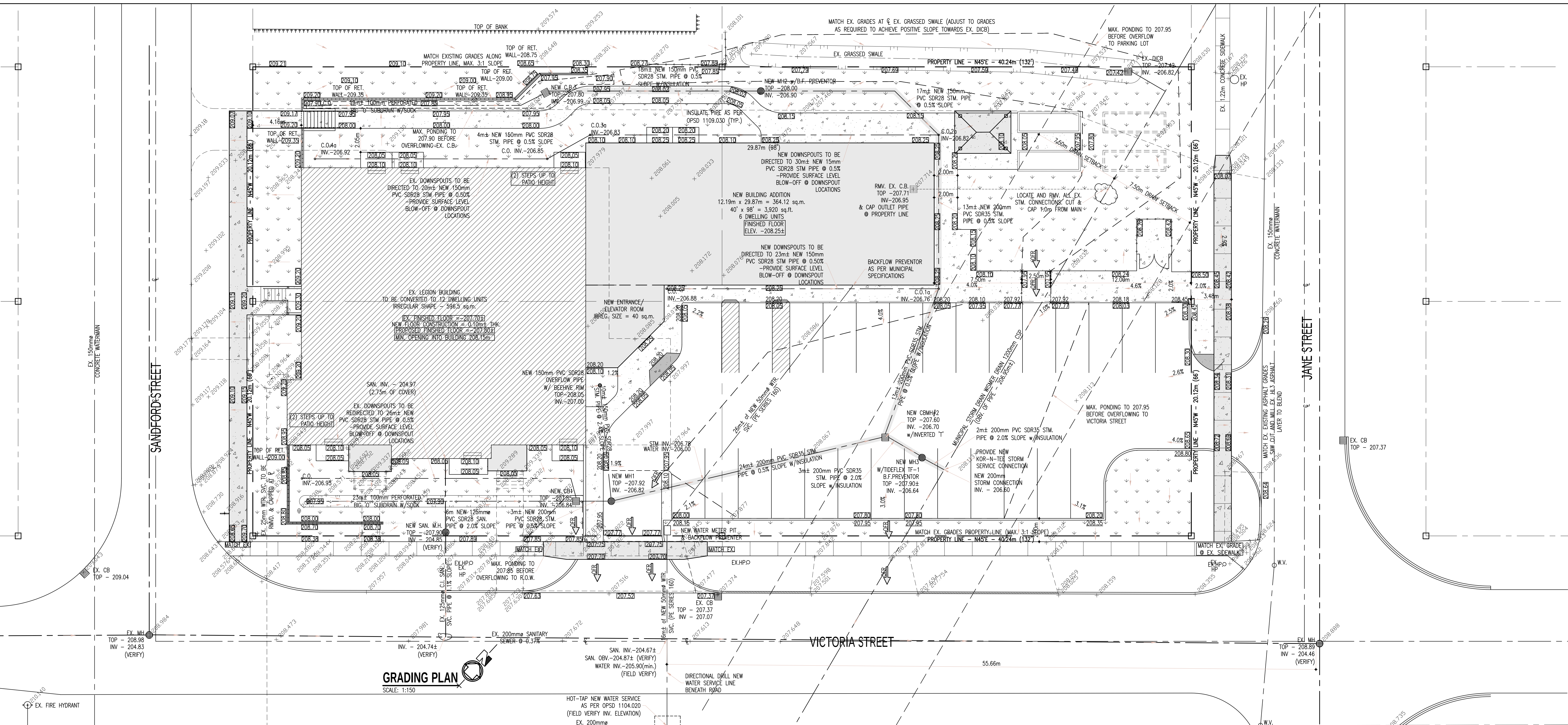


ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev	3	
CONCRETE SIDEWALK	-----			



REVISIONS	ISSUED FOR	DATE
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	REVISED AS PER MUNICIPAL COMMENTS	MAY 24/2022

PROJECT:	SITE PLAN FOR RODNEY LEGION RENOVATIONS		
177 VICTORIA STREET	DETAILS		RODNEY, ONTARIO
SHEET TITLE:			



SERVICING NOTES:

1. SEWERS

- BACKFILL AND SEWER BEDDING AS PER OPSD 802.010, 802.013, 802.014
- ALL BEDDING AND COVER MATERIAL TO BE GRANULAR 'A' OR 19mm CRLS COMPACTED TO 95% SPWDD
- CB LEADS TO BE ONE OF CONCRETE OR PVC THROUGHOUT
- STORM SEWER PIPE TO BE PVC SDR 35 OR BOSS 2000
- SANITARY SEWER PIPE TO BE PVC SDR 28
- IF ANY DRAIN REPAIRS TO THE WISMER DRAIN ARE NECESSARY IN THE FUTURE, THE LANDOWNER IS RESPONSIBLE FOR RESTORATION OF ALL SURFACE ITEMS SUCH AS ASPHALT, CURBS, LANDSCAPING, ETC.
- EXISTING STORM PIPES WITHIN THE SITE SHALL BE LOCATED AND DESTROYED. EXISTING CONNECTIONS TO THE MUNICIPAL DRAIN SHOULD BE CAPPED ADJACENT TO OR AT THE MUNICIPAL DRAIN.

2. MANHOLES/CATCHBASINS

- STORM MANHOLES AS OPSD 701.010 WITH FRAME AND COVER
- PRECAST CATCHBASINS AS PER OPSD 705.010 WITH FRAME AND GRATE
- MINIMUM HORIZONTAL CLEARANCE BETWEEN SEWER AND WATER SERVICE IS 2.5m. WHERE THE WATERMAIN PASSES OVER THE SEWER, MINIMUM VERTICAL CLEARANCE IS 0.15m AND 0.50m WHERE THE WATERMAIN PASSES UNDER THE SEWER

3. WATERMANS

- WATERMANS/SERVICES MIN. COVER 1.7M BELOW FINISHED GRADE
- WATER SERVICE TO BE INSTALLED AS PER TOWN STANDARDS WITH GRANULAR 'A' BEDDING AND COVER
- PVC WATERMAIN IN SIZES 100mm THROUGH TO 300mm SHALL BE CLASS 150 DR18 CONFORMING TO AWWA C900. TRACER WIRE (10 TWN OR TWO MULTISTRAND FLAME SEAL COPPER, SOLID WHITE MIN.) SHALL BE INSTALLED ON PVC WATERMAIN WITHIN THE ROAD ALLOWANCE
- THE TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT ALL FIRE HYDRANTS AND VALVE LOCATIONS, LOOPED TWICE AROUND THE HYDRANT BARREL/ VALVE BOX
- CORROSION PROTECTION MEASURES FOR METAL WATER MAIN COMPONENTS TO INCLUDE DENSO MASTIC/TAPE AND SAC CAPS
- MINIMUM HORIZONTAL CLEARANCE BETWEEN SEWER AND WATER SERVICE IS 2.5m. WHERE THE WATERMAIN PASSES OVER THE SEWER, MINIMUM VERTICAL CLEARANCE IS 0.15m AND 0.50m WHERE THE WATERMAIN PASSES UNDER THE SEWER
- ALL WATERWORKS CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS OF THE MUNICIPALITY OF WEST-ELGIN ENGINEERING DEPARTMENT

4. GRADING NOTES

- EXISTING GROUND ELEVATIONS TO BE MAINTAINED ALONG PERIMETER OF SITE UNLESS SPECIFIED OTHERWISE
- ALL DISTURBED AREAS TO BE REINSTATED TO EXISTING CONDITIONS OR BETTER. LANDSCAPE AREAS TO BE RESTORED WITH 100mm TOPSOIL AND No. 1 NURSERY SOD
- EMBANKMENTS MAXIMUM SLOPE OF 3:1
- GRASS SURFACE MINIMUM SLOPE 1.5%
- ASPHALT PAVEMENT/CONCRETE SURFACES MINIMUM SLOPE 1.0%
- ALL SURFACE DRAINAGE SHALL BE SELF CONTAINED, COLLECTED, AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
- DRAINAGE OF ADJUTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED

LEGEND:

EX. GRADE - $\rightarrow$ 999.99

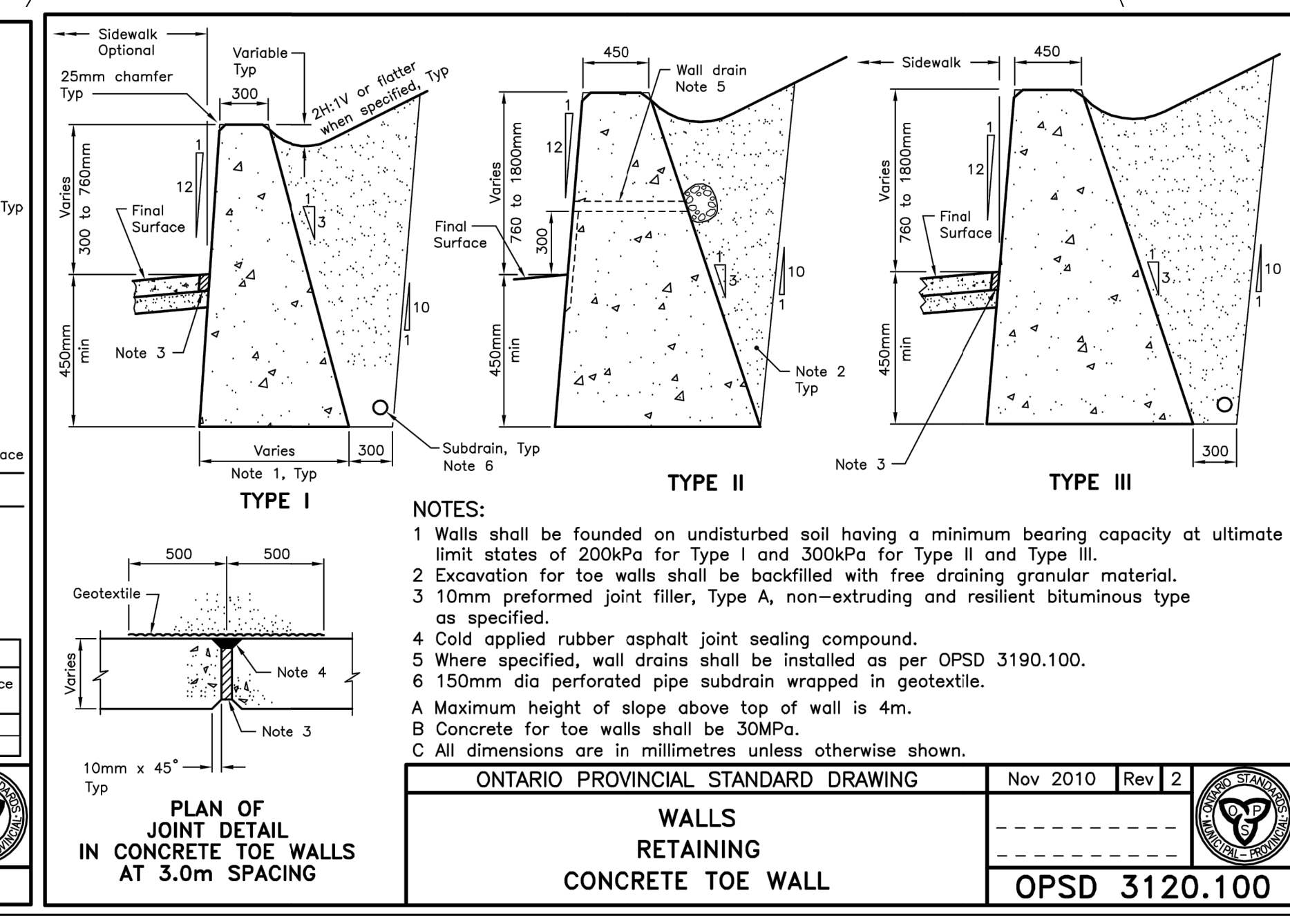
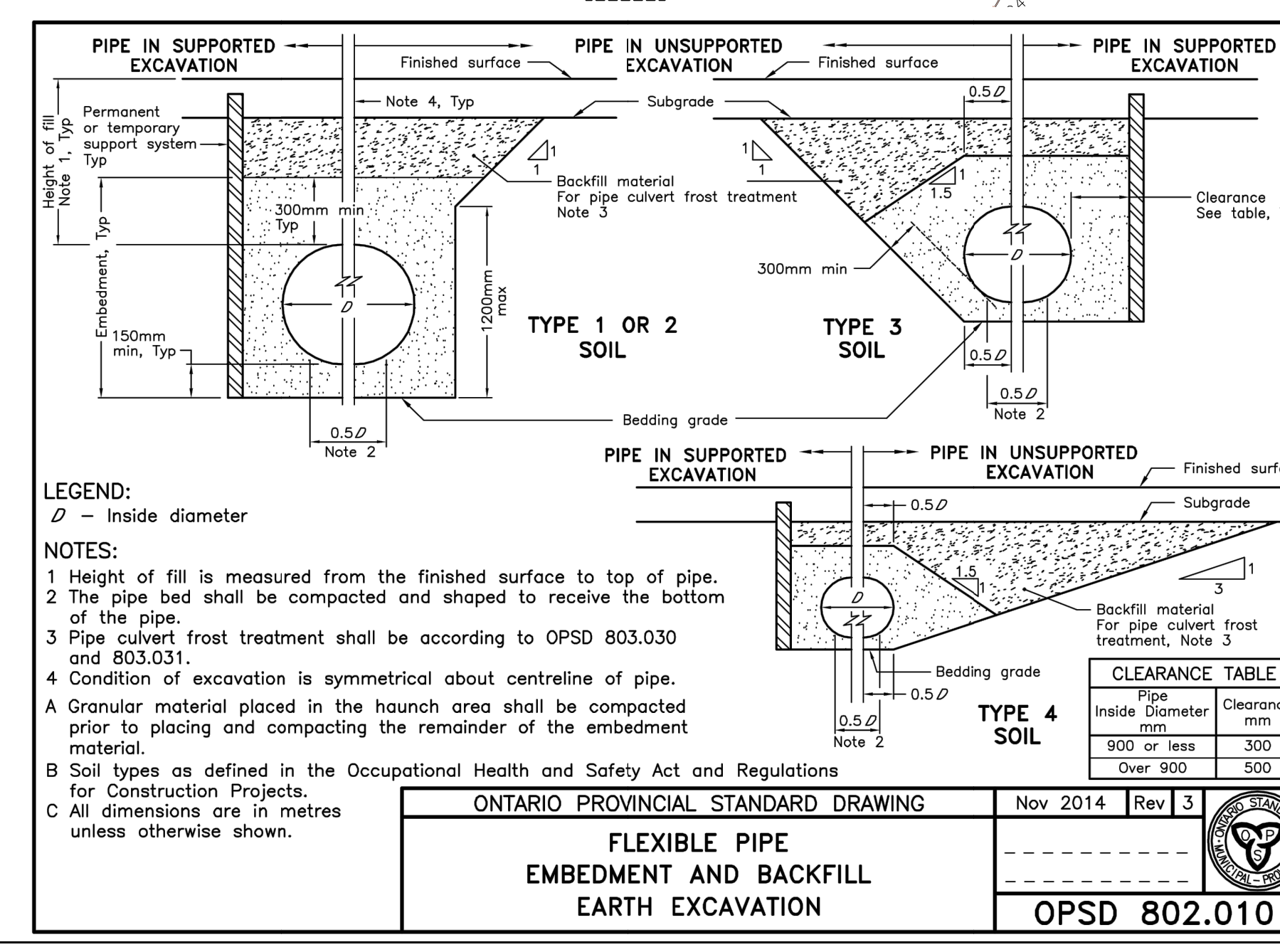
TOP OF CURB GRADE - 999.99

PROPOSED GRADE - 999.99

PROPOSED SURFACE DRAINAGE $\rightarrow$

NOTE ON STORM, SANITARY AND WATER MAINS:

- EXISTING STORM, SANITARY AND WATER MAINS ARE TO BE LOCATED PRIOR TO ANY WORK BEING COMPLETED. DEPTH, SIZE, AND LOCATION IS TO BE VERIFIED THROUGH MUNICIPAL LOCATES
- EXACT LOCATION OF SERVICES BEING BROUGHT IN ARE TO BE VERIFIED BY CONTRACTOR/OWNER
- ANY EXISTING SERVICES AT THE PROPERTY LINE ARE TO BE CAPED PRIOR TO CONSTRUCTION
- EXISTING STORM PIPES WITHIN THE SITE SHALL BE LOCATED AND DESTROYED. EXISTING CONNECTIONS TO THE MUNICIPAL DRAIN SHOULD BE CAPPED ADJACENT TO OR AT THE MUNICIPAL DRAIN.

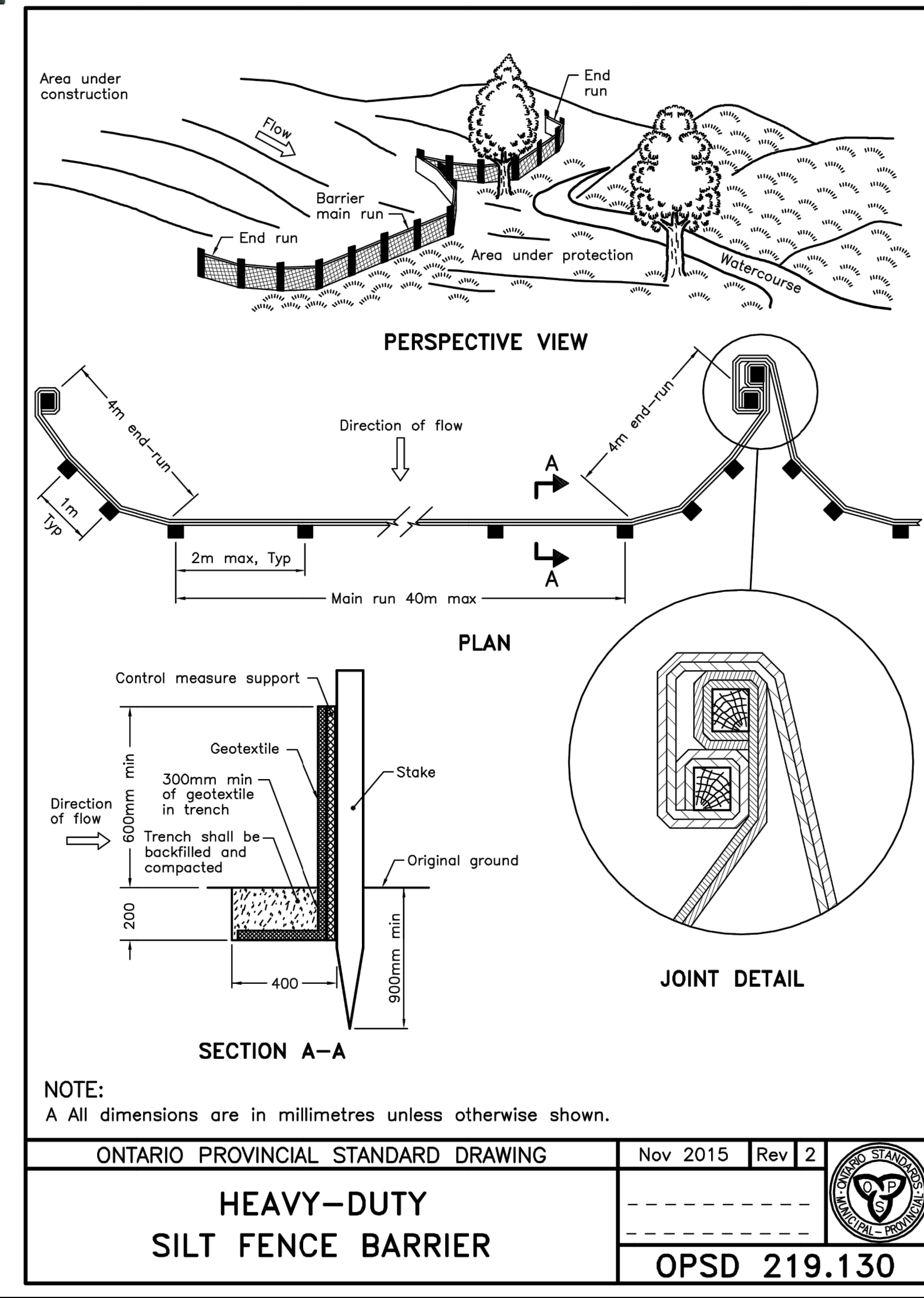
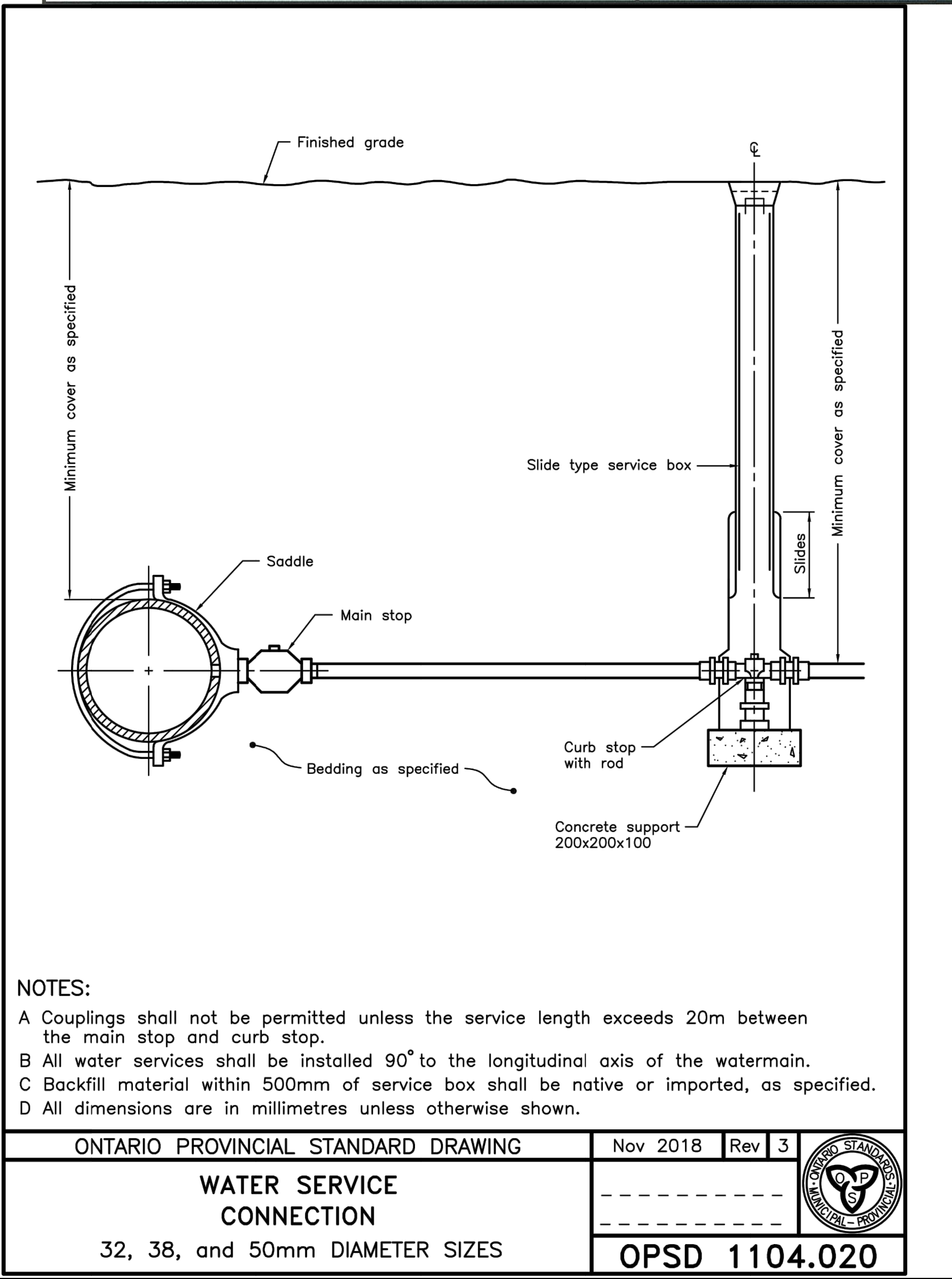
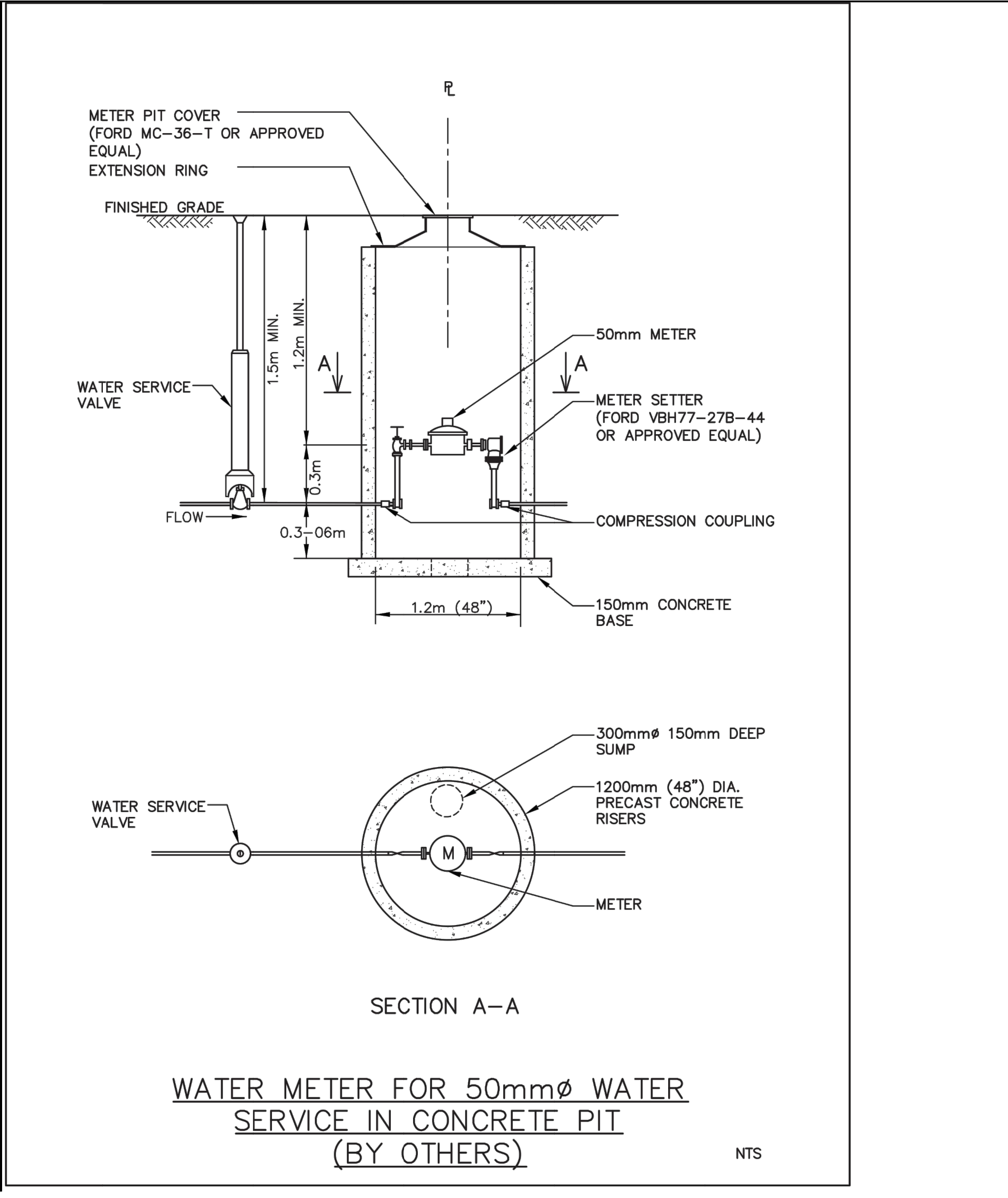
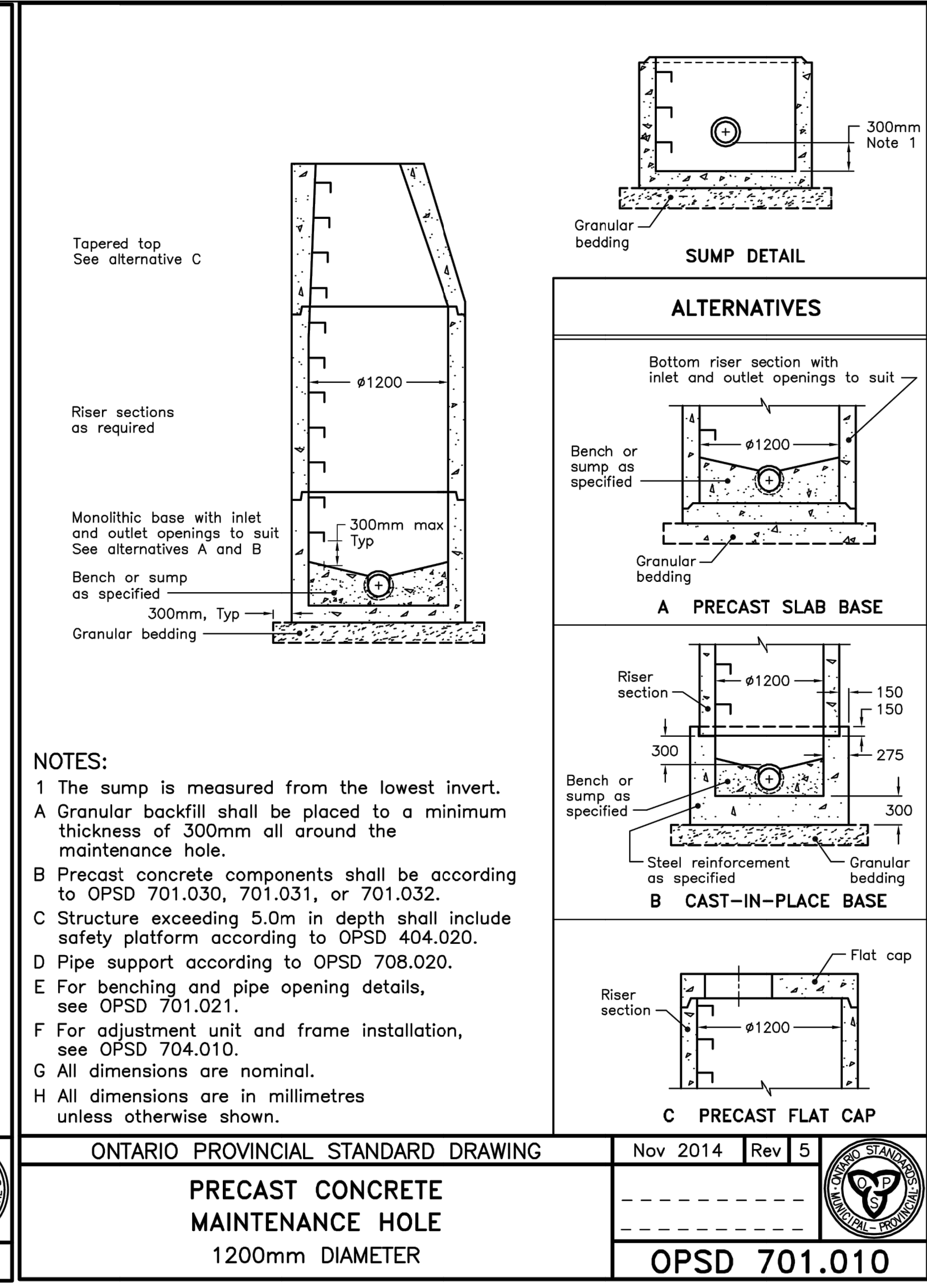
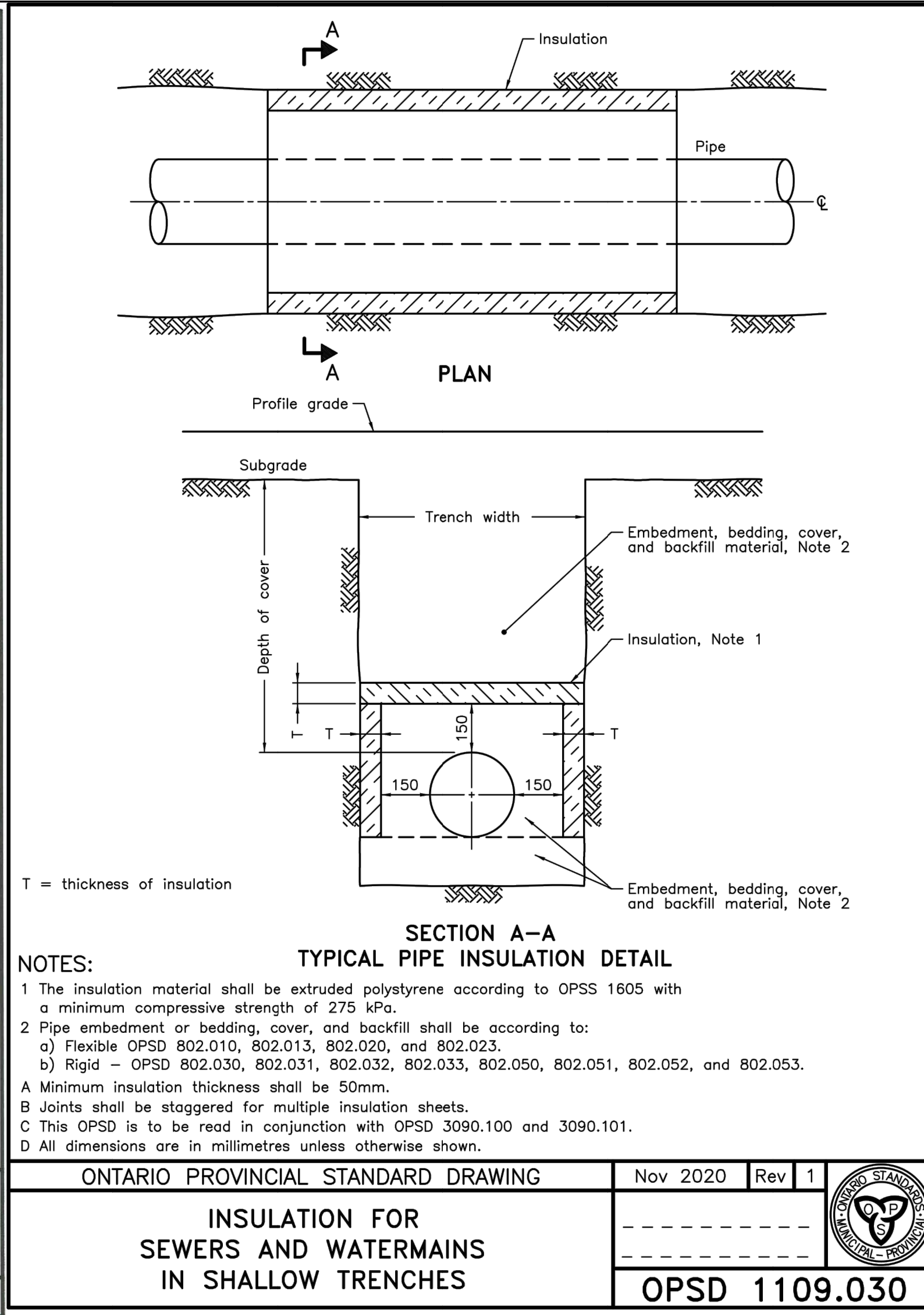
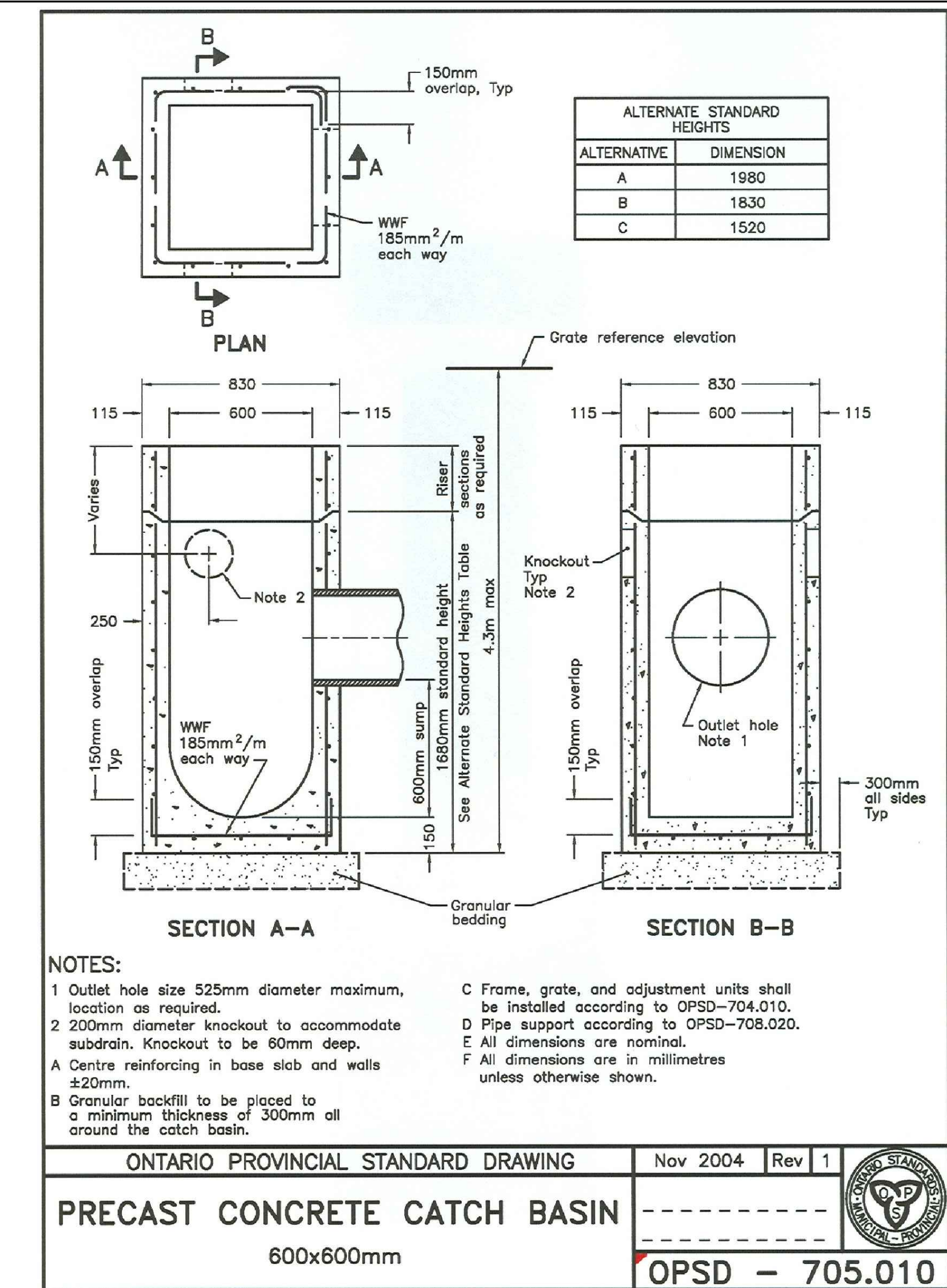


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PROJECT: 177 VICTORIA STREET, RODNEY, ONTARIO.

SHEET TITLE: GRADING PLAN/SERVICING PLAN

SITE PLAN FOR RODNEY LEGION RENOVATIONS			
Y.C. LIU ENGINEERING			
28 MANICOTT AVENUE, WEST			
CENTRAL, ONTARIO N7L 2P2			
TEL: (519) 551-9512			
FAX: (519) 551-9528			
DRAWN	CHECKED	FILE NO.	DWG. NO.
C.W.	C.L.	21-180	3
BCIN	FIRM BCIN	DATE	SHEET NO.
20529	29635	JUNE/21	SP-3 of 4



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PROJECT: SITE PLAN FOR RODNEY LEGION RENOVATIONS

177 VICTORIA STREET RODNEY, ONTARIO

SHEET TITLE: DETAILS

Y.C. LIU ENGINEERING 28 MANULIFE AVE. WEST CHESHAM, ONTARIO L9W 5G2 TEL: (905) 551-9612 FAX: (905) 551-9028			
DRAWN	CHECKED	FILE NO.	DWG. NO.
C.W.	C.L.	21-180	4
BCIN	FIRM BCIN	DATE	SHEET NO.
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