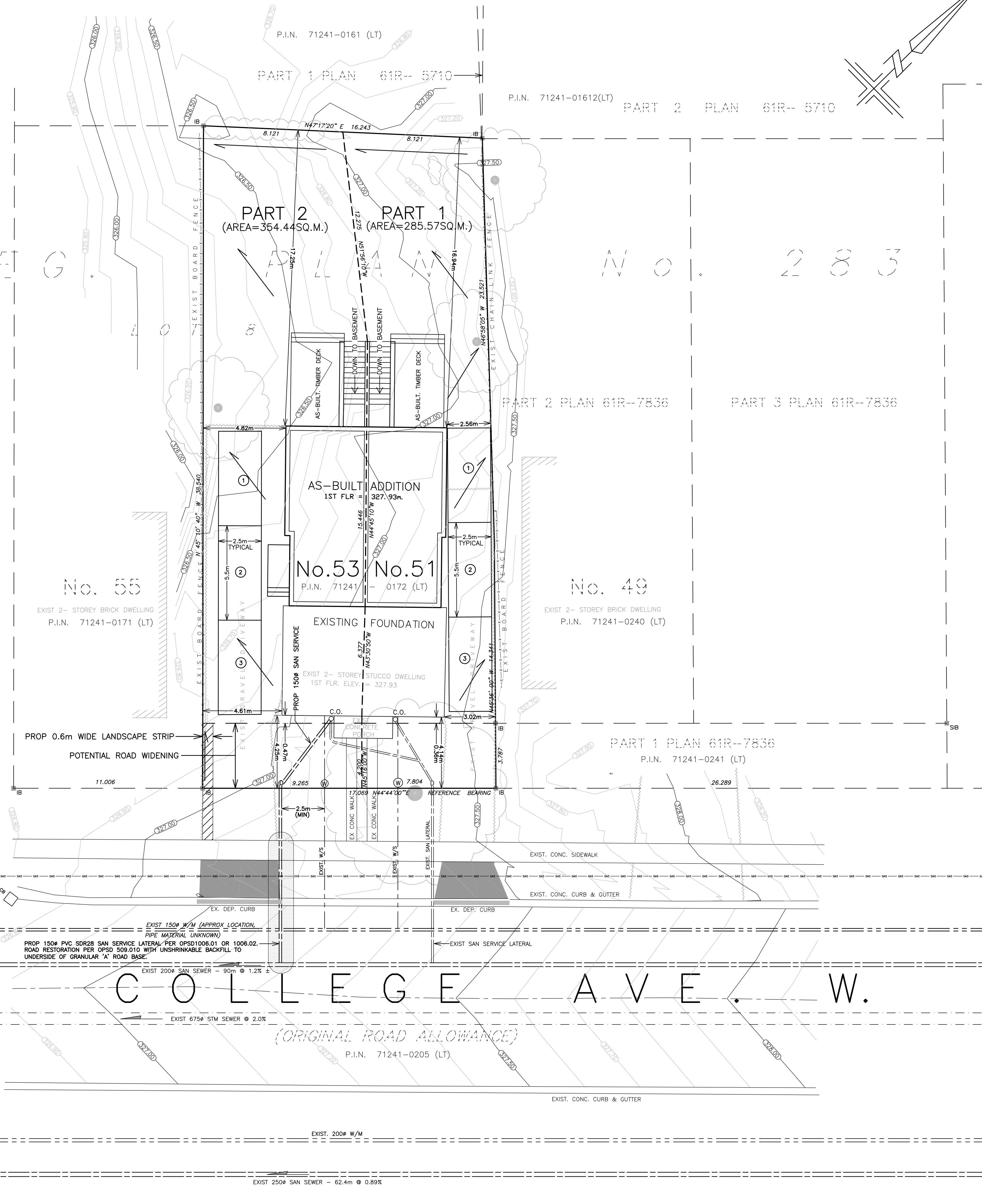
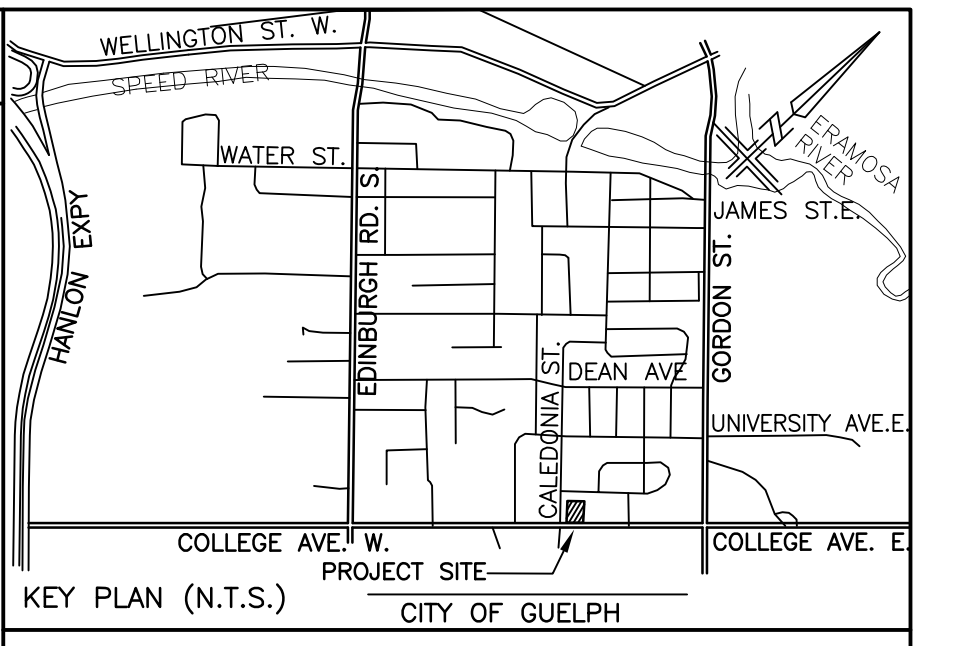


C A L E D O N I A S T R E E T

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



SERVICING NOTES:

- ALL SERVICES TO BE INSTALLED & ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION OR REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT, SHALL CONFORM TO CITY OF GUELPH & REGION OF WATERLOO CONSTRUCTION AND MATERIALS STANDARDS AND SPECIFICATIONS AS WELL AS REQUIREMENTS OF THE MINISTRY OF THE ENVIRONMENT GUIDELINES (LATEST EDITION), AS APPLICABLE.
- CONTRACTOR TO CONFIRM LOCATION OF BURIED UTILITIES PRIOR TO EXCAVATION.
- MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL BE 2.5m. MINIMUM VERTICAL CLEARANCE BETWEEN SEWERS AND WATERMAIN WHICH CROSS WILL BE 300mm IF THE SEWER IS BELOW, AND 500mm IF THE WATER IS BELOW THE SEWER.
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
- ALL WATERMAINS & WATER SERVICES TO BE INSTALLED WITH A MINIMUM OF 2.0m COVER MEASURED VERTICALLY FROM CENTRE-LINE OF ROAD. SEWERS TO BE INSTALLED WITH A MINIMUM COVER OF 2.20m AT THE PROPERTY LINE BELOW THE FINAL ROAD GRADE OR AT SUCH HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE LEVEL OF THE MAIN SEWER. ON PRIVATE PROPERTY THE MINIMUM COVER IS TO BE NO LESS THAN 1.2m.
- RESTORATION OF MUNICIPAL ROADWAY OVER SERVICE CUTS TO BE 100% OF GRANULAR "A" BEDDING & BACKFILL TO UNDERSIDE OF ASPHALT, ALL COMPACTED TO 100% S.P.M.D.D. (MIN.)
- MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 4.5M UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5M SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 8% MAXIMUM GRADES.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMITS
 - ROAD CUT PERMITS
 - APPROACH APPROVAL PERMITS
 - COMMITTEE OF ADJUSTMENT
 - SEWER AND WATER PERMITS
 - RELOCATION OF SERVICES
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
- ABANDONED ENTRANCE ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED AT THE DEVELOPER'S EXPENSE TO THE SATISFACTION OF THE TOWN OF COBOURG. ALL CURB CUTS TO BE COMPLETED BY TOWN OF COBOURG AT THE DEVELOPER'S EXPENSE.
- THE MANAGER OF ROADS AND SEWERS TO BE CONTACTED A MINIMUM OF 24HRS PRIOR TO COMMENCING ANY WORK WITHIN THE R.O.W.
- ALL DISTURBED AREAS WITHIN THE MUNICIPAL R.O.W. SHALL BE RESTORED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- A ROAD OCCUPANCY PERMIT IS REQUIRED FOR THE WORKS WITHIN THE ROADWAY.
- 3.0M X 3.0M VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET.
- EXISTING SANITARY SEWER, STORM SEWER & WATERMAIN INFORMATION TAKEN FROM PLANS & RECORDS PROVIDED BY THE CITY OF GUELPH.
- SEWER BEDDING, COVER AND BACKFILL TO BE AS PER OPSD802.010 WITH GRANULAR "A" FOR BOTH BEDDING AND COVER.
- ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6M FROM THE BUILDING FACE.

NOTES

- BENCHMARK: ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN VERTICAL DATUM (CGVD25) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.
- BOUNDARIES AS PER SURVEYOR'S DRAFT REFERENCE PLAN BY L G WOODS SURVEYING INC., DATED JULY 2017 (FILE NO. 17-1043 REF).
- EXISTING GROUND ELEVATIONS ARE AS SURVEYED BY L G WOODS SURVEYING INC. DURING JULY 2016. (FILE NO. 16-1032-TOPO)

LEGEND

- (226.00) DENOTES PROPOSED FINISHED GROUND ELEVATION
- x 223.00 DENOTES EXISTING GROUND ELEVATIONS AS SURVEYED BY L G WOODS SURVEYING INC. DURING JULY 2016.
- (37.50) DENOTES EXISTING GROUND CONTOUR
- (226.00) DENOTES PROPOSED FINISHED GROUND ELEVATION AT FRONT/REAR APRON OF DWELLING
- (S-226.00) DENOTES PROPOSED SWALE ELEVATION
- 1/F-(219.20) DENOTES PROPOSED TOP OF FOUNDATION ELEVATION
- ⊗ DENOTES EXISTING WATER SERVICE SHUTOFF VALVE
- D DENOTES EXISTING SANITARY SERVICE AT STREETLINE
- U.P. DENOTES EXISTING UTILITY POLE
- DENOTES PROPOSED DRAINAGE DIRECTION
- DENOTES PROPOSED SWALE
- D/H DENOTES EXISTING OVERHEAD HYDRO OR UTILITY WIRES
- DENOTES EXIST. WIRE OR CHAINLINK FENCE
- ⊗ DENOTES EXISTING STREET LIGHT STANDARD
- DENOTES EXISTING DECIDUOUS TREE
- ⊗ DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- ⊗ DENOTES EXIST. CONIFEROUS TREE
- R.W.L. O DENOTES PROPOSED RAINWATER LEADER DOWN PIPE
- HYD DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING ASPHALT DRIVEWAY APPROACH.
- DENOTES PROP ROAD RESTORATION OVER UTILITY CUT PER OPSD 509.010 W/UNSHRINKABLE FILL UP TO GRANULAR ROAD BASE.
- C.O. DENOTES EXIST. SANITARY SEWER CLEANOUT.
- ⊗ DENOTES PROP 25MM DIA WATER SERVICE CONNECTION PER OPSD 1104.010.
- ⊙ DENOTES PROP PARKING SPACE NO.

DEVELOPMENT DETAILS FOR 51-53 COLLEGE AVE. W.		
	EXISTING	PROPOSED
USE / ZONING	LEGAL NON-CONFORMING SEMI-DETACHED DWELLING R.I.B	SEMI-DETACHED DWELLING
ZONE REGULATION R.2 ZONE		
	REQUIRED	EXISTING/PROPOSED
LOT AREA:	460SQ.M. PER 2 UNITS 230SQ.M. PER UNIT	639.70SQ.M. 287.30SQ.M. (NO.51) 352.40SQ.M. (NO.53)
LOT FRONTAGE:	15M. PER 2 UNITS 7.5M. PER UNIT	17.069M. 7.8M. (NO.51) 9.2M. (NO.53)
GROUND FLOOR AREA:	2 - STOREY 40SQ.M. (MIN)	2 - STOREY 156.14SQ.M.
FRONT YARD:	6.0M. (MIN)	4.14M. (NO.51) (IF WIDENING, 0.36M.) 4.20M. (NO.53) (IF WIDENING, 0.41M.)
SIDE YARD:	3.0M. (MIN)	VARIES 2.56M. TO 2.98M. (NO.51) VARIES 4.61M. TO 4.82M. (NO.53)
REAR YARD:	7.5M. (MIN) OR 20% OF LOT DEPTH	16.94M (NO.51) 17.09M (NO.53)
BUILDING HEIGHT:	3 - STOREYS (MAX)	2 - STOREYS
LOT COVERAGE:	40% OF LOT AREA (MAX)	31.25%(PART 1) 25.95%(PART 2)
OFF-STREET PARKING:	1 PER UNIT 3 IF ACCESSORY APARTMENT IS PROPOSED.	3 - NO.51 3 - NO.53
LANDSCAPE OPEN SPACE:	0.6M BETWEEN SIDE LOTLINE AND DRIVEWAY.	0.0M - NO.51 0.6M - NO.53

NO	DATE	BY	REVISION

SCALE: 1:125

DATE: DECEMBER 2018

REF.

SEAL:

CONSULTANT: **SIDNEY W. WOODS ENGINEERING (2011) INC.**
334 HATT ST., DUNDAS, ON L9H 2H9 (905)627-0775

A. J. LAKATOS PLANNING CONSULTANT
47 HARCOURT DR., GUELPH ON N1G 1J6 (519)822-2272

MUNICIPALITY: **CITY OF GUELPH**

OWNER: **Fabpiovesan Holdings Inc.**
100 QUEEN STREET, GUELPH ON L9G 3W2

TITLE: **SITE & SERVICING PLAN**
(TO ACCOMPANY SITE PLAN APPLICATION)

PROJECT: **51-53 COLLEGE AVE. W.**
(PROPOSED SEMI-DETACHED DWELLINGS)

©2018, ALL RIGHTS RESERVED SHEET 1 OF 1
SIDNEY W. WOODS ENGINEERING (2011) INC. INDEX NO. E-1326