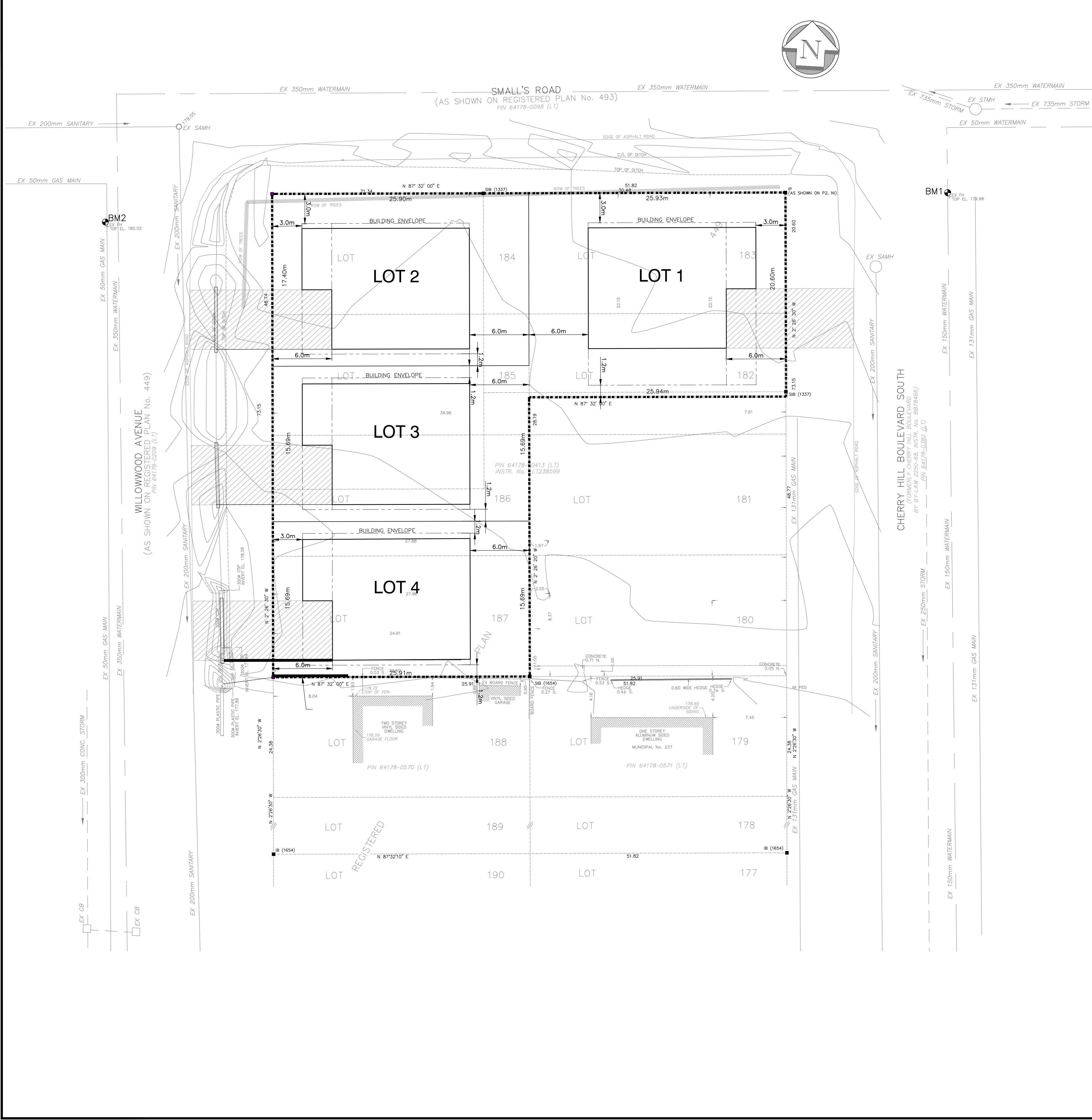


REV. No.	DATE	REVISION
0	APRIL 20/22	ISSUED TO CLIENT FOR REVIEW
1	NOV 28/22	REVISED & ISSUED TO CLIENT

LEGAL DESCRIPTION
 LOTS 180 TO 187, REGISTERED PLAN NO. 449 IN THE TOWN OF FORT ERIE IN THE REGIONAL MUNICIPALITY OF NIAGARA

NOTE
 BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN HAS BEEN COLLECTED FROM A FIELD SURVEY DATED FEBRUARY 16, 2022 BY J.D. BARNES LTD. SURVEYORS. G. DOUGLAS VALLEE LTD ASSUMES NO RESPONSIBILITY FOR THE EXISTING INFORMATION REPRESENTED ON THIS PLAN.



NOTES
 CONTRACTOR TO ENSURE THAT HOUSE FOUNDATION IS PLACED ON SUITABLE, DRY SOIL.

ACCORDING TO MUNICIPALITY REQUIREMENTS ALL FINAL GRADING MUST BE INSPECTED AND CERTIFIED BY AN ENGINEER OR ONTARIO LAND SURVEYOR. THE BUILDER SHALL ENSURE THAT THE REQUIRED INSPECTIONS ARE CARRIED OUT IN ACCORDANCE WITH MUNICIPALITY REQUIREMENTS.

ALL DISTANCES AND ELEVATIONS ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BUILDER TO CONFIRM BOTTOM OF FOOTING ELEVATION AND TOP OF FOUNDATION ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, AT LEAST 0.15m OF FOUNDATION WALL MUST REMAIN EXPOSED.

ALL ROOF LEADERS TO BE DIRECTED TO THE ROAD.

SITE BENCHMARK
 BM1: TOP OF NUT OF FIRE HYDRANT AT SOUTH EAST CORNER OF SMALL'S ROAD AND CHERRY HILL BOULEVARD SOUTH INTERSECTION.
 ELEVATION 179.98m

BM2: TOP OF NUT OF FIRE HYDRANT AT SOUTH WEST CORNER OF SMALL'S ROAD AND WILLOWWOOD AVENUE INTERSECTION.
 ELEVATION 180.02m



REGULATION	REQUIRED	PROPOSED
MIN. LOT FRONTAGE	12m 15m (CORNER LOT)	15.69m (INTERIOR LOTS) 17.40m (CORNER LOTS)
MIN. LOT AREA	375sq.m.	406.5sq.m. (INTERIOR LOTS) 447.8sq.m. (CORNER LOTS)
MAX. LOT COVERAGE	50%	46.3%
MIN. FRONT YARD	6.0m TO GARAGE 3.0m TO DWELLING	6.0m TO GARAGE 3.0m TO DWELLING
MIN. SIDE YARD	1.2m	1.2m
MIN. EXTERIOR SIDE YARD	3m TO DWELLING 6m TO ATTACHED GARAGE	3m TO DWELLING 10.7m TO ATTACHED GARAGE
MIN. REAR YARD	6m	6m
MAX. HEIGHT	2.5 STOREYS 10.5m	2.5 STOREYS

NOTES

- ALL GRADING WORKS SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.
- PROPERTY LINE GRADES SHALL BE MATCHED.
- PROPOSED RETAINING WALL SHALL NOT BE WOOD.
- ANY DISTURBED BOULEVARD AND DITCH IS TO BE RESTORED TO EXISTING CONDITION OR BETTER. RESTORATION OF 100mm TOPSOIL AND SOD IS REQUIRED AT A MIN.
- REGRADE THE ROAD SIDE DITCH TO ENSURE IT HAS POSITIVE DRAINAGE ON WILLOWWOOD AVE FRONTING THE PROPOSED LOTS.
- SERVICE CONNECTIONS PERMIT REQUIRED FOR PROPOSED SANITARY LATERAL. FINAL DETAILS FOR THE SANITARY LATERAL TO BE DETERMINED THROUGH THE PERMIT PROCESS (I.E. LATERAL SIZE AND MATERIAL).
- ENTRANCE PERMIT(S) REQUIRED FOR PROPOSE ENTRANCES. FINAL DETAILS FOR THE ENTRANCES TO BE DETERMINED THROUGH THE PERMIT PROCESS (I.E. CULVERT SIZES, MATERIAL, ETC.).

G. DOUGLAS VALLEE LIMITED
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 SIMCOE, ONTARIO N3Y 3W4
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SUBMISSION DRAWING
 NOT TO BE USED FOR CONSTRUCTION

Project Title
LALLY HOMES
 CHERRY HILL
 FORT ERIE - NIAGARA REGION

Drawing Title
SITE PLAN

Designed by :	ED	Drawn By :	TJC
Checked by :	ED	Date Started :	APRIL 20, 2022
Drawing Scale :	1:200	Drawing No.:	00
Project No.:	22-044		