

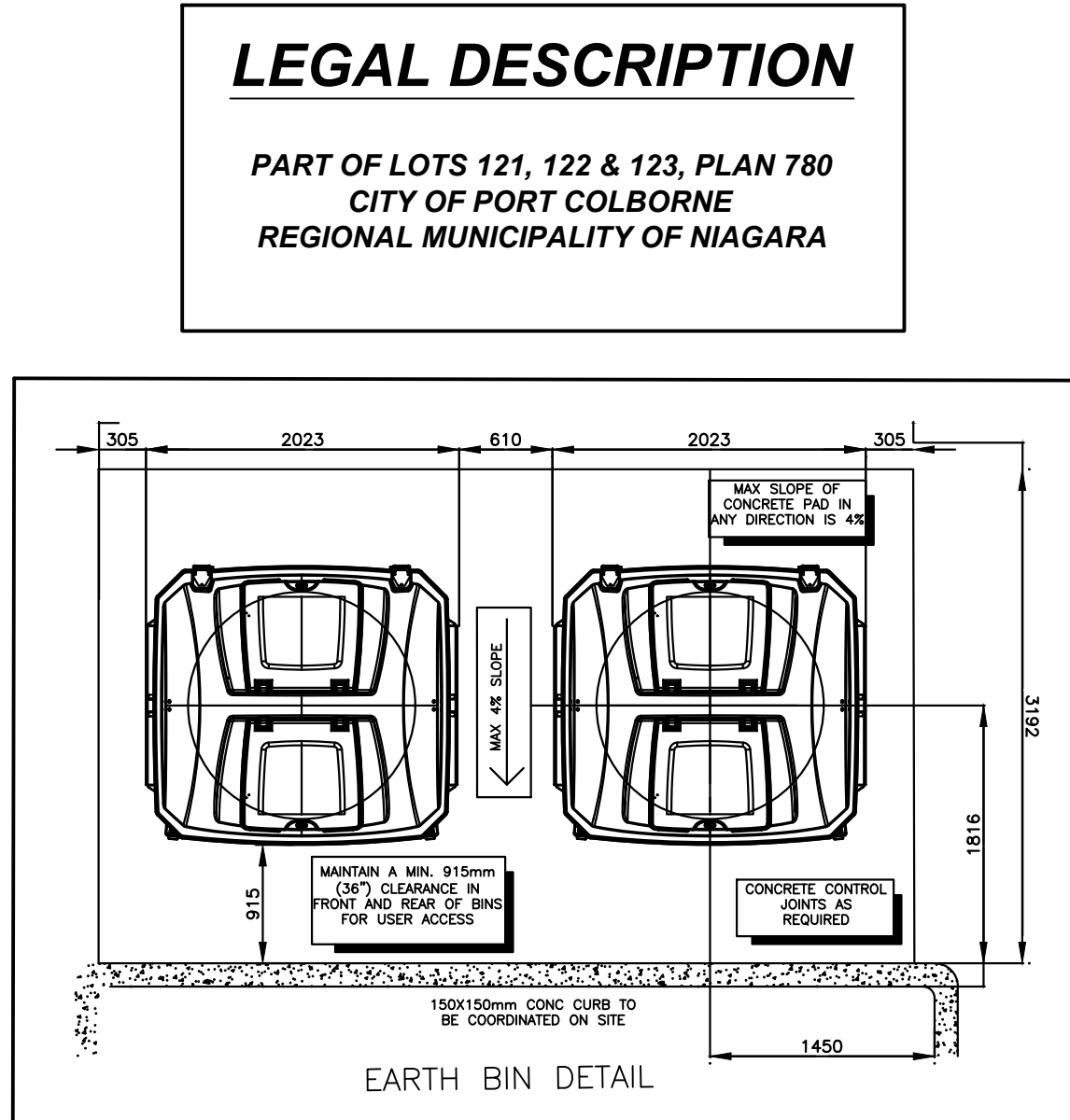
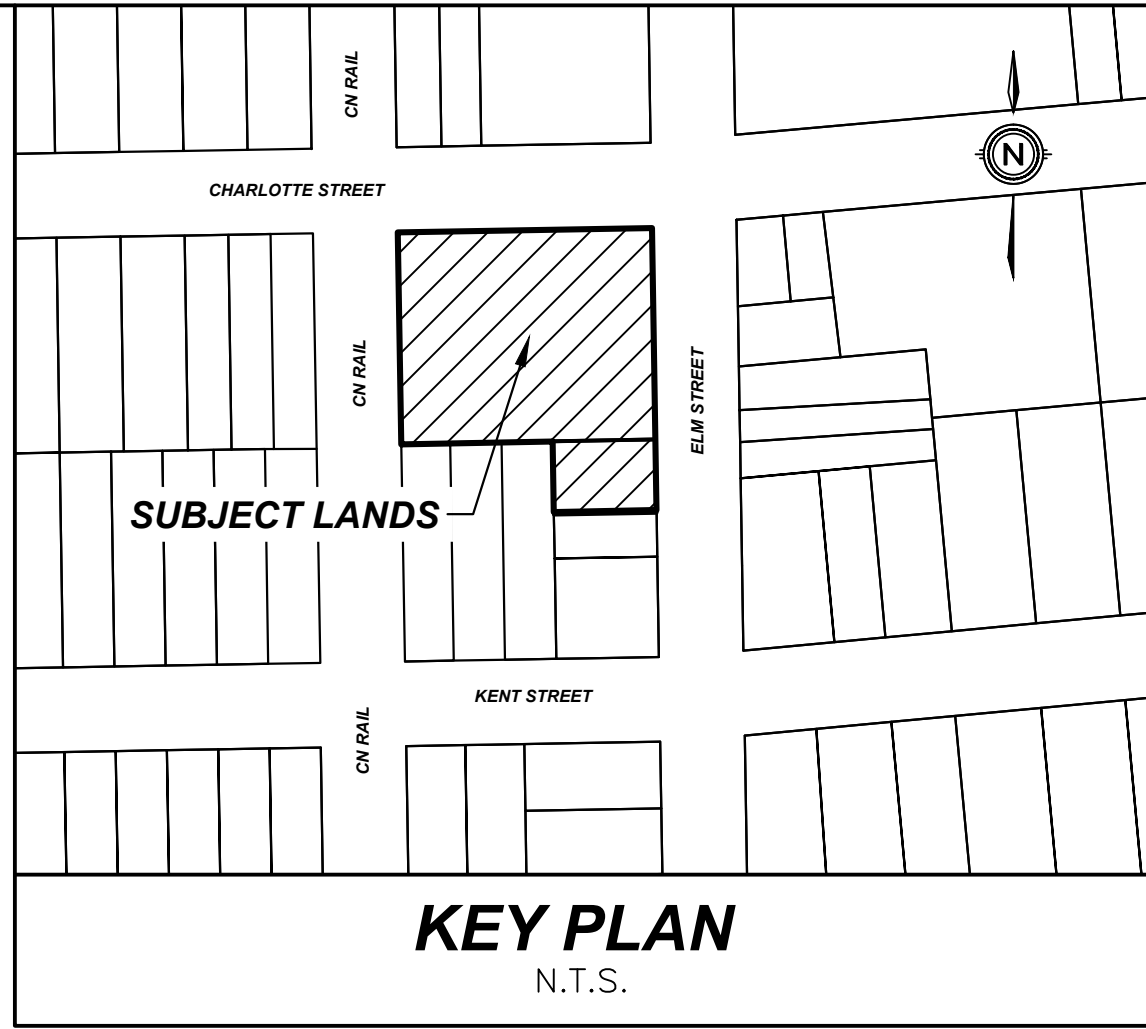
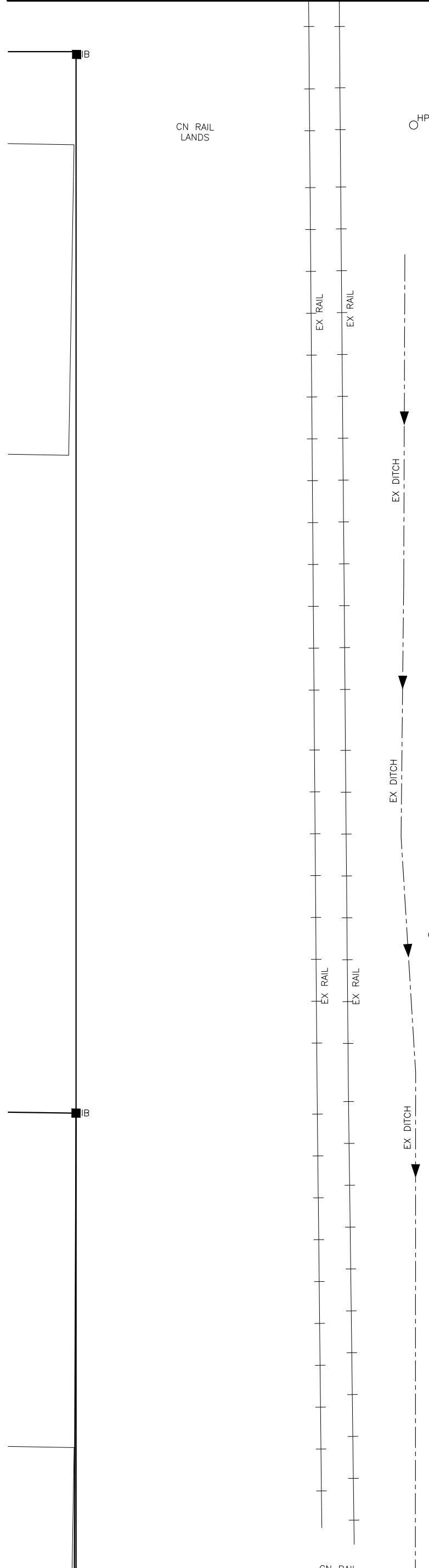
**SIGNAGE NOTES:**  
ALL PARKING STALLS FOR PHYSICALLY-CHALLENGED PERSONS SHALL BE INDICATED WITH TYPICAL ACCESSIBLE SIGNAGE (as shown on this dwg)  
ALL SIGNS SHALL CONFORM TO RB-93 THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

One galvanized steel T-bar stakes each driven securely into the ground

**ACCESSIBLE PARKING SIGN DETAIL**  
NTS

1.5-2.5m TO CENTRE OF SIGN

BY PERMIT ONLY



**LANDUSE SCHEDULE - 176 ELM ST**

LAND USE	AREA(sq.m.)	AREA(ha)	AREA(%)
EXISTING BUILDING	1496.75	0.15	43.27
PAVING/PARKING	657.41	0.08	19.01
LANDSCAPE	1304.77	0.13	37.72
<b>TOTAL SITE AREA</b>	<b>3458.93</b>	<b>0.34</b>	<b>100.00</b>

**PARKING STATISTICS:**

PERMITTED USE - APARTMENT (1.0 x 22 UNITS DWELLING = 22) 22 spaces

FOR 1-25 STANDARD PARKING SPACES1 SHALL BE ACCESSIBLE FOR 26.50 STANDARD PARKING SPACES 2 SHALL BE ACCESSIBLE

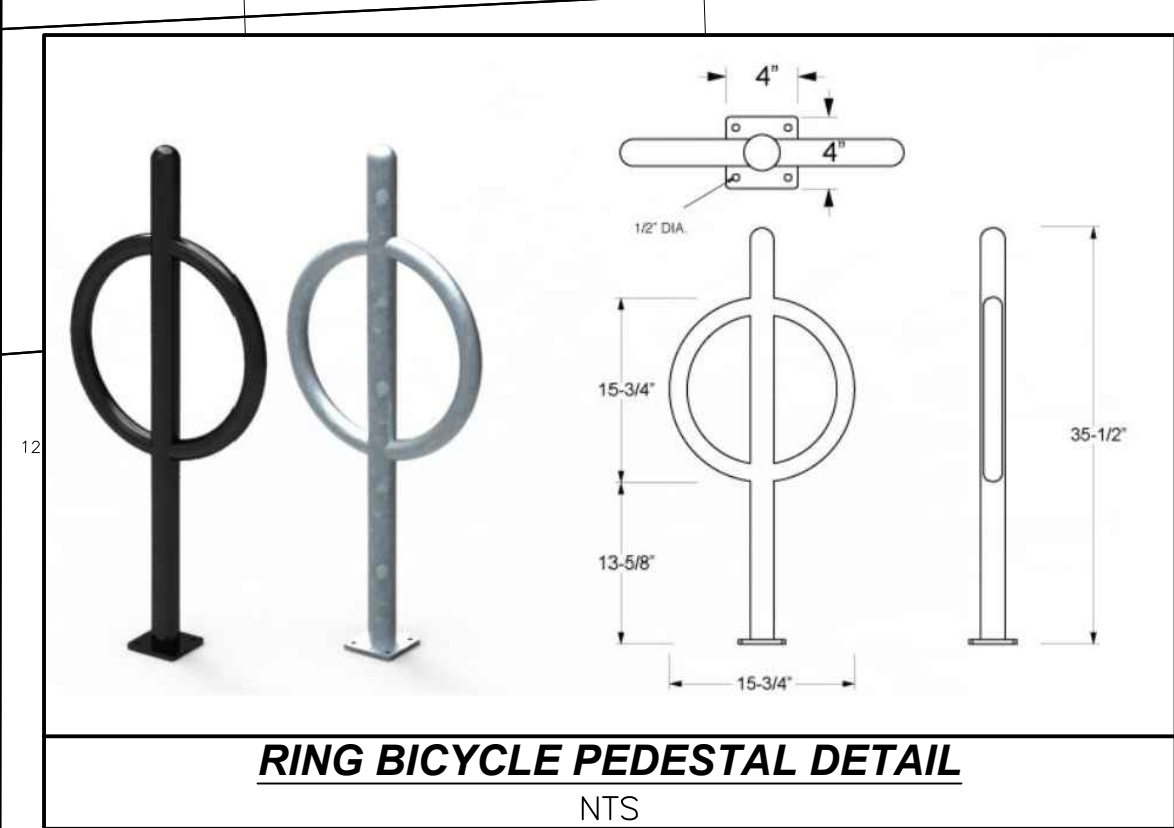
**TOTAL REQUIRED PARKING SPACES** = 23 spaces

**TOTAL PROVIDED PARKING** = 25 spaces

24 STANDARD SPACES  
1 ACCESSIBLE SPACE

**ZONING MATRIX**  
INSTITUTIONAL ZONE (I)

PROVISION	REQUIRED	PROVIDED
MIN LOT FRONTAGE	18m	67.67m
MIN. FRONT YARD	9.0m	4.97m (EXISTING)
MIN. REAR YARD	6.0m	1.79m (EXISTING)
MIN. INTERIOR SIDE YARD	3.0m	1.5m (EXISTING)
MIN. CORNER SIDE YARD	7.5m	1.83m (EXISTING)
MAX. BUILDING HEIGHT	20.0m	NO CHANGE
MIN. LANDSCAPE	25%	37.72%
TOTAL LOT COVERAGE	40%	43.27%



#	REVISION	DATE	INIT
2	REVISED PER CITY COMMENTS	2022-11-01	JS
1	REVISED PER CITY COMMENTS	2022-09-12	JS
0	ISSUED FOR REVIEW	2021-04-27	GS

**NOTES:**

- THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING GS  
DESIGN CR  
CHECKED BY JS  
APPROVED BY JS

**U.P. SCHOOLEY**  
LICENSED PROFESSIONAL ENGINEER  
PROVINCE OF ONTARIO

**UPPER CANADA CONSULTANTS**  
ENGINEERS / PLANNERS

30 Hanover Drive Unit 3  
St. Catharines, Ontario  
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Fax: (905) 688-5274

**176 ELM STREET**  
**PORT COLBORNE**  
**SITE PLAN**

CONSULTANT FILE No. 1906  
DATE 2022-11-01  
PRINTED 2022-11-01  
SCALE 1:200 m  
REF No.  
DWG No. **1906-SP** REV **2**



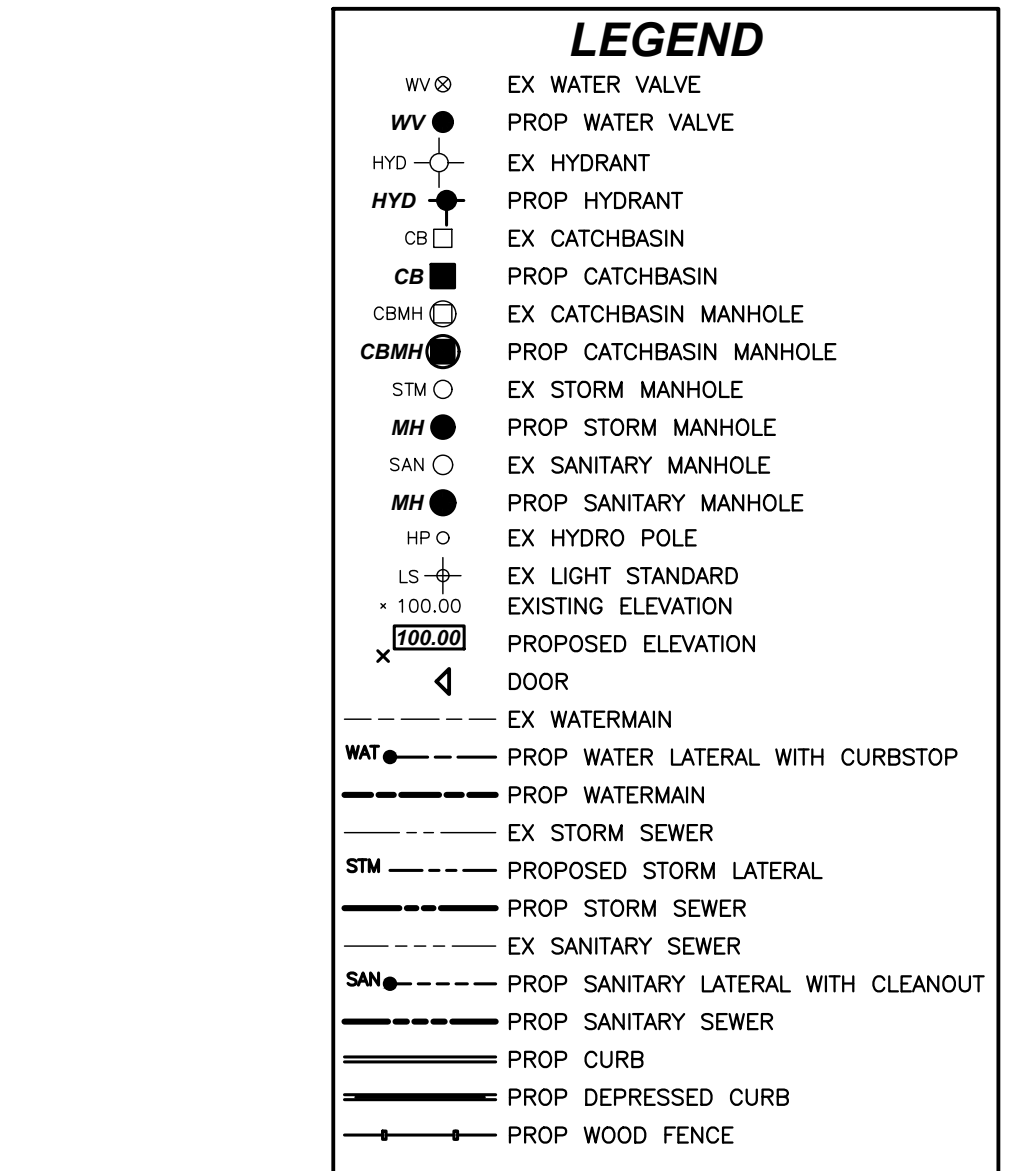
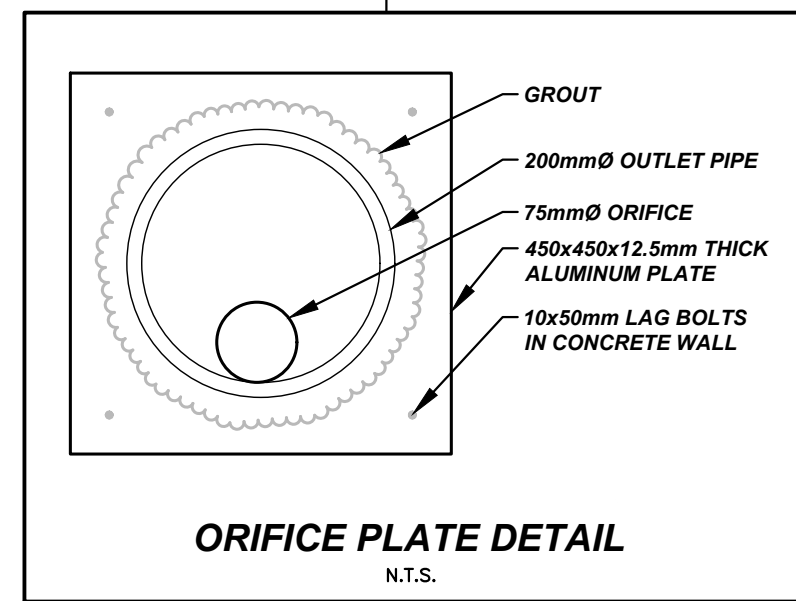
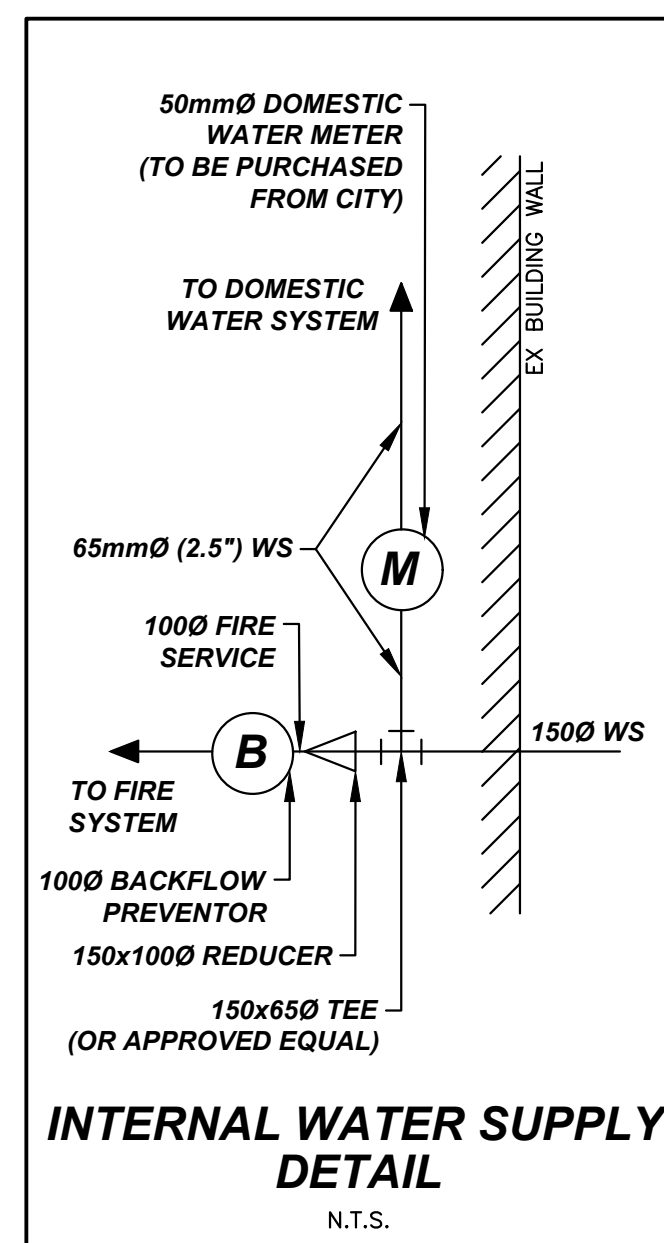
# NOTES

## GENERAL

- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION. WHERE SHOWN THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR PERMITS AND COSTS REQUIRED TO SUPPORT EXISTING UTILITY POLES TO THE SATISFACTION OF THE REQUIREMENT OF THE RESPECTIVE UTILITIES.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- ALL GRASSED AREAS, OUTSIDE THE LIMITS OF THE SITE, DISTURBED BY THE CONTRACTOR SHALL BE REINSTATED WITH 100mm TOPSOIL AND SOD.
- FINISHED LOT GRADING SHALL NOT ADVERSELY AFFECT DRAINAGE PATTERNS OF ADJACENT LANDS.
- ALL WORKS WITHIN THE MUNICIPAL R.O.W. REQUIRES A MUNICIPAL CONSENT PERMIT.
- ALL ABOVE GROUND WORKS AND UNDERGROUND SERVICES, MATERIALS AND INSTALLATIONS ARE TO BE IN ACCORDANCE WITH THE LATEST OPSS & OPSD STANDARDS AND THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT AND THE REQUIREMENTS OF THE CITY OF PORT COLBORNE.
- CONCRETE SIDEWALKS TO BE 200mm THICK ON 100mm COMPACTED GRANULAR 'A' EXCEPT WHERE SIDEWALKS CROSS ASPHALT DRIVEWAYS, SIDEWALK TO BE 200mm THICK WITH 9ga WIRE MESH.
- ALL UNSUITABLE MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED OFF-SITE UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR OWNER.

## WATERMANS

- ALL WATERMAIN AND SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT CITY OF PORT COLBORNE SPECIFICATIONS.
- WATER SERVICE TO HAVE A MINIMUM COVER OF 1.7m WITH A MINIMUM HORIZONTAL SPACING OF 0.5m FROM THEMSELVES AND 2.5m FROM OTHER UTILITIES.
- ALL WATER SERVICES TO HAVE A MINIMUM 0.5m VERTICAL SEPARATION FROM OUTSIDE OF PIPE TO OUTSIDE OF ANY SEWER.
- WATER SERVICE TO BE 150mm PVC DR18 AND DUCTILE IRON, INCLUDING TRACER WIRE CSA 137.5.
- BEDDING AND COVER FOR WATER SERVICE AS PER OPSD 802.010 OR OPSD 802.013.
- CONNECTIONS TO THE MUNICIPAL WATERMAIN SHALL BE EXCAVATED AND SECURED BY THE CONTRACTOR, MATERIAL SUPPLIED BY THE CONTRACTOR AND INSTALLATION OF ALL FITTINGS WITNESSED BY A MUNICIPAL WATER OPERATOR.
- ALL CATHODIC PROTECTION WILL BE PROVIDED BY ZINC ANODE CAPS SUCH AS COR-CAP OR AN APPROVED EQUIVALENT UNLESS OTHERWISE APPROVED BY THE CITY OF PORT COLBORNE.
- ALL WATER SERVICE COMMISSIONING ACTIVITIES ARE TO BE COMPLETED IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE CITY OF PORT COLBORNE WATERMAIN COMMISSIONING PROTOCOL AND WITH THE PROVINCIAL WATERMAIN DISINFECTION PROCEDURE.

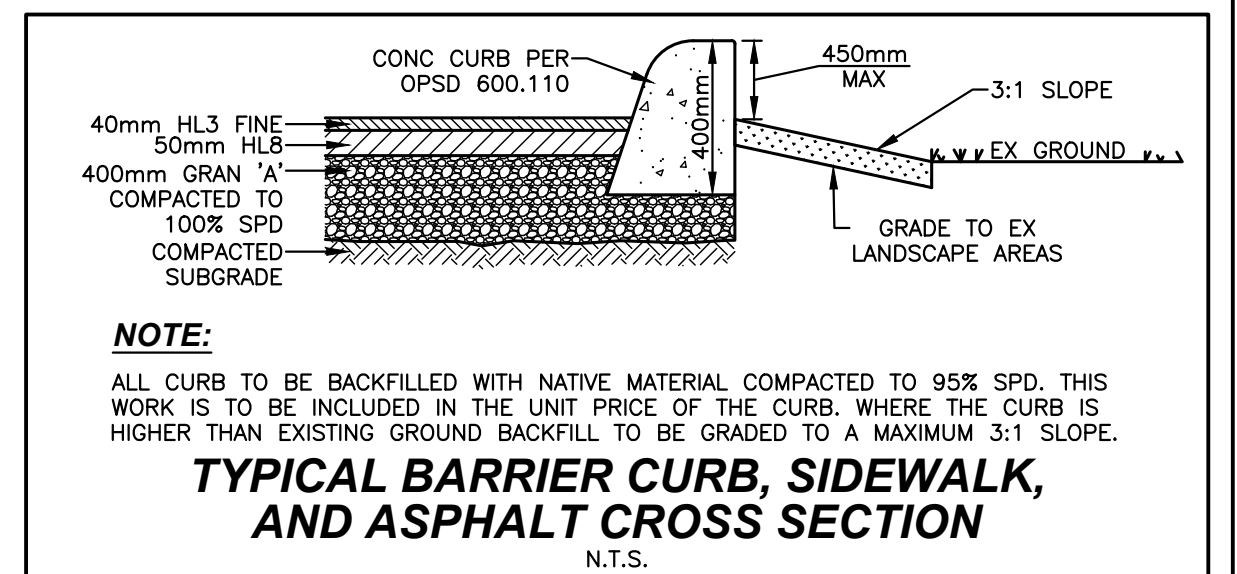


# NOTES:

- THIS TYPE OF FILTER BARRIER CONSISTS OF GEOTEXTILE FILTER FABRIC SECURELY ATTACHED ON THE UPSTREAM SIDE.
- SILT FENCES SHOULD BE USED ONLY FOR INTERCEPTING SHEET FLOWS OF DRAINAGE AREA NO LONGER THAN 30m AND NO STEEPER THAN 2:1.
- THE FENCE HEIGHT SHOULD BE 0.9m TO 1.0m AND THE LENGTH APPROX. 30m PER 1000m<sup>2</sup> OF DRAINAGE AREA.
- THE FABRIC IS TO BE RECESSED INTO A TRENCH 0.1m x 0.1m, BACKFILLED, AND COMPACTED.
- FENCE POST SHOULD BE SPACED NO MORE THAN 3.0m APART AND SET INTO THE GROUND AT LEAST 0.6m.

## SILT FENCE DETAIL

N.T.S.



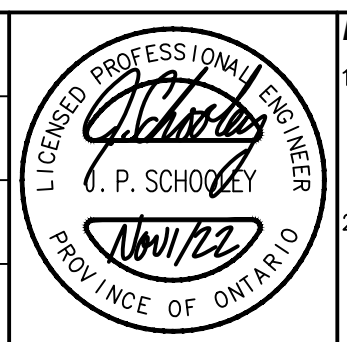
ALL CURB TO BE BACKFILLED WITH NATIVE MATERIAL COMPACTED TO 95% SPD. THIS WORK IS TO BE INCLUDED IN THE UNIT PRICE OF THE CURB, WHERE THE CURB IS HIGHER THAN EXISTING GROUND BACKFILL TO BE GRADED TO A MAXIMUM 3:1 SLOPE.

## 176 ELM STREET PORT COLBORNE SITE SERVICING AND GRADING PLAN

#	REVISION	DATE	INIT
2	REVISED PER CITY COMMENTS	2022-11-01	JS
1	REVISED PER CITY COMMENTS	2022-09-12	JS
0	ISSUED FOR REVIEW	2021-05-25	JS

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DRAFTING	GS
DESIGN	CR
CHECKED BY	JS
APPROVED BY	JS



## BENCH MARK

- TOP OF MH AT INTERSECTION OF ELM ST & CHARLOTTE ST ELEV 176.57
- TOP OF MH AT INTERSECTION OF ELM ST & CHARLOTTE ST ELEV 176.62



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CONSULTANT FILE No.	1906
DATE	2022-11-01
PRINTED	2022-11-01
SCALE	1:200 m
REF No.	
DWG No.	1906-SSGP
REV	2