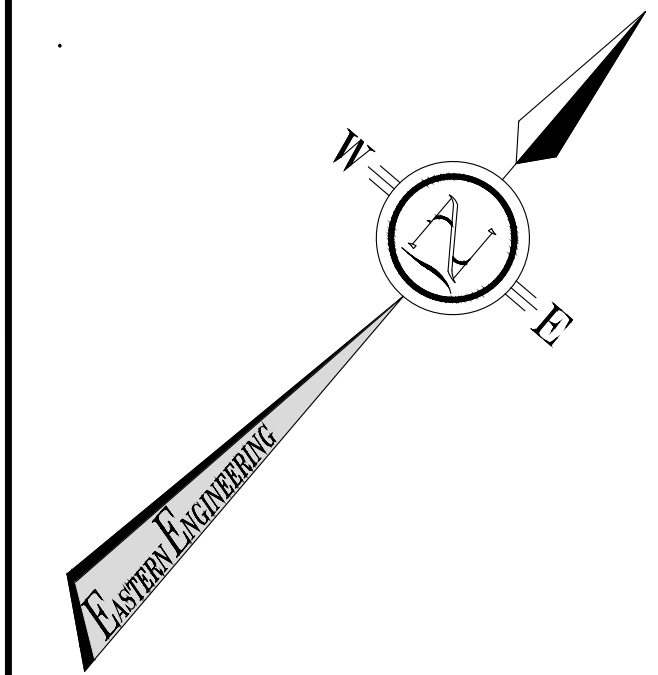
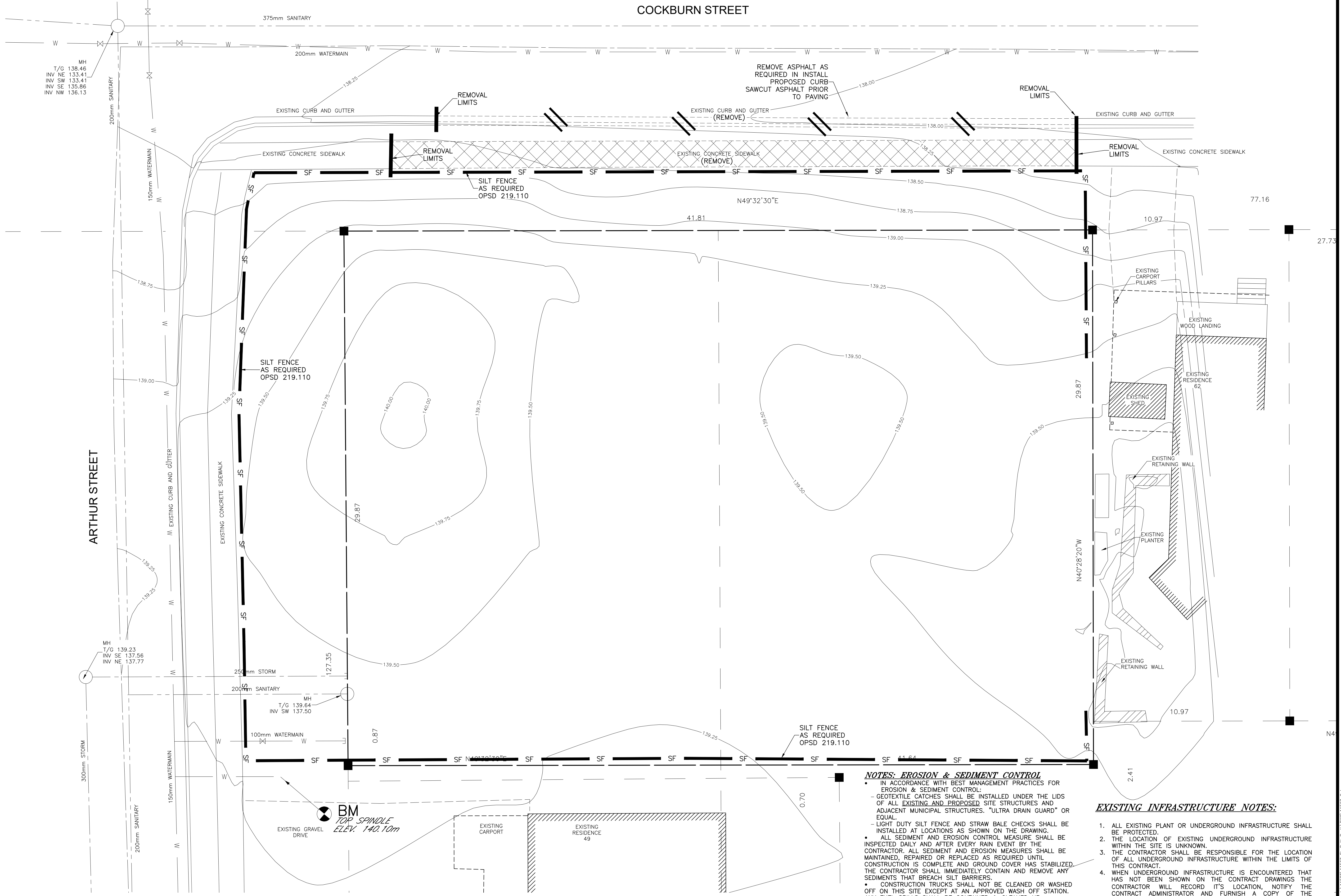




GENERAL NOTES

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- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO START OF CONSTRUCTION.

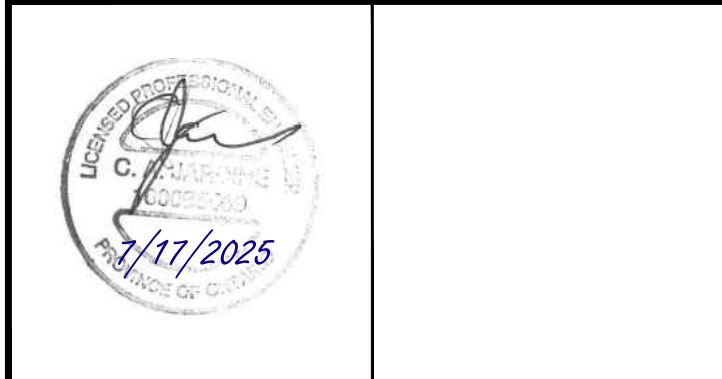
NOTE:
CONTRACTOR TO CONTACT UTILITY COMPANIES TO DETERMINE TYPE, LOCATION, AND CONFIGURATION OF EXISTING PLANT.

0	CAJ	2025-07-17	FOR TOWNSHIP REVIEW
No.	By	Date	Revisions

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Drawings are not to be scaled.



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www.EastEng.com

Project Title:
**ARTHUR TOWNHOMES
ARTHUR STREET
PERTH, ONTARIO**

EXISTING CONDITIONS, REMOVALS AND EROSION CONTROL

Design:	AJP	Checked:	CAJ	Approved:		Project No.:	11567
Drawn:	AJP	Checked:	CAJ	Date:	8/15/2024	Contract No.:	

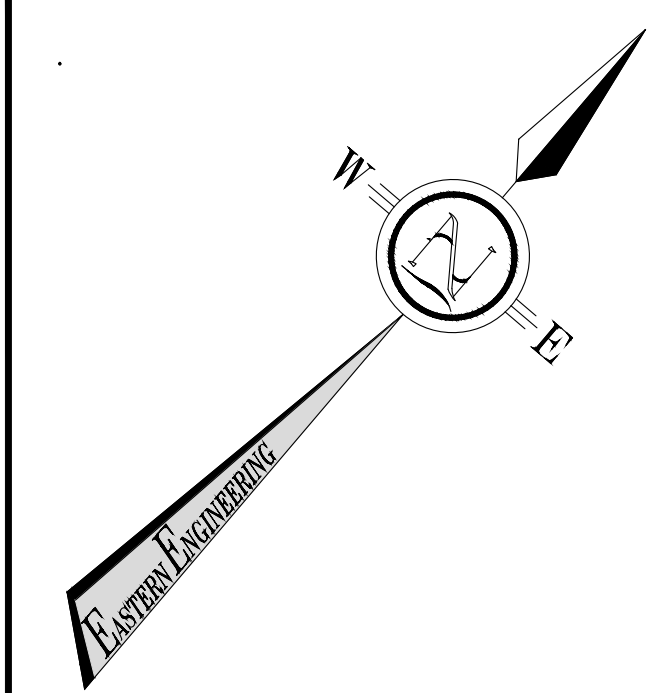
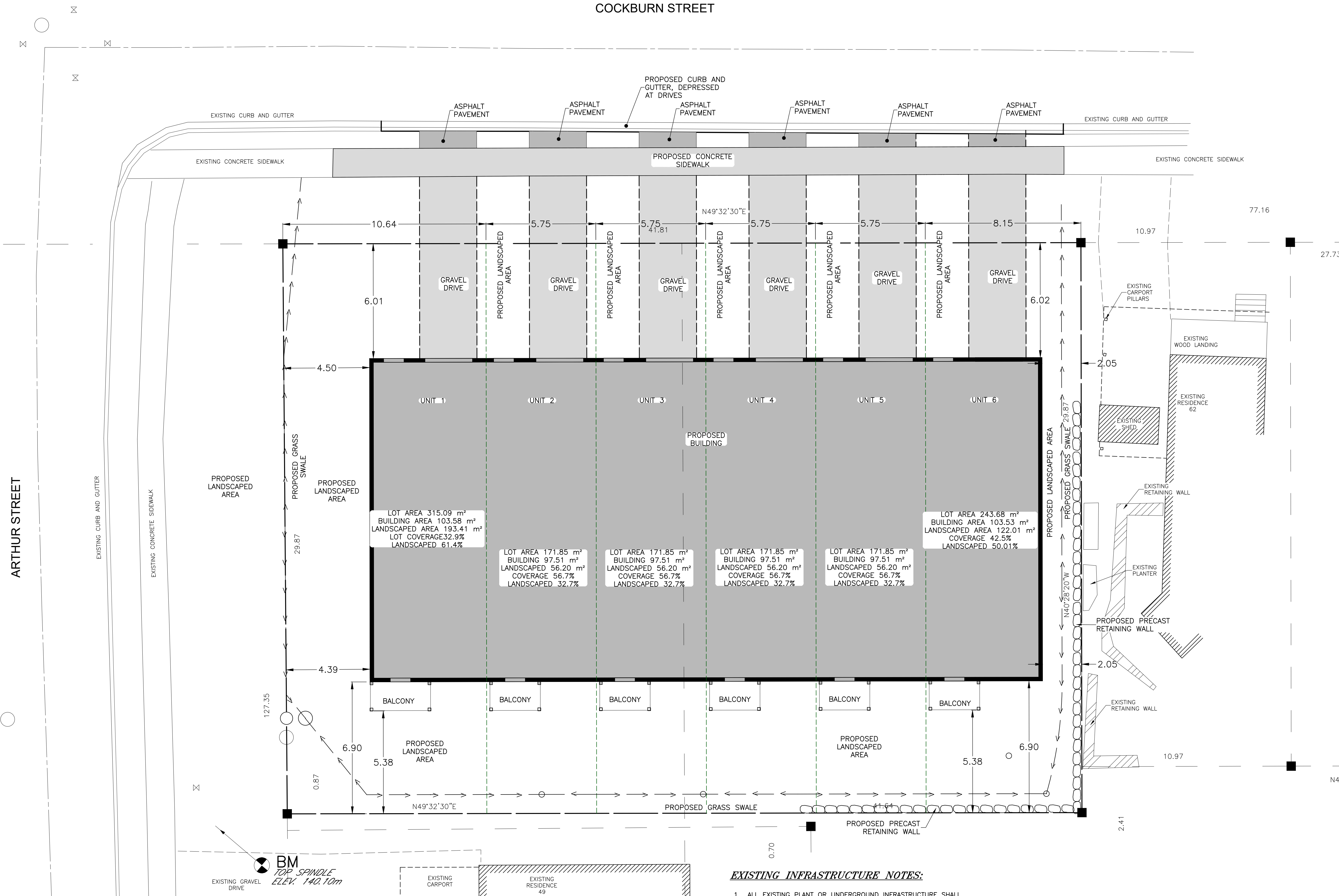
Scale:
Horizontal: 100
C0

UNITS EQUAL METRES UNLESS OTHERWISE NOTED
File No.: 11567_C.dwg

- NOTES: EROSION & SEDIMENT CONTROL**
- IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOR EROSION & SEDIMENT CONTROL:
 - GEOTEXTILE CATCHES SHALL BE INSTALLED UNDER THE LIDS OF ALL EXISTING AND PROPOSED SITE STRUCTURES AND ADJACENT MUNICIPAL STRUCTURES. "ULTRA DRAIN GUARD" OR EQUAL.
 - LIGHT DUTY SILT FENCE AND STRAW BALE CHECKS SHALL BE INSTALLED AT LOCATIONS AS SHOWN ON THE DRAWING.
 - ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND AFTER EVERY RAIN EVENT BY THE CONTRACTOR. ALL SEDIMENT AND EROSION MEASURES SHALL BE MAINTAINED, REPAIRED OR REPLACED AS REQUIRED UNTIL CONSTRUCTION IS COMPLETE AND GROUND COVER HAS STABILIZED. THE CONTRACTOR SHALL IMMEDIATELY CONTAIN AND REMOVE ANY SEDIMENTS THAT BREACH SILT BARRIERS.
 - CONSTRUCTION TRUCKS SHALL NOT BE CLEANED OR WASHED OFF ON THIS SITE EXCEPT AT AN APPROVED WASH OFF STATION. ANY FUEL SPILLS SHALL BE CONTAINED & CLEANED UP IMMEDIATELY. THE MINISTRY OF THE ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY IF A SPILL OCCURS.
 - IN THE EVENT THAT THE EROSION AND SEDIMENT CONTROL ("ESC") MEASURE INDICATED ON THIS PLAN ARE NOT SUFFICIENT, THE CONTRACTOR SHALL PROVIDE ADDITIONAL "ESC" MEASURED TO MINIMIZE THE RELEASE OF SOILS AND SEDIMENT INTO BODIES OF WATER AND SEWERS.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EROSION CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION AND RE-VEGETATION HAS OCCURRED.
 - CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF COLLECTED SEDIMENT.
 - THIS DOCUMENT IS TO BE CONSIDERED A LIVING DOCUMENT AND MAY BE AMENDED IF WARRANTED BY CONDITIONS.

EXISTING INFRASTRUCTURE NOTES:

- ALL EXISTING PLANT OR UNDERGROUND INFRASTRUCTURE SHALL BE PROTECTED.
- THE LOCATION OF EXISTING UNDERGROUND INFRASTRUCTURE WITHIN THE SITE IS UNKNOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND INFRASTRUCTURE WITHIN THE LIMITS OF THIS CONTRACT.
- WHEN UNDERGROUND INFRASTRUCTURE IS ENCOUNTERED THAT HAS NOT BEEN SHOWN ON THE CONTRACT DRAWINGS THE CONTRACTOR WILL RECORD IT'S LOCATION, NOTIFY THE CONTRACT ADMINISTRATOR AND FURNISH A COPY OF THE LOCATION OF SAID INFRASTRUCTURE.
- IF ANY UNDERGROUND INFRASTRUCTURE IS FOUND TO BE IN CONFLICT WITH ANY OF THE WORK OF THIS CONTRACT THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CONTRACT ADMINISTRATOR IN WRITING AND WHERE PRACTICABLE PROCEED WITH OTHER WORK THAT IS NOT AFFECTED BY THE CONFLICT.
- IT WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE AND PROTECT ALL EXISTING INFRASTRUCTURE WITHIN THE CONTRACT LIMITS. ALL DAMAGES TO THE INFRASTRUCTURE RESULTING FROM THE ACTIONS OF THE CONTRACTORS OPERATIONS SHALL BE REPAIRED TO A SAME OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.



- GENERAL NOTES**
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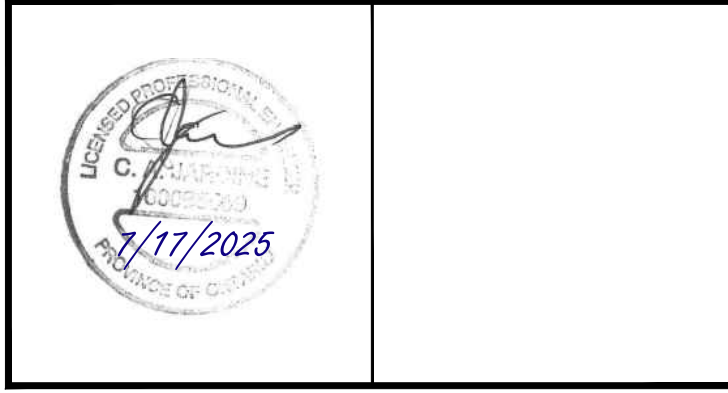
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0	CAJ	2025-07-17	FOR TOWNSHIP REVIEW
No.	By	Date	Revisions

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Project Title:
**ARTHUR TOWNHOMES
ARTHUR STREET
PERTH, ONTARIO**

Drawing Title:
SITE PLAN

Design:	Checked:	Approved:	Project No.:
AJP	CAJ		11567
Drawn:	Checked:	Date:	Contract No.:
AJP	CAJ	8/15/2024	

Scale:
Horizontal: 100

C1

UNITS EQUAL METRES UNLESS OTHERWISE NOTED
File No.: 11567 C.dwg

ZONED R4 RESIDENTIAL		
MINIMUM LOT AREA	250/165	m ²
MINIMUM LOT FRONTAGE	6	m
MINIMUM FRONT YARD	6	m
MINIMUM INTERIOR SIDE YARD	2	m
MINIMUM REAR YARD	6	m
MINIMUM EXTERIOR SIDE YARD	4.5	m
MAXIMUM HEIGHT	10.6	m
MAXIMUM LOT COVERAGE	35/45	%
MINIMUM LANDSCAPED OPEN SPACE	35	%
SITE STATISTICS		
LOT AREA	1246	m ²
BUILDING AREA	598	m ²
GRAVEL AREA	108	m ²
LANDSCAPED AREA	540	m ²

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150 GRANULAR 'A'
GRAVEL DRIVE
N.T.S.
40 HL3
150 GRANULAR 'A'
ASPHALT DRIVE
N.T.S.

NOTE:
UNITS IN MILLIMETRES UNLESS OTHERWISE NOTED.

