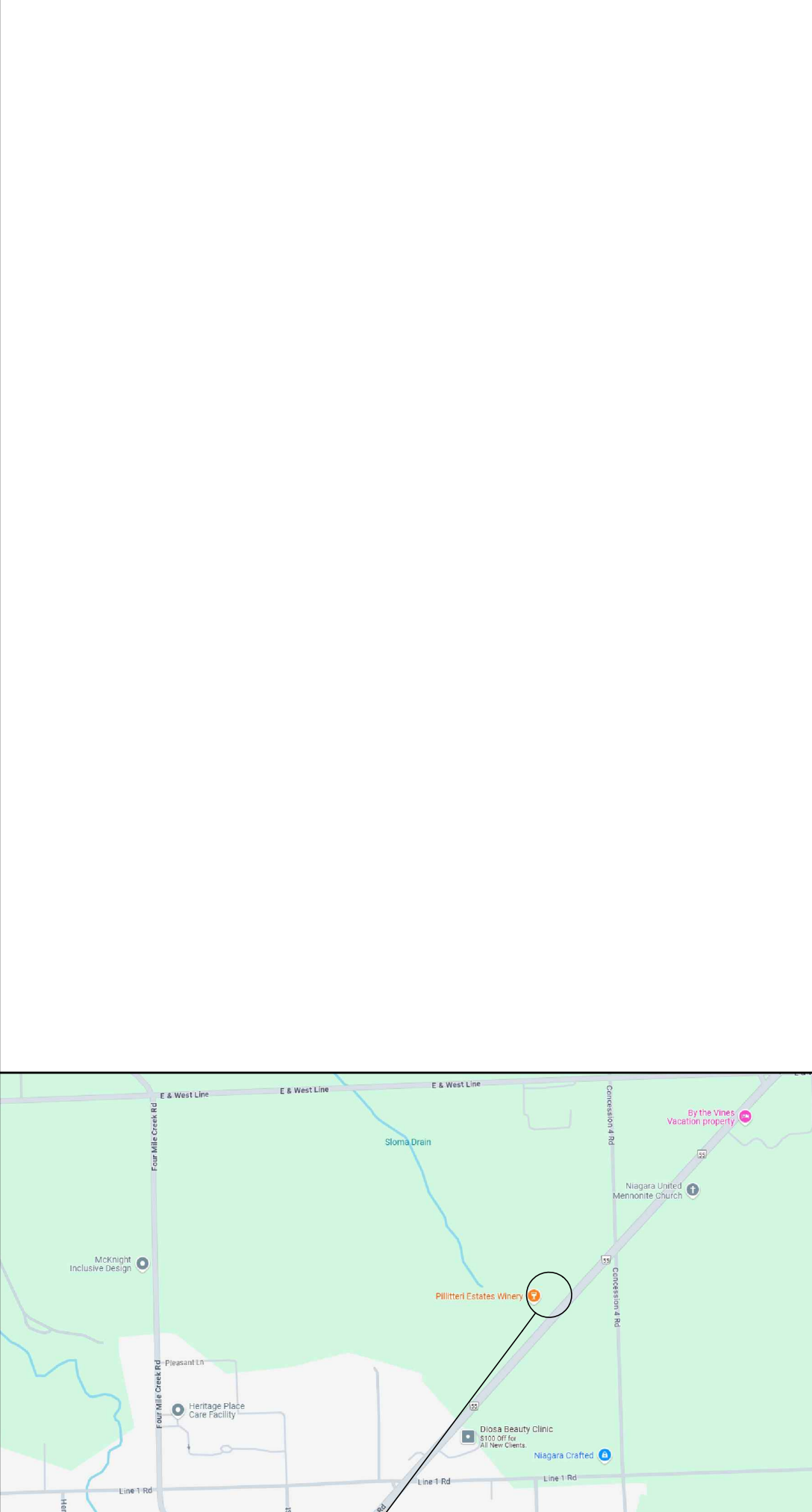


GEODETIC BENCHMARK INFORMATION

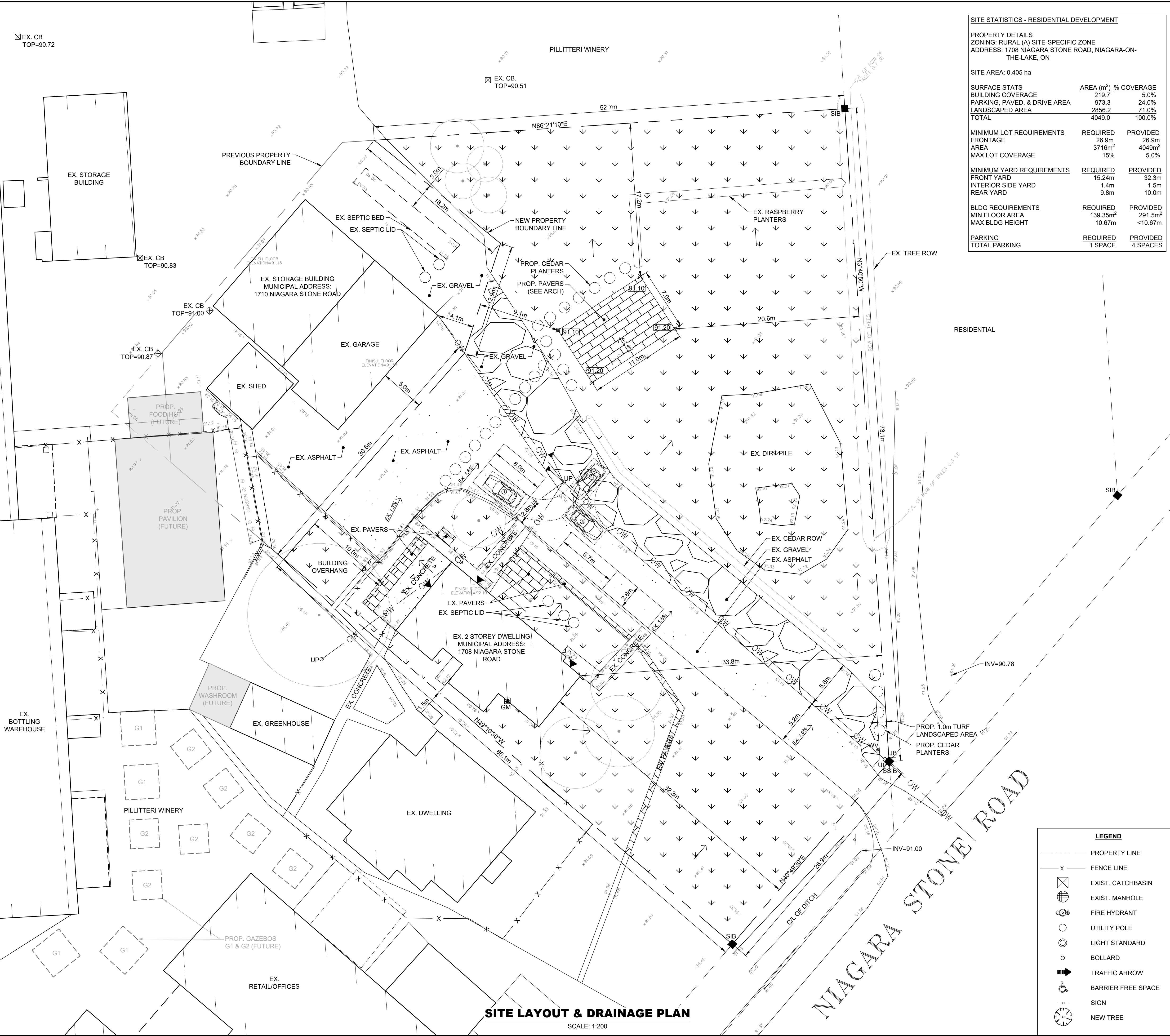
ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928/78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HT2.0.

GENERAL NOTES:

1. READ ALL CIVIL DRAWINGS IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS, INCLUDING ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE AND VENDOR DRAWINGS AS APPLICABLE.
2. THE CONTRACTOR FOR ANY PORTION OF WORK SHALL VISIT THE SITE AND SHALL BE THOROUGHLY FAMILIAR WITH ALL THE PHYSICAL FEATURES THAT MAY AFFECT THE WORK IN ANY WAY.
3. THE CONTRACTOR MUST FIELD CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO COMMENCEMENT OF ANY WORK.
4. THE CONTRACTOR SHALL KEEP WORK SITES CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS DURING THE PROCESS OF CONSTRUCTION AND LEAVE THE SITE CLEAN UPON COMPLETION OF WORK OR PORTIONS OF THE WORK.
5. CONSULTANT MUST APPROVE ALL DEVIATIONS FROM THE WORKING DRAWINGS. THE CONTRACTOR MUST KEEP AN ACCURATE RECORD OF ALL CHANGES FROM THE ORIGINAL INFORMATION SHOWN ON THE CONSTRUCTION DRAWINGS.
6. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE OF THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
7. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:
 - OCCUPATIONAL HEALTH AND SAFETY ACT
 - ONTARIO REGULATION 213/91 - CONSTRUCTION PROJECTS
 - THE ONTARIO BUILDING CODE AND THE NATIONAL BUILDING CODE
 - THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS / DRAWINGS
 - THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENTS
10. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE IN METERS, UNLESS NOTED OTHERWISE.
11. EXISTING TOPOGRAPHIC SURVEY ELEVATIONS ARE SHOWN USING INFORMATION PROVIDED (BY OTHERS). ALL ELEVATIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES REGARDING THE SURVEY INFORMATION ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW.
12. ALL WORK WITHIN MUNICIPAL RIGHT-OF-WAYS REQUIRES ROAD OCCUP. PERMIT.
13. THE CONTRACTOR SHALL ENSURE ALL NEW AND EXISTING MANHOLES / CATCHBASINS / VALVES AND ANY OTHER APPURTENANCE WITHIN THE CONSTRUCTION AREA, TO MATCH FINISHED GRADE, AS REQUIRED.
14. PRE-CONSTRUCTION SURVEY TO BE COMPLETED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
15. REMOVAL OF EXISTING FEATURES OF THE SITE ARE TO BE CARRIED OUT IN ACCORDANCE WITH OPSS 510 AS APPLICABLE.
16. ROAD, PAVED AREAS AND GRASSED AREAS TO BE RESTORED TO THEIR ORIGINAL CONDITION OR AS PER THE TOWN OF NIAGARA-ON-THE-LAKE STANDARDS FOR ROAD RESTORATION IF REQUIRED.



1708 NIAGARA STONE ROAD
1708 NIAGARA STONE ROAD
NIAGARA-ON-THE-LAKE, ON
KEY PLAN
SCALE: NTS



SITE LAYOUT & DRAINAGE PLAN
SCALE: 1:200

SITE STATISTICS - RESIDENTIAL DEVELOPMENT

PROPERTY DETAILS
ZONING: RURAL (A) SITE-SPECIFIC ZONE
ADDRESS: 1708 NIAGARA STONE ROAD, NIAGARA-ON-THE-LAKE, ON

SITE AREA: 0.405 ha

SURFACE STATS	AREA (m ²)	% COVERAGE
BUILDING COVERAGE	219.7	5.0%
PARKING, PAVED, & DRIVE AREA	973.3	24.0%
LANDSCAPED AREA	2856.2	71.0%
TOTAL	4049.0	100.0%

MINIMUM LOT REQUIREMENTS	REQUIRED	PROVIDED
FRONTAGE	26.9m	26.9m
AREA	3716m ²	4049m ²
MAX LOT COVERAGE	15%	5.0%

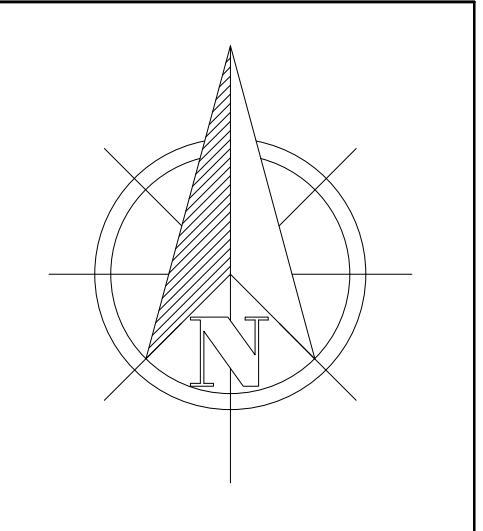
MINIMUM YARD REQUIREMENTS	REQUIRED	PROVIDED
FRONT YARD	15.24m	32.3m
INTERIOR SIDE YARD	1.4m	1.5m
REAR YARD	9.8m	10.0m

BLDG REQUIREMENTS	REQUIRED	PROVIDED
MIN FLOOR AREA	139.35m ²	291.5m ²
MAX BLDG HEIGHT	10.67m	<10.67m

PARKING	REQUIRED	PROVIDED
TOTAL PARKING	1 SPACE	4 SPACES

LEGEND

- PROPERTY LINE
- x FENCE LINE
- ⊠ EXIST. CATCHBASIN
- ⊕ EXIST. MANHOLE
- ⊕ FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- BOLLARD
- ➔ TRAFFIC ARROW
- ⊕ BARRIER FREE SPACE
- ⊕ SIGN
- ⊕ NEW TREE



Do not scale drawings. Report any discrepancies to Hallex Civil Engineering Ltd. before proceeding.

This drawing must be signed and sealed by the Engineer prior to use in construction or submission for site plan approval or building permit.

All construction shall be in accordance with latest edition of the Ontario Building Code and all applicable Ontario regulations.

No part of this drawing including details, calculations or schedules may be reproduced in any form, either in part or whole, without the prior written consent of Hallex Civil Engineering Ltd.



REV.	ISSUED FOR:	YYYYMMDD
0	APPROVAL	2025/08/01

CLIENT:
PILLITTERI ESTATES WINERY INC.
1696 NIAGARA STONE ROAD
NIAGARA-ON-THE-LAKE, ON L0S 1K0

PROJECT:
1708 NIAGARA STONE ROAD SITE PLAN
1708 NIAGARA STONE ROAD
NIAGARA-ON-THE-LAKE, ON

SHEET TITLE:
GENERAL NOTES,
SITE LAYOUT & DRAINAGE PLAN,
& KEY PLAN

JOB NUMBER:	250613
DATE:	JUL/2025
DRAWN BY:	J5s
DESIGNED BY:	J5s
CHECKED BY:	J5/JH
SCALE:	1:200
DWG. NO.	C1
REV.	0