

RESIDENTIAL QUARTY DENSITY 704 ZONE PROVISIONS		
REQUIRED	PROPOSED	PERCENT TOTAL
LOT AREA MIN.	220 SQ FT FOR THE FIRST FOUR ADDITIONAL, 1811 HARSBARGER	220/270
LOT FRONTAGE	18.11 M	18.11/27.0
FRONT YARD DEPTH	4.26 M	4.26/27.0
REAR YARD DEPTH	4.26 M	4.26/27.0
REAR YARD SIDE YARD WIDTH	3.0 M	3.0/27.0
REAR YARD SIDE YARD DEPTH	7.25 M	7.25/27.0
LOT COVERAGE MAX.	40%	28.5%
BUILDING HEIGHT MAX.	12.25 M	4.5/10.0
LANDSCAPED OPEN SPACE MIN.	5%	15.1%
PARKING SPACES	15 SPACES	

SOURCE: TOWN OF SAUGEEN SHORES ZONING BY-LAW No. 19-200

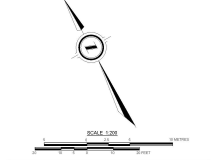
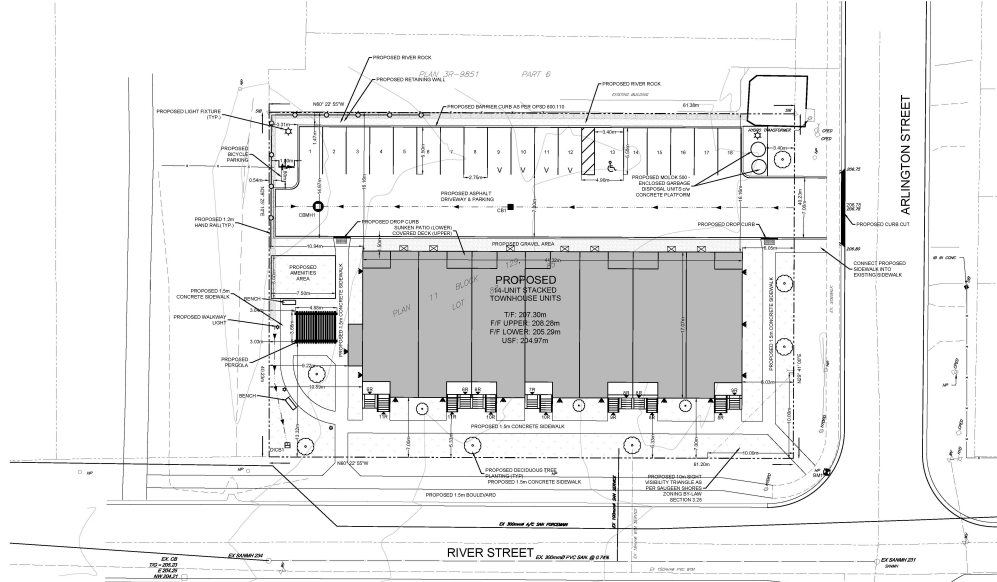
GEOTEXTILE CLOTH TO BE INSTALLED UNDER ALL GR AND DRIVE CRATES AND TO REMAIN IN PLACE UNTIL PAVING IS COMPLETED

SEPARATION DISTANCES BETWEEN SEWER/SEWER SERVICES AND WATERMAIN/WATER SERVICES SHALL BE AS PER MCDP PROCEDURE F-8-1. IN GENERAL, 2.5m MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL INSTALLATIONS AND 0.5m VERTICAL SEPARATION AT CROSSINGS WHERE THE WATERMAIN OR WATER SERVICE CROSSES UNDER THE SEWER/SERVICE AND PLACE WATER PIPE JOINTS A MINIMUM OF 2.5m HORIZONTALLY FROM OUTSIDE EDGE OF SEWER PIPE.

**NOTES**

1. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY COBIDE ENGINEERING INC. CONDUCTED ON AUGUST 14, 2024.
2. PROPERTY BOUNDARY DERIVED FROM INFORMATION OBTAINED FROM CADASTRAL SURVEY BY SAUGEEN SHORES AND SAUGEEN SHORES ENGINEERING INC. ON THE BOUNDARY AND ADJACENT BLOCKS. THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES AND SHALL ADJUST ALL LAYOUT PROVISIONS TO THEM.
3. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.
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- LEGEND**
- SUBDIVISION BOUNDARY
  - PROPOSED RIGHT OF WAY
  - PROPOSED PROPERTY LINES
  - EDGE OF EXISTING PAVEMENT
  - EDGE OF EXISTING GRAVEL
  - PROPOSED SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING STORM SEWER
  - PROPOSED WATERMAIN
  - EXISTING WATERMAIN
  - PROPOSED SANITARY SERVICE
  - EXISTING UNDERGROUND TV CABLE
  - EXISTING UNDERGROUND GAS LINE
  - EXISTING UNDERGROUND HYDRO CABLE
  - EXISTING UNDERGROUND TELEPHONE CABLE
  - PROPOSED SANITARY MANHOLE
  - EXISTING SANITARY MANHOLE
  - PROPOSED STORM MANHOLE
  - EXISTING STORM MANHOLE
  - PROPOSED CATCHBASIN MANHOLE
  - EXISTING CATCHBASIN MANHOLE
  - PROPOSED TOWN WELF CATCHBASIN MANHOLE
  - EXISTING TOWN WELF CATCHBASIN MANHOLE
  - PROPOSED CATCH BASIN
  - EXISTING CATCH BASIN
  - PROPOSED 150mm x 150mm LATCH BASIN
  - EXISTING 150mm x 150mm LATCH BASIN
  - PROPOSED SANITARY SERVICE CLEANOUT
  - EXISTING SANITARY SERVICE CLEANOUT
  - PROPOSED CURB STOP VALVE
  - EXISTING CURB STOP VALVE
  - PROPOSED FIRE SERVICE
  - EXISTING FIRE SERVICE
  - PROPOSED HORIZONTAL SET
  - EXISTING HORIZONTAL SET
  - PROPOSED CAP CAN THRUSET BLOCK
  - EXISTING CAP CAN THRUSET BLOCK
  - PROPOSED SLOPE
  - EXISTING SLOPE
  - PROPOSED HYDRO PILE
  - EXISTING HYDRO PILE
  - EXISTING TELEPHONE pedestal
  - EXISTING TELEPHONE pedestal
  - EXISTING DISCREETUS TREE
  - EXISTING DISCREETUS TREE
  - EXISTING CONIFEROUS TREE
  - EXISTING CONIFEROUS TREE
  - EXISTING MAIL
  - EXISTING MAIL
  - BENCHMARK
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - APPOINT TERMINAL
  - PROPOSED DATE VALVE
  - EXISTING DATE VALVE



**Benchmark Information**

1. 161.10 MVD POLE ON THE CORNER OF ARLINGTON ST AND EASTWOOD DR. ELEVATION: 207.18m

NO.	DATE	DESCRIPTION	BY	CHK
1	JAN 10/24	SECOND SUBMISSION	JAC	T.L.B.
2	MAY 20/24	FIRST SUBMISSION	JAC	T.L.B.
3				
4				
5				
6				
7				
8				
9				
10				



**COBIDE ENGINEERING INC.**  
 517-101-1000, 517-101-1001, 517-101-1002  
 517-101-1003, 517-101-1004, 517-101-1005  
 www.cobide.com

768 ARLINGTON ST DEVELOPMENT  
 PLAN 11 BLK 129 LOT 83-85  
 GEOGRAPHIC TOWN OF PORT ELDON  
 TOWN OF SAUGEEN SHORES  
 PROPOSED SITE PLAN

WILSON DEVELOPMENTS	
DATE	JUL 2024
SCALE	1:200
DRAWN	T.L.B.
CHECKED	JAC
DATE	OCT 2024
DRAWING NO.	03717-SP1