



USE AND INTERPRETATION OF DRAWINGS:
DRAWINGS ARE NOT TO BE SCALED.
BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER REPRESENTS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
THIS DRAWING ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THIS DRAWING EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK.
UNAUTHORIZED CHANGES:
IN THE EVENT THE CLIENT, THE CLIENTS CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY EFI WITHOUT OBTAINING EFI'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST EFI AND TO RELEASE EFI FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH CHANGES.
IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS EFI FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.
IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO EFI'S CONSTRUCTION DOCUMENTS WITHOUT PRIOR WRITTEN APPROVAL OF EFI AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH EFI AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

REFERENCES

NO. REF.	NO. DWG.	TITLE	BY
1			

DATE	REV.	REVISIONS	BY	APP'D
2024-11-18	G	ISSUED FOR DRAFT PLAN	KT	
2024-09-27	F	REDUCED LOTS	KT	RS
2024-08-30	E	MISC. REVISION	KT	RS
2024-06-10	D	REVISED LAYOUT	KT	RS
2024-05-23	C	REVISED W/ 20m ROW	KT	RS
2024-02-05	B	REVISED FOR REVIEW	KT	RS
2023-12-15	A	ISSUED FOR REVIEW	KT	RS

DRAWING ISSUED FOR:
DATE: 2024 NOVEMBER 18
 CLIENT REVIEW BID/TENDER CONSTRUCTION
 INFORMATION PERMIT OTHER

SEAL(S):
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SITE: ROSEDALE DR SOUTH/ MATHESON DR

TITLE: SUBDIVISION
CONCEPT LAYOUT PLAN

SCALE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	2023/12/08	KT	RS
PROJECT NO:	DRAWING NO:	REVISION:	
23-7213	1	G	

TOTAL AREA:	58.15 ACRES (23.53 ha)
ZONE:	RR (RURAL RESIDENTIAL)
PROPOSED USE:	SINGLE DWELLING
MIN. REQ. LOT AREA:	0.4 ha (1 ACRE)
MIN. REQ. LOT FRONTAGE:	50.0m
MIN. REQ. FRONT YARD:	3.0m (SETTLEMENT AREA)
MIN. REQ. INTERIOR SIDE YARD:	6.0m
MIN. REQ. EXTERIOR SIDE YARD:	10m
MIN. REQ. REAR YARD:	7.5 m
MAX. ALLOWED LOT COVERAGE:	20 %
PROPOSED LOTS:	41

CONCEPT LAYOUT
SCALE: 1:1000