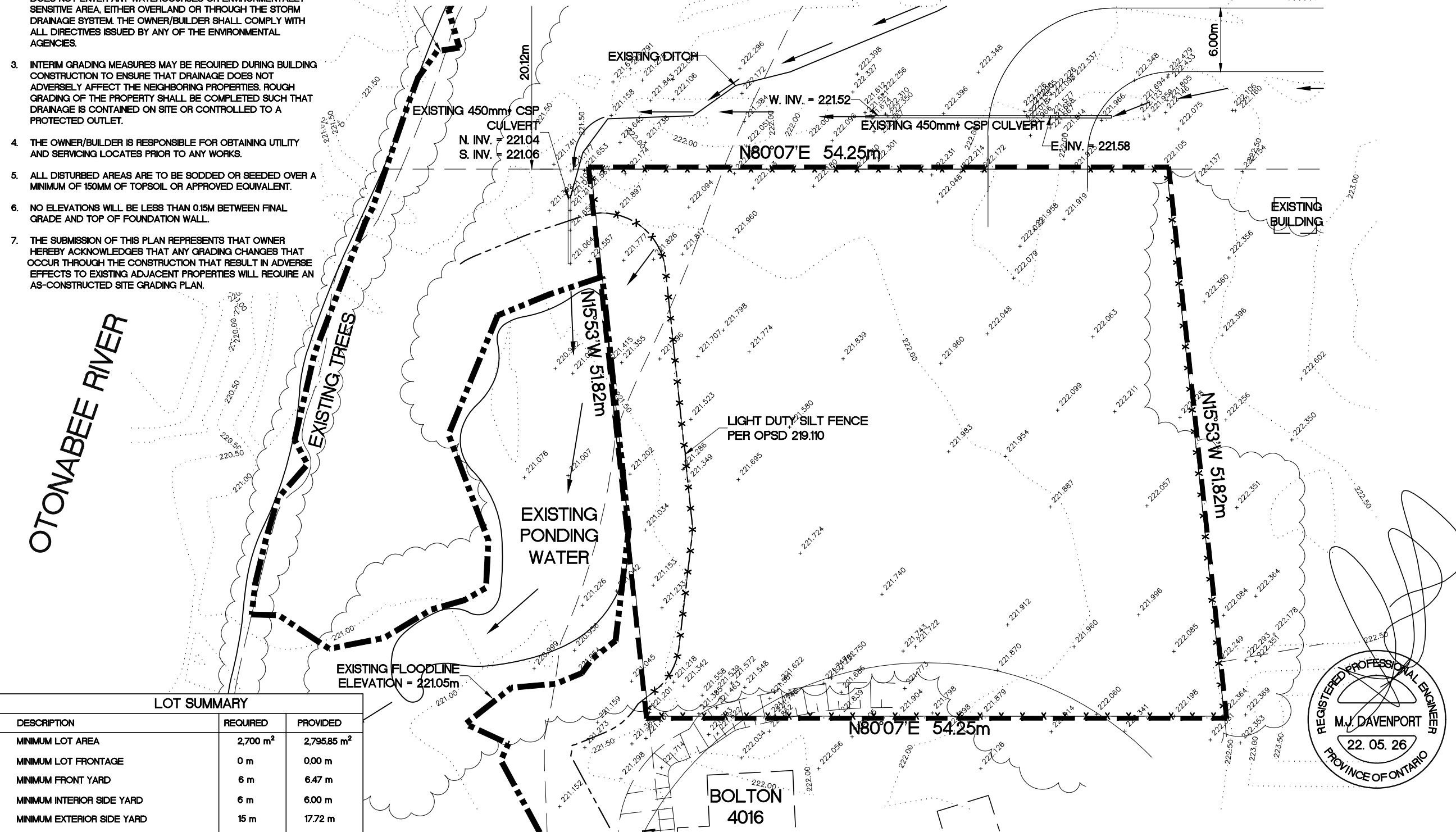


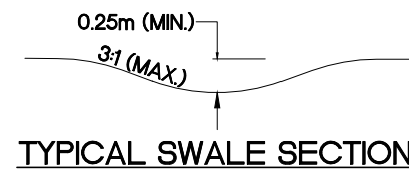
NOTES

1. DRAINAGE SHALL BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SWALES OR DRAIN TO A PROTECTED OUTLET. DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREA, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
3. INTERIM GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBORING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET.
4. THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
5. ALL DISTURBED AREAS ARE TO BE SODDED OR SEEDED OVER A MINIMUM OF 150MM OF TOPSOIL OR APPROVED EQUIVALENT.
6. NO ELEVATIONS WILL BE LESS THAN 0.15M BETWEEN FINAL GRADE AND TOP OF FOUNDATION WALL.
7. THE SUBMISSION OF THIS PLAN REPRESENTS THAT OWNER HEREBY ACKNOWLEDGES THAT ANY GRADING CHANGES THAT OCCUR THROUGH THE CONSTRUCTION THAT RESULT IN ADVERSE EFFECTS TO EXISTING ADJACENT PROPERTIES WILL REQUIRE AN AS-CONSTRUCTED SITE GRADING PLAN.



LOT SUMMARY

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	2,700 m <sup>2</sup>	2,795.85 m <sup>2</sup>
MINIMUM LOT FRONTAGE	0 m	0.00 m
MINIMUM FRONT YARD	6 m	6.47 m
MINIMUM INTERIOR SIDE YARD	6 m	6.00 m
MINIMUM EXTERIOR SIDE YARD	15 m	17.72 m
MINIMUM REAR YARD	15 m	16.46 m
MINIMUM WATER YARD	30 m	--
MINIMUM FLOOR AREA	100 m <sup>2</sup>	478.69 m <sup>2</sup>
MINIMUM FIRST STOREY FLOOR AREA	60 m <sup>2</sup>	478.69 m <sup>2</sup>
MAXIMUM LOT COVERAGE	15%	17.1%
MAXIMUM HEIGHT	9 m	8.84 m
MAXIMUM NUMBER OF DWELLINGS PER LOT	1	1



AREA SUMMARY

DESCRIPTION	AREA (sq.m)	COVERAGE (%)	BYLAW
DETACHED DWELLING AND ATTACHED DECK	478.69	17.1%	15.0%
ACCESSORY STRUCTURES	68.79	2.5%	5.0%
LANDSCAPE	2,248.37	80.4%	
TOTAL	2,795.85	100%	

KEY PLAN

NO.	REVISIONS	DATE	BY	APP'D
1	AS PER TOWNSHIP OF DOURO-DUMMER COMMENTS (25/05/22)	26/05/22	JZ	MJD

BENCHMARKS

BM 1 ELEV. 224.784  
(CGMD2878)  
BRASS CAP ON THE CONCRETE OF EAST SIDE OF LOCK 24  
BENCHMARK No. 721414

LEGEND

- 100.00 PROPOSED ELEVATION
- 100.00 PROPOSED SWALE ELEVATION
- PROPOSED DRAINAGE
- 3R PROPOSED NUMBER OF 200mm RISERS
- 100.00 EXISTING SWALE ELEVATION
- \* 100.00 EXISTING ELEVATION TO REMAIN UNCHANGED

M.J. DAVENPORT & ASSOCIATES LIMITED

P.O. BOX 2452 STN MAIN, PETERBOROUGH, ONTARIO K9J 7Y8  
TEL : (705) 745-6676 FAX : (705) 745-7326

PATERSON & CARRINGTON

4034 CENTRE ROAD, BOLTONS CORNERS  
LOT 10 CONCESSION IX  
TOWNSHIP OF DOURO  
COUNTY OF PETERBOROUGH

EROSION CONTROL PLAN

DESIGNED BY: M. J. DAVENPORT  
DRAWN BY: J. ZHOU  
DATE: APRIL, 2021  
PROJECT NO.: 21-D-5883

SCALE: 1 : 400  
DRWG. NO.: 5883-EC

