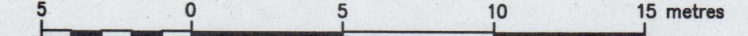


**SITE PLAN OF
PART OF LOT 44
REGISTERED PLAN N° 6**
GEOGRAPHIC TOWNSHIP OF DOURO
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

ELLIOTT AND PARR (PETERBOROUGH), A DIVISION OF J.D. BARNES LIMITED
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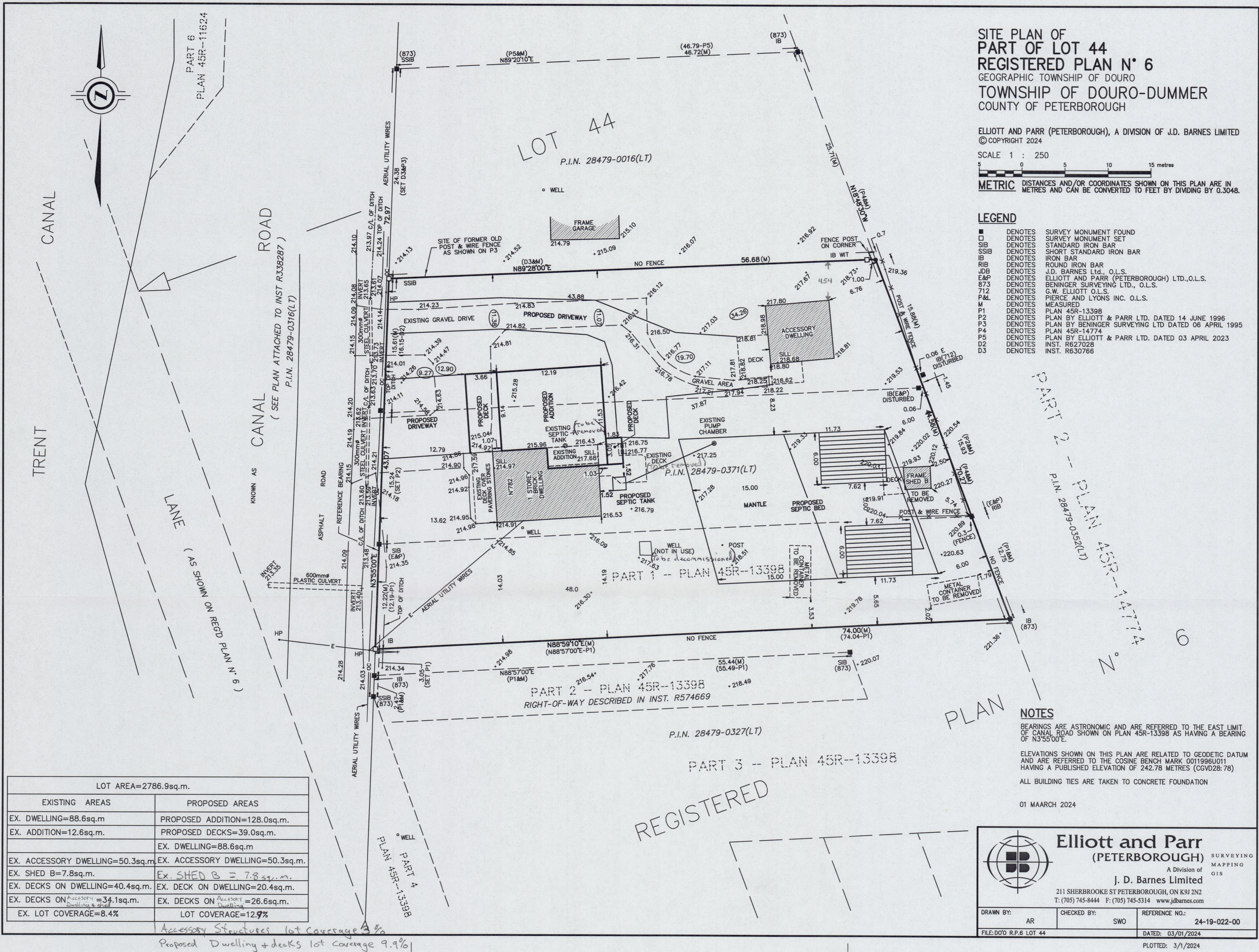
SCALE 1 : 250



METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RIB DENOTES ROUND IRON BAR
- JDB DENOTES J.D. BARNES Ltd., O.L.S.
- E&P DENOTES ELLIOTT AND PARR (PETERBOROUGH) LTD., O.L.S.
- 873 DENOTES BENINGER SURVEYING LTD., O.L.S.
- 712 DENOTES G.W. ELLIOTT O.L.S.
- P&L DENOTES PIERCE AND LYONS INC. O.L.S.
- M DENOTES MEASURED
- P1 DENOTES PLAN 45R-13398
- P2 DENOTES PLAN BY ELLIOTT & PARR LTD. DATED 14 JUNE 1996
- P3 DENOTES PLAN BY BENINGER SURVEYING LTD DATED 06 APRIL 1995
- P4 DENOTES PLAN 45R-14774
- P5 DENOTES PLAN BY ELLIOTT & PARR LTD. DATED 03 APRIL 2023
- D2 DENOTES INST. R627028
- D3 DENOTES INST. R630766



PART 2 -- PLAN 45R-14774

PLAN

NOTES
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EAST LIMIT OF CANAL ROAD SHOWN ON PLAN 45R-13398 AS HAVING A BEARING OF N3°55'00"E.
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE REFERRED TO THE COSINE BENCH MARK 0011996U011 HAVING A PUBLISHED ELEVATION OF 242.78 METRES (CGVD28: 78)
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION

01 MARCH 2024

LOT AREA=2786.9sq.m.	
EXISTING AREAS	PROPOSED AREAS
EX. DWELLING=88.6sq.m	PROPOSED ADDITION=128.0sq.m.
EX. ADDITION=12.6sq.m.	PROPOSED DECKS=39.0sq.m.
	EX. DWELLING=88.6sq.m
EX. ACCESSORY DWELLING=50.3sq.m.	EX. ACCESSORY DWELLING=50.3sq.m.
EX. SHED B=7.8sq.m.	EX. SHED B = 7.8sq.m.
EX. DECKS ON DWELLING=40.4sq.m.	EX. DECK ON DWELLING=20.4sq.m.
EX. DECKS ON Accessory Dwelling & shed = 34.1sq.m.	EX. DECKS ON Accessory Dwelling = 26.6sq.m.
EX. LOT COVERAGE=8.4%	LOT COVERAGE=12.9%

Accessory Structures lot coverage 3%
Proposed Dwelling + decks lot coverage 9.9%

REGISTERED

Elliott and Parr
(PETERBOROUGH) SURVEYING MAPPING GIS
A Division of
J. D. Barnes Limited
211 SHERBROOKE ST PETERBOROUGH, ON K9J 2N2
T: (705) 745-8444 F: (705) 745-5314 www.jdbarnes.com

DRAWN BY: AR	CHECKED BY: SWO	REFERENCE NO.: 24-19-022-00
FILE:DOO R.P.6 LOT 44	DATED: 03/01/2024	

PLOTTED: 3/1/2024

C:\24-19-022\00\Drawing\24-19-022-00-SITEPLAN.dgn