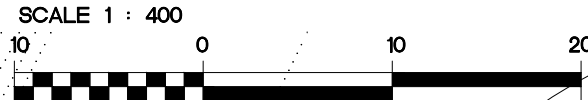
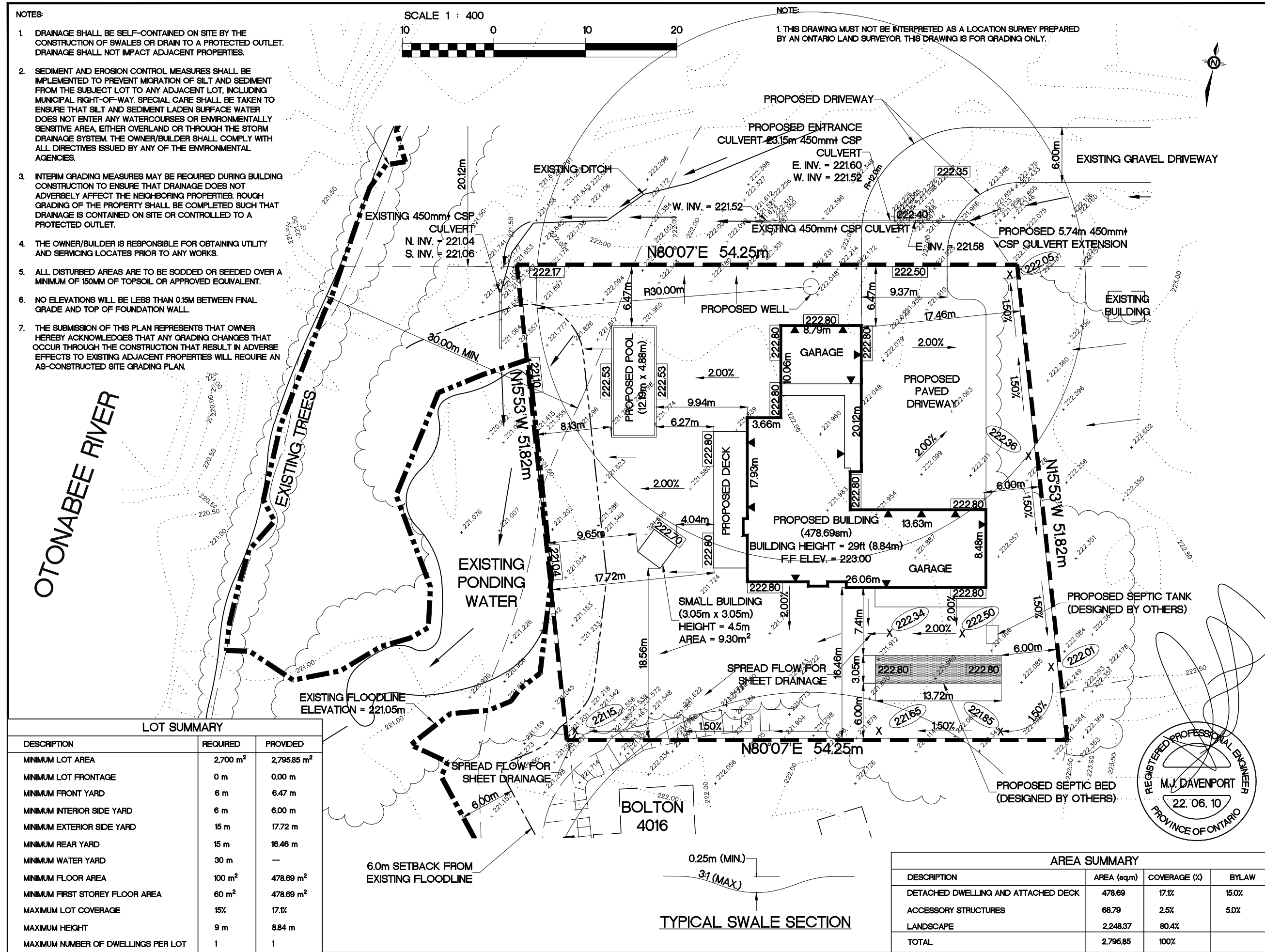


NOTES

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.



NOTE:
1. THIS DRAWING MUST NOT BE INTERPRETED AS A LOCATION SURVEY PREPARED BY AN ONTARIO LAND SURVEYOR. THIS DRAWING IS FOR GRADING ONLY.



KEY PLAN

2	GARAGE IDENTIFIED	08/06/22	JZ	MJD
1	AS PER TOWNSHIP OF DOURO-DUMMER COMMENTS (25/05/22)	26/05/22	JZ	MJD
NO.	REVISIONS	DATE	BY	APP'D

BENCHMARKS
BM 1 ELEV. 224.784
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

SITE PLAN

DESIGNED BY:	M. J. DAVENPORT	SCALE:	1 : 400
DRAWN BY:	J. ZHOU	DATE:	APRIL, 2021
PROJECT NO.:	21-D-5883	DRWG. NO.:	5883-02B

LOT SUMMARY

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	2,700 m ²	2,795.85 m ²
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 ²	478.69 m ²
MINIMUM FIRST STOREY FLOOR AREA	60 m ²	478.69 m ²
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%	

