



LEGEND

EXISTING CENTRELINE	---
SITE PROPERTY LINE	---
EXISTING PROPERTY LINE	---
PROPOSED EDGE OF PAVEMENT	---
PROPOSED BUILDING	▨
ZONING SET BACK LIMITS	---
EXISTING ELEVATION	○
IRON BAR/STANDARD IRON BAR	■
EXISTING HYDRO POLE	HP ○
EXISTING HYDRO POLE LIGHT STANDARD	HPLS ○
EXISTING LIGHT STANDARD	LS ○
BELL PEDESTAL	BPED ○
GUY WIRE	—
BENCHMARK	BM
CONIFEROUS TREE	🌲
DECIDUOUS TREE	🌳
SIGN	⬇
PROPOSED MAN DOOR	⬇
PROPOSED OVERHEAD DOOR	▽
PROPOSED STREET LIGHT	⊥
PROPOSED 1.8m HIGH WOOD FENCE	—

BENCHMARK #1 ELEV=215.22
 BENCHMARK IS TOP OF SIB LOCATED NEAR THE SOUTH WEST CORNER OF THE WEST SECTION OF SUBJECT PROPERTY

BENCHMARK #2 ELEV=210.90
 BENCHMARK IS TOP OF SIB LOCATED ON THE NORTH WEST CORNER OF THE ENBRIDGE COMMERCIAL PROPERTY

ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON GPS OBSERVATIONS USING THE CANNET VIRTUAL BASE STATION REFERENCE NETWORK. THE ELEVATIONS ARE BASED ON THE VERTICAL DATUM GEOID HT2_0.

PROPERTY LINES ARE APPROXIMATE. IN THE EVENT THAT THERE IS A DISPUTE OR DISCREPANCY IN THE LOCATION OF THE PROPERTY LINES, IT IS RECOMMENDED THAT THE OWNER RETAIN AN ONTARIO LAND SURVEYOR (OLS) TO PROVIDE CONFIRMATION.

CAUTION :
 THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

DATE	REVISION / ISSUE
05/17/24	50% DESIGN ISSUED FOR CLIENT REVIEW
05/22/24	50% DESIGN ISSUED FOR CITY REVIEW
05/30/24	ISSUED FOR CLIENT REVIEW
06/04/24	ISSUED FOR SPA
08/16/24	REVISED PER CITY COMMENTS

Seal not valid unless signed and dated

CLEARWATER SHORES
 ALLENFORD, ONTARIO
 EMAIL: KWEL@CWSHORES.COM CA
 PHONE: 1-519-270-2937

Title: **10TH AVE ESTATES SITE PLAN**

Client: **GRAHAM DESIGN & CONSTRUCTION**

Design: KJW Scale: 1:500
 Drawn: KJW DRAWING No. **SP**
 Checked: MH
 Date: AUG. 2024

PROJECT No. 24003.000

Detail	Zone R4 - Medium Density Residential	
	Proposed	Zoning By-Law Requirements
Minimum Lot Area	25,305m ²	200m ² /unit and 900m ² /total development parcel = 17,200m ²
Minimum Lot Frontage	79.2m	25m total development parcel and for any street fronting Townhouse 5.5m/units
Minimum Lot Depth	N/A	N/A
Minimum Front Yard Setback	7.0m	7.0m
Minimum Interior Side Yard Setback	6.0m	1.2m on one side and 3.0m on the other side (0.0m where there is a common party wall)
Minimum Exterior Side Yard Setback	N/A	3.0m
Minimum Rear Yard Setback	13.6m	7.0m
Lot Coverage	23.2% (5894.5m ²)	40% (Max) = 10,362.4m ²
Maximum Density	85 units	1 unit/ 300m ² total development parcel = 86 units
No. of Parking Spaces	133 spaces	1.25 spaces per dwelling unit = 107 spaces
No. of Accessible Spaces	5 spaces	(101 to 200) 1, plus 3% of total required = 5 spaces
No. of Bicycle Spaces	11	10% of required vehicle parking = 11 spaces
No. of Loading Spaces	2 space	Multiple dwelling over 25 units = 2 space
Building Height	13.2m	10m

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