PROPERTY LINE BUILDING SETBACKS LANDSCAPING SETBACKS — - — -CONC. CURB CONC. CURB & GUTTER WATER MAIN SANITARY SEWER STORM SEWER WEEPING TILE _ MH# 1 MANHOLE **■** CB# 1 CATCH BASIN CB-MH# 1 CATCH BASIN/MANHOLE FIRE HYDRANT →FH , EXISTING ELEVATION **NEW ELEVATION** 111.111 **SWALE** SLOPE HYDRO POLE WALL-PACK LIGHT FIXTURE ⊖⊟LS LIGHT STANDARD **KEY MAP** OVERHEAD HYDRO BELL TELEPHONE _ _ _ _ **GAS LINE** RELOCATED DRIVE WAY LIGHTS R NEW DRIVE WAY LIGHTS BOREHOLE ₩ BH# 1 TESTPIT BARRIER FREE PARKING SPACE RAINWATER LEADER AND SPLASH PAD RWL+SP

> NOTE: SITE PLAN IS TO BE READ IN CONJUCTION WITH ALL OTHER SITE PLANS (CIVIL AND ELECTRICAL)

GRASS

HEAVY DUTY ASPHALT

FOR FIRE ROUTE

CONCRETE

PAVERS

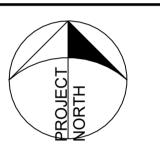
LEGAL DESCRIPTION 034541 CONCESSION ROAD 8-9 (AS PER COUNTY RECORDS) SITE INFORMATION WAS BASED ON SURVEY PREPARED BY -SITE DESCRIPTION ZONING (CURRENT): - RURAL RESIDENTIAL (RR) **BUILDING CLASSIFICATION** OCCUPANCY: CLASSIFICATION: **BUILDING STATISTICS** GROSS FLOOR AREA (GFA) S.F. m² 1,200.0 SF PROPOSED 111.4m² 111.4m² 1,200.0 SF **GFA - TOTAL** NUMBER OF PARKING SPACES REQUIRED PARKING CALCULATION: -BARRIER FREE PARKING CALCULATION: -TOTAL PARKING SPACES PROVIDED: - SPACES TOTAL BARRIER-FREE PROVIDED (INCLUDED ABOVE): - SPACES TYPICAL PARKING SPACE: - m x - m TYPICAL BARRIER-FREE PARKING SPACE: - m x - m AISLE WIDTH (min.): - m (min.) LOADING SPACE REQUIREMENT: REQUIRED PROVIDED SITE STATISTICS LOT AREA (MIN.): 0.4 ha 1393.55 m² LOT FRONTAGE (MIN): 45 m 30.5 m LANDSCAPED OPEN SPACE (MIN.) - % 80.2 % LOT COVERAGE (MAXIMUM) 10 % 8.0 % FRONT YARD SETBACK (MIN): 30 m 19.5 m INTERIOR SIDEYARD SETBACK (MIN): 6 m 7.9 m EXTERIOR SIDEYARD SETBACK (MIN): 30 m 15 m REARYARD SETBACK (MIN): 15 m 10.97 m SETBACK FROM RESIDENTIAL (MIN): - m LANDSCAPE BUFFER: - m LOT DEPTH: - m 45.7 m BUILDING HEIGHT (MAX): 12 m 12 m

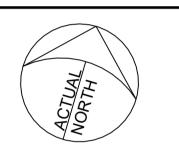
DIMENSIONS & SCALE NOTICE: CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

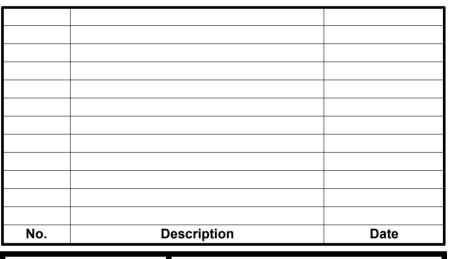
DO NOT SCALE THIS DRAWING. ANY DISCREPENCY OBSERVED SHOULD BE REPORTED IMMEDIATELY TO D+H ARCHITECTS INC.

COPYRIGHT NOTICE:

COPYRIGHT IN THIS DRAWING BELONGS TO D+H ARCHITECTS INC. THIS DRAWING MAY NOT BE USED FOR ANY OTHER PURPOSE THAN FOR WHICH IT WAS INTENDED WITHOUT THE EXPRESS CONSENT OF D+H ARCHITECTS INC.









45 MILL ST, ORANGEVILLE, ON, L9W 2M4 519-941-0912

CONSULTANT

NEW BUILD
PULLEN RESIDENTIAL PROJECT

DEVELOPMENT GRAND VALLEY 034541 Con. Road 8-9

ONTARIO

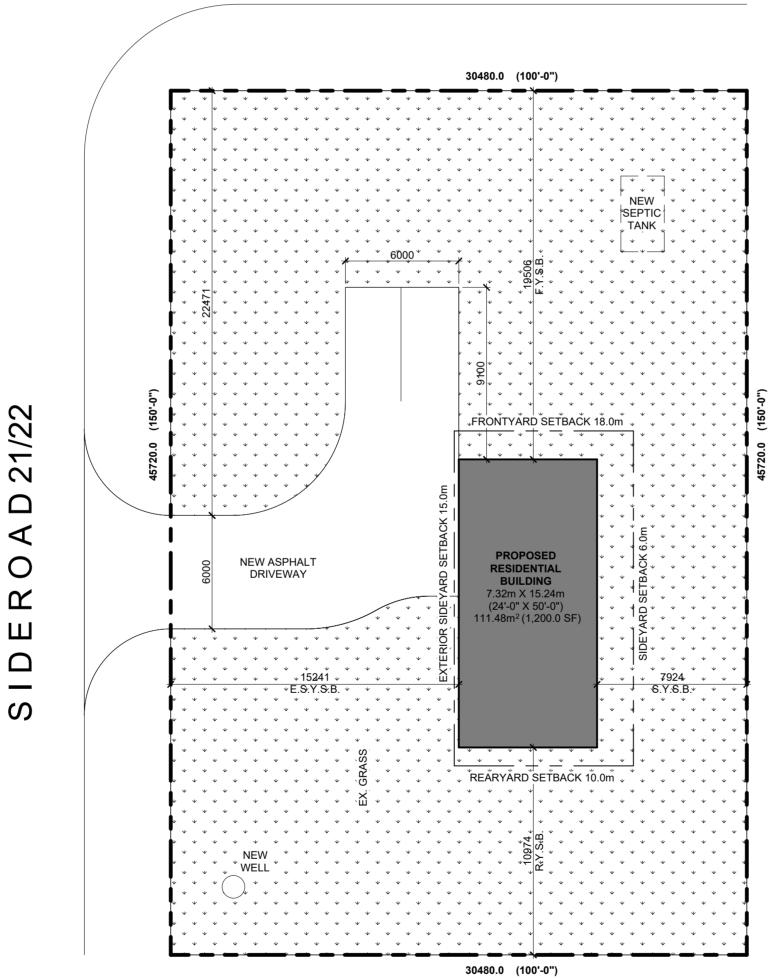
SHEET TITLE

SITE PLAN



PROJ. NO.	23-161
DATE	MAY 2024
DRAWN BY	JSS
CHECKED	MAH
SCALE	As indicated
DATE PLOTTED	2024-07-03 11:01:23 AM
DRAWING NO.	
A1.0	

CON 8/9



SITE 1:200

 \Box