



SITE SPECIFIC NOTES:

LEGEND:

EXISTING FEATURES (EX)

- EX STB: EX STD IRON BAR
- EX IB: EX IRON BAR
- EX UP: EX UTILITY POLE
- EX BELL PED: EX BELL PED
- EX WS: EX WATER SERVICE
- EX HT: EX FIRE H/O
- NS: EX ST NAME SIGN
- SS: EX STOP SIGN
- 123.45: EX ELEVATION
- EX FENCE: EX FENCE
- EX U/G GASMAIN: EX U/G GASMAIN
- EX U/G BELL: EX U/G BELL
- EX TOP OF SLOPE: EX TOP OF SLOPE
- EX BOTTOM OF SLOPE: EX BOTTOM OF SLOPE
- EX WM: EX WATERMAIN & VALVE
- 0m-0.00m SAN @ 0.05: EX SAN SEWER & MH
- 0m-0.00m STM @ 0.05: EX STM SEWER & MH

PROPOSED FEATURES (PR)

- NP: PR NO PARKING SIGN
- SS: PR STOP SIGN
- PR FENCE: PR FENCE
- PR LIGHT (BY OTHERS): PR LIGHT (BY OTHERS)
- PR WATER SERVICE: PR WATER SERVICE
- PR SAN SERVICE: PR SAN SERVICE
- PR HYDRO TRANSFORMER: PR HYDRO TRANSFORMER
- PR FIRE HYDRANT: PR FIRE HYDRANT
- PR WATER VALVE: PR WATER VALVE
- PR SAN SEWER: PR SAN SEWER
- MH K: PR SANITARY MANHOLE
- MH 4: PR STM SEWER & MH
- MH 4: PR CATCHBASIN MANHOLE
- PR MANHOLE: PR MANHOLE
- PR CATCHBASIN: PR CATCHBASIN
- PROPOSED ELEVATION: PROPOSED ELEVATION
- PR SWALE: PR SWALE
- PR BARRIER FREE: PR BARRIER FREE
- PR STREET LIGHT: PR STREET LIGHT
- PR BUILDING ENTRANCE: PR BUILDING ENTRANCE
- SLOPE DIRECTION: SLOPE DIRECTION
- PR SWALE: PR SWALE
- PR SILT FENCE: PR SILT FENCE
- PR STRAW BALE: PR STRAW BALE
- PR MUDMAT: PR MUDMAT
- PR FINISH FLOOR ELEVATION: PR FINISH FLOOR ELEVATION
- PR TREE/SHURB: PR TREE/SHURB

SITE STATISTICS		
ZONING - RURAL (RU)		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	0.2ha	16.32ha
MINIMUM FRONTAGE	35.0m	284.2m
MAXIMUM COVERAGE	35%	0.23%
MINIMUM SETBACKS		
FRONT	7.5m	94.7m
REAR	7.5m	496.0m
INTERNAL SIDE	3.0m	19.7m
EXTERNAL SIDE	7.5m	N/A
BUILDING AREAS		EX 267.49m ² PR 111.5m ²

ZONING NOTES:
1. Zoning information is based on Zoning By-Law 2022-17.

CAUTION
CONTRACTOR TO DETERMINE
LOCATION OF EXISTING UTILITIES
PRIOR TO CONSTRUCTION.

General Notes:

- All dimensions on this drawing are shown in metric, unless noted otherwise.
- This drawing has been prepared by DWG. Any unauthorized use is prohibited.
- Property boundary information is based on the references noted on the drawing.
- Utility locates are to be obtained by the contractor prior to the start of any construction.
- All elevations are based on the benchmark noted on the drawing.
- The contractor shall verify all existing and proposed dimensions and notify all parties of any discrepancies.
- Only the specialties for construction drawings shall be used by the contractor for construction.
- It is understood and acknowledged by the contractor that this drawing is to be included along with all other relevant documents related to the project.

Benchmark	Elevation=242.73
TOP OF IR AT SOUTHEAST CORNER OF THE SUBJECT PROPERTY.	

No.	Issue / Revision	Date	Drawing Title:
1	FIRST SUBMISSION	JAN 23, 2024	
2	SECOND SUBMISSION	MAR 16, 2024	

Drawing Title:
SITE PLAN

Project:
1321 SANDY BAY ROAD
PROPOSED ADDITIONAL
DWELLING UNIT

D. Walter
771 Dominion Avenue
Midland, ON
L4R 1S4

Drawn By	LW	Checked By	DW	Drawing No.	SP
Scale	1:500	Project	1321 SBR		