

Liability Note

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

Design Data

Regulation	Requirement	As Shown on Plan
Existing Zone:	R1-6	
Proposed Zone:	R5-6	
Proposed Use:	Townhouse & Stacked Townhouse - 24 Units	
Site Area (m ²):	5,505 m ² / 0.550 ha	
Lot Area Minimum (m ²):	1,000 m ²	5,505 m ²
Lot Frontage Minimum (m):	10.0 m	45.68 m
Front Yard Depth (m) minimum:	8.0 m	3.0 m*
Exterior Side Yard Depth (m) minimum:	N/A	N/A
Interior Side Yard Depth (m) minimum:	2 Storey Townhouse - 4.0 m Stacked Townhouse - 6.5m	4.0 m 5.7m*
Rear Yard Depth (m) minimum:	6.0 m	9.0 m
Landscaped Open Space (%) Minimum:	30%	41.6%
Lot Coverage Maximum (%):	45%	24.1%
Height Maximum (m):	12 m	13.5 m*
Density - Units per Hectare Maximum:	50 uph	44 uph
Off-Street Parking - Stacked Townhouse:	16 Units x 0.5 = 8	21 surface spaces
Off-Street Parking - Townhouse:	8 Units x 1 = 8	8 driveway spaces + garage
Visitor Parking:	1 space per 10 units = 3	3 surface spaces
Accessible Parking:	4% of total surface parking = 1 space	1 surface space
Bicycle Parking:	0.1 space per unit = 3	3 spaces

* Special provisions required

Notes

- THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
- ONTARIO BASE MAPPING USED FOR AREAS AND DIMENSIONS. LEGAL PLAN REQUIRED FOR PRECISE CALCULATIONS.
- CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.
- ZONING BY LAW AMENDMENT MAY BE REQUIRED.

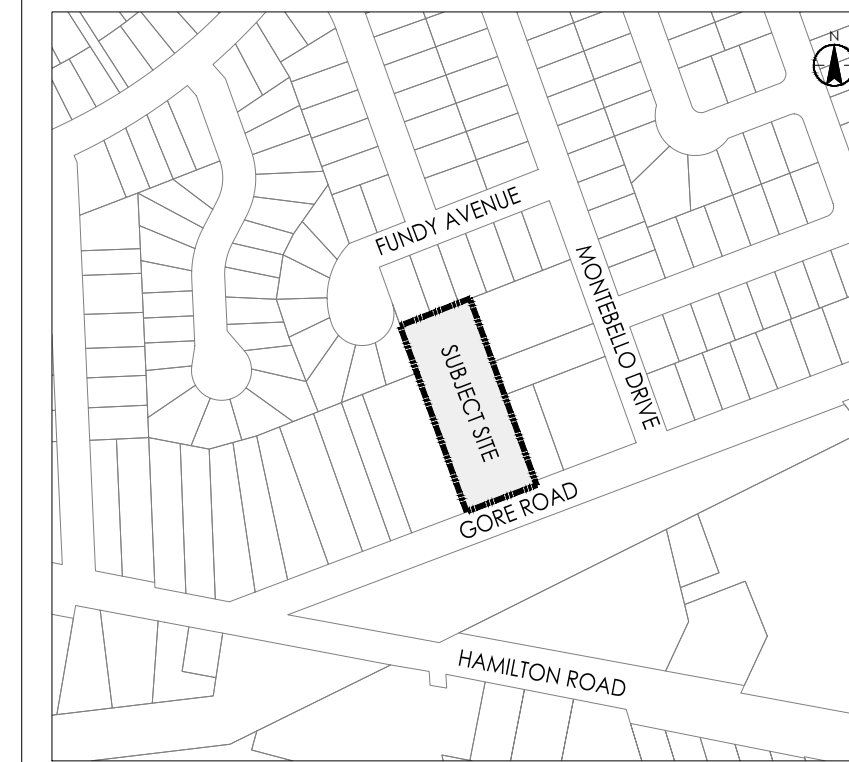
Revision	By	Appd.	YY.MM.DD
1. FOR ZBA APPROVAL	RT	BB	24.11.18
Issued			

File Name:	RT	BB	RT	24.11.18
161414301.dwg	Dwn.	Chkd.	Desgn.	YY.MM.DD

Client/Project
RICHFIELD CUSTOM HOMES
1484 GORE ROAD
London, ON Canada
Title
SITE PLAN

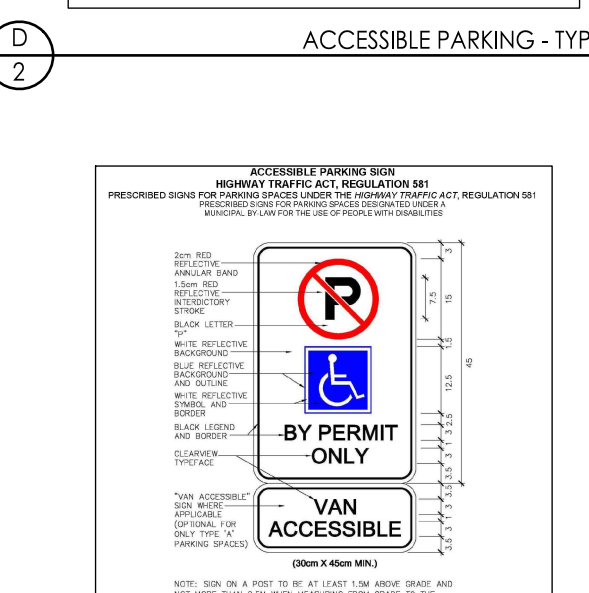
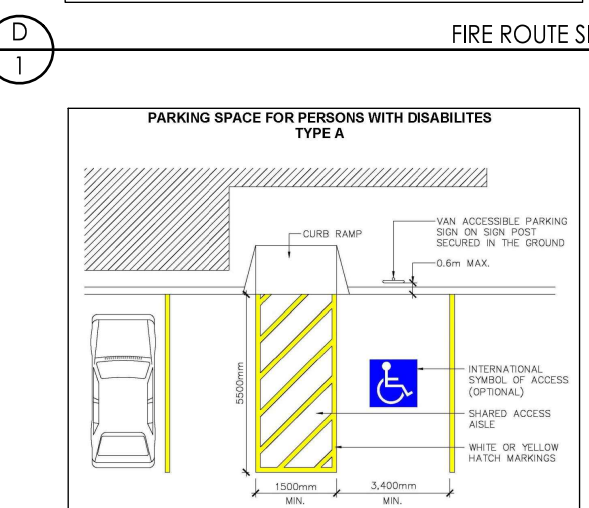
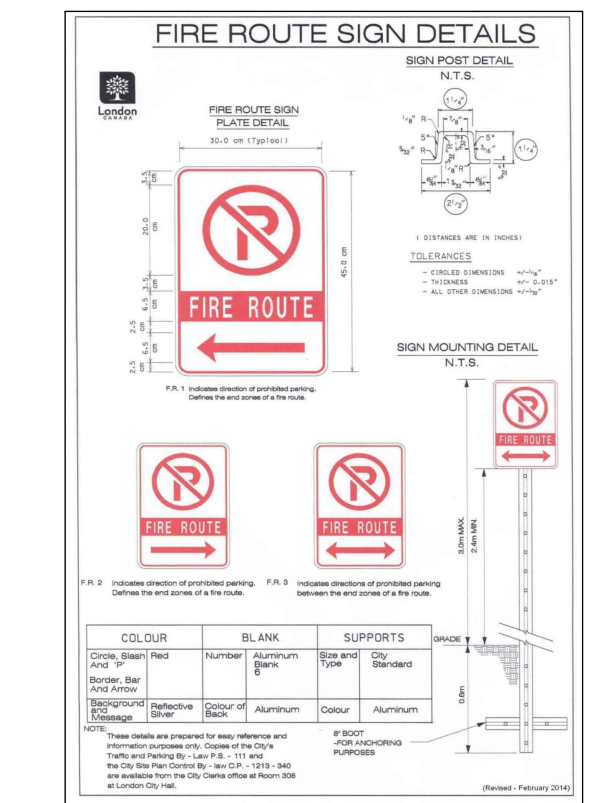
Project No.	Scale	HORZ	1 : 300
161414301	3	0	6m
Drawing No.	Sheet	Revision	
SP-1	1 of 1	0	

KEY PLAN N.T.S.

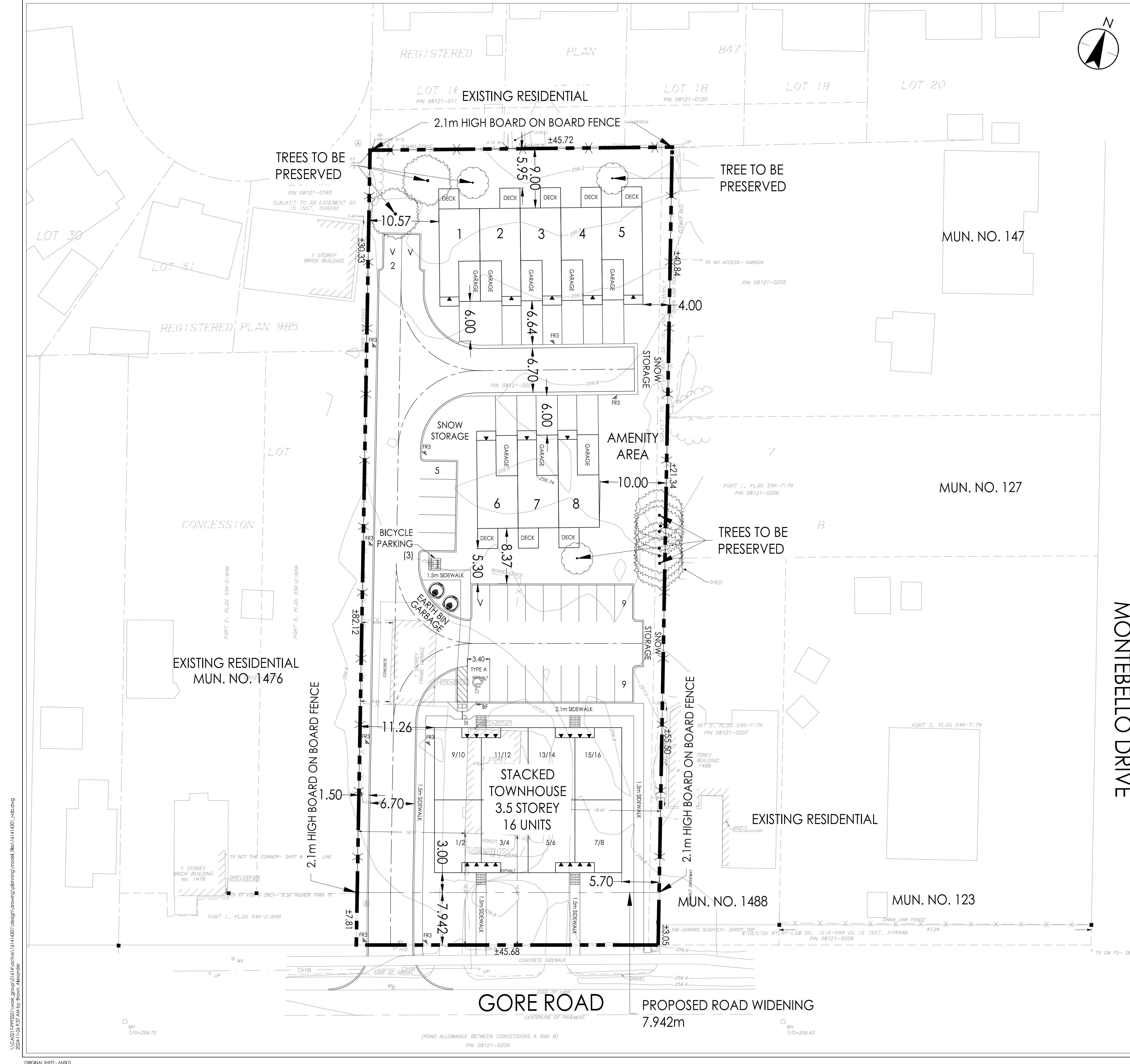


Legend

- SITE BOUNDARY
- CONTOUR
- FIRE ROUTE
- PROPOSED FENCE
- ▲ BUILDING ENTRANCE
- ▲ FR3 FIRE ROUTE SIGN
- ▲ BF ACCESSIBLE PARKING SIGN



MONTEBELLO DRIVE



ORIGINAL SHEET - ANS/D