



LEGEND

- PROPERTY LINE
- FINE ACCESS ROUTE
- 20' HIGH LIGHT POLE
- PROPOSED BUILDING ENTRANCE LOCATION
- STATUARY IRON BAR
- SOODING

SITE NOTES

TOPOGRAHICAL SITE PLAN OF ALL OF LOTS 3, 4, 5, 6, 8, 9, 10, 11, 12 AND 13 AND PART OF LOTS 1 AND 2 AND ALL IN BLOCK 75-A AND PART OF LOTS 4, 5 AND 6 BLOCK 75 ALL IN REGISTERED PLAN 75-A-001 PREPARED BY LEWIS AND DIXON LTD. DATED OCTOBER 23, 2002. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

FOR SITE SPRINKLING AND GRADING INFORMATION REFER TO GRADING AS PREPARED BY MERITICH ENGINEERING INC. CAMBRIDGE, ONTARIO.

SITE DATA - Part 1 R5 ZONING (Apartment)

REGULATION	REQUIRED	PROPOSED
LOT AREA	7001.56 sq.m. (0.70ha)	
FRONT YARD MIN.	3.0 m	SEE PLAN
INTERIOR SIDE YARD	6.0 m	SEE PLAN
REAR YARD	9.0 m	SEE PLAN
HEIGHT MAXIMUM	8 STOREYS	5 STOREYS
MAXIMUM FLOOR AREA RATIO	0.95	0.95

PARKING DATA

REQUIRED PARKING - 7.5 SPACES / UNIT = 87 SPACES
 TOTAL PARKING PROVIDED = 107 SPACES
 TOTAL PARKING REQUIRED = 107 SPACES

SITE DATA - Part 2 - R4 ZONING (Townhouses)

REGULATION	REQUIRED	PROPOSED
LOT AREA	12735.15 sq.m. (1.27ha)	
LOT FRONTAGE	30.0 m	SEE PLAN
FRONT YARD	6.0 m	SEE PLAN
EXTERIOR SIDE YARD WITH ATTACHED GARAGE	6.0 m	SEE PLAN
EXTERIOR SIDE YARD WITH PARKING VIA REAR LANE	1.5 m	4.58 m
MIN. SEPARATION BETWEEN DWELLINGS	2.0 m	2.50 m
REAR YARD	7.50 m	SEE PLAN
MAXIMUM HEIGHT	11.5 m	10.50 m

PARKING DATA

REQUIRED PARKING - 2.0 SPACES / UNIT = 76 SPACES
 TOTAL PARKING PROVIDED = 124 SPACES
 TOTAL PARKING REQUIRED = 76 SPACES

PARKING DATA

REQUIRED PARKING - 2.0 SPACES / UNIT = 76 SPACES
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50 DOUBLE CAR GARAGE PARKING SPACES AND 50 TANDEN SPACES
 100 SPACES 40 SPACES AND 13 TANDEN SPACES = 28 SPACES
 11 SURFACE PARKING SPACES
 TOTAL PARKING PROVIDED = 124 SPACES

A1.1	PROJECT	HARBOUR HEIGHTS RESIDENTIAL DEVELOPMENT	
	1 GRAND STREET, PORT DOVER, ONTARIO		
	TITLE	SITE PLAN	
	DATE	MAY 2013	
STATUS	SITE PLAN APPROVAL	DATE	No. REVISION
FOLDER	HARBOUR HEIGHTS		
FILE	Harbour Heights_Site Plan.dwg		
SCALE	1:500		
DWN BY	KSR		
DATE	MAY 2013		
REVISED			

KSR

ORCHARD DESIGN STUDIO INCORPORATED
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I, Keith Baggett, review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code, I am qualified, and the firm is registered in the appropriate classes/categories.
 Firm BCN: 28615
 Individual BCIN: 21578