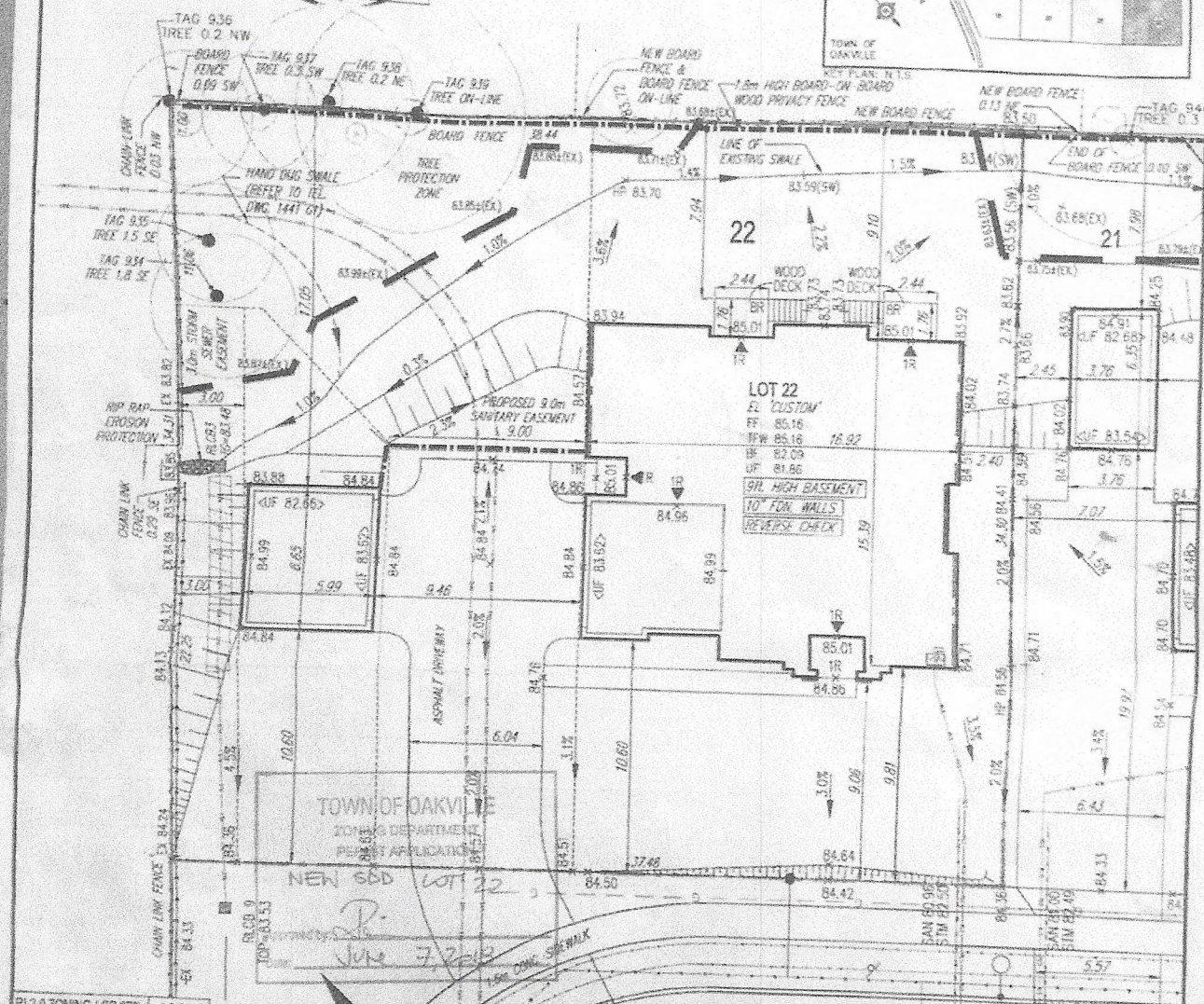
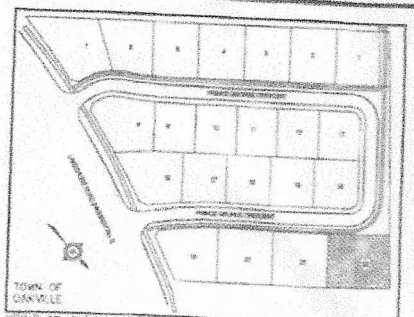


THE PROPOSED LOT GRADING AND DRAINAGE
IS APPROVED AS BEING IN GENERAL
CONFORMITY WITH THE OVERALL APPROVED
GRADING PLAN FOR THE DEVELOPMENT.

NOTE
NO MACHINERY IS PERMITTED WITHIN THE TREE PROTECTION ZONE (TPZ). ONLY GENTLE HAND MANIPULATION OF THE EXISTING SWALE GRADES IS PERMITTED WITHIN THE TPZ. THE DISTURBED AREA WITHIN THE TPZ SHALL BE TOP DRESSED AND SEEDED OR COVERED IN MULCH. INSTALLATION OF SOD WITHIN THE TPZ IS NOT PERMITTED. ANY WORK WITHIN THE TPZ MUST BE SUPERVISED BY A CERTIFIED ARBORIST.



PRINCE GEORGE CRESCENT

MAY 23 2018

BUILDING DEPARTMENT
TOWN OF OAKVILLE

GRADING AND DRAINAGE NOTES

PLZ-40 ZONING (SP-370)	LOT 22
MIN. LOT FRONTAGE	
POSTERIOR LOT	22.5m
CORNER LOT	N/A
MIN. LOT AREA	1165.00m ²
MAX. DWELLING DEPTH	20.0m
MAX. LOT COVERAGE	25%
MAX. FLOOR AREA	324m ²
MIN. FRONT YARD	9.0m
MAX. FRONT YARD	14.5m
MIN. REAR YARD	9.0m
MIN. INTERIOR SIDE YARD	2.4m
MIN. EXTERIOR SIDE YARD	3.5m
MIN. PARKING SIZE	2.7m x 5.7m
MIN. DRIVEWAY SETBACK	12.4m
MIN. DRIVEWAY WIDTH	3.0m
TOP ENCROACHMENT	0.9m
LOW GRADE	2.8m (PER 1440m ²)
ACCESS STAIRS	0.9m (PER 1440m ²)
BUILDING HEIGHT	9.0m
LANDSCAPE AREA	N/A

SITE STATISTICS:	LOT 22
LOT AREA (sq. ft.)	1381.98
BLDG. COVERAGE (sq. ft.)	200.32
LOT COVERAGE (%)	22.29
BLDG. FLOOR AREA (sq. ft.)	440.43
PERM. FLOOR AREA (sq. ft.)	
FLOOR AREA (%)	34.05
ESTABLISHED GRADE	31.98%
UNIT BUILDING HEIGHT (ft.)	8.00
TOTAL BUILDING HEIGHT (ft.)	8.00

BENCHMARK
ELEVATIONS SHOWN HEREON ARE DERIVED
FROM: TOWN OF OAKVILLE BENCHMARK No. 140
SOUTHWEST CORNER OF SEWAGE STORAGE
TANK AT PUMPING STATION WEST SIDE OF
ENTRANCE TO No. 1385 LAKESHORE RD W
ELEVATION = 75.13m

[illegible]

SITING AND GRADING PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE
 LEGAL AND FACTUAL ACCURACY AND TRUTH OF THE INFORMATION
 AND DATA IN THE ATTACHED BUSINESS CARD TO THE EXTENT

22 PRINCE GEORGE CRESCENT
FERNBROOK HOUSE

FF FERNBROOK HOMES • 216117