



LEGAL DESCRIPTION
 TAKEN FROM PLAN OF SURVEY SHOWING TOPOGRAPHY OF LOT 57 AND PART OF LOTS 26, 27, 28, 29 AND 30 BLOCK 23, C.G. HANNING'S PLAN (FORMERLY IN THE VILLAGE OF NEWCASTLE) NOW IN THE MUNICIPALITY OF CLARINGTON REGIONAL MUNICIPALITY OF DURHAM AS PREPARED BY J. D. BARNES LIMITED

SITE STATISTICS

ZONING	URBAN RESIDENTIAL TYPE THREE R3-xx	
SITE AREA	REQUIRED	MIN. PROVIDED
3,836.35 m ² or 0.95 Ac	13.5 m	32.93 m
FRONT YARD [NORTH]	3.0 m	3.00 m
EXTERIOR SIDE YARD [WEST]	6.0 m	2.57 m
REAR YARD [SOUTH]	7.5 m	8.63 m
INTERIOR SIDE YARD [EAST]	4.5 m	1.20 m
BUILDING SEPARATION	-	1.42 m

GROSS FLOOR AREA

Block	Units	Ground Flr	Second Flr	Third Flr	Total Building Area
Block 'A'	5 units	214.15 m ² or 2,305 sqft	315.40 m ² or 3,395 sqft	315.40 m ² or 3,395 sqft	844.95 m ² or 9,095 sqft
Block 'B'	5 units	214.15 m ² or 2,305 sqft	315.40 m ² or 3,395 sqft	315.40 m ² or 3,395 sqft	844.95 m ² or 9,095 sqft
Block 'C'	5 units	214.15 m ² or 2,305 sqft	315.40 m ² or 3,395 sqft	315.40 m ² or 3,395 sqft	844.95 m ² or 9,095 sqft
Block 'D'	7 units	288.56 m ² or 3,106 sqft	430.31 m ² or 4,632 sqft	430.31 m ² or 4,632 sqft	1,149.18 m ² or 12,370 sqft
TOTAL G.F.A.		3,684.03 m² or 39,655 sqft			

BUILDING HEIGHT MAX 10 m ± 11.36 m
SITE COVERAGE MAX 40 % 48.55 %
FSI - 0.96
DENSITY MAX 40 UNITS / HA 57.4 UNITS / HA
LANDSCAPED AREA 40 % 24.58 %
DRIVEWAY / DRIVE AISLES - 26.87 %

	REQUIRED	PROVIDED
TOTAL PARKING	49.5 Spaces	49 Spaces

BUILDING STATS

RESIDENTIAL TYPE	TOWNHOUSE
TOTAL AREA PER UNIT (BLKS 'A', 'B' & 'C')	
GROUND FLR	42.83 m ² or 461 sqft
SECOND FLR	63.08 m ² or 679 sqft
THIRD FLR	63.08 m ² or 679 sqft
TOTAL FLOOR AREA	168.99 m² or 1,819 sqft
TOTAL AREA PER UNIT (BLK 'D')	
GROUND FLR	41.22 m ² or 444 sqft
SECOND FLR	61.47 m ² or 662 sqft
THIRD FLR	61.47 m ² or 662 sqft
TOTAL FLOOR AREA	164.16 m² or 1,768 sqft

SYMBOL LEGEND

△	MAN DOOR LOCATIONS
PH	HYDRANT+VALVE
CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
SANMH	SANITARY MANHOLE
CBMH	CATCH BASIN / MANHOLE
SMH	STORM MANHOLE
HP	HYDRO POLE STANDARD / UTILITY POLE
BR	BICYCLE RING 0.6m x 1.8m x 1.8m H.
→	DIRECTION OF TRAFFIC FLOW
HT	HYDRO TRANSFORMER
GM	GAS METERS + HYDRO METERS
AP	ACCESSIBLE PARKING SPACE
LS	LIGHT STANDARD (TYP)
CD	CURB DEPRESSION / SEE CURB DEPRESSION DTL
BS	CONC. FILLED STEEL BOLLARD
FD	FIRE DEPARTMENT / SIAMISE CONNECTION
HS	HANDICAP SIGNAGE AS PER MUNICIPAL BY-LAW
BSW	BENCH & WASTE RECEPTACLE (SEE LANDS.)
FR	FIRE ROUTE SIGN < 30°-45° to line parallel to traffic flow
ST	STOP SIGN

No.	ISSUED	DATE
1	ISSUED FOR COORDINATION	OCT. 12, 2017
2	ISSUED FOR FINAL COORDINATION	OCT. 16, 2017
3	ISSUED FOR REZONING & SPA COORDINATION	OCT. 19, 2017

No.	REVISION	DATE
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NEWCASTLE TOWNS

MILL ST S. & ROBERT ST E.
 TOWNSHIP OF NEWCASTLE, CLARINGTON

SITE PLAN

SPA #

DATE:	DRAWN BY:	CHECKED:	SCALE:
OCT. 2017	DW		1:250

PROJECT No. P-16130 DRAWING No. **A-1.0**

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