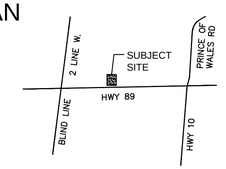
SITE STATISTICS		
EX. ZONED BUSINESS PARK GATEWAY (BP-G) (HOLD)		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	0.4 ha	2.13 ha
MINIMUM LOT FRONTAGE	30 m	136.38 m
MINIMUM YARD REQUIREMENT		
a) FRONT YARD	7.5 m	
b) INTERIOR SIDE YARD (EAST)	3.0 m	3.8 m
INTERIOR SIDE YAD (WEST)	6.0 m	101 m
c) REAR YARD	7.5 m	109 m
MINIMUM LOT COVERAGE	40%	
MINIMUM LANDSCAPED OPEN SPACE	20%	
MAXIMUM BUILDING HEIGHT	10.5m	
TOTAL BUILDING GROSS FLOOR AREA	–	532 m²
PARKING REQUIREMENT:		

KEY PLAN

N.T.S.



SURVEY NOTES:

1. TOPOGRAPHIC INFORMATION OBTAINED FROM CULLEN & ASSOCIATES, PROJECT NO. 17-162

BENCHMARK:

SITE BENCHMARK IS THE TOP OF THE FIRE HYDRANT HAVING AN ELEVATION OF 212.51.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
3. ANY DISCREPANCIES, OMISSIONS, OR ERRORS ARE TO BE REPORTED TO THE CONSULTANT. NO WORK IS TO PROCEED BEFORE CLARIFICATION OF THE DISCREPANCIES, ERRORS, OR OMISSIONS IS RECEIVED FROM THE CONSULTANT.
4. ALL EXISTING CONDITIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
5. ONLY LATEST APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION.
6. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE CONSULTANT, AND SHALL BE RETURNED TO THE CONSULTANT UPON REQUEST. IN NO WAY SHALL THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART BE REPRODUCED OR DISTRIBUTED WITHOUT THE PERMISSION OF THE CONSULTANT.
7. PRIOR TO ANY WORKS ON MUNICIPAL PROPERTY A ROAD ACTIVITY PERMIT SHALL BE OBTAINED FROM THE TOWNSHIP OF CLEARVIEW.
8. JFIVE DEVELOPMENTS LTD. CONSULTING ENGINEER TAKES NO LIABILITY FOR SURVEY DATA.

LEGEND:

- SUBJECT PROPERTY
- EOS — PROPOSED SHOULDER
- EOP — PROPOSED ASPHALT
- EX. BUILDING
- PROPOSED BUILDING
- EX. HP — EX. HYDRO POLE
- EX. TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- WL — PROPOSED WALL MOUNTED LIGHTING " NIGHT SKY COMPLIANT"
- 0.4% — PROPOSED SURFACE SLOPE AND FLOW DIRECTION
- 260.00 x 260.39 — PROPOSED ELEVATION EX. ELEVATION
- 260.00 — EX. CONTOURS
- PROP. SWALE
- PROP. SLOPE
- PROP. CHAIN LINK FENCE AS PER OPSD 972.130

ITEM	DESCRIPTION	DATE	BY	APPRV'D
1	PRE-CONSULTATION MFG	JULY/31	J.F.	J.F.

SCHEDULE OF REVISIONS

ENGINEER'S SEAL

PROJECT: Part of Lot 1, Concession 2
TOWNSHIP OF MULMUR

DWG: PRELIMINARY SITE PLAN

CONSULTING ENGINEER:
JFIVE
DEVELOPMENTS LTD.
1 Parker Crt., Barrie, On L4N 2A6
Cell: 705-794-0301 Email: john.foster.jfive@rogers.com

TOWNSHIP OF MULMUR

DRAWN: DORON, DRAFTING & DESIGN	SCALE:	DWG. No.	PROJECT No.
DESIGNED: J.F.	HOR: 1:400	PSP-1	105
CHECKED: J.F.	DATE: JULY 16/18		