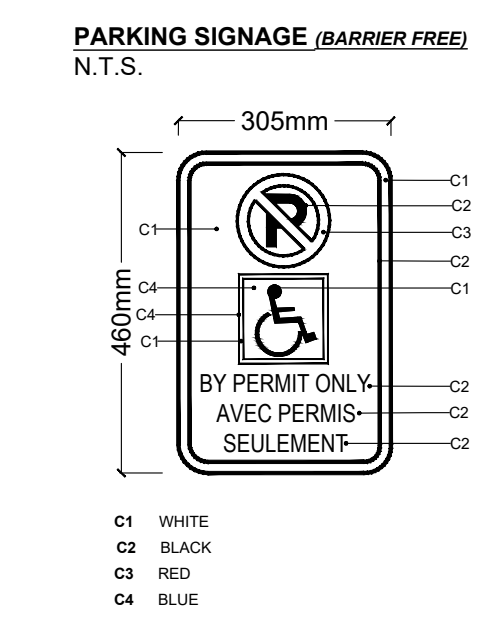
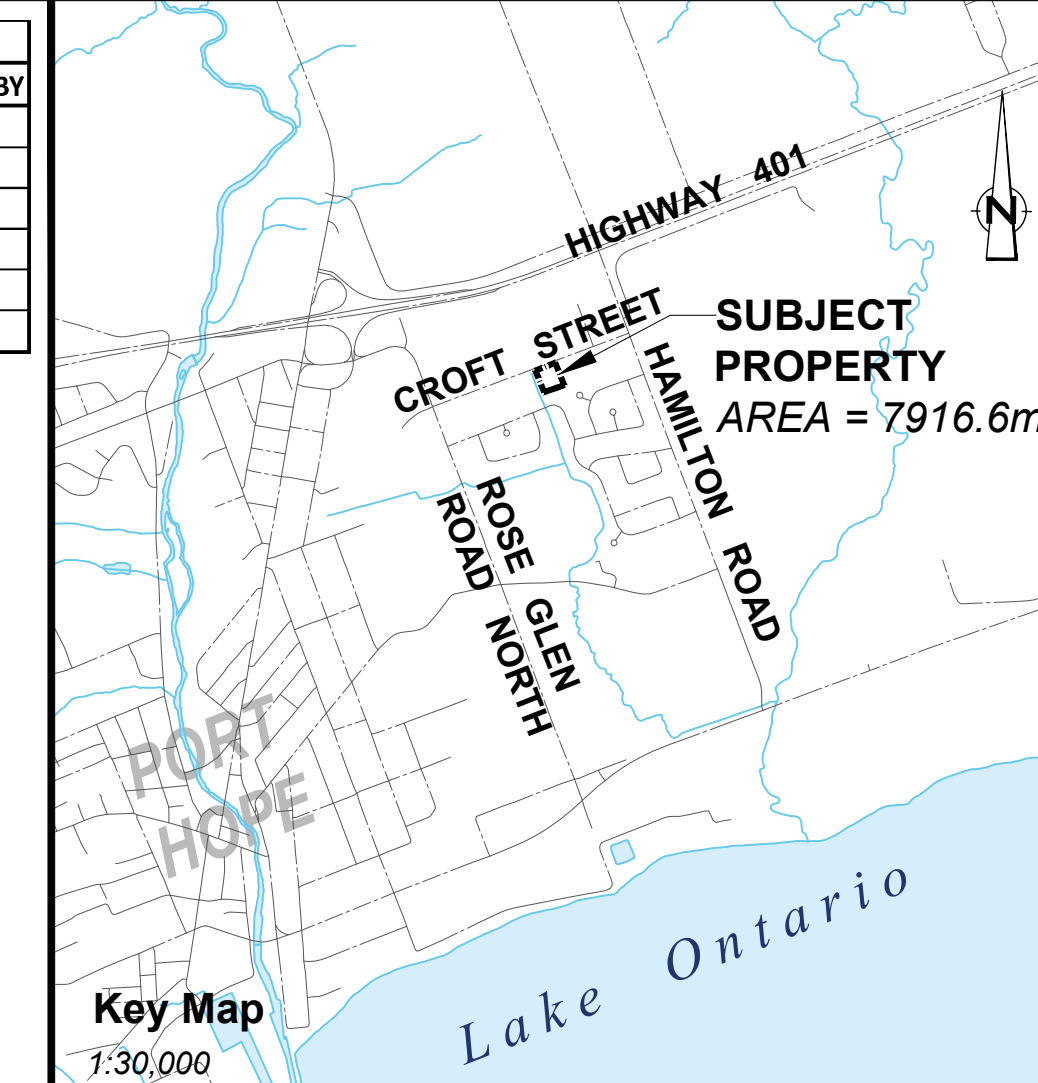


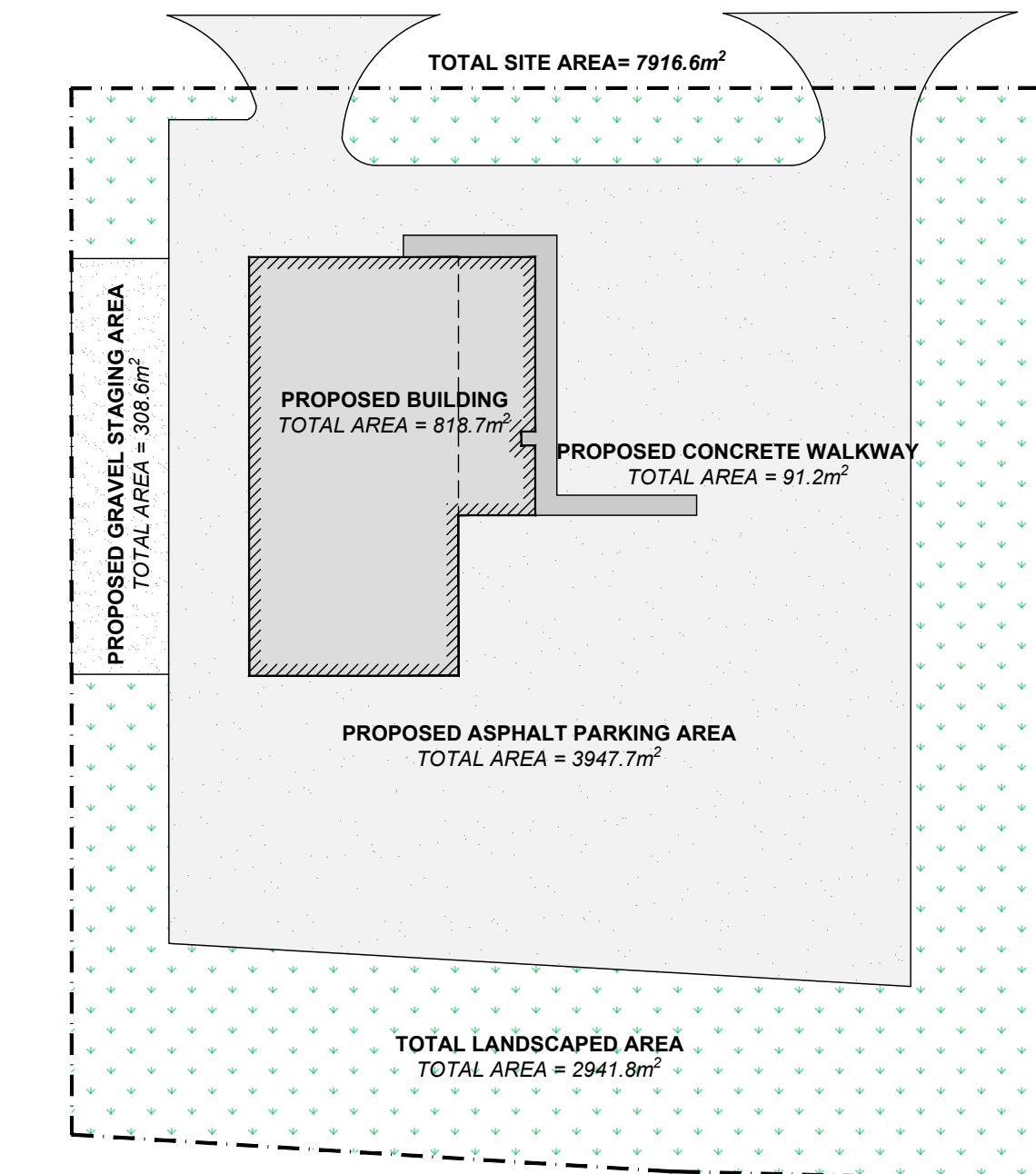
CROFT STREET

REVISION TABLE		
DATE	DESCRIPTION	DONE BY
02/21/2023	1ST SUBMISSION	SG
06/28/2023	RESPONSE TO COMMENTS	MC

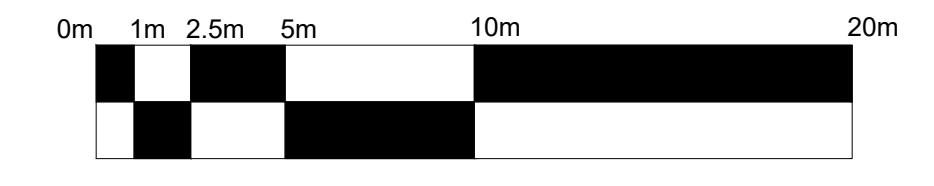


LEGEND

- PROPERTY LINE
- - - FENCELINE
- OVERHEAD HYDRO
- MANHOLE
- CATCHBASIN
- WV WATER VALVE
- EX FH FIRE HYDRANT
- BELL BOX
- WATER SERVICE/MAIN
- SANITARY SERVICE/MAIN
- STORM SEWER
- EXISTING GRADE
- 103.95 PROPOSED GRADE
- 102.95 SWALE GRADE
- 2.0% SWALE
- 2.0% SURFACE DRAINAGE
- EARTH BERM
- EXISTING CREEK
- EXISTING CREEK SETBACK (15m)
- ▨ PROPOSED BUILDING
- ▨ PROPOSED DRIVEWAY (ASPHALT)
- ▨ PROPOSED WALKWAY (CONCRETE)
- ▨ PROPOSED LANDSCAPED AREA
- ⚡ PROPOSED EXTERNAL LIGHTING TO BE DARK SKY FRIENDLY



Site Overview
1:600



ENGINEER'S CERTIFICATE
THIS SITE PLAN ACCURATELY DEPICTS THE EXISTING AND PROPOSED ASPECTS OF THE LANDS PROPOSED TO BE DEVELOPED.
CERTIFIED BY:

BRUNO DOBRI
LICENSED P. ENG
DATE

SITE ZONING STATISTICS		
SERVICE EMPLOYMENT (EMP2) ZONE	REQUIRED	PROPOSED
MIN. LOT AREA (sq. m)	4000.0	7916.6
MIN. LOT FRONTAGE (m)	45.0	85.5
MIN. REQUIRED FRONT YARD (m)	15.0	14.8
MIN. REQUIRED EXT. SIDE YARD (m)	15.0	N/A
MIN. REQUIRED INT. SIDE YARD (m)	3.0	15.5
MIN. REQUIRED REAR YARD (m)	12.0	41.0
MAX. LOT COVERAGE (%)	N/A	10.3%
MAXIMUM HEIGHT (m)	12.0	8m
REQUIRED PARKING SPACES	1/30 sq.m OF GFA (28 spaces)	28 spaces

- NOTES:
- FOR FULL STORM WATER MANAGEMENT/ LOT GRADING DETAILS REFER TO PLANS BY DOBRI ENGINEERING LTD.
 - FOR FULL LANDSCAPING DETAILS REFER TO PLANS BY STEWART C. McELROY AND ASSOCIATES INC. LANDSCAPE ARCHITECTS.
 - SURVEY BOUNDARY DERIVED FROM TOPOGRAPHIC BASE PLAN OF 441 CROFT STREET, MUNICIPALITY OF PORT HOPE, BY IVAN B. WALLACE OLS LTD., 2021, FILE A-027680-TOPT-V3
- CONTOURS
CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.
- ELEVATIONS
ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD2011) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.
- DISTANCE NOTES - METRIC
DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000176.

EcoVue Consulting Services Inc.
311 George St. N., Suite 200
Peterborough ON K9J 3H3
Tel: 705-876-8340 Fax: 705-742-8343
www.ecovueconsulting.com

DRAWN BY:	MC	PROJECT No.:	22-2394
APPROVED BY:		HORIZ. SCALE:	1:200
REVISION DATE:	JUNE 28, 2023	PLOT DATE:	JUNE 28, 2023

JD WELDING
JEREMY DUPUIS
441 CROFT STREET
MUNICIPALITY OF PORT HOPE
COUNTY OF NORTHUMBERLAND

