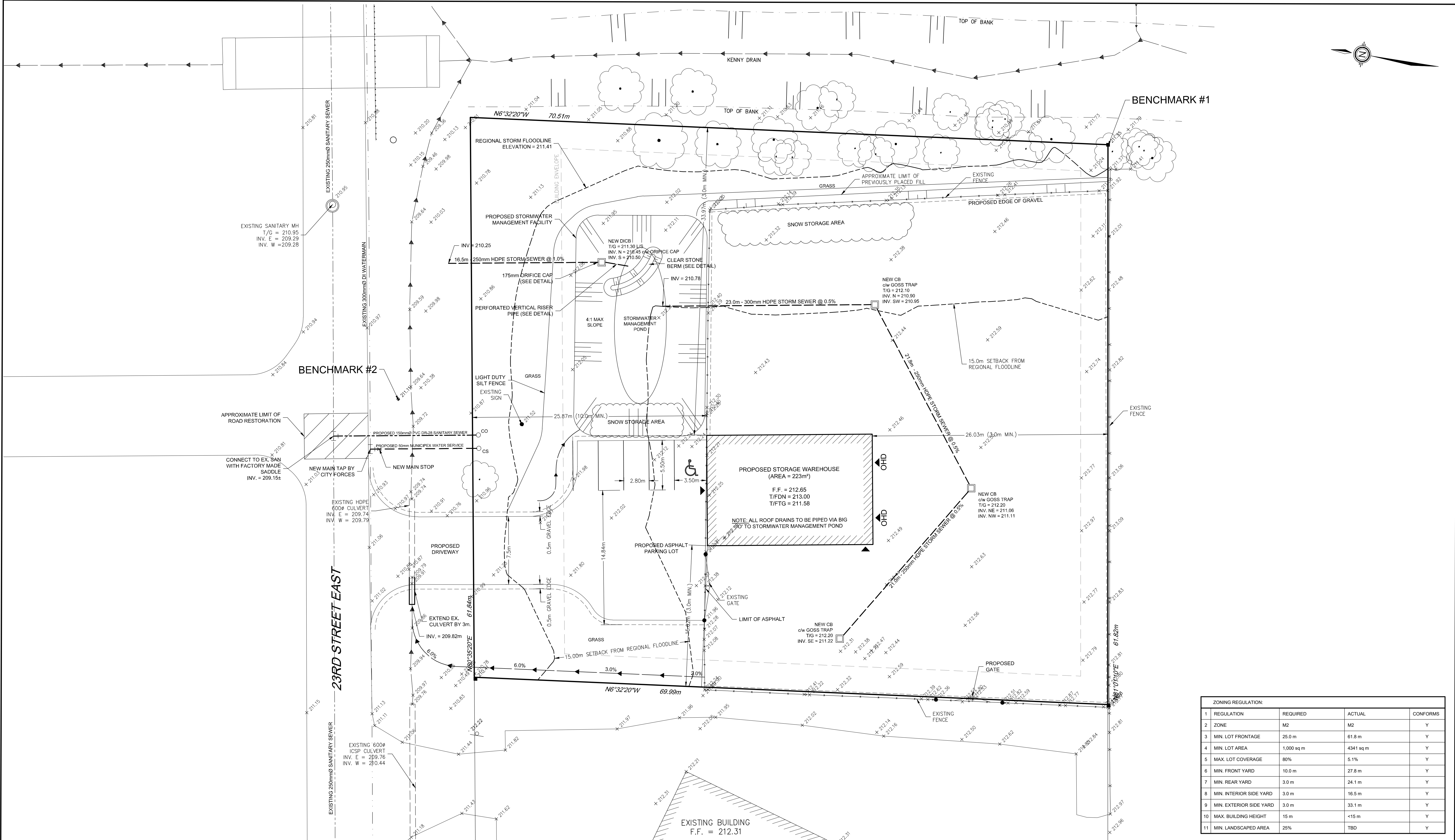
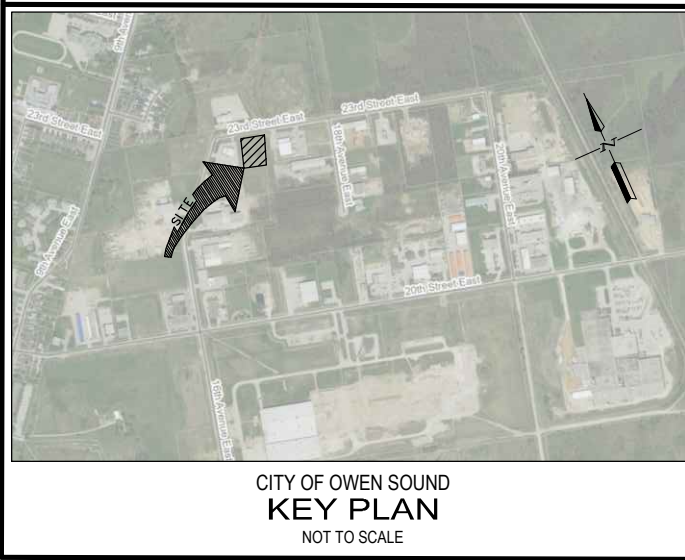


FILE W:\OwenSound\Owen Sound\221-232\1221068 Site Plan - Duncan Storage Bldg - 1745 23rd St. E. - OS - Site Plan - L.P.H. LAYOUT SITE PLAN
LAST SAVED BY: l.halliday 6/9/2021 10:55:19 AM PLOTTED BY: l.halliday 6/9/2021 10:55:05 AM



ZONING REGULATION:			
1	REGULATION	REQUIRED	ACTUAL
2	ZONE	M2	M2
3	MIN. LOT FRONTAGE	25.0 m	61.8 m
4	MIN. LOT AREA	1,000 sq m	4341 sq m
5	MAX. LOT COVERAGE	80%	5.1%
6	MIN. FRONT YARD	10.0 m	27.8 m
7	MIN. REAR YARD	3.0 m	24.1 m
8	MIN. INTERIOR SIDE YARD	3.0 m	16.5 m
9	MIN. EXTERIOR SIDE YARD	3.0 m	33.1 m
10	MAX. BUILDING HEIGHT	15 m	<15 m
11	MIN. LANDSCAPED AREA	25%	TBD



- NOTES:
- ALL DIMENSIONS AND ELEVATIONS IN METRIC UNLESS OTHERWISE NOTED.
 - TOPOGRAPHIC SURVEY COMPLETED ON FEBRUARY 18, 2021 BY GM BLUEPLAN ENGINEERING LTD.
 - LEGAL BOUNDARY SHOWN IS DERIVED FROM PLAN 16R-5091, DATED NOVEMBER 14, 1991.

LEGEND	
	SURFACE DRAINAGE
	EXISTING CONDITIONS ELEVATION
	PROPOSED ELEVATION
	SWALE DRAINAGE
	DOOR LOCATION
	OVERHEAD DOOR LOCATION
	EXISTING WALL MOUNT LIGHTING

#1 BENCHMARK EL. 211.35m
TOP OF IB LOCATED IN SOUTH-EAST CORNER OF SUBJECT PARCEL.

#2 BENCHMARK EL. 211.11m
TOP OF NAIL LOCATED IN HYDRO POLE LOCATED WITHIN THE RIGHT OF WAY NORTH OF PROPERTY LINE. (AS SHOWN)

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



NO.	DATE	REVISION DESCRIPTION	CHKD
1	06/09/2021	ISSUED FOR SITE PLAN APPROVAL	I.E.E.



OWEN SOUND FUELS INC.			
DUNCAN STORAGE BUILDING			
1745 23RD STREET EAST OWEN SOUND			
SITE PLAN			
DRAWN BY: L.P.H.	APPROVED BY: I.E.E.	PROJECT NO.: 221068	DRAWING NO.: 1
DESIGNED BY: I.E.E.	DATE: MAY 2021	SCALE: 1:200	