



SITE NOTES:
 TOPOGRAPHICAL SURVEY COMPLETED BY CDE FISHER CAMERON,
 ONTARIO LAND SURVEYORS.

ZONING
 - M1-S1 (H) INDUSTRIAL

LOCATION
 - LOT 4, PLAN 57M-781
 - GEOGRAPHIC TOWNSHIP OF KAWARTHA LAKES

PROPERTY AREA
 - 0.51 ha, (5,140 sq.m) (>4000 sq.m)

BUILDING AREA
 - 557 SQUARE METRES

BUILDING COVERAGE
 - 11% (<50%)

IMPERVIOUS COVERAGE
 - 1,022 sq.m, 20% (NCL BUILDING)

LANDSCAPE COVERAGE
 - 2,720 sq.m, 53%

FRONT SETBACK
 - 27.0 METRES (<15% MINIMUM REQUIRED)

REAR SETBACK
 - 14.0 METRES (<15% MINIMUM REQUIRED)

WEST SIDE SETBACK
 - 14.0 METRES (>25m MINIMUM REQUIRED)

WTD SETBACK FROM HWY 35
 - 14.0 METRES (>25m MINIMUM REQUIRED)

REAR SETBACK
 - 16.69 METRES (>11m)

LOT FRONTAGE
 - 81m (>30m)

MAXIMUM BUILDING HEIGHT
 - 9.5m (<11m)

PARKING INDUSTRIAL
 - 457sq.m/40sq.m = 11.4 SPACES

PARKING OFFICE
 - 100.3sq.m/20sq.m = 3.3 SPACES

PARKING TOTAL
 - 17 SPACES (15 SPACES REQUIRED)

CONCRETE CURB STOPS REQUIRED ALONG FRONT OF BUILDING

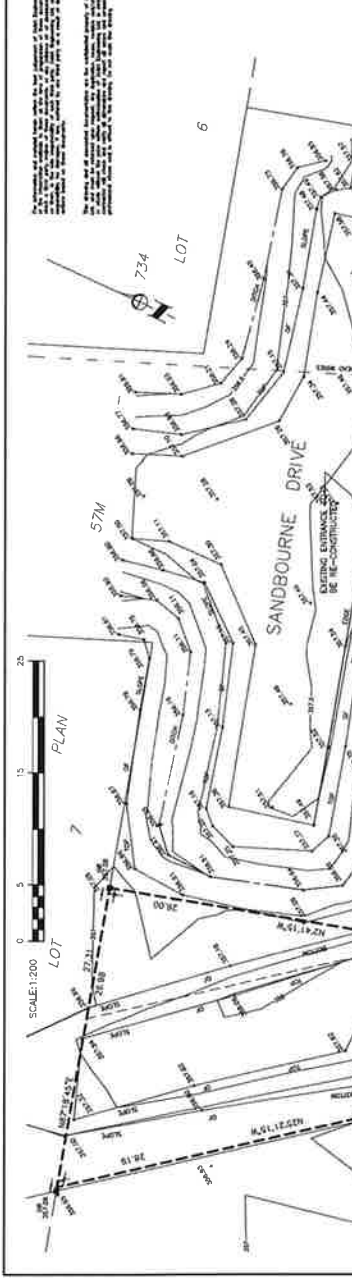
LOADING SPACES
 - 1 LOADING SPACE REQUIRED

ACCESSIBILITY PARKING
 - 1 (UP TO 20 SPACES) TO BE PARKED IMMEDIATELY

ACCESSIBILITY SIGNAGE DESIGNED IN ACCORDANCE WITH THE SFO SECTION 3.1.3
 OFF STREET VEHICULAR LOADING & PARKING FACILITIES 3.1.3(g)(v)

BUILDING CODES
 - OBC (2012), 3.2.2.78 GROUP F, DIVISION 3
 UP TO 2 STOREYS

GARBAGE/RECYCLING WILL BE HANDLED INTERNALLY



LEGEND

--- PROPERTY BOUNDARY

--- CONTOUR (m)

--- EXISTING GRADE

--- PROPOSED GRADE

--- SURFACE DRAINAGE/SLOPE

--- MANHOLE

--- HYDRO LINE

--- WATER

--- STORM

--- UTILITY POLE

--- SILT FENCE

--- LIGHT STANDARD

--- RAIN WATER LEADER

--- ASPHALT SURFACE

ELEVATIONS:
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO GEODETIC SURVEYS CANADA.
 ELEVATIONS SHOWN HEREON ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
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APPENDIX "B"

to

REPORT PLAN 2018-033

FILE NO. 006-17-023

NO.	REVISION	DATE
2	IN ACCORDANCE WITH REVIEW COMMENTS	OCT 24/17
1	RE-ISSUED FOR SPA	AUG 25/17
0		

DOBRI ENGINEERING LTD.
 205 PETER ST. P.O. BOX 441,
 KAWARTHA LAKES, ONTARIO L7A 3Z5
 TEL: 905-884-1881
 EMAIL: info@dobri.ca

TED MICHALOS STORAGE FACILITY
 SITE PLAN
 30 SANDBOURNE DRIVE
 PONTY POOL, CITY OF KAWARTHA LAKES

SCALE 1:200

DATE MAY-2-17

BY BD

DWG. NO. 17-582-001

