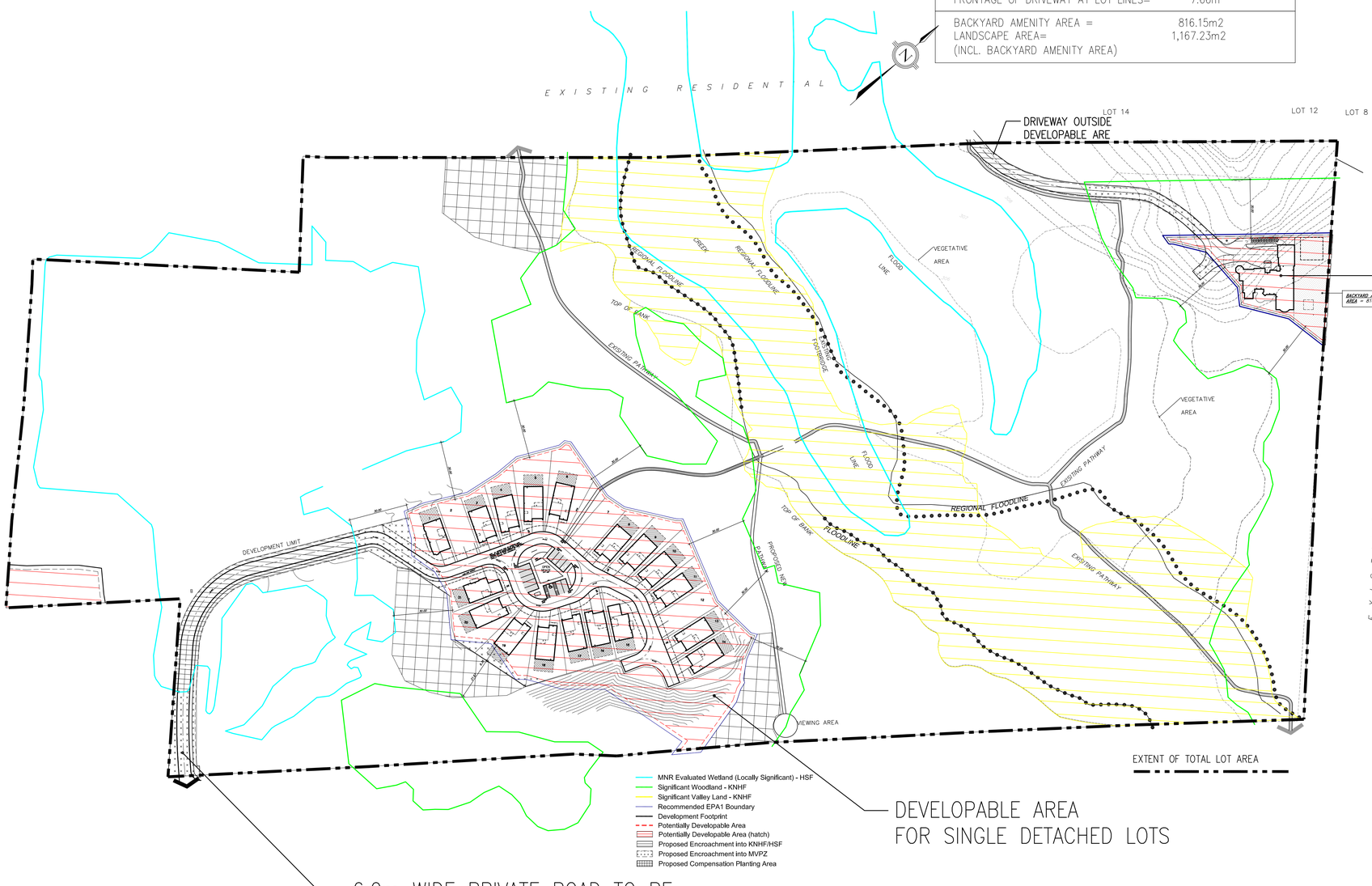
Caledon East EIS Pt W1/2 Lot 22, Con. 1 Town of Caledon	Caledon East EIS Pt W1/2 Lot 22, Con. 1 Town of Caledon	Caledon East EIS Pt W1/2 Lot 22, Con. 1 Town of Caledon
ZONING: RE ESTATE RESIDENTIAL	ZONING: RE ESTATE RESIDENTIAL	ZONING: RE ESTATE RESIDENTIAL
SITE STATS FOR SINGLE DETACHED LOTS ONLY	SITE STATS FOR SINGLE ESTATE LOT ONLY	SITE STATS FOR SINGLE DETACHED LOTS AND SINGLE ESTATE LOT
TOTAL LOT AREA= 188,453.14m2	TOTAL LOT AREA= 188,453.14m2	TOTAL LOT AREA= 188,453.14m2
DEVELOPABLE AREA= 23,343.93m2	POTENTIALLY DEVELOPABLE AREA= 2,103.66m2 DRIVEWAY AREA= 799.04m2 HAMMERHEAD AREA= 100.47m2 TOTAL DEVELOPMENT FOOTPRINT= 3,003.17m2	TOTAL DEVELOPABLE AREA= 26,347.10m2
ALLOWABLE IMPERVIOUS AREA= 11,671.97m2 (50% OF DEVELOPABLE AREA) PROPOSED IMPERVIOUS AREA= 9,473.08m2 (IMPERVIOUS AREA INCLUDES SINGLES COVERAGE, PRIVATE ROAD/PARKING/TRAIL AND DRIVEWAY)	ALLOWABLE IMPERVIOUS AREA= 1,501.59m2 (50% OF DEVELOPABLE AREA) PROPOSED IMPERVIOUS AREA= 477.64m2 (IMPERVIOUS AREA INCLUDES HOUSE COVERAGE AND DECK AREA)	ALLOWABLE IMPERVIOUS AREA= 13,173.56m2 (50% OF DEVELOPABLE AREA) PROPOSED IMPERVIOUS AREA= 9,950.72m2
TOTAL COVERAGE (MAX.) = 5,103.09m2 (21.86%) (BASED ON DEVELOPABLE AREA) PRIVATE ROAD/PARKING/TRAIL AREA= 3,633.03m2 PROPOSED IMPERVIOUS DRIVEWAY AREA= 736.96m2	HOUSE(BUILDING) COVERAGE= 434.84m2 (14.48%) (BASED ON DEVELOPMENT FOOTPRINT) BUILDING COVERAGE W/DECK= 477.64m2 (15.9%) (BASED ON DEVELOPMENT FOOTPRINT) PROPOSED PERVIOUS DRIVEWAY AREA= 458.79m2	TOTAL COVERAGE(MAX.)= 5,537.93m2 (21.02%) (BASED ON DEVELOPMENT FOOTPRINT) TOTAL COVERAGE(MAX.) (INCLUDE DECK)= 5,580.73m2 (21.18%) (BASED ON DEVELOPMENT FOOTPRINT) TOTAL PRIVATE ROAD/PARKING AREA= 3,633.03m2 TOTAL DRIVEWAY AREA= 1,195.75m2
COVERAGE OF TOTAL SITE LOT AREA= 5,103.09m2(2.71%) (MAX.)	COVERAGE OF TOTAL SITE LOT AREA= 477.64m2 (0.25%) (INCLUDES TOTAL HOUSE/DECK/PORCH COVERAGE)	COVERAGE OF TOTAL SITE LOT AREA= 5,537.93m2 (2.94%)
GROSS FLOOR AREA= N.A.	GROSS FLOOR AREA= 1,109.35m2	GROSS FLOOR AREA= N.A.
MAXIMUM HEIGHT= N.A.	MAXIMUM HEIGHT= 10.43m	MAXIMUM HEIGHT= N.A.
	FRONTAGE OF DRIVEWAY AT LOT LINES= 7.66m	
	BACKYARD AMENITY AREA = 816.15m2 LANDSCAPE AREA= 1,167.23m2 (INCL. BACKYARD AMENITY AREA)	



OVERALL SITE PLAN 1:500 SCALE

no.	description	date	by
9	REVISED SNOW STORAGE AND ADDED EASEMENT	MAR/08/18	
8	ISSUED FOR OPA/ZBA/DPofSUB 4TH SUBMISSION	NOV/27/17	SS
7	REVISED RADII FROM R12.00 TO R13.00	AUG/21/17	SS
6	REVISED LOT LINE FOR LOT 19 & LOT 20	MAY/03/16	JM
5	ISSUED FOR SPA	JUL/07/15	MAS
4	ADD SINGLES SITE STATS	FEB 10-15	RC
3	ISSUED FOR CLIENT REVIEW	DEC/09/14	SS
2	REV. AS PER NEW GRADING AND CITY COMMENTS	OCT/07/14	SS
1	ISSUED FOR ZONING AND OPA AMENDMENTS	OCT/16/13	SS

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.

Builder to verify service connection elevations prior to constructing foundations.

VA3 DESIGN
300A Wilson Avenue
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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

qualification information
Richard Vink — 24485
name — signature — QCD
registration information
VA3 Design Inc. — 42658

2031818 ONT. INC.

project name
PT W1/2 LOT 22 CON. 1

municipality — project no.
CALEDON ONTARIO — 11044
registered plan no. — key plan no.

title
OVERALL SITE PLAN

date	scale	drawing no.
SEPTEMBER 2013	1:500	1
drawn by: STEVE SOSTARIC	checked by: -	file name: -

MNR Evaluated Wetland (Locally Significant) - HSF
Significant Woodland - KNHF
Significant Valley Land - KNHF
Recommended EPA1 Boundary
Development Footprint
Potentially Developable Area
Potentially Developable Area
Proposed Encroachment into KNHF/HSF
Proposed Encroachment into MVPZ
Proposed Compensation Planting Area

LOT 14

LOT 12

LOT

EXISTING RESIDENTIAL

EXTENT OF TOTAL LOT AREA

Development Footprint (BLOCK2)

Potentially Developable Area

HUNTSMILL DRIVE

FRONTAGE OF DRIVEWAY AT LOT LINE

7.66

6.0m WIDE GRAVEL DRIVEWAY

PROPOSED FUTURE WATER WELL LOCATION

PROPOSED LIMIT OF DEVELOPABLE AREA

NOTE: HAMMERHEAD TO BE INSTALLED AS PER OBC 3.2.5.6

FLOOD LINE

GETATIVE

EA

308

307

306

VEGETATIVE AREA

SOAK AWAY PIT

POROUS DRIVEWAY (DRIVEWAY TO CONFORM TO OBC 3.2.5.6)

RETAINING WALLS

GARAGE ENTRY AT BASEMENT

GARAGE

PROPOSED SEPTIC BED (132.25m2)

DOOR AT GROUND FLOOR

DOORS AT BASEMENT

DECK

INDOOR POOL

FF 312.00
TFW 311.65
BF 308.93
UF 308.70

30.00

16.24 (15.00m MIN)

BACKYARD AMENITY AREA = 816.15m2

EXISTING RESIDENTIAL

no.	description	date	by
10			
9	REVISED SNOW STORAGE AND ADDED EASEMENT	MAR/08/18	-
8	ISSUED FOR OPA/ZBA/SPA/SUB 4TH SUBMISSION	NOV/27/17	SS
7	REVISED RADII FROM R12.00 TO R15.00	AUG/21/17	SS
6	REVISED LOT LINE FOR LOT 19 & LOT 20	MAR/03/16	JM
5	ISSUED FOR SPA	JUL/27/15	WA3
4	ADD SINGLES SITE STATS	FEB 10-15	RC
3	ISSUED FOR CLIENT REVIEW	DEC/09/14	SS
2	REV. AS PER NEW GRADING AND CITY COMMENTS	OCT/07/14	SS
1	ISSUED FOR ZONING AND OPA AMENDMENTS	OCT/16/13	SS

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qualification information
Richard Vink — 24458
name — signature
VA3 Design Inc. — 42658

2031818 ONT. INC.

project name
PT W1/2 LOT 22 CON. 1

municipality
CALEDON ONTARIO

project no.
11044

registered plan no.

lot/block no.

SITE PLAN_SINGLE ESTATE LOT

date
SEPTEMBER 2013

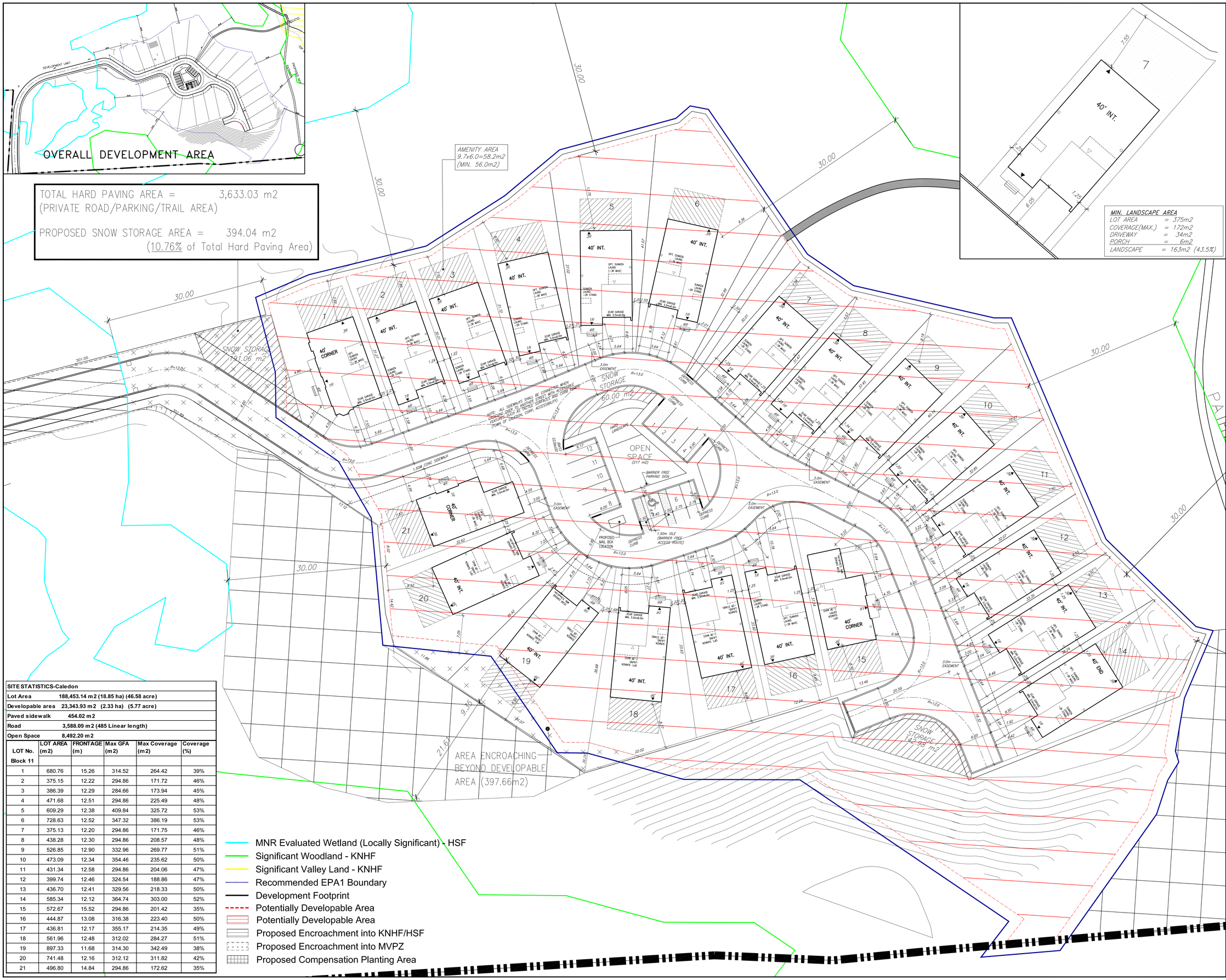
scale
1:125

drawing no.
2

drawn by
STEVE SOSTARIC

checked by

file name



SITE STATISTICS-Caledon					
Lot Area	188,453.14 m2 (18.85 ha) (46.58 acre)				
Developable area	23,343.93 m2 (2.33 ha) (5.77 acre)				
Paved sidewalk	454.02 m2				
Road	3,588.09 m2 (485 Linear length)				
Open Space	8,492.20 m2				
LOT No.	LOT AREA (m2)	FRONTAGE (m)	Max GFA (m2)	Max Coverage (m2)	Coverage (%)
Block 11					
1	680.76	15.26	314.52	264.42	39%
2	375.15	12.22	294.86	171.72	46%
3	386.39	12.29	284.66	173.94	45%
4	471.68	12.51	294.86	225.49	48%
5	609.29	12.38	409.84	325.72	53%
6	728.63	12.52	347.32	386.19	53%
7	375.13	12.20	294.86	171.75	46%
8	438.28	12.30	294.86	208.57	48%
9	526.85	12.90	332.96	269.77	51%
10	473.09	12.34	354.46	235.62	50%
11	431.34	12.58	294.86	204.06	47%
12	399.74	12.46	324.54	188.86	47%
13	436.70	12.41	329.56	218.33	50%
14	585.34	12.12	364.74	303.00	52%
15	572.67	15.52	294.86	201.42	35%
16	444.87	13.08	316.38	223.40	50%
17	436.81	12.17	355.17	214.35	49%
18	561.96	12.48	312.02	284.27	51%
19	897.33	11.68	314.30	342.49	38%
20	741.48	12.16	312.12	311.82	42%
21	496.80	14.84	294.86	172.62	35%

no.	description	date	by
9	REVISED SNOW STORAGE AND ADDED EASEMENT	MAR/08/18	SS
8	ISSUED FOR OPA/ZBA/DPoA/SUB 4TH SUBMISSION	NOV/27/17	SS
7	REVISED RBCN FROM R12.00 TO R13.00	AUG/21/17	SS
6	REVISED LOT LINE FOR LOT 19 & LOT 20	MAR/03/16	JM
5	ISSUED FOR SPA	JUL/07/15	MA
4	ADD SINGLES SITE STATS	FEB 10-15	RC
3	ISSUED FOR CLIENT REVIEW	DEC/09/14	SS
2	REV. AS PER NEW GRADING AND CITY COMMENTS	OCT/07/14	SS
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qualification information: Richard Vink
signature
name: Richard Vink
qualification information: VA3 Design Inc.
BCIN: 24485
firm: 42058

2031818 ONT. INC.

project name: PT W1/2 LOT 22 CON. 1
municipality: CALEDON ONTARIO
project no.: 11044
registered plan no.
lot/block no.

SITE PLAN_SINGLE DETACHED LOTS

date: SEPTEMBER 2013
scale: 1:250
drawn by: STEVE SOSTARIC
checked by
file name
drawing no.: 3