



**Legend:**

EXISTING FEATURES (EX)		PROPOSED FEATURES (PR)	
EX SIB	EX STD IRON BAR	NS	PR STREET NAME SIGN
EX IB	EX IRON BAR	SS	PR STOP SIGN
EX UP	EX UTILITY POLE	SF	PR STREET FENCE
EX BELL	EX BELL PED	ST	PR STREET LIGHT
EX HYDRO	EX HYDRO TRANSFORMER	HT	PR HYDRO TRANSFORMER
EX WS	EX WATER SERVICE	W	PR WATER SERVICE
EX HYD	EX FIRE HYD.	S	PR SANITARY SERVICE
EX ST	EX ST NAME SIGN	SM	PR STORM SERVICE
EX STOP	EX STOP SIGN	W/M	PR WATERMAIN
EX ELEVATION	EX ELEVATION	FR	PR FIRE HYDRANT
EX FENCE	EX FENCE	WV	PR WATER VALVE
EX U/G GASMAIN	EX U/G GASMAIN	MS	PR MANHOLE
EX U/G BELL	EX U/G BELL	CBM 1	PR CATCHBASIN MANHOLE
EX U/G HYDRO	EX U/G HYDRO	MH 1	PR MANHOLE
EX WATERMAIN & VALVE	EX WATERMAIN & VALVE	CB 1A	PR CATCHBASIN
EX SAN SEWER & MH	EX SAN SEWER & MH	000.00	PR SWALE
EX STM SEWER & MH	EX STM SEWER & MH	x(000.00)	PR ELEVATION
		000.00C	PR MATCH EXISTING ELEVATION (INTERPOLATED)
		000.00TC	PR TOP OF CURB ELEVATION
		000.00EP	PR EDGE OF PAVEMENT ELEVATION
		PR 3:1 SLOPE	

**SITE DEVELOPMENT**  
95 & 97 POYNITZ STREET

**ZONING**  
RESIDENTIAL MULTIPLE DENSITY (RM)

**BUILDING USE**  
5-PLEX DWELLING

**CALCULATIONS:**

SETBACKS:	REQUIRED MIN.	PROPOSED
FRONT YARD:	7.50m	8.10m
INT. SIDE YARD:	6.00m	6.30m
EXT. SIDE YARD:	6.00m	N/A
REAR YARD:	7.50m	37.95m

**AREA CALCULATIONS:**

LOT AREA:	2029.2m <sup>2</sup>
PROPOSED DWELLING:	260.5m <sup>2</sup>
LOT COVERAGE:	12.8% (MAX 30%)

**NOTE:**  
LOT TO BE CLEARED OF ALL CONFLICTING RETAINING WALLS, WALKWAYS, DRIVEWAYS, ETC.

- DRAWING REFERENCES:**
- LEGAL & TOPOGRAPHIC INFORMATION PREPARED BY EPLETT WOROBEC RAIKES SURVEYING LTD. (DATED JULY 12, 2017).
  - BUILDING PLANS PREPARED BY GROUND UP DESIGN (DATED APR. 16, 2021).
  - SITE PLAN PREPARED BY INNOVATIVE PLANNING SOLUTIONS INC (DATED MAY 28, 2021)

**CAUTION**  
CONTRACTOR TO DETERMINE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

**Notes:**

- Unless noted otherwise, the measurements and distances shown on this drawing are shown in meters.
- Do not scale drawings.
- It is the contractor's responsibility to verify all dimensions, levels and datums on site and report any discrepancies or omissions to WMI & Associates Ltd. prior to construction.
- This drawing is to be read and understood in conjunction with all other relevant documents applicable to this project.
- This drawing is the exclusive property of WMI & Associates Ltd. and the reproduction of any part of this document without prior written consent is strictly prohibited.

**Benchmark:** 216.54m

TOWN OF PENETANGUISHENE BENCHMARK 2010-012. MONUMENT LOCATED ON THE SOUTH-WEST CORNER OF POYNITZ STREET & JOHN STREET INTERSECTION, IN THE LAWN AREA. LOCATED 10.1m DUE SOUTH OF POYNITZ STREET CENTRELINE AND 12.1m DUE WEST OF JOHN STREET CENTRELINE.

No.	Issue / Revision	Date
1	CLIENT REVIEW	OCT. 27, 2021

**95 & 97 POYNITZ STREET**

**SITE SERVICING & GRADING PLAN**

**Client:**  
Mario Lampert Holdings Limited

95 & 97 Poynitz Street  
Penetanguishene, Ontario  
L9M 1N9

Drawn By	JB	Checked By	DAI	Drawing No.	SSG
Scale	1:100	Project No.	21-678		