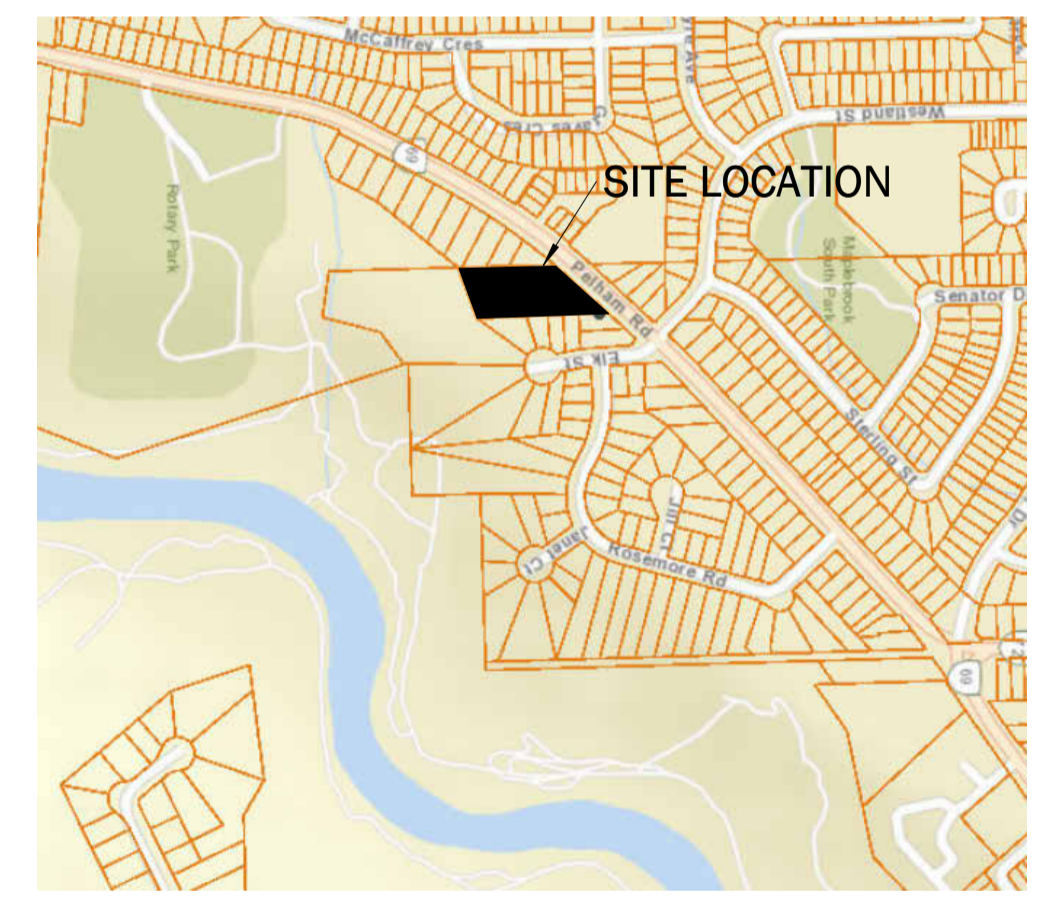
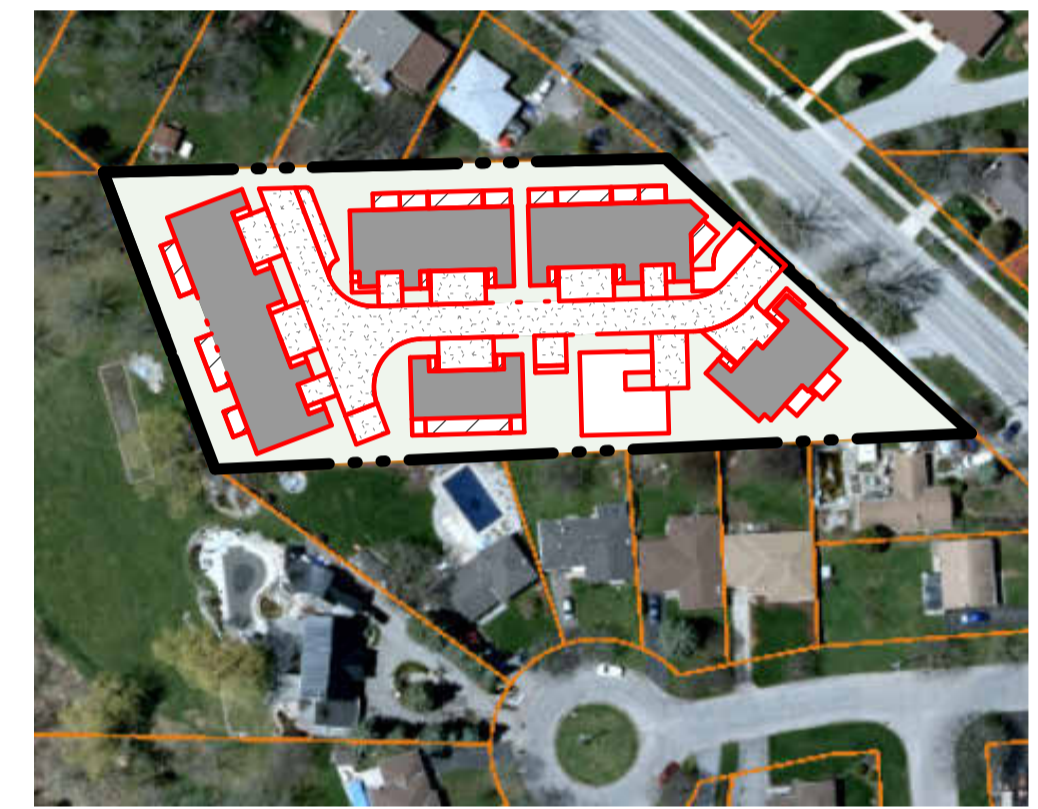


SITE PLAN - 16 UNITS

1 : 250

SITE STATS			
LOCATION:	329-331-327 PELHAM ROAD, ST. CATHARINES		
ZONING:	R1 - LOW DENSITY RESIDENTIAL		
5 BLOCKS - 16 UNIT TOWNHOUSE DEVELOPMENT			
	SQ.FT	SQ.M	%
SITE AREA	70 865.04	6583.57	
PROP. TOWNHOUSE BLOCKS	19 655.37	1826.04	
PROPOSED COVD PORCHES	995.3	92.47	
PROPOSED COVD TERRACES	2583.65	240.03	
EXIST. DWELLING	2 275.01	211.36	
TOTAL LOT COVERAGE	25 509.33	2369.89	36%
PAVEMENT	15 890.1	1476.24	22.4%
OPEN LANDSCAPE COVERAGE	29 465.61	2737.44	41.6% MIN 35%
SOFT LANDSCAPE	28 496.82	2647.44	40.2% MIN 17.5%
HARD LANDSCAPE	968.79	90	1.4%
PROPOSED BUILDING HEIGHT	34.15 FT	10.41	MAX 10.0 m
LOT FRONTAGE	248.16 FT	75.64 m	MIN 12 m
MAXIMUM DRIVEWAY WIDTH	MAX 50% OF THE UNIT WIDTH (SEE SITE PLAN)		
DENSITY PER HECTARE	24.3 UNITS PER HECTARE MIN 20 u/ha		
PARKING REQUIREMENTS	20 SPACES REQUIRED (1.25 PER UNIT)		
REQUIRED	38 SPACES PROVIDED (16 GARAGE + 16 DRIVEWAY + 6 VISITOR PARKING)		
PROPOSED			
FRONT YARD SOFT LANDSCAPING (MIN 30%)	BLOCK 1 & 2	-34.60%	
	BLOCK 3	-33.30%	
	BLOCK 4	-37.45%	
	BLOCK 5	-34.36%	



KEYPLAN (NTS) - 16 UNITS

OWNER'S NAME _____

SIGNATURE _____

THE CORPORATION OF THE CITY OF ST. CATHARINES

DIRECTOR OF PLANNING & BUILDING SERVICES - TAMI KITAY

DATE: 20 _____

WITH THE EXEMPTION, REVISIONS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE FINAL DESIGN, INCLUDING THE ADJUST AND POSITION OF THE PROPERTY LINES AS SHOWN ON THE REGISTRATION STATEMENT. PROCEEDING COULD BE WITH PLANNING AND METROPOLITAN SERVICES DIVISION ON THIS PLAN TO THE COUNCIL. ALL THE SPECIFICATIONS, TERMS AND CONDITIONS SHALL BE AS ACCORDING WITH PLANNING SERVICES OF THE CITY.