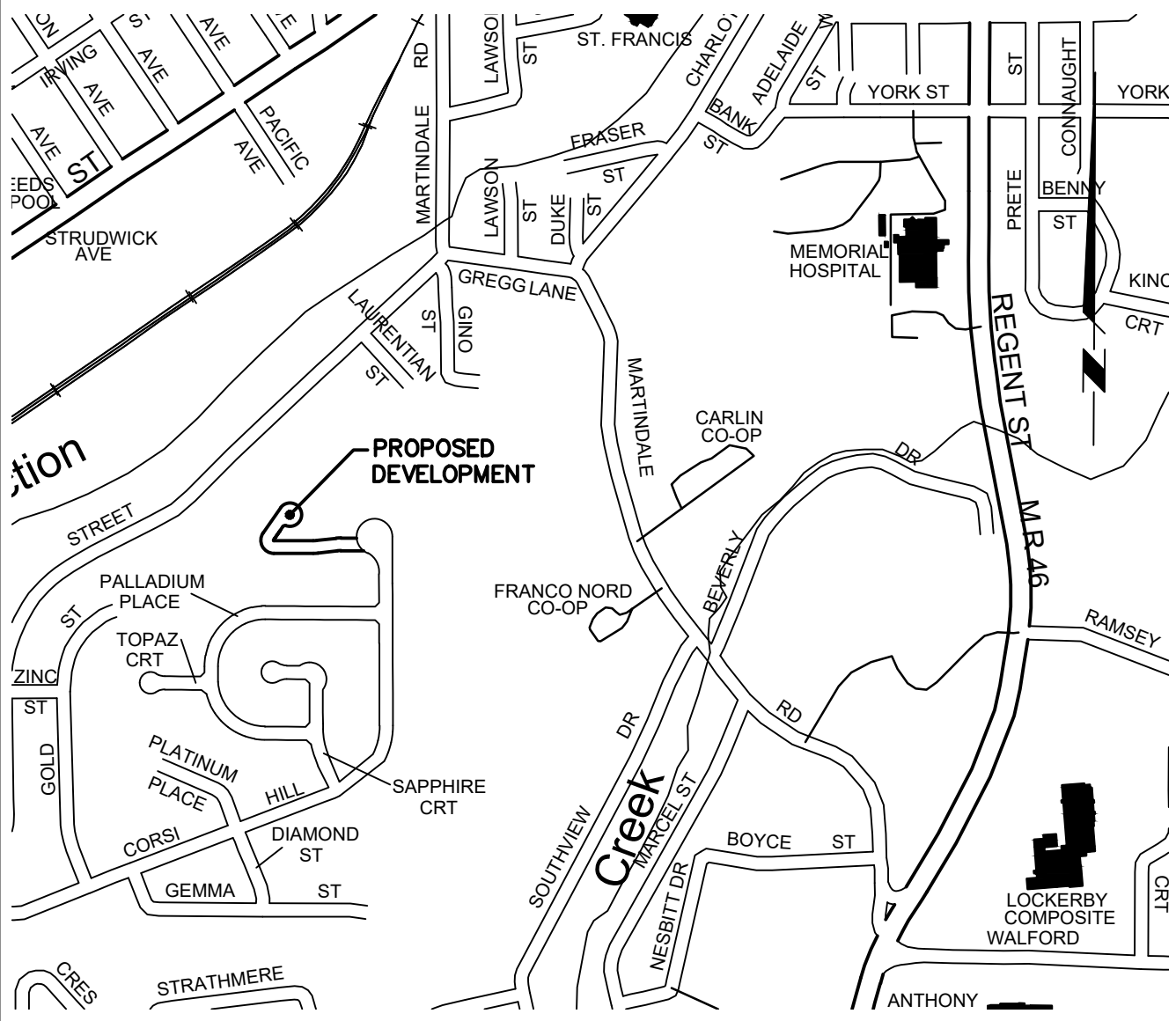
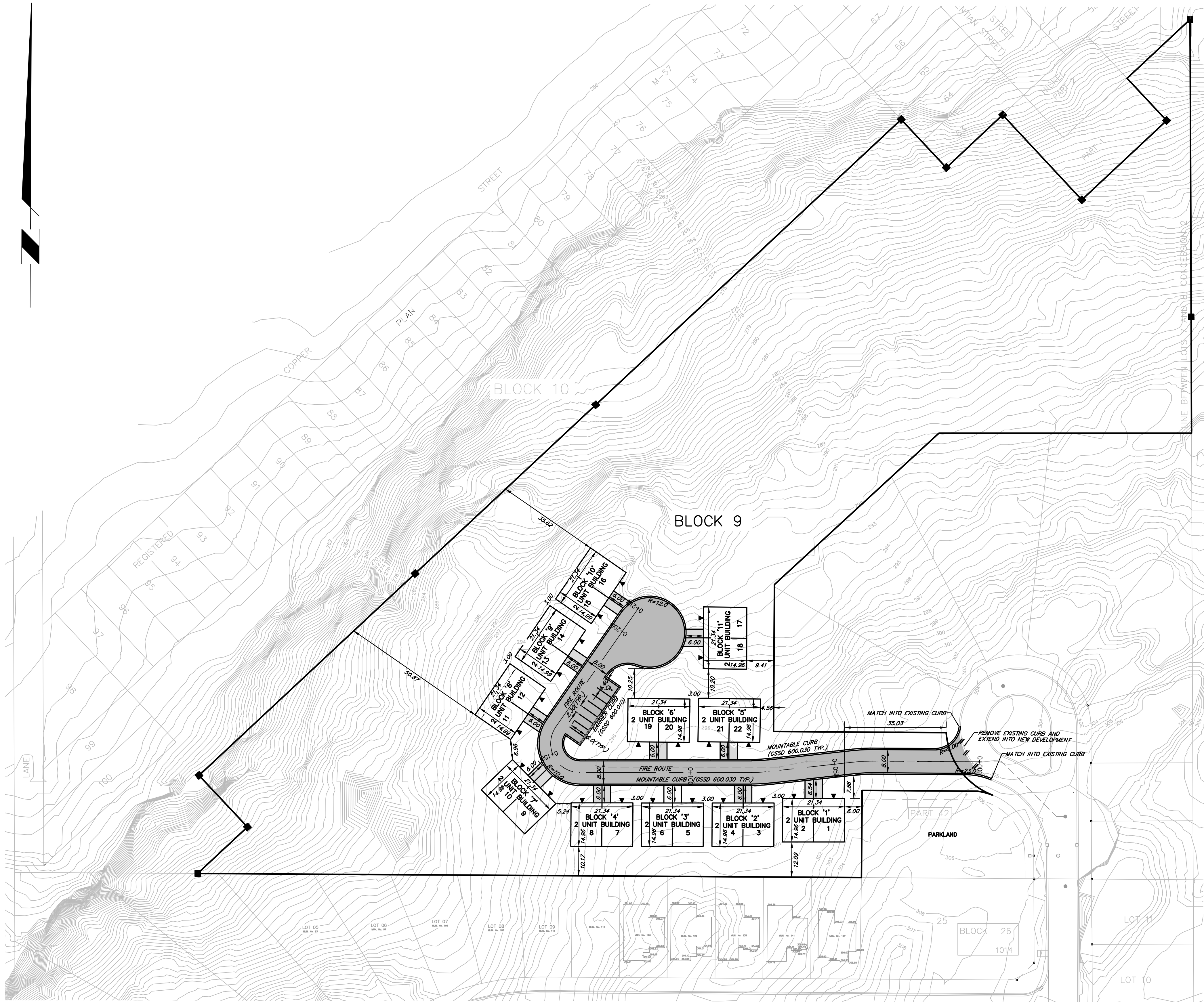




KEY PLAN 1:10,000

SITE PLAN DATA:
CORSI HILL DR
LOT 8, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MCKIM
CITY OF GREATER SUDBURY

ZONING	R3-1 - MEDIUM DENSITY RESIDENTIAL RESIDENTIAL DEVELOPMENT (22 NEW UNITS)	
USE OF BUILDING	PROPOSED	REQUIRED
PROPERTY AREA	42,643 sq.m.	4,400 sq.m. (200 sq.m. per unit)
BUILDING COVERAGE	3,510.1 sq.m. (8.2%)	< 40%
BUILDING HEIGHT	1 STOREY	1 STOREY
LANDSCAPED AREA	37,412 sq.m (87.7%)	> 30%
FRONT YARD SETBACK	36.03 m	6.0 m
SIDE YARD SETBACK	4.56 m	1.2 m
REAR YARD SETBACK	74.71 m	7.5 m
LOT FRONTAGE	20.1 m	9.0 m
LOT DEPTH	117 m	30.0 m
PRIVACY YARD	10.5 m	7.5 m
PARKING CALCULATION	1 SPACE PER UNIT	
SPACES	30	22
BARRIER FREE SPACES	1	1

SNOW REMOVAL: TO BE PROVIDED BY PRIVATE SERVICES
GARBAGE REMOVAL: TO BE PROVIDED BY PRIVATE SERVICES
BICYCLE PARKING: GARAGE UNITS
LOADING SPACES: N/A

WHERE COURT IS LESS THAN 7.5m BETWEEN BUILDINGS, NEITHER OPPOSING WALLS CONTAIN WINDOWS WITH HABITABLE ROOMS.

LEGEND	
EXISTING	DENOTES EXISTING INFORMATION
PROPOSED	DENOTES PROPOSED WORKS
	DENOTES EXISTING UTILITY POLE LOCATION
	DENOTES EXISTING ELEVATION
	DENOTES PROPOSED FINISHED GRADE ELEVATION
	DENOTES ENTRY/EXIT POINT
	FIRE ROUTE = CENTERLINE
	PROPOSED DITCH
	SILT MITIGATION
	SILT MITIGATION
	1.8m CHAINLINK FENCE
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	DENOTES PROPOSED DIRECTION OF SURFACE DRAINAGE
	SOD AREA

**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

7.5m 0 15m 30m
1:750

R E V I S I O N S			C A U T I O N	DATE: 2022-07-21	DRAWN: LZ	DESIGNED: ACP	CHECKED:	ENGINEER: CGG	APPROVED:	J. CORSI DEVELOPMENT INC.	RVA R.V. ANDERSON ASSOCIATES LIMITED Innovative solutions for complex challenges	SCALE: 1:750		
DATE	DETAILS	BY	- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING.											
													- WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED	
														- LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD.