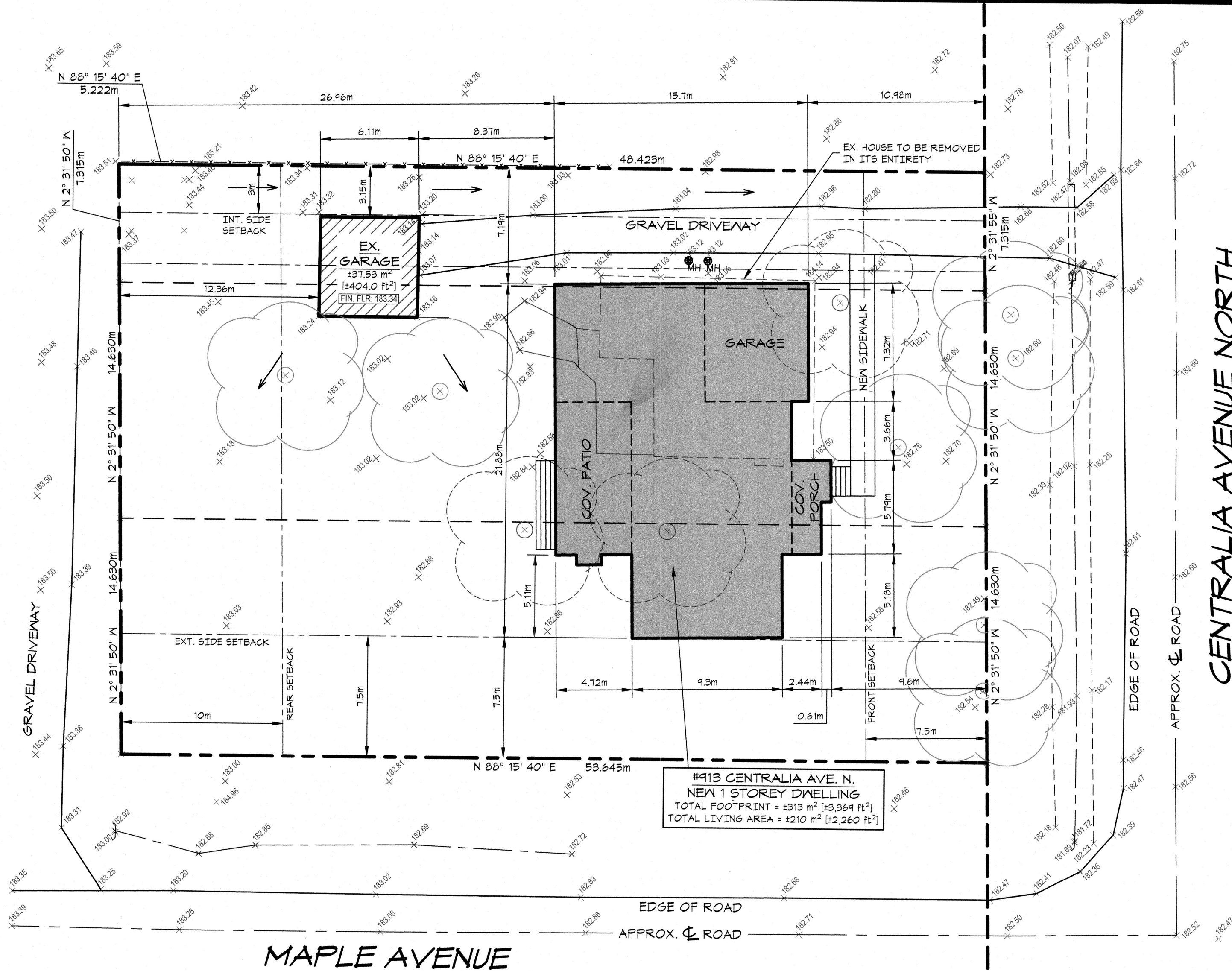




SITE PLAN

SCALE: 1:200

NOTE: THIS IS NOT A LEGAL PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES:

- DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

LEGEND:

- 100.0 X EXISTING GRADE EL.
- 100.0 X NEW GRADE EL.
- GROUND WATER FLOW
- SWALES

LAND USE SCHEDULE - ZONE RR		
TOTAL LOT AREA	±1,960.30 m² [±21,100.49 ft²]	100.0%
TOTAL EX. LOT COVERAGE (EX. GARAGE + EX. HOUSE + EX. SHED)	±122.65 m² [±1,320.19 ft²]	10.8%
EXISTING GARAGE COVERAGE	±37.53 m² [±404.0 ft²]	1.9%
PROP. NEW HOUSE COVERAGE	±313 m² [±3,369 ft²]	16.0%
TOTAL PROPOSED COVERAGE	±350.53 m² [±3,733 ft²]	17.9%

REVISION DATE

SAM DE ROSE, P.ENG.

162 MARTINDALE ROAD, UNIT #505
ST. CATHARINES, ONTARIO L2S 3S4

TEL: (905) 324-4394



PROJECT:

#913 CENTRALIA AVENUE NORTH
FORT ERIE, ON

DRN BY: G.C.H.

DATE: APR 1, 2025

SCALE: AS STATED

PRINT DATE:

DWG TITLE:

SITE PLAN

PROJ. NO.: -

DWG No:

S1

DWG 1 of 1