SKETCH FOR BUILDING PERMIT APPLICATION

(VILLAGE OF NEUSTADT)
MUNICIPALITY OF WEST GREY

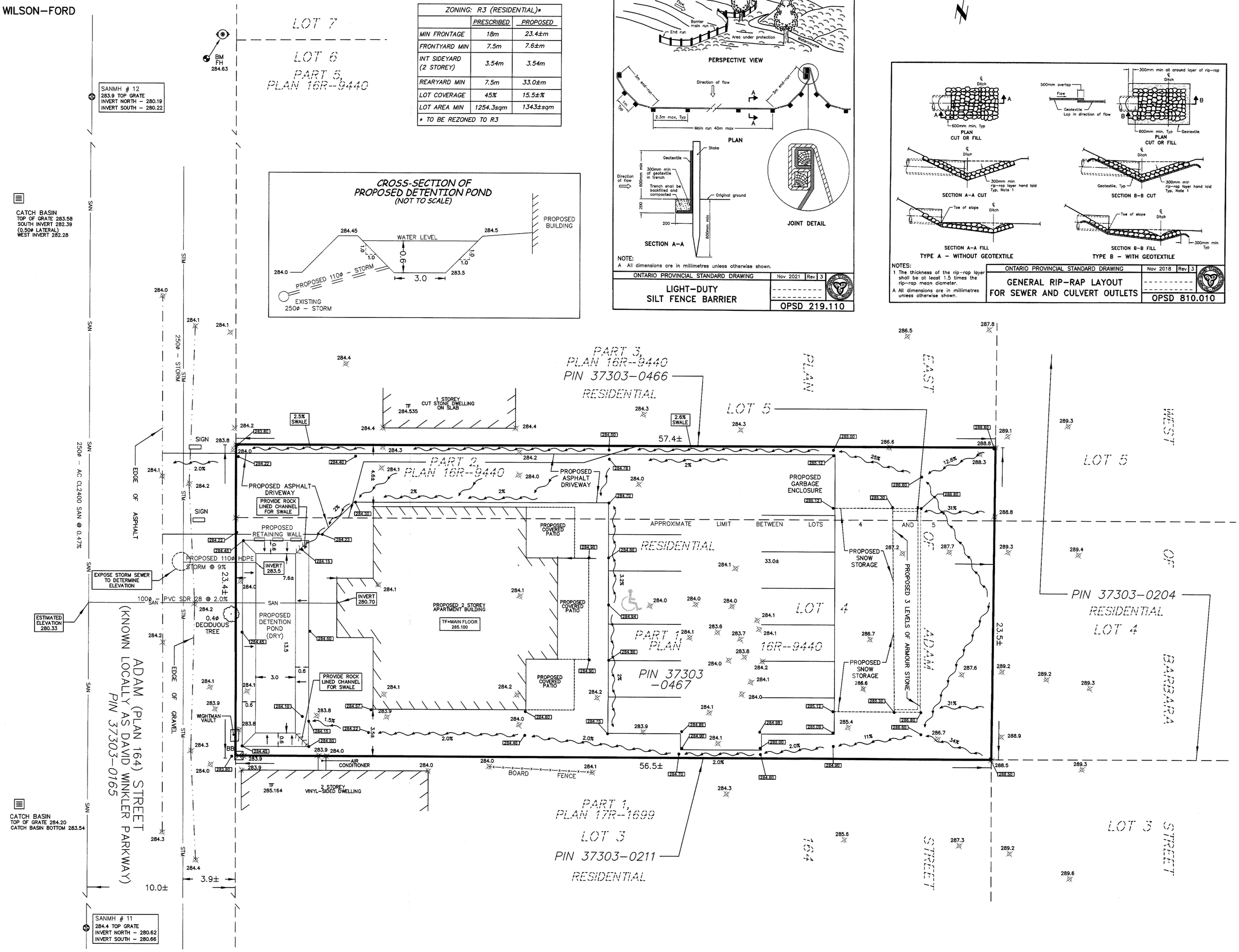
COUNTY OF GREY

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

WILSON–FORD

ZONING: R3 (RESIDENTIAL)*		
	PRESCRIBED	PROPOSED
MIN FRONTAGE	18m	23.4±m
FRONTYARD MIN	7.5m	7.6±m
INT SIDEYARD (2 STOREY)	3.54m	3.54m
REARYARD MIN	7.5m	33.0±m
LOT COVERAGE	45%	15.5±%
LOT AREA MIN	1254.3sqm	1343±sqm
* TO BE REZONED TO R3		



CAUTION

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7 MARCH, 2024
DATE

GREG FORD, P.Eng(CIVIL)

NOTES:
DETENTION WALL CAPACITY ≥ 30.5m³

NOTES:
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND ARE GEODETIC HAVING BEEN DERIVED FROM GNSS OBSERVATIONS (NAD83 CSRS).

DIMENSIONS SHOWN HEREON REPRESENT A COMPILATION OF VARIOUS PLANS AND DEEDS AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

LEGEND:

399.99	EXISTING GRADE	BB	BELL PEDASTAL
401.00	PROPOSED GRADE	FH	FIRE HYDRANT
	PROPOSESD FLOW DIRECTION		
BM	BENCHMARK		
TF	TOP OF FOUNDATION WALL		

NOTES:
CIVIC ADDRESS: 357 DAVID WINKLER PARKWAY NEUSTADT, ON
ZONING: R3 RESIDENTIAL
TOP OF FOUNDATION – 285.100.
REGULATORY FLOODPLAIN ELEVATION – 284.40

SITE BENCHMARK:
TOP NUT OF FIRE HYDRANT AT 351 DAVID WINKLER PARKWAY WITH ELEVATION 284.63.

SVCA NOTE:
FINISHED FLOOR AND ANY EXTERIOR OPENINGS ≥ 284.4 FLOOD ELEVATION

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PROJECT No.: 24–9955 NOBLE

FILE:WilsonFordStore\Storage01 SURVEYING\Current Projects\9955 David Noble\3 SURVEYING\LINE WORK (we Are Working On It)\9955 NOBLE 7 MAR 2024.dwg LAYOUT:Site Plan
LAST SAVED BY:User - 3/7/2024 1:26:42 PM PLOTTED BY:User - 3/7/2024 1:27:34 PM