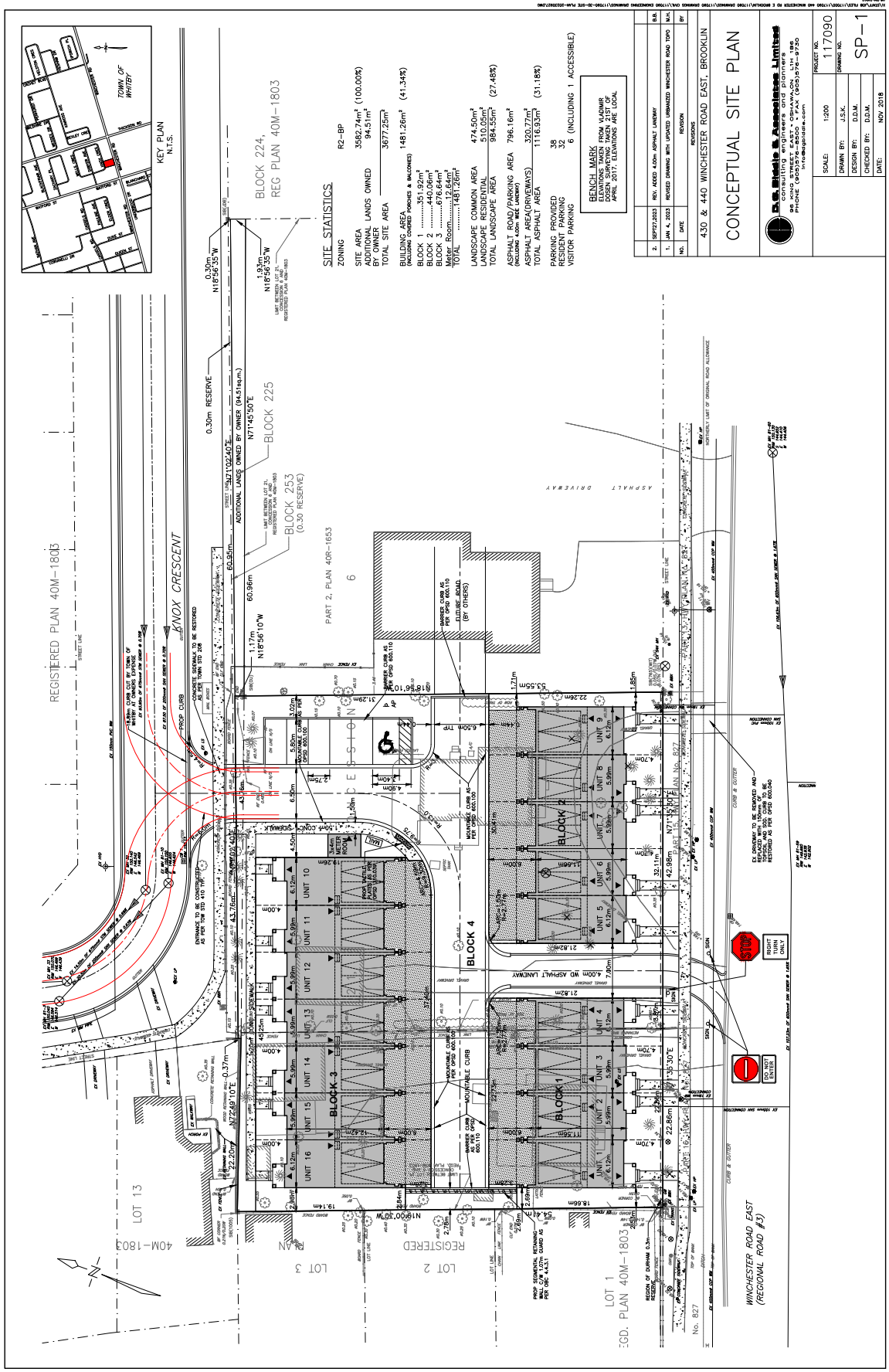
Attachment #10

PDP 48-24

Revised 2023 Conceptual Site Plan with Right-out Exit onto Winchester Road


KEY PLAN
N.T.S.
TOWN OF WHITBY
SITE STATISTICS
ZONING R2-BP
SITE AREA 3582.74m² (100.00%)
ADDITIONAL LANDS OWNED BY OWNER 94.51m² (2.64%)
TOTAL SITE AREA 3677.25m²
BUILDING AREA (INCLUDING PORCHES & BALCONIES) 1481.26m² (41.34%)
BLOCK 1 .....351.92m²
BLOCK 2 .....440.06m²
BLOCK 3 .....676.64m²
Meter Room.....12.64m²
TOTAL 1481.26m²
LANDSCAPE COMMON AREA 474.50m²
LANDSCAPE RESIDENTIAL 510.05m² (27.48%)
TOTAL LANDSCAPE AREA 984.55m²
ASPHALT ROAD/PARKING AREA (INCLUDING ALL DRIVEWAYS) 796.16m²
ASPHALT AREA(DRIVEWAYS) 320.77m² (31.18%)
TOTAL ASPHALT AREA 1116.93m²
PARKING PROVIDED 38
RESIDENT PARKING 32
VISITOR PARKING 6 (INCLUDING 1 ACCESSIBLE)
BENCH MARK
ELEVATIONS TAKEN FROM VLADIMIR DOSEN SURVEYING TAKEN 21ST OF APRIL 2017. ELEVATIONS ARE LOCAL
2. SEP/27/2023 REV. ADDED 4.00m ASPHALT LANEWAY B.B.
1. JAN 4, 2023 REVISED DRAWING WITH UPDATED ORNAMIZED WINCHESTER ROAD TOPO M.K.
NO. DATE: REVISIONS BY
430 & 440 WINCHESTER ROAD EAST, BROOKLIN
CONCEPTUAL SITE PLAN
B.B. Bistle & Associates Limited
consulting engineers and planners
88 KING STREET EAST, OSHAWA, ON L1H 1R6
PHONE (905)728-1275 FAX (905)576-2150
info@bbbistle.com
PROJECT NO. 117090
SCALE: 1:200
DRAWN BY: J.S.K.
DESIGN BY: D.D.M.
CHECKED BY: D.D.M.
DATE: NOV 2018
DRAWING NO. SP-1
REGISTERED PLAN 40M-1803
KNOX CRESCENT
BLOCK 224, REG PLAN 40M-1803
BLOCK 225
BLOCK 253 (0.30 RESERVE)
PART 2, PLAN 40R-1653
ADDITIONAL LANDS OWNED BY OWNER (94.51sq.m.)
0.30m RESERVE
PROP CURB
EXISTING SIDEWALK TO BE RESTORED AS PER TOWN STD 208
ENTRANCE TO BE CONSTRUCTED AS PER TOW STD 401 TYP.
PROP SIDEWALK
EX DRIVE
EX HYDRO POLE
EX CATCH BASIN
EX SAN MH
EX WATER VALVE
EX HYDRANT
EX SIGN
EX CURB
EX FENCE
EX TREE
EX GAS VALVE
EX BELL PED
EX HYDRO PED
EX TELUS PED
EX HYDRO VAULT
EX BELL VAULT
EX TELUS VAULT
EX GAS METER
EX GAS VALVE CHAMBER
EX GAS VENT
EX GAS MARKER
EX GAS VALVE
EX GAS VALVE & LATE
EX GAS VALVE & LATE
EX GAS VALVE & LAT