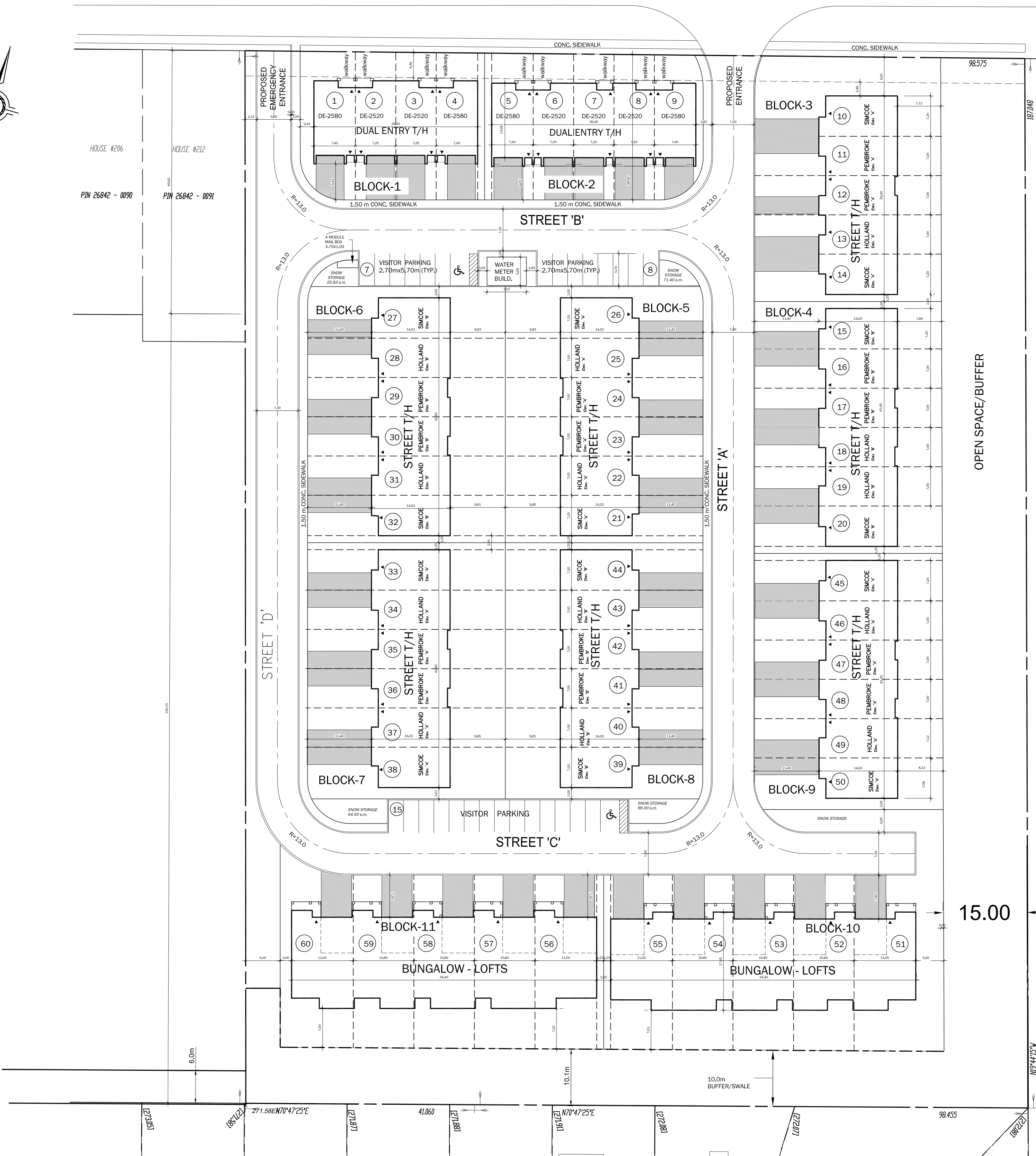
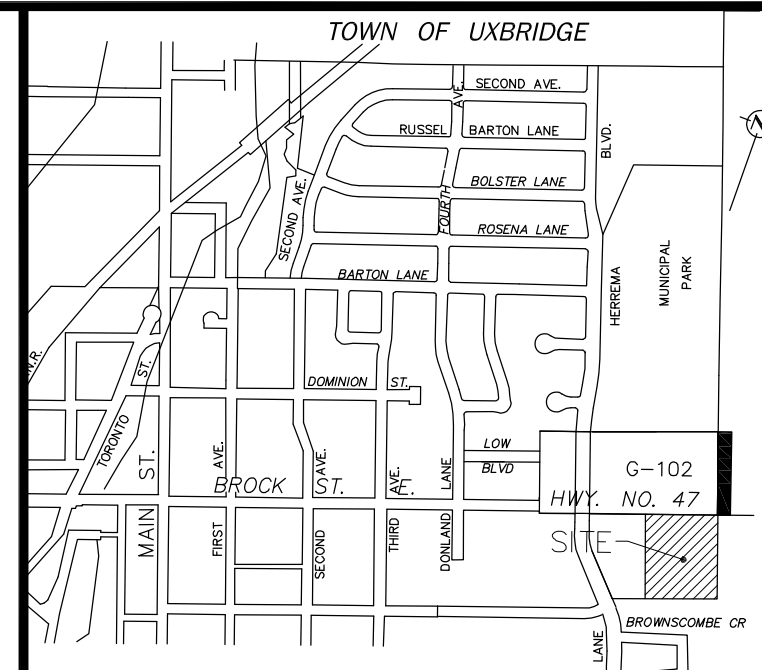


BROCK STREET EAST (DURHAM HIGHWAY No. 47)



1 Site Plan
A.1 SCALE: 1:400



KEY MAP-Uxbridge N.T.S.

SITE STATISTICS:

LOT AREA: (BLOCK 1&2)	26,091.12 S.M.	6.45Ac	2.61 Ha
OPEN SPACE PARKLAND:	3,762.00 S.M.		
TOTAL TOWNHOUSE BLOCK:	22,329.12 S.M.		
LANDSCAPE AREA:	8,717.44 S.M. (39.04% OF LOT AREA)		
BUILDING COVERAGE:	6,484.38 S.M. (29.04% OF LOT AREA)		
WATER METER BUILDING:	286.60 S.M.		
AMENITY SPACE:			
PAVED AREA:	6,944.05 S.M. (31.10% OF LOT AREA)		
DRIVEWAYS:	2,644.65 S.M. (11.85% OF LOT AREA)		
ROADWAY:	4,299.40 S.M. (19.25% OF LOT AREA)		
TOTAL PAVED AREA:	111.60 S.M.		
SNOW STORAGE AREA:			

TOWNHOUSES:

10 - 10.8 M (35'-5")	BUNGALOW LOFTS
9 - 7.2 M (23'-8")	REAR LAKE TOWNS
41 - 7.0 M (23'-0")	STREET TOWNS
60 - TOTAL UNITS	

PARKING:

VISITOR PARKING	30	PROVIDED (50.00%)
MIN. PARKING DIMENSIONS:	2.70x5.70	OUTSIDE PARKING

UNIT WIDTHS	10.8 m	7.20 m	7.00 m
TOTAL UNITS	10	13	35
MIN. INTERNAL LOT AREA	182.00 m ²	230.00 m ²	230.00 m ²
MIN. INTERNAL END UNIT LOT AREA	220.00 m ²	280.00 m ²	280.00 m ²
MIN. EXTERNAL CORNER LOT AREA	330.00 m ²	310.00 m ²	310.00 m ²
FRONT YARD SETBACK	4.50 m	11.40 m	11.40 m
MIN. INTERNAL YARD SETBACK	1.25 m	1.25 m	1.25 m
MIN. EXTERNAL YARD SETBACK	2.00 m	2.00 m	2.00 m
MIN. REAR YARD SETBACK	6.00 m	6.00 m	6.00 m
MAX. LOT COVERAGE	45.00 %	40.00 %	40.00 %
MIN. LANDSCAPE OPEN SPACE	30.00 %	40.00 %	40.00 %
PARKING IN GARAGE	20	26	35
PARKING IN OUTDOORS/DRIVEWAY	20	26	70
VISITOR PARKING			30

DATE	REVISIONS
09.21.21	ADD WALK WAYS TO BLOCKS 1 AND 2 FACING BROCK ST.
06.09.21	REVISE CENTER LINE OF ROAD FROM 12.65M TO 13.0M
07.26.19	ADD SIDEWALK TO EAST SIDE FACING BROCK

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WestLane Developments Group Ltd.
BROCK STREET DEVELOPMENT
UXBRIDGE, ONTARIO

**Proposed Condominium
Townhouse Development
226 Brock Street, Uxbridge**

DATE	MAY 2018
SCALE	1:400
DRAWN BY	B.M.
JOB NO	218-029

A.1