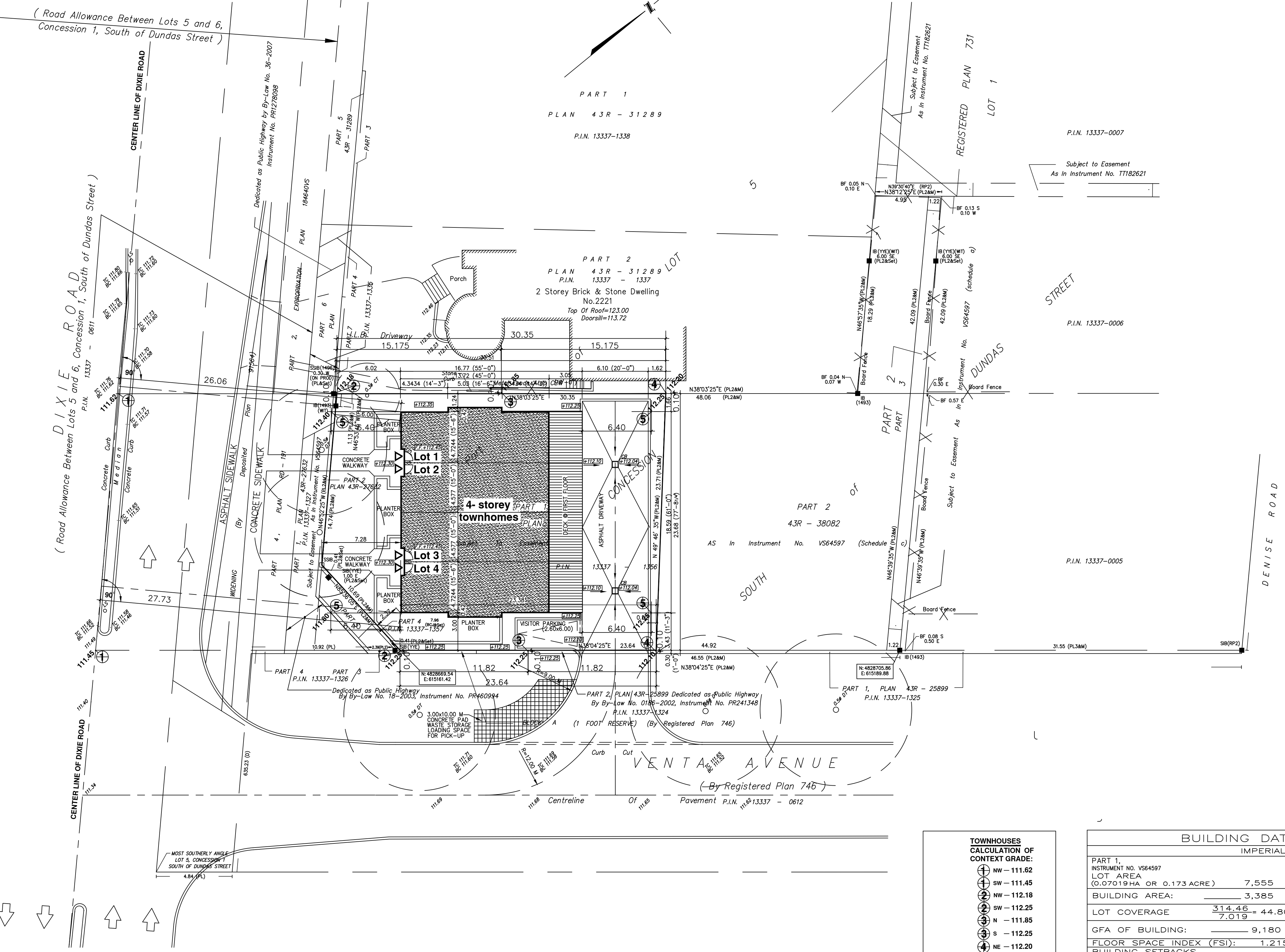
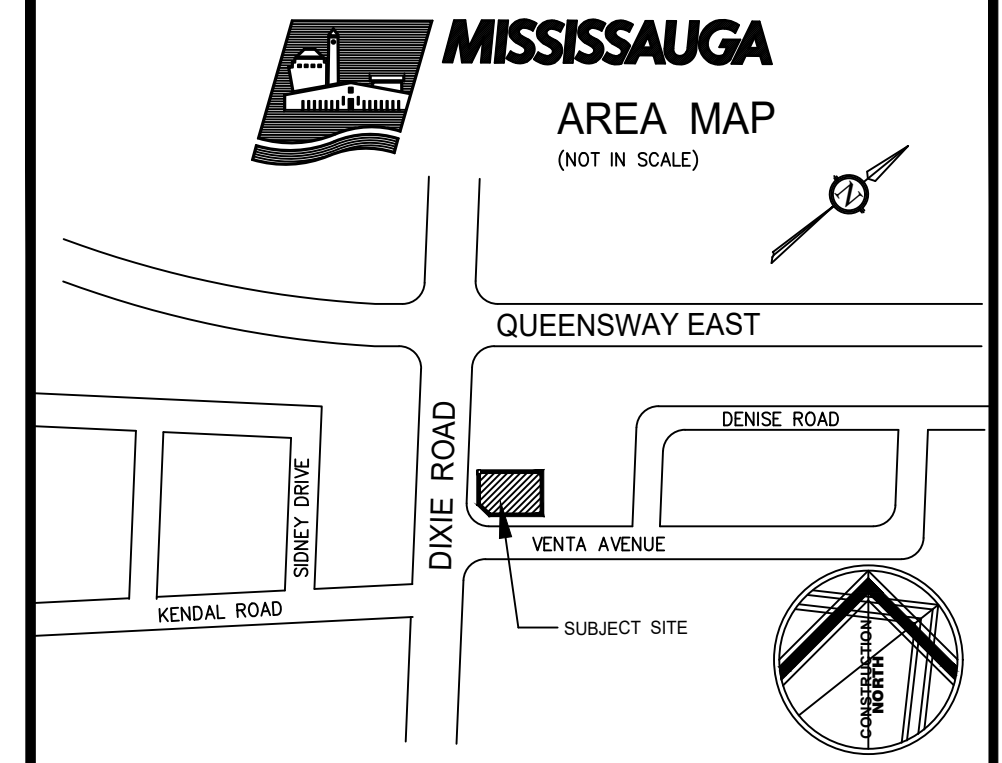


PLAN OF SURVEY OF
Part of LOT 5, CONCESSION 1
SOUTH OF DUNDAS STREET
GEOGRAPHIC TOWNSHIP OF TORONTO
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 200
YOUNG & YOUNG SURVEYING
(ETOBICOKE 2006) INC.



LEGEND
 □ DENOTES SURVEY MONUMENT SET
 ■ SURVEY MONUMENT FOUND
 RP REGISTERED PLAN 746
 RP2 REGISTERED PLAN 731
 PL PLAN 438-27632
 PL2 PLAN 438-38082
 PL3 PLAN 438-25899
 N.S.E.M. NORTH/SOUTH/EAST/WEST MEASURED
 M MEASURED
 SIB STANDARD IRON BAR
 SSB SHORT STANDARD IRON BAR
 IB IRON BAR
 Y.YE YOUNG & YOUNG SURVEYING (ETOBICOKE 2006) INC., OLS

LEGEND (Cont...)
 (1493) DENOTES YOUNG & YOUNG SURVEYING, OLS
 (1496) RABIDEAU & CZERNIANSKI, OLS
 P.I.N. PROPERTY IDENTIFIER NUMBER
 WT WITNESS

BEARING NOTE
 BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS 075750322 AND 075750329, UTM ZONE 17, NAD83 (ORIGINAL)
SPECIFIED CONTROL POINTS (SCP): UTM ZONE 17, NAD 83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SECTION 14(2) OF O.R.G. 216/10
 SCP 075750322 4829139.01 614641.04
 SCP 075750329 4829835.66 614552.56
 COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

DISTANCE NOTE
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99974907.

TOWNHOMES CALCULATION OF CONTEXT GRADE:

1	NW - 111.82
2	SW - 111.45
3	NW - 112.18
4	SW - 112.25
5	N - 111.85
6	S - 112.25
7	NE - 112.20
8	SE - 112.10
9	NW - 112.40
10	SW - 112.25
11	SE - 112.25
12	SW - 111.65
13	SE - 112.25
14	SE - 112.25
15	SE - 112.25
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89	SE - 112.25
90	SE - 112.25
91	SE - 112.25
92	SE - 112.25
93	SE - 112.25
94	SE - 112.25
95	SE - 112.25
96	SE - 112.25
97	SE - 112.25
98	SE - 112.25
99	SE - 112.25
100	SE - 112.25
TOTAL	1,344.60

CONTEXT GRADE:
 AVERAGE OF 12 GRADE POINTS
 -1,344.60 / 12 = 112.05

BUILDING DATA

	IMPERIAL	METRIC
PART 1, INSTRUMENT NO. V564597		
LOT AREA (0.07019 HA OR 0.173 ACRE)	7,555 FT ²	701.90 M ²
BUILDING AREA:	3,385 FT ²	314.46 M ²
LOT COVERAGE	314.46 / 7,019 = 44.80 %	
GFA OF BUILDING:	9,180 FT ²	852.85 M ²
FLOOR SPACE INDEX (FSI):	1.215	
BUILDING SETBACKS		
FRONT YARD SETBACK	19.69 - 7.28 FT	6.00 - 7.28 M
REAR YARD SETBACK	21.72 - 25.33 FT	6.62 - 7.72 M
NORTH - WEST SETBACK	4.06 FT	1.24 M
SOUTH - EAST SETBACK	9.84 FT	3.00 M
DRIVEWAY (ROAD)	(22.19%) 1,677 FT ²	155.78 M ²
BUILDINGS' AREA (UNDER ROOF)	(44.80%) 3,385 FT ²	314.46 M ²
LANDSCAPED OPEN SPACE	(33.01%) 2,493 FT ²	231.66 M ²
LOT AREA (100.00%)	7,555 FT ²	701.90 M ²
PROVIDED PARKING SPACE:		
FOR RESIDENTIAL UNITS	8	
FOR VISITOR (0.25 x 8 = 1)	1	

NO.	REVISIONS	DATE	BY.
4	REVISED FOR ZONING APPROVAL	DEC. 09/2019	OP
3	REVISED FOR ZONING APPROVAL	DEC. 06/2019	OP
2	ISSUED FOR ZONING APPROVAL	SEPT.16/2019	OP
1	FOR REVIEW	AUG. 26/2019	OP

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

PROJECT
4-UNIT TOWNHOMES
 2207 DIXIE ROAD
 Mississauga, Ontario

SCALE 1:200
DRAWING TITLE
SITE PLAN

DEVELOPER
Fountain Hill Construction & Consulting Ltd.
 200 Ronson Drive, Suite 101
 Etobicoke, Ontario
 M9W 5Z9

DESIGNED & PREPARED BY	OTTO PALFY	PROJECT NO.
CHECKED BY		
DATE	AUG. 26/2019	DWG. NO. PROT 71
ISSUED		2207 DIXIE RD-A-1-SITE PLAN-5