

23 Harry Lee Crescent



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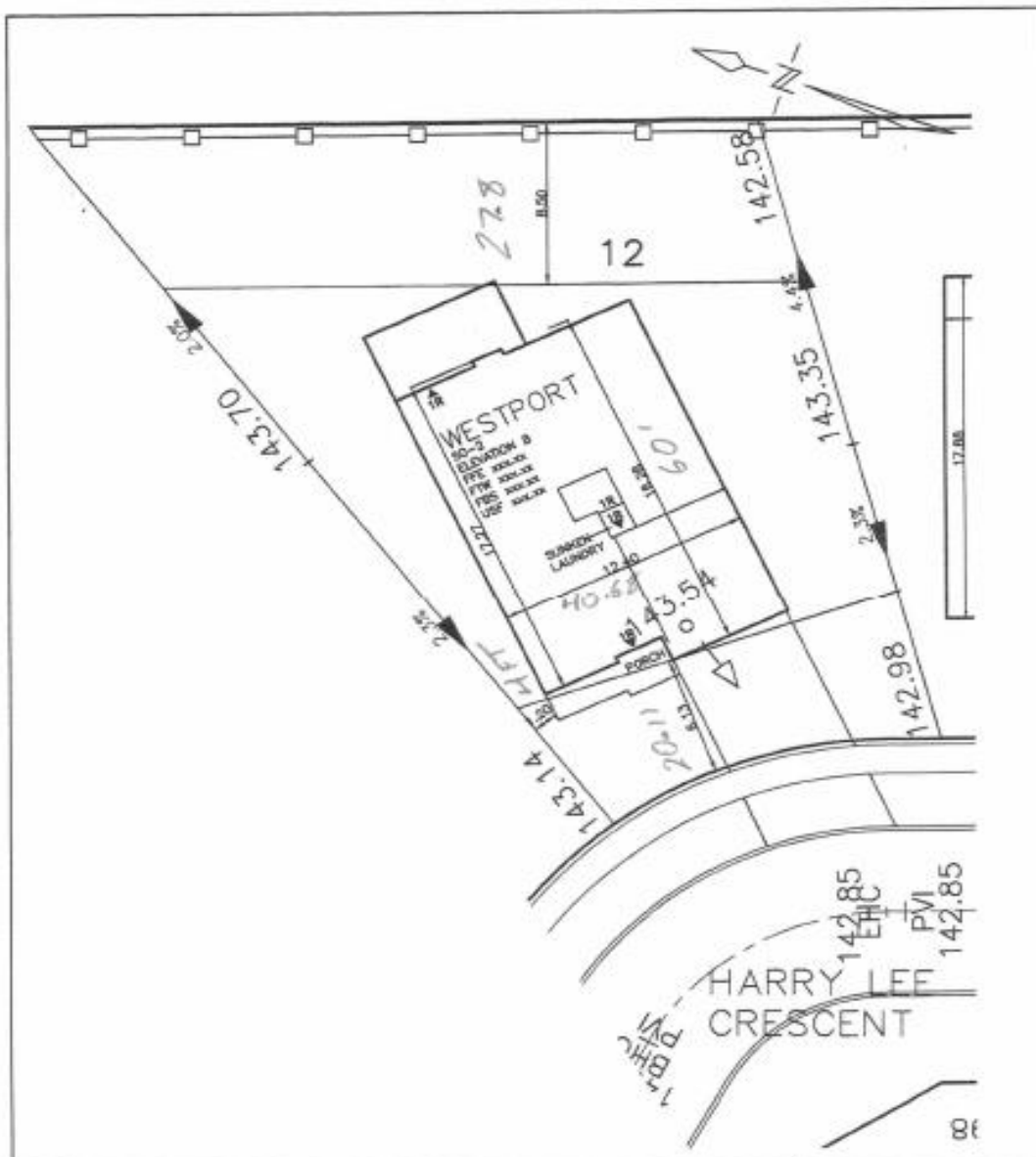
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CONSULTANTS DECLARATION:
 THIS PROPOSAL CONFORMS WITH THE MUNICIPALITY'S GRADING CRITERIA AND APPROVED SUBDIVISION MASTER LOT GRADING PLAN AND THE PROPOSED HOUSE TYPE IS COMPATIBLE WITH THE GRADING. THE PROPOSED DRIVEWAY LOCATION DOES NOT CONFLICT WITH ADJACENT DRIVEWAYS, WALKWAYS, CATCHBASIN, HYDRANT, VALVE OR ANY STREET UTILITY.

DATE.....REVIEWED BY.....

ZONING INFORMATION: R1-71

LOT AREA
 LOT COVERAGE
 (INCLUDE DECK)

MUNICIPALITY OF CLARINGTON

LOT NO. 12 PLAN 40M-



D.G. Biddle & Associates Limited
 consulting engineers and planners
 96 KING STREET EAST • OSHAWA, ON L1H 1R6
 PHONE (905)576-8500 • FAX (905)576-9730
 info@dgbiddle.com

PRE-LIM

LEGEND
 140.88 PROPOSED GRADE
 142.85 EXISTING GRADE
 ← DIRECTION OF DRAINAGE

DRAWN BY: B.T.D.
 DATE: JULY 2020

CHECKED BY: P.D.C.
 SCALE: 1:250

DRAWING NO.
119402-SP-12

BUILDER- JEFFERY HOMES
 SUBD'N - NORTHGLEN (PH2)
 SUB.NO.- 115028

23 Harry Lee Crescent

Consultants Declaration:

This proposal conforms with the Municipality's Grading Criteria and approved subdivision master lot grading plan and the proposed house type is compatible with the grading. The proposed driveway location does not conflict with adjacent driveways, walkways, catchbasin, hydrant, valve or any street utility.

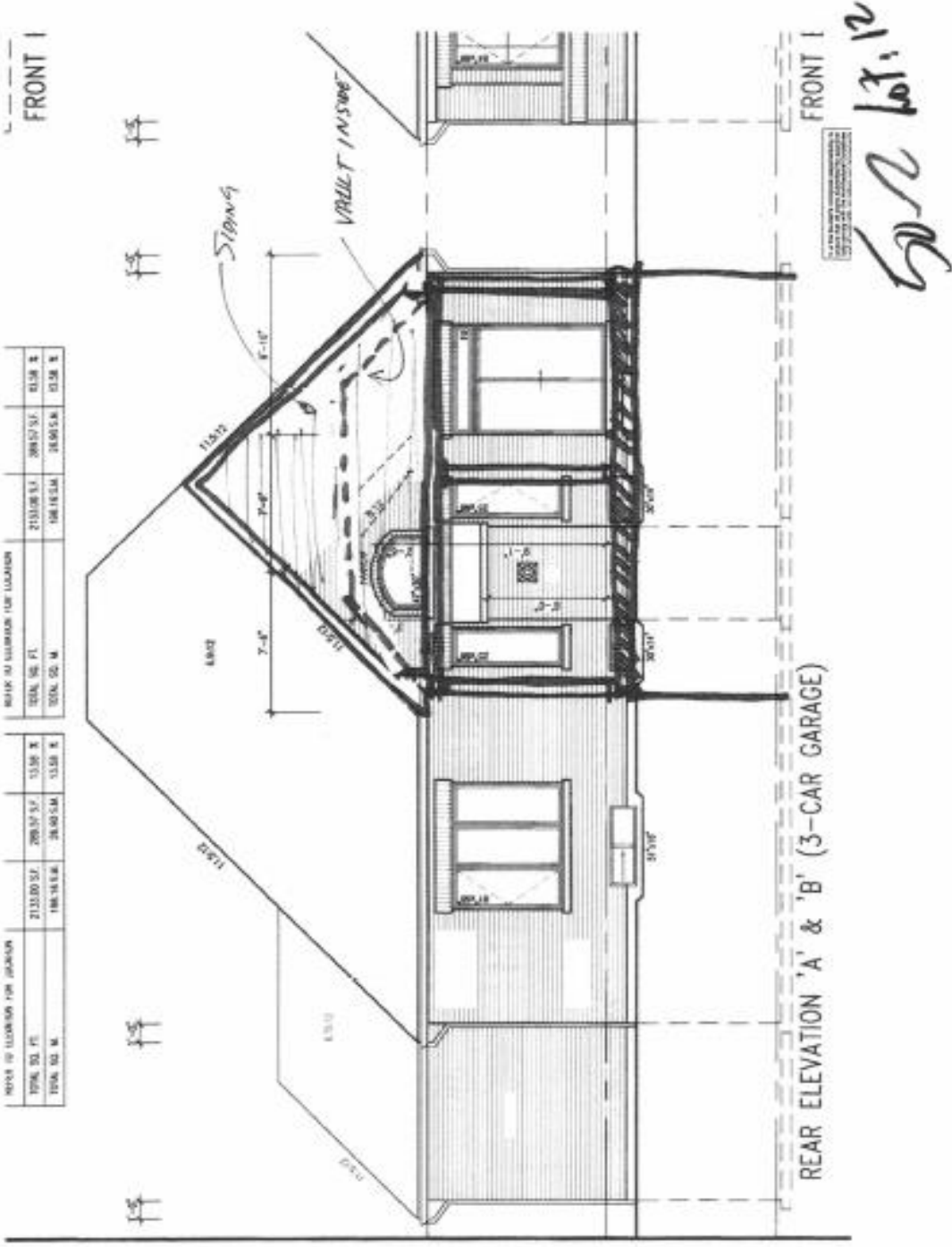
Zoning Information: R1-71

Lot area

Lot Coverage

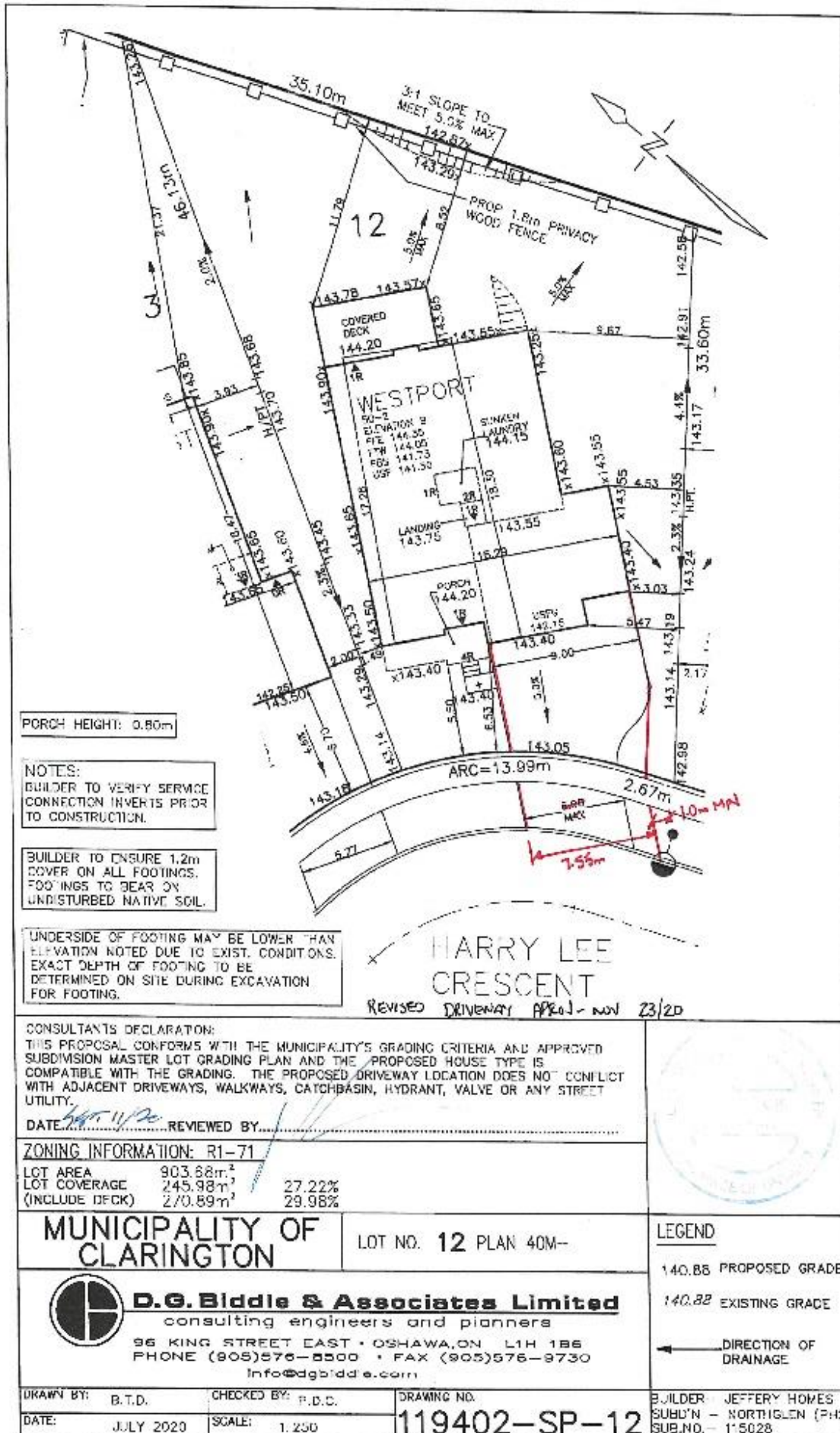
(Include Deck)

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Please note on Drawing that it says Three Car Garage

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PORCH HEIGHT: 0.80m

NOTES:
BUILDER TO VERIFY SERVICE CONNECTION INVERTS PRIOR TO CONSTRUCTION.

BUILDER TO ENSURE 1.2m COVER ON ALL FOOTINGS. FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL.

UNDERSIDE OF FOOTING MAY BE LOWER THAN ELEVATION NOTED DUE TO EXIST. CONDITIONS. EXACT DEPTH OF FOOTING TO BE DETERMINED ON SITE DURING EXCAVATION FOR FOOTING.

HARRY LEE CRESCENT
REVISED DRIVEWAY APPROVAL - NOV 23/20

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DATE: *July 11/20* REVIEWED BY: *[Signature]*

ZONING INFORMATION: R1-71

LOT AREA	903.88m ²	
LOT COVERAGE	245.98m ²	27.22%
(INCLUDE DECK)	270.89m ²	29.98%

MUNICIPALITY OF CLARINGTON

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LEGEND

140.88	PROPOSED GRADE
140.82	EXISTING GRADE
	DIRECTION OF DRAINAGE

DRAWN BY: B.T.D.	CHECKED BY: P.D.C.	DRAWING NO. 119402-SP-12
DATE: JULY 2020	SCALE: 1:250	

BUILDER: JEFFERY HOMES
SUBD'N - NORTHGLEN (P42)
SUB.NO. - 1'5028

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Zoning Information: R1-71

Lot area

Lot Coverage

(Include Deck)