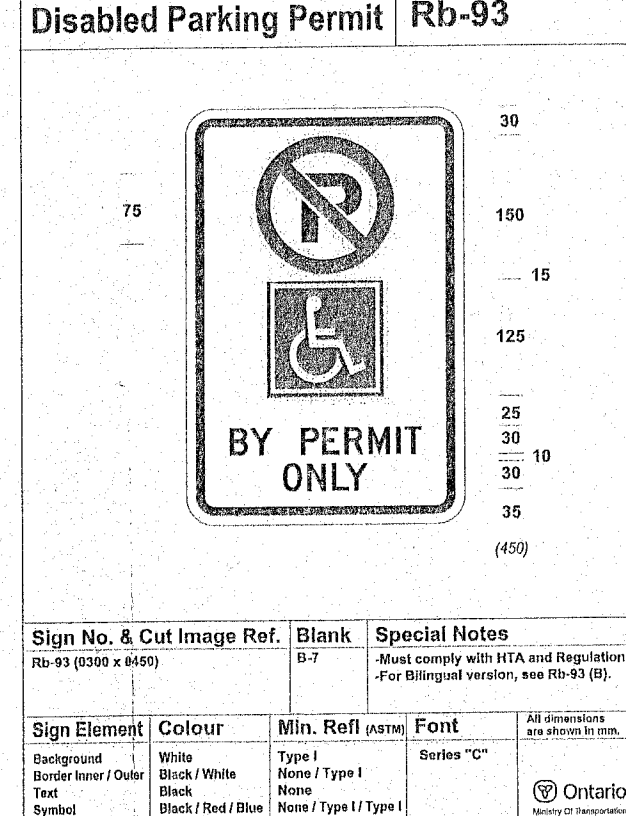
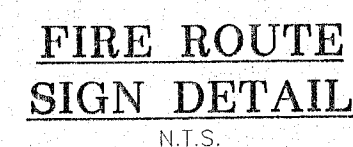


<i>ITEM</i>	<i>PROPOSAL</i>	<i>ZONING BYLAW REQUIREMENTS</i>
ZONING CATEGORY	C2	C2
LOT AREA (sq. m.)	3,553	1,000 MIN.
GROUND FLOOR AREA (sq. ft.)	483.1	N/A
OFFICE FLOOR AREA (sq. m.)	10.0	N/A
LOT FRONTAGE (m)	112.0	15.00 MIN.
STREET SETBACK (m)	22.81	6.00 MIN.
SIDE YARD (m)	7.10	3.00 MIN.
REAR YARD (m)	10.04	3.00 MIN.
LOT COVERAGE	13.6%	60% MAX.
LANDSCAPED OPEN SPACE	30.3%	10% MIN.
BUILDING HEIGHT (m)	7.50	12.0 MAX.
NUMBER OF PARKING SPACES	34	30 *
NUMBER OF HANDICAPPED PARKING SPACES	2	2
NUMBER OF LOADING SPACES	1	1
PARKING STALL DIMENSIONS (m)	2.80 x 5.50	2.80 x 5.50
HANDICAP PARKING STALL DIMENSIONS (m)	4.20 x 5.50	4.20 x 5.50
LOADING SPACE DIMENSIONS (m)	3.50 x 10.00	3.50 x 10.00

PLANT SCHEDULE				
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
4	ACER RUBRUM	RED MAPLE	45mm	W.B.
2	PICEA OMORICA	SERBIAN SPRUCE	150cm ht.	W.B.
9	EVONYMUS FORTUNEI "EMERALD GAETI"	EMERALD GAETI EVONYMUS	30cm	C.G. #3
60	HEMEROCALLIS "PURPLE D'ORO"	PURPLE D'ORO DAYLILY		C.G. #3
120	HELICTOTRICHON SEMPERVIVENS	BLUE CAT GRASS		C.G. #1

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

LEGEND:

	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS
	PROPOSED SWALE ELEVATIONS
	MATCH EXISTING ELEVATIONS
	PROPOSED SWALE
	GENERAL DRAINAGE
	PROPOSED LIGHT STANDARD
	SITUATION FENCE

NOTES:

1. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.
2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (ie. SIDEYARDS, SETBACKS, REARYARDS ETC.)
3. TILE BEDS TO BE INSTALLED AS PER PART 8 OF THE O.B.C. AND AS PER DETAILS THIS SHEET.
4. MINIMUM CLEARANCES TO SEPTIC SYSTEM:

SEPTIC TREATMENT UNITS:	TILE BED DISTRIBUTION PIPE:
WELL = 15.0m MIN.	DRIED WELL = 15.0m MIN.
BUILDING = 5.0m MIN.	DUG WELL = 30.0m MIN.
PROPERTY LINE = 15.0m MIN.	BUILDING = 1.5m MIN.
LAKE, STREAM ETC. = 3.0m	PROPERTY LINE = 3.0m MIN.
	LAKE, STREAM ETC. = 15.0m

NOTE: MUNICIPAL WATER IS AVAILABLE TO SITE.

5. DO NOT CONNECT ANY WATER TREATMENT SYSTEMS FOR DISCHARGE INTO THE SEPTIC SYSTEM. (ie. WATER SOFTENER ETC.)

6. INFILTRATION CHAMBER SEPTIC SYSTEM:
DESIGN BASED ON 2 WATER CLOSETS = 2x950 = 1,900
& 10 VEHICLES SERVED PER DAY = 10x20 = 200
TOTAL = 2,100

DAILY SEWAGE FLOW (D.S.F.) = 2,100 L/Day
WITH AN EXISTING SOIL IT-TIME OF 10 min/cm

7. SEPTIC TANK SHALL BE 6800 LITRE PRECAST CONCRETE
o/ EFFLUENT FILTER ON THE OUTLET PIPE WITH MAINTENANCE
ACCESS. CONCRETE COATING ON SUBSTRATE

6. PROVIDE SEPTIC TILE BED LOCATION DETECTION METHOD WITH EITHER 1.2m L.G. 10M (MIN.) REINFORCING BAR BENT @ 90° (0.60m E/W c/w 50mm MIN. STONE COVER TYP.) AT EACH CORNER FOR MAGNETIC DETECTION OF BED PERIMETER.
9. BUILDER/CONTRACTOR TO REPORT TO THE ENGINEER ANY CONDITIONS THAT DEVIATE FROM THE DESIGN CRITERIA.

10. BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (i.e. TRANSFORMERS, STREET LIGHTS, PEDESTALS, WATER SERVICE CURB STOP ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION. (1.5m MIN. CLEARANCE).

11. THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE
FOUNDED ON SOIL CAPABLE OF SUPPORTING THE
ANTICIPATED LOADS.
12. AN APPROVED PUBLIC WORKS PERMIT IS REQUIRED FOR ANY
WORKS WITHIN THE ROAD ALLOWANCE, INCLUDING INSTALLATION

14. THE SILTATION & EROSION CONTROL (SEC) MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. SITE CONDITIONS MAY REQUIRE

ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.

15. ALL SEC MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

16. OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES

16. THROUGHOUT SITE UNTIL A COMPLETE GRASS/VEGETATION COVER IS ACHIEVED.
17. ONLY AT THE DIRECTION OF THE ENGINEER ARE THE SEC MEASURES TO BE REMOVED.
18. ENTRANCE MODIFICATIONS REQUIRE PUBLIC WORKS PERMITS

19. WATER SERVICE CONNECTION REQUIRES A PUBLIC WORKS PERMIT/INSPECTION BY COUNTY STAFF.

FENCE, SIGN OR DRIVEWAY, SHALL BE PERMITTED WITHIN A VISIBILITY TRIANGLE AND NO SHRUBS, FOLIAGE, BERM OR ANY LANDSCAPING MATERIALS SHALL BE PLANTED OR MAINTAINED WHICH EXCEED A HEIGHT OF 0.60m ABOVE THE CENTERLINE GRADE OF THE INTERSECTING STREETS.

T.B.M. No. 1 ELEV. = 253.45m (GEO)
TOP NUT OF FIRE HYDRANT ON THE SOUTH SIDE OF PARIS ROAD AS
SHOWN.

2	OIL INTERCEPTOR ADDED	07/17/17	S.L.M.
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1	AS PER COUNTY COMMENTS	07/06/17	S.L.M.
NO.	REVISION	DATE (MM/DD/YY)	BY



**J.H. COHOON
ENGINEERING
LIMITED**
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneng.com

PROJECT: PROPOSED AUTOMOBILE

SERVICE GARAGE
PART OF THE WILLIAM CURTIS GRANT

IN THE AUGUSTUS JONES TRACT
TOWN OF PARIS
(RESERVING TOWNSHIP OF BRANTFORD)

(GEOGRAPHIC TOWNSHIP OF BRANTFORD)
142 DUNDAS STREET
COUNTY OF BRANT

CLIENT: M & F AUTOMOTIVE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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SITE DEVELOPMENT PLAN

PERSONAL	SOME
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DESIGN:	R.W.P.	SCALE:	1:200
DRAWN:	K.B.B.	JOB No:	

	R.F.B.	11945
CHECKED:	R.W.P.	

SHEET:	1 of 1	DWG. No:	11015 1
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DATE: JUNE 2/17