

LEGEND

- PROPERTY LINE
- EXISTING DITCH
- OVERLAND DRAINAGE ROUTE
- EXISTING GRADE ELEVATION (AND DESCRIPTION)
- PROPOSED GRADE ELEVATION
- PROPOSED TREE (BLUE SPRUCE)

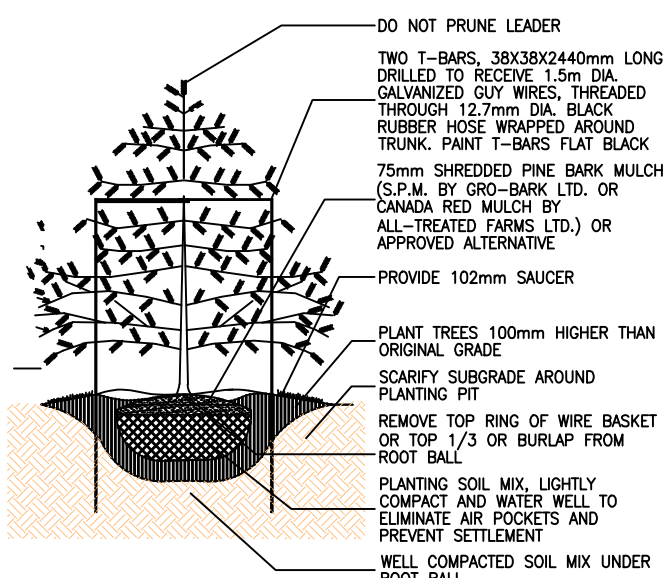
LANDSCAPING NOTES

GENERAL PLANTING NOTES:

1. TOPSOIL - ALL SHRUB BEDS AND TREES TO BE BACKFILLED WITH GOOD QUALITY TOPSOIL.
2. TREES - ALL TREES TO BE PROPERLY STAKED WITH HOSE COATED WIRE.
3. SHRUBS TO BE PLANTED WITHIN SHRUB BED AND MULCHED.

ADDITIONAL LANDSCAPE NOTES:

1. ALL LANDSCAPING TO BE IN CONFORMANCE WITH COUNTY STANDARDS
2. PLANT MATERIAL OR FENCING SHALL BE MINIMUM TO BE PROVIDED BY THE OWNER. ANY ADDITIONS MUST COMPLY WITH COUNTY STANDARDS
3. ANY SODDING, PLANTING, OR WORK ON LANDS ABUTTING THE PROPERTY FROM THE LOT LINES TO SIDEWALK AND CURBING, SHALL BE TO THE SATISFACTION OF THE COUNTY
4. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING OCCUPANCY OF THE DEVELOPMENT.
5. UNLESS OTHERWISE SPECIFIED ALL UNDEVELOPED AREAS SHALL BE UNDISTURBED AND KEPT FREE AND CLEAR OF DEBRIS AND MAINTAINED.



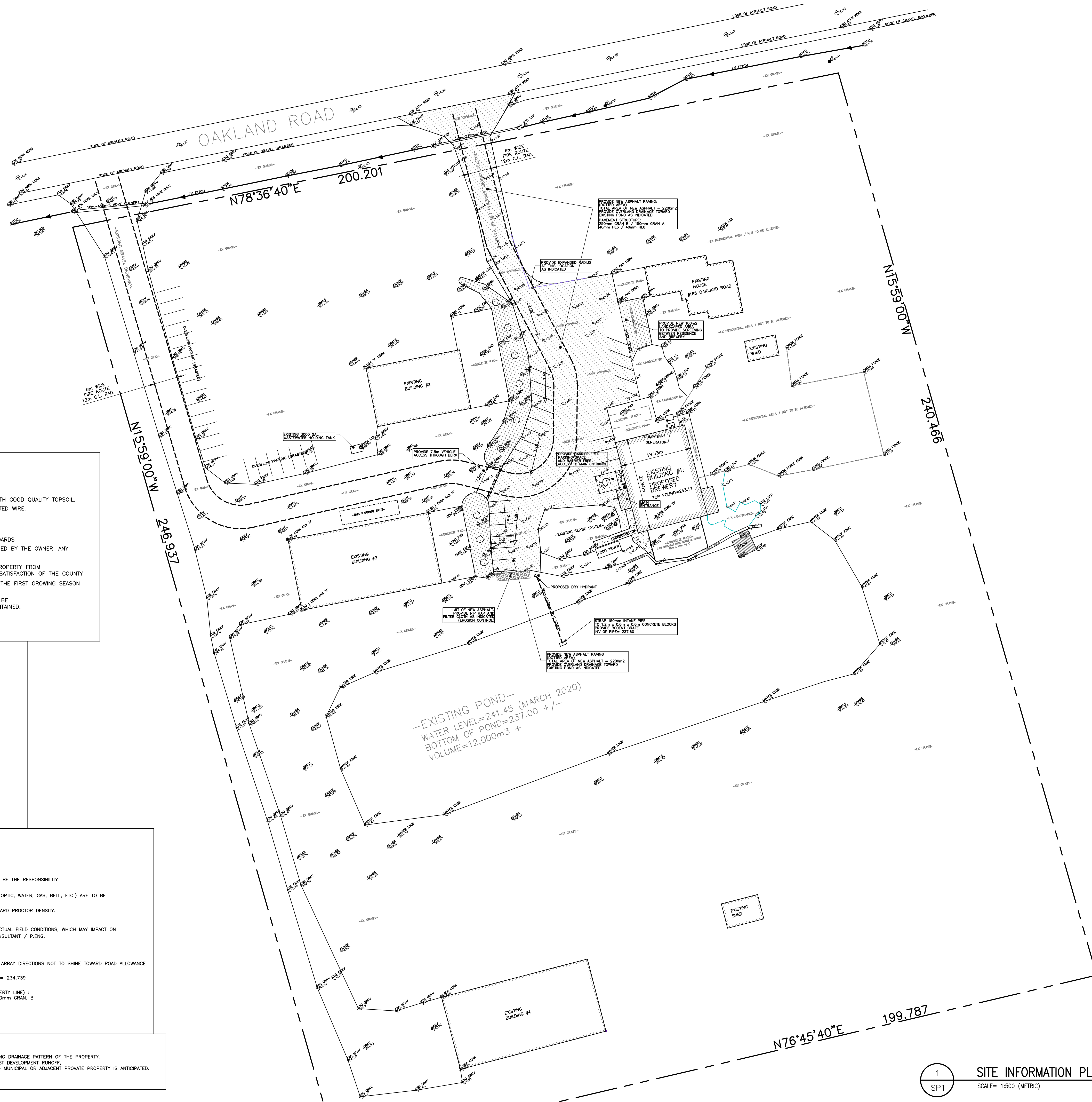
NEW BLUE SPRUCE TREE - PLANTING DETAIL

GENERAL NOTES

1. PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
2. REQUIRED SERVICES & SERVICE CONNECTIONS NOT SHOWN ON DRAWING TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
3. EXACT SIZES, LOCATIONS & ELEVATIONS OF ALL EXISTING SERVICES (FIBER OPTIC, WATER, GAS, BELL, ETC.) ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SITEWORK.
4. ANY FILL PLACED ON SITE MUST BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
5. EXISTING TOPOGRAPHY TO REMAIN UNLESS OTHERWISE NOTED.
6. ANY DISCREPANCY(S) BETWEEN INFORMATION ON THIS SITE DRAWING AND ACTUAL FIELD CONDITIONS, WHICH MAY IMPACT ON THE PROPOSED DEVELOPMENT, ARE TO BE REPORTED TO THE SENIOR CONSULTANT / P-ENG.
7. EXACT LOCATION / SIZE OF ADDITIONAL LANDSCAPING AREAS BY OWNER.
8. EXTERNAL LIGHTING: PROPOSED LIGHT STANDARD BY OWNER/CONTRACTOR. ARRAY DIRECTIONS NOT TO SHINE TOWARD ROAD ALLOWANCE OR TOWARDS ADJACENT PROPERTIES.
9. GEODESIC BENCHMARK IS TOP OF FOUNDATION, 185 OAKLAND ROAD, ELEV = 234.739
10. ENTRANCE APRON ASPHALT (BETWEEN EDGE OF EXISTING ROAD AND PROPERTY LINE): SPECIFICATION: 40mm HL3 / 50mm HL8 OVER 150mm GRAK. A / 300mm GRAK. B
11. PARKING SPACE DIMENSIONS:
 - PARKING SPACES DRAWN TO SCALE AT 3m x 6m
 - BARRIER FREE PARKING SPACES DRAWN TO SCALE AT 4m x 6m

STORMWATER MANAGEMENT

THE PROPOSED ASPHALT PAVING WILL NOT SIGNIFICANTLY IMPACT THE EXISTING DRAINAGE PATTERN OF THE PROPERTY. THE EXISTING ON SITE POND HAS CAPACITY TO STORE THE INCREASE IN POST DEVELOPMENT RUNOFF. NO STORM WATER MANAGEMENT CONTROLS ARE PROPOSED. NO IMPACTS TO MUNICIPAL OR ADJACENT PRIVATE PROPERTY IS ANTICIPATED.



THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.

ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS WHICH MAY IMPACT WORK IS TO BE REPORTED TO P-ENGINEER.

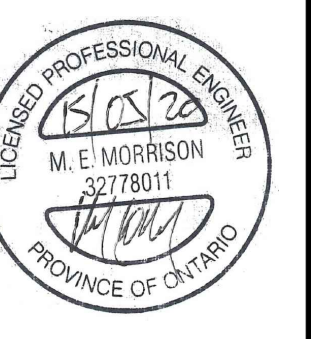
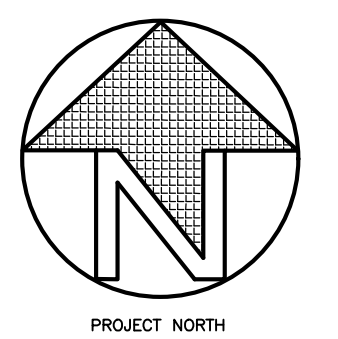
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF M C ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT SO NOTED. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE, OTHER THAN THIS PROJECT, WITHOUT THE WRITTEN CONSENT OF M C ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.

PRIMARY DIMENSIONS ARE METRIC.

1	REVISED & ISSUED FOR REVIEW / APPROVAL	MAY 25 2020	RM
0	ISSUED FOR REVIEW / APPROVAL	APRIL 4 2020	RM
REVISION	DESCRIPTION	DATE	BY

DO NOT SCALE DRAWINGS; THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.



M C ENGINEERING P.O. Box 1002, Simcoe, Ont. N3Y 5B3
Tel: 519-428-6790 Fax: 519-428-8960
E-mail: mail@mcengineering.net
A DIVISION OF 392583 ALTA LTD.

PROJECT NAME

SITE PLAN FOR
FLUX BREWERY

LOT 5, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF OAKLAND
COUNTY OF BRANT

SHEET TITLE: SITE PLAN

SCALE: 1:500 METRIC

DRAWN BY: R. MORRISON

CHECKED BY: M.E.M.

DATE: MAR 2020

FILE NAME: 7222

PROJECT NO.: 7222

DWG. NO.: SP1

REV. NO.: 1