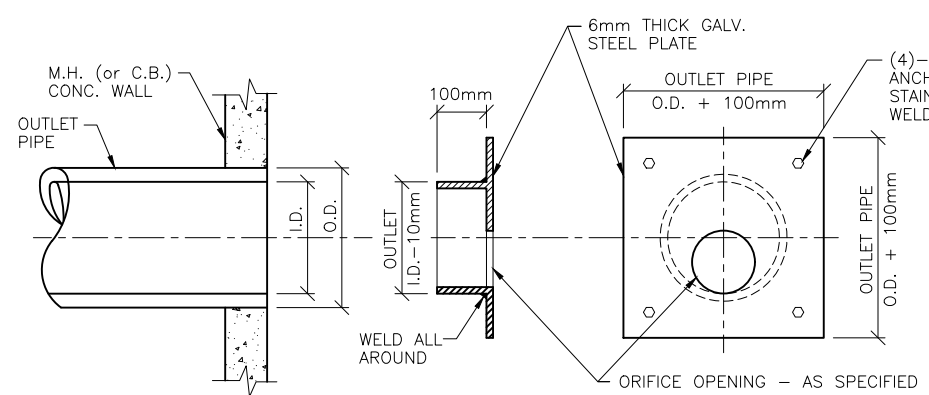
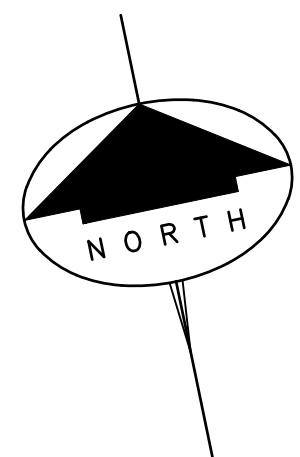


PARIS ROAD



**FLOW CONTROL DEVICE
ORIFICE PLATE**
N.T.S.

LEGEND:

- EXISTING ELEVATIONS
- WATCH EXISTING ELEVATION
- PROPOSED ELEVATIONS
- PROPOSED SWALE
- GENERAL DRAINAGE
- OVERLAND FLOW ROUTE
- LIMIT OF S.W.M. POND (100 Yr. EVENT)
- MAX. POND ELEVATION AS NOTED

NOTES:

1. ALL ELEVATIONS SHOWN ARE METRIC.
2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (e.g. SIDEYARDS, SETBACKS, REARYARDS ETC.)

SITE STATISTICS - LOT 1

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	M3 (REZONE A PORTION TO M3)	M3
LOT AREA (sq. m.)	49,535	1,100 MIN.
LOT FRONTAGE (m)	242.7	30.00 MIN.
TOTAL GRND. FLOOR AREA (sq. m.)	= PROP. OFFICE 1,151.3 = PROP. PLANT 6,102.7 = TOTAL 7,254.0	N/A
LOT COVERAGE	14.6%	60% MAX.
STREET SETBACK (m)	51.01	50.00 MIN.
REAR YARD (m)	105.54	8.00 MIN.
INTERIOR SIDE YARD (m)	13.62 & 11.00	3.00 MIN.
NUMBER OF PARKING SPACES	142	139 *
NUMBER OF BARRIER FREE PARKING SPACES	8	5
NUMBER OF LOADING SPACES	12	3
PARKING STALL DIMENSIONS (m)	3.00 x 6.00	2.80 x 5.50
BARRIER FREE PARKING STALL DIMENSIONS (m)	4.90 x 5.50 (TYPE 'A') 4.30 x 5.50 (TYPE 'B')	4.90 x 5.50 (TYPE 'A') 4.30 x 5.50 (TYPE 'B')
LOADING SPACE DIMENSIONS (m)	3.50 x 10.00	3.50 x 10.00
PERCENTAGE OF LOT LANDSCAPED	54.7%	10% MIN.
BUILDING HEIGHT (m)	< 12.00	12.00 MAX.

* PARKING CALCULATION IS BASED ON:
 OFFICE SUPPORT = 1/150m. = 1,151.3/15 = 77
 MANUFACTURING FACILITY = 1/100m. = 6,102.7/100 = 62
 TOTAL = 139

SITE STATISTICS - LOT 2

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	M3 (REZONE A PORTION TO M3)	M3
LOT AREA (sq. m.)	17,856	1,100 MIN.
LOT FRONTAGE (m)	106.2	30.00 MIN.
TOTAL GRND. FLOOR AREA (sq. m.)	= EX. HOUSE 106.8 = EX. GARAGE 136.5 = EX. BARN 102.9 = PROP. ADDITION 488.5 = TOTAL 1,037.9	N/A
TOTAL GROSS FLOOR AREA (sq. m.)	= EX. HOUSE 971.2 = EX. GARAGE 136.5 = EX. BARN 102.9 = PROP. ADDITION 977.0 = TOTAL 1,977.0	N/A
LOT COVERAGE	6.8%	60% MAX.
STREET SETBACK (m)	63.59	50.00 MIN.
REAR YARD (m)	20.97 (EX.)	8.00 MIN.
INTERIOR SIDE YARD (m)	17.43 (EX.) & 17.98 (EX.)	3.00 MIN.
NUMBER OF PARKING SPACES	22	22 *
NUMBER OF BARRIER FREE PARKING SPACES	2	1
NUMBER OF LOADING SPACES	2	2
PARKING STALL DIMENSIONS (m)	2.80 x 6.00	2.80 x 5.50
BARRIER FREE PARKING STALL DIMENSIONS (m)	4.90 x 5.50 (TYPE 'A') 4.30 x 5.50 (TYPE 'B')	4.90 x 5.50 (TYPE 'A') 4.30 x 5.50 (TYPE 'B')
LOADING SPACE DIMENSIONS (m)	3.50 x 10.00	3.50 x 10.00
PERCENTAGE OF LOT LANDSCAPED	83.4%	10% MIN.
BUILDING HEIGHT (m)	< 12.00	12.00 MAX.

* PARKING CALCULATION IS BASED ON:
 CONTRACTOR'S YARD = 1/400m. = 398.9/40 = 10
 MANUFACTURING FACILITY = 1/100m. = 977.0/100 = 10
 RESIDENCE = 1/200m. = 197.4/200 = 1
 TOTAL = 22

SITE STATISTICS - LOT 3

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	M3 (REZONE A PORTION TO M3)	M3
LOT AREA (sq. m.)	106,307	1,100 MIN.
LOT FRONTAGE (m)	359.7	30.00 MIN.
TOTAL GRND. FLOOR AREA (sq. m.)	= PROP. OFFICE 297.3 = PROP. MANUFACTURING 31,626.3 = PROP. GUARD USE 108.0 = TOTAL 32,031.6	N/A
LOT COVERAGE	30.2%	60% MAX.
STREET SETBACK (m)	51.00	50.00 MIN.
REAR YARD (m)	40.44	8.00 MIN.
INTERIOR SIDE YARD (m)	34.58	3.00 MIN.
ANY YARD ABUTTING A RAILWAY	29.61	0.00
NUMBER OF PARKING SPACES	187	187 *
NUMBER OF BARRIER FREE PARKING SPACES	8	7
NUMBER OF LOADING SPACES	42	6
PARKING STALL DIMENSIONS (m)	2.80 x 5.50	2.80 x 5.50
BARRIER FREE PARKING STALL DIMENSIONS (m)	4.90 x 5.50 (TYPE 'A') 4.30 x 5.50 (TYPE 'B')	4.90 x 5.50 (TYPE 'A') 4.30 x 5.50 (TYPE 'B')
LOADING SPACE DIMENSIONS (m)	3.50 x 10.00	3.50 x 10.00
PERCENTAGE OF LOT LANDSCAPED	35.9%	10% MIN.
BUILDING HEIGHT (m)	< 12.00	12.00 MAX.

* PARKING CALCULATION IS BASED ON:
 OFFICE SUPPORT = 1/150m. = 402.3/15 = 28
 MANUFACTURING = 31,626.3/200 = 159
 WAREHOUSE = 1/200m. = 31,626.3/200 = 159
 TOTAL = 187

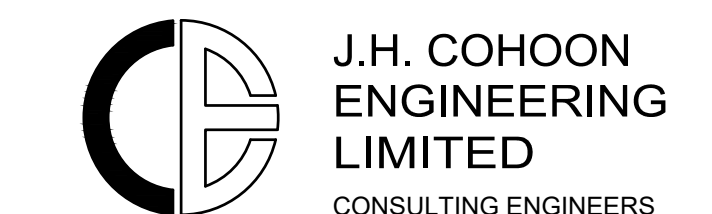
LOT 2
AREA=1.79ha / 4.4 acres

LOT 1
AREA=4.99ha / 12.2 acres

LOT 3
AREA=10.63ha / 26.2 acres

SWM POND

RAILWAY



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

PROJECT:

PROPOSED INDUSTRIAL DEVELOPMENT
 539 PARIS ROAD
 COUNTY OF BRANT

CLIENT:

ROGER & KATE KROPF

GRADING PLAN

DESIGN: R.W.P.

DRAWN: K.P.B.

CHECKED: R.W.P.

SHEET: 1 of 1

DATE: SEPT. 13/21

SCALE: 1:750

JOB No:

14356

DWG. No:

14356-1