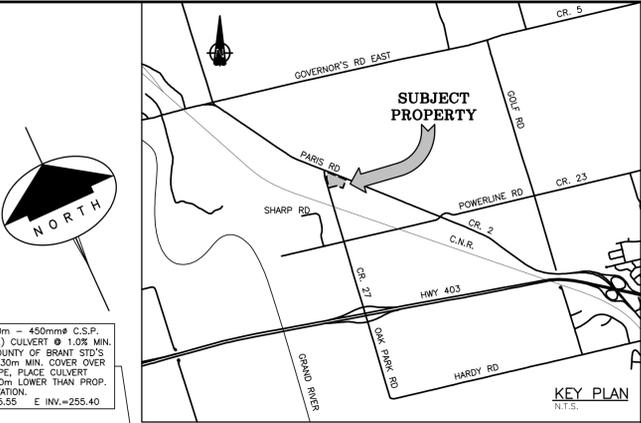
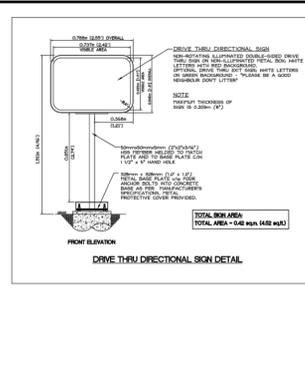
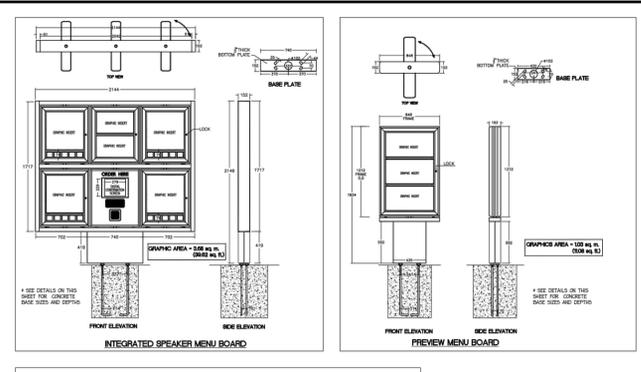


SITE STATISTICS			
ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	CURRENT ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	C2	C2	RR
LOT AREA (sq. m.)	4771.52	1000 MIN.	4000 MIN.
GROUND FLOOR AREA (sq. m.)	297.50	N/A	N/A
LOT FRONTAGE	96.7	15.0m MIN.	40.0m MIN.
LOT COVERAGE	6.2%	60% MAX.	30% MAX.
STREET SETBACK (m)	8.66	6.0 MIN.	20.0 MIN.
REAR YARD (m)	30.43	3.0 MIN.	15.0 MIN.
INTERIOR SIDE YARD (m)	9.39	7.5 MIN. (ABUTTING RES. ZONE)	5.0 MIN.
NUMBER OF PARKING SPACES	25	18*	-
NUMBER OF HANDICAPPED PARKING SPACES	1	1	-
NUMBER OF LOADING SPACES	2	2	-
PARKING STALL DIMENSIONS (m)	2.80 x 5.50	2.80 x 5.50	2.80 x 5.50
HANDICAP PARKING STALL DIMENSIONS (m)	3.42(1.5) x 5.50 (TYPE 'A')	3.42(1.5) x 5.50 (TYPE 'A')	4.20 x 5.50
LOADING SPACE DIMENSIONS (m)	3.50 x 10.00	3.50 x 10.00	-
PERCENTAGE OF LOT LANDSCAPED	32.4%	10% MIN.	30% MIN.
BUILDING HEIGHT (m)	-	12.0 MAX.	10.50 MAX.

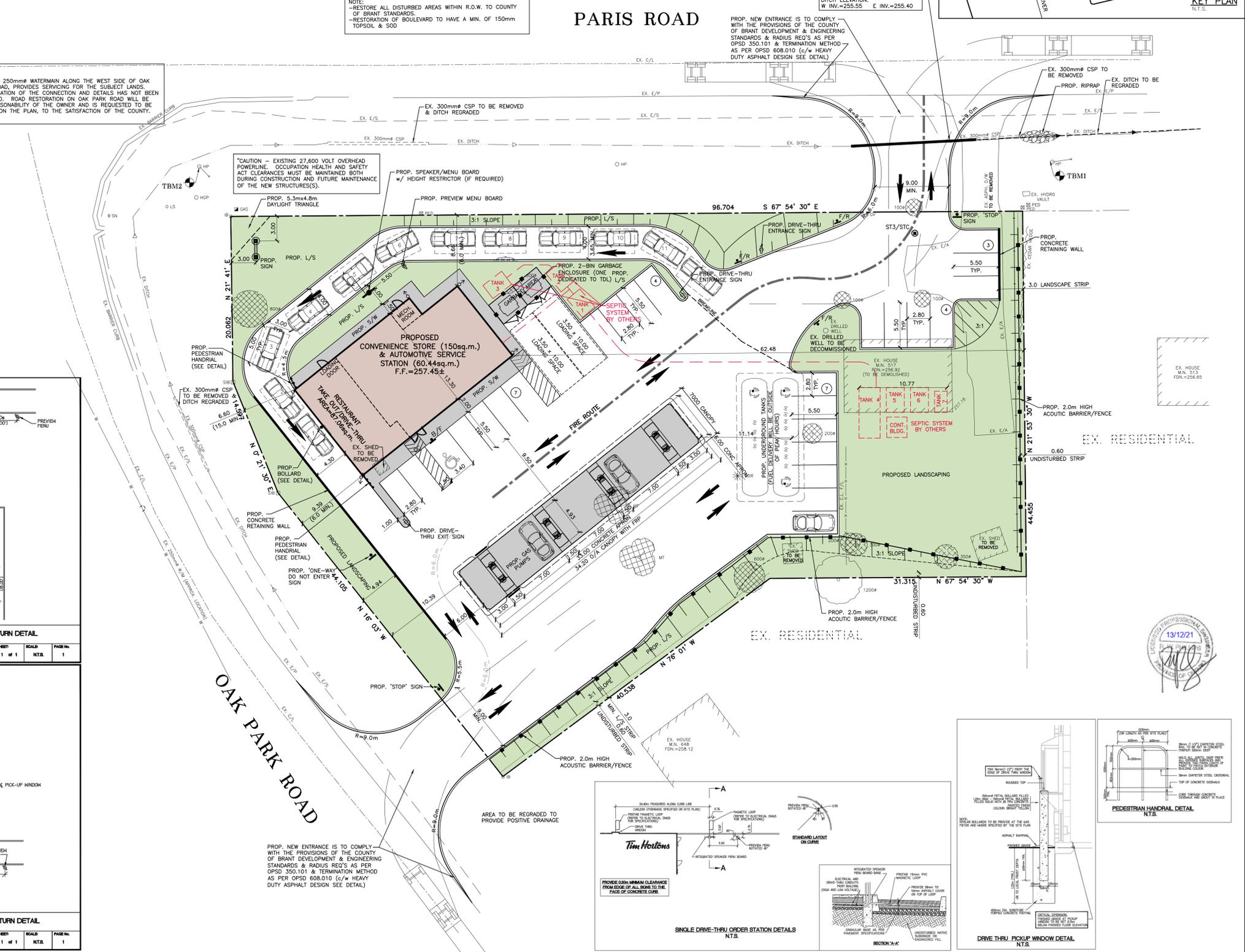
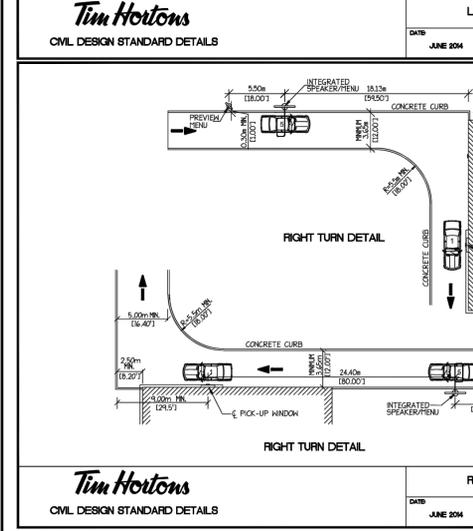
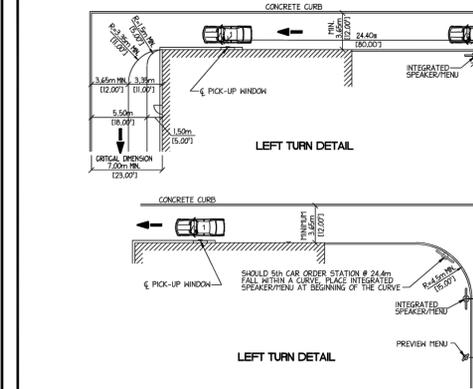
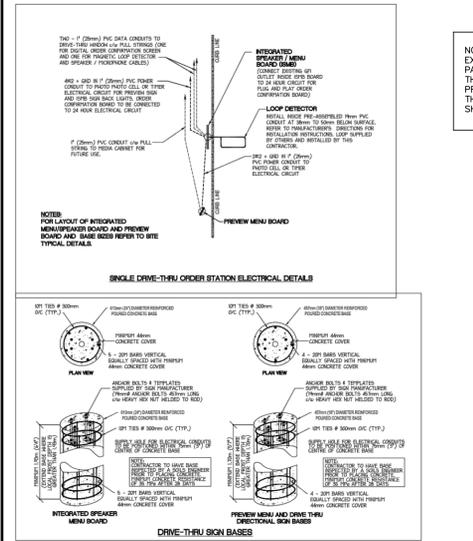
* CALCULATION IS BASED ON "AUTOMOTIVE USE" 1/25 = 3 SPACES
 * CALCULATION IS BASED ON "RESTAURANT, FAST FOOD, DRIVE-THRU & TAKE OUT" 1 PARKING SPACE FOR EVERY 10 sq.m. OF FLOOR AREA 87.06/10 = 9 SPACES
 * CALCULATION IS BASED ON "CONVENIENCE STORE" 1 PARKING SPACES FOR EVERY 25 sq.m. OF FLOOR AREA 150.0/25 = 6 SPACES
TOTAL = 18 SPACES



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:

- F/R: PROPOSED FIRE ROUTE SIGNS
- B/F: PROPOSED ACCESSIBLE PARKING SIGNS
- S/S: PROPOSED STOP SIGNS
- : PROPOSED SWALE
- : GENERAL DRAINAGE
- : EX. TREES TO REMAIN
- : EX. TREES TO BE REMOVED
- 8 SH: EXISTING SIGN
- 8 P: EXISTING BELL PEDESTAL
- TBM: EXISTING TEMPORARY BENCHMARK
- HP: EXISTING HYDRO POLE
- HP: EXISTING HYDRO POLE
- LS: EXISTING LIGHT STANDARD
- GM: EXISTING GAS METER
- GV: EXISTING GAS VALVE
- SM: EXISTING GAS MARKER
- : DENOTES TRAFFIC FLOW DIRECTION



- ENERGY+ NOTES:**
- ALL STRUCTURES AND FIXTURES TO MEET ELECTRICAL SAFETY AUTHORITY AND ENERGY+ MINIMUM STANDARDS AND CLEARANCES.
 - CONTACT ENERGY+ MINIMUM 6 MONTHS PRIOR TO ANY RELOCATIONS, SERVICE UPGRADE OR NEW IN SERVICE DATE, FOR DESIGN AND ESTIMATE WITH ALL OF THE INFORMATION ENERGY+ REQUIRES TO PREPARE AS PER CONDITIONS OF SERVICE www.energyplus.co.
 - ENSURE MINIMUM 25 FEET OF SECONDARY CABLES ARE LEFT INSIDE THE 3# PADMOUNT TRANSFORMER ENCLOSURE FOR CONNECTION TO ENERGY+ PADMOUNT TRANSFORMER.
 - CONTACT ENERGY+ SERVICE TECHNOLOGIST 519-621-3530 WITH SIZE AND NUMBER OF SECONDARY CABLES TO ENSURE TRANSFORMER LIVES ARE IN STOCK AT TIME OF NEW SERVICE CONNECTION REQUEST BY CUSTOMER.
 - SITE MUST BE ABLE TO SUPPORT ENERGY+ EQUIPMENT FOR PLACING/MAINTAINING PADMOUNT TRANSFORMER AND OTHER INFRASTRUCTURE.
 - DRIVE AISLES TO ACCESS ENERGY+ EQUIPMENT FOR PLACING/MAINTAIN PADMOUNT TRANSFORMER AND INFRASTRUCTURE.
 - ENERGY+ INFRASTRUCTURE SHALL NOT BE PLACED OVER UNDERGROUND PARKING AREAS/STRUCTURE.
 - WINDOWS SHALL BE INSURABLE AND NOT PROTRUDE INTO THE REQUIRED CLEARANCE AND METALLIC PARTS OF THE BUILDING SHALL BE EFFECTIVELY GROUNDED.
 - ALL SIGNS AND FENCE POSTS MUST BE A MINIMUM 1.0m FROM EDGE OF ENERGY+ UNDERGROUND DUCT BANKS.
 - MINIMUM DISTANCE FOR TREES/PLANTINGS SHALL BE AS FOLLOWS:
 - 5 to 6m FROM ENERGY+ TRANSFORMER/SWITCH DOORS AND 2m FROM THE SIDES AND BACK.
 - 2m FROM CENTERLINE OF ENERGY+ TRENCHES
 - 2m FROM ENERGY+ METERS.
 - 1m FROM ENERGY+ UNDERGROUND VAULTS.
 - MATURE TREE SPREAD/2+4m, HORIZ. TO OVERHEAD POWERLINES.
 - MEDIUM TRANSFORMERS 4m FROM THE DOOR AND 2m AROUND SIDES AND BACK.
 - SNOW STORAGE MUST BE A MIN. OF 4m FROM ENERGY+ TRANS. SWITCHES, VAULTS, ETC.
 - PARKING LOT LIGHTS MUST BE A MIN. OF 6m, HORIZ., FROM EX. OVERHEAD POWER LINES.

NO.	REVISION	DATE (MM/DD/YY)	BY
8	AS PER COUNTY COMMENTS	12/13/21	S.L.M.
7	AS PER COUNTY COMMENTS	09/29/21	S.L.M.
6	AS PER COUNTY COMMENTS	04/22/21	S.L.M.
5	ORIFICE PLATES/PONDING	11/13/18	S.L.M.
4	SEPTIC SYSTEM BY OTHERS	09/06/17	S.L.M.
3	REMOVE SIDEWALK @ LOADING	05/29/17	S.L.M.
2	UPDATE SITE STAT'S	05/12/17	S.L.M.
1	TDL STANDARDS	06/28/16	S.L.M.

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL: (519) 753-2856 FAX: (519) 753-4283 www.cohooneng.com

PROJECT: **PROPOSED COMMERCIAL DEVELOPMENT**
PART OF LOT 19, CONCESSION 1
M.N. 517 PARIS ROAD
COUNTY OF BRANT

CLIENT: **JOHN DANG**

SITE DEVELOPMENT PLAN

DESIGN: R.W.P. SCALE: 1:250
 DRAWN: S.L.M. JOB No: **9266**
 CHECKED: R.W.P.
 SHEET: 1 of 3 DWG. No: **9266-1**
 DATE: DEC. 15, 2015