

ZONING INFORMATION

ITEM	LOT 1 REQUIRED	LOT 1 PROPOSED	LOT 2 REQUIRED	LOT 2 PROPOSED
LOT AREA	450m2	644.6m2	550m2	577m2
LOT FRONTAGE	15m	18.7m	18m	18.7m
STREET SETBACK	6m	6m	6m	6m
INTERIOR SIDE YARD SETBACK	1.2m	1.2m	1.2m	1.2m
REAR YARD SETBACK	6m	14.4m	6m	7.1m
LOT COVERAGE (MAX)	40%	<40%	40%	<40%
LANDSCAPED OPEN SPACE	30%	>30%	30%	>30%
BUILDING HEIGHT	10.5m	3.6m	10.5m	<10.5m



- *PROPOSED SITE LINES FROM DRIVEWAY ARE SUFFICIENT
- *SERVICING FOR PROPOSED DEVELOPMENT IS ADEQUATE AND AVAILABLE FROM KING EDWARD STREET
- *TREE PROTECTION AND REMOVAL AS PER BRANT COUNTY GUIDELINES AND REQUIREMENTS

STORMWATER MANAGEMENT

THE PROPOSED INCREASE IN IMPERVIOUS AREA IS NEGLIGABLE. THE PROPOSAL WILL NOT SIGNIFICANTLY IMPACT THE EXISTING DRAINAGE PATTERN OF THE PROPERTY. NO IMPACTS TO MUNICIPAL OR ADJACENT PRIVATE PROPERTY ARE ANTICIPATED. NO STORM WATER MANAGEMENT CONTROLS ARE PROPOSED.

LEGEND

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

- ### 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 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. GEODEDIC BENCHMARK IS TOP OF FOUNDATION OF EXISTING BUILDING AT LOCATION OF ADDITION #1: 224.58m (AS INDICATED)
 10. ASPHALT : SPECIFICATION: 40mm HL3 / 50mm HLB OVER 150mm GRAN. A / 300mm GRAN. B

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

- ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS WHICH MAY IMPACT WORK IS TO BE REPORTED TO M C ENGINEERING PRIOR TO COMMENCEMENT OF WORK.
- DIMENSIONS ARE METRIC

NO.	REVISION	DESCRIPTION	DATE	BY
2	REVISED, ISSUED		OCT 14 2022	RM
1	ISSUED FOR REVIEW		JULY 12 2022	RM
0	ISSUED FOR REVIEW		JUNE 2 2022	RM

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: 519-428-6780 Fax: 519-428-8960
E-mail: mail@mcengineering.net
A DIVISION OF 392583 ALTA. LTD.

PROJECT NAME

SITE INFORMATION PLAN FOR

137 KING EDWARD STREET

PARIS, ONTARIO, COUNTY OF BRANT

OWNER - DAN BELLHOUSE

SHEET TITLE SITE PLAN

SCALE	1:150 METRIC
DRAWN BY	R MORRISON
CHECKED BY	M.E.M.
DATE	JUNE 2022
FILE NAME	7554

PROJECT NO.	7554
DWG. NO.	SP1
REV. NO.	2