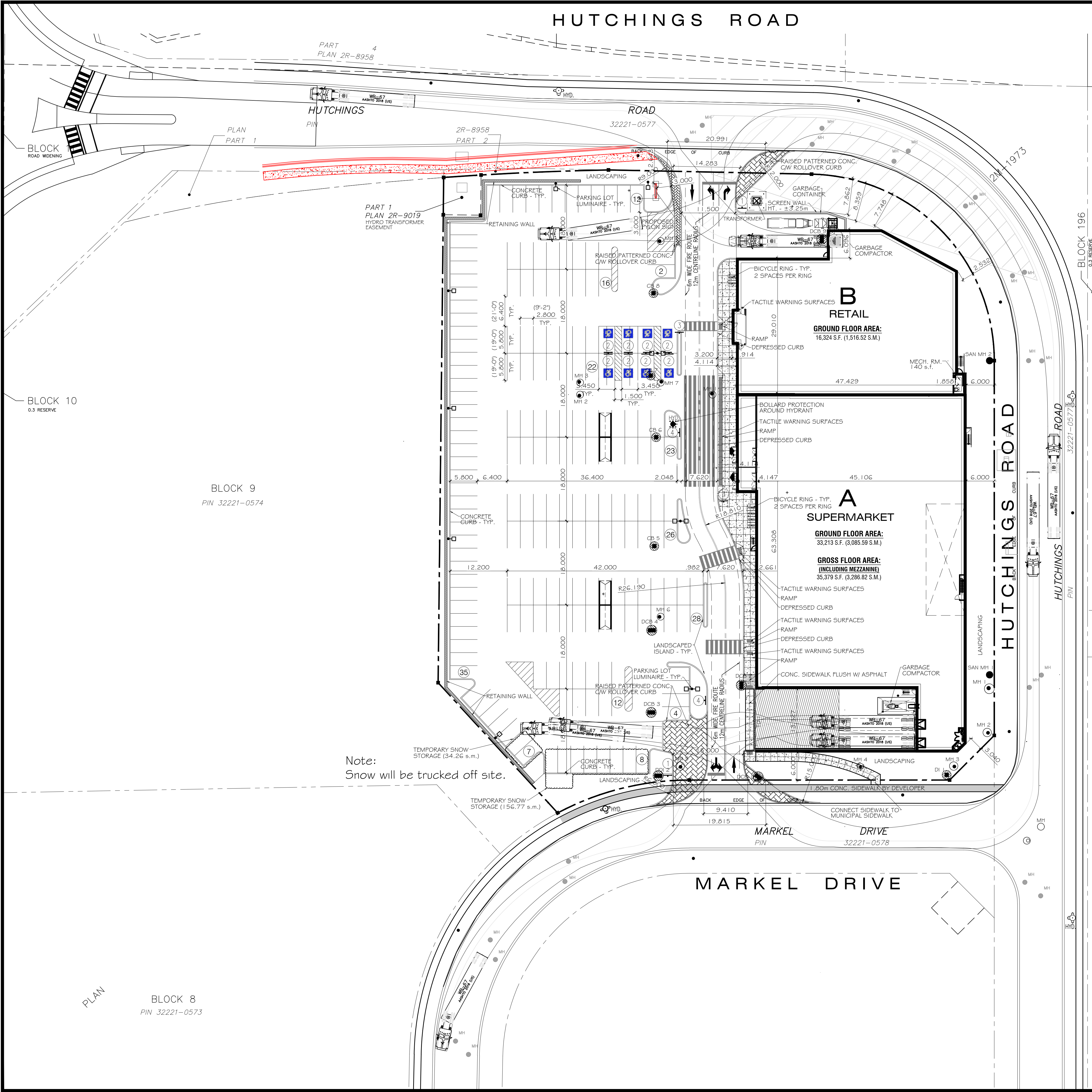




1
STOP Sign
R-1 (60x60) cm
Support: Steel

2
ACCESSIBLE PARKING Sign
(60x75) cm
Support: Steel
Refer to Detail 4/A-1

3
PEDESTRIAN CROSSING Sign
S-5 (36x45) cm
Support: Steel or Wall

4
FIRE ROUTE Sign FRS
Refer to Detail 5/A-1
Support: Steel or Wall
25m max. spacing

NOTE: 1. REFER TO SITE PLAN FOR SIGN LOCATIONS.
2. ALL SIGNS ARE TO BE DESIGNED, CONSTRUCTED AND INSTALLED IN CONFORMANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM).

4 TRAFFIC SIGN LEGEND

C2 General Commercial		
SITE AREA	14,954.12 m ²	3.70 acres
Frontage (Market Drive)		94.75 metres
SETBACK	REQUIRED	PROVIDED
Minimum Lot Area	1,000 m ²	14,932.65 m ²
Minimum Lot Frontage	15 m	78.73 m
Minimum Rear Yard Depth	3.0 m	7.71 m
Min. Interior Side Yard Width	3.0 m	62.12 m
Minimum Street Setback	6.0 m	2.52 m
Maximum Lot Coverage	60%	31.0%
Minimum Landscaped Open Space	10%	15.3%
Maximum Building Height	12.0 m	9.50 m
BUILDING	FLOOR AREA ft. ²	FLOOR AREA m ²
A - SUPERMARKET	35,379	3,266.82
B - RETAIL	16,324	1,516.52
TOTAL	51,703	4,803.37
PARKING	REQUIRED	PROVIDED
Bldg. 'A' - 1 space / 25 m ² Gross Floor Area	132 spaces	
Bldg. 'B' - 1 space / 20 m ² Gross Floor Area	76 spaces	
Total	208 spaces	195 spaces
REQUIRED PARKING SPACE : 2.80m x 5.50m, 6.0m AISLE		
ACCESSIBLE PARKING	REQUIRED	PROVIDED
201-1,000 required spaces	2% of required spaces + 2 spaces = 7	8 Type 'A'
Type A : 3.40m x 5.50m, Type B : 2.80m x 5.50m, 1.50m Access Aisle		
LOADING	REQUIRED	PROVIDED
2,501m ² to 7,500m ²	3 spaces	3 spaces
10.0m Long, 3.50m Wide, Vertical Clearance 4.0m		
COVERAGE CALCULATIONS		
BUILDING AREA (includes all buildings)	4,602.14 m ²	30.8 %
LANDSCAPED AREA (includes all planting areas and walkways)	2,409.16 m ²	16.1 %
PAVED AREA (includes all driving aisles and parking areas)	7,942.82 m ²	53.1 %

2 SITE STATISTICS

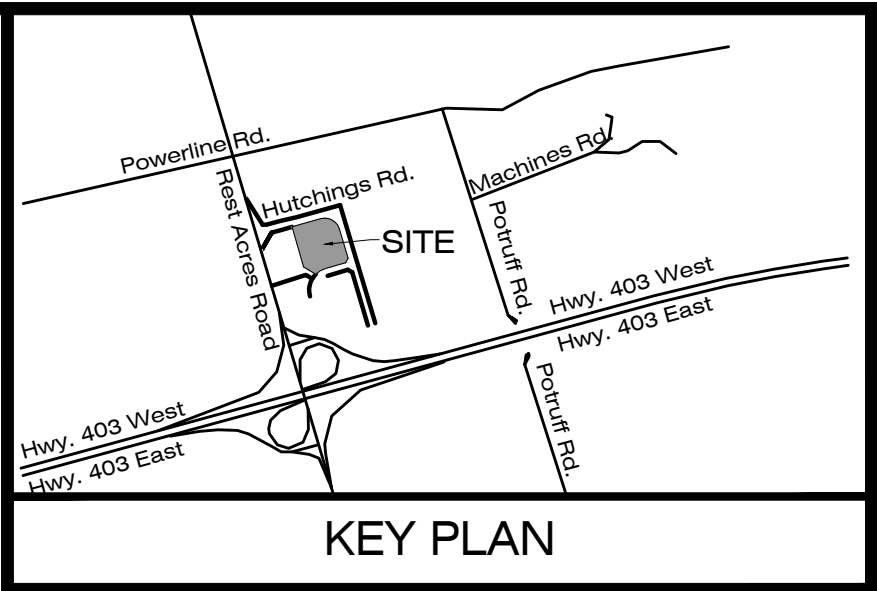
PLAN OF TOPOGRAPHICAL SURVEY OF
BLOCK 1
PLAN 2M-1973
COUNTY OF BRANT
SCALE 1:400
MacAULAY, WHITE & MUIR LTD.

1
A-1

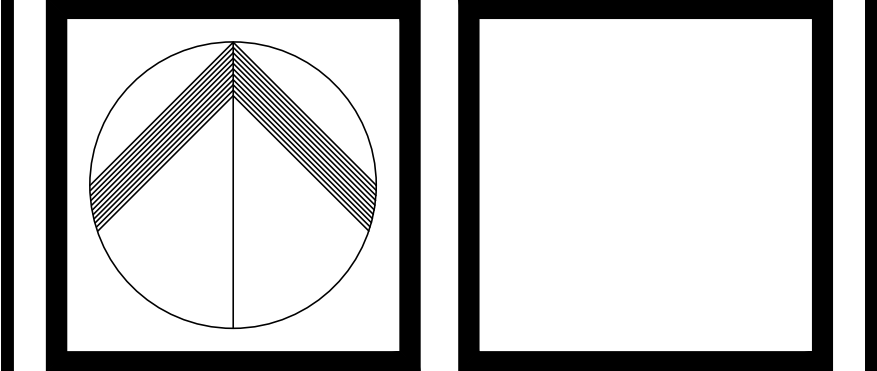
SITE PLAN
1 : 400

METRIC
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BENCHMARKS
SITE BENCHMARKS PROVIDED BY DEVELOPMENT ENGINEERING.
(B)17-007, SHEET 46)
SITE BENCHMARK TBM#3 - CUT CROSS SET IN BEND OF HEADWALL ACROSS FROM PREVIOUS DM, EAST SIDE ON POTRUFF ROAD.
ELEVATION = 249.826 METRES
SITE BENCHMARK TBM#5 - CUT CROSS SET IN NORTHWEST CORNER OF TRANSFORMER PAD (#12477) JUST NORTH OF RADIO TOWER ON SITE.
ELEVATION = 267.673 METRES
SITE BENCHMARK TBM#6 - NAIL SSET IN POLE, WEST FACE OF 3rd HYDRO POLE NORTH OF RAMP ON THE EAST SIDE OF WEST ACRES ROAD.
ELEVATION = 269.657 METRES



2025-04-15	Revised as per 3rd Sub Comments	G.B.
2025-03-28	Pylon Sign location confirmed	G.B.
2025-02-26	Revised as per 2nd Sub Comments	G.B.
2024-12-20	Coordinated W/ Civil	G.B.
2024-12-18	Sidewalk added at Building 'A' loading	G.B.
2024-12-12	Retaining Wall reconfigured	G.B.
2024-11-24	Revised as per Municipal comments	G.B.
Date	Revision	By



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MAVERICK
DEVELOPMENT CORPORATION

Project:
COMMERCIAL DEVELOPMENT
10 Markel Drive
PARIS, ONTARIO

Drawing Title:
SITE PLAN

Drawn by: G.B.

Checked by:

Scale: 1 : 400

Date: April 15, 2025

Job no.: 230606

A-1