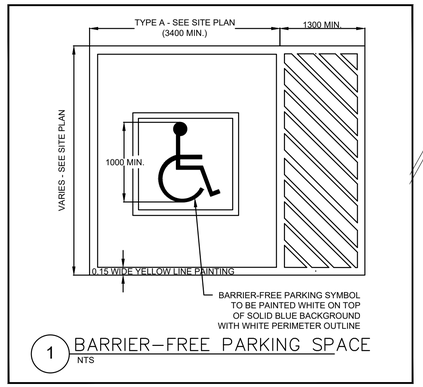
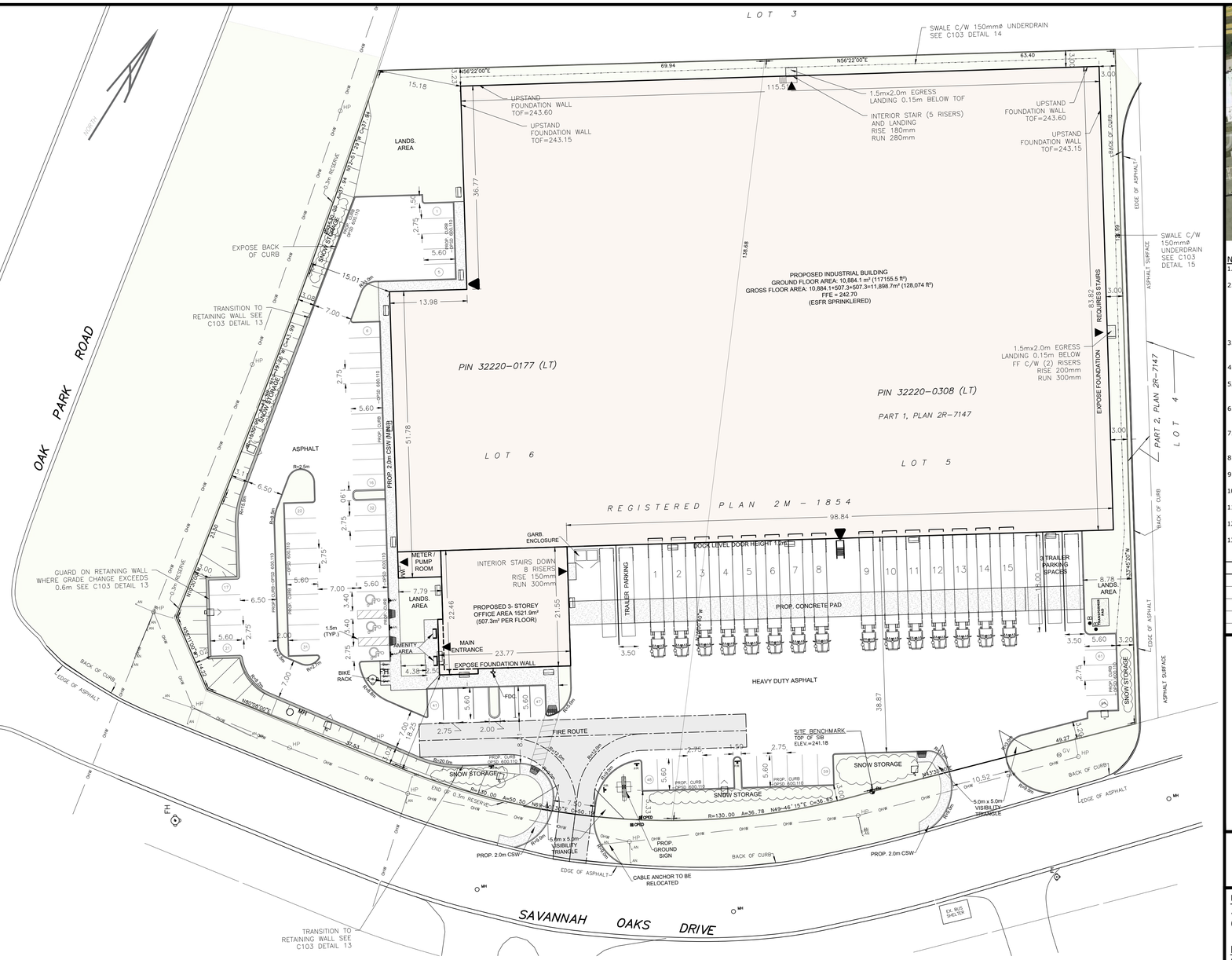
SITE STATISTICS

	ZONING REQUIREMENTS	PROPOSED
OFFICIAL PLAN CATEGORY	INDUSTRIAL	INDUSTRIAL
ZONING BY-LAW CATEGORY	M3-2	M3-2
MINIMUM LOT AREA	8000m²	20199.1m²
MINIMUM LOT FRONTAGE	60.0m	174.6m
TOTAL BUILDING AREA	---m²	10884.1m²
MAXIMUM BUILDING HEIGHT	15.0m	15.0m MAX
MAXIMUM LOT COVERAGE	40%	53.9%
MINIMUM LANDSCAPED SPACE	15%	15%
MINIMUM FRONT YARD SETBACK	15.0m OAK PARK ROAD	15.0m
MINIMUM REAR YARD SETBACK	3.0m	3.0m
MINIMUM INTERIOR SIDE YARD SETBACK	9.0m	3.0m
MINIMUM EXTERIOR SIDE YARD SETBACK	15.0m	18.2m
REQUIRED NUMBER OF PARKING SPACES	1.0 SPACES / 30.0m² =((507.3)*3)/30=51+2 10376.8/1000 = 10.4 64 SPACES REQUIRED	64 SPACES PROPOSED
LOADING SPACES	3 (3.5 BY 20.0 TYPE B)	15
PARKING STALL DIMENSIONS	2.75m X 5.6m	2.75m X 5.6m
BARRIER FREE PARKING DIMENSIONS	3.4m X 5.6m TYPE A	
	2.75m X 5.6m TYPE B	
LOADING SPACE DIMENSIONS	3.5m X 20.0m	3.5m X 20.0m
ACCESSIBLE PARKING CALCULATION	4% OF 64 = 3.0 SPACES	3 SPACES PROPOSED
OPEN STORAGE	NOT PERMITTED	NONE PROPOSED



1 BARRIER–FREE PARKING SPACE
NTS



KEY PLAN

NOTES

1. ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA COMPLETED BY SANDS SURVEYING AND DRAFTING.
2. THE POSITION & SIZE OF POLE LINES, CONDUITS, WATERMAINS, SEWERS & OTHER UNDERGROUND & ABOVE GROUND UTILITIES & STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION & SIZE OF SUCH UTILITIES & STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES & STRUCTURES & SHALL ASSUME ALL LIABILITY FROM DAMAGE TO SAME.
3. NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR CAUSE A BUILDING TO BE CONSTRUCTED OR DEMOLISHED (INCLUDING SITE SERVICING) UNLESS A BUILDING PERMIT HAS BEEN ISSUED BY THE CHIEF BUILDING OFFICIAL.
4. ABANDONED ENTRANCES TO BE REMOVED & CURBS/SIDEWALKS RESTORED AS REQUIRED
5. ACCESSIBLE PARKING SPACES TO BE INDICATED WITH PAINTED SYMBOL ON ASPHALT AND EITHER POLE-MOUNT OR BUILDING-MOUNT SIGNS AS PER IMAGE BELOW & IN ACCORDANCE WITH LOCAL BY-LAWS
6. THE OWNER IS RESPONSIBLE FOR THE REMOVAL OF SNOW OFF SITE, AS REQUIRED, TO AVOID ANY CONFLICTS WITH TRUCK MANEUVERING FROM THE LOADING SPACE.
7. ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE GENERAL MANAGER OF PUBLIC WORKS.
8. STREET EXCAVATION PERMITS ARE REQUIRED FOR ANY WORK IN CITY RIGHT OF WAY BY ANY CONTRACTOR.
9. PRIVATE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL SERVICING, UTILITIES & COSTS.
10. REMOVE CURB & POUR NEW CURB FOR ANY NEW DRIVEWAYS OR DRIVEWAYS TO BE ABANDONED
11. STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES.
12. DRIVEWAY SLOPES MUST BE 8% MAXIMUM, & SIDEWALK CROSS FALL 2% TO 4% MAXIMUM.
13. NO PERSON SHALL CAUSE OR PERMIT ALTERATION OF A SITE IN THE MUNICIPALITY, WITHOUT HAVING FIRST OBTAINED A SITE ALTERATION PERMIT IN ACCORDANCE WITH BY-LAW 29-2023.

REV.	DESCRIPTION	DATE	APRVD BY
6	AMEND FOR PARKING SIGNAGE	2023.12.12	CHM
5	SITE PLAN SUBMISSION 4	2023.09.19	CHM
4	SITE PLAN SUBMISSION 3	2023.08.15	CHM
0	INITIAL RELEASE	2023.03.18	--

PROJECT

PROPOSED SITE PLAN OF

PART OF LOT 5 & 6
REGISTERED PLAN 2M-1854
CITY OF BRANTFORD

190 SAVANNAH OAKS DRIVE
BRANTFORD ONTARIO

CITY FILE NO. SPC-31-22

Scale 1 : 400
16 12 8 4 0 Metres 8 16

UNITS & CONVERSION
ALL DIMENSIONS IN **METRES**.
(CONVERT TO FEET: DIVIDE BY 0.3048)

BEARING NOTE
BEARINGS ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9995977.
BEARINGS ARE ASTRONOMIC AS SHOWN ON UNDERLYING PLANS.

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25 King Street, Brantford, ON. N3T 3C4
www.antechdesign.com

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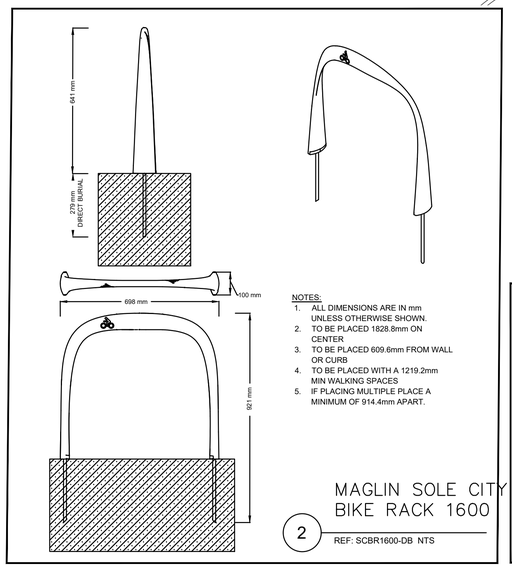
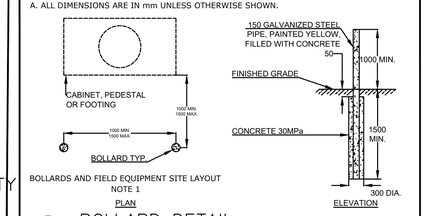
CLIENT
VICANO DEVELOPMENTS LIMITED



NOTES:
1. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE SHOWN.
2. TO BE PLACED 1828.8mm ON CENTER
3. TO BE PLACED 609.6mm FROM WALL OR CURB
4. TO BE PLACED WITH A 1219.2mm MIN WALKING SPACES
5. IF PLACING MULTIPLE PLACE A MINIMUM OF 914.4mm APART.

2 MAGLIN SOLE CITY BIKE RACK 1600
REF: SCBR1600-DB NTS

NOTES:
1. LOCATION AND QUANTITY OF BOLLARDS ARE SPECIFIED IN THE CONTRACT.
A. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE SHOWN.



3 BOLLARD DETAIL
REF: MTO-DRAWINGS 2270.000 NTS

ACCESSIBLE PARKING SIGN

FIRE ROUTE SIGN

ACCESSIBLE PARKING SIGN 3.4m SPACES

SIGNS LEGEND

- A/P PROPOSED ACCESSIBLE PARKING SIGN
- A/V PROPOSED ACCESSIBLE PARKING SIGN VAN
- F/R PROPOSED FIRE ROUTE SIGN
- PROPOSED MANDOOR

SURVEY SYMBOLS
- FOUND MONUMENTS
- SET MONUMENTS
- IB IRON BAR
- SIB STD. IRON BAR
- SSIB SHORT STD. IRON BAR
- CC CUT CROSS
- N&W NAIL & WASHER
- PL REGISTERED PLAN
- OU ORIGIN UNKNOWN
- M MEASURED
- PROP PROPORTIONED
- WIT WITNESS
- BM BENCHMARK
- IP IRON PIPE

STORM, SANITARY, WATER SERVICE SYMBOLS
- INV = ### PIPE INVERT DIM.
- WV WATER VALVE
- CS CURB STOP VALVE
- VC VALVE CHAMBER
- DRN DRAIN
- WELL WATER WELL
- HYD FIRE HYDRANT
- IS SPRINKLER HEAD
- TH TEST HOLE
- BH BOREHOLE
- MW MONITORING WELL
- CUL CULVERT
- CB CATCH BASIN
- CB DOUBLE CATCH BASIN
- DICB DITCH INLET CATCH BASIN
- MH–S MANHOLE - SANITARY
- MH–ST MANHOLE - STORM
- CBMH CATCH BASIN MANHOLE
- DCBMH DBL. CATCH BASIN MANHOLE
- MH–H MANHOLE - HYDRO
- MH–T MANHOLE - TRAFFIC
- MH–B MANHOLE - BELL
- MH–F MANHOLE - FIBER OPTIC
- MH MANHOLE - UNSPECIFIED

UTILITY SERVICES SYMBOLS
- GV GAS VALVE
- GMRK GAS MARKER
- UP UTILITY POLE
- HP HYDRO POLE
- BP BELL POLE
- LS LIGHT STD.
- HLS HYDRO LIGHT STD.
- HGUY HYDRO GUIDE WIRE
- BGUY BELL GUIDE WIRE
- HTRAN HYDRO TRANSFORMER
- BMRK BELL MARKER
- BP BELL PEDESTAL
- CMRK CABLE TV MARKER
- CTV CABLE PEDESTAL

GRADING SYMBOLS
- 198.28 EXISTING GRADE (m)
- BC=198.20 PROPOSED GRADE (m)
  BC = BOTTOM of CURB
  TC = TOP of CURB
  BW = BOTTOM of WALL
  TW = TOP of WALL
  SW = SWALE
- SEDIMENT TRAP
- DIRECTION OF SURFACE WATER

OTHER SYMBOLS
- TREELINE
- TRAFFIC SIGN
- RXS RAILWAY SIGN
- SN SIGN (OTHER)
- TL TRAFFIC LIGHT
- TCB TRAFFIC CONTROL BOX
- RSB RAILWAY SIGNAL CTRL BOX
- FP FLAG POLE
- DP DECORATIVE POLE
- BLRD BOLLARD
- PLR PILLAR
- GP GUARD POST
- MB MAIL BOX
- PKM PARKING METER
- FL FLOOD LIGHT
- AC AIR CONDITIONER

UNDERGROUND SERVICES
- ST STORM
- S SANITARY
- B BELL / PHONE / CABLE
- P HYDRO
- G GAS
- W WATER
- PROPERTY LINES
- OHW OVER-HEAD WIRES
- SILT FENCING - LIGHT DUTY
- SILT FENCING - HEAVY DUTY
- SWALE / DIRECTION
- 1.0% 12.1m GRADE SLOPE INDICATOR C/W SLOPE (ABOVE), OVERALL DISTANCE (BELOW)

LICENSED PROFESSIONAL ENGINEER
J. A. BUTLER
2023-12-13
PROVINCE OF ONTARIO

DRAWN:	CHECKED:	DATE:
CHM	JAB	2023.03.18

SHEET: SITE PLAN

DRAWING NO. 213503 - V101

REV. 6