



- LEGEND:**
- EXISTING ELEVATIONS
 - EXISTING HYDRO WIRE ELEVATIONS (LOWEST)
 - PROPOSED ELEVATIONS
 - PROPOSED SWALE ELEVATIONS
 - PROPOSED ELEVATIONS (PREVIOUS CONTRACT)
 - PROPOSED SWALE
 - GENERAL DRAINAGE
 - PROPOSED FIRE ROUTE SIGN
 - PROPOSED ACCESSIBLE PARKING SIGN
 - LIMIT OF S.W.M. POND (100 YR. EVENT)
 - MAX. POND ELEVATION AS NOTED
- NOTES:**
- ALL ELEVATIONS SHOWN ARE METRIC.
 - BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARWARDS ETC).
 - THE SITUATION OF AN EROSION CONTROL (ESC) MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. SITE CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.
 - ALL SEDIMENT EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT SITE UNTIL A COMPLETE GRASS/VEGETATION COVER IS ACHIEVED.
 - ONLY AT THE DIRECTION OF THE ENGINEER ARE THE SEDIMENT EROSION CONTROL MEASURES TO BE REMOVED.
 - ALL EXPOSED AREAS NOT SUBJECT TO ACTIVE CONSTRUCTION WITHIN 30 DAYS ARE TO BE REVEGETATED AS PER O.P.S.S. 572 IMMEDIATELY UPON COMPLETION OF AREA GRADING.
 - REFER TO STORM WATER MANAGEMENT REPORT DATED AUG. 2013 AS PREPARED BY J.H. COHOON ENGINEERING LIMITED.
 - MONTHLY EROSION AND SEDIMENT CONTROL INSPECTION REPORTS (COMPLETED DURING PERIODS OF INACTIVITY) ARE TO BE SUBMITTED TO THE AUTHORITY. THESE REPORTS ARE TO BE BASED ON FREQUENT INSPECTIONS PARTICULARLY AFTER SIGNIFICANT STORM EVENTS. THE REPORTS ARE TO BE SUBMITTED UNTIL THE SITE HAS BEEN BUILT OUT (90-100%) AND STABILIZED.
 - CONTRACTOR TO PROVIDE GEOTEXTILE FILTER FABRIC ON TOP OF STORM STRUCTURES DURING CONSTRUCTION UNTIL ADEQUATE VEGETATIVE COVER IS ACHIEVED.
 - PROP. HYDRANT IS TO BE DELIVERED TO THE SITE PAINTED RED. THE STORM CONNECTION IS TO BE PAINTED BLACK.
 - OWNER WILL BE REQUIRED TO SUBMIT A REPORT SHOWING THAT THE TRACER WIRE HAS BEEN TESTED AND FUNCTIONS AS INTENDED. A WATER WILL NOT BE RELEASED UNTIL THE REPORT HAS BEEN SUBMITTED.

T.B.M. No. 1 ELEV. = 219.10m (GEO)
 TOP NUT OF FIRE HYDRANT ON THE NORTH SIDE OF BURY COURT AS SHOWN.

T.B.M. No. 3 ELEV. = 218.65m (GEO)
 TOP NUT OF FIRE HYDRANT AT THE NORTH SIDE OF BURY COURT AS SHOWN.

NO.	REVISION	DATE (MM/DD/YYYY)	BY
12	CITY COMMENTS	06/01/15	S.L.M.
11	TURNING RADIUS/REMOVE PHASING	05/14/15	S.L.M.
10	STORM SEWER GRADES	01/05/14	S.L.M.
9	STORM SEWER	12/18/14	S.L.M.
8	AS PER ONTARIO HYDRO	11/28/14	K.P.B.
7	GENERAL	11/12/14	S.L.M.
6	ORIFICE PLATES	10/22/14	S.L.M.
5	BUILDING LAYOUT	10/17/14	S.L.M.
4	GRADING/SEWERS	10/15/14	S.L.M.
3	REMOVE RETAINING WALLS	10/10/14	S.L.M.
2	NEW BUILDING LAYOUT	09/16/14	S.L.M.
1	NEW BUILDING LAYOUT	06/13/14	S.L.M.

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 CONSULTING ENGINEERS

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SITE STATISTICS (ULTIMATE)

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	M2	M2
LOT AREA (sq. m.)	22,138	2,000 MIN.
GROUND FLOOR AREA (sq. m.)	9,410.6	N/A
LOT COVERAGE	42.5%	60% MAX.
FRONT YARD (m)	21.20	15.00 MIN.
REAR YARD (m)	30.41	3.00 MIN.
SIDE YARD (m)	14.10 & 34.68	3.00 MIN.
NUMBER OF PARKING SPACES	115	111 *
NUMBER OF HANDICAPPED PARKING SPACES	2	2
NUMBER OF LOADING SPACES	4	4
PARKING STALL DIMENSIONS (m)	2.75 x 6.00	2.75 x 6.00
HANDICAP PARKING STALL DIMENSIONS (m)	4.60 x 6.00	4.60 x 6.00
LOADING SPACE DIMENSIONS (m)	3.50 x 20.00	3.50 x 20.00
PERCENTAGE OF LOT LANDSCAPED	20.0%	10% MIN.
BUILDING HEIGHT (m)	9.14	15.00 MAX.

* CALCULATION IS BASED ON INDUSTRIAL WALL:
 1 SPACE PER 40 s.m. (FIRST 1200 s.m.) = 1200/40 = 30
 1 SPACE PER 100 s.m. (REMAINDER) = 8096/100 = 81
 TOTAL = 111

PROPOSED INDUSTRIAL BUILDING
 38 BURY COURT
 CITY OF BRANTFORD

CLIENT: LANCASHIRE

SITE DEVELOPMENT PLAN

DESIGN: R.W.P. SCALE: 1:300
 DRAWN: K.P.B./S.L.M. JOB No:
 CHECKED: R.W.P. **10702**
 SHEET: 1 of 4 DWG. No:
 DATE: FEB. 24/14 **10702-1**