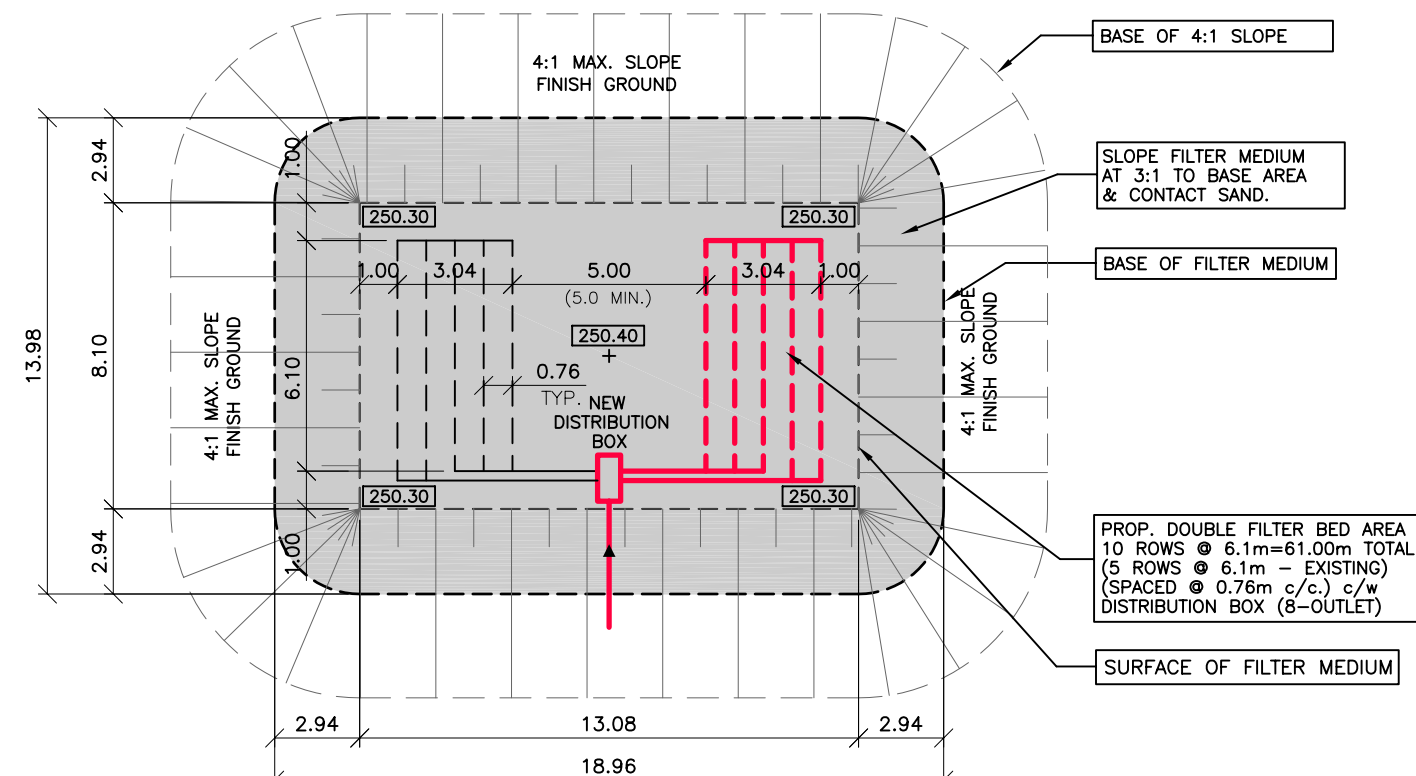


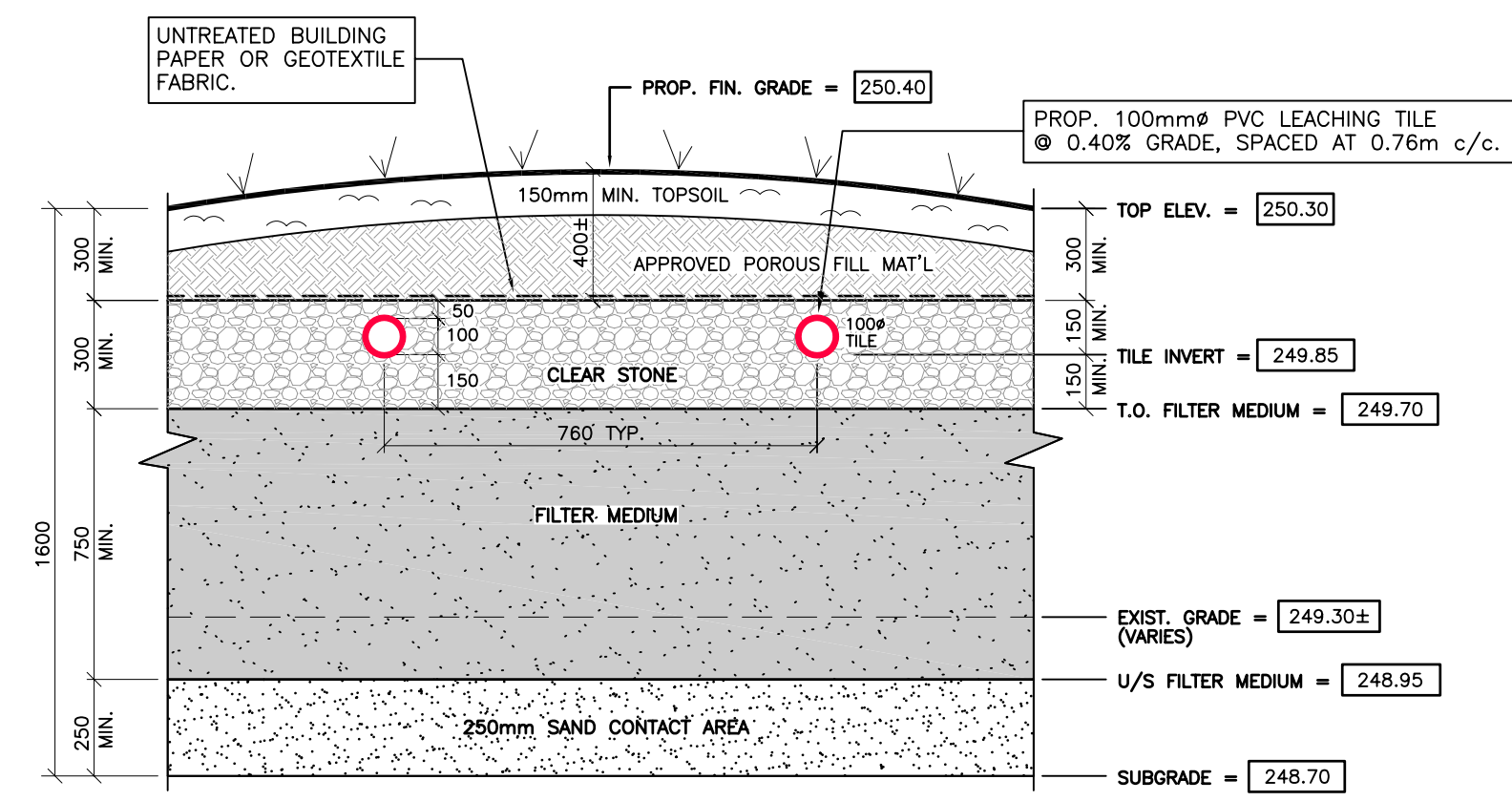
SITE STATISTICS

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	C2-25	C2-25
LOT AREA (sq. m.)	24,615	2000 MIN.
GROUND FLOOR AREA - TOTAL (sq. m.)	557.34	N/A
LOT COVERAGE	2.26%	30% MAX.
FRONT YARD (m)	38.79	15.00 MIN.
REAR YARD (m)	68.20	7.00 MIN.
SIDE YARD (m)	62.30	15.00 MIN.
EXTERIOR SIDE YARD (m)	27.09	15.00 MIN.
NUMBER OF PARKING SPACES	25	19 *
NUMBER OF HANDICAPPED PARKING SPACES	2	1
PARKING STALL DIMENSIONS (m)	2.80 x 5.50	2.80 x 5.50
HANDICAP PARKING STALL DIMENSIONS (m)	4.20 x 5.50	4.20 x 5.50
LOADING SPACE	1	1
PERCENTAGE OF LOT LANDSCAPED	79.7%	5% MIN.

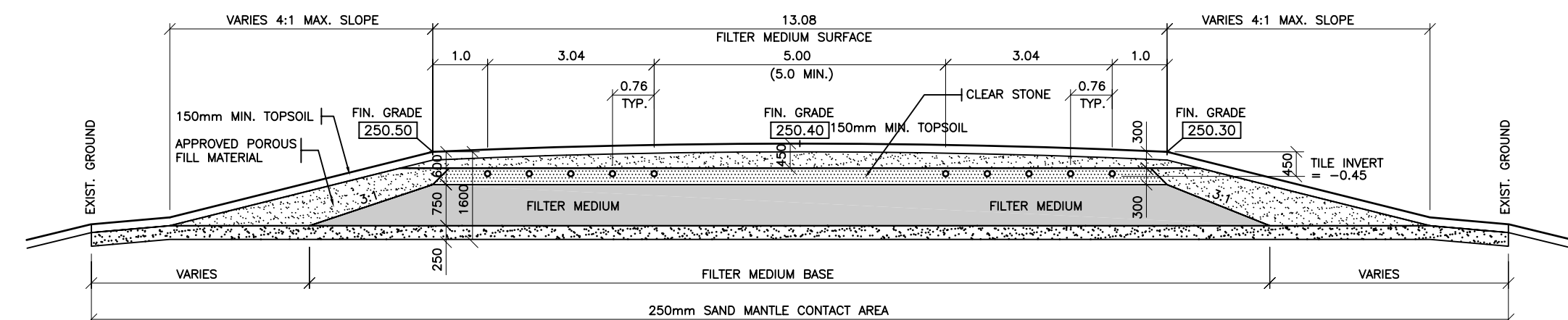
* CALCULATION IS BASED ON:
 GAS BAR = 3 SPACES
 CONVENIENCE STORE (140.67 s.m.) = 1 SPACE / 25 sq. m. = 6 SPACES
 VETERINARY CLINIC (416.67 s.m.) = 1 SPACE / 45 sq. m. = 10 SPACES
TOTAL = 19 SPACES



DOUBLE FILTER BED PLAN DETAIL
 10 ROWS @ 6.10m TILE
 N.T.S.



FILTER BED SECTION DETAIL
 N.T.S.

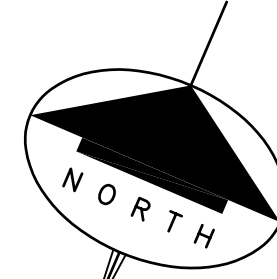


DOUBLE FILTER BED X-SECTION
 10 ROWS @ 6.10m TILE
 N.T.S.

ISABEL DRIVE

FORCED ROAD

COLBORNE STREET WEST



LEGEND:

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED SWALE
- GENERAL DRAINAGE

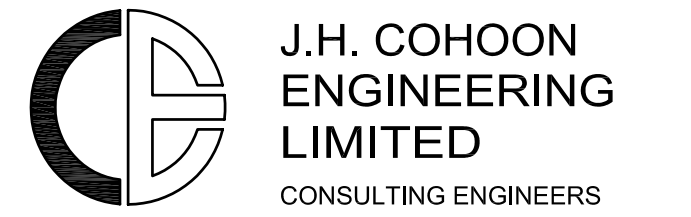
NOTES:

1. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.
2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAW (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)
3. TILE BEDS TO BE INSTALLED AS PER PART 8 OF THE O.B.C. AND AS PER DETAILS THIS SHEET.
4. MINIMUM CLEARANCES FROM TILE BED DISTRIBUTION PIPE TO:
 - DUG WELL = 15.0m
 - PROPERTY LINE = 30.0m
 - PROPERTY LINE = 3.0m
 - BUILDING = 5.0m
 - LAKE, STREAM ETC. = 15.0m
 MINIMUM CLEARANCES FROM SEPTIC TREATMENT UNITS TO:
 - WELL = 15.0m
 - BUILDING = 1.5m
 - PROPERTY LINE = 3.0m
 - LAKE, STREAM ETC. = 15.0m
 NOTE: MUNICIPAL WATER IS AVAILABLE TO SITE.
5. TILE BED SUBGRADE AREA TO BE SCARIFIED PRIOR TO PLACEMENT OF SAND FILL.
6. DO NOT CONNECT ANY WATER TREATMENT SYSTEMS FOR DISCHARGE INTO THE SEPTIC SYSTEM. (i.e. WATER SOFTENER ETC.)
7. DAILY DESIGN SEWAGE FLOW CALCULATION
 EXISTING DESIGN BASED ON WATER RECORDS.
 UNIT 1 = 0.24 cu.m./DAY
 UNIT 2 = 2.20 cu.m./DAY
 ADDITION = 0.87 cu.m./DAY
 TOTAL = 3.31 cu.m./DAY + 3 ADDITIONAL EMPLOYEES (22/19 = 1.16 INCREASE) = 3.83 cu.m./DAY or 3830 L./DAY
8. FILTER BED DESIGN:
 USE 10 ROWS @ 6.10m (20') = 61.0m (200') TOTAL LENGTH OF TILE.
 FILTER MEDIUM SURFACE:
 7.90 x 12.88m = 101.75 sq.m. (76.66 sq.m. MIN.)
 FILTER MEDIUM BASE:
 13.98m x 18.96m o/o = 265.06sq.m. (255.47 sq.m. MIN.)
 CONTACT AREA:
 30.0m x 32.0m o/o = 960 sq.m. (958.25 sq.m. MIN.)
9. SEPTIC TANK SHALL BE 11,273 LITRE MIN. PRECAST CONCRETE c/w EFFLUENT FILTER ON THE OUTLET PIPE WITH MAINTENANCE ACCESS OPENING TO GROUND SURFACE.
10. BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (i.e. TRANSFORMERS, STREET LIGHTS, PEDESTALS ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION (1.5m MIN. CLEARANCE).
11. STRUCTURAL FILL MAY BE REQUIRED ON THE SUBJECT LOT. THE BUILDER/CONTRACTOR IS ADVISED TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO ENSURE FOOTINGS ARE FOUND ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.

T.B.M. No. 3 ELEV. = 247.79m (GEO)
 TOP OF S.E. BOLT TO SIGN BASE ON SUBJECT LOT AS SHOWN.

T.B.M. No. 4 ELEV. = 249.23m (GEO)
 NAIL IN LIGHT POST ON SUBJECT LOT AS SHOWN.

NO.	REVISION	DATE (MM/DD/YY)	BY
1	GENERAL REVISIONS TO WATER SERVICE NOTES	8/18/11	W.S.M.



440 HARDY ROAD UNIT #1 BRANTFORD - ONTARIO N3T 5L8
 TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneng.com

PROJECT:
PROPOSED VET. CLINIC, GAS BAR & CONVENIENCE STORE
 693 COLBORNE STREET WEST
 COUNTY OF BRANT

CLIENT:
 ROGER DAVIS

SITE DEVELOPMENT PLAN

DESIGN:	J.C.T.	SCALE:	1:400
DRAWN:	KP.B.	JOB No:	212
CHECKED:	J.H.C.	DWG. No:	212-2
SHEET:	1 of 1		
DATE:	MAY 20/11		