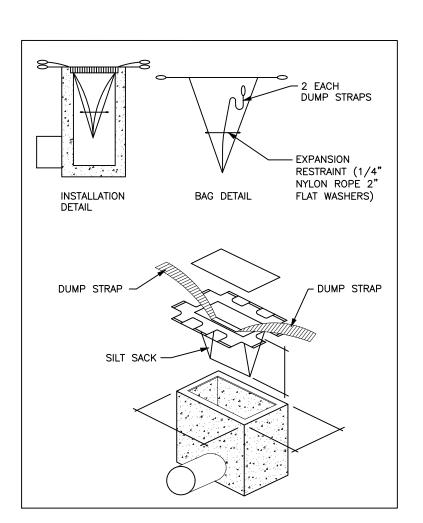
SITE STATISTICS

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	RC	RC
LOT AREA (sq. m.)	365.2 **	460.0 (230.0/UNIT) MIN.
LOT WIDTH (m)	11.02 **	12.00 (6.00/UNIT) MIN.
GROUND FLOOR AREA (sq. m.)	104.0	N/A
LOT COVERAGE	28.5%	40% MAX.
FRONT YARD (m)	7.20	6.00 or ESTAB. MIN.
REAR YARD (m)	13.70	7.50 MIN.
SIDE YARD (m)	1.25 & 1.25	0.60 MIN.
PERCENTAGE OF FRONT YARD LANDSCAPED	50.0%	50% MIN.
BUILDING HEIGHT (m)	2 STOREYS	3 STOREYS MAX.

** ITEM REQUIRES A VARIANCE



SILT SACK DETAIL

SILTATION CONTROL NOTES:

- THE APPLICANT/OWNER SHOULD BE AWARE THAT 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 NUMBER
- 2. THE SILTATION & EROSION CONTROL (SEC) MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. SITE CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE FNGINFFR DURING CONSTRUCTION.
- 3. ALL SEC MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 4. OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT SITE UNTIL A COMPLETE GRASS/VEGETATION COVER
- ONLY AT THE DIRECTION OF THE ENGINEER ARE THE SEC MEASURES TO BE REMOVED.
- 6. SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED, AND THE CONSULTANT MUST PROVIDE CONFIRMATION THAT ALL APPROVED SILTATION AND FROSION CONTROL FACILITIES HAVE BEEN INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING, EXCAVATION OR
- 7. CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCE OF IMMEDIATE CONSTRUCTION.
- 8. STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES.
- 9. THE OWNER IS RESPONSIBLE TO ENSURE THE MUNICIPAL ROADWAYS ARE CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE, AT THE END OF EACH
- ALL DISTURBED AREAS, NOT INCLUDED IN THE CONSTRUCTION ZONE, ARE TO BE TOPSOILED AND SEEDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.
- 11. ALL EXISTING AND PROPOSED CATCHBASINS ON THE SUBJECT PROPERTY, PLUS ANY CATCHBASINS WITHIN THE INFLUENCE OF RUNOFF FROM THE SITE, ARE TO BE PROTECTED WITH FILTER CLOTH OR APPROVED EQUIVALENT.

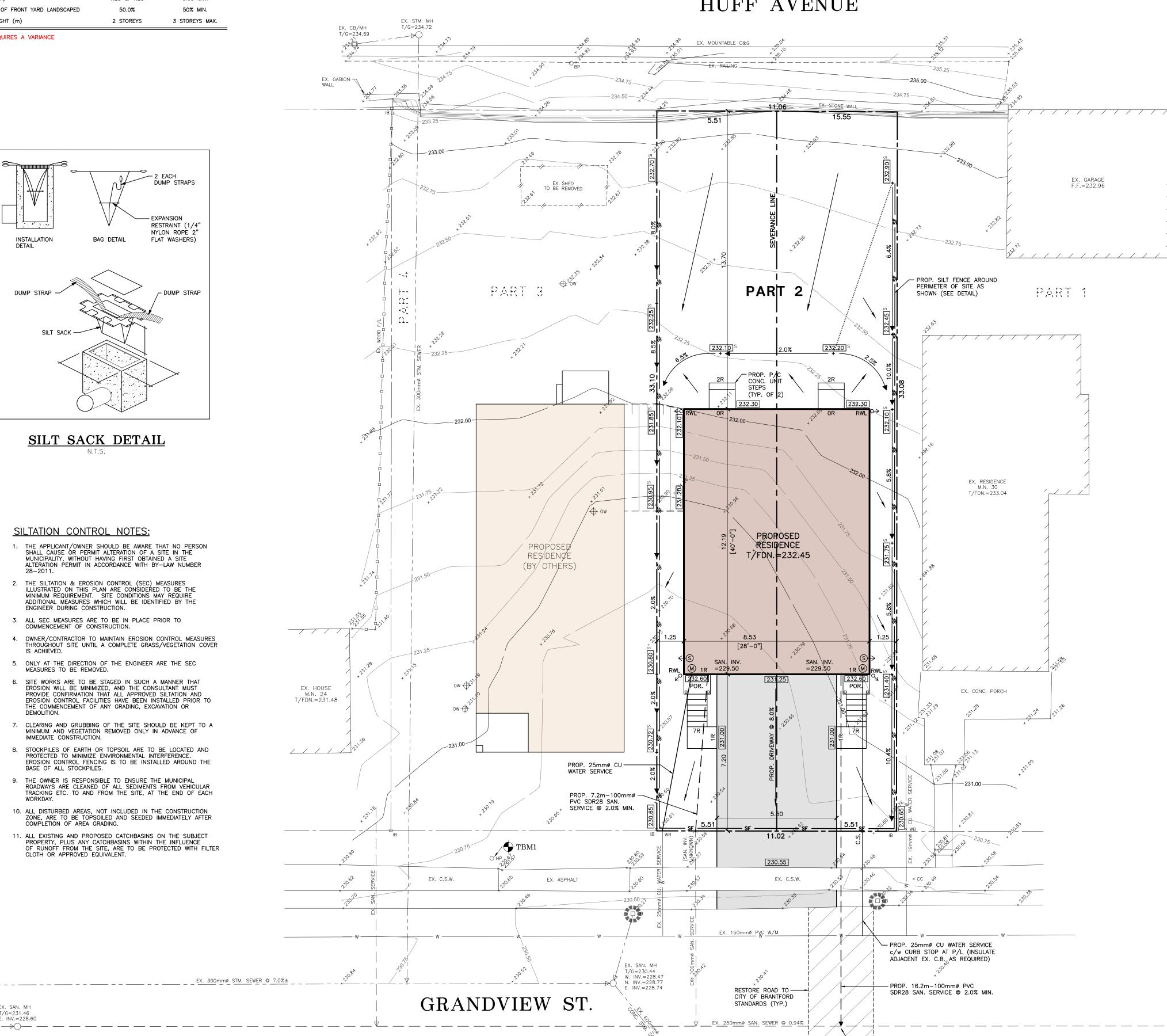
EX. SAN. MH

T/G=231.46 E. INV.=228.60

PROP. TOP/FDN = 232.45mBASED ON 0.15m EXPOSED AT REAR | PROP. U/S FTG = 229.91mBASED ON 2.39m [7'-10"] FDN WALL & 0.15m [6"] FTG (TYPICAL) PROP. FIN. FLOOR = 232.74mPROP. BSM'T FLOOR = 230.14m

EX. E/P

HUFF AVENUE



EX. SAN. MAIN INV.=228.25 PROP. SAN. SERV. INV.=228.50±

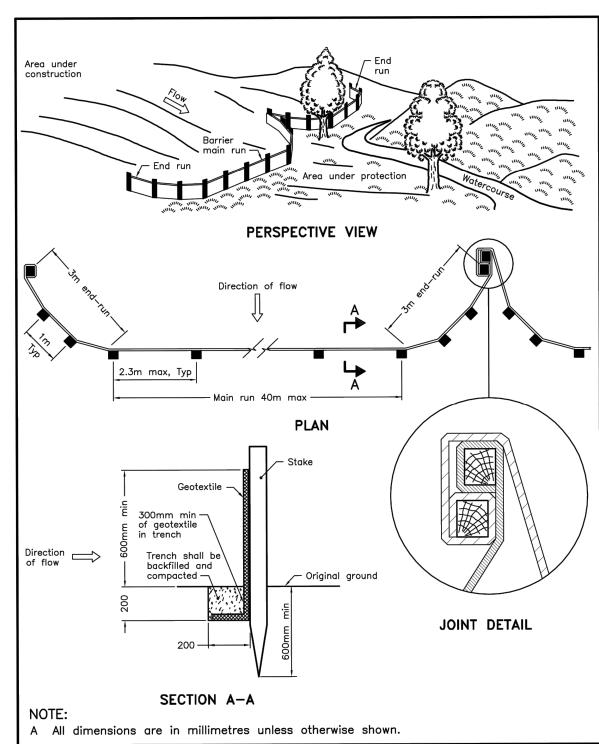
NOTES (CONTINUED):

- 16. A DRIVEWAY PERMIT WILL BE REQUIRED FOR THE CONSTRUCTION OF NEW DRIVEWAY(s) TO THE SUBJECT LANDS. ANY EXISTING DRIVEWAYS AND CURB CUT THAT WILL NOT BE UTILIZED BY THE PROPOSED DRIVEWAY SHALL BE RESTORED TO PROPER BOULEVARD AND CURB. THE OWNER'S CONTRACTOR MAY BE REQUIRED TO OBTAIN A RIGHT-OF-WAY ACTIVITY PERMIT. THE
- 17. PERMIT WILL BE REQUIRED IF THERE IS WORK INVOLVING EXCAVATION/ROAD CUTS. OCCUPATION/ACCESS RESTRICTION LASTING LONGER THAN A VERY SHORT DURATION AS DEFINED BY THE RIGHT-OF-WAY ACTIVITY POLICY, AND/OR INSTALLATION/
 ALTERATION OF DRIVEWAYS IN THE CITY STREET RIGHTS-OF-WAY.
- 18. THE OWNER WILL BE REQUIRED TO OBTAIN A STREET EXCAVATION PERMIT PRIOR TO COMMENCING WORK WITHIN THE CITY ROAD
- 19. A TEMPORARY ROAD/SIDEWALK OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY PROPOSED WORK WITHIN THE MUNICIPALITY OWNED ROAD LASTING LONGER THAN A VERY SHORT DURATION AS
- 20. THE OWNER MUST OBTAIN A WATER SERVICE CONNECTION PERMIT AND PAY ALL APPLICABLE FEES PRIOR TO COMMENCING ANY WORK TO CONNECT THE 25mm WATER SERVICES TO THE MAIN.
- 21. A SEWER LATERAL CONNECTION PERMIT WILL BE REQUIRED FOR ANY PROPOSED SANITARY & STORM SERVICE CONNECTIONS. THE OWNER'S CONTRACTOR MAY BE REQUIRED TO OBTAIN A RICHT-OF-WAY ACTIVITY PERMIT. THE PERMIT WILL BE REQUIRED IF THERE IS WORK INVOLVING EXCAVATION/ROAD CUTS. OCCUPATION/ACCESS RESTRICTION LASTING LONGER THAN A VERY SHORT DURATION AS DEFINED BY THE RIGHT-OF-WAY ACTIVITY POLICY, AND/OR INSTALLATION/ALTERATION OF DRIVEWAYS IN THE CITY STREETS RIGHTS-OF-WAY.
- 22. AN APPLICATION FOR WASTEWATER ALLOCATION MAY BE REQUIRED FOR ANY PROPOSED ADDITIONAL WASTEWATER GENERATION AS PER
- 23. THE CITY WILL COMPLETE THE INSPECTION OF ALL CONNECTIONS
- 24. THE DEVELOPMENT MUST BE METERED DURING CONSTRUCTION, THE OWNER IS RESPONSIBLE TO PAY THE CURRENT FEE PER CUBIC METRE FOR THE QUANTITY OF WATER USED.
- 25. ADDITIONALLY, THE PAYMENT OF A SEWER LATERAL INSPECTION FEE WILL BE APPLICABLE FOR THE CONSTRUCTION OF NEW SEWER LATERALS WITHIN THE CITY'S RIGHT-OF-WAY. THE COST FOR IIS INSPECTION FEE WILL BE DETERMINED DURING THE SITE ALTERATION PERMIT PROCESS
- 26. TAPPING OF THE WATERMAIN HAVE TO BE IN COMPLIANCE TO THE MOE'S REGULATION 128/04.
- 27. THE CONTRACTOR WILL SUBMIT THE SUBCONTRACTOR'S NAME WHO WILL BE TAPPING THE EXISTING WATERMAIN TO THE CITY FOR APPROVAL PRIOR TO ANY WATERMAIN TAPPING.
- 28. WATERMAINS TO BE INSTALLED WITH A MINIMUM COVER OF 1.85m BELOW FINISHED GRADE.

GRADE IN BUILDING.

- 29. WATER SERVICE TO BE PROTECTED BY A PLASTIC SLEEVE FOR THE LENGTH OF THE SERVICE IF IT PASSES UNDER THE FRONT PORCH FOOTING AND BUILDING FOOTING UNTIL BROUGHT TO
- 30. WATER SERVICE MUST BE BROUGHT TO GRADE IMMEDIATELY AFTER PASSING UNDER THE FOOTING AND THE WATER METER PLACED IN THIS LOCATION, REFER TO STD. DWG. W-100 & W-100A.
- 31. THE DEVELOPMENT MUST COMPLY WITH ALL FUTURE REQUIREMENTS OF THE PROVINCIAL WASTE POLICY STATEMENT (BILL 151, WASTE FREE ONTARIO (WFOA) AND "FOOD AND ORGANIC WASTE FRAME—WORK IN ONTARIO" PART 'B' WASTE POLICY STATEMENT.
- 32. THE SANITARY SERVICES SHALL BE CONSTRUCTED OF MATERIALS, AND JOINTS, THAT ARE EQUIVALENT TO WATERMAIN STANDARDS AND SHALL BE PRESSURE TESTED, IN ACCORDANCE WITH DIVISION 701

OF THE OPSS AT A PRESSURE OF 350 kPa, WITH NO LEAKAGE.



ONTARIO PROVINCIAL STANDARD DRAWING LIGHT-DUTY SILT FENCE BARRIER

EX. SAN. MH

T/G=230.41

W. INV.=228.07

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Nov 2015 Rev 2

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

LEGEND:

EXISTING ELEVATIONS 200.00 PROPOSED ELEVATIONS PROPOSED SWALE ELEVATIONS PROPOSED SWALE

GENERAL DRAINAGE PROPOSED RAINWATER LEADER PROPOSED SUMP PUMP DISCHARGE PROPOSED WATER METER

PROPOSED SILT FENCE SILT SACK AS SHOWN

1. ALL ELEVATIONS SHOWN ARE METRIC.

- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (ie. SIDEYARDS, SETBACKS, REARYARDS ETC.)
- ALL ELEVATIONS SHOWN ARE METRIC
- BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES e. TRANSFORMERS, STREET LIGHTS, HYDRANTS, PEDESTALS C.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION. 1.5m MINIMUM CLEARANCE)
- THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUNDED ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED
- 6. NO WINDOWS/UNPROTECTED OPENINGS PERMITTED WHERE BUILDING SETBACK LESS THAN 1.2m.
- THE OWNER IS RESPONSIBLE FOR THE MANAGEMENT OF ALL WASTE AND RECYCLABLES MATERIALS DURING CONSTRUCTION.
- THE OWNER IS RESPONSIBLE FOR CALLING THE CITY TO BEGIN CURBSIDE COLLECTION UPON OCCUPANCY.
- WEEPING TILE DRAINAGE AROUND HOUSE FOOTING TO BE DISCHARGED TO GRADE VIA A SUMP PUMP c/w A 'GOOSE-NECK'
- O. ALL MATERIALS AND CONSTRUCTION METHODS HAVE TO COMPLY WITH THE LATEST VERSION OF THE CITY'S LINEAR DESIGN AND CONSTRUCTION MANUAL AND THE ONTARIO
- 11. FULL PUBLIC SERVICES ARE TO BE CONSTRUCTED, OR REPLACED
- IF DAMAGED (SIDEWALK, BOULEVARDS, DRIVEWAY APPROACHES ETC
- ONE CONNECTION FROM THE SITE TO WATER, SANITARY & STORM SERVICES PERMITTED, MULTIPLE CONNECTIONS ARE NOT PERMITTED
- ANY SURPLUS SANITARY AND STORM PRIVATE DRAIN CONNECTIONS TO THE SUBJECT LANDS ARE TO BE ABANDONED, AND MUST BE CAPPED IN CONCRETE AT THE PROPERTY LINE. ANY SURPLUS WATER SERVICES ARE TO BE ABANDONED AT THE MAIN AS PER
- 14. THE INSTALLATION OF NEW WATER AND SEWER CONNECTIONS TO THE PROPOSED DEVELOPMENT MAY NECESSITATE THE COMPLETE RESURFACING OF THE ROADWAY, ABUTTING THE PROPOSED DEVELOPMENT, DEPENDING ON THE LOCATION AND DEPTH OF NEW SERVICES. ADDITIONALLY, THE PAYMENT OF A SEWER LATERAL INSPECTION FEE WILL BE APPLICABLE FOR THE CONSTRUCTION OF NEW SEWER LATERALS WITHIN THE CITY'S RIGHT-OF-WAY. THE COST FOR THIS INSPECTION FEE WILL BE DETERMINED DURING THE

SITE ALTERATION PERMIT PROCESS.

. THE OWNER WILL BE REQUIRED TO OBTAIN A ROAD CUT PERMIT IF REQUIRED. THE OWNER'S CONTRACTOR MAY BE REQUIRED TO OBTAIN A RIGHT-OF-WAY ACTIVITY PERMIT. THE PERMIT WILL BE REQUIRED IF THERE IS WORK INVOLVING EXCAVATION/ROAD CUTS. OCCUPATION/ACCESS RESTRICTION LASTING LONGER THAN A VERY SHORT DURATION AS DEFINED BY THE RIGHT-OF-WAY ACTIVITY POLICY, AND/OR INSTALLATION/ALTERATION OF DRIVEWAY IN THE CITY STREETS RIGHTS-OF-WAY.

T.B.M. No. 1 ELEV. = 231.24m NAIL IN HYDRO POLE IN FRONT OF SUBJECT PROPERTY AS SHOWN.

DATE (MM/DD/YY) REVISION J.H. COHOON



CONSULTING ENGINEERS 440 HARDY ROAD , UNIT #1 , BRANTFORD - ONTARIO , N3T 5L8

ENGINEERING

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PROPOSED SEMI-DETACHED **DWELLING** 28 GRANDVIEW STREET CITY OF BRANTFORD

MAYBERRY HOMES

SITE PLAN

DESIGN:	R.W.P.	SCALE: 1:100	
DRAWN:	K.P.B.	JOB No: 16856	
CHECKED:	R.W.P.		
SHEET:	1 of 1	DWG. No:	

AUG. 1/24

16856-SP1