

PROPOSED INDUSTRIAL DEVELOPMENT

PART OF LOTS 40 & 41, CONCESSION 4

GEOGRAPHIC TOWNSHIP OF BRANTFORD, CITY OF BRANTFORD

344 HENRY STREET, BRANTFORD, ONTARIO



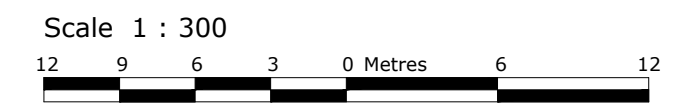
KEY PLAN

LIST OF DRAWINGS

V000	INDEX SHEET
V100	EXISTING CONDITIONS
V101	SITE PLAN
V102	FIRE ROUTE
V201	VEHICLE DRIVE PLAN
V202	VEHICLE DRIVE PLAN 2
C101	EROSION AND SILTATION PLAN
C102	GRADING PLAN
C103	GRADING PLAN DETAILS
C201	SITE SERVICING PLAN
C202	SITE SERVICING DETAILS
C301	STORM WATER MANAGEMENT PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN DETAILS
L201	SIGN PLAN
L301	PHOTOMETRIC PLAN
L302	PHOTOMETRIC PLAN

REV.	DESCRIPTION	DATE	APPROVED BY
3	REVISED FOR CITY COMMENTS SUBMISSION 3	2024.01.05	CHM
2	REVISED FOR CITY COMMENTS	2023.07.12	CHM
1	REVISED FOR COMMENTS	2023.02.08	CHM
0	INITIAL RELEASE	2020.10.09	--

PROJECT
PROPOSED SITE PLAN DEVELOPMENT OF
 PART OF LOTS 40 & 41
 CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF BRANTFORD
 CITY OF BRANTFORD
 -
 344 HENRY STREET
 BRANTFORD, ONTARIO
 CITY FILE NO. SPC-23-21



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

BEARING NOTE
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ANTECH DESIGN & ENGINEERING GROUP
 Engineers and Urban Planners
 25 King Street, Brantford, ON. N3T 3C4
www.antechedesign.com

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CLIENT
 MCI DEVELOPMENTS
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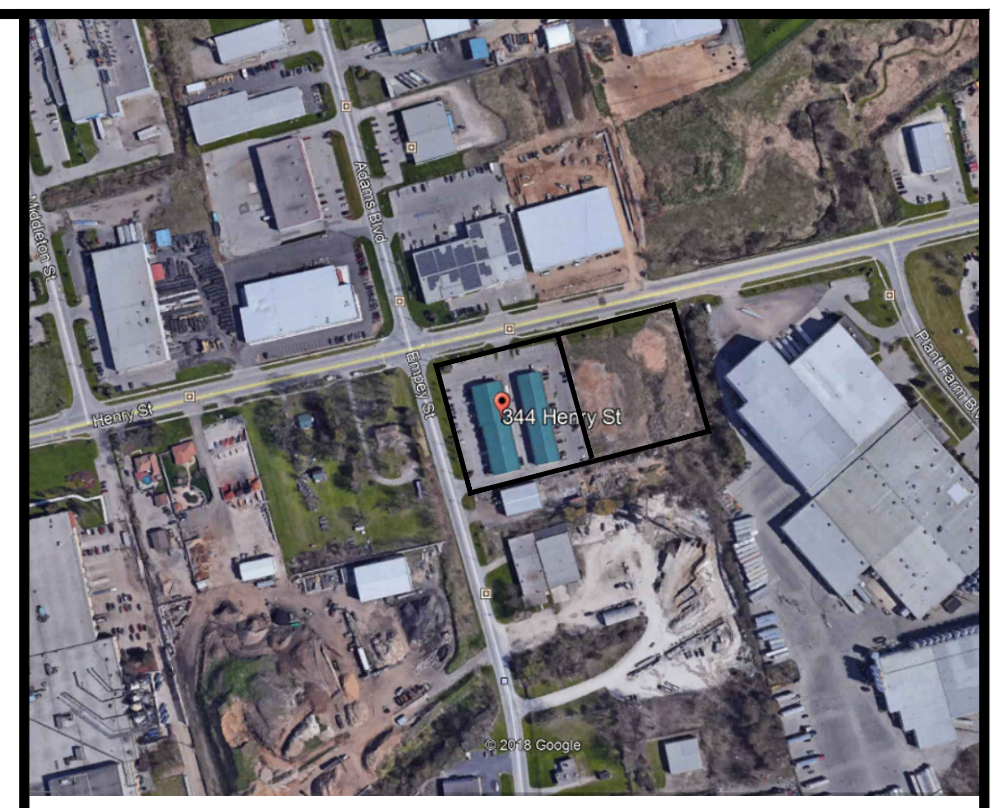
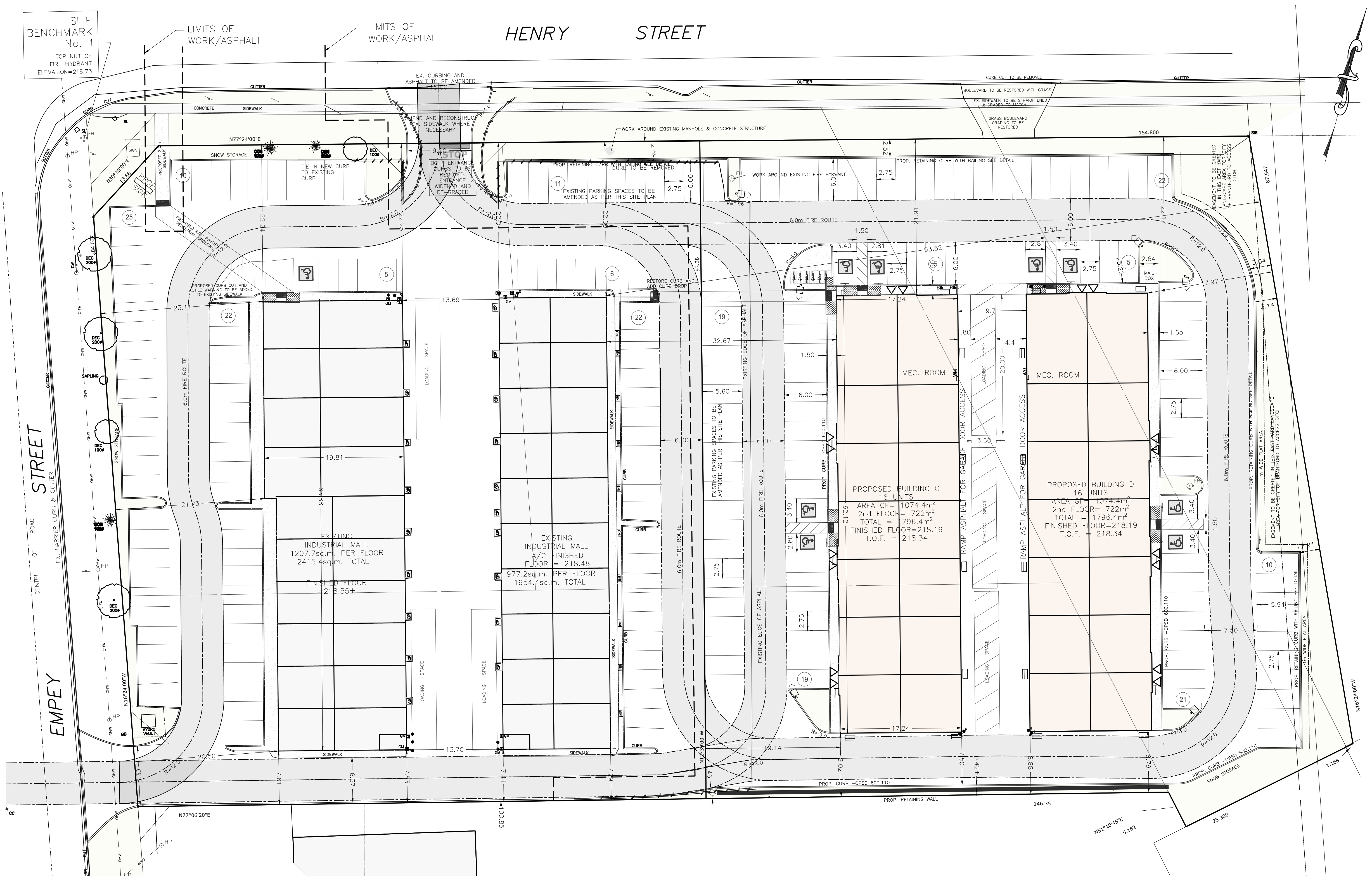
	DRAWN:	CHECKED:	DATE:
	CHM	JAB	2020.10.09
SHEET:			REV.
INDEX			
DRAWING NO.			
180409 - INDEX			3

SITE STATISTICS

ZONING REQUIREMENTS	PROPOSED
ZONING CATEGORY	GENERAL INDUSTRIAL SPECIAL M2-43
REQUIREMENTS	
MINIMUM LOT AREA	2000m ²
MINIMUM LOT FRONTAGE	30.0m
BUILDING AREA	1207.7m ²
BUILDING A (EXISTING)	977.2m ²
BUILDING B (EXISTING)	1108.9m ²
BUILDING C (PROPOSED)	1108.9m ²
BUILDING D (PROPOSED)	4402.7m ²
TOTAL BUILDING AREA	4402.7m ²
MINIMUM LOT COVERAGE	15.0%
0.8ha AND OVER	28.0%
MAXIMUM BUILDING HEIGHT	15.0m
FRONT YARD SETBACK EMPEY STREET	15.0m
REAR YARD SETBACK	3.0m
SIDE YARD	9.0m
EXTERIOR	9.0m
INTERIOR	9.0m
LANDSCAPE OPEN SPACE	10%
BUFFERING	1.5m
ABUTTING A STREET	1.5m

SITE STATISTICS - PARKING

PARKING SPACES	ZONING REQUIREMENTS	PROPOSED
TOTAL BUILDING AREA	8423.6m ² (ALL @ 2 STORIES)	8423.6m ² = 4211.8
REQUIRED LOADING SPACES	6	6
ACCESSIBLE SPACES	4% (8)	9
PARKING SPACE DIM.	2.75m X 5.6m	2.75m X 5.6m
ACC. PARKING SPACE DIM.	4.6 X 5.6m	4.6m X 5.6m
LOADING SPACE DIMENSIONS	3.5m X 20.0m	3.5m X 20.0m



KEY PLAN

- NOTES**
- ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA COMPLETED BY WEST & RUSKA LTD. ONTARIO LAND SURVEYORS THEIR FILE P200031 DATED MARCH 2020.
 - THE POSITION & SIZE OF POLE LINES, CONDUITS, WATERMANS, 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.
 - ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION & REPAIR OF MUNICIPAL SERVICES SHALL BE TO THE SATISFACTION OF THE GENERAL MANAGER OF PUBLIC WORKS.
 - REMOVE CURBS, POUR NEW CURBS FOR ANY NEW DRIVEWAYS OR DRIVEWAYS TO BE ABANDONED AND / OR MADE GOOD. RESTORE SIDEWALKS AS REQUIRED.
 - 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.
 - 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.
 - 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.
 - STREET EXCAVATION PERMITS ARE REQUIRED FOR ANY WORK IN CITY RIGHT OF WAY BY ANY CONTRACTOR.
 - PRIVATE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL SERVICING, UTILITIES & COSTS.
 - STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES.
 - DRIVEWAY SLOPES MUST BE 8% MAXIMUM, AND SIDEWALK CROSS FALL 2% TO 4% MAXIMUM.
 - A 5.0 M DRIVEWAY VISIBILITY TRIANGLE ON EITHER SIDE OF THE DRIVEWAYS PROJECTED FROM WHERE THE PROPERTY LINES MEETS THE DRIVEWAY IS REQUIRED WHERE NO PLANT MATERIAL/STRUCTURE GREATER THAN 0.6M IS TO BE PLANTED WITHIN THIS AREA.
 - 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 28-2011.
 - EXISTING PARKING TO REMAIN UNLESS OTHERWISE NOTED.

REV.	DESCRIPTION	DATE	APPROV BY
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PROJECT

PROPOSED SITE PLAN DEVELOPMENT OF

PART OF LOTS 4 & 11
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF BRANTFORD
CITY OF BRANTFORD

344 HENRY STREET
BRANTFORD, ONTARIO

CITY FILE NO. SPC-23-21

Scale 1 : 300

UNITS & CONVERSION

ALL DIMENSIONS IN METRES.
(CONVERT TO FEET: DIVIDE BY 0.3048)

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B", BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999603.

ANTECH DESIGN & ENGINEERING GROUP
Engineers and Urban Planners
25 King Street, Brantford, ON. N3T 3C4
www.atechdesign.com

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CLIENT

MCI DEVELOPMENTS

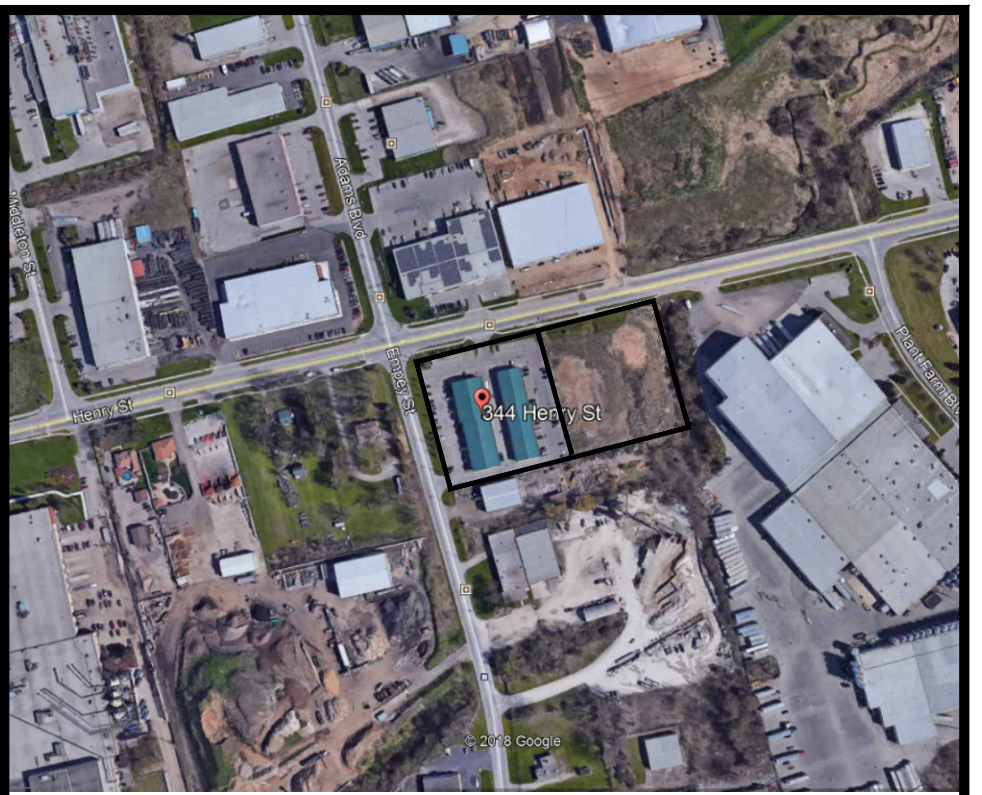
SURVEY SYMBOLS	STORM, SANITARY, WATER SERVICE SYMBOLS	UTILITY SERVICES SYMBOLS	GRADING SYMBOLS	OTHER SYMBOLS	UNDERGROUND SERVICES	PROPERTY LINES
<ul style="list-style-type: none"> FOUND MONUMENTS SET MONUMENTS IRON BAR STD. IRON BAR SHORT STD. IRON BAR CUT CROSS NAIL & WASHER 	<ul style="list-style-type: none"> REGISTERED PLAN ORIGIN UNKNOWN MEASURED PROPORTIONED WITNESS BENCHMARK PIPE PIPE PIPE INVERT DIM. WATER VALVE CURB STOP VALVE VALVE CHAMBER DRAIN WATER WELL 	<ul style="list-style-type: none"> MANHOLE - SANITARY MANHOLE - STORM CATCH BASIN MANHOLE DBL. CATCH BASIN MANHOLE MANHOLE - HYDRO MANHOLE - TRAFFIC MANHOLE - BELL MANHOLE - FIBER OPTIC MANHOLE - UNSPECIFIED GAS VALVE GAS MARKER UTILITY POLE HYDRO POLE BELL POLE LIGHT STD. HYDRO LIGHT STD. HYDRO GUIDE WIRE BELL GUIDE WIRE HYDRO TRANSFORMER BELL MARKER BELL PEDESTAL CABLE TV MARKER CABLE PEDESTAL 	<ul style="list-style-type: none"> EXISTING GRADE (m) PROPOSED GRADE (m) SEDIMENT TRAP DIRECTION OF SURFACE WATER 	<ul style="list-style-type: none"> TREELINE TRAFFIC SIGN RAILWAY SIGN SIGN (OTHER) TRAFFIC LIGHT TRAFFIC CONTROL BOX RAILWAY SIGNAL CTRL BOX FLAG POLE DECORATIVE POLE BOLLARD PLR PILLAR GUARD POST MAIL BOX PARKING METER FLOOD LIGHT AIR CONDITIONER 	<ul style="list-style-type: none"> ST - ST - STORM S - S - SANITARY B - B - BELL / PHONE / CABLE P - P - HYDRO G - G - GAS W - W - WATER 	<ul style="list-style-type: none"> PROPERTY LINES OVER-HEAD WIRES SILT FENCING - LIGHT DUTY SILT FENCING - HEAVY DUTY SWALE / DIRECTION GRADE SLOPE INDICATOR (W SLOPE ABOVE), OVERALL DISTANCE (BELOW)

PROFESSIONAL ENGINEER
J.A. BUTLER
2024-01-05
PROVINCE OF ONTARIO

DRAWN: CHM, CHECKED: JAB, DATE: 2020.10.09

SHEET: SITE PLAN

DRAWING NO. 180409 - V101, REV. 3



KEY PLAN

- NOTES**
1. ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA COMPLETED BY WEST & RUSKA LTD. ONTARIO LAND SURVEYORS THEIR FILE #200031 DATED MARCH 2020.
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 3. FIRE HYDRANTS SHALL BE SPACED AT 90 METER INTERVALS ALONG THE FIRE ACCESS ROUTE.
 4. FIRE ACCESS ROUTES SHALL BE LOCATED SO THAT THE PRINCIPAL ENTRANCE AND EVERY REQUIRED ACCESS OPENING ARE LOCATED NOT LESS THAN 3M AND NOT MORE THAN 15M FROM THE CLOSEST PORTION OF THE ACCESS ROUTE FOR FIRE DEPARTMENT USE, MEASURED HORIZONTALLY FROM THE FACE OF THE BUILDING. FIRE ACCESS ROUTES SHALL HAVE A SLOPE OF NOT MORE THAN 8% OVER A MINIMUM DISTANCE OF 15M.
 5. FIRE ROUTE SIGNS COMPLYING WITH CITY OF BRANTFORD BYLAW 144-88.

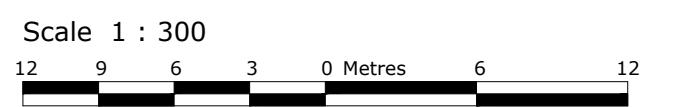
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PROPOSED SITE PLAN DEVELOPMENT OF

PART OF LOTS 4 & 41
CONCESSION 4
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CITY OF BRANTFORD

344 HENRY STREET
BRANTFORD, ONTARIO

CITY FILE NO. SPC-23-21



UNITS & CONVERSION
ALL DIMENSIONS IN METRES.
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CLIENT
MCI DEVELOPMENTS

	DRAWN: CHM CHECKED: JAB DATE: 2020.10.09
	SHEET: FIRE ROUTE DRAWING NO.: 180409 - V102 REV: 3

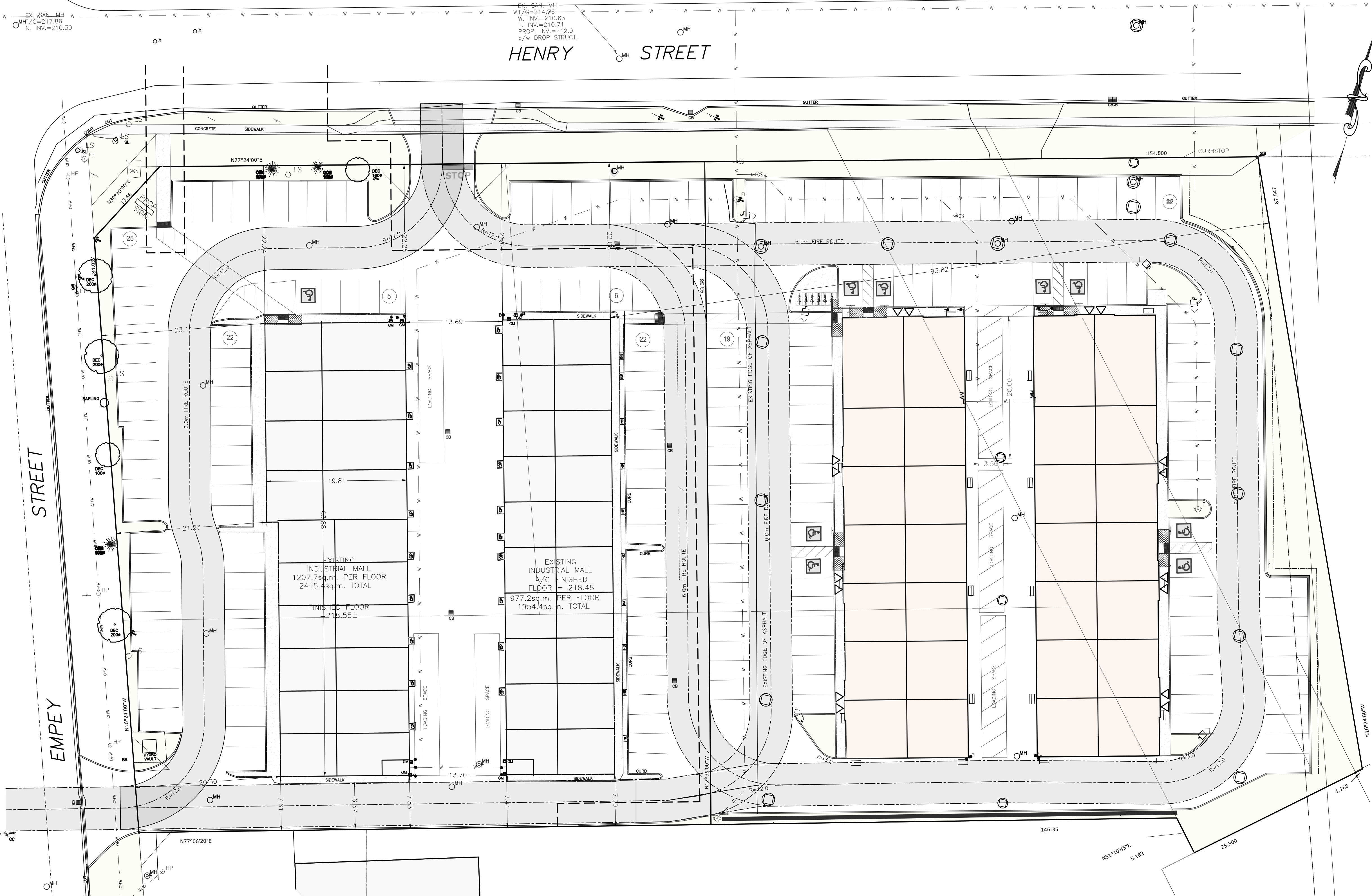
EX. STM. MH
T/G=215.80
W. INV.=215.80
E. INV.=215.79

EX. SAN. MH
T/G=215.04
N. INV.=210.29

EX. SAN. MH
T/G=214.86
W. INV.=210.63
E. INV.=210.71
PROP. INV.=212.0
C/W DROP STRUCT.

HENRY STREET

EMPEY STREET



SURVEY SYMBOLS		STORM, SANITARY, WATER SERVICE SYMBOLS		UTILITY SERVICES SYMBOLS		GRADING SYMBOLS		OTHER SYMBOLS		UNDERGROUND SERVICES		PROPERTY LINES	
■ FOUND MONUMENTS	PL REGISTERED PLAN	◇ HYD FIRE HYDRANT	○ MH-S MANHOLE - SANITARY	○ ○ GAS VALVE	(HGUY) HYDRO GUIDE WIRE	○ EXISTING GRADE (m)	○ TREE LINE	○ ○ FLAG POLE	— ST — ST — STORM	— — — — — PROPERTY LINES	— — — — — OVER-HEAD WIRES	— — — — — S — S — S SANITARY	— — — — — SILT FENCING - LIGHT DUTY
□ SET MONUMENTS	OU ORIGIN UNKNOWN	○ IS SPRINKLER HEAD	○ MH-ST MANHOLE - STORM	○ ○ BOREHOLE	(BGUY) BELL GUIDE WIRE	○ PROPOSED GRADE (m)	○ TRAFFIC SIGN	○ ○ BOLLARD	— — — — — BELL / PHONE / CABLE	— — — — —	— — — — —	— — — — — SILT FENCING - HEAVY DUTY	— — — — — SWALE / DIRECTION
IB IRON BAR	M MEASURED	○ BH TEST HOLE	○ CBMH DBL. CATCH BASIN MANHOLE	○ ○ MONITORING WELL	(HTRN) HYDRO TRANSFORMER	○ TC = TOP OF CURB	○ RAILWAY SIGN	○ ○ GUARD POST	— — — — —	— — — — —	— — — — —	— — — — — GRADE SLOPE INDICATOR	— — — — — OVERALL DISTANCE (BELOW)
SB STD. IRON BAR	PROP. PROPORTIONED	○ ○ BOREHOLE	○ MH-T MANHOLE - HYDRO	○ ○ CULVERT	(BMRK) BELL MARKER	○ TC = BOTTOM OF CURB	○ SIGN (OTHER)	○ ○ MAIL BOX	— — — — —	— — — — —	— — — — —	— — — — —	— — — — —
SSB SHORT STD. IRON BAR	WT WITNESS	○ ○ BOREHOLE	○ MH-B MANHOLE - BELL	○ ○ CATCH BASIN	(BP) BELL PEDESTAL	○ TW = TOP OF WALL	○ TRAFFIC LIGHT	○ ○ PARKING METER	— — — — —	— — — — —	— — — — —	— — — — —	— — — — —
CC CUT CROSS	BM BENCHMARK	○ ○ BOREHOLE	○ MH-F MANHOLE - FIBER OPTIC	○ ○ DOUBLE CATCH BASIN	(CMTK) CABLE TV MARKER	○ SW = SWALE	○ TRAFFIC CONTROL BOX	○ ○ FLOOD LIGHT	— — — — —	— — — — —	— — — — —	— — — — —	— — — — —
N&W NAIL & WASHER	○ IP IRON PIPE	○ ○ BOREHOLE	○ MH UNSPECIFIED	○ ○ DITCH INLET CATCH BASIN	(CTV) CABLE PEDESTAL	○	○ RAILWAY SIGNAL CTRL BOX	○ ○ AIR CONDITIONER	— — — — —	— — — — —	— — — — —	— — — — —	— — — — —



KEY PLAN

- TRUCK DRAWING NOTES**
- TRUCK SHOWN ON DRAWING IS A PUMPER FIRE TRUCK.
 - TRUCK DIMENSIONS ARE AS FOLLOWS:

PUMPER FIRE TRUCK DIMENSIONS:

LENGTH	-	12.19m
WIDTH	-	2.49m
WALL-TO-WALL TURN RADIUS	-	12.88m
CURB-TO-CURB TURN RADIUS	-	11.31m
GROUND CLEARANCE	-	0.200m

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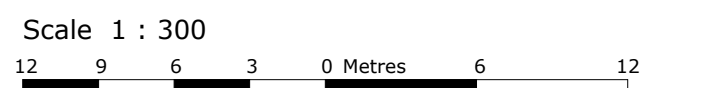
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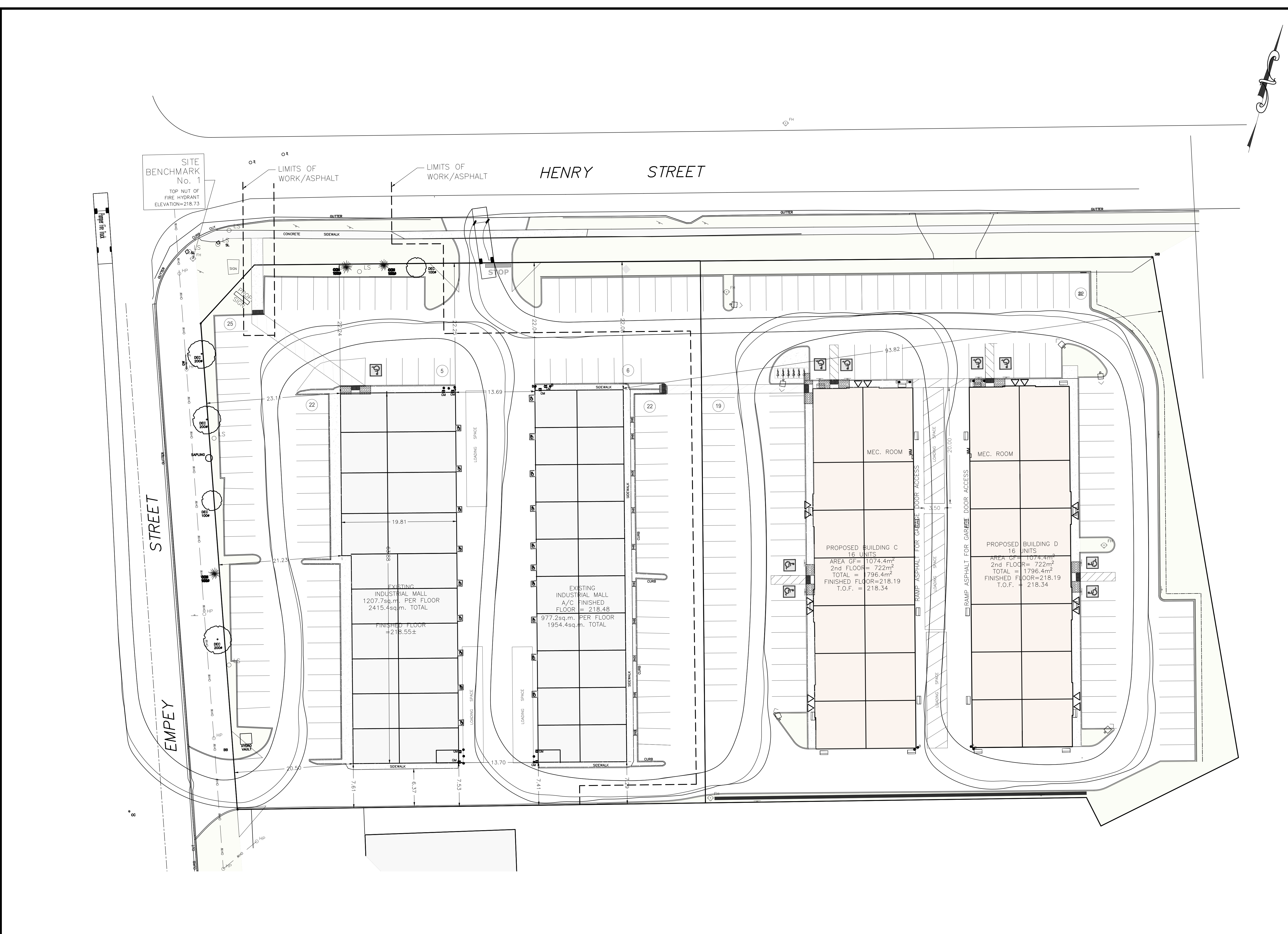
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MCI DEVELOPMENTS



SURVEY SYMBOLS		STORM, SANITARY, WATER SERVICE SYMBOLS		FIRE HYDRANT		UTILITY SERVICES SYMBOLS		GRADING SYMBOLS		OTHER SYMBOLS		UNDERGROUND SERVICES	
■ FOUND MONUMENTS	PL REGISTERED PLAN	○ INV = ## PIPE INVERT DIM.	◇ HYD FIRE HYDRANT	○ MH-S MANHOLE - SANITARY	○ GVS GAS VALVE	○ EXISTING GRADE (m)	○ TR	○ T	○ ST ST	○ ST	○ ST	○ ST	○ ST
□ SET MONUMENTS	OU ORIGIN UNKNOWN	○ W WATER VALVE	○ IS SPRINKLER HEAD	○ MH-ST MANHOLE - STORM	○ GMR GAS MARKER	○ PROPOSED GRADE (m)	○ TRS	○ S S	○ S S	○ S S	○ S S	○ S S	○ S S
IB IRON BAR	M MEASURED	○ CS CURB STOP VALVE	○ TH TEST HOLE	○ CBM DBL. CATCH BASIN MANHOLE	○ HIRAN HYDRO TRANSFORMER	○ TC = TOP OF CURB	○ SN	○ B B	○ B B	○ B B	○ B B	○ B B	○ B B
SB STD. IRON BAR	PROP PROPORTIONED	○ VC VALVE CHAMBER	○ BH BOREHOLE	○ MH-H MANHOLE - HYDRO	○ HIRAN HYDRO TRANSFORMER	○ TW = TOP OF WALL	○ OT	○ P P	○ P P	○ P P	○ P P	○ P P	○ P P
SSB SHORT STD. IRON BAR	WT WITNESS	○ DRN DRAIN	○ MW MONITORING WELL	○ MH-B MANHOLE - BELL	○ BP BELL PEDESTAL	○ SW = SWALE	○ TOB	○ G G	○ G G	○ G G	○ G G	○ G G	○ G G
CC CUT CROSS	BM BENCHMARK	○ CB DOUBLE CATCH BASIN	○ CB CATCH BASIN	○ MH-F MANHOLE - FIBER OPTIC	○ CTV CABLE PEDESTAL		○ TOB	○ W W	○ W W	○ W W	○ W W	○ W W	○ W W
N&W NAIL & WASHER	IP IRON PIPE	○ DIB DITCH INLET CATCH BASIN	○ DIB DITCH INLET CATCH BASIN	○ MH UNSPECIFIED			○ RSB						

PROPRIETARY AND CONFIDENTIAL

FOR SITE PLAN AND PERMIT PURPOSES ONLY. OVERALL DISTANCE (BELOW)

12m

12 9 6 3 0 Metres 6 12

SCALE 1 : 300

DATE: 2020.10.09

CLIENT: MCI DEVELOPMENTS

PROJECT: VEHICLE DRIVE PATH PLAN

DRAWING NO.: 180409 - V201

REV: 3

PROFESSIONAL ENGINEER
J.A. BUTLER
2024-01-05
PROVINCE OF ONTARIO



KEY PLAN

TRUCK DRAWING NOTES

- TRUCK SHOWN ON DRAWING IS A HEAVY SINGLE UNIT TRUCK.
- TRUCK DIMENSIONS ARE AS FOLLOWS:

PUMPER FIRE TRUCK DIMENSIONS:

LENGTH	-	11.50m
WIDTH	-	2.60m
WALL-TO-WALL TURN RADIUS	-	14.57m
CURB-TO-CURB TURN RADIUS	-	14.10m
GROUND CLEARANCE	-	0.445m

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PART OF LOTS 40 & 41
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 GEOGRAPHIC TOWNSHIP OF BRANTFORD
 CITY OF BRANTFORD

344 HENRY STREET
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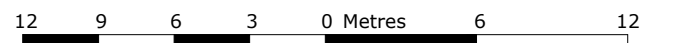
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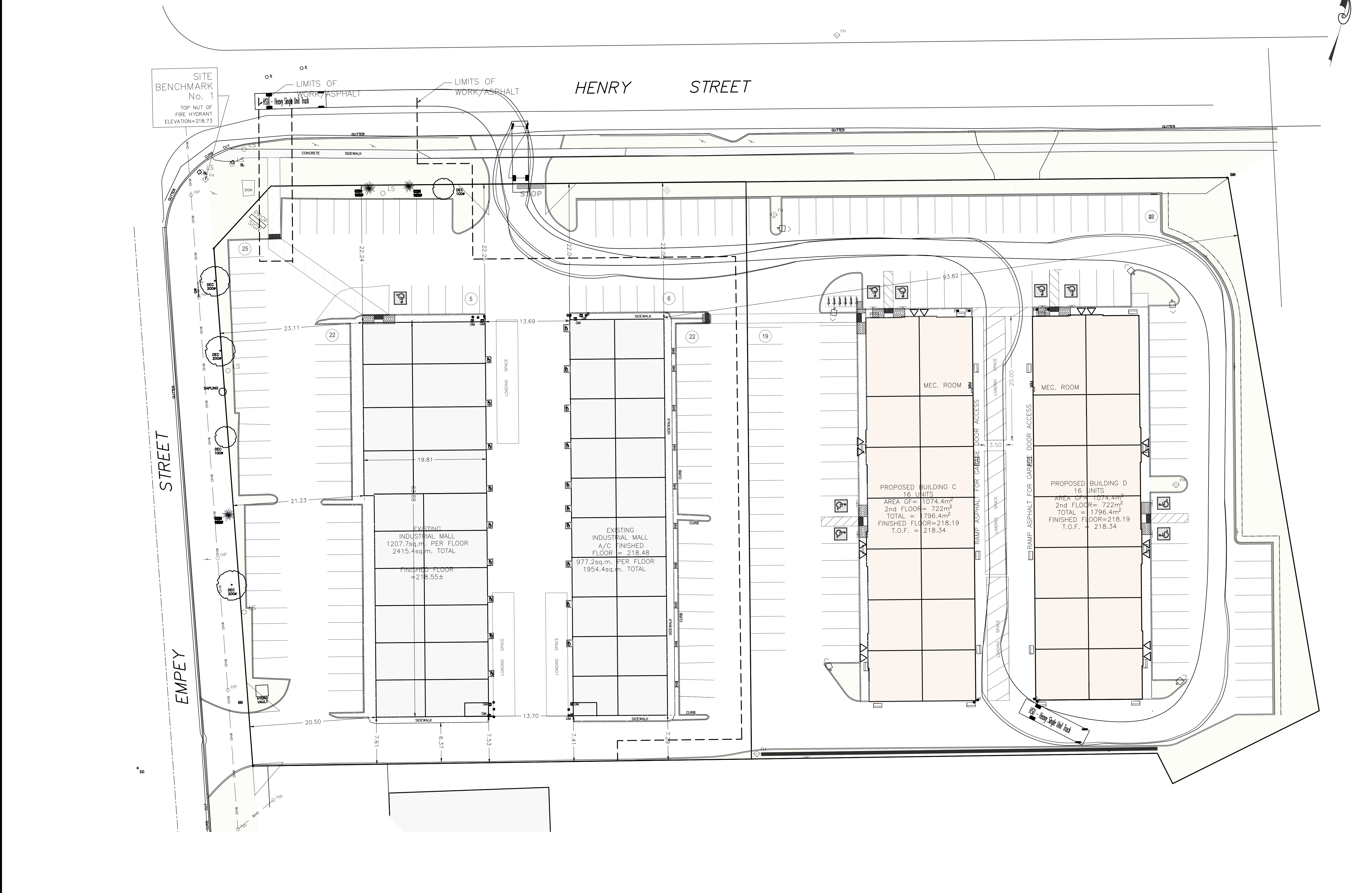


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MCI DEVELOPMENTS



SURVEY SYMBOLS		STORM, SANITARY, WATER SERVICE SYMBOLS		FIRE HYDRANT		UTILITY SERVICES SYMBOLS		GRADING SYMBOLS		OTHER SYMBOLS		UNDERGROUND SERVICES		PROPERTY LINES	
■ FOUND MONUMENTS	PL REGISTERED PLAN	○ MH-ST MANHOLE - STORM	◇ HYD FIRE HYDRANT	○ ○ GAS VALVE	○ ○ EXISTING GRADE (m)	○ ○ TREE LINE	○ ○ ST ST STORM	○ ○ OVER-HEAD WIRES	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○
□ SET MONUMENTS	OU ORIGIN UNKNOWN	○ ○ DBL. CATCH BASIN MANHOLE	○ IS SPRINKLER HEAD	○ ○ BOREHOLE	○ ○ PROPOSED GRADE (m)	○ ○ TRAFFIC SIGN	○ ○ S S SANITARY	○ ○ BOLLARD	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○
IB IRON BAR	M MEASURED	○ ○ MH-H MANHOLE - HYDRO	○ TH TEST HOLE	○ ○ MONITORING WELL	○ ○ TC = TOP OF CURB	○ ○ RAILWAY SIGN	○ ○ BELL / PHONE / CABLE	○ ○ PILLAR	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○
SB STD. IRON BAR	PROP PROPORTIONED	○ ○ MH-T MANHOLE - TRAFFIC	○ BH BOREHOLE	○ ○ CULVERT	○ ○ TW = TOP OF WALL	○ ○ SIGN (OTHER)	○ ○ HYDRO	○ ○ GUARD POST	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○
SSB SHORT STD. IRON BAR	WT WITNESS	○ ○ MH-B MANHOLE - BELL	○ MH MONITORING WELL	○ ○ CATCH BASIN	○ ○ SW = SWALE	○ ○ TRAFFIC LIGHT	○ ○ MAIL BOX	○ ○ PARKING METER	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○
CC CUT CROSS	BM BENCHMARK	○ ○ MH-F MANHOLE - FIBER OPTIC	○ ○ CULV	○ ○ DOUBLE CATCH BASIN	○ ○	○ ○ TRAFFIC CONTROL BOX	○ ○ HYDRO	○ ○ FLOOD LIGHT	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○
N&W NAIL & WASHER	IP IRON PIPE	○ ○ MH UNSPECIFIED	○ ○ CULV	○ ○ DITCH INLET CATCH BASIN	○ ○	○ ○ RAILWAY SIGNAL CTRL BOX	○ ○ GAS	○ ○ AIR CONDITIONER	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○	○ ○

PROPRIETARY AND CONFIDENTIAL

CLIENT: MCI DEVELOPMENTS

DATE: 2020.10.09

PROJECT: VEHICLE DRIVE PATH PLAN

DRAWING NO.: 180409 - V202

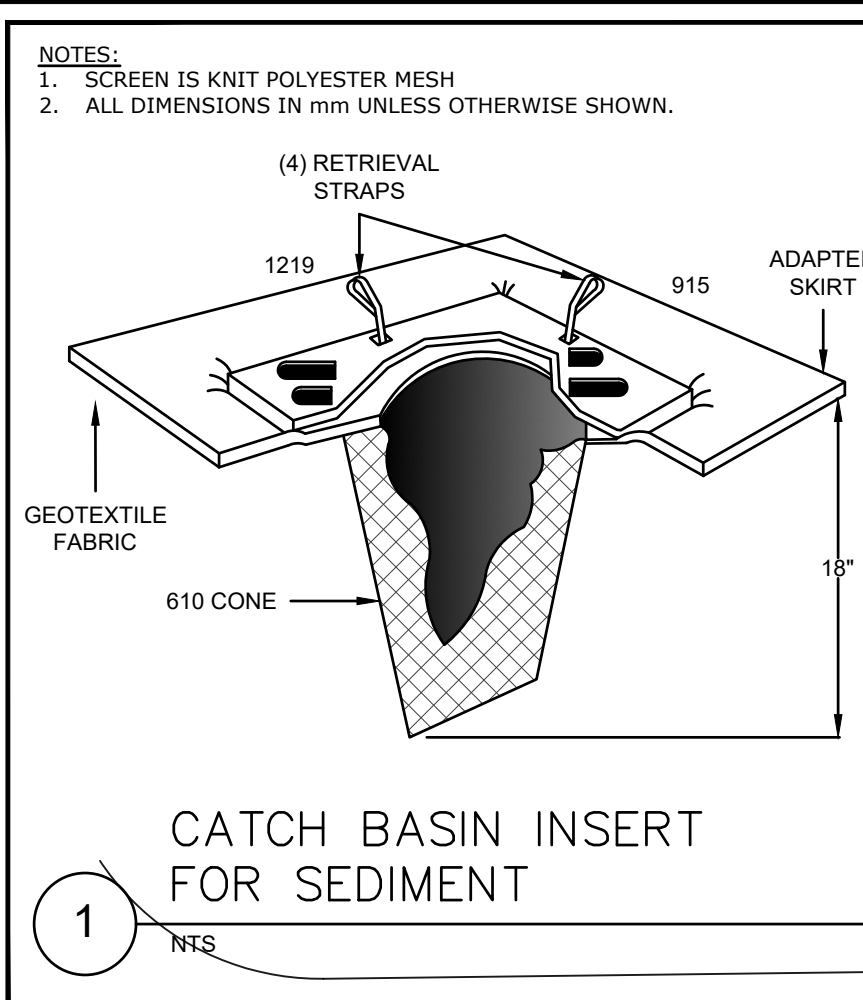
REV: 3

SCALE: 1:300

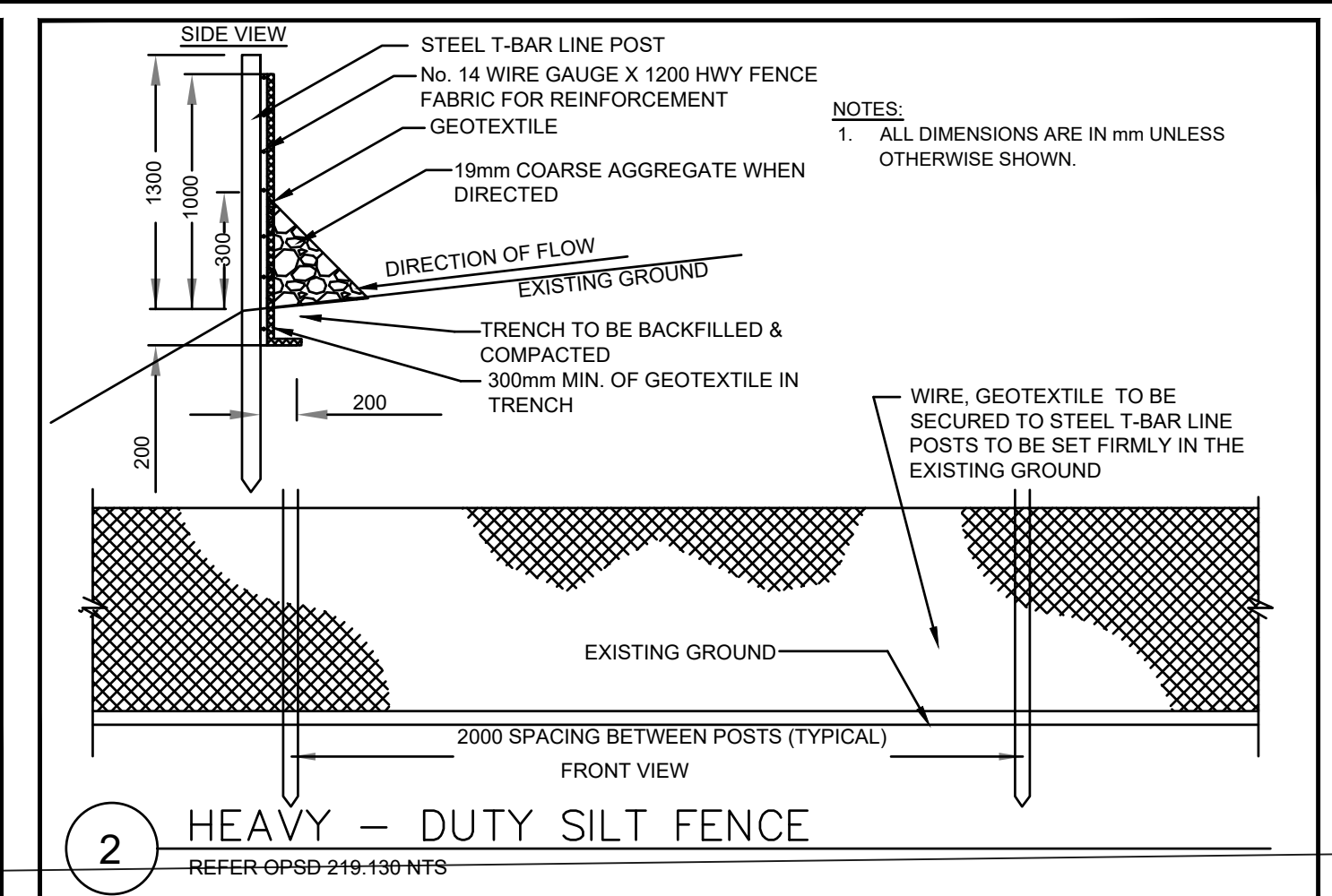
FOR SITE PLAN AND PERMIT PURPOSES ONLY

NOTES

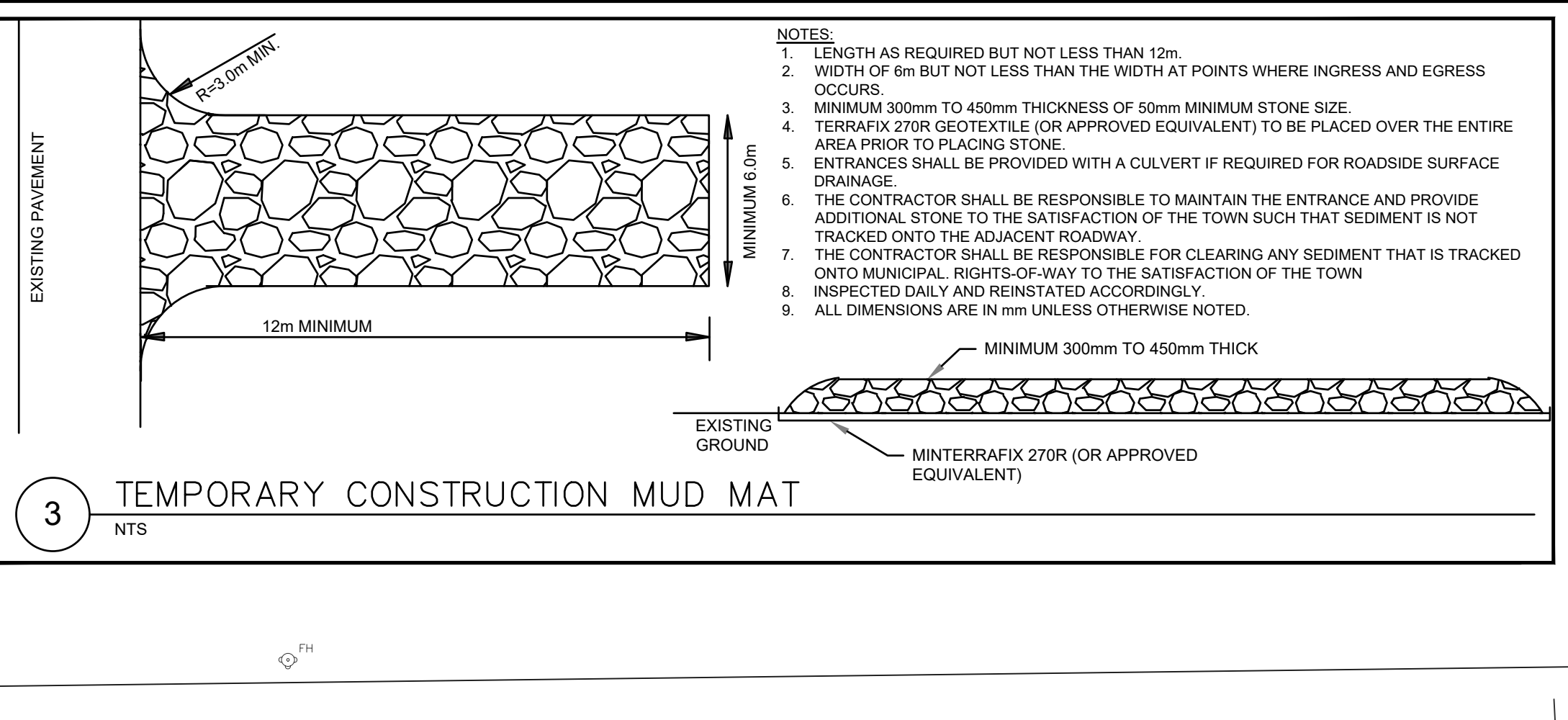
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3. THIS PLAN IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. THESE PLANS ARE TO BE USED FOR EROSION & SILTATION CONTROL ONLY; ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THESE PLANS MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
A. CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDED BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
B. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES
C. VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND / OR BASEMENT FLOOR ELEVATIONS (WHICHEVER MAY APPEAR ON THE FACE OF THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
D. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE THE MOST RECENT REVISIONS
6. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE AND / OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO THE LOCAL STANDARDS.
7. IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR THEIR REPRESENTATIVE MUST ENCLOSE ONTO PRIVATE LANDS TO UNDERTAKE ANY WORKS, THEY MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON THE PRIVATE PROPERTY TO PERFORM ANY WORKS. COPIES OF THESE LETTERS OF CONSENT MUST BE SUBMITTED TO THE CITY OF BRANTFORD DEVELOPMENT ENGINEERING DEPARTMENT, PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY WITH THE ABOVE IS AT THE PROPERTY OWNERS OWN RISK.
8. ALL WORK WITHIN THE MUNICIPAL OR REGIONAL RIGHT-OF-WAY MUST GO THROUGH THE LOCAL OFF-SITE WORKS PROCESS AND MUST BE COMPLETED BY A DEVELOPER/SELECTED CONTRACTOR SOLELY AT THE DEVELOPER'S EXPENSE.
9. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE ENGINEER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIODS INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO LOCAL STANDARDS OF THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SILTATION AND EROSION CONTROL MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENTS. SITE CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.
12. STOCK PILES OF SOIL WILL BE REMOVED FROM THE SITE OR COVERED TO PREVENT SOIL RUN OFF DURING RAIN OR BLOWING DIRT DURING HIGH WINDS.
13. ONCE CONSTRUCTION IS COMPLETED CATCH BASINS ARE TO BE CHECKED AND IF DEEMED NECESSARY, CLEANED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT, EROSION AND DUST CONTROL ON THE SITE AND WATERCOURSES AND WATER BODIES AFFECTED BY THE WORK. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL SEDIMENT, EROSION AND DUST CONTROL MEASURES AS REQUIRED BY SITE CONDITIONS AND / OR AS REQUIRED FROM THE TIME TO TIME. ALL SEDIMENT, EROSION AND DUST CONTROL MEASURES TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL RESTORATION IS COMPLETED.
15. WHERE EXCAVATION DEWATERING IS NECESSARY, PUMP DISCHARGE SHALL BE DIRECTED TO STABLE, VEGETATED AREAS OR DEDICATED SEDIMENT TRAPS (OPSD 219.24) TO THE SATISFACTION OF THE ENGINEER.
16. REGULAR MECHANICAL SWEEPING, ENVIRONMENTALLY ACCEPTABLE DUST SUPPRESSANTS AND/OR WATER SHALL BE USED AS NECESSARY TO CONTROL DUST.
17. THE CONTRACTOR SHALL NOT USE CHEMICAL OR OIL BASED DUST SUPPRESSANTS
18. CONTRACTOR SHALL BE RESPONSIBLE FOR REGULAR MONITORING AND CLEANUP OF TRACKED MUD/DEBRIS ON ADJACENT LANDS AND PUBLIC ROADS TO THE SATISFACTION OF THE CITY OF BRANTFORD.
19. SILT FENCING TO BE PLACED IN SUCH LOCATION AS TO PROMOTE A 0.6m UNDISTURBED BUFFER FROM ALL PROPERTY BOUNDARY LIMITS WHERE POSSIBLE.



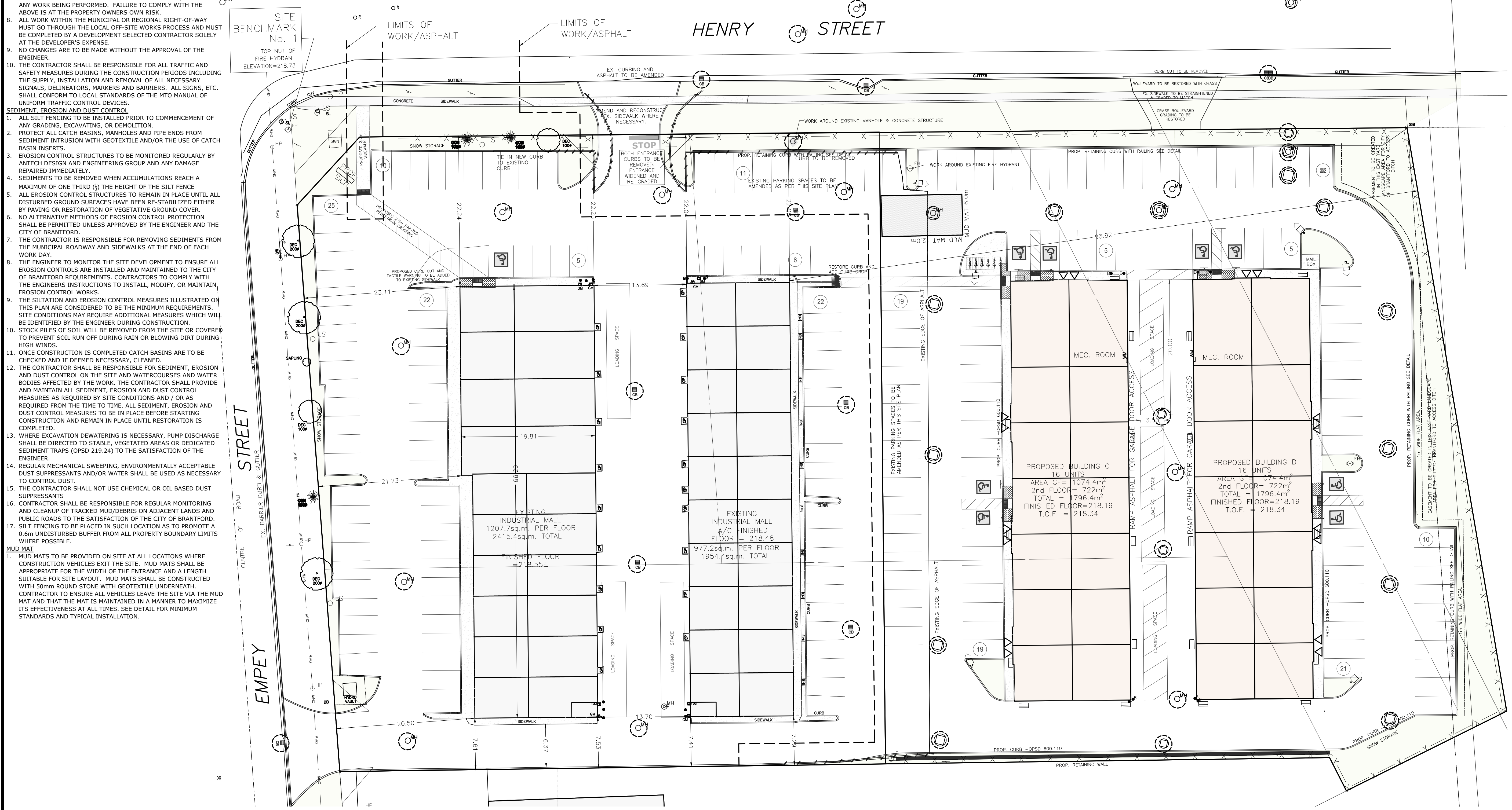
CATCH BASIN INSERT FOR SEDIMENT



HEAVY - DUTY SILT FENCE



TEMPORARY CONSTRUCTION MUD MAT

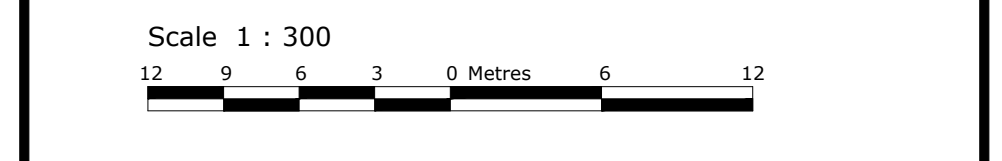


KEY PLAN

- NOTES
1. SEE NOTES AND DETAILS ON SHEETS C102 AND C103

Revision table with columns for REV, DESCRIPTION, DATE, and APPROV BY. Includes revisions for city comments and initial release.

PROJECT
PROPOSED SITE PLAN DEVELOPMENT OF
PART OF LOTS 40 & 41
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF BRANTFORD
CITY OF BRANTFORD
344 HENRY STREET
BRANTFORD, ONTARIO
CITY FILE NO. SPC-23-21



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

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B", BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999603.

ANTECH DESIGN & ENGINEERING GROUP
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Legend table containing symbols and descriptions for Survey Symbols, Storm/Sanitary/Water Service Symbols, Fire Hydrant, Manhole, Utility Services, Grading Symbols, Other Symbols, Underground Services, and Property Lines.

Professional Engineer seal for J.A. Butler, drawing title 'EROSION & SILTATION PLAN', drawing number '180409 - C101', and sheet number '3'.

NOTES

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- ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA COMPLETED BY WEST & RUSKA LTD. ONTARIO LAND SURVEYORS THEIR FILE P200031 DATED MARCH 30TH 2020.
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 - OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
 - VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND / OR BASEMENT FLOOR ELEVATIONS (WHICHEVER MAY APPEAR ON THE FACE OF THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
 - CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE THE MOST RECENT REVISIONS.
- THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE AND / OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO THE LOCAL STANDARDS.
- IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR THEIR REPRESENTATIVE MUST ENCOACH ONTO PRIVATE LANDS TO UNDERTAKE ANY WORKS, THEY MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON THE PRIVATE PROPERTY TO PERFORM ANY WORKS. COPIES OF THESE LETTERS OF CONSENT MUST BE SUBMITTED TO DEVELOPMENT ENGINEERING PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY WITH THE ABOVE IS AT THE PROPERTY OWNERS OWN RISK.
- ALL WORK WITHIN THE MUNICIPAL OR REGIONAL RIGHT-OF-WAY MUST BE DEALT WITH AS A SCHEDULE IN THE DEVELOPMENT AGREEMENT.
- NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIODS INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNALS, ETC. SHALL CONFORM TO LOCAL STANDARDS OF THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

- GRADES**
- ALL SITE GRADING AND ELEVATIONS OUTSIDE OF THE INDICATED AREA OF WORK TO REMAIN.
 - PROPOSED GRADES ARE REPRESENTED BY BOXED NUMBERS. EXISTING GRADES ARE NOT OUTLINED.
 - EXISTING GRADES HAVE BEEN COMPILED FROM SURVEY DATA. FIELD VERIFY AS REQUIRED.
 - EXISTING ENTRANCES NOT BEING UTILIZED TO BE DECOMMISSIONED AND MADE GOOD. SIDEWALK AND CURBS TO BE RECONSTRUCTED TO MATCH EXISTING.
 - CURB CUTS IN SIDEWALK AT ACCESSIBLE PARKING SPACE AND AT EITHER END OF WALKWAY TO BE CONSTRUCTED IN ACCORDANCE WITH OBC STANDARDS.
 - THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO AVOID MIXING TOPSOIL WITH SUBSOIL, WHERE REQUIRED FOR REUSE ON THE SITE.

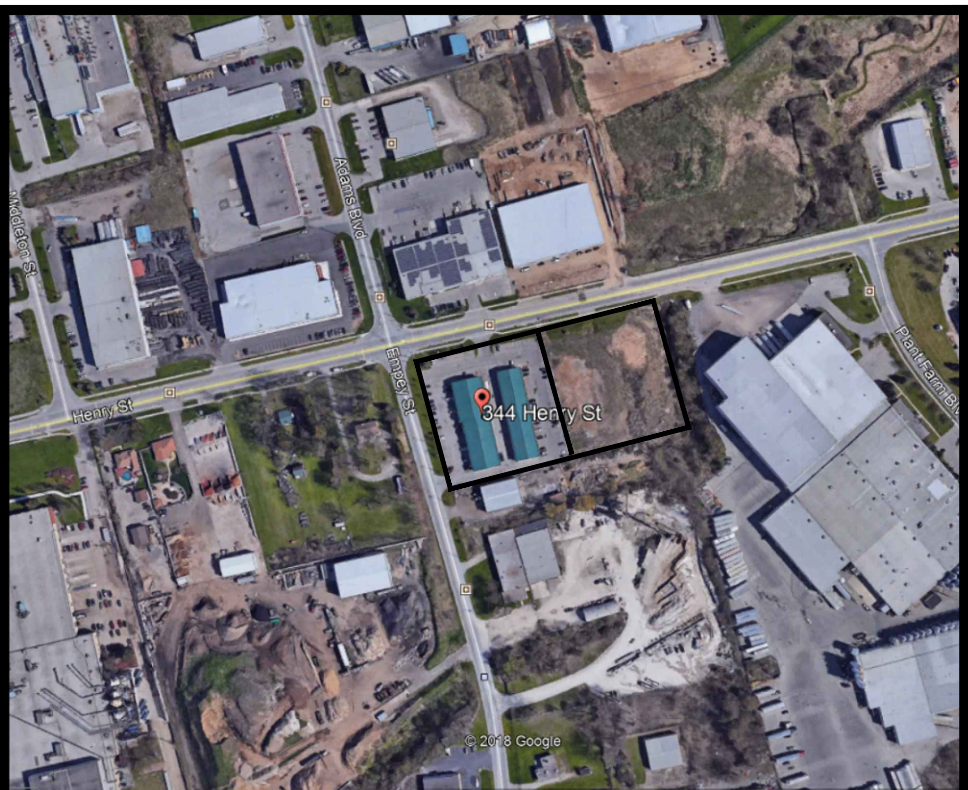
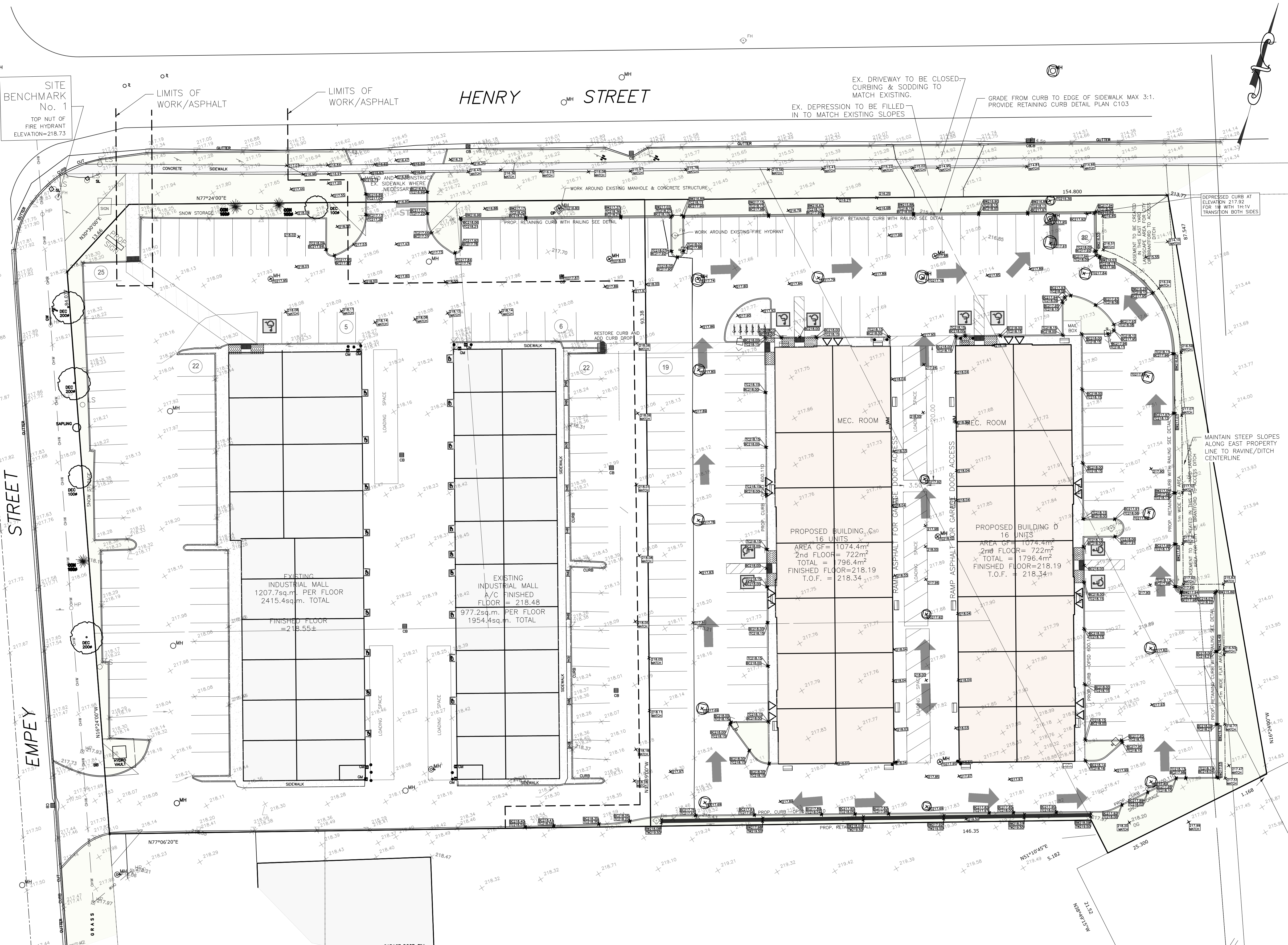
- ASPHALT**
- HEAVY DUTY ASPHALT SHALL BE LOCATED IN ALL DRIVE AREAS, INCLUDING BUT NOT LIMITED TO THE ENTRANCE/EXIT, THE ACCESS ISLE BETWEEN ROWS OF PARKING.
 - LIGHT DUTY ASPHALT SHALL BE LOCATED IN THE PARKING SPACES.
 - SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.

TABLE 2	SURFACE COURSE	BINDER COURSE HL 4 OR HL 8	GRAN. BASE "A"	GRAN. SUB-BASE "B"
LIGHT DUTY	40mm	50mm	150mm	400mm
HEAVY DUTY	50mm	60mm	150mm	450mm

- CURBS**
- SIDEWALK AND CURBS TO BE RECONSTRUCTED TO MATCH EXISTING.
 - CURB CUTS IN SIDEWALK AT ACCESSIBLE PARKING SPACE AND AT EITHER END OF WALKWAY TO BE CONSTRUCTED IN ACCORDANCE WITH OBC STANDARDS.

- CONCRETE (SIDEWALKS & CURBS)**
- CONCRETE SIDEWALKS TO BE 32 MPA CONCRETE WITH 5-8% AIR ENTRAINMENT AND 150mm THICK.
 - ALL CONCRETE CURBS TO BE CONSTRUCTED OF 32 MPA CONCRETE WITH 5-8% AIR ENTRAINMENT.
 - SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN DETAILS.

- LOT STRIPING**
- ALL LOT STRIPING TO BE YELLOW REFLECTIVE TRAFFIC PAINT.



KEY PLAN

REV.	DESCRIPTION	DATE	APPROV BY
3	REVISED FOR CITY COMMENTS SUBMISSION 3	2024.01.05	CHM
2	REVISED FOR CITY COMMENTS	2023.07.12	CHM
1	REVISED FOR COMMENTS	2023.02.08	CHM
0	INITIAL RELEASE	2020.10.09	---

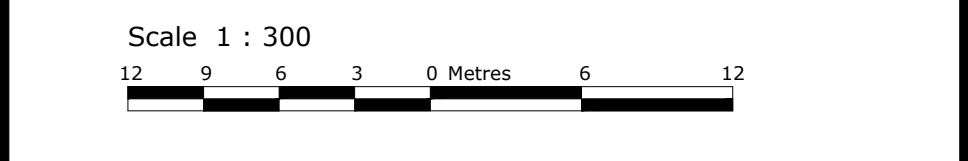
PROJECT

PROPOSED SITE PLAN DEVELOPMENT OF

PART OF LOTS 40 & 41
 CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF BRANTFORD
 CITY OF BRANTFORD

344 HENRY STREET
 BRANTFORD, ONTARIO

CITY FILE NO. SPC-23-21



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

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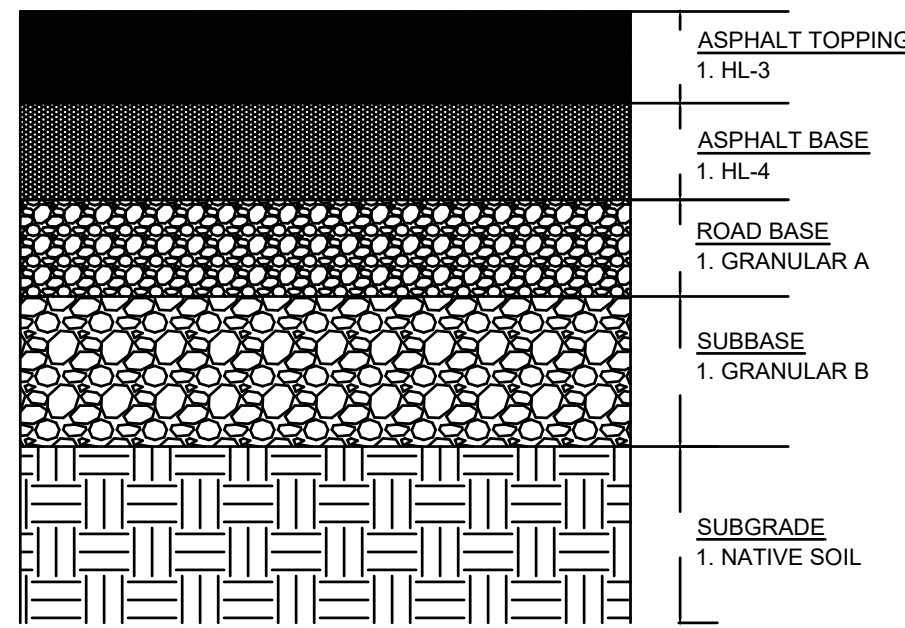
SURVEY SYMBOLS		STORM, SANITARY, WATER SERVICE SYMBOLS		UTILITY SERVICES SYMBOLS		GRADING SYMBOLS		OTHER SYMBOLS		UNDERGROUND SERVICES		PROPERTY LINES	
■ FOUND MONUMENTS	PL REGISTERED PLAN	○ HW FIRE HYDRANT	○ IS SPRINKLER HEAD	○ MH-S MANHOLE - SANITARY	○ MH-ST MANHOLE - STORM	○ EXISTING GRADE (m)	○ PROPOSED GRADE (m)	○ TREELINE	○ FLAG POLE	○ ST - ST	○ ST - S	○ OVER-HEAD WIRES	○ SILT FENCING - LIGHT DUTY
○ SET MONUMENTS	OU ORIGIN UNKNOWN	○ BH BOREHOLE	○ MW MONITORING WELL	○ CBM CATCH BASIN MANHOLE	○ DBM DBL. CATCH BASIN MANHOLE	○ GAS VALVE	○ GAS MARKER	○ RAILWAY SIGN	○ DECORATIVE POLE	○ S - S	○ S - SANITARY	○ SILT FENCING - HEAVY DUTY	○ SWALE / DIRECTION
IB IRON BAR	M MEASURED	○ CS CURB STOP VALVE	○ VC VALVE CHAMBER	○ MH-H MANHOLE - HYDRO	○ MH-T MANHOLE - TRAFFIC	○ HYDRO GUIDE WIRE	○ BELL GUIDE WIRE	○ SIGN (OTHER)	○ BOLLARD	○ B - B	○ B - BELL / PHONE / CABLE	○ GRADE SLOPE INDICATOR	○ OVERALL DISTANCE (BELOW)
SB STD. IRON BAR	PROP PROPORTIONED	○ CUL CULVERT	○ CB CATCH BASIN	○ MH-B MANHOLE - BELL	○ MH-F MANHOLE - FIBER OPTIC	○ HYDRO TRANSFORMER	○ HYDRO MARKER	○ TRAFFIC LIGHT	○ PILLAR	○ P - P	○ P - HYDRO	○	○
SSB SHORT STD. IRON BAR	WT WITNESS	○ DRN DRAIN	○ CB DOUBLE CATCH BASIN	○ MH-U MANHOLE - UNSPECIFIED	○ MH	○ BELL PEDESTAL	○ BELL MARKER	○ TRAFFIC CONTROL BOX	○ GUARD POST	○ G - G	○ G - GAS	○	○
CS CUT CROSS	BM BENCHMARK	○ WEL WELL	○ DITCH INLET CATCH BASIN			○ CABLE T.V. MARKER	○ BELL PEDESTAL	○ RAILWAY SIGNAL CTRL BOX	○ MAIL BOX	○ W - W	○ W - WATER	○	○
N&W NAIL & WASHER	IP IRON PIPE					○ CABLE PEDESTAL	○ CABLE PEDESTAL		○ PARKING METER			○	○
									○ FLOOD LIGHT			○	○
									○ AIR CONDITIONER			○	○

PROFESSIONAL ENGINEER
 J.A. BUTLER
 2024-01-05
 PROVINCE OF ONTARIO

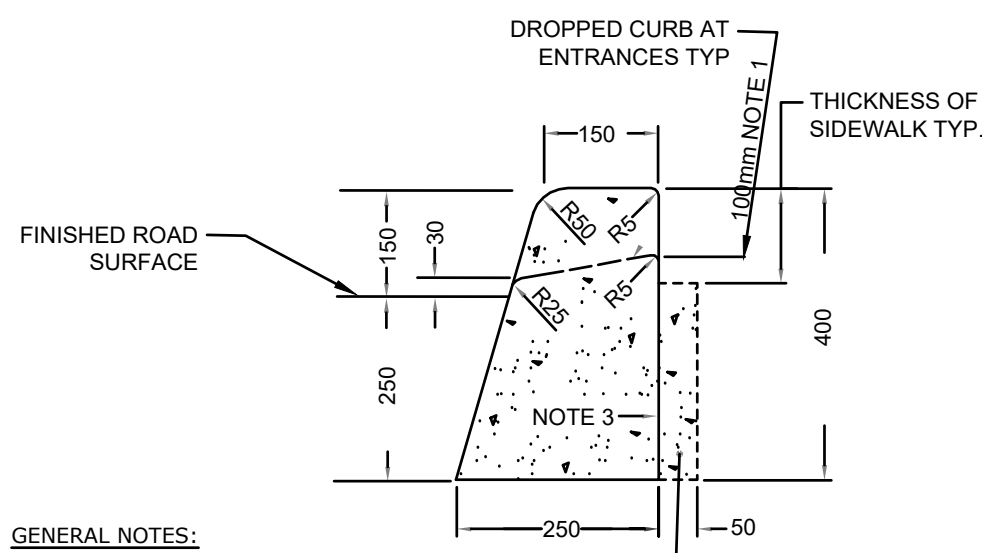
DRAWN: CHM
 CHECKED: JAB
 DATE: 2020.10.09

SHEET: GRADING PLAN
 DRAWING NO. 180409 - C102
 REV. 3

NOTE:
1. SEE TABLE 2 ON PLAN C102 FOR MATERIAL THICKNESS



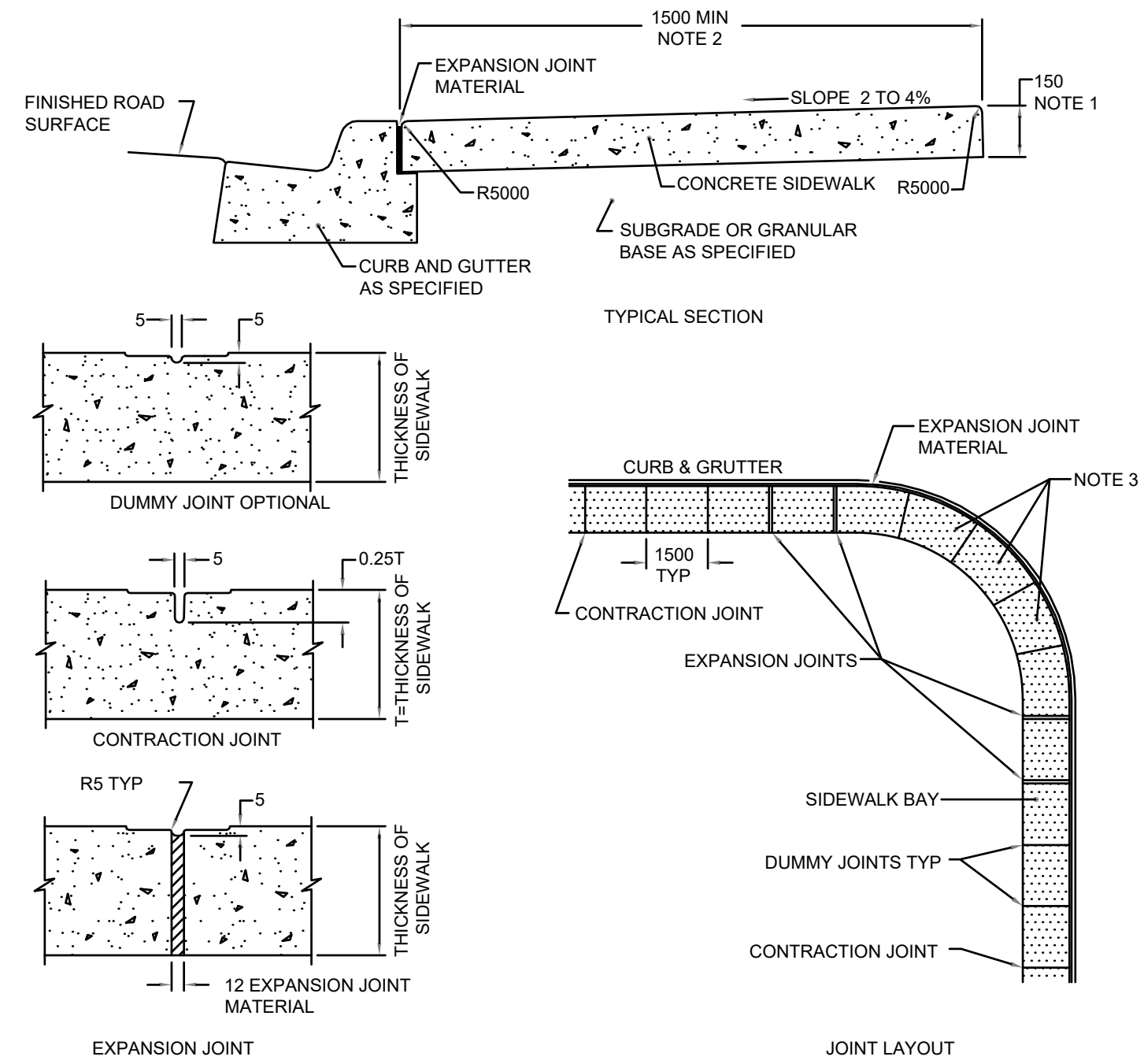
4 PAVEMENT DETAIL
NTS



GENERAL NOTES:
1. WHEN THE SIDEWALK IS CONTINUOUSLY ADJACENT, THE DROPPED CURB AT ENTRANCES SHALL BE REDUCED TO 75mm
2. FOR SLIPFORMING PROCEDURE A 5% BATTER IS ACCEPTABLE
3. TREATMENT AT ENTRANCES SHALL BE ACCORDING TO OPSD 351.010
4. OUTLET TREATMENT SHALL BE ACCORDING TO THE OPSD 610 SERIES
5. THE TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE A MINIMUM LENGTH OF 3.0m, EXCEPT IN CONJUNCTION WITH GUIDE RAIL WHERE IT SHALL BE ACCORDING TO THE OPSD 900 SERIES.
6. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE SHOWN.

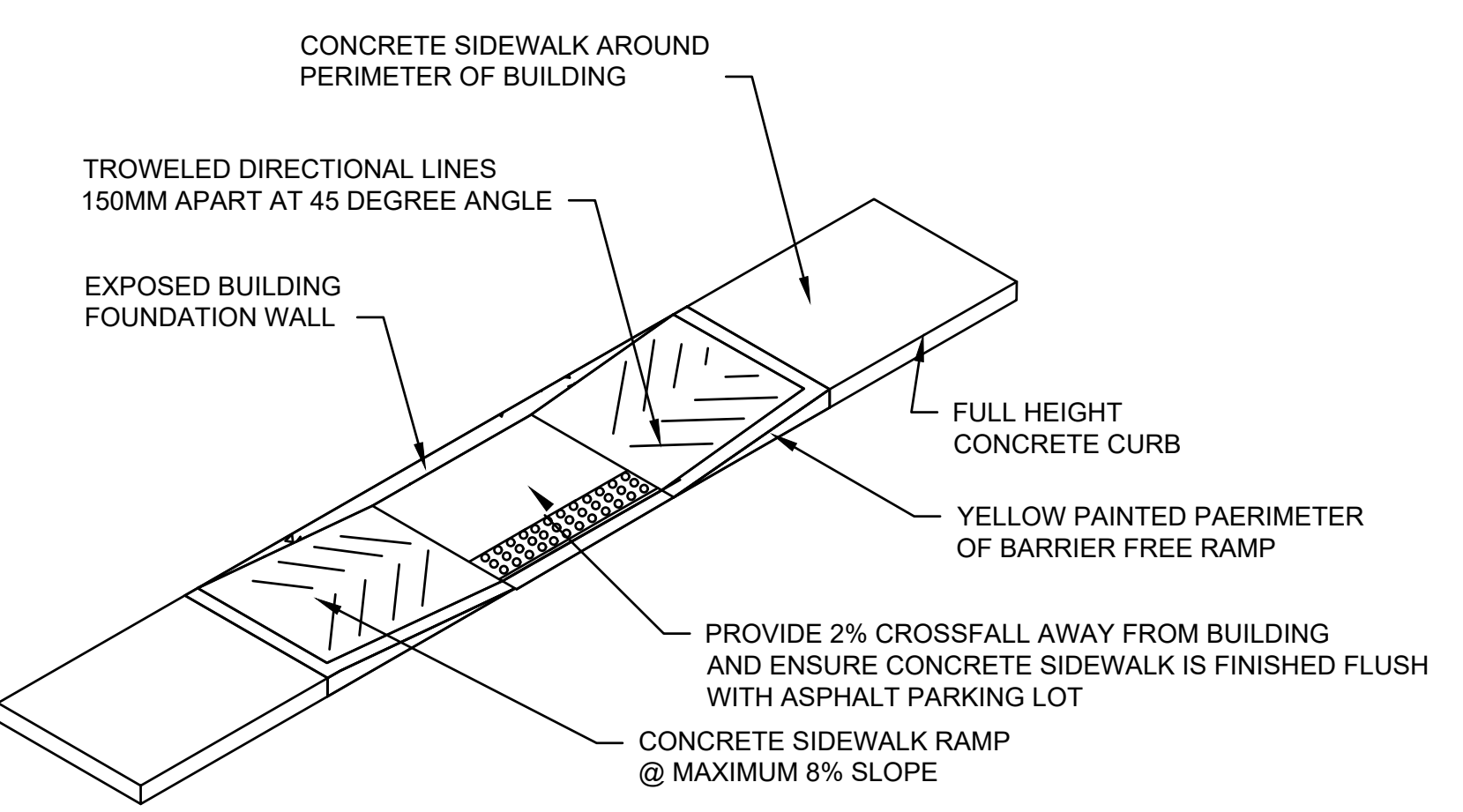
ADDITIONAL WIDTH WHEN SIDEWALK IS ADJACENT TO CURB TYP

5 CONCRETE BARRIER CURB
REFER OPSD 600.110 NTS

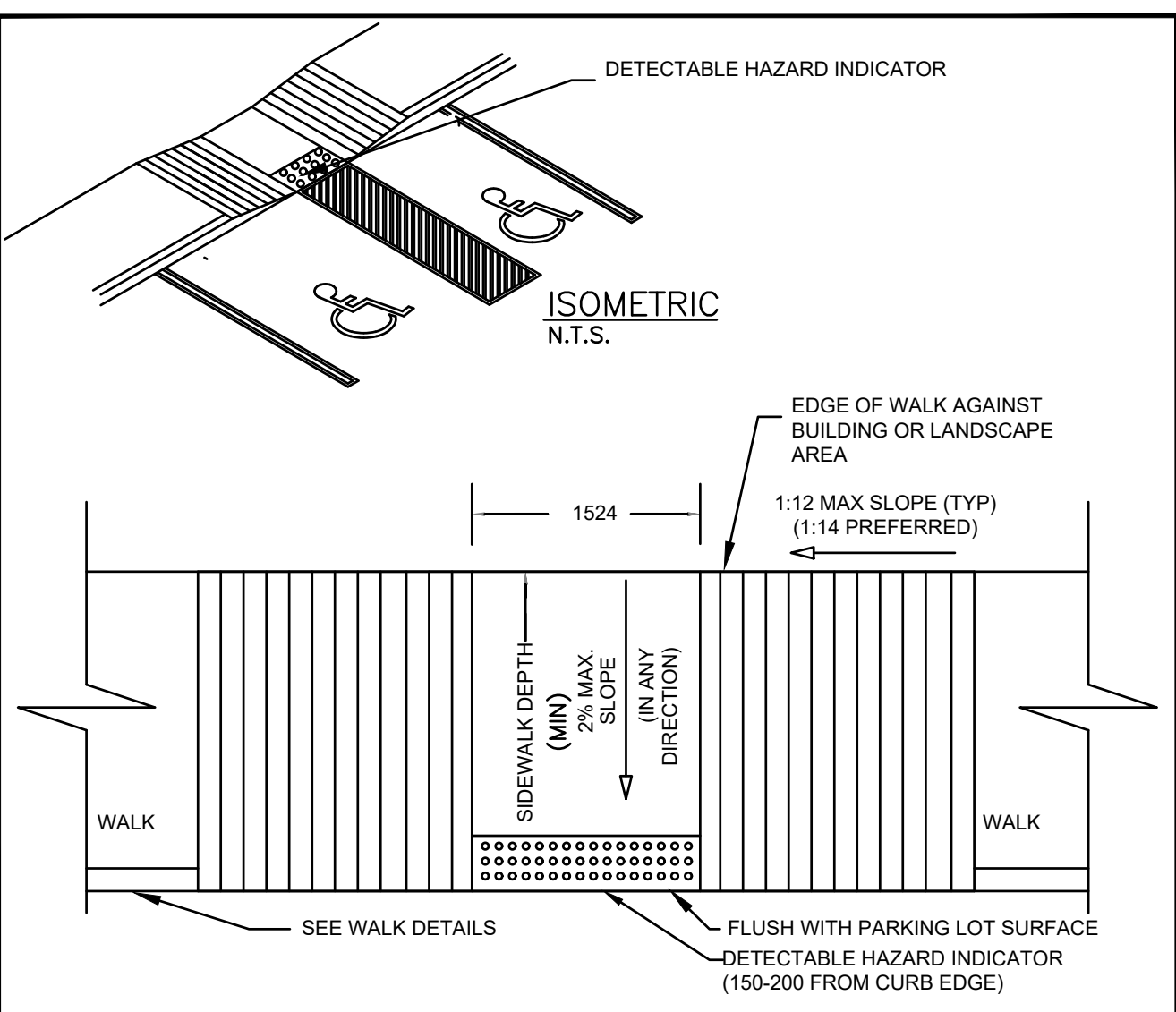


NOTES:
1. AT COMMERCIAL AND INDUSTRIAL DRIVEWAYS, THE THICKNESS SHALL BE 200mm.
2. SIDEWALK WIDTH SHALL BE WIDER WHEN SPECIFIED.
3. THIS OPSD SHALL BE READ IN CONJUNCTION WITH OPSD 310.030, 310.031, 310.032, 310.033 AND 310.039
4. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE SHOWN.

6 CONCRETE SIDEWALK
REF: OPSD 310.010 NTS

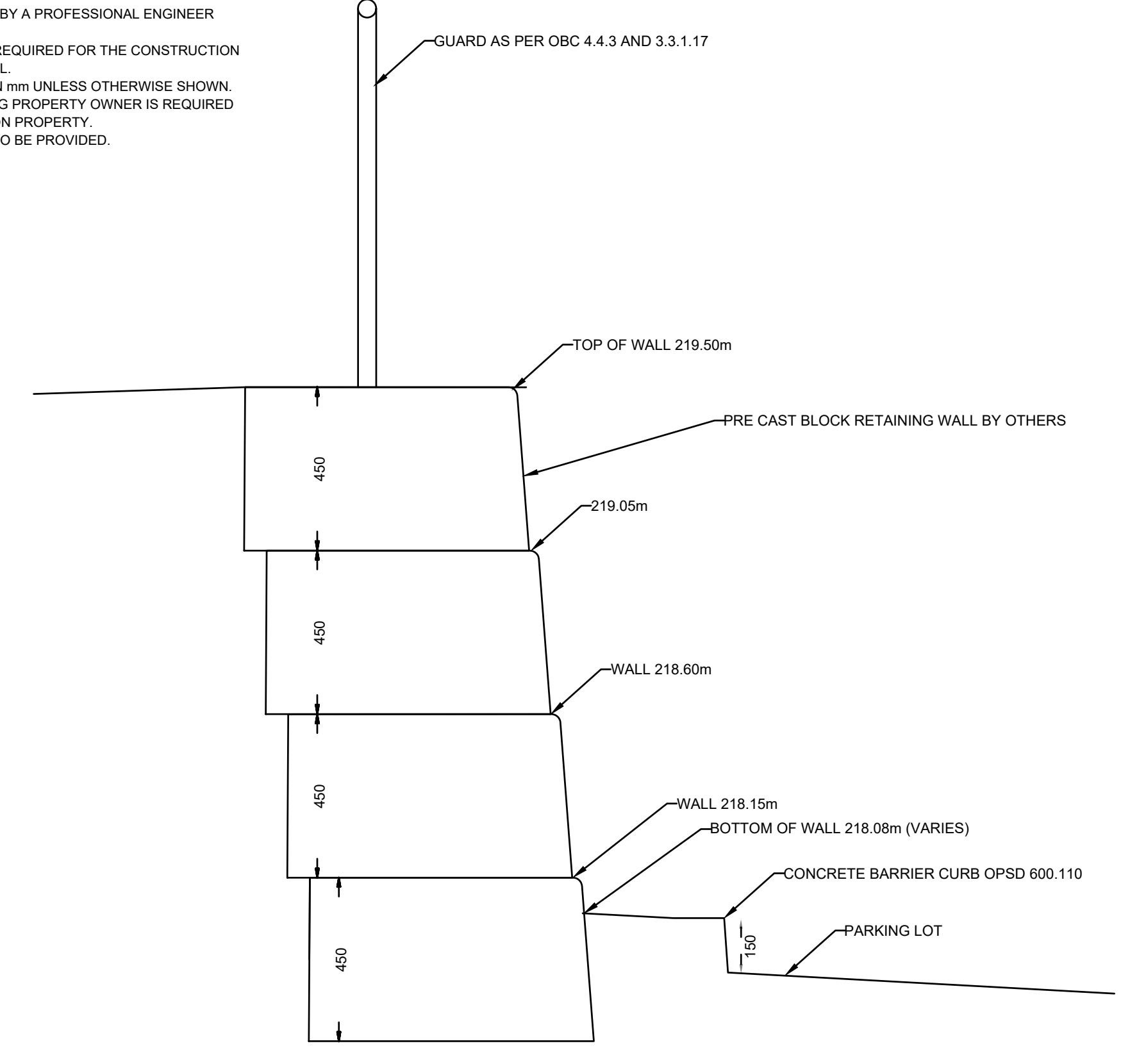


7 BARRIER FREE RAMP
NTS

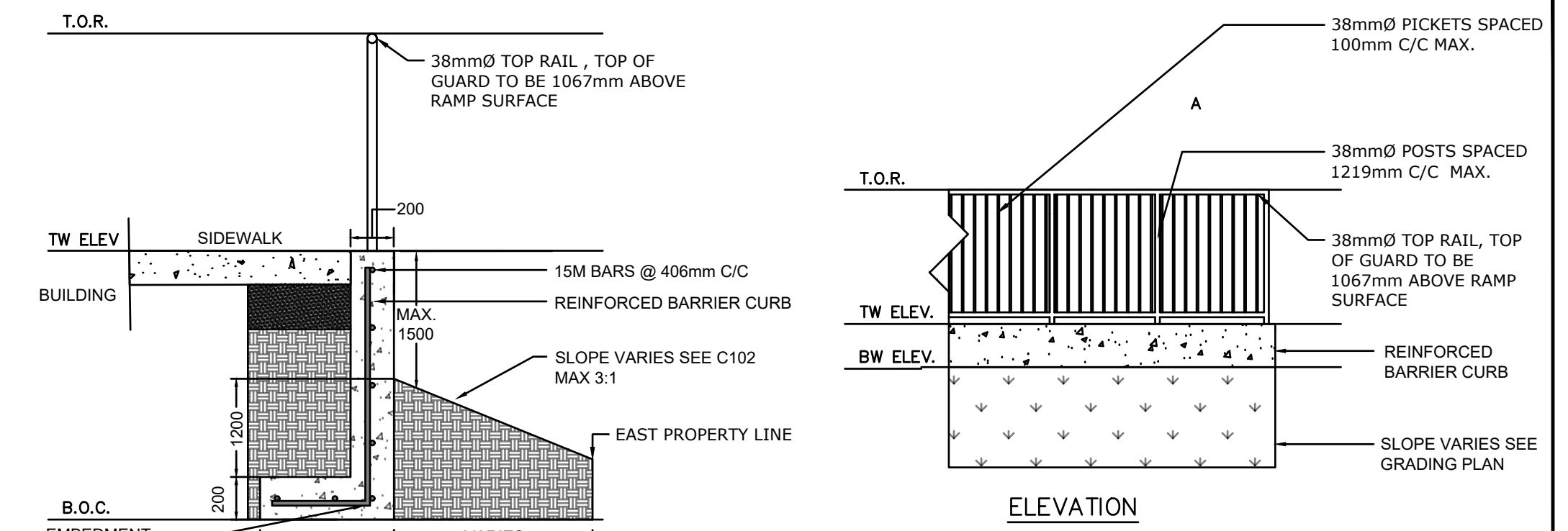


8 ACCESSIBLE PARKING RAMP
NTS

NOTES:
1. WALL TO BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO.
2. A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF THE RETAINING WALL.
3. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE SHOWN.
4. APPROVAL OF ABUTTING PROPERTY OWNER IS REQUIRED TO ENTER AND WORK ON PROPERTY.
5. SHOP DRAWINGS ARE TO BE PROVIDED.



9 CONCRETE BLOCK RETAINING WALL
TO BE DESIGNED BY OTHERS



GENERAL NOTES:
1. SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN ONTARIO TO BE PROVIDED FOR THE RETAINING CURB AND RAILING.
2. VERTICAL REINFORCEMENT TO BE 15M BARS SPACED @ 305mm C/C
3. LONGITUDINAL REINFORCEMENT TO BE 15M BARS SPACED @ 406mm C/C
4. PROVIDE 1/2" Ø WEEP SPACED @ 2000mm C/C TO DRAIN WATER
5. CONCRETE COVER OVER STEEL REINFORCING BARS TO BE 75mm FROM BOTTOM, BOTTOM SIDES AND TOP
6. ALL EXPOSED STEEL TO BE GALVANIZED
7. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
8. SLOPE GRADES TO BE MIN 2% - MAX 6% WITH DIFFERENCE TAKEN UP BY 3:1 SLOPES.
9. RAILING TO CONTINUE TO BUILDING FACE, MAX SEPARATION DISTANCE TO BE 75mm.
10. RAILING MAY BE OMITTED WHERE THE CHANGE IN ELEVATION IS LESS THAN 600mm

10 TYP. RETAINING CURB WITH RAILING
NTS



KEY PLAN

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CONCESSION 4
GEOGRAPHIC TOWNSHIP OF BRANTFORD
CITY OF BRANTFORD
-
344 HENRY STREET
BRANTFORD, ONTARIO
CITY FILE NO. SPC-23-21

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

BEARING NOTE
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ANTECH DESIGN & ENGINEERING GROUP
Engineers and Urban Planners
25 King Street, Brantford, ON. N3T 3C4
www.atechdesign.com

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CLIENT
MCI DEVELOPMENTS

CLIENT: MCI DEVELOPMENTS

DRAWN: CHM, CHECKED: JAB, DATE: 2020.10.09

SHEET: SHEET 8 OF 14

DRAWING NO.: 180409 - C103

REV: 3

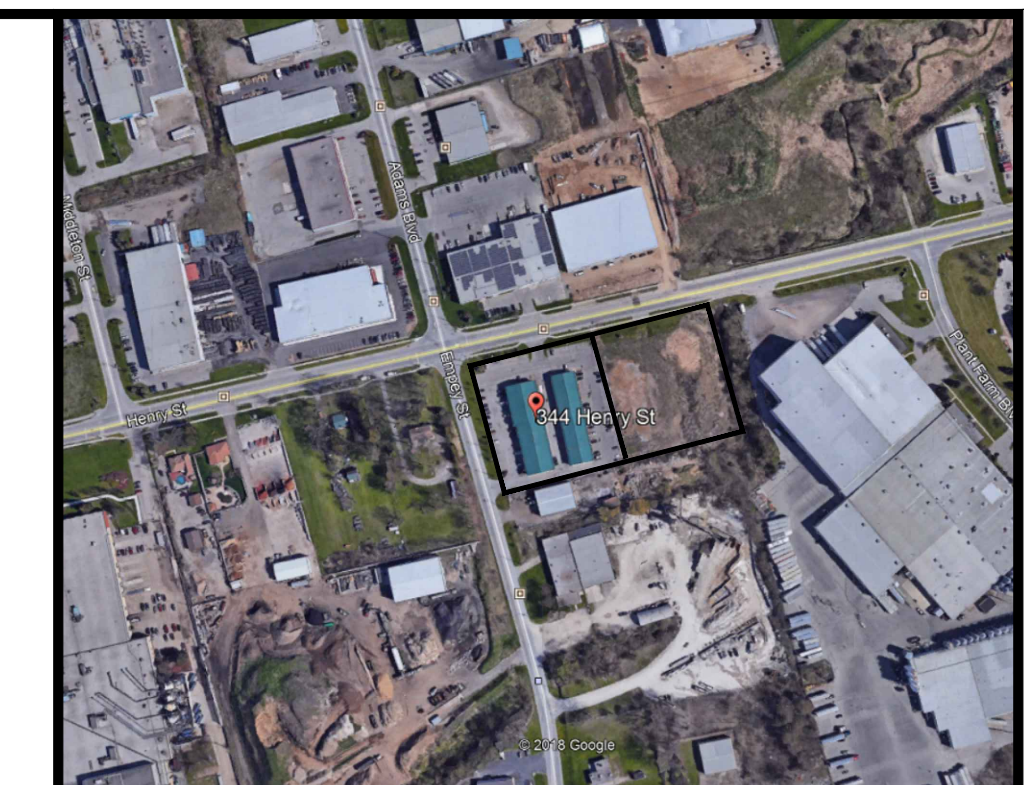
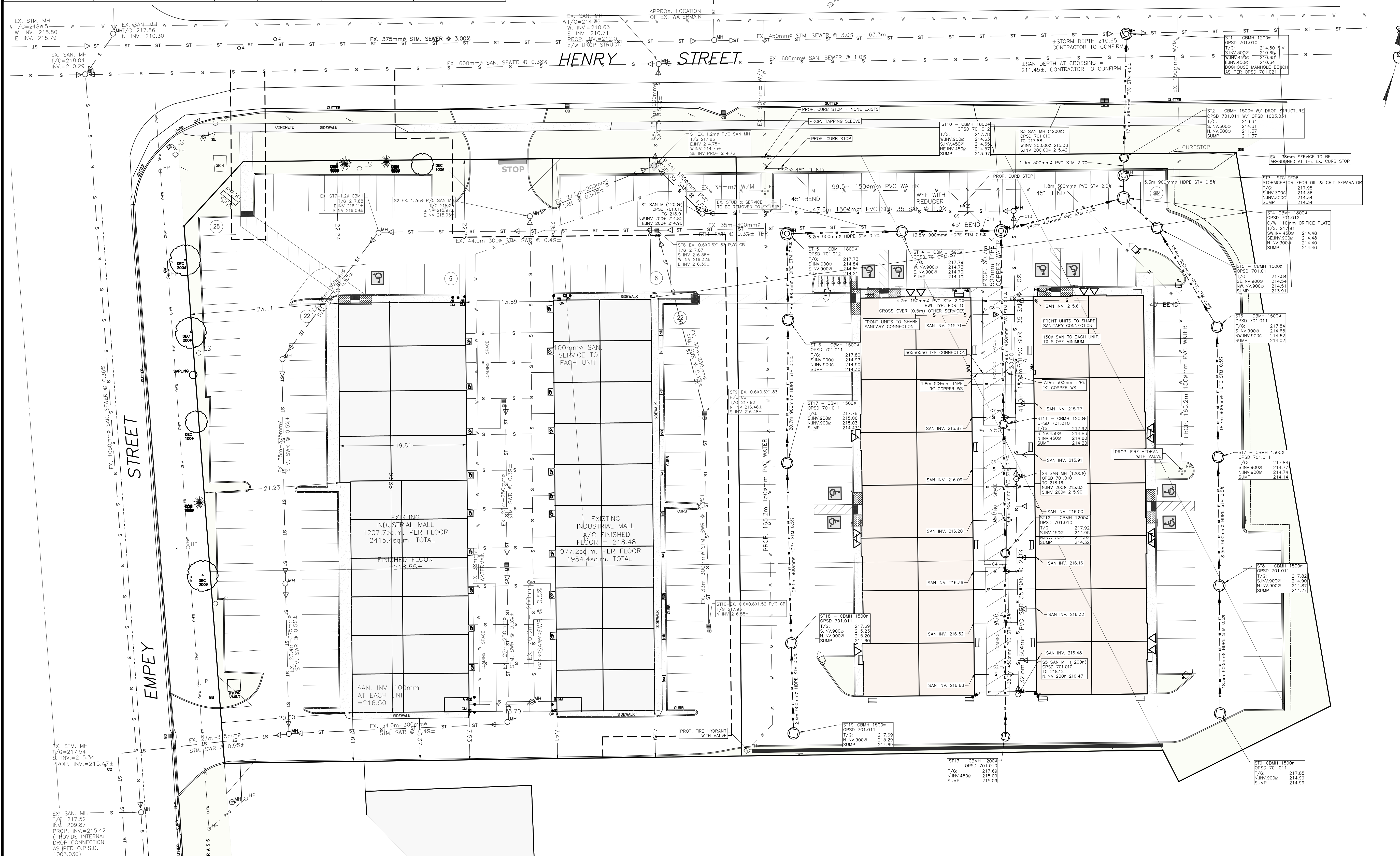
PROFESSIONAL ENGINEER: J. A. BUTLER, 2024-01-05, PROVINCE OF ONTARIO

STRUCTURE NAME:	DESCRIPTION	TOP OF GRATE	DETAILS:	PIPES IN:	PIPES OUT:
ST1 - CBMH 12000	OPSD 701.010	214.50	S. INV. IN = 210.65 W. INV. IN = 210.65 E. INV. OUT = 210.64	S. INV. 300mm PVC @ 4.0% W. INV. 450mm PVC @ 3.0%	E. INV. 450 mm PVC @ 3.0%
ST2 - CBMH 15000 W/ DROP STRUCTURE	OPSD 701.011 W/ OPSD 1003.031	216.34	S. INV. IN = 214.31 N. INV. OUT = 211.37	S. INV. 300mm PVC @ 2.0% N. INV. 300 mm PVC @ 4.0%	N. INV. 300 mm PVC @ 4.0%
ST3 - STC EF06	STORMCEPTOR EF06 OIL & GRIT SEPARATOR	217.95	S. INV. IN = 214.36 N. INV. OUT = 214.34	S. INV. 300mm PVC @ 2.0%	N. INV. 300 mm PVC @ 2.0%
ST4 - CBMH 18000	OPSD 701.012	217.91	SW. INV. IN = 214.48 SE. INV. IN = 214.48 N. INV. OUT = 214.40	SW. INV. 450mm PVC @ 0.5% SE. INV. 900mm HDPE @ 0.5%	N. INV. 300 mm PVC @ 2.0%
ST5 - CBMH 15000	OPSD 701.011	217.84	SE. INV. IN = 214.54 NW. INV. OUT = 214.51	SE. INV. 900mm HDPE @ 0.5%	NW. INV. 900 mm HDPE @ 0.5%
ST6 - CBMH 15000	OPSD 701.011	217.84	S. INV. IN = 214.65 N. INV. OUT = 214.62	S. INV. 900mm HDPE @ 0.5%	NW. INV. 900 mm HDPE @ 0.5%
ST7 - CBMH 15000	OPSD 701.011	217.84	S. INV. IN = 214.77 N. INV. OUT = 214.74	S. INV. 900mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%
ST8 - CBMH 15000	OPSD 701.011	217.82	S. INV. IN = 214.90 N. INV. OUT = 214.87	S. INV. 900mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%
ST9 - CBMH 15000	OPSD 701.011	217.85	N. INV. OUT = 214.99	N. INV. 900 mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%
ST10 - CBMH 18000	OPSD 701.012	217.78	W. INV. IN = 214.63 S. INV. IN = 214.65 NE. INV. OUT = 214.57	W. INV. 900mm HDPE @ 0.5% S. INV. 450mm PVC @ 0.5%	NE. INV. 450 mm PVC @ 0.5%

STRUCTURE NAME:	DESCRIPTION	TOP OF GRATE	DETAILS:	PIPES IN:	PIPES OUT:
ST11 - CBMH 12000	OPSD 701.010	217.92	S. INV. IN = 214.83 N. INV. OUT = 214.80	S. INV. 450mm PVC @ 0.5%	N. INV. 450 mm PVC @ 0.5%
ST12 - CBMH 12000	OPSD 701.010	217.92	S. INV. IN = 214.95 N. INV. OUT = 214.92	S. INV. 450mm PVC @ 0.5%	N. INV. 450 mm PVC @ 0.5%
ST13 - CBMH 12000	OPSD 701.010	217.69	N. INV. OUT = 215.09	N. INV. 450 mm PVC @ 0.5%	N. INV. 450 mm PVC @ 0.5%
ST14 - CBMH 15000	OPSD 701.011	217.79	W. INV. IN = 214.73 E. INV. OUT = 214.70	W. INV. 900mm HDPE @ 0.5%	E. INV. 900 mm HDPE @ 0.5%
ST15 - CBMH 18000	OPSD 701.012	217.73	S. INV. IN = 214.84 E. INV. OUT = 214.83	S. INV. 900mm HDPE @ 0.5%	E. INV. 900 mm HDPE @ 0.5%
ST16 - CBMH 15000	OPSD 701.011	217.80	S. INV. IN = 214.93 N. INV. OUT = 214.90	S. INV. 900mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%
ST17 - CBMH 15000	OPSD 701.011	217.78	S. INV. IN = 215.06 N. INV. OUT = 215.03	S. INV. 900mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%
ST18 - CBMH 15000	OPSD 701.011	217.69	S. INV. IN = 215.23 N. INV. OUT = 215.20	S. INV. 900mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%
ST19 - CBMH 15000	OPSD 701.011	217.69	N. INV. OUT = 215.29	N. INV. 900 mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%

ELEVATION	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11
GROUND	218.06	218.09	218.14	218.08	218.10	218.11	218.06	218.04	217.92	217.8	217.80
STORM SEWER	214.76	215.04	215.00	214.96	214.90	214.86	214.80	214.72	NA	214.57	214.65
WATERMAIN	216.20	NA	NA	NA	NA	NA	NA	216.20	216.00	NA	216.00
SANITARY SEWER	215.67	216.60	216.45	216.29	216.13	216.02	215.84	215.68	215.32	215.44	215.44
SEPARATION ABOVE WM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SEPARATION BELOW WM	0.38m	NA	NA	NA	NA	NA	NA	0.37m	0.53m	NA	0.45m
SEPARATION OF STM & SAN	NA	1.11m	1.00m	0.88m	0.78m	0.71m	0.59m	0.51m	NA	0.42m	NA

- NOTES:
- PIPE INVERT ELEVATIONS ARE REPORTED IN THIS TABLE
 - WATERMANS CROSSING OVER SEWERS SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE OF 0.15m
 - WATERMANS CROSSING UNDER SEWERS SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE OF 0.5m
 - CROSSING ELEVATIONS MUST BE READ IN CONJUNCTION WITH THE SITE SERVICING PLAN C201 AND C202 DETAIL 11



KEY PLAN

- NOTES
- SEE NOTES AND DETAILS ON PLAN C202.

REV.	DESCRIPTION	DATE	APPROV BY
3	REVISED FOR CITY COMMENTS SUBMISSION 3	2024.01.05	CHM
2	REVISED FOR CITY COMMENTS	2023.07.12	CHM
1	REVISED FOR COMMENTS	2023.02.08	CHM
0	INITIAL RELEASE	2020.10.09	---

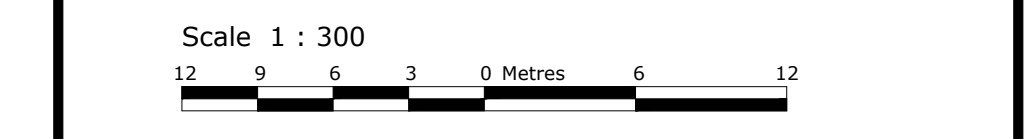
PROJECT

PROPOSED SITE PLAN DEVELOPMENT OF

PART OF LOTS 40 & 41
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF BRANTFORD
CITY OF BRANTFORD

344 HENRY STREET
BRANTFORD, ONTARIO

CITY FILE NO. SPC-23-21



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SURVEY SYMBOLS	STORM, SANITARY, WATER SERVICE SYMBOLS	UTILITY SERVICES SYMBOLS	GRADING SYMBOLS	OTHER SYMBOLS	UNDERGROUND SERVICES	PROPERTY LINES
<ul style="list-style-type: none"> FOUND MONUMENTS SET MONUMENTS IRON BAR STD. IRON BAR SHORT STD. IRON BAR CUT CROSS NAIL & WASHER 	<ul style="list-style-type: none"> REGISTERED PLAN ORIGIN UNKNOWN MEASURED PROPORTIONED WITNESS BENCHMARK IRON PIPE 	<ul style="list-style-type: none"> MANHOLE - SANITARY MANHOLE - STORM CATCH BASIN MANHOLE DBL. CATCH BASIN MANHOLE MANHOLE - HYDRO MANHOLE - TRAFFIC MANHOLE - BELL MANHOLE - FIBER OPTIC MANHOLE - UNSPECIFIED 	<ul style="list-style-type: none"> EXISTING GRADE (m) PROPOSED GRADE (m) SEDIMENT TRAP DIRECTION OF SURFACE WATER 	<ul style="list-style-type: none"> TREELINE TRAFFIC SIGN RAILWAY SIGN SIGN (OTHER) TRAFFIC LIGHT TRAFFIC CONTROL BOX RAILWAY SIGNAL CTRL BOX 	<ul style="list-style-type: none"> ST - STORM S - SANITARY B - BELL / PHONE / CABLE P - HYDRO G - GAS W - WATER 	<ul style="list-style-type: none"> PROPERTY LINES OVER-HEAD WIRES SILT FENCING - LIGHT DUTY SILT FENCING - HEAVY DUTY SWALE / DIRECTION GRADE SLOPE INDICATOR

PROFESSIONAL ENGINEER
J.A. BUTLER
2024-01-05
PROVINCE OF ONTARIO

DRAWN: CHM
CHECKED: JAB
DATE: 2020.10.09

SHEET: SITE SERVICE PLAN

DRAWING NO. 180409 - C201
REV. 3

NOTES

GENERAL

1. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED BY THE LOCAL MUNICIPALITY.
2. ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA COMPLETED BY WEST & RUSKA LTD. ONTARIO LAND SURVEYORS.
3. ALL SERVICES TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
4. THIS PLAN IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
5. THESE PLANS ARE TO BE USED FOR SERVICING ONLY; ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THESE PLANS MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
 - A. CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS & ELEVATIONS WHICH INCLUDED BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS & EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
 - B. OBTAIN ALL UTILITY LOCATED & REQUIRED PERMITS AND LICENSES VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND / OR BASEMENT FLOOR ELEVATIONS (WHICHEVER MAY APPEAR ON THE FACE OF THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
 - C. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE THE MOST RECENT REVISIONS.
7. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
8. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE TO THE LOCAL AUTHORITIES STANDARDS.
9. IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR THEIR REPRESENTATIVE MUST ENCRANCH ONTO PRIVATE LANDS TO UNDERTAKE ANY WORKS, THEY MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER'S PRIOR TO ENTERING UPON THE PRIVATE PROPERTY TO PERFORM ANY WORKS. COPIES OF THESE LETTERS OF CONSENT MUST BE SUBMITTED TO INFRASTRUCTURE SERVICES - ENGINEERING DEVELOPMENT DIVISION, PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY IS AT THE PROPERTY OWNERS RISK.
10. ALL WORK WITHIN THE MUNICIPAL OR REGIONAL RIGHT-OF-WAY MUST GO THROUGH THE LOCAL AUTHORITIES OFF-SITE WORKS PROCESS AND MUST BE COMPLETED BY A DEVELOPMENT SELECTED CONTRACTOR SOLELY AT THE DEVELOPER'S EXPENSE.
11. ALL ABANDONED SERVICES TO BE REMOVED.
12. A MINIMUM SLOPE OF 0.5% IS REQUIRED ON ALL NEW SERVICES.
13. IF A MINIMUM OF 1.5m COVER ON THE STORM SEWER CANNOT BE ACHIEVED, THE SEWER IS TO BE INSULATED IN ACCORDANCE WITH STANDARD PRACTICES.
14. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE ENGINEER.
15. ALL WORKS ON A MUNICIPAL RIGHT-OF-WAY WITH THE EXCEPTION OF WATERMAIN TAPPING, TO BE INSTALLED AT THE OWNER'S EXPENSE IN ACCORDANCE WITH THE CITY OF BRANTFORD'S PROCEDURES FOR OFF-SITE WORKS BY A PRIVATE CONTRACTOR. THE OWNER AND THE CONTRACTOR ARE TO ENSURE THAT AN OFF-SITE WORKS PERMIT IS IN PLACE PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ALL AFFECTED PROPERTY TO ORIGINAL CONDITION. ALL BOULEVARD AREAS SHALL BE RESTORED WITH 150mm TOPSOIL AND SOD.
16. ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE RELEVANT SECTIONS OF THE ONTARIO PROVINCIAL BUILDING CODE, THE ONTARIO PROVINCIAL STANDARDS (OPSIS) AND LOCAL REQUIREMENTS; WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.
17. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTIONS. THE ENGINEER IS TO DETERMINE THE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF THE UNDERGROUND SERVICE INSTALLATION AS MANDATED BY THE ONTARIO BUILDING CODE, DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO NOTIFY THE ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTIONS AT THE CONTRACTORS EXPENSE.
18. THE SITE SERVICING CONTRACTOR IS TO TERMINATE ALL SERVICES 1 METER FROM THE FOUNDATION WALL.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIODS INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE CITY OF BRANTFORD AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
20. THE CONTRACTOR IS TO MAINTAIN A "CONFINED TRENCH CONDITION" IN ALL SEWER AND SERVICE TRENCHES.
21. FOLLOWING THE COMPLETION OF PROPOSED WORKS & PRIOR TO OCCUPANCY INSPECTION, ALL STORM & SANITARY SEWERS SHALL BE FLUSHED, & ALL CATCHBASINS, CATCHBASIN MANHOLE SUMPS & OGS (STORMCEPTOR EF06) SUMP ARE TO BE CLEANED OF DEBRIS & SILT.

STORM SEWERS

1. FACTORY FABRICATED WYES SHALL BE USED FOR ALL SERVICE CONNECTIONS.
2. MANHOLE AND CATCHBASIN, FRAMES, GRATES, CASTING AND LIDS TO BE QUALITY GREY IRON ASTM A48 CLASS 30B, UNLESS OTHERWISE STATED.
3. STORM MANHOLE LIDS TO BE PER OPSD 401.010 - TYPE "B".
4. CATCHBASIN AND CATCHBASIN MANHOLE GRATES TO BE PER OPSD 400.020
5. UNDER NO CIRCUMSTANCES SHALL THE BUILDING FOUNDATION DRAINS BE CONNECTED DIRECTLY TO THE STORM SEWER SYSTEM.
6. MINIMUM 3.0m LONG 150mm Ø SUBDRAINS TO BE CONSTRUCTED ON ALL CATCHBASINS AND CATCHBASIN MANHOLES IN ALL DIRECTIONS UNLESS NOTED OTHERWISE.
7. STORM SEWER PIPE MATERIAL TO BE PVC SDR28 OR REINFORCED CONCRETE (RC) 65D. ALTERNATIVE MATERIAL MUST BE APPROVED BY THIS ENGINEER AND THE CITY OF BRANTFORD.
8. PIPE BEDDING TO BE AS PER OPSD 802.010. PIPE BEDDING AND COVER MATERIAL TO BE GRANULAR "A". TRENCH BACKFILL TO BE NATIVE MATERIAL (OR AS APPROVED BY THE GEOTECHNICAL ENGINEER), PLACED IN 300mm LIFTS AND COMPACTED TO 98% SPMD.
9. BASE OF SOAKAWAY PITS TO BE INSPECTED BY A GEOTECHNICAL ENGINEER TO CONFIRM SOIL TYPES ARE CONSISTENT WITH DESIGN INFILTRATION RATES.
10. SHOP DRAWINGS FOR SOAK-AWAY PITS ARE TO BE PROVIDED.
11. SHOP DRAWINGS FOR THE OGS -STORMCEPTOR EF06 BY IMBRIUM ARE TO BE PROVIDED.
12. INTERNAL/EXTERNAL RIBBED PIPE WILL NOT BE ACCEPTED AS AN ALTERNATIVE.
13. STORM SERVICE LATERALS ARE TO BE WHITE IN COLOUR.

WATERMAINS

1. PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030 PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. THE BEDDING MATERIAL AND COVER MATERIAL TO BE GRANULAR "A". TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 98% STANDARD PROCTOR DENSITY.
2. WATERMAIN FITTINGS ARE TO BE SUPPLIED WITH MECHANICAL JOINT RESTRAINTS. FOR WATERMAIN PIPE SIZES 150mm DIAMETER OR LESS, ALL PIPE JOINTS TO BE RESTRAINED WITHIN 5.0m FROM ALL FITTINGS IN EACH DIRECTION UNLESS OTHERWISE ON THE CONTRACT DRAWINGS. FOR WATERMAIN PIPE SIZES GREATER THAN 150mm DIAMETER, ALL PIPE JOINTS TO BE RESTRAINED WITHIN 10.0m FROM ALL FITTINGS IN EACH DIRECTION UNLESS OTHERWISE ON THE CONTRACT DRAWINGS. ALL TEES TO HAVE A MINIMUM 2.0m SOLID PIPE LENGTH ON EACH RUN OF THE TEE, OR PROVIDE A THRUST BLOCK PER OPSD 1103.010.
3. ALL METALLIC FITTINGS (EXCLUDING CURB/MAIN STOP AND BRASS FITTINGS) AND APPURTENANCES INCLUDING SADDLES, VALVES, TEES, BENDS, ETC. ARE TO BE WRAPPED WITH AN APPROVED PETROLATUM SYSTEM CONSISTING OF PASTE, MASTIC, AND TAPE. PARTICULAR ATTENTION SHALL BE PAID TO ANODE INSTALLATION. CONTRACTOR TO REFER TO THE MOST RECENT EDITION OF THE LOCAL DESIGN GUIDELINES AND SUPPLEMENTAL SPECIFICATIONS FOR MUNICIPAL SERVICES.
4. PVC WATERMAIN SHALL HAVE TWO STRANDED COPPER AWGS TRACER WIRE STRAPPED TO TOP AT 5m INTERVALS. TRACER WIRE SHALL BE BROUGHT TO THE SURFACE WITHIN THE MECHANICAL ROOM OF THE MULTI-UNIT BUILDING AND TERMINATED IN A SUITABLE LOCATION.
5. MAIN STOPS, CURB STOPS, AND COUPLINGS SHALL BE AWWA C-900 COPPER TO COPPER FLANGED OR COMPRESSION CONNECTION OR APPROVED EQUIVALENT.
6. SERVICE BOXES TO BE FERGUSON ECLIPSE TYPE FIGURE 222 SIZE NO. 9 OR APPROVED EQUIVALENT COMPLETE WITH ROD AND PLUG.
7. ALL WATERMAINS AND SERVICES TO HAVE A MINIMUM 1.8m COVER ON THE TOP OF THE PIPE. WHERE COVER TO THE TOP OF THE PIPE IS DEFICIENT THE PIPE SHALL BE INSULATED AS REQUIRED.
8. BACKFLOW PREVENTORS TO BE WATTS 909 OR APPROVED EQUIVALENT.
17. ALL WATERMAINS AND SERVICES TO HAVE A MINIMUM 2.0M COVER ON THE TOP OF THE PIPE. WHERE COVER TO THE TOP OF THE PIPE IS DEFICIENT THE PIPE SHALL BE INSULATED AS REQUIRED.
8. ALL WATERMAIN SHALL BE FIELD TESTED TO 1035 KPA AS PER OPSS 441.
9. THE DEVELOPER'S ENGINEER SHALL BE FAMILIAR WITH THE CITY OF BRANTFORD GENERAL WATERMAIN DISINFECTION PROCEDURE AND ENSURE DILIGENT COMPLIANCE WITH ALL REQUIREMENT OF THE PROCEDURE. THE CITY OF BRANTFORD'S GENERAL WATERMAIN DISINFECTION PROCEDURE IS AVAILABLE FROM THE CITY.
10. SHOULD THERE BE A CONFLICT BETWEEN THESE NOTES AND THE CITY OF BRANTFORD DEVELOPMENT AND ENGINEERING STANDARDS, THE LATTER SHALL SUPERSEDE THE FORMER
11. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND SEWER DRAINS AND/OR MUNICIPAL SEWER MAINS SHALL BE 2.5 METERS MEASURED FROM THE CLOSEST PIPE EDGE TO THE CLOSEST PIPE EDGE. VERTICAL SEPARATION WHERE A WATER SERVICE PASSES OVER A SEWER DRAIN AND/OR A MUNICIPAL SEWER MAINS MUST BE A MINIMUM OF 0.15M UNLESS GREATER SEPARATION IS REQUIRED TO PROVIDE FOR PROPER BEDDING AND STRUCTURAL SUPPORT. WATER SERVICES PASSING UNDER SEWER DRAINS AND/OR MUNICIPAL SEWER MAINS MUST HAVE A SEPARATION OF 0.5M BETWEEN THE INVERT OF THE SEWER DRAIN AND/OR MUNICIPAL SEWER MAIN AND THE CROWN OF THE WATERMAIN.

GAS

1. NEW GAS SERVICE TO BE INSTALLED AS PER GAS COMPANY.
- SANITARY SEWERS**
1. SANITARY SERVICE TO BE INSTALLED AS PER PLANS
 2. ALL CONNECTIONS TO BE WATERTIGHT AND PRESSURE TESTED TO 320 KPA.
 3. MINIMUM SEPARATION TO BE MAINTAINED BETWEEN STORM, SANITARY AND WATER SERVICES AS PER LOCAL REGULATIONS AND THE ONTARIO BUILDING CODE.
 4. INTERNAL/EXTERNAL RIBBED PIPE WILL NOT BE ACCEPTED AS AN ALTERNATIVE.
 5. SANITARY SEWER LATERALS ARE TO BE GREEN IN COLOUR.

ROOF DRAINS

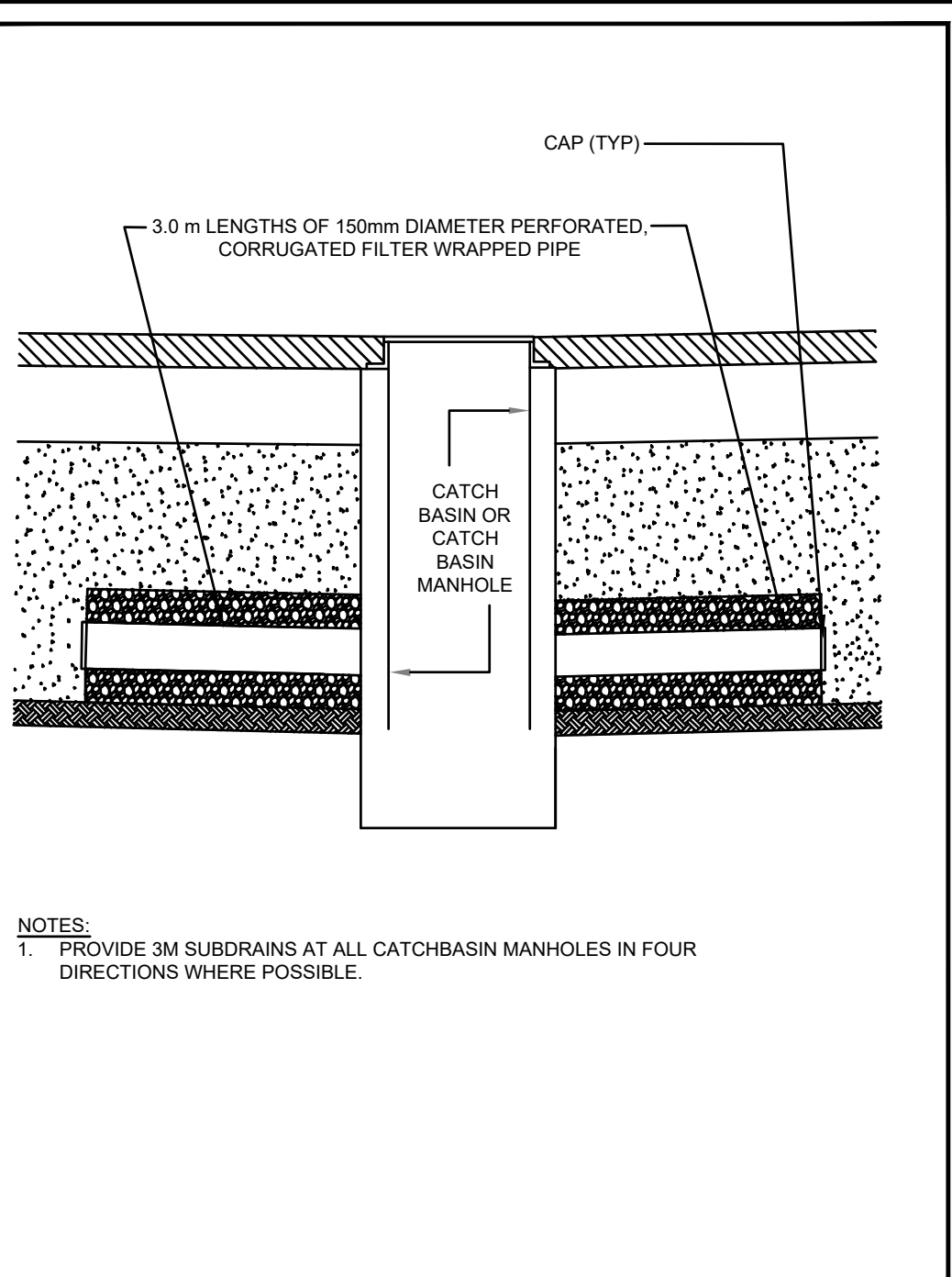
1. ROOF DRAINS TO BE TIED IN AS PER PLANS

ELECTRICAL SERVICE

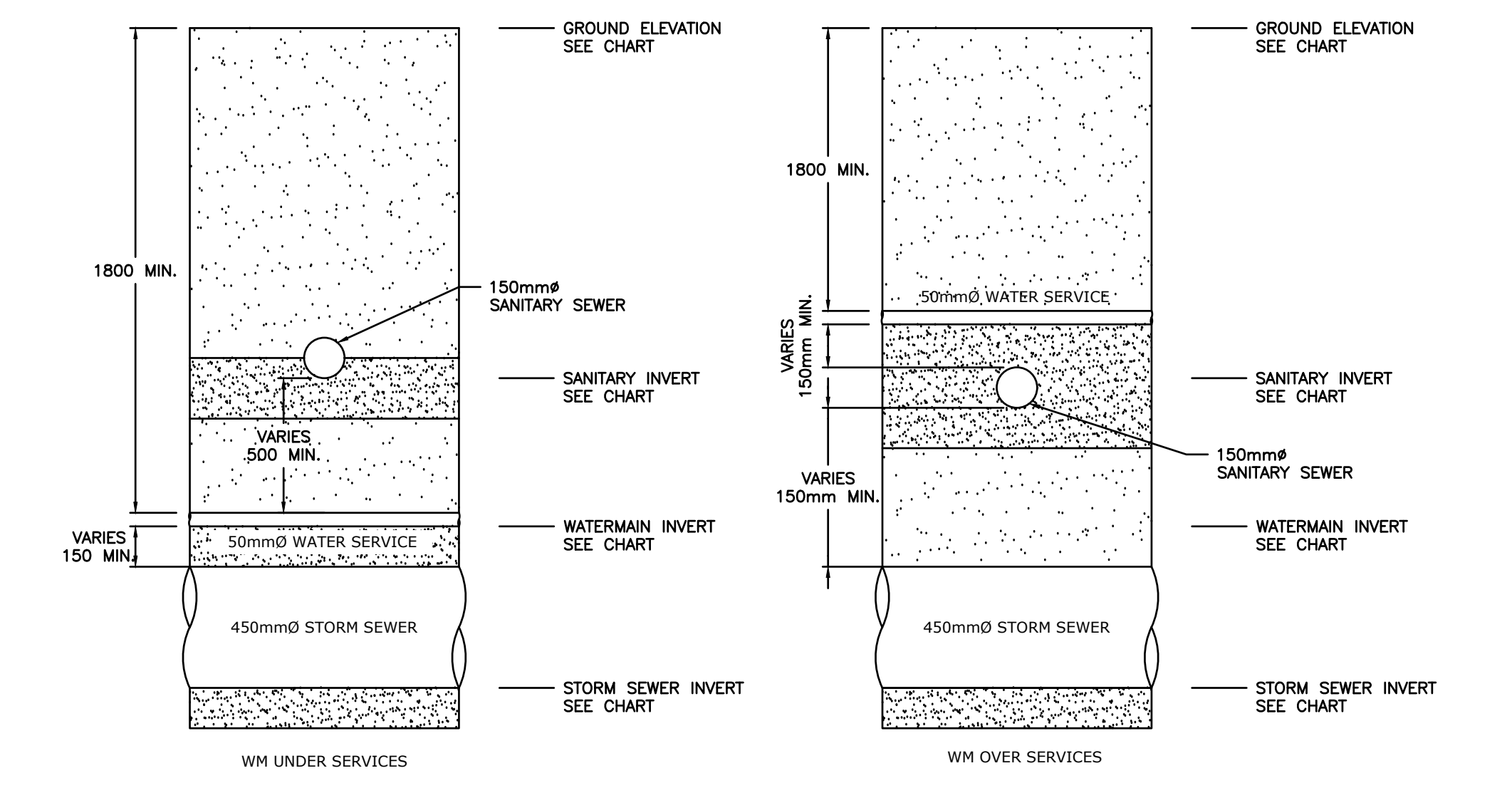
1. ELECTRICAL SERVICE TO BE CONNECTED FROM THE EXISTING PROPERTY SERVICE, HYDRO TO BE RUN UNDERGROUND ON THE PROPERTY. EXISTING OVERHEAD WIRES TO BE REMOVED.

FIRE HYDRANT

1. NO NEW FIRE HYDRANT IS REQUIRED.

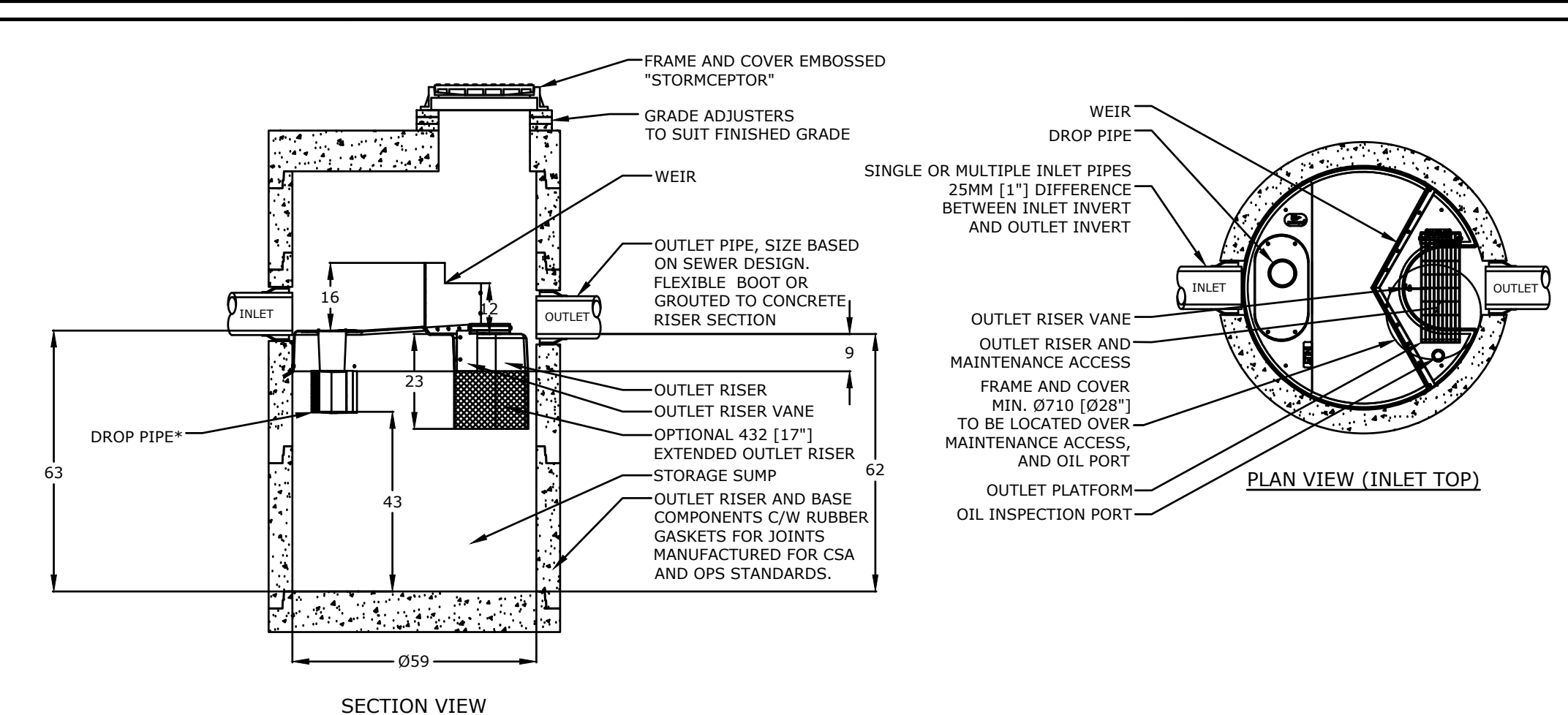


11 CATCH BASIN MANHOLE SUBDRAINS



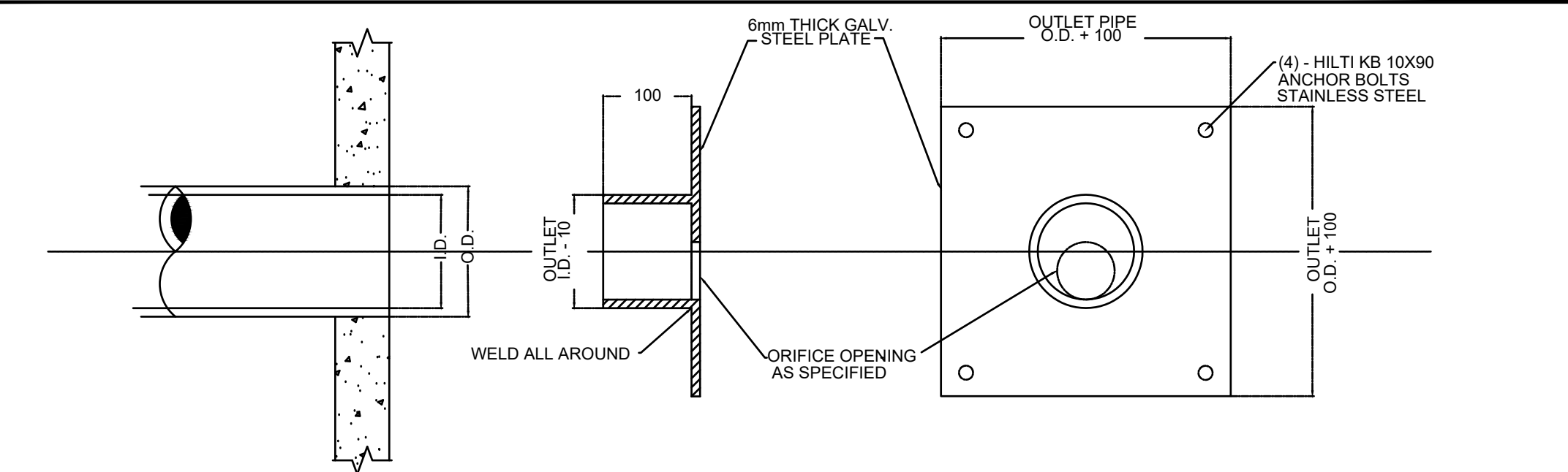
- NOTES:**
1. PIPE BEDDING TO BE CLASS B AS PER OPSD 802.030
 2. CONTRACTOR TO FOLLOW MOE PROCEDURE F-6-1
 3. two (2) 45° bends shall be used where a vertical bend of the water service is required.
 4. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

12 TYP. WM SEWER CROSSING



- GENERAL NOTES:**
- * MAXIMUM SURFACE LOADING RATE (SLR) INTO LOWER CHAMBER THROUGH DROP PIPE IS 1135 L/min/m² (27.9 gpm/ft²) FOR STORMCEPTOR EF6 AND 535 L/min/m² (13.1 gpm/ft²) FOR STORMCEPTOR EF06 (OIL CAPTURE CONFIGURATION).
 - ALL DIMENSIONS INDICATED ARE IN MILLIMETERS (INCHES) UNLESS OTHERWISE SPECIFIED.
 - STORMCEPTOR STRUCTURE INLET AND OUTLET PIPE SIZE AND ORIENTATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 - UNLESS OTHERWISE NOTED, BYPASS INFRASTRUCTURE, SUCH AS ALL UPSTREAM DIVERSION STRUCTURES, CONNECTING STRUCTURES, OR PIPE CONDUITS CONNECTING TO COMPLETE THE STORMCEPTOR SYSTEM SHALL BE PROVIDED AND ADDRESSED SEPARATELY. DRAWING FOR INFORMATION PURPOSES ONLY. REFER TO ENGINEER'S SITE/UTILITY PLAN FOR STRUCTURE ORIENTATION.
 - NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
 - CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT THE DEVICE FROM CONSTRUCTION-RELATED EROSION RUNOFF.
 - STRUCTURE ACTIVATION, BY CONTRACTOR, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE STORMCEPTOR UNIT IS CLEAN AND FREE OF DEBRIS.

13 EMBRIUM EF06 STORMCEPTOR DETAIL

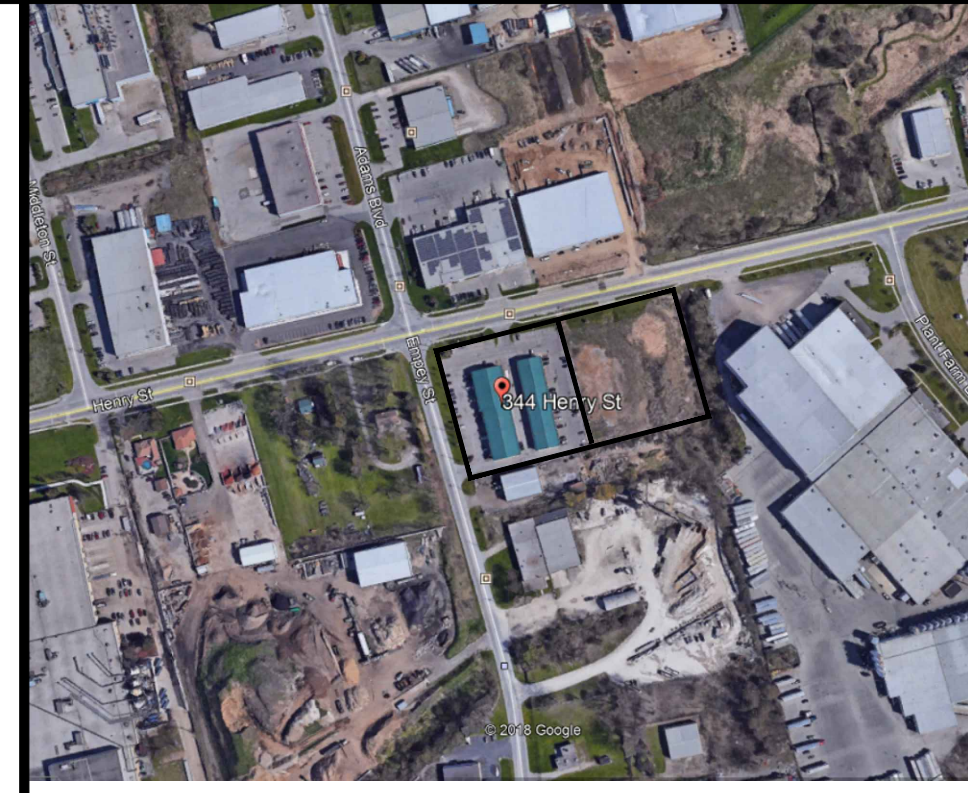


C.B. ORIFICE PLATE SIZING

ORIFICE PLATE CONFIGURATION NUMBER	DIAMETER OF ORIFICE PLATE OPENING
ST4	110mm

- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.

14 FLOW CONTROL DEVICE ORIFICE PLATE



KEY PLAN

REV.	DESCRIPTION	DATE	APPROV BY
3	REVISED FOR CITY COMMENTS SUBMISSION 3	2024.01.05	CHM
2	REVISED FOR CITY COMMENTS	2023.07.12	CHM
1	REVISED FOR COMMENTS	2023.02.08	CHM
0	INITIAL RELEASE	2020.10.09	--

PROJECT

PROPOSED SITE PLAN DEVELOPMENT OF

PART OF LOTS 40 & 41
 CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF BRANTFORD
 CITY OF BRANTFORD

344 HENRY STREET
 BRANTFORD, ONTARIO

CITY FILE NO. SPC-23-21

UNITS & CONVERSION

ALL DIMENSIONS IN METRES.
 (CONVERT TO FEET: DIVIDE BY 0.3048)

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B", BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999603.

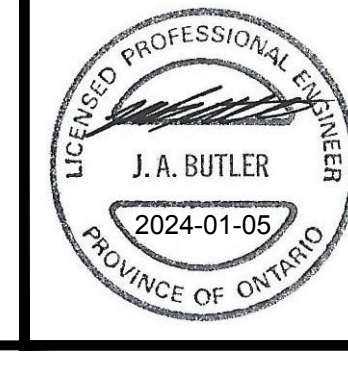
ANTECH DESIGN & ENGINEERING GROUP
 Engineers and Urban Planners
 25 King Street, Brantford, ON. N3T 3C4
www.atechdesign.com

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CLIENT
MCI DEVELOPMENTS

DRAWN:	CHECKED:	DATE:
CHM	JAB	2020.10.09
SHEET:		
SITE SERVICE DETAILS		
DRAWING NO.	REV.	
180409 - C202	3	

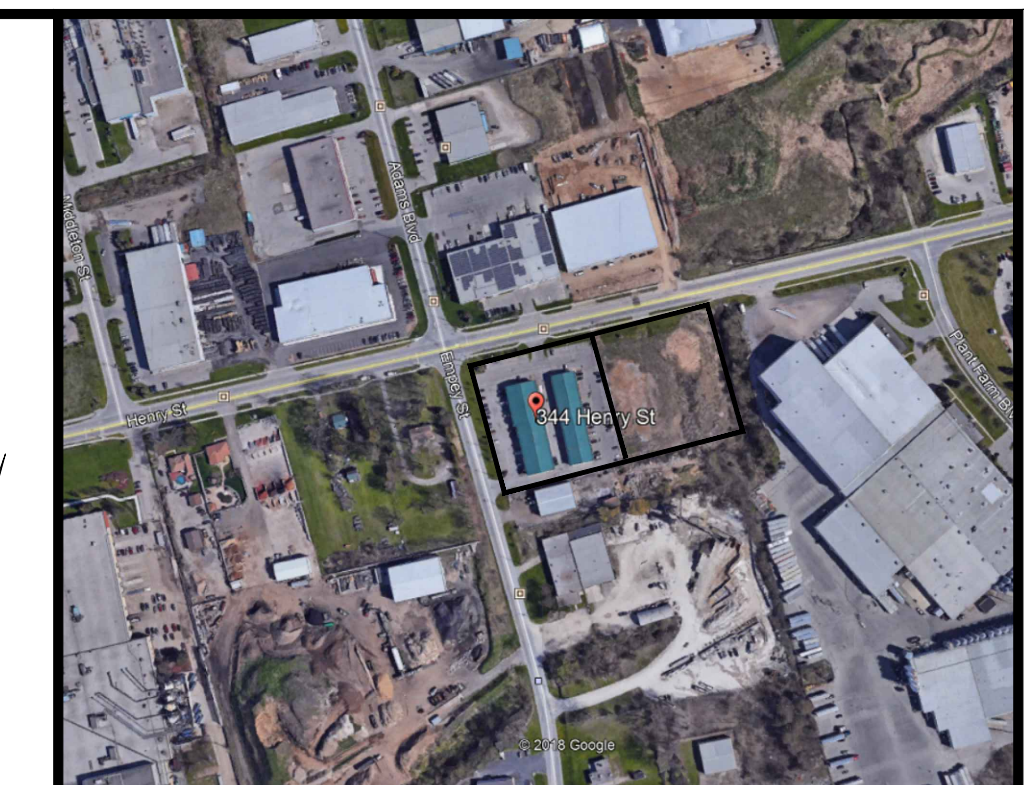
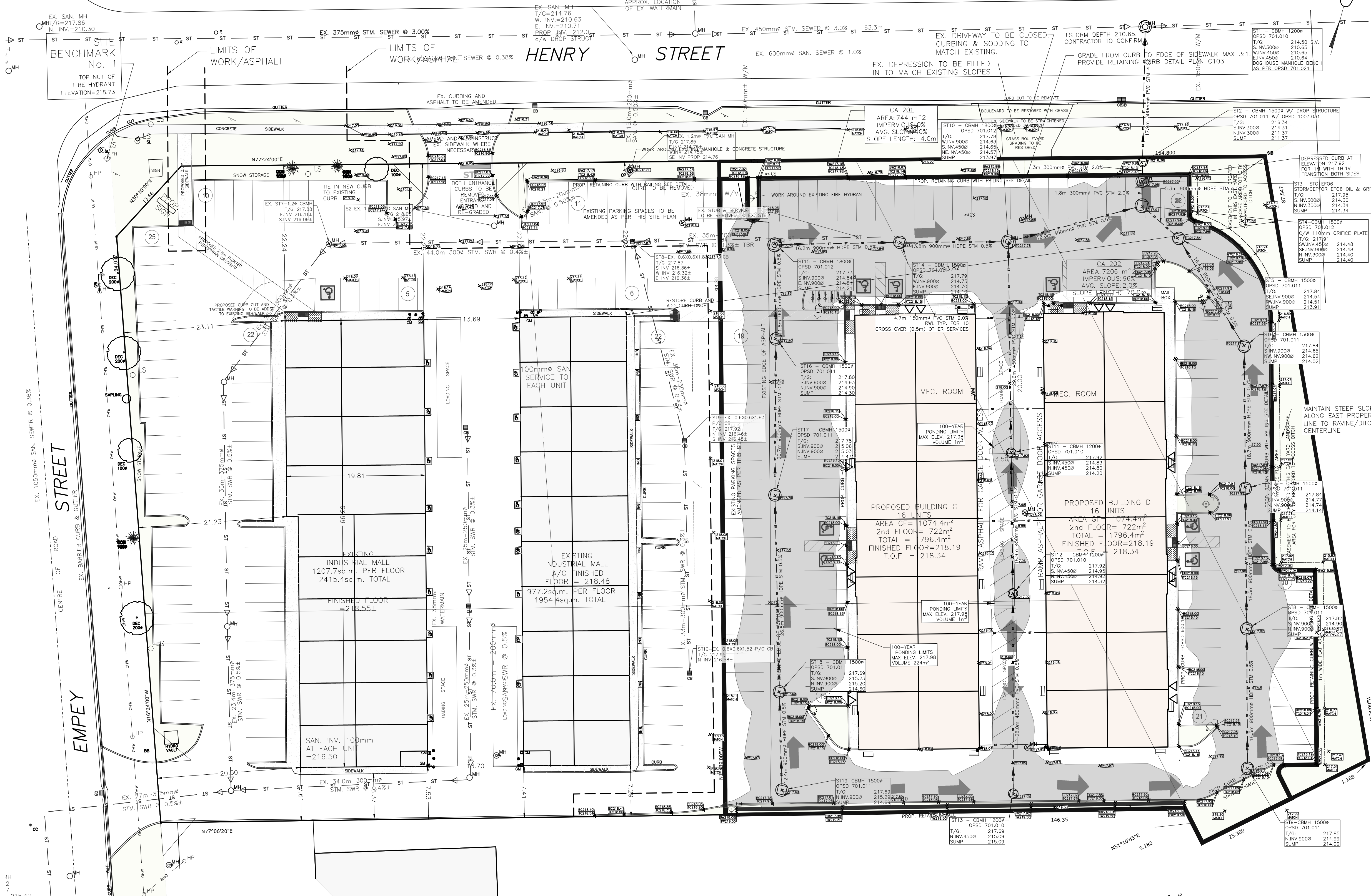


STRUCTURE NAME:	DESCRIPTION	TOP OF GRATE	DETAILS:	PIPES IN:	PIPES OUT:
ST1 - CBMH 12000	OPSD 701.010	214.50	S. INV. IN = 210.65 W. INV. IN = 210.65 E. INV. OUT = 210.64	S. INV. 300mm PVC @ 0.4%	E. INV. 450 mm PVC @ 3.0%
ST2 - CBMH 15000 W/ DROP STRUCTURE	OPSD 701.011 W/ OPSD 1003.031	216.34	S. INV. IN = 214.31 N. INV. OUT = 211.37	S. INV. 300mm PVC @ 2.0%	N. INV. 300 mm PVC @ 4.0%
ST3 - STC EF06	STORMCEPTOR EF06 OIL & GRIT SEPARATOR	217.95	S. INV. IN = 214.36 N. INV. OUT = 214.34	S. INV. 300mm PVC @ 2.0%	N. INV. 300 mm PVC @ 2.0%
ST4 - CBMH 18000	OPSD 701.012	217.91	SW. INV. IN = 214.48 SE. INV. IN = 214.48 N. INV. OUT = 214.40	SW. INV. 450mm PVC @ 0.5% SE. INV. 450mm HDPE @ 0.5%	N. INV. 300 mm PVC @ 2.0%
ST5 - CBMH 15000	OPSD 701.011	217.84	SE. INV. IN = 214.54 NW. INV. OUT = 214.51	SE. INV. 900mm HDPE @ 0.5%	NW. INV. 900 mm HDPE @ 0.5%
ST6 - CBMH 15000	OPSD 701.011	217.84	S. INV. IN = 214.65 NW. INV. OUT = 214.62	S. INV. 900mm HDPE @ 0.5%	NW. INV. 900 mm HDPE @ 0.5%
ST7 - CBMH 15000	OPSD 701.011	217.84	S. INV. IN = 214.77 N. INV. OUT = 214.74	S. INV. 900mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%
ST8 - CBMH 15000	OPSD 701.011	217.82	S. INV. IN = 214.90 N. INV. OUT = 214.87	S. INV. 900mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%
ST9 - CBMH 15000	OPSD 701.011	217.85	N. INV. IN = 214.99 S. INV. IN = 214.65	N. INV. 900 mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%
ST10 - CBMH 18000	OPSD 701.012	217.78	W. INV. IN = 214.63 S. INV. IN = 214.65 NE. INV. OUT = 214.67	W. INV. 900mm HDPE @ 0.5% S. INV. 450mm PVC @ 0.5%	NE. INV. 450 mm PVC @ 0.5%

STRUCTURE NAME:	DESCRIPTION	TOP OF GRATE	DETAILS:	PIPES IN:	PIPES OUT:
ST11 - CBMH 12000	OPSD 701.010	217.92	S. INV. IN = 214.83 N. INV. OUT = 214.80	S. INV. 450mm PVC @ 0.5%	N. INV. 450 mm PVC @ 0.5%
ST12 - CBMH 12000	OPSD 701.010	217.92	S. INV. IN = 214.95 N. INV. OUT = 214.92	S. INV. 450mm PVC @ 0.5%	N. INV. 450 mm PVC @ 0.5%
ST13 - CBMH 12000	OPSD 701.010	217.69	N. INV. OUT = 215.09	N. INV. 450 mm PVC @ 0.5%	N. INV. 450 mm PVC @ 0.5%
ST14 - CBMH 15000	OPSD 701.011	217.79	W. INV. IN = 214.73 E. INV. OUT = 214.70	W. INV. 900mm HDPE @ 0.5%	E. INV. 900 mm HDPE @ 0.5%
ST15 - CBMH 18000	OPSD 701.012	217.73	S. INV. IN = 214.84 E. INV. OUT = 214.83	S. INV. 900mm HDPE @ 0.5%	E. INV. 900 mm HDPE @ 0.5%
ST16 - CBMH 15000	OPSD 701.011	217.80	S. INV. IN = 214.93 N. INV. OUT = 214.90	S. INV. 900mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%
ST17 - CBMH 15000	OPSD 701.011	217.78	S. INV. IN = 215.06 N. INV. OUT = 215.03	S. INV. 900mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%
ST18 - CBMH 15000	OPSD 701.011	217.69	S. INV. IN = 215.23 N. INV. OUT = 215.20	S. INV. 900mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%
ST19 - CBMH 15000	OPSD 701.011	217.69	N. INV. IN = 215.29	N. INV. 900 mm HDPE @ 0.5%	N. INV. 900 mm HDPE @ 0.5%

NOTES

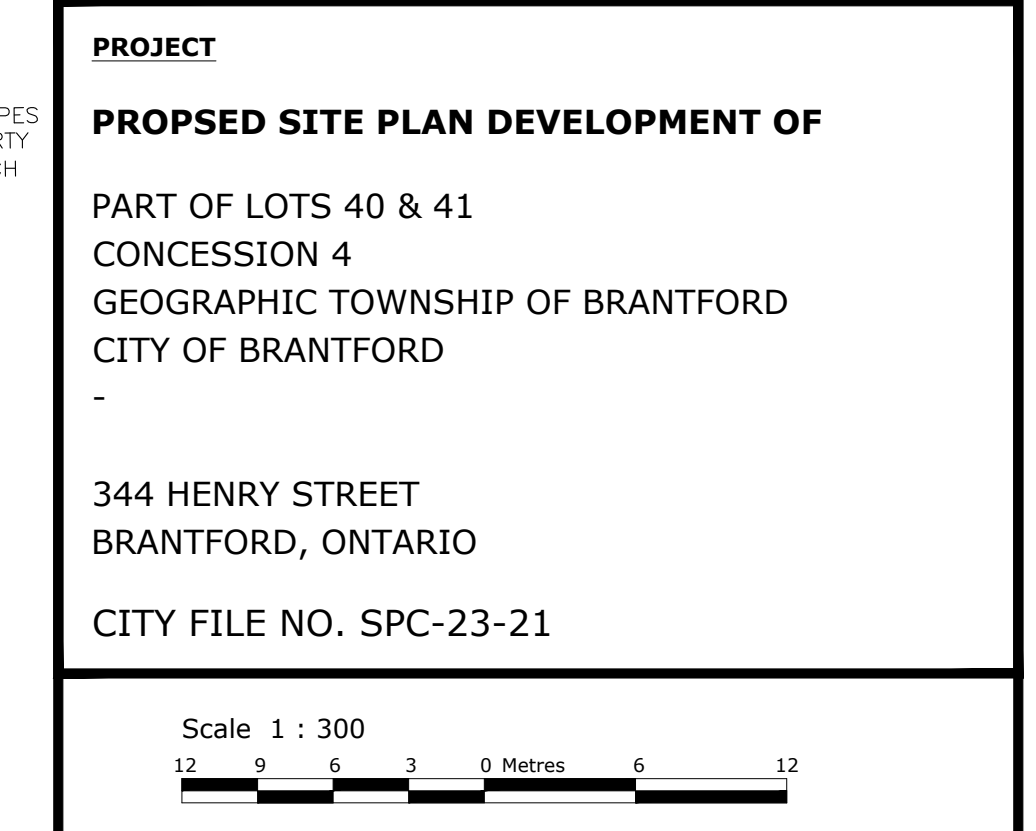
- THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED BY THE LOCAL MUNICIPALITY.
- ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA COMPLETED BY WEST & RUSKA LTD. ONTARIO LAND SURVEYORS.
- THIS PLAN IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- THESE PLANS ARE TO BE USED FOR STORM WATER MANAGEMENT ONLY; ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THESE PLANS MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
 - CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDED BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
 - OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES
 - VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND / OR BASEMENT FLOOR ELEVATIONS (WHICHEVER MAY APPEAR ON THE FACE OF THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
 - CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE THE MOST RECENT REVISIONS
- THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE AND / OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO THE LOCAL STANDARDS.
- IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR THEIR REPRESENTATIVE MUST ENCRUCH ONTO PRIVATE LANDS TO UNDERTAKE ANY WORKS, THEY MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON THE PRIVATE PROPERTY TO PERFORM ANY WORKS. COPIES OF THESE LETTERS OF CONSENT MUST BE SUBMITTED TO THE CITY OF BRANTFORD DEVELOPMENT ENGINEERING DEPARTMENT, PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY WITH THE ABOVE IS AT THE PROPERTY OWNERS OWN RISK.
- ALL WORK WITHIN THE MUNICIPAL OR REGIONAL RIGHT-OF-WAY MUST GO THROUGH THE LOCAL OFF-SITE WORKS PROCESS AND MUST BE COMPLETED BY A DEVELOPER SELECTED CONTRACTOR SOLELY AT THE DEVELOPER'S EXPENSE.
- NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIODS INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO LOCAL STANDARDS OF THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



KEY PLAN

REV.	DESCRIPTION	DATE	APPROV BY
3	REVISED FOR CITY COMMENTS SUBMISSION 3	2024.01.05	CHM
2	REVISED FOR CITY COMMENTS	2023.07.12	CHM
1	REVISED FOR COMMENTS	2023.02.08	CHM
0	INITIAL RELEASE	2020.10.09	---

PROJECT			
PROPOSED SITE PLAN DEVELOPMENT OF			
PART OF LOTS 40 & 41			
CONCESSION 4			
GEOGRAPHIC TOWNSHIP OF BRANTFORD			
CITY OF BRANTFORD			
344 HENRY STREET			
BRANTFORD, ONTARIO			
CITY FILE NO. SPC-23-21			



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

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CLIENT: **MCI DEVELOPMENTS**

SURVEY SYMBOLS		STORM, SANITARY, WATER SERVICE SYMBOLS		UTILITY SERVICES SYMBOLS		GRADING SYMBOLS		OTHER SYMBOLS		UNDERGROUND SERVICES		PROPERTY LINES	
■ FOUND MONUMENTS	PL REGISTERED PLAN	◇ HYD FIRE HYDRANT	○ MH-S MANHOLE - SANITARY	○ GVS GAS VALVE	(HGUY) HYDRO GUIDE WIRE	± EX. 108.50 EXISTING GRADE (m)	○ FP FLAG POLE	○ ST TREELINE	○ S STORM	○ S SANITARY	○ OWH OVER-HEAD WIRES	○ X SILT FENCING - LIGHT DUTY	○ X SILT FENCING - HEAVY DUTY
□ SET MONUMENTS	OU ORIGIN UNKNOWN	○ IS SPRINKLER HEAD	○ CBMH CATCH BASIN MANHOLE	○ UP UTILITY POLE	(GBUY) BELL GUIDE WIRE	± PROPOSED GRADE (m)	○ DRP DECORATIVE POLE	○ TRX TRAFFIC SIGN	○ B BOLLARD	○ P PILLAR	○ B BELL / PHONE / CABLE	○ G SWALE / DIRECTION	○ G GRADE SLOPE INDICATOR
IB IRON BAR	M MEASURED	○ BH BOREHOLE	○ DBL. CATCH BASIN MANHOLE	○ CMR GAS MARKER	(HTRN) HYDRO TRANSFORMER	TC = TOP OF CURB	○ BRD BOLLARD	○ SN SIGN (OTHER)	○ G GUARD POST	○ MB MAIL BOX	○ P PILLAR	○ W W SWALE	○ W WATER
SB STD. IRON BAR	PROP PROPORTIONED	○ MW MONITORING WELL	○ MH-H MANHOLE - HYDRO	○ HP HYDRO POLE	(BMRK) BELL MARKER	TW = TOP OF WALL	○ PLR PILLAR	○ OTL TRAFFIC LIGHT	○ FM FLOOD LIGHT	○ PMK PARKING MARKER	○ AC AIR CONDITIONER		
CSB CURT STD. IRON BAR	WT WITNESS	○ CUL CULVERT	○ MH-B MANHOLE - BELL	○ BP BELL POLE	(BMRK) BELL MARKER	SW = SWALE	○ GPT GUARD POST	○ TOB TRAFFIC CONTROL BOX	○ FL FLOORING MATERIAL				
CS CUT CROSS	BM BENCHMARK	○ CB CATCH BASIN	○ MH-V MANHOLE - VENT	○ LS LIGHT STD.	(BMRK) BELL MARKER		○ RSB RAILWAY SIGNAL CTRL BOX						
N&W NAIL & WASHER	IP IRON PIPE	○ DRN DRAIN	○ MH-U MANHOLE - UNSPECIFIED	○ HLS HYDRO LIGHT STD.	(CBTP) CABLE PEDESTAL								
		○ WLL WATER WELL											

DRAWN: CHM
 CHECKED: JAB
 DATE: 2020.10.09
 SHEET: STORM WATER MANAGEMENT PLAN
 DRAWING NO. 180409 - C301
 REV. 3

SPECIFICATIONS
PLANT MATERIAL

- PLANT MATERIAL: COMPLY WITH METRIC GUIDE - SPECIFICATION OF NURSERY STOCK, 1984 EDITION OF CANADIAN NURSERY TRADES ASSOCIATION REFER TO SIZE AND DEVELOPMENT OF PLANT MATERIAL AND ROOT BALL. MEASURE PLANTS WHEN BRANCHES ARE IN THEIR NATURAL POSITION. HEIGHT AND SPREAD DIMENSIONS REFER TO MAIN BODY OF PLANT AND NOT FROM BRANCH TIP TO BRANCH TIP. USE TREES AND SHRUBS OF NO. 1 GRADE.
- PLANT MATERIAL TO CONFORM TO THE CANADIAN TRADES ASSOCIATION METRIC GUIDE SPECIFICATIONS FOR NURSERY STOCK, LATEST EDITION.
- ALL TREE SPECIES SHALL HAVE A CALIPER OF AT LEAST 50mm MEASURED AT 150mm ABOVE THE ROOT COLLAR AND BE AT LEAST 2m IN HEIGHT WHEN PLANTED.
- ALL TREES SHALL HAVE A SINGLE STEM, STRAIGHT TRUNK, WELL DEVELOPED LEADER, BRANCHES AND ROOT SYSTEM.

PLANTING

- COORDINATE SHIPPING OF PLANTS AND EXCAVATION OF HOLES TO ENSURE MINIMUM TIME LAPSE BETWEEN DIGGING AND PLANTING.
- THE BRANCHES OF TREES AND SHRUBS SECURELY AND PROTECT PLANT MATERIAL AGAINST ABRASION, EXPOSURE AND EXTREME TEMPERATURE DURING TRANSIT. AVOID BINDING OF PLANTING STOCK WITH ROPE OR WIRE WHICH WOULD DAMAGE BARK, BREAK BRANCHES OR DESTROY NATURAL SHADE OF PLANT. GIVE FULL SUPPORT TO ROOT BALL OF LARGE TREES DURING LIFTING.
- COVER PLANT FOLIAGE WITH TARPULLIN AND PROTECT BARE ROOTS BY MEANS TO PREVENT LOSS OF MOISTURE DURING TRANSIT AND STORAGE.
- PLANT ONLY UNDER CONDITIONS THAT ARE CONDUCTIVE TO THE HEALTH AND PHYSICAL CONDITION OF PLANTS.
- EXCAVATE PLANTING PITS AND BEDS TO DEPTH INDICATED ON DETAILS. FILL WITH A PLANTING MIXTURE OF ONE PART PEAT MOSS, SIX PARTS TOPSOIL WITH COMMERCIAL BONEMEAL FOR PLANTING HOLES IN HEAVY SOILS WHERE NATURAL DRAINAGE DOES NOT EXIST HAVE METHOD APPROVED.
- IMMEDIATELY FOLLOWING ANY PLANTING OPERATIONS, REMOVE ALL DEBRIS AND EXCESS MATERIAL FROM THE SITE, LEAVING THE SITE NEAT AND TIDY.
- FOR BARE ROOT STOCK, PLACE 75-100mm BACKFILL SOIL IN BOTTOM OF HOLE. PLANT SHRUBS AND GROUND COVERS WITH ROOTS PLACED STRAIGHT OUT IN HOLE. PLACE THE CLUMP OF ROOTS IN HOLE WITH TOP OF ROOT CROWN AT GROUND LEVEL. BACKFILL WITH APPROVED TOPSOIL AND PACK DOWN LIGHTLY, WORKING THE SOIL IN BETWEEN THE ROOTS AND TAMPING FIRMLY TO REMOVE ANY AIR POCKETS AND TO SECURE PLANT INTO THE SOIL. APPLY WATER TO SETTLE SOIL, AND APPLY ADDITIONAL SOIL TO FILL VOIDS.
- FOR JUTE BURLAPPED ROOT BALLS, CUT AWAY TOP ONE THIRD OF WRAPPING AND WIRE BASKET WITHOUT DAMAGING ROOTBALL. DO NOT PULL BURLAP OR ROPE FROM UNDER ROOT BALL. CUT AND REMOVE ALL NYLON ROPE AROUND TRUNKS.
- FOR CONTAINER STOCK OR ROOT BALLS IN NON DEGRADABLE WRAPPING, REMOVE ENTIRE CONTAINER WRAPPING WITHOUT DAMAGING ROOT BALL.
- PLACE PLANT MATERIAL TO DEPTH EQUAL TO DEPTH THEY WERE ORIGINALLY GROWING IN NURSERY. BUILD A SOIL SAUCER AROUND OUTER EDGE OF HOLE TO ASSIST WITH MAINTENANCE WATERING.
- WATER PLANT MATERIAL THOROUGHLY AFTER SOIL SETTLEMENT HAS OCCURRED, FILL WITH SOIL TO FINISH GRADE.
- PLANTS SHALL BE PRUNED AFTER PLANTING. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED BRANCHES.
- PRUNING SHALL BE COMPLETED IN SUCH A MANNER AS TO PRESERVE THE NATURAL CHARACTER AND FORM OF THE PLANTS.

PLANTING SCHEDULE & LAYOUT

- STAKE OUT ALL LOCATIONS AND PLANTING BEDS AND OBTAIN APPROVAL FROM ARCHITECT/LANDSCAPE ARCHITECT/OWNER BEFORE EXCAVATION. THE LOCATION OF TREES AND PLANTING AREAS WHERE SHOWN ON THE DRAWINGS IS APPROXIMATE ONLY AND MAY REQUIRE ADJUSTMENT DUE TO SITE CONDITIONS OR AS DIRECTED BY THE CONSULTANT.
- OBTAIN APPROVAL OF PLANTING FROM LANDSCAPE PROFESSIONAL BEFORE APPLYING MULCHING MATERIAL. ALL MULCH SHALL CONSIST OF CLEAN SHREDDED BARK MULCH AND BE FREE FROM MATURE SEEDS, LIVING PLANT MATERIALS THAT MAY BECOME ESTABLISHED, OR ANY CHEMICAL DETRIMENTAL TO THE DEVELOPMENT OF PLANTS. LOOSEN SOIL IN PLANTING BEDS AND REMOVE DEBRIS AND WEEDS.
- CONTRACTOR TO VERIFY QUANTITIES LISTED. PLANT QUANTITIES TO BE SUPPLIED AS SHOWN ON PLAN IN CASE OF DISCREPANCIES BETWEEN PLAN AND QUANTITIES LISTED. SUBSTITUTIONS WITH OTHER SPECIES OR CULTIVARS WILL BE ACCEPTED ONLY WITH THE WRITTEN APPROVAL OF THE LANDSCAPE PROFESSIONAL.

MULCHING

- MULCH SHALL BE APPLIED IN A CONTINUOUS LAYER THROUGHOUT ALL TREE AND SHRUB PLANTING AREAS. (PLANTING SOIL AREAS THAT ARE NOT SEEDED)
- APPLY MULCH TO THE FOLLOWING MINIMUM THICKNESS:
 - 100mm MULCH IN ALL TREE AND SHRUB PLANTING AREAS.
 - KEEP MULCH 100mm AWAY FROM THE CROWN OF PLANT.
 - ENSURE SOIL SETTLEMENT HAS BEEN CORRECTED PRIOR TO MULCHING.
- ALL TREES SHALL BE MULCHED WITH AN AREA CONSISTING ON A 1m RADIUS AROUND THE STEM OF THE TREE. NO MULCH SHALL BE IN CONTACT WITH THE TREE TRUNK.
- SHREDDED BARK SHALL BE USED AS MULCH

TOPSOIL PLACEMENT & FINE GRADING

- ENSURE THAT THE APPROVAL HAS BEEN OBTAINED FOR ROUGH GRADING PRIOR TO PROCEEDING WITH THIS SECTION OF WORK.
- SCARIFY THE ROUGH GRADED AREAS TO PROVIDE A LOOSENEED SURFACE IN ORDER TO ALLOW BONDING OF THE TOPSOIL.
- SPREAD TOPSOIL ON THE PREPARED AND ACCEPTED ROUGH GRADED SURFACE TO A MINIMUM DEPTH OF 150mm FIRMLY PACKED.
- KEEP TOPSOIL 25mm BELOW FINISHED GRADE FOR SODDED AREAS. ELSEWHERE BRING TOPSOIL UP TO FINISHED GRADE OF ADJACENT SURFACES.
- THE FINISHED SURFACE IS TO BE SMOOTH AND EVEN WITH NO RUTS, CLODS OR CONTAMINANTS.
- REMOVE STONES IN EXCESS OF 10mm FOR AREAS TO BE SEEDED.
- HAND RAKE AREAS TO BE SEEDED OR SODDED AS A FINAL SURFACE PREPARATION AND TO COORDINATE THE FOLLOWING WORK, THIS SHALL ENSURE THAT SEEDING OR SODDING CAN OCCUR AS SOON AS POSSIBLE AFTER RAKING HAS BEEN COMPLETED.
- APPLY TOPSOIL TO THE FOLLOWING MINIMUM THICKNESS:
 - 150mm DEPTH FOR ALL SOD/SEED AREAS
 - 450mm DEPTH FOR ALL SHRUBS / PLANTING BEDS
 - AREAS ACCOMMODATING TREES ARE REQUIRED TO HAVE A MINIMUM OF 1.0m CONTINUOUS TOPSOIL DEPTH OR A MINIMUM OF 20m³ OF SOIL PER VOLUME OF TREE.

SODDING

- SCHEDULE DELIVERIES IN ORDER TO KEEP STORAGE AT JOB SITE TO A MINIMUM WITHOUT CAUSING DELAYS.
- SOD SHALL BE CERTIFIED #1 NURSERY GROWN SOD CONTAINING 50% MERION BLUE GRASS AND 50% KENTUCKY BLUE GRASS. IT SHALL BE NO GREATER THAN 40mm IN THICKNESS AND BE IN ACCORDANCE WITH THE CLASSIFICATION OF TURF GRASS SOD FOR THE PROVINCE BY THE NATIONAL SOD GROWERS ASSOCIATION.
- LAY SOD IN ROWS PERPENDICULAR TO SLOPE, SMOOTH AND EVEN WITH ADJOINING AREAS AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH

A SHARP KNIFE.

- STAKE ALL SOD ON SLOPES GREATER THAN 1:5 (20%)
- ROLL SOD IMMEDIATELY AFTER LAYING TO PRESS SOD FIRMLY ON TO THE SURFACE SOIL.
- WATER IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 100mm OF TOPSOIL. WATER BY MEANS OF A WATER TRUCK OR IF APPROVED, BY HYDRANT TO OBTAIN A COMPLETE DRENCHING. WATERING BY SMALL HOSE OR SPRINKLER IS NOT SUFFICIENT. FOR THE FIRST 30 DAYS, SOAK TO THIS DEPTH AT LEAST ONCE A WEEK.
- WATER IN A SIMILAR MANNER THEREAFTER IF SUFFICIENT RAIN DOES NOT FALL IN ORDER TO KEEP THE UNDERLYING SURFACE MOIST. WATERING UNTIL ACCEPTANCE OF THE SOD IS THE CONTRACTOR'S RESPONSIBILITY.
- IMMEDIATELY CLEAN UP SOIL OR DEBRIS SPILLED ONTO PAVEMENT AND DISPOSE OF DELETERIOUS MATERIALS.
- SODDED AREAS WILL BE ACCEPTED AND WARRANTY PERIOD WILL BEGIN PROVIDED THAT:
 - SOD IS COMPLETELY GREEN
 - SODDED AREAS HAVE BEEN CUT A MINIMUM OF TWO TIMES
 - SOD IS KNIT TO UNDERLYING SOIL AND CANNOT BE LIFTED WHEN TUGGED BY HAND
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SOD UNTIL TIME OF ACCEPTANCE.
- MAINTENANCE OF SOD AFTER ACCEPTANCE IS THE RESPONSIBILITY OF THE OWNER.

WARRANTY & MAINTENANCE

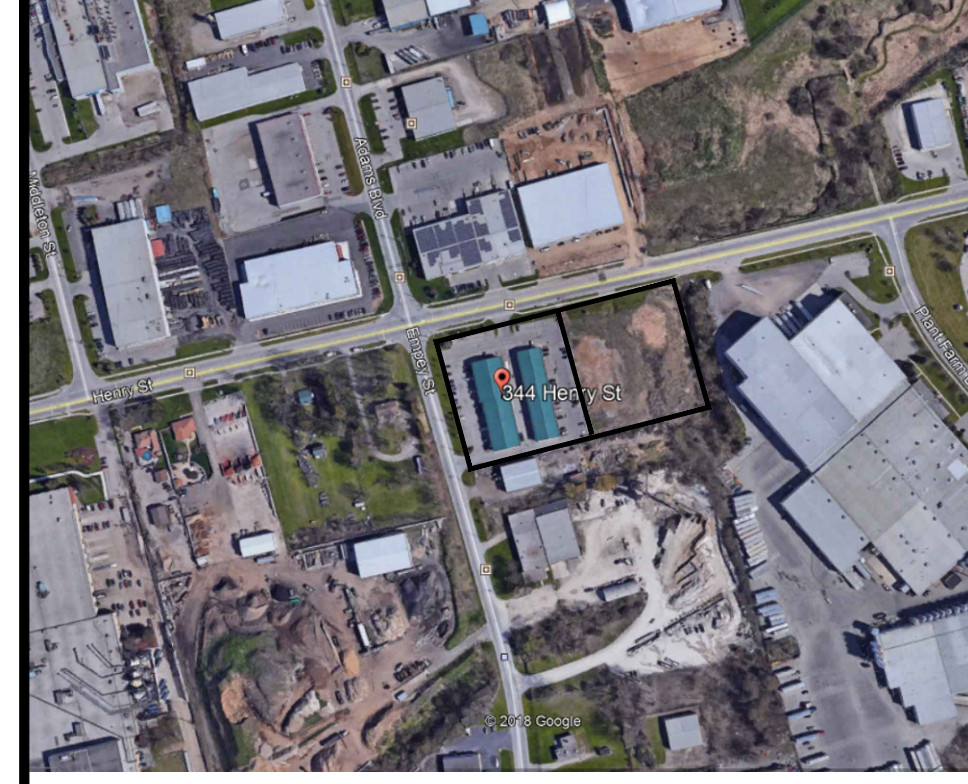
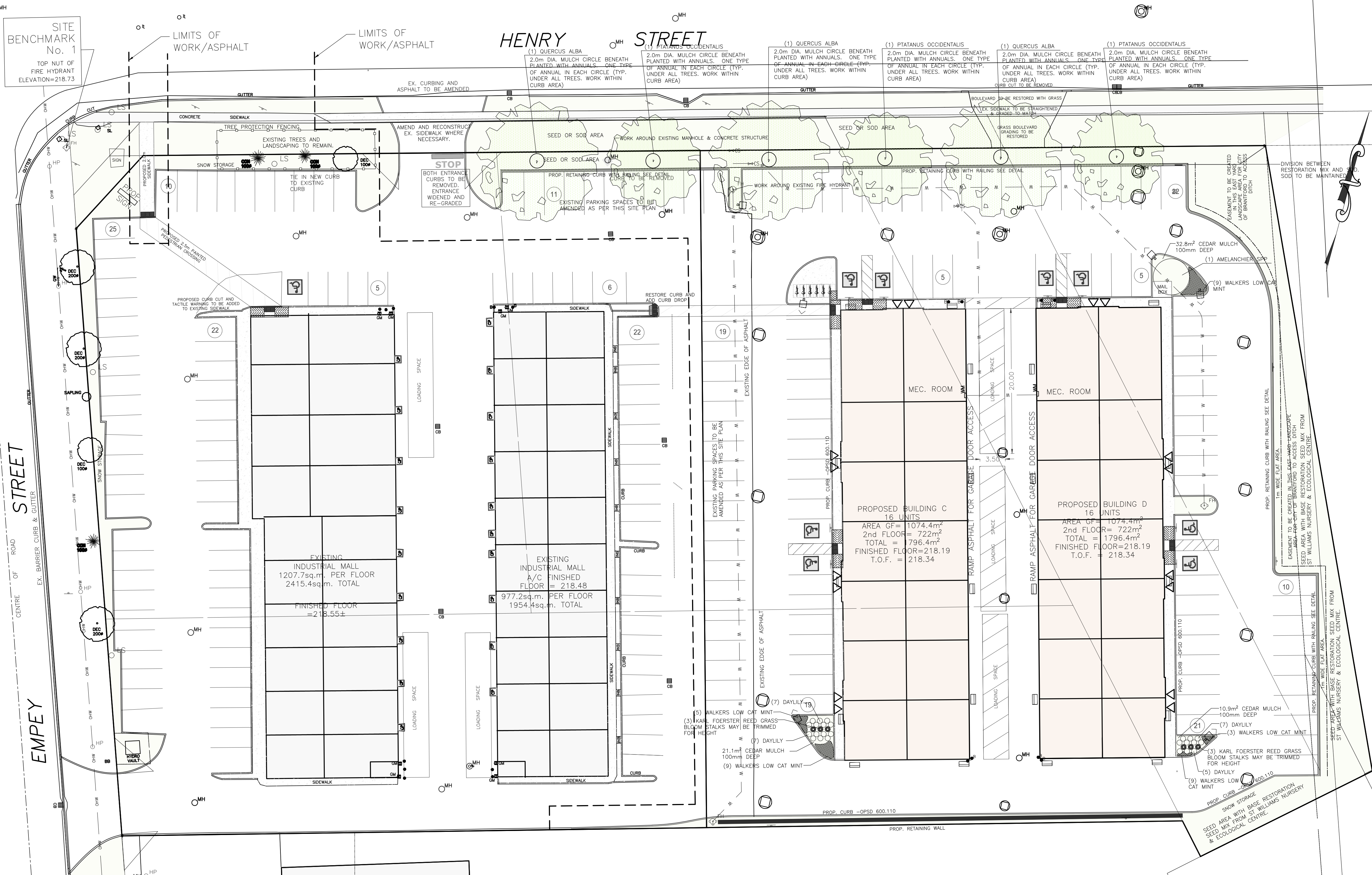
- PROVIDE ONE YEAR WARRANTY FOR PLANT MATERIAL AS ITEMIZED ON PLANT LIST. AT END OF WARRANTY INSPECTION, ALL PLANT MATERIAL SHALL BE IN VIGOROUS GROWING CONDITION, FREE OF PESTS AND DISEASE AND TRUE TO NATURAL FORM.
- DURING WARRANTY PERIOD, REMOVE FROM SITE ANY PLANT MATERIAL THAT HAS DIED OR FAILED TO GROW SATISFACTORY AS DETERMINED BY OWNER/ARCHITECT/LANDSCAPE ARCHITECT. EXTEND WARRANTY ON REPLACEMENT PLANT MATERIAL FOR A PERIOD EQUAL TO THE LENGTH OF ORIGINAL WARRANTY PERIOD. REMOVE TRUNK WRAPPING, TREE STAKES AND GUY WIRES AT THE END OF THE WARRANTY PERIOD. UPON REQUEST, REMOVE TRUNK WRAPPING FOR VISUAL INSPECTION AND REWRAP.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN PLANT MATERIAL FROM 30 DAYS FOLLOWING PLANTING OR UNTIL TIME OF FINAL ACCEPTANCE.
- MAINTENANCE OF PLANT MATERIAL DURING WARRANTY PERIOD IS THE OWNER'S RESPONSIBILITY
- MAINTENANCE TASKS UNTIL TIME OF FINAL ACCEPTANCE TO INCLUDE ALL OF THE FOLLOWING:
 - WATERING
 - FERTILIZING
 - WEED CONTROL
 - INSECT AND FUNGUS CONTROL
 - PRUNING
- SUBMIT SEPARATE MAINTENANCE COST FOR CONSIDERATION BY OWNER DURING WARRANTY PERIOD ONLY.

FENCING

- PROPOSED FENCING SHALL BE COMMERCIAL GRADE BLACK CHAIN LINK FENCE WITH MINIMUM 6 GAUGE WIRE MESH AND A HEIGHT OF 1.22M (4 FEET).

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	CONDITION	CAL/SIZE	MATURE HEIGHT (m)	MATURE SPREAD (m)	SPACING (m)	COMMENTS
TREES								
3	PTANUS OCCIDENTALIS	SYCAMORE	W.B.	60mm	17m	13m	32m OC	HARDY, NATIVE, UPRIGHT
3	QUERCUS ALBA	WHITE OAK	W.B.	60mm	20m	20m	32m OC	PYRAMIDAL
1	AMELANCHIER SPP.	SERVICE BERRY - MULTI STEMMED	W.B.	60mm	4.5m	4m		
GRASSES & PERENNIALS								
35	NEPETA X FAASSENTI "WALKER'S LOW"	WALKER'S LOW CATMINT	C.G.#1		0.6	0.6-0.9	0.25m	
26	HEMERICALLIS "JOAN SENIOR"	JOAN SENIOR DAYLILY	C.G.#1		0.9	0.3-0.6	1.0m OC	
6	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"	KARL FOERSTER REED GRASS	C.G.#1		1.5	0.7-0.8	1.0m OC	



KEY PLAN

- LANDSCAPE DETAILS**
- THE LANDSCAPE PLAN HAS BEEN PREPARED IN COORDINATION WITH SITE PLAN AND ENGINEERING PLANS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - DO NOT SCALE DRAWINGS. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL PLANT MATERIAL TO BE NO. 1 GRADE, NURSERY GROWN IN ACCORDANCE WITH THE CANADIAN NURSERY TRADES ASSOCIATION.
 - ANY AREAS OUTSIDE THE LIMIT OF WORK DAMAGED BY THE CONTRACTOR SHALL BE RESTORED BY THE CONTRACTOR TO CITY OF BRANTFORD'S STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
 - ALL UNDERGROUND UTILITIES TO BE LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
 - ANY PLANT MATERIAL WHICH COMES OVER OR UNDER ANY UTILITY WILL BE RELOCATED AS DIRECTED BY THE ENGINEER.
 - SUBSTITUTION OF PLANT MATERIAL SHALL BE APPROVED BY THE ENGINEER.

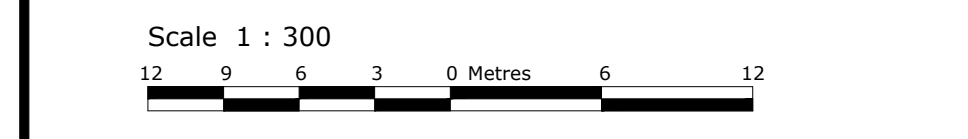
REV	DESCRIPTION	DATE	APPROV BY
3	REVISED FOR CITY COMMENTS SUBMISSION 3	2024.01.05	CHM
2	REVISED FOR CITY COMMENTS	2023.07.12	CHM
1	REVISED FOR COMMENTS	2023.02.08	CHM
0	INITIAL RELEASE	2020.10.09	---

PROJECT
PROPOSED SITE PLAN DEVELOPMENT OF

PART OF LOTS 40 & 41
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF BRANTFORD
CITY OF BRANTFORD

344 HENRY STREET
BRANTFORD, ONTARIO

CITY FILE NO. SPC-23-21



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

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CLIENT
MCI DEVELOPMENTS

SURVEY SYMBOLS

■ FOUND MONUMENTS	PL REGISTERED PLAN
□ SET MONUMENTS	OU ORIGIN UNKNOWN
IB IRON BAR	M MEASURED
SB STD. IRON BAR	PROP PROPORTIONED
CSB SHORT STD. IRON BAR	WT WITNESS
CT CUT CROSS	BM BENCHMARK
N&W NAIL & WASHER	IP IRON PIPE

STORM, SANITARY WATER SERVICE SYMBOLS

◇ HYD FIRE HYDRANT	◇ IS SPRINKLER HEAD
⊕ TH TEST HOLE	⊕ BH BOREHOLE
⊕ MW MONITORING WELL	⊕ CUL CULVERT
⊕ CB CATCH BASIN	⊕ CB CATCH BASIN
⊕ DM DOUBLE CATCH BASIN	⊕ DIC DITCH INLET CATCH BASIN
⊕ WEL WELL	⊕ WEL WATER WELL

UTILITY SERVICES SYMBOLS

○ MH-S MANHOLE - SANITARY	○ MH-ST MANHOLE - STORM	○ CBM CATCH BASIN MANHOLE	○ DBM DBL. CATCH BASIN MANHOLE	○ MH-H MANHOLE - HYDRO	○ MH-T MANHOLE - TRAFFIC	○ MH-B MANHOLE - BELL	○ MH-F MANHOLE - FIBER OPTIC	○ MH UN-SPECIFIED
⊕ GVS GAS VALVE	⊕ GMK GAS MARKER	⊕ UP UTILITY POLE	⊕ HP HYDRO POLE	⊕ BP BELL POLE	⊕ LS LIGHT STD.	⊕ HLS HYDRO LIGHT STD.	⊕ GUY HYDRO GUIDE WIRE	⊕ BGL BELL GUIDE WIRE
⊕ HTRN HYDRO TRANSFORMER	⊕ BMRK BELL MARKER	⊕ BP BELL PEDESTAL	⊕ CMTV CABLE TV MARKER	⊕ CTV CABLE PEDESTAL				

GRADING SYMBOLS

— EXISTING GRADE (m)	— PROPOSED GRADE (m)
⊕ SEDIMENT TRAP	→ DIRECTION OF SURFACE WATER

OTHER SYMBOLS

— TREELINE	— TRAFFIC SIGN	— RKS RAILWAY SIGN	— SN SIGN (OTHER)	— OTL TRAFFIC LIGHT	— TOB TRAFFIC CONTROL BOX	— RSB RAILWAY SIGNAL CTRL BOX
○ FP FLAG POLE	○ DP DECORATIVE POLE	○ BRD BOLLARD	○ PLR PILLAR	○ GP GUARD POST	○ MB MAIL BOX	○ PM PARKING METER
○ FL FLOOD LIGHT	○ AC AIR CONDITIONER					

UNDERGROUND SERVICES

— ST — ST — ST — STORM	— S — S — S — SANITARY	— B — B — B — BELL / PHONE / CABLE	— P — P — P — HYDRO	— G — G — G — GAS	— W — W — W — WATER
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TREE PROTECTION FENCING

— OWH — OWH — OWH — PROPERTY LINES	— OWH — OWH — OWH — OVER-HEAD WIRES	— X — X — X — X — SILT FENCING - LIGHT DUTY	— X — X — X — X — SILT FENCING - HEAVY DUTY	— X — X — X — X — SWALE / DIRECTION	— X — X — X — X — GRADE SLOPE INDICATOR
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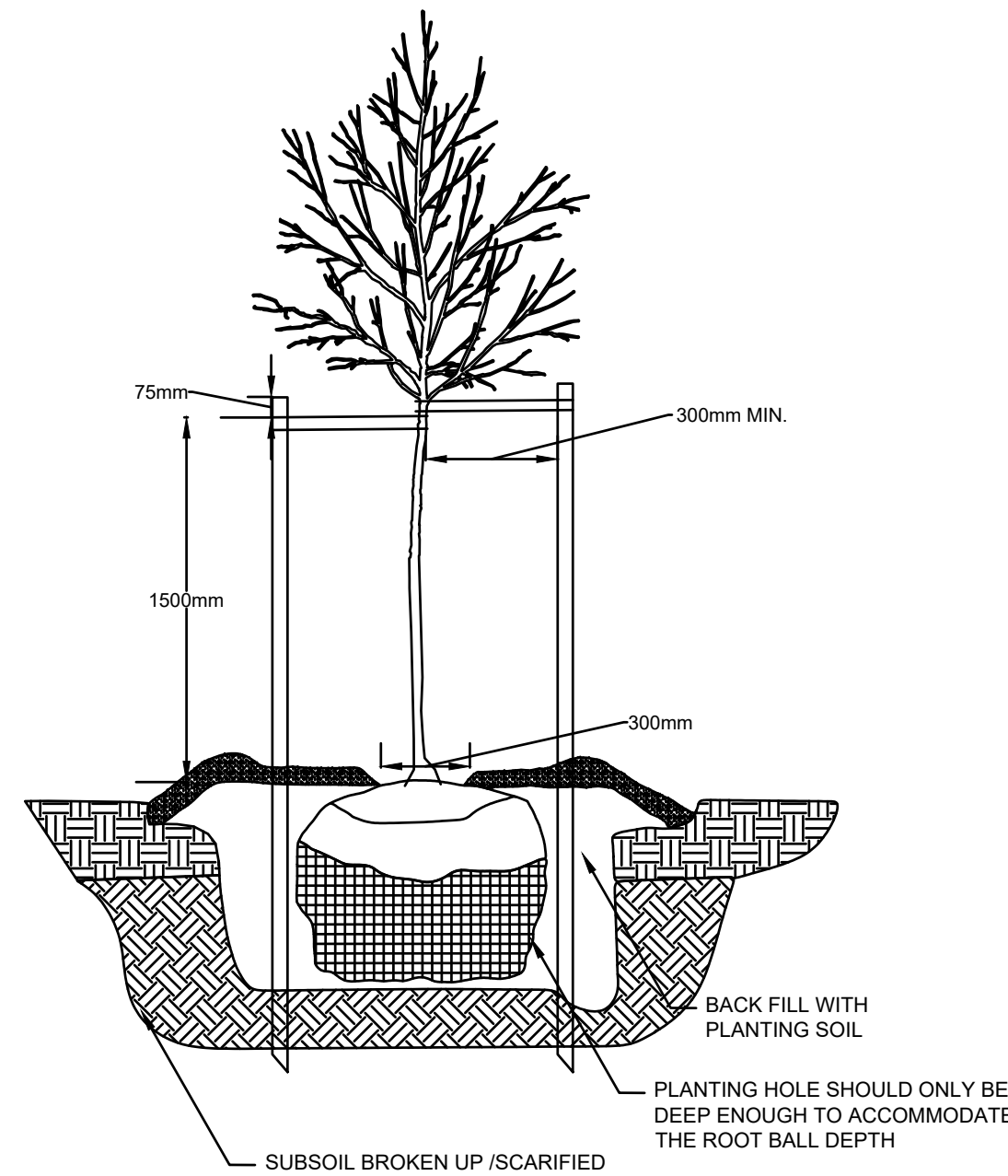
PROPRIETARY AND CONFIDENTIAL
J.A. BUTLER
2024-01-05
PROVINCE OF ONTARIO

DRAWN: CHM
CHECKED: JAB
DATE: 2020.10.09

SHEET: LANDSCAPE PLAN

DRAWING NO. 180409 - L101

REV. 3



CITY OF BRANTFORD

GENERAL NOTES

1. REMOVE SUBSOIL, ROCKS, ROOTS & FOREIGN DEBRIS FROM EXCAVATED MATERIAL. DISPOSE OFF SITE
2. TREE HOLE WIDTHS TO BE 300mm WIDER THAN THE PERIMETER OF ROOT BALL OR ROOT SYSTEM
3. TREE HOLE DEPTHS TO BE NO DEEPER THAN THE ROOT BALL. IN HEAVY CLAY OR POORLY DRAINED SOIL, PLACE SO THAT ROOT COLLAR IS POSITIONED 75mm HIGHER THAN SURROUNDING GRADE. OTHERWISE POSITION ROOT COLLAR AT FINISH GRADE LEVEL.
4. SCARIFY SIDES OF PLANTING HOLE
5. SCARIFY SOIL PREPARATION AREA (5X DIA. OF ROOT BALL) TO A DEPTH OF 300mm FOR AERATION
6. HOLE TO BE BACK FILLED, TAMPED (IN 150mm LIFTS), & WATERED TO ELIMINATE AIR POCKETS
7. SAUCER SHALL BE SOAKED WITH WATER & MULCHED IMMEDIATELY FOLLOWING PLANTING

MULCHING

1. MULCH WITH APPROVED SHREDDED BARK MULCH TO A DEPTH OF 100mm.
2. KEEP MULCH 150mm AWAY FROM TRUNK.
3. 100mm HIGH RAISED SAUCER (EXCEPT IN BED AREAS)

WARRANTY

1. SEE GENERAL WARRANTY NOTES

PLANTING SOIL

1. BACK FILL WITH 50% NATIVE SOIL AND 50% SOIL MIXTURE SUPPLEMENTED WITH APPLICATION OF FERTILIZER (20-20-20)
2. SOIL TO BE:
 - 2 PARTS SCREENED SANDY LOAM SOIL
 - 1 PART SHREDDED COMMERCIAL PEAT MOSS
 - 1 PART WELL ROTTED MANURE

PRUNING

1. PRUNE AT PLANTING TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED BRANCHES ONLY.
2. DO NOT CUT LEADER

ROOT BALL

1. CUT AND REMOVE ALL WIRE, BURLAP & TWINE FROM AROUND THE TRUNK AND TOP 1/4 OF ROOT BALL
2. REMOVE ALL NON-BIODEGRADABLE TIES FROM THIS ZONE

STAKES

1. STAKE IMMEDIATELY
2. USE 2 NUMBER 1 SPRUCE STAKES, 38 X 38 X 2400mm (2"x2"x8")
3. STAKES TO BE DRIVEN BESIDE AND BELOW ROOT BALL 300mm
4. STAKES TO HAVE ABOVE GRADE HEIGHT OF 1500mm FREE & CLEAR OF ALL BRANCHES
5. TIE TREE STAKES WITH BIODEGRADABLE HEAVY DUTY JUTE MATERIAL (BINDER TWINE)
6. PLACE STAKES TO AVOID DAMAGE TO THE ROOT BALL, TRUNK AND BRANCHES
7. REMOVE ALL TAGS, PLASTIC AND METAL TIES

WATERING

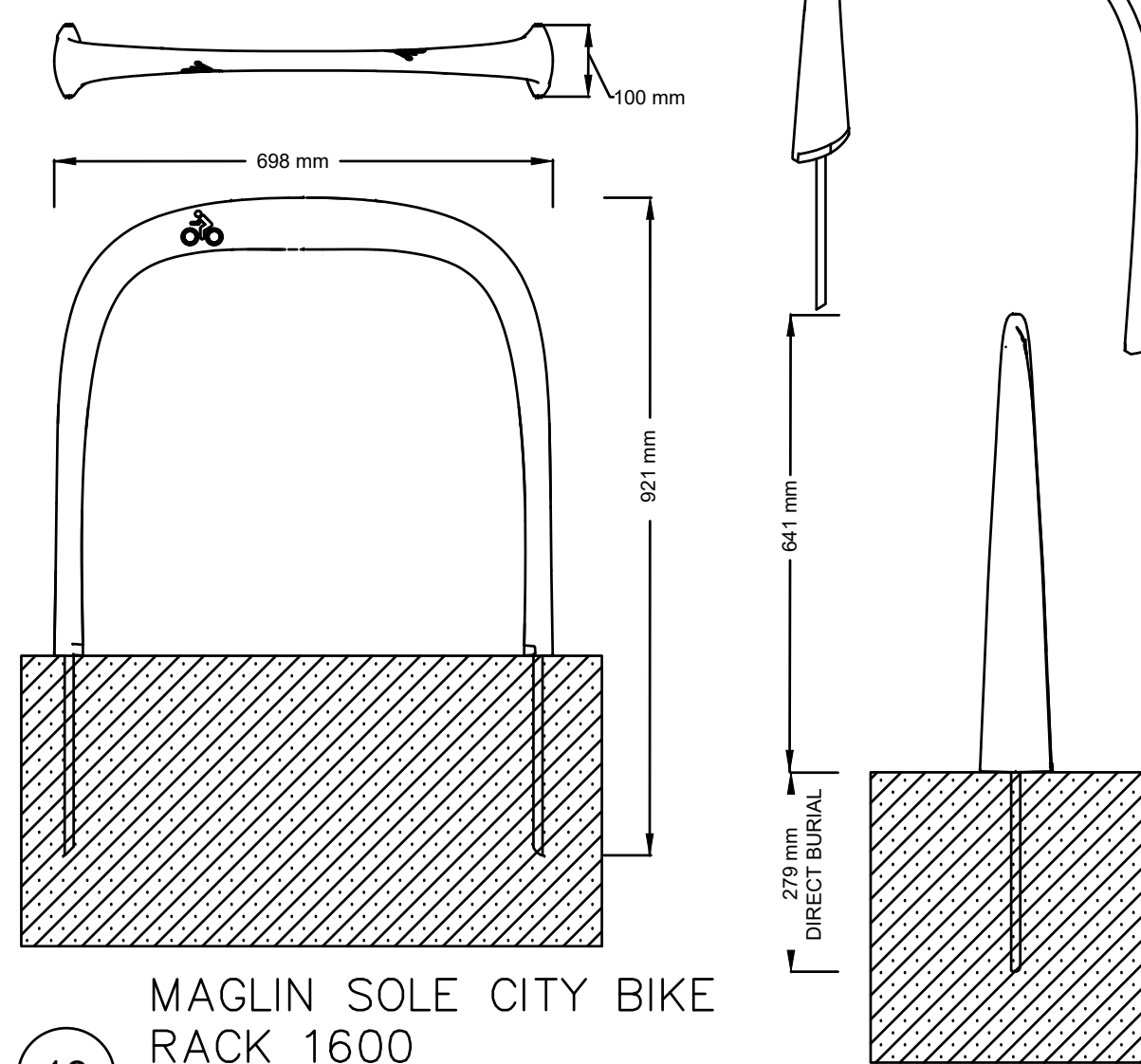
1. ENSURE TREES ARE THOROUGHLY WATERED AT PLANTING AND AS REQUIRED DURING WARRANTY PERIOD.

TREE GUARD

1. TO BE SUPPLIED AND INSTALLED BY CONTRACTOR

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.



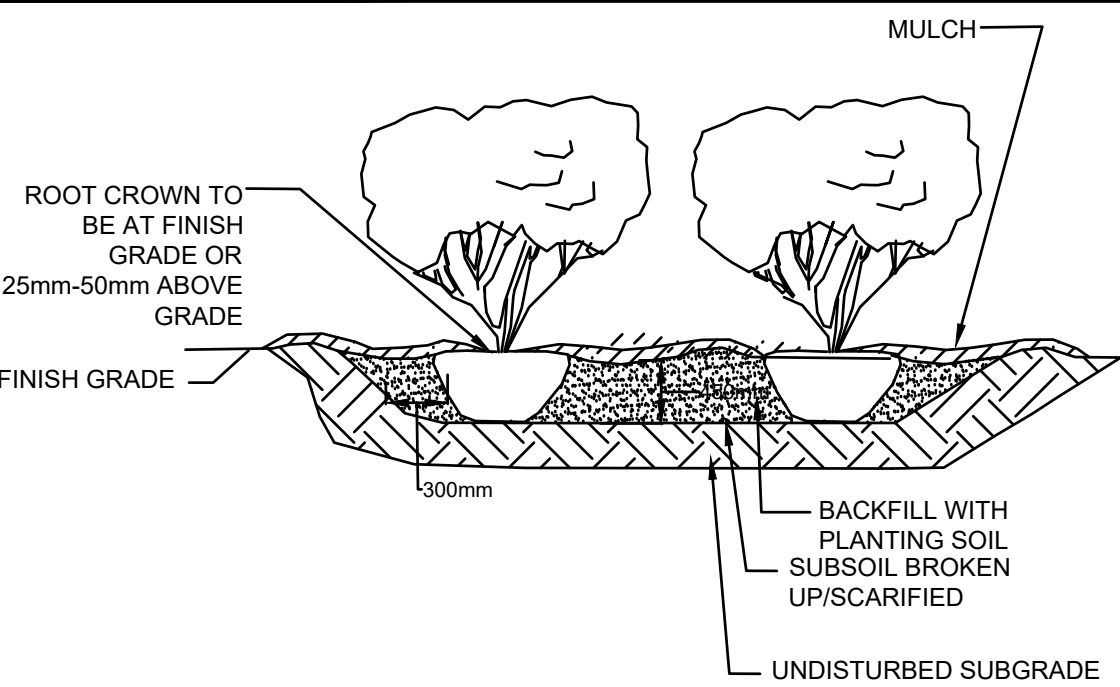
MAGLIN SOLE CITY BIKE RACK 1600

REF: SCBR1600-08 NTS

18

15 DECIDUOUS TREE PLANTING

NTS



CITY OF BRANTFORD

GENERAL NOTES

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2. TREE HOLE WIDTHS TO BE 300mm WIDER THAN THE PERIMETER OF ROOT BALL OR ROOT SYSTEM
3. CAREFULLY PRUNE DAMAGED, DEAD OR BROKEN BRANCHES ONLY. REMOVE ALL NURSERY TAGS, PLASTIC AND/OR METAL TIES. DO NOT TOP PRUNE.
4. PLACE PLANT SO THAT THE ROOT COLLAR IS POSITIONED AT THE SAME LEVEL AS IT WAS GROWN ORIGINALLY. SET BARE ROOT MATERIAL SO THAT ROOTS LIE IN A NATURAL STATE. BACKFILL WITH SOIL MIXTURE WORKING SOIL BETWEEN ROOTS.
5. TAMP AND WATER PLANTS WHEN BACKFILLED TO ELIMINATE AIR POCKETS.
6. WATER PLANTS IMMEDIATELY AFTER PLANTING.
7. SPACE PLANTS AS INDICATED ON THE DRAWINGS.

WARRANTY

1. SEE GENERAL WARRANTY NOTES

MULCHING

1. SEE MULCHING NOTES

PLANTING SOIL

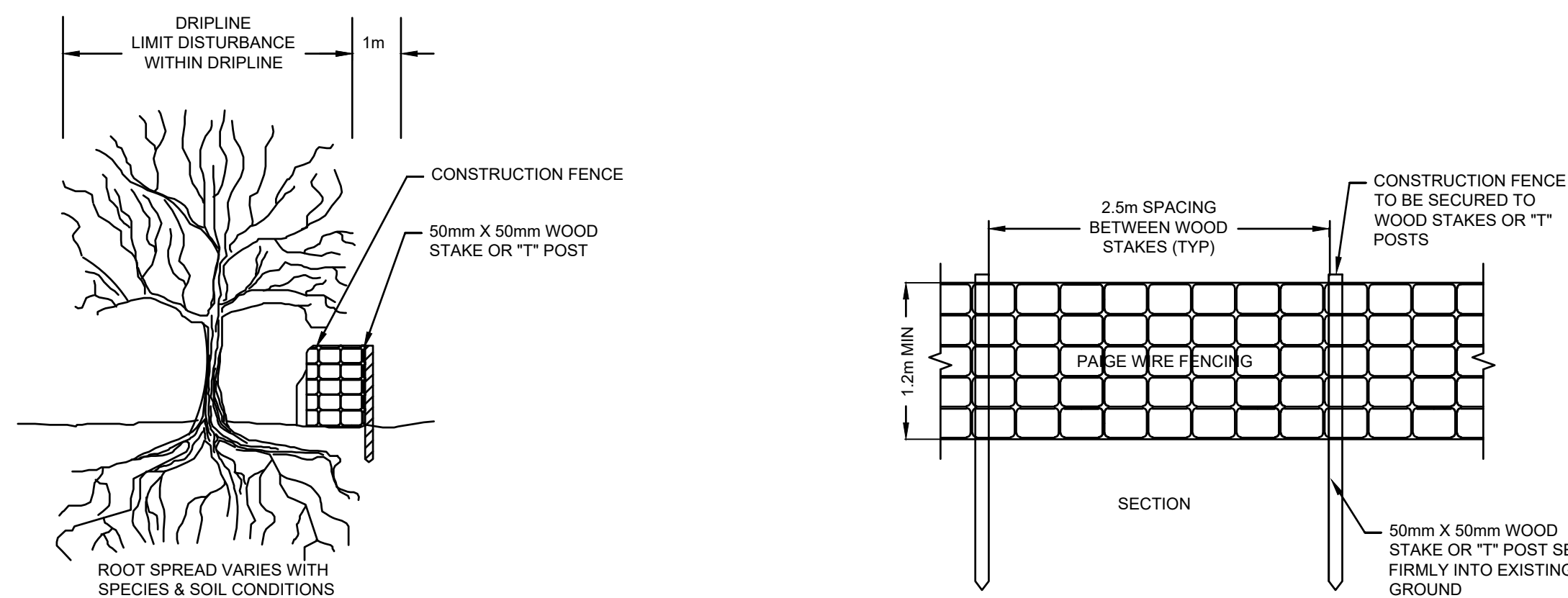
1. BACK FILL WITH 50% NATIVE SOIL AND 50% SOIL MIXTURE SUPPLEMENTED WITH APPLICATION OF FERTILIZER (20-20-20)
2. SOIL TO BE:
 - 2 PARTS SCREENED SANDY LOAM SOIL
 - 1 PART SHREDDED COMMERCIAL PEAT MOSS
 - 1 PART WELL ROTTED MANURE

16 TYP. SHRUB PLANTING

NTS

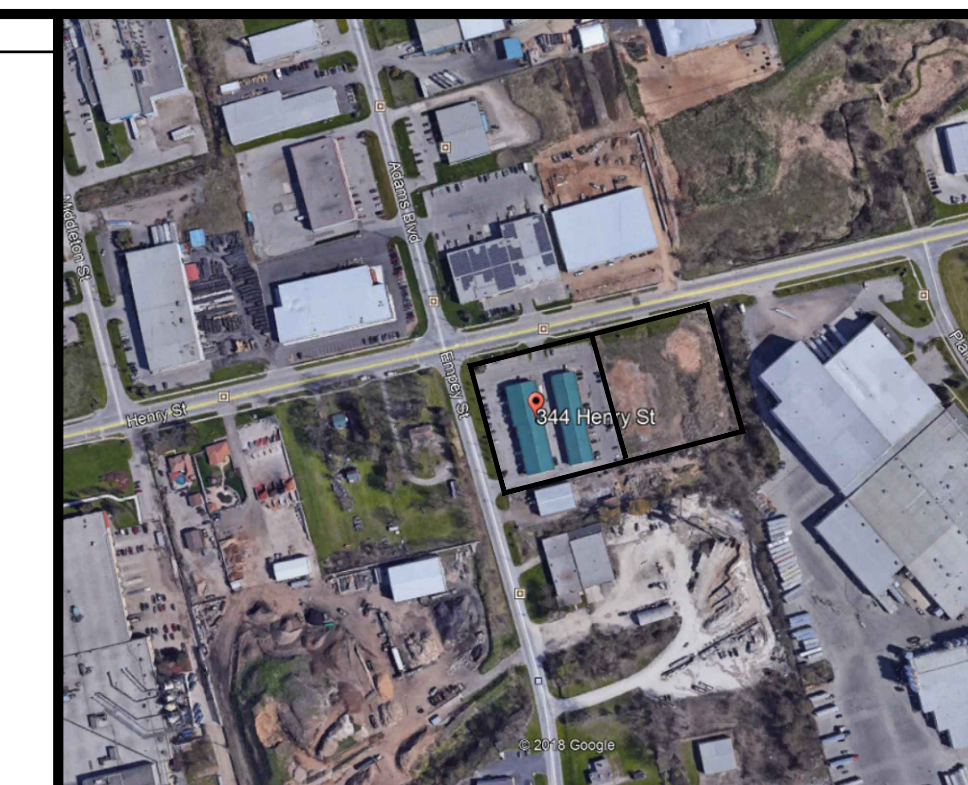
NOTES:

1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING AS ILLUSTRATED
2. INSTALL TREE PROTECTION FENCE A MINIMUM ON 1 METER FROM THE TREE DRIP LINE OR AT THE EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION
3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OS 2' BY 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE "TREE PROTECTION ZONE. KEEP OUT"
4. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING
5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
6. FENCE MATERIAL SHALL BE PAIGE WIRE FENCING.
7. REFERENCE OPSD 220.010 FOR PLACEMENT DETAILS WITHIN DRIP LINE, IF NECESSARY.



17 TREE PROTECTION FENCING

NTS



KEY PLAN

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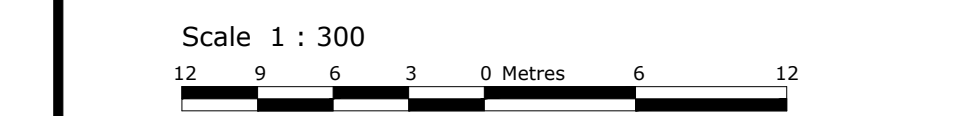
PROJECT

PROPOSED SITE PLAN DEVELOPMENT OF CONCESSION 4

PART OF LOTS 4 & 41
 CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF BRANTFORD
 CITY OF BRANTFORD

344 HENRY STREET
 BRANTFORD, ONTARIO

CITY FILE NO. SPC-23-21



UNITS & CONVERSION

ALL DIMENSIONS IN METRES.
 (CONVERT TO FEET: DIVIDE BY 0.3048)

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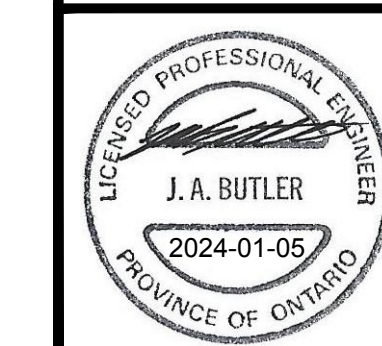
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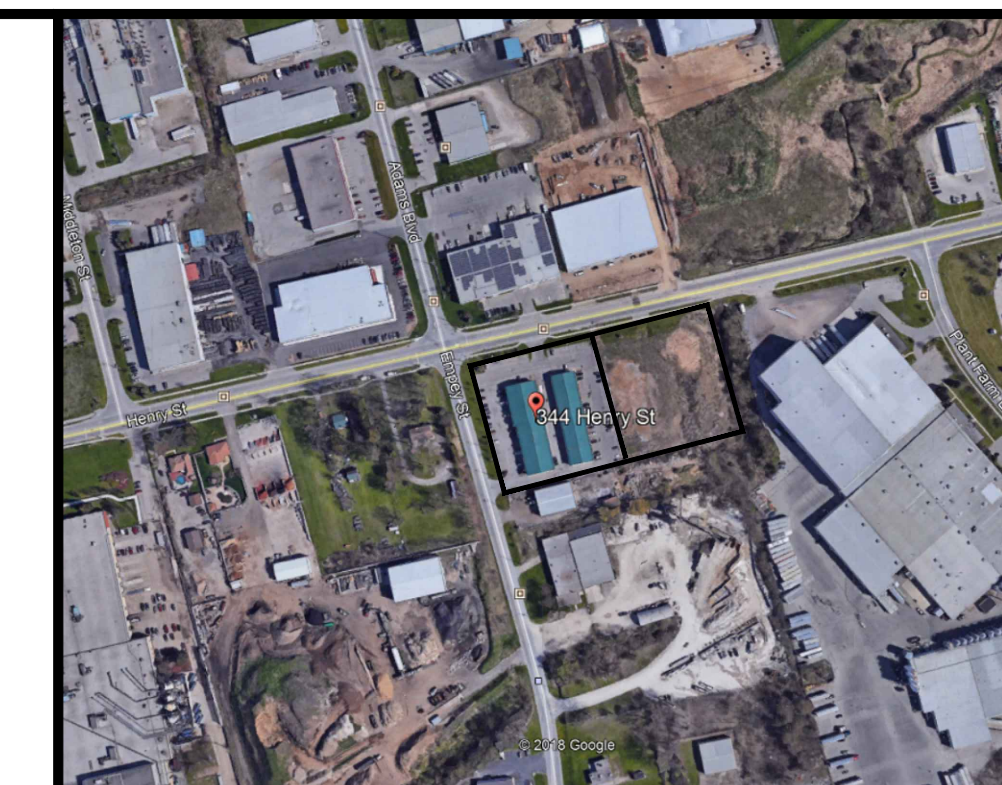
CLIENT
MCI DEVELOPMENTS

DRAWN:	CHECKED:	DATE:
CHM	JAB	2020.10.09
SHEET:		
LANDSCAPE PLAN DETAILS		
DRAWING NO.		
180409 - L102		REV.
		3



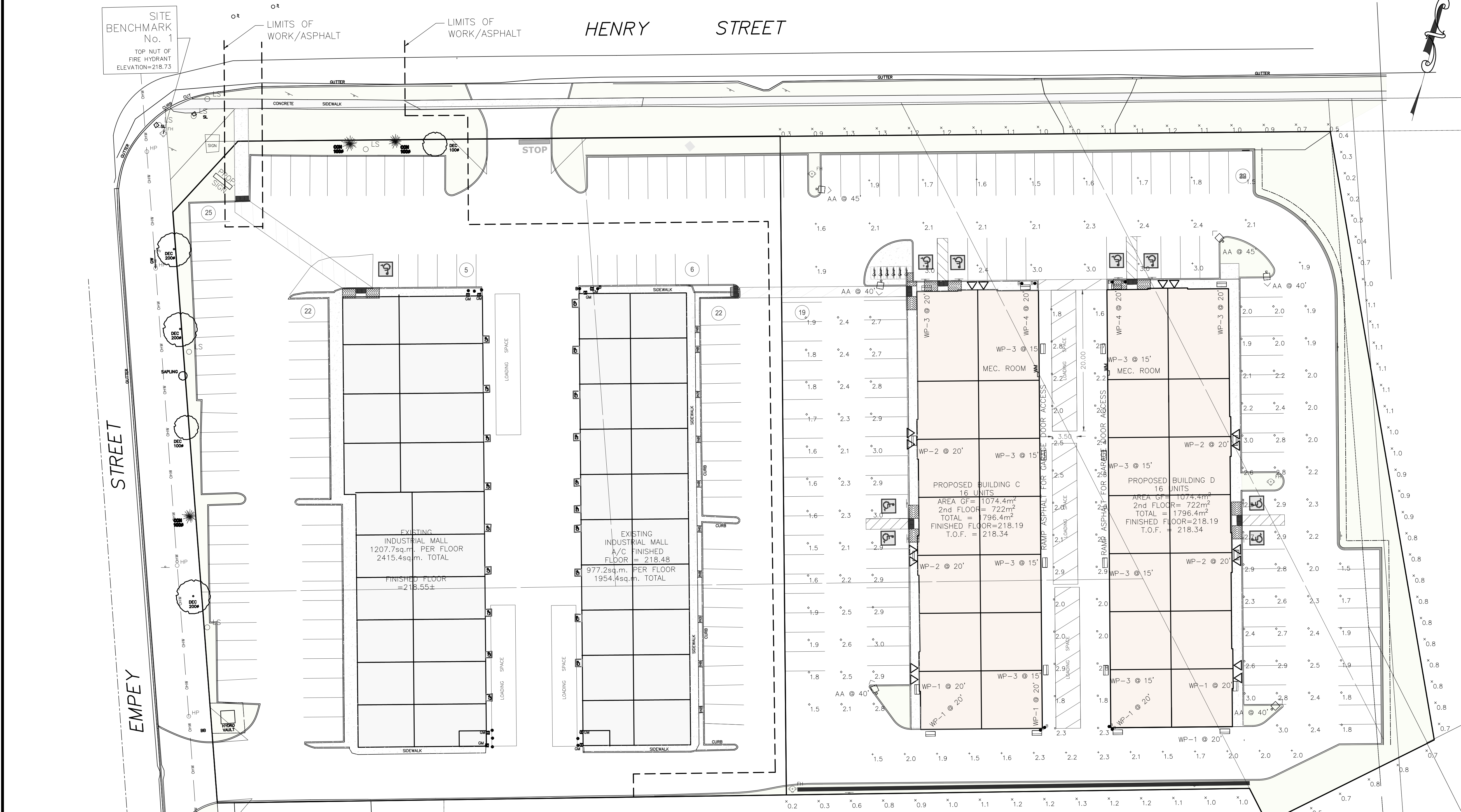
SCHEDULE															
SYMBOL	LABEL	IMAGE	QTY	MANUFACTURER	CATALOG	DESCRIPTION	NUMBER LAMPS	LAMP OUTPUT	INTENSITY MULTIPLIER	LLF	TOTAL OUTPUT	INPUT POWER	EFFICIENCY	DISTRIBUTION	POLAR PLOT
AA	AA		6	LITHONIA LIGHTING	DSX2 LED P2 40K 70CRI TFTM EGS	D-SERIES SIZE 2 AREA LUMINAIRE P2 PERFORMANCE PACKAGE 4000K CCT 70 CRI FORWARD THROW EXTERNAL GLARE SHIELD	1	22468	1	1	22468	179.2228	100%	TYPE IV, SHORT, BUG RATING: B2 - U3 - G4	
WP-1	WP-1		6	LITHONIA LIGHTING	DSXW2 LED 30C 350 40K TFTM MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 350mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	1	4419	1	1	4419	36	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G1	
WP-2	WP-2		4	LITHONIA LIGHTING	DSXW2 LED 30C 530 40K TFTM MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 530mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	1	6376	1	1	6376	54	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2	
WP-3	WP-3		10	LITHONIA LIGHTING	DSXW2 LED 20C 350 40K TFTM MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 350mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	1	2956	1	1	2956	25	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G1	
WP-4	WP-4		2	LITHONIA LIGHTING	DSXW2 LED 20C 530 40K TFTM MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 530mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	1	4281	1	1	4281	36	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G1	

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
1 - PARKING NORTH LOT	+	2.1 fc	3.0 fc	1.5 fc	2.0:1	1.4:1
2 - PARKING WEST LOT	◇	2.3 fc	3.0 fc	1.5 fc	2.0:1	1.5:1
3 - PARKING EAST LOT	◇	2.3 fc	3.0 fc	1.5 fc	2.0:1	1.5:1
4 - LOADING SPACES	□	2.3 fc	2.9 fc	1.6 fc	1.8:1	1.4:1
5 - SOUTH OF BUILDINGS	+	1.9 fc	2.3 fc	1.5 fc	1.5:1	1.3:1
6 - 1m BEYOND SOUTH PROPERTY LINE	×	0.9 fc	1.3 fc	0.2 fc	6.5:1	4.5:1
7 - 1m BEYOND EAST PROPERTY LINE	×	0.8 fc	1.1 fc	0.2 fc	5.5:1	4.0:1
8 - 1m BEYOND NORTH PROPERTY LINE	×	1.0 fc	1.3 fc	0.3 fc	4.3:1	3.3:1



KEY PLAN

- SIGN PLAN**
- THE SIGN PLAN HAS BEEN PREPARED IN COORDINATION WITH SITE PLAN AND ENGINEERING PLANS AND IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
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PROJECT

PROPOSED SITE PLAN DEVELOPMENT OF

PART OF LOTS 40 & 41
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF BRANTFORD
CITY OF BRANTFORD

344 HENRY STREET
BRANTFORD, ONTARIO

CITY FILE NO. SPC-23-21

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PHOTOMETRIC PLAN - FTC			
DRAWING NO.			
180409 - L301			3

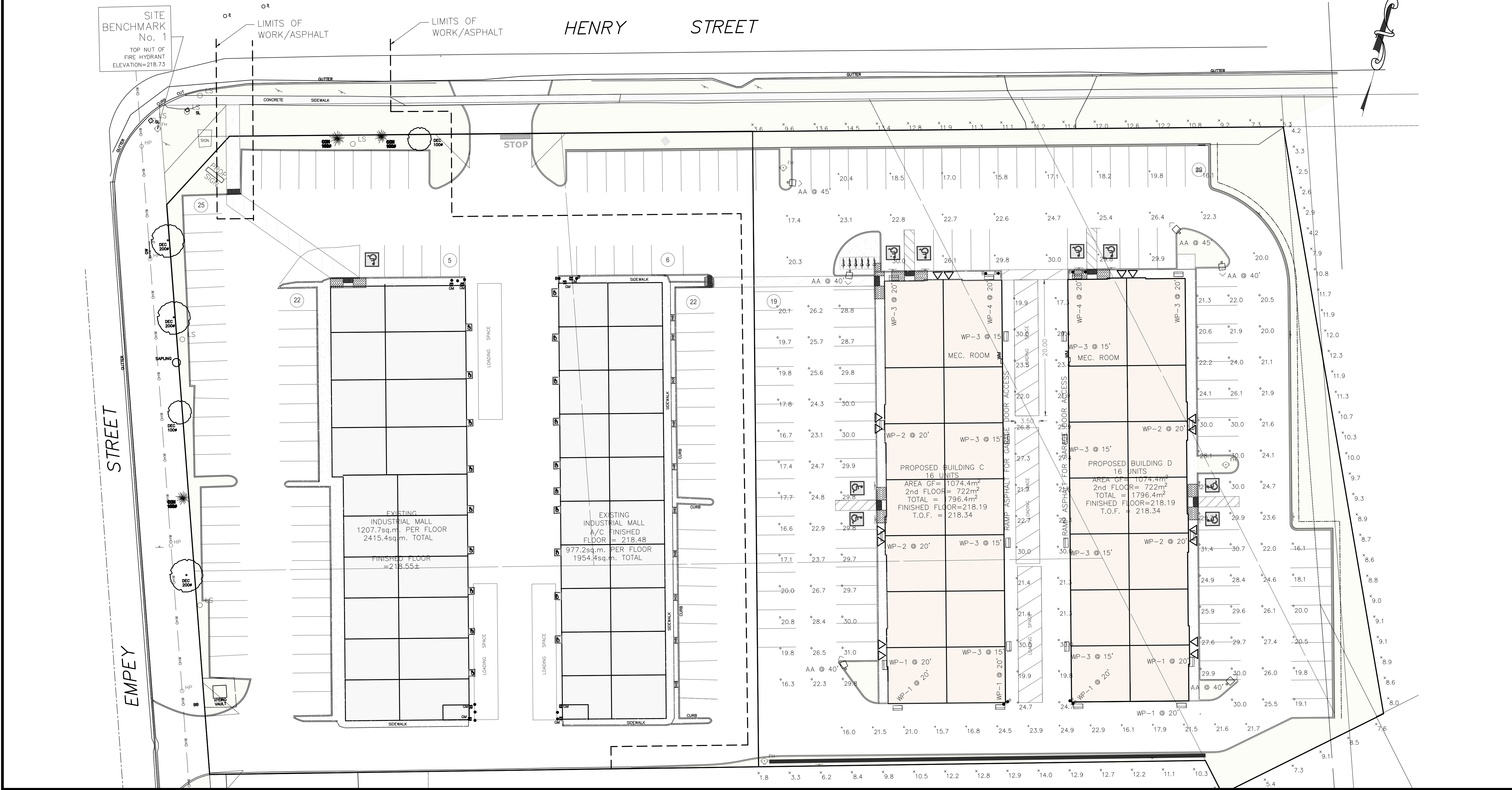
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	WP-1		6	LITHONIA LIGHTING	DSXW2 LED 30C 350 40K TFTM MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 350mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	1	4419	1	1	4419	36	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G1	
	WP-2		4	LITHONIA LIGHTING	DSXW2 LED 30C 530 40K TFTM MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 530mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	1	6376	1	1	6376	54	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2	
	WP-3		10	LITHONIA LIGHTING	DSXW2 LED 20C 350 40K TFTM MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 350mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	1	2956	1	1	2956	25	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G1	
	WP-4		2	LITHONIA LIGHTING	DSXW2 LED 20C 530 40K TFTM MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 530mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	1	4281	1	1	4281	36	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G1	

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
1 - PARKING NORTH LOT	+	23.1 lux	30.0 lux	15.8 lux	1.9:1	1.5:1
2 - PARKING WEST LOT	◇	24.8 lux	30.0 lux	16.3 lux	1.8:1	1.5:1
3 - PARKING EAST LOT	◇	25.3 lux	30.0 lux	16.1 lux	1.9:1	1.6:1
4 - LOADING SPACES	□	24.3 lux	30.0 lux	17.3 lux	1.7:1	1.4:1
5 - SOUTH OF BUILDINGS	+	20.4 lux	24.9 lux	15.7 lux	1.6:1	1.3:1
6 - 1m BEYOND SOUTH PROPERTY LINE	×	9.1 lux	14.0 lux	1.8 lux	7.8:1	5.1:1
7 - 1m BEYOND EAST PROPERTY LINE	×	8.5 lux	12.3 lux	2.5 lux	4.9:1	3.4:1
8 - 1m BEYOND NORTH PROPERTY LINE	×	10.8 lux	14.5 lux	3.6 lux	4.0:1	3.0:1



KEY PLAN

- SIGN PLAN**
- THE SIGN PLAN HAS BEEN PREPARED IN COORDINATION WITH SITE PLAN AND ENGINEERING PLANS AND IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - DO NOT SCALE DRAWINGS. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - ANY AREAS OUTSIDE THE LIMIT OF WORK DAMAGED BY THE CONTRACTOR SHALL BE RESTORED BY THE CONTRACTOR TO CITY OF BRANTFORD STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
 - ALL UNDERGROUND UTILITIES TO BE LOCATED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
 - THE CONTRACTOR SHALL ENSURE ALL PERMITS ARE IN PLACE.



REV.	DESCRIPTION	DATE	APPROV BY
3	REVISED FOR CITY COMMENTS SUBMISSION 3	2024.01.05	CHM
2	REVISED FOR CITY COMMENTS	2023.07.12	CHM
1	REVISED FOR COMMENTS	2023.02.08	CHM
0	INITIAL RELEASE	2020.10.09	---

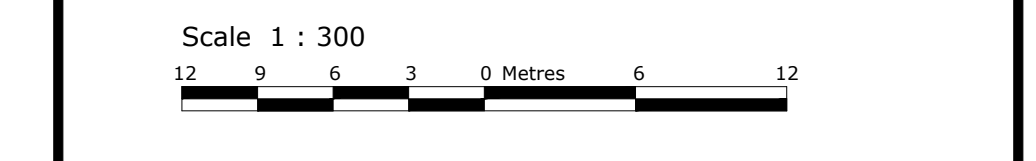
PROJECT

PROPOSED SITE PLAN DEVELOPMENT OF

PART OF LOTS 40 & 41
 CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF BRANTFORD
 CITY OF BRANTFORD

344 HENRY STREET
 BRANTFORD, ONTARIO

CITY FILE NO. SPC-23-21



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

BEARING NOTE
 BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B", BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999603.

ANTECH DESIGN & ENGINEERING GROUP
 Engineers and Urban Planners
 25 King Street, Brantford, ON. N3T 3C4
 www.atechdesign.com

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CLIENT
MCI DEVELOPMENTS

	DRAWN: CHM CHECKED: JAB DATE: 2020.10.09
	SHEET: PHOTOMETRIC PLAN - LUX DRAWING NO.: 180409 - L302 REV.: 3