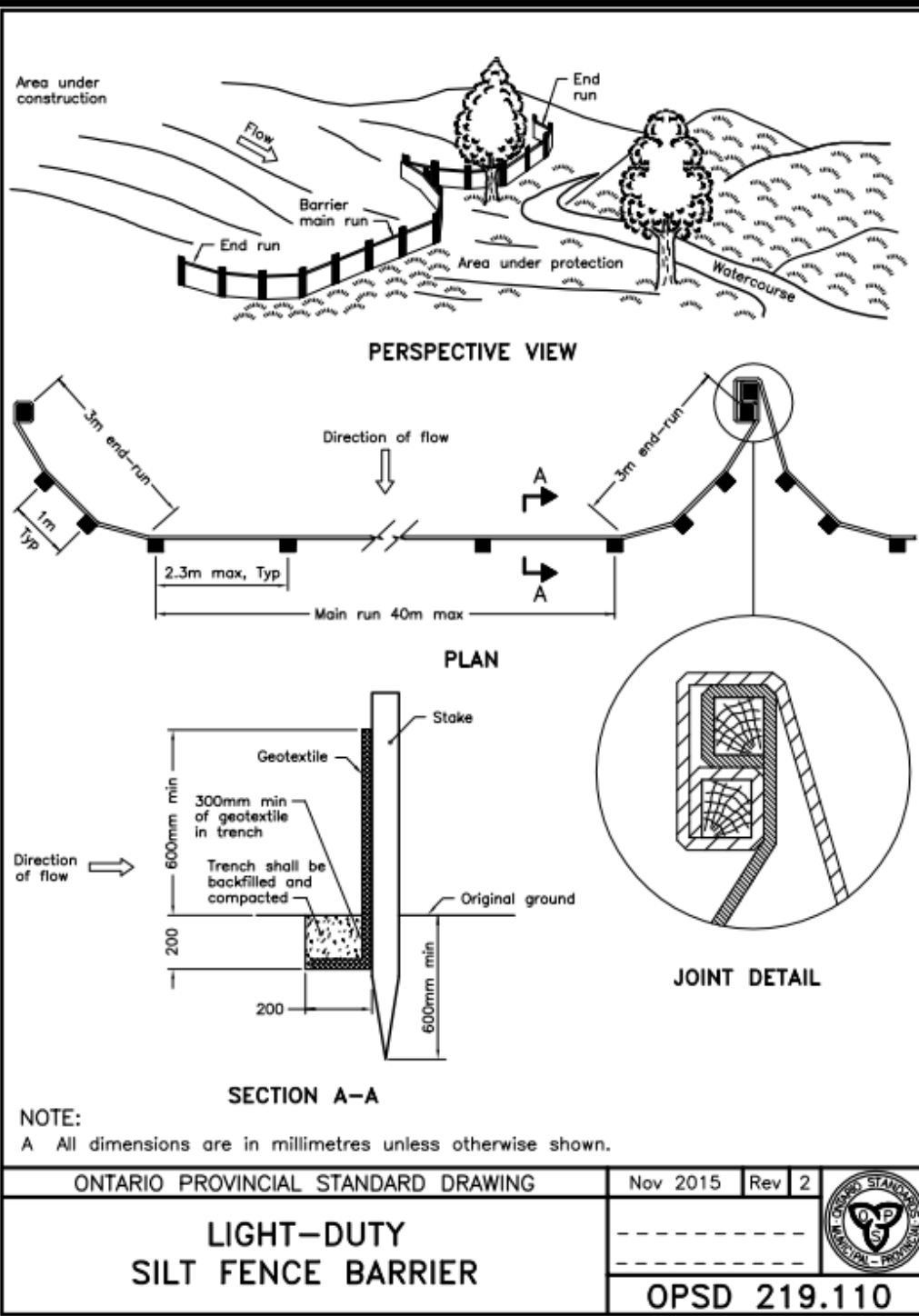


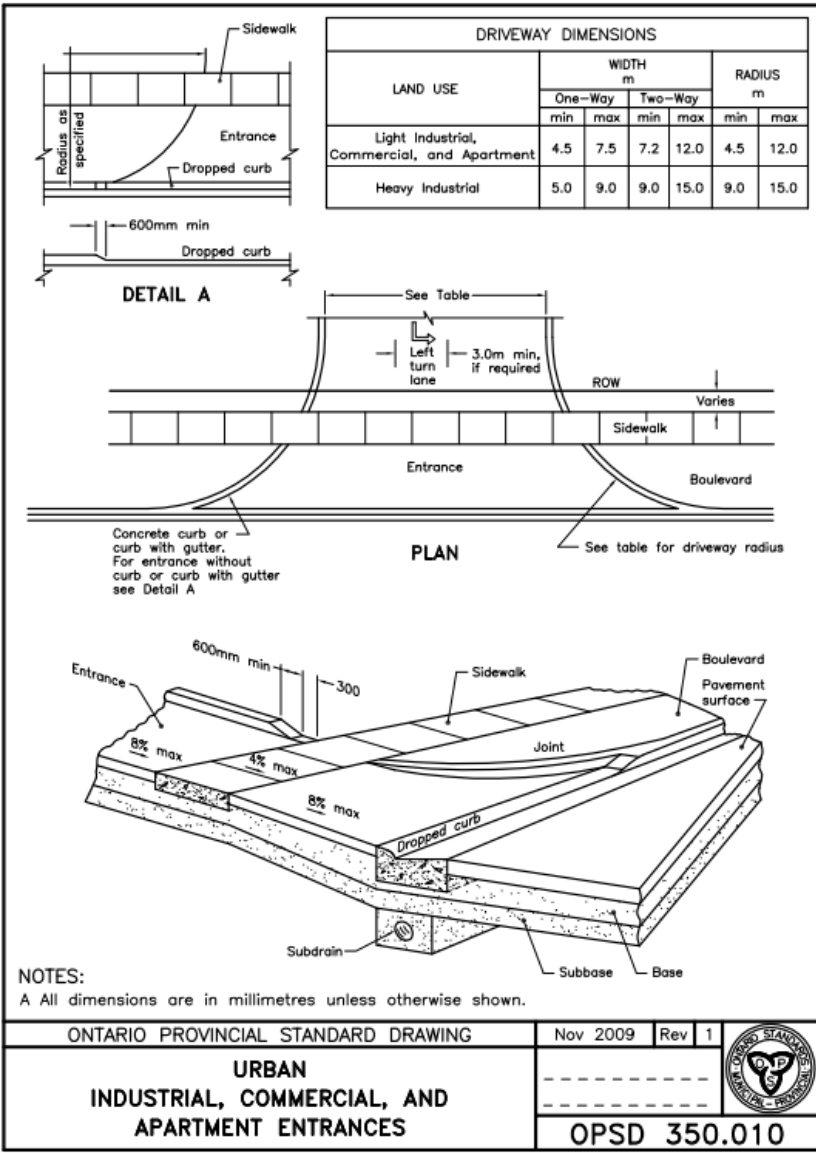
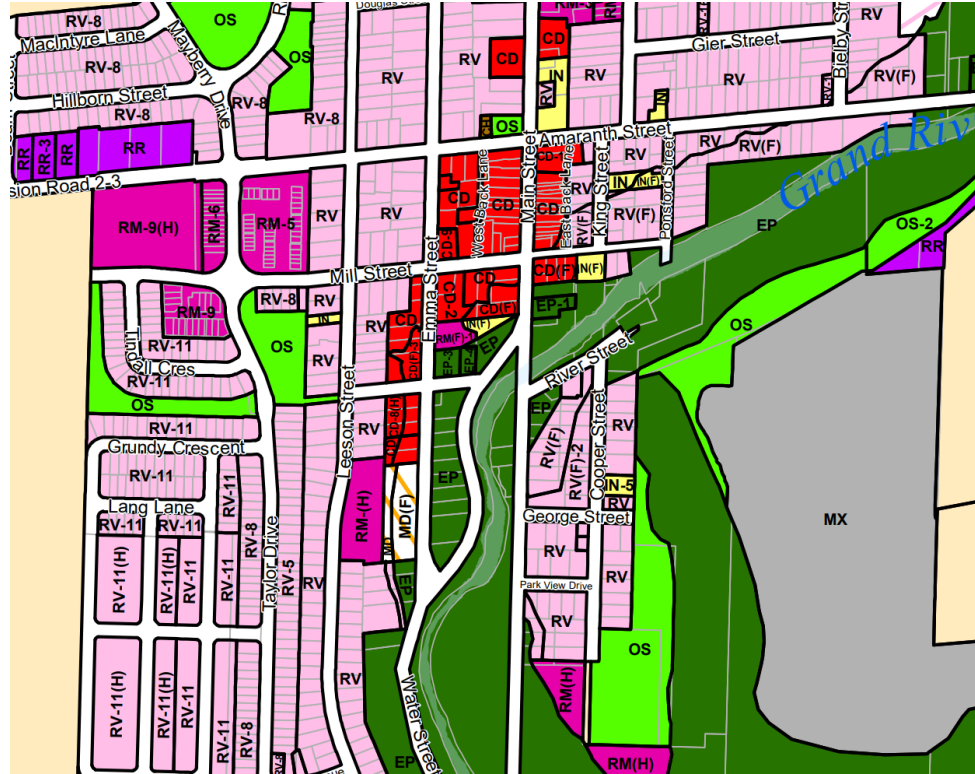
GRADING NOTE:
REFER TO GRADING PLAN
AND SITE SERVICING
DRAWING PREPARED BY
MOOREFIELD EXCAVATING



- GENERAL NOTES:
1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
 2. UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
 3. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
 4. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
 5. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
 6. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
 7. THERE WILL BE NO CURBSIDE WASTE COLLECTION.
 8. ALL CONDENSING UNITS TO BE SCREENED ON THE ROOF
 9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
 10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
 11. EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
 12. ALL FIRE ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT OR CONCRETE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11.363kg PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOTE MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 15M. ACCESS ROUTE SHALL BE A MIN. WIDTH OF 6.0m AND ALL TURNS IN THE ROUTE SHALL HAVE A CENTERLINE RADIUS OF 12.0m
 13. FIRE ROUTES SHALL BE DESIGNATED AS PER BY-LAW AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDING.
 14. THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARDS WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
 15. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
 16. CONSTRUCTION CHAINLINK HOARDING MUST BE INSTALLED WITH SEDIMENT CONTROL AS PER CITY STANDARDS AND APPROVALS.
 17. ROAD OCCUPANCY PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
 18. MINIMUM OF 10 FEET (3m) CLEARANCE REQUIRED ON EACH SIDE OF THE CENTRE LINE OF THE HYDRO-ONE OVERHEAD LINE. 10 FT(3m) CLEARANCE TO BE MAINTAINED AT ALL TIMES.

SITE PLAN APPLICATION NO.

PART OF LOT 1, BLOCK 5
REGISTERED PLAN 22A AND PARTS OF
LOTS 13, 14 & 15 BLOCK 5 REGISTERED
PLAN 33A
TOWN OF GRAND VALLEY
COUNTY OF DUFFERIN



ZONING TABLE		
ZONE - CD(P)-3 (DOWNTOWN COMMERCIAL)		
	CD	PROPOSED
MINIMUM LOT AREA	N/A	34,541.78 m²
MINIMUM LOT FRONTAGE	N/A	3209.03 m
MAXIMUM BUILDING AREA	75%	25,77%
		[827 m²]
MINIMUM FRONT YARD	N/A	15.25 m
MINIMUM EXTERIOR SIDE YARD	N/A	N/A
MINIMUM SIDE YARD	N/A	3.78 m
MINIMUM REAR YARD	4.5 m	12.62 m
MAXIMUM BUILDING HEIGHT	12 m	13.36 m
PROPOSED BUILDING	827 m²	
TOTAL LOT COVERAGE	827 m²	

PARKING / LOADING CALCULATIONS			
VEHICLES	ZONING	REQUIRED	PROVIDED
2 SPACES PER UNIT	38	38	38
BARRIER FREE PARKING (included in count)			2
LOADING SPACE		0	
TOTAL VEHICLE PARKING	38	38	

PROJECT NAME
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS

PROJECT ADDRESS
50 EMMA ST. GRAND VALLEY, ON

CLIENT

SHELDON CREEK DEVELOPMENTS

ARCHITECT
KHALSA DESIGN INC.



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BRAMPTON, ON
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CONSULTANTS:

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PROSECUTION UNDER LAW

REGISTRATION

Project number 24022
Date 07/07/2022
Drawn by ASB
Checked by KDI
Scale As indicated

REVISIONS

No.	Description	Date

SITE PLAN

ASP-100

50 EMMA ST. GRAND VALLEY,
ON - APARTMENTS

1 Site Plan
SP-100 1/16" = 1'-0"

0m 5m 10m 15m