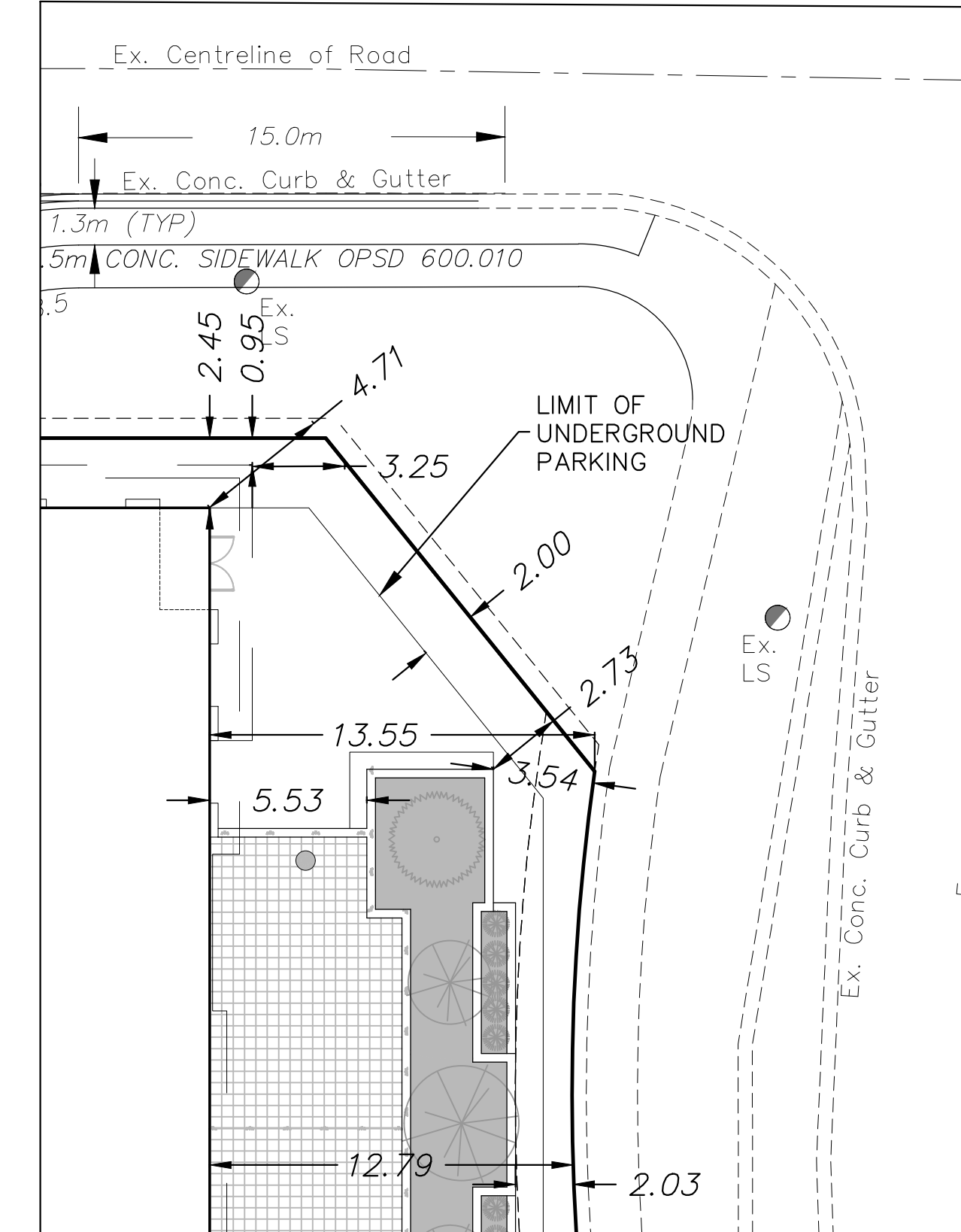
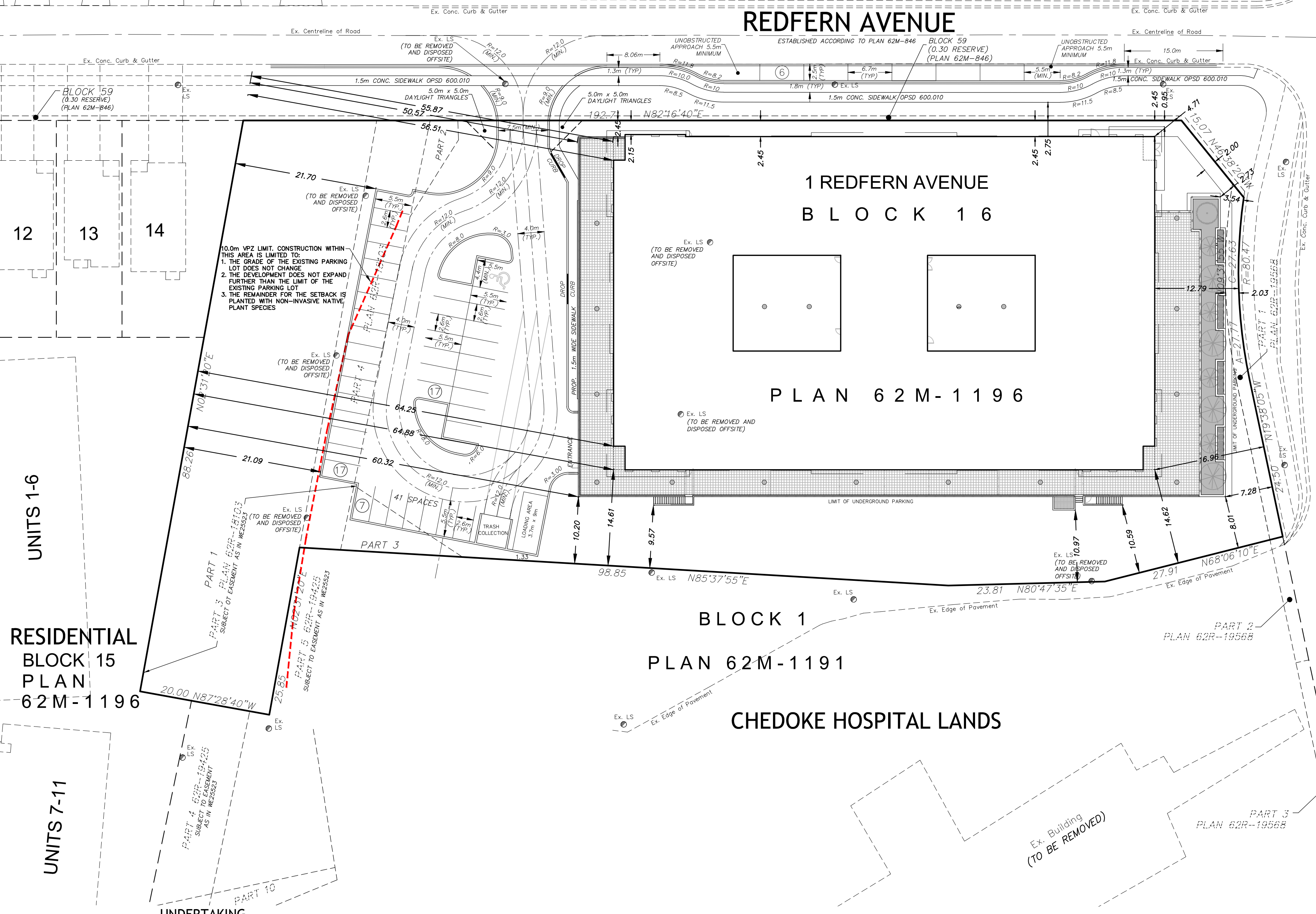


PLAN 62M - 846
RESIDENTIAL

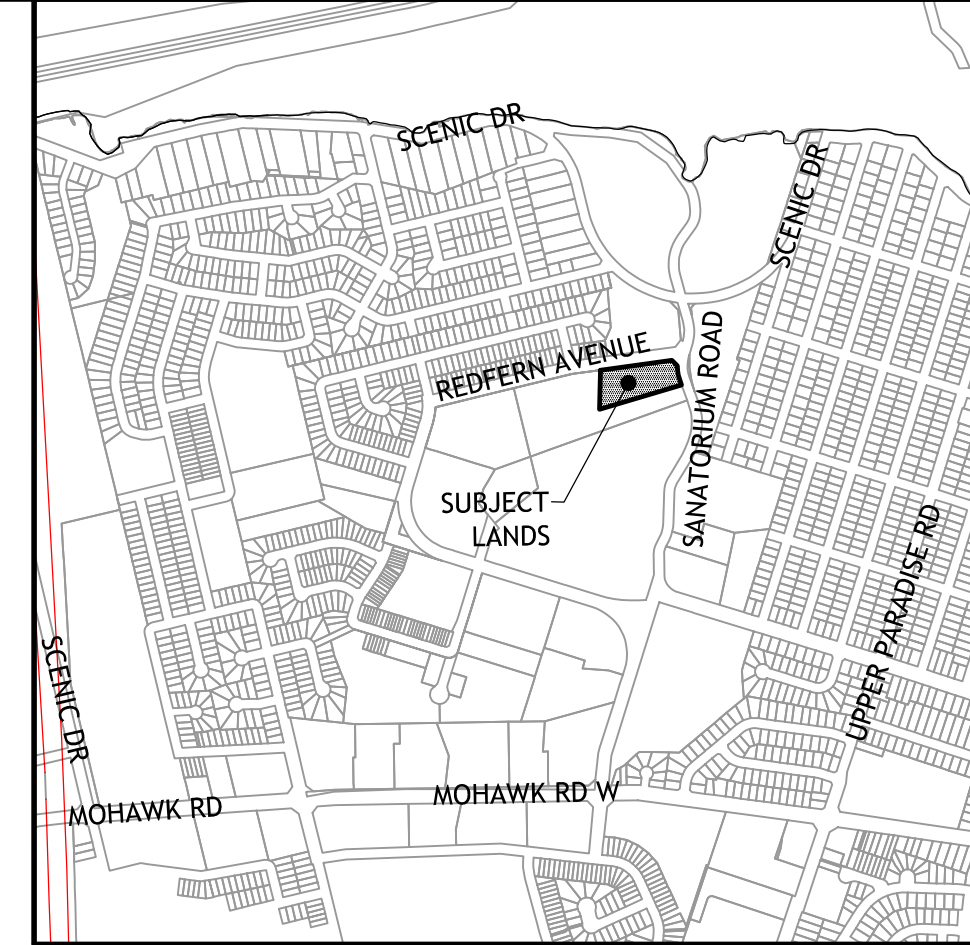
52 53 54 55 56

BLOCK 57 SWM POND

REDFERN AVENUE



NORTH EAST CORNER
scale 1:100



KEY PLAN N.T.S.
NOTE: SEE DWG. 'A' FOR GENERAL & STANDARD NOTES

No.	Revision	By	Date
REVISIONS			

- GENERAL NOTES
- TENDERS SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
 - ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
 - CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMANS, PRIVATE SEWER DRAINS AND WATER SERVICES, GASMAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS, ETC., AT START OF CONSTRUCTION.

ENGINEER

PROJECT OWNER:

SCENIC TRAILS LIMITED

NOT ISSUED FOR CONSTRUCTION

MUNICIPALITY:

CITY OF HAMILTON

PROJECT NAME:

**SCENIC TRAILS (BLOCK 16)
1 REDFERN AVENUE**

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO L8P 1H1
Tel: 905 528-8761 Fax: 905 528-2289
email: ajc@ajclarke.com

TITLE:

SITE PLAN

SCALE: 1:400	DATE: 2015-10-16
DESIGN: J.C.	DRAWN: M.E.S.
DWG: K-12-025.01	SHT: 1

SITE STATISTICS

Existing Zoning: Site Specific Multiple Dwellings "DE-2/S-1654"		
	PERMITTED UNDER EXISTING "DE-2/S-1654"	PROPOSED AS PER APPLICATIONS UHOP-15-015 & ZAC-15-026
Lot Area	630.0 S. M.	1.13 ha (11,299.99 S.M.)
Building Coverage:	N/A	30% (3389.99 S.M.)
Gross Floor Area:	10,169.99 S.M.	
Ground Floor:	N/A	3938 S.M.
Landscape Area:	25%	25%
Floor Area Ratio:		1.25 FSI
Density (uph)	31-100 uph	127 uph
No. of Units	Up to 80 units	143 UNITS
Max. Height (Average Grade)	13.5 M (4 storeys)	14.55 M (4 storeys)
AMENITY AREAS:		
Private Amenity Area	N/A	800 S.M.
Communal Amenity Area	N/A	1080 S.M.
YARD SETBACKS:		
Max. Front Yard (Redfern)	2.0 M	2.4 M
Max. Easterly Side Yard (Sanatorium)	2.0 M	16.6 M
Min. Westerly Side Yard	5.0 M	50.6 M
Min. Rear Yard	6.5 M	8.6 M
PARKING RATIOS:		
	1.25 spaces per dwelling unit including 0.25 visitor spaces per dwelling unit	
	REQUIRED	PROPOSED
Visitor Parking Spaces	36 spaces	41 spaces (above)
Resident Parking Spaces	143 spaces	174 spaces (underground)
Total Parking Spaces	179 spaces	215 spaces
Parking Space Length	6.0 M	5.5 M
Parking Space Width	2.7 M	2.6 M
Parking Space Width (Barrier Free)	4.4 M	4.4 M

- NOTES:**
- All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Director of Planning, Planning and Economic Development Department.
 - Fire Route Signs and 3-Way Fire Hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.
 - Main driveway dimensions at the property line boundaries are plus or minus 7.5m unless otherwise stated.
 - All driveways from property lines for the first 7.5m shall be within 5% maximum grade, thereafter, all driveways shall be within 10% maximum grades.
 - The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:
 - Building permits
 - Road cut permits
 - Approach approval permits
 - Committee of Adjustment
 - Sewer and water permits
 - Relocation of services
 - Encroachment Agreements (if required)
 - Abandoned accesses must be removed and the curb and boulevard restored with sod at the owner's expense to the satisfaction of the Traffic Engineering Section, Public Works Department.
 - 7 metre by 7 metre (min.) visibility triangles, in which the maximum height of any objects or mature vegetation is not to exceed a height of 0.70 metres above the corresponding perpendicular centreline elevation of the adjacent street

UNDERTAKING

FILE No. DA- RE:

I, (We) Scenic Trails Limited, the owner(s) of the land, hereby undertake and agree without reservation:

(a) to comply with all the content of this plan and drawing and not to vary therefrom;

(b) to perform the facilities, works or matters mentioned in Section 41(7)(a) of the Planning Act shown on this plan and drawing(s) in accordance with the conditions of approval as set out in the Letter of Approval dated _____

(c) to maintain to the satisfaction of the City and at my (our) sole risk and expense, all of the facilities, works or matters mentioned in Section 41(7)(b) of the said Act, shown in this plan and drawing, including removal of snow from access ramps and driveways, parking and loading areas and walkways; and,

(d) in the event that the Owner does not comply with the plan dated _____ the owner agrees that the City may enter the land and do the required works, and further the Owner authorizes the City to use the security filed to obtain compliance with this plan.

Dated this _____ day of _____ 20 ____

Witness (signature) _____ Owner(s) (signature) _____ (seal)

Witness (print) _____ Owner(s) (print) _____

Address of Witness _____