

Grades at property lines are to be met within a 3:1 maximum slope.

Parking lots and entrances must be constructed such that they have a structural equivalency of:

- 3" Hot Mixed, Hot-Laid Asphalt (1" H.L. 3 and 2" H.L. 8)
- 6" Granular "A"
- 12" Granular "C"

or the applicant may have a qualified engineering soils consultant submit a pavement design for consideration. It will, however, be necessary for the applicant to engage the services of a testing firm to confirm adherence to the applicable specifications during construction.

Granular materials must meet M.T.C. specifications (Form 1010) and must be compacted to 100% Standard Proctor. Embankment material must be compacted to a minimum of 95%. Asphalt work must conform with M.T.C. Forms 310, 310A, 1000, 1003, 1301 and 1103.

All property lighting shall be directed internally so as not to create an annoyance for neighbouring properties.

Street curb lines across entrances are to be depressed Type "C". The entrance curbing must have an acceptable transition into the Type "C" barrier curb on either side of the entrance. All curb work must conform with M.T.C. Forms 109, 904, 1000, 1002, 1301, 1302, 1305 and 1306.

Sidewalks must remain uninterrupted through entrances and have a minimum depth of 6 inches. Where there is existing sidewalk, modifications may be required in order to obtain an acceptable vertical transition from traffic lane to sidewalk. Such modifications will also include approved boulevard changes. Sidewalk work must conform with M.T.C. Forms 108, 901, 1000, 1002, 1301, 1302, 1303 and 1308.

Storm Sewer Requirements: Must be adequately sized and conform with M.T.C. Forms 406 and 1800. Culverts, frame and grades, and manhole covers are to conform with M.T.C. Form 1801 and 1850 respectively. Catchbasins and manholes must be in accordance with M.T.C. standards. MH is required 0.3m on the owner's side of the streetline.

Sanitary Sewer Requirements: Must be adequately sized and conform with M.T.C. Forms 406 and 1820. Manholes are to conform with M.O.E. specifications and manhole frames and covers with M.T.C. Form 1850. A cleanout should be installed within the building itself and a manhole is required .3m on the owner's side of the streetline.

Water Service Requirements: Must be adequately sized and manufactured of either Type "K" copper or ductile iron depending upon size. An approved shut-off valve is to be located adjacent to the hydrant. Approved watermeters complete with outside readers to be located adjacent to the hydrant. Said meter must be calibrated in cubic meters. (Rockwell S.A. or Neptune T.R.T.)

Provide control flow roof hoppers (by mechanical).

GRADING CERTIFICATE

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN CONFORMITY WITH THOSE OF ADJACENT LANDS FOR DRAINAGE AND RELATIVE ELEVATIONS.

P. ENG.
DATED

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20240940 DATE: Aug. 21, 2024
APPROVED BY: *bill jean*
PRELIMINARY ZONING REVIEW

SURVEY CREDIT

SITE INFORMATION TAKEN FROM PLAN OF SURVEY PREPARED BY LLOYD & PURCELL LTD. ONTARIO LAND SURVEYORS DATED OCTOBER 10, 1980 FILE N° W1-1-77-27-5 PLAN 65R-3453

SITE GRADING INFORMATION TAKEN FROM LOT GRADING PLAN PREPARED BY: BUNTING WARDMAN LTD. MUNICIPAL ENGINEERS AND DEVELOPMENT CONSULTANTS DATED: MARCH 30, 1981 PROJECT N° J-4

SITE DESCRIPTION:

PART 3
PART OF LOT 77
CONCESSION 1
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK
FORMERLY TOWNSHIP OF WHITCHURCH

LEGEND

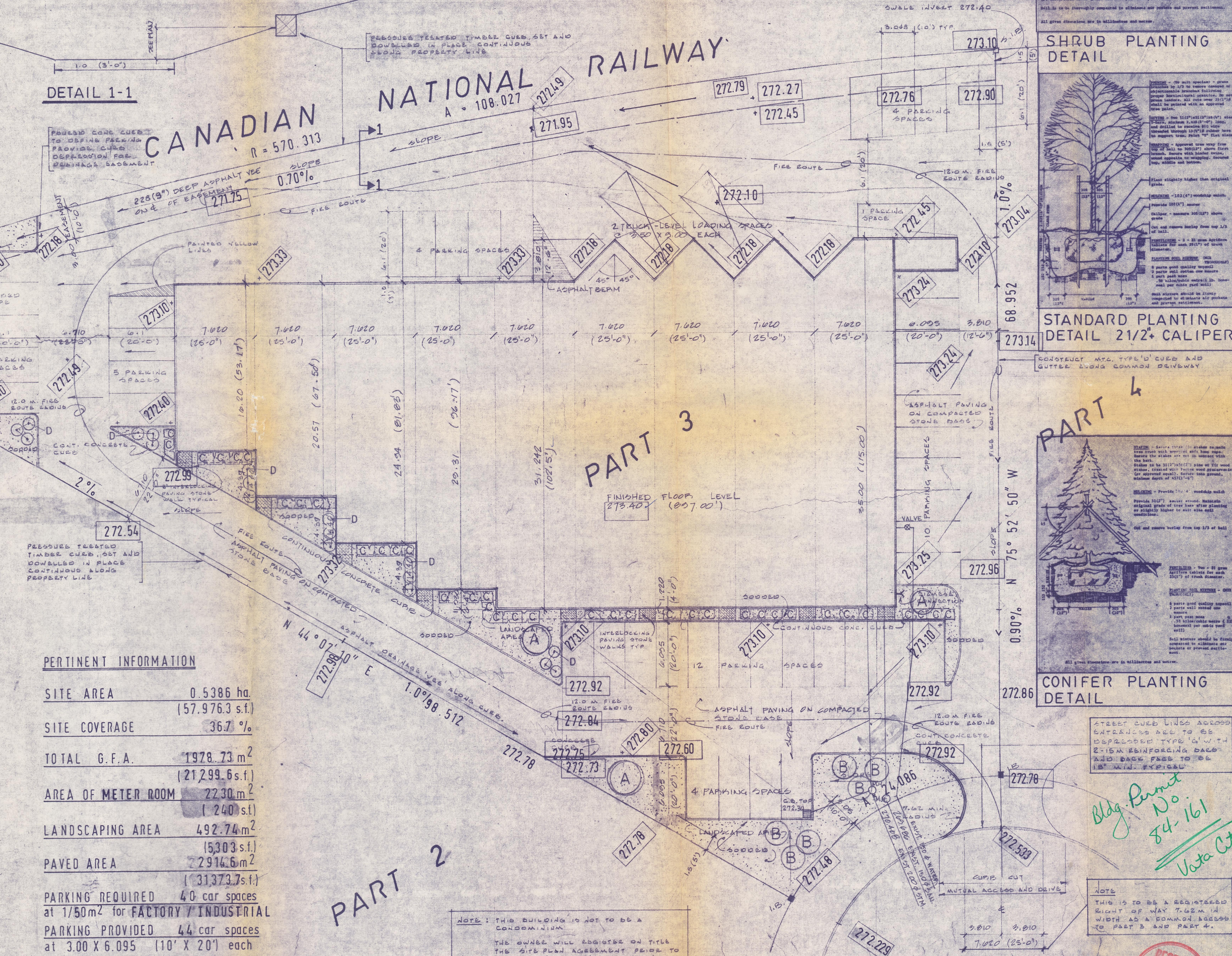
PROPOSED FINISH GRADES 300.00
EXISTING GRADES 300.00
DRAINAGE DIRECTION
CATCH BASIN

PERTINENT INFORMATION

SITE AREA	0.5386 ha. (57,976.3 s.f.)
SITE COVERAGE	36.7 %
TOTAL G.F.A.	1978.73 m ² (21,299.6 s.f.)
AREA OF METER ROOM	22.30 m ² (240 s.f.)
LANDSCAPING AREA	492.74 m ² (5,303 s.f.)
PAVED AREA	7294.6 m ² (78,373.7 s.f.)
PARKING REQUIRED	40 car spaces at 1/50 m ² for FACTORY / INDUSTRIAL
PARKING PROVIDED	44 car spaces at 3.00 X 6.095 (10' X 20') each
TRUCK LOADING REQUIRED	2
TRUCK SPACES PROVIDED	2 at 3.50 X 9.00

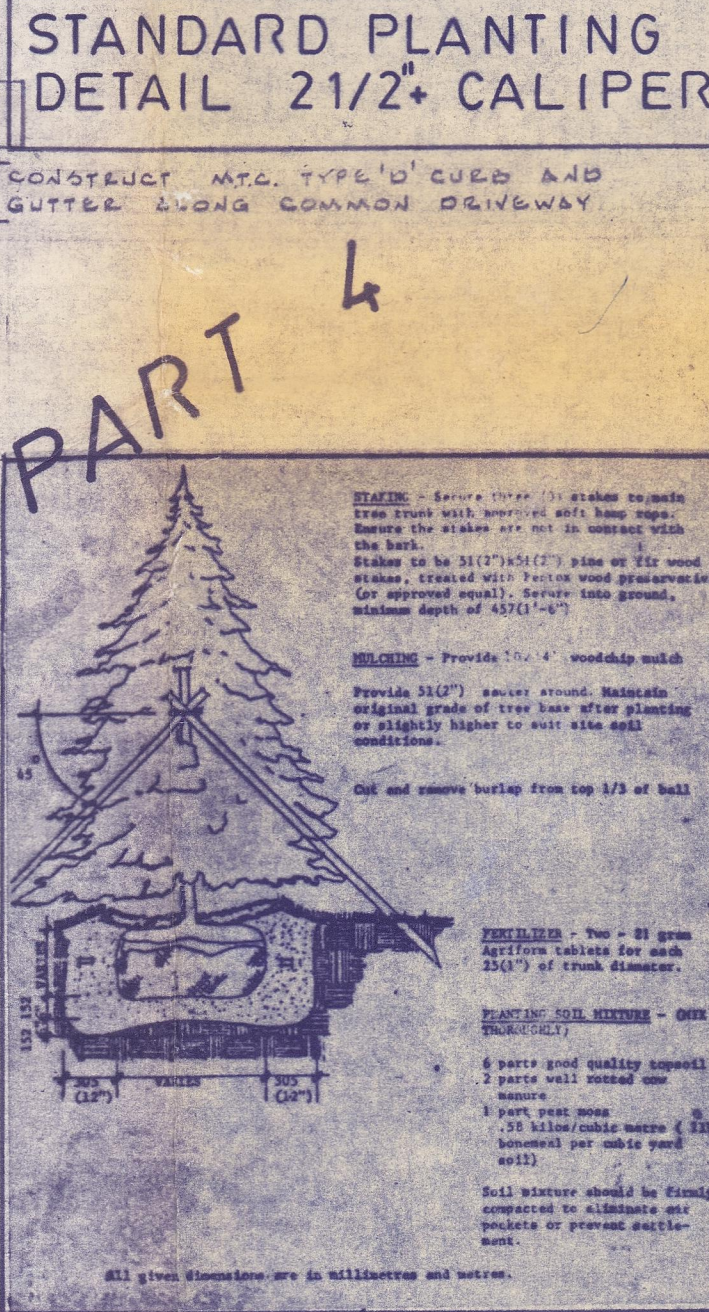
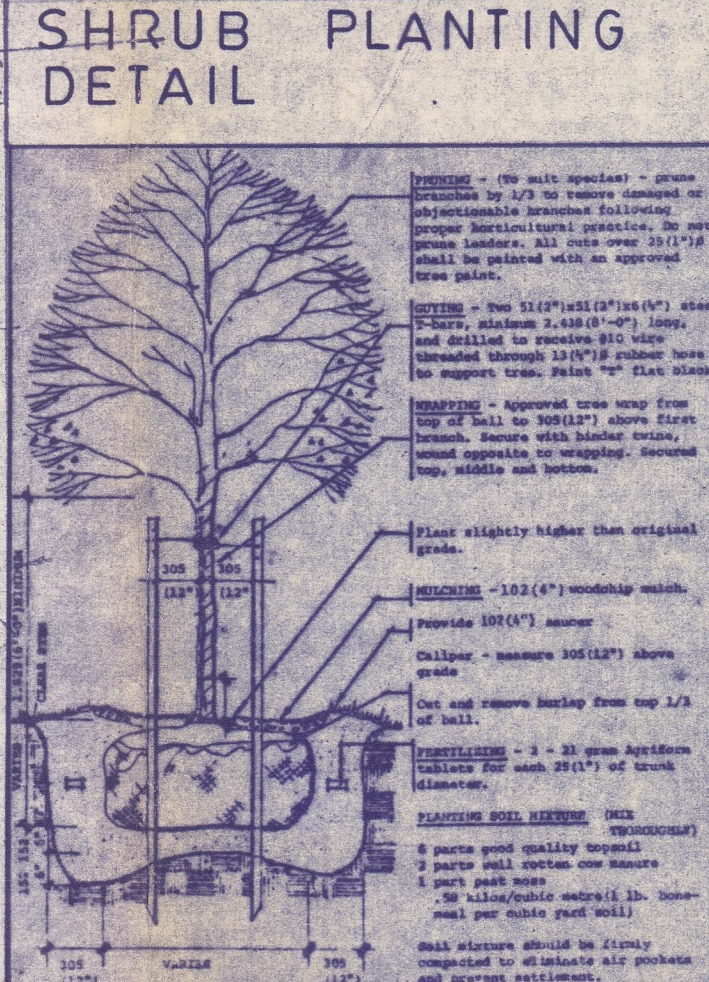
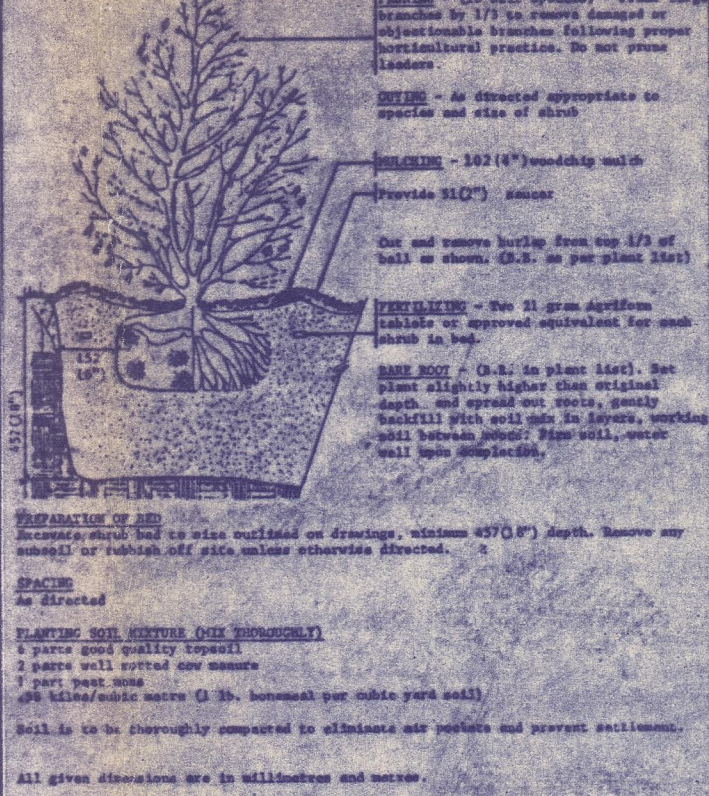
LIST OF PLANT MATERIAL

KEY	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT
A	HONEY LOCUST SHADOBMASTER	2 1/2"	12'	6'	B & D
B	AUSTRIAN PINE	---	5' to 6'	---	B & D
C	HEITZ JUNIPER	---	2d'	---	B & E
D	SKYBOCKET JUNIPER	---	4' to 6'	---	B & D



NOTES

- Property is zoned "M-2" and uses shall comply with by-law requirements.
- No parking fire route signs to be installed by owner as approved by Aurora Fire Department.
- Sprinkler system to conform to NFPA 13 with certification submitted to the Fire Department.
- Sprinkler plans shall be submitted to the Fire Department.
- All tenants must receive occupancy permits and follow-up inspections by the Town of Aurora.
- Provide flow test records to this department.
- Sprinkler system may be connected to fire station alarm panel.



REVISIONS

NO.	DATE	REVISIONS
1	JUNE 22/84	ISSUED FOR PERMIT
2	AUGUST 20/84	REVISED TO MEET TOWN OF AURORA REQUIREMENTS.
3	AUGUST 23/84	REVISED FOR ZONING CERTIFICATE.

ALL MEASUREMENTS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK

INDUSTRIAL BUILDING FOR MR. DOMINIC VALSI and MR. EDDIE TATONE VATA INDUSTRIAL PARK AURORA ONTARIO

Prepared by: *Vata Court*

Scale: 1:200

Drawn by: A.W.I.

Date: June 12/84

VATA COURT
ONTARIO REGULATION 583/83
GROUP F Division 2

RECEIVED SEP 10 1984 TOWN OF AURORA BUILDING DEPT.

BUILDING DEPT COPY