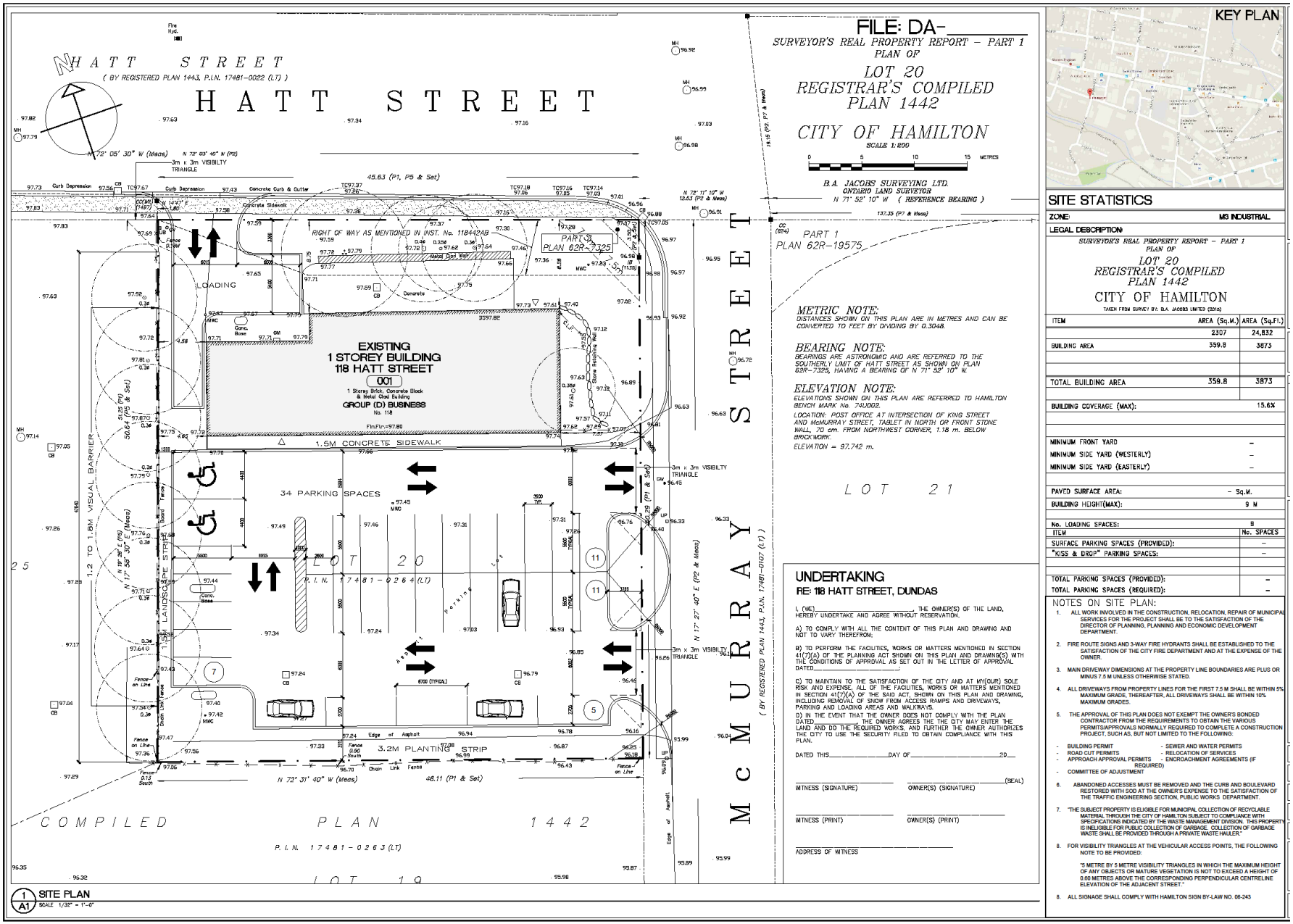

1 / A1 SITE PLAN
SCALE 1/32" = 1'-0"

FILE: DA-_____

SURVEYOR'S REAL PROPERTY REPORT – PART 1
PLAN OF

LOT 20
REGISTRAR'S COMPILED PLAN 1442

CITY OF HAMILTON

SCALE 1: 200

0 5 10 15 METRES

B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR
N 71° 52' 10" W (REFERENCE BEARING)

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF HATT STREET AS SHOWN ON PLAN 62R-7325, HAVING A BEARING OF N 71° 52' 10" W.

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO HAMILTON BENCH MARK No. 74J002.
LOCATION: POST OFFICE AT INTERSECTION OF KING STREET AND McMURRAY STREET, TABLET IN NORTH OR FRONT STONE WALL, 70 cm. FROM NORTHWEST CORNER, 1.18 m. BELOW BRICKWORK.
ELEVATION = 97.742 m.

UNDERTAKING
RE: 118 HATT STREET, DUNDAS

I, (WE)_____, 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) 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)(A) OF THE SAID ACT, SHOWN ON THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS.

D) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED_____, THE OWNER AGREES THE 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__

_____ _____(SEAL)
WITNESS (SIGNATURE) OWNER(S) (SIGNATURE)

_____ _____
WITNESS (PRINT) OWNER(S) (PRINT)

_____
ADDRESS OF WITNESS

KEY PLAN

SITE STATISTICS

ZONE:	M3 INDUSTRIAL
LEGAL DESCRIPTION:	

SURVEYOR'S REAL PROPERTY REPORT – PART 1
PLAN OF
LOT 20
REGISTRAR'S COMPILED PLAN 1442
CITY OF HAMILTON
TAKEN FROM SURVEY BY: B.A. JACOBS LIMITED (2016)

ITEM	AREA (Sq.M.)	AREA (Sq.Ft.)
	2307	24,832
BUILDING AREA	359.8	3873
TOTAL BUILDING AREA	359.8	3873
BUILDING COVERAGE (MAX):		15.6%
MINIMUM FRONT YARD	–	
MINIMUM SIDE YARD (WESTERLY)	–	
MINIMUM SIDE YARD (EASTERLY)	–	
PAVED SURFACE AREA:	– Sq.M.	
BUILDING HEIGHT(MAX):	9 M	

No. LOADING SPACES:	8
ITEM	No. SPACES
SURFACE PARKING SPACES (PROVIDED):	–
"KISS & DROP" PARKING SPACES:	–
TOTAL PARKING SPACES (PROVIDED):	–
TOTAL PARKING SPACES (REQUIRED):	–

NOTES ON SITE PLAN:

1. 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.
2. 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.
3. MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5 M UNLESS OTHERWISE STATED.
4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
5. 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 PERMIT
   - ROAD CUT PERMITS
   - APPROACH APPROVAL PERMITS
   - SEWER AND WATER PERMITS
   - RELOCATION OF SERVICES
   - ENCROACHMENT AGREEMENTS (IF REQUIRED)
   - COMMITTEE OF ADJUSTMENT
6. 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. "THE SUBJECT PROPERTY IS ELIGIBLE FOR MUNICIPAL COLLECTION OF RECYCLABLE MATERIAL THROUGH THE CITY OF HAMILTON SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INDICATED BY THE WASTE MANAGEMENT DIVISION. THIS PROPERTY IS INELIGIBLE FOR PUBLIC COLLECTION OF GARBAGE. COLLECTION OF GARBAGE WASTE SHALL BE PROVIDED THROUGH A PRIVATE WASTE HAULER."
8. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:

   "5 METRE BY 5 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.60 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."
8. ALL SIGNAGE SHALL COMPLY WITH HAMILTON SIGN BY-LAW NO. 06-243

Appendix "E" to Report PED16177a
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