


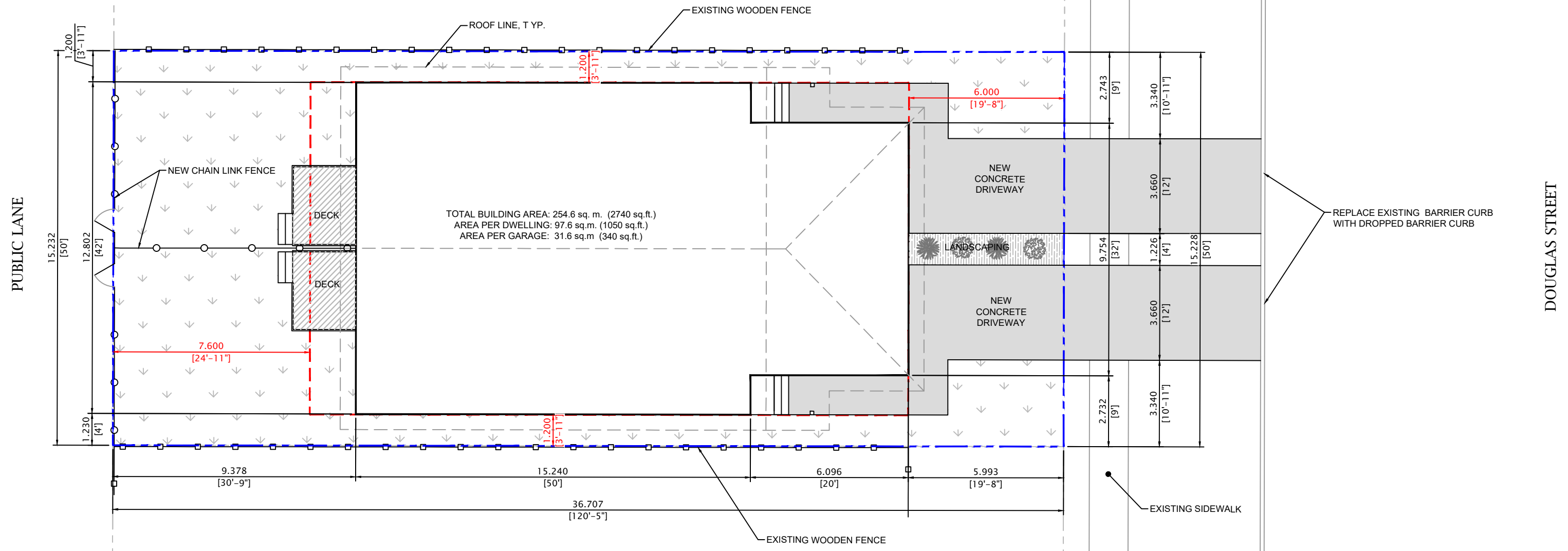


# Conditional Use Application



<p>Conditional Use Application C-02-20                  448 Douglas Street                  Lot 3 Block 1 Plan 4 BLTO                  in SW 1/4 24-10-19 WPM</p>	<p>0 5 10 20 Meters                  0 35 70 140 Feet</p>
<p><b>LEGEND</b></p> <p> Affected Lot</p>	<p><b>Planning &amp; Buildings                  Department</b></p> <p></p>
<p></p>	<p>Map Created: 03/16/2020                  Revised:</p>



- NOTES**
1. ALL WORK IN THE PUBLIC RIGHT OF WAY TO BE PERFORMED AS PER THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.
  2. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
  3. SURVEY DATA PROVIDED BY RICHMOND SURVEYS.
  4. LOCAL VERTICAL AND HORIZONTAL CONTROL TO BE PROVIDED ON SITE BY GENERAL CONTRACTOR AT TIME OF CONSTRUCTION.
  5. CONTRACTOR TO ENSURE MINIMUM 2% SLOPE IN GRADE AWAY FROM BUILDING
  6. ALL UTILITIES TO BE LOCATED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
  7. ALL GRASSED LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO BE COMPLETED WITH SOD.
  8. ALL DIMENSIONS IN RED REFER TO MIN. SETBACK REQUIREMENTS AS PER CITY OF BRANDON BY-LAW.

**1 SITE PLAN**  
SCALE: 1:150

**PRELIMINARY**  
FOR DISCUSSION PURPOSES ONLY

**LEGEND**

- NEW CONCRETE
- GRASS/SOD
- SITE PROPERTY LINE
- ADJACENT PROPERTY LINES/LOT LINES
- MINIMUM SETBACK
- ROOF LINE
- EXISTING WOODEN FENCE
- NEW CHAIN LINK FENCE

**SITE INFORMATION**

CIVIC ADDRESS:  
748 DOUGLAS STREET, BRANDON, MB

LEGAL DESCRIPTION:  
LOTS 3, BLOCK 1, PLAN 4 BLTO

AREA OF SITE: 559 Sq.m.

AREA OF BUILDING: 254.6 Sq.m.

SITE COVERAGE FROM BUILDING: 45.4%

NO	REVISION	DATE

DESIGNER:

MYRIA DESIGN  
UNIT #2 - 1875 MIDDLETON AVE.  
BRANDON, MANITOBA R7C 1A7  
PH: 204-728-1328

DEVELOPER:

CLIENT:

LOCATION:  
448 DOUGLAS STREET, BRANDON, MB

DRAWING:  
DUPLIX  
SITE PLAN

DATE: FEBRUARY 28, 2020	SCALE: AS NOTED	SHEET C-101
DRAWN BY: KM	JOB #: KP056	