




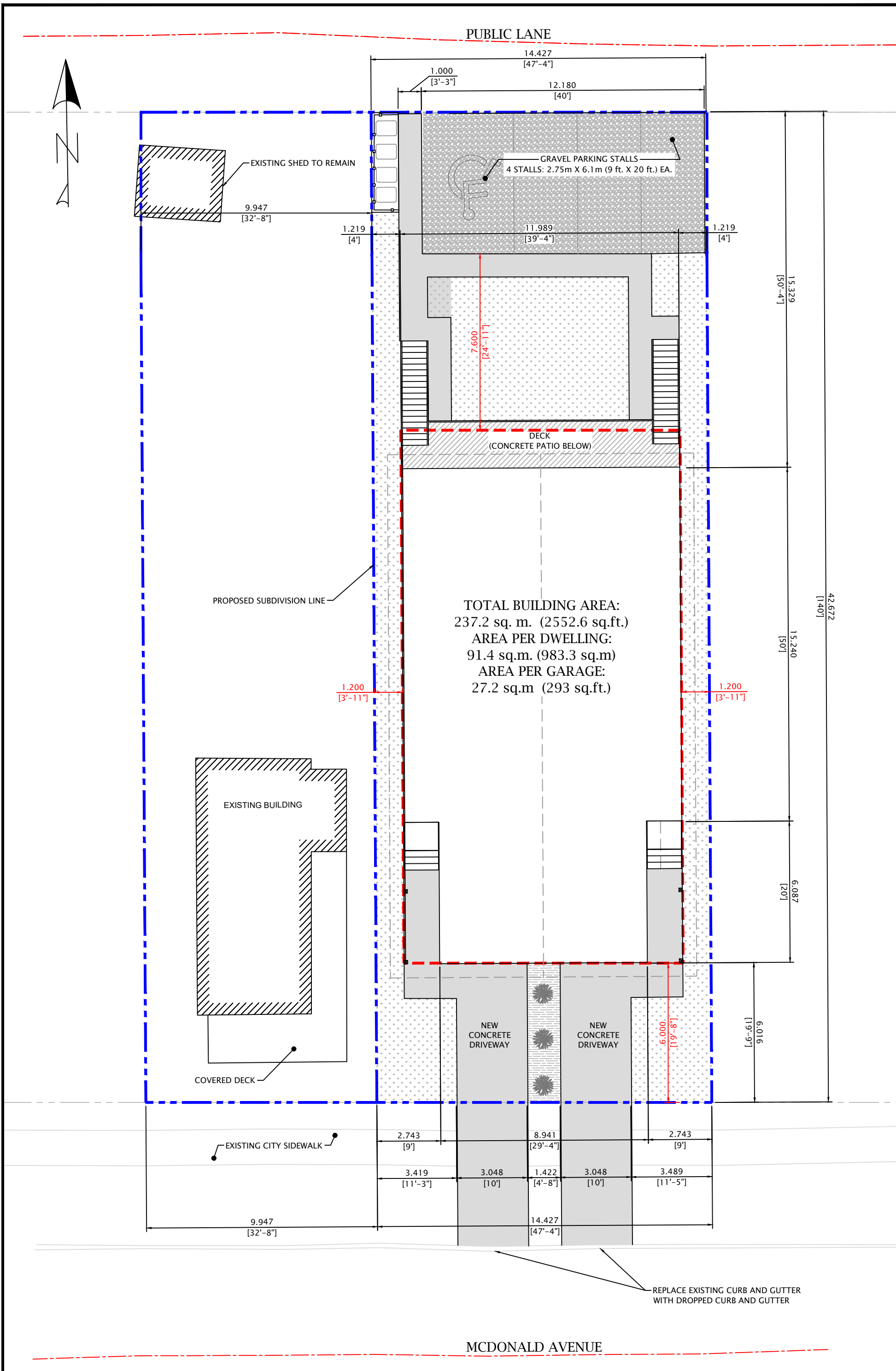
Subdivision & Conditional Use



<p>Subdivision Application 4500-20-699 Conditional Use Application C-01-20 2513 McDonald Avenue In NE 1/4 22-10-19 WPM</p>	<p>0 5 10 20 Meters 0 30 60 120 Feet</p>
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<p>Legend</p> <ul style="list-style-type: none">  Proposed Lot & Conditional Use Area  Residual Lot 	<p>Planning & Buildings Department</p>	
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	<p>Map Created: 02/14/2020 Revised:</p>
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LEGEND

- NEW CONCRETE
- GRASS/SOD
- GRAVEL PARKING AREA
- LANDSCAPE BED
- CITY RESERVE (AVAILABLE FOR USE BY OWNER TO THE SOUTH)
- SITE PROPERTY LINE
- ADJACENT PROPERTY LINES/LOT LINES
- MINIMUM SETBACK
- ROOF LINE

SITE INFORMATION

CIVIC ADDRESS:
2513 MCDONALD AVENUE, BRANDON, MB

LEGAL DESCRIPTION:
PT. LOTS 2 & 6 AND ALL OF LOTS 3, 4, & 5, BLOCK 106, PLAN 15 BLTO

CURRENT ZONE: RLD

AREA OF SITE (AFTER SUBDIVISION): 615.6 Sq.m.

AREA OF BUILDING: 237.2 Sq.m.

SITE COVERAGE FROM BUILDING: 38.5%

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.

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

NO	REVISION	DATE
1	ISSUED FOR REVIEW	2020-02-27

DESIGNER:

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

DEVELOPER:

CLIENT: FORTIN

LOCATION: 2513 MCDONALD AVENUE, BRANDON, MB

DRAWING: 4-PLEX SITE PLAN

DATE:	SCALE:	SHEET
JANUARY 22, 2020	AS NOTED	C-101
DRAWN BY: KM	JOB #: KP043	

1 SITE PLAN
SCALE: 1:150

