

KEY MAP N.T.S.

SURVEY INFORMATION
SURVEY INFORMATION SHOWN ON THIS DRAWING WAS OBTAINED FROM A TOPOGRAPHIC SURVEY PREPARED BY ANILEY GROUP.

SITE STATISTICS

NEW BUILDING AREA	1.118 Ha	(11.18%)
EX. BUILDING AREA	0.0 Ha	(0.00%)
TOTAL LANDSCAPED AREA	5.980 Ha	(59.80%)
TOTAL SITE DW & PARKING AREA	2.902 Ha	(29.02%)
TOTAL SITE AREA	10.0 Ha	(100.0%)

SITE ZONING

M1-35 - WAREHOUSE / DISTRIBUTION FACILITY & SELF-STORAGE ESTABLISHMENT

	REQUIRED	PROVIDED
LOT FRONTAGE	45.0 m	225.0 m
FRONT YARD DEPTH	15.0 m	27.7 m
REAR YARD DEPTH	12.0 m	90.5 m
INTERIOR SIDE YARD	3.0 m	56.4 m
EXTERIOR SIDE YARD	15.0 m	30.7 m
LOT COVERAGE	50 % Max.	11.18 %
BUILDING HEIGHT	<11.0 m	6.65 m
MIN. LOT AREA	2,800 m ²	10.0 Ha
MIN. LANDSCAPED SPACE	5.0 %	59.80 %

PARKING REQUIREMENTS

REQUIRED PARKING : MIN 118 SPACES PER BUILDING (BASED ON GFA)
PROVIDED PARKING : 20 SPACES (BASED ON SITE SPECIFIC REQUEST) INCL. MIN. 2 BARRIER FREE PER BUILDING

LANDSCAPING NOTES

- ALL LANDSCAPED PORTIONS OF THE SITE TO BE FINISHED WITH MIN. 75mm TOPSOIL & SEED.
- ALL DISTURBED PORTIONS OF THE BOULEVARD TO BE RESTORED TO PRE-EXISTING CONDITION OR BETTER (MIN. 75mm TOPSOIL & SEED).

PROP. PAVEMENT STRUCTURE

FIRE ROUTE:	PARKING SPACES:
40mm HL3	50mm HL3
50mm HL8	200mm GRAN 'A'
200mm GRAN 'A'	300mm GRAN 'B'
300mm GRAN 'B'	

PHASE 1 SITE TRAFFIC EXPECTED

	TYPE OF VEHICLE	No. OF VEHICLES	TOTAL TRIPS	COMMENTS
BUILDING A	EMPLOYEE VEHICLES	20	40	DRIVERS AND WAREHOUSE STAFF ARRIVE IN DRIVERS AND LEAVE AT END OF DAY (OOD TRIP FREQUENCY)
	DELIVERY VAN	7	14	
	DELIVERY TRUCK (26')	5	10	LEAVE IN MORNING AND BACK AT END OF DAY.
	TRACTOR SEMI-TRAILER	5	10	ONE TRIP IN AND ONE TRIP OUT PER DAY.

ON-SITE WATER STORAGE FOR FIRE FIGHTING

71,000 GALLONS TO BE STORED ON-SITE IN FOUR (4) UNDERGROUND TANKS 3 x 20,000 GALLONS AND 1 x 11,000 GALLONS
CALCULATED AS PER OBC APPENDIX A-3.2.5.7.(3)(c) BASED ON A MINIMUM FLOW RATE OF 9,000 LITRES / MINUTE FOR 30 MINUTES

PROVIDE "FEMALE NORTH 6 NH" DRY HYDRANT HOOK UP FOR FIRE DEPARTMENT AT LOCATION SHOWN ON THE SITE PLAN. WATER STORAGE TANKS TO BE CONNECTED TO DRY HYDRANT.

TANKS TO BE NORWESCO N-44013 11,000 GALLON VERTICAL TANK (3.66m³) AND NORWESCO N-43825 20,000 GALLON VERTICAL TANK (4.19m³) OR APPROVED EQUIVALENT

AUTOTURN 10.2 ANALYSIS SAMPLE VEHICLE TRACTOR SEMI-TRAILER (WB-20) TAC 2017



GEODETTIC BENCHMARK:		LEGEND	
68M - CORBYVILLE C.N.R. BRIDGE, 1.9 Km NORTH OF HIGHWAY 401, 120m SOUTH OF ROAD CROSSING AT STATION AT SHARP CURVE ALONG OLD HIGHWAY NO. 37, 55m NORTH OF A GRAVEL ROAD INTERSECTION, 23m NORTH OF A TURBOISE FRAME HOUSE, TABLET IN SOUTH FACE OF NORTH ABUTMENT, 1.8m BELOW TOP, 46 cm FROM WEST EDGE, 8.5m EAST OF CENTRELINE OF HIGHWAY.	EXISTING SANITARY SEWER	PROPOSED SANITARY SEWER	PROPOSED LIGHT
UTM ZONE 18 E309647 74886297	EXISTING STORM SEWER	PROPOSED STORM SEWER	PROPOSED CHAINLINK FENCE
THIS BENCHMARK ELEVATION IS ONLY TO BE USED FOR THIS SITE. CONTRACTOR TO CONFIRM BENCHMARK PRIOR TO PROCEEDING WITH CONSTRUCTION.	EXISTING WATER MAIN	PROPOSED WATER MAIN	TACTILE SURFACE INDICATOR (O.P.S.D 310.039)
	EXISTING OVERHEAD HYDRO	PROPOSED SANITARY MANHOLE	PROPOSED GRADE
	EXISTING UNDERGROUND BELL	PROPOSED CATCH BASIN	EXISTING ELEVATION
	EXISTING UNDERGROUND GAS	PROPOSED DOUBLE CATCH BASIN	EXISTING ELEVATION
	EXISTING SANITARY MANHOLE	PROPOSED HYDRANT	PROP. 6m WIDE FIRE ROUTE CENTRELINE
	EXISTING STORM MANHOLE	PROPOSED VALVE	
	EXISTING CATCH BASIN	PROPOSED TEE	
	EXISTING DOUBLE CATCH BASIN	PROPOSED BEND	
	EXISTING FIRE HYDRANT	PROPOSED SWALE	
	EXISTING TEE		
	EXISTING STREET LIGHT		

REV #	REVISIONS	DATE	INITIAL
2	REVISION PER LANDSCAPING DETAILS	20/04/2021	VBC
1	REVISION PER CITY COMMENTS	28/02/2021	CRS
0	PRELIMINARY DESIGN	20/07/2020	CRS

Not Valid Unless Signed And Dated

SCALE: 1:750
DESIGN: CRS
DRAWN: CRS
CHECKED: AJW
DATE: FEB 2021

COUNTY TRANSPORT
HIGHWAY 37 & BLESSINGTON ROAD
CITY OF BELLEVILLE

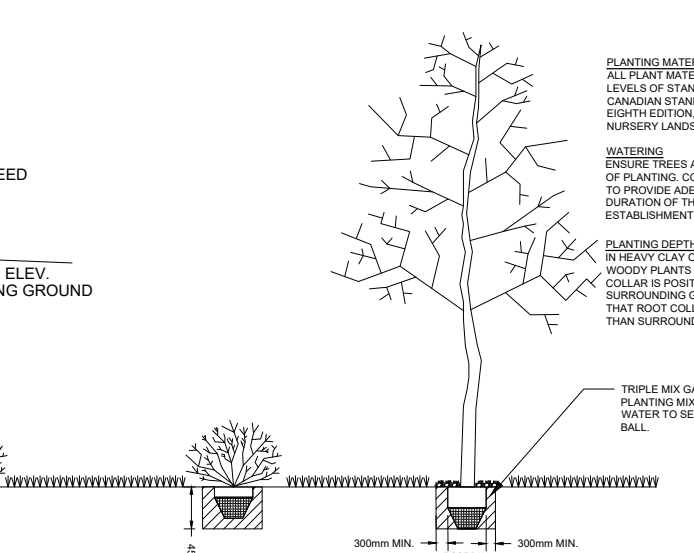
LAND USE SITE PLAN

Aniley GROUP CONSULTING ENGINEERS PLANNERS
CONTRACT No. 20525-1 DWG 20525-SP

PLANT MATERIAL SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AC	5	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	2.5m	WB
ARB	6	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	60mm	WB
GTS	14	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE LOCUST	60mm	WB
TAR	15	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	60mm	WB
JSM	10	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	150mm	WB
SHRUBS					
DL	29	DIERVILLA LONICERA	NORTHERN BUSH HONEYSUCKLE	60cm	3gr
POM	29	PHYSCALPUS OPULENTIUS 'MINDA'	COPPERTINA NINEBARK	80cm	3gr

TREE PLANTING CROSS SECTION (EAST) N.T.S.



TREE AND SHRUB PLANTING CROSS SECTION (WEST) N.T.S.

