

KEY MAP
N.T.S.

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%)

PARKING REQUIREMENTS

REQUIRED PARKING : MIN 352 SPACES (BASED ON GFA)
PROVIDED PARKING : 60 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:
40mm HL3
50mm HL8
200mm GRAN 'A'
300mm GRAN 'B'

PARKING SPACES:
50mm HL3
200mm GRAN 'A'
300mm GRAN 'B'

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 %

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

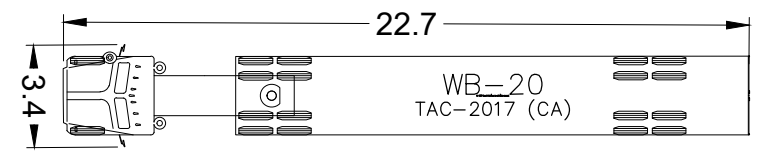
SURVEY INFORMATION

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

WAREHOUSE SITE TRAFFIC EXPECTED

VEHICLE TYPE	No. VEHICLES PER DAY	TOTAL No. VEHICLES (PER DAY)
TRACTOR SEMI TRAILER	3	9
DELIVERY TRUCK (26')	5	15
DELIVERY VAN	5	15
TOTAL		39

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



GEODETTIC BENCHMARK:	
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 TURQUOISE FRAME HOUSE, TABLET IN SOUTH FACE OF NORTH ADJUTMENT, 1.83m BELOW TOP, 46 cm FROM WEST EDGE, 8.5m EAST OF CENTRELINE OF HIGHWAY. GEODETTIC ELEVATION = 99.707 UTM ZONE 18 E309647 74886297	
THIS BENCHMARK ELEVATION IS ONLY TO BE USED FOR THIS SITE. CONTRACTOR TO CONFIRM BENCHMARK PRIOR TO PROCEEDING WITH CONSTRUCTION.	

LEGEND	
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING WATER MAIN
---	EXISTING OVERHEAD HYDRO
---	EXISTING UNDERGROUND BELL
---	EXISTING UNDERGROUND GAS
---	EXISTING SANITARY MANHOLE
---	EXISTING STORM MANHOLE
---	EXISTING CATCH BASIN
---	EXISTING DOUBLE CATCH BASIN
---	EXISTING VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING TEE
---	EXISTING STREET LIGHT
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED WATER MAIN
---	PROPOSED SANITARY MANHOLE
---	PROPOSED STORM MANHOLE
---	PROPOSED CATCH BASIN
---	PROPOSED DOUBLE CATCH BASIN
---	PROPOSED VALVE
---	PROPOSED TEE
---	PROPOSED BEND
---	PROPOSED SWALE
---	PROPOSED LIGHT
---	PROPOSED CHAINLINK FENCE
---	TACTILE SURFACE INDICATOR (O.P.S.D 310.039)
---	PROPOSED GRADE
---	PROPOSED ELEVATION
---	EXISTING ELEVATION
---	PROP. 6m WIDE FIRE ROUTE CENTRELINE

REV #	REVISIONS	DATE	INITIAL
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

Ainley GROUP CONSULTING ENGINEERS PLANNERS

CONTRACT No. 20525-1 DWG 20525-SP

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