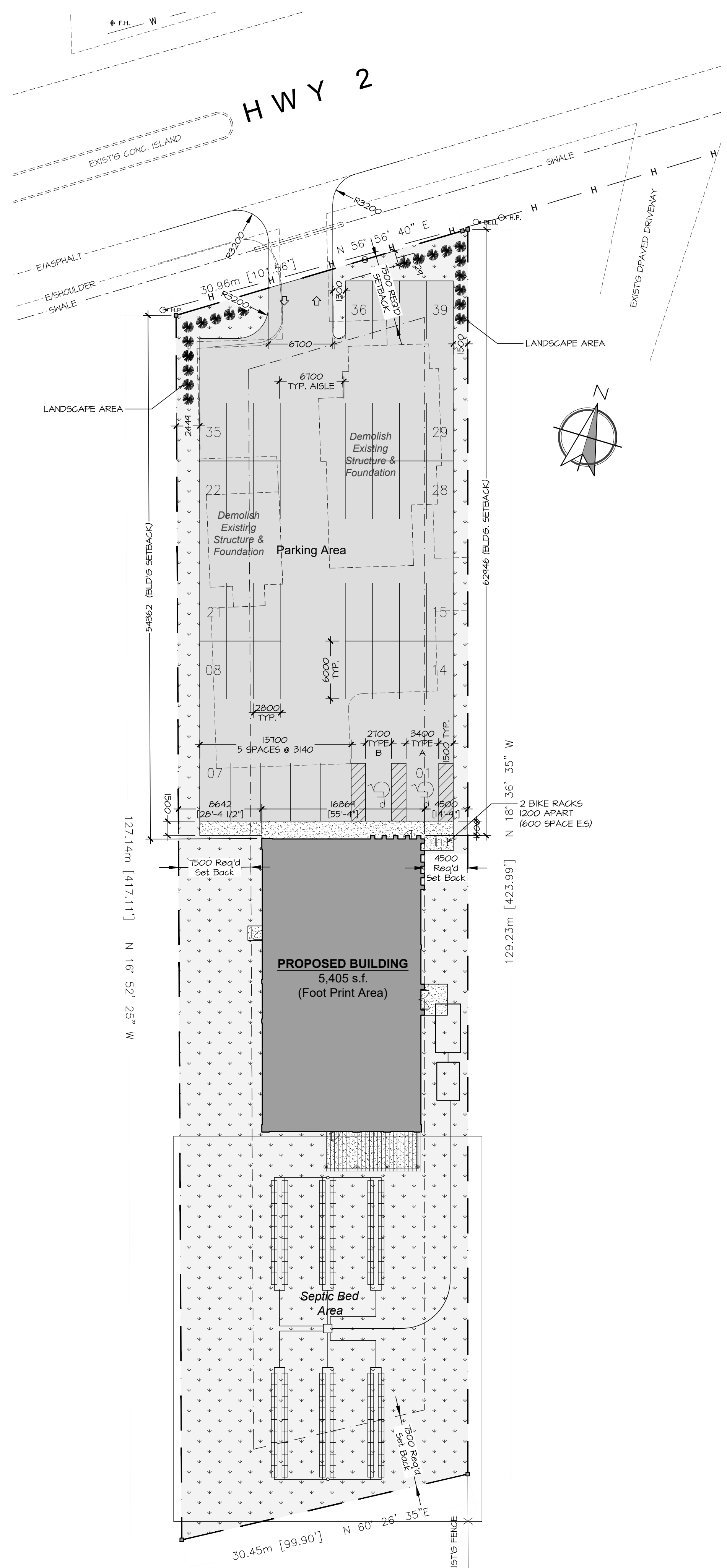




SITE PLAN
SCALE = 1 : 300

BELLEVILLE NOTES

1. NOTWITHSTANDING THE FOLLOWING GENERAL NOTES, ALL WATERMAIN PIPE AND FITTINGS, VALVES, HYDRANTS, WATER SERVICES AND ALL OTHER APPURTENANCES ARE TO BE INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION IN THE CURRENT CITY OF BELLEVILLE MANUAL OF STANDARD SPECIFICATIONS.

2. THESE NOTES ARE INTENDED TO SUMMARIZE THE CITY'S REQUIREMENTS. HOWEVER, THE CONTRACTOR IS TO CONSULT THE RESPECTIVE CITY STANDARD SPECIFICATIONS FOR FURTHER DETAIL AND NOT RELY SOLELY ON THESE NOTES.

3. UNLESS SPECIFIED OTHERWISE, ALL REFERENCES TO CITY OF BELLEVILLE STANDARD SPECIFICATIONS, STANDARD DRAWINGS OR INDUSTRY STANDARDS REFER TO THE LATEST EDITION.

4. WATER SERVICE MATERIALS, INCLUDING PIPES, FITTINGS, VALVES AND CONNECTIONS, ARE TO BE AS SPECIFIED IN CITY OF BELLEVILLE STANDARD SPECIFICATION NO. 55-WD-1140.

5. THE COVER FOR ALL WATER SERVICES IS TO BE A MINIMUM OF 1.8 METRES AT ALL LOCATIONS ALONG THE SERVICE INCLUDING THE BOTTOM OF DITCHES.

6. WHERE A WATER SERVICE CROSSES OVER OR UNDER A SANITARY SEWER OR STORM SEWER (INCLUDING LATERALS AND CATCH BASIN LEADS), A MINIMUM CLEAR SEPARATION OF 0.5 METRES MUST BE MAINTAINED, MEASURED FROM PIPE WALL TO PIPE WALL.

7. WHERE A WATER SERVICE CROSSES OVER OR UNDER OTHER UTILITIES, 0.30 METRES CLEARANCE SHALL BE PROVIDED, PROVIDED PROPER BEDDING CAN BE MAINTAINED.

8. NO WATER SERVICE PIPE SHALL HAVE A CAPACITY THAT IS LESS THAN THE PEAK DEMAND FLOW.

9. THE INTERRUPTION OF THE WATER SUPPLY TO CUSTOMERS SHALL ONLY BE EFFECTED IN ACCORDANCE WITH CITY OF BELLEVILLE STANDARD SPECIFICATIONS 55-WD-1030.

10. ANY EXISTING WATER SERVICES TO THE SITE THAT ARE NOT REQUIRED ARE TO BE DISCONNECTED AT THE MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BELLEVILLE AT THE OWNER'S EXPENSE.

11. THE CONTRACTOR SHALL SUBMIT ALL REQUIRED SHOP DRAWINGS AND OTHER SUBMITTALS IN ACCORDANCE WITH THE RESPECTIVE CITY OF BELLEVILLE STANDARD SPECIFICATION PRIOR TO COMMENCING CONSTRUCTION.

12. WATER SERVICES ARE TO BE A MINIMUM DIAMETER OF 14 mm.

13. THE MINIMUM HORIZONTAL CLEAR SEPARATION BETWEEN THE WATER SERVICE AND ANY SEWER LATERAL IS 0.6 METRES, MEASURED FROM PIPE WALL TO PIPE WALL.

14. CURB STOPS ARE TO BE LOCATED ON THE CITY ROAD ALLOWANCE 150 mm FROM THE PROPERTY LINE.

15. CURB STOPS ARE TO BE LOCATED AWAY FROM DRIVEWAYS, POLES, TRANSFORMERS, SECONDARY PEDESTALS, MAINTENANCE HOLES AND ANY OTHER ABOVEGROUND APPURTENANCES IN ACCORDANCE WITH CITY OF BELLEVILLE STANDARD SPECIFICATION NO. 55-WD-1140.

SITE STATISTICS:

ZONED : C3 Zone

PROPERTY AREA : 3,843.83 s.m.

FOOTPRINT AREA : 502.22 s.m.

GROSS FLOOR AREA : 1,102.0 s.m.

LOT COVERAGE : 13 %

PAVEMENT AREA : 1,429.27 s.m.

GRASS- LANDSCAPE AREA : 1,815.55 s.m.

CONCRETE, CURB & SIDEWALK AREA : 96.79 s.m.

BUILDING HEIGHT : 9.14 m.

No. OF STOREYS : -2-

MIN. FRONT YARD SETBACK : 7.5 m.

MIN. INTERIOR SIDEYARD SETBACK : 4.5 m.

MIN. REAR YARD SETBACK : 7.5 m.

No. OF PARKING SPACES Shown : 39 SP.

No. OF BARRIER-FREE SPACES (1:1): 2 SP.

No. OF REQUIRED PARKING SPACES (2.3/100s.m.): 23 SP.

TYPICAL PARKING AISLE WIDTH : 6.7 m.

TYPICAL PARKING WIDTH : 2.8 m.

TYPICAL PARKING LENGTH : 6.0 m.

BICYCLE RACKS (1/500 s.m.) 600 x 1800 space: 2

SITE BENCHMARK : -- m.

TOP of... STREET

NOTES:

CITY OF BELLEVILLE NOTES

NOTWITHSTANDING THE FOLLOWING GENERAL NOTES, UNDERGROUND AND ABOVEGROUND WORK IS TO BE DONE IN ACCORDANCE WITH CURRENT CITY PLANS, STANDARDS AND SPECIFICATIONS.

1. THE OWNER COVENANTS AND AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN SPECIFICATION, DOCUMENT OR OTHER INFORMATION, ON THE BASIS OF WHICH THIS DRAWING WAS APPROVED BY THE CITY, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING THE WRITTEN AUTHORIZATION OF THE CITY.

2. ALL SANITARY SEWER, STORM SEWER & WATERMAIN ON PRIVATE PROPERTY IS TO BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

3. NO BLASTING IS PERMITTED ON THE CITY RIGHT-OF-WAY.

4. THE EXISTING SEWER CONNECTION, WHICH ARE TO BE USED, SHALL BE EXPOSED AT THE PROPERTY LINE BY THE CONTRACTOR AND THE CITY PUBLIC WORKS YARD IS TO BE CALLED TO ROAD THE LATERAL TO THE MAIN SEWER AND APPROVE OF ITS USE BEFORE THE CONNECTION IS COMPLETED FROM THE STREET LINE TO THE BUILDING.

5. EXISTING SEWER CONNECTIONS, WHICH ARE NOT TO BE USED, TO BE CAPPED OFF WITH A MECHANICAL CAP AT THE PROPERTY LINE TO PREVENT INFILTRATION INTO THE MAIN SEWER.

6. THE REINSTATEMENT OF SIDEWALKS, CONCRETE CURBS & GUTTERS, AND LANDSCAPING ON THE PUBLIC ROAD ALLOWANCE IS TO BE DONE BY THE OWNER AT THE OWNER'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE CITY'S DIRECTOR OF ENVIRONMENTAL & OPERATIONAL SERVICES.

- THE REINSTATEMENT OF ASPHALT ROADWAYS ON THE CITY ROAD ALLOWANCE IS TO BE DONE BY THE CITY OF BELLEVILLE AT THE OWNER'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE CITY'S DIRECTOR OF ENVIRONMENTAL & OPERATIONAL SERVICES.

7. EXISTING DRIVEWAYS, WHICH ARE NOT TO BE USED, ARE TO BE REMOVED. ANY CURB CUTS, WHICH ARE TO BE REPLACED, ARE TO BE CONSTRUCTED OF FULL HEIGHT CURB AND GUTTER TO CITY STANDARDS.

8. EXISTING SUB-DRAINS ALONG THE CURB, WHICH ARE DISTURBED, ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION.

9. ANY WORK DONE ON THE QUINTE CONSERVATION PROPERTY TO BE CARRIED OUT TO THEIR SATISFACTION AND CONTACT SHOULD BE MADE WITH THEM TO ARRANGE INSPECTIONS. (A COPY OF THE CONSERVATION REQUIREMENTS & APPROVAL IS TO BE PROVIDED TO CITY)

10. THE TOP OF CURBS ABUTTING CITY SIDEWALKS SHALL BE KEPT LEVEL WITH THE SIDEWALKS FOR A DISTANCE OF 0.3 METERS FROM THE SIDEWALK.

11. THE PROPERTY IS TO BE GRADED SO THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM THE BUILDINGS.

12. ALL TREES, SHRUBS AND OTHER LANDSCAPING FEATURES, BOTH EXISTING AND PROPOSED, ARE TO BE KEPT A MINIMUM OF 1.0 METER CLEAR OF THE CENTRELINE OF SHAWLS.

13. THE OWNER AND/OR CONTRACTOR IS REQUIRED TO OBTAIN A ROAD CUT PERMIT FROM THE CITY OF BELLEVILLE BEFORE COMMENCING ANY WORK ON THE CITY ROAD ALLOWANCE.

14. THE NEW DRIVEWAY SHALL BE CONSTRUCTED SO THAT IT DOES NOT BLOCK THE DRAINAGE IN THE DITCH OR ALONG THE EDGE OF THE ROAD.

15. BEFORE A GULVERT IS INSTALLED AND/OR EXTENDED IN A DRIVEWAY, THE OWNER WILL SIGN A CITY WORK ORDER FOR THE INSTALLATION OF THE PROPOSED GULVERT BY THE CITY AND PAY THE FULL COST TO THE CITY.

OR IF A CLEANOUT NEEDED

16. BEFORE THE GULVERT IS EXTENDED AND THE CLEANOUT IS INSTALLED IN THE PORTION OF THE DRIVEWAY ON THE ROAD ALLOWANCE, THE OWNER WILL SIGN A CITY WORK ORDER FOR THE INSTALLATION BY THE CITY OF THE GULVERT & THE CATCH-BAGIN CLEANOUT, AND PAY THE FULL COST TO THE CITY.

17. THE DEPTH OF COVER OVER THE PROPOSED SANITARY BUILDING SEWER SHOULD BE CHECKED. WHEREVER THE COVER IS 15M OR LESS, IT IS TO BE INSULATED WITH 0.1M THICK 12M WIDE INSULATION PLACED IN TWO (2) LAYERS WITH STAGGERED JOINTS, AND TO BE STYROFOAM BRAND HI. TYPE IV.

18. REBENCH EXISTING MANHOLE AS DIRECTED BY THE CITY'S DIRECTOR OF ENGINEERING AND PUBLIC WORKS.

19. STORM & SANITARY SEWER MAINS ARE TO BE FIELD TESTED AFTER CONSTRUCTION IN ACCORDANCE WITH OPSD 410 AND THE METHOD OF TESTING TO BE APPROVED BY CITY.

SITE LEGEND:

+ 00.00 - EXIST. GRADE ELEVATION

00.00 - PROPOSED GRADE ELEVATION

00.00 - PROPOSED DITCH ELEVATION

← FLOW / DIRECTION

— H — - HYDRO

--- --- - STORM PIPE

— SAN — - SANITARY PIPE

— W — - WATER LINE

— G — - GAS LINE

— B — - BELL LINE

— X — - FENCE

⊙ M.H. - MAN HOLE

⊗ H.P. - HYDRO POLE

⊗ LS - LIGHT STANDARD

⊗ F.H. - FIRE HYDRANT

⊗ C.B. - CATCH BASIN

⊗ D.I. - DITCH INLET

⊗ ACCESS / ENTRANCE

⊗ WATER LINE CURB STOP

⊗ 4" MIN. SCREENED TOPSOIL & SOD OR SEED

⊗ LANDSCAPE SHRUBS TYPE T.B.D. (BY OWNER)

SITE PLAN NOTES:

1. ALL DIMENSIONS & NOTES MUST BE VERIFIED ON JOB SITE BY CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER.

2. ALL UNDERGROUND WORK AND ABOVE GROUND WORK TO BE DONE IN ACCORDANCE WITH CURRENT CITY PLANS, STANDARDS & SPECS.

3. THE OWNER COVENANTS & AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN SPECIFICATION, DOCUMENT OR OTHER INFORMATION, ON THE BASIS OF WHICH THIS DRAWING WAS APPROVED BY THE CITY, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING THE WRITTEN AUTHORIZATION OF THE CITY.

4. LIGHT DUTY ASPHALT: (PARKING AREAS)

50mm H.L.3

150mm (6") GRANULAR 'A', TYPE II

300mm (12") GRANULAR 'B', TYPE I

5. ALL GRANULAR MATERIAL SHALL BE PLACED IN 300mm LIFTS AND COMPACTED TO 100% STANDARD PROCTOR.

6. INSTALL CONCRETE SIDEWALKS IN ACCORDANCE WITH OPSD-302.03 AND OPSD-302.04 FOR SIDEWALK RAMP.

7. SILT FENCE AS REQUIRED PER OPSD 214.10

8. GRASSED AREAS SHALL BE SOD AND 4" MINIMUM TOPSOIL. HYDROSEED FOR SLOPES EXCEEDING 4:1 SOD & STAKE.

9. CONTRACTOR SHALL OBTAIN A ROAD WORK PERMIT FROM THE CITY OF QUINTE WEST PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE.

10. UTILITY CUTS WITHIN THE MUNICIPAL ROAD ALLOWANCE TO BE RESTORED USING HEAVY DUTY ASPHALT STANDARDS.

11. CONNECTION OF ALL SANITARY AND STORM SEWERS TO CONFORM TO OPSD-100.04

12. NO LIGHTING WILL BE DIRECTED ONTO ADJACENT PROPERTIES BUT WILL ONLY BE DIRECTED ONTO THE SUBJECT LANDS.

13. ALL CURBING IN ACCORDANCE WITH OPSD - 600.10

14. BARRIER FREE SIGNAGE FOR PARKING AREA TO BE IN ACCORDANCE WITH CBC 3.8.3.1 (i)

OPSD REFERENCES

1. RIGID PIPE BEDDING, COVER AND BACKFILL OPSD - 802.030

EXCEPT a) USE "GLASS B-BEDDING" DETAIL ONLY FOR ALL PIPE BEDDING. DELETE "CLASS C" - BEDDING" DETAIL.

b) THE "GRANULAR BEDDING MATERIAL" IS TO BE GRANULAR 'A' CRUSHED MATERIAL.

c) "COVER MATERIAL" IS TO BE SAND FILL.

d) DELETE "50 mm" FROM "NOTE 1" AND INSERT 225 mm FOR THE MINIMUM BEDDING DEPTH.

e) FOR A "NET TRENCH" CONDITION AS DETERMINED BY THE CITY ENGINEER.

i) THE "GRANULAR BEDDING MATERIAL" IS TO BE AN "H.L. COARSE" GRADATION, CRUSHED LIMESTONE MATERIAL, AND

ii) THE "COVER MATERIAL" IS TO BE LIMESTONE SCREENINGS OR GRANULAR 'A' CRUSHED MATERIAL.

2. PRECAST CONCRETE MAINTENANCE HOLE OPSD - 101.010

1200 mm DIAMETER, EXCEPT USE PRECAST MONOLITHIC BASE ONLY.

3. MAINTENANCE HOLE STEPS, HOLLOW OPSD - 405.010

EXCEPT DELETE "RECTANGULAR STAINLESS STEEL" STEP DETAILS. CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN.

4. COVER FOR MAINTENANCE HOLES OPSD - 401.010

EXCEPT DELETE "TYPE B" OPEN COVER".

5. CAST-IN-PLACE MAINTENANCE HOLE DROP OPSD - 1003.010

STRUCTURE TEE EXCEPT THE "INVERT OF THE INLET END OF THE 40 DEGREE BEND IS TO BE PLACED AT THE 'SPRINGLINE' OF THE MAIN SEWER PIPE.

6. SEWER SERVICE CONNECTIONS FOR RIGID OPSD - 1006.010

MAIN PIPE SEWER, EXCEPT:

a) THE BEDDING AND COVER MATERIALS ARE TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH OPSD-802.030

b) FACTORY MADE TEES OR WYES ARE NOT REQUIRED FOR SANITARY SERVICE CONNECTIONS TO THE MAIN SEWER PIPE UNLESS SPECIFIED.

7. CONCRETE SIDEWALK OPSD - 310.010

8. CONCRETE BARRIER CURB WITH WIDE OPSD - 600.010

GUTTER

9. CONCRETE BARRIER CURB OPSD - 600.110

KEY PLAN:

WALLBRIDGE LONALIST RD.

DUNDAS ST. W.

SITE

LEGAL DESCRIPTION:

INFO TAKEN FROM:

REGISTERED PLAN 21R-26395

PLAN OF SURVEY OF

PART OF LOT 31

CONCESSION BROKEN FRONT

(TOWNSHIP OF SIDNEY NOW IN)

CITY OF BELLEVILLE

COUNTY OF HASTINGS

KEITH WATSON O.L.S.

ZONING MATRIX:

SUBJECT PROPERTY ZONED : C3

NORTH BOUNDARY PROPERTY ZONED: N/A

EAST BOUNDARY PROPERTY ZONED: C3-7

WEST BOUNDARY PROPERTY ZONED: R1

SOUTH BOUNDARY PROPERTY ZONED: R1

No.	DATE	REVISION(S)	BY

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Belleville, Ontario
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Fax (613) 966-5701
www.taskforce-eng.com

NEW 2 STOREY OFFICE BUILDING for EMS TECH

707 DUNDAS STREET WEST
BELLEVILLE, ON K8N 4Z2

SITE PLAN

DATE:	CONTRACT No.:
OCTOBER 03, 2025	2531
CHECKED BY:	DRAWING No.:
DESIGNED BY:	A.01
DRAWN BY:	RKK
SCALE:	AS NOTED