

INFO TAKEN FROM:
PLAN OF SURVEY
 PART OF BLOCK 5
 REGISTERED PLAN No.25
 CITY OF BELLEVILLE
 COUNTY OF HASTINGS
 WALTER L. WATSON O.L.S.
 PLAN 21R-15303

SITE STATISTICS:

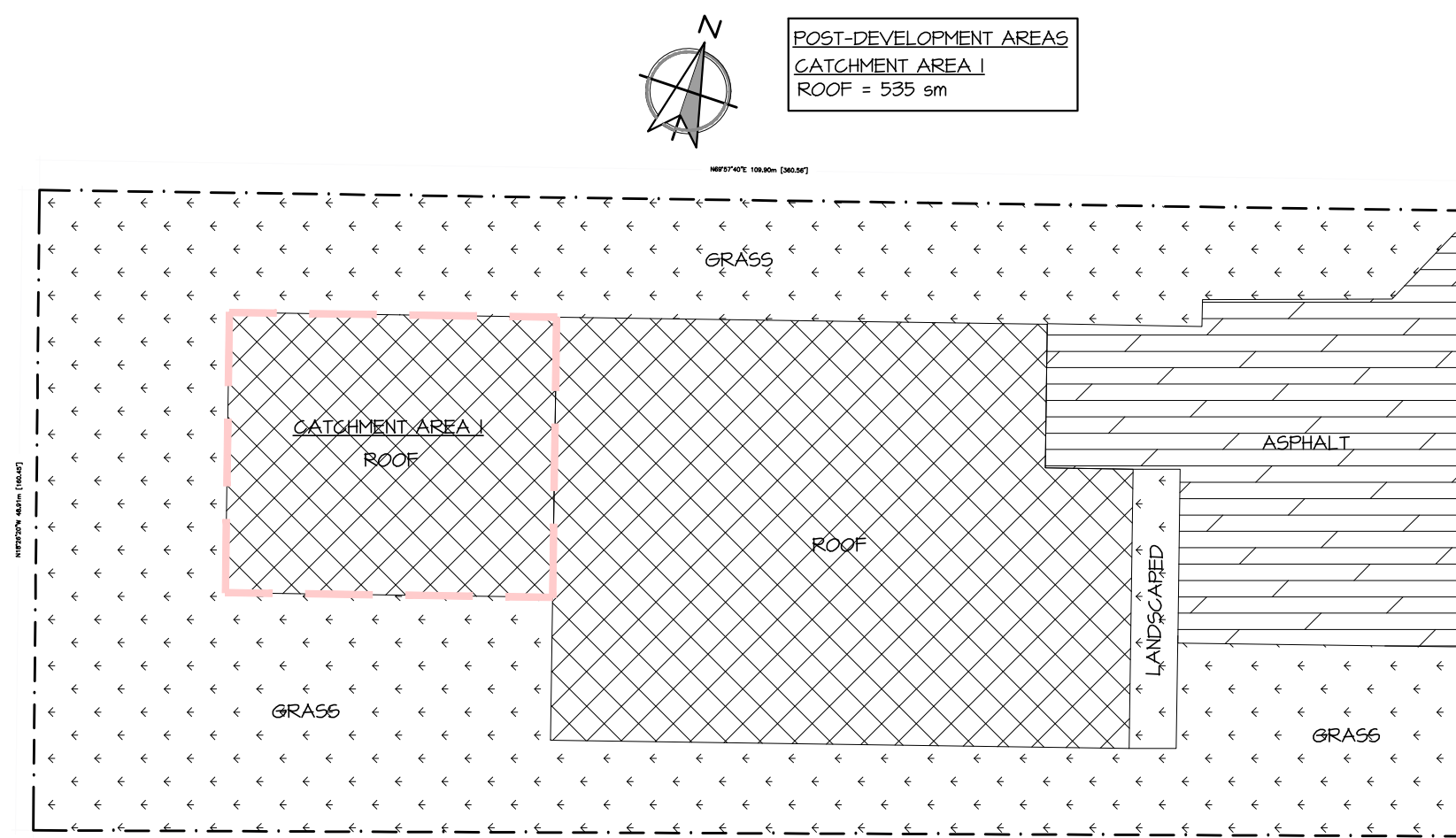
ZONED : IN2 Zone
 PROPERTY AREA : 5,324.25 s.m.
 EXIST. FACILITY AREA : 1,354 s.m.
 NEW FACILITY AREA : 1,889 s.m.
 GROSS FLOOR AREA : 2,589 s.m.
 LOT COVERAGE : 35 %
 PAVEMENT AREA : 731 s.m.
 GRASS-LANDSCAPE AREA : 2,707 s.m.
 CONCRETE, CURB & SIDEWALK AREA : --- s.m.
 BUILDING HEIGHT : --- m.
 No. OF STOREYS : 2 (EXISTING ONLY)
 MIN. FRONT YARD SETBACK : 22 m.
 MIN. INTERIOR SIDEYARD SETBACK : 7.5 m.
 MIN. SOUTH INTERIOR SIDEYARD SETBACK : 7.0 m.
 MIN. REAR YARD SETBACK : 7.5 m.
 No. OF PARKING SPACES SHOWN : 9 SP.
 No. OF BARRIER-FREE SPACES - INCL. : 1 SP.
 No. OF REQUIRED PARKING SPACES : 20 SP.
 TYPICAL PARKING WIDTH : 2.4 m.
 TYPICAL PARKING LENGTH : 6.0 m.
 No. OF LOADING SPACES : 2 SP.
 SITE BENCHMARK:
 TOP OF NUT HYDRANT NORTH
 CORNER OF PROPERTY @ COLEMAN STREET
 NORTH BOUNDARY PROPERTY ZONED: IN2
 EAST BOUNDARY PROPERTY ZONED: N/A
 WEST BOUNDARY PROPERTY ZONED: IN2
 SOUTH BOUNDARY PROPERTY ZONED: IN2

SITE PLAN NOTES:

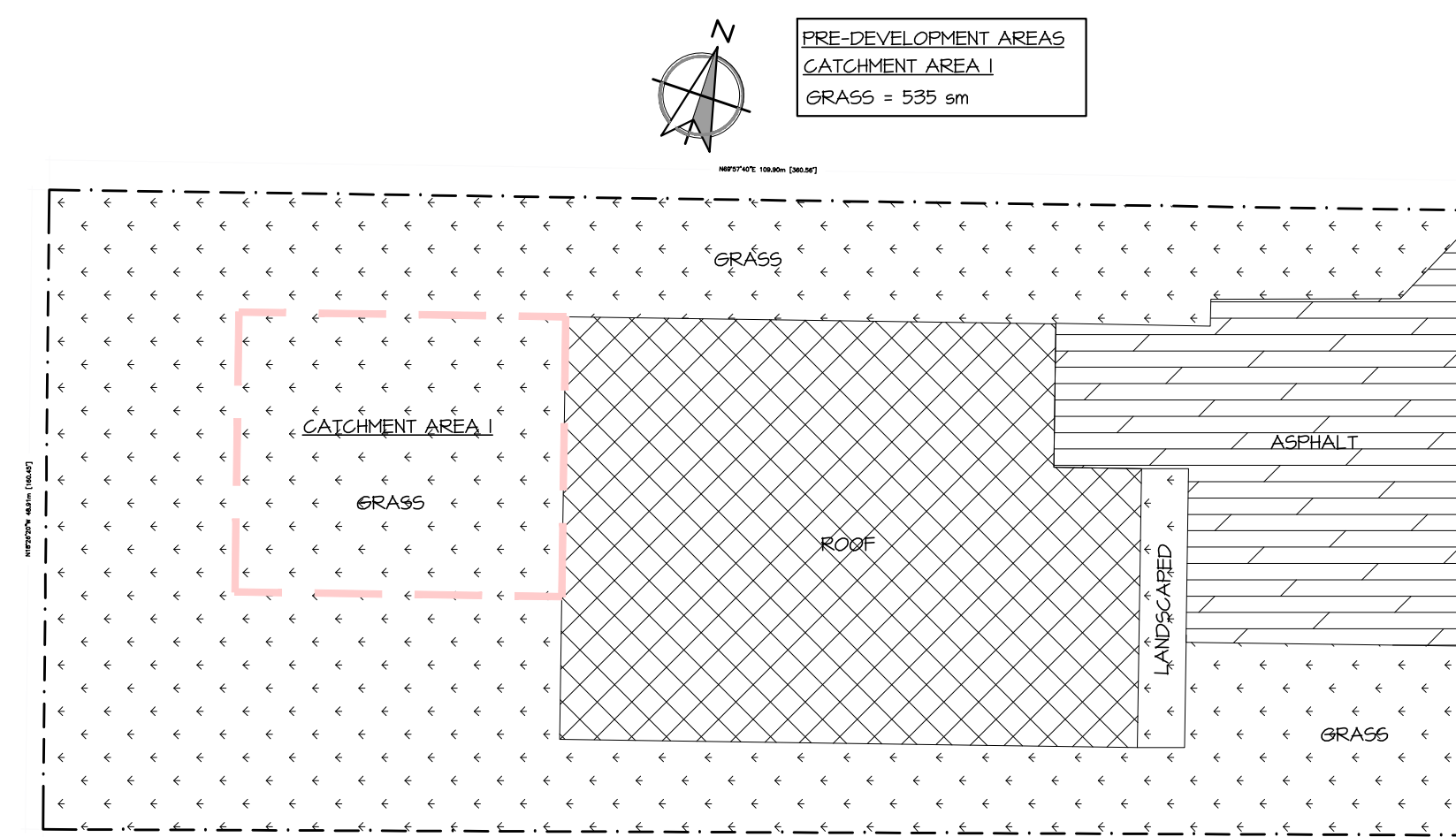
- ALL DIMENSIONS & NOTES MUST BE VERIFIED ON JOB SITE BY CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER.
- ALL UNDERGROUND WORK AND ABOVE GROUND WORK TO BE DONE IN ACCORDANCE WITH CURRENT CITY PLANS, STANDARDS & SPECS.
- THE OWNER COVENANTS & AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE 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.
- EXISTING ASPHALT:
 - 50mm HL3
 - 150mm (6") GRANULAR 'A' TYPE II
 - 300mm (12") GRANULAR 'B' TYPE I
- ALL GRANULAR MATERIAL SHALL BE PLACED IN 300mm LIFTS AND COMPACTED TO 100% STANDARD PROCTOR.
- SILT FENCE AS REQUIRED PER OPSD 2R1010
- GRAZED AREAS SHALL BE SEED AND 4" MINIMUM TOPSOIL FOR SLOTER EXCEEDING 15:1 TO 1:1 STAKE.
- CONTRACTOR SHALL OBTAIN A ROAD WORK PERMIT FROM THE CITY OF BELLEVILLE PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE.
- NO LIGHTING WILL BE DIRECTED ONTO ADJACENT PROPERTIES BUT WILL ONLY BE DIRECTED ONTO THE SUBJECT LANDS
- BARRIER FREE SIGNAGE FOR PARKING AREA TO BE IN ACCORDANCE WITH CBC 3.8.2.1 (i)

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.
- 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.
 - ALL SANITARY SEWER, STORM SEWER & WATER MAIN ON PRIVATE PROPERTY IS TO BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
 - NO BLASTING IS PERMITTED ON THE CITY RIGHT-OF-WAY.
 - 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 ROOF THE LATERAL TO THE MAIN SEWER AND APPROVE OF ITS USE BEFORE THE CONNECTION IS COMPLETED FROM THE STREET LINE TO THE BUILDING.
 - 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.
 - 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 OF ENVIRONMENTAL & OPERATIONAL SERVICES.
 - 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.
 - EXISTING SUB-DRAINS ALONG THE CURB, WHICH ARE DISTURBED, ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION.
 - 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 & APPROVALS IS TO BE PROVIDED TO CITY)
 - THE TOP OF CURBS ABUTTING A DISTANCE OF 0.3 METERS FROM THE SIDEWALK WITH THE SIDEWALKS FOR A DISTANCE OF 0.3 METERS FROM THE SIDEWALK.
 - THE PROPERTY IS TO BE GRADED SO THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM THE BUILDINGS.
 - 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 SWALES.
 - 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.
 - THE NEW DRIVEWAY SHALL BE CONSTRUCTED SO THAT IT DOES NOT BLOCK THE DRAINAGE IN THE DITCH OR ALONG THE EDGE OF THE ROAD.
 - BEFORE A CULVERT IS INSTALLED AND/OR EXTENDED IN A DRIVEWAY, THE OWNER SHALL SIGN A CITY WORK ORDER FOR THE INSTALLATION OF THE PROPOSED CULVERT BY THE CITY AND PAY THE FULL COST TO THE CITY, OR IF A CLEANOUT NEEDED.
 - BEFORE THE CULVERT 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 CULVERT & THE CATCH BASIN CLEANOUT, AND PAY THE FULL COST TO THE CITY.
 - 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 100mm THICK 120mm INSULATION PLACED IN TWO (2) LAYERS WITH STAGGERED JOINTS, AND TO BE STYROFOAM BRAND HL TYPE IV.
 - REDEIGN EXISTING MANHOLE AS DIRECTED BY THE CITY'S DIRECTOR OF ENGINEERING AND PUBLIC WORKS.
 - 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.



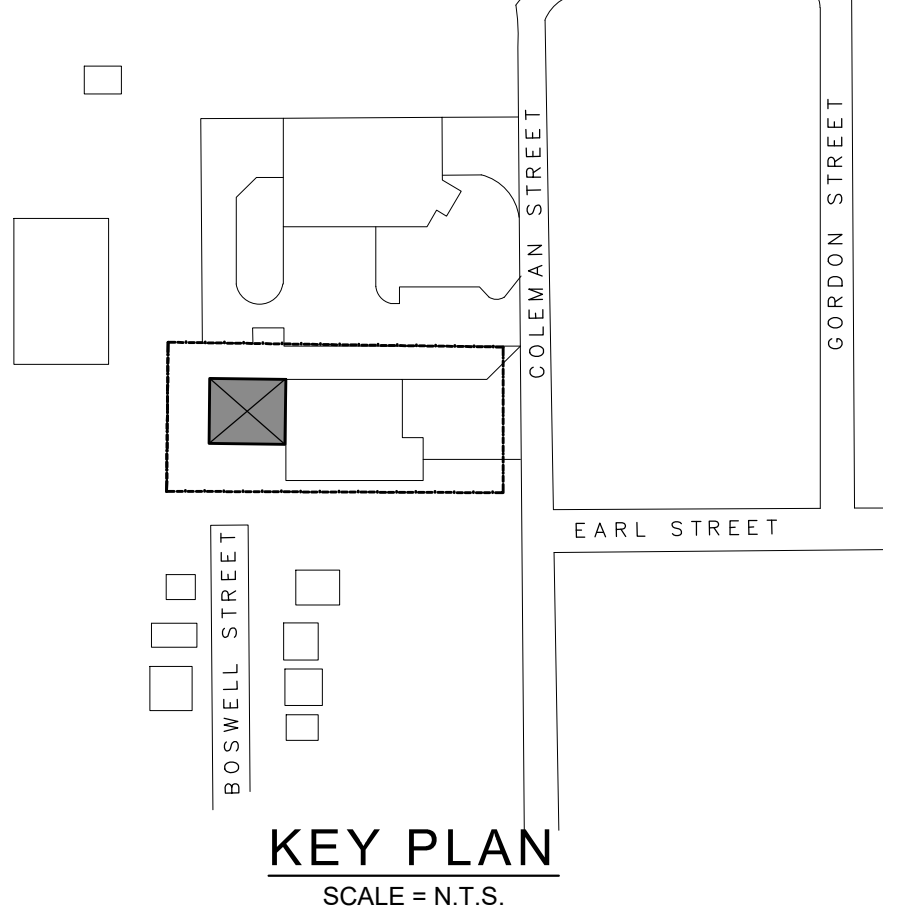
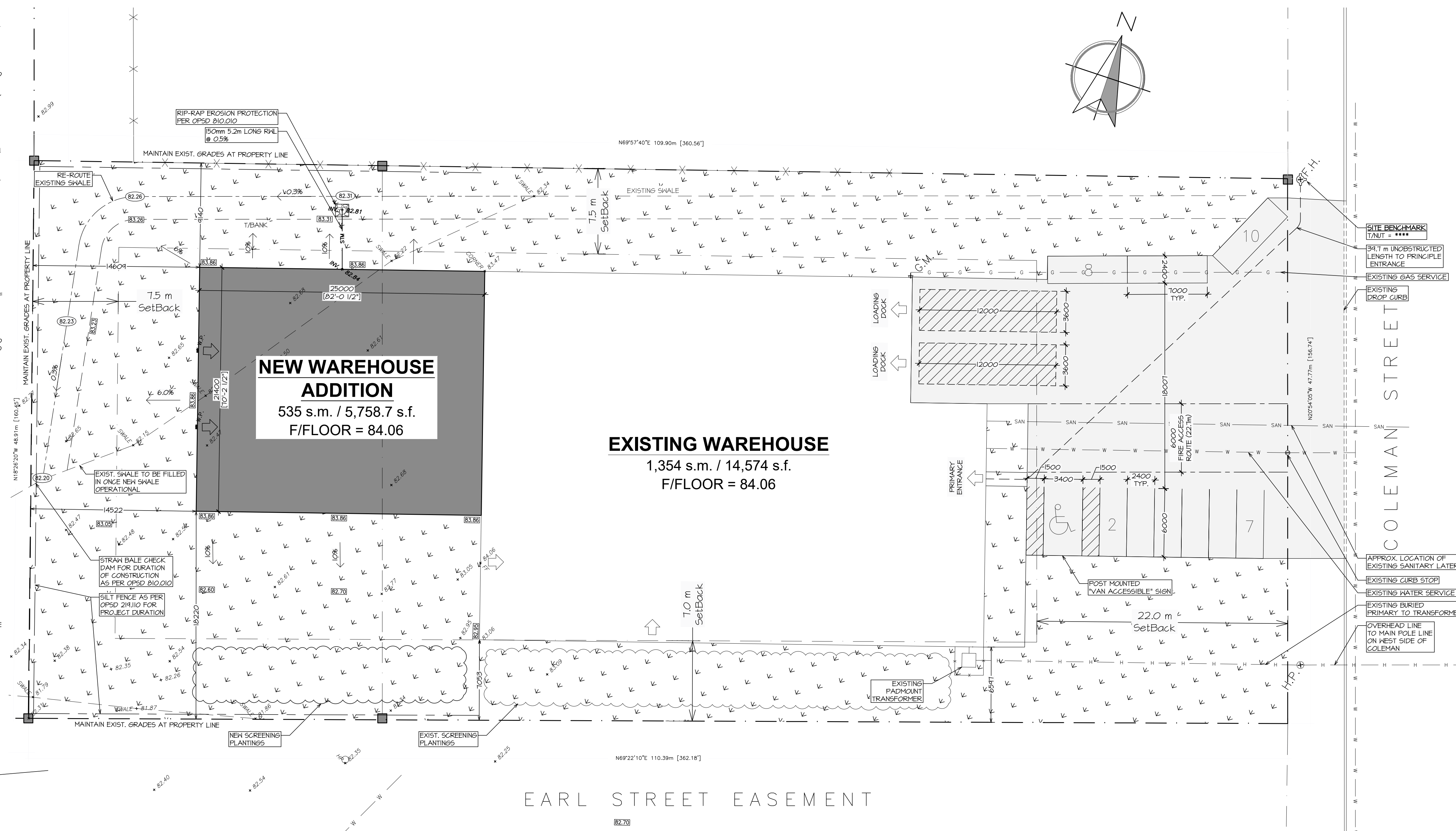
POST-DEVELOPMENT AREAS
 SCALE = NTS



PRE-DEVELOPMENT AREAS
 SCALE = NTS

SITE LEGEND:

- + 00.00 - EXIST. GRADE ELEV.
- 00.00 - PROPOSED GRADE ELEV.
- 00.00 - PROPOSED DITCH ELEV.
- - - - - FLOW / DIRECTION
- H - HYDRO
- 5M - STORM PIPE
- SM - SANITARY PIPE
- W - WATER LINE
- G - GAS LINE
- B - BELL
- X - FENCE
- - - - - PROPERTY LINE
- ⊙ M.H. - MAN HOLE
- ⊙ H.P. - HYDRO POLE
- ⊙ L.S. - LIGHT STANDARD
- ⊙ F.H. - FIRE HYDRANT
- ⊙ C.B. - CATCH BASIN
- ⊙ D.I. - DITCH INLET
- ⊙ - ACCESS/ENTRANCE
- ⊙ - WATER LINE VALVE BOX
- ⊙ C.M. - GAS METER
- ⊙ W.P. - WALL PACK LIGHT
- ⊙ - EXISTING GRASS
- ⊙ - NEW SEED
- ⊙ - NEW SOD
- ⊙ - CONCRETE
- ⊙ - GRAVEL
 150mm (6") GRANULAR 'A', TYPE II
 300mm (12") GRANULAR 'B', TYPE I



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 THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL REPORT DISCREPANCY TO QUINTE STRUCTURAL & SITE SOLUTIONS BEFORE PROCEEDING WITH WORK.

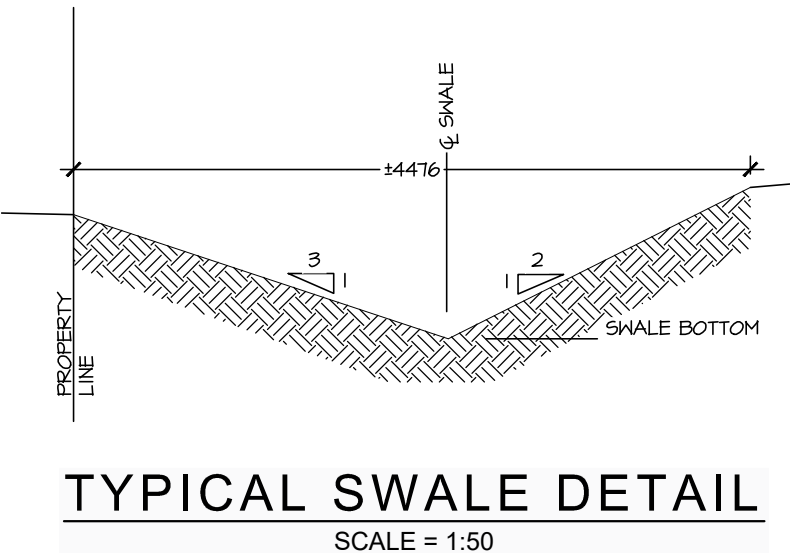
No.	DATE	REVISION(S)	BY
1	APR. 24	ISSUED FOR REVIEW	ERB



NEW 535 s.m. WAREHOUSE ADDITION FOR HASTINGS COLD STORAGE
 380 COLEMAN ST.
 BELLEVILLE, ON

SITE PLAN & DETAILS

DATE:	NOVEMBER 2023	CONTRACT No.:	
CHECKED BY:	ERB	DRAWING No.:	
DESIGNED BY:	ERB	A.1	
DRAWN BY:	ERB		
SCALE:	AS NOTED		



SITE PLAN
 SCALE = 1:200