

BUILDING	AREA SQM	REQUIRED PARKING SPACES	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
EXISTING GIANT TIGER	2322.6 SM (25,000 SF)	1/20 SQ.M	94*	
EXISTING COMMERCIAL (1) - NAIL SPA	151.9 SM (1635 SF)	1/20 SQ.M	8	
EXISTING COMMERCIAL (1) - ANIMAL HOSPITAL	151.9 SM (1635 SF)	6/PER PRACT.	18	
EXISTING COMMERCIAL (1) - WATER DEPOT	185.8 SM (2000 SF)	1/20 SQ.M	10	
EXISTING COMMERCIAL (2) - ORTHODONTIST	170.3 SM (1833 SF)	6/PER PRACT.	12	
EXISTING COMMERCIAL (2) - DENTIST	118.0 SM (1271 SF)	6/PER PRACT.	6	
EXISTING COMMERCIAL (2) - PHARMACY	193.2 SM (2080 SF)	1/20 SQ.M	10	
EXISTING "CIRCLE K/ESSO"	203.25 SM (2,188 SF)	1/100 SQ.M	4	
PROPOSED COMMERCIAL (UNIT 1) - FAST FOOD	126.3 SM (1,360 SF)	1/10 SQ.M	13	
PROPOSED COMMERCIAL (UNIT 2) - FAST FOOD	120.6 SM (1,299 SF)	1/10 SQ.M	12	
PROPOSED COMMERCIAL (UNIT 3) - FAST FOOD	122.0 SM (1,314 SF)	1/10 SQ.M	13	
PROPOSED COMMERCIAL (UNIT 4) - FAST FOOD	122.0 SM (1,314 SF)	1/10 SQ.M	13	
PROPOSED COMMERCIAL (UNIT 5) - RETAIL	120.6 SM (1,299 SF)	1/20 SQ.M	6	
PROPOSED COMMERCIAL (UNIT 6) - RETAIL	113.2 SM (1,219 SF)	1/20 SQ.M	6	
TOTAL PARKING:			225	206

PARKING
 SPACES REQUIRED FOR RETAIL STORES, PERSONAL SERVICES BUSINESSES, BANKS, OFFICES: 1/20 SQ.M
 SPACES REQUIRED FOR CLINICS: 6 SPACES PER PRACTITIONER
 SPACES REQUIRED FOR AUTOMOTIVE SERVICE: 2/100 SQ. M
 SPACES REQUIRED FOR FAST FOOD RESTAURANT: 1/10 SQ.M
 SPACES REQUIRED ALL OTHER USES: 1/25 SQ.M
 SPACE SIZE (MIN): 5.50M X 2.60M

BARRIER FREE ACCESS
 SPACES REQUIRED: 3 SPACES
 SPACE SIZE: 6.00M X 3.00M
 SPACES PROVIDED: 12 SPACES

EXPECTANT MOTHER PARKING
 SPACES REQUIRED: N/A
 SPACE SIZE: 5.50M X 2.60M
 SPACES PROVIDED: 10 SPACES

SITE STATISTICS

ZONING: C4-5
 LOT AREA: 20,403 SQ.M
 MINIMUM LOT AREA: 1000 SQ.M
 GROSS FLOOR AREA: 3785 SQ.M
 PROPOSED LOT COVERAGE: 24%
 MAXIMUM LOT COVERAGE: 35%
 MINIMUM FRONT YARD DEPTH: 15M
 MAXIMUM REAR YARD DEPTH: 6M

PART OF SOUTHWEST HALF LOT 16, CONCESSION 11 GEOGRAPHIC TOWNSHIP OF BECKWITH NOW IN THE TOWNSHIP OF CARELTON PLACE BEING BLOCK 108 ON A DRAFT APPROVED PLAN OF SUBDIVISION (COUNTY FILE No.: 09-T-06003)

NOTE:
 EXISTING LINES AND SITE CONDITIONS SHOWN ON THIS DRAWING WERE TAKEN FROM SITE PLAN PROVIDED BY OWNER AND PREPARED BY McINTOSH PERRY CONSULTING ENGINEERS LTD AND SITE SURVEY PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. AND THE ACCURACY OF THE EXISTING INFORMATION IS NOT THE CONSULTANT'S RESPONSIBILITY.

THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR, LICENSED IN THE PLACE OF WORK, TO:

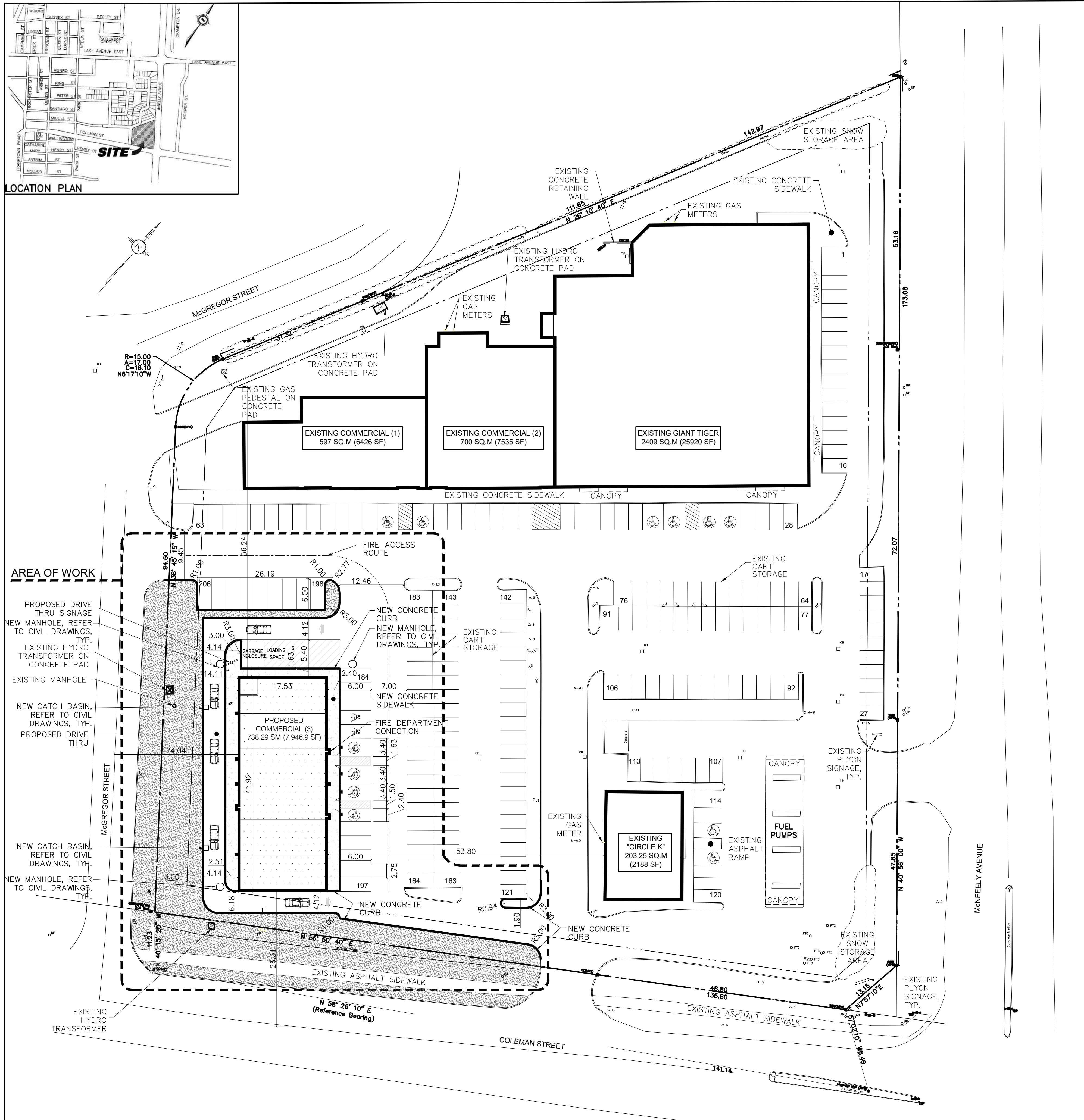
- ESTABLISH PERMANENT BENCH MARKS, OR MARKERS AS WIDELY SEPARATED AS POSSIBLE;
- VERIFY POSITIONING OF EXISTING BUILDINGS IF/WHEN USED TO ESTABLISH LOCATION OF NEW SITE ELEMENTS;
- ESTABLISH LOCATION OF NEW BUILDINGS AND OTHER SITE ELEMENTS SUCH AS CURBS, SIDEWALKS, DRIVEWAYS, LIGHT POSTS, ETC. ALL NEW BUILDINGS TO BE POSITIONED USING DIMENSIONS FROM PROPERTY LINES ONLY, AND/OR FROM ADJACENT EXISTING BUILDINGS WHERE INDICATED (AND VERIFIED AS PER #2 ABOVE). ALL OTHER NEW SITE ELEMENTS TO BE POSITIONED FROM NEW BUILDINGS AND/OR PROPERTY LINES USING WRITTEN DIMENSIONS ONLY.
- THE CONTRACTOR IS TO ESTABLISH THE LOCATION OF ALL NEW BUILDINGS, STRUCTURES, CURBS ETC. PRIOR TO COMMENCING WORK. CONTRACTOR TO PROVIDE WRITTEN CONFIRMATION BY THE LAND SURVEYOR THAT THE ESTABLISHED LOCATIONS OF NEW & EXISTING BUILDINGS MATCH THE SITE PLAN.
- CONSTRUCTION CANNOT COMMENCE UNTIL ALL BUILDINGS HAVE BEEN STAKED OUT BY A LAND SURVEYOR.
- VERIFY LOCATION OF PROPERTY LINES AND MAINTAIN THROUGHOUT DURATION OF CONSTRUCTION;
- VERIFY ELEVATIONS OF FLOOR LEVELS AS CONSTRUCTION PROCEEDS, AND RELATE TO BENCH MARK DATUM;
- VERIFY THAT PRESENT, OR KNOWN FUTURE RESTRICTIONS, ARE NOT VIOLATED BY CONSTRUCTION ON SITE OR LINES OF TRAVERSE TO ALL PUBLIC UTILITIES;
- CORRELATE GEODETIC ELEVATION OF BENCH MARK DATUM WITH ELEVATIONS IN USE BY PUBLIC UTILITIES ADJACENT TO PROJECT;
- VERIFY ACCURACY OF SITE DIMENSIONS SHOWN ON DRAWINGS;
- PROVIDE AS BUILT SITE PLAN SHOWING NEW BUILDING(S) LOCATION (PART OF CONTRACT CLOSEOUT); BEFORE COMMENCING WORK AT ADJACENT PUBLIC PROPERTY, THE CONTRACTOR SHALL VERIFY THAT NO PLANS FOR ALTERING CLEARANCES, SET-BACKS, EASEMENTS, GRADES, OR OTHERWISE HAVE BEEN MADE BY LOCAL AUTHORITIES, SUBSEQUENT TO THEIR APPROVAL OF CONTRACT DOCUMENTS, AND WHICH WOULD AFFECT THE ORIGINAL INTENT.

CONTRACTOR TO ENSURE THAT POSITIVE DRAINAGE IS PROVIDED TO ALL SITE DRAINS AND CATCH BASINS, AS SET IN THEIR FINAL POSITION. PROVIDE CONSTANT SLOPES FOR DRAINED SURFACES TO DRAINS AND DRAINAGE COURSES. ENSURE THAT ALLOWABLE CONSTRUCTION TOLERANCES AND STRUCTURAL TOLERANCES DO NOT PERMIT PONDING OF WATER.

LEGEND

	SITE BOUNDARY
	CROSSWALK/LOADING AREA
	BARRIER FREE PARKING SPOT
	EXPECTANT MOTHERS PARKING SPOT
	CATCH BASIN
	MONITORING WELL
	EXISTING SIGNS
	LIGHT POST
	PARKING COUNT
	TREES/VEGETATION

LEGEND & SITE STATISTICS
 SCALE: N/A



OVERALL SITE PLAN
 SCALE: 1:400

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REV.	ISSUED FOR:	DATE:
	CLIENT REVIEW	11/09/2021
	CLIENT REVIEW	03/08/2022
	CLIENT REVIEW	03/29/2022
	SITE PLAN APPROVAL	07/22/2022
	60% REVIEW	08/03/2022
	99% REVIEW	08/17/2022
	SITE PLAN APPROVAL	08/19/2022
	PERMIT	09/01/2022
	TENDER	09/20/2022
	SITE PLAN APPROVAL	11/30/2022

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Project: **PROPOSED RETAIL**
 320 COLEMAN STREET CARLETON PLACE, ON.
 Drawing Name: **OVERALL SITE PLAN**
 Proj no.: 21-1048 Date: NOV 2021
 Drawn by: CT Scale: AS NOTED
 Checked by: PM
 North: Drawing No: **A0.2**