



**Legend:**

**EXISTING FEATURES (EX)**

- EX 300mm $\varnothing$  CULVERT (TO BE REMOVED)
- EX 450mm $\varnothing$  CULVERT
- EX 500mm $\varnothing$  CULVERT
- EX 50mm HL 3
- EX 100mm GR M OR S
- EX 200mm GR A
- EX 50mm $\varnothing$  STM @ 0.0%
- EX 0m-0.00m $\varnothing$  SAN @ 0.0%
- EX 0m-0.00m $\varnothing$  STM @ 0.0%
- EX STD IRON BAR
- EX IRON BAR
- EX UTILITY POLE
- EX BELL PED
- EX WS
- EX HYD
- EX ST NAME SIGN
- EX STOP SIGN
- EX ELEVATION
- EX FENCE
- EX U/G GASMAIN
- EX U/G BELL
- EX TOP OF SLOPE
- EX BOTTOM OF SLOPE
- EX WATERMAIN & VALVE
- EX SAN SEWER & MH
- EX STM SEWER & MH

**PROPOSED FEATURES (PR)**

- NP
- NO PARKING SIGN
- PR RESTRICTED PARKING SIGN
- PR STOP SIGN
- PR BARRIER FREE PARKING SIGN
- PR ONE-WAY SIGN
- PR TRAFFIC DIRECTION
- PR FENCE
- PR LIGHT (BY OTHERS)
- PR WATER SERVICE
- PR SAN SERVICE
- PR HYDR TRANSFORMER
- PR WATERMAIN & VALVE
- PR FIRE HYDRANT
- PR WATER VALVE
- PR SAN SEWER
- PR SANITARY MANHOLE
- PR STM SEWER & MH
- PR CATCHBASIN MANHOLE
- PR MANHOLE
- PR CATCHBASIN
- PROPOSED ELEVATION
- PR SWALE
- PR JUNIPERUS COMMUNIS (GROUND JUNIPER) POTTED
- PR MISANTHUS SINENSIS (STRIPED GRASS) POTTED
- PR BUILDING ENTRANCE
- SLOPE DIRECTION
- PR SWALE
- PR SILT FENCE
- PR STRAW BALE
- PR MUDMAT
- FINISH FLOOR ELEVATION
- HYDRANT TRAVEL DISTANCE

SITE STATISTICS		
ZONING - (M1) INDUSTRIAL		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	0.4 ha	0.91 ha
MINIMUM FRONTAGE	30.0 m	60.96 m
MAXIMUM COVERAGE	60 %	37.9 %
MINIMUM SETBACKS		
FRONT	7.5 m	13.0 m
REAR	8.8 m	16.9 m
INTERNAL SIDE	6.0 m	6.7 m
BUILDING AREA		
PHASE 1		1,261.0 sq.m
PHASE 2		2,185.6 sq.m
TOTAL		3,446.6 sq.m
PARKING		
PHASE 1 (INCL. B/F)	7	7
PHASE 2	11	13
TOTAL	18	20

**GENERAL NOTES:**

- PROPERTY LINE INFORMATION IS TAKEN FROM SURVEY PLAN 51R-6958 DATED JULY 20, 1977 PREPARED BY HERB MELLISH, O.L.S.
- TOPOGRAPHIC SURVEY INFORMATION IS TAKEN FROM DEMITECH SERVICES INC. DATED MARCH 2019.
- TEST PIT INFORMATION TAKEN FROM GEOTECHNICAL INVESTIGATION REPORT PREPARED BY CAMBIUM INC., DATED APRIL 2019.
- FOR DETAILS ON EXTERIOR LIGHTING REFER TO THE "LIGHTING CALCULATIONS STUDY" PREPARED BY IDEAL SUPPLY, DATED MAY 15, 2019.

**CAUTION**  
CONTRACTOR TO DETERMINE  
LOCATION OF EXISTING UTILITIES  
PRIOR TO CONSTRUCTION.

**Notes:**

- Unless noted otherwise, the measurements and distances shown on this drawing are shown in meters.
- Do not scale drawings.
- It is the contractor's responsibility to verify all dimensions, levels and datums on site and report any discrepancies or omissions to WMI & Associates Ltd. prior to construction.
- This drawing is to be read and understood in conjunction with all other relevant documents applicable to this project.
- This drawing is the exclusive property of WMI & Associates Ltd. and the reproduction of any part of this document without prior written consent is strictly prohibited.

**Benchmark:** 202.945m  
TOP NUT OF EXISTING FIRE HYDRANT LOCATED ON THE NORTH SIDE OF HIGHWAY No.12, APPROXIMATELY 200m WEST OF THE INTERSECTION OF WILLIAM STREET AND HIGHWAY No.12.

No.	Issue / Revision	Date
1	CLIENT REVIEW	APR. 03, 2019
2	CLIENT REVIEW	APR. 29, 2019
3	MINOR VARIANCE APPLICATION	MAY 10, 2019
4	1ST SUBMISSION	MAY 22, 2019
5	2ND SUBMISSION	AUG 1, 2019
6	3RD SUBMISSION	OCT 4, 2019

1000 WILLIAM STREET  
**SITE PLAN**

**Client:**  
JASON REDMAN

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Checked By: RDW  
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