

REGISTRATION



ISSUE/REVISION

NO.	DATE	DESCRIPTION
1	01 May 2020	ISSUED FOR SPA

KEY PLAN

PROJECT NUMBER

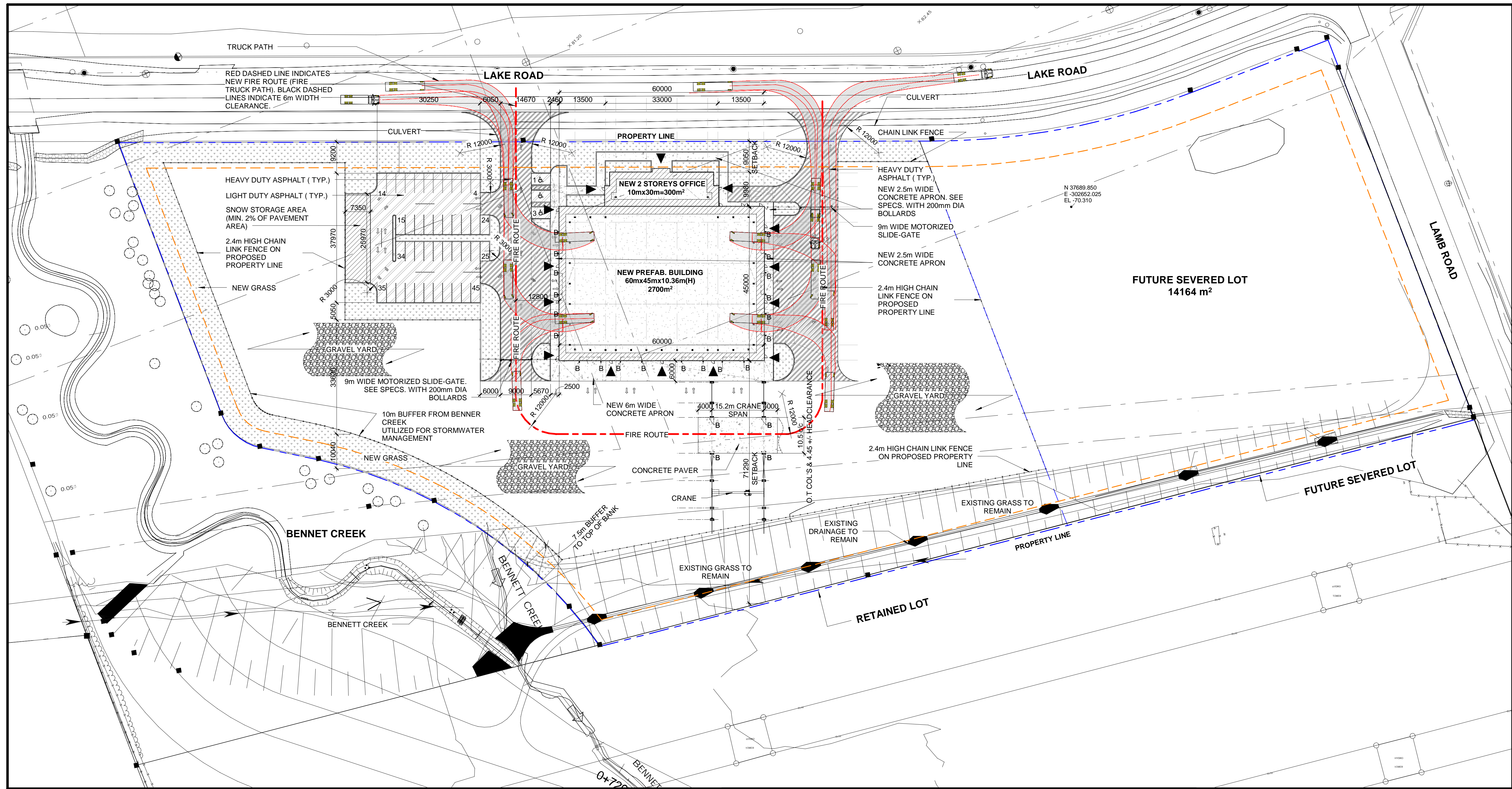
60580503

SHEET TITLE

SITE PLAN-NEW

SHEET NUMBER

AS-101



1 | SITE PLAN-NEW

AS-101 REF: A-201 SCALE: 1 : 600

SITE INFORMATION
 SITE AREA (RETAINED) 33,221m²

ZONING REQUIREMENTS
 ZONING (RETAINED) LIGHT INDUSTRIAL

RETAINED LOT	REQUIRED	PROVIDED
LOT AREA (MIN.)	8,000m ²	33,221m ²
FRONTAGE (MIN.)	80.0m	276.5m
COVERAGE (MAX.)	60%	14%

SETBACKS	REQUIRED	PROVIDED
FRONT YARD	7.5m	9.0m
INTERIOR SIDE YARD	5.0m	103.7m
REAR YARD	7.5m	71.3m

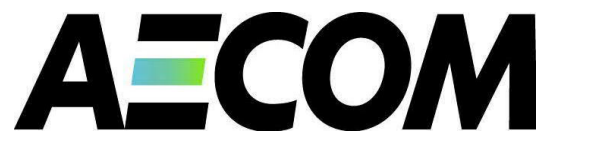
PARKING	REQUIRED	PROVIDED
	43 spaces	45 spaces

NOTES

1. THE BASE PLAN (LOT LINES, EXISTING ROADS) BASED ON ACAD TOPO FILE PROVIDED (BOWMANVILLE PROPERTY ACAD TOPO.DWG) THE SITE AREAS ARE APPROXIMATE AND ALL DEMENSIONS SHALL BE CONFIRMED BY A PROPER SURVEY.
2. RETAINED LANDS CONCEPT BASED ON SITE PLAN - OPTION 1 PDF PREPARED FOR NEW CLEARWATER STRUCTURES OPERATION CENTRE.
3. CONFIRM LAMBS ROAD RIGHT-OF-WAY
4. CONFIRM EDGE OF CREEK (EDGE OF CREEK SHOWN BASED ON SITE PLAN - OPTION 1 PDF PROVIDED).
5. CONFIRM CREEK TOP OF BANK. TOP OF BANK SHOWN BASED ON SIB PINS ON ACAD TOPO FILE PROVIDED.

LEGENDS

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE APRON
- GRAVEL
- LANDS UTILIZED FOR SWM/ LANDSCAPE
- SNOW STORAGE AREA
- FIRE ROUTE
- PROPERTY LINE
- REQUIRED SETBACK
- CHAIN LINK FENCE
- ACCESS IN/ OUT BUILDING
- BOLLARDS (B)



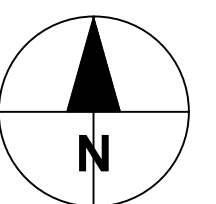
PROJECT
 NEW CLEARWATER
 STRUCTURES INC.
 OPERATION CENTRE

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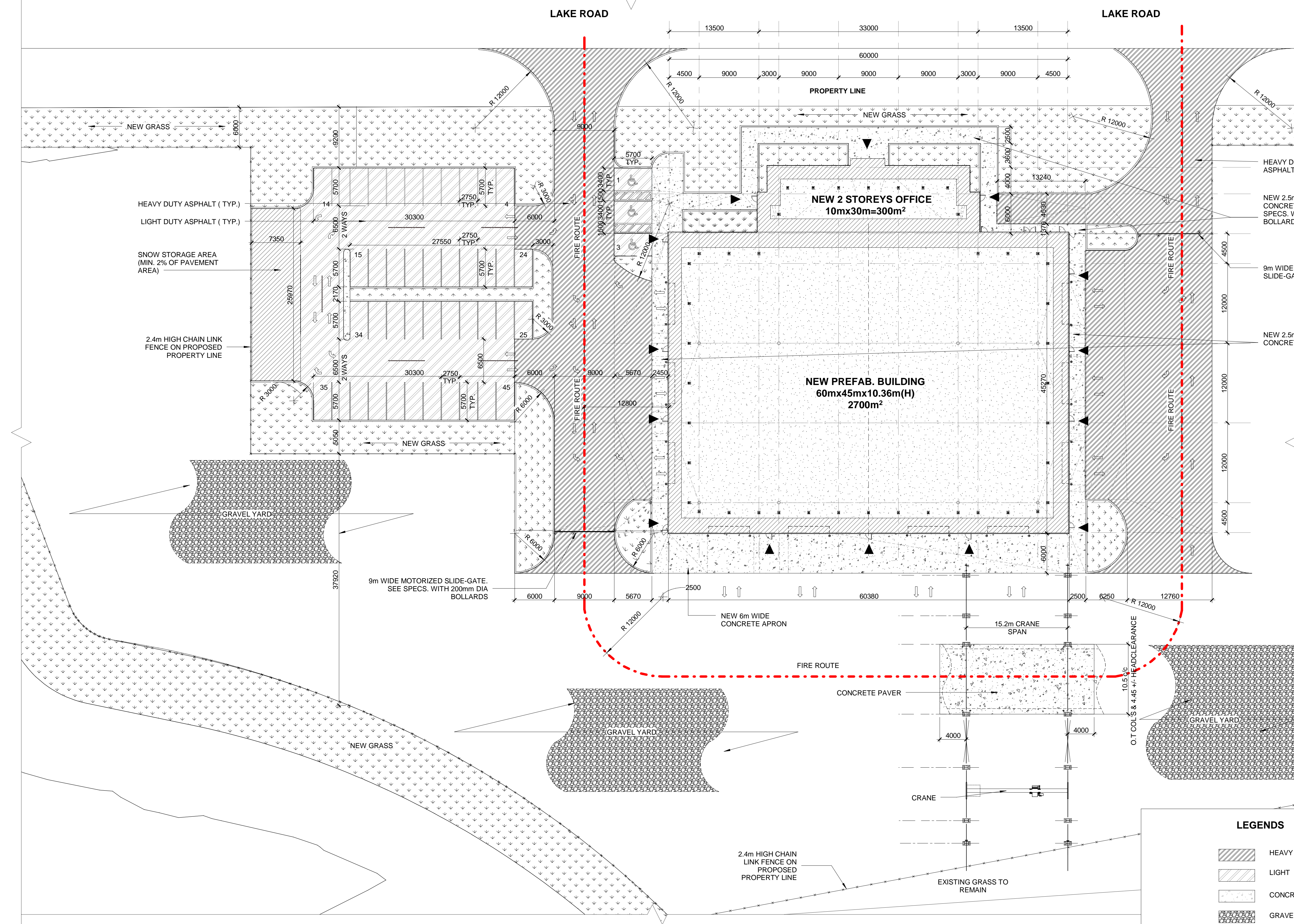
SHEET TITLE

SITE PLAN-ENLARGED

SHEET NUMBER

AS-102

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- BOLLARDS (B)

1 | SITE PLAN-NEW -ENLARGED
 AS-102 REF: A-201 SCALE: 1 : 300

Project Management Initials: Designer: Designer: Checked: Checked: Approved: Approved: RCHD 24' x 36'

Last Plotted: 2020-04-29 10:33:17 PM
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