



- GENERAL NOTES:**
- LEGAL BOUNDARY SURVEY AND TOPOGRAPHICAL ELEVATIONS BASED ON SURVEY DONE BY NA GEOMATICS DATED 29 APRIL 2020 FILE NUMBER 20-6006
 - SITE SERVICING INFORMATION ON KING ROAD TAKEN FROM CITY PLAN AND PROFILE DATED JUNE 2000 FILE NUMBER 6851 DRAWING NUMBER 600
 - ALL SITE FEATURES ARE TO BE CONSIDER NEW UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO ENSURE ALL SETBACKS ARE MAINTAINED DURING CONSTRUCTION OF SITE.
 - OWNER OR OWNER REPRESENTATIVE ARE TO BE NOTIFIED OF ANY ERRORS OR OMISSIONS THAT ARE DISCOVERED.
 - OWNER OR OWNER REPRESENTATIVE ARE RESPONSIBLE FOR FINAL CONFIRMATION AND PLACEMENT OF ALL EQUIPMENT.
 - CONTRACTOR TO HAVE LOCATES DONE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - ALL DIMENSIONS ARE APPROXIMATE AND NEED TO BE VERIFIED PRIOR TO CONSTRUCTION.
 - DO NOT SCALE DRAWINGS.

SITE PLAN BUILDING STATISTICS			
DEVELOPMENT PROPOSAL USAGE	EXISTING SITE PLAN DEVELOPEMENT (PHAZE 1) SCOPE-		
	- NEW FOOD PARTNER BUILDING (NON SPRINKLER)		
	- NEW COMMERCIAL BUILDING (NON SPRINKLER)		
	- NEW CARWASH		
SITE ADDRESS	752 QUEEN ST. E. ST. MARYS, ON, N4X 1G2		
LEGAL DESCRIPTION			
SURVEYOR			
OWNER			
AGENT REPRESENTATIVE	JOSHUA SALAMA-FRAKES & JOE FLEMMING (blueprint2build)		
ZONING & ZONING BY-LAW	C3-S & C3-S-H (HIGHWAY COMMERCIAL) M1 (LIGHT INDUSTRIAL ZONE)		
NO.	CATEGORY	REQUIRED	PROVIDED
	Lot Area	1350 M2	34280 M2
	Lot Frontage	30 m	147 m
	Building Area		
	Gas Canopy Area		
	Gas Canopy Dimensions		
	Car Wash Area		
	Front Yard Setback	New Food Partner 15.0M	62.9M
	Front Yard Setback	New Commercial Building 15.0M	15.0M
	Front Yard Setback	Car Wash 15.0 m	88.4M
	Side Interior Yard Setback	New Food Partner 3.0M	73.3M
	Side Interior Yard Setback	New Commercial Building 3.0M	36.2M
	Side Interior Yard Setback	Car Wash 10.0 m	87.2M
	Side Exterior Yard Setback	New Food Partner 6.0M	41.9M
	Side Exterior Yard Setback	New Commercial Building 6.0M	84.9M
	Side Exterior Yard Setback	Car Wash 7.5 m	21.6M
	Rear Yard Setback	New Food Partner 4.5M	214M
	Rear Yard Setback	New Commercial Building 4.5M	241M
	Rear Yard Setback	Car Wash 10.0 m	195M
	Lot Coverage	35%	12%
	Building Height		BUILDING A 5.5m BUILDING A 5.5m
	Canopy Height	EXISTING	EXISTING
	Parking Spaces Calculation	RESTAURANT 1:4 PERSONS C.STORE 1:30M ² COMMERCIAL BUILDING 1:30M ²	70 persons/4 = 18 195/30 = 7 388/30 = 14 TOTAL = 39 10 EXISTING 57 NEW
	Parking Spaces Barrier Free	3	4
	Width of Accessible Parking Space	4250	
	Length of Accessible Parking Space	5500	
	Width of Parking Spaces	2700	
	Length of Parking Spaces	5500	
	Loading Space	0	2
	Landscape Buffer (min)	3m	>3m
	Drive Thru Stacking Lane (Food Partner)	15	15
	Drive Thru Stacking Lane (Car Wash)	5	5
	Entrance Width (Combined)	EXISTING	EXISTING

1 SITE PLAN
- 1:300

Date: 2020/07/08
Date:

Drawn By: JSF
Reviewed By: SDJ
DWG. Scale: N/A

SP01

blueprint2build

SITE PLAN
PHASE 1
752 QUEEN ST. E.
TOWN OF ST. MARYS, N4X 1G2

REV#	Date	Description	APRVD
01	01-21-20	ISSUED FOR PRE-CONSULT AND COMMENTS	
02	07-08-20	ISSUED FOR SPA SUBMISSION #1	
03	09-17-20	REVISED FOR SITE PLAN AGREEMENT	
04	05-04-21	ISSUED FOR CONSTRUCTION	

File No. _____
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