

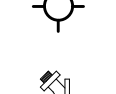
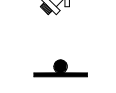
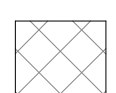
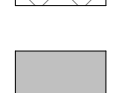

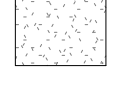
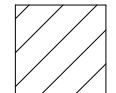

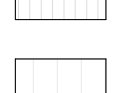
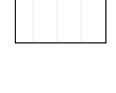
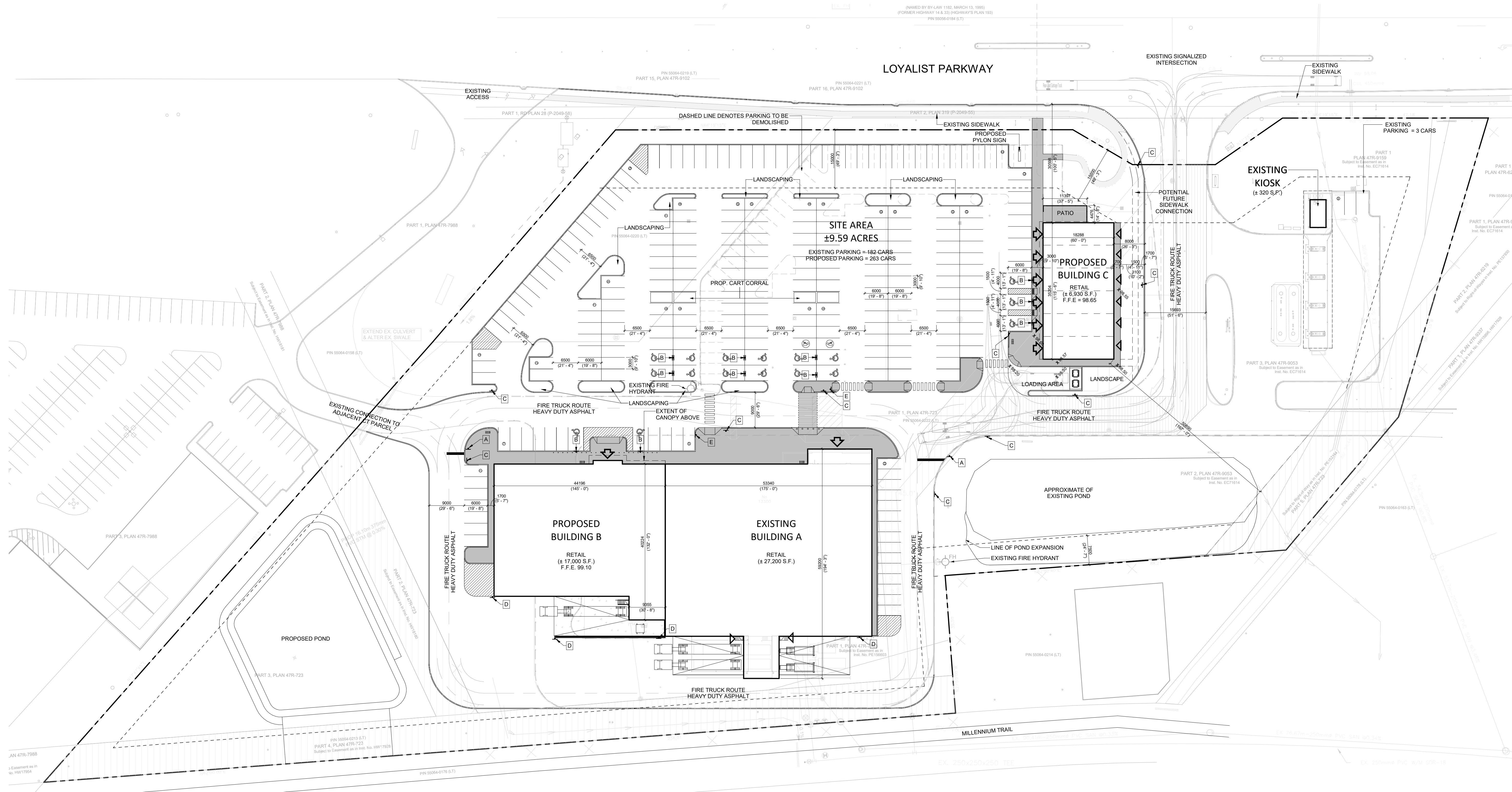


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SITE PLAN LEGEND

-  PROPOSED ENTRANCE ARROW
-  PROPOSED EXIT ARROW
-  EXISTING FIRE HYDRANT
-  PROPOSED SIAMESE CONNECTION
-  PROPOSED SIGN
-  PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
-  PROPOSED CONCRETE SIDEWALK
-  PROPOSED LANDSCAPING
-  PROPOSED PAINTED LINES
-  PROPOSED WATERMAIN EASEMENT
-  EXIST WATERMAIN EASEMENT
-  PAINTED LINE FOR STOP SIGN




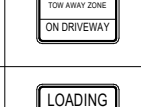



1 SITE PLAN

A001 1:500

STATISTICS	REQUIRED	PROPOSED
SITE A AREA	± 9.59 AC	± 3.88 HA
EXIST. RETAIL A	± 27,200 S.F.	± 2,527 S.M.
PROP. BUILDING B	± 17,000 S.F.	± 1,579 S.M.
PROP. BUILDING C	± 6,240 S.F.	± 574 S.M.
EXISTING KIOSK	± 320 S.F.	± 30 S.M.
TOTAL GFA	± 51,450 S.F.	± 4,780 S.M.
EXISTING PARKING	182 CARS	
PROPOSED PARKING	263 CARS	
	5.11/1000 S.F.	5.50/1000 S.M.
COVERAGE	12.32%	

ZONING CHART	REQUIRED	PROPOSED
ZONE: HIGHWAY COMMERCIAL (CH-22) ZONE COUNTY OF PRINCE EDWARD ZONING BYLAW 1816-2006		
LOT AREA	1.27 HA	3.88 HA
MIN. FRONT YARD SETBACK	15.0 M	15.0 M (ALONG LOYALIST PARKWAY)
MIN. EXTERIOR FRONT YARD SETBACK	15.0 M	15.0 M
MIN. INTERIOR SIDE YARD SETBACK	7.5 M	7.5 M
MIN. REAR YARD SETBACK	7.5 M	7.5 M
MAX. BUILDING HEIGHT	10.5M	8.5M
PARKING SPACE DIMENSIONS	2.7M X 6.0M (18 SQM AREA)	3.0M X 6.0M (18 SQM AREA)
ACCESSIBLE PARKING DIMENSIONS	4.0M X 6.0M	4.0M X 6.0M
MIN. PARKING SPACES	263 CARS	263 CARS
	5.50/100 S.M.	5.50/100 S.M.
MIN. LANDSCAPE COVERAGE	35%	40.60%
MAX. LOT COVERAGE	30%	12.48%
MIN. ACCESSIBLE PARKING SPACE	17 SPACES (1 BF SPACE PER ESTABLISHMENT PLUS 1 SPACE PER 20 PARKING SPACES)	17 SPACES
MIN. LOADING SPACES	2 (4.5M WIDE)	3
MIN. BICYCLE PARKING SPACES	NONE REQUIRED	12

SYMBOL	SIGN	DESCRIPTION
A		"STOP" SIGN (300x450mm) RED REFL. INTERDICTIONARY SYMBOL WHITE REFL. LEGEND & BORDER, RED REFL. BACKGROUND
B		"DISABLING PARKING PERMIT" SIGN Rd-49 (300x450mm) RED REFL. INTERDICTIONARY SYMBOL BLUE REFL. SYMBOL OF ACCESS & SYMBOL BORDER, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND
C		"FIRE ROUTE" SIGN (300x450mm) RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, WHITE REFL. "FIRE ROUTE" ON BLACK BACKGROUND, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND
D		"LOADING ZONE" SIGN (300x450mm) RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND
E		"YIELD FOR PEDESTRIANS" SIGN (300x450mm) RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND



CONTEXT SITEPLAN


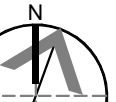
#	DATE	ISSUED FOR REVIEW	DESCRIPTION	AAB	BY
1	2023-08-22	ISSUED FOR REVIEW			



PROJECT
13311 LOYALIST PARKWAY

PICTON, ON

DRAWING
SITE PLAN

PROJECT NO. 96.798P01	
PROJECT DATE 2023-11-08	
CHECKED BY ASK	
SCALE As indicated	

DRAWING NO. **A001** REV. **1**

