



SITE STATISTICS

ZONING: M1 INDUSTRIAL
LOT AREA: 72,440 SQ. FT.

EXISTING BLDG AREA (PH-1): 10,496 SQ. FT.
PROPOSED PORTABLE STORAGE SHED (PH-1): 980 SQ. FT.
PROPOSED BLDG AREA (PH-2): 8,425 SQ. FT.
PROPOSED BLDG AREA (TOTAL): 20,911 SQ. FT.
TOTAL BUILDING COVERAGE: 28.9%
EX/PROP. BLDG HEIGHT: NOT TO EXCEED 10.5m

LANDSCAPE AREA: 36,167 SQ. FT.
PAVED AREA: 27,768 SQ. FT.
GRAVEL AREA: 7,996 SQ. FT.

REFUSE INSIDE BUILDING

PARKING

PARKING REQUIRED (PH-1): 12 SPACES
PARKING REQUIRED (PH-2): 10 SPACES
TOTAL PARKING REQUIRED: 22 SPACES

TOTAL PARKING PROVIDED (PH-1): 27 SPACES
TOTAL PARKING PROVIDED (PH-2): 38 SPACES
TOTAL PARKING PROVIDED: 45 SPACES

LOADING SPACES

LOADING SPACES REQUIRED (PH-1): 1
LOADING SPACES REQUIRED (PH-2): 1
TOTAL LOADING SPACES REQUIRED: 2

LOADING SPACES PROVIDED (PH-1): 5
LOADING SPACES PROVIDED (PH-2): 4
TOTAL LOADING SPACES PROVIDED: 9

LEGAL DESCRIPTION

PLAN OF SURVEY
OF
PART 2 OF REGISTERED PLAN 12R-10551
IN THE
TOWN OF TECUMSEH
COUNTY OF ESSEX,
ONTARIO

GENERAL NOTES

5	REVISED SITE PLAN	4/19/2022
4	PARKING SETBACK LIMIT PER MTO	MAY 20/22
3	BUILDING PERMIT APPLICATION	MAY 15/22
2	REVISED PER SPECIFICATIONS	NOV 30/21
1	SITE PLAN CONTROL REVIEW	OCT 8/21
No.	Revision/Issue	Date



5395-5405 OUTER DRIVE INDUSTRIAL PLAZA

SITE PLAN

Project	Sheet
Date	NOV. 2011
Scale	1" = 20'

SP1



Prepared By:
Development Services

Attachment 2A, DS-2022-19
Site Plan Control
Bear Development Inc.
5395-5405 Outer Drive
Proposed Site Plan