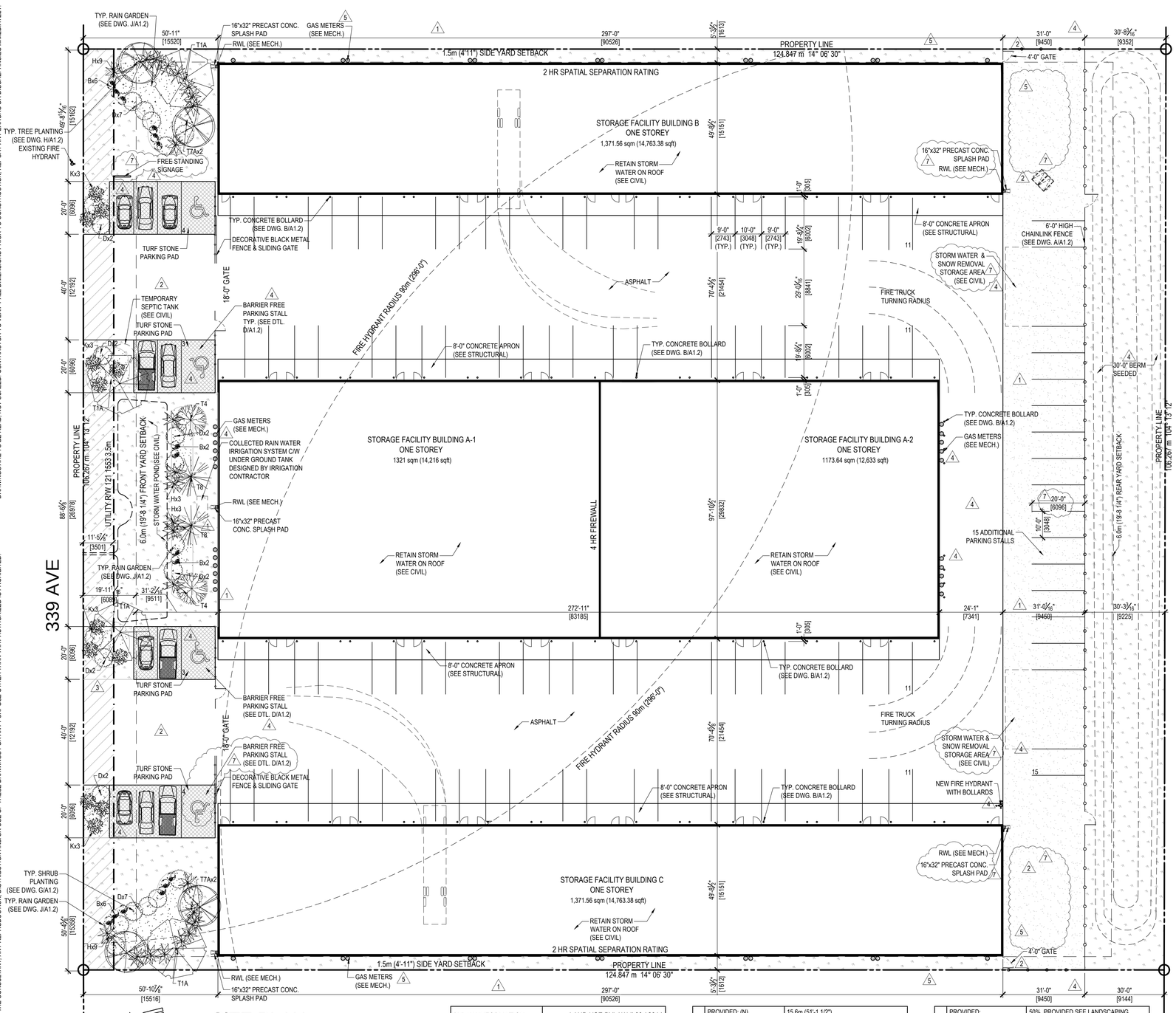
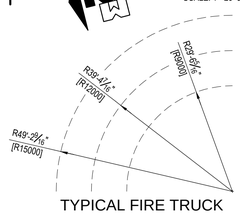


SITE PLAN

SCALE: 1"=20'-0"



TYPICAL FIRE TRUCK TURNING RADIUS

SCALE: 1"=40'-0"

LEGAL DESCRIPTION

LOT: 3
BLOCK: 1
PLAN: 121 1552
WARNER BUSINESS PARK
ALDERSYDE, ALBERTA

SEE ELECTRICAL FOR TRANSFORMER LOCATION

BYLAW INFORMATION	LAND USE BYLAW # 60 / 2014
ZONING:	
BP- BUSINESS PARK DISTRICT	
SITE SIZE:	
13,255.88 sqm (14,2685.10 sqft) (3.28 acres)	
SITE COVERAGE:	
REQUIRED:	MAX. 60% OF SITE AREA, INCLUDING IMPERVIOUS SURFACES
* PROVIDED:	73.4% COVERAGE
BUILDING HEIGHT:	
REQUIRED:	MAX.12 m (39'-4 1/2")
PROVIDED:	6.27 m (20'-7")
FRONT YARD SETBACK (NORTH):	
REQUIRED:	MIN. 6.0 m (19'-8 1/4")
PROVIDED: (N)	15.6m (51'-1 1/2")
REAR YARD SETBACK (SOUTH):	
REQUIRED:	MIN. 6.0 m (19'-8 1/4")
PROVIDED: (BLD. B & C)	18.6 m (61'-0")
PROVIDED: (BLD. A)	25.9 m (85'-1")
SIDE YARD SETBACKS (EAST/WEST):	
REQUIRED:	MIN. 1.5 m (4'-11")
PROVIDED: (EAST BLD. B)	1.64 m (5"-4 7/16")
PROVIDED: (WEST BLD. C)	1.59 m (5'-2 1/2")
LANDSCAPING REQUIREMENTS:	
REQUIRED:	50% PARTIAL SCREENING AS PER SCREENING STANDARDS & APPENDIX G
PROVIDED:	50%. PROVIDED SEE LANDSCAPING TABLE FOR ADDITIONAL INFORMATION
PARKING SPACES:	
REQUIRED:	1 PARKING SPACE / 100sqm UP TO 2000sqm 1 PARKING SPACE / 400sqm ADDITIONAL TOTAL: 28 PARKING STALLS
PROVIDED: 4	14 VISITOR PARKING STALLS
	44 USER PARKING STALLS
7	15 ADDITIONAL PARKING STALLS)
	73 PARKING STALLS TOTAL
	46 ADDITIONAL INTERIOR PARKING STALLS
LOADING SPACES:	
REQUIRED:	AS DETERMINED BY APPROVING AUTHORITY

★ VARIANCE REQUIRED

LANDSCAPING:

REQUIRED: SMALL DECIDUOUS, 50mm CALIPER EXCEPT 35mm CALIPER FOR FLOWERING ORNAMENTALS
LARGE DECIDUOUS, 85mm CALIPER
SMALL CONIFEROUS 2.0m, LARGE CONIFEROUS 3.0m
SHRUBS SHALL BE A MIN. HEIGHT OF 600mm AT TIME OF PLANTING

ANY AREA REQUIRING LANDSCAPING OR TOPOGRAPHIC RECONSTRUCTION SHALL BE LANDSCAPED AND/OR RECONSTRUCTED SO THAT THE FINISHED SURFACE CONTOURS DO NOT DIRECT SURFACE DRAINAGE ONTO AN ADJOINING SITE.

LANDSCAPED AREAS SHALL CONFORM WITH THE FOLLOWING REQUIREMENTS AND STANDARDS:
(A) ALL AREAS OF A SITE NOT COVERED BY BUILDINGS, OUTSIDE STORAGE, PARKING OR VEHICULAR MANEUVERING AREAS OR SIMILAR STRUCTURES SHALL BE LANDSCAPED;
(B) EXISTING SOFT LANDSCAPING RETAINED ON THE SITE MAY BE CONSIDERED IN FULFILLMENT OF THE TOTAL LANDSCAPING REQUIREMENT;
(C) THE QUALITY AND EXTENT OF LANDSCAPING ESTABLISHED ON A SITE SHALL BE THE MINIMUM STANDARD TO BE MAINTAINED ON THE SITE FOR THE LIFE OF THE DEVELOPMENT;
(D) ALL AREAS OF SOFT LANDSCAPING SHALL BE PROVIDED WITH ADEQUATE MEANS OF IRRIGATION
(E) LANDSCAPE PLAN MUST BE CONSISTENT WITH ACCEPTED ENGINEERS PLANS
(F) SHRUB/TREE BEDS SHOULD BE GROUPED IN CONTIGUOUS . ALL SHRUB BEDS WILL BE RAIN WATER GARDENS (SEE DETAIL J / A1.2) FOR MORE INFORMATION
(G) A MINIMUM OF 2m BETWEEN A TREE AND ANY OTHER OBJECT IN THE PARK/SITE (FENCES, PATHWAY, PLAY EQUIPMENT ETC.) IS REQUIRED. TREES ARE NOT TO BE PLANTED ON A SLOPE GREATER THAN 3:1 OR WITHIN 2m OF THE BASE OR CREST OF A SLOPE. CONIFEROUS TREES MUST BE PLANTED AT LEAST 3m FROM BACK OF CURBS, BUILDINGS, CONCRETE SWALES, SIDEWALKS AND PATHWAYS.
(H) CONTRACTOR MUST HAVE A COPY OF THE ACCEPTED PLAN ON SITE AT ALL TIMES.

SOFT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS:
(A) ALL PLANT MATERIALS SHALL BE OF A SPECIES CAPABLE OF HEALTHY GROWTH AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK;
(B) THE MIXTURE OF TREE SIZES AT THE TIME OF PLANTING SHALL BE EQUIVALENT TO A MINIMUM OF 50 PERCENT LARGE TREES;
(C) CONIFEROUS TREES SHALL COMPRISE A MINIMUM PROPORTION OF ONE THIRD OF ALL TREES PLANTED;
(D) THE MINIMUM SIZE FOR DECIDUOUS TREES SHALL BE:
(I) FOR SMALL DECIDUOUS TREES, 50 MILLIMETERS CALIPER EXCEPT 35 MILLIMETERS CALIPER FOR FLOWERING ORNAMENTALS; AND
(II) FOR LARGE DECIDUOUS TREES, 85 MILLIMETERS CALIPER;
(E) THE MINIMUM SIZE FOR SMALLER CONIFEROUS TREES SHALL BE A HEIGHT OF 2 METERS AND FOR LARGE CONIFEROUS TREES, A HEIGHT OF 3 METERS;
(F) SHRUBS SHALL BE A MINIMUM HEIGHT OR SPREAD OF 600 MILLIMETERS AT THE TIME OF PLANTING;
(G) WHEREVER SPACE PERMITS, TREES SHALL BE PLANTED IN GROUPS; AND
(H) A MAJORITY OF THE REQUIRED LANDSCAPING SHALL BE CONCENTRATED IN THE FRONT YARD.

LANDSCAPING SPECIFICATIONS:

1.) GRASSED AREAS, TREES, SHRUBS AND PLANTING BEDS SHALL BE AS LOCATED ON THE ARCHITECTURAL DRAWINGS.
2.) ROUGH GRADE LANDSCAPED AREAS TO DEPTH INDICATED AND PROVIDE A MINIMUM OF 12" (300mm) OF TOPSOIL.
3.) TREE & SHRUB GROUPING PLANTING BEDS TO HAVE BLACK POLY WEED CONTROL WITH A MINIMUM OF 4" (100mm) OF CEDAR BARK CHIPS GROUND COVER (THE USE OF BARK MULCH IS NOT ACCEPTABLE).
4.) GRASS AREAS SHALL BE SEPARATED FROM PLANTING BEDS AND SHRUB GROUPINGS BY PRE-MOULDED LANDSCAPE EDGING SET INTO THE TOPSOIL.
5.) ALL TREES ARE TO BE PLANTED LEVEL WITH THE ADJACENT GROUND WITH A 4" (100mm) SOIL LIP AROUND AND BE STAKED & SUPPORTED WITH 3 GUY WIRES IMMEDIATELY AFTER PLANTING.
6.) ALL SEEDED GRASS AREAS (WHERE APPLICABLE) ARE TO BE HAND GRADED TO ENSURE POSITIVE DRAINAGE AND BE SEEDED COMPLETE WITH A 1/2" (12mm) PEAT MOSS COVERING.
7.) ALL SODDED GRASS AREAS (WHERE APPLICABLE) ARE TO BE GRADED AND ROLLED TO ENSURE POSITIVE DRAINAGE AND BE SODDED WITH NURSERY SOD.
8.) ALL LANDSCAPING OUTSIDE OF THE PROPERTY LINES (FACING STREETS) IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS INDICATED, IRREGARDLESS GRADING AND GROUND COVER WITHIN PROPERTY IS TO BE TIED INTO EXISTING ADJACENT LANDSCAPING. ANY DAMAGE TO EXISTING ADJACENT LANDSCAPING TO BE MADE GOOD.
9.) CONTRACTOR SHALL ENSURE COORDINATION WITH ALBERTA FIRST CALL AND OTHER UTILITIES AS REQUIRED TO STAKE ALL BELOW GRADE UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.

WATERING (BY OWNER):
PROVIDED: INITIAL WATERING WILL BE DONE WITH WATERING TRUCKS TWICE A WEEK UNTIL PLANTING MATERIAL IS ESTABLISHED. ONCE ESTABLISHED PLANTS AND GRASS WILL BE WATERED NATURALLY, WITH NON-POTABLE WATER, OR WITH WATERING TRUCKS.

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LANDSCAPING INFORMATION - HARDINESS ZONE 4A ALDERSYDE, ALBERTA

NOTES
1.) AREAS OF ANNUAL PLANTINGS or FLOWER BEDS SHALL BE BY THE OWNER
2.) REFER TO GENERAL NOTES (DRAWING A1.2) FOR LANDSCAPING AND PLANTING SPECIFICATIONS
3.) SEE DETAIL G/A1.2 TYPICAL SHRUB PLANTING DETAIL
4.) SEE DETAIL H/A1.2 TYPICAL TREE PLANTING DETAIL

DECIDUOUS SHRUBS

SYMBOL	PROVIDED	SIZE (MATURE)	PROVIDED
B	GOLD DROP POTENTILLA (POTENTILLA FRUTICOSA 'GOLD DROP')	1000mm (3'-4") HEIGHT or SPREAD)	16
D	DART'S GOLD NINEBARK (PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD')	600mm (2'-0") HEIGHT or SPREAD)	26
TOTAL NUMBER OF DECIDUOUS SHRUBS			42

CONIFEROUS SHRUBS

SYMBOL	PROVIDED	SIZE (MATURE)	PROVIDED
H	GREEN VELVET BOXWOOD (BUXUS 'GREEN VELVET')	600mm (2'-0") HEIGHT or SPREAD)	24
K	MUGO PINE (PINUS MUGO') 7	600mm (2'-0") HEIGHT or SPREAD)	12
TOTAL NUMBER OF CONIFEROUS SHRUBS			36

DECIDUOUS TREES

SYMBOL	PROVIDED	SIZE (MATURE)	PROVIDED
T1A	GREEN ASH (FRAXINUS PENNSYLVANICA 'PATMORE')	MIN. 75mm (3") CALIPER	4
T4	MOUNTAIN ASH (SORBUS AMERICANA)	MIN. 75mm (3") CALIPER	2 4
TOTAL NUMBER OF DECIDUOUS TREES			6

CONIFEROUS TREES

SYMBOL	PROVIDED	SIZE (MATURE)	PROVIDED
T7A	WEEPING WHITE SPRUCE (PICEA GLAUCA 'PENDULA')	MIN. 2.5m (8'-0") HEIGHT	6
T8	SCOTCH PINE (PINUS SYLVESTRIS) 7	MIN. 2.5m (8'-0") HEIGHT	2
TOTAL NUMBER OF CONIFEROUS TREES			8 4

REGULATIONS

DECORATIVE STONE 4 SEEDED GRAVEL

Axiom Architecture Inc.
Suite 100 - 550 Laura Avenue Red Deer County, AB, T4E 0A5
Ph: 403-358-3311
www.AxiomArch.ca

EAGLE BUILDERS LP
(403) 885-5525
PO BOX 1690
BLACKFALDS, AB, T0M 0J0

PROJECT INFORMATION:

WARNER WAREHOUSE GARAGES

ALDERSYDE, ALBERTA

STAMPS:

REVISIONS:

ISSUE	DATE YYYY-MM-DD	DESCRIPTION
7	2016-03-30	SITE PARKING REVISIONS
6	2016-03-10	FIRE WALL REVISION
5	2016-03-07	ISSUED FOR DEVELOPMENT PERMIT
4	2016-02-17	REVISIONS AS PER CLIENT
3	2015-11-11	SIGN REVISION
2	2015-10-21	FENCE REVISIONS
1	2015-10-16	PATHWAY REVISIONS
0	2015-08-11	ISSUED FOR CONSTRUCTION
J	2015-07-24	ISSUED FOR REVIEW SET
H	2015-07-23	REVISED DP TO SUITE CIVIL
G	2015-07-07	ISSUED FOR REVIEW
F	2015-06-10	SITE REVISIONS
E	2015-05-25	ISSUED FOR DP
D	2015-05-19	ISSUED FOR DP
C	2015-05-12	REVISED ELEVATIONS
B	2015-05-08	REVISED SITE
A	2015-04-07	ISSUED FOR REVIEW

DRAWING TITLE:

SITE PLAN, LANDSCAPE LEGEND, & BYLAW INFORMATION

JOB NUMBER:	15-051
DATE:	March 31, 2016
DRAWN BY:	BW

A1.1

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