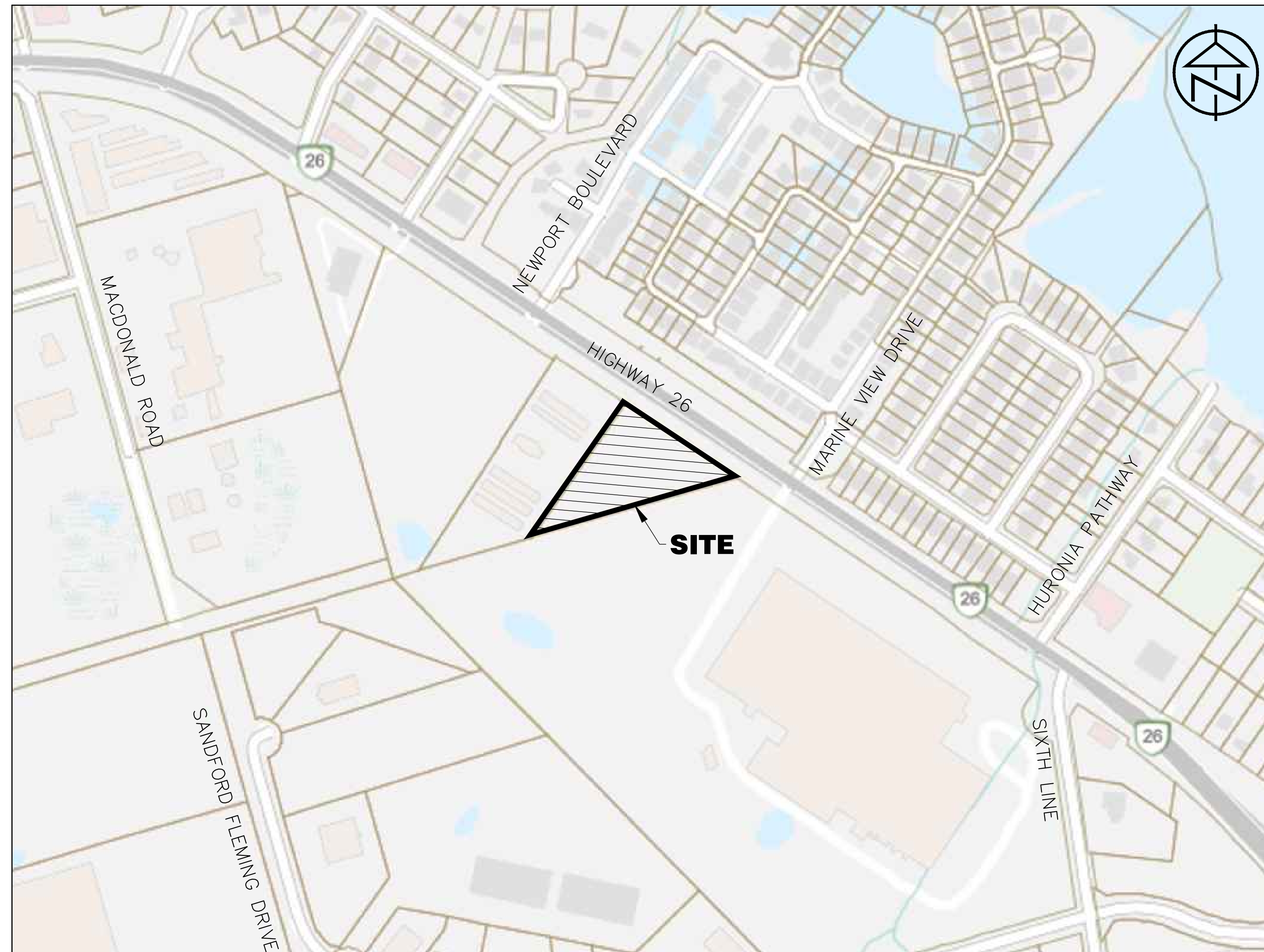


10045 HIGHWAY 26

COMMERCIAL DEVELOPMENT

TOWN OF COLLINGWOOD



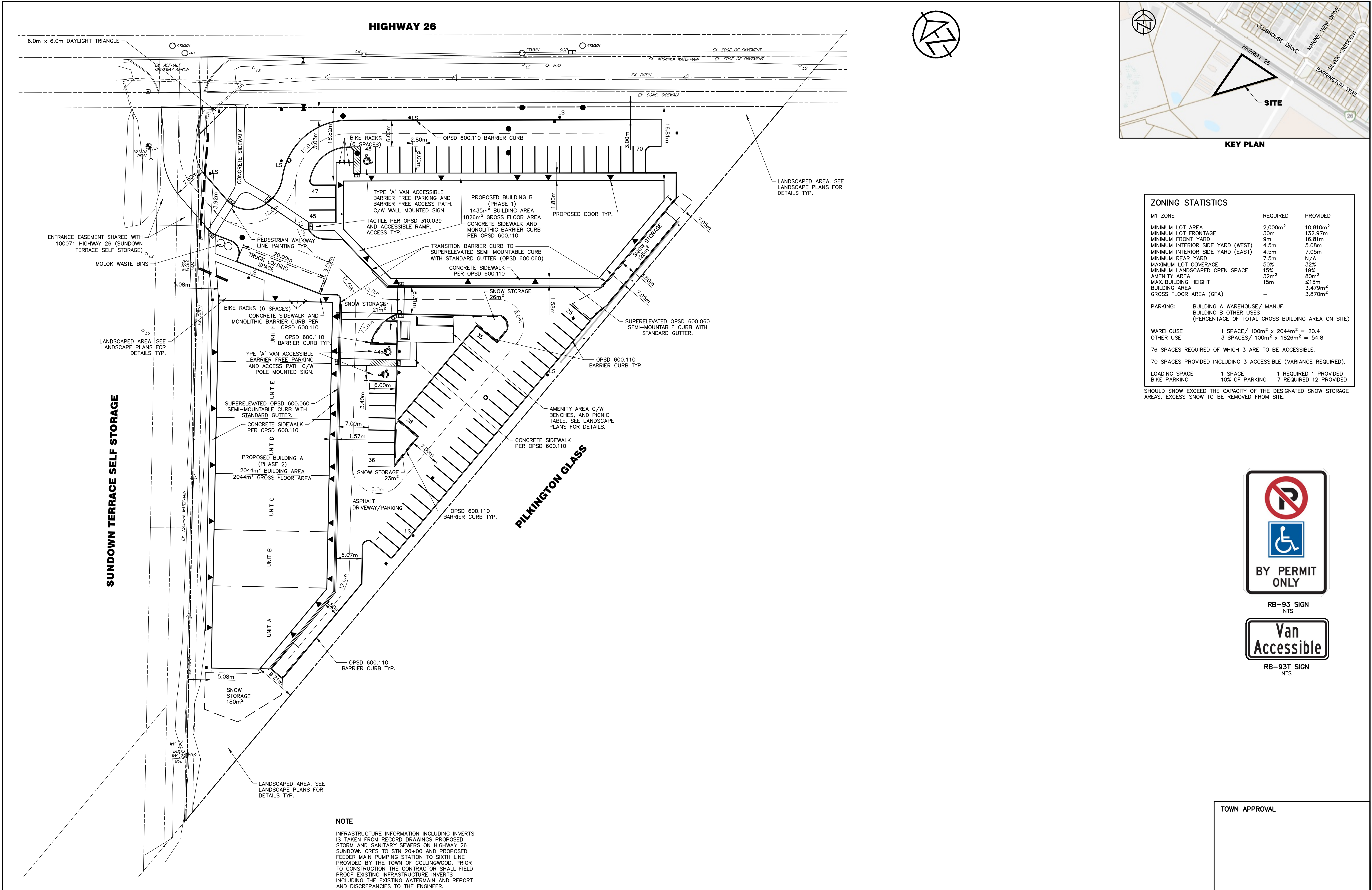
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DRAWING	DESCRIPTION
TP1	TITLE PAGE
IN1	INDEX SHEET
SP1	SITE PLAN
ESC1	EROSION AND SEDIMENT CONTROL PLAN
SS1	SITE SERVICING PLAN
SG1	SITE GRADING PLAN
TRK1	TRUCK TURNING TEMPLATE
EP--1	ELECTRICAL ILLUMINATION PHOTOMETRIC STUDY
EP--2	LUMINAIRE AND POLE SPECIFICATIONS
DE1	DETAILS AND NOTES

LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE		
LOT LINE		
CENTERLINE		
EDGE OF ASPHALT		
CONCRETE CURB		
EDGE OF GRAVEL SHOULDER		
DITCH/DIRECTION OF FLOW		
DRAINAGE SWALE/DIRECTION OF FLOW		
WATERMAIN/SIZE		
WATER SERVICE		
FIRE HYDRANT		
EXISTING WATER VALVE		
CURB STOP VALVE		
WATERMAIN PLUG AND THRUST BLOCK		
WATERMAIN BLOWOFF		
WATERMAIN REDUCER		
SANITARY SEWER/SIZE/DIRECTION OF FLOW		
SANITARY MAINTENANCE HOLE		
SANITARY SERVICE		
SANITARY FORCEMAIN		
STORM SEWER/SIZE/DIRECTION OF FLOW		
STORM MAINTENANCE HOLE		
CATCH BASIN		
DOUBLE CATCH BASIN		
CATCH BASIN MAINTENANCE HOLE		
DOUBLE CATCH BASIN MAINTENANCE HOLE		
DITCH INLET CATCH BASIN		
CULVERT		
BELL UNDERGROUND		
BELL AERIAL		
CABLE UNDERGROUND		
CABLE AERIAL		
HYDRO UNDERGROUND		
HYDRO AERIAL		
GAS MAIN/SERVICE		
FENCE		
GUIDERAIL		
BUSHLINE/TREELINE		
CONTOUR		
SPOT ELEVATION		
GRADING DIRECTION/GRADE PERCENTAGE		
DRAINAGE FLOW		
TRAFFIC SIGN		
TRAFFIC POLE/TRAFFIC SIGNAL		
LIGHT STANDARD		
HYDRO POLE		
GUY WIRE		
BELL POLE		
BELL MAINTENANCE HOLE		
BELL PEDESTAL/VAULT		
CABLE PEDESTAL/VAULT		
HYDRO TRANSFORMER/VAULT		
GAS VALVE		
GAS MARKER		
MAILBOX		
STANDARD IRON BAR		
IRON BAR		
TEMPORARY BENCHMARK		
BOREHOLE/TEST HOLE		
DECIDUOUS/CONIFEROUS TREE, SHRUB/BUSH		

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			2.	SECOND ENGINEERING SUBMISSION	SEP 2024		INDEX PLAN					
			3.	TOWN COMMENTS	OCT 2024							
			4.	FINAL SUBMISSION	NOV 2024							
			5.	FINAL SUBMISSION UPDATE TO ADDRESS TOWN COMMENTS	DEC 2024							
			6.	CURB ADDED TO ADDRESS TOWN COMMENTS	FEB 2025							
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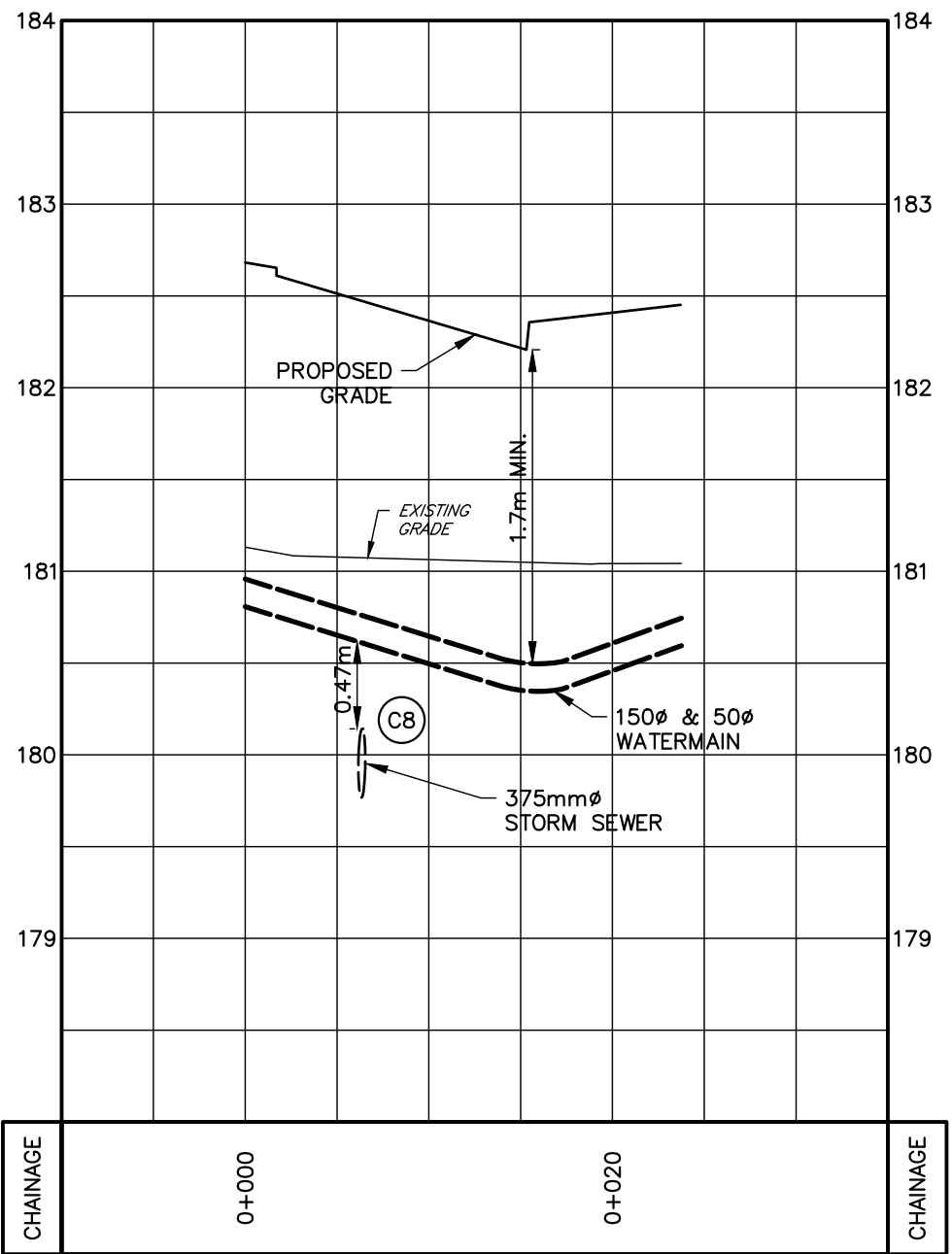
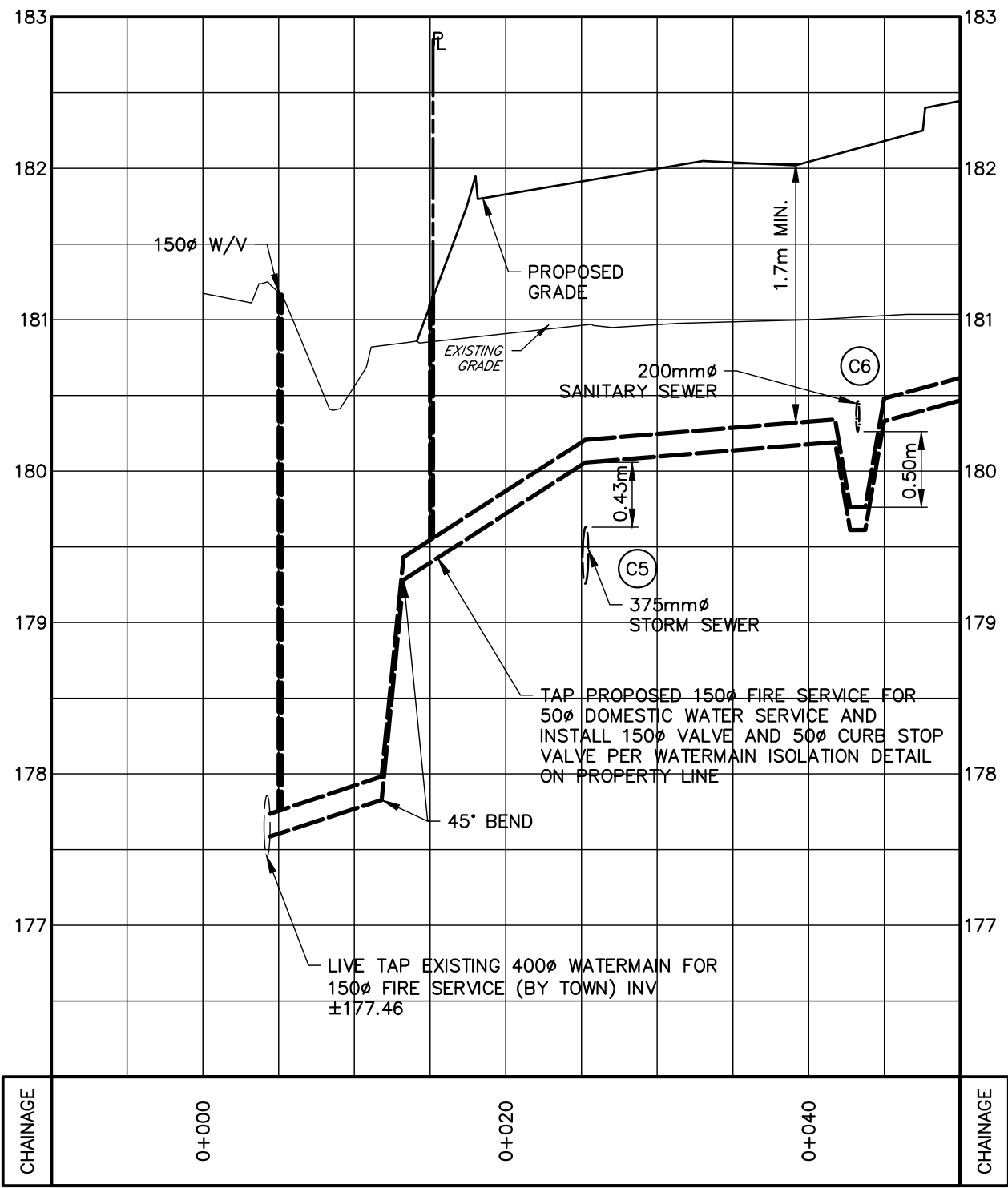
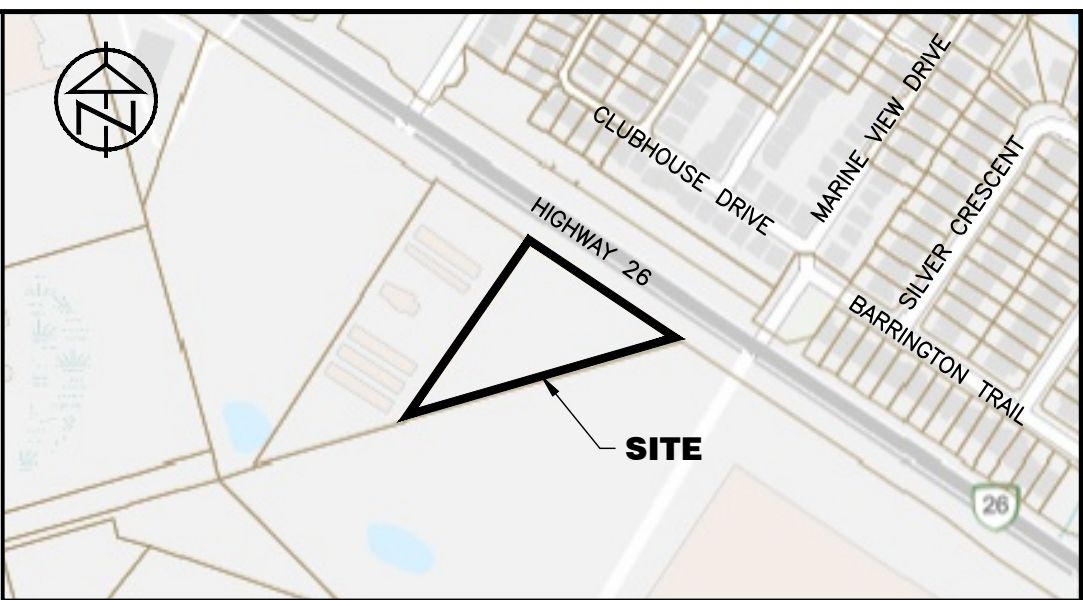
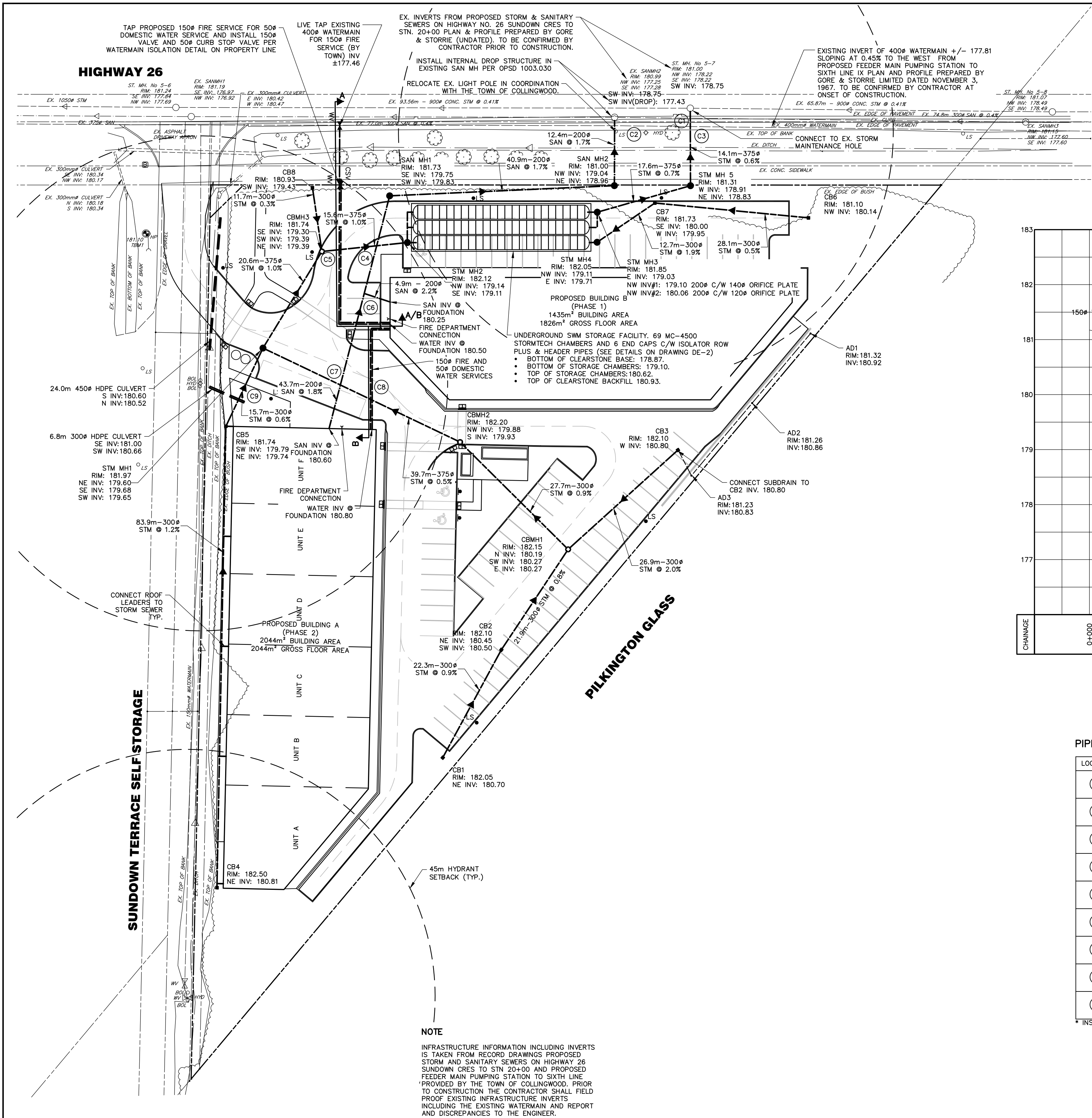


ZONING STATISTICS		
M1 ZONE	REQUIRED	PROVIDED
MINIMUM LOT AREA	2,000m ²	10,810m ²
MINIMUM LOT FRONTAGE	30m	132.97m
MINIMUM FRONT YARD	9m	16.81m
MINIMUM INTERIOR SIDE YARD (WEST)	4.5m	5.08m
MINIMUM INTERIOR SIDE YARD (EAST)	4.5m	7.05m
MINIMUM REAR YARD	7.5m	N/A
MAXIMUM LOT COVERAGE	50%	32%
MINIMUM LANDSCAPED OPEN SPACE	15%	19%
AMENITY AREA	32m ²	80m ²
MAX. BUILDING HEIGHT	15m	≤15m
BUILDING AREA	—	3,479m ²
GROSS FLOOR AREA (GFA)	—	3,870m ²
PARKING: BUILDING A WAREHOUSE/ MANUF. BUILDING B OTHER USES (PERCENTAGE OF TOTAL GROSS BUILDING AREA ON SITE)		
WAREHOUSE	1 SPACE/ 100m ² x 2044m ² = 20.4	
OTHER USE	3 SPACES/ 100m ² x 1826m ² = 54.8	
76 SPACES REQUIRED OF WHICH 3 ARE TO BE ACCESSIBLE.		
70 SPACES PROVIDED INCLUDING 3 ACCESSIBLE (VARIANCE REQUIRED).		
LOADING SPACE	1 SPACE	1 REQUIRED 1 PROVIDED
BIKE PARKING	10% OF PARKING	7 REQUIRED 12 PROVIDED
SHOULD SNOW EXCEED THE CAPACITY OF THE DESIGNATED SNOW STORAGE AREAS, EXCESS SNOW TO BE REMOVED FROM SITE.		

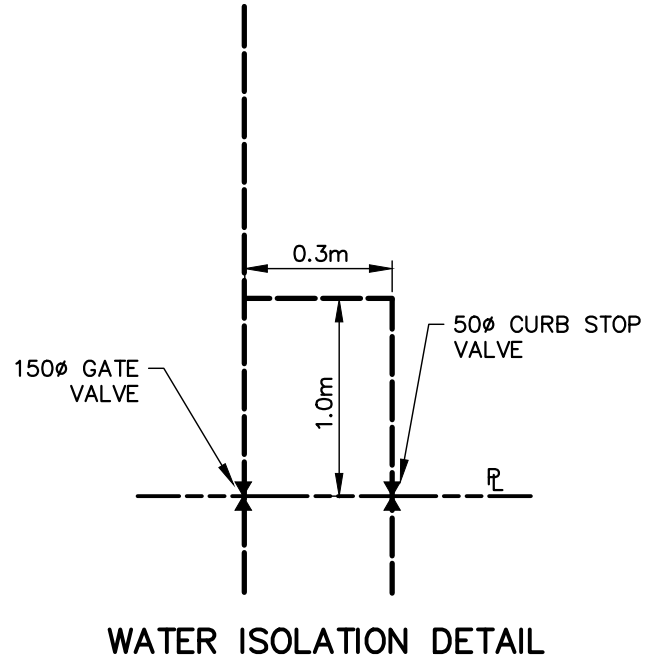


NOTE
INFRASTRUCTURE INFORMATION INCLUDING INVERTS IS TAKEN FROM RECORD DRAWINGS PROPOSED STORM AND SANITARY SEWERS ON HIGHWAY 26 SUNDOWN CRES TO STN 20+00 AND PROPOSED FEEDER MAIN PUMPING STATION TO SIXTH LINE PROVIDED BY THE TOWN OF COLLINGWOOD. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD PROOF EXISTING INFRASTRUCTURE INVERTS INCLUDING THE EXISTING WATERMAIN AND REPORT AND DISCREPANCIES TO THE ENGINEER.

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			2.	SECOND ENGINEERING SUBMISSION	SEP 2024				DRAWN: KRL	DATE: MAR 2024	
			3.	TOWN COMMENTS	OCT 2024				CHECK: AO	SCALE: 1:400	
			4.	FINAL SUBMISSION	NOV 2024						
			5.	FINAL SUBMISSION UPDATE TO ADDRESS TOWN COMMENTS	DEC 2024						
			6.	CURB ADDED TO ADDRESS TOWN COMMENTS	FEB 2025						



PIPE CROSSING TABLE			
LOCATION	DESCRIPTION	ELEVATION (COVER)	CLEARANCE
C1	300# SAN SEWER OBVERT	177.63	1.15
	375# STM SEWER INVERT	178.78 (1.95m)	
C2	400# WATERMAIN OBVERT	178.08	0.69
	200# SAN SEWER INVERT	178.77 (2.13m)	
C3	400# WATERMAIN OBVERT	178.14	0.67
	375# STM SEWER INVERT	178.81 (1.92m)	
C4	375# STM SEWER OBVERT	179.55	0.42
	200# SAN SEWER INVERT	179.98 (2.07m)	
C5	375# STM SEWER OBVERT	179.63	0.43
	150# WATERMAIN INVERT	180.06 (1.71m)	
C6	150# WATERMAIN OBVERT	179.76	0.50
	200# SAN SEWER INVERT	180.26 (1.67m)	
C7	375# STM SEWER OBVERT	180.13	0.32
	200# SAN SEWER INVERT	180.45 (1.68m)	
C8	375# STM SEWER OBVERT	180.14	0.47
	150# WATERMAIN INVERT	180.61 (1.70m)	
C9	300# STM SEWER OBVERT	179.70	1.30
	300# HDPE CULVERT INVERT	181.00 (0.65m)	



TOWN APPROVAL

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BENCHMARKS

TBM1 - ELEVATION 181.10

NAIL IN HYDRO POLE LOCATED TO THE NORTHWEST OF THE NORTH CORNER OF THE SITE.

NOTES

TOPOGRAPHIC SURVEY COMPILED BY TATHAM ENGINEERING LIMITED., DATED JANUARY 6, 2023.

LEGAL INFORMATION COMPILED BY MESEARTH INC., DATED AUGUST 13, 2024.

SITE PLAN BASED ON CONCEPT SITE PLAN PREPARED BY CERRARD'S DESIGN & DRAFTING DATED DEC 11, 2023.

No.	REVISION DESCRIPTION	DATE
2.	SECOND ENGINEERING SUBMISSION	SEP 2024
3.	TOWN COMMENTS	OCT 2024
4.	FINAL SUBMISSION	NOV 2024
5.	FINAL SUBMISSION UPDATE TO ADDRESS TOWN COMMENTS	DEC 2024
6.	CURB ADDED TO ADDRESS TOWN COMMENTS	FEB 2025

ENGINEER STAMP

10045 HIGHWAY 26
DEVELOPMENT
TOWNSHIP OF COLLINGWOOD

SITE SERVICING PLAN

DESIGN: AO/KRL

DRAWN: KRL

CHECK: AO

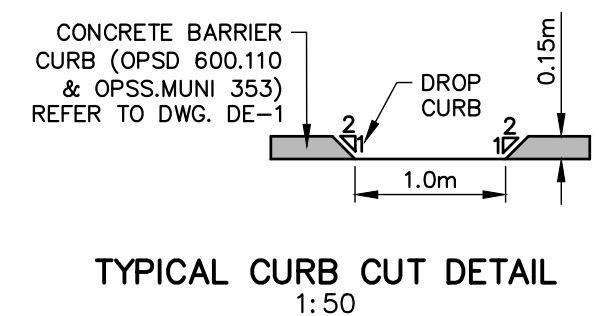
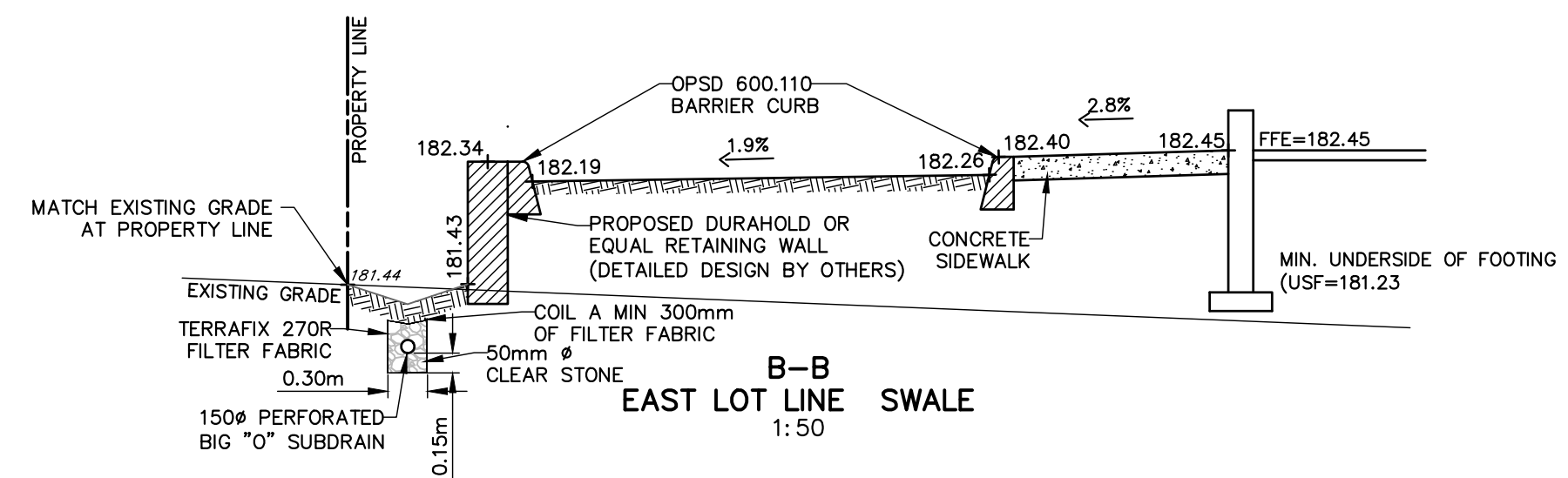
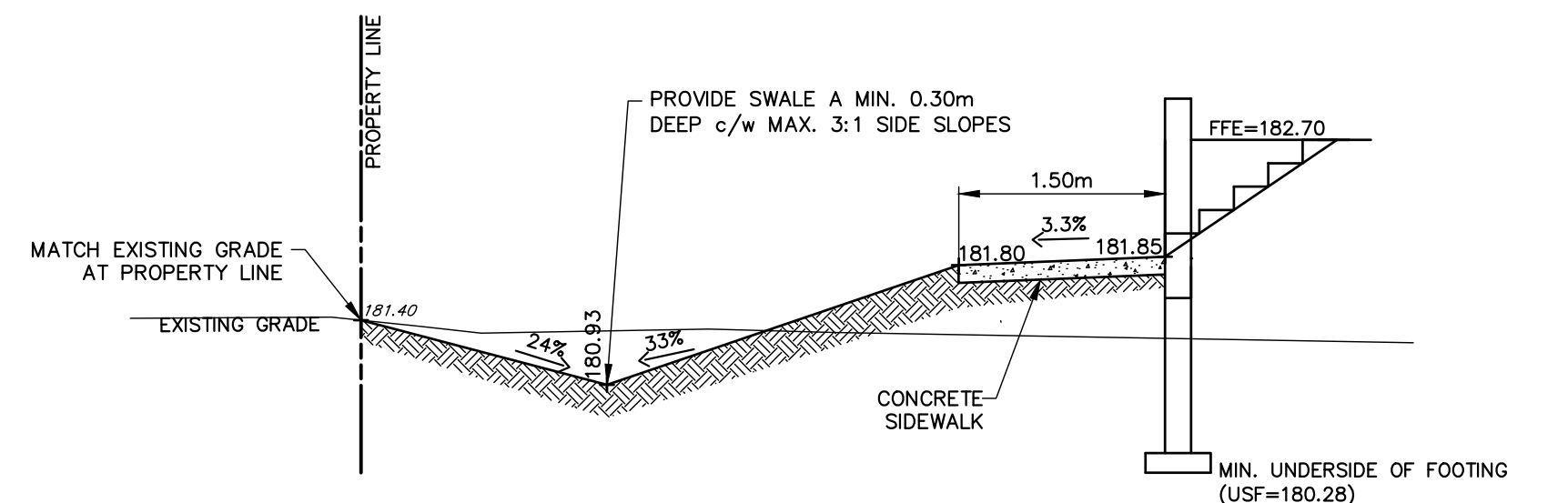
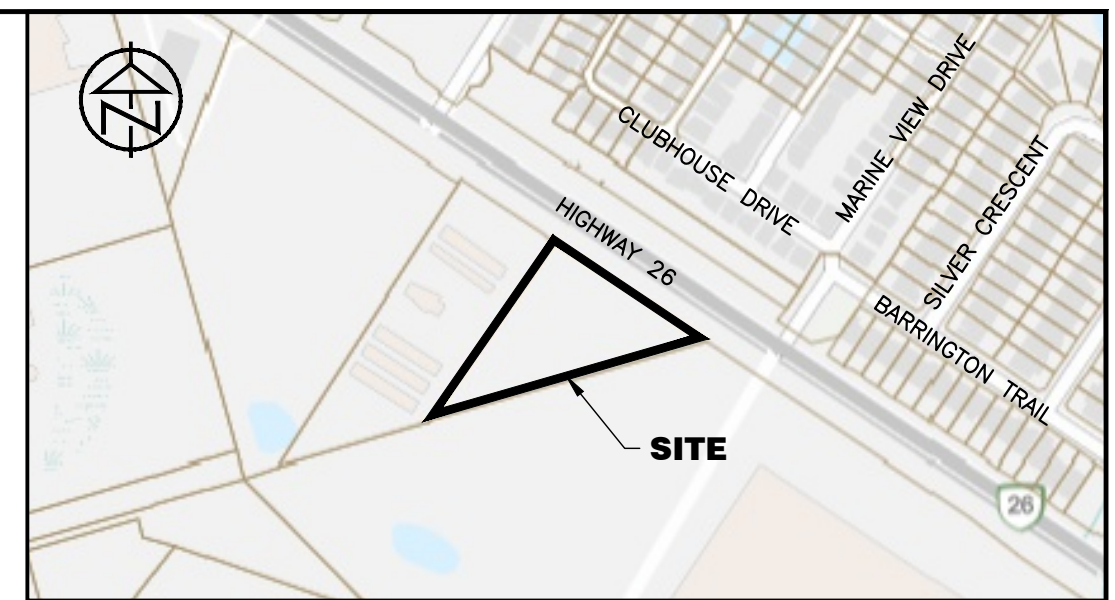
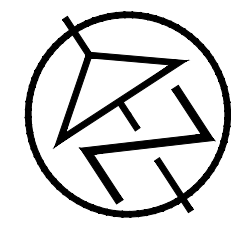
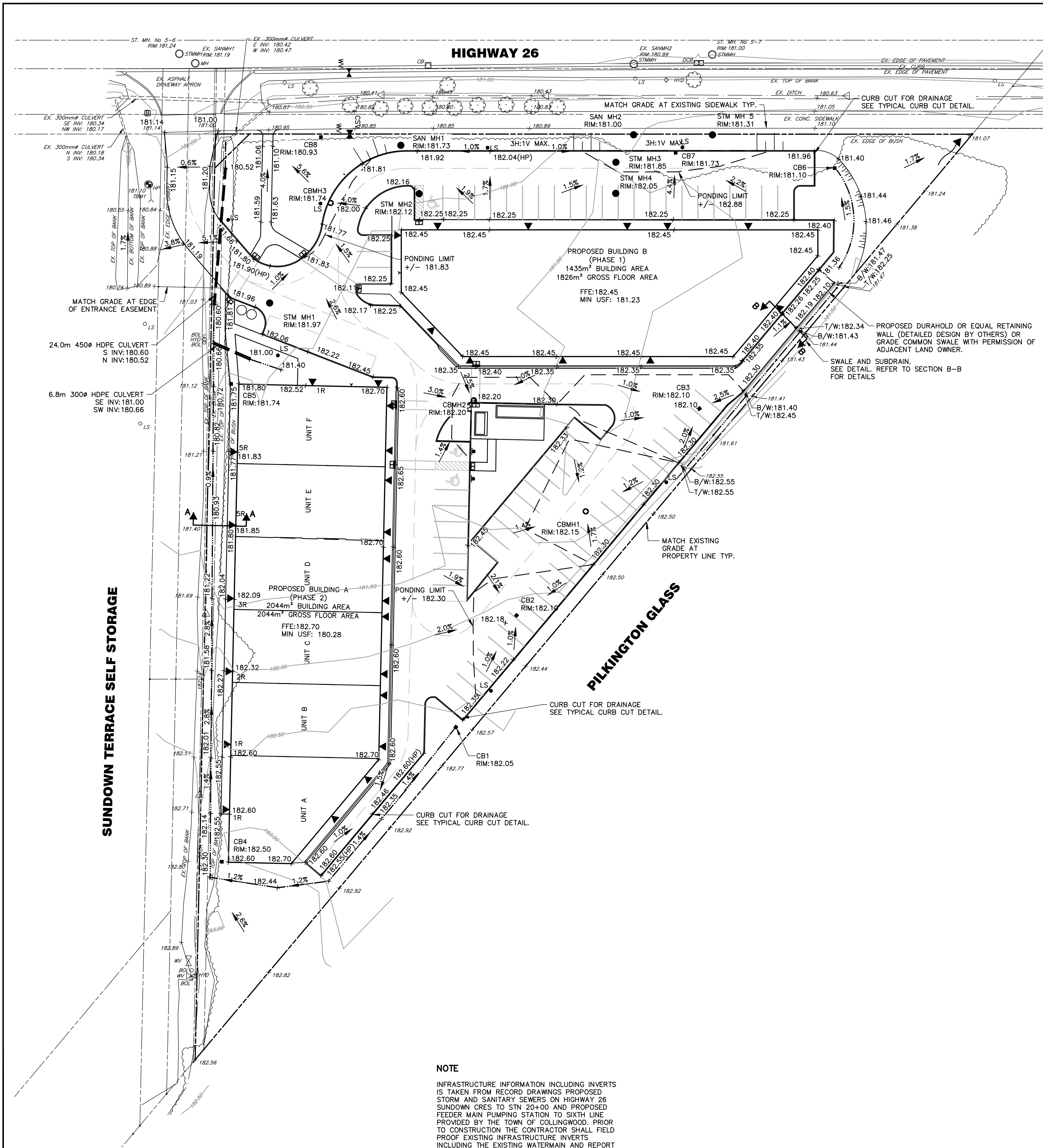
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DATE: JULY 2024

SCALE: 1:400

DWG:
SS-1

Drawing Name: 122093-SS-1.dwg, Plotted: Feb 13, 2025



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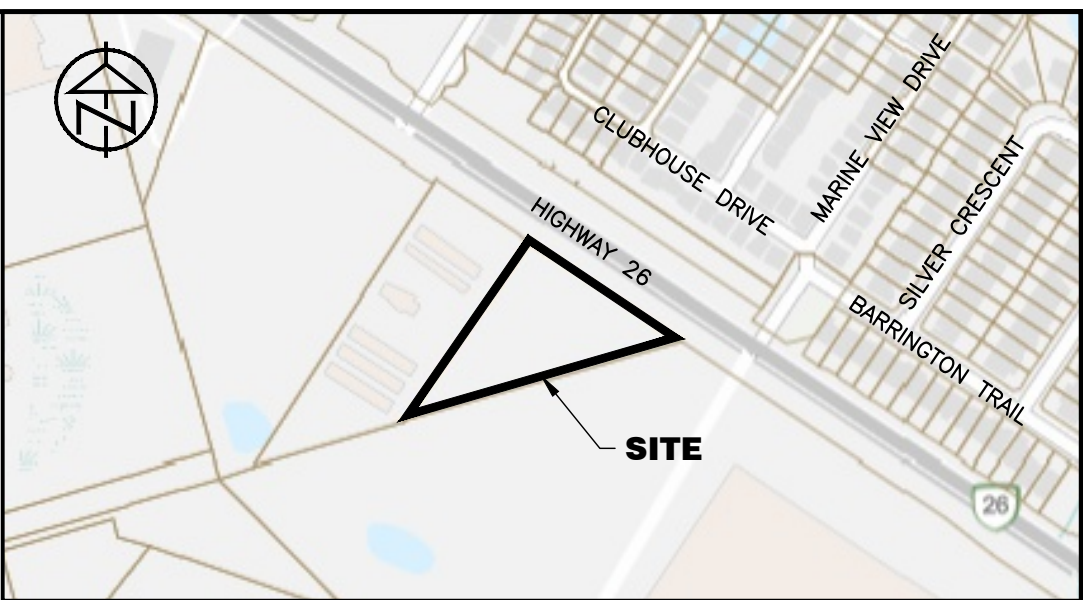
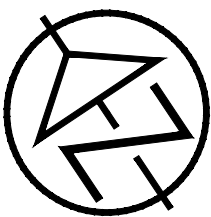
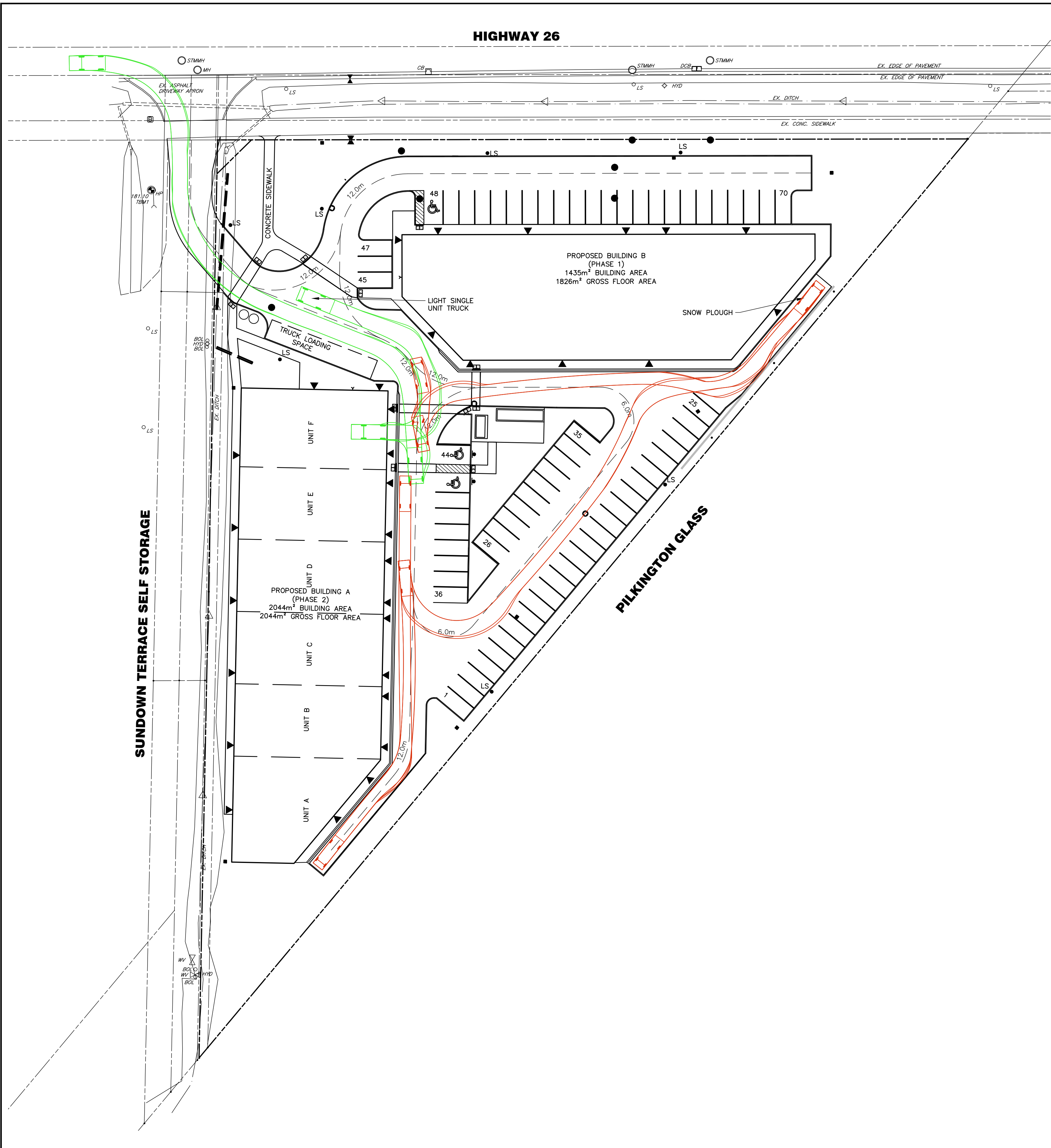
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3.	TOWN COMMENTS	OCT 2024
4.	FINAL SUBMISSION	NOV 2024
5.	FINAL SUBMISSION UPDATE TO ADDRESS TOWN COMMENTS	DEC 2024
6.	CURB ADDED TO ADDRESS TOWN COMMENTS	FEB 2025

ENGINEER STAMP
Feb 13, 2025
A. OVERHOLT
100516012
PROVINCE OF ONTARIO

**10045 HIGHWAY 26
DEVELOPMENT
TOWNSHIP OF COLLINGWOOD**

SITE GRADING PLAN

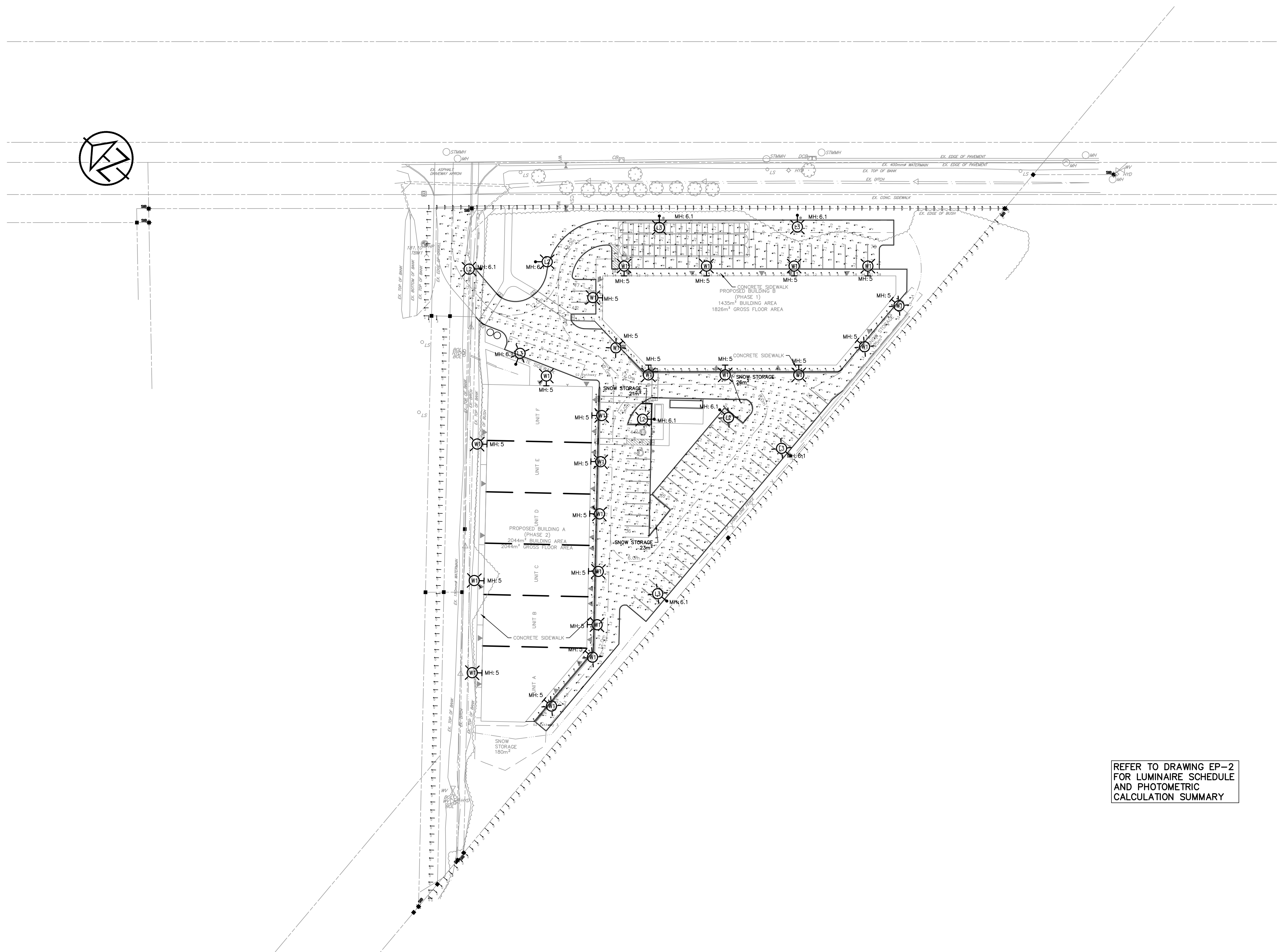
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ENGINEERING**
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CHECK: AO SCALE: 1:400



KEY PLAN

TOWN APPROVAL

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			3.	TOWN COMMENTS	OCT 2024					
			4.	FINAL SUBMISSION	NOV 2024					
			5.	FINAL SUBMISSION UPDATE TO ADDRESS TOWN COMMENTS	DEC 2024		TRUCK TURNING TEMPLATE	DESIGN: AO/KRL	FILE: 122093	TRK-1
			6.	CURB ADDED TO ADDRESS TOWN COMMENTS	FEB 2025			DRAWN: KRL	DATE: JUL 2024	
							CHECK: AO	SCALE: 1:400		



REFER TO DRAWING EP-2
FOR LUMINAIRE SCHEDULE
AND PHOTOMETRIC
CALCULATION SUMMARY

1 SITE PLAN PHOTOMETRIC ILLUMINATION STUDY (ILLUMINATION LEVELS SHOWN IN LUX)
EP-1 • SCALE 1:500

DISCLAIMER AND COPYRIGHT

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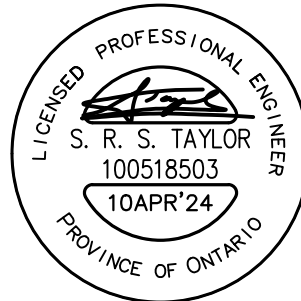
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BENCHMARKS

NOTES

No.	REVISION DESCRIPTION	DATE
1.	1ST SUBMISSION	APRIL 2024

ENGINEER STAMP

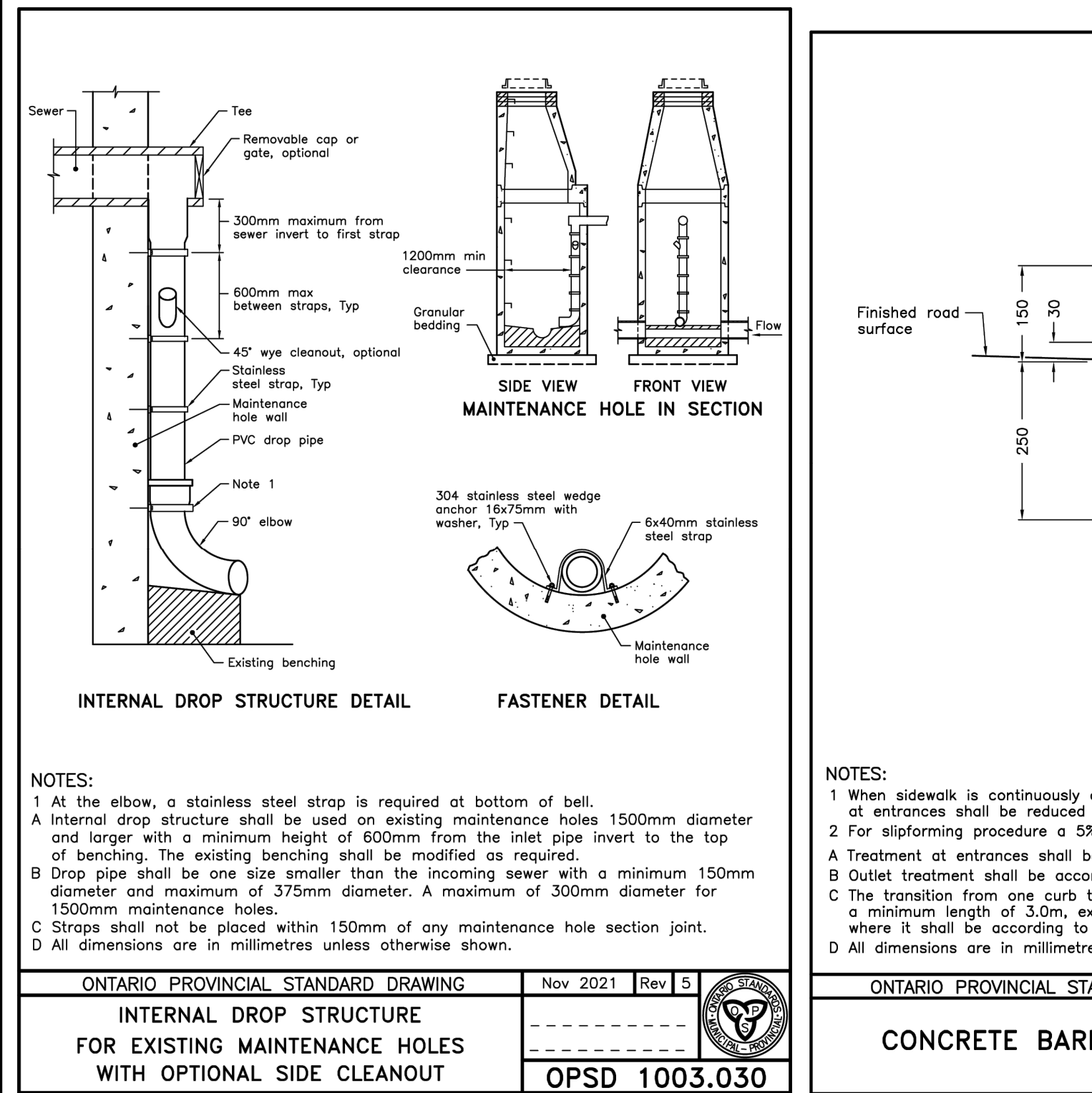
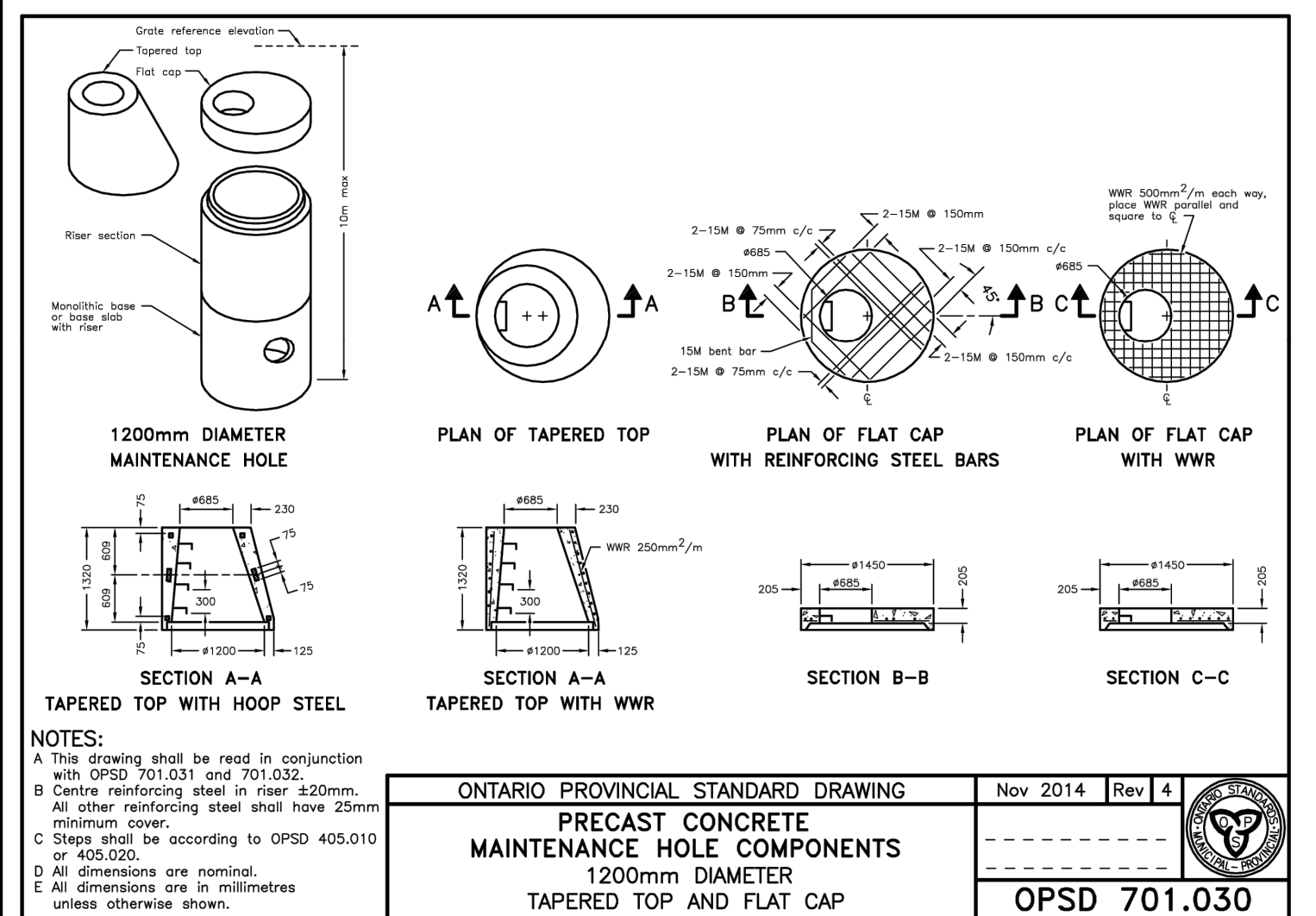
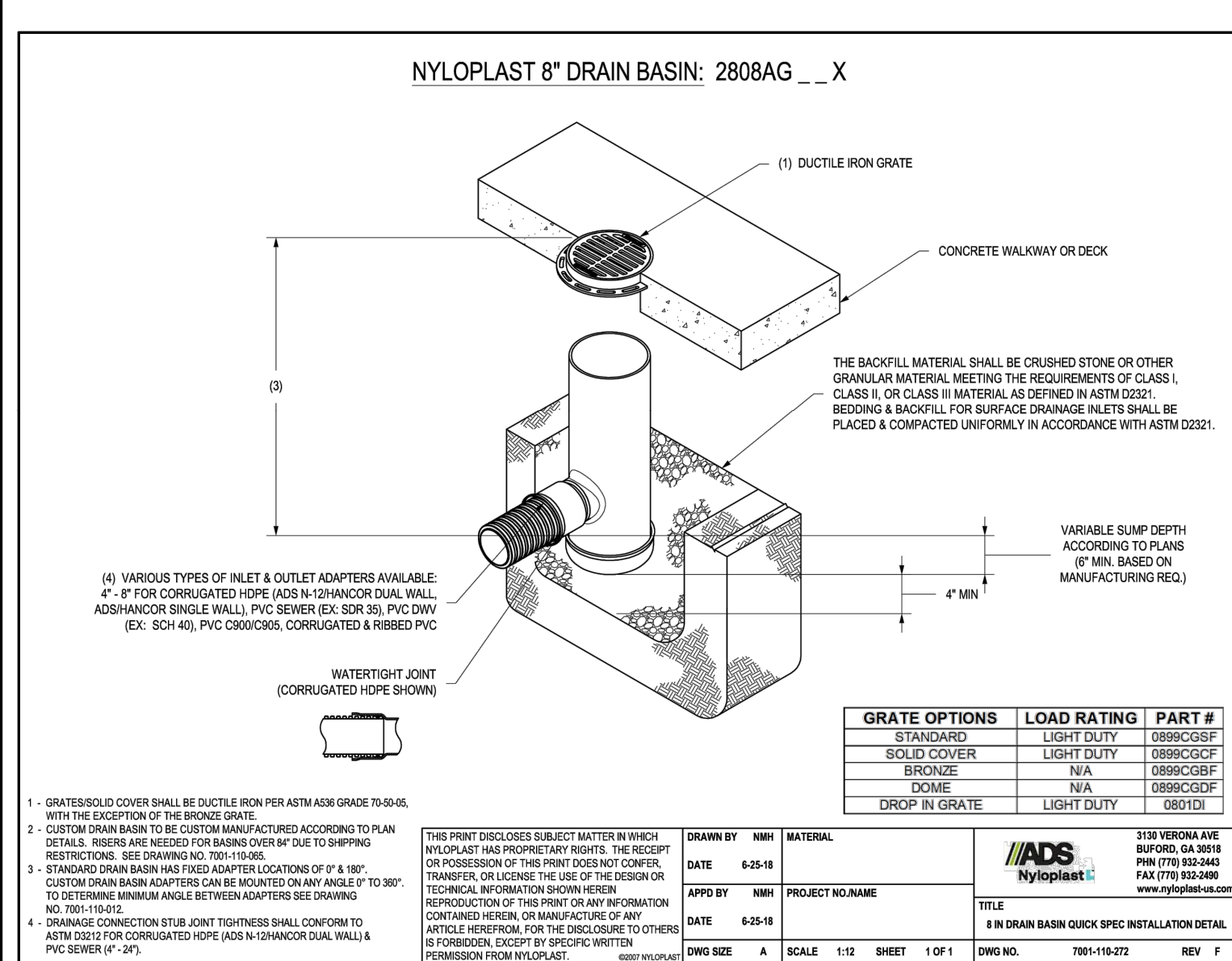


10045 HIGHWAY 26
DEVELOPMENT
TOWN OF COLLINGWOOD

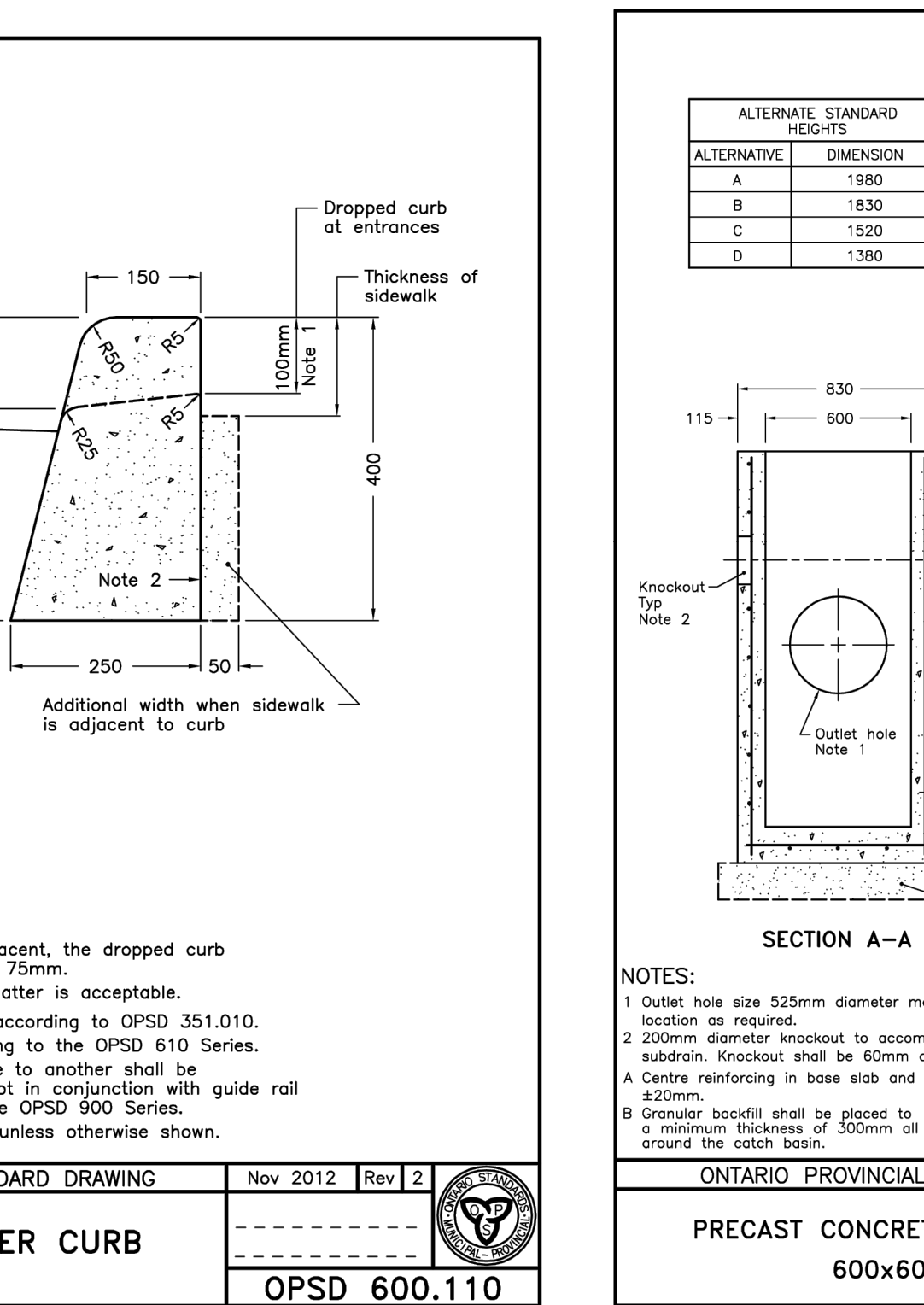
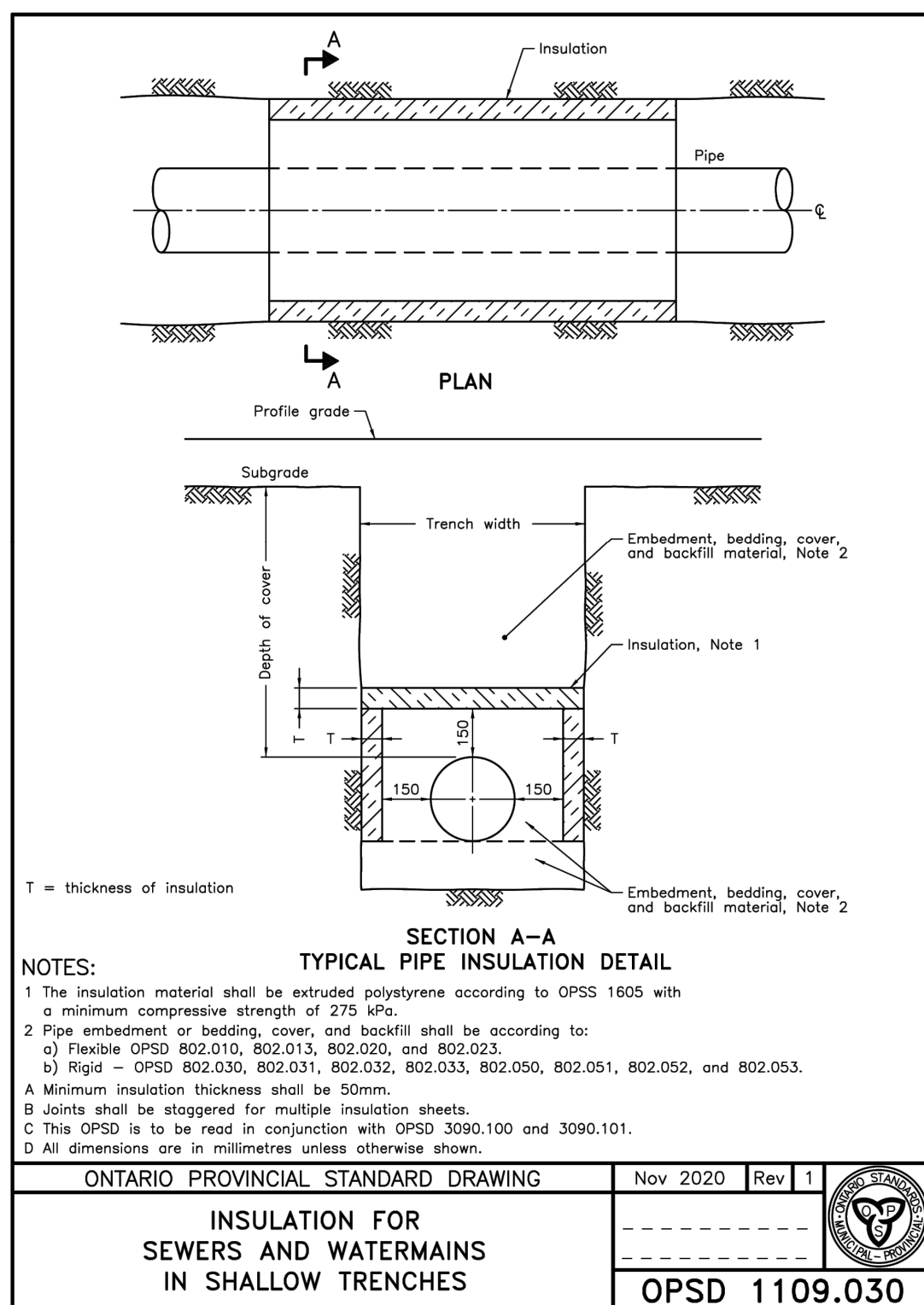
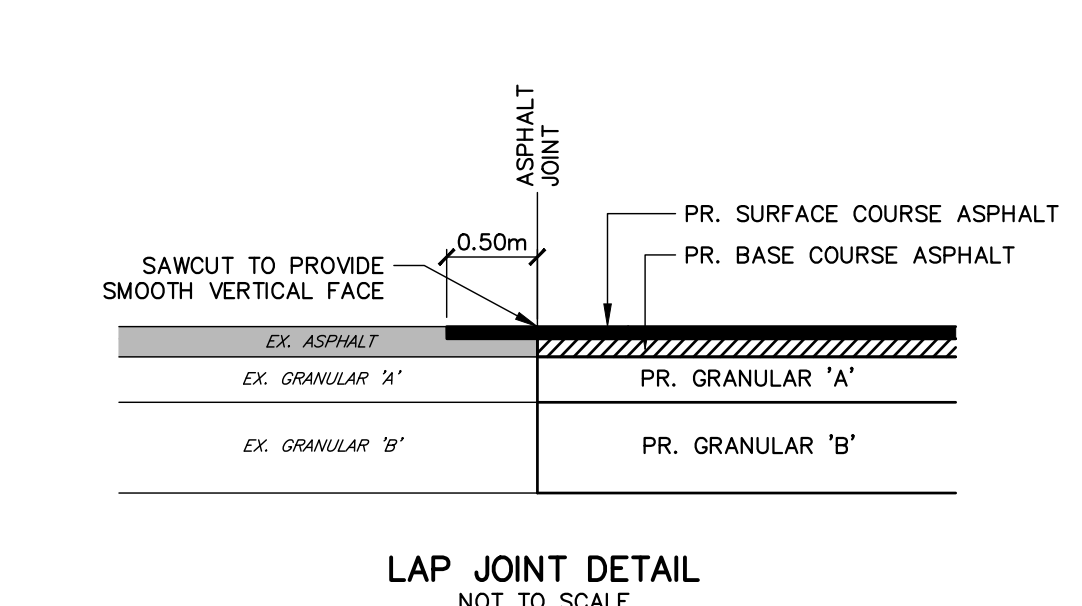
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PHOTOMETRIC STUDY



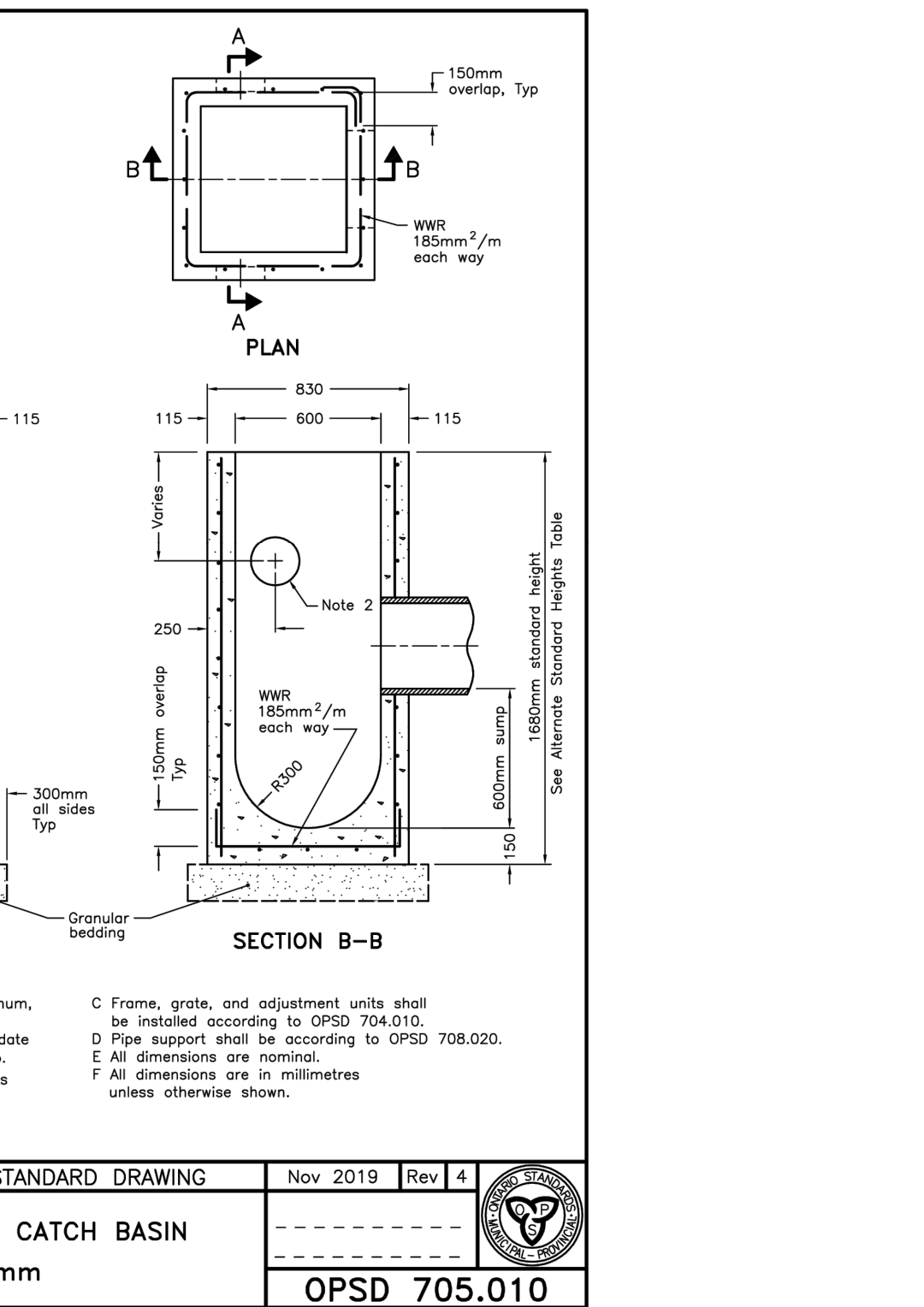
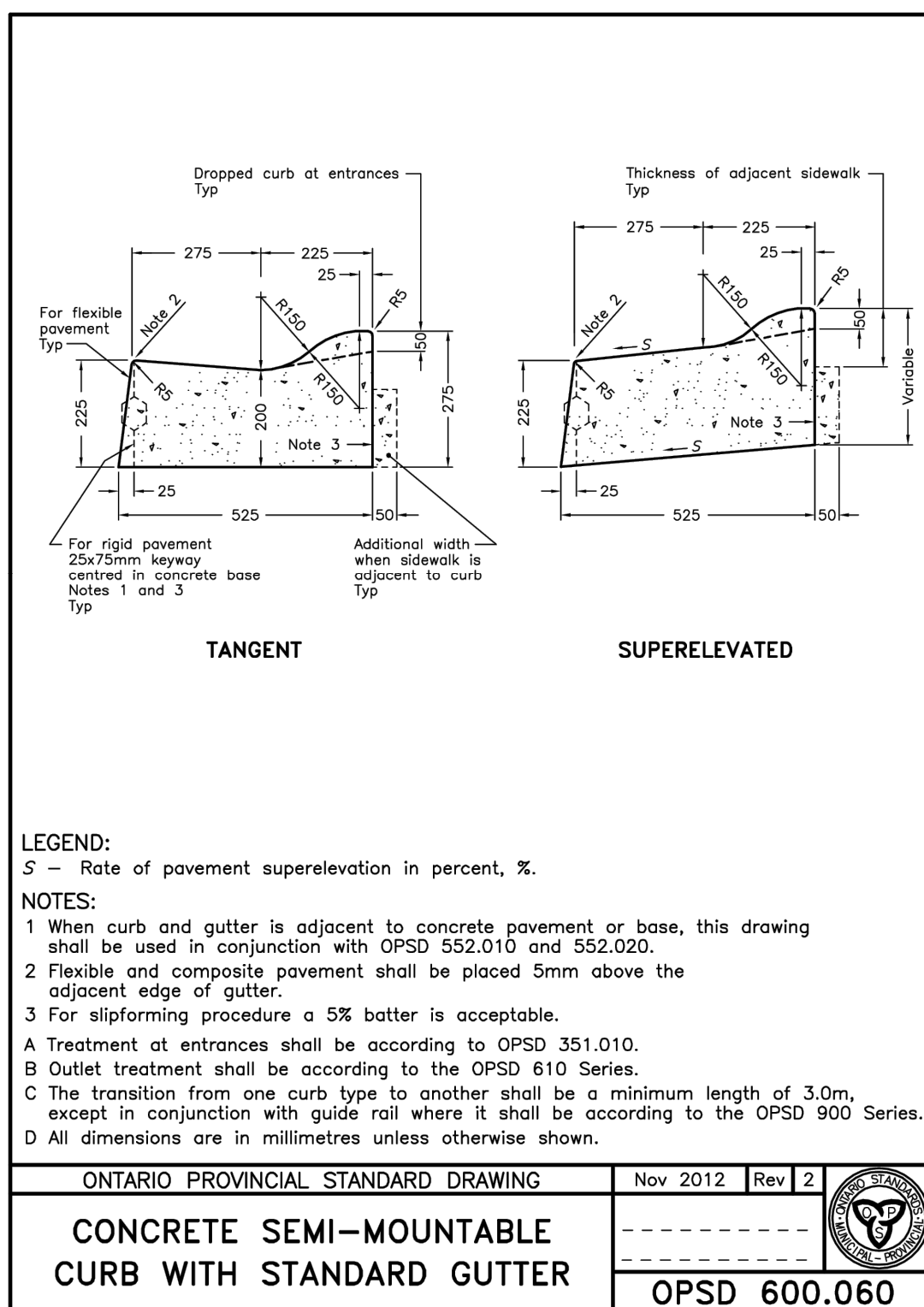
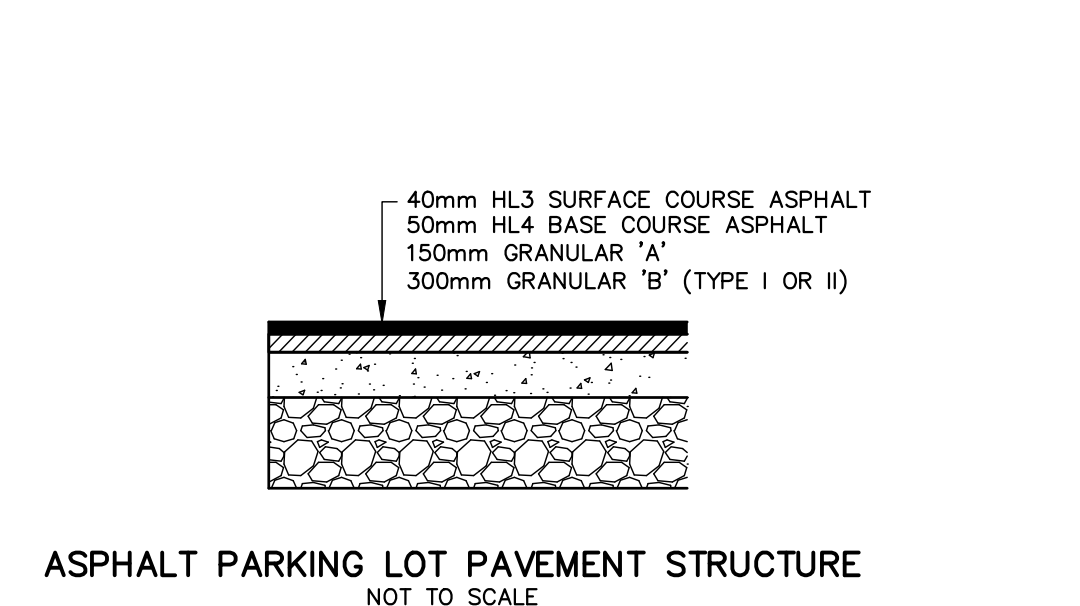
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CHECK: SRT	SCALE: AS SHOWN	



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REVISION DESCRIPTION 1. FIRST ENGINEERING SUBMISSION 2. SECOND ENGINEERING SUBMISSION	DATE APR 2024 SEP 2024	ENGINEER STAMP
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REVISION DESCRIPTION 1. FIRST ENGINEERING SUBMISSION 2. SECOND ENGINEERING SUBMISSION	DATE APR 2024 SEP 2024	ENGINEER STAMP
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