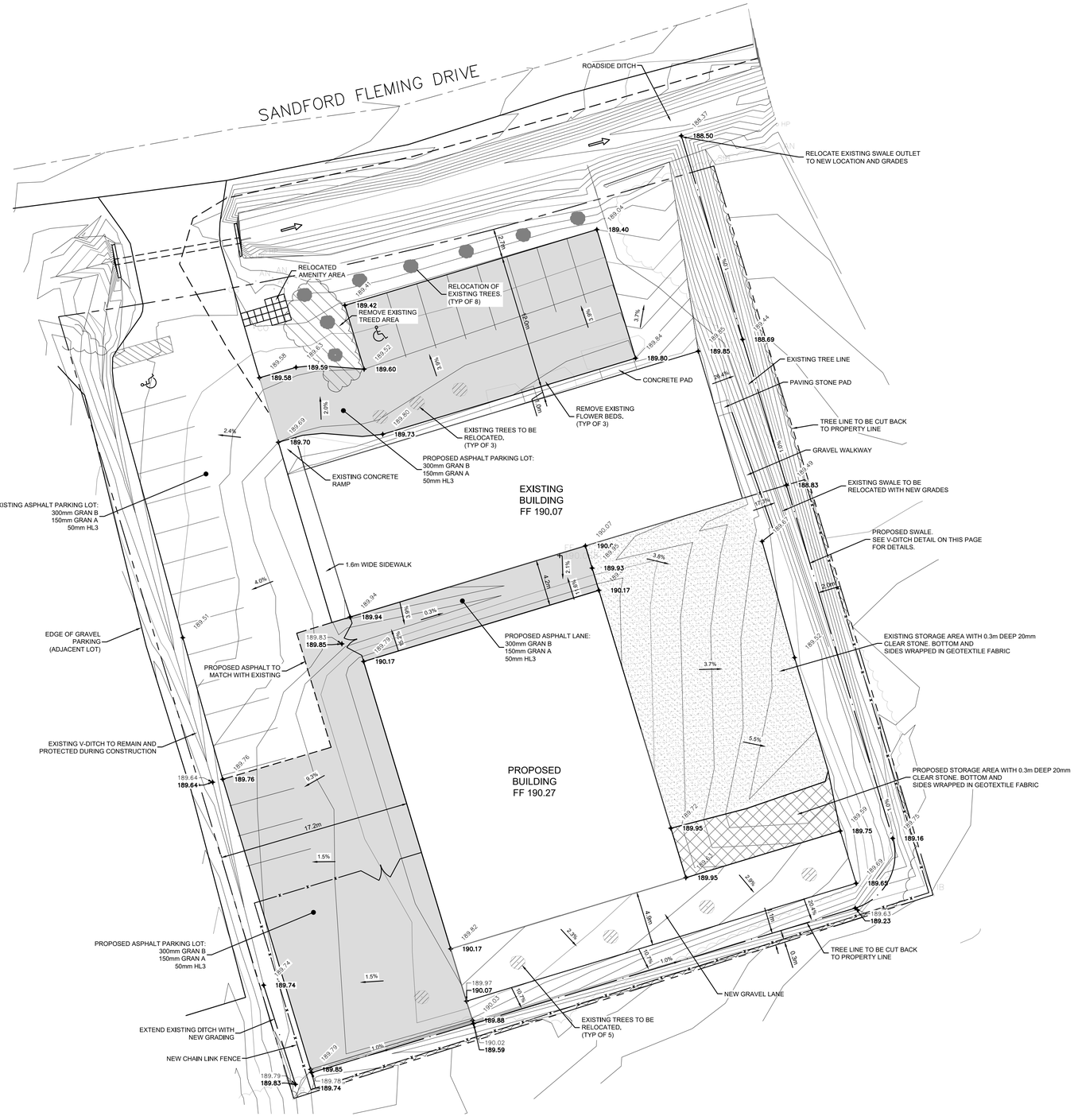
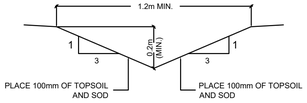


ZONING M-5

AREA OF SITE - 0.415 Ha
AREA OF BUILDING - 501m² - 12%
PARKING SPACES - 23
HANDICAPPED SPACES - 2
TREE CANOPY - APPROXIMATELY 22%
LANDSCAPED AREA - 1,430m² - 34.5%
(NOT INCLUDING SIDEWALKS)



TYPICAL V-DITCH CROSS-SECTION

KEY PLAN

LEGEND

EXISTING CONDITIONS

- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- PROPERTY LINE
- EDGE OF PAVEMENT
- SIDEWALK
- CENTERLINE
- FENCELINE
- TREELINE
- SANITARY MANHOLE
- CBMH — CATCHBASIN MANHOLE
- CB — CATCHBASIN
- WV — WATER VALVE
- CSV — CURBSTOP
- CO — SANITARY CLEANOUT (APPROX. LOCATION)
- FH — FIRE HYDRANT
- GV — GAS VALVE
- HP — HYDRO POLE
- AN — POLE ANCHOR
- IB — IRON BAR
- 179.5 — EXISTING CONTOUR

PROPOSED WORK

- SIDEWALK
- WATER SERVICE 50mm w/ EX. CURBSTOP
- SANITARY SERVICE 150mm w/ EX. CLEANOUT (APPROX. LOCATION— TO BE VERIFIED PRIOR TO CONSTRUCTION)
- UNDERGROUND HYDRO SERVICE
- SWALE
- SILT FENCE
- STRAW BALE CHECK DAM
- 189.90 — EXISTING GRADING
- 189.90 — PROPOSED GRADING
- PROPOSED LED LIGHTING ON BUILDING
- PROPOSED ASPHALT AREA
- PROPOSED 20mm CLEAR STONE AREA

DRAINAGE

- DRAINAGE FLOW
- EXISTING 20mm CLEAR STONE AREA
- EXISTING TREE TO BE RELOCATED
- RELOCATED TREE
- 3.5% — GRADING SLOPE

TOWN APPROVAL:

KEY PLAN:

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THIS DRAWING IS NOT TO BE SCALED.

CAUTION :

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ISSUED FOR - REVISION:

IS.	RV.	DATE	DESCRIPTION
1		JULY 2019	ISSUED AS PHASE 2 BUILDING ADDITION

SEAL:

LICENSED PROFESSIONAL ENGINEER — C. S. WILSON — 100077585 — July 26/19 — PROVINCE OF ONTARIO

CLIENT: APPLEVALE PROPERTIES LTD

CLIENT REF. #: 161-00941-00

PROJECT: 40 SANDFORD FLEMING DRIVE PHASE 2 BUILDING ADDITION

PROJECT NO: 161-00941-00

DATE: JULY 2019

WSP
101-1450 1st AVENUE W
OWEN SOUND (ONTARIO) CANADA N4K 6W2
TEL.: 519-376-7612 | FAX: 519-376-8008 | WWW.WSPGROUP.COM

ORIGINAL SCALE: 1:200

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

TITLE: LOT GRADING PLAN 40 SANDFORD FLEMING DRIVE PHASE 2 TOWN OF COLLINGWOOD

SHEET NUMBER: 161-00941-04

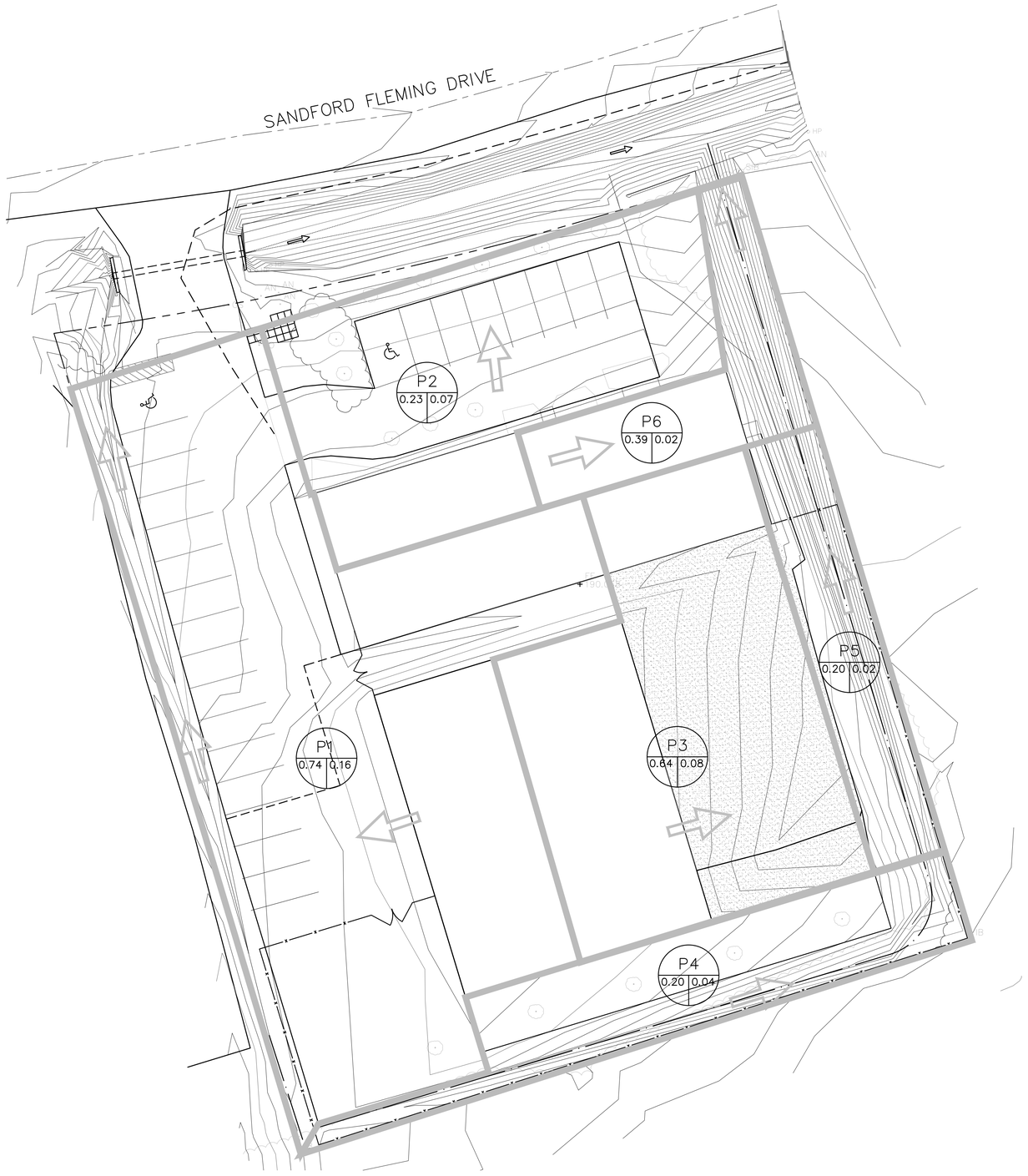
SHEET #: 1 OF 1

DESIGNED BY: C. HAINES
DRAWN BY: C. HAINES
CHECKED BY: C. WILSON
DISCIPLINE: CIVIL

ISSUE: ISSUED FOR TOWN REVIEW

RV. #: 0

DATE OF: JULY 2019



KEY PLAN

LEGEND

EXISTING CONDITIONS

- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- PROPERTY LINE
- EDGE OF PAVEMENT
- SIDEWALK
- CENTERLINE
- FENCELINE
- TREELINE
- SANITARY MANHOLE
- CBMH — CATCHBASIN MANHOLE
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- FH — FIRE HYDRANT
- GV — GAS VALVE
- HP — HYDRO POLE
- AN — POLE ANCHOR
- IB — IRON BAR
- 179.5 — EXISTING CONTOUR

PROPOSED WORK

- SIDEWALK
- WATER SERVICE 50mm w/ EX. CURBSTOP (CSV)
- SANITARY SERVICE 150mm w/ EX. CLEANOUT (APPROX. LOCATION– TO BE VERIFIED PRIOR TO CONSTRUCTION) (CO)
- UNDERGROUND HYDRO SERVICE
- SWALE
- SILT FENCE
- STRAW BALE CHECK DAM
- 189.90 — EXISTING GRADING
- ✦ 189.90 — PROPOSED GRADING
- PROPOSED LED LIGHTING ON BUILDING

DRAINAGE

- DRAINAGE FLOW
- A1 / 0.30 / 0.18 — CATCHMENT AREA ID; CATCHMENT AREA (ha); MANNINGS n VALUE (RUNOFF COEFFICIENT)
- STORM DRAINAGE BOUNDARY
- 20mm CLEAR STONE AREA

TOWN APPROVAL:

KEY PLAN:

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ISSUED FOR - REVISION:

IS.	RV.	DATE	DESCRIPTION
1		JULY 2019	ISSUED AS PHASE 2 BUILDING ADDITION

SEAL:

CLIENT:
APPLEVALE PROPERTIES LTD
CLIENT REF. #: 161-00941-00

PROJECT:
40 SANDFORD FLEMING DRIVE
PHASE 2 BUILDING ADDITION
PROJECT NO: 161-00941-00
DATE: JULY 2019

WSP
101-1450 1st AVENUE W
OWEN SOUND (ONTARIO) CANADA N4K 6W2
TEL.: 519-376-7612 | FAX: 519-376-8008 | WWW.WSPGROUP.COM

ORIGINAL SCALE: 1:200

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

TITLE:
PROPOSED DRAINAGE AREAS
40 SANDFORD FLEMING DRIVE
PHASE 2
TOWN OF COLLINGWOOD

SHEET NUMBER: 161-00941-05
SHEET #: 2 OF 2

DESIGNED BY: B. WORTH
DRAWN BY: C. HAINES
CHECKED BY: C. WILSON
DISCIPLINE: CIVIL

ISSUE: ISSUED FOR TOWN REVIEW
RV. #: 0
DATE OF: JULY 2019