



LEGAL SITE INFORMATION TAKEN FROM:
PLAN OF SURVEY OF PART OF LOT 43 CONCESSION 7 REG. PLAN 51R-39761
 [FORMERLY TOWNSHIP OF NOTTAWASAGA] TOWN OF COLLINGWOOD COUNTY OF SIMCOE
 PAUL R. THOMSEN O.L.S.
 JANUARY 12, 2015

KEY PLAN

CONCESSION

HUME STREET THE KING'S HIGHWAY NO. 26

LOT 43

CONCRETE SIDEWALK

REMOVE EXISTING DRIVEWAY

NEW DRIVEWAY CURB CUT TO TOWN STANDARD

ASPHALT APRON

EXISTING DRIVEWAY TO REMAIN

ASPHALT DRIVEWAY

ASPHALT DRIVEWAY, DRIVING AISLE, PARKING AREA AND FIRE ROUTE, REFER TO PAVEMENT SPEC ON SITE GRADING PLAN

100mm CONC. WALK ON 150mm OF 20mm DIA. CRUSHER RUN LIMESTONE

150mm

12mm EXP. JOINT FILLER

3-15M REBARS, MIN. 50mm BAR COVER

POURED CONCRETE CURB (CONC. TO BE MIN. 20 MPa @ 28 DAYS W/ 5.7% AIR ENTRAINMENT)

150mm

12mm EXP. JOINT FILLER

3-15M REBARS, MIN. 50mm BAR COVER

POURED CONCRETE CURB (CONC. TO BE MIN. 20 MPa @ 28 DAYS W/ 5.7% AIR ENTRAINMENT)

1.40

0.26

0.88

0.26

1.00

1.40

1.00

1.40

610

814

END VIEW

TACTILE PLATE

N.T.S.

WHITE SYMBOL

BLUE BACKGROUND

WHITE BORDER

BARRIER FREE PARKING SYMBOL

N.T.S.

ASPHALT DRIVEWAY, DRIVING AISLE, PARKING AREA AND FIRE ROUTE, REFER TO PAVEMENT SPEC ON SITE GRADING PLAN

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TACTILE PLATE

N.T.S.

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BLUE BACKGROUND

WHITE BORDER

BARRIER FREE PARKING SYMBOL

N.T.S.

PART 1, 51R-13203
 P.I.N. 58294-0024 [LT]

PART 1, 51R-13144
 P.I.N. 58294-0021 [LT]

PART 8, 51R-2441
 P.I.N. 58294-0010 [LT]

PRETTY RIVER

PART 4, 51R-12565

TYPICAL CONC. CURB
 N.T.S.

BARRIER-FREE EXTERIOR RAMP
 N.T.S.

SITE DATA: COLLINGWOOD CAR WASH FACILITY

OFFICIAL PLAN NO.	REQUIREMENT	PROVIDED	%
CS - HIGHWAY COMMERCIAL			
EXISTING LOT AREA:			
BOTH CAR WASH & EXISTING SERVICE BUILDING LANDS	8,380.00 S.M.	2,07 ac	0.84%
SEVERANCE			
PROPOSED CAR WASH LANDS: SEVERANCE PARTS 2, 3, 4 & 5	4,418.30 S.M.	1.09 ac	0.64%
EXISTING RECREATIONAL VEHICLE SALE AND SERVICE BUILDING SEVERANCE PART 1	3,962.20 S.M.	0.98 ac	0.60%
SITE DATA: CAR WASH PARCEL	REQUIRED	PROVIDED	%
MINIMUM LOT AREA:	1,000.00 S.M.	4,418.30 S.M.	
MINIMUM LOT FRONTAGE:	30.0 M	62.05 M	
LOT DEPTH (AVERAGE):	60.0 M	78.84 M	
MINIMUM FRONT YARD DEPTH - EAST FACE:	5.0 M	22.15 M	
MINIMUM REAR YARD DEPTH - WEST FACE:	7.5 M	16.30 M	
SIDE YARD DEPTH - NORTH FACE TO NEW SEVERANCE LINE:	3.0 M	13.50 M	
SIDE YARD DEPTH - SOUTH FACE:	3.0 M	38.48 M	
MAXIMUM BUILDING HEIGHT:	15.0 M	8.0 M	
MAXIMUM BUILDING COVERAGE BASED ON NEW SEVERANCE PARCEL:	40% (1,707.32 S.M.)	0.02% (98.34 S.M.)	
NEW BUILDINGS:			
CAR WASH BUILDING AREA:	380.72 S.M.	0.62	
CENTRAL VACUUM BUILDING AREA:	17.82 S.M.	0.40	
TOTAL NEW BUILDING AREA:	398.54 S.M.	0.62	
MINIMUM LANDSCAPED OPEN SPACE:	10% (866.82 S.M.)	20.57% (1,308.29 S.M.)	20.57
AMENITY AREA INCLUDED IN OPEN LANDSCAPE ABOVE:		75.8 S.M.	
HARSH SURFACE:		2,714.58 S.M.	61.43
PARKING REQUIREMENTS			
CAR WASH PARKING:	1 PER BAY	1 SPACES	4 SPACES
HANDICAPPED PARKING [INCLUDED IN ABOVE NUMBER]:		1 SPACES	
AUTO WASH CAR STATIONS:		2 SPACES	22 SPACES
FREE CAR VACUUM PARKING SPACES:		12 SPACES	
BICYCLE PARKING SPACES:		2 SPACES	

SITE DATA
 N.T.S.

PLAN 51R-39761
 DEPOSITED: JANUARY 3, 2015

SCHEDULE

PART	LOT	CON	PIN
1			PIN 58294-0016[LT]
2			
3	PT. 43	7	PIN 58294-0015[LT]
4			
5			

NOTE: PART 1 ON THIS PLAN COMPRISES ALL OF PIN 58294-0016[LT]
 PARTS 2, 3, 4 AND 5 ON THIS PLAN COMPRISES ALL OF PIN 58294-0015[LT]
 PART 2 IS SUBJECT TO EASEMENT AS IN INSTRUMENT [PRO]56595 1

FUTURE SEVERANCE SCHEDULE

PART	LOT	CON	PIN	AREA [S.M.]
1			PIN 58294-0016[LT]	3962.2
2				751.0
3	PART OF 43	7	PIN 58294-0015[LT]	359.4
4				2603.9
5				704.0

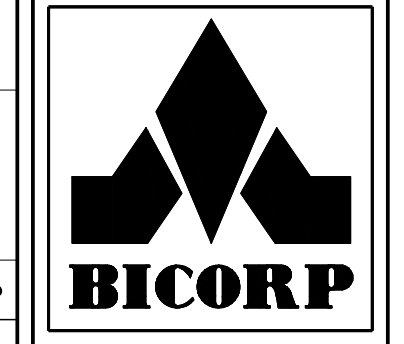
PART 3 - SUBJECT TO EASEMENT AS IN INSTRUMENT RC658561
 PART 5 - SUBJECT TO EASEMENT AS IN INSTRUMENT SC11901057

ISSUED

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE ACCURACY OF ALL DIMENSIONS, LEVELS, AND ARCHITECTURAL DRAWINGS WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND SITE SERVICE DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO BICORP DESIGN GROUP LTD. [B.D.G.] BEFORE COMMENCING THE WORK.

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 bcdesign@bmail.com

REVIVE CAR WASH
 COLLINGWOOD ONTARIO

COLLINGWOOD CAR WASH
 288 PRETTY RIVER PARKWAY NORTH
 COLLINGWOOD, ONTARIO
SITE PLAN

PROJECT NO. A1
 SCALE: 1:200
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 R.A. DATE: JUNE 2021
 APPROVED BY: [Name]
 D.B. DATE: 02-09-2023
 PRINTED: 02-09-2023

REVISIONS

NO.	DATE	DESCRIPTION
1	11-21-2021	PRE-CONSULTATION APPLICATION
2	03-15-2022	TIM HORTONS DRIVEWAY INTERCONNECTION
3	08-06-2022	INVCIA PRE-CONSULTATION APPLICATION

2010-21