2 SP1 KEY PLAN
SCALE N.T.S.

SIGN NOTES

FACE OF SIGN ORIENTATED TO THE DIRECTION TO BE READ

A — SIGN TYPE

MOUNTING POLE

1. ALL SIGNS TO CONFORM TO THE TOWN OF COLLINGWOOD STD No.401, STANDARD STREET NAME AND REGULATORY SIGNS

2. REGULATORY SIGNS:
ALL REGULATORY SIGNS SHALL BE ON ALUMINUM BLANKS WITH HI-INTENSITY BACKGROUND AND LEGEND MEETING ASTM SPEC D4956-90 FOR TYPE III AND TYPE IV AND IN ACCORDANCE WITH CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND HIGHWAY TRAFFIC ACT

3. MOUNTING:
ALL SIGNS ARE TO BE MOUNTED ON 14Ga 45 x 45 cm SQAURE PUNCH OUT TYPE OF UNIFLAGE TYPE GALVANIZED STEEL POST WITH DIRECT EMBEDDED OR BREAKAWAY BASE TYPE INSTALLATIONS.

SIGN TYPE LEGEND:

TYPE A – "FIRE ROUTE" NO PARKING — FIRE ROUTE

TYPE B – DO NOT ENTER

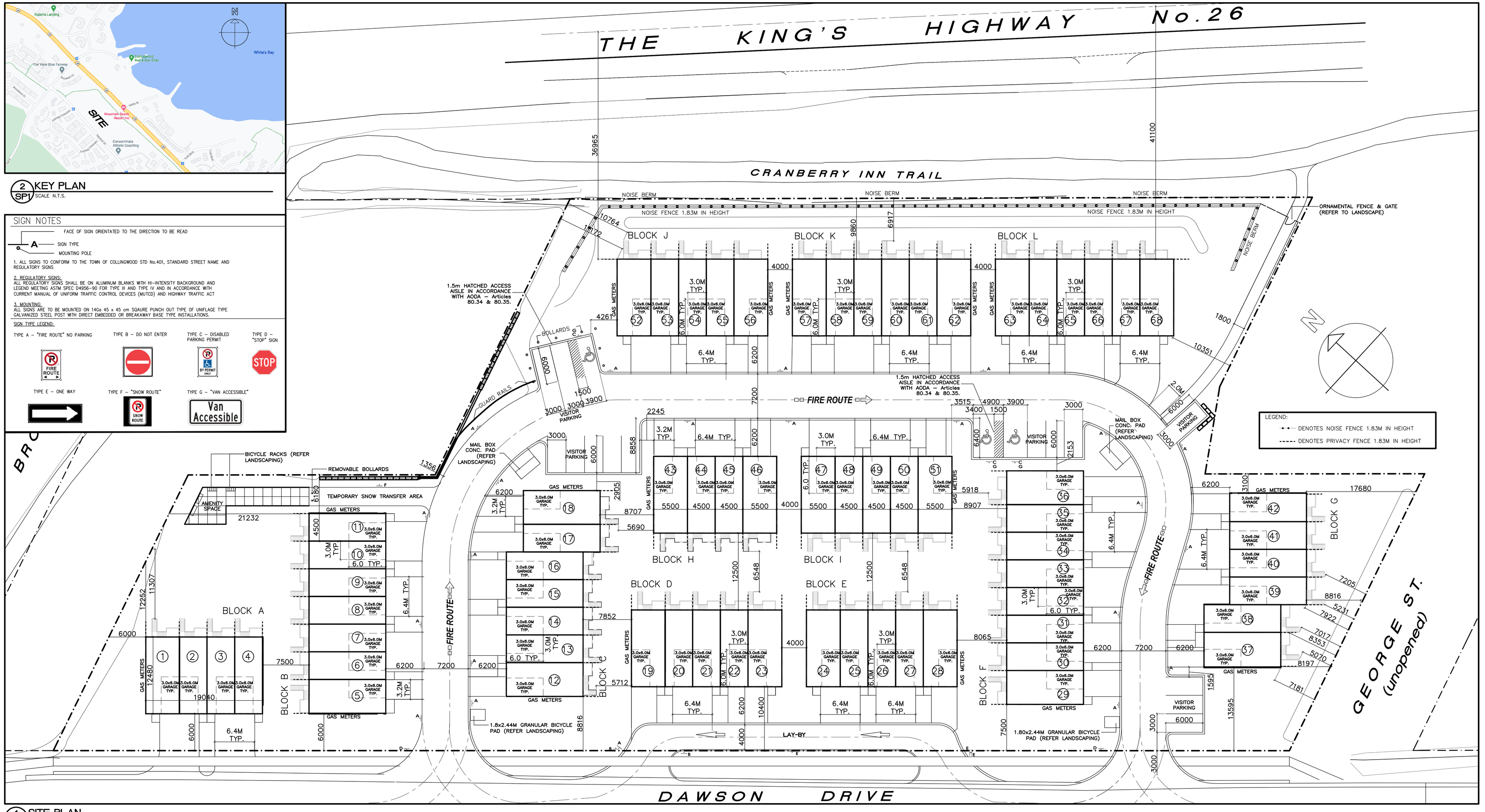
TYPE C – DISABLED PARKING PERMIT — BY PERMIT ONLY

TYPE D – "STOP" SIGN — STOP

TYPE E – ONE WAY

TYPE F – "SNOW ROUTE" — SNOW ROUTE

TYPE G – "VAN ACCESSIBLE" — Van Accessible



1 A1.1 SITE PLAN
SCALE 1:300

LEGAL DESCRIPTION:

PLAN OF SURVEY OF

LOTS 1 TO 9, INCLUSIVE
EAST OF SECOND STREET
AND LOTS 5 TO 9, INCLUSIVE
AND PART OF LOT 4
WEST OF FRONT STREET
REGISTERED PLAN 177
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

**INFORMATION TAKEN FROM SURVEY PREPARED BY:

ZUBEK, EMO PATTEN THOSEN LTD.
ONTARIO LAND SURVEYORS
39 STEWART ROAD
COLLINGWOOD, ONTARIO L9Y 4M7
PHONE: (705) 445-4910 FAX: (705) 445-5866

BEARING NOTE

BEARINGS HERE ON ARE ASTRONOMIC AND ARE REFERRED TO THE BEARING OF THE SOUTHWESTERLY LIMIT OF THE KING'S HIGHWAY No. 26 BEING N42°40'40"W IN ACCORDANCE WITH PLAN 51R-32492.

BEARINGS AND DISTANCES SHOWN HEREON ARE FROM PLAN OF SURVEY BY ZUBEK, EMO, PATTEN + THOMSEN LTD., O.L.S. DATED JANUARY 3, 2005.

BENCH MARK

ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO THE TOP NUT OF FIRE HYDRANT #E52 LOCATED ON THE SOUTHWESTERLY SIDE OF DAWSON DRIVE, OPPOSITE LOT 2, REGISTERED PLAN 705, HAVING AN ELEVATION OF 181.135 M.

SITE STATISTICS:

LOT AREA:	14477.6 SqM
BUILDING COVERAGE:	4580.8 SqM (31.6%)
GROSS FLOOR AREA:	- SqM
BUILDING HEIGHT:	3 STOREYS 12.0M
PAVED AREA:	3578.2 SqM (24.7%)
NET LANDSCAPED AREA:	6318.6 SqM (43.7%)

SITE BLOCKS:

BLOCK A:	QTY: 1	4 UNITS	266.5 SqM
BLOCK B:	QTY: 1	7 UNITS	457.2 SqM
BLOCK C:	QTY: 1	7 UNITS	469.3 SqM
BLOCK D:	QTY: 1	5 UNITS	341.8 SqM
BLOCK E:	QTY: 1	5 UNITS	341.8 SqM
BLOCK F:	QTY: 1	8 UNITS	532.0 SqM
BLOCK G:	QTY: 1	6 UNITS	398.0 SqM
BLOCK H:	QTY: 1	4 UNITS	278.4 SqM
BLOCK I:	QTY: 1	5 UNITS	341.8 SqM
BLOCK J:	QTY: 1	5 UNITS	341.8 SqM
BLOCK K:	QTY: 1	6 UNITS	406.1 SqM
BLOCK L	QTY: 1	6 UNITS	406.1 SqM

PARKING

TOTAL VISITOIR PARKING SPACES:	17
– OF WHICH ARE BARRIER FREE:	3
TOTAL UNIT PARKING SPACES:	136
TOTAL PARKING SPACES REQUIRED:	153
TOTAL PARKING SPACES PROVIDED:	153

NOTE:

WASTE AND RECYCLING PICK-UP WILL BE FROM CURBSIDES IN FRONT OF UNITS BY PRIVATE CONTRACTOR TO BE RETAINED BY CONDOMINIUM CORPORATION. WASTE AND RECYCLING TO BE STORED WITHIN UNITS UNTIL MORNING OF GARBAGE AND RECYCLING PICK-UP. NO MUNICIPAL WASTE OR RECYCLING SERVICE AVAILABLE FOR THIS PROJECT.

UNDERTAKING

FILE No. _____

RE: DAWSON DRIVE

I, (WE) _____ THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,

(a) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;

(b) TO PERFORM THE FACILITIES, WORK OR MATTERS MENTIONED IN SECTION 41(7)(a) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____;

(c) TO MAINTAIN TO THE SATISFACTON OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41 (7)(b) OF THE SAID ACT, SHOWN IN THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS; AND,

(d) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____ THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN;

DATED THIS _____ DAY OF _____ 20 ____

WITNESS (SIGNATURE) _____ OWNER(S) (SIGNATURE) _____ (SEAL)

WITNESS (PRINT) _____ OWNER (PRINT) _____

ADDRESS OF WITNESS _____

NOTES ON SITE PLAN:

(A) DEVELOPMENT AND DESIGN DIVISION, PLANNING AND BUILDING DEPARTMENT

(i) THE TOWN OF COLLINGWOOD REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION, PLANNING AND BUILDING DEPARTMENT AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED Y THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE TOWN OF COLLINGWOOD.

(ii) ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.

(iii) PARKING SPACE(S) RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF 11.0 SCHEDULES, FIGURE 'E' OF THE SITE PLAN CONTROL MANUAL.

(iv) GRADES WILL BE MET WITHIN A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.

(v) THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60 METERS IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN IN THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

(vi) CONTINUOUS 15cm HIGH MOUNTABLE TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.

(vii) ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.

(viii) THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS,

(B) FIRE AND EMERGENCY SERVICES

FIRE AND EMERGENCY SERVICES ACCESS ROUTES SHALL BE DESIGNATED AS PER 11.0 SCHEDULES, FIGURE 'D' OF THE SITE PLAN CONTROL MANUAL.

(i) ALL FIRE AND EMERGENCY SERVICES ACCESS ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE OR LOCKSTONE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363kg PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 (8%) OVER A MINIMUM DISTANCE OF 15 METERS.

(C) TRANSPORTATION AND WORKS DEPARTMENT

(i) DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.

(ii) AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE LAY-BY AND BLOCK 'A' DRIVEWAYS ONLY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.

(iii) ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED AND COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

(iv) THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
UNDERGROUND SERVICES WERE NOT LOCATED AND MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209 • E: information@lintack.com
www.lintack.com

FOR SITE PLAN APPROVAL
ONTARIO ASSOCIATION OF ARCHITECTS
RICHARD F. LINTACK
LICENCE 4148

This drawing must not be scaled.
General Contractor shall verify all dimensions, datums and levels prior to commencement of the work.
All errors and omissions are to be reported immediately to the Architect.

No.	Revisions	Date
1.	REVISED BLOCKS	MAR 28 2005
2.	CO-ORDIN REVISIONS	APR 20 2012
3.	MAIL BOX – BIKE RACK	OCT 30 2012
4.	GATE/PAINTED WALKWAY	DEC 22 2020
10.	RE-ISSUED FOR SPA	JAN 19 2021
9.	RE-ISSUED FOR SPA	SEPT 16 2020
8.	RE-ISSUED FOR SPA	MAY 02 2019
7.	RE-ISSUED FOR SPA	MAR 29 2019
6.	RE-ISSUED FOR SPA	MAR 21 2019
5.	RE-ISSUED FOR SPA	FEB 28 2019
4.	ISSUED FOR SPA	FEB 04 2019
3.	ISSUED FOR SPA	AUG 17 2007
2.	ISSUED FOR SPA	NOV 06 2006
1.	ISSUED FOR SPA	NOV 21 2005
No.	Issue	Date

Proposed: Waterstone Townhouses
Dawson Drive
Collingwood, Ontario

job no.	06.71
dwg. file	A1.1_SITE_
dwn. by	CP
scale	AS NOTED
date	FEB 28 2019
dwg. title	SITE PLAN
dwg.	A1.0