

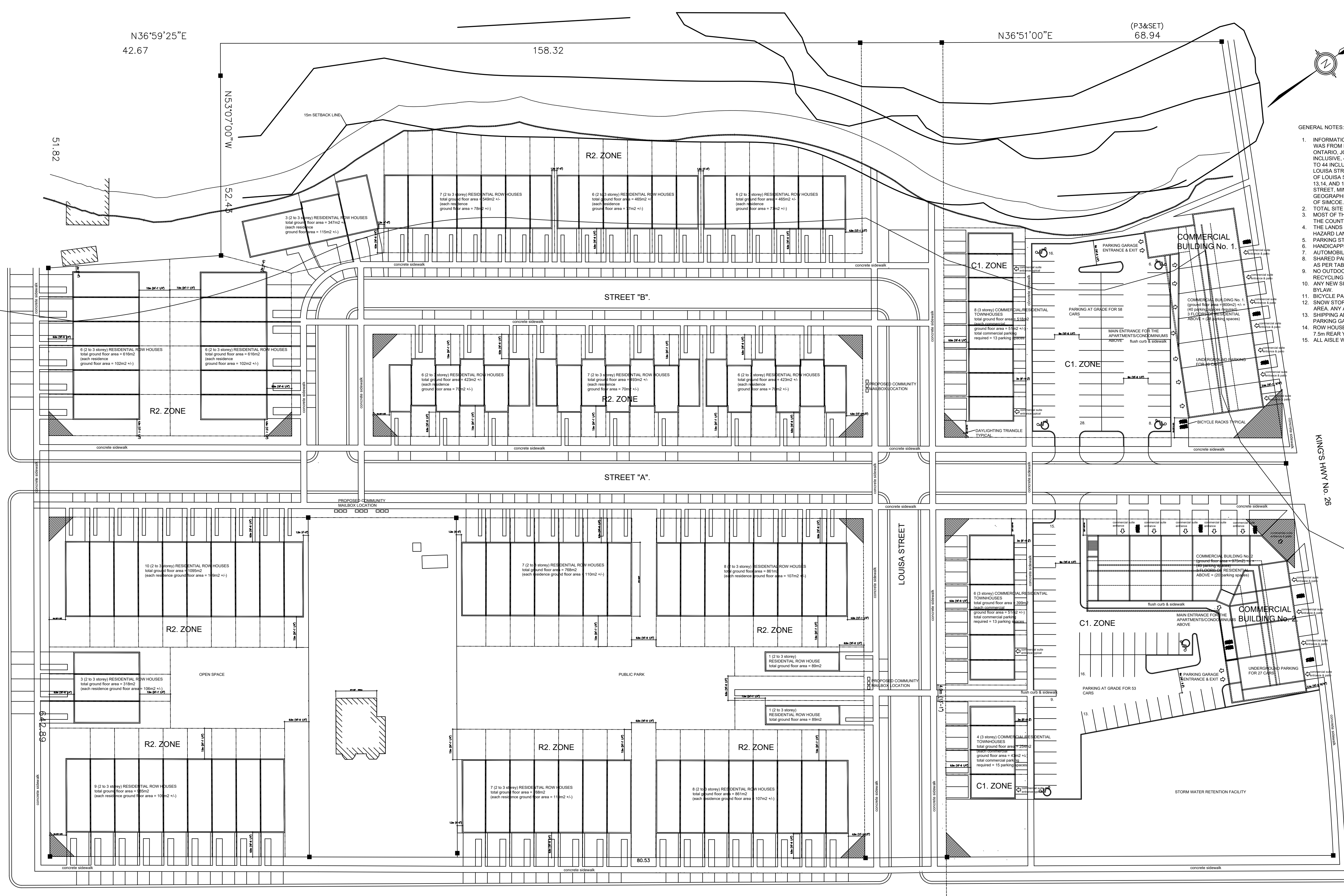
DRAWINGS ARE NOT TO BE SCALED

Contractor must verify all dimensions on the drawings and report any discrepancies to the architect before proceeding with the work.

- ISSUED FOR REVIEW
- ISSUED FOR TENDER
- ISSUED FOR PERMIT
- ISSUED FOR CONSTRUCTION

GENERAL NOTES:

1. INFORMATION USED OR ACQUIRED IN THE DEVELOPMENT OF THIS SITE PLAN WAS FROM RUDY MAK SURVEYING LTD. (ONTARIO LAND SURVEYOR) BARRIE ONTARIO, JOB NO. 15304, SHOWING TOPOGRAPHY ON PART OF LOTS 40-44, INCLUSIVE, 46 & 47 SOUTHWEST SIDE OF ARTHUR STREET AND ALL OF LOTS 40 TO 44 INCLUSIVE, PARTS OF LOTS 46 TO 49 INCLUSIVE, NORTHEAST SIDE OF LOUISA STREET AND ALL OF PARK LOTS 11 TO 14 INCLUSIVE, SOUTHWEST SIDE OF LOUISA STREET AND PART OF PARK LOTS 11 AND 12, AND ALL OF PARK LOTS 13, 14, AND 15, NORTHEAST SIDE OF ALICE STREET, AND PART OF LOUISA STREET, MINO STREET, AND ALBERT STREET, TOWN LOT OF THORNBURY, GEOGRAPHIC TOWN OF THORNBURY, TOWN OF THE BLUE MOUNTAINS COUNTY OF SIMCOE.
2. TOTAL SITE AREA IS 5.6 HECTARES (13.8 ACRES).
3. MOST OF THE LANDS SHOWN ARE DESIGNATED PRIMARY SETTLEMENT AREA IN THE COUNTY OFFICIAL PLAN, WITH A PORTION DESIGNATED AS HAZARDOUS LAND.
4. THE LANDS ARE DESIGNATED DOWNTOWN AREA, COMMUNITY LIVING AREA AND HAZARDOUS LAND WITHIN THE TOWN OF BLUE MOUNTAINS OFFICIAL PLAN.
5. PARKING STALL SIZES SHOWN ARE 2.75m WIDE X 5.5m LONG.
6. HANDICAPPED PARKING STALL SIZE SHOWN ARE 3.4m WIDE X 5.5m LONG.
7. AUTOMOBILE DRIVE AISLE WIDTH TO BE 6.0m WIDE.
8. SHARED PARKING FOR THE COMMERCIAL BUILDINGS AND APARTMENTS ABOVE AS PER TABLE 5.4 OF THE TOWN OF BLUE MOUNTAINS ZONING BYLAW.
9. NO OUTDOOR GARBAGE OR RECYCLING PROPOSED. ALL GARBAGE AND RECYCLING TO BE WITHIN THE BUILDING.
10. ANY NEW SIGNAGE IS SUBJECT TO THE TOWN OF THE BLUE MOUNTAINS SIGN BYLAW.
11. BICYCLE PARKING IS SHOWN NEAR THE COMMERCIAL BUILDINGS.
12. SNOW STORAGE TO BE STORED ON SITE IN THE DESIGNATED SNOW STORAGE AREA. ANY ADDITIONAL SNOW IS TO BE REMOVED FROM THE SITE.
13. SHIPPING AND RECEIVING FOR THE COMMERCIAL BLOCKS 1 AND 2 TO BE IN THE PARKING GARAGE.
14. ROW HOUSES HAVE A 6.0m WIDE LOT FRONTAGE, 6.0m FRONT YARD SETBACK, 7.5m REAR YARD SETBACK.
15. ALL AISLE WIDTHS WITHIN THE PARKING LOTS ARE 6.0m.



SITE STATISTICS (TOTAL SITE AREA = 5.6 HECTARES)

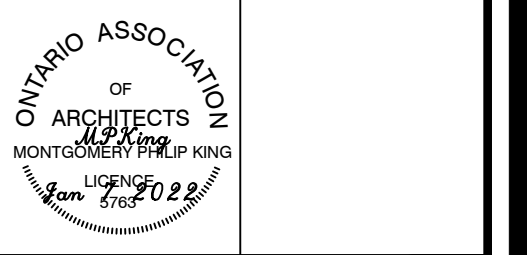
LAND USE	NUMBER OF UNITS	GROUND FLOOR AREA	PARKING PROVIDED
RESIDENTIAL ROWHOUSES	107 UNITS	9951 m ²	2 spaces per unit
COMMERCIAL/RESIDENTIAL TOWNHOUSES	18 UNITS	1171 m ²	2 spaces per unit residential 1 space for 20% of commercial
COMMERCIAL BUILDINGS	2 BUILDINGS CONTAINING A TOTAL OF 11 COMMERCIAL UNITS	1775 m ²	89 parking spaces required
APARTMENT UNITS (ABOVE THE 2 COMMERCIAL BUILDINGS)	2 BUILDINGS CONTAINING A TOTAL OF 58 UNITS TO 87 APARTMENTS		

SCHEDULE OF LAND USE

PROPOSED LAND USE	BLOCKS	YIELD UNITS, BLOCKS	AREA
RESIDENTIAL ROWHOUSES	1, 2, 3, 4, 5, 6, 7, 8, 9	107 UNITS PER 9 BLOCKS	1.8 HECTARES 4.7 ACRES
COMMERCIAL/RESIDENTIAL TOWNHOUSES	10, 11, 12	18 UNITS PER 3 BLOCKS	22 HECTARES 54 ACRES
COMMERCIAL BUILDINGS 1 & 2	13, AND 14	14 UNITS PER 2 BLOCKS	72 HECTARES 177 ACRES
APARTMENT UNITS (ABOVE THE 2 COMMERCIAL BUILDINGS)	13, AND 14	75 UNITS PER 2 BLOCKS	SHARED SPACE WITH COMMERCIAL BUILDINGS 1 & 2
STORM WATER FACILITY	15		27 HECTARES 667 ACRES
PUBLIC PARK	16		16 HECTARES 394 ACRES
OPEN SPACE	17, AND 18		85 HECTARES 210 ACRES
ROAD ALLOWANCE			1.88 HECTARES 4.6 ACRES
TOTAL			5.6 HECTARES 13.8 ACRES

REVISION	DATE	BY
REVISED LOT LINES	5, 22/01/07	MPK
ADDED 15m SETBACK LINE	4, 22/01/05	MPK
REVISED CHART	3, 21/12/31	MPK
REVISED DRAWING	2, 21/12/06	MPK
ISSUED FOR COMMENT	1, 21/12/02	MPK

Revisions to drawing All previous issues of this drawing are superseded.



Project title
BLUE MEADOWS DEVELOPMENT
LANDSDOWNE & ALICE STREET
THORNBURY
TOWN OF THE BLUE MOUNTAINS
ONTARIO

Project number	Date	Scale
2021-1000	DEC 2021	as noted

Drawn by
Checked By
MPK

Sheet title	Drawing no.
SITE LAYOUT (NOTES)	A1.0