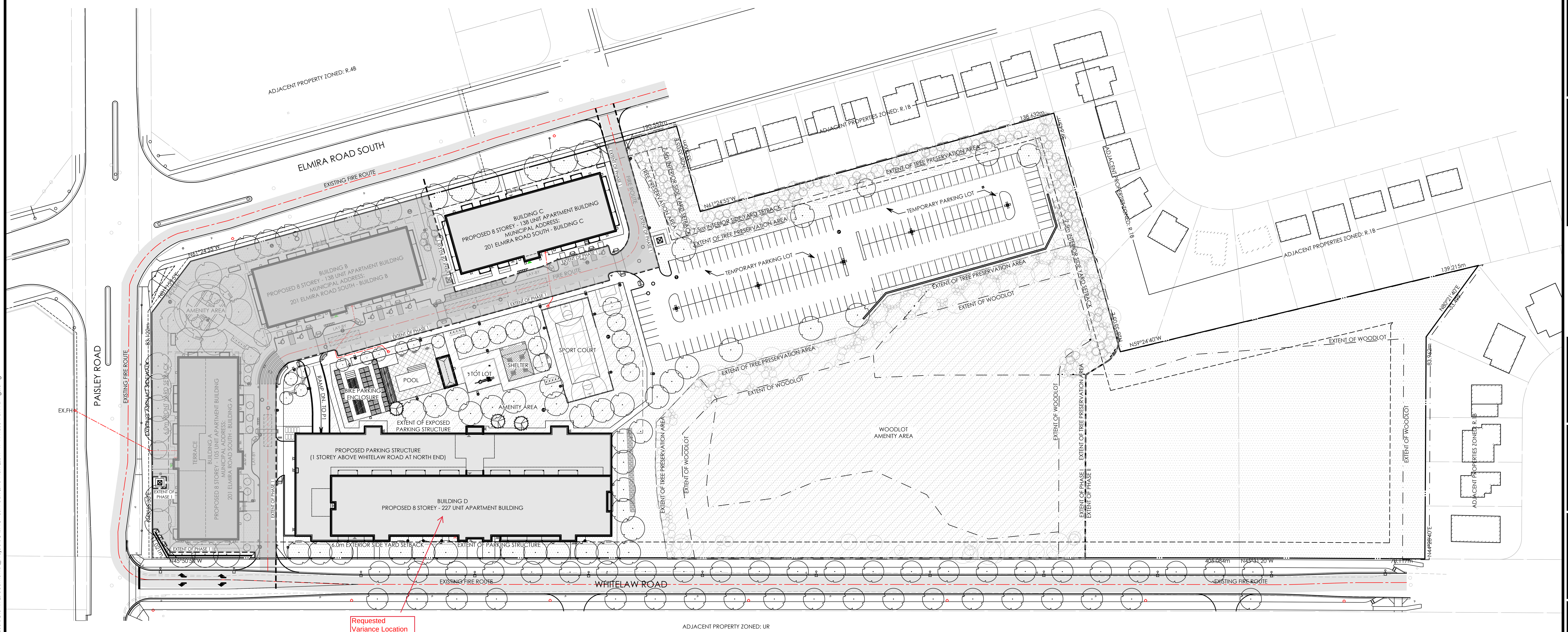
SITE PLAN NOTES

1. LEGAL DESCRIPTION: PART OF LOTS 2°8 3, CONCESSION 2, DIVISION 'E', (GEOGRAPHICAL TOWNSHIP OF GUELPH) CITY OF GUELPH
2. SITE INFORMATION TAKEN FROM BSR&D PROJECT NO. 16-14-176-00
3. FOR SITE GRADING, SERVICES & STORM WATER MANAGEMENT REFER TO DRAWINGS PREPARED BY DEVELOPMENT ENGINEERING LTD.
4. FOR LANDSCAPE WORK REFER TO DRAWINGS PREPARED BY MACKINNON & ASSOCIATES
5. FOR SITE LIGHTING REFER TO DRAWINGS PREPARED BY FORTECH ENGINEERING LTD.
6. ALL ROADS & ISLANDS SHALL HAVE 150mm CURBS UNLESS NOTED OTHERWISE.
7. CURB RADIUS = 1.20m UNLESS OTHERWISE DIMENSIONED.
8. STANDARD AT GRADE PARKING STALLS TO BE 2.5m x 5.5m
9. STANDARD UNDERGROUND PARKING STALLS TO BE 3.0m x 6.0m
10. BARRIER FREE PARKING STALLS TO MEET CITY OF GUELPH REQUIREMENTS FOR TYPE 'A' (3.4m x 5.5m) AND TYPE 'B'. (2.4m x 5.5m) INCLUDING ALL APPLICABLE ACCESS AISLES (2.0m WIDE).
11. ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF AND HAVE NO GLARE.
12. TREE PROTECTION FENCING SHOULD BE ERECTED AROUND ALL EXISTING LANDSCAPED AREAS TO REMAIN AND SHOULD REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION.
13. ALL ROOF-TOP EQUIPMENT TO BE SCREENED AND/OR LOCATED SO THAT IT CANNOT BE VIEWED FROM THE STREET.
14. SIGNAGE (BUILDING, PYLON & OTHERWISE) NOT APPROVED VIA THE SITE PLAN APPROVAL PROCESS.
15. THERE WILL BE NO OUTDOOR STORAGE OF ANY ITEMS ON SITE.
14. ALL GARBAGE TO BE STORED INTERNALLY UNTIL SCHEDULED PICK-UP. WASTE COLLECTION WILL BE PROVIDED BY PRIVATE COLLECTION SERVICES TWICE WEEKLY UNTIL THE CITY OF GUELPH SWITCHES TO FRONT END COLLECTION.
15. LIGHT FIXTURES & BOLLARDS ARE NOT TO OBSTRUCT PEDESTRIAN MOVEMENT.
16. ANY MULTIPLE UNIT IDENTIFICATION SIGNAGE TO HAVE REFLECTIVE LETTERING.
17. EXCESS SNOW TO BE REMOVED FROM SITE.
19. A DESIGNATED AREA IN THE LOBBY OF BUILDINGS A AND B WILL BE PROVIDED WITH A MONITOR THAT WILL DISPLAY TRANSIT INFORMATION AND LOCAL ROUTES.

SITE LEGEND

- L.S. — EXISTING LIGHT STANDARD
- H.P. — EXISTING HYDRO POLE
- EXISTING HYDRO POLE & GUYWIRE
- ENTRANCE/EXIT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT (FH)
- PROPOSED BOLLARD
- BARRIER FREE PARKING SPACE
- BIKE RACKS (##) (SEE LANDSCAPE DWG'S)
- TACTILE WALKING SURFACE INDICATOR (TWSI) c/w CURB RAMP
- PROPOSED LIGHT FIXTURES (SEE PHOTOMETRIC DWG)
- SIB — EXISTING STANDARD IRON BAR
- FLUSH CURBING (FC)
- CONCRETE CURB
- PROPERTY LINE
- PROPOSED FIRE ROUTE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE/SOD
- PROPOSED EXTERIOR AMENITY AREA
- T — TRANSFORMER C/W CONCRETE PAD AND GROUNDING RODS
- # — PARKING COUNT BUBBLE
- PROPOSED BENCHES (SEE LANDSCAPE DWG'S)

PROJECT NORTH



01 SP-1 **PHASE II OVERALL SITE PLAN**

1: 750

LAST SAVED BY: Kevin DATE: March 10, 2023
FILE LOCATION: C:\Users\Kevin\Documents_Projects\ABA\West Peak\Site Plan\2017-174 Phase II SPA Dwgs.dwg

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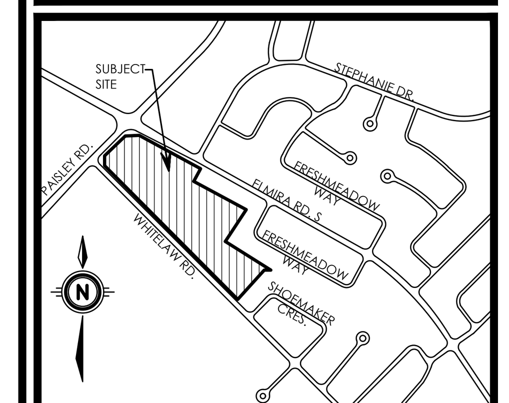
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

No.	REVISIONS	DATE



KEY PLAN N.T.S.

CHRONOLOGY	DATE
SITE PLAN RESUBMISSION No. 2 - PHASE 2	2022.12.16
SITE PLAN RESUBMISSION PHASE 2	2022.10.26
SITE PLAN SUBMISSION PHASE 2	2022.06.29
PRE-CON SUBMISSION PHASE 2	2022.02.09
SITE PLAN AMENDMENT PHASE 1	2021.12.15
SITE PLAN AMENDMENT PHASE 1	2020.10.30
SITE PLAN APPLICATION	2018.03.07

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519-589-2577

PROJECT NAME

WEST PEAK DEVELOPMENT

201 ELMIRA ROAD SOUTH, GUELPH, ON

LEGAL DESCRIPTION: PART OF LOTS 2°8 3, CONCESSION 2, DIVISION 'E', (GEOGRAPHIC TOWNSHIP OF GUELPH) CITY OF GUELPH

CITY SITE PLAN NO. SP22-096

DRAWING TITLE

PHASE II OVERALL SITE PLAN

SCALE	SHEET SIZE	PROJECT NUMBER	DRAWING NUMBER
1:750	610x914	2017-174	SP-1