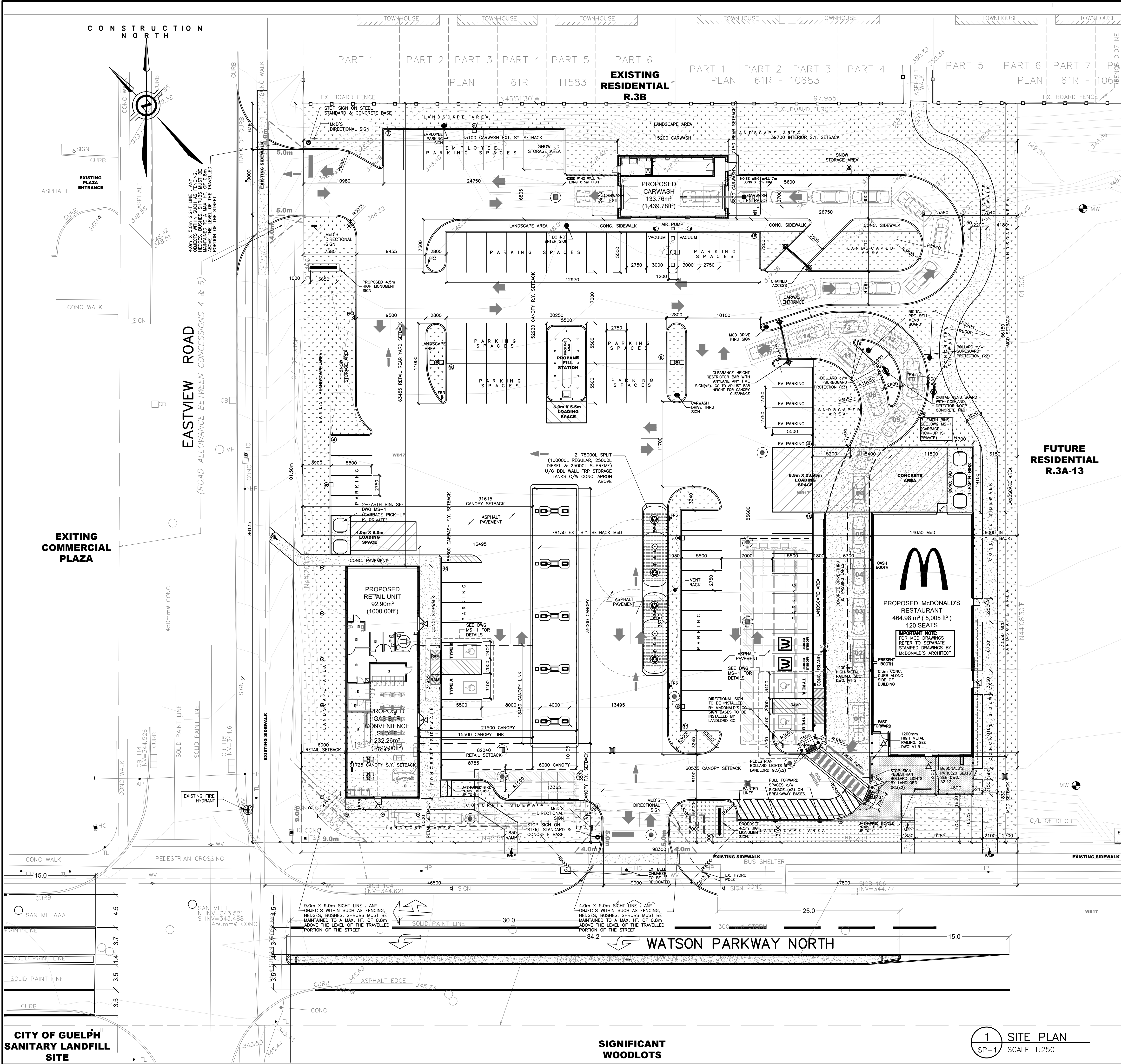




LEGAL DESCRIPTION:
TOPOGRAPHIC SKETCH SHOWING
EXISTING CONDITIONS OF
BLOCK 17
REGISTERED PLAN 61M-159
IN THE
CITY OF GUELPH
COUNTY OF WELLINGTON



KEY PLAN

- GENERAL NOTES:**
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 2. DO NOT SCALE DRAWINGS.
 3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
 4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
 5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
 6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE O.B.C. LATEST EDITION.
 7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
 8. ALL DIMENSIONS SHOWN ARE IN MILLIMETER.
 9. EVERYTHING IS TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
 10. INSTALL PRODUCT PIPING, WIRING AND MONITORING SYSTEM ALL AS SHELL STANDARD SPECIFICATIONS AND LIQUID FUELS HANDLING CODE

NOTE:
PRIVATE GARBAGE PICK UP FOR SITE.

Note: All Signs/Signage are shown for information purposes only and are subject to separate approval and permit.

- LEGEND**
- CB DENOTES DOUBLE CATCHBASIN
 - CB DENOTES SINGLE CATCHBASIN
 - SICB DENOTES SIDE INLET CATCHBASIN
 - HC DENOTES HYDRO CHAMBER
 - AP DENOTES ANCHOR POLE
 - HP DENOTES HYDRO POLE
 - TSC DENOTES TRAFFIC SIGNAL CONTROL
 - TL DENOTES TRAFFIC SIGNAL
 - H DENOTES FIRE HYDRANT
 - WV DENOTES WATER VALVE
 - MH DENOTES MANHOLE
 - SAN MH DENOTES SANITARY MANHOLE
 - STM MH DENOTES STORM MANHOLE
 - MW DENOTES MONITORING WELL
 - W DENOTES WOOD BOARD FENCE
 - E DENOTES OVERHEAD ELECTRICAL WIRE
 - SAN DENOTES SANITARY SEWER LINE
 - STM DENOTES STORM SEWER LINE
 - W DENOTES WATERMAIN
 - P1 DENOTES ENGINEERING PLAN 21-48
 - P2 DENOTES ENGINEERING PLAN 21-66A

ZONING CATEGORY:		PROVIDED	BY-LAW REQUIREMENT
SERVICE COMMERCIAL (SC.1)			
TOTAL DEVELOPMENT LOT AREA		±9938.51m ² (2.456ac)	1000.00 m ²
LOT FRONTAGE		88.27m	30.00 m
LOT DEPTH		101.500m	N/A
BUILDING AREA		C-STORE/RETAIL	325.16 m ²
Mr. Sub Total area=44.5sq.m=13.68% of Total Store/Retail area		MCD/QSR	464.98 m ²
		CAR WASH	133.76 m ²
		CANOPY	419.08 m ²
LOT COVERAGE		TOTAL (SQ.M)	931.15 m ²
		TOTAL (%)	9.37%
FRONT YARD SETBACK (WATSON PARKWAY N)		MCD/QSR	11.83m
		CANOPY	13.57m
		C-STORE/RETAIL	6.00m
		CARWASH	85.60m
EXTERIOR SIDE YARD SETBACK (EASTVIEW ROAD)		MCD/QSR	78.13m
		C-STORE/RETAIL	6.00m
		CANOPY	31.73m
		CARWASH	43.10m
SIDE YARD SETBACK (ABUTTING RESIDENTIAL)		MCD/QSR	6.00m
		C-STORE/RETAIL	82.04m
		CANOPY	60.54m
		CARWASH	39.70m
REAR YARD SETBACK (ABUTTING RESIDENTIAL)		MCD/QSR	56.15m
		C-STORE/RETAIL	63.46m
		CANOPY	52.30m
		CAR WASH	7.15m
HEIGHT		MCD/QSR	6.0m-7.50m
		C-STORE/RETAIL	6.50-7.25m
		CANOPY	6.50m
		CARWASH	6.50m
LANDSCAPING (EXC. OF LOT AREA AFTER ROAD WIDENING)		AREA (SQ.M)	2250.64 m ²
		AREA (%)	22.65%
PARKING SPACES		79 incl. B/F	10%
PARKING STALL DIMENSIONS		2.75m x 5.5m	5
B/F PARKING SPACES		4	40
B/F PARKING STALL DIMENSIONS		TYPE A = 3.4m x 5.5m TYPE B = 2.4m x 5.5m ACCESS AISLE = 1.5m	TYPE A = 3.4m x 5.5m TYPE B = 2.4m x 5.5m ACCESS AISLE = 1.5m
LOADING AREA DIMENSIONS		4.0m x 9.0m/ 8.9m x 23.65	4.0m x 9.0m
ENTRANCE AND EXIT WIDTHS		9.0m	9.0m

21	AUG.26.20	REV'D & ISSUED FOR SPA 3RD SUBMISSION	WM	WAM
20	AUG.17.20	REV'D AS MCD COMMENTS & ISSUED	WM	WAM
19	AUG.08.20	REV'D AS PER CITY COMMENTS & ISSUED	WM	WAM
18	MAY.21.20	REV'D & RE-ISSUED FOR SPA 2ND SUBMISSION	AA	WAM
17	MAR.25.20	REV'D & RE-ISSUED FOR VARIANCE SUBMISSION	WT	WAM
16	MAR.02.20	REV'D & ISSUED FOR CLIENT REVIEW	WT	WAM
15	DEC.16.19	REV'D & ISSUED FOR SPA 1ST SUBMISSION	WT	WAM
14	OCT.29.19	REV'D & RE-ISSUED FOR REVIEW	WT	WAM
13	AUG.20.19	REV'D & RE-ISSUED FOR REVIEW	WT	WAM
12	MAY.28.19	REV'D AS PER IBI/MCD & ISSUED FOR SPA	WT	WAM
11	MAY.21.19	REV'D & RE-ISSUED FOR SPA	WT	WAM
10	APR.15.19	REV'D AS PER CLIENT COMMENTS & RE-ISSUED	WT	WAM
9	NOV.30.18	REV'D AS PER MCD COMMENTS & RE-ISSUED	RS	WAM
8	NOV.07.18	REV'D AS PER MCD COMMENTS & RE-ISSUED	EA	WAM
7	OCT.17.18	REVISED & RE-ISSUED FOR CLIENT REVIEW	RS	WAM
6	OCT.15.18	REVISED & RE-ISSUED FOR CLIENT REVIEW	RS	WAM
5	OCT.10.18	REVISED & RE-ISSUED FOR CLIENT REVIEW	RS	WAM
4	OCT.09.18	REVISED & RE-ISSUED FOR CLIENT REVIEW	RS	WAM
3	MAR.08.18	REVISED & RE-ISSUED FOR CLIENT REVIEW	HA	WAM
2	JAN.19.17	REVISED AS PER CLIENT COMMENTS	TL	WAM
1	DEC.08.17	REVISED AS PER CLIENT COMMENTS	AA	WAM
1	DEC.05.17	ISSUED FOR CLIENT REVIEW	AA	WAM

GAMA Engineering Inc.
8611 Weston Road, Suite 35B - Vaughan, Ontario - L4L 9P1
Tel: 905-264-9295
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CLIENT/OWNER:
MAURAN VIGNARAJAH
145 SPEEDVALE AVENUE WEST,
GUELPH, ONTARIO, N1K 1K5

CITY FILE NO. SP19-047

PROJECT/ADDRESS:
C- STORE/QSR, GAS BAR & CAR WASH
455 WATSON PARKWAY NORTH,
GUELPH, ONTARIO

TITLE:
PROPOSED SITE PLAN

DESIGN:	AM	DWN BY:	AA	DRAWING No.
SCALE:	AS NOTED	DWG. FILE:	1764-SP-1	SP-1
DATE:	DEC.01.17	PROJ. No.	1764	

ARCHITECT:
Kamel Abdelmalek Architect
30 Southeast Pass, Stouffville, ON L4A 0Y3
Tel: 647-863-2290

1 SITE PLAN
SP-1 SCALE 1:250

CITY OF GUELPH
SANITARY LANDFILL
SITE

SIGNIFICANT
WOODLOTS