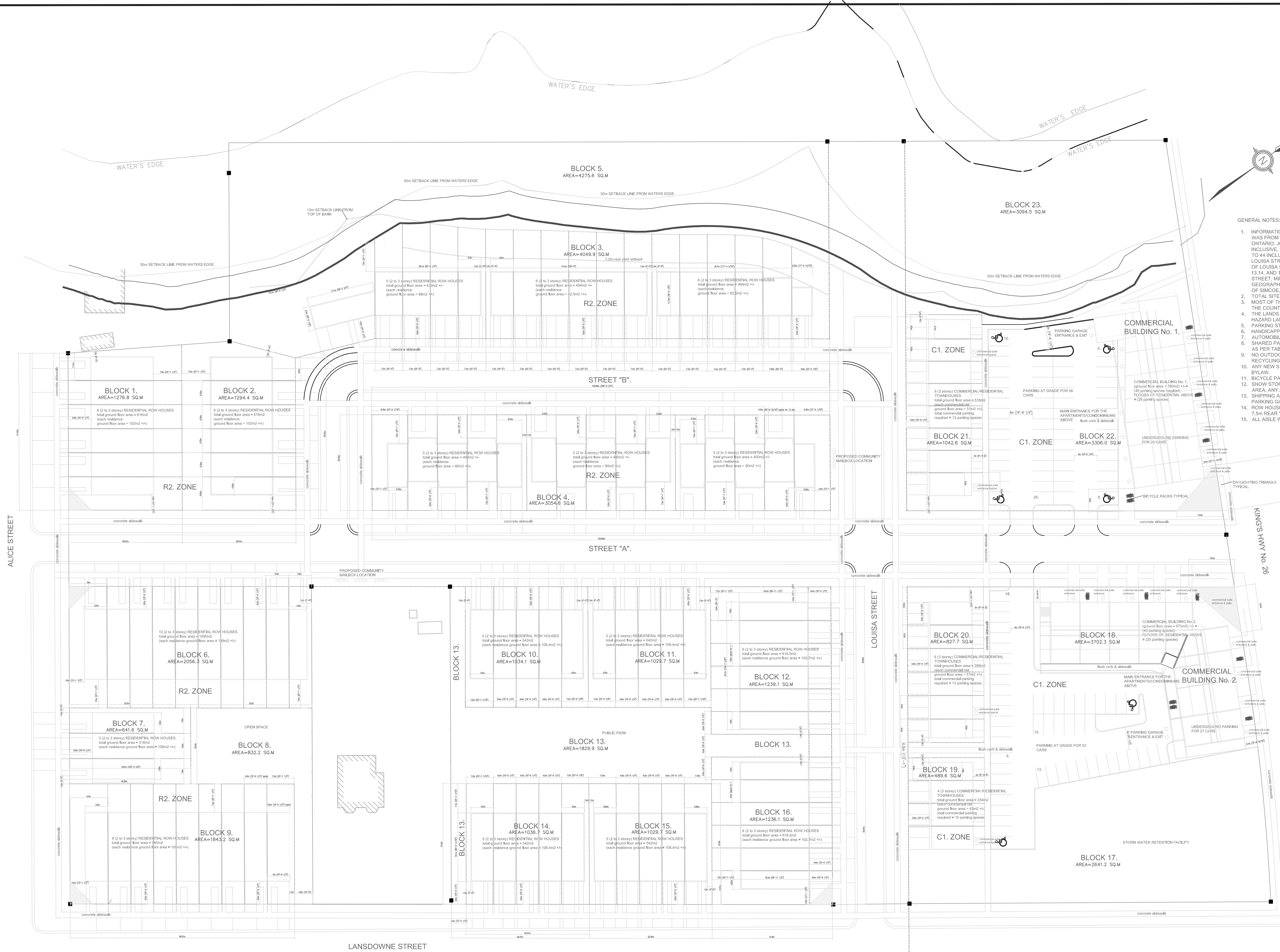




GENERAL NOTES:

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. 13384, 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 45 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, TOWN OF THORNHURST, GEOGRAPHIC TOWN OF THORNHURST, 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. THE LANDS ARE DESIGNATED DOWNTOWN AREA, COMMUNITY LIVING AREA AND HAZARDOUS LAND WITHIN THE TOWN OF BLUE MOUNTAINS OFFICIAL PLAN.
4. PARKING STALL SIZES SHOWN ARE 2.75m WIDE X 5.5m LONG.
5. HANDICAPPED PARKING STALL SIZE SHOWN ARE 3.4m WIDE X 5.5m LONG.
6. AUTOMOBILE DRIVE AISLE WIDTH TO BE 6.0m WIDE.
7. SHARED PARKING FOR THE COMMERCIAL BUILDINGS AND APARTMENTS ABOVE AS PER TABLE 6.4 OF THE TOWN OF BLUE MOUNTAINS ZONING BY-LAW.
8. NO OUTDOOR GARBAGE OR RECYCLING PROPOSED, ALL GARBAGE AND RECYCLING TO BE WITHIN THE BUILDING.
9. ANY NEW SIGNAGE IS SUBJECT TO THE TOWN OF THE BLUE MOUNTAINS SIGN BY-LAW.
10. BICYCLE PARKING IS SHOWN NEAR THE COMMERCIAL BUILDINGS.
11. SNOW STORAGE TO BE STORED ON SITE IN THE DESIGNATED SNOW STORAGE AREA. ANY ADDITIONAL SNOW IS TO BE REMOVED FROM THE SITE.
12. SHIPPING AND RECEIVING FOR THE COMMERCIAL BLOCKS 1 AND 2 TO BE IN THE PARKING GARAGE.
13. ROW HOUSES HAVE A 6.0m WIDE LOT FRONTAGE, 6.0m FRONT YARD SETBACK, 7.5m REAR YARD SETBACK.
14. 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 TOWNHOUSES & ROW HOUSES	89 UNITS	9659 m ²	7 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 17 COMMERCIAL UNITS	1735 m ²	89 parking spaces required
APARTMENT UNITS (ABOVE THE 2 COMMERCIAL BUILDINGS)	2 BUILDINGS CONTAINING A TOTAL OF 75 APARTMENTS	no ground floor area	as per the zoning bylaw

SCHEDULE OF LAND USE			
PROPOSED LAND USE	BLOCKS	YIELD UNITS PER BLOCKS	AREA
RESIDENTIAL ROW HOUSES & SEMI-DETACHED DWELLING	1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 14, 15, 16	96 UNITS PER 13 BLOCKS	2,082.2 HECTARES 20,822,200
COMMERCIAL RESIDENTIAL TOWNHOUSES	18, 20, 21	18 UNITS PER 3 BLOCKS	2,036 HECTARES 20,360
COMMERCIAL BUILDINGS 1 & 2	18, AND 22	17 UNITS PER 2 BLOCKS	7,083 HECTARES 70,830
RESIDENTIAL UNITS (ABOVE THE 2 COMMERCIAL BUILDINGS)	18, AND 22	75 UNITS PER 2 BLOCKS	SHARED SPACE WITH COMMERCIAL BUILDINGS 1 & 2 2,841.2 HECTARES 28,412
STORM WATER FACILITY	17		1,039 HECTARES 10,390
PUBLIC PARK	13		2,023 HECTARES 20,230
OPEN SPACE	5, 6, AND 23		4,023 HECTARES 40,230
TOTAL			5.6 HECTARES 13.8 ACRES

ADDED & REVISED INFORMATION	10	22/02/16	MPK
ADDED & REVISED INFORMATION	9	22/02/04	MPK
ADDED DIMENSIONS	8	22/02/02	MPK
REVISED SITE LINES & DIMENSIONS	7	22/01/26	MPK
REVISED LOT LINES	6	22/01/21	MPK
REVISED DRAINAGE COMMENTS	5	22/01/07	MPK
REVISED LOT LINES	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
Particulars	No.	Date	By

Revisions to drawing



Project title

BLUE MEADOWS DEVELOPMENT

LANDSDOWNE & ALICE STREET

THORNHURST

TOWN OF THE BLUE MOUNTAINS

ONTARIO

Project number

2021-1000

Drawn by

MPK

Sheet title

SITE LAYOUT (NOTES)

Scale as noted

Checked by

MPK

Drawing no.

A1.0