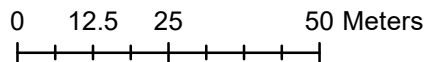


# LOCATION MAP



**SUBJECT LAND**

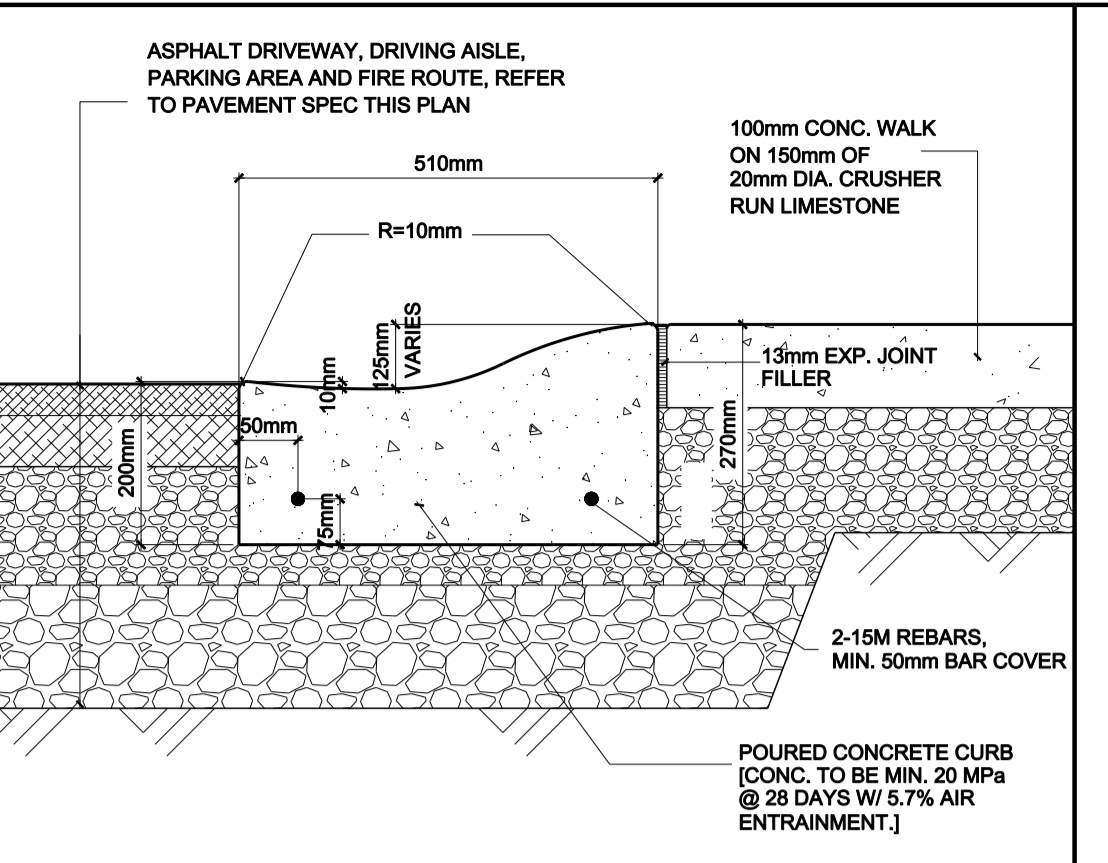
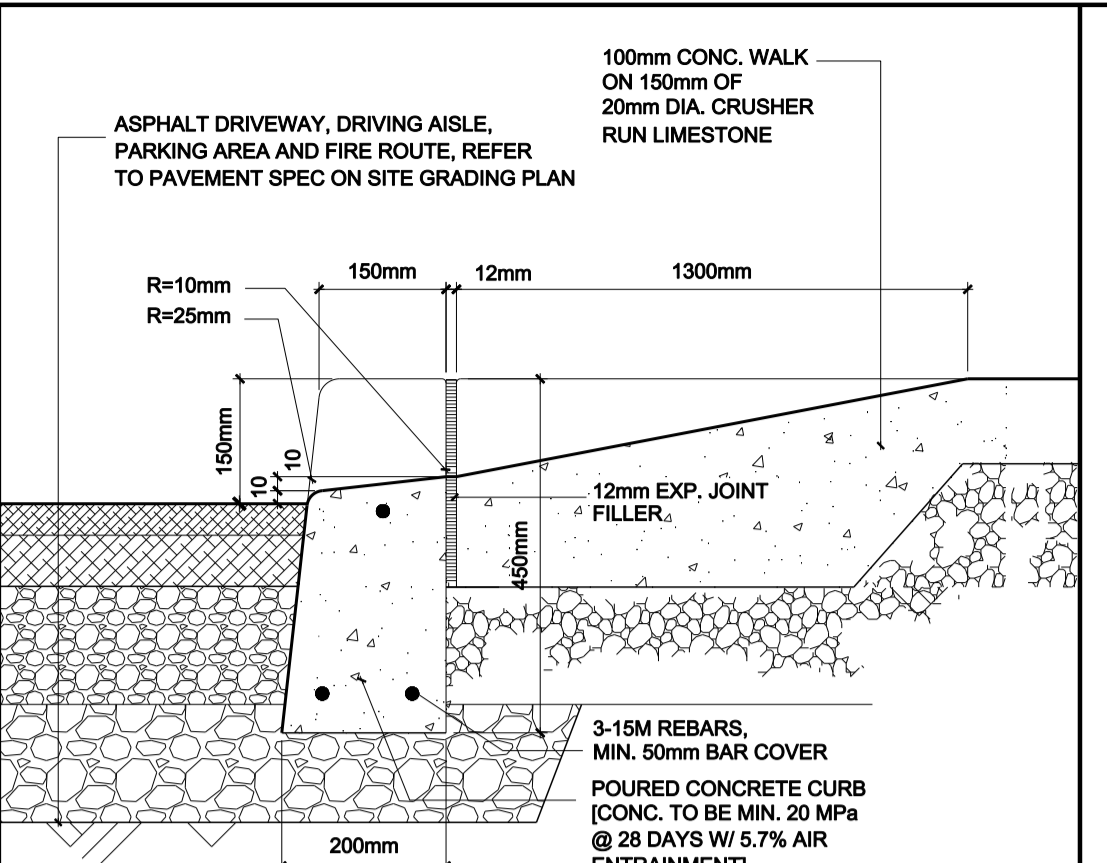
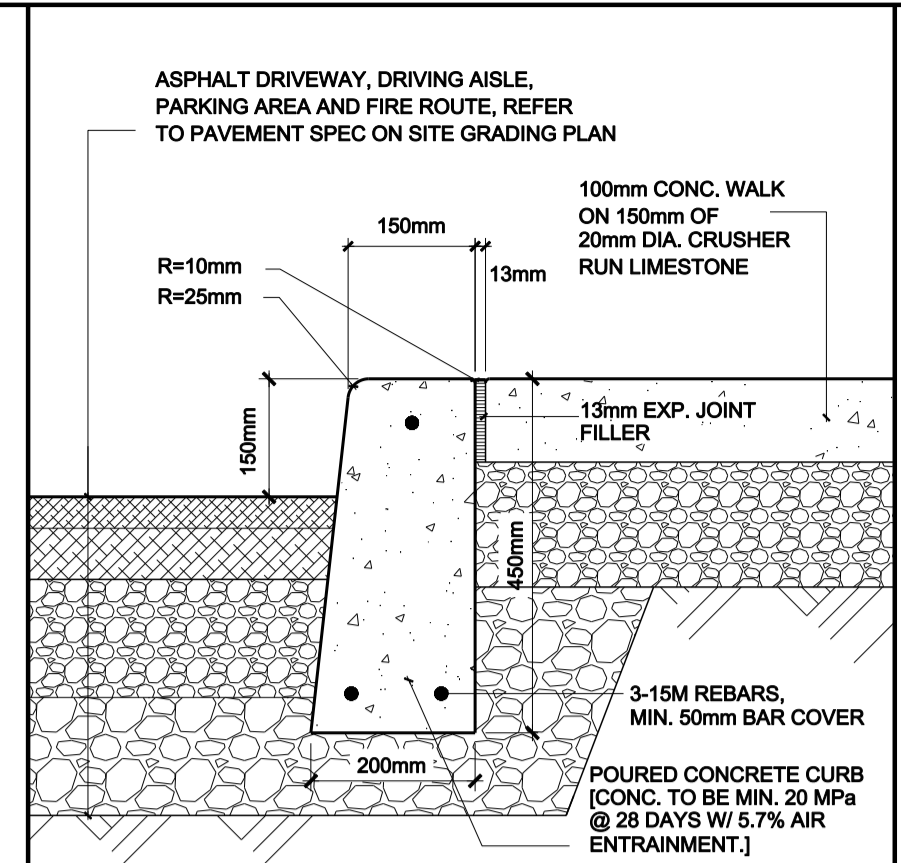
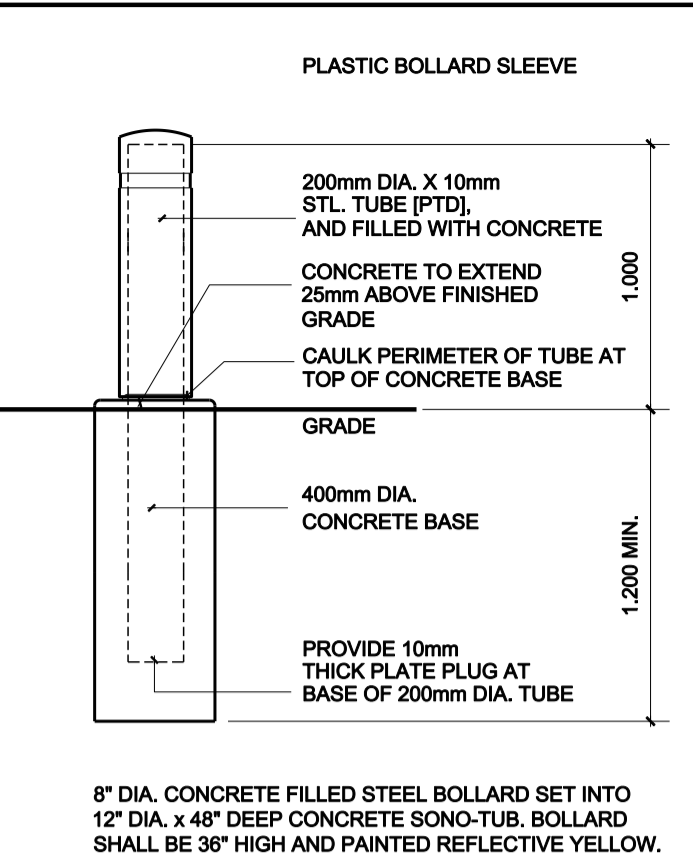
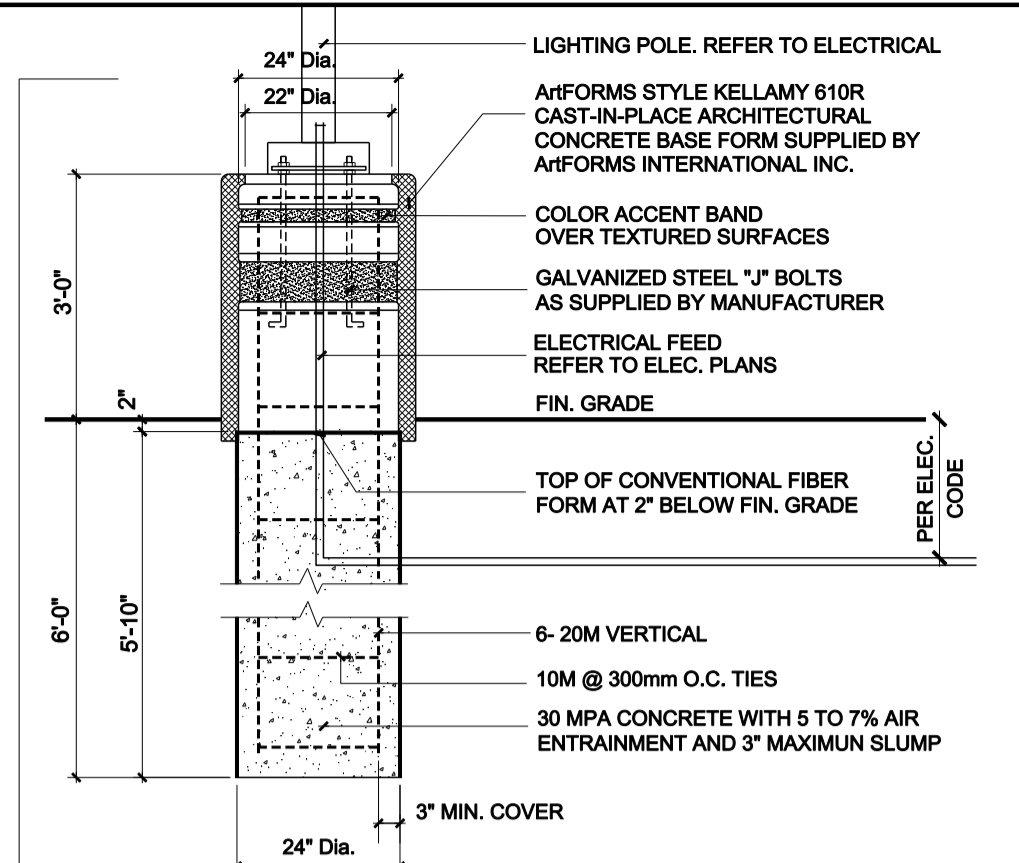


N



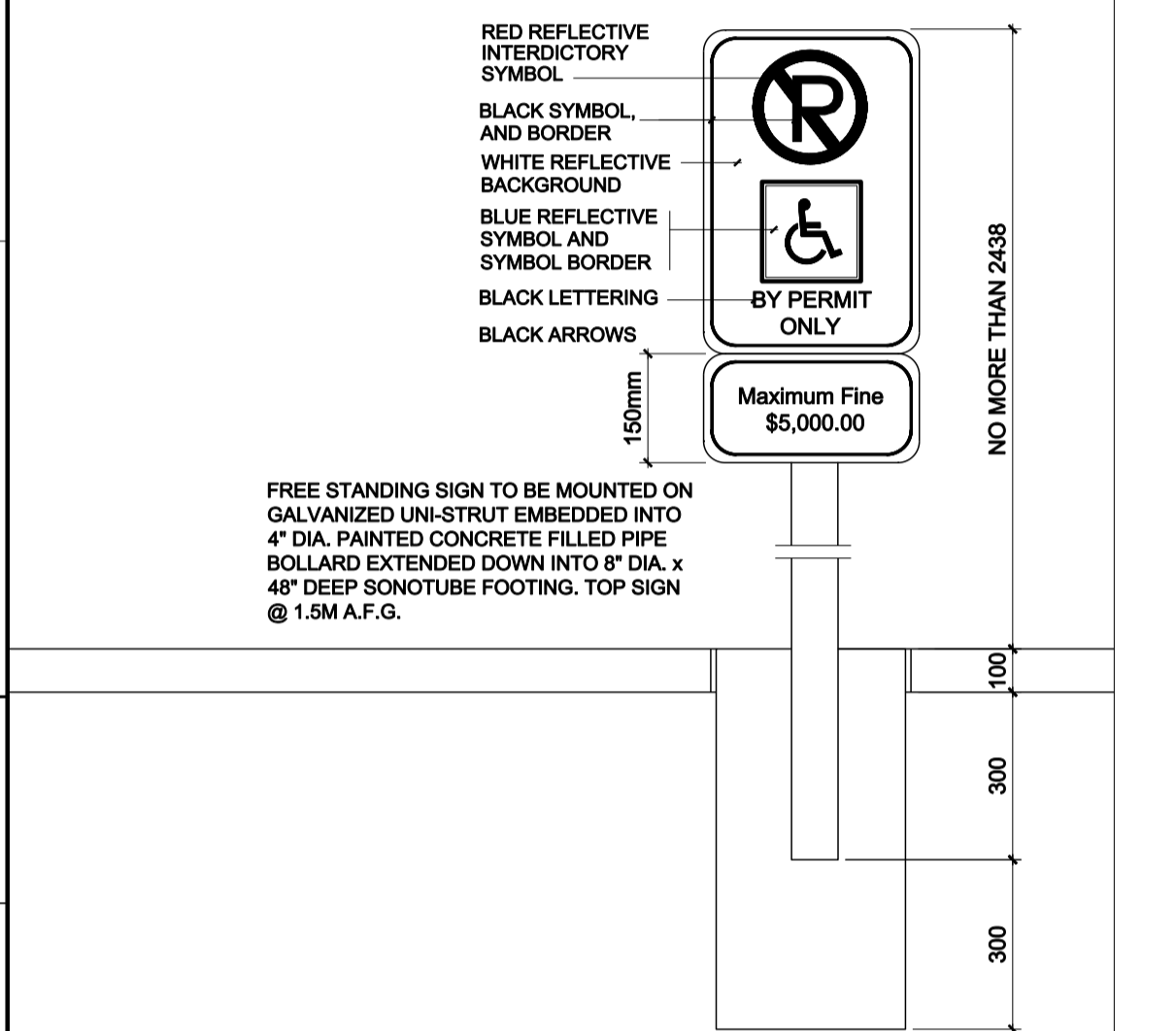
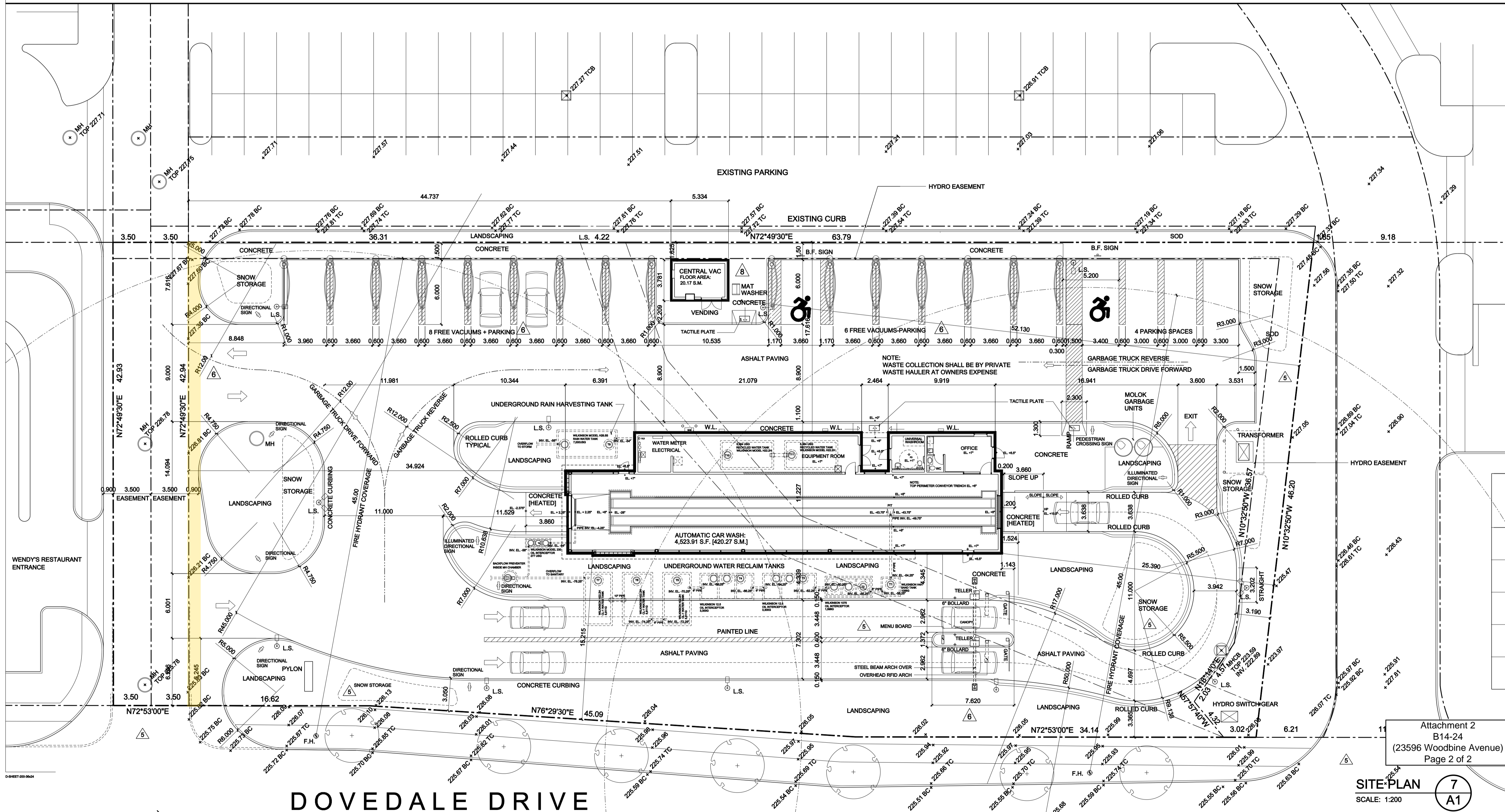
Attachment 1  
B14-24  
(23596 Woodbine Avenue)  
Page 1 of 1





**C4-8: SHOPPING CENTRE COMMERCIAL ZONE**

	REQUIRED	PROVIDED	ratio
EXISTING LOT AREA		4,846.13 S.M.	
LOT FRONTAGE		105.87 M	
LOT DEPTH		46.20 M	
SETBACKS: WASH BUILDING			
FRONT YARD [NORTH]	5.00 M	15.215 M	
CANOPY FRONT YARD [NORTH] [C OF A REQUIRED]	5.00 M	4.370 M	
REAR YARD [SOUTH]	3.00 M	17.616 M	
SIDE YARD [EAST]	3.00 M	34.924 M	
SIDE YARD [WEST]	3.00 M	24.06 M	
SETBACKS: VACUUM BUILDING			
REAR YARD [SOUTH]	3.00 M	1.466 M	
SIDE YARD [EAST]	3.00 M	45.877 M	
SIDE YARD [WEST]	3.00 M	52.130 M	
BUILDING AREA			
CAR WASH BUILDING AREA		420.27 S.M.	8.67
CENTRAL VACUUM BUILDING AREA		20.17 S.M.	0.42
TOTAL BUILDING AREA: [TOTAL BUILDING COVERAGE]		440.44 S.M.	
BUILDING HEIGHT		10.0 M	
LANDSCAPING		1,137.40 S.M.	23.31
HARD SURFACE		3,277.46 S.M.	67.60
PARKING	22 SPACES	18 SPACES	
DISABLED PARKING [INCLUDED IN ABOVE COUNT]	2 SPACES	2 SPACES	
PARKING EFFICIENCY [C OF A REQUIRED]		4 SPACES	



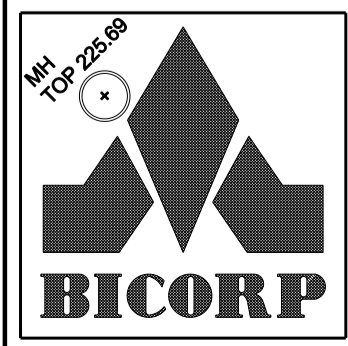
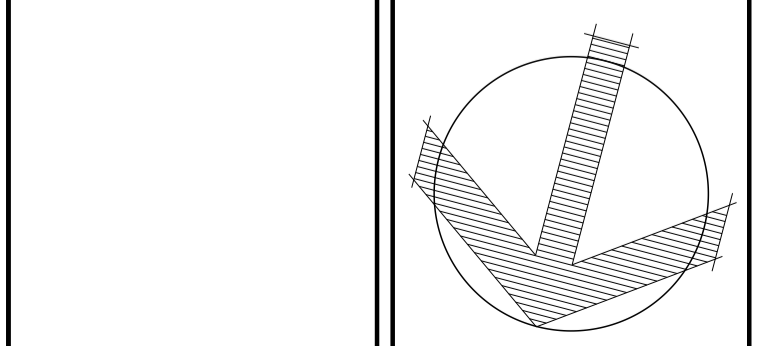
- NOTES:**
- ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
  - AT THE ENTRANCE TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
  - ALL PROPOSED ENTRANCE CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE ARE TO BE IN ACCORDANCE WITH O.P.S.D. 350.010.
  - ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
  - THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
  - THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITIES COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.
  - THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
  - ALL INTERNAL CURBS ARE TO BE STANDARD 2 STAGE CURB AND GUTTER AS PER O.P.S.D. 600.070.
  - PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERRECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
  - SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT OF WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. PUCC APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT LOCAL UTILITY.
  - WORKS IN THE MUNICIPAL RIGHT-OF-WAY BEING PERFORMED BY CITY'S CONTRACTOR WILL REQUIRE 4 TO 6 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.
  - THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE SITE GRADING PLAN P-300, THE SITE SERVICES PLAN P-301.
  - ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
  - ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
  - PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF SCHEDULE 1 OF BY-LAW.
  - GRADES WILL BE MET WITHIN A 33 PERCENT MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
  - ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
  - SNOW STORAGE AREAS SHOWN. LARGE ACCUMULATION OF SNOW THAT CANNOT BE STORED ON SITE SHALL BE TRUCKED OFF SITE.

10	08-01-2018	RELOCATE BARRIER FREE VACUUM STATION	7	04-24-2018	SITE PLAN APPROVAL APPLICATION - 2ND SUBMISSION	4	12-16-2017	BUILDING + SITE REVISIONS	1	03-02-2017	PRE-CONSULTATION APPLICATION
11	08-14-2018	BUILDING PERMIT APPLICATION	8	05-23-2018	REVISED CENTRAL VACUUM BUILDING	5	03-02-2018	SPA SUBMISSION 1 COMMENTS	2	11-03-2017	SITE PLAN APPROVAL APPLICATION
12	-	-	9	05-28-2018	HYDRO EASEMENT ADDED + REVISE WEST DRIVEWAY WIDTH	6	03-21-2018	REDUCE SOUTH ENTRANCE TO 9.0M. REDUCE CENTRAL VAC BUILDING	3	12-04-2017	WEST DRIVEWAY WIDENED

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS INCLUDING DATUM ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND SITE SERVICE DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO BICORP DESIGN GROUP LTD. [B.D.G.] BEFORE COMMENCING THE WORK.

DRAWINGS MUST NOT BE SCALED

THIS DRAWING IS THE PROPERTY OF B.D.G. AND SHALL NOT BE REPRODUCED WITHOUT AUTHORIZATION.



**BICORP DESIGN GROUP LTD.**

1235 FAIRVIEW STREET, SUITE 290  
BURLINGTON, ONTARIO L7S 2K9

TEL: 416-705-9526  
bicorpdsgn@gmail.com

**lihalo** CAR WASH

KESWICK MARKETPLACE  
TOWN OF GEORGINA ONTARIO

PROJECT:  
CAR WASH DEVELOPEMNT - KESWICK MARKETPLACE  
DOVEDALE DRIVE  
TOWN OF GEORGINA, ONTARIO

TITLE:  
SITE PLAN

DRAWN BY: R.A. CHECKED BY: D.B. APPROVED BY: D.B.

SCALE: 1:200 DATE: MAY 2017 PRINTED: AUG. 14, 2018

DRAWING NO:  
**A1**

PROJECT NO:  
2017-07

**REVISIONS**

# Site Photos

23596 Woodbine Avenue  
Facing West



23596 Woodbine Avenue  
Facing North



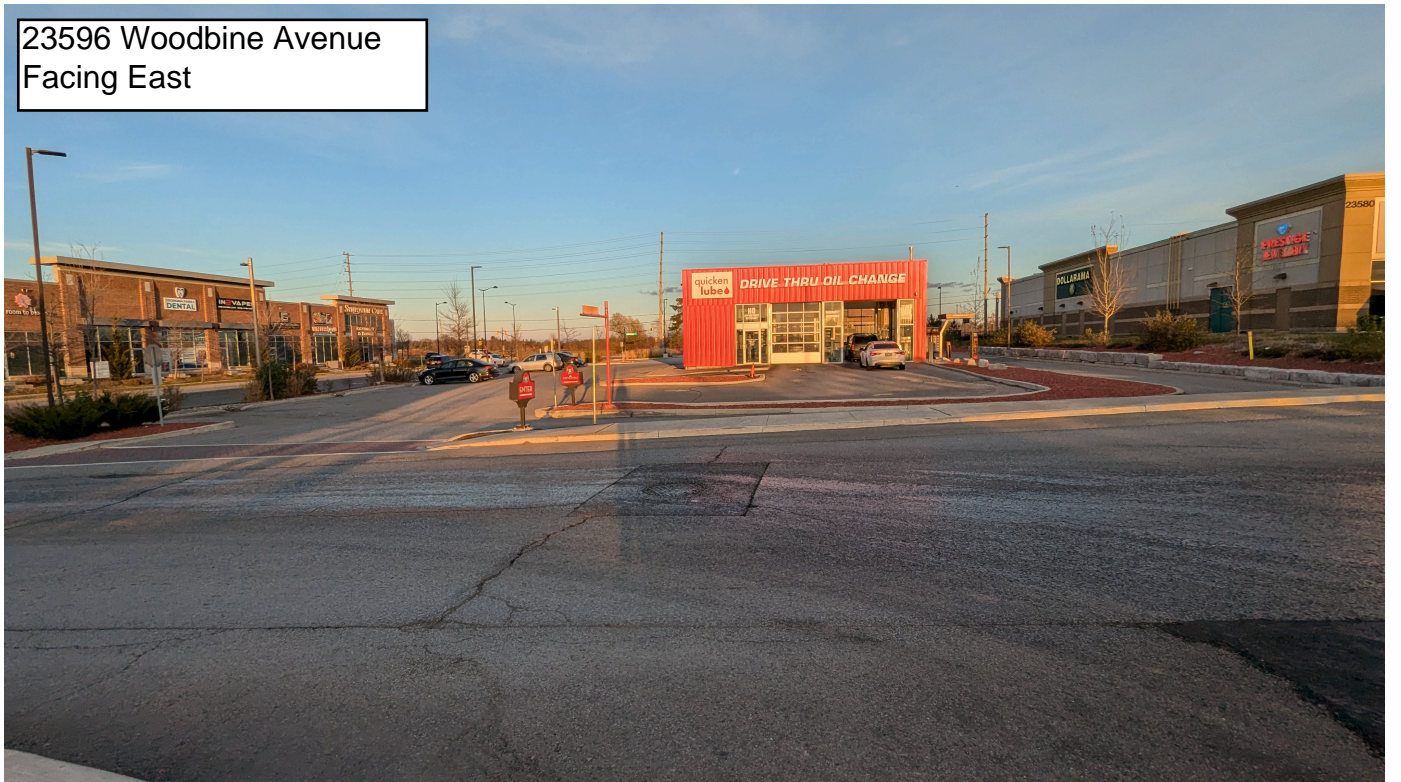
23596 Woodbine Avenue  
Facing South



23596 Woodbine Avenue  
Facing South



23596 Woodbine Avenue  
Facing East



23596 Woodbine Avenue  
Facing North

