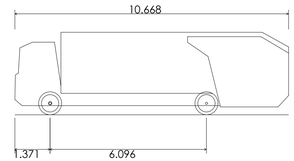
SITE PLAN NOTES

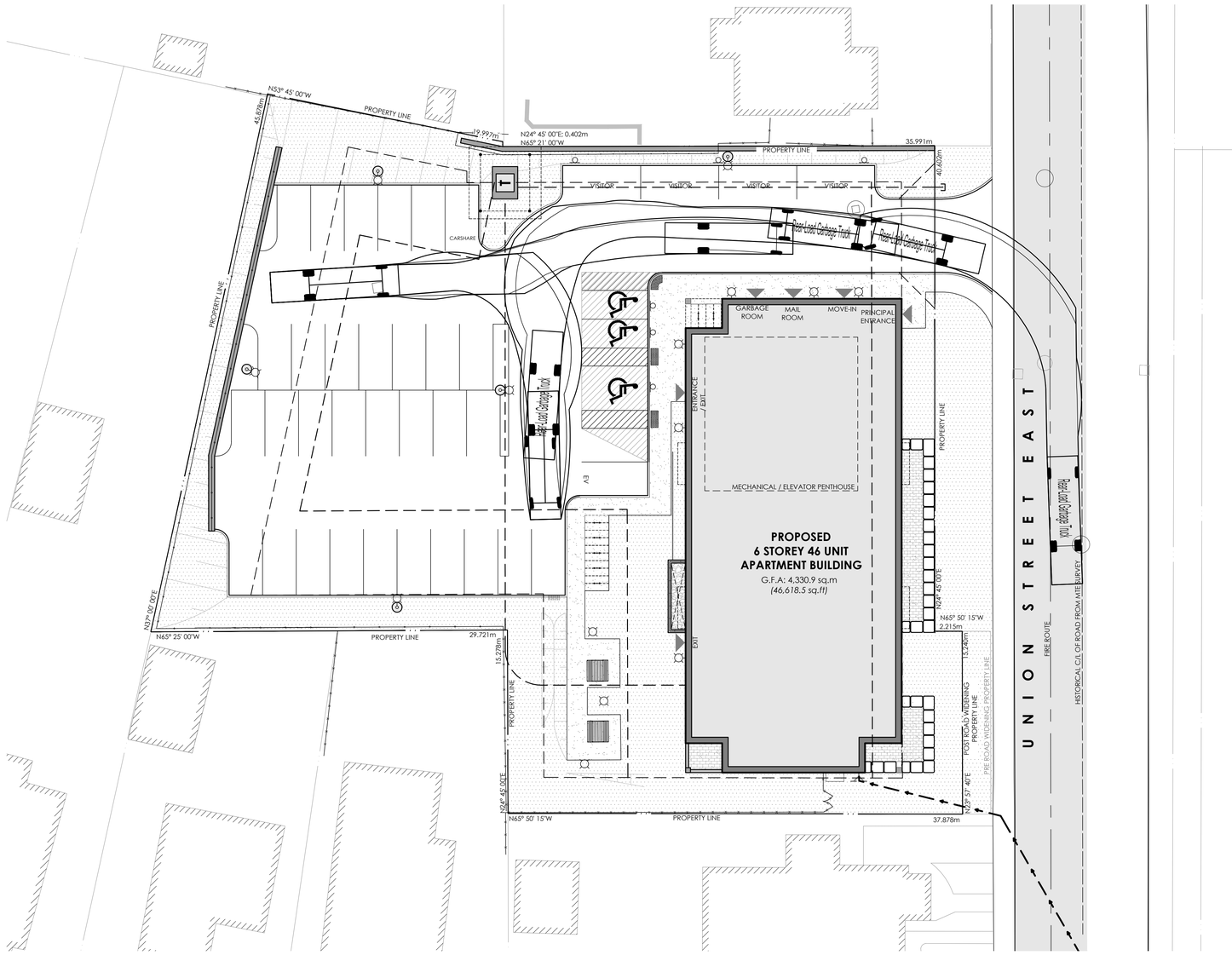
1. LEGAL DESCRIPTION: PLAN OF SURVEY OF PART OF LOT 368 JOHN HOFFMAN'S SURVEY REGISTERED PLAN NO. 385 IN THE CITY OF WATERLOO, REGIONAL MUNICIPALITY OF WATERLOO
2. SITE INFORMATION TAKEN FROM MTE OLS LTD. FILE # 47795-100-R1 (M)
3. FOR SITE GRADING, SERVICES & STORM WATER MANAGEMENT REFER TO DRAWINGS PREPARED BY MTE CONSULTANTS , FILE # 47795-100
4. FOR LANDSCAPE WORK REFER TO DRAWINGS PREPARED BY HILL DESIGN STUDIO. FILE # 2020-62
5. FOR SITE LIGHTING REFER TO DRAWINGS PREPARED BY DEI ASSOCIATES LTD.
6. ALL ROADS & ISLANDS SHALL HAVE 150MM CURBS UNLESS NOTED OTHERWISE.
7. CURB RADIUS = 1.20M UNLESS OTHERWISE DIMENSIONED.
8. STANDARD PARKING STALLS TO BE 2.8M X 5.5M
8. BARRIER FREE PARKING STALLS TO MEET CITY OF WATERLOO REQUIREMENTS FOR TYPE 'A' (3.7M X 5.5M) AND TYPE 'B'. (2.4M X 5.5M) INCLUDING ALL APPLICABLE ACCESS AISLES (1.5M WIDE).
9. TREE PROTECTION FENCING SHOULD BE ERECTED AROUND ALL EXISTING LANDSCAPED AREAS TO REMAIN AND SHOULD REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION.
10. ALL ROOF-TOP EQUIPMENT TO BE SCREENED AND/OR LOCATED SO THAT IT CANNOT BE VIEWED FROM THE STREET.
11. SIGNAGE (BUILDING, PYLON & OTHERWISE) NOT APPROVED VIA THE SITE PLAN APPROVAL PROCESS.
12. THERE WILL BE NO OUTDOOR STORAGE OF ANY ITEMS ON SITE.
13. ALL GARBAGE TO BE STORED INTERNALLY UNTIL PICKUP. GARBAGE WILL BE ROLLED OUT FOR ON-TIME PICKUP.
14. LIGHT FIXTURES & BOLLARDS ARE NOT TO OBSTRUCT PEDESTRIAN MOVEMENT.
15. ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.
16. THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
17. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
18. ALL SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.

SITE LEGEND

- L.S. — EXISTING LIGHT STANDARD
- H.P. — EXISTING HYDRO POLE
- EXISTING HYDRO POLE & GUYWIRE
- EX. SIGN — EXISTING SIGN
- EX. CB — EXISTING CATCHBASIN
- EX. MH — EXISTING MANHOLE
- ENTRANCE/EXIT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT (FH)
- PROPOSED BOLLARD
- BARRIER FREE PARKING SPACE
- BIKE RACKS (#)
- FLUSH CURBING (FC)
- TACTILE WARNING STRIP INDICATOR (TWSI)
- ACCESSIBLE PARKING SIGN Rb-93 (30x45) cm SUPPORT: STEEL
- VISITOR PARKING SIGN 300mmx450mm SUPPORT: STEEL
- PROPOSED POLE MOUNTED LIGHT STANDARD
- PROPOSED WALL MOUNTED LIGHT STANDARD
- PROPOSED BOLLARD LIGHT STANDARD
- CONCRETE CURB
- PROPERTY LINE
- PROPOSED FIRE ROUTE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE/SOD
- PARKING COUNT BUBBLE
- EXISTING FENCE
- PROPOSED FENCE
- TRANSFORMER C/W CONCRETE PAD AND GROUNDING RODS



Rear-Load Garbage Truck	
Overall Length	10.668m
Overall Width	2.553m
Overall Body Height	3.215m
Min Body Ground Clearance	0.305m
Track Width	2.553m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	8.931m



01 SPA.01 SITE PLAN 1:200

LAST SAVED BY: Rukmar DATE: May 19, 2021
FILE LOCATION: Z:\2020\2020-112 24 Union\3.0 Site Planning\2020-112 Site Plan.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.

PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW MICHAEL SCHOFIELD
LICENCE 4371

No.	REVISIONS	DATE
01	ISSUED TO CITY	2021.05.19

CITY OF WATERLOO
SITE
KEY PLAN N.T.S.

SITE PLAN APPLICATION	2020.11.04
CHRONOLOGY	DATE

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CLIENT
24 UNION GP Inc.

PROJECT NAME
24 UNION ST. E
24-30 UNION ST. E
WATERLOO, ON

DRAWING TITLE
TRUCK MOVEMEMNT PLAN

SCALE 1:200
SHEET SIZE 610x914
PROJECT NUMBER 2020-112
DRAWING NUMBER SPA.02