

LEGEND:

- DENOTES SURVEY MONUMENT SET
 - DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
 - IB DENOTES .015 x .015 x 0.60 IRON BAR
 - 375 DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s
 - VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
 - P1 DENOTES REGISTERED PLAN 55
 - P2 DENOTES DEPOSITED PLAN 61R-5392
 - P3 DENOTES DEPOSITED PLAN 61R-6434
 - P4 DENOTES DEPOSITED PLAN 61R-9542
 - P5 DENOTES WELLINGTON STANDARD CONDOMINIUM PLAN No. 124
-
- OVERHEAD HYDRO
 - GAS LINE
 - SANITARY SEWER
 - WATERMAIN
 - STORM SEWER
 - FENCELINE
 - SILT FENCE
 - DIRECTION OF FLOW
 - CENTRELINE OF ROAD
 - TOP OF BANK
-
- EXISTING ELEVATION + 419.03
 - PROPOSED ELEVATION + (419.03)
 - HYDRO POLE
 - GUY WIRE
 - LIGHT STANDARD
-
- HYDRO METER
 - GAS METER
 - CATCHBASIN
 - MANHOLE
 - SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - GATE
 - DECIDUOUS TREE

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99957263.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLANS	ROTATION FOR NORTHEAST BEARINGS
P1	-1°08'45"
P2 & P3	-0°31'25"
P4 & P5	-0°30'05"

NOTES:

- DWELLING IS ILLUSTRATED FOR CONCEPTUAL PURPOSES ONLY. THE DWELLING IS SUBJECT TO CHANGE. THE SITE PLAN IS TO BE UPDATED FOR BUILDING PERMIT APPLICATION.
- MATCH TO EXISTING GRADE AT ALL LOT LINES. ATTEMPTS ARE TO BE MADE TO ENSURE ANY ABUTTING LOTS WITH DRAINAGE OUTLETING ONTO THE SUBJECT PROPERTY WILL CONTINUE TO DO SO
- ENTRANCE PERMITS FROM TOWNSHIP ARE REQUIRED.
- DRIVEWAY TO BE CONSTRUCTED WITH 150mm GRANULAR 'A' BASE, 300mm GRANULAR 'B' SUB BASE. THE BOULEVARD PORTION OF DRIVEWAY UP TO THE MUNICIPAL RIGHT OF WAY LIMIT IS TO BE COVERED WITH A HARD SURFACE SUCH AS 50mm HL3F ASPHALT PAVING, OR ANY OTHER SUBSTITUTE THAT IS ACCEPTABLE TO THE MUNICIPALITY.
- BUILDER IS RESPONSIBLE TO COORDINATE WITH HYDRO, GAS AND OTHER UTILITIES.
- HYDRO METER AND GAS METER LOCATIONS ARE TO BE AS SHOWN.
- HYDRO SERVICE TO EACH DWELLING IS TO BE RUN UNDERGROUND FROM THE HYDRO POLE LOCATED IN FRONT OF DWELLING No. 1. ROUTE OF HYDRO SERVICE TO BE DETERMINED BY UTILITY SERVICE PROVIDER.
- ROUTE OF GAS SERVICE TO EACH DWELLING TO BE DETERMINED BY UTILITY SERVICE PROVIDER. GAS MAIN IS ON SOUTH SIDE OF ST. PATRICK STREET.
- PROPOSED RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. RAILINGS TO BE USED AS REQUIRED BY O.B.C. WALLS OVER 1.0m HIGH ARE TO BE ENGINEERED.
- REFER TO TREE INVENTORY, PRESERVATION AND COMPENSATION PLAN BY OTHERS.

SERVICING NOTES:

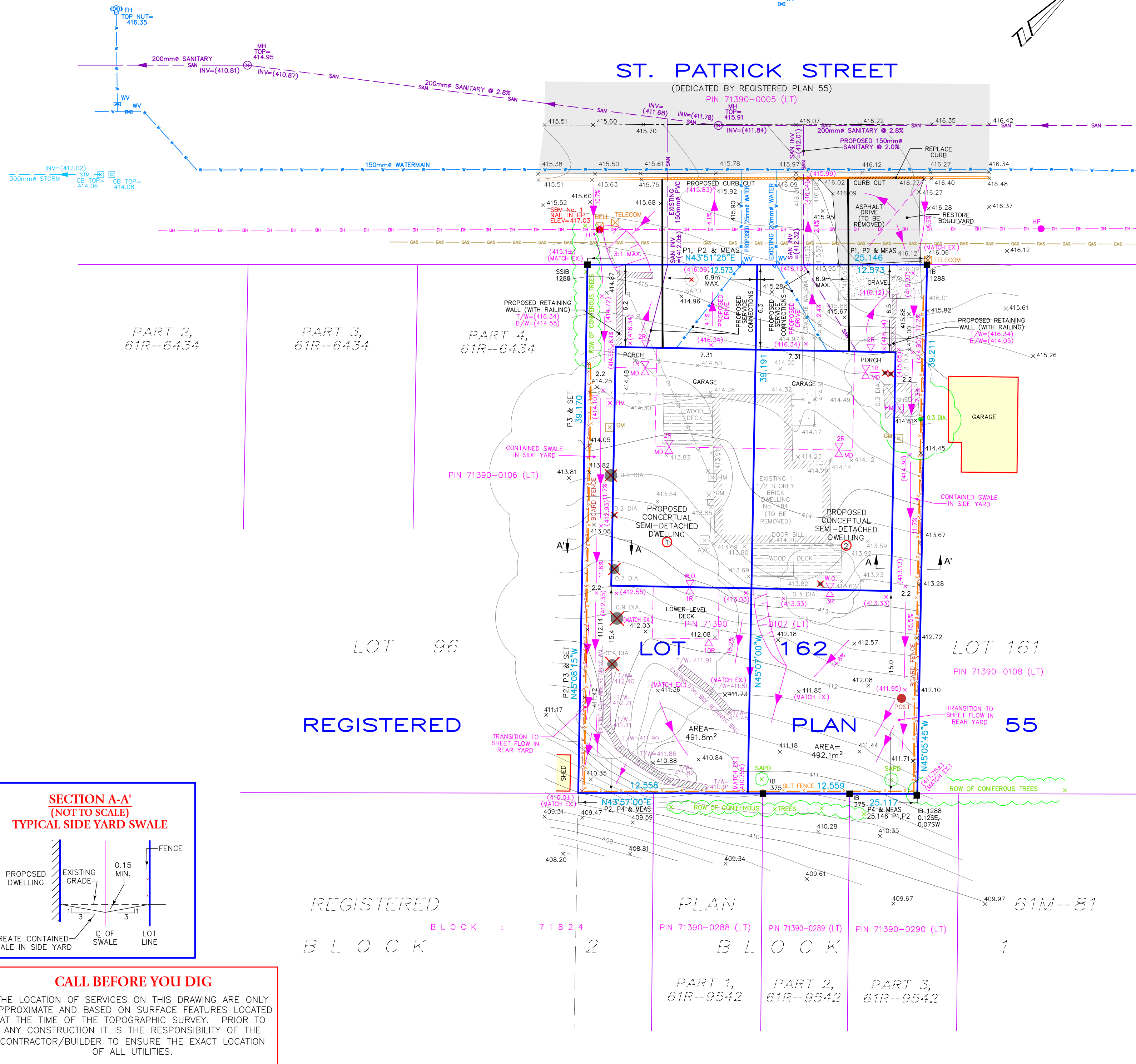
- LOCATION OF EXISTING SANITARY AND WATER SERVICE NOT VERIFIED.
- LOCATION AND ELEVATION OF THE PROPOSED AND EXISTING SANITARY SERVICE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTING THE PROPOSED DWELLING.
- BUILDER IS TO ENSURE THE PROPOSED UNDERSIDE OF FOOTING ALLOWS A GRAVITY SANITARY SEWER CONNECTION.
- IF GRAVITY FLOW TO THE SANITARY SERVICE CANNOT BE ACHIEVED FROM THE PROPOSED UNDERSIDE OF FOOTING, A SEWAGE EJECTOR PUMP IS TO BE INSTALLED AS PER O.B.C. AND MUNICIPAL REQUIREMENTS.
- THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY AND BASED ON ENGINEERING DRAWING No. M3872 DRAWING 2 & 3 "AS RECORDED" CONSTRUCTION AND SERVICING OF ST. PATRICK STREET EAST. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.
- SUMP PUMP TO DISCHARGE TO GRADE.
- 1.0m MINIMUM SEPARATION BETWEEN SEWER (SANITARY AND STORM) AND WATER SERVICE CONNECTIONS.
- PROPOSED WATER SERVICE TO BE 25mm DIA. TYPE "K" SOFT COPPER.
- PROPOSED SANITARY SERVICE TO BE 150mm DIA. PVC SDR28.
- SERVICING TO BE INSTALLED BY A TOWNSHIP APPROVED CONTRACTOR AT THE DEVELOPER'S EXPENSE.
- ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE COMPLETED IN CONFORMANCE WITH TOWNSHIP MUNICIPAL SERVICING STANDARDS AND APPLICABLE OPSS/OPSDs. A LIST OF ALL MATERIALS, FIXTURES AND APPURTENANCES IS TO BE SUBMITTED TO THE TOWNSHIP FOR REVIEW/ APPROVAL PRIOR TO INSTALLATION.
- TOWNSHIP INSPECTOR WILL REVIEW ON-GOING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT-OF-WAY. DEVELOPER TO CONTACT TOWNSHIP PRIOR TO START OF CONSTRUCTION WITHIN THE RIGHT-OF-WAY TO ARRANGE A PRE-CONSTRUCTION MEETING.
- WHERE EXISTING WATERMANS ARE TAPPED, THE PIPE SURFACE AT THE LOCATION OF THE TAP SHALL BE CLEANED AND DISINFECTED USING A MINIMUM 1% SODIUM HYPOCHLORITE SOLUTION. WHERE APPLICABLE, THE DRILL/CUTTING/TAPPING BITS AND ALL SURFACES OF MAINSTOPS, SERVICE SADDLES, TAPPING SLEEVES AND VALVES WHICH WILL COME INTO CONTACT WITH DRINKING WATER SHALL LIKEWISE BE CLEANED AND DISINFECTED USING A MINIMUM 1% HYPOCHLORITE SOLUTION IMMEDIATELY PRIOR TO INSTALLATION. IF ANY OF THE DISINFECTED SURFACES COME INTO CONTACT WITH THE SOIL AND/OR WATER IN THE EXCAVATION PRIOR TO USE, THE CLEANING AND DISINFECTION PROCEDURE SHALL BE REPEATED.

SEDIMENT AND EROSION CONTROL NOTES:

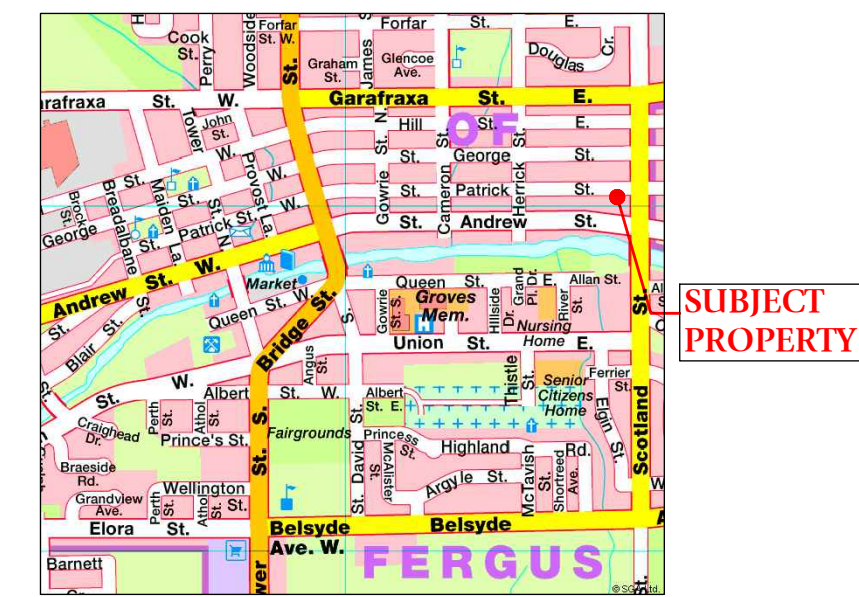
- ALL SILT FENCING TO BE INSPECTED AND INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING OR EXCAVATING.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY ADDITIONAL EROSION CONTROL STRUCTURES.
- ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED BY RESTORATION OF GROUND COVER.
- ANY DISTURBED AREAS NOT UNDER ACTIVE CONSTRUCTION ARE TO BE STABILIZED WITH TOPSOIL AND SEED/SOD.

RESTORATION DETAILS:

- BOULEVARD TO BE RESTORED WITH 200mm OF TOP SOIL AND TO BE SODDED.
- CURB AS REQUIRED (OPSD 600.040) TO BE COMPLETED BY TOWNSHIP AT DEVELOPER'S EXPENSE. DEVELOPER TO COORDINATE THE CURB CUT WHICH IS TO BE COMPLETED BY A TOWNSHIP APPROVED CONTRACTOR. CONTACT THE TOWNSHIP FOR A LIST OF APPROVED CURB CUTTING CONTRACTORS
- ROAD RESTORATION AS REQUIRED. SAW CUT EXISTING ASPHALT, 150mm GRANULAR A, 450mm GRANULAR B, 50mm HL4, 40mm HL3. ASPHALT TO BE INSTALLED WITH LAP JOINT.



KEYMAP:



PROPERTY DESCRIPTION:

- PIN 71390-0107 (LT)
- ADDRESS: 484 ST. PATRICK STREET EAST, REGISTERED PLAN 55
- LOT 162, SOUTH SIDE OF ST. PATRICK STREET, REGISTERED PLAN 55
- TOWN OF FERGUS, TOWNSHIP OF CENTRE WELLINGTON

PROPOSED ZONING: HERITAGE RESIDENTIAL (R2) REQUIRED

- | | |
|--|--|
| <ul style="list-style-type: none"> MINIMUM LOT AREA = 279m² MINIMUM LOT FRONTAGE = 9m MINIMUM FRONT YARD = 6.0m MINIMUM INTERIOR SIDE YARD = 1.5m MINIMUM REAR YARD = 7.5m | <ul style="list-style-type: none"> (491.8/492.1m²) (12.57m PER UNIT) (6.2m) (2.2m) (15.0m) |
|--|--|

PROPOSED SEMI-DETACHED DWELLING:

- TOP OF FOUNDATION = (416.54)
- UNDERSIDE OF FOOTING = (413.70)
- BASEMENT FLOOR = (413.93)
- FINISHED FLOOR = (416.84)
- GARAGE CUT = (0.20)

- NOTES:
- 8'-10" FOUNDATION WALLS
 - FROST FOOTINGS REQUIRED (411.33 MIN.)

UNDERGROUND SERVICES:

UNDERGROUND SERVICES BASED ON TOWN OF FERGUS SERVICING DRAWINGS No. 2 & 3, PROJECT No. M3872.

SURVEY INFORMATION:

BENCHMARK REFERENCE:
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CVGD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK:
1. NAIL IN HYDRO POLE NEAR NORTHWEST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 417.03 METRES.

TOPOGRAPHIC SURVEY DATE:
THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 15th DAY OF OCTOBER, 2018.

James M. Laws
JAMES M. LAWS
ONTARIO LAND SURVEYOR

CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

- THIS SKETCH IS PROTECTED BY COPYRIGHT. ©

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE PLAN FOR:
ALL OF LOT 162,
SOUTH SIDE OF ST. PATRICK STREET,
REGISTERED PLAN 55
TOWN OF FERGUS
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
1	REVISE PORCHES	DEC. 4, 2018

PREPARED FOR: MEZCON CONSTRUCTION LTD.

PROJECT No. 26418-18

DRAWING SCALE 1 : 200

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
----------------------------	----------------------------	---------------------------------

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P. DESIGNED BY: W.V. CHECKED BY: J.M.L.

Dec 04, 2018-8:27am

G:\FERGUS\055\AreaG\ACAD\SITELOT 162 (MEZCON) UTM-2010.dwg