

**LEGEND:**

- D — DENOTES SURVEY MONUMENT SET
- F — 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
- 1072 DENOTES H. J. KOESTER, O.L.S.
- VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
- P1 DENOTES SURVEY BY (375), PROJECT No. 69-860, DATED JUNE 5, 1969
- P2 DENOTES SURVEY BY (1072), PROJECT No. 75-77-46-3, DATED JUNE 25, 1977
- P3 REGISTERED PLAN 659

**OVERHEAD HYDRO** — D4 — D4 — D4 —

**FENCELINE** — X — X — X —

**CENTRELINE OF ROAD** — X — X — X —

**TOP OF BANK** — X — X — X —

**EXISTING ELEVATION** × 421.28

**PROPOSED ELEVATION** < (421.25)

**HYDRO POLE** ● HP

**GUY WIRE** GW —

**LIGHT STANDARD** X LS

**GATE** — X — X —

**DECIDUOUS TREE** ○

**CONIFEROUS TREE** ●

**AMENITY AREA** [Symbol]

**BUILDING** [Symbol]

**ASPHALT** [Symbol]

**PAVESTONE** [Symbol]

**GRAVEL** [Symbol]

**DECK** [Symbol]

**HYDRO METER** [Symbol] HM

**GAS METER** [Symbol] GM

**CATCHBASIN** [Symbol] CB

**MANHOLE** [Symbol] MH

**SIGN** [Symbol]

**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 0.99956959.
- 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 POINTED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLANS	ROTATION FOR NORTHEAST BEARINGS
P1 & P3	-0°18'45"

**NOTES:**

- MATCH TO EXISTING GRADE AT ALL LOT LINES. ATTEMPTS ARE TO BE MADE TO ENSURE ANY ADJUTING LOTS WITH DRAINAGE OUTLETING ONTO THE SUBJECT PROPERTY WILL CONTINUE TO DO SO. PROPOSED DEVELOPMENT'S DRAINAGE IS TO BE CONTAINED WITHIN THE SUBJECT LOT AND BE DIRECTED INTO THE MUNICIPAL STORM SEWER.
- PARKING EXPANSION TO BE CONSTRUCTED WITH 150mm GRANULAR "A" BASE, 300mm GRANULAR "B" SUB BASE AND WITH A HARD SURFACE SUCH AS 50mm HALF ASPHALT PAVING, OR ANY OTHER SUBSTITUTE THAT IS ACCEPTABLE TO THE MUNICIPALITY.
- MINIMUM GRADIENT ON SURFACE OF PROPOSED PARKING AREA IS 1.0%.
- BUILDER IS RESPONSIBLE TO COORDINATE WITH HYDRO, GAS AND OTHER UTILITIES.
- HYDRO METER AND GAS METER LOCATIONS FOR THE TWO PROPOSED DWELLING UNITS ARE TO BE DETERMINED.
- ROUTE OF HYDRO SERVICE TO BE DETERMINED BY CENTRE WELLINGTON HYDRO.
- ROUTE OF GAS SERVICE TO DWELLING TO BE DETERMINED BY UTILITY SERVICE PROVIDER.
- ALL FOOTINGS ARE TO EXTEND TO SUITABLE BEARING SOILS.
- BUILDER TO ENSURE ADEQUATE FROST PROTECTION OF FOUNDATION AND BASEMENT STAIRWELL.
- EXISTING DWELLING HAS A BASEMENT CRAWLSPACE ONLY.

**SERVICING NOTES:**

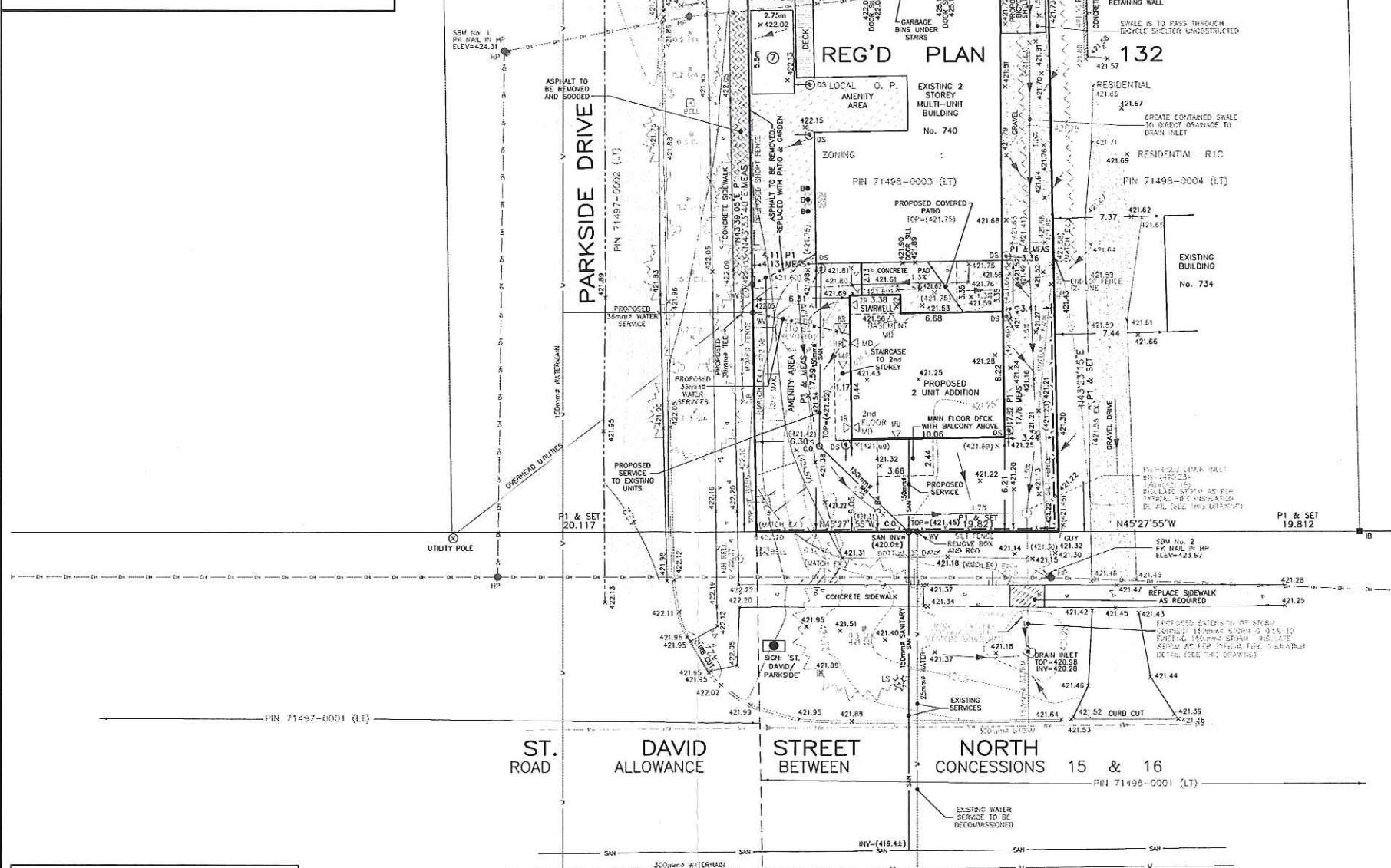
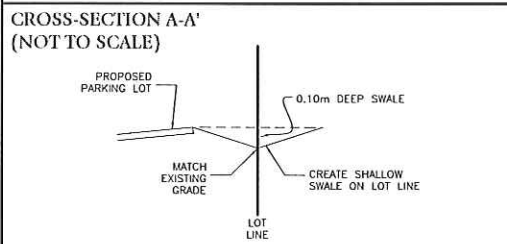
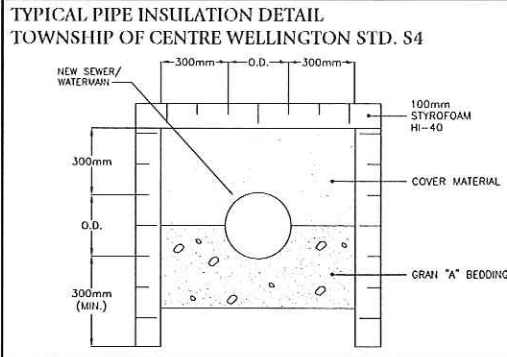
- ALL WORK PERFORMED ON THE MUNICIPAL RIGHT-OF-WAY IS TO BE PERFORMED BY A TOWNSHIP APPROVED CONTRACTOR, AND CHARGED TO THE DEVELOPER.
- EXISTING SANITARY SERVICE WITHIN ROAD ALLOWANCE IS TO BE USED.
- LOCATION AND ELEVATION OF THE EXISTING SANITARY SERVICE IS TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTING THE PROPOSED ADDITION.
- IF GRAVITY FLOW TO THE SANITARY SERVICE CANNOT BE ACHIEVED FROM THE PROPOSED UNDERSIDE OF FOOTING, OR THE RELOCATED SERVICE AT THE EXISTING DWELLING, A SEWAGE EJECTOR PUMP IS TO BE INSTALLED AS PER O.B.C. AND MUNICIPAL REQUIREMENTS.
- PROPOSED SERVICE LATERALS MUST COMPLY TO 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 DRAWING No. 01, PROJECT No. 66010, PREPARED BY TRITON ENGINEERING SERVICES LTD. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF UTILITIES.
- PROPOSED WATER SERVICE TO BE 38mm DIA. TYPE "K" SOFT COPPER.
- PROPOSED SANITARY SERVICE TO BE 150mm DIA. PVC SDR 26.
- IT IS PROPOSED TO USE 150mm W/C TO 150mm PRIVATE SERVICES.
- CLEAN OUTS ARE REQUIRED ON PRIVATE SIDE. CLEAN OUT CAPS TO BE EMCO DF66 OR APPROVED EQUIVALENT INSPECTION CHAMBER LID.
- ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE COMPLETED IN CONFORMANCE WITH TOWNSHIP MUNICIPAL SERVING STANDARDS AND APPLICABLE OPSS/OPSs. A LIST OF ALL MATERIALS, FIXTURES AND APPURTENANCES IS TO BE SUBMITTED TO THE TOWNSHIP FOR REVIEW/PROPOSAL 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.
- EXISTING WATER SERVICE (ST. DAVID STREET NORTH) IS TO BE PLUGGED AT THE WATER MAIN. EXISTING WATER SERVICE TO BE DECOMMISSIONED AS PER TOWNSHIP STANDARDS. REMOVE BOX AND ROD OF DECOMMISSIONED WATER SERVICE.
- MAIN STOP AND CURB STOPS REQUIRED FOR PROPOSED WATER SERVICE. WATER SERVICE INSTALLATION AS PER OPSD 1104.010.
- 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% SODIUM 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.
- 1.0m MINIMUM SEPARATION BETWEEN SEWER AND WATER SERVICE CONNECTIONS.
- PROPOSED STORM SERVICE TO BE INSULATED WHEN LESS THAN 1.2m OF COVER IS PROVIDED (SEE DETAIL S4).
- PROPOSED 150mm STORM SERVICE TO BE PVC SDR 26 AT 1.0% MINIMUM SLOPE.
- DRAIN INLET TO BE NYLOPLAST 150mm "CUSTOM DRAIN BASIN" OR APPROVED EQUIVALENT.
- SLUMP PUMP TO BE CONNECTED TO PROPOSED STORM SERVICE. STORM SERVICE CONNECTION TO BE INSULATED WHEN LESS THAN 1.2m OF COVER IS PROVIDED.
- CONTRACTOR TO VERIFY NORTH INVERT OF EXISTING DRAIN INLET PRIOR TO INSTALLING PROPOSED STORM SERVICE. ANY DISCREPANCIES MUST BE DISCUSSED WITH VAN HARTEN SURVEYING INC. PRIOR TO INSTALLATION.

**SEDIMENT AND EROSION CONTROL NOTES:**

- LIGHT DUTY SILT FENCE (OPSD 219.110) REQUIRED AS PER GRCA.
- 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/500.

**RESTORATION DETAILS:**

- ROAD RESTORATION FOR PROPOSED SERVICE TRENCH TO COMPRISE OF 500mm GRANULAR "B", 150mm GRANULAR "A", 60mm H&A AND 40mm H&L.
- EXISTING ASPHALT IN ROAD ALLOWANCE TO BE SAW CUT AND RESTORED WITH LAP JOINT.
- ADHERE TO ALL TOWNSHIP OF CENTRE WELLINGTON MUNICIPAL AND PRIVATE SERVING STANDARDS
- BOULEVARD TO BE RESTORED WITH 200mm OF TOP SOIL AND TO BE SOODED.



**CALL BEFORE YOU DIG**

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



**PROPERTY DESCRIPTION:**

- PIN 71498-0003 (LT)
- ADDRESS: 740 ST. DAVID STREET NORTH
- PART OF LOT 1, REGISTERED PLAN 132 AS IN INSTRUMENT ROS390831
- TOWNSHIP OF CENTRE WELLINGTON
- OWNER: 2353985 ONTARIO INC., CARE OF MALCOLM CROOKS

**ZONING: RESIDENTIAL (R4) REQUIRED**

REQUIRED	PROPOSED
MINIMUM LOT AREA = 700m²	(1,010m²)
MINIMUM LOT FRONTAGE = 20m	(19.8m)
MINIMUM FRONT YARD = 6.0m	(6.05m)
MINIMUM EXTERIOR SIDEYARD = 6.0m*	4.13m EXISTING (6.30m) ADDITION
MINIMUM INTERIOR SIDE YARD = 1/2 OF THE BUILDING HEIGHT BUT NOT LESS THAN 3.0m	3.15m EXISTING
MINIMUM EXTERIOR SIDE YARD (STAIRCASE) = 4.8m*	(5.13m)
MINIMUM REAR YARD = 1/2 OF THE BUILDING HEIGHT BUT NOT LESS THAN 7.5m	(13.13m)
MINIMUM LANDSCAPED OPEN SPACE = 20%	(28%)

\* NOTE: SECTION 4.35(a) MAY APPLY

**SITE INFORMATION:**

- PROPERTY AREA = 1,010m²
- AMENITY AREA = 215m²
- BUILDING AREAS = 292m²
- PROPOSED PARKING (TENANT & VISITOR SPACES) = 264m²
- EXISTING PAVED AREA = 284m²
- OTHER AREA = 56m²

**PROPOSED DWELLING:**

TOP OF FOUNDATION = (422.10)  
UNDERSIDE OF FOOTING = (420.43)  
BASEMENT FLOOR = (420.66)  
MAIN FLOOR FINISHED FLOOR = (423.41)  
SECOND FLOOR FINISHED FLOOR = (426.17)

NOTE: 5'-0" FOUNDATION WALL

**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 CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HY2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

**SITE BENCHMARK:**

- PK NAIL IN HYDRO POLE ON WEST SIDE OF PARKSIDE DRIVE, NEAR NORTHWEST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 424.31 METRES.
- PK NAIL IN HYDRO POLE NEAR SOUTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 423.67 METRES.

**TOPOGRAPHIC SURVEY DATE:**  
THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 18th DAY OF JANUARY, 2018 WITH ADDITIONAL INFORMATION COLLECTED NOVEMBER 9, 2018.

*Jeffrey E. Buisman*  
JEFFREY E. BUISHMAN  
ONTARIO LAND SURVEYOR

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

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

**SITE PLAN FOR:**  
PART OF LOT 1, REGISTERED PLAN 132  
GEOGRAPHIC TOWN OF FERGUS  
TOWNSHIP OF CENTRE WELLINGTON  
COUNTY OF WELLINGTON

**DRAWING REVISION SCHEDULE**

NO.	REVISION	DATE
7	SUBMISSION FOR ZONE CHANGE & SITE PLAN APPLICATIONS	DEC. 21, 2018
6	TOWNSHIP COMMENTS	NOV. 19, 2018
5	REVISED GRADING AND SERVING	NOV. 1, 2018
4	REVISED GRADING AND SERVING/TOWNSHIP COMMENTS	OCT. 5, 2018
3	TOWNSHIP COMMENTS	SEPT. 18, 2018
2	SUBMISSION FOR ZONE CHANGE APPLICATION	JULY 11, 2018
1	UPDATE PARKING & AMENITY	APR. 2, 2018
0	INITIAL PREPARATION	JAN. 30, 2018

PREPARED FOR: MALCOLM CROOKS  
PROJECT No. 25410-17  
DRAWING SCALE 1 : 200

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Dec 21, 2018-11:16am