

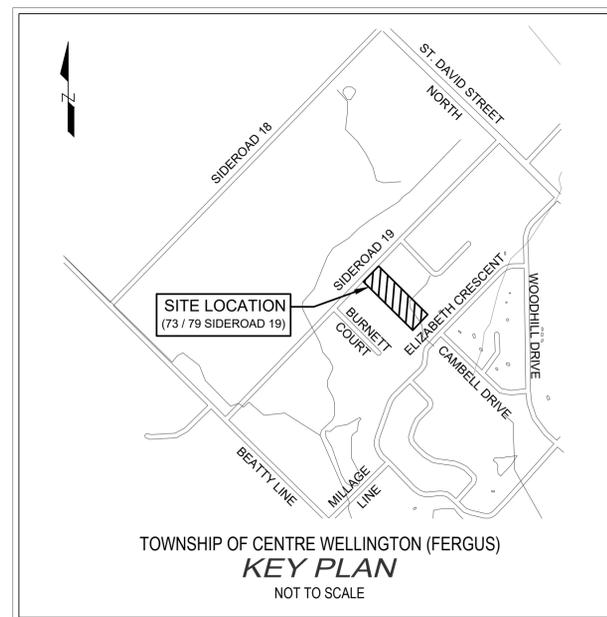
# 73 / 79 SIDEROAD 19

## TOWNSHIP OF CENTRE WELLINGTON (FERGUS)

# RESIDENTIAL DEVELOPMENT

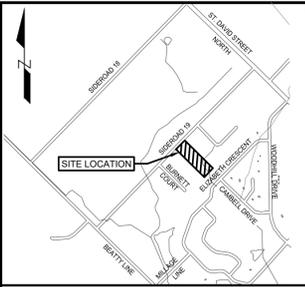
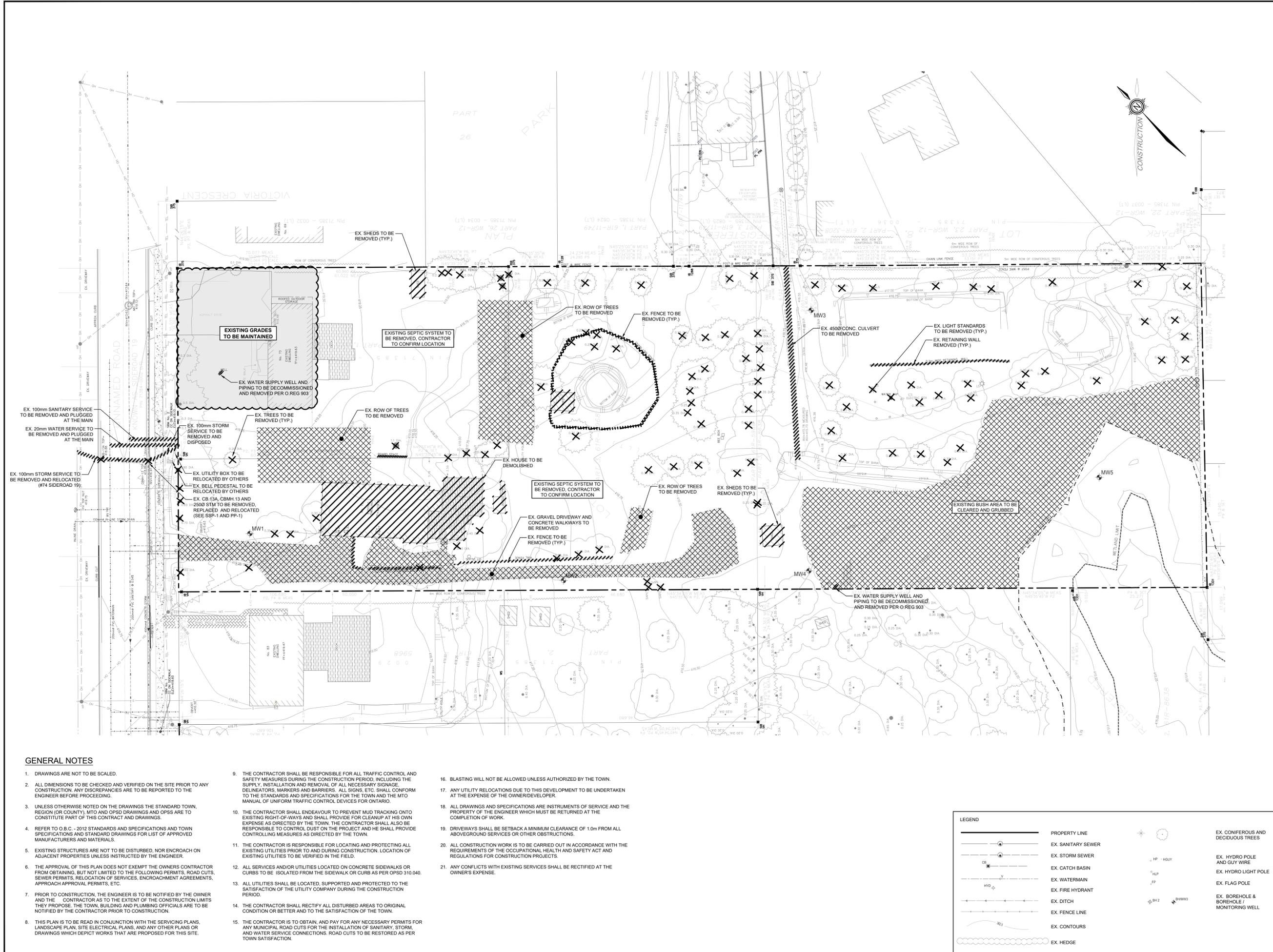
## WRIGHTHAVEN HOMES LIMITED

CONTRACT 2401073



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SSP-1	SITE SERVICING PLAN
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TOWNSHIP OF CENTRE WELLINGTON (FERGUS)  
N.T.S.

- NOTES:**
1. TOPOGRAPHIC AND EXISTING FEATURES SURVEY ON-SITE COMPLETED BY VAN HARTEN SURVEYING INC., RECEIVED 2022-08-29 AND 2024-03-18. TOPOGRAPHIC SURVEY OF THE WETLAND AREA WAS ALSO COMPLETED BY VAN HARTEN SURVEYING INC., RECEIVED 2022-05-23.
  2. SITE PLAN PREPARED BY GSP GROUP, DATED 2025-05-21.
  3. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT (PROVIDED BY VAN HARTEN SURVEYING INC.).
  4. 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 0.999575. (PROVIDED BY VAN HARTEN SURVEYING INC.)
  5. 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. (PROVIDED BY VAN HARTEN SURVEYING INC.)
  6. PROPOSED STREETLIGHT LOCATIONS PER STREET LIGHTING DRAWING PREPARED BY MIGHTON ENGINEERING (PROJECT No. 45173)

SITE PLAN INFORMATION	SURVEYOR INFORMATION
GSP GROUP 72 VICTORIA STREET SOUTH, SUITE 20 KITCHENER, ON N2G 4Y9 PHONE: (519) 569-8883 WEBSITE: www.gspgroup.ca	VAN HARTEN SURVEYING INC. 2106 GORDON STREET GUELPH, ON, N1L 1G6 PHONE: (519) 821-2783 WEBSITE: www.vanharten.com

**BENCHMARKS** (PROVIDED BY VAN HARTEN SURVEYING INC.):

**SITE BENCHMARK #1**  
CUT CROSS ON SIDEWALK NEAR NORTHWEST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 418.60m.

**SITE BENCHMARK #2**  
CUT CROSS ON SIDEWALK NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 419.10m.

No.	DATE	ISSUE/REVISION	INITIAL
3	2025-08-05	ISSUED FOR SITE PLAN APPROVAL	S.P.
2	2024-10-01	ISSUED FOR APPROVAL	A.E.K.
1	2024-09-05	ISSUED FOR REVIEW	A.E.K.



TOWNSHIP OF CENTRE WELLINGTON  
WRIGHTHAVEN HOMES  
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT  
FERGUS, ONTARIO

**EXISTING CONDITIONS PLAN**

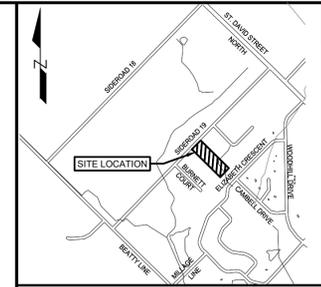
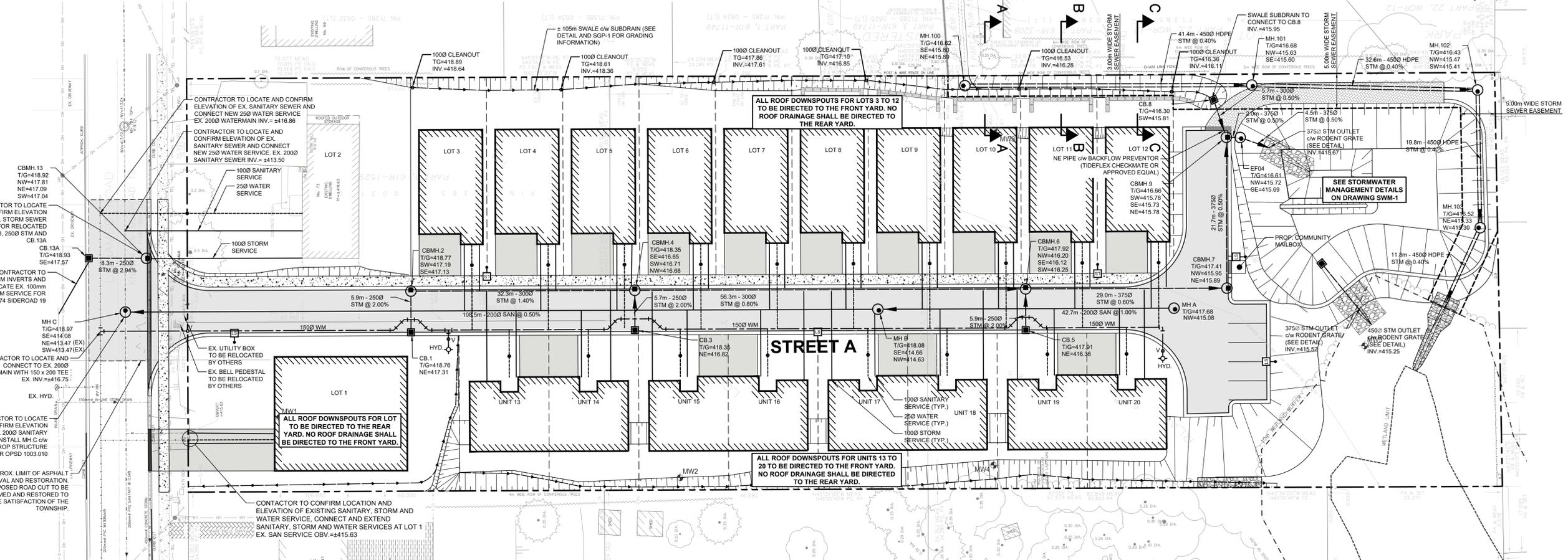
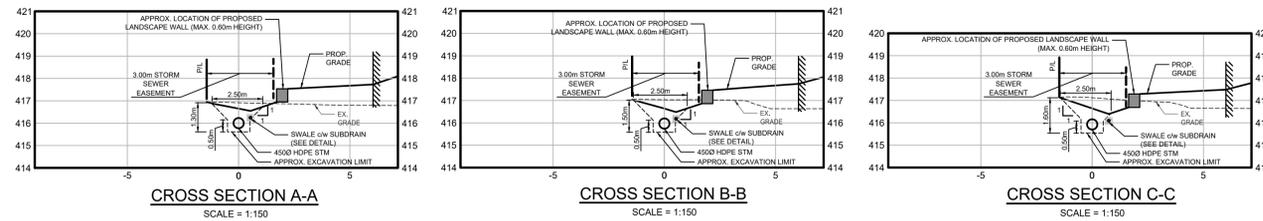
DESIGNED BY: BL/PL DATE: AUGUST 2025 CHECKED BY: SP  
DRAWN BY: BL PROJECT No. 2401073 DRAWING No. EX-1  
SCALE: 1:300

- GENERAL NOTES**
1. DRAWINGS ARE NOT TO BE SCALED.
  2. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
  3. UNLESS OTHERWISE NOTED ON THE DRAWINGS THE STANDARD TOWN, REGION (OR COUNTY), MTO AND OPSD DRAWINGS AND OPSR ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
  4. REFER TO O.B.C. - 2012 STANDARDS AND SPECIFICATIONS AND TOWN SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
  5. EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCROACH ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
  6. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS, ROAD CUTS, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC.
  7. PRIOR TO CONSTRUCTION, THE ENGINEER IS TO BE NOTIFIED BY THE OWNER AND THE CONTRACTOR AS TO THE EXTENT OF THE CONSTRUCTION LIMITS THEY PROPOSE. THE TOWN, BUILDING AND PLUMBING OFFICIALS ARE TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  8. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE SERVING PLANS, LANDSCAPE PLAN, SITE ELECTRICAL PLANS, AND ANY OTHER PLANS OR DRAWINGS WHICH DEPICT WORKS THAT ARE PROPOSED FOR THIS SITE.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR THE TOWN AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ONTARIO.
  10. THE CONTRACTOR SHALL ENDEAVOUR TO PREVENT MUD TRACKING ONTO EXISTING RIGHT-OF-WAYS AND SHALL PROVIDE FOR CLEANUP AT HIS OWN EXPENSE AS DIRECTED BY THE TOWN. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE CONTROLLING MEASURES AS DIRECTED BY THE TOWN.
  11. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN THE FIELD.
  12. ALL SERVICES AND/OR UTILITIES LOCATED ON CONCRETE SIDEWALKS OR CURBS TO BE ISOLATED FROM THE SIDEWALK OR CURB AS PER OPSD 310.040.
  13. ALL UTILITIES SHALL BE LOCATED, SUPPORTED AND PROTECTED TO THE SATISFACTION OF THE UTILITY COMPANY DURING THE CONSTRUCTION PERIOD.
  14. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWN.
  15. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ANY NECESSARY PERMITS FOR ANY MUNICIPAL ROAD CUTS FOR THE INSTALLATION OF SANITARY, STORM, AND WATER SERVICE CONNECTIONS, ROAD CUTS TO BE RESTORED AS PER TOWN SATISFACTION.

16. BLASTING WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE TOWN.
17. ANY UTILITY RELOCATIONS DUE TO THIS DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER.
18. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.
19. DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.0m FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS.
20. ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
21. ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.

**LEGEND**

	PROPERTY LINE		EX. CONIFEROUS AND DECIDUOUS TREES
	EX. SANITARY SEWER		EX. HYDRO POLE AND GUY WIRE
	EX. STORM SEWER		EX. HYDRO LIGHT POLE
	EX. CATCH BASIN		EX. FLAG POLE
	EX. WATERMAIN		EX. BOREHOLE & BOREHOLE / MONITORING WELL
	EX. FIRE HYDRANT		
	EX. DITCH		
	EX. FENCE LINE		
	EX. CONTOURS		
	EX. HEDGE		



TOWNSHIP OF CENTRE WELLINGTON (FERGUS) N.T.S.

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  - PROPOSED STREETLIGHT LOCATIONS PER STREET LIGHTING DRAWING PREPARED BY MIGHTON ENGINEERING (PROJECT No. 45173)

**SERVICING NOTES - STORM**

- ALL STORM SEWERS 375mm $\phi$  AND SMALLER TO BE PVC SDR 35 IN ACCORDANCE WITH CSA B182.2 ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS. 450mm $\phi$  AND LARGER TO BE CONCRETE IN ACCORDANCE WITH CSA A257.2, CLASS 600 OR LATEST REVISIONS. UNLESS OTHERWISE NOTED.
- BEDDING FOR PVC STORM SEWERS AS PER OPSD 802.010, GRANULAR 'A', COMPACTED TO 98% SPMD.
- BEDDING FOR CONCRETE PIPE AS PER OPSD-802.030, CLASS B, GRANULAR 'A', COMPACTED TO 98% SPMD.
- EXISTING SEWER INVERTS, MATERIAL TYPE, AND SIZE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CATCHBASINS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 705.010 OR OPSD 705.020. ALL CATCHBASIN FRAMES AND COVERS IN WALKWAY AREAS AS PER OPSD 400.100.
- ALL EXISTING SEWERS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- ALL PRECAST MAINTENANCE HOLES SHALL HAVE ALL PRECAST JOINTS EXTERNALLY WRAPPED WITH A WATERPROOF MEMBRANE (MIN. 0.30m WIDE STRIP), THIS INCLUDES ALL JOINTS BELOW THE MAINTENANCE HOLE FRAME AND COVER.
- ALL CATCHBASIN LEADS TO BE MINIMUM 250mm $\phi$  PVC SDR 35 IN ACCORDANCE WITH CSA B182.2, ASTM D-2779 AND ASTM D-3034, OR NON-REINFORCED CONCRETE PIPE, OR BOSS 3000 HDPE IN ACCORDANCE WITH CSA-B182.8, ASTM D-3350, UNLESS NOTED OTHERWISE.
- ALL MAINTENANCE HOLES AND CATCHBASIN MAINTENANCE HOLES SHALL BE BENCHED UP TO 3/4 HEIGHT REGARDLESS OF PIPE SIZE. ALL BENCHING SHALL SLOPE UP AND AWAY FROM THE PIPE AT 8% SLOPE. STORM SEWER MAINTENANCE HOLES SHALL NOT BE PRE-BENCHED BY THE MANUFACTURER EXCEPT IN NEW DEVELOPMENT. BENCHING MAINTENANCE HOLES MUST BE COMPLETED DURING CONSTRUCTION ON SITE.

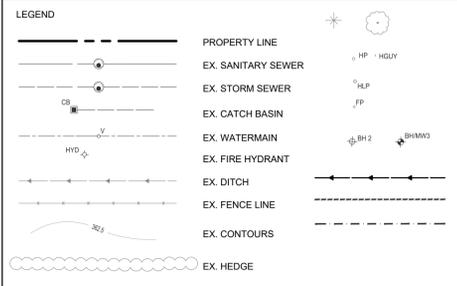
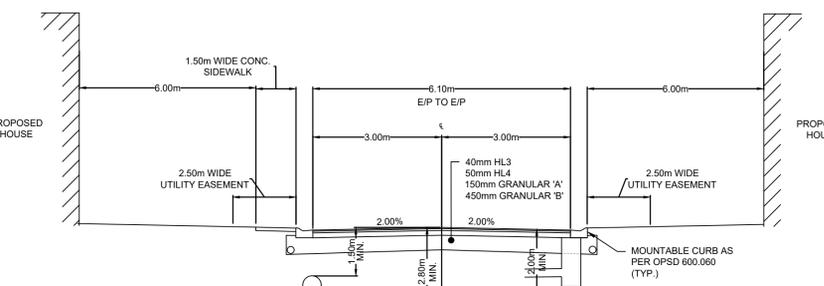
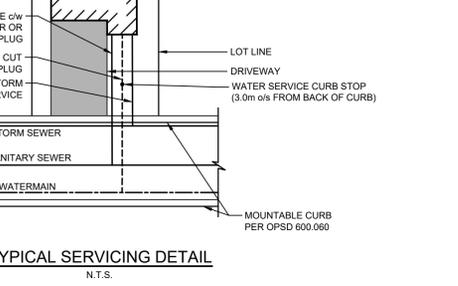
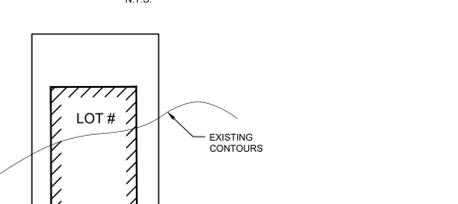
**SANITARY**

- ALL SANITARY SEWERS ARE TO BE PVC-DR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS, RUBBER GASKET, SERVICES TO BE PVC-DR 28.
- ALL SANITARY SERVICE LATERALS TO BE INSTALLED WITH CLAY CUT-OFF COLLARS OR TRENCH PLUGS. CLAY CUT-OFF COLLARS OR TRENCH PLUGS TO BE INSTALLED ON SANITARY SEWER MAIN PER DRAWING PP-1.
- EXISTING SEWER INVERTS, MATERIAL TYPE, AND SIZE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL RELOCATION, RECONSTRUCTION AND RESTORATION TO BE PERFORMED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- PROVIDE WATER TIGHT COVERS FOR SANITARY MANHOLES LOCATED IN PONDING AREAS.
- PRECAST MANHOLES TO BE MANUFACTURED TO REQUIREMENTS OF CSA A257.2 AND A.S.T.M. DESIGNATION C478M, 1200mm MANHOLES AS PER OPSD 701.010, 1500mm MANHOLES AS PER OPSD 701.011 MANHOLE FRAMES AND COVERS AS PER OPSD 401.010 TYPE 'A'.
- ALL PRECAST MAINTENANCE HOLES SHALL HAVE ALL PRECAST JOINTS EXTERNALLY WRAPPED WITH A WATERPROOF MEMBRANE (MIN. 0.30m WIDE STRIP), THIS INCLUDES ALL JOINTS BELOW THE MAINTENANCE HOLE FRAME AND COVER.
- ALL SANITARY SEWER PIPES, PIPE JOINTS AND CONNECTIONS SHALL WITHSTAND A PRESSURE OF AT LEAST 45 PSI WITHOUT LEAKAGE.
- BENCHING AS PER OPSD 701.021, TO SPRING LINE OF PIPE.
- BEDDING FOR PVC SANITARY SEWERS AS PER OPSD 802.010, GRANULAR 'A' COMPACTED TO 95% SPMD.
- ALL CONNECTIONS WITH PAVED PORTIONS OF EXISTING ROADS TO BE BACKFILLED WITH GRANULAR MATERIAL OR LATEST TOWNSHIP SPECIFICATIONS AND COMPACTED TO 98% SPMD.
- ALL TESTING OF SANITARY SERVICES TO BE IN ACCORDANCE WITH O.B.C. - 2012 AND TOWNSHIP SPECIFICATIONS.

**WATER**

- WATER SERVICE PIPE TO BE PVC-DR 18 CL 150 CONFORMING TO CSA B137.3, INCLUDING 12 GAUGE 7 STRAND TRACER WIRE BETWEEN HYDRANTS OR OTHER CONDUCTING APPURTENANCES. PIPE SHALL HAVE A MINIMUM COVER OF 2.0m. ALL WATERMAIN JOINTS TO BE APPROVED PUSH-ON MECHANICAL OR FLANGE TYPE JOINTS AS REQUIRED FOR 1000 kPa RATED PRESSURE. CORROSION PROTECTION FOR ALL FITTINGS, VALVES AND HYDRANTS (HYPROTECT OR EQUAL).
- ALL WATER SERVICE LATERALS TO BE INSTALLED WITH CLAY CUT-OFF COLLARS OR TRENCH PLUGS. CLAY CUT-OFF COLLARS OR TRENCH PLUGS TO BE INSTALLED ON WATER MAIN PER DRAWING PP-1.
- BEDDING AS PER OPSD 802.010, TYPE 1 & 2, GRANULAR 'A' COMPACTED TO 98% SPMD.
- ALL WATERMAIN FITTINGS AND APPURTENANCES TO BE SELECTED FROM THE TOWNSHIP'S APPROVED MATERIAL LIST FOR WATERMANS.
- WATERMANS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 0.5m AND HORIZONTAL SEPARATION OF 2.4m BETWEEN ANY SEWER OR MANHOLE.
- ALL WORKS WITHIN TOWNSHIP RIGHT-OF-WAY TO BE PERFORMED BY TOWNSHIP FORCES UPON APPLICATION.
- CONTRACTOR TO CONFIRM THE SIZE, LOCATION AND MATERIAL TYPE OF EXISTING WATER SERVICE AND WATERMAIN PRIOR TO COMMENCING ANY WORK.
- EXISTING WATERMAIN OBVERTS TO BE CONFIRMED ON SITE AT THE TIME OF CONSTRUCTION.
- ALL RELOCATION, RECONSTRUCTION AND RESTORATION TO BE PERFORMED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- ALL CONNECTIONS WITH PAVED PORTIONS OF EXISTING ROADS TO BE BACKFILLED WITH GRANULAR 'A' MATERIAL OR AS PER LATEST TOWNSHIP SPECIFICATIONS.
- FLUSHING, SWABBING, AND TESTING OF WATERMAIN AS PER ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.
- VALVE AND BOX TO BE INSTALLED AS PER OPSD 1101.020.
- HYDRANTS SHALL CONFORM TO STD-W3 AND SHALL BE DARLING CENTURY STYLE BY CANADA VALVE COMPANY LIMITED OR MANNITY STYLE M-67 BY CRANE (CANADA) LIMITED AND SHALL BE INSTALLED AS PER OPSD 1105.010.
- HYDRANTS SHALL OPEN COUNTER CLOCKWISE AND BE YELLOW WITH GREEN BONNETS AND HOSE CAPS.
- ALL WATERMAIN MATERIALS, INSTALLATION METHODS AND TESTING SHALL CONFORM TO OBC-2012 AND TOWNSHIP SPECIFICATIONS.

**TYPICAL SWALE SUBDRAIN DETAIL**  
N.T.S.



SITE PLAN INFORMATION		SURVEYOR INFORMATION	
GSP GROUP 72 VICTORIA STREET SOUTH, SUITE 20 KITCHENER, ON N2G 4Y9 PHONE: (519) 569-8883 WEBSITE: www.gspgroup.ca		VAN HARTEN SURVEYING INC. 2106 GORDON STREET GUELPH, ON, N1L 1G6 PHONE: (519) 821-2783 WEBSITE: www.vanharten.com	

BENCHMARKS (PROVIDED BY VAN HARTEN SURVEYING INC.):			
		<b>SITE BENCHMARK #1</b>	CUT CROSS ON SIDEWALK NEAR NORTHWEST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 416.60m.
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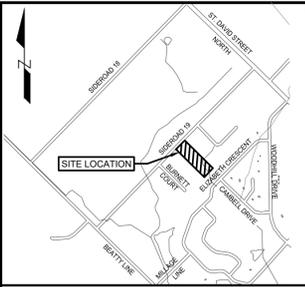
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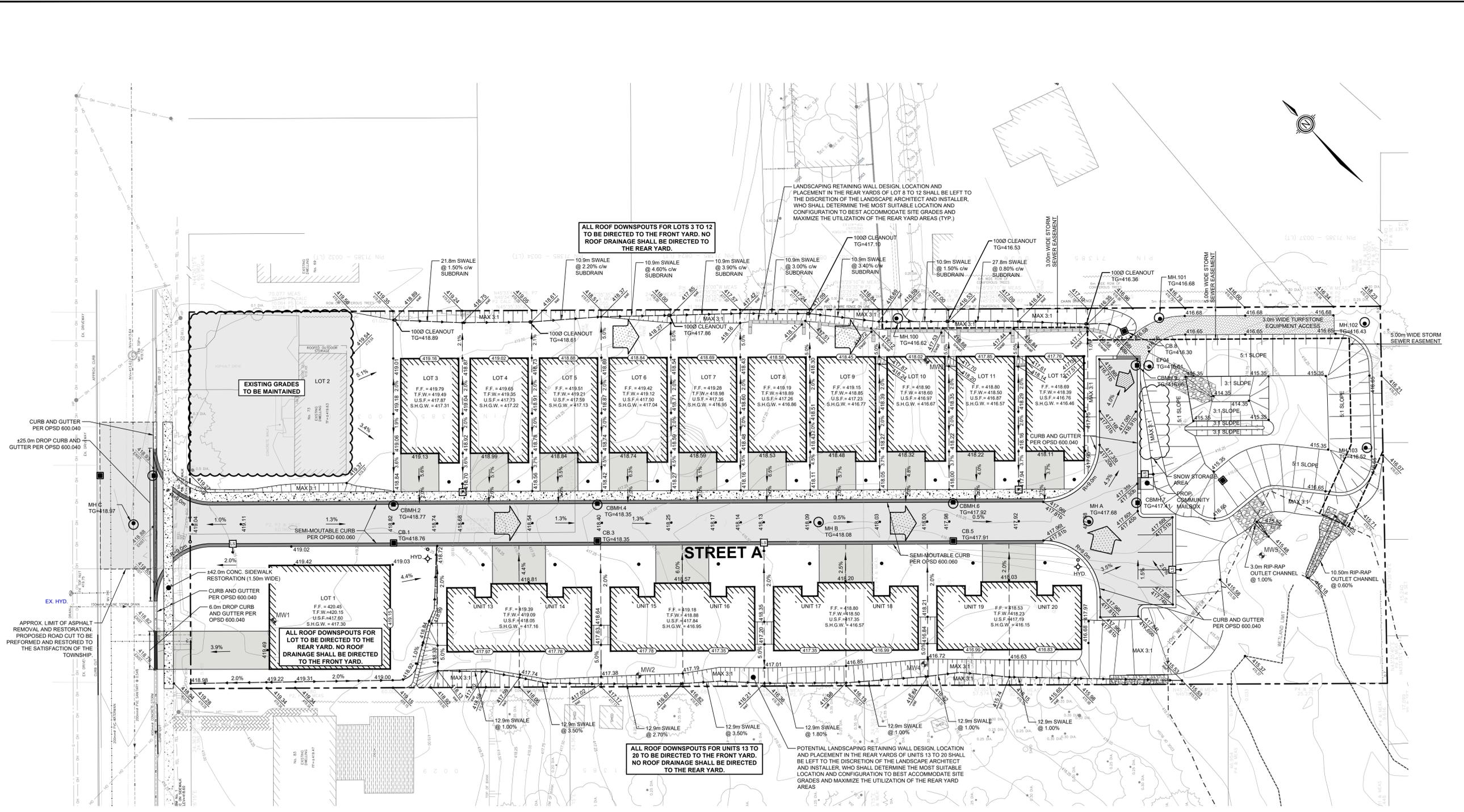
**SITE SERVICING PLAN**

DESIGNED BY: BL/PL	DATE: AUGUST 2025	CHECKED BY: SP
DRAWN BY: BL	PROJECT No: 2401073	DRAWING No: SSP-1
SCALE: 1:300		

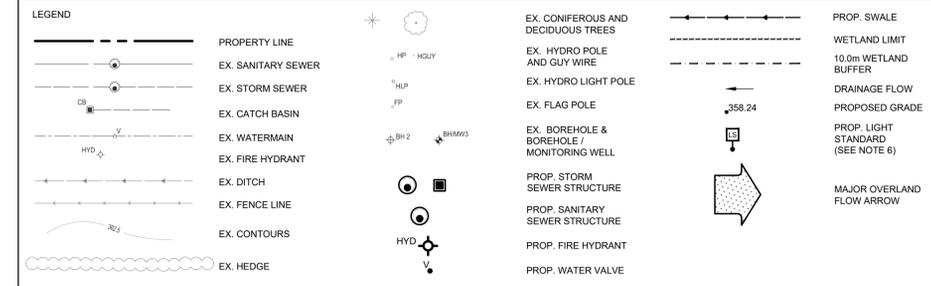
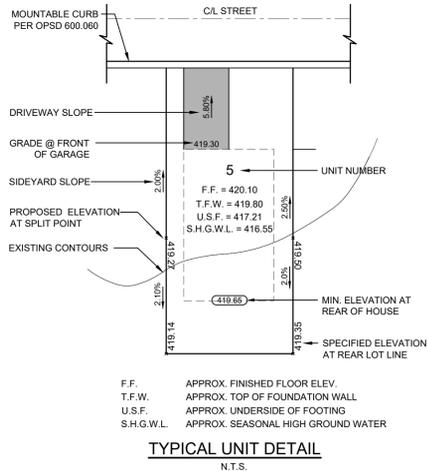


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- GRADING**
- THE GRADING PLAN IS TO BE READ WITH THE SITE SERVICES DRAWINGS.
  - CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
  - ALL DRIVEWAY AND GRADING MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT TOWNSHIP STANDARDS AND SPECIFICATIONS.
  - ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 98% S<sub>M</sub> PROCTOR DRY DENSITY. ALL FILL WITHIN THE SITE PARKING AREA TO BE COMPACTED TO A MIN. OF 95% S<sub>P</sub>. THE SUITABILITY OF ALL FILL MATERIALS ARE TO BE CONFIRMED BY A RECOGNIZED SOILS CONSULTANT TO THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION OF ANY ROAD BASE MATERIALS.
  - LANDSCAPING SHALL NOT ENCRONCH ON BOULEVARD NOR SHALL BOUNDARY GRADES BE ALTERED.
  - SILT FENCE(S) TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS. SILTATION CONTROL SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL BE IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES.
  - ANY CHANGES IN GRADES, CATCH BASINS, SERVICES LATERALS, STORM AND SANITARY SEWERS REQUIRE THE APPROVAL OF THE ENGINEER.
  - THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE ENGINEER.
  - ALL LANDSCAPING TO BE INSTALLED AS SOON AS POSSIBLE OR PRIOR TO THE END OF THE FIRST GROWING SEASON. LANDSCAPING TO BE MAINTAINED UNTIL IT IS ESTABLISHED.
  - ALL COMPACTION TO BE CERTIFIED BY A GEOTECHNICAL CONSULTANT.
  - ALL CURBS ARE TO BE 150mm ABOVE THE PROPOSED GUTTER LINE (GL) UNLESS NOTED OTHERWISE.
  - PAVEMENT GRADE SHALL BE MIN. 0.5%, MAX. 8%.
  - DRAINAGE SWALE GRADE SHALL BE MIN. 2%, MAX. 6%.
  - SLOPES IN LANDSCAPED AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS NOTED OTHERWISE.



SITE PLAN INFORMATION		SURVEYOR INFORMATION	
GSP GROUP 72 VICTORIA STREET SOUTH, SUITE 20 KITCHENER, ON N2G 4Y9 PHONE: (519) 560-8883 WEBSITE: www.gspgroup.ca	VAN HARTEN SURVEYING INC. 2106 GORDON STREET GUELPH, ON, N1L 1G6 PHONE: (519) 821-2783 WEBSITE: www.vanharten.com		

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CUT CROSS ON SIDEWALK NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 419.10m	<b>SITE BENCHMARK #2</b>

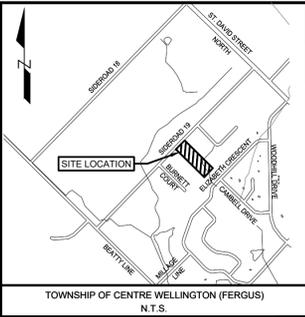
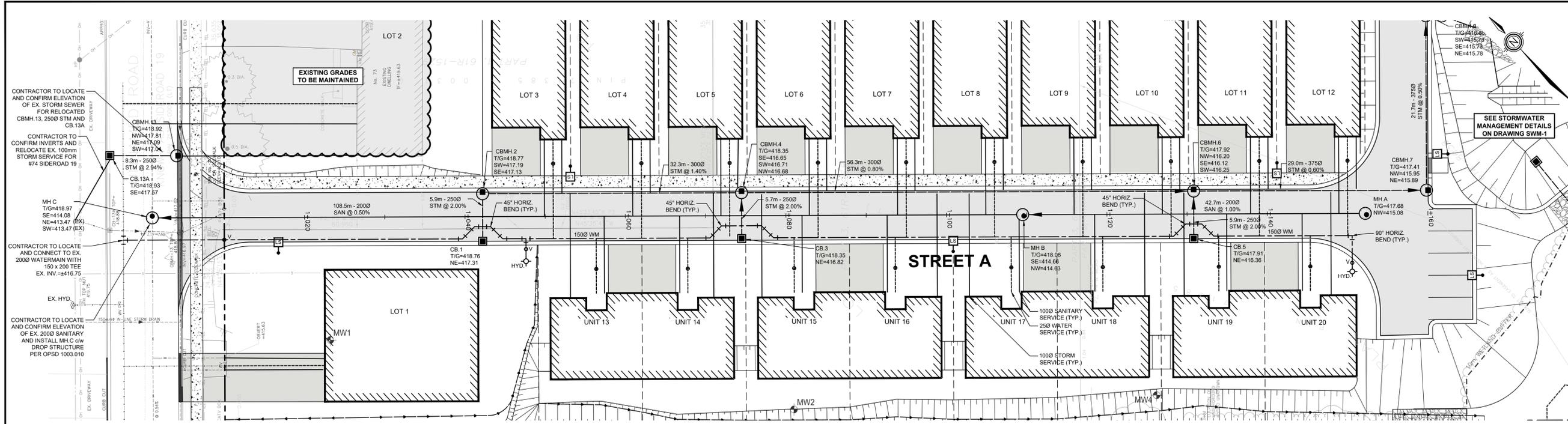
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2	2024-10-01	ISSUED FOR APPROVAL	A.E.K.
1	2024-09-05	ISSUED FOR REVIEW	A.E.K.



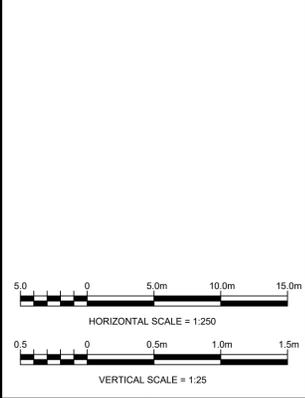
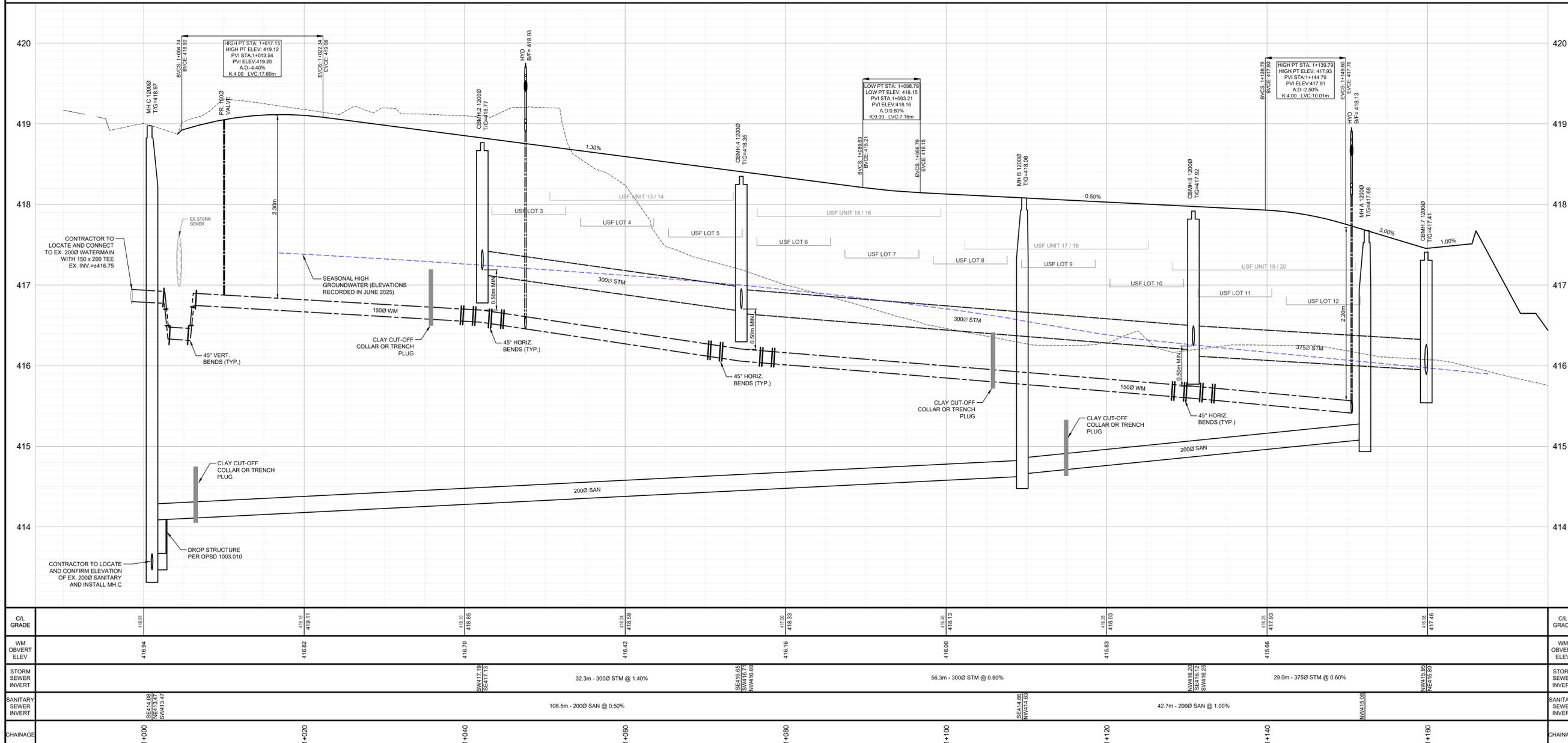
TOWNSHIP OF CENTRE WELLINGTON  
WRIGHTHAVEN HOMES  
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT  
FERGUS, ONTARIO

**SITE GRADING PLAN**

DESIGNED BY: BL/PL	DATE: AUGUST 2025	CHECKED BY: SP
DRAWN BY: BL	PROJECT No: 2401073	DRAWING No: SGP-1
SCALE: 1:300		



- NOTES:**
- TOPOGRAPHIC AND EXISTING FEATURES SURVEY ON-SITE COMPLETED BY VAN HARTEN SURVEYING INC., RECEIVED 2022-08-29 AND 2024-03-18. TOPOGRAPHIC SURVEY OF THE WETLAND AREA WAS ALSO COMPLETED BY VAN HARTEN SURVEYING INC., RECEIVED 2022-05-23.
  - SITE PLAN PREPARED BY GSP GROUP, DATED 2025-05-21.
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  - 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 0.999575. (PROVIDED BY VAN HARTEN SURVEYING INC.)
  - COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CGRS-2011) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS. (PROVIDED BY VAN HARTEN SURVEYING INC.)
  - PROPOSED STREETLIGHT LOCATIONS PER STREET LIGHTING DRAWING PREPARED BY MIGHTON ENGINEERING (PROJECT No. 45173)



SITE PLAN INFORMATION		SURVEYOR INFORMATION	
GSP GROUP	72 VICTORIA STREET SOUTH, SUITE 205 KITCHENER, ON N2G 4Y9	VAN HARTEN SURVEYING INC.	2106 GORDON STREET GUELPH, ON, N1L 1G6
PHONE: (519) 569-8883	WEBSITE: www.gspgroup.ca	PHONE: (519) 821-2783	WEBSITE: www.vanharten.com

**BENCHMARKS** (PROVIDED BY VAN HARTEN SURVEYING INC.):

**SITE BENCHMARK #1**  
CUT CROSS ON SIDEWALK NEAR NORTHWEST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 418.60m.

**SITE BENCHMARK #2**  
CUT CROSS ON SIDEWALK NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 419.10m.

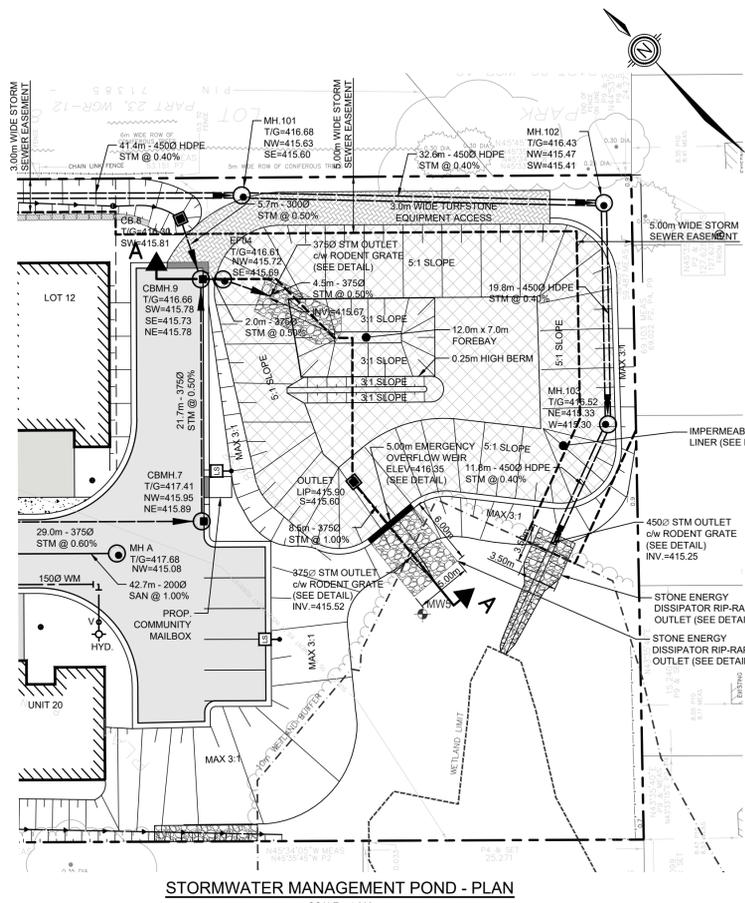
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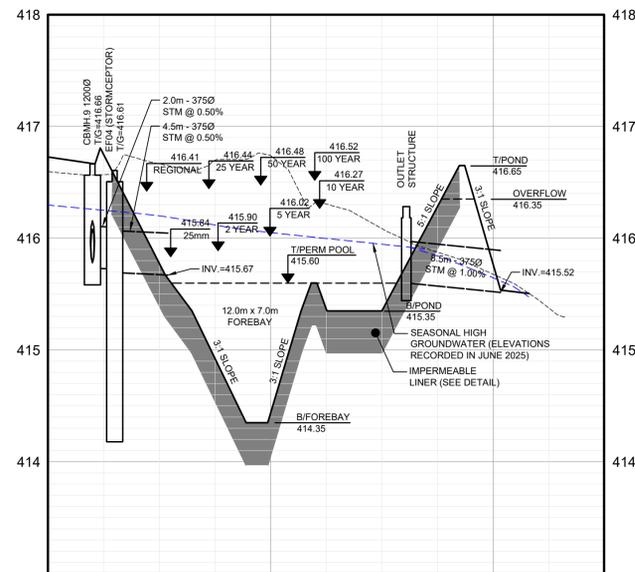
TOWNSHIP OF CENTRE WELLINGTON

WRIGHTHAVEN HOMES  
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT  
FERGUS, ONTARIO

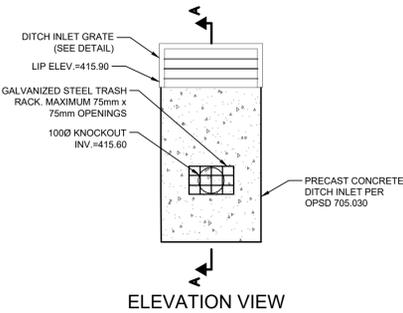
PLAN AND PROFILE		
DESIGNED BY: BL/PL	DATE: AUGUST 2025	CHECKED BY: SP
DRAWN BY: BL	PROJECT No: 2401073	DRAWING No: PP-1
SCALE: AS NOTED		



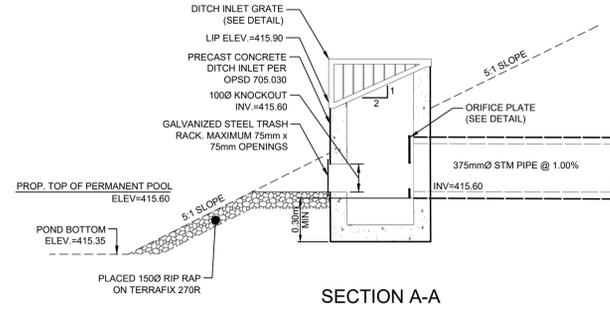
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SCALE = 1:300



**SECTION A-A**  
SCALE: H = 1:300  
V = 1:30

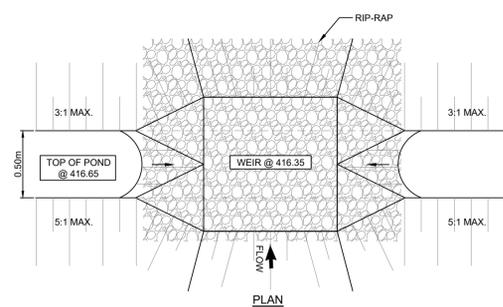


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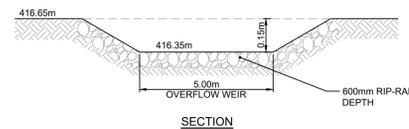


**SECTION A-A**

**DETAIL OF OUTLET STRUCTURE**  
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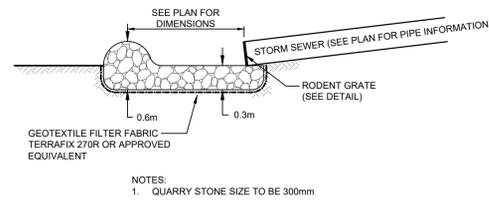


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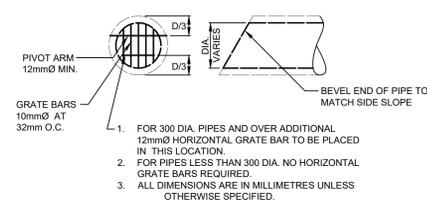


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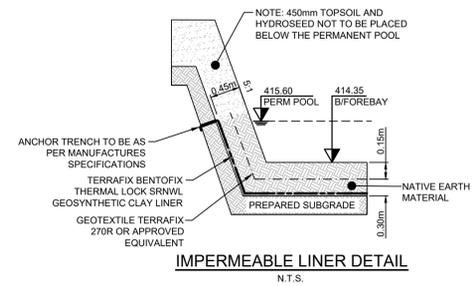
**EMERGENCY OVERFLOW WEIR**  
N.T.S.



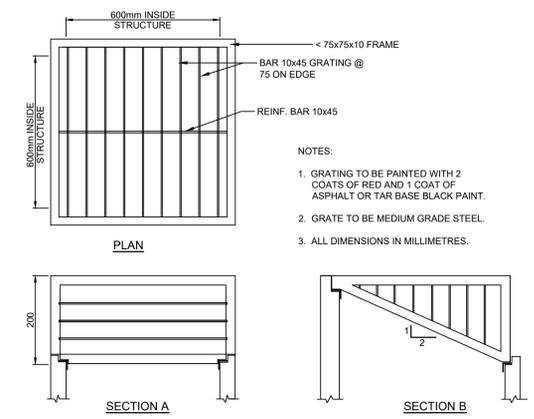
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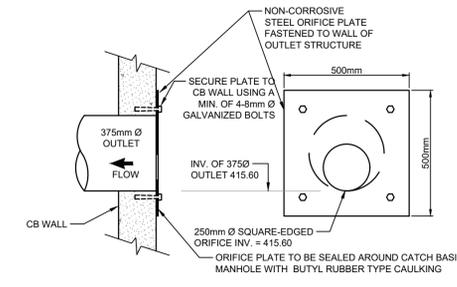
**RODENT GRATE DETAIL**  
N.T.S.



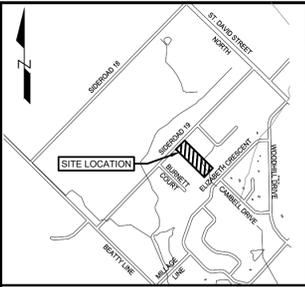
**IMPERMEABLE LINER DETAIL**  
N.T.S.



**DITCH INLET GRATE DETAIL**  
N.T.S.



**OUTLET STRUCTURE ORIFICE PLATE DETAIL**  
N.T.S.



**TOWNSHIP OF CENTRE WELLINGTON (FERGUS)**  
N.T.S.

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SITE PLAN INFORMATION		SURVEYOR INFORMATION	
GSP GROUP	72 VICTORIA STREET SOUTH, SUITE 201 KITCHENER, ON N2G 4Y9	VAN HARTEN SURVEYING INC.	2106 GORDON STREET GUELPH, ON, N1L 1G6
PHONE: (519) 569-8883	WEBSITE: www.gspgroup.ca	PHONE: (519) 821-2783	WEBSITE: www.vanharten.com

BENCHMARKS (PROVIDED BY VAN HARTEN SURVEYING INC.):			
<b>SITE BENCHMARK #1</b> CUT CROSS ON SIDEWALK NEAR NORTHWEST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 416.6m.			
<b>SITE BENCHMARK #2</b> CUT CROSS ON SIDEWALK NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 415.1m.			

No.	DATE	ISSUE/REVISION	INITIAL
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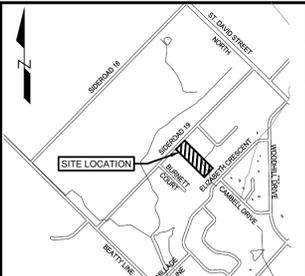
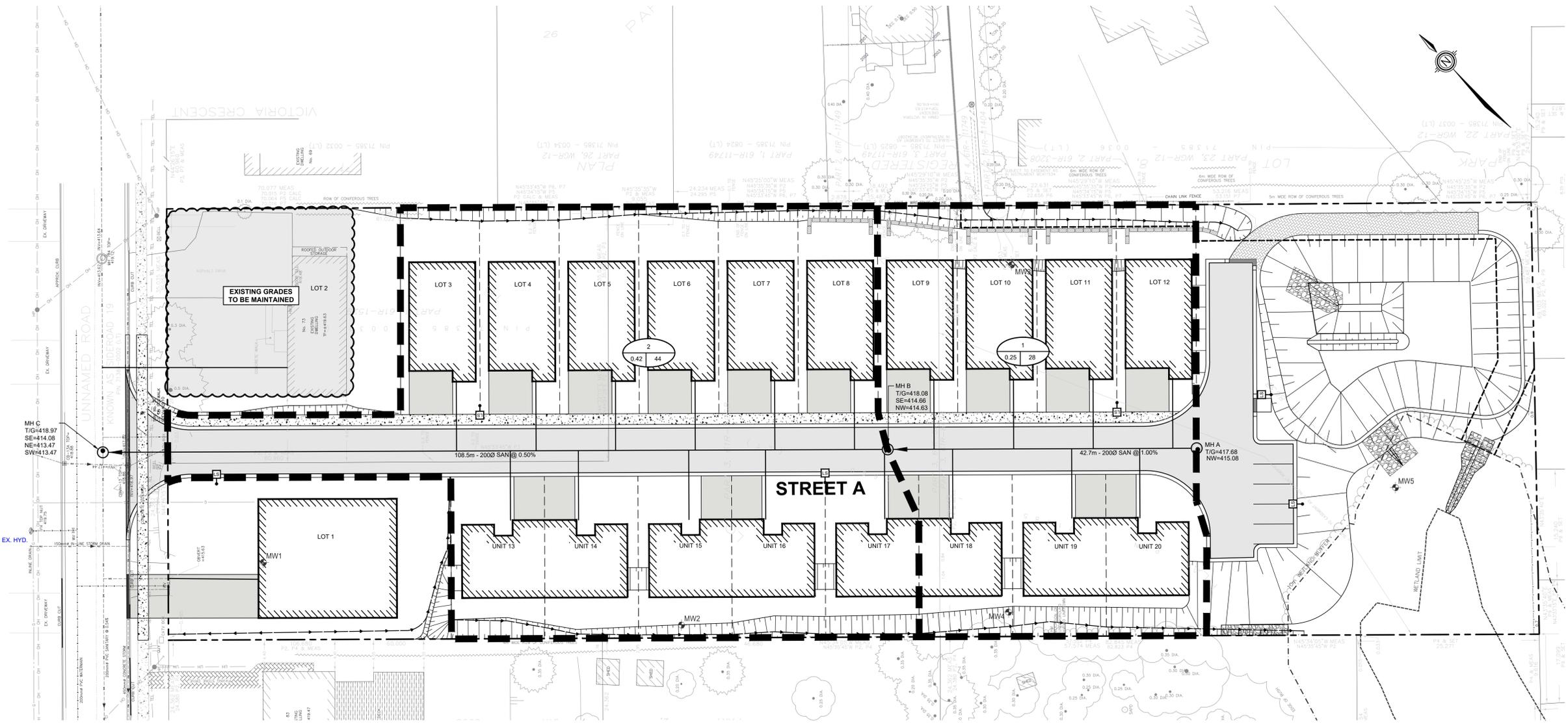


**TOWNSHIP OF CENTRE WELLINGTON**  
WRIGHTHAVEN HOMES  
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT  
FERGUS, ONTARIO

**STORMWATER MANAGEMENT FACILITY DETAILS**

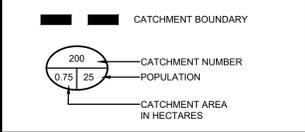


DESIGNED BY: BL/PL	DATE: AUGUST 2025	CHECKED BY: SP
DRAWN BY: BL	PROJECT No. 2401073	DRAWING No. SWM-1
SCALE: 1:300		



TOWNSHIP OF CENTRE WELLINGTON (FERGUS)  
N.T.S.

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GSP GROUP 72 VICTORIA STREET SOUTH, SUITE 201 KITCHENER, ON N2G 4Y9 PHONE: (519) 569-8883 WEBSITE: www.gspgroup.ca	VAN HARTEN SURVEYING INC. 2106 GORDON STREET GUELPH, ON, N1L 1G6 PHONE: (519) 821-2783 WEBSITE: www.vanharten.com

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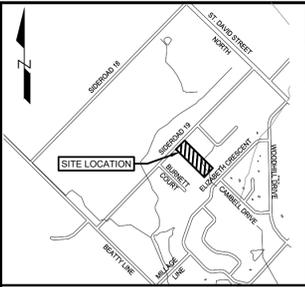
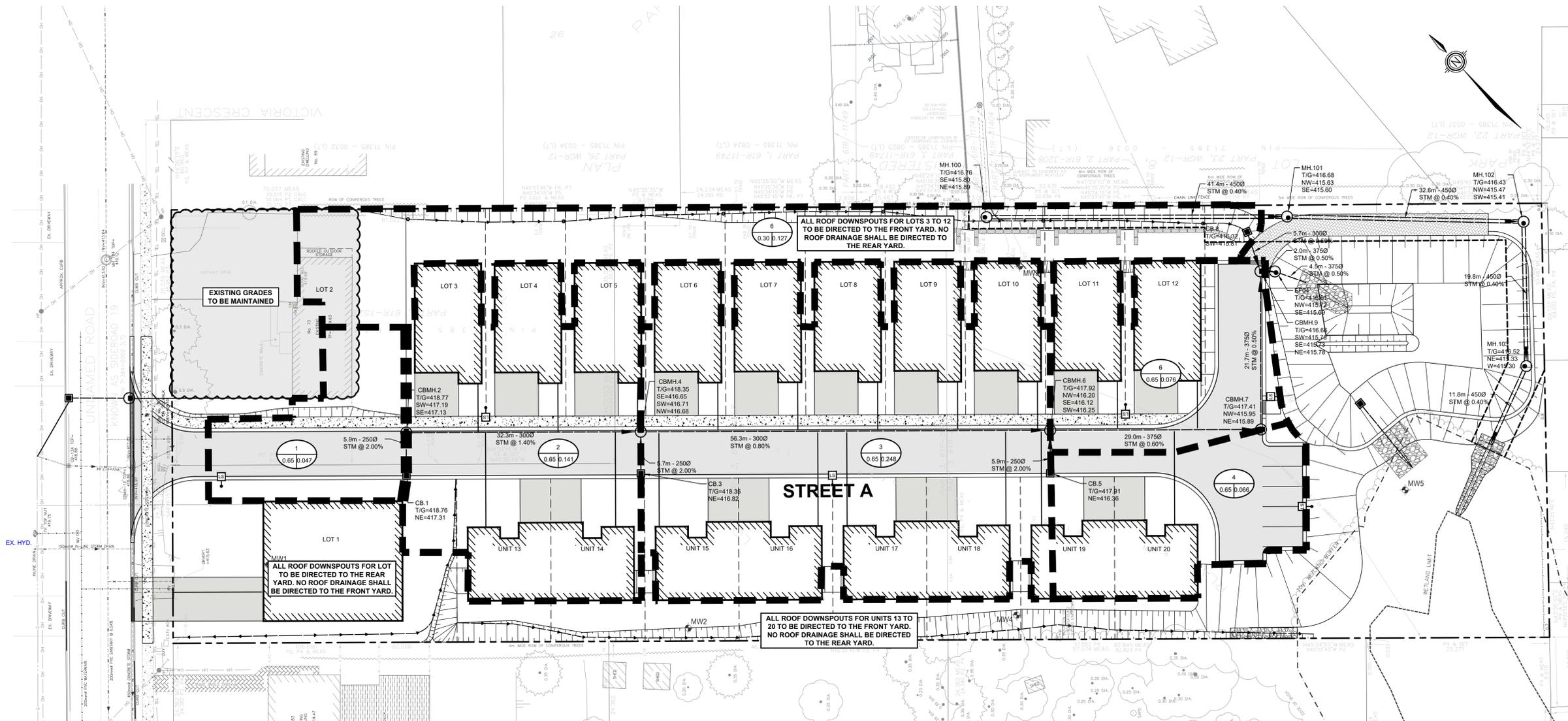
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TOWNSHIP OF CENTRE WELLINGTON  
WRIGHTHAVEN HOMES  
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT  
FERGUS, ONTARIO  
SANITARY SEWER CATCHMENT AREAS

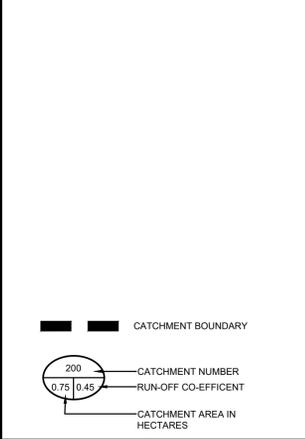


DESIGNED BY: BL/PL	DATE: AUGUST 2025	CHECKED BY: SP
DRAWN BY: BL	PROJECT No. 2401073	DRAWING No. SAN-1
SCALE: 1:300	0 5.0m 10.0m 15.0m 20.0m	



TOWNSHIP OF CENTRE WELLINGTON (FERGUS)  
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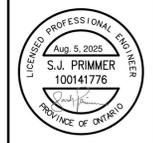
SITE PLAN INFORMATION		SURVEYOR INFORMATION	
GSP GROUP 72 VICTORIA STREET SOUTH, SUITE 20 KITCHENER, ON N2G 4Y9 PHONE: (519) 569-8883 WEBSITE: www.gspgroup.ca	VAN HARTEN SURVEYING INC. 2106 GORDON STREET GUELPH, ON, N1L 1G6 PHONE: (519) 821-2783 WEBSITE: www.vanharten.com		

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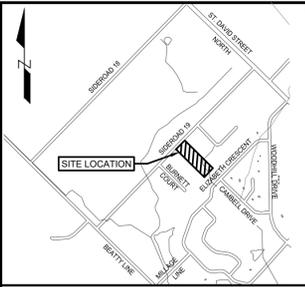
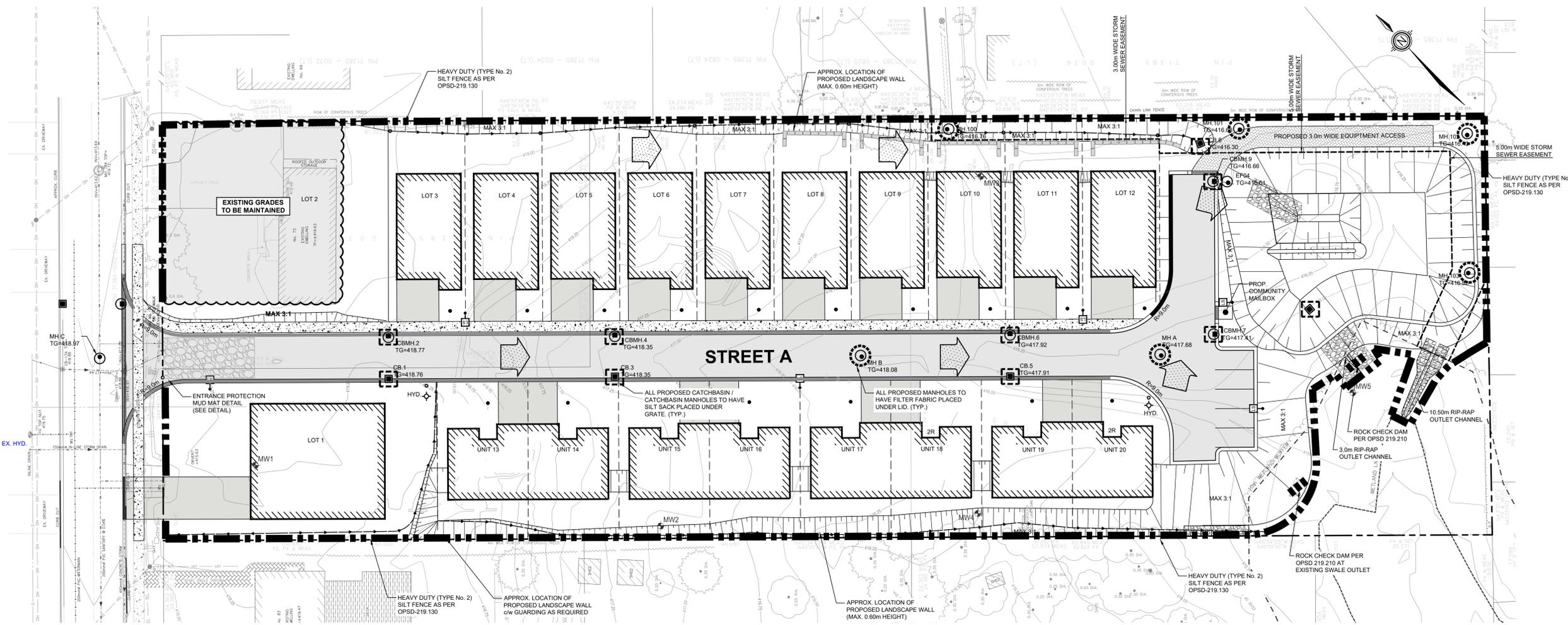
TOWNSHIP OF CENTRE WELLINGTON  
WRIGHTHAVEN HOMES  
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT  
FERGUS, ONTARIO

STORM SEWER  
CATCHMENT AREAS



DESIGNED BY: BL/PL	DATE: AUGUST 2025	CHECKED BY: SP
DRAWN BY: BL	PROJECT No. 2401073	DRAWING No. STM-1
SCALE: 1:300		



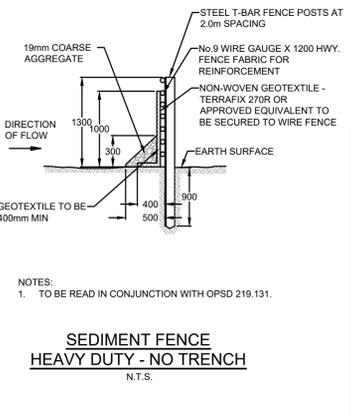
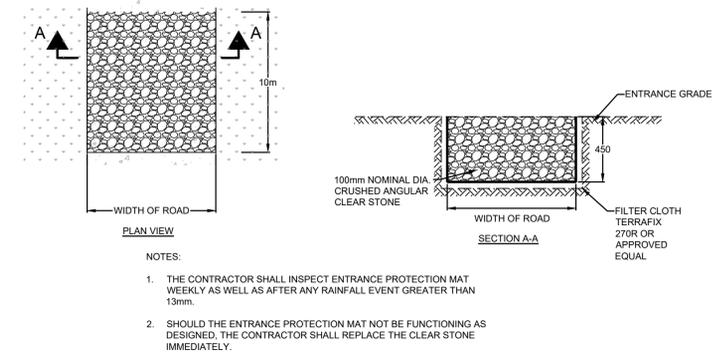
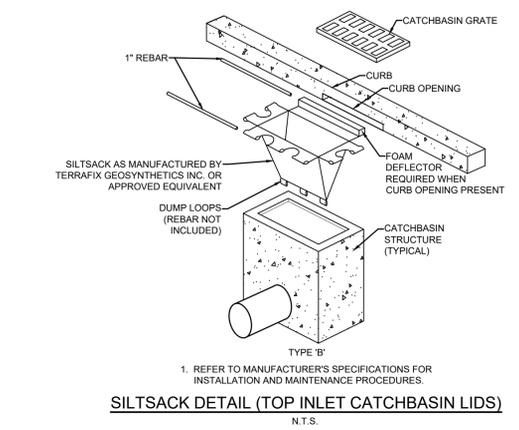
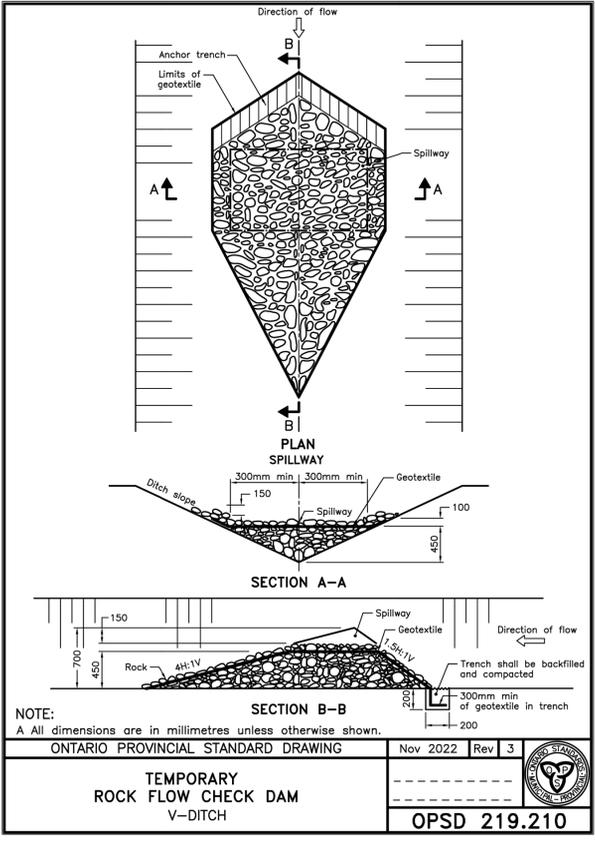


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**SEDIMENT AND EROSION CONTROL NOTES**

- SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED AND THAT BARRIERS AND SEDIMENTATION FACILITIES WITHIN THE SITE ARE PROVIDED TO CONTROL ANY EROSION THAT DOES OCCUR.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SEDIMENT POND OR STORAGE AREA MUST BE ESTABLISHED TO COLLECT SURFACE DRAINAGE FROM ALL AREAS THAT WILL BE DISTURBED. WATER PUMPED FROM EXCAVATION OR DEWATERING OPERATIONS MUST BE DIRECTED TO THE SEDIMENT POND.
- ALL SILT FENCING TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING EXCAVATION OR DEMOLITION.
- CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCE OF IMMEDIATE CONSTRUCTION.
- STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. STOCKPILES SHOULD NOT BE LOCATED IMMEDIATELY ADJACENT TO DITCHES OR ROAD ALLOWANCES. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES. A PERIMETER DITCH LEADING TO A SETTLING AREA OR SEDIMENTATION TRAP SHOULD BE INSTALLED AROUND THE STOCKPILE.
- EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MANHOLES CATCH BASINS, DITCHES SWALES AND WATERCOURSES.
- ADDITION EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
- THE DESIGN CONSULTANT IS TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO TOWN REQUIREMENTS.
- EROSION CONTROL STRUCTURES ARE TO BE MONITORED REGULARLY AND ANY DAMAGE TO STRUCTURES REPAIRED IMMEDIATELY. SEDIMENTS ARE TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 50% OF THE FENCE. CLOGGED FILTER MATERIALS SUCH AS CRUSHED STONE, STRAW BALES OR FILTER CLOTH MUST BE REPLACED AS REQUIRED.
- ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
- NO ALTERNATIVE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGN CONSULTANT AND THE TOWN.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MUNICIPAL ROADWAYS AND SIDEWALKS AREA CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.
- ALL DISTURBED AREAS NOT INCLUDED IN CONSTRUCTION TO BE RE-TOPSOILED AND RE-SEEDDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.



LEGEND	
PROPERTY LINE	EX. CONIFEROUS AND DECIDUOUS TREES
EX. SANITARY SEWER	EX. HYDRO POLE AND GUY WIRE
EX. STORM SEWER	EX. HYDRO LIGHT POLE
EX. CATCH BASIN	EX. FLAG POLE
EX. WATERMAIN	EX. BOREHOLE & BOREHOLE / MONITORING WELL
EX. FIRE HYDRANT	PROP. STORM SEWER STRUCTURE
EX. DITCH	PROP. SANITARY SEWER STRUCTURE
EX. FENCE LINE	PROP. FIRE HYDRANT
EX. CONTOURS	PROP. WATER VALVE
EX. HEDGE	PROP. SWALE
	WETLAND LIMIT
	10.0m WETLAND BUFFER
	DRAINAGE FLOW
	PROPOSED GRADE
	PROP. LIGHT STANDARD (SEE NOTE 6)
	MAJOR OVERLAND FLOW ARROW
	SILT SACK PLACED UNDER CATCHBASIN GRATE
	FILTER FABRIC PLACED UNDER ACCESS LID

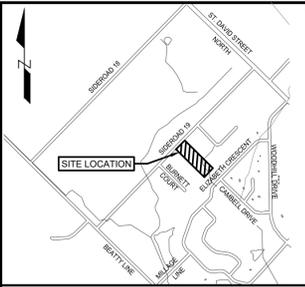
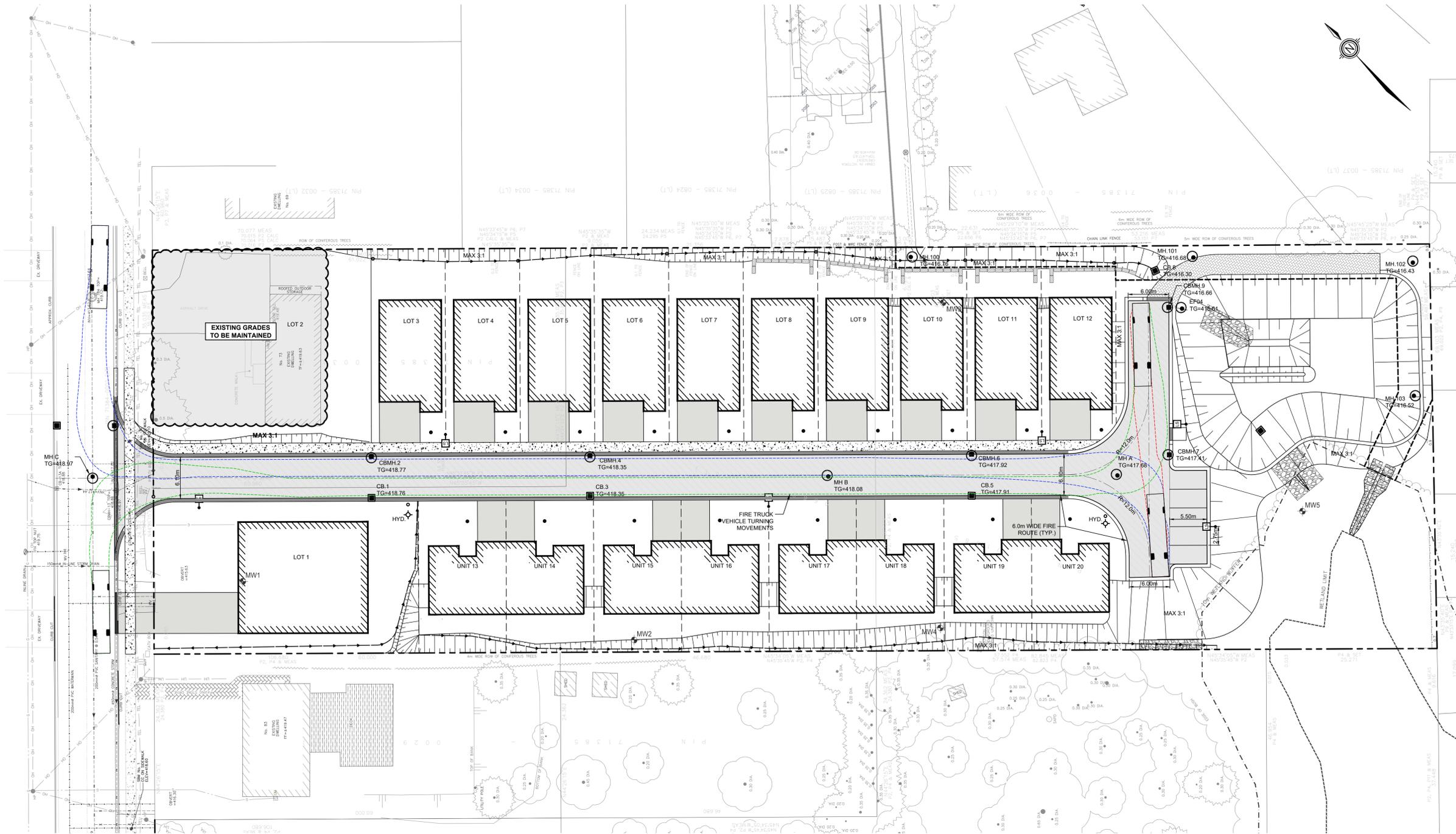
**TOWNSHIP OF CENTRE WELLINGTON**

WRIGHTHAVEN HOMES  
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT  
FERGUS, ONTARIO

**EROSION AND SEDIMENT CONTROL PLAN**

DESIGNED BY: BLJ/P DATE: AUGUST 2025 CHECKED BY: SP  
DRAWN BY: BL PROJECT No: 2401073 DRAWING No: ESC-1  
SCALE: 1:300

5.0 10.0 15.0 20.0m



TOWNSHIP OF CENTRE WELLINGTON (FERGUS)  
N.T.S.

- NOTES:**
1. TOPOGRAPHIC AND EXISTING FEATURES SURVEY ON-SITE COMPLETED BY VAN HARTEN SURVEYING INC., RECEIVED 2022-08-29 AND 2024-03-18. TOPOGRAPHIC SURVEY OF THE WETLAND AREA WAS ALSO COMPLETED BY VAN HARTEN SURVEYING INC., RECEIVED 2023-05-23.
  2. SITE PLAN PREPARED BY GSP GROUP, DATED 2025-05-21.
  3. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2011) ADJUSTMENT (PROVIDED BY VAN HARTEN SURVEYING INC.).
  4. 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 0.999575. (PROVIDED BY VAN HARTEN SURVEYING INC.)
  5. COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2011) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS. (PROVIDED BY VAN HARTEN SURVEYING INC.)
  6. PROPOSED STREETLIGHT LOCATIONS PER STREET LIGHTING DRAWING PREPARED BY MIGHTON ENGINEERING (PROJECT No. 45173)



**SITE PLAN INFORMATION**  
GSP GROUP  
72 VICTORIA STREET SOUTH, SUITE 20  
KITCHENER, ON N2G 4Y9  
PHONE: (519) 569-8883  
WEBSITE: www.gspgroup.ca

**SURVEYOR INFORMATION**  
VAN HARTEN SURVEYING INC.  
2106 GORDON STREET  
GUELPH, ON, N1L 1G6  
PHONE: (519) 821-2783  
WEBSITE: www.vanharten.com

**BENCHMARKS** (PROVIDED BY VAN HARTEN SURVEYING INC.):

**SITE BENCHMARK #1**  
CUT CROSS ON SIDEWALK NEAR NORTHWEST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 418.00m.

**SITE BENCHMARK #2**  
CUT CROSS ON SIDEWALK NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 419.10m.

No.	DATE	ISSUE/REVISION	INITIAL
3	2025-08-05	ISSUED FOR SITE PLAN APPROVAL	S.P.
2	2024-10-01	ISSUED FOR APPROVAL	A.E.K.
1	2024-09-05	ISSUED FOR REVIEW	A.E.K.

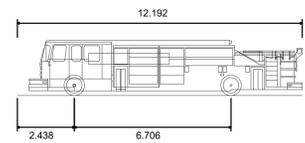


TOWNSHIP OF CENTRE WELLINGTON  
WRIGHTHAVEN HOMES  
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT  
FERGUS, ONTARIO

**TRAFFIC GEOMETRICS PLAN - FIRE TRUCK**

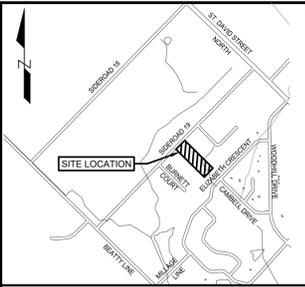
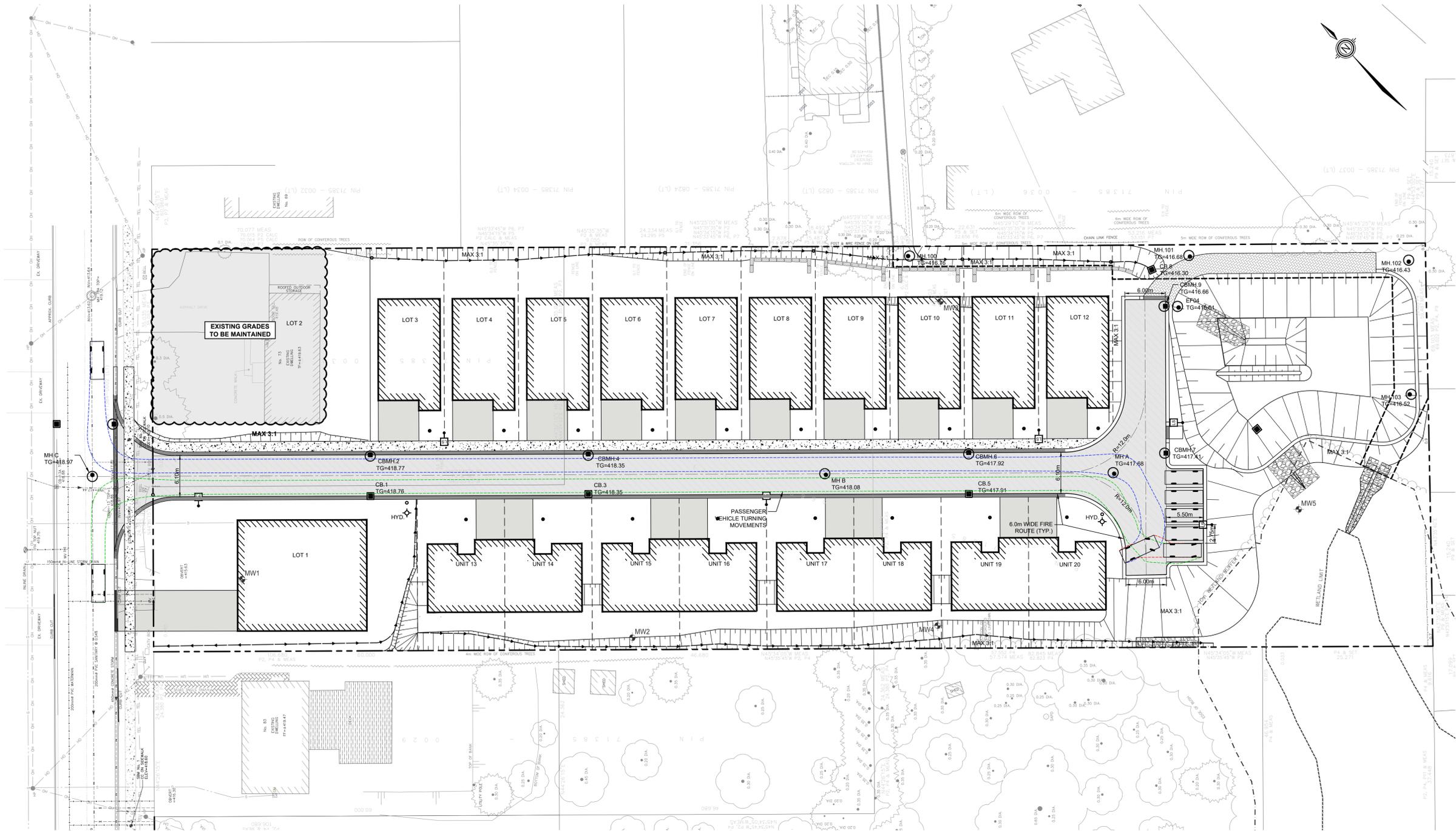


DESIGNED BY: BL/PL DATE: AUGUST 2025 CHECKED BY: SP  
DRAWN BY: BL PROJECT No: 2401073 DRAWING No: TGP-1  
SCALE: 1:300



OVERALL LENGTH 12.192m  
OVERALL WIDTH 2.489m  
OVERALL BODY HEIGHT 2.361m  
MIN BODY GROUND CLEARANCE 0.200m  
TRACK WIDTH 2.489m  
LOOK-TO-LOCK TIME 5.00s  
MAX WHEEL ANGLE 45.00°

**FIRE TRUCK VEHICLE TURNING MOVEMENT DIMENSIONS**  
N.T.S.



TOWNSHIP OF CENTRE WELLINGTON (FERGUS)  
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72 VICTORIA STREET SOUTH, SUITE 20  
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PHONE: (519) 509-8883  
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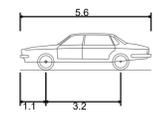


TOWNSHIP OF CENTRE WELLINGTON  
WRIGHTHAVEN HOMES  
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT  
FERGUS, ONTARIO

TRAFFIC GEOMETRICS PLAN - PASSENGER CAR



DESIGNED BY: BL/PL	DATE: AUGUST 2025	CHECKED BY: SP
DRAWN BY: BL	PROJECT No: 2401073	DRAWING No: TGP-2
SCALE: 1:300		



OVERALL LENGTH 5.600m  
OVERALL WIDTH 2.000m  
OVERALL BODY HEIGHT 1.555m  
MIN BODY GROUND CLEARANCE 0.340m  
TRACK WIDTH 2.000m  
LOCK-TO-LOCK TIME 4.00s  
CURB TO CURB TURNING RADIUS 6.300m

PASSENGER CAR  
VEHICLE TURNING MOVEMENT DIMENSIONS  
N.T.S.