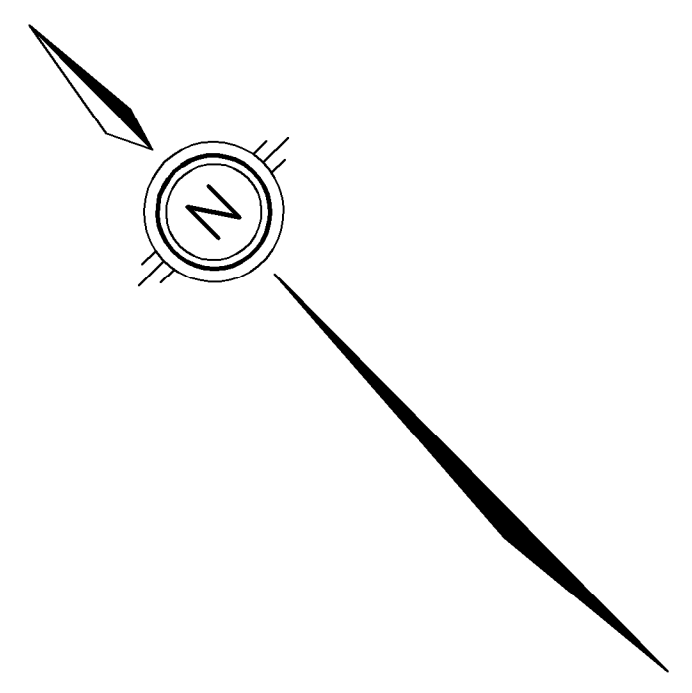


LEGEND OF EXISTING FEATURES

- Ex. Drop. Curb
- EXISTING CURB
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING OVERHEAD DOOR
- EXISTING MAN DOOR
- EXISTING CONTOURS
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- REMOVALS
- HARD SURFACE REMOVALS



TOWNSHIP OF  
FERGUS

ST. DAVID ST N  
STRAITALLAN ST  
PARKSIDE DR E  
EDMURGH AVE  
BERGON AVE  
CHURCHILL CRES W  
JAMES ST  
FOREFAR ST E

SITE

KEY PLAN

N.T.S.

GEODETIC BM

ELEV. = 399.321m

FERGUS POST OFFICE. BOLT IN SOUTH SIDE WALL IN LINTEL OF BASEMENT WINDOW BETWEEN CLOCK TOWER AND LETTER DROP OFF.

SITE BENCHMARK

ELEV. = 421.898m

TOP NUT OF FH ON SOUTH SIDE OF INTERSECTION OF ST DAVID STREET AND PARKSIDE DRIVE WEST.

NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

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THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

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1.	ISSUED FOR OPA/ZBA	JPL 2024-05-29
No.	REVISION	BY YYYY-MM-DD

MTE

Engineers, Scientists, Surveyors

519-743-6500

OWNER

2587722

ONTARIO INC.

750 ST. DAVID STREET NORTH

FERGUS

PROJECT

750 ST. DAVID STREET NORTH

ONTARIO

FERGUS

DRAWING

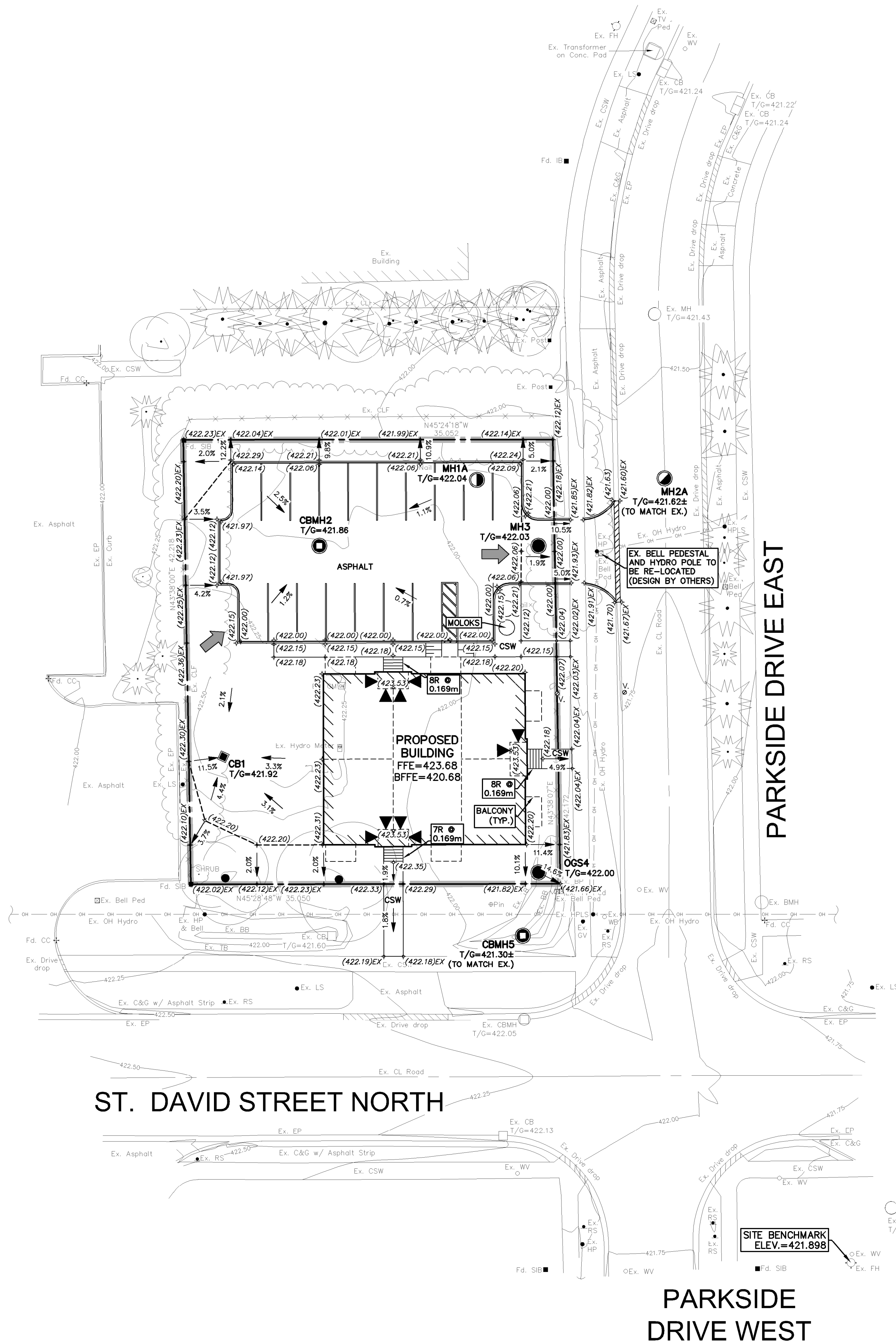
REMOVALS PLAN

Project Manager	J.LERCH	Project No.	54925-100
Design By	GLV	Checked By	LEI
Drawn By	GLC	Checked By	LEI
Surveyed By	MTE	Drawing No.	
Date	Apr.02/24		
Scale	1:250		

C1.1

Sheet 1 of 4



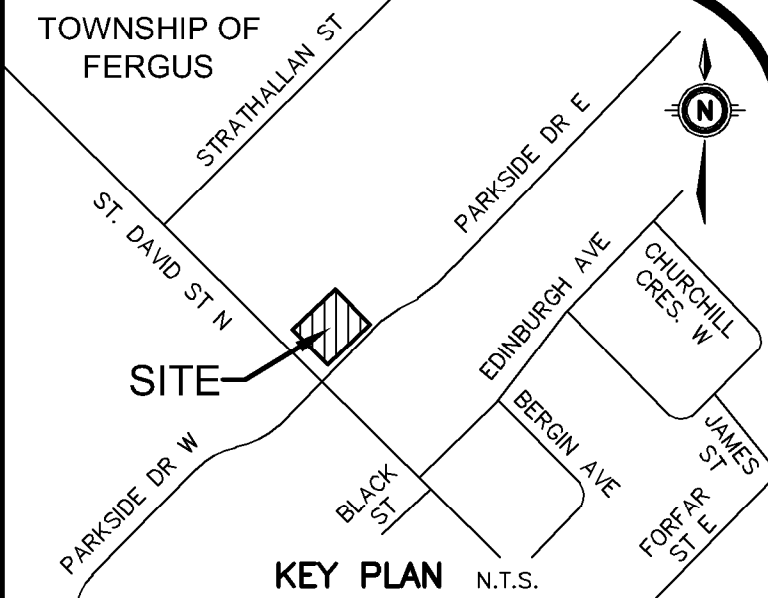


### LEGEND OF EXISTING FEATURES

	EXISTING CURB
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING OVERHEAD DOOR
	EXISTING MAN DOOR
	EXISTING CONTOURS

### LEGEND OF PROPOSED FEATURES

	PROPOSED BUILDING
	MAN DOOR
	CONCRETE CURB
	EMBANKMENT (SLOPE AS NOTED)
	PROPOSED SPOT ELEVATIONS EX = MAINTAIN EXISTING T/G = TOP OF CASTING/GRATE INV = INVERT ELEVATION FFE = FINISHED FLOOR ELEVATION
	DIRECTION OF DRAINAGE/SWALE
	DRAINAGE SPLIT (RIDGE)
	OVERLAND FLOW ROUTE (MAJOR STORM)



**GEODETIC BM** ELEV. = 399.321m  
FERGUS POST OFFICE, BOLT IN SOUTH SIDE WALL IN LINTEL OF BASEMENT WINDOW BETWEEN CLOCK TOWER AND LETTER DROP OFF.

**SITE BENCHMARK** ELEV. = 421.898m  
TOP NUT OF FH ON SOUTH SIDE OF INTERSECTION OF ST DAVID STREET AND PARKSIDE DRIVE WEST.

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### NOTE:

- PROPERTY LINE IS APPROXIMATE ONLY AND SHOULD NOT BE USED FOR DETERMINING SETBACKS OR LAYOUT.
- INVERTS DENOTED WITH "±" ARE TAKEN FROM AS-RECORDED PLAN AND PROFILE DRAWINGS COMPLETED BY TOWN OF FERGUS AND TOWNSHIP OF CENTRE WELLINGTON AND ARE CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY AND REPORT ANY DISCREPANCIES TO ENGINEER.
- THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.1, C2.1, C2.2, C2.3 AND THE SWM REPORT.

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519-743-6500

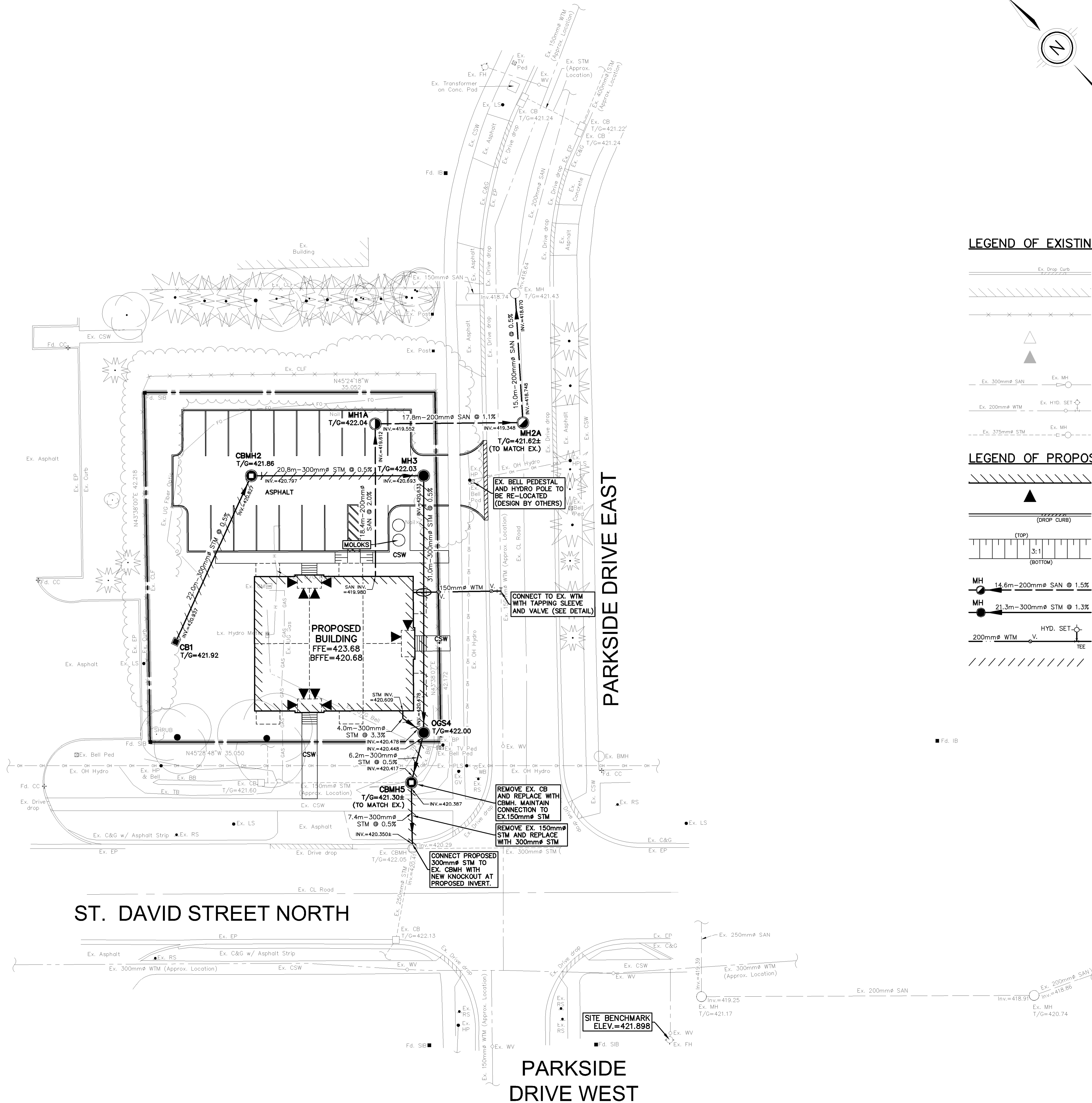


OWNER	2587722 ONTARIO INC.	FERGUS.
PROJECT	750 ST. DAVID STREET NORTH	
FERGUS		ONTARIO
DRAWING		

### FUNCTIONAL SITE GRADING PLAN

Project Manager	J.LERCH	Project No.	54925-100
Design By	GLV	Checked By	LEI
Drawn By	GLC	Checked By	LEI
Surveyed By	MTE	Drawing No.	C2.1
Date	Apr.23/24		
Scale	1:250	Sheet 2 of 4	



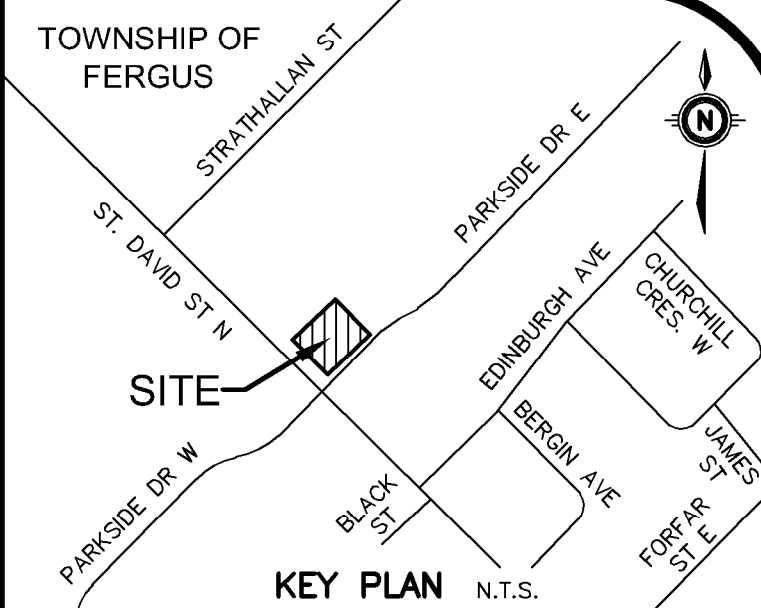


## LEGEND OF EXISTING FEATURES

	EXISTING CURB
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING OVERHEAD DOOR
	EXISTING MAN DOOR
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER

## LEGEND OF PROPOSED FEATURES

	PROPOSED BUILDING
	MAN DOOR
	CONCRETE CURB
	EMBANKMENT (SLOPE AS NOTED)
	SANITARY SEWER
	STORM SEWER
	WATERMAIN
	SHALLOW PIPE INSULATION (SEE DETAIL)



**GEODETIC BM** ELEV. = 399.321m  
FERGUS POST OFFICE. BOLT IN SOUTH SIDE WALL IN LINTEL OF BASEMENT WINDOW BETWEEN CLOCK TOWER AND LETTER DROP OFF.

**SITE BENCHMARK** ELEV. = 421.898m  
TOP NUT OF FH ON SOUTH SIDE OF INTERSECTION OF ST DAVID STREET AND PARKSIDE DRIVE WEST.

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519-743-6500



OWNER	2587722 ONTARIO INC.
750 ST. DAVID STREET NORTH	FERGUS.
PROJECT	750 ST. DAVID STREET NORTH
FERGUS	ONTARIO
DRAWING	FUNCTIONAL SITE SERVICING PLAN

Project Manager	J. LERCH	Project No.	54925-100
Design By	GLV	Checked By	LEI
Drawn By	GLC	Checked By	LEI
Surveyed By	MTE	Drawing No.	C2.2
Date	Apr.23/24		
Scale	1:250	Sheet	3 of 4



The diagram illustrates the required insulation for a sewer pipe. Key features include:

- Pavement Structure:** Asphalt and/or granular material above the pipe.
- Granular Bedding:** A layer below the pavement, compacted to minimum 95% SPMD.
- Rigid EPS-Insulation Board:** Applied per specification notes, typically 50-65mm thick.
- Frost Protection:** The trench side slopes are limited to a maximum 1:1 ratio, with no vertical sections unless specified.
- Native Soils:** If soft or organic, they must be removed to a suitable depth and replaced with compacted granular bedding.
- Frost Depth:** The soil zone under the pipe must be protected from freezing, referring to specific local frost depth data.

**SEWER PIPE INSULATION DETAIL**

FOR SEWER PIPES HAVING LESS THAN 1400mm COVER AND MINIMUM 615mm COVER  
N.T.S.