

VAN HARTEN SURVEYING INC. NOTE:

PLAN IS BASED ON A PREVIOUSLY COMPLETED PLAN BY AUTOMATED ENGINEERING TECHNOLOGIES LTD. DATED OCTOBER 22, 2013. PLEASE REFER TO OTHER PLANS COMPLETED BY THEM FOR FURTHER DESIGN DETAILS AS REQUIRED.

NOTES:

- DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
- PIPE BEDDING FOR SEWERS TO BE CLASS 'B' PER OPSD 802.010 UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL INSPECTIONS ON STORM SEWERS AND ALL CONNECTIONS TO THE BUILDINGS.
- ALL SERVING TO MEET TOWN OF CENTRE WELLINGTON SPECIFICATIONS.
- PARKING LOT GRADES SHOWN ARE NEAL OF ASPHALT.
- ALL DISTURBED AND LANDSCAPED AREAS TO BE REINSTEATED WITH 150mm OF TOPSOIL, SEED & MULCH. ALL CONSTRUCTED SWALES TO BE LINED WITH 150mm OF TOPSOIL AND STAKED 500.
- ALL RIP RAP TO BE 150mm, 100% FRACTURED FACES C/W FILTER CLOTH (TERRAFIX 270R OR APPROVED EQUAL). REFER TO OPSD 810.010 - TYPE B
- PAVEMENT STRUCTURE AS DIRECTED BY DEMIKON CONSTRUCTION:
HEAVY DUTY
HL3 - 40mm
HL8 - 60mm
GRANULAR 'A' - 150mm
GRANULAR 'B' - 450mm
- ALL SANITARY MANHOLES TO BE PRE-BENCHED IN ACCORDANCE WITH OPSD 701.021 WITH KOR-NEAL CONNECTION.
- ALL SANITARY MANHOLES TO BE 1200mm DIAMETER IN ACCORDANCE WITH OPSD 701.010 WITH A TAPERED TOP OR A FLAT CAP WHERE THERE IS INSUFFICIENT DEPTH. FRAME AND GRATE TO BE AS PER OPSD 401.010 (TYPE A). STEPS TO BE CIRCULAR TYPE AS PER OPSD 405.010. MANHOLE JOINTS TO BE WRAPPED WITH DENSIO TAPE.
- ALL STORM MANHOLES TO BE 1200mm DIAMETER IN ACCORDANCE WITH OPSD 701.010 WITH A TAPERED TOP OR A FLAT CAP WHERE THERE IS INSUFFICIENT DEPTH. FRAME AND GRATE TO BE LOCKING TYPE AS PER OPSD 401.060. STEPS TO BE CIRCULAR TYPE AS PER OPSD 405.010.
- PROPERTY INFORMATION TAKEN FROM PLAN PREPARED BY VAN HARTEN SURVEYING INC. PROJECT 19924-11, 61R-11626 DATED MAY 27, 2011.
- GAS MAIN LOCATION TO VERIFIED IN FIELD. MANHOLE LOCATION OR GAS MAIN LOCATION TO BE ADJUSTED IF NECESSARY.
- ALL SITE LIGHTING WILL BE DARK SKY COMPLIANT. (SEE BUILDING PLANS FOR DETAILS)
- CONTRACTOR IS RESPONSIBLE FOR IMMEDIATE CLEANING OF ALL MUD TRACKING ONTO ROADWAY.
- REFER TO MECHANICAL AND ELECTRICAL PLANS FOR UTILITY SERVING DETAILS.
- PUBLIC WORKS TO BE NOTIFIED FOR ANY OPERATION OR CONNECTION TO MUNICIPAL WATER SYSTEM.
- DITCH INLET CATCH-BASINS TO BE AS PER OPSD 705.030 c/w 3x14 GRATE AS PER 403.010.
- OWNER TO ARRANGE ANNUAL FLUSHING OF WATERMAIN TO HYDRANT UNTIL WATER SERVICE IS ACTIVE TO PHASE 2 BUILDING.

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:

- SILTATION CONTROL AND TREE SAVING (IF APPLICABLE) MEASURES MUST BE IN PLACE AND INSPECTED BY TOWN FORCES PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
- 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.
- ALL SILT FENCING TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING, EXCAVATING OR DEMOLITION.
- STOCKPILE 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 MHS, CB'S, DITCHES, SWALES AND WATERCOURSES.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
- 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 1/2 THE HEIGHT OF THE FENCE. CLOGGED FILTER MATERIALS SUCH AS CRUSHED STONE, STRAW BALES OR FILTER CLOTH MUST BE REPLACED AS REQUIRED.
- NO ALTERNATIVE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE TOWN OF CENTRE WELLINGTON.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MUNICIPAL ROADWAYS AND SIDEWALKS ARE CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.

KEY MAP

(N.T.S.)



LEGEND

	UNDERGROUND TELEPHONE		DETAIL REFERENCE
	OVERHEAD HYDRO		SURVEY MONUMENT FOUND
	UNDERGROUND HYDRO		SURVEY MONUMENT SET
	GAS LINE		IRON BAR
	STORM SEWER		STANDARD IRON BAR
	SANITARY SEWER		ROUND IRON BAR
	WATERMAIN		HYDRO METER
	UNDERGROUND CABLE		BELL PEDESTAL
	FENCE		TV PEDESTAL
	EXISTING GRADE		FIRE HYDRANT
	VHS PROPOSED GRADE		DECIDUOUS TREE
	AUTOMATED ENGINEERING TECHNOLOGIES LTD. PROPOSED GRADE		CONIFEROUS TREE
	PROPOSED TOP OF CURB		CATCH BASIN
	PROPOSED TOP OF WALL		MH MANHOLE
	PROPOSED BOTTOM OF WALL		BOLLARD
	BORE HOLE (V.A. WOOD)		WY WATER VALVE
	3:1 MAXIMUM SLOPE		SILT FENCE
	DIRECTION OF FLOW		
	PROPOSED ROOF DRAIN PIPE		
	PROPOSED STORM PIPE		
	PROPOSED MANHOLE		
	PROPOSED RIP RAP		
	PROPOSED TEMPORARY STRAW BAIL		

BENCHMARK:

ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATIONS WITH GEOID MODEL HTF-2, AS SUPPLIED BY NATURAL RESOURCES CANADA.

6				
5				
4				
3				
2				
1				
NO.	COMMENTS	BY	DATE	

DRAWING REVISION SCHEDULE

PROPOSED INDUSTRIAL BUILDING

**111 GREGSON COURT
PART OF LOT 1
CONCESSION 1
TOWNSHIP OF WEST GARAFRAXA
COUNTY OF WELLINGTON**

PROJECT No. 24700-17

DRAWING SCALE 1 : 250

METRIC:

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

LOT DEVELOPMENT PLAN

SHEET

1
OF
1



PREPARED FOR:

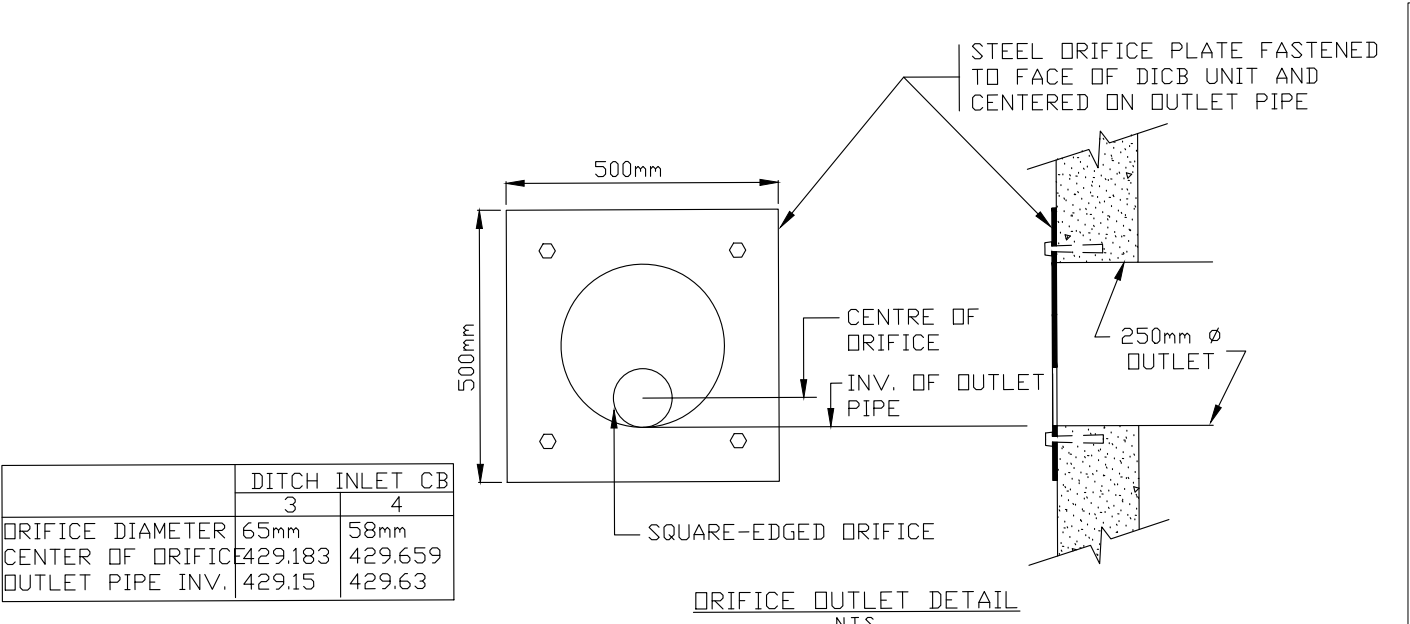
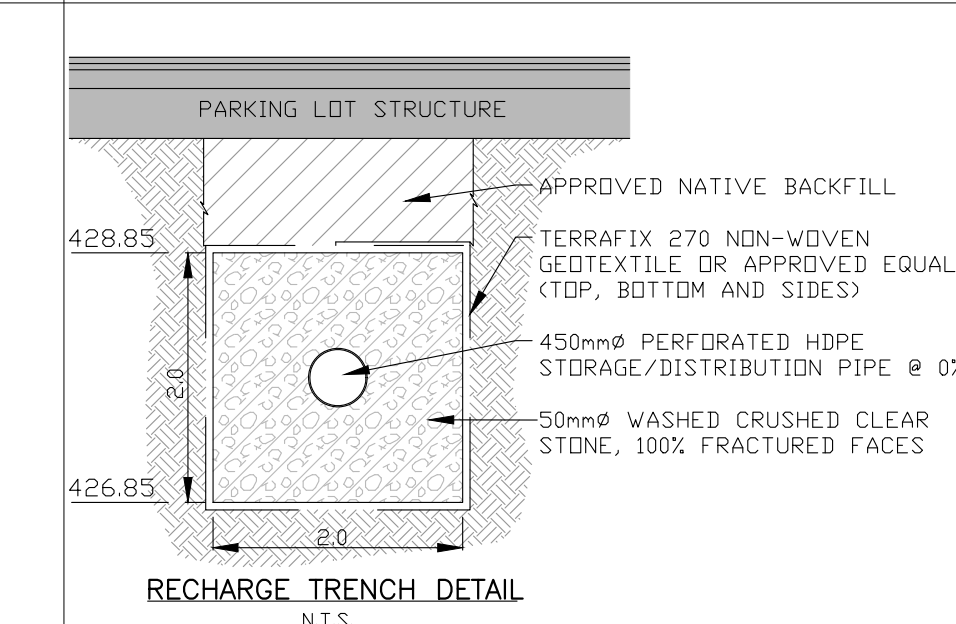
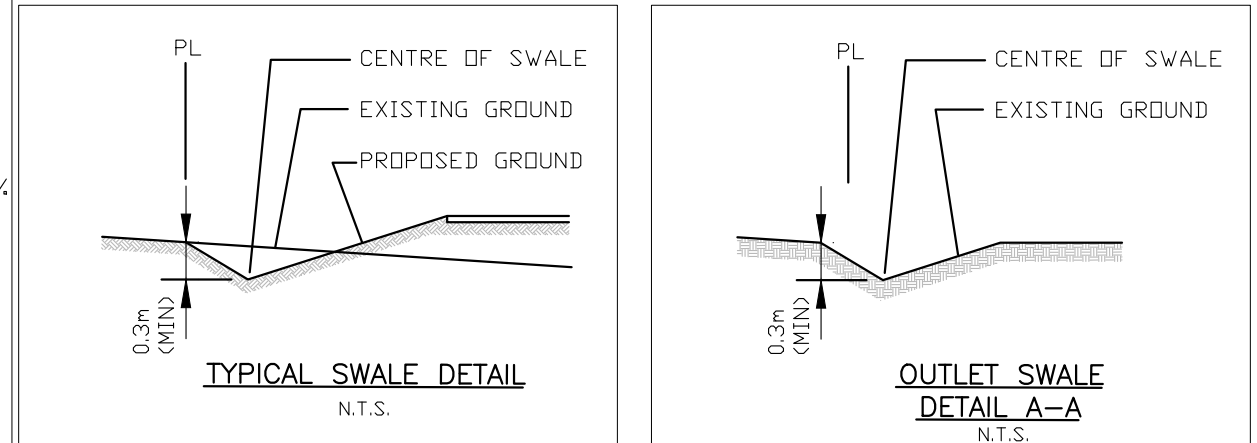
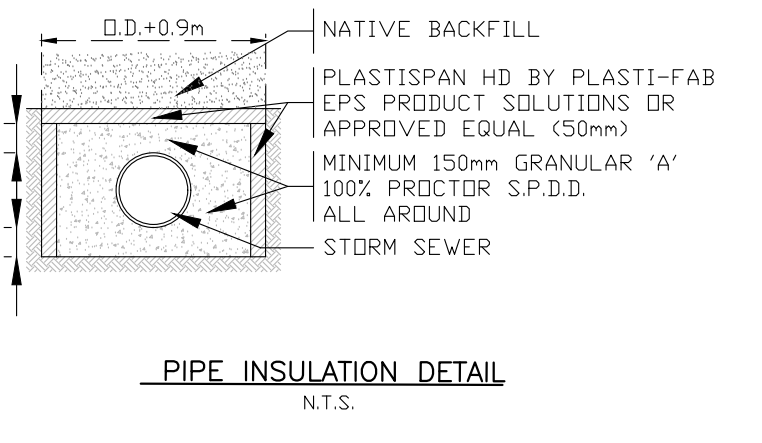
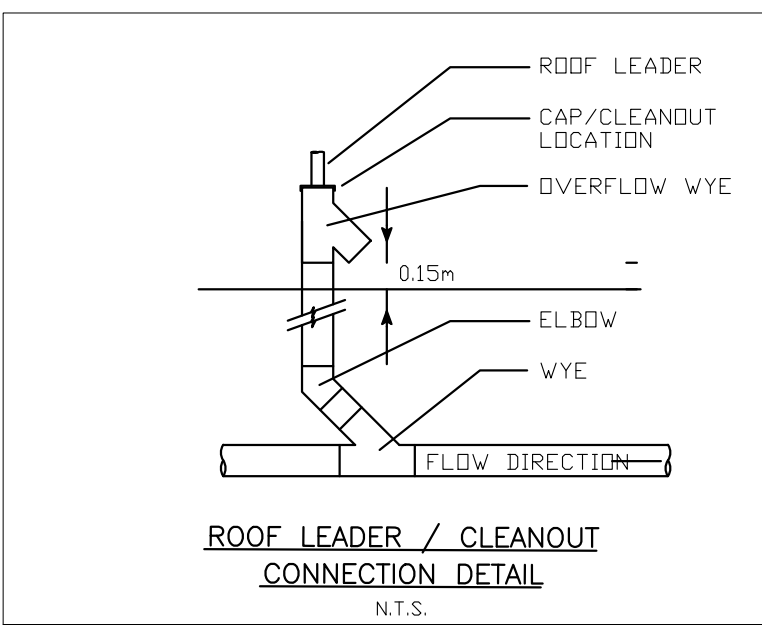
DEMIKON CONSTRUCTION



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DRAWN BY: AFV
Aug 17, 2017 3:21pm
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DESIGN BY: MAMV



SANITARY MANHOLE DATA	
SAN MH A T/G=430.42 N INV=427.49 E INV=427.56 S INV=427.56	
STORM MANHOLE DATA (PHASE 1)	
STM MH 1 T/G=430.46 S INV=427.62 W INV=427.67	STM MH 2 T/G=430.30 N INV=427.62 W INV=427.67
DICB 3 T/G=429.15 S INV=429.15	
DICB 4 T/G=429.63 E INV=429.63	