

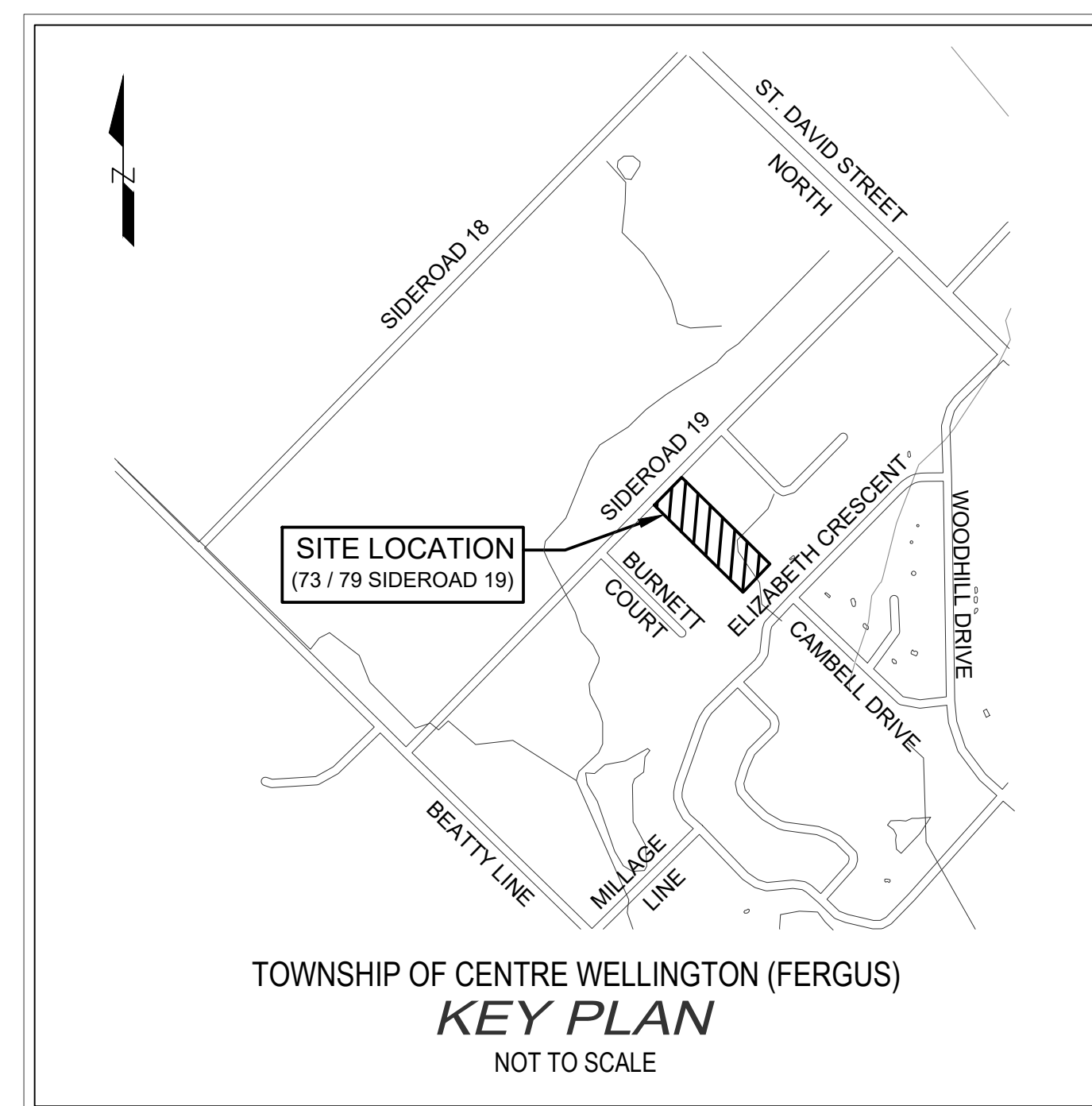
73 / 79 SIDEROAD 19

TOWNSHIP OF CENTRE WELLINGTON (FERGUS)

RESIDENTIAL DEVELOPMENT

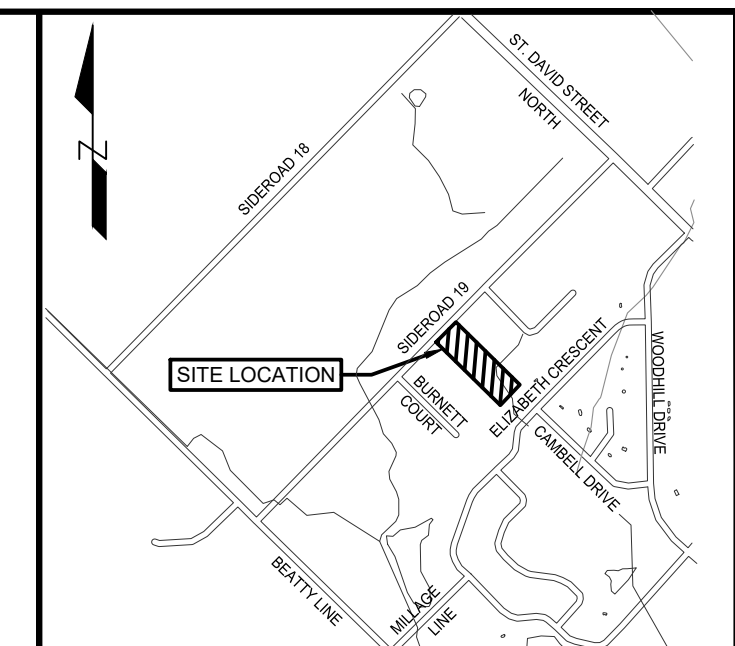
WRIGHTHAVEN HOMES LIMITED

CONTRACT 2401073



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

NOTES:

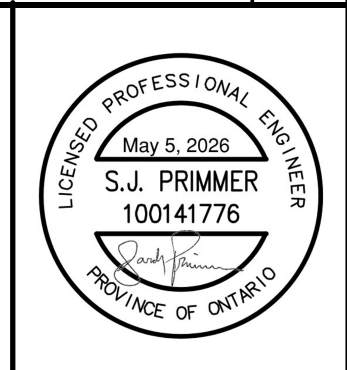
1. TOPOGRAPHIC AND EXISTING FEATURES SURVEY ON SITE COMPLETED BY VAN HARTEN SURVEYING INC. RECEIVED 2022-08-29 AND 2024-03-18: TOPOGRAPHIC SURVEY OF THE WESTERN AREA WAS COMPLETED BY VAN HARTEN SURVEYING INC. RECEIVED 2025-05-23.
2. SITE PLAN PREPARED BY GSP GROUP (PROJECT NO. 23030)
3. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CRS-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 (CRS-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)

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.

5	2026-05-05	REVISED PER GRCA COMMENT	S.P.
4	2026-02-17	REISSUED FOR SITE PLAN APPROVAL	S.P.
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.
No.	DATE	ISSUE/REVISION	INITIAL



TOWNSHIP OF CENTRE
WELLINGTON

WRIGHTHAVEN HOMES
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT
FERGUS, ONTARIO

EXISTING CONDITIONS PLAN



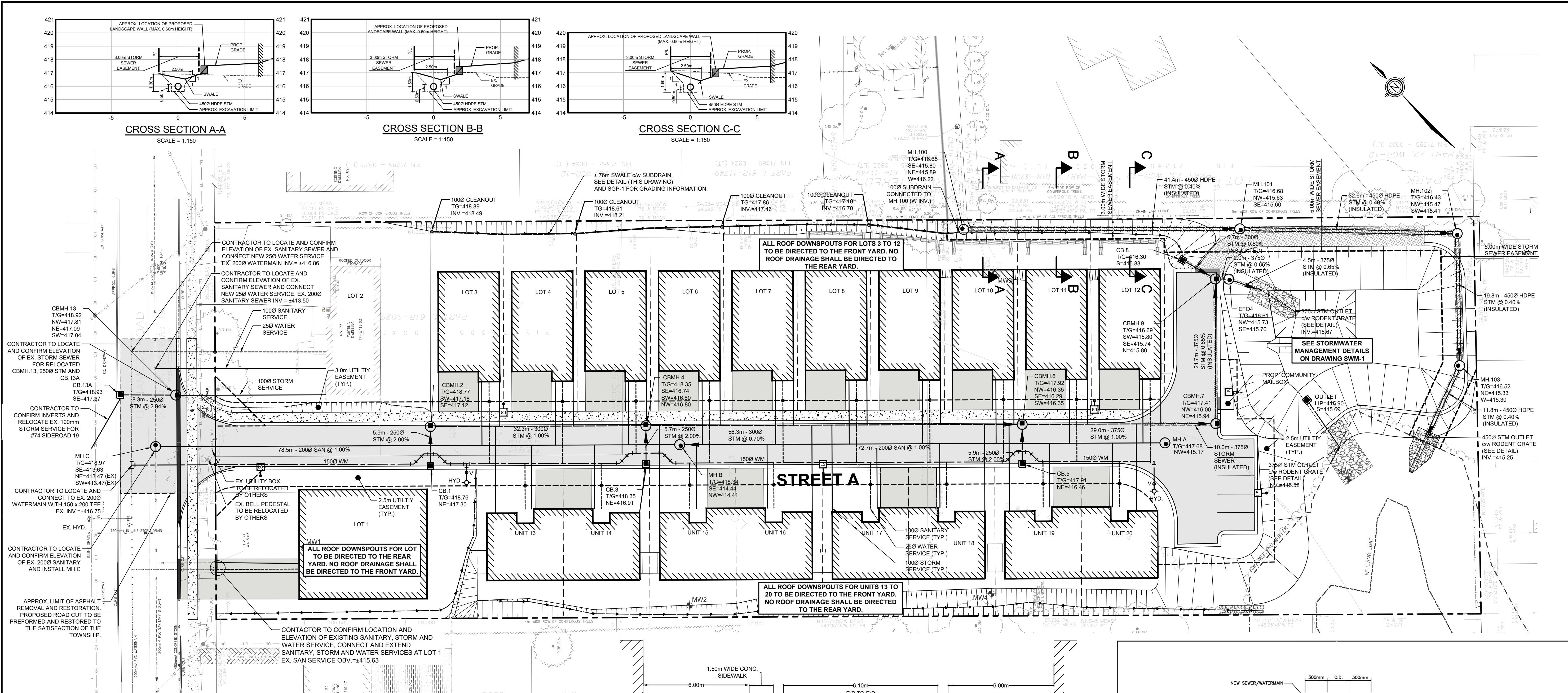
DESIGNED BY: BL/PL	DATE: AUGUST 2025	CHECKED BY: SP
DRAWN BY: BL	PROJECT No. 2401073	DRAWING No. EX-1
SCALE: 1:300		

A graphic scale bar is located at the bottom of the drawing. It consists of a horizontal line with vertical tick marks at 0, 5.0m, 10.0m, 15.0m, and 20.0m. The segment between 0 and 5.0m is further divided into four equal parts, each representing 1.25m.

GENERAL NOTES

- | | | |
|--|--|---|
| 1. DRAWINGS ARE NOT TO BE SCALED. | 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. | 16. BLASTING WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE TOWN. |
| 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. | 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. | 17. ANY UTILITY RELOCATIONS DUE TO THIS DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER. |
| 3. UNLESS OTHERWISE NOTED ON THE DRAWINGS THE STANDARD TOWN, REGION (OR COUNTY), MTO AND OPSD DRAWINGS AND OPSD ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS. | 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. | 18. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK. |
| 4. REFER TO O.B.C. - 2012 STANDARDS AND SPECIFICATIONS AND TOWN SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS. | 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. | 19. DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.0m FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS. |
| 5. EXISTING STRUCTURES ARE NOT TO BE DISTURBED. NOR ENCRACH ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER. | 13. ALL UTILITIES SHALL BE LOCATED, SUPPORTED AND PROTECTED TO THE SATISFACTION OF THE UTILITY COMPANY DURING THE CONSTRUCTION PERIOD. | 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. |
| 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. | 14. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWN. | 21. ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE. |
| 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. | 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. | |
| 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. | | |

LEGEND			
	PROPERTY LINE	 	EX. CONIFEROUS AND DECIDUOUS TREES
	EX. SANITARY SEWER		
	EX. STORM SEWER		
	EX. CATCH BASIN	 HP	EX. HYDRO POLE AND GUY WIRE
	EX. WATERMAIN	 HLP	EX. HYDRO LIGHT POLE
	EX. FIRE HYDRANT	 FP	EX. FLAG POLE
	EX. DITCH	 BH 2	EX. BOREHOLE & BOREHOLE / MONITORING WELL
	EX. FENCE LINE	 BH 100/3	
	EX. CONTOURS		
	EX. HEDGE		



SERVICING NOTES - STORM

- ALL STORM SEWERS 375mm and SMALLER TO BE PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2 ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS. 450mm and LARGER TO BE CONCRETE IN ACCORDANCE WITH CSA-A257.2, CLASS 680 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 THE ROADWAY AS PER OPSD 400.110. 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 Ø PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034, OR NON-REINFORCED CONCRETE PIPE, OR BOSS 2000 HDPE IN ACCORDANCE WITH CSA-B182.8, ASTM D-3350, UNLESS NOTED OTHERWISE.
- ALL MAINTENANCE HOLES AND CATCHBASIN MAINTENANCE HOLES SHALL BE BENCHMARKED UP TO 3/4 HEIGHT REGARDLESS OF PIPE SIZE. ALL BENCHMARKING SHALL SLOPE UP AND AWAY FROM THE PIPE AT 8% SLOPE. STORM SEWER MAINTENANCE HOLES SHALL NOT BE PRE-BENCHMARKED BY THE MANUFACTURER EXCEPT IN NEW DEVELOPMENT. BENCHMARKING 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 A257.4 AND A.S.T.M. DESIGNATION C478M. 1000mm 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 ATLEAST 45 PSI WITHOUT LEAKAGE.
- BENCHMARKING 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.
- ALL CONNECTIONS TO SANITARY MANHOLES TO BE MADE WITH A KOR-N-SEAL ADAPTOR.

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 (HYPROTEC 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 WATERMAINS.
- WATERMAINS 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 SITE, LOCATION AND MATERIAL TYPE OF EXISTING WATER SERVICE AND WATERMAIN PRIOR TO COMMENCING ANY WORK.
- EXISTING WATERMAIN OVERTS 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 MCWATY STYLE M-87 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

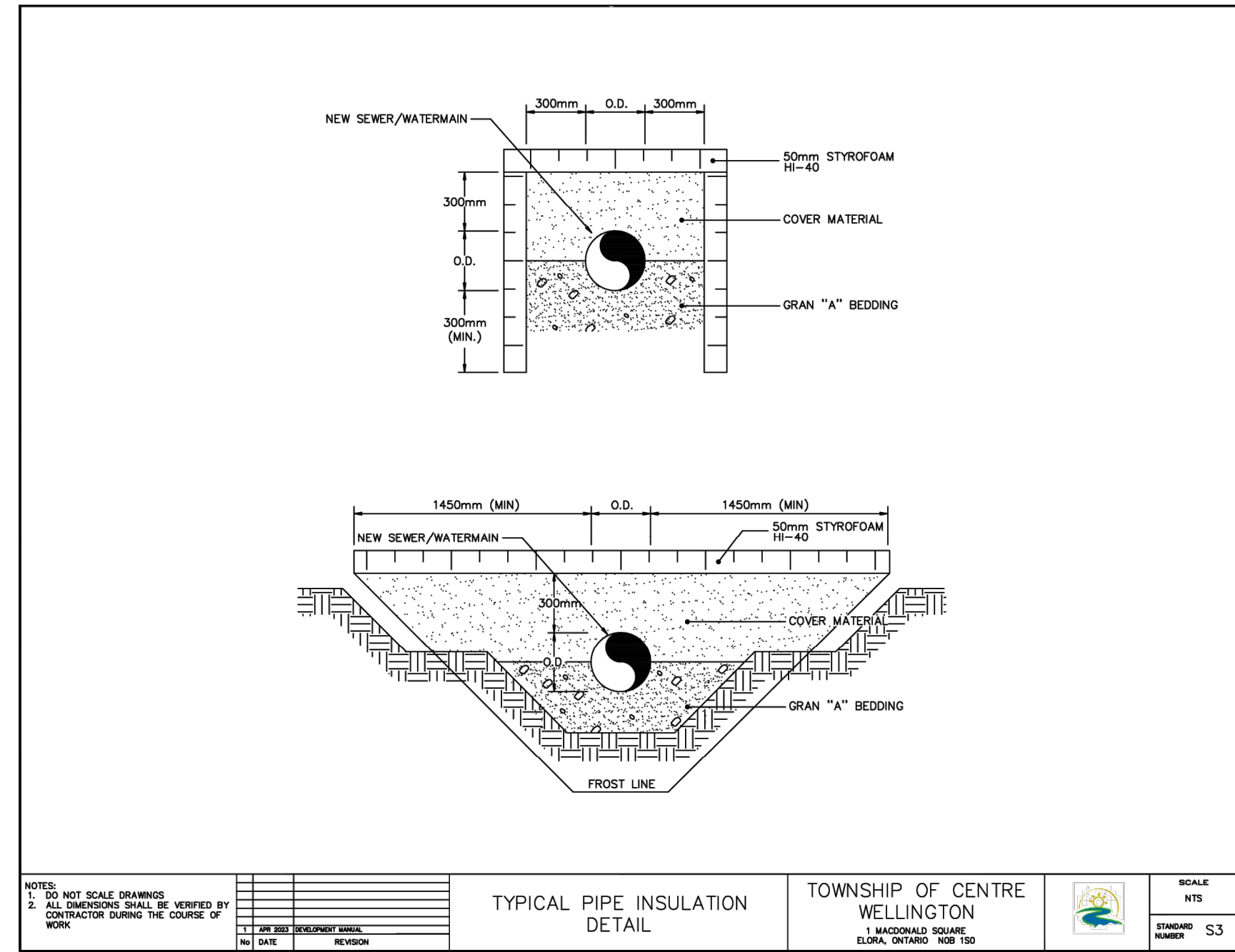
N.T.S.

STREET A CROSS SECTION

N.T.S.

TYPICAL SERVING DETAIL

N.T.S.



LEGEND	PROPERTY LINE
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. SWALE
EX. DITCH	WETLAND LIMIT
EX. FENCE LINE	10.0m WETLAND BUFFER
EX. CONTOURS	
EX. HEDGE	

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

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 2025-05-23.
- SITE PLAN PREPARED BY GSP GROUP (PROJECT NO. 23030)
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CGRS-2011) ADJUSTMENT (PROVIDED BY VAN HARTEN SURVEYING INC.)
- 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

GSP GROUP
72 VICTORIA STREET SOUTH, SUITE 202
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.):

NO.	DATE	ISSUE/REVISION	INITIAL
1	2024-05-05	REVISED PER GRCA COMMENT	S.P.
2	2024-02-17	REISSUED FOR SITE PLAN APPROVAL	S.P.
3	2025-08-05	ISSUED FOR SITE PLAN APPROVAL	S.P.
4	2024-10-01	ISSUED FOR APPROVAL	A.E.K.
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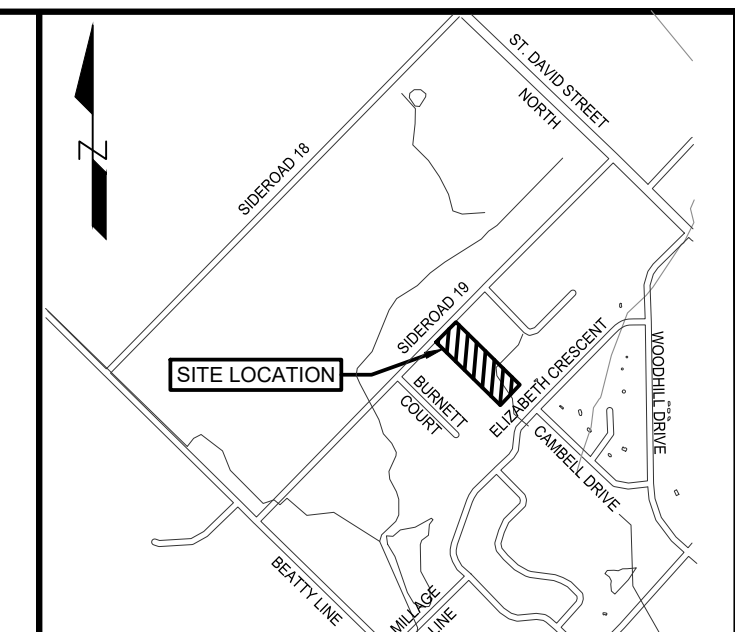
TOWNSHIP OF CENTRE WELLINGTON

WRIGHTHAVEN HOMES
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT
FERGUS, ONTARIO

SITE SERVING PLAN

GEI Consultants Canada

DESIGNED BY: BLPL DATE: AUGUST 2025 CHECKED BY: SP
DRAWN BY: BL PROJECT NO: 2401073 DRAWING NO: SSP-1
SCALE: 1:300



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

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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 PROJECT AREA WAS BASED ON GPS BEARING BY VAN HARTEN SURVEYING INC. (RECEIVED 2025-05-23).
2. SITE PLAN PREPARED BY GSP GROUP (PROJECT No. 23030)
3. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION. (ZONE 18N) ADJUSTMENT AND ARE BASED ON GPS REFERENCE STATIONS. (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 0.999975. (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 STREET LIGHT LOCATIONS PER STREET LIGHTING DRAWING PREPARED BY MIGHTON ENGINEERING (PROJECT No. 45173)

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) 568-8883 WEBSITE: www.gspgroup.ca	PHONE: (519) 821-2763 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.

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CUT CROSS ON SIDEWALK NEAR NORTHEAST CORNER
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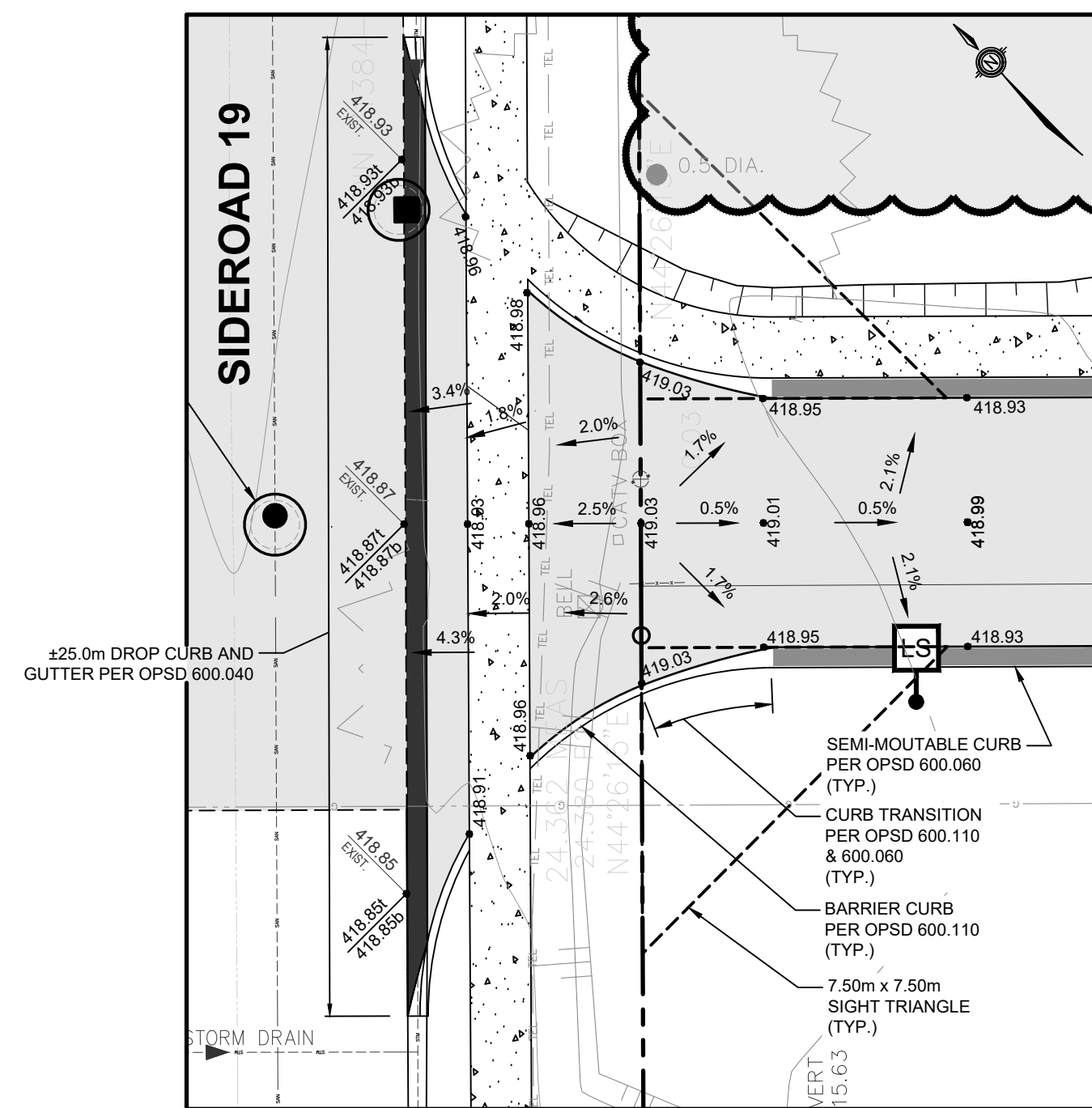
TOWNSHIP OF CENTRE
WELLINGTON

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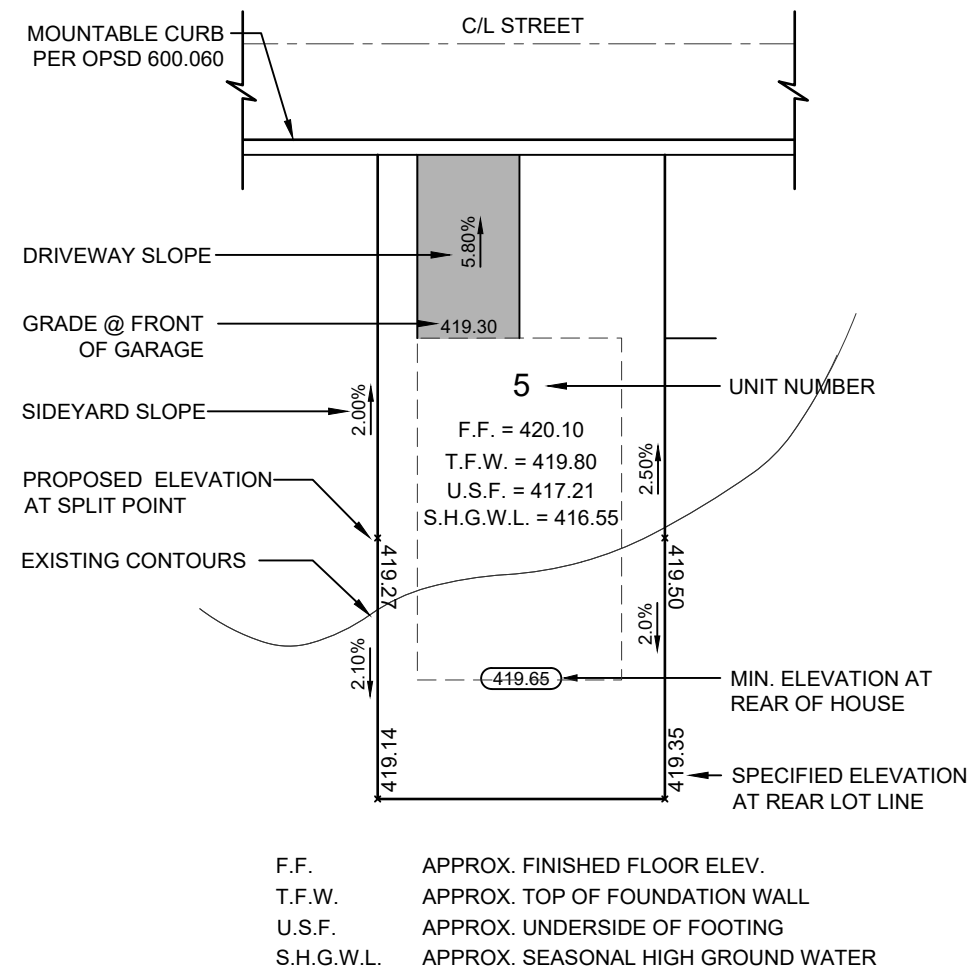
SITE GRADING PLAN



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



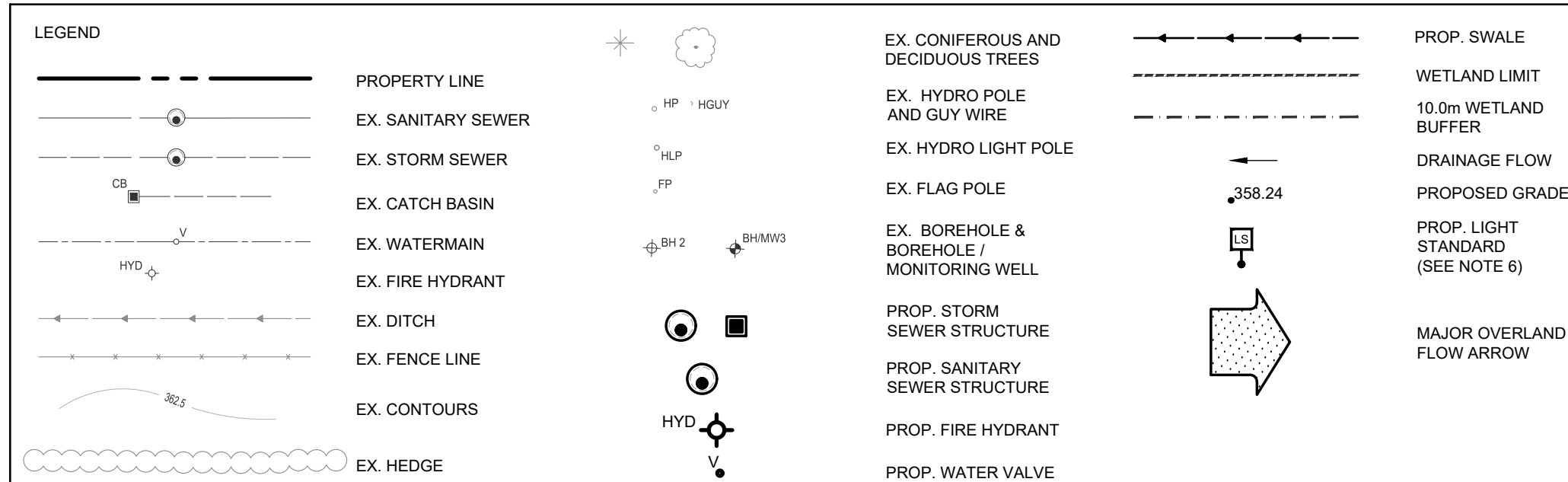
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SCALE = 1:150

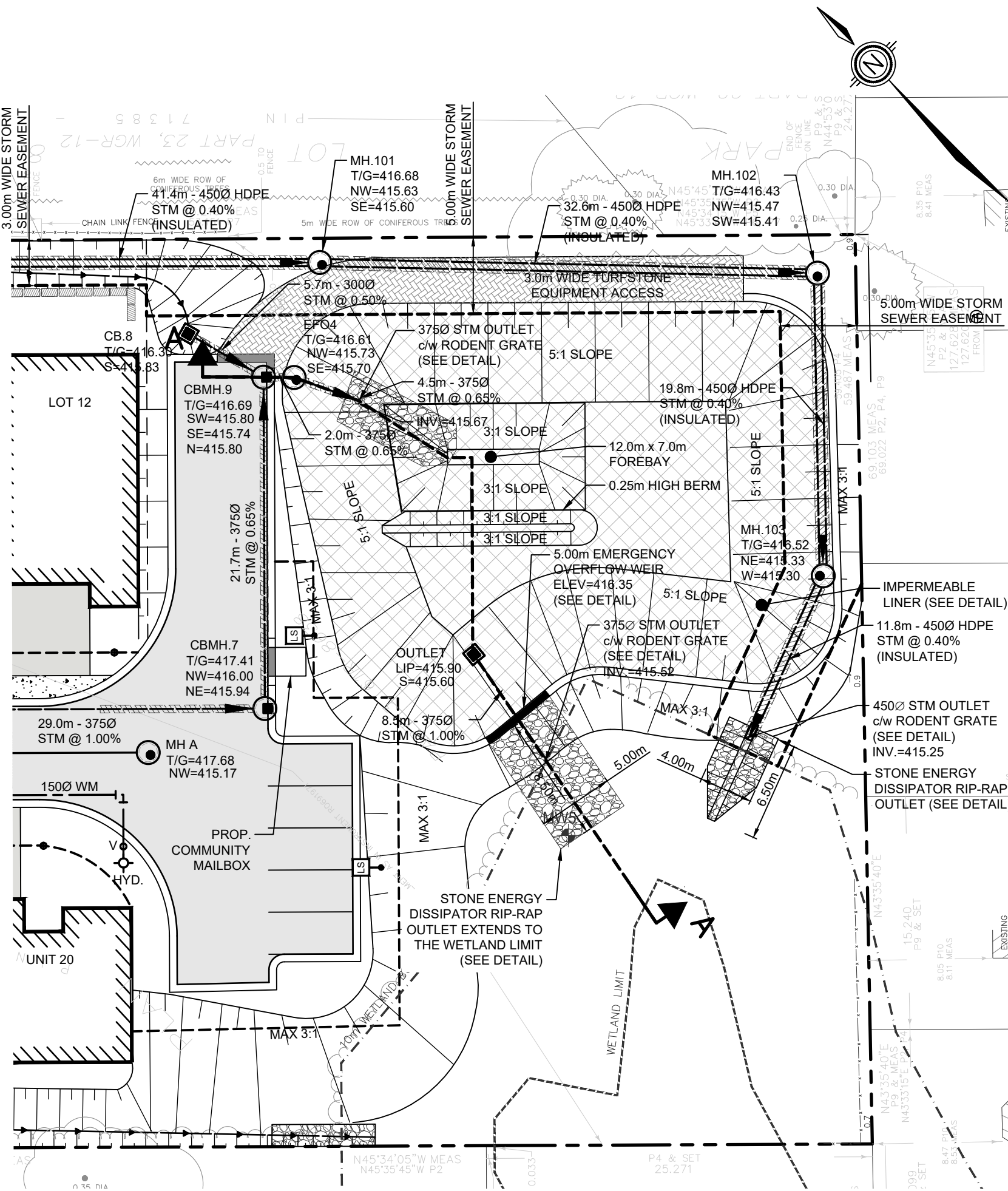


TYPICAL UNIT DETAIL
N.T.S.

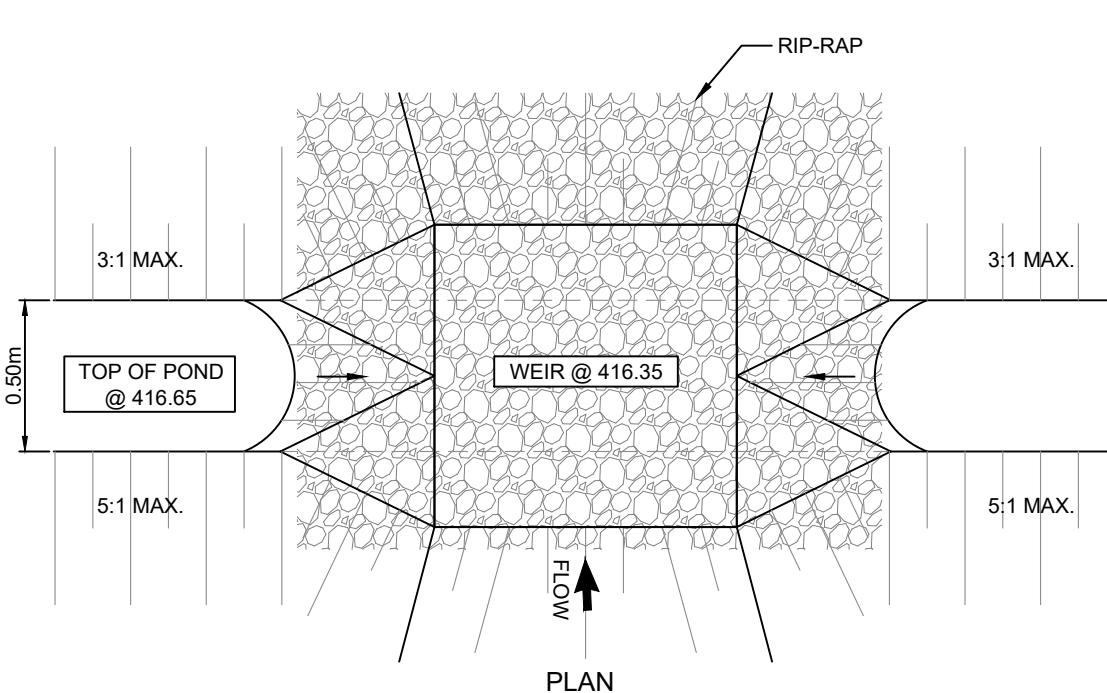
GRADING

- | | |
|---|---|
| 1. THE GRADING PLAN IS TO BE READ WITH THE SITE SERVICES DRAWINGS. | 7. ANY CHANGES IN GRADES, CATCH BASINS, SERVICES LATERALS, STORM AND SANITARY SEWERS REQUIRE THE APPROVAL OF THE ENGINEER. |
| 2. CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION. | 8. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE ENGINEER. |
| 3. ALL DRIVEWAY AND GRADING MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT TOWNSHIP STANDARDS AND SPECIFICATIONS. | 9. ALL LANDSCAPING TO BE INSTALLED AS SOON AS POSSIBLE OR PRIOR TO THE END OF THE FIRST GROWING SEASON. LANDSCAPE TO BE MAINTAINED UNTIL IT IS ESTABLISHED. |
| 4. ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 98% SUG. PROCTOR DRY DENSITY. ALL FILL WITHIN THE SITE PARKING AREA TO BE COMPACTED TO A MIN. OF 96% SPD. 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. | 10. ALL COMPACTION TO BE CERTIFIED BY A GEOTECHNICAL CONSULTANT. |
| 5. LANDSCAPING SHALL NOT ENROACH ON BULEVARD NOR SHALL BULEVARD GRADES BE ALTERED. | 11. ALL CURBS ARE TO BE 150mm ABOVE THE PROPOSED GUTTER LINE (GL) UNLESS NOTED OTHERWISE. |
| 6. SILT FENCE(S) IS TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS. SILTATION CONTROL SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL BE IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES. | 12. PAVEMENT GRADE SHALL BE MIN. 0.5%, MAX. 8%. |
| | 13. DRAINAGE SWALE GRADE SHALL BE MIN. 2%, MAX. 6%. |
| | 14. SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL. UNLESS NOTED OTHERWISE. |

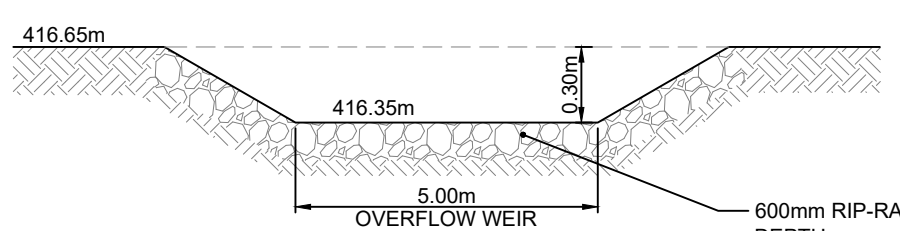




STORMWATER MANAGEMENT POND - PLAN
SCALE = 1:300



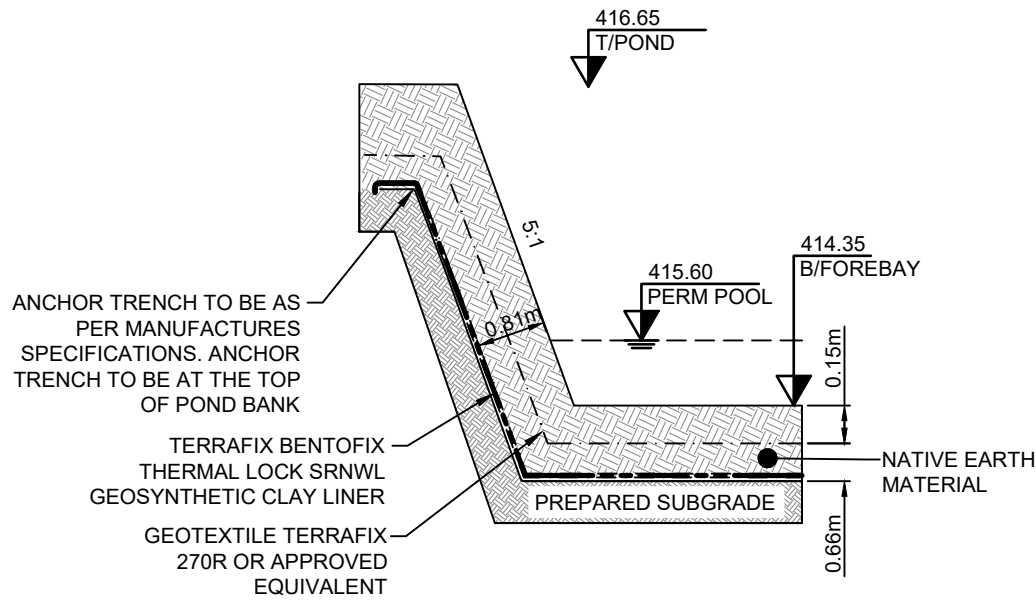
ELEVATION VIEW



SECTION

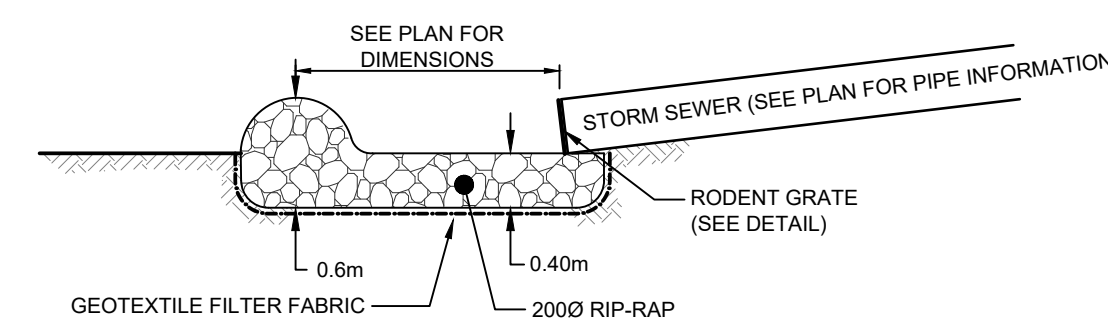
NOTE: QUARRY STONE SIZE TO BE 200mm.

EMERGENCY OVERFLOW WEIR
N.T.S.

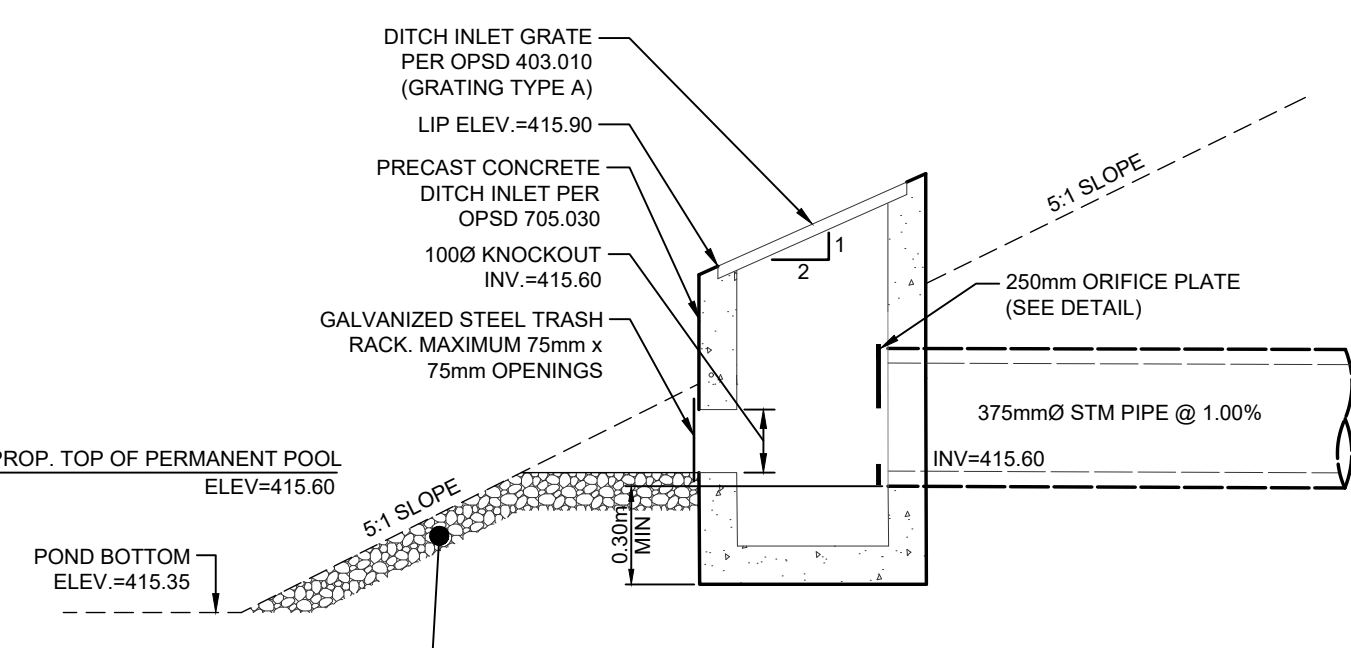


IMPERMEABLE LINER DETAIL
N.T.S.

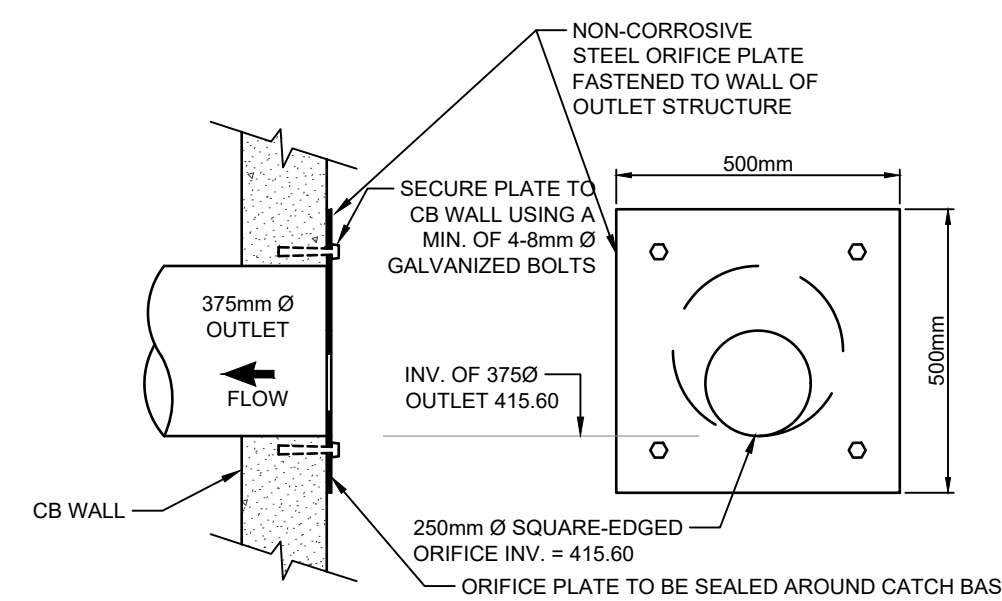
DETAIL OF OUTLET STRUCTURE
N.T.S.



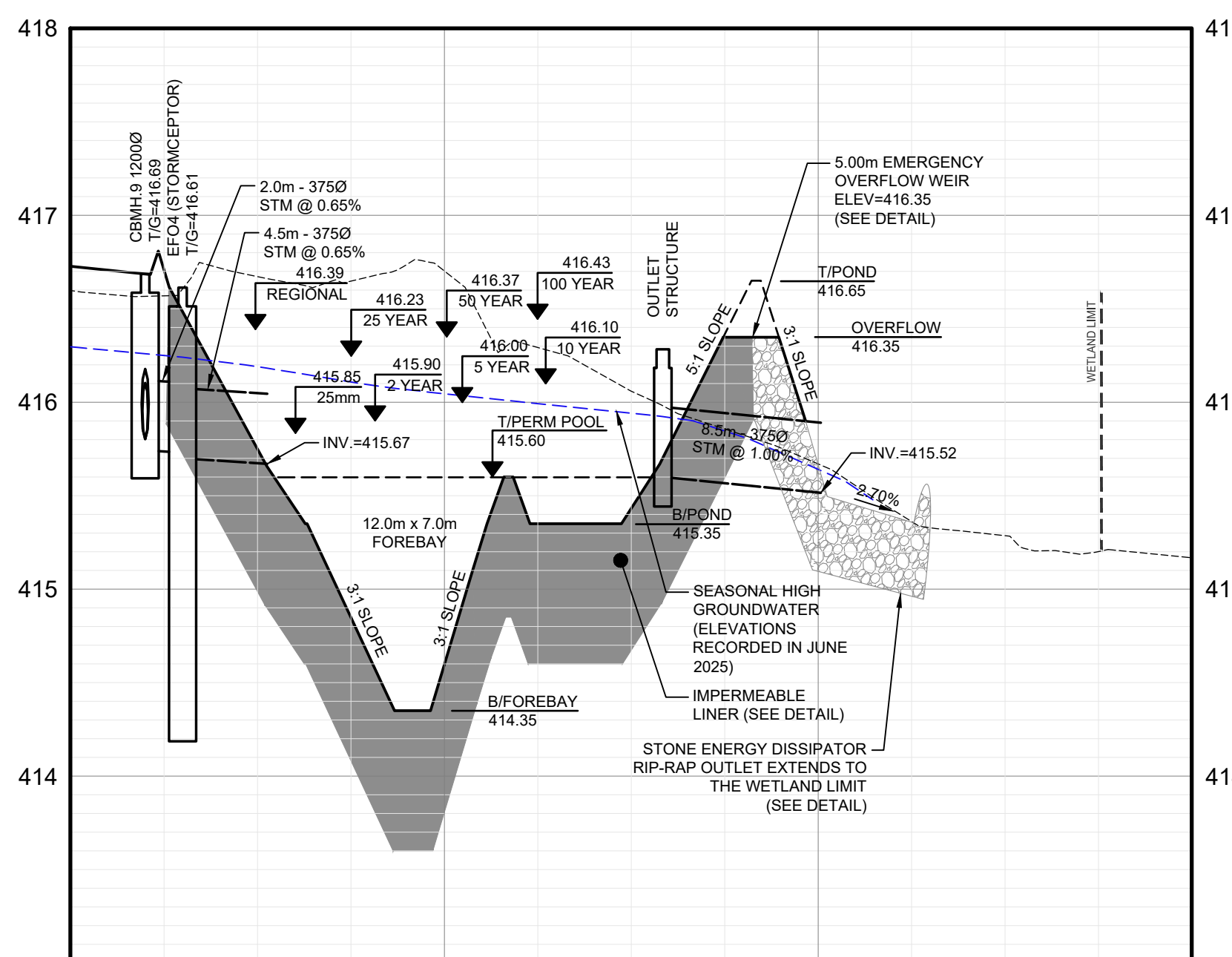
STONE ENERGY DISSIPATOR DETAIL
N.T.S.



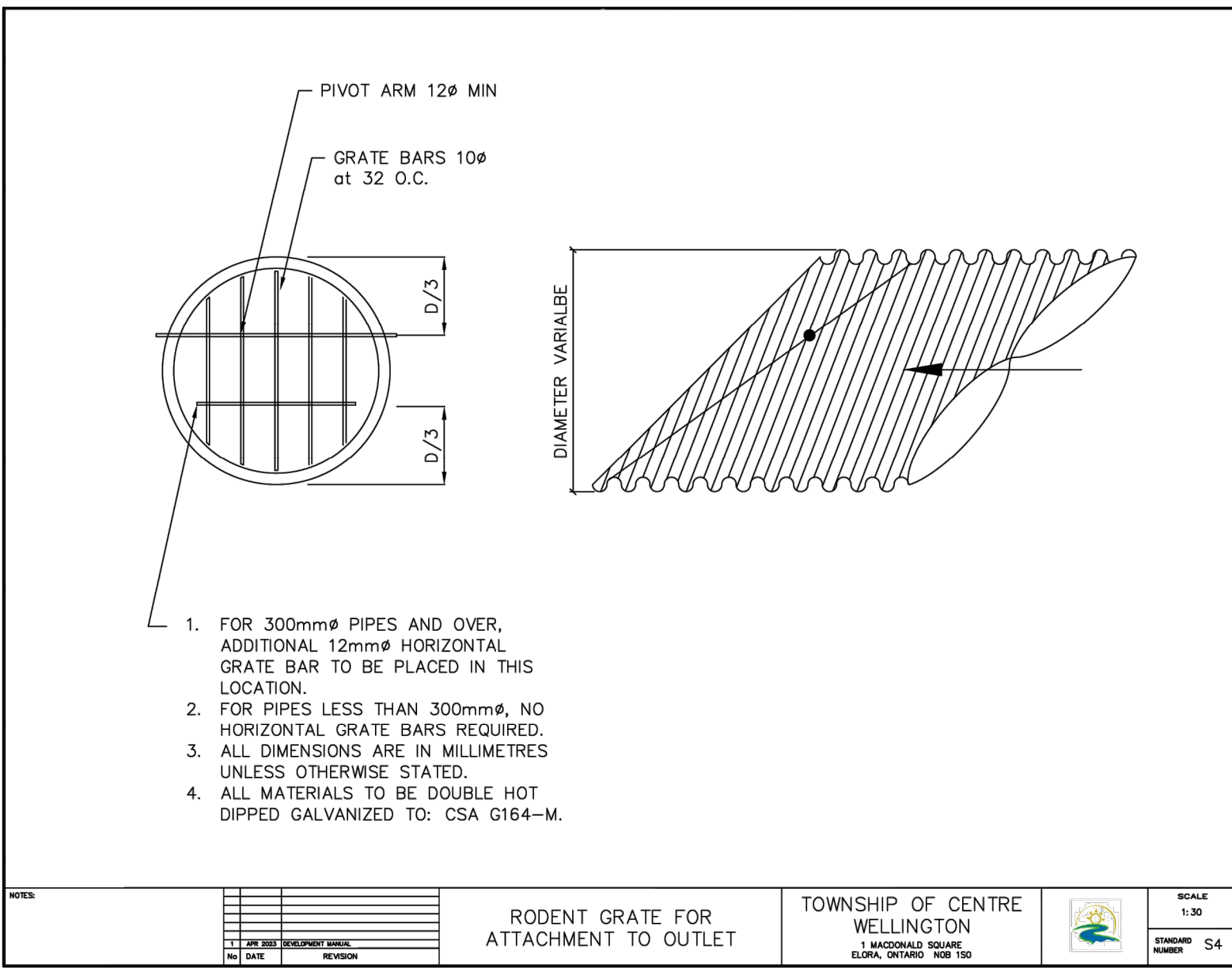
SECTION A-A



OUTLET STRUCTURE
ORIFICE PLATE DETAIL
N.T.S.



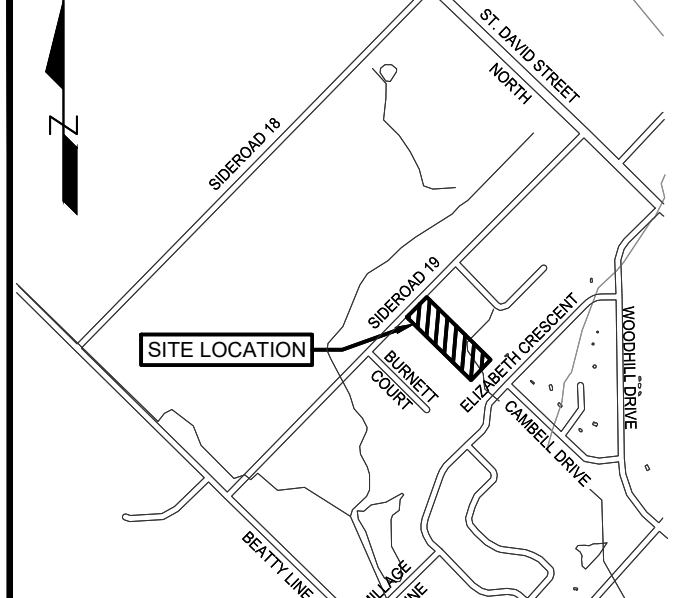
SECTION A-A
SCALE: H = 1:300
V = 1:30



RODENT GRATE FOR
ATTACHMENT TO OUTLET

TOWNSHIP OF CENTRE
WELLINGTON

SCALE
1:30



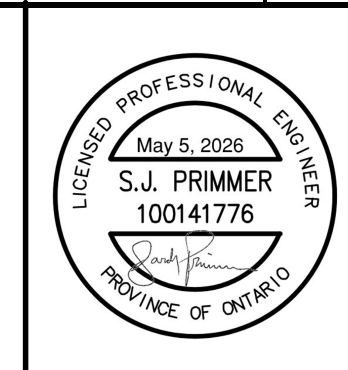
TOWNSHIP OF CENTRE WELLINGTON (FERGUS)
N.T.S.

- 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 2025-05-23.
 - SITE PLAN PREPARED BY GSP GROUP (PROJECT No. 23030)
 - BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (GSR-2010) ADJUSTMENT (PROVIDED BY VAN HARTEN SURVEYING INC.)
 - 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 (GSR-2010) 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 PHONE: (519) 509-8883 WEBSITE: www.gspgroup.ca	VAN HARTEN SURVEYING INC. 2106 GORDON STREET GUELPH, ON, N1L 1G6 PHONE: (519) 821-2763 WEBSITE: www.vanharten.com

BENCHMARKS	(PROVIDED BY VAN HARTEN SURVEYING INC.):
CUT CROSS ON SIDEWALK NEAR NORTHWEST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 416.60m.	SITE BENCHMARK #1
CUT CROSS ON SIDEWALK NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 415.00m.	SITE BENCHMARK #2

No.	DATE	ISSUE/REVISION	INITIAL
5	2026-05-05	REVISED PER GRCA COMMENT	S.P.
4	2026-02-17	REISSUED FOR SITE PLAN APPROVAL	S.P.
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.

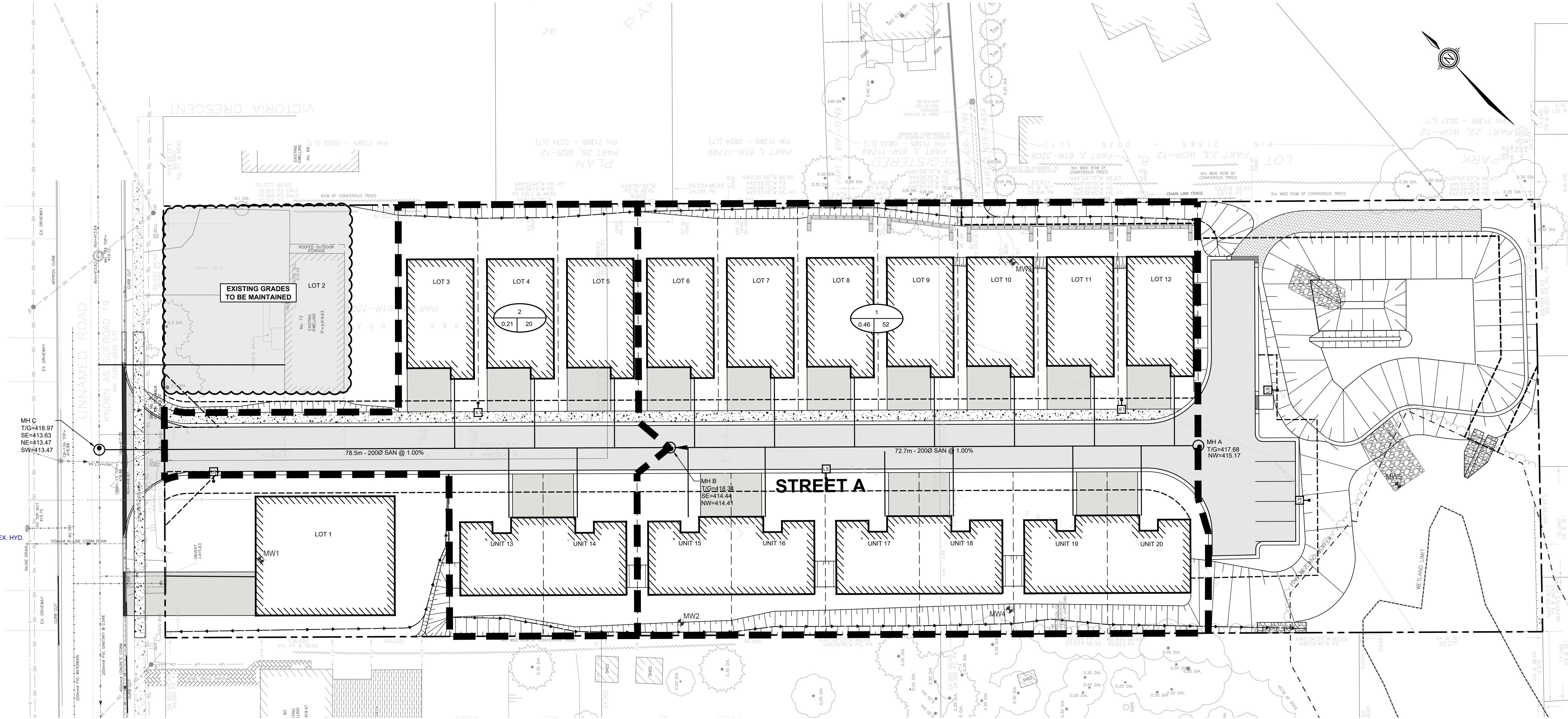
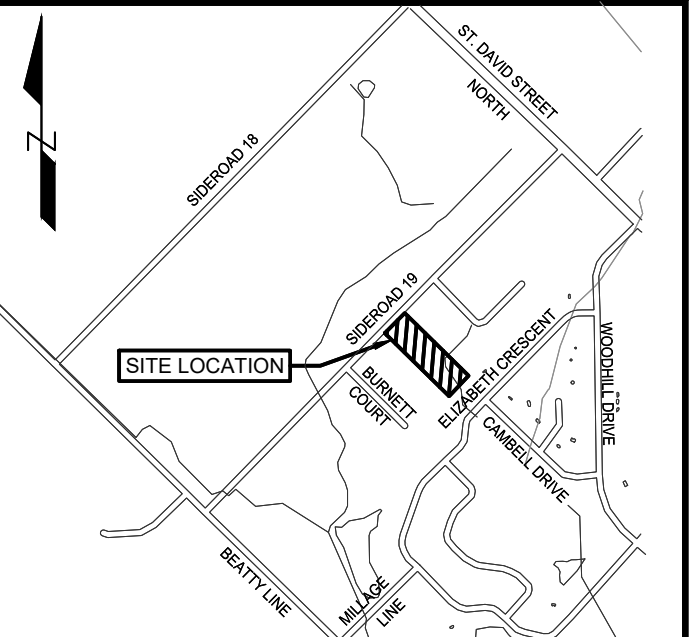


TOWNSHIP OF CENTRE
WELLINGTON

WRIGHTHAVEN HOMES
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT
FERGUS, ONTARIO

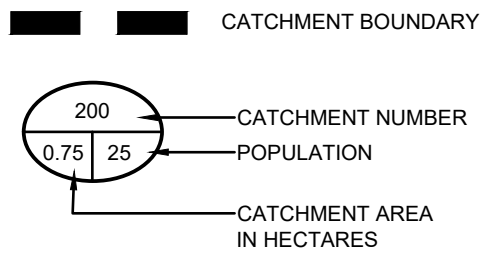
STORMWATER MANAGEMENT
FACILITY DETAILS

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



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)



SITE PLAN INFORMATION	SURVEYOR INFORMATION
GSP GROUP 72 VICTORIA STREET SOUTH, SUITE 20 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 418.10m		

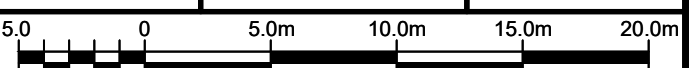
5	2026-05-05	REVISED PER GRCA COMMENT	S.P.
4	2026-02-17	REISSUED FOR SITE PLAN APPROVAL	S.P.
3	2025-08-05	ISSUED FOR SITE PLAN APPROVAL	S.P.
2	2024-10-01	ISSUED FOR APPROVAL	A.E.K.
1	2024-09-05	ISSUED FOR REVIEW	A.E.K.
No.	DATE	ISSUE/REVISION	INITIAL

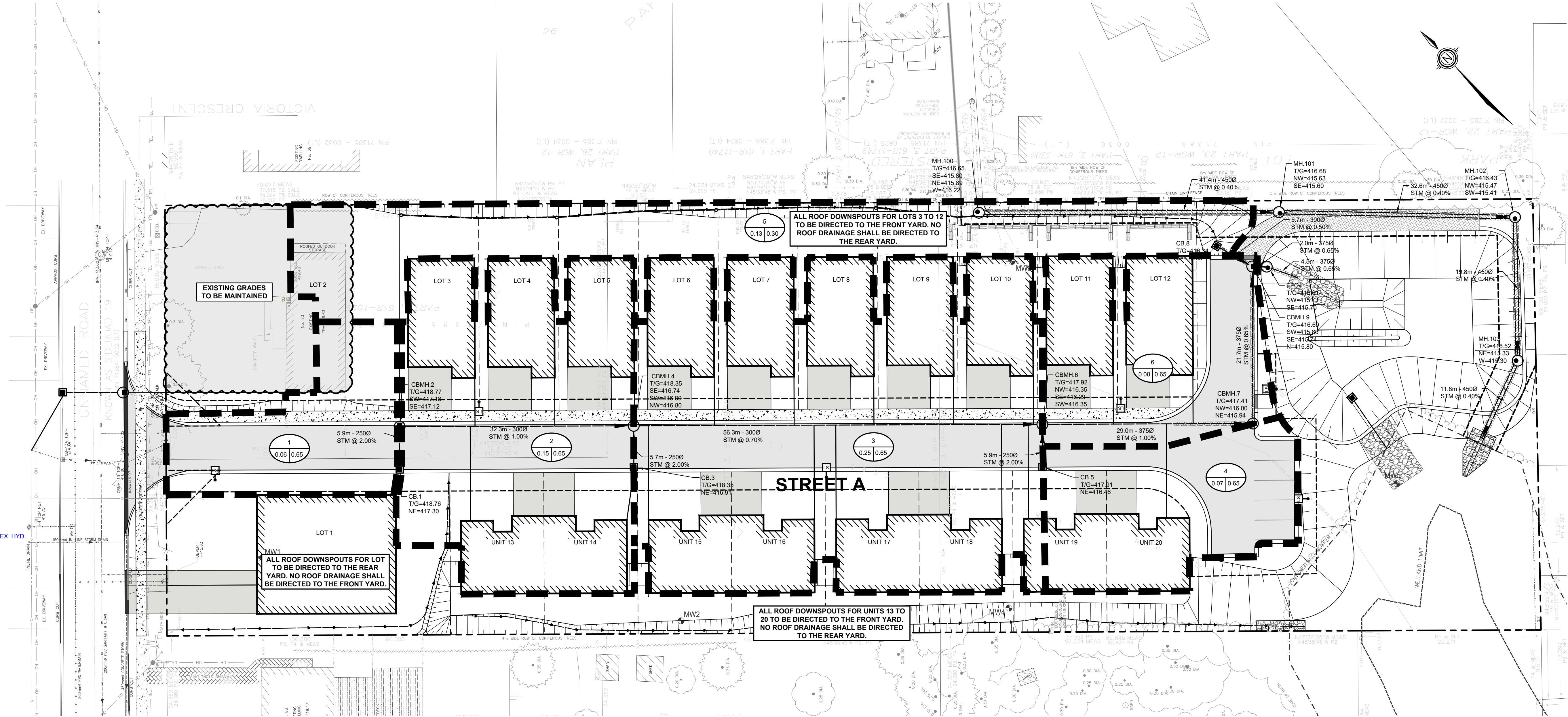
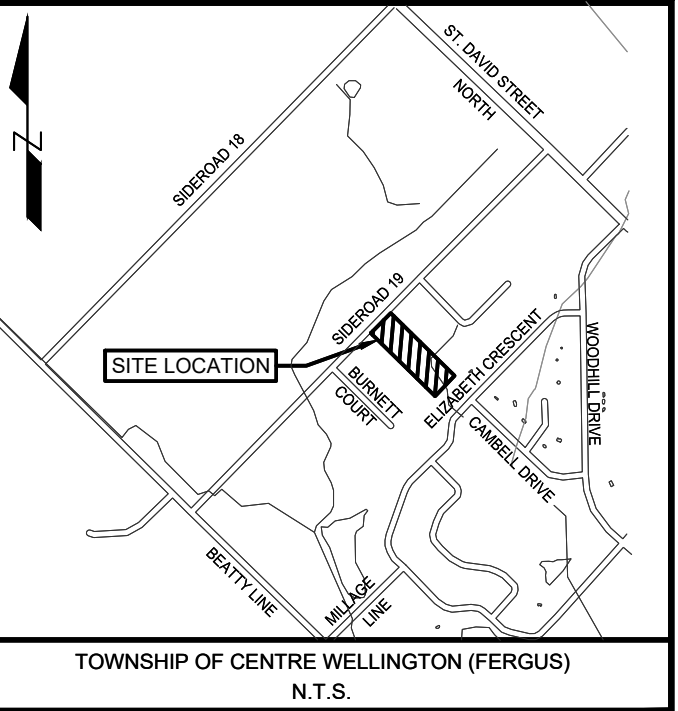


TOWNSHIP OF CENTRE WELLINGTON
WRIGHTHAVEN HOMES
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT
FERGUS, ONTARIO
SANITARY SEWER CATCHMENT AREAS

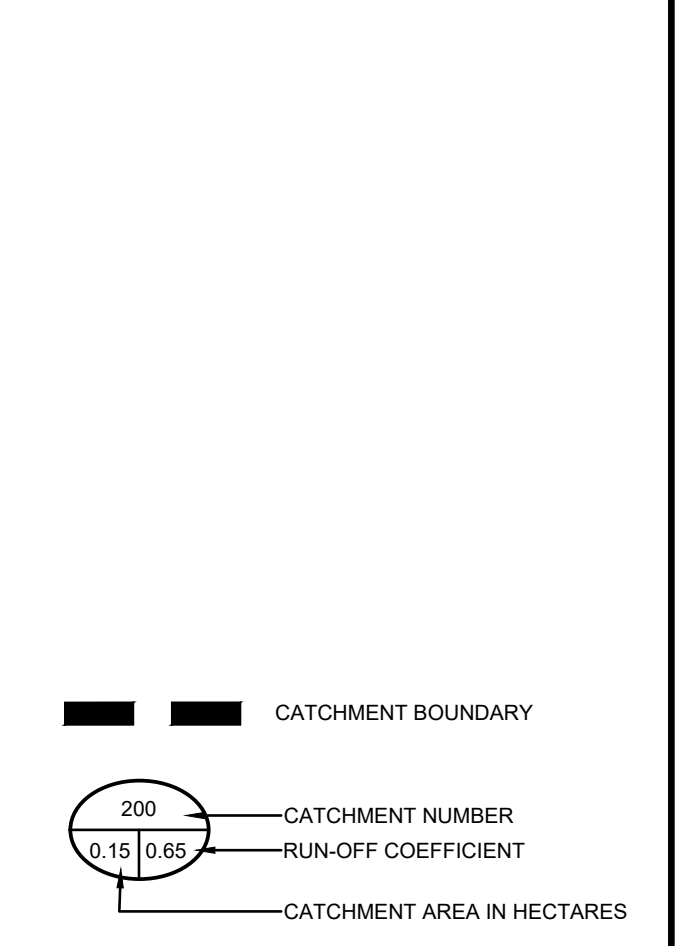


DESIGNED BY: BL/PL	DATE: AUGUST 2025	CHECKED BY: SP
DRAWN BY: BL	PROJECT No. 2401073	DRAWING No. SAN-1
SCALE: 1:300		





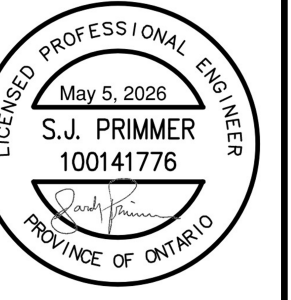
- NOTES:**
- TOPOGRAPHIC AND EXISTING FEATURES SURVEY ON-SITE COMPLETED BY VAN HARTEN SURVEYING INC., RECEIVED 2022-08-29 AND 2024-03-18. TOPOGRAPHIC SURVEY OF THE WETLAND AREA WAS ALSO COMPLETED BY VAN HARTEN SURVEYING INC., RECEIVED 2025-05-23.
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 - 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 201 KITCHENER, ON N2G 4Y9 PHONE: (519) 509-8883 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 416.60m.	
SITE BENCHMARK #2 CUT CROSS ON SIDEWALK NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 416.10m.	

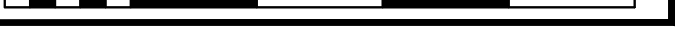
No.	DATE	ISSUE/REVISION	INITIAL
5	2026-05-05	REVISED PER GRCA COMMENT	S.P.
4	2026-02-17	REISSUED FOR SITE PLAN APPROVAL	S.P.
3	2025-08-05	ISSUED FOR SITE PLAN APPROVAL	S.P.
2	2024-10-01	ISSUED FOR APPROVAL	A.E.K.
1	2024-09-05	ISSUED FOR REVIEW	A.E.K.

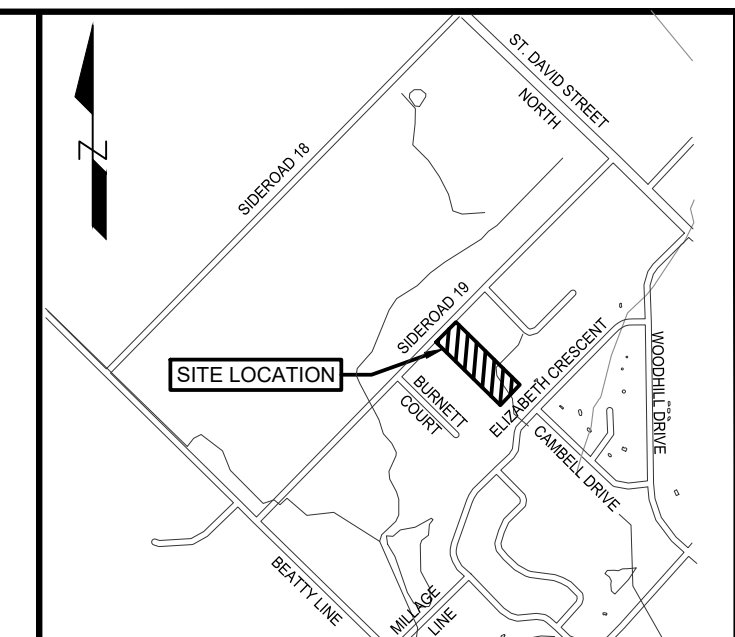


TOWNSHIP OF CENTRE WELLINGTON
WRIGHTHAVEN HOMES
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT
FERGUS, ONTARIO
STORM SEWER
CATCHMENT AREAS



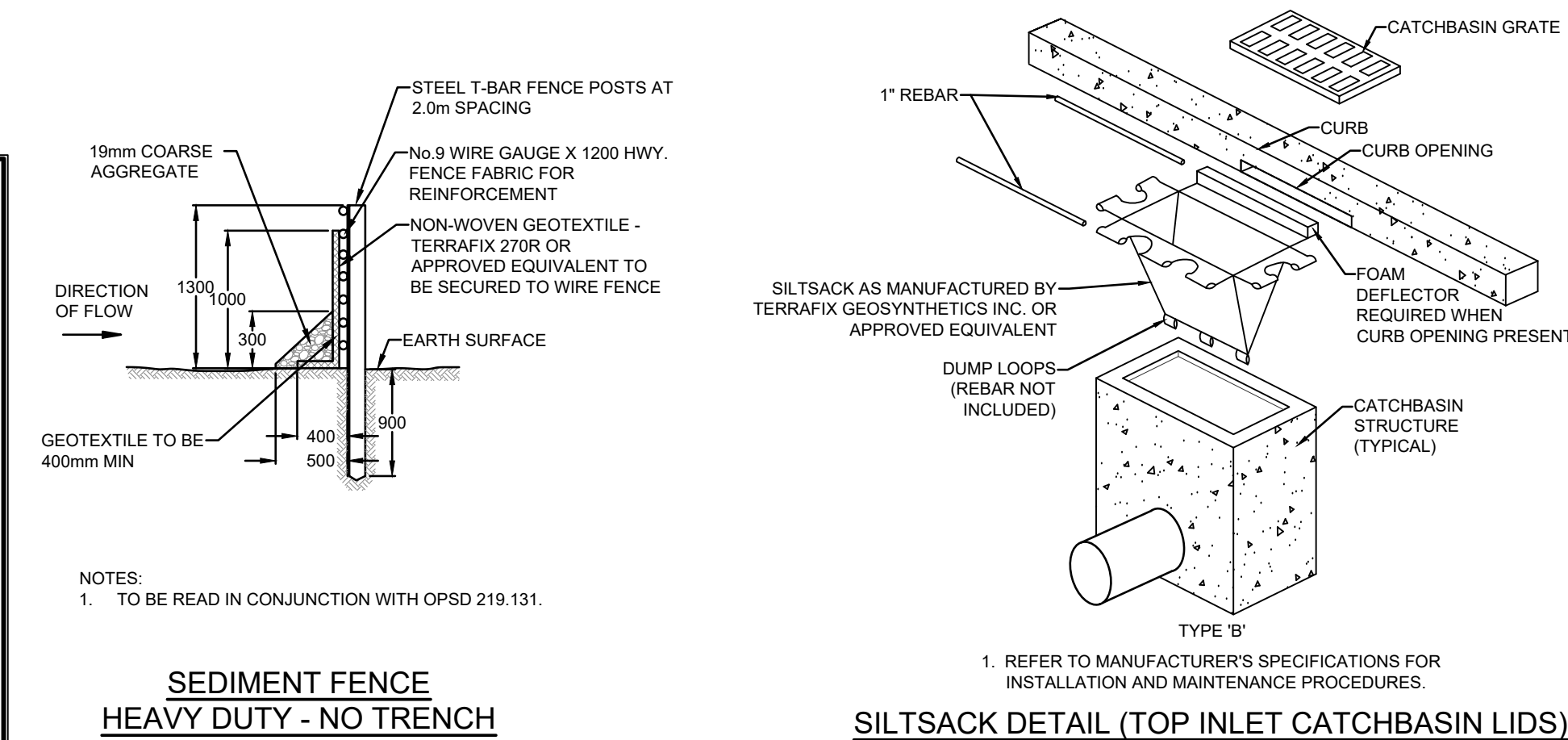
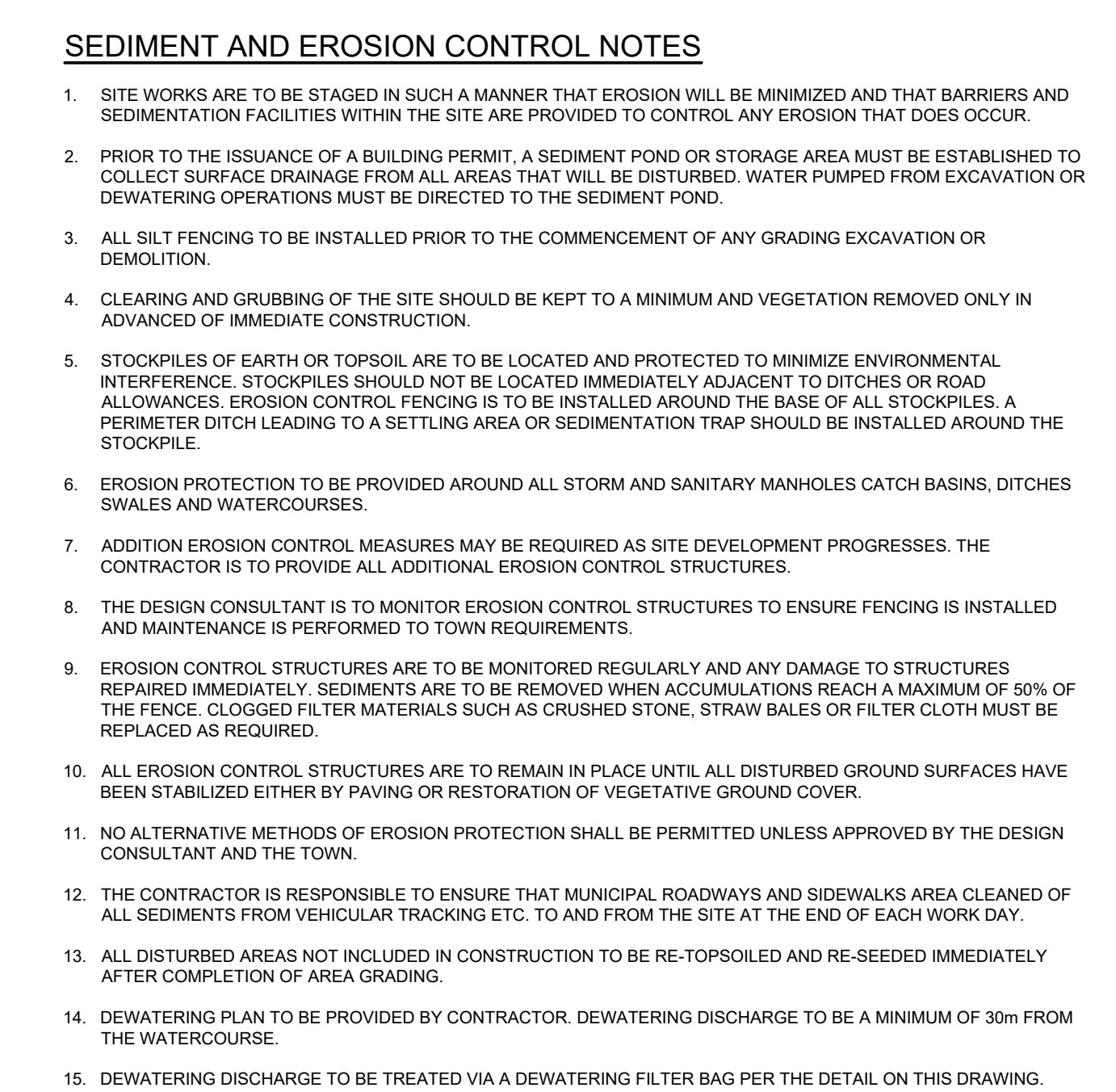
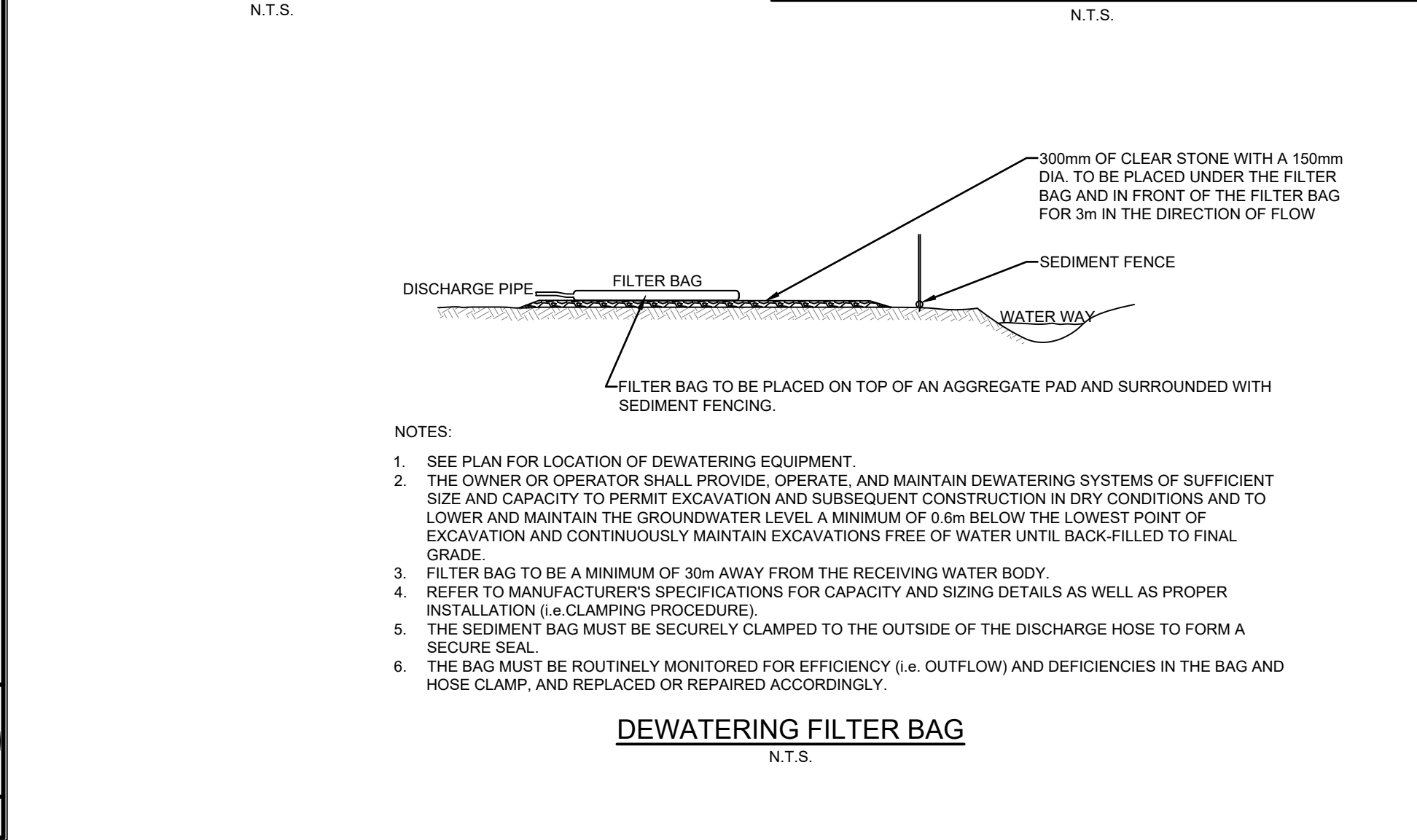
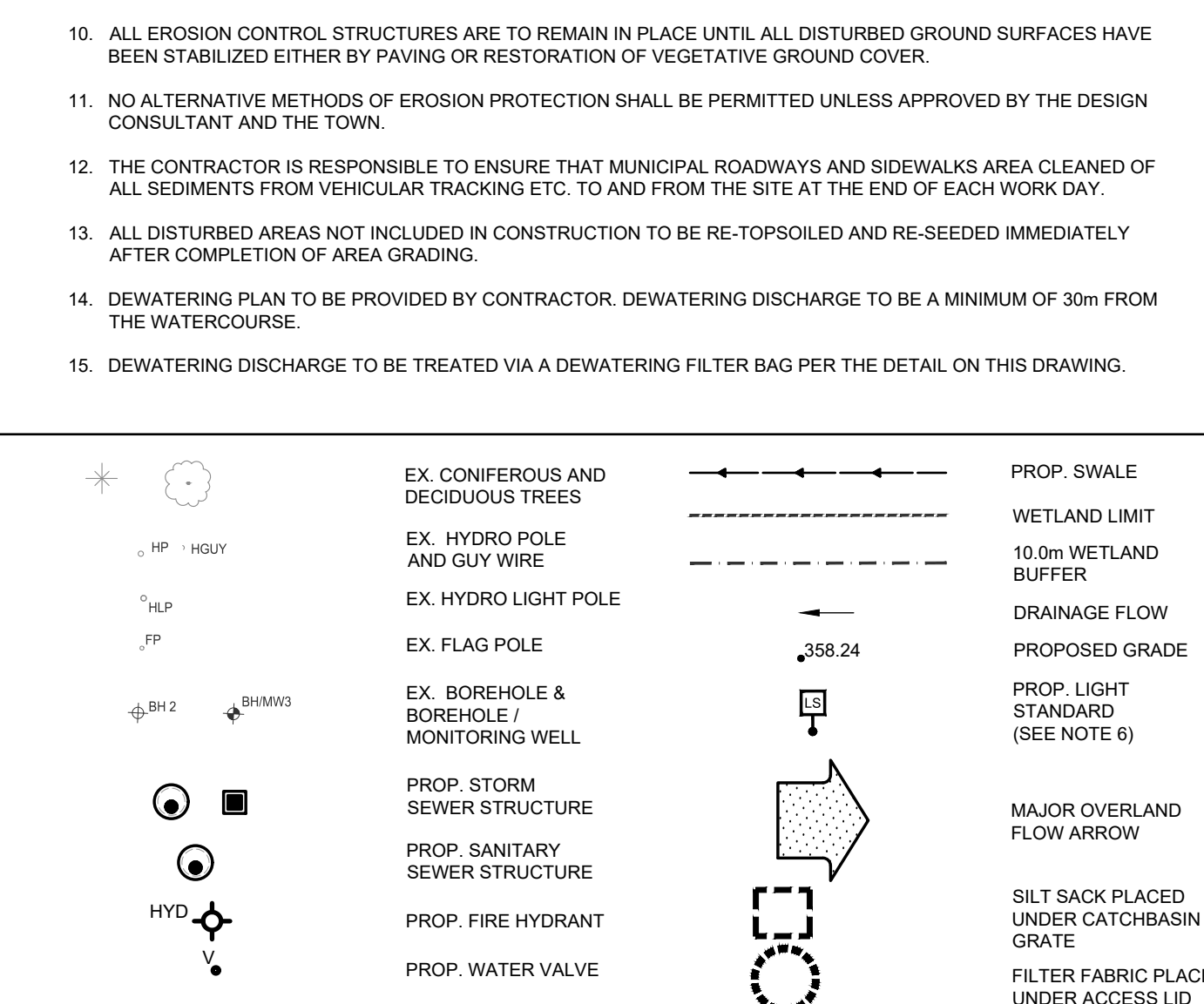
DESIGNED BY: BL/PL	DATE: AUGUST 2025	CHECKED BY: SP
DRAWN BY: BL	PROJECT No. 2401073	DRAWING No. STM-1
SCALE: 1:300		

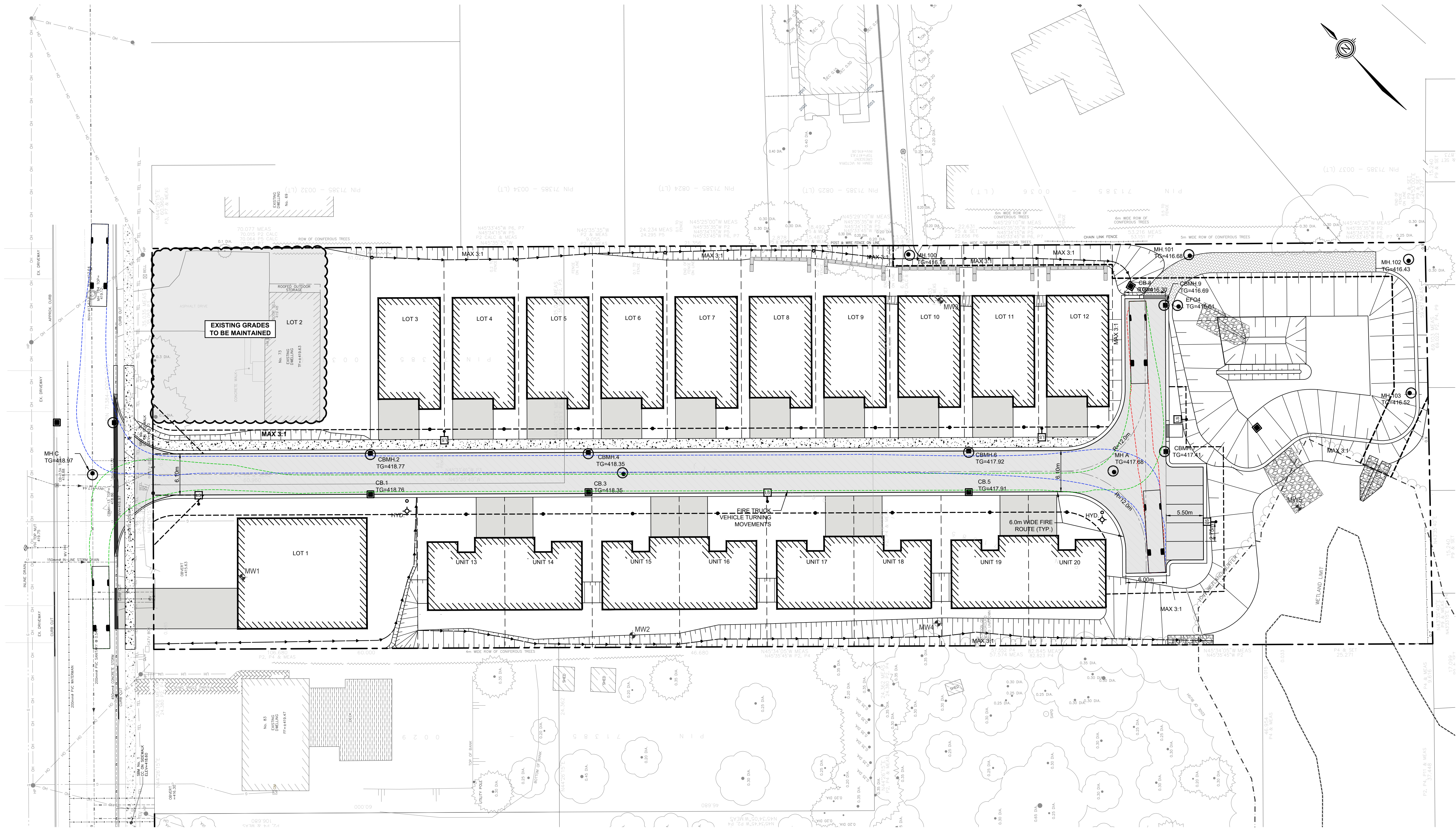
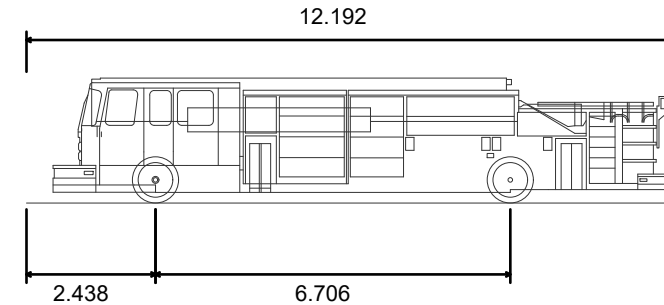




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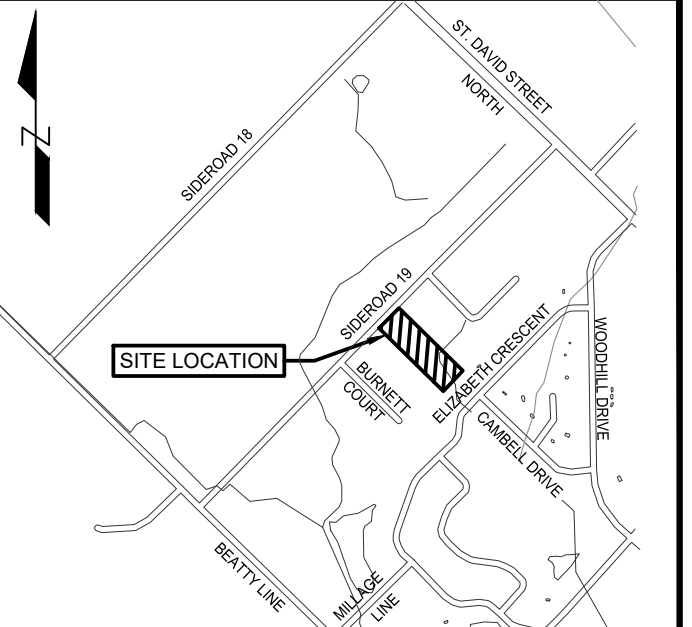
1. TOPOGRAPHIC AND EXISTING FEATURES SURVEY ON-SITE COMPLETED BY VAN HARTEN SURVEYING INC. RECEIVED 2022-08-29 AND 2024-03-18. TOPOGRAPHIC SURVEY OF THE PROJECT AREA WAS ALSO COMPLETED BY VAN HARTEN SURVEYING INC. RECEIVED 2025-05-23.
2. SITE PLAN PREPARED BY GSP GROUP (PROJECT No. 233030)
3. BEARINGS 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.)
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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 STATIONING STATIONS. (PROVIDED BY VAN HARTEN SURVEYING INC.)
6. PROPOSED STREETLIGHT LOCATIONS PER STREET LIGHTING DRAWING PREPARED BY MIGHTON ENGINEERING (PROJECT No. 45173)





OVERALL LENGTH 12.192m
OVERALL WIDTH 2.438m
OVERALL BODY HEIGHT 6.706m
MIN BODY GROUND CLEARANCE 2.438m
TRACK WIDTH 2.438m
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)
N.T.S.

- NOTES:**
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LEGEND

---	FORWARD PATH (ENTERING SITE)
---	REVERSING PATH
---	FORWARD PATH (EXITING SITE)

SITE PLAN INFORMATION	SURVEYOR INFORMATION
GSP GROUP 72 VICTORIA STREET SOUTH, SUITE 201 KITCHENER, ON N2G 4Y9 PHONE: (519) 500-8883 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	418.69m
SITE BENCHMARK #2	
CUT CROSS ON SIDEWALK NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF	419.10m

No.	DATE	ISSUE/REVISION	INITIAL
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2	2024-10-01	ISSUED FOR APPROVAL	A.E.K.
1	2024-09-05	ISSUED FOR REVIEW	A.E.K.

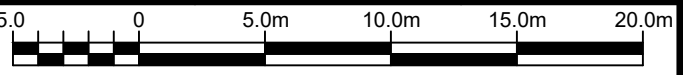


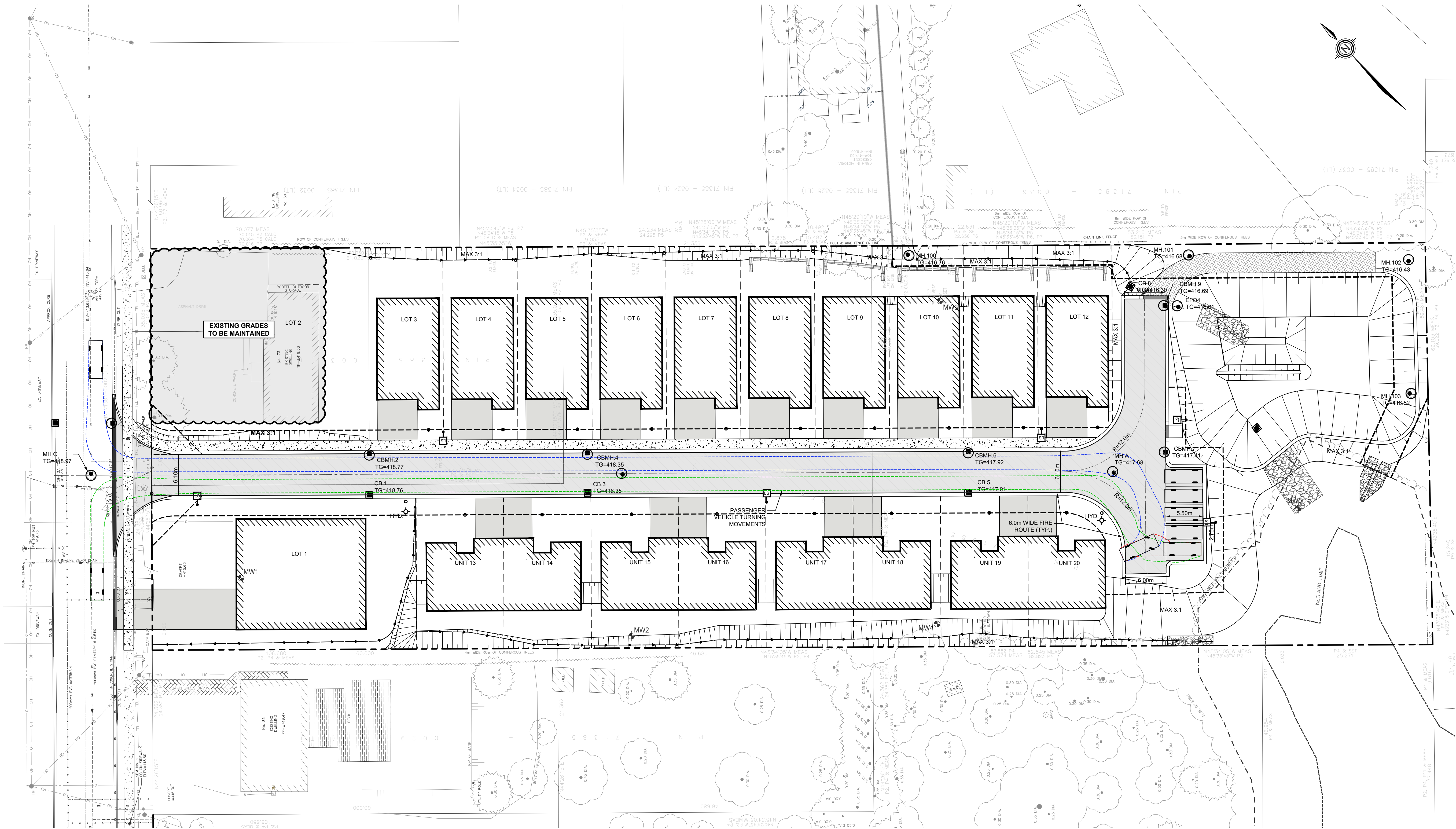
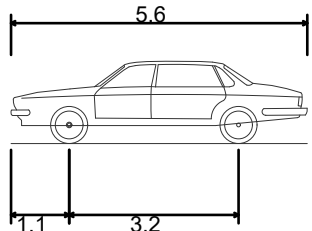
TOWNSHIP OF CENTRE WELLINGTON
WRIGHTHAVEN HOMES
079 SIDEROAD 19 RESIDENTIAL DEVELOPMENT
FERGUS, ONTARIO

TRAFFIC GEOMETRICS
PLAN - FIRE TRUCK



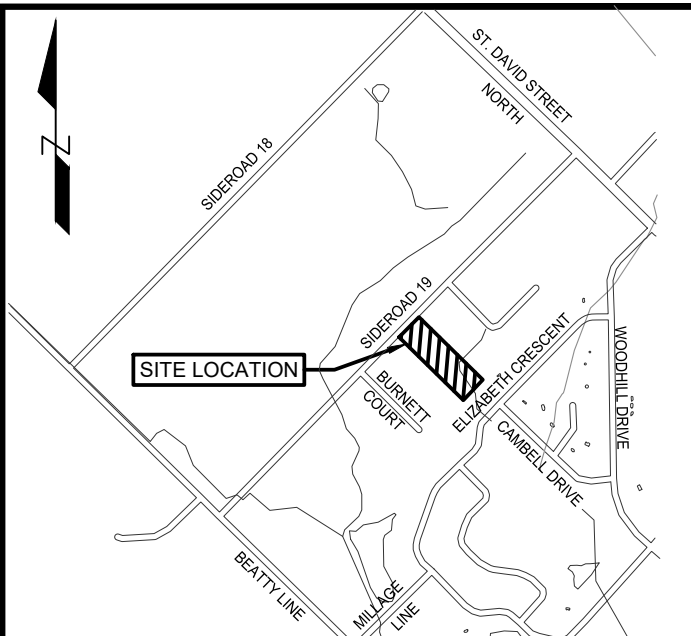
DESIGNED BY: BL/PL	DATE: AUGUST 2025	CHECKED BY: SP
DRAWN BY: BL	PROJECT No: 2401073	DRAWING No: TGP-1
SCALE: 1:300		





OVERALL LENGTH	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.



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

- NOTES:**
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LEGEND	
	FORWARD PATH (ENTERING SITE)
	REVERSING PATH
	FORWARD PATH (EXITING SITE)

SITE PLAN INFORMATION	SURVEYOR INFORMATION
GSP GROUP 72 VICTORIA STREET SOUTH, SUITE 201 KITCHENER, ON N2G 4Y9 PHONE: (519) 509-8883 WEBSITE: www.gspgroup.ca	VAN HARTEN SURVEYING INC. 2106 GORDON STREET GUELPH, ON, N1L 1G6 PHONE: (519) 821-2763 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 418.69m	
SITE BENCHMARK #2 CUT CROSS ON SIDEWALK NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 419.10m	

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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

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		