

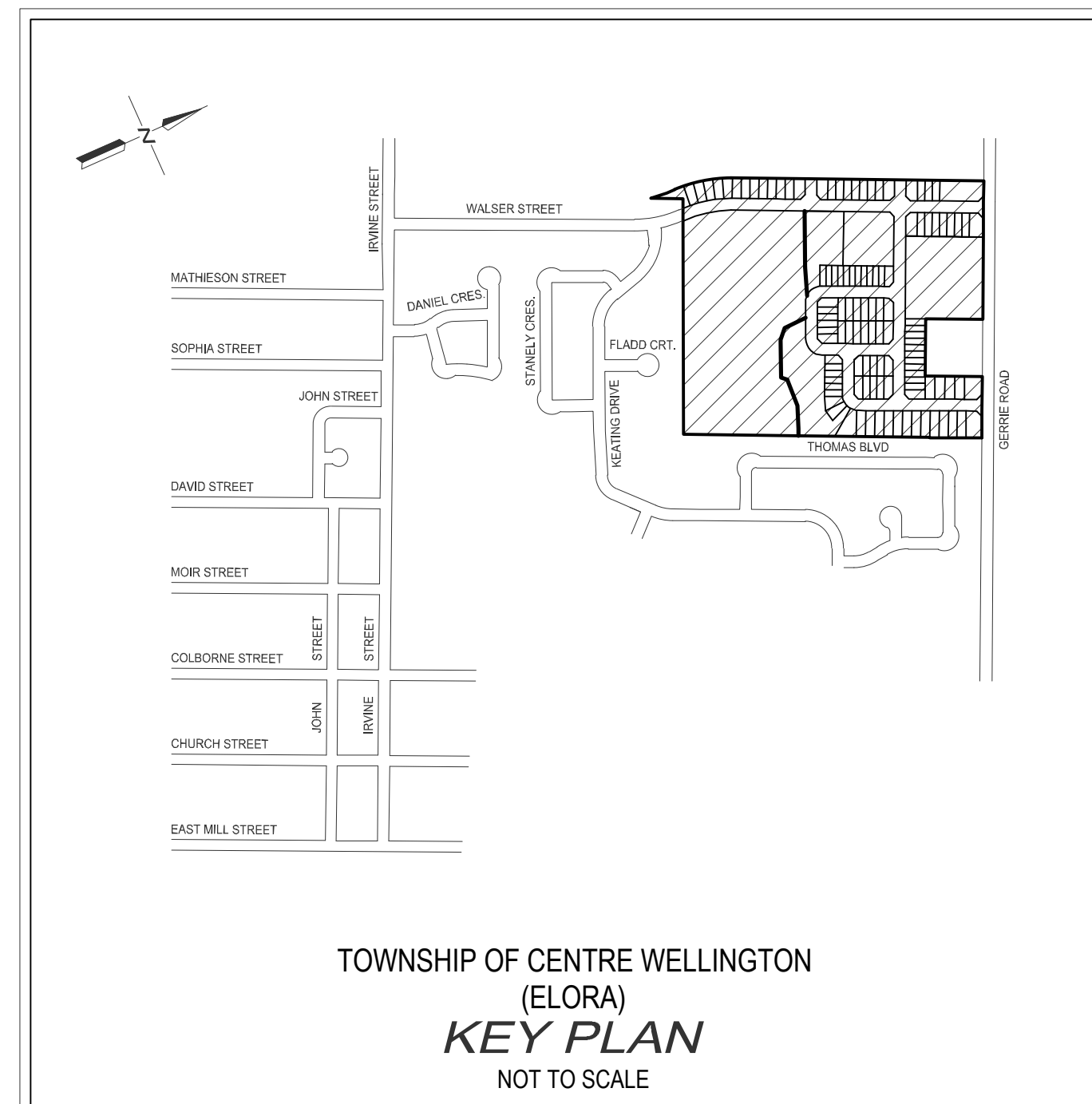
AINLEY FARM SUBDIVISION

TOWNSHIP OF CENTRE WELLINGTON (ELORA)

CONTRACT 411009

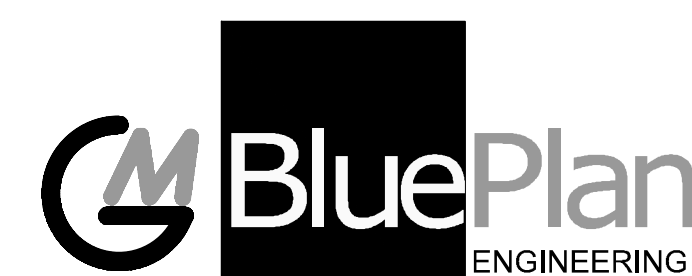
DEVELOPER

JAMES KEATING CONSTRUCTION LIMITED
70 MATHIESON STREET
ELORA, ONT.
N0B 1S0

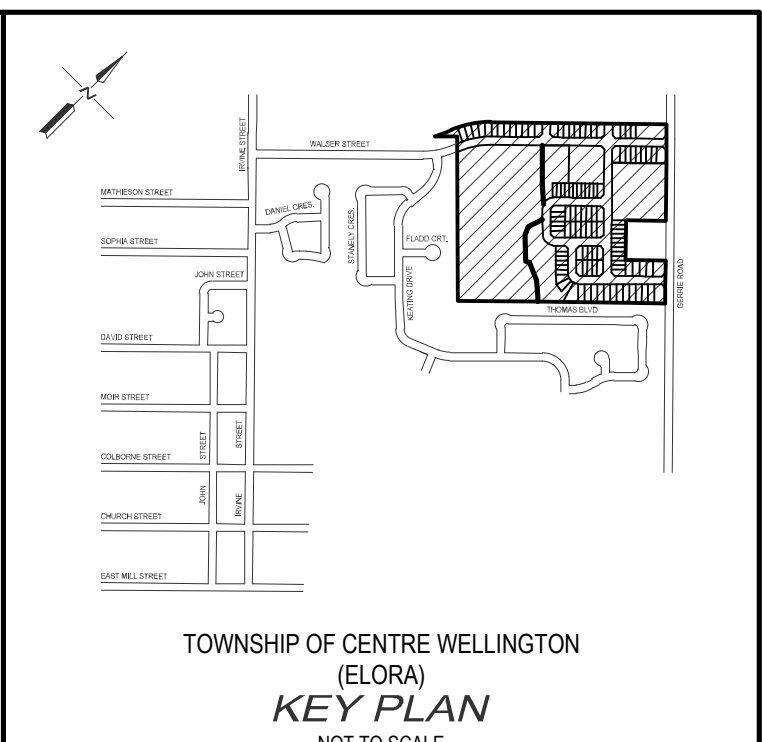
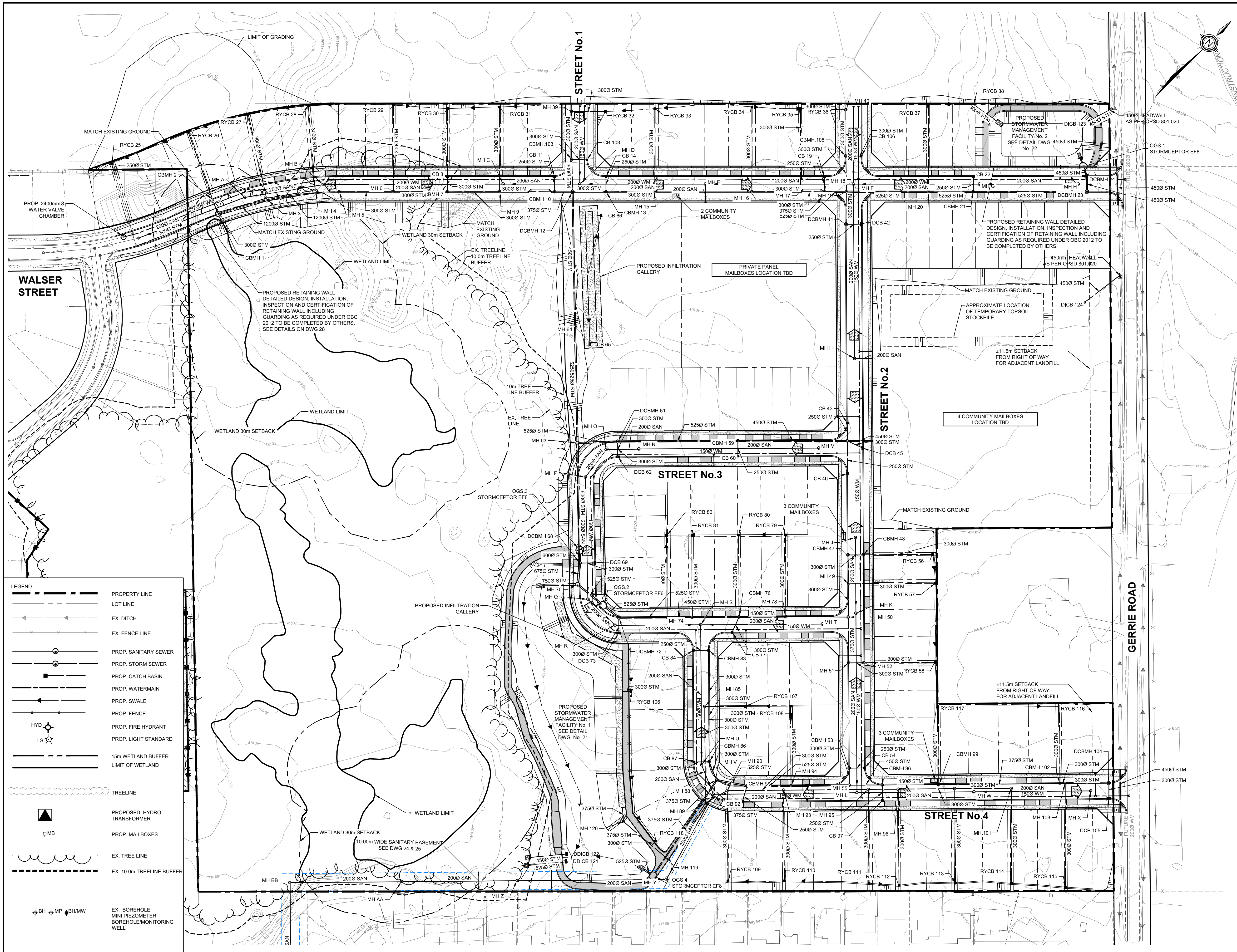


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330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON, N2E 3J2
TEL 519-748-1440 www.grubluplan.ca



- NOTES :**
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1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.

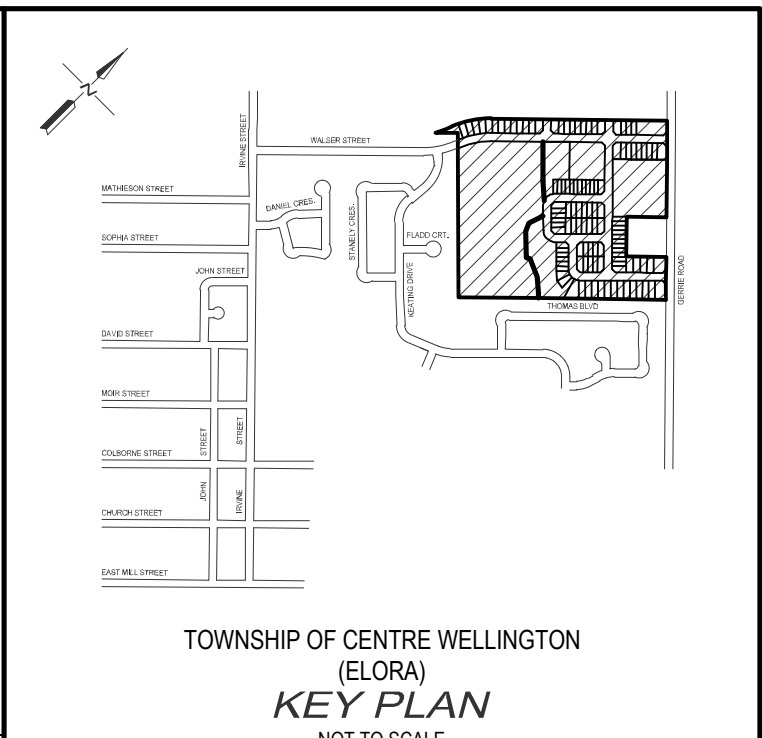
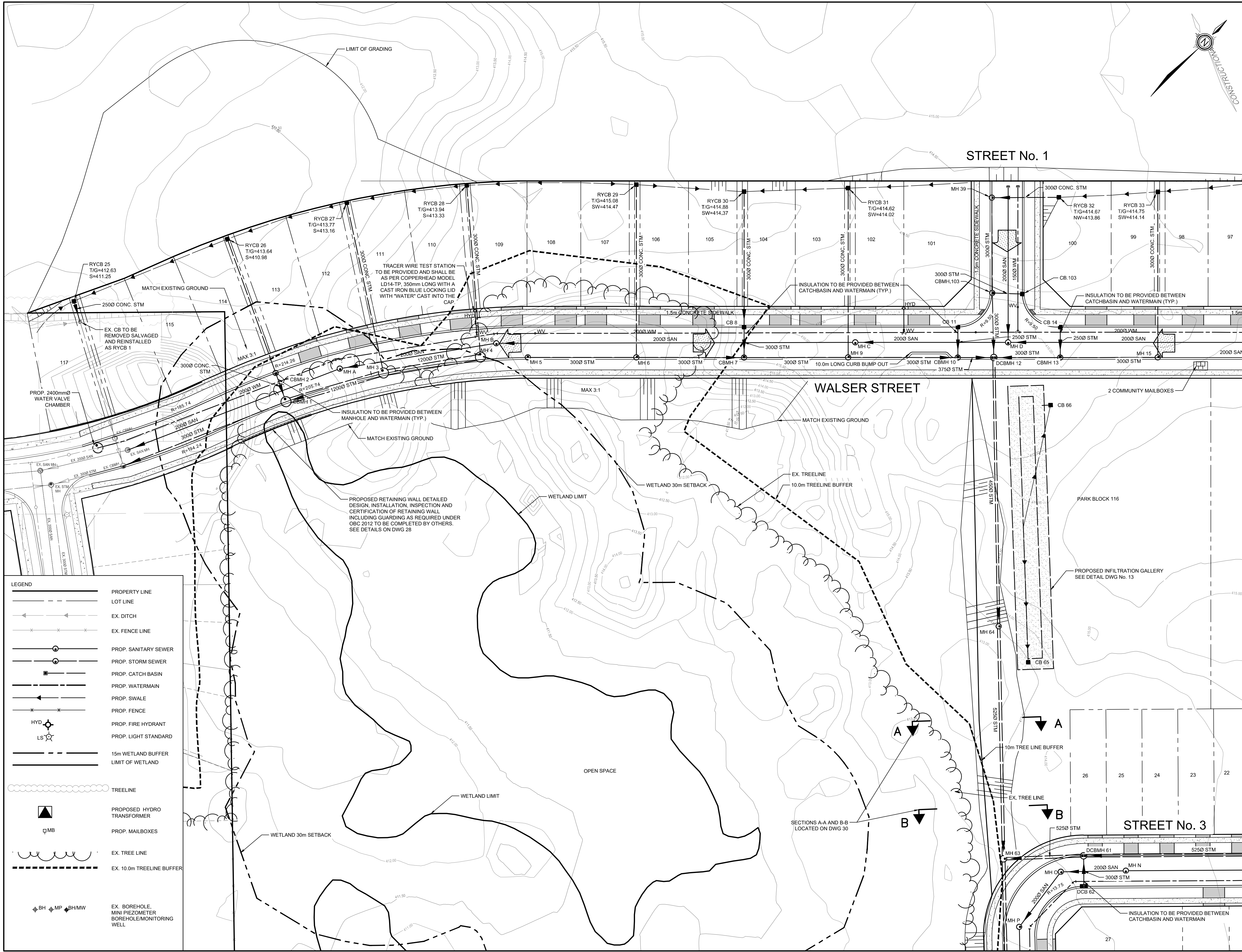
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www.gmbplan.ca

AINLEY FARM SUBDIVISION
JAMES KEATING CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE WELLINGTON (ELORA)

OVERALL PLAN

DRAWN BY: C.M.	APPROVED BY: --	PROJECT NO.: 411009	DRAWING NO.: 1
DESIGNED BY: S.P.	DATE: JANUARY 2019	SCALE: 1:1000	



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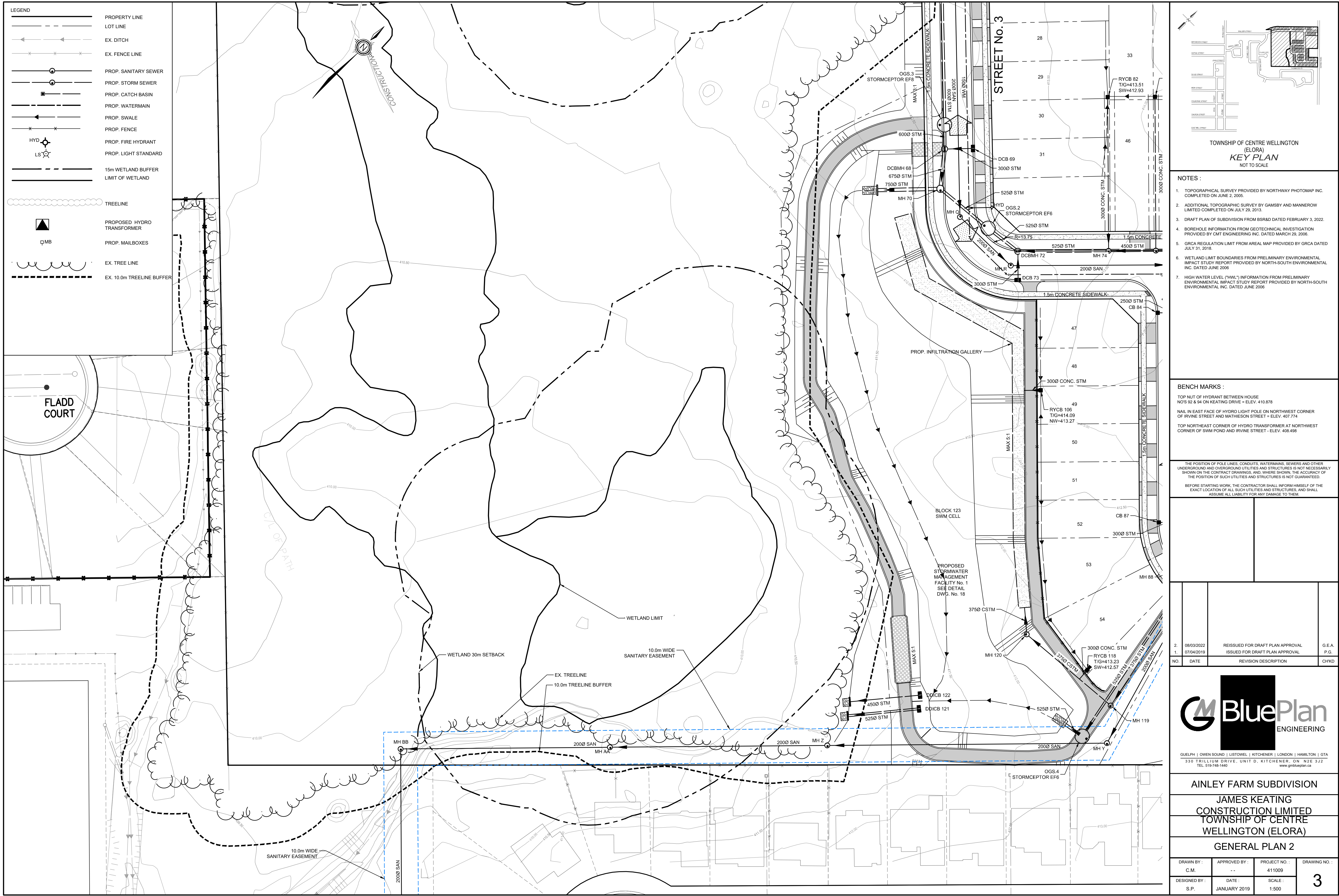
AINLEY FARM SUBDIVISION
JAMES KEATING CONSTRUCTION LIMITED
 TOWNSHIP OF CENTRE WELLINGTON (ELORA)

GENERAL PLAN 1

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
C.M.	-	411009	2
DESIGNED BY:	DATE:	SCALE:	
S.P.	JANUARY 2019	1:500	

LEGEND

	PROPERTY LINE
	LOT LINE
	EX. DITCH
	EX. FENCE LINE
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. CATCH BASIN
	PROP. WATERMAIN
	PROP. SWALE
	PROP. FENCE
	PROP. FIRE HYDRANT
	PROP. LIGHT STANDARD
	15m WETLAND BUFFER
	LIMIT OF WETLAND
	TREELINE
	PROPOSED HYDRO TRANSFORMER
	PROP. MAILBOXES
	EX. TREE LINE
	EX. 10m TREE LINE BUFFER
	EX. BOREHOLE, MINI PIEZOMETER, BOREHOLE MONITORING WELL



- LEGEND**
- PROPERTY LINE
 - - - LOT LINE
 - - - EX. DITCH
 - - - EX. FENCE LINE
 - PROP. SANITARY SEWER
 - PROP. STORM SEWER
 - PROP. CATCH BASIN
 - PROP. WATERMAIN
 - PROP. SWALE
 - PROP. FENCE
 - HYD PROP. FIRE HYDRANT
 - LS PROP. LIGHT STANDARD
 - 15m WETLAND BUFFER
 - - - LIMIT OF WETLAND

- TREELINE
- ▲ PROPOSED HYDRO TRANSFORMER
- MB PROP. MAILBOXES
- EX. TREE LINE
- - - EX. 10.0m TREELINE BUFFER

TOWNSHIP OF CENTRE WELLINGTON
(ELORA)
KEY PLAN
NOT TO SCALE

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1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.

FLADD COURT

WETLAND LIMIT

WETLAND 30m SETBACK

10.0m WIDE SANITARY EASEMENT

EX. TREE LINE

10.0m TREELINE BUFFER

PROPOSED STORMWATER MANAGEMENT FACILITY No. 1 SEE DETAIL DWG. No. 18

BLOCK 123 SWM CELL

PROPOSED INFILTRATION GALLERY

STREET No. 3

NO.	DATE	REVISION DESCRIPTION	CHKD
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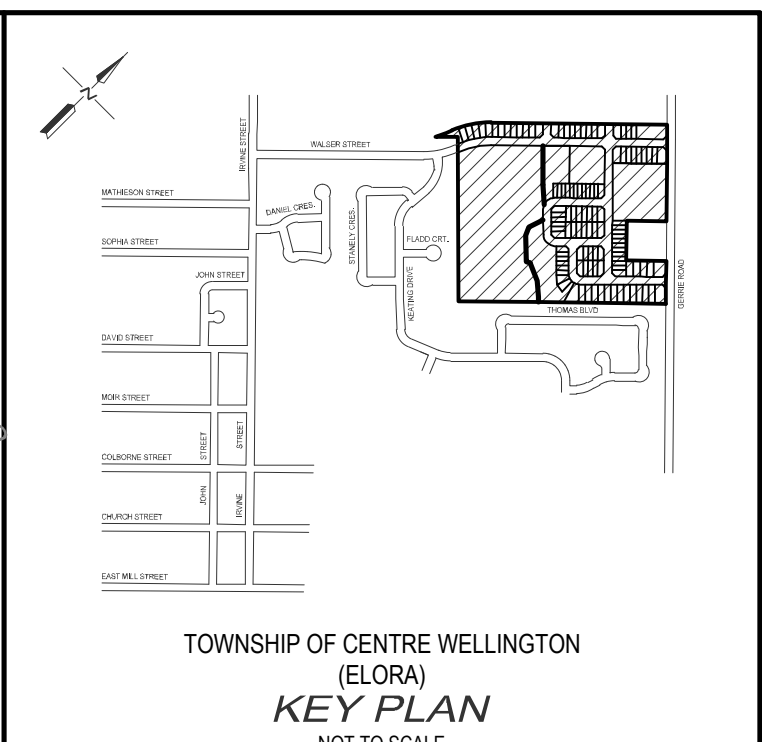
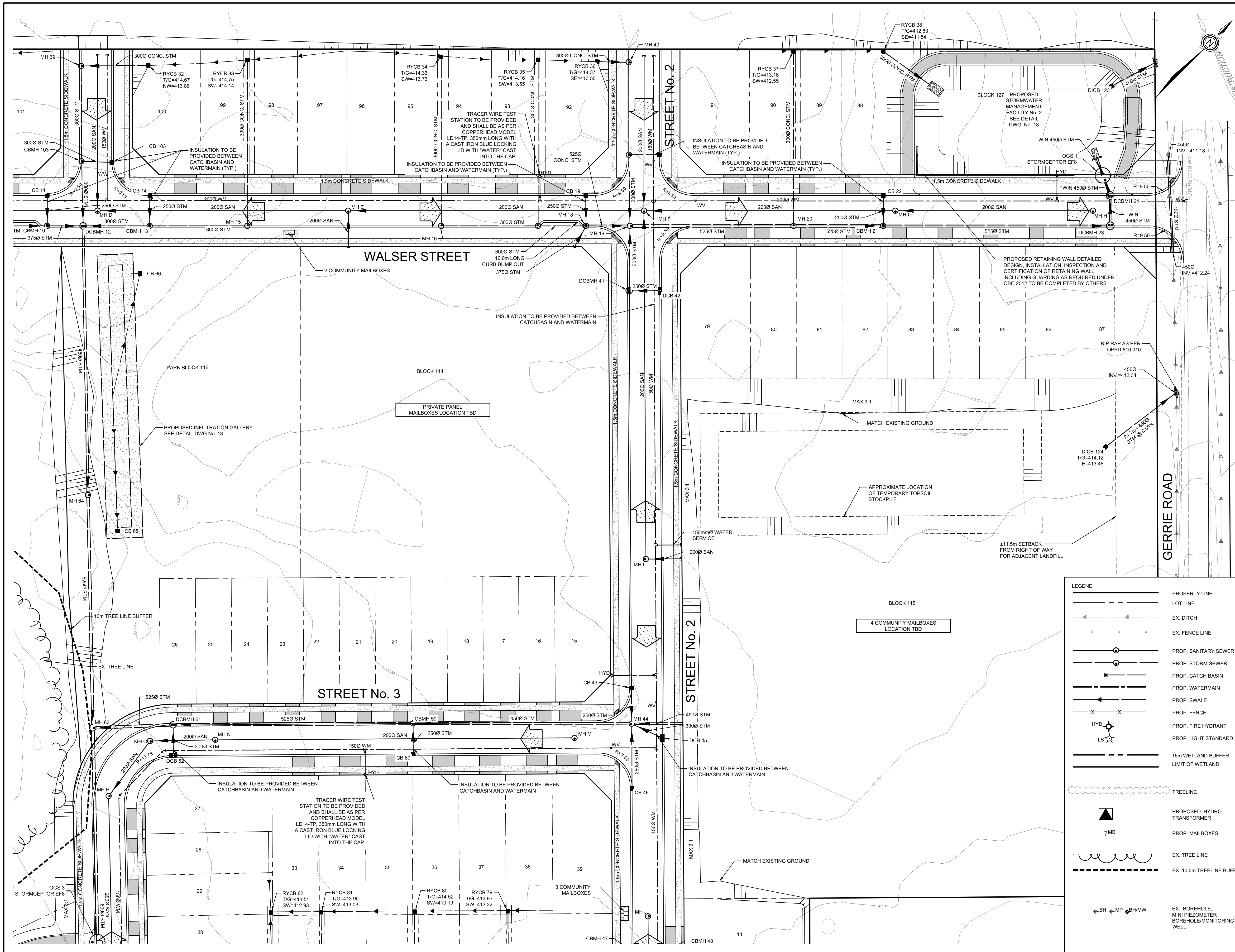
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AINLEY FARM SUBDIVISION
JAMES KEATING
CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)

GENERAL PLAN 2

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
C.M.	-	411009	3
DESIGNED BY:	DATE:	SCALE:	
S.P.	JANUARY 2019	1:500	



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	LOT LINE
	EX. DITCH
	EX. FENCE LINE
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. CATCH BASIN
	PROP. WATERMAIN
	PROP. SWALE
	PROP. FENCE
	PROP. FIRE HYDRANT
	PROP. LIGHT STANDARD
	15m WETLAND BUFFER LIMIT OF WETLAND
	TREELINE
	PROPOSED HYDRO TRANSFORMER
	PROP. MAILBOXES
	EX. TREE LINE
	EX. 10.0m TREELINE BUFFER
	EX. BOREHOLE
	MINI PIEZOMETER
	BOREHOLE/MONITORING WELL

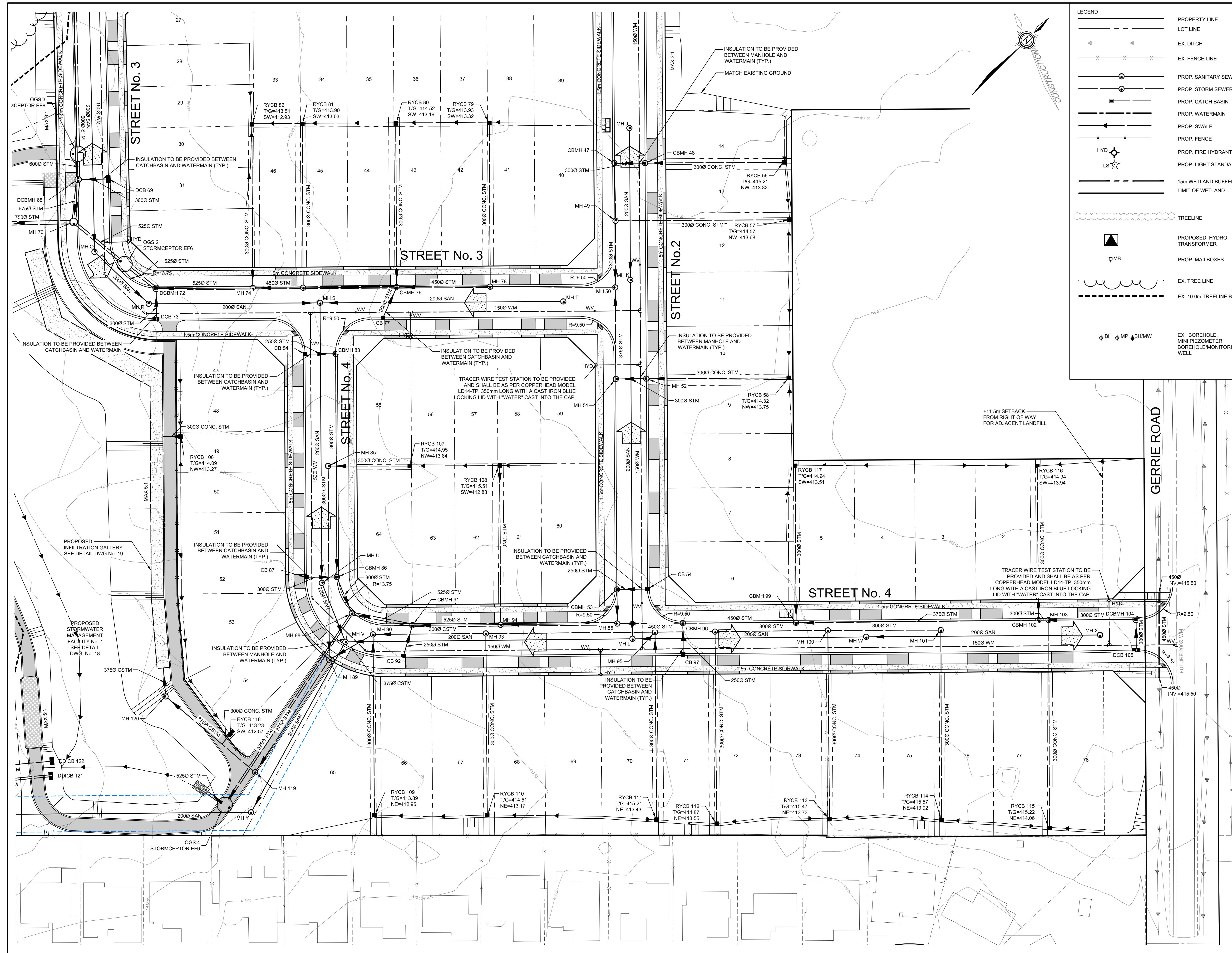
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AINSLEY FARM SUBDIVISION
JAMES KEATING
CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)
GENERAL PLAN 3

DRAWN BY: C.M.	APPROVED BY: --	PROJECT NO.: 411009	DRAWING NO.: 4
DESIGNED BY: S.P.	DATE: JANUARY 2019	SCALE: 1:500	



LEGEND

- PROPERTY LINE
- LOT LINE
- EX. DITCH
- EX. FENCE LINE
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. CATCH BASIN
- PROP. WATERMAIN
- PROP. SWALE
- PROP. FENCE
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- PROP. LIGHT STANDARD
- 15m WETLAND BUFFER
- LIMIT OF WETLAND
- TREELINE
- PROPOSED HYDRO TRANSFORMER
- PROP. MAILBOXES
- EX. TREE LINE
- EX. 10.0m TREELINE BUFFER
- EX. BOREHOLE, MINI PIEZOMETER, BOREHOLE/MONITORING WELL

TOWNSHIP OF CENTRE WELLINGTON (ELORA)
KEY PLAN
 NOT TO SCALE

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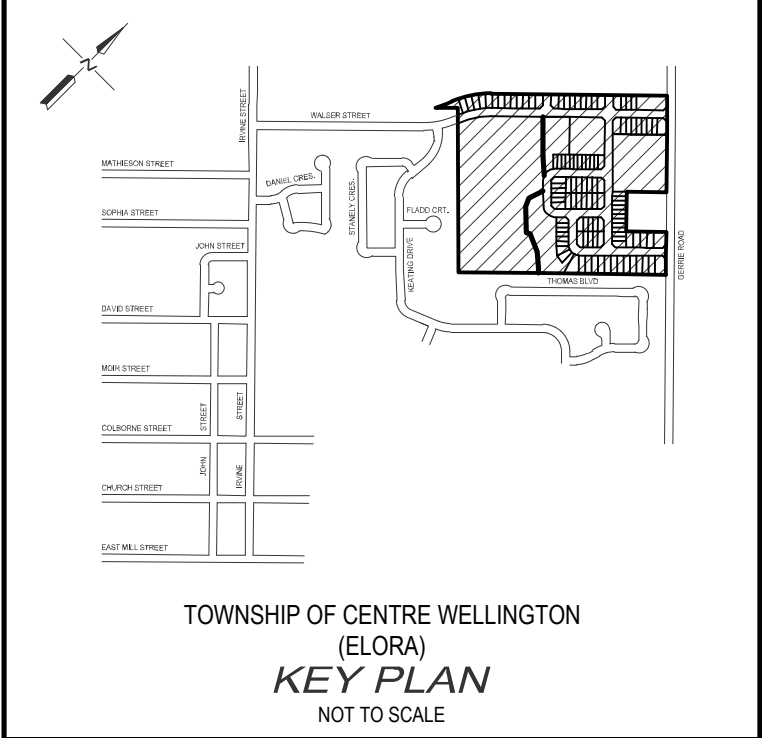
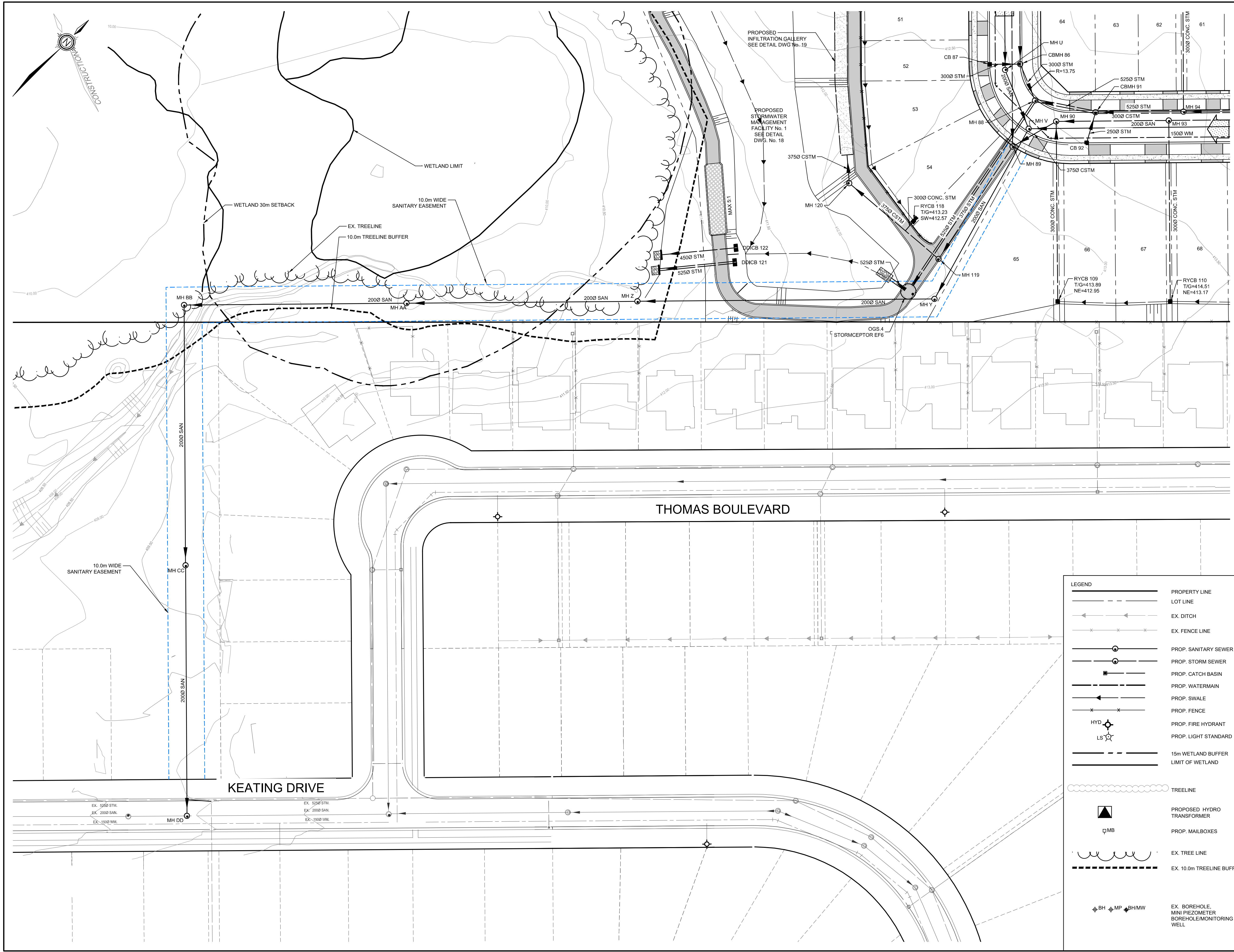
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AINLEY FARM SUBDIVISION
 JAMES KEATING
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GENERAL PLAN 4

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
C.M.	-	411009	5
DESIGNED BY :	DATE :	SCALE :	
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LEGEND

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- LOT LINE
- EX. DITCH
- EX. FENCE LINE
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. CATCH BASIN
- PROP. WATERMAIN
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- PROP. FENCE
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- PROPOSED HYDRO TRANSFORMER
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BluePlan ENGINEERING

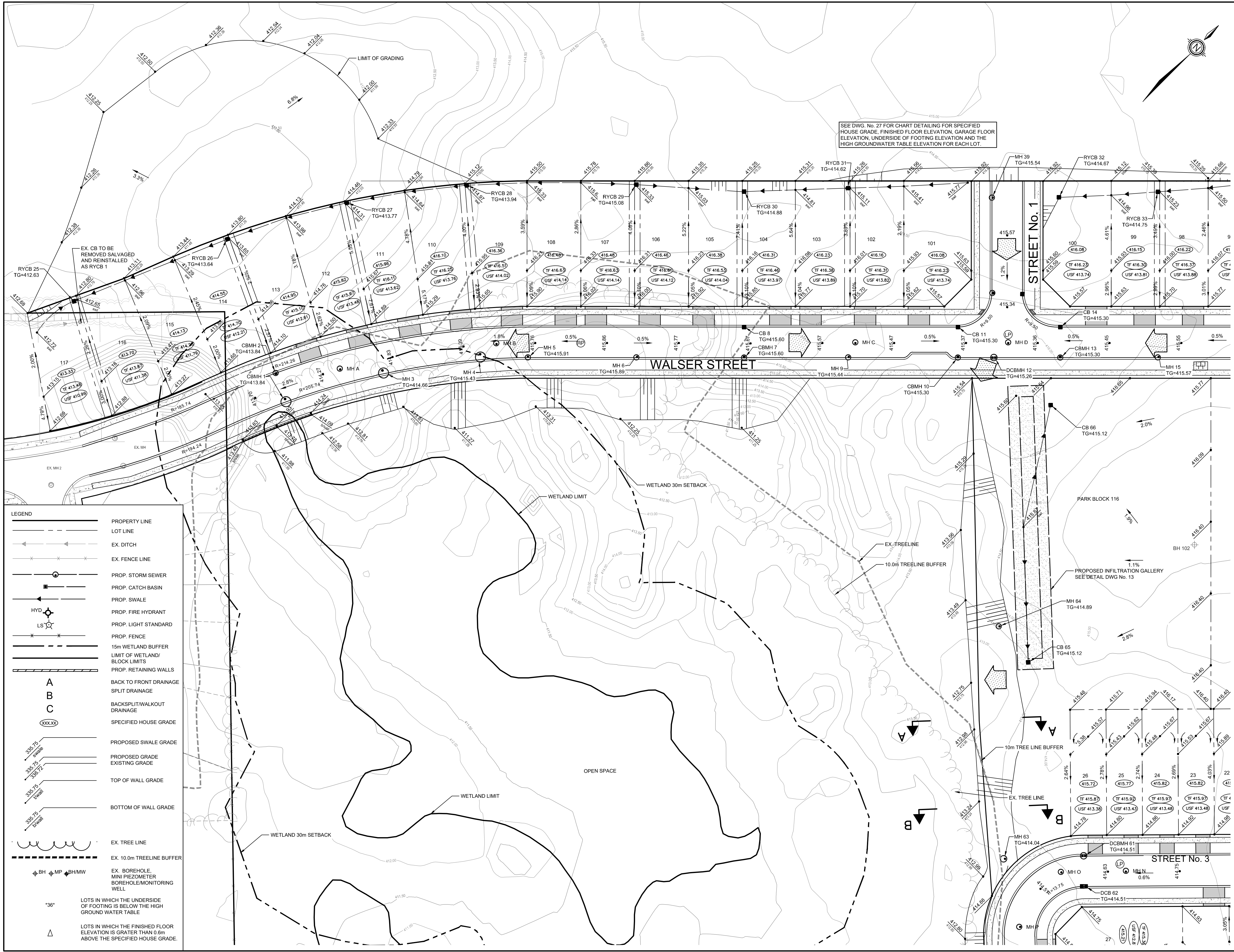
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 TEL 519-748-1440 www.gnbplan.ca

AINLEY FARM SUBDIVISION

JAMES KEATING CONSTRUCTION LIMITED
 TOWNSHIP OF CENTRE WELLINGTON (ELORA)

GENERAL PLAN 5

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
C.M.	-	411009	6
DESIGNED BY:	DATE:	SCALE:	
S.P.	JANUARY 2019	1:500	



SEE DWG. No. 27 FOR CHART DETAILING FOR SPECIFIED HOUSE GRADE, FINISHED FLOOR ELEVATION, GARAGE FLOOR ELEVATION, UNDERSIDE OF FOOTING ELEVATION AND THE HIGH GROUNDWATER TABLE ELEVATION FOR EACH LOT.

TOWNSHIP OF CENTRE WELLINGTON
(ELORA)
KEY PLAN
NOT TO SCALE

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BENCH MARKS :

TOP NUT OF HYDRANT BETWEEN HOUSE NO'S 92 & 94 ON KEATING DRIVE = ELEV. 410.878

NAIL IN EAST FACE OF HYDRO LIGHT POLE ON NORTHWEST CORNER OF IRVINE STREET AND MATHESON STREET = ELEV. 407.714

TOP NORTHEAST CORNER OF HYDRO TRANSFORMER AT NORTHWEST CORNER OF SWIM POND AND IRVINE STREET = ELEV. 408.468

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2.	08/03/2022	ISSUED FOR DRAFT PLAN APPROVAL	G.E.A.
1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.
NO.	DATE	REVISION DESCRIPTION	CHKD

BluePlan
ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL 519-748-1440
www.gnbblueplan.ca

AINLEY FARM SUBDIVISION
JAMES KEATING
CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)

GRADING PLAN 1

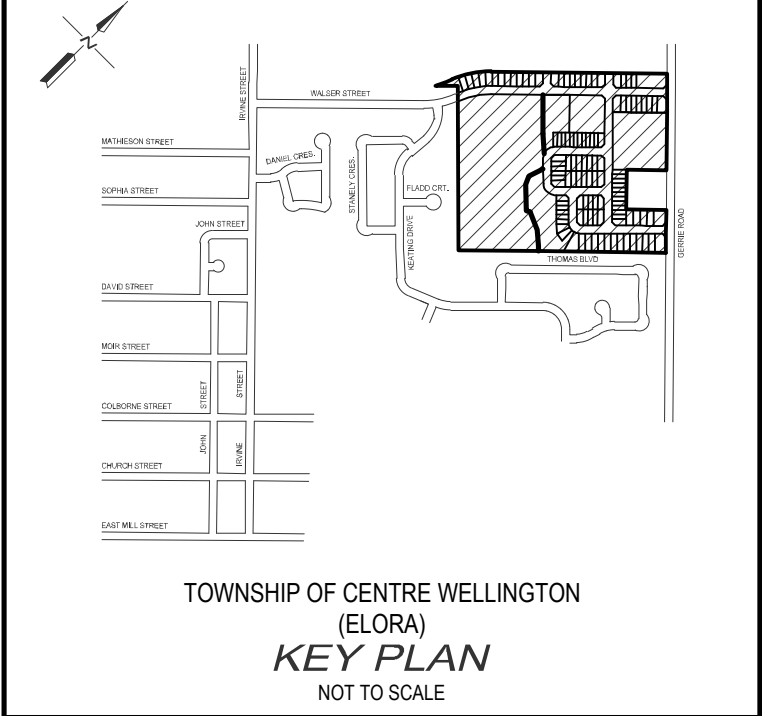
DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
C.M.	-	411009	7
DESIGNED BY:	DATE:	SCALE:	
S.P.	JANUARY 2019	1:500	

LEGEND

- PROPERTY LINE
- LOT LINE
- EX. DITCH
- EX. FENCE LINE
- PROP. STORM SEWER
- PROP. CATCH BASIN
- PROP. SWALE
- PROP. FIRE HYDRANT
- PROP. LIGHT STANDARD
- PROP. FENCE
- 15m WETLAND BUFFER
- LIMIT OF WETLAND/ BLOCK LIMITS
- PROP. RETAINING WALLS
- BACK TO FRONT DRAINAGE
- SPLIT DRAINAGE
- BACKSPLIT/WALKOUT DRAINAGE
- SPECIFIED HOUSE GRADE
- PROPOSED SWALE GRADE
- PROPOSED GRADE
- EXISTING GRADE
- TOP OF WALL GRADE
- BOTTOM OF WALL GRADE
- EX. TREE LINE
- EX. 10.0m TREELINE BUFFER
- EX. BOREHOLE
- MINI PIEZOMETER
- BOREHOLE/MONITORING WELL

LOTS IN WHICH THE UNDERSIDE OF FOOTING IS BELOW THE HIGH GROUND WATER TABLE

LOTS IN WHICH THE FINISHED FLOOR ELEVATION IS GRATER THAN 0.6m ABOVE THE SPECIFIED HOUSE GRADE.



- NOTES :**
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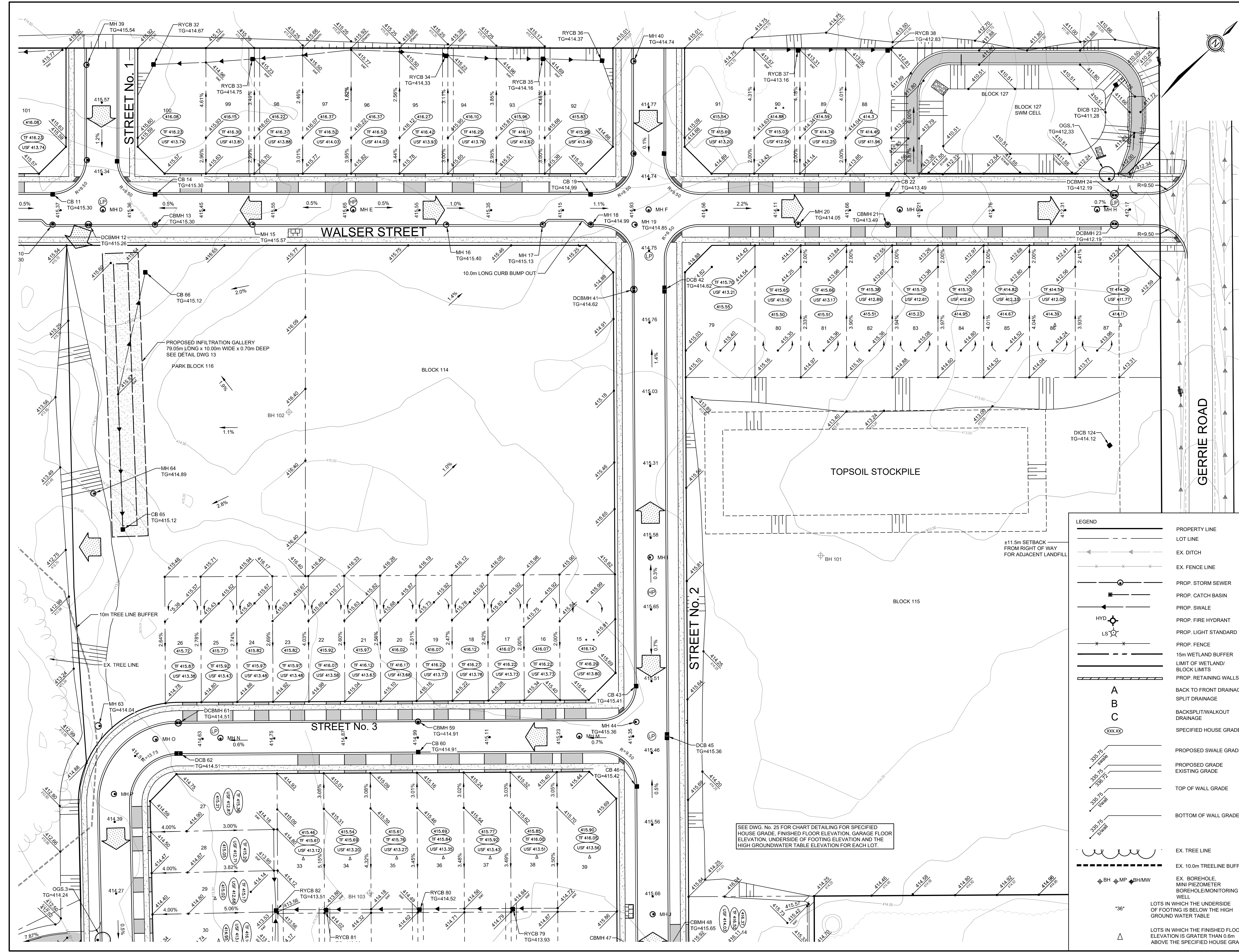
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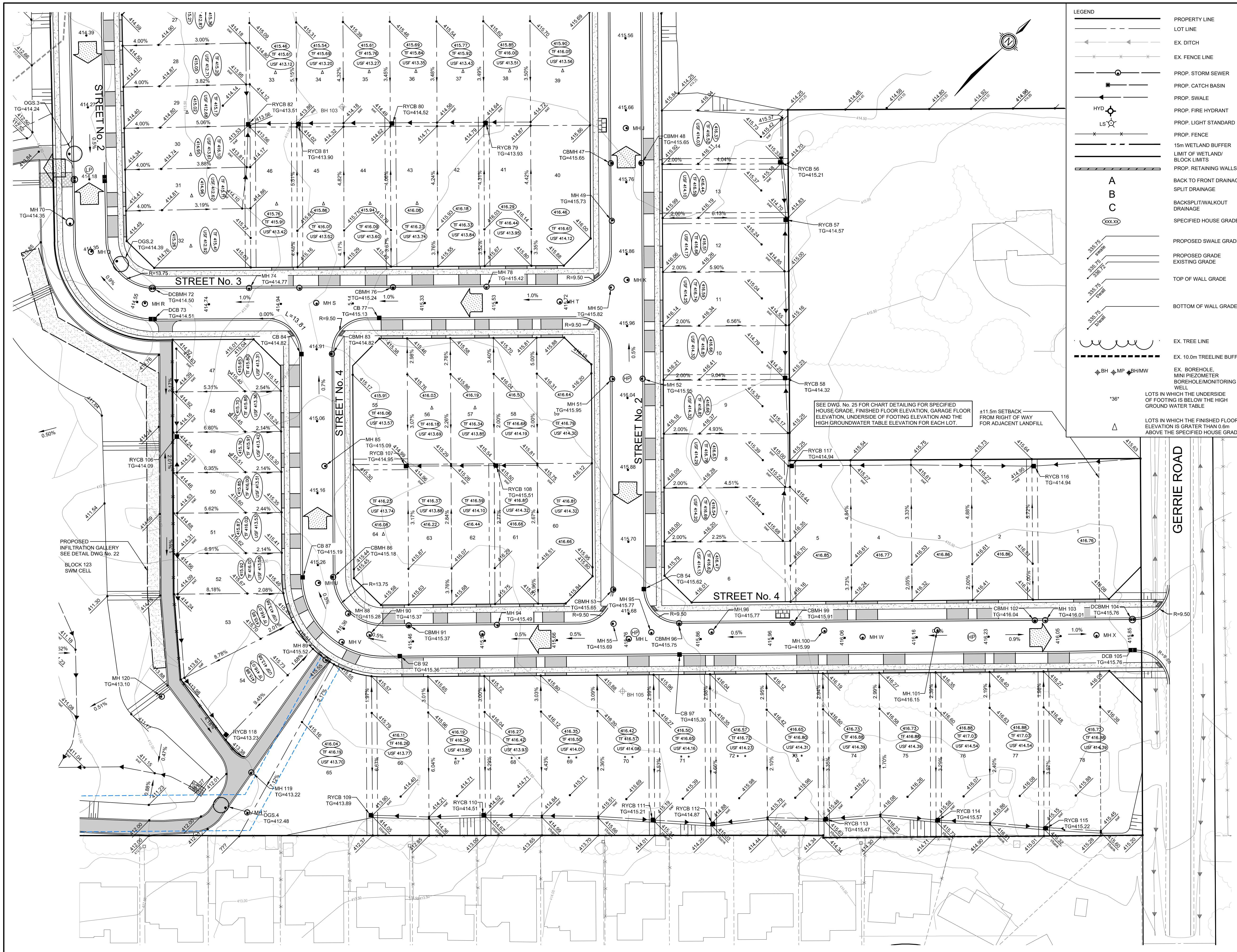
2.	08/03/2022	REISSUED FOR DRAFT PLAN APPROVAL	G.E.A.
1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.F.G.
NO.	DATE	REVISION DESCRIPTION	CHKD

GUELPH OWEN SOUND LISTOWEL KITCHENER LONDON HAMILTON GTA 330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2 TEL 519-748-1440 www.greblueplan.ca			
AINLEY FARM SUBDIVISION JAMES KEATING CONSTRUCTION LIMITED TOWNSHIP OF CENTRE WELLINGTON (ELORA) GRADING PLAN 2			
DRAWN BY: C.M.	APPROVED BY: -	PROJECT NO.: 411009	DRAWING NO.: 8
DESIGNED BY: S.P.	DATE: JANUARY 2019	SCALE: 1:500	



LEGEND

	PROPERTY LINE
	LOT LINE
	EX. DITCH
	EX. FENCE LINE
	PROP. STORM SEWER
	PROP. CATCH BASIN
	PROP. SWALE
	PROP. FIRE HYDRANT
	PROP. LIGHT STANDARD
	PROP. FENCE
	15m WETLAND BUFFER
	LIMIT OF WETLAND/ BLOCK LIMITS
	PROP. RETAINING WALLS
	BACK TO FRONT DRAINAGE
	SPLIT DRAINAGE
	BACKSPLIT/WALKOUT DRAINAGE
	SPECIFIED HOUSE GRADE
	PROPOSED SWALE GRADE
	PROPOSED GRADE EXISTING GRADE
	TOP OF WALL GRADE
	BOTTOM OF WALL GRADE
	EX. TREE LINE
	EX. 10.0m TREE LINE BUFFER
	EX. BOREHOLE, MINI PIEZOMETER, BOREHOLE MONITORING WELL
	LOTS IN WHICH THE UNDERSIDE OF FOOTING IS BELOW THE HIGH GROUND WATER TABLE
	LOTS IN WHICH THE FINISHED FLOOR ELEVATION IS GREATER THAN 0.6m ABOVE THE SPECIFIED HOUSE GRADE



LEGEND

- PROPERTY LINE
- LOT LINE
- EX. DITCH
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- PROPOSED SWALE GRADE
- PROPOSED GRADE
- EXISTING GRADE
- TOP OF WALL GRADE
- BOTTOM OF WALL GRADE
- EX. TREE LINE
- EX. 10.0m TREELINE BUFFER
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- MINI PIEZOMETER
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- TOP NORTHEAST CORNER OF HYDRO TRANSFORMER AT NORTHWEST CORNER OF SWIM POND AND IRVINE STREET = ELEV. 408.468

SEE DWG. No. 25 FOR CHART DETAILING FOR SPECIFIED HOUSE GRADE, FINISHED FLOOR ELEVATION, GARAGE FLOOR ELEVATION, UNDERSIDE OF FOOTING ELEVATION AND THE HIGH GROUNDWATER TABLE ELEVATION FOR EACH LOT.

11.5m SETBACK FROM RIGHT OF WAY FOR ADJACENT LANDFILL

TOWNSHIP OF CENTRE WELLINGTON (ELORA)
KEY PLAN
NOT TO SCALE

NO.	DATE	REVISION DESCRIPTION	CHKD
2.	08/03/2022	REISSUED FOR DRAFT PLAN APPROVAL	G.E.A.
1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.

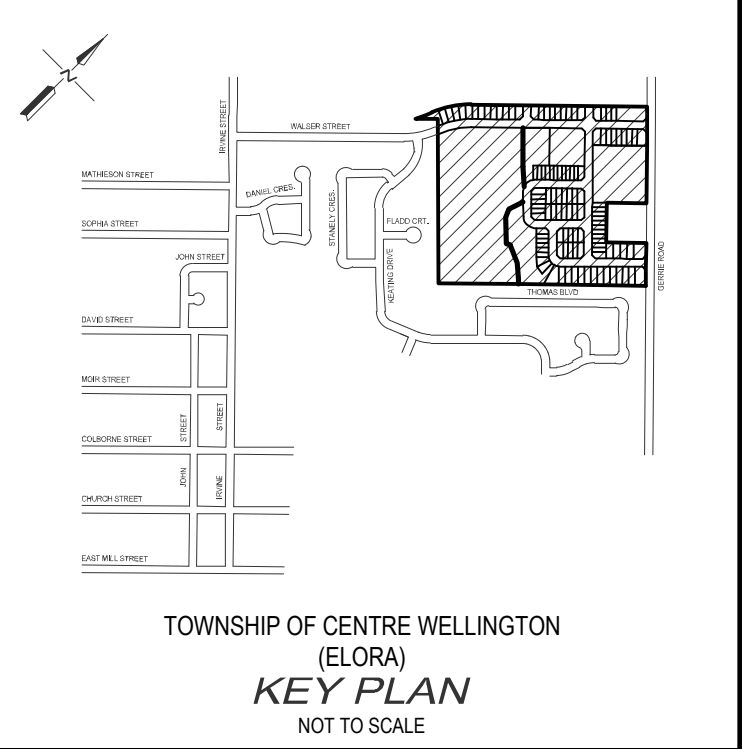
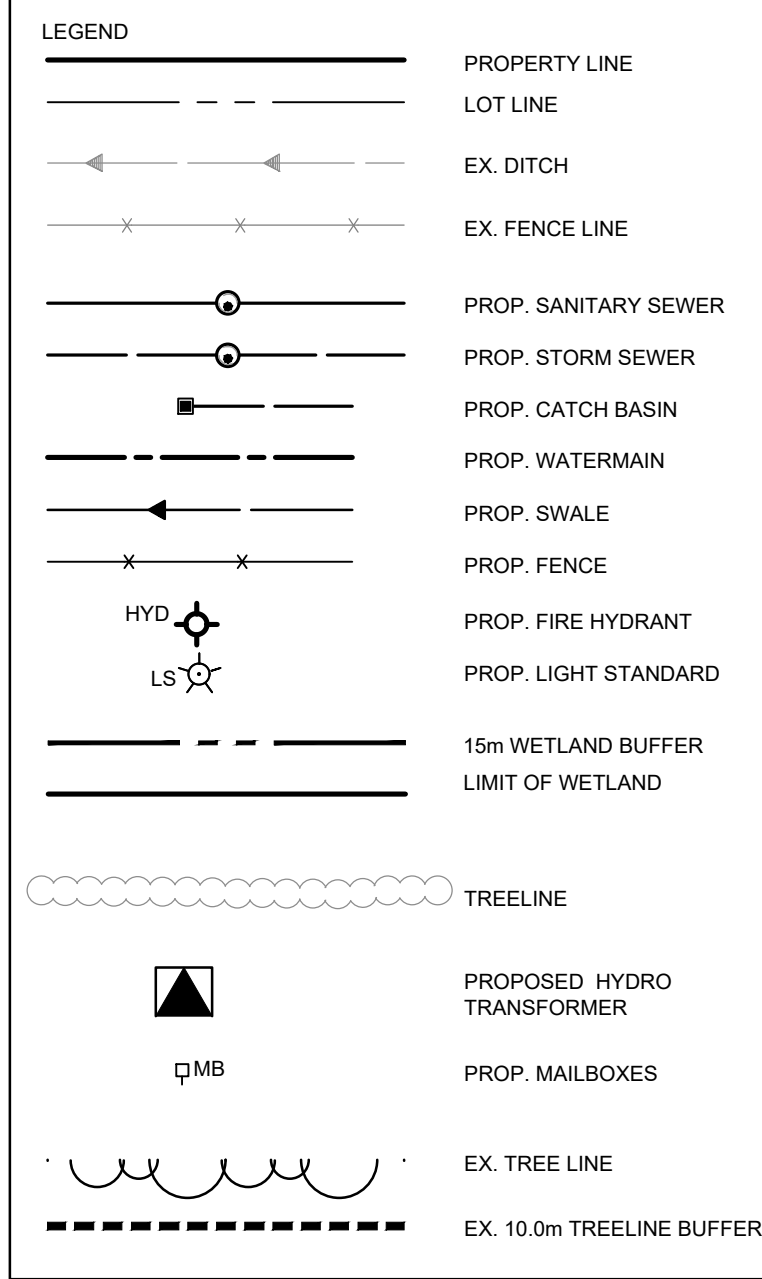
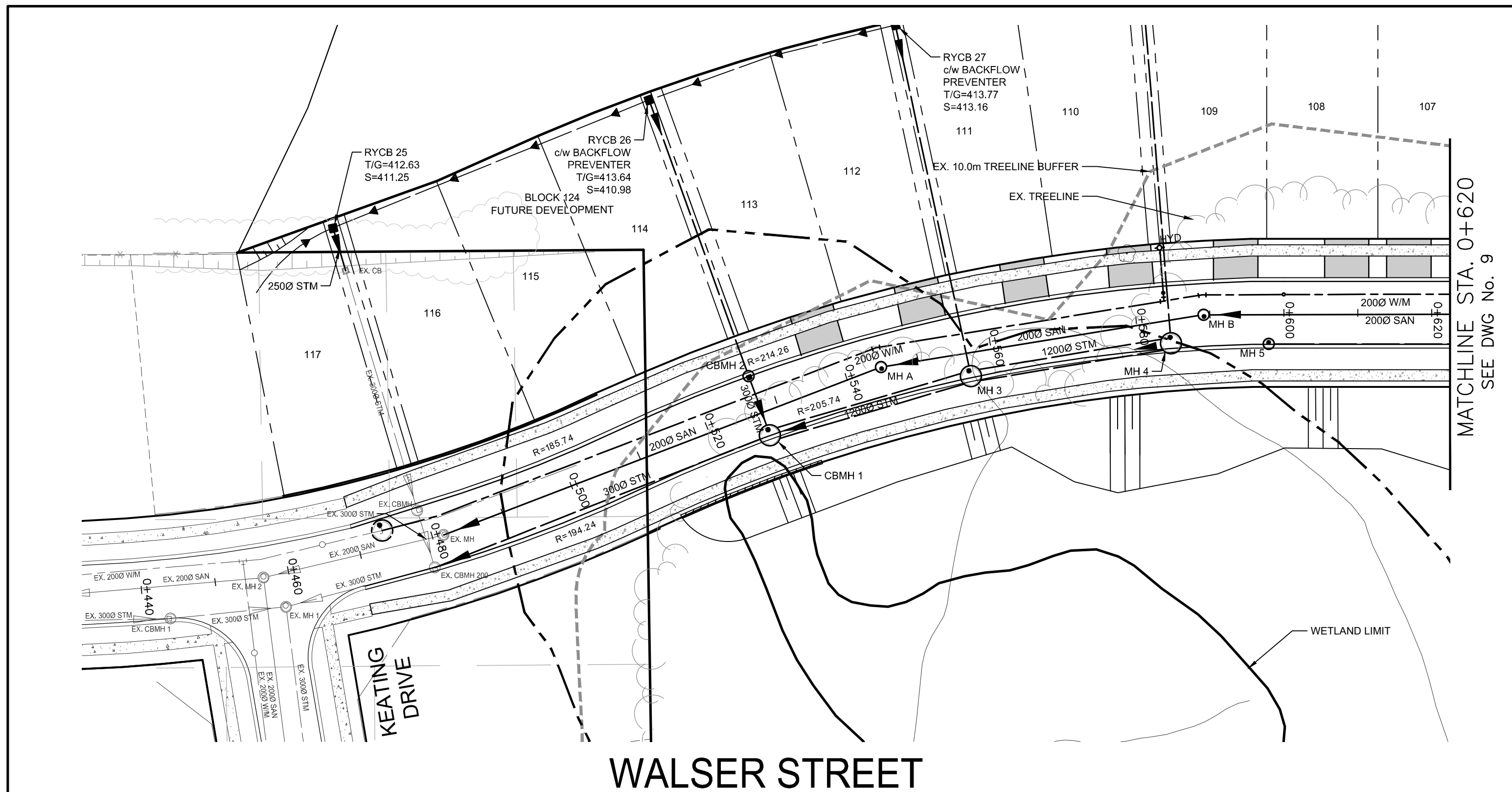
<small>BLUEPLAN OWEN SOUND LISTOWEL KITCHENER LONDON HAMILTON GTA 330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2 TEL 519-748-1440 www.gnbblueplan.ca</small>		

AINLEY FARM SUBDIVISION

**JAMES KEATING
CONSTRUCTION LIMITED**
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)

GRADING PLAN 3

DRAWN BY : C.M.	APPROVED BY : -	PROJECT NO. : 411009	DRAWING NO. : 9
DESIGNED BY : S.P.	DATE : JANUARY 2019	SCALE : 1:500	



- NOTES :**
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1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.

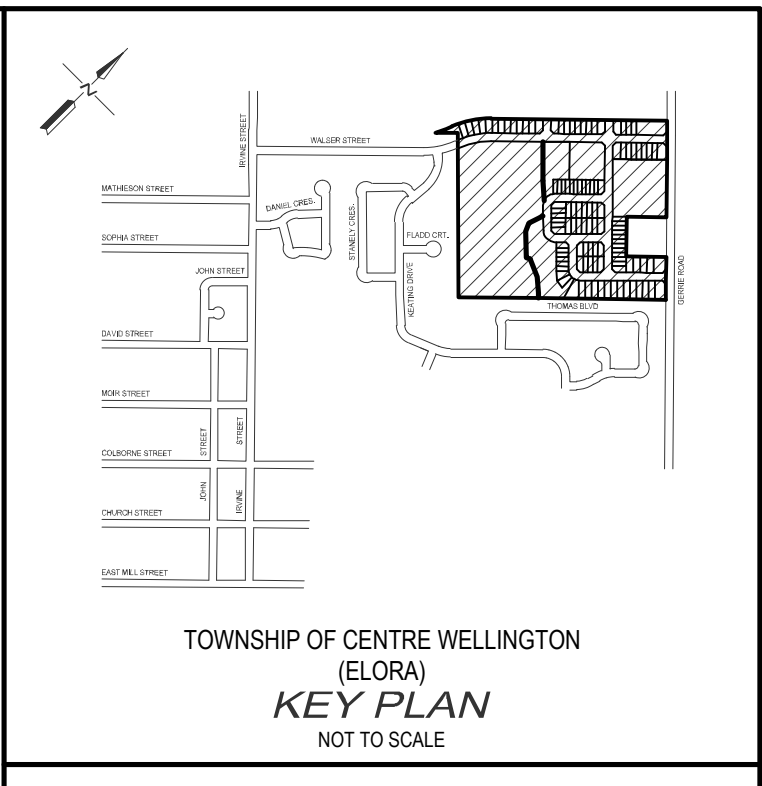
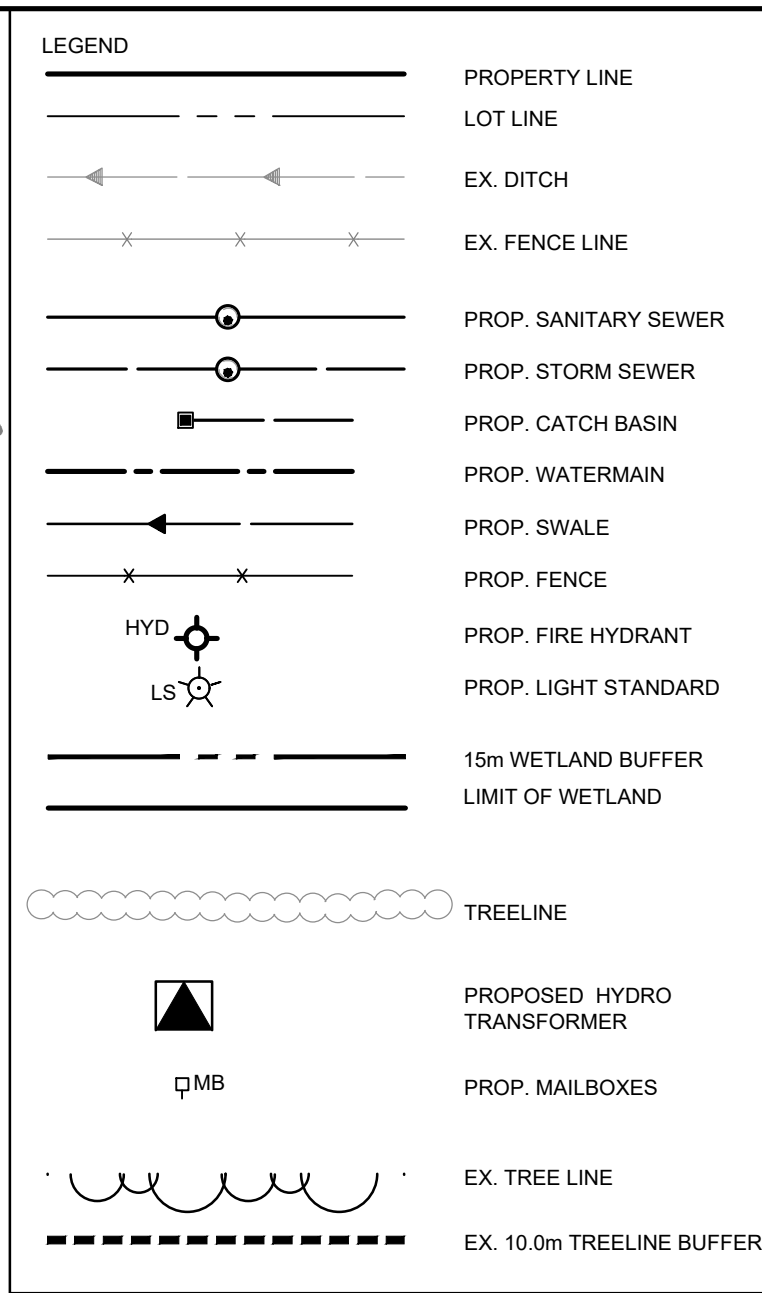
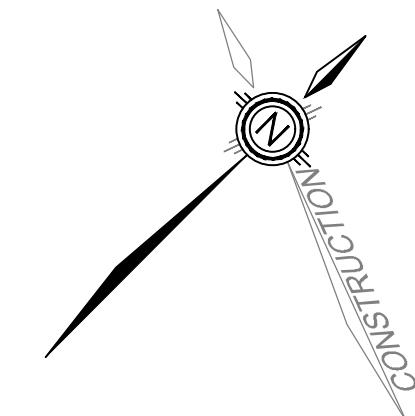
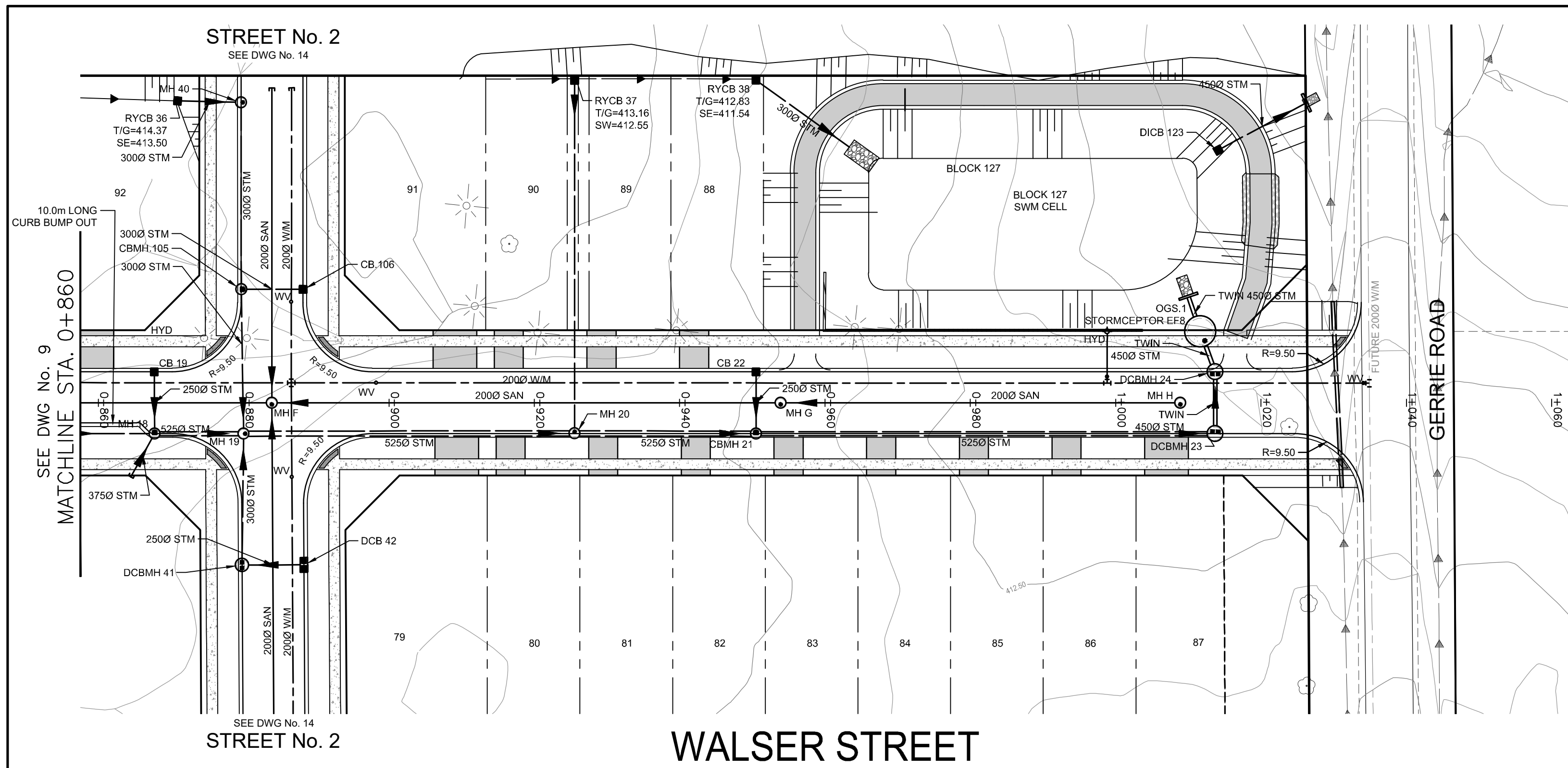
AINLEY FARM SUBDIVISION

JAMES KEATING CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE WELLINGTON (ELORA)

WALSER STREET - 0+440 to 0+620

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
C.M.	-	411009	10
DESIGNED BY:	DATE:	SCALE:	
S.P.	JANUARY 2019	HORIZ = 1:500 VERT = 1:50	

CHAINAGE	0+440	0+460	0+480	0+500	0+520	0+540	0+560	0+580	0+600	0+620	CHAINAGE
DATUM											DATUM
CENTRE LINE GRADE		412.52	412.72	412.70	413.70	412.32	414.27	413.80	413.35	413.58	413.80
TOP OF WATERMAIN ELEV			410.66	411.15	411.23	411.69	412.25	412.80	413.35	413.58	413.80
STORM SEWER INVERT			410.66	48.7m - 3000 STM @ 1.70%		410.65	28.3m - 12000 STM @ 1.00%		411.21	413.58	413.80
SANITARY SEWER INVERT			410.66	63.3m - 2000 SAN @ 0.50%		410.65	44.2m - 2000 SAN @ 0.50%		411.21	413.58	413.80



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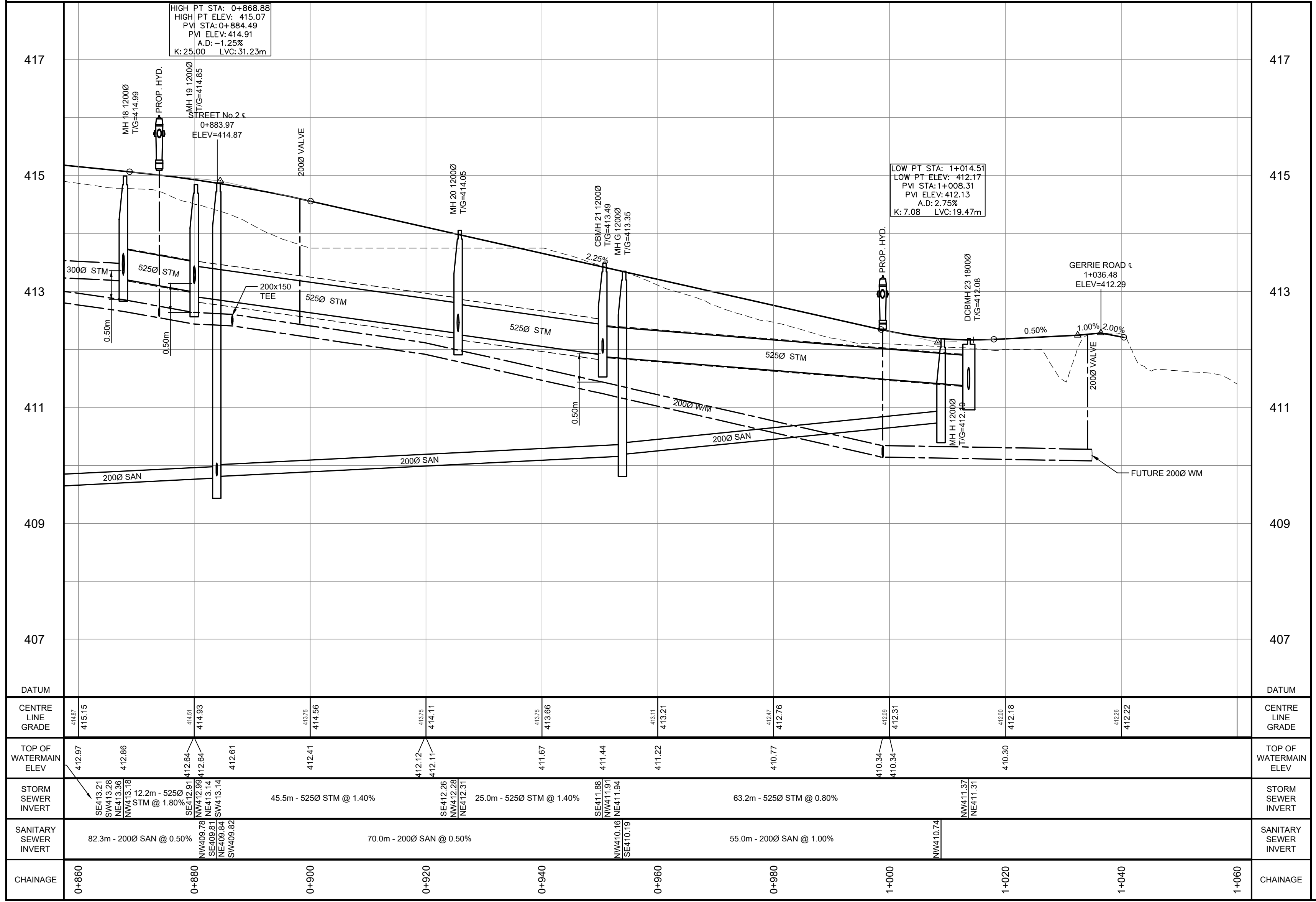
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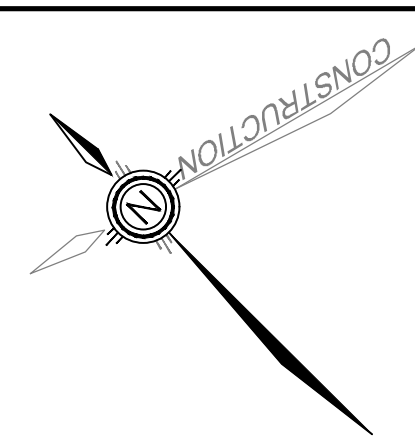
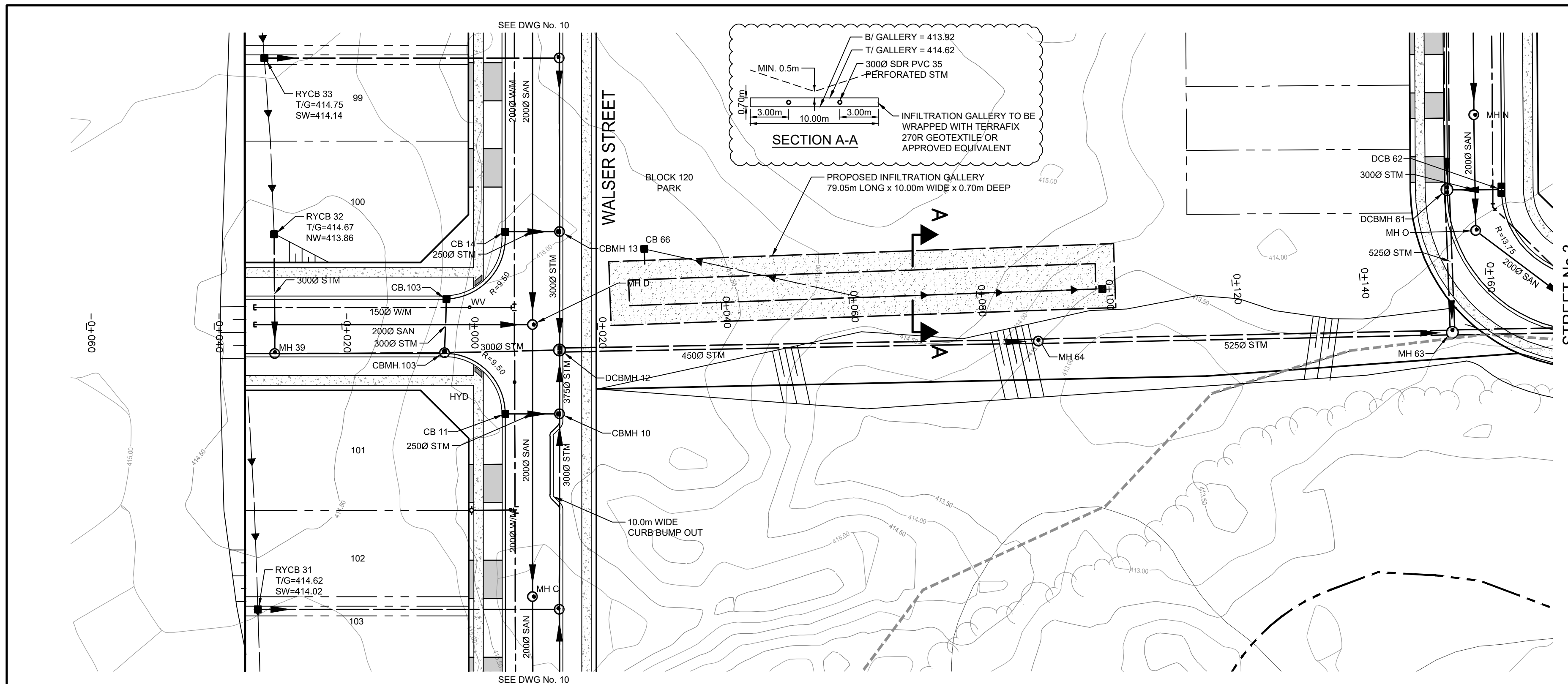
AINLEY FARM SUBDIVISION
 JAMES KEATING
 CONSTRUCTION LIMITED
 TOWNSHIP OF CENTRE
 WELLINGTON (ELORA)

WALSER STREET - 0+860 to 1+060

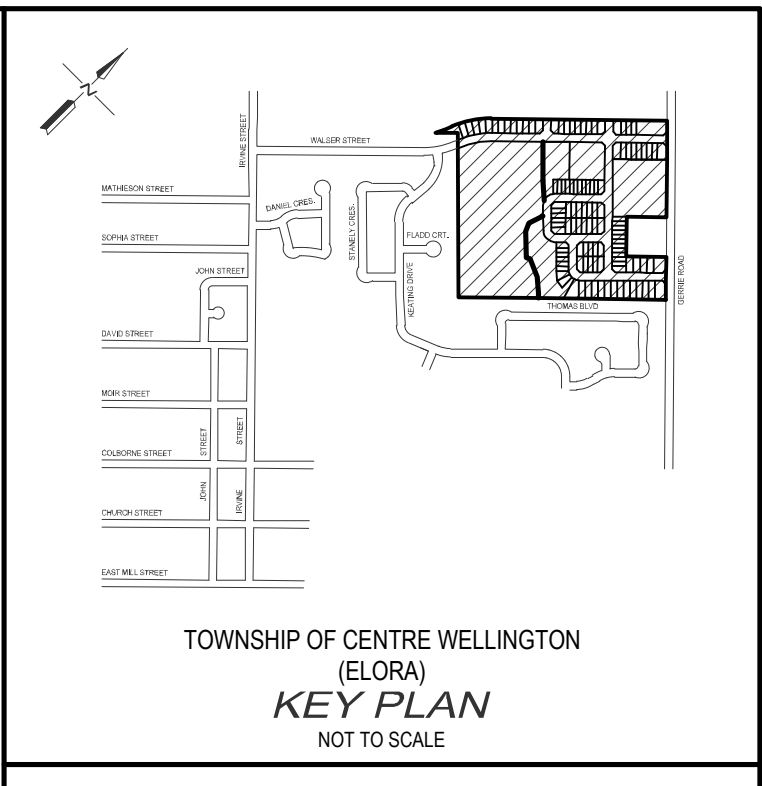
DRAWN BY: C.M.	APPROVED BY: --	PROJECT NO.: 411009	DRAWING NO.:
DESIGNED BY: S.P.	DATE: JANUARY 2019	SCALE: HORIZ = 1:500 VERT = 1:50	12



DATUM	STATION	ELEVATION	PIPE TYPE	DIAMETER	LENGTH	INVERT	OUTLET	CHAINAGE
DATUM	0+860	415.15	2000 SAN	2000	82.3m	412.97	412.64	0+860
DATUM	0+880	414.89	2000 SAN	2000	12.2m	412.64	412.64	0+880
DATUM	0+900	414.56	5250 STM	5250	45.5m	412.41	412.61	0+900
DATUM	0+920	414.11	5250 STM	5250	25.0m	412.11	412.28	0+920
DATUM	0+940	413.66	5250 STM	5250	63.2m	411.67	411.44	0+940
DATUM	0+960	413.21	5250 STM	5250	55.0m	411.22	411.54	0+960
DATUM	0+980	412.76	5250 STM	5250	63.2m	410.77	410.34	0+980
DATUM	1+000	412.31	5250 STM	5250	63.2m	410.34	410.34	1+000
DATUM	1+020	412.18	5250 STM	5250	63.2m	410.30	410.30	1+020
DATUM	1+040	412.22	5250 STM	5250	63.2m	410.30	410.30	1+040
DATUM	1+060	412.22	5250 STM	5250	63.2m	410.30	410.30	1+060

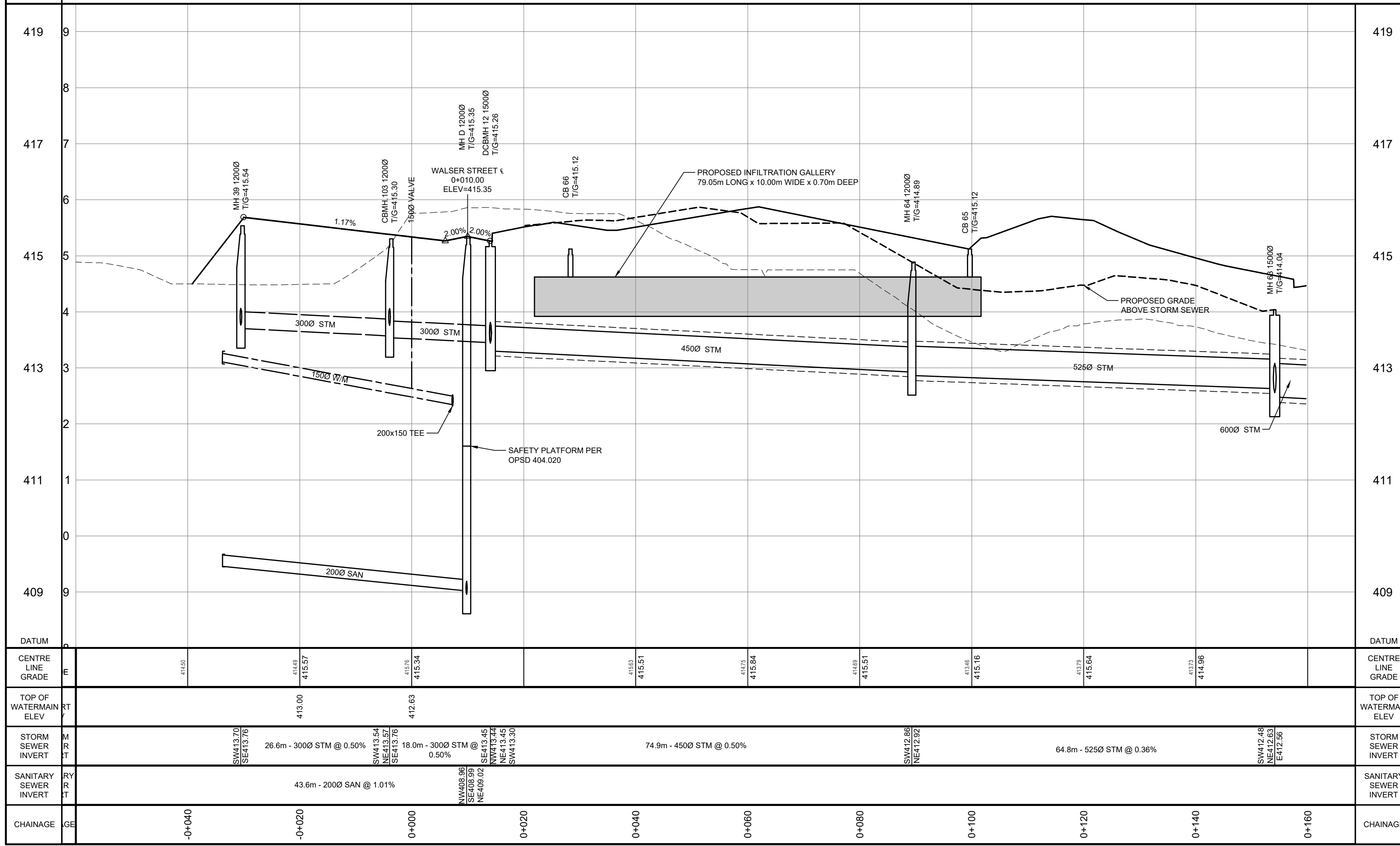


LEGEND	
	PROPERTY LINE
	LOT LINE
	EX. DITCH
	EX. FENCE LINE
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. CATCH BASIN
	PROP. WATERMAIN
	PROP. SWALE
	PROP. FENCE
	PROP. FIRE HYDRANT
	PROP. LIGHT STANDARD
	15m WETLAND BUFFER
	LIMIT OF WETLAND
	TREELINE
	PROPOSED HYDRO TRANSFORMER
	PROP. MAILBOXES
	EX. TREE LINE
	EX. 10.0m TREELINE BUFFER



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STREET No. 1



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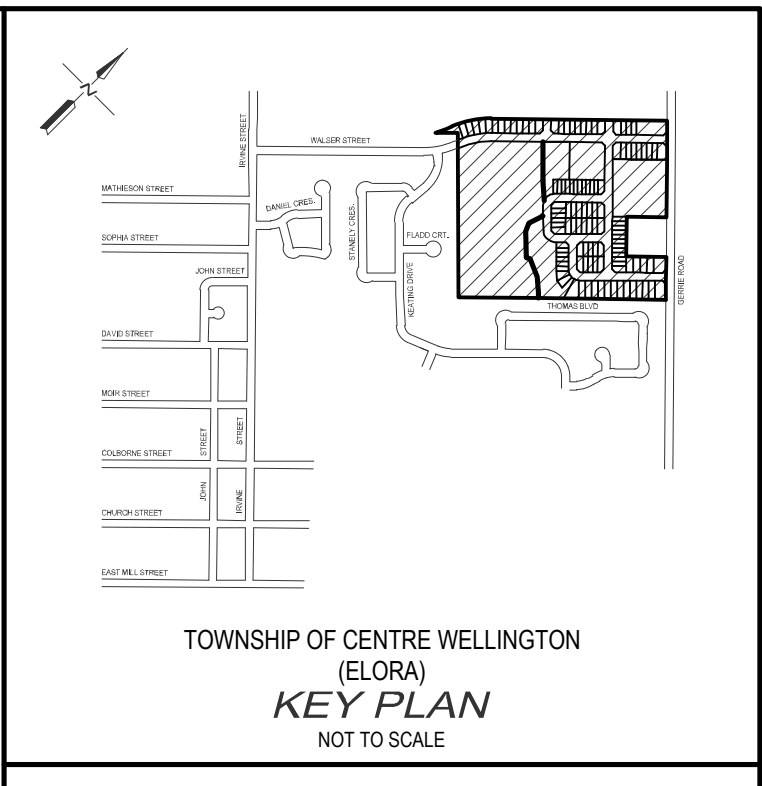
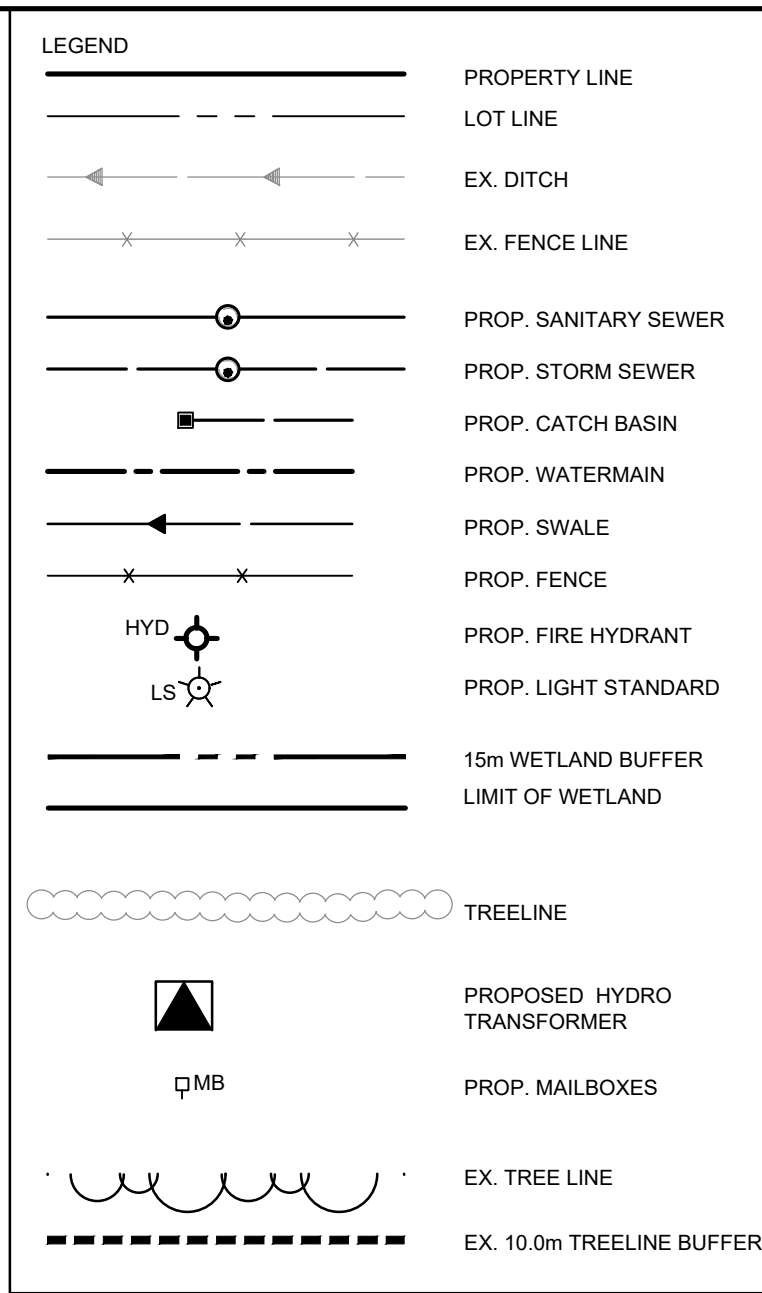
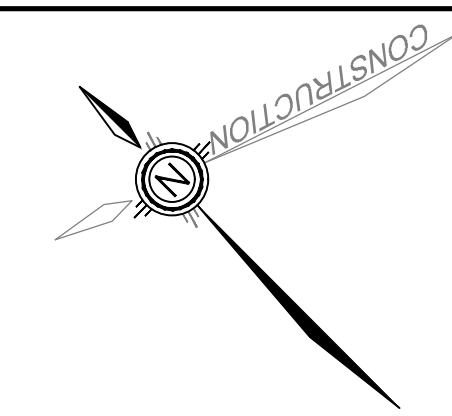
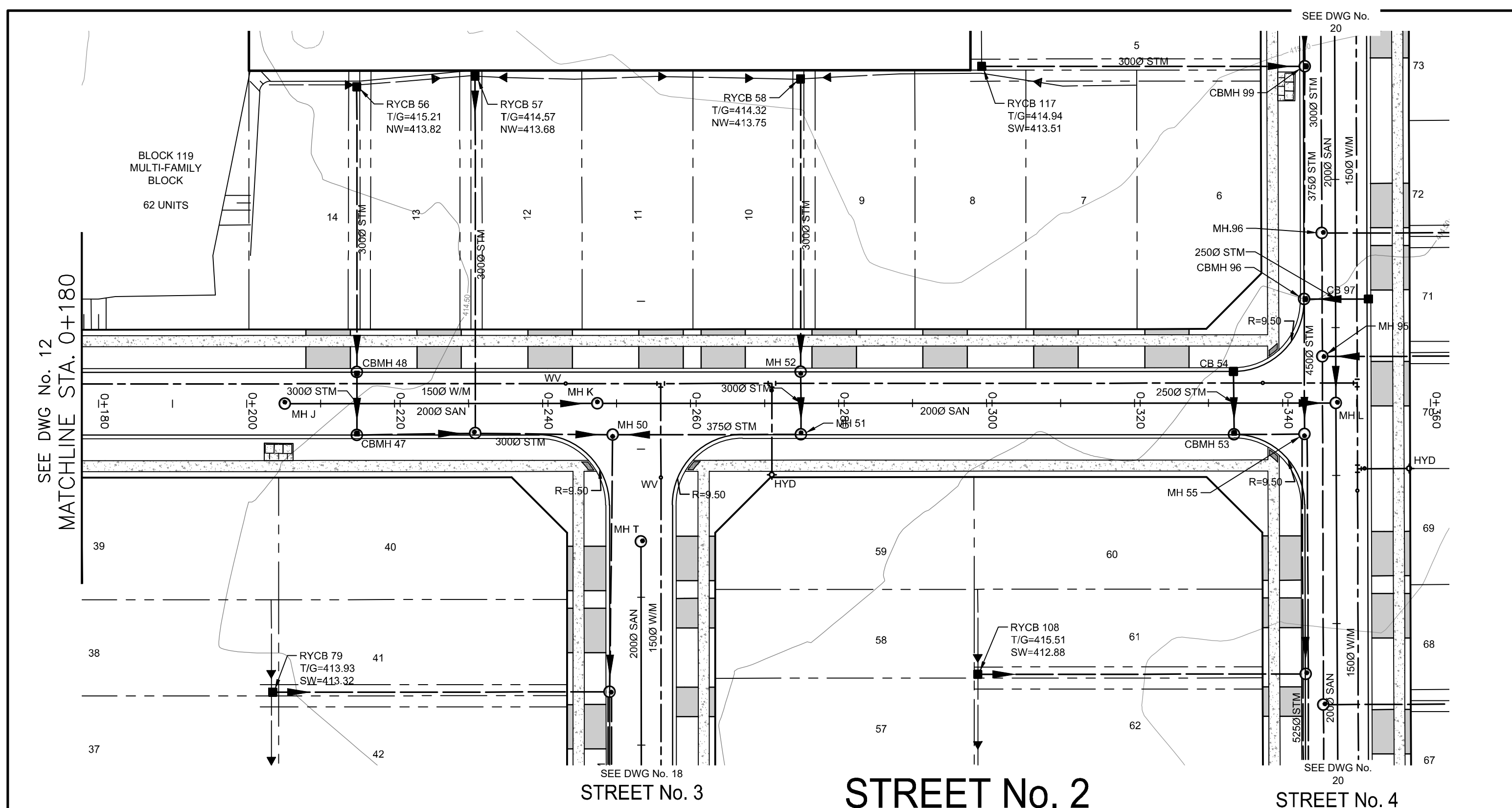


AINLEY FARM SUBDIVISION

**JAMES KEATING
CONSTRUCTION LIMITED**
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)

STREET No 1 - -0+060 to 0+040

DRAWN BY: C.M.	APPROVED BY: --	PROJECT NO.: 411009	DRAWING NO.:
DESIGNED BY: S.P.	DATE: JANUARY 2019	SCALE: HORIZ = 1:500 VERT = 1:50	13



- NOTES :**
1. TOPOGRAPHICAL SURVEY PROVIDED BY NORTHWAY PHOTOMAP INC. COMPLETED ON JUNE 2, 2005.
 2. ADDITIONAL TOPOGRAPHICAL SURVEY BY GAMBISY AND MANNERVO LIMITED COMPLETED ON JULY 29, 2013.
 3. DRAFT PLAN OF SUBDIVISION FROM BSR&D DATED FEBRUARY 3, 2022.
 4. BOREHOLE INFORMATION FROM GEOTECHNICAL INVESTIGATION PROVIDED BY CMT ENGINEERING INC. DATED MARCH 29, 2006.
 5. GRCA REGULATION LIMIT FROM AREAL MAP PROVIDED BY GRCA DATED JULY 31, 2018.
 6. WETLAND LIMIT BOUNDARIES FROM PRELIMINARY ENVIRONMENTAL IMPACT STUDY REPORT PROVIDED BY NORTH-SOUTH ENVIRONMENTAL INC. DATED JUNE 2006.
 7. HIGH WATER LEVEL ("HWL") INFORMATION FROM PRELIMINARY ENVIRONMENTAL IMPACT STUDY REPORT PROVIDED BY NORTH-SOUTH ENVIRONMENTAL INC. DATED JUNE 2006.

- BENCH MARKS :**
- TOP NUT OF HYDRANT BETWEEN HOUSE NO'S 82 & 84 ON KEATING DRIVE = ELEV. 410.878
 - NAIL IN EAST FACE OF HYDRO LIGHT POLE ON NORTHWEST CORNER OF IRVINE STREET AND MATHESON STREET = ELEV. 407.714
 - TOP NORTHEAST CORNER OF HYDRO TRANSFORMER AT NORTHWEST CORNER OF SWIM POND AND IRVINE STREET = ELEV. 408.468

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

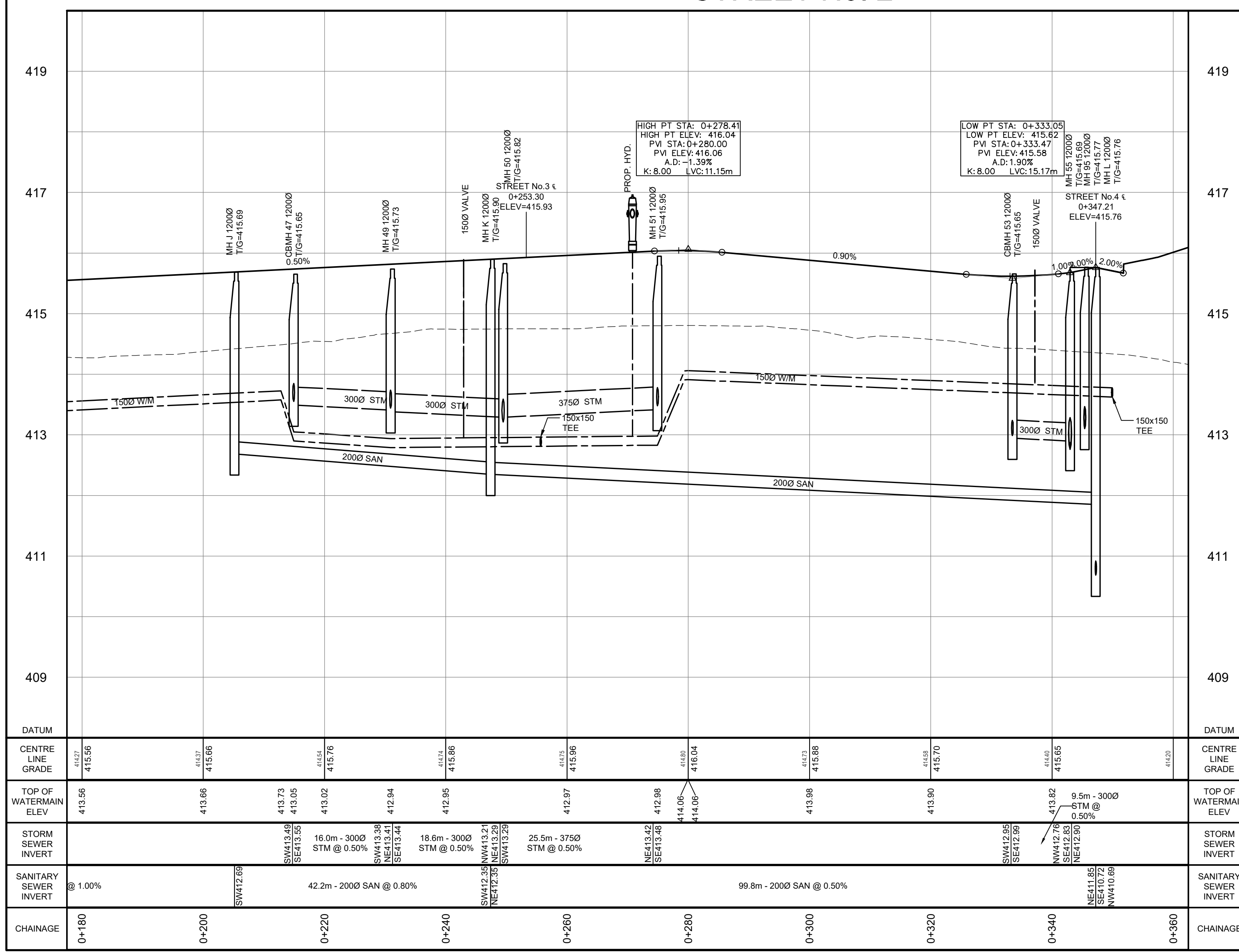
BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

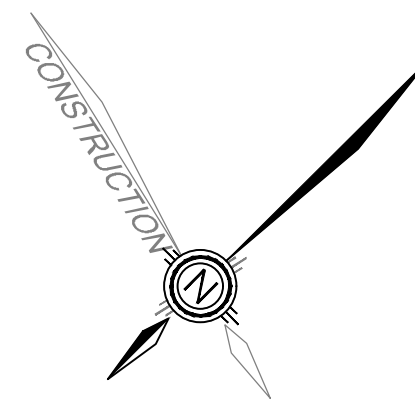
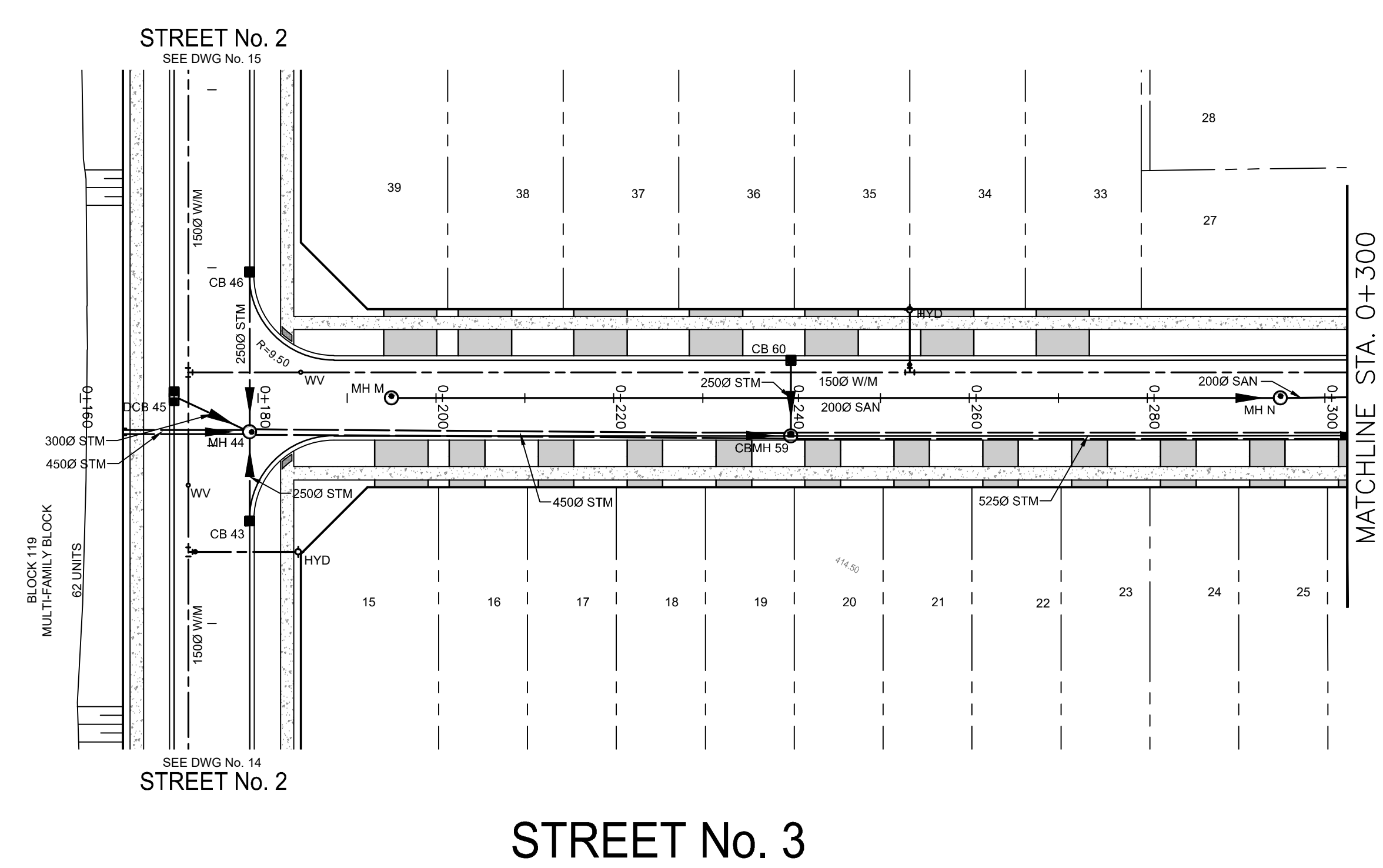
NO.	DATE	REVISION DESCRIPTION	CHKD
2.	08/03/2022	REISSUED FOR DRAFT PLAN APPROVAL	G.E.A.
1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.



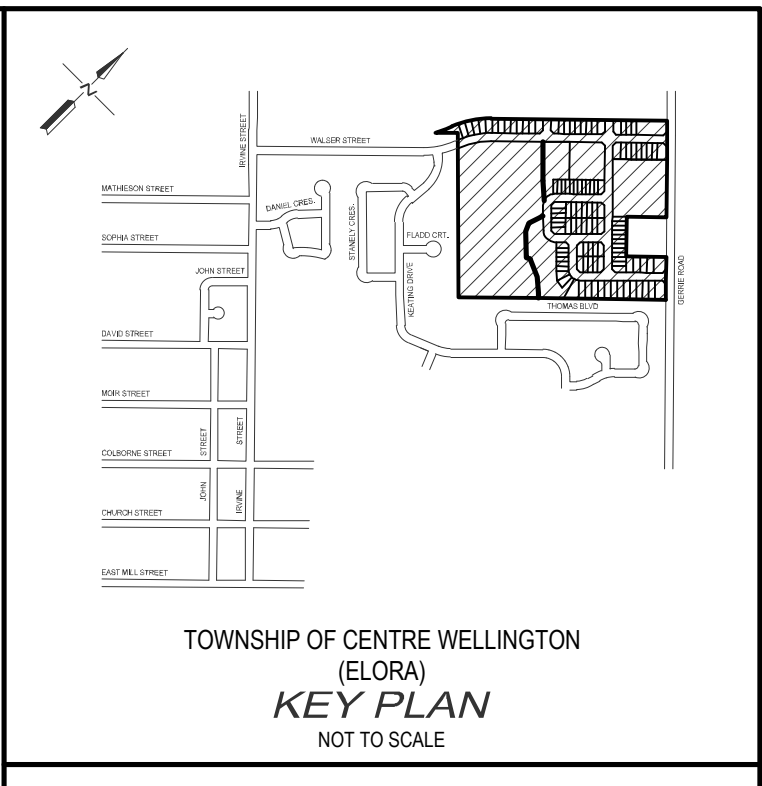
AINLEY FARM SUBDIVISION
JAMES KEATING
CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)
STREET No 2 - 0+180 to 0+360

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
C.M.	-	411009	15
DESIGNED BY:	DATE:	SCALE:	
S.P.	JANUARY 2019	HORIZ = 1:500 VERT = 1:50	



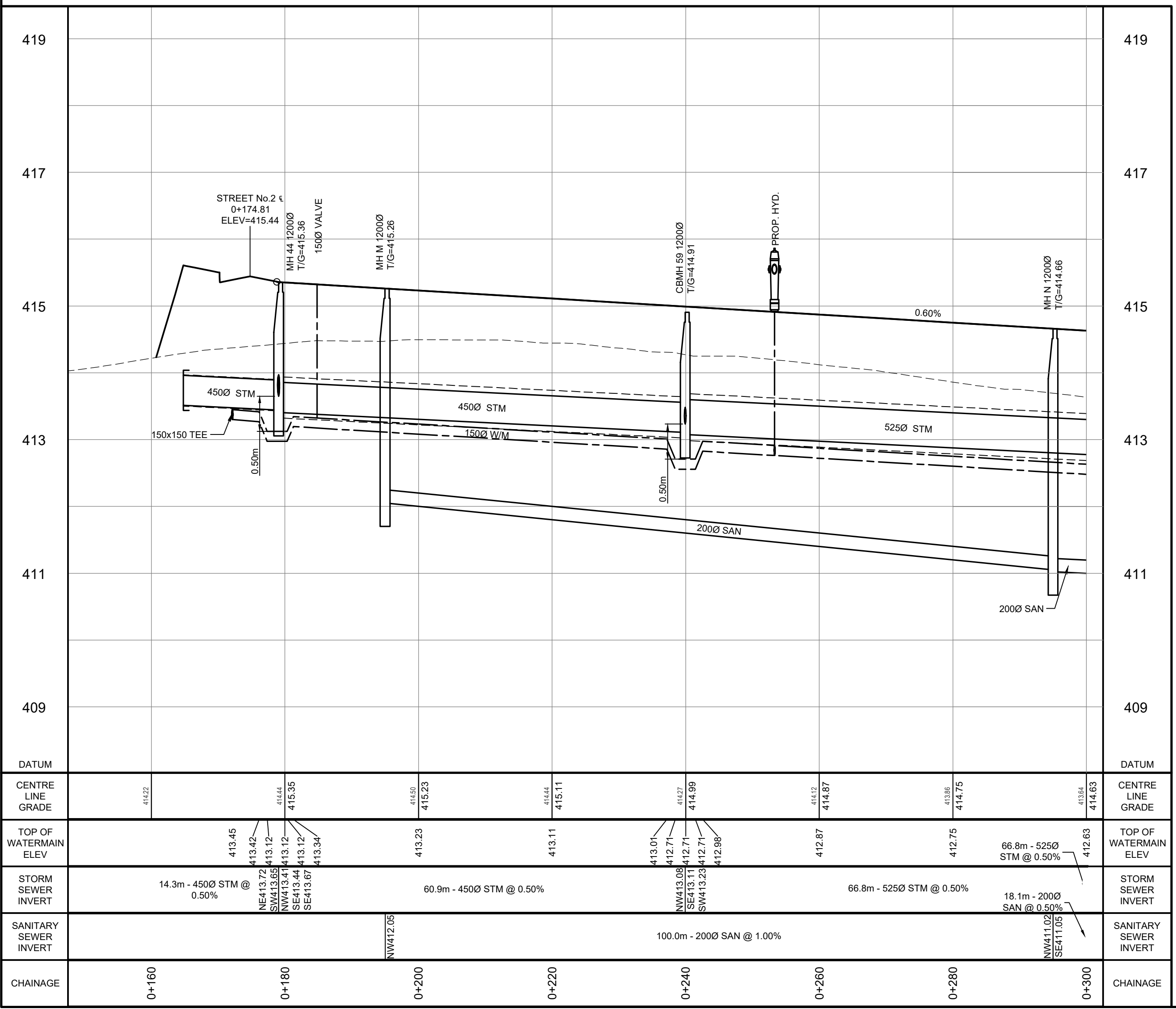


LEGEND	
	PROPERTY LINE
	LOT LINE
	EX. DITCH
	EX. FENCE LINE
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. CATCH BASIN
	PROP. WATERMAIN
	PROP. SWALE
	PROP. FENCE
	PROP. FIRE HYDRANT
	PROP. LIGHT STANDARD
	15m WETLAND BUFFER
	LIMIT OF WETLAND
	TREELINE
	PROPOSED HYDRO TRANSFORMER
	PROP. MAILBOXES
	EX. TREE LINE
	EX. 10.0m TREELINE BUFFER



- NOTES :
1. TOPOGRAPHICAL SURVEY PROVIDED BY NORTHWAY PHOTOMAP INC. COMPLETED ON JUNE 2, 2005.
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 7. HIGH WATER LEVEL ("HWL") INFORMATION FROM PRELIMINARY ENVIRONMENTAL IMPACT STUDY REPORT PROVIDED BY NORTH-SOUTH ENVIRONMENTAL INC. DATED JUNE 2006.

STREET No. 3



- BENCH MARKS :
- TOP NUT OF HYDRANT BETWEEN HOUSE NO'S 82 & 84 ON KEATING DRIVE = ELEV. 410.878
 - NAIL IN EAST FACE OF HYDRO LIGHT POLE ON NORTHWEST CORNER OF IRVINE STREET AND MATHESON STREET = ELEV. 407.714
 - TOP NORTHEAST CORNER OF HYDRO TRANSFORMER AT NORTHWEST CORNER OF SWIM POND AND IRVINE STREET = ELEV. 408.468

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NO.	DATE	REVISION DESCRIPTION	CHKD
2.	08/03/2022	REISSUED FOR DRAFT PLAN APPROVAL	G.E.A.
1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.

BluePlan
ENGINEERING

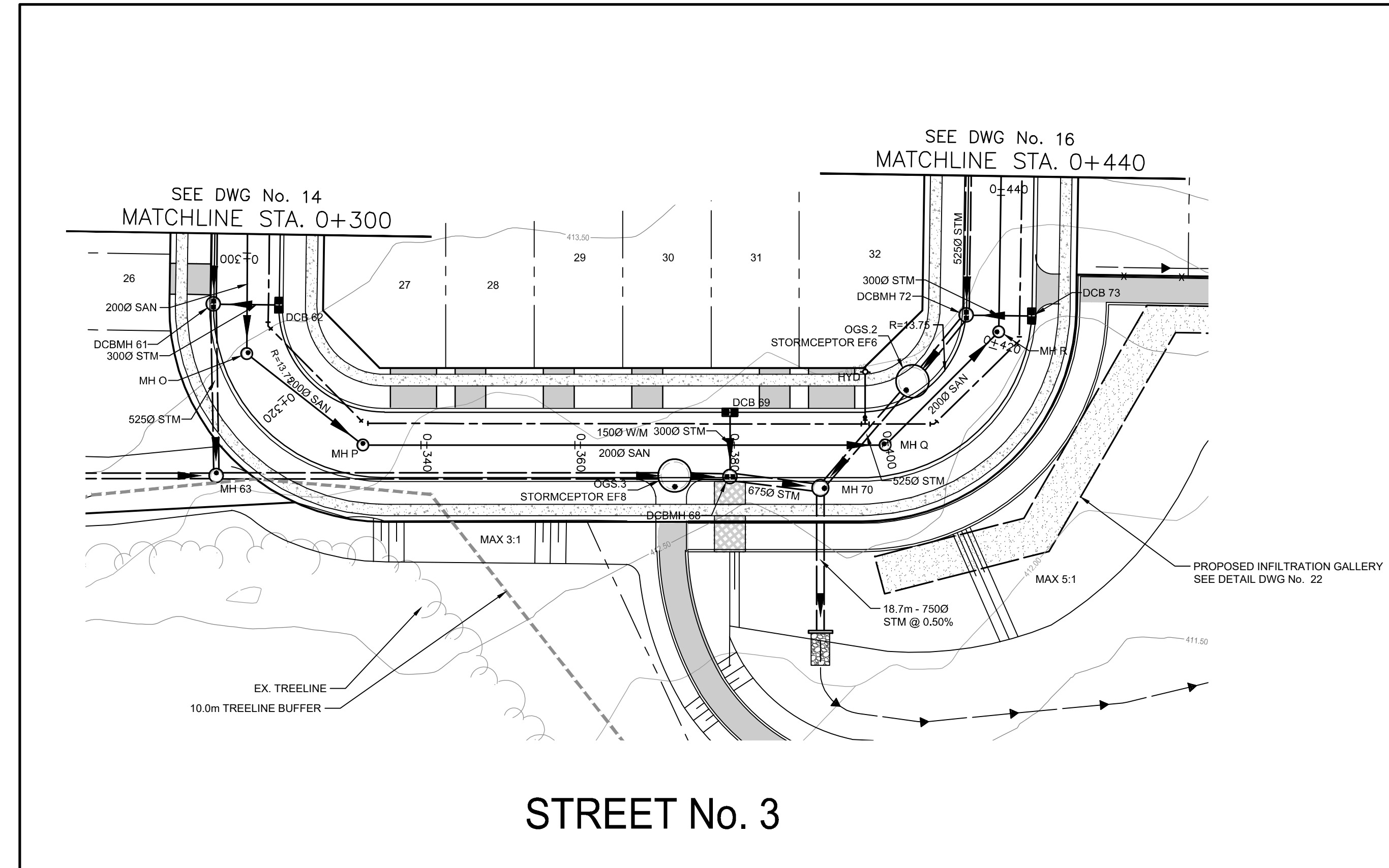
GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL 519-748-1440 www.gblueplan.ca

AINLEY FARM SUBDIVISION

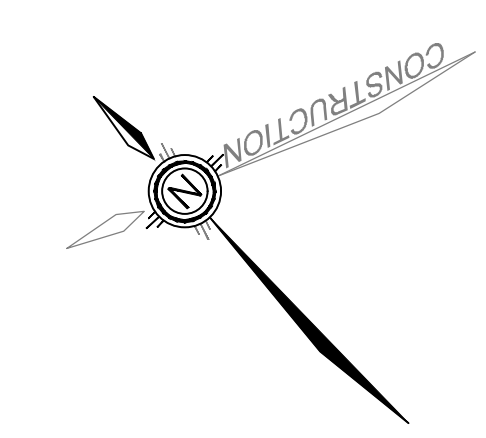
JAMES KEATING
CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)

STREET No 3 - 0+150 to 0+300

DRAWN BY: C.M.	APPROVED BY: --	PROJECT NO.: 411009	DRAWING NO.:
DESIGNED BY: S.P.	DATE: JANUARY 2019	SCALE: HORIZ = 1:500 VERT = 1:50	16

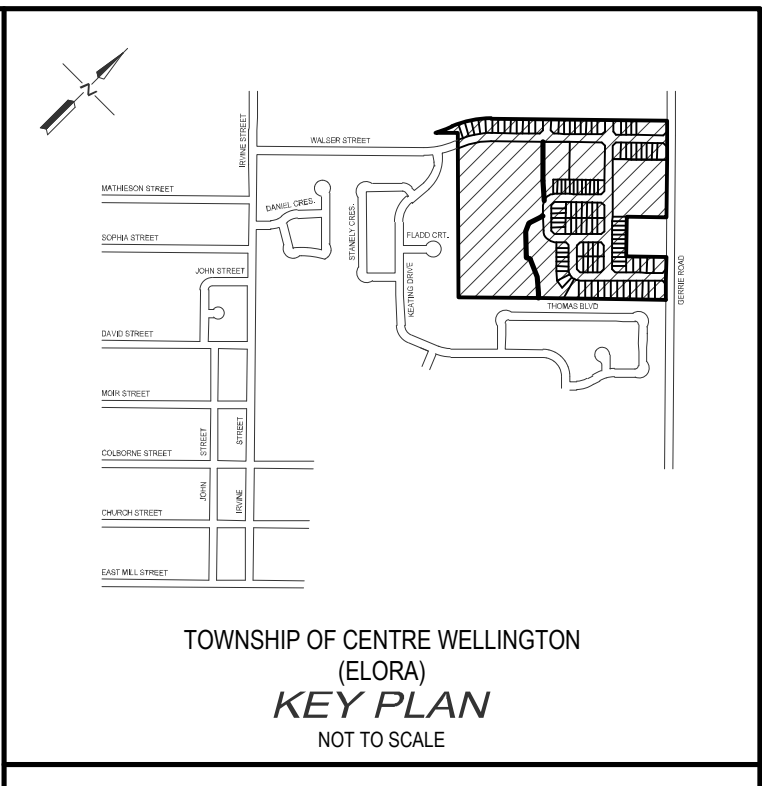


STREET No. 3



LEGEND

	PROPERTY LINE
	LOT LINE
	EX. DITCH
	EX. FENCE LINE
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. CATCH BASIN
	PROP. WATERMAIN
	PROP. SWALE
	PROP. FENCE
	PROP. FIRE HYDRANT
	PROP. LIGHT STANDARD
	15m WETLAND BUFFER
	LIMIT OF WETLAND
	TREELINE
	PROPOSED HYDRO TRANSFORMER
	PROP. MAILBOXES
	EX. TREE LINE
	EX. 10.0m TREELINE BUFFER



- NOTES :**
- TOPOGRAPHICAL SURVEY PROVIDED BY NORTHWAY PHOTOMAP INC. COMPLETED ON JUNE 2, 2005.
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419		419
417		417
415		415
413		413
411		411
409		409
DATUM		DATUM
CENTRE LINE GRADE		CENTRE LINE GRADE
TOP OF WATERMAIN ELEV		TOP OF WATERMAIN ELEV
STORM SEWER INVERT		STORM SEWER INVERT
SANITARY SEWER INVERT		SANITARY SEWER INVERT
CHAINAGE		CHAINAGE

LOW PT STA: 0+378.42
LOW PT ELEV: 414.17
PVI STA: 0+383.00
PVI ELEV: 414.15
A.D: 1.65%
K: 8.00 LVC: 12.79m

- BENCH MARKS :**
- TOP NUT OF HYDRANT BETWEEN HOUSE NO'S 82 & 84 ON KEATING DRIVE = ELEV. 410.878
 - NAIL IN EAST FACE OF HYDRO LIGHT POLE ON NORTHWEST CORNER OF IRVINE STREET AND MATHESON STREET = ELEV. 407.714
 - TOP NORTHEAST CORNER OF HYDRO TRANSFORMER AT NORTHWEST CORNER OF SWIM POND AND IRVINE STREET = ELEV. 408.468
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NO.	DATE	REVISION DESCRIPTION	CHKD
2.	08/03/2022	REISSUED FOR DRAFT PLAN APPROVAL	G.E.A.
1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.

BluePlan
ENGINEERING

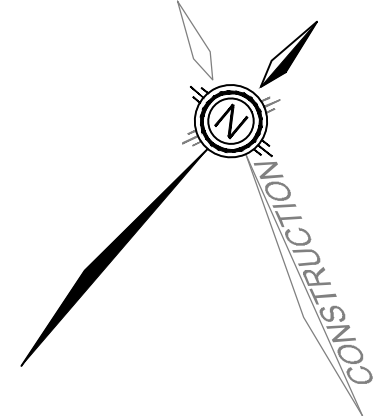
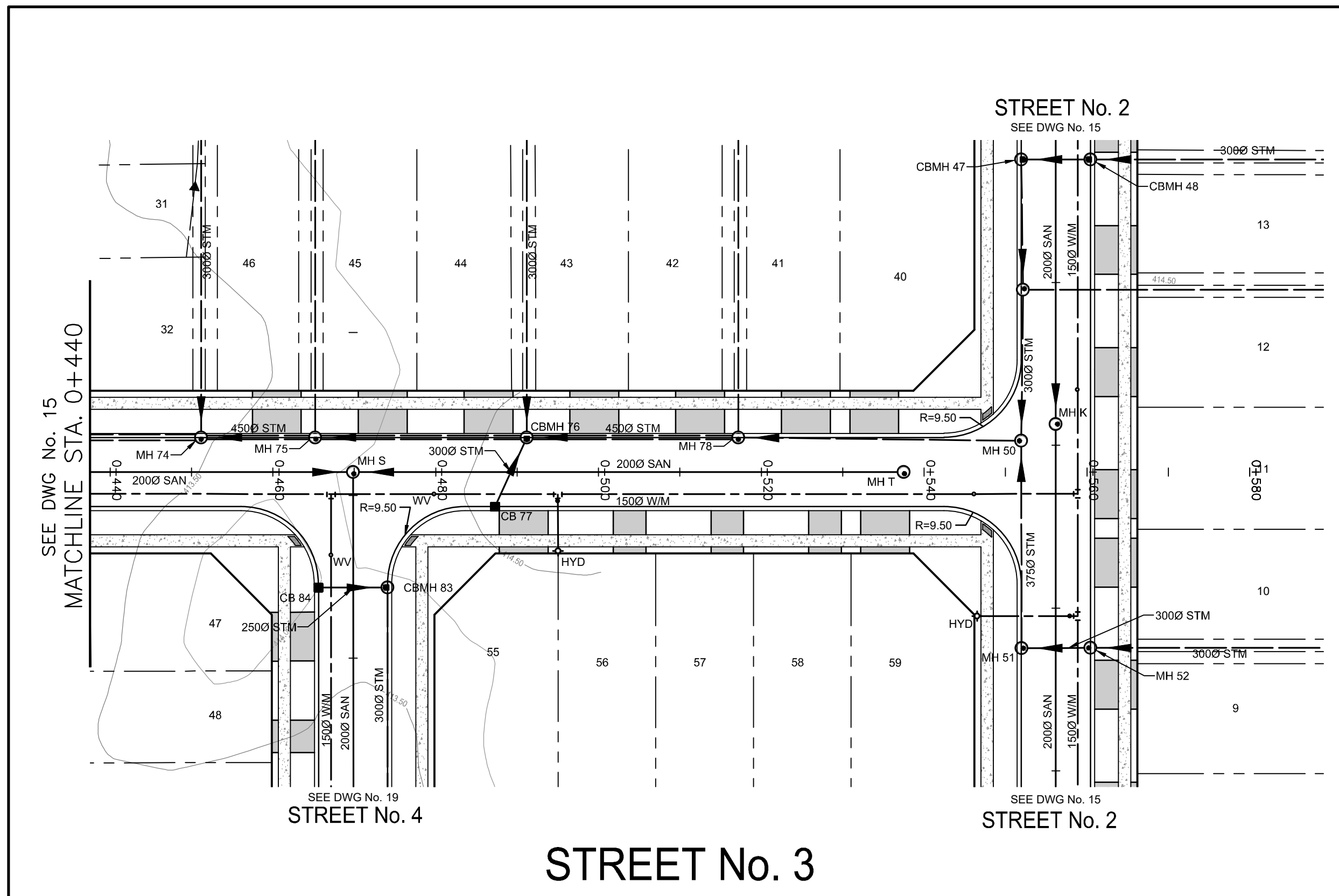
GUELPH | OWEN SOUND | LESTER | KITCHENER | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL 519-748-1440 www.gblueplan.ca

AINLEY FARM SUBDIVISION

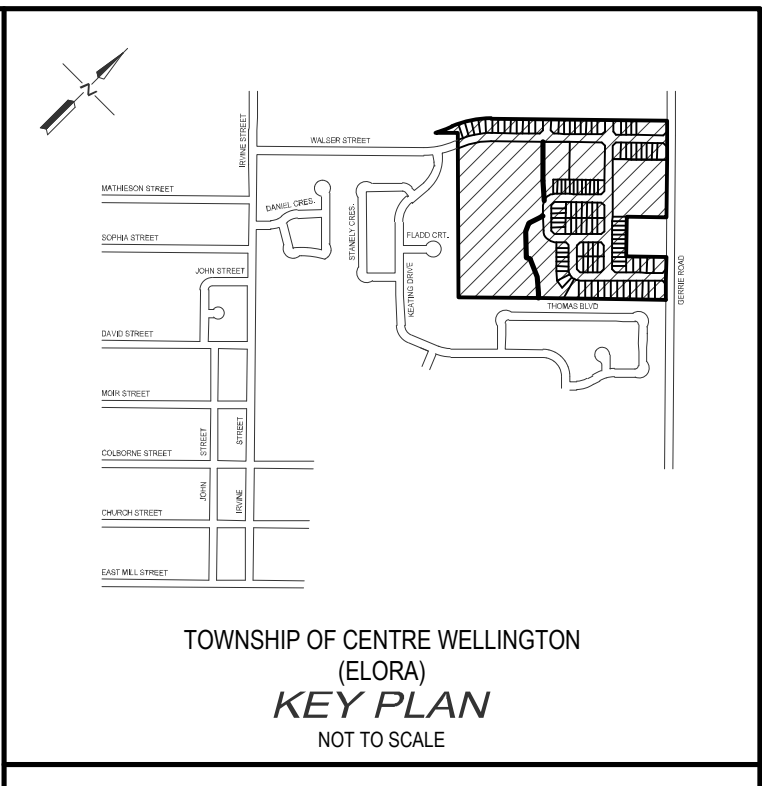
JAMES KEATING CONSTRUCTION LIMITED
TOWNSHIP OF ELORA
WELLINGTON (CENTRA)

STREET No 3 - 0+300 to 0+440

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
C.M.	-	411009	17
DESIGNED BY:	DATE:	SCALE:	
S.P.	JANUARY 2019	HORIZ = 1:500 VERT = 1:50	



LEGEND	
	PROPERTY LINE
	LOT LINE
	EX. DITCH
	EX. FENCE LINE
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. CATCH BASIN
	PROP. WATERMAIN
	PROP. SWALE
	PROP. FENCE
	PROP. FIRE HYDRANT
	PROP. LIGHT STANDARD
	15m WETLAND BUFFER
	LIMIT OF WETLAND
	TREELINE
	PROPOSED HYDRO TRANSFORMER
	PROP. MAILBOXES
	EX. TREE LINE
	EX. 10.0m TREELINE BUFFER



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NO.	DATE	REVISION DESCRIPTION	CHKD
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1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.



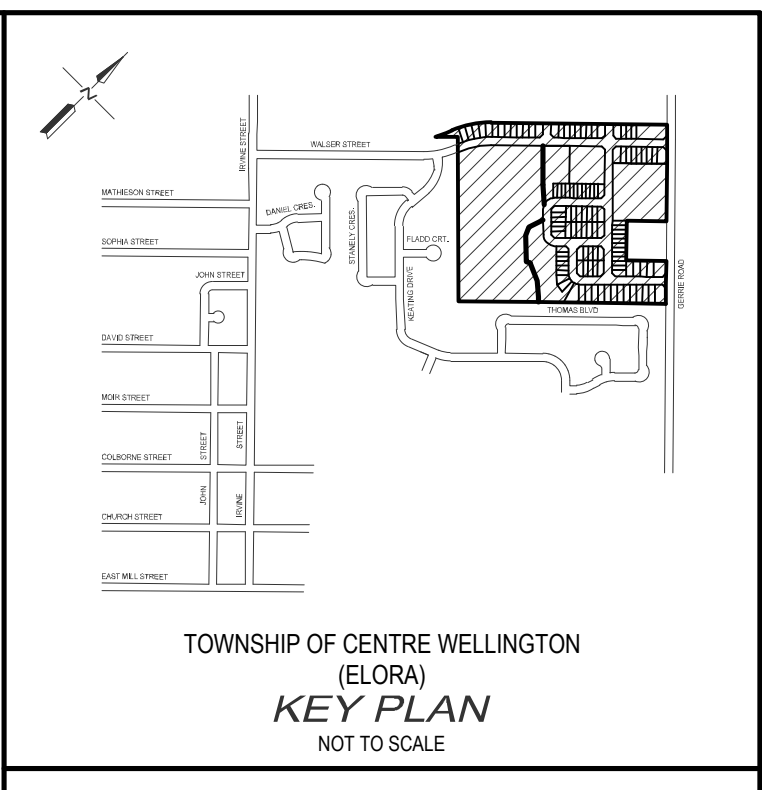
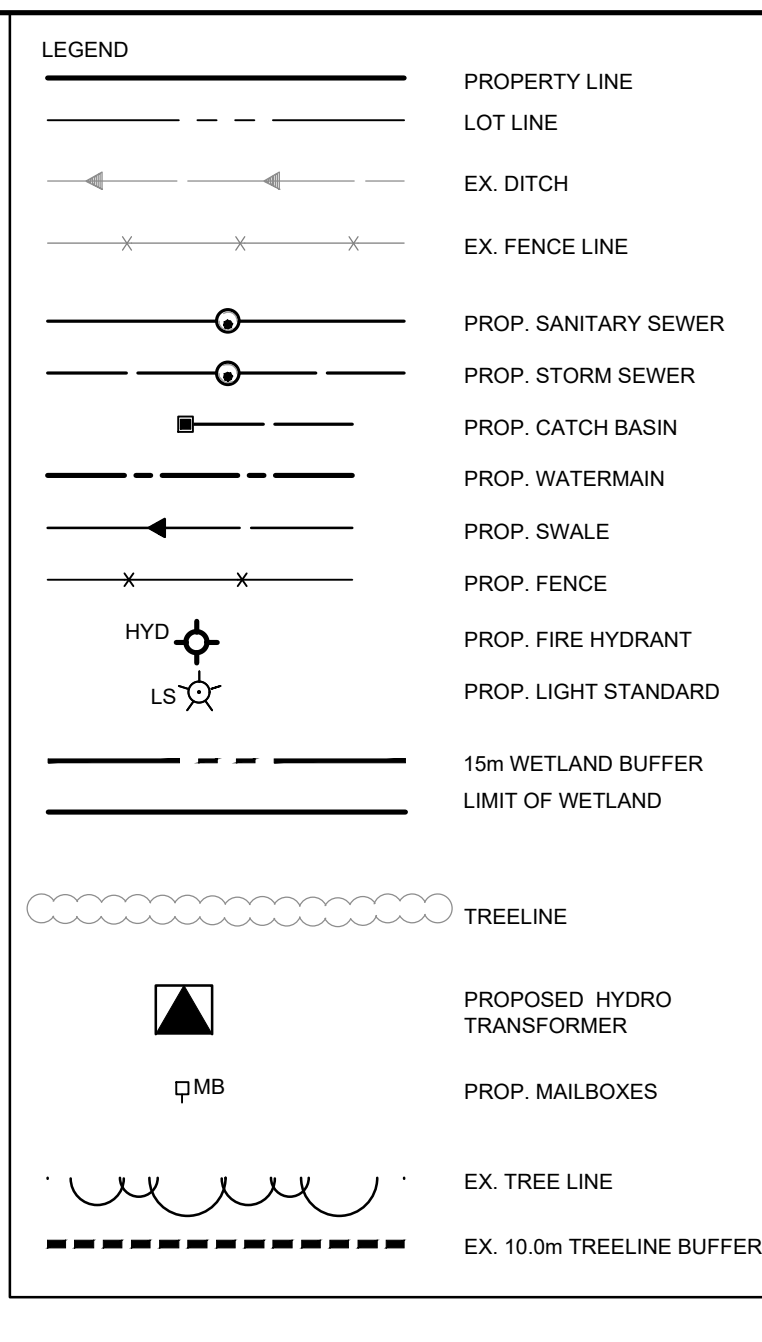
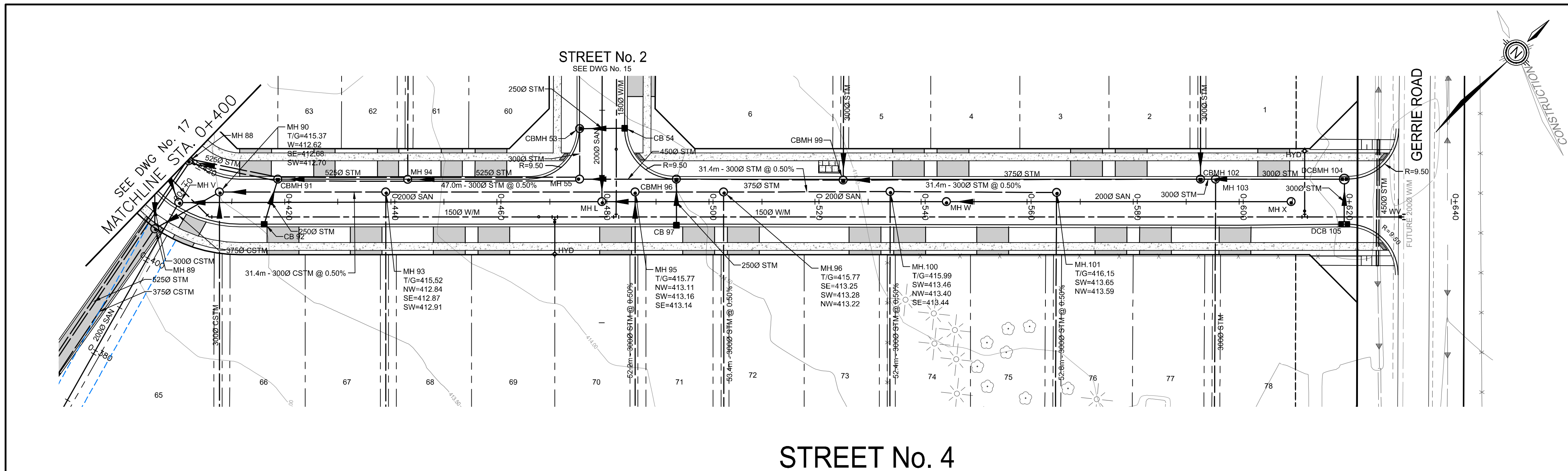
AINLEY FARM SUBDIVISION

JAMES KEATING
CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)

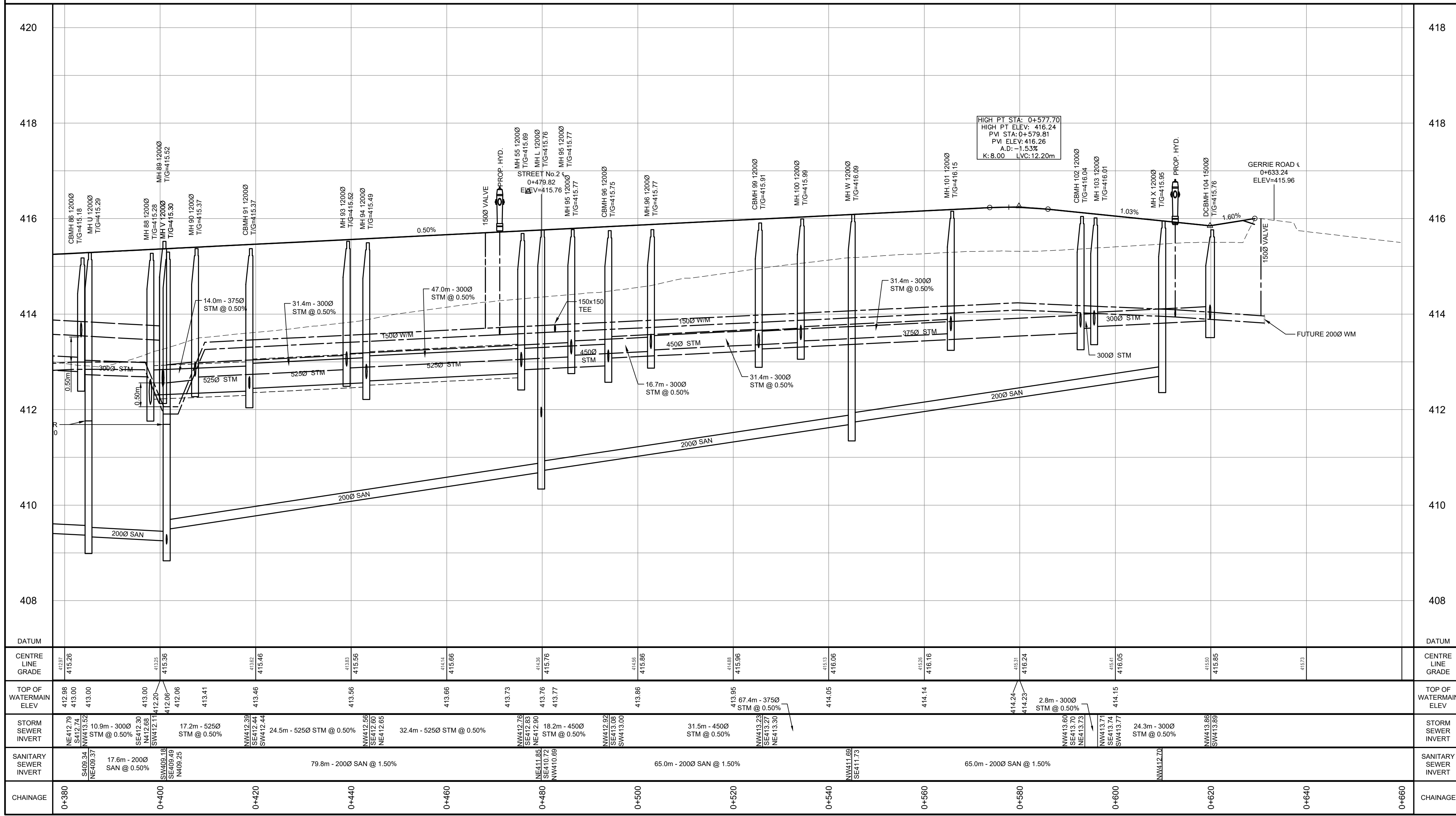
STREET No 3 - 0+440 to 0+580

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
C.M.	-	411009	18
DESIGNED BY:	DATE:	SCALE:	
S.P.	JANUARY 2019	HORIZ = 1:500 VERT = 1:50	

CHAINAGE	STORM SEWER INVERT	SANITARY SEWER INVERT	TOP OF WATERMAIN ELEV	DATUM	DATUM	TOP OF WATERMAIN ELEV	STORM SEWER INVERT	SANITARY SEWER INVERT	CHAINAGE
0+440			412.75	414.75	414.75	412.75			0+440
0+460			412.84	414.95	414.95	412.84			0+460
0+480			413.14	415.14	415.14	413.14			0+480
0+500			413.33	415.34	415.34	413.33			0+500
0+520			413.53	415.53	415.53	413.53			0+520
0+540			413.73	415.73	415.73	413.73			0+540
0+560			413.96	415.96	415.96	413.96			0+560
0+580			414.27	416.27	416.27	414.27			0+580



- NOTES :**
1. TOPOGRAPHICAL SURVEY PROVIDED BY NORTHWAY PHOTOMAP INC. COMPLETED ON JUNE 2, 2005.
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 - TOP NORTHEAST CORNER OF HYDRO TRANSFORMER AT NORTHWEST CORNER OF SWIM POOL AND IRVINE STREET = ELEV. 408.488
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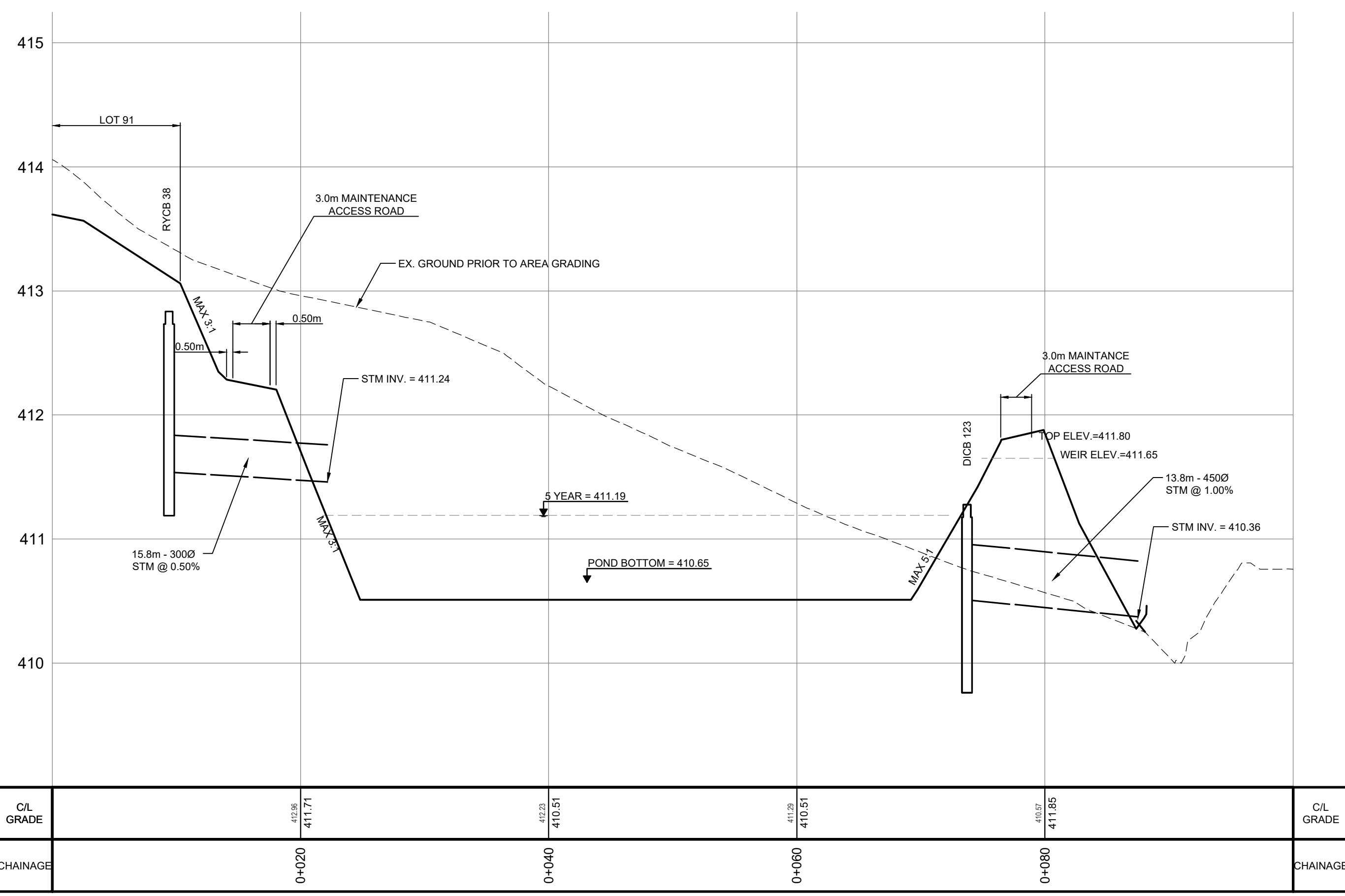
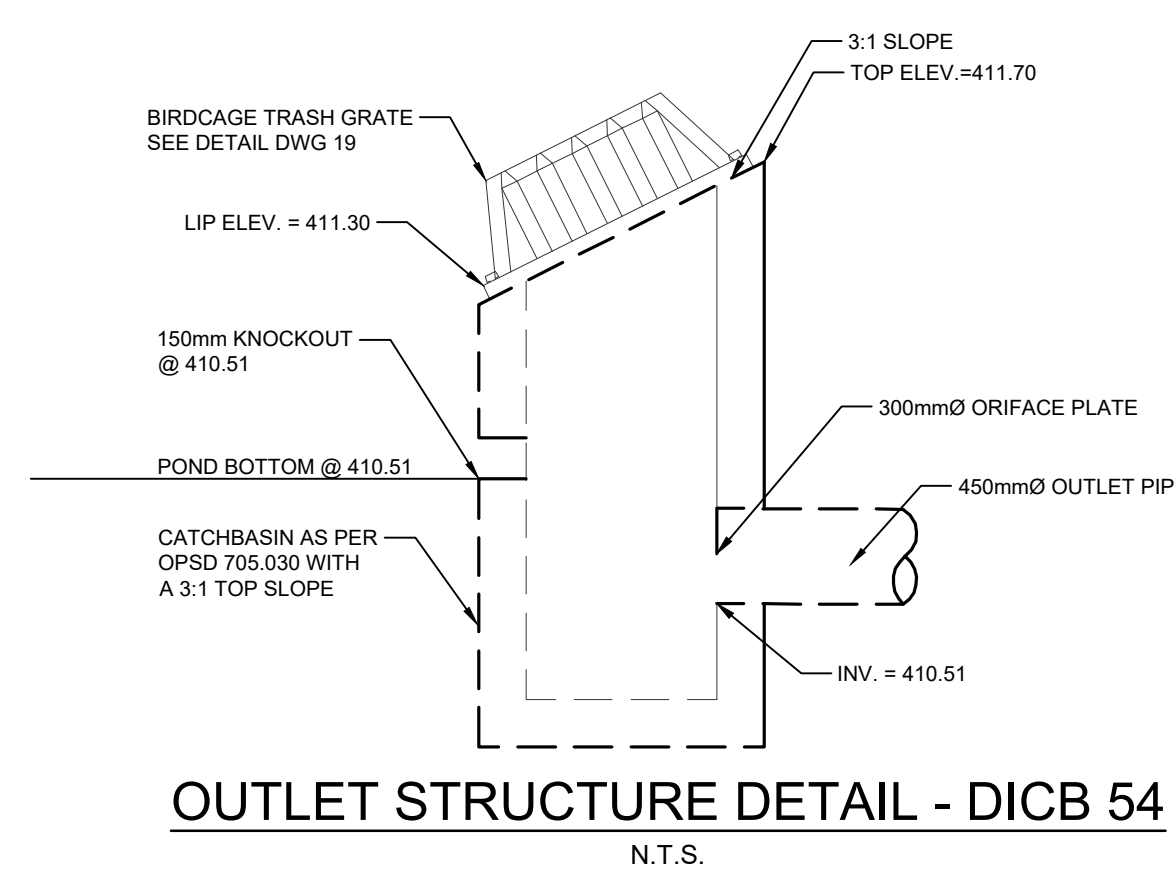
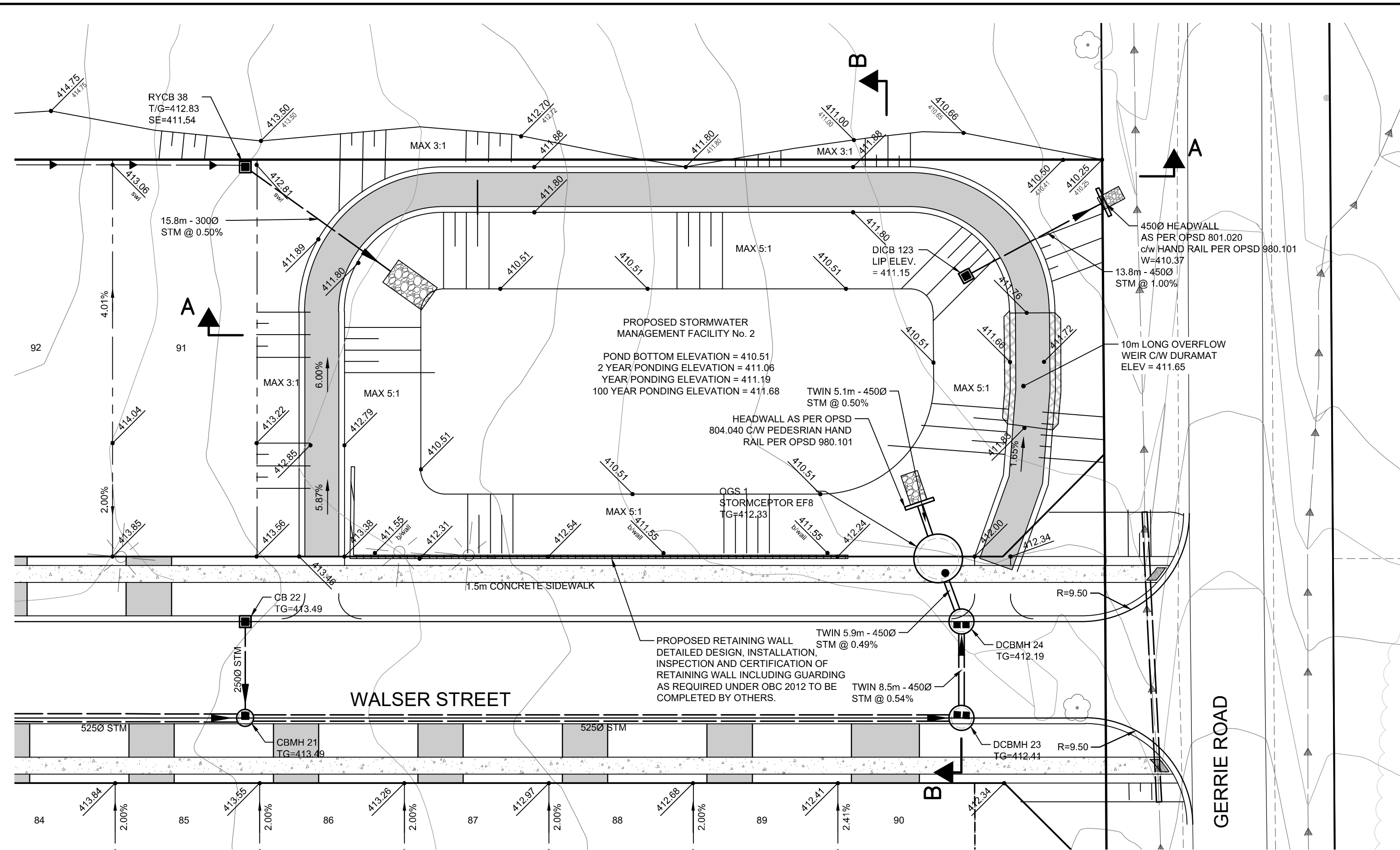
NO.	DATE	REVISION DESCRIPTION	CHKD
2.	08/03/2022	ISSUED FOR DRAFT PLAN APPROVAL	G.E.A.
1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.

AINLEY FARM SUBDIVISION

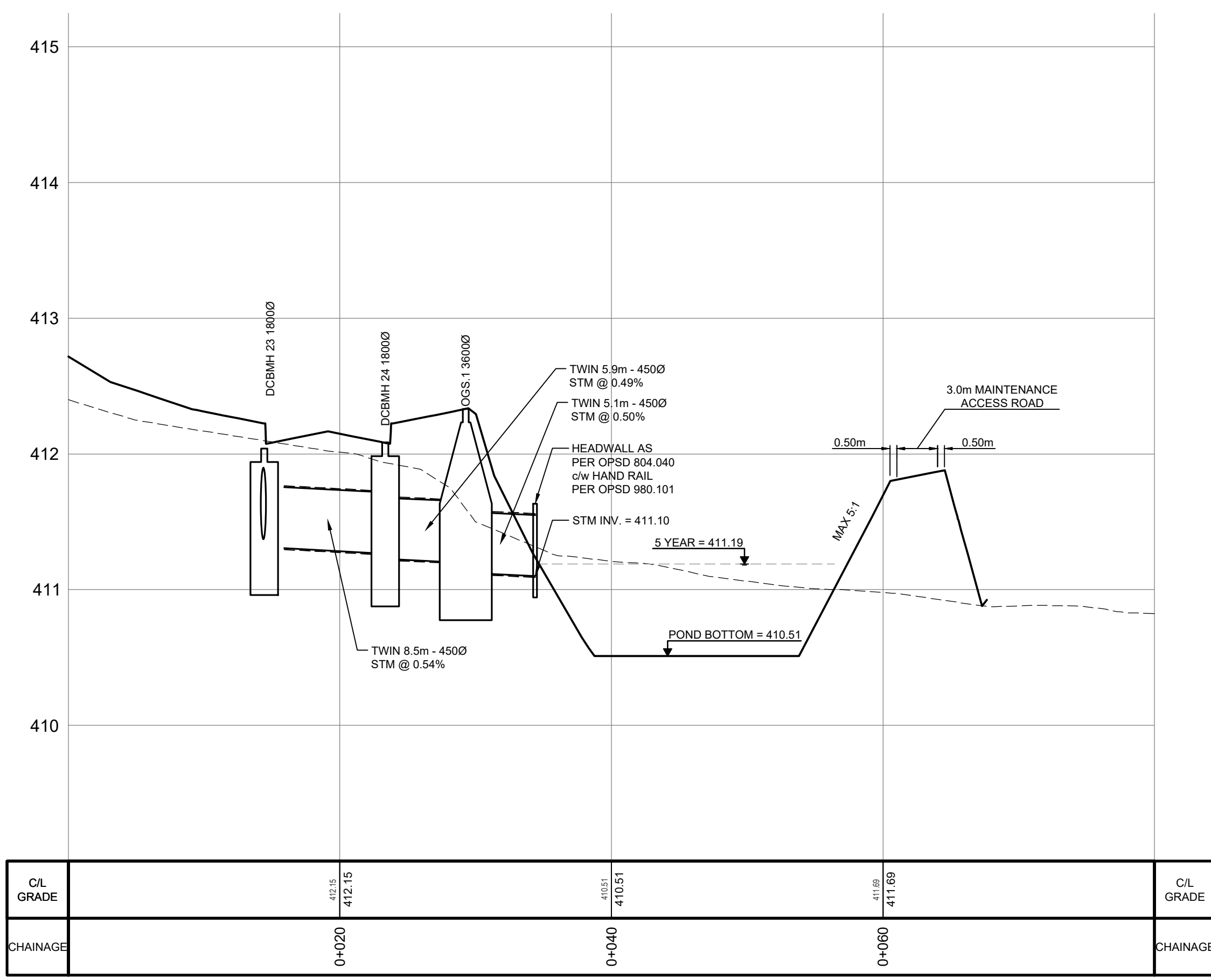
JAMES KEATING CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE WELLINGTON (ELORA)

STREET No 4 - 0+400 to 0+660

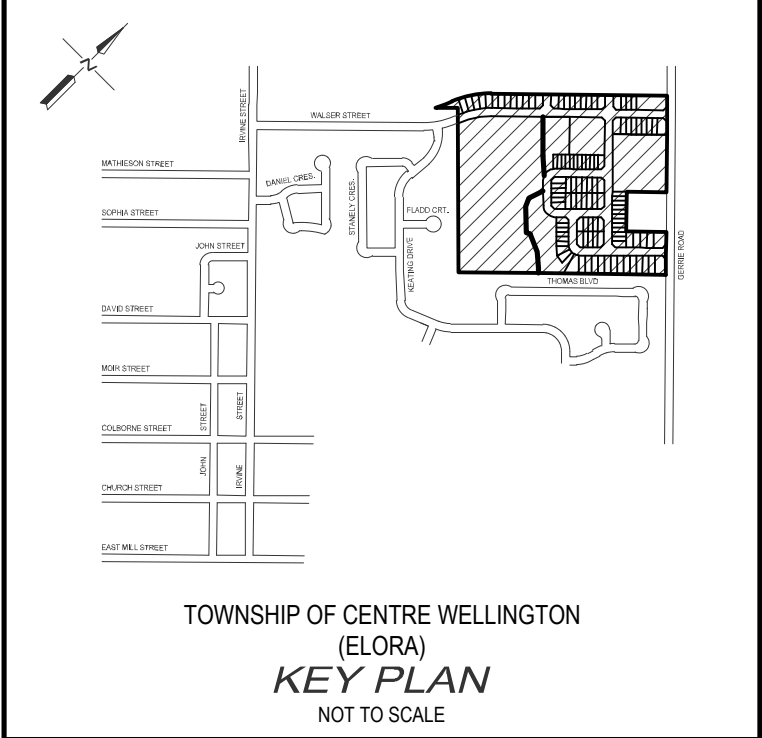
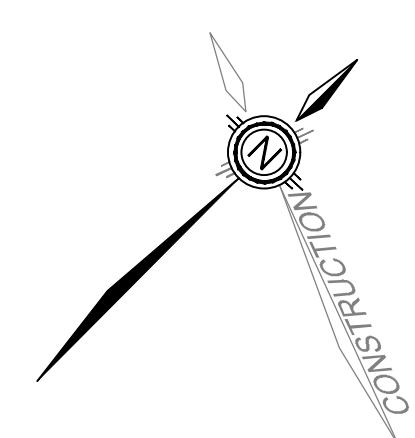
DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
C.M.	-	411009	20
DESIGNED BY:	DATE:	SCALE:	
S.P.	JANUARY 2019	HORIZ = 1:500 VERT = 1:50	



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



SECTION B-B
H 1:300
V 1:30



- NOTES :**
1. TOPOGRAPHICAL SURVEY PROVIDED BY NORTHWAY PHOTOMAP INC. COMPLETED ON JUNE 2, 2005.
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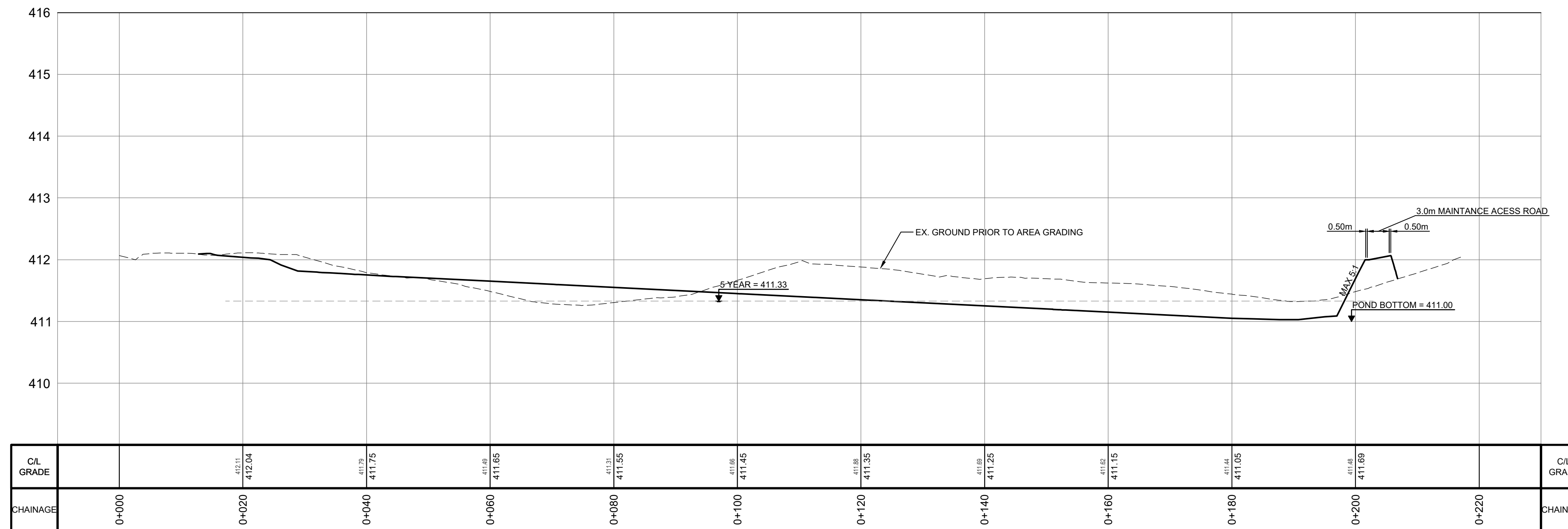
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NO.	DATE	REVISION DESCRIPTION	CHKD
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1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.

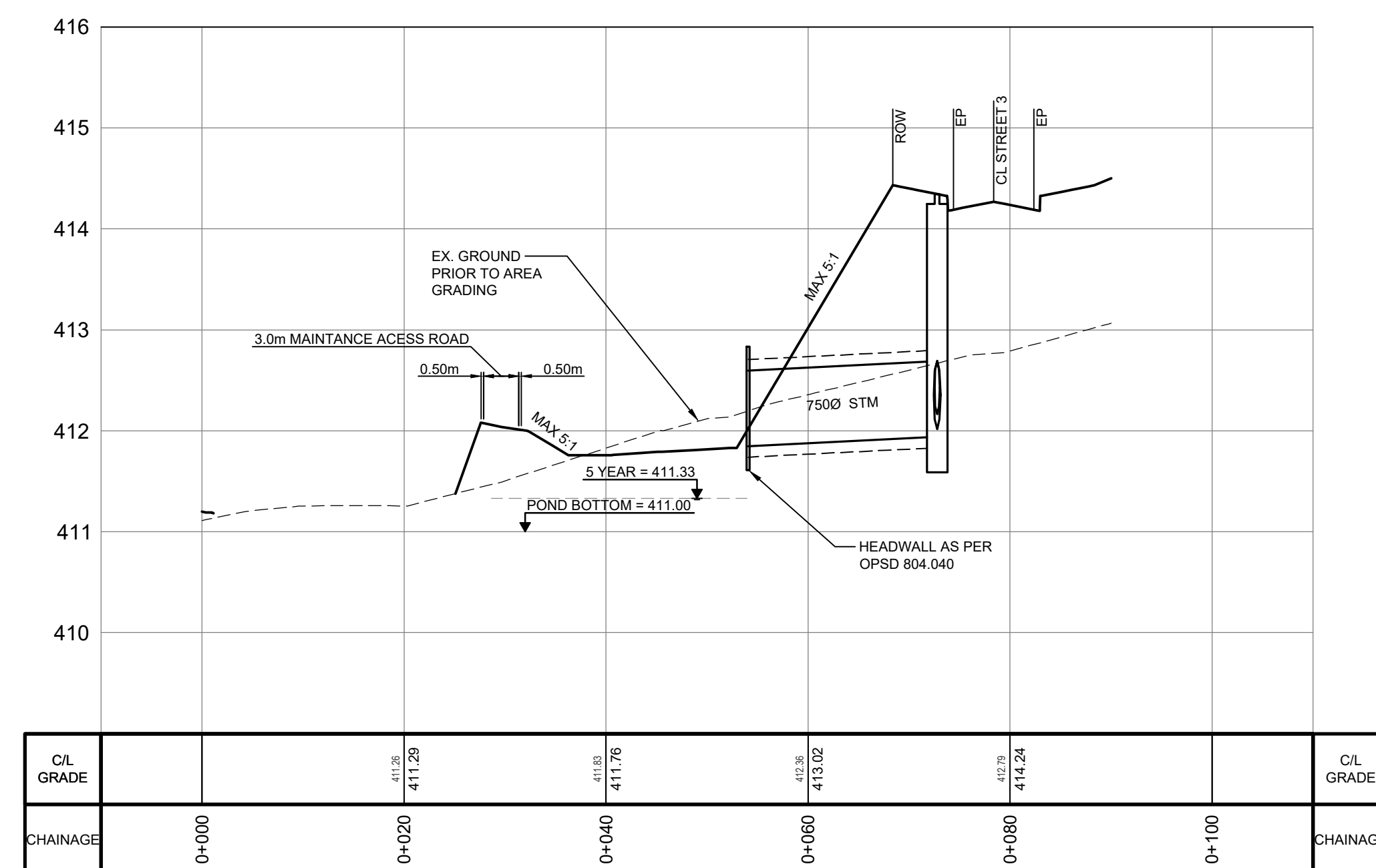
AINLEY FARM SUBDIVISION

JAMES KEATING CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE WELLINGTON (ELORA)
STORMWATER MANAGEMENT FACILITY No. 2

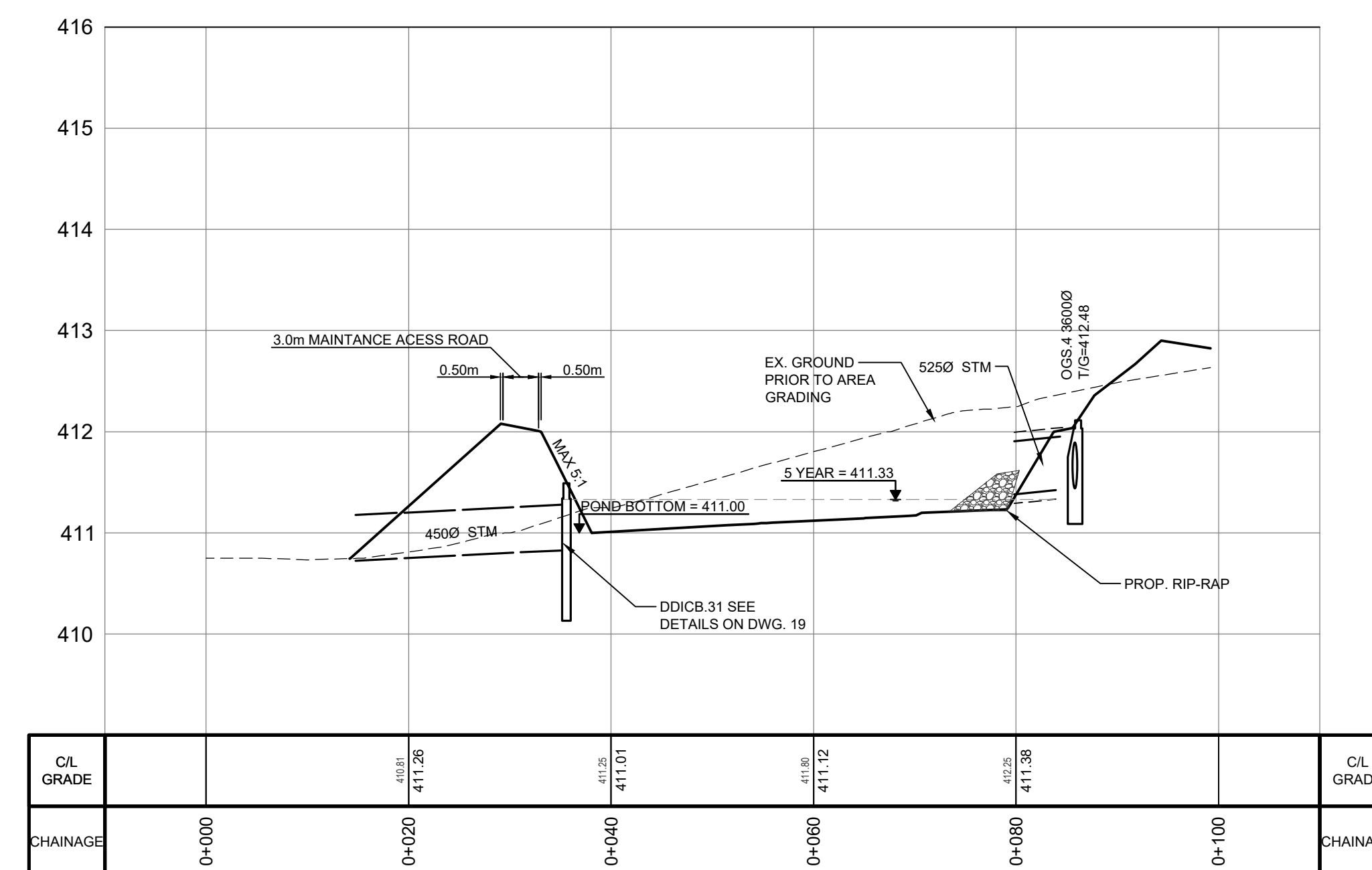
DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
C.M.	-	411009	22
DESIGNED BY:	DATE:	SCALE:	
S.P.	JANUARY 2019	1:300	



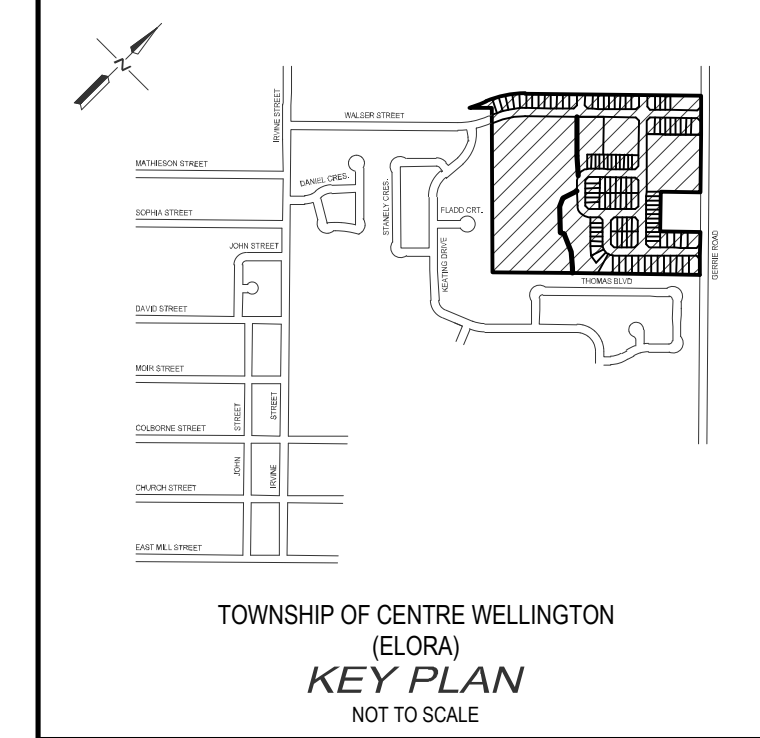
SECTION A-A
H 1:500
V 1:50



SECTION B-B
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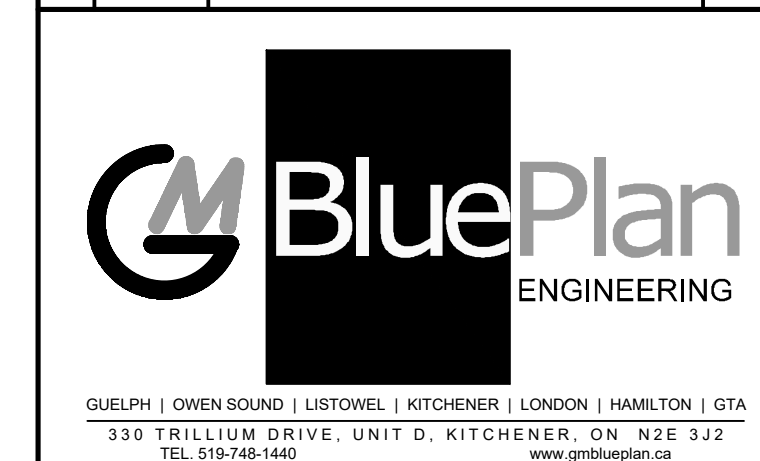
SECTION C-C
H 1:500
V 1:50



- NOTES :**
1. TOPOGRAPHICAL SURVEY PROVIDED BY NORTHWAY PHOTOMAP INC. COMPLETED ON JUNE 2, 2005.
 2. ADDITIONAL TOPOGRAPHIC SURVEY BY GAMSBY AND MANNERLOW LIMITED COMPLETED ON JULY 29, 2013.
 3. DRAFT PLAN OF SUBDIVISION FROM BSR&D DATED FEBRUARY 3, 2022.
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 6. WETLAND LIMIT BOUNDARIES FROM PRELIMINARY ENVIRONMENTAL IMPACT STUDY REPORT PROVIDED BY NORTH-SOUTH ENVIRONMENTAL INC. DATED JUNE 2006.
 7. HIGH WATER LEVEL ("HWL") INFORMATION FROM PRELIMINARY ENVIRONMENTAL IMPACT STUDY REPORT PROVIDED BY NORTH-SOUTH ENVIRONMENTAL INC. DATED JUNE 2006.

- BENCH MARKS :**
- TOP NUT OF HYDRANT BETWEEN HOUSE
NOS 82 & 84 ON KEATING DRIVE = ELEV. 410.878
 - NAIL IN EAST FACE OF HYDRO LIGHT POLE ON NORTHWEST CORNER OF IRVINE STREET AND MATHESON STREET = ELEV. 407.714
 - TOP NORTHEAST CORNER OF HYDRO TRANSFORMER AT NORTHWEST CORNER OF SWIM POND AND IRVINE STREET = ELEV. 408.468
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.
- BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

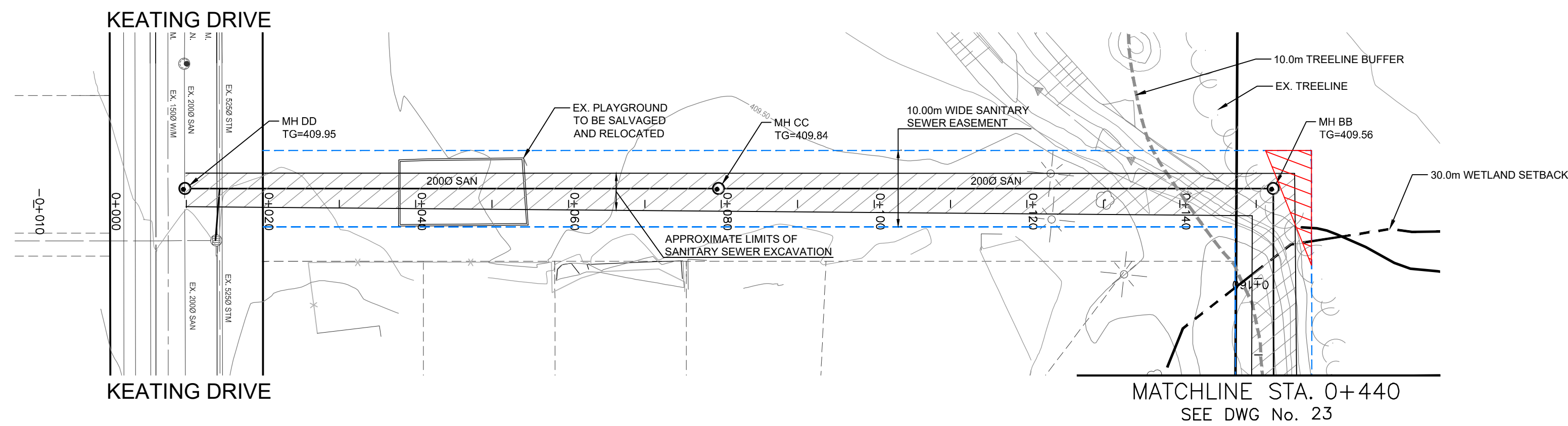
NO.	DATE	REVISION DESCRIPTION	CHKD
2.	08/03/2022	ISSUED FOR DRAFT PLAN APPROVAL	G.E.A.
1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.



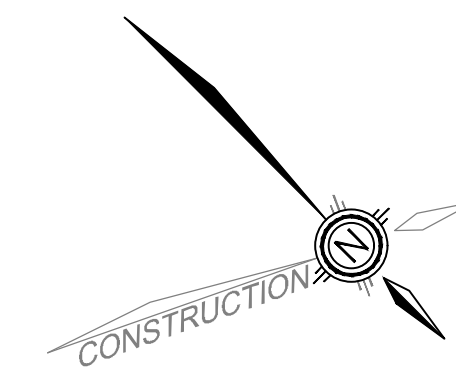
AINLEY FARM SUBDIVISION
JAMES KEATING
CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)

STORMWATER CROSS SECTIONS

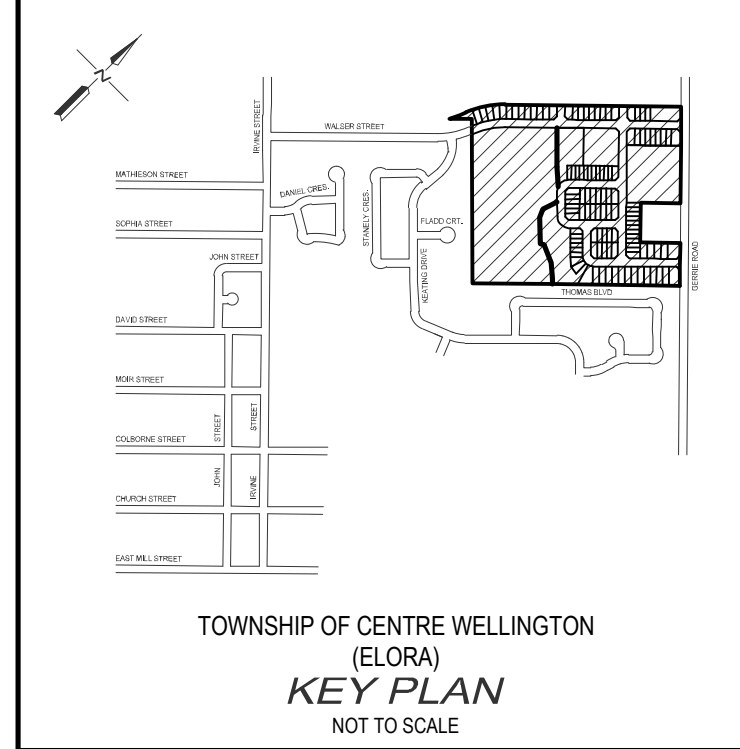
DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
C.M.	-	411009	23
DESIGNED BY :	DATE :	SCALE :	
S.P.	JANUARY 2019	AS NOTED	



SANITARY SEWER OUTLET



LEGEND	
	PROPERTY LINE
	LOT LINE
	EX. DITCH
	EX. FENCE LINE
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. CATCH BASIN
	PROP. WATERMAIN
	PROP. SWALE
	PROP. FENCE
	PROP. FIRE HYDRANT
	PROP. LIGHT STANDARD
	15m WETLAND BUFFER
	LIMIT OF WETLAND
	TREELINE
	PROPOSED HYDRO TRANSFORMER
	PROP. MAILBOXES
	EX. TREE LINE
	EX. 10.0m TREELINE BUFFER
	LIMIT OF EXCAVATION



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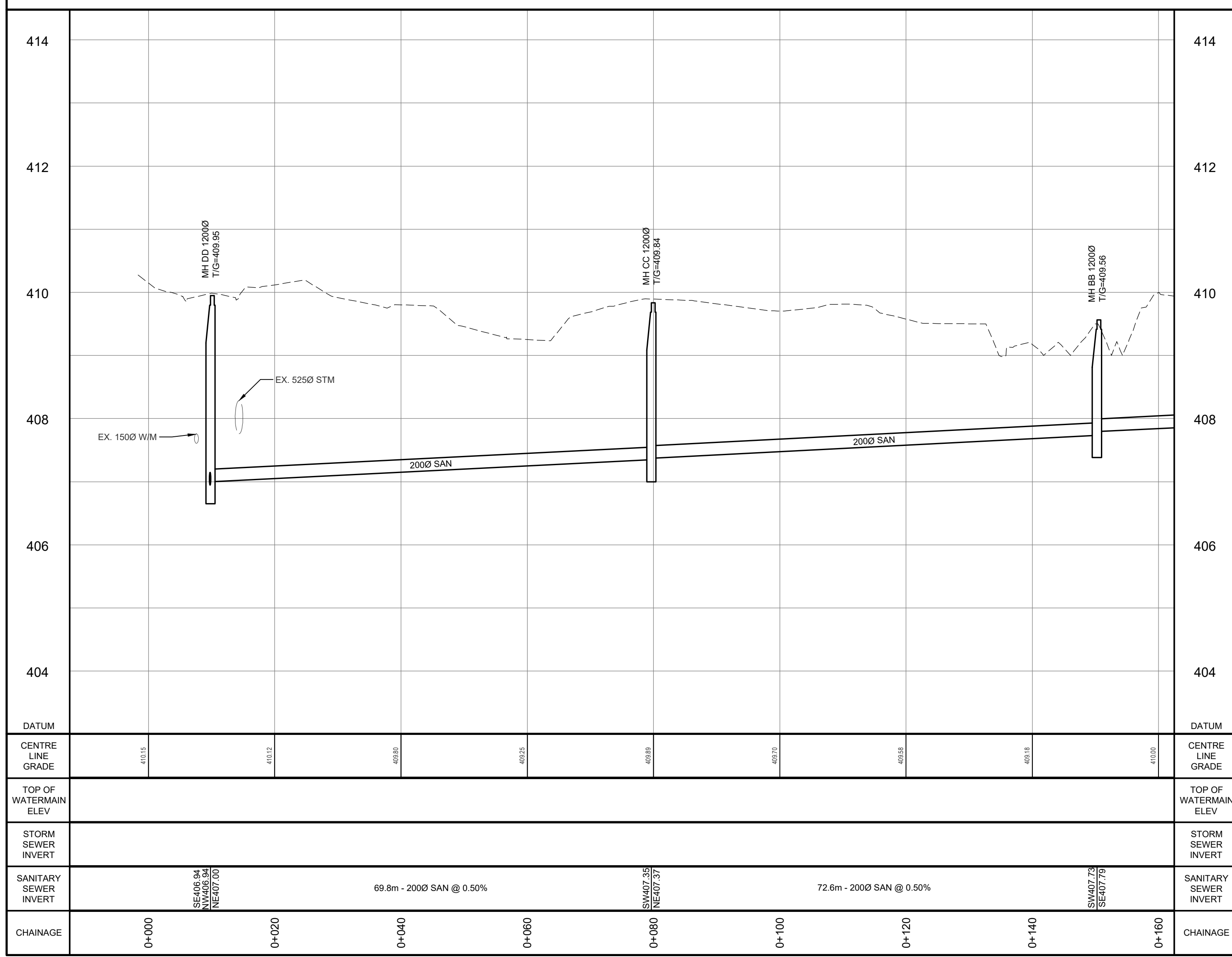
NO.	DATE	REVISION DESCRIPTION	CHKD
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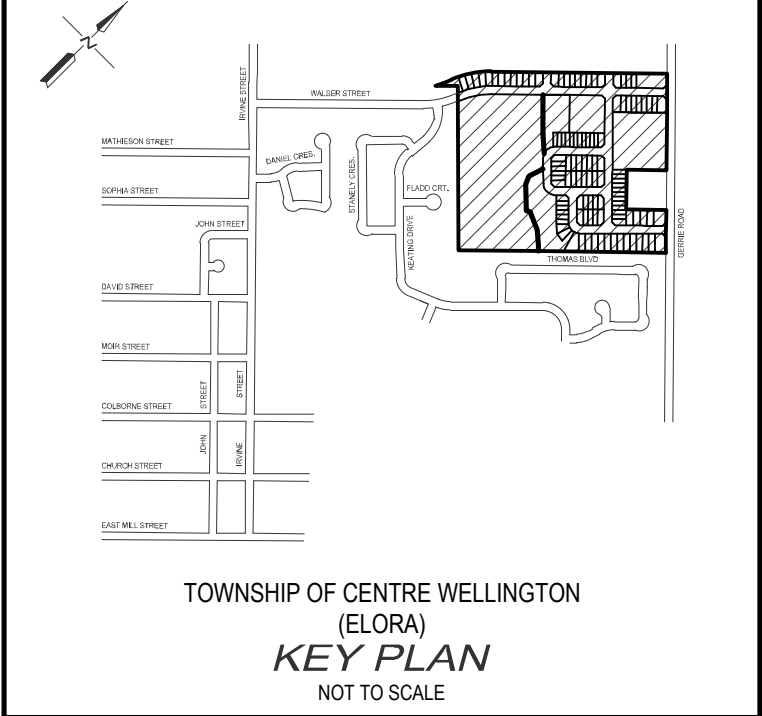
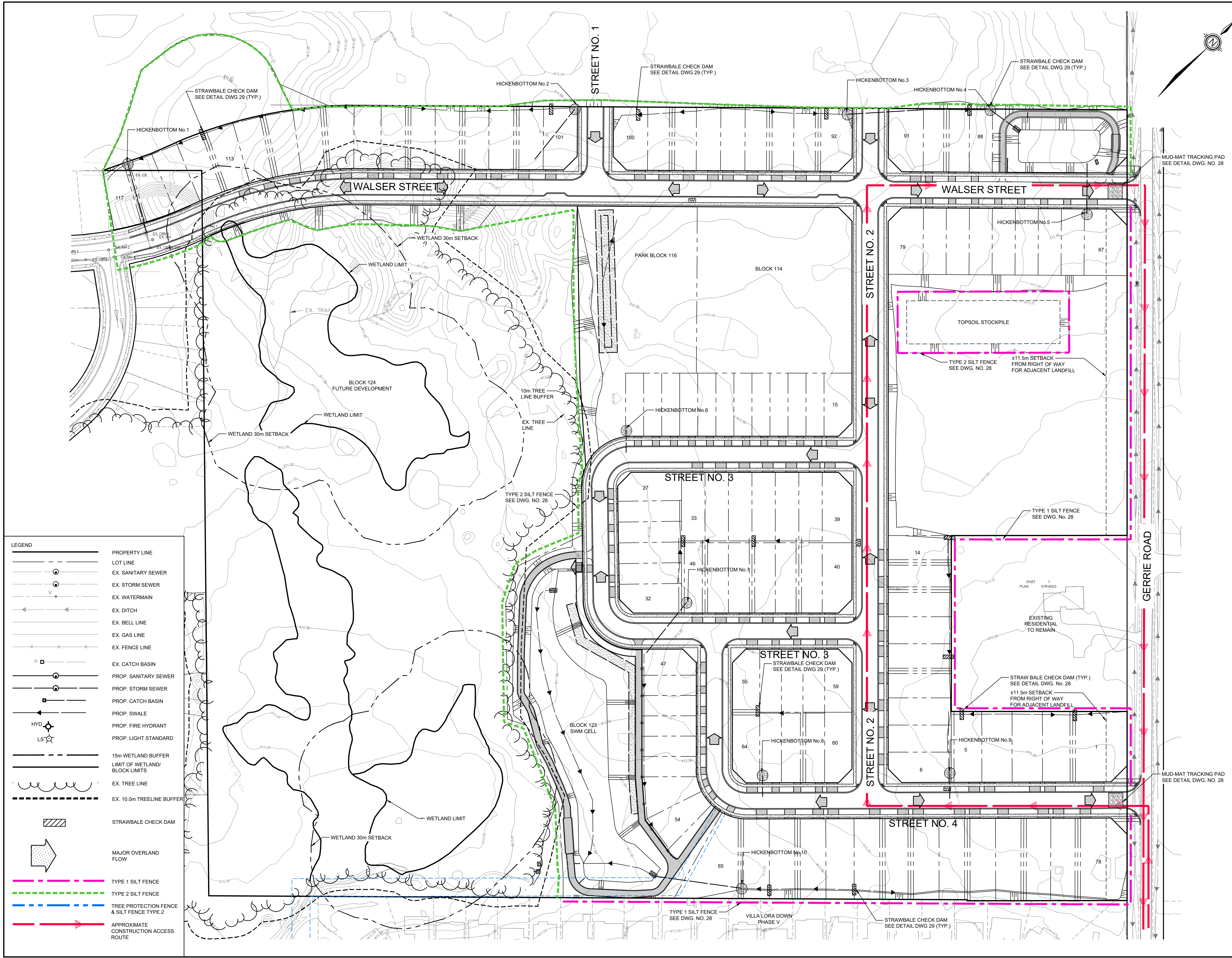
BluePlan
ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL 519-748-1440 www.gmbplan.ca

AINLEY FARM SUBDIVISION
JAMES KEATING
CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)
SANITARY SEWER OUTLET - 0+000 to 0+160

DRAWN BY : C.M.	APPROVED BY : --	PROJECT NO. : 411009	DRAWING NO. : 24
DESIGNED BY : S.P.	DATE : JANUARY 2019	SCALE : HORIZ = 1:500 VERT = 1:50	





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NO.	DATE	REVISION DESCRIPTION	CHKD
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BluePlan
ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
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TEL 519-748-1440 | www.blueplan.ca

AINLEY FARM SUBDIVISION
JAMES KEATING
CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)

SEDIMENT AND EROSION CONTROL

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
C.M.	-	411009	26
DESIGNED BY:	DATE:	SCALE:	
S.P.	JANUARY 2019	1:1000	

LEGEND

	PROPERTY LINE
	LOT LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATERMAIN
	EX. DITCH
	EX. BELL LINE
	EX. GAS LINE
	EX. FENCE LINE
	EX. CATCH BASIN
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. CATCH BASIN
	PROP. SWALE
	PROP. FIRE HYDRANT
	PROP. LIGHT STANDARD
	15m WETLAND BUFFER
	LIMIT OF WETLAND/ BLOCK LIMITS
	EX. TREE LINE
	EX. 10m TREE LINE BUFFER
	STRAWBALE CHECK DAM
	MAJOR OVERLAND FLOW
	TYPE 1 SILT FENCE
	TYPE 2 SILT FENCE
	TREE PROTECTION FENCE & SILT FENCE TYPE 2
	APPROXIMATE CONSTRUCTION ACCESS ROUTE

GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- 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.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS THE STANDARD TOWNSHIP, REGION (OR COUNTY), MTO AND OPSD DRAWINGS AND OPSS ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
- REFER TO O.B.C. - 2012 STANDARDS AND SPECIFICATIONS AND TOWNSHIP OF CENTRE WELLINGTON SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
- EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCROACHMENT ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
- 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.
- 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 TOWNSHIP, BUILDING AND PLUMBING OFFICIALS ARE TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE SERVICING PLANS, LANDSCAPE PLAN, SITE ELECTRICAL PLANS, AND ANY OTHER PLANS OR DRAWINGS WHICH DEPICT WORKS THAT ARE PROPOSED FOR THIS SITE.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE O.B.C. - 2012 STANDARDS AND SPECIFICATION AS WELL AS ANY APPLICABLE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND STANDARD DRAWINGS AND TOWNSHIP OF CENTRE WELLINGTON STANDARDS AND SPECIFICATIONS.
- 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 TOWNSHIP AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ONTARIO.
- 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 TOWNSHIP. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE CONTROLLING MEASURES AS DIRECTED BY THE TOWNSHIP.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWNSHIP.
- THE CONTRACTOR IS TO OBTAIN, AND PAY FOR ANY NECESSARY PERMITS FOR ANY MUNICIPAL ROAD CUTS OR FOR THE INSTALLATION OF SANITARY, STORM, AND WATER SERVICE CONNECTIONS. ROAD CUTS TO BE RESTORED AS PER TOWNSHIP SATISFACTION.
- BLASTING WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE TOWNSHIP.
- ANY UTILITY RELOCATIONS DUE TO THIS DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER.
- ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.
- DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.0m FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS.
- 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.
- ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.
- WHEN TOWNSHIP OF CENTRE WELLINGTON STANDARD DRAWINGS ARE REFERRED TO THEY SHALL BE IDENTIFIED AS STD - DRAWING NUMBER.
- TESTING OF ALL SERVICES BY GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE TOWNSHIP OF CENTRE WELLINGTON PUBLIC WORKS DEPARTMENT AND GANBSY AND MANNEROW LIMITED FOR THE COMPLETION OF ALL REQUIRED SITE INSPECTIONS.

GRADING

- THE GRADING PLANS ARE TO BE READ IN CONJUNCTION WITH THE PLAN AND PROFILE DRAWINGS.
- CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION TO A PREVIOUS OR BETTER CONDITION.
- 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% S₄ PROCTOR DRY DENSITY. ALL FILL WITHIN THE SITE PARKING AREA TO BE COMPACTED TO A MIN. OF 95% 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.
- LANDSCAPING SHALL NOT ENCROACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
- SILT FENCE(S) TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS. SILTATION CONTROL METHODS ARE TO BE AS NOTED ON DWG. 18 IN THE LOCATIONS SHOWN ON THAT DRAWING AND SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL BE IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES.
- ANY CHANGES IN GRADES, CATCH BASINS, SERVICE LATERALS, STORM AND SANITARY SEWERS REQUIRE THE APPROVAL OF GANBSY AND MANNEROW CONSULTING ENGINEERS LIMITED.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWNSHIP.
- 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 LOTS SHALL BE TREATED WITH 300mm OF PERMEABLE TOPSOIL.
- CONSTRUCTION ACCESS SHALL BE CONSTRUCTED WITH A 25.0mx4.0m STONE MUD MAT TO A DEPTH OF 150mm PLACED ON WOVEN GEOTEXTILE.
- ALL CURBS ARE TO BE 150mm ABOVE THE PROPOSED GUTTER LINE (GL) UNLESS NOTED OTHERWISE.
- PAVEMENT GRADE (MIN. 0.5%, MAX. 8%).
- DRAINAGE SWALES WITH GRADES (MIN. 2%, MAX. 7%).
- SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE NOTED.
- ALL COMPACTION TO BE CERTIFIED BY A GEOTECHNICAL CONSULTANT.

SERVICING NOTES

STORM

- ALL STORM SEWERS 375mmØ AND SMALLER TO BE PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS. 450mmØ AND LARGER TO BE CONCRETE IN ACCORDANCE WITH CSA A257.2, CLASS 650 OR LATEST REVISIONS, UNLESS OTHERWISE NOTED. ROOF TOP STORM LEADS 200mmØ AND SMALLER TO BE PVC SDR 28. REAR LOT CATCH BASIN LEADS SHALL BE CONCRETE.
- BEDDING FOR PVC STORM SEWERS AS PER OPSD 802.010, GRANULAR 'A' COMPACTED TO 95% SPD.
- 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
- ALL RELOCATION, RECONSTRUCTION AND RESTORATION TO BE PERFORMED TO THE SATISFACTION OF THE TOWNSHIP OF CENTRE WELLINGTON DIRECTOR OF PUBLIC WORKS.
- ALL CATCHBASINS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 705.010, ALL CATCHBASIN FRAMES AND COVERS AS PER OPSD 400.110. ROAD CATCHBASINS AND CATCHBASIN MANHOLES SHALL HAVE COVERS AS PER OPSD 400.082.
- AT ALL CATCHBASINS & CATCHBASIN MANHOLES PROVIDE 100mmØ PERFORATED CORRUGATED PLASTIC SUBDRAINS WITH FACTORY INSTALLED FILTER SOCK. RUN SUBDRAIN CONTINUOUSLY ALONG ALL CURBS AND CONNECT ENDS TO CATCHBASINS AND CATCHBASIN MANHOLES.
- ALL EXISTING SEWERS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- ALL STORM MANHOLE AND CATCH BASIN MANHOLE SIZES TO BE 1200mmØ UNLESS OTHERWISE NOTED ON THE PLAN AND PROFILE DRAWINGS
- PRECAST MANHOLES TO BE MANUFACTURED TO REQUIREMENTS OF CSA A257.4 AND A.S.T.M. DESIGNATION C478M. 1200Ø MANHOLES AS PER OPSD 701.010 1500Ø MANHOLES AS PER OPSD 701.011 MANHOLE FRAMES AND COVERS ARE TO BE SELF-LEVELLING (EAST JORDAN IRON WORKS - PRODUCT No. 00302202 OR BIBBY-STE-CROIX) OR APPROVED EQUIVALENT
- ALL CATCHBASIN LEADS TO BE 300mmØ. ALL DOUBLE CATCHBASIN LEADS TO BE 300mmØ PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS. (UNLESS OTHERWISE NOTED). ALL REAR YARD CATCHBASIN LEADS TO BE 250mmØ CONCRETE @ 0.5% (UNLESS OTHERWISE NOTED).
- ALL 300mmØ CONCRETE PIPE TO BE NON REINFORCED CONCRETE PIPE CLASS 3 (EXTRA STRENGTH) AS PER ASTM C14 AND CSA 257.1.
- ALL TESTING OF STORM SERVICES TO BE IN ACCORDANCE WITH O.B.C. - 2012 AND TOWNSHIP SPECIFICATIONS.
- ALL 450mmØ PIPES AND UNDER REQUIRE A 600mm SUMP IN CATCHBASIN AND MANHOLES. BENCHING IS REQUIRED FOR PIPES 450mmØ AND GREATER.
- ALL CONNECTIONS TO STORM MANHOLES TO BE MADE WITH BRICK, BLOCK AND NO-SHRINK GROUT.

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.
- 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.
- ALL WORKS WITHIN TOWNSHIP RIGHT-OF-WAY TO BE PERFORMED BY TOWNSHIP FORCES UPON APPLICATION.
- 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. 1200Ø MANHOLES AS PER OPSD 701.010 1500Ø MANHOLES AS PER OPSD 701.011
- MANHOLE FRAMES ARE TO BE SELF-LEVELLING (EAST JORDAN IRON WORKS - PRODUCT No. 00302202 OR BIBBY-STE-CROIX) OR APPROVED EQUIVALENT AND COVERS ARE TO BE AS PER OPSD 401.010 TYPE 'A' MANHOLE STEPS ARE TO BE HOLLOW ALUMINUM AS PER OPSD 405.010
- 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% SPD.
- ALL CONNECTIONS WITH PAVED PORTIONS OF EXISTING ROADS TO BE BACKFILLED WITH GRANULAR MATERIAL OR LATEST TOWNSHIP OF CENTRE WELLINGTON SPECIFICATIONS AND COMPACTED TO 98 % SPD.
- ALL TESTING OF SANITARY SERVICES TO BE IN ACCORDANCE WITH O.B.C. - 2012 AND TOWNSHIP OF CENTRE WELLINGTON SPECIFICATIONS.
- ALL CONNECTIONS TO SANITARY MANHOLES TO BE MADE WITH A KOR-N-SEAL ADAPTOR.
- ALL SANITARY MANHOLE JOINTS ARE TO BE WRAPPED IN DENSO TAPE.
- ALL SANITARY MANHOLE LIDS AT LOW POINTS OF THE ROAD ARE TO BE EQUIPPED WITH WATER TIGHT LIDS.
- ALL SANITARY MANHOLE LIDS TO BE AS PER OPSD 401.010 TYP A".

UTILITY / SERVICE ISOLATION

- ALL SERVICES AND/OR UTILITIES LOCATED ON CONCRETE SIDEWALKS OR CURBS TO BE ISOLATED FROM THE SIDEWALK OR CURB AS PER OPSD 310.040

UTILITY SUPPORTS AND TRENCHES

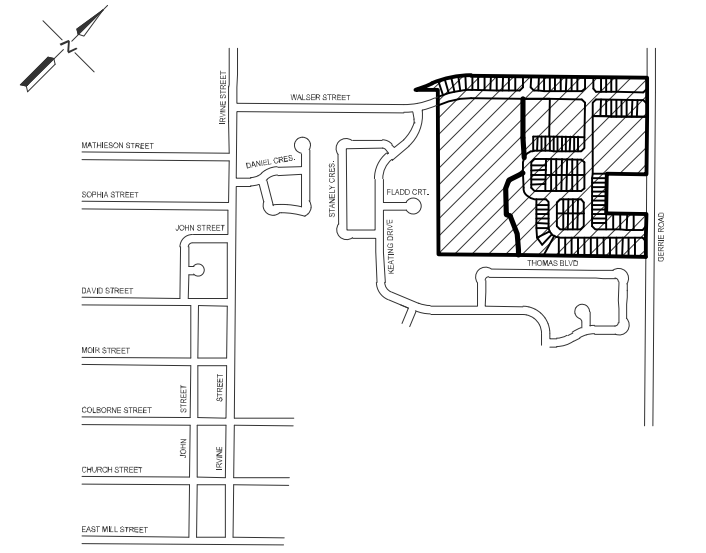
- ALL SERVICES, UTILITIES AND CATCHBASIN LEADS ARE TO BE SUPPORTED AS PER OPSD 1007.01 AND 1007.02
- ALL UTILITIES SHALL BE LOCATED, SUPPORTED AND PROTECTED TO THE SATISFACTION OF THE UTILITY COMPANY DURING THE CONSTRUCTION PERIOD.

WATER

- WATERMAIN 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 THE 1000KPa RATED PRESSURE. 5.4kg ANODE TO BE INSTALLED ON ALL IRON FITTINGS.
- BEDDING AS PER OPSD 802.010, TYPE 1 & 2, GRANULAR 'A' COMPACTED TO 98% SPD.
- ALL WATERMAIN FITTINGS AND APPURTENANCES TO BE SELECTED FROM TOWNSHIP OF CENTRE WELLINGTON APPROVED MATERIAL LIST FOR WATERMANS.
- WATERMANS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 0.5m AND HORIZONTAL SEPARATION OF 2.5m BETWEEN ANY SEWER OR MANHOLE.
- ALL WORKS WITHIN TOWNSHIP RIGHT-OF-WAY TO BE PERFORMED BY TOWNSHIP FORCES UPON APPLICATION BY THE DEVELOPER AND NOTIFICATION PROVIDED TO THE TOWNSHIP OF CENTRE WELLINGTON PUBLIC WORKS DEPARTMENT.
- CONTRACTOR TO CONFIRM THE SIZE, 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.
- WATER SERVICE INSTALLATION AS PER O.B.C. - 2012, 25mmØ TYPE 'K' SOFT COPPER WATER SERVICE
- ALL RELOCATION, RECONSTRUCTION AND RESTORATION TO BE PERFORMED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- ALL CONNECTIONS WITHIN PAVED PORTIONS OF EXISTING ROADS TO BE BACKFILLED WITH NATIVE BACKFILL TO ROAD BASE OR AS PER LATEST TOWNSHIP OF CENTRE WELLINGTON SPECIFICATIONS AND STANDARDS.
- FLUSHING, SWABBING, AND TESTING OF WATERMAIN AS PER ONTARIO PROVINCIAL STANDARD SPECIFICATIONS
- VALVE AND BOX TO BE INSTALLED AS PER TOWNSHIP OF CENTRE WELLINGTON STANDARD DRAWING STD. W/2 AND OPSD 1101.02.
- HYDRANTS SHALL CONFORM TO STD-W/3 AND SHALL BE DARLING CENTURY STYLE BY CANADA VALVE COMPANY LIMITED OR McAVITY STYLE M-67 BY CRANE (CANADA) LIMITED, AND SHALL OPEN COUNTER CLOCKWISE AND BE YELLOW WITH BLACK STORZ CAP AND GREEN BONNETS.
- ALL WATERMAIN MATERIALS, INSTALLATION METHODS AND TESTING ON MUNICIPAL RIGHT OF WAYS TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS.

CURBING/SIDEWALKS/ASPALT/DRIVEWAYS:

- ALL PROPOSED INTERNAL CURBING TO BE CURB & GUTTER TYPE AS PER O.P.S.D. 600.040. ALL TOPS OF CURBS TO BE 150mm ABOVE PROPOSED GUTTER LINE, UNLESS OTHERWISE NOTED.
- ALL REQUIRED CURB CUTTING AT ENTRANCE AND CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE INSTALLED TO THE SATISFACTION OF THE TOWNSHIP AND AS PER TOWNSHIP STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED ROAD CUTS TO BE PERFORMED AND RESTORED TO THE SATISFACTION OF TOWNSHIP FORCES UPON APPLICATION.
- ALL CONCRETE SIDEWALKS TO BE MINIMUM 125mm THICK (175mm THROUGH ENTRANCES) AND HAVE 100mm GRANULAR 'A' BEDDING (98% SPD).
- DRIVEWAY CURBS MUST BE FLUSH ON EITHER SIDE OF THE SIDEWALK FOR A MINIMUM OF 0.3m
- CONCRETE SIDEWALKS AND SIDEWALK RAMPS AS PER OPSD 310.010, AND OPSD 310.030 MUNICIPAL SIDEWALK TO BE 125mm THICK, 100mm GRANULAR "A" BASE, 98% SPD, WITH 30 MPa CONCRETE, 7% AIR, AND No. 9 GAUGE MESH AT ENTRANCES, WIDTH AS PER EXISTING.
- EXISTING SIDEWALKS TO BE REMOVED AND REPLACED AS REQUIRED TO MATCH PROPOSED DRIVEWAY GRADES, INCLUDING ADDITIONAL PANELS ON EACH SIDE OF DRIVEWAY TO PROVIDE A SMOOTH TRANSITION (0.5 TO 4.0%).



TOWNSHIP OF CENTRE WELLINGTON
(ELORA)
KEY PLAN
NOT TO SCALE

NOTES :

- TOPOGRAPHICAL SURVEY PROVIDED BY NORTHWAY PHOTOMAP INC. COMPLETED ON JUNE 2, 2005.
- ADDITIONAL TOPOGRAPHIC SURVEY BY GANBSY AND MANNEROW LIMITED COMPLETED ON JULY 29, 2013.
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TOP NUT OF HYDRANT BETWEEN HOUSE
NOS 82 & 84 ON KEATING DRIVE = ELEV. 410.878
NAIL IN EAST FACE OF HYDRO LIGHT POLE ON NORTHWEST CORNER OF IRVINE STREET AND MATHESON STREET = ELEV. 407.774
TOP NORTHEAST CORNER OF HYDRO TRANSFORMER AT NORTHWEST CORNER OF SWIM POND AND IRVINE STREET = ELEV. 408.468

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1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.
NO.	DATE	REVISION DESCRIPTION	CHKD

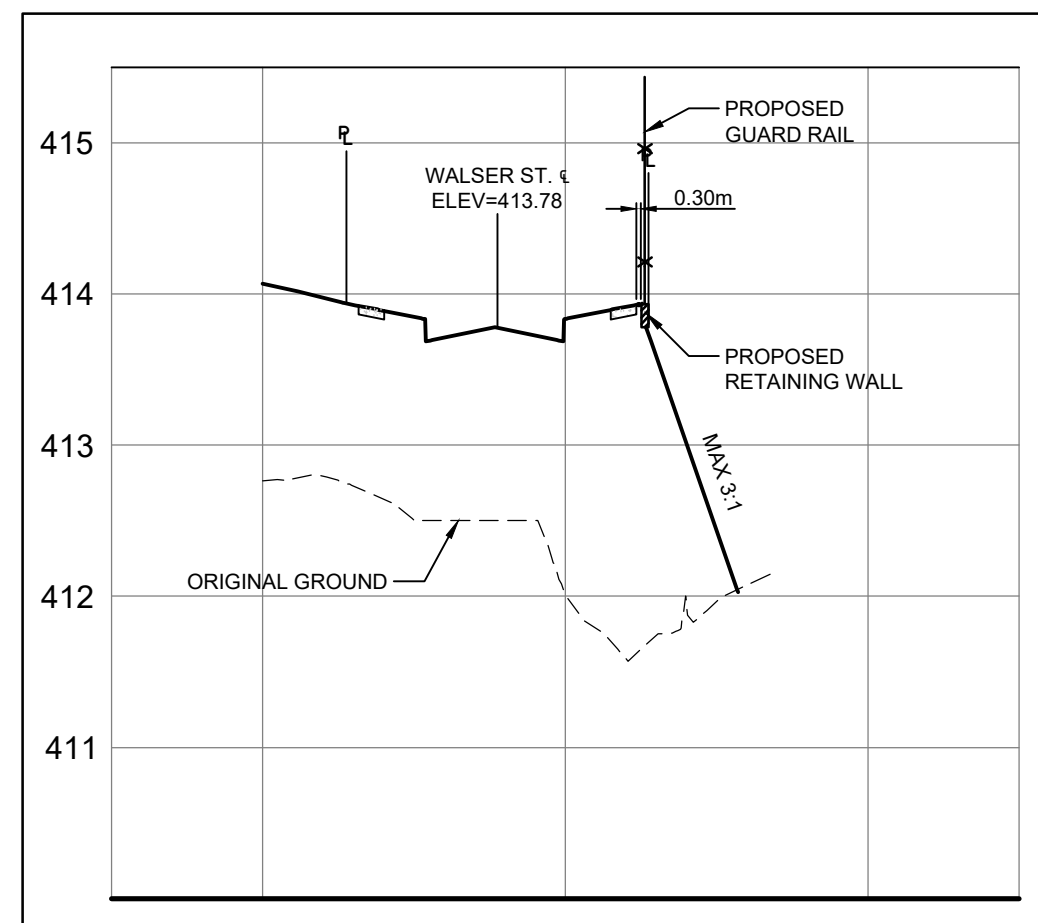
AINLEY FARM SUBDIVISION
JAMES KEATING
CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)

GENERAL NOTES

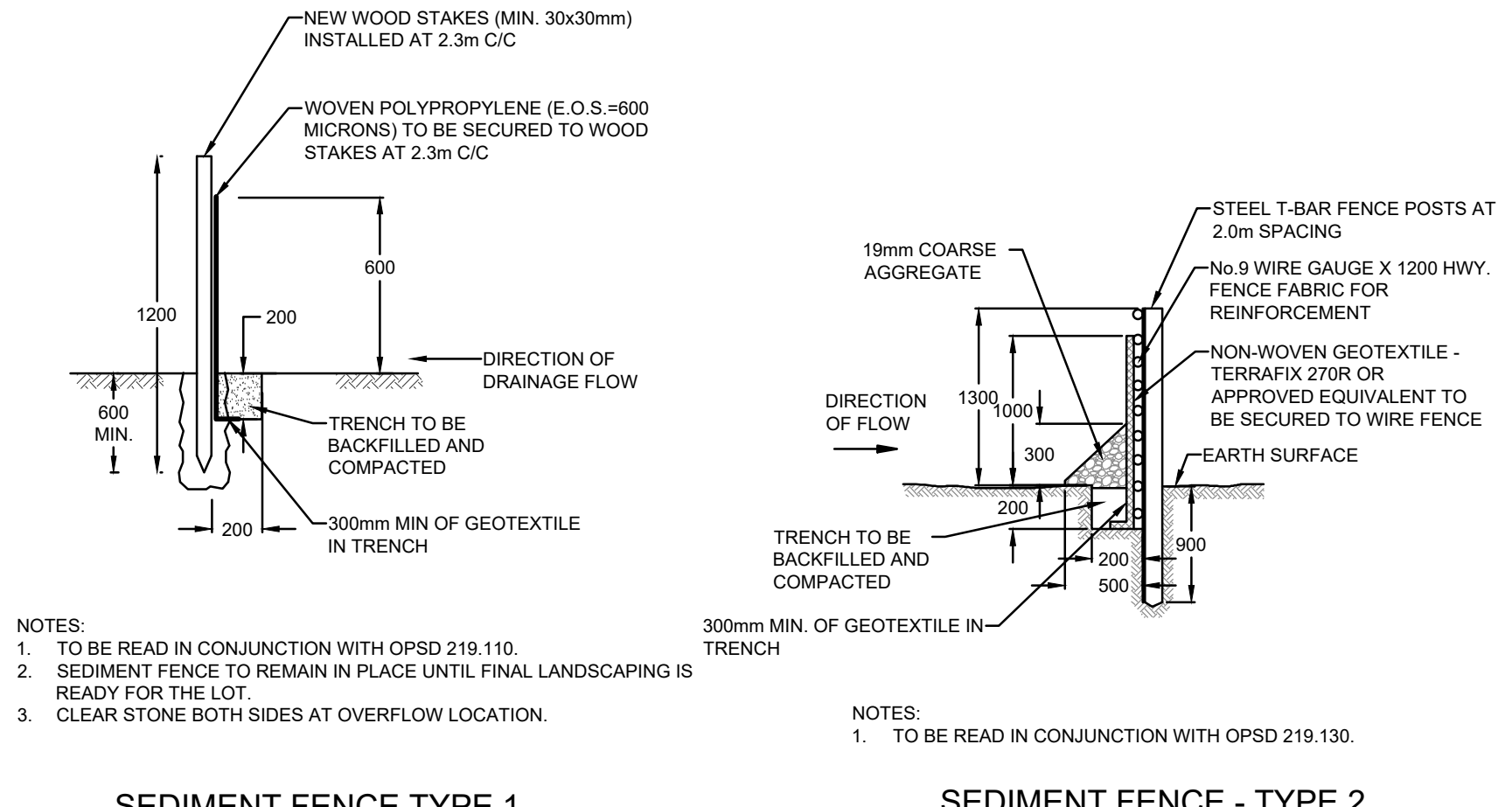
DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
C.M.	--	411009	27
DESIGNED BY :	DATE :	SCALE :	
S.P.	JANUARY 2019	1:500	

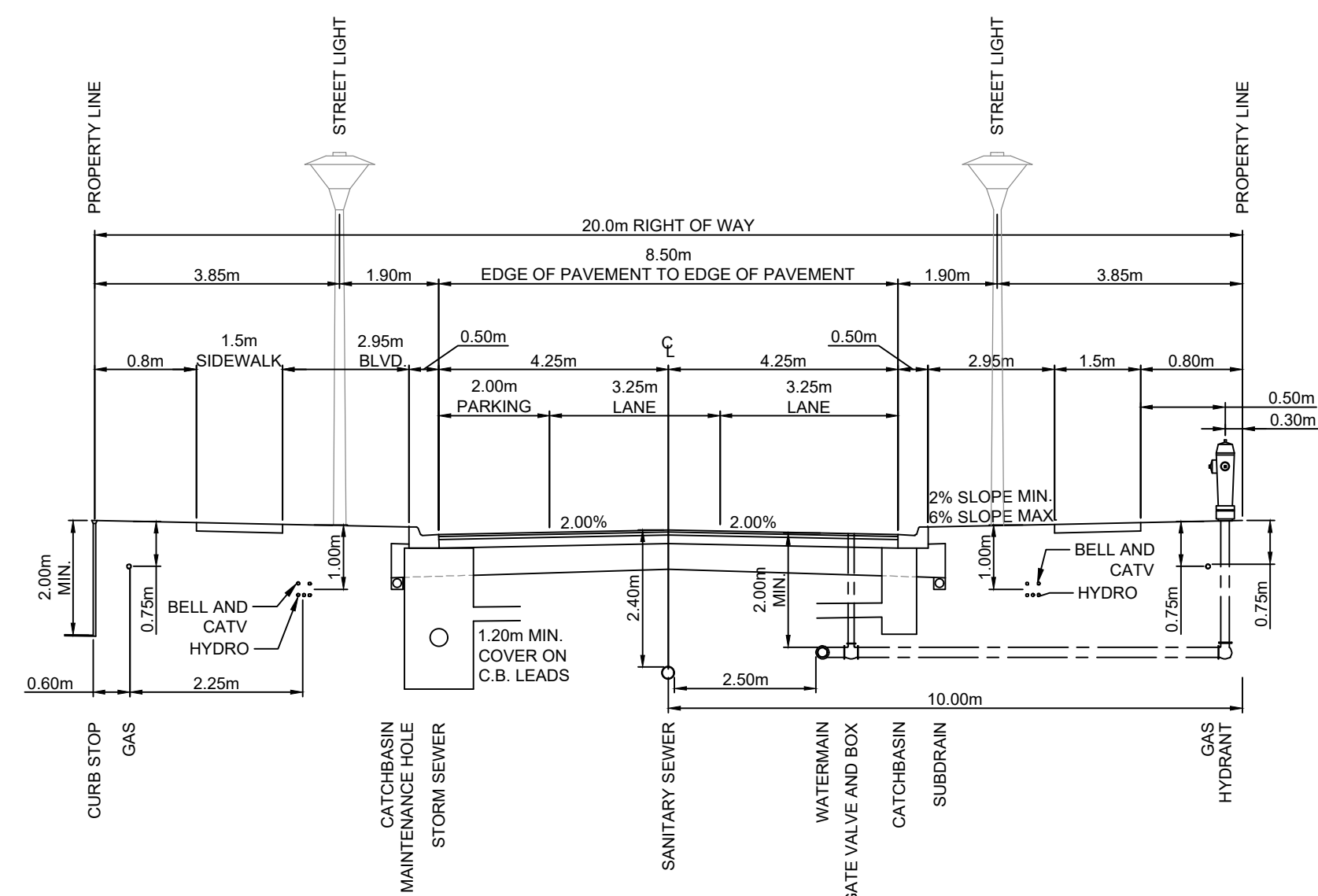
LOT No.	South/East Corner (Elev. [M])	Top of Foundation (FF) (Elev. [M])	First Floor (FF) (Elev. [M])	Garage Floor (GF) (Elev. [M])	Basement Floor (BF) (Elev. [M])	Underside of Footing (UF) (Elev. [M])	Water Table (WT) (Elev. [M])	v/-WT
1	416.76	416.81	417.21	416.61	416.65	416.42	416.00	0.42
2	416.86	417.01	417.31	416.71	416.75	416.52	416.00	0.52
3	416.86	417.01	417.31	416.71	416.75	416.52	416.00	0.52
4	416.77	416.52	417.22	416.62	416.66	416.43	413.98	0.45
5	416.85	417.20	417.50	416.70	416.74	416.51	413.98	0.58
6	416.87	416.62	416.92	416.52	416.56	416.33	413.93	0.30
7	416.54	416.69	416.99	416.59	416.63	416.40	413.88	0.32
8	416.63	416.78	417.08	416.68	416.72	416.49	413.82	0.47
9	416.66	416.81	417.11	416.51	416.55	416.32	413.76	0.56
10	416.66	416.81	417.11	416.51	416.55	416.32	413.70	0.62
11	416.54	416.74	417.04	416.54	416.58	416.35	413.54	0.61
12	416.52	416.66	416.96	416.56	416.60	416.37	413.58	0.59
13	416.44	416.59	416.89	416.29	416.33	416.10	413.52	0.58
14	416.37	416.52	416.82	416.22	416.26	416.03	413.51	0.52
15	416.14	416.29	416.59	415.99	416.03	415.80	413.50	0.30
16	416.07	416.22	416.52	415.92	415.96	415.73	413.47	0.26
17	416.07	416.22	416.52	415.92	415.96	415.73	413.44	0.28
18	416.12	416.27	416.57	415.97	416.01	415.78	413.32	0.66
19	416.07	416.22	416.52	415.92	415.96	415.73	413.24	0.59
20	416.02	416.17	416.47	415.87	415.91	415.68	413.13	0.55
21	415.97	416.12	416.42	415.82	415.86	415.63	413.13	0.50
22	415.90	416.05	416.35	415.75	415.79	415.56	413.11	0.47
23	415.82	415.97	416.27	415.67	415.71	415.48	413.07	0.41
24	415.82	415.97	416.27	415.67	415.71	415.48	413.07	0.41
25	415.77	415.92	416.22	415.62	415.66	415.43	413.02	0.41
26	415.72	415.87	416.17	415.57	415.61	415.38	412.97	0.41
27	415.21	415.36	415.66	415.06	415.10	414.87	412.90	-0.03
28	415.05	415.20	415.50	414.90	414.94	414.71	412.80	-0.09
29	415.02	415.17	415.47	414.87	414.91	414.68	412.79	-0.19
30	415.95	416.10	416.40	415.80	415.84	415.61	412.50	1.51
31	414.96	415.11	415.41	414.81	414.85	414.62	413.12	-0.50
32	415.26	415.41	415.71	415.11	415.15	414.92	413.15	-0.23
33	415.46	415.61	415.91	415.31	415.35	415.12	413.15	-0.03
34	415.24	415.39	415.69	415.29	415.33	415.10	413.15	-0.15
35	415.42	415.57	415.87	415.42	415.46	415.23	413.12	0.15
36	415.69	415.84	416.14	415.54	415.58	415.35	413.38	-0.03
37	415.77	415.92	416.22	415.62	415.66	415.43	413.50	-0.07
38	415.85	416.00	416.30	415.70	415.74	415.51	413.51	0.00
39	415.90	416.05	416.35	415.75	415.79	415.56	413.51	0.05
40	416.46	416.61	416.91	416.31	416.35	416.12	413.50	0.63
41	416.29	416.44	416.74	416.14	416.18	415.95	413.48	0.47
42	416.18	416.33	416.63	416.03	416.07	415.84	413.46	0.38
43	416.08	416.23	416.53	415.93	415.97	415.74	413.52	0.22
44	415.94	416.09	416.39	415.79	415.83	415.60	413.52	0.08
45	415.86	416.01	416.31	415.71	415.75	415.52	413.53	-0.01
46	415.76	415.91	416.21	415.61	415.65	415.42	413.52	-0.19
47	415.65	415.80	416.10	415.50	415.54	415.31	413.51	-0.20
48	415.70	415.85	416.15	415.55	415.59	415.36	413.50	-0.14
49	415.76	415.91	416.21	415.61	415.65	415.42	413.42	0.00
50	415.85	416.00	416.30	415.70	415.74	415.51	413.38	0.35
51	415.87	416.02	416.32	415.72	415.76	415.53	413.09	0.44
52	415.92	416.07	416.37	415.77	415.81	415.58	413.02	0.56
53	415.95	416.10	416.40	415.80	415.84	415.61	412.92	0.69
54	415.98	416.13	416.43	415.83	415.87	415.64	412.77	0.87
55	415.91	416.06	416.36	415.76	415.80	415.57	412.70	0.87
56	416.03	416.18	416.48	415.88	415.92	415.69	412.62	1.07
57	416.19	416.34	416.64	416.04	416.08	415.85	412.63	1.23
58	416.19	416.34	416.64	416.04	416.08	415.85	412.63	1.15
59	416.64	416.79	417.09	416.49	416.53	416.30	413.52	0.78
60	416.66	416.81	417.11	416.51	416.55	416.32	413.53	0.79
61	416.66	416.81	417.11	416.51	416.55	416.32	413.54	0.78
62	416.44	416.59	416.89	416.29	416.33	416.10	413.57	0.53
63	416.22	416.37	416.67	416.07	416.11	415.88	413.79	0.15
64	416.08	416.23	416.53	415.93	415.97	415.74	413.66	0.18
65	416.04	416.19	416.49	415.89	415.93	415.70	413.64	0.06
66	416.11	416.26	416.56	416.06	416.10	415.87	413.56	0.21
67	416.19	416.34	416.64	416.04	416.08	415.85	413.41	0.44
68	416.27	416.42	416.72	416.12	416.16	415.93	413.36	1.07
69	416.20	416.35	416.65	416.10	416.14	415.91	413.31	0.81
70	416.42	416.57	416.87	416.27	416.31	416.08	413.31	0.77
71	416.50	416.65	416.95	416.35	416.39	416.16	413.52	0.64
72	416.57	416.72	417.02	416.42	416.46	416.23	413.77	0.46
73	416.65	416.80	417.10	416.50	416.54	416.31	414.00	0.31
74	416.73	416.88	417.18	416.58	416.62	416.39	414.00	0.39
75	416.70	416.85	417.15	416.55	416.59	416.36	414.00	0.39
76	416.88	417.03	417.33	416.73	416.77	416.54	414.00	0.54
77	416.88	417.03	417.33	416.73	416.77	416.54	414.00	0.54
78	416.73	416.88	417.18	416.58	416.62	416.39	414.00	0.39
79	415.55	415.70	416.00	415.40	415.44	415.21	414.00	-0.79
80	415.10	415.25	415.55	415.05	415.09	414.86	414.00	-0.84
81	415.11	415.26	415.56	415.06	415.10	414.87	414.00	-0.83
82	415.23	415.38	415.68	415.08	415.12	414.89	413.29	0.60
83	414.95	415.10	415.40	414.80	414.84	414.61	412.32	0.29
84	414.95	415.10	415.40	414.80	414.84	414.61	412.31	0.30
85	414.67	414.82	415.12	414.52	414.56	414.33	412.39	0.00
86	414.87	415.02	415.32	414.72	414.76	414.53	412.36	-0.31
87	414.11	414.26	414.56	414.06	414.10	413.77	412.29	-0.62
88	414.30	414.45	414.75	414.15	414.19	413.86	412.43	-0.47
89	414.59	414.74	415.04	414.44	414.48	414.25	412.46	-0.21
90	414.88	415.03	415.33	414.73	414.77	414.54	412.52	0.02
91	415.14	415.29	415.59	415.09	415.13	414.90	412.82	1.38
92	415.87	416.02	416.32	415.72	415.76	415.53	412.79	1.07
93	415.96	416.11	416.41	415.81	415.85	415.62	412.76	1.06
94	416.10	416.25	416.55	416.00	416.04	415.81	412.76	1.26
95	416.27	416.42	416.72	416.12	416.16	415.93	412.63	2.30
96	416.37	416.52	416.82	416.22	416.26	416.03	412.59	2.44
97	416.37	416.52	416.82	416.22	416.26	416.03	412.54	2.49
98	416.22	416.37	416.67	416.07	416.11	415.88	412.49	2.39
99	416.15	416.30	416.60	416.00	416.04	415.81	412.44	2.37
100	416.08	416.23	416.53	415.93	415.97	415.74	412.38	2.36
101	416.08	416.23	416.53	415.93	415.97	415.74	412.32	2.42
102	416.16	416.31	416.61	416.01	416.05	415.82	412.28	2.54
103	416.23	416.38	416.68	416.08	416.12	415.89	412.28	2.61
104	416.31	416.46	416.76	416.16	416.20	416.07	412.25	2.72
105	416.38	416.53	416.83	416.23	416.27	416.04	412.23	2.81
106	416.46	416.61	416.91	416.31	416.35	416.12	412.21	2.91
107	416.48	416.63	416.93	416.33	416.37	416.14	412.21	2.93
108	416.48	416.63	416.93	416.33	416.37	416.14	412.21	2.93
109	416.36	416.51	416.81	416.21	416.25	416.02	412.21	2.81
110	416.20	416.35	416.65	416.10	416.14	415.91	412.18	2.58
111	415.96	416.11	416.41	415.81	415.85	415.62	412.16	2.46
112	415.82	415.97	416.27	415.67	415.71	415.48	412.16	2.32
113	414.95	415.10	415.40	414.80	414.84	414.61	412.12	1.49
114	414.55	414.70	415.00	414.40	414.44	414.21	412.12	0.99
115	414.13	414.28	414.58	414.08	414.12	413.89	412.12	0.33
116	413.72	413.87	414.17	413.67	413.71	413.48	412.12	-0.24
117	413.31	413.46	413.76	413.18	413.22	413.00	412.12	-0.11

- NOTE:
- SHADED ROWS DENOTE LOTS IN WHICH THE UNDERSIDE OF FOOTING IS BELOW THE HIGH GROUND WATER TABLE.
 - SHG = SPECIFIED HOUSE GRADE
 - FF = FINISHED FLOOR
 - GF = GARAGE FLOOR ELEVATION
 - USF = UNDERSIDE OF FOOTING
 - WIT = WATER TABLE ELEVATION
 - MINIMUM COVER ON ALL FOOTINGS = 1.2m
 - STANDARD SLAB THICKNESS = 0.18m
 - BASEMENT FLOOR = FINISHED FLOOR - 2.61



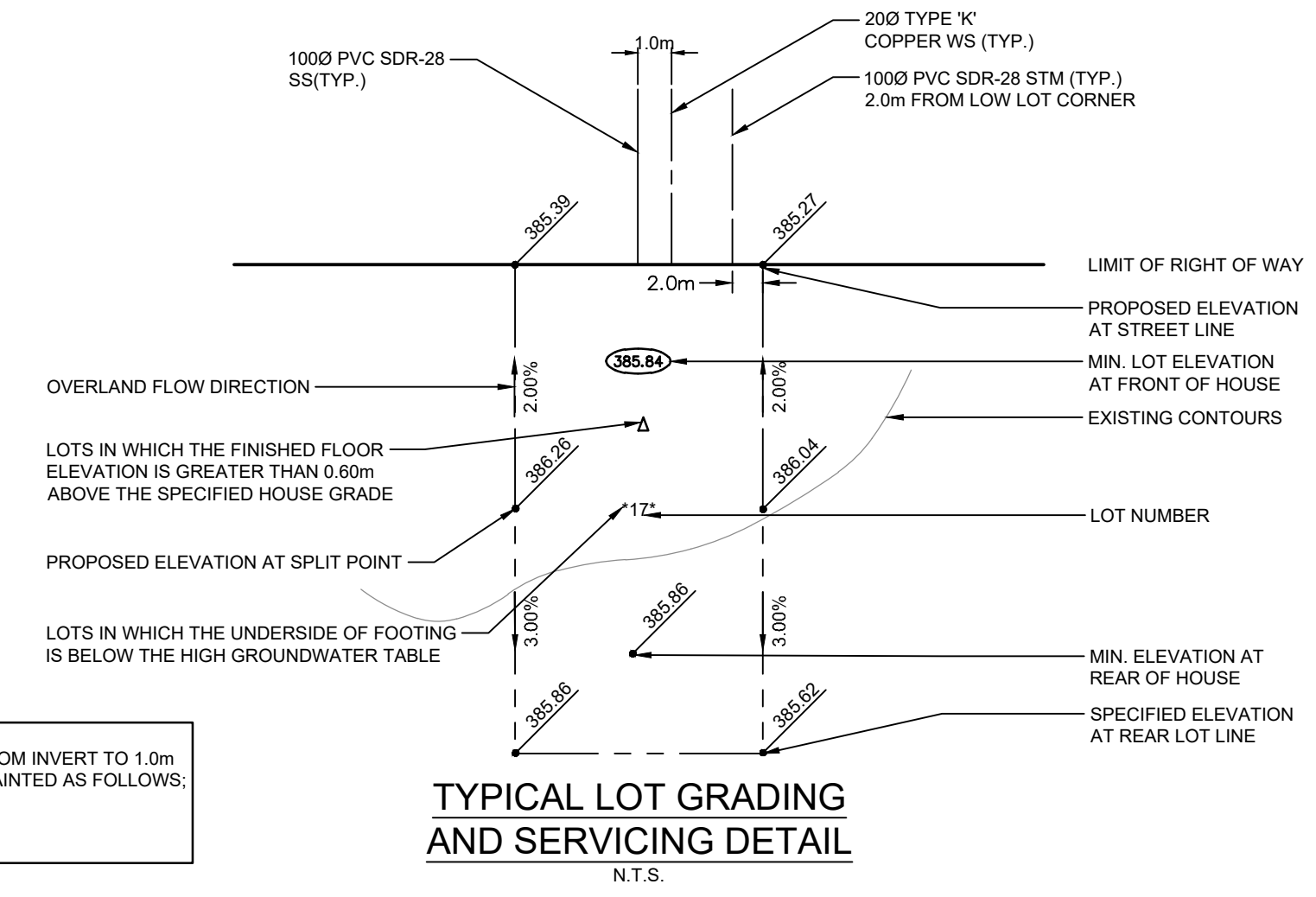
RETAINING WALL SECTION
HORIZ. = 1:500
VERT. = 1:50





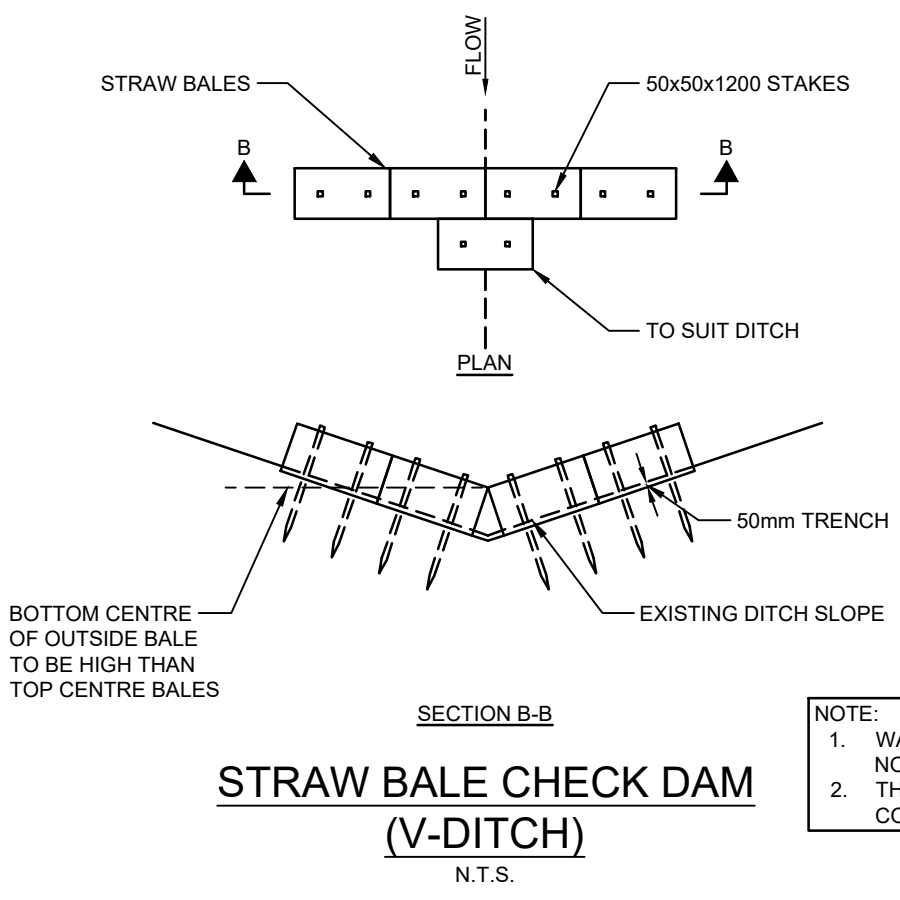
TYPICAL CROSS SECTION FOR 8.0m ROAD ON 20.0m RIGHT OF WAY

- NOTE:
1. LOCATE HYDRO TRANSFORMER BETWEEN PROPERTY LINE AND SIDEWALK.
 2. FRONT OF TRANSFORMER TO BE PLACED 150mm FROM BACK OF SIDEWALK.
 3. GAS TO BE PLACED 300mm OFF THE PROPERTY LINE AT THE TRANSFORMER LOCATIONS.
 4. SECTION PREPARED USING TOWNSHIP OF CENTRE WELLINGTON DWG R1(1).



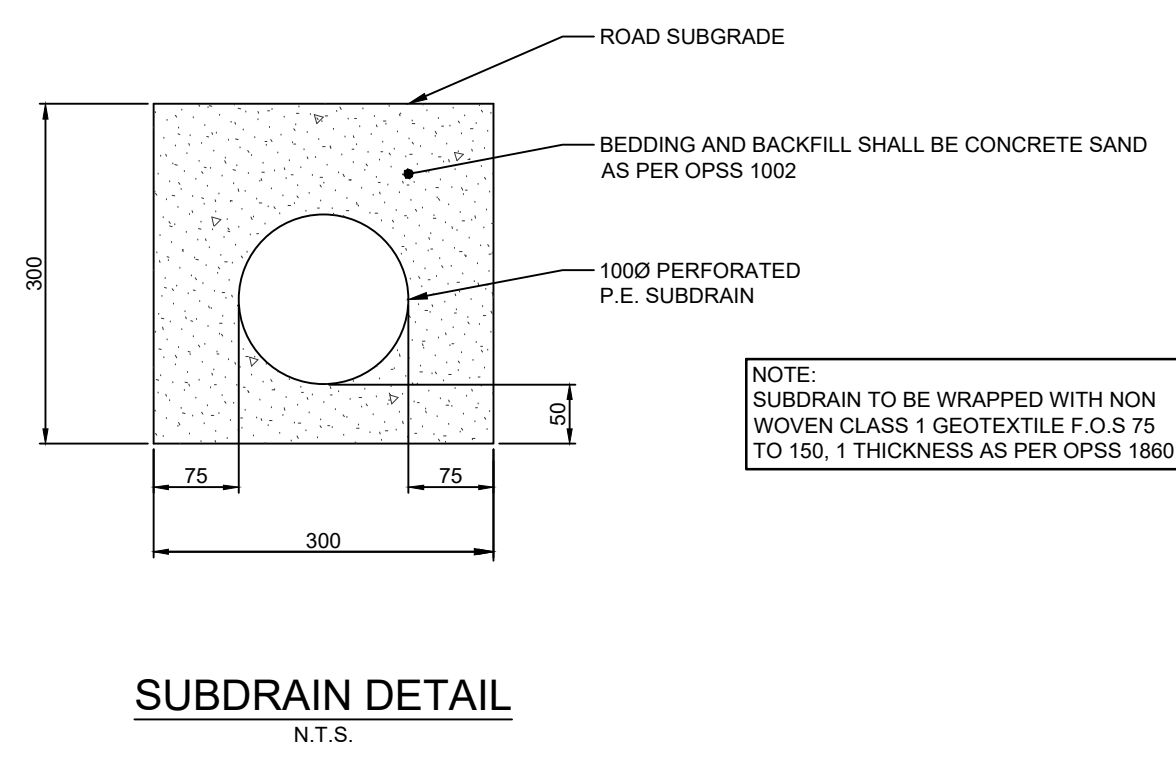
TYPICAL LOT GRADING AND SERVICING DETAIL

- NOTE:
- PROVIDE 50 x 100 WOODEN MARKERS FROM INVERT TO 1.0m ABOVE GROUND AT ±, TOP 0.5m TO BE PAINTED AS FOLLOWS:
- SANITARY (RED)
 - WATER (BLUE)
 - STORM (GREEN)



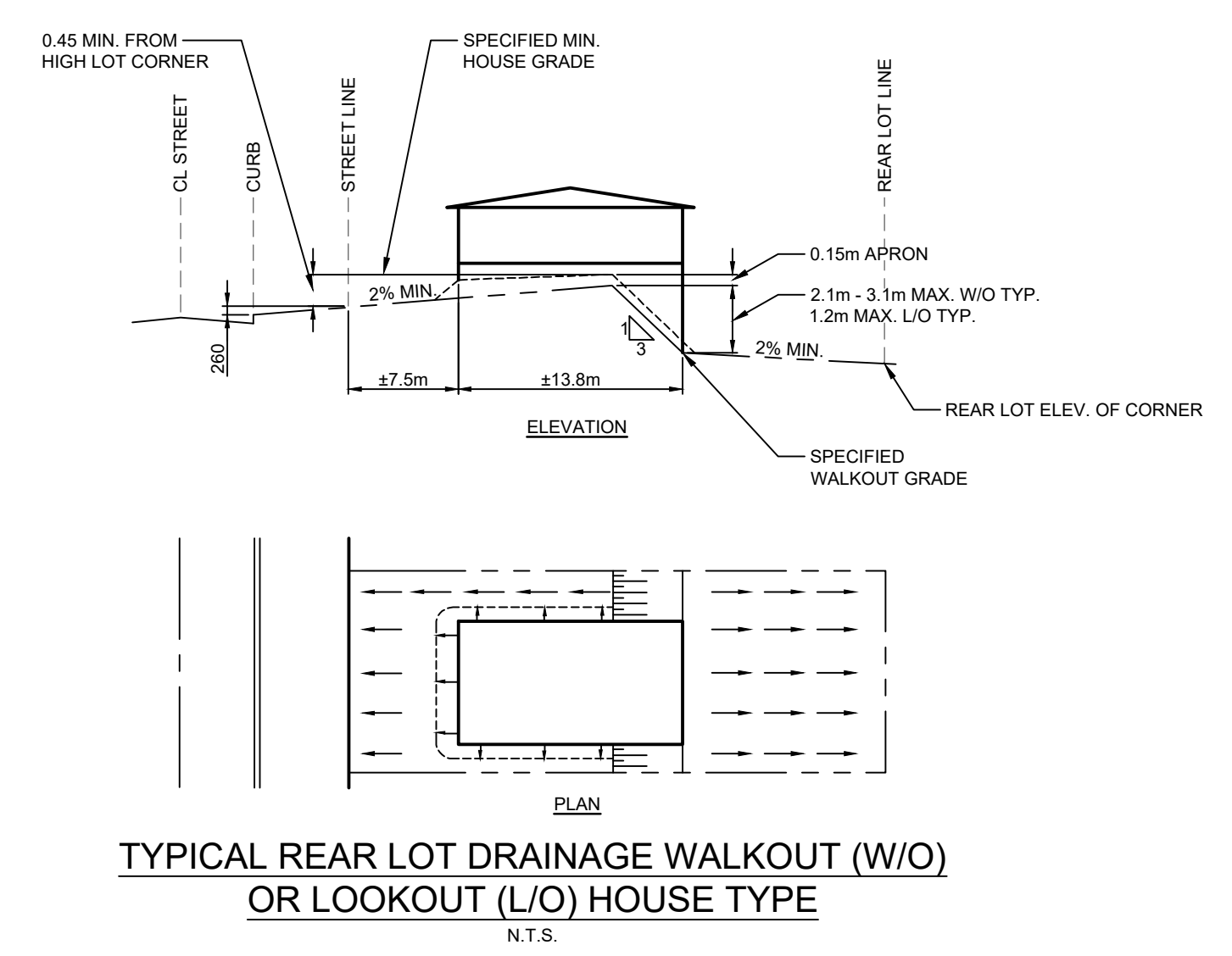
STRAW BALE CHECK DAM (V-DITCH)

- NOTE:
1. WATER MUST FLOW OVER THE BALES, NOT AROUND THE ENDS.
 2. THIS DETAIL TO BE READ IN CONJUNCTION WITH OPSD 219.180

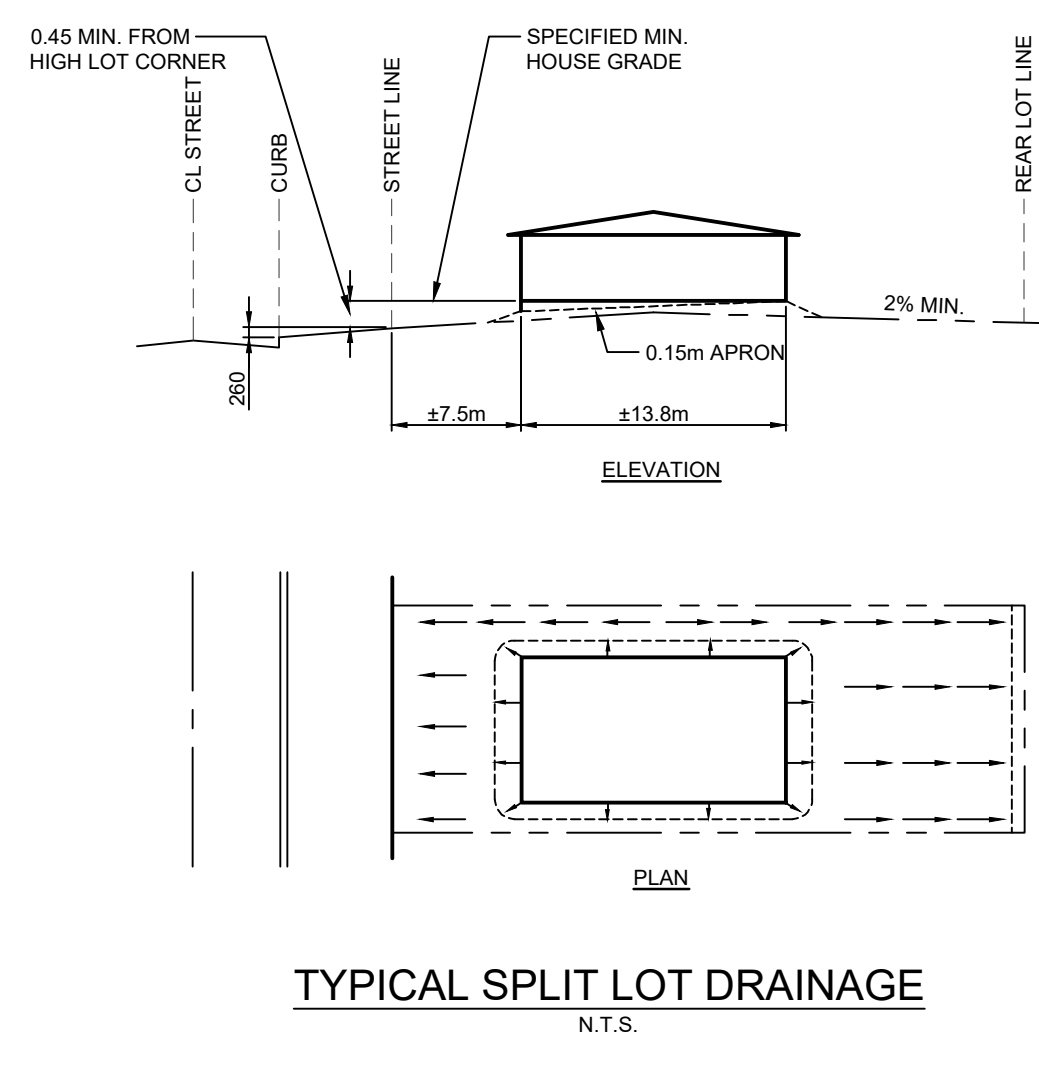


SUBDRAIN DETAIL

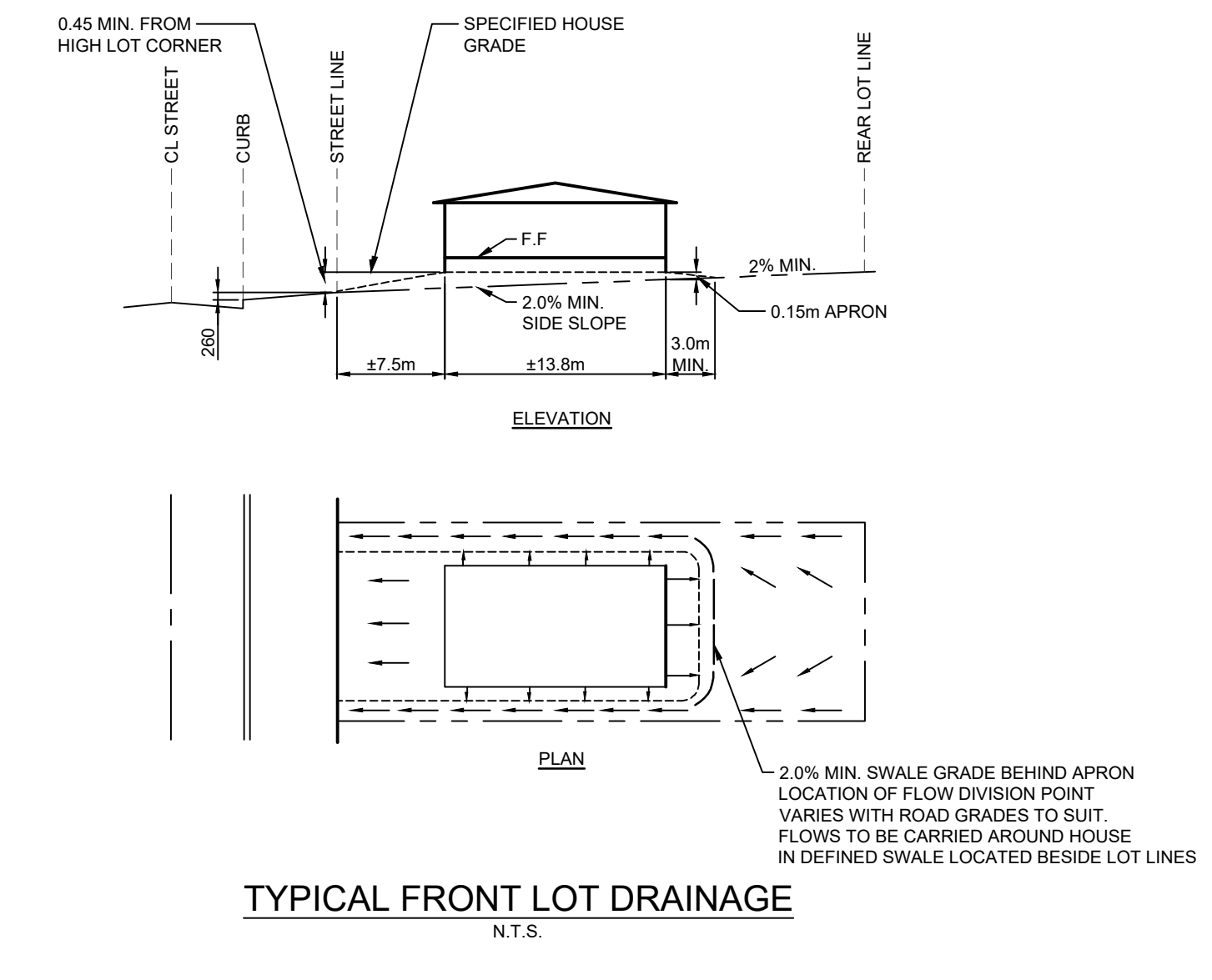
- NOTE:
- SUBDRAIN TO BE WRAPPED WITH NON WOVEN CLASS 1 GEOTEXTILE F.O.S 75 TO 150, 1 THICKNESS AS PER OPS 1860



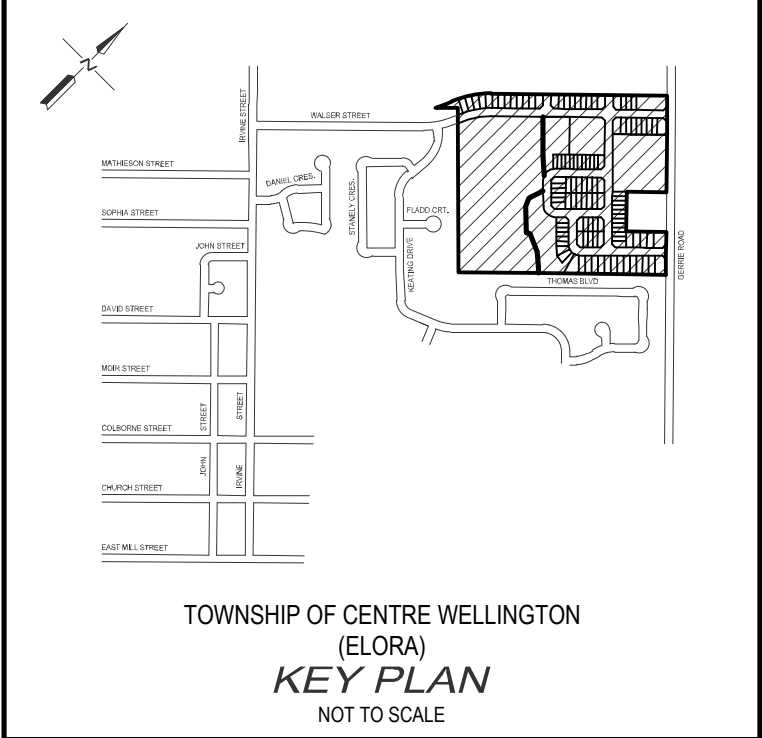
TYPICAL REAR LOT DRAINAGE W/O OR LOOKOUT (L/O) HOUSE TYPE



TYPICAL SPLIT LOT DRAINAGE



TYPICAL FRONT LOT DRAINAGE



- NOTES :
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 2. ADDITIONAL TOPOGRAPHICAL SURVEY BY GIMSBY AND MANNERLOW LIMITED COMPLETED ON JULY 29, 2013.
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NO.	DATE	REVISION DESCRIPTION	CHKD
2.	08/03/2022	ISSUED FOR DRAFT PLAN APPROVAL	G.E.A.
1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.

BluePlan ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
 330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
 TEL 519-748-1440 www.gblueplan.ca

AINLEY FARM SUBDIVISION

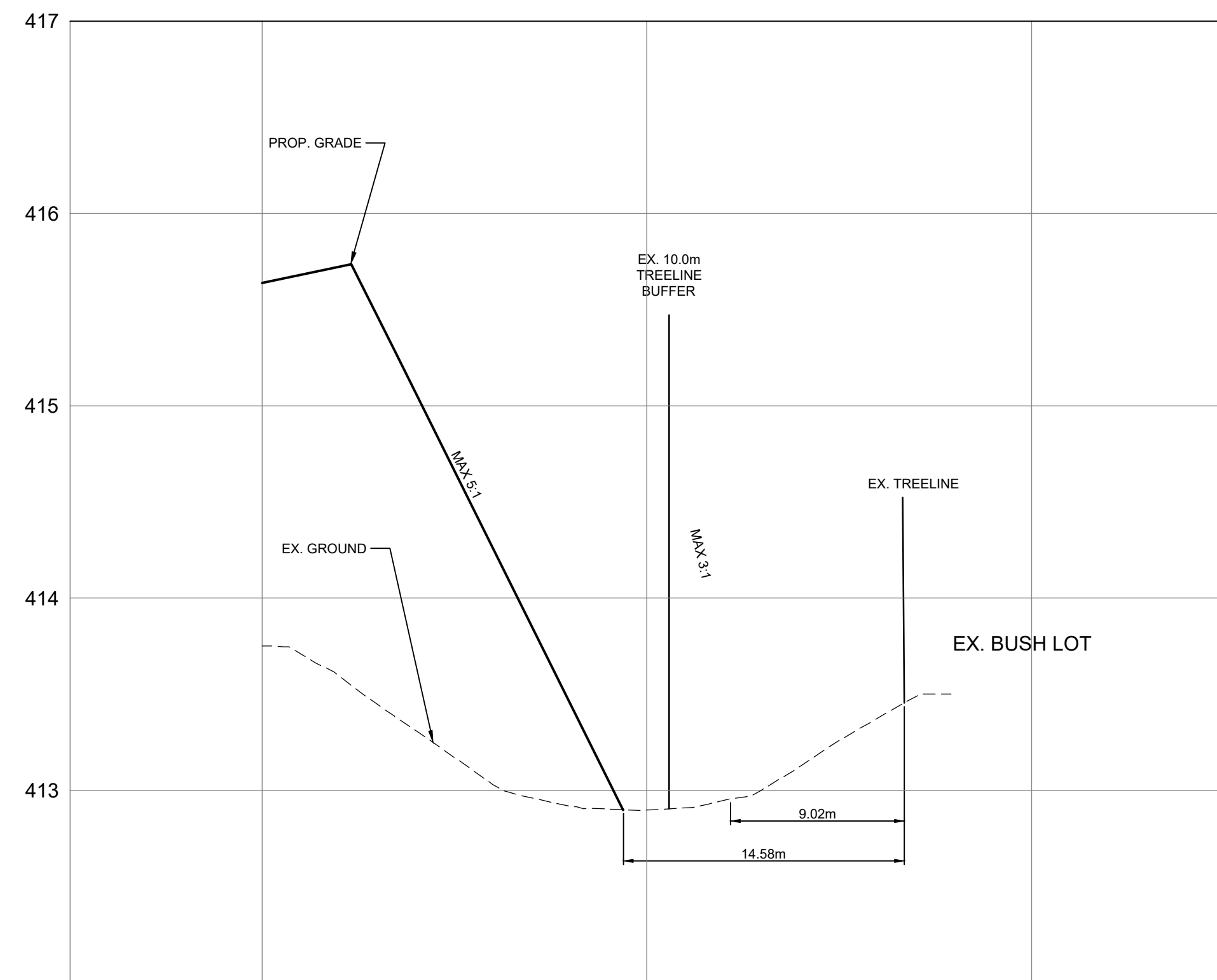
JAMES KEATING CONSTRUCTION LIMITED

TOWNSHIP OF CENTRE WELLINGTON (ELORA)

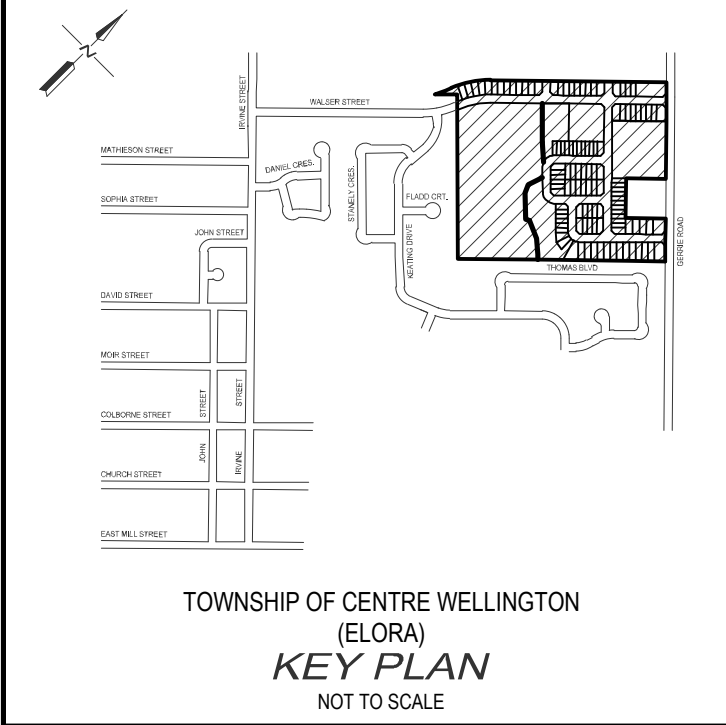
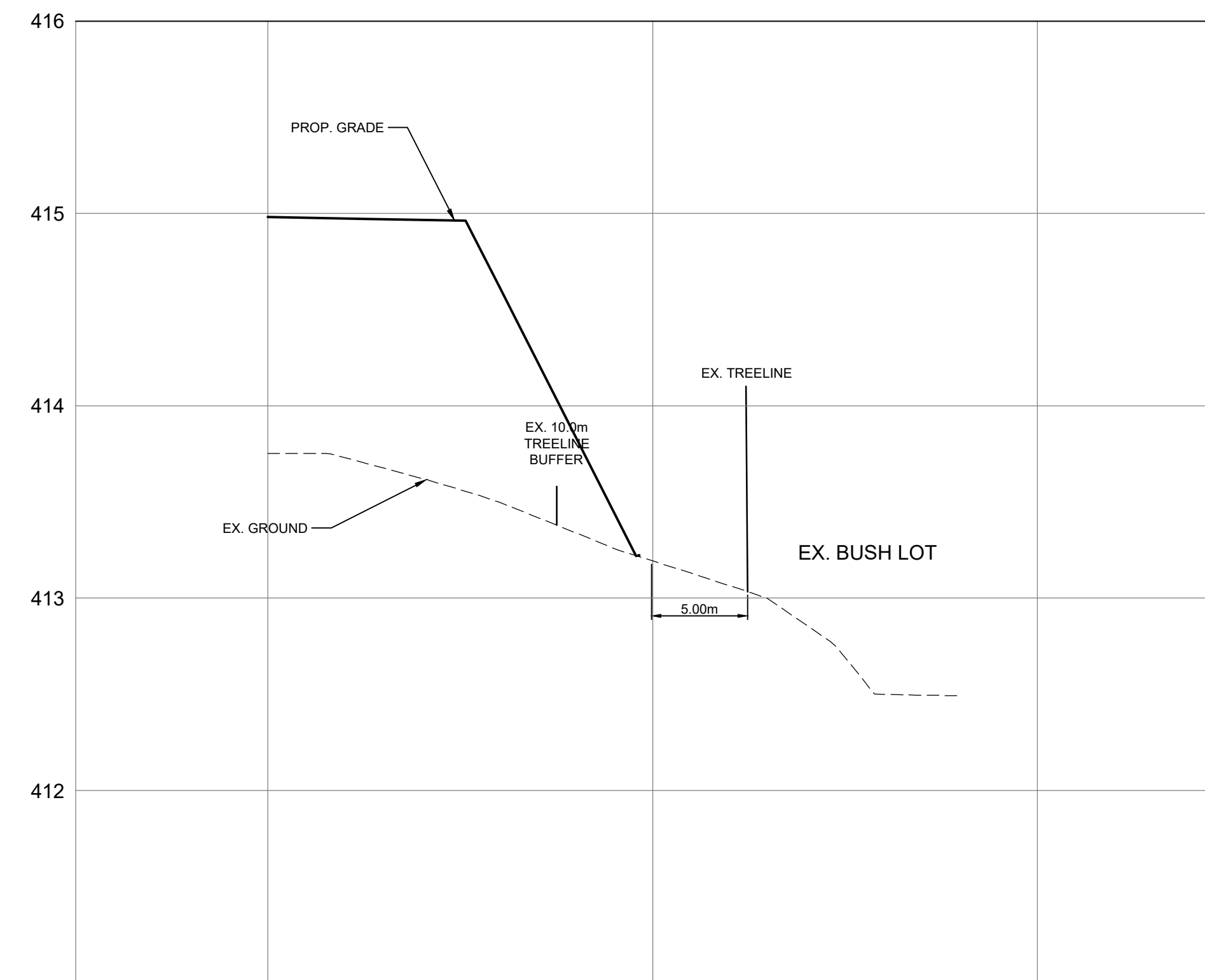
DETAILS PLAN 2

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
C.M.	-	411009	
DESIGNED BY :	DATE :	SCALE :	
S.P.	JANUARY 2019	1:500	29

SECTION A-A



SECTION B-B



NOTES :

1. TOPOGRAPHICAL SURVEY PROVIDED BY NORTHWAY PHOTOMAP INC. COMPLETED ON JUNE 2, 2005.
2. ADDITIONAL TOPOGRAPHIC SURVEY BY GAMSBY AND MANNERLOW LIMITED COMPLETED ON JULY 29, 2013.
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6. WETLAND LIMIT BOUNDARIES FROM PRELIMINARY ENVIRONMENTAL IMPACT STUDY REPORT PROVIDED BY NORTH-SOUTH ENVIRONMENTAL INC. DATED JUNE 2006.
7. HIGH WATER LEVEL ("HWL") INFORMATION FROM PRELIMINARY ENVIRONMENTAL IMPACT STUDY REPORT PROVIDED BY NORTH-SOUTH ENVIRONMENTAL INC. DATED JUNE 2006.

BENCH MARKS :

- TOP NUT OF HYDRANT BETWEEN HOUSE
NO'S 92 & 94 ON KEATING DRIVE = ELEV. 410.878
- NAIL IN EAST FACE OF HYDRO LIGHT POLE ON NORTHWEST CORNER OF IRVINE STREET AND MATHESON STREET = ELEV. 407.774
- TOP NORTHEAST CORNER OF HYDRO TRANSFORMER AT NORTHWEST CORNER OF SWIM POND AND IRVINE STREET = ELEV. 408.468

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

NO.	DATE	REVISION DESCRIPTION	CHKD
2.	08/03/2022	REISSUED FOR DRAFT PLAN APPROVAL	G.E.A.
1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.

BluePlan
ENGINEERING

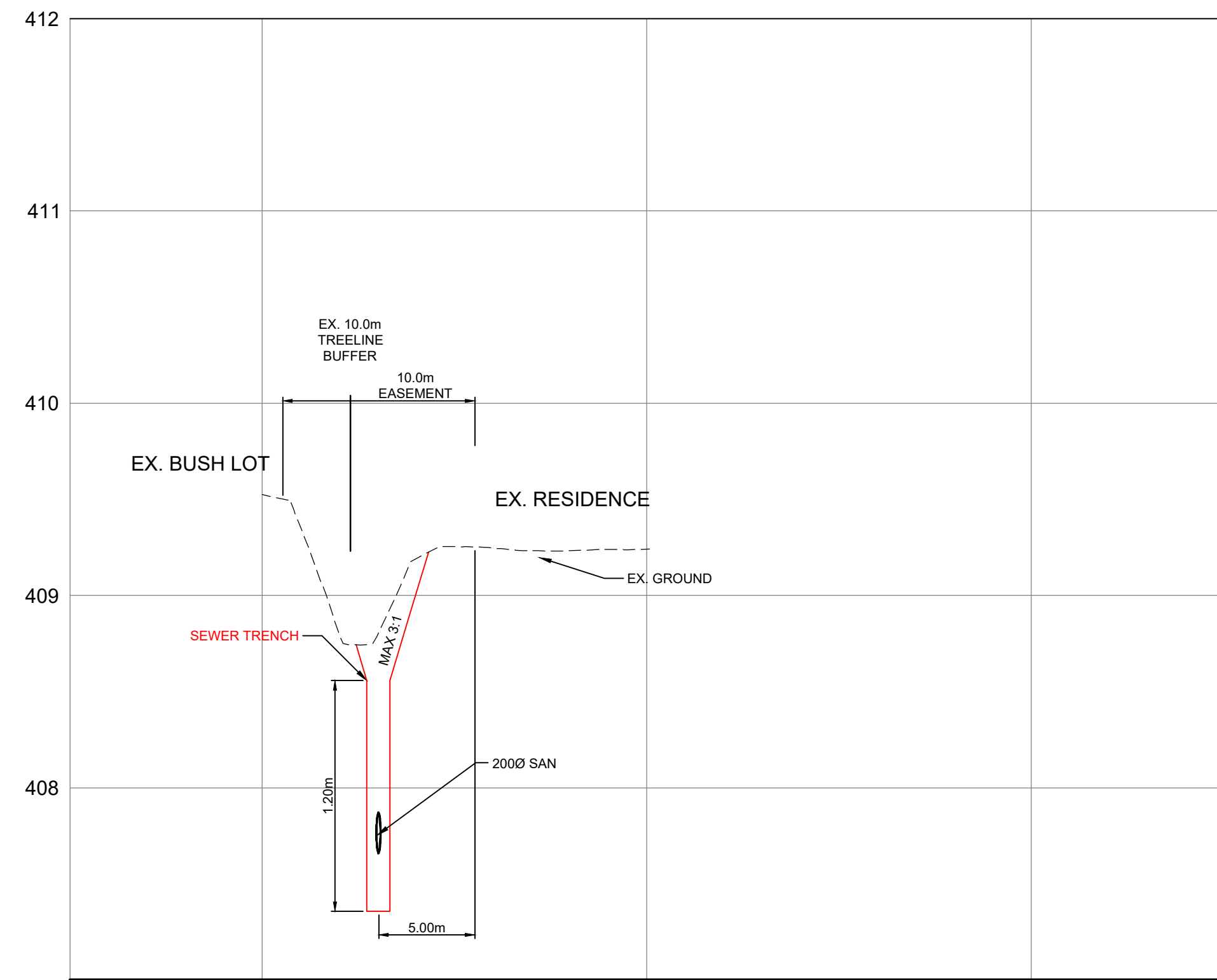
QUELPH | OWEN SOUND | LISTOWEL | RITCHIEBERG | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL 519-748-1440 www.gmbblueplan.ca

AINLEY FARM SUBDIVISION
JAMES KEATING
CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)

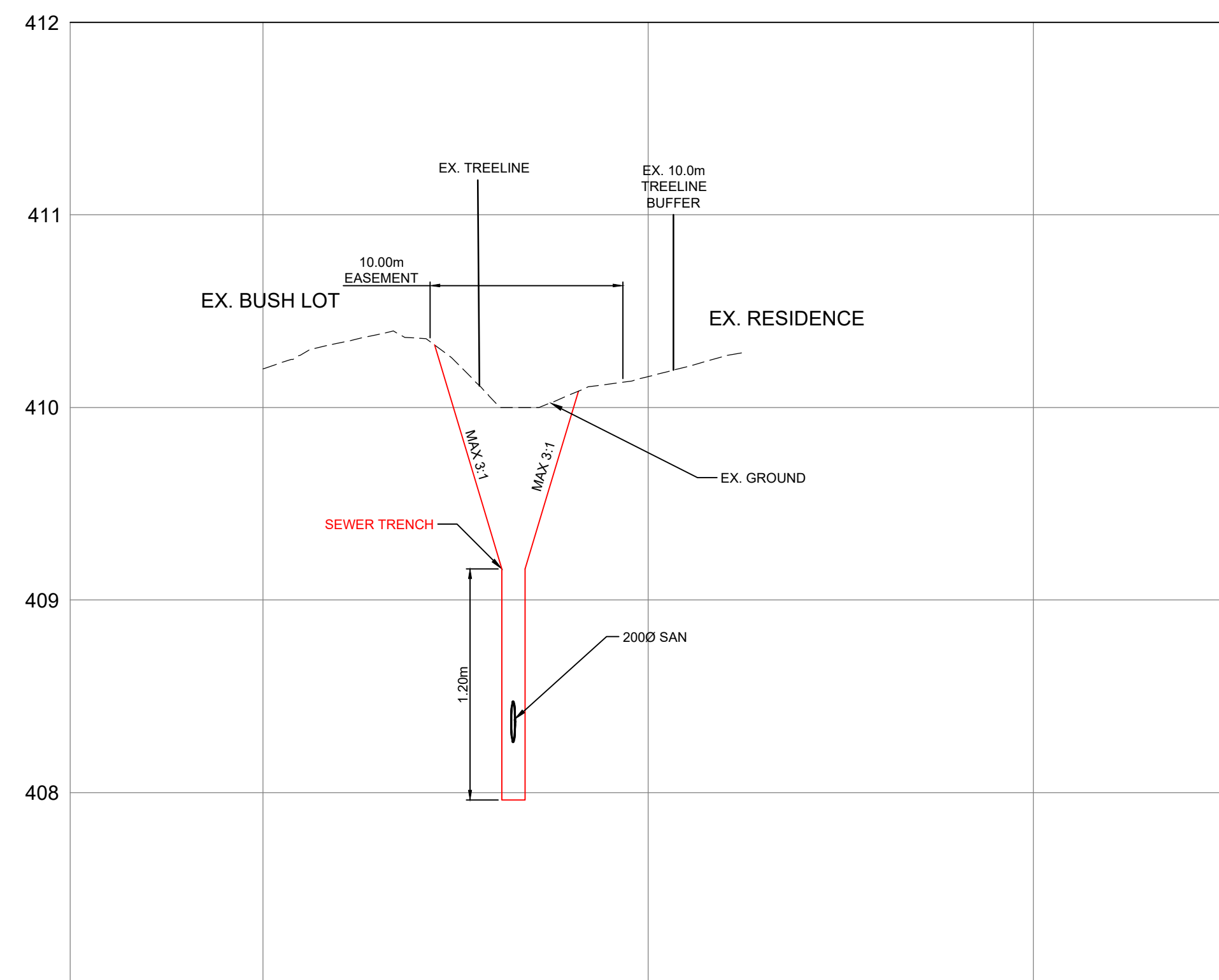
TREE LINE LIMIT SECTION VIEWS

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
C.M.	--	411009	30
DESIGNED BY :	DATE :	SCALE :	
S.P.	JANUARY 2019	H 1:250 V 1:25	

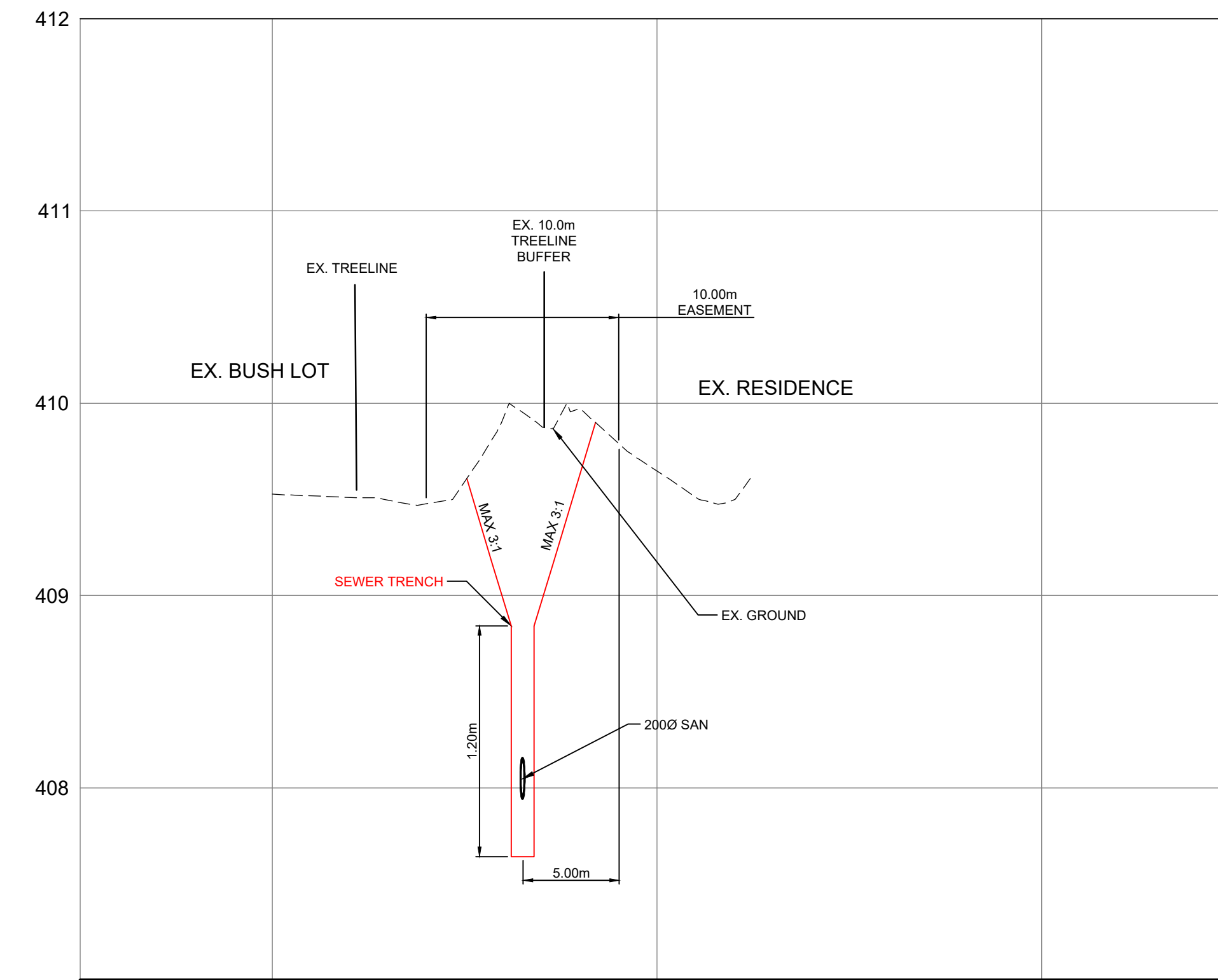
SECTION G-G



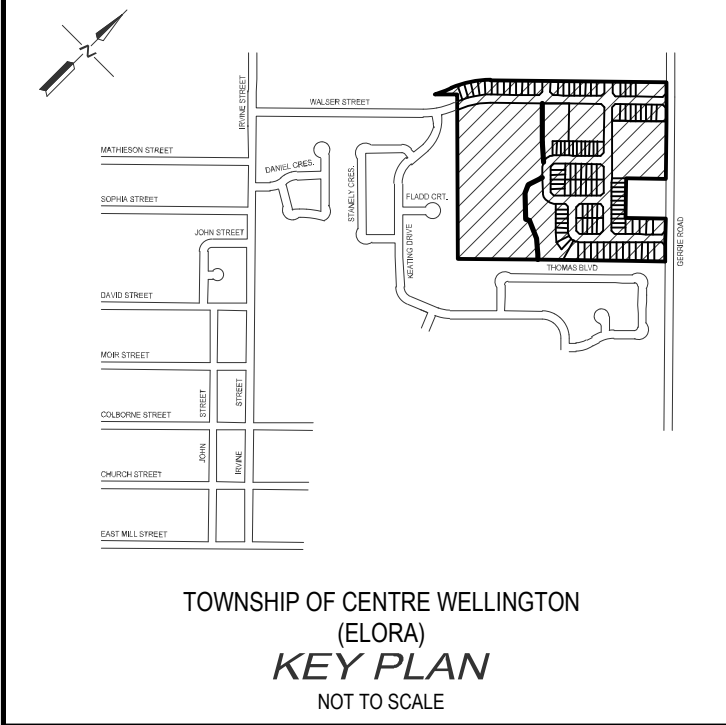
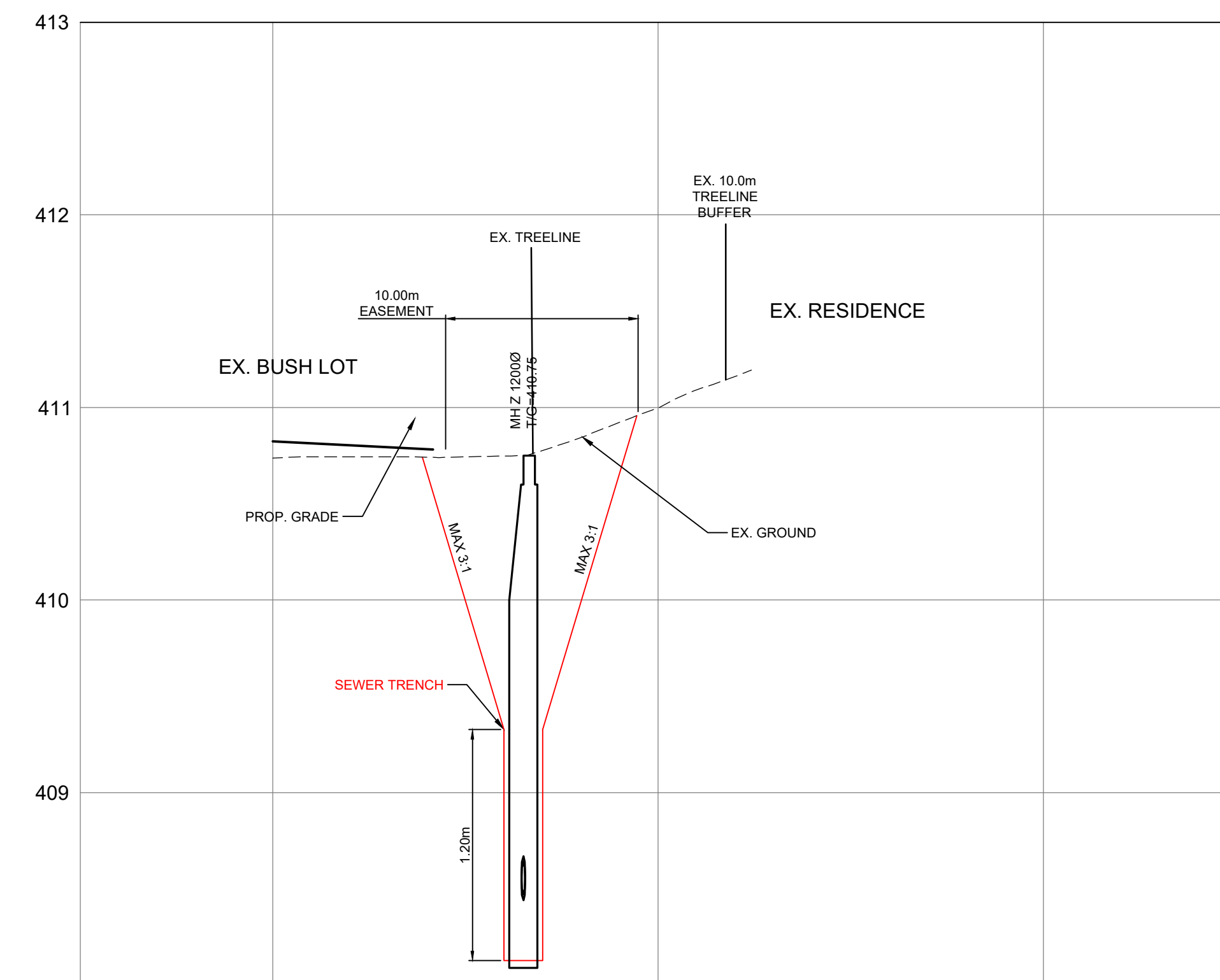
SECTION I-I



SECTION H-H



SECTION J-J



- NOTES :**
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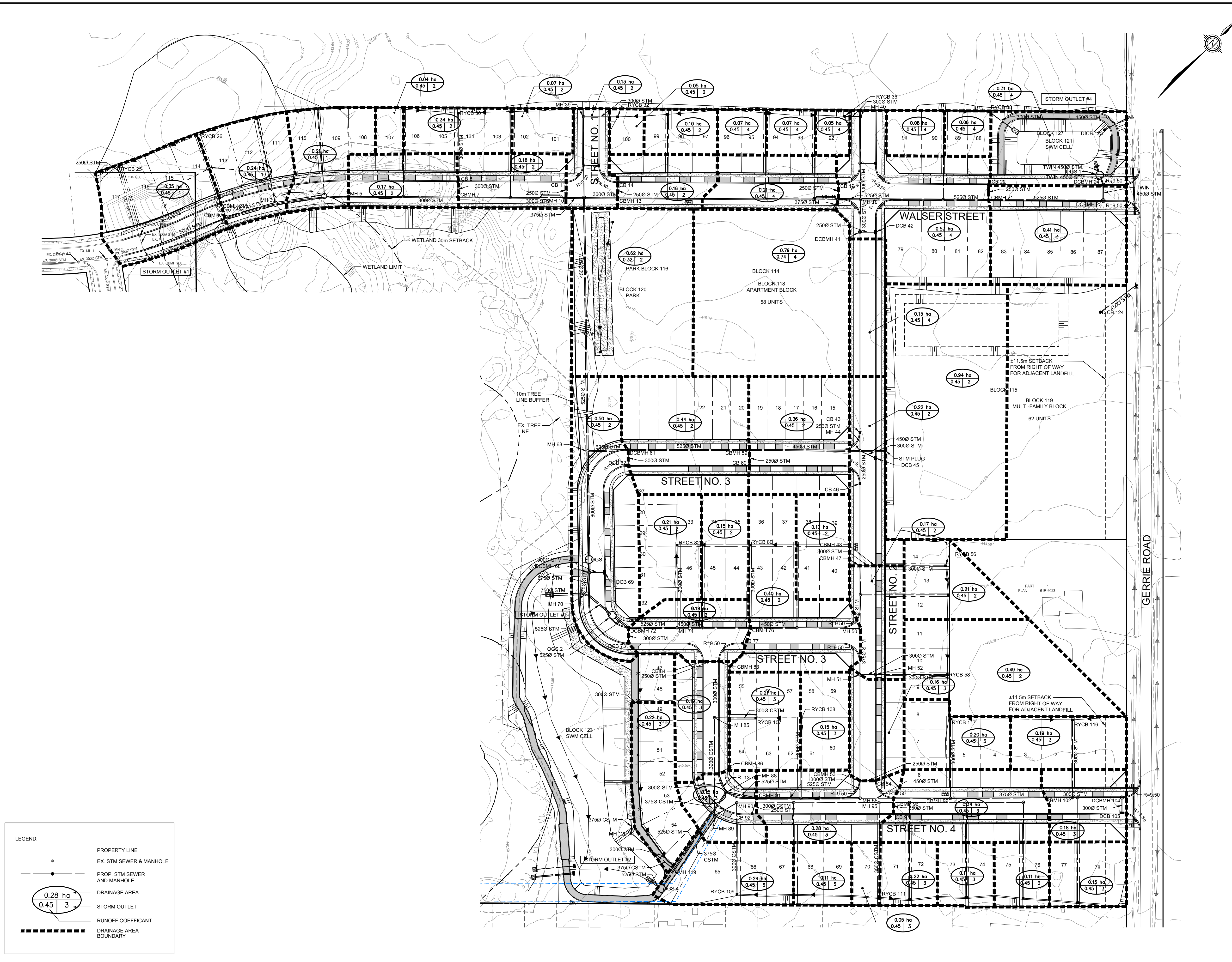
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NO.	DATE	REVISION DESCRIPTION	CHKD
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1.	07/04/2019	ISSUED FOR DRAFT PLAN APPROVAL	P.G.

GUELPH | OWEN SOUND | LISTOWEL | RITCHIEBER | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL 519-748-1440 www.gnbblueplan.ca

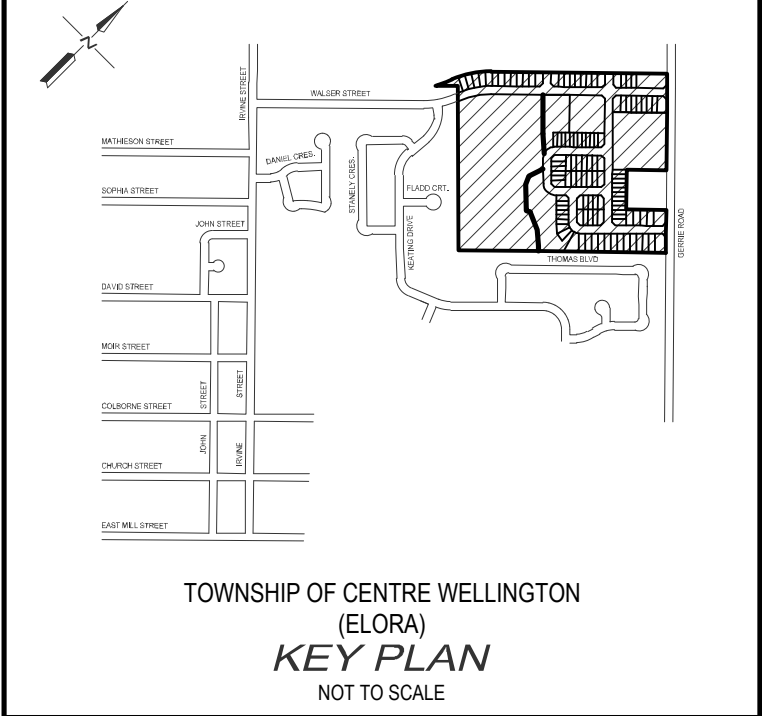
AINLEY FARM SUBDIVISION
JAMES KEATING
CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE
WELLINGTON (ELORA)
SANITARY EASEMENT SECTION
VIEWS

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
C.M.	--	411009	31
DESIGNED BY :	DATE :	SCALE :	
S.P.	JANUARY 2019	H 1:250 V 1:25	



LEGEND:

	PROPERTY LINE
	EX. STM SEWER & MANHOLE
	PROP. STM SEWER AND MANHOLE
	DRAINAGE AREA
	STORM OUTLET
	RUNOFF COEFFICIENT
	DRAINAGE AREA BOUNDARY



- NOTES:**
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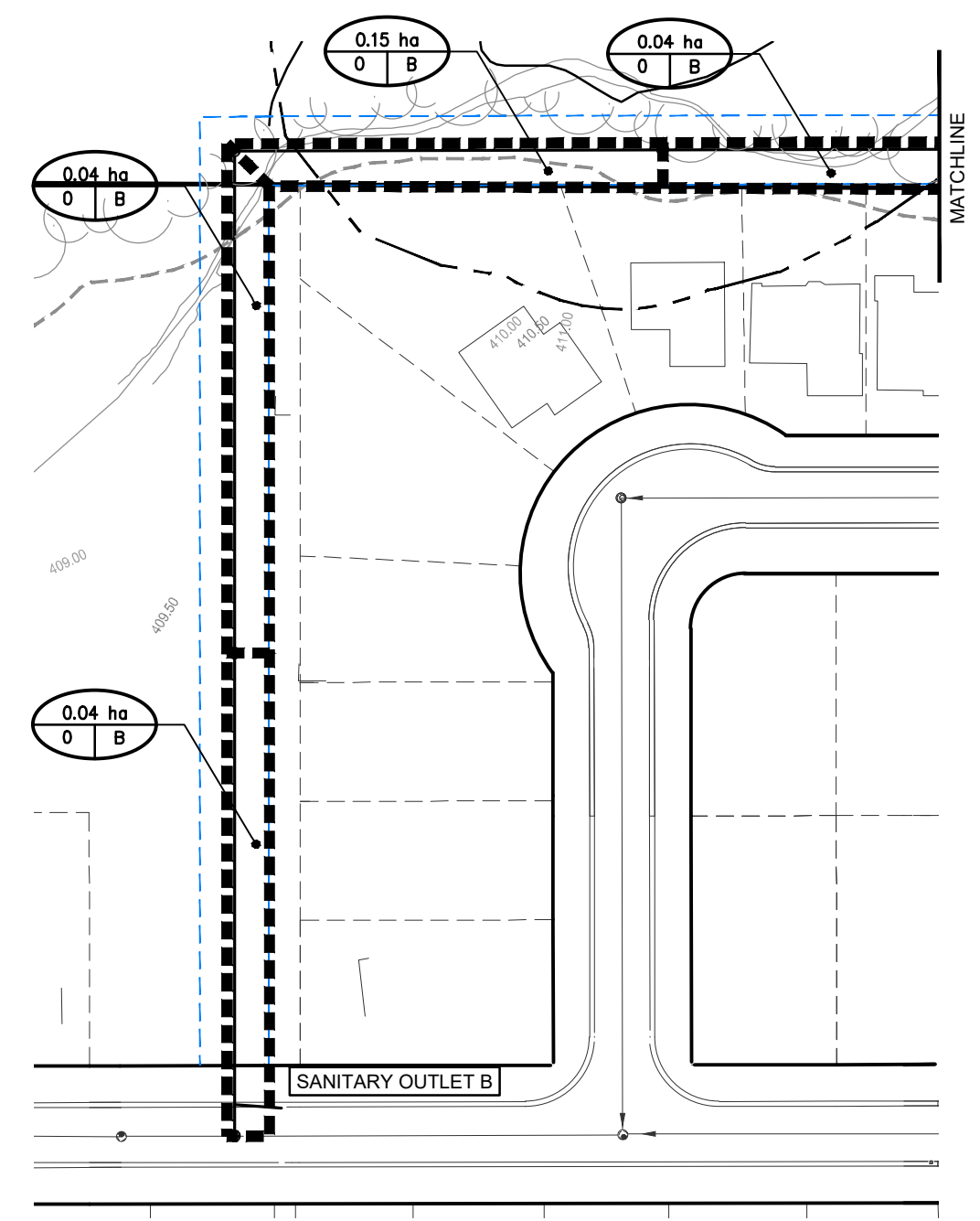
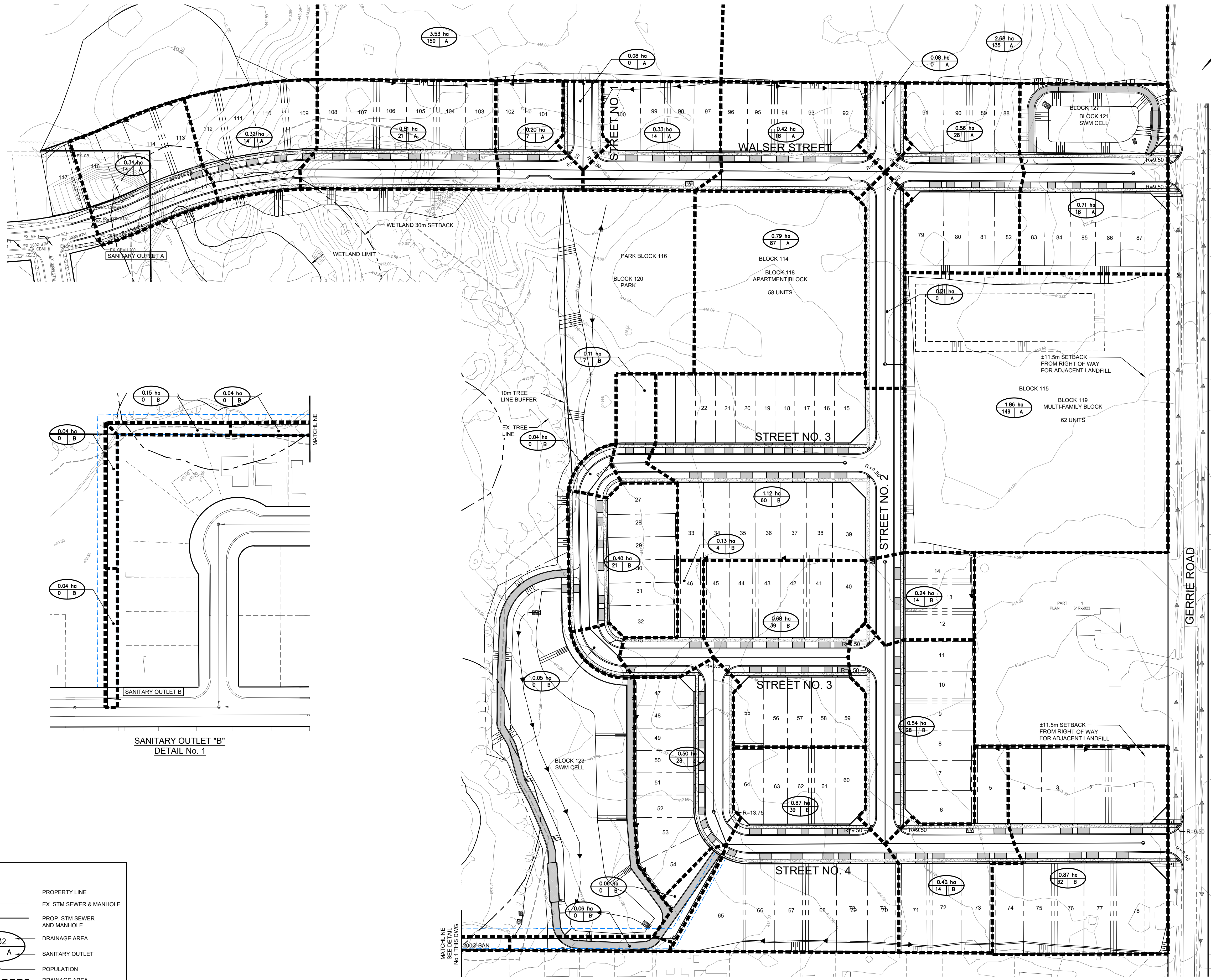
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 330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
 TEL 519-745-1440 | www.blueplan.ca

AINLEY FARM SUBDIVISION
JAMES KEATING
CONSTRUCTION LIMITED
 TOWNSHIP OF CENTRE
 WELLINGTON (ELORA)
STORM DRAINAGE AREA PLAN

DRAWN BY: C.M.	APPROVED BY: --	PROJECT NO.: 411009	DRAWING NO.: 32
DESIGNED BY: S.P.	DATE: JANUARY 2019	SCALE: 1:1000	



LEGEND:

- PROPERTY LINE
- o- EX. STM SEWER & MANHOLE
- o- PROP. STM SEWER AND MANHOLE
- DRAINAGE AREA
- SANITARY OUTLET
- POPULATION
- DRAINAGE AREA BOUNDARY

TOWNSHIP OF CENTRE WELLINGTON
(ELORA)
KEY PLAN
NOT TO SCALE

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ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL 519-748-1440 www.blueplan.ca

AINLEY FARM SUBDIVISION
JAMES KEATING CONSTRUCTION LIMITED
TOWNSHIP OF CENTRE WELLINGTON (ELORA)
SANITARY DRAINAGE AREA PLAN

DRAWN BY: C.M.	APPROVED BY: --	PROJECT NO.: 411009	DRAWING NO.: 33
DESIGNED BY: S.P.	DATE: JANUARY 2019	SCALE: 1:1000	