

—□—	DENOTES SURVEY MONUMENT SET
—■—	DENOTES SURVEY MONUMENT FOUND
IB	DENOTES .015 X .015 X 0.60 IRON BAR
SIB	DENOTES .025 X .025 X 1.20 STANDARD IRON BAR
SSIB	DENOTES .025 X .025 X 0.60 SHORT STANDARD IRON BAR
MTE	DENOTES MTE ONTARIO LAND SURVEYORS LTD.
892	DENOTES J. G. FLAHERTY, O.L.S.
982	DENOTES H. R. WHALE, O.L.S.
P1	DENOTES DEPOSITED PLAN 61R-22110
T/C	DENOTES TOP OF CURB
T/W	DENOTES TOP OF WALL
RWALL	DENOTES RETAINING WALL



The diagram illustrates a utility layout with the following components:

- GAS LINE:** Represented by a brown line with three brown circles. The label "GAS" is at the right end.
- OVERHEAD HYDRO:** Represented by a magenta line with three magenta circles. The label "OH" is at both the left and right ends.
- CENTERLINE OF ROAD:** Represented by a dashed black line.
- WATER LINE:** Represented by a blue line with four blue circles.
- SANITARY SEWER:** Represented by a purple line with three purple circles. The label "SAN" is at the right end.
- STORM SEWER:** Represented by a cyan line with three cyan circles. The label "STM" is at the right end.
- DIRECTION OF FLOW:** Indicated by a thick magenta arrow pointing to the right.

GAS METER	 GM
HYDRO METER	 HM
HYDRO POLE	 HP
DOWNSPOUT	 DS
MP/DISCHARGE	 SUM
WATERVALVE	 WV
DRY CLEAN-OUT	 C.O.

- MATCH TO EXISTING GRADE AT ALL LOT LINES. ATTEMPTS ARE TO BE MADE TO ENSURE ANY ABUTTING LOTS WITH DRAINAGE OUTLETTING ONTO THE SUBJECT PROPERTY WILL CONTINUE TO DO SO.
- THE OWNER ACKNOWLEDGES THAT THE PROPOSED GRADING DOES NOT MEET TOWNSHIP STANDARDS. DUE TO CONSTRAINTS OF THE ELEVATIONS OF THE ABUTTING LOTS, MINIMAL SLOPE IS AVAILABLE TO CREATE SURFACE RUN-OFF. THE DESIGN MAKES EVERY ATTEMPT TO PROVIDE AN OUTLET FOR THE SURFACE DRAINAGE. PONDING AND SLOW DRAINAGE RUN-OFF MAY OCCUR FROM TIME TO TIME.
- DOWNSPOUTS TO DISCHARGE TO SWALES AND CANNOT BE REDIRECTED TOWARDS ABUTTING DWELLINGS.
- DRIVEWAY TO BE CONSTRUCTED WITH MINIMUM 150mm GRANULAR 'A' BASE, 150mm GRANULAR 'B' SUB BASE.
- BUILDER IS RESPONSIBLE TO COORDINATE WITH HYDRO, GAS AND OTHER UTILITIES.
- PROPOSED 3:1 SLOPES AND 2:1 SLOPES MAY BE REDUCED OR SUPPLEMENTED WITH LANDSCAPE WALLS AT THE DISCRETION OF THE BUILDER.
- DRIVEWAY TO BE CURBED (MIN. 0.15m HIGH) AND PROPOSED 2:1 SLOPE TO EXISTING DITCH.
- DRIVEWAY RAMP (WITHIN MUNICIPAL RIGHT-OF-WAY) TO BE ASPHALT (MIN. 50mm HLB).
- ALL DISTURBED AREAS TO BE TOPSOILED (200mm MIN.) AND SODDED/SEEDED. WITHIN THE MUNICIPAL RIGHT-OF-WAY, SOD IS REQUIRED.
- WRITTEN PERMISSION FROM THE ABUTTING PROPERTY OWNER IS REQUIRED IF GRADING EXTENDS ONTO THEIR LANDS.

- ALL SILT FENCING TO BE INSPECTED AND INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING OR EXCAVATING.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES.
- ALL EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GRASS/VEGETATION HAS BEEN STABILIZED BY RESTORATION OF GROUND COVER.
- ANY DISTURBED AREAS NOT UNDER ACTIVE CONSTRUCTION ARE TO BE STABILIZED WITH TOPSOIL AND SEED/SOD.
- ANY MUD/DEBRIS TRACKING ONTO MUNICIPAL ROAD ALLOWANCES WILL BE CLEANED UP BY THE END OF THE WORK DAY (DAILY).

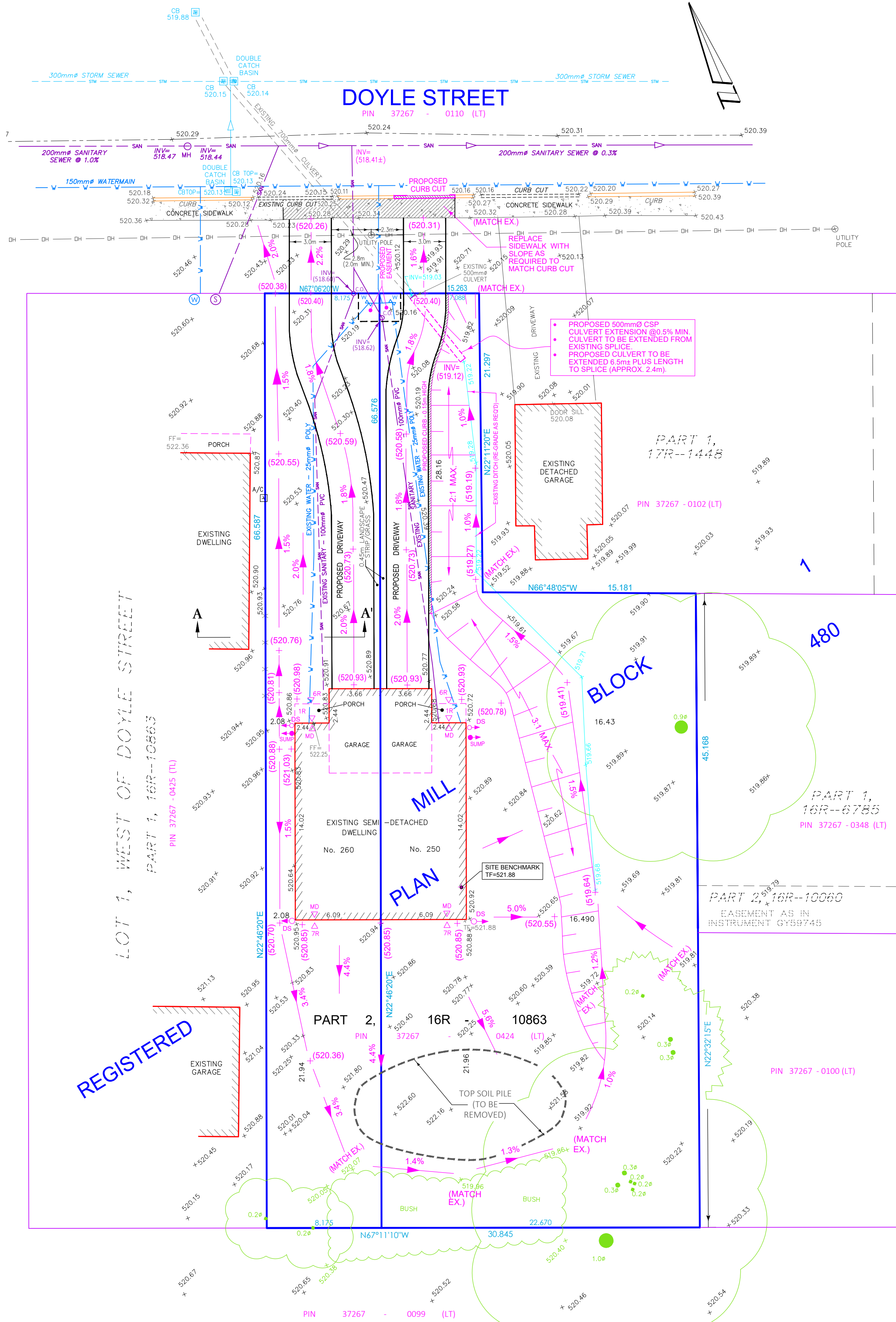
- SUMP PUMPS TO DISCHARGE TO GRADE.
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT THE PROPOSED UNDERSIDE OF FOOTING WILL ALLOW A GRAVITY SANITARY SEWER CONNECTION.
- THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY AND BASED ON ENGINEERING DRAWINGS P2, GEN, LGR2 AND XS BY WMI & ASSOCIATES LTD, AND ADDITIONAL LOCATES BY SCOTT BETTS.
- PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.
- 1.0m MINIMUM SEPARATION BETWEEN SEWER (SANITARY AND STORM) AND WATER SERVICE CONNECTIONS.
- WATER SERVICE (PRIVATE SIDE) IS 25mm DIA. (1" O.D., 7/8" I.D.) IPEX BLUE 904 POLY.
- SANITARY SERVICE (PRIVATE SIDE) IS 100mm DIA. PVC SDR.28 AT 2.0% MIN. MINIMUM SLOPE. CLEAN OUTS LOCATED AS SHOWN.
- WATER SERVICE TO BE INSULATED IF LESS THAN 2.0m GROUND COVER IS PROVIDED.
- ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE COMPLETED IN CONFORMANCE WITH TOWNSHIP MUNICIPAL SERVING STANDARDS AND APPLICABLE OPSS/OPSDs. A LIST OF ALL MATERIALS, FIXTURES AND APPURTENANCES IS TO BE SUBMITTED TO THE TOWNSHIP FOR REVIEW/APPROVAL PRIOR TO INSTALLATION.

Diagram illustrating the cross-section of a trenchless sewer/watermain installation. The structure consists of the following layers and components:

- NEW SEWER/WATERMAIN**: The central pipe being installed.
- 300mm**: Dimension indicating the width of the trench.
- O.D.**: Outside Diameter of the pipe.
- 300mm**: Dimension indicating the thickness of the top layer of **100mm STYROFOAM HI-40**.
- 100mm STYROFOAM HI-40**: The top layer of insulation.
- COVER MATERIAL**: The layer below the styrofoam.
- GRAN "A" BEDDING**: The layer below the cover material.
- 300mm (MIN.)**: Dimension indicating the minimum thickness of the granular bedding layer.

The diagram illustrates a proposed driveway layout. On the left, an 'EXISTING DWELLING No. 260' is shown with a red dashed line representing its boundary. A blue solid line marks the 'PROPERTY LINE'. To the right of the property line is an 'EXISTING FENCE' marked with 'X's. A pink dashed line represents the 'PROPOSED DRIVEWAY'. The driveway starts at a point labeled '(520.96)' on the property line, runs horizontally to a point labeled '(520.76)', and then turns right to a point labeled '(520.87±)' on the 'PROPOSED DRIVEWAY'. A dashed line with an arrow indicates a '0.15m MIN. DEPTH' from the driveway to the 'C. OF SWALE' (center of swale), which is marked by a vertical dashed line.

NOTE: PROPOSED SWALE TO BE 0.15m MIN. BELOW GRADE AT EXISTING DWELLING.



THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

[illegible]

- PIN 37267-0424 (LT) & PIN 37267-0425(LT)
- ADDRESS: 250 & 260 DOYLE ST, DUNDALK
- PART OF MILL BLOCK 1, REGISTERED PLAN 480, GEOGRAPHIC VILLAGE OF DUNDALK, TOWNSHIP OF SOUTHGATE, COUNTY OF GREY

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
2. 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 0.995447.
3. 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.

- MINIMUM LOT AREA = 350 m²
- MINIMUM LOT FRONTAGE = 10.0 m
- MINIMUM FRONT YARD = 9.0 m
- MINIMUM INTERIOR SIDE YARD = 2.0m
- MINIMUM REAR YARD = 9.0 m
- MAXIMUM LOT COVERAGE = 40%

TOP OF FOUNDATION	= (521.88 EX.
UNDERSIDE OF FOOTING	= (519.34)
BASEMENT FLOOR	= (519.57)
FINISHED FLOOR	= (522.25 EX.
GARAGE CUT	= (0.95)

BENCHMARK REFERENCE:
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CVGD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

BASED ON TOP OF FOUNDATION OF EXISTING DWELLING HAVING AN ELEVATION OF 521.88 METRES.

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE
24th DAY OF JANUARY, 2022.


JAMES M. LAWS
ONTARIO LAND SURVEYOR



CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- THIS SKETCH IS PROTECTED BY COPYRIGHT. ©

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

**PART OF MILL BLOCK 1,
REGISTERED PLAN 480
BEING PARTS 1 AND 2, DEPOSITED PLAN 16R-10863
GEOGRAPHIC VILLAGE OF DUNDALK
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY**

1	REVISE DRIVEWAYS	JUNE 28-22
0	INITIAL SUBMISSION	APRIL 22-22
NO.	REVISION	DATE

PREPARED FOR: STEVEN VERBEEK

DRAWING SCALE 1 : 200



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
--	----------------------------	---------------------------------

www.vanharten.com info@vanharten.com

DRAWN BY: NCH	DESIGNED BY: WV	CHECKED BY: WV
---------------	-----------------	----------------

Jun 27, 2022-9:53:16 AM

Jun 27, 2022-9:53:16 AM
G:\DUNDALK (ALSO SEE ORANGEVILLE L)\480\ACAD\SITE PLAN PTBLOCK1 (30749-21
VERBEEK) UTM 2010 REV1.dwg