

LEGEND:

—□—	DENOTES SURVEY MONUMENT SET		DECIDUOUS TREE
—■—	DENOTES SURVEY MONUMENT FOUND		CONIFEROUS TREE
IB	DENOTES .015 X .015 X 0.60 IRON BAR		TO BE REMOVED
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		
GAS LINE	— — — — —		
OVERHEAD HYDRO	— — — — —		
CENTERLINE OF ROAD	— — — — —		
WATER LINE	— — — — —		
SANITARY SEWER	— — — — —		
STORM SEWER	— — — — —		
DIRECTION OF FLOW	— — — — —		
SILT FENCING	— — — — —		
PROPOSED CULVERT	— — — — —		
EXISTING ELEVATION	x 401.05		
PROPOSED ELEVATION	+(401.05)		
			GM
			HM
			HP
			DS
			SUMP
			WV
			C.O.
			PROPOSED CBMH

NOTES:

- MATCH TO EXISTING GRADE AT ALL LOT LINES. ATTEMPTS ARE TO BE MADE TO ENSURE ANY ABUTTING LOTS WITH DRAINAGE OUTLETING 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 HL3)
- 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.
- RESTORE SIDEWALK AND CURB AS REQUIRED AS PER SOUTHGATE MSS AND OPSD 310.020, 310.050 (SIDEWALK) AND 600.040 (CURB).

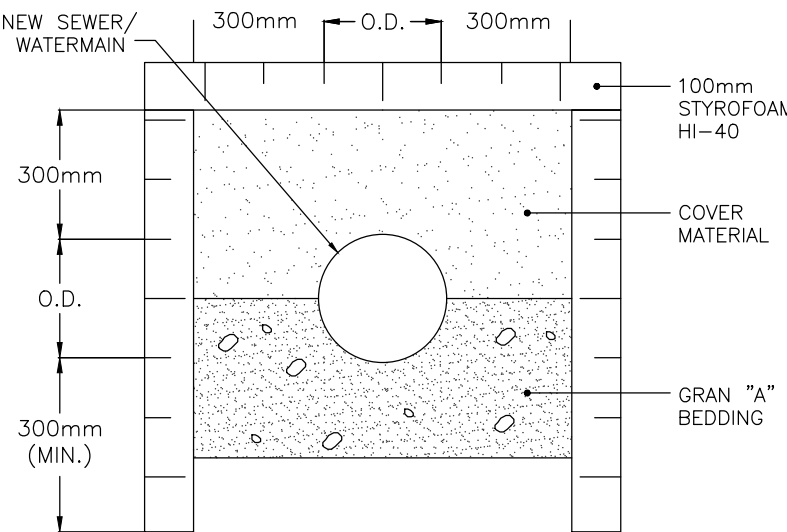
SEDIMENT AND EROSION CONTROL NOTES:

- 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 GROUND SURFACES HAVE 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).

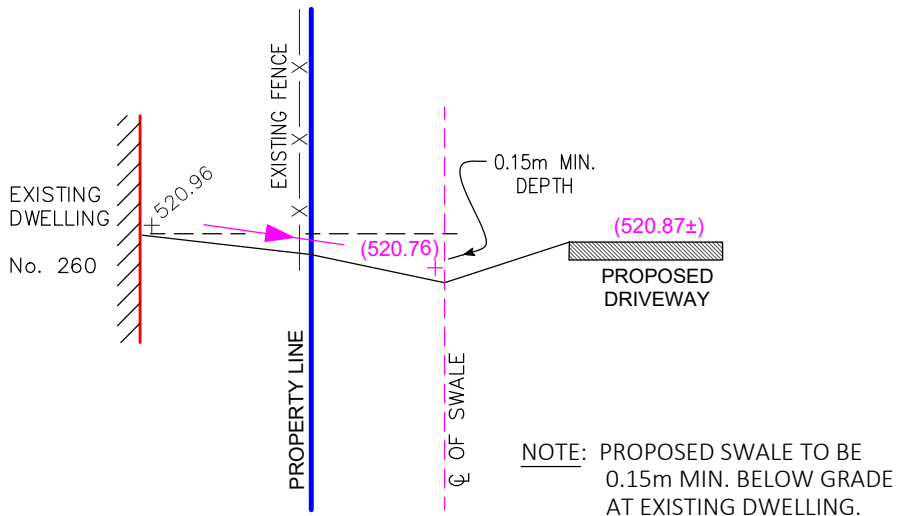
SERVICING NOTES:

- 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 SERVICING STANDARDS AND APPLICABLE OPSPS/OPSDs. A LIST OF ALL MATERIALS, FIXTURES AND APPURTENANCES IS TO BE SUBMITTED TO THE TOWNSHIP FOR REVIEW/APPROVAL PRIOR TO INSTALLATION.

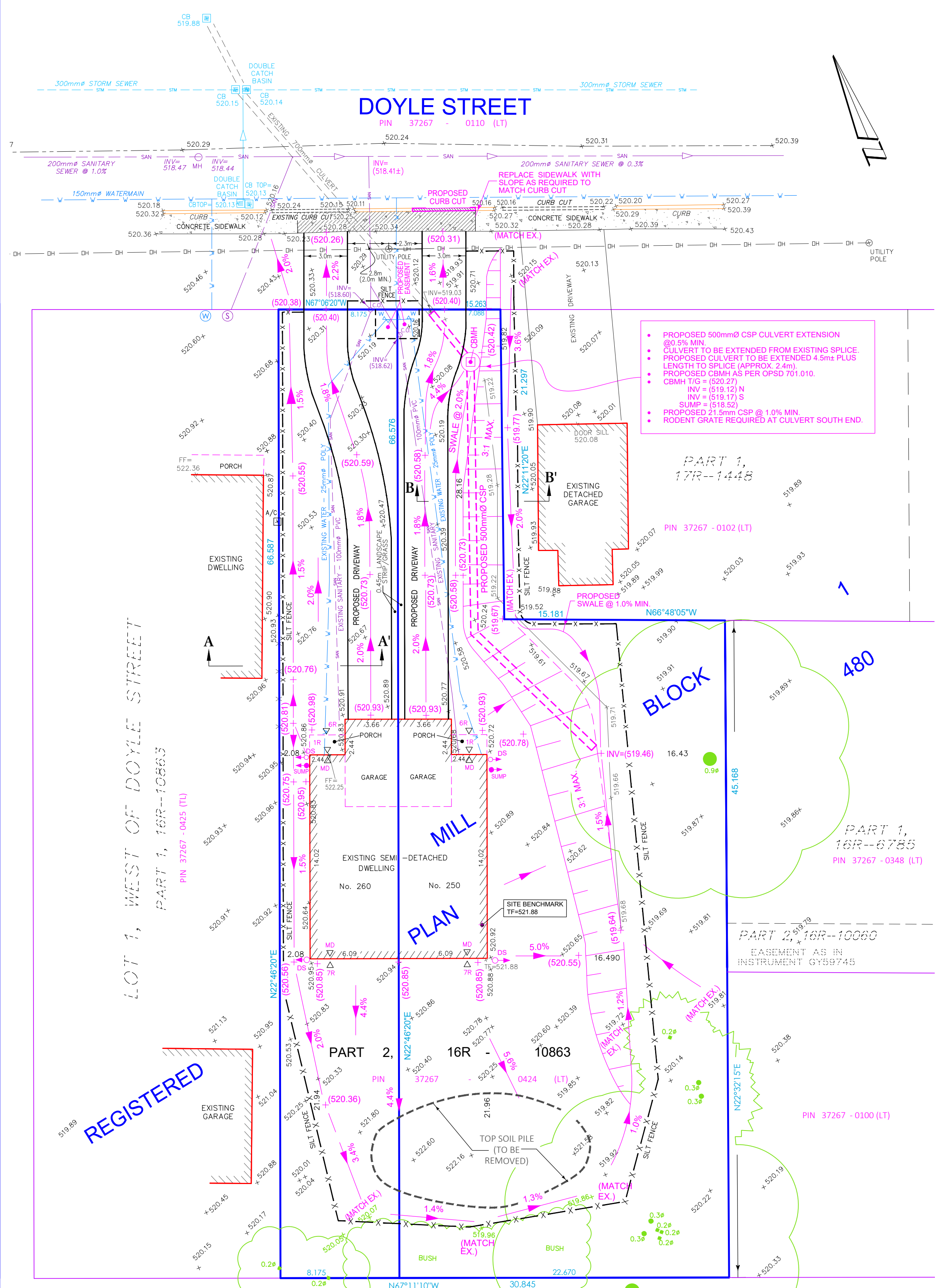
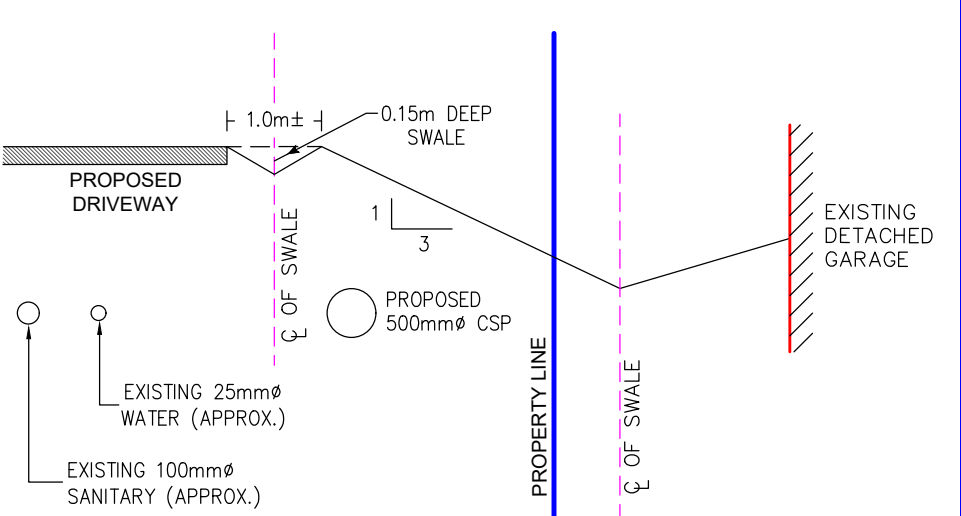
TYPICAL PIPE INSULATION DETAIL



CROSS-SECTION A-A'
N.T.S.



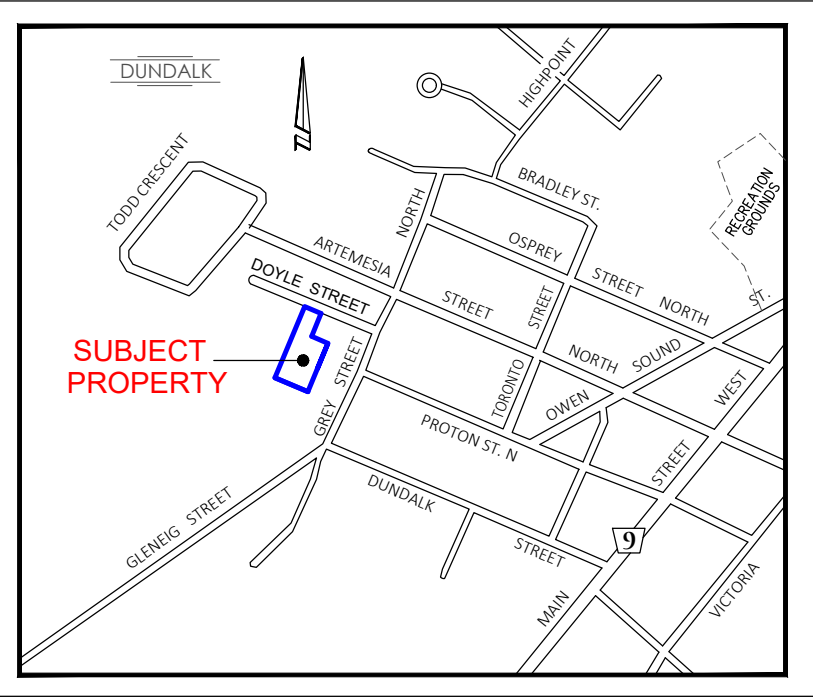
CROSS-SECTION B-B'
N.T.S.



CALL BEFORE YOU DIG

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.

KEYMAP:



PROPERTY DESCRIPTION:

- 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

BEARING AND COORDINATE NOTE:

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

ZONING: RESIDENTIAL TYPE 3 ZONE (R3)

- 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%

EXISTING DWELLING:

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

SURVEY INFORMATION:

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.

SITE BENCHMARK :

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

TOPOGRAPHIC SURVEY DATE:

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

James M. Laws
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.

SITE PLAN FOR:

**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**

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
2	EXTEND CSP CULVERT / TWP ENG. COMMENTS	JULY 20-22
1	REVISE DRIVEWAYS	JUNE 28-22
0	INITIAL SUBMISSION	APRIL 22-22

PREPARED FOR: STEVEN VERBEEK

PROJECT No. 30749-21

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

Jul 20, 2022-11:53:55 AM
G:\DUNDALK (ALSO SEE ORANGEVILLE L)\480\ACAD\SITE PLAN PTBLOCK1 (30749-21 VERBEEK) UTM 2010 REV2.dwg