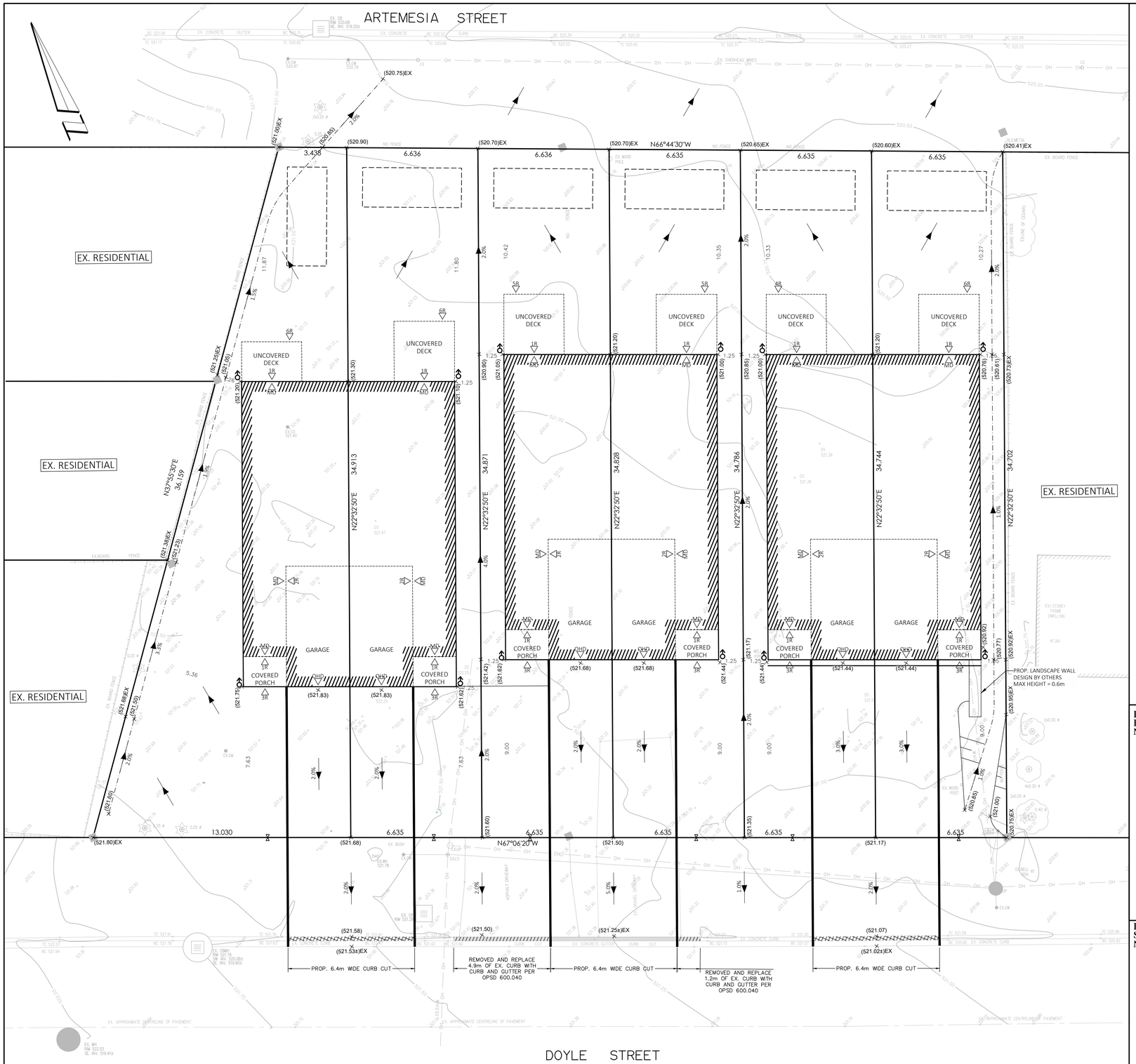


GENERAL NOTES

1. CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE TOWNSHIP OF SOUTHGATE MUNICIPAL SERVICING STANDARDS, THE ONTARIO BUILDING CODE, AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
2. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT, AND REGULATIONS FOR CONSTRUCTION PROJECTS.
3. A RIGHT OF WAY OCCUPANCY PERMIT MUST BE OBTAINED FROM THE TOWNSHIP OF SOUTHGATE A MINIMUM OF 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
4. THE OWNER IS RESPONSIBLE FOR COORDINATION OF ALL REQUIRED UTILITIES.
5. CONTRACTOR TO BE RESPONSIBLE FOR PROVISION, MAINTENANCE AND RESTORATION OF THE CONSTRUCTION ACCESS.
6. TEMPORARY SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWNSHIP AND APPLICABLE CONSERVATION AUTHORITY. REFER TO SHEET C03 FOR TYPICAL CONTROLS.
7. DISTURBED AREAS TO BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE ARE OF THEIR WORK WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RELATING TO DAMAGE OF SAME.
9. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES, FOR THE PURPOSES OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
10. A GEOTECHNICAL CONSULTANT SHOULD BE RETAINED TO CARRY OUT NECESSARY INSPECTIONS AND TESTING DURING CONSTRUCTION TO ENSURE PROPER PLACEMENT OF MATERIAL AND ADEQUATE COMPACTION.
11. PARKING AND DRIVEWAY SURFACES TO BE CONSTRUCTED OF A STABLE HARD SURFACE AND TREATED TO PREVENT EROSION AND THE RAISE OF DUST AND LOOSE PARTICLES.
12. ANY ERRORS, OMISSIONS AND/OR CHANGE OF CONDITIONS ON SITE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PERFORMING THE RELATED WORK.
13. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

GRADING NOTES

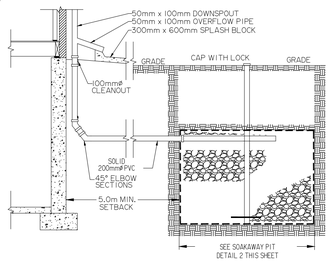
1. TOP OF FOUNDATION WALL TO BE MINIMUM 0.15m ABOVE FINISHED GRADE AROUND THE BUILDING PERIMETER. UNDERSIDE OF FOOTING TO BE A MINIMUM OF 1.22m BELOW FINISHED GRADE AROUND THE BUILDING PERIMETER. LOT TO BE GRADED SO THAT WATER DOES NOT ACCUMULATE AT // NEAR BUILDINGS OR SEWAGE SYSTEMS.
2. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE PROPOSED FOOTING ELEVATION AND PLUMBING ALLOWS GRAVITY CONNECTION TO THE SEWAGE SYSTEM.
3. LOT GRADING DESIGN TO BE IN GENERAL CONFORMANCE WITH TOWNSHIP OF SOUTHGATE MUNICIPAL STANDARDS MANUAL.
4. PROPOSED DRIVEWAY SLOPES TO BE BETWEEN 2% MINIMUM AND 6% MAXIMUM.
5. ALL SLOPES NOT TO EXCEED 3H:1V UNLESS OTHERWISE NOTED.
6. DISTURBED LOT AREAS TO BE RESTORED WITH MINIMUM 150mm TOPSOIL AND EITHER SEED OR SOD.
7. MATCH EXISTING GRADES AT ALL PROPERTY BOUNDARIES. GRADING NOT TO EXTEND ONTO ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER(S). A COPY OF ANY SUCH AGREEMENT IS TO BE MADE AVAILABLE TO THE DIRECTOR OF ENGINEERING PRIOR TO ANY TOPSOIL STRIPPING OR GRADING.
8. ALL GRANULAR MATERIAL TO BE COMPACTED TO MINIMUM 100% AND OTHER MISCELLANEOUS FILL MATERIAL TO BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (UNLESS OTHERWISE PRESCRIBED BY A QUALIFIED GEOTECHNICAL ENGINEER).
9. ALL EARTHWORKS ACTIVITIES TO BE UNDERTAKEN IN CONFORMANCE WITH O.Reg. 406/19 REGARDING ON-SITE AND EXCESS SOIL MANAGEMENT.

WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY

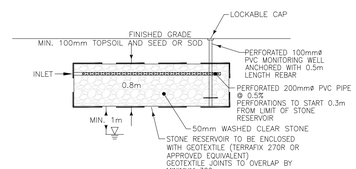
1. PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWNSHIP OF SOUTHGATE (E.G. ROAD OCCUPANCY PERMIT, ENTRANCE PERMIT, ETC.).
2. CONTRACTOR TO COMPLY WITH CONDITIONS OF ALL PERMITS ISSUED BY THE MUNICIPALITY. WHERE A PERMIT CONDITION DIFFERS FROM THESE NOTES, THE PERMIT(S) SHALL TAKE PRECEDENT.
3. NOTIFICATION TO THE TOWNSHIP, FIRE AND EMERGENCY SERVICES, AND SCHOOL BOARDS REQUIRED TO BE PROVIDED A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK.
4. DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD ARE TO BE PAVED.
5. DRIVEWAY CUTS NOT TO BE MADE UNTIL AFTER THE BUILDING FOUNDATION IS CONSTRUCTED. ALL CUTS TO BE MECHANICALLY CUT IN ACCORDANCE WITH TOWNSHIP OF SOUTHGATE SPECIFICATIONS.
6. ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE AT THE DEVELOPER'S COST AND ARE TO BE COMPLETED BY A TOWNSHIP APPROVED CONTRACTOR.
7. CONTRACTOR TO BE RESPONSIBLE FOR PROPERLY COMPACTING BACKFILL MATERIAL AND RESTORING SURFACES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE TOWNSHIP OF SOUTHGATE.
8. ROAD MUST BE MAINTAINED TO A MINIMUM OF ONE LANE AT ALL TIMES FOR EMERGENCY ACCESS PER THE OTM GUIDELINES.
9. A MINIMUM OF 1.5m CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL SIDEWALKS AND DRIVEWAYS TO THE EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT OF WAY. IF THIS CLEARANCE IS NOT MAINTAINED, THEY SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE.
10. ANY CHANGES AND/OR DEVIATIONS FROM THE SUBMITTED APPROVED PLANS ARE SUBJECT TO RE-APPROVAL BY THE TOWNSHIP.
11. BACKFILL MATERIALS AND PLACEMENT TO CONFORM TO THE ROAD OCCUPANCY PERMIT. UNLESS OTHERWISE SPECIFIED, TRENCHES ARE TO BE BACKFILLED WITH GRANULAR SUBOBASE COURSE CLASS 'B', IN 150mm LAYERS TO 450mm BELOW THE ROAD SURFACE. EACH LIFT IS TO BE COMPACTED USING MECHANICAL AND OPSS STANDARDS.
12. DISTURBED BOULEVARD AREAS TO FINE GRADED AND RESTORED WITH 100mm TOPSOIL AND No. 1 NURSERY SOD TO THE SATISFACTION OF THE TOWN.
13. TOP COURSE ASPHALT TO BE REMOVED AND REPLACED ACROSS LIMITS OF ROAD RESTORATION AREAS. ASPHALT TO BE FULLY RESTORED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT AND ENCOMPASS ALL SERVICING. PRIOR TO PERMANENT PAVEMENT REPAIRS, A 300mm WIDE STRIP OF ASPHALT IS TO BE REMOVED ON EACH SIDE OF THE RESTORATION AREA BY FULL DEPTH SAW CUTTING.
14. IF APPLICABLE, SUBDRAINS MUST REMAIN INTACT AND AT GRADE DURING THE CONSTRUCTION AND RESTORATION.
15. REPLACED ROAD CURBS TO BE BARRIER CURB AND GUTTER PER OPSD 600.040.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH OTM BOOK 7 – TEMPORARY CONDITIONS. NOTE, BOOK 7 DEPICTS THE MINIMUM STANDARDS AND THE THE TOWNSHIP MAY REQUIRE ADDITIONAL SIGNAGE.

NOT FOR CONSTRUCTION

DETAIL 1
BUILDING DOWNSPOUT CONNECTION DETAIL
NTS

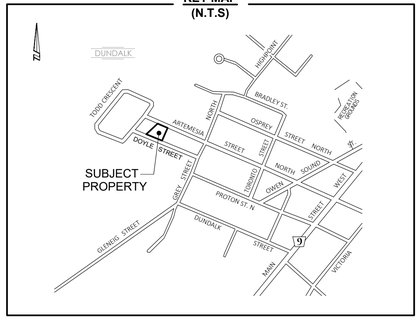


DETAIL 2
SOAKAWAY PIT
NTS



NOTES:
1) BOTTOM OF STONE TO HAVE MINIMUM 1m VERTICAL CLEARANCE FROM SEASONAL HIGH GROUND WATER.
2) SOAKAWAY PIT TO BE LOCATED MINIMUM 5m FROM BUILDING FOUNDATION.
3) ARRANGEMENT OF PIPE CONNECTIONS TO SOAKAWAY PIT TO BE FIELD–DETERMINED BASED ON SOAKAWAY PIT AND DOWNSPOUT LOCATIONS.
4) ROOF DRAINAGE TO BE DIRECTED TO SOAKAWAY PIT.
5) DOWNSPOUTS TO OVERFLOW TO SPLASH PAD AT GRADE. REMOVABLE SCREEN TO BE PLACED AT DOWNSPOUT CONNECTION TO REDUCE DEBRIS ENTRY.

KEY MAP
(N.T.S)



LEGEND

- EX. ELEVATION — ×394.25
- EX. STORM/SANITARY MANHOLE
- EX. CATCHBASIN MANHOLE
- EX. CATCHBASIN
- EX. HYDRO POLE — HP
- EX. WATER VALVE
- PROP. WATER VALVE
- MATCH EX. GRADE — ×(331.14)EX
- PROP. GRADE — ×(331.14)
- PROP. SLOPE — 1.2%
- PROP. SWALE — 2.0%
- 3H:1V MAX. SLOPE
- PROP. DOWNSPOUT

PROPOSED DWELLINGS:

		UNIT 1A/1B	UNIT 2A/2B	UNIT 3A/3B
TOP OF FOUNDATION	=	(521.98)	(521.83)	(521.59)
UNDERSIDE OF FOOTING	=	(519.44)	(519.29)	(519.05)
BASEMENT FLOOR	=	(519.69)	(519.54)	(519.30)
FINISHED FLOOR	=	(522.34)	(522.19)	(521.95)
GARAGE FLOOR	=	(521.83)	(521.68)	(521.44)
GARAGE CUT	=	(0.15m)	(0.15m)	(0.15m)

NOTES:
- FINAL BUILDING PLANS NOT AVAILABLE
- 2% GARAGE SLAB SLOPE REQUIRED
- ELEVATIONS BASED ON 7'-10" (2.39m) FOUNDATION WALLS, 4" (0.10m) BASEMENT FLOOR, 6" (0.15m) FOOTINGS AND 14" (0.36m) FLOOR ASSEMBLY

BENCHMARK

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO ONTARIO MINISTRY OF NATURAL RESOURSE BENCHMARK N° 00820048005 WITH A PUBLISHED ELEVATION OF 525.577 METRES (CGVD-1928:PRE-1978).

METRIC:

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

NO.	REVISION	BY	DATE
0	ISSUED FOR APPROVAL	KC	AUGUST 15, 2025

DRAWING REVISION SCHEDULE

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
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www.vanharten.com info@vanharten.com

DRAWN BY: KC	DESIGN BY: KC	CHECKED BY: BH

Aug 18,2025–8:40am
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STAMP: LICENSED PROFESSIONAL ENGINEER — K. N. CAMPBELL — 100560754 — Aug 15-25 — PROVINCE OF ONTARIO

STAMP

CAUTION:

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.
- THE BUILDER MUST ENSURE A MINIMUM OF 1.22m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION.
- THIS SKETCH IS PROTECTED BY COPYRIGHT

CLIENT: 2684742 ONTARIO INC.

PROJECT No: 34397-25

PROJECT: PROPOSED SEMI-DETACHED DWELLINGS
271 DOYLE STREET, TOWNSHIP OF SOUTHGATE

DRAWING TITLE: SITE GRADING PLAN

SHEET No: 1 OF 3	DRAWING No:	REVISION:
DRAWING SCALE: 1:100	C01	0

DRAWING SCALE: 1:100
0 1 2 3
VAN HARTEN SURVEYING INC.

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.

TOPOGRAPHIC INFORMATION BY OTHERS

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