

GENERAL NOTES

- 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.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT, AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- 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.
- THE OWNER IS RESPONSIBLE FOR COORDINATION OF ALL REQUIRED UTILITIES.
- CONTRACTOR TO BE RESPONSIBLE FOR PROVISION, MAINTENANCE AND RESTORATION OF THE CONSTRUCTION ACCESS.
- 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.
- DISTURBED AREAS TO BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
- 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.
- 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.
- A GEOTECHNICAL CONSULTANT SHOULD BE RETAINED TO CARRY OUT NECESSARY INSPECTIONS AND TESTING DURING CONSTRUCTION TO ENSURE PROPER PLACEMENT OF MATERIAL AND ADEQUATE COMPACTION.
- 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.
- 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.
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY

- 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.).
- 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.
- NOTIFICATION TO THE TOWNSHIP, FIRE AND EMERGENCY SERVICES, AND SCHOOL BOARDS REQUIRED TO BE PROVIDED A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK.
- DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD ARE TO BE PAVED.
- 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.
- ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE AT THE DEVELOPER'S COST AND ARE TO BE COMPLETED BY A TOWNSHIP APPROVED CONTRACTOR.
- 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.
- ROAD MUST BE MAINTAINED TO A MINIMUM OF ONE LANE AT ALL TIMES FOR EMERGENCY ACCESS PER THE OTM GUIDELINES.
- 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.
- ANY CHANGES AND/OR DEVIATIONS FROM THE SUBMITTED APPROVED PLANS ARE SUBJECT TO RE-APPROVAL BY THE TOWNSHIP.
- BACKFILL MATERIALS AND PLACEMENT TO CONFORM TO THE ROAD OCCUPANCY PERMIT. UNLESS OTHERWISE SPECIFIED, TRENCHES ARE TO BE BACKFILLED WITH GRANULAR SUBBASE COURSE CLASS 'B', IN 150mm LAYERS TO 450mm BELOW THE ROAD SURFACE. EACH LIFT IS TO BE COMPACTED USING MECHANICAL AND OPSS STANDARDS.
- DISTURBED BOULEVARD AREAS TO FINE GRADED AND RESTORED WITH 100mm TOPSOIL AND No. 1 NURSERY SOD TO THE SATISFACTION OF THE TOWN.
- 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.
- IF APPLICABLE, SUBDRAINS MUST REMAIN INTACT AND AT GRADE DURING THE CONSTRUCTION AND RESTORATION.
- REPLACED ROAD CURBS TO BE BARRIER CURB AND GUTTER PER OPSS 600.040.
- 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 TOWNSHIP MAY REQUIRE ADDITIONAL SIGNAGE.

SERVICING NOTES:

- THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY AND AVAILABLE TOWNSHIP RECORDS. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.
- DOWNSPOUTS TO DISCHARGE TO REAR YARD INFILTRATION GALLERIES c/w SCREEN AND OVERFLOW TO GRADE.
- SERVICING TO BE INSTALLED BY A TOWNSHIP APPROVED CONTRACTOR AT THE EXPENSE OF THE DEVELOPER.

SANITARY

- SANITARY LATERALS TO BE 100mm PVC SDR28 AND GREEN IN COLOUR INSTALLED AT A MINIMUM 2.0% SLOPE.
- BUILDER IS TO ENSURE THE PROPOSED UNDERSIDE OF FOOTING ALLOWS A GRAVITY SANITARY SEWER CONNECTION.
- A SEWAGE EJECTOR PUMP IS TO BE INSTALLED IN CONFORMANCE WITH OBC AND MUNICIPAL REQUIREMENTS IF A GRAVITY SANITARY SEWER CONNECTION CANNOT BE ACHIEVED.

WATER

- WATER SERVICES TO BE 25mm DIAMETER TYPE 'K' COPPER IS TO BE INSTALLED.
- WATER SERVICES TO BE SEPARATED FROM STORM AND SANITARY SEWERS, INCLUDING LATERALS, BY 2.5m HORIZONTALLY IN ACCORDANCE WITH MECQ GUIDELINES. THE WATER SERVICE MAY BE LOCATED CLOSER IF THE FOLLOWING CONDITIONS ARE MET:
 - THE BOTTOM OF THE WATER SERVICE PIPE AT ALL POINTS IS AT LEAST 500mm ABOVE THE TOP OF THE SEWER PIPE WHEN IN A COMMON TRENCH AND THE WATER SERVICE IS PLACED ON A SHELF AT ONE SIDE OF THE TRENCH; AND/OR,
 - THE WATER SERVICE IS CONSTRUCTED OF A SINGLE RUN OF PIPE WITH NO JOINTS OR FITTINGS BETWEEN THE STREETLINE AND THE INSIDE FACE OF THE BUILDING.
- SERVICE BOXES TO BE SET TO THE FINISH GRADE SURFACE FOLLOWING CONSTRUCTION. SERVICES BOXES WITHIN HARD SURFACING TO HAVE A 75mm Ø PVC FROST COLLAR INSTALLED.
- ZINC ANODE (Z-12-24) TO BE INSTALLED 1m FROM CURBSTOP PER OPSS 442.
- PROVISIONS FOR FLUSHING WATER LINE PRIOR TESTING, ETC. MUST BE PROVIDED. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE.
- BUILDER TO CONTACT TOWNSHIP FOR WATER METER INSTALLATION. WATER METERS TO BE INSTALLED WITHIN A HEATED SPACE IN BUILDINGS.

STORM

- STORM SEWERS LATERALS TO BE 150mm PVC SDR28 INSTALLED AT A MINIMUM 0.5% SLOPE.
- SUMP PUMPS TO DISCHARGE TO STORM LATERAL.
- PROPOSED STORMWATER MANAGEMENT DESIGN FEATURES LOW IMPACT DEVELOPMENT FEATURES. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROPOSED DEVELOPMENT AGREEMENT, SUPPORTING GEOTECHNICAL INFORMATION IS REQUIRED TO ENSURE THAT THE PROPOSED FEATURE IS SUITABLE FOR THE SUBJECT PROPERTY OR AN ALTERNATIVE DESIGN APPROACH MAY BE REQUIRED.

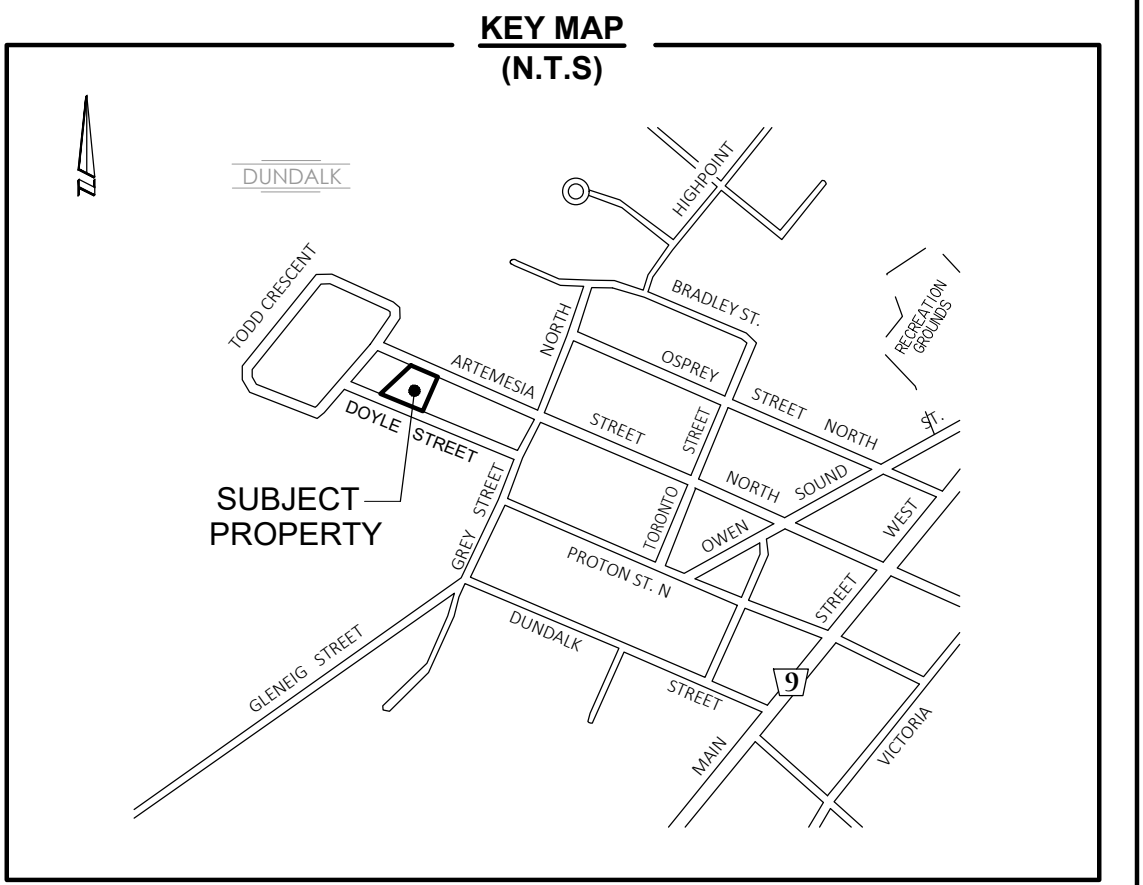
WATERMAIN AND WATER SERVICES TO HAVE A MINIMUM VERTICAL SEPARATION OF 0.5m WHEN CROSSING UNDER SEWERS, INCLUDING LATERALS. ENGINEER AND CITY TO BE NOTIFIED IF THIS SEPARATION CANNOT BE ACHIEVED.

ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN GENERAL CONFORMANCE WITH MECQ GUIDELINES AND THE ONTARIO BUILDING CODE.

TOPOGRAPHIC INFORMATION BY OTHERS

TOPOGRAPHIC INFORMATION SHOWN HEREON PREPARED BY OTHERS AND PROVIDED BY VAN HARTEN BY THEIR CLIENT FOR USE IN PREPARING A GRADING PLAN. EXISTING INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED BY VAN HARTEN SURVEYING INC.

NOT FOR CONSTRUCTION



LEGEND

EX. OVERHEAD HYDRO	OH
EX. STORM SEWER	SS
EX. SANITARY SEWER	SS
EX. WATER SERVICE	WS
EX. STORM/SANITARY MANHOLE	SM
EX. CATCH BASIN MANHOLE	CB
EX. CATCH BASIN	CB
EX. LIGHT STANDARD	LS
EX. HYDRO POLE	HP
EX. WATER VALVE	WV
PROP. STORM SEWER	STM
PROP. WATER SERVICE	W
PROP. SAN SEWER	SN
PROP. WATER VALVE	WV
PROP. DOWNSPOUT	DP

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.

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

DRAWING REVISION SCHEDULE



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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STAMP 	STAMP 	CAUTION: <ul style="list-style-type: none">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
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CLIENT: 2684742 ONTARIO INC.

PROJECT No: 34397-25

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

DRAWING TITLE: SITE SERVICING PLAN

SHEET No: 2 OF 3	DRAWING No: C02	REVISION: 0
DRAWING SCALE: 1:100		

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VAN HARTEN SURVEYING INC.