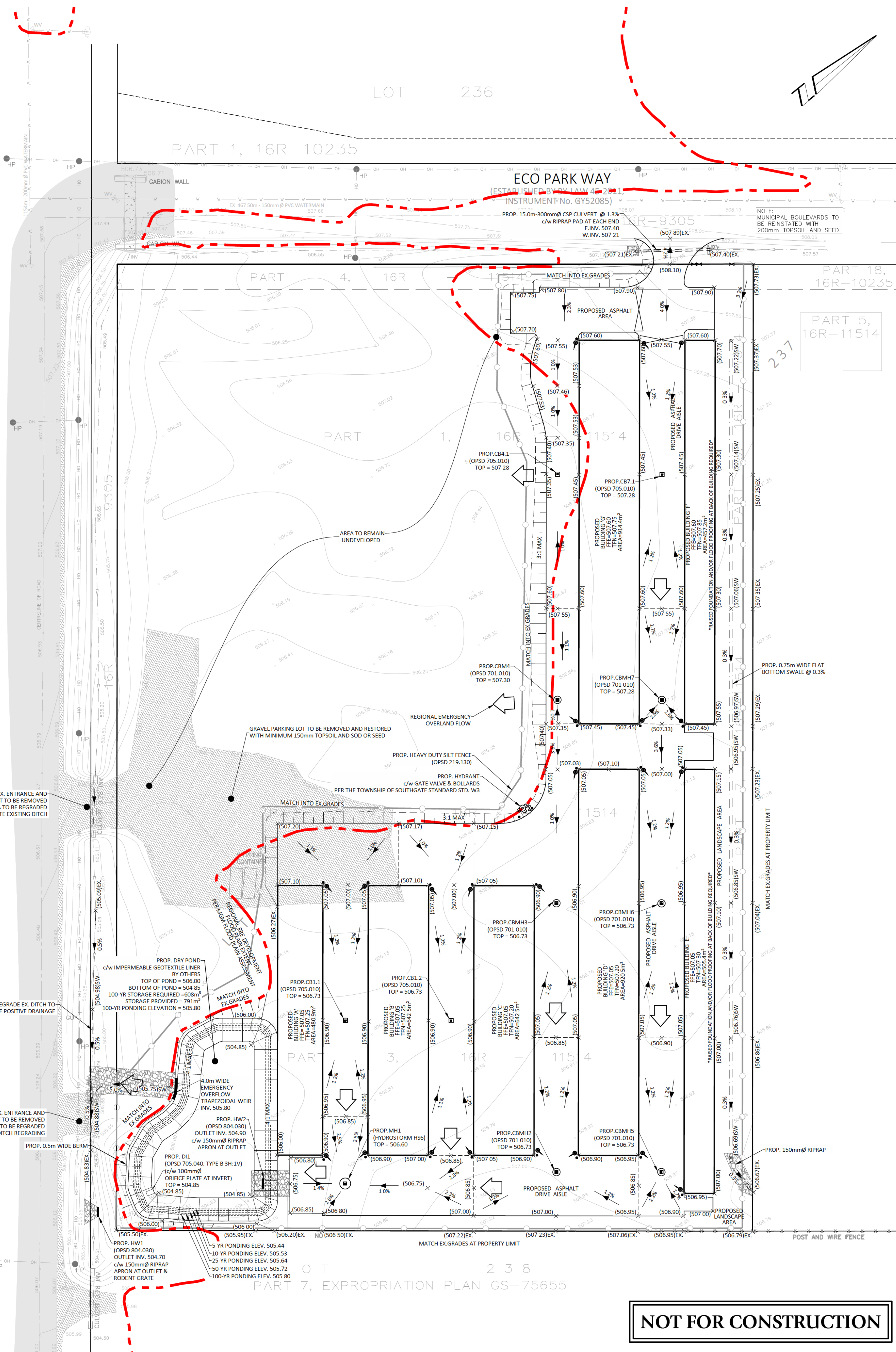
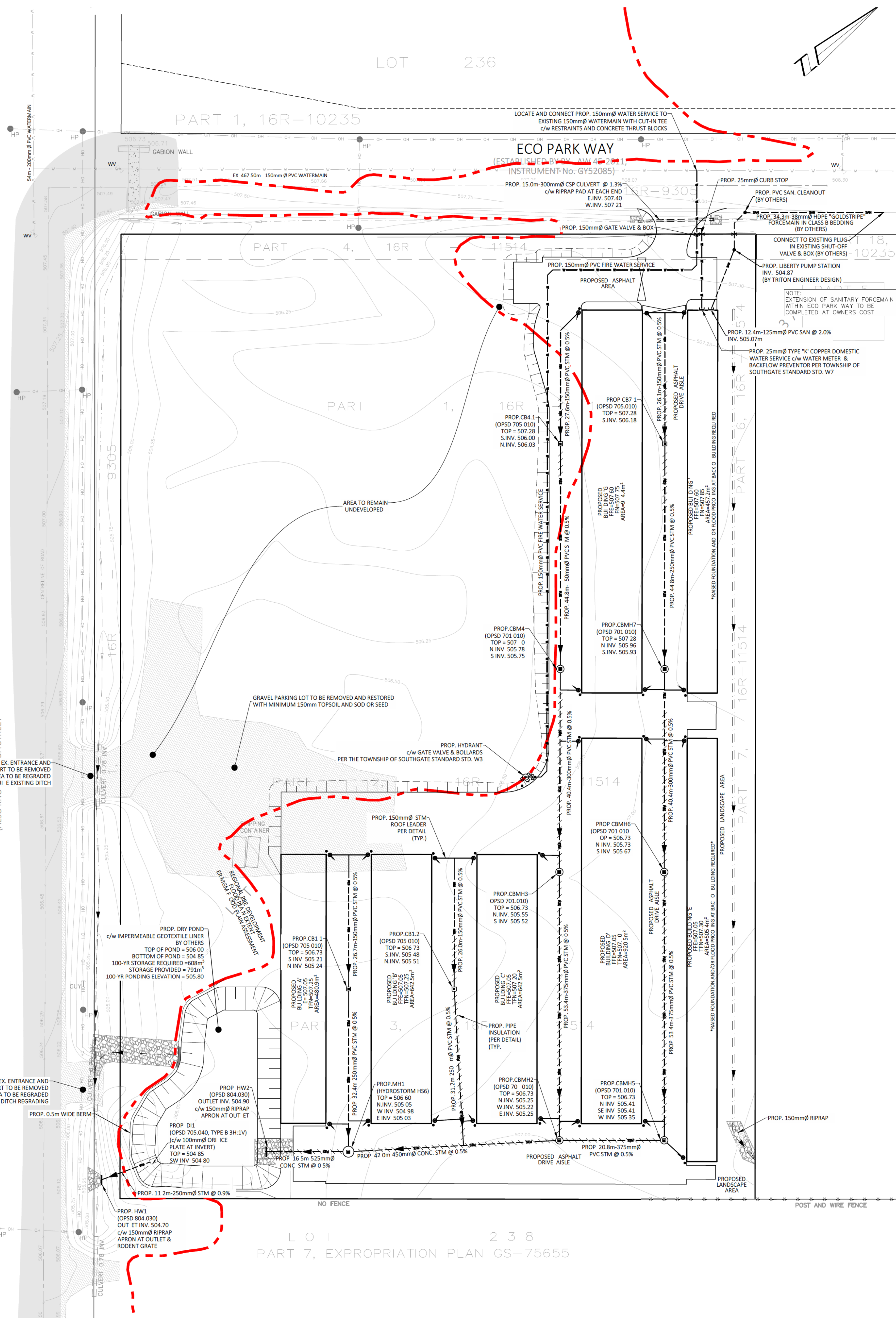




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300mm THICK GABION MAT AS PER OPSS
1430 OVER TERRAFIX 400R GEOTEXTILE
FILTER FABRIC (OR APPROVED EQUIVALENT)

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3 SWTSR
 KNOWN LOCALLY AS :
 AND AREA :
 (ALSO KNOWN AS :
 ATE SIDEROAD NO. 75)
 CU VER
 TO SUB
 DA STREET



3H:1V MAX. SLOPE

REGIONAL PRE-DEVELOPMENT FLOODPLAIN EXTENT

PROP. BOLLARD

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.

BEARING AND COORDINATE NOTE:

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 0.999560

METRIC:

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

TOPOGRAPHIC SURVEY DATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE
7th DAY OF SEPTEMBER, 2022

BENCHMARK:

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 APPLIED BY NATURAL RESOURCES CANADA.

SITE PLAN FOR:

**PROPOSED SELF STORAGE COMPLEX
752065 IDA STREET
PART OF LOT 237, CONCESSION 2
SOUTHWEST OF THE TORONTO AND
SYDENHAM ROAD
GEOGRAPHIC TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY**

1	REISSUED FOR 2ND SUBMISSION (SPA)	BP	10/06/25
0	ISSUE FOR 1ST SUBMISSION (SPA)	BP	04/28/25
NO.	REVISION	BY	DATE

DRAWING REVISION SCHEDULE

PROJECT No. 31489-22

DRAWING SCALE: 1:400

CAUTION:

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- THIS SKETCH IS PROTECTED BY COPYRIGHT

SITE SERVICING PLAN

SHEET
2
OF
5

The seal is circular with the text "PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, it reads "BYD POND" and "100583029". A date stamp "OCT. 06, 2025" is visible. A black rectangular redaction box covers the right side of the seal.

PREPARED FOR:
BRAD WESLEY HOLDINGS LTD.

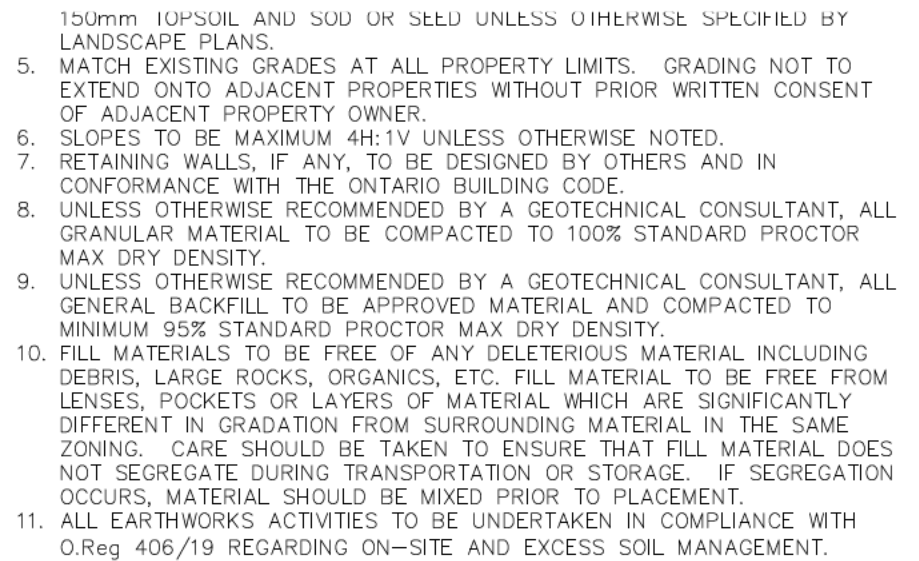
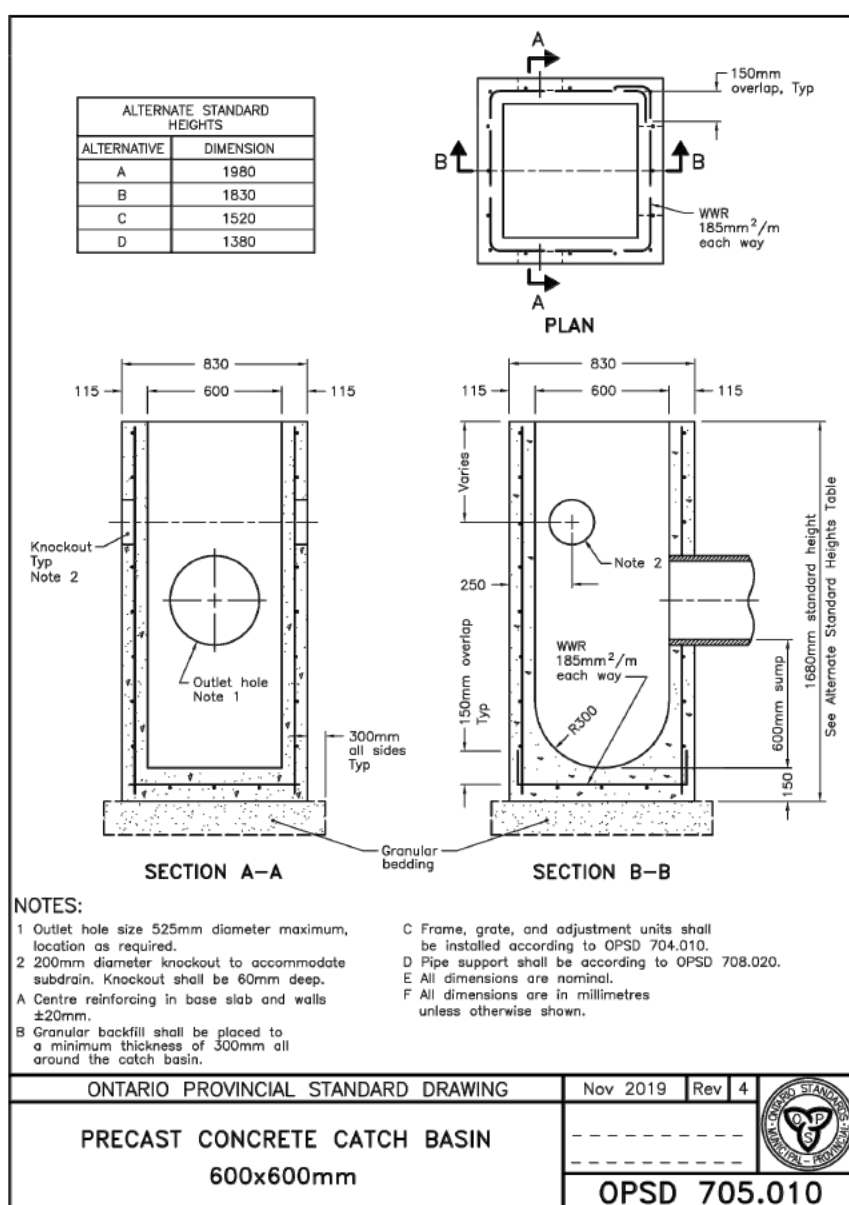


Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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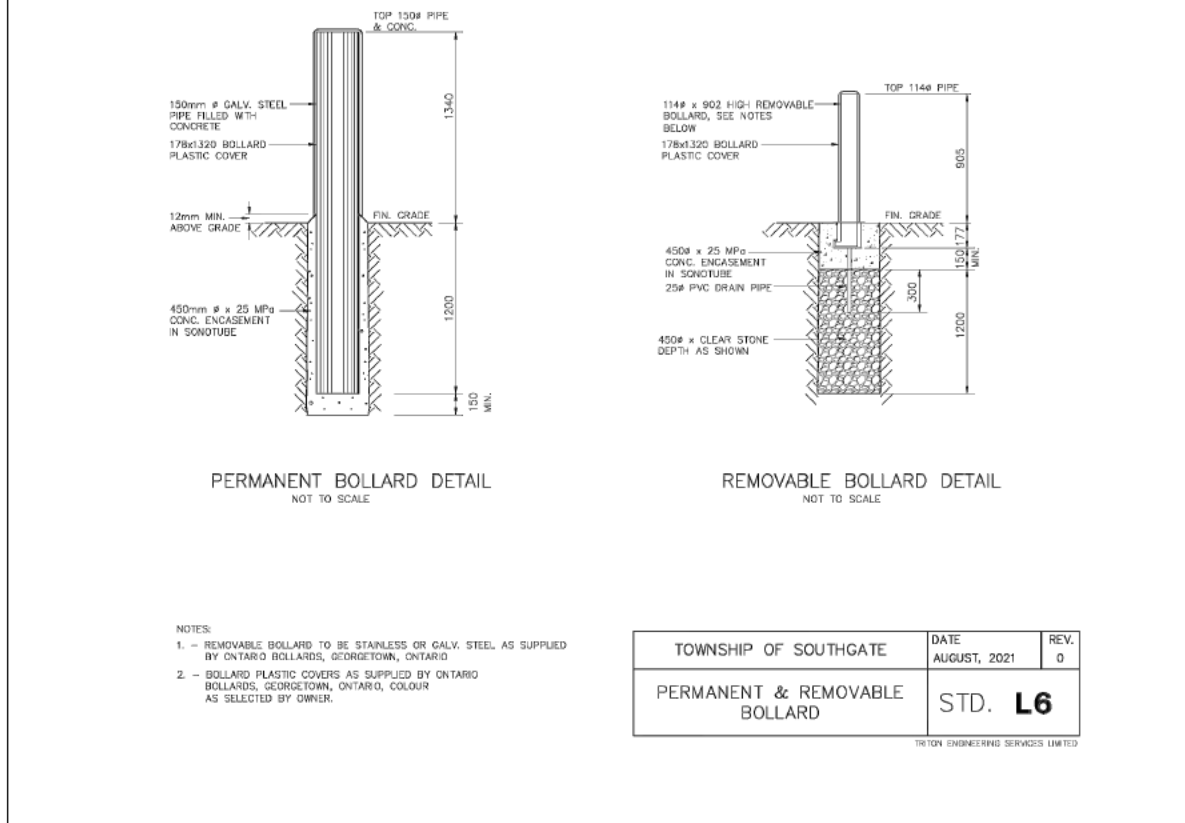
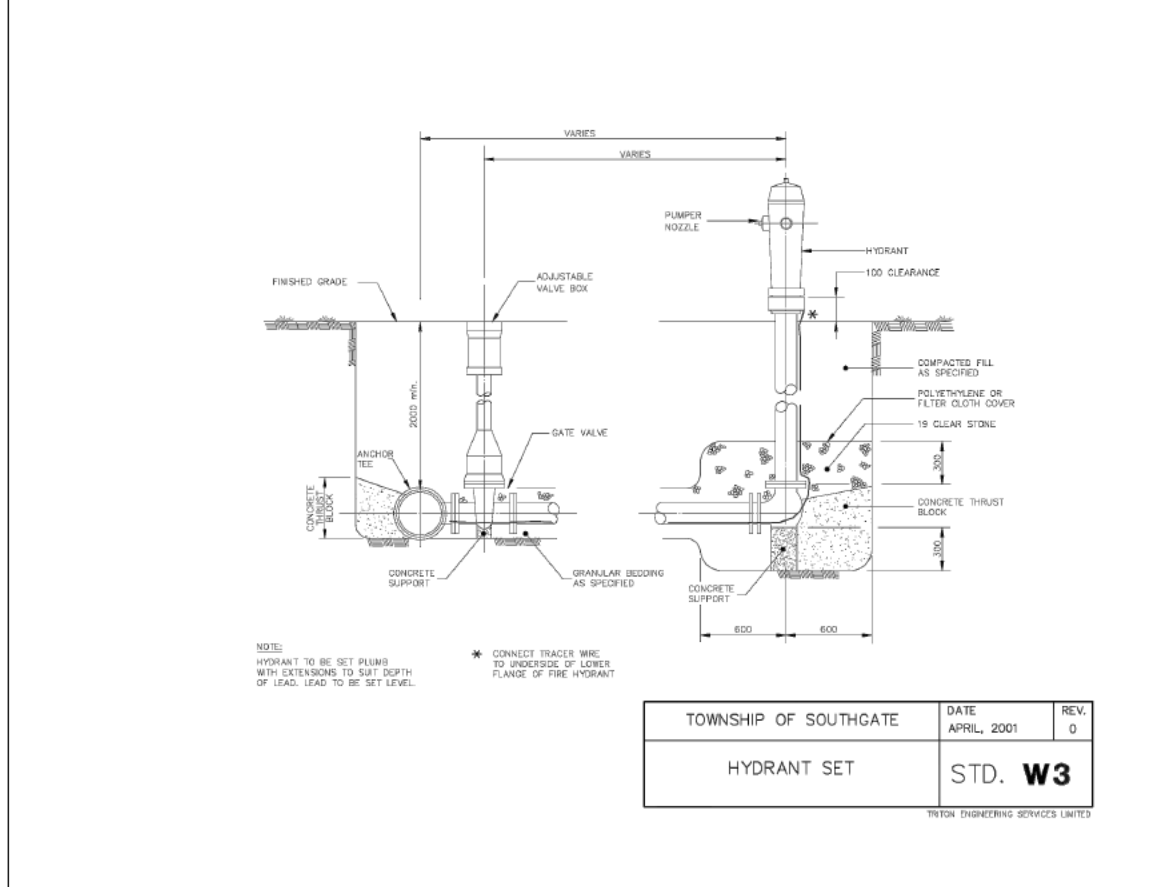
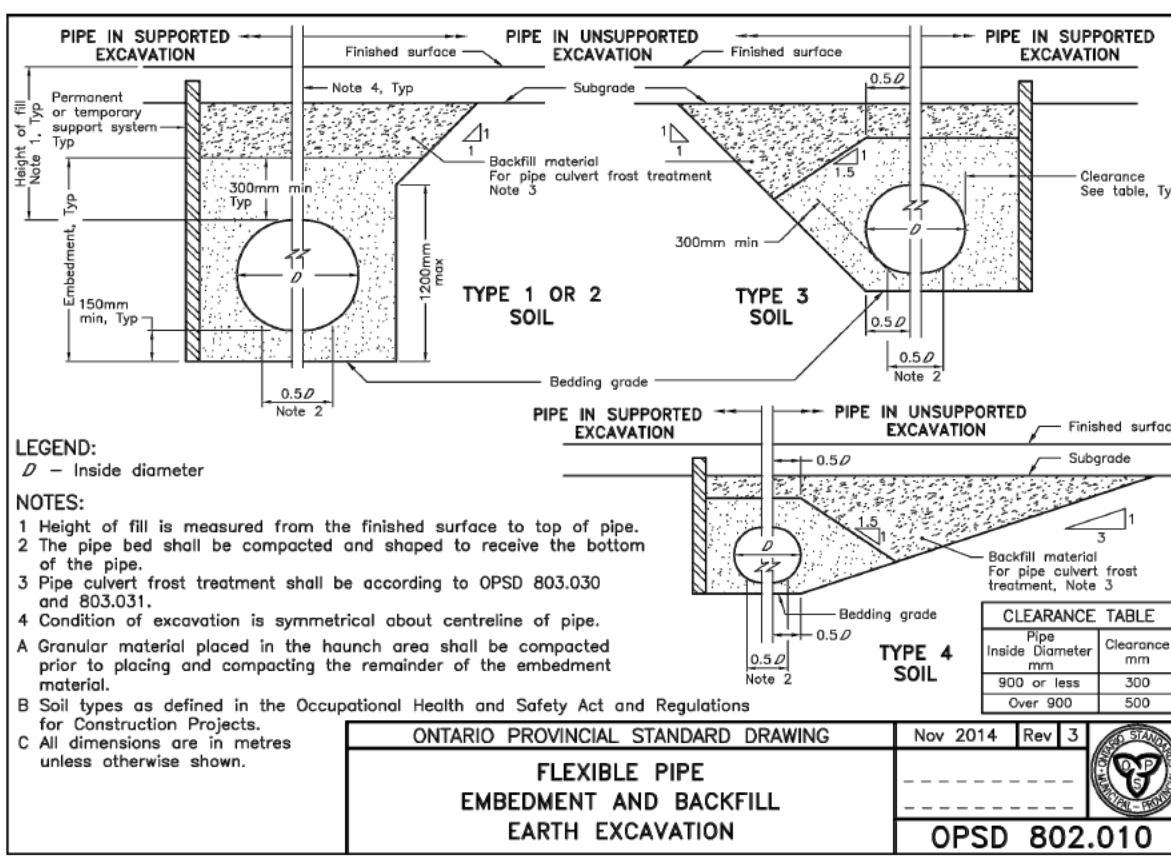
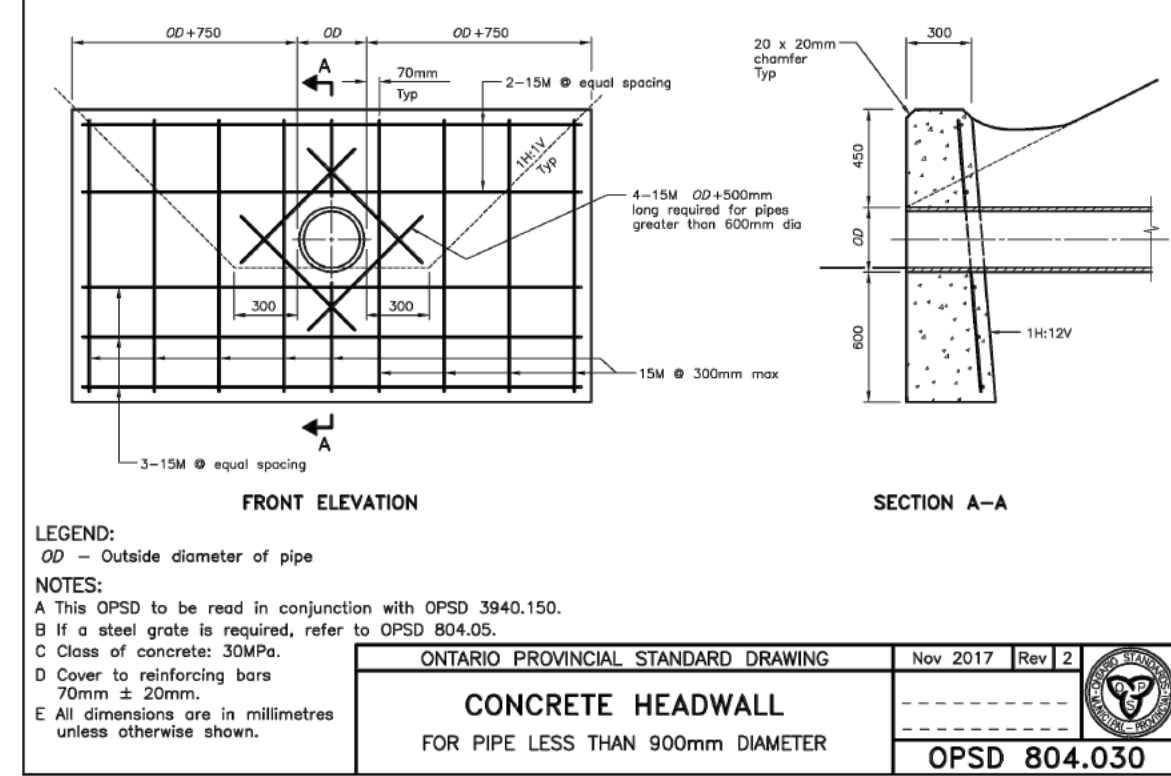
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NOT FOR CONSTRUCTION



17. PRIOR TO SITE DISTURBANCE THE CONTRACTOR / PROPONENT SHOULD OBTAIN A PERMIT FROM THE DEPT. OF THE ENVIRONMENT WITH MICHIGAN BIRDS CONVENTION ACT. PLEASE NOTE THAT THE GENERAL BREEDING BIRD TIMING WINDOW FOR THIS AREA IS APRIL 1ST TO AUGUST 31ST. HOWEVER, BIRDS AND ACTIVITIES MIGHT INITIATE PRIOR TO AND CONTINUE PAST THIS PERIOD.
18. TOPSOIL AND TEMPORARY MATERIAL STOCKPILES TO BE ENCLOSED WITH A FENCING CONTROL BARRIER. SEDIMENT STOCKPILES FOR STOCKPILES TO BE TERRAFY TERRAFENCE OR REMOVED EQUIVALENT.
19. ACCUMULATED SEDIMENT TO BE PROPOSED FORM THE SEDIMENT BARRIER ONCE IT REACHES A DEPTH OF MAXIMUM 300mm. ALL ACCUMULATED SEDIMENT IS TO BE REMOVED BY REMOVING THE TEMPORARY SEDIMENT CONTROL FENCING.
20. REMOVE TEMPORARY SEDIMENT STOCKS FOLLOWING COMPLETION OF CONSTRUCTION AND SITE REHABILITATION.
21. AFTER HOURS CONTACT LIST IS TO BE VISITED POST-ON-SITE FOR EMERGENCIES. ALL PLANS SHOULD HAVE THE NAME AND CONTACT INFORMATION FOR THE PERSON RESPONSIBLE FOR MAINTENANCE OF ESC MEASURES.
22. ANY SEDIMENT OR OTHER SPILL FROM THE SITE IS TO BE REPORTED TO THE MINISTRY OF ENVIRONMENT (SPILL ACTION CENTRE) AT 1-800-268-6060.



STORM

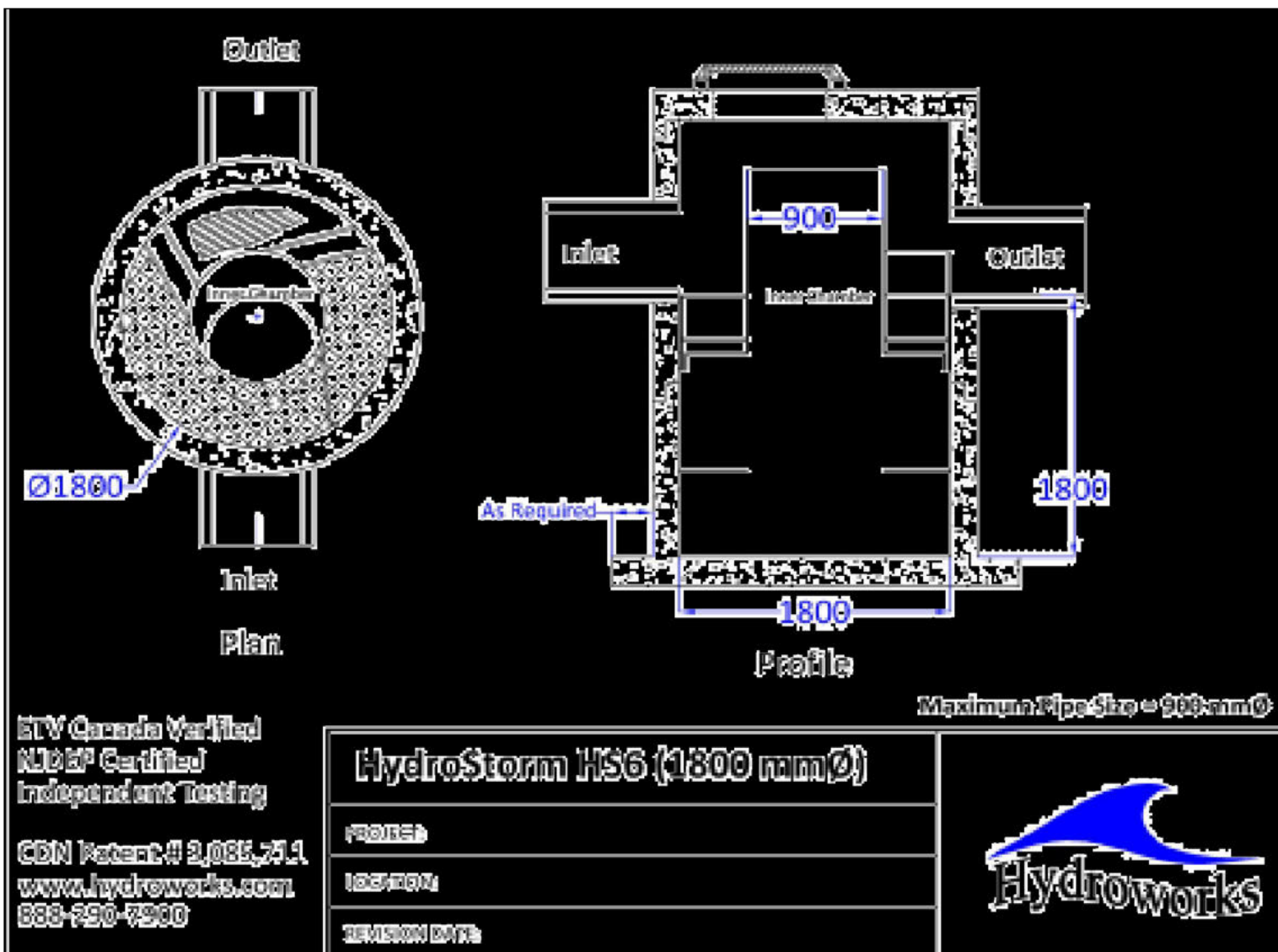
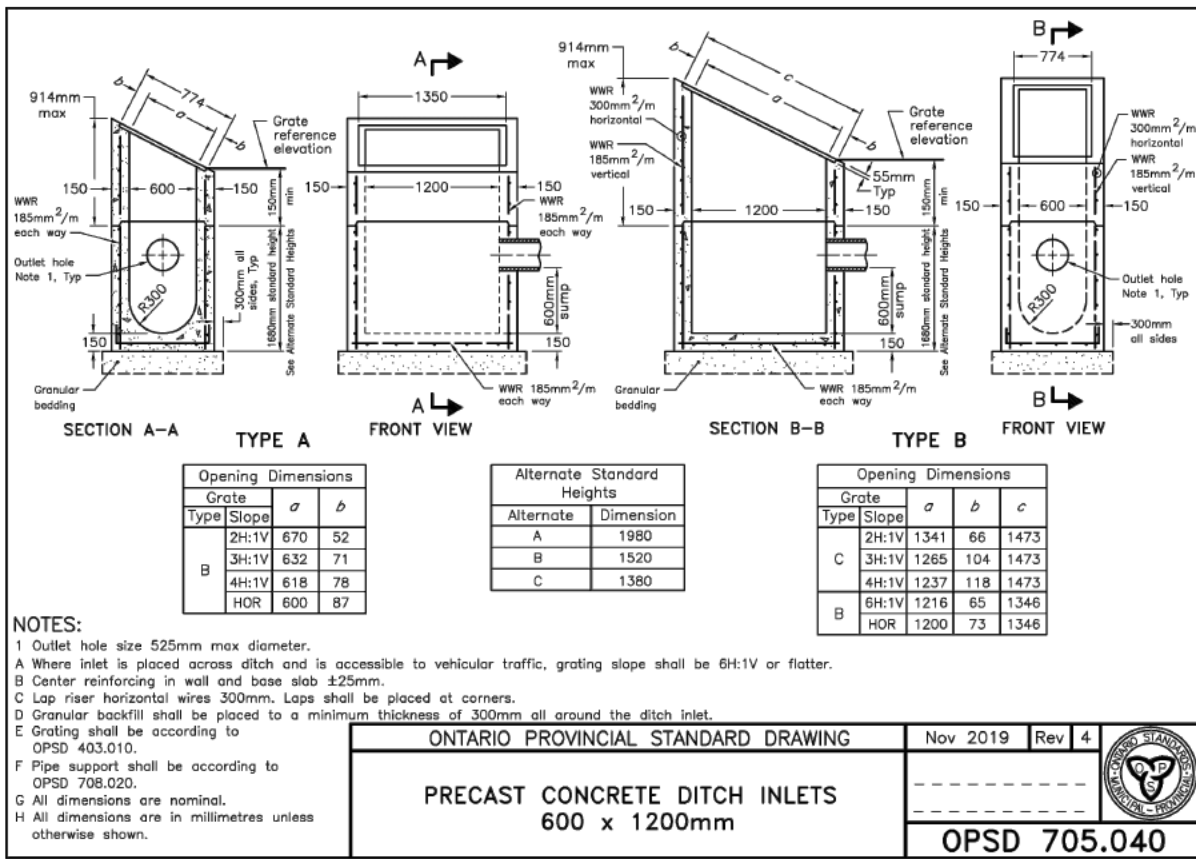
1. ALL STORM SEWERS LESS THAN 375mm TO BE PVC DR 35 PIPE AND CONFORM TO OPS5 1820 AND ANY APPLICABLE CSA STANDARDS. 150mm STORM SEWER LEADS TO BE 150mm PVC DR28
2. ALL STORM SEWERS GREATER THAN 375mm TO BE CONCRETE (CSA A257.1)
3. ALL CATCHBASINS TO BE 600mm x 600mm PRECAST CONCRETE PER OPSD 705.010 TYPE A.
4. ALL MANHOLES AND CATCHBASIN MANHOLES TO BE 1200mm DIAMETER PRECAST CONCRETE PER OPSD 701.010, UNLESS OTHERWISE NOTED.

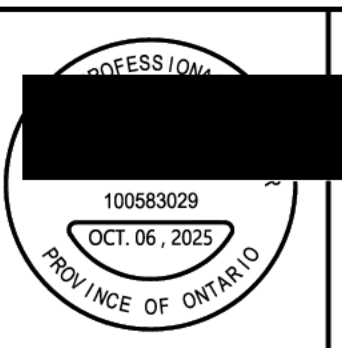
SANITARY

1. REFER TO THE SANITARY LOW PRESSURE SYSTEM DESIGN COMPLETE BY TRITON ENGINEERING (SEPTEMBER 2025).
2. ALL MATERIAL TO CONFORM WITH THE CURRENT TOWNSHIP OF SOUTHGATE STANDARDS.

WATER

1. THE OWNER IS RESPONSIBLE FOR SATISFYING THAT THERE IS ADEQUATE FIRE PROTECTION AVAILABLE FOR THEIR PURPOSES.
2. ALL WATERMANS SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 44.01.
3. ALL MUNICIPAL OWNED WATER VALES TO BE OPERATED BY THE TOWNSHIP, THE CONTRACTOR IS TO COORDINATE ALL NECESSARY VALVE OPERATIONS WITH THE TOWNSHIP ENGINEER.
4. WATERMANS AND/OR WATER SERVICES MATERIALS FOR SIZES 100mm AND LARGER ARE TO BE DRIP WATERMAN TO AWWA SPEC. C900-16 SPEC. COMPLETE WITH TRAP AND TAPPING. THE TAPPING SHALL BE MUST BE TYPE "K" SOFT COPPER PIPE PER ASTM B88-49 SPECIFICATION.
5. THE CONTRACTOR SHALL FURNISH ALL FITTINGS, SPECIALS, BRANCH OUTLETS, CLOSURE PIECES, ETC. REQUIRED FOR THE COMPLETE INSTALLATION.
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY WATER SUPPLY TO BUILDINGS AT ALL TIMES. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES IN ACCORDANCE WITH TESTING PROCEDURES TO THE SATISFACTION OF THE TOWNSHIP.
7. THE CONTRACTOR SHALL WIRE TO BE #12 AWG COPPER CLAD STEEL HIGH STRENGTH WITH MINIMUM 450 LB BREAK LOAD AND MINIMUM 30 MIL HOPE INSULATION THICKNESS SUITABLE FOR DIRECT BURIAL AND COLOUR CODED BLUE. REFER TO SECTION 9 OF THE SPECIFICATIONS FOR THE EXACT TESTING STANDARDS.
8. TRACER WIRE SHALL NOT BE BROUGHT UP TO THE SURFACE INSIDE VALE. THE TRACER WIRE TO BE BROUGHT UP TO THE OUTSIDE OF THE VALE INSTALLED THROUGH A GROMMET NEAR THE SURFACE.
9. GATE VALVES TO BE RESILIENT WEAVING CONFORMING TO AWWA C509, WITH FITTING TO MECHANICALLY RESTRAINED INSIDE THE VALE. STANDARDS WITH FUSIN-BONDED EPOXY COATING AND BRONZE STEM OPENING COUNTER-CLOCKWISE.
10. ALL FITTINGS TO BE MECHANICALLY RESTRAINED INCLUDING A MINIMUM OF 10cm ON EITHER SIDE OF THE FITTING.
11. NON-METALLIC WATERMANS WITH METALLIC VALVES AND FITTINGS AND NON-METALLIC WATERMANS WITH METALLIC VALVES AND FITTINGS TO BE ATTACHED TO EACH METALLIC FITTING WITH A BRASS GROUNDING CLAMP. PETROLEUM TAPE TO BE USED ON ALL METALLIC FITTINGS.
12. THE CONTRACTOR SHALL COORDINATE WITH THE TOWNSHIP CONTRACTOR IS TO PROVIDE THE TOWNSHIP ENGINEER AND PUBLIC WORKS TO A COMMISSIONING PLAN WHICH IS TO INCLUDE PLANS FOR SWABING, DISINFECTION, PRESSURE TESTING AND RECORDING.
13. ALL FIELD TESTS TO BE CONDUCTED IN THE PRESENCE OF THE TOWNSHIP AND THE CONTRACTOR ADMINISTRATOR.
14. SWABING REQUIRED TO BE DONE WITH OPSS 44.07.25.
15. CHLORINE RESIDUAL AND BACTERIOLOGICAL TESTING REQUIRED IN ACCORDANCE WITH OPSS 44.07.25. DISINFECTION OF WATERMAIN SHALL BE COMPLETED IN ACCORDANCE WITH WCCP WATERMAIN DISINFECTION PROCEDURE AND AWWA 651.
16. HYDROSTATIC PRESSURE TESTING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS 44.07.25.
17. CONNECTION TO THE MUNICIPAL WATERMAIN TO BE MADE IN ACCORDANCE WITH TOWNSHIP OF SOUTHWATE STANDARDS.
18. ALL CROSS CONNECTIONS TO BE ELIMINATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
19. THE CONTRACTOR SHALL BE REQUIRED TO BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR A WORKFLOW PRESENTED BY THE TOWNSHIP ENGINEER.
20. WHERE EXISTING WATERMANS ARE TAPPED, THE PIPE SURFACE AT THE LOCATION OF THE TAP SHALL BE CLEANED AND DISINFECTED USING A 1% SODIUM HYPOCHLORITE SOLUTION. THE TAPPING SHALL BE MADE USING THE DRILL/CUTTING/TAPPING BITS AND ALL SURFACES OF MAINSTOPS, SERVICE SADDLES, TAPPING SLEEVES AND VALVES WHICH WILL COME INTO CONTACT WITH THE WATER SHALL BE DISINFECTED USING A 1% SODIUM HYPOCHLORITE SOLUTION IMMEDIATELY PRIOR TO INSTALLATION. IF ANY OF THE DISINFECTED SURFACES COME IN CONTACT WITH SOIL AND/OR WATER IN THE ELEVATION PRIOR TO USE, THE SURFACES SHALL BE RE-DECONTAMINATED.



PROPOSED SELF STORAGE COMPLEX 752065 IDA STREET PART OF LOT 237, CONCESSION 2 SOUTHWEST OF THE TORONTO AND SYDENHAM ROAD GEOGRAPHIC TOWNSHIP OF PROTON TOWNSHIP OF SOUTHGATE COUNTY OF GREY			
1	REISSUED FOR 2ND SUBMISSION (SPA)	BP	10/06/22
0	ISSUE FOR 1ST SUBMISSION (SPA)	BP	04/28/22
NO.	REVISION	BY	DATE
DRAWING REVISION SCHEDULE PROJECT No. 31489-22			
CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES - THIS SKETCH IS PROTECTED BY COPYRIGHT			
DETAILS AND NOTES			
SHEET 3 OF 5			
PREPARED FOR: BRAD WESLEY HOLDINGS LTD.			
 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: BH	DESIGN BY: BH/BP	CHECKED BY:	BP

KNOWN LOCALLY AS SOUTHGATE SIDEROAD NO. 75)
(ALSO KNOWN AS DA STREET
PIN 37268-0576 (LT)



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.

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

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE
7th DAY OF SEPTEMBER, 2022

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.

**PROPOSED SELF STORAGE COMPLEX
752065 IDA STREET
PART OF LOT 237, CONCESSION 2
SOUTHWEST OF THE TORONTO AND
SYDENHAM ROAD
GEOGRAPHIC TOWNSHIP OF PRONTON
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY**

DRAWING REVISION SCHEDULE

DRAWING SCALE: 1:400

0 5 10 20 metres
VAN HARTEN SURVEYING INC.

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SHEET
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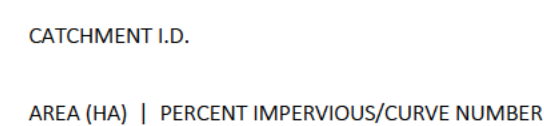
BRAD WESLEY HOLDINGS LTD.



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(ALSO KNOWN AS DA STREET
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TOWNSHIP OF SOUTHGATE
COUNTY OF GREY**

DRAWING REVISION SCHEDULE

DRAWING SCALE: 1:400

100583029
OCT. 06, 2025
PROVINCE OF ONTARIO

PREPARED FOR:
BRAD WESLEY HOLDINGS LTD.



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