

**LEGEND**

|       |                         |      |                        |
|-------|-------------------------|------|------------------------|
| HP    | HYDRO POLE              | SM   | SURVEY MONUMENT FOUND  |
| LS    | EXISTING LIGHT STANDARD | IB   | SURVEY MONUMENT SET    |
| UB    | UNDERGROUND TELEPHONE   | IB   | IRON BAR               |
| OH    | OVERHEAD HYDRO          | SIB  | STANDARD IRON BAR      |
| UH    | UNDERGROUND HYDRO       | IBP  | ROUND IRON BAR         |
| GA    | GAS LINE                | HM   | HYDRO METER            |
| STM   | STORM SEWER             | BELL | BELL PEDESTAL          |
| SAN   | SANITARY SEWER          | CATV | TV PEDESTAL            |
| W     | WATERMAIN               | FH   | FIRE HYDRANT           |
| UC    | UNDERGROUND CABLE       | BT   | BELT TREE              |
| EG    | EXISTING GRADE          | CT   | CONIFEROUS TREE        |
| PG    | PROPOSED GRADE          | TR   | TREE TO BE REMOVED     |
| TC    | PROPOSED TOP OF CURB    | RO   | ROOF OVERFLOW LOCATION |
| BC    | PROPOSED TOP OF WALL    | CB   | CATCH BASIN            |
| BT    | PROPOSED BOTTOM OF WALL | MM   | MANHOLE                |
| BH    | BORE HOLE               | CBMH | CATCH BASIN MANHOLE    |
| TP2   | TEST PIT                | WV   | WATER VALVE            |
| 3:1   | MAXIMUM SLOPE           | B    | BOLLARD                |
| →     | DIRECTION OF FLOW       | MD   | MAN DOOR               |
| —X—X— | SILT FENCE              |      |                        |
| —TF—  | TREE PROTECTIVE FENCING |      |                        |

**PROPERTY DESCRIPTION:**

- PART OF PIN 71382-0312 (LT)
- UNIT 3, WELLINGTON CONDOMINIUM PLAN No. 167
- BEING PARTS 1, 2, 3 & 5, 61R-11201
- TOWNSHIP OF CENTRE WELLINGTON
- SUBJECT TO AN EASEMENT OVER PART 2, 61R-11201 AS IN MS118413
- SUBJECT TO AN EASEMENT IN GROSS OVER PART 5, 61R-11201 AS IN WC269663
- SUBJECT TO AN EASEMENT AS IN WC267192
- SUBJECT TO AN EASEMENT IN GROSS AS IN WC192308
- SUBJECT TO AN EASEMENT IN GROSS AS IN WC268958
- SUBJECT TO AN EASEMENT IN FAVOUR OF PARTS 4, 6 & 7, 61R-11201 AS IN WC268974
- TOGETHER WITH AN EASEMENT OVER PARTS 4, 6 & 7, 61R-11201 AS IN WC289974
- TOGETHER WITH AN EASEMENT OVER PARTS 6 & 7, 61R-11201 AS IN WC268974

**NOTES:**

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83-CRS (2011) ADJUSTMENT.
- DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99957246.

**BENCHMARK REFERENCE:**  
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2011) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD08 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

**SITE BENCHMARK:**  
1. CUT CROSS ON CONCRETE TRANSFORMER PAD NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 421.33 METRES.

**TOPOGRAPHIC SURVEY:**  
THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 9th DAY OF APRIL, 2020.

**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.

**LOT DEVELOPMENT PLAN FOR:  
PART OF LOT 3, REGISTERED PLAN 132  
GEOGRAPHIC TOWN OF FERGUS  
TOWNSHIP OF CENTRE WELLINGTON  
COUNTY OF WELLINGTON**

**DRAWING REVISION SCHEDULE**

| NO. | REVISION                     | DATE      |
|-----|------------------------------|-----------|
| 8   | EIGHTH SUBMISSION            | APR 5-24  |
| 7   | SEVENTH SUBMISSION (PHASE 2) | AUG 1-23  |
| 6   | FINAL SUBMISSION (PHASE 1)   | JUL 7-22  |
| 5   | FIFTH SUBMISSION             | JUN 10-22 |
| 4   | FOURTH SUBMISSION            | APR 29-22 |
| 3   | THIRD SUBMISSION             | APR 7-22  |
|     | REVISION                     |           |

PREPARED FOR: SANJEEV RISHI

PROJECT NO. 28816-20

DRAWING SCALE 1 : 250

**GRADING PLAN**

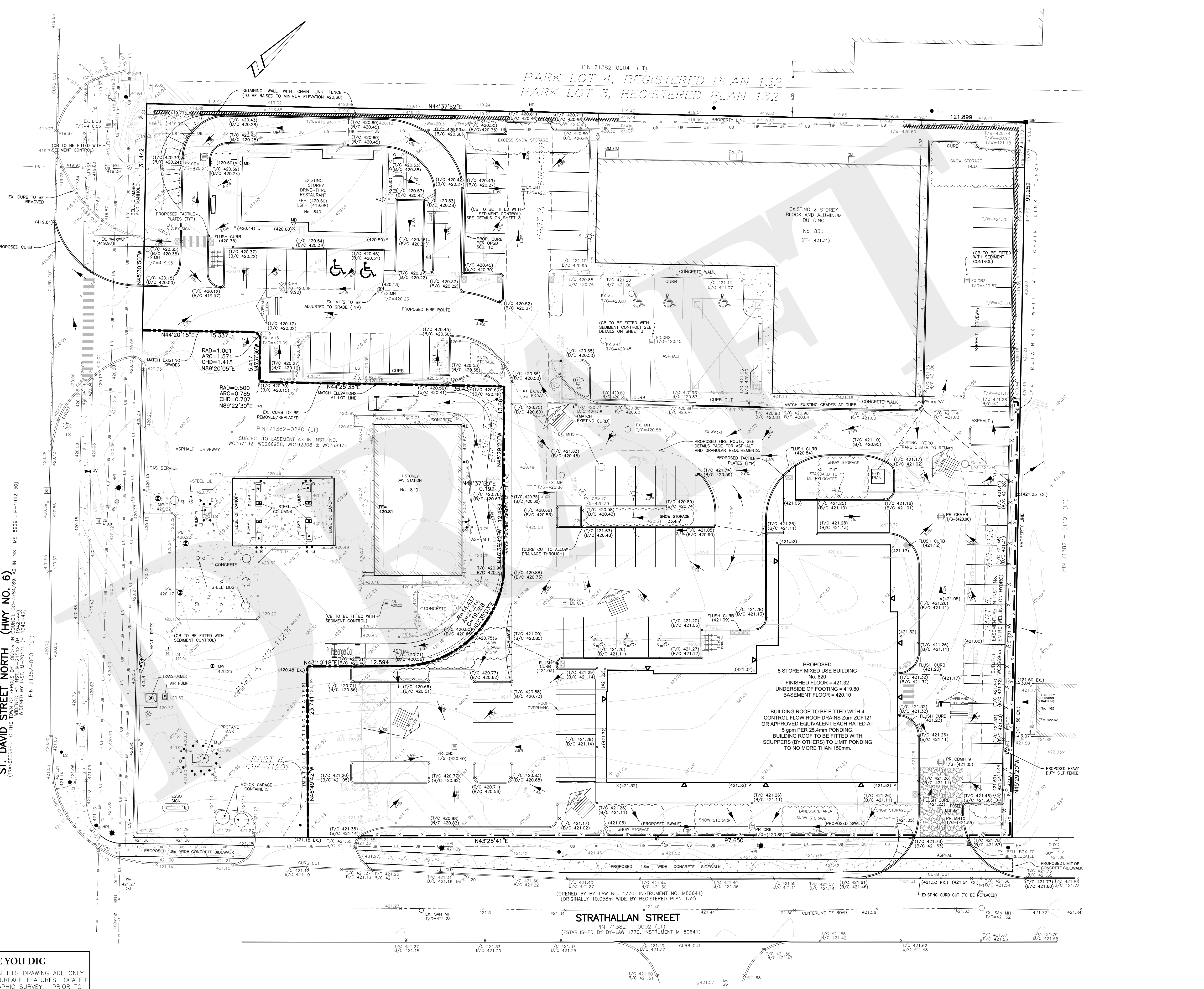
SHEET  
**1**  
OF  
**5**

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www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P./N.C.H. DESIGNED BY: S.G. CHECKED BY: K.C.  
Apr 05, 2024 4:08pm  
G:\FERGUS\132\CAD\SITE PLAN LOT3 (RISHI) UTM 2010 NR (Rev 8)\_2024.04.05.dwg



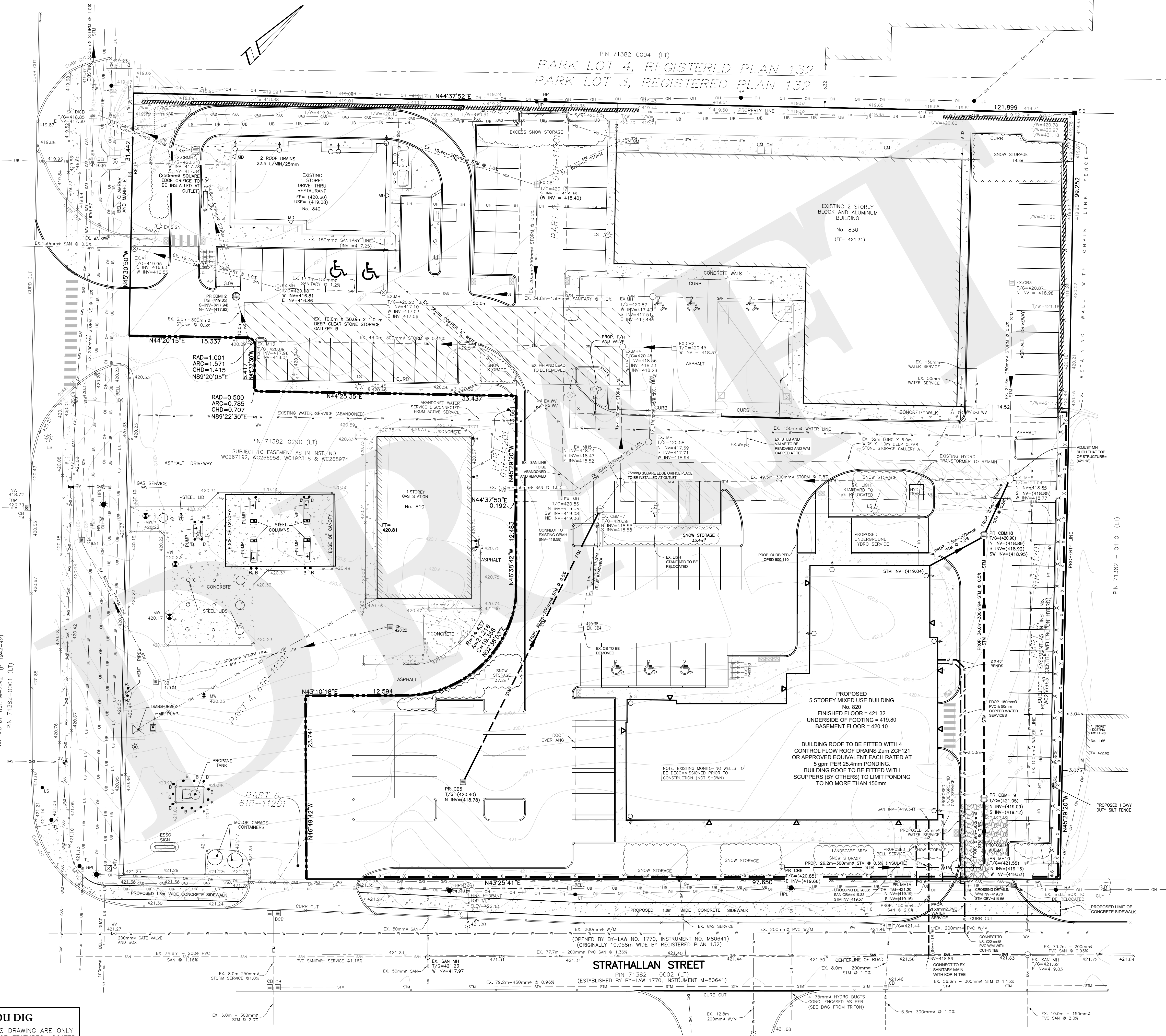
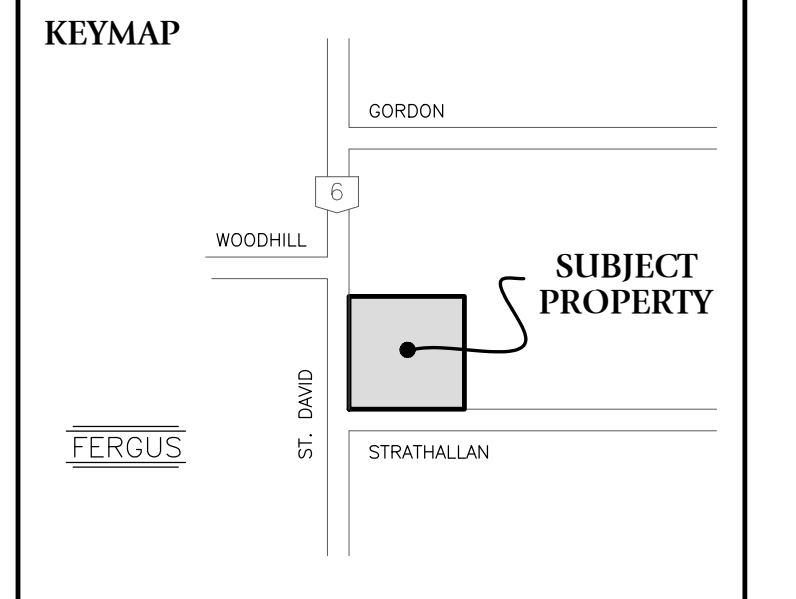
**CALL BEFORE YOU DIG**

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.

ST. DAVID STREET NORTH (HWY NO. 6)  
(TRANSFERRED TO THE TOWN OF FERGUS BY ORDER IN COUNCIL, OC-3784/69, AS IN INST. M-80291, P-1842-50)  
WIDENED BY INST. M-20421 (C-1842-42)  
PIN 71382-0001 (LT)

PIN 71382-0004 (LT)  
PARK LOT 4, REGISTERED PLAN 132  
PARK LOT 3, REGISTERED PLAN 132

STRATHALLAN STREET  
PIN 71382 - 0002 (LT)  
(ESTABLISHED BY BY-LAW NO. 1770, INSTRUMENT M-80641)



**LEGEND**

|      |                                    |   |                       |                          |
|------|------------------------------------|---|-----------------------|--------------------------|
| ● HP | HYDRO POLE                         | — | SURVEY MONUMENT FOUND |                          |
| ⊙ LS | EXISTING LIGHT STANDARD            | — | SURVEY MONUMENT SET   |                          |
| —    | UNDERGROUND TELEPHONE              | — | IB                    | IRON BAR                 |
| —    | UNDERGROUND HYDRO                  | — | SIB                   | STANDARD IRON BAR        |
| —    | UNDERGROUND HYDRO                  | — | IBΦ                   | ROUND IRON BAR           |
| —    | GAS LINE                           | — | HM                    | HYDRO METER              |
| —    | STORM SEWER                        | — | ⊗                     | BELL BELL PEDESTAL       |
| —    | SANITARY SEWER                     | — | ⊗                     | CATV TV PEDESTAL         |
| —    | WATERMAIN                          | — | ⊗                     | FH FIRE HYDRANT          |
| —    | EXISTING GRADE                     | — | ○                     | DECIDUOUS TREE           |
| +    | PROPOSED GRADE                     | — | ○                     | CONIFEROUS TREE          |
| +    | (T/C 326.46) PROPOSED TOP OF CURB  | — | ⊗                     | TREE TO BE REMOVED       |
| +    | (B/C 326.31) PROPOSED TOP OF CURB  | — | ⊗                     | ROOF OVERFLOW LOCATION   |
| +    | (326.22TW) PROPOSED TOP OF WALL    | — | ⊗                     | TEST PIT                 |
| +    | (326.22BW) PROPOSED BOTTOM OF WALL | — | ⊗                     | CB CATCH BASIN           |
| ⊗    | BH 1 BORE HOLE                     | — | ⊗                     | MH MANHOLE               |
| ⊗    | TP2 TEST PIT                       | — | ⊗                     | CBMH CATCH BASIN MANHOLE |
| —    | 3:1 MAXIMUM SLOPE                  | — | ⊗                     | WV WATER VALVE           |
| —    | DIRECTION OF FLOW                  | — | ⊗                     | B BOLLARD                |
| —    | SILT FENCE                         | — | ⊗                     | MD MAN DOOR              |
| —    | TFF TREE PROTECTIVE FENCING        |   |                       |                          |

**PROPERTY DESCRIPTION:**

- PART OF PIN 71382-0312 (LT)
- UNIT 3, WELLINGTON CONDOMINIUM PLAN No. 167
- BEING PARTS 1, 2, 3 & 5, 61R-11201
- TOWNSHIP OF CENTRE WELLINGTON

**NOTES:**

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

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**SITE BENCHMARK:**

- CUT CROSS ON CONCRETE TRANSFORMER PAD NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 421.33 METRES.

**TOPOGRAPHIC SURVEY:**

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**METRIC:**

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**LOT DEVELOPMENT PLAN FOR:**  
**PART OF LOT 3, REGISTERED PLAN 132**  
**GEOGRAPHIC TOWN OF FERGUS**  
**TOWNSHIP OF CENTRE WELLINGTON**  
**COUNTY OF WELLINGTON**

**DRAWING REVISION SCHEDULE**

| NO. | REVISION                     | DATE      |
|-----|------------------------------|-----------|
| 8   | EIGHTH SUBMISSION            | APR 5-24  |
| 7   | SEVENTH SUBMISSION (PHASE 2) | AUG 1-23  |
| 6   | FINAL SUBMISSION (PHASE 1)   | JUL 7-22  |
| 5   | FIFTH SUBMISSION             | JUN 10-22 |
| 4   | FOURTH SUBMISSION            | APR 29-22 |
| 3   | THIRD SUBMISSION             | APR 7-22  |
| NO. | REVISION                     | DATE      |

PREPARED FOR: SANJEEV RISHI  
 PROJECT NO. 28816-20

DRAWING SCALE 1 : 250  
 0 2.5 5 10 15 meters

**SERVICING PLAN**

SHEET 2 OF 5

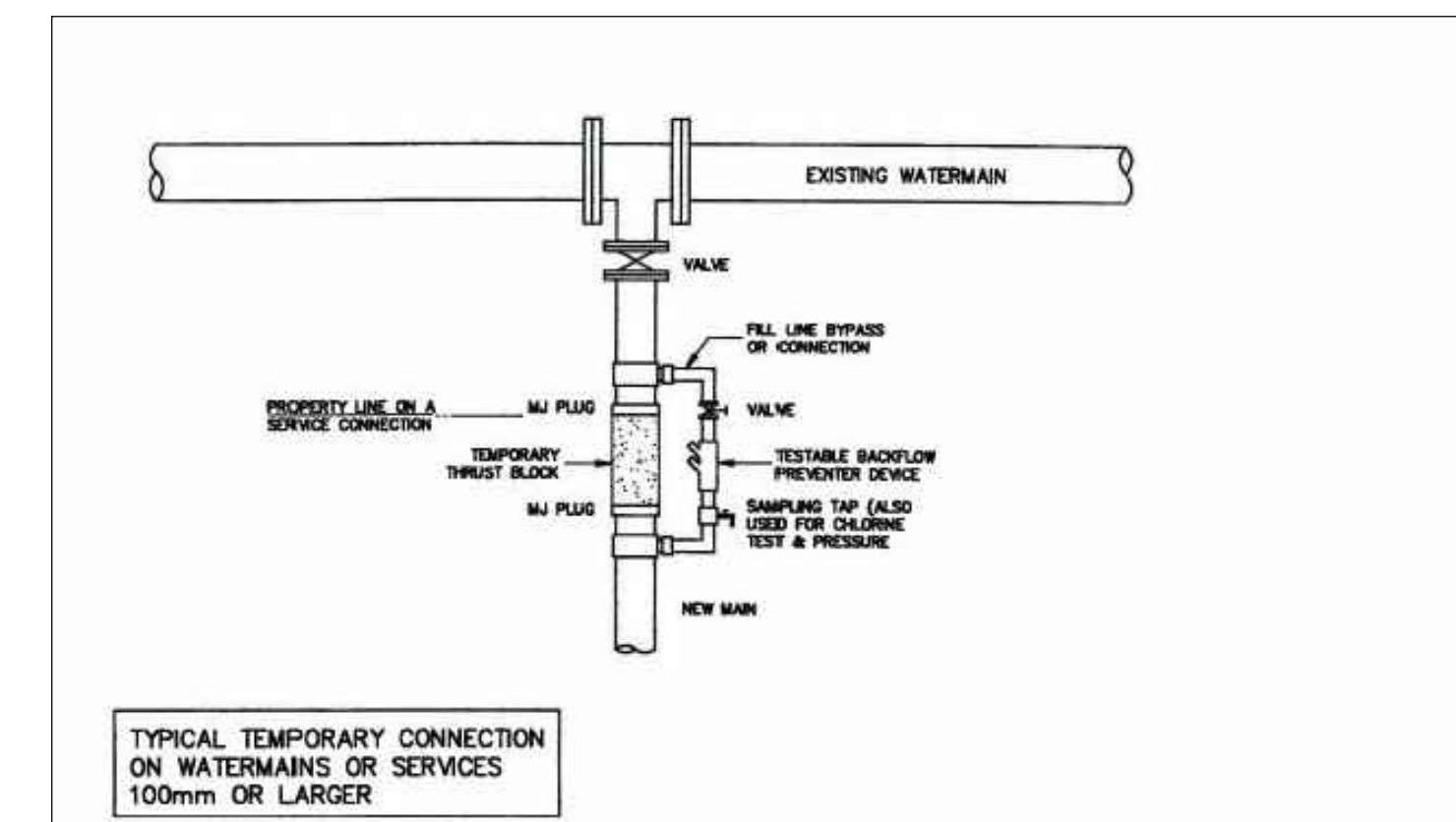
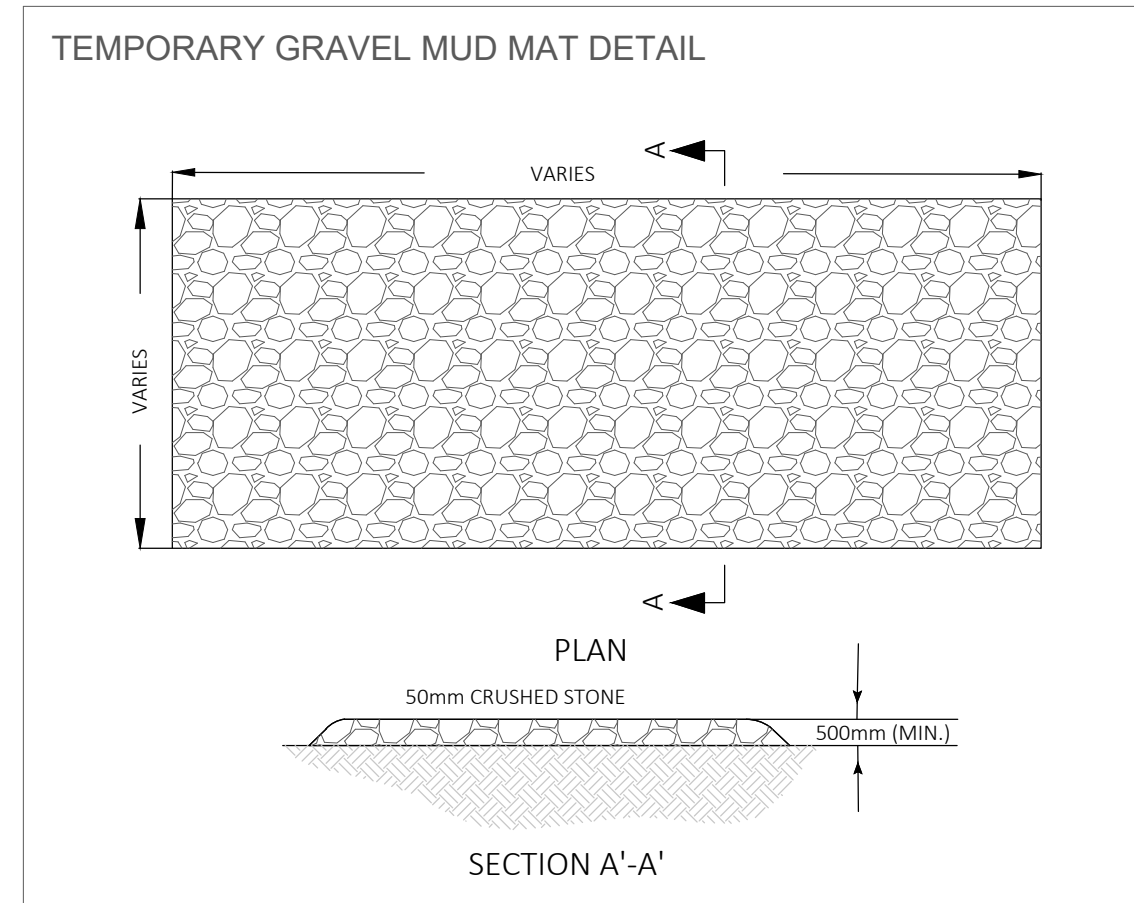
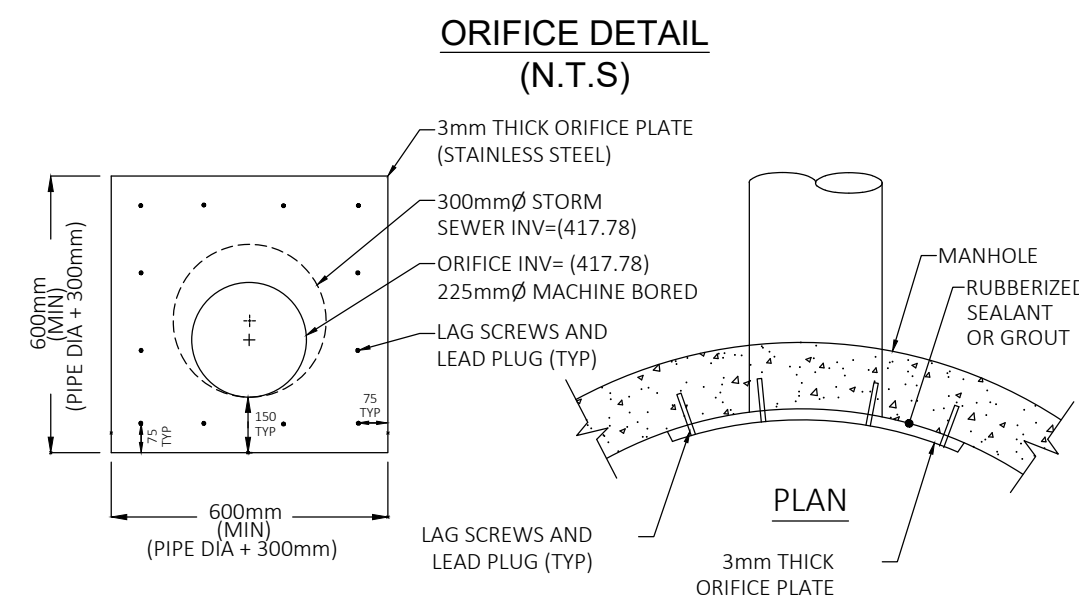
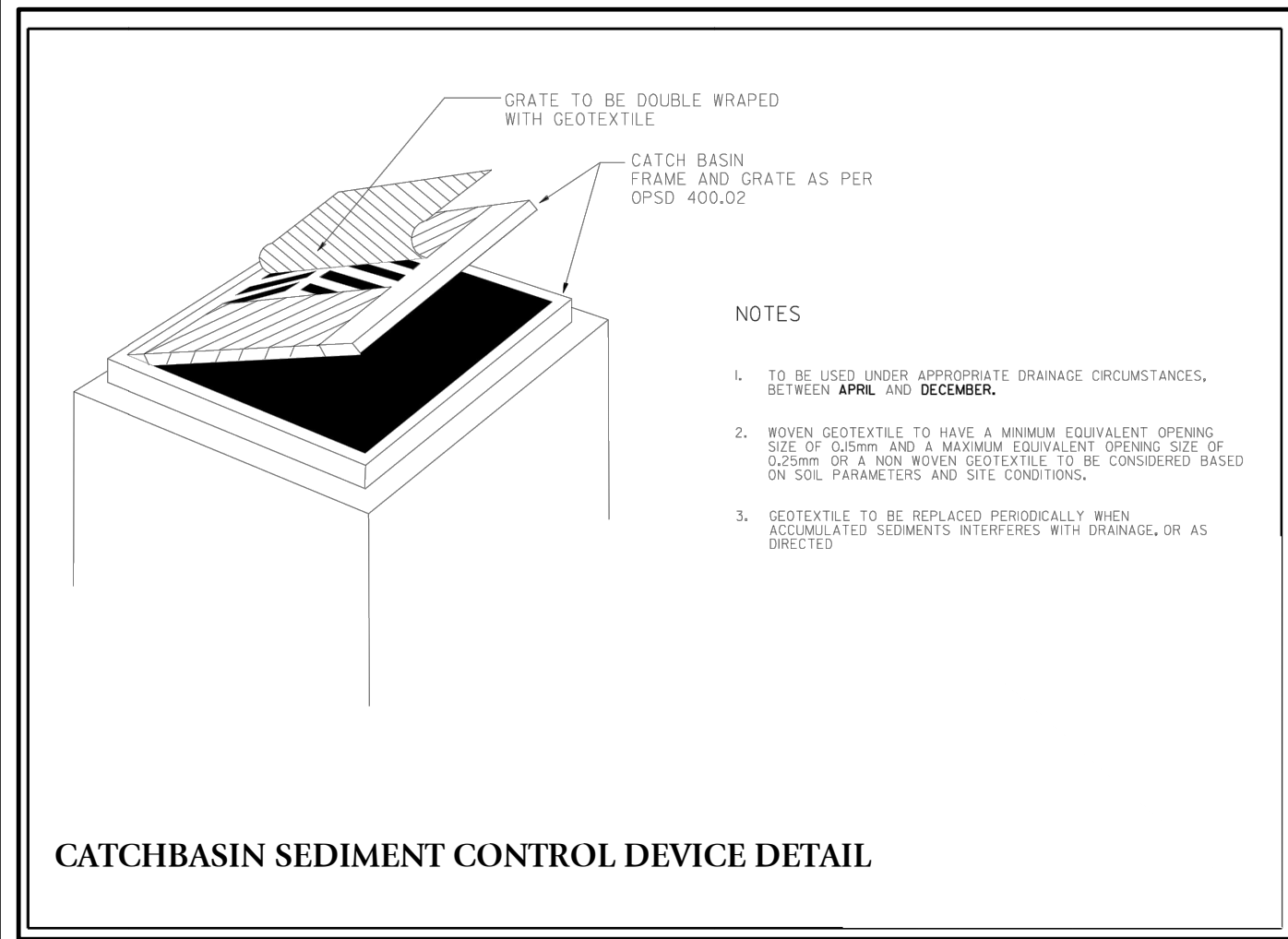


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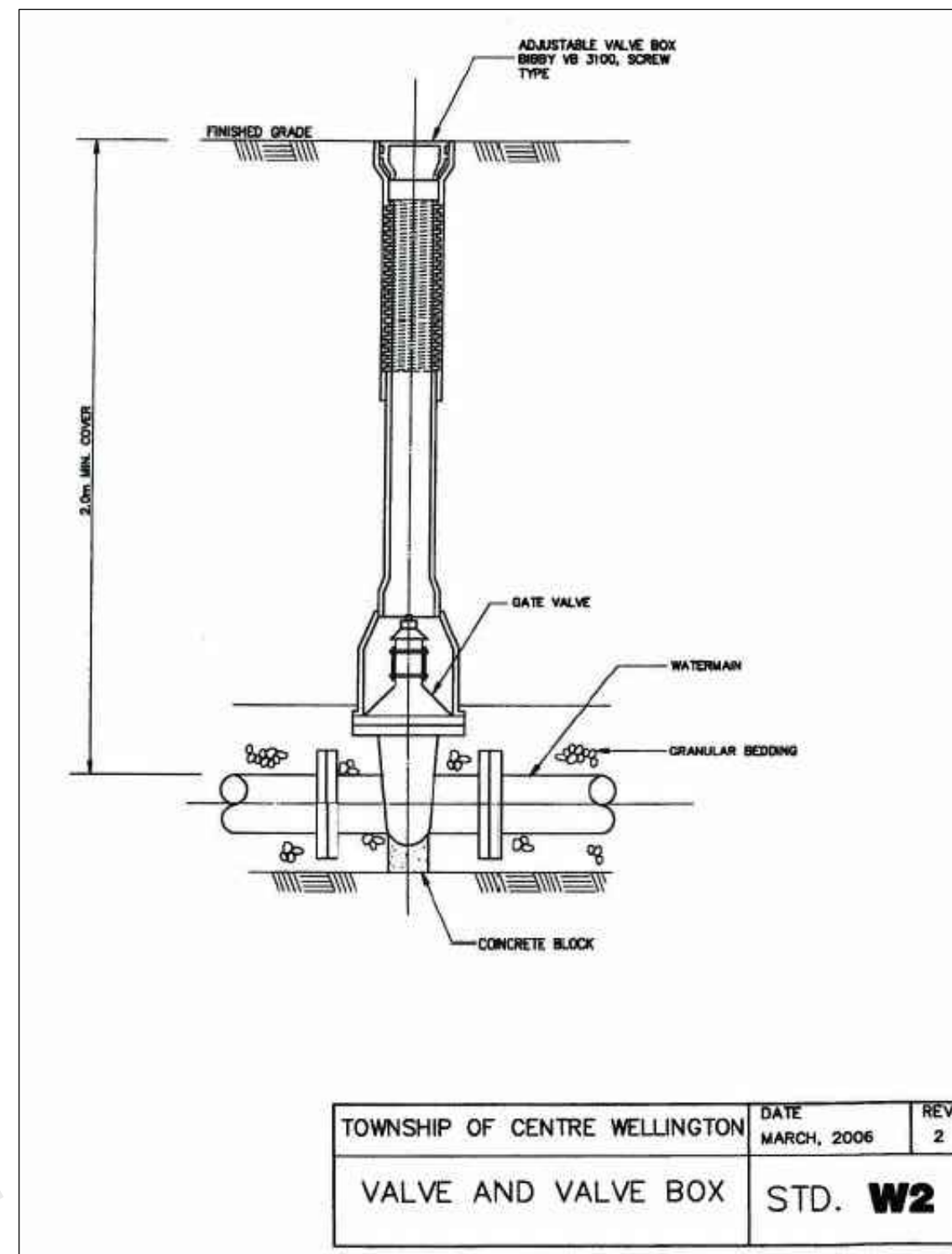
DRAWN BY: S.A.P./N.C.H. | DESIGNED BY: S.G./M.V. | CHECKED BY: K.C.  
 Apr 05, 2024 4:09pm  
 G:\FERGUS\132\CAD\SITE PLAN LOT3 (RISHI) UTM 2010 NR (REV 8)\_2024.04.05.dwg

**CALL BEFORE YOU DIG**

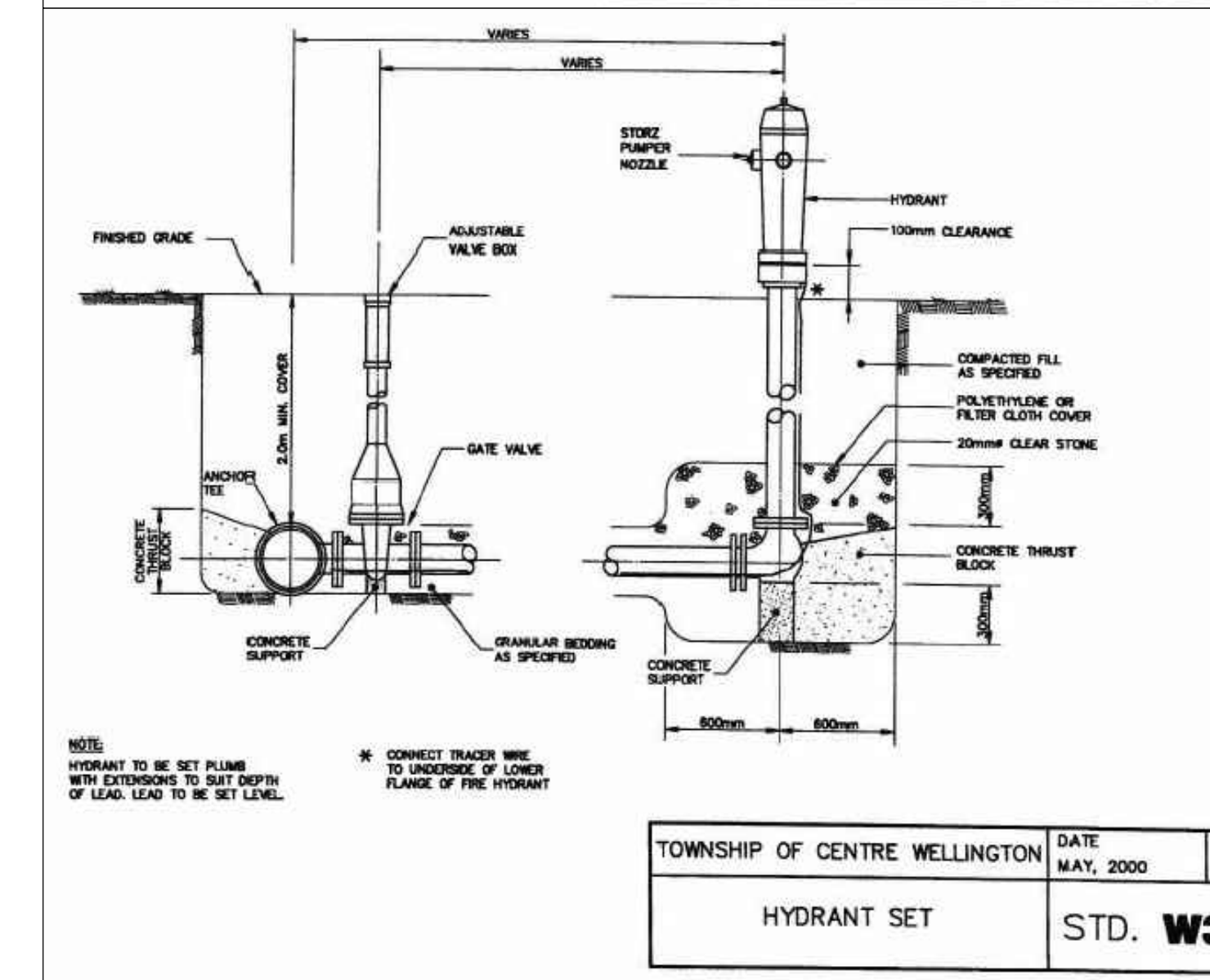
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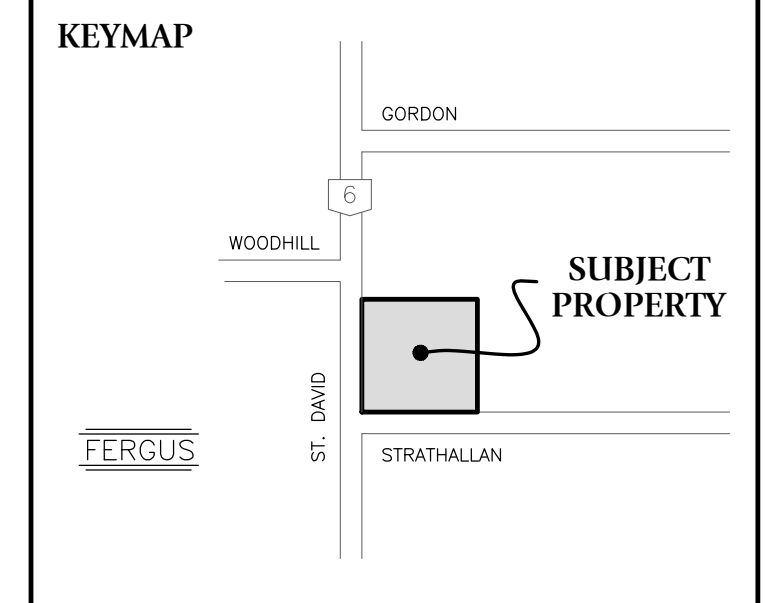
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|---|------|-------------|-----------|---|
| TOWNSHIP OF CENTRE WELLINGTON                     | DATE | MARCH, 2001 | REV.      | 0 |
| CONNECTION OF NEW WATERMAIN TO EXISTING WATERMAIN |      | STD.        | <b>W4</b> |   |



|                               |      |             |           |   |
|-------------------------------|------|-------------|-----------|---|
| TOWNSHIP OF CENTRE WELLINGTON | DATE | MARCH, 2006 | REV.      | 2 |
| VALVE AND VALVE BOX           |      | STD.        | <b>W2</b> |   |



|                               |      |           |           |   |
|-------------------------------|------|-----------|-----------|---|
| TOWNSHIP OF CENTRE WELLINGTON | DATE | MAY, 2000 | REV.      | 0 |
| HYDRANT SET                   |      | STD.      | <b>W3</b> |   |



**LEGEND**

|                |                         |        |                          |
|----------------|-------------------------|--------|--------------------------|
| ● IP           | HYDRO POLE              | □      | SURVEY MONUMENT FOUND    |
| ⊙ LS           | EXISTING LIGHT STANDARD | □      | SURVEY MONUMENT SET      |
| — UB           | UNDERGROUND TELEPHONE   | — IB   | IRON BAR                 |
| — OH           | OVERHEAD HYDRO          | — SIB  | STANDARD IRON BAR        |
| — UH           | UNDERGROUND HYDRO       | — IBØ  | ROUND IRON BAR           |
| — GAS          | GAS LINE                | ⊗ HM   | HYDRO METER              |
| — STM          | STORM SEWER             | ⊗ BELL | BELL PEDESTAL            |
| — SAN          | SANITARY SEWER          | ⊗ CATV | TV PEDESTAL              |
| — W            | WATERMAIN               | ⊗ FH   | FIRE HYDRANT             |
| — UC           | UNDERGROUND CABLE       | ⊗      | DECIDUOUS TREE           |
| — 325.09       | EXISTING GRADE          | ⊗      | CONIFEROUS TREE          |
| + (325.09)     | PROPOSED GRADE          | ⊗      | TREE TO BE REMOVED       |
| + (T/C 326.46) | PROPOSED TOP OF CURB    | ⊗      | ROOF OVERFLOW LOCATION   |
| + (B/C 326.31) | PROPOSED TOP OF CURB    | ⊗      | CB CATCH BASIN           |
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| + (326.22BW)   | PROPOSED BOTTOM OF WALL | ⊗      | CBMH CATCH BASIN MANHOLE |
| ⊗ BH 1         | BORE HOLE               | ⊗ WV   | WATER VALVE              |
| TP2            | TEST PIT                | ⊗ B    | BOLLARD                  |
| 3:1            | MAXIMUM SLOPE           | ⊗ MD   | MAN DOOR                 |
| →              | DIRECTION OF FLOW       |        |                          |
| — X —          | SILT FENCE              |        |                          |
| — TPF —        | TREE PROTECTIVE FENCING |        |                          |

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- SUBJECT TO AN EASEMENT AS IN WC267192
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**LOT DEVELOPMENT PLAN FOR:  
PART OF LOT 3, REGISTERED PLAN 132  
GEOGRAPHIC TOWN OF FERGUS  
TOWNSHIP OF CENTRE WELLINGTON  
COUNTY OF WELLINGTON**

**DRAWING REVISION SCHEDULE**

|     |                              |           |
|-----|------------------------------|-----------|
| 8   | EIGHTH SUBMISSION            | APR 5-24  |
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| 3   | THIRD SUBMISSION             | APR 7-22  |
| NO. | REVISION                     | DATE      |

**PREPARED FOR: SANJEEV RISHI**

**PROJECT No. 28816-20**

**DETAILS**

|              |          |
|--------------|----------|
| <b>SHEET</b> | <b>3</b> |
| <b>OF</b>    | <b>5</b> |

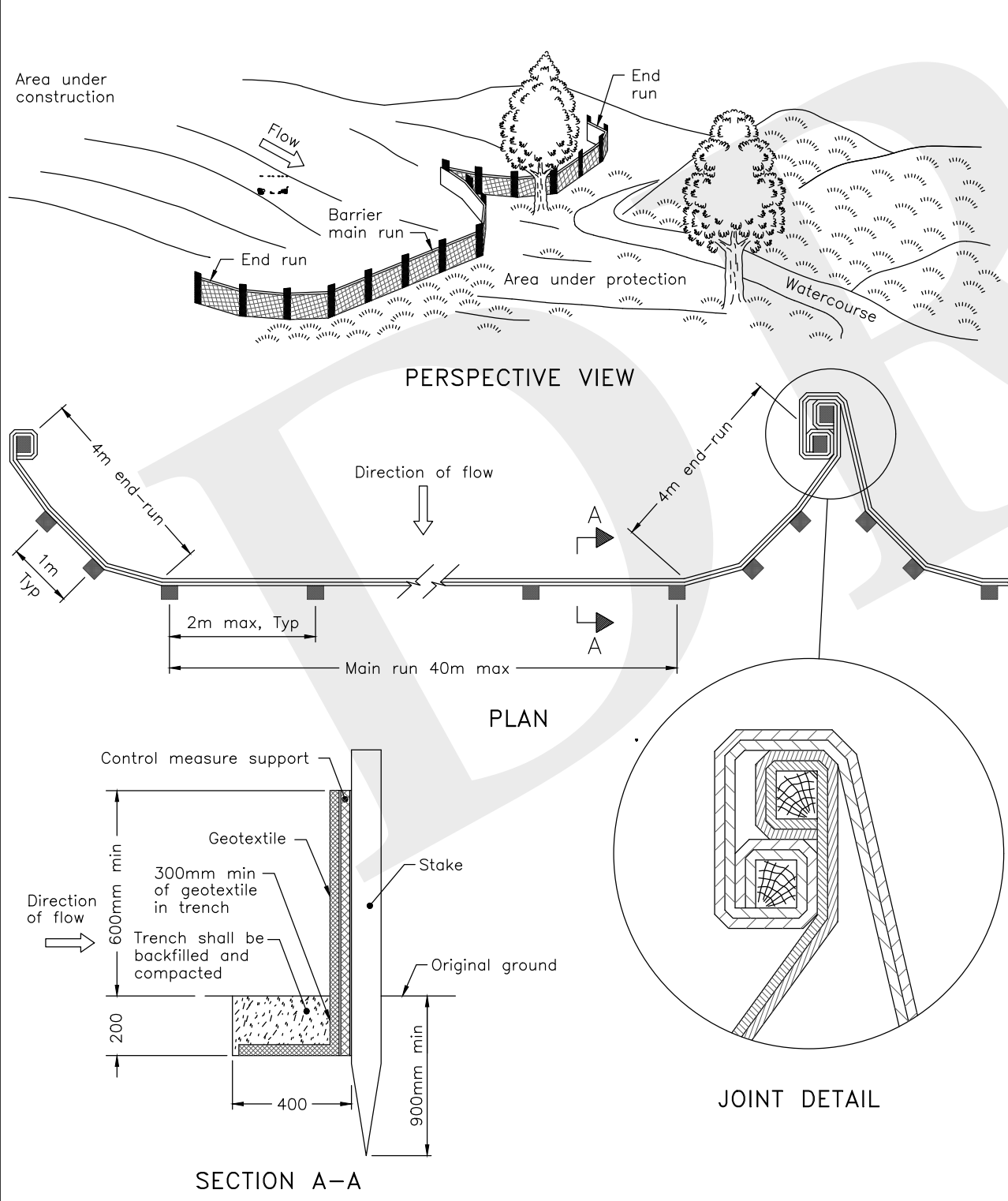
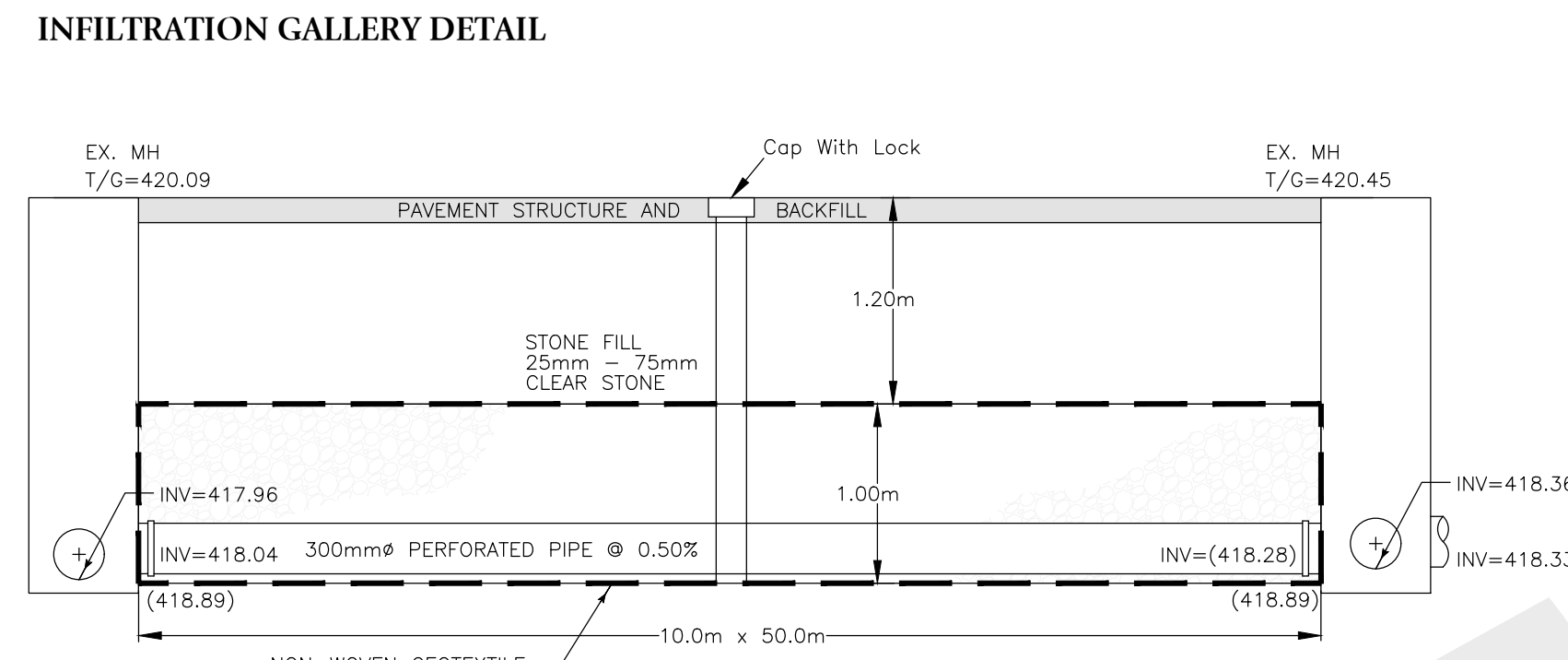
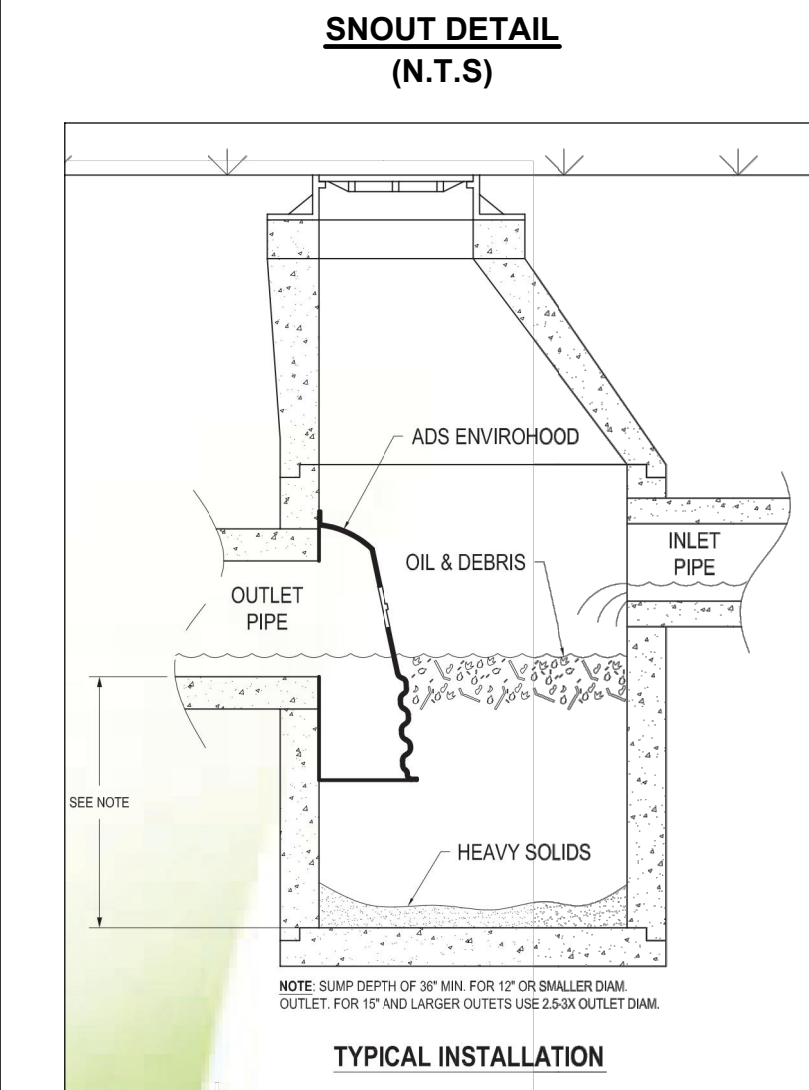
**DRAFT**



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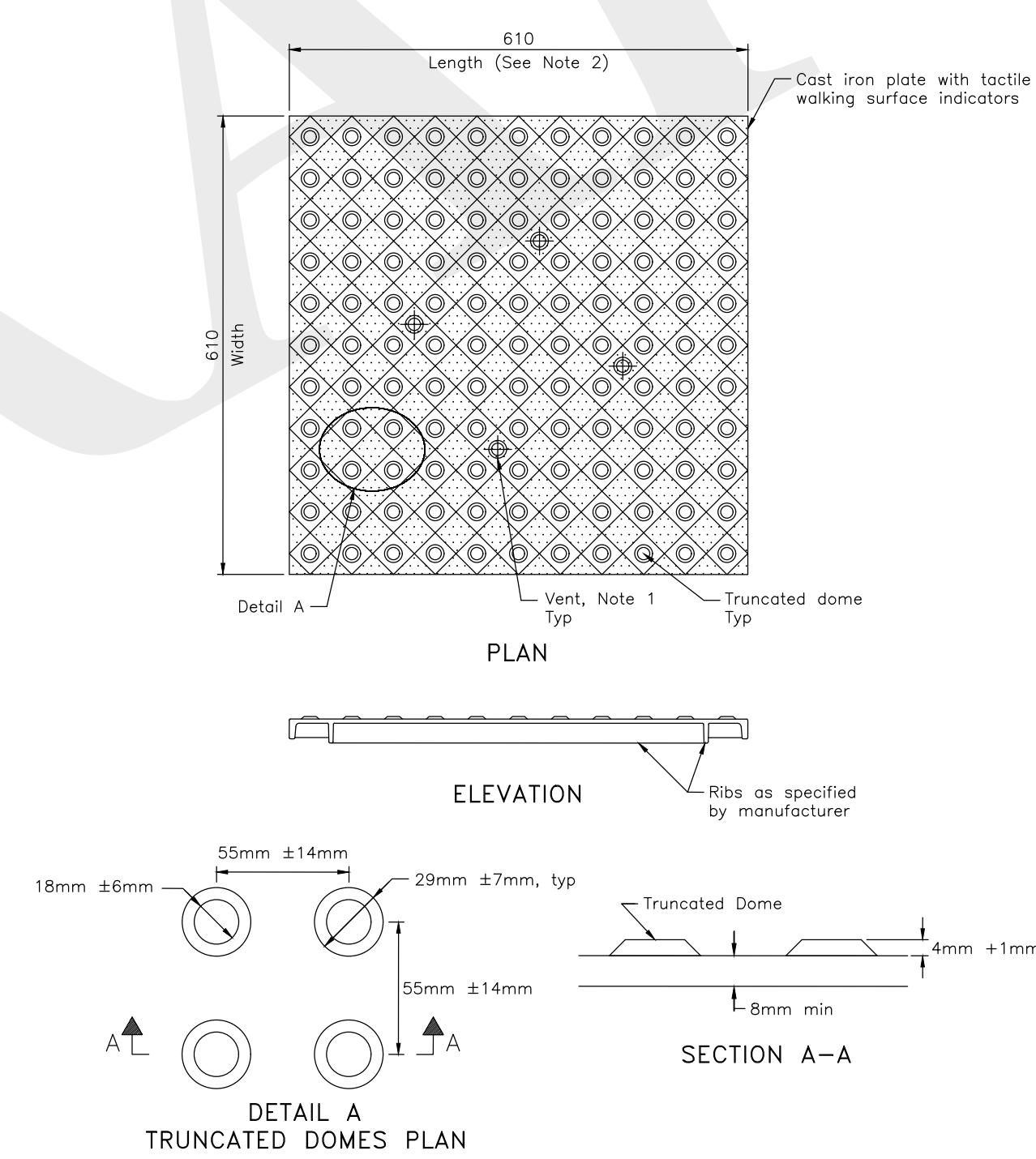
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Apr 05, 2024, 3:53pm  
G:\FERGUS\132\ACAD\SITE PLAN LOT3 (RISHI) UTM 2010 NR (Rev 8)\_2024.04.05.dwg



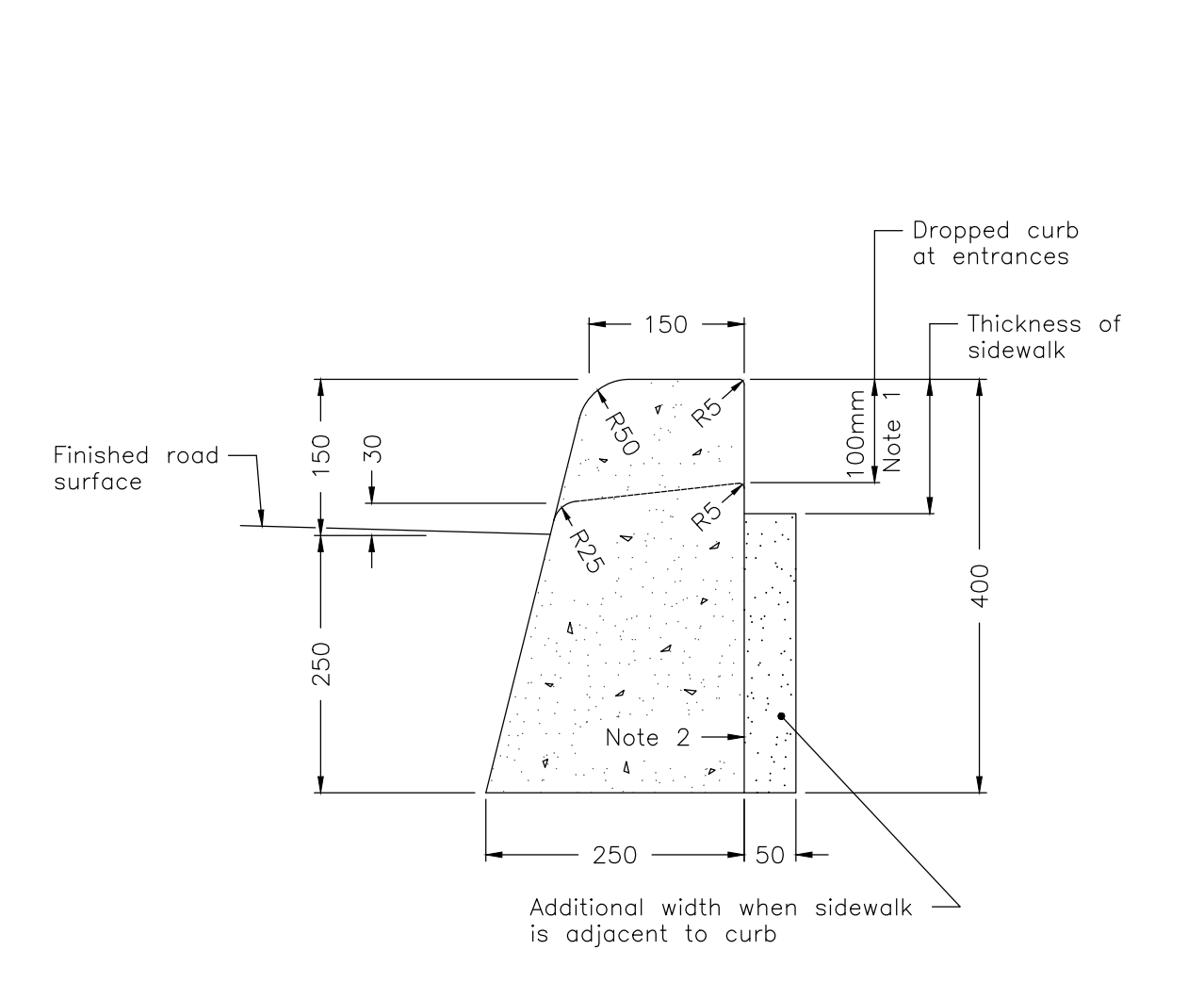
**NOTE:**

A All dimensions are in millimetres unless otherwise shown.



**NOTES:**

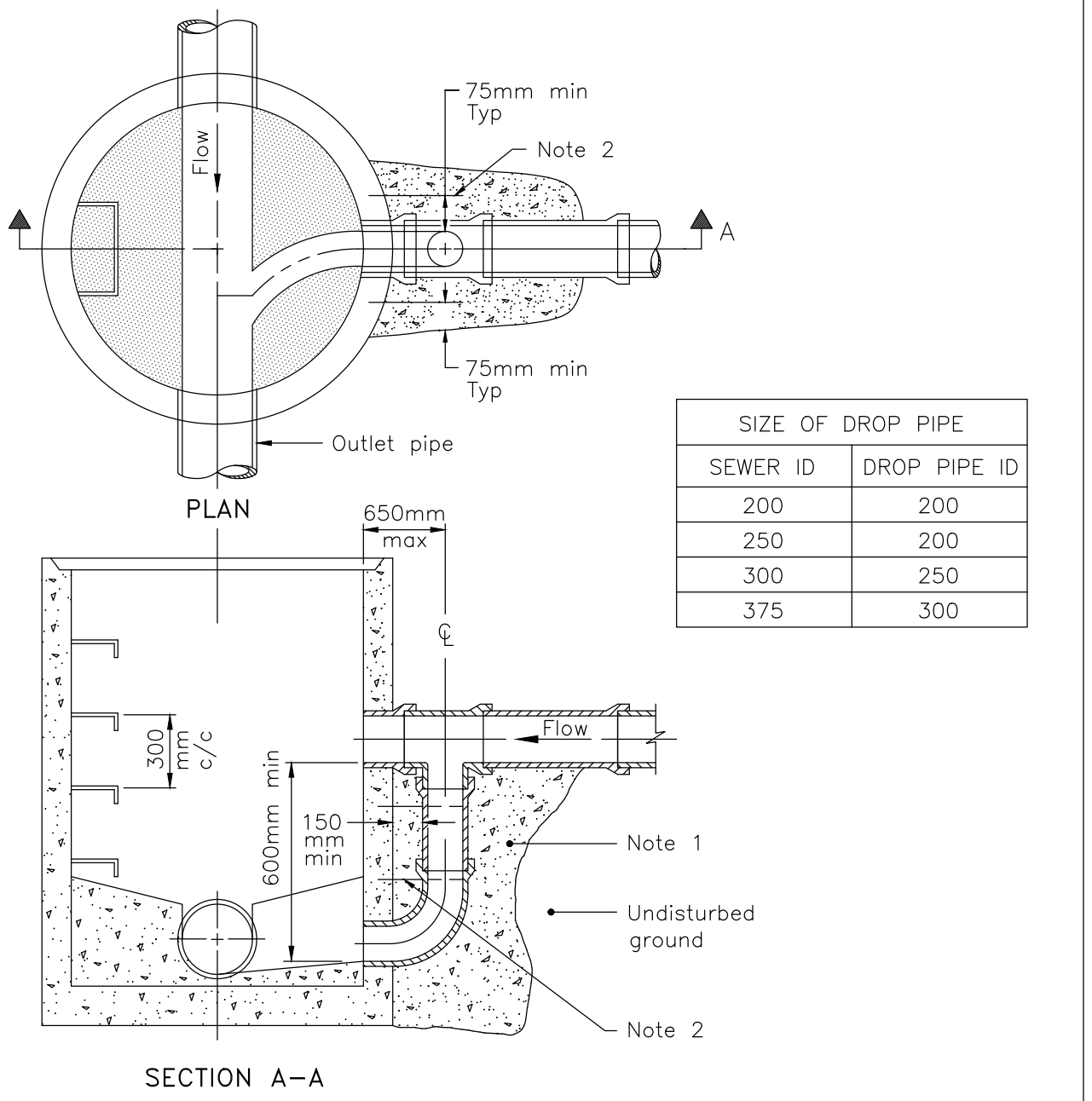
- 1 Vents shall be as specified by the manufacturer.
- 2 Length of plate may be increased to suit the curb depression width.
- A Adjacent cast iron plates shall be permanently connected using a locking mechanism and any hardware shall be not dipped galvanized.
- B All dimensions are in millimetres unless otherwise shown.



**NOTES:**

- 1 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
- 2 For slipforming procedure a 5% batter is acceptable.

A Treatment at entrances shall be according to OPSD 351.010.  
B Outlet treatment shall be according to the OPSD 610 Series.  
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.  
D All dimensions are in millimetres unless otherwise shown.



**NOTES:**

- 1 Concrete shall be placed to undisturbed ground and the outside face of the maintenance hole, but there shall be a minimum of 150mm of 15MPa concrete around the drop pipe.
- 2 Concrete shall be secured to the maintenance hole with 450mm long, 13mm diameter threaded rods and drilled expansion anchors down either side of the drop pipe at 300mm centres.

A All dimensions are in millimetres unless otherwise shown.

|                                     |          |      |         |
|-------------------------------------|----------|------|---------|
| ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2015 | Rev  | 2       |
| HEAVY-DUTY SILT FENCE BARRIER       |          | OPSD | 219.130 |

|   |          |      |         |
|---|----------|------|---------|
| ONTARIO PROVINCIAL STANDARD DRAWING                                 | Nov 2015 | Rev  | 0       |
| CONCRETE SIDEWALK RAMP TACTILE WALKING SURFACE INDICATORS COMPONENT |          | OPSD | 310.039 |

|                                     |          |      |         |
|-------------------------------------|----------|------|---------|
| ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2012 | Rev  | 2       |
| CONCRETE BARRIER CURB               |          | OPSD | 600.110 |

|   |          |      |          |
|---|----------|------|----------|
| ONTARIO PROVINCIAL STANDARD DRAWING               | Nov 2011 | Rev  | 2        |
| CAST-IN-PLACE MAINTENANCE HOLE DROP STRUCTURE TEE |          | OPSD | 1003.010 |

**GENERAL NOTES:**

- OPSS AND OPSD STANDARD DRAWINGS CONSTITUTE PART OF THE SPECIFICATIONS STATED ON THIS DRAWING. ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE LATEST APPLICABLE CODES AND STANDARDS.
- ALL DIMENSIONS AND LOCATIONS OF EXISTING SERVICES TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCING ANY CONSTRUCTION PROPOSED BY THIS DRAWING. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT ENGINEER.
- THE POSITION OF UNDERGROUND SERVICES AND CONDUITS ARE NOT NECESSARILY SHOWN ON THIS DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES ARE NOT GUARANTEED. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR WILL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND ACCEPT ALL LIABILITY FOR ANY DAMAGE DONE TO THEM.
- THE OWNER IS RESPONSIBLE FOR THE COORDINATION OF ALL REQUIRED UTILITIES. THE OWNER SHALL BE RESPONSIBLE FOR ALL DITCHING, REGRAVING AND RESTORATION WORK WITHIN THE TOWNSHIP'S ROAD ALLOWANCE AND TO THE TOWN'S SATISFACTION, AS REQUIRED TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
- TACTILE WARNING PLATES ARE TO BE PROVIDED AT ALL DROP CURB LOCATIONS. REFER TO OPSD 310.039.
- ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT, DIRECTED ONTO THE SITE AND SHALL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- THE OWNER IS RESPONSIBLE FOR SATISFYING HIMSELF THAT THERE IS ADEQUATE FIRE PROTECTION AVAILABLE FOR HIS PURPOSES.
- ALL ENTRANCE WORK TO MEET THE TOWNSHIP'S SATISFACTION.
- UNLESS OTHERWISE PRESCRIBED BY A GEOTECHNICAL CONSULTANT, THE PAVEMENT STRUCTURE FOR THE PARKING AREAS SHALL COMPRISE 40mm HL3, 50mm HL4 OR HL8, 150mm GRANULAR 'A' AND 300mm GRANULAR 'B'.
- UNLESS OTHERWISE PRESCRIBED BY A GEOTECHNICAL CONSULTANT, HEAVY DUTY ASPHALT WITHIN THE FIRE ROUTE SHALL COMPRISE OF A MINIMUM 40mm HL3, 50mm HL4 OR HL8, 150mm GRANULAR 'A' AND 400mm GRANULAR 'B'.
- A GEOTECHNICAL CONSULTANT SHOULD BE RETAINED TO CARRY OUT NECESSARY INSPECTIONS AND TESTING DURING PARKING LOT CONSTRUCTION TO ENSURE PLACEMENT OF PROPER MATERIALS AND ADEQUATE COMPACTION.
- SEDIMENT AND EROSION CONTROLS TO BE PROVIDED DURING CONSTRUCTION.
- ENTRANCE PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION OF PROPOSED SITE ENTRANCE.
- THE BOULEVARD AREA WITHIN THE ROAD ALLOWANCE THAT IS NOT COVERED WITH ASPHALT OR GRAVEL SHALL BE FINE GRADED AND COVERED WITH A MINIMUM OF 200mm OF TOPSOIL AND SODDED.
- ALL PARKING GRANULAR MATERIALS SHALL BE COMPACTED TO 100% AND OTHER MISCELLANEOUS FILL MATERIAL BROUGHT TO THE SITE SHALL BE COMPACTED TO 95% PROCTOR (UNLESS OTHERWISE PRESCRIBED BY GEOTECHNICAL INVESTIGATION).
- FILL MATERIAL SHALL BE FREE OF DEBRIS INCLUDING LARGE ROCKS AND STONES. EXCESS DEBRIS AND MATERIAL SHALL BE REMOVED FROM THE SITE.
- ALL LANDSCAPED AREAS ON SITE SHALL BE PROVIDED WITH A MINIMUM OF 150mm OF TOPSOIL AND SODDED.
- ANY AREAS NOT UNDER ACTIVE CONSTRUCTION SHALL BE STABILIZED WITH TOPSOIL AND SEED.
- PLANS BASED IN TOPOGRAPHIC SURVEY COMPLETED BY VAN HARTEN SURVEYING INC. DATED APRIL 9, 2020.
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

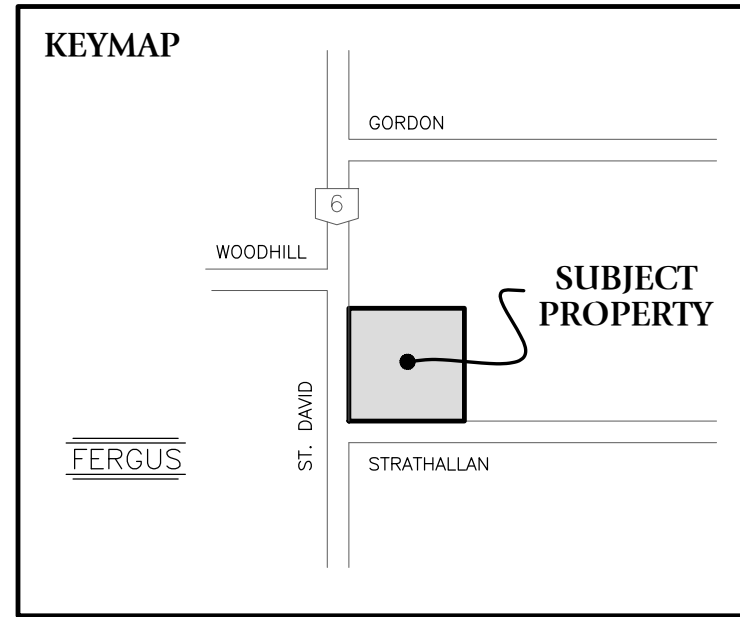
**SERVICING NOTES:**

- ALL UTILITIES TO BE CONFIRMED BY THE OWNER PRIOR TO CONSTRUCTION.
- ALL SERVICES ARE TO BE INSTALLED TO APPROPRIATE OPSS AND TOWNSHIP OF CENTRE WELLINGTON STANDARDS.
- SANITARY SEWER PIPING TO BE 150mmØ PVC DR 28.
- MANHOLE JOINTS ON ALL SANITARY SEWER CONNECTIONS TO BE WRAPPED TO PREVENT GROUNDWATER INFILTRATION WITH PETROLATUM TAPE.
- ALL STORM SEWERS TO BE PVC PIPE AND CONFORM TO OPSD 1820 AND ANY APPLICABLE CSA STANDARDS.
- ALL CATCHBASINS SHALL BE 600mm x 600mm PRECAST CONCRETE AS PER OPSD 705.010 - TYPE A.
- ALL MANHOLES AND CATCHBASIN MANHOLES SHOWN ON THIS DRAWING TO BE 1200MMØ PRECAST CONCRETE AND CORRESPONDING OPSD.
- ALL WATERMAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPSD 441.
- ALL MUNICIPAL OWNED WATER VALVES SHALL BE OPERATED BY THE TOWNSHIP OF CENTRE WELLINGTON, THE CONTRACTOR SHALL COORDINATE ALL NECESSARY VALVE OPERATIONS WITH THE TOWNSHIP PUBLIC WORKS DEPARTMENT.
- PRIOR TO CONNECTION TO WATERMAIN, CONTRACTOR TO PROVIDE TO TOWNSHIP ENGINEER AND PUBLIC WORKS A PLAN FOR SWABBING, PRESSURE TESTING, DISINFECTION AND BACTERIOLOGICAL TESTING.
- WHERE EXISTING WATERMAINS ARE TAPPED, THE PIPE SURFACE AT THE LOCATION OF THE TAP SHALL BE CLEANED AND DISINFECTED USING A MINIMUM 1% SODIUM HYPOCHLORITE SOLUTION, WHERE APPLICABLE, THE DRILL/CUTTING/TAPPING BITS AND ALL SURFACES OF MAINSTOPS, SERVICE SADDLES, TAPPING SLEEVES AND VALVES WHICH WILL COME INTO CONTACT WITH DRINKING WATER SHALL LIKEWISE BE CLEANED AND DISINFECTED USING A MINIMUM 1% SODIUM HYPOCHLORITE SOLUTION IMMEDIATELY PRIOR TO INSTALLATION. IF ANY OF THE DISINFECTED SURFACES COME INTO CONTACT WITH THE SOIL AND/OR WATER IN THE EXCAVATION PRIOR TO USE, THE CLEANING AND DISINFECTION PROCEDURE SHALL BE REPEATED.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY WATER SUPPLY TO BUILDINGS AT ALL TIMES. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE QUALITY TESTING OF THE TEMPORARY SUPPLY IN ACCORDANCE WITH TESTING PROCEDURES TO THE SATISFACTION OF THE CENTRE WELLINGTON ENVIRONMENTAL SERVICES DEPARTMENT.
- CONNECTION OF PROPOSED WATERMAIN TO MUNICIPAL WATERMAIN TO BE IN ACCORDANCE WITH TOWNSHIP OF CENTRE WELLINGTON STANDARD W4 AND W5.
- ALL WATERMAINS SHALL BE POLYVINYL CHLORIDE (PVC) IN ACCORDANCE WITH ASTM D1748, CSA B137.3.3-M86 (AWWA C-900) CLASS 235 (DR-18).
- FITTINGS FOR PVC DR-18 PIPE SHALL BE MECHANICAL JOINT AND PRESSURE RATED TO 1025 KPa.
- 12 GAUGE, 7 STRAND COPPER WITH PLASTIC COATING TRACER WIRE IS TO BE PLACED ALONG THE TOP OF THE PIPE, AND ATTACHED IN TWO LOCATIONS ON EACH LENGTH OF PIPE. THE TRACER WIRE WILL HAVE TO BE PLACED INSIDE A TEST POINT. INSULATED TRACER WIRE TO BE USED ON ALL WATERMAINS.
- TRACER WIRE SHALL BE TAPED TO WATERMAIN AT 5m INTERVALS.
- ALIGNMENT, PROFILE, FITTINGS, SPECIALS ETC.
- THE CONTRACTOR SHALL FURNISH ALL FITTINGS, SPECIALS, BRANCH OUTLETS, CLOSURE PIECES, ETC. REQUIRED FOR THE COMPLETE INSTALLATION OF THE WATERMAIN.
- TRACER WIRE SHALL NOT BE BROUGHT UP TO THE SURFACE INSIDE A VALVE BOXES.
- TRACER WIRE SHALL BE BOUGHT UP TO THE OUTSIDE OF THE VALVE BOX INSTALLED THROUGH A GROMMET NEAR THE SURFACE.
- JOINT RESTRAINTS INCLUDING THRUST BLOCKS SHALL MEET THE REQUIREMENTS ASTM 1674.
- GATE VALVES SHALL BE RESILIENT WEDGE CONFORMING TO AWWA C509, F-6100 MECHANICAL JOINT AS PER TOWNSHIP OF CENTRE WELLINGTON STANDARD W2 WITH:  
  
FUSION-BONDED EPOXY COATING  
BRONZE STEM  
OPEN COUNTER CLOCKWISE

- NEW WATERMAINS TO BE TEMPORARILY PLUGGED, BLOCKED AND TESTED TWO LENGTHS OF PIPE FROM EXISTING SYSTEM.
- PETROLATUM TAPE ALL DUCTILE IRON FITTINGS OR CAST IRON FITTINGS.
- SWABBING REQUIRED IN ACCORDANCE WITH OPSD 441.07.25.
- HYDROSTATIC TESTING REQUIRED IN ACCORDANCE WITH OPSD 441.07.24.
- CHLORINE RESIDUAL AND BACTERIOLOGICAL TESTING REQUIRED IN ACCORDANCE WITH OPSD 441.07.25. DISINFECTION OF WATERMAINS SHALL BE COMPLETED IN ACCORDANCE WITH AWWA C509.
- ALL FITTINGS TO BE MECHANICALLY RESTRAINED INCLUDING A MINIMUM OF 10cm EITHER SIDE OF THE FITTING.
- ANY GRADING/RESTORATION WITHIN THE MUNICIPAL R.O.W. INCLUDING ENTRANCE CONSTRUCTION ARE THE DEVELOPER'S RESPONSIBILITY AND TO BE COMPLETED BY A TOWNSHIP APPROVED CONTRACTOR.

**SEDIMENT AND EROSION CONTROL NOTES:**

- ALL SILT FENCING TO BE INSPECTED AND INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING OR EXCAVATING.
- EROSION PROTECTION TO BE PROVIDED AROUND ALL SWALES AND DITCHES.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY ADDITIONAL EROSION CONTROL STRUCTURES.
- EROSION CONTROL STRUCTURES ARE TO BE MONITORED ON A WEEKLY BASIS, BEFORE AND AFTER SIGNIFICANT RAINFALL EVENTS. ANY DAMAGE TO STRUCTURES REPAIRED IMMEDIATELY. SEDIMENTS ARE TO BE REMOVED WHEN THE HEIGHT OF ACCUMULATION REACHES A MAXIMUM FOR THE FENCE AND THE CLOGGED FILTER MATERIALS MUST BE REPLACED AS NEEDED OR AS REQUESTED BY THE TOWN.
- ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
- DE-WATERING WILL NOT BE PERMITTED DURING CONSTRUCTION. SHOULD DE-WATERING BE REQUIRED, A SEPARATE PLAN AND APPROVAL FROM THE GRCA SHALL BE OBTAINED.
- NO ALTERNATIVE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGN CONSULTANT AND THE TOWNSHIP OF CENTRE WELLINGTON.
- THE CONTRACTOR IS TO ENSURE THE SILT FENCING IS FUNCTIONING AS INTENDED.
- ANY DAMAGED ESC MEASURES ARE TO BE REPLACED IMMEDIATELY WITHIN 48 HOURS OF INSPECTION.
- SEDIMENT TO BE REMOVED FROM THE SEDIMENT BARRIER ONCE IT HAS REACHED A DEPTH OF 300 mm. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO REMOVING THE SILT FENCING.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING MUNICIPAL ROADWAYS AND SIDEWALKS ARE CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORKING DAY.
- EROSION AND SEDIMENT CONTROL (ESC) PLAN IS A DYNAMIC DOCUMENT, WHICH MAY BE SUBJECT TO CHANGE OR MODIFICATIONS AS A RESULT OF SITE DEVELOPMENTS OR CHANGES ON SITE. ANY DEVIATION FROM APPROVED PLANS MUST BE DESIGNED BY A QUALIFIED PROFESSIONAL.
- IT IS EVERYONE'S RESPONSIBILITY TO PREVENT CONSTRUCTION RELATED SEDIMENT FROM IMPACTING AQUATIC RESOURCES AND OTHER NATURAL FEATURES.
- NO PUMPING OF SEDIMENT LADEN RUNOFF FROM ONSITE TO THE WETLAND IS ALLOWED AT ANY TIME.
- ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE, OR OTHER DELETERIOUS SUBSTANCES IN THE WATER. VEHICULAR RE-FUELING AND MAINTENANCE WILL BE CONDUCTED A MINIMUM OF 30 m FROM THE WATER.
- AN AFTER-HOURS CONTACT NUMBER IS TO BE VISIBLY POSTED ON-SITE FOR EMERGENCIES. ALL THE PLANS SHOULD HAVE NAME AND CONTACT INFO OF THE PERSON RESPONSIBLE FOR ESC MEASURES.
- ANY SEDIMENT SPILL FROM THE SITE SHOULD BE REPORTED TO MINISTRY OF ENVIRONMENT (SPILL ACTION CENTRE) AT 1-800-268-6060.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS (IE SILT FENCE, STRAW BALES, CLEAR STONES, ETC.) ARE TO BE KEPT ON SITE FOR EMERGENCIES AND REPAIRS.



**LEGEND**

- IP HYDRO POLE
- ☼ LS EXISTING LIGHT STANDARD
- UB UNDERGROUND TELEPHONE
- OH OVERHEAD HYDRO
- UH UNDERGROUND HYDRO
- GAS GAS LINE
- STM STORM SEWER
- SAN SANITARY SEWER
- W WATERMAIN
- UC UNDERGROUND CABLE
- 325.09 EXISTING GRADE
- + (325.09) PROPOSED GRADE
- + (T/C 326.46) PROPOSED TOP OF CURB
- + (B/C 326.31) PROPOSED TOP OF CURB
- + (326.22TW) PROPOSED TOP OF WALL
- + (326.22BW) PROPOSED BOTTOM OF WALL
- BH 1 BORE HOLE
- TP2 TEST PIT
- 3:1 MAXIMUM SLOPE
- DIRECTION OF FLOW
- X — X SILT FENCE
- TPFF — TREE PROTECTIVE FENCING
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- IB IRON BAR
- SIB STANDARD IRON BAR
- IBØ ROUND IRON BAR
- HM HYDRO METER
- ☒ BELL BELL PEDESTAL
- ☒ CATV TV PEDESTAL
- ☒ FH FIRE HYDRANT
- DECEADUOUS TREE
- CONIFEROUS TREE
- ☒ TREE TO BE REMOVED
- ☒ ROOF OVERFLOW LOCATION
- CB CATCH BASIN
- MH MANHOLE
- ☒ CB/MH CATCH BASIN MANHOLE
- WV WATER VALVE
- B BOLLARD
- MD MAN DOOR

**PROPERTY DESCRIPTION:**

- PART OF PIN 71382-0312 (LT)
- UNIT 3, WELLINGTON CONDOMINIUM PLAN No. 167
- BEING PARTS 1, 2, 3 & 5, 61R-11201
- TOWNSHIP OF CENTRE WELLINGTON
- SUBJECT TO AN EASEMENT OVER PART 2, 61R-11201 AS IN MS118413
- SUBJECT TO AN EASEMENT IN GROSS OVER PART 5, 61R-11201 AS IN WC266963
- SUBJECT TO AN EASEMENT AS IN WC267192
- SUBJECT TO AN EASEMENT IN GROSS AS IN WC192308
- SUBJECT TO AN EASEMENT IN GROSS AS IN WC266958
- SUBJECT TO AN EASEMENT IN FAVOUR OF PARTS 4, 6 & 7, 61R-11201 AS IN WC266974
- TOGETHER WITH AN EASEMENT OVER PARTS 4, 6 & 7, 61R-11201 AS IN WC268974
- TOGETHER WITH AN EASEMENT OVER PARTS 6 & 7, 61R-11201 AS IN WC268974

**NOTES:**

- 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 THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99957246.

**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 GGD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

**SITE BENCHMARK:**

- CUT CROSS ON CONCRETE TRANSFORMER PAD NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 421.33 METRES.

**TOPOGRAPHIC SURVEY:**

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 9th DAY OF APRIL, 2020.

**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.

**LOT DEVELOPMENT PLAN FOR:  
PART OF LOT 3, REGISTERED PLAN 132  
GEOGRAPHIC TOWN OF FERGUS  
TOWNSHIP OF CENTRE WELLINGTON  
COUNTY OF WELLINGTON**

| DRAWING REVISION SCHEDULE |                              |           |
|---------------------------|------------------------------|-----------|
| 8                         | EIGHTH SUBMISSION            | APR 5-24  |
| 7                         | SEVENTH SUBMISSION (PHASE 2) | AUG 1-23  |
| 6                         | FINAL SUBMISSION (PHASE 1)   | JUL 7-22  |
| 5                         | FIFTH SUBMISSION             | JUN 10-22 |
| 4                         | FOURTH SUBMISSION            | APR 29-22 |
| 3                         | THIRD SUBMISSION             | APR 7-22  |
| NO.                       | REVISION                     | DATE      |

**PREPARED FOR: SANJEEV RISHI**  
**PROJECT No. 28816-20**  
**DRAWING SCALE 1 : 250**



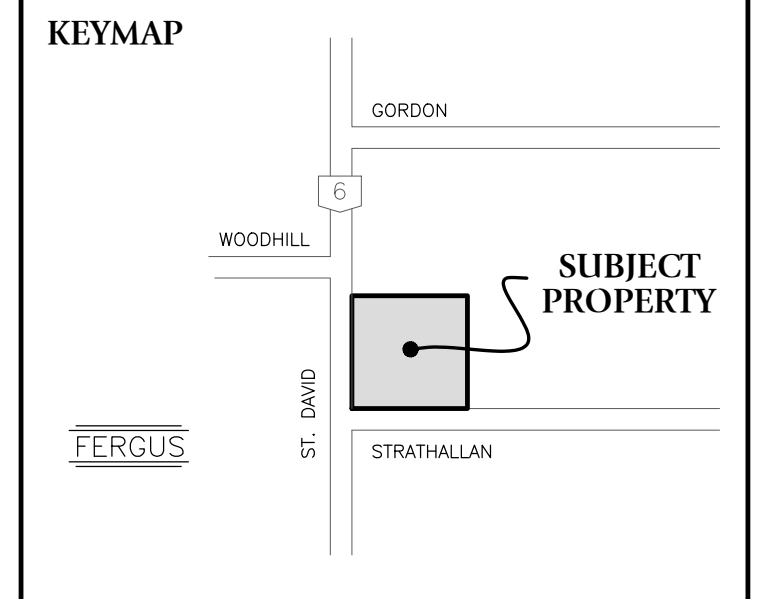
**NOTES**

|                                     |       |  |
|-------------------------------------|-------|--|
| SHEET<br><b>4</b><br>OF<br><b>5</b> | DRAFT |  |
|                                     |       |  |
|                                     |       |  |

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

|  |                            |                                 |
|--|----------------------------|---------------------------------|
| Kitchener/Waterloo<br>Ph: 519-742-8371 | Guelph<br>Ph: 519-821-2763 | Orangeville<br>Ph: 519-940-4110 |
| www.vanharten.com                      |                            | info@vanharten.com              |

DRAWN BY: S.A.P./N.C.H.    DESIGNED BY: S.G./M.V.    CHECKED BY: M.V.  
Apr 05, 2024, 3:53pm  
G:\FERGUS\132\ACAD\SITE PLAN LOT3 (RISHI) UTM 2010 NR (Rev 8)\_2024.04.05.dwg



**LEGEND**

|                |                         |     |                           |
|----------------|-------------------------|-----|---------------------------|
| ● HP           | HYDRO POLE              | □   | SURVEY MONUMENT FOUND     |
| ⊙ LS           | EXISTING LIGHT STANDARD | IB  | SURVEY MONUMENT SET       |
| — UB           | UNDERGROUND TELEPHONE   | IB  | IRON BAR                  |
| — OH           | OVERHEAD HYDRO          | SIB | STANDARD IRON BAR         |
| — UH           | UNDERGROUND HYDRO       | IBP | ROUND IRON BAR            |
| — GAS          | GAS LINE                | HM  | HYDRO METER               |
| — STM          | STORM SEWER             | ⊗   | BELL BELL PEDESTAL        |
| — SAN          | SANITARY SEWER          | ⊗   | CATV TV PEDESTAL          |
| — W            | WATERMAIN               | ⊗   | FIRE HYDRANT              |
| — UC           | UNDERGROUND CABLE       | ⊗   | DECIDUOUS TREE            |
| —              | EXISTING GRADE          | ⊗   | CONIFEROUS TREE           |
| + (325.09)     | PROPOSED GRADE          | ⊗   | TREE TO BE REMOVED        |
| + (T/C 326.46) | PROPOSED TOP OF CURB    | ⊗   | ROOF OVERFLOW LOCATION    |
| + (B/C 326.31) | PROPOSED TOP OF CURB    | ⊗   | TEST PIT                  |
| + (326.22TW)   | PROPOSED TOP OF WALL    | ⊗   | CB CATCH BASIN            |
| + (326.22BW)   | PROPOSED BOTTOM OF WALL | ⊗   | MH MANHOLE                |
| ⊗ BH 1         | BORE HOLE               | ⊗   | CB/MH CATCH BASIN MANHOLE |
| TP2            | TEST PIT                | ⊗   | WV WATER VALVE            |
| 3:1            | MAXIMUM SLOPE           | ⊗   | BOLLARD                   |
| →              | DIRECTION OF FLOW       | ⊗   | MD MAN DOOR               |
| — X            | SILT FENCE              |     |                           |
| — TPF          | TREE PROTECTIVE FENCING |     |                           |

**PROPERTY DESCRIPTION:**

- PART OF PIN 71382-0312 (LT)
- UNIT 3, WELLINGTON CONDOMINIUM PLAN No. 167
- BEING PARTS 1, 2, 3 & 5, 61R-11201
- TOWNSHIP OF CENTRE WELLINGTON
- SUBJECT TO AN EASEMENT OVER PART 2, 61R-11201 AS IN MS118413
- SUBJECT TO AN EASEMENT IN CROSS OVER PART 5, 61R-11201 AS IN WC266963
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- TOGETHER WITH AN EASEMENT OVER PARTS 6 & 7, 61R-11201 AS IN WC268974

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- DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99957246.

**BENCHMARK REFERENCE:**  
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CRS-2011) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

**SITE BENCHMARK:**  
1. CUT CROSS ON CONCRETE TRANSFORMER PAD NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 421.33 METRES.

**TOPOGRAPHIC SURVEY:**  
THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 9th DAY OF APRIL, 2020.

**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.

**LOT DEVELOPMENT PLAN FOR:**  
PART OF LOT 3, REGISTERED PLAN 132  
GEOGRAPHIC TOWN OF FERGUS  
TOWNSHIP OF CENTRE WELLINGTON  
COUNTY OF WELLINGTON

**DRAWING REVISION SCHEDULE**

|     |                              |           |
|-----|------------------------------|-----------|
| 8   | EIGHTH SUBMISSION            | APR 5-24  |
| 7   | SEVENTH SUBMISSION (PHASE 2) | AUG 1-23  |
| 6   | FINAL SUBMISSION (PHASE 1)   | JUL 7-22  |
| 5   | FIFTH SUBMISSION             | JUN 10-22 |
| 4   | FOURTH SUBMISSION            | APR 29-22 |
| 3   | THIRD SUBMISSION             | APR 7-22  |
| NO. | REVISION                     | DATE      |

PREPARED FOR: SANJEEV RISHI  
PROJECT No. 28816-20

DRAWING SCALE 1 : 250  
0 2.5 5 10 15 meters

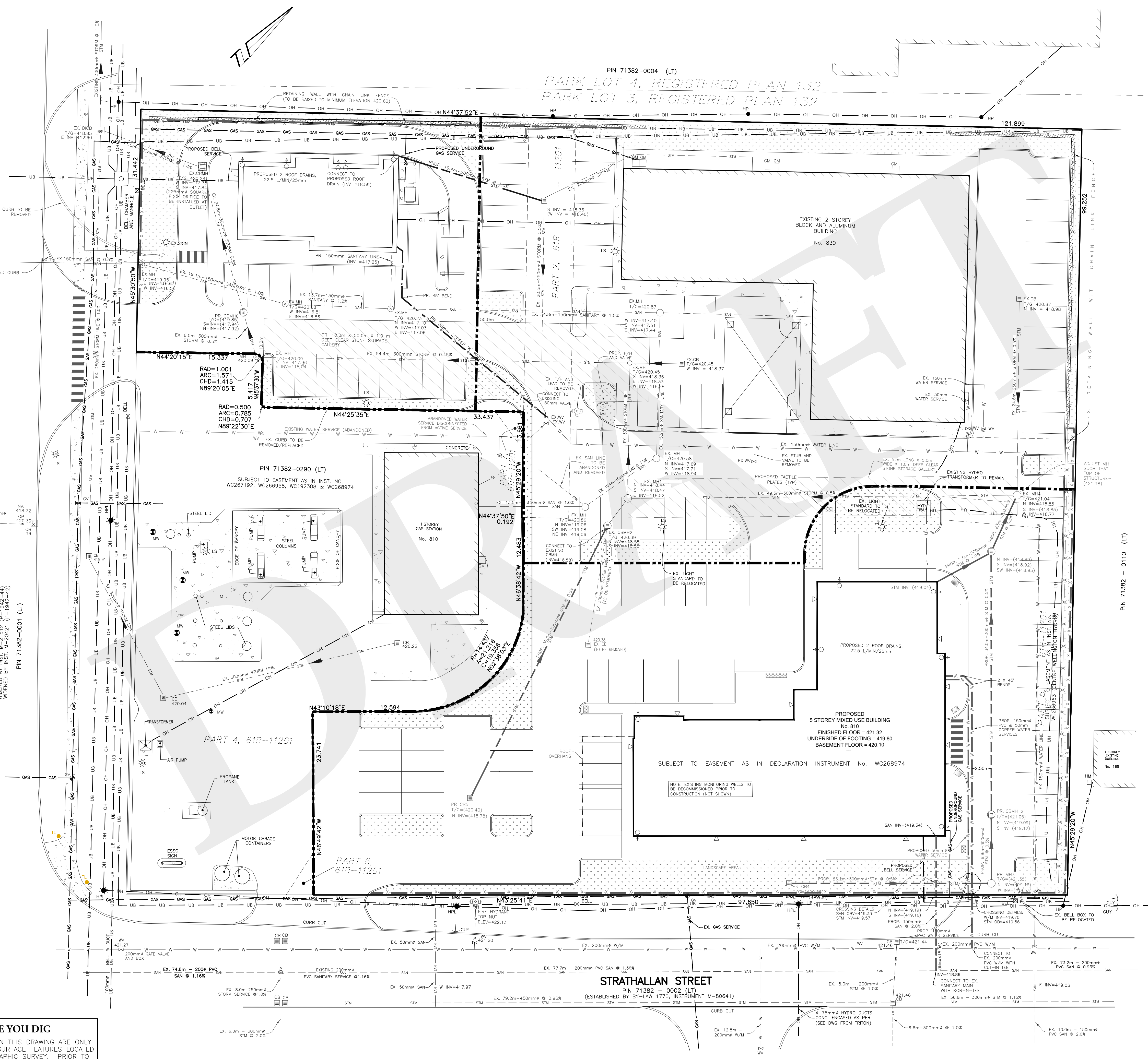
**COMPOSITE UTILITY PLAN**

SHEET 5 OF 5



Van Harten SURVEYING INC.  
LAND SURVEYORS and ENGINEERS  
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www.vanharten.com | info@vanharten.com

DRAWN BY: S.A.P./N.C.H. | DESIGNED BY: S.G./M.V. | CHECKED BY: M.V.  
Apr 05, 2024 3:48pm  
G:\FERGUS\132\CAD\SITE PLAN LOT3 (RISHI) UTM 2010 NR (Rev 8)\_2024.04.05.dwg



**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.

ST. DAVID STREET NORTH (HWY NO. 6)  
TRANSFERRED TO THE TOWN OF FERGUS BY  
COUNCIL OC-3784/89, AS IN INST. MS-82931, P-1842-90)  
WIDENED BY INST. M-21517 (P-1842-84)  
WIDENED BY INST. M-20421 (P-1942-42)  
PIN 71382-0001 (LT)

PIN 71382-0004 (LT)  
PARK LOT 4, REGISTERED PLAN 132  
PARK LOT 3, REGISTERED PLAN 132

STRATHALLAN STREET  
PIN 71382-0002 (LT)  
(ESTABLISHED BY S.L.W. 1770, INSTRUMENT M-80641)