

LEGEND:

- DENOTES SURVEY MONUMENT SET
 - DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
 - IB DENOTES .015 x .015 x 0.60 IRON BAR
 - 375 DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s
 - VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
-
- OVERHEAD HYDRO
 - SANITARY SEWER
 - WATERMAIN
 - STORM SEWER
 - FENCELINE
 - CENTRELINE OF ROAD
 - TOP OF SLOPE
-
- DIRECTION OF FLOW
 - SILT FENCE
 - TREE PROTECTION FENCE
-
- DECK
 - GRAVEL
 - CONCRETE
 - ASPHALT
 - BUILDING

- EXISTING ELEVATION x 330.96
 - PROPOSED ELEVATION x (330.96)
 - HYDRO POLE HP
 - GUY WIRE GW
 - LIGHT STANDARD LS
 - HYDRO POLE HP
 - BELL PEDESTAL BELL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE (TO BE REMOVED)
-
- HYDRO METER HM
 - GAS METER GM
 - CATCHBASIN CB
 - MANHOLE MH
 - SIGN
 - FIRE HYDRANT FH
 - WATER VALVE WV
 - DOWNSPOUT
 - SUMP PUMP DISCHARGE
 - EXISTING CURB CUT
 - PROPOSED CURB CUT
 - PROPOSED TREE

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 0.99960291.
- 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.

UNDERGROUND SERVICES:

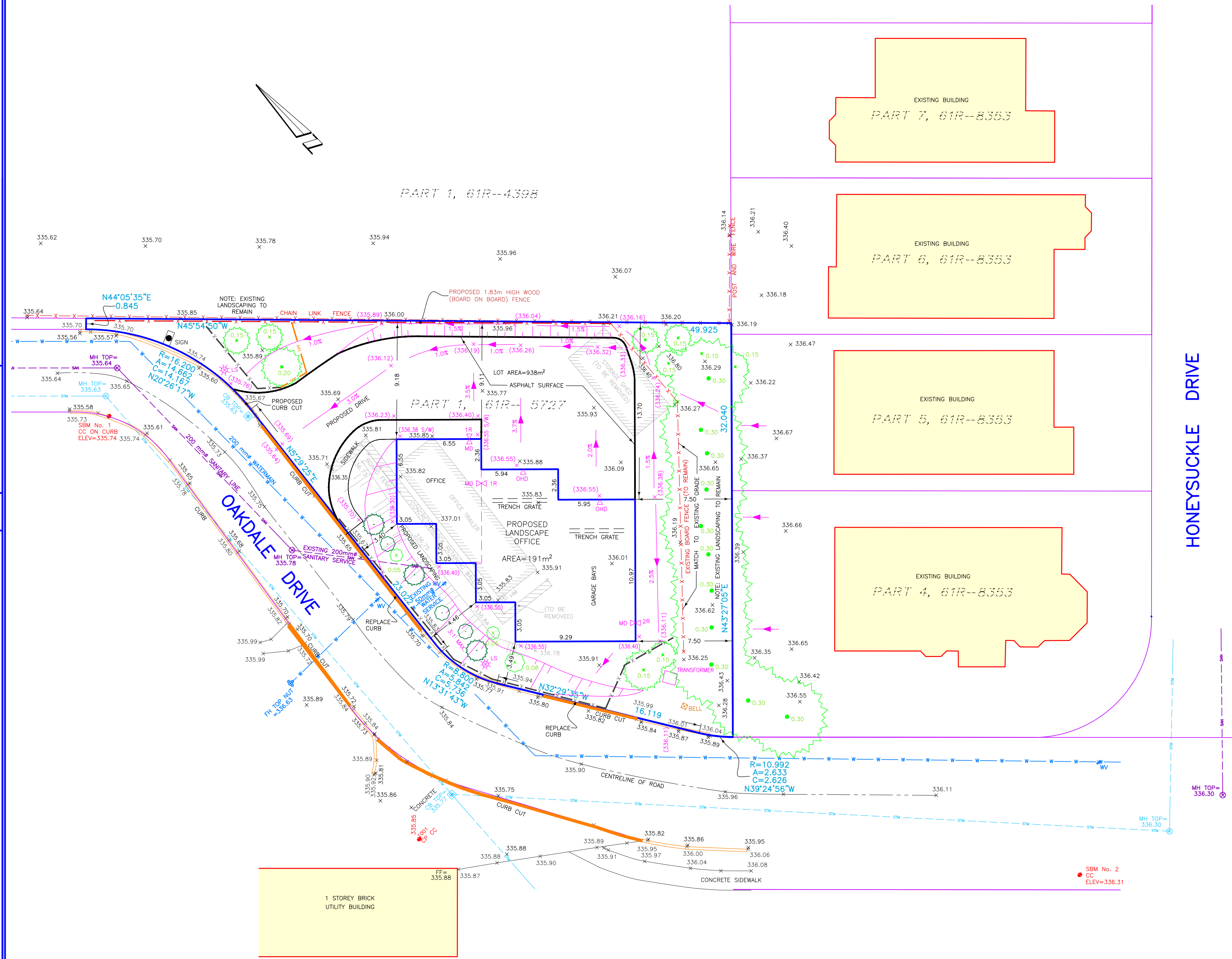
BASED ON SERVICE DRAWING BY STANTEC INC.

NOTES:

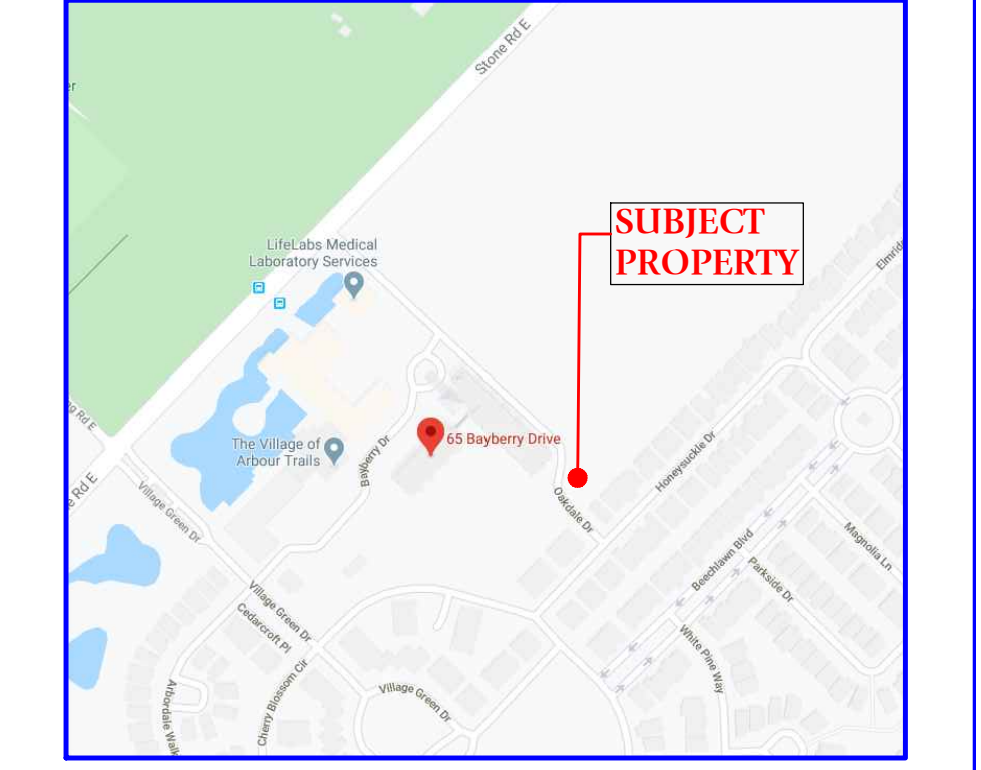
- MATCH TO EXISTING GRADE AT ALL LOT LINES. ATTEMPTS ARE TO BE MADE TO ENSURE ANY ABUTTING LOTS WITH DRAINAGE OUTLETING ONTO THE SUBJECT PROPERTY WILL CONTINUE TO DO SO.

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 STRUCTURES.
- ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED BY RESTORATION OF GROUND COVER.



KEYMAP:



PROPOSED BUILDING:

- TOP OF FOUNDATION = (336.70)
- UNDERSIDE OF FOOTING = (335.18)
- UNDERSIDE OF FOOTING (FROST) = (335.08)
- FINISHED FLOOR = (336.70)
- GARAGE SLAB = (336.55)

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 CVG028 DATUM (1978 ADJUSTMENT) WITH GEOD MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK:
1. CC ON CURB NEAR NORTHWEST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 335.74 METRES.
2. CC NEAR INTERSECTION OF HONEYSUCKLE DRIVE AND OAKDALE DRIVE HAVING AN ELEVATION OF 336.31 METRES.

TOPOGRAPHIC SURVEY DATE:
THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 20th DAY OF FEBRUARY, 2020.

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:
PROPOSED LANDSCAPE OFFICE
VILLAGE BY THE ARBETUM
CITY OF GUELPH
COUNTY OF WELLINGTON
DRAWING REVISION SCHEDULE**

NO.	REVISION	DATE

PREPARED FOR: REID'S HERITAGE HOMES LIMITED

PROJECT No. 28042-20

DRAWING SCALE 1 : 200



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DRAWN BY: S.A.P. | DESIGNED BY: W.V. | CHECKED BY: J.M.L.

Apr 01, 2020-10:57am
G:\GUELPH\Vba5\BVA STORAGE AREA\ACAD\SITE\BVA (STORAGE AREA) UTM 2020 NR.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.