

LEGEND

	OVERHEAD HYDRO		HYDRO POLE
	FENCE		LIGHT STANDARD
	BELL		BELL BELL PEDESTAL
	GAS LINE		TV PEDestal
	EXISTING SANITARY SEWER		FIRE HYDRANT
	PROPOSED SANITARY SEWER		CATCH BASIN
	WATERMAIN		MANHOLE
	STORM		WATER VALVE
	PROPOSED SALT FENCE		DOWNSPOUT
	EDGE OF BUSH		SUMP PUMP DISCHARGE
	CENTRELINE OF ROAD		GRAVEL
	EXISTING GRADE		CONCRETE
	PROPOSED GRADE		ASPHALT
	3:1 MAXIMUM SLOPE		PAVESTONE
	DIRECTION OF FLOW		TREE TO BE REMOVED
	CONIFEROUS TREE		
	DECIDUOUS TREE		

- ### NOTES:
- CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE CITY OF GUELPH DEVELOPMENT STANDARDS MANUAL AND THE ONTARIO BUILDING CODE.
 - ALL PROPOSED CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATION HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 - 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.
 - ANY GRADING WORKS THAT EXTEND INTO THE ABUTTING PROPERTIES MAY ONLY BE DONE WITH THE WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
 - BOULEVARD PORTION OF DRIVE TO BE PAVED.
 - MAXIMUM DRIVEWAY WIDTH IS 5.0m.
 - ALL WORK IN RIGHT-OF-WAY TO BE COMPLETED BY CITY APPROVED CONTRACTORS AT THE OWNER'S EXPENSE.
 - 0.5m MINIMUM BETWEEN DRIVEWAY AND NEAREST LOT LINE MUST BE MAINTAINED.
 - RESTORE BOULEVARD WITH 200mm MIN. TOPSOIL AND SEED/SOD.
 - IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION FOR THE FOUNDATION, A GEOTECHNICAL ENGINEER SHALL BE CONSULTED.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE FOOTINGS ARE PLACED ABOVE THE SEASONAL GROUNDWATER LEVELS.
 - PROPOSED RETAINING WALLS TO BE DESIGNED BY OTHERS. IF A WALL EXCEEDS 1.0M HEIGHT IT IS TO BE ENGINEERED.

- ### SERVICING NOTES:
- WORK IN MUNICIPAL RIGHT-OF-WAY TO BE BY CITY APPROVED CONTRACTOR AT THE OWNER'S EXPENSE.
 - THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY AND FROM CITY RECORDS. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.
 - SANITARY SERVICE TO BE 100mm DIA. PVC SDR28 @ 2.0% MINIMUM SLOPE.
 - STORM SERVICE TO BE 150mm DIA. PVC SDR28 @ 2.0% MINIMUM SLOPE.
 - WATER SERVICE TO BE 25mm DIA. TYPE "K" SOFT COPPER.
 - BUILDER IS RESPONSIBLE TO ENSURE GRAVITY CONNECTION TO SANITARY SERVICE.
 - IF THE PROPOSED UNDERSIDE OF FOOTING DOES NOT ALLOW A GRAVITY CONNECTION THEN A SEWAGE EJECTOR WILL BE REQUIRED.
 - SEWAGE EJECTOR TO BE INSTALLED AS PER OBC AND MUNICIPAL REQUIREMENTS.
 - SUMP PUMP TO DISCHARGE TO THE STORM SERVICE PER CITY OF GUELPH STANDARD DRAWING 3-55.
 - SERVICES TO BE INSTALLED PER CITY OF GUELPH STANDARD DRAWING 3-55 FOR PARCELS 1 AND 2 AND CITY OF GUELPH STANDARD DRAWING 3-56 FOR PARCELS 3 AND 4.

- ### SEDIMENT AND EROSION CONTROL NOTES:
- ALL SEDIMENT CONTROL FENCING TO BE INSPECTED AND INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING OR EXCAVATION.
 - ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES.
 - ALL EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED BY RESTORATION OF GROUND COVER.
 - TPF TO BE A COMBINED EROSION AND SEDIMENT CONTROL (ESC) FENCE (I.E. SEDIMENT FENCE) AND TREE PROTECTION FENCING. (TPF IS RECOMMENDED WHERE TREES ARE SITUATED ADJACENT TO THE LIMIT OF DISTURBANCE. TPF MAY TAKE THE FORM OF 1200mm HIGH PAGE-WIRE FENCING SECURED TO IRON BAR POSTS AT 2400mm ON CENTRE, IN ACCORDANCE WITH THE TREE TECHNICAL MANUAL (SECTION 4.3 AND TREE PROTECTION ZONE FENCE DETAIL U1.1).

- ### UNDERGROUND SERVICES:
- SANITARY:** BASED ON LOCATION OF MANHOLES AND SERVICE DRAWING No. 2E-54 AND 2F-95 FROM THE CITY OF GUELPH
- STORM:** BASED ON LOCATION OF MANHOLES AND SERVICE DRAWING No. 2E-54 AND 2F-95 FROM THE CITY OF GUELPH
- WATER:** BASED DRAWING No. 2E-54 AND 2F-95 FROM THE CITY OF GUELPH

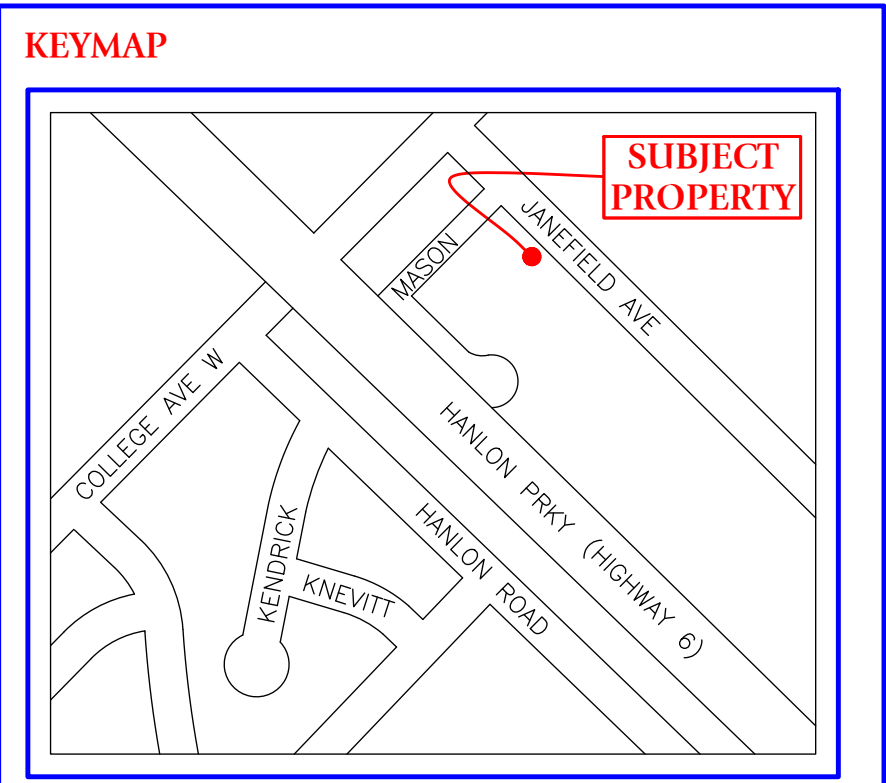
PROPOSED ELEVATIONS

	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4
TOP OF FOUNDATION =	(322.87)	(322.87)	(322.58)	(322.58)
UNDERSIDE OF FOOTING =	(320.02)	(320.02)	(319.73)	(319.73)
BASEMENT FLOOR =	(320.28)	(320.28)	(319.99)	(319.99)
FINISHED FLOOR =	(323.24)	(323.24)	(322.87)	(322.87)
GARAGE SLAB =	(322.49)	(322.49)	(322.18)	(322.18)
GARAGE CUIT =	(0.38)	(0.38)	(0.40)	(0.40)

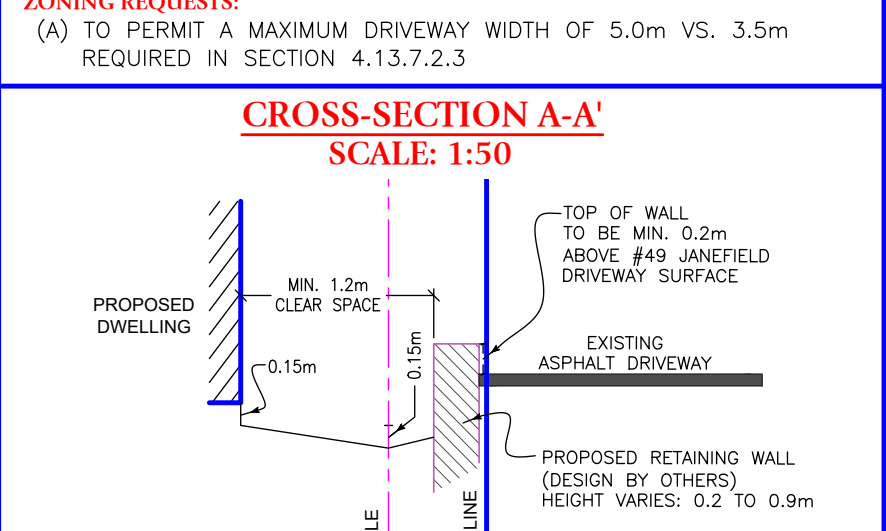
- ### PROPOSED ACCESSORY DWELLING UNIT
- | | PARCEL 1 | PARCEL 2 | PARCEL 3 | PARCEL 4 |
|------------------|----------|----------|----------|----------|
| FINISHED FLOOR = | (322.70) | (322.70) | (322.70) | (322.70) |

SERVICING TABLE

	MAINLINE INVERT	SERVICE INVERT @ MAIN	SERVICE INVERT @ P/L	SERVICE INVERT @ DWELLING
UNIT 1	STORM 319.18a	319.49	319.67	319.78
	SANITARY 318.79a	319.10	319.33	319.44
UNIT 2	STORM 318.85a	319.16	319.33	319.44
	SANITARY 318.46a	318.77	319.00	319.11
UNIT 3 & 4	STORM 318.53a	318.84	319.01	319.14
	SANITARY 318.15a	318.46	318.70	318.83



- ### ZONING: RESIDENTIAL (R2) (NEW SEMI-DETACHED DWELLINGS)
- | | | | |
|-----------------|--|-----------------|---------------------|
| REQUIRED | MINIMUM LOT AREA = 230m ² | PROPOSED | 466.9m ² |
| | MINIMUM LOT FRONTAGE = 7.5m | | 8.333m |
| | MINIMUM FRONT YARD = 6.0m | | 6.12m |
| | MINIMUM REAR YARD = 7.5m | | 34.97m |
| | MINIMUM INTERIOR SIDE YARD = 1.2m | | 1.63m |
| | MAXIMUM COVERAGE (INCLUDING ADU) = 40% | | 37% |
| | MAXIMUM DRIVEWAY WIDTH = 3.5m | | 5.0m (A) |



- ### RETAINING WALL NOTES
- WORK IN MUNICIPAL RIGHT-OF-WAY TO BE BY CITY APPROVED CONTRACTOR AT THE OWNER'S EXPENSE.
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 - RETAINING WALLS TO BE PROVIDED WITH GUARDS AS REQUIRED BY THE ONTARIO BUILDING CODE.
 - RETAINING WALLS TO BE CONSTRUCTED ENTIRELY WITHIN THE SUBJECT PROPERTY, NO PORTION OF WALL / FOOTING / SUPPORTS TO ENDOUR ONTO #49 JANEFIELD AVENUE.
 - TOP OF WALL TO BE MINIMUM 0.20m ABOVE #49 JANEFIELD DRIVEWAY SURFACE.

- ### SURVEY INFORMATION:
- 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 GVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.
- BENCHMARK:** 1. NAL IN SIDEWALK NEAR NORTH CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 322.72 METERS.
- TOPOGRAPHIC SURVEY DATE:** THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 8th DAY OF SEPTEMBER, 2023.
- DATE: OCTOBER 26, 2023 JEFFREY E. BUIJSMAN ONTARIO LAND SURVEYOR

GRADING & SERVICING PLAN FOR: #35 AND #41 JANEFIELD AVENUE ALL OF LOT 4 & PART OF LOT 5 REGISTERED PLAN 435 CITY OF GUELPH COUNTY OF WELLINGTON

PREPARED FOR: MEZCON CONSTRUCTION LTD. PROJECT No. & 32565-23

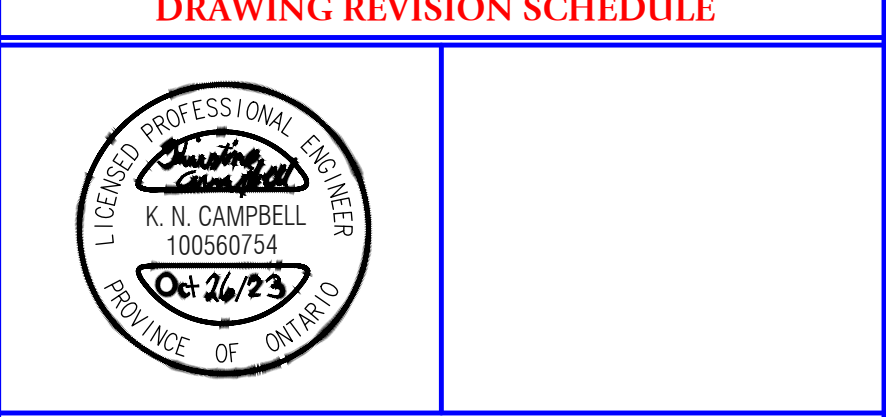
DRAWING SCALE: 1:100

THE INTENDED PLOT SIZE OF THIS PLAN IS 1219mm IN WIDTH BY 610mm IN HEIGHT. THE ORIGINAL VERSION OF THIS PLAN WAS CREATED IN COLOUR.

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

DRAWING REVISION SCHEDULE

NO.	REVISION	K.C.	DATE
0	SUBMISSION FOR ZONE CHANGE		OCT 26/23



Van Harten LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo: 519-742-8371 Guelph: 519-821-2763 Orangeville: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P. / C.E. DESIGNED BY: K.C. CHECKED BY: K.C.

Oct 26, 2023-2:30:30 PM C:\GUELPH\435\ood\SITE SITESERV PT LOT 4&5 (32565-23 MEZCON) UTM 2010.dwg

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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.