

GENERAL NOTES:

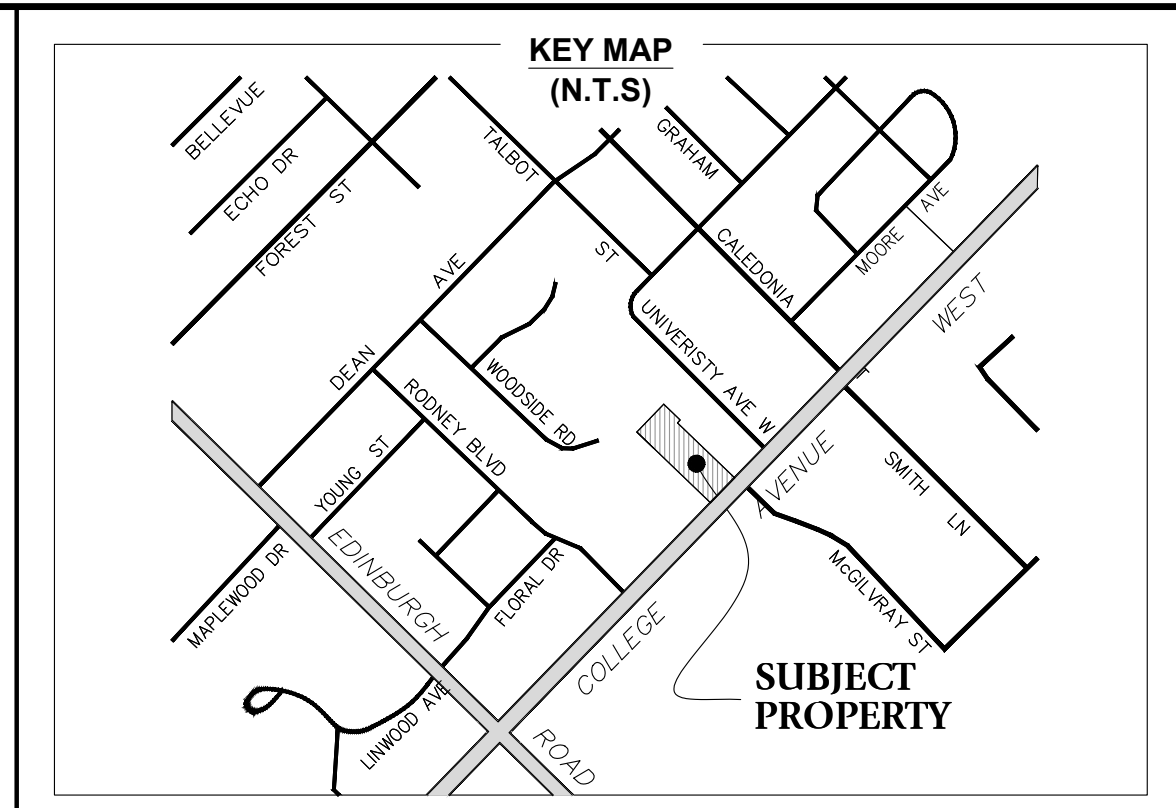
- CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH MOST RECENT VERSION OF CITY OF GUELPH MUNICIPAL SERVING STANDARDS, THE ONTARIO BUILDING CODE, AND OPS AND OPSO. ALL UNDERGROUND SERVICES MATERIALS AND METHODS TO BE IN ACCORDANCE WITH THE LATEST APPLICABLE CODES AND STANDARDS.
- LIST OF MATERIAL: SEE THE CITY OF GUELPH DEM FOR MATERIAL SPECS, TO BE SUBMITTED TO THE CITY A MINIMUM OF 2 WEEKS PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE DEVELOPER, DEVELOPER ENGINEER AND CONTRACTOR, AND CITY STAFF PRIOR TO THE START OF ANY CONSTRUCTION.
- CONTRACTOR TO SUBMIT PROOF OF INSURANCE AND WSIB CLEARANCE CERTIFICATE TO THE CITY PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER IS RESPONSIBLE FOR THE COORDINATION OF ALL REQUIRED UTILITIES.
- THE OWNER IS RESPONSIBLE FOR SATISFYING HIMSELF THAT THERE IS ADEQUATE FIRE PROTECTION AVAILABLE FOR HIS PURPOSES.
- TEMPORARY SEDIMENT CONTROLS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON SITE AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE CITY.
- 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 AREA 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 IS TO BE RETAINED TO CARRY OUT NECESSARY INSPECTIONS AND TESTING DURING CONSTRUCTION OF THE WORKS TO ENSURE PLACEMENT OF PROPER MATERIALS AND ADEQUATE COMPACTION.
- UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL CONSULTANT, THE PAVEMENT STRUCTURE FOR PARKING AREAS SHALL COMPRISE OF A MIN. 40mm H.L.S, 60mm H.L. OR H.L.B., 150mm GRANULAR 'A' AND 450mm GRANULAR 'B'.
- IT IS RECOMMENDED THAT A TACKCOAT IN CONFORMANCE WITH OPS 308 BE APPLIED TO THE EDGE AND SURFACE OF ALL MILLED ASPHALT PRIOR TO PLACEMENT OF NEW ASPHALT.
- ALL PROPERTY BARS TO BE PRESERVED AND REPLACED BY AN OLS AT THE CONTRACTOR'S EXPENSE IF REMOVED DURING CONSTRUCTION.
- 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.
- DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF NEW BUILDING TO FOLLOW RECOMMENDATIONS OUTLINED BY THE GEOTECHNICAL ENGINEER.

WORKS WITHIN THE MUNICIPAL RIGHT OF WAY

- AN ENTRANCE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF THE PROPOSED SITE ENTRANCE.
- A ROAD OCCUPANCY PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE MUNICIPAL RIGHT-OF-WAY.
- CONTRACTOR TO CONFORM TO REQUIREMENTS OF ENTRANCE PERMIT AND ROAD OCCUPANCY PERMIT, WHERE THE PERMITS DIFFER FROM THESE NOTES, THE PERMIT CONDITIONS SHALL TAKE PRECEDENCE.
- ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE AT THE DEVELOPER'S COST AND ARE TO BE COMPLETED BY A CITY APPROVED CONTRACTOR.
- NO WORK SHALL PROCEED WITHIN CITY ROAD ALLOWANCES OR ON OTHER CITY PROPERTY WITHOUT PRIOR (MINIMUM 96 HOURS) WRITTEN NOTIFICATION TO THE CITY AND NOT UNTIL RECEIPT OF CITY APPROVAL. CONTRACTOR TO PROVIDE THE CITY WITH PROOF OF INSURANCE AND WSIB CLEARANCE CERTIFICATE PRIOR TO CONSTRUCTION.
- CONTRACTOR TO BE RESPONSIBLE FOR PROPERLY COMPACTING BACKFILL MATERIAL AND RESTORING SURFACES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY.
- ALL MATERIAL TO BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS. GEOTECHNICAL TESTING TO BE COMPLETED BY THE GEOTECHNICAL CONSULTANT WITH RESULTS PROVIDED TO THE CITY.
- ALL GRANULAR AND ASPHALT MATERIALS AND PLACEMENT TO BE IN ACCORDANCE WITH OPS 310, 314, AND 1010 UNLESS OTHERWISE SPECIFIED.
- BOULEVARDS THAT ARE NOT HARD-SURFACED AREA TO BE RESTORED WITH MINIMUM 200mm TOPSOIL AND No. 1 NURSEY SOIL TO THE SATISFACTION OF THE CITY.
- REPLACEMENT CONCRETE CURB AND GUTTER TO BE PER OPSD 600.040.
- SIDEWALK PANELS TO BE REPLACED IN FULL CONCRETE SIDEWALK TO BE PLACED AT A MINIMUM OF 2% GRADE SLOPE TOWARD THE ROAD UNLESS OTHERWISE STATED ON THE GRADING PLAN WITH A MINIMUM THICKNESS OF 125mm WITH THE THICKNESS INCREASING TO 200mm AT BUILDING ENTRANCES AND AT PEDESTRIAN RAMPS. A GRANULAR 'A' BASE SHALL BE A MINIMUM OF 125mm THICKNESS AND INCREASED TO MATCH THICKNESS OF CONCRETE AT VARIOUS LOCATIONS. ALL CONSTRUCTION JOINTS TO BE SAW CUT IN HARDENED CONCRETE WITHIN A SUFFICIENT TIME OF PLACING SIDEWALK.
- WHERE NEW ASPHALT MATCHES EXISTING ASPHALT, A MINIMUM 0.5m LAP JOINT SHALL BE INSTALLED.
- STREET CURBS ARE TO BE CONTINUOUS THROUGH THE PROPOSED ENTRANCE.
- SUBDRAINS TO REMAIN INTACT AND AT GRADE DURING CONSTRUCTION AND ROAD RESTORATION.
- ROAD MUST BE MAINTAINED TO A MINIMUM OF ONE LANE AT ALL TIMES FOR EMERGENCY ACCESS PER OTM GUIDELINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL, BOOK 7 - TEMPORARY CONDITIONS. THE CONTRACTOR IS TO SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY PRIOR TO CONSTRUCTION.

GRADING NOTES:

- UNDERSIDE OF FOOTING TO BE MINIMUM 1.22m BELOW EXTERIOR GRADES AROUND BUILDING. TOP OF FOUNDATION WALL TO BE MINIMUM 0.15m ABOVE EXTERIOR GRADES AROUND BUILDING. LOT TO BE GRADED SO THAT WATER DOES NOT POND AT/NEAR BUILDINGS.
- DRIVEWAY AND PARKING AREAS TO BE BETWEEN 0.8% AND 5% UNLESS OTHERWISE NOTED.
- TACTILE WARNING PLATES ARE TO BE PROVIDED AT ALL DROP CURB LOCATIONS PER OPSD 310.039.
- ACCESSIBLE PATH TO BE GRADED AT MAXIMUM 5%.
- ALL LANDSCAPE AREAS ON SITE TO BE RESTORED WITH MINIMUM OF 150mm TOPSOIL AND EITHER SEED OR SOD UNLESS OTHERWISE SPECIFIED BY LANDSCAPE PLANS.
- MATCH EXISTING GRADES AT ALL PROPERTY LIMITS. GRADING NOT TO EXTEND ONTO ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN CONSENT OF ADJACENT PROPERTY OWNER.
- SLOPES TO BE MAXIMUM 4H:1V UNLESS OTHERWISE NOTED.
- RETAINING WALLS TO BE DESIGNED BY OTHERS AND IN CONFORMANCE WITH THE ONTARIO BUILDING CODE.
- UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL CONSULTANT, ALL PARKING GRANULAR MATERIAL TO BE COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL CONSULTANT, ALL GENERAL BACKFILL TO BE APPROVED MATERIAL AND COMPACTED TO MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- FILL MATERIALS TO BE FREE OF ANY DELETERIOUS MATERIAL INCLUDING DEBRIS, LARGE ROCKS, ORGANICS, ETC. FILL MATERIAL TO BE FREE FROM LENSES, POCKETS OR LAYERS OF MATERIAL WHICH ARE SIGNIFICANTLY DIFFERENT IN GRADATION FROM SURROUNDING MATERIAL IN THE SAME ZONING. CARE SHOULD BE TAKEN TO ENSURE THAT FILL MATERIAL DOES NOT SEGREGATE DURING TRANSPORTATION OR STORAGE. IF SEGREGATION OCCURS, MATERIAL SHOULD BE MIXED PRIOR TO PLACEMENT.
- ALL EARTHWORKS ACTIVITIES TO BE UNDERTAKEN IN COMPLIANCE WITH 0.Reg 406/19 REGARDING ON-SITE AND EXCESS SOIL MANAGEMENT.



LEGEND:

- EXISTING SPOT ELEVATION: +327.71
- EXISTING CONTOUR (0.25m INTERVAL): 327
- PROPOSED SWALE: ---
- PROPOSED GRADE: x (326.93)
- PROPOSED DRAINAGE DIRECTION: 1.4%
- PROPOSED CATCHBASIN: CB
- PROPOSED MANHOLE: MH
- PROPOSED 3:1 MAXIMUM SLOPE: [Symbol]
- DECIDUOUS TREE: [Symbol]
- CONIFEROUS TREE: [Symbol]
- TREE TO BE REMOVED: [Symbol]

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.

BENCHMARK

- ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATIONS ON THE GVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.
- SITE BENCHMARK 1: CUT CROSS ON SIDEWALK, 325.64m.
- SITE BENCHMARK 2: NAIL IN HYDRO POLE, 328.47m.

BOUNDARY NOTE:

BOUNDARY SHOWN IN HEAVY OUTLINE ARE IN ACCORDANCE WITH PRIOR PLANS AND DEEDS. (INDIVIDUAL BEARINGS ROTATED TO A COMMON BASE AS REQUIRED)

METRIC:

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

NO.	REVISION	BY	DATE
0	ISSUED FOR 1st SUBMISSION (ZBA)	BP	JULY 8, 2025

DRAWING REVISION SCHEDULE

- CAUTION: 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.

LICENCED PROFESSIONAL ENGINEER
 100583029
 JULY 8, 2025
 PROVINCE OF ONTARIO

Van Harten
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 Guelph: Ph: 519-821-2763
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DRAWN BY: CE DESIGN BY: BP CHECKED BY: BP

G:\GUELPH\249\ACAD\LD\PLOT 3 (32948-23 CHABAD OF GUELPH) UTM 2010.dwg

LEGAL DESCRIPTION:

**PART OF LOT 3, REGISTERED PLAN 249
 BEING PARTS 7, 8 AND 9
 DEPOSITED PLAN 61R-9059
 CITY OF GUELPH
 COUNTY OF WELLINGTON**

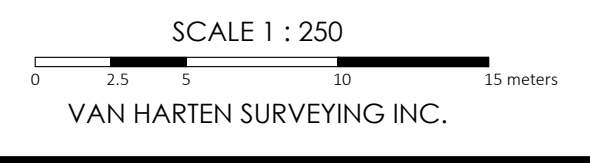
CLIENT: **CHABAD OF GUELPH**

PROJECT No: **32948-23**

PROJECT: **PROPOSED CHABAD BUILDING
 81 COLLEGE AVENUE WEST**

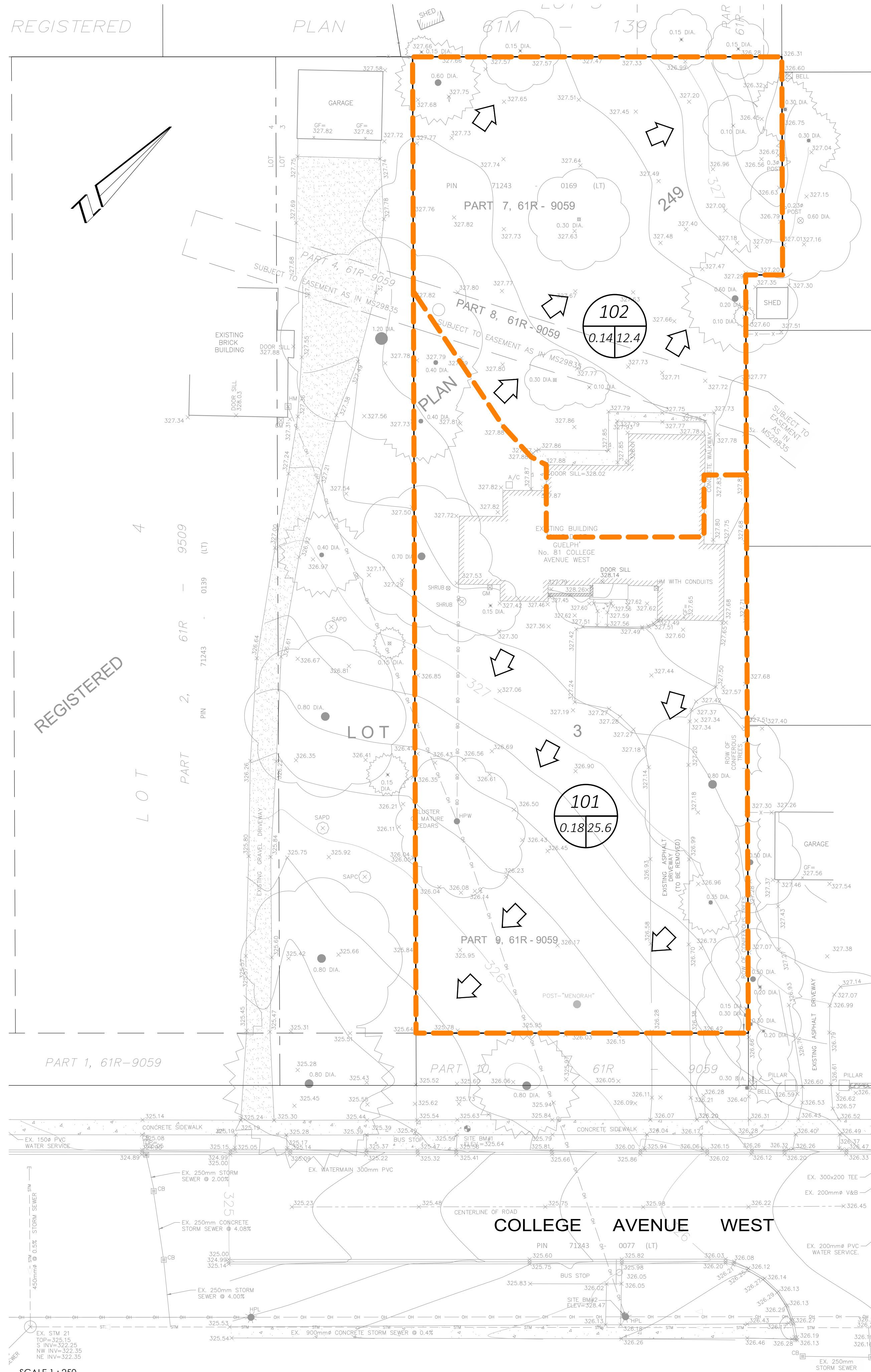
DRAWING TITLE: **SITE GRADING PLAN**

SHEET No: 1 OF 3	DRAWING No: C01	REVISION: 0
DRAWING SCALE: 1:250		

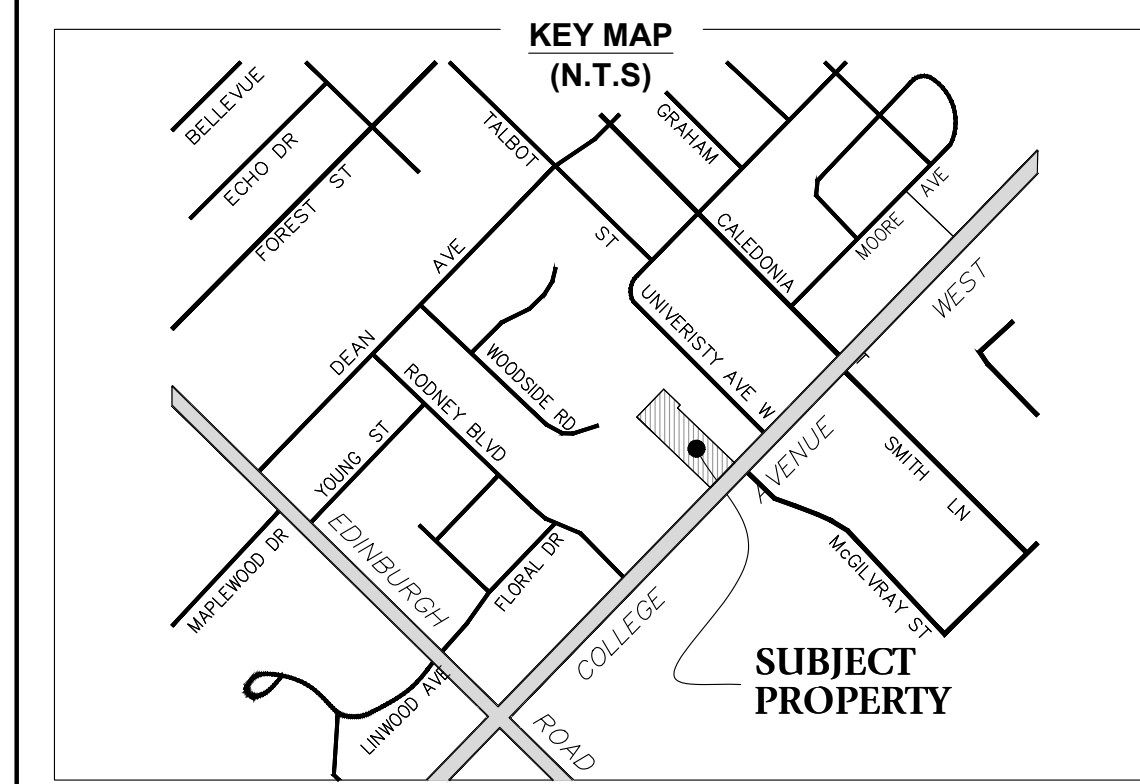
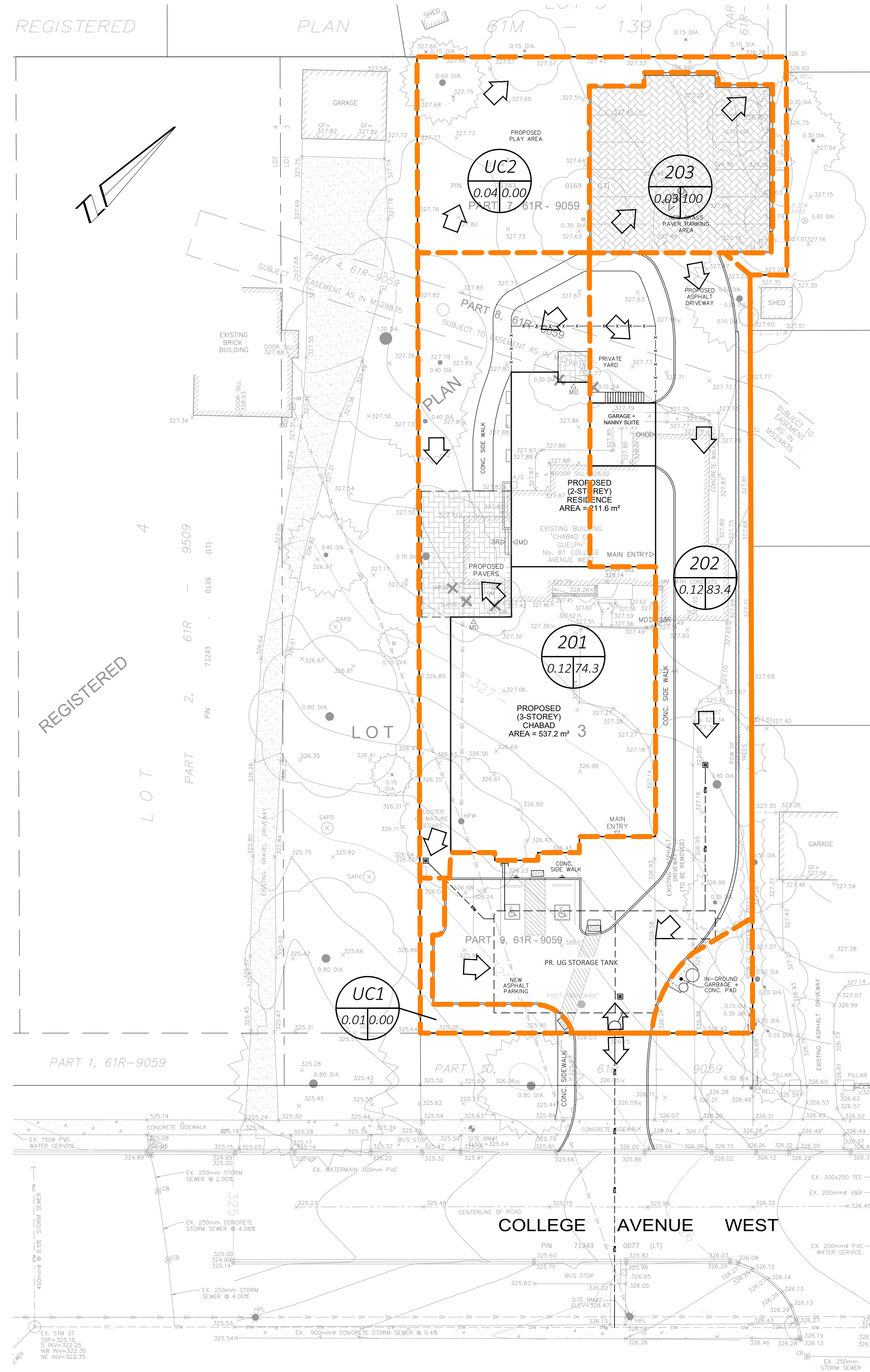


NOT FOR CONSTRUCTION

PRE-DEVELOPMENT DRAINAGE PLAN



POST-DEVELOPMENT DRAINAGE PLAN



LEGEND:

- PR. STORM SEWER
- PR. RETAINING WALL
- PR. CATCHBASIN MANHOLE
- PR. MANHOLE
- PR. CATCHBASIN
- OVERLAND FLOW DIRECTION
- CATCHMENT BOUNDARY
- PR. SLOPE

BENCHMARK

ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM AND HAVE BEEN CORRECTED 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 SIDEWALK, 325.64m.

SITE BENCHMARK 2: NAIL IN HYDRO POLE, 328.47m.

BOUNDARY NOTE:

BOUNDARY SHOWN IN HEAVY OUTLINE ARE IN ACCORDANCE WITH PRIOR PLANS AND DEEDS. (INDIVIDUAL BEARINGS ROTATED TO A COMMON BASE AS REQUIRED)

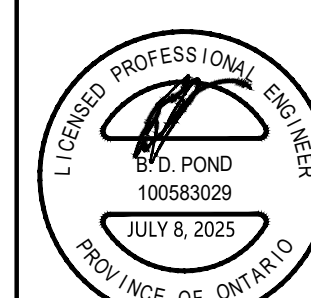
METRIC:

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

NO.	ISSUED FOR 1st SUBMISSION (ZBA)	REVISION	BY	DATE
0				

DRAWING REVISION SCHEDULE

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DRAWN BY: CE DESIGN BY: BP CHECKED BY: BP

G:\GUELPH\249\ACAD\LDP-PTLOT 3 (32948-23 CHABAD OF GUELPH) UTM 2010.dwg

LEGAL DESCRIPTION:

PART OF LOT 3, REGISTERED PLAN 249 BEING PARTS 7, 8 AND 9 DEPOSITED PLAN 61R-9059 CITY OF GUELPH COUNTY OF WELLINGTON

CLIENT: **CHABAD OF GUELPH**

PROJECT No: **32948-23**

PROJECT: **PROPOSED CHABAD BUILDING 81 COLLEGE AVENUE WEST**

DRAWING TITLE: **DRAINAGE PLANS**

SHEET No: 3 OF 3	DRAWING No: C03	REVISION: 0
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