ADDITIONAL LANDS
HELD BY APPLICANT

LIMIT OF DEVELOPMENT LINE
(REFER TO GEOTECHNICAL REPORT)

OLD MONTREAL ROAD

RIP-RAP, AS PER OPSD
810.010 c/w GEOTEXTILE
FABRIC, Dso=200mm,
THICKNESS 400mm

EXISTING CSP
CULVERT 2400mmø

RIP-RAP, AS PER OPSD
810.010 c/w GEOTEXTILE
FABRIC, 2.0mx5.0m,
Dso=150mm, THICKNESS
150x1.5=225mm

EXISTING CSP
CULVERT 600mmø
TO BE EXTENDED

INV.=56.50

Footpath

Bottom of
Centreline
of Creek

Wooden
Footbridge

WATERCOURSE

PART 4, 4R-12542

4R-10858

LOT 8

LOT 7

PART 3, 4R-12542

PART 5, 4R-12542

PART 2, 4R-12542

PART 1, 50R-4153

PART 2, 50R-4153

PART 3, 50R-4153

3478 OLD
MONTREAL
ROAD

SET CONCRETE PAD
AT ELEV.=59.75
AND MATCH INTO OG

SET CONCRETE PAD
AT ELEV.=59.81 AND
MATCH INTO OG

10.0m ENVIRONMENTAL
SETBACK AS PER BERNIE
MUNCASTER'S LETTER DATED
APRIL 14, 2022.

PLASTIC PIPE
CULVERT 150mmø

Pond

Stone
Retaining Wall

±6.62m-150mmø
EXISTING SUBDRAIN

EXISTING GRADE ACCESS
ROAD TO BE WALKWAY

TIE INTO EXISTING GROUND
AT MAXIMUM 3:1 SLOPE

LIMIT OF DEVELOPMENT LINE
(REFER TO GEOTECHNICAL REPORT)

PROPOSED TICKET
OFFICE
FF=±62.50

SITE BENCHMARK
TOP OF CASING OF EXISTING
WELL 2 ELEV.=62.45 AND
REFERENCED TO GEODETIC
DATUM CGVD28. CONFIRM
BENCHMARK TO REFERENCED
DATUM PRIOR TO USE.

RE-GRADE AREA 3H:1V PROVIDE
SLOPE AWAY FROM STRUCTURE

WASHROOMS CONNECTED TO
PHASE 1A SEPTIC SYSTEM
FF=63.03

PHASE 1A SEPTIC SYSTEM BY GREEN VALLEY
ENVIRONMENTAL. LOCATION APPROXIMATE.

BASE
WASHROOMS

PHASE 1A
SEPTIC TANK

SEPTIC BED

WELL 2

BOTTOM OF SLOPE
(3:1 MAX. SLOPE)

LANDSCAPED
PARKING AREA
(TYP.)

SEWAGE PUMP CHAMBER
& FORCEMAIN TO PHASE
1A SEPTIC SYSTEM.
LOCATION & ALIGNMENT
SHOWN ARE APPROX.

SET CONCRETE PAD AT
ELEV.=62.90 c/w 3:1
TO MATCH INTO OG

SET CONCRETE PAD AT
ELEV.=63.00 c/w 3:1
TO MATCH INTO OG

PROPOSED TEMPORARY DITCH
TO BE BUILT IN PHASE 1B

LIMIT OF DEVELOPMENT LINE
(REFER TO GEOTECHNICAL REPORT)

LIMIT OF DEVELOPMENT LINE
(REFER TO GEOTECHNICAL REPORT)

PROPOSED
WORKSHOP
FF=63.50

PROPOSED TRANSFORMER PAD c/w
4 PROTECTIVE BOLLARDS. REFER TO
ELECTRICAL PLANS FOR DETAILS.
SET CONCRETE PAD AT ELEV.=63.00

SET CONCRETE PAD AT
ELEV.=63.00 c/w 3:1
TO MATCH INTO OG

SET CONCRETE PAD AT
ELEV.=62.40
AND MATCH INTO OG

SET CONCRETE PAD AT
ELEV.=62.80 c/w 3:1
TO MATCH INTO OG

PROPOSED PAVILLION
FF=63.00

POND SPILL POINT

HWL=62.25

SPILL CHANNEL

HYDRO ONE
TRANSMISSION

HYDRO ONE
TRANSMISSION

HYDRO ONE WOOD
POLE STRUCTURES #32

HYDRO ONE WOOD
POLE STRUCTURES #33

16.45m-500mmø CSP CULVERT
@0.3% 2.8mm THICKNESS
INV.E=61.98
INV.W=62.03

15.55m-500mmø CSP CULVERT @0.3%
2.8mm THICKNESS
INV.E=62.19
INV.SW=62.23

BIO RETENTION POND
STORAGE VOLUME=±161m³
BOTTOM OF POND=61.65
WATER SPILL ELEVATION=62.55
1:100 YEAR ELEVATION=62.25
SIDE SLOPES=3.6:1 MAX

RIP-RAP, AS PER OPSD 810.010 c/w
GEOTEXTILE FABRIC, 3.0mx8.0m,
Dso=150mm, THICKNESS 150x1.5=225mm

20.0m-200mmø PVC SDR 35 OUTLET
PIPE @6.0% c/w 152mmø ORIFICE
PLUG, AS PER MH REPORT
INV.N=62.23
INV.S=61.03

6.0m HYDRO ONE ACCESS TO
POLES. GRADE ACCESS AT 10H:1V
(TYPICAL OF 4 LOCATIONS)

THE SAG ELEVATION AND THE LOWEST CONDUCTOR
ELEVATION FOR THE SOUTHERLY AND CENTRAL WIRES
ARE APPROXIMATELY THE SAME ELEVATION AS THE
NORTHERLY WIRE. TYPICAL OF THE 3 LOCATIONS
GIVEN.

TEMPORARY ORANGE CONSTRUCTION
SNOW FENCING TO BE PLACED 3.0m
AROUND HYDRO POLES PRIOR TO
CONSTRUCTION

15m HYDRO ONE MAINTENANCE
WORK ZONE AND 10m HEAVY
MACHINERY BUFFER

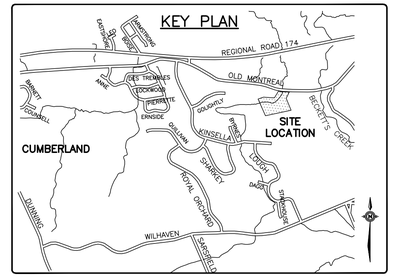
TEMPORARY ORANGE CONSTRUCTION
SNOW FENCING TO BE PLACED 3.0m
AROUND HYDRO POLES PRIOR TO
CONSTRUCTION

15m HYDRO ONE MAINTENANCE
WORK ZONE AND 10m HEAVY
MACHINERY BUFFER

TRIBUTARIES TO
BECKETT'S CREEK

CUMBERLAND ESTATES PHASE 2

KEY PLAN



LEGEND

- PROPERTY LINE
- OH — EXISTING OVERHEAD HYDRO & POLE
- EXISTING HYDRO EASEMENT
- X — EXISTING CHAINLINK FENCE
- PROPOSED TERRACING (SLOPE 3:1 MAX.)
- PROPOSED SWALE
- PROPOSED CULVERT
- WELL 2 — WELL LOCATION
- TP4 — TESTPIT LOCATION
- BH2 — BOREHOLE OCATION
- FF= / USF= — FINISHED FLOOR ELEVATION / UNDERSIDE OF FOOTING ELEVATION
- 69.50 — EXISTING CONTOUR
- ×71.98(OH) — EXISTING HYDRO CONDUCTOR SAG ELEVATION
- ×61.80 / 61.80 — PROPOSED ELEVATION / EXISTING ELEVATION
- 1.31% — PROPOSED SLOPE AND DIRECTION OF FLOW
- PROPOSED LIMIT OF DEVELOPMENT
- CREST OF SLOPE
- PROPOSED ACCESS ROAD STRUCTURE
  100mm GRANULAR 'A'
  300mm GRANULAR 'B' TYPE II

NO.	REVISION DESCRIPTION	DATE	BY	APPD
12	REVISED PER CITY COMMENTS	12/05/23	AAS	BMT
11	REVISED PER CITY COMMENTS	25/04/23	SAB	BMT
10	ISSUED FOR PHASE 1B SUBMISSION	02/09/22	SAB	BMT
9	REVISED PER CITY COMMENTS	26/04/22	JH	BMT
8	ISSUED FOR SITE PLAN AMENDMENT	03/12/21	AJ	BMT
7	ISSUED FOR CLIENT REVIEW	29/11/21	AJ	BMT
6	HYDRO ONE COMMENTS	15/03/18	SAB	BMT
5	CITY STAMP ADDED	13/12/17	SAB	BMT
4	REVISED SEPTIC BED	25/07/17	SAB	BMT
3	REVISED AS PER CITY COMMENTS	25/01/17	SAB	BMT
2	ISSUED FOR SITE PLAN APPROVAL	06/06/16	SAB	BMT
1	ISSUED FOR CLIENT REVIEW	03/06/16	SAB	BMT

SCALE
HORIZ 1:500

DESIGNED BY

REVIEWED BY
LICENSED PROFESSIONAL ENGINEER
B. M. THOMAS
2023-05-18
PROVINCE OF ONTARIO

CLIENT
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BASEPLAN exp.
DESIGN J. FITZPATRICK
CHECKED B. THOMAS
CAD S.BUTLER
PROJ. MGR. B. THOMAS
APPROVED J. FITZPATRICK

PROJECT
HUMANICS SANCTUARY
3400/3468 OLD MONTREAL ROAD
ORLEANS, ONTARIO.

TITLE
SITE SERVICING
AND GRADING PLAN
PHASE 1B

PROJ. NO. OTT-00229886-A0
SURVEY exp.
DATE FEB 09, 2016
DRAWING NO. SGP-1B

D07-12-23-003

Filename: \\pottfp02\Data\projects\civil engineering services\229000\ab\00229886-a0 - humanics sanctuary\90-project execution\2-drawings\02case 1B sgp-sh1b.dwg
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Last Pc3: 9/12/2023 8:47:11 PM
Xrefs: Xref-Base-2000.dwg Xref-Legal-Cumberland Estates Ph2.dwg Xref-Legal-(a192h-statues).dwg Xref-EXP Survey.dwg Xref-Legal-(a192h-statues).dwg Xref-EXP Survey.dwg Xref-Arch-1B.dwg Xref-Phasing.dwg Xref-2017-Apr-GEO-Index-PW1B.dwg
References: Xref-City-Base-2000.dwg Xref-Legal-Cumberland Estates Ph2.dwg