ADDITIONAL LANDS HELD BY APPLICANT

LIMIT OF DEVELOPMENT LINE (REFER TO GEOTECHNICAL REPORT)

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

EXISTING CSP CULVERT 2400mmø

OLD MONTREAL ROAD

EXISTING CSP CULVERT 600mmø TO BE EXTENDED

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

INV.=58.65

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.

3478 OLD MONTREAL ROAD

PART 5, 4R-22542

PART 4, 4R-22542

WATERCOURSE

Footpath

Bottom of Centreline of Creek

Wire Fence

Wooden Boardwalk

PLASTIC PIPE CULVERT 150mmø

Pond

Stone Retaining Wall

EXISTING GRAVEL ACCESS ROAD TO BE WALKWAY

±6.62m-150mmø EXISTING SUBDRAIN

TIE INTO EXISTING GROUND AT MAXIMUM 3:1 SLOPE

PART 1, 50R-10229

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 TO 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.

PHASE 1A SEPTIC TANK

SEPTIC BED

DECK

WELL 2

TP1

TP2

TP3

TP4

TP5

TP6

TP7

TP8

TP9

TP10

TP11

TP12

BH1

BH2

BH3

BH4

LIMIT OF DEVELOPMENT LINE (REFER TO GEOTECHNICAL REPORT)

BOTTOM OF SLOPE (3:1 MAX. SLOPE)

LANDSCAPED PARKING AREA (TYP.)

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

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 WORKSHOP FF=63.50

PROPOSED PAVILION FF=63.00

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

PROPOSED TEMPORARY DITCH TO BE BUILT IN PHASE 1B

LIMIT OF DEVELOPMENT LINE (REFER TO GEOTECHNICAL REPORT)

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

HYDRO ONE TRANSMISSION

HYDRO ONE WOOD POLE STRUCTURES #33

HYDRO ONE WOOD POLE STRUCTURES #32

22.5° BEND

38.44m-500mmø CSP CULVERT @0.3% 2.8mm THICKNESS INV.E=62.12 INV.SW=62.23

16.45m-500mmø CSP CULVERT @0.3% 2.8mm THICKNESS INV.E=62.05 INV.W=62.10

POND SPILL POINT

SPILL CHANNEL

BIO RETENTION POND STORAGE VOLUME=±160m³ BOTTOM OF POND=62.00 WATER SPILL ELEVATION=62.55 SIDE SLOPES=5:1 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.

TRIBUTARIES TO BECKETT'S CREEK

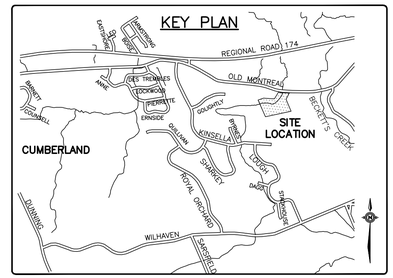
CUMBERLAND ESTATES PHASE 2

PART 2, 50R-4153

PART 3, 50R-4153

PART 1, 50R-4153

KEY PLAN



LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD HYDRO & POLE
- EXISTING HYDRO EASEMENT
- 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
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: B. M. THOMAS, 2022-09-07, LICENSED PROFESSIONAL ENGINEER, PROVINCE OF ONTARIO

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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

D07-12-16-0081

Filename: \\ottfp01\Data\projects\civil engineering services\230000\ott-00229886-a0 - humanics sanctuary\60-project execution\2-drawings\sc\229886 sgp-ph1b.dwg
Plotted By: Scott Butler
Last Plotted: 9/2/2022 4:21:26 PM
Last Saved By: SButler
References: Xref-CityBase-2008.dwg Xref-Legal-Cumberland Estates Ph2.dwg Xref-Legal-Lot 1926-tableau1.dwg Xref-EXP Survey.dwg Xref-Phasing.dwg Xref-2017-App-DEO-Index-PH1B.dwg