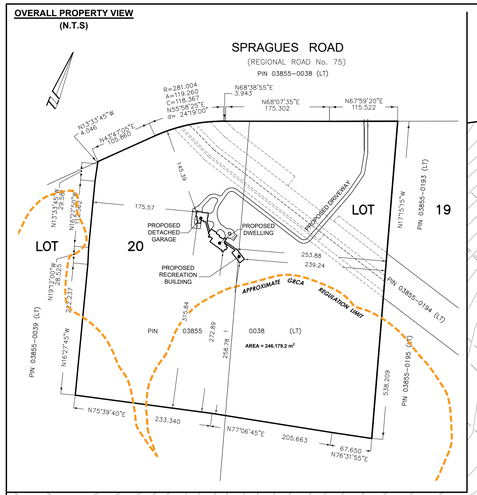
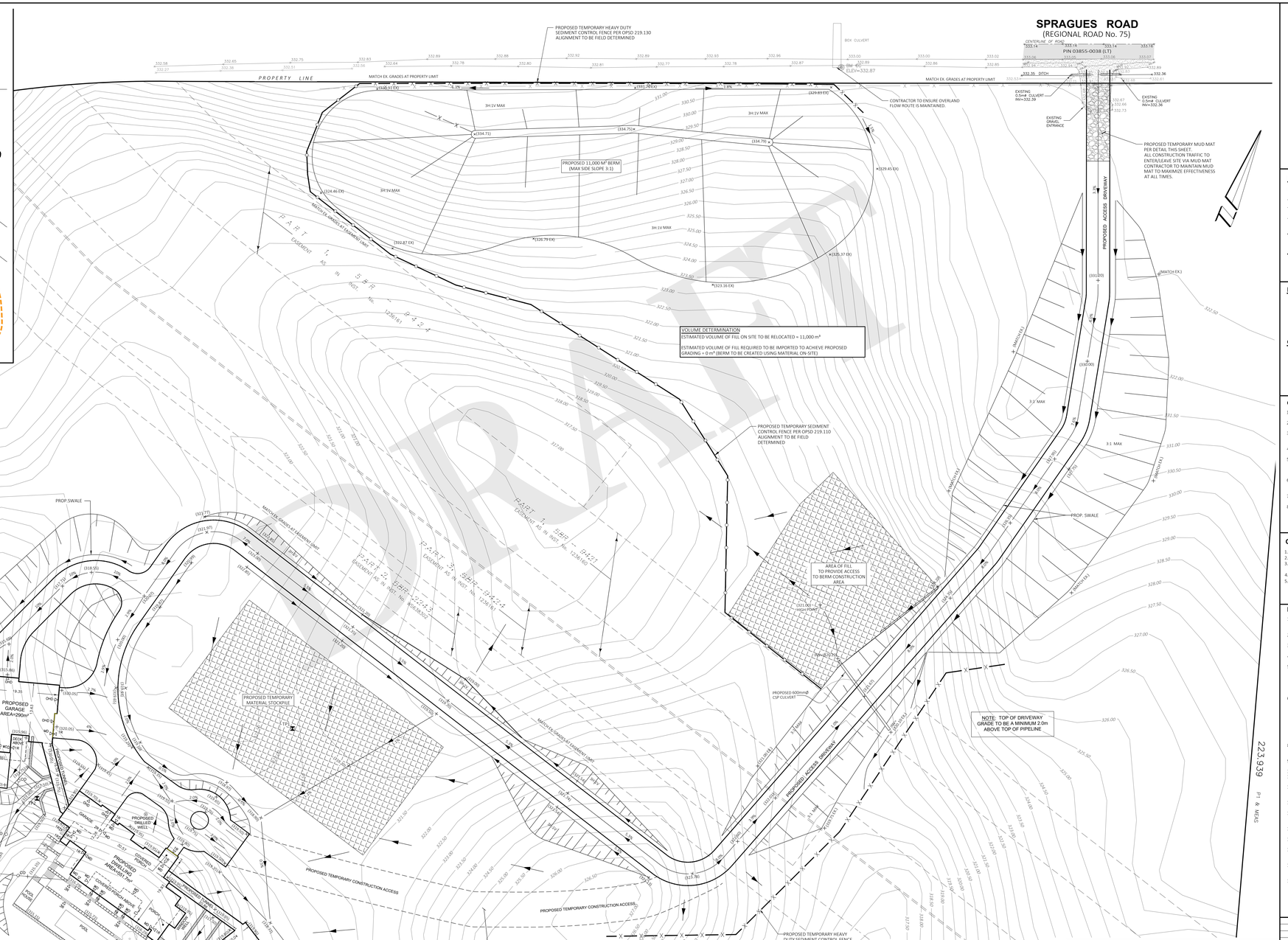
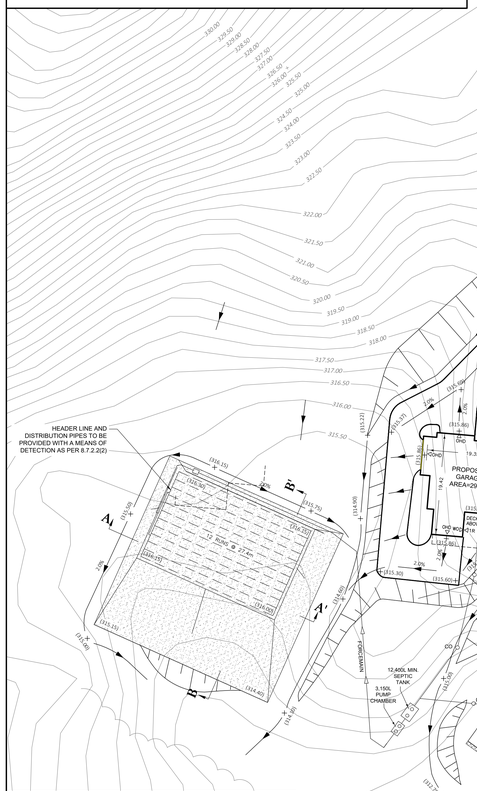
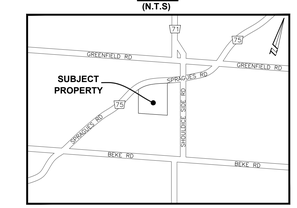
OVERALL PROPERTY VIEW
(N.T.S)







KEY MAP
(N.T.S)



LEGEND:

(319.35)	- PROPOSED ELEVATION
	- SLOPE
	- DIRECTION OF FLOW
	- PROPOSED TEMPORARY SEDIMENT CONTROL FENCE PER OPSD 219.110. ALIGNMENT TO BE FIELD DETERMINED.
	- PROPOSED TEMPORARY HEAVY DUTY SEDIMENT CONTROL FENCE PER OPSD 219.130. ALIGNMENT TO BE FIELD DETERMINED
	- TREELINE
	- TEMPORARY MATERIAL STOCKPILE

DESCRIPTION OF PROPOSED WORK:

1. THE OWNER IS PROPOSING TO RELOCATE APPROXIMATELY 11,000 m³ OF FILL ON SITE IN AN EFFORT TO IMPROVE THEIR PRIVACY BY CREATING A BERM ALONG SPRAGUES ROAD. THE FILL WILL BE PLACED AND SLOPED AT NO GREATER THAN 3:1 TO MATCH THE EXISTING TOPOGRAPHY.
2. AREA TO BE PLANTED WITH LOW MAINTENANCE GROUND COVER AND NATIVE TREE PLANTINGS.
3. EXISTING TREES WITHIN THE FILL/RE-GRADING AREA TO BE REMOVED. BRUSH IS TO BE SEPARATED FROM ROCKS AND OTHER SOIL THAT IS TO BE UTILIZED AS FILL IN THE DEPRESSION.

CONTACT LIST

NAME	PHONE NUMBER
TOWNSHIP OF NORTH DUMFRIES	519-632-8800
GRAND RIVER CONSERVATION AUTHORITY	519-621-2763
MINISTRY OF ENVIRONMENT- SPILLS REPORTING	1-800-268-6060
CONTRACTOR - SLOTEGRAAF CONSTRUCTION INC.	519-620-2299
ENGINEER - VAN HARTEN SURVEYING INC.	519-821-2763

GENERAL NOTES:

1. CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH MOST RECENT VERSION OF THE ONTARIO BUILDING CODE, AND OPSS AND OPSD.
2. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
3. 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 TOWNSHIP OF NORTH DUMFRIES AND THE GRAND RIVER CONSERVATION AUTHORITY.
4. DISTURBED AREAS TO BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
5. 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 THE SAME.
6. A GEOTECHNICAL CONSULTANT SHOULD BE RETAINED TO CARRY OUT NECESSARY INSPECTIONS AND TESTING DURING CONSTRUCTION TO ENSURE PROPER PLACEMENT OF MATERIALS AND ADEQUATE COMPACTION.
7. 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.
8. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

GRADING NOTES:

1. LOT TO BE GRADED SO THAT WATER DOES NOT POND AT/NEAR BUILDINGS OR SEWAGE SYSTEM
2. ALL LANDSCAPE AREAS ON SITE TO BE RESTORED WITH MINIMUM OF 150mm TOPSOIL AND SEED OR SOD.
3. MATCH EXISTING GRADES AT ADJACENT PROPERTY LIMITS. GRADING NOT TO EXTEND ONTO ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN CONSENT OF ADJACENT PROPERTY OWNER.
4. SLOPES TO BE MAXIMUM 3H:1V UNLESS OTHERWISE NOTED.
5. ALL EARTHWORKS ACTIVITIES TO BE UNDERTAKEN IN COMPLIANCE WITH O.Reg 406/19 REGARDING ON-SITE AND EXCESS SOIL MANAGEMENT.

EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL (ESC) MEASURES TO BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES. ALL DAMAGED EROSION AND SEDIMENT CONTROLS SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF INSPECTION.
2. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT TEMPORARY SEDIMENT CONTROLS ARE FUNCTIONING AS INTENDED.
3. DISTURBED AREAS TO BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED/RESTORED AS THE WORK PROGRESSES.
4. ALL DISTURBED GROUND LEFT INACTIVE FOR 30 DAYS SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS.
5. THE EROSION AND SEDIMENT CONTROL STRATEGIES ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. IF THE IDENTIFIED MEASURES ON THE PLAN ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, INCLUDING SEDIMENT, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS. ADDITIONAL ESC MEASURES ARE TO BE KEPT ON SITE AND USED AS NECESSARY.
6. INSPECTION OF ESC MEASURES SHOULD OCCUR, AT MINIMUM:
   DURING PERIODS OF EARTHWORKS ACTIVITIES:
   - ON A WEEKLY BASIS;
   - AFTER EVERY RAINFALL EVENT;
   - AFTER SIGNIFICANT SNOWMELT EVENTS;
   - DAILY DURING PERIODS OF EXTENDED RAIN OR SNOWMELT.

   DURING INACTIVE PERIODS:
   - ONCE A MONTH;
   - AFTER SIGNIFICANT RAINFALL OR SNOWMELT EVENTS.
8. ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, TO BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO DITCHES AND THE SURROUNDING AREA.
9. VEHICULAR REFUELING AND MAINTENANCE TO BE COMPLETED IN A DESIGNATED AREA AT LEAST 30m AWAY FROM ANY SURFACE WATER FEATURE.
10. ALL CONSTRUCTION VEHICLES MUST ENTER AND EXIT THE SITE ONLY FROM THE APPROVED ACCESS ROUTE.
11. CONTRACTOR TO BE RESPONSIBLE FOR PROVISIONS, MAINTENANCE AND RESTORATION OF THE CONSTRUCTION ACCESS INCLUDING DUST CONTROL.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING MUNICIPAL ROADWAYS ARE CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING AT THE END OF EACH WORKING DAY. STREET SWEEPING TO BE UNDERTAKEN AS NEEDED.
13. THE CONTRACTOR SHALL TAKE CARE AND CONTROL SPILLS, FLUIDS AND MATERIALS DURING CONSTRUCTION TO MINIMIZE RISK TO THE ENVIRONMENT.
14. DEWATERING WILL NOT BE PERMITTED DURING CONSTRUCTION. SHOULD DEWATERING BE REQUIRED, A SEPARATE PLAN AND APPROVAL IS TO BE OBTAINED. NO PUMPING OF SEDIMENT LADEN RUNOFF FORM THE SITE IS PERMITTED AT ANY TIME.
15. TOPSOIL AND TEMPORARY MATERIAL STOCKPILES TO BE ENCLOSED WITH SEDIMENT CONTROL FENCE. SEDIMENT CONTROL FENCE FOR STOCKPILES TO BE TERRAFIX TERRAFENCE OR APPROVED EQUIVALENT.
16. REMOVE TEMPORARY SEDIMENT CONTROLS FOLLOWING COMPLETION OF CONSTRUCTION AND SITE STABILIZATION.
17. ACCUMULATED SEDIMENT TO BE REMOVED FROM THE SEDIMENT BARRIER ONCE IT REACHES A MAXIMUM DEPTH OF 300mm. ALL ACCUMULATED SEDIMENT IS TO BE REMOVED PRIOR TO REMOVING THE TEMPORARY SEDIMENT CONTROL FENCING.
18. AN AFTER HOURS CONTACT LIST IS TO BE VISIBLY POSTED ON-SITE FOR EMERGENCIES. ALL THE PLANS SHOULD HAVE THE NAME AND CONTACT INFORMATION FOR THE PERSON RESPONSIBLE FOR MAINTENANCE OF ESC MEASURES.
19. ANY SEDIMENT OR OTHER SPILL FROM THE SITE IS TO BE REPORTED TO THE MINISTRY OF ENVIRONMENT (SPILL ACTION CENTRE) AT 1-800-268-6060 AND THE GRAND RIVER CONSERVATION AUTHORITY.

NO.	REVISION	BY	DATE
1	REVISED PER TOWNSHIP COMMENTS	KC	AUG 19-24
0	ISSUED FOR APPROVAL	BP	MAY 17-24

DRAWING REVISION SCHEDULE

CAUTION:
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE PROPOSED FOOTING ELEVATION AND PLUMBING ALLOWS GRAVITY CONNECTION TO THE SEWAGE SYSTEM.
- 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.
- PROPERTY REGULATED BY THE GRAND RIVER CONSERVATION AUTHORITY.

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
K. N. CAMPBELL	Ph: 519-821-2763	Ph: 519-940-4110
100560734		
www.vanharten.com	info@vanharten.com	

LICENSED ASSESSING OFFICER PROVINCE OF ONTARIO — Aug 12-24

DRAWN BY: CL/SI	DESIGNED BY: KNC	CHECKED BY: KNC

Aug 16, 2024-2:03:09 PM
G:\NORTH DUMFRIES\CON 8\ACAD\LDP & SSD LOT 19-20 (31836-22 SLOTEGRAAF CONSTRUCTION INC) REV3.dwg

PREPARED FOR: SLOTEGRAAF CONSTRUCTION INC.

PROJECT No. 31836-22

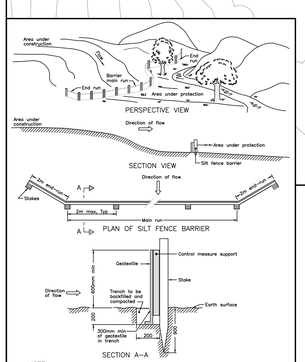
1699 SPRAGUES ROAD

PART OF LOTS 19 & 20, CONCESSION 8
TOWNSHIP OF NORTH DUMFRIES
REGIONAL MUNICIPALITY OF WATERLOO

DRAWING TITLE:

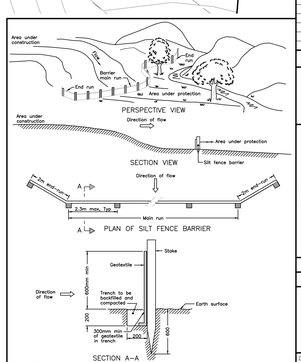
SITE ALTERATION PLAN
PROPOSED DWELLING AND OUTBUILDINGS

SHEET No:	1 OF 1	DRAWING No:	C02	REVISION:	1
DRAWING SCALE:	1:400				



NOTE:
A All dimensions are in millimetres or metres unless otherwise shown.

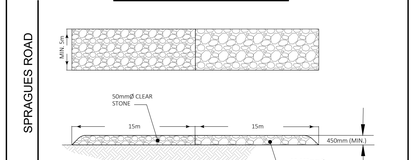
ONTARIO PROVINCIAL STANDARD DRAWING	1996 02 01	Rev
HEAVY DUTY SILT FENCE BARRIER	Date	OPSD – 219.130



NOTE:
A All dimensions are in millimetres or metres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	1996 02 01	Rev
LIGHT DUTY SILT FENCE BARRIER	Date	OPSD – 219.110

TEMPORARY GRAVEL MUD MAT DETAIL



NOTE:
MUD MAT TO BE MIN. 5m WIDE. CONTRACTOR TO ENSURE ALL VEHICLES LEAVE SITE VIA MUD MAT AND THAT IT IS MAINTAINED IN A MANNER TO MAXIMIZE EFFECTIVENESS AT ALL TIMES.

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

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.