

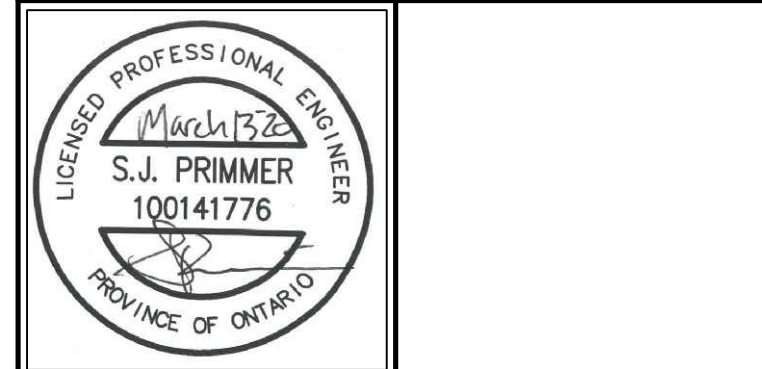
BENCH MARKS :

BM #1
NAIL IN ASPHALT AS SHOWN ON PLAN
ELEV=355.26

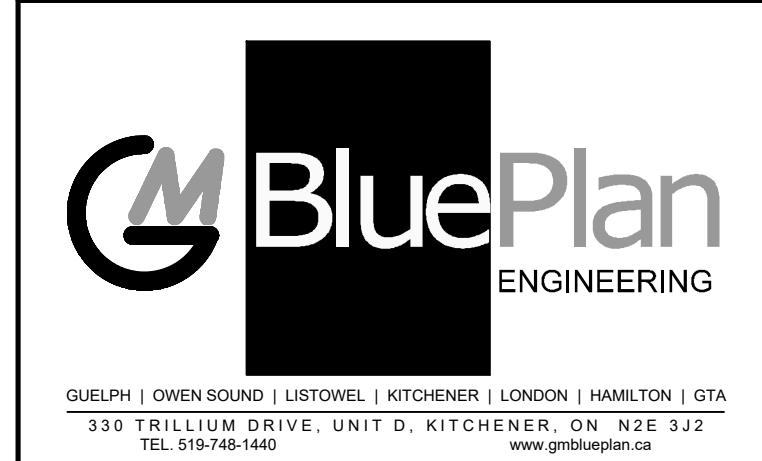
BM #2
NAIL IN ASPHALT AS SHOWN ON PLAN
ELEV=352.35

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5.	06/11/20	ISSUED FOR FINAL ZONING APPROVAL	S.J.P.
4.	05/06/20	REVISED GRADING AROUND LOT 1616	S.J.P.
3.	10/13/20	REVISED AS PER TOWNSHIP COMMENTS	S.J.P.
2.	10/07/19	REVISED SITE PLAN AND ISSUED FOR APPROVAL	S.J.P.
1.	08/22/19	ISSUED FOR APPROVAL	S.J.P.
NO.	DATE	REVISION DESCRIPTION	CHKD



1016 & 1018 DOERING STREET

JAMES FLYNN

TOWNSHIP OF WELLESLEY

GRADING PLAN

DRAWN BY : M.T.	APPROVED BY : S.P.	PROJECT NO. : 418223
DESIGNED BY : S.P.	DATE : JUNE 2020	SCALE : 1:500

2

LEGEND

PROPERTY LINE

EX. SANITARY SEWER

EX. STORM SEWER

EX. WATERMAIN

EX. DITCH

EX. BELL LINE

EX. GAS LINE

EX. FENCE LINE

EX. GAS MAIN

EX. OVERHEAD HYDRO

EX. BELL UNDERGROUND

EX. CONTOURS

EX. CATCH BASIN

EX. FIRE HYDRANT

EX. LIGHT STANDARD

EX. HEDGE/ROW OF TREES

CONIFEROUS/DECIDUOUS TREES

EX. FLOODLINE

EX. TOP OF BANK

EX. BOTTOM OF BANK

PROPERTY LINE

EX. GRAVEL

EX. ASPHALT

PROPOSED GRADE

EXISTING GRADE

PROP. SANITARY SEWER

PROP. STORM SEWER

PROP. CATCH BASIN

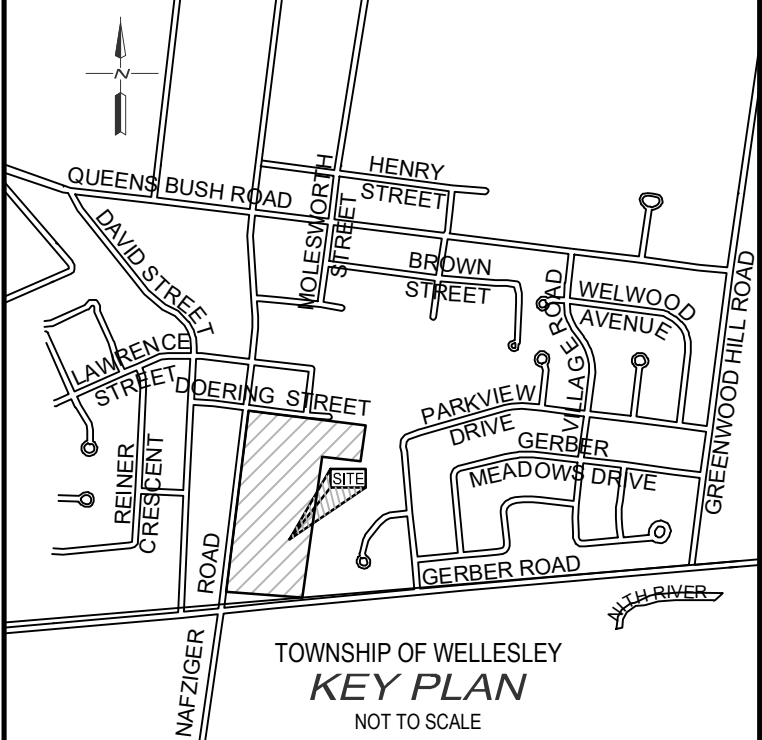
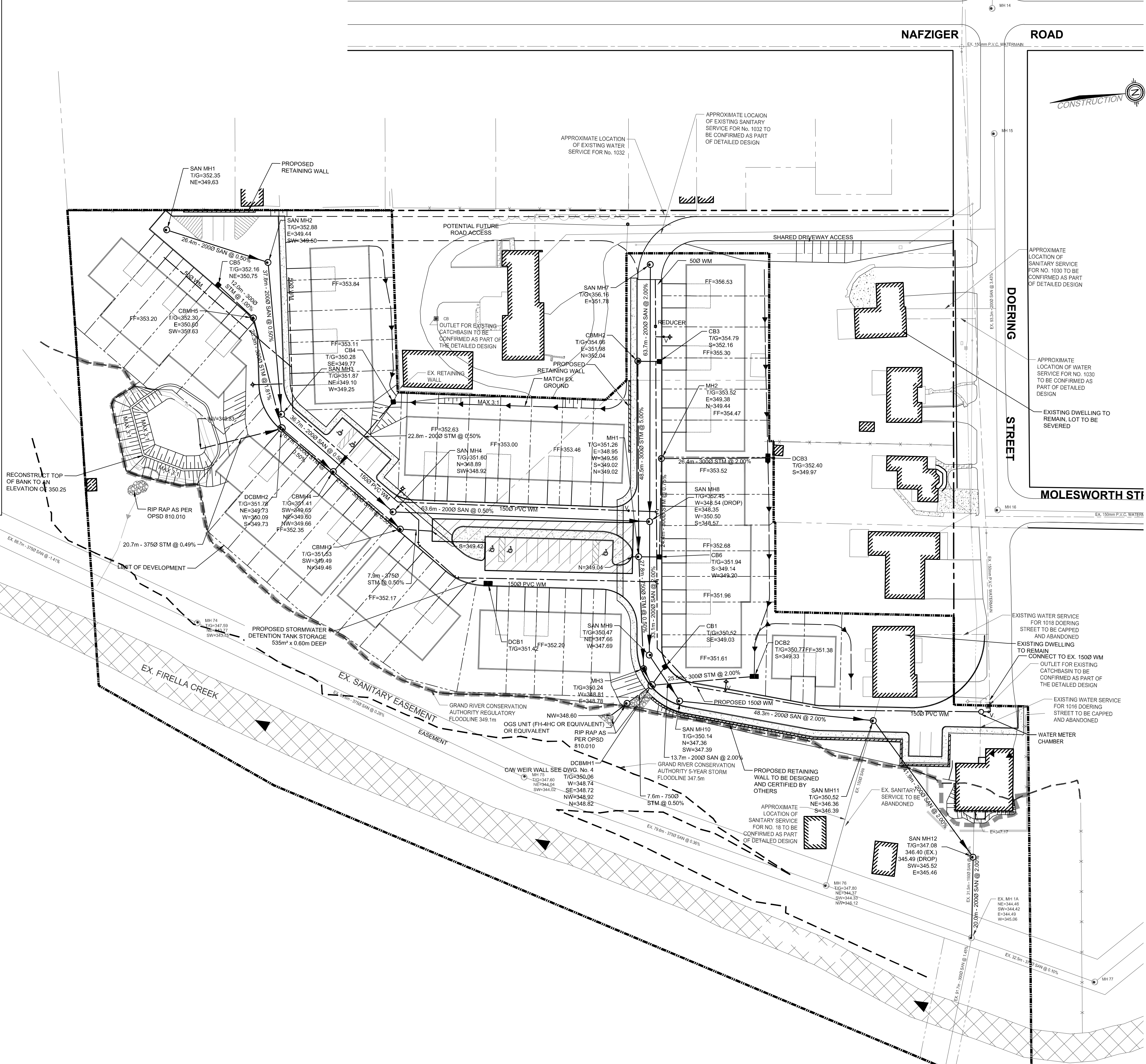
PROP. SWALE

PROP. RETAINING WALL

EX. 5-YEAR FLOODLINE

REGIONAL FLOODLINE

LIMIT OF DEVELOPMENT



- NOTES :
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 - FLOODLINE ELEVATION SUPPLIED BY GRCA, MEASURED ON SITE DATED DECEMBER 13, 2018. ELEV=349.10
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 - SITE PLAN PROVIDED BY GSP GROUP DRAWING "dpc18275b.dwg" RECEIVED FEBRUARY 25, 2021.

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3.	03/15/20	REVISED AS PER TOWNSHIP COMMENTS	S.J.P.
2.	10/07/19	REVISED SITE PLAN AND ISSUED FOR APPROVAL	S.J.P.
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BluePlan ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA

330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2

TEL 519-745-1440 www.gmblueplan.ca

1016 & 1018 DOERING STREET			
JAMES FLYNN			
TOWNSHIP OF WELLESLEY			
SERVICING PLAN			
DRAWN BY : M.T.	APPROVED BY : S.P.	PROJECT NO. : 418223	DRAWING NO. : 3
DESIGNED BY : S.P.	DATE : JUNE 2020	SCALE : 1:500	

GENERAL NOTES

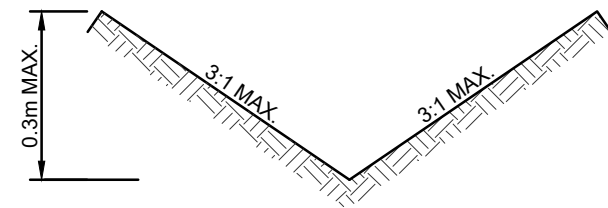
- DRAWINGS ARE NOT TO BE SCALED.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS THE STANDARD TOWNSHIP OF WELLESLEY, REGION OF WATERLOO, MTO AND OPSD DRAWINGS AND OPSS ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
- REFER TO O.B.C. - 2012 STANDARDS AND SPECIFICATIONS AND TOWNSHIP SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
- EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCROACH ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS, ROAD CUTS, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC.
- PRIOR TO CONSTRUCTION, THE ENGINEER IS TO BE NOTIFIED BY THE OWNER AND THE CONTRACTOR AS TO THE EXTENT OF THE CONSTRUCTION LIMITS THEY PROPOSE. THE TOWNSHIP OF WELLESLEY, BUILDING AND PLUMBING OFFICIALS ARE TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE SERVICING PLANS, LANDSCAPE PLAN, SITE ELECTRICAL PLANS, AND ANY OTHER PLANS OR DRAWINGS WHICH DEPICT WORKS THAT ARE PROPOSED FOR THIS SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR THE TOWNSHIP OF WELLESLEY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ONTARIO.
- THE CONTRACTOR SHALL ENDEAVOUR TO PREVENT MUD TRACKING ONTO EXISTING TOWNSHIP OF WELLESLEY RIGHT-OF-WAYS AND SHALL PROVIDE FOR CLEANUP AT HIS OWN EXPENSE AS DIRECTED BY THE TOWNSHIP OF WELLESLEY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE CONTROLLING MEASURES AS DIRECTED BY THE TOWNSHIP OF WELLESLEY.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN THE FIELD.
- ALL SERVICES AND/OR UTILITIES LOCATED ON CONCRETE SIDEWALKS OR CURBS TO BE ISOLATED FROM THE SIDEWALK OR CURB AS PER OPSD 310.040.
- ALL UTILITIES SHALL BE LOCATED, SUPPORTED AND PROTECTED TO THE SATISFACTION OF THE UTILITY COMPANY DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWNSHIP OF WELLESLEY.
- THE CONTRACTOR IS TO OBTAIN, AND PAY FOR ANY NECESSARY PERMITS FOR ANY MUNICIPAL ROAD CUTS FOR THE INSTALLATION OF SANITARY, STORM, AND WATER SERVICE CONNECTIONS. ROAD CUTS TO BE RESTORED AS PER TOWNSHIP OF WELLESLEY SATISFACTION.
- BLASTING WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE TOWNSHIP OF WELLESLEY.
- ANY UTILITY RELOCATIONS DUE TO THIS DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER.
- ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.
- DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.0m FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS.
- ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.

SERVICING NOTES - STORM

- ALL STORM SEWERS 375mmØ AND SMALLER TO BE PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2 ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS. 450mmØ AND LARGER TO BE CONCRETE IN ACCORDANCE WITH CSA A257.2, CLASS 650 OR LATEST REVISIONS. UNLESS OTHERWISE NOTED.
- BEDDING FOR PVC STORM SEWERS AS PER OPSD 802.010, GRANULAR 'A', COMPACTED TO 98% SPD.
- BEDDING FOR CONCRETE PIPE AS PER OPSD-802.030, CLASS B, GRANULAR 'A', COMPACTED TO 98% SPMD0.
- EXISTING SEWER INVERTS, MATERIAL TYPE, AND SIZE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CATCHBASINS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 705.010 OR OPSD 705.020. ALL CATCHBASIN FRAMES AND COVERS IN THE ROADWAY AS PER OPSD 400.110. ALL CATCHBASIN FRAMES AND COVERS IN WALKWAY AREAS AS PER OPSD 400.100.
- ALL MAINTENANCE HOLES SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 701 SERIES. ALL MAINTENANCE FRAME AND COVERS AS PER OPSD 401.010. ALL CATCH BASIN MAINTENANCE HOLES FRAME AND COVERS AS PER OPSD 400.110.
- ALL EXISTING SEWERS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- ALL CATCHBASIN LEADS TO BE MINIMUM 250mmØ PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034, OR NON-REINFORCED CONCRETE PIPE, OR BOSS 2000 HDPE IN ACCORDANCE WITH CSA-B182.8, ASTM D-3350, UNLESS NOTED OTHERWISE.
- ALL 450mmØ PIPES AND UNDER REQUIRE A 600mm SUMP IN CATCH BASINS AND MANHOLES. BENCHING IS REQUIRED FOR PIPES 450mmØ AND GREATER.
- ALL SANITARY SEWERS 375Ø AND SMALLER TO BE PVC SDR 35 WITH A 320 kPa STIFFNESS IN ACCORDANCE WITH CSA B182.2 OR LATEST REVISION.
- WATERMAIN PIPE TO BE DR. 18 PVC CONFIRMING TO CSA B137.3 INCLUDING 8 GAUGE TVU MULTI-STRAND COPPER TRACER WIRE BETWEEN HYDRANTS OR OTHER CONDUCTING APPURTENANCES. PIPE SHALL HAVE A MINIMUM COVER OF 2.0m. ALL WATERMAIN JOINTS TO BE APPROVED PUSH ON MECHANICAL OR FLANGE TYPE AS REQUIRED FOR 1000 Kpa RATED PRESSURE. CORROSION PROTECTION IS REQUIRED FOR ALL FITTINGS, VALVES AND HYDRANTS (HYPROTEC OR EQUAL).
- ALL GATE VALVES SHALL BE RESILIENT SEAT NON-RISING STEM, 50mm OPERATING NUT AND CONFORM TO AWWA C509. VALVES SHALL OPEN COUNTER CLOCKWISE.
- APPROPRIATE BACKFLOW PREVENTION DEVICE TO BE INSTALLED ON THE DISCHARGE SIDE OF WATER METER, TO THE SATISFACTION OF THE TOWNSHIP OF WELLESLEY PLUMBING INSPECTOR.

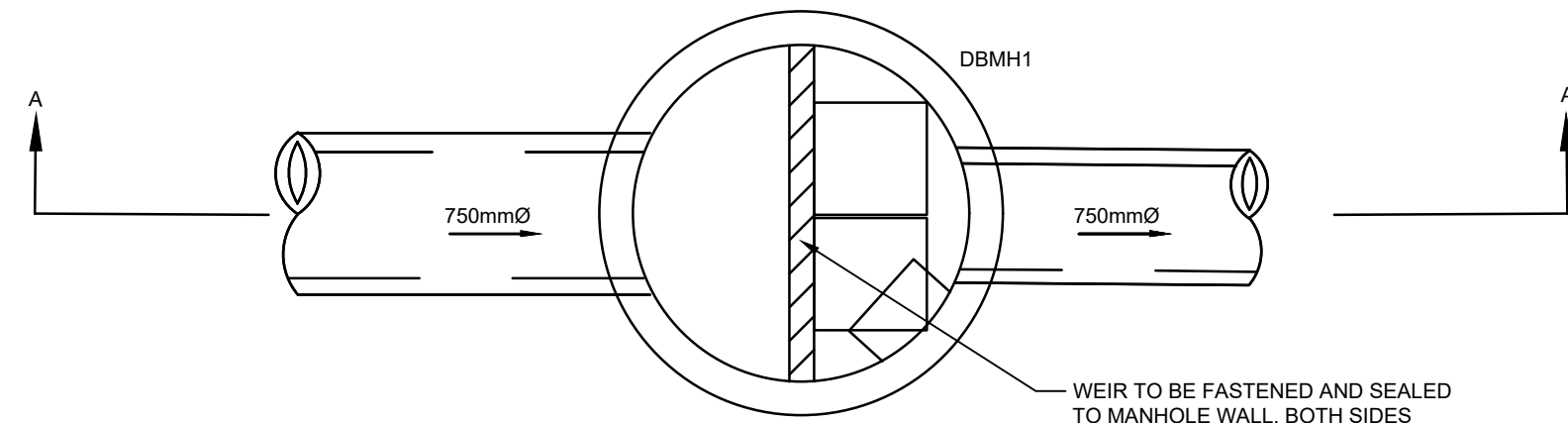
GRADING NOTES

- THE GRADING PLAN IS TO BE READ WITH THE SITE SERVICES DRAWINGS.
- CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
- ALL DRIVEWAY AND GRADING MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT TOWNSHIP STANDARDS AND SPECIFICATIONS.
- ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 98% Std. PROCTOR DRY DENSITY. ALL FILL WITHIN THE SITE PARKING AREA TO BE COMPACTED TO A MIN. OF 95% SPD. THE SUITABILITY OF ALL FILL MATERIALS ARE TO BE CONFIRMED BY A RECOGNIZED SOILS CONSULTANT TO THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION OF ANY ROAD BASE MATERIALS.
- LANDSCAPING SHALL NOT ENCROACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
- SILT FENCE(S) TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS. SILTATION CONTROL SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL BE IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES.
- ANY CHANGES IN GRADES, CATCH BASINS, SERVICES LATERALS, STORM AND SANITARY SEWERS REQUIRE THE APPROVAL OF GM BLUEPLAN ENGINEERING LIMITED.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF GM BLUEPLAN ENGINEERING LIMITED.
- ALL LANDSCAPING TO BE INSTALLED AS SOON AS POSSIBLE OR PRIOR TO THE END OF THE FIRST GROWING SEASON. LANDSCAPING TO BE MAINTAINED UNTIL IT IS ESTABLISHED.
- ALL COMPACTION TO BE CERTIFIED BY A GEOTECHNICAL CONSULTANT.
- ALL CURBS ARE TO BE 150mm ABOVE THE PROPOSED GUTTER LINE (GL) UNLESS NOTED OTHERWISE.
- PAVEMENT GRADE SHALL BE MIN. 0.5%, MAX. 8%.
- DRAINAGE SWALE GRADE SHALL BE MIN. 2%, MAX. 6%.
- SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS NOTED OTHERWISE.



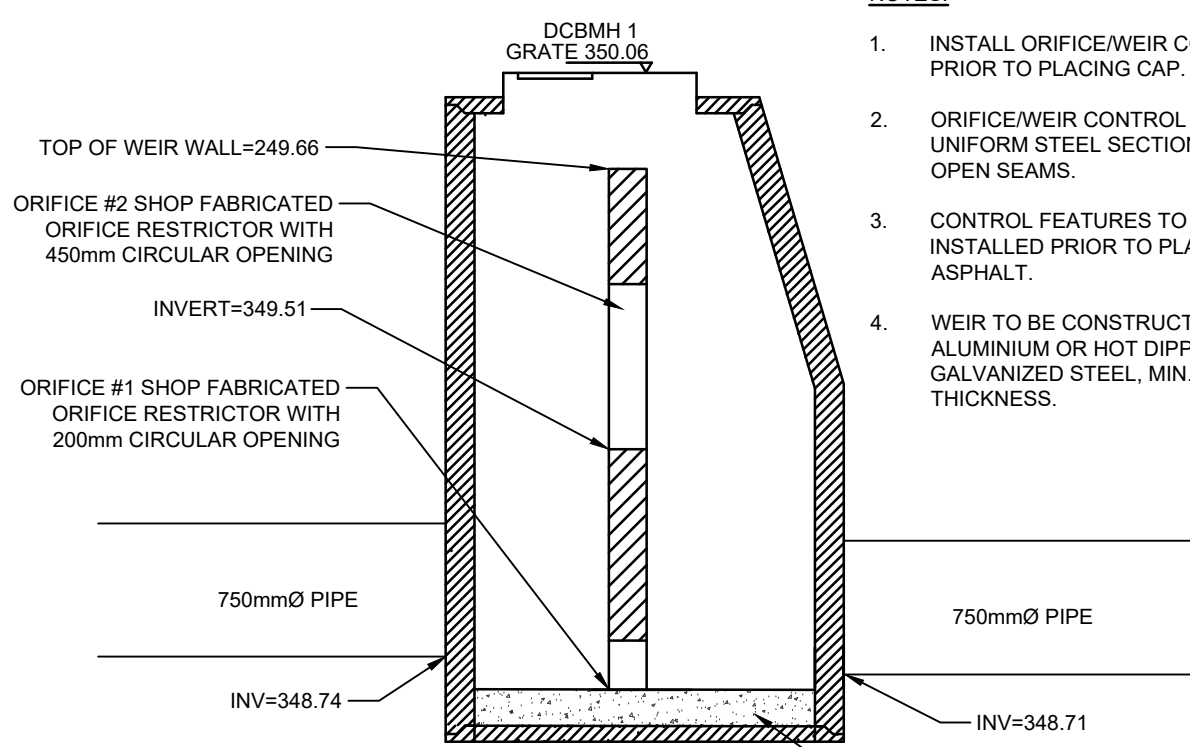
SWALE DETAIL

N.T.S.



WEIR TO BE FASTENED AND SEALED TO MANHOLE WALL BOTH SIDES WITH 3mm RUBBER GASKET OR CONSTRUCTION GRADE SEALANT

PLAN VIEW

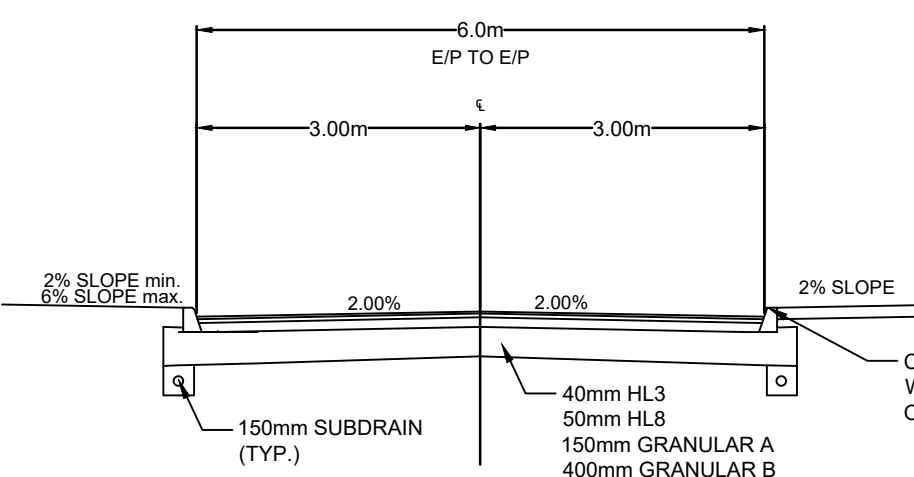


NOTES:

- INSTALL ORIFICE WEIR CONTROL PRIOR TO PLACING CAP.
- ORIFICE WEIR CONTROL TO BE UNIFORM STEEL SECTION WITH NO OPEN SEAMS.
- CONTROL FEATURES TO BE INSTALLED PRIOR TO PLACING ASPHALT.
- WEIR TO BE CONSTRUCTED OF ALUMINIUM OR HOT DIPPED GALVANIZED STEEL, MIN. 4mm THICKNESS.

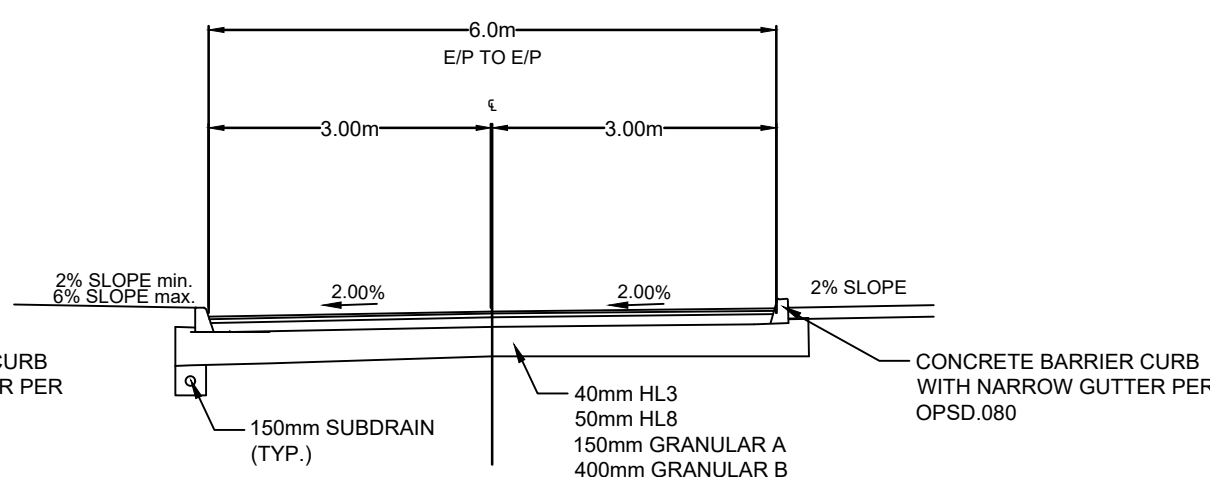
CONTROL MANHOLE (DCBMH 1)

N.T.S.



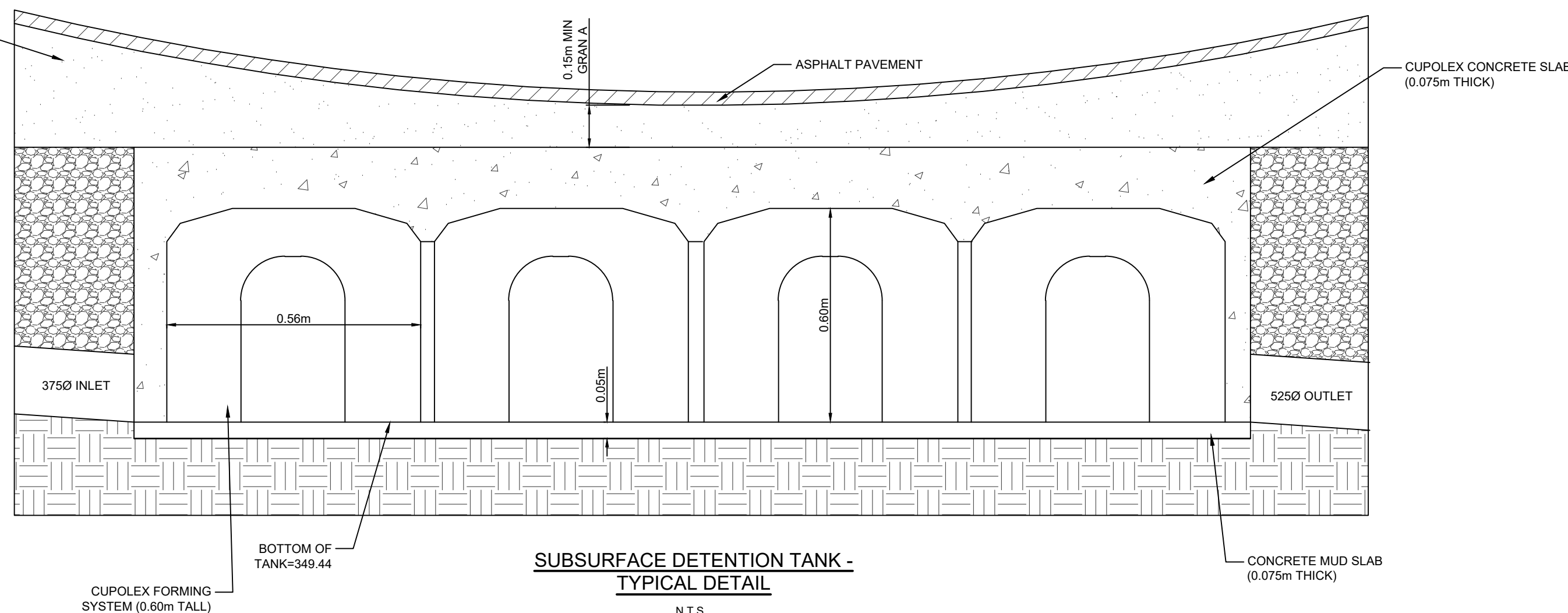
TYPICAL CROSS SECTION - CROWNED 6.0m ROAD

N.T.S.



TYPICAL CROSS SECTION - SUPERELEVATED 6.0m ROAD

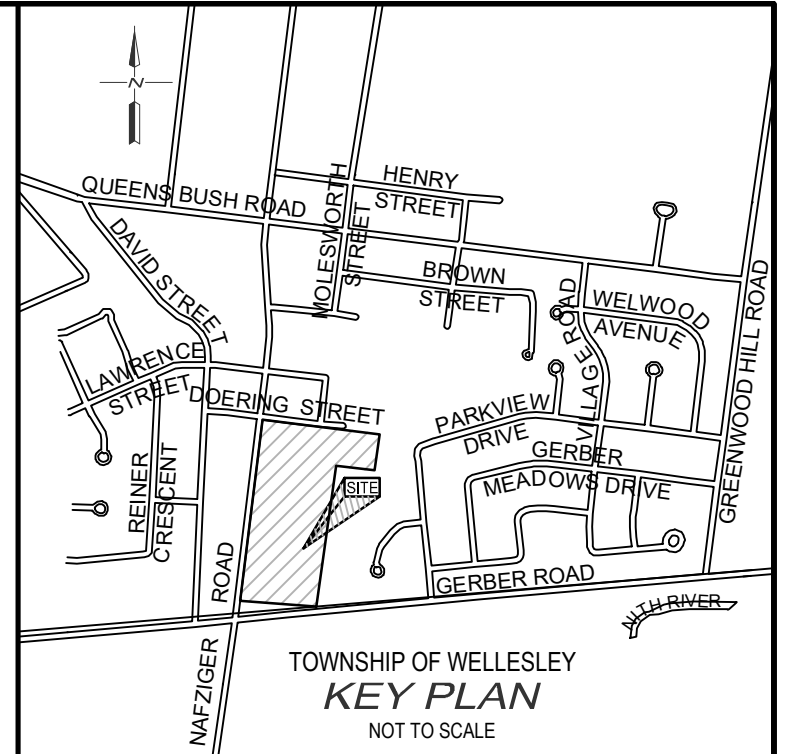
N.T.S.



SUBSURFACE DETENTION TANK - TYPICAL DETAIL

N.T.S.

NOTE: DETAILED DESIGN AND CERTIFICATION OF THE CUPOLEX SUBSURFACE STORAGE SYSTEM TO BE COMPLETED BY PONTAROLO ENGINEERING INC.



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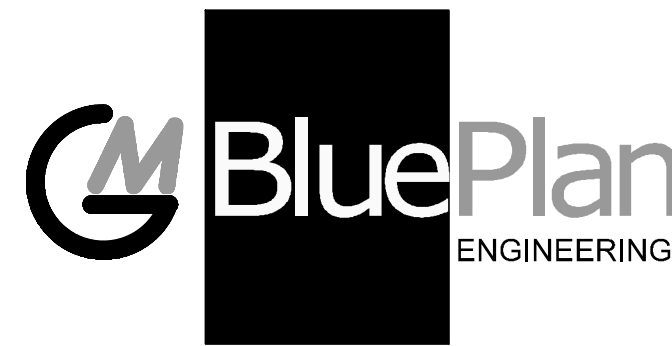
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1016 & 1018 DOERING STREET

JAMES FLYNN

TOWNSHIP OF WELLESLEY

NOTES AND DETAILS PLAN

DRAWN BY : M.T.	APPROVED BY : S.P.	PROJECT NO. : 418223	DRAWING NO. : 4
DESIGNED BY : S.P.	DATE : JUNE 2020	SCALE : AS NOTED	

LEGEND

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EX. STORM SEWER

EX. WATERMAIN

EX. DITCH

EX. BELL LINE

EX. GAS LINE

EX. FENCE LINE

EX. GAS MAIN

EX. OVERHEAD HYDRO

EX. BELL UNDERGROUND

EX. CONTOURS

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EX. FIRE HYDRANT

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EX. 5-YEAR FLOODLINE

REGIONAL FLOODLINE

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EXISTING GRADE

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PROP. CATCH BASIN

PROP. SWALE

MAJOR OVERLAND FLOW ROUTE

PROP. RETAINING WALL

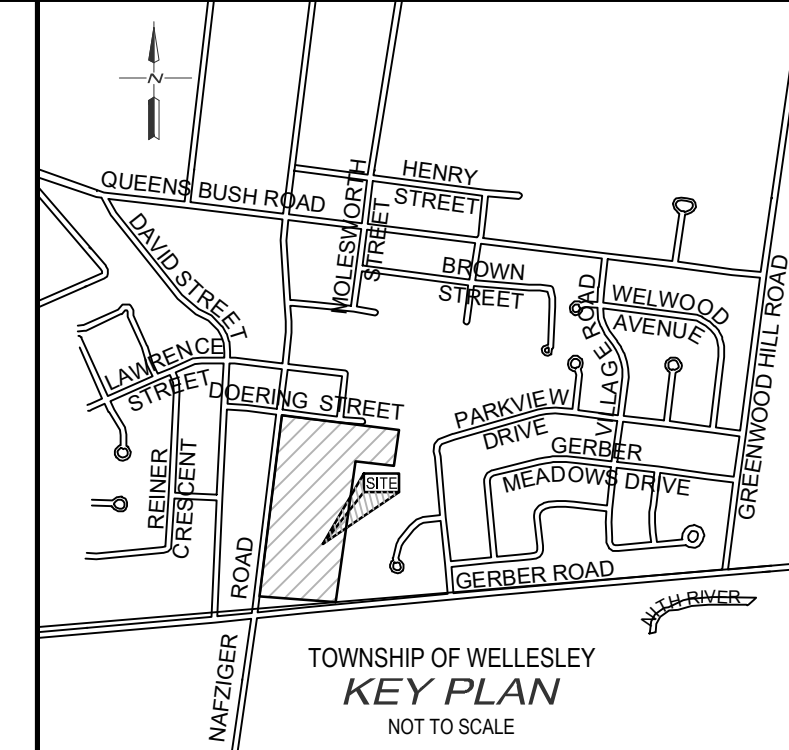
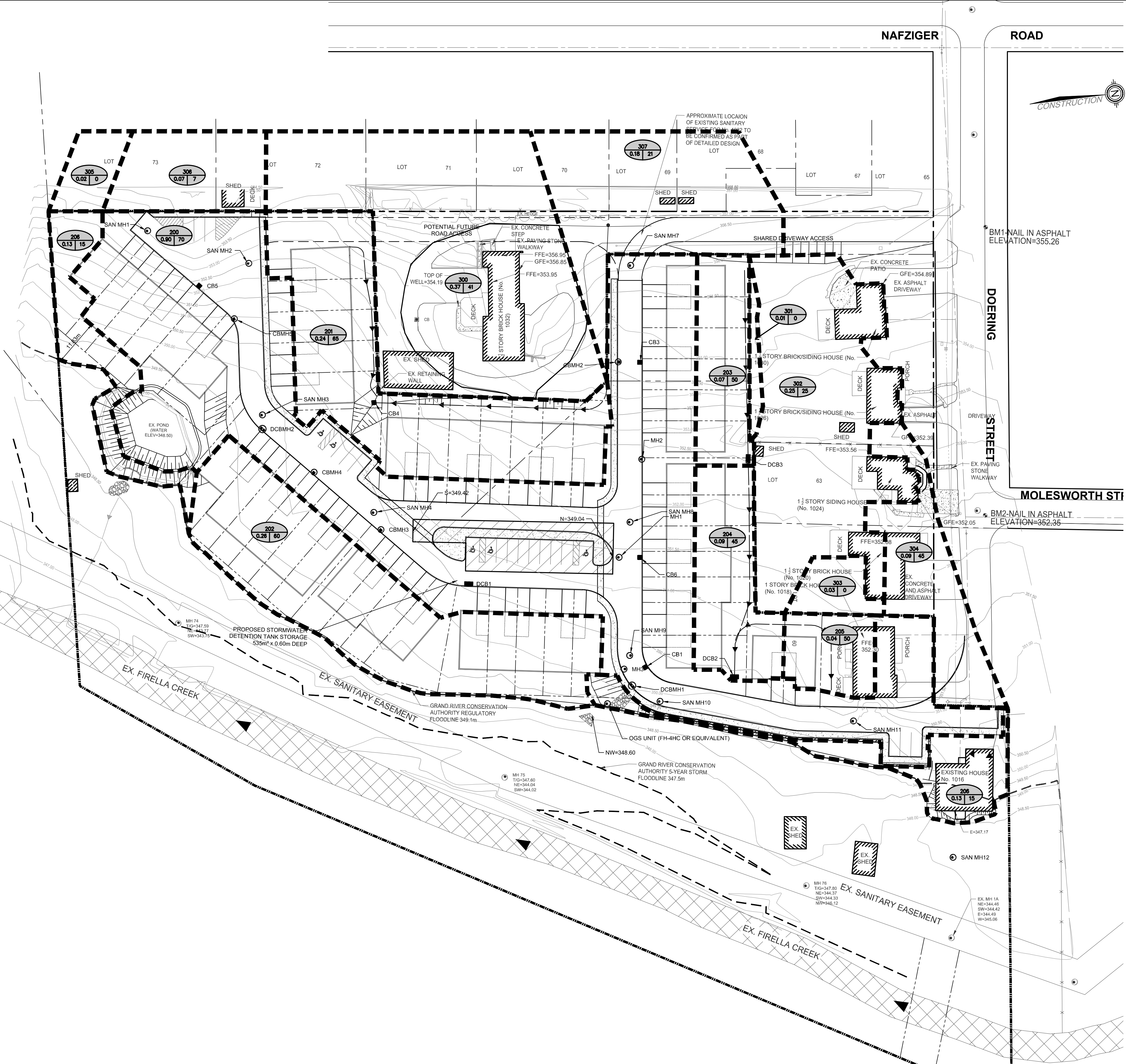
LIMIT OF DEVELOPMENT

DRAINAGE AREA BOUNDARY

CATCHMENT NUMBER

IMPERVIOUS %

CATCHMENT AREA IN HECTARES



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BluePlan
ENGINEERING

GUELPH | OWEN SOUND | LSTOWELL | RITCHENER | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
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www.grubusplan.ca

1016 & 1018 DOERING STREET

JAMES FLYNN

TOWNSHIP OF WELLESLEY
POST DEVELOPMENT CATCHMENT
AREA PLAN

DRAWN BY : M.T.	APPROVED BY : S.P.	PROJECT NO. : 418223	DRAWING NO. : 6
DESIGNED BY : S.P.	DATE : JUNE 2020	SCALE : 1:500	