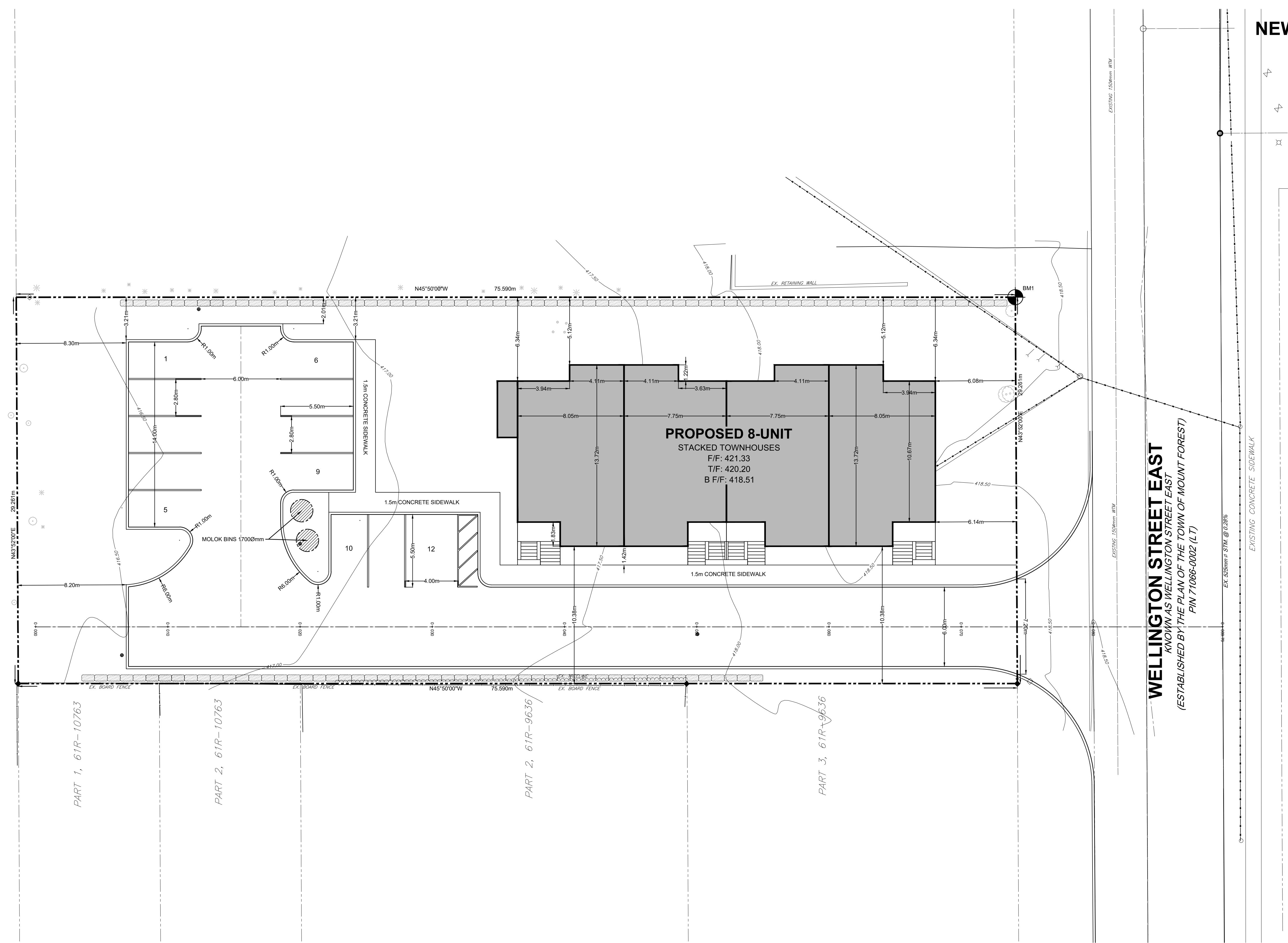
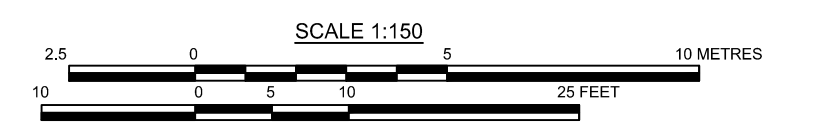
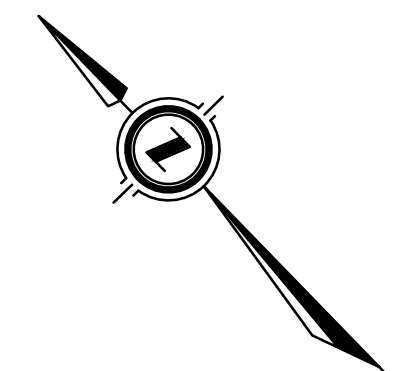


H:\Wilson\03711 - 405 Wellington Street East\Drawings\Working Drawings\03711 X-Base Plan 2023-03-02.dwg Mar 06, 2023 - 1:29pm



**CAUTION:**  
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- Notes**
- TOPOGRAPHIC INFORMATION AND PROPERTY BOUNDARY DERIVED FROM TOPOGRAPHICAL SURVEY BY VAN HARTEN SURVEYING INC. COMPLETED ON 6 JUNE, 2022.
  - SEE SHEET 03711-DET1 FOR TYPICAL CROSS SECTIONS AND PAVEMENT DESIGN.
  - ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELED PORTION OF THE ROAD.
  - COVER OVER WATERMAIN & SERVICES 2.0m MINIMUM AT ALL POINTS.
  - SANITARY FORCEMAIN TO BE PVC SDR26.
  - ALL WATERMANS TO BE PVC DR18.
  - CONTRACTOR TO OBTAIN A COPY OF THE MOST CURRENT VERSION OF THE MUNICIPAL SERVICING STANDARDS PRIOR TO CONSTRUCTION.
  - DEVELOPER TO PROVIDE THE TOWNSHIP WITH ADVANCE NOTIFICATION OF THE CONTRACTOR THAT WILL BE RETAINED TO CONSTRUCT THE WORKS WITHIN THE ROAD ALLOWANCE FOR TOWNSHIP REVIEW AND APPROVAL.
  - CONTRACTOR TO SUBMIT PROOF OF INSURANCE AND A WSIB CLEARANCE CERTIFICATE PRIOR TO CONSTRUCTION.
  - A TRAFFIC CONTROL PLAN THAT CONFORMS WITH OTM BOOK 7 MUST BE SUBMITTED TO THE TOWNSHIP PRIOR TO CONSTRUCTION.
  - 48 HOURS NOTICE MUST BE GIVEN TO THE TOWNSHIP PUBLIC WORKS DEPARTMENT BEFORE ANY CONSTRUCTION WITHIN THE TOWNSHIP ROAD ALLOWANCE.
  - MATERIALS AND COMPACTION TESTING TO BE COMPLETED BY QUALIFIED GEOTECHNICAL CONSULTANT. PAVEMENT DESIGN TO BE REVIEWED AND CONFIRMED AT TIME OF CONSTRUCTION.
  - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED 'ISSUED FOR CONSTRUCTION'.
  - ALL CONSTRUCTION TO BE COMPLETED TO MUNICIPAL SERVICING STANDARDS FOR THE TOWNSHIP OF WELLINGTON NORTH.
  - WATERMAIN AND LOW PRESSURE SANITARY SEWER TO BE RESTRAINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. RESTRAINTS TO CONFORM TO TOWNSHIP OF WELLINGTON NORTH STANDARDS.



**Benchmark Information**

BM1	TOP OF SIB LOCATED AT THE NORTH EAST CORNER OF THE PROPERTY ELEVATION	418.33m
BM2	TOP OF IB LOCATED AT THE NORTH CORNER OF THE PROPERTY ELEVATION	416.73m

No.	DATE	DESCRIPTION	BY	APPD
0	MAR 06/23	FIRST SUBMISSION	TLB	TLB
REVISION / ISSUE				



**COBIDE ENGINEERING INC.**  
517 - 10th STREET, Hanover, Ontario N4N 1R4  
Telephone: (519) 506-5959  
www.cobideeng.com

**PROPOSED TOWNHOUSE DEVELOPMENT  
PARK LOT 2  
TOWNSHIP OF WELLINGTON NORTH  
DEVELOPMENT SITE PLAN**

Client: **WILSON DEVELOPMENTS**

Design:	TLB	Scale:	1:150
Drawn:	ID	Approved:	
Checked:	TLB		
Date:	MARCH 2023		

DRAWING No. 03711-SP1

**LEGEND**

--- SUBDIVISION BOUNDARY	○ SANMH PROPOSED SANITARY MANHOLE	▽ EXISTING GATE VALVE
--- PROPOSED RIGHT OF WAY	○ STMMH PROPOSED STORM MANHOLE	□ PROPOSED CAP CW THRUST BLOCK
--- PROPOSED PROPERTY LINES	○ STMBH EXISTING STORM MANHOLE	□ EXISTING HYDRO GUY WIRE
--- EDGE OF EXISTING PAVEMENT	○ CBMH PROPOSED CATCHBASIN MANHOLE	○ EXISTING HYDRO POLE
--- PROPOSED SANITARY SEWER	○ TICBHM PROPOSED TWIN INLET CATCHBASIN MANHOLE	○ EXISTING CABLE TV PEDESTAL
--- EXISTING SANITARY SEWER	○ TICB PROPOSED TWIN INLET CATCHBASIN	○ EXISTING TELEPHONE PEDESTAL
--- PROPOSED STORM SEWER	□ CB PROPOSED CATCH BASIN	□ STANDARD IRON BAR
--- EXISTING STORM SEWER	□ DICB EXISTING CATCH BASIN	□ IRON BAR
--- PROPOSED SUBDRAIN	○ DICB PROPOSED DITCH INLET CATCH-BASIN	○ BENCHMARK
--- PROPOSED WATERMAIN	○ CO PROPOSED SANITARY SERVICE CLEANOUT	○ DROP CURB
--- EXISTING WATERMAIN	○ CSV EXISTING SANITARY SERVICE CLEANOUT	
--- PROPOSED SANITARY SERVICE	○ CSV PROPOSED CURB STOP VALVE	
--- EXISTING SANITARY SERVICE	○ CSV EXISTING CURB STOP VALVE	
--- PROPOSED WATER SERVICE	○ HYD PROPOSED HYDRANT SET	
--- PROPOSED STORM SERVICE	○ HYD EXISTING FIRE HYDRANT	
○ SANMH PROPOSED SANITARY MANHOLE	○ HYD PROPOSED GATE VALVE	