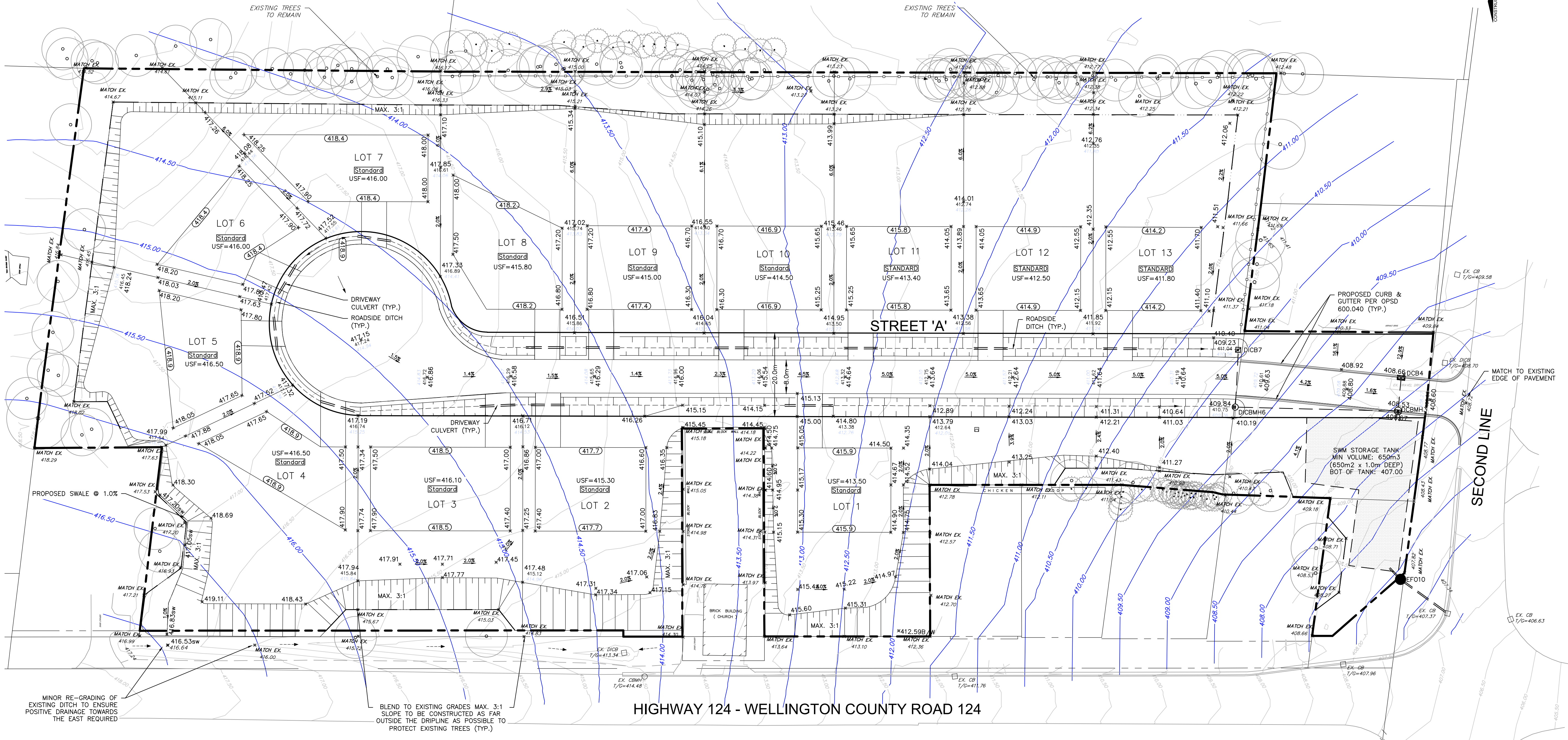
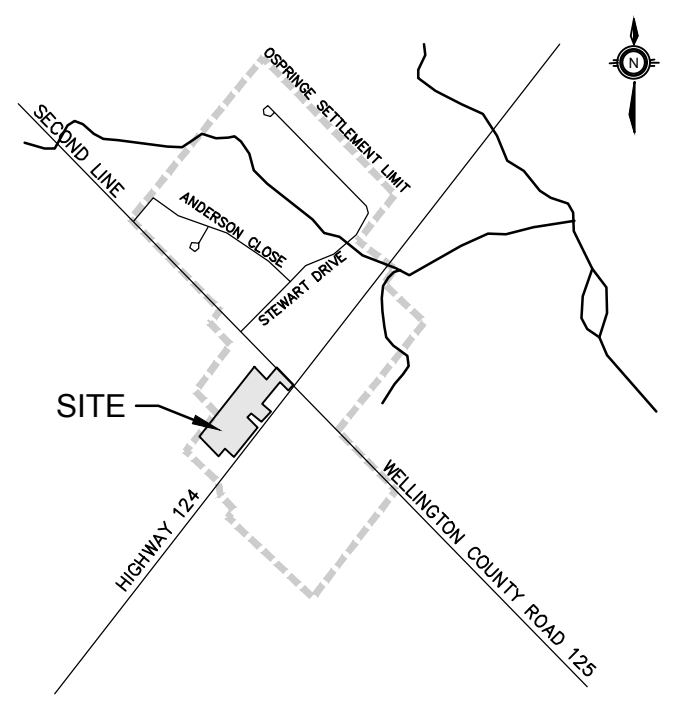
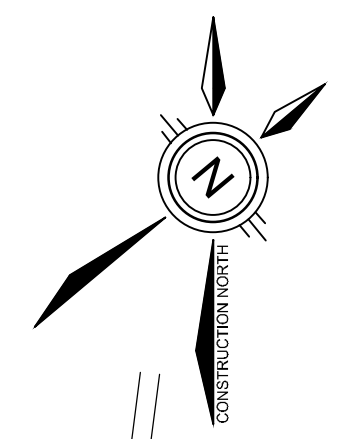


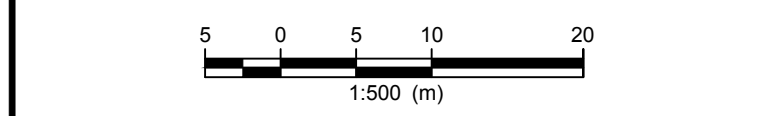
FILE:Z:\11618_Opspringe\11618_09 Drawings\9301a\Current\11618_09 LAYOUT.GP CTR: AIA Standard-Full.ctb SAVED By: Patrick Cloutier, 2022-01-11 2:56 PM



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- HIGH GROUNDWATER ELEVATION CONTOUR
- MATCH EX — MATCH TO EXISTING ELEVATION
- x — PROPOSED ELEVATION
- x — EXISTING ELEVATION
- x — PROPOSED WATER TABLE ELEVATION
- x — PROPOSED SLOPE
- — PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW
- PROPOSED 3:1 SLOPE
- (415.0) — PROPOSED FOUNDATION ELEVATION (FRONT/BACK)
- USF — UNDER SIDE OF FOOTING
- 150-300mm RIP RAP

NOTE:
HIGH GROUNDWATER ELEVATIONS OBTAINED FROM CHUNG & VANDER DOELEN ENGINEERING LTD. REPORT DATED NOVEMBER 2018.



NOT FOR CONSTRUCTION

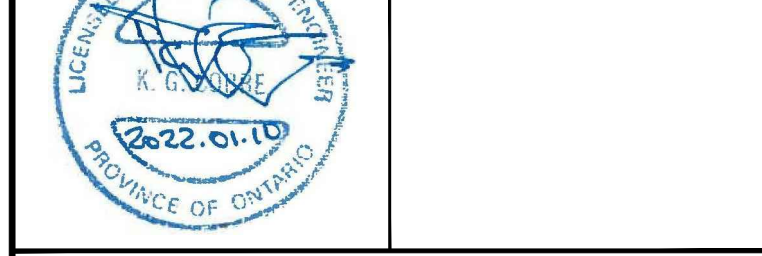
BENCHMARK - ELEVATION
TOPOGRAPHIC SURVEY INFORMATION BY IBI GROUP SURVEYORS ON SEPTEMBER 19, 2017.

LOCATION DESCRIPTION:
798459 - TWO STOREY RED BRICK HOUSE ON EAST SIDE OF HWY 24, 81.5 M SOUTH OF WEST CTG OF HWYS 24 AND 25 AT OSPRINGE, 1.3 KM NORTH OF ERIN 1ST LINE AND 10.1 M EAST OF CENTRELINE OF HWY 24. TABLE IS SET HORIZONTALLY IN NORTH FACE OF STONE FOUNDATION, 2.48 M EAST OF N.W. CORNER, 86 CM BELOW BRICKWORK AND 33 CM ABOVE GROUND LEVEL. ELEVATION: 409.903

#	DATE	BY	DESCRIPTION
2	2022-01-10	K.C.	THIRD SUBMISSION TO TOWN OF ERIN
1	2021-06-25	K.C.	SECOND SUBMISSION TO TOWN OF ERIN

REVISIONS

APPROVALS



IBI GROUP
101 - 410 Albert Street
Waterloo ON N2L 3V3 Canada
tel 519 585 2255 fax 519 585 2269
ibigroup.com

OSPRINGE SETTLEMENT AREA
COUNTY OF WELLINGTON

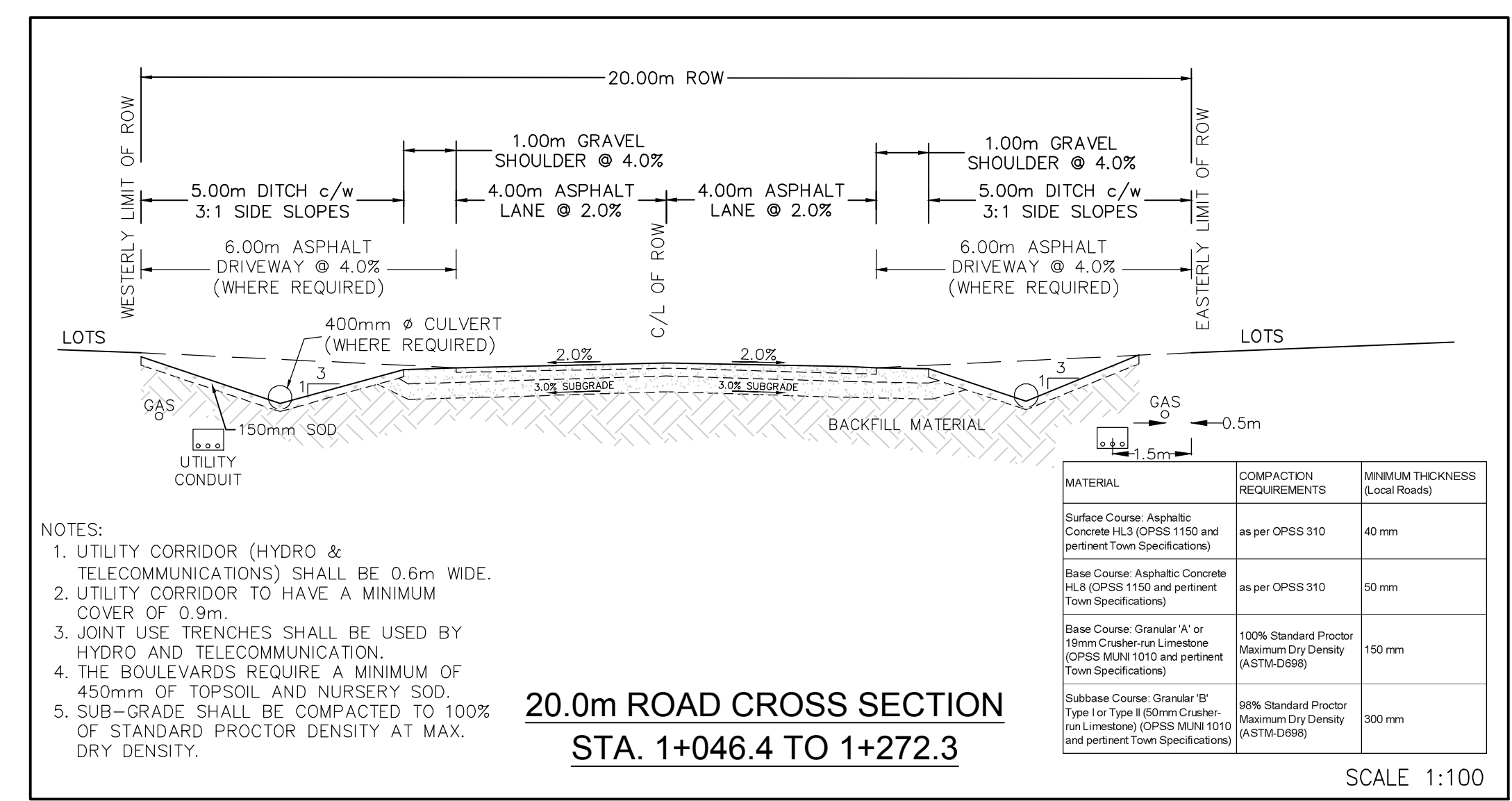
DRAFT PLAN OF SUBDIVISION
OSPRINGE DEVELOPMENT

FUNCTIONAL GRADING PLAN

DESIGNED BY: P. CLOUTIER SCALE HORIZ: 1:500
DRAWN BY: P. CLOUTIER SCALE VERT: NA
CHECKED BY: K. COBBE FILE NUMBER: 11618
DATE: 2019-10-04 SHEET NUMBER: GP

MINOR RE-GRADING OF EXISTING DITCH TO ENSURE POSITIVE DRAINAGE TOWARDS THE EAST REQUIRED

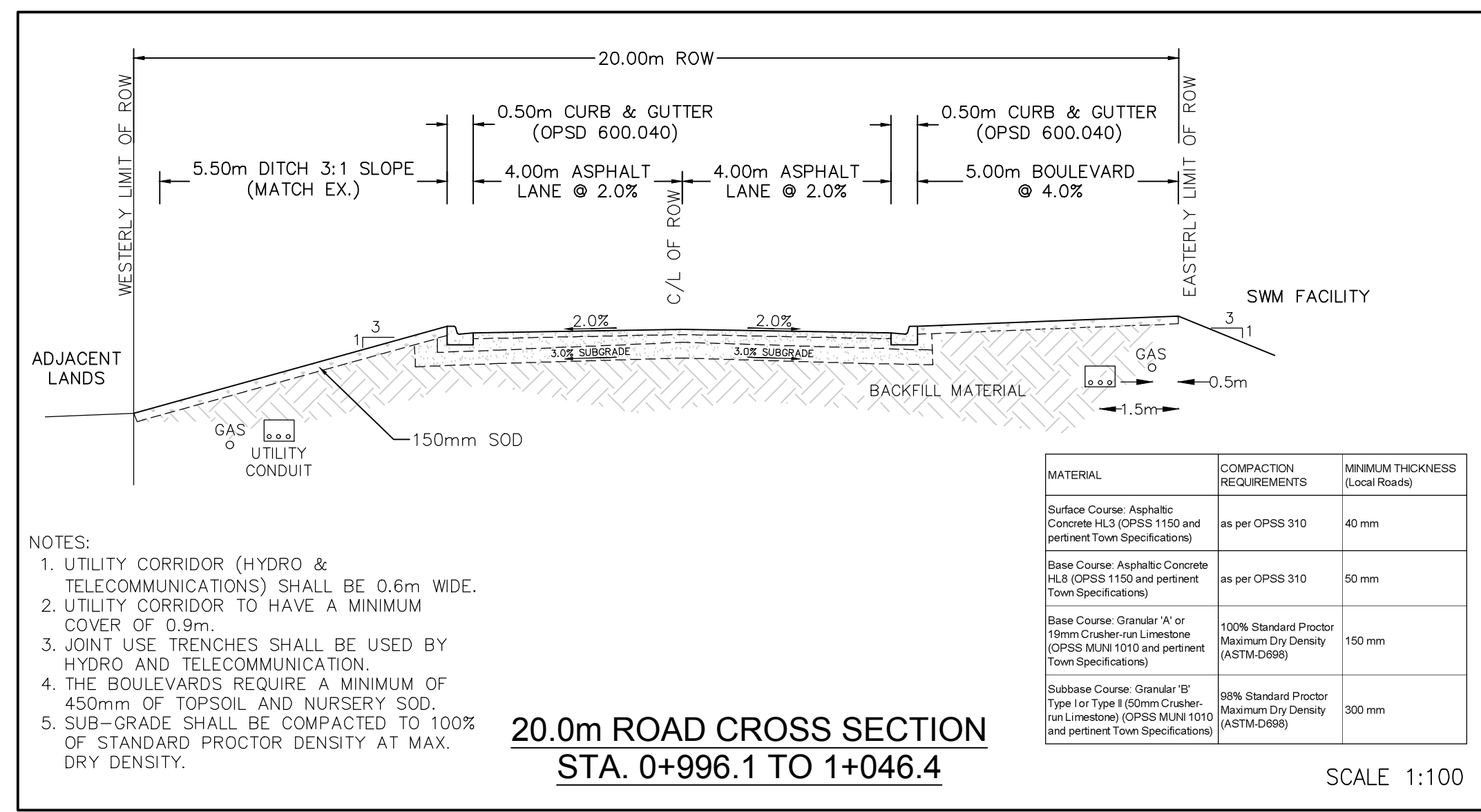
BLEND TO EXISTING GRADES MAX. 3:1 SLOPE TO BE CONSTRUCTED AS FAR OUTSIDE THE DRIFLINE AS POSSIBLE TO PROTECT EXISTING TREES (TYP.)



- NOTES:
- UTILITY CORRIDOR (HYDRO & TELECOMMUNICATIONS) SHALL BE 0.6m WIDE.
 - UTILITY CORRIDOR TO HAVE A MINIMUM COVER OF 0.9m.
 - JOINT USE TRENCHES SHALL BE USED BY HYDRO AND TELECOMMUNICATION.
 - THE BOULEVARDS REQUIRE A MINIMUM OF 450mm OF TOPSOIL AND NURSERY SOD.
 - SUB-GRADE SHALL BE COMPACTED TO 100% OF STANDARD PROCTOR DENSITY AT MAX. DRY DENSITY.

**20.0m ROAD CROSS SECTION
STA. 1+046.4 TO 1+272.3**

SCALE 1:100



- NOTES:
- UTILITY CORRIDOR (HYDRO & TELECOMMUNICATIONS) SHALL BE 0.6m WIDE.
 - UTILITY CORRIDOR TO HAVE A MINIMUM COVER OF 0.9m.
 - JOINT USE TRENCHES SHALL BE USED BY HYDRO AND TELECOMMUNICATION.
 - THE BOULEVARDS REQUIRE A MINIMUM OF 450mm OF TOPSOIL AND NURSERY SOD.
 - SUB-GRADE SHALL BE COMPACTED TO 100% OF STANDARD PROCTOR DENSITY AT MAX. DRY DENSITY.

**20.0m ROAD CROSS SECTION
STA. 0+996.1 TO 1+046.4**

SCALE 1:100

NOTE:
STORMWATER OUTLET FROM ALL ROOF DRAINS AND SUMP PUMP DRAINS SHALL BE DIRECTED TOWARDS THE PROPOSED INTERNAL ROAD.