



KEY PLAN  
SCALE: N.T.S.

LEGEND	LEGEND
PROPOSED ELEVATIONS	FINISHED FLOOR ELEVATION
PROPOSED DRAINAGE PATTERN	TOP OF FOUNDATION ELEVATION
TOP OF BANK	FINISHED GARAGE FLOOR ELEVATION
TRAFFIC FLOW	BASEMENT FLOOR ELEVATION
OVERHEAD UTILITY LINE	UNDERSIDE FOOTING ELEVATION
UNDERGROUND HYDRO CABLE	RAIN WATER LEADER
UNDERGROUND SANITARY PIPE	LIGHT STANDARD
UNDERGROUND NATURAL GAS PIPE	CATCHBASIN
UNDERGROUND STORM SEWER	MANHOLE
POTABLE WATER PIPE	HYDRO POLE
UNDERGROUND BELL SERVICE	FIRE HYDRANT
CONCRETE	GAS VALVE
GRAVEL	STANDARD IRON BAR
ASPHALT	IRON BAR
LIGHT-DUTY ASPHALT	PROPERTY LINE
GRASS	BARRIER-FREE PARKING SPACE
	PERSONNEL DOOR
	OVERHEAD DOOR
	SILT FENCE
	FENCE, HEIGHT AND MATERIAL AS NOTED ON PLAN
	DITCH
	SWALE
	EXISTING ELEVATIONS

- GENERAL NOTES:
- DO NOT SCALE DRAWINGS.
  - ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
  - ANY ERRORS / OMISSIONS TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
  - 2% SLOPE AWAY FROM DWELLING FOR MIN. 1.0m
  - ROOF RAIN WATER LEADERS ARE TO DISCHARGE DIRECTLY TO THE GROUND ON SPLASH PADS UNLESS OTHERWISE NOTED.
  - A 1.0m STRIP SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES ABUTTING ADJACENT PROPERTIES.
  - ALL WORK TO CONFORM TO O.B.C. 2012
  - BEFORE STARTING WORK THE CONTRACTOR SHALL DETERMINE THE POSITION OF THE POLE LINES, WATER MAINS AND OTHER OVERHEAD AND UNDERGROUND UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
  - ROAD/BLVD RESTORATION WHERE SERVICE TRENCHES MADE
  - CURB/GUTTER RESTORATION AS PER HCDG SEC. G5.00 (OPSD 600.020) OR MATCH EXISTING CURB PROFILE

1333 HIGHWAY #3  
DUNNVILLE, ONTARIO  
N1A 2W7  
phone: (905) 774-4307  
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THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER. TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE ISSUED.

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KEY PLAN

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1	ISSUED FOR PERMIT	AUG 24/20	MD
2	PURPOSE OF ISSUE	DATE OF ISSUE	BY

STANFAC INC.

PROPOSED SITE PLAN

2790 THOMPSON ROAD  
SMITHVILLE, ON  
L0R 2A0

DRAWING

KEY PLAN

FILE NO.	527-20-306
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DRIVING FILE  
DRAINAGE: 203020STANFAC INC - SITE PLAN - 527-20-306.dwg

DRAWN BY MIKE DWYER	DRAWING NUMBER C-1
START DATE AUGUST 20, 2020	
SHEET 1 OF 2	





LEGEND	LEGEND
PROPOSED DRAINAGE ELEVATIONS	FINISHED FLOOR ELEVATION
TOP OF BANK	TOP OF FOUNDATION ELEVATION
TRAFFIC FLOW	FINISHED GARAGE FLOOR ELEVATION
OVERHEAD UTILITY LINE	BASEMENT FLOOR ELEVATION
UNDERGROUND HYDRO CABLE	UNDERSIDE FOOTING ELEVATION
UNDERGROUND SANITARY PIPE	RAIN WATER LEADER
UNDERGROUND NATURAL GAS PIPE	LIGHT STANDARD
UNDERGROUND STORM SEWER	CATCHBASIN
POTABLE WATER PIPE	MANHOLE
UNDERGROUND BELL SERVICE	HYDRO POLE
CONCRETE	FIRE HYDRANT
GRAVEL	GAS VALVE
ASPHALT	STANDARD IRON BAR
LIGHT-DUTY ASPHALT	IRON BAR
GRASS	PROPERTY LINE
	BARRIER-FREE PARKING SPACE
	PERSONNEL DOOR
	OVERHEAD DOOR
	SILT FENCE
	FENCE, HEIGHT AND MATERIAL AS NOTED ON PLAN
	DITCH
	SWALE
	EXISTING ELEVATIONS

## GENERAL NOTES:

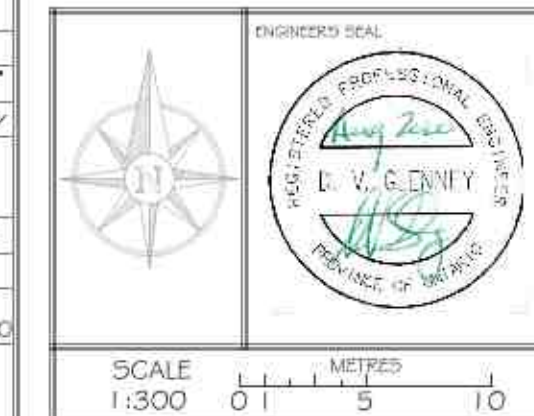
- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
- ANY ERRORS / OMISSIONS TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 2% SLOPE AWAY FROM DWELLING FOR MIN. 1.0m AS PER HCDC SEC. 12.0, PARAGRAPH 9
- ROOF RAIN WATER LEADERS ARE TO DISCHARGE DIRECTLY TO THE GROUND ON SPLASH PADS UNLESS OTHERWISE NOTED, AS PER DETAIL '11A'
- A 1.0m STRIP SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES ADJUTING ADJACENT PROPERTIES.
- ALL WORK TO CONFORM TO O.B.C. 2012
- BEFORE STARTING WORK THE CONTRACTOR SHALL DETERMINE THE POSITION OF THE POLE LINES, WATER MAINS AND OTHER OVERHEAD AND UNDERGROUND UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- ROADSIDE RESTORATION WHERE SERVICE TRENCHES MADE (SHOW IN RED) AS PER HCDC SEC. 610.04
- CURB/GUTTER RESTORATION AS PER HCDC SEC. 65.00 (OPSID 600.020) OR MATCH EXISTING CURB PROFILE
- ALL PROPERTY LINE SWALES - MUTUAL DRAINAGE AGREEMENT TO BE ON TITLE (TYP.)

## DEVELOPER/CONTRACTOR NOTES:

- DEVELOPER/CONTRACTOR MUST OBTAIN 'ENTRANCE PERMIT' BY COMPLETING 'ENTRANCE APPLICATION' THROUGH HALDIMAND COUNTY ROADS OPERATIONS DIVISION (905-318-5932 x 6601)
- IF APPLICABLE: DEVELOPER/CONTRACTOR MUST OBTAIN 'WATER & SANITARY CONNECTION PERMITS' BY COMPLETING 'APPLICATION FOR WATER, SANITARY AND/OR STORM SEWER CONNECTION PERMITS' FORM AT TIME OF APPLYING FOR BUILDING PERMIT
- IF APPLICABLE: DEVELOPER/CONTRACTOR MUST OBTAIN 'ROAD EXCAVATION PERMIT' THROUGH HALDIMAND COUNTY ROADS OPERATIONS DIVISION (905-318-5932 x 6601)



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SCALE 1:300

KEY PLAN

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ISSUED FOR PERMIT

AUG 24/20

MD

PURPOSE OF ISSUE

DATE OF ISSUE

BY

STANPAC INC.

PROPOSED SITE PLAN

2790 THOMPSON ROAD

SMITHVILLE, ON

LOR 2A0

DRAWING

SITE PLAN

PLT NO.

S27-20-306

DRAWING DATE

DRAWING NUMBER

DRAWN BY

MIKE DWYER

START DATE

AUGUST 20, 2020

SHEET

2 OF 2

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