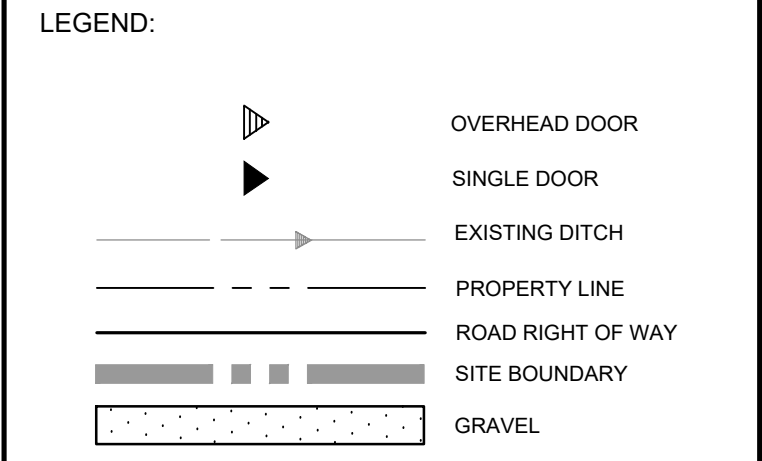


TOWNSHIP OF HURON-KINLOSS
(RIPLEY)
KEY PLAN
NOT TO SCALE

- NOTES:**
- PERIMETER PROPERTY LINE GRADES INTERPRETED FROM TOWNSHIP OF HURON-KINLOSS RIPLEY LIGHT INDUSTRIAL PARK DESIGN DRAWINGS PREPARED BY B. M. ROSS AND ASSOCIATES LTD. DATED SEPTEMBER 24, 2021.
 - LEGAL SURVEY PLAN PREPARED BY D. CULBERT LTD, DATED JUNE 16, 2023.
 - SITE LAYOUT PREPARED BY CLIENT, MODIFIED BY GM BLUEPLAN ENGINEERING LIMITED.



BENCH MARKS:

B.M. 324006-1 E.L.V. = 246.211
NAIL AND FLAG ON FENCE POST AT THE SOUTH EAST CORNER OF THE WILLIAM STREET ROAD ALLOWANCE. NEAR THE WEST END OF THE APPLE RAIL TRAIL.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT 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 ANY DAMAGE TO THEM.



1	04/09/24	REVISED PER TOWNSHIP COMMENT	S.M.
0	03/01/24	ISSUED FOR APPROVAL	S.M.
NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD

BluePlan
ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
975 WALLACE AVENUE NORTH, LISTOWEL, ON N4W 1M6
TEL 519-291-9339 www.blueplan.ca

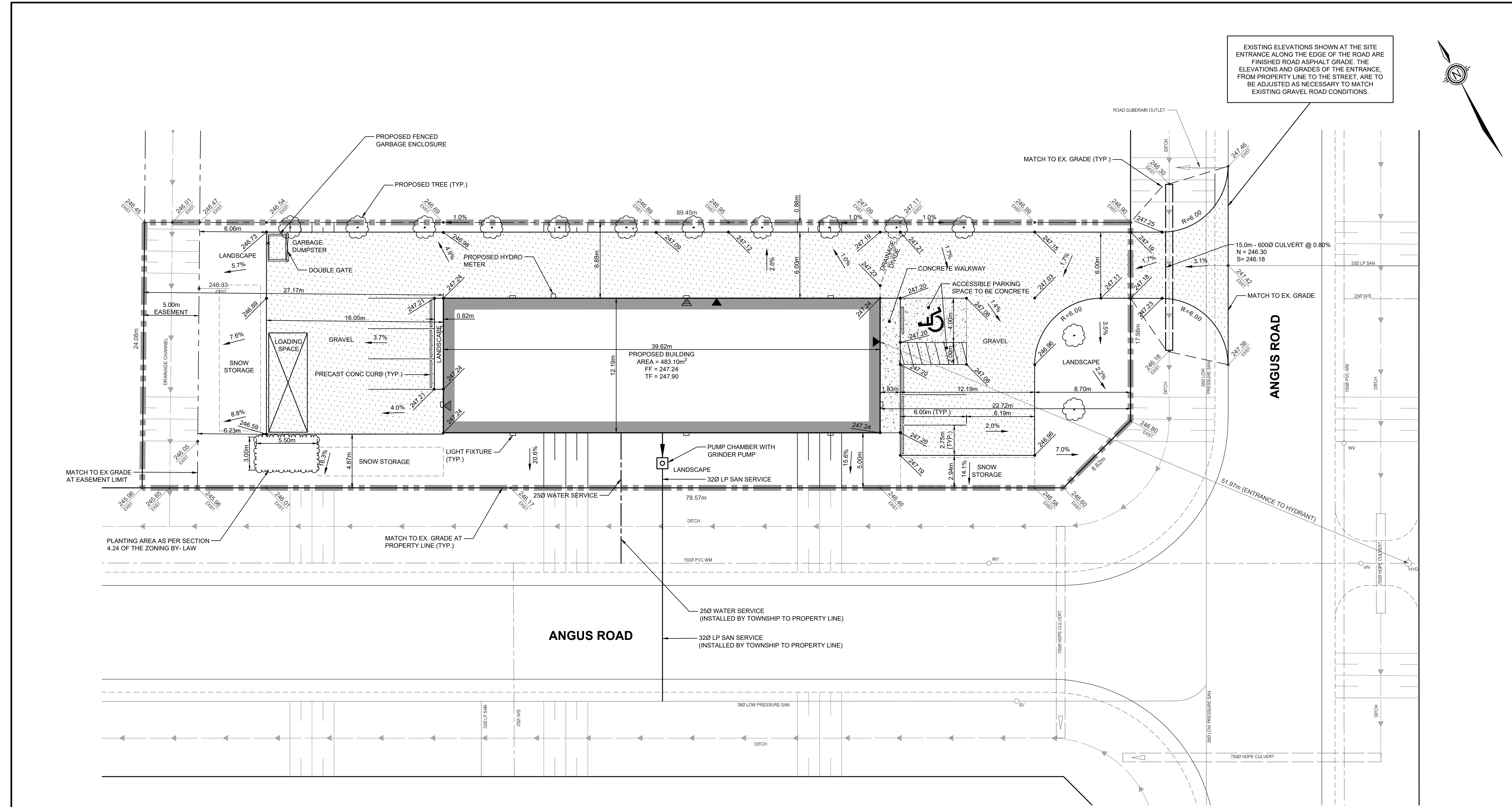
PART 1: DEVELOPMENT BLOCK 3

MCGARVEY CONSTRUCTION LTD.

TOWNSHIP OF HURON-KINLOSS

SITE GRADING PLAN

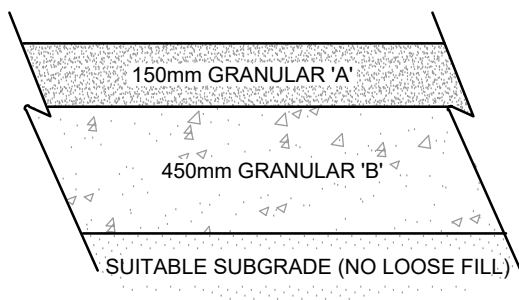
DRAWN BY: S.A.	APPROVED BY: B.F.	PROJECT NO.: 324006	DRAWING NO.:
DESIGNED BY: S.M.	DATE: FEBRUARY 2024	SCALE: 1:200	1



EXISTING ELEVATIONS SHOWN AT THE SITE ENTRANCE ALONG THE EDGE OF THE ROAD ARE FINISHED ROAD ASPHALT GRADE. THE ELEVATIONS AND GRADES OF THE ENTRANCE FROM PROPERTY LINE TO THE STREET, ARE TO BE ADJUSTED AS NECESSARY TO MATCH EXISTING GRAVEL ROAD CONDITIONS.

TOWNSHIP OF HURON-KINLOSS (M1) ZONING REQUIREMENTS

DETAIL	PROPOSED	EXISTING	TOTAL	REQ'D BY ZBL	CONFORMS?
LOT AREA	-	2137.76 m ²	2137.76 m ²	1500.00 m ²	YES
LOT FRONTAGE	-	17.98 m	17.98 m	17.00 m	YES
FRONT YARD	22.72 m	-	22.72 m	15.00 m	YES
REAR YARD	27.17 m	-	27.17 m	10.00 m	YES
SIDE YARD WIDTH (INTERIOR)	6.89 m	-	6.89 m	5.00 m	YES
SIDE YARD WIDTH (EXTERIOR)	5.00 m	-	5.00 m	5.00 m	YES
LOT COVERAGE	22.60 %	-	22.60 %	30.00 %	YES



- GENERAL NOTES**
- THE LOCATION AND EXTENT OF UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE LOCATION OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION AND SHALL ASSUME LIABILITY FOR DAMAGE OR DELAYS RESULTING FROM LOCATIONS ON THESE PLANS AND LOCATES PROVIDED.
 - ALL GRADING AND SERVICING WORKS SHALL CONFORM TO THE LATEST REVISIONS OF THE ONTARIO BUILDING CODE, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
 - ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
 - ALL LANDSCAPE AREAS AND EXISTING MUNICIPAL BOULEVARDS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 100mm (MIN.) TOPSOIL AND SEED UPON COMPLETION OF THE PROJECT.
 - SITE SERVICING DESIGN PER TOWNSHIP STANDARDS.
 - SITE LIGHTING DESIGN PREPARED BY IDEAL SUPPLY.
 - SEDIMENT AND EROSION CONTROL MEASURES ARE NOT SHOWN BUT ARE TO BE INSTALLED WHERE NECESSARY TO MINIMIZE THE OPPORTUNITY FOR WATER BORNE SEDIMENTS TO BE TRANSPORTED FROM THE SITE TO THE ADJACENT PROPERTIES. LOCATION AND NEED TO BE DETERMINED DURING CONSTRUCTION.
 - CONCRETE USED FOR ACCESSIBLE PARKING AREA (INCLUDING 2.0m BUFFER SPACE) AND SIDEWALK TO BE 32MPA AT 28 DAYS, MAXIMUM NOMINAL AGGREGATE SIZE 19.0mm, 80mm±30mm SLUMP AND AN AIR CONTENT OF 6.5%±1.5%.
 - ACCESSIBLE PARKING AREA (INCLUDING 2.0m BUFFER SPACE) TO BE 150mm THICK CONCRETE REINFORCED WITH 152x152x MW18.7/18.7 WELDED WIRE MESH AND RESTING ON 300mm OF COMPACTED GRANULAR A.
 - CONCRETE WALKWAY TO CONFORM WITH OPSD 310.010.
 - ACCESSIBLE PARKING AREA AND WALKWAY TO BE POURED TOGETHER.

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