

GENERAL NOTES

1. PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
2. REQUIRED SERVICES & SERVICE CONNECTIONS NOT SHOWN ON DRAWING TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
3. EXACT SIZES, LOCATIONS & ELEVATIONS OF ALL EXISTING SERVICES (FIBER OPTIC, WATER, GAS, BELL, ETC.) ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SITWORK.
4. ANY FILL PLACED ON SITE MUST BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
5. EXISTING TOPOGRAPHY TO REMAIN UNLESS OTHERWISE NOTED.
6. ANY DISCREPANCY(S) BETWEEN INFORMATION ON THIS SITE DRAWING AND ACTUAL FIELD CONDITIONS, WHICH MAY IMPACT ON THE PROPOSED DEVELOPMENT, ARE TO BE REPORTED TO THE SENIOR CONSULTANT / P.ENG.
7. EXACT LOCATION / SIZE OF ADDITIONAL LANDSCAPING AREAS BY OWNER.
8. EXTERNAL LIGHTING: PROPOSED LIGHT STANDARD BY OWNER/CONTRACTOR. ARRAY DIRECTIONS NOT TO SHINE TOWARD ROAD ALLOWANCE OR TOWARDS ADJACENT PROPERTIES (NO FREESTANDING LIGHTING IS PROPOSED).
9. GEODESIC SITE BENCHMARK IS TOP OF EXISTING FLOOR (273.10m)
10. ASPHALT :
40mm HL3 / 40mm HL8 / 150mm GRAN. A / 300mm GRAN. B
11. PARKING SPACE DIMENSIONS:
-PARKING SPACES DRAWN TO SCALE AT 2.7m x 5.5m
-BARRIER FREE PARKING SPACES DRAWN TO SCALE AT 3.7m x 5.5m
12. THERE IS NO PROPOSED WATER OR SANITARY SERVICING.

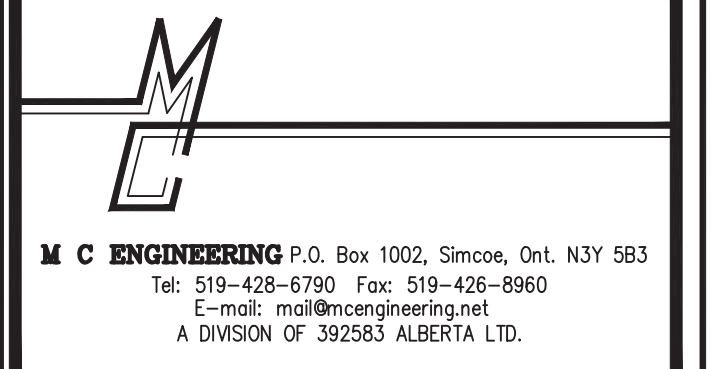
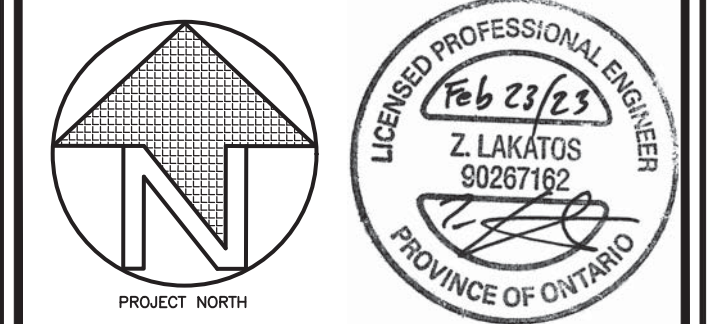
LEGEND

- PROPERTY LINE
- STM SEWER
- SAN SEWER
- WATER SERVICE / WATERMAIN
- EXISTING GRADE ELEVATION (AND DESCRIPTION)
- 273.00 PROPOSED GRADE ELEVATION

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:
-ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS WHICH MAY IMPACT WORK IS TO BE REPORTED TO M C ENGINEERING PRIOR TO COMMENCEMENT OF WORK.
-DIMENSIONS ARE METRIC

NO.	REVISION	DESCRIPTION	DATE	BY
4		ISSUED FOR APPROVAL	FEB 22 2023	RM
3		ISSUED FOR APPROVAL	DEC 13 2022	RM
2		ISSUED FOR SITE PLAN APPLICATION	JUN 15 2022	RM
1		ISSUED FOR PRE CONSULT	MARCH 25 2022	RM
0		ISSUED FOR PRE CONSULT	MARCH 7 2022	RM

DO NOT SCALE DRAWINGS; THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.



PROJECT NAME
SITE PLAN FOR
Picard Peanuts
14331 Medway Road, Arva, Ontario

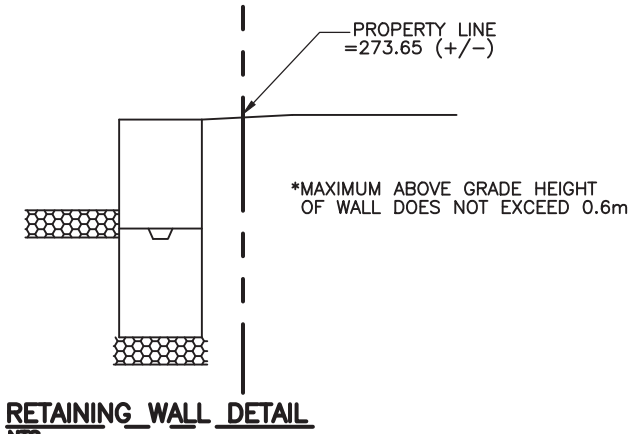
SHEET TITLE
SITE PLAN

ZONING TABLE

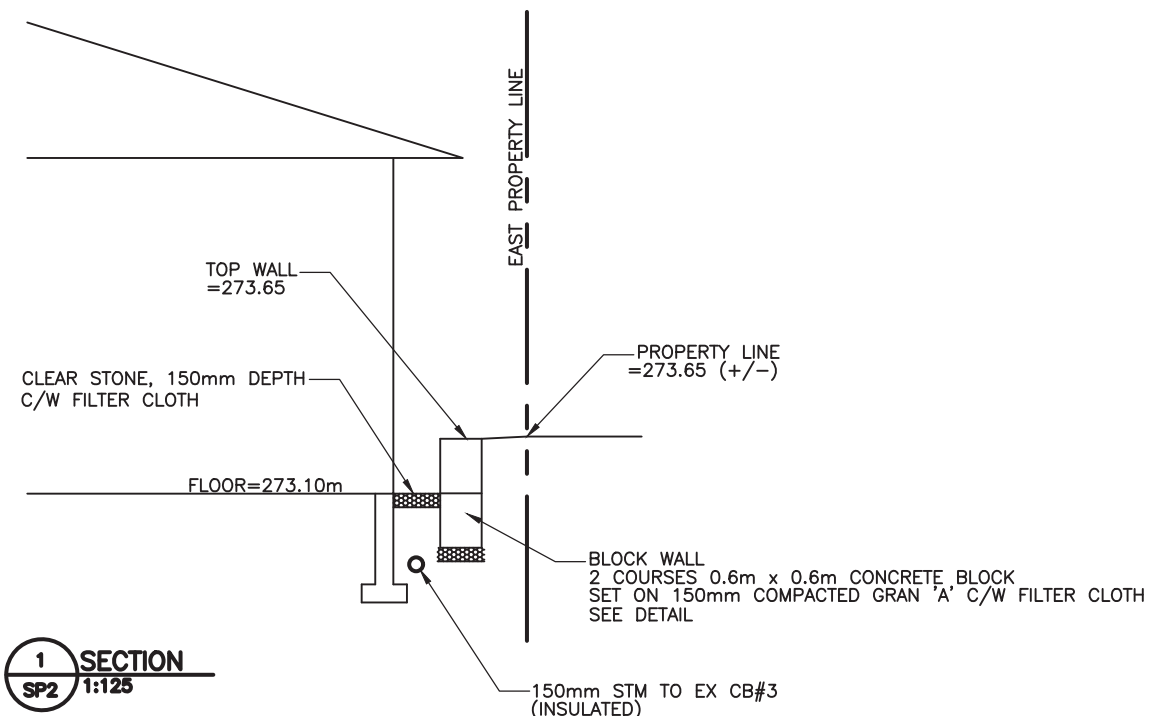
MUNICIPALITY OF MIDDLESEX CENTRE ZONING BY-LAW		ZONING: C1 (VILLAGE COMMERCIAL)
ITEM	REQUIRED	PROVIDED
LOT AREA	1,500m ²	1,670.3m ²
FRONTAGE	20m MIN.	32.59m
FRONT YARD	6m MIN.	17.52m
SIDE YARD NORTH	6m MIN.	21.37m
REAR YARD	10m MIN.	1.47m (PROPOSED)
SIDE YARD SOUTH	0m MIN.	4.03m
LANDSCAPED OPEN SPACE	NO REQUIREMENT	n/a
PARKING	1 SPACE PER 25m ² = 14 REQ.	18
LOT COVERAGE	40%	345.4m ² (20%)
BUILDING HEIGHT	12m	3.7m

SCALE	1:250 METRIC	PROJECT NO.	7493
DRAWN BY	R MORRISON	DWG. NO.	SP1
CHECKED BY	M.E.M.	REV. NO.	4
DATE	MARCH 2022		
FILE NAME	7222		

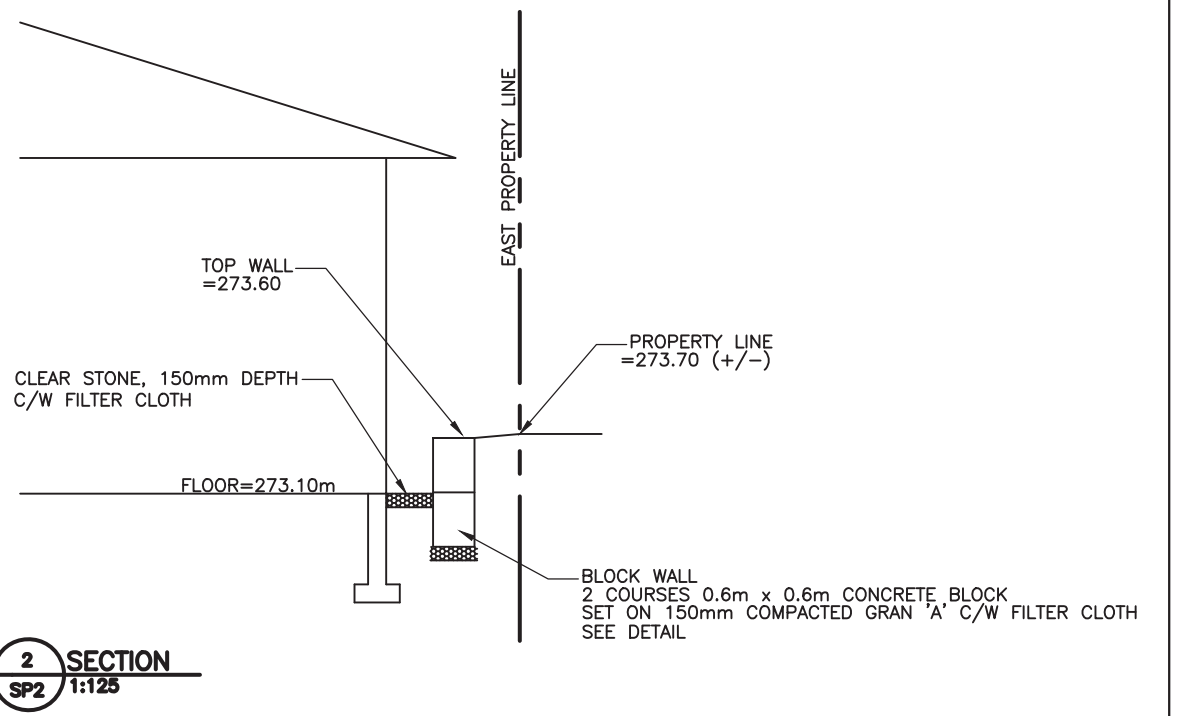
*PROPOSED CONCRETE BLOCK RETAINING WALL
"STRONG WALL" OR EQUIVALENT (REF: www.strongwall.co)
2 COURSES 0.6m x 0.6m CONCRETE BLOCK
SET ON 150mm COMPACTED GRAN A C/W FILTER CLOTH



1 SECTION
SP2 1:1.25



2 SECTION
SP2 1:1.25

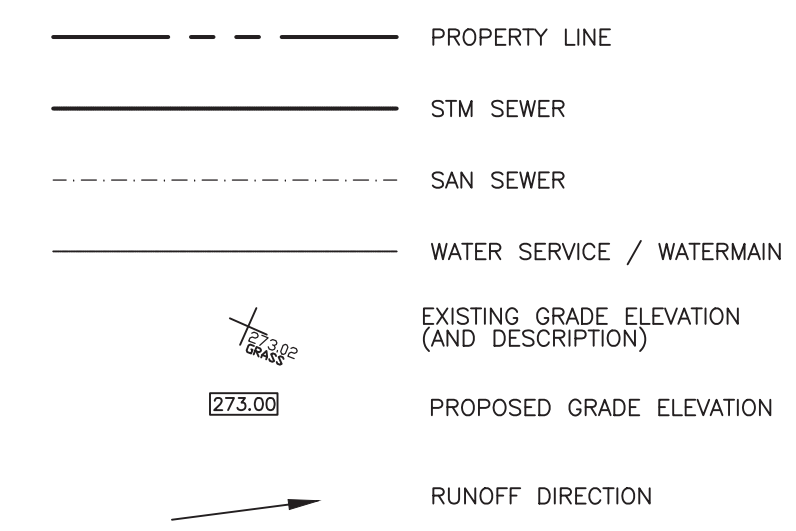


STORMWATER SUMMARY

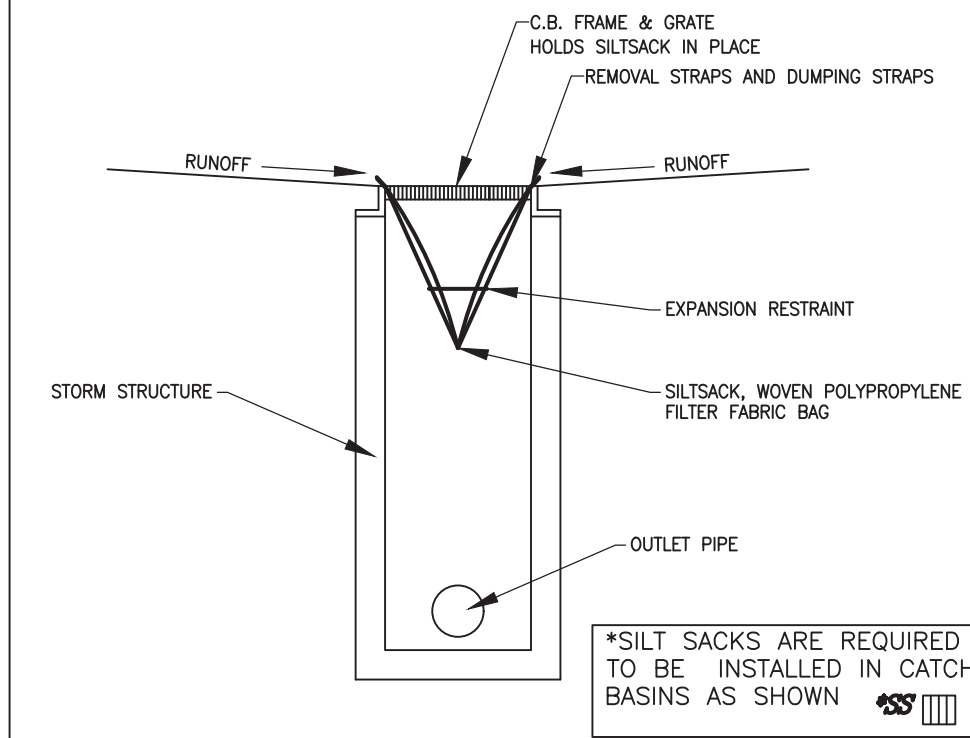
ITEM	AREA	COEFFICIENT
LOT AREA:	1,670.3m ²	
EX ASPHALT/CONCRETE:	850m ²	(@ 0.9%)
EX BUILDING:	241.5m ²	(@ 0.9%)
EX GREENSPACE:	579m ²	(@ 0.3%)
PROPOSED ASPHALT/CONCRETE:	910m ²	(@ 0.9%)
PROPOSED BUILDING:	345.4m ²	(@ 0.9%)
PROPOSED GREENSPACE:	415m ²	(@ 0.3%)
PRE DEV ABSORPTION COEFFICIENT	0.69	
POST DEV ABSORPTION COEFFICIENT	0.75	

*THE POST DEVELOPMENT ABSORPTION COEFFICIENT WILL RISE BY A NOMINAL AMOUNT ONLY. NO NEW STORM WATER CONTROLS ARE PROPOSED

LEGEND



SILT SACK DETAIL



*SILT SACKS ARE REQUIRED TO BE INSTALLED IN CATCH BASINS AS SHOWN

INSPECT EVERY WEEK (MIN)
SILT SACK SHOULD NEVER BE OVER HALF FULL
FULL BAG CAN BE REMOVED, DUMPED, CLEANED AND REUSED (TO DUMP INSERT 25mm REBAR INTO FLAP POCKETS)
MAINTENANCE SCHEDULE
INSPECT AFTER EVERY MAJOR RAINFALL EVENT.

SILT FENCE NOTES:

- SILT FENCE SHALL GENERALLY BE PLACED A MINIMUM OF 1.5m BEYOND TOE OF SLOPE. 3m PREFERRED, TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND FACILITATE MAINTENANCE OF SEDIMENT CONTAINMENT AREA.
- ALL ENDS SHALL BE "J" HOOKED TO TRAP SEDIMENT.
- IN AREAS WITH TWO SLOPES, SILT FENCE SHALL BE USED TO ERECT A DAM AND TRAP SEDIMENT AT THE BASE OF THE STEEPER SLOPE.
- THE BOTTOM EDGE OF SILT FENCE SHALL BE BURIED A MINIMUM OF 150mm BELOW GROUND, AND KEPT IN 100mm. THE FENCE SHALL BE INSTALLED WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC. MAXIMUM DRAINAGE AREA TRIBUTARY TO 30m OF SILT FENCE SHALL BE 0.1 ha.
- NOTE REMOVED.
- AT TIME OF REMOVAL OF THE SILT FENCE, THE DISTURBED AREA SHALL BE REPAIRED AND STABILIZED.
- MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREAT ENOUGH TO CAUSE WATER TO LEAVE THE CONSTRUCTION SITE.
- MEASURES SHALL BE CLEANED AND REPAIRED AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
- SILT FENCE SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR). IT MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM, AS SHOWN IN THE DETAIL.
- SILT FENCE SHALL NOT BE USED ACROSS CONCENTRATED FLOW.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

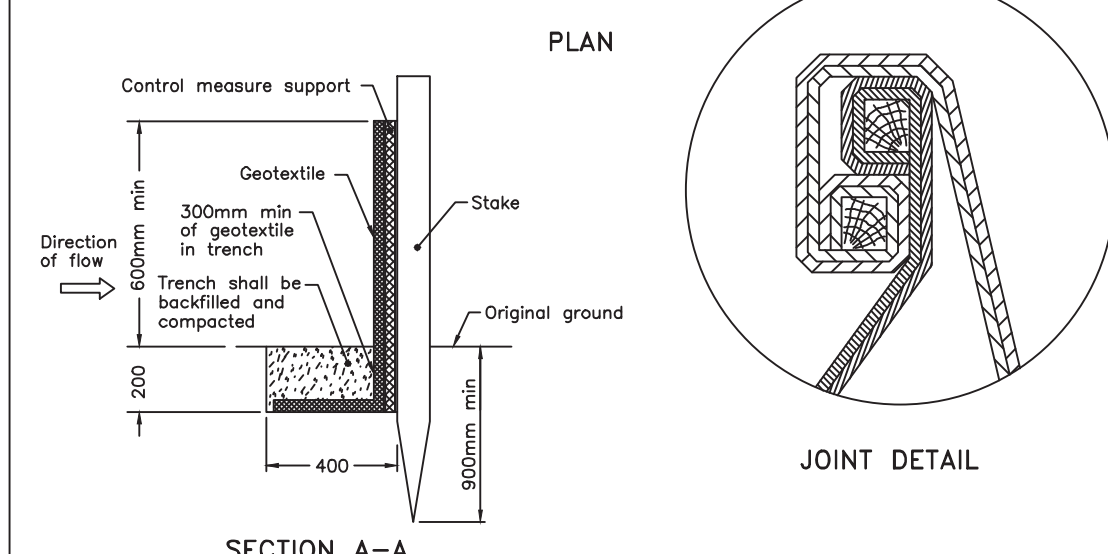
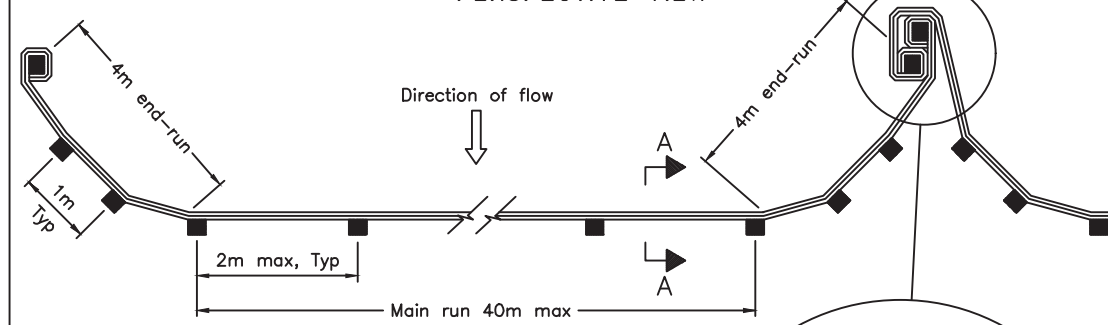
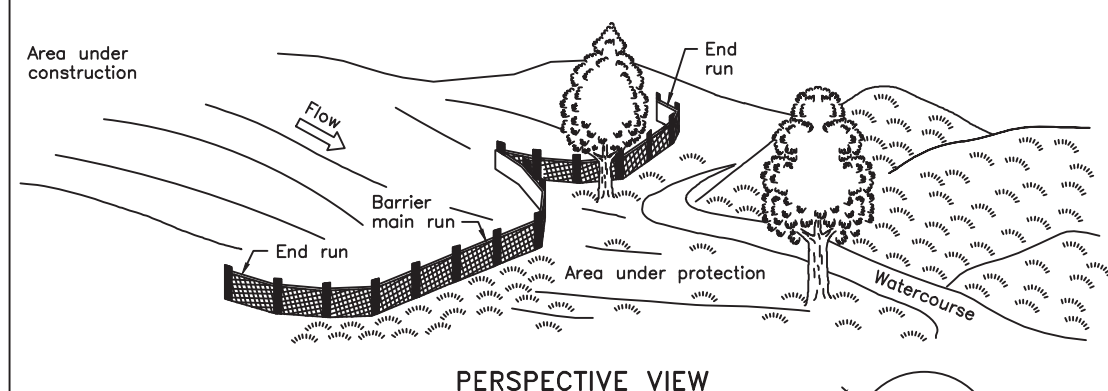
- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICE WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND DIRECTION OF THE COUNTY/MUNICIPALITY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- SILT FENCE AS PER OPSD 219.130
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE MUNICIPALITY.
- ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH RAINFALL.
- ALL AREAS OF WORK WHICH WILL REMAIN DISTURBED FOR A PERIOD OF THIRTY DAYS OR MORE MUST BE STABILIZED TO THE SATISFACTION OF THE COUNTY/MUNICIPALITY.
- ALL MATERIAL STOCKPILES ARE TO BE LOCATED WITHIN THE BOUNDARY OF THE INDICATED SILT FENCE. ADDITIONAL SILT FENCE IS TO BE ERRECTED AROUND ANY PROPOSED STOCKPILES.
- CATCH BASINS TO HAVE SILT TRAPS INSTALLED FOR THE DURATION OF CONSTRUCTION. REFER TO DETAIL 2 ON SP1.

ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES:

- Protect all exposed surfaces and control all runoff during construction.
- All erosion control measures are to be in place before starting construction and remain in place until restoration is complete.
- Maintain erosion control measures during construction.
- All collected sediment must be disposed of at an approved location.
- Minimize area disturbed during construction.
- All dewatering must be disposed of in an approved sedimentation basin.
- Protect all catch basins, maintenance holes and pipe ends from sediment intrusion with geotextile (Terrafix 270R).
- Keep all sumps clean during construction.
- Prevent wind-blown dust.
- Straw bales to be used in localized areas as shown and as directed by the engineer during construction for works which are in or adjacent to floodlines, fill lines and hazardous slopes.
- Straw bales to be terminated by rounding bales to contain and filter runoff.
- Obtain approval from applicable Conservation Authority prior to construction for works which are in, or adjacent to, floodlines, fill lines and hazardous slopes.
- All siting and details are at the minimum to be constructed in accordance with the Ministry of Natural Resources Guidelines on Erosion and Sediment Control for Urban Construction Sites.
- All of the above notes and any sediment & erosion control measures are at the minimum to be in accordance with the Ministry of Natural Resources Guidelines on Erosion and Sediment Control for Urban Construction Sites.

ADDITIONAL GRADING NOTES

- Existing drainage of abutting lands is not to be disturbed.
- Ground elevations at building abutting overland flow routes are to be 225mm above overland flow route elevations.
- Retaining walls, 1.0m high or greater, are to be designed by and constructed to the specifications of a registered professional engineer in accordance with the Ontario Building Code.

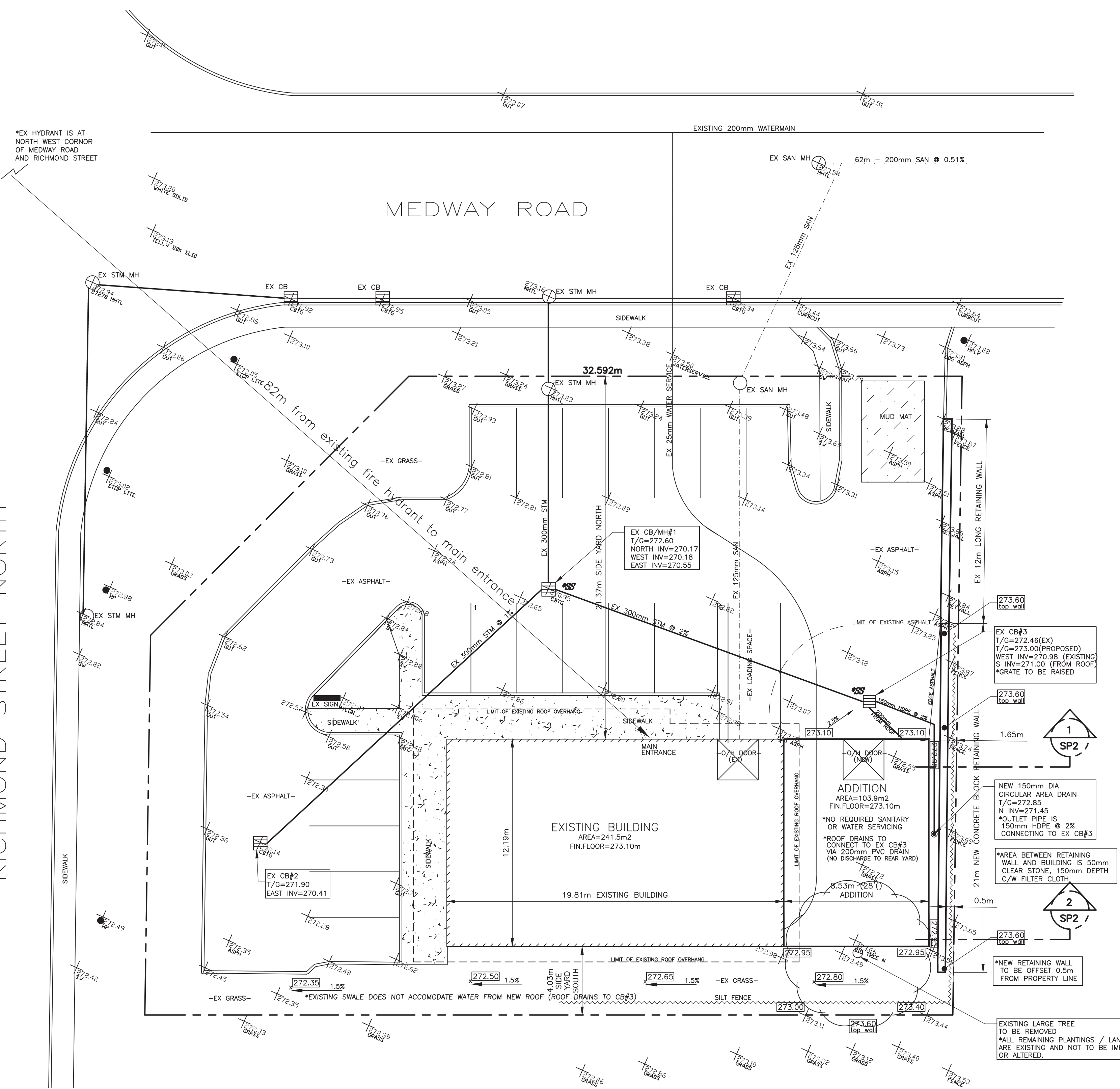


NOTE:
All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2
HEAVY-DUTY SILT FENCE BARRIER
OPSD 219.130

CONSTRUCTION ENTRANCE/ MUD MAT NOTES:

- STONE SIZE - USE CLEAN STONE WITH GRADATION BETWEEN 50mm AND 400mm.
- LENGTH - 8m (MIN)
- THICKNESS - 450mm OF 75mm CRUSHED STONE
- WIDTH - 5m (MIN)
- GEOTEXTILE UNDER STONE WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE AS DIRECTED BY THE ENGINEER. IF PIPING IS IMPRACTICAL, A MOUNDABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- PROPOSED DRAINAGE PIPES SHALL BE SIZED WITH SUFFICIENT CAPACITY TO CARRY DITCH FLOWS. ALTERNATIVE WAYS OF TRANSFORMING DITCH DRAINAGE ACROSS CONSTRUCTION ENTRANCES MAY BE PROPOSED BY THE CONTRACTOR FOR APPROVAL BY THE ENGINEER.
- WHEN WASHING OF VEHICLE IS NECESSARY, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREAT ENOUGH TO CAUSE WATER TO LEAVE THE CONSTRUCTION SITE.

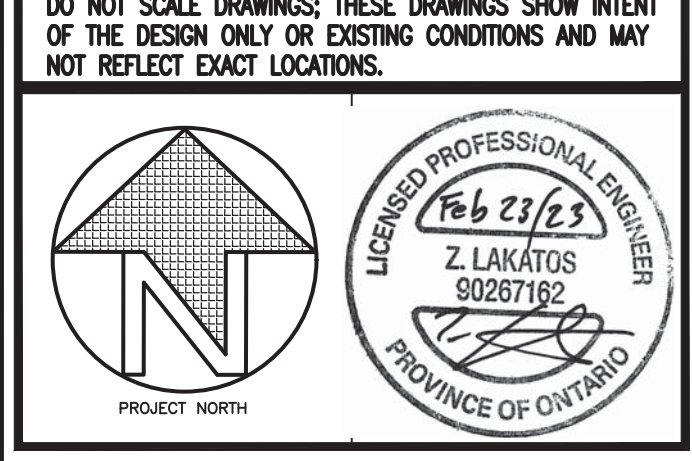


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A DIVISION OF 392583 ALBERTA LTD.

PROJECT NAME
SITE PLAN FOR
Picard Peanuts
14331 Medway Road, Arva, Ontario

SHEET TITLE
SITE PLAN / GRADING PLAN / EROSION & SC PLAN

SCALE 1:250 METRIC	PROJECT NO. 7493
DRAWN BY R MORRISON	DWG. NO. SP2
CHECKED BY M.E.M.	REV. NO. 4
DATE MARCH 2022	
FILE NAME 7222	