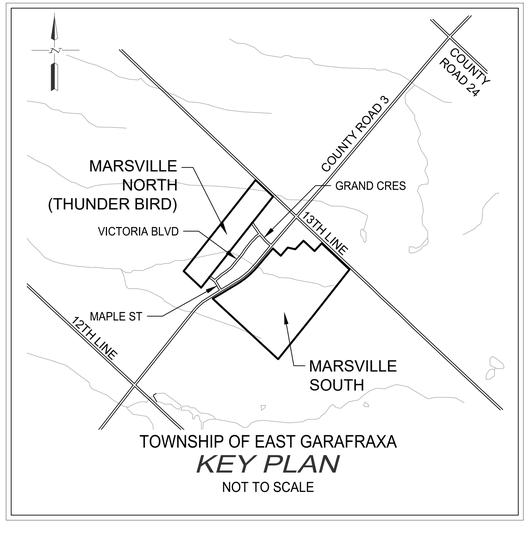
MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

DEVELOPER

Thomasfield Homes Ltd.
PO Box 1112
295 Southgate Drive, Unit 1
Guelph, ONT.

BluePlan ENGINEERING
GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
650 WOODLAWN ROAD WEST, BLOCK C, UNIT 2, GUELPH, ON N1K 1B8
TEL: 519-824-8150 www.gmblueplan.ca



TOWNSHIP OF EAST GARAFRAXA
KEY PLAN
NOT TO SCALE

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BluePlan ENGINEERING
420004 - REV 2 - REVISED PER TOWNSHIP COMMENTS - 2024-11-08

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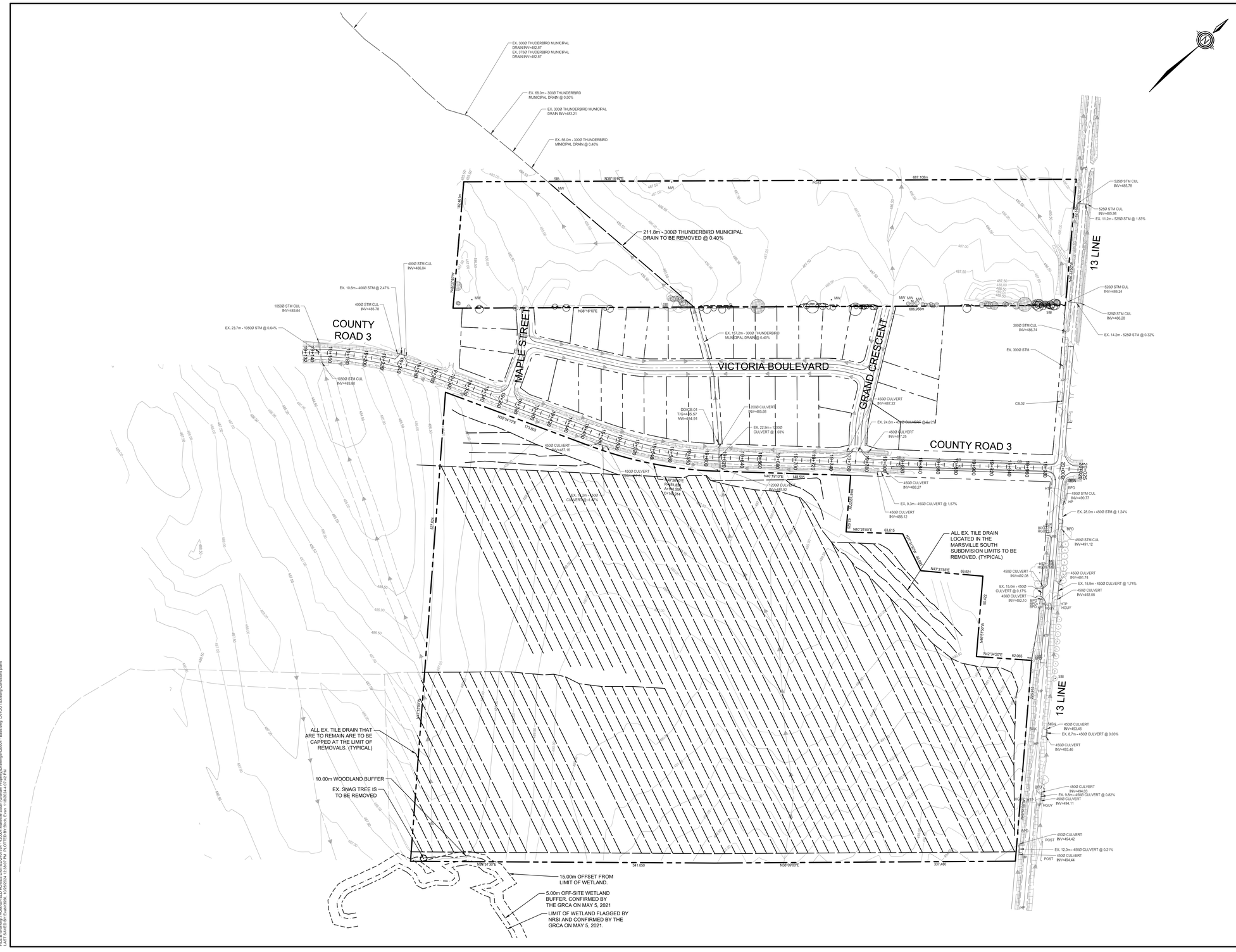

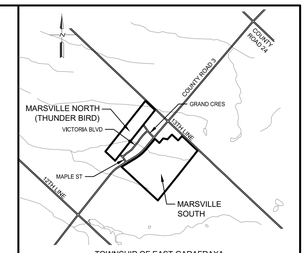

KEY PLAN

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NOTES :

1. TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON FEBURARY 13, 2020 AND MARCH 5 AND 13, 2020.
2. EXISTING PROPERTY BOUNDARY AND DRAFT PLAN OF SUBDIVISION PROVIDED BY ASTRID J CLOS PLANNING CONSULTANTS, DATED FEBRUARY 4, 2022.
3. ALL TOPOGRAPHIC CONTOUR INFORMATION EXTERNAL TO THE TUNIO (MARSVILLE NORTH) AND GRAHAM (MARSVILLE SOUTH) PROPERTIES ARE BASED ON GRCA CONTOURS AND ARE TO BE CONFIRMED AT A LATER DATE.

30 0 20 40 80

1:2000 (m)

BENCH MARKS :

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LICENSED PROFESSIONAL ENGINEER
Nov. 5/24
A.E. KROETSCH
100072069
PROVINCE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CH'KD
2.	2024-11-08	REVISED PER TOWNSHIP COMMENTS	A.E.K.
1.	2022-05-12	ISSUED FOR APPROVAL	A.E.K.

BluePlan ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL 519-748-1440
www.gmblueplan.ca

MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

EXISTING CONDITIONS PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	1
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	1:2000	

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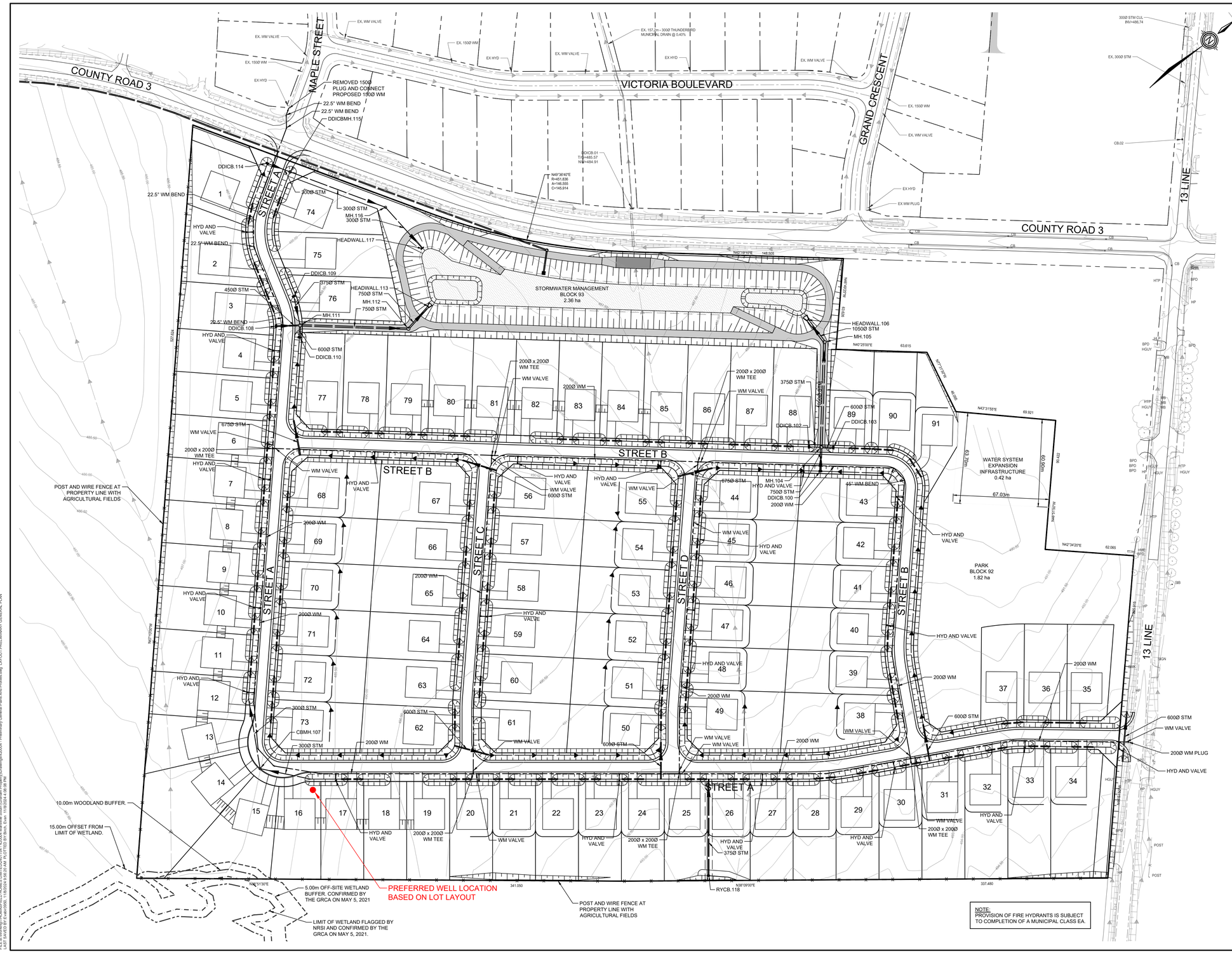
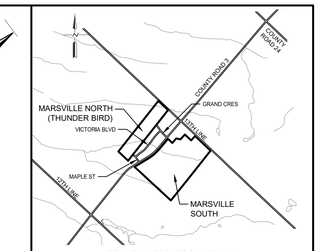


NOTE:
PROVISION OF FIRE HYDRANTS IS SUBJECT TO COMPLETION OF A MUNICIPAL CLASS EA.



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15 0 25 50
1:1250(m)

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Nov.3/24
A.E. KROETSCH
100072069
PROVINCE OF ONTARIO

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BluePlan ENGINEERING
GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
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www.gmblueplan.ca

MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

GENERAL PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	2
DESIGNED BY : A.E.K.	DATE : MAY 2022	SCALE : 1:1250	

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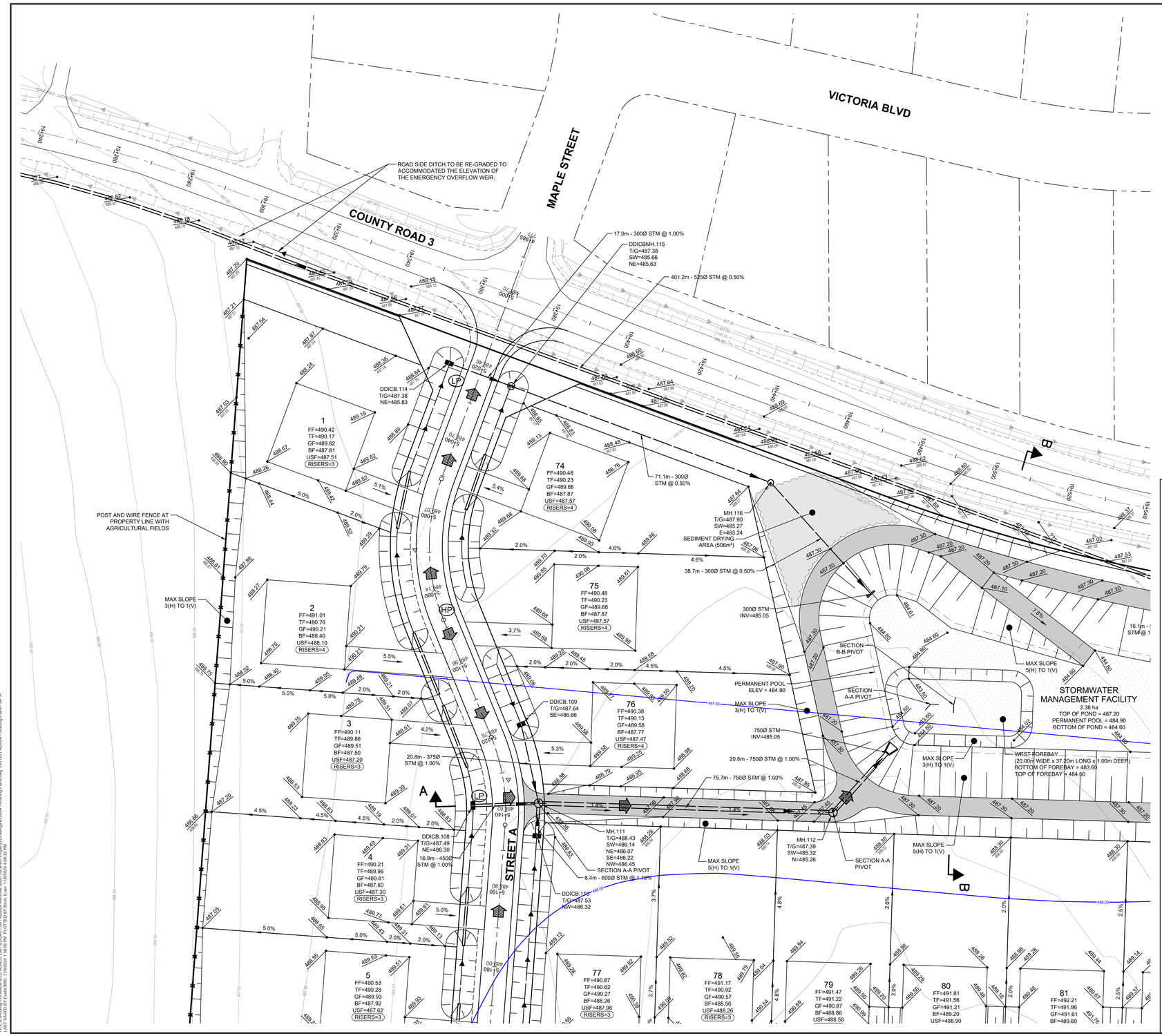

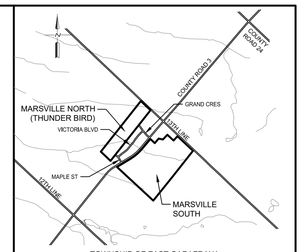

KEY PLAN

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5 0 5 10 20
1:500 (m)

BENCH MARKS :

LEGEND

- PROPERTY LINE
- EX. STORM SEWER
- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
- PROP. STORM SEWER
- PROP. CATCH BASIN
- PROP. SWALE
- EX. FIRE HYDRANT
- EX. LIGHT STANDARD
- PROPOSED GRADE / EXISTING GRADE
- EXISTING GRADE
- TOP OF WALL GRADE
- BOTTOM OF WALL GRADE
- PROPOSED GRADE
- PROP. TOP OF CURB / PROP. BOTTOM OF CURB
- PROPOSED SWALE GRADE
- DRAINAGE FLOW
- HEDGE
- CONIFEROUS/DECIDUOUS TREES
- MAJOR OVERLAND FLOW ROUTE ARROW

85	LOT NUMBER
FF=477.59	FINISHED FLOOR ELEVATION
TF=477.34	TOP OF FOUNDATION ELEVATION
GF=476.64	GARAGE FLOOR FRONT ELEVATION
GF=476.79	GARAGE FLOOR REAR ELEVATION
BF=475.10	BASEMENT FLOOR ELEVATION
USF=474.80	UNDERSIDE OF FOOTING ELEVATION
RISER=3	NUMBER OF RISERS IN THE GARAGE

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LICENSED PROFESSIONAL ENGINEER
Nov. 3/24
A.E. KROETSCH
100072069
PROVINCE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CHKD
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BluePlan ENGINEERING
GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
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www.gmblueplan.ca

MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

GRADING PLAN A

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	3
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	1:500	

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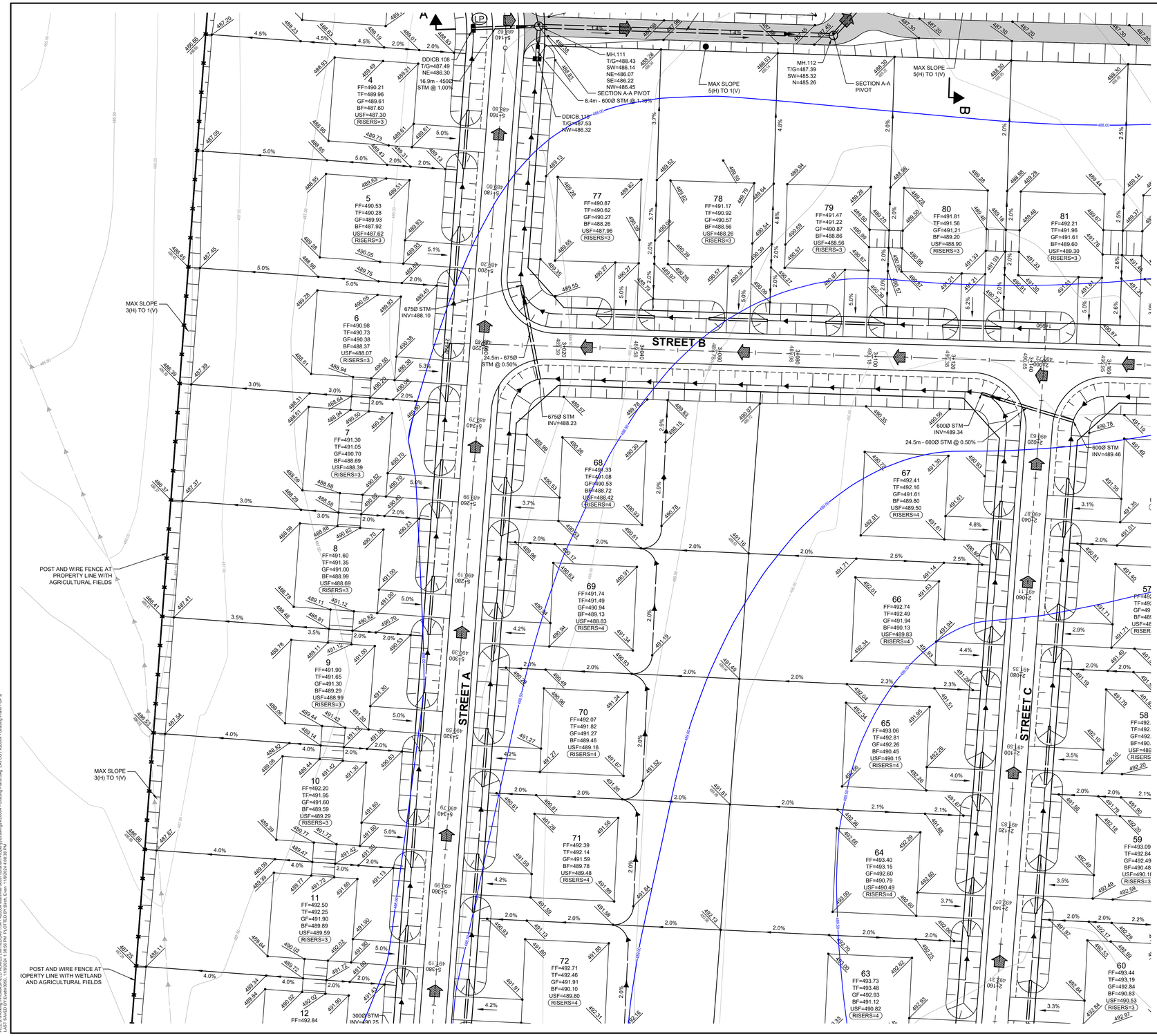

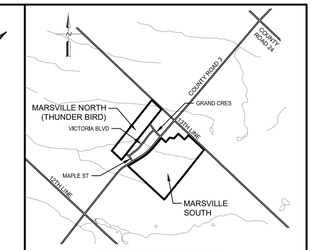

TOWNSHIP OF EAST GARAFRAXA

KEY PLAN

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5 0 5 10 20
1:500 (m)

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Nov. 8/24
A.E. KROETSCH
100072069
PROVINCE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CHKD
2.	2024-11-08	REVISED PER TOWNSHIP COMMENTS	A.E.K.
1.	2022-05-12	ISSUED FOR APPROVAL	A.E.K.

LEGEND

	PROPERTY LINE
	EX. STORM SEWER
	EX. DITCH
	EX. BELL LINE
	EX. GAS LINE
	EX. FENCE LINE
303	EX. CONTOURS
CB	EX. CATCH BASIN
	PROP. STORM SEWER
CB	PROP. CATCH BASIN
	PROP. SWALE
HYD	EX. FIRE HYDRANT
LS	EX. LIGHT STANDARD
335.75 336.72	PROPOSED GRADE EXISTING GRADE
335.75 EXIST	EXISTING GRADE
335.75 TWall	TOP OF WALL GRADE
335.75 BWall	BOTTOM OF WALL GRADE
335.75	PROPOSED GRADE
335.00 336.00	PROP. TOP OF CURB PROP. BOTTOM OF CURB
335.75 swale	PROPOSED SWALE GRADE
	DRAINAGE FLOW
	HEDGE
	CONIFEROUS/DECIDUOUS TREES
	MAJOR OVERLAND FLOW ROUTE ARROW

85	LOT NUMBER
FF=477.59	FINISHED FLOOR ELEVATION
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GF=476.64	GARAGE FLOOR FRONT ELEVATION
GF=476.79	GARAGE FLOOR REAR ELEVATION
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USF=474.80	UNDERSIDE OF FOOTING ELEVATION
RISER=3	NUMBER OF RISERS IN THE GARAGE

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MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

GRADING PLAN B

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	4
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	1:500	

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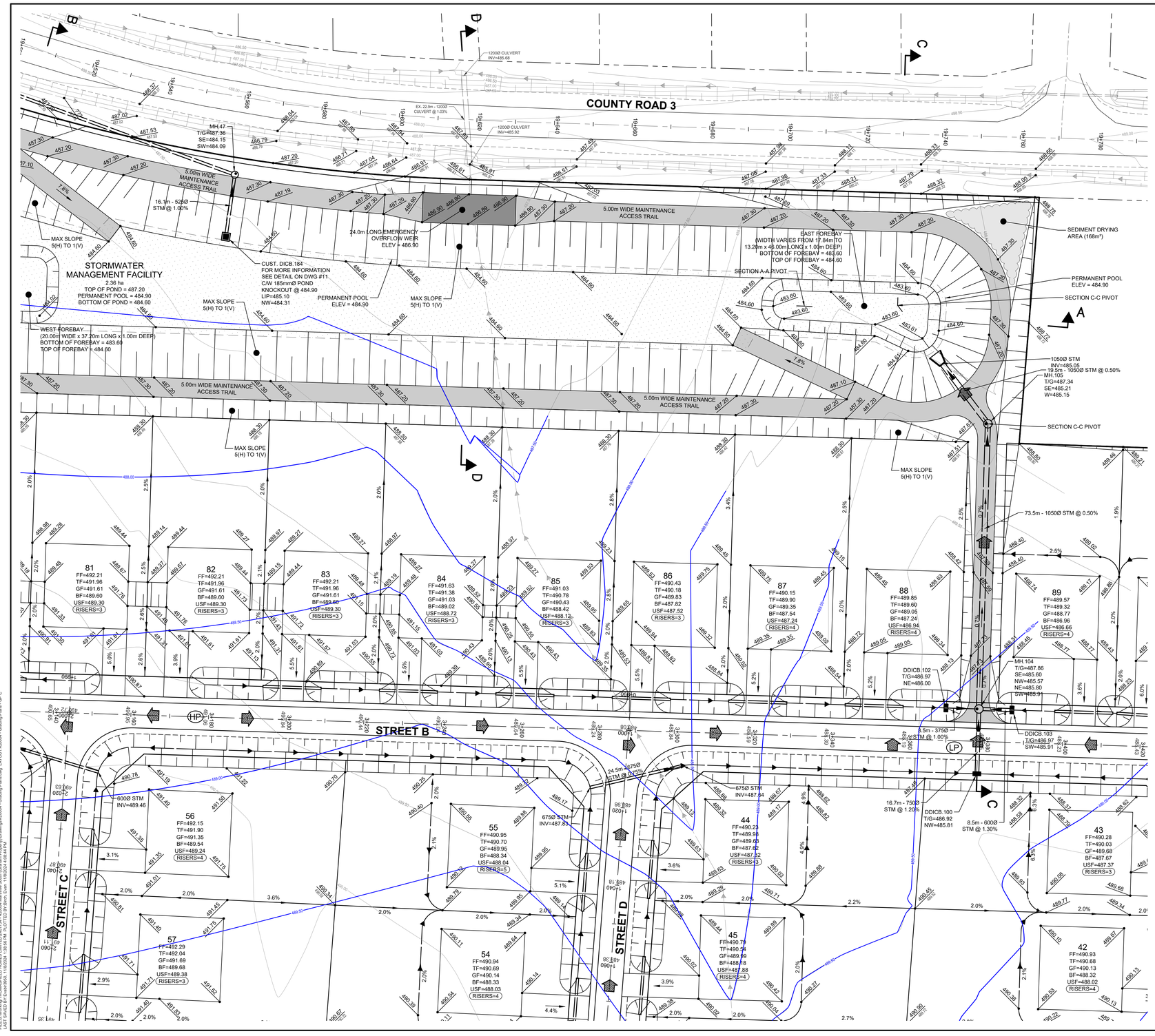

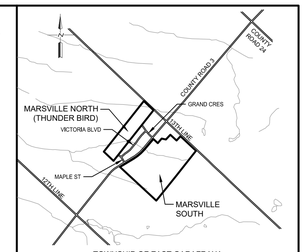

TOWNSHIP OF EAST GARAFRAXA

KEY PLAN

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5 0 5 10 20
1:500 (m)

BENCH MARKS :

LEGEND

- PROPERTY LINE
- EX. STORM SEWER
- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
- PROP. STORM SEWER
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- EX. FIRE HYDRANT
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100072069
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MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

GRADING PLAN C

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	5
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	1:500	

FILE:R:\Working\THOMASFIELD HOMES LIMITED\245175\4 - 420004 Marsville South (Graham Property)\Drawings\420004 - Grading Plans.dwg - LAYOUT1-420004 - Grading Plans - GP C
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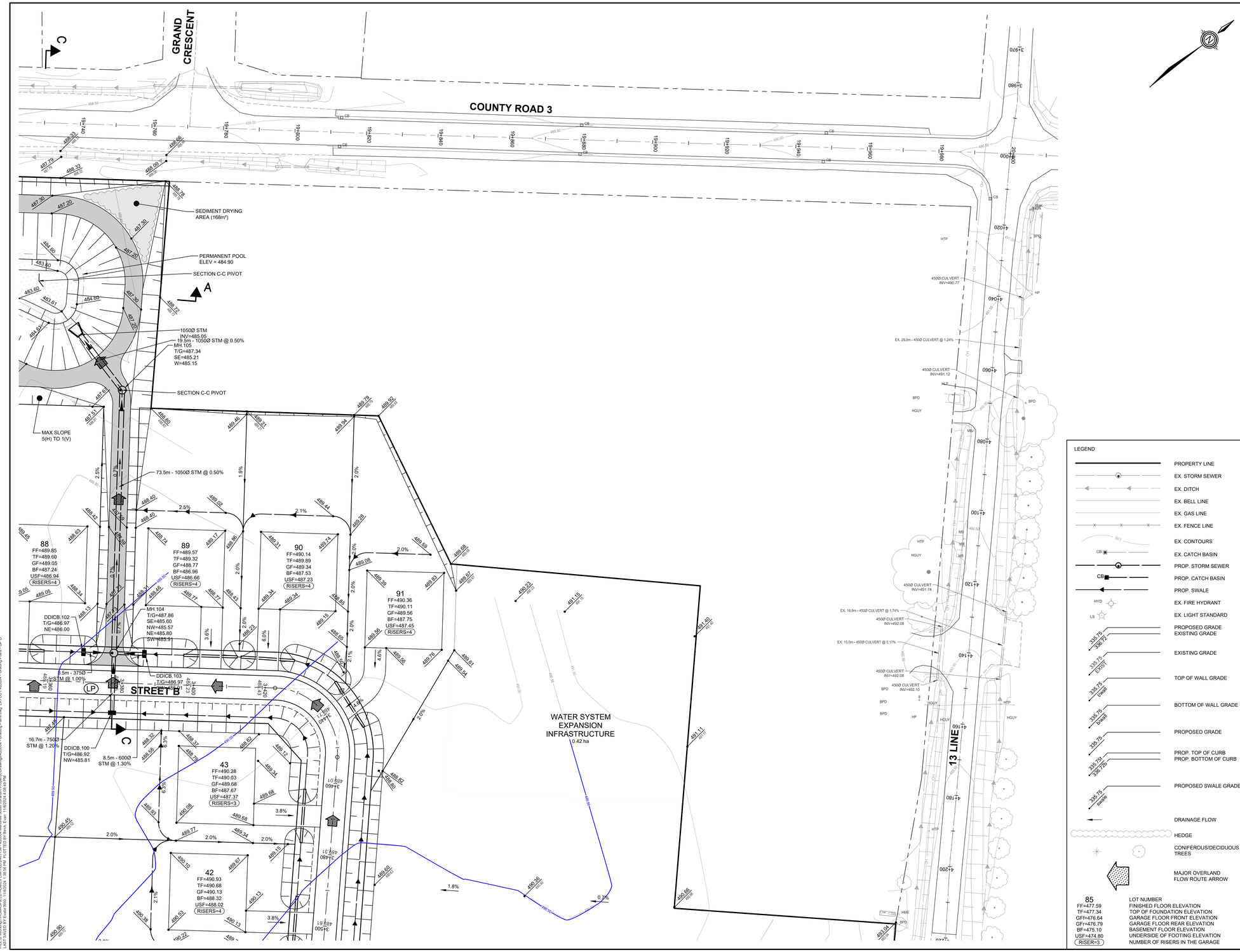

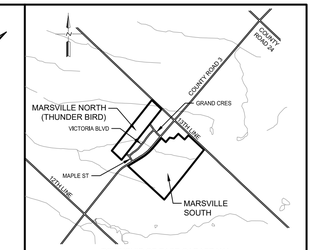

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Nov. 3/24
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100072069
PROVINCE OF ONTARIO

LEGEND

- PROPERTY LINE
- EX. STORM SEWER
- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
- PROP. STORM SEWER
- PROP. CATCH BASIN
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- EXISTING GRADE
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- BOTTOM OF WALL GRADE
- PROPOSED GRADE
- PROP. TOP OF CURB / PROP. BOTTOM OF CURB
- PROPOSED SWALE GRADE
- DRAINAGE FLOW
- HEDGE
- CONIFEROUS/DECIDUOUS TREES
- MAJOR OVERLAND FLOW ROUTE ARROW

85	LOT NUMBER
FF=477.59	FINISHED FLOOR ELEVATION
TF=477.34	TOP OF FOUNDATION ELEVATION
GF=476.64	GARAGE FLOOR FRONT ELEVATION
GF=476.79	GARAGE FLOOR REAR ELEVATION
BF=475.10	BASEMENT FLOOR ELEVATION
USF=474.80	UNDERSIDE OF FOOTING ELEVATION
RISER=3	NUMBER OF RISERS IN THE GARAGE

NO.	DATE	REVISION DESCRIPTION	CHKD
2.	2024-11-08	REVISED PER TOWNSHIP COMMENTS	A.E.K.
1.	2022-05-12	ISSUED FOR APPROVAL	A.E.K.

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330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL. 519-748-1440
www.gmblueplan.ca

MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

GRADING PLAN D

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	6
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	1:500	

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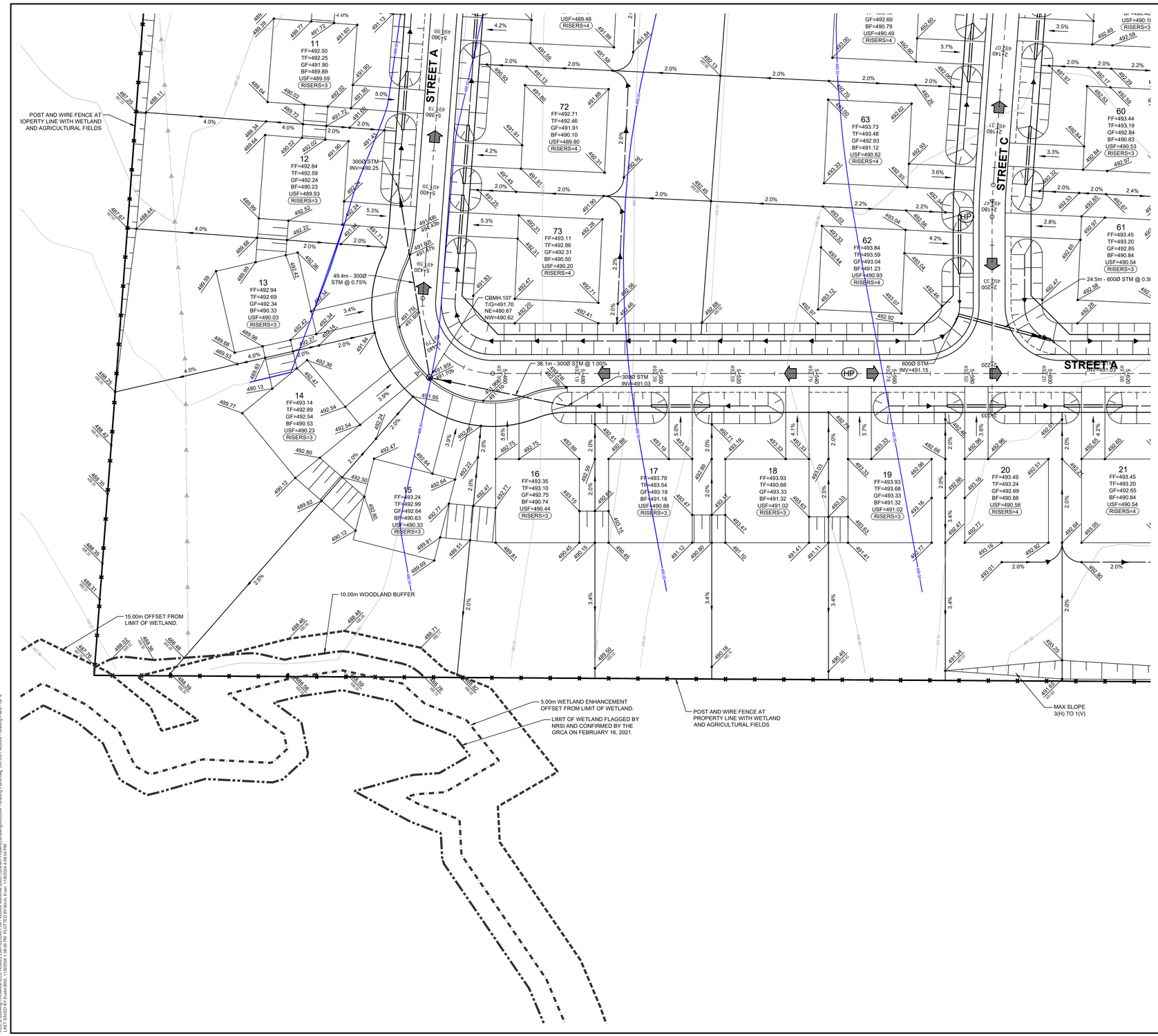

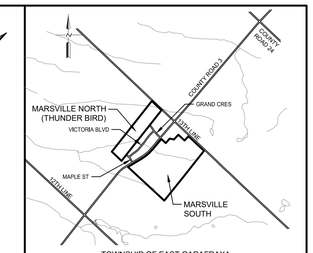

KEY PLAN

NOT TO SCALE

NOTES :

1. TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON FEBURARY 13, 2020 AND MARCH 5 AND 13, 2020.
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5 0 5 10 20

1:500 (m)

BENCH MARKS :

LEGEND

- PROPERTY LINE
- EX. STORM SEWER
- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
- PROP. STORM SEWER
- PROP. CATCH BASIN
- PROP. SWALE
- EX. FIRE HYDRANT
- EX. LIGHT STANDARD
- PROPOSED GRADE / EXISTING GRADE
- EXISTING GRADE
- TOP OF WALL GRADE
- BOTTOM OF WALL GRADE
- PROPOSED GRADE
- PROP. TOP OF CURB / PROP. BOTTOM OF CURB
- PROPOSED SWALE GRADE
- DRAINAGE FLOW
- HEDGE
- CONIFEROUS/DECIDUOUS TREES
- MAJOR OVERLAND FLOW ROUTE ARROW

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GFf=476.64	GARAGE FLOOR FRONT ELEVATION
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LICENSED PROFESSIONAL ENGINEER
Nov. 3/24
A.E. KROETSCH
100072069
PROVINCE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CHKD
2.	2024-11-08	REVISED PER TOWNSHIP COMMENTS	A.E.K.
1.	2022-05-12	ISSUED FOR APPROVAL	A.E.K.

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www.gmblueplan.ca

MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

GRADING PLAN E

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	7
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	1:500	

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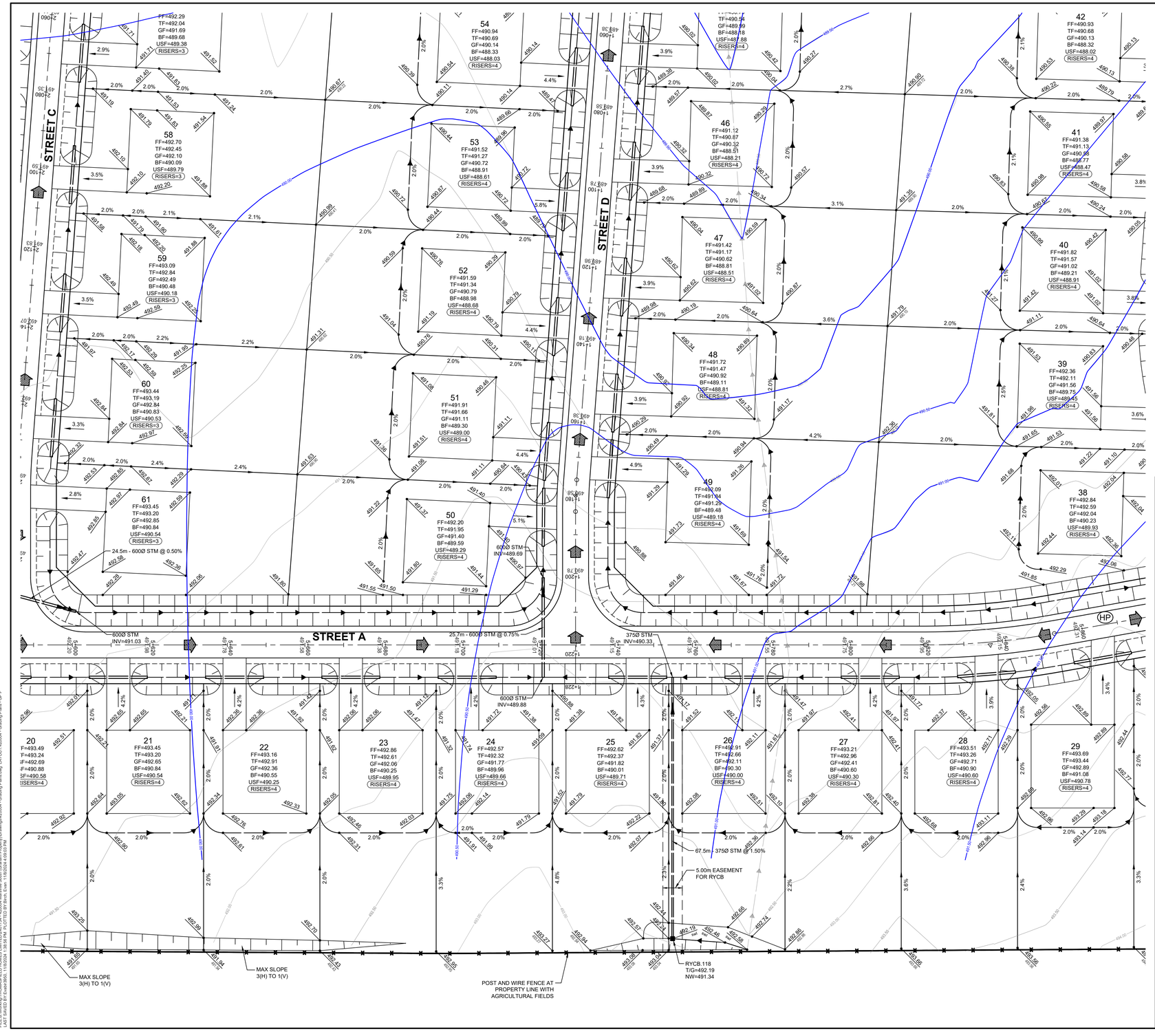

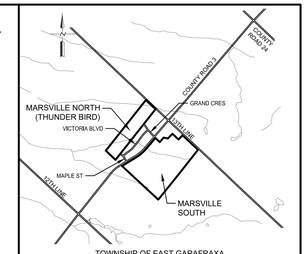

KEY PLAN

NOT TO SCALE

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5 0 5 10 20
1:500 (m)

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LICENSED PROFESSIONAL ENGINEER
Nov. 5/24
A.E. KROETSCH
100072069
PROVINCE OF ONTARIO

LEGEND

- PROPERTY LINE
- EX. STORM SEWER
- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
- PROP. STORM SEWER
- PROP. CATCH BASIN
- PROP. SWALE
- EX. FIRE HYDRANT
- EX. LIGHT STANDARD
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- EXISTING GRADE
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- BOTTOM OF WALL GRADE
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MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

GRADING PLAN F

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	8
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	1:500	

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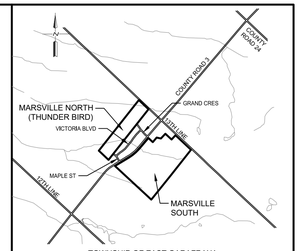

KEY PLAN

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LICENSED PROFESSIONAL ENGINEER
Nov. 3/24
A.E. KROETSCH
100072069
PROVINCE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CHKD
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LEGEND

- PROPERTY LINE
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- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
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MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

GRADING PLAN G

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	9
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	1:500	

FILE:B:\Working\THOMASFIELD HOMES LIMITED\420175A - 420004 Marsville South (Graham Property)\Drawings\420004 - Grading Plans.dwg LAYOUT:420004 - Grading Plans - GP G
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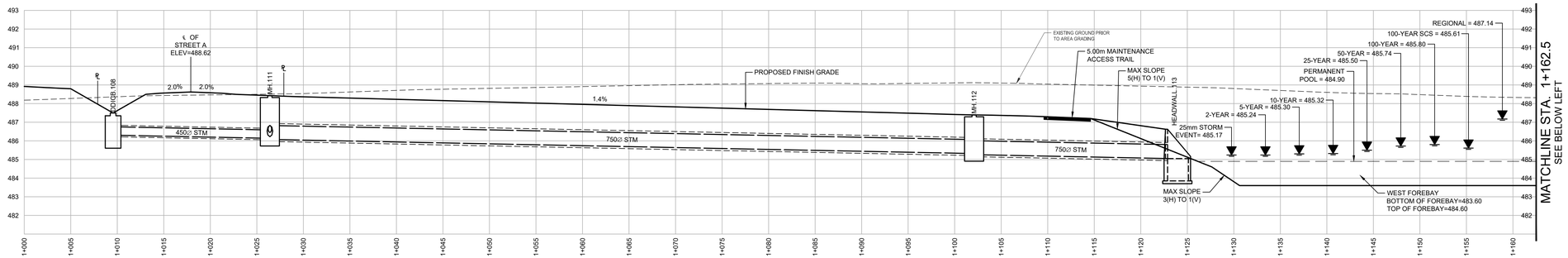

SECTION A-A - STA. 1+000 TO STA. 1+162.5

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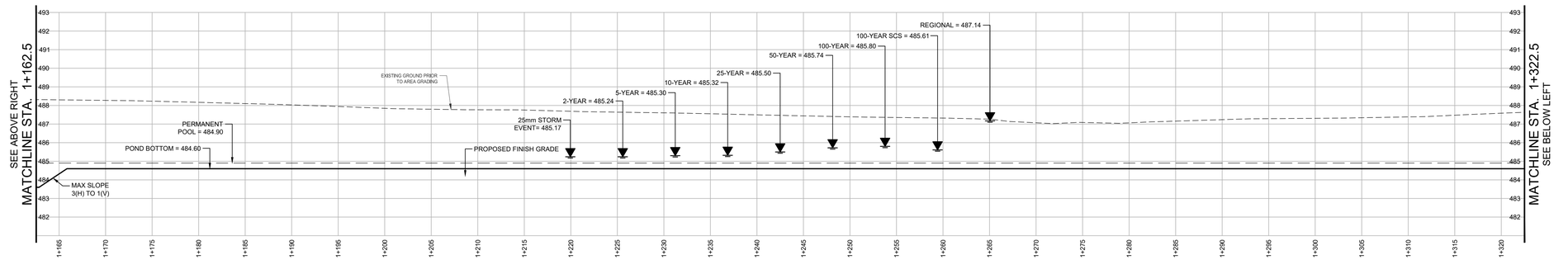
VERTICAL 1:250



SECTION A-A - STA. 1+162.5 TO STA. 1+322.5

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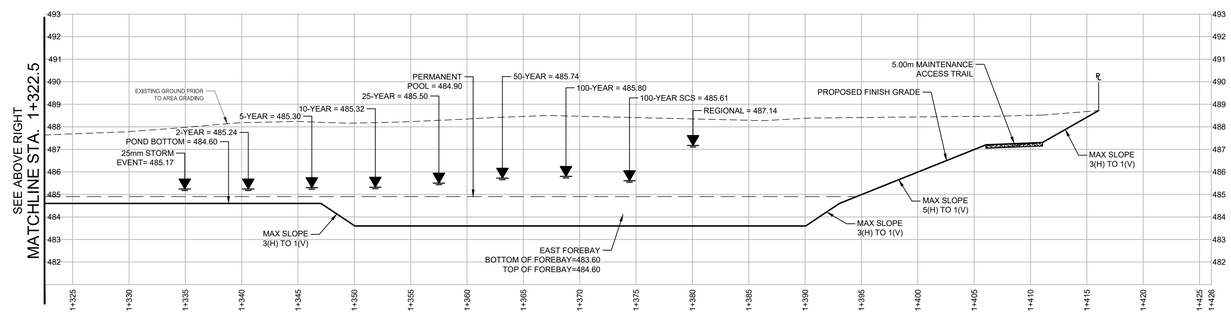
VERTICAL 1:250



SECTION A-A - STA. 1+322.5 TO STA. 1+426

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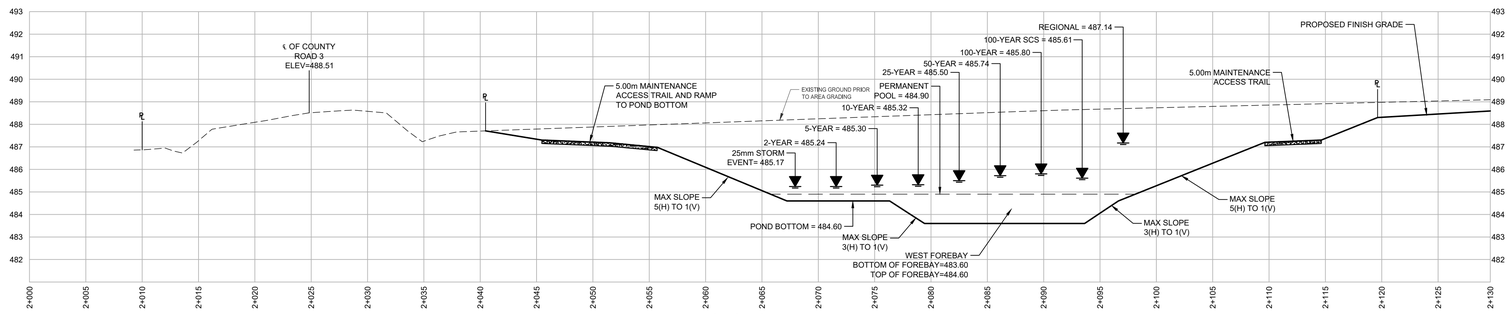
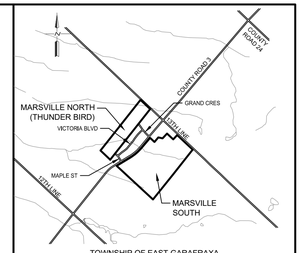
VERTICAL 1:125



SECTION B-B

SCALE : HORIZONTAL 1:250
VERTICAL 1:125



TOWNSHIP OF EAST GARAFRAXA
KEY PLAN
NOT TO SCALE

NOTES :

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3 0 5 10
1:250 (m)

2 1 0 2 5
1:125 (m)

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LICENSED PROFESSIONAL ENGINEER
Nov. 3/24
A.E. KROETSCH
100072069
PROVINCE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CH'KD
2.	2024-11-08	REVISED PER TOWNSHIP COMMENTS	A.E.K.
1.	2022-05-12	ISSUED FOR APPROVAL	A.E.K.

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MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

STORMWATER MANAGEMENT POND SECTIONS 1

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	10
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	AS NOTED	

FILE:E:\Working\THOMASFIELD HOMES LIMITED\2401754 - 420004 Marsville South (Graham Property)\Drawings\420004 - SWM Cross Sections.dwg LAYOUT:SWM Cross Sections
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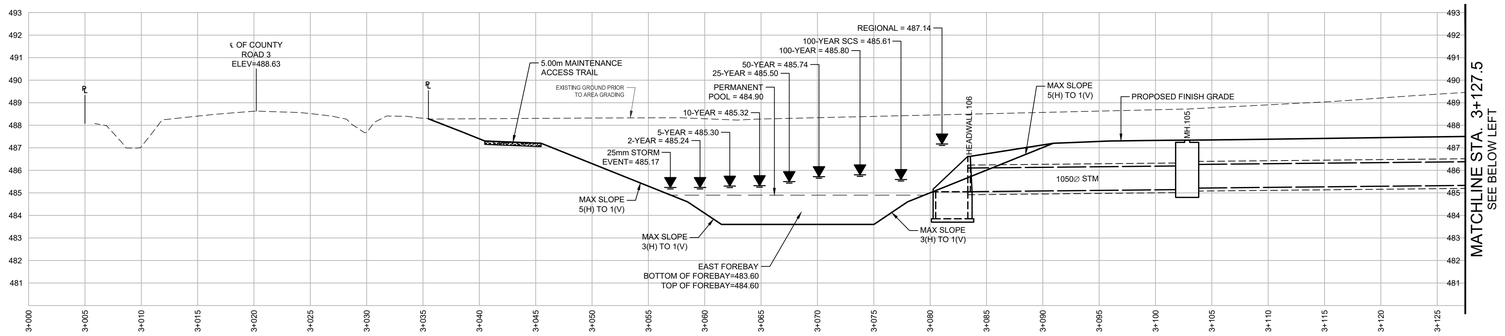
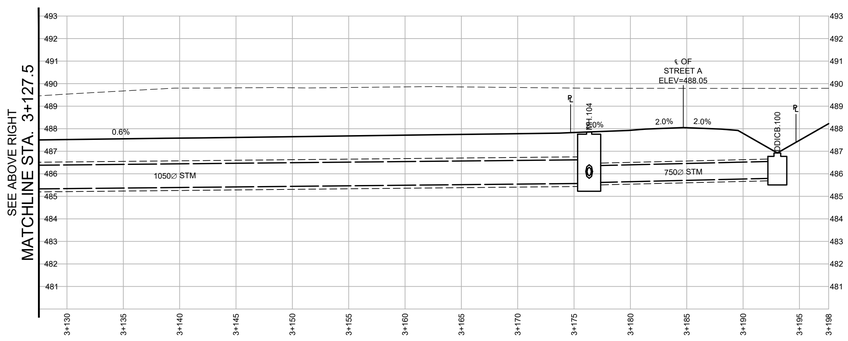


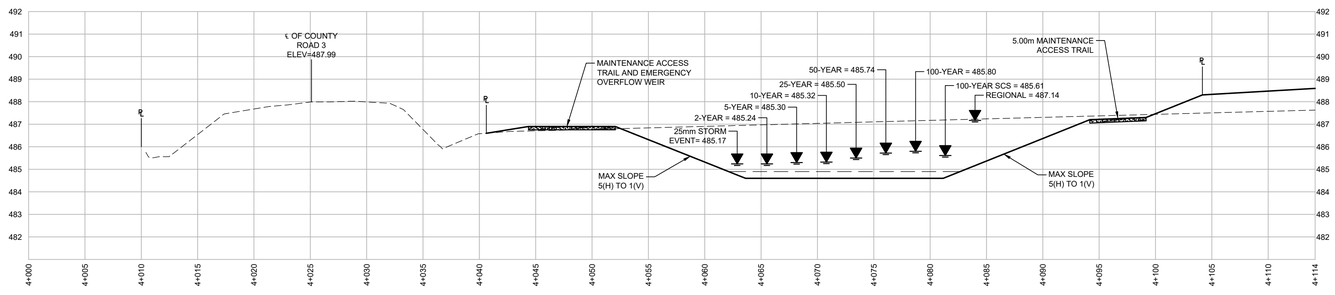
SECTION C-C - STA. 3+000 TO STA. 3+127.5

SCALE : HORIZONTAL 1:250
VERTICAL 1:125



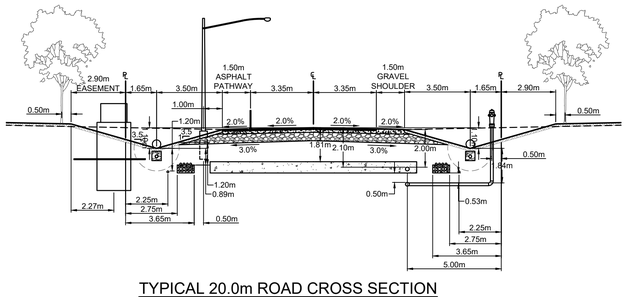
SECTION C-C - STA. 3+127.5 TO STA. 3+198

SCALE : HORIZONTAL 1:250
VERTICAL 1:125



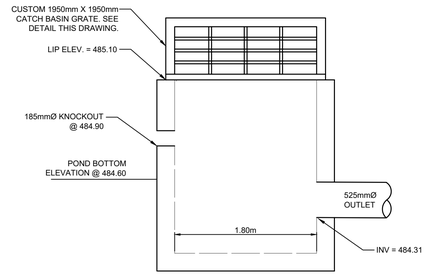
SECTION D-D

SCALE : HORIZONTAL 1:250
VERTICAL 1:125



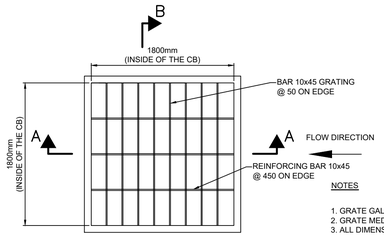
TYPICAL 20.0m ROAD CROSS SECTION

SCALE : 1:150



CUSTOM DICB.184 OUTLET DETAIL - WITH KNOCKOUT

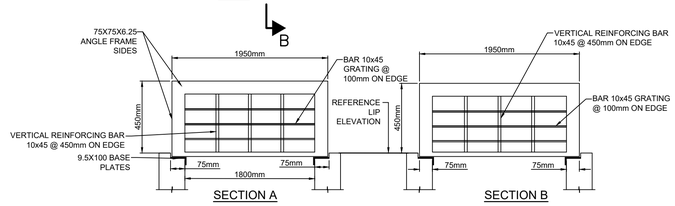
N.T.S.



NOTES

1. GRATE GALVANIZED
2. GRATE MEDIUM GRADE STEEL.
3. ALL DIMENSIONS IN mm.

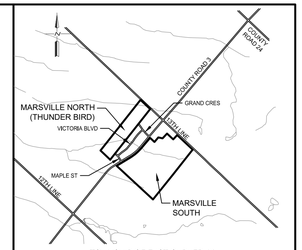
PLAN



SECTION A SECTION B

DETAIL OF CUSTOM DICB.4 GRATE (1800mm X 1800mm CATCH BASIN)

N.T.S.



TOWNSHIP OF EAST GARAFRAXA

KEY PLAN

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3 0 5 10
1:250 (m)

2 1 0 2 5
1:125 (m)

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LICENSED PROFESSIONAL ENGINEER
Nov. 3/24
A.E. KROETSCH
100072069
PROVINCE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CH'KD
2.	2024-11-08	REVISED PER TOWNSHIP COMMENTS	A.E.K.
1.	2022-05-12	ISSUED FOR APPROVAL	A.E.K.

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www.gmblueplan.ca

MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

STORMWATER MANAGEMENT POND SECTIONS

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	11
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	AS NOTED	

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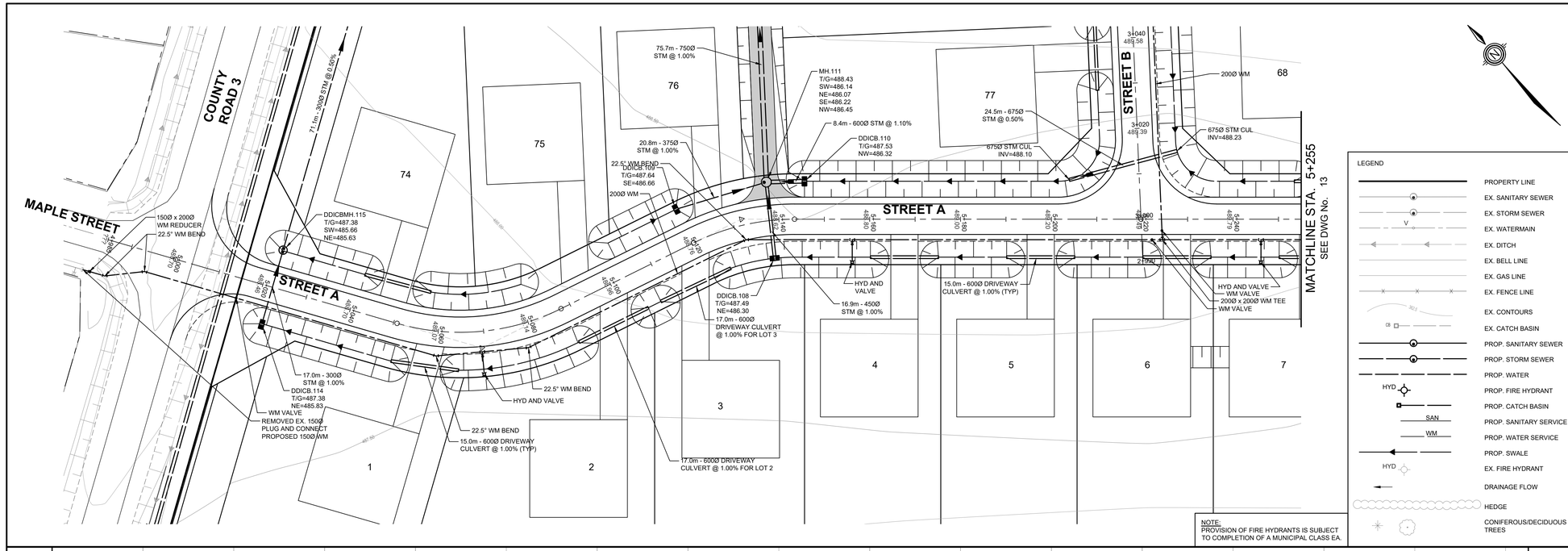
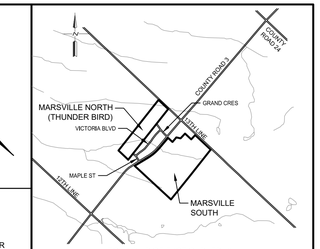


NOTE:
PROVISION OF FIRE HYDRANTS IS SUBJECT TO COMPLETION OF A MUNICIPAL CLASS EA.

LEGEND

- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER
- PROP. FIRE HYDRANT
- PROP. CATCH BASIN
- PROP. SANITARY SERVICE
- PROP. WATER SERVICE
- PROP. SWALE
- EX. FIRE HYDRANT
- DRAINAGE FLOW
- HEDGE
- CONIFEROUS/DECIDUOUS TREES



KEY PLAN
NOT TO SCALE

NOTES :

1. TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON FEBURARY 13, 2020 AND MARCH 5 AND 13, 2020.
2. EXISTING PROPERTY BOUNDARY AND DRAFT PLAN OF SUBDIVISION PROVIDED BY ASTRID J CLOS PLANNING CONSULTANTS, DATED FEBRUARY 4, 2022.
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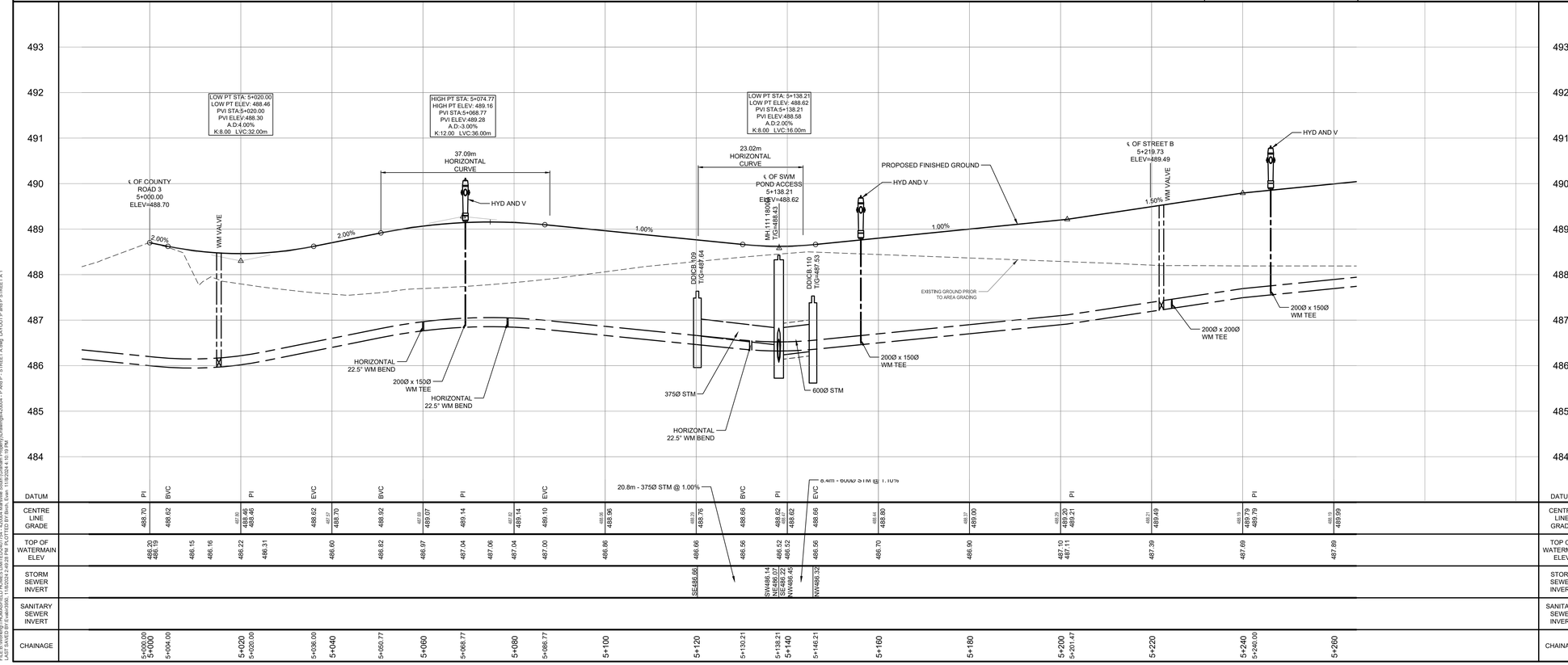
0.5 0 1 2
1:50 (m)

BENCH MARKS :



NO.	DATE	REVISION DESCRIPTION	CHKD
1.	05/12/2022	ISSUED FOR APPROVAL	A.E.K.

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MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

STREET A
FROM STA. 4+985 TO STA. 5+255

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	12
DESIGNED BY : A.E.K.	DATE : MAY 2022	SCALE : 1:500 (H) 1:50 (V)	

FILE:E:\Working\THOMASFIELD HOMES LIMITED\420154 - 420004 Marsville South (Graham Property)\Drawings\420004 - P And P - STREET A.dwg LAYOUT P and P STREET A 1
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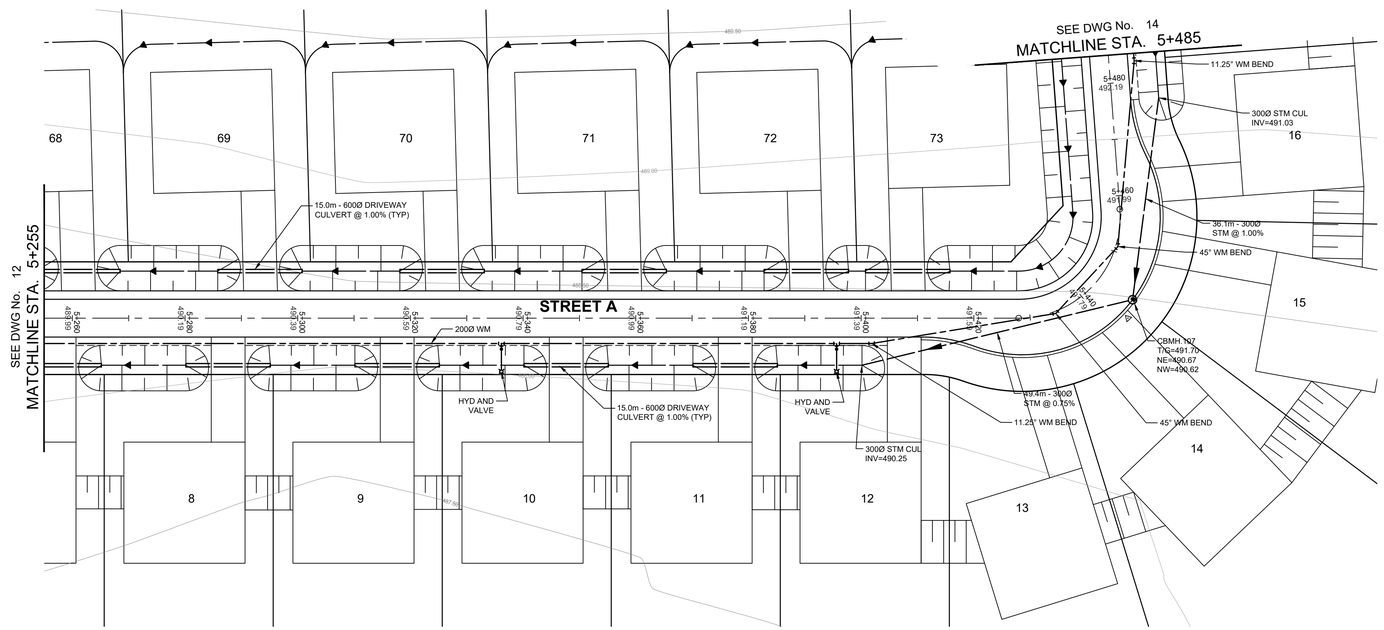
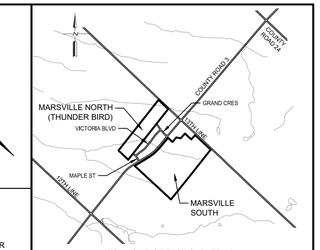


LEGEND

- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER
- PROP. FIRE HYDRANT
- PROP. CATCH BASIN
- PROP. SANITARY SERVICE
- PROP. WATER SERVICE
- PROP. SWALE
- EX. FIRE HYDRANT
- DRAINAGE FLOW
- HEDGE
- CONIFEROUS/DECIDUOUS TREES



TOWNSHIP OF EAST GARAFRAXA

KEY PLAN

NOT TO SCALE

NOTES :

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1:500 (m)

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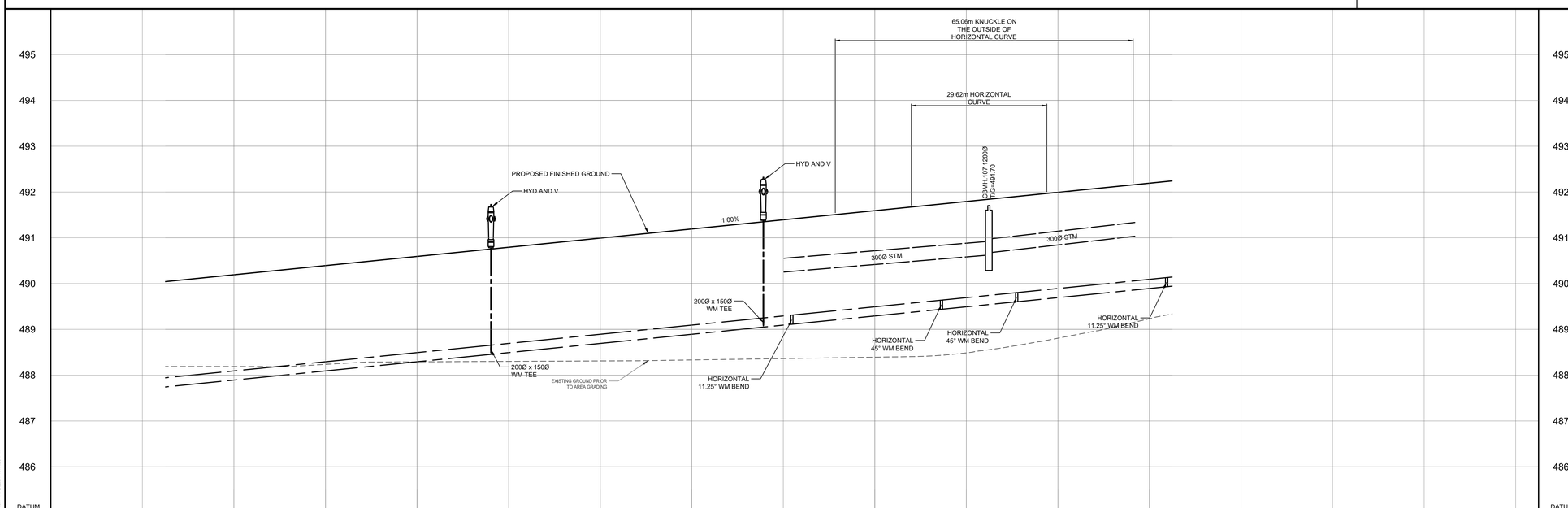
1:50 (m)

BENCH MARKS :



DATUM												
CENTRE LINE GRADE	490.19	490.39	490.59	490.79	490.99	491.19	491.39	491.59	491.79	491.99	492.19	
TOP OF WATERMAIN ELEV	488.00	488.20	488.40	488.60	488.80	489.00	489.20	489.40	489.60	489.80	490.00	
STORM SEWER INVERT							SE=490.25	49.4m - 300Ø STM @ 0.75%	NE=490.67 NW=490.62	36.1m - 300Ø STM @ 1.00%	SW=491.03	
SANITARY SEWER INVERT												
CHAINAGE	5+280	5+300	5+320	5+340	5+360	5+380	5+400	5+420	5+440	5+460	5+480	

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NO.	DATE	REVISION DESCRIPTION	CH'KD
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MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

STREET A FROM STA. 5+255 TO STA. 5+485

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	13
DESIGNED BY : A.E.K.	DATE : MAY 2022	SCALE : 1:500 (H) 1:50 (V)	

FILE:E:\Working\THOMASFIELD HOMES LIMITED\2401154 - 420004 Marsville South (Graham Property)\Drawings\420004 - P And P - STREET A.dwg LAYOUT P and P STREET A 2
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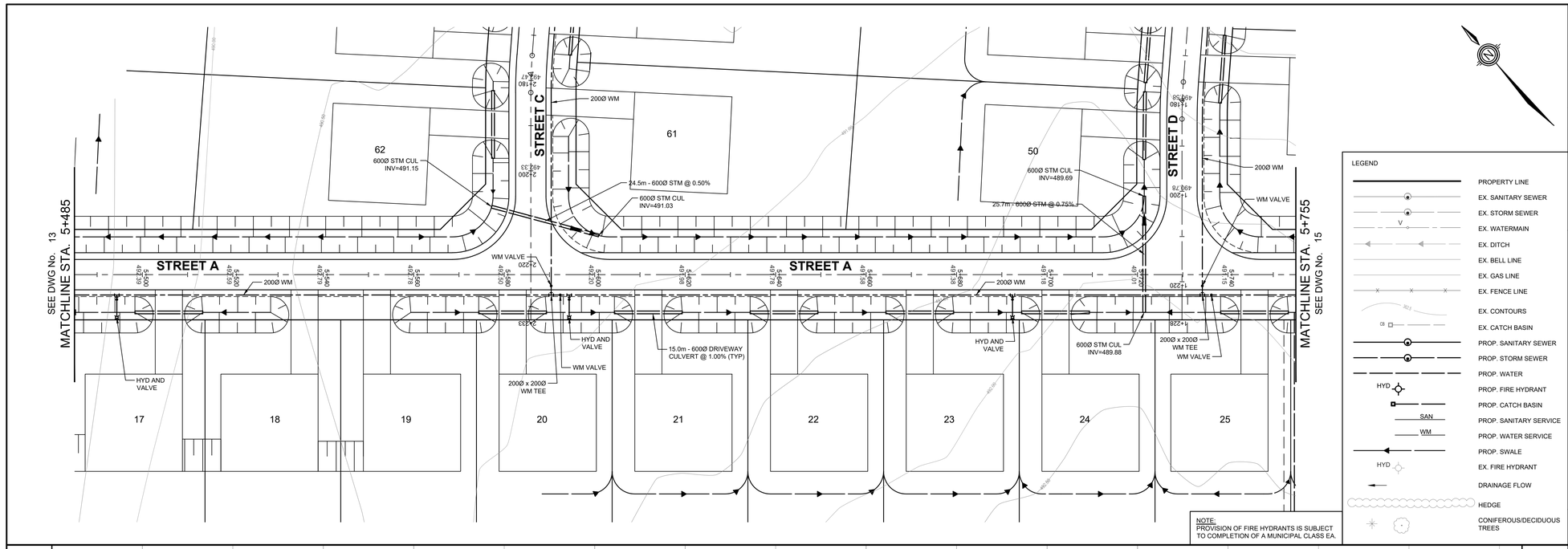
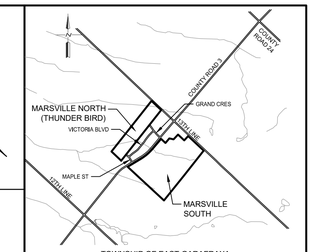


LEGEND

- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER
- PROP. FIRE HYDRANT
- PROP. CATCH BASIN
- PROP. SANITARY SERVICE
- PROP. WATER SERVICE
- PROP. SWALE
- EX. FIRE HYDRANT
- DRAINAGE FLOW
- HEDGE
- CONIFEROUS/DECIDUOUS TREES



NOTES :

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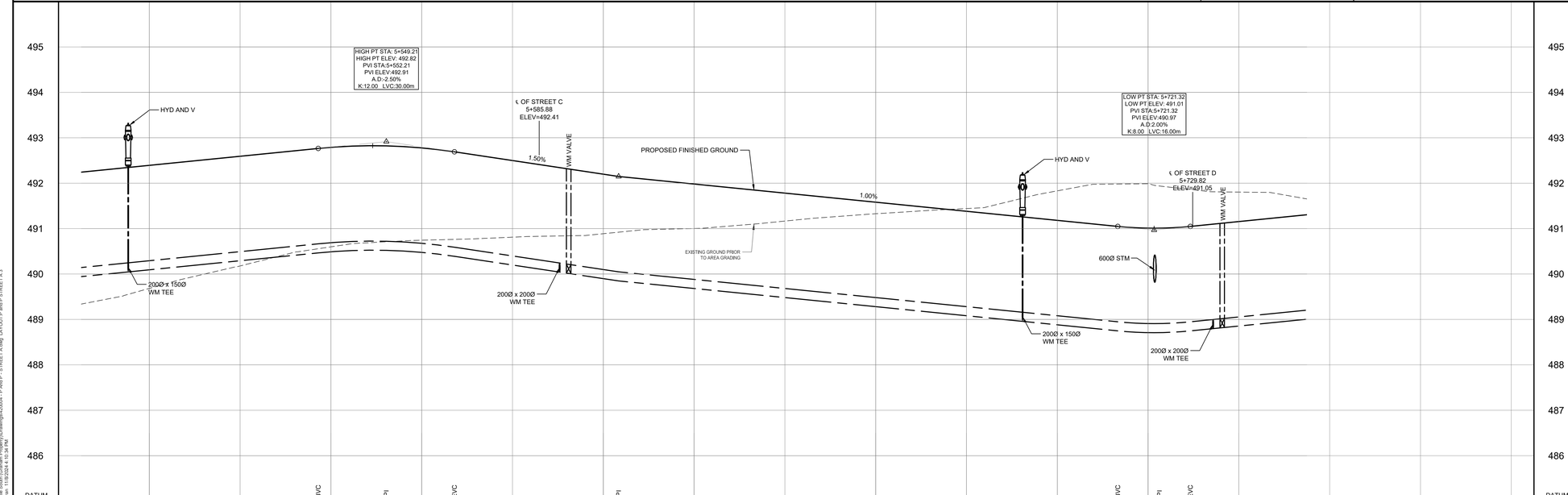
1:500 (m)

1:50 (m)

BENCH MARKS :



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NO.	DATE	REVISION DESCRIPTION	CH'KD
1.	05/12/2022	ISSUED FOR APPROVAL	A.E.K.

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MARSVILLE SOUTH SUBDIVISION

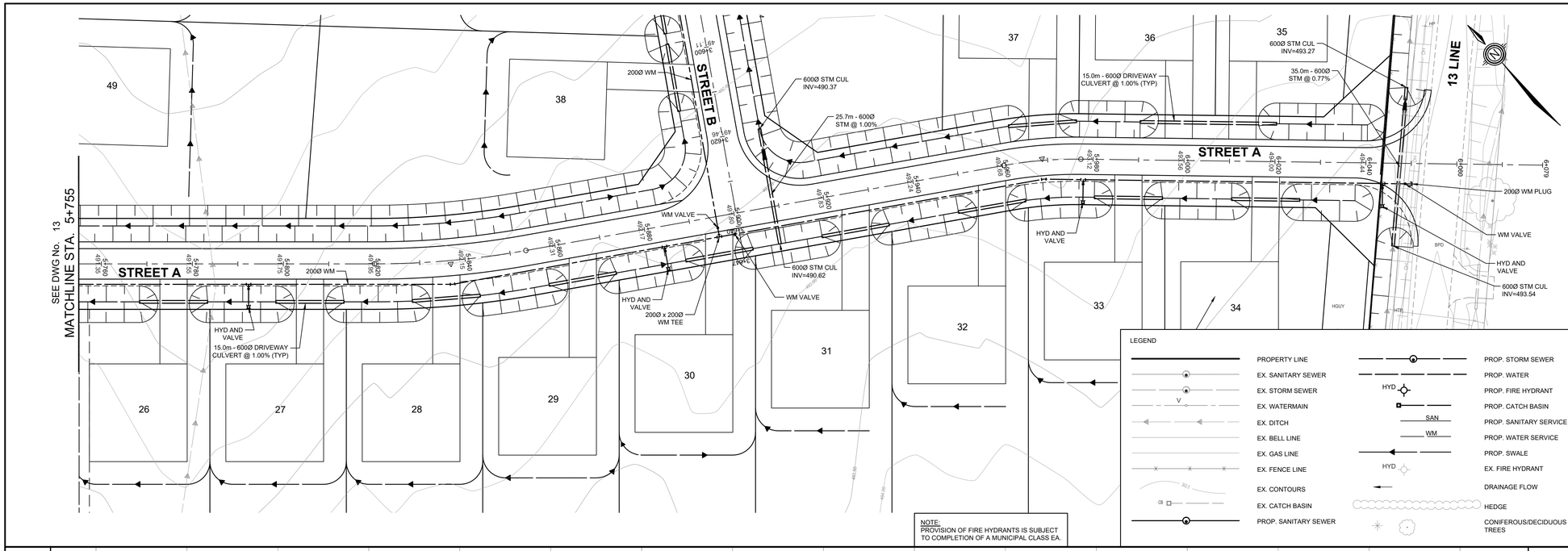
TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

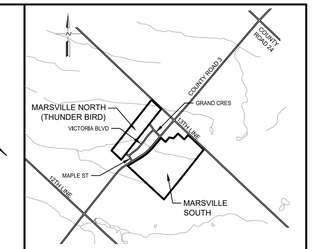
STREET A
FROM STA. 5+485 TO STA. 5+755

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	14
DESIGNED BY : A.E.K.	DATE : MAY 2022	SCALE : 1:500 (H) 1:50 (V)	

FILE:E:\Working\THOMASFIELD HOMES LIMITED\2401154 - 420004 Marsville South (Graham Property)\Drawings\420004 - P And P - STREET A.dwg LAYOUT P and P STREET A.3
LAST SAVED BY:E.ebrahimi, 11/8/2024 2:42:29 PM PLOTTED BY:Brian Elum 11/8/2024 4:10:34 PM



NOTE:
PROVISION OF FIRE HYDRANTS IS SUBJECT TO COMPLETION OF A MUNICIPAL CLASS EA.



TOWNSHIP OF EAST GARAFRAXA
KEY PLAN
NOT TO SCALE

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5 0 5 10 20
1:500 (m)

0.5 0 1 2
1:50 (m)

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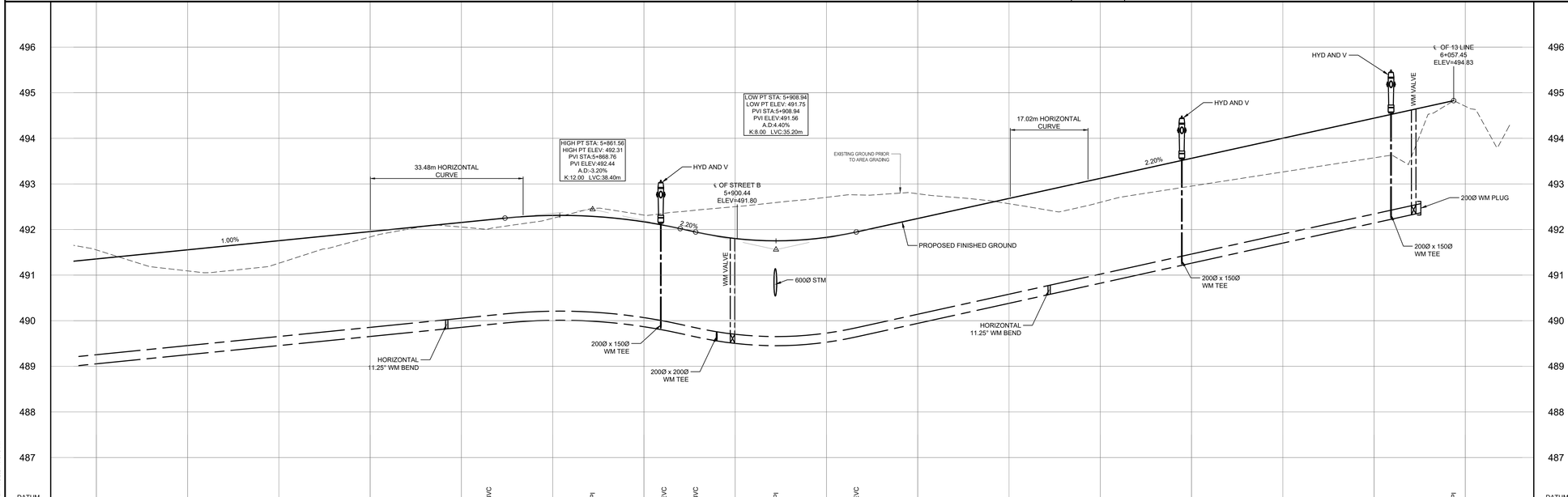

CHAINAGE	CENTRE LINE GRADE	TOP OF WATERMAIN ELEV	STORM SEWER INVERT	SANITARY SEWER INVERT
5+760	491.35	489.25		
5+780	491.55	489.45		
5+800	491.75	489.65		
5+820	491.95	489.85		
5+840	492.15	490.05		
5+849.56 BVC	492.25	490.15		
5+860	492.31	490.21 / 490.21		
5+868.76 PI	492.29	490.19		
5+880	492.17	490.07		
5+887.98 EVC	492.02	489.92		
5+891.34 BVC	491.95	489.85		
5+900	491.80	489.70		
5+908.94 PI	491.75	489.65		
5+920	491.83	489.73		
5+926.55 EVC	491.95	489.85		
5+940	492.24	490.14		
5+960	492.68	490.58		
5+980	493.12	491.02		
6+000	493.56	491.46		
6+020	494.00	491.90		
6+040	494.44	492.34		
6+057.45 PI	494.83	492.57		
6+060				

NO.	DATE	REVISION DESCRIPTION	CH'KD
1.	05/12/2022	ISSUED FOR APPROVAL	A.E.K.

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MARSVILLE SOUTH SUBDIVISION
TOWNSHIP OF EAST GARAFRAXA
THOMASFIELD HOMES LTD.
STREET A
FROM STA. 5+755 TO STA. 6+079

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	15
DESIGNED BY : A.E.K.	DATE : MAY 2022	SCALE : 1:500 (H) 1:50 (V)	

FILE:E:\Working\THOMASFIELD HOMES LIMITED\20211754 - 420004 Marsville South (Graham Property)\Drawings\420004 - P And P - STREET A.dwg LAYOUT P and P STREET A-4
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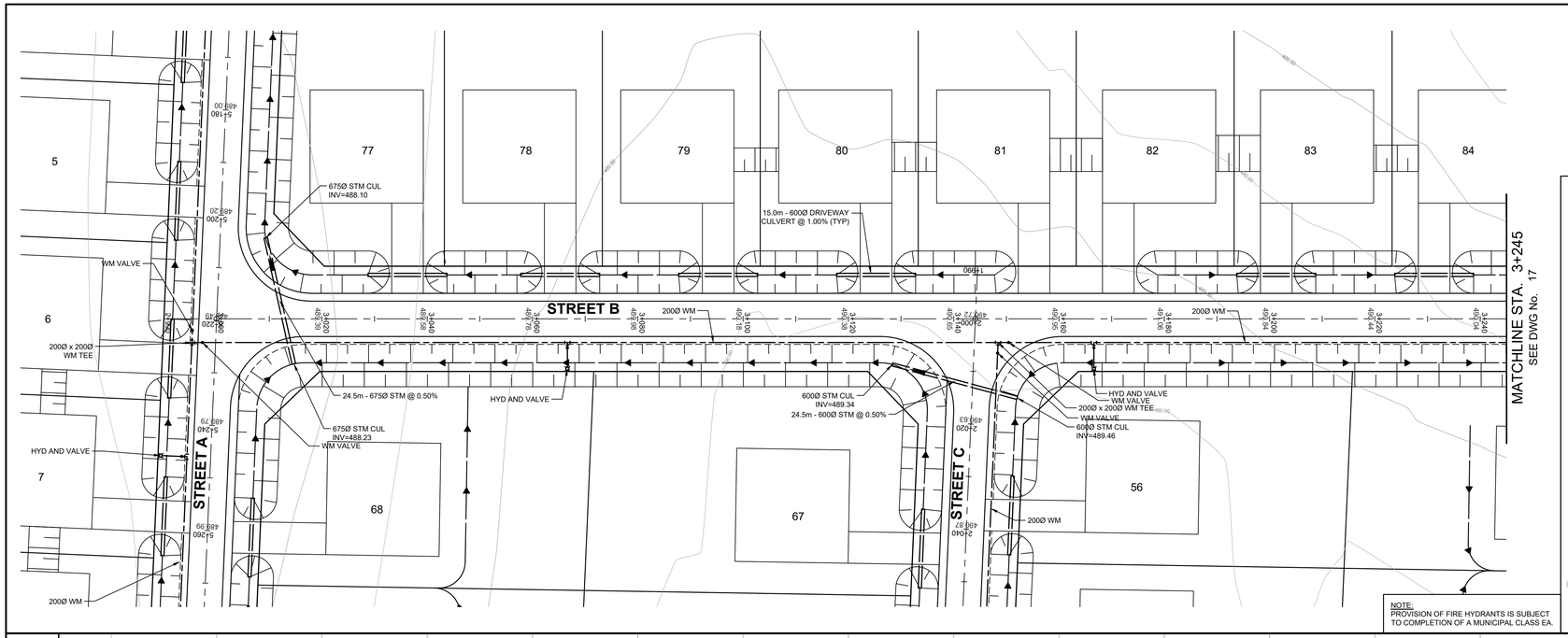

NOTE:
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LEGEND

- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
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- EX. GAS LINE
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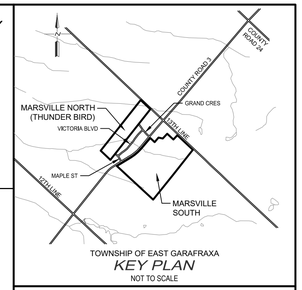

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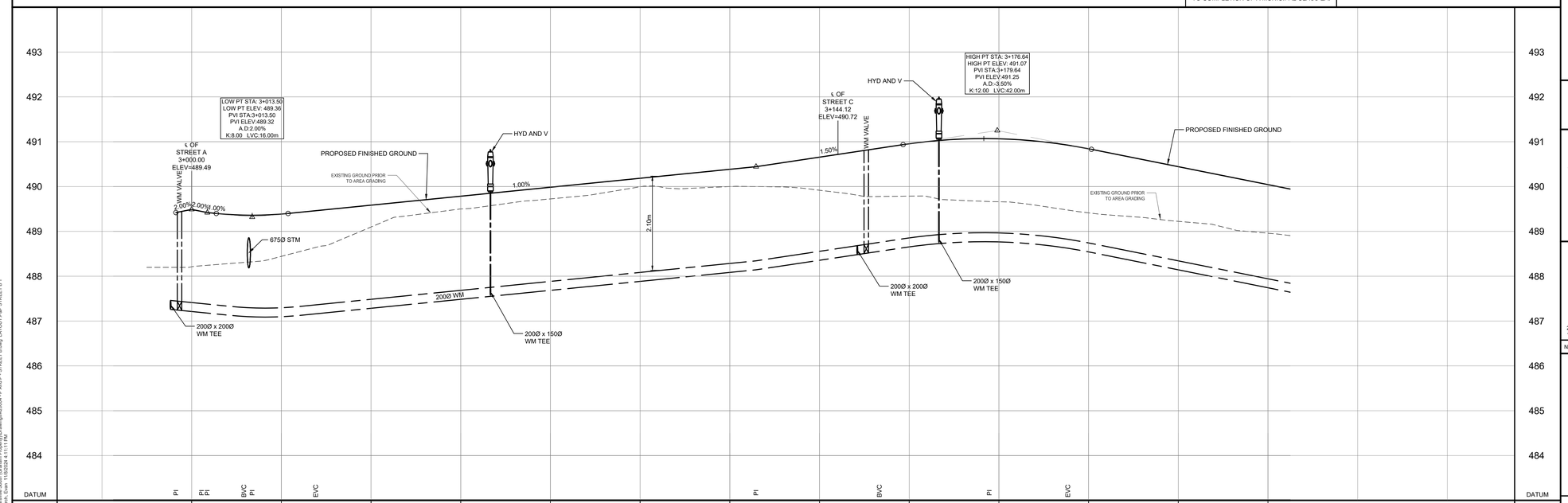
5 0 5 10 20
1:500 (m)

0.5 0 1 2
1:50 (m)

BENCH MARKS :



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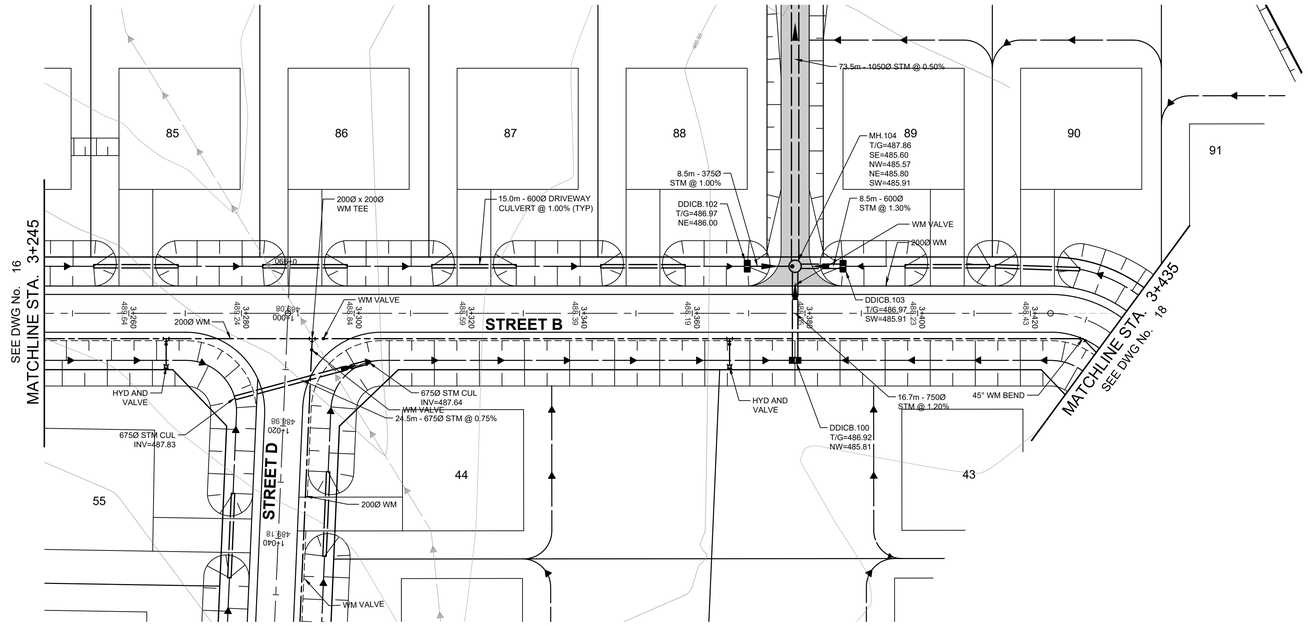

LEGEND

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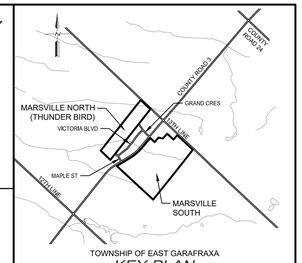

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1:500 (m)

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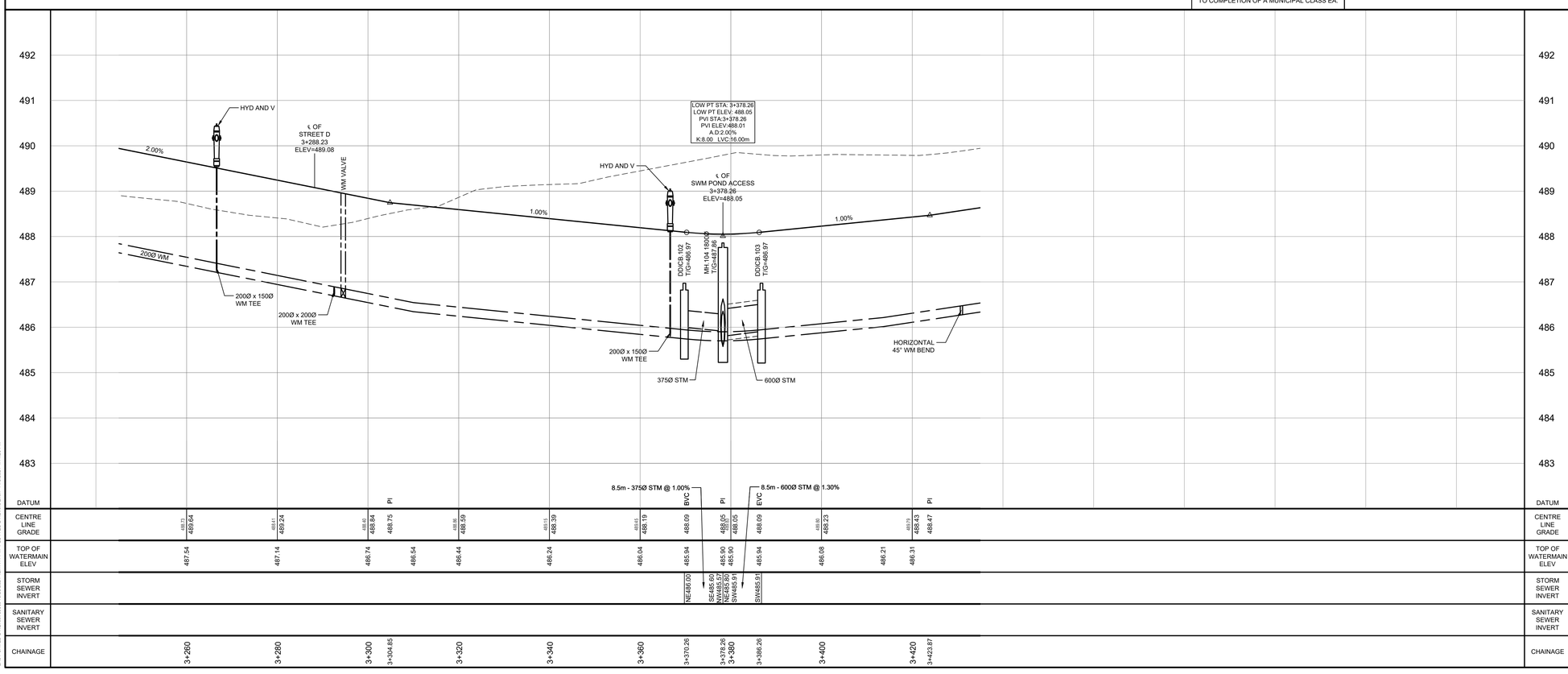
1:50 (m)

BENCH MARKS :



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LICENSED PROFESSIONAL ENGINEER
Nov. 8/24
A.E. KROETSCH
100072069
PROVINCE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CHKD
2.	2024-11-08	REVISED PER TOWNSHIP COMMENTS	A.E.K.
1.	2022-05-12	ISSUED FOR APPROVAL	A.E.K.

GM BluePlan ENGINEERING
GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL. 519-748-1440 www.gmblueplan.ca

MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

STREET B
FROM STA. 3+245 TO STA. 3+435

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	17
DESIGNED BY : A.E.K.	DATE : MAY 2022	SCALE : 1:500 (H) 1:50 (V)	

FILE:B:\Working\THOMASFIELD HOMES LIMITED\2401754 - 420004 Marsville South (Graham Property)\Drawings\420004 - P And P - STREET B dwg LAYOUT PAP-STREET B 2
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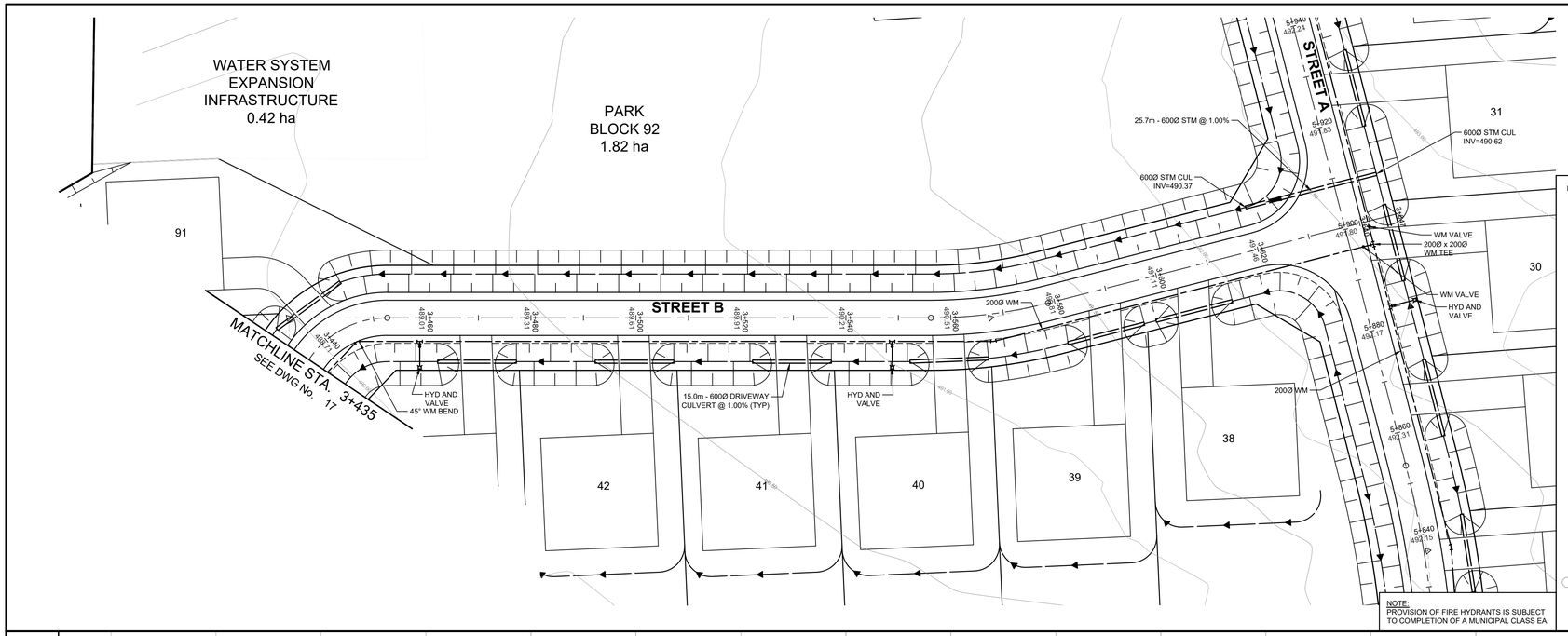
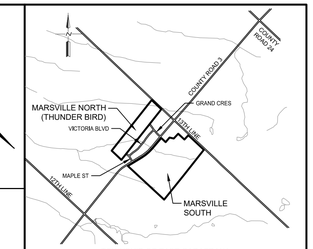


NOTE:
PROVISION OF FIRE HYDRANTS IS SUBJECT TO COMPLETION OF A MUNICIPAL CLASS EA.

LEGEND

- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER
- PROP. FIRE HYDRANT
- PROP. CATCH BASIN
- PROP. SANITARY SERVICE
- PROP. WATER SERVICE
- PROP. SWALE
- EX. FIRE HYDRANT
- DRAINAGE FLOW
- HEDGE
- CONIFEROUS/DECIDUOUS TREES



TOWNSHIP OF EAST GARAFRAXA
KEY PLAN
NOT TO SCALE

NOTES :

1. TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON FEBURARY 13, 2020 AND MARCH 5 AND 13, 2020.
2. EXISTING PROPERTY BOUNDARY AND DRAFT PLAN OF SUBDIVISION PROVIDED BY ASTRID J CLOS PLANNING CONSULTANTS, DATED FEBRUARY 4, 2022.
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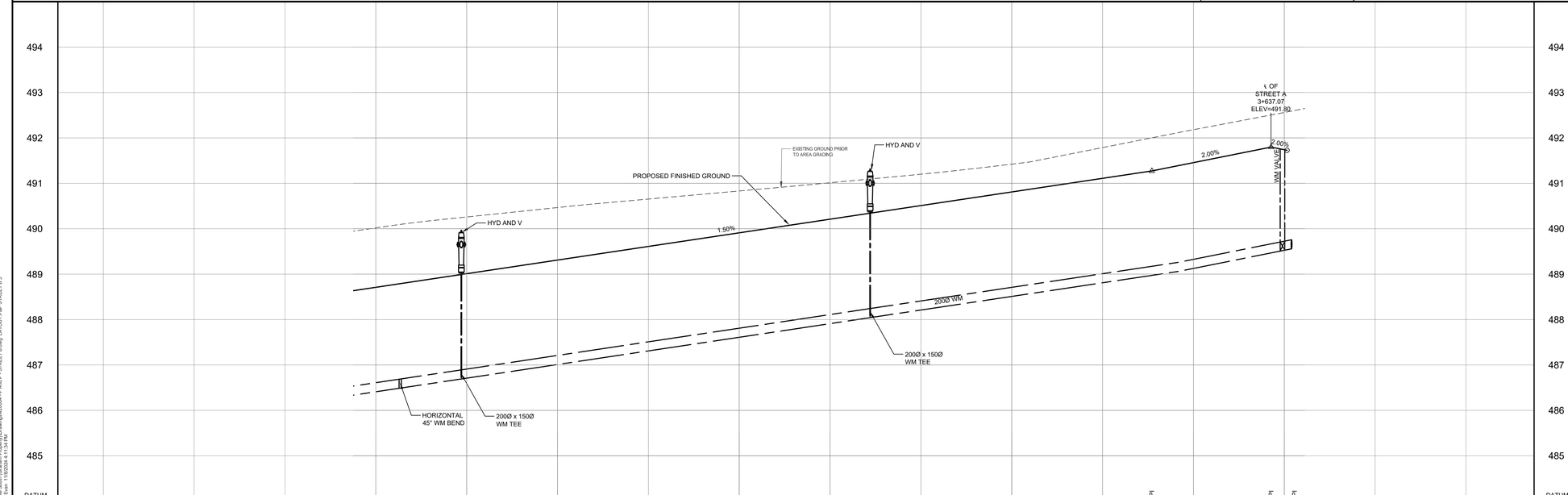
5 0 5 10 20
1:500 (m)

0.5 0 1 2
1:50 (m)

BENCH MARKS :



CENTRE LINE GRADE	488.71	489.01	489.31	489.61	489.91	490.21	490.51	490.81	491.11	491.27 PI	491.46	491.80 PI	491.74 PI	491.73											
TOP OF WATERMAIN ELEV	486.61	486.91	487.21	487.51	487.81	488.11	488.41	488.71	489.01	489.26	489.33	489.73	489.76												
STORM SEWER INVERT																									
SANITARY SEWER INVERT																									
CHAINAGE	3+440	3+460	3+480	3+500	3+520	3+540	3+560	3+580	3+600	3+610.85	3+620	3+637.10	3+640	3+640.59											

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LICENSED PROFESSIONAL ENGINEER
Nov. 3/24
A.E. KROETSCH
100072069
PROVINCE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CHKD
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1.	2022-05-12	ISSUED FOR APPROVAL	A.E.K.

BluePlan ENGINEERING
GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL. 519-748-1440 www.gmblueplan.ca

MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

STREET B
FROM STA. 3+435 TO STA. 3+647

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	18
DESIGNED BY : A.E.K.	DATE : MAY 2022	SCALE : 1:500 (H) 1:50 (V)	

FILE:B:\Working\THOMASFIELD HOMES LIMITED\420154 - 420004 Marsville South (Graham Property)\Drawings\420004 - P And P - STREET B.dwg LAYOUT:PAP STREET B 3
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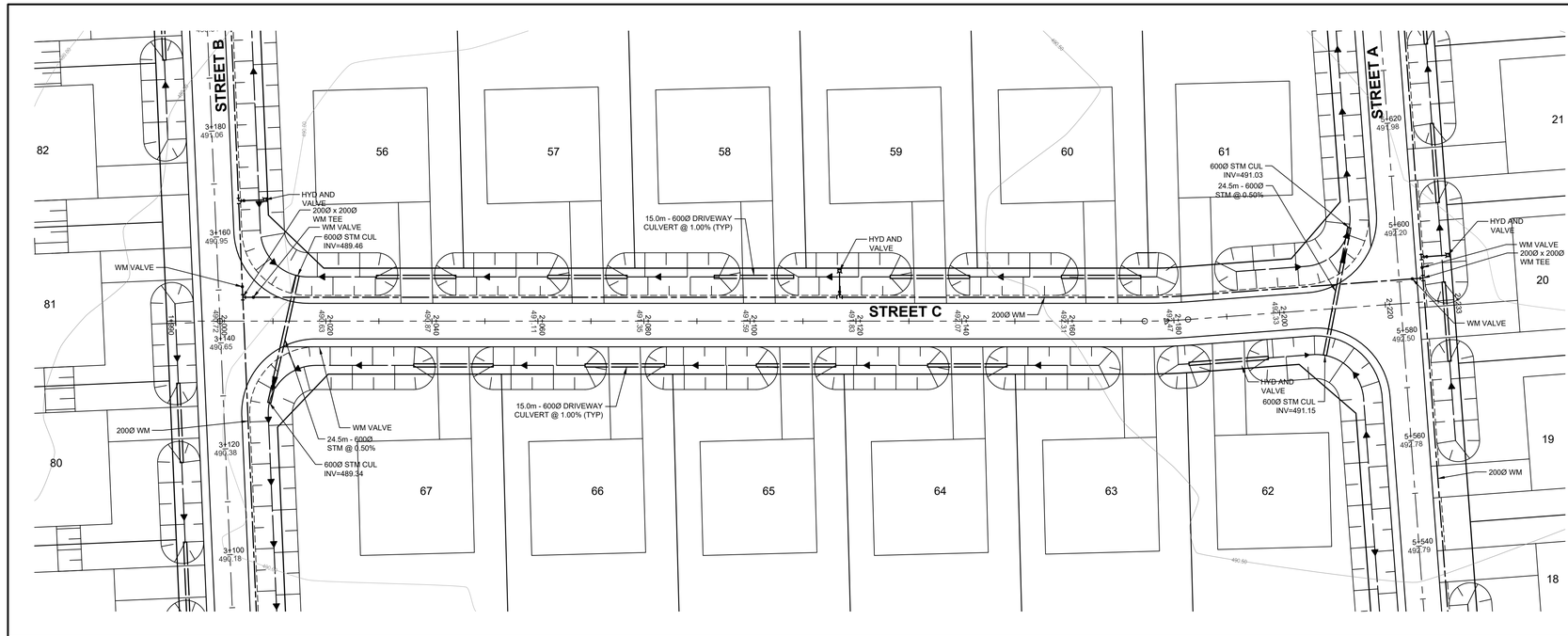

NOTE:
PROVISION OF FIRE HYDRANTS IS SUBJECT TO COMPLETION OF A MUNICIPAL CLASS EA.

LEGEND

- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER
- PROP. FIRE HYDRANT
- PROP. CATCH BASIN
- PROP. SANITARY SERVICE
- PROP. WATER SERVICE
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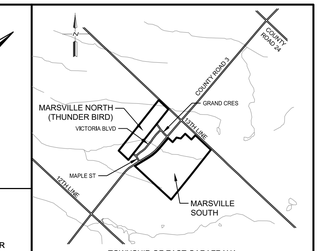
- DRAINAGE FLOW
- HEDGE
- CONIFEROUS/DECIDUOUS TREES



KEY PLAN
NOT TO SCALE

NOTES :

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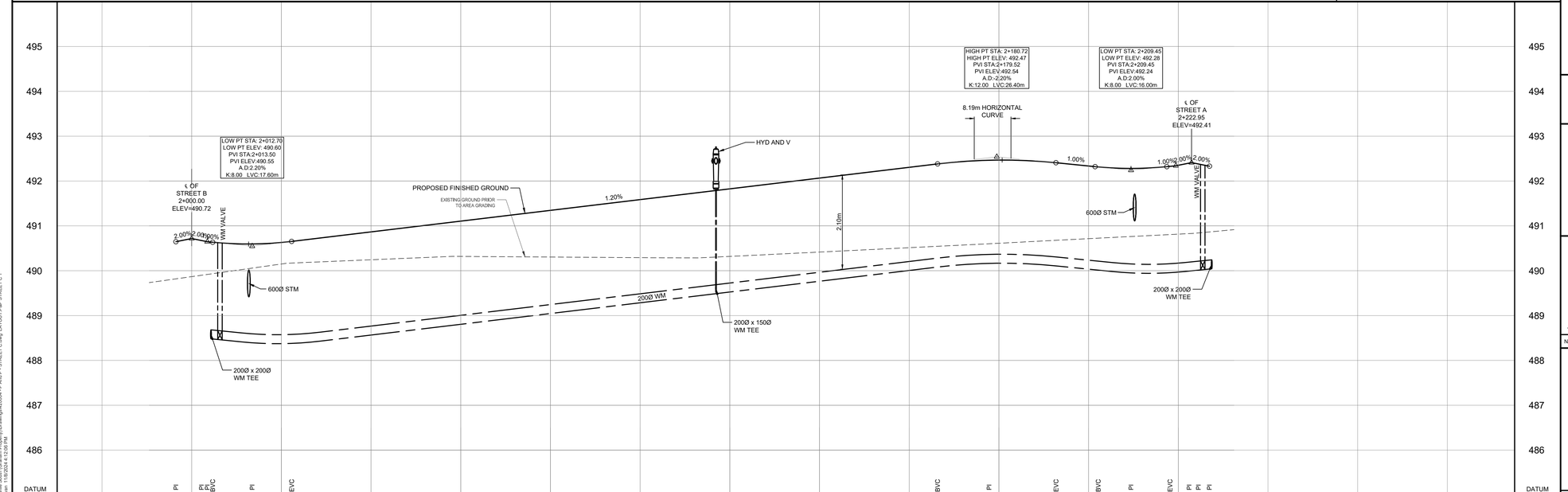
5 0 5 10 20
1:500 (m)

0.5 0 1 2
1:50 (m)

BENCH MARKS :



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NO.	DATE	REVISION DESCRIPTION	CH'KD
1.	05/12/2022	ISSUED FOR APPROVAL	A.E.K.

GM BluePlan ENGINEERING
GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL: 519-748-1440 www.gmblueplan.ca

MARSVILLE SOUTH SUBDIVISION

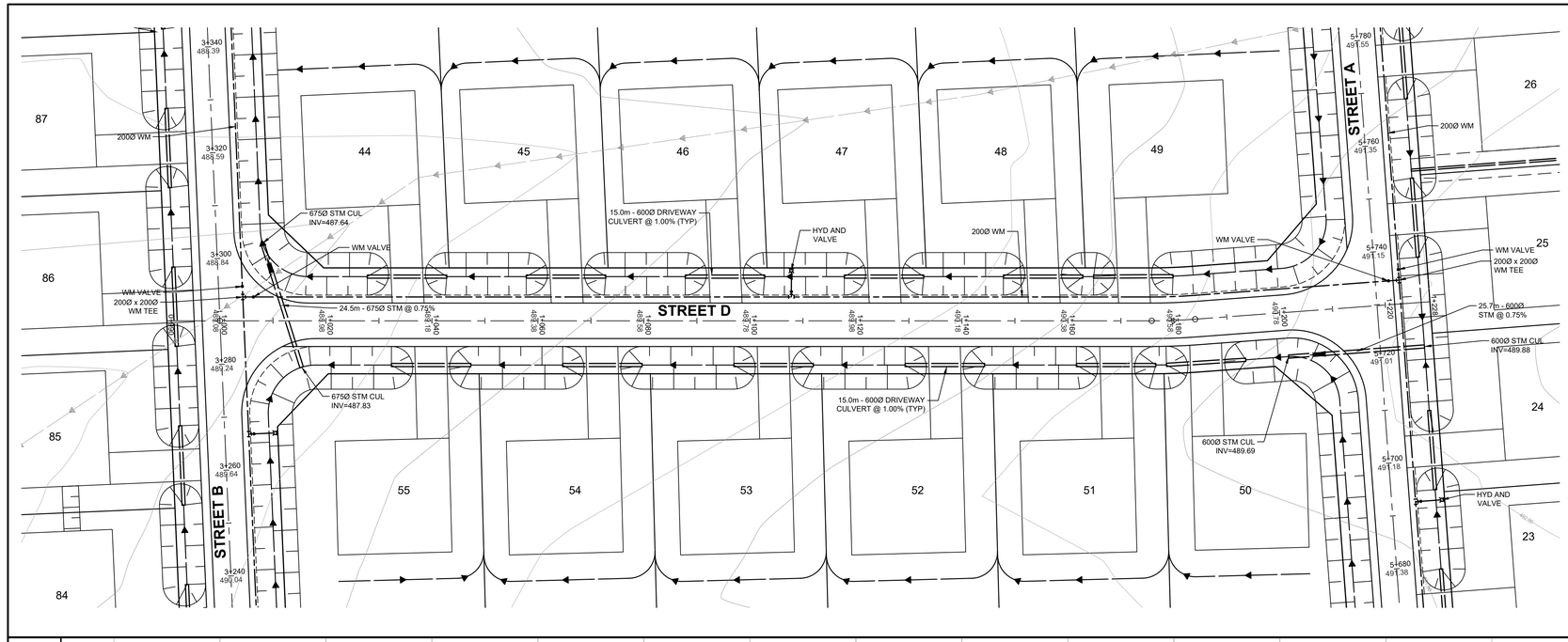
TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

STREET C
FROM STA. 1+990 TO STA. 2+233

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	19
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	1:500 (H) 1:50 (V)	

FILE:B:\Working\THOMASFIELD HOMES LIMITED\420154 - 420004 Marsville South (Graham Property)\Drawings\420004 - P And P - STREET C.dwg LAYOUT:PMP STREET C 1
LAST SAVED BY:Evan.Bejo, 7/6/2024 3:41:05 PM PLOTTED BY:Brett Evan 1/18/2024 4:12:06 PM



NOTE:
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LEGEND

- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER
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- PROP. CATCH BASIN
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- PROP. WATER SERVICE
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- HEDGE
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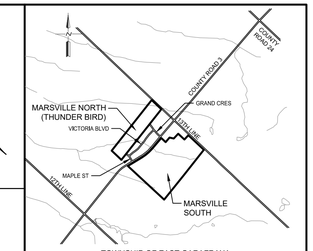

KEY PLAN
NOT TO SCALE

NOTES :

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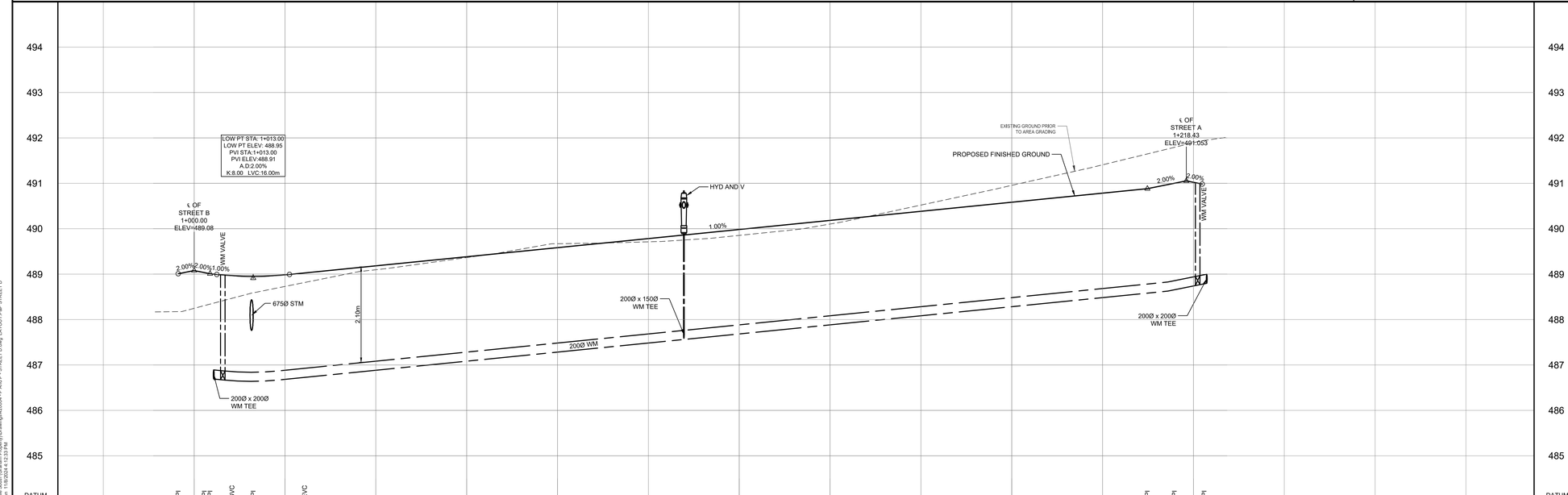
5 0 5 10 20
1:500 (m)

0.5 0 1 2
1:50 (m)

BENCH MARKS :



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LICENSED PROFESSIONAL ENGINEER
Nov. 3/24
A.E. KROETSCH
100072069
PROVINCE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CHKD
2.	2024-11-08	REVISED PER TOWNSHIP COMMENTS	A.E.K.
1.	2022-05-12	ISSUED FOR APPROVAL	A.E.K.

GM BluePlan ENGINEERING
GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL. 519-748-1440 www.gmblueplan.ca

MARSVILLE SOUTH SUBDIVISION

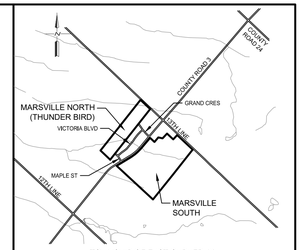
TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

STREET D
FROM STA. 0+990 TO STA. 1+228

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	20
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	1:500 (H) 1:50 (V)	

FILE:\\Working\THOMASFIELD HOMES LIMITED\420154 - 420004 Marsville South (Graham Property)\Drawings\420004 - P And P - STREET D.dwg LAYOUT:PMP STREET D
LAST SAVED BY:Evan.Bell, 7/5/2024 3:41:19 PM PLOTTED BY:Brett Kwan 1/8/2024 4:12:33 PM



TOWNSHIP OF EAST GARAFRAXA

KEY PLAN

NOT TO SCALE

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20 10 0 20 40 60

1:1500 (m)

BENCH MARKS :

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Nov. 8/24
A.E. KROETSCH
100072069
PROVINCE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CH'KD
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1.	2022-05-12	ISSUED FOR APPROVAL	A.E.K.

GM BluePlan ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA

330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2

TEL. 519-748-1440 www.gmblueplan.ca

MARSVILLE SOUTH SUBDIVISION

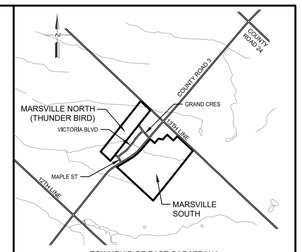
TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

STORM SEWER DRAINAGE AREA PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	21
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	1:1500	

FILE:B:\Working\THOMASFIELD HOMES LIMITED\2420175A - 420004 Marsville South (Graham Property)\Drawing\420004 - Storm Sewer Drainage Area.dwg LAYOUT:420004 - Storm Sewer Drainage Area - STORM DRAINAGE AREAS
LAST SAVED BY:Evan.bibic, 10/25/2024 3:18:15 PM PLOTTED BY:Bibic, Evan 11/8/2024 4:10:10 PM



KEY PLAN

NOT TO SCALE

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15 0 25 50
1:1250(m)

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1.	05/12/2022	ISSUED FOR APPROVAL	A.E.K.

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GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL. 519-748-1440 www.gmblueplan.ca

MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

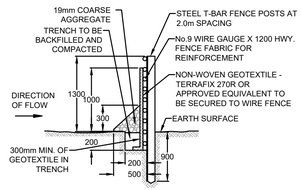
EROSION AND SEDIMENT CONTROL PLAN 1

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	22
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	1:1250	

FILE:B:\Working\THOMASFIELD HOMES LIMITED\420154 - 420004 Marsville South (Graham Property)\Drawings\420004 - Erosion And Sediment Control Plans.dwg - LAYOUT ESCP 1
LAST SAVED BY:Evan.Bird, 5/18/2022 11:35:35 AM PLOTTED BY:Evan. Bird 11/05/2024 4:13:31 PM

SEDIMENT AND EROSION CONTROL NOTES

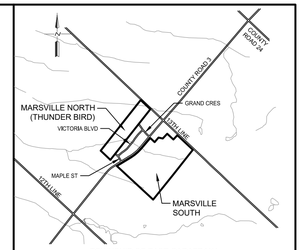
1. SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED AND THAT BARRIERS AND SEDIMENTATION FACILITIES WITHIN THE SITE ARE PROVIDED TO CONTROL ANY EROSION THAT DOES OCCUR.
2. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SEDIMENT POND OR STORAGE AREA MUST BE ESTABLISHED TO COLLECT SURFACE DRAINAGE FROM ALL AREAS THAT WILL BE DISTURBED. WATER PUMPED FROM EXCAVATIONS OR DEWATERING OPERATIONS MUST BE DIRECTED TO THE SEDIMENT POND.
3. ALL SILT FENCING TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING EXCAVATION OR DEMOLITION.
4. CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCE OF IMMEDIATE CONSTRUCTION.
5. STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. STOCKPILES SHOULD NOT BE LOCATED IMMEDIATELY ADJACENT TO DITCHES OR ROAD ALLOWANCES. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES. A PERIMETER DITCH LEADING TO A SETTLING AREA OR SEDIMENTATION TRAP SHOULD BE INSTALLED AROUND THE STOCKPILE.
6. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MANHOLES CATCH BASINS, DITCHES, SWALES AND WATERCOURSES.
7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
8. THE DESIGN CONSULTANT IS TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO TOWN REQUIREMENTS.
9. EROSION CONTROL STRUCTURES ARE TO BE MONITORED REGULARLY AND ANY DAMAGE TO STRUCTURES REPAIRED IMMEDIATELY. SEDIMENTS ARE TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF ~8 THE HEIGHT OF THE FENCE. CLOGGED FILTER MATERIALS SUCH AS CRUSHED STONE, STRAW BALES OR FILTER CLOTH MUST BE REPLACED AS REQUIRED.
10. ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
11. NO ALTERNATIVE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGN CONSULTANT AND THE TOWN.
12. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MUNICIPAL ROADWAYS AND SIDEWALKS ARE CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.
13. ALL DISTURBED AREAS NOT INCLUDED IN CONSTRUCTION TO BE RE-TOPSOILED AND RE-SEEDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.
14. SILT FENCE AS SPECIFIED ON DETAILS PLAN SHALL BE INSTALLED ALL AROUND THE PERIMETER OF THE SITE OR AS DIRECTED BY THE ENGINEER.



NOTES:
1. TO BE READ IN CONJUNCTION WITH OPSD 219.130.

SEDIMENT FENCE - HEAVY DUTY

N.T.S.



TOWNSHIP OF EAST GARAFRAXA

KEY PLAN

NOT TO SCALE

NOTES :

1. TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON FEBURARY 13, 2020 AND MARCH 5 AND 13, 2020.
2. EXISTING PROPERTY BOUNDARY AND DRAFT PLAN OF SUBDIVISION PROVIDED BY ASTRID J CLOS PLANNING CONSULTANTS, DATED FEBRUARY 4, 2022.
3. ALL TOPOGRAPHIC CONTOUR INFORMATION EXTERNAL TO THE TUNIO (MARSVILLE NORTH) AND GRAHAM (MARSVILLE SOUTH) PROPERTIES ARE BASED ON GRCA CONTOURS AND ARE TO BE CONFIRMED AT A LATER DATE.

BENCH MARKS :

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, 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.

NO.	DATE	REVISION DESCRIPTION	CHKD
1.	05/12/2022	ISSUED FOR APPROVAL	A.E.K.

GM BluePlan ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA

330 TRILLIUM DRIVE, UNIT D, KITCHENER, ON N2E 3J2
TEL. 519-748-1440 www.gmblueplan.ca

MARSVILLE SOUTH SUBDIVISION

TOWNSHIP OF EAST GARAFRAXA

THOMASFIELD HOMES LTD.

EROSION AND SEDIMENT CONTROL PLAN 2

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.B.	A.E.K.	420004	23
DESIGNED BY :	DATE :	SCALE :	
A.E.K.	MAY 2022	AS NOTED	

FILE:B:\Working\THOMASFIELD HOMES LIMITED\420754 - 420004 Marsville South (Graham Property)\Drawings\420004 - Erosion And Sediment Control Plans.dwg - LAYOUT ESCP 2
LAST SAVED BY:Evan.Bitch, 5/12/2022 11:19:35 AM PLOTTED BY:Bitch, Evan 11/8/2022 4:13:32 PM