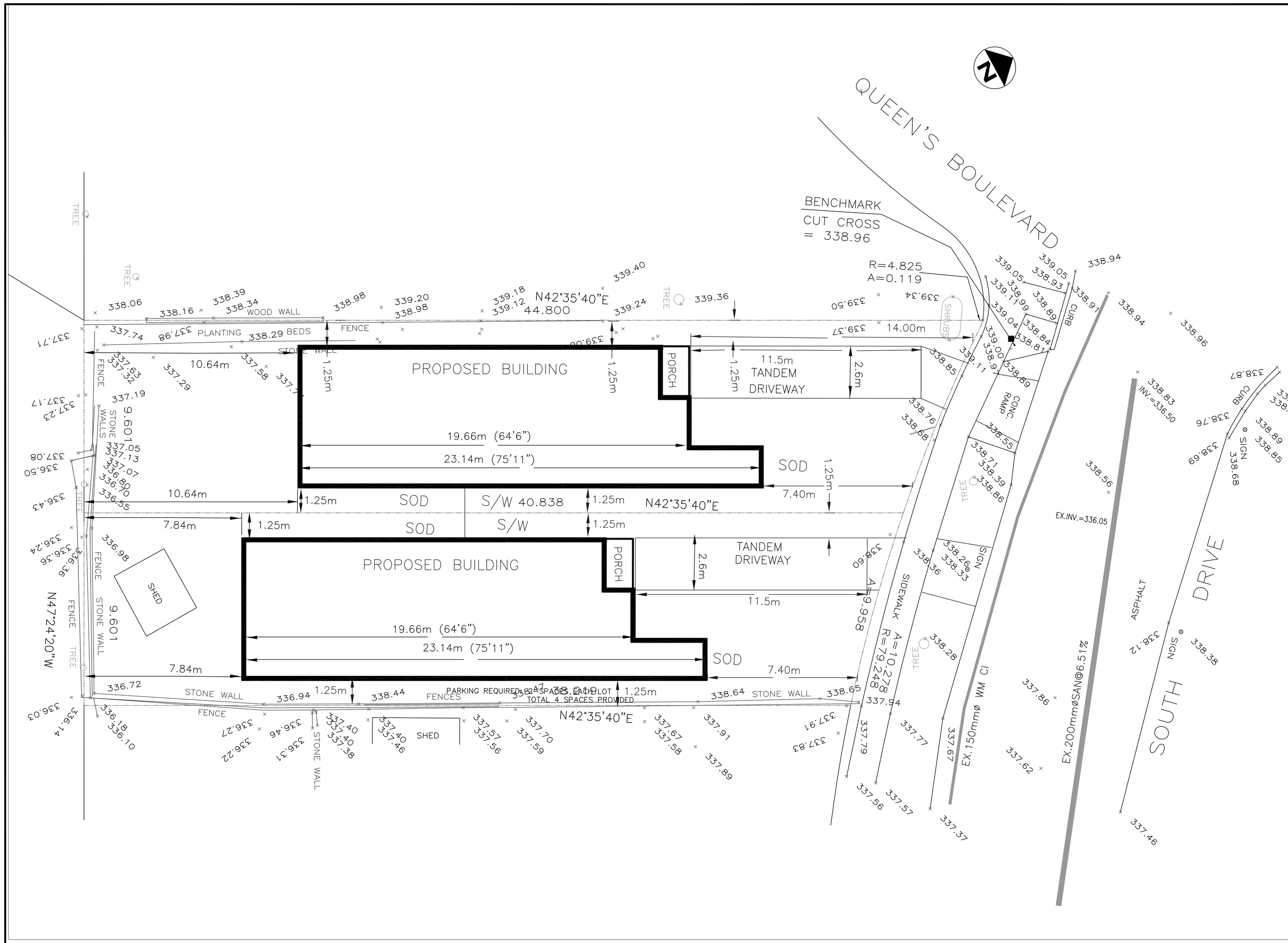

LEGEND

+ 334.96	– EXISTING GRADE
+ 334.96	– EXISTING GRADE AS PER APPROVED GRADING PLAN (2000)
+ (334.96)	– PROPOSED GRADE (P.E.S.)
1%	– PROPOSED DRAINAGE DIRECTION & SLOPE
334.5	– EXISTING CONTOURS
	– EXISTING SLOPE (3:1 UNLESS NOTED OTHERWISE)

NOTES:

THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT WRITTEN CLEARANCE FROM PROGRESSIVE ENGINEERING SERVICES LTD.

ALL WORKS ARE TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF KITCHENER AND THE O.P.S.S./O.P.S.D. STANDARDS WHICH FORM INTEGRAL PARTS OF THE DESIGN AND CONTRACT. IN ALL CASES, WHERE THERE IS A DISCREPANCY IN SPECIFICATIONS BETWEEN THESE TWO STANDARDS, THE CITY OF KITCHENER STANDARDS SHALL GOVERN.

THIS PLAN IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PROGRESSIVE ENGINEERING SERVICES LTD.

THE CONTRACTOR IS TO CONFIRM THAT ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.

THE POSITION OF POLES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES ARE 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, OBTAINING ALL PERMITS AND LICENSES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND EXISTING ELEVATIONS WHICH INCLUDES BUT IS NOT LIMITED TO THE BENCH MARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS, AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING WORK.

NOTES REGARDING NEIGHBOURING PROPERTIES:
1) THE OWNER IS RESPONSIBLE FOR RESTORATION OF ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT–OF–WAY TO CITY OF KITCHENER STANDARDS.
2) IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR HIS/HER REPRESENTATIVE MUST ENCROACH ONTO PRIVATE LANDS TO UNDERTAKE ANY WORKS, HE/SHE MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON THE PRIVATE PROPERTY TO PERFORM ANY WORKS. COPIES OF THESE LETTERS OF CONSENT MUST BE SUBMITTED TO ENGINEERING SERVICES IN THE DEVELOPMENT SERVICES DEPARTMENT, PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY WITH THE ABOVE IS AT THE PROPERTY OWNERS OWN RISK.

THE CONTRACTOR AND OWNER ARE ADVISED THAT THIS PROJECT IS SUBJECT TO THE NEW CONSTRUCTION ACT, BILL 142, WHICH CAME INTO AFFECT ON JULY 1, 2018, WITH AMENDMENTS THAT CAME INTO AFFECT OCTOBER 1, 2019. EVERYONE ASSOCIATED WITH THIS PROJECT WILL NEED TO COMPLY WITH THIS LAW, INCLUDING THE HOLDBACK AND PROMPT PAYMENT REQUIREMENTS STIPULATED THEREIN.

BENCHMARK:
OBSERVED REFERENCE POINTS (ORP) ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN–NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS-4) (2010) COORDINATES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG. 216/10.
EXISTING TOPOGRAPHICAL INFORMATION IS TAKEN FROM A SURVEY BY ACI SURVEYING LIMITED
CONSTRUCTION B.M.'S ARE IDENTIFIED ON THIS PLAN

COPYRIGHT 2022 PROGRESSIVE ENGINEERING SERVICES LTD.

DATE ISSUED:

No.	REVISION	BY	DATE (D,M,Y)
1.	REVISED TO SINGLE TANDEM DRIVEWAY AS PER CITY COMMENTS	PES	9.8.2022

Progressive Engineering Services Ltd.
Consulting Engineers
2043 Hidden Valley Crescent, Kitchener, ON N2C2R2
PH: (519) 748–0101

COMMITTEE OF ADJUSTMENT
SUBMISSION No. B 2022–035
5 SOUTH AVENUE
CITY OF KITCHENER ONTARIO

SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
G. K. H. NUESSLER
SP-2022-035
5/8/22
PROVINCE OF ONTARIO

CITY APPROVAL REQUIRED

DRAWN BY: P.E.S.	CONTRACT No. SP–2022–035
CHECKED BY: G.K.N.	DRAWING No.
DATE: AUGUST 5, 2022	
SCALE: 1:150	SHEET 4 OF 4