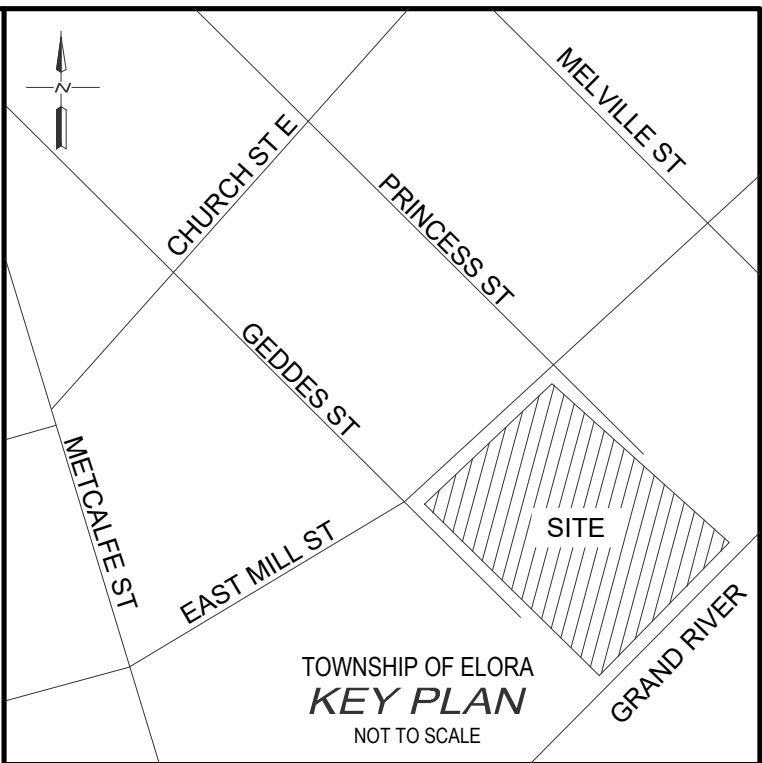


LEGEND

	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
	EX. FIRE HYDRANT
	EX. LIGHT STANDARD
	HEDGE
	CONIFEROUS/DECIDUOUS TREES
	GRCA FLOOD FRINGE
	GRCA FLOODWAY
	TREE REMOVAL



NOTES :

1. TOPOGRAPHICAL AND EXISTING CONDITIONS SURVEY COMPLETED BY VAN HARTEN SURVEYING INC. ON NOV. 30, 2020.
2. SITE PLAN PROVIDED BY FRYETT TURNER ARCHITECTS INC. ON JANUARY 27, 2023.

BENCH MARKS :

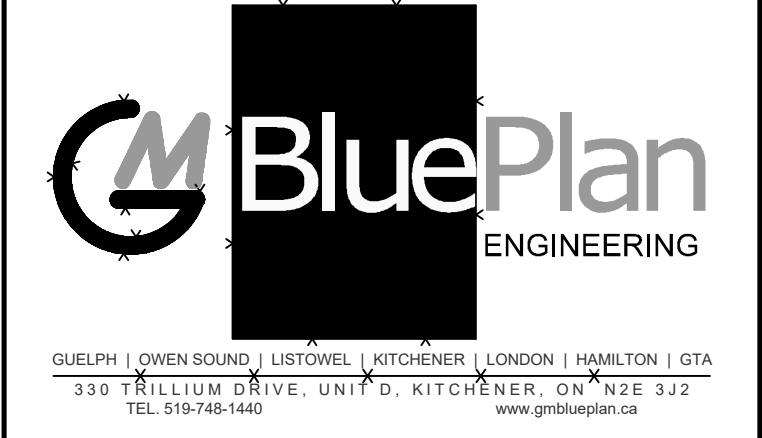
NAIL IN HYDRO POLE WEST OF NORTH CORNER OF SUBJECT PROPERTY
ELEV = 378.37

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.



NO.	DATE	REVISION DESCRIPTION	CHKD
3.	2023/03/02	REVISED PER NEW SITE PLAN	S.J.P.
2.	2022/09/29	REVISED PER CLIENT COMMENTS	S.J.P.
1.	2022/09/08	ISSUED FOR ZONING APPROVAL	S.J.P.



19 MILL STREET EAST

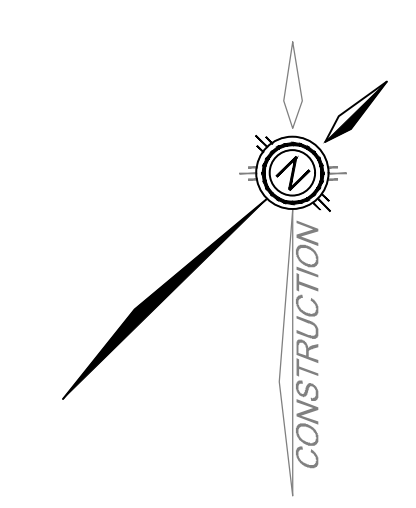
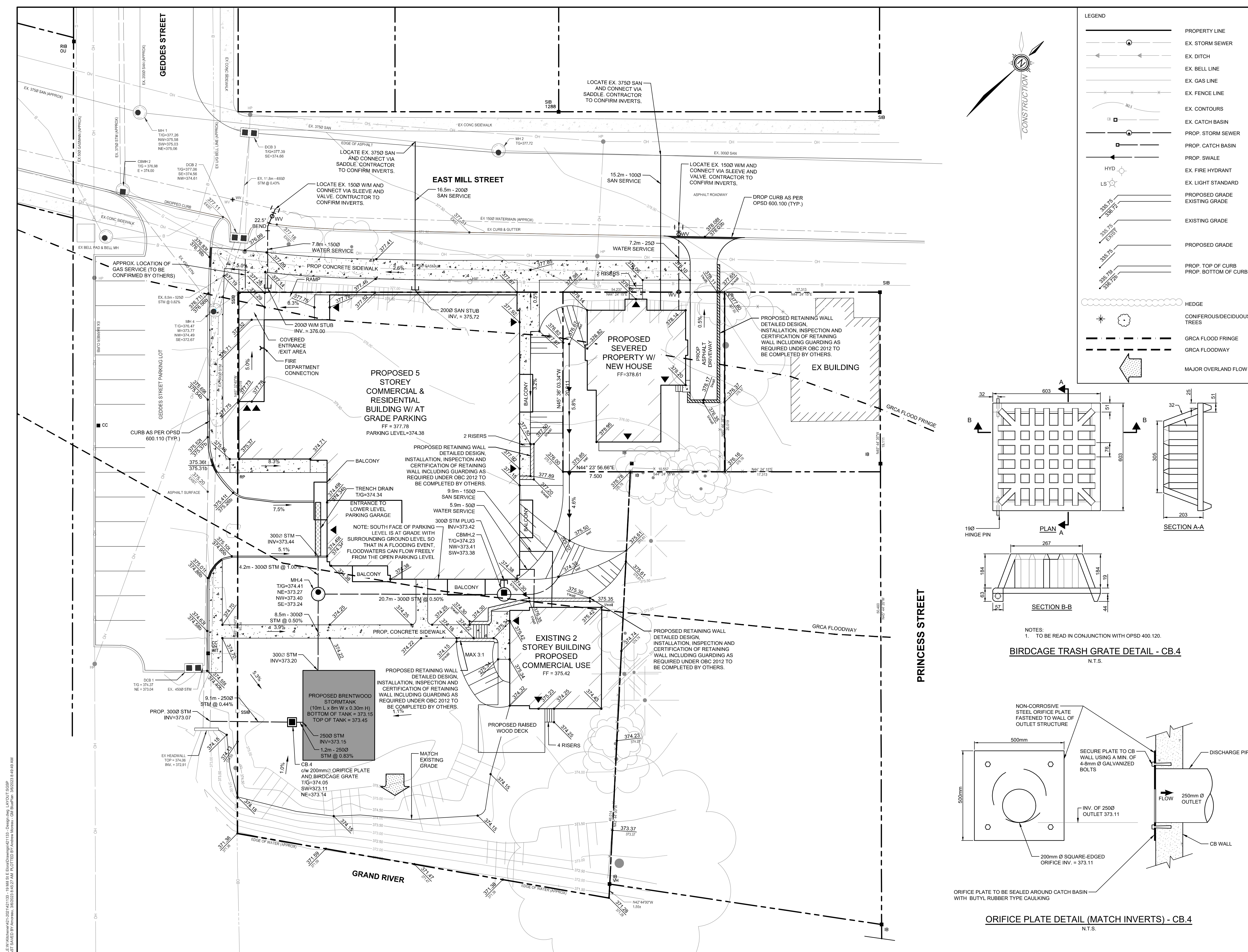
FRYETT TURNER ARCHITECTS INC.

TOWNSHIP OF CENTRE WELLINGTON (ELORA)

EXISTING CONDITIONS PLAN

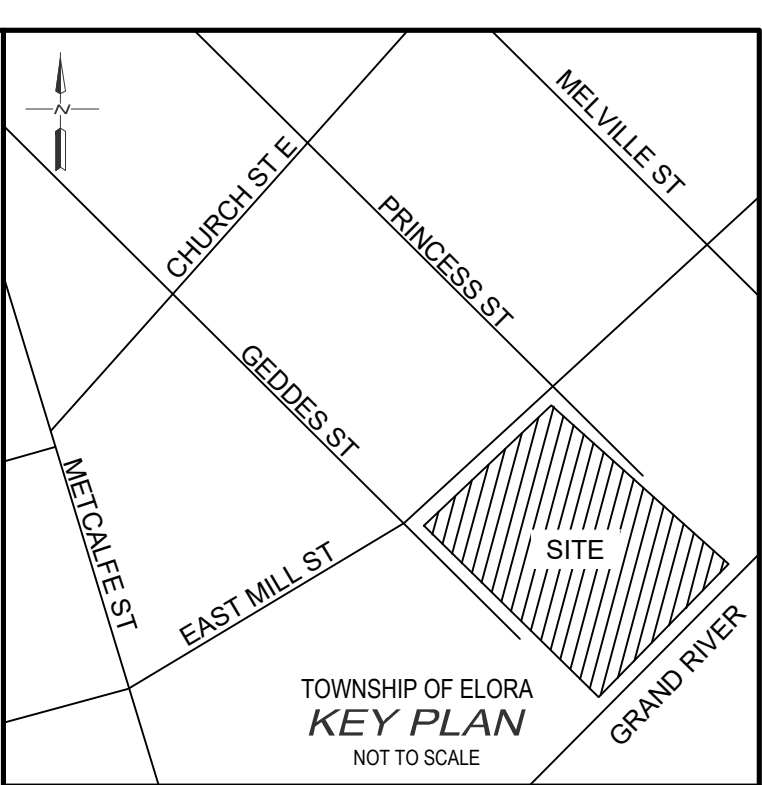
DRAWN BY : C.P.	APPROVED BY : S.J.P.	PROJECT NO. : 421133	DRAWING NO. : 1
DESIGNED BY : S.J.P.	DATE : AUGUST 2022	SCALE : 1:200	

FILE: 19 Mill Street East - Existing Conditions.dwg, 19 Mill Street East - Existing Conditions.dwg, 19 Mill Street East - Existing Conditions.dwg
 LAST SAVED BY: J.Primmer, 27/09/2023 1:12:50 PM, PLOTTED BY: J.Primmer, 10/2023 10:40 AM



LEGEND

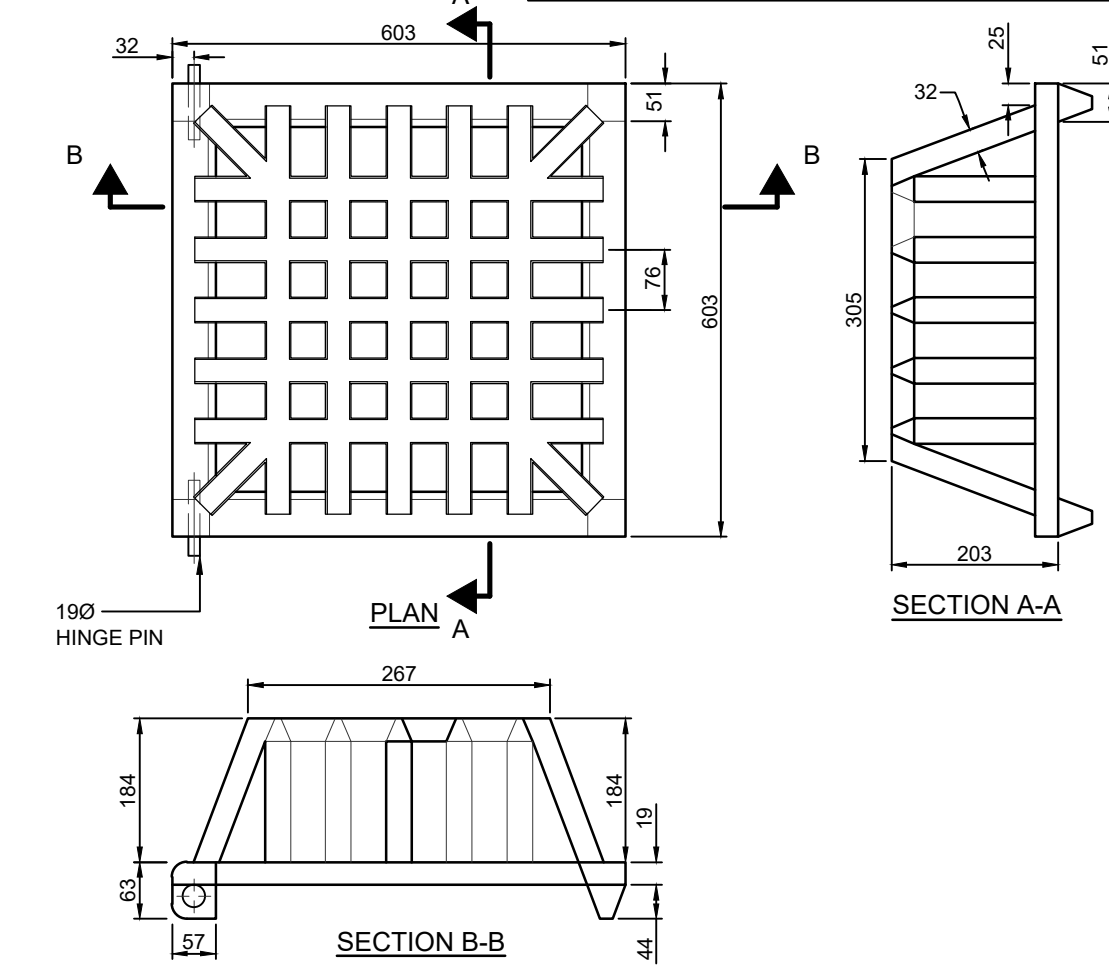
(Symbol)	PROPERTY LINE
(Symbol)	EX. STORM SEWER
(Symbol)	EX. DITCH
(Symbol)	EX. BELL LINE
(Symbol)	EX. GAS LINE
(Symbol)	EX. FENCE LINE
(Symbol)	EX. CONTOURS
(Symbol)	EX. CATCH BASIN
(Symbol)	PROP. STORM SEWER
(Symbol)	PROP. CATCH BASIN
(Symbol)	PROP. SWALE
(Symbol)	EX. FIRE HYDRANT
(Symbol)	EX. LIGHT STANDARD
(Symbol)	PROPOSED GRADE
(Symbol)	EXISTING GRADE
(Symbol)	PROPOSED GRADE
(Symbol)	PROP. TOP OF CURB
(Symbol)	PROP. BOTTOM OF CURB
(Symbol)	HEDGE
(Symbol)	CONIFEROUS/DECIDUOUS TREES
(Symbol)	GRCA FLOOD FRINGE
(Symbol)	MAJOR FLOODWAY
(Symbol)	MAJOR OVERLAND FLOW



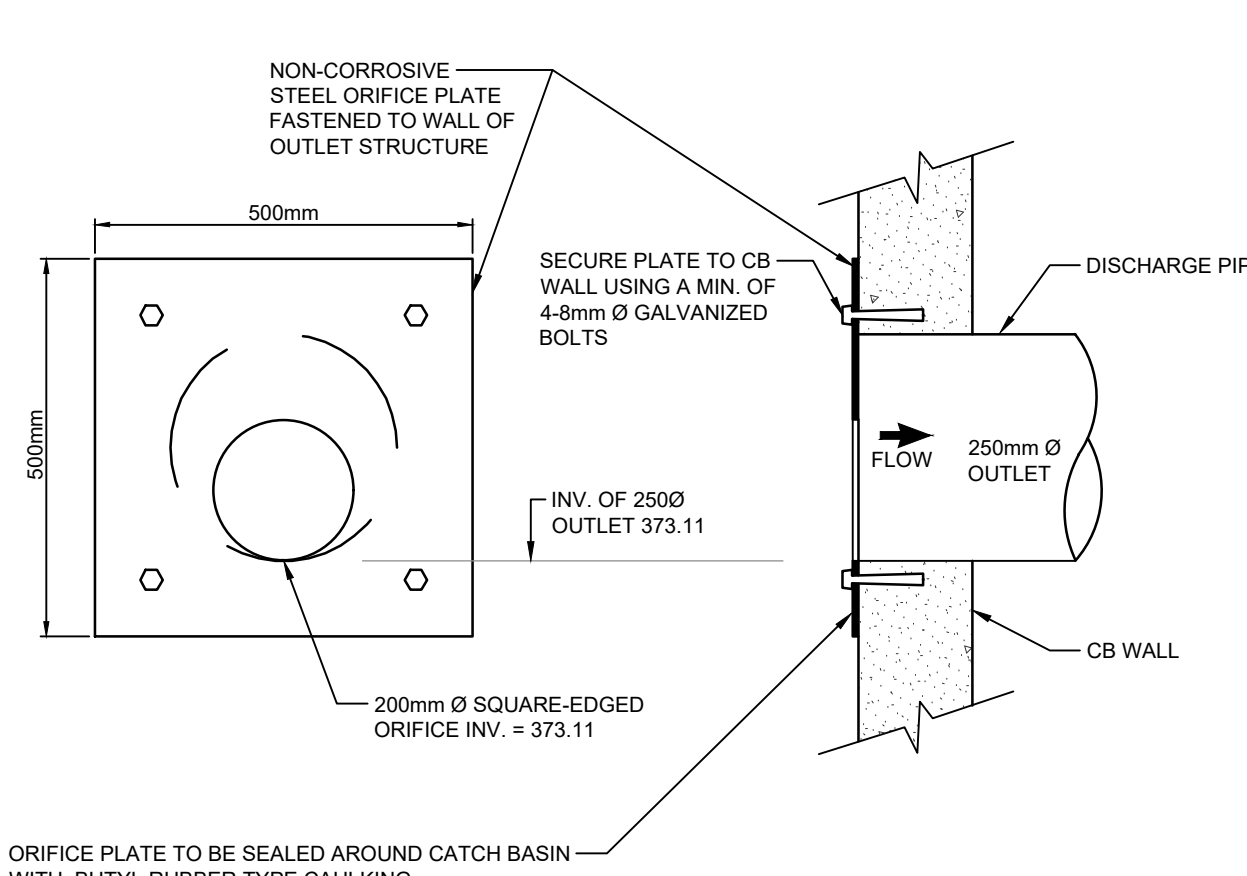
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BIRDCAGE TRASH GRATE DETAIL - CB.4
N.T.S.



ORIFICE PLATE DETAIL (MATCH INVERTS) - CB.4
N.T.S.

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

19 MILL STREET EAST
 FRYETT TURNER ARCHITECTS INC.
 TOWNSHIP OF CENTRE WELLINGTON (ELORA)
 SITE GRADING & SERVICING PLAN
 DRAWN BY: C.P. APPROVED BY: S.J.P. PROJECT NO.: 421133 DRAWING NO.:
 DESIGNED BY: S.J.P. DATE: AUGUST 2022 SCALE: 1:200

GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS THE STANDARD TOWNSHIP, REGION (OR COUNTY), MTO AND OPSD DRAWINGS AND OPSS ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
- REFER TO O.B.C. - 2012 STANDARDS AND SPECIFICATIONS AND TOWNSHIP SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
- EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCR OACH ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS, ROAD CUTS, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC.
- PRIOR TO CONSTRUCTION, THE ENGINEER IS TO BE NOTIFIED BY THE OWNER AND THE CONTRACTOR AS TO THE EXTENT OF THE CONSTRUCTION LIMITS THEY PROPOSE. THE TOWNSHIP, BUILDING AND PLUMBING OFFICIALS ARE TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE SERVICING PLANS, LANDSCAPE PLAN, SITE ELECTRICAL PLANS, AND ANY OTHER PLANS OR DRAWINGS WHICH DEPICT WORKS THAT ARE PROPOSED FOR THIS SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR THE TOWNSHIP AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ONTARIO.
- THE CONTRACTOR SHALL ENDEAVOUR TO PREVENT MUD TRACKING ONTO EXISTING RIGHT-OF-WAYS AND SHALL PROVIDE FOR CLEANUP AT HIS OWN EXPENSE AS DIRECTED BY THE TOWNSHIP. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE CONTROLLING MEASURES AS DIRECTED BY THE TOWNSHIP.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN THE FIELD.
- ALL SERVICES AND/OR UTILITIES LOCATED ON CONCRETE SIDEWALKS OR CURBS TO BE ISOLATED FROM THE SIDEWALK OR CURB AS PER OPSD 310.040.
- ALL UTILITIES SHALL BE LOCATED, SUPPORTED AND PROTECTED TO THE SATISFACTION OF THE UTILITY COMPANY DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWNSHIP.
- THE CONTRACTOR IS TO OBTAIN, AND PAY FOR ANY NECESSARY PERMITS FOR ANY MUNICIPAL ROAD CUTS FOR THE INSTALLATION OF SANITARY, STORM, AND WATER SERVICE CONNECTIONS. ROAD CUTS TO BE RESTORED AS PER TOWNSHIP SATISFACTION.
- BLASTING WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE TOWNSHIP.
- ANY UTILITY RELOCATIONS DUE TO THIS DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER.
- ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.
- DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.0m FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS.
- ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNERS EXPENSE.

GENERAL TESTING AND INSPECTION NOTES

- TESTING OF ALL SERVICES BY GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING GM BLUEPLAN ENGINEERING LIMITED FOR THE COMPLETION OF ALL REQUIRED SITE INSPECTIONS.
- ALL STORM SEWERS ARE TO BE MANDREL TESTED PRIOR TO FINAL ACCEPTANCE BY THE ENGINEER. ALL MANDREL TESTING AS PER OPSS 410.
- ALL STORM REQUIRE FIELD INSPECTION BY THE SITE SERVICING ENGINEERING DURING INSTALLATION INSPECTION SERVICES REQUIRE A MINIMUM OF 4 HOURS NOTICE.

SEDIMENT AND EROSION CONTROL NOTES

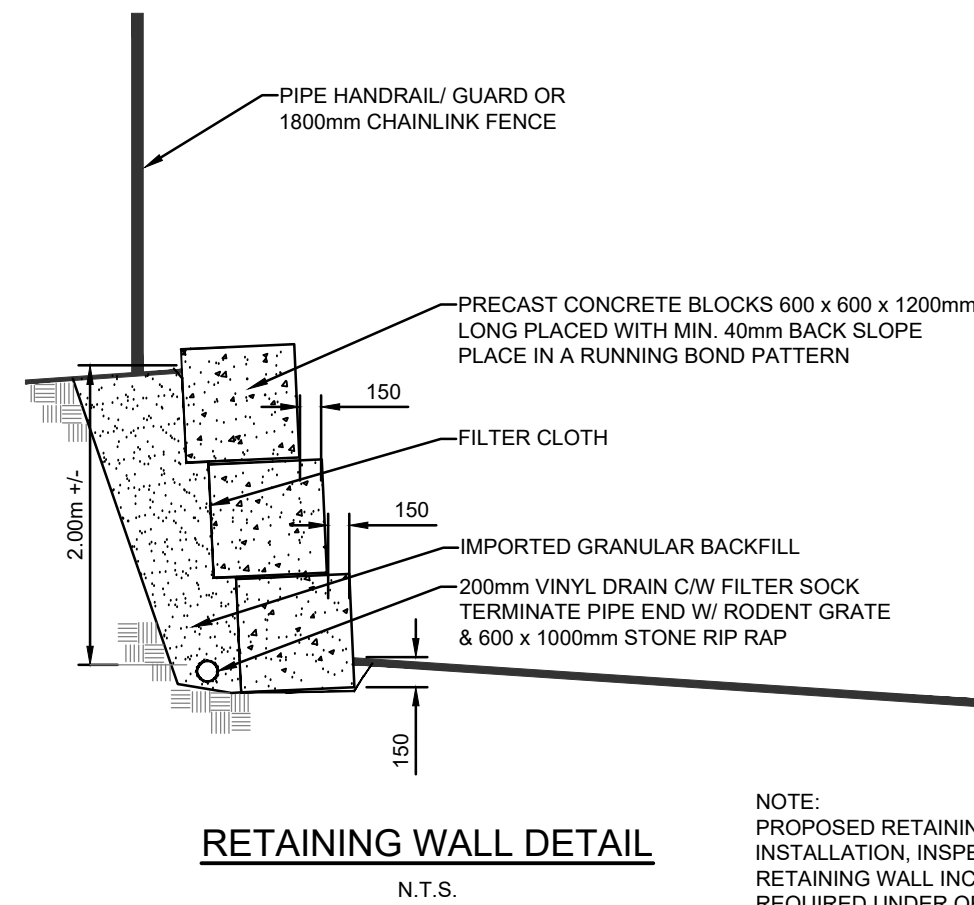
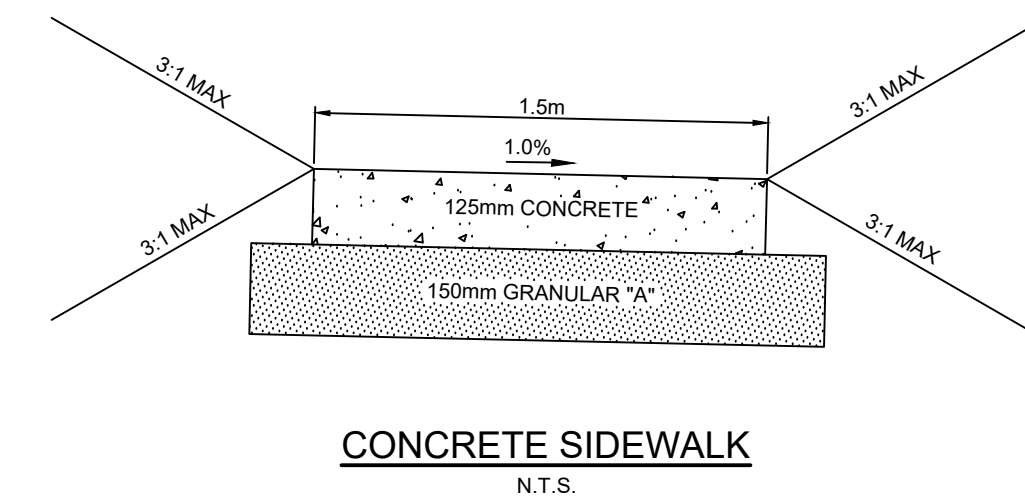
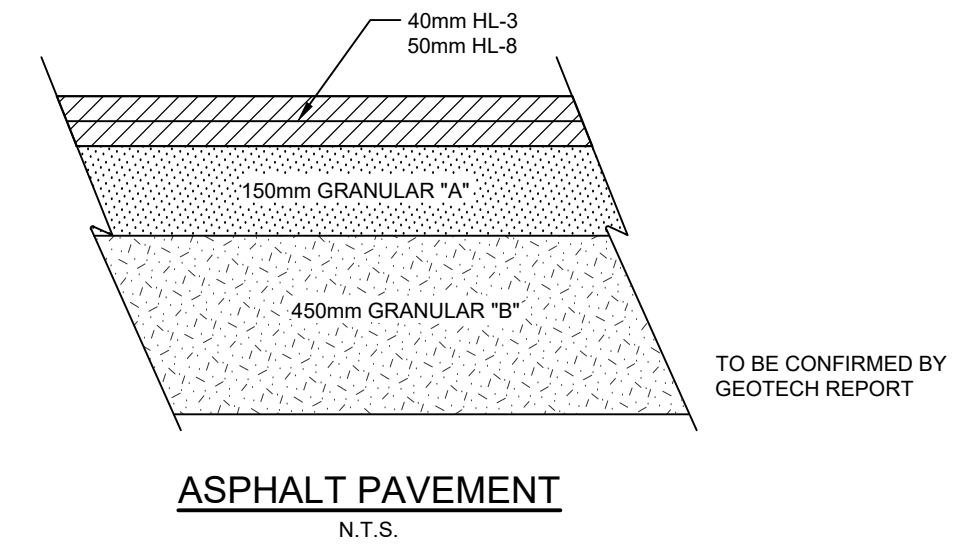
- SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED AND THAT BARRIERS AND SEDIMENTATION FACILITIES WITHIN THE SITE ARE PROVIDED TO CONTROL ANY EROSION THAT DOES OCCUR.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SEDIMENT POND OR STORAGE AREA MUST BE ESTABLISHED TO COLLECT SURFACE DRAINAGE FROM ALL AREAS THAT WILL BE DISTURBED. WATER PUMPED FROM EXCAVATION OR DEWATERING OPERATIONS MUST BE DIRECTED TO THE SEDIMENT POND.
- ALL SILT FENCING TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING EXCAVATION OR DEMOLITION.
- CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCED OF IMMEDIATE CONSTRUCTION.
- 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.
- EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MANHOLES CATCH BASINS, DITCHES SWALES AND WATERCOURSES.
- ADDITION EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
- THE DESIGN CONSULTANT IS TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.
- 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 50% OF THE FENCE. CLOGGED FILTER MATERIALS SUCH AS CRUSHED STONE, STRAW BALES OR FILTER CLOTH MUST BE REPLACED AS REQUIRED.
- 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.
- NO ALTERNATIVE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGN CONSULTANT AND THE TOWNSHIP.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MUNICIPAL ROADWAYS AND SIDEWALKS AREA CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.
- ALL DISTURBED AREAS NOT INCLUDED IN CONSTRUCTION TO BE RE-TOPSOILED AND RE-SEEDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.

SERVICING NOTES - STORM

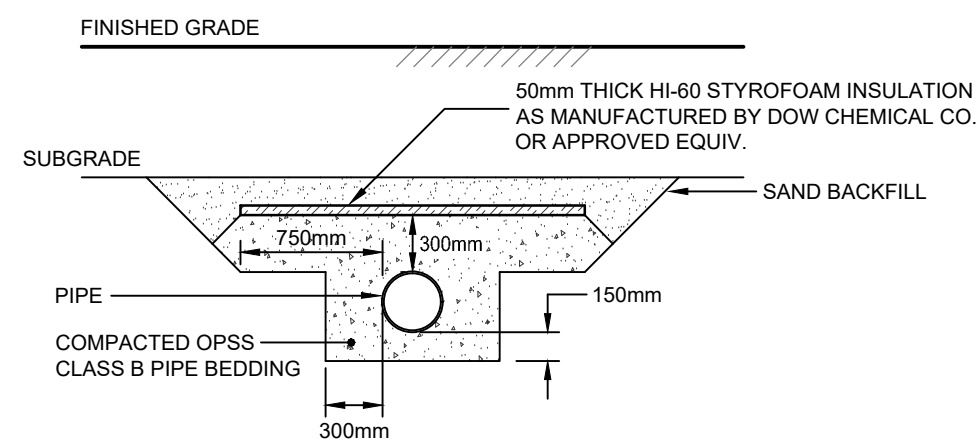
- ALL STORM SEWERS 375mmØ AND SMALLER TO BE PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS. 450mmØ AND LARGER TO BE CONCRETE IN ACCORDANCE WITH CSA A257.2, CLASS 650 OR LATEST REVISIONS, UNLESS OTHERWISE NOTED.
- BEDDING FOR PVC STORM SEWERS AS PER OPSD 802.010, GRANULAR 'A', COMPACTED TO 98% SPD.
- BEDDING FOR CONCRETE PIPE AS PER OPSD-802.030, CLASS B, GRANULAR 'A', COMPACTED TO 98% SPMDD.
- EXISTING SEWER INVERTS, MATERIAL TYPE, AND SIZE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CATCHBASINS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 705.010 OR OPSD 705.020. ALL CATCHBASIN FRAMES AND COVERS IN THE ROADWAY AS PER OPSD 400.110. ALL CATCHBASIN FRAMES AND COVERS IN WALKWAY AREAS AS PER OPSD 400.100.
- ALL EXISTING SEWERS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- ALL CATCHBASIN LEADS TO BE MINIMUM 250mmØ PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034, OR NON-REINFORCED CONCRETE PIPE, OR BOSS 2000 HOPE IN ACCORDANCE WITH CSA-B182.2, ASTM D-3350, UNLESS NOTED OTHERWISE.
- ALL MAINTENANCE HOLES AND CATCHBASIN MAINTENANCE HOLES SHALL BE BENCHED UP TO 3/4 HEIGHT REGARDLESS OF PIPE SIZE. ALL BENCHING SHALL SLOPE UP AND AWAY FROM THE PIPE AT 8% SLOPE. STORM SEWER MAINTENANCE HOLES SHALL NOT BE PRE-BENCHED BY THE MANUFACTURER EXCEPT IN NEW DEVELOPMENT. BENCHING MAINTENANCE HOLES MUST BE COMPLETED DURING CONSTRUCTION ON SITE.

GRADING

- THE GRADING PLAN IS TO BE READ WITH THE SITE SERVICES DRAWINGS.
- CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
- ALL DRIVEWAY AND GRADING MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT TOWNSHIP STANDARDS AND SPECIFICATIONS.
- ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 98% SW, PROCTOR DRY DENSITY. ALL FILL WITHIN THE SITE PARKING AREA TO BE COMPACTED TO A MIN. OF 96% SPD. THE SUITABILITY OF ALL FILL MATERIALS ARE TO BE CONFIRMED BY A RECOGNIZED SOILS CONSULTANT TO THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION OF ANY ROAD BASE MATERIALS.
- LANDSCAPING SHALL NOT ENCR OACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
- SILT FENCE(S) TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS. SILTATION CONTROL SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL BE IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES.
- ANY CHANGES IN GRADES, CATCH BASINS, SERVICES LATERALS, STORM AND SANITARY SEWERS REQUIRE THE APPROVAL OF GM BLUEPLAN ENGINEERING LIMITED.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF GM BLUEPLAN ENGINEERING LIMITED.
- ALL LANDSCAPING TO BE INSTALLED AS SOON AS POSSIBLE OR PRIOR TO THE END OF THE FIRST GROWING SEASON. LANDSCAPING TO BE MAINTAINED UNTIL IT IS ESTABLISHED.
- ALL COMPACTION TO BE CERTIFIED BY A GEOTECHNICAL CONSULTANT.
- ALL CURBS ARE TO BE 150mm ABOVE THE PROPOSED GUTTER LINE (GL) UNLESS NOTED OTHERWISE.
- PAVEMENT GRADE SHALL BE MIN. 0.5%, MAX. 8%.
- DRAINAGE SWALE GRADE SHALL BE MIN. 2%, MAX. 6%.
- SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS NOTED OTHERWISE.

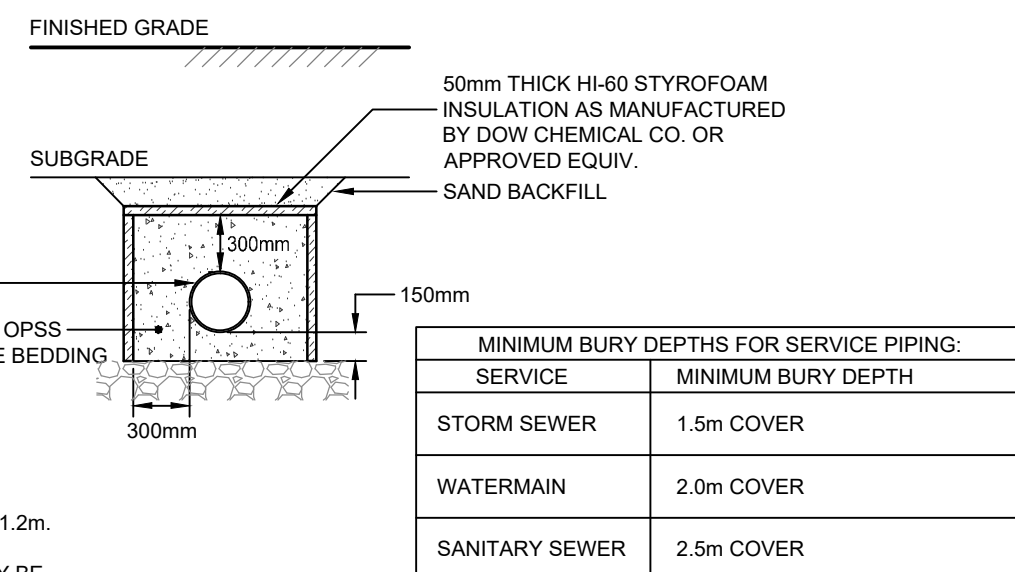


NOTE: PROPOSED RETAINING WALL DETAILED DESIGN, INSTALLATION, INSPECTION AND CERTIFICATION OF RETAINING WALL INCLUDING GUARDING AS REQUIRED UNDER OBC 2012 TO BE COMPLETED BY OTHERS.

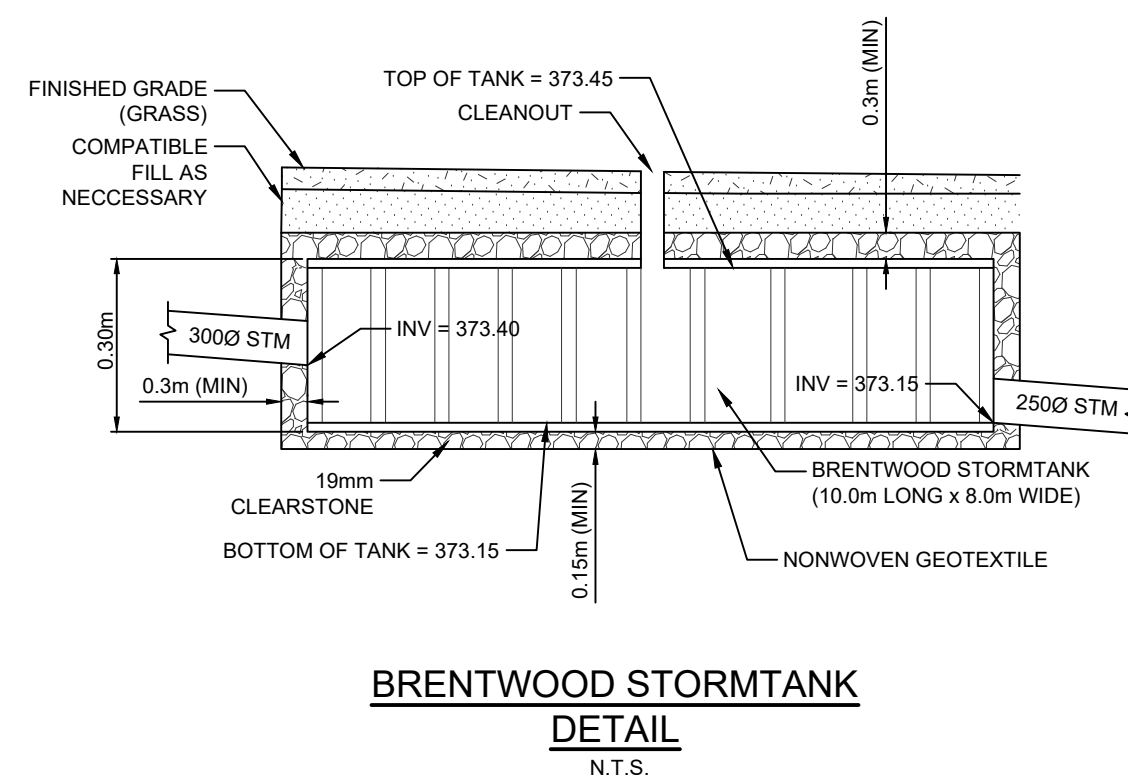


- INSULATION TO BE PLACED UNTIL COVER EXCEEDS 1.2m.
- MINIMUM BURY DEPTHS ARE GENERAL. DEEPER MAY BE REQUIRED DEPENDING ON BUILDING FOUNDATION DESIGN OR OTHER SITE CONSTRAINTS.

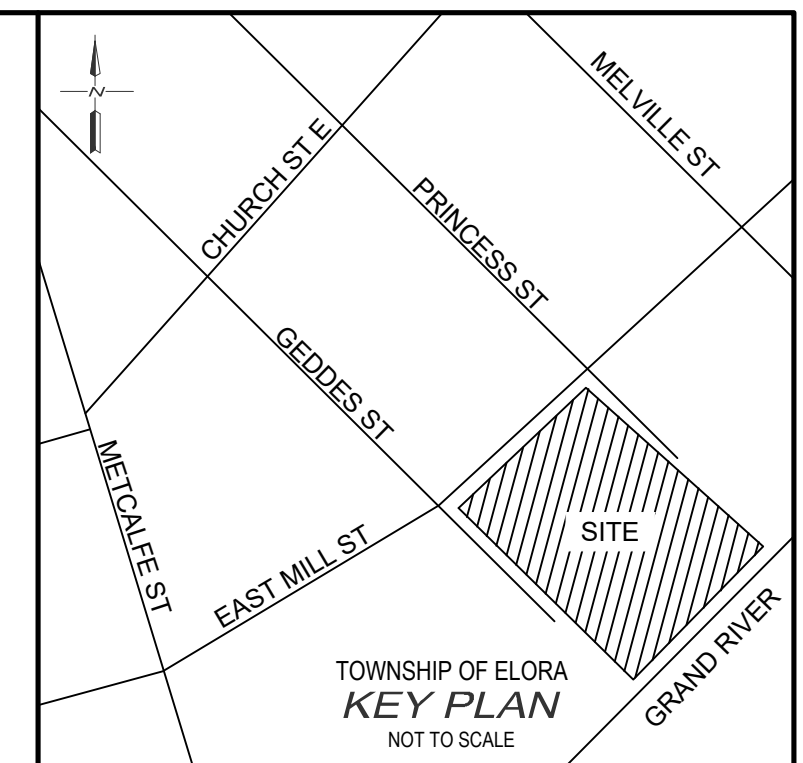
TYPICAL PIPE INSULATION DETAIL
N.T.S.



MINIMUM BURY DEPTHS FOR SERVICE PIPING:	
SERVICE	MINIMUM BURY DEPTH
STORM SEWER	1.5m COVER
WATERMAIN	2.0m COVER
SANITARY SEWER	2.5m COVER



BRENTWOOD STORMTANK DETAIL
N.T.S.



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BENCH MARKS :
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19 MILL STREET EAST
FRYETT TURNER ARCHITECTS INC.
TOWNSHIP OF CENTRE WELLINGTON (ELORA)
NOTES AND DETAILS PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
C.P.	S.J.P.	421133	3
DESIGNED BY :	DATE :	SCALE :	
S.J.P.	AUGUST 2022	AS NOTED	