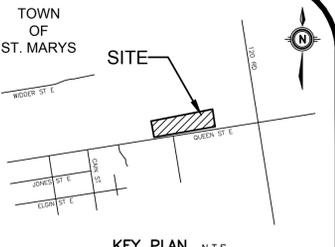
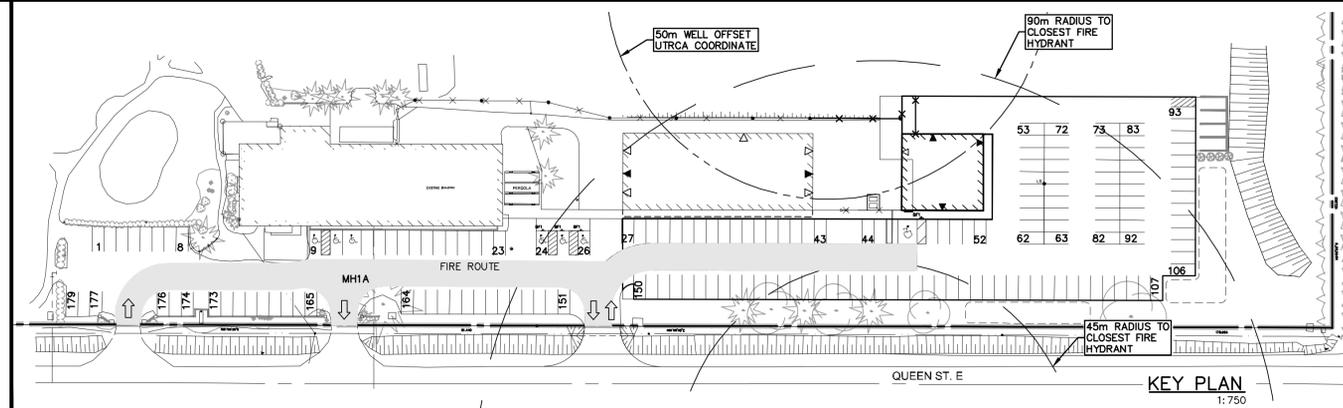


PROPERTY IDENTIFICATION NUMBER:  
532540255  
PROPERTY DESCRIPTION:  
Pt Lot 15 Concession 19 (blanshard) Perth S; Pt L16 Concession 19 (blanshard) Perth S; Pt L17 Concession 19 (blanshard) Parts 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, & 15, 44r2841 & Parts 1 & 3, 44r1995; S/t R291399; T/w R354567; S/t R101064, Stm17538, Stm18713; St Marys

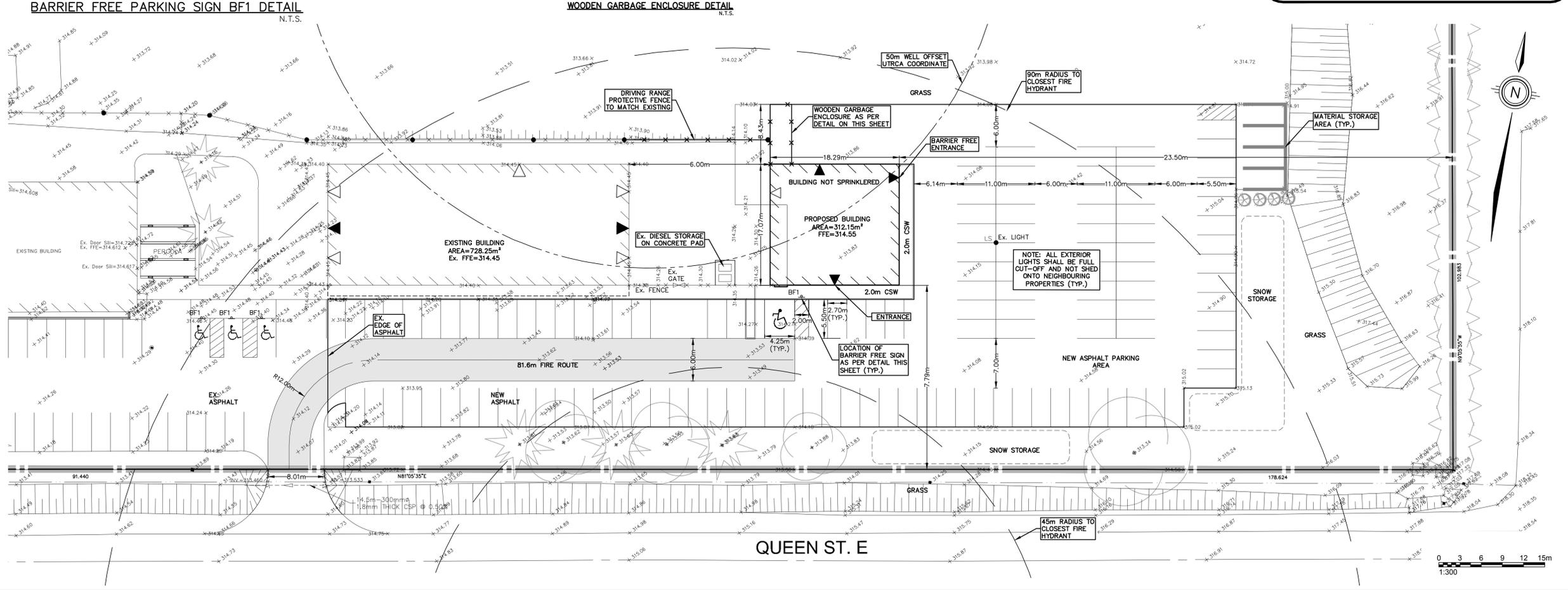
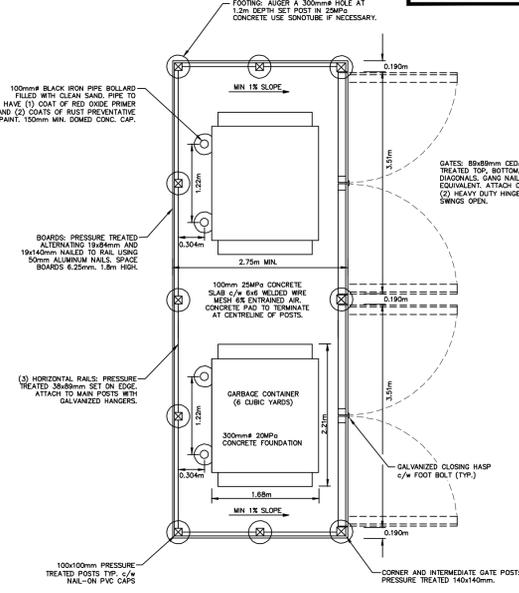
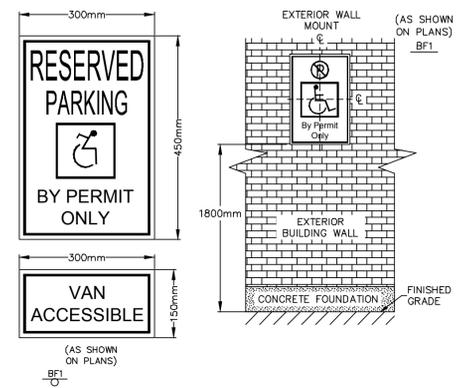
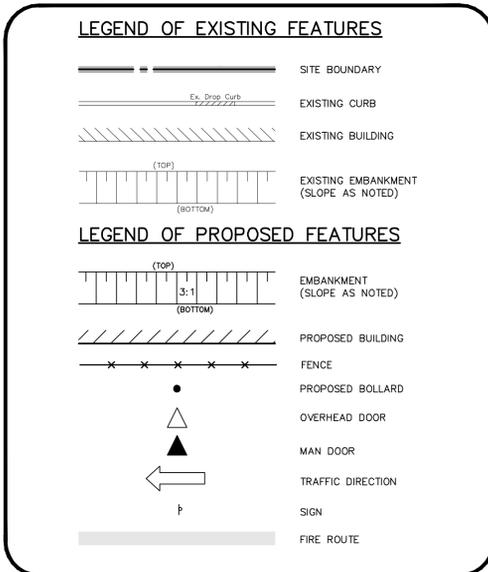
ZONING MATRIX			
ZONE OS	EXISTING	PROPOSED	REQUIREMENT BY ZBL
LOT AREA	507,810m <sup>2</sup>	507,810m <sup>2</sup>	540m <sup>2</sup> (MIN.)
LOT FRONTAGE	603.0m	603.0m	18.0m (MIN.)
LOT DEPTH	1,040m	1,040m	30.0m (MIN.)
FRONT YARD	14.4m	14.4m	6.0m (MIN.)
INTERIOR SIDE YARD WIDTH	116.6m	79.6m	7.50m (MIN.)
REAR YARD DEPTH	1,002.5m	1,002.5m	6.0m (MIN.)
BUILDING HEIGHT	7.4m	TBD	30.0m (MAX.)
BUILDING AREA	1,856.5m <sup>2</sup>	2,147.8m <sup>2</sup>	N/A
LOT COVERAGE	0.4%	0.4%	50.0% (MAX.)
LANDSCAPE OPEN SPACE	99.0%	99.0%	20.0% (MIN.)
TOTAL No. OF PARKING SPACES	ASSEMBLY HALL (390/5) = 78 WAREHOUSE (728.3m <sup>2</sup> /40m <sup>2</sup> ) = 18.2 RESTAURANT (70/4) = 17.5 SUM (PREVIOUSLY REQUIRED) = 115	OFFICE (269.4m <sup>2</sup> /20m <sup>2</sup> ) = 13.5 WAREHOUSE (334.5m <sup>2</sup> /40m <sup>2</sup> ) = 8.4 PROPOSED ASSEMBLY HALL = 23 TOTAL PARKING REQUIRED = 139	OFFICE SPACE = 1 PER 20.0m <sup>2</sup> (5.21.1.1.L) WAREHOUSE SPACE = 1 PER 40.0m <sup>2</sup> (5.21.1.1.AA) ASSEMBLY HALL = 1 PER 5 SEATS (5.21.1.1.I) RESTAURANT = 1 PER 4 OF MAX CAPACITY (5.21.1.1.P)
TOTAL No. OF BARRIER FREE PARKING SPACES	6 SPACES	7 SPACES (6 EX. + 1 NEW)	PARKING SPACES (151-200) REQUIRES 6 DESIGNATED PARKING SPACES



**GEODEIC BM** ELEV. = 305.258m  
BC IN CONCRETE WALK, FLUSH WITH THE GRADE, MONUMENT ON THE BRIDGE CARRYING QUEEN STREET OVER THE NORTH BRANCH OF THE THAMES RIVER 6.6m WEST OF THE EAST EDGE OF THE BRIDGE, 5.2m SOUTH OF THE CENTRELINE OF THE STREET, SET IN THE CONCRETE SIDEWALK IN THE TOWN OF ST. MARYS

**SITE BENCHMARK** ELEV. = 314.612m  
EXISTING FINISHED FLOOR ELEVATION OF THE EXISTING BUILDING AS ILLUSTRATED ON MTE DRAWING C2.1

**NOTE TO CONTRACTOR :**  
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CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.  
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THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.



8.		
7.		
6.		
5.		
4.		
3.	RE-ISSUED FOR SITE PLAN APPROVAL	NEW 2022-03-11
2.	ISSUED FOR SITE PLAN APPROVAL	NEW 2022-01-26
1.	ISSUED FOR CLIENT REVIEW	NEW 2021-12-17
No.	REVISION	BY DATE



(519)-271-7952

OWNER  
**ST. MARYS GOLF AND COUNTRY CLUB**  
769 QUEEN STREET EAST ST. MARYS, ONTARIO

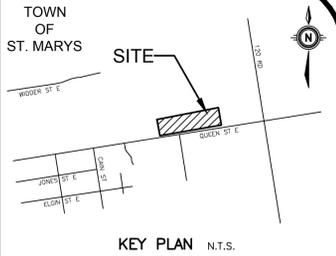
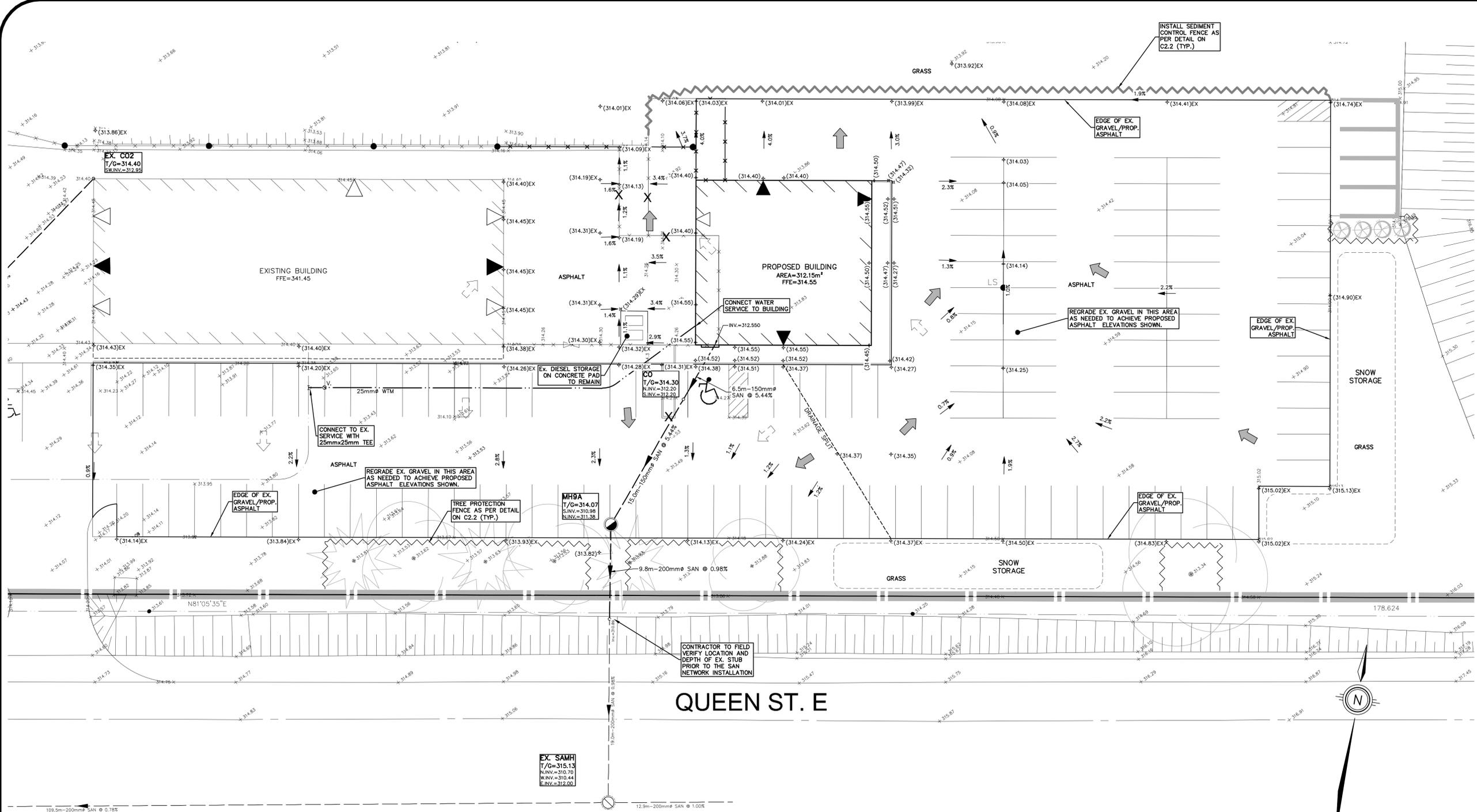
PROJECT  
**ST. MARYS GOLF & COUNTRY CLUB NEW BUILDING**  
769 QUEEN STREET EAST ST. MARYS, ONTARIO

DRAWING  
**SITE & LANDSCAPE PLAN**

Project Manager	M. WHITEMORE	Project No.	41340-102
Design By	SXP	Checked By	JMD
Drawn By	KRW	Checked By	JMD
Surveyed By	MTE OLS	Drawing No.	A1.1
Date	Dec.08/21	Scale	1:300
Sheet	1 of 3		

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MTE FILE PATH:



**GEODETIC BM** ELEV. = 305.258m  
 BC IN CONCRETE WALK, FLUSH WITH THE GRADE, MONUMENT ON THE BRIDGE CARRYING QUEEN STREET OVER THE NORTH BRANCH OF THE THAMES RIVER, 6.6m WEST OF THE EAST EDGE OF THE BRIDGE, 5.2m SOUTH OF THE CENTRELINE OF THE STREET, SET IN THE CONCRETE SIDEWALK IN THE TOWN OF ST. MARYS

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8.		
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3.	RE-ISSUED FOR SITE PLAN APPROVAL	MEW 2022-03-11
2.	ISSUED FOR SITE PLAN APPROVAL	MEW 2022-01-26
1.	ISSUED FOR CLIENT REVIEW	MEW 2021-12-17
No.	REVISION	BY YYYY-MM-DD

8.		
7.		
6.		
5.		
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3.	RE-ISSUED FOR SITE PLAN APPROVAL	MEW 2022-03-11
2.	ISSUED FOR SITE PLAN APPROVAL	MEW 2022-01-26
1.	ISSUED FOR CLIENT REVIEW	MEW 2021-12-17
No.	REVISION	BY YYYY-MM-DD



(519)-271-7952

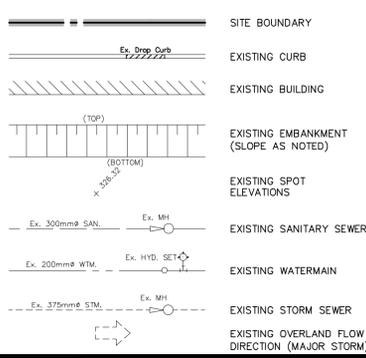
**OWNER**  
**ST. MARYS GOLF AND COUNTRY CLUB**  
 769 QUEEN STREET EAST ST. MARYS, ONTARIO

**PROJECT**  
**ST. MARYS GOLF & COUNTRY CLUB NEW BUILDING**  
 769 QUEEN STREET EAST ST. MARYS, ONTARIO

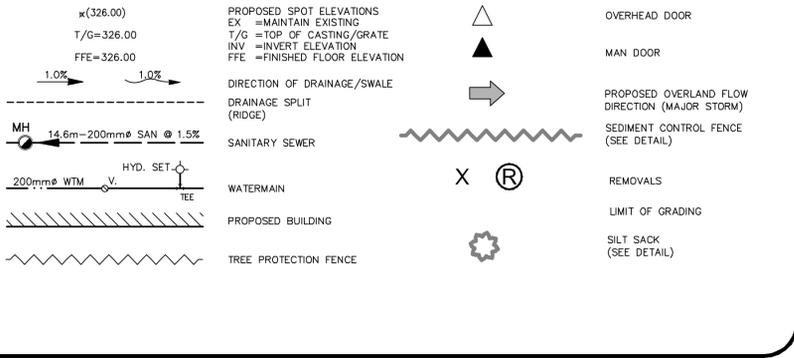
**SITE GRADING, SERVICING & EROSION AND SEDIMENT CONTROL PLAN**

Project Manager	M. WHITTEMORE	Project No.	41340-102
Design By	SXP	Checked By	JMD
Drawn By	KRW	Checked By	JMD
Surveyed By	MTE OLS	Drawing No.	
Date	Dec.23/21	<b>C2.1</b>	
Scale	1:200	Sheet 2 of 3	

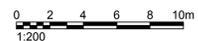
**LEGEND OF EXISTING FEATURES**



**LEGEND OF PROPOSED FEATURES**



March 11, 2022 3:23:46 PM - Plotted By: Jamie Dick



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CONSTRUCTION NOTES AND SPECIFICATIONS

- 1. GENERAL
1.1. THESE PLANS NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED BY THE LOCAL MUNICIPALITY.
1.2. THESE PLANS ARE TO BE USED FOR SERVICING AND GRADING ONLY; ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THESE PLANS MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
1.3. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
1.4. THESE PLANS ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MTE CONSULTANTS INC.
1.5. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
1.5.1. CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDES BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
1.5.2. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
1.5.3. VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
1.5.4. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
1.6. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
1.7. ALL WORKS ON A MUNICIPAL RIGHT-OF-WAY WILL BE INSTALLED BY MUNICIPALITY UPON APPLICATION BY OWNER AT OWNER'S EXPENSE OR OWNER'S CONTRACTOR MAY INSTALL WORKS IN RIGHT OF WAY UPON APPLICATION AND APPROPRIATE PAYMENT TO CITY. THE CONTRACTOR IS TO MAKE CONNECTION TO THE SERVICES AND RESTORE ALL AFFECTED PROPERTY TO ORIGINAL CONDITION THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL BOULEVARD AREAS.
1.8. ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE ONTARIO PROVINCIAL BUILDING CODE (PART 7, PLUMBING), THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND IN COMPLIANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS; WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.
1.9. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE, DIVISION C, PART 1, SECTION 1.2.2. GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.

- 1.10. PLAN TO BE READ IN CONJUNCTION WITH MTE DRAWING A1.1.
1.11. EXISTING TOPOGRAPHIC AND LEGAL INFORMATION TAKEN FROM PLAN PREPARED BY MTE OLS INC, DATED APRIL 18, 2016.
1.12. SITE SERVICING CONTRACTOR TO TERMINATE ALL SERVICES 1.0 METER FROM FOUNDATION WALL.
1.13. FILTER FABRIC TO BE TERRAFIX 200R OR APPROVED EQUIVALENT.
1.14. MAXIMUM GRASSED SLOPE TO BE 3:1. SLOPES GREATER THAN 3:1 TO BE LANDSCAPED WITH LOW MAINTENANCE GROUND COVER.
1.15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS, AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE LOCAL MUNICIPALITY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
1.16. 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 DAMAGE TO THEM.

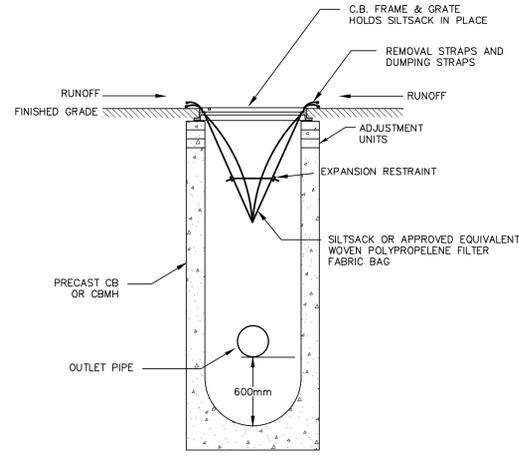
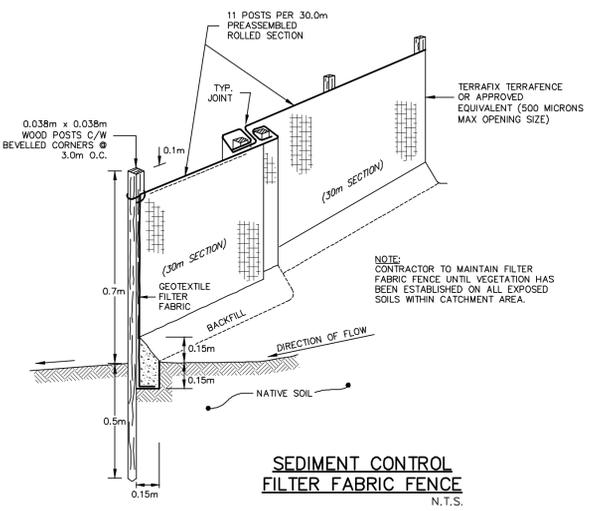
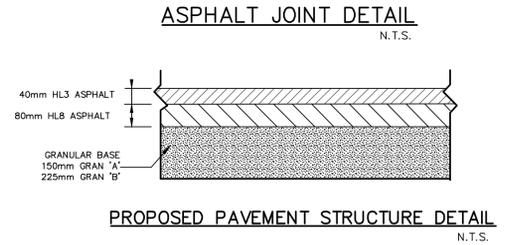
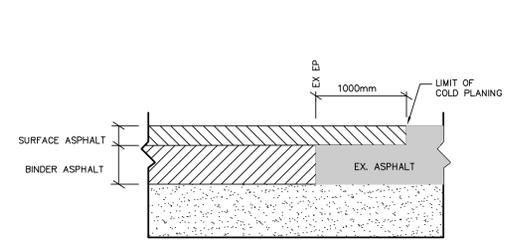
- 2. SANITARY SEWERS
2.1. PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.30. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE "A". TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
2.2. SANITARY SEWERS 150mm AND SMALLER SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR28 ASTM-D3034 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS.
2.3. SANITARY SEWERS AND SERVICES TO HAVE MINIMUM 1.5m COVER ON TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED PIPE IN ACCORDANCE WITH APPLICABLE "SEWER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. INSULATION SHALL BE RIGID EXTRUDED POLYSTYRENE (EPS) BOARD, WITH A THICKNESS SUFFICIENT TO PROVIDE AN RSI-1.76 (R10) INSULATING FACTOR (TYPICALLY 50-65mm). INSULATION BOARD WIDTH SHALL BE 1.8m FOR UP TO 200mm NOMINAL PIPE DIAMETER. ALL JOINTS SHALL BE TIGHTLY BUTTED TOGETHER (TAPE OR OTHERWISE SECURE JOINTS TO RESIST MOVEMENT DURING BACKFILL PLACEMENT). RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kPa (20psi), AND A MAXIMUM WATER ABSORPTION RATE OF 2.0% BY VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM-SM OR -HI (FULL LINE), OWENS CORNING FOAMULAR (200, 250, OR HIGHER), PLASTISPAN HD-M28 OR OTHER ENGINEER-APPROVED EQUIVALENT.

- 2.4. CONTRACTOR RESPONSIBLE FOR TESTING OF SANITARY SEWERS IN ACCORDANCE WITH OPSS 410.
3. WATERMANS
3.1. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE "A". TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3.2. WATER SERVICE CONNECTIONS 50mm AND SMALLER SHALL BE PEX.
3.3. PEX WATER SERVICE SHALL HAVE TWO STRANDED COPPER AWG8 TRACER WIRE STRAPPED TO TOP AT 5 METRE INTERVALS.
3.4. MAIN STOPS, CURB STOPS AND COUPLINGS SHALL BE AWWA C-800 COPPER TO COPPER FLANGED OR COMPRESSION CONNECTION OR APPROVED EQUIVALENT.
3.5. ALL WATERMANS AND SERVICES TO HAVE MINIMUM 1.7m COVER ON TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL CONTACT DESIGN ENGINEER FOR "WATER PIPE INSULATION DETAIL".
3.6. LOCAL MUNICIPALITY TO SUPPLY WATER METER. CONTRACTOR TO INSTALL CHAMBER, METER, ALL VALVES, PIPING AND REMOTE METER READOUT AT LOCATION ON BUILDING EXTERIOR ACCEPTABLE TO MUNICIPALITY.

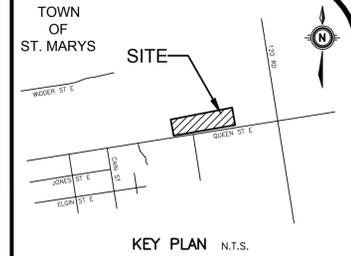
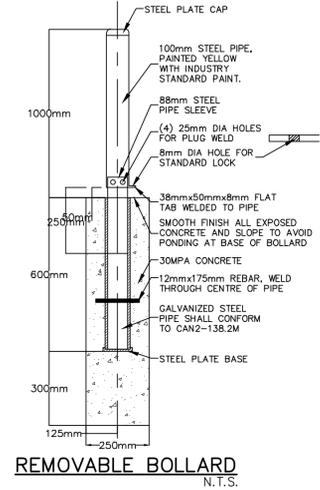
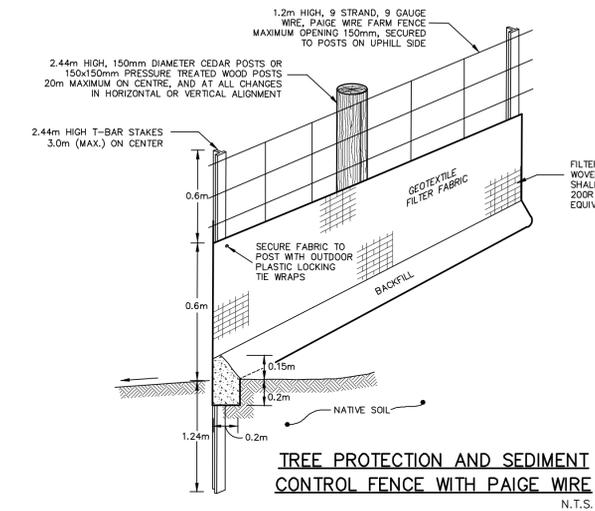
- 4. EROSION AND SEDIMENT CONTROL
4.1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.
4.2. DURING CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED MONTHLY AND FOLLOWING ANY PRECIPITATION EVENT OF 19mm OR LARGER.
4.3. ALL SILT FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.

- 4.4. EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES.
4.5. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM MHS AND CBS.
4.6. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
4.7. EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED.
4.8. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS.
4.9. CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
4.10. CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO HAVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEER'S REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.

- 5. MAINTENANCE RECOMMENDATIONS
5.1. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE TO STRUCTURES IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.
5.2. OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.



MAINTENANCE SCHEDULE
-INSPECT AFTER EVERY MAJOR RAIN EVENT.
-INSPECT EVERY 3 WEEKS MINIMUM.
-SILTSACK SHOULD NEVER BE OVER HALF FULL.
-FULL BAG CAN BE REMOVED, DUMPED, CLEANED AND REUSED (TO REMOVE INSERT 25mm REBAR INTO REMOVAL FLAP POCKETS) (TO DUMP INSERT 25mm REBAR INTO BOTH DUMPING STRAPS)



GEODETIC BM ELEV. = 305.258m
SITE BENCHMARK ELEV. = 314.612m
EXISTING FINISHED FLOOR ELEVATION OF THE EXISTING BUILDING AS ILLUSTRATED ON MTE DRAWING C2.1

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Revision table with columns for No., Description, Date, and By.



(519)-271-7952

OWNER ST. MARYS GOLF AND COUNTRY CLUB
PROJECT ST. MARYS GOLF & COUNTRY CLUB NEW BUILDING

SITE GRADING, SERVICING & EROSION AND SEDIMENT CONTROL PLAN

Project information table including Project Manager (M. Whittemore), Design By (SXP), Drawn By (KRW), Surveyed By (MTE OLS), Date (Dec. 23/21), and Drawing No. (C2.2).