DRAFT PLAN OF SUBDIVISION

OF PART OF

LOT 23

CONCESSION 1 (OLD SURVEY)

GEOGRAPHIC TOWNSHIP OF CLARENCE

NOW IN THE CITY OF CLARENCE–ROCKLAND

COUNTY OF PRESCOTT

SURVEYED BY ANDRE P. BARRETTE, O.L.S., 2017

SCALE 1 : 500

10m 0 10 20 30 40m

Distances, elevations and coordinates shown on this plan are in metres and can be converted to feet by dividing with 0.3048.

NOTES:

(1) Bearings are MTM Grid, derived from Observed Reference Points A, B and C, by Real Time Kinematic Network Observations (using the Leica Smartnet G.N.S.S. precision wide area network), M.T.M. Zone 9, NAD83(CSRS v6) Epoch 2010.00.

(2) For bearing comparisons, a rotation of 0°59'00" counter–clockwise (more West and less East) was applied to bearings on Reference Plans 50R–9647, 50R–8842 and 50R–9935.

(3) Distances are ground and can be converted to grid by multiplying by the combined scale factor of 1.00000780.

(4) Elevations shown hereon are geodetic, derived from the Geodetic Survey of Canada Bench Mark 00119700180 with a published elevation of 61.643 metres and from the Geodetic Survey of Canada Bench Mark 0011970U183 with a published elevation of 44.210 metres.

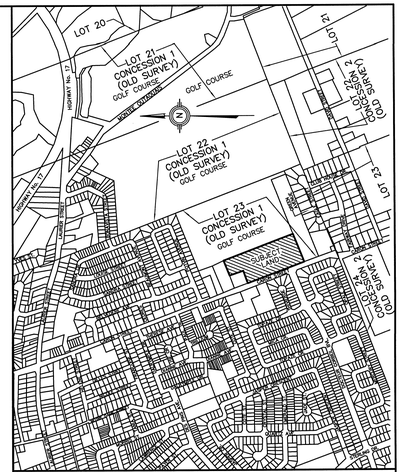
(5) It is the responsibility of the building contractor or any other contractor to have the underground services located by the respective utility companies prior to undertaking any type of excavation.

(6) This plan does not purport to illustrate the location of underground services.

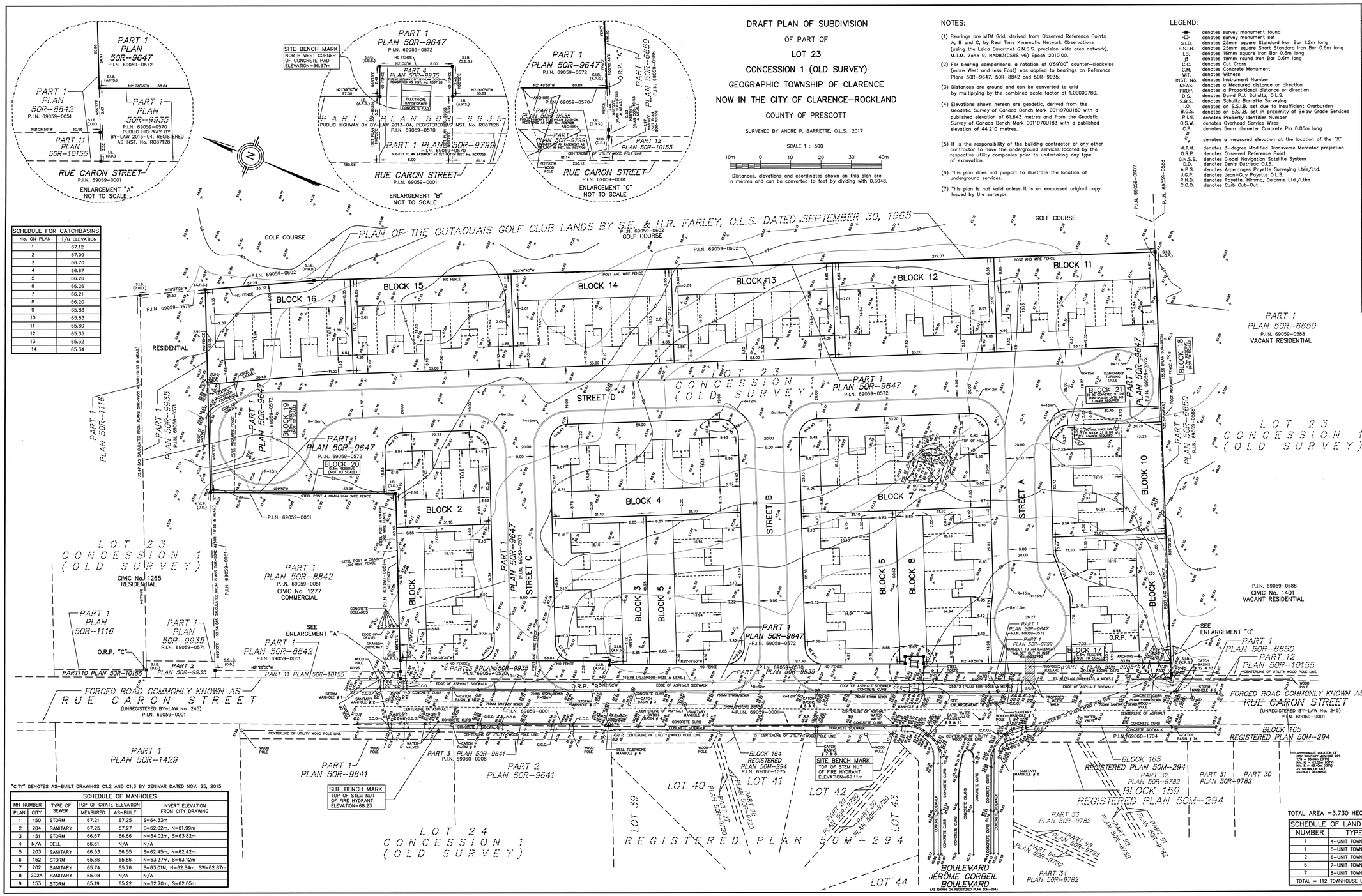
(7) This plan is not valid unless it is an embossed original copy issued by the surveyor.

LEGEND:

■–	denotes survey monument found
–□–	denotes survey monument set
S.I.B.	denotes 25mm square Standard Iron Bar 1.2m long
S.S.I.B.	denotes 25mm square Short Standard Iron Bar 0.6m long
I.B.	denotes 16mm square Iron Bar 0.6m long
ø	denotes 19mm round Iron Bar 0.6m long
C.C.	denotes Cut Cross
C.M.	denotes Concrete Monument
WIT.	denotes Witness
INST. No.	denotes Instrument Number
MEAS.	denotes a Measured distance or direction
PROP.	denotes a Proportional distance or direction
D.S.	denotes David P.J. Schultz, O.L.S.
S.B.S.	denotes Schultz Barrette Surveying
I.O.	denotes on S.S.I.B. set due to insufficient Overburden
B.G.S.	denotes on S.S.I.B. set in proximity of Below Grade Services
P.I.N.	denotes Property Identifier Number
O.S.W.	denotes Overhead Service Wires
C.P.	denotes 5mm diameter Concrete Pin 0.05m long
⊕	denotes a measured elevation at the location of the "X"
M.T.M.	denotes 3–degree Modified Transverse Mercator projection
O.R.P.	denotes Observed Reference Point
G.N.S.S.	denotes Global Navigation Satellite System
D.D.	denotes Denis Dutrisac O.L.S.
A.P.S.	denotes Arpentages Payette Surveying Ltée/Ltd.
J.G.P.	denotes Jean–Guy Payette O.L.S.
P.H.D.	denotes Payette, Himma, Delorme Ltd./Ltée
C.C.O.	denotes Curb Cut–Out



KEY PLAN 1:10,000



SCHEDULE FOR CATCHBASINS	
No. ON PLAN	T/G ELEVATION
1	67.12
2	67.09
3	66.70
4	66.67
5	66.26
6	66.26
7	66.21
8	66.20
9	65.83
10	65.83
11	65.80
12	65.35
13	65.32
14	65.34

"CITY" DENOTES AS–BUILT DRAWINGS C1.2 AND C1.3 BY GENIVAR DATED NOV. 25, 2015

SCHEDULE OF MANHOLES					
MH. NUMBER		TYPE OF SEWER	TOP OF GRATE ELEVATION		INVERT ELEVATION FROM CITY DRAWING
PLAN	CITY		MEASURED	AS–BUILT	
1	150	STORM	67.21	67.25	S=64.33m
2	204	SANITARY	67.25	67.27	S=62.02m, N=61.99m
3	151	STORM	66.67	66.66	N=64.02m, S=63.82m
4	N/A	BELL	66.61	N/A	N/A
5	203	SANITARY	66.53	66.55	S=62.45m, N=62.42m
6	152	STORM	65.86	65.86	N=63.37m, S=63.12m
7	202	SANITARY	65.74	65.76	S=63.01M, N=62.84m, SW=62.87m
8	202A	SANITARY	65.98	N/A	N/A
9	153	STORM	65.19	65.22	N=62.70m, S=62.05m

TOTAL AREA =3.730 HECTARES

SCHEDULE OF LAND USE	
NUMBER	TYPE
1	4–UNIT TOWNHOUSE
1	5–UNIT TOWNHOUSE
2	6–UNIT TOWNHOUSE
5	7–UNIT TOWNHOUSE
7	8–UNIT TOWNHOUSE
TOTAL = 112 TOWNHOUSE UNITS	

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, R.S.O. 1990, C. P13

(A) THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CERTIFIED BY ANDRE P. BARRETTE, O.L.S., OF THE FIRM SCHULTZ BARRETTE SURVEYING, AS SHOWN HEREON.

(B) THE LOCATIONS, WIDTHS AND TEMPORARY NAMES OF THE PROPOSED STREETS WITHIN THE PROPOSED SUBDIVISION AND THE EXISTING ABUTTING STREETS ON WHICH THE PROPOSED SUBDIVISION ABUTS ARE ILLUSTRATED HEREON.

(C) THE APPLICANT DOES NOT OWN LAND ADJACENT TO THE PROPOSED LANDS TO BE SUBDIVIDED, AS SHOWN HEREON AND ON THE KEY PLAN. THE KEY PLAN ILLUSTRATES EVERY ADJACENT SUBDIVISION AND THE EXISTING STREET CONFIGURATION IN THE VICINITY OF THE SUBJECT LAND. SOME OF THE ABUTTING DEVELOPMENT OCCURRED WITH CONSENTS UNDER THE PLANNING ACT. THE KEY PLAN ALSO ILLUSTRATES THE RELATIONSHIP OF THE SUBJECT LAND WITH THE ADJACENT LOT FABRIC OF THE GEOGRAPHIC TOWNSHIP OF CLARENCE

(D) THE PURPOSE OF THIS PROPOSED SUBDIVISION IS TO CREATE A MEDIUM DENSITY RESIDENTIAL DEVELOPMENT CONSISTING OF 112 STREET TOWNHOUSE DWELLINGS, AS SET OUT IN THE SCHEDULE OF LAND USE ILLUSTRATED HEREON.

(E) THE EXISTING USES OF ALL ADJOINING LANDS ARE SHOWN HEREON.

(F) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN HEREON.

(G) NATURAL AND ARTIFICIAL FEATURES ARE ILLUSTRATED HEREON.

(H) DOMESTIC WATER SUPPLY WILL BE PROVIDED BY THE MUNICIPALITY.

(I) THE SITE CONSISTS OF SANDY LOAM OVER BEDROCK.

(J) INTERPOLATED CONTOURS DERIVED FROM MEASURED SPOT ELEVATIONS ARE SHOWN HEREON.

(K) SANITARY SEWERS WILL BE CONNECTED TO THE EXISTING MUNICIPAL INFRASTRUCTURE. STORM SEWERS, SWALES AND CATCH BASINS WILL BE USED TO MANAGE THE STORMWATER. TELEPHONE, CABLE VISION, ELECTRICITY AND NATURAL GAS WILL BE CONNECTED TO EXISTING SERVICES ON THE ADJOINING CARON STREET.

(L) THERE ARE NO EXISTING RESTRICTIVE COVENANTS OR EASEMENTS AFFECTING THE LANDS TO BE SUBDIVIDED.

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:

(1) THE ESTATE OF EUGENE LAVIOLETTE IS THE REGISTERED OWNER OF THE SUBJECT LAND DESIGNATED WITH PROPERTY IDENTIFIER No. 69059–0572 IN THE LAND TITLES DIVISION OF THE LAND REGISTRY OFFICE FOR THE COUNTY OF RUSSELL.

(2) THE ESTATE TRUSTEES, NAMELY ANDRE LAVIOLETTE AND LILIANE MINGARDI, HAVE AUTHORIZED ME TO SUBMIT THIS PLAN. THIS PLAN WAS PREPARED IN ACCORDANCE WITH MY INSTRUCTIONS.

MARCH 6, 2018

CHARLES CLEMENT
C.H. CLEMENT CONSTRUCTION INC.
I HAVE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON AUGUST 30, 2017. I FURTHER CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

MARCH 1, 2018

Andre P. Barrette
Ontario Land Surveyor

OBSERVED REFERENCE POINTS: MTM ZONE 9, NAD83(CSRS v6) Epoch 2010.00 COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT I.D.	NORTHING	EASTING
O.R.P. A	5045 646.898	400 791.506
O.R.P. B	5045 817.877	400 723.002
O.R.P. C	5045 958.696	400 664.730

CAUTION : COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Arpentages SCHULTZ BARRETTE Surveying
Ontario Land Surveyors
Hawkesbury, Ontario
Tel: 613–632–7611 Fax: 613–632–2897

Job No. 16720(12) | Ref. No. Con. 1(O.S.)–23(5)