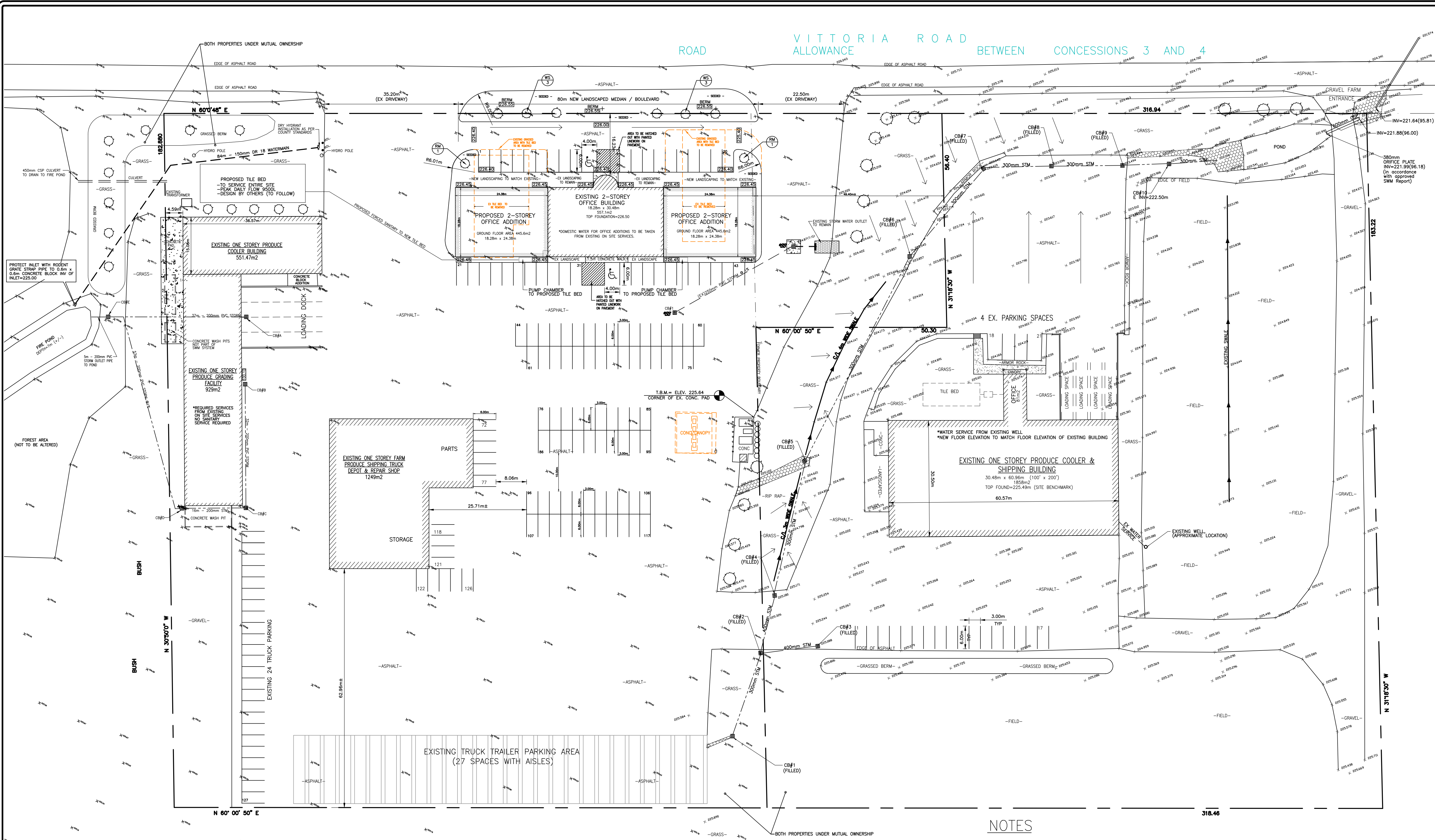




DISCLAIMER:
This is not a legal plan of survey and shall not be used for any purpose except for the purpose indicated in the title block. The employees of M. C. Engineering are not licensed Ontario Land Surveyors, therefore in accordance with the Surveyors Act R.S.O. 1990, c.29, (as amended 2009) please refer to stamped O.L.S. drawing(s) for all survey data, including but not limited to, bearings and distances, property lines and monuments and any other real property boundary information, pertaining to the subject lands and/or other lands adjoining the same. M.C. Engineering assumes no responsibility for the use of, or reliance on, all real property information shown (or not shown) on this plan.

PLANTING SCHEDULE

KEY	BOTANICAL NAME/ COMMON NAME	QUANTITY	HT./CAL.	DESCRIPTION/REMARK
WS	PICEA GLAUCA/ WHITE SPRUCE	6	250cm, HT.	W.B.
RM	RED MAPLE	2	3m	W.B.

*GENERAL PLANTING NOTES:

1. TOPSOIL - ALL SHRUB BEDS AND TREES TO BE BACKFILLED WITH GOOD QUALITY TOPSOIL.
2. TREES - ALL TREES TO BE PROPERLY STAKED WITH HOSE COATED WIRE.
3. SHRUBS TO BE PLANTED WITHIN SHRUB BED AND MULCHED.

GARBAGE / REFUSE STORAGE:

REFUSE STORAGE (GARBAGE) TO BE INSIDE THE EXISTING AND PROPOSED BUILDING

SITE STATISTICS

	REQUIRED	EXISTING	PROPOSED
TOTAL AREA		28,500m ²	28,500m ²
EXISTING PRODUCE GRADING FACILITY		929m ²	
EXISTING PRODUCE COOLER BUILDING		551,50m ²	
EXISTING REPAIR SHOP		1249m ²	
OFFICE BUILDING (EXISTING)		557m ²	
OFFICE BUILDING (PROPOSED ADDITIONS GROUND FLOOR AREA)			891m ²
TOTAL GROUND FLOOR BUILDING AREA (ALL BUILDINGS)			4177.47m ²
BUILDING HEIGHT	11m (MAX)	8m	8m
TOTAL BUILDING COVERAGE			15%
LANDSCAPED AREA		2,163.5m ² (8%)	863.5m ² (3%)
FRONTAGE		205m±	205m±
FRONT YARD	13m	18.23m± (EX)	18.23m± (EX)
SIDEYARD EAST	3m	73.78m± (EX)	49.40m± (EX)
SIDEYARD WEST	3m	4.59m± (EX)	4.59m± (EX)
REAR YARD	9m	62.96m± (EX)	62.96m± (EX)
PARKING		150	

NOTES

1. PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
2. PROPER SILTATION MEASURES TO TAKE PLACE. SILT CONTROLS, I.E. SILT FENCING AROUND ALL CONSTRUCTION AREAS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION (SILT FENCING TO BE PROPERLY SECURED C/W T BAR POSTS IN GROUND & C/W FILTER FABRIC) FENCING TO BE INSTALLED AROUND ALL CONSTRUCTION AREAS.
3. REQUIRED SERVICES & SERVICE CONNECTIONS NOT SHOWN ON DRAWING TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
4. ALL NECESSARY RELOCATIONS OR REMOVALS OF EXISTING PHYSICAL SITE FEATURES INCLUDING U/G SERVICES TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER. ALL WORK MUST BE PERFORMED TO THE SATISFACTION OF THE COUNTRY.
5. GARBAGE STORAGE IS INTERNAL.
6. ANY FILL PLACED ON SITE MUST BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
7. PROPOSED ELEVATIONS SHOW GENERAL INTENT OF GRADING PLAN.
8. EXISTING TOPOGRAPHY TO REMAIN UNLESS OTHERWISE NOTED.
9. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS SUBMITTED FOR MUNICIPAL APPROVAL(S).
10. NO NEW EXTERIOR FREESTANDING LIGHTING PROPOSED.
11. ROOF WATER TO DISCHARGE TO GRADE.
12. NO NEW LANDSCAPING PROPOSED.

SWM NOTE

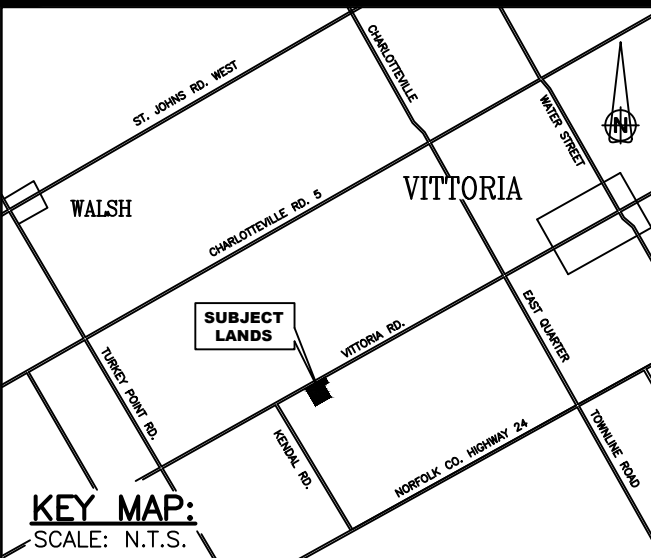
THE AREA OF THE NEW ADDITION IS MINOR. THE INCREASE IN STORM WATER RUNOFF WILL BE NEGLIGIBLE. NO NEW STORM WATER CONTROLS ARE PROPOSED.

LEGEND

---	PROPERTY LINE
---	PVC STORM SEWER
---	EXISTING GRADE ELEVATION (TOPOGRAPHIC SURVEY 2015)
---	EXISTING GRADE ELEVATION (TOPOGRAPHIC SURVEY 2019)
---	OVERLAND DRAINAGE ARROW
---	SWALE
---	PROPOSED GRADE ELEVATION
---	TREE

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

- ☐ CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ☐ ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS WHICH MAY IMPACT WORK IS TO BE REPORTED TO ENGINEER.
- ☐ ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF M. C. ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
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- ☐ PRIMARY DIMENSIONS ARE METRIC.



PROPERTY DESCRIPTION:

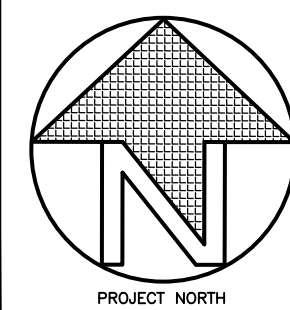
PART OF LOT 3,
CONCESSION 3,
GEOGRAPHIC TOWNSHIP
OF CHARLOTTETVILLE
NORFOLK COUNTY

SITE BENCHMARK:

TOP / CORNER OF EXISTING CONCRETE PAD AT EAST SIDE OF
SUBJECT PROPERTY, AS SHOWN.

NO.	DESCRIPTION	DATE	BY
2	ISSUED FOR 1st SUBMISSION	APR. 14th, 2019	RM
1	ISSUED FOR PRECONSULT	JAN. 9th, 2019	JM

DO NOT SCALE DRAWINGS; THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.



M C ENGINEERING P.O. Box 1002, Simcoe, Ont. N3Y 5B3
Tel: 519-429-6790 Fax: 519-426-8960
E-mail: mail@mcengineering.net
A DIVISION OF 392583 ALTA LTD.

PROJECT NAME
SITE PLAN / GRADING PLAN
NEW OFFICE ADDITION

SCOTLYNN
COMMODITIES INC
1150 VICTORIA ROAD, R.R.#1 VICTORIA, ON

SHEET TITLE
OVERALL SITE PLAN

SCALE 1:500	PROJECT NO. 6857
DRAWN BY RM	DWG. NO. SP1
CHECKED BY M.E.M.	REV. NO. 2
DATE FEB 2019	
FILE NAME 6857.dwg	

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICE WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF MC ENGINEERING.

2. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.

3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.

4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

5. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

6. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED AND MAINTAINED TO THE SATISFACTION AND TO THE REQUIREMENTS OF MC ENGINEERING.

7. ALL AREAS OF WORK WHICH WILL REMAIN DISTURBED FOR A PERIOD OF THIRTY DAYS OR MORE MUST BE STABILIZED TO THE SATISFACTION OF MC ENGINEERING.

8. ALL MATERIAL STOCKPILES ARE TO BE LOCATED WITHIN THE BOUNDARY OF THE INDICATED SILT FENCE. ADDITIONAL SILT FENCE IS TO BE ERECTED AROUND ANY PROPOSED STOCKPILES.

9. CATCH BASINS TO HAVE SILT TRAPS INSTALLED FOR THE DURATION OF CONSTRUCTION. REFERENCE DETAIL 2 ON SP2.

10. SILT FENCE AS PER OPSD 219.130

11. ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH RAINFALL.

12. OWNER IS RESPONSIBLE FOR INSPECTIONS AND MAINTENANCE OF STORMCEPTOR AS PER MANUFACTURER'S INSTRUCTIONS. ALL EROSION AND SEDIMENTATION CONTROL DEVICES MUST BE IN PLACE PRIOR TO ANY EARTH MOVING/CONSTRUCTION ACTIVITIES AND MUST BE MAINTAINED UNTIL FINAL COVER IS ESTABLISHED.

1. SILT FENCE SHALL GENERALLY BE PLACED A MINIMUM OF 1.5m BEYOND TOE OF SLOPE, 3m PREFERRED, TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND FACILITATE MAINTENANCE OF SEDIMENT CONTAINMENT AREA.

2. ALL ENDS SHALL BE "J" HOOKED TO TRAP SEDIMENT.

3. IN AREAS WITH TWO SLOPES, SILT FENCE SHALL BE USED TO ERECT A DAM AND TRAP SEDIMENT AT THE BASE OF THE STEEPER SLOPE.

4. SILT FENCE AS PER OPSD 219.130

5. SILT FENCE SHALL BE REMOVED WHEN THE AREA HAS BEEN STABILIZED.

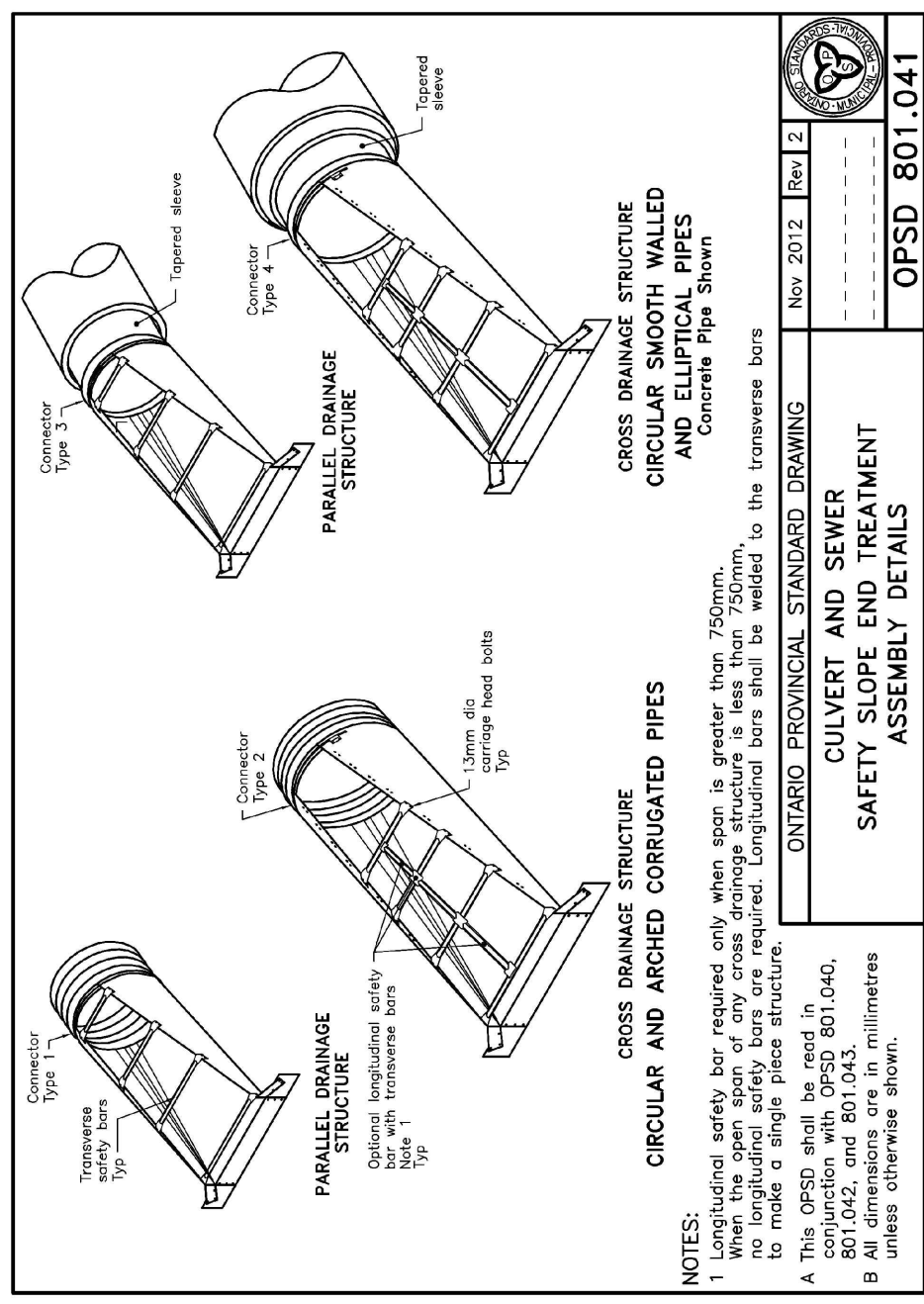
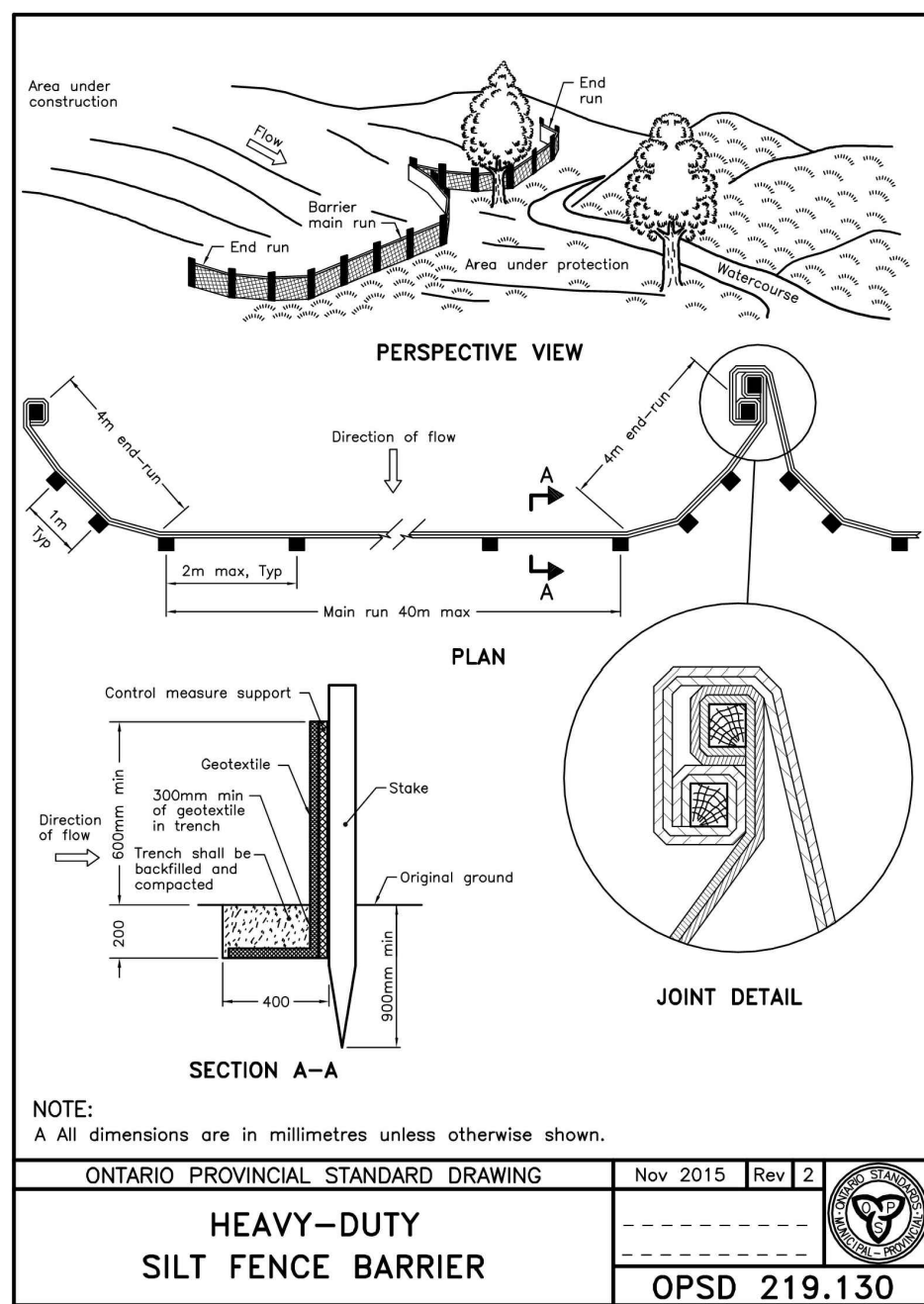
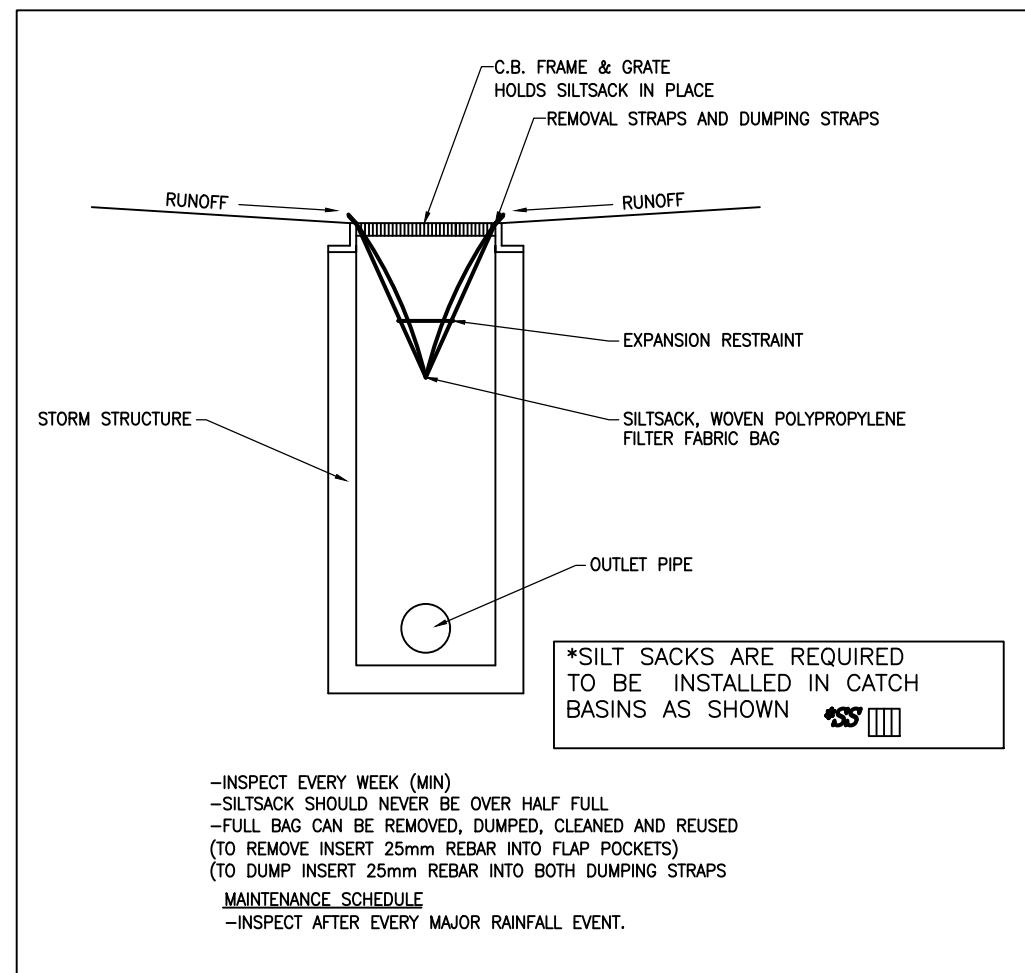
6. AT TIME OF REMOVAL OF THE SILT FENCE, THE DISTURBED AREA SHALL BE REPAIRED AND STABILIZED.

7. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREAT ENOUGH TO CAUSE WATER TO LEAVE THE CONSTRUCTION SITE.

8. MEASURES SHALL BE CLEANED AND REPAIRED AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.

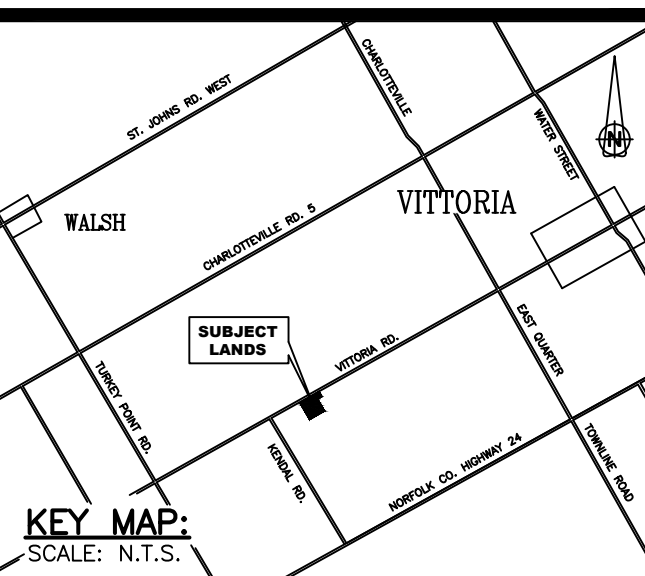
9. SILT FENCE SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR). IT MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM, AS SHOWN IN THE DETAIL.

10. SILT FENCE SHALL NOT BE USED ACROSS
CONCENTRATED FLOW.



THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED
AS PART OF THE CONSTRUCTION DRAWINGS:

- ☐ CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
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- ☐ PRIMARY DIMENSIONS ARE METRIC.

**PROPERTY DESCRIPTION:**

PART OF LOT 3,
CONCESSION 3,
GEOGRAPHIC TOWNSHIP
OF CHARLOTTEVILLE
NORFOLK COUNTY

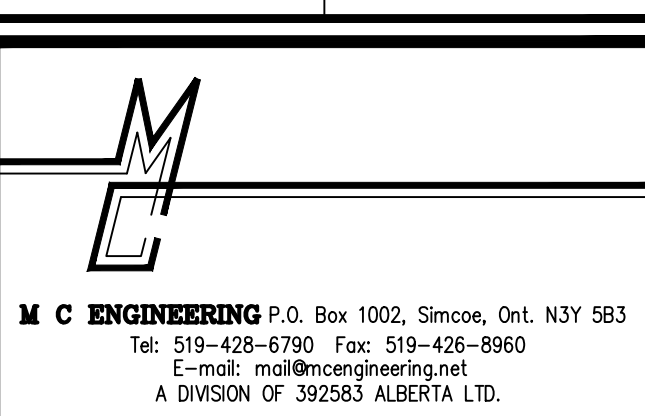
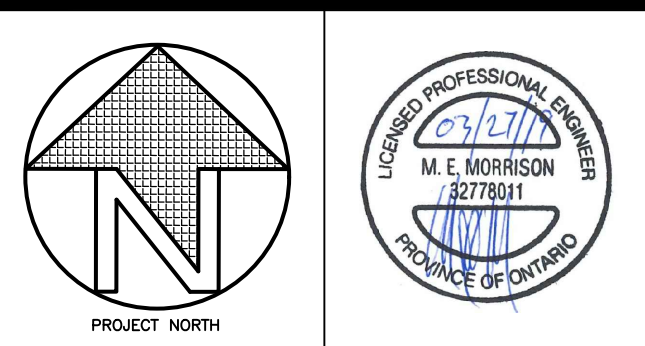
SITE BENCHMARK: 225.64
TOP / CORNER OF EXISTING CONCRETE PAD AT EAST SIDE OF
SUBJECT PROPERTY, AS SHOWN.

[illegible]

2	ISSUED FOR 1st SUBMISSION	APR. 1st, 2019	RM
1	ISSUED FOR PRECONSULT	JAN. 9th, 2019	JM

NO. REVISION	DESCRIPTION	DATE	BY
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PROJECT NAME

SITE PLAN / GRADING PLAN
NEW OFFICE ADDITION

SCOTLYNN
COMMODITIES INC

1150 VITTORIA ROAD, R.R.#1 VITTORIA, ON

SHEET TITLE

DETAILS AND NOTES

SCALE	1:500
DRAWN BY	RM
CHECKED BY	M.E.M.
DATE	FEB 2019
FILE NAME	6857.dwg

PROJECT NO.	
6857	
DWG. NO.	REV. NO.
SP2	2