

Revision Schedule		
No.	Date	Particular
2	2025.12.20	ISSUED FOR SPA
3	2025.12.23	ISSUED FOR 60% CD
7	2026.02.17	ISSUED FOR 90% CD
8	2026.03.17	ISSUED FOR SPA RESUBMISSION

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION



CLIENT
Lake Huron Primary Water Supply System - LHPWSS

PROJECT:
22475
Lake Huron WTP - Admin. Building & Site Redevelopment

71155 Bluewater Hwy, Grand Bend, ON

ORIGINAL PAGE SIZE ARCH D - 24" X 36"

GENERAL NOTES - MUNICIPAL

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE MUNICIPALITY.
- STREET EXCAVATION PERMITS ARE REQUIRED FOR ANY WORK IN MUNICIPAL RIGHT OF WAY BY ANY CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR ALL SERVICING, UTILITIES, AND COSTS.
- STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES.
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE FIRE DEPARTMENT AND AT THE EXPENSE OF THE CONTRACTOR.
- DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
- PAVEMENT MARKINGS AND SIGNAGE ARE TO BE AS PER THE STANDARDS OF ONTARIO TRAFFIC MANUAL.
- THE MUNICIPAL APPROVAL OF THIS SITE PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - SEWER AND WATER PERMITS
 - ROAD CUT PERMITS
 - APPROACH APPROVAL PERMITS
 - RELOCATION OF SERVICE

DISCLAIMER

ALL EXISTING SITE SURVEY INFORMATION WAS PROVIDED BY STANTEC GEOMATICS LTD. PROJECT NO: 161012388 DATED: May 01, 2024

ADDITIONAL TOPOGRAPHIC SURVEY INFORMATION WAS PROVIDED BY TRUELINE SERVICES INC. PROJECT NO: HEW-25-01 DATED: April 16, 2025

REFERENCE NOTE

FOR OTHER SITE CONDITIONS, EX. TO REMAIN OR NEW TO BE PROVIDED, THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:
 SITE GRADING PLAN PREPARED BY LEA ENGINEERING
 SITE SERVICING PLAN PREPARED BY LEA ENGINEERING
 ELECTRICAL SITE PLAN PREPARED BY SMITH AND ANDERSEN CONSULTING ENGINEERING
 LANDSCAPE PLAN PREPARED BY GSP GROUP

LIGHTING NOTE:
 LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. PROVIDE 'HOUSE SHIELDS' WHERE NEEDED, TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES

GENERAL NOTES:

- THE "LIMITS OF CONSTRUCTION" SHALL BE ASSUMED TO BE THE PROPERTY LINE UNLESS OTHERWISE NOTED
- FIRE ACCESS ROUTE TO BE POSTED AND DESIGNATED UNDER MUNICIPAL BY-LAW [FIRE ACCESS ROUTE TO BE MIN. 4 M WIDE WITH A MIN. 12 M CENTRELINE TURNING RADIUS AND MAX. 4% SLOPE]
- COORD. W/ CIVIL, MECH. & ELEC. SITE PLANS FOR ALL EXISTING & NEW LOCATIONS OF SERVICES & ENTRY OF SERVICES INTO THE BUILDING ENVELOPE. (ALL CIVIL, MECH., ELEC. & LANDSCAPE INFO INDICATED ON ARCHITECTURAL SITE DWG. A1.1 IS FOR GENERAL REFERENCE & COORD. ONLY)
- REFER TO AND COORD. W/ SITE GRADING PLAN FOR PROPOSED FINAL FINISH GRADE ELEV.S & DRAINAGE SLOPES
- TYP. DRIVEWAY & PARKING LOT CONC. CURBS AS INDICATED ON DRAWING. COORD. W/ CIVIL DRAWINGS, OPSD DETAILS & SPECS. FOR TYPICAL CURB TYPES. SITE DIMENSIONS ARE TYPICALLY DIMENSIONED TO FACE OF CURB
- THE SUB-GRADE SOILS EXPOSED AFTER EXCAVATION SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED REGISTERED PROFESSIONAL SOILS ENGINEER AND A COPY OF THE REPORT SHALL BE FORWARDED TO THE MUNICIPALITY
- ALL FILL PLACED ON THE SITE SHALL BE COMPACTED TO A MINIMUM OF 98-100% STANDARD PROCTOR DENSITY. A SUFFICIENT NUMBER OF TESTS SHALL BE TAKEN AT VARIOUS LEVELS SATISFACTORY TO THE DIRECTOR OF ENGINEERING. TEST RESULTS SHALL BE SENT TO THE MUNICIPALITY WITH A LETTER, SIGNED AND STAMPED BY THE SOILS ENGINEER, STATING THAT A SUFFICIENT NUMBER OF TESTS HAVE BEEN TAKEN AND THE MINIMUM DEGREE OF COMPACTION HAS BEEN REACHED
- APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE MUNICIPALITY OF THE WORKS DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY
- SILTATION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO WORKS COMMENCING ON THE SITE AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION, TO THE SATISFACTION OF THE MUNICIPALITY OF SOUTH HURON. (COORD. W/ OPSD DETAIL 219.110 AND CIVIL DRAWINGS)
- PROJECT SIGN TO BE ERECTED @ BEGINNING OF PROJECT. LOCATION TO BE COORDINATED WITH ARCHITECT ON SITE REFER TO DETAIL ON SHEET A1.2
- PROVIDE ASPHALT AS INDICATED IN THE GEOTECHNICAL REPORT FOR PAVEMENT STRUCTURE RECOMMENDATION AND INDICATED ON THE SITE PLAN
- CONTRACTOR IS RESPONSIBLE FOR PLANTINGS, SOD, WATERING, FERTILIZING & MAINTENANCE UNTIL SUBSTANTIAL PERFORMANCE IS ACHIEVED. THE WARRANTY PERIOD WILL COMMENCE UPON SUBSTANTIAL PERFORMANCE OF THIS WORK.

EXISTING NOTES

EX01	EX. CURB TO REMAIN
EX08	EX. BOLLARD TO REMAIN
EX09	EX. CONCRETE PAD TO REMAIN
EX10	EX. CONCRETE PAD TO BE REMOVED
EX12	EX. TERMINAL BOX
EX13	EX. FLAG POLE
EX14	EX. GARAGE TO BE DEMOLISHED BY OWNER
EX15	EXISTING LOADING SPACE

PROPOSED SITE PLAN NOTES

ST01	PROPERTY LINE, BOUNDARY PLAN AS PER SURVEY PROVIDED BY STANTEC GEOMATICS LTD. REFER TO DISCLAIMER NOTE
ST02	COORD. WITH LANDSCAPE DRAWINGS FOR ALL PLANTING BEDS, TREE PLANTINGS, LANDSCAPE FEATURES & SODDED AREAS
ST03	PROVIDE PAINTED PARKING MARKINGS - PARKING STALLS 100mm WIDE WHITE, HANDICAP SYMBOLS, CROSS HATCHING & TRAFFIC ARROWS MARKINGS ON TOP OF FINISHED ASPHALT LAYER. ALL PAVEMENT MARKINGS TO BE AS PER THE STANDARDS OF ONTARIO TRAFFIC MANUAL.
ST04	LOCATION OF CONSTRUCTION ACCESS C/W MUD MAT
ST06	A 7.5m X 7.5m VISIBILITY TRIANGLE MUST BE MAINTAINED (REMAIN CLEAR) AT BOTH SIDES OF ALL INTERSECTION OF VEHICULAR TRAFFIC ACCESS ROADS / DRIVEWAYS. THE MAX. HEIGHT OF ANY OBJECT OR MATURE VEGETATION WITHIN THE VISIBILITY TRIANGLE IS NOT TO EXCEED 0.6m ABOVE THE CENTRELINE OF THE CORRESPONDING ADJACENT STREET.
ST08	NEW FIRE HYDRANT
ST09	FLAG POLE. REFER TO DETAIL ON DWG A1.2
ST11	PROPOSED NATIVE TREE (COORD. W/ LANDSCAPING DWGS)
ST12	NEW BUILDING SIGN. REFER TO DETAIL ON DWG A1.2
ST13	GARAGE ENCLOSURE. REFER TO DETAIL ON DWG A1.3
ST14	PROPOSED ASPHALT LAY-BY FOR SAMPLE PICKUP ACCESS
ST15	EV CHARGING STATION C/W CONC. APRON - PROTECTED WITH 2 BOLLARDS
ST16	PROPOSED BOLLARD. REFER TO DETAIL ON DWG A1.2
ST18	NEW CONCRETE PAVING/SIDEWALK
ST20	NEW VEHICULAR ENTRANCE AND SECURITY GATE. COORDINATE WITH OWNER.
ST21	LIGHT STANDARD (COORD W/ELECTRICAL DWGS)
ST24	BARRIER CURB - AS PER OPSD 600.110. REFER TO CIVIL DWGS.
ST25	MOUNTABLE CURB - AS PER OPSD 600.100. REFER TO CIVIL DWGS.
ST28	RELOCATED CONTROL PEDestal - (salvage existing control pedestal for relocation)
ST29	BARRIER-FREE PATH OF TRAVEL
ST29	PROPOSED ENTRANCE RAMP
ST30	COVERED PARKING STRUCTURE - SEPARATE PRICE
ST31	TEMPORARY WORKING EASEMENT
ST32	BARRIER-FREE RAMP WITH TACTILE WARNING STRIP

BEFORE STARTING WORK

ALL WORK WITHIN THE EASEMENT SHALL BE COMPLETED TO THE MUNICIPAL STANDARDS AND TO THE SATISFACTION AND APPROVAL OF THE MUNICIPALITY.

THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY, ARCHITECT & CONSULTANTS AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

THE POSITION OF THE POLE LINES, CONDUITS, WATER MAINS, SEWERS, AND OTHER 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. CONTRACTOR TO VERIFY EXISTING CONDITIONS.

ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED, MARKED AND PROTECTED. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, AT THE CONTRACTOR'S EXPENSE.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS, AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.

AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.

LEGEND NEW SIGNAGE

(A) STOP SIGN
 (B) BARRIER FREE PARKING
 (C) FIRE ROUTE STATING FIRE ROUTE TO BE POSTED AND DESIGNATED UNDER MUNICIPAL BY-LAW

NOTE:
 1. CONFIRM LOCATIONS & CONTENT OF ALL SIGNAGE W/ THE OWNER & MUNICIPALITY PRIOR TO FABRICATION & ERECTION. PROPOSED SITE SIGNAGE TO COMPLY W/ SIGNAGE BY-LAWS.
 2. ALL SIGNS TO BE LOCATED NOT TO CREATE A HAZARD ON WALKWAYS AND BE CENTERED ON POSTS TYP.
 3. TYPE A BARRIER FREE PARKING SPACES SHALL BE CLEARLY MARKED AS 'VAN ACCESSIBLE'

HATCH IDENTIFICATION MARKER LEGEND

- EXISTING WATER TREATMENT PLANT
- EXISTING CONCRETE SIDEWALK
- PROPOSED ADMIN BUILDING
- PROPOSED CONCRETE SIDEWALK / PAD
- EXISTING SOD, REFER TO LANDSCAPE DWGS FOR AREAS TO BE REPAIRED.
- PROPOSED NATIVE LANDSCAPE AREA

NEW CURB TYPE

- BARRIER CURB - AS PER OPSD 600.110
- MOUNTABLE CURB - AS PER OPSD 600.100

SITE PLAN LEGEND

- ENTRANCE / EXIT
- ENTRANCE / EXIT - W/ BARRIER FREE DOOR OPERATOR (COORD. W/ ELEC. DWG. 3)
- EXISTING DOOR / OH DOOR TO REMAIN
- PROPERTY LINE
- BY-LAW SETBACKS
- BF PATH OF TRAVEL
- NEW FENCE
- TEMPORARY WORKING EASEMENT. SEE NOTE ST31
- PTD. WHEELCHAIR SIGN ON ASPHALT
- PROPOSED NATIVE TREE, COORDINATE WITH LANDSCAPE SITE PLAN
- FIRE ROUTE 6m WIDE / 12m CENTER RADIUS
- RELOCATED FIRE HYDRANT
- NEW TRAFFIC SIGNAGE (COORD. W/ SIGNAGE SCH.)
- NEW LIGHT STD. (COORD. W/ELEC SITE PLAN)
- NEW EV CHARGING STATION, COORD W/ ELECTRICAL DWGS
- NEW DROPPED CURB W/TACTILE WARNING STRIP (COORD. W/ CIVIL DWGS)
- NEW BOLLARDS. REFER TO NOTE.

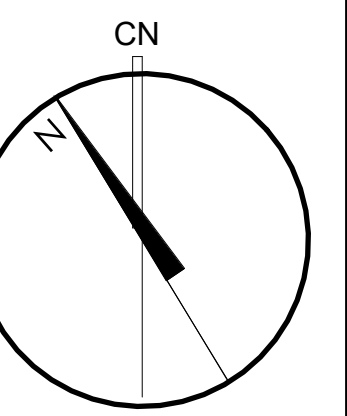
NOTE:
 COORD. W/ EX. SITE SURVEY DWG. FOR THEIR LEGEND & OBJECT DEPICTION NOTATIONS

DEVELOPMENT DETAILS:

PROPERTY DESCRIPTION	71155 Bluewater Hwy Existing Water Treatment Plant	
ZONING	PER BYLAW 69-2018	PROVIDED
CF - COMMUNITY FACILITY		
LOT AREA	MIN 600 m ²	135,820.9 m ²
COVERAGE	MAX 40%	7.2%
		EXISTING: 9,241 m ² NEW: 497.9 m ² TOTAL: 9,738.9 m ²
MIN. FRONT YARD	7.5 m	12.7 m
MIN. INTERIOR SIDE YARD	5 m	417.4 m
MIN. EXTERIOR SIDE YARD (APPROVED MINOR VARIANCE)	1.2 m	1.2 m
MIN. REAR YARD BUILDING HEIGHT (TO TOP OF PARAPET)	7.5 m	7.5 m
	20 m	9.1 m
OBC BUILDING AREA		601.1 m ²
TOTAL FLOOR AREA		1,101.7 m ²
		1 st Floor = 495.6 m ² 2 nd Floor = 497.9 m ² Link = 108.2 m ²
HARD SURFACE AREA (ASPHALT + CONCRETE)	3,133 m ²	
LANDSCAPE AREA	290 m ²	
PARKING REQUIREMENTS		
	PER BYLAW	PROVIDED
MIN. NUMBER OF PARKING SPACES REQUIRED	1 PER 40 sq.m OF TOTAL FLOOR AREA (1,101.7 / 40 = 28)	28
		27 NEW PARKINGS & 1 REPLACED PARKING = 28 PARKINGS TOTAL
MIN. SIZE OF PARKING STALLS (PERPENDICULAR)	2.7 m X 5.5 L m	2.7 m X 6.0 L m
ACCESSIBLE PARKING SPACES	TYPE A = 2 TYPE B = 2	2
MIN. NUMBER OF LOADING SPACES REQUIRED	1 (9m X 3.5m)	3

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+VGG ARCHITECTS THE VENTIN GROUP LTD



A1.1

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