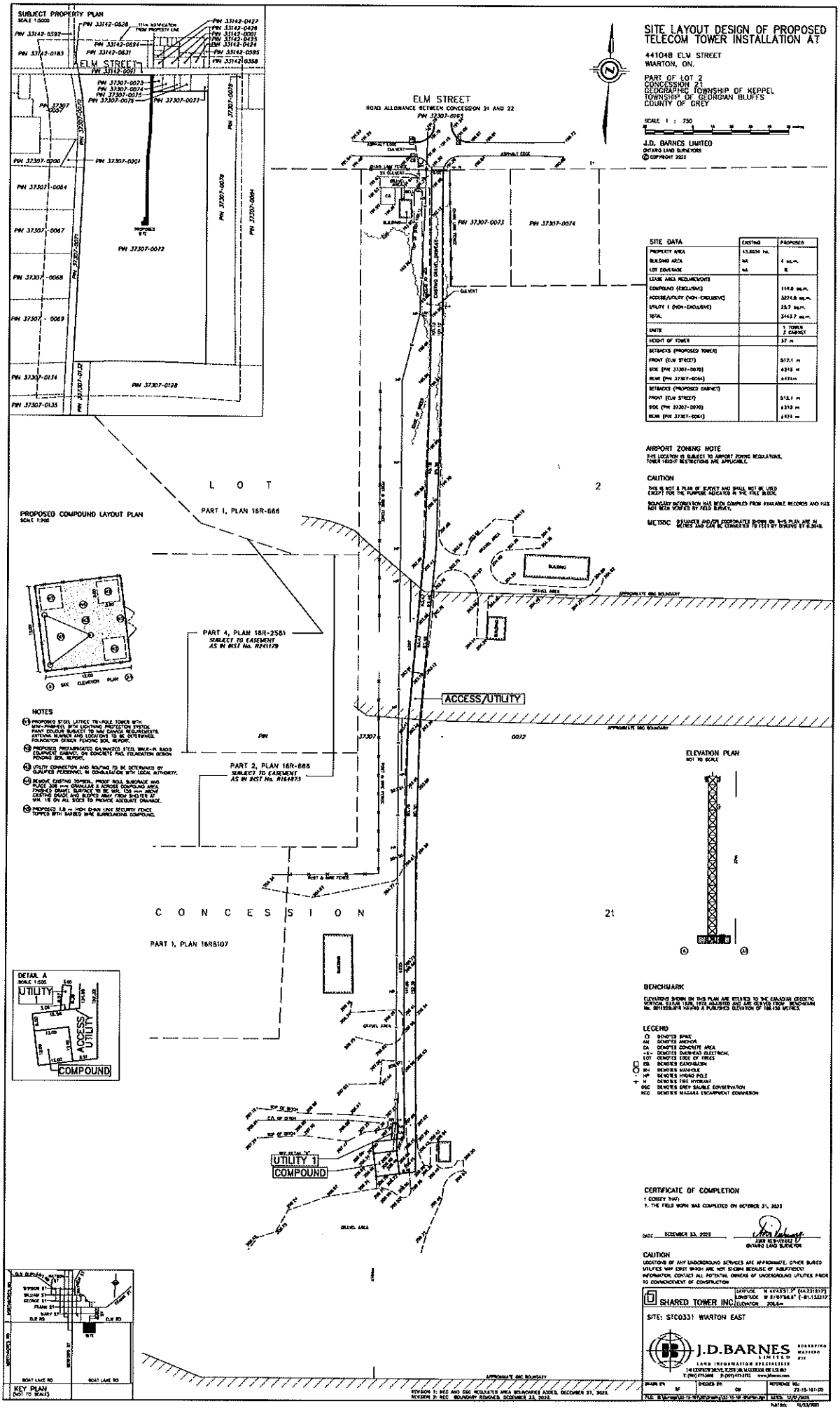
SUBJECT PROPERTY PLAN
SCALE 1:5000
ELM STREET
PIN 33142-0592
PIN 33142-0183
PIN 33142-0528
PIN 33142-0631
PIN 33142-0427
PIN 33142-0426
PIN 33142-0301
PIN 33142-0425
PIN 33142-0424
PIN 33142-0595
PIN 33142-0358
PIN 37307-0073
PIN 37307-0074
PIN 37307-0075
PIN 37307-0076
PIN 37307-0077
PIN 37307-0078
PIN 37307-0079
PIN 37307-0200
PIN 37307-0201
PIN 37307-0064
PIN 37307-0067
PIN 37307-0068
PIN 37307-0069
PIN 37307-0134
PIN 37307-0135
PIN 37307-0072
PIN 37307-0128
ELM STREET
ROAD ALLOWANCE BETWEEN CONCESSION 21 AND 22
PIN 37307-0152
SITE LAYOUT DESIGN OF PROPOSED TELECOM TOWER INSTALLATION AT
441048 ELM STREET
WIARTON, ON.
PART OF LOT 2
CONCESSION 21
GEOGRAPHIC TOWNSHIP OF KEPPEL
TOWNSHIP OF GEORGIAN BLUFFS
COUNTY OF GREY
SCALE 1 : 750
J.D. BARNES LIMITED
ONTARIO LAND SURVEYORS
© COPYRIGHT 2023
SITE DATA
EXISTING
PROPOSED
PROPERTY AREA
43.8834 ha.
BUILDING AREA
NIL
4 sq.m.
LOT COVERAGE
NIL
0.
LEASE AREA REQUIREMENTS
COMPOUND (EXCLUSIVE)
119.0 sq.m.
ACCESS/UTILITY (NON-EXCLUSIVE)
3274.8 sq.m.
UTILITY 1 (NON-EXCLUSIVE)
25.7 sq.m.
TOTAL
3443.7 sq.m.
UNITS
1 TOWER
2 CABINET
HEIGHT OF TOWER
37 m
SETBACKS (PROPOSED TOWER)
FRONT (ELM STREET)
513.1 m
SIDE (PIN 37307-0670)
6315 m
REAR (PIN 37307-0064)
6.474m
SETBACKS (PROPOSED CABINET)
FRONT (ELM STREET)
513.1 m
SIDE (PIN 37307-0070)
6313 m
REAR (PIN 37307-0064)
6.474 m
AIRPORT ZONING NOTE
THIS LOCATION IS SUBJECT TO AIRPORT ZONING REGULATIONS, TOWER HEIGHT RESTRICTIONS ARE APPLICABLE.
CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE RECORDS AND HAS NOT BEEN VERIFIED BY FIELD SURVEY.
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
L O T
2
PART 1, PLAN 16R-666
PROPOSED COMPOUND LAYOUT PLAN
SCALE 1:200
PART 4, PLAN 16R-2581
SUBJECT TO EASEMENT AS IN INST No. R141179
PART 2, PLAN 16R-668
SUBJECT TO EASEMENT AS IN INST No. R141873
ACCESS/UTILITY
C O N C E S S I O N
21
PART 1, PLAN 16R8107
UTILITY 1
COMPOUND
NOTES
1. PROPOSED STEEL LATTICE TRI-POLE TOWER WITH NON-PAINTED WITH LIGHTING PROTECTION SYSTEM. PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
2. PROPOSED PREFABRICATED GALVANIZED STEEL WALK-IN RADIO EQUIPMENT CABINET ON CONCRETE PAD. FOUNDATION DESIGN PENDING SOIL REPORT.
3. UTILITY CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
4. REMOVE EXISTING TOPSOIL, PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A BENEATH COMPOUND AREA FINISHED GRADE. SURFACE TO BE MIN. 100 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM SHELTER AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
5. PROPOSED 1.8 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING COMPOUND.
DETAIL A
SCALE 1:100
UTILITY
ACCESS/UTILITY
COMPOUND
ELEVATION PLAN
NOT TO SCALE
BENCHMARK
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM 1928, (CGVD 1928) ADJUSTED AND ARE DERIVED FROM BENCHMARK No. 8015551BLVA HAVING A PUBLISHED ELEVATION OF 186.150 METRES.
LEGEND
CI DENOTES SPIKE
AN DENOTES ANCHOR
CA DENOTES CONCRETE AREA
+E DENOTES OVERHEAD ELECTRICAL
EOT DENOTES EDGE OF TREES
DB DENOTES CATCHBASIN
MH DENOTES MANHOLE
HP DENOTES HYDRO POLE
FH DENOTES FIRE HYDRANT
DSC DENOTES GREY SAUBLE CONSERVATION
ESC DENOTES NIAGARA ESCARPMENT CONSERVATION
CERTIFICATE OF COMPLETION
I CERTIFY THAT:
1. THE FIELD WORK WAS COMPLETED ON OCTOBER 31, 2023
DATE DECEMBER 13, 2023
JOHN BERNARD LAWLOR
ONTARIO LAND SURVEYOR
CAUTION
LOCATIONS OF ANY UNDERGROUND SERVICES ARE APPROXIMATE. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN BECAUSE OF INSUFFICIENT INFORMATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION
SHARED TOWER INC
LATITUDE N 44°43'51.7" (44.231017)
LONGITUDE W 81°07'56.6" (-81.132372)
ELEVATION 208.6m
SITE: STC0331 WIARTON EAST
J.D.BARNES LIMITED
ENGINEERING MANAGEMENT GIS
LAND INFORMATION SPECIALISTS
340 EDINBURGH DRIVE, SUITE 2A, MILTON, ON L9T 6S3
T: (905) 693-3838 F: (905) 693-3702 www.jdbarnes.com
DRAWN BY: SF
CHECKED BY: DM
REFERENCE NO.: 23-15-167-00
FILE: S:\Projects\23-15-167-00\Drawings\23-15-167-00.dwg
DATE: 12/13/2023
KEY PLAN
(NOT TO SCALE)
REVISION 1: REC AND ESC REGULATED AREA BOUNDARIES ADDED, DECEMBER 11, 2023.
REVISION 2: REC BOUNDARY REMOVED, DECEMBER 13, 2023.