

VICT LAND  
ORIA SCAPE  
TAY ARCHI  
LOR TECT

VTLA STUDIO

VICTORIA TAYLOR LANDSCAPE ARCHITECT OALA CSLA  
VICTORIA TAYLOR, PRINCIPAL/ OWNER  
VICTORIA@VTLA.CA | 416 837 0344 | VTLA.CA

PROJECT NAME: GROUND SCHOOL  
LOCATION: 2590 COUNTY ROAD 15  
CLIENT: 9106804 CANADA LIMITED / NICHOLAS SORBARA + CLAIRE TELFORD  
ISSUE: FOR SITE PLAN CONTROL - SUBMISSION 2  
DATE: 18 JUNE 2025

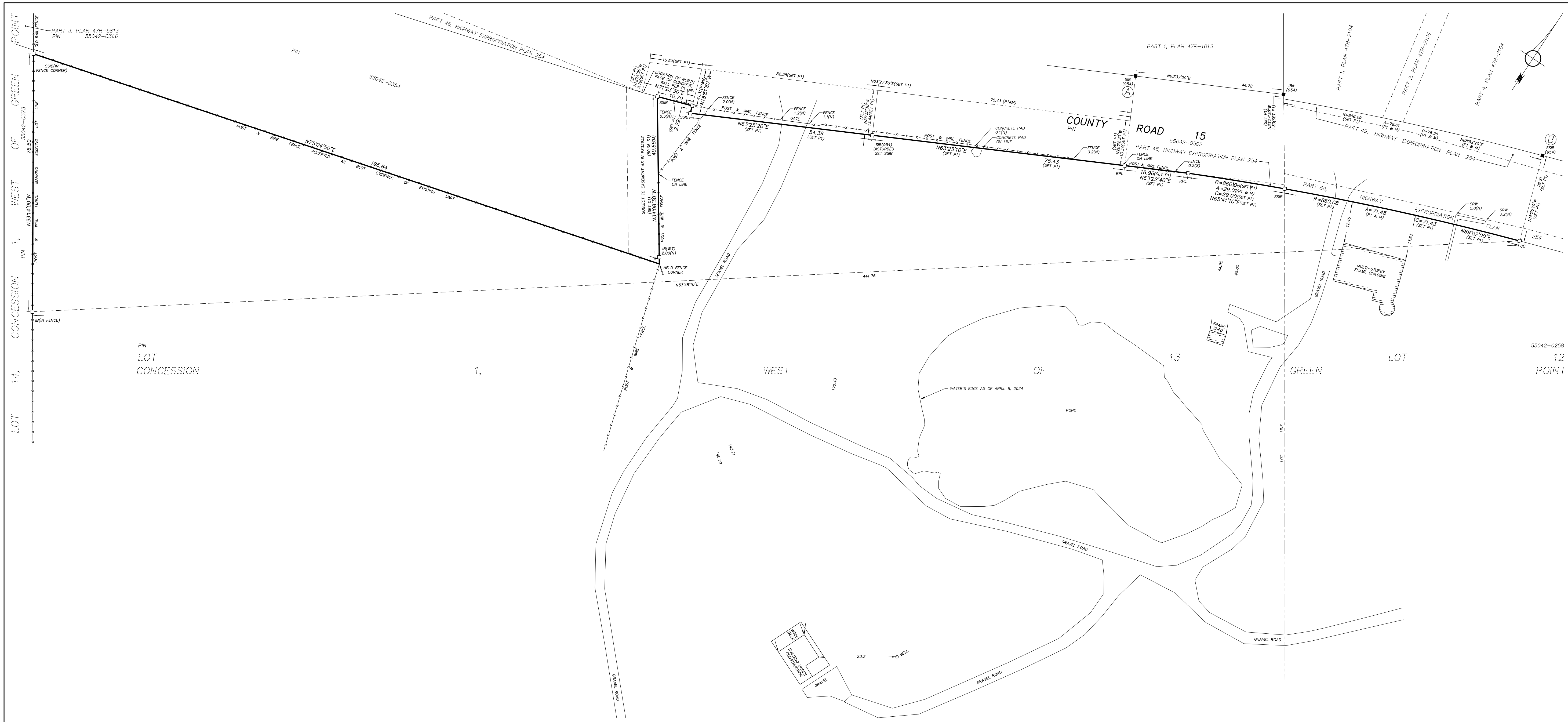
DRAWING LIST:

DRAWING No.

L0  
L1  
L1 - 1  
L6

DRAWING NAME

EXISTING SITE SURVEY  
SITE PLAN  
LANDSCAPE, SERVICING, GRADING + DRAINAGE  
DETAILS



COPYRIGHT © IBW SURVEYORS LTD. 2024  
PLAN OF SURVEY OF  
**CONCESSION 1**  
WEST OF GREEN POINT  
TOWNSHIP OF SOPHIASBURGH  
**THE MUNICIPALITY OF THE COUNTY OF PRINCE EDWARD**  
SCALE 1 : 500 METRES

0 10 20 40

**LEGEND**  
■ DENOTES SURVEY MONUMENT FOUND  
□ DENOTES SURVEY MONUMENT SET  
SSB DENOTES SHORT STANDARD IRON BAR  
SIB DENOTES STANDARD IRON BAR  
IBI DENOTES IRON BAR  
CC DENOTES CUT CROSS  
RPL DENOTES ROCK PLUG  
# DENOTES ROUND  
M DENOTES MEASURED  
SPW DENOTES STONE RETAINING WALL  
D1 DENOTES INSTRUMENT PE174364  
P1 DENOTES HIGHWAY EXPROPRIATION PLAN 254  
P2 DENOTES PLAN 47R-1013  
P3 DENOTES PLAN 47R-2104  
954 DENOTES S.W. ALLAN, O.L.S.  
1363 DENOTES B.R. PICKARD, O.L.S.  
SSBs USED DUE TO LACK OF OVERBURDEN

**CAUTION**  
THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

**BEARING NOTES**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18, NAD83(CRS)7(2010).  
FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED: P1/P2/P3 - 1°23'30" CLOCKWISE.

**DISTANCE NOTES - METRIC**  
DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999947.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 5, 2024.

SEPTEMBER 10, 2024  
DATE  
GAVIN R. TYLER, O.L.S.

THIS PLAN OF SURVEY RELATES TO AGLS PLAN SUBMISSION FORM NUMBER V-87389

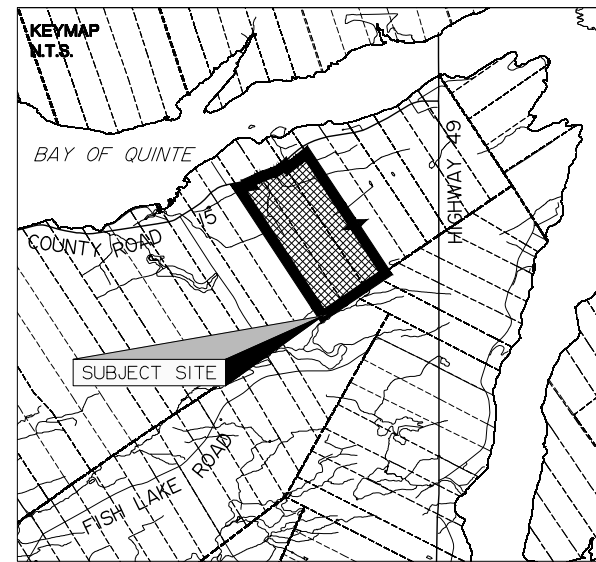
**INTEGRATION DATA**  
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CRS)7(2010).  
RURAL ACCURACY PER SEC. 14(2), OREG. 216/10.

POINT ID	NORTHING	EASTING
A	4891442.98	330400.87
B	4891489.88	330514.59

CUSTOM COORDINATE CHANGE: IF NUMERICAL, BE USED TO BE CUSTODIAN CORRECTS OR DOCUMENTED CHANGE TO THIS PLAN

IBWSURVEYORS.COM | 1.800.667.0696  
copies available at ProtectYourBoundaries.ca  
PARTY CHIEF: [NAME] DRAWN: [NAME] CHECKED: [NAME] PLOT DATE: SEPT. 10, 2024  
FILE: A-046850-POS\_V2

**A-046850**



VICTORIA LANDSCAPE ARCHITECT

**VTLA STUDIO**  
VICTORIA TAYLOR LANDSCAPE ARCHITECT OALA CSLA  
VICTORIA TAYLOR, PRINCIPAL/ OWNER  
VICTORIA@VTLA.CA | 416 837 0344 | VTLA.CA

PROJECT: **9106804 CANADA LIMITED**  
2590 COUNTY RD 15, PRINCE EDWARD, ON K0K 2T0

DRAWING: EXISTING SITE SURVEY

DATE: NOVEMBER 2024  
SCALE: AS NOTED  
DRAWN BY:

ISSUED RECORD:		
No.	YY MM DD	Issued
1	24 11 19	FOR SITE PLAN CONTROL
2	25 06 18	FOR SITE PLAN CONTROL
3		
4		
5		
6		
7		
8		

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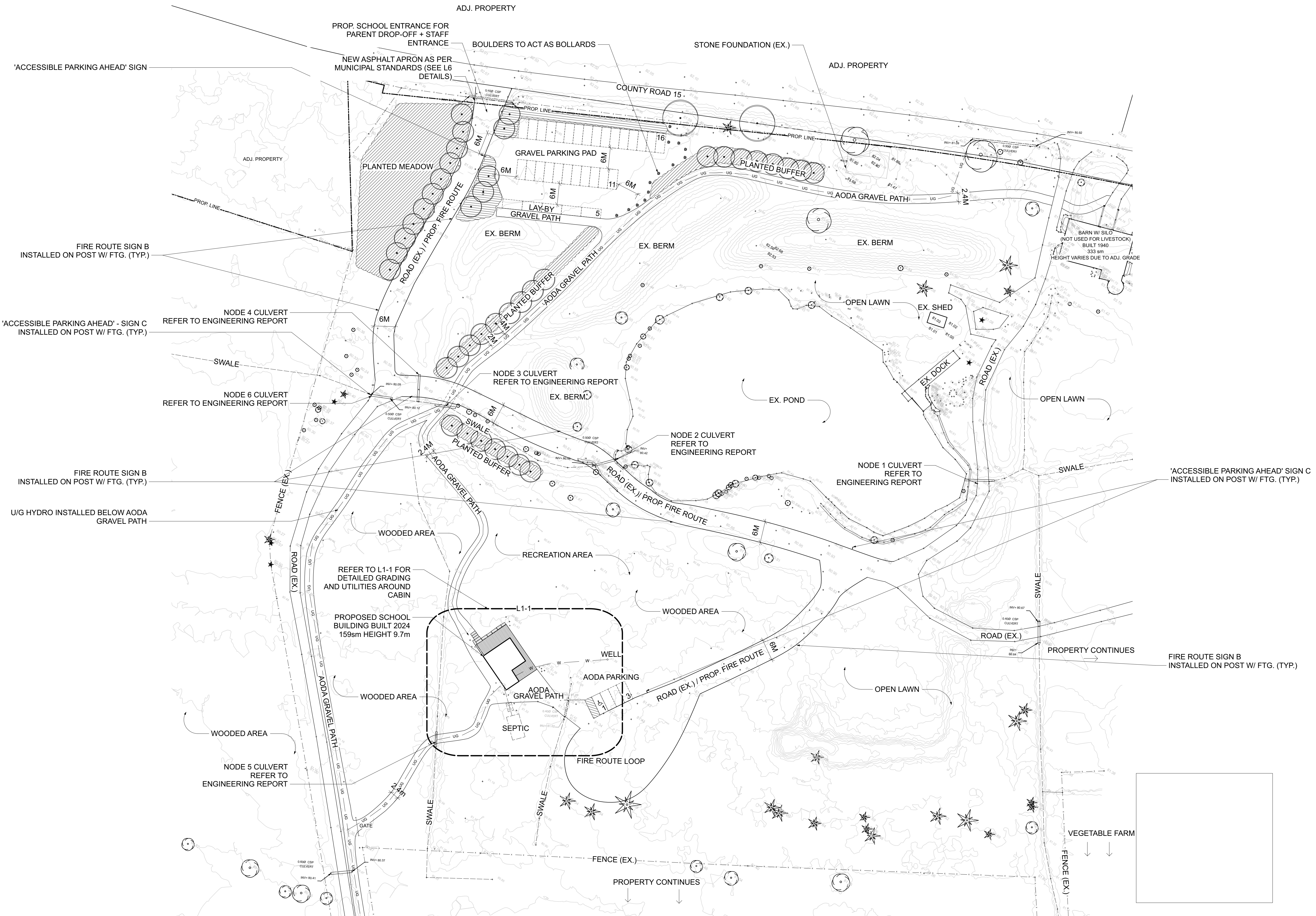
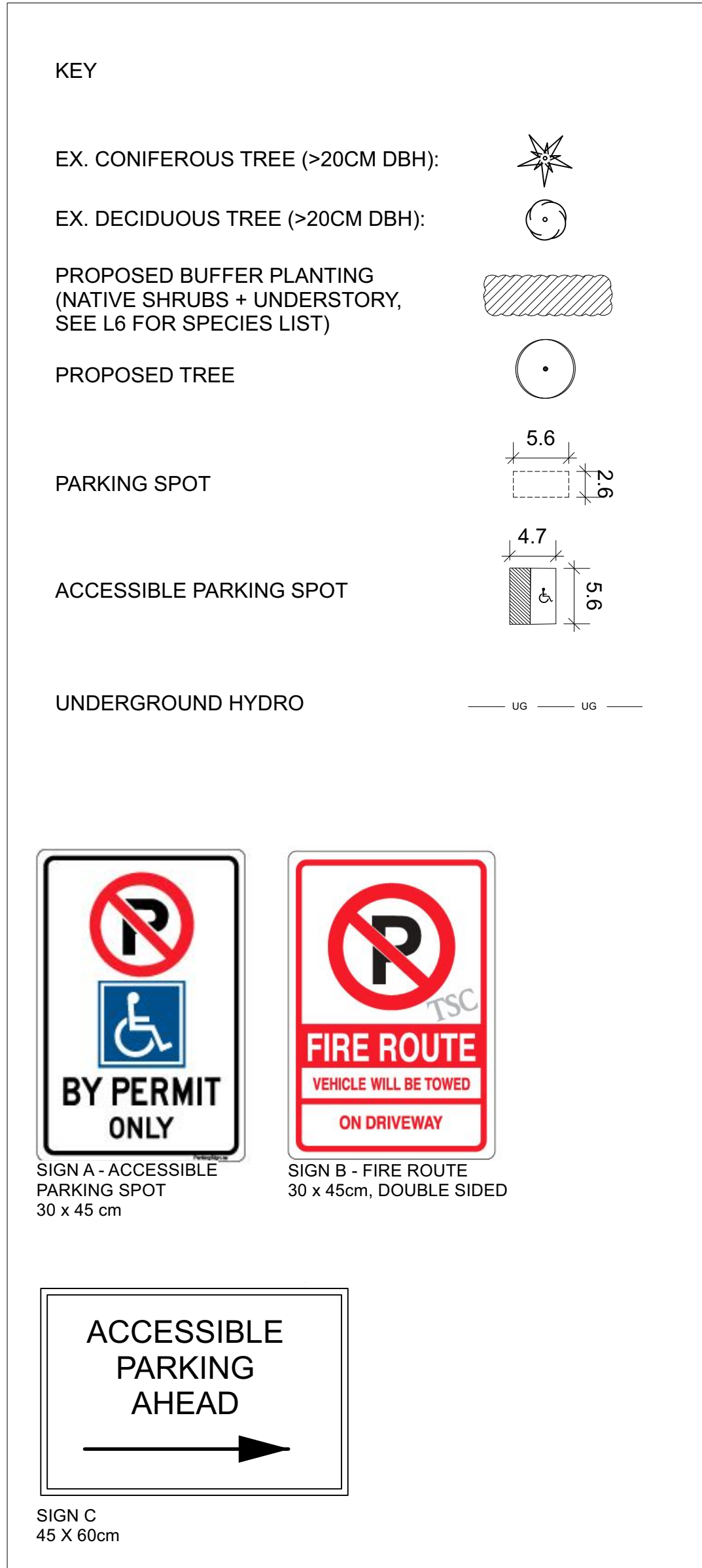
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND REPORT ANY DISCREPANCIES TO VTLA BEFORE BEGINNING WORK. DO NOT SCALE FROM THE DRAWINGS - USE FIGURED DIMENSIONS ONLY.

THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE TO THE DRAWINGS WITHOUT VTLA'S APPROVAL. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS AND SPECIFICATIONS.

DWG No.

**L0**





ISSUED RECORD:		
No.	YY MM DD	Issued
1	23 12 01	FOR PRE-CONSULT. REVIEW
2	24 04 30	FOR REZONING APPLICATION
3	24 07 23	FOR REZONING APPLICATION
4	24 10 29	FOR CLIENT REVIEW
5	24 11 19	FOR SITE PLAN CONTROL
6	25 04 10	DRAFT FOR CONSULTANT
7	25 06 10	DRAFT FOR CLIENT REVIEW
8	25 06 18	FOR SITE PLAN CONTROL

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80.78

+

EXISTING SPOT ELEVATION  
(IBW SURVEY)

(82.12)

+

PROPOSED SPOT ELEVATION

UG

UG

UG

UG

UG

UG

BY PERMIT  
ONLY

FIRE ROUTE

VEHICLE WILL BE TOWED

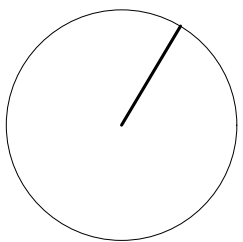
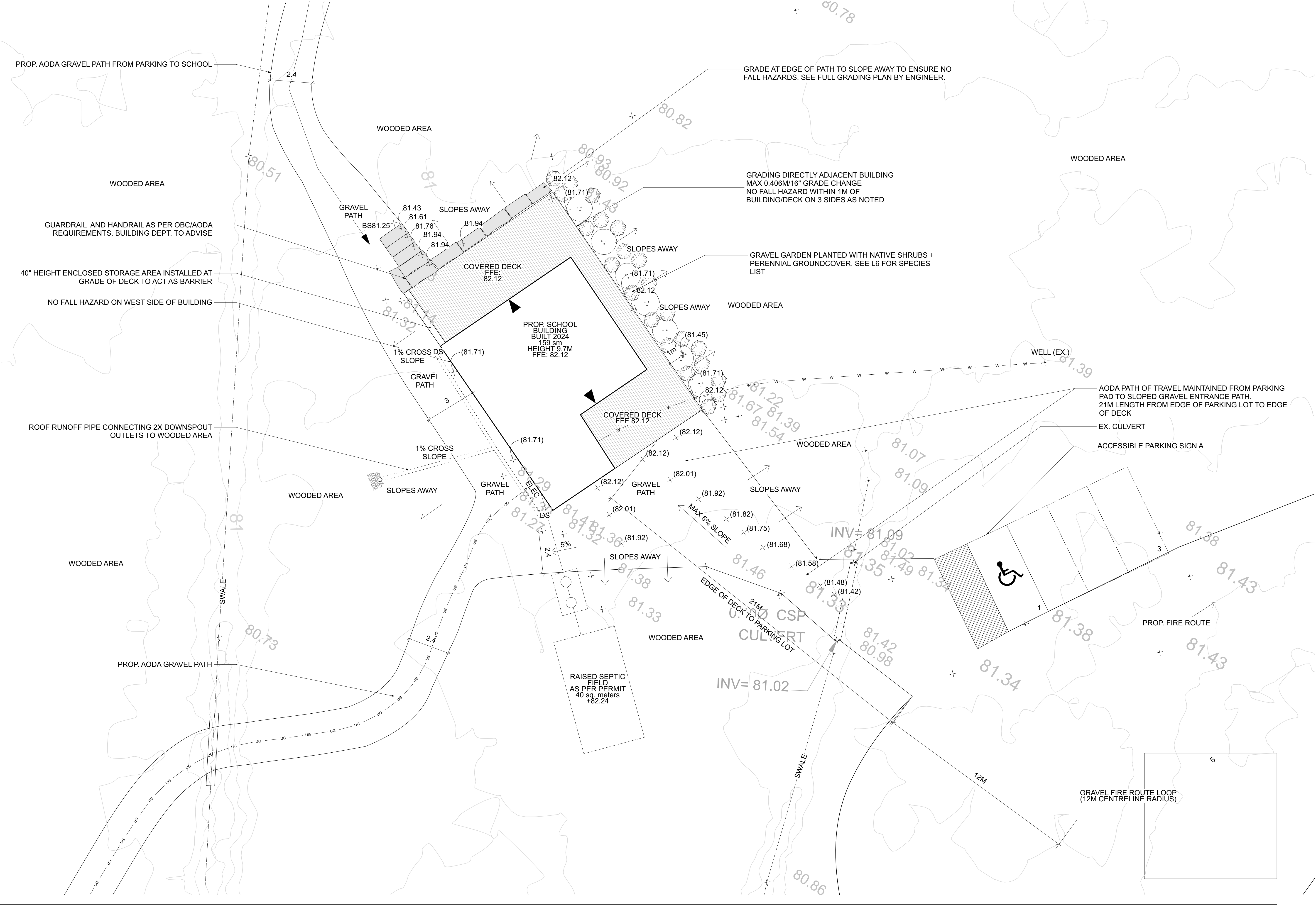
ON DRIVEWAY

SIGN A - ACCESSIBLE  
PARKING SPOT  
30 x 45 cm

SIGN B - FIRE ROUTE  
30 x 45cm, DOUBLE SIDED

ACCESSIBLE  
PARKING  
AHEAD

SIGN C  
45 X 60cm



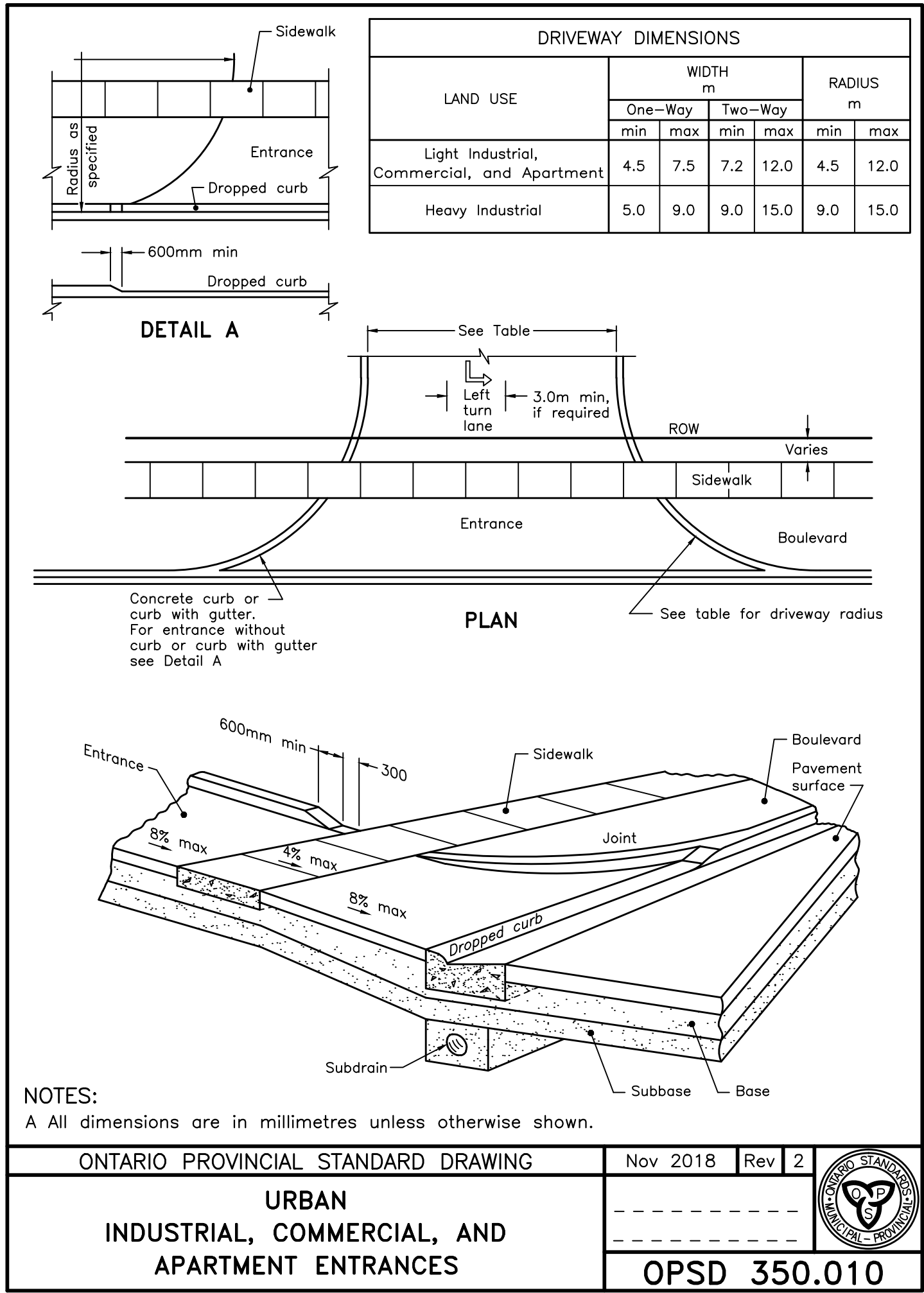
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1/L6 STANDARD DETAIL: APRON FOR SCHOOL ENTRANCE (PROVIDED BY OPERATIONS DEPT.)

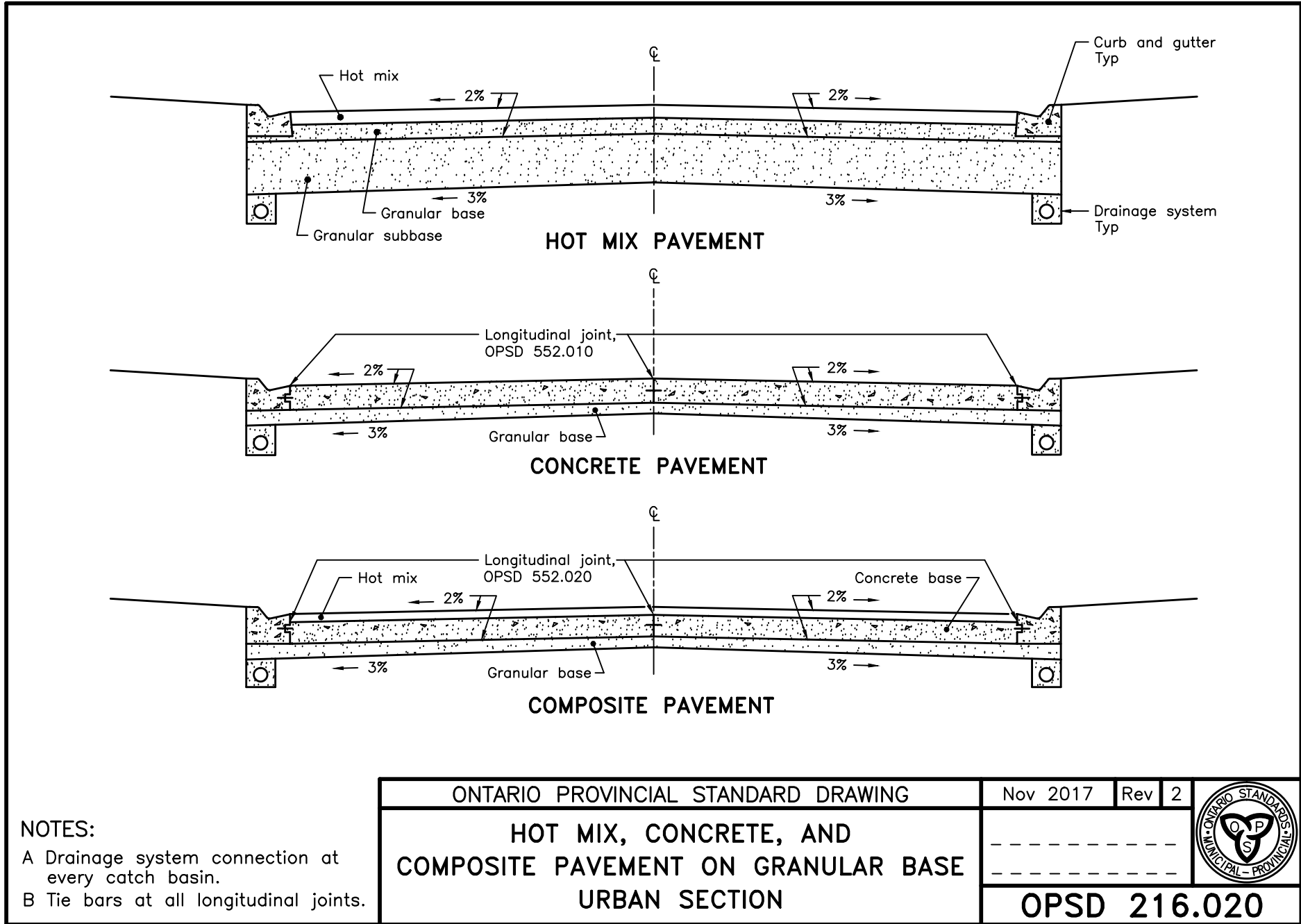
FURTHER SPECIFICATIONS PROVIDED BY OPERATIONS DEPARTMENT REGARDING ITEM 14 / SCHOOL ENTRANCE PAVED APRON:

"SUB-GRADE MATERIAL (BACKFILL) FOR NEW ENTRANCE MUST BE A CLEAN, INERT MATERIAL FREE OF TOPSOIL. ACCEPTABLE MATERIAL WOULD BE CLEAN, ALL THREE INCH (3") MINUS SHALE; PIT RUN; GRANULAR. IN ALL CASES, THE NEW CULVERT MUST NOT BE DAMAGED DURING THE OPERATION OF BACKFILLING AND COMPACTION.

A MINIMUM THICKNESS OF 6 INCHES OF CRUSHED GRANULAR "A" OR 5/8" GRANULAR MATERIAL SHALL BE PLACED AND COMPACTED AS A DRIVING SURFACE ON ALL ENTRANCEWAYS.

ENTRANCE APRON FROM EDGE OF ROAD TO PROPERTY LINE SHALL BE PAVED. A MINIMUM BASE THICKNESS OF 150MM OF GRANULAR 'A' OR 5/8" GRANULAR MATERIAL, AND 50MM HL4 ASPHALT TOP. ASPHALT ENTRANCE TOPS MUST BE INSPECTED PRIOR TO COMMENCEMENT OF WORK.

ALL HOT MIX ASPHALT WORK SHALL BE DONE IN ACCORDANCE WITH OPSS.PROV 313 (NOV2016) AND RELATED DOCUMENTS."



2/L6 STANDARD DETAIL: FOR SCHOOL ENTRANCE (PROVIDED BY OPERATIONS DEPT.)

ENTRANCE PERMIT APPLICATION - 2590 COUNTY ROAD 15



3/L6 PROPOSED ENTRANCES FOR PERMIT APPLICATION

VICTORIA LANDSCAPE ARCHITECT		
PLANT LIST		
	Botanical Name	Common Name
TREES	Acer saccharum	Sugar Maple
	Asimina triloba	PawPaws
	Castanea dentata	American Chestnut
	Cercis canadensis	Red Bud
	Diospyros virginiana	American Persimmon
	Larix laricina	Tamarack
	Liriodendron tulipifera	Tulip Tree
	Morus rubra	Red Mulberry
	Pinus strobus	White Pine
	Prunus americana	American Plum
	Prunus serotina	Black Cherry
	Quercus macrocarpa	Bur Oak
	Quercus rubra	Red Oak
SHRUBS	Aronia melanocarpa	Chokeberry
	Cornus sericea	Redosier Dogwood
	Corylus americana	Hazelnut
	Rhus aromatica	Fragrant Sumac
	Sambucus canadensis	Elderberry
	Physocarpus opulifolius	Ninebark
	Viburnum lentago	Nannyberry

4/L6 PROPOSED TREE + SHRUB LIST FOR PARKING AREAS + AROUND SCHOOL BUILDING

PROJECT: 9106804 CANADA LIMITED  
2590 COUNTY RD 15, PRINCE EDWARD, ON K0K 2T0

DRAWING: DETAILS

DATE: JUNE 2025  
SCALE: N/A  
DRAWN BY: VTLA

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