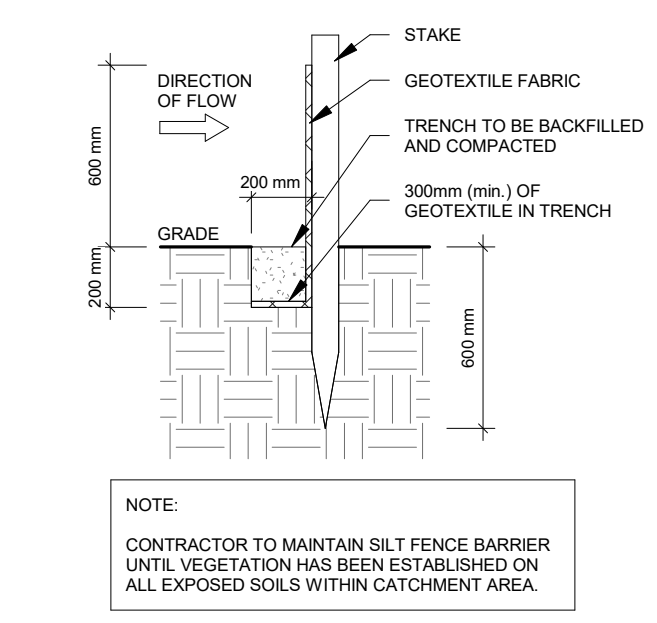


SITE LEGEND

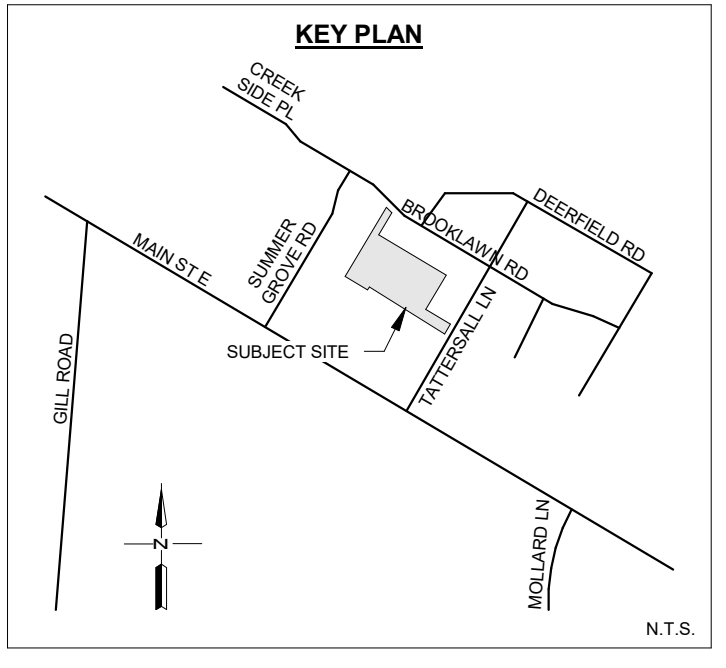
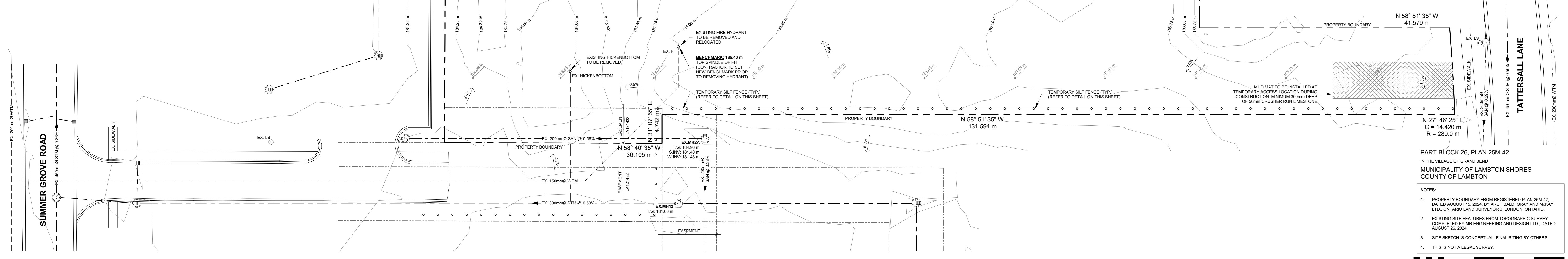
CB	CATCH BASIN
CS	CURB STOP
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GLY	GLY WIRE
IB	IRON BAR
INV	INVERT
LS	LIGHT STANDARD
MH	MAINTENANCE HOLE
RWL	ROOF WATER LEADER
SAN	SANITARY SEWER
SIB	STANDARD IRON BAR
STM	STORM SEWER
TIG	TOP OF GRATE
WS	WATER SERVICE
WTM	WATERMAIN
WV	WATER VALVE

	EXISTING ELEVATION
	PROPOSED ELEVATION
	ELEVATION CONTOUR
	DIRECTION AND SLOPE OF OVERLAND WATER FLOW
	PROPOSED SWALE
	ROOF WATER LEADER
	SIGN AND POST
	# OF PARKING SPACES

BENCHMARK ELEVATION: 185.40 m
TOP SPINDLE OF FIRE HYDRANT LOCATED APPROXIMATELY 11 METRES NORTH OF THE SOUTH PROPERTY BOUNDARY AND APPROXIMATELY 30 METRES EAST OF THE WEST PROPERTY BOUNDARY OF THE SUBJECT SITE.



2 TEMPORARY SILT FENCE DETAIL
1 : 25



DRAWING LIST

C1	EXISTING CONDITIONS, REMOVALS AND EROSION CONTROL PLAN
C2	SITE PLAN
C3	SITE GRADING AND SERVING PLAN

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 - CONTRACTOR TO PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 (LATEST EDITION) FOR ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY. CONTRACTOR TO SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICIPALITY ENGINEER FOR REVIEW PRIOR TO COMMENCING WITH CONSTRUCTION.
 - PLAN TO BE READ IN CONJUNCTION WITH FUNCTIONAL SERVING REPORT AND DRAWINGS PREPARED BY MR ENGINEERING AND DESIGN LTD.
- SEDIMENT AND EROSION CONTROL:**
- PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION. PROTECT ALL CATCH BASINS, MAINTENANCE HOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (OR EQUAL).
 - CONTRACTOR TO INSTALL SEDIMENT AND EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE AND VEGETATIVE COVER IS ESTABLISHED.
 - SEDIMENT AND EROSION CONTROL MEASURES TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
 - CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENT RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
 - FOLLOWING COMPLETION OF THE PROPOSED WORKS, ALL STORM AND SANITARY SEWERS ARE TO BE FLUSHED, AND ALL CATCH BASIN AND MAINTENANCE HOLE SLUMPS ARE TO BE CLEANED OF DEBRIS AND SILT.
 - SEE FUNCTIONAL SERVING REPORT PREPARED BY MR ENGINEERING AND DESIGN LTD. FOR ONGOING MAINTENANCE RECOMMENDATIONS.

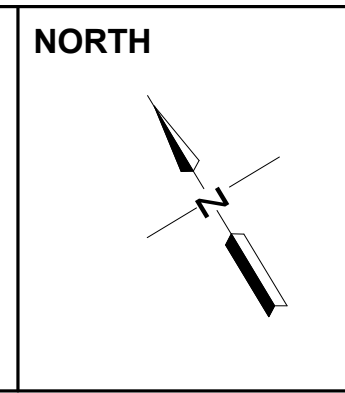
PART BLOCK 26, PLAN 25M-42
IN THE VILLAGE OF GRAND BEND
MUNICIPALITY OF LAMBTON SHORES
COUNTY OF LAMBTON

- NOTES:**
- PROPERTY BOUNDARY FROM REGISTERED PLAN 25M-42, DATED AUGUST 15, 2024, BY ARCHIBALD, GRAY AND McRAY LTD., ONTARIO LAND SURVEYORS, LONDON, ONTARIO.
 - EXISTING SITE FEATURES FROM TOPOGRAPHIC SURVEY COMPLETED BY MR ENGINEERING AND DESIGN LTD., DATED AUGUST 26, 2024.
 - SITE SKETCH IS CONCEPTUAL. FINAL SITING BY OTHERS.
 - THIS IS NOT A LEGAL SURVEY.



NOTES:

Ø	AT COMPLETE WITH DIAMETER	CHD	OVERHEAD DOOR PROJECTION
Øw	FIRE-RESISTANCE RATING	P.T	PRESSURE TREATED
FDR	FOUNDATION	RF	REINFORCED WITH SLIDE GATE
FW	EACH WAY	T&G	TOUNGE AND GROOVE
EX	EXISTING	ISO	TOP OF TYPICAL
H	HIGH HORIZONTAL	US	UNDERSIDE
HR	HOUR	V	VERTICAL
LLV	LONG LEG VERTICAL	W	WITH
LVL	LAMINATED VANEER LUMBER	W	WIRE
max	MAXIMUM	WWM	WELDED WIRE MESH
min	MINIMUM		
ONC	ONTARIO BUILDING CODE		
OC	ON CENTER		



DESIGN	TM	No.	REVISION DESCRIPTION	MM/DD/YY	CHKD
DRAWN	TM	1.	ISSUED FOR APPROVAL	09/20/24	MR
CHECKED	MR	2.	BUILDING FOOTPRINT	09/23/24	MR
APPROVED	MR				
DATE	SEPTEMBER 2024				

CONSULTANT

ENGINEERING AND DESIGN LTD.
CIVIL-COMMERCIAL-AGRICULTURAL

145 Thames Road, West, Unit 4, Exeter, ON, N0M 1S3
Telephone: (519)-317-0126
Email: admin@mrendesign.com

CONTRACTOR

TATTERSALL LANE GRAND BEND, ON N0M 1T0

M. W. RUNGE
100162955
PROVINCE OF ONTARIO

TATTERSALL LANE GRAND BEND, ON N0M 1T0

APARTMENT BUILDING

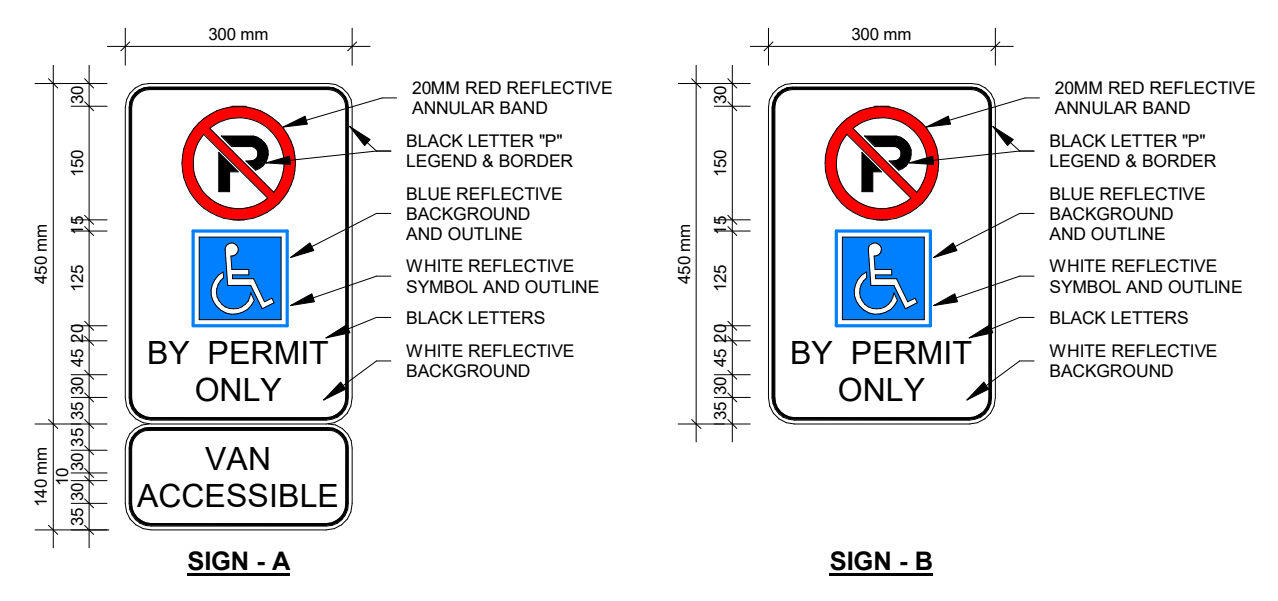
EXISTING CONDITIONS, REMOVALS AND EROSION CONTROL PLAN

PROJECT No.
MR24-350

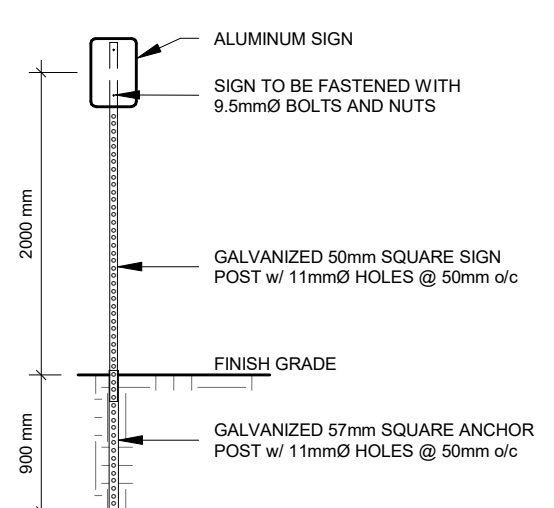
SHEET No.
C1

SCALE
As indicated

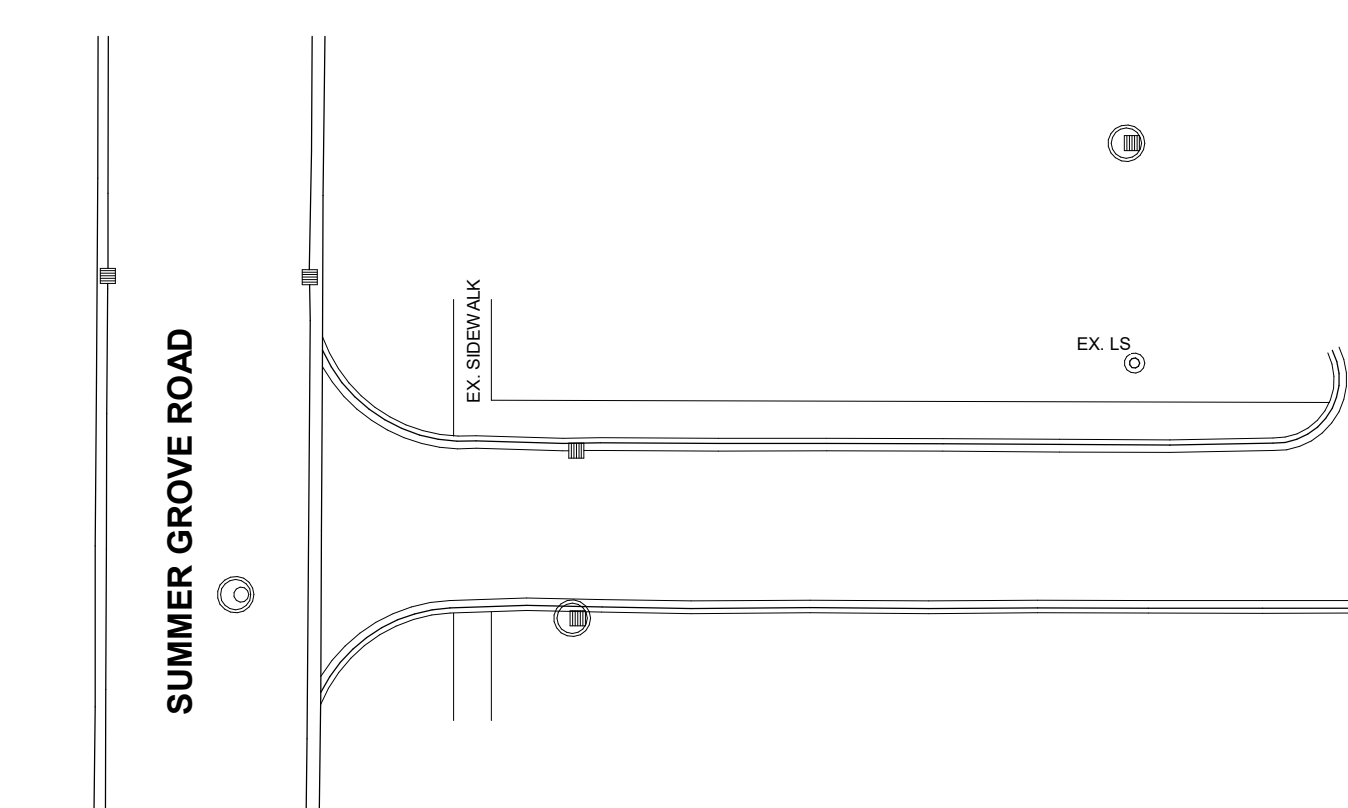
SITE LEGEND	
CB	CATCH BASIN
CS	CURB STOP
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GLY	GUY WIRE
IB	IRON BAR
INV	INVERT
LS	LIGHT STANDARD
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PROPOSED SWALE	
ROOF WATER LEADER	
SIGN AND POST	
# OF PARKING SPACES	
BENCHMARK ELEVATION: 185.40 m	
TOP SPINDLE OF FIRE HYDRANT LOCATED APPROXIMATELY 11 METRES NORTH OF THE SOUTH PROPERTY BOUNDARY AND APPROXIMATELY 38 METRES EAST OF THE WEST PROPERTY BOUNDARY OF THE SUBJECT SITE.	



3 SITE SIGNAGE
1:10

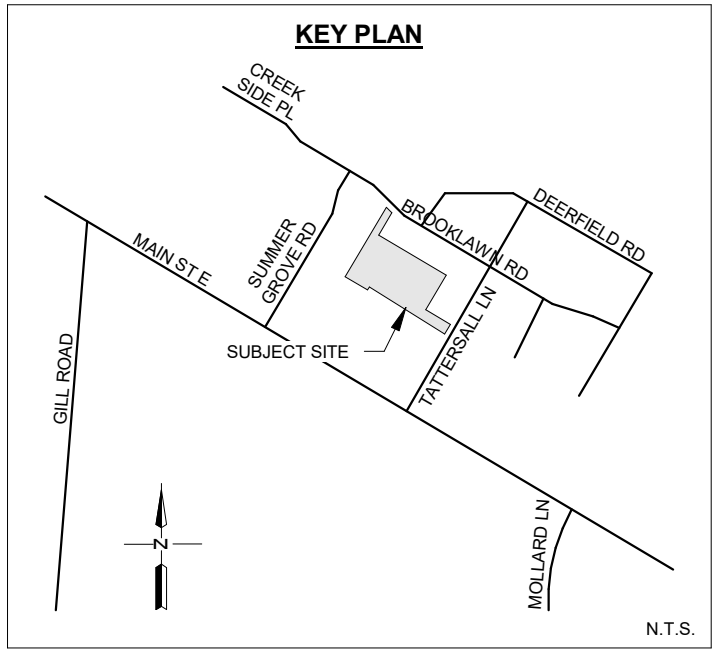
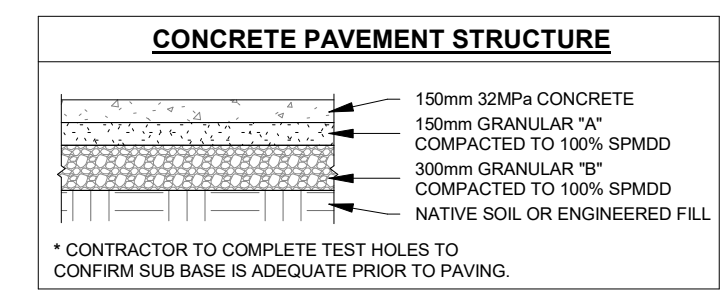
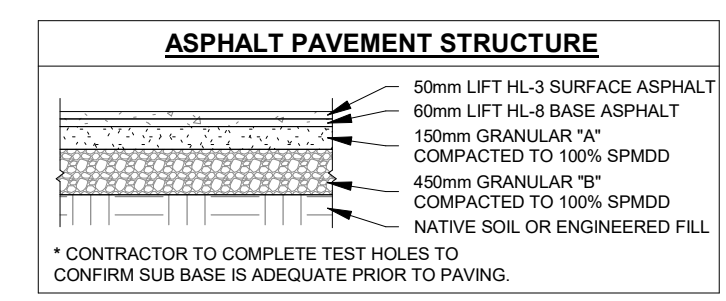


2 SIGN POST DETAIL
1:50



1 SITE PLAN
1:300

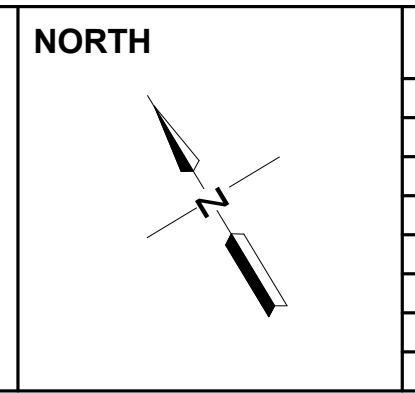
MUNICIPALITY OF LAMBTON SHORES		PROPOSED USE: "MULTIPLE DWELLING"	
DETAIL	REQUIRED	PROPOSED	COMMENTS
LOT AREA	2,500 m ² (min.)	10,144.8 m ²	---
LOT FRONTAGE	10 m (min.)	8.98 m	---
PROPERTY DEPTH	45 m (min.)	116.80 m	---
FRONT YARD	6 m (min.)	63.89 m	---
INTERIOR SIDE YARD	3 m (min.)	4.32 m	---
REAR YARD	6 m (min.)	10.13 m	---
LOT COVERAGE	40% (max.)	21.8 %	---
LANDSCAPED OPEN SPACE	15% (min.)	38.7 %	---
BUILDING HEIGHT	15 m / 4 STOREYS (max.)	13.0 m / 4 STOREYS	---
PARKING SPACES	101 SPACES (min.)	101 SPACES	1.5 SPACES PER DWELLING UNIT
LOADING SPACES	1 SPACE (min.)	1 SPACE	---
ENTRANCES / EXITS - WIDTH	7 m - 9 m	7.0 m	---



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 - ALL EXTERIOR LIGHTING TO BE CONFINED TO THE BUILDING FACE, LANES AND PARKING AREAS SO AS NOT TO CAST A GLARE ONTO THE STREET OR ADJACENT PROPERTIES.
 - ALL EXTERIOR LIGHTING TO BE IN CONFORMANCE WITH THE JOINT IESNA/ILLUMINANCE LIGHTING ORDINANCE (M.I.O.) LIGHTING ZONE L23 PRESCRIPTIVE METHOD (HARDSCAPE AREA METHOD) ALLOWABLE LUMENS: 2.50 FCF. SITE ALLOWED TOTAL INITIAL LUMENS: 112276

NOTES:

@	AT	COMPLETE WITH	OHD	OVERHEAD DOOR
Ø	DIAMETER	PROJECTION	PROJ.	PRESSURE TREATED
FRR	FIRE-RESISTANCE RATING	D.T.	D.T.	DIAMETER
FDN	FOUNDATION	FR	FOUNDATION	FOUNDATION
EW	EACH WAY	T&G	T&G	TONGUE AND GROOVE
EX	EXISTING	TOP	TOP	TOP OF
H	HORIZONTAL	TYP.	TYP.	TYPICAL
HR	HOUR	US	US	UNDERSIDE
LLV	LONG LEG VERTICAL	V	V	VERTICAL
LVL	LAMINATED VANEER LUMBER	W	W	WITH
MAX	MAXIMUM	W	W	WIDE
MIN	MINIMUM	W	W	WIDE
OC	ONTARIO BUILDING CODE	WWM	WWM	WELDED WIRE MESH
OC	ON CENTER			



DESIGN	TM	No.	REVISION DESCRIPTION	MM/DD/YY	CHKD
DRAWN	TM	1.	ISSUED FOR APPROVAL	09/20/24	MR
CHECKED	MR	2.	BUILDING FOOTPRINT	09/23/24	MR
APPROVED	MR				
DATE	SEPTEMBER 2024				

CONSULTANT

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CIVIL-COMMERCIAL-AGRICULTURAL

145 Thames Road, West, Unit 4, Exeter, ON, N0M 1S3
Telephone: (519)-317-0126
Email: admin@mregdesign.com

CONTRACTOR

TATTERSALL LANE
GRAND BEND, ON
NOM 170

LICENSED PROFESSIONAL ENGINEER

09/23/24
M. W. RUNGE
100162955
PROVINCE OF ONTARIO

APARTMENT BUILDING

SITE PLAN

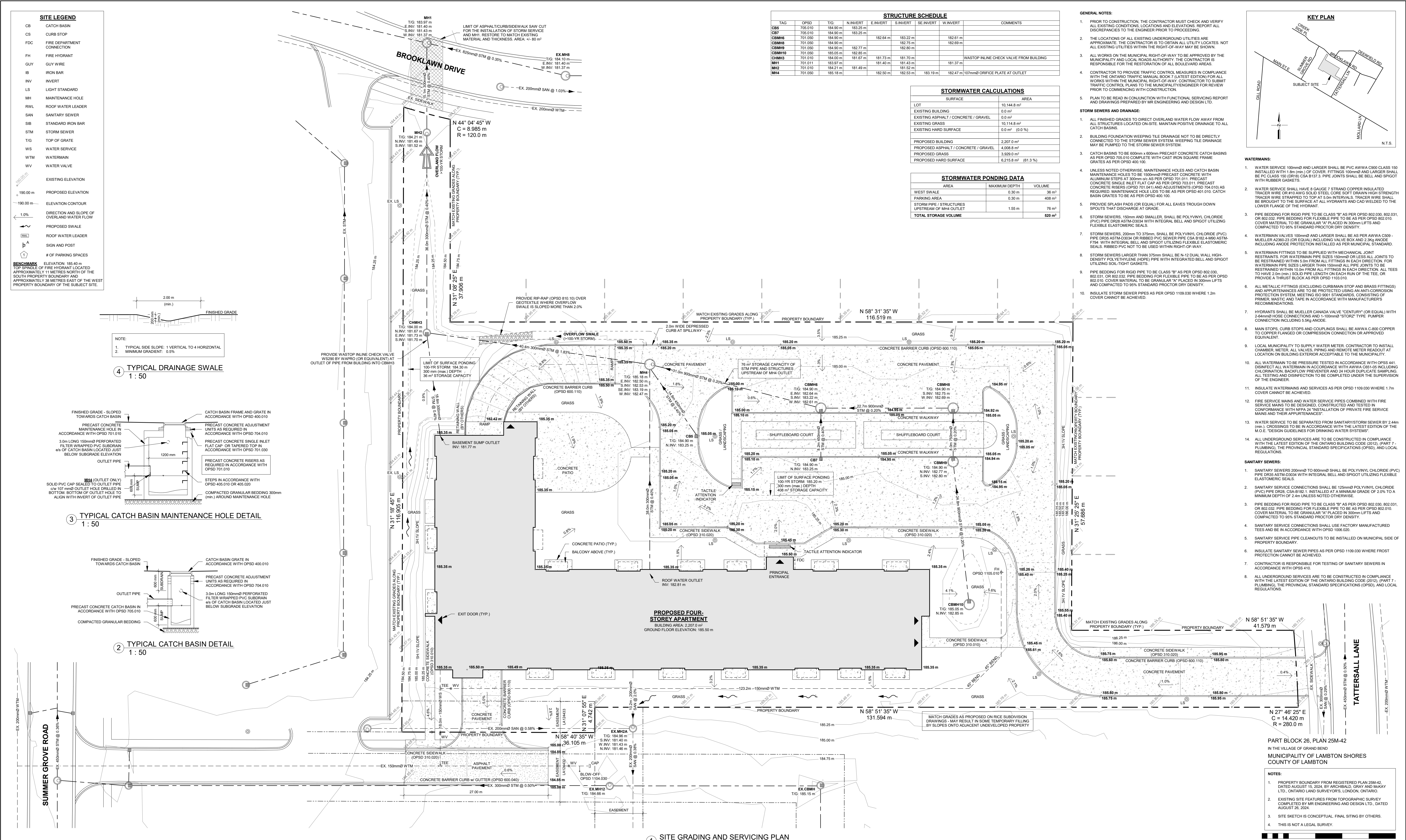
PROJECT No.	MR24-350
SHEET No.	C2
SCALE	As indicated

PART BLOCK 26, PLAN 25M-42
IN THE VILLAGE OF GRAND BEND
MUNICIPALITY OF LAMBTON SHORES
COUNTY OF LAMBTON

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SCALE 1:300



SITE LEGEND

- CB CATCH BASIN
- CS CURB STOP
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- GLV GUY WIRE
- IB IRON BAR
- INV INVERT
- LS LIGHT STANDARD
- MH MAINTENANCE HOLE
- RWL ROOF WATER LEADER
- SAN SANITARY SEWER
- SB STANDARD IRON BAR
- STM STORM SEWER
- TG TOP OF GRADE
- WTS WATER SERVICE
- WTM WATERMAIN
- WV WATER VALVE

EXISTING ELEVATION
190.00 m
PROPOSED ELEVATION
190.00 m
ELEVATION CONTOUR
1.0%
DIRECTION AND SLOPE OF OVERLAND WATER FLOW
PROPOSED SWALE
ROOF WATER LEADER
SIGN AND POST
OF PARKING SPACES

BENCHMARK ELEVATION: 195.40 m
TOP SPINDLE OF FIRE HYDRANT LOCATED APPROXIMATELY 1.1 METRES NORTH OF THE SOUTH PROPERTY BOUNDARY AND APPROXIMATELY 30 METRES EAST OF THE WEST PROPERTY BOUNDARY OF THE SUBJECT SITE.

STRUCTURE SCHEDULE

TAG	OPSD	TIG	N INVERT	E INVERT	S INVERT	W INVERT	COMMENTS
CB3	705.010	184.90	183.25				
CB7	705.010	184.90	183.25				
CBM46	701.050	184.90		182.84	183.22		182.61 m
CBM48	701.050	184.90		182.78			182.69 m
CBM49	701.050	184.90		182.77			182.69 m
CBM10	701.050	185.05	182.85				
CBM43	701.010	184.00	181.87	181.73	181.70		INASTOP INLINE CHECK VALVE FROM BUILDING
MH1	701.010	184.00	181.87	181.40	181.43		181.37 m
MH2	701.010	184.21	181.49				181.52 m
MH4	701.050	185.18		182.50	182.53	183.19	182.47 m (107mm Ø ORIFICE PLATE AT OUTLET)

STORMWATER CALCULATIONS

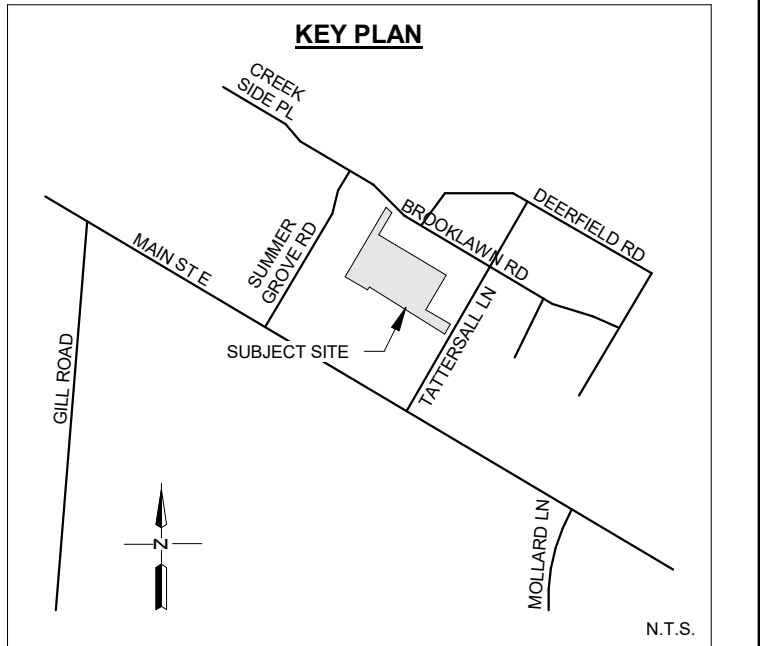
SURFACE	AREA
EXISTING BUILDING	10,144.8 m ²
EXISTING ASPHALT / CONCRETE / GRAVEL	0.0 m ²
EXISTING GRASS	10,144.8 m ²
EXISTING HARD SURFACE	0.0 m ² (0.0 %)
PROPOSED BUILDING	2,207.0 m ²
PROPOSED ASPHALT / CONCRETE / GRAVEL	4,008.8 m ²
PROPOSED GRASS	3,929.0 m ²
PROPOSED HARD SURFACE	6,215.8 m ² (61.3 %)

STORMWATER PONDING DATA

AREA	MAXIMUM DEPTH	VOLUME
WEST SWALE	0.30 m	36 m ³
PARKING AREA	0.30 m	408 m ³
STORM PIPE / STRUCTURES	1.55 m	76 m ³
TOTAL STORAGE VOLUME		520 m³

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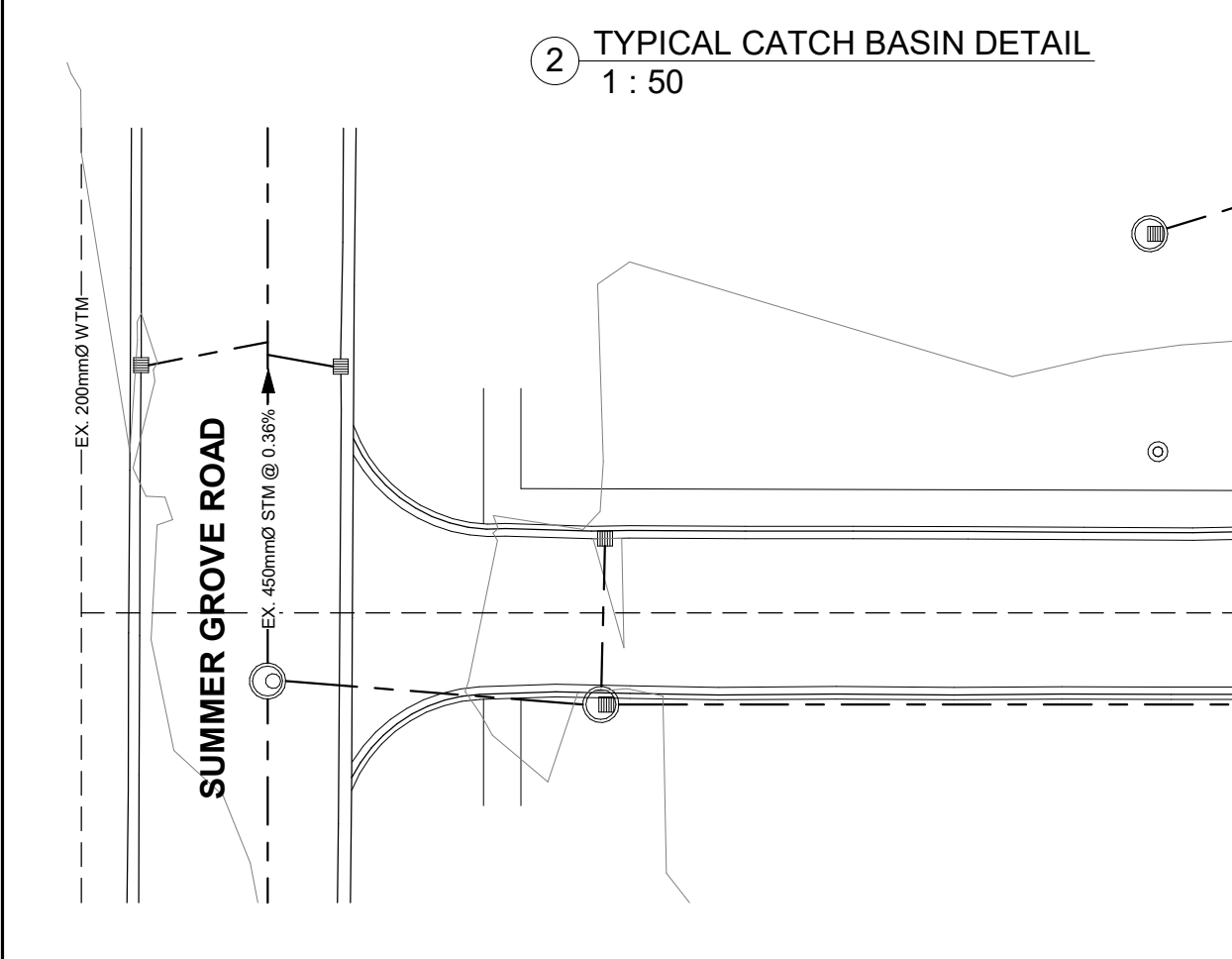
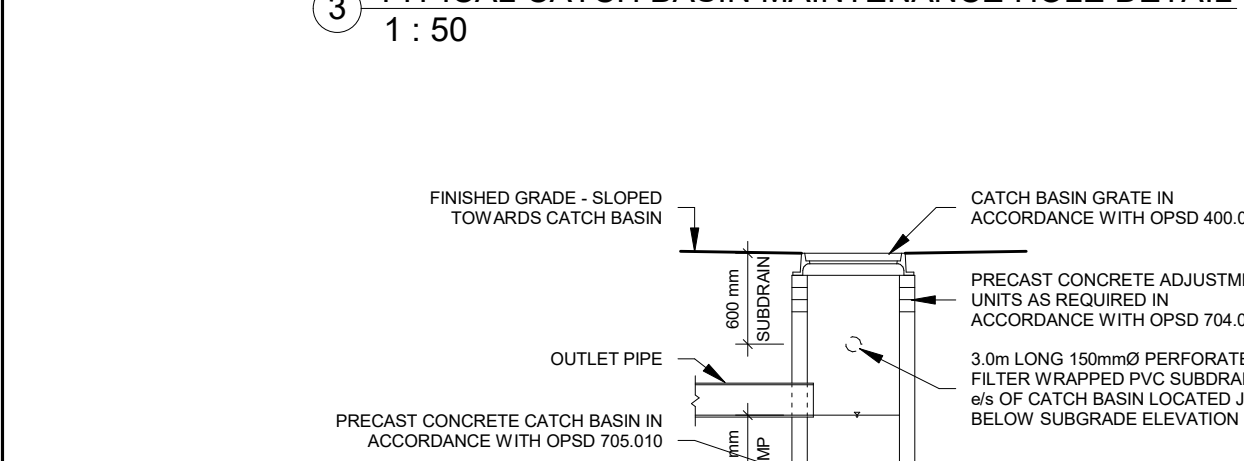
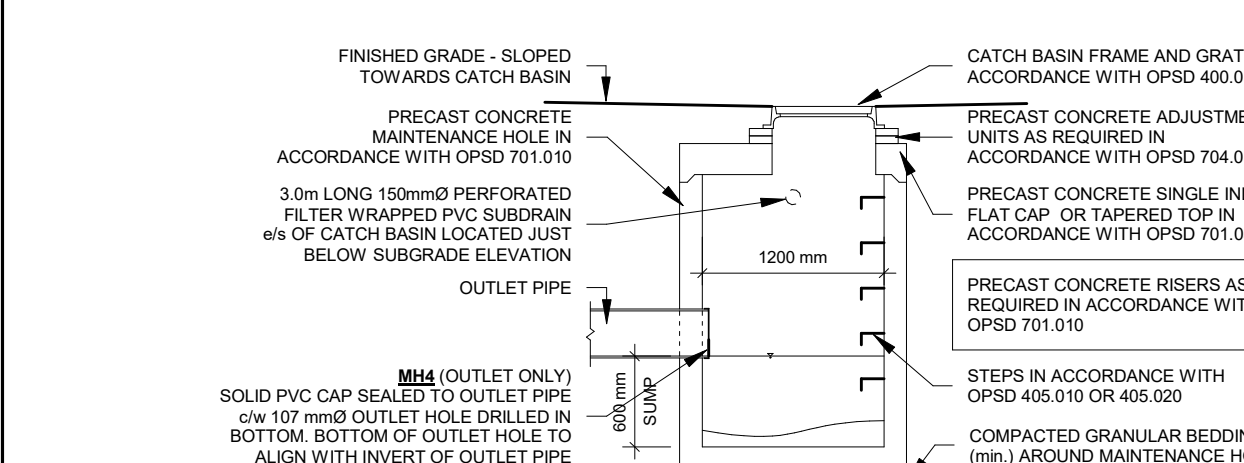
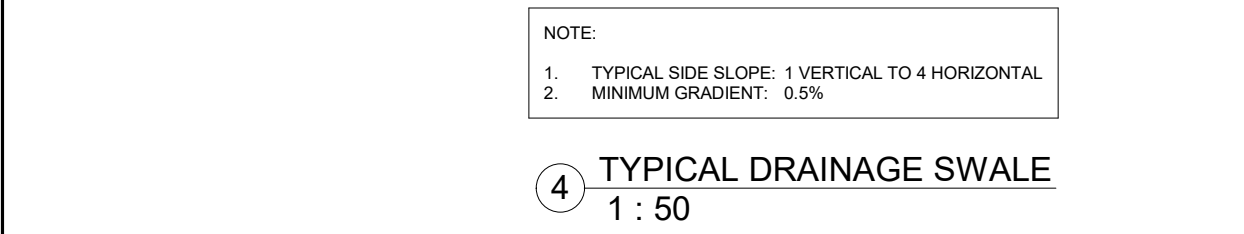
- WATERMANS:**
- WATER SERVICE 100mm Ø AND LARGER SHALL BE PVC AWWA C900 CLASS 150 INSTALLED WITH 1.8m (6m) OF COVER. FITTINGS 100mm Ø AND LARGER SHALL BE FC CLASS 150 (DR18) CSA B137.3. PIPE JOINTS SHALL BE BELL AND SPOIGT WITH RUBBER GASKETS.
 - WATER SERVICE SHALL HAVE 8 GAUGE 7 STRAND COPPER INSULATED TRACER WIRE OR 810 AWG SOLID STEEL CORE SOFT DRAWN HIGH STRENGTH TRACER WIRE STRAPPED TO TOP AT 5.0m INTERVALS. TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT ALL HYDRANTS AND GAD WELLED TO THE LOWER FLANGE OF THE HYDRANT.
 - PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030, 802.031, OR 802.032. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. COVER MATERIAL TO BE GRANULAR "A" PLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY.
 - WATERMAIN VALVES 100mm Ø AND LARGER SHALL BE AS PER AWWA C509 - MUELLER A208-23 (OR EQUAL) INCLUDING VALVE BOX AND 2.5% ANODE INCLUDING ANODE PROTECTION INSTALLED AS PER MUNICIPAL STANDARD.
 - WATERMAIN FITTINGS TO BE SUPPLIED WITH MECHANICAL JOINT RESTRAINTS. FOR WATERMAIN PIPE SIZES 150mm Ø OR LESS ALL JOINTS TO BE RESTRAINED WITHIN 5.0m FROM ALL FITTINGS IN EACH DIRECTION. FOR WATERMAIN PIPE SIZES LARGER THAN 150mm Ø ALL PIPE JOINTS TO BE RESTRAINED WITHIN 10.0m FROM ALL FITTINGS IN EACH DIRECTION. ALL TEES TO HAVE A 2.0m (min) SOLID PIPE LENGTH ON EACH RUN OF THE TEE. OR PROVIDE A THRU-BLOCK AS PER OPSD 1103.010.
 - PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030, 802.031, OR 802.032. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. COVER MATERIAL TO BE GRANULAR "A" PLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY.
 - INSULATE STORM SEWER PIPES AS PER OPSD 1109.030 WHERE 1.2m COVER CANNOT BE ACHIEVED.
 - HYDRANTS SHALL BE MUELLER CANADA VALVE "CENTURY" (OR EQUAL) WITH 2.5mm Ø HOSE CONNECTIONS AND 1-1/2" Ø 90° "STORZ" TYPE RUBBER CONNECTION INCLUDING 5.9kg ANODE.
 - MAIN STOPS, CURB STOPS AND COUPLINGS SHALL BE AWWA C-800 COPPER TO COPPER FLANGED OR COMPRESSION CONNECTION OR APPROVED EQUIVALENT.
 - LOCAL MUNICIPALITY TO SUPPLY WATER METER. CONTRACTOR TO INSTALL CHAMBER, METER, ALL VALVES, PIPING AND REMOTE METER READOUT AT LOCATION ON BUILDING EXTERIOR OR ACCEPTABLE TO THE MUNICIPALITY.
 - ALL WATERMANS TO BE PRESSURE TESTED IN ACCORDANCE WITH OPSD 441. DISINFECT ALL WATERMANS IN ACCORDANCE WITH AWWA C601-05 INCLUDING CHLORINATION, BACKFLOW PREVENTER AND 24 HOUR DUPLICATE SAMPLING. ALL TESTING AND DISINFECTION TO BE COMPLETED UNDER THE SUPERVISION OF THE ENGINEER.
 - INSULATE WATERMANS AND SERVICES AS PER OPSD 1109.030 WHERE 1.2m COVER CANNOT BE ACHIEVED.
 - FIRE SERVICE MAINS AND WATER SERVICE PIPES COMBINED WITH FIRE SERVICE MAINS TO BE DESIGNED, CONSTRUCTED AND TESTED IN CONFORMANCE WITH NIPSA 24 "INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES".
 - WATER SERVICE TO BE SEPARATED FROM SANITARY/STORM SERVICE BY 2.4m (min). CROSSINGS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE M.I.C.E. "DESIGN GUIDELINES FOR DRINKING WATER SYSTEMS".
 - ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (2012), (PART 7 - PLUMBING), THE PROVINCIAL STANDARD SPECIFICATIONS (OPSD), AND LOCAL REGULATIONS.

- SANITARY SEWERS:**
- SANITARY SEWERS 200mm Ø TO 600mm Ø SHALL BE POLYVINYL CHLORIDE (PVC) PIPE PER ASTM D3034 WITH INTEGRAL BELL AND SPOIGT UTILIZING FLEXIBLE ELASTOMERIC SEALS.
 - SANITARY SERVICE CONNECTIONS SHALL BE 125mm Ø POLYVINYL CHLORIDE (PVC) PIPE PER OPSD 654-B152.1. INSTALLED AT A MINIMUM GRADE OF 2.0% TO A MINIMUM DEPTH OF 2.4m UNLESS NOTED OTHERWISE.
 - PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030, 802.031, OR 802.032. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. COVER MATERIAL TO BE GRANULAR "A" PLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY.
 - SANITARY SERVICE CONNECTIONS SHALL USE FACTORY MANUFACTURED TEES AND BE IN ACCORDANCE WITH OPSD 1068.020.
 - SANITARY SERVICE PIPE CLEANOUTS TO BE INSTALLED ON MUNICIPAL SIDE OF PROPERTY BOUNDARY.
 - INSULATE SANITARY SEWER PIPES AS PER OPSD 1109.030 WHERE FROST PROTECTION CANNOT BE ACHIEVED.
 - CONTRACTOR IS RESPONSIBLE FOR TESTING OF SANITARY SEWERS IN ACCORDANCE WITH OPSD 410.
 - ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (2012), (PART 7 - PLUMBING), THE PROVINCIAL STANDARD SPECIFICATIONS (OPSD), AND LOCAL REGULATIONS.

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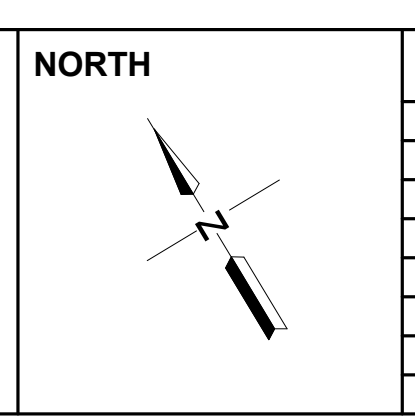
- PROPERTY BOUNDARY FROM REGISTERED PLAN 25M-42, DATED AUGUST 15, 2024, BY ARCHIBALD, GRAY AND McRAY LTD., ONTARIO LAND SURVEYORS, LONDON, ONTARIO.
- EXISTING SITE FEATURES FROM TOPOGRAPHIC SURVEY COMPLETED BY MR. ENGINEERING AND DESIGN LTD., DATED AUGUST 26, 2024.
- SITE SKETCH IS CONCEPTUAL. FINAL SITING BY OTHERS.
- THIS IS NOT A LEGAL SURVEY.

SCALE 1:300



NOTES:

- Ø AT COMPLETE WITH DIAMETER
- FR FIRE-RESISTANCE RATING
- FD FOUNDATION
- EW EACH WAY
- EX EXISTING
- H HIGH HORIZONTAL
- HR HOUR
- LLV LONG LEG VERTICAL
- LVL LAMINATED VENEER LUMBER
- MAX MAXIMUM
- ONC ONTARIO BUILDING CODE
- OC ON CENTER
- OHD OVERHEAD DOOR PROJECTION
- PR PRESSURE TREATED
- RF REINFORCED WITH SLIDE GATE
- T&G TOUNGE AND GROOVE
- TOP TOP OF
- TYP TYPICAL
- US UPSIDE
- V VERTICAL
- W WITH
- WIE WIDE
- WWM WELDED WIRE MESH



DESIGN	TM	No.	REVISION DESCRIPTION	MM/DD/YY	CHKD
DRAWN	TM	1.	ISSUED FOR APPROVAL	09/20/24	MR
CHECKED	MR	2.	BUILDING FOOTPRINT	09/23/24	MR
APPROVED	MR				
DATE	SEPTEMBER 2024				

CONSULTANT

ENGINEERING AND DESIGN LTD.
CIVIL-COMMERCIAL-AGRICULTURAL

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Email: admin@mrngdesign.com

CONTRACTOR

TATTERSALL LANE GRAND BEND, ON NOM 170

APARTMENT BUILDING

SITE GRADING AND SERVICING PLAN

PROJECT No. **MR24-350**

SHEET No. **C3**

SCALE **As indicated**