

GENERAL NOTES:

1. THE OWNER'S PROFESSIONAL ENGINEER IS REQUIRED TO FIELD REVIEW THE INSTALLATION OF SERVICES INCLUDED IN THIS PROJECT IN ACCORDANCE WITH THE GENERAL REVIEW COMMITMENT CERTIFICATION PROCESS. THE OWNER'S CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS NOTICE PRIOR TO COMMENCING CONSTRUCTION OF THE SITE SERVICES.
2. THE OWNER/OWNER'S CONTRACTOR SHALL HAVE ITS PROFESSIONAL ENGINEER PROVIDE FULL-TIME ONSITE REVIEW DURING CONSTRUCTION ON AN EXISTING MUNICIPAL STREET OR EASEMENT AND PROVIDE A CERTIFICATE OF COMPLETION OF WORKS UPON COMPLETION OF ALL WORKS TO BE CONSTRUCTED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CURRENT ONTARIO BUILDING CODE (OBC) AND ANY APPLICABLE STATUTES, REGULATIONS, CODES AND BY-LAWS.
4. STRIK, BALDINELLI, MONIZ LTD. (SBM) IS NOT RESPONSIBLE FOR THE INFORMATION (EXISTING TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, ETC.) PROVIDED BY OTHERS.

CONSTRUCTION NOTES:

1. REFER TO THE SITE PLAN FOR LAYOUT DIMENSIONING AND SIGN/POST DETAILS.
2. THE OWNER'S CONTRACTOR IS TO CONTACT THE CONSULTING ENGINEER (SBM) FOR FINAL ONSITE REVIEW. THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS NOTICE PRIOR TO REQUIRED ONSITE REVIEW.
3. THE OWNER'S CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES UNDER THE OCCUPATIONAL HEALTH AND SAFETY ACT AS REQUIRED BY THE MINISTRY OF LABOUR TO EXECUTE THE WORK.
4. THE OWNER'S CONTRACTOR IS TO REVIEW AND CONFIRM ALL EXISTING CONDITION INFORMATION & INFORM SBM OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. SBM IN NO WAY ACCEPTS RESPONSIBILITY FOR ANY INACCURACIES FOUND ON THIS PLAN RELATIVE TO EXISTING CONDITIONS FOR THE SITE.
5. PRIOR TO COMMENCING ANY CONSTRUCTION, ALL SEWER OUTLET INFORMATION, BENCHMARKS, ELEVATIONS, DIMENSIONS, GRADES, ETC. MUST BE CHECKED BY THE CONTRACTOR AND VERIFIED AND ANY DISCREPANCIES REPORTED TO THE ENGINEERS.
6. PRIOR TO COMMENCING ANY WORK ON THE INSTALLATION OF SERVICES & GRADING, AN APPROVED SET OF PLANS AND SPECIFICATIONS MUST BE AVAILABLE ON THE JOB AND SHALL REMAIN THERE WHILE WORK IS BEING DONE.
7. STRIP FULL DEPTH OF TOPSOIL IN AREAS TO BE DISTURBED AND STOCK PILE FOR RE-USE IN GRASSED/LANDSCAPED AREAS.
8. OWNER'S CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT INVERTS AND GRADES, RECORD ANY DEVIATION OF PIPE OR STRUCTURE LOCATION INVOLVED WITH THIS PROJECT AND OWNER'S CONTRACTOR TO PROVIDE A COPY OF THE AS-BUILT DRAWING SHOWING ALL CHANGES CLEARLY MARKED IN RED.
9. THE OWNER'S CONTRACTOR SHALL CONSTRUCT TEMPORARY MEASURES TO CONTROL SILT ENTERING THE STORM DRAINAGE SYSTEM TO THE SPECIFICATIONS OUTLINED IN THE GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR THE MINISTRY OF NATURAL RESOURCES. THESE MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCING ANY CONSTRUCTION FOR THIS PROJECT AND ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED TO BASE ASPHALT AND SOD OR THE SATISFACTION OF THE MUNICIPAL ENGINEER.
10. THE CONTRACTOR IS RESPONSIBLE FOR:
- 10.1. CONNECTING ANY EXISTING SEWER OR DRAIN ENCOUNTERED DURING CONSTRUCTION TO A NEW SEWER OF SIMILAR TYPE, SIZE AND MATERIAL OR INTO ANOTHER EXISTING SEWER OF THE SAME TYPE AND TO REPORT ON AS-BUILT DRAWINGS.
- 10.2. ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBOURING PROPERTIES.
11. NO FOUNDATION DRAIN CONNECTIONS WILL BE PERMITTED INTO THE SANITARY SEWERS AND NO DIRECT GRAVITY CONNECTIONS FROM THE FOUNDATION DRAINS WILL BE PERMITTED TO THE STORM SYSTEM UNLESS THE STORM SYSTEM HAS THE CAPACITY TO PROVIDE FOR SUCH CONNECTIONS TO THE SATISFACTION OF THE MUNICIPAL ENGINEER.
12. WORK ON OR ADJACENT TO THE MUNICIPAL RIGHT OF WAY (R.O.W.) SHALL BE COMPLETED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 CURRENT EDITION AND THE ONTARIO TRAFFIC MANUAL BOOK 18 CURRENT EDITION.

SURFACE WORKS NOTES:

1. ALL WORK IN THE MUNICIPAL ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE MUNICIPAL ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT. UNLESS OTHERWISE APPROVED BY THE MUNICIPAL ENGINEER, THE CONTRACTOR IS REQUIRED TO OBTAIN & PAY FOR PERMIT TO WORK IN MUNICIPAL R.O.W.
2. ALL SURFACES WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST AS GOOD AS ORIGINAL, OR AS PER BELOW (WHICHEVER IS GREATER) OR IF WITHIN THE MUNICIPAL RIGHT OF WAY TO THE SATISFACTION OF THE MUNICIPAL ENGINEER, ALL AT NO COST TO THE MUNICIPALITY.
- 2.1. GRASSED AREAS TO BE RESTORED w/ 100mm TOPSOIL + SOD.
- 2.2. CONCRETE SIDEWALK TO OPSD 310.010.
- 2.3. CONCRETE CURB AND GUTTER TO OPSD 600.110 (ON-SITE BARRIER CURB), OPSD 310.020.
- 2.4. ANY ASPHALT AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS FOLLOWS:
- 2.4.1. PROOF ROLL SUBGRADE (TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER) PRIOR TO PLACEMENT OF GRANULARS (98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD) MIN).
- 2.4.2. MILL ADJACENT ASPHALT TO BE TIED INTO 50mm DEEP x 500mm WIDE PRIOR TO RESTORATION SEE DETAIL ON SHEET C5.
- 2.4.3. MIN. RECOMMENDED ON-SITE LIGHT-DUTY PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
- 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY (TACK COAT REQUIRED PER OPSS.PROV 308 IF INSTALLED MORE THAN 2 WEEKS AFTER BINDER ASPHALT)
- 50mm HL8 BINDER ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY
- ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS 310 & 1150
- 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
- 300mm OF GRANULAR 'B' COMPACTED TO 100% SPMDD
- 2.4.3. MIN. RECOMMENDED MAIN STREET PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
- 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY (TACK COAT REQUIRED PER OPSS.PROV 308 IF INSTALLED MORE THAN 2 WEEKS AFTER BINDER ASPHALT)
- 50mm HL8 BINDER ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY
- ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS 310 & 1150
- 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
- 300mm OF GRANULAR 'B' COMPACTED TO 100% SPMDD
- 2.4.4. MATCH EXISTING CONDITIONS OR AS PER BELOW ON PRIVATE PROPERTY, WHICHEVER IS GREATER (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
- 50mm HL4 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY
- 200mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
- 2.5. RESTORE ALL PAVEMENT MARKINGS TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS AND MARKINGS SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 710 "CONSTRUCTION SPECIFICATION FOR PAVEMENT MARKING".
- 2.6. ALL EXTERIOR HORIZONTAL CONCRETE SHALL MATCH EXISTING THICKNESS OR BE MIN 100mm THICK, 32 MPa AT 28 DAYS c/w 5-8% AIR ENTRAINMENT, SLUMP OF 80mm (±20mm) OR 50mm (±10mm) WHEN USING A FORMING MACHINE AND TEMPERATURE BETWEEN 10-28°C. ON MIN 100mm THICK GRANULAR 'A' COMPACTED TO 100% SPMDD.
3. ALL AREAS OUTSIDE THE CONSTRUCTION LIMITS SHALL NOT BE DISTURBED. ANY DAMAGED TO THOSE AREAS ARE TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

UTILITIES NOTES:

1. ALL WORK FOR COORDINATION, DESIGN, AND CONSTRUCTION OF UTILITIES IS BY OTHERS. SBM DESIGN AND DRAWINGS ARE FOR MUNICIPAL SERVICING ONLY. ANY UTILITY INFORMATION SHOWN IS FOR REFERENCE/COORDINATION PURPOSES ONLY AND MAY NOT BE ACCURATE.
2. UTILITY PROVIDERS MUST BE INFORMED AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION ON ANY EXISTING MUNICIPAL ROAD ALLOWANCE. ALL EXISTING UNDERGROUND SERVICE OR UTILITIES WITHIN THE LIMITS OF THE CONSTRUCTION SITE SHALL BE LOCATED AND MARKED. ANY UTILITIES, DAMAGED OR DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE GOVERNING BODY AT THE CONTRACTOR'S EXPENSE.
3. ALL EXISTING UNDERGROUND UTILITY (TELEPHONE, HYDRO, GAS, CABLE, SEWER, WATERMANS, ETC.) THAT WILL BE CROSSED UNDER DURING THE INSTALLATION OF SERVICES FOR THIS DEVELOPMENT SHALL BE SUPPORTED, AS MAY BE REQUIRED BY THE OWNERS OF THE UTILITY BEING CROSSED UNDER.
4. OWNER'S CONTRACTOR TO LOCATE/FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. OWNER'S CONTRACTOR TO COORDINATE WITH UTILITIES PROVIDER FOR BRACING, DECOMMISSIONING AND/OR RELOCATION OF EXISTING GAS, HYDRO, TELEPHONE, CABLE, ETC. SERVICES, IF REQUIRED.

REFERENCE DOCUMENTS:

1. SITE SERVICING DESIGN BRIEF PREPARED BY SBM, PROJECT No. SBM-21-1765.
2. TOPOGRAPHIC SURVEY BY TOTAL TECH SURVEYING INC., PROJECT No. 2021-132-M, DATED MAY 17, 2021
3. SITE PLAN PREPARED BY MATTER ARCHITECTURAL STUDIO INC., PROJECT No. 21-037, DATED AUGUST 03, 2021
4. MUNICIPAL INFRASTRUCTURE DRAWINGS PROVIDED BY THE MUNICIPALITY OF LAMPTON SHORES

LIST OF STANDARD DETAILS:

ONTARIO PROVINCIAL STANDARDS:			
OPSD 219.110	LIGHT-DUTY SILT FENCE BARRIER		
OPSD 310.010	CONCRETE SIDEWALK		
OPSD 310.020	CONCRETE SIDEWALK ADJACENT TO CURB AND GUTTER		
OPSD 310.039	CONCRETE SIDEWALK RAMPS TACTILE WALKING SURFACE INDICATORS COMPONENT		
OPSD 400.020	CAST IRON, SQUARE FRAME WITH SQUARE FLAT GRATE FOR CATCH BASINS, HERRING BONE OPENINGS		
OPSD 401.010	CAST IRON, SQUARE FRAME W/ CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES		
OPSD 600.110	CONCRETE BARRIER CURB		
OPSD 701.010	PRECAST CONCRETE MAINTENANCE HOLE, 1200mm DIAMETER		
OPSD 705.010	PRECAST CONCRETE CATCH BASIN, 600MMX600MM		
OPSD 1006.010	SEWER SERVICE CONNECTIONS FOR RIGID MAIN PIPE SEWER		
OPSD 1104.020	WATER SERVICE CONNECTION, 32, 38 AND 50 MM DIAMETER SIZES		
OPSD 1109.011	CATHODIC PROTECTION FOR PVC WATERMAIN SYSTEMS		

SERVICING NOTES:

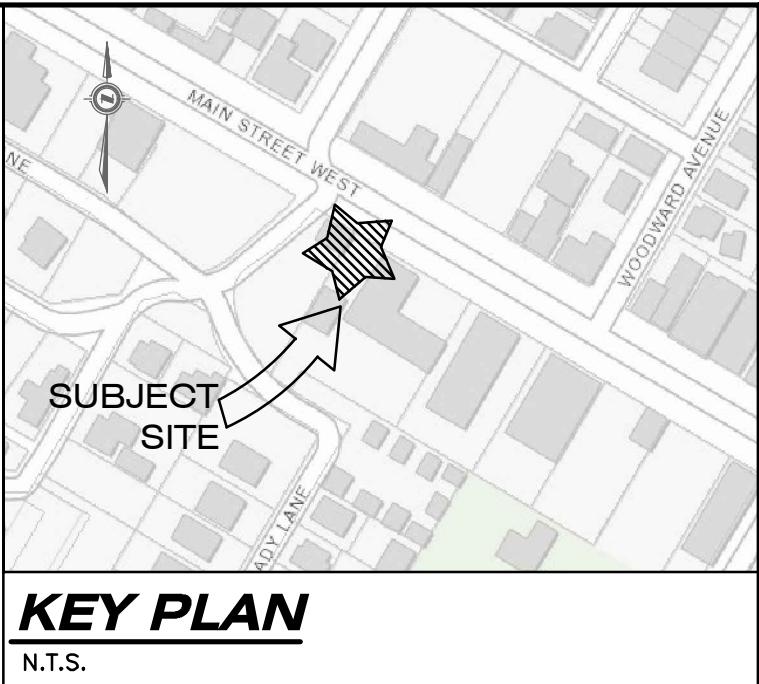
1. ALL STORM AND/OR SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT MUNICIPALITY OF LAMPTON SHORE'S STANDARDS AND SPECIFICATIONS, THE CURRENT EDITION OF THE ONTARIO BUILDING CODE, AND THE CURRENT EDITION OF THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS (M.E.C.P.) DESIGN GUIDELINES FOR SEWAGE WORKS.
2. ALL SITE SERVICES SHALL BE INSTALLED TO 1.0m OUTSIDE FOUNDATION WALL.
3. ALL ORGANIC, UNSTABLE OR UNSUITABLE MATERIALS BENEATH THE ROAD ALLOWANCE, SERVICES, UTILITIES, OR FOUNDATIONS MUST BE REMOVED AND THESE AREAS BACKFILLED WITH AN APPROVED FILL MATERIAL, ALL TO THE SATISFACTION OF A GEOTECHNICAL ENGINEER AND SHOULD BE PLACED IN LIFTS NOT EXCEEDING 300mm (LOOSE) THAT ARE COMPACTED TO 95% SPMDD (100% FOR PAVED SURFACES). THE FILL MATERIAL SHOULD COMPRISE OF CLEAN, COMPACTABLE FILL WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
4. REMOVE ALL TRENCH WATER WHEN PIPE LAYING IS IN PROGRESS. ALL REQUIREMENTS FOR DEWATERING PERMITS (INCLUDING THE M.E.C.P.'S PERMIT TO TAKE WATER IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONNECTIONS FROM FOUNDATIONS, WEeping TILE, SUMP PUMP, AND ROOF DRAINS ARE NOT PERMITTED TO ENTER THE SANITARY SEWER SYSTEM AND .
6. ALL PROPOSED STORM SEWER PIPE SHALL BE: PVC SMOOTH WALL (CSA B182.2) (100# TO 600#) OR RIBBED (CSA B182.4) (200# TO 600#) OR HDPE (CSA B182.6, 320 kPa ON-SITE PER OBC AND CSA B182.8 IN R.O.W.) (200# TO 600#) OR NON-REINFORCED CONCRETE (CAN/CSA 257.1) (100# TO 600#) OR REINFORCED CONCRETE (CAN/CSA 257.2) AND SANITARY SEWER PIPE TO BE PVC SMOOTH WALL (CSA B182.2) (100# TO 600#) OR RIBBED (CSA B182.4) (200# TO 600#) OR NON-REINFORCED CONCRETE (CAN/CSA 257.1) (100# TO 600#) OR REINFORCED CONCRETE (CAN/CSA 257.2). PVC PIPE SHALL BE LAID WITH TYPE I BEDDING UNDER 4.5m OF COVER AND TYPE II BEDDING OVER 4.5m OF COVER. CONCRETE PIPE SHALL BE LAID WITH CLASS B (B1 OR B2) BEDDING. ALL SEWER BACKFILL MUST BE COMPACTED TO 95% STANDARD MAXIMUM DRY DENSITY (MINIMUM) (100% FOR PAVED AREAS).
7. CLASS B1 BEDDING (CRUSHED STONE) TO EXTEND FROM THE INLET AND OUTLET PIPES OF ANY MAINTENANCE HOLE FOR A DISTANCE OF 5.0m.
8. THE MINIMUM DEPTH OF A STORM SEWER SHALL BE 1.22m FROM THE FINISHED GROUND ELEVATION TO THE CROWN OF THE PIPE AS PER OPSD 3090.101 FOUNDATION, FROST PROTECTION DEPTHS FOR SOUTHERN ONTARIO OR GEOTECHNICAL REPORT. WHERE MINIMUM DEPTHS CANNOT BE ACHIEVED AND THEREFORE FROST PROTECTION IS WARRANTED, INSULATION IS REQUIRED AS PER THE CITY OF LONDON'S DRAWING W-CS-68 "INSULATION OF WATERMANS AND OFFSETS".
9. ALL STORM AND SANITARY SEWERS/SERVICES AND CATCHBASIN LEADS SHALL HAVE APPROVED RUBBER GASKET JOINTS + BE INSTALLED USING A LASER LEVEL.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL PRECAST CONCRETE STRUCTURES.
11. ALL CATCHBASINS TO HAVE 0.6m SUMP AS PER OPSD 705.010 AND CATCHBASIN MAINTENANCE HOLES 1200# & LARGER TO HAVE 0.3m SUMP AS PER OPSD 701.010.
12. 3.0m LENGTHS OF 150mm DIAMETER PERFORATED FILTER WRAPPED PVC PIPE ARE TO BE INSTALLED AS SUBDRAINS CONNECTED TO TWO SIDES OF EACH CATCHBASIN AND CATCHBASIN MAINTENANCE HOLE WITHIN PAVED AREAS. THE SUBDRAINS ARE TO BE LOCATED JUST BELOW SUBGRADE ELEVATION.
13. BUILDING FOOTINGS ARE TO BE STEPPED DOWN (SEE STRUCTURAL DRAWINGS BY OTHERS) TO ALLOW SERVICES TO PASS THROUGH THE FOUNDATION WALL NOT UNDER THE FOOTING.
14. MAINTENANCE HOLES TO BE CONSTRUCTED OF PRE-CAST CONCRETE. ALL MAINTENANCE HOLES TO BE INSTALLED IN ACCORDANCE WITH THE ONTARIO PROVINCIAL STANDARDS (OPSD) DIVISION 700 DETAILS AND REQUIREMENTS. SEE LIST OF COMMON DETAILS. ALL STRUCTURES TO BE DESIGNED TO RESIST BUOYANCY IF REQUIRED.
15. ENSURE MINIMUM OF 1' ADJUSTMENT UNIT FOR ALL STRUCTURES. MAXIMUM TOTAL ADJUSTMENT UNITS HEIGHT: 300mm.
16. RUNG SPACING IN MAINTENANCE HOLES TO BE 300mm MIN. AND A MAX. OF 600mm DISTANCE BETWEEN THE LID AND THE FIRST RUNG.
17. ALL WATERMAIN MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MUNICIPALITY OF LAMPTON SHORE'S STANDARDS AND SPECIFICATIONS.
18. ALL FIRE HYDRANTS SHALL BE 3-way HYDRANTS c/w STORZ CONNECTION OPENING COUNTER-CLOCKWISE AS PER THE MUNICIPALITY OF LAMPTON SHORE'S STANDARDS AND SPECIFICATIONS.
19. ALL WATERMAIN VALVES SHALL BE GATE VALVES MANUFACTURED TO AWWA C500 AND EPOXY COATED TO AWWA C550 AND ARE TO OPEN CLOCKWISE.
20. INSTALLATION, HYDROSTATIC TESTING, SWABBING, FLUSHING AND DISINFECTION SHALL BE DONE IN ACCORDANCE WITH THE MUNICIPALITY OF LAMPTON SHORE'S STANDARDS AND SPECIFICATIONS.
21. SEPARATION BETWEEN BURIED WSC & PDC AS OUTLINED IN THE CURRENT EDITION OF THE M.E.C.P. "DESIGN GUIDELINES FOR DRINKING-WATER SYSTEMS" SECTION F-6-1 "PROCEDURES TO GOVERN SEPARATION OF SEWERS AND WATERMANS" AND INSULATE WATER SERVICE AS PER CLAUSE 7.3.5.4. "PROTECTION FROM FROST" OF THE CURRENT EDITION OF THE ONTARIO BUILDING CODE, WHERE REQUIRED. ALL SUBSTITUTIONS MUST BE APPROVED BY THE MUNICIPAL ENGINEER.
22. WATER SERVICE TO BE PEX AND ALL WATER PIPE TO HAVE 12AWG TRACER WIRE INSTALLED ON ALL PVC WATERMANS, VALVES, AND FIRE HYDRANTS. APPROVED TRACER WIRE FOR OPEN CUT INSTALLATION: "COPPERHEAD 1230-HS". WATERMAIN TO BE INSTALLED WITH 1.7m-1.9m COVER. PEX WATER SERVICE REQUIRES BRASS FITTINGS AS PER THE MUNICIPALITY OF LAMPTON SHORE'S STANDARD CONTRACT DOCUMENTS. PROVIDE PIPE RESTRAINTS AS REQUIRED BY THE PIPE MANUFACTURER.
23. WATERMANS/SERVICES SHALL CROSS ABOVE SEWERS WITH SUFFICIENT VERTICAL SEPARATION TO ALLOW FOR PROPER BEDDING AND STRUCTURAL SUPPORT OF THE WATERMAIN/SERVICE AND SEWER MAINS AS OUTLINED IN THE CURRENT EDITION OF THE M.E.C.P. "DESIGN GUIDELINES FOR DRINKING-WATER SYSTEMS" SECTION F-6-1 "PROCEDURES TO GOVERN SEPARATION OF SEWERS AND WATERMANS" AND INSULATE WATER SERVICE AS PER CLAUSE 7.3.5.4. "PROTECTION FROM FROST" OF THE CURRENT EDITION OF THE ONTARIO BUILDING CODE, WHERE REQUIRED.
24. ALL SUBSTITUTIONS MUST BE APPROVED BY THE MUNICIPAL ENGINEER.
25. THE ELEVATION OF THE GROUND WATER TABLE IS UNKNOWN. CONTRACTOR TO ADVISE SBM IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OPERATIONS; FURTHER REVIEW/INVESTIGATION BY A GEOTECHNICAL ENGINEER MAY BE REQUIRED. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OPERATIONS, CIVIL STRUCTURES ARE TO BE DESIGNED FOR HYDROSTATIC PRESSURE AND UPLIFT/BUOYANCY FORCES. PROVIDE SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO FOR REVIEW

LEGEND:

	EXISTING SPOT ELEVATION	TC	TOP OF CURB
	EXISTING SPOT ELEVATION (TO REMAIN)	BC	BOTTOM OF CURB
	PROPOSED SPOT ELEVATION	TW	GROUND ELEVATION AT TOP OF RETAINING WALL
	PROPOSED SWALE ELEVATION	BW	GROUND ELEVATION AT BOTTOM OF RETAINING WALL
	EXISTING CATCH BASIN	HP	HIGH POINT
	PROPOSED CATCH BASIN	LP	LOW POINT
	EXISTING CLEANOUT	TL	TOP OF LID
	PROPOSED STORM CLEANOUT	EP	EDGE OF PAVEMENT
	PROPOSED SANITARY CLEANOUT		BUILDING ENTRANCE
	PROPOSED CATCH BASIN MAINTENANCE HOLE		OVERHEAD DOOR
	EXISTING MAINTENANCE HOLE		PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED STORM MAINTENANCE HOLE		PROPOSED HEAVY-DUTY ASPHALT
	PROPOSED SANITARY MAINTENANCE HOLE		PROPOSED CONCRETE PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
	PROPOSED SWALE		PROPOSED SWALE
	PROPOSED SLOPE		APPROXIMATE EXTENTS OF PONDING (SWM OR OFR)
	PROPOSED DRAINAGE DIRECTION		APPROXIMATE EXTENTS OF SERVING INSULATION (SHOWN SCHEMATICALLY)
	EXISTING OVERLAND FLOW ROUTE		MILL/PAVE LAP JOINT AS PER DETAIL ON THIS PAGE
	PROPOSED OVERLAND FLOW ROUTE		LIMITS OF DRAINAGE AREA
	PROPOSED SIGN, TYPE OF SIGN		PROPOSED SILT SACK
	EXISTING STORM SEWER		PROPOSED STORM SEWER
	EXISTING SANITARY SEWER		EXISTING BUILDING
	PROPOSED SANITARY SEWER		PROPOSED BUILDING
	EXISTING WATERMAIN		PROPOSED SILT FENCE
	PROPOSED WATERMAIN		PROPOSED TREE PRESERVATION FENCE
	EXISTING FIRE HYDRANT		LIMITS OF SUBJECT PROPERTY
	PROPOSED FIRE HYDRANT		
	EXISTING WATER VALVE		DECIDUOUS/CONIFEROUS TREE
	PROPOSED WATER VALVE		DECIDUOUS/CONIFEROUS TREE TO BE REMOVED
	EXISTING WATER METER		
	PROPOSED WATER METER		
	PROPOSED CURB STOP		
	PROPOSED SUMP PUMP (SEE ARCHITECTURAL DRAWINGS)		
	PROPOSED RAMP		

LIST OF DRAWINGS

SHEET C1	NOTES AND LEGEND
SHEET C2	EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN
SHEET C3	SITE SERVICING PLAN
SHEET C4	SITE GRADING PLAN
SHEET C5	STANDARD DETAILS

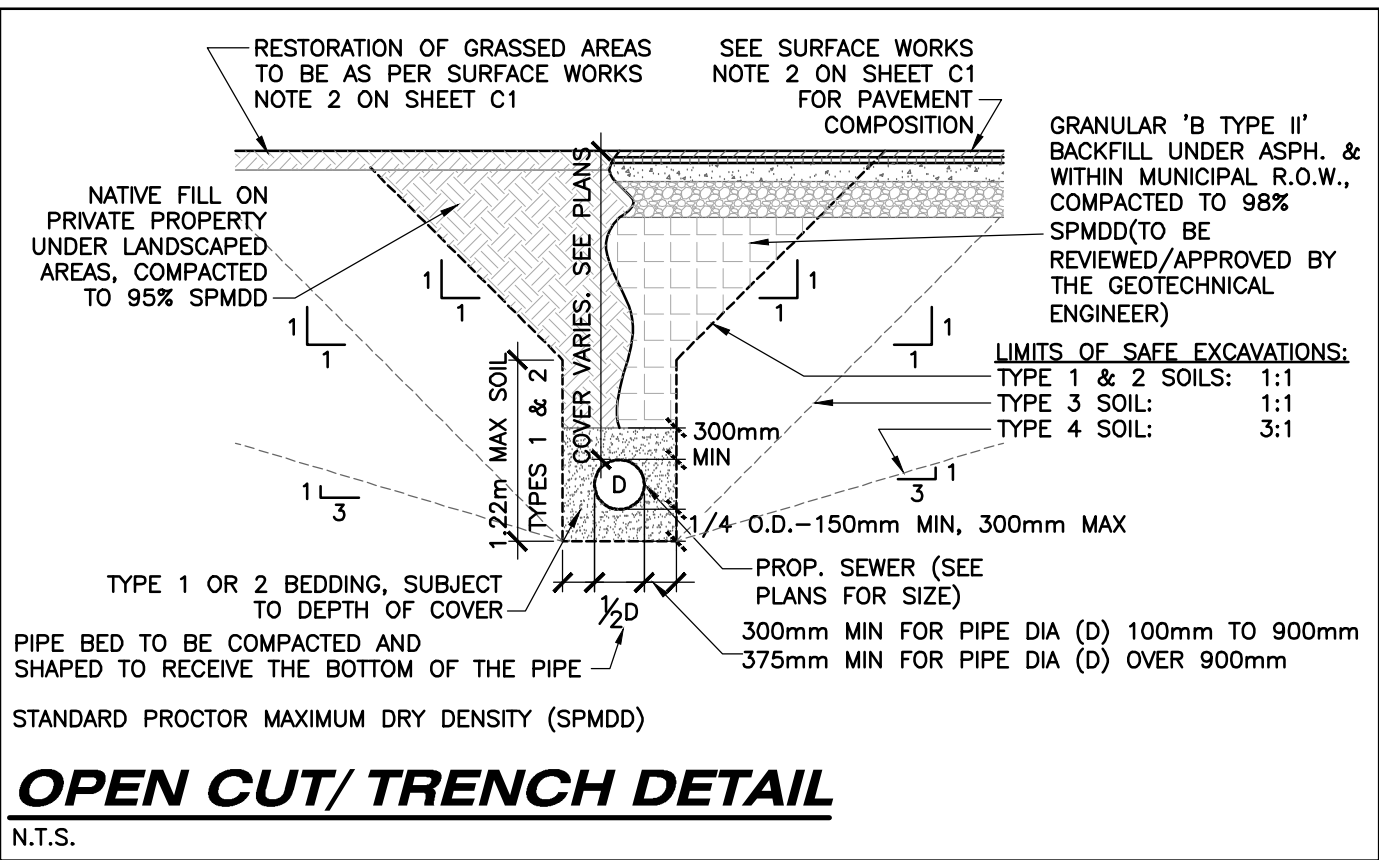
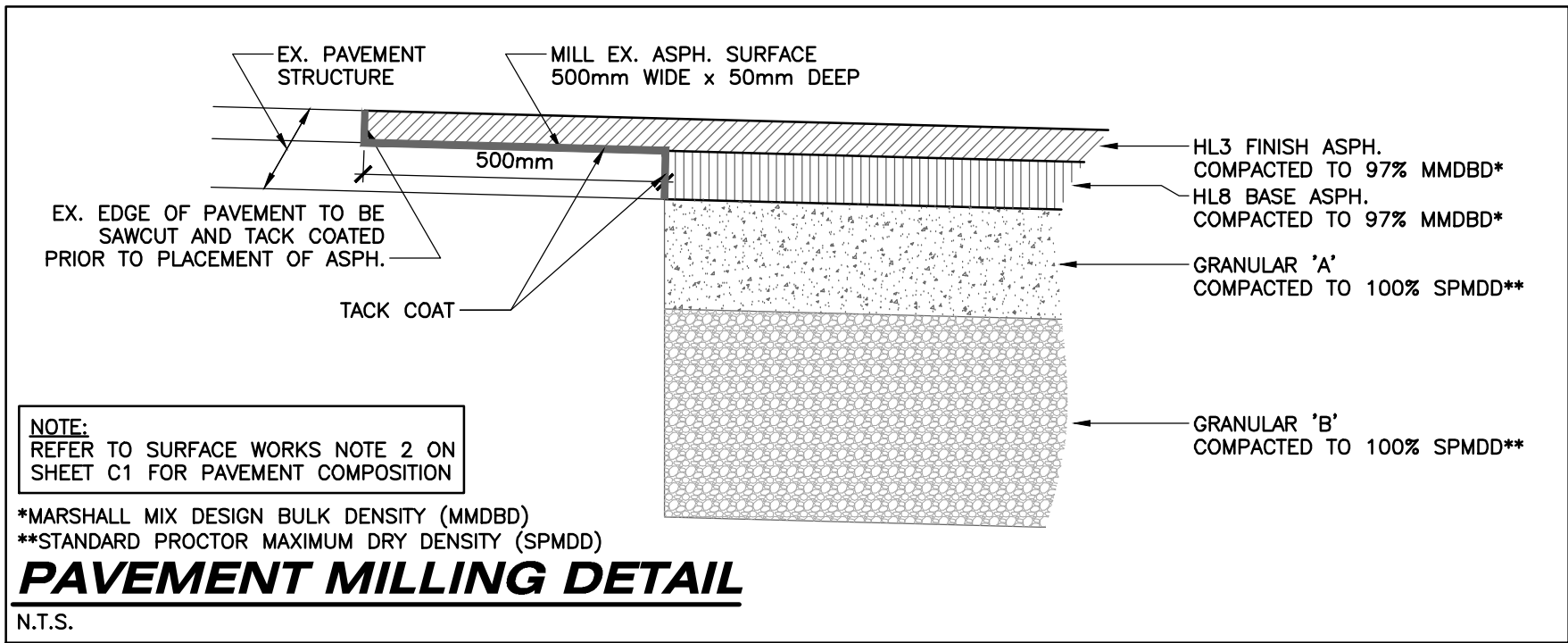


LEGAL INFORMATION

PART OF  
LOT 15 & LOT 14 SOUTH SIDE  
HURON STREET ON REGISTERED  
PLAN 1(GB)  
AND  
LOT 62 ON REGISTERED PLAN  
4(GE)  
IN THE  
VILLAGE OF GRAND BEND  
COUNTY OF LAMBTON, ON

SITE BENCHMARK:

BM 1:  
MONUMENT TYPE: TOP OF MANHOLE  
LOCATION: SOUTH-WEST CORNER OF PROPERTY ON SHADY LANE ROW  
GEODETIC ELEVATION: 183.32  
  
BM 2:  
MONUMENT TYPE: TOP OF FH  
LOCATION: NORTH CORNER OF PROPERTY ON SIDEWALK  
GEODETIC ELEVATION: 184.10  
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



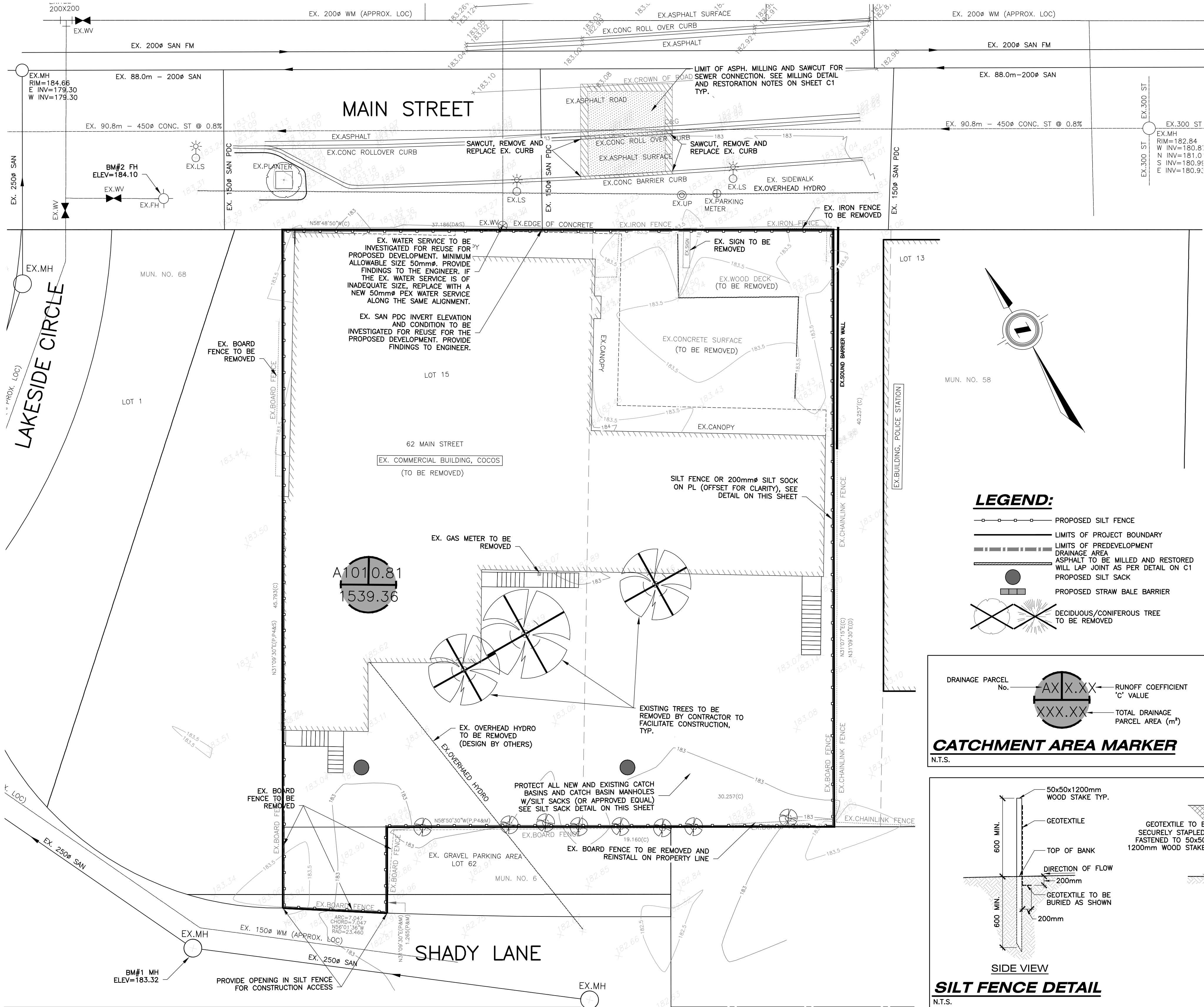
S:\2021 Jobs\SBM-21-1765\Drawings\03 Civil\03 Production Drawings\SBM-21-1765 62 Main St, Grand Bend - C2.dwg 3/2/2021 Jack\SBM-21-1765.dwg 62 Main St, Grand Bend\03 Draw\03 Civil\03 Production Drawings\SBM-21-1765 62 Main St, Grand Bend - C2.dwg



SEDIMENT & EROSION CONTROL MEASURES:

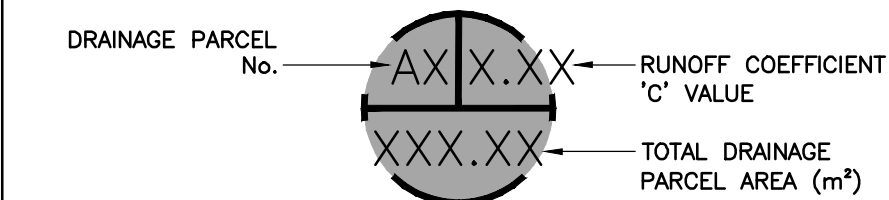
- PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
- SEDIMENT AND EROSION CONTROL MEASURES TO BE REMOVED AT COMPLETION OF PROJECT (FOLLOWING COMPLETION OF BASE ASPHALT AND SOD).
- MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION.
- ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
- MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
- ALL DEWATERING TO BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
- PROTECT ALL CATCH BASINS, MAINTENANCE HOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFIX 270 R), SILT SACKS, OR APPROVED EQUAL.
- PROTECT ALL CATCH BASINS, MAINTENANCE HOLES, AND PIPE ENDS WITHIN LANDSCAPE AREAS FROM SEDIMENT INTRUSION WITH STRAW BALE SEDIMENT FILTERS PER DETAIL ON THIS SHEET.
- KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
- PREVENT WIND-BLOWN DUST.
- STRAW BALES TO BE USED IN LOCALIZED AREAS AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION FOR WORKS WHICH ARE IN OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
- STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF.
- OBTAIN APPROVAL FROM THE AUSABLE BAYFIELD (ABCA) PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
- ALL SILT FENCING AND DETAILS ARE AT THE MINIMUM TO BE CONSTRUCTED IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
- ALL OF THE ABOVE NOTES AND ANY SEDIMENT & EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
- SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY OR FOLLOWING SIGNIFICANT RAINFALL EVENTS.
- ON-SITE SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE REVIEWED AND MODIFIED TO MEET THE CHANGING SITE.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REPAIRED WITHOUT DELAY BY THE OWNER'S CONTRACTOR AS INSTRUCTED BY THE CONTRACT ADMINISTRATOR/ENGINEER AT NO EXPENSE TO THE OWNER.

- SILT SACKS (OR APPROVED EQUAL) SHALL BE INSTALLED AND MAINTAINED IN EXISTING C&S AND PROPOSED C&S AND C&S'S FOR DURATION OF PROJECT UNTIL SURFACES ARE PAVED AND LANDSCAPED AREAS ARE SODDED.
- SILT FENCE TO BE CONSTRUCTED ON PROPERTY LINE. LINE WORK IS SHOWN AS OFFSET FOR CLARITY.
- OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR REGULAR MONITORING & CLEANUP OF TRACKED MUD/DEBRIS ON ADJACENT LANDS & PUBLIC ROADS TO THE SATISFACTION OF THE ENGINEER/MUNICIPALITY.
- OWNER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID MIXING TOPSOIL WITH SUBSOIL, WHERE REQUIRED FOR REUSE ON-SITE.
- TOPSOIL STOCKPILE SIZES/LOCATIONS TO BE DETERMINED IN THE FIELD. SILT FENCE SHALL BE CONSTRUCTED AT TOE OF DOWNGRADE EDGES OF TOPSOIL STOCKPILE
- ALL NATIVE FILL PLACED SHALL MEET THE REQUIREMENTS FOR ENGINEERED FILL, COMPACTED TO 100% SPMD OR AS OUTLINED IN THE GEOTECHNICAL REPORT.
- BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE MUNICIPALITY.
- DISPOSAL NOTE:**  
ALL ITEMS NOTED AS "TO BE REMOVED" SHALL BE DISCARDED OFF-SITE AT AN APPROVED FACILITY.
- OWNER'S CONTRACTOR TO CLEAR AND GRUB SITE PRIOR TO CONSTRUCTION AND DISPOSE OF ALL DEBRIS AND EXCESS FILL/TOPSOIL OFF-SITE AT AN APPROVED FACILITY.
- EXISTING WATER SERVICE MUST BE CUT AND CAPPED AT THE SOURCE AND CURB BOXES MUST BE CUT 600mm BELOW FINISHED GRADE, ALL AT NO COST TO THE MUNICIPALITY.
- OFF-SITE WORKS NOTE:**  
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.
- EXISTING SERVICING NOTE:**  
INVERTS OF THE EX. SANITARY & STORM SEWERS @ CONNECTION POINTS SHALL BE CONFIRMED BY THE OWNER'S CONTRACTOR PRIOR TO THE START OF CONSTRUCTION/ORDERING STRUCTURES. THE CONSULTANT IS TO BE INFORMED IF DIFFERENT THAN NOTED.
- RESTORATION NOTE:**  
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY.
- SITE PREPARATION NOTE:**  
THIS PLAN HAS BEEN PREPARED TO IDENTIFY REMOVALS, EROSION & SEDIMENT CONTROL MEASURES AND TEMPORARY CONSTRUCTION WORKS FOR THE BENEFIT OF THE OWNER'S CONTRACTOR IN ADVANCE OF SERVICING WORKS. IT IS NOT INTENDED TO IDENTIFY PERMANENT GRADING PATTERNS.
- STORM DRAINAGE NOTE:**  
STORM DRAINAGE MAY TEMPORARILY NEED TO BE CONTROLLED AND PUMPED FROM STORM SEWER SYSTEM. ANY SUCH TEMPORARY MEASURES SHALL BE CONDUCTED AT NO EXTRA COST TO THE CONTRACT AND BE BASED UPON THE OWNER'S CONTRACTOR'S WATER CONTROL PLANS. WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER PRIOR TO CONSTRUCTION.
- UTILITIES NOTE:**  
FOR CLARITY, NOT ALL EXISTING UTILITIES MAY BE SHOWN. THE OWNER'S CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY LOCATES PRIOR TO CONSTRUCTION.
- SEDIMENT AND EROSION CONTROL MEASURES MAY ONLY BE REMOVED UPON STABILIZATION OF CONTRIBUTING CATCHMENT AREA AND SUBJECT TO APPROVAL OF ENGINEER/MUNICIPALITY.
- UNLESS OTHERWISE NOTED ON THE PLANS, GEOTEXTILE SHALL BE NON-WOVEN TO MEET CLASS 2-OPSS.MUNI 1860.07.02 (I.E. TERRAFIX 270R, OR APPROVED EQUAL) WITH 300mm MIN. OVERLAPS.
- THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 AND BOOK 18 FOR ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY. THE OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICIPAL/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

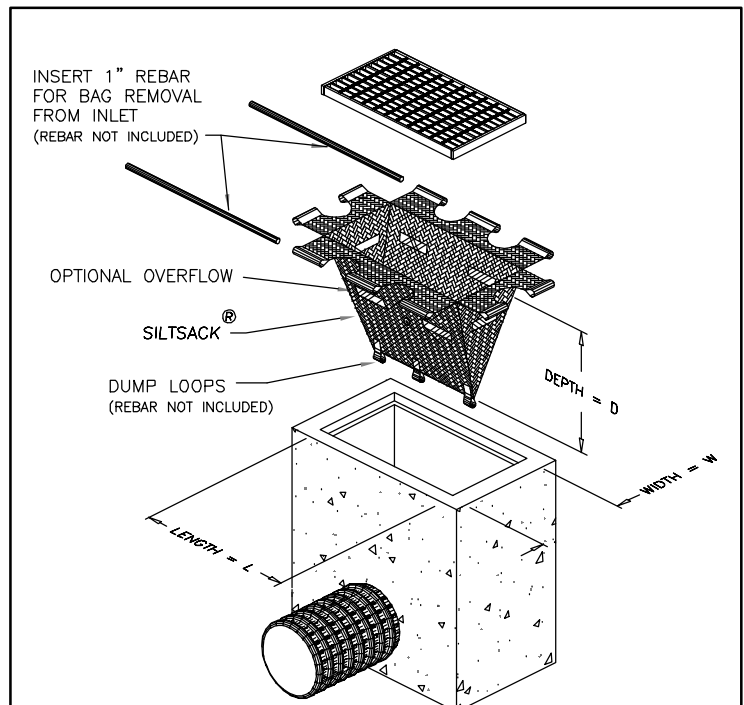


LEGEND:

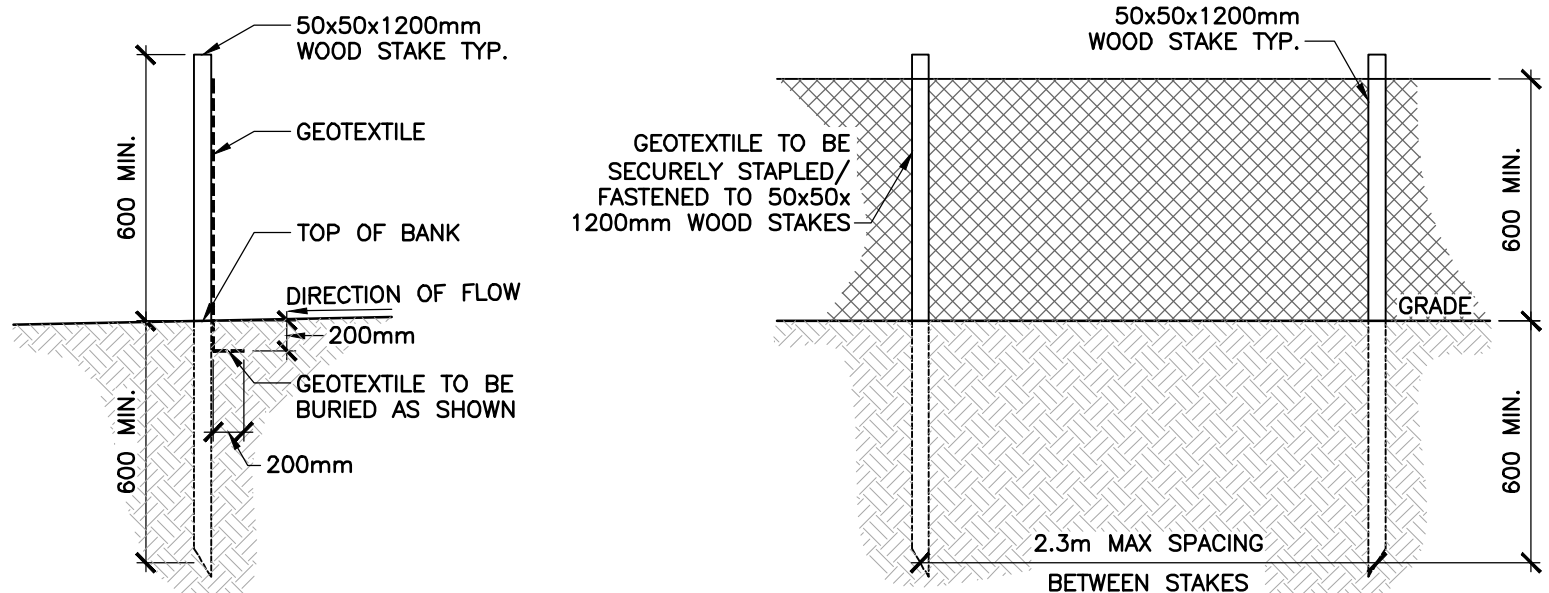
- PROPOSED SILT FENCE
- LIMITS OF PROJECT BOUNDARY
- LIMITS OF PREDEVELOPMENT DRAINAGE AREA
- PROPOSED STRAW BALE BARRIER
- DECIDUOUS/CONIFEROUS TREE TO BE REMOVED



CATCHMENT AREA MARKER



NOTE: REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.  
SILT SACK DETAIL



SILT FENCE DETAIL

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	BH/NEP	1	ISSUED FOR CLIENT REVIEW	06/08/21	BM	
DRAWN	BM/NEP	2	FOR SITE PLAN APPROVAL, SUBMISSION 1	16/08/21	BM	
CHECKED	BH	3	FOR SITE PLAN APPROVAL, SUBMISSION 2	22/09/21	FZ	
APPROVED	BH	4	FOR SITE PLAN APPROVAL, SUBMISSION 3	25/10/21	FZ	
DATE	16/08/2021					
CAD	21-1765					

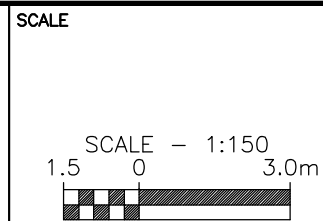
**STRIK BALDINELLI MONIZ**  
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL  
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8  
Tel: (519) 471-6667 Fax: (519) 471-0034  
Email: sbm@sbmltd.ca



ENGINEER'S STAMP

CLIENT

**TOP SHELF PROPERTIES**  
525 McGARREL PLACE  
LONDON, ON  
N6G 5L3  
P: 416.414.3157  
E: JKNIFTON@JKDEVCCORP.COM



TITLE

EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN

THE TIDES

62 MAIN STREET  
GRAND BEND, ON.

PROJECT No.

SBM-21-1765

SHEET No.

C2

PLAN FILE No.

—

SUBJECT SITE

KEY PLAN

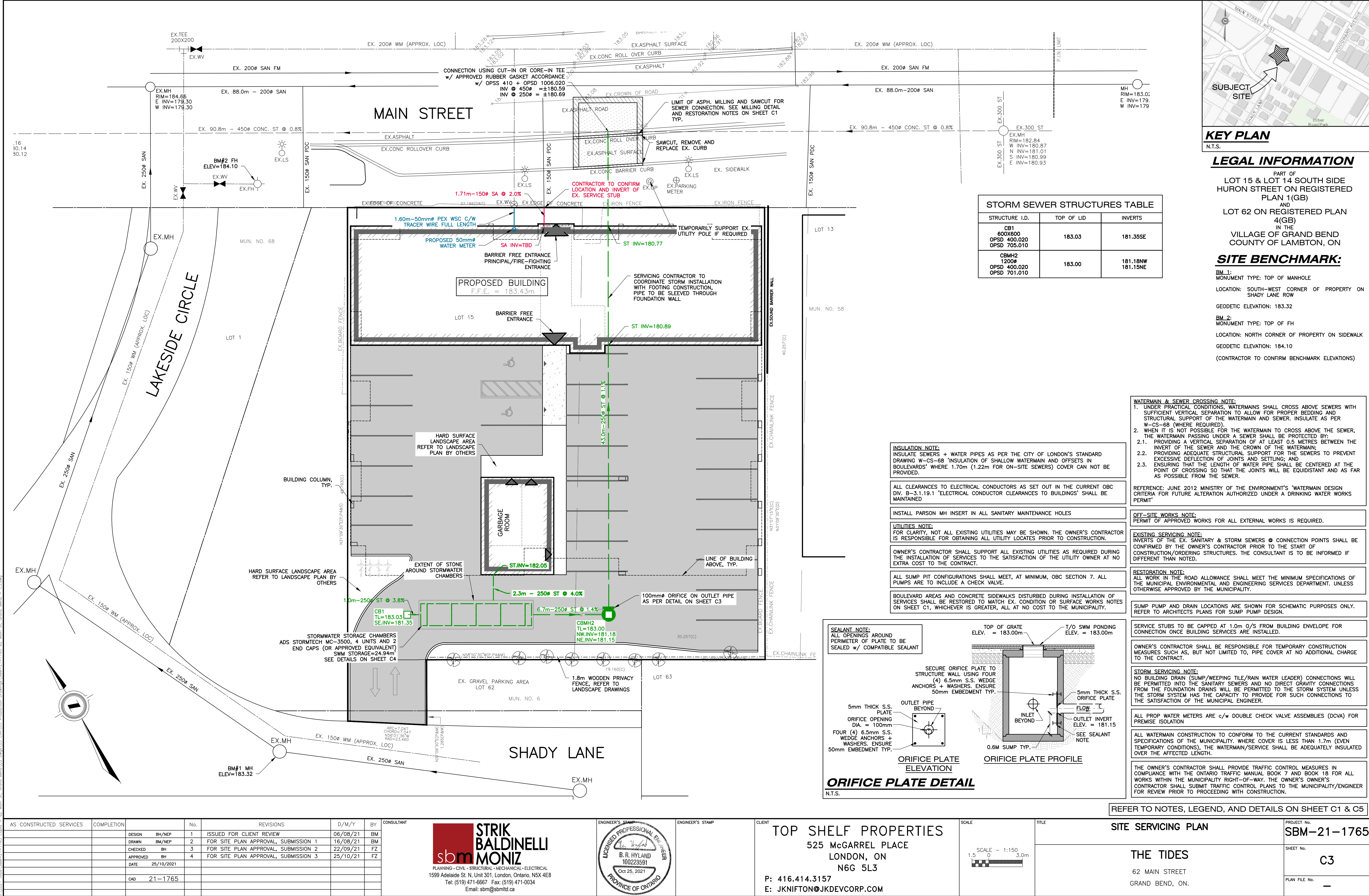
LEGAL INFORMATION

PART OF  
LOT 15 & LOT 14 SOUTH SIDE  
HURON STREET ON REGISTERED  
PLAN 1(Gb)  
AND  
LOT 62 ON REGISTERED PLAN  
4(Gb)  
IN THE  
VILLAGE OF GRAND BEND  
COUNTY OF LAMBTON, ON

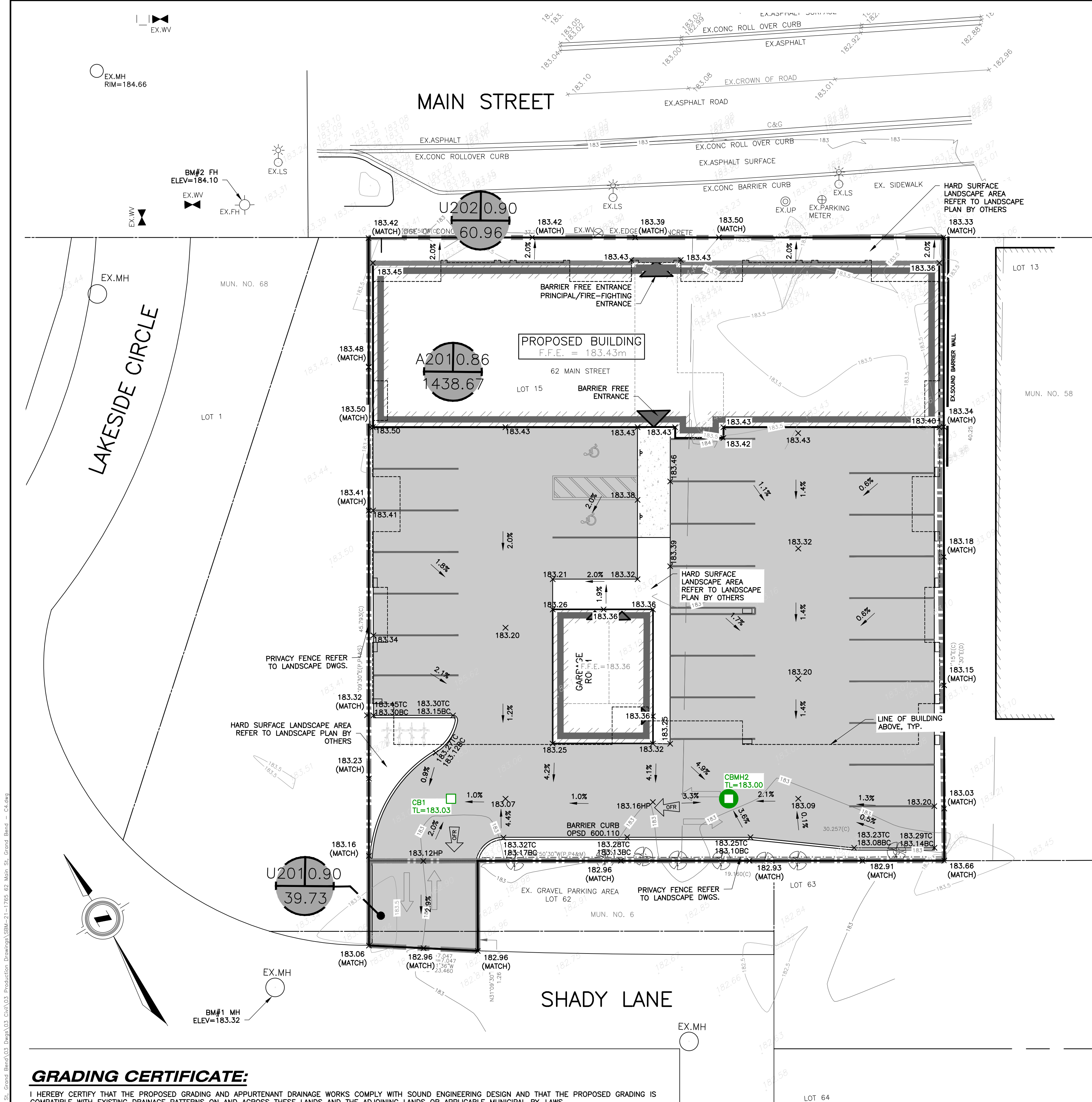
SITE BENCHMARK:

- BM 1:**  
MONUMENT TYPE: TOP OF MANHOLE  
LOCATION: SOUTH-WEST CORNER OF PROPERTY ON SHADY LANE ROW  
GEODETIC ELEVATION: 183.32
- BM 2:**  
MONUMENT TYPE: TOP OF FH  
LOCATION: NORTH CORNER OF PROPERTY ON SIDEWALK  
GEODETIC ELEVATION: 184.10  
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



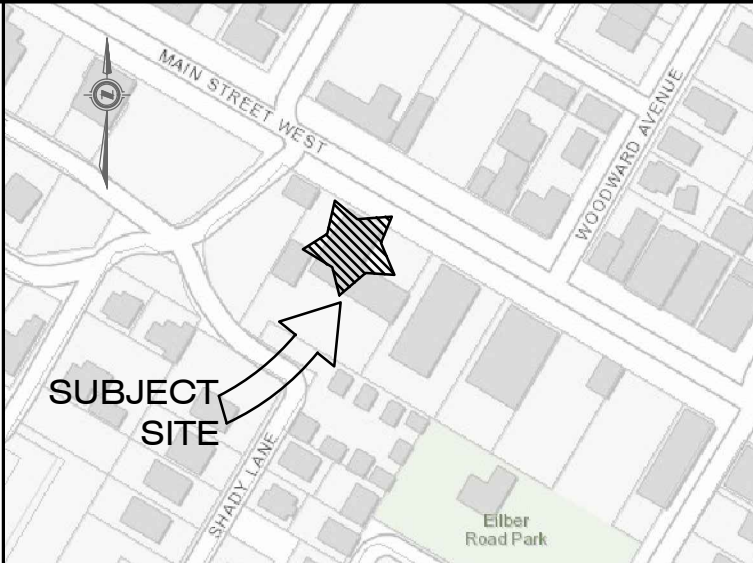






GRADING NOTES:

- 1. EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
- 2. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- 3. GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- 4. SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
- 5. A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
- 6. RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- 7. THE MIN. TOP OF FOUNDATION ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.



KEY PLAN

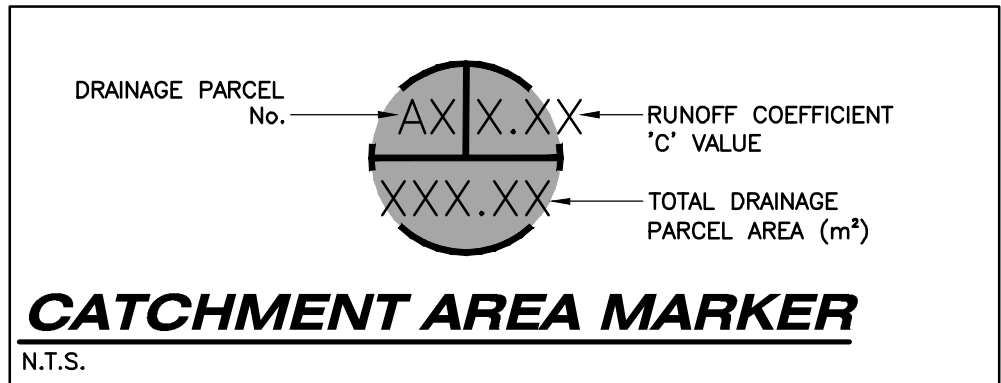
N.T.S.

LEGAL INFORMATION

PART OF  
LOT 15 & LOT 14 SOUTH SIDE  
HURON STREET ON REGISTERED  
PLAN 1 (GB)  
AND  
LOT 62 ON REGISTERED PLAN  
4 (GB)  
IN THE  
VILLAGE OF GRAND BEND  
COUNTY OF LAMBTON, ON

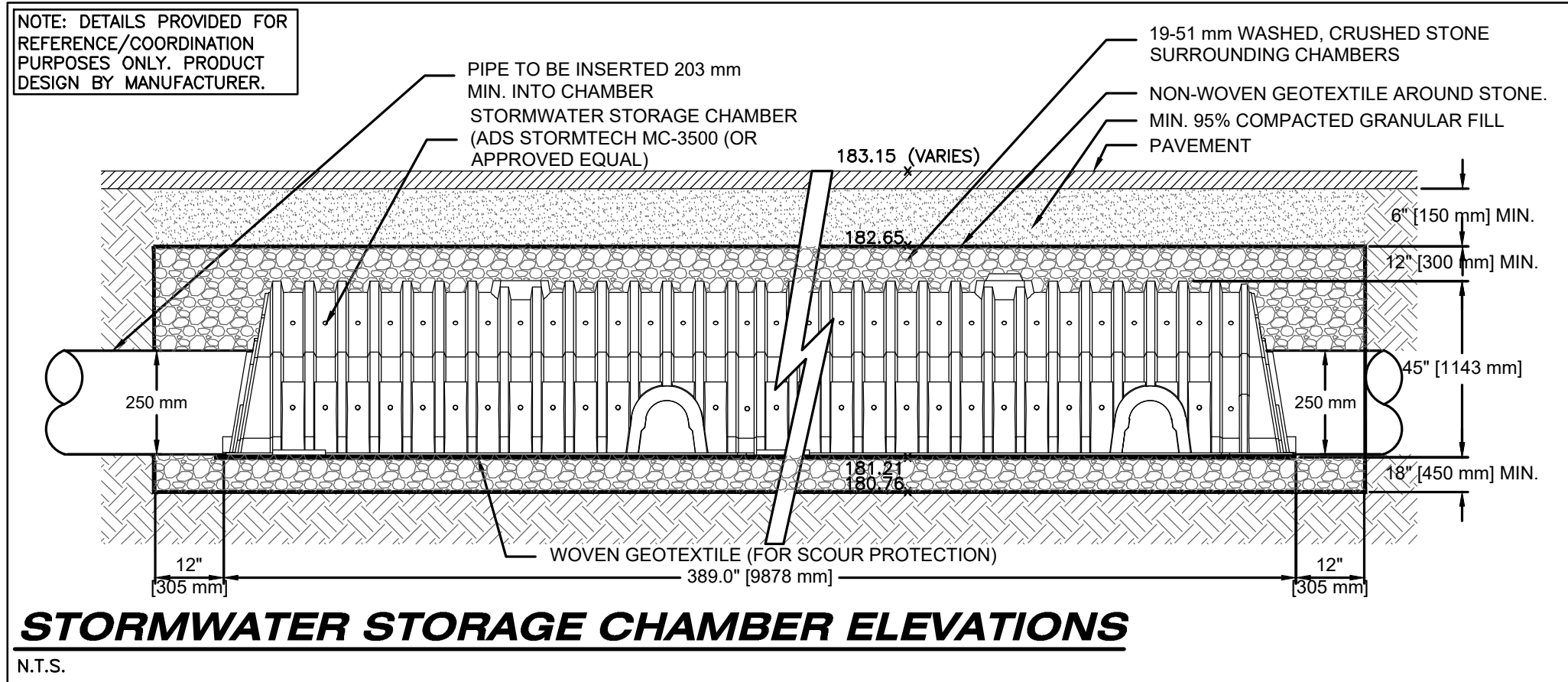
SITE BENCHMARK:

BM 1:  
MONUMENT TYPE: TOP OF MANHOLE  
LOCATION: SOUTH-WEST CORNER OF PROPERTY ON  
SHADY LANE ROW  
GEODETIC ELEVATION: 183.32  
BM 2:  
MONUMENT TYPE: TOP OF FH  
LOCATION: NORTH CORNER OF PROPERTY ON SIDEWALK  
GEODETIC ELEVATION: 184.10  
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



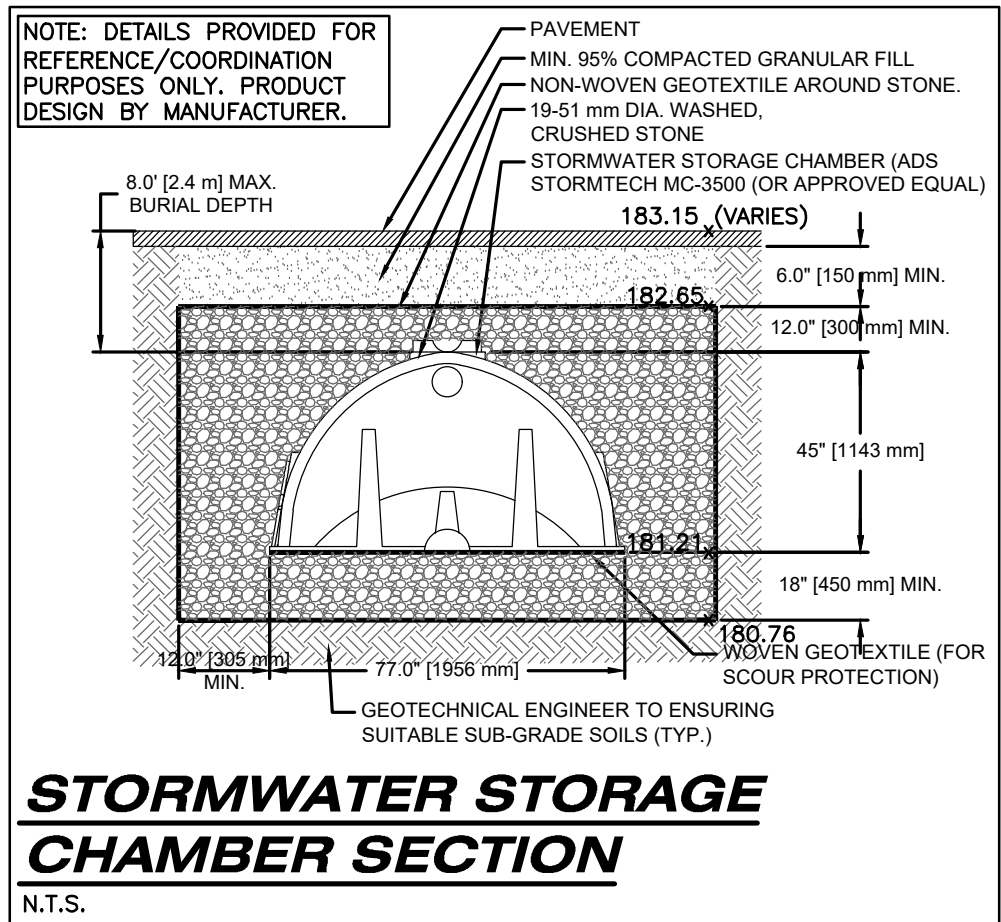
CATCHMENT AREA MARKER

N.T.S.



STORMWATER STORAGE CHAMBER ELEVATIONS

N.T.S.



STORMWATER STORAGE CHAMBER SECTION

N.T.S.

TACTILE PLATE NOTE:  
CAST IRON TACTILE PLATES POWDER COATED RED ARE REQUIRED IN THE SIDEWALK  
RAMPS PER AODA LEGISLATION, OPSD 310.033, AND OPSD 310.039.

OFF-SITE WORKS NOTE:  
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN  
APPROVAL FROM ADJACENT LAND OWNER.

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF  
SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES  
ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE MUNICIPALITY.

ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE CURRENT OBC  
DIV. B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE  
MAINTAINED

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN  
COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 AND BOOK 18 FOR ALL  
WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY. THE OWNER'S CONTRACTOR  
SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICIPALITY/ENGINEER FOR REVIEW  
PRIOR TO PROCEEDING WITH CONSTRUCTION.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5

GRADING CERTIFICATE:

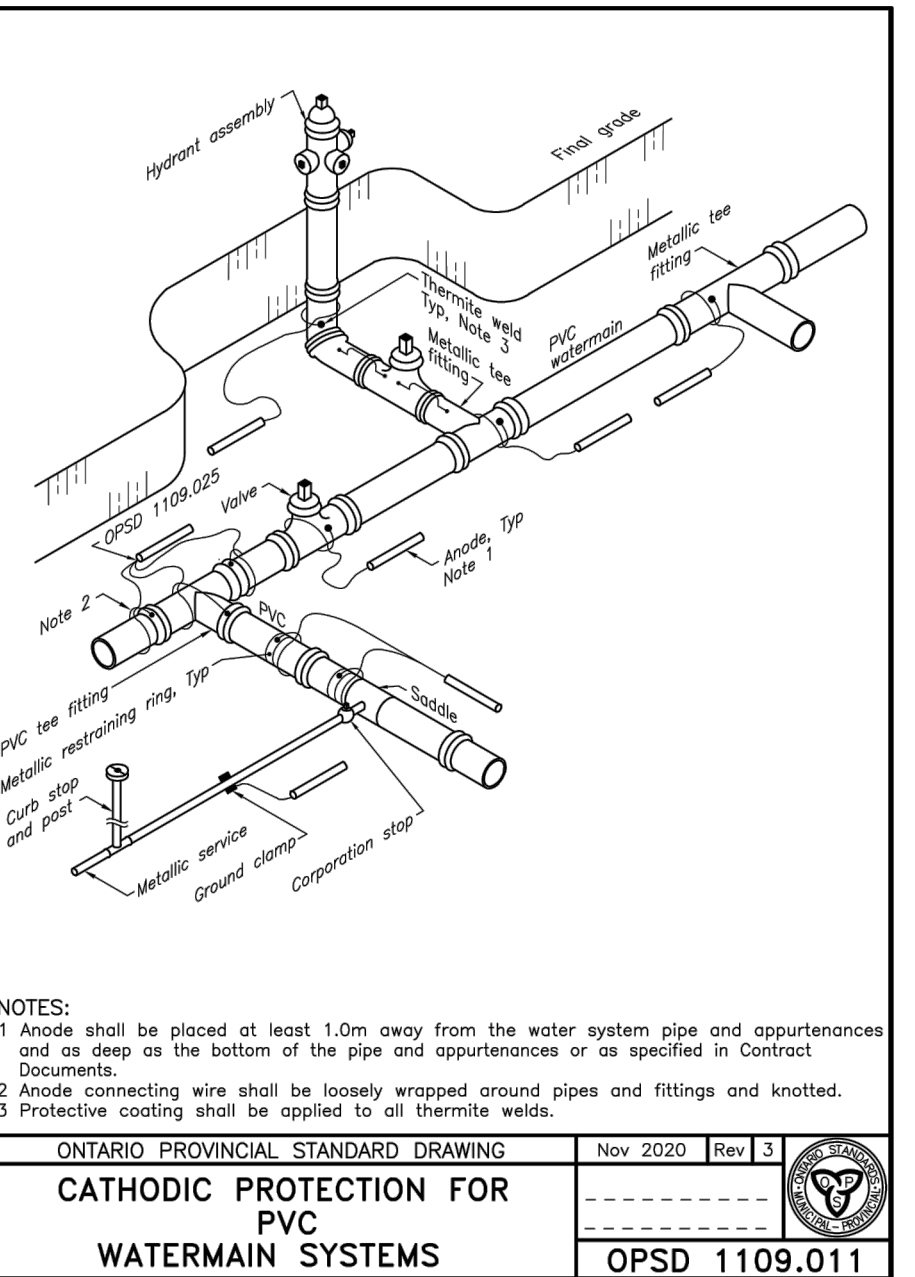
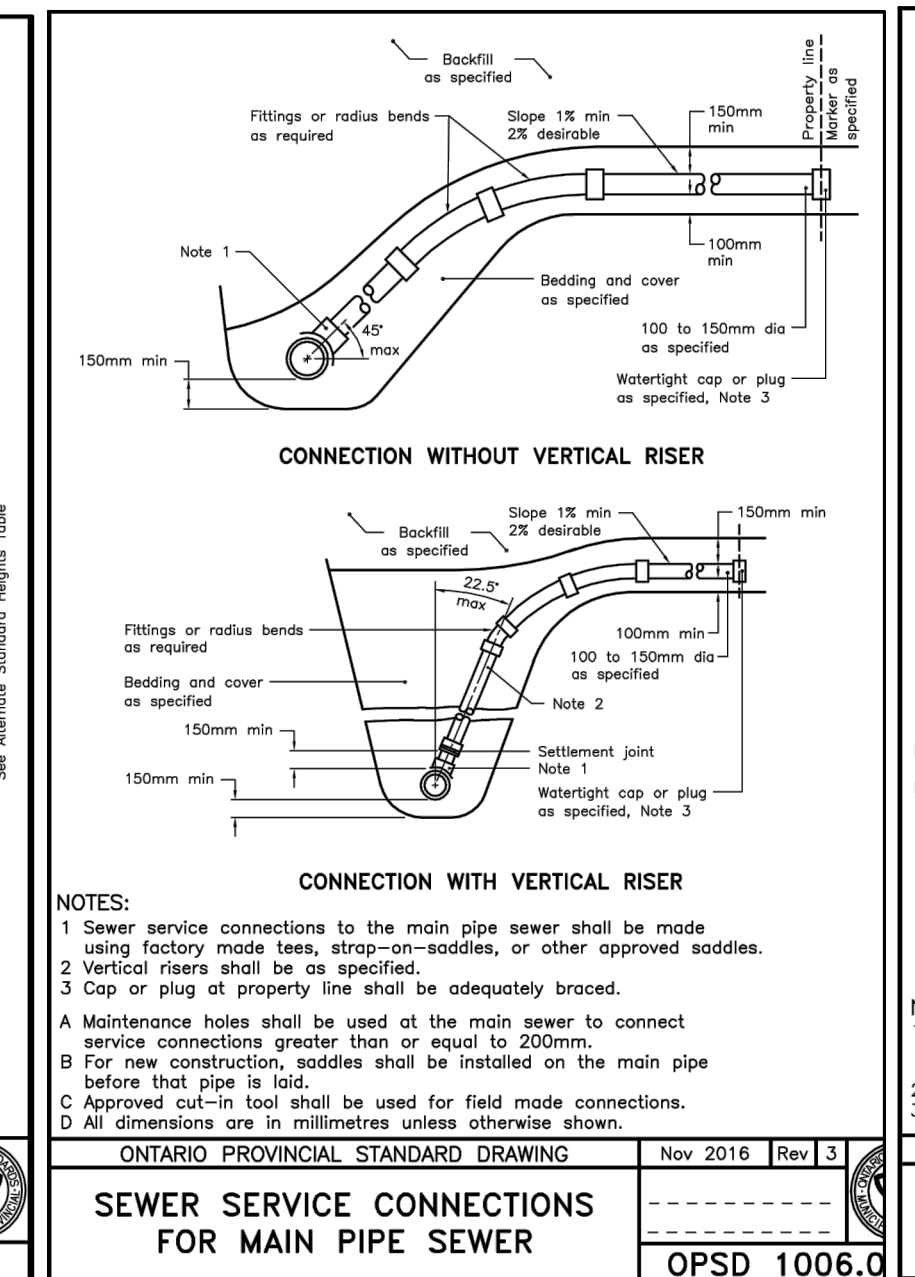
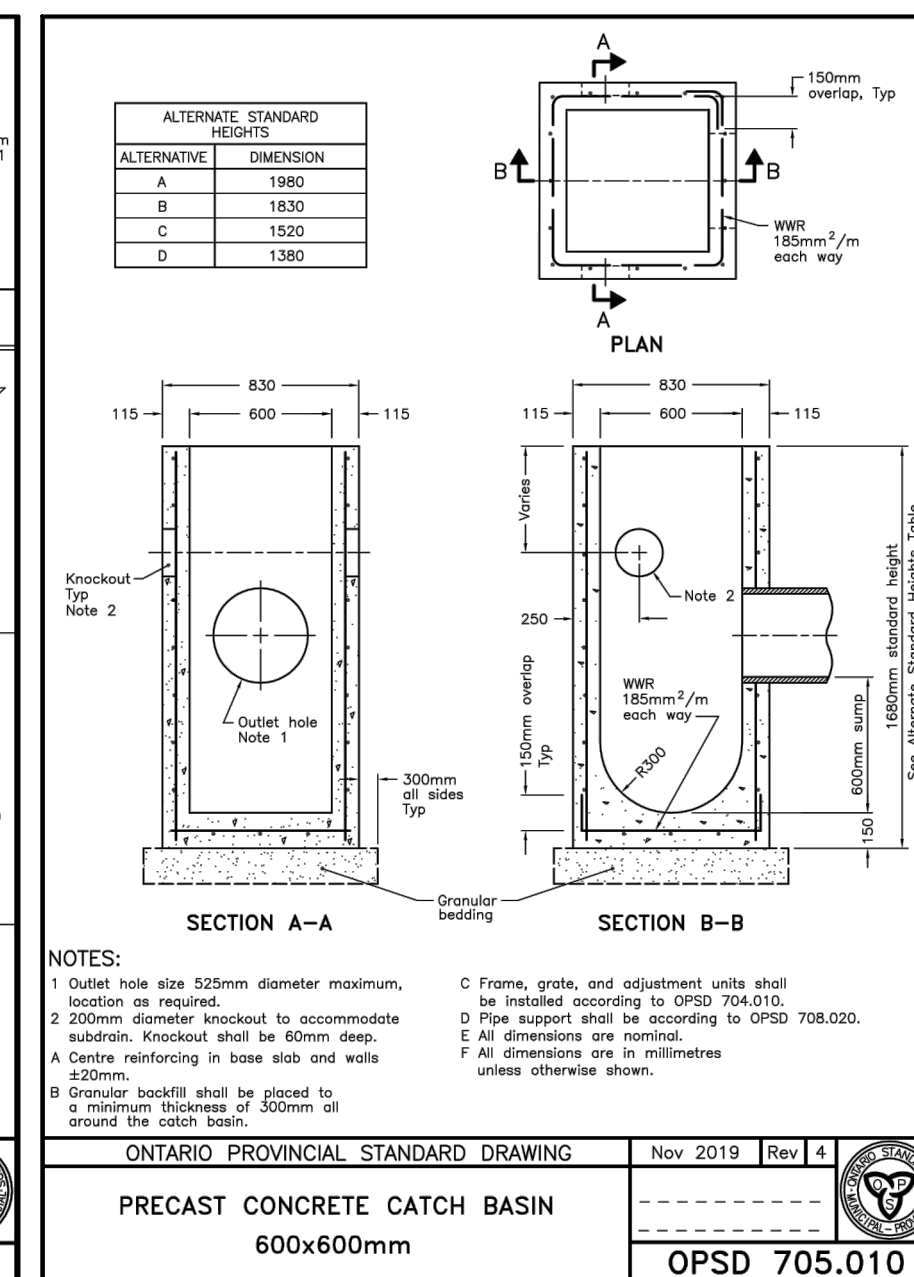
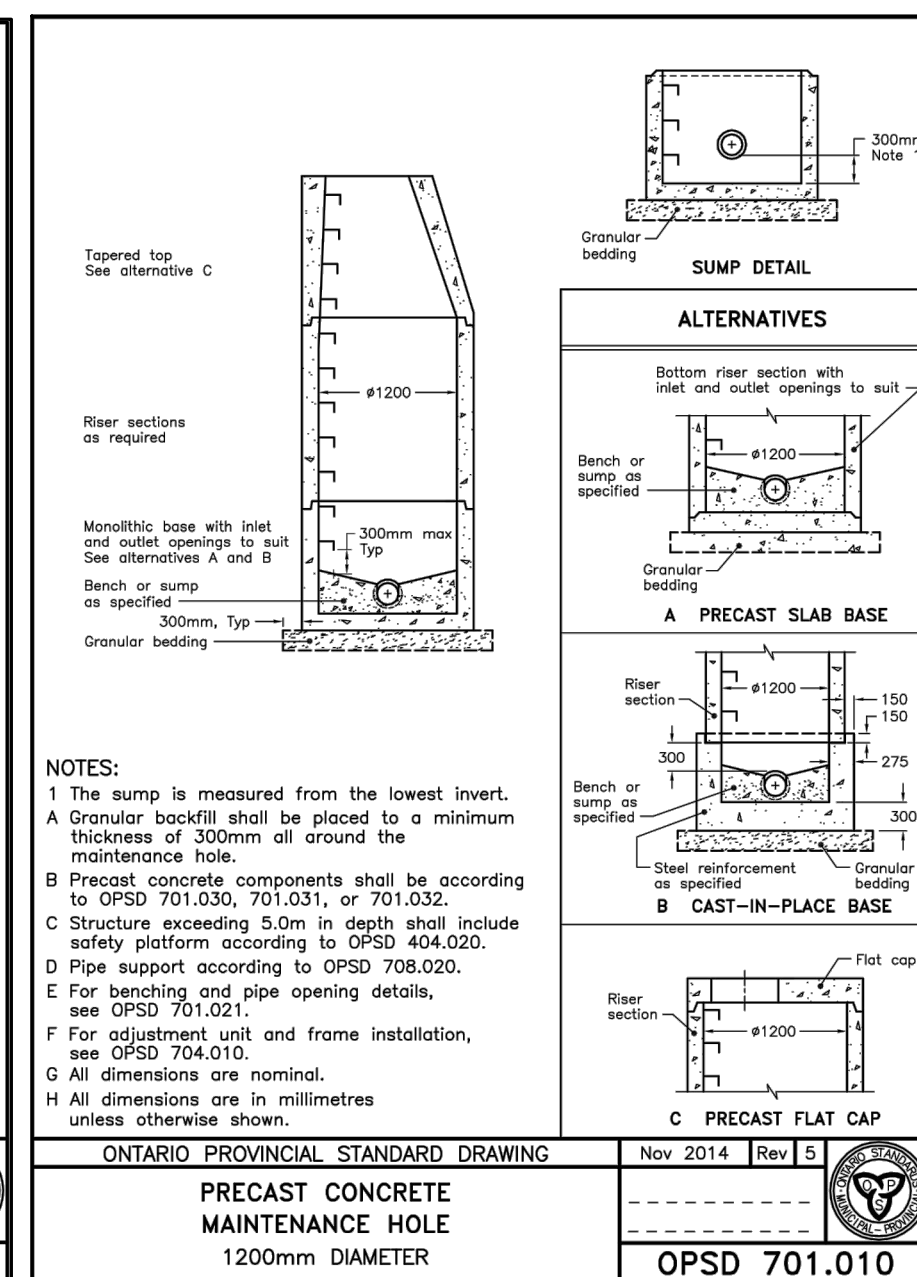
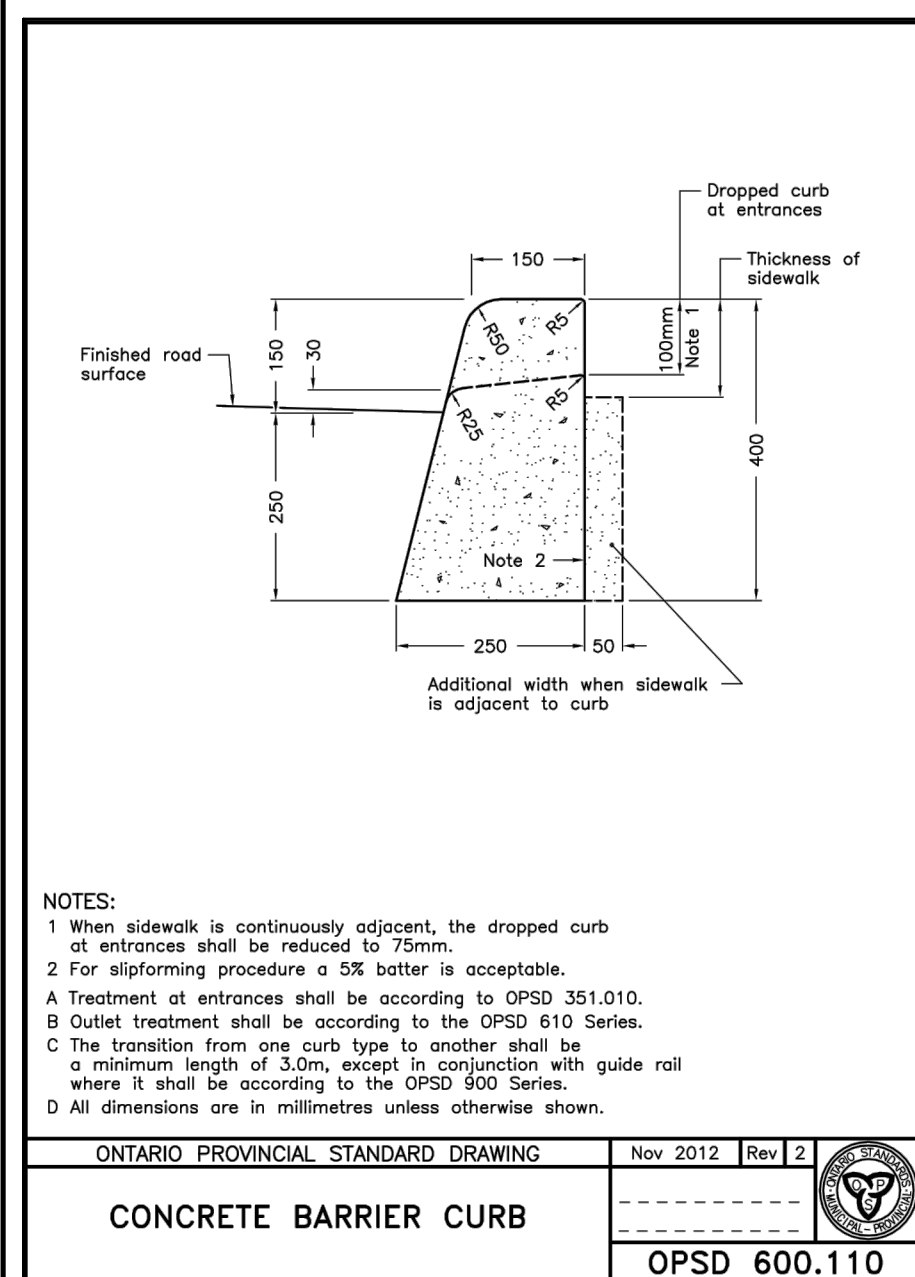
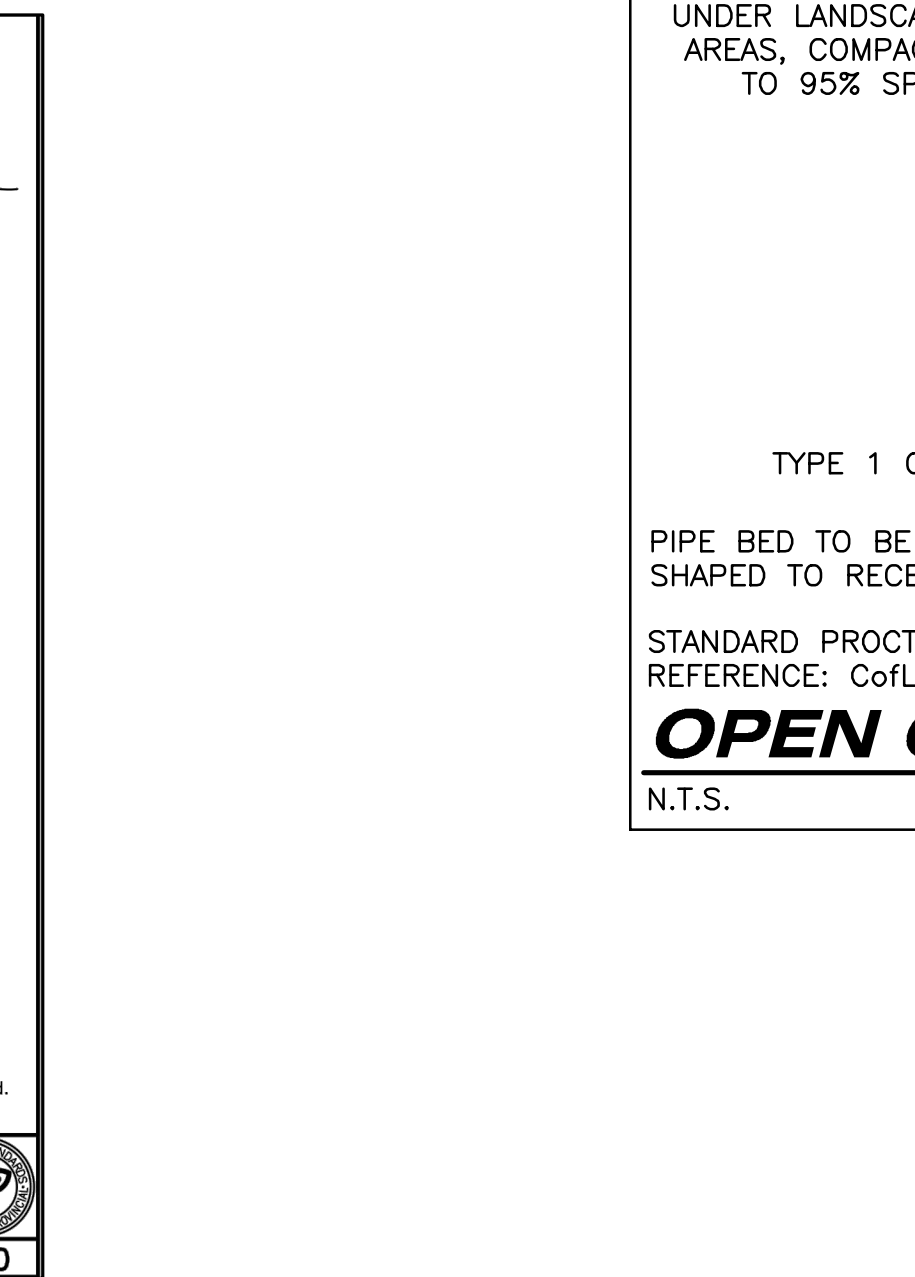
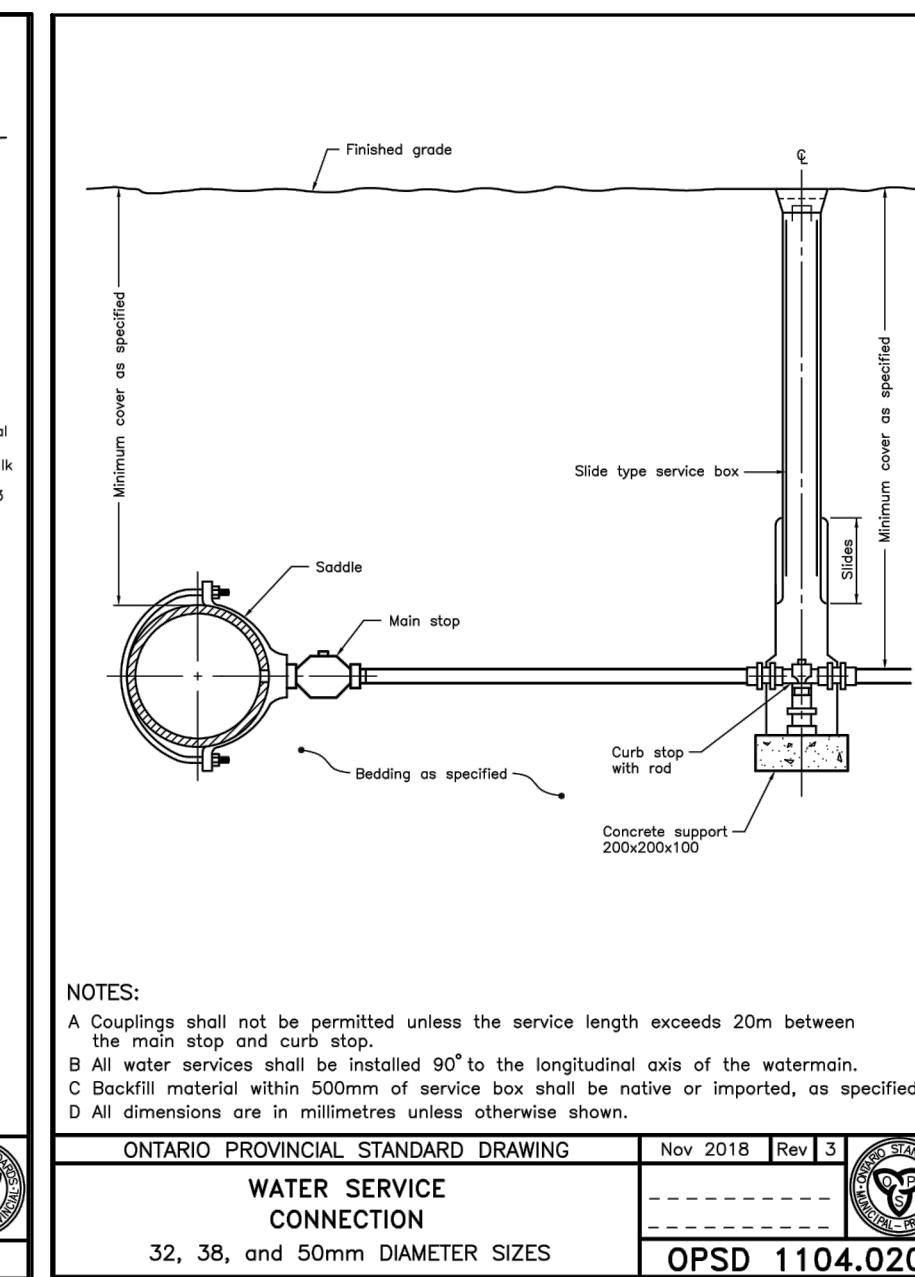
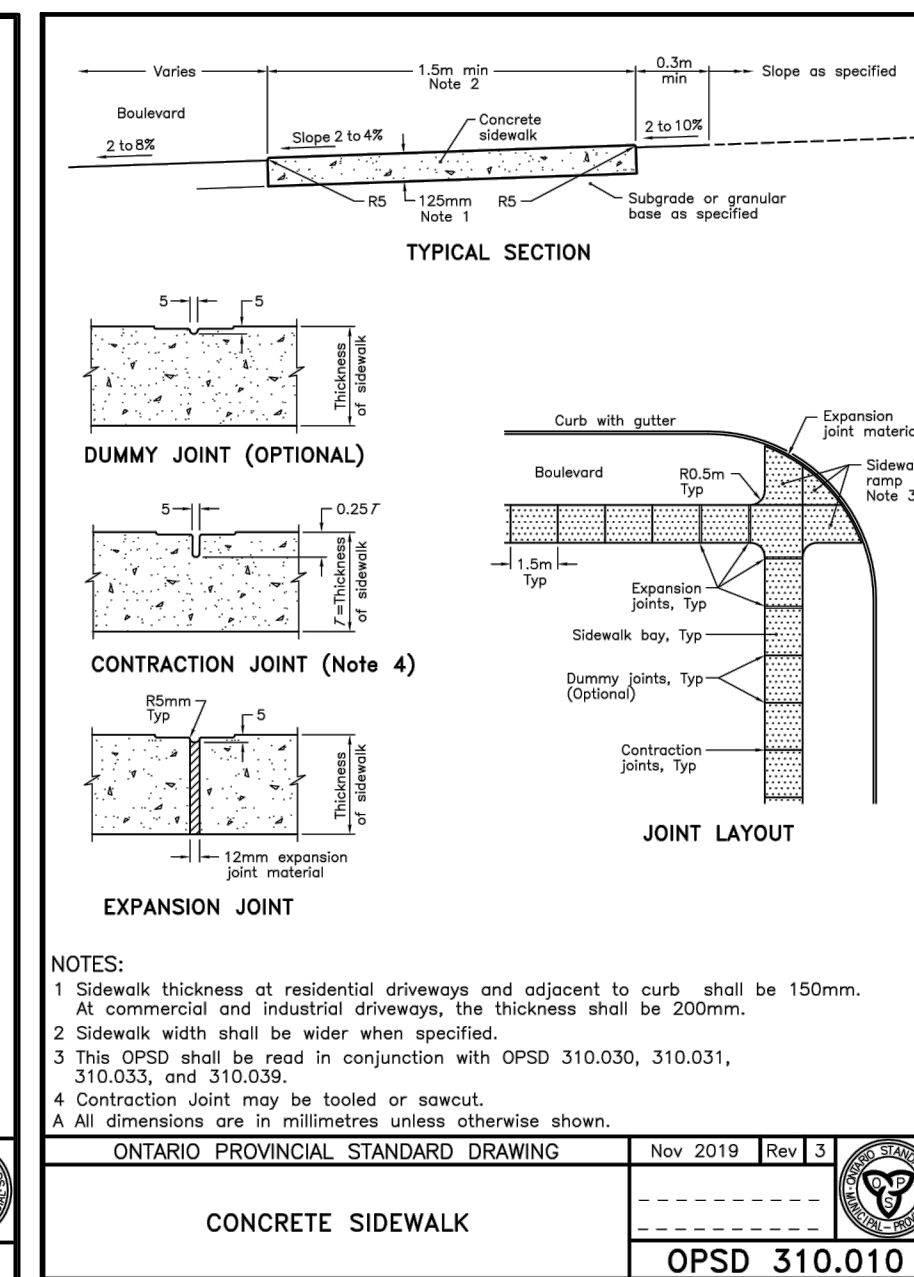
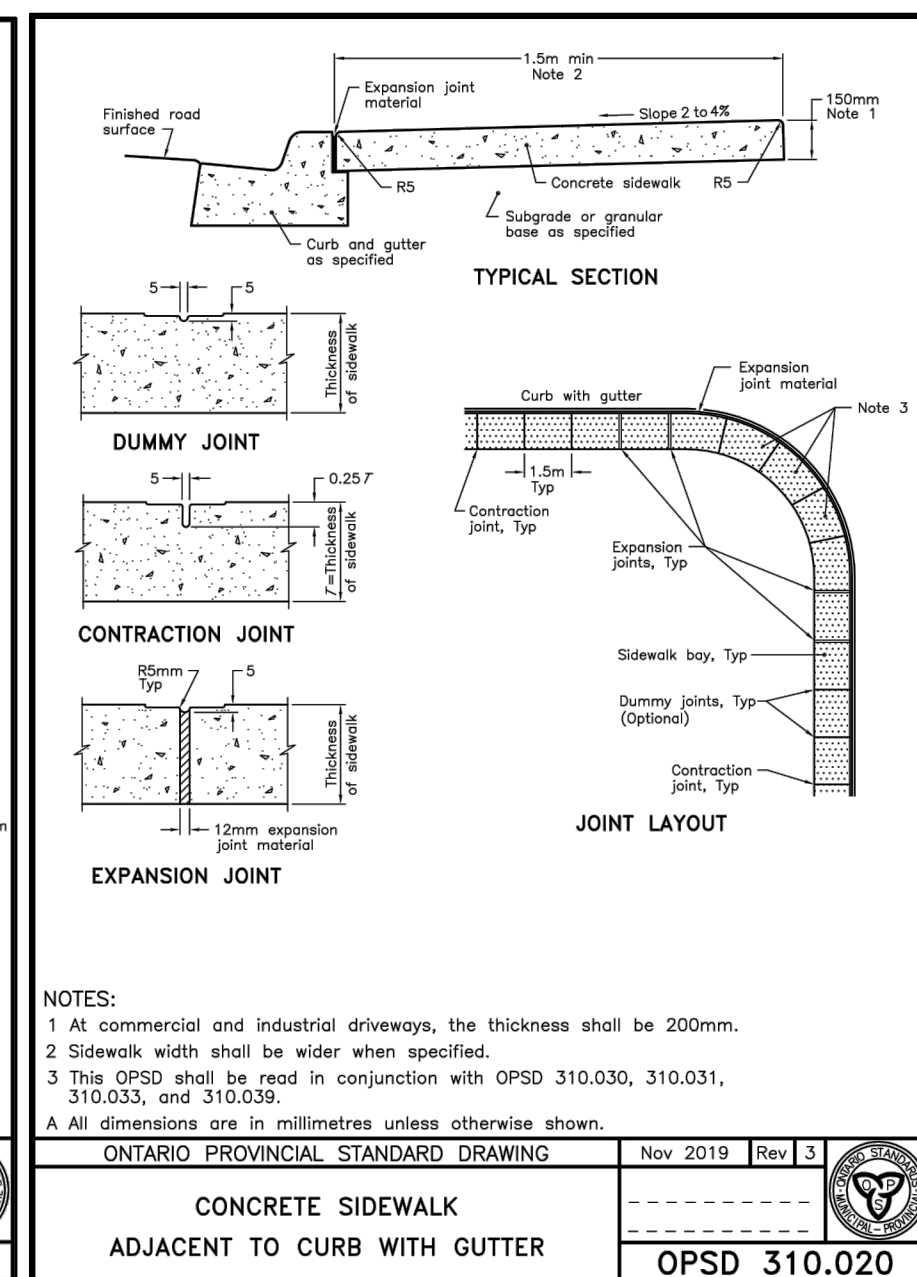
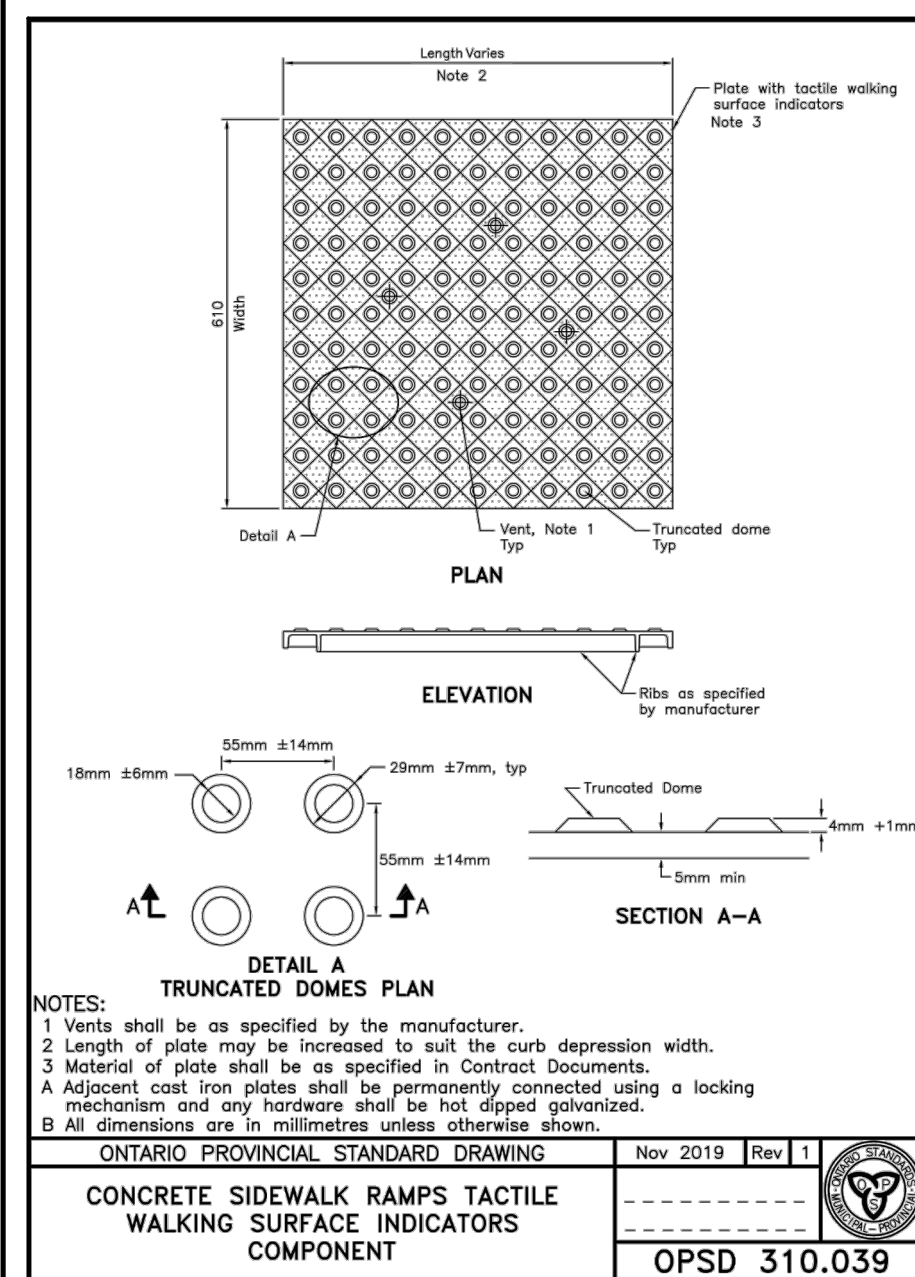
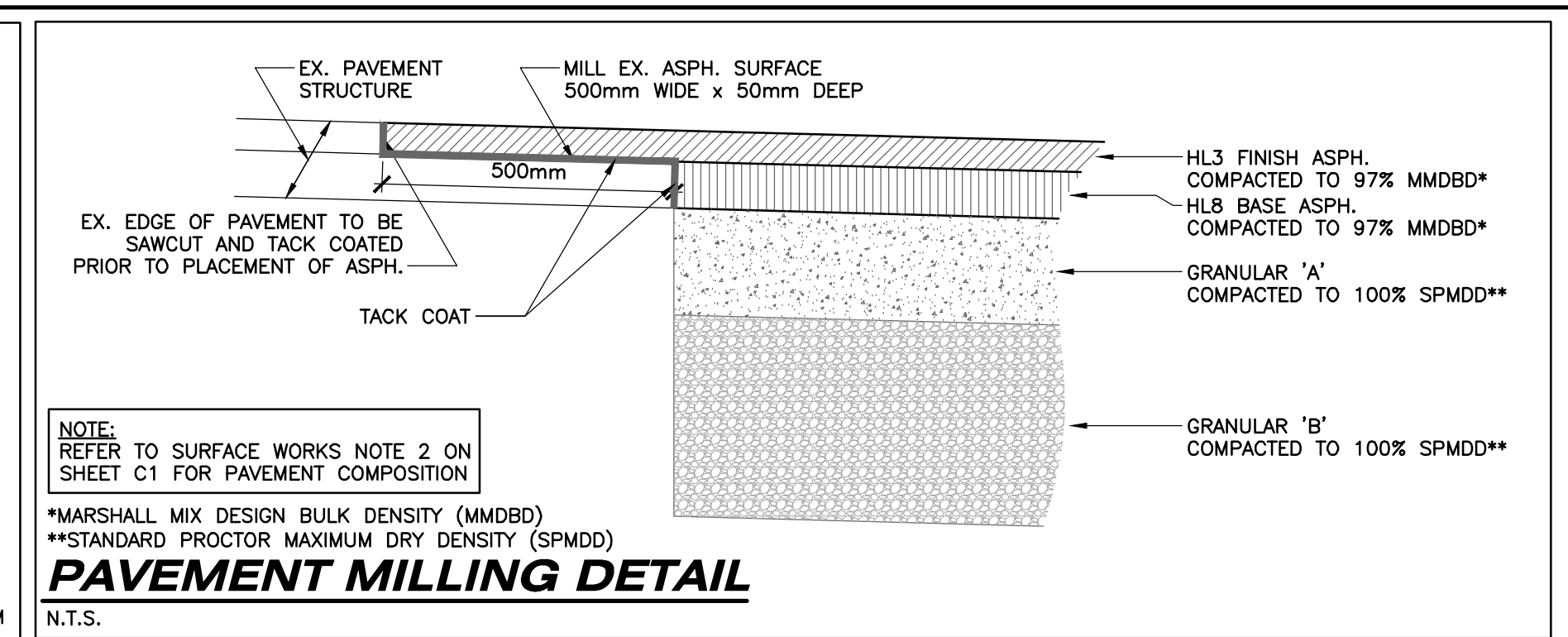
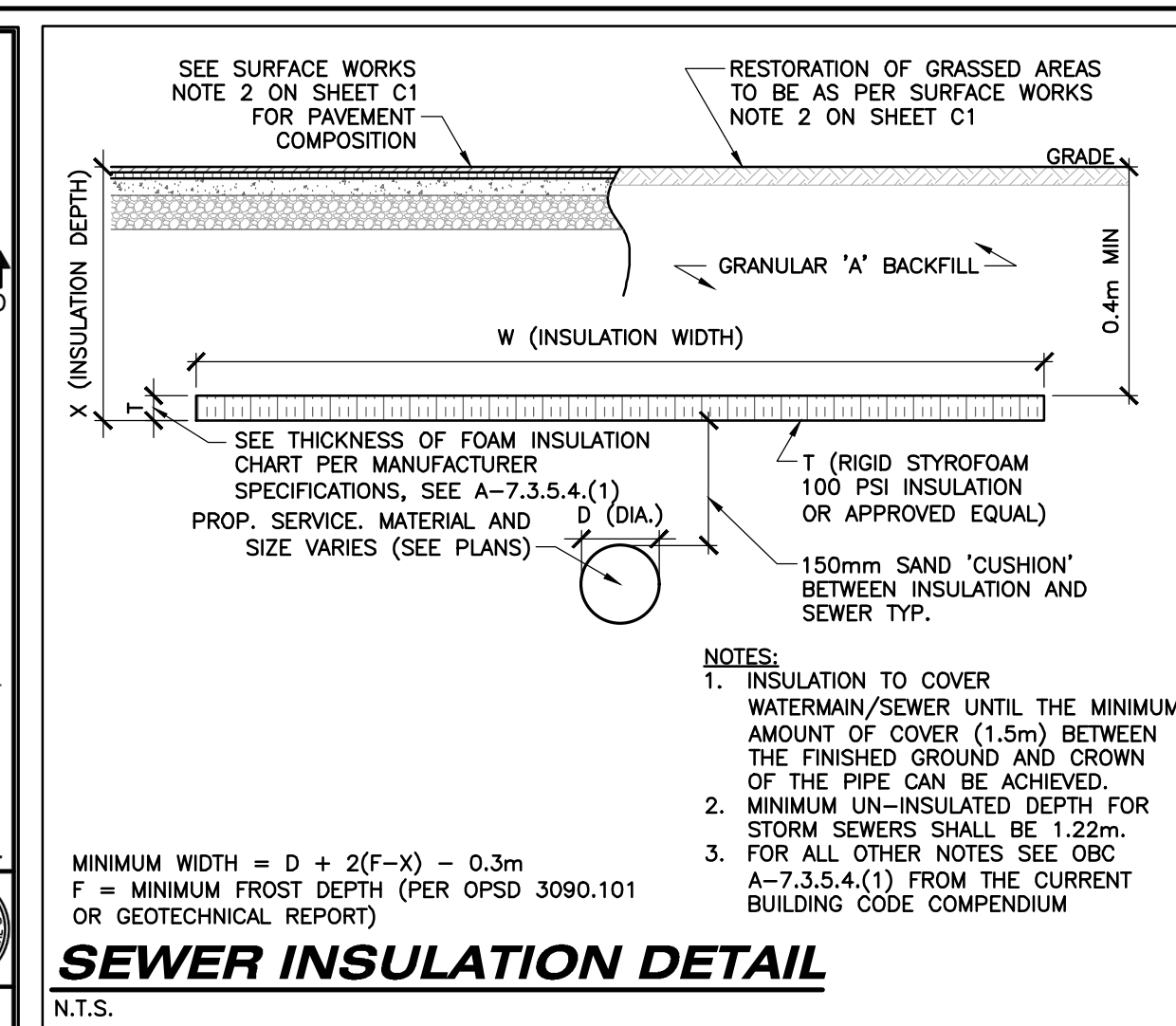
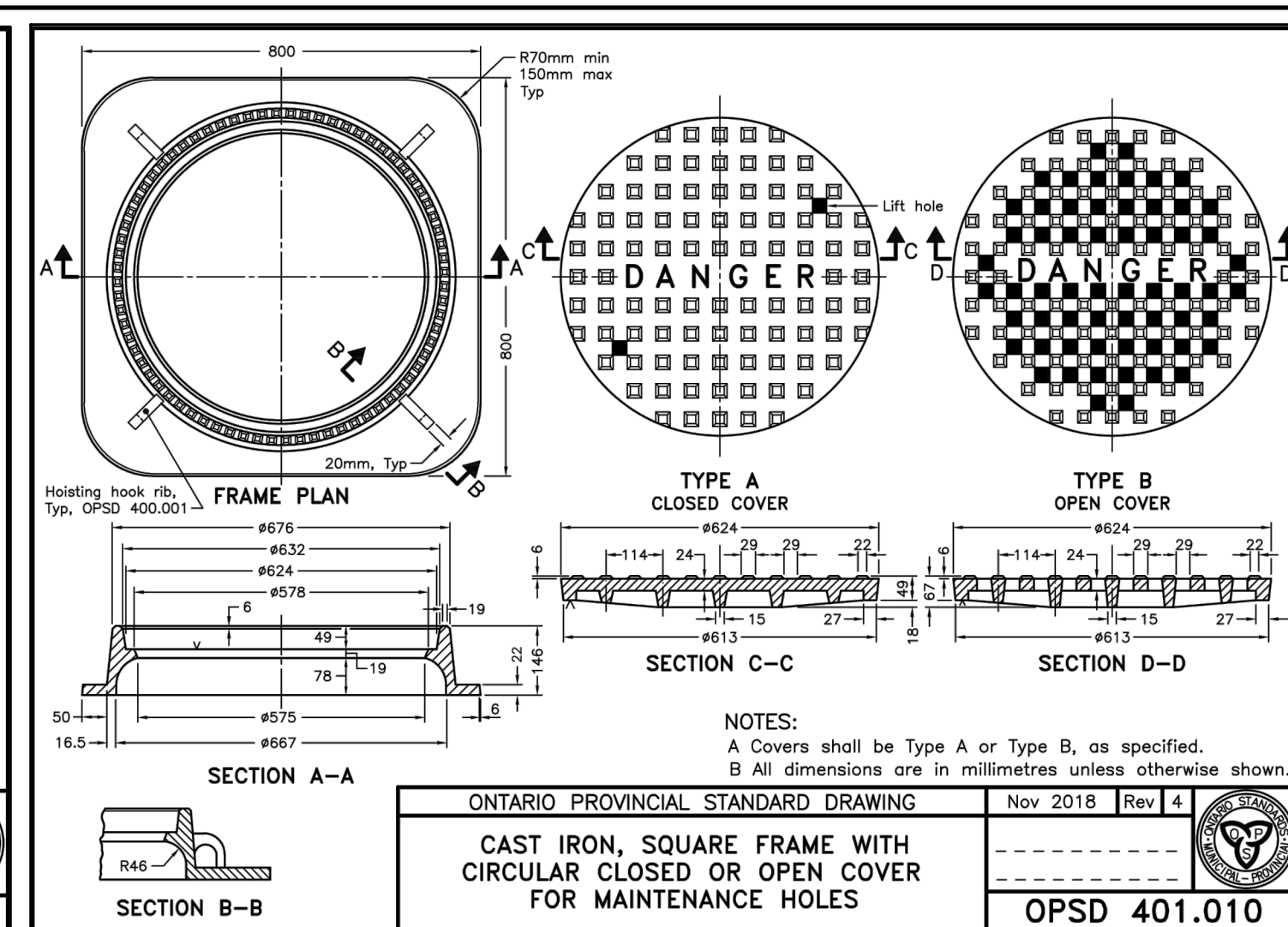
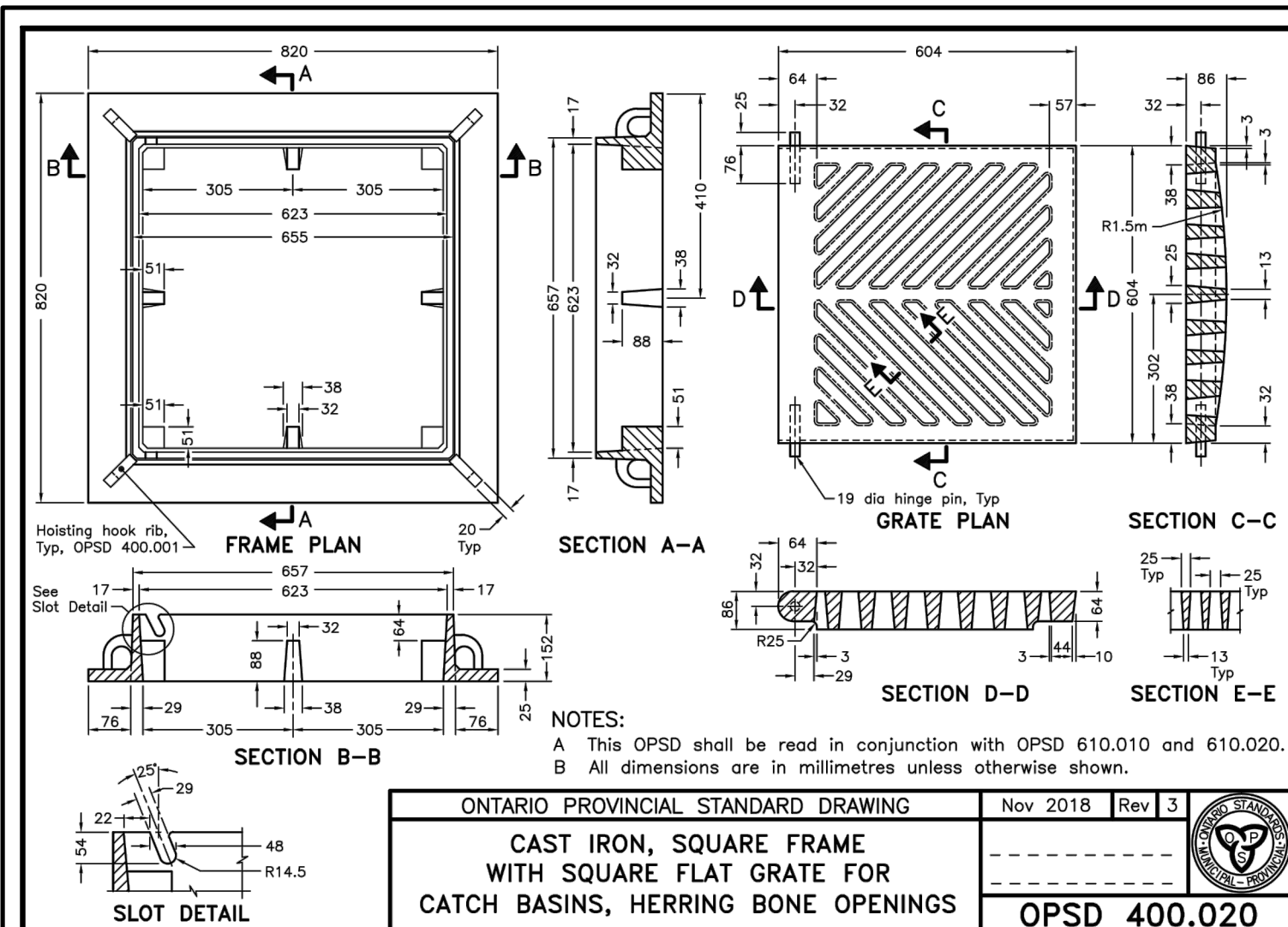
I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS  
COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE MUNICIPAL BY-LAWS.

S:\2021\Jen\SBM-21-1765\SBM-21-1765-02 Main St, Grand Bend\03 Design\03 Production Drawings\SBM-21-1765-02 Main St, Grand Bend - C4.dwg

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	BM/NEP	1	ISSUED FOR CLIENT REVIEW	06/08/21	BM	
DRAWN	BM/NEP	2	FOR SITE PLAN APPROVAL, SUBMISSION 1	16/08/21	BM	
CHECKED	BM	3	FOR SITE PLAN APPROVAL, SUBMISSION 2	22/09/21	FZ	
APPROVED	BM	4	FOR SITE PLAN APPROVAL, SUBMISSION 3	25/10/21	FZ	
DATE	25/10/2021					
CAD	21-1765					

STRIK BALDINELLI MONIZ	ENGINEER'S STAMP B. R. HYLAND 100223591 Oct 25, 2021 PROVINCE OF ONTARIO	ENGINEER'S STAMP	CLIENT TOP SHELF PROPERTIES 525 McGARREL PLACE LONDON, ON N6G 5L3 P: 416.414.3157 E: JKNIFTON@JKDEVCCORP.COM	SCALE 1:150 0 3.0m	TITLE SITE GRADING PLAN THE TIDES 62 MAIN STREET GRAND BEND, ON.	PROJECT No. SBM-21-1765 SHEET No. C4 PLAN FILE No. —
------------------------------	--	------------------	--	--------------------------	--	---





AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN BH/NEP	1	ISSUED FOR CLIENT REVIEW	06/08/21	BM	
	DRAWN BM/NEP	2	FOR SITE PLAN APPROVAL, SUBMISSION 1	16/08/21	BM	
	CHECKED BH	3	FOR SITE PLAN APPROVAL, SUBMISSION 2	22/09/21	FZ	
	APPROVED BH	4	FOR SITE PLAN APPROVAL, SUBMISSION 3	25/10/21	FZ	
	DATE 06/08/2021					
	CAD 21-1765					



ENGINEER'S STAMP

TOP SHELF PROPERTIES  
525 McGARREL PLACE  
LONDON, ON  
N6G 5L3  
P: 416.414.3157  
E: JKNIFTON@JKDEVCORP.COM

N/A

TITLE	STANDARD DETAIL
	THE TIDES 62 MAIN STREET GRAND BEND, ON.

S	PROJECT No. <b>SBM-21-1765</b>
	SHEET No. <b>C5</b>
	PLAN FILE No. <b>—</b>