

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 URBAN CONSTRUCTION SITES PREPARED BY 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)
- 35mm 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)
- 45mm 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 KITCHENER AVENUE PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
- 35mm 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)
- 45mm 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 30mm (±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 DAMAGES 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, WATERMAINS, 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-21-1764.
2. TOPOGRAPHIC SURVEY BY TOTAL TECH SURVEYING INC., PROJECT No. 2021-133-M, DATED APRIL 28, 2021
3. SITE PLAN PREPARED BY MATTER ARCHITECTURAL STUDIO INC., PROJECT No. 21-034
4. MUNICIPAL INFRASTRUCTURE DRAWINGS PROVIDED BY THE MUNICIPALITY OF LAMBTON SHORES

LIST OF STANDARD DETAILS:

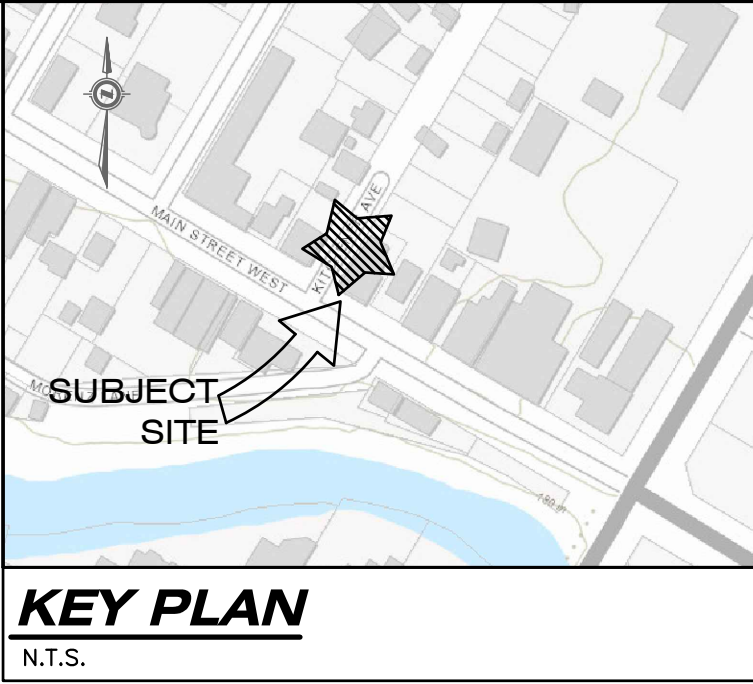
ONTARIO PROVINCIAL STANDARDS:	
OPSD 219.110	LIGHT-DUTY SILT FENCE BARRIER
OPSD 310.010	CONCRETE SIDEWALK
OPSD 310.020	CONCRETE SIDEWALK ADJACENT TO CURB AND GUTTER
OPSD 310.039	CONCRETE SIDEWALK RAMPS TACTILE WALKING SURFACE INDICATORS COMPONENT
OPSD 400.010	CAST IRON, SQUARE FRAME W/ SQUARE OVERFLOW TYPE DISHED GRATE FOR CATCH BASINS, HERRING BONE OPENINGS
OPSD 401.010	CAST IRON, SQUARE FRAME W/ CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES
OPSD 400.020	CAST IRON, SQUARE FRAME W/ SQUARE FLAT GRATE FOR CATCH BASINS, HERRING BONE OPENINGS
OPSD 600.010	CONCRETE MOUNTABLE CURB W/ NARROW GUTTER
OPSD 600.080	CONCRETE BARRIER CURB W/ NARROW GUTTER
OPSD 800.110	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 1109.011	CATHODIC PROTECTION FOR PVC WATERMAIN SYSTEMS
OPSD 1109.030	INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES

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, COMPACTIBLE 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 WATERMAINS 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 WATERMAINS" 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 WATERMAINS, 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 FIRE RESTRAINTS AS REQUIRED BY THE PIPE MANUFACTURER.
23. WATERMAINS/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 WATERMAINS" 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		
	PROPOSED CATCH BASIN MAINTENANCE HOLE		BUILDING ENTRANCE
	EXISTING MAINTENANCE HOLE		OVERHEAD DOOR
	PROPOSED STORM MAINTENANCE HOLE		PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED SANITARY MAINTENANCE HOLE		PROPOSED HEAVY-DUTY ASPHALT
	PROPOSED SWALE		PROPOSED CONCRETE
	PROPOSED SLOPE		PROPOSED RETAINING WALL
	PROPOSED DRAINAGE DIRECTION		PROPOSED CONCRETE (DESIGNED BY OTHERS)
	EXISTING OVERLAND FLOW ROUTE		PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
	PROPOSED OVERLAND FLOW ROUTE		APPROXIMATE EXTENTS OF PONDING (SWM OR OFR)
	PROPOSED SIGN, TYPE OF SIGN		APPROXIMATE EXTENTS OF SERVICING INSULATION (SHOWN SCHEMATICALLY)
	EXISTING STORM SEWER		MILL/PAVE LAP JOINT AS PER DETAIL ON THIS PAGE
	PROPOSED STORM SEWER		LIMITS OF DRAINAGE AREA
	EXISTING SANITARY SEWER		PROPOSED SILT SACK
	PROPOSED SANITARY SEWER		PROPOSED STRAW BALE BARRIER
	EXISTING WATERMAIN		EXISTING BUILDING
	PROPOSED WATERMAIN		PROPOSED BUILDING
	EXISTING FIRE HYDRANT		PROPOSED SILT FENCE
	PROPOSED FIRE HYDRANT		PROPOSED TREE PRESERVATION FENCE
	EXISTING WATER VALVE		LIMITS OF SUBJECT PROPERTY
	PROPOSED WATER VALVE		DECIDUOUS/CONIFEROUS TREE
	EXISTING WATER METER		DECIDUOUS/CONIFEROUS TREE TO BE REMOVED
	PROPOSED WATER METER		
	PROPOSED CURB STOP		
	PROPOSED SUMP PUMP (SEE ARCHITECTURAL DRAWINGS)		
	PROPOSED RAMP		



LEGAL INFORMATION

LOTS 1,2,3 & 399 ON REGISTERED PLAN 24(GB) IN THE VILLAGE OF GRAND BEND COUNTY OF LAMBTON, ON

SITE BENCHMARK:

BM 1:  
MONUMENT TYPE: TOP OF CATCH BASIN  
LOCATION: ON KITCHENER AVENUE ROW APPROX. 12.5m WEST OF SITE'S NORTHWEST PROPERTY CORNER, AS SHOWN ON THE FACE OF THE PLAN.  
GEODETIC ELEVATION: 186.501

BM 2:  
MONUMENT TYPE: TOP OF MANHOLE  
LOCATION: AT INTERSECTION OF KITCHENER AVENUE AND MAIN STREET WEST, APPROX. 12.6m WEST OF THE SITE'S SOUTHWEST PROPERTY CORNER, AS SHOWN ON THE FACE OF THE PLAN.  
GEODETIC ELEVATION: 185.800

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

LIST OF ITEMS REQUIRING ENGINEER'S REVIEW

NOTE: CONTRACTOR TO PROVIDE MIN. 48 HOURS NOTICE PRIOR TO REQUESTED FIELD REVIEW TIME.
SERVICING IN MUNICIPAL RIGHT-OF-WAY (R.O.W.), DURING CONSTRUCTION
GRADING – CURB & GUTTER STRINGLINE, PRIOR TO CURB INSTALLATION
FINAL GRADING

LIST OF SUBMITTALS

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING MATERIALS.
SHOP DRAWINGS – STORM & SANITARY STRUCTURES
SHOP DRAWINGS – RETAINING WALL
PRODUCT SPECIFICATIONS – SEWER AND WATERMAIN, INCLUDING APPURTENANCES
ASPHALT JOB MIX FORMULA(E)
CONCRETE (CURB AND SIDEWALK) MIX DESIGN(S)
GRANULAR 'A' AND 'B' SIEVE ANALYSIS'
MATERIAL TESTING REPORT – SUBGRADE COMPACTION/PREPARATION
MATERIAL TESTING REPORT – GRANULAR COMPACTION
MATERIAL TESTING REPORT – CONCRETE CYLINDERS
MATERIAL TESTING REPORT – ASPHALT COMPACTION
MATERIAL TESTING REPORT – ASPHALT SAMPLES
WATERMAIN TESTING RESULTS

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

S:\2021 jobs\sbm-21-1764\asph 9-15 main at grand bend\03\_dwg\03\_production drawings\SBM-21-1764-9-15 Main St Detail.dwg - EXISTING PRO.DWG

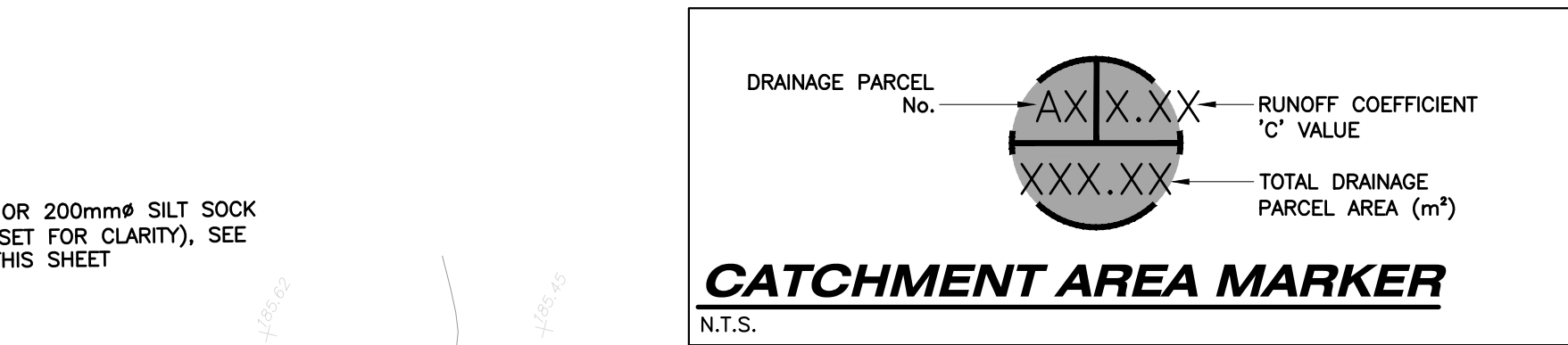
AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	NP	1	FOR CLIENT REVIEW	06/08/21	BM	
DRAWN	BM	2	FOR SITE PLAN APPROVAL, SUBMISSION 1	16/08/21	BM	
CHECKED	BH	3	FOR SITE PLAN APPROVAL, SUBMISSION 2	22/09/21	BM	
APPROVED	BH	4	FOR COORDINATION	18/10/21	BM	
DATE	25/10/2021	5	FOR SITE PLAN APPROVAL, SUBMISSION 3	26/10/21	FZ	
CAD	21-1764					

**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



**BAR DOWN (GRAND BEND) ENTERPRISES INC.**  
525 McGARREL PLACE  
LONDON, ON, N6G 5L3  
P: 416-414-3157 E: jkniffon@jkdevcorp.com

NOTES AND LEGEND	PROJECT No.
THE CARLYLE	SBM-21-1764
9-15 MAIN STREET GRAND BEND, ON.	SHEET No. <b>C1</b>
	PLAN FILE No. —



# **SITE BENCHMARK:**

**BM 1:**  
MONUMENT TYPE: TOP OF CATCH BASIN

LOCATION: ON KITCHENER AVENUE ROW APPROX.  
12.5m WEST OF SITE'S NORTHWEST PROPERTY  
CORNER, AS SHOWN ON THE FACE OF THE PLAN.

GEODETIC ELEVATION: 186.501

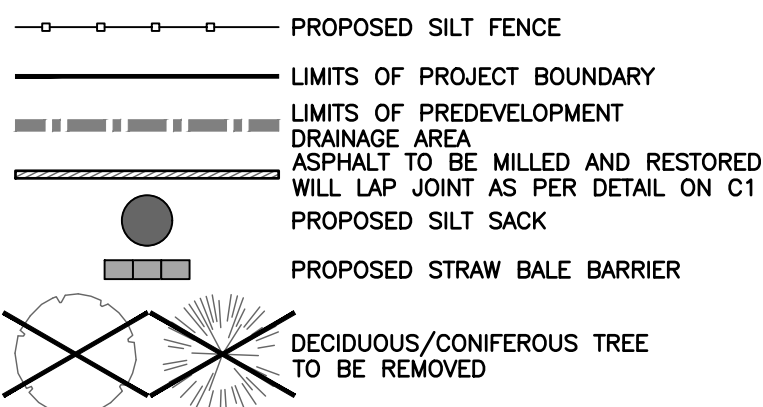
**BM 2:**  
MONUMENT TYPE: TOP OF MANHOLE

LOCATION: AT INTERSECTION OF KITCHENER AVENUE  
AND MAIN STREET WEST, APPROX. 12.6m WEST OF  
THE SITE'S SOUTHWEST PROPERTY CORNER, AS  
SHOWN ON THE FACE OF THE PLAN.

GEODETIC ELEVATION: 185.800

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

1. PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
2. SEDIMENT AND EROSION CONTROL MEASURES TO BE COMPLETED AT COMPLETION OF PROJECT (FOLLOWING COMPLETION OF BASE ASPHALT AND C&G).
3. MAXIMIZE EROSION CONTROL MEASURES TO PREVENT CONSTRUCTION.
4. ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
5. MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
6. ALL Dewatering TO BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
7. ALL CATCH BASINS, DRAINAGE HOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFLEX 270 R), SILT SACKS, OR APPROVED EQUAL.
8. 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.
9. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
10. PREVENT WIND-BLOWN DUST.
11. 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.
12. STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF.
13. 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.
14. ALL SILT FENCING AND DETAILS ARE AT THE MINIMUM TO BE CONSTRUCTED IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON SEDIMENT AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
15. 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.
16. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY OR FOLLOWING SIGNIFICANT RAINFALL EVENTS.
17. ON-SITE SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE REVIEWED AND MODIFIED TO MEET THE CHANGING SITE.
18. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REPAIRED WITHOUT DELAY BY THE OWNERS CONTRACTOR AS INSTRUCTED BY THE CONTRACT ADMINISTRATOR/ENGINEER AT NO EXPENSE TO THE OWNER.



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 OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICIPAL/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

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.

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ENGINEER'S STAMP

LICENCED PROFESSIONAL ENGINEER

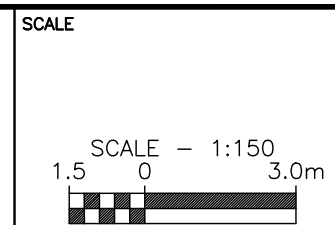
*B. R. Hyland*

B. R. HYLAND  
100223591

Oct 26, 2021

PROVINCE OF ONTARIO

ENGINEER'S STAMP



TITLE	PROJECT No.
EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN	SBM-21-1764
<p style="text-align: center;">THE CARLYLE</p> <p style="text-align: center;">9-15 MAIN STREET</p> <p style="text-align: center;">GRAND BEND, ON.</p>	SHEET No.
	C2
	PLAN FILE No.
	—

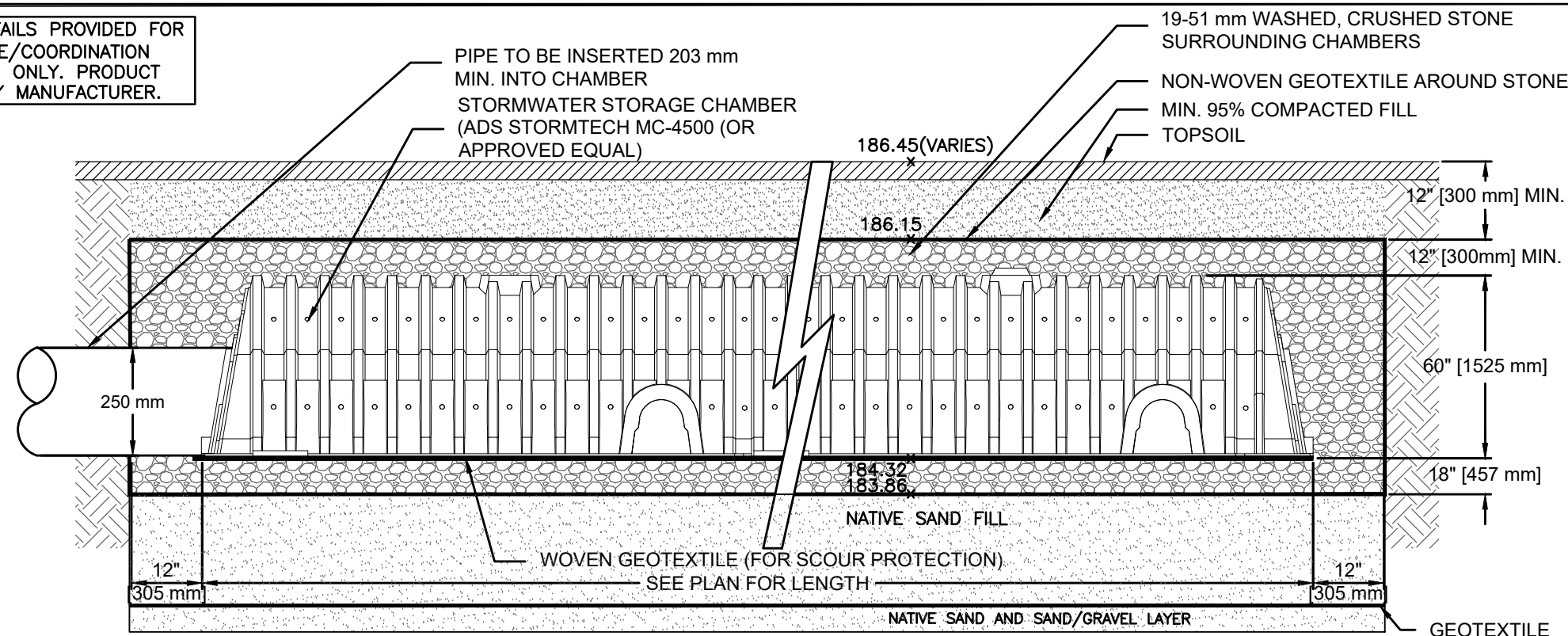
SITE BENCHMARK:

BM 1:  
MONUMENT TYPE: TOP OF CATCH BASIN  
LOCATION: ON KITCHENER AVENUE ROW APPROX. 12.5m WEST OF SITE'S NORTHWEST PROPERTY CORNER, AS SHOWN ON THE FACE OF THE PLAN.  
GEODETIC ELEVATION: 186.501'  
BM 2:  
MONUMENT TYPE: TOP OF MANHOLE  
LOCATION: AT INTERSECTION OF KITCHENER AVENUE AND MAIN STREET WEST, APPROX. 12.6m WEST OF THE SITE'S SOUTHWEST PROPERTY CORNER, AS SHOWN ON THE FACE OF THE PLAN.  
GEODETIC ELEVATION: 185.800'  
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

LEGAL INFORMATION

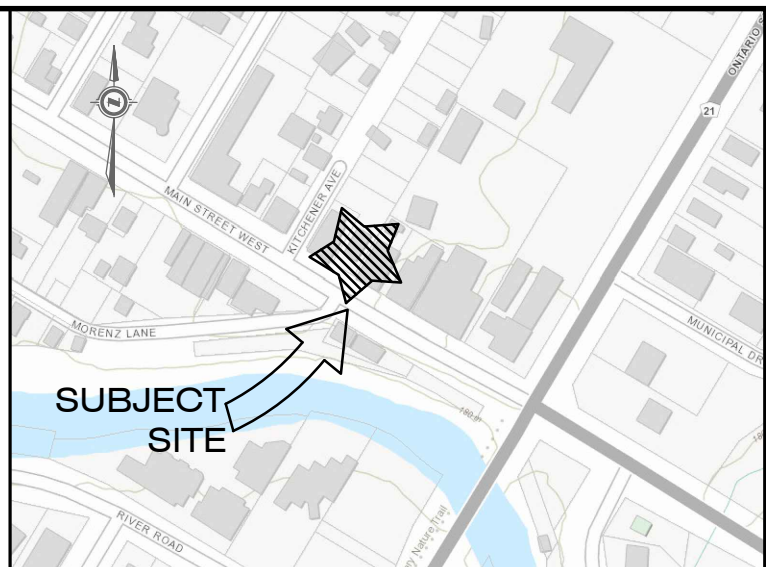
LOTS 1,2,3 & 399 ON  
REGISTERED PLAN 24(GB)  
IN THE  
VILLAGE OF GRAND BEND  
COUNTY OF LAMBTON, ON

NOTE: DETAILS PROVIDED FOR  
REFERENCE/COORDINATION  
PURPOSES ONLY. PRODUCT  
DESIGN BY MANUFACTURER.



STORMWATER STORAGE CHAMBERS ELEVATION

N.T.S.



KEY PLAN

N.T.S.

SAN SEWER STRUCTURES TABLE

STRUCTURE I.D.	TOP OF LID	INVERTS
SAMH1 OPSD 701.010 OPSD 401.010	186.55	183.94SE 183.72NW

STORM SEWER STRUCTURES TABLE

STRUCTURE I.D.	TOP OF LID	INVERTS
CBMH1 1200Ø OPSD 701.010 OPSD 400.020	186.17	185.00SW 184.46NE
STMH2 1200Ø OPSD 701.010 OPSD 401.010	186.53	184.40SE 184.40SW 184.35NE
CB3 600X600 OPSD 705.010 OPSD 400.020	186.00	184.53NW

STORM SERVICING NOTE:  
NO BUILDING DRAIN (SUMP/WEeping TILE/RAIN WATER LEADER) 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.

ALL PROP. WATER METERS ARE c/w DOUBLE CHECK VALVE ASSEMBLIES (DCVA) FOR PREMISE ISOLATION

ALL WATERMAIN CONSTRUCTION TO CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY. WHERE COVER IS LESS THAN 1.7m (EVEN TEMPORARY CONDITIONS), THE WATERMAIN/SERVICE SHALL BE ADEQUATELY INSULATED OVER THE AFFECTED LENGTH.

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 MUNICIPALITY RIGHT-OF-WAY. THE OWNER'S OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICIPALITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

WATERMAIN & SEWER CROSSING NOTE:  
1. UNDER PRACTICAL CONDITIONS, WATERMANS SHALL CROSS ABOVE SEWERS WITH SUFFICIENT VERTICAL SEPARATION TO ALLOW FOR PROPER BEDDING AND STRUCTURAL SUPPORT OF THE WATERMAIN AND SEWER. INSULATE AS PER W-CS-68 (WHERE REQUIRED).  
2. WHEN IT IS NOT POSSIBLE FOR THE WATERMAIN TO CROSS ABOVE THE SEWER, THE WATERMAIN PASSING UNDER A SEWER SHALL BE PROTECTED BY:  
2.1. PROVIDING A VERTICAL SEPARATION OF AT LEAST 0.5 METRES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATERMAIN;  
2.2. PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING; AND  
2.3. ENSURING THAT THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

REFERENCE: JUNE 2012 MINISTRY OF THE ENVIRONMENT'S 'WATERMAIN DESIGN CRITERIA FOR FUTURE ALTERATION AUTHORIZED UNDER A DRINKING WATER WORKS PERMIT'

INSULATION NOTE:  
INSULATE SEWERS + WATER PIPES AS PER THE CITY OF LONDON'S STANDARD DRAWING W-CS-68 'INSULATION OF SHALLOW WATERMAIN AND OFFSETS IN BOULEVARDS' WHERE 1.70m (1.22m FOR ON-SITE SEWERS) COVER CAN NOT BE PROVIDED.

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

INSTALL PARSON MH INSERT IN ALL SANITARY MAINTENANCE HOLES

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.

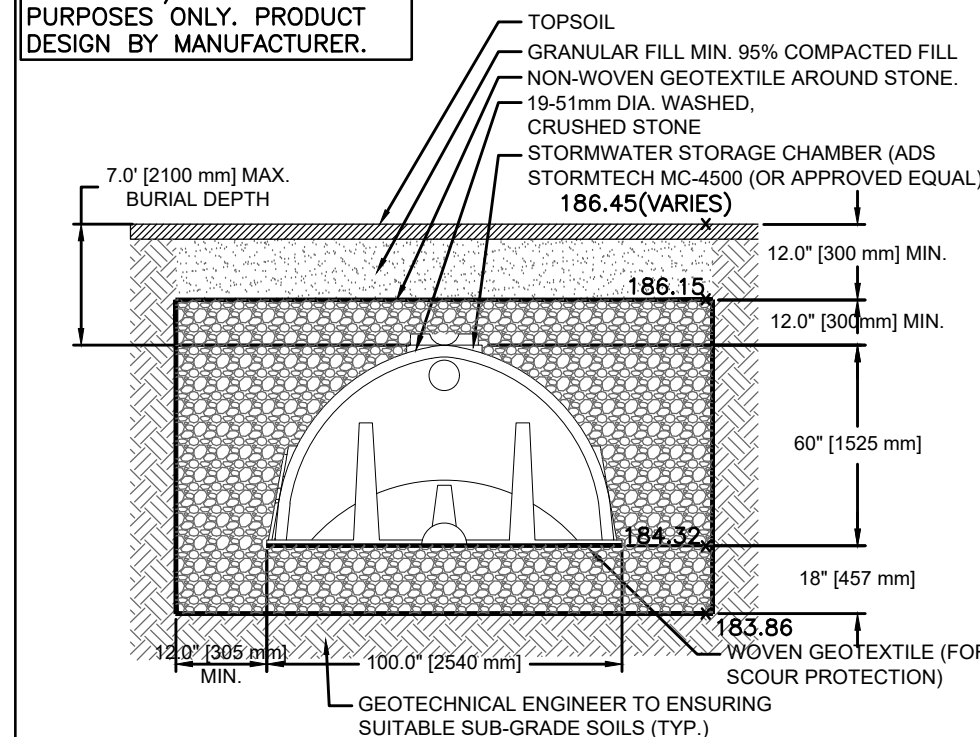
OWNER'S CONTRACTOR SHALL SUPPORT ALL EXISTING UTILITIES AS REQUIRED DURING THE INSTALLATION OF SERVICES TO THE SATISFACTION OF THE UTILITY OWNER AT NO EXTRA COST TO THE CONTRACT.

ALL SUMP PIT CONFIGURATIONS SHALL MEET, AT MINIMUM, OBC SECTION 7. ALL PUMPS ARE TO INCLUDE A CHECK VALVE.

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.

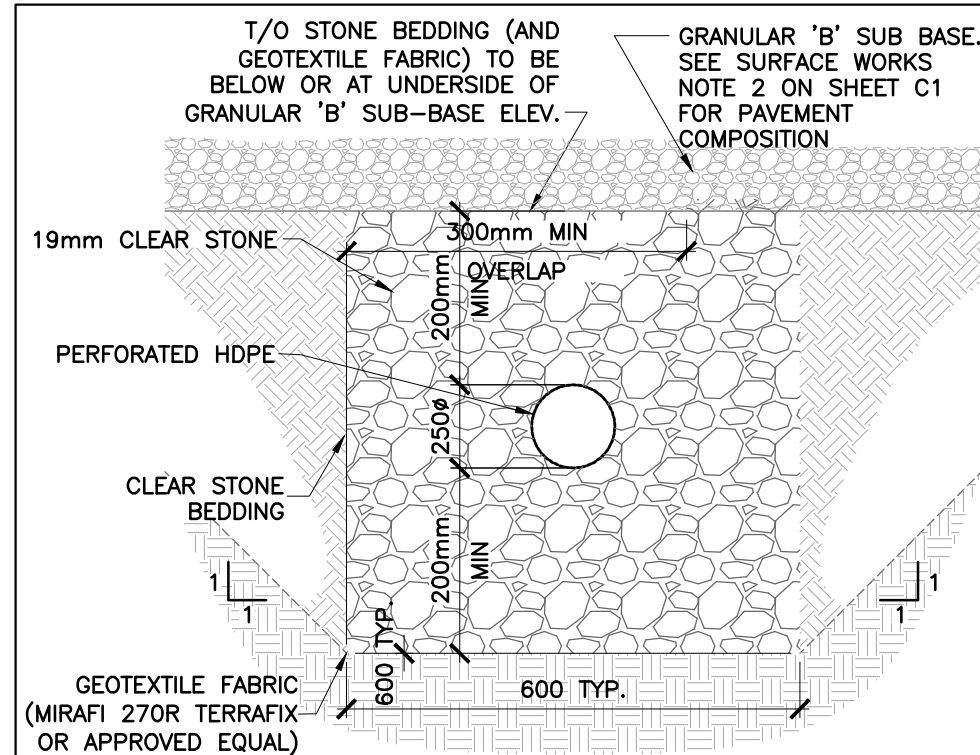
REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 AND C5

NOTE: DETAILS PROVIDED FOR  
REFERENCE/COORDINATION  
PURPOSES ONLY. PRODUCT  
DESIGN BY MANUFACTURER.



STORMWATER STORAGE CHAMBER SECTION

N.T.S.



CLEAR STONE BEDDING DETAIL

N.T.S.

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

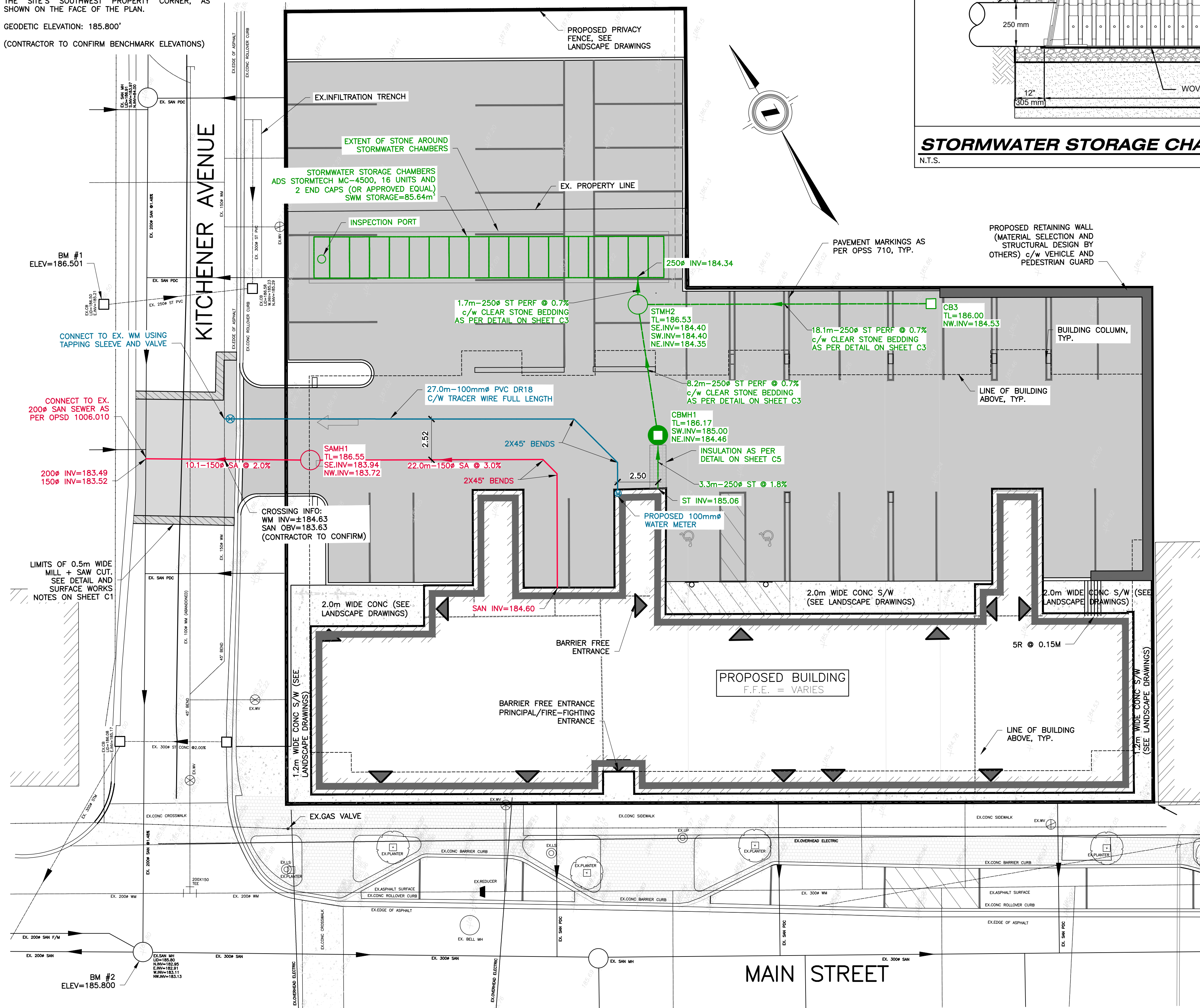
EXISTING SERVICING NOTE:  
INVERTS OF THE EX. SANITARY & STORM SEWERS @ CONNECTION POINTS SHALL BE CONFIRMED BY THE OWNER'S CONTRACTOR PRIOR TO THE START OF CONSTRUCTION/ORDERING STRUCTURES. THE CONSULTANT IS TO BE INFORMED IF DIFFERENT THAN NOTED.

RESTORATION NOTE:  
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPAL ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT.

SUMP PUMP AND DRAIN LOCATIONS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. REFER TO ARCHITECTS PLANS FOR SUMP PUMP DESIGN.

SERVICE STUBS TO BE CAPPED AT 1.0m O/S FROM BUILDING ENVELOPE FOR CONNECTION ONCE BUILDING SERVICES ARE INSTALLED.

OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY CONSTRUCTION MEASURES SUCH AS, BUT NOT LIMITED TO, PIPE COVER AT NO ADDITIONAL CHARGE TO THE CONTRACT.

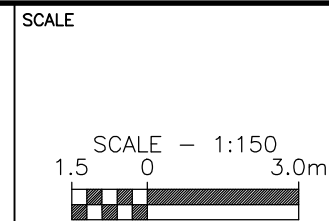


AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	NP	1	FOR CLIENT REVIEW	06/08/21	BM	
DRAWING	BM	2	FOR SITE PLAN APPROVAL, SUBMISSION 1	16/08/21	BM	
CHECKED	BH	3	FOR SITE PLAN APPROVAL, SUBMISSION 2	22/09/21	BM	
APPROVED	BH	4	FOR COORDINATION	18/10/21	BM	
DATE	26/10/2021	5	FOR SITE PLAN APPROVAL, SUBMISSION 3	26/10/21	FZ	
CAD	21-1764					

**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



**BAR DOWN (GRAND BEND) ENTERPRISES INC.**  
525 McGARREL PLACE  
LONDON, ON, N6G 5L3  
P: 416-414-3157 E: jkniffon@jkdevcorp.com

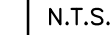


TITLE	PROJECT No.
<b>SITE SERVICING PLAN</b>	<b>SBM-21-1764</b>
<b>THE CARLYLE</b>	SHEET No. <b>C3</b>
9-15 MAIN STREET GRAND BEND, ON.	PLAN FILE No. <b>—</b>

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.

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. MINIMUM FINISH FLOOR FINISH FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL, RETAINING WALLS, 1000mm OR GREATER, & GUARDRAILS.
6. ALL RETAINING WALLS ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
7. THE 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 DEPARTMENT BASED ON THE ELEVATION PROVIDED. CONTACT STRIK, BALDINI/LE MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

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 OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICIPAL/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.



LOTS 1,2,3 & 399 ON  
REGISTERED PLAN 24(GB)  
IN THE  
VILLAGE OF GRAND BEND  
COUNTY OF LAMBTON, ON

**BM 1:**  
MONUMENT TYPE: TOP OF CATCH BASIN

LOCATION: ON KITCHENER AVENUE ROW APPROX.  
12.5m WEST OF SITE'S NORTHWEST PROPERTY  
CORNER, AS SHOWN ON THE FACE OF THE PLAN.

GEODETIC ELEVATION: 186.501

**BM 2:**  
MONUMENT TYPE: TOP OF MANHOLE

LOCATION: AT INTERSECTION OF KITCHENER AVENUE  
AND MAIN STREET WEST, APPROX. 12.6m WEST OF  
THE SITE'S SOUTHWEST PROPERTY CORNER, AS  
SHOWN ON THE FACE OF THE PLAN.

GEODETIC ELEVATION: 185.800

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY
	DESIGN NP	1	FOR CLIENT REVIEW	06/08/21	BM
	DRAWN BM	2	FOR SITE PLAN APPROVAL, SUBMISSION 1	16/08/21	BM
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	APPROVED BH	4	FOR COORDINATION	18/10/21	BM
	DATE 26/10/2021	5	FOR SITE PLAN APPROVAL, SUBMISSION 3	26/10/21	FZ
	CAD 21-1764				

CONSULTANT



PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8

Tel: (519) 471-6667 Fax: (519) 471-0034

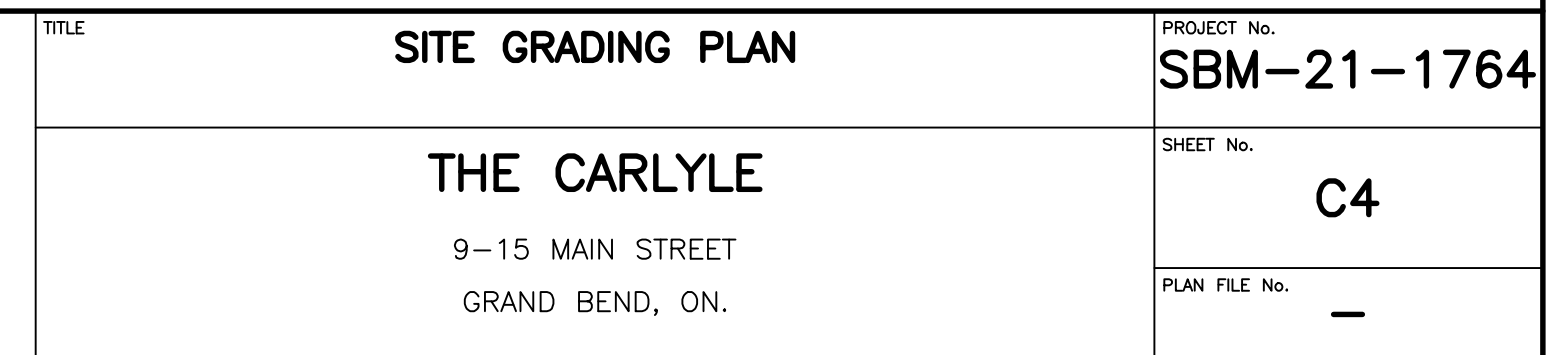
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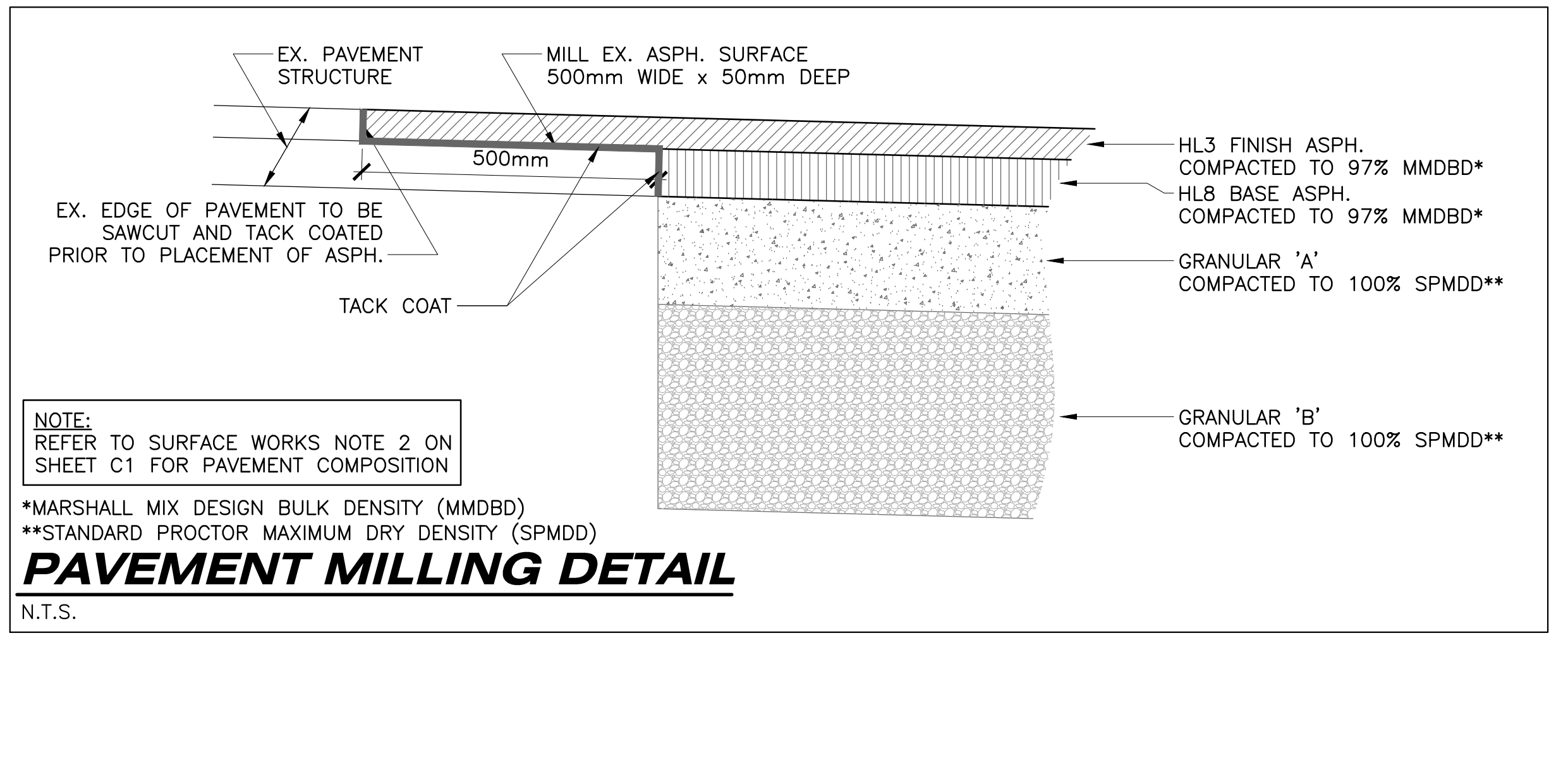
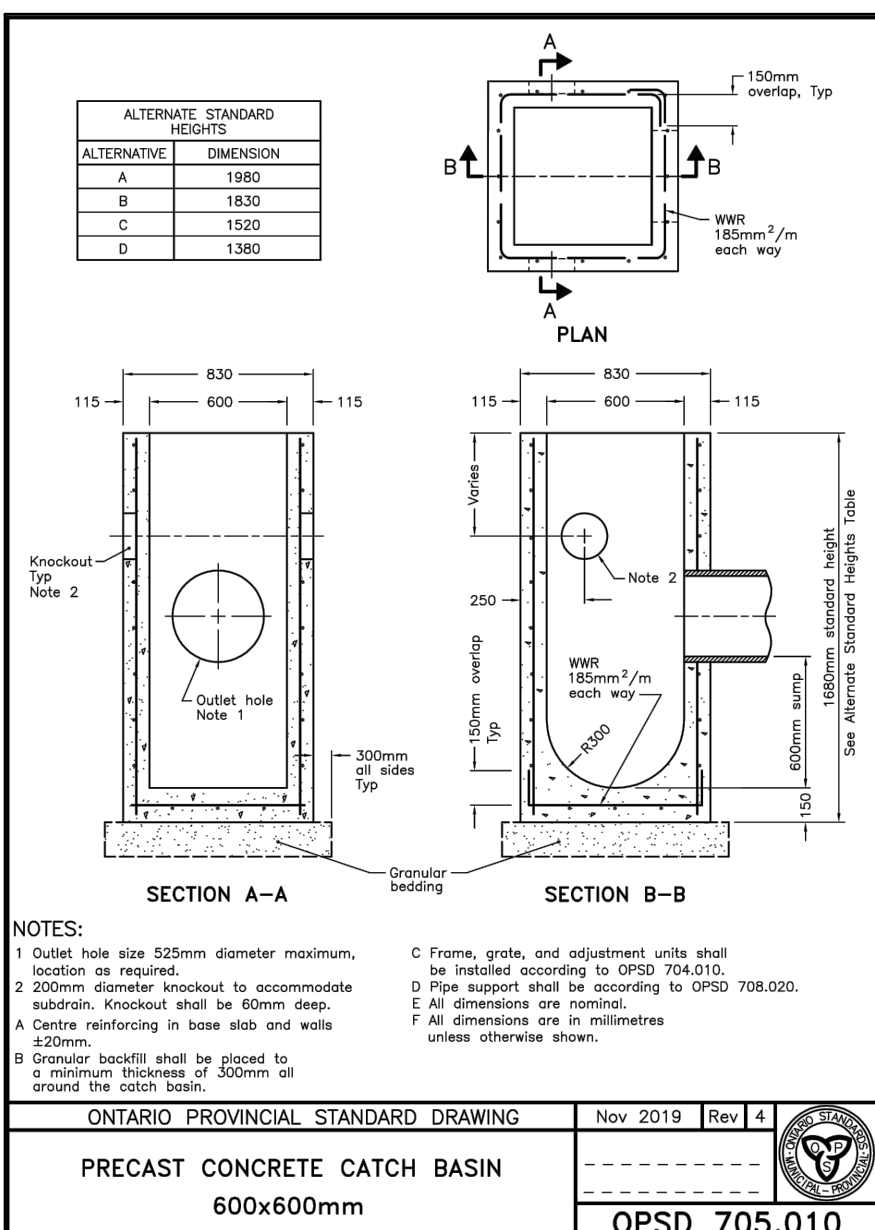
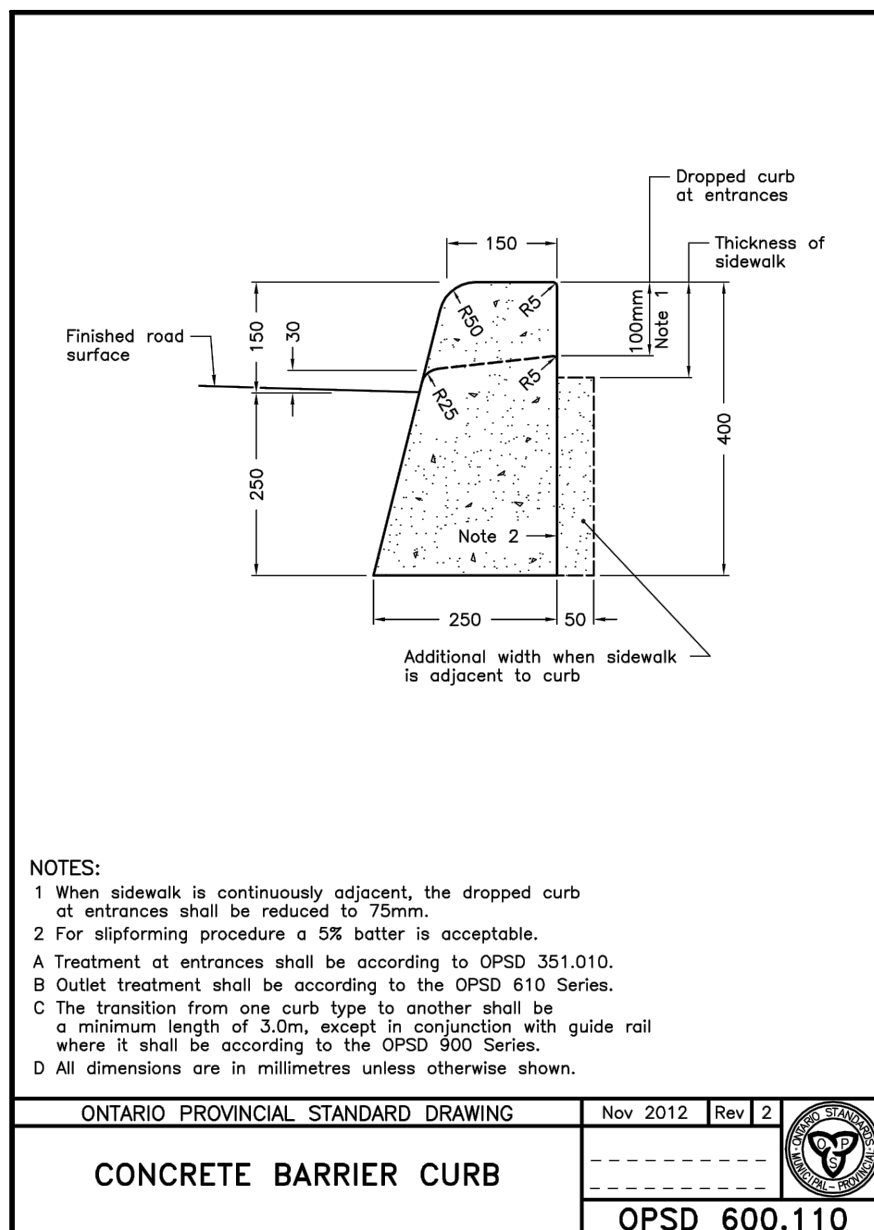
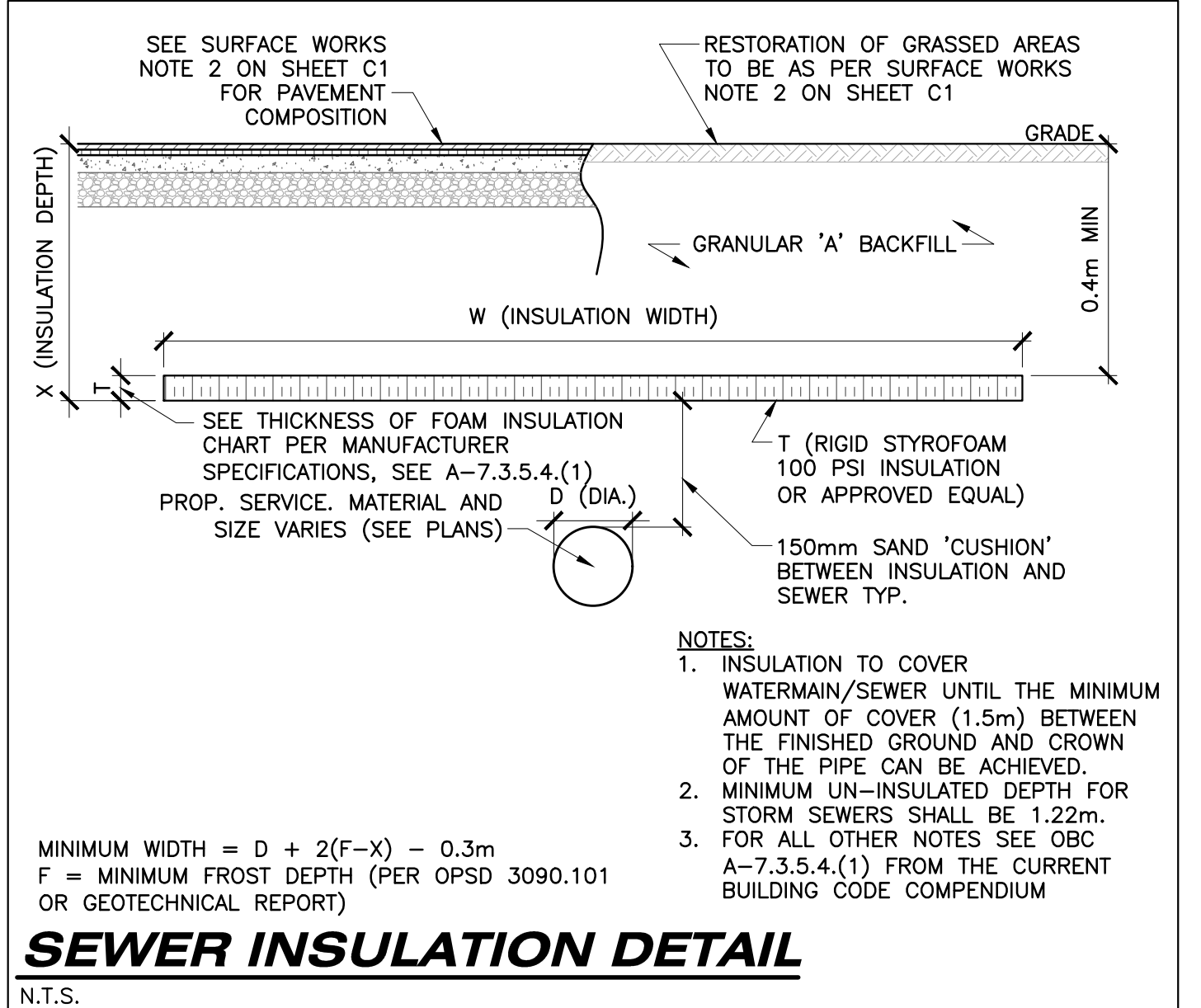
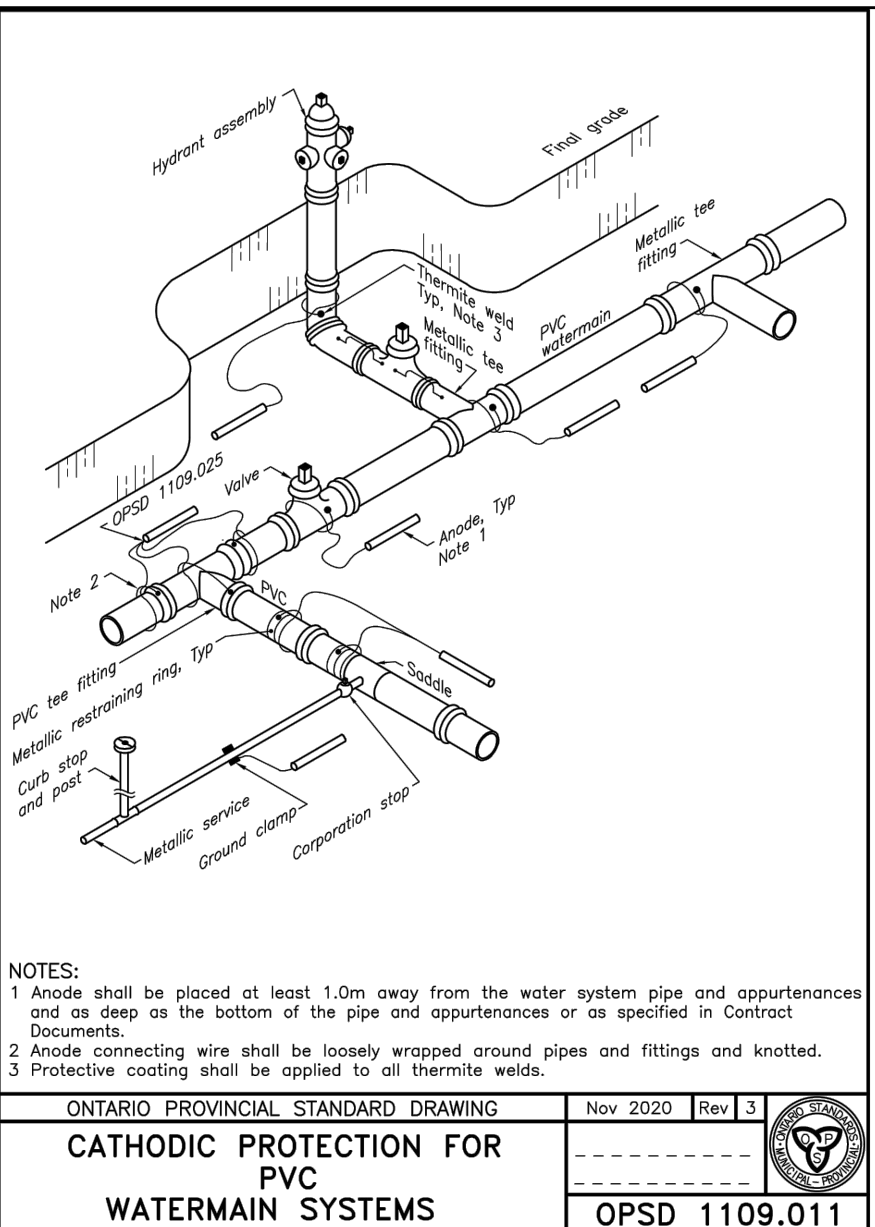
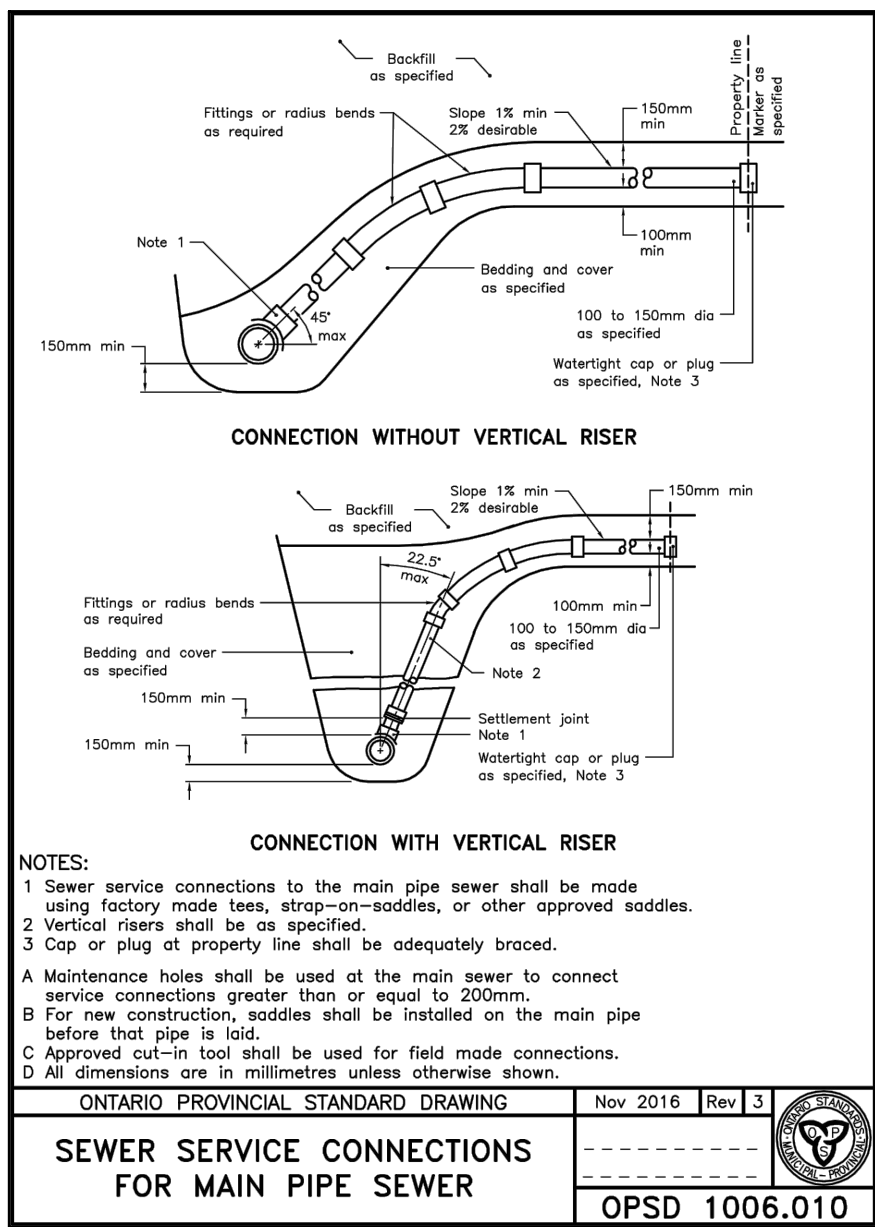
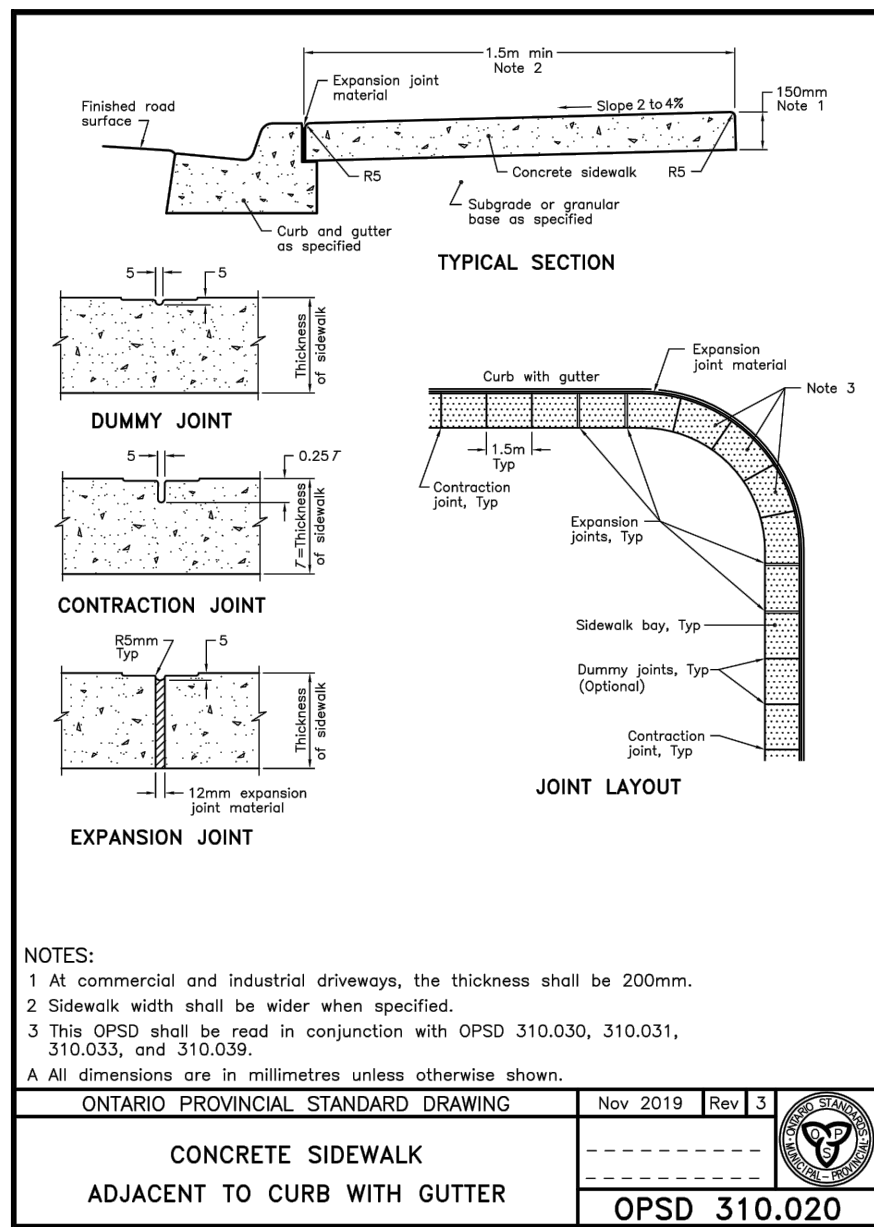
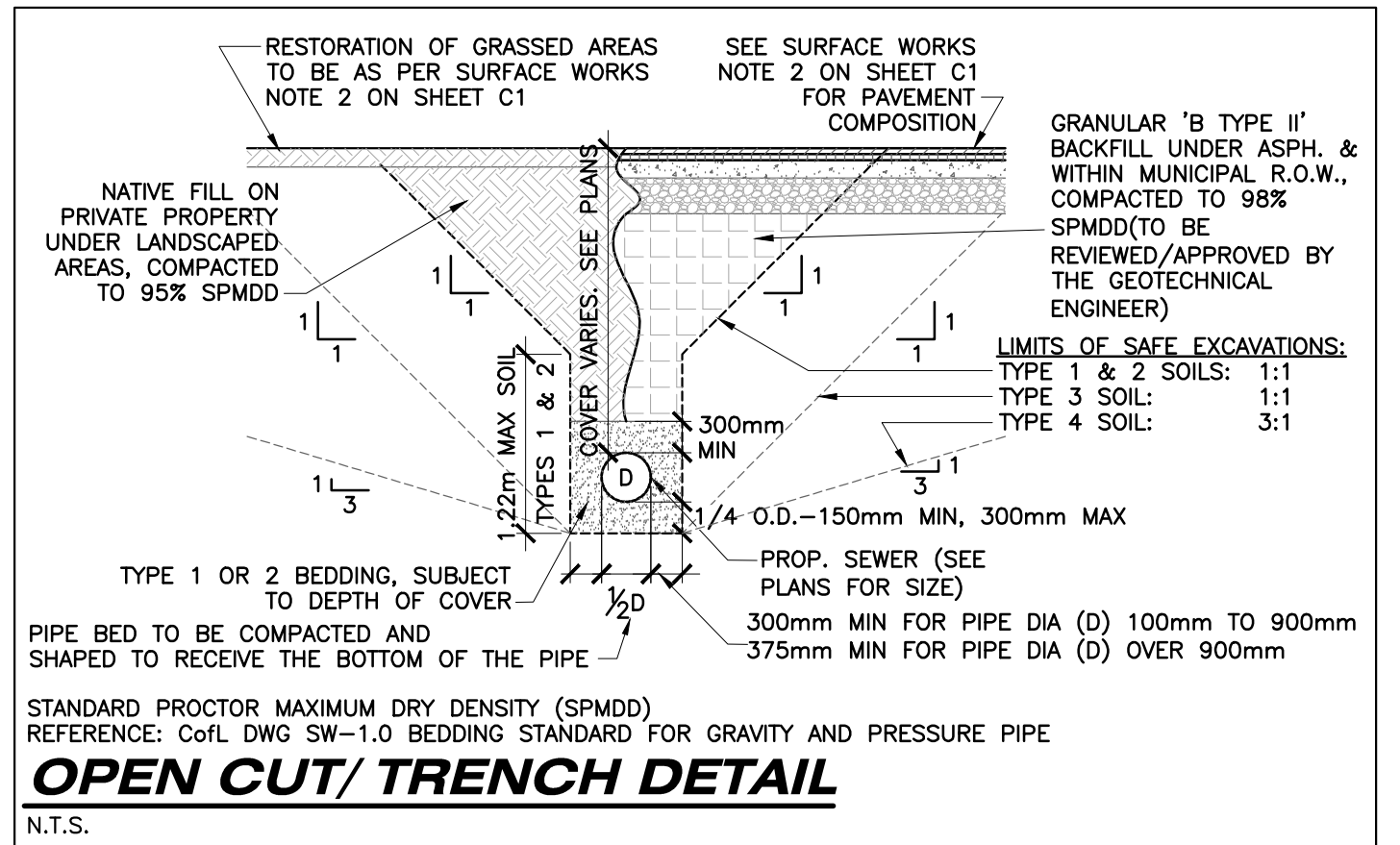
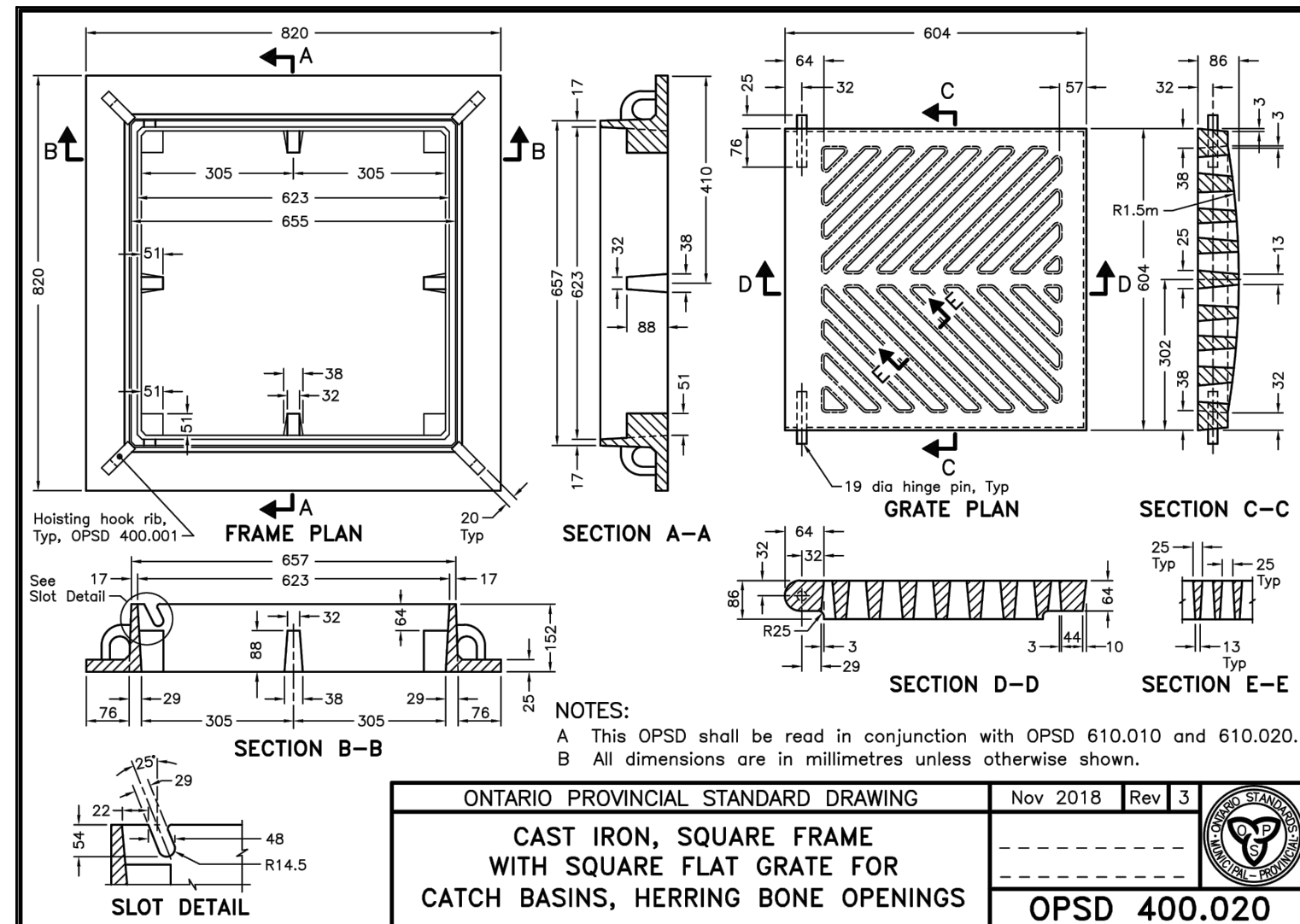
**STRIK  
BALDINELLI  
MONIZ**

ENGINEER'S STAMP



ENGINEER'S STAMP	CLIENT <b>BAR DOWN (GRAND BEND) ENTERPRISES INC.</b> 525 McGARREL PLACE LONDON, ON, N6G 5L3 P: 416-414-3157 E: jkniffon@jkdevcorp.com
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ENGINEER'S STAMP

LICENSED PROFESSIONAL ENGINEER

*B.R. Hyland*

B. R. HYLAND  
100223591

Oct 26, 2021

PROVINCE OF ONTARIO

SCALE

N/A

<p><b>TITLE</b></p> <p><b>STANDARD DETAILS</b></p>	<p>PROJECT No.</p> <p><b>SBM-21-1764</b></p>
	<p>SHEET No.</p> <p><b>C5</b></p>
	<p>PLAN FILE No.</p> <p><b>—</b></p>