

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 HURON AVE AND KING 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 HL6 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 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, 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-22-0063.
2. TOPOGRAPHIC SURVEY BY A.G.M., PROJECT No. GB-0024-14-4, DATED APR 05, 2021
3. SITE PLAN PREPARED BY DA DESIGN INC.
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 600.040	CONCRETE CURB AND GUTTER
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

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 TRENH 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 1.5m FROM THE FINISHED GROUND ELEVATION TO THE CROWN OF THE PIPE AS PER MUNICIPALITY OF LAMPTON SHORES 3.4.5. '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 PRIOR TO INSTALLATION FOR REVIEW AND COMMENT BY CONSULTANT.
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 STEEPED 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 PIPE 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:

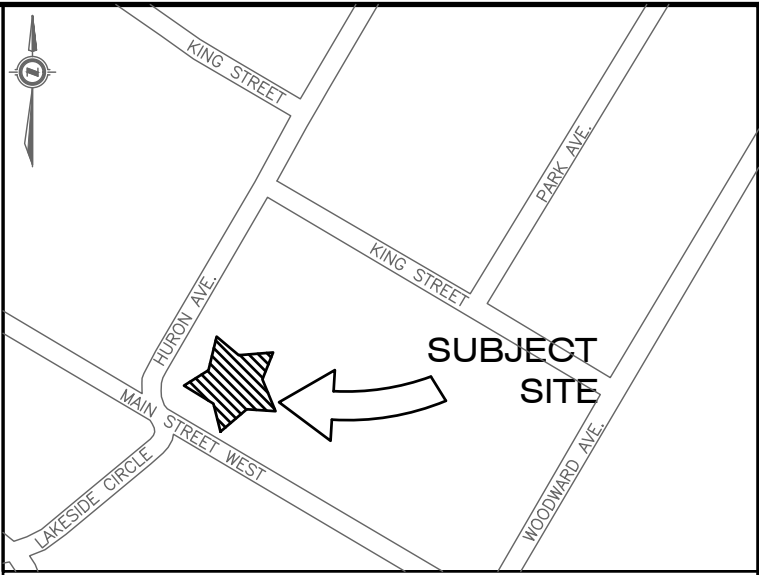
	EXISTING SPOT ELEVATION	BW	GROUND ELEVATION AT BOTTOM OF RETAINING WALL
	EXISTING SPOT ELEVATION (TO REMAIN)	HP	HIGH POINT
	PROPOSED SPOT ELEVATION	TL	TOP OF LID
	PROPOSED SWALE ELEVATION		BUILDING ENTRANCE
	EXISTING CATCH BASIN		OVERHEAD DOOR
	PROPOSED CATCH BASIN		PROPOSED LIGHT-DUTY ASPHALT
	EXISTING CLEANOUT		PROPOSED HEAVY-DUTY ASPHALT
	PROPOSED CLEANOUT		PROPOSED CONCRETE
	PROPOSED CATCH BASIN MAINTENANCE HOLE		PROPOSED PAVING STONES
	EXISTING MAINTENANCE HOLE		PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
	PROPOSED MAINTENANCE HOLE		MILL/PAVE LAP JOINT AS PER DETAIL ON THIS PAGE
	PROPOSED SWALE		LIMITS OF DRAINAGE AREA
	PROPOSED SLOPE		PROPOSED SILT SACK/FILTER FABRIC
	PROPOSED DRAINAGE DIRECTION		PROPOSED STRAW BALE BARRIER
	EXISTING OVERLAND FLOW ROUTE		EXISTING BUILDING
	PROPOSED OVERLAND FLOW ROUTE		PROPOSED BUILDING
	PROPOSED SIGN, TYPE OF SIGN		PROPOSED SILT FENCE
	EXISTING STORM SEWER		PROPOSED TREE PRESERVATION FENCE
	PROPOSED STORM SEWER		LIMITS OF SUBJECT PROPERTY
	EXISTING SANITARY SEWER		DECIDUOUS/CONIFEROUS TREE
	PROPOSED SANITARY SEWER		DECIDUOUS/CONIFEROUS TREE TO BE REMOVED
	EXISTING WATERMAIN		
	PROPOSED WATERMAIN		
	EXISTING FIRE HYDRANT		
	PROPOSED FIRE HYDRANT		
	PROPOSED FIRE DEPARTMENT CONNECTION		
	EXISTING WATER VALVE		
	PROPOSED WATER VALVE		
	EXISTING WATER METER		
	PROPOSED WATER METER		
	PROPOSED CURB STOP		
	PROPOSED SUMP PUMP (SEE ARCHITECTURAL DRAWINGS)		
	PROPOSED RAMP c/w TACTILE PLATE		
	TOP OF CURB		
	BOTTOM OF CURB		
	GROUND ELEVATION AT TOP OF RETAINING WALL		

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

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



KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
LOT 382 & LOT 393 EAST SIDE
HURON STREET ON REGISTERED
PLAN 24(GB)
IN THE
VILLAGE OF GRAND BEND
COUNTY OF LAMPTON, ON

SITE BENCHMARK:

BM 1:
MONUMENT TYPE: CUT CROSS

LOCATION: SOUTH-WEST CORNER OF PROPERTY LINE
AS SHOWN ON DRAWING

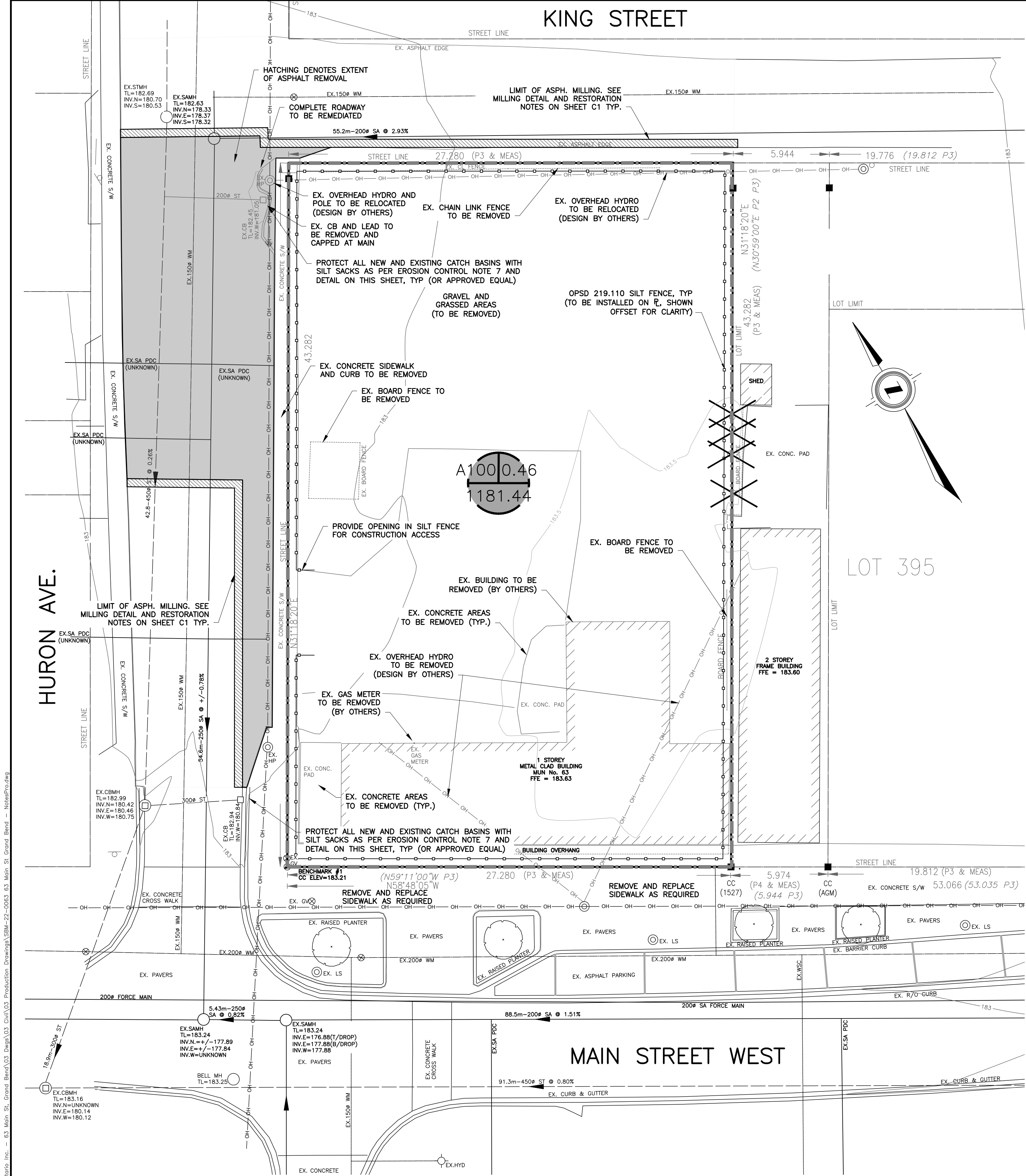
GEODETIC ELEVATION: 183.21

BM 2:
MONUMENT TYPE: NAIL IN HYDRO POLE

LOCATION: 53 METERS EAST OF HURON AVE. ON THE
SOUTH SIDE OF KING STREET

GEODETIC ELEVATION: 183.19

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



SEDIMENT & EROSION CONTROL MEASURES:

1. PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
2. SEDIMENT AND EROSION CONTROL MEASURES TO BE REMOVED AT COMPLETION OF PROJECT (FOLLOWING COMPLETION OF BASE ASPHALT AND SOD).
3. MAINTAIN EROSION CONTROL MEASURES DURING 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. PROTECT ALL CATCH BASINS, MAINTENANCE HOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFIX 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 EROSION 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 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 CB'S AND PROPOSED CB'S AND CBMH'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.

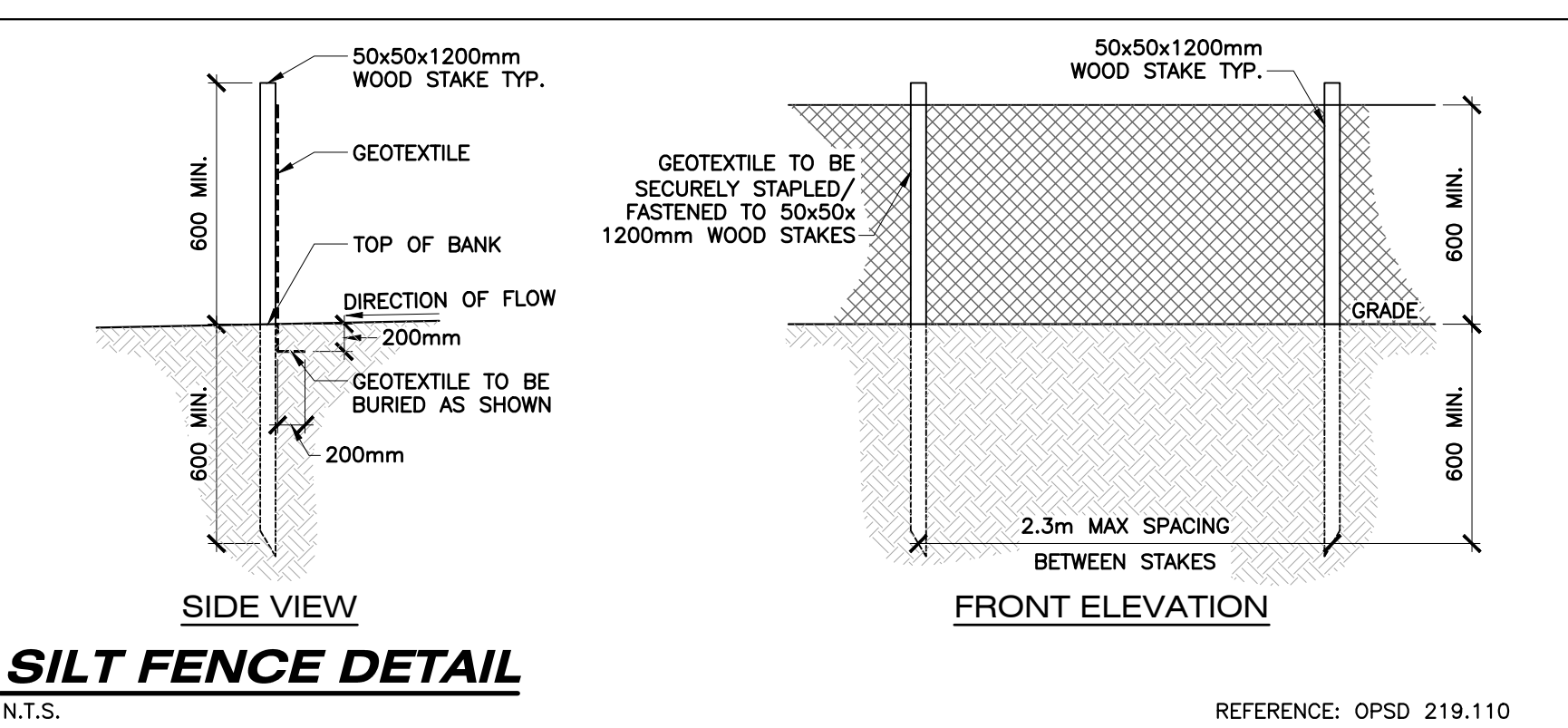
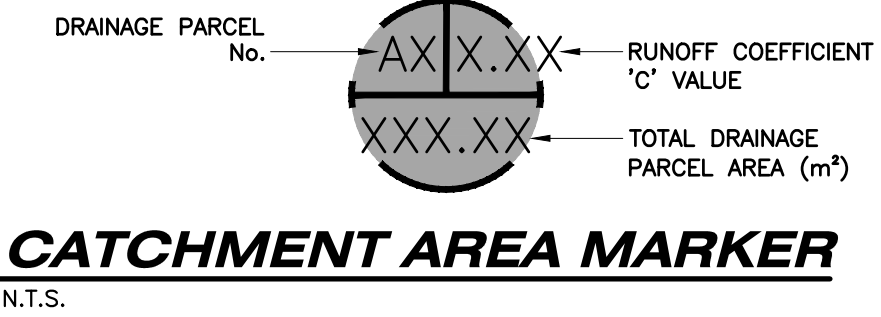
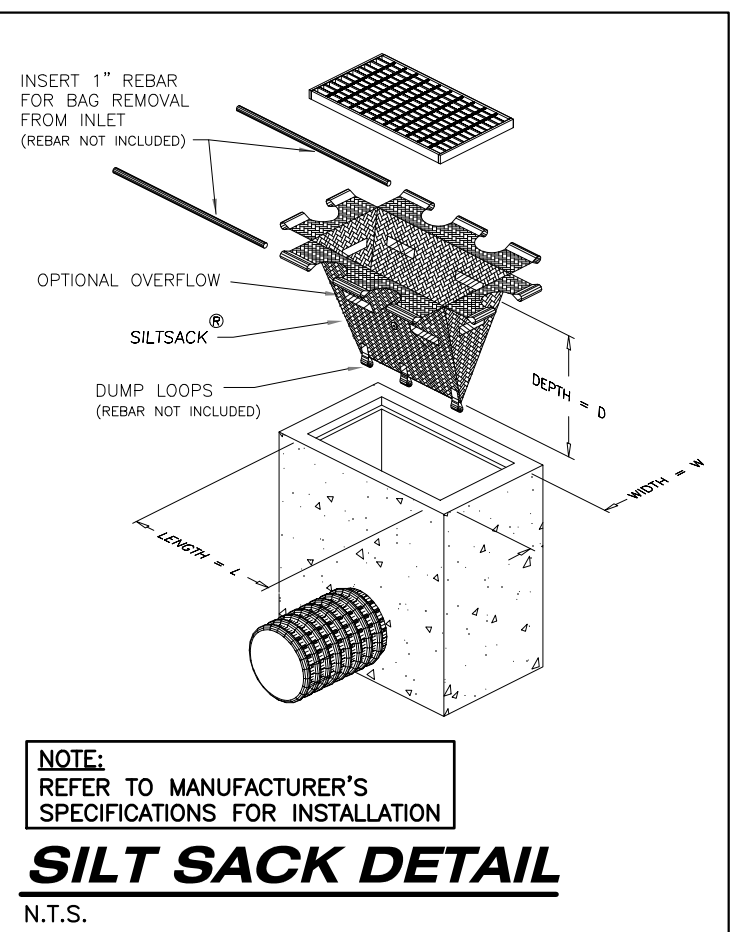
STORM DRAINAGE NOTE:
STORM DRAINAGE MAY TEMPORARILY NEED TO BE CONTROLLED AND PUMPED FROM STORM SEWER SYSTEM, ANY SUCH TEMPORARY MEASURES SHALL BE CONDUCTED AT NO EXTRA COST TO THE CONTRACT AND BE BASED UPON THE OWNER'S CONTRACTOR'S WATER CONTROL PLANS, WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER 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.



REFERENCE: OPSPD 219.110

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

KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOT 382 & LOT 393 EAST SIDE
HURON STREET ON REGISTERED
PLAN 24(GB)
IN THE
VILLAGE OF GRAND BEND
COUNTY OF LAMBTON, ON

SITE BENCHMARK:

BM 1:
MONUMENT TYPE: CUT CROSS
LOCATION: SOUTH-WEST CORNER OF PROPERTY LINE
AS SHOWN ON DRAWING
GEODETIC ELEVATION: 183.21
BM 2:
MONUMENT TYPE: NAIL IN HYDRO POLE
LOCATION: 53 METERS EAST OF HURON AVE. ON THE
SOUTH SIDE OF KING STREET
GEODETIC ELEVATION: 183.19
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

S:\2022\Johanna\SBM-22-0063\2783822\2783822_0063\03 Main St, Grand Bend\03 Design\03 Civil\03 Production Drawings\SBM-22-0063_03 Main St, Grand Bend - Notes\Producing

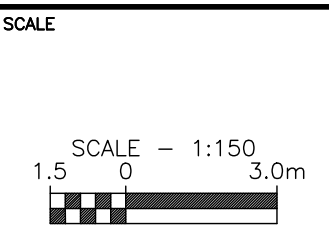
AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	BH	1	FOR CLIENT REVIEW	29/04/22	AVAL	
DRAWN	AVAL/BM	2	FOR SITE PLAN APPROVAL, SUBMISSION 1	18/05/22	AVAL	
CHECKED	BH	3	FOR SITE PLAN APPROVAL, SUBMISSION 2	18/05/22	BM	
APPROVED	BH					
DATE	18/05/2022					
CAD	22-0063					

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@sbmild.ca

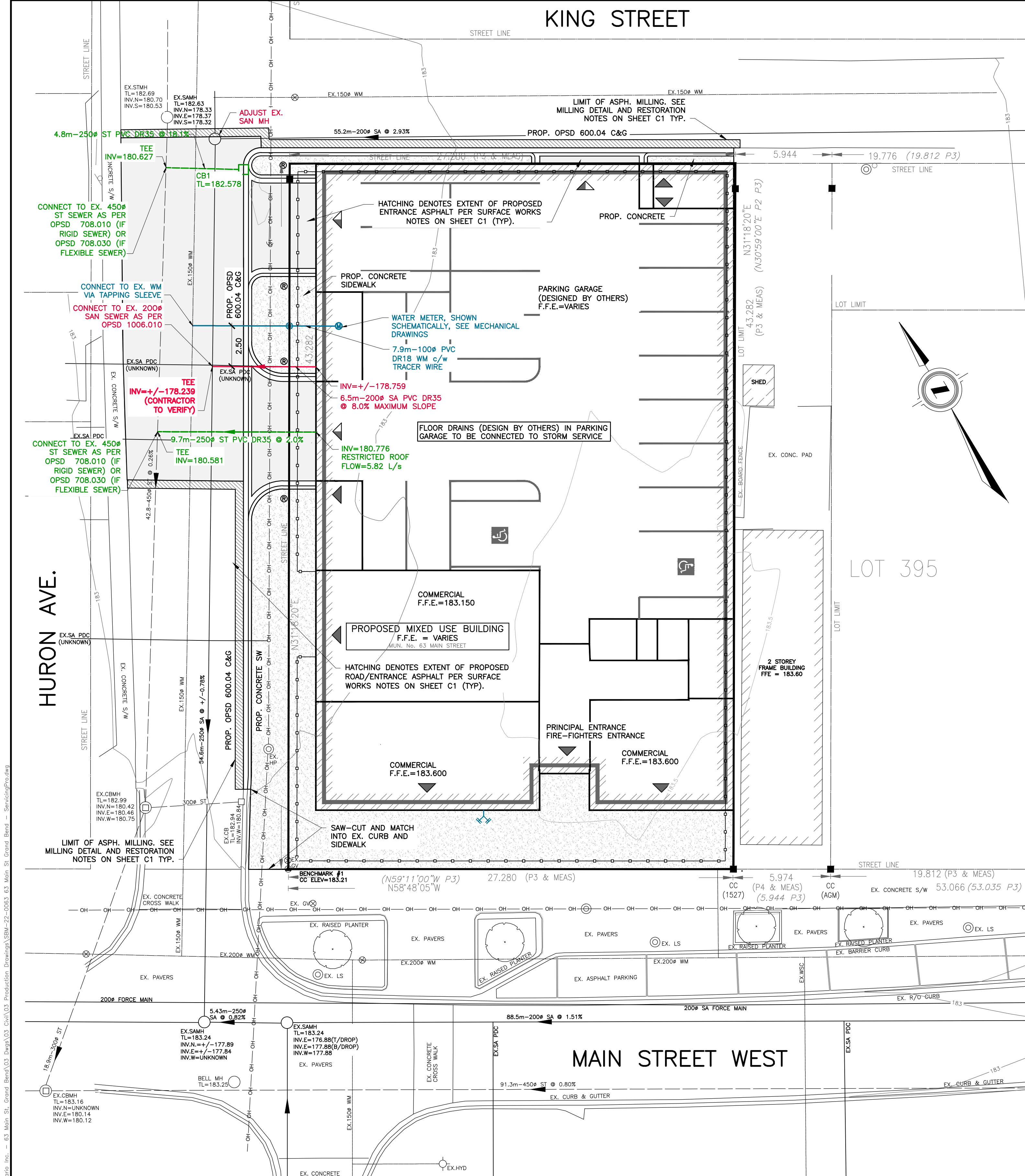


ENGINEER'S STAMP
CLIENT

2783822 ONTARIO INC.
69 HILLVIEW BLVD.
LONDON, ON
N6G 3P9
P: 519.670.1633



TITLE	PROJECT No.
EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN	SBM-22-0063
PROPOSED DEVELOPMENT	SHEET No. C2
63 MAIN STREET WEST GRAND BEND, ON.	PLAN FILE No. —



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.

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'

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. UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY.

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.

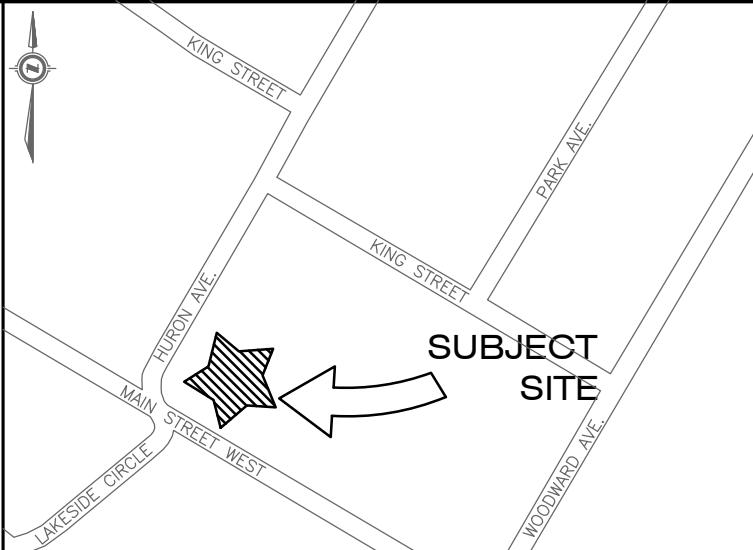
STORM SERVICING NOTE:
NO BUILDING DRAIN (SUMP/WEeping TILE/RAIN WATER LEADER) CONNECTIONS WILL BE PERMITTED INTO THE SANITARY SEWERS AND NO DIRECT GRAVITY CONNECTIONS FROM THE FOUNDATION DRAINS WILL BE PERMITTED TO THE STORM SYSTEM UNLESS THE STORM SYSTEM HAS THE CAPACITY TO PROVIDE FOR SUCH CONNECTIONS 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.

STORM SEWER STRUCTURES TABLE		
STRUCTURE I.D.	TOP OF LID	INVERTS
CB1	182.58	181.49NW



KEY PLAN
N.T.S.

LEGAL INFORMATION
PART OF
LOT 382 & LOT 393 EAST SIDE
HURON STREET ON REGISTERED
PLAN 24(GB)
IN THE
VILLAGE OF GRAND BEND
COUNTY OF LAMBTON, ON

SITE BENCHMARK:
BM 1:
MONUMENT TYPE: CUT CROSS
LOCATION: SOUTH-WEST CORNER OF PROPERTY LINE
AS SHOWN ON DRAWING
GEODETIC ELEVATION: 183.21
BM 2:
MONUMENT TYPE: NAIL IN HYDRO POLE
LOCATION: 53 METERS EAST OF HURON AVE. ON THE
SOUTH SIDE OF KING STREET
GEODETIC ELEVATION: 183.19
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

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

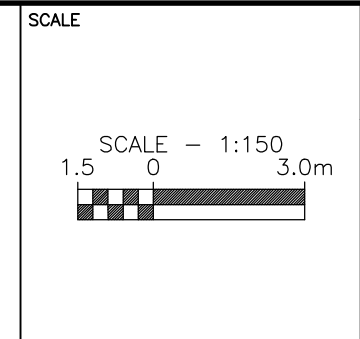
AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	BH	1	FOR CLIENT REVIEW	29/04/22	AVAL	
DRAWN	AVAL/BM	2	FOR SITE PLAN APPROVAL, SUBMISSION 1	18/05/22	AVAL	
CHECKED	BH	3	FOR SITE PLAN APPROVAL, SUBMISSION 2	18/05/22	BM	
APPROVED	BH					
DATE	09/08/2022					
CAD	22-0063					

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

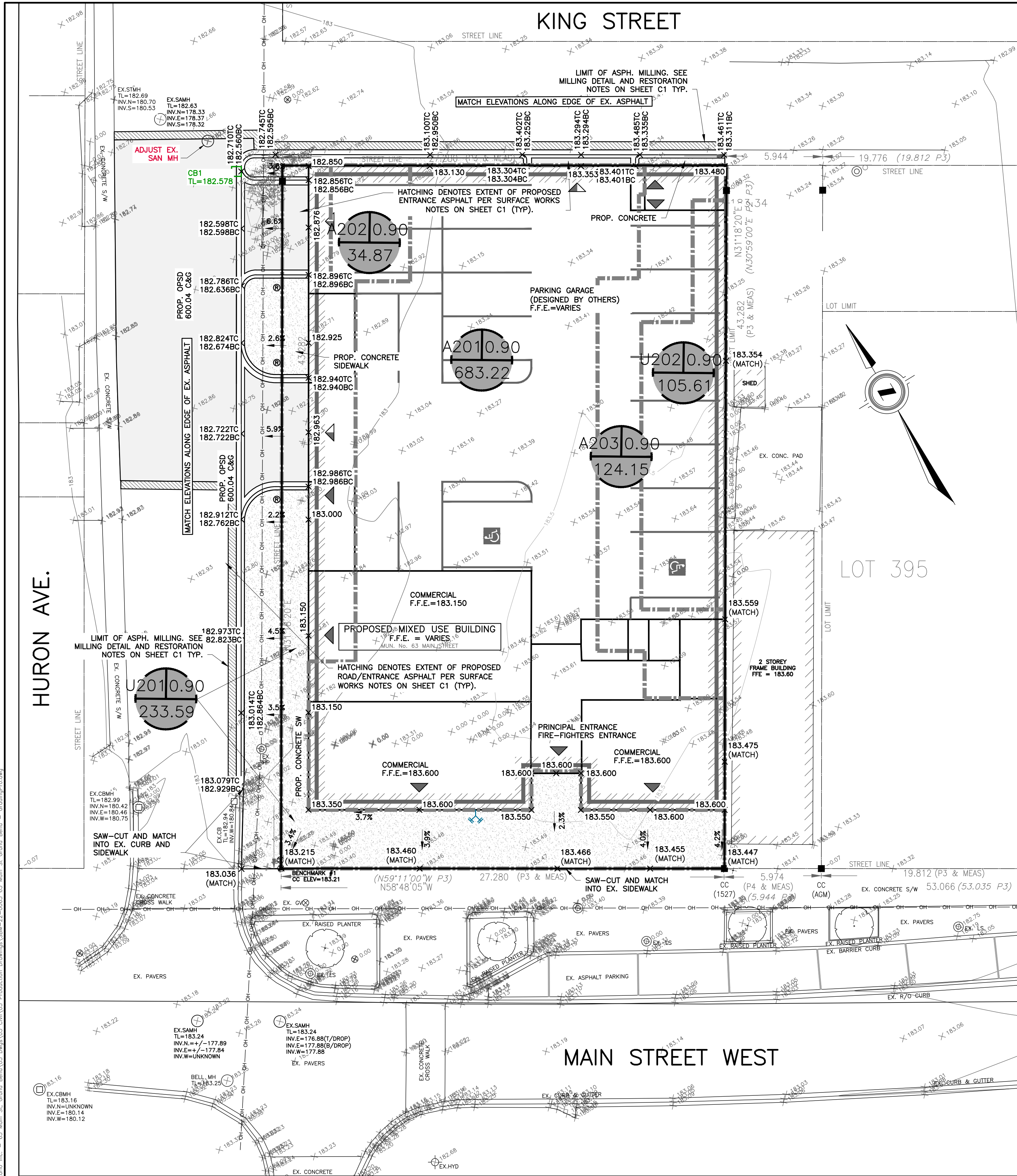


ENGINEER'S STAMP

CLIENT
2783822 ONTARIO INC.
69 HILLVIEW BLVD.
LONDON, ON
N6G 3P9
P: 519.670.1633



TITLE	PROJECT No.
SITE SERVICING PLAN	SBM-22-0063
PROPOSED DEVELOPMENT	SHEET No. C3
63 MAIN STREET WEST GRAND BEND, ON.	PLAN FILE No. —



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.

TACTILE PLATE NOTE:

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

OFF-SITE WORKS NOTE:

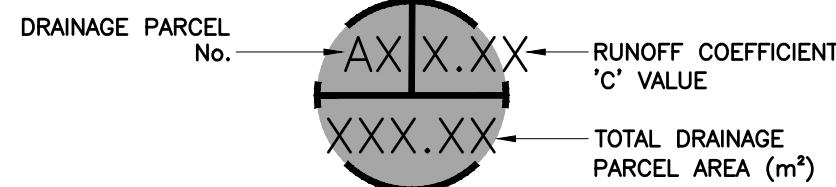
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

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



CATCHMENT AREA MARKER

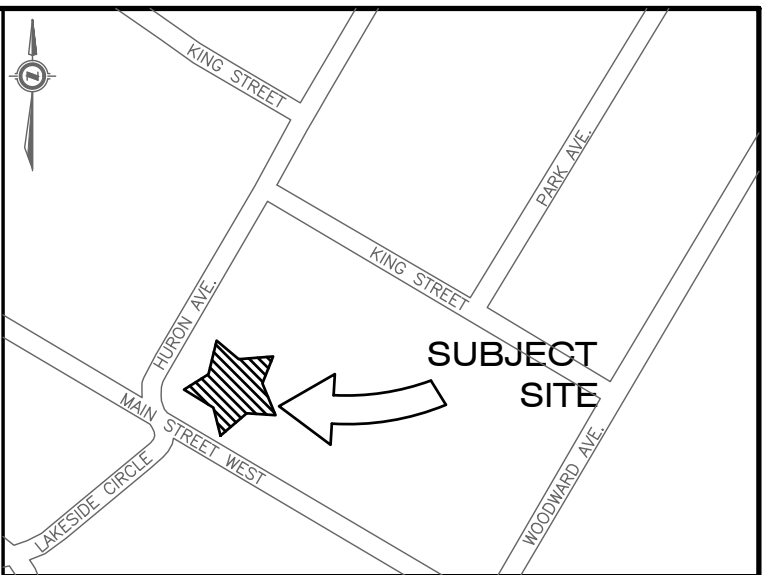
N.T.S.

GRADING NOTES:

- EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
- GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
- A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
- 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.
- 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.

STORMWATER MANAGMENT NOTE:

- FLOW RESTRICTORS ARE PROPOSED ON ROOF DRAINS TO PROVIDE TEMPORARY SWM PONDING. PLEASE REFER TO THE STORMWATER MANAGEMENT BRIEF PREPARED BY SBM, PROVIDED SEPARATELY.



KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
LOT 382 & LOT 393 EAST SIDE
HURON STREET ON REGISTERED
PLAN 24(GB)
IN THE
VILLAGE OF GRAND BEND
COUNTY OF LAMBTON, ON

SITE BENCHMARK:

BM 1:
MONUMENT TYPE: CUT CROSS

LOCATION: SOUTH-WEST CORNER OF PROPERTY LINE
AS SHOWN ON DRAWING

GEODETIC ELEVATION: 183.21

BM 2:
MONUMENT TYPE: NAIL IN HYDRO POLE

LOCATION: 53 METERS EAST OF HURON AVE. ON THE
SOUTH SIDE OF KING STREET

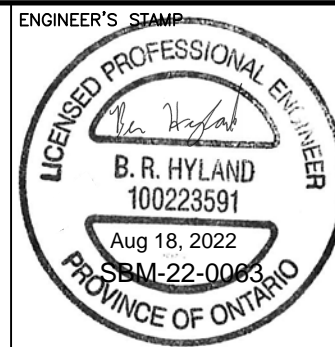
GEODETIC ELEVATION: 183.19

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

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

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	BH	1	FOR CLIENT REVIEW	29/04/22	AVAL	
DRAWN	AVAL/BM	2	FOR SITE PLAN APPROVAL, SUBMISSION 1	18/05/22	AVAL	
CHECKED	BH	3	FOR SITE PLAN APPROVAL, SUBMISSION 2	18/05/22	BM	
APPROVED	BH					
DATE	09/08/2022					
CAD	22-0063					

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

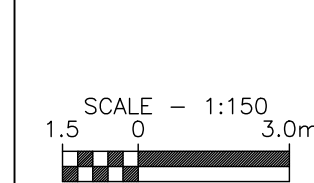


ENGINEER'S STAMP

CUSTOMER

2783822 ONTARIO INC.
69 HILLVIEW BLVD.
LONDON, ON
N6G 3P9
P: 519.670.1633

SCALE



TITLE

SITE GRADING PLAN

PROPOSED DEVELOPMENT

63 MAIN STREET WEST
GRAND BEND, ON.

PROJECT No.

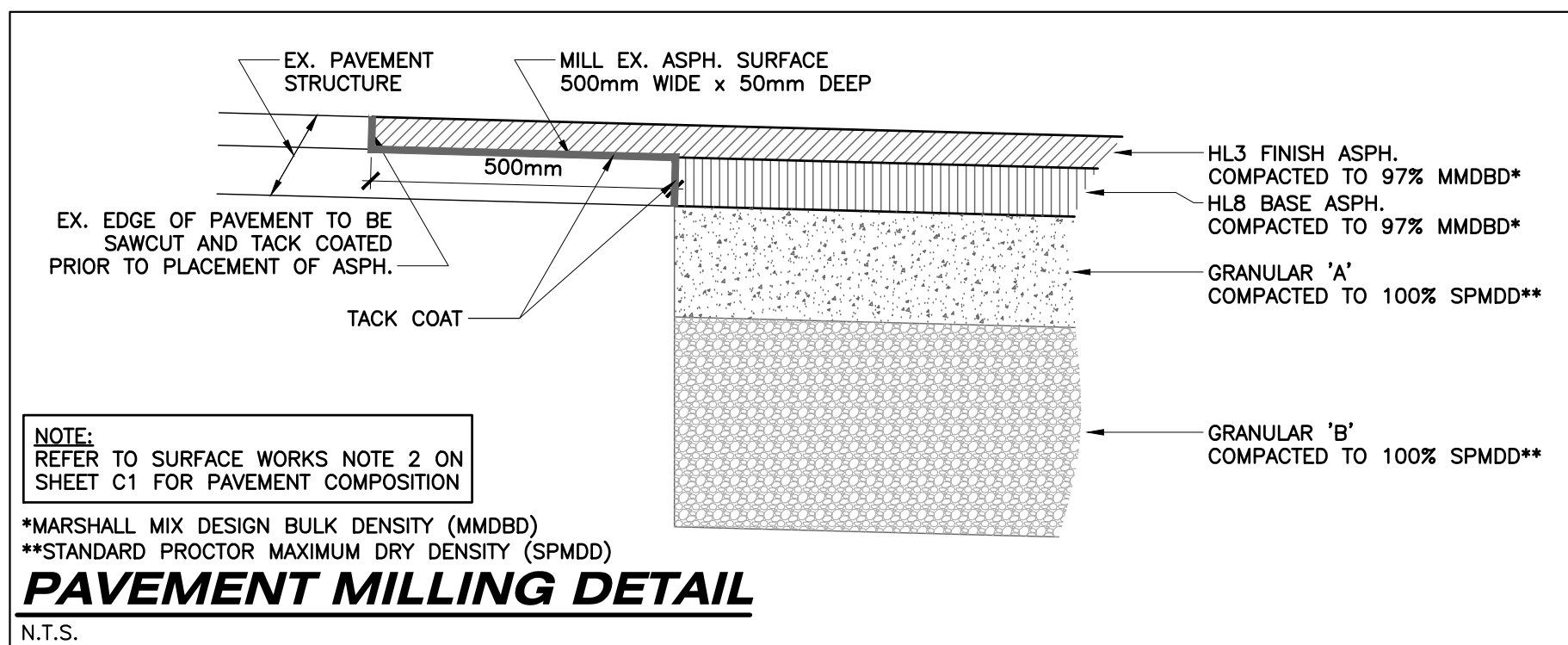
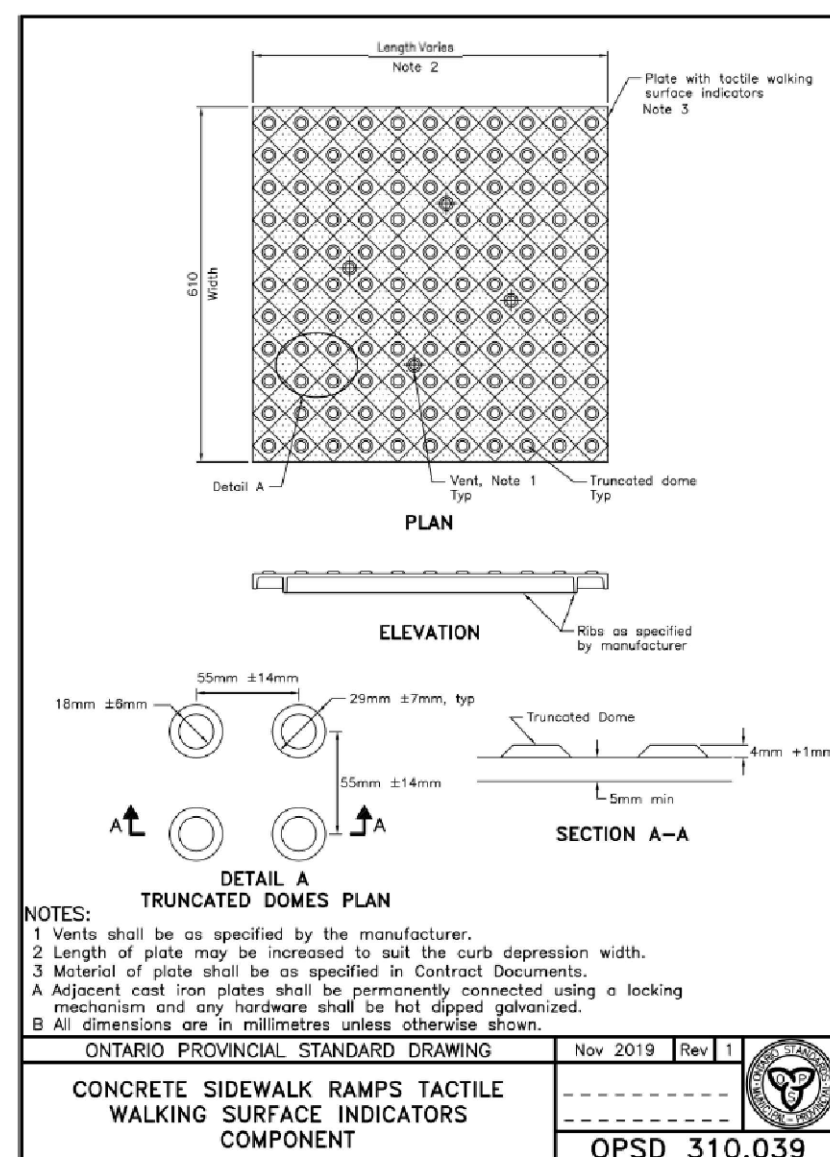
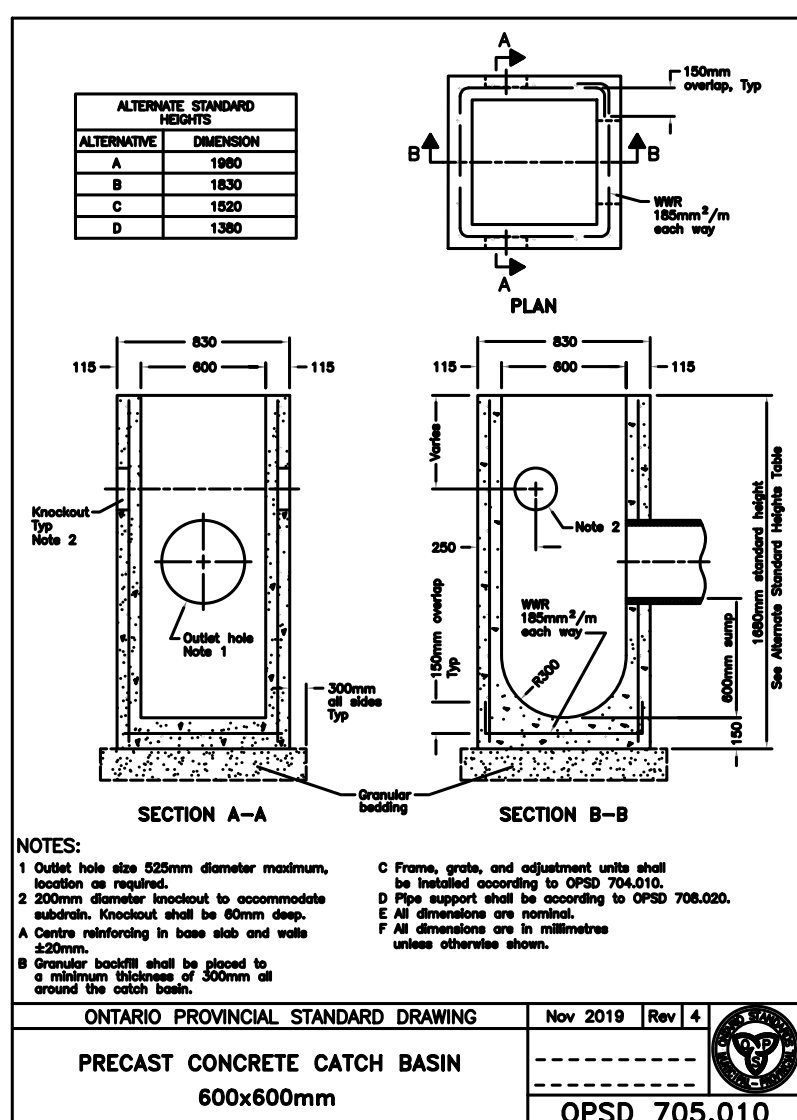
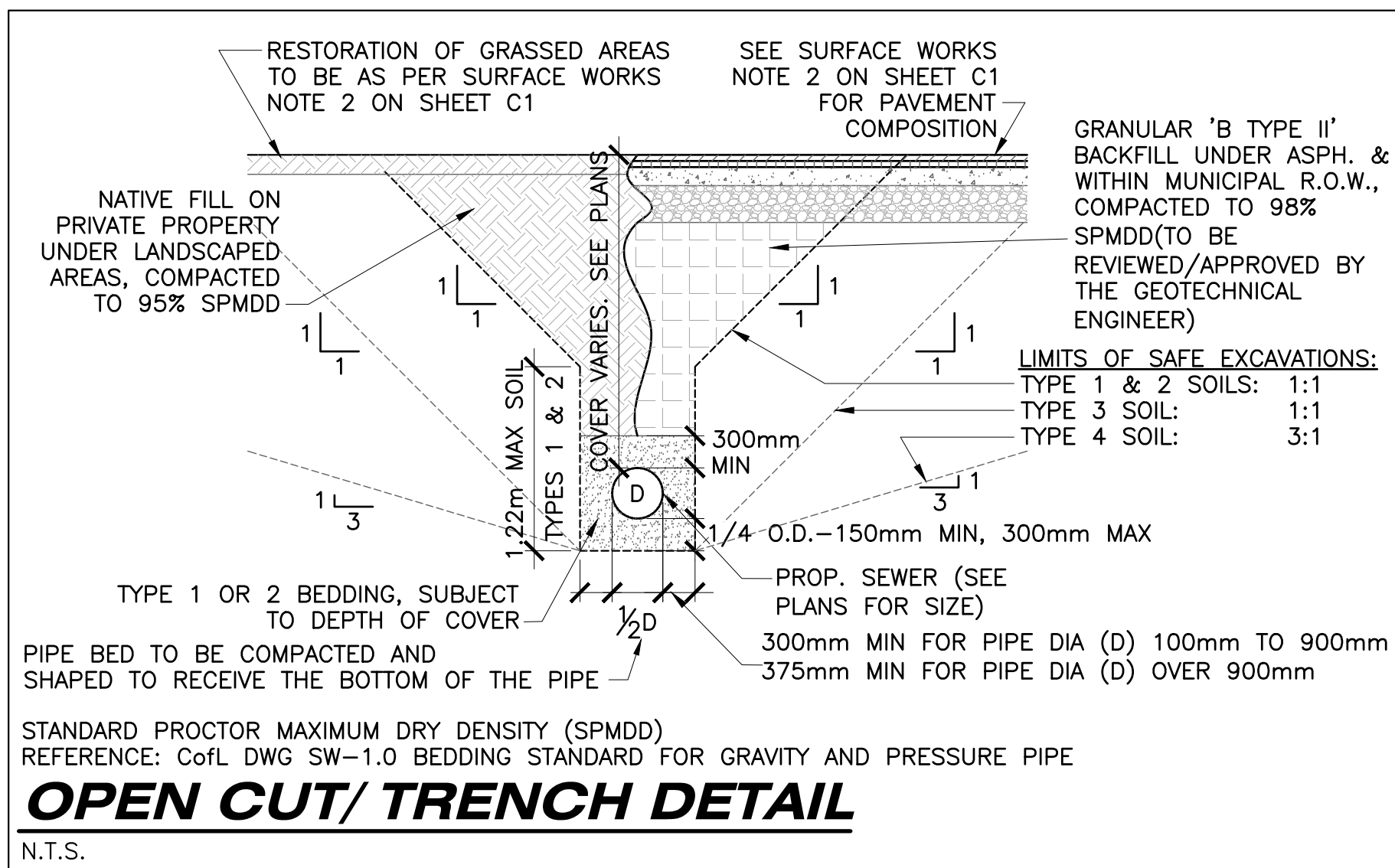
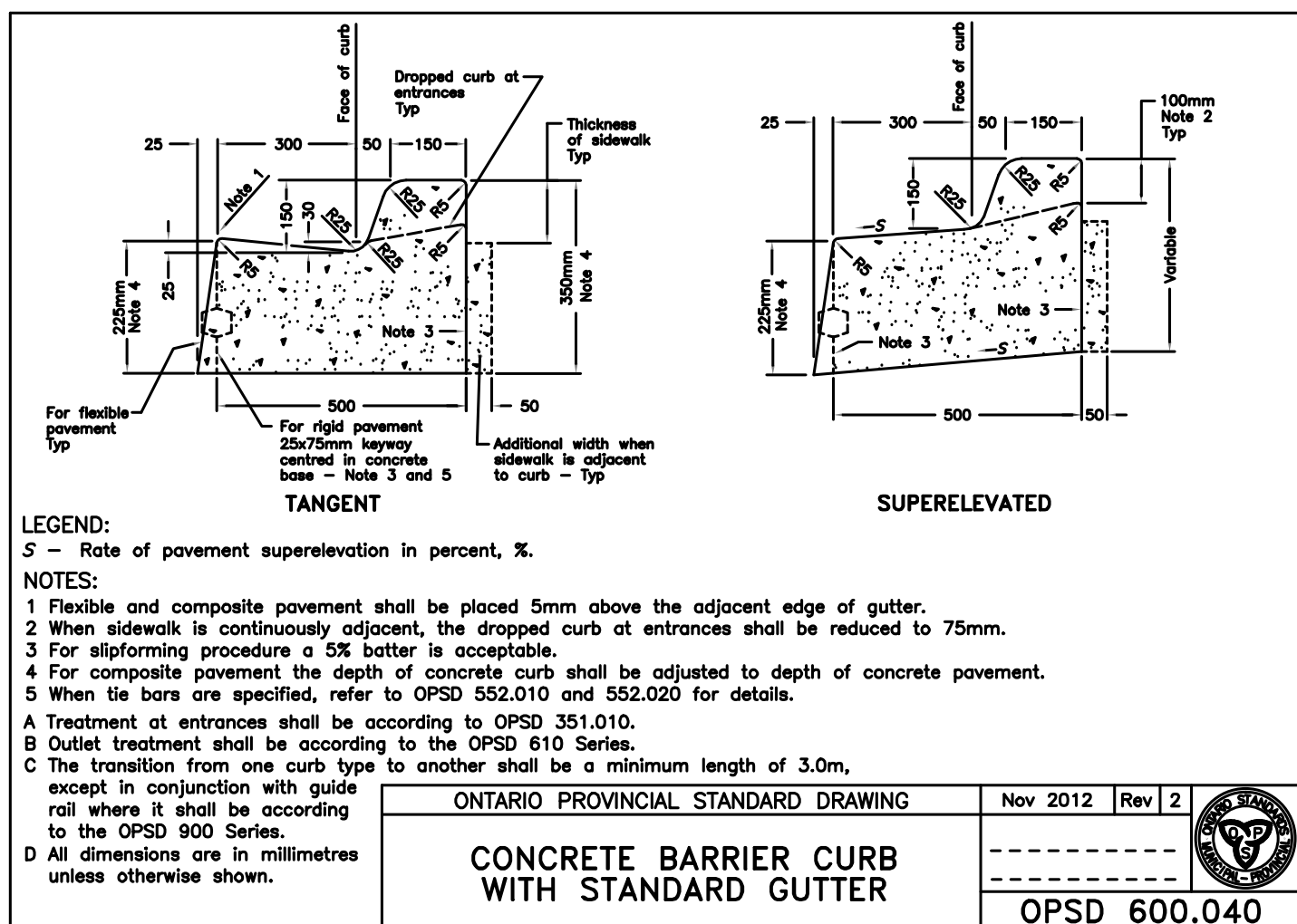
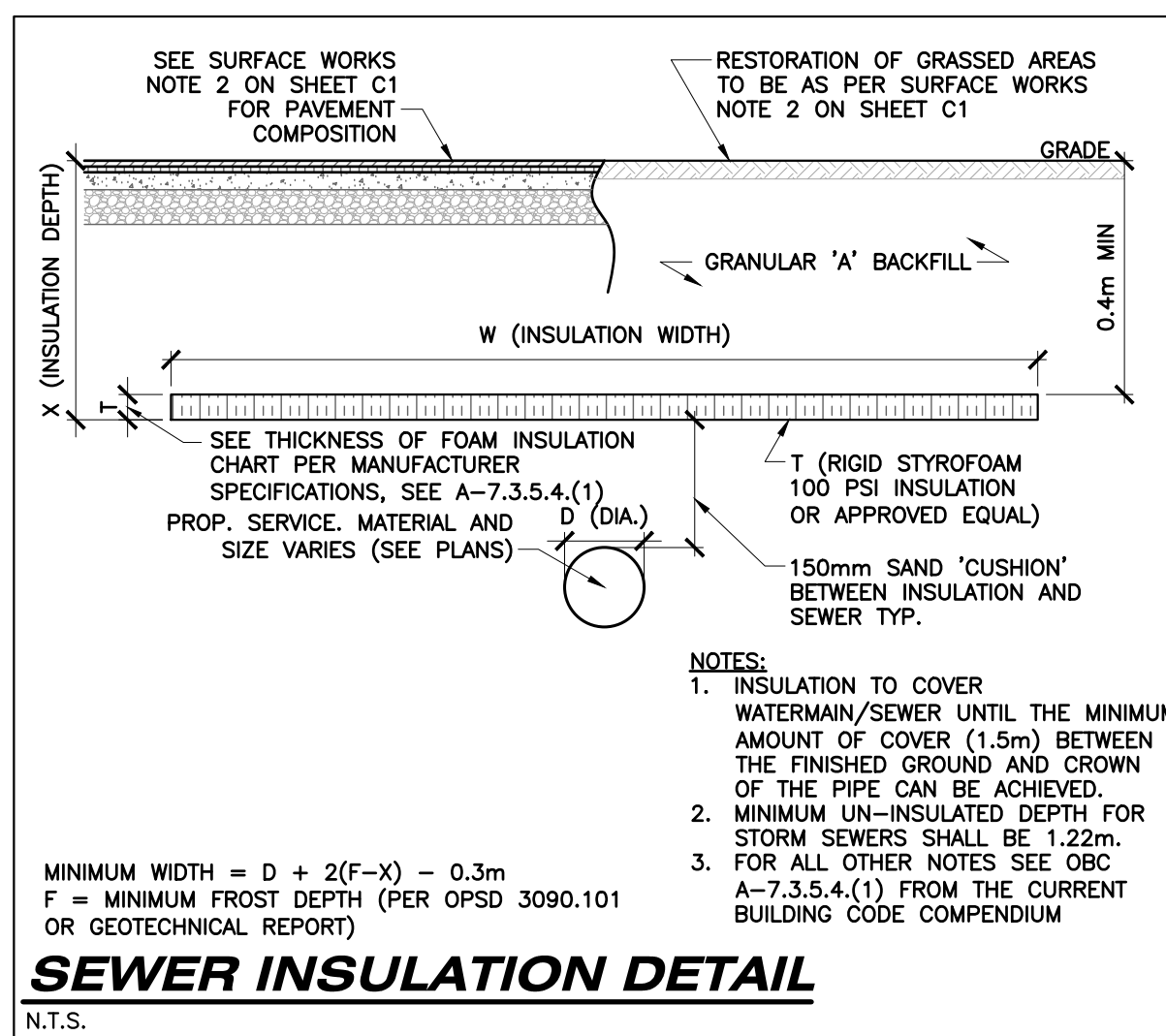
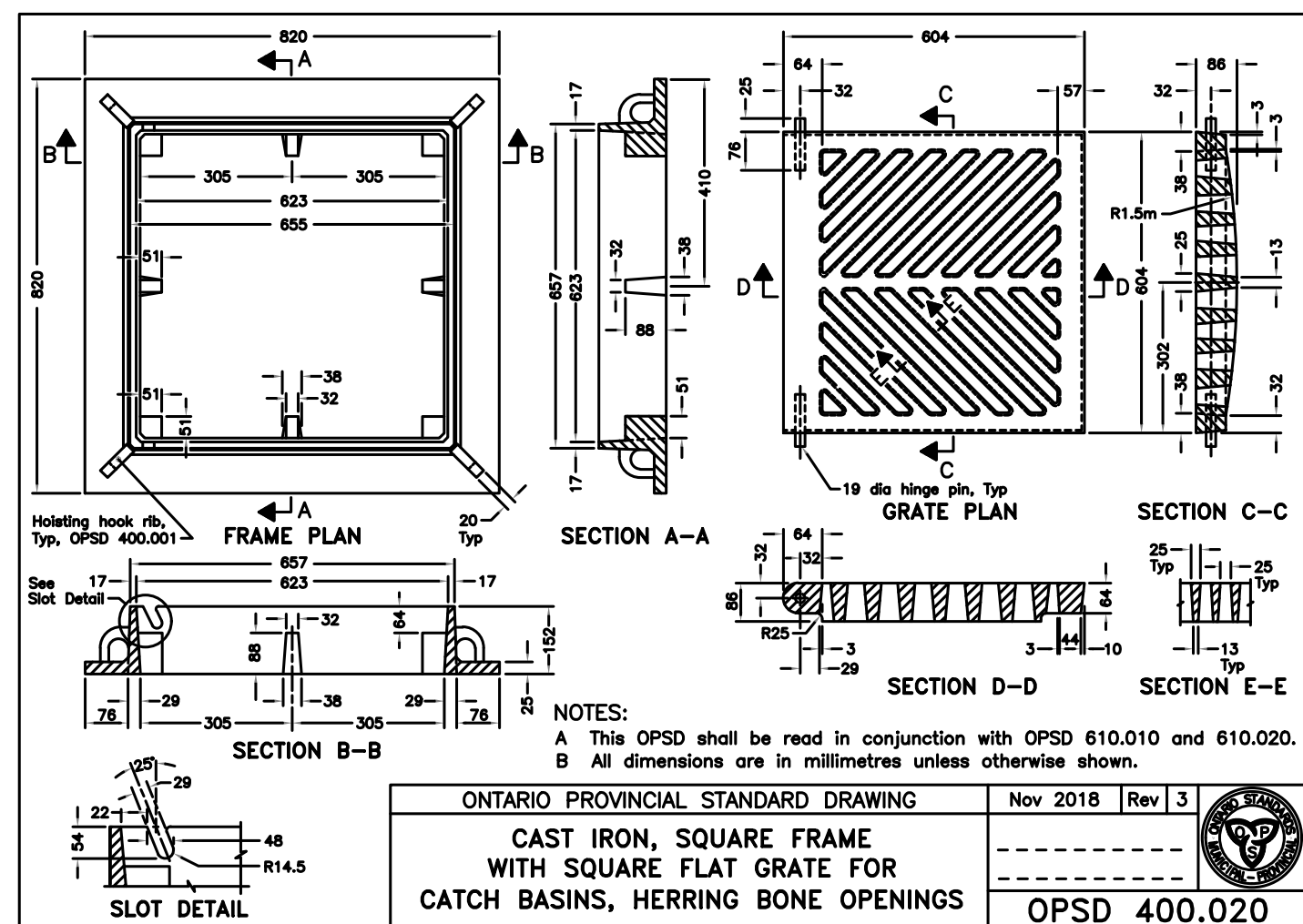
SBM-22-0063

SHEET No.

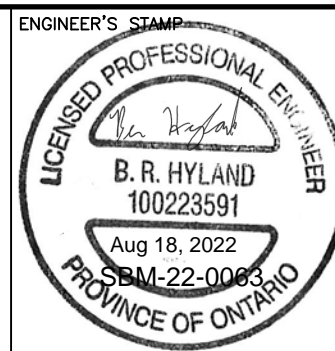
C4

PLAN FILE No.

—



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
		DESIGN BH 1	FOR CLIENT REVIEW	29/04/22	AVAL	
		DRAWN AVAL/BM 2	FOR SITE PLAN APPROVAL, SUBMISSION 1	18/05/22	AVAL	
		CHECKED BH 3	FOR SITE PLAN APPROVAL, SUBMISSION 2	18/08/22	BM	
		APPROVED BH				
		DATE 18/05/2022				
		CAD 22-0063				



ENGINEER'S STAMP	CLIENT 2783822 ONTARIO INC. 69 HILLVIEW BLVD. LONDON, ON N6G 3P9 P: 519.670.1633	SCALE N/A	TITLE STANDARD DETAILS		PROJECT No. SBM-22-0063
			PROPOSED DEVELOPMENT		SHEET No. C5
			63 MAIN STREET WEST GRAND BEND, ON.		PLAN FILE No. —