GENERAL NOTES:

- 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
- 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. 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. STRIK, BALDINELLI, MONIZ LTD. (SBM) IS NOT RESPONSIBLE FOR THE INFORMATION (EXISTING TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, ETC.) PROVIDED BY

CONSTRUCTION NOTES:

- REFER TO THE DRAFT PLAN/LOT GRADING PLANS FOR LAYOUT DIMENSIONING.
- 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.
- 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. 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 SHALL INFORM VOYAGO & COUNTY OF MIDDLESEX AT LEAST ONE WEEK PRIOR TO COMMENCING CONSTRUCTION ON ANY STREET THAT IS AN
- INTER-COMMUNITY TRANSIT SERVICE BUS ROUTE THAT WILL BE AFFECTED BY CONSTRUCTION. . THE CONTRACTOR IS RESPONSIBLE FOR
- 11.1. 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.
- 11.2. ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBOURING PROPERTIES. 12. 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
- 13. WORK ON OR ADJACENT TO THE MUNICIPAL/COUNTY 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/COUNTY ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY OF MIDDLESEX CENTRE ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT. THE MUNICIPALITY OF MIDDLESEX CENTRE INFRASTRUCTURE DESIGN STANDARDS ARE TO BE APPLIED TO WORKS WITHIN THE MUNICIPAL/COUNTY ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE MUNICIPAL ENGINEER. THE CONTRACTOR IS REQUIRED TO OBTAIN & PAY FOR PERMIT TO WORK IN MUNICIPAL/COUNTY R.O.W.
- . 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/COUNTY RIGHT OF WAY TO THE SATISFACTION OF THE MUNICIPAL ENGINEER. ALL AT NO COST TO THE MUNICIPALITY. GRASSED AREAS TO BE RESTORED w/ 300mm (100mm OFF-SITE) TOPSOIL + SOD FOR WATER BALANCE REQUIREMENTS.
- 2.2. ANY ASPHALT AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS FOLLOWS: 2.2.1. PROOF ROLL SUBGRADE (TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER) PRIOR TO PLACEMENT OF GRANULARS (98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD) MIN.).
 - 2.2.2. MILL ADJACENT ASPHALT TO BE TIED INTO 50mm DEEP x 500mm WIDE PRIOR TO RESTORATION SEE DETAIL ON SHEET C1. 2.2.3. MIN. RECOMMENDED 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
 - 2.2.4. MIN. RECOMMENDED GRAVEL APRON STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
 - 240mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD - 300mm OF GRANULAR 'B' COMPACTED TO 100% SPMDD
- 2.3. 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'.
- 2.4. ALL EXTERIOR HORIZONTAL CONCRETE SHALL 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 CONTRACTORS EXPENSE.

SERVICING NOTES:

- 1. ALL STORM SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT MUNICIPALITY OF MIDDLESEX CENTRE'S STANDARDS AND SPECIFICATIONS, THE CURRENT EDITION OF THE ONTARIO BUILDING CODE . ALL SITE SERVICES SHALL BE INSTALLED TO 1.0m OUTSIDE FOUNDATION WALL.
- ALL SITE SERVICES SHALL BE INSTALLED TO 1.0m OUTSIDE FOUNDATION WALL.

 ALL ORGANIC. UNSTABLE OR UNSUITABLE MATERIALS BENEATH THE ROAD ALLOWANCE, SERVICES, UTILITIES, OR FOUNDATIONS MUST BE REMOVED AND THESE AREAS 20.0m 300% ST 1.0% EXISTING STORM SEWER 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 20.0m-3000 ST 0 1.0% PROPOSED STORM SEWER OPTIMUM MOISTURE CONTENT REMOVE ALL TRENCH WATER WHEN PIPE LAYING IS IN PROGRESS. ALL REQUIREMENTS FOR DEWATERING PERMITS (INCLUDING THE MINISTRY OF ENVIRONMENT, 20.0m-150g SA @ 1.0% EXISTING SANITARY SEWER
- CONSERVATION AND PARKS (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 SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY OF MIDDLESEX CENTRE'S BY-LAW'S.
- 6. ALL PROPOSED STORM SEWER PIPE SHALL BE: PVC SMOOTH WALL (CSA B182.2) (1000 TO 6000) OR RIBBED (CSA B182.4) (2000 TO 6000) OR HDPE (CSA B182.6, 320 kPA ON-SITE PER OBC AND CSA B182.8 IN R.O.W.) (2000 TO 6000) OR NON-REINFORCED CONCRETE (CAN/CSA 257.1) (1000 TO 6000) 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). REFER TO THE MUNICIPALITY OF MIDDLESEX CENTRE'S FIGURE 2.9.
- 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 MUNICIPALITY OF MIDDLESEX CENTRE'S FIGURE 5.2 'INSULATION STANDARD FOR SHALLOW MAINS AND
- 8. ALL STORM AND SANITARY SEWERS/SERVICES AND CATCHBASIN LEADS SHALL HAVE APPROVED RUBBER GASKET JOINTS + BE INSTALLED USING A LASER LEVEL. 9. WATER SERVICE SHALL BE PASSED UNDER FOOTINGS WITH 0.60m MIN SEPARATION.
- 10. WHERE ANY WATER SERVICE CONNECTION IS REQUIRED TO BE MADE FOLLOWING THE CONSTRUCTION OF CURB, GUTTER, CONCRETE SIDEWALKS, AND/OR WEARING SURFACE COAT OF ASPHALT ON ANY STREET IN A NEW SUBDIVISION, SUCH WATER SERVICE CONNECTION SHALL NOT BE MADE USING 'OPEN CUT' METHODS BUT SHALL BE MADE USING TRENCHLESS TECHNOLOGIES AND IN SUCH A MANNER AS TO ELIMINATE THE POSSIBILITY OF SETTLEMENT OF SUCH CURB, GUTTER, CONCRETE SIDEWALKS AND/OR WEARING SURFACE COAT OF ASPHALT; IT BEING UNDERSTOOD THAT THIS POLICY SHALL APPLY, EXCEPT WHERE IN THE OPINION OF THE MUNICIPAL/COUNTY ENGINEER, GROUND CONDITIONS ARE SUCH THAT THE USE OF DRILLING OR BORING METHODS BECOME UNREASONABLE OR UNECONOMICAL.
- 11. ALL WATERMAIN MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CURRENT MUNICIPALITY OF MIDDLESEX CENTRE'S STANDARDS AND SPECIFICATIONS. 12. ALL FIRE HYDRANTS SHALL BE 3-WAY HYDRANTS c/w STORZ CONNECTION OPENING COUNTER-CLOCKWISE AS PER THE MUNICIPALITY OF MIDDLESEX CENTRE'S STANDARDS AND SPECIFICATIONS.
- 13. ALL WATERMAIN VALVES SHALL BE GATE VALVES MANUFACTURED TO AWWA C500 AND EPOXY COATED TO AWWA C550 AND ARE TO OPEN COUNTER-CLOCKWISE. 14. INSTALLATION, HYDROSTATIC TESTING, SWABBING, FLUSHING AND DISINFECTION SHALL BE DONE IN ACCORDANCE WITH THE MUNICIPALITY OF MIDDLESEX CENTRE'S STANDARDS AND SPECIFICATIONS. 15. 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 MUNICIPALITY ENGINEER 16. 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 2.1m BELOW ROAD GRADE OR 1.1m BELOW THE BOTTOM OF DITCH, WHICHEVER IS GREATER AND SHALL NOT BE LESS THAN 1.5m COVER COVER. PEX WATER SERVICE REQUIRES BRASS FITTINGS. PROVIDE PIPE RESTRAINTS AS REQUIRED
- BY THE PIPE MANUFACTURER. 17. 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.
- 18. ALL SUBSTITUTIONS MUST BE APPROVED BY THE MUNICIPAL/COUNTY ENGINEER. 19. 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

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.

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

PROPOSED SWALE ELEVATION

PROPOSED OBSERVATION WELL

EXISTING SPOT ELEVATION

EXISTING CATCH BASIN

EXISTING CLEANOUT

PROPOSED CLEANOUT

MAINTENANCE HOLE

PROPOSED SWALE

PROPOSED SLOPE

- EXISTING WATERMAIN

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE

PROPOSED WATER METER

PROPOSED SUMP PUMP (SEE

ARCHITECTURAL DRAWINGS)

4+ Metres -

TYPICAL MECP DETAIL,

SEE REFERENCE BELOW.

SCHEMATIC DETAIL FOR

REFERENCE ONLY, SEE

TORMWATER MANAGEMENT

PLAN FOR SYSTEM

PROPOSED CURB STOP

PROPOSED RAMP

BOTTOM OF CURB

TOP OF CURB

Roof Leader Soakaway Pit

RoofLeader

SEE RWL OUTLET DETAIL PLANNING AND DESIGN ON SHEETS 2A & 2B | MANUAL 2003 FIGURE 4.3

Roof Leader Filter

In filtration

DETAIL ON SHEET 3

Trench

EXISTING WATER METER

EXISTING WATER VALVE

PROPOSED CATCH BASIN

EXISTING MAINTENANCE HOLE

PROPOSED TRENCH DRAIN

PROPOSED MAINTENANCE HOLE

PROPOSED DRAINAGE DIRECTION

EXISTING OVERLAND FLOW ROUTE

PROPOSED SIGN, TYPE OF SIGN

PROPOSED OVERLAND FLOW ROUTE

PROPOSED CATCH BASIN

(TO REMAIN)

- PROTECT ALL CATCH BASINS, MAINTENANCE HOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFIX 270 R). SILT SACKS, OR APPROVED EQUAL. 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. 12. OBTAIN APPROVAL FROM THE UPPER THAMES RIVER CONSERVATION AUTHORITY (UTRCA) 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 OWNERS CONTRACTOR AS INSTRUCTED BY THE CONTRACT ADMINISTRATOR/ENGINEER AT NO EXPENSE TO THE OWNER.

UTILITIES NOTES:

LEGEND:

271.00

(271.00)

<u>_2.0%</u>

(JOFR

20.0m-150g SA 9 1.0%PROPOSED SANITARY SEWER

150 PVC WSC PROPOSED WATERMAIN

- 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.
- THE UTILITIES PROVIDERS MUST BE INFORMED AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION ON ANY EXISTING MUNICIPALITY/COUNTY 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
- 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. OWNER'S CONTRACTOR TO LOCATE/FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- OWNER'S CONTRACTOR TO COORDINATE WITH UTILITIES PROVIDER FOR BRACING, DECOMMISSIONING AND/OR RELOCATION OF EXISTING GAS, HYDRO, TELEPHONE. CABLE. ETC. SERVICES, IF REQUIRED.

GROUND ELEVATION AT TOP

BOTTOM OF RETAINING WALL

PROPOSED LIGHT-DUTY ASPHALT

PROPOSED HEAVY-DUTY ASPHALT 5.1

PROPOSED STRAW BALE BARRIER 5.12

OF RETAINING WALL

BUILDING ENTRANCE

PROPOSED CONCRETE

DETÁIL ON THIS PAGE

EXISTING BUILDING

PROPOSED BUILDING

__ PROPOSED TREE

TO BE REMOVED

Roof

Leader

Section

Removable

Filter

Screen

PRESERVATION FENCE

LIMITS OF SUBJECT PROPERTY

DECIDUOUS/CONIFEROUS TREE

AS REQ'D

PROPOSED SILT SACK

LIMITS OF DRAINAGE AREA

PROPOSED RETAINING WALL

MILL/PAVE LAP JOINT AS PER

(DESIGNED BY OTHERS)

OVERHEAD DOOR

HIGH POINT

TOP OF LID

GROUND ELEVATION AT

LIST OF STANDARD **DETAILS:**

1.26a

5.4

ONTARIO PROVINCIAL STANDARDS:
OPSD 219.110 LIGHT-DUTY SILT FENCE BARRIER OPSD 219.180 STRAW BALE FLOW CHECK DAM MUNICIPALITY OF MIDDLESEX CENTRE FIGURES:

STANDARD FOR SINGLE AND DOUBLE DRIVEWAY ENTRANCE (RURAL STEPPÉD MILLED JOINT PAVEMENT BEDDING STANDARD FOR RIGID AND FLEXIBLE PIPE

STANDARD SERVICING LOCATIONS FOR SINGLE FAMILY AND SEMI-DETACHED LOTS INSULATION STANDARD FOR SHALLOW MAINS AND OFFSETS STANDARD 50mm BLOW OFF INSTALLATION STANDARD INSTALLATION OF <50mm WATER SERVICE:

HYDRANT AND VALVE INSTALLATION CONNECTION AND LAYOUT DETAIL CATHODIC PROTECTION ASSEMBLIES FOR 20mm TO 50mm WATER

UNDER LANDSCAPED

AREAS, COMPACTED

TO 95% SPMDD-

OBSERVATION WELL DETAIL N.T.S. -RESTORATION OF GRASSED AREAS SEE SURFACE WORKS TO BE AS PER SURFACE WORKS NOTE 2 ON SHEET C1 NOTE 2 ON SHEET C1 NATIVE FILL ON PRIVATE PROPERTY

CRUSHED STONE -

REFERENCE DOCUMENTS:

DEVELOPMENT GROUP INC. REVISIONS 2 DATED AUGUST 1, 2022.

100mm Ø SOLID WALL PIPE FROM TOP OF TRENCH TO SURFACE

19mm CLEAR -STONE TRENCH

EXFILTRATION PIPE

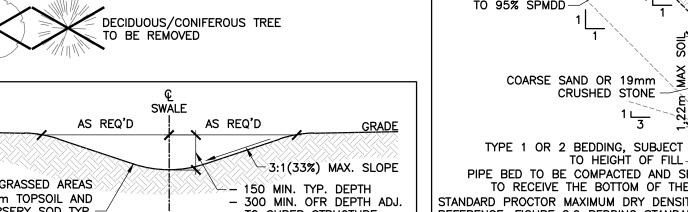
NAMIN

INFORMATION OBTAINED FROM ELECTRICAL DRAWINGS BY HYDRO ONE DATED APRIL 27, 2021.

PLOT STAMP DATED SEPTEMBER 7, 2022.

LDS CONSULTANTS DATED AUGUST 23, 2023.

15. 1994.



w/ 100mm TOPSOIL AND NURSERY SOD TYP.-TYP. SWALE DETAIL

RESTORE GRASSED AREAS

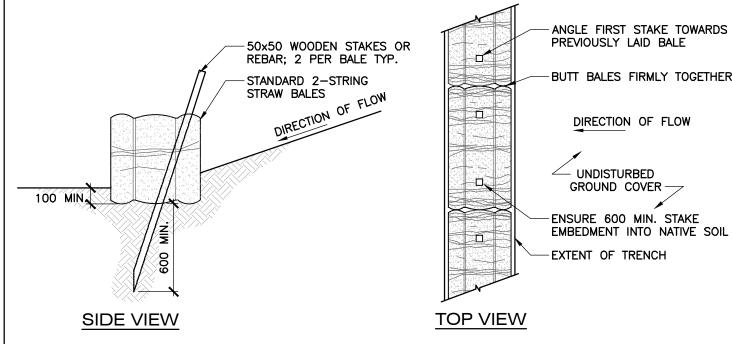
Overflow

Ground

Pipe

AS REQ'D

TO HEIGHT OF FILL -3:1(33%) MAX. SLOPE PIPE BED TO BE COMPACTED AND SHAPED 150 MIN. TYP. DEPTH TO RECEIVE THE BOTTOM OF THE PIPE -- 300 MIN. OFR DEPTH ADJ. STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD) TO SUPER STRUCTURE REFERENCE: FIGURE 2.9 BEDDING STANDARD FOR RIGID AND FLEXIBLE PIPE. OPEN CUT/ TRENCH DETAIL STRAW BALES



TYP. STRAW BALE BARRIER

1584 ROUTLEDGE PARK LONDON, ONTARIO

P: 519.281.6769

E: INFO@BROCKDG.COM

N6H 5L6

N/A

BALLYMOTE SUBDIVISION 21488 HIGHBURY AVE N BALLYMOTE, ON

NOTES, LEGEND, AND DETAILS

1. SERVICING MEMORANDUM PREPARED BY SBM. PROJECT No: SBM-21-0716. DATED JANUARY 25. INFORMATION OBTAINED FROM AS-CONSTRUCTED DRAWINGS BY SPRIET ASSOCIATES LTD. DATED APRIL TOPOGRAPHIC INFORMATION OBTAINED FROM PLANS BY CALLON DIETZ INC. FILE No. 20-23779 A LEGAL INFORMATION OBTAINED FROM AUTOCAD COORDINATION FILE 'DRAFT PLAN' PROVIDED BY BROCK INFORMATION OBTAINED FROM SOIL TESTING FOR WASTEWATER SERVICING REPORT BY BOS ENGINEERING & ENVIRONMENTAL SERVICES INC. REVISED JUNE 2, 2021 AND UPDATED OCTOBER 22, ¹SUBJEC⁻ SITE INFORMATION OBTAINED FROM SITE, GENERAL GRADING & SERVICING PLAN BY BOS ENGINEERING & ENVIRONMENTAL SERVICES INC. PROJECT No. 2109-01 DATED SEPTEMBER 9, 2021 AND UPDATED INFORMATION OBTAINED FROM GEOTECHNICAL CONSULTATION - SOIL INFILTRATION TESTING REPORT BY

LEGAL INFORMATION KEY PLAN

> NORTH HALF OF LOT 8 **CONCESSION 6** IN THE

(GEOGRAPHIC TOWNSHIP OF LONDON) MUNICIPALITY OF MIDDLESEX CENTRE COUNTY OF MIDDLESEX

ANCHOR ROD *

GRANULAR 'B TYPE II'

COMPACTED TO 98%

THE GEOTECHNICAL

LIMITS OF SAFE EXCAVATIONS: TYPE 1 & 2 SOILS: 1:1

3:1

SPMDD(TO BE

ENGINEER)

-TYPE 3 SOIL:

TYPE 4 SOIL:

BACKFILL UNDER ASPH. &

WITHIN MUNICIPAL R.O.W.,

REVIEWED/APPROVED BY

GEOMETRY WILL VARY WITH INDIVIDUAL DESIGNS

FOR PAVEMENT-

-PROP. SEWER (SEE

DIRECTION OF FLOW

- UNDISTURBED

GROUND COVER -

-300mm MIN FOR UP TO 900mm D

PLANS FOR SIZE)

COMPOSITION /

SITE BENCHMARK:

MONUMENT TYPE: BOLT (BM02-50)

LOCATION: BRICK PRIVACY WALL ON THE SOUTHWEST CORNER OF SUNNINGDALE ROAD EAST AND SOUTH WENIGE DRIVE. BOLT SET IN THE NORTH FACE OF THE WALL, 0.21m BELOW THE BRICK AND 0.71m WEST OF THE 45 DEGREE ANGLE OF THE

GEODETIC ELEVATION: 259.153 (CGVD28, 1978)

MONUMENT TYPE: BOLT (BM02-43)

LOCATION: CONCRETE BOX CULVERT CROSSING SUNNINGDALE ROAD EAST, 320m WEST OF THE CENTRELINE OF HIGHBURY AVENUE NORTH, BOLT SET IN THE EAST FACE ON THE NORTH SIDE OF SUNNINGDALE ROAD EAST, 0.12m SOUTH OF THE NORTHEAST CORNER AND 0.12m DOWN FROM THE TOP.

GEODETIC ELEVATION: 260.902 (CGVD28, 1978)

(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.

EROSION AND SEDIMENT CONTROL MEASURES, UPON COMPLETION

SERVICING IN MUNICIPAL RIGHT-OF-WAY (R.O.W.), EXISTING AND FUTURE, DURING CONSTRUCTION SOAK-AWAY PIT EXCAVATION PRIOR TO BACKFILL

GRADING - ROAD SUBGRADE. PRIOR TO GRANULARS GRADING - GRANULAR 'B', PRIOR TO GRANULAR 'A' GRADING - GRANULAR 'A', PRIOR TO BASE ASPHALT GRADING - BASE ASPHALT, PRIOR TO TOP COAT ASPHALT

GRADING - TOP COAT ASPHALT GRADING - BOULEVARDS (ROUGH GRADING) WATERMAIN COMMISSIONING, DURING PROCEDURE

LIST OF SUBMITTALS

<u>NOTE:</u> CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOF TO ORDERING MATERIALS.

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' EXCESS FILL - DUMP SITE INFORMATION AND PERMISSION LETTER

MATERIAL TESTING REPORT - ENGINEERED FILL SOURCE LETTER (RE CONTAMINANTS, ETC.)

MATERIAL TESTING REPORT - ENGINEERED FILL COMPACTION MATERIAL TESTING REPORT - ENGINEERED FILL PLAN MATERIAL TESTING REPORT - SUBGRADE COMPACTION/PREPARATION

19mm CLEAR STONE POROSITY MATERIAL TEST MATERIAL TESTING REPORT - GRANULAR COMPACTION MATERIAL TESTING REPORT - CONCRETE CYLINDERS MATERIAL TESTING REPORT - ASPHALT COMPACTION

MATERIAL TESTING REPORT - ASPHALT SAMPLES AS-BUILT SURVEY FOR EARTHWORKS QUANTITIES WATERMAIN TESTING RESULTS

LIST OF DRAWINGS

1	NOTES, LEGEND, AND DETAILS
2A	DEVELOPMENT ENGINEERING PLAN - LOTS 1-5 & 17-19
2B	DEVELOPMENT ENGINEERING PLAN - LOTS 6-16
3	STANDARD DETAIL

AS CONSTRUCTED SERVICES COMPLETION REVISIONS D/M/Y 15/09/21 | JSF DESIGN JSF/JFI 4 | ISSUED FOR APPROVAL REVISED TO UTRCA/HYDRO ONE COORDINATION 16/02/22 REVISED TO SEPTIC DESIGNER COORDINATION 7/03/22 | JSF 7 CATCHMENT AREAS ADDED APPROVED NGu 8 REVISED TO MUNICIPALITY COMMENTS DATE 09/03/2021 REVISED TO MUNICIPALITY COMMENTS 0/01/23 | JSF cad 21-0716 10 REVISED TO MUNICIPALITY COMMENTS 21/04/23 | JSF REVISED TO MUNICIPALITY COMMENTS 15/11/23 JSF 12 REVISED TO CLIENT COMMENTS/DRAFT PLAN REVISIONS 31/01/24 JSF



Email: sbm@sbmltd.ca



BROCK DEVELOPMENT GROUP

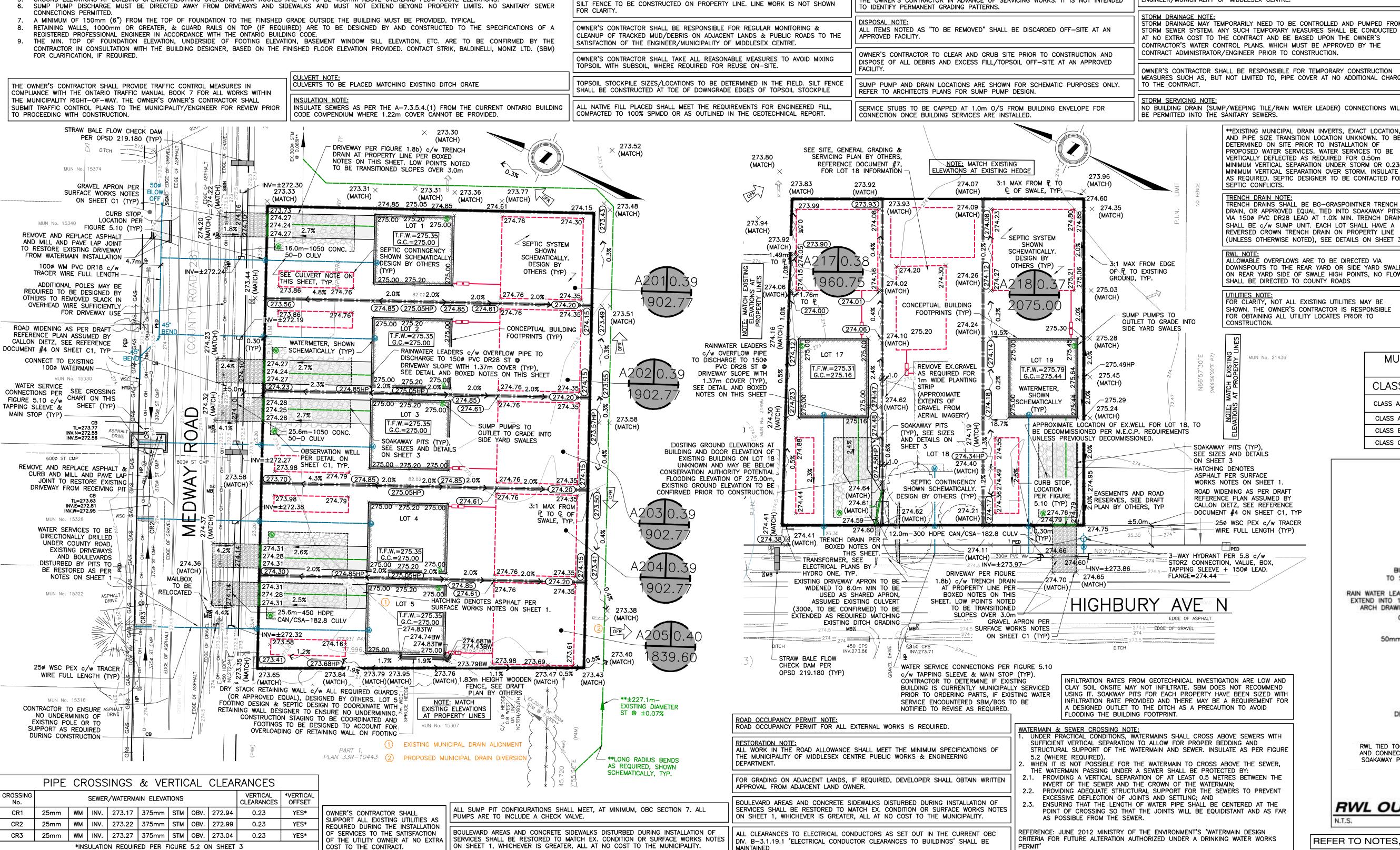
PLAN FILE No.

SBM-21-0716

GRADING CERTIFICATE: GRADING NOTES: SUBDIVISION.

AS CONSTRUCTED SERVICES | COMPLETION

- 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.
- EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED. LOCALIZED SURFACE DRAINAGE FROM ABUTTING PROPERTIES TO BE DEVELOPED IN THE FUTURE MAY BE DISCHARGED ONTO THE PROPOSED LOTS IN THIS
- BASEMENT OPENINGS TO BE MINIMUM 300mm ABOVE THE CENTRELINE OF ROAD UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORK AND ENGINEERING GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 300mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS
- GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS. SUMP PUMP DISCHARGE MUST BE DIRECTED AWAY FROM DRIVEWAYS AND SIDEWALKS AND MUST NOT EXTEND BEYOND PROPERTY LIMITS. NO SANITARY SEWER
- REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE



ALL WATERMAIN CONSTRUCTION TO CONFORM TO THE CURRENT STANDARDS AND

SPECIFICATIONS OF THE MUNICIPALITY OF MIDDLESEX CENTRE PUBLIC WORKS &

SHALL NOT BE LESS THAN 1.5m COVER (EVEN TEMPORARY CONDITIONS), THE

AS PER THE MUNICIPALITY OF MIDDLESEX CENTRE FIGURE 5.2.

ENGINEERING DEPARTMENT. WHERE WATERMAIN/SERVICE IS LESS THAN 2.1m BELOW

ROAD GRADE OR 1.1m BELOW THE BOTTOM OF DITCH, WHICHEVER IS GREATER AND

WATERMAIN/SERVICE SHALL BE ADEQUATELY INSULATED OVER THE AFFECTED LENGTH

UNLESS OTHERWISE NOTED ON THE PLANS, GEOTEXTILE SHALL BE NON-WOVEN TO ALL WINDOW WELLS SHALL BE PROJECTED UP TO ELEVATION 275.15m OR 150mm MEET CLASS 2-OPSS 1860.07.02 (I.E. TERRAFIX 270R, OR APPROVED EQUAL) WITH ABOVE FINISHED GRADE MIN, WHICHEVER IS GREATER, TO PROTECT AGAINST POTENTIAL FLOODING

> FILTER FABRIC AND STRAW BALE BARRIERS SHALL BE INSTALLED AND MAINTAINED IN EXISTING DICB'S FOR DURATION OF PROJECT UNTIL SURFACES ARE PAVED AND BOULEVARDS ARE SODDED.

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

OVERFLOW PIPE FROM THE ROOF LEADER TO SPLASH PAD AS PER DETAIL ON

SOAKAWAY PIT DESIGNED IN ACCORDANCE WITH SECTION 4.5.6 OF M.E.C.P.

STORMWATER MANAGEMENT PLANNING AND DESIGN MANUAL (SWMP) ALL PROP WATER METERS ARE c/w DOUBLE CHECK VALVE ASSEMBLIES (DCVA)

FOR PREMISE ISOLATION

SEDIMENT AND EROSION CONTROL MEASURES MAY ONLY BE REMOVED UPON STABILIZATION OF CONTRIBUTING CATCHMENT AREA AND SUBJECT TO APPROVAL OF ENGINEER/MUNICIPALITY OF MIDDLESEX CENTRE.

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.

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

NO BUILDING DRAIN (SUMP/WEEPING TILE/RAIN WATER LEADER) CONNECTIONS WILL

**EXISTING MUNICIPAL DRAIN INVERTS, EXACT LOCATION, AND PIPE SIZE TRANSITION LOCATION UNKNOWN. TO BE DETERMINED ON SITE PRIOR TO INSTALLATION OF PROPOSED WATER SERVICES. WATER SERVICES TO BE VERTICALLY DEFLECTED AS REQUIRED FOR 0.50m MINIMUM VERTICAL SEPARATION UNDER STORM OR 0.23r MINIMUM VERTICAL SEPARATION OVER STORM, INSULATE AS REQUIRED. SEPTIC DESIGNER TO BE CONTACTED FOR

TRENCH DRAINS SHALL BE BG-GRASPOINTNER TRENCH DRAIN, OR APPROVED EQUAL TIED INTO SOAKAWAY PITS VIA 150¢ PVC DR28 LEAD AT 1.0% MIN. TRENCH DRAIN SHALL BE c/w SUMP UNIT. EACH LOT SHALL HAVE A REVERSED CROWN TRENCH DRAIN ON PROPERTY LINE

RWL NOTE:
ALLOWABLE OVERFLOWS ARE TO BE DIRECTED VIA SHALL BE DIRECTED TO COUNTY ROADS

UTILITIES NOTE:
FOR CLARITY, NOT ALL EXISTING UTILITIES MAY BE SHOWN. THE OWNER'S CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY LOCATES PRIOR TO

KEY PLAN

LEGAL INFORMATION

NORTH HALF OF LOT 8 CONCESSION 6

SITE

(GEOGRAPHIC TOWNSHIP OF LONDON) MUNICIPALITY OF MIDDLESEX CENTRE **COUNTY OF MIDDLESEX**

IN THE

SITE BENCHMARK

MONUMENT TYPE: BOLT (BM02-50)

OF SUNNINGDALE ROAD EAST AND SOUTH WENIGE DRIVE. BOLT SET IN THE NORTH FACE OF THE WALL, 0.21m BELOW THE BRICK AND 0.71m WEST OF THE 45 DEGREE ANGLE OF THE

GEODETIC ELEVATION: 259.153 (CGVD28, 1978)

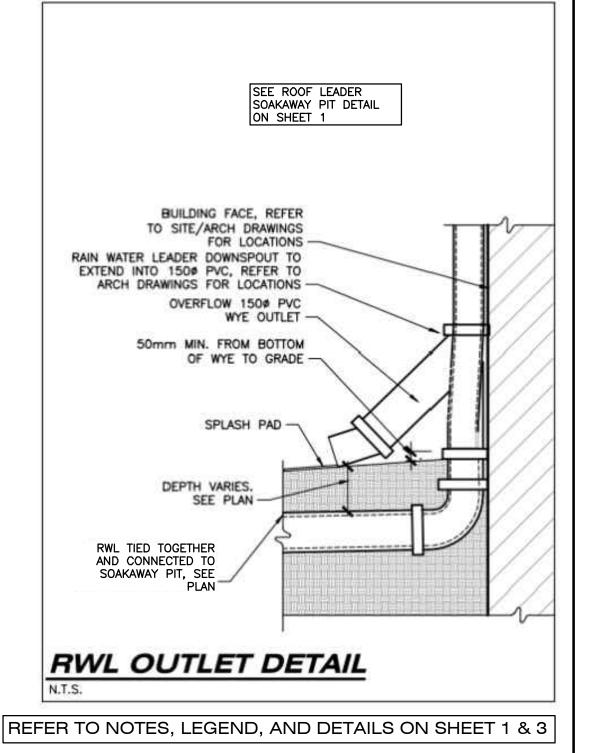
MONUMENT TYPE: BOLT (BM02-43)

LOCATION: CONCRETE BOX CULVERT CROSSING SUNNINGDALE ROAD EAST, 320m WEST OF THE CENTRELINE OF HIGHBURY DOWNSPOUTS TO THE REAR YARD OR SIDE YARD SWALES AVENUE NORTH. BOLT SET IN THE EAST FACE ON THE NORTH ON REAR YARD SIDE OF SWALE HIGH POINTS, NO FLOWS SIDE OF SUNNINGDALE ROAD EAST, 0.12m SOUTH OF THE NORTHEAST CORNER AND 0.12m DOWN FROM THE TOP.

GEODETIC ELEVATION: 260.902 (CGVD28, 1978)

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

MUNICIPALITY OF MIDDLESEX CENTRE HYDRANT COLOUR CODING					
CLASS	RATED CAPACITY	COLOUR			
CLASS AA	1500 usgpm (5680 L/min) OR GREATER	LIGHT BLUE			
CLASS A	1000-1499 usgpm (3785-5675 L/min)	GREEN			
CLASS B	500-999 usgpm (1900-3780 L/min)	ORANGE			
CLASS C	500 usgpm (1900 L/min) OR LESS	RED			



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

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

Email: sbm@sbmltd.ca

D/M/Y

15/09/21

)/01/23 | JSF

21/04/23 | JSF

15/11/23 JSF

4 ISSUED FOR APPROVAL

cad 21-0716 10 REVISED TO MUNICIPALITY COMMENTS

APPROVED NGu

DATE 25/10/2023

CATCHMENT AREAS ADDED

REVISED TO MUNICIPALITY COMMENTS

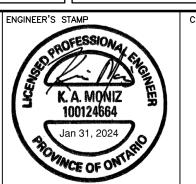
REVISED TO MUNICIPALITY COMMENTS

REVISED TO MUNICIPALITY COMMENTS

12 REVISED TO CLIENT COMMENTS/DRAFT PLAN REVISIONS

REVISED TO UTRCA/HYDRO ONE COORDINATION 16/02/22

REVISED TO SEPTIC DESIGNER COORDINATION



BROCK DEVELOPMENT GROUP 1584 ROUTLEDGE PARK

LONDON, ONTARIO

N6H 5L6 P: 519.281.6769 E: INFO@BROCKDG.COM

SCALE - 1:500 5.0 0 10.0m

DEVELOPMENT ENGINEERING PLAN - LOTS 1-5 SBM-21-0716 & 17-19

> BALLYMOTE SUBDIVISION 21488 HIGHBURY AVE N

> > BALLYMOTE, 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.

GRADING NOTES:

MUN No. 15303

MUN No. 15295

(P5M) CASED WELL

123°28'10"W

MUN No. 15

MUN No. 21

FENCE, SEE

DRAFT PLAN

BY OTHERS

1.83m HEIGH^{*} WOODEN

REMOVE EXISTING LEAD

SOLID. CORE IN IMERCIAL

EXISTING 274.16-

EXISTING 274.16
INVERT, (MATCH) PED DICE

STRAW BALE FLOW

OPSD 219.180 (TYP) -

PROTECT EXISTING DITCH INLET CATCH

BASIN WITH FILTER UNDER GRATE AND STRAW BALE BARRIERS AS SHOWN AS

ROAD OCCUPANCY PERMIT NOTE:
ROAD OCCUPANCY PERMIT FOR ALL EXTERNAL WORKS IS REQUIRED.

THE MUNICIPALITY OF MIDDLESEX CENTRE PUBLIC WORKS & ENGINEERING

PER EROSION CONTROL NOTES ON

ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF

FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF

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

ON SHEET 1, WHICHEVER IS GREATER, ALL AT NO COST TO THE MUNICIPALITY.

SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES

CHECK DAM PER

EDGE OF ASPHALT

THIS SHEET (TYP)

AND PARGE

NEW LEAD AT

RESTORE ALL

PART 1 PLAN 33R-8185

APPROVAL FROM ADJACENT LAND OWNER.

DEPARTMENT.

MAINTAINED

DISTURBED

AREAS =

273.63

(MATCH)

- EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
- LOCALIZED SURFACE DRAINAGE FROM ABUTTING PROPERTIES TO BE DEVELOPED IN THE FUTURE MAY BE DISCHARGED ONTO THE PROPOSED LOTS IN THIS
- BASEMENT OPENINGS TO BE MINIMUM 300mm ABOVE THE CENTRELINE OF ROAD UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORK AND
- GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 300mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS
- GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS. SUMP PUMP DISCHARGE MUST BE DIRECTED AWAY FROM DRIVEWAYS AND SIDEWALKS AND MUST NOT EXTEND BEYOND PROPERTY LIMITS. 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

273.36

(MATCH)

273.42

(MATCH)

273.36

(MATCH)

G.C.=275.53

274.82

274.78

12.0m-300 HDPE CAN/CSA-182.8 CULV =

INV=±273.46

**±107.1m-DIAMFTER ST © ±0.08%

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

RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

(MATCH)

LOT

G.C.=275.53

⊢INV=±273.49

25¢ WSC PEX c/w TRACER

DRIVEWAY PER FIGURE 1.8b) c/w TRENCH

NOTES ON THIS SHEET. LOW POINTS NOTED

- SEE CULVERT NOTE ON

AS POSSIBLE FROM THE SEWER.

THIS SHEET, TYP.

TO BE TRANSITIONED SLOPES OVER 3.0m

DRAIN AT PROPERTY LINE PER BOXED

PLASTIC FENCE

WIRE FULL LENGTH (TYP) $\frac{T_{1}}{T_{2}}$

**LONG RADIUS BENDS AS REQUIRED,

(MATCH)

SHOWN SCHEMATICALLY, TYP.

0.6%

UNLESS OTHERWISE NOTED ON THE PLANS, GEOTEXTILE SHALL BE NON-WOVEN TO MEET CLASS 2-OPSS 1860.07.02 (I.E. TERRAFIX 270R, OR APPROVED EQUAL) WITH

ALL WATERMAIN CONSTRUCTION TO CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY OF MIDDLESEX CENTRE PUBLIC WORKS & ENGINEERING DEPARTMENT. WHERE WATERMAIN/SERVICE IS LESS THAN 2.1m BELOW ROAD GRADE OR 1.1m BELOW THE BOTTOM OF DITCH. WHICHEVER IS GREATER AND SHALL NOT BE LESS THAN 1.5m COVER (EVEN TEMPORARY CONDITIONS), THE WATERMAIN/SERVICE SHALL BE ADEQUATELY INSULATED OVER THE AFFECTED LENGTH AS PER THE MUNICIPALITY OF MIDDLESEX CENTRE FIGURE 5.2.

SILT FENCE TO BE CONSTRUCTED ON PROPERTY LINE. LINE WORK IS NOT SHOWN 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 OF MIDDLESEX CENTRE.

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% SPMDD OR AS OUTLINED IN THE GEOTECHNICAL REPORT.

CONCEPTUAL

FOOTPRINTS (TYP)

LOT 1

T.F.W.=275.90

G.C.=275.70

BUILDING

273.97

(MATCH)

INFILTRATION RATES FROM GEOTECHNICAL INVESTIGATION ARE LOW AND CLAY SOIL ONSITE MAY NOT INFILTRATE, SBM DOES NOT RECOMMEND USING IT, SOAKWAY PITS FOR FACH PROPERTY HAVE BEEN SIZED WITH INFILTRATION RATE PROVIDED AND THERE MAY BE A REQUIREMENT FOR A DESIGNED OUTLET TO THE DITCH AS A PRECAUTION TO AVOID FLOODING THE BUILDING FOOTPRINT.

FILTER FABRIC AND STRAW BALE BARRIERS SHALL BE INSTALLED AND MAINTAINED IN EXISTING DICB'S FOR DURATION OF PROJECT UNTIL SURFACES ARE PAVED AND BOULEVARDS ARE SODDED.

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.

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

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.

SEPTIC SYSTEM

SCHEMATICALLY.

DESIGN BY OTHERS (TYP)

G.C.=275.81

274.12

(MATCH)

G.C.=275.81

SOAKAWAY PITS 😿

(TYP), SEE

SIZES AND

DETAILS ON

SHEET 3

_\(MATCH)₌

275.06 275.07

275.28

12.0m-300 HDPE

CAN/CSA-182.8 CULV -

(MATCH)

--INV=±274.28=

SHOULDER GRADE

AS REQUIRED

P.I.N. 08146-0161(LT)

5 TO BE INCREASED

274.06

(MATCH)

273.96

(MATCH)

LOT 13

T.F.W.=275.86

274.96

-INV=±273.97

G.C.=275.66

RAINWATER LEADERS c/w OVERFLOW PIPE TO DISCHARGE TO 1500 PVC

DR28 ST @ DRIVEWAY SLOPE WITH

BOXED NOTÉS ON THIS SHEET

T.F.W.=275.86

G.C.=275.66

SOAKAWAY

PITS (TYP)

AND DETAILS

ON SHEET

274.12 _

(MATCH)

& MAIN STOP (TYP)

WATER SERVICE CONNECTIONS PER

FIGURE 5.10 c/w TAPPING SLEEVE

SEE SIZES

 $INV = \pm 273.99 - 1$

274.94 [—]

CURB STOP,

LOCATION PER

FIGURE 5.10 (TYP)

(MATCH) (MATCH)

1.37m COVER (TYP), SEE DETAIL AND

**EXISTING MUNICIPAL DRAIN INVERTS, EXACT LOCATION, AND PIPE SIZE TRANSITION LOCATION UNKNOWN. TO BE DETERMINED ON SITE PRIOR TO INSTALLATION OF PROPOSED WATER SERVICES. WATER SERVICES TO BE VERTICALLY DEFLECTED AS REQUIRED FOR 0.50m MINIMUM VERTICAL SEPARATION UNDER STORM OR 0.23m MINIMUM VERTICAL SEPARATION OVER STORM. INSULATE AS REQUIRED. SEPTIC DESIGNER TO BE CONTACTED FOR SEPTIC CONFLICTS.

ALL WINDOW WELLS SHALL BE PROJECTED UP TO ELEVATION 275.15m OR 150mm ABOVE FINISHED GRADE MIN, WHICHEVER IS GREATER, TO PROTECT AGAINST POTENTIAL FLOODING

OVERFLOW PIPE FROM THE ROOF LEADER TO SPLASH PAD AS PER DETAIL ON

THIS SHEET.

SOAKAWAY PIT DESIGNED IN ACCORDANCE WITH SECTION 4.5.6 OF M.E.C.P.

STORMWATER MANAGEMENT PLANNING AND DESIGN MANUAL (SWMP)

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 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.

CULVERTS TO BE PLACED MATCHING EXISTING DITCH GRATE

274.03

(MATCH)

INSULATE SEWERS AS PER THE A-7.3.5.4.(1) FROM THE CURRENT ONTARIO BUILDING CODE COMPENDIUM WHERE 1.22m COVER CANNOT BE PROVIDED.

273.96

(MATCH)

5.00m

LOT 1

T.F.W.=275.92

G.C.=275.72

273.80

(MATCH)

273.94

274.68

MATCH)

274.71

 $-INV = \pm 274.44$

APPROXIMATE

LOCATION OF WELL

BASED ON WELL

RECORDS, COULD

NOT BE LOCATED

DURING SURVEY,

LOCATION TO BE

CONFIRMED. ANY

REQUIRED WELL

BY OTHERS

REWORKS DESIGNED

¹SUBJEC⁻

KEY PLAN

LEGAL INFORMATION

NORTH HALF OF LOT 8 CONCESSION 6 IN THE

(GEOGRAPHIC TOWNSHIP OF LONDON) MUNICIPALITY OF MIDDLESEX CENTRE **COUNTY OF MIDDLESEX**

SITE BENCHMARK:

MONUMENT TYPE: BOLT (BM02-50)

LOCATION: BRICK PRIVACY WALL ON THE SOUTHWEST CORNER OF SUNNINGDALE ROAD EAST AND SOUTH WENIGE DRIVE. BOLT SET IN THE NORTH FACE OF THE WALL, 0.21m BELOW THE BRICK AND 0.71m WEST OF THE 45 DEGREE ANGLE OF THE

GEODETIC ELEVATION: 259.153 (CGVD28, 1978)

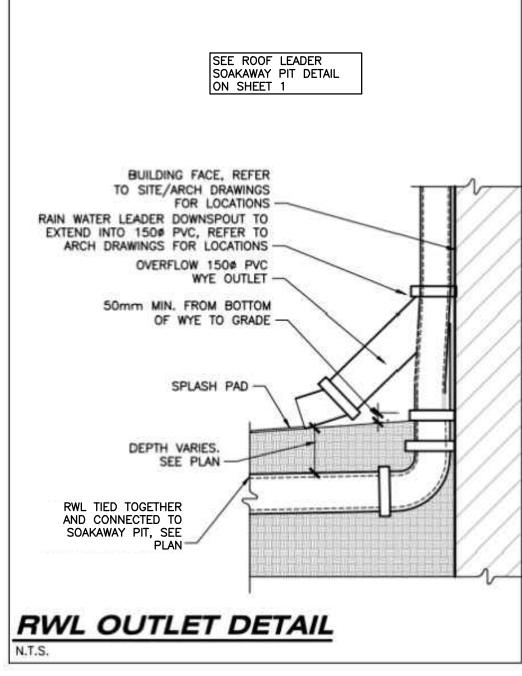
MONUMENT TYPE: BOLT (BM02-43)

LOCATION: CONCRETE BOX CULVERT CROSSING SUNNINGDALE ROAD EAST, 320m WEST OF THE CENTRELINE OF HIGHBURY AVENUE NORTH. BOLT SET IN THE EAST FACE ON THE NORTH SIDE OF SUNNINGDALE ROAD EAST, 0.12m SOUTH OF THE NORTHEAST CORNER AND 0.12m DOWN FROM THE TOP.

GEODETIC ELEVATION: 260.902 (CGVD28, 1978)

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

MUNICIPALITY OF MIDDLESEX CENTRE HYDRANT COLOUR CODING					
CLASS	RATED CAPACITY	COLOUR			
CLASS AA	1500 usgpm (5680 L/min) OR GREATER	LIGHT BLUE			
CLASS A	1000-1499 usgpm (3785-5675 L/min)	GREEN			
CLASS B	500-999 usgpm (1900-3780 L/min)	ORANGE			
CLASS C	500 usgpm (1900 L/min) OR LESS	RED			



UNDER PRACTICAL CONDITIONS, WATERMAINS SHALL CROSS ABOVE SEWERS WITH SUFFICIENT VERTICAL SEPARATION TO ALLOW FOR PROPER BEDDING AND STRUCTURAL SUPPORT OF THE WATERMAIN AND SEWER. INSULATE AS PER FIGURE 5.2 (WHERE REQUIRED). WHEN IT IS NOT POSSIBLE FOR THE WATERMAIN TO CROSS ABOVE THE SEWER,

274.77

′MATCH) ≠ ਨੈ ਜ

THE WATERMAIN PASSING UNDER A SEWER SHALL BE PROTECTED BY: PROVIDING A VERTICAL SEPARATION OF AT LEAST 0.5 METRES BETWEEN THE NVERT OF THE SEWER AND THE CROWN OF THE WATERMAIN: PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING; AND 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

(1) EXISTING MUNICIPAL DRAIN ALIGNMENT

(2) PROPOSED MUNICIPAL DRAIN DIVERSION

T.F.W.=275.7

G.C.=275.57

OBSERVATION

WELL PER

DETAIL ON

SHEET C1.

GRAVEL APRON PER SURFACE

WORKS NOTES ON SHEET C1 (TYP) -

(3) SURVEYED EXISTING MUNICIPAL DRAIN ALIGNMENT

273.74

(MATCH)

P TO Q OF

0.6%

SWALE, TYP.

SUMP PUMPS TO

SIDE YARD SWALES

LOT 9

G.C.=275.57

HATCHING DENOTES

ASPHALT PER

SURFACE WORKS

NOTES ON SHEET

OUTLET TO GRADE INTO

273.89 OFR

(MATCH)

274.00

LOT 10

T.F.W.=275.90

G.C.=275.70

TRANSFORMER.

SEE ELECTRICAL

- 274.90 🤄

HP®

PUMPS ARE TO INCLUDE A CHECK VALVE.

274.99

PLANS BY

RELOCATED BY

UTILITY PROVIDER.

3-Way Hydrant Per 5.8

c/w STORZ CONNECTION,

12.0m-300m HDPE CAN/CSA-182.8 CULV =

VALUE, BOX, TAPPING

SLEEVE + 150ø LEAD.

FLANGE=273.90

HYDRO ONE,

0.8% (MATCH)

273.99

(MATCH)

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

STORM SERVICING NOTE: NO BUILDING DRAIN (SUMP/WEEPING TILE/RAIN WATER LEADER) CONNECTIONS WILL BE PERMITTED INTO THE SANITARY SEWERS.

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

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET 1, WHICHEVER IS GREATER, ALL AT NO COST TO THE MUNICIPALITY.

ALL PROP WATER METERS ARE c/w DOUBLE CHECK VALVE ASSEMBLIES (DCVA) FOR PREMISE ISOLATION SEDIMENT AND EROSION CONTROL MEASURES MAY ONLY BE REMOVED UPON STABILIZATION OF CONTRIBUTING CATCHMENT AREA AND SUBJECT TO APPROVAL OF

ENGINEER/MUNICIPALITY OF MIDDLESEX CENTRE.

SEPTIC CONTINGENCY

12.0m-300m HDPE CAN/CSA-182.8 CULV

SHOWN SCHEMATICALLY.

DESIGN BY OTHERS (TYP)

ROAD WIDENING AS PER DRAFT REFERENCE PLAN ASSUMED BY

CALLON DIETZ, SEE REFERENCE DOCUMENT #4 ON SHEET C1, TYP -

274.98

⁼(MATCH)⁼

POSSIBLE WELL

CONFIRMED, TYP. =

(NAMED BY TOWNSHIP BY-LAW 6057, INST. LT225108)

UNKNOWN, TO BE

OFFSETS, WELL TYPES -

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.

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.

TRENCH DRAIN NOTE: TRENCH DRAINS SHALL BE BG-GRASPOINTNER TRENCH DRAIN, OR APPROVED EQUAL TIED INTO SOAKAWAY PITS VIA 150¢ PVC DR28 LEAD AT 1.0% MIN. TRENCH DRAIN SHALL BE c/w SUMP UNIT. EACH LOT SHALL HAVE A REVERSED CROWN TRENCH DRAIN ON PROPERTY LINE (UNLESS OTHERWISE NOTED), SEE DETAILS ON SHEET 3.

ALLOWABLE OVERFLOWS ARE TO BE DIRECTED VIA DOWNSPOUTS TO THE REAR YARD OR SIDE YARD SWALES ON REAR YARD SIDE OF SWALE HIGH POINTS, NO FLOWS SHALL BE DIRECTED TO COUNTY ROADS

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1 & 3

AS CONSTRUCTED SERVICES COMPLETION D/M/Y 15/09/21 I ISSUED FOR APPROVAL REVISED TO UTRCA/HYDRO ONE COORDINATION 16/02/22 REVISED TO SEPTIC DESIGNER COORDINATION CATCHMENT AREAS ADDE APPROVED NGu REVISED TO MUNICIPALITY COMMENTS REVISED TO MUNICIPALITY COMMENTS 0/01/23 | JSF cad 21-0716 | 10 | REVISED TO MUNICIPALITY COMMENTS 21/04/23 | JSF REVISED TO MUNICIPALITY COMMENTS 15/11/23 JSF

12 REVISED TO CLIENT COMMENTS/DRAFT PLAN REVISIONS

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

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

Email: sbm@sbmltd.ca



BROCK DEVELOPMENT GROUP 1584 ROUTLEDGE PARK LONDON, ONTARIO

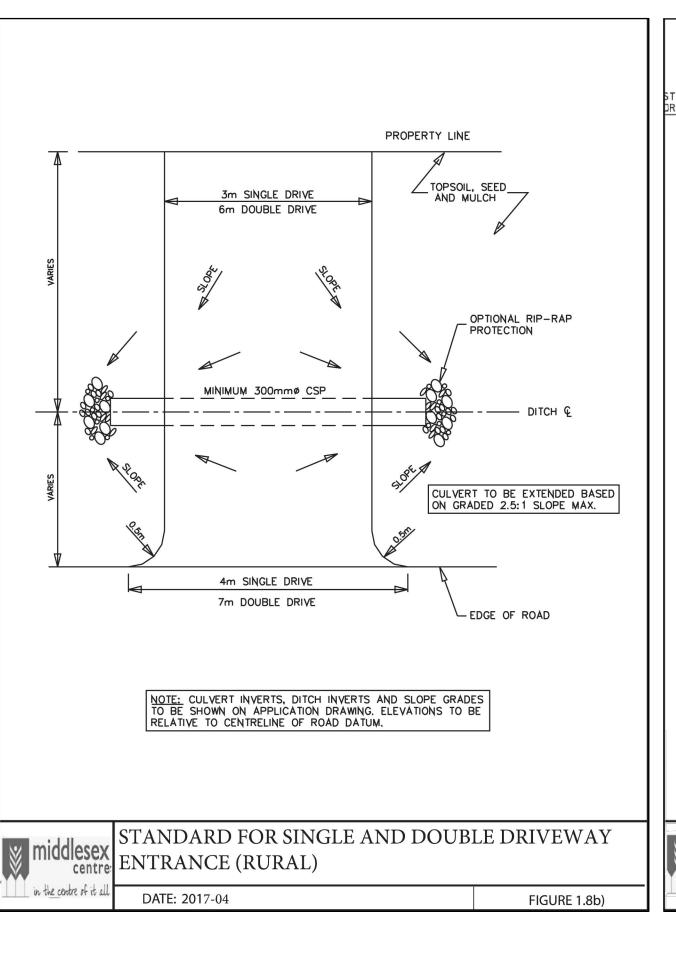
N6H 5L6 P: 519.281.6769

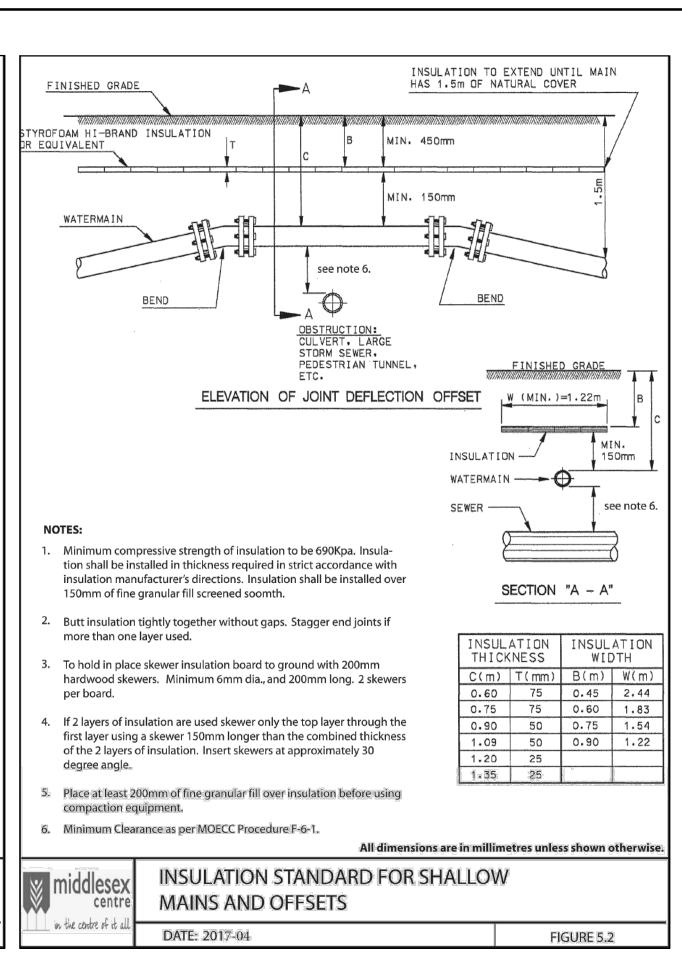
E: INFO@BROCKDG.COM

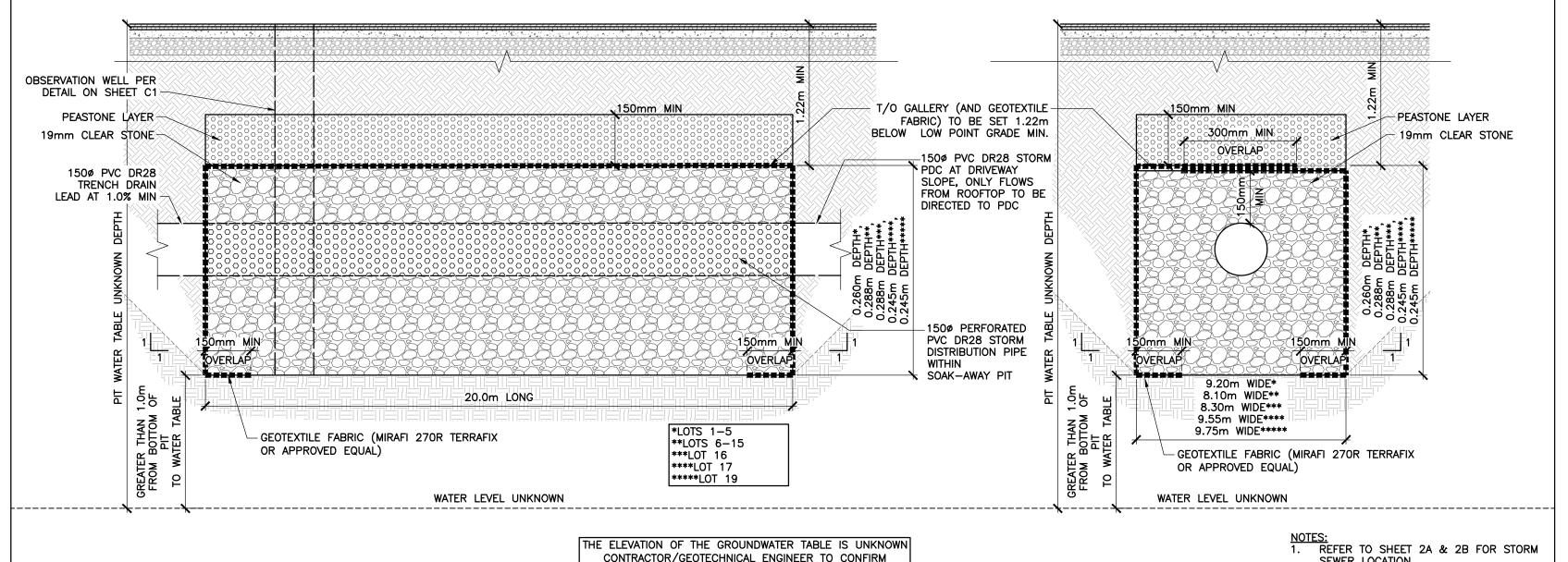
SCALE - 1:500 5.0 0 10.0m

DEVELOPMENT ENGINEERING PLAN - LOTS 6-16 SBM-21-0716 BALLYMOTE SUBDIVISION

21488 HIGHBURY AVE N PLAN FILE No. BALLYMOTE, ON



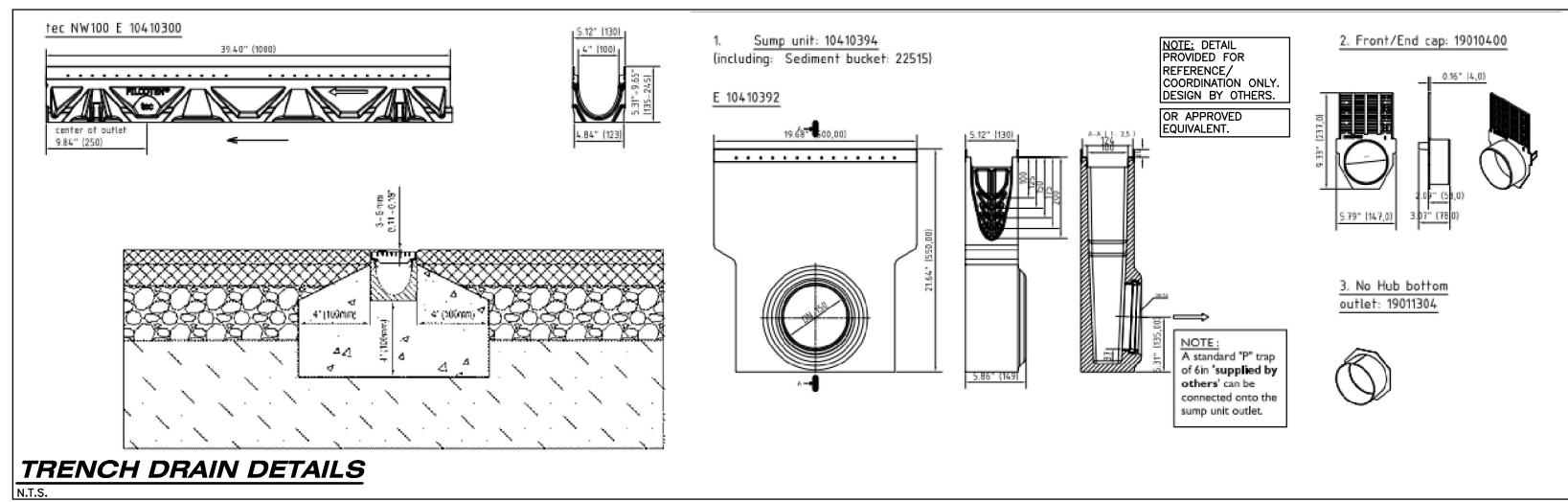


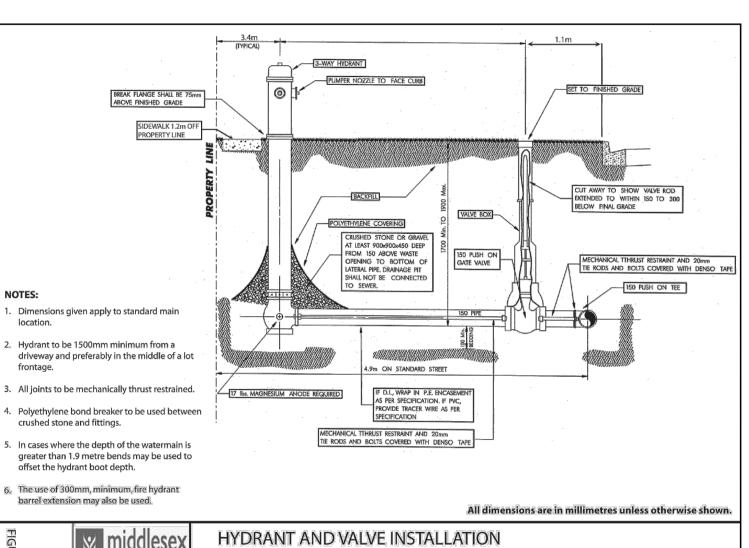


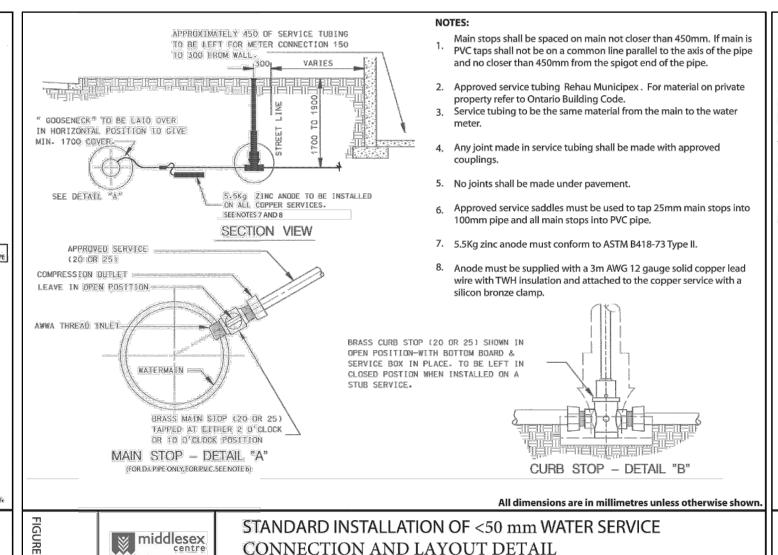
THE ELEVATION OF THE GROUNDWATER TABLE IS UNKNOWN

CONTRACTOR/GEOTECHNICAL ENGINEER TO CONFIRM

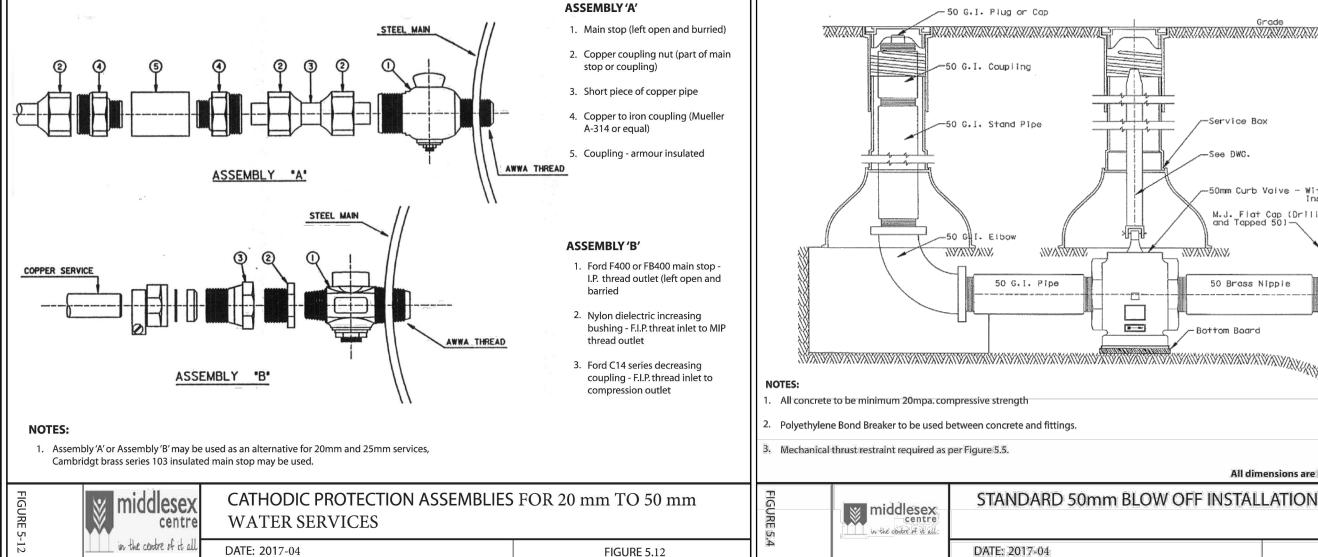
GROUND WATER ELEVATION PRIOR TO CONSTRUCTION







CONNECTION AND LAYOUT DETAIL



•	•				·			
AS CONSTRUCTED SERVICES	COMPLETION			No.	REVISIONS	D/M/Y	BY	CONSU
		DESIGN	JSF/JEL	4	ISSUED FOR APPROVAL	15/09/21	JSF	
		DRAWN	JSF	5	REVISED TO UTRCA/HYDRO ONE COORDINATION	16/02/22	JSF	
		CHECKED	LS	6	REVISED TO SEPTIC DESIGNER COORDINATION	07/03/22	JSF	
		APPROVED	NGu	7	CATCHMENT AREAS ADDED	22/06/22	JSF	
		DATE	09/03/2021	8	REVISED TO MUNICIPALITY COMMENTS	05/10/22	JSF	
				9	REVISED TO MUNICIPALITY COMMENTS	20/01/23	JSF	
		CAD	21-0716	10	REVISED TO MUNICIPALITY COMMENTS	21/04/23	JSF	
				11	REVISED TO MUNICIPALITY COMMENTS	15/11/23	JSF	
				12	REVISED TO CLIENT COMMENTS/DRAFT PLAN REVISIONS	31/01/24	JSF	

FIGURE 5.8

_ in the centre of it all

DATE: 2017-04



Email: sbm@sbmltd.ca

DATE: 2017-04

in the centre of it

K.A. MONIZ 100124664

FIGURE 5.10

SOAKAWAY PIT DETAIL

BROCK DEVELOPMENT GROUP 1584 ROUTLEDGE PARK LONDON, ONTARIO

N6H 5L6 P: 519.281.6769 E: INFO@BROCKDG.COM

	STANDARD DETAILS	SBM-21-071
/A	BALLYMOTE SUBDIVISION	SHEET No.
	21488 HIGHBURY AVE N	
	BALLYMOTE, ON	PLAN FILE No.

3 E

-Service Box

50 Brass Nipple

_____50mm Curb Valve – With Inlet and Outlet Inside I.P. Thread

100 Min. Bedding

All dimensions are in millimetres unless otherwise show

FIGURE 5.4

SEWER LOCATION

REFER TO SHEET 2A & 2B FOR

EXTENT OF SOAKAWAY PITS