

GENERAL NOTES

- OUR SPECIFICATIONS FOR THE CONSTRUCTION OF MUNICIPAL DRAINAGE WORKS, DATED JANUARY 2020 APPLY TO THIS PROJECT.
- THE WORKING WIDTH AVAILABLE TO THE CONTRACTOR TO CONSTRUCT THE NEW DRAINS SHALL CONSIST OF THOSE LANDS IMMEDIATELY ADJACENT TO THE DRAIN AND CONNECTIONS AND SHALL NOT EXCEED THE FOLLOWING AVERAGE WIDTHS:
OPEN PORTIONS - 12 METERS (INCLUDING 2.1M BUFFER)
CLOSED PORTIONS - 20 METERS
THE WORKING WIDTH FOR PURPOSES OF FUTURE MAINTENANCE SHALL BE THE SAME AS ABOVE EXCEPT FOR CLOSED PORTIONS (NOT THROUGH BUSH) SHALL BE 10M.
- ACCESS ROUTES TO BE FROM HIGHBURY AVENUE SOUTH OF THE GAS STATION AND FROM PRIVATE LANEWAY CULVERT ON MEADWAY ROAD AT STA. +0 + 60% OF THE OPEN PORTION, AVERAGE WIDTH OF THIS ROUTE SHALL NOT EXCEED 8 METERS.
- ALL UTILITIES TO BE LOCATED AND EXPOSED PRIOR TO CONSTRUCTION SO THAT THE NEW TILE GRADES CAN BE CONFIRMED. IF THERE IS A CONFLICT IN ELEVATION BETWEEN THE PROPOSED DRAIN AND THE UTILITY, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY.
b) CONTRACTOR TO NOTIFY ALL UTILITIES 12 HOURS PRIOR TO HIS SCHEDULED TIME FOR STARTING THE ABOVE WORK.
c) THE COST FOR THIS WORK SHALL BE INCLUDED IN THE ITEM ON THE EXTENT OF WORK AND NO EXTRA PAYMENT SHALL BE MADE TO THE CONTRACTOR, EXCEPT IF ROAD RESTORATION IS REQUIRED.
- ALL TREES, SCRUB, BRUSH, ETC. TO BE CLEARED AND GRUBBED IN ACCORDANCE WITH SECTION B.3 AND C.4 SPECIFICATIONS.
- RIP-RAP TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH SECTION A.12 IN THE SPECIFICATIONS.
- CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER, DRAINAGE SUPERINTENDENT, AND THE AFFECTED OWNERS. ALL PARTIES SHALL RECEIVE 48 HOURS NOTICE TO THE MEETING.

CLOSED PORTIONS

- ALL CONCRETE AND PLASTIC TILE AND PIPE TO CONFORM TO SECTION C.1 IN THE SPECIFICATIONS.
a) SEWER PIPE TO BE CONCRETE H.D.P.E. PLASTIC 330 KPA (BELL & SPIGOT WITH RUBBER GASKETS, CONFORMING TO C.S.A. 1026-09), PVC ULTRA RIB OR PVC SDR 35.
b) CONCRETE TILE SHALL BE HEAVY DUTY UNLESS SPECIFIED 2000 D OR 2400 D ON PROFILE.
- ALL CATCHBASINS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH SECTION C.16 IN THE SPECIFICATIONS, EXCEPT AS FOLLOWS:
a) ALL CATCHBASIN LEADS TO BE CONNECTED TO NEW TILE DRAIN WITH PRE-FABRICATED "WYE"
b) ALL ON-LINE CATCHBASINS TO HAVE 100mm DIA. VERTICAL PIPE VENT IMMEDIATELY DOWNSTREAM EXTENDING FOR 600mm ABOVE CATCHBASIN TOP. PIPE VENT TO BE HIGHWAY GRADE SINGLE OR DUAL WALL PLASTIC CONNECT TO MAIN TILE WITH APPROVED FITTING.
- EXACT LOCATION OF NEW DRAIN TO BE DETERMINED AT TIME OF CONSTRUCTION BY DRAINAGE SUPERINTENDENT OR ENGINEER.

EXISTING TILE DRAINS TO BE EXPOSED

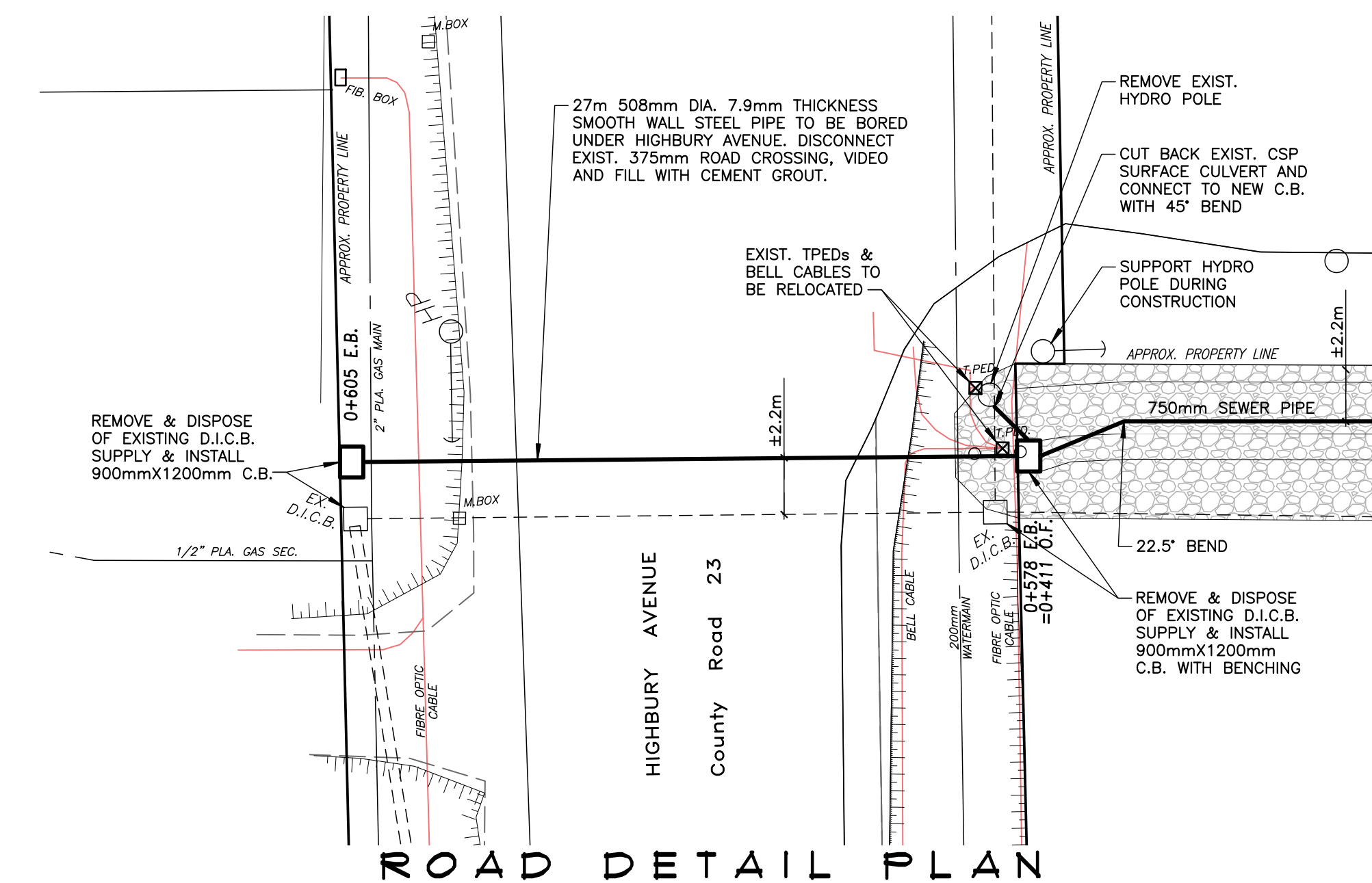
- IN AS MANY LOCATIONS AS ARE NECESSARY TO CONFIRM THEIR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. EXACT LOCATION OF NEW TILE DRAINS THEN TO BE CONFIRMED BY DRAINAGE SUPERINTENDENT OR ENGINEER.
- INSTALLATION OF TILE AND TRENCH WIDTHS SHALL BE IN ACCORDANCE WITH SECTION C - TILE DRAIN IN THE SPECIFICATIONS.
b) SEWER PIPE UNDER TRAVEL PORTION OF ROADS TO BE INSTALLED IN ACCORDANCE WITH STANDARD DETAILED DRAWING No. 02 IN THE SPECIFICATIONS.
c) ALL OTHER SEWER PIPE TO BE INSTALLED IN ACCORDANCE WITH DETAIL "B"
d) ALL CONCRETE TILE AND TILE-PIPE JOINTS TO BE WRAPPED WITH GEOTEXTILE IN ACCORDANCE WITH SECTION C.8 IN THE SPECIFICATIONS.
e) NO CONSTRUCTION EQUIPMENT OR FARM MACHINERY SHALL CROSS OVER THE MOUNDING BACKFILLED TILE TRENCHES UNTIL SUFFICIENT SETTLEMENT HAS OCCURRED.
 - STRIP AND STOCKPILE TOPSOIL FROM CONSTRUCTION AREA (4 METRE WIDTH) EXCEPT LANEWAYS & ROADS. EXCESS SPOIL TO BE LEVELLED AND TOPSOIL RELEVELLED OVER SPOIL, MOUNDING TRENCH AND REMAINING CONSTRUCTION AREA.
 - WHERE THE TILE SIZE IS LARGER THAN 675mm, THE EXCESS TRENCH MATERIAL (APPROXIMATELY EQUAL TO THE VOLUME OF THE TILE BEING INSTALLED) SHALL BE HAULED AWAY AND DISPOSED OF BY THE CONTRACTOR. ENOUGH MATERIAL SHALL BE RETAINED TO PROVIDE SUFFICIENT MOUNDING OVER TILE TO ALLOW FOR SETTLEMENT.

OPEN PORTIONS

- EXISTING DITCH BOTTOM ONLY TO BE CLEANED OUT IN ACCORDANCE WITH SPECIFICATIONS UNLESS OTHERWISE NOTED ON PROFILES AND IN SECTIONS.
- WORK TO BE COMPLETED FROM AND EXCAVATED MATERIAL TO BE DEPOSITED AND LEVELLED ON THE FOLLOWING SIDES OF THE DITCH IN ACCORDANCE WITH SECTION B.5 IN THE SPECIFICATIONS.
OPEN PORTION
STA. +0 + 05 TO STA. +0 + 103 - SOUTH SIDE AND HAULED TO NEW RESIDENTIAL LOTS, EXACT LOCATION TO BE DETERMINED AT PRE-CONSTRUCTION MEETING.
STA. +0 + 05 TO STA. +0 + 450 - NORTH SIDE AND LEVELLED.
WEST ROAD DITCH
STA. +0 + 635 TO STA. +0 + 695 - EAST SIDE AND HAULED TO NEW RESIDENTIAL LOTS, EXACT LOCATION TO BE DETERMINED AT PRE-CONSTRUCTION MEETING.
- A 2.1 METER WIDE BUFFER STRIP OF NEW & EXISTING VEGETATION BETWEEN THE TOP OF THE BANK AND THE CULTIVATED LANDS ON BOTH SIDES OF THE DITCH SHALL BE MAINTAINED AS PART OF THE OPEN PORTION OF THE DRAIN.
- NEWLY EXPOSED DITCH BANKS ARE TO BE SCARIFIED AND HAND SEEDING UPON COMPLETION OF CONSTRUCTION IN ACCORDANCE WITH SECTION B.11 IN THE SPECIFICATIONS.
- SILT FENCE TO BE PLACED ACROSS DITCH BOTTOM AT STA. +0 + 050 & STA. +0 + 311 DURING CONSTRUCTION TO PREVENT SILT FROM FLUSHING DOWNSTREAM, AND ARE TO BE MAINTAINED AS NECESSARY DURING CONSTRUCTION. SILT FENCE AND SILT TO BE REMOVED AND DISPOSED OF AFTER CONSTRUCTION.
- THE USE OF BRUSH HOG OR COMPARABLE ROTARY MOWER EQUIPMENT SHALL BE LIMITED TO VEGETATION WITH A DIAMETER OF 100mm OR LESS. ANY DEBRIS LEFT FROM SUCH OPERATIONS MEASURING 450mm IN LENGTH OR 30mm IN DIAMETER OR LARGER SHALL BE PILED AS PER SPECIFICATIONS SIMILAR TO TREE TOPS. IN ALL CIRCUMSTANCES, INCLUDING BRUSH HOG OR ROTARY MOWER STUMPS SHALL BE CUT TO A SMOOTH SURFACE THAT IS FLUSH WITH THE GROUND SURFACE. ALL REMNANTS OF SUCH OPERATIONS SHALL BE CLEANED UP TO THE DRAINAGE SUPERINTENDENT AND/OR ENGINEER'S APPROVAL.
- BONDED FIBRE MATRIX SHALL BE FLEXITERA HP-R5M APPLIED AT 5100g/HECTARE. BRY SHALL BE APPLIED WITH A 50 DEGREE TIP AND 100% SOIL SURFACE COVERAGE.

LOT LEGEND

ROLL NO.	OWNERSHIP	HECTARES OWNED
LOTS 1-19	BALLYMOTE DEVELOPMENTS INC.	
20) 040-057-10	L. ALLEN	0.36
21) 040-057	B. DEN OUDEN	0.25
22) 040-056	E. KETELAAR	0.13
23) 040-055	D. EVANITSKI & M. PAZITNY	0.14
24) 040-054-02	DEVRIES BROTHERS AUTOMOTIVE LT	0.21
25) 040-054	2658061 ONTARIO LTD.	0.36
26) 040-049	J. ZEISNER	0.19
27) 040-048	T. ZAGORODNY & E. HUYS	0.14
28) 040-047-01	N. & E. SHIPLEY	0.19
29) 040-047	N. & E. SHIPLEY	0.14
30) 040-046-20	W. & D. SHIPLEY	0.18
31) 040-046-15	V. & H. VIEIRA	0.48
32) 040-046-10	J. & T. MONIZ	0.24
33) 040-046-05	G. & V. WOOD	0.24
34) 040-045	MORCAL INVESTMENTS INC	0.21
35) 040-044	W. & S. THOMAS	0.20
36) 040-042	M. VIEIRA	0.28
37) 040-041	D. HAMPTON	0.21
38) 040-021	L. & M. ARDIEL	0.27
39) 040-020	A. & K. ARDIEL	0.15
40) 040-019	S. GUYMER & S. LAMOTHE	0.15
41) 040-026-01	T. PEDISIC	0.15
42) 040-026-03	R. & D. TUCKER	0.15
43) 040-016	D. & L. FIRBY	0.14
44) 040-015	S. & J. HOLTZ	0.24
45) 040-013-01	A. & J. HEPBURN	0.13
46) 040-013	K. & K. GNANAKUMAR	0.12
47) 040-013-02	D. PLANTINGA	0.22
48) 040-013-03	C. & D. BROWNRIGG	0.24
49) 040-013-04	D. & A. ALLEN	0.25
50) 040-013-05	W. SHIPLEY	0.25
51) 040-013-06	D. & M. COX	0.25
52) 040-013-07	J. LAMBERT	0.25
53) 040-013-08	S. & C. ELLIOTT	0.25
54) 040-012	C. TOLING	0.25



PLAN LEGEND

- LIMIT OF WATERSHED AREA
- PROPOSED DRAINAGE WORKS
- EXTERIOR OR INTERIOR WATERSHED
- EXIST. DRAIN TO BE INCORPORATED
- EXIST. MUNICIPAL DRAIN
- PRIVATE TILE OR SURFACE WATER RUN
- EXIST. WATERCOURSE OR PRIVATE DITCH
- ASSESSMENT ROLL NUMBER
- OWNERS NAME
- HECTARES OWNED

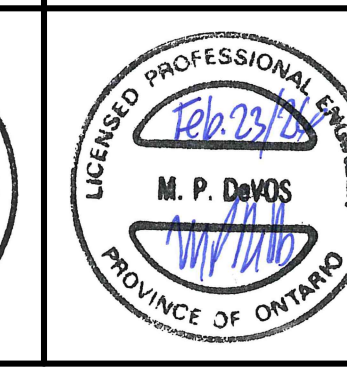
BALLYMOTE DRAIN 2025

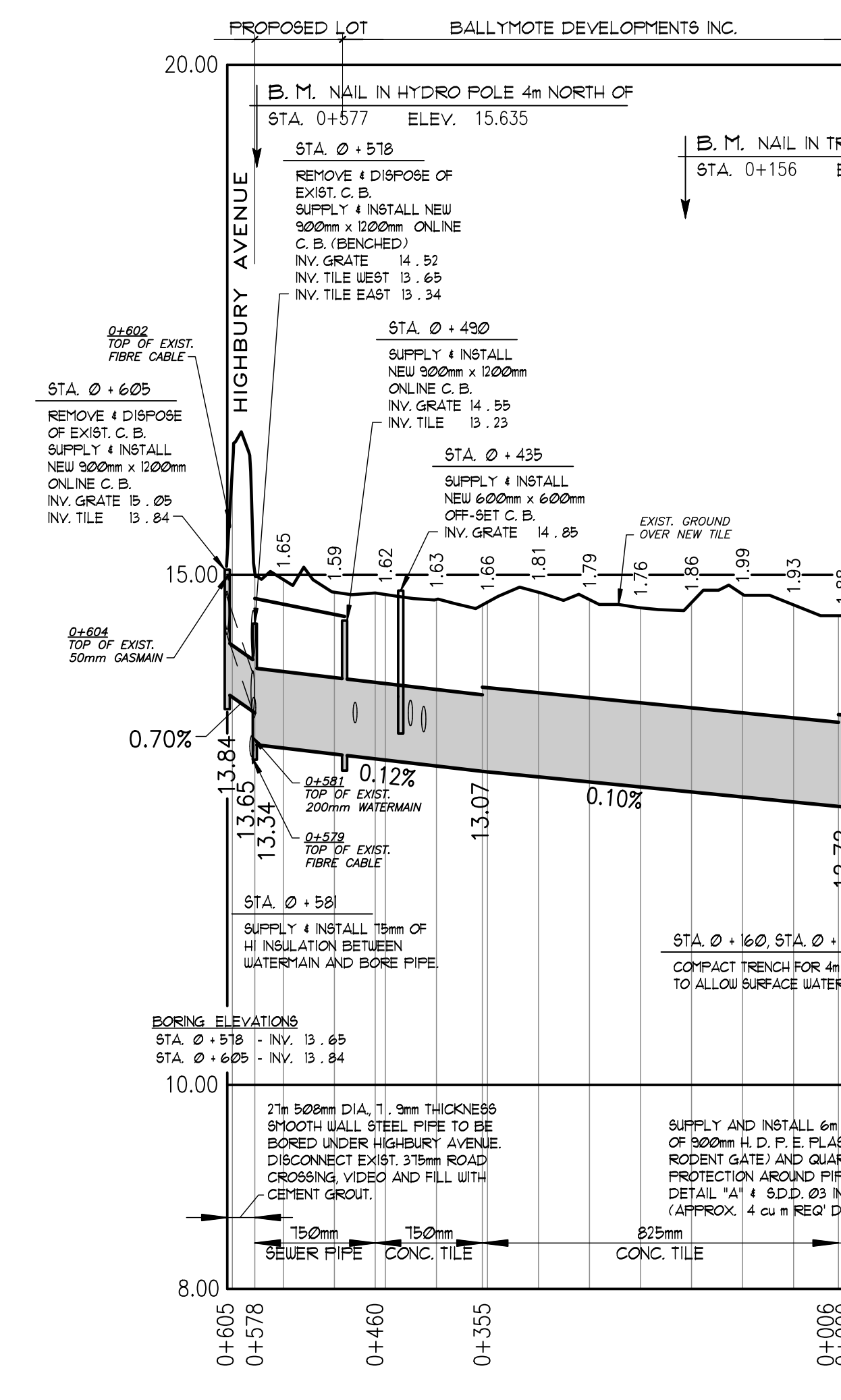
Municipality of **middlesex centre**
in the centre of it all

Drainage Superintendent: DAN ANDERSON 519-666-0190 EXT. 229	No. 1	REVISIONS	DATE
		RESUBMITTED	FEB. 23/26

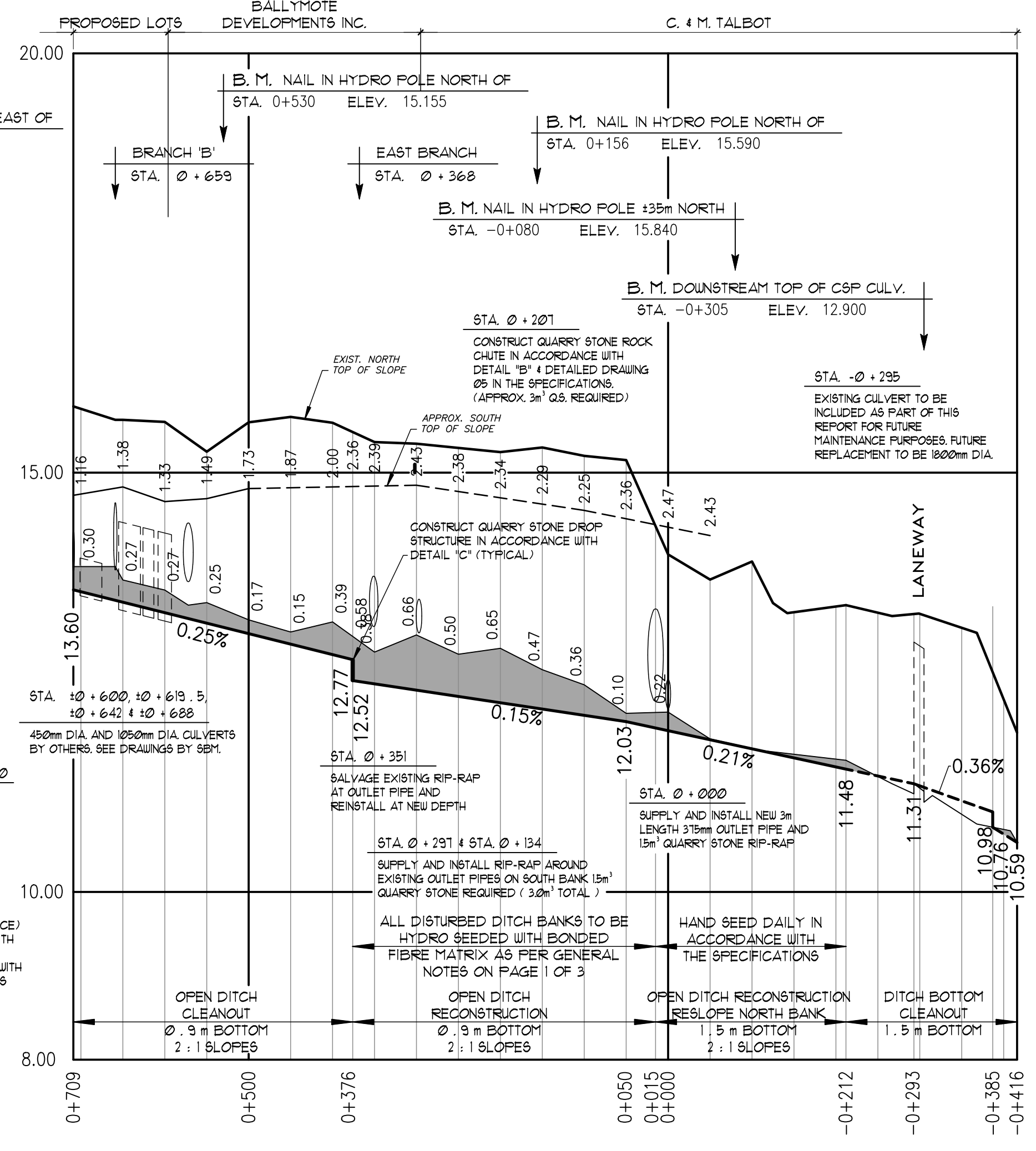
Drawn By: AV	Field Book	JOB No.	Drawing No.
Date: DEC. 4, 2025	D - 219	2 2 4 2 3 2	1 of 3

SPRIET ASSOCIATES
LONDON LIMITED
CONSULTING ENGINEERS
155 YORK STREET - LONDON (519) 672-4100 - NEA 1A8

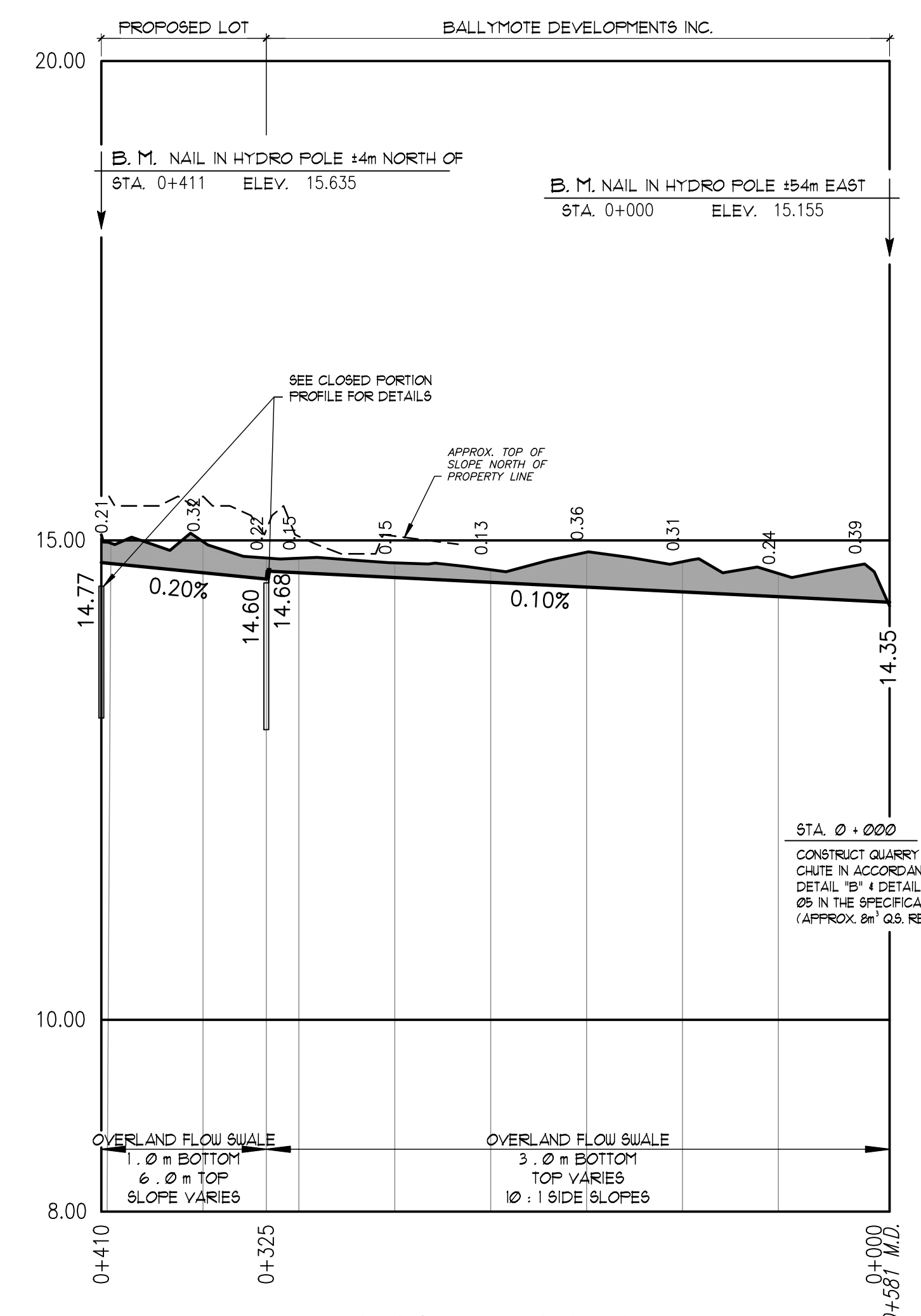




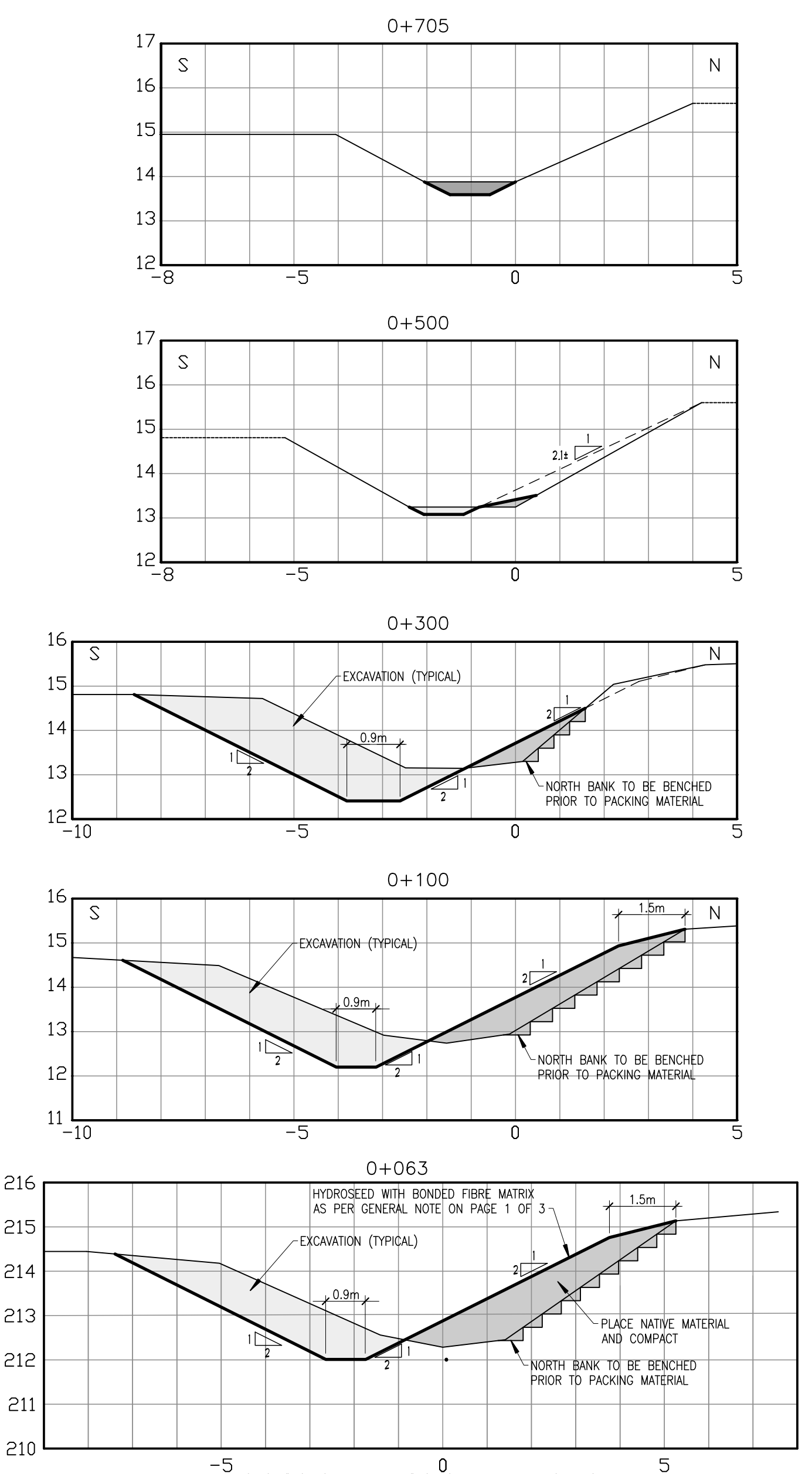
EAST BRANCH PROFILE
SCALE: HOR. 1:5,000
VERT. 1:50



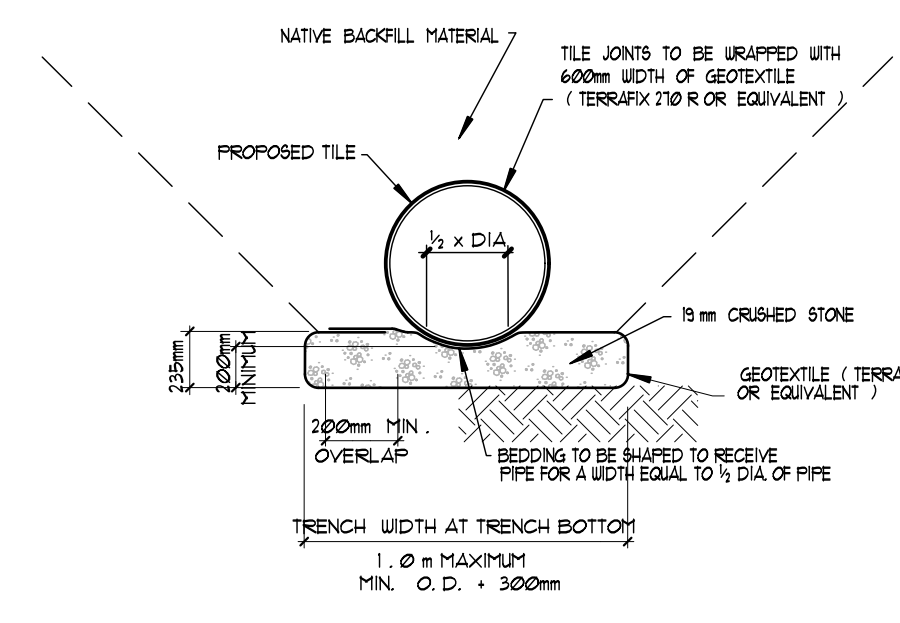
MAIN DRAIN - OPEN PROFILE
SCALE: HOR. 1:5,000
VERT. 1:50



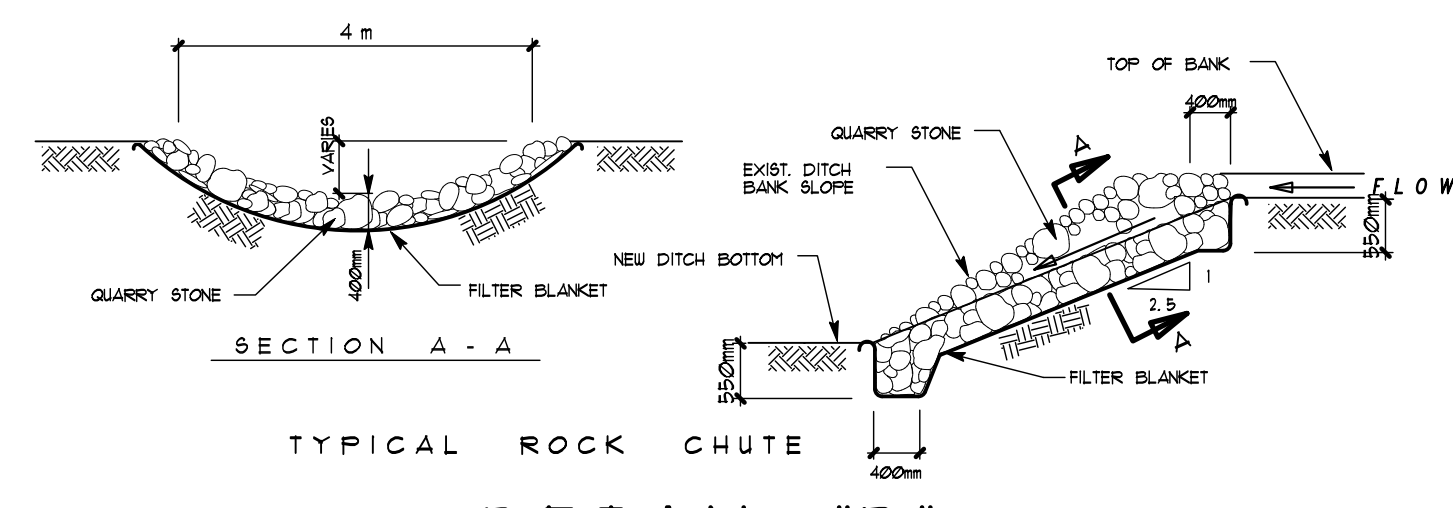
EAST BRANCH OVERLAND FLOW ROUTE
SCALE: HOR. 1:2,500
VERT. 1:50



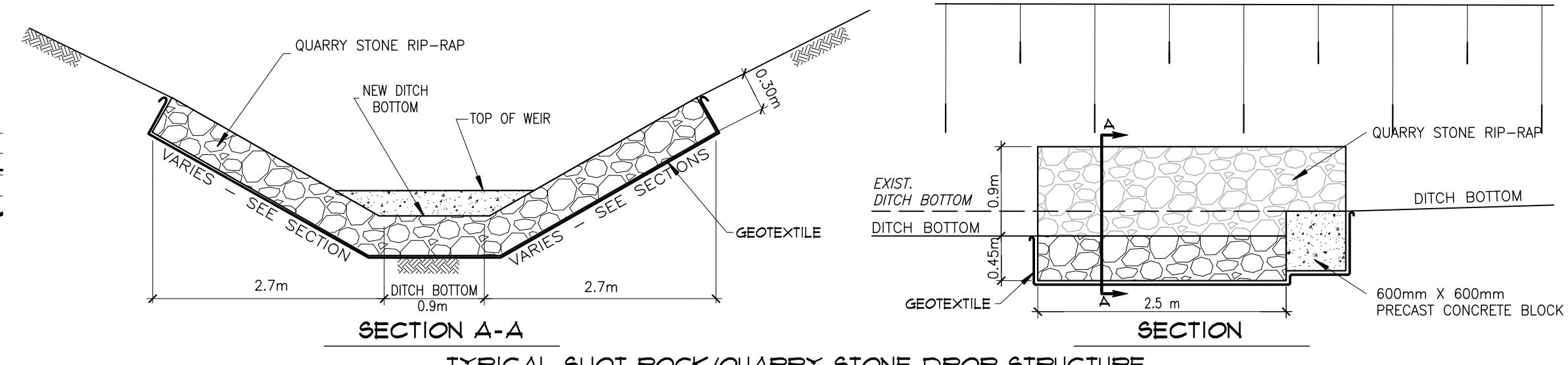
MAIN DRAIN - OPEN PORTION SECTIONS
SCALE 1:100



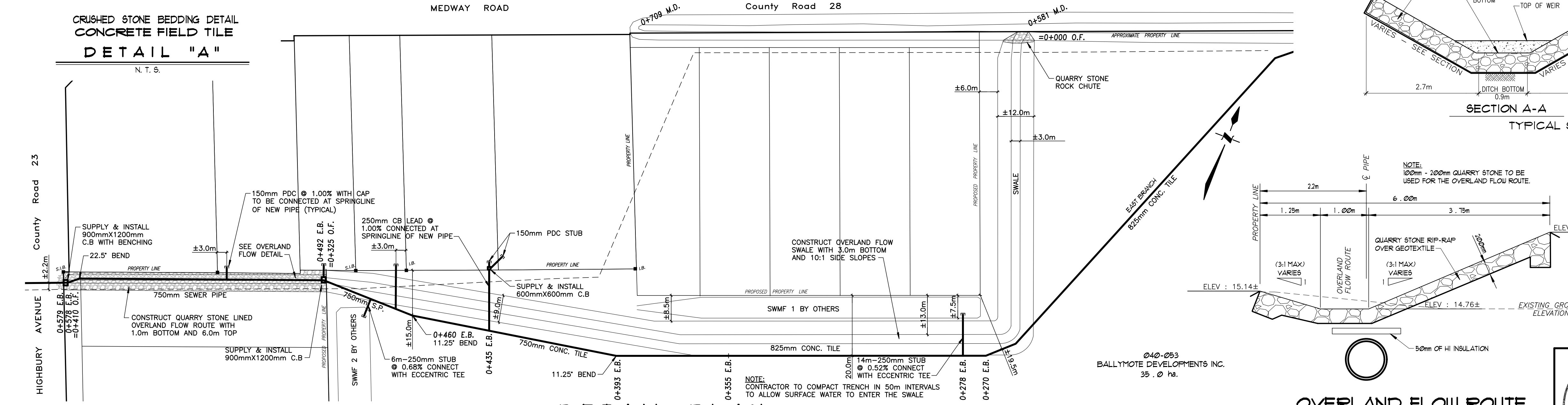
CRUSHED STONE BEDDING DETAIL CONCRETE FIELD TILE DETAIL 'A'
N.T.S.



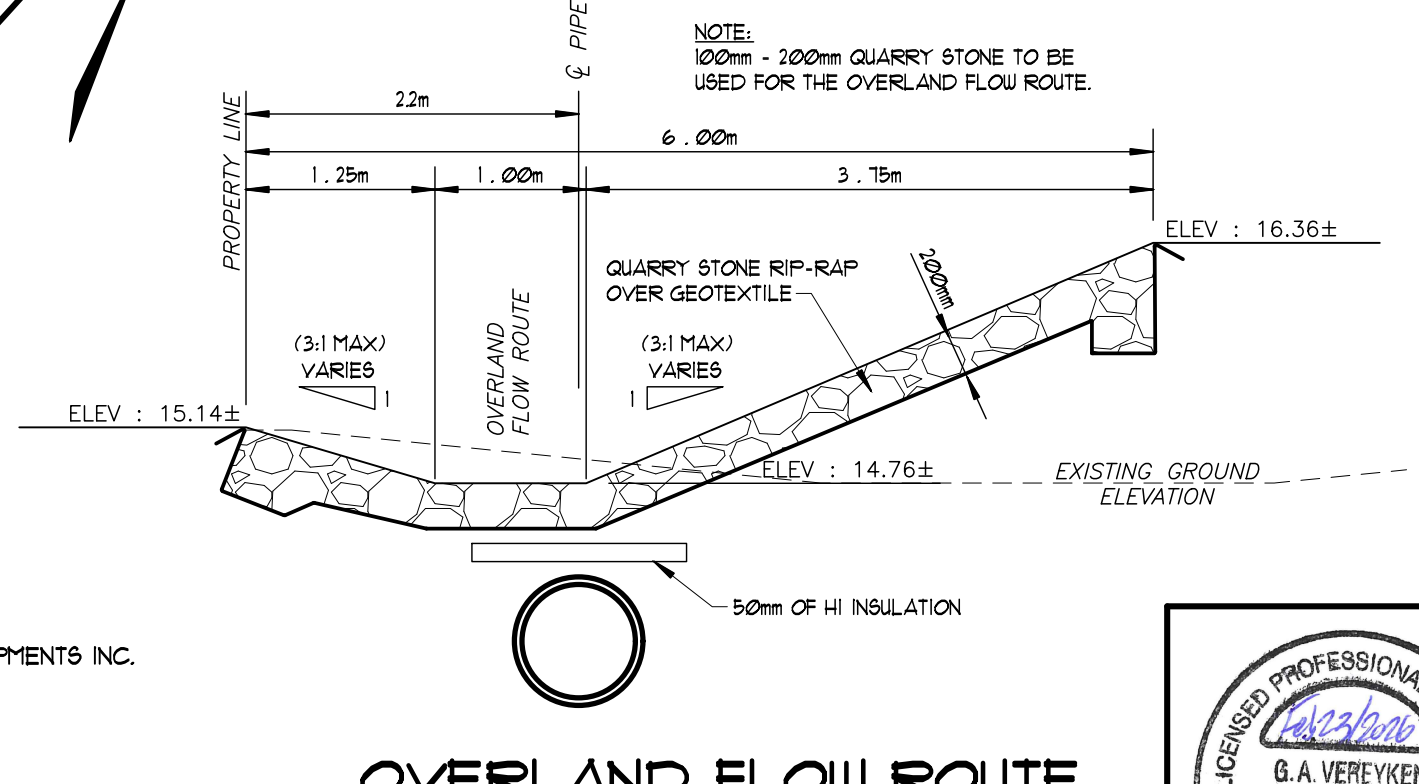
DETAIL 'B'
N.T.S.



TYPICAL SHOT ROCK/QUARRY STONE DROP STRUCTURE DETAIL 'C'
N.T.S.



DETAIL PLAN
SCALE 1:150



OVERLAND FLOW ROUTE STATION 0+400
SCALE 1:100

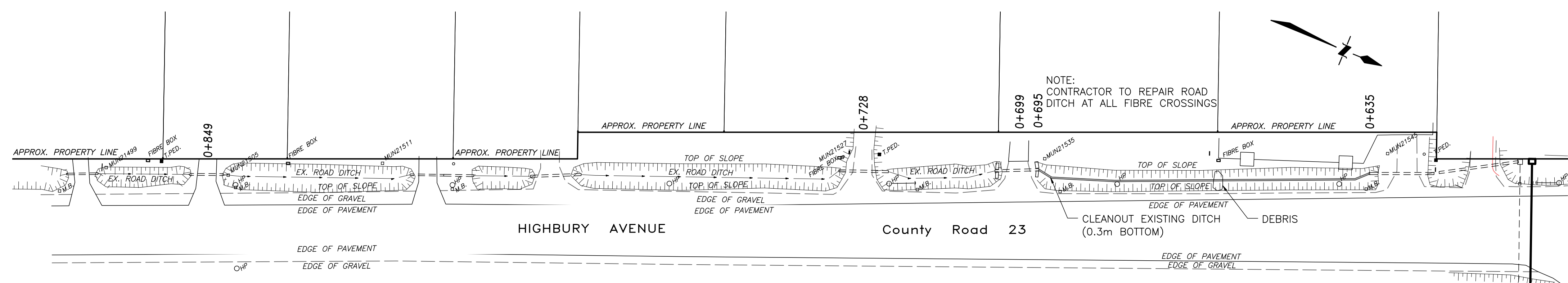
BALLYMOTE DRAIN 2025
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Drawn By: AV	Field Book D - 219	JOB No. 2 2 4 2 3 2	Drawing No. 2 of 3
Date: DEC. 4, 2025	PROFILES & DETAILS		

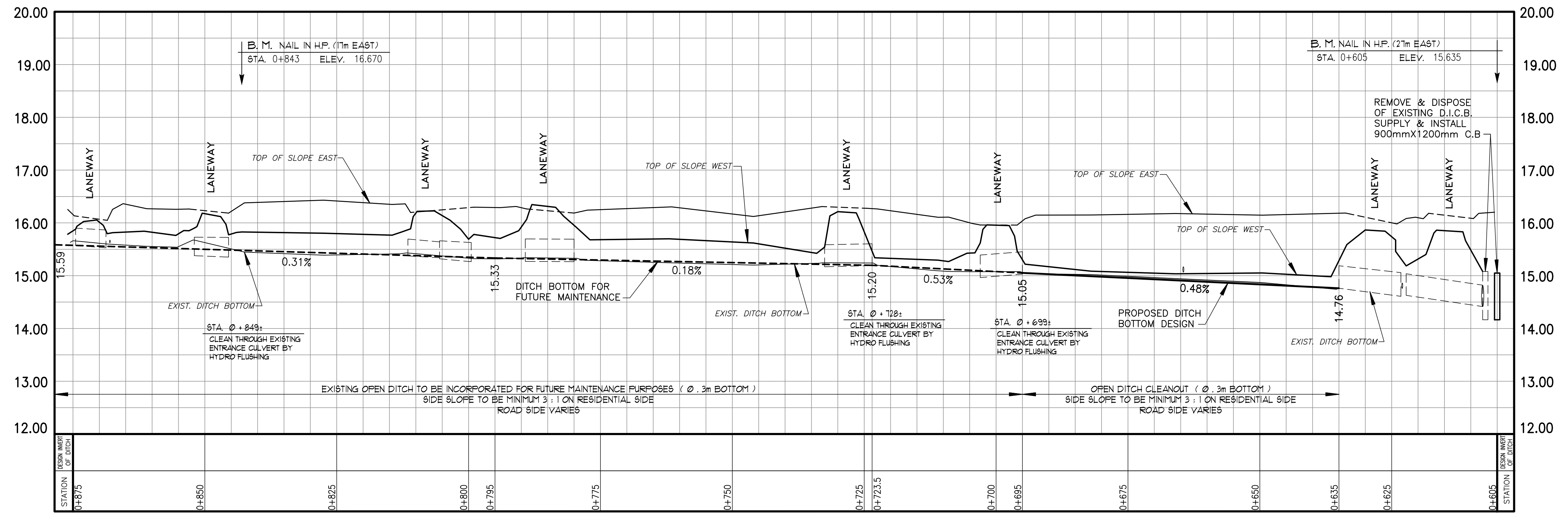
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155 YORK STREET - LONDON (519) 672-4100 - NEA 1A8

PROFESSIONAL ENGINEER
G.A. VEREYKEN
10050821
PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER
M.P. DAVOS
10050821
PROVINCE OF ONTARIO



ROAD PORTION DETAIL

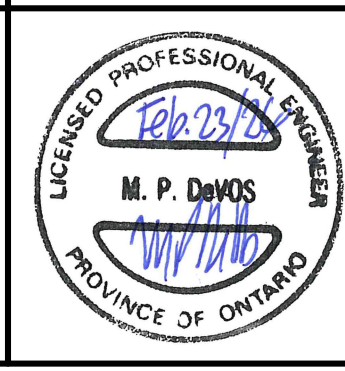


EAST BRANCH - WEST ROAD PORTION

SCALE: HOR. 1:500
VERT. 1:50

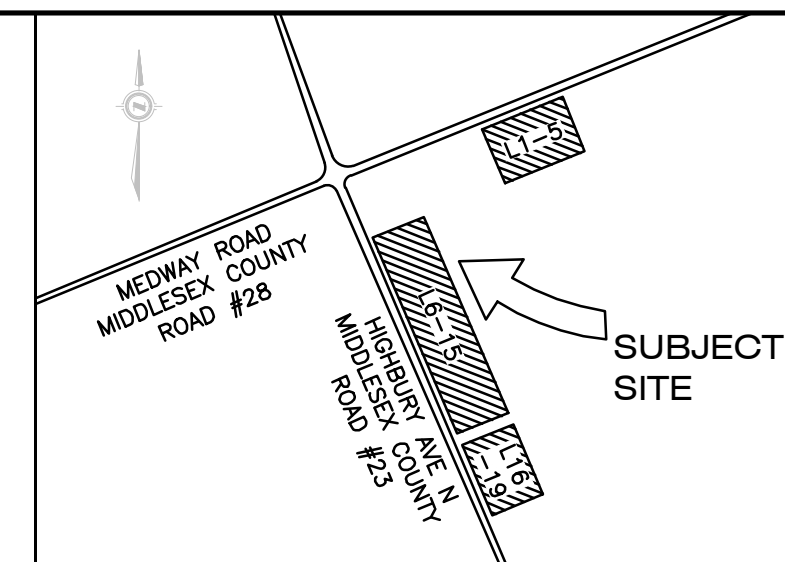
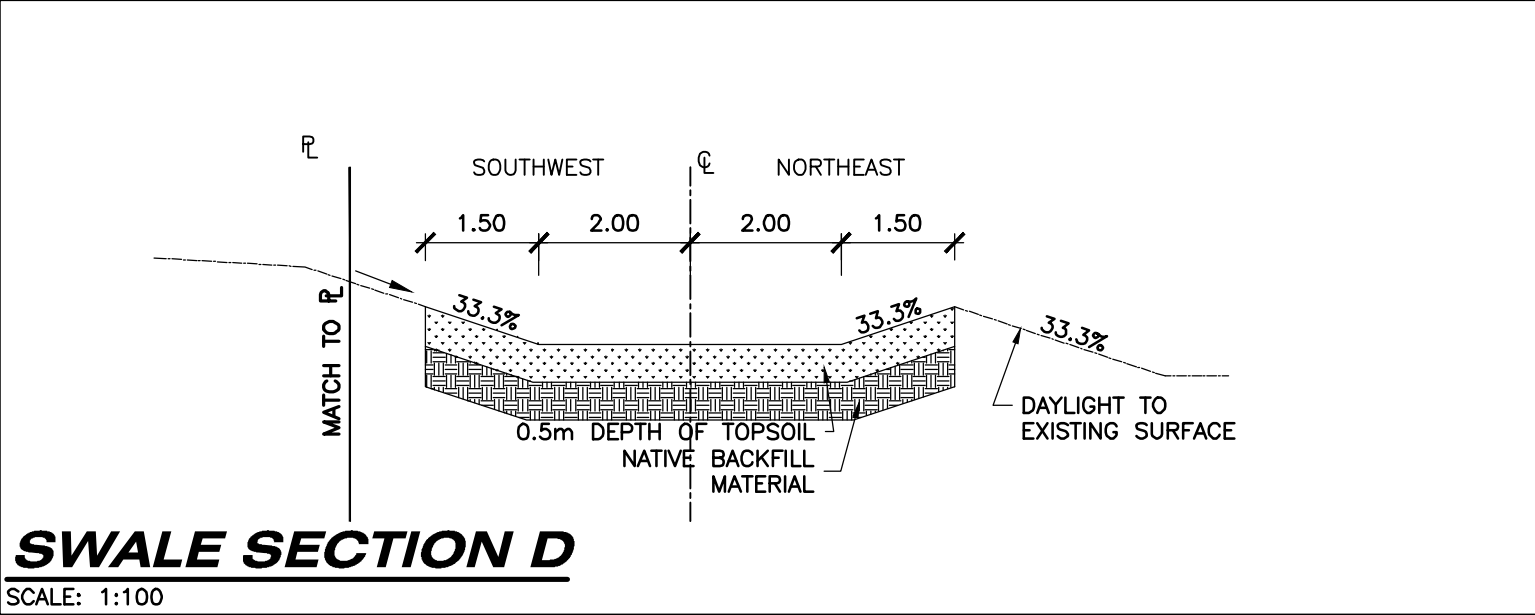
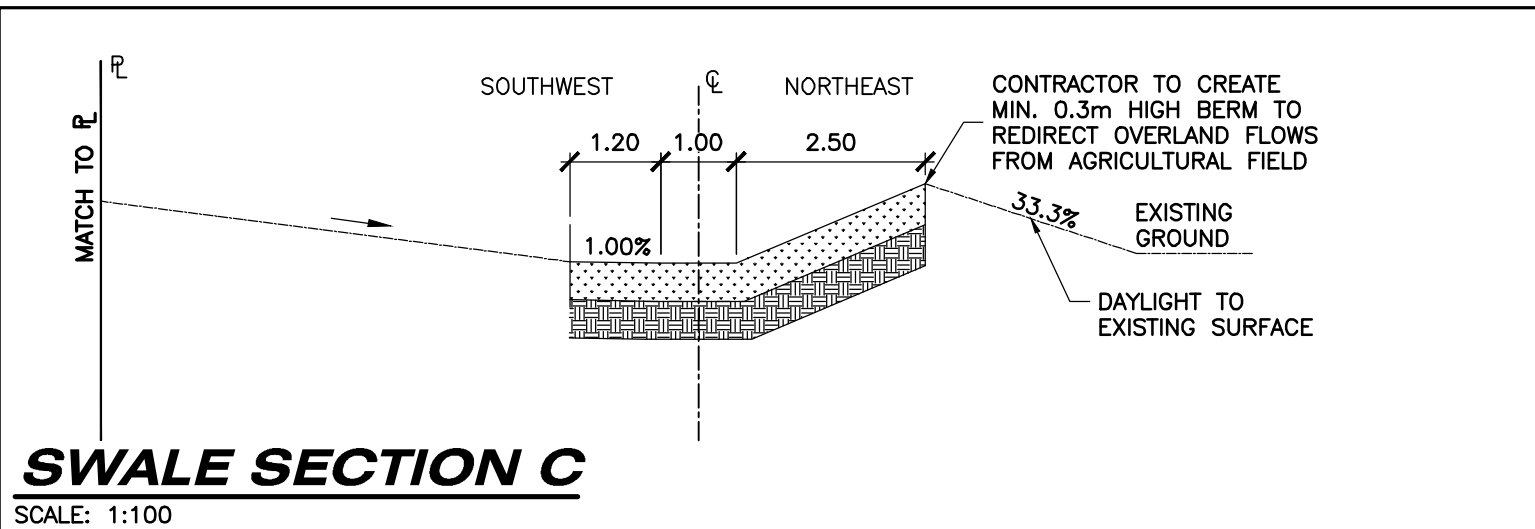
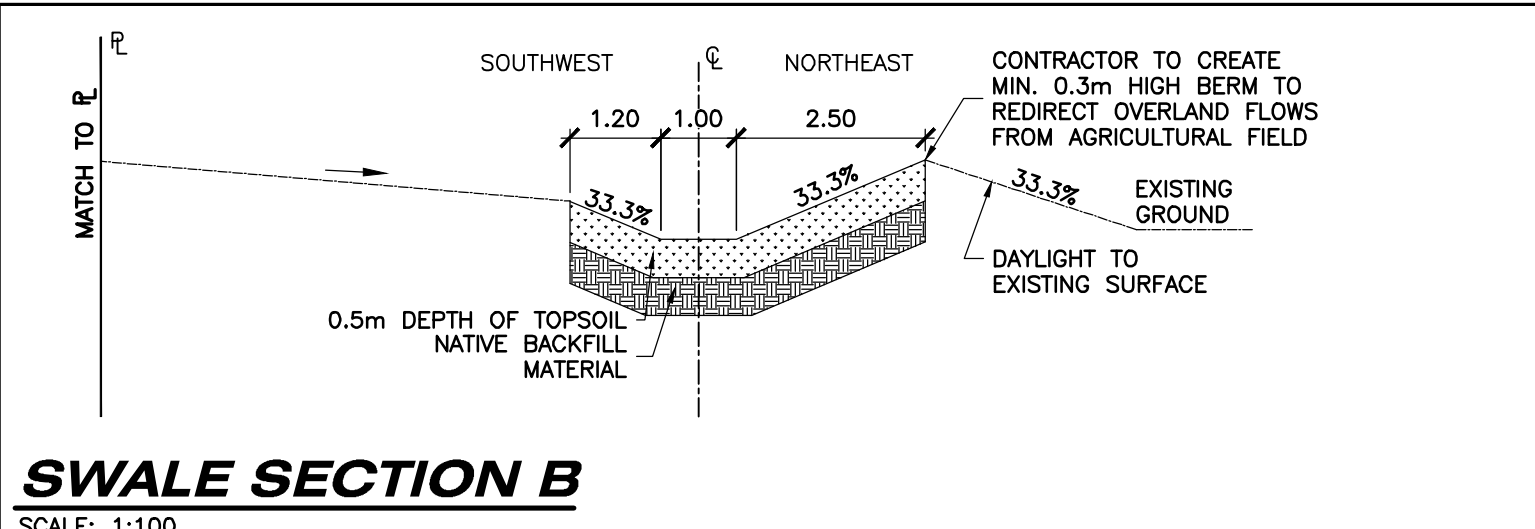
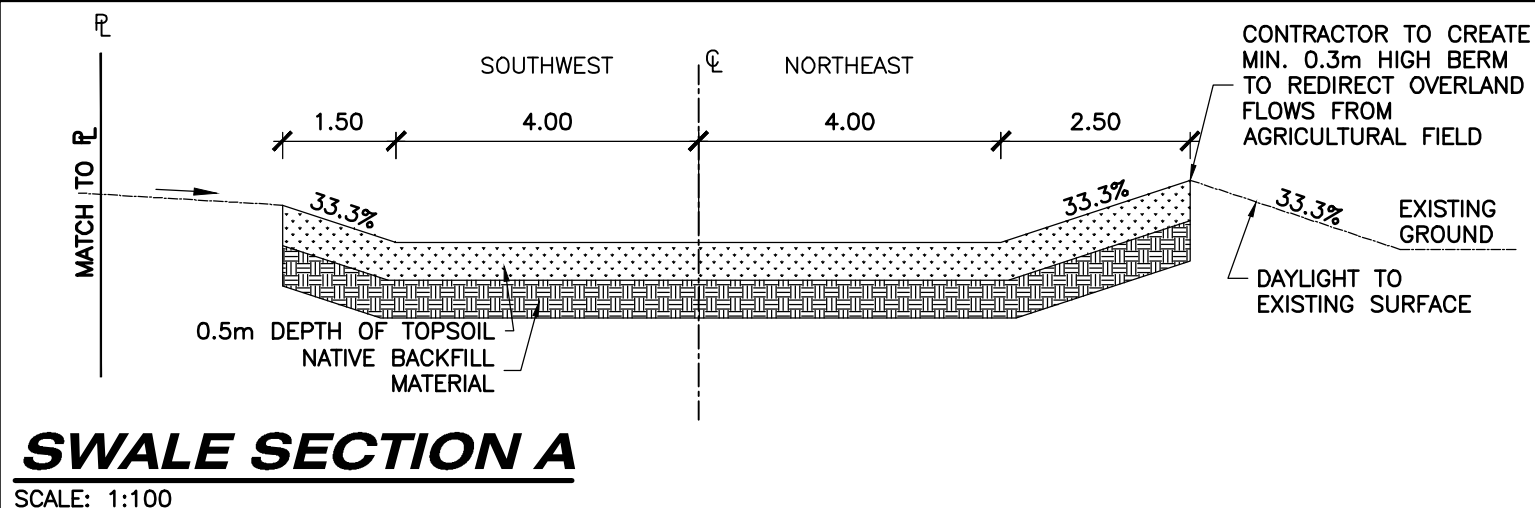
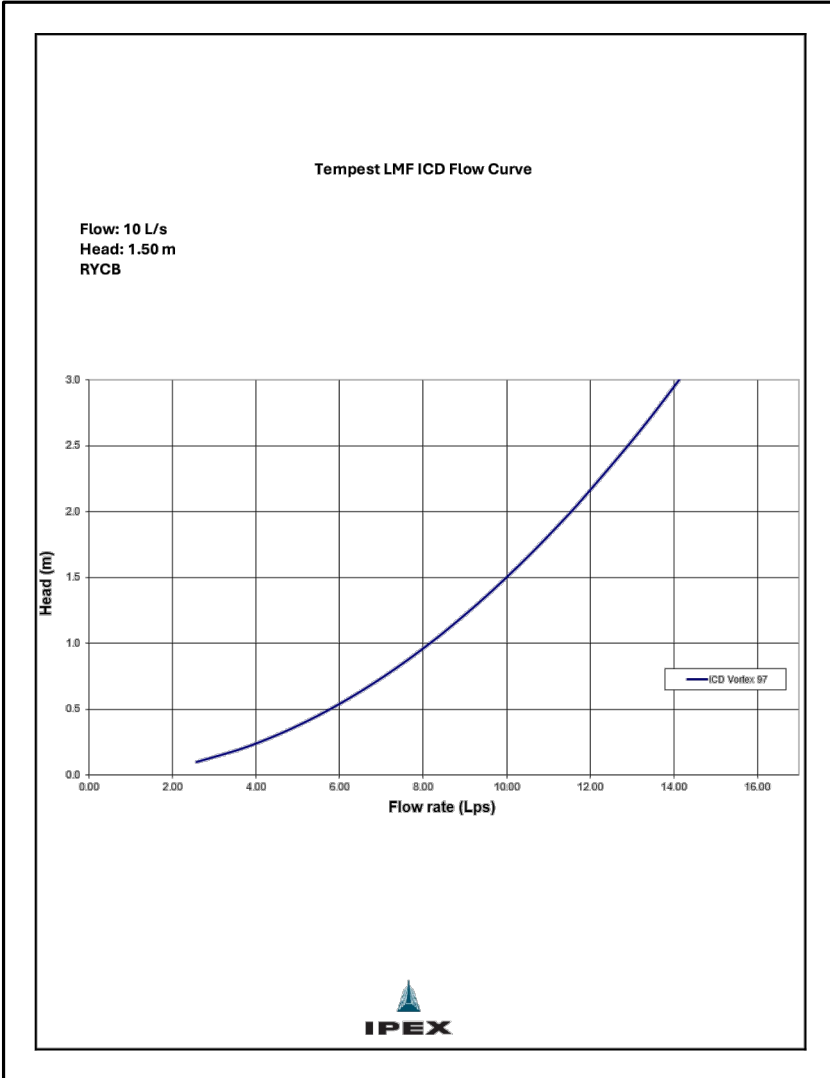
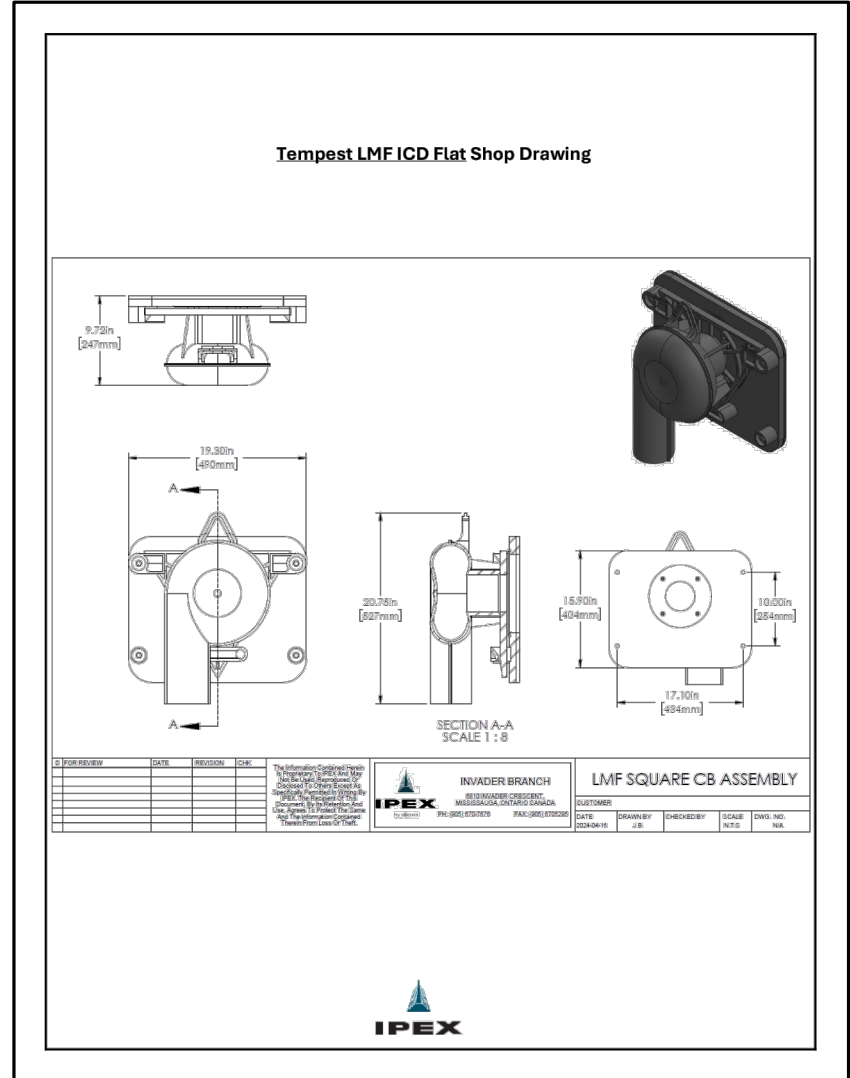
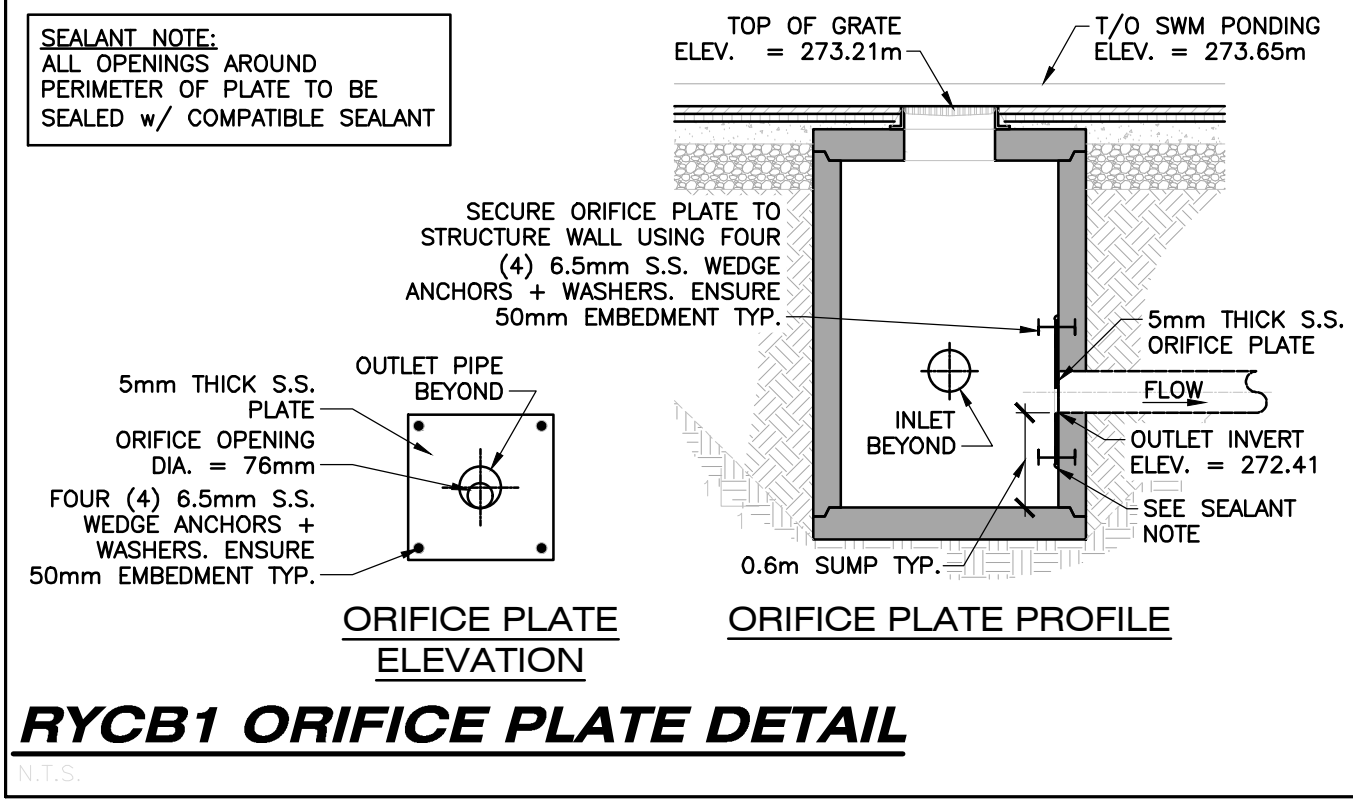
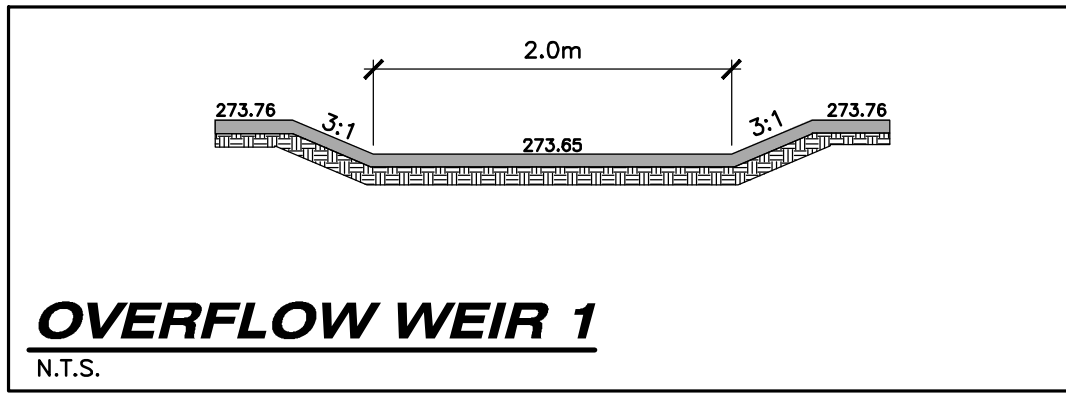
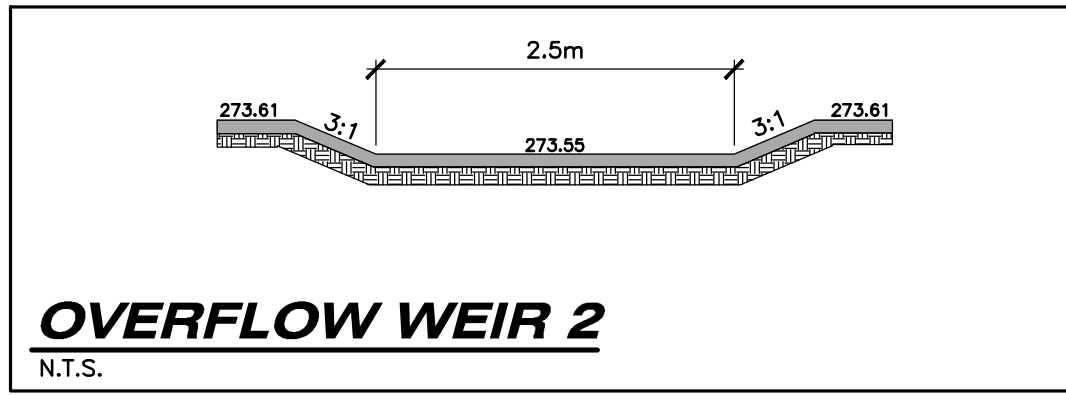
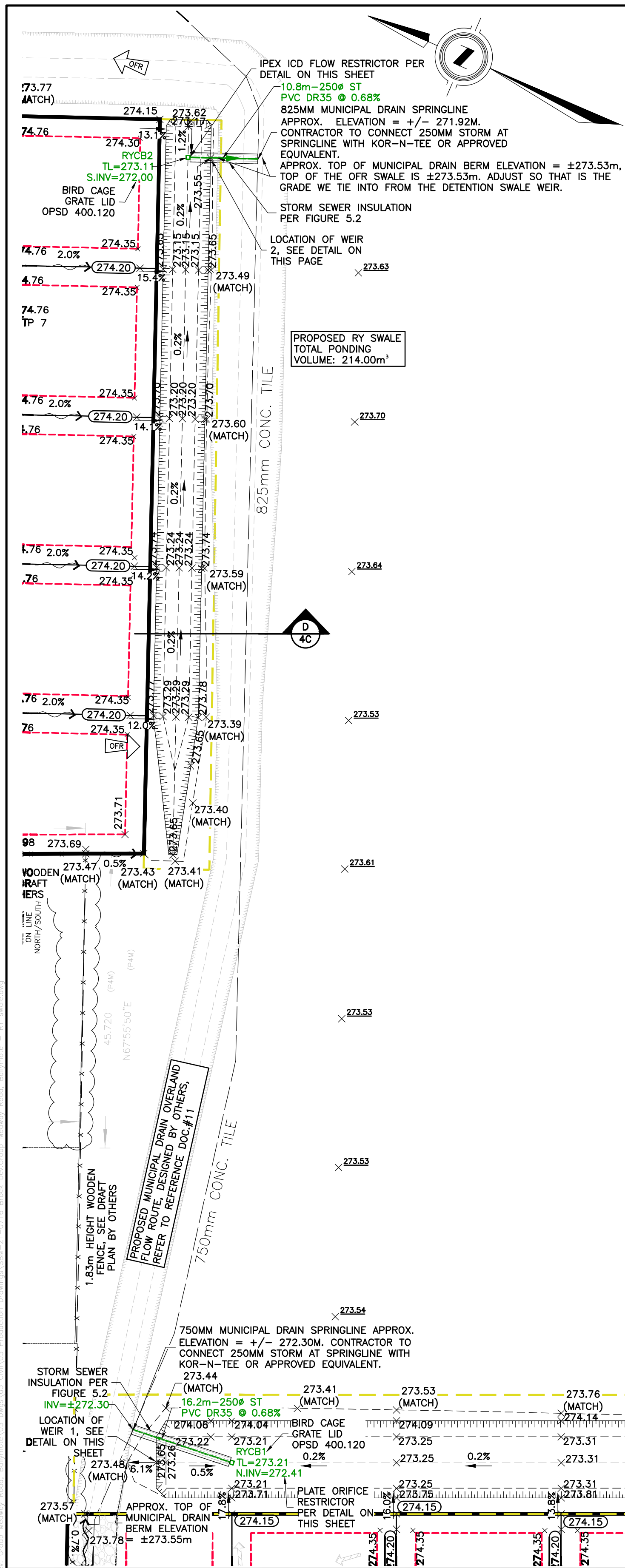
BALLYMOTE DRAIN 2025
Municipality of **middlesex centre**
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Drawn By: AV	Field Book D - 219	JOB No. 224232	Drawing No. 3 of 3
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LEGAL INFORMATION
 PART OF NORTH HALF OF LOT 8 CONCESSION 6
 IN THE (GEOGRAPHIC TOWNSHIP OF LONDON) 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 WALL.
 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)

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT	ENGINEER'S STAMP	C.TECH'S STAMP	CLIENT	SCALE	TITLE	PROJECT No.
DESIGN	JSF/KC/UC	8	REVISED TO MUNICIPALITY COMMENTS	05/10/22	JSF	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			BROCK DEVELOPMENT GROUP 1584 ROUTLEDGE PARK LONDON, ONTARIO N6H 5L6 P: 519.281.6769 E: INFO@BROCKDVG.COM	SCALE 5.0 0 1:500 10.0m	GRADING PLAN - REAR YARD DETENTION SWALES BALLYMOTE SUBDIVISION 21488 HIGHBURY AVE N BALLYMOTE, ON	SBM-21-0716 SHEET No. 4C PLAN FILE No.
DRAWN	JSF	9	REVISED TO MUNICIPALITY COMMENTS	20/01/23	JSF							
CHECKED	LS	10	REVISED TO MUNICIPALITY COMMENTS	21/04/23	JSF							
APPROVED	BH/KC	11	REVISED TO MUNICIPALITY COMMENTS	15/11/23	JSF							
DATE	30/01/2026	12	REVISED TO CLIENT COMMENTS/DRAFT PLAN REVISIONS	31/01/24	JSF							
		13	REVISED TO MUNICIPALITY COMMENTS	04/04/25	JSF							
CAD	21-0716	14	REVISED TO MCX COMMENTS	30/04/25	JSF							
		15	OFFSITE WORK PRE-SERVICING WORKS IFC	26/11/25	FZ							
		16	REVISED SUBDIVISION SWM	30/01/26	FZ							

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1 & 5