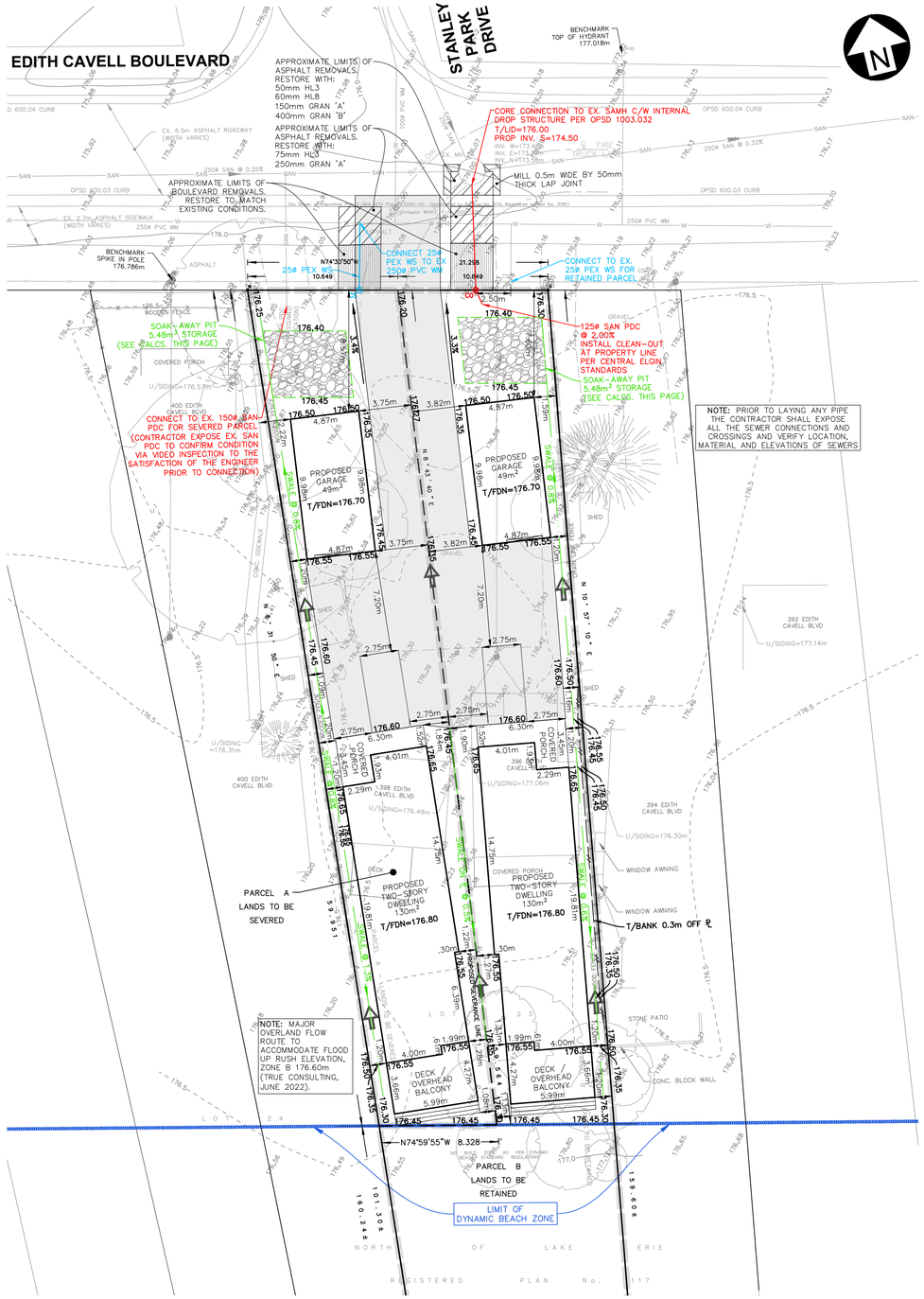


Municipality of Central Elgin
Received
Dated: April 24, 2026

GENERAL NOTES

1. TIME IS OF THE ESSENCE. THE CONTRACTOR SHALL CO-OPERATE WITH ANY UTILITY COMPANIES WHO MAY BE ON SITE.
2. LOCATIONS OF ALL UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR TO CONFIRM WITH LOCATES PRIOR TO STARTING WORK ON SITE.

   THE LOCATION OF UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING ALL POTENTIALLY CONFLICTING UTILITIES, INCLUDING EXISTING WATERMAINS AND SEWERS FOR GRADECHECKS BEFORE LAYING ANY PIPES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORTING ALL UTILITY POLES, AS REQUIRED.

   IF ANY CONFLICTS WITH THE EXISTING WATER OR SANITARY SERVICE IS NOTED ON SITE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
3. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND REPORT ANY DISCREPANCIES TO ENGINEER FOR RESOLUTION BEFORE STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN THE FLOW OF ALL EXISTING DRAINS ENCOUNTERED, WHETHER SHOWN ON DRAWINGS OR NOT AND SHALL, WHERE REQUESTED, CONNECT THE DRAINS INTO THE APPROPRIATE SANITARY OR STORM SEWERS. CONNECTIONS SHALL BE PAID AT UNIT PRICES BID FOR P.D.C.'s OR CB LEADS AS DIRECTED BY THE ENGINEER. ANY ABANDONED PIPES NOT REMOVED SHALL BE SEALED WITH CEMENT MORTAR.
5. ALL SEWERS AND WATERMAINS, INCLUDING CATCHBASIN LEADS AND PRIVATE DRAIN CONNECTIONS, WHETHER EXISTING OR INSTALLED BY THIS CONTRACTOR, WHICH ARE EXPOSED BY A TRENCH, EXCAVATED FOR A PIPE CROSSING TO BE INSTALLED AT A LOWER GRADE OR UNDERMINED FOR ANY OTHER REASONS, SHALL BE SUPPORTED WITH WELL-COMPACTED STONE BEDDING EXTENDING TO THE LOWER PIPE BEDDING. IF THE DIFFERENCE IN PIPE ELEVATIONS IS SUFFICIENT TO ALLOW COMPACTION OF BACKFILL BELOW THE UNDERMINED PIPE WITH A COMPACTOR, THE REQUIREMENTS OF STONE WILL THEN BE REDUCED TO THE DEPTH OF BEDDING INACCESSIBLE BY THE COMPACTOR.
6. CONTRACTOR TO EXPOSE AND VERIFY SANITARY SERVICES ELEVATIONS IN LOCATION OF PROPOSED INSPECTION MANHOLE AND SERVICES TO 398 EDITH CAVELL BLVD PRIOR TO INSTALLATION OF NEW 125mm DIAMETER SANITARY SERVICE TO 396 EDITH CAVELL BLVD. SANITARY PDC's SHALL BE EXTENDED AT STRAIGHT GRADE, WHERE POSSIBLE (2% MIN. OR AS SHOWN) TERMINATING AT THE PROPERTY LINE. SANITARY PDC CONNECTIONS TO MAINLINES MUST BE CUT IN VIA THE USE OF FACTORY TEE CONNECTIONS, DIRECTING FLOW DOWNSTREAM. SANITARY PDC's SHALL BE 125mmø PVC SDR 28 (WHITE PIPE).
7. BACKFILL UNDER OR WITHIN 1.0m OF EXISTING PAVEMENT SHALL BE GRANULAR IN NATURE. RESTORE ROAD BASE DISTURBED WITH 300mm GRANULAR 'B' AND 150mm GRANULAR 'A'. MILL 0.5m WIDE LAP JOINT (TYP.)
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING WATER SERVICE AT ALL TIMES. ALL WATERMAIN VALVES MUST BE OPERATED BY MUNICIPALITY OF CENTRAL ELGIN FORCES. CHLORINATED WATER MUST NOT BE DISCHARGED TO THE SANITARY SEWER: ON-SITE DECHLORINATION WILL BE REQUIRED. TIE-INS TO EXISTING SYSTEMS MUST BE DEFERRED UNTIL ISOLATED NEW MAINS ARE CHLORINATED, PRESSURE TESTED AND ACCEPTABLE QUALITY TESTING HAS BEEN COMPLETED.
9. TRACKING OF CLEATED EQUIPMENT WILL NOT BE PERMITTED ON PAVED SURFACES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE AT HIS COST.
10. NATIVE TRENCH BACKFILL WILL BE ACCEPTABLE AND ALL FILL MUST BE PLACED IN 300mm MAX. UNIFORM HORIZONTAL LIFTS (ALL LUMPS MUST BE CRUSHED) AND COMPACTED TO 95% PROCTOR, EXCEPT THE TOP 1.0m WHICH MUST BE COMPACTED TO 98%. EARTH FILL MUST BE SHAPED AND COMPACTED IMMEDIATELY TO AVOID SATURATION FROM SURFACE WATERS (NO RUTS OR DEPRESSIONS).
11. THE CONTRACTOR MUST OBTAIN THE ENGINEER'S APPROVAL FOR EACH PREPARED SURFACE BEFORE PROCEEDING WITH SUBSEQUENT WORK, i.e. SUBGRADE, GRANULAR 'B', ETC., TOPSOIL AND SUBSOIL ARE NOT TO BE MIXED.
12. RESTORATION SHALL BE INCLUDED IN PIPE PRICES, ETC. UNLESS OTHERWISE NOTED ON THE FORM OF TENDER. RESTORE DISTURBED AREAS WITH 100mm TOPSOIL AND SEED.
13. THE CONTRACTOR SHALL MAINTAIN ONE (1) LANE OF EDITH CAVELL BOULEVARD WHEN POSSIBLE DURING CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MTO BOOK 7 TO THE MUNICIPALITY OF CENTRAL ELGIN FOR APPROVAL PRIOR TO COMMENCING ANY WORK ONSITE.
14. ROOF LEADS SHALL BE DIRECTED TOWARDS INFILTRATION GALLERY.

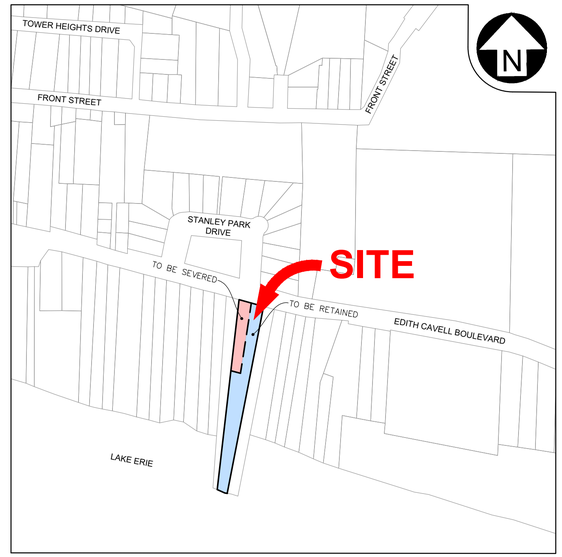
GRADING NOTES

DATUM – ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM 1928,
GEOID MODEL HT2_2010v70, REFERNCE FRAME NAD83 (CSRS) (2010.0)

BENCHMARKS – TOP OF HYDRANT, ELEV. = 177.018m
– SPIKE IN POLE, ELEV. = 176.786m

OTHER BENCHMARKS SHOWN ON THE DRAWINGS ARE NOT GUARANTEED BY THE MUNICIPALITY OF CENTRAL ELGIN OR BY CYRIL J. DEMEYERE LIMITED.

– ELEVATIONS SHOWN ARE FINISHED GRADE
– REAR YARD SWALES SHALL BE 2% MINIMUM GRADE EXCEPT AS SHOWN
– SWALE SLOPES SHALL BE 3:1 MAXIMUM (V–BOTTOM ACCEPTABLE).
– ALL YARDS SHALL BE GRADED AT 2% MINIMUM TO SWALES EXCEPT WHEN MATCHING EXISTING GRADES AS SHOWN.



KEY PLAN
SCALE 1:2,500

SOAK-AWAY PIT CALCULATIONS

DWELLING, COVERED PORCH AND DRIVEWAY = 193m²

REQUIRED STORAGE (20mm) = 193m² x 0.020m = 3.9m³

SOAK-AWAY PIT DIMENSIONS:
AREA=27.4m² (PARCEL A & PARCEL B)

DEPTH = 176.00m (176.45m–0.40m COVER)
–175.50m BTM
0.50m (STONE)

PROVIDED STORAGE (PARCEL A & PARCEL B)
=27.4m² x 0.50m x 0.40 (VOID RATIO)
=5.48m³

*ADDITIONAL STORAGE HAS BEEN PROVIDED TO ACCOMMODATE FLOWS FROM THE ADJACENT SIDE YARD SWALES

NOTES:
1. 50mm CLEAR STONE c/w NON-WOVEN FILTER CLOTH SURROUND
2. DIRECT ALL ROOF LEADERS TO PIT w/ 100mm PVC STORM @ 1.0% (MIN) c/w OVERFLOW RELIEF AT EACH DOWNSPOUT

SEDIMENT CONTROL NOTES

– PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
– ALL EROSION CONTROL MEASURES TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL RESTORATION IS COMPLETED.
– MAINTAIN AREA DISTURBED DURING CONSTRUCTION.
– PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE (TERRAFIX 270 R).
– CLEAN ALL SUMPS/SILT FENCES AND CHECK DAMS REGULARLY DURING CONSTRUCTION.
– 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.
– ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED BY OWNER FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY.

LEGEND

42.90 / 46.60	PROPOSED FINISHED ELEVATIONS / INTERIM FINISHED ELEVATIONS	PROPOSED SURFACE DRAINAGE, EXISTING	234.37	ORIGINAL ELEVATIONS (MAY NOT BE VALID NOW)	PROPOSED SANITARY SEWER
(43.30)	FINISHED GROUND ELEVATIONS AT FRONT OF BUILDING	DITCH/SWALE	234.63	ELEVATIONS AFTER EARTH GRADING	EXISTING SANITARY SEWER
<43.45>	PROPOSED TOP OF FOUNDATION	FENCE	234.95	TOP OF ENGINEERED FILL	FUTURE SANITARY SEWER
6	LOT NUMBER	MAJOR FLOW			PROPOSED STORM SEWER
[42.15]	MINIMUM FINISHED GROUND ELEVATIONS AT REAR	SIGN		CONIFEROUS, DECIDUOUS TREE	EXISTING STORM SEWER
	DRIVEWAY (ASPHALT)	UTILITY PEDESTAL		SHRUB	FUTURE STORM SEWER
		CLEAN-OUT		EDGE OF BUSH/DRIP LINE	PROPOSED WATERMAIN
					EXISTING WATERMAIN
					FUTURE WATERMAIN

	MAINTENANCE HOLE		
	CATCH BASIN		
WV	WATER VALVE		
WSCS	WATER SERVICE CURB STOP		
HYD	HYDRANT		
CS	CURB STOP		
	SITE LIMITS		

CONSULTANT:
CJDL Consulting Engineers
MUNICIPALITY OF CENTRAL ELGIN

Cyril J. Demeyere Limited
P.O. Box 460, 261 Broadway
Tillsonburg, Ontario, N4G 4H8
Tel: 519-688-1000
866-302-9886
Fax: 519-842-3235
cjdl@cjdleng.com

STAMP:

PROFESSIONAL ENGINEER
LICENSED
D.J. LYLE
100174772
24 APR 2026
PROVINCE OF ONTARIO

REVISION			
1	ISSUED FOR ZONING BY-LAW AMENDMENT	24 APR 2026	DJL
#	DESCRIPTION	DD/MM/YYYY	BY

GRADING AND SERVICING PLAN

CONTRACT #: 24035 **SCALE:** 1:200

PROJECT NAME: 396 & 398 EDITH CAVELL BOULEVARD
MUNICIPALITY OF CENTRAL ELGIN
DOMUS DEVELOPMENTS (LONDON) INC.

DRAWING #: 1

MUNICIPALITY OF CENTRAL ELGIN | 2026 EDITION

T:\ACAD Projects\2024\24035\04-Layouts\24035_Grading & Servicing Plan.dwg, 2026-04-24 4:31:03 PM, g.davey, 1:25.4