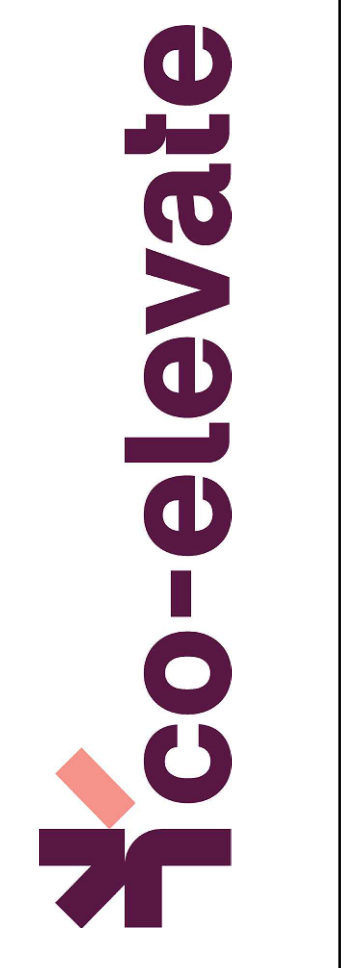


(GEOGRAPHIC TOWNSHIP OF YARMOUTH)

REGISTERED

LEGEND:

- SITE BOUNDARY/PROPERTY LINE
- ADJACENT SITE BOUNDARY/PROPERTY LINE
- EXISTING BUILDING
- DECIDUOUS/CONIFEROUS TREE
- DECIDUOUS/CONIFEROUS TREE TO BE REMOVED
- PROPOSED SILT FENCE
- PROPOSED TREE PRESERVATION FENCE
- EXTENTS OF MILL/PAVE LAP JOINT (REFER TO TYPICAL DETAIL)
- APPROX. EXTENTS OF REMOVALS



REV.	DESCRIPTION	DATE
01	ISSUED FOR CLIENT REVIEW	02-27-2025
02	ISSUED FOR SUBMISSION	02-28-2025

PROJECT No.	DESIGNED BY	SCALE
4939	KZ	1:50

THE CONTRACTOR MUST CHECK ALL DIMENSIONS AND VERIFY ALL DIMENSIONS ON THE PROJECT DISCREPANCIES ARE TO BE PROCEEDING WITH ANY CONSTRUCTION WORK.

DRAWINGS ARE NOT TO BE SCALED.

6012 SUNSET ROAD

CENTRAL ELGIN, ON

EXISTING CONDITIONS, REMOVALS, & ESC

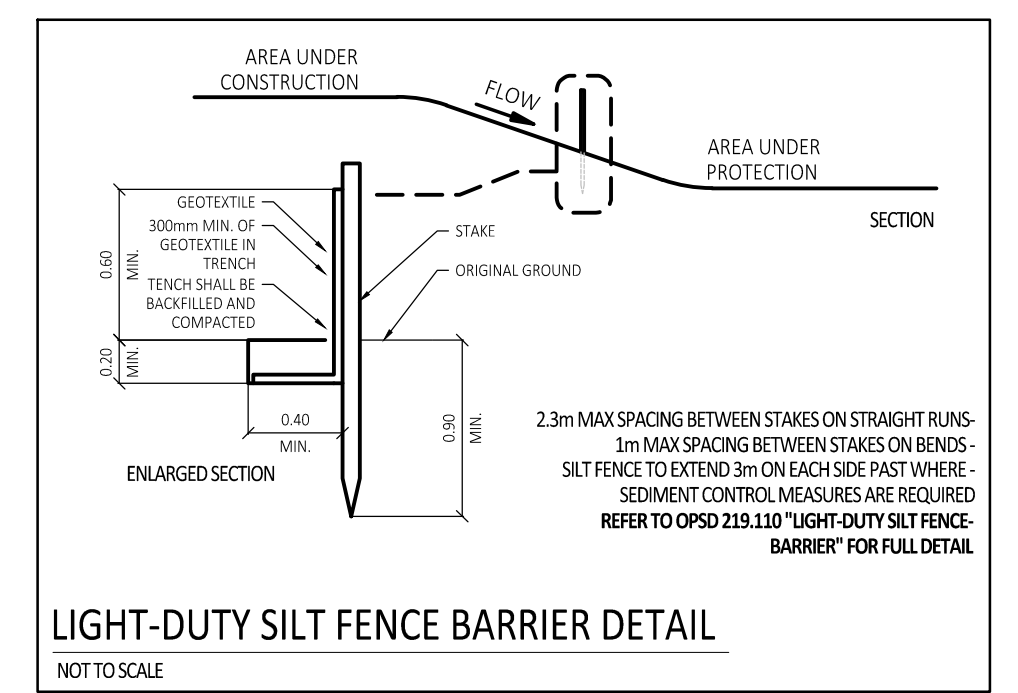
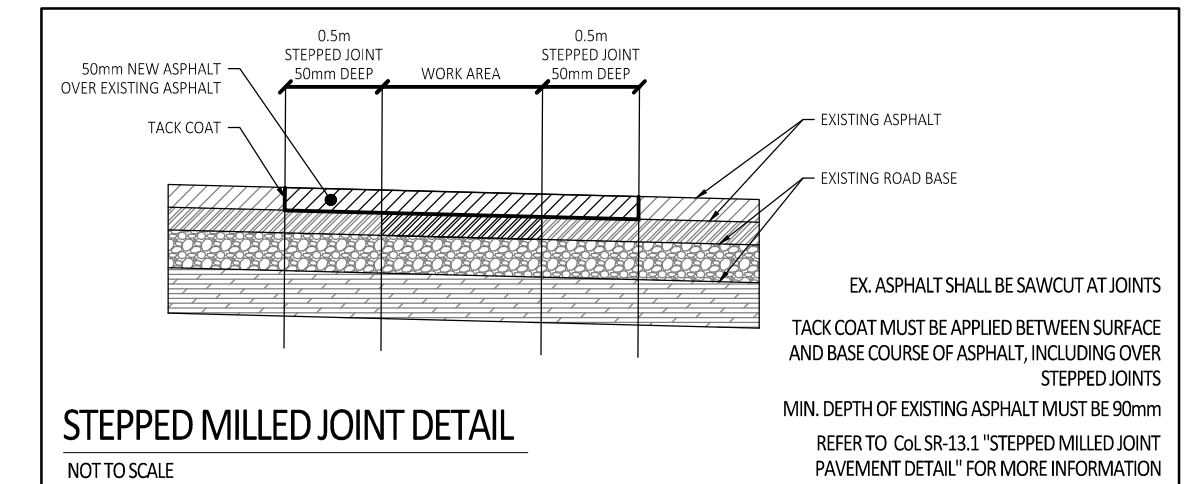
C1.1

PART 1, PLAN 11R - 3636
P.I.N. 35246 - 0348

PART 2, PLAN 11R - 3636
P.I.N. 35246 - 0349

PART 1, PLAN 11R - 1100
P.I.N. 35246 - 0350

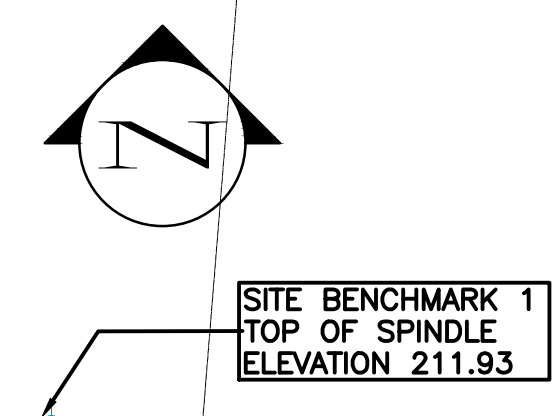
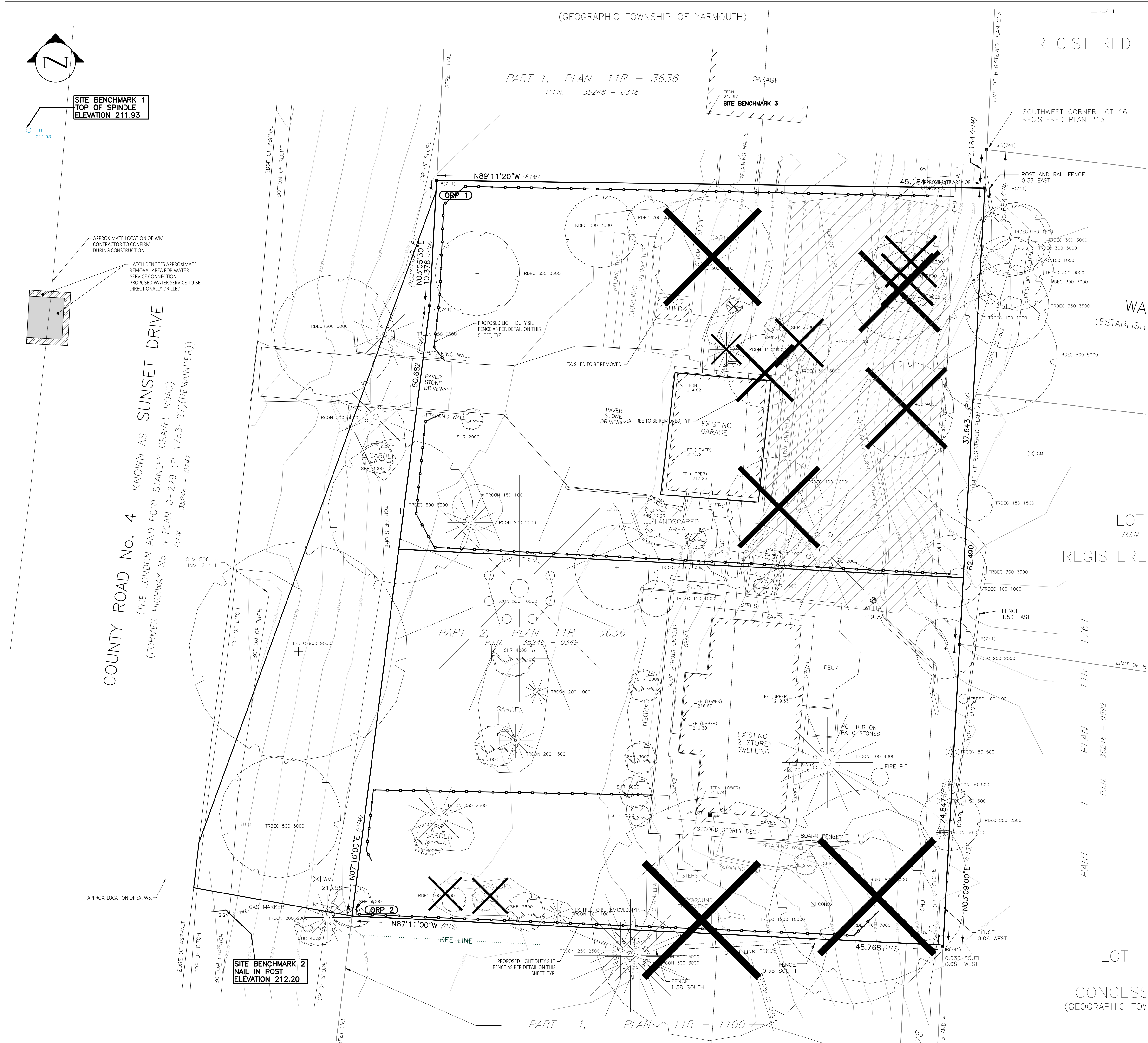
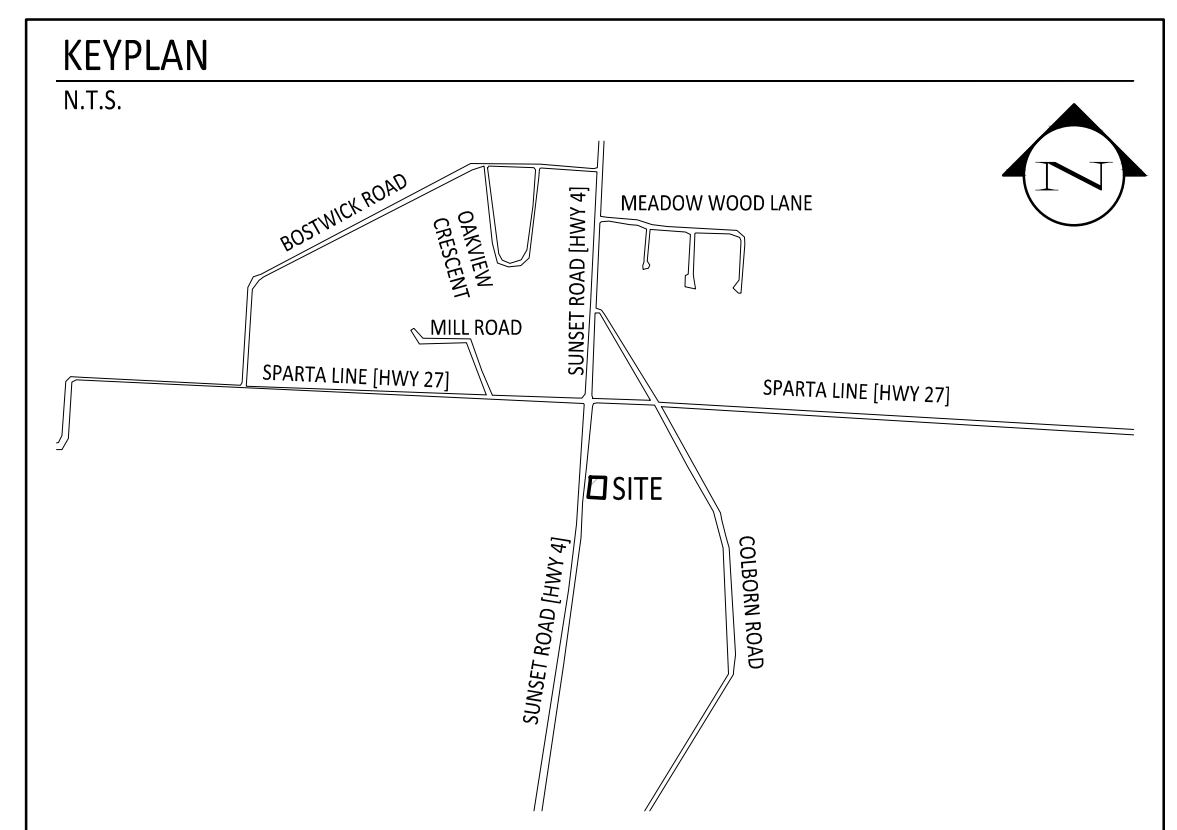
- EROSION AND SEDIMENT CONTROL:**
- PRIOR TO THE START OF ANY CONSTRUCTION THE CONTRACTOR IS TO INSTALL THE EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE APPROVED PLAN AND INSPECTED BY THE ENGINEER.
 - PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
 - MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION. REGULAR MAINTENANCE, REPAIRS, AND REPLACEMENT IS REQUIRED BY THE CONTRACTOR ON ALL EROSION AND SEDIMENT CONTROLS TO ENSURE PROPER FUNCTIONING UNTIL DEVELOPMENT IS COMPLETE.
 - ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
 - PROTECT ALL CATCH BASINS, CATCH BASIN MAINTENANCE HOLES AND PIPE ENDS FROM SEDIMENT WITH GEOTEXTILE FABRIC (TERRAFIX 270 R), SILT SACKS, OR APPROVED EQUAL.
 - 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 SHALL BE REPAIRED WITHOUT DELAY BY THE OWNERS CONTRACTOR AS INSTRUCTED BY THE CONTRACT ADMINISTRATOR/ENGINEER AT NO EXPENSE TO THE OWNER.
 - SEDIMENT AND EROSION CONTROL MEASURES TO BE REMOVED AT COMPLETION OF PROJECT AND DISPOSED OF AT AN APPROVED LOCATION.



- BENCHMARK (SITE)**
- BM 1. TOP SPINDLE FIRE HYDRANT
ELEVATION: 211.93m
 - BM 2. NAIL IN POST
ELEVATION: 212.20m
 - BM 3. TOP OF FOUNDATION
ELEVATION: 213.97m

LOT INFORMATION

PART OF
LOT 3
CONCESSION 3
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN



COUNTY ROAD No. 4
KNOWN AS SUNSET DRIVE
(THE LONDON AND PORT STANLEY GRAVEL ROAD)
(FORMER HIGHWAY No. 4 PLAN D-229 (P-1783-27) (REMAINDER))
P.I.N. 35246 - 0141

C1.1

CONCESSION (GEOGRAPHIC TOWNSHIP OF YARMOUTH)

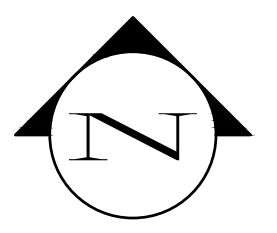
REGISTERED

SOUTHWEST CORNER LOT 16 REGISTERED PLAN 213

PART 1, PLAN 11R - 3636
P.I.N. 35246 - 0348

PART 2, PLAN 11R - 3636
P.I.N. 35246 - 0349

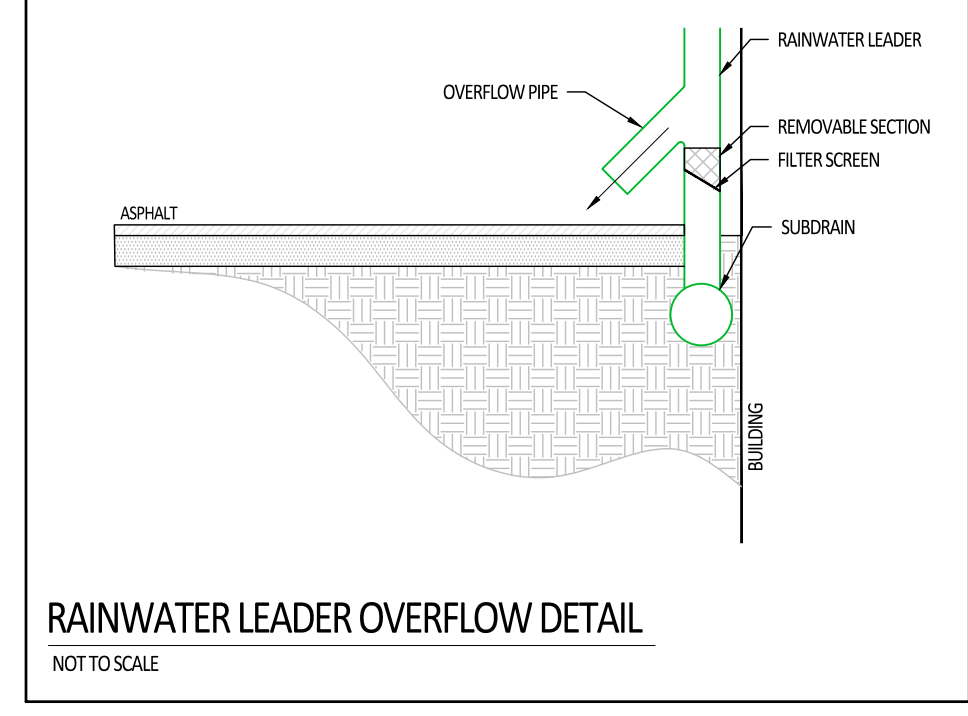
PART 1, PLAN 11R - 1100
P.I.N. 35246 - 0350



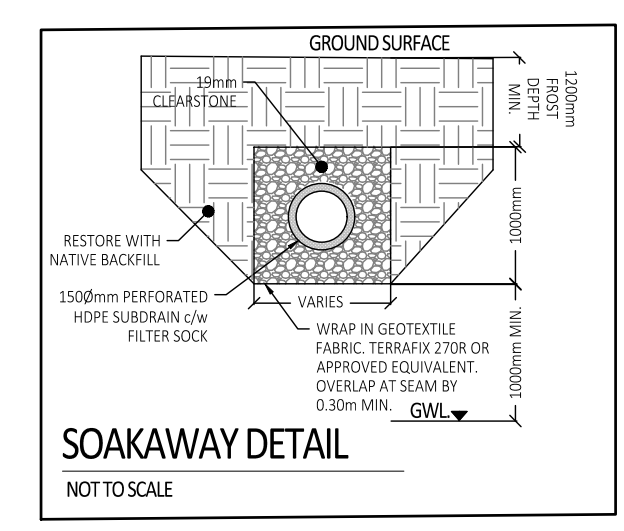
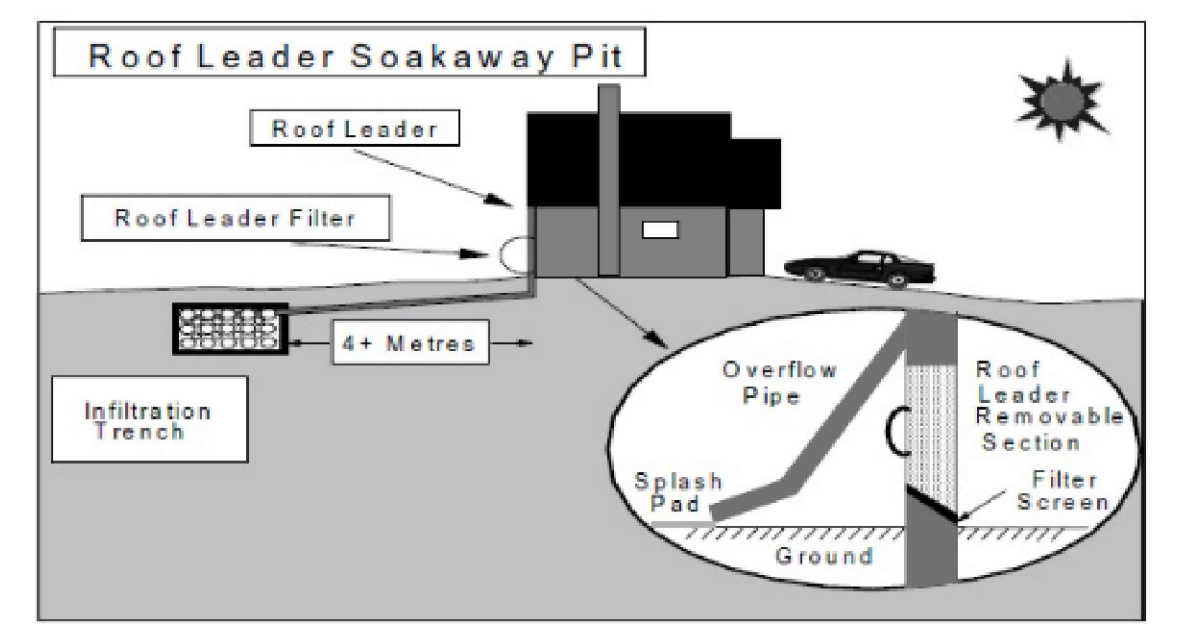
SITE BENCHMARK 1
TOP OF SPINDLE
ELEVATION 211.93

SITE BENCHMARK 3

SITE BENCHMARK 2
NAIL IN POST
ELEVATION 212.20



RAINWATER LEADER OVERFLOW DETAIL
NOT TO SCALE



SOAKAWAY DETAIL
NOT TO SCALE



co-elevate

NO.	REVISIONS	DATE
01	ISSUED FOR CLIENT REVIEW	02-17-2025
02	ISSUED FOR SUBMISSION	02-28-2025

PROJECT NO.	DESIGNED BY	SCALE
4993	KZ	1:50
1150	KZ	1:50

THE CONTRACTOR MUST CHECK ALL DIMENSIONS AND VERIFY ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.

6012 SUNSET ROAD
CENTRAL ELGIN, ON
GRADING & SERVICING PLAN

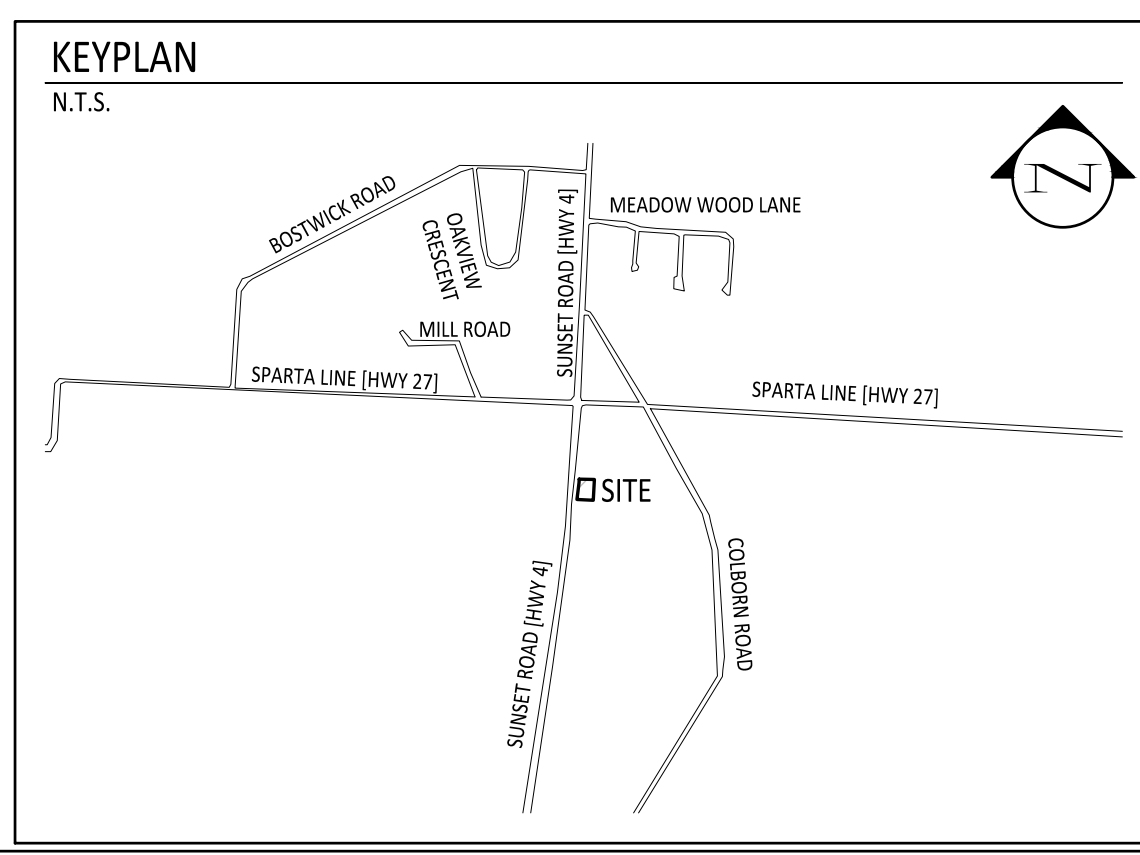
C2.1

GENERAL NOTES:

- DO NOT SCALE THESE DRAWINGS. CHECK ALL DIMENSIONS BY SITE MEASUREMENT PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS WITH THE CIVIL DETAILS SHOWN. REPORT ANY INCONSISTENCIES PROMPTLY TO THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY EXISTING SERVICE PIPES OR CONDUITS TO REMAIN ACTIVE ON-SITE.
- ALL WORK PROPOSED, UNLESS OTHERWISE NOTED, IS TO CONFORM TO THE APPLICABLE OPS/SPS STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR THE TOWNSHIP AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ONTARIO.
- CHANGES TO THE DRAWINGS ARE NOT PERMITTED UNTIL REVIEWED AND APPROVED BY THE ENGINEER AND ACCEPTED BY THE APPROVAL AUTHORITY.
- CO-ELEVATE IS NOT RESPONSIBLE FOR THE INFORMATION OR ACCURACY OF THE EXISTING TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, ETC. PROVIDED BY OTHERS.
- THE CONTRACTOR IS REQUIRED TO OBTAIN & PAY FOR ALL PERMITS REQUIRED TO COMPLETE THE WORK INCLUDING WORK IN CITY R.O.W.

SERVICING NOTES:

- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL STORM AND/OR SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE LOCAL DESIGN 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.
- CONNECTIONS FROM FOUNDATION, WEeping TILE, SUMP PUMP, AND ROOF DRAINS ARE NOT PERMITTED TO ENTER THE SANITARY SEWER SYSTEM.
- ALL PROPOSED SANITARY SEWER PIPE SHALL BE:
 - PVC SMOOTH WALL (CSA B182.2) (1000 to 6000)
 - RIBBED (CSA B182.4) (2000 to 6000)
 - NON-REINFORCED CONCRETE (CAN/CSA 257.1) (1000 to 6000)
 - REINFORCED CONCRETE (CAN/CSA 257.2).
- ALL PROPOSED WATERMAIN PIPE SHALL BE:
 - PEX (CSA B137.5) (100 to 900)
 - PVC SMOOTH WALL (CSA B137.3) (1000 to 3000)
 - ALL WATERMANS/SERVICES, VALVES AND FIRE HYDRANTS TO HAVE 12AWG TRACER WIRE INSTALLED.
- TRENCH BACKFILL FOR RIGID AND FLEXIBLE PIPE TO BE IN ACCORDANCE WITH OPS/MUNI.401 AND LOCAL MUNICIPAL STANDARDS. TRENCH BACKFILL TO BE PLACED IN MAXIMUM LIFTS OF 300mm AND BE COMPACTED TO 95% SPMDD MINIMUM.
- ALL WATERMAIN MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CURRENT LOCAL STANDARDS AND SPECIFICATIONS.



LEGEND:

- SITE BOUNDARY/PROPERTY LINE
- ADJACENT SITE BOUNDARY/PROPERTY LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED MATCH ELEVATION
- PROPOSED STORM CLEANOUT
- PROPOSED SLOPE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CURB STOP
- BUILDING ENTRANCE
- GARAGE DOOR
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- EXTENTS OF MILLPAVE LAP JOINT (REFER TO TYPICAL DETAIL)
- DECIDUOUS/CONIFEROUS TREE

BENCHMARK (SITE)
 BM 1. TOP SPINDLE FIRE HYDRANT
 ELEVATION: 211.93m
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COUNTY ROAD No. 4
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 (FORMER HIGHWAY No. 4 PLAN D-229 (P-1783-27) (REMAINDER))
 P.I.N. 35246 - 0141

APPROXIMATE LOCATION OF WM. CONTRACTOR TO CONFIRM DURING CONSTRUCTION.

CONNECT 25mm Ø AS PER CENTRAL ELGIN DWG W-2.

DIRECTIONALLY DRILL UNDER SUNSET ROAD.

