KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

CONSULTANT:

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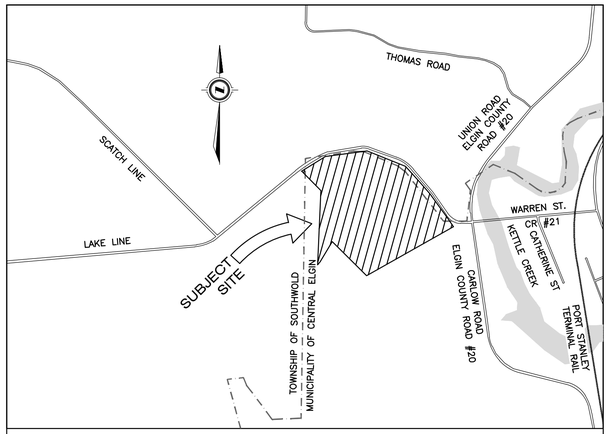


KEY PLAN

SCALE 1:10,000

THE CORPORATION OF THE MUNICIPALITY OF
CENTRAL ELGIN

LIST OF DRAWINGS

1	NOTES, LEGEND, AND DETAILS	10A	SUBDIVISION GRADING PLAN – SOUTHEAST	14	STREET 'B' – PLAN & PROFILE
2	SUBDIVISION PLAN	10B	SUBDIVISION GRADING PLAN – NORTHWEST	15A	EASEMENT/EXTENSION/RECONSTRUCTION – STA 3+000 TO 4+180 PLAN & PROFILE
3	EXISTING CONDITIONS, REMOVALS AND SEDIMENT & EROSION CONTROL PLAN	10C	SUBDIVISION GRADING PLAN – SOUTHWEST	15B	EASEMENT/EXTENSION/RECONSTRUCTION – STA 4+180 TO 4+409 PLAN & PROFILE
4	MASTER SERVICING PLAN	10D	SUBDIVISION GRADING PLAN – SWM POND GRADING PLAN	15C	EASEMENT/EXTENSION/RECONSTRUCTION – STA 4+409 TO 4+615 PLAN & PROFILE
5	STORM CATCHMENT AREAS PLAN	11	MAJOR FLOWS CATCHMENT AREAS PLAN	15D	EASEMENT/EXTENSION/RECONSTRUCTION – STA 5+000 TO 5+658 PLAN & PROFILE
6A	STORM DESIGN SHEET	12A	STORMWATER MANAGEMENT FACILITY SECTIONS, NOTES AND DETAILS	16	CONCEPTUAL STREET LIGHT PLAN
6B	MUNICIPAL DRAIN DESIGN SHEETS	12B	STORMWATER MANAGEMENT FACILITY SECTIONS, NOTES AND DETAILS	17	COMMUNITY MAILBOX AND OGS DETAILS
7	SANITARY CATCHMENT AREAS PLAN	13A	STREET 'A' – STA 1+000 TO 1+323 PLAN & PROFILE	18	MUNICIPALITY OF CENTRAL ELGIN STANDARD DETAILS
8	SANITARY DESIGN SHEET	13B	STREET 'A' – STA 1+323 TO 1+646 PLAN & PROFILE	19	ONTARIO PROVINCIAL STANDARD DRAWINGS
9	WATER DISTRIBUTION PLAN	13C	STREET 'A' – STA 1+646 TO 1+864 PLAN & PROFILE		

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 STRIK, BALDINELLI, MONIZ LTD. (SBM) AND THE MUNICIPALITY OF CENTRAL ELGIN PHYSICAL SERVICES DEPARTMENT AT LEAST 48 HOURS NOTICE PRIOR TO COMMENCING CONSTRUCTION OF THE SITE SERVICES.
2. AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ON ANY EXISTING ROAD ALLOWANCE MAINTAINED BY THE COUNTY OF ELGIN, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE COUNTY ENGINEER'S DEPARTMENT, AFTER DISCUSSION WITH THE STAFF.
3. 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.
4. 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.
5. SBM IS NOT RESPONSIBLE FOR THE INFORMATION (EXISTING TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, ETC.) PROVIDED BY OTHERS.

CONSTRUCTION NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. STRIP FULL DEPTH OF TOPSOIL IN AREAS TO BE DISTURBED AND STOCK PILE FOR RE-USE IN GRASSED/LANDSCAPED AREAS.
7. 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.
8. 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.
9. THE CONTRACTOR IS RESPONSIBLE FOR:
   - 9.1. 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.
   - 9.2. ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBOURING PROPERTIES.
10. 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.
11. WORK ON OR ADJACENT TO THE MUNICIPAL CITY RIGHT OF WAY (R.O.W.) SHALL BE COMPLETED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 AND BOOK 18 CURRENT EDITION.

SURFACE WORKS NOTES:

1. ALL WORK IN THE MUNICIPAL ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CURRENT MUNICIPALITY OF CENTRAL ELGIN INFRASTRUCTURE DESIGN GUIDELINES AND CONSTRUCTION STANDARDS (IDGCS) ARE TO BE APPLIED TO WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY 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 (MIN) TOPSOIL + SOD
   - 2.2. CONCRETE SIDEWALK TO OPSD 310.010 (CONCRETE SIDEWALK).
   - 2.3. CONCRETE CURB AND GUTTER TO OPSD 600.100 (CONCRETE MOUNTABLE CURB WITH NARROW GUTTER) OR OPSD 600.110 (CARLOW ROAD BARRIER CURB).
   - 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 C1.

PROPOSED PAVEMENT STRUCTURES (TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER)

MATERIAL	LAKE LINE	STREET 'A'	STREET 'B'	CARLOW ROAD	PARKING LOT	DRIVEWAY
HL-3	40mm	40mm	40mm	40mm	35mm	–
HL-4	–	–	–	–	–	60mm (TO BE PLACED IN 2 LIFTS)
HL-8	40mm	40mm	40mm	40mm	40mm	–
GRANULAR 'A'	150mm	150mm	150mm	150mm	150mm	150mm
GRANULAR 'B'	400mm	400mm	400mm	400mm	350mm	–

   - 2.5. RESTORE ALL PAVEMENT MARKINGS TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS (UNLESS OTHERWISE NOTED) AND MARKINGS SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 710 'CONSTRUCTION SPECIFICATION FOR PAVEMENT MARKING'.
   - 2.6. ALL EXTERIOR HORIZONTAL CONCRETE SHALL BE MIN 150mm THICK PER IDGCS 6.6.e), 30 MPa AT 28 DAYS c/w 5–8% AIR ENTRAINMENT AND TEMPERATURE BETWEEN 10–28°C. ON MIN 150mm 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:

(SEE ADDITIONAL SERVICING NOTES ON SHEET 4)

1. ALL STORM AND/OR SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT MUNICIPALITY OF CENTRAL ELGIN'S STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE ONTARIO BUILDING CODE.
2. 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.
3. REMOVE ALL TRENCH WATER WHEN PIPE LAYING IS IN PROGRESS. ALL REQUIREMENTS FOR DEWATERING PERMITS (INCLUDING THE MINISTRY OF ENVIRONMENT, CONSERVATION AND PARKS (M.E.CP)'S PERMIT TO TAKE WATER, IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. 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 CENTRAL ELGIN INFRASTRUCTURE DESIGN GUIDELINES AND CONSTRUCTION STANDARDS INCLUDING, BUT NOT LIMITED TO REQUIREMENTS IN SECTION 2.7.
5. ALL PROPOSED STORM SEWER PIPE SHALL BE: PVC SMOOTH WALL (CSA B182.2) (100ø TO 600ø) OR RIBBED (CSA B182.4) (200ø TO 600ø) OR REINFORCED CONCRETE (CAN/CSA 257.2) AND SANITARY SEWER PIPE TO BE PVC SMOOTH WALL (CSA B182.2) (100ø TO 600ø) OR RIBBED (CSA B182.4) (200ø TO 600ø). 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 OPSD 802.010, OPSD 802.030, AND MUNICIPALITY OF CENTRAL ELGIN CURRENT STANDARDS.
6. THE MINIMUM DEPTH OF A STORM SEWER SHALL BE 1.5m (1.25m FOR CATCH BASIN LEADS) FROM THE FINISHED GROUND ELEVATION TO THE CROWN OF THE PIPE AS PER THE MUNICIPALITY OF CENTRAL ELGIN INFRASTRUCTURE DESIGN GUIDELINES AND CONSTRUCTION STANDARDS. WHERE MINIMUM DEPTHS CANNOT BE ACHIEVED AND THEREFORE FROST PROTECTION IS WARRANTED, INSULATION IS REQUIRED AS PER THE MUNICIPALITY OF CENTRAL ELGIN DRAWIN W-3 'WATERMAIN CROSS OVER DETAIL'.
7. ALL STORM AND SANITARY SEWERS/SERVICES AND CATCHBASIN LEADS SHALL HAVE APPROVED RUBBER GASKET JOINTS + BE INSTALLED USING A LASER LEVEL.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL PRECAST CONCRETE STRUCTURES PRIOR TO ORDERING THEM FOR REVIEW BY ENGINEER.
9. ALL CATCHBASINS TO HAVE 0.6m SUMP AS PER OPSD 705.010 AND CATCHBASIN MAINTENANCE HOLES 1200ø & LARGER TO HAVE 0.3m SUMP AS PER OPSD 701.010.
10. 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 AND RUN PARALLEL WITH THE CURB AS PER MUNICIPALITY OF CENTRAL ELGIN DRAWING SCS-1.
11. 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.
12. ENSURE MINIMUM OF 1 ADJUSTMENT UNIT FOR ALL STRUCTURES. MAXIMUM TOTAL ADJUSTMENT UNITS HEIGHT: 300mm.
13. RUNG SPACING IN MAINTENANCE HOLES TO BE 300mm MIN. AND A MAX. OF 600mm DISTANCE BETWEEN THE LID AND THE FIRST RUNG.
14. WATERMAINS 250mm AND ABOVE MUST BE RESTRAINED FOR 30.0m IN EITHER DIRECTION OF DEAD END/VALVE.
15. 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 ENGINEER, GROUND CONDITIONS ARE SUCH THAT THE USE OF DRILLING OR BORING METHODS BECOME UNREASONABLE OR UNECONOMICAL.
16. ALL WATERMAIN MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CURRENT MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
17. ALL FIRE HYDRANTS SHALL BE 3-WAY HYDRANTS c/w STORZ CONNECTION WITH VALVE DIRECTIONAL OPERATION TO BE ESTABLISHED BY MUNICIPALITY OF CENTRAL ELGIN AS PER THE MUNICIPALITY OF CENTRAL ELGIN'S STANDARDS AND SPECIFICATIONS.
18. ALL WATERMAIN VALVES SHALL BE GATE VALVES MANUFACTURED TO AWWA C500 AND EPOXY COATED TO AWWA C550 WITH VALVE DIRECTIONAL OPERATION TO BE ESTABLISHED BY MUNICIPALITY OF CENTRAL ELGIN.
19. INSTALLATION, HYDROSTATIC TESTING, SWABBING, FLUSHING AND DISINFECTION SHALL BE DONE IN ACCORDANCE WITH THE MUNICIPALITY OF CENTRAL ELGIN'S STANDARDS AND SPECIFICATIONS.
20. SEPARATION BETWEEN BURIED WSC & PDC AS PER M.E.C.P GUIDELINES AND MUNICIPALITY OF CENTRAL ENGIN'S STANDARDS AND SPECIFICATIONS.
21. 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 MIN COVER. PEX WATER SERVICE REQUIRES BRASS FITTINGS AS PER THE MUNICIPALITY OF CENTRAL ELGIN'S STANDARDS AND SPECIFICATIONS. PROVIDE PIPE RESTRAINTS AS REQUIRED BY THE PIPE MANUFACTURER.
22. WHEN CROSSING ABOVE A SANITARY/STORM SEWER THE CONTRACTOR IS TO ENSURE A MINIMUM 0.15m VERTICAL SEPARATION FROM THE UNDERSIDE OF THE WATER SERVICE TO THE TOP OF THE SEWER AS OUTLINED IN THE CURRENT EDITION OF THE M.E.C.P "DESIGN GUIDELINES FOR DRINKING-WATER SYSTEMS" AND INSULATE WATER SERVICE MUNICIPALITY OF CENTRAL ELGIN DRAWING W-3, WHERE REQUIRED.
23. ALL SUBSTITUTIONS MUST BE APPROVED BY THE MUNICIPAL ENGINEER.
24. 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 AND PIPES 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. CONTRACTOR IS RESPONSIBLE OF APPLYING FOR ANY REGISTRY AND/OR PERMIT TO TAKE WATER IF REQUIRED, SEE NOTE ON SHEET 2.

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. THE UTILITY PROVIDERS MUST BE INFORMED AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION ON ANY EXISTING CITY 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.

LIST OF STANDARD DETAILS:

ONTARIO PROVINCIAL STANDARDS:

OPSD	219.110	LIGHT-DUTY SILT FENCE BARRIER
OPSD	219.180	STRAW BALE FLOW CHECK DAM
OPSD	219.240	SEDIMENT TRAP FOR DEWATERING
OPSD	310.010	CONCRETE SIDEWALK
OPSD	310.033	CONCRETE SIDEWALK RAMPS AT UNSIGNALIZED INTERSECTIONS
OPSD	310.039	CONCRETE SIDEWALK RAMPS TACTILE WALKING SURFACE INDICATORS COMPONENT
OPSD	351.010	URBAN RESIDENTIAL ENTRANCES
OPSD	400.020	CAST IRON, SQUARE FRAME WITH SQUARE FLAT GRATE FOR CATCH BASINS, HERRING BONE OPENINGS
OPSD	401.020	CAST IRON, CIRCULAR FRAME WITH CIRCULAR 745mm COVER FOR MAINTENANCE HOLES
OPSD	401.030	CAST IRON, SQUARE FRAME WITH CIRCULAR WATERTIGHT COVER FOR MAINTENANCE HOLES
OPSD	404.020	ALUMINUM SAFETY PLATFORM FOR CIRCULAR MAINTENANCE HOLES
OPSD	405.020	MAINTENANCE HOLE STEPS, SOLID
OPSD	406.010	ALUMINUM LADDER FOR MAINTENANCE HOLES
OPSD	600.100	CONCRETE MOUNTABLE CURB WITH NARROW GUTTER
OPSD	608.010	METHOD OF TERMINATION FOR CONCRETE CURB & GUTTER
OPSD	610.010	CATCH BASIN FRAME WITH GRATE INSTALLATION AT CURB WITH GUTTER
OPSD	701.010	PRECAST CONCRETE MAINTENANCE HOLE, 1200mm DIAMETER
OPSD	701.011	PRECAST CONCRETE MAINTENANCE HOLE, 1500mm DIAMETER
OPSD	701.012	PRECAST CONCRETE MAINTENANCE HOLE, 1800mm DIAMETER
OPSD	701.013	PRECAST CONCRETE MAINTENANCE HOLE, 2400mm DIAMETER
OPSD	701.014	PRECAST CONCRETE MAINTENANCE HOLE, 3000mm DIAMETER
OPSD	701.021	MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES
OPSD	704.010	MAINTENANCE HOLE, CATCH BASIN AND VALVE CHAMBERS, PRECAST CONCRETE ADJUSTMENT UNITS
OPSD	705.010	PRECAST CONCRETE CATCH BASIN, 600mmX600mm
OPSD	705.020	PRECAST CONCRETE TWIN INLET CATCH BASIN, 600mmX1450mm
OPSD	708.010	CATCH BASIN CONNECTION FOR RIGID MAIN PIPE SEWER
OPSD	708.020	SUPPORT FOR PIPE AT CATCH BASIN OR MAINTENANCE HOLE
OPSD	708.030	CATCH BASIN CONNECTION, FLEXIBLE PIPE SEWER
OPSD	802.010	FLEXIBLE PIPE EMBEDMENT AND BACKFILL, EARTH EXCAVATION
OPSD	802.030	RIGID PIPE BEDDING COVER AND BACKFILL, TYPE 1 OR 2 SOIL, EARTH EXCAVATION
OPSD	804.040	CONCRETE HEADWALL FOR SEWER OR CULVERT PIPE
OPSD	804.050	GRATING FOR CONCRETE ENDWALL
OPSD	810.010	GENERAL RIP-RAP LAYOUT FOR SEWER AND CULVERT OUTLETS
OPSD	912.145	GUIDE RAIL SYSTEM, STEEL BEAM WOODEN POST ASSEMBLY ADJUSTMENT – SINGLE RAIL
OPSD	1003.020	CAST-IN-PLACE MAINTENANCE HOLE DROP STRUCTURE WYE
OPSD	1006.010	SEWER SERVICE CONNECTION FOR RIGID MAIN PIPE SEWER

MUNICIPALITY OF CENTRAL ELGIN STANDARD DRAWINGS:

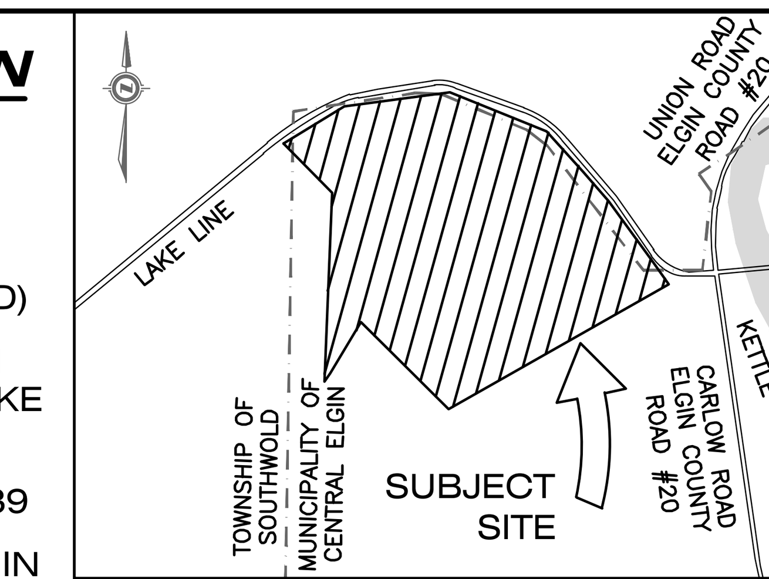
SCS-1	URBAN (RESIDENTIAL) RIGHT OF WAY STANDARD CROSS SECTION
W-1	TYPICAL HYDRANT INSTALLATION
W-2	TYPICAL SERVICE CONNECTION 19mm AND 25mm DIAMETER SIZE
W-3	WATERMAIN CROSS OVER DETAIL
W-5	TYPICAL ISOLATION VALVE DETAIL
W-6	TYPICAL ANODE INSTALLATION DETAIL

REFERENCE DOCUMENTS:

1. SWM BRIEF BY SBM LTD. DATED 17/02/2019.
2. INFORMATION OBTAINED FROM DRAFT PLAN OF SUBDIVISION BY CALLON DIETZ INC. FILE No: 19-22517B A, PLOTTED JULY 25, 2022.
3. TOPOGRAPHIC INFORMATION OBTAINED FROM COORDINATION FILE FROM GIBSON SURVEYING INC. FILE No: 09-888-TOPO RECEIVED MARCH 22, 2018 AND ADDITIONAL TOPOGRAPHIC INFORMATION RECEIVED AUGUST 13, 2018 & SEPTEMBER 25, 2018.
4. ADDITIONAL LEGAL AND TOPOGRAPHIC INFORMATION BY SBMG FEBRUARY 5 & AUGUST 8, 2020.
5. EXISTING INFORMATION OBTAINED FROM AS-BUILT DRAWINGS PROVIDED BY THE MUNICIPALITY OF CENTRAL ELGIN
6. INFORMATION OBTAINED FROM SUPPLEMENTARY GEOTECHNICAL INVESTIGATION BY EXP SERVICES INC. PROJECT No: LON-0013222-GE SUBMITTED APRIL 9, 2015.
7. GOVERNMENT OF CANADA NATURAL RESOURCES CANADA STATION REPORT – 973006.
8. ADDITIONAL LEGAL INFORMATION BY BRIAN VAUGHAN SURVEYING PLAN 11R-7427 DATED OCTOBER 31, 2000.
9. INFORMATION OBTAINED FROM SLOPE ASSESSMENT BY EXP SERVICES INC. PROJECT No: LON-22006266-A0, DATECD APRIL 7, 2022.

LEGAL INFORMATION

PART OF
CLERGY RESERVE LOT "D"
NORTH OF THE LAKE ROAD
PART OF
JAMES BEGG LOTS 14 & 15
REGISTERED PLAN No. 20 (MIDD)
AND PART OF
ROAD ALLOWANCE BETWEEN
LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "T", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN



KEY PLAN

N.T.S.

BENCHMARKS:

MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

LOCATION: PORT STANLEY GEODETIC BRASS TABLET SET IN TOP OF AT SOUTH END OF WHARF AT WEST SIDE OF HARBOUR IN PORT STANLEY, 38.8m SOUTH OF SOUTH EAST CORNER OF WATER GAUGE HOUSE, 8.3m SOUTHEAST OF CYL SUPPORT FOR GREEN BEACON LIGHT AND 2.27m EAST OF BOLLARD IN CENTER OF SEMI-CIRCULAR END OF THE WARF.

ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

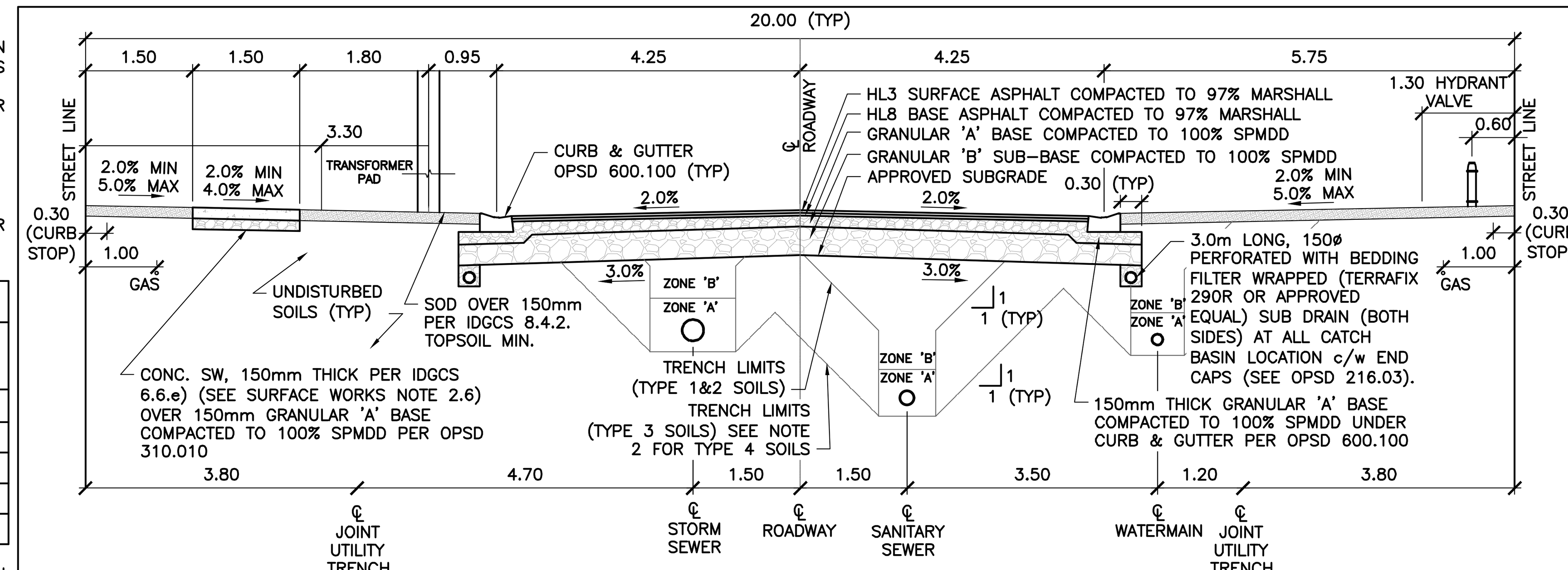
MONUMENT NAME: V010915404

LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE COUNTY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH ROAD.

ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

VERTICAL DATUM NOTE:
INFORMATION FROM CGVD28:78 HAS BEEN VERTICALLY ADJUSTED BY -0.442m BASED ON BENCHMARK DATUM VALUES OF 175.902 TO 175.460 TO CONVERT TO CGVD2013 PER NATURAL RESOURCES CANANDA DOCUMENT NRCAN 973006 PORT STANLEY PIER BM



TYPICAL ROAD CROSS SECTION

1:75

ZONE 'A' – PIPE BEDDING AS SPECIFIED ON PLAN AND PROFILE DRAWINGS COMPACTED TO 95% SPMDD IN LAYERS NOT EXCEEDING 150mm TO 300mm ABOVE PIPE. (TO BE REVIEWED/APPROVED BY THE GEOTECHNICAL ENGINEER)
ZONE 'B' – SHALL CONSIST OF APPROVED NATIVE MATERIALS OR GRANULAR 'C' COMPACTED TO 95% SPMDD (98% SPMDD WITHIN 1m OF SUBGRADE) IN LAYERS NOT EXCEEDING 300mm (TO BE REVIEWED/APPROVED BY THE GEOTECHNICAL ENGINEER)

NOTES
1. TRENCH CONSTRUCTION IS TO BE IN ACCORDANCE WITH CURRENT SPECIFICATIONS REGARDING THE TRENCH WIDTH. (Ont, REG. 213/91)
2. TYPICAL CROSS SECTIONS ARE FOR TYPE 1 OR 2 SOILS. EXCAVATION WITHIN TYPE 3 SOILS IS TO BE CARRIED OUT USING SIDE SLOPES OF 1:1 FROM THE BOTTOM OF THE EXCAVATION. SIDE SLOPES OF 3:1 OR FLATTER ARE TO BE USED FOR EXCAVATIONS IN TYPE 4 SOILS.
3. 19mm CLEAR STONE BEDDING ENCLOSED WITH A SUITABLE GEOTEXTILE (TERRAFIX 279R OR APPROVED EQUAL, IN ACCORDANCE WITH OPSS 1860). TO BE USED WHERE HYDRAULIC GRADIENT CONDITIONS ARE ANTICIPATED WITH STANDARD BEDDING AS NOTED ON THE PLAN AND PROFILE DRAWINGS BEING USED IN ALL OTHER AREAS, ALL AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

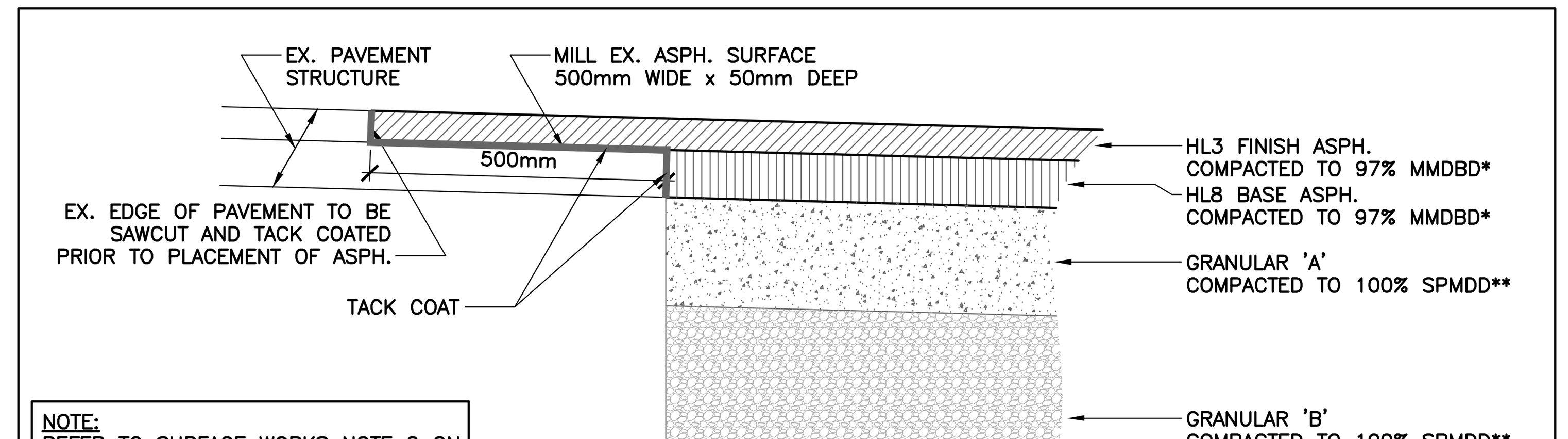
REFERENCE: SCS-1 – URBAN (RESIDENTIAL) RIGHT OF WAY STANDARD CROSS SECTION (SEE REFERENCE FOR ADDITIONAL NOTES)

LEGEND:

- 271.00 – EXISTING SPOT ELEVATION
- 271.00 – EXISTING SPOT ELEVATION (TO REMAIN)
- 271.00 – PROPOSED SPOT ELEVATION
- (271.00) – PROPOSED SWALE ELEVATION
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING CLEANOUT
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN MAINTENANCE HOLE
- EXISTING MAINTENANCE HOLE
- PROPOSED MAINTENANCE HOLE
- 2.0% – PROPOSED SWALE
- 2.0% – PROPOSED SLOPE
- PROPOSED DRAINAGE DIRECTION
- EXISTING OVERLAND FLOW ROUTE
- OFR – PROPOSED OVERLAND FLOW ROUTE
- FR-2 – PROPOSED SIGN, TYPE OF SIGN
- 20.0–300ø ST @ 1.0% – EXISTING STORM SEWER
- **20.0–300ø ST @ 1.0%** – PROPOSED STORM SEWER
- 20.0–150ø SA @ 1.0% – EXISTING SANITARY SEWER
- **20.0–150ø SA @ 1.0%** – PROPOSED SANITARY SEWER
- 150 PVC WSC – EXISTING WATERMAIN
- **150 PVC WSC** – PROPOSED WATERMAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- © – PROPOSED CURB STOP
- ® – PROPOSED RAMP
- BH# – BOREHOLE (SEE REFERENCE DOCUMENT #6)
- TP# – TEST PIT (SEE REFERENCE DOCUMENT #6)
- BUILDING ENTRANCE
- OVERHEAD DOOR
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
- MILL/PAVE LAP JOINT AS PER DETAIL ON THIS PAGE
- LIMITS OF DRAINAGE AREA
- PROPOSED SILT SACK
- PROPOSED STRAW BALE BARRIER
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SILT FENCE
- PROPOSED TREE PRESERVATION FENCE
- LIMITS OF SUBJECT PROPERTY
- DECIDUOUS/CONIFEROUS TREE
- DECIDUOUS/CONIFEROUS TREE TO BE REMOVED

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
GRADING – CURB & GUTTER STRINGLINE, PRIOR TO CURB INSTALLATION
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)
MANDREL, LEAKAGE, AND LOW PRESSURE AIR TESTING (SEWERS) – DURING TEST
WATERMAIN COMMISSIONING, DURING PROCEDURE

LIST OF SUBMITTALS
NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING MATERIALS.
SHOP DRAWINGS – STORM & SANITARY STRUCTURES
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
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
CCTV OF STORM AND SANITARY SEWERS
WATERMAIN TESTING RESULTS
MANDREL, LEAKAGE, AND LOW PRESSURE AIR TESTING RESULTS

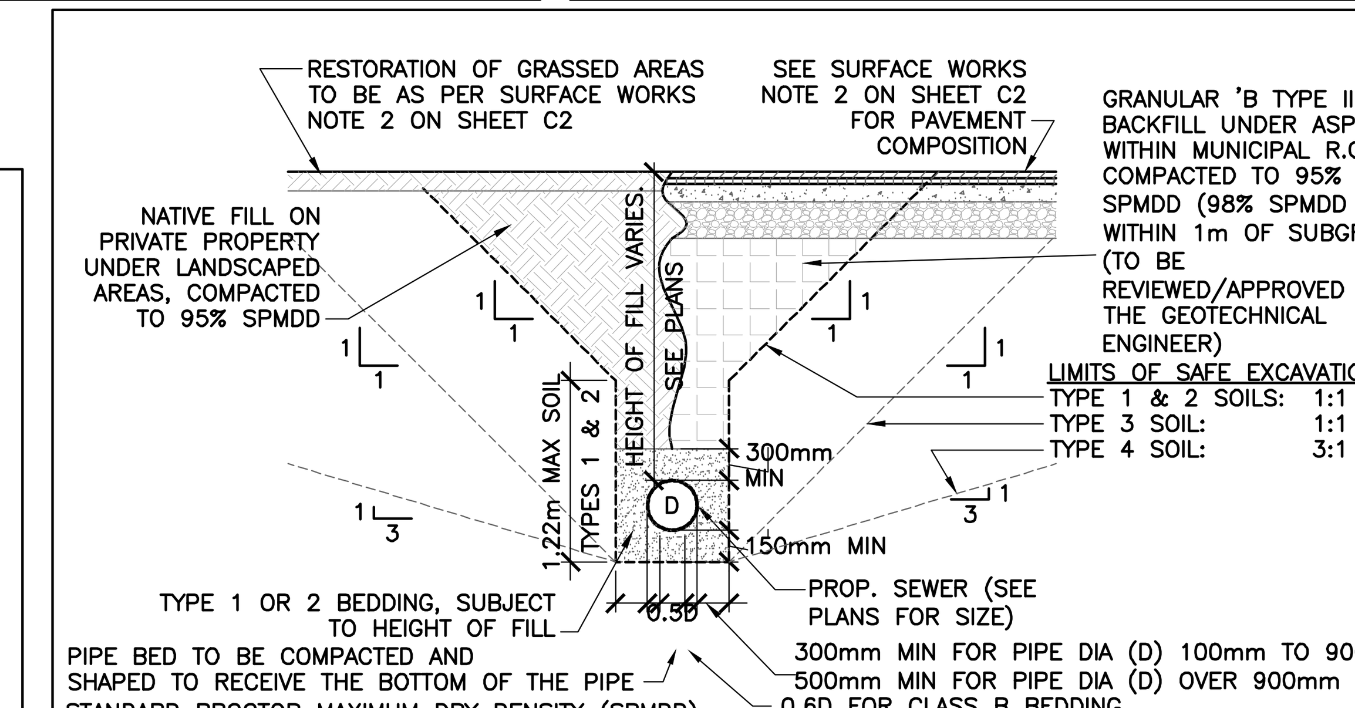


NOTE:
REFER TO SURFACE WORKS NOTE 2 ON SHEET C1 FOR PAVEMENT COMPOSITION

*MARSHALL MIX DESIGN BULK DENSITY (MMDBD)
**STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD)

PAVEMENT MILLING DETAIL

N.T.S.



STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD)
REFERENCE: OPSD 802.010 FLEXIBLE PIPE EMBEDMENT AND BACKFILL, EARTH EXCAVATION
OPSD 802.030 RIGID PIPE BEDDING, COVER AND BACKFILL, TYPE 1 OR 2 SOIL, EARTH EXCAVATION

WATERMAIN BEDDING SHALL BE GRANULAR 'B' SAND BEDDING

OPEN CUT/ TRENCH DETAIL

N.T.S.

AS CONSTRUCTED SERVICES	COMPLETION		No.	REVISIONS	D/M/Y	BY
		DESIGN JSF/KJC	1	ISSUED FOR ENGINEERING SUBMISSION	17/02/21	JSF
		DRAWN JSF	2	CONCEPTUAL ZONING DATA CHART ADDED	08/03/21	JSF
		CHECKED KAM	3	FOR PRE-SUBMISSION CONSULTATION MEETING	05/04/21	JSF
		APPROVED NGU	4	ISSUED FOR DRAFT PLAN APPLICATION	16/07/21	JSF
		DATE 08/02/2021	5	REISSUED FOR DRAFT PLAN APPLICATION	02/08/22	JSF
			6	REISSUED FOR DRAFT PLAN APPLICATION	15/12/22	JSF
		CAD SBM-18-0530				

CONSULTANT
STRIK BALDINELLI MONIZ
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1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

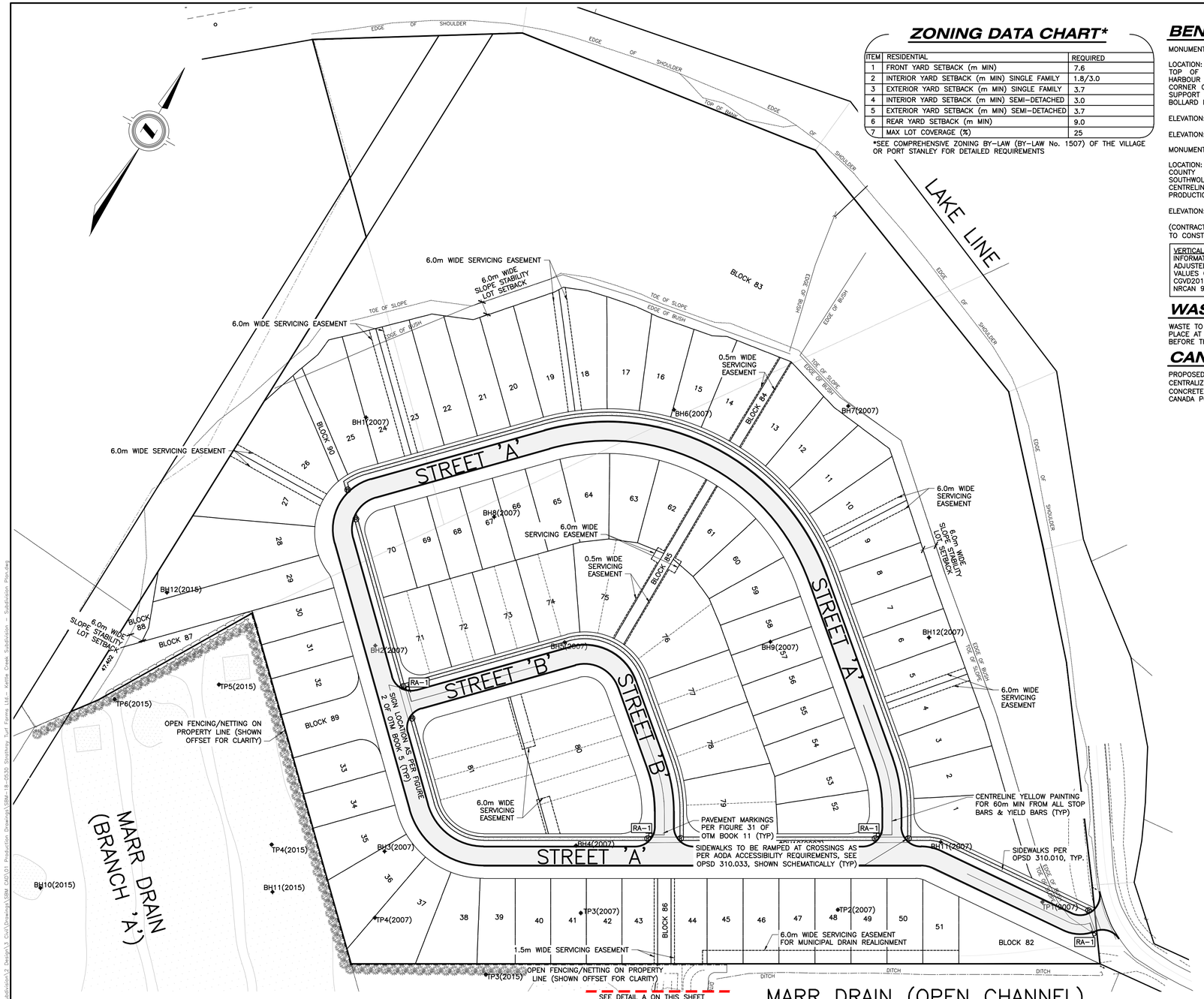
ENGINEER'S STAMP: LICENSED PROFESSIONAL ENGINEER K. A. MONIZ 100124664 DEC 15, 2022 PROVINCE OF ONTARIO

C.TECH'S STAMP: CERTIFIED TECHNICIAN OACETT ONTARIO DEC 15, 2022 JORDAN SAMUEL FAUBERT Nº 910283

MUNICIPALITY OF CENTRAL ELGIN
THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN

SCALE	TITLE	PROJECT No.
N/A	NOTES, LEGEND, AND DETAILS	SBM-18-0530
	KETTLE CREEK SUBDIVISION 37719 LAKE LINE PORT STANLEY, ONTARIO	SHEET No. 1
		PLAN FILE No. –

S:\2018 Jobs\SBM-18-0530 Strathroy Turf Farms Ltd.– Kettle Creek Subdivision\2 Design\3 Civil\Drawings\SBM CAD\01 Production Drawings\SBM-18-0530 Strathroy Turf Farms Ltd.– Kettle Creek Subdivision – Notes and Details.dwg



ZONING DATA CHART*

ITEM	RESIDENTIAL	REQUIRED
1	FRONT YARD SETBACK (m MIN)	7.6
2	INTERIOR YARD SETBACK (m MIN) SINGLE FAMILY	1.8/3.0
3	EXTERIOR YARD SETBACK (m MIN) SINGLE FAMILY	3.7
4	INTERIOR YARD SETBACK (m MIN) SEMI-DETACHED	3.0
5	EXTERIOR YARD SETBACK (m MIN) SEMI-DETACHED	3.7
6	REAR YARD SETBACK (m MIN)	9.0
7	MAX LOT COVERAGE (%)	25

*SEE COMPREHENSIVE ZONING BY-LAW (BY-LAW No. 1507) OF THE VILLAGE OR PORT STANLEY FOR DETAILED REQUIREMENTS

BENCHMARKS:

MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

LOCATION: PORT STANLEY GEODETIC BRASS TABLET SET IN TOP OF AT SOUTH END OF WHARF AT WEST SIDE OF HARBOUR IN PORT STANLEY, 38.8m SOUTH OF SOUTH EAST CORNER OF WATER GAUGE HOUSE, 8.3m SOUTHEAST OF CYL SUPPORT FOR GREEN BEACON LIGHT AND 2.27m EAST OF BOLLARD IN CENTER OF SEMI-CIRCULAR END OF THE WARF.

ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

MONUMENT NAME: V010915404

LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE COUNTY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH ROAD.

ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

VERTICAL DATUM NOTE:
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WASTE REMOVAL

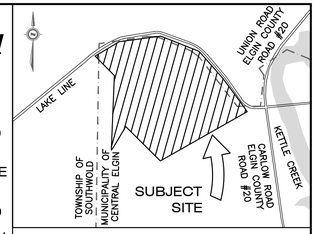
WASTE TO BE STORED IN DWELLINGS AND HOMEOWNER TO PLACE AT CURB NO EARLIER THAN 6:00PM THE EVENING BEFORE THE DAY OF MUNICIPAL PICK-UP

CANADA POST

PROPOSED DWELLINGS WILL RECEIVE MAIL DELIVERY TO CENTRALIZED CANADA POST SUPERBOX(ES) ON CAST-IN-PLACE CONCRETE PAD(S). LOCATION(S) TO BE DETERMINED BY CANADA POST AND DETAIL ON SHEET 17

LEGAL INFORMATION

PART OF
CLERGY RESERVE LOT "D"
NORTH OF THE LAKE ROAD
PART OF
JAMES BEGG LOTS 14 & 15
REGISTERED PLAN No. 20 (MIDD)
AND PART OF
ROAD ALLOWANCE BETWEEN
LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "T", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN



KEY PLAN

N.T.S.

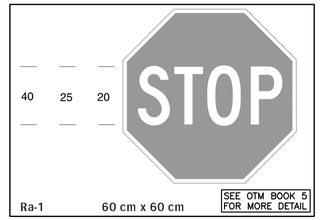
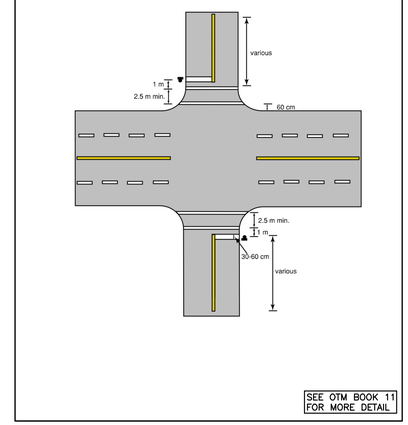
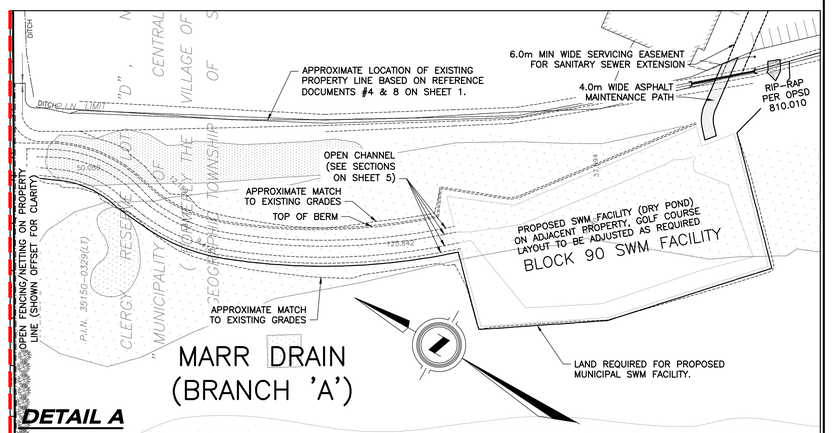


Figure 31 - Approaches to Unsignalized Urban Intersections





REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

AS CONSTRUCTED SERVICES	COMPLETION

DESIGN	JSF/KJC
DRAWN	JSF
CHECKED	KAM
APPROVED	NGU
DATE	08/02/2021
CAD	SBM-18-0530

No.	REVISIONS	D/M/Y	BY
1	ISSUED FOR ENGINEERING SUBMISSION	17/02/21	JSF
2	CONCEPTUAL ZONING DATA CHART ADDED	08/03/21	JSF
3	FOR PRE-SUBMISSION CONSULTATION MEETING	05/04/21	JSF
4	ISSUED FOR DRAFT PLAN APPLICATION	16/07/21	JSF
5	REISSUED FOR DRAFT PLAN APPLICATION	02/08/22	JSF
6	REISSUED FOR DRAFT PLAN APPLICATION	15/12/22	JSF

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Email: sbm@sbmltd.ca

ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
K.A. MONIZ
100124564
DEC 15, 2022
PROVINCE OF ONTARIO

C.TECH'S STAMP
CERTIFIED TECHNICIAN
OACETT
2553
ONTARIO
DEC 16 2022
JORDAN SAMUEL FAUBERT
No 910283

THE CORPORATION OF THE MUNICIPALITY OF
CENTRAL ELGIN

SCALE
SCALE - 1:1000
10.0 0 20.0m

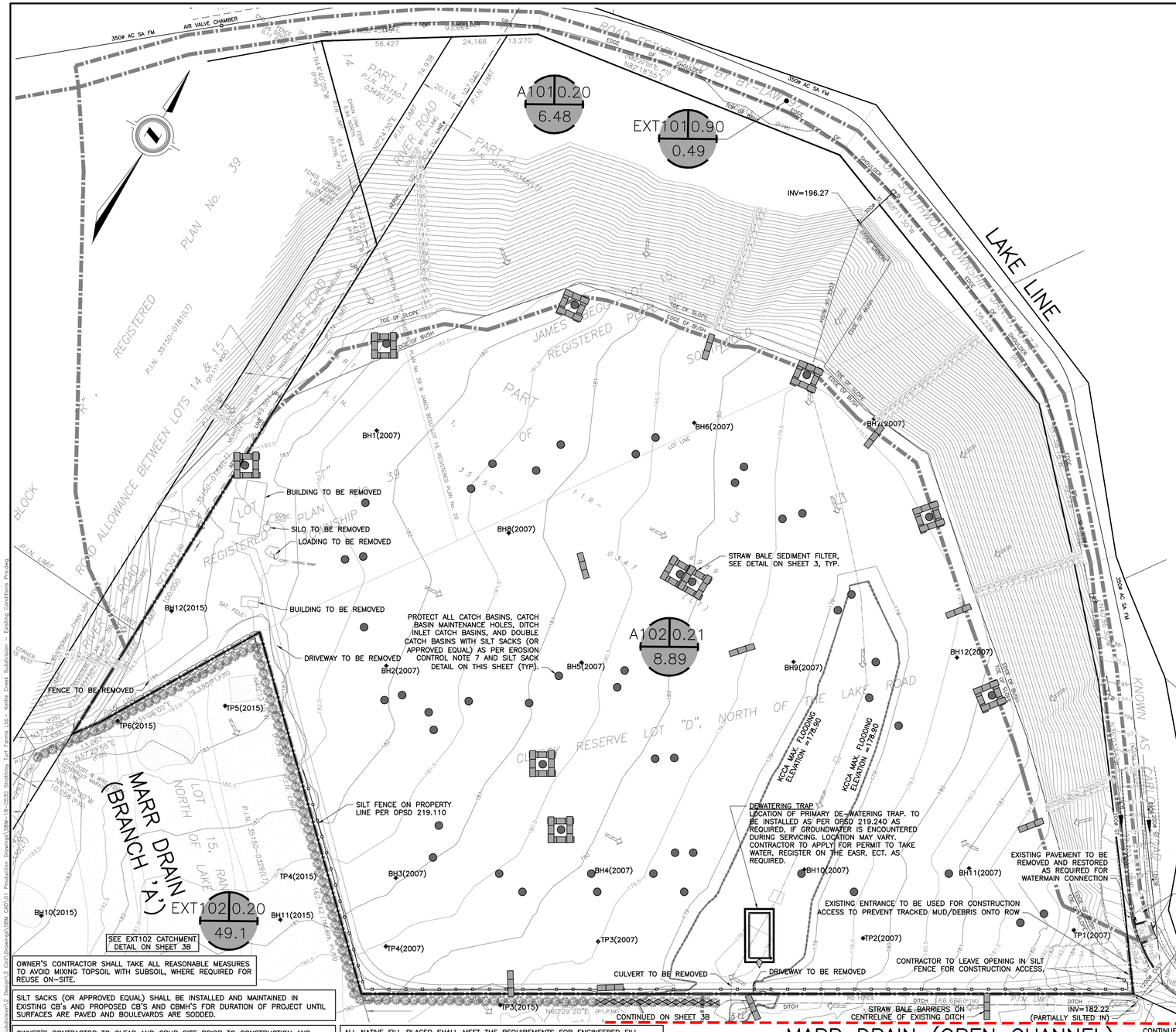
TITLE
SUBDIVISION PLAN
KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No.
SBM-18-0530

SHEET No.
2

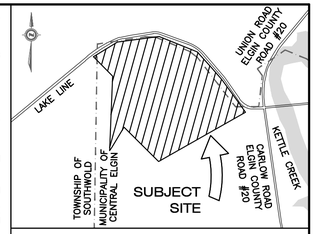
PLAN FILE No.
-

S:\2018 Jobs\SBM-18-0530 Strathroy Turf Farms Ltd - Kettle Creek Subdivision\2 Design\3 Civil\Drawings\SBM_CAD\01 Production Drawings\SBM-18-0530 Strathroy Turf Farms Ltd - Kettle Creek Subdivision Plan.dwg



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, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFIX 270 R), SILT SACKS, OR APPROVED EQUAL.
8. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
9. PREVENT WIND–BLOWN DUST.
10. 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.
11. STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF.
12. OBTAIN APPROVAL FROM THE KETTLE CREEK CONSERVATION AUTHORITY (KCCA) PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
13. 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.
14. 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.
15. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY OR FOLLOWING SIGNIFICANT RAINFALL EVENTS.
16. ON–SITE SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE REVIEWED AND MODIFIED TO MEET THE CHANGING SITE.
17. 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.



KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
CLERGY RESERVE LOT "D"
NORTH OF THE LAKE ROAD
PART OF
JAMES BEGG LOTS 14 & 15
REGISTERED PLAN No. 20 (MIDD)
AND PART OF
ROAD ALLOWANCE BETWEEN
LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "I", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

BENCHMARKS:

MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

LOCATION: PORT STANLEY GEODETIC BRASS TABLET SET IN TOP OF AT SOUTH END OF WHARF AT WEST SIDE OF HARBOUR IN PORT STANLEY, 38.8m SOUTH OF SOUTH EAST CORNER OF WATER GAUGE HOUSE, 8.3m SOUTHEAST OF CYL SUPPORT FOR GREEN BEACON LIGHT AND 2.27m EAST OF BOLLARD IN CENTER OF SEMI–CIRCULAR END OF THE WARF.

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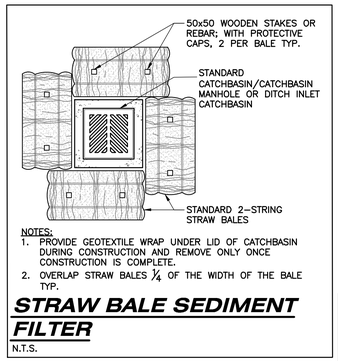
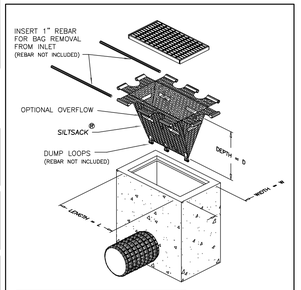


NOTES:
1. PROVIDE GEOTEXTILE WRAP UNDER LID OF CATCHBASIN DURING CONSTRUCTION AND REMOVE ONLY ONCE CONSTRUCTION IS COMPLETE.
2. OVERLAP STRAW BALES ¼ OF THE WIDTH OF THE BALE TYP.

STRAW BALE SEDIMENT FILTER

N.T.S.



NOTE:
REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

SILT SACK DETAIL

N.T.S.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY OF CENTRAL ELGIN PHYSICAL SERVICES DEPARTMENT. THE MUNICIPALITY OF CENTRAL ELGIN INFRASTRUCTURE DESIGN GUIDELINES AND CONSTRUCTION STANDARDS ARE TO BE APPLIED TO WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE 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. ALL EXISTING SURFACE AND UNDERGROUND DRAINAGE MUST BE MAINTAINED DURING CONSTRUCTION.

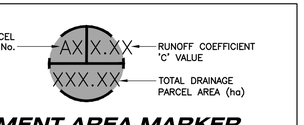
STORM DRAINAGE NOTE:
STORM DRAINAGE MAY TEMPORARILY NEED TO BE CONTROLLED AND PUMPED FROM STORM SEWER SYSTEM. ANY SUCH TEMPORARY MEASURES SHALL BE CONDUCTED AT NO EXTRA COST TO THE CONTRACT AND BE BASED UPON THE OWNER'S CONTRACTOR'S WATER CONTROL PLANS. WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER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

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 300mm MIN. OVERLAPS.

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.



CATCHMENT AREA MARKER

N.T.S.

OWNER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID MIXING TOPSOIL WITH SUBSOIL, WHERE REQUIRED FOR REUSE ON–SITE.

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 BOULEVARDS ARE SODDED.

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 600 BELOW FINISHED GRADE, ALL AT NO COST TO THE MUNICIPALITY.

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.

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.

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 OF CENTRAL ELGIN.

ROAD OCCUPANCY PERMIT NOTE:
ROAD OCCUPANCY PERMIT FOR ALL EXTERNAL WORKS IS REQUIRED, CONTRACTOR TO APPLY FOR IT.

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.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

AS CONSTRUCTED SERVICES	COMPLETION

DESIGN JSF/KJC
DRAWN JSF
CHECKED KAM
APPROVED NGU
DATE 02/07/2021
CAD SBM–18–0530

No.	REVISIONS	D/M/Y	BY
1	ISSUED FOR ENGINEERING SUBMISSION	17/02/21	JSF
2	CONCEPTUAL ZONING DATA CHART ADDED	08/03/21	JSF
3	FOR PRE–SUBMISSION CONSULTATION MEETING	05/04/21	JSF
4	ISSUED FOR DRAFT PLAN APPLICATION	16/07/21	JSF
5	REISSUED FOR DRAFT PLAN APPLICATION	02/08/22	JSF
6	REISSUED FOR DRAFT PLAN APPLICATION	15/12/22	JSF

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ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
K.A. MONIZ
100124564
DEC 15, 2022
PROVINCE OF ONTARIO

C.TECH'S STAMP
CERTIFIED TECHNICIAN
OALEVT
ONTARIO
DEC 19, 2022
JORDAN SAMUEL FAUBERT
Nº 910283

THE CORPORATION OF THE MUNICIPALITY OF
CENTRAL ELGIN

SCALE
SCALE – 1:1000
10.0 0 20.0m

TITLE
EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN
KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No.
SBM–18–0530

SHEET No.
3A

PLAN FILE No.
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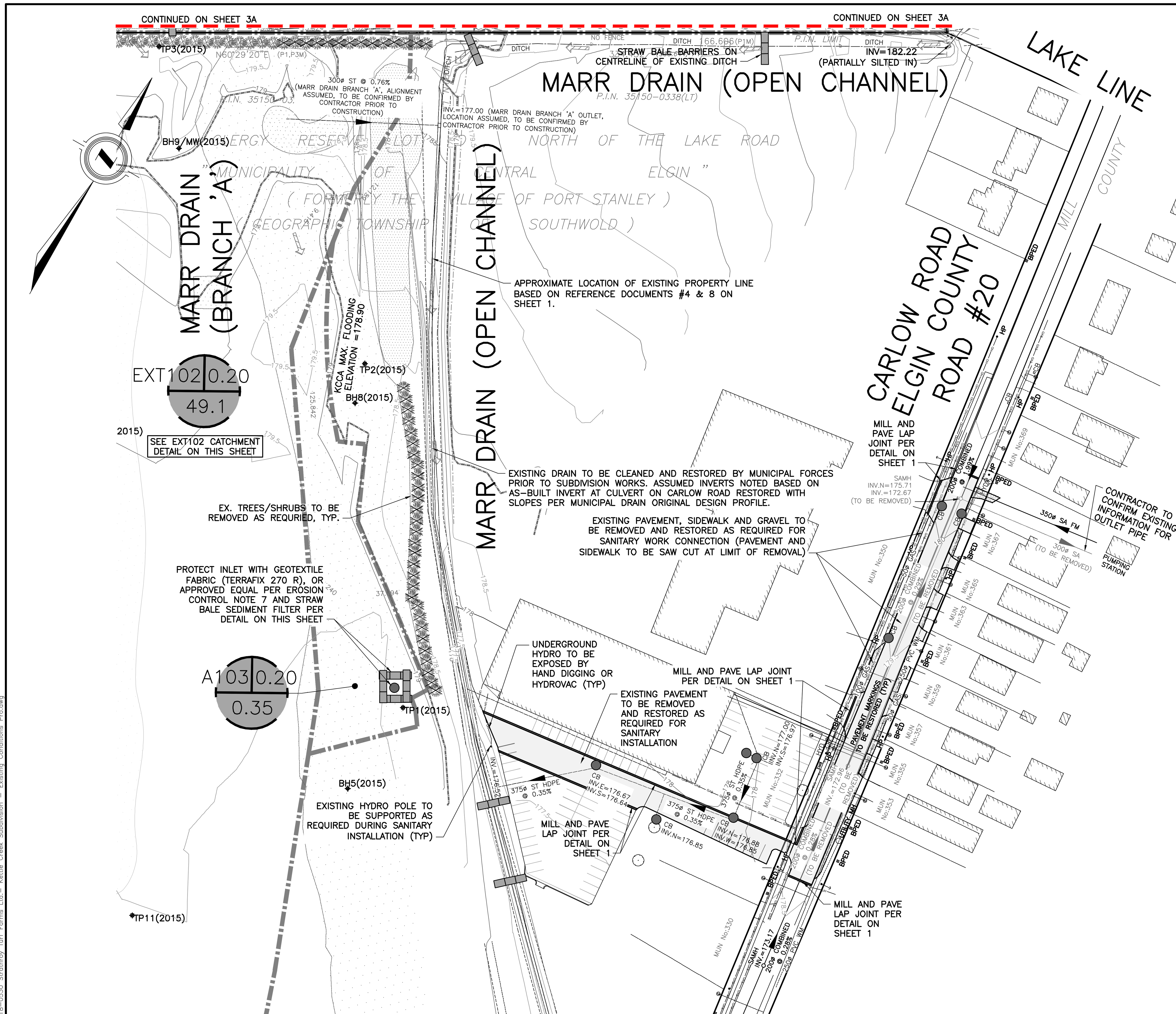
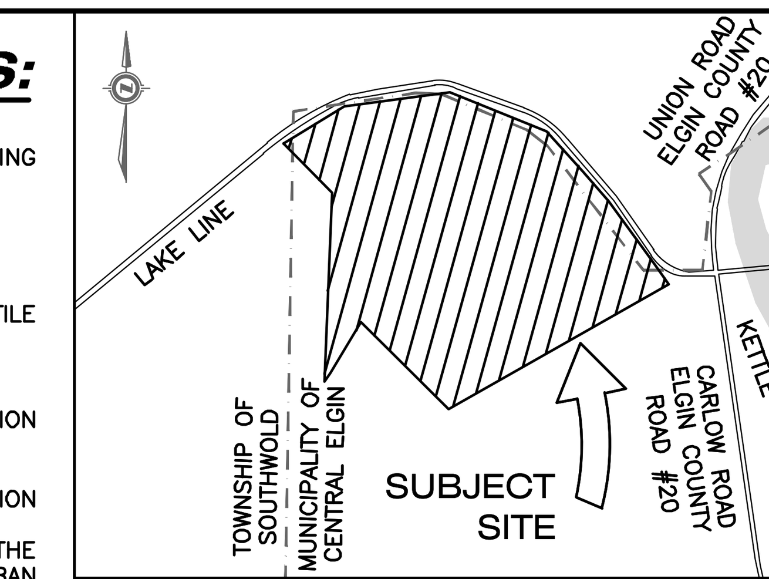


SEDIMENT & EROSION CONTROL MEASURES:

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, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFIX 270 R), SILT SACKS, OR APPROVED EQUAL.
8. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
9. PREVENT WIND-BLOWN DUST.
10. 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.
11. STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF.
12. OBTAIN APPROVAL FROM THE KETTLE CREEK CONSERVATION AUTHORITY (KCCA) PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
13. 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.
14. 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.
15. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY OR FOLLOWING SIGNIFICANT RAINFALL EVENTS.
16. ON-SITE SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE REVIEWED AND MODIFIED TO MEET THE CHANGING SITE.
17. 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.



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
CLERGY RESERVE LOT "D"
NORTH OF THE LAKE ROAD
PART OF
JAMES BEGG LOTS 14 & 15
REGISTERED PLAN No. 20 (MIDD)
AND PART OF
ROAD ALLOWANCE BETWEEN
LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "T", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

BENCHMARKS:

MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

LOCATION: PORT STANLEY GEODETIC BRASS TABLET SET IN TOP OF AT SOUTH END OF WHARF AT WEST SIDE OF HARBOUR IN PORT STANLEY, 38.8m SOUTH OF SOUTH EAST CORNER OF WATER GAUGE HOUSE, 8.3m SOUTHEAST OF CYL SUPPORT FOR GREEN BEACON LIGHT AND 2.27m EAST OF BOLLARD IN CENTER OF SEMI-CIRCULAR END OF THE WARF.

ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

MONUMENT NAME: V010915404

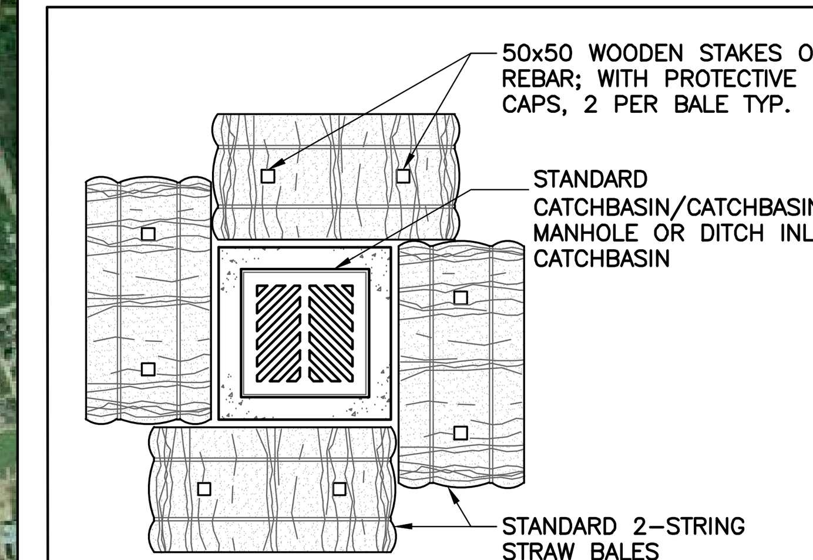
LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE COUNTY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH ROAD.

ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

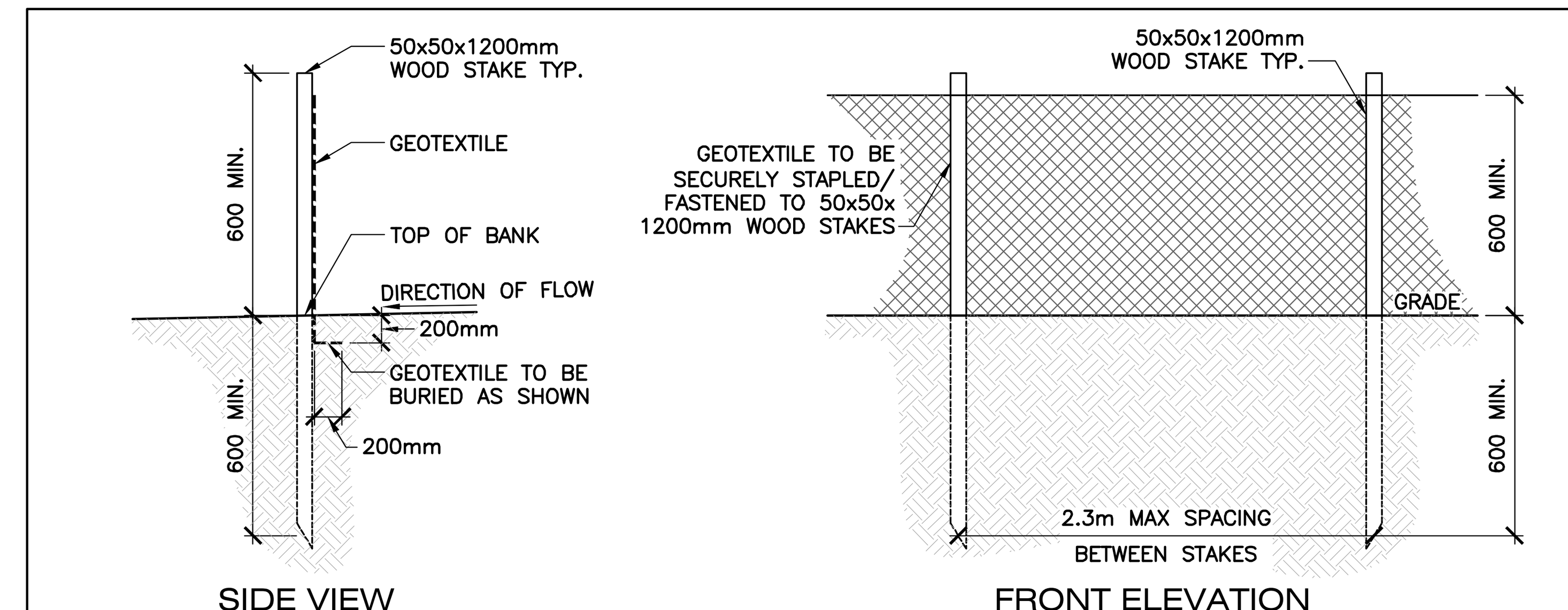
VERTICAL DATUM NOTE:
INFORMATION FROM CGVD28:78 HAS BEEN VERTICALLY ADJUSTED BY −0.442m BASED ON BENCHMARK DATUM VALUES OF 175.902 TO 175.460 TO CONVERT TO CGVD2013 PER NATURAL RESOURCES CANANDA DOCUMENT NRCAN 973006 PORT STANLEY PIER BM

EXT102 CATCHMENT DETAIL



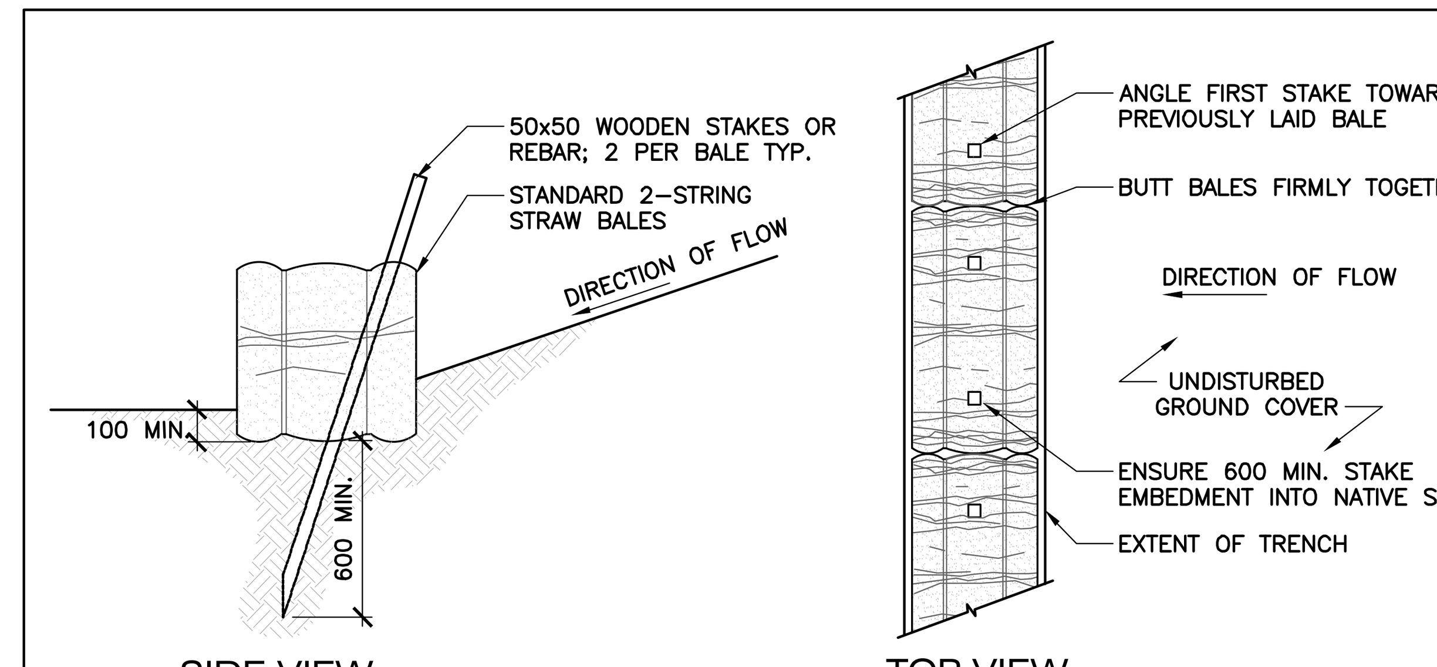
NOTES:
1. PROVIDE GEOTEXTILE WRAP UNDER LID OF CATCHBASIN DURING CONSTRUCTION AND REMOVE ONLY ONCE CONSTRUCTION IS COMPLETE.
2. OVERLAP STRAW BALES ¼ OF THE WIDTH OF THE BALE TYP.

STRAW BALE SEDIMENT FILTER
N.T.S.

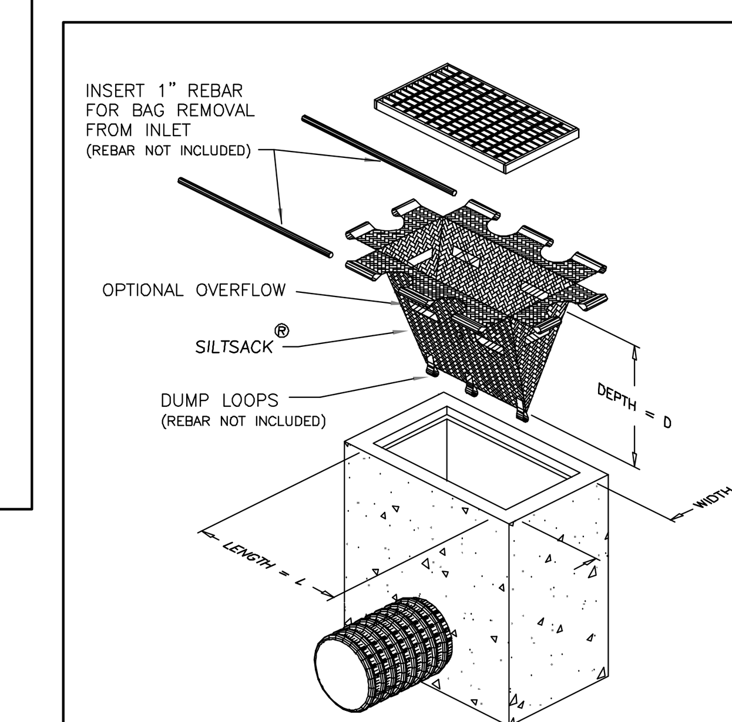


SILT FENCE DETAIL
N.T.S.

REFERENCE: OPSD 219.110

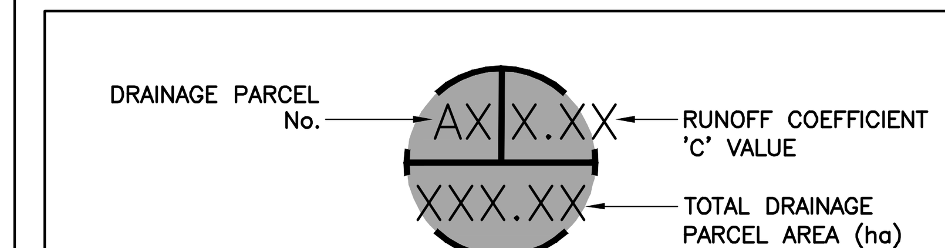


TYP. STRAW BALE BARRIER
N.T.S.



NOTE:
REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

SILT SACK DETAIL
N.T.S.



CATCHMENT AREA MARKER
N.T.S.

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 300mm MIN. OVERLAPS.

ROAD OCCUPANCY PERMIT NOTE:
ROAD OCCUPANCY PERMIT FOR ALL EXTERNAL WORKS IS REQUIRED, CONTRACTOR TO APPLY FOR IT.

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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 BOULEVARDS ARE SODDED.

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TOPSOIL STOCKPILE SIZES/LOCATIONS TO BE DETERMINED IN THE FIELD. SILT FENCE SHALL BE CONSTRUCTED AT TOE OF DOWNGRADE EDGES OF TOPSOIL STOCKPILE

SILT FENCE TO BE CONSTRUCTED ON PROPERTY LINE. LINE WORK IS SHOWN AS OFFSET FOR CLARITY.

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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.

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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.

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 MUNICPALITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

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

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY OF CENTRAL ELGIN PHYSICAL SERVICES DEPARTMENT. THE MUNICIPALITY OF CENTRAL ELGIN INFRASTRUCTURE DESIGN GUIDELINES AND CONSTRUCTION STANDARDS ARE TO BE APPLIED TO WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE 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. ALL EXISTING SURFACE AND UNDERGROUND DRAINAGE MUST BE MAINTAINED DURING CONSTRUCTION.

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.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

AS CONSTRUCTED SERVICES	COMPLETION			No.	REVISIONS	D/M/Y	BY
		DESIGN	JSF/KJC	1	ISSUED FOR ENGINEERING SUBMISSION	17/02/21	JSF
		DRAWN	JSF	2	CONCEPTUAL ZONING DATA CHART ADDED	08/03/21	JSF
		CHECKED	KAM	3	FOR PRE-SUBMISSION CONSULTATION MEETING	05/04/21	JSF
		APPROVED	NGU/KAM	4	ISSUED FOR DRAFT PLAN APPLICATION	16/07/21	JSF
		DATE	02/07/2021	5	REISSUED FOR DRAFT PLAN APPLICATION	02/08/22	JSF
				6	REISSUED FOR DRAFT PLAN APPLICATION	15/12/22	JSF
		CAD	SBM-18-0530				

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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: LICENSED PROFESSIONAL ENGINEER K. A. MONIZ 100124664 DEC 15, 2022 PROVINCE OF ONTARIO

C.TECH'S STAMP: CERTIFIED TECHNICIAN OACETT ONTARIO DEC 15, 2022 JORDAN SAMUEL FAUBERT No 910283

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN

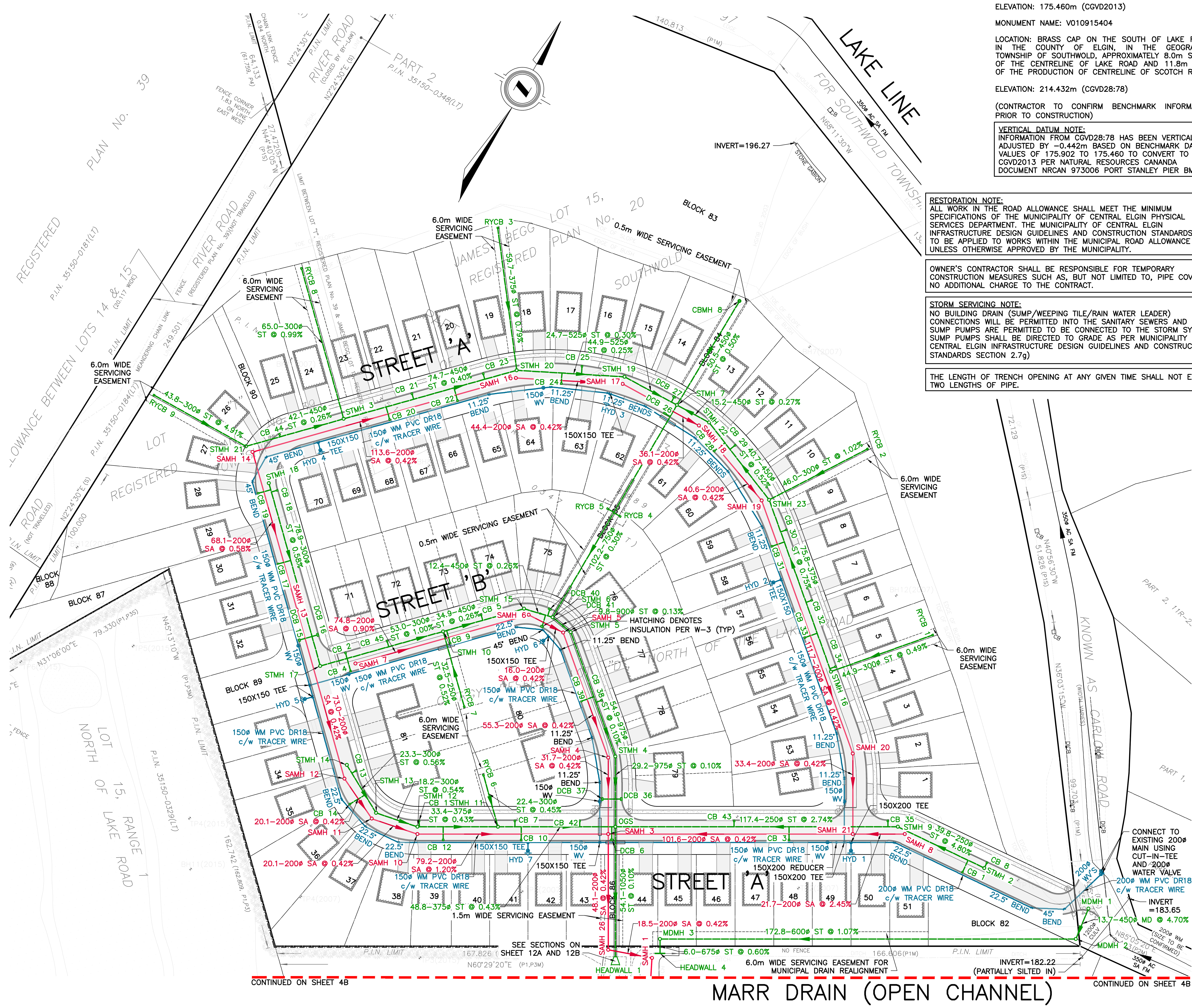
SCALE: SCALE − 1:1000, 10.0 0 20.0m

TITLE: EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN

KETTLE CREEK SUBDIVISION

37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No. SBM−18−0530
SHEET No. 3B
PLAN FILE No. −



BENCHMARKS:

MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

LOCATION: PORT STANLEY GEODETIC BRASS TABLET SET IN TOP OF AT SOUTH END OF WHARF AT WEST SIDE OF HARBOUR IN PORT STANLEY, 38.8m SOUTH OF SOUTH EAST CORNER OF WATER GAUGE HOUSE, 8.3m SOUTHEAST OF CYL SUPPORT FOR GREEN BEACON LIGHT AND 2.27m EAST OF BOLLARD IN CENTER OF SEMI-CIRCULAR END OF THE WARF.

ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

MONUMENT NAME: V010915404

LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE COUNTY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH ROAD.

ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

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RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY OF CENTRAL ELGIN PHYSICAL SERVICES DEPARTMENT. THE MUNICIPALITY OF CENTRAL ELGIN INFRASTRUCTURE DESIGN GUIDELINES AND CONSTRUCTION STANDARDS ARE TO BE APPLIED TO WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY.

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 SUMP PUMPS ARE PERMITTED TO BE CONNECTED TO THE STORM SYSTEM. SUMP PUMPS SHALL BE DIRECTED TO GRADE AS PER MUNICIPALITY OF CENTRAL ELGIN INFRASTRUCTURE DESIGN GUIDELINES AND CONSTRUCTION STANDARDS SECTION 2.7g)

THE LENGTH OF TRENCH OPENING AT ANY GIVEN TIME SHALL NOT EXCEED TWO LENGTHS OF PIPE.

WATERMAIN & SEWER CROSSING NOTE:
1. 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 MUNICIPALITY OF CENTRAL ELGIN DRAWING W-3 (WHERE REQUIRED). ROW MINIMUM VERTICAL SEPARATION 0.15m TO PROVIDE SUFFICIENT BEDDING DEPTH WHEN WATERMAIN IS CROSSING ABOVE THE SEWER.
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: MUNICIPALITY OF CENTRAL ELGIN DESIGN GUIDELINES AND CONSTRUCTION STANDARDS

INSULATION NOTE:
INSULATE SEWERS + WATER PIPES AS PER THE MUNICIPALITY OF CENTRAL ELGIN DRAWING W-3 'WATERMAIN CROSS OVER DETAIL' WHERE 1.70m (1.25m FOR CATCH BASIN LEADS AND 1.5m FOR SEWER MAINS) COVER CAN NOT BE PROVIDED.

ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE 2012 OBC DIV. B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE MAINTAINED

INSTALL PARSON MH INSERT IN ALL SANITARY MANHOLES

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. ALL SUMP PUMPS SHALL DISCHARGE TO GRADE AS PER MUNICIPALITY OF CENTRAL ELGIN INFRASTRUCTURE DESIGN GUIDELINES AND CONSTRUCTION STANDARDS SECTION 2.7g).

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.

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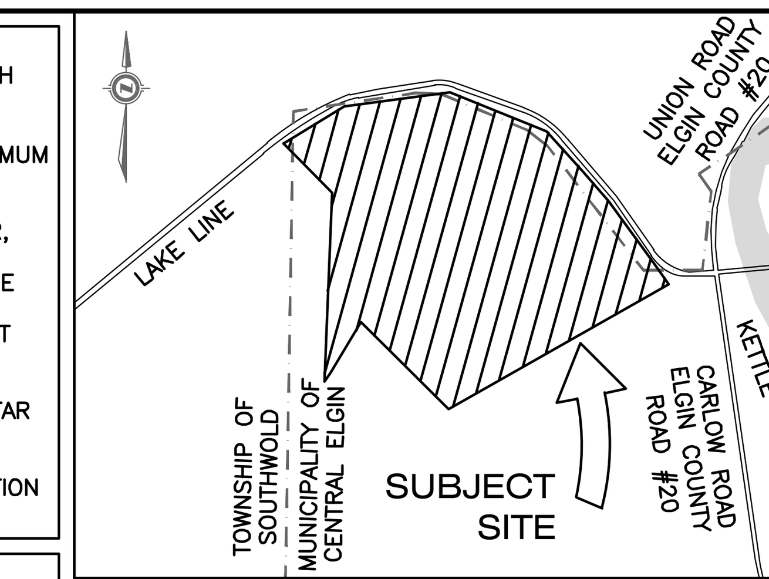

KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
CLERGY RESERVE LOT "D"
NORTH OF THE LAKE ROAD
PART OF
JAMES BEGG LOTS 14 & 15
REGISTERED PLAN No. 20 (MIDD)
AND PART OF
ROAD ALLOWANCE BETWEEN LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "T", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

ALL WATERMAIN CONSTRUCTION TO CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY OF CENTRAL ELGIN ENGINEERING DEPARTMENT. WHERE COVER IS LESS THAN 1.7m (EVEN TEMPORARY CONDITIONS), THE WATERMAIN/SERVICE SHALL BE ADEQUATELY INSULATED OVER THE AFFECTED LENGTH.

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 CONTRACTORS WATER CONTROL PLANS. WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER PRIOR TO CONSTRUCTION.

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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.

ADDITIONAL SERVICING NOTES:

(SEE SERVICING NOTES ON SHEET 1)

ALL SERVICING LOCATIONS SHALL BE INSTALLED AS PER MUNICIPALITY OF CENTRAL ELGIN DESIGN GUIDELINES & CONSTRUCTION STANDARDS INCLUDING, BUT NOT LIMITED TO SECTION 2.7 (WITH SANITARY SERVICES MARKED WITH A MARKER POST PAINTED RED AND SANITARY SERVICES FOR SEMI-DETACHED UNITS SHALL HAVE 3.0m OFFSET MEASURED FROM WATER SERVICE RATHER THAN ℄ OF LOT) & DRAWING W-2 (NO STORM PDC'S TO BE PERMITTED PER SECTION 2.7) WITH NON STANDARD OR TOP OF RUN WATER SERVICE LOCATIONS SHOWN ON WATER DISTRIBUTION PLAN AND STORM AND SANITARY LOCATIONS SHOWN ON THE CATCHMENT AREA PLANS,

SANITARY SERVICES:
ALL SANITARY SERVICES SHALL BE 125ø PVC DR28 @ 2.0% MINIMUM AS PER SECTION 2.7 c/w CLEANOUT WITH METAL CAP 100mm BELOW FINISHED GRADE ON PROPERTY LINE AS PER SECTION 4.3.10. PDC SHALL BE INSTALLED PER OPSD 1006.010 USING FACTORY MADE TEES. SANITARY PDC'S TO BE INSTALLED TO PROPERTY LINE WITH 1.0m DEPTH BELOW USF ELEVATION.

WATER SERVICES:
ALL WATER SERVICES SHALL BE INSTALLED PER MUNICIPALITY OF CENTRAL ELGIN DRAWING W-2, DESIGN GUIDELINES & CONSTRUCTION STANDARDS SECTION 5.8.3, AND SERVICING NOTES ON SHEET 1. WATER SERVICES TO BE INSTALLED AT LEAST TO PROPERTY LINE.

WATERMAINS:
ALL WATERMAINS AND APPURTENANCES SHALL BE CONSTRUCTED AS PER MUNICIPALITY OF CENTRAL ELGIN SPECIFICATIONS.

STRUCTURE NOTES:
- ALL CATCH BASINS (CB) & REAR YARD CATCH BASINS (RYCB) TO BE 600X600 TO OPSD 705.010, WITH FRAME AND GRATE TO OPSD 400.020
- ALL CATCH BASIN MAINTENANCE HOLES (CBMH) TO BE 1200ø TO OPSD 701.010 (UNLESS OTHERWISE NOTED), WITH FRAME AND GRATE TO OPSD 400.020.
- ALL MAINTENANCE HOLES (SAMH/STMH/MDMH) TO BE 1200ø TO OPSD 701.010 (UNLESS OTHERWISE NOTED), WITH FRAME AND GRATE TO OPSD 401.010 (UNLESS OTHERWISE NOTED) AND SHALL BE LOCATED TO AVOID CONFLICT WITH THE CURB & GUTTER.
- ALL DOUBLE CATCH BASINS (DCB) TO BE 600X1450 TO OPSD 705.020, WITH FRAMES AND GRATES TO OPSD 400.020
- ALL DOUBLE CATCH BASIN MAINTENANCE HOLES (DCBMH) TO BE 1500ø TO OPSD 701.011 (UNLESS OTHERWISE NOTED), WITH FRAMES AND GRATES TO OPSD 400.020.
- ALL MAINTENANCE HOLES TO BE BENCHED AS PER OPSD 701.021.
- OGS TO BE CDS STORMCEPTOR MODEL EF010, SEE DETAIL ON SHEET 17, OR APPROVED EQUIVALENT.
- ALL HEADWALLS TO OPSD 804.030 (LESS THAN 900ø PIPE) OR OPSD 804.040 c/w GRATING PER OPSD 804.050, GUARDRAILS (AS REQUIRED) PER OPSD 980.101, AND BAFFLE BLOCKS.
- ALL MAINTENANCE HOLES GREATER THAN 5m DEPTH SHALL HAVE SAFETY LANDINGS INSTALLED AT LEAST HALF WAY AS PER OPSD 404.020.
- THE AREA BETWEEN MAINTENANCE HOLES SHALL BE BACKFILLED WITH CONCRETE OR CRUSHED STONE WHERE THE DISTANCE BETWEEN THEM IS LESS THAN 0.6m, GRANULAR MATERIAL WHERE THE DISTANCE BETWEEN THEM IS 0.6m TO 2.4m, OR APPROVED NATIVE MATERIAL WHERE THE DISTANCE BETWEEN THEM IS GREATER THAN 2.4m. ALL BACKFILL SHALL BE PROPERLY COMPACTED TO THE SPMDD SPECIFIED IN THE GEOTECHNICAL REPORT AS APPROVED BY MATERIAL TESTING ON-SITE BY GEOTECHNICAL ENGINEER REPRESENTATIVE.
- ALL CATCH BASINS & DOUBLE CATCH BASINS SHALL HAVE 0.6m SUMP AND ALL CATCH BASIN MAINTENANCE HOLES SHALL HAVE 0.3m SUMP
- ALL CATCH BASIN LEADS TO BE 200ø @ 1.0% MINIMUM WITH 1.25m MINIMUM COVER WITH CONNECTION PER OPSD 708.010 OR 708.030
- ALL REAR YARD CATCH BASIN AND DOUBLE CATCH BASIN LEADS TO BE 250ø @ 0.56% MINIMUM WITH CONNECTION PER OPSD 708.010 OR 708.030

PIPE NOTES:
- ALL SEWER PIPE 125ø TO 200ø SHALL BE PVC DR28
- ALL SEWER PIPE 250ø TO 525ø SHALL BE PVC DR35

ALL SEWER PIPE 600ø OR GREATER SHALL BE CONCRETE WITH CLASS PER OPSD 807.010.
ALL SUBSTITUTIONS TO BE APPROVED BY MUNICIPAL ENGINEER.
ALL SPECIFICATION PER THE ABOVE UNLESS OTHERWISE NOTED.

ALTERNATIVE STRUCTURE SPECIFICATIONS NOTES:

- STMH 1 SHALL BE 1500ø AS PER OPSD 701.011 AS PER SIZING REQUIREMENTS OF OPSD 701.021
- STMH 4, 5, 6, & 7 SHALL BE 1800ø AS PER OPSD 701.012 AS PER SIZING REQUIREMENTS OF OPSD 701.021

ALL MAINTENANCE HOLE SIZING BASED ON ASSUMED PIPE SIZES, REQUIRED SIZE TO BE CONFIRMED BY MANUFACTURER
- SAMH 2, 9, 15, 20, 21, 23, AND 24 SHALL HAVE SAFETY PLATFORMS AS PER OPSD 404.020
- SAMH 15, AND 21 SHALL HAVE DROP STRUCTURES AS PER OPSD 1003.020

ALL SUBSTITUTIONS TO BE APPROVED BY MUNICIPAL ENGINEER

NOTE: FOR CLARITY NO PDC'S OR WSC'S ARE SHOWN. FOR STANDARD SERVICING LOCATIONS SEE THE MUNICIPALITY OF CENTRAL ELGIN DESIGN GUIDELINES & CONSTRUCTION STANDARDS SECTION 2.7

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

AS CONSTRUCTED SERVICES	COMPLETION		No.	REVISIONS	D/M/Y	BY
		DESIGN JSF/KJC	1	ISSUED FOR ENGINEERING SUBMISSION	17/02/21	JSF
		DRAWN JSF	2	CONCEPTUAL ZONING DATA CHART ADDED	08/03/21	JSF
		CHECKED KAM	3	FOR PRE-SUBMISSION CONSULTATION MEETING	05/04/21	JSF
		APPROVED NGU	4	ISSUED FOR DRAFT PLAN APPLICATION	16/07/21	JSF
		DATE 19/07/2022	5	REISSUED FOR DRAFT PLAN APPLICATION	02/08/22	JSF
			6	REISSUED FOR DRAFT PLAN APPLICATION	15/12/22	JSF
		CAD SBM-18-0530				

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ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
K. A. MONIZ
100124664
DEC 15, 2022
PROVINCE OF ONTARIO

C.TECH'S STAMP
CERTIFIED TECHNICIAN
OACETT ONTARIO
DEC 15, 2022
JORDAN SAMUEL FAUBERT
Nº 910283

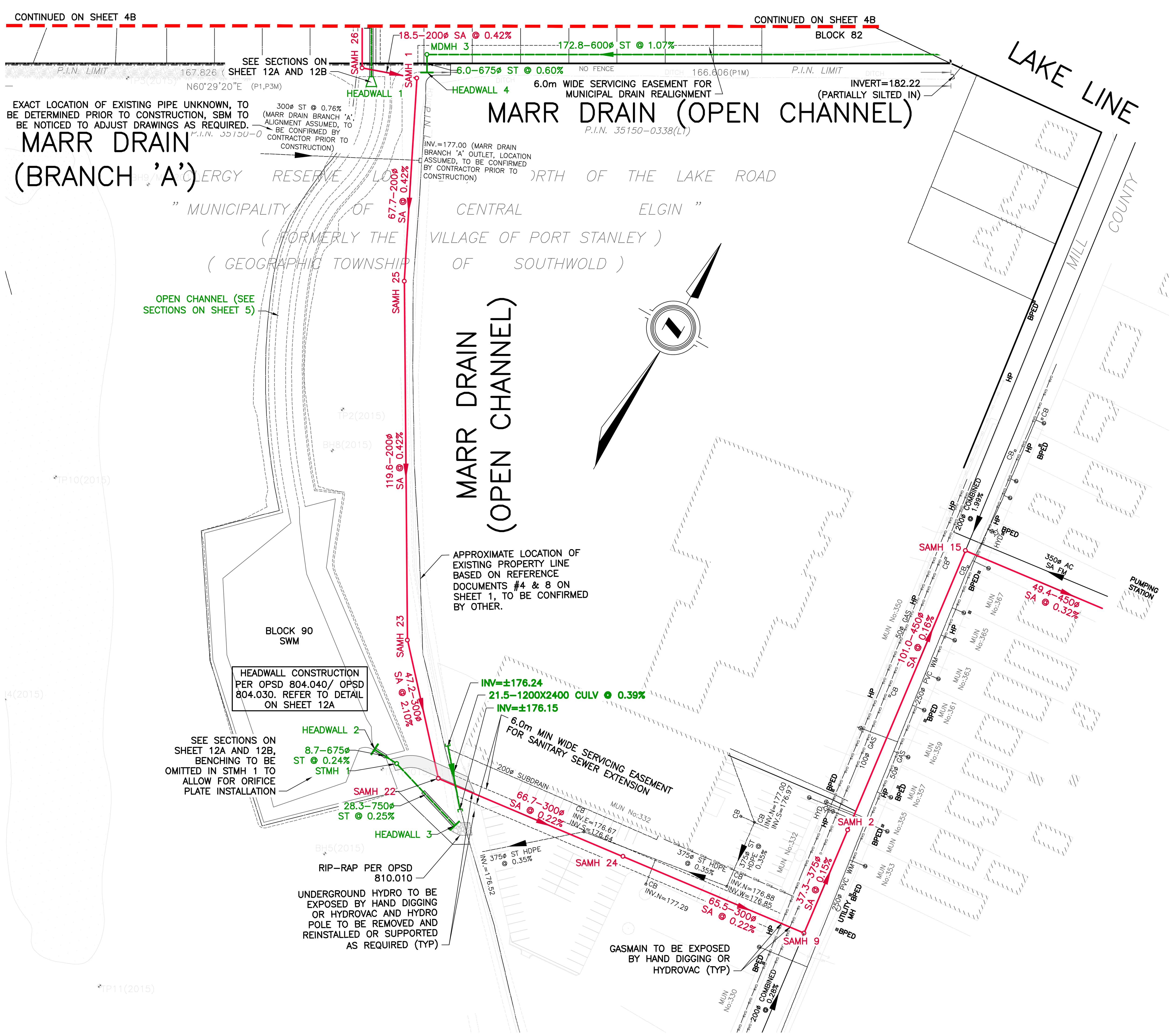
CLIENT
THE CORPORATION OF THE MUNICIPALITY OF
CENTRAL ELGIN

SCALE
SCALE – 1:1000
10.0 0 20.0m

TITLE
MASTER SERVICING PLAN

KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No. SBM-18-0530
SHEET No. 4A
PLAN FILE No. –



BENCHMARKS:

MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

LOCATION: PORT STANLEY GEODETIC BRASS TABLET SET IN TOP OF AT SOUTH END OF WHARF AT WEST SIDE OF HARBOUR IN PORT STANLEY, 38.8m SOUTH OF SOUTH EAST CORNER OF WATER GAUGE HOUSE, 8.3m SOUTHEAST OF CYL SUPPORT FOR GREEN BEACON LIGHT AND 2.27m EAST OF BOLLARD IN CENTER OF SEMI-CIRCULAR END OF THE WARF.

ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

MONUMENT NAME: V010915404

LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE COUNTY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH ROAD.

ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

VERTICAL DATUM NOTE:
INFORMATION FROM CGVD28:78 HAS BEEN VERTICALLY ADJUSTED BY −0.442m BASED ON BENCHMARK DATUM VALUES OF 175.902 TO 175.460 TO CONVERT TO CGVD2013 PER NATURAL RESOURCES CANANDA DOCUMENT NRCAN 973006 PORT STANLEY PIER BM

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 OF CENTRAL ELGIN PHYSICAL SERVICES DEPARTMENT. THE MUNICIPALITY OF CENTRAL ELGIN INFRASTRUCTURE DESIGN GUIDELINES AND CONSTRUCTION STANDARDS ARE TO BE APPLIED TO WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY.

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 SUMP PUMPS ARE PERMITTED TO BE CONNECTED TO THE STORM SYSTEM. SUMP PUMPS SHALL BE DIRECTED TO GRADE AS PER MUNICIPALITY OF CENTRAL ELGIN INFRASTRUCTURE DESIGN GUIDELINES AND CONSTRUCTION STANDARDS SECTION 2.7g)

THE LENGTH OF TRENCH OPENING AT ANY GIVEN TIME SHALL NOT EXCEED TWO LENGTHS OF PIPE.

WATERMAIN & SEWER CROSSING NOTE:
1. 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 MUNICIPALITY OF CENTRAL ELGIN DRAWING W-3 (WHERE REQUIRED). ROW MINIMUM VERTICAL SEPARATION 0.15m TO PROVIDE SUFFICIENT BEDDING DEPTH WHEN WATERMAIN IS CROSSING ABOVE THE SEWER.
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: MUNICIPALITY OF CENTRAL ELGIN DESIGN GUIDELINES AND CONSTRUCTION STANDARDS

INSULATION NOTE:
INSULATE SEWERS + WATER PIPES AS PER THE MUNICIPALITY OF CENTRAL ELGIN DRAWING W-3 'WATERMAIN CROSS OVER DETAIL' WHERE 1.70m (1.25m FOR CATCH BASIN LEADS AND 1.5m FOR SEWER MAINS) COVER CAN NOT BE PROVIDED.

ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE 2012 OBC DIV. B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE MAINTAINED

INSTALL PARSON MH INSERT IN ALL SANITARY MANHOLES

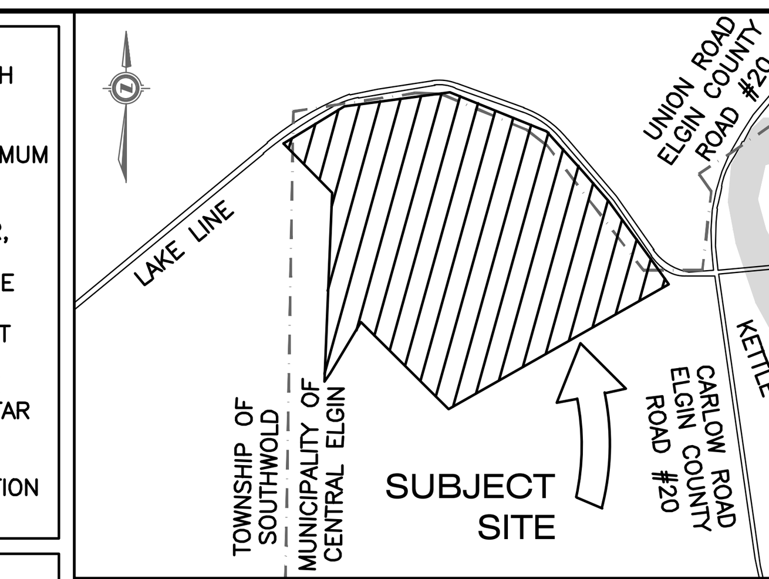
UTILITIES NOTE:
FOR CLARITY, NOT ALL EXISTING UTILITIES MAY BE SHOWN. THE OWNER'S CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY LOCATES PRIOR TO CONSTRUCTION.

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. ALL SUMP PUMPS SHALL DISCHARGE TO GRADE AS PER MUNICIPALITY OF CENTRAL ELGIN INFRASTRUCTURE DESIGN GUIDELINES AND CONSTRUCTION STANDARDS SECTION 2.7g).

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.

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



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
CLERGY RESERVE LOT "D"
NORTH OF THE LAKE ROAD
PART OF
JAMES BEGG LOTS 14 & 15
REGISTERED PLAN No. 20 (MIDD)
AND PART OF
ROAD ALLOWANCE BETWEEN
LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "T", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

ALL WATERMAIN CONSTRUCTION TO CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY OF CENTRAL ELGIN ENGINEERING DEPARTMENT. WHERE COVER IS LESS THAN 1.7m (EVEN TEMPORARY CONDITIONS), THE WATERMAIN/SERVICE SHALL BE ADEQUATELY INSULATED OVER THE AFFECTED LENGTH.

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 CONTRACTORS WATER CONTROL PLANS. WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER PRIOR TO CONSTRUCTION.

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 FOR ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY. THE OWNER'S OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICPALITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

ADDITIONAL SERVICING NOTES:

(SEE SERVICING NOTES ON SHEET 1)

ALL SERVICING LOCATIONS SHALL BE INSTALLED AS PER MUNICIPALITY OF CENTRAL ELGIN DESIGN GUIDELINES & CONSTRUCTION STANDARDS INCLUDING, BUT NOT LIMITED TO SECTION 2.7 (WITH SANITARY SERVICES MARKED WITH A MARKER POST PAINTED RED AND SANITARY SERVICES FOR SEMI-DETACHED UNITS SHALL HAVE 3.0m OFFSET MEASURED FROM WATER SERVICE RATHER THAN ℄ OF LOT) & DRAWING W-2 (NO STORM PDC'S TO BE PERMITTED PER SECTION 2.7) WITH NON STANDARD OR TOP OF RUN WATER SERVICE LOCATIONS SHOWN ON WATER DISTRIBUTION PLAN AND STORM AND SANITARY LOCATIONS SHOWN ON THE CATCHMENT AREA PLANS,

SANITARY SERVICES:
ALL SANITARY SERVICES SHALL BE 125ø PVC DR28 @ 2.0% MINIMUM AS PER SECTION 2.7 c/w CLEANOUT WITH METAL CAP 100mm BELOW FINISHED GRADE ON PROPERTY LINE AS PER SECTION 4.3.10. PDC SHALL BE INSTALLED PER OPSD 1006.010 USING FACTORY MADE TEES. SANITARY PDC'S TO BE INSTALLED TO PROPERTY LINE WITH 1.0m DEPTH BELOW USF ELEVATION.

WATER SERVICES:
ALL WATER SERVICES SHALL BE INSTALLED PER MUNICIPALITY OF CENTRAL ELGIN DRAWING W-2, DESIGN GUIDELINES & CONSTRUCTION STANDARDS SECTION 5.8.3, AND SERVICING NOTES ON SHEET 1. WATER SERVICES TO BE INSTALLED AT LEAST TO PROPERTY LINE.

WATERMAINS:
ALL WATERMAINS AND APPURTENANCES SHALL BE CONSTRUCTED AS PER MUNICIPALITY OF CENTRAL ELGIN SPECIFICATIONS.

STRUCTURE NOTES:
- ALL CATCH BASINS (CB) & REAR YARD CATCH BASINS (RYCB) TO BE 600X600 TO OPSD 705.010, WITH FRAME AND GRATE TO OPSD 400.020
- ALL CATCH BASIN MAINTENANCE HOLES (CBMH) TO BE 1200ø TO OPSD 701.010 (UNLESS OTHERWISE NOTED), WITH FRAME AND GRATE TO OPSD 400.020.
- ALL MAINTENANCE HOLES (SAMH/STMH/MDMH) TO BE 1200ø TO OPSD 701.010 (UNLESS OTHERWISE NOTED), WITH FRAME AND GRATE TO OPSD 401.010 (UNLESS OTHERWISE NOTED) AND SHALL BE LOCATED TO AVOID CONFLICT WITH THE CURB & GUTTER.
- ALL DOUBLE CATCH BASINS (DCB) TO BE 600X1450 TO OPSD 705.020, WITH FRAMES AND GRATES TO OPSD 400.020
- ALL DOUBLE CATCH BASIN MAINTENANCE HOLES (DCBMH) TO BE 1500ø TO OPSD 701.011 (UNLESS OTHERWISE NOTED), WITH FRAMES AND GRATES TO OPSD 400.020.
- ALL MAINTENANCE HOLES TO BE BENCHED AS PER OPSD 701.021.
- OGS TO BE STORMCEPTOR MODEL EF010, SEE DETAIL ON SHEET 17, OR APPROVED EQUIVALENT.
- ALL HEADWALLS TO OPSD 804.030 (LESS THAN 900ø PIPE) OR OPSD 804.040 c/w GRATING PER OPSD 804.050, GUARDRAILS (AS REQUIRED) PER OPSD 980.101, AND BAFFLE BLOCKS.
- ALL MAINTENANCE HOLES GREATER THAN 5m DEPTH SHALL HAVE SAFETY LANDINGS INSTALLED AT LEAST HALF WAY AS PER OPSD 404.020.
- THE AREA BETWEEN MAINTENANCE HOLES SHALL BE BACKFILLED WITH CONCRETE OR CRUSHED STONE WHERE THE DISTANCE BETWEEN THEM IS LESS THAN 0.6m, GRANULAR MATERIAL WHERE THE DISTANCE BETWEEN THEM IS 0.6m TO 2.4m, OR APPROVED NATIVE MATERIAL WHERE THE DISTANCE BETWEEN THEM IS GREATER THAN 2.4m. ALL BACKFILL SHALL BE PROPERLY COMPACTED TO THE SPMDD SPECIFIED IN THE GEOTECHNICAL REPORT AS APPROVED BY MATERIAL TESTING ON-SITE BY GEOTECHNICAL ENGINEER REPRESENTATIVE.
- ALL CATCH BASINS & DOUBLE CATCH BASINS SHALL HAVE 0.6m SUMP AND ALL CATCH BASIN MAINTENANCE HOLES SHALL HAVE 0.3m SUMP
- ALL CATCH BASIN LEADS TO BE 200ø @ 1.0% MINIMUM WITH 1.25m MINIMUM COVER WITH CONNECTION PER OPSD 708.010 OR 708.030
- ALL REAR YARD CATCH BASIN AND DOUBLE CATCH BASIN LEADS TO BE 250ø @ 0.56% MINIMUM WITH CONNECTION PER OPSD 708.010 OR 708.030

PIPE NOTES:
- ALL SEWER PIPE 125ø TO 200ø SHALL BE PVC DR28
- ALL SEWER PIPE 250ø TO 525ø SHALL BE PVC DR35
- ALL SEWER PIPE 600ø OR GREATER SHALL BE CONCRETE CLASS 65-D

ALL SUBSTITUTIONS TO BE APPROVED BY MUNICIPAL ENGINEER
ALL SPECIFICATION PER THE ABOVE UNLESS OTHERWISE NOTED.

ALTERNATIVE STRUCTURE SPECIFICATIONS NOTES:

FOR ALTERNATIVE STRUCTURE SPECIFICATIONS SEE SHEET 4A.

NOTE: FOR CLARITY NO PDC'S OR WSC'S ARE SHOWN. FOR STANDARD SERVICING LOCATIONS SEE THE MUNICIPALITY OF CENTRAL ELGIN DESIGN GUIDELINES & CONSTRUCTION STANDARDS SECTION 2.7

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

AS CONSTRUCTED SERVICES	COMPLETION			No.	REVISIONS	D/M/Y	BY
		DESIGN	JSF/KJC	1	ISSUED FOR ENGINEERING SUBMISSION	17/02/21	JSF
		DRAWN	JSF	2	CONCEPTUAL ZONING DATA CHART ADDED	08/03/21	JSF
		CHECKED	KAM	3	FOR PRE-SUBMISSION CONSULTATION MEETING	05/04/21	JSF
		APPROVED	NGU/KAM	4	ISSUED FOR DRAFT PLAN APPLICATION	16/07/21	JSF
		DATE	19/07/2022	5	REISSUED FOR DRAFT PLAN APPLICATION	02/08/22	JSF
				6	REISSUED FOR DRAFT PLAN APPLICATION	15/12/22	JSF
		CAD	SBM-18-0530				

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ENGINEER'S STAMP: LICENSED PROFESSIONAL ENGINEER K. A. MONIZ 100124664 DEC 15, 2022 PROVINCE OF ONTARIO

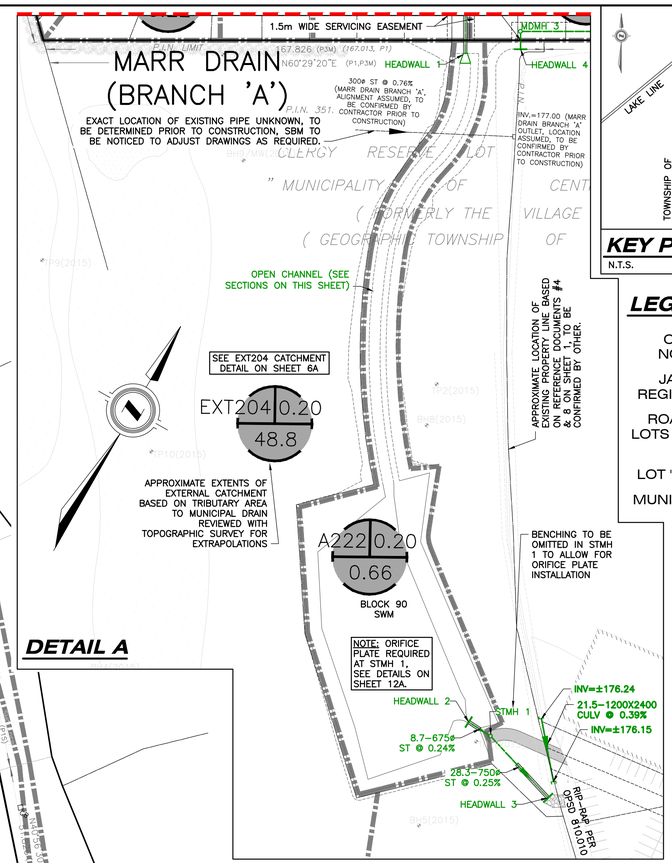
C.TECH'S STAMP: CERTIFIED TECHNICIAN OACETT ONTARIO DEC 15, 2022 JORDAN SAMUEL FAUBERT Nº 910283

CLIENT: THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN

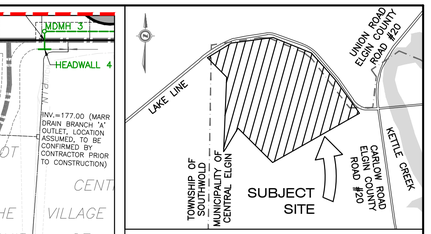
SCALE: SCALE – 1:1000 (10.0 0 20.0m)

TITLE: MASTER SERVICING PLAN
KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No. SBM-18-0530
SHEET No. 4B
PLAN FILE No. –



DETAIL A



KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
CLERGY RESERVE LOT "D"
NORTH OF THE LAKE ROAD
PART OF
JAMES BEGG LOTS 14 & 15
REGISTERED PLAN No. 20 (MIDD)
AND PART OF
ROAD ALLOWANCE BETWEEN
LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "T", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

BENCHMARKS:

MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

LOCATION: PORT STANLEY GEODETIC BRASS TABLET SET IN TOP OF AT SOUTH END OF WHARF AT WEST SIDE OF HARBOUR IN PORT STANLEY, 38.8m SOUTH OF SOUTH EAST CORNER OF WATER GAUGE HOUSE, 8.3m SOUTHEAST OF CYL SUPPORT FOR GREEN BEACON LIGHT AND 2.27m EAST OF BOLLARD IN CENTER OF SEMI-CIRCULAR END OF THE WARF.

ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

MONUMENT NAME: V010915404

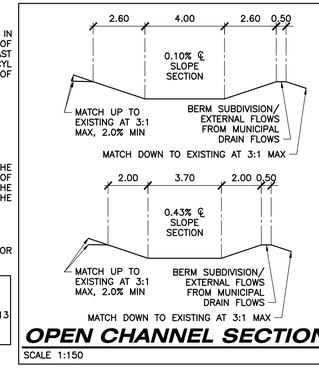
LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE COUNTY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH ROAD.

ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

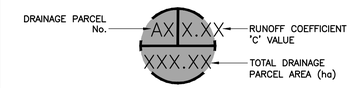
VERTICAL DATUM NOTE:
INFORMATION FROM CGVD28:78 HAS BEEN VERTICALLY ADJUSTED BY -0.442m BASED ON BENCHMARK DATUM VALUES OF 175.902 TO 175.460 TO CONVERT TO CGVD2013 PER NATURAL RESOURCES CANANDA DOCUMENT NRCAN 973006 PORT STANLEY PIER BM

NOTE: SLOPE TO BE 0.43% THROUGH CHANNEL SECTION TYPE TRANSITION TAPER



OPEN CHANNEL SECTIONS

SCALE 1:150



CATCHMENT AREA MARKER

N.T.S.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

No.	REVISIONS	D/M/Y	BY
1	ISSUED FOR ENGINEERING SUBMISSION	17/02/21	JSF
2	CONCEPTUAL ZONING DATA CHART ADDED	08/03/21	JSF
3	FOR PRE-SUBMISSION CONSULTATION MEETING	05/04/21	JSF
4	ISSUED FOR DRAFT PLAN APPLICATION	16/07/21	JSF
5	REISSUED FOR DRAFT PLAN APPLICATION	02/08/22	JSF
6	REISSUED FOR DRAFT PLAN APPLICATION	15/12/22	JSF

AS CONSTRUCTED SERVICES | COMPLETION

DESIGN JSF/KJC | DRAWN JSF | CHECKED KAM | APPROVED NGU | DATE 16/02/2021 | CAD SBM-18-0530

CONSULTANT
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ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER K.A. MONIZ 100124564 DEC 15, 2022 PROVINCE OF ONTARIO

C.TECH'S STAMP
CERTIFIED TECHNICIAN OF ONTARIO JORDAN SAMUEL FAUBERT Nº 910283 DEC 15, 2022

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN

SCALE 1:1000 (10.0 0 20.0m)

TITLE: STORM CATCHMENT AREAS PLAN
KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No. SBM-18-0530
SHEET No. 5
PLAN FILE No. —

EXT204 CATCHMENT DETAIL

BENCHMARKS:

MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

LOCATION: PORT STANLEY GEODETIC BRASS TABLET SET IN TOP OF AT SOUTH END OF WHARF AT WEST SIDE OF HARBOUR IN PORT STANLEY, 38.8m SOUTH OF SOUTH EAST CORNER OF WATER GAUGE HOUSE, 8.3m SOUTHEAST OF CYL SUPPORT FOR GREEN BEACON LIGHT AND 2.27m EAST OF BOLLARD IN CENTER OF SEMI-CIRCULAR END OF THE WARF.

ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

MONUMENT NAME: V010915404

LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE COUNTY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH ROAD.

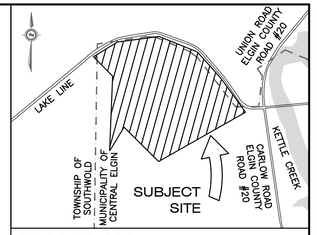
ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

VERTICAL DATUM NOTE:
INFORMATION FROM CGVD28:78 HAS BEEN VERTICALLY ADJUSTED BY -0.442m BASED ON BENCHMARK DATUM VALUES OF 175.902 TO 175.460 TO CONVERT TO CGVD2013 PER NATURAL RESOURCES CANANDA DOCUMENT NRCAN 973006 PORT STANLEY PIER BM

LEGAL INFORMATION

PART OF
CLERGY RESERVE LOT "D"
NORTH OF THE LAKE ROAD
PART OF
JAMES BEGG LOTS 14 & 15
REGISTERED PLAN No. 20 (MIDD)
AND PART OF
ROAD ALLOWANCE BETWEEN
LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "I", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN



KEY PLAN
N.T.S.

STORM SEWER DESIGN SHEET

MUNICIPALITY OF CENTRAL ELGIN

RUNOFF COEFFICIENT 'C' VALUES
THE FOLLOWING 'C' VALUES WILL APPLY WHEN DESIGNING STORM SEWERS:

PARKS, PLAYGROUNDS, OPEN SPACE	0.20	
SINGLE FAMILY	0.35-0.75	0.52 USED IN COMBINATION WITH ROW
SEMI-DETACHED	0.40-0.75	0.52 USED IN COMBINATION WITH ROW
APARTMENTS	0.50 - 0.70	
COMMERCIAL, INSTITUTIONAL & INDUSTRIAL	0.50 - 0.90	
DENSELY BUILT, PAVED	0.90	

PROJECT NAME: **KETTLE CREEK SUBDIVISION**

FLOW Q = 2.78 x A x I x R

WHERE Q=PEAK FLOW IN LITRES PER SECOND (L / s)
A=AREA IN HECTARES (Ha)
R=RUNOFF COEFFICIENT
I=RAINFALL INTENSITY (mm / hr)
RETURN PERIOD = 2 YEARS

Date:	November 30, 2022
Job Number:	SBM-18-0530
Client:	Strathroy Turf Farms
Project:	Kettle Creek Subdivision
Designed By:	JSF
Reviewed By:	KAM/NGu
Project File No.	SBM-18-0530

LOCATION				AREA		TOTAL (A x C)						RAINFALL INTENSITY			Q	SEWER DESIGN							PROFILE				
												TIME ENTRY mm														INVERT ELEVATION	
AREA No.	STREET	FROM MANHOLE	TO MANHOLE	DELTA HECTARE	TOTAL HECTARES	C	AxC	TOTAL SECTION	TOTAL LATERAL	TOTAL SEWER	TOTAL 2.78AxC	SECTION	ACCUM.	INTENSITY mm/hr	L / s	PIPE SIZE mm	n	SLOPE %	Q CAP l/s	VELOCITY m / s	LENGTH m	TIME OF FLOW	FALL IN SEWER	HEADLOSS IN D.S. MH	DROP IN MANHOLE	U.S.	D.S.
EXT201	LAKE LINE	EXTERNAL	CBMH 8	0.40	0.40	0.90	0.36	0.00	0.00	0.36	1.00	0.0	20.0	53.1	53.1												
A201	BLOCK 91	CBMH 8	STMH 7	4.26	4.66	0.20	0.85	0.36	0.00	1.21	3.37	0.0	20.0	53.1	178.8	450	0.013	0.50	201.6	1.27	50.5	0.66	0.252	0.000	-	178.82	178.57
												0.7	20.7														
EXT202	LAKE LINE	EXTERNAL	EXTERNAL	0.09	0.09	0.90	0.08	0.00	0.00	0.08	0.23	0.0	20.0	53.1	11.9												
EXT203	LAKE LINE	EXTERNAL	STMH 21	2.24	2.33	0.20	0.45	0.08	0.00	0.53	1.47	0.0	20.0	53.1	78.0												
A202	STREET 'A'	STMH 21	STMH 3	0.53	2.86	0.52	0.28	0.53	0.00	0.80	2.24	0.0	20.0	53.1	118.7	450	0.013	0.26	145.4	0.91	42.1	0.77	0.110	0.000	-	179.16	179.05
A203	STREET 'A'	STMH 3	STMH 20	0.81	3.67	0.52	0.42	0.80	0.00	1.23	3.41	0.8	20.8	51.8	176.4	450	0.013	0.40	180.3	1.13	74.7	1.10	0.299	0.000	0.010	179.04	178.74
A204	STREET 'A'	STMH 20	STMH 19	0.47	4.14	0.52	0.24	1.23	0.00	1.47	4.09	1.1	21.9	50.0	204.5	525	0.013	0.25	215.0	0.99	44.9	0.75	0.112	0.025	0.080	178.66	178.55
A205	STREET 'A'	STMH 19	STMH 7	0.28	4.42	0.52	0.15	1.47	0.00	1.62	4.49	0.8	22.6	48.9	219.8	525	0.013	0.30	235.5	1.09	24.7	0.38	0.074	0.096	0.030	178.52	178.45
												0.4	23.0														
A206	STREET 'A'	STMH 16	STMH 23	1.36	1.36	0.52	0.71	0.00	0.00	0.71	1.97	0.0	20.0	53.1	104.3	375	0.013	0.75	151.8	1.37	75.8	0.92	0.569	0.028	-	179.48	178.91
A207	STREET 'A'	STMH 23	STMH 22	0.36	1.72	0.52	0.19	0.71	0.00	0.89	2.49	0.9	20.9	51.5	128.1	450	0.013	0.52	205.6	1.29	40.7	0.52	0.212	0.018	0.080	178.83	178.62
A208	STREET 'A'	STMH 22	STMH 7	0.20	1.92	0.52	0.10	0.89	0.00	1.00	2.78	0.5	21.4	50.7	140.7	450	0.013	0.27	148.1	0.93	15.2	0.27	0.041	0.096	0.030	178.59	178.55
												0.3	21.7														
	BLOCK 92	STMH 7	STMH 6	0.00	11.00	0.20	0.00	1.21	2.61	3.83	10.64	0.0	21.9	50.0	531.8	750	0.013	0.30	606.7	1.37	102.2	1.24	0.304	0.051	0.146	178.30	178.00
												1.2	23.1														
A209	STREET 'A'	STMH 18	STMH 17	0.77	0.77	0.52	0.40	0.00	0.00	0.40	1.11	0.0	20.0	53.1	59.1	300	0.013	0.58	73.6	1.04	78.9	1.26	0.458	0.095	-	179.26	178.80
A210	STREET 'B'	STMH 17	STMH 10	0.36	1.13	0.52	0.19	0.40	0.00	0.59	1.63	1.3	21.3	51.0	83.3	300	0.013	1.00	96.7	1.37	53.0	0.65	0.530	0.000	0.100	178.70	178.17
A211	STREET 'B'	STMH 10	STMH 15	0.24	1.37	0.52	0.12	0.59	0.00	0.71	1.98	0.6	21.9	50.0	99.0	450	0.013	0.26	145.4	0.91	34.9	0.64	0.091	0.023	0.053	178.12	178.03
A212	STREET 'B'	STMH 15	STMH 6	0.17	1.54	0.52	0.09	0.71	0.00	0.80	2.23	0.6	22.5	49.0	109.2	450	0.013	0.26	145.4	0.91	12.4	0.23	0.032	0.021	0.030	178.00	177.97
												0.2	22.8														
A213	STREET 'B'	STMH 6	STMH 5	0.16	12.54	0.52	0.08	0.80	3.83	4.71	13.09	0.0	23.1	48.3	632.4	900	0.013	0.13	652.7	1.03	9.8	0.16	0.013	0.024	0.029	177.94	177.92
A214	STREET 'B'	STMH 5	STMH 4	0.50	13.04	0.57	0.29	4.71	0.00	5.00	13.89	0.2	23.2	48.1	667.6	975	0.013	0.10	708.7	0.95	54.9	0.96	0.055	0.016	0.030	177.89	177.84
A215	STREET 'B'	STMH 4	OGS	0.25	13.29	0.56	0.14	5.00	0.00	5.14	14.28	1.0	24.2	46.8	668.2	975	0.013	0.10	708.7	0.95	29.2	0.51	0.029	0.000	0.030	177.81	177.78
												0.5	24.7														
A216	STREET 'A'	STMH 14	STMH 13	0.65	0.65	0.57	0.37	0.00	0.00	0.37	1.03	0.0	20.0	53.1	54.7	300	0.013	0.56	72.4	1.02	23.3	0.38	0.130	0.032	-	178.81	178.68
A217	STREET 'A'	STMH 13	STMH 12	0.22	0.87	0.52	0.11	0.37	0.00	0.48	1.35	0.4	20.4	52.4	70.7	300	0.013	0.54	71.1	1.01	18.2	0.30	0.098	0.019	0.030	178.65	178.55
A218	STREET 'A'	STMH 12	STMH 11	0.18	1.05	0.52	0.09	0.48	0.00	0.58	1.61	0.3	20.7	51.9	83.5	375	0.013	0.43	115.0	1.04	33.4	0.54	0.144	0.000	0.080	178.47	178.33
A219	STREET 'A'	STMH 11	OGS	0.30	1.35	0.52	0.16	0.58	0.00	0.73	2.04	0.5	21.2	51.0	104.2	375	0.013	0.43	115.0	1.04	48.8	0.78	0.210	0.051	0.012	178.32	178.11
												0.8	22.0														
A220	STREET 'A'	STMH 2	STMH 9	0.22	0.22	0.52	0.11	0.00	0.00	0.11	0.32	0.0	20.0	53.1	16.9	250	0.013	4.80	130.3	2.65	39.8	0.25	1.910	0.086	-	183.83	181.92
A221	STREET 'A'	STMH 9	OGS	0.32	0.54	0.52	0.17	0.11	0.00	0.28	0.78	0.2	20.2	52.6	41.1	250	0.013	2.74	98.4	2.01	117.4	0.98	3.217	0.051	0.860	181.06	177.84
												1.0	21.2														
	BLOCK 95	OGS	HW 1	0.00	15.18	0.20	0.00	5.14	1.02	6.15	17.10	0.0	24.2	46.8	800.5	1050	0.013	0.10	863.5	1.00	54.1	0.90	0.054	-	0.002	177.78	177.73
EXT204	OVERLAND	-	-	46.50	46.50	0.52	24.18	0.00	0.00	24.18	67.22																
A222	SWM FACILITY	HW 2	STMH 1	0.66	62.34	0.33	0.22	6.15	24.18	30.55	84.92	SEE SWM MODELING				675	0.013	0.24	SEE SWM MODELING		8.7	-	0.021	0.000	-	176.83	176.81
	SWM FACILITY	STMH 1	HW 3	0.00	62.34	0.32	0.00	30.55	0.00	30.55	84.92	SEE SWM MODELING			917.0	750	0.013	0.25	SEE SWM MODELING		28.3	-	0.071	-	0.010	176.80	176.73
RESTRICTED FLOW VALUE, SEE FUNCTIONAL SERVICING REPORT																											

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

AS CONSTRUCTED SERVICES | COMPLETION

DESIGN	JSF/KJC		
DRAWN	JSF		
CHECKED	KAM		
APPPROVED	NGU		
DATE	16/02/2021		
CAD	SBM-18-0530		

No.	REVISIONS	D/M/Y	BY
1	ISSUED FOR ENGINEERING SUBMISSION	17/02/21	JSF
2	CONCEPTUAL ZONING DATA CHART ADDED	08/03/21	JSF
3	FOR PRE-SUBMISSION CONSULTATION MEETING	05/04/21	JSF
4	ISSUED FOR DRAFT PLAN APPLICATION	16/07/21	JSF
5	REISSUED FOR DRAFT PLAN APPLICATION	02/08/22	JSF
6	REISSUED FOR DRAFT PLAN APPLICATION	15/12/22	JSF

CONSULTANT
STRIK BALDINELLI MONIZ
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ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
K.A. MONIZ
100124664
DEC 15, 2022
PROVINCE OF ONTARIO

C.TECH'S STAMP
CERTIFIED TECHNICIAN
OF ONTARIO
DEC 19 2022
JORDAN SAMUEL FAUBERT
Nº 910283

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN

SCALE: N/A

TITLE: STORM DESIGN SHEET

KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No. SBM-18-0530
SHEET No. 6A
PLAN FILE No. —

BENCHMARKS:

MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

LOCATION: PORT STANLEY GEODETIC BRASS TABLET SET IN TOP OF AT SOUTH END OF WHARF AT WEST SIDE OF HARBOUR IN PORT STANLEY, 38.8m SOUTH OF SOUTH EAST CORNER OF WATER GAUGE HOUSE, 8.3m SOUTHEAST OF CYL SUPPORT FOR GREEN BEACON LIGHT AND 2.27m EAST OF BOLLARD IN CENTER OF SEMI-CIRCULAR END OF THE WARF.

ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

MONUMENT NAME: V010915404

LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE COUNTY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH ROAD.

ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

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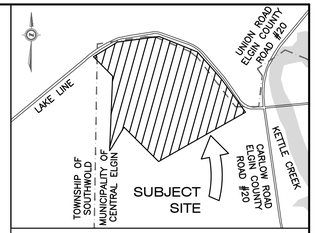
LEGAL INFORMATION

PART OF
CLERGY RESERVE LOT "D"
NORTH OF THE LAKE ROAD
PART OF
JAMES BEGG LOTS 14 & 15
REGISTERED PLAN No. 20 (MIDD)
AND PART OF
ROAD ALLOWANCE BETWEEN
LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "T", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN



KEY PLAN
N.T.S.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

MARR DRAIN DESIGN SHEET

MUNICIPALITY OF CENTRAL ELGIN

PROJECT NAME: **KETTLE CREEK SUBDIVISION**

Date:	July 12, 2022
Job Number:	SBM-18-0530
Client:	Strathroy Turf Farms
Project:	Kettle Creek Subdivision
Designed By:	JSF
Reviewed By:	KAM/NGu
Project File No.	SBM-18-0530

LOCATION				AREA		TOTAL (A x C)						RAINFALL INTENSITY			Q	SEWER DESIGN							PROFILE				
												TIME ENTRY mm														INVERT ELEVATION	
AREA No.	STREET	FROM MANHOLE	TO MANHOLE	DELTA HECTARE	TOTAL HECTARES	C	AxC	TOTAL SECTION	TOTAL LATERAL	TOTAL SEWER	TOTAL 2.78AxC	SECTION	ACCUM.	INTENSITY mm/hr	L / s	PIPE SIZE mm	n	SLOPE %	Q CAP l/s	VELOCITY m / s	LENGTH m	TIME OF FLOW	FALL IN SEWER	HEADLOSS IN D.S. MH	DROP IN MANHOLE	U.S.	D.S.
	LAKE LINE	EXTERNAL	MDMH 1	0.00	ASSUMED										618.1	450	0.013	4.70	618.1	3.89	N/A			0.771	-	UNKNOWN	181.69
	STREET 'A' REAR YARD	MDMH 1	MDMH 2	0.00	ASSUMED										618.1	450	0.013	4.70	618.1	3.89	13.7	0.06	0.643	0.222	0.770	180.92	180.28
	STREET 'A' REAR YARD	MDMH 2	MDMH 3	0.00	ASSUMED										618.1	600	0.013	1.07	633.6	2.24	172.8	1.28	1.840	0.169	0.518	179.76	177.92
	STREET 'A' REAR YARD	MDMH 3	HW 4	0.00	ASSUMED										618.1	675	0.013	0.60	651.1	1.82	6.0	0.05	0.036	-	0.169	177.75	177.71
618.1 L/s used for Q value due to incoming flows from Marr Drain (maximum possible flows from upstream run of connection point, 450dia @ 4.7%)																											

AS CONSTRUCTED SERVICES	COMPLETION

		No.	REVISIONS	D/M/Y	BY
DESIGN	JSF/KJC	1	ISSUED FOR ENGINEERING SUBMISSION	17/02/21	JSF
DRAWN	JSF	2	CONCEPTUAL ZONING DATA CHART ADDED	08/03/21	JSF
CHECKED	KAM	3	FOR PRE-SUBMISSION CONSULTATION MEETING	05/04/21	JSF
APPROVED	NGU/KAM	4	ISSUED FOR DRAFT PLAN APPLICATION	16/07/21	JSF
DATE	16/02/2021	5	REISSUED FOR DRAFT PLAN APPLICATION	02/08/22	JSF
		6	REISSUED FOR DRAFT PLAN APPLICATION	15/12/22	JSF
CAD	SBM-18-0530				

CONSULTANT

STRIK BALDINELLI MONIZ
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DRD 08 2022
JORDAN SAMUEL FAUBERT
Nº 910283

THE CORPORATION OF THE MUNICIPALITY OF
CENTRAL ELGIN

SCALE: N/A

TITLE: MUNICIPAL DRAIN DESIGN SHEETS

KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No. SBM-18-0530

SHEET No. 6B

PLAN FILE No. —

NOTE: FOR CLARITY NOT ALL PDC LOCATIONS ARE SHOWN (CLEAN-OUTS NOT SHOWN). ALL CHANGES IN ALIGNMENT WITHIN THE ROW REQUIRED FOR SANITARY PDC'S SHALL BE DONE USING LONG RADIUS BENDS. FOR STANDARD SERVICING LOCATIONS SEE THE MUNICIPALITY OF CENTRAL ELGIN DESIGN GUIDELINES & CONSTRUCTION STANDARDS SECTION 2.7 (WITH SANITARY SERVICES MARKED WITH A MARKER POST PAINTED RED AND SANITARY SERVICES FOR SEMI-DETACHED UNITS SHALL HAVE 3.0m OFFSET MEASURED FROM WATER SERVICE RATHER THAN ℄ OF LOT)

BENCHMARKS:

MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

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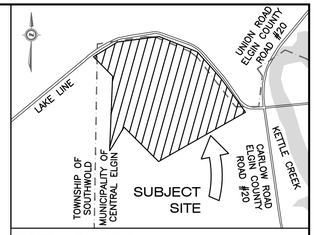


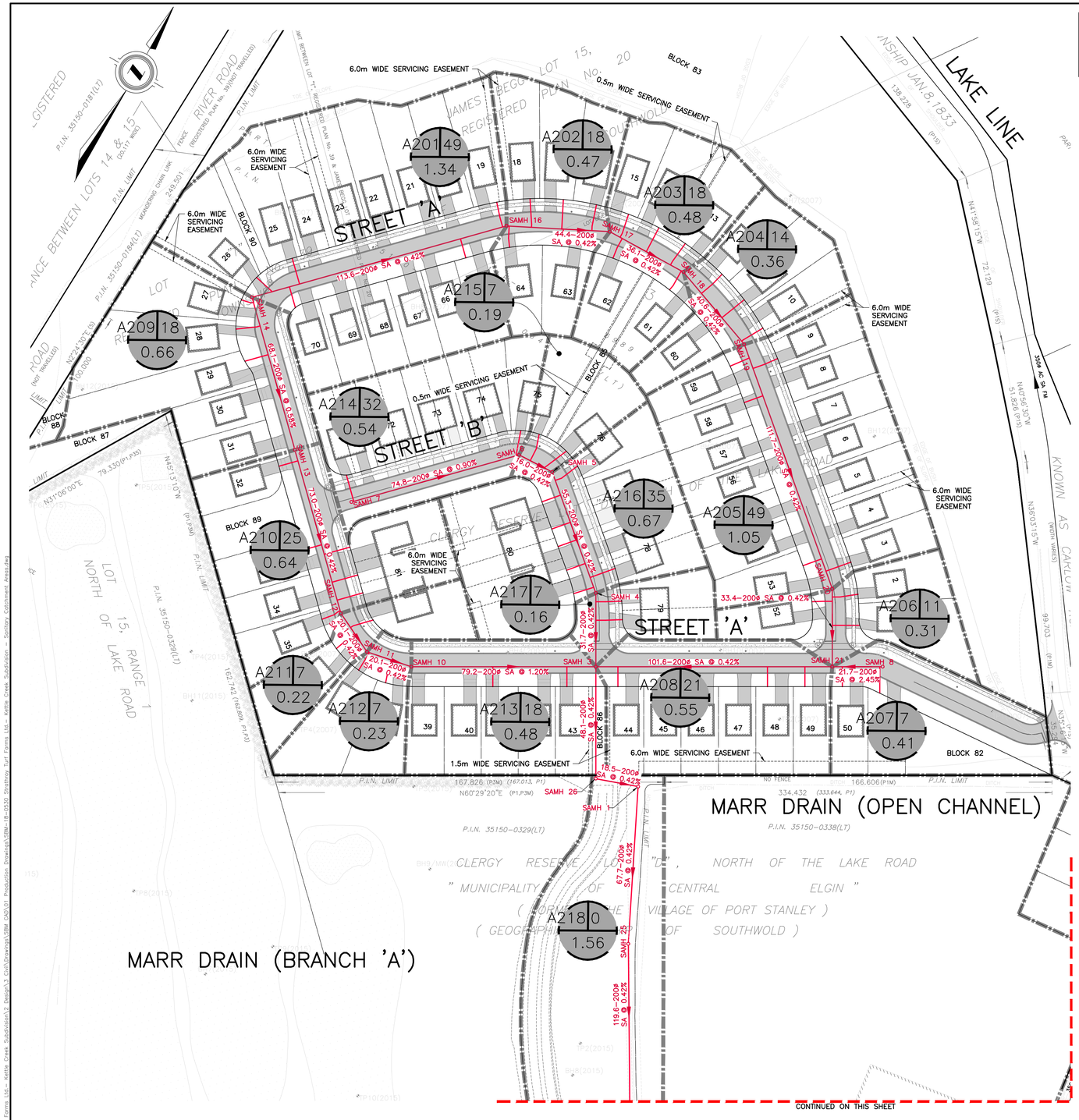
KEY PLAN
N.T.S.

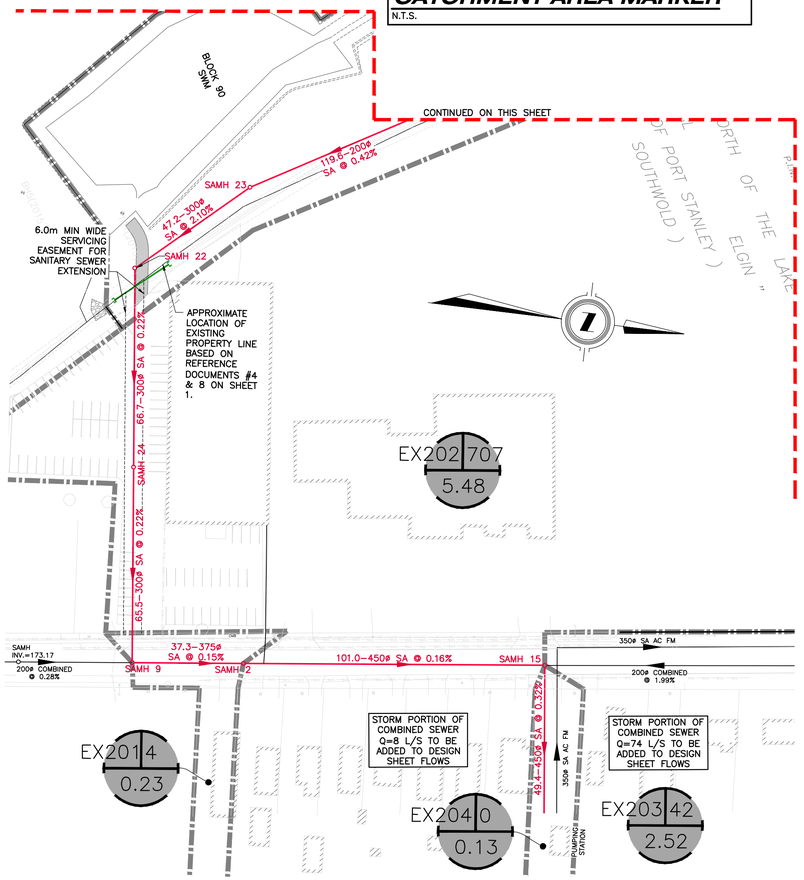
LEGAL INFORMATION

PART OF
CLERGY RESERVE LOT "D"
NORTH OF THE LAKE ROAD
PART OF
JAMES BEGG LOTS 14 & 15
REGISTERED PLAN No. 20 (MIDD)
AND PART OF
ROAD ALLOWANCE BETWEEN
LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "I", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

DRAINAGE PARCEL No. — XX | XX — POPULATION
XXXX.XX — TOTAL DRAINAGE PARCEL AREA (ha)

SANITARY SEWER CATCHMENT AREA MARKER
N.T.S.





REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

AS CONSTRUCTED SERVICES	COMPLETION		No.	REVISIONS	D/M/Y	BY
		DESIGN JSF/KJC	1	ISSUED FOR ENGINEERING SUBMISSION	17/02/21	JSF
		DRAWN JSF	2	CONCEPTUAL ZONING DATA CHART ADDED	08/03/21	JSF
		CHECKED KAM	3	FOR PRE-SUBMISSION CONSULTATION MEETING	05/04/21	JSF
		APPROVED NGU	4	ISSUED FOR DRAFT PLAN APPLICATION	16/07/21	JSF
		DATE 08/02/2021	5	REISSUED FOR DRAFT PLAN APPLICATION	02/08/22	JSF
			6	REISSUED FOR DRAFT PLAN APPLICATION	15/12/22	JSF
		CAD SBM-18-0530				

CONSULTANT
STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
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Email: sbm@sbmltd.ca

ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER — K.A. MONIZ (100124664) — DEC 15, 2022 — PROVINCE OF ONTARIO

C.TECH'S STAMP
CERTIFIED TECHNICIAN — OACETT — ONTARIO — DEC 15, 2022 — JORDAN SAMUEL FAUBERT — Nº 910283

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN

SCALE
SCALE - 1:1000
10.0 0 20.0m

TITLE
SANITARY CATCHMENT AREAS PLAN
KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No. SBM-18-0530
SHEET No. 7
PLAN FILE No. —

STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

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Sanitary Sewer Design Sheet

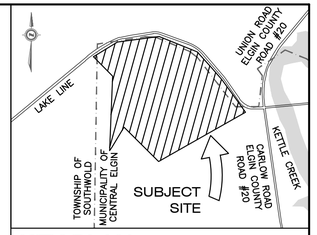
Municipality of Central Elgin

Date: December 12, 2022
Job Number: SBM-18-0530
Client: Strathroy Turf Farms
Project: Kettle Creek Subdivision
Designed By: JSF
Reviewed By: KAM/NGu
Project File No.: SBM-18-0530

Residential Population Densities
Area Basis
Average Daily Domestic Flows = 3.5 people/unit
Populations for school and community centre approximated, see Functional Servicing Report for details/calculations

Design Critera (Litres/capita/day) 400
Sewage Infiltration (Litres/hectare/sec) 0.2
Harmon Formula (Peaking Factor)
M = (1 + 14/(4+P^0.5))
Uncertain Development Factor of 1.1 applied to sewage peak flow

Location				Area						Sewage Flows				Sewer design						Profile Design					
Area No.	Street Name	From MH	To MH	Delta Hectare	Total Hectare	People Per Lot	No. of Lots	Delta Pop.	Total Pop.	Harmon Peaking Factor	Infilt L/S	Sewage L/S	Total L/S	n	Pipe Slope %	Calc'd Dia. mm	Dia. mm	Capacity L/S	Velocity m/s	Length m	Fall in Sewer	Headloss	Drop in U.S. MH	U.S. Invert	D.S. Invert
A201	STREET 'A'	SAMH 14	SAMH 16	1.34	1.34	3.5	14	49	49	4.3165	0.27	0.98	1.25	0.013	0.42%	69.06	200	21.27	0.68	113.6	0.48	0.008	-	178.30	177.82
A202	STREET 'A'	SAMH 16	SAMH 17	0.47	1.81	3.5	5	18	67	4.2873	0.36	1.33	1.69	0.013	0.42%	77.42	200	21.27	0.68	44.4	0.19	0.010	0.03	177.79	177.60
A203	STREET 'A'	SAMH 17	SAMH 18	0.48	2.29	3.5	5	18	85	4.2622	0.46	1.68	2.14	0.013	0.42%	84.48	200	21.27	0.68	36.1	0.15	0.009	0.03	177.57	177.42
A204	STREET 'A'	SAMH 18	SAMH 19	0.36	2.65	3.5	4	14	99	4.2448	0.53	1.95	2.48	0.013	0.42%	89.30	200	21.27	0.68	40.6	0.17	0.008	0.03	177.39	177.22
A205	STREET 'A'	SAMH 19	SAMH 20	1.05	3.70	3.5	14	49	148	4.1929	0.74	2.87	3.61	0.013	0.42%	102.90	200	21.27	0.68	111.7	0.47	0.008	0.03	177.19	176.72
A206	STREET 'A'	SAMH 20	SAMH 21	0.31	4.01	3.5	3	11	159	4.1827	0.80	3.08	3.88	0.013	0.42%	105.70	200	21.27	0.68	33.4	0.14	0.023	0.03	176.69	176.55
A207	STREET 'A'	SAMH 8	SAMH 21	0.41	0.41	3.5	2	7	7	4.4283	0.08	0.14	0.23	0.013	2.45%	26.12	200	51.37	1.64	21.7	0.53	0.000	-	180.91	180.38
A208	STREET 'A'	SAMH 21	SAMH 3	0.55	4.97	3.5	6	21	187	4.1585	0.99	3.60	4.59	0.013	0.42%	112.60	200	21.27	0.68	101.6	0.43	0.023	0.06	176.49	176.06
A209	STREET 'A'	SAMH 14	SAMH 13	0.66	0.66	3.5	5	18	18	4.3864	0.13	0.37	0.50	0.013	0.58%	46.05	200	24.99	0.80	68.1	0.39	0.000	-	178.42	178.02
A210	STREET 'A'	SAMH 13	SAMH 12	0.64	1.30	3.5	7	25	43	4.3275	0.26	0.86	1.12	0.013	0.42%	66.36	200	21.27	0.68	73.0	0.31	0.008	0.02	178.01	177.70
A211	STREET 'A'	SAMH 12	SAMH 11	0.22	1.52	3.5	2	7	50	4.3147	0.30	1.00	1.30	0.013	0.42%	70.19	200	21.27	0.68	20.1	0.08	0.014	0.03	177.67	177.59
A212	STREET 'A'	SAMH 11	SAMH 10	0.23	1.75	3.5	2	7	57	4.3029	0.35	1.14	1.49	0.013	0.42%	73.74	200	21.27	0.68	20.1	0.08	0.023	0.03	177.56	177.48
A213	STREET 'A'	SAMH 10	SAMH 3	0.48	2.23	3.5	5	18	75	4.2757	0.45	1.48	1.93	0.013	1.20%	66.82	200	35.95	1.14	79.2	0.95	0.023	0.03	177.45	176.50
A214	STREET 'B'	SAMH 7	SAMH 6	0.54	0.54	3.5	9	32	32	4.3502	0.11	0.64	0.75	0.013	0.90%	49.53	200	31.13	0.99	74.8	0.67	0.015	-	177.73	177.06
A215	STREET 'B'	SAMH 6	SAMH 5	0.19	0.73	3.5	2	7	39	4.3353	0.15	0.78	0.93	0.013	0.42%	61.83	200	21.27	0.68	16.0	0.07	0.015	0.07	176.99	176.92
A216	STREET 'B'	SAMH 5	SAMH 4	0.67	1.40	3.5	10	35	74	4.2771	0.28	1.47	1.75	0.013	0.42%	78.33	200	21.27	0.68	55.3	0.23	0.008	0.03	176.89	176.66
A217	STREET 'B'	SAMH 4	SAMH 3	0.16	1.56	3.5	2	7	81	4.2675	0.31	1.60	1.91	0.013	0.42%	81.06	200	21.27	0.68	31.7	0.13	0.023	0.03	176.63	176.50
	STREET 'A'	SAMH 3	SAMH 26	0.00	8.76	3.5	0	0	343	4.0530	1.75	6.44	8.19	0.013	0.42%	139.85	200	21.27	0.68	48.1	0.20	0.001	0.50	176.00	175.80
A218	SWM FACILITY	SAMH 26	SAMH 1	1.56	10.32	3.5	0	0	343	4.0530	2.06	6.44	8.50	0.013	0.42%	141.83	200	21.27	0.68	18.5	0.08	0.041	0.06	175.74	175.66
	SWM FACILITY	SAMH 1	SAMH 25	0.00	10.32	3.5	0	0	343	4.0530	2.06	6.44	8.50	0.013	0.42%	141.83	200	21.27	0.68	67.7	0.28	0.000	0.06	175.60	175.32
	SWM FACILITY	SAMH 25	SAMH 23	0.00	10.32	3.5	0	0	343	4.0530	2.06	6.44	8.50	0.013	0.42%	141.83	200	21.27	0.68	119.6	0.50	0.000	0.03	175.29	174.79
	GOLF COURSE	SAMH 23	SAMH 22	0.00	10.32	3.5	0	0	343	4.0530	2.06	6.44	8.50	0.013	2.10%	104.88	200	47.56	1.51	47.2	0.99	0.016	0.90	174.76	173.77
	COMMUNITY CNTR	SAMH 22	SAMH 24	0.00	10.32	3.5	0	0	343	4.0530	2.06	6.44	8.50	0.013	0.22%	160.11	300	45.38	0.64	66.7	0.15	0.000	0.50	173.27	173.12
	COMMUNITY CNTR	SAMH 24	SAMH 9	0.00	10.32	3.5	0	0	343	4.0530	2.06	6.44	8.50	0.013	0.22%	160.11	300	45.38	0.64	65.5	0.14	0.019	0.01	173.11	172.97
	CARLOW ROAD	EXISTING	SAMH 9											0.013	0.28%	0.00	200	17.30	0.55	38.1	0.11	0.000	-	173.17	173.06
				APPROX POPULATION OF 82 FOR COMMUNITY CENTRE ADDED TO DELTA POPULATION BELOW										MAX CAPACITY OF ABOVE PIPE ADDED TO DOWNSTREAM Q											
EX201	CARLOW ROAD	SAMH 9	SAMH 2	0.23	11.28	3.5	1	4	347	4.0507	2.26	6.51	26.07	0.013	0.15%	261.88	375	67.95	0.62	37.3	0.06	0.000	0.18	172.89	172.83
EX202	CARLOW ROAD	SAMH 2	SAMH 15	5.48	16.76	3.5	7	707	1054	3.7852	3.35	18.47	76.18	0.013	0.16%	386.81	450	114.11	0.72	101.0	0.16	0.053	0.08	172.75	172.59
				APPROX POPULATION OF 600 FOR SCHOOL ADDED TO DELTA POPULATION ABOVE										Q OF 8 L/S ADDED TO AREA EX202 TO ACCOUNT FOR STORM PORTION OF COMBINED SEWER											
EX203	STREET 'A'	EXISTING	SAMH 15	2.52	2.52	3.5	12	42	42	4.3294	0.50	0.84	75.35	0.013	1.99%	240.13	200	46.30	1.47	158.3	3.15	0.053	-	178.86	175.71
DIFFERENCE IN CAPACITY OF PIPE ABOVE AND ASSUMED TOTAL SEWAGE DEMAND ADDED TO EX202 AND ALL DOWN STREAM ASSUMING STORM OFR TO DOWN STREAM CB														Q OF 74 L/S ADDED TO AREA EX203 TO ACCOUNT FOR STORM PORTION OF COMBINED SEWER											
EX204	PUMPING STATION	SAMH 15	SA PUMP	0.13	19.41	3.5	0	0	1096	3.7740	3.88	19.15	122.33	0.013	0.32%	405.70	450	161.38	1.01	49.4	0.16	0.000	3.17	172.54	172.38



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
CLERGY RESERVE LOT "D"
NORTH OF THE LAKE ROAD
PART OF
JAMES BEGG LOTS 14 & 15
REGISTERED PLAN No. 20 (MIDD)
AND PART OF
ROAD ALLOWANCE BETWEEN
LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "I", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

BENCHMARKS:

MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

LOCATION: PORT STANLEY GEODETIC BRASS TABLET SET IN TOP OF AT SOUTH END OF WHARF AT WEST SIDE OF HARBOUR IN PORT STANLEY, 38.8m SOUTH OF SOUTH EAST CORNER OF WATER GAUGE HOUSE, 8.3m SOUTHEAST OF CYL SUPPORT FOR GREEN BEACON LIGHT AND 2.27m EAST OF BOLLARD IN CENTER OF SEMI-CIRCULAR END OF THE WARF.

ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

MONUMENT NAME: V010915404

LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE COUNTY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH ROAD.

ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

VERTICAL DATUM NOTE:
INFORMATION FROM CGVD28:78 HAS BEEN VERTICALLY ADJUSTED BY -0.442m BASED ON BENCHMARK DATUM VALUES OF 175.902 TO 175.460 TO CONVERT TO CGVD2013 PER NATURAL RESOURCES CANANDA DOCUMENT NRCAN 973006 PORT STANLEY PIER BM

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

AS CONSTRUCTED SERVICES	COMPLETION

DESIGN	JSF/KJC
DRAWN	JSF
CHECKED	KAM
APPROVED	NGU
DATE	08/02/2021
CAD	SBM-18-0530

No.	REVISIONS	D/M/Y	BY
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DEC 15, 2022
PROVINCE OF ONTARIO

C.TECH'S STAMP
CERTIFIED TECHNICIAN
ACET
ONTARIO
JORDAN SAMUEL FAUBERT
Nº 910283
DEC 15, 2022

THE CORPORATION OF THE MUNICIPALITY OF
CENTRAL ELGIN

SCALE: N/A

TITLE: SANITARY DESIGN SHEET

KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No. SBM-18-0530
SHEET No. 8
PLAN FILE No. —

S:\2018 Jobs\SBM-18-0530 Strathroy Turf Farms Ltd - Kettle Creek Subdivision\2 Design\3 Civil\Drawings\SBM-18-0530 Production Drawings\SBM-18-0530 Strathroy Turf Farms Ltd - Kettle Creek Subdivision - Sanitary Catchment Areas.dwg

BENCHMARKS:

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(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

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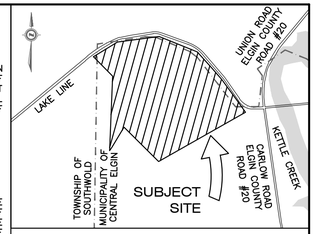

KEY PLAN

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AND PART OF
ROAD ALLOWANCE BETWEEN
LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "T", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

WATERMAIN & SEWER CROSSING NOTE:
1. 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 MUNICIPALITY OF CENTRAL ELGIN DRAWING W-3 (WHERE REQUIRED). ROW MINIMUM VERTICAL SEPARATION 0.15m TO PROVIDE SUFFICIENT BEDDING DEPTH WHEN WATERMAIN IS CROSSING ABOVE THE SEWER.
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: MUNICIPALITY OF CENTRAL ELGIN DESIGN GUIDELINES AND CONSTRUCTION STANDARDS

INSULATION NOTE:
INSULATE SEWERS + WATER PIPES AS PER THE MUNICIPALITY OF CENTRAL ELGIN DRAWING W-3 'WATERMAIN CROSS OVER DETAIL' WHERE 1.70m (1.25m FOR CATCH BASIN LEADS AND 1.5m FOR SEWER MAINS) COVER CAN NOT BE PROVIDED.

ALL WATERMAIN CONSTRUCTION TO CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY OF CENTRAL ELGIN ENGINEERING DEPARTMENT. WHERE COVER IS LESS THAN 1.7m (EVEN TEMPORARY CONDITIONS), THE WATERMAIN/SERVICE SHALL BE ADEQUATELY INSULATED OVER THE AFFECTED LENGTH.

NOTE: FOR CLARITY NOT ALL WATER SERVICE LOCATIONS ARE SHOWN (CURB STOPS NOT SHOWN). FOR STANDARD SERVICING LOCATIONS SEE THE MUNICIPALITY OF CENTRAL ELGIN DESIGN GUIDELINES & CONSTRUCTION STANDARDS SECTION 2.7

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

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PROVINCE OF ONTARIO

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CERTIFIED TECHNICIAN
DESIGN
ONTARIO
DEC 16, 2022
JORDAN SAMUEL FAUBERT
Nº 910283

THE CORPORATION OF THE MUNICIPALITY OF
CENTRAL ELGIN

SCALE
SCALE - 1:1000
10.0 0 20.0m

TITLE
WATER DISTRIBUTION PLAN

KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No.
SBM-18-0530

SHEET No.
9

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 CITY BY-LAWS.

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

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY OF CENTRAL ELGIN PHYSICAL SERVICES DEPARTMENT. THE INFRASTRUCTURE DESIGN GUIDLINES AND CONSTRUCTION STANDARDS ARE TO BE APPLIED TO WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY.

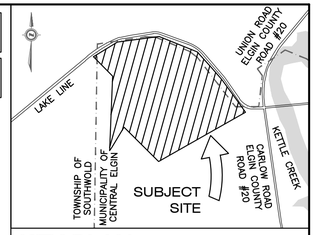
FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN APPROVAL FROM ADJACENT LAND OWNER.

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.

ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE 2012 OBC DIV. B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE MAINTAINED

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.

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



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ROAD ALLOWANCE BETWEEN
LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "T", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

BENCHMARKS:

MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

LOCATION: PORT STANLEY GEODETIC BRASS TABLET SET IN TOP OF AT SOUTH END OF WHARF AT WEST SIDE OF HARBOUR IN PORT STANLEY, 38.8m SOUTH OF SOUTH EAST CORNER OF WATER GAUGE HOUSE, 8.3m SOUTHEAST OF CYL SUPPORT FOR GREEN BEACON LIGHT AND 2.27m EAST OF BOLLARD IN CENTER OF SEMI-CIRCULAR END OF THE WARF.

ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

MONUMENT NAME: V010915404

LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE COUNTY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH ROAD.

ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

VERTICAL DATUM NOTE:
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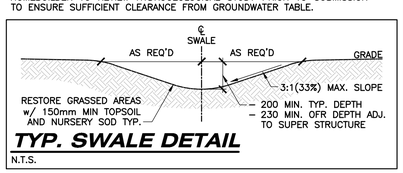
GRADING NOTES:

1. EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
2. REAR YARD SWALES SHALL BE LOCATED 2m FROM REAR PROPERTY LINE WITH REAR YARD CATCH BASINS 0.6m FROM SIDE YARD PROPERTY LINE.
3. DRIVEWAYS SHALL BE A MINIMUM OF 3% AND MAXIMUM OF 10% (ALL REASONABLE EFFORTS SHALL BE TAKEN FOR 8% MAX) TO BACK OF SIDEWALK OR BACK OF CURB WHERE THERE ARE NO SIDEWALKS.
4. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
5. GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
6. SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
7. A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
8. 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.
9. 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.
10. TOP OF FOUNDATION WALL (TFW), GARAGE CUT (GC), AND UNDERSIDE OF FOOTING (USF) ARE SHOWN FOR REFERENCE ONLY. USF IS CALCULATED BASED ON A 1.22m FROST COVER BASED ON LOWEST BUILDING ELEVATION ON THE FRONTAGE FOR THE PURPOSE OF PDC CONFLICT REVIEW. HOMEBUILDER TO REVIEW HYDROGEOLOGICAL STUDY PRIOR TO SUBMISSION TO ENSURE SUFFICIENT CLEARANCE FROM GROUNDWATER TABLE.



TYP. SWALE DETAIL
N.T.S.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

AS CONSTRUCTED SERVICES	COMPLETION

DESIGN	JSF/KJC
DRAWN	JSF
CHECKED	KAM
APPROVED	NGU
DATE	14/12/2022
CAD	SBM-18-0530

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CONSULTANT
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ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
K.A. MONIZ
100124664
DEC 15, 2022
PROVINCE OF ONTARIO

C.TECH'S STAMP
CERTIFIED TECHNICIAN
OF ONTARIO
DEC 16 2022
JORDAN SAMUEL FAUBERT
N° 910283

THE CORPORATION OF THE MUNICIPALITY OF
CENTRAL ELGIN

SCALE
SCALE - 1:500
5.0 0 10.0m

TITLE
SUBDIVISION GRADING PLAN - SOUTHEAST

KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No.
SBM-18-0530

SHEET No.
10A

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 CITY BY-LAWS.

ROAD OCCUPANCY PERMIT NOTE:
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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.

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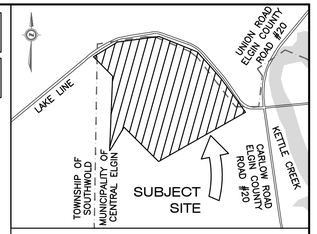

KEY PLAN
N.T.S.

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PART OF
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NORTH OF THE LAKE ROAD
PART OF
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REGISTERED PLAN No. 20 (MIDD)
AND PART OF
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LOTS 14 & 15 NORTH OF THE LAKE ROAD
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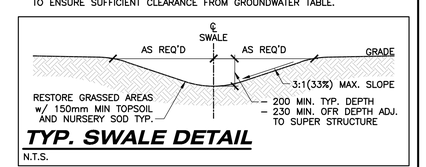

TYP. SWALE DETAIL
N.T.S.

SEE DRAWING 10C
SEE DRAWING 10C
SEE DRAWING 10A
SEE DRAWING 10A

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

AS CONSTRUCTED SERVICES	COMPLETION

DESIGN	JSF/KJC
DRAWN	JSF
CHECKED	KAM
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THE CORPORATION OF THE MUNICIPALITY OF
CENTRAL ELGIN

SCALE
SCALE - 1:500
5.0 0 10.0m

TITLE
SUBDIVISION GRADING PLAN - NORTHWEST

KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No.
SBM-18-0530

SHEET No.
10B

PLAN FILE No.
—

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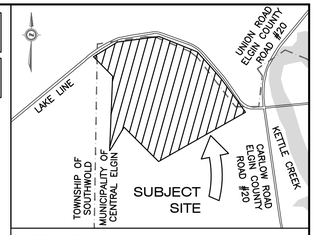

KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
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NORTH OF THE LAKE ROAD
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ELEVATION: 175.460m (CGVD2013)

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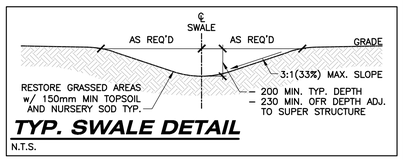

TYP. SWALE DETAIL
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THE CORPORATION OF THE MUNICIPALITY OF
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SCALE
SCALE - 1:500
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TITLE
SUBDIVISION GRADING PLAN - SOUTHWEST

KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No.
SBM-18-0530

SHEET No.
10C

PLAN FILE No.
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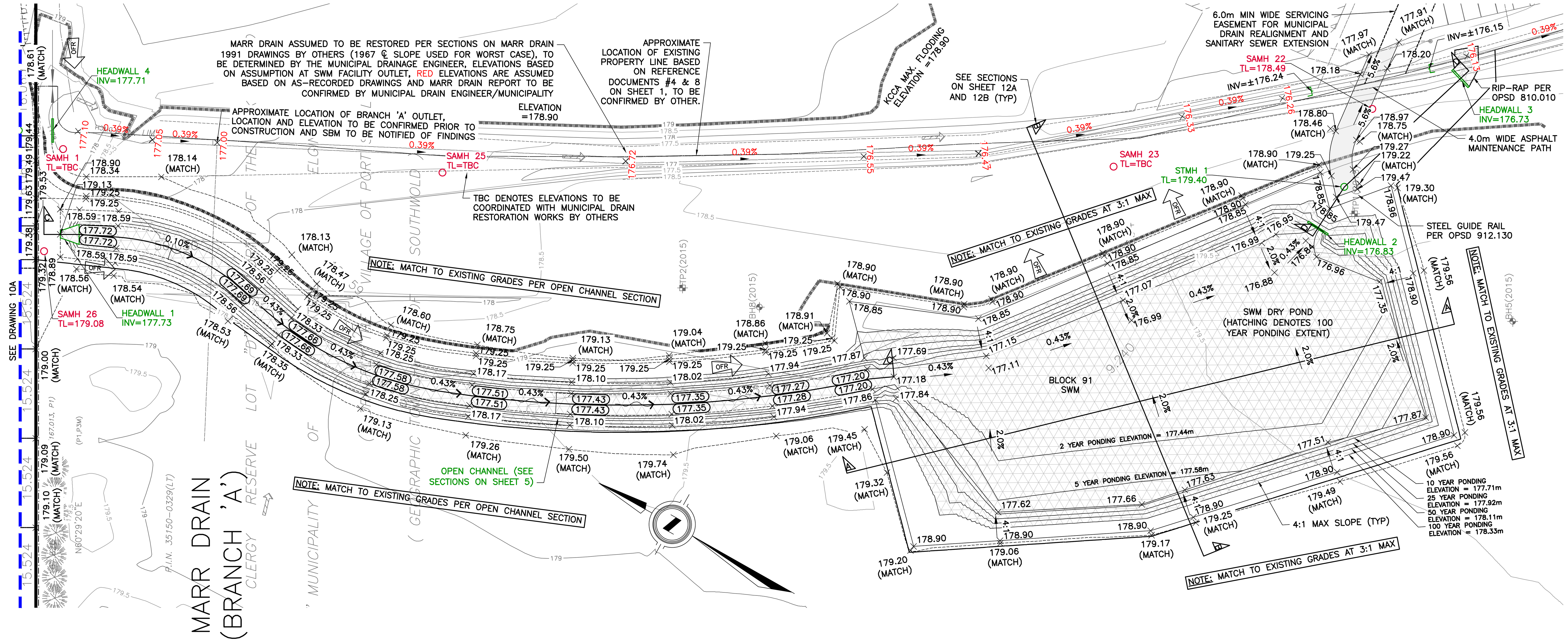

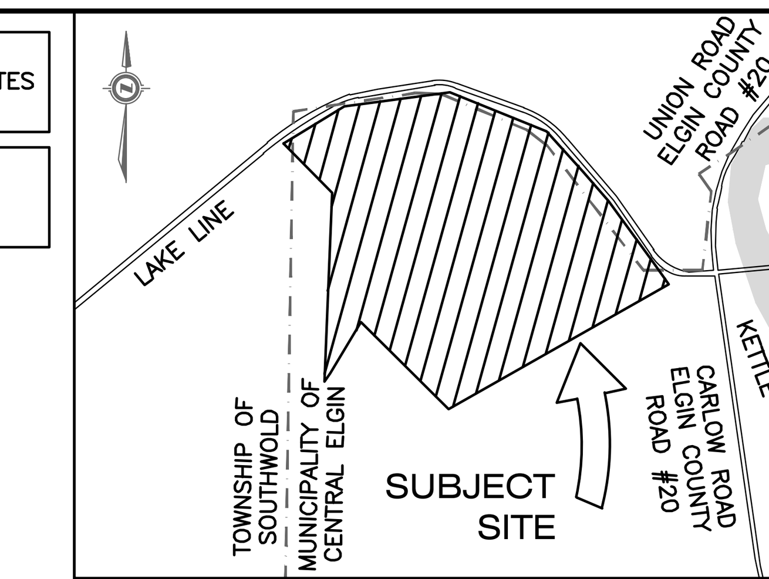

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COUNTY OF ELGIN

GRADING NOTES:

1. EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
2. REAR YARD SWALES SHALL BE LOCATED 2m FROM REAR PROPERTY LINE WITH REAR YARD CATCH BASINS 0.6m FROM SIDE YARD PROPERTY LINE.
3. DRIVEWAYS SHALL BE A MINIMUM OF 3% AND MAXIMUM OF 10% (ALL REASONABLE EFFORTS SHALL BE TAKEN FOR 8% MAX) TO BACK OF SIDEWALK OR BACK OF CURB WHERE THERE ARE NO SIDEWALKS.
4. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
5. GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
6. SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
7. A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
8. 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.
9. 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.
10. TOP OF FOUNDATION WALL (TFW), GARAGE CUT (GC), AND UNDERSIDE OF FOOTING (USF) ARE SHOWN FOR REFERENCE ONLY. USF IS CALCULATED BASED ON A 1.22m FROST COVER BASED ON LOWEST BUILDING ELEVATION ON THE FRONTAGE FOR THE PURPOSE OF PDC CONFLICT REVIEW. HOMEBUILDER TO REVIEW HYDROGEOLOGICAL STUDY PRIOR TO SUBMISSION TO ENSURE SUFFICIENT CLEARANCE FROM GROUNDWATER TABLE.

BENCHMARKS:

MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

LOCATION: PORT STANLEY GEODETIC BRASS TABLET SET IN TOP OF AT SOUTH END OF WHARF AT WEST SIDE OF HARBOUR IN PORT STANLEY, 38.8m SOUTH OF SOUTH EAST CORNER OF WATER GAUGE HOUSE, 8.3m SOUTHEAST OF CYL SUPPORT FOR GREEN BEACON LIGHT AND 2.27m EAST OF BOLLARD IN CENTER OF SEMI-CIRCULAR END OF THE WARF.

ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

MONUMENT NAME: V010915404

LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE COUNTY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH ROAD.

ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

VERTICAL DATUM NOTE:
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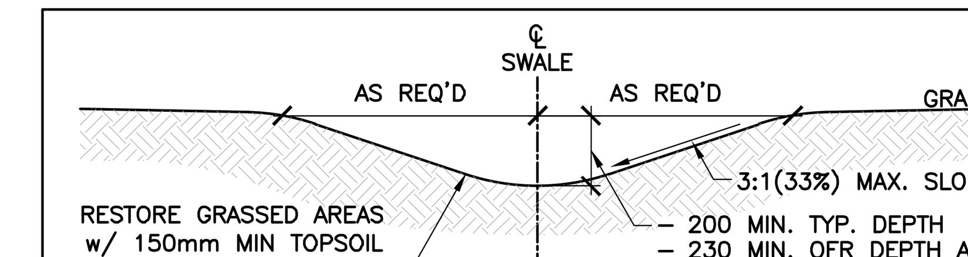

TYP. SWALE DETAIL
N.T.S.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

AS CONSTRUCTED SERVICES	COMPLETION		No.	REVISIONS	D/M/Y	BY
		DESIGN JSF/KJC	1	ISSUED FOR ENGINEERING SUBMISSION	17/02/21	JSF
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		CAD SBM-18-0530				

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100124664
DEC 15, 2022
PROVINCE OF ONTARIO

C.TECH'S STAMP
CERTIFIED TECHNICIAN
OACETT
ONTARIO
DEC 15, 2022
JORDAN SAMUEL FAUBERT
Nº 910283

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN

SCALE
SCALE – 1:500
5.0 0 10.0m

TITLE
SUBDIVISION GRADING PLAN – SOUTHWEST & SWM POND GRADING PLAN

KETTLE CREEK SUBDIVISION

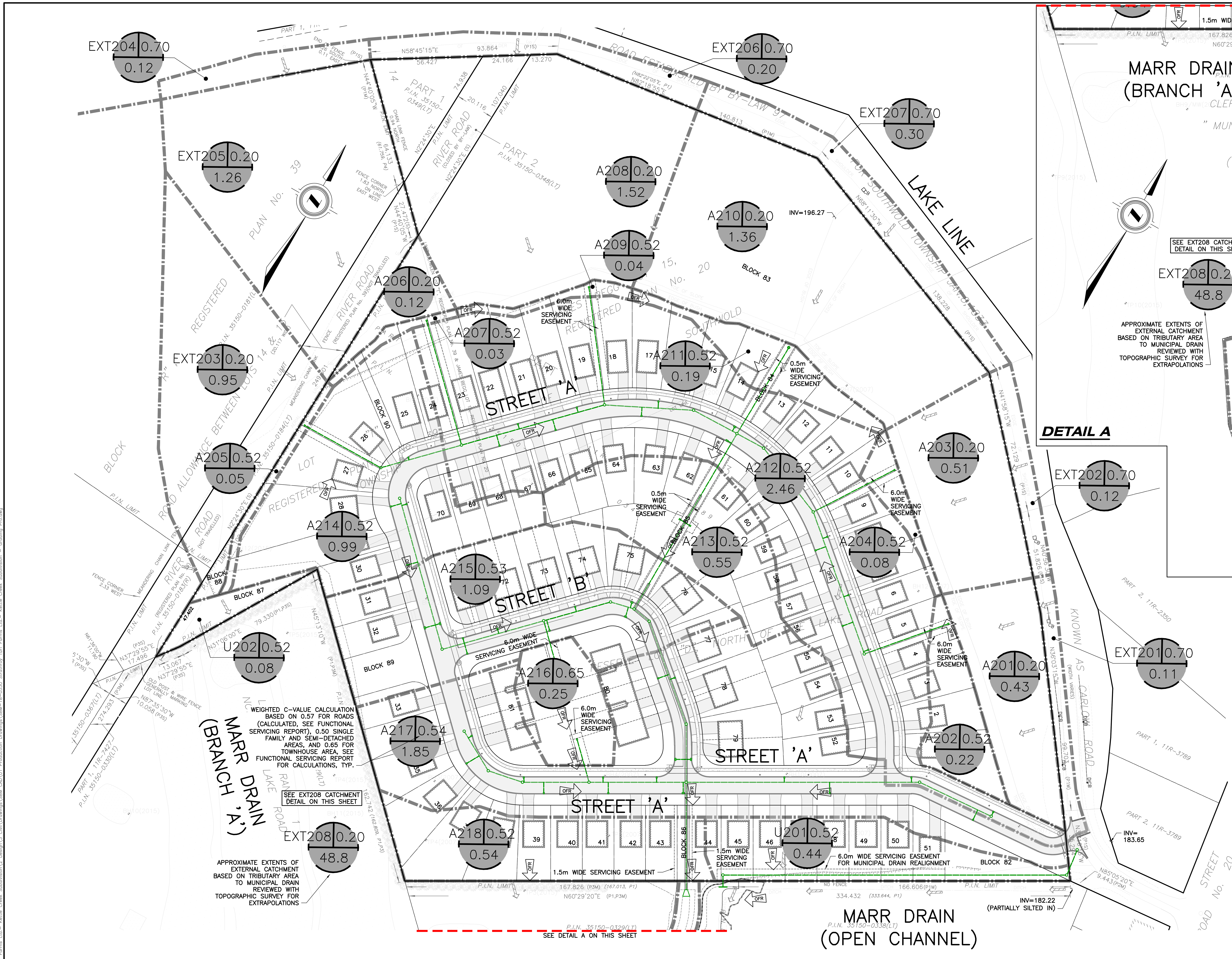
37719 LAKE LINE

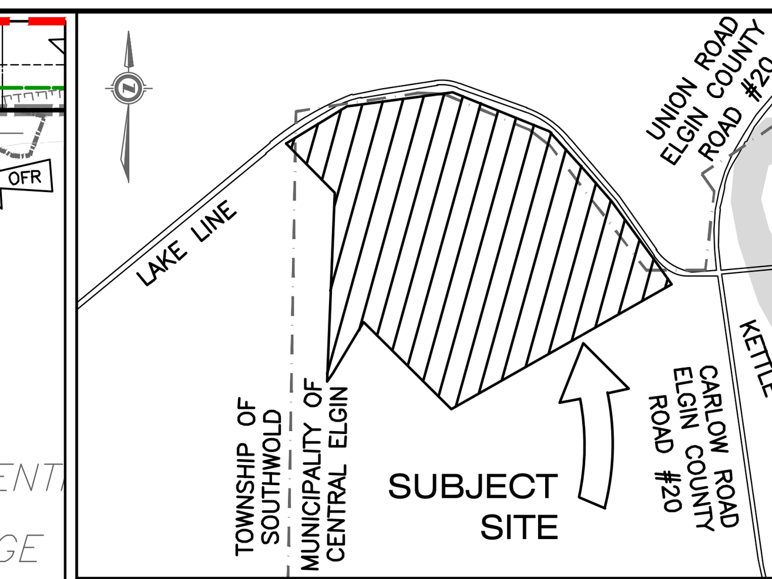
PORT STANLEY, ONTARIO

PROJECT No. SBM-18-0530

SHEET No. 10D

PLAN FILE No. –





KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
CLERGY RESERVE LOT "D"
NORTH OF THE LAKE ROAD
PART OF
JAMES BEGG LOTS 14 & 15
REGISTERED PLAN No. 20 (MIDD)
AND PART OF
ROAD ALLOWANCE BETWEEN
LOTS 14 & 15 NORTH OF THE LAKE ROAD
AND ALL OF
LOT "T", REGISTERED PLAN No.39
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

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ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

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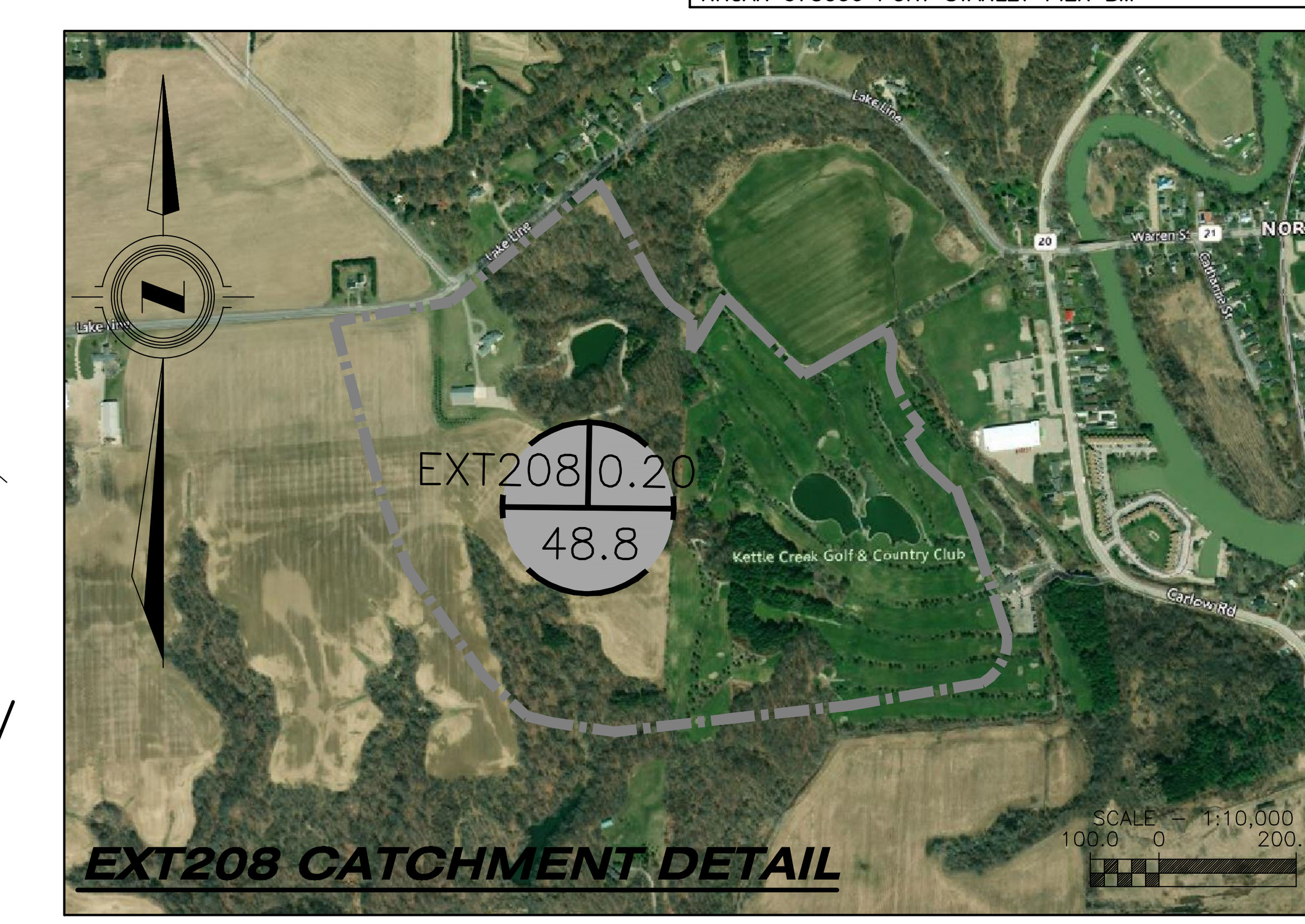
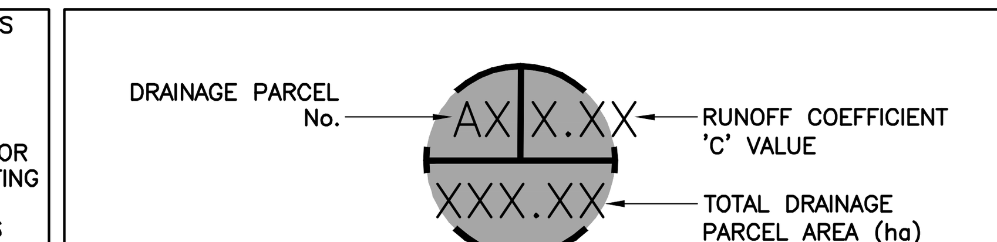


EXT208 CATCHMENT DETAIL

NOTE: THIS CATCHMENT PLAN IS NOT FOR THE PURPOSE OF STORM SEWER DESIGN. FOR CATCHMENTS RELATED TO THE DESIGN OF THE STORM SEWER SEE SHEET 5. THIS PLAN IS FOR THE PURPOSE OF DEMONSTRATING FUNCTIONALITY OF OVER LAND FLOW PATHS IN STORM EVENTS GREATER THAN THE STORM EVENTS THE STORM SEWER IS DESIGNED FOR.



CATCHMENT AREA MARKER

N.T.S.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

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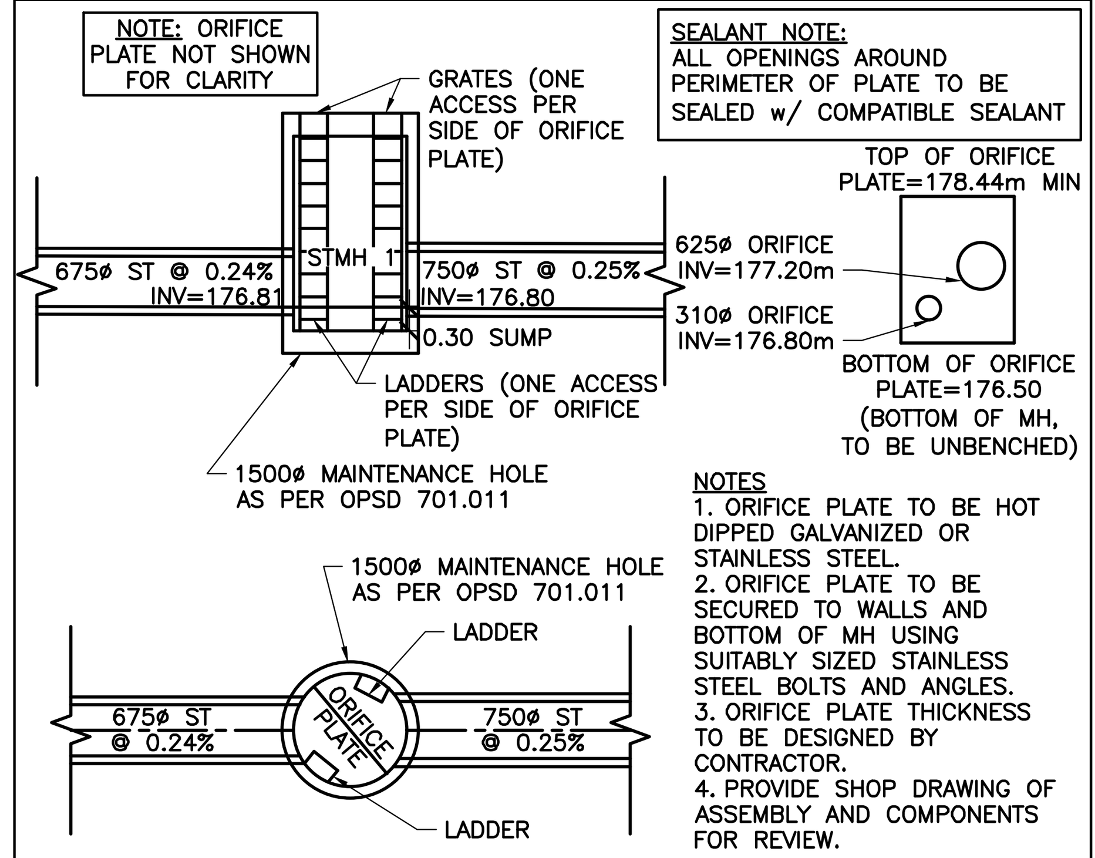
MUNICIPALITY OF CENTRAL ELGIN
THE CORPORATION OF THE MUNICIPALITY OF
CENTRAL ELGIN

SCALE
SCALE - 1:1000
10.0 0 20.0m

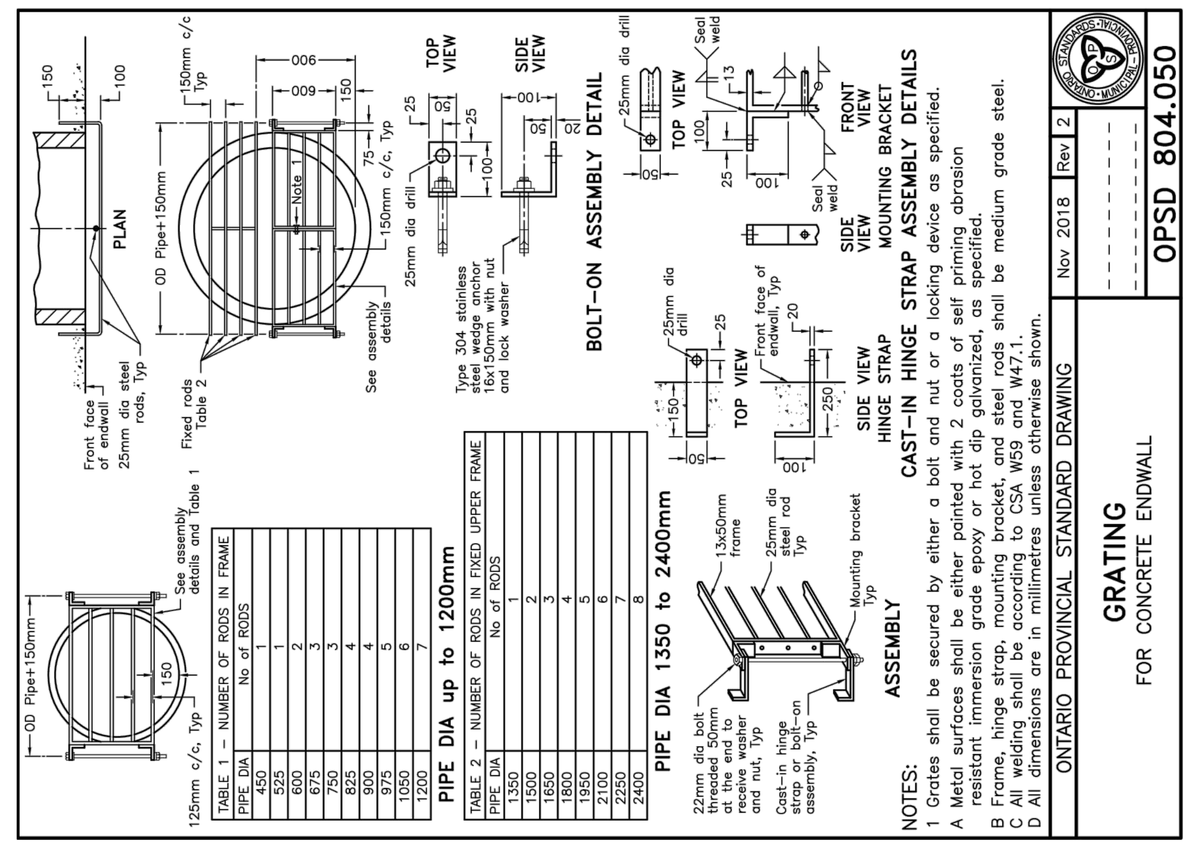
TITLE	PROJECT No.
MAJOR FLOWS CATCHMENT AREAS PLAN	SBM-18-0530
KETTLE CREEK SUBDIVISION 37719 LAKE LINE PORT STANLEY, ONTARIO	SHEET No. 11
	PLAN FILE No. –

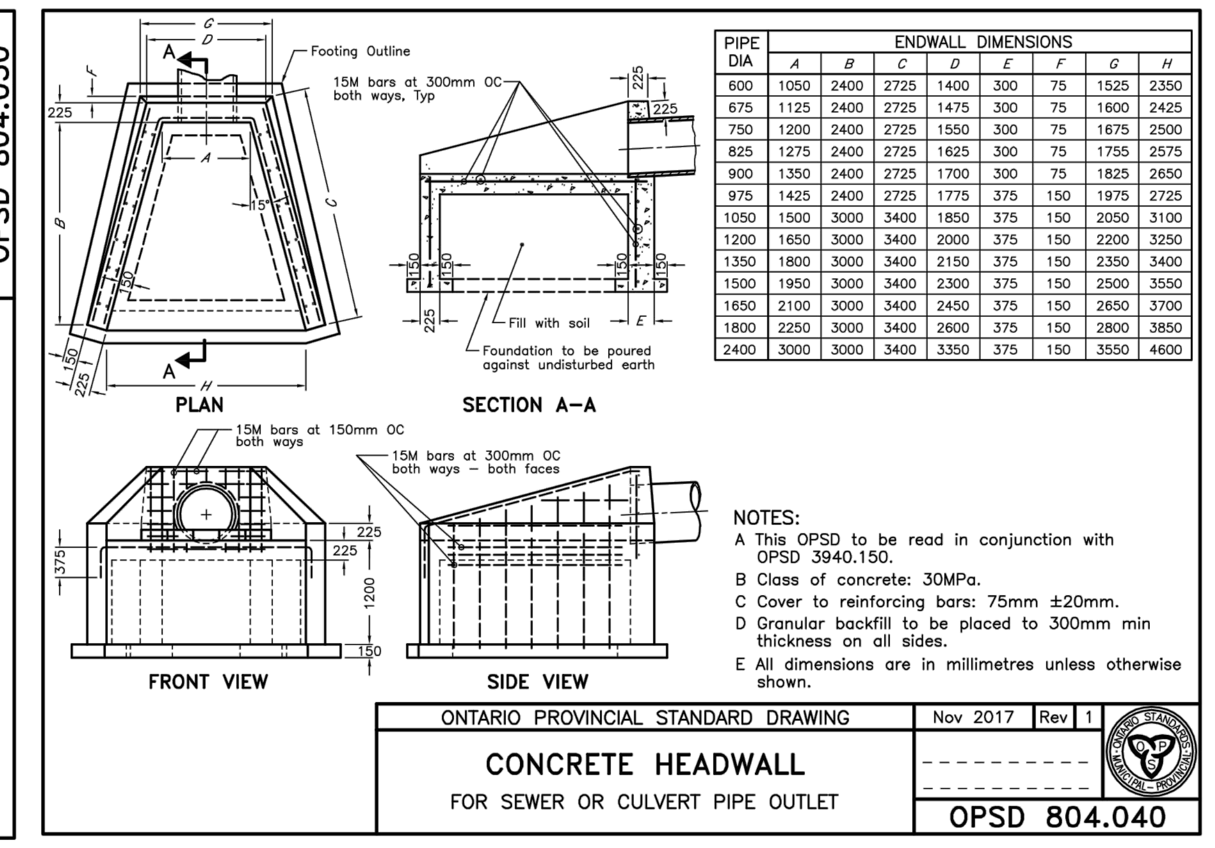
S:\2018 Jobs\SBM-18-0530 Strathroy Turf Farms Ltd.- Kettle Creek Subdivision\2 Design\3 Civil\Drawings\SBM CAD\01 Production Drawings\SBM-18-0530 Strathroy Turf Farms Ltd.- Kettle Creek Subdivision - Grading Pro.dwg



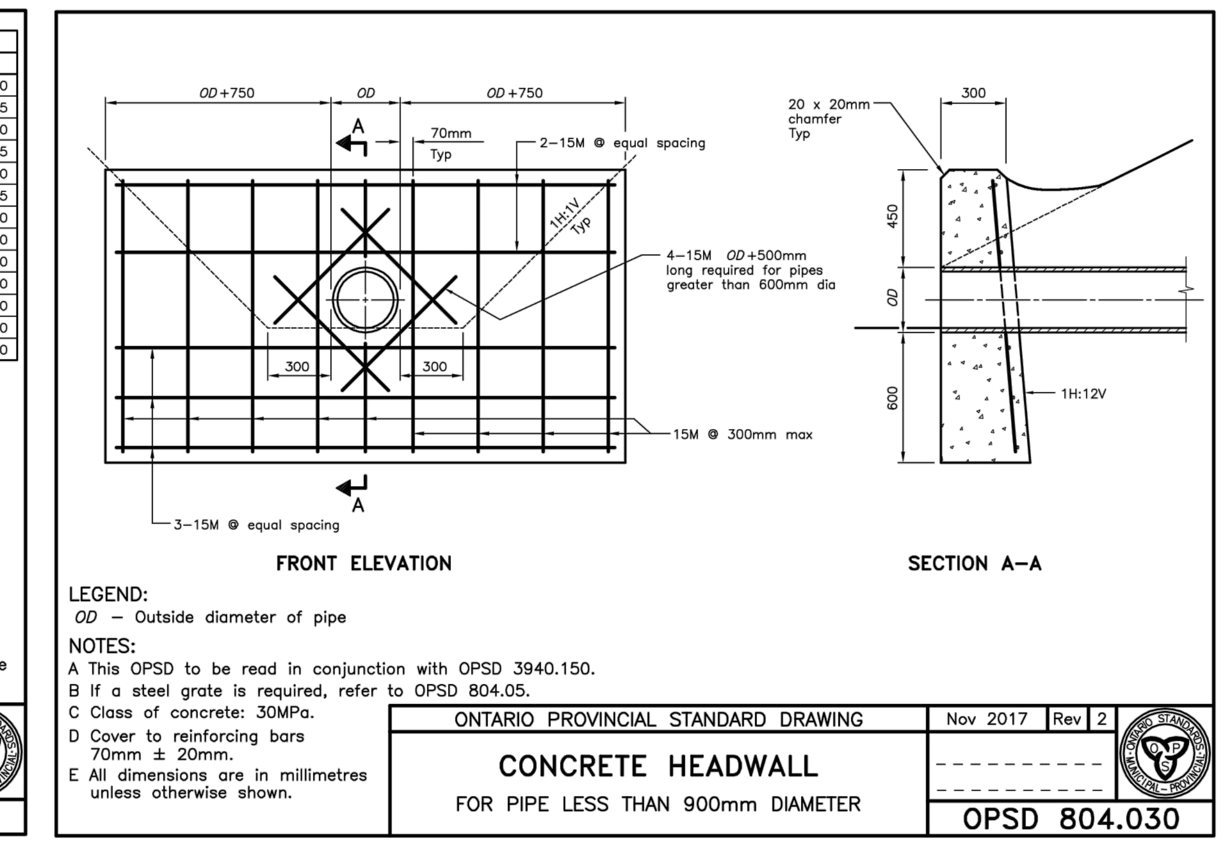
NOTES
1. ORIFICE PLATE TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
2. ORIFICE PLATE TO BE SECURED TO WALLS AND BOTTOM OF MH USING SUITABLY SIZED STAINLESS STEEL BOLTS AND ANGLES.
3. ORIFICE PLATE THICKNESS TO BE DESIGNED BY CONTRACTOR.
4. PROVIDE SHOP DRAWING OF ASSEMBLY AND COMPONENTS FOR REVIEW.

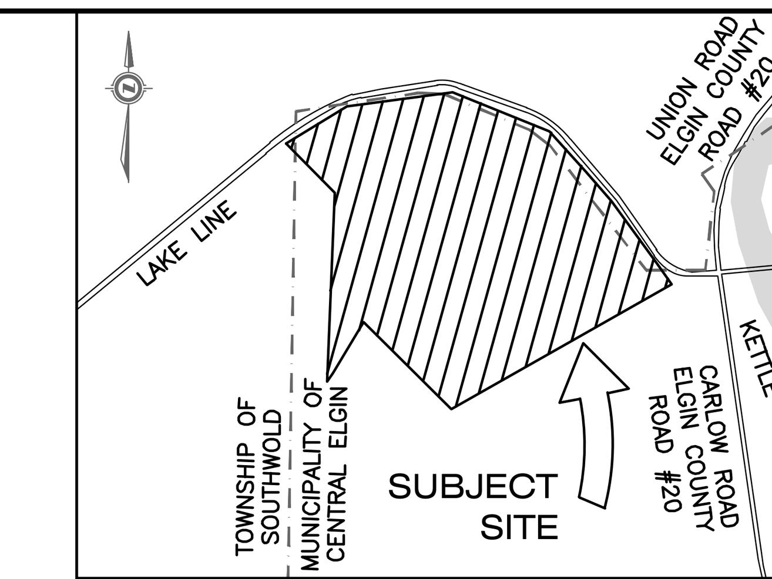
STMH 1/ORIFICE PLATE DETAIL
SCALE 1:100





PIPE DIA	ENDWALL DIMENSIONS A	B	C	D	E	F	G	H
600	1050	2400	2725	1400	300	75	1525	2350
675	1125	2400	2725	1475	300	75	1600	2425
750	1200	2400	2725	1550	300	75	1675	2500
825	1275	2400	2725	1625	300	75	1755	2575
900	1350	2400	2725	1700	300	75	1825	2650
975	1425	2400	2725	1775	375	150	1975	2725
1050	1500	3000	3400	1850	375	150	2050	3100
1200	1650	3000	3400	2000	375	150	2200	3250
1350	1800	3000	3400	2150	375	150	2350	3400
1500	1950	3000	3400	2300	375	150	2500	3550
1650	2100	3000	3400	2450	375	150	2650	3700
1800	2250	3000	3400	2600	375	150	2800	3850
2400	3000	3000	3400	3350	375	150	3550	4600





KEY PLAN
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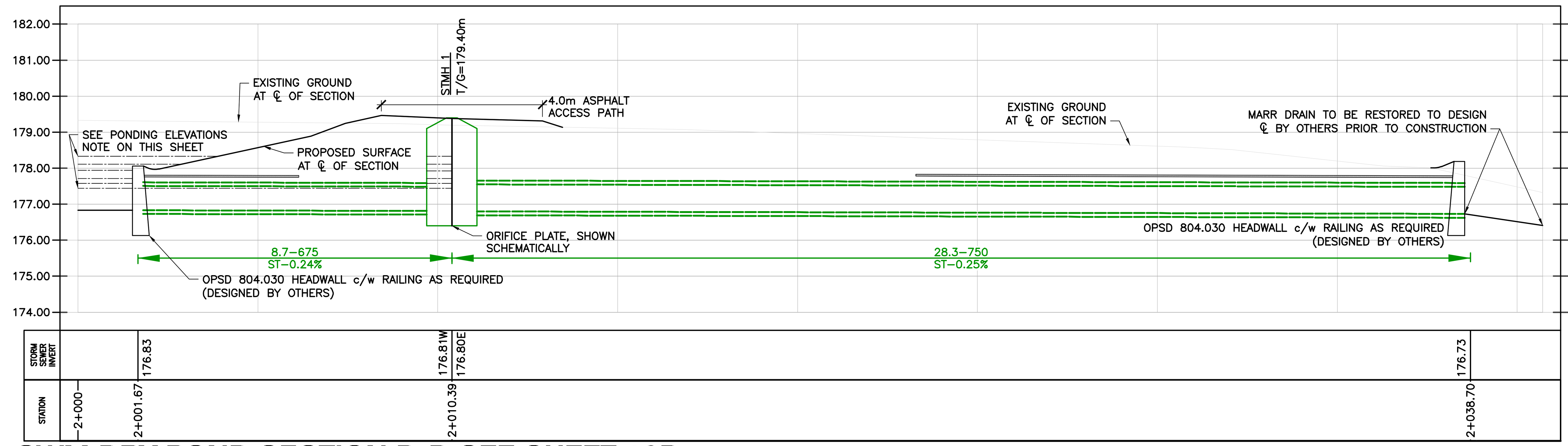
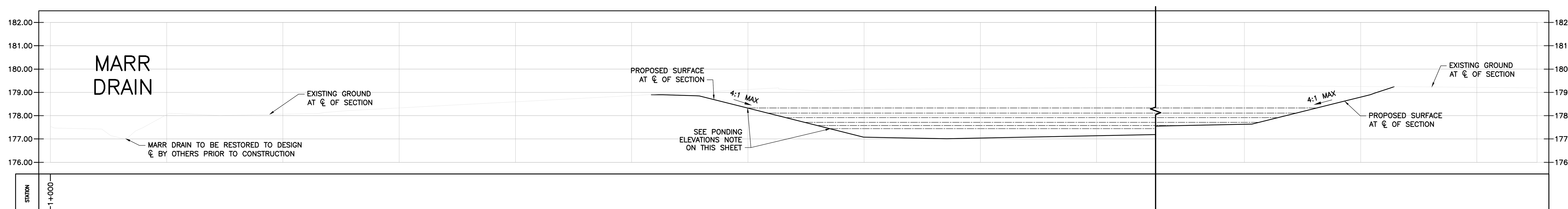


SWM DRY POND SECTION D-D SEE SHEET 10D



SWM PONDING ELEVATIONS NOTE:
2 YEAR = 177.44
5 YEAR = 177.58
10 YEAR = 177.71
25 YEAR = 177.92
50 YEAR = 178.11
100 YEAR = 178.33

SWM DRY POND SECTION B-B SEE SHEET 10D

SWM DRY POND SECTION A-A SEE SHEET 10D

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET 1, 17, 18 & 19

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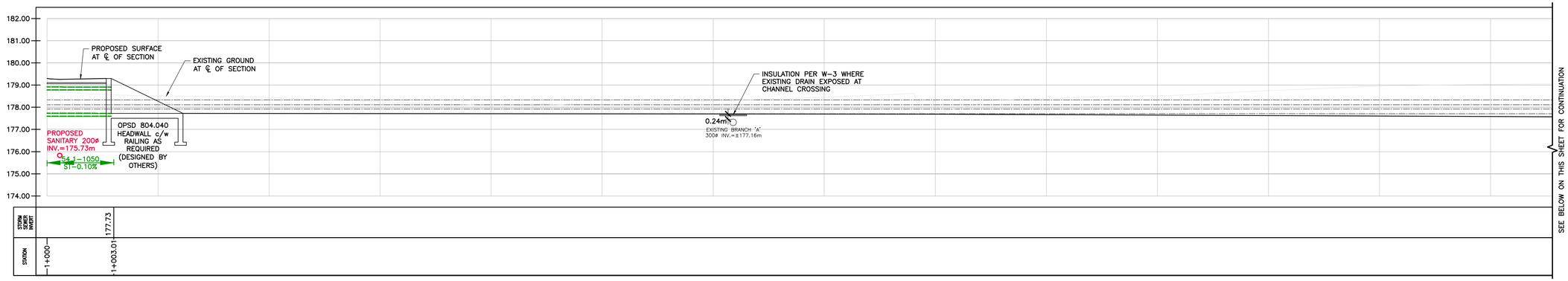
MUNICIPALITY OF CENTRAL ELGIN
THE CORPORATION OF THE MUNICIPALITY OF
CENTRAL ELGIN

SCALE
SCALE – 1:100
1.0 0 2.0m

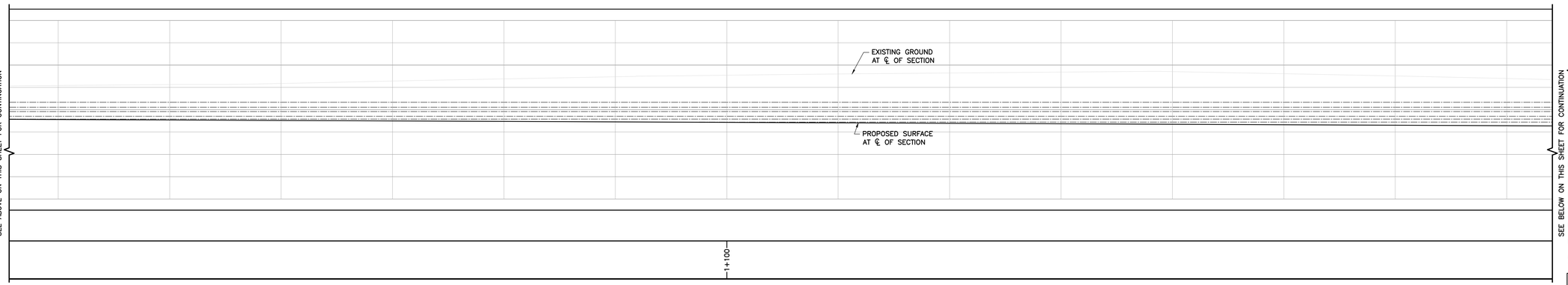
TITLE
STORMWATER MANAGEMENT FACILITY SECTIONS, NOTES AND DETAILS

KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No. SBM-18-0530
SHEET No. 12A
PLAN FILE No. –



SEE ABOVE ON THIS SHEET FOR CONTINUATION



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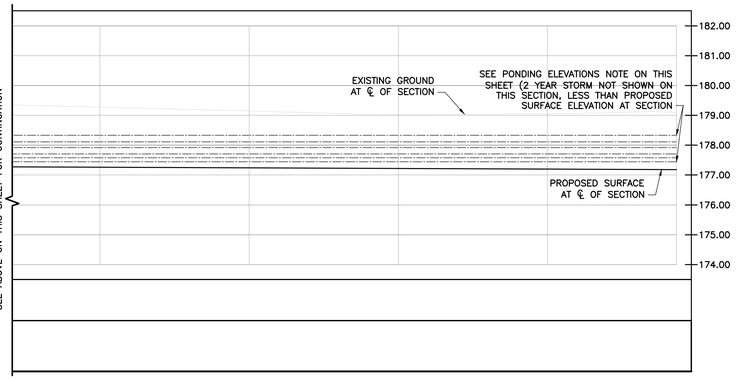

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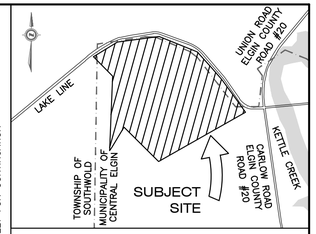
SWM DRY POND SECTION C-C SEE SHEET 10D



KEY PLAN

N.T.S.

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PART OF
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AS CONSTRUCTED SERVICES	COMPLETION

DESIGN	JSF/KJC
DRAWN	JSF
CHECKED	KAM
APPROVED	NGU/KAM
DATE	14/12/2022
CAD	SBM-18-0530

No.	REVISIONS	D/M/Y	BY
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SCALE
SCALE - 1:100
1.0 0 2.0m

TITLE
STORMWATER MANAGEMENT FACILITY SECTIONS, NOTES AND DETAILS

KETTLE CREEK SUBDIVISION
37719 LAKE LINE
PORT STANLEY, ONTARIO

PROJECT No.
SBM-18-0530

SHEET No.
12B

PLAN FILE No.
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