

KETTLE CREEK SUBDIVISION  
37719 LAKE LINE  
PORT STANLEY, ONTARIO

CONSULTANT:



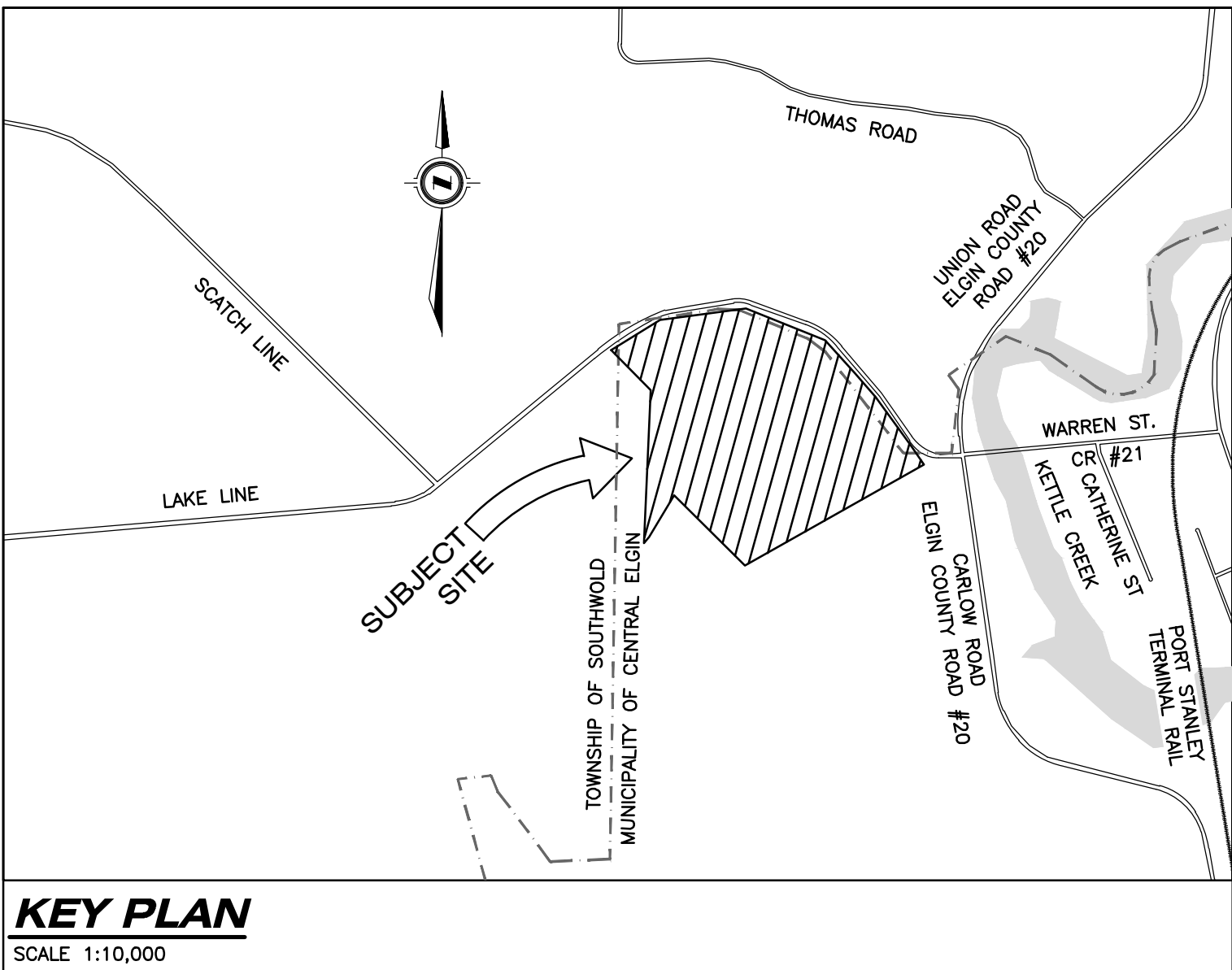
STRIK  
BALDINELLI  
MONIZ

PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

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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		



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 WITH TWO (2) HOURS NOTICE PRIOR TO COMMENCING CONSTRUCTION OF THE SITE SERVICES.

2. AT FOUR (4) HOURS PRIOR TO COMMENCING CONSTRUCTION ON ANY EXISTING ROAD ALLOWING AN ATTACHED STATEMENT OF WORK TO BE REVIEWED BY THE TOWN 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 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.

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 ANY RESPONSIBILITY FOR ANY INACCURACIES FOUND ON THIS PLAN RELATING TO EXISTING CONDITIONS FOR THE SITE.
4. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL FILE ALL EXISTING INFORMATION, BENCHMARKS, ELEVATIONS, DIMENSIONS, GRADES, ETC. MUST BE CHECKED BY THE CONTRACTOR, AND REPORTED AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
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 FURF DEPTH OF TOPSOIL IN AREAS TO BE DISTURBED AND STOCK PILE FOR RE-USE IN GRASSED/LANDSCAPED AREAS.
7. THE 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 TO PREVENT ANY SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM AND ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED TO BASE GRADE.
9. ASPHALT AND SOIL 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 DRAINAGE STRUCTURE OF THE SAME TYPE AND TO PROVIDE SANITARY 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.

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 (IDCS) ARE TO BE APPLIED TO WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE CONTRACTOR IS REQUIRED TO OBTAIN & PAY FOR PERMIT TO WORK IN MUNICIPAL P.O.V.
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 AREAS 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 (SPMD) MIN.).
    - 2.4.2. MILL ADJACENT ASPHALT TO BE TIED INTO 50mm DEEP x 500mm WIDE PRIOR TO RESTORATION SEE DETAIL ON SHEET C1.

2.5. RESTORE ALL PAVEMENT MARKINGS TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS (UNLESS OTHERWISE NOTED) AND MARKINGS SHALL BE COMPLETED IN ACCORDANCE WITH OPS# 710 "CONSTRUCTION SPECIFICATION FOR PAVEMENT MARKING".

2.6. 6. EXTENDERS AND SPALLS SHALL BE 150mm (6") THICK, 30 MPa AT 28 DAYS C/P 5-8% AIR ENTRAINMENT AND TEMPERATURE BETWEEN 10-28°C ON MIN 150mm THICK GRANULAR 1" COMPACTED TO 100% SPMD.

3. ALL AREAS OUTSIDE THE CONSTRUCTION LIMITS SHALL NOT BE DISTURBED. ANY DAMAGED TO THOSE AREAS ARE TO BE REPAIRED AT THE CONTRACTORS EXPENSE.

(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 (LOCKS) THAT ARE COMPACTED TO 95% SPMD (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.C.P)'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) (100# TO 600#) OR RIBBED (CSA B182.4) (200# TO 600#) OR REINFORCED CONCRETE (CAN/CSA 257.2) AND SANITARY SEWER PIPE TO BE PVC SMOOTH WALL (CSA B182.2) (100# TO 600#) OR RIBBED (CSA B182.4) (200# TO 600#). 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 DRAWING 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. AIR CATCHBINS TO BE 150mm DIAMETER. CATCHBINS TO BE 705.010 AND CATCHBASIN MAINTENANCE HOLES 1200mm LARGEST TO 1.5m. SUMP AS PER OPSD 701.010. 1.5m LENGTHS TO 150mm DIAMETER PERFORATED PVC PIPE ARE TO BE INSTALLED AS SUBDRAINS CONNECTED TO TWO SIDES OF EACH CATCHBASIN AND LEADS. 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 700S DIVISION 700S DETAILS AND REQUIREMENTS. SEE LIST OF COMMON DETAILS.
12. ENSURE MINIMUM OF 1m 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' TECHNIQUES AND SUCH METHODS SHALL ELIMINATE THE POSSIBILITY OF SETTLEMENT OF SUCH CURB, GUTTER, CONCRETE SIDEWALKS AND/OR WEARING SURFACE COAT OF ASPHALT, IT BEING UNDERSTOOD THAT THIS POLICY APPLIES 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 WSC & PDC AS PER M.E.C.P. GUIDELINES AND MUNICIPALITY OF CENTRAL ELGIN'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 MINIMUM REQUIREMENTS OF THE AWWA C900 STANDARDS. REPAIRS TO EXISTING PEX WATER SERVICE TO BE DONE 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 FINISHED WATER MAIN IS UNKNOWN. CONTRACTOR TO ADVISE SPM IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OPERATIONS. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE PROTECTIVE MEASURES TO PREVENT GROUNDWATER FROM ENTERING EXCAVATION. 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.

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 RIGHT-OF-WAY OF THE CONSTRUCTION SHALL BE LOCATED AND MARKED. ANY UTILITIES, DAMAGED OR DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY OF CHICAGO. 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 UTILITY PROVIDER FOR BRACING, DECOMMISSIONING AND/OR RELOCATION OF EXISTING GAS, HYDRO, TELEPHONE, CABLE, ETC. SERVICES, IF REQUIRED.







ONTARIO PROVINCIAL STANDARDS:

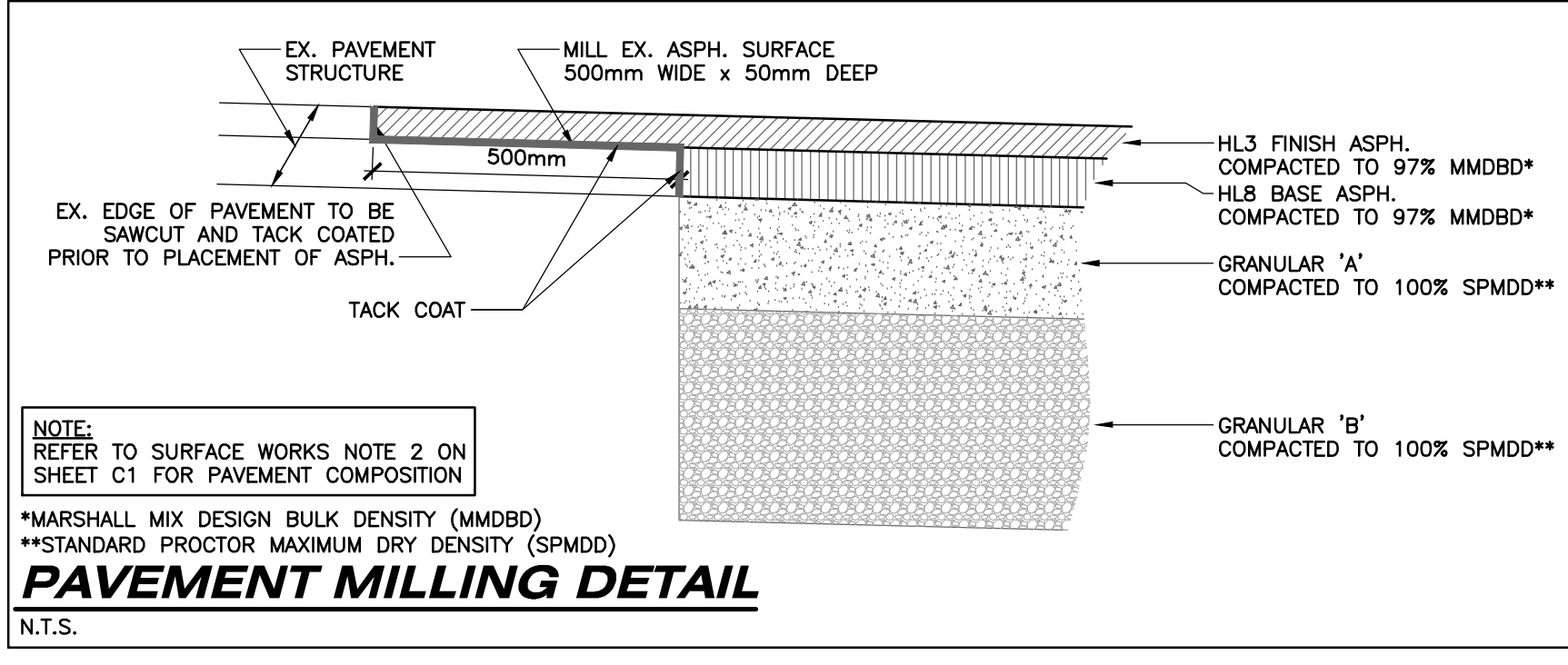
OPSD	802.010	FLEXIBLE PIPE EMBEDMENT AND BACKFILL, EARTH EXCAVATION	
OPSD	802.030	RIGID PIPE BEDDING COVER AND BACKFILL, TYPE 1 OR 2 SOIL, EARTH EXCAVATION	
OPSD	804.040	CONCRETE HEADWALL FOR SEWER OR CULVERT PIPE	
OPSD	804.050	GRATING FOR CONCRETE ENDWALL	
OPSD	810.010	GENERAL RIP-RAP LAYOUT FOR SEWER AND CULVERT OUTLETS	
OPSD	912.145	GUIDE RAIL SYSTEM, STEEL BEAM WOODEN POST ASSEMBLY	
		ADJUSTMENT - SINGLE RAIL	
OPSD	1003.020	CONCRETE IN-PLACE OVERFLOW HOLE DRAIN STRUCTURE WYE	
OPSD	1006.010	SEWER SERVICE CONNECTION FOR RIGID MAIN PIPE SEWER	
<b>MUNICIPALITY OF CENTRAL ELGIN STANDARD DRAWINGS:</b>			
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		WATERSHED CROSS OVER DETAIL	
W-5		TYPICAL ISOLATION VALVE DETAIL	
W-6		TYPICAL ANODE INSTALLATION DETAIL	4. ADDITIONAL

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.

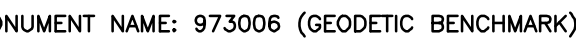


	EXISTING SPOT ELEVATION
	EXISTING SPOT ELEVATION (TO REMAIN)
	PROPOSED SPOT ELEVATION
	PROPOSED SWALE ELEVATION
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING CLEANOUT
	PROPOSED CLEANOUT
	PROPOSED CATCH BASIN MAINTENANCE HOLE
	EXISTING MAINTENANCE HOLE
	PROPOSED MAINTENANCE HOLE
	PROPOSED SWALE
	PROPOSED SLOPE
	PROPOSED DRAINAGE DIRECTION
	EXISTING OVERLAND FLOW ROUTE
	PROPOSED OVERLAND FLOW ROUTE
	PROPOSED SIGN, TYPE OF SIGN

<u>20.0-300B</u> ST @ 1.0%	EXISTING STORM SEWER
<u>20.0-300B</u> ST @ 1.0%	PROPOSED STORM SEWER
<u>20.0-150B</u> SA @ 1.0%	EXISTING SANITARY SEWER
<u>20.0-150B</u> 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)



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



LOCATION: PORT STANLEY GEODETIC BRASS TABLET SET IN  
P OF AT SOUTH END OF WHARF AT WEST SIDE OF  
RBOUR IN PORT STANLEY, 38.8m SOUTH OF SOUTH EAST  
RNER OF WATER GAUGE HOUSE, 8.3m SOUTHEAST OF CYL  
UPPORT FOR GREEN BEACON LIGHT AND 2.27m EAST OF  
ILLARD IN CENTER OF SEMI-CIRCULAR END OF THE WARF.

ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

DOCUMENT NAME: Y010915404

CATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE  
MUNICIPALITY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF  
MUNICIPALITY OF ELGIN, APPROXIMATELY 8.0m SOUTH OF THE  
CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE  
CENTRELINE OF CENTRELINE OF SCOTCH ROAD.

ELEVATION: 214.432m (CGVD28:78)

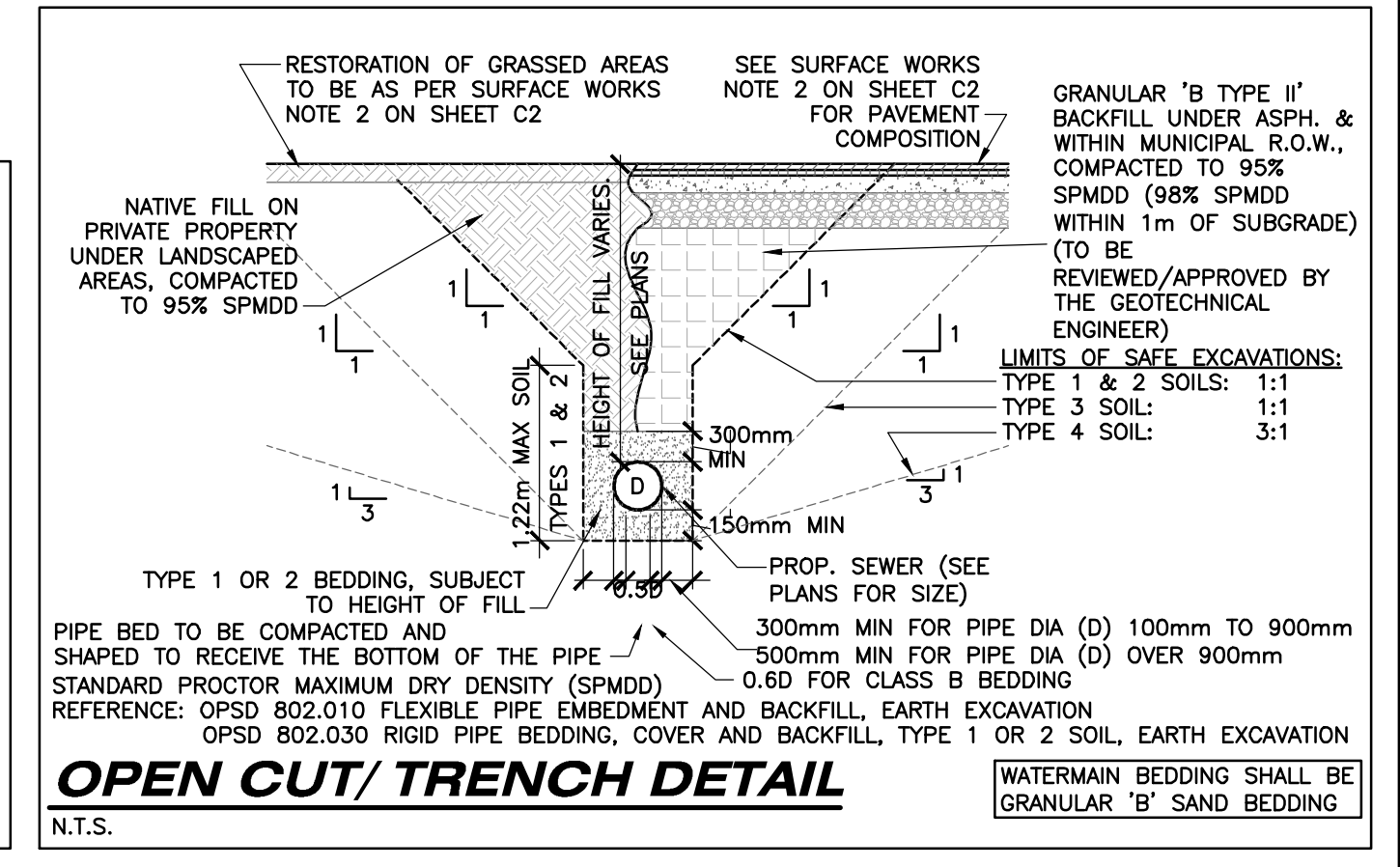
CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR  
(CONSTRUCTION)

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:** 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	

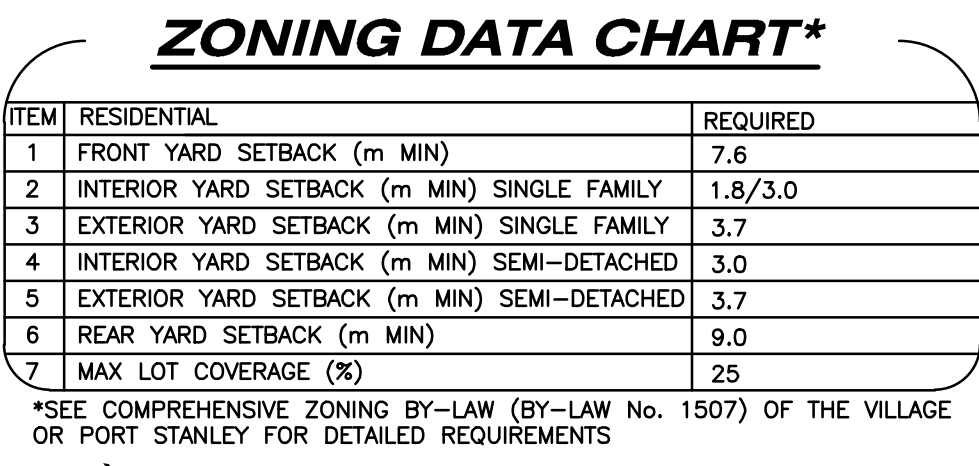


**sbm** **STRIK  
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Email: sbm@sbmld.ca

 THE CORPORATION OF THE MUNICIPALITY OF  
CENTRAL ELGIN

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





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: 175.460m (CGVD2013)

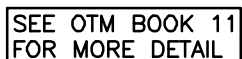
LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE COUNTY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH ROAD.

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

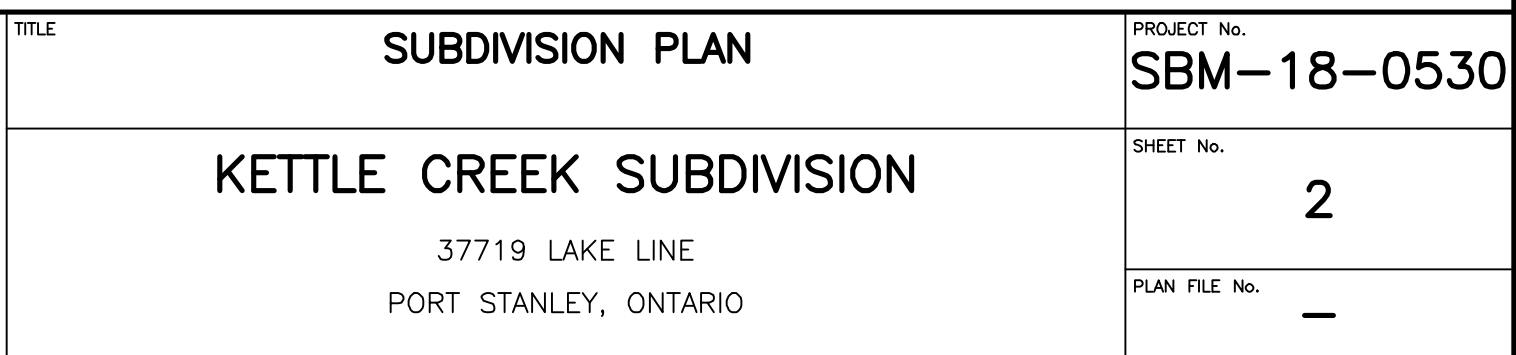
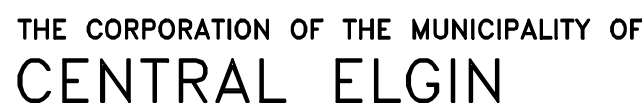
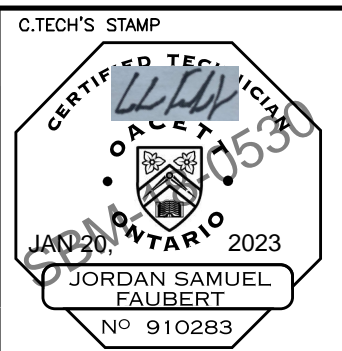
WASTE TO BE STORED IN DWELLINGS AND HOMEOWNER TO PLACE AT CURB NO EARLIER THAN 6:00PM THE EVENING BEFORE THE DAY OF MUNICIPAL PICK-UP

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

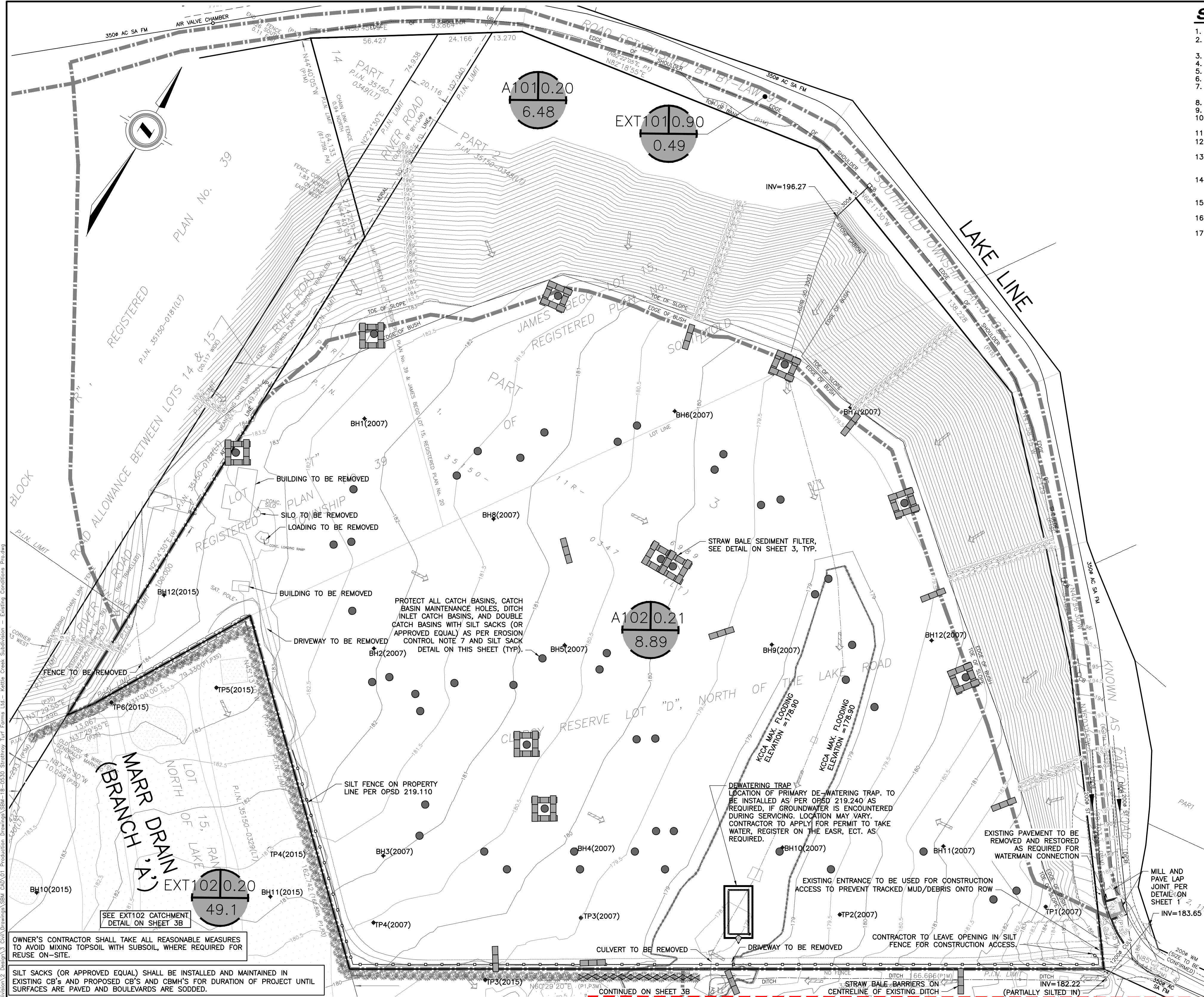
PART OF  
 CLERGY RESERVE LOT "D"  
 NORTH OF THE LAKE ROAD  
 PART OF  
 JAMES BEGG LOTS 14 & 15  
 REGISTERED PLAN No. 20 (MIDD)  
 AND PART OF  
 ROAD ALLOWANCE BETWEEN  
 LOTS 14 & 15 NORTH OF THE LAKE  
 ROAD  
 AND ALL OF  
 LOT "T", REGISTERED PLAN No.39  
 IN THE  
 MUNICIPALITY OF CENTRAL ELGIN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



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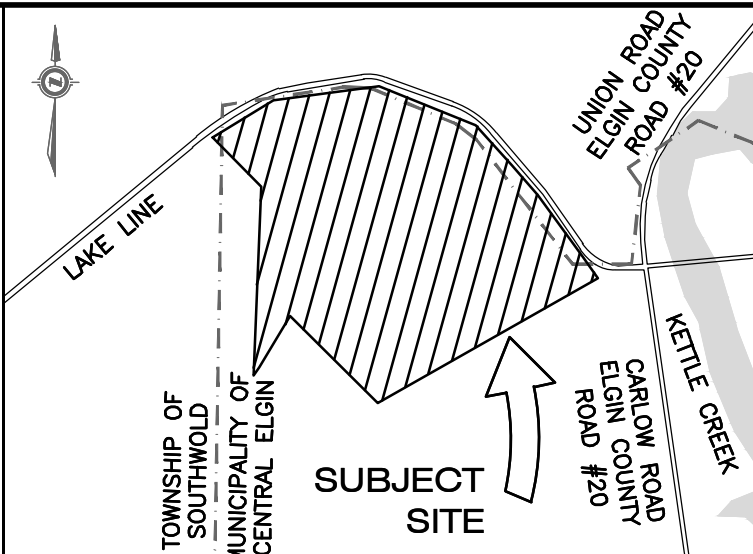






**SEDIMENT & EROSION CONTROL MEASURES:**

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.

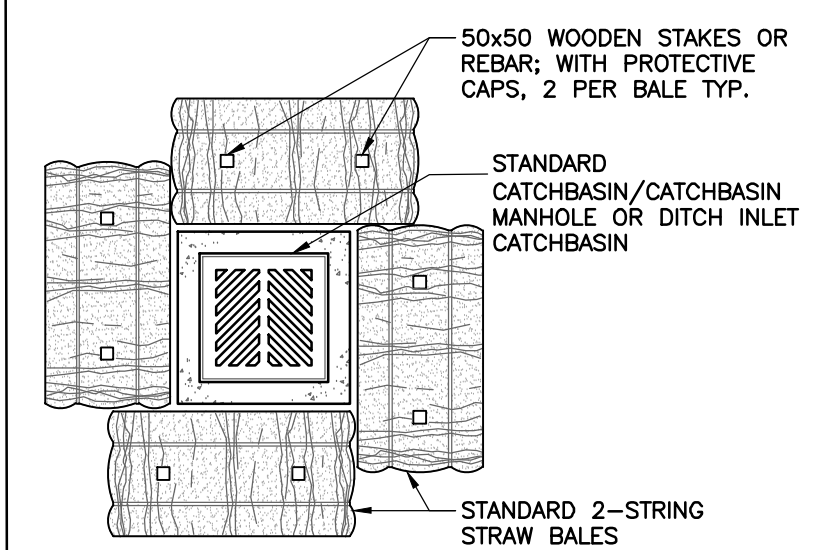
**LEGAL INFORMATION**

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 WHARF.  
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 CANADA DOCUMENT NRCAN 973006 PORT STANLEY PIER BM



- NOTES:**
1. PROVIDE GEOTEXTILE WRAP UNDER LID OF CATCHBASIN DURING CONSTRUCTION AND REMOVE ONLY ONCE CONSTRUCTION IS COMPLETE.
  2. OVERLAP STRAW BALES 1/4 OF THE WIDTH OF THE BALE TYP.

**STRAW BALE SEDIMENT FILTER**

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 SERVING 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.

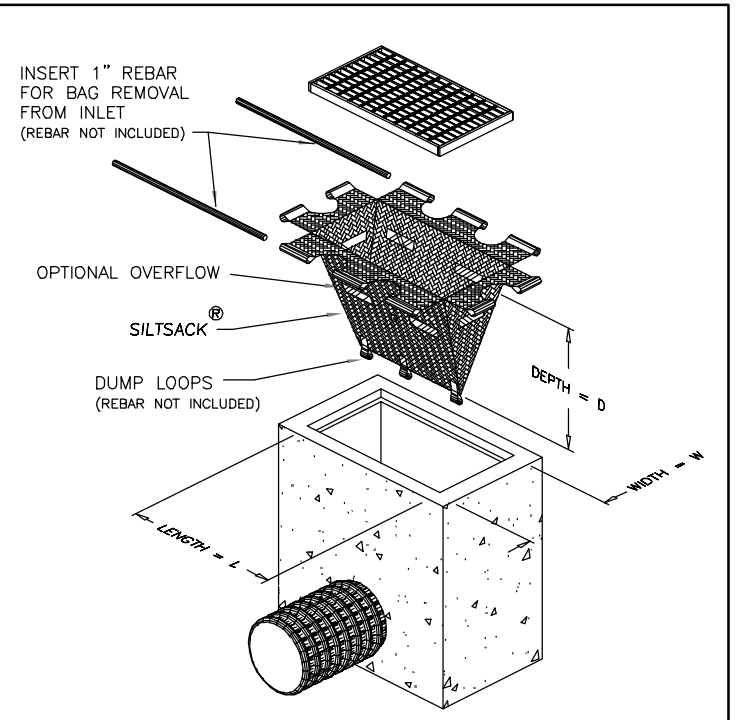
**SEDIMENT AND EROSION CONTROL MEASURES MAY ONLY BE REMOVED UPON STABILIZATION OF CONTRIBUTING CATCHMENT AREA AND SUBJECT TO APPROVAL OF ENGINEER/MUNICIPALITY OF CENTRAL ELGIN.**

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 CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE MUNICIPALITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

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

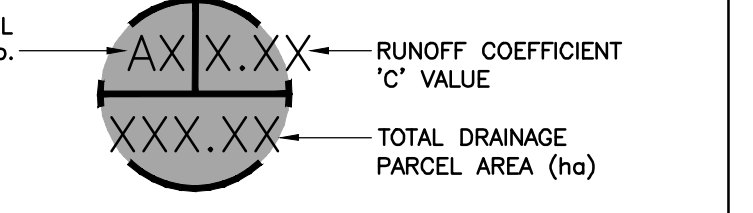
**EXISTING SERVING NOTE:**  
INVERTS OF THE EX. SANITARY & STORM SEWERS @ CONNECTION POINTS SHALL BE CONFIRMED BY THE OWNER'S CONTRACTOR PRIOR TO THE START OF CONSTRUCTION/ORDERING STRUCTURES. THE CONSULTANT IS TO BE INFORMED IF DIFFERENT THAN NOTED.



**NOTE:**  
REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

**SILT SACK DETAIL**

N.T.S.



**CATCHMENT AREA MARKER**

N.T.S.

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

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 CBM'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 01, WHICHEVER IS GREATER, ALL AT NO COST TO THE MUNICIPALITY.

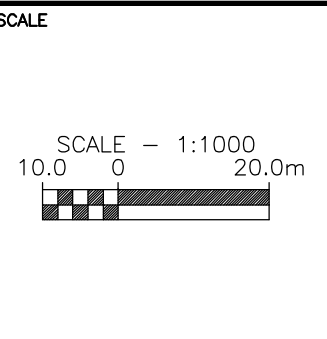
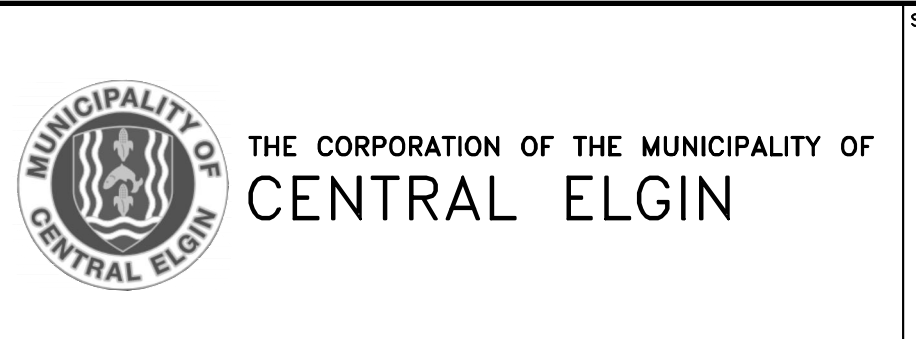
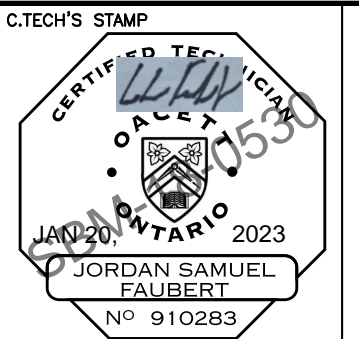
**DISPOSAL NOTE:**  
ALL ITEMS NOTED AS "TO BE REMOVED" SHALL BE DISCARDED OFF-SITE AT AN APPROVED FACILITY.

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.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
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	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	7	REISSUED FOR DRAFT PLAN APPLICATION	20/01/23	JSF	

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**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. **—**











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  $-0.442\text{m}$  BASED ON BENCHMARK DATUM  
VALUES OF 175.902 TO 175.460 TO CONVERT TO  
CGVD2013 PER NATURAL RESOURCES CANADA  
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 STRUCTURE. THE STRUCTURE OF THE WATERMAIN SHALL BE DESIGNED 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 THE 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 JOINTS OF THE SEWER 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.

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 MUNICIPALITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

(SEE SERVICING NOTES ON SHEET 1)

ALL SERVING 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 ½ 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:**

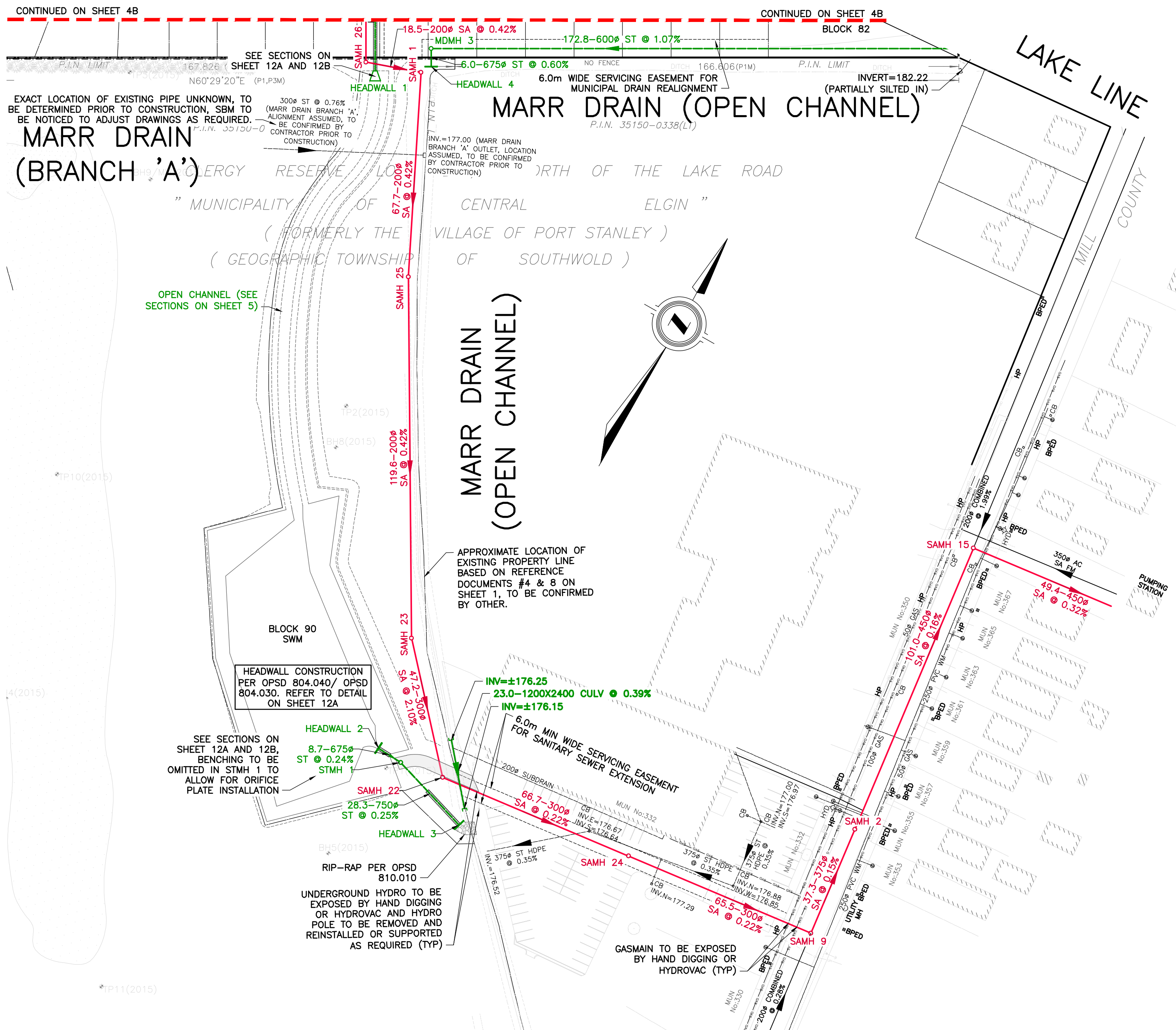
- ALL CATCH BASINS (CB) & REAR YARD CATCH BASINS (RYCB) TO BE 600X600 TO OPSD 705.010, WITH FRAME AND GRATE TO OPSD 400.020
- ALL CATCH BASIN MAINTENANCE HOLES (CBMH) TO BE 1200M TO OPSD 701.010 (UNLESS OTHERWISE NOTED), WITH FRAME AND GRATE TO OPSD 400.020.
- ALL MAINTENANCE HOLES (SAMH/STM/MDMH) TO BE 1200M TO OPSD 701.010 (UNLESS OTHERWISE NOTED), WITH FRAME AND GRATE TO OPSD 400.020 (UNLESS OTHERWISE NOTED) AND SHALL BE LOCATED TO AVOID CONFLICT WITH THE CURB AND 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 1500M 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 EFO10, SEE DETAIL ON SHEET 17, OR APPROVED EQUIVALENT.
- ALL HEADWALLS TO OPSD 804.030 (LESS THAN 900" PIPE) OR OPSD 804.040 c/w GRATING PER OPSD 804.050, GUARDRAILS (AS REQUIRED) PER OPSD 980.101 AND BUILT TO MEET THE SAME.
- ALL MAINTENANCE HOLES GREATER THAN 5m DEPTH SHALL HAVE SAFETY LADDERS 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 SPMDM SPECIFIED IN THE GEOTECHNICAL REPORT AS APPROVED BY MATERIAL TESTING ON-SITE BY GEOTECHNICAL ENGINEER REPRESENTATIVE.
- ALL CATCH BASIN DOUBLE CATCH BASINS (DCB) SHALL HAVE 0.6m MINIMUM COVER WITH CONNECTION PER OPSD 708.010 OR 708.030
- ALL CATCH BASIN LEADS TO BE 200M @ 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 250M @ 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.

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

[illegible]







S:\2018 Jobs\SBM-18-0530 Strathroy Turf Forms Ltd - Kettle Creek Subdivision\3. Civil Drawings\SBM-18-0530 Strathroy Turf Forms Ltd- Kettle Creek Subdivision - Storm Catchment Areas.dwg



**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 WHARF.

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.

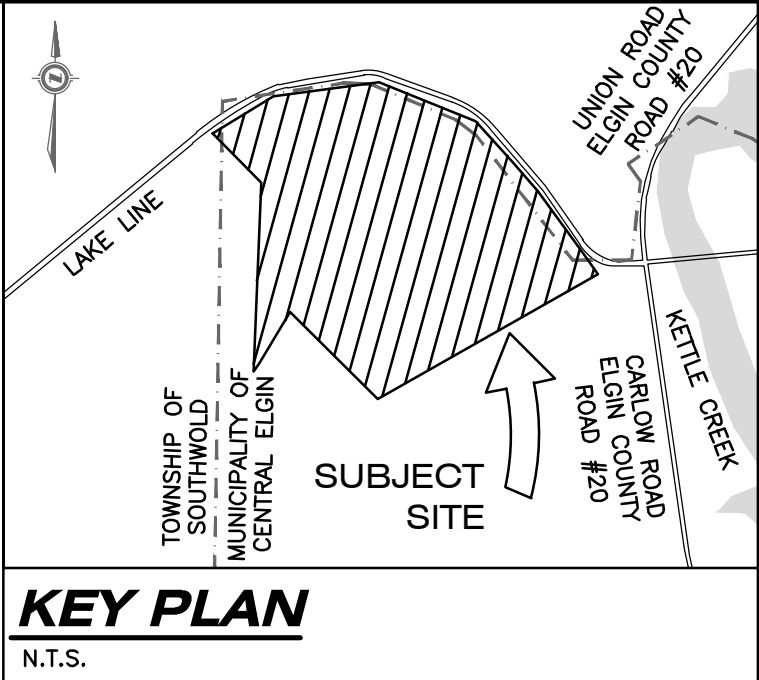
ELEVATION: 214.432m (CGVD28:78)

(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 CANADA 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 "T", REGISTERED PLAN No.39  
IN THE  
MUNICIPALITY OF CENTRAL ELGIN  
COUNTY OF ELGIN



**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

SINGLE FAMILY

SEMI-DETACHED

APARTMENTS

COMMERCIAL, INSTITUTIONAL & INDUSTRIAL

DENSELY BUILT, PAVED

0.20

0.35-0.75

0.40-0.75

0.50 - 0.70

0.50 - 0.90

0.90

0.52 USED IN COMBINATION WITH ROW

0.52 USED IN COMBINATION WITH ROW

**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			
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	INVERT ELEVATION	
																										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
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
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
	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
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
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
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
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
	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					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					750	0.013	0.25	SEE SWM MODELING	28.3	-	-	0.071	-	0.010	176.80	176.73

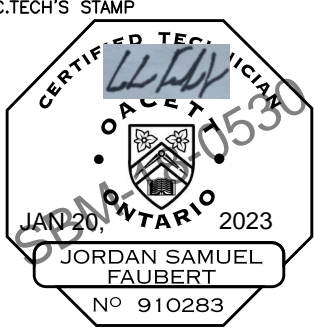
RESTRICTED FLOW VALUE, SEE FUNCTIONAL SERVICING REPORT


AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	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 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	7	REISSUED FOR DRAFT PLAN APPLICATION	20/01/23	JSF	



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







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.  
—

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



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

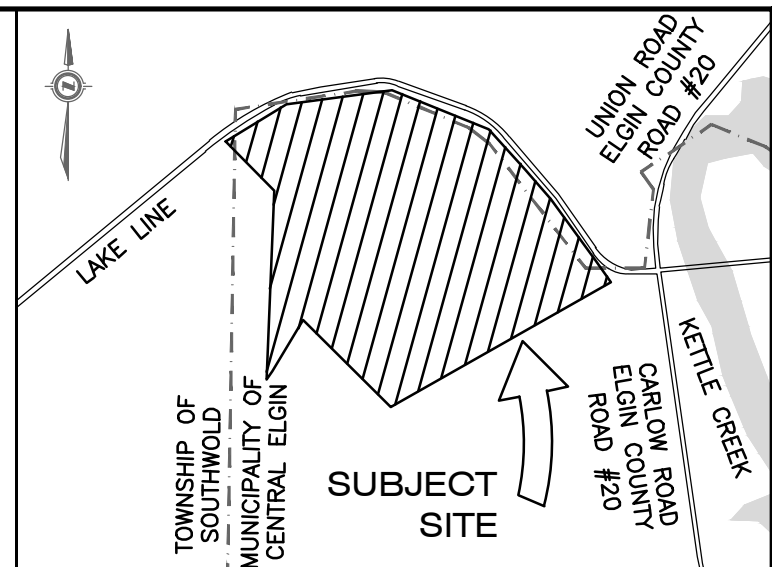
LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE COUNTY OF ELGIN, IN THE GEOGRAPHIC TOWNSHIP OF SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH ROAD.

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 CANADA DOCUMENT  
NRCAN 973006 PORT STANLEY PIER BM

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





## MUNICIPALITY OF CENTRAL ELGIN

**PROJECT NAME: KETTLE CREEK SUBDIVISION**

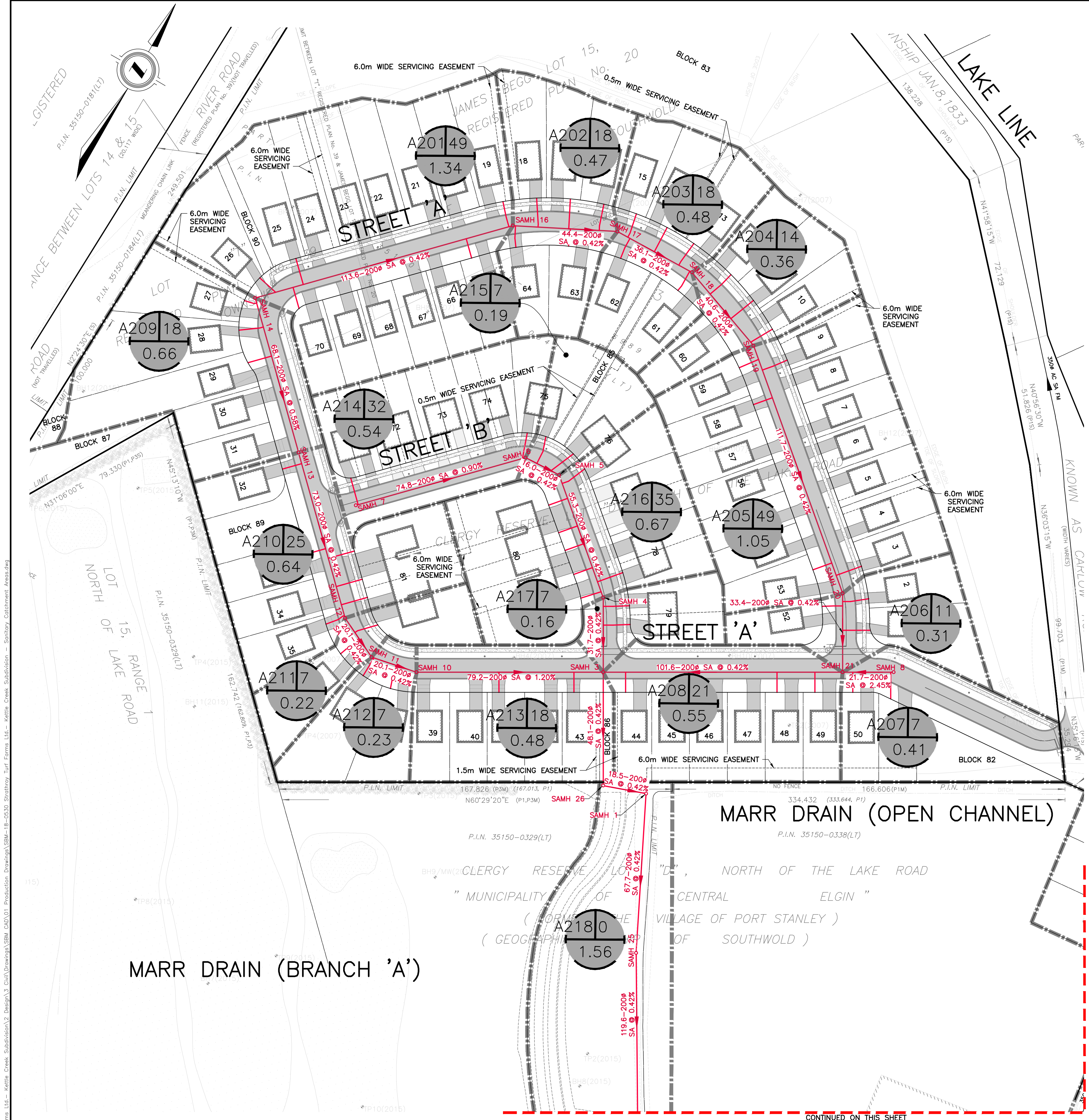
<b>Date:</b>	July 12, 2022
<b>Job Number:</b>	SBM-18-0530
<b>Client:</b>	Strathroy Turf Farms
<b>Project:</b>	Kettle Creek Subdivision
<b>Designed By:</b>	JSF
<b>Reviewed By:</b>	KAM/NGU
<b>Project File No.</b>	SBM-18-0530

LOCATION				AREA		TOTAL (A x C)						RAINFALL INTENSITY			Q	SEWER DESIGN						PROFILE					
AREA No.	STREET	FROM MANHOLE	TO MANHOLE	DELTA HECTARE	TOTAL HECTARES	C	AxC	TOTAL SECTION	TOTAL LATERAL	TOTAL SEWER	TOTAL 2.78AxC	TIME ENTRY mm		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	INVERT ELEVATION	
												SECTION	ACCUM.													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%)

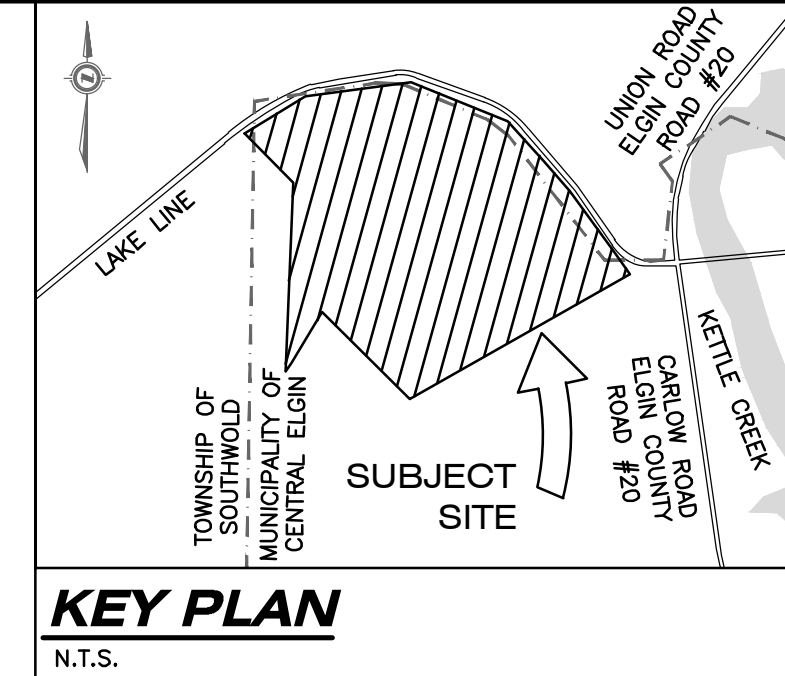
AS CONSTRUCTED SERVICES	COMPLETION		No.	REVISIONS	D/M/Y	BY	CONSULTANT				THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN	SCALE	N/A	TITLE	MUNICIPAL DRAIN DESIGN SHEETS	PROJECT No. SBM-18-0530
		DESIGN	JSF/KJC	1	ISSUED FOR ENGINEERING SUBMISSION	17/02/21	JSF	 <b>STRIK BALDINELLI MONIZ</b> PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8 Tel: (519) 471-6667 Fax: (519) 471-0034 Email: sbm@sbmtd.ca				N/A	KETTLE CREEK SUBDIVISION	37719 LAKE LINE PORT STANLEY, ONTARIO	SHEET No. 6B	PLAN FILE No. -
		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	NOU/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	7	REISSUED FOR DRAFT PLAN APPLICATION	20/01/23	JSF									



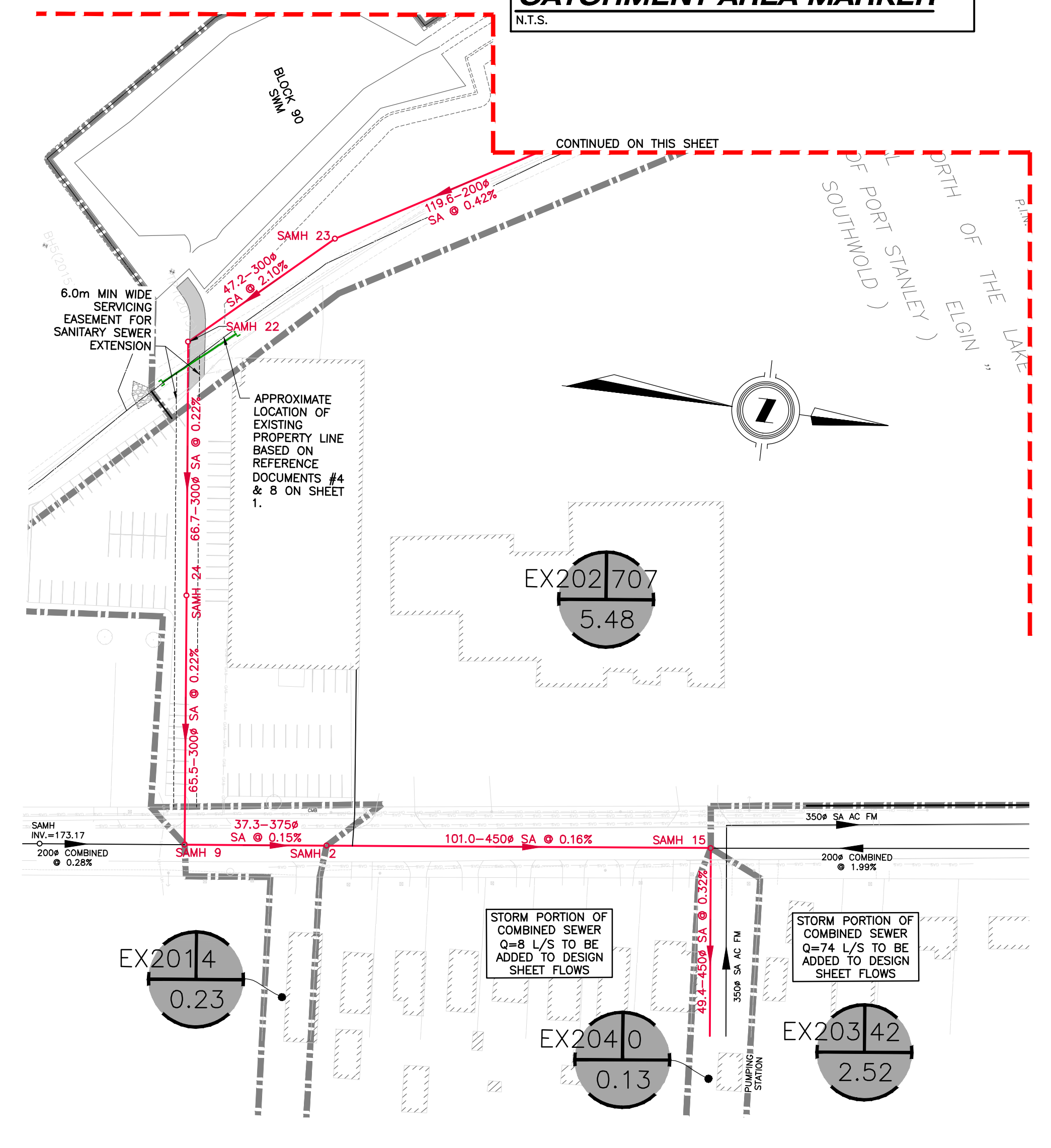
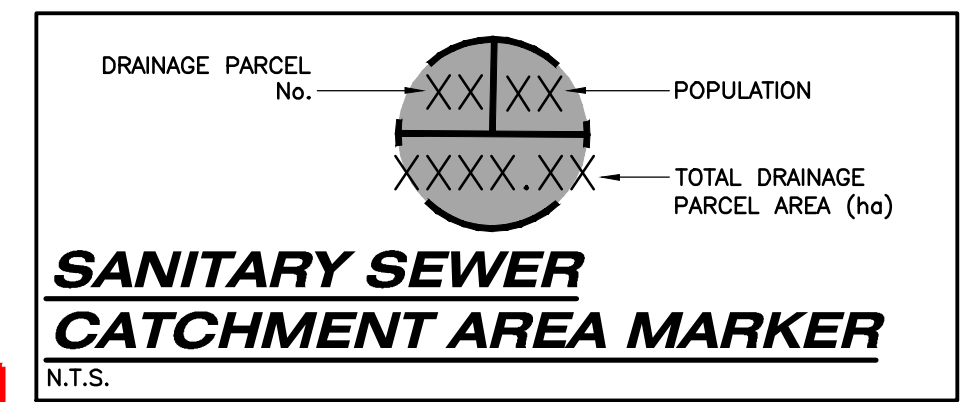


NOTE: FOR CLARITY NOT ALL PDC LOCATIONS ARE SHOWN (CLEAN-OUTS NOT SHOWN). ALL CHANGES IN ALIGNMENT WITHIN THE ROW REQUIRED FOR SANITARY PDC'S SHALL BE DONE USING LONG RADIUS BENDS. FOR STANDARD SERVICING LOCATIONS SEE THE MUNICIPALITY OF CENTRAL ELGIN DESIGN GUIDELINES & CONSTRUCTION STANDARDS SECTION 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 C/L OF LOT)

**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 WHARF.  
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 CANADA DOCUMENT NRCAN 973006 PORT STANLEY PIER BM

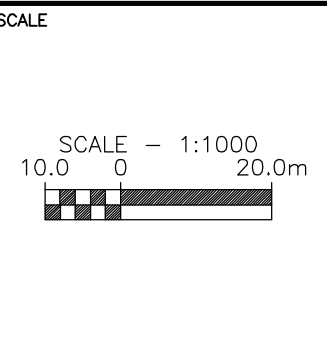
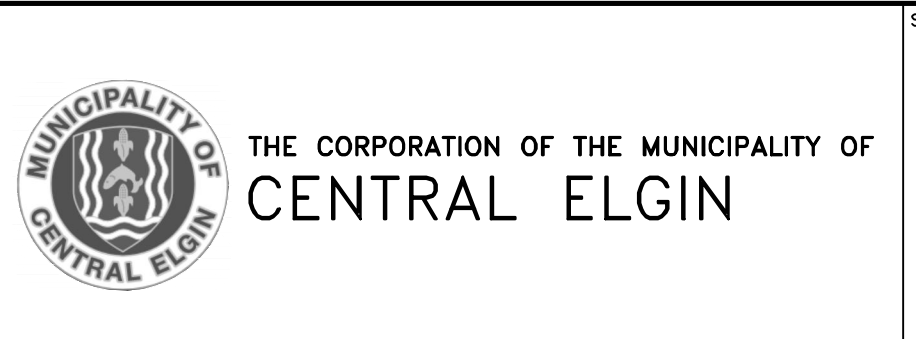
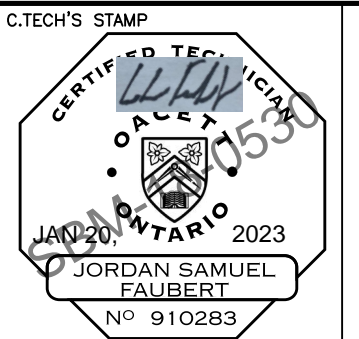


**LEGAL INFORMATION**  
PART OF  
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PART OF  
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AND PART OF  
ROAD ALLOWANCE BETWEEN  
LOTS 14 & 15 NORTH OF THE LAKE  
ROAD  
AND ALL OF  
LOT "T", REGISTERED PLAN No.39  
IN THE  
MUNICIPALITY OF CENTRAL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



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
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	7	REISSUED FOR DRAFT PLAN APPLICATION	20/01/23	JSF	

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



TITLE	PROJECT No.
SANITARY CATCHMENT AREAS PLAN	SBM-18-0530
KETTLE CREEK SUBDIVISION	SHEET No.
37719 LAKE LINE PORT STANLEY, ONTARIO	7
	PLAN FILE No.







MONUMENT NAME: 973006 (GEODETIC BENCHMARK)

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ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

MONUMENT NAME: V010915404

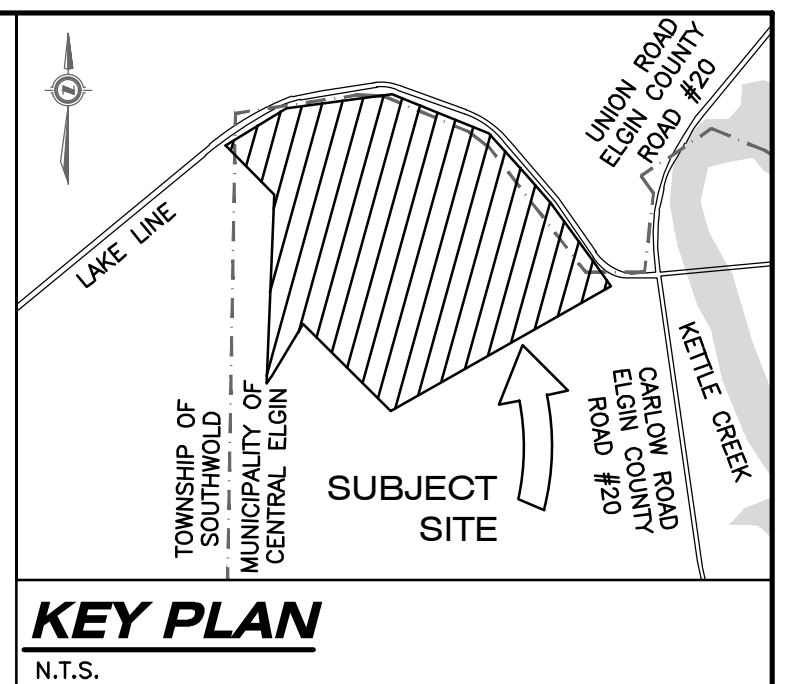
LOCATION: BRASS CAP ON THE

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ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

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973006 PORT STANLEY PIER BM



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  
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 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, WATERMANS SHALL CROSS ABOVE SEWERS WITH SUFFICIENT VERTICAL SEPARATION TO ALLOW FOR PROPER BEDDING AND STRUCTURAL SUPPORT OF THE WATERMAIN AND SEWER. INSULATE AS PER REQUIREMENTS OF NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 220. 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 MINIMUM VERTICAL SEPARATION OF 0.15m 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 ON WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING AND 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**

	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
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		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	7	REISSUED FOR DRAFT PLAN APPLICATION	20/01/23	JSF


**sbm STRIK BALDINELLI MONIZ**  
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Tel: (519) 471-6667 Fax: (519) 471-0034  
Email: sbm@sbmld.ca

ENGINEER'S STAMP



A circular professional engineer's stamp from the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "K.A. MONIZ" is printed above the license number "100124664". Below the license number is the expiration date "JAN 20, 2023". A handwritten signature is visible over the printed name.

C.TECH'S STAMP



CERTIFIED TECHNICIAN


O.A.C.T.

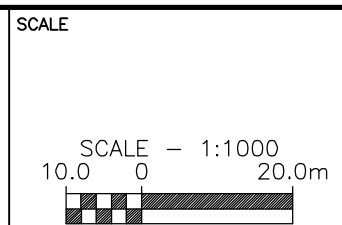
ONTARIO

JAN 20 2023

JORDAN SAMUEL FAUBERT

N° 910283

 THE CORPORATION OF THE MUNICIPALITY OF  
CENTRAL ELGIN



<p style="text-align: center;"><b>WATER DISTRIBUTION PLAN</b></p>	<p>PROJECT No.</p> <p><b>SBM-18-0530</b></p>
	<p>SHEET No.</p> <p style="text-align: center;"><b>9</b></p>
	<p>PLAN FILE No.</p> <p style="text-align: center;"><b>—</b></p>



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 GUIDELINES AND CONSTRUCTION STANDARDS ARE TO BE  
APPLIED TO WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE UNLESS OTHERWISE  
APPROVED BY THE MUNICIPALITY.

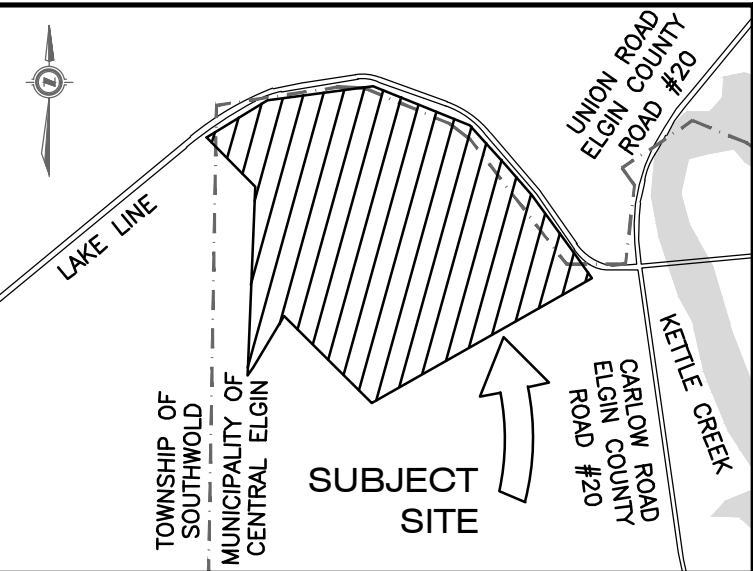
FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN  
APPROVAL FROM ADJACENT LAND OWNER.

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 01, 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.



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 WHARF.

ELEVATION: 175.902m (CGVD28:78)

ELEVATION: 175.460m (CGVD2013)

MONUMENT NAME: V010915404

LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD, IN THE  
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SOUTHWOLD, APPROXIMATELY 8.0m SOUTH OF  
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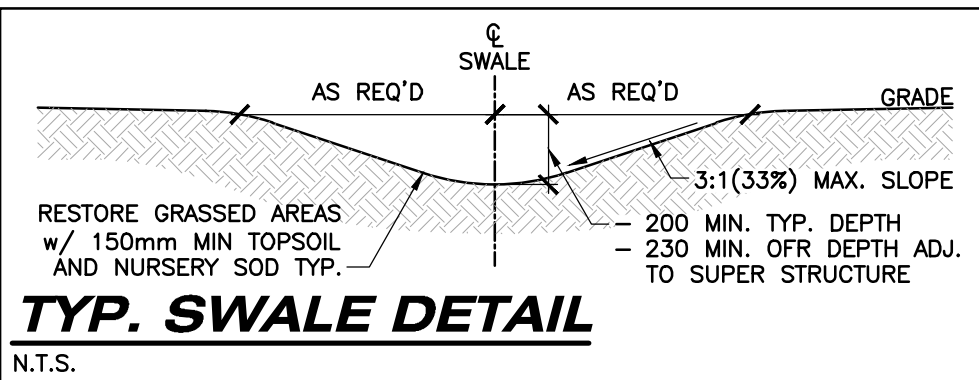
ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR  
TO CONSTRUCTION)

VERTICAL DATUM NOTE:  
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VALUES OF 175.902 TO 175.460 TO CONVERT TO CGVD2013  
PER NATURAL RESOURCES CANADA DOCUMENT NRCAN  
973006 PORT STANLEY PIER BM

GRADING NOTES:

- EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE  
DISTURBED.
- REAR YARD SWALES SHALL BE LOCATED 2m FROM REAR PROPERTY LINE  
WITH REAR YARD CATCH BASINS 0.6m FROM SIDE YARD PROPERTY LINE.
- 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.
- GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE  
TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW  
ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE  
ELEVATIONS.
- SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA  
THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
- A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE  
FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
- 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.
- 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.
- 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.  
HOMEOWNER TO REVIEW HYDROGEOLOGICAL STUDY PRIOR TO SUBMISSION  
TO ENSURE SUFFICIENT CLEARANCE FROM GROUNDWATER TABLE.



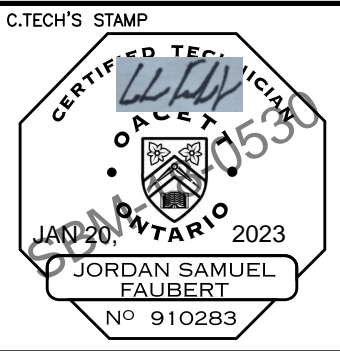
N.T.S.

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

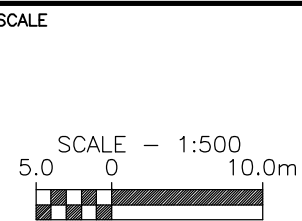


AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
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**MONIZ**  
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THE CORPORATION OF THE MUNICIPALITY OF  
CENTRAL ELGIN



TITLE	SUBDIVISION GRADING PLAN - SOUTHEAST	PROJECT No.	SBM-18-0530
	KETTLE CREEK SUBDIVISION	SHEET No.	10A
	37719 LAKE LINE PORT STANLEY, ONTARIO	PLAN FILE No.	



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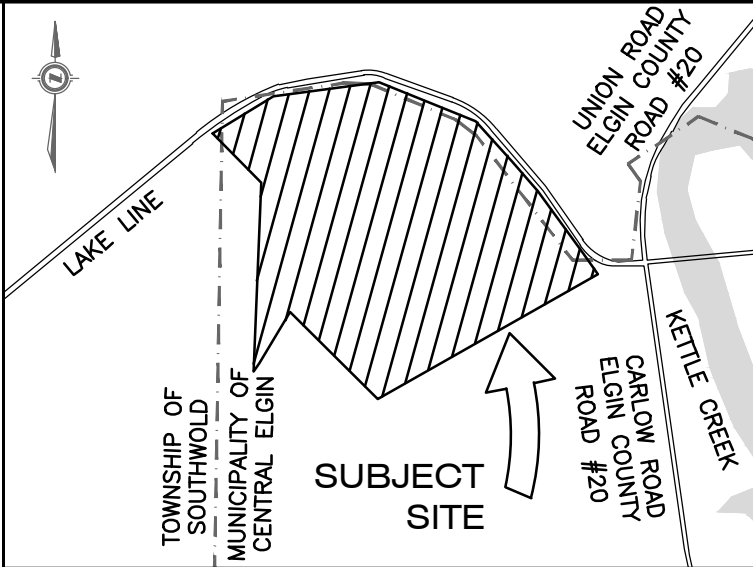
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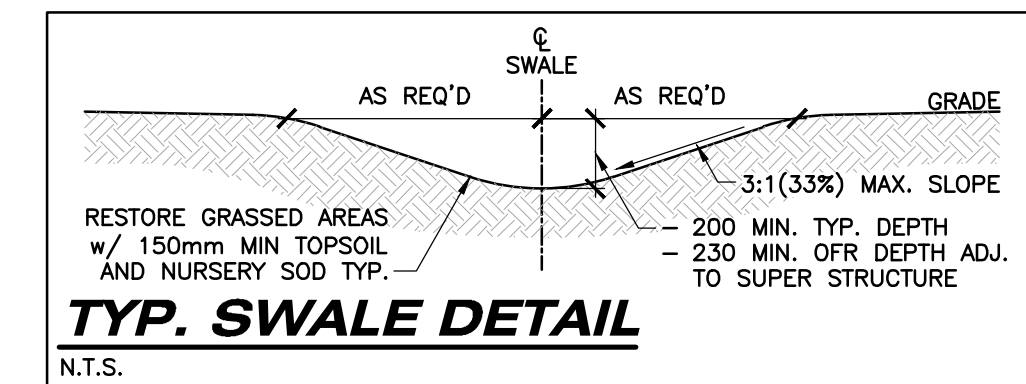
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- GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
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- RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- 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.
- 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. HOMEOWNER TO REVIEW HYDROGEOLOGICAL STUDY PRIOR TO SUBMISSION TO ENSURE SUFFICIENT CLEARANCE FROM GROUNDWATER TABLE.

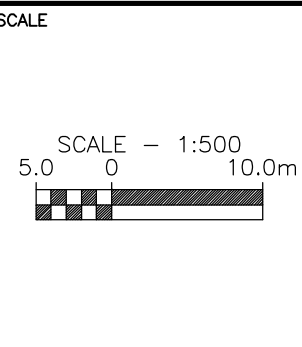
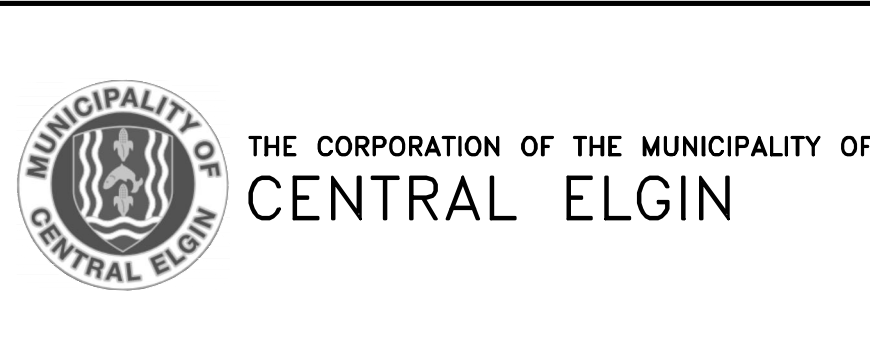
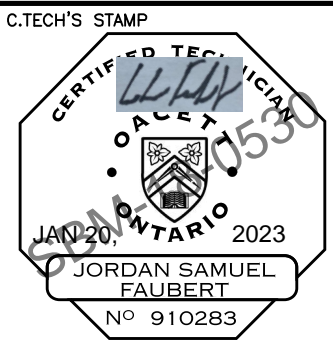


N.T.S.

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

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
		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	
		7	REISSUED FOR DRAFT PLAN APPLICATION	20/01/23	JSF	

**STRIK BALDINELLI MONIZ**  
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Email: sbm@sbmltd.ca



TITLE	SUBDIVISION GRADING PLAN - NORTHWEST	PROJECT No.	SBM-18-0530
	KETTLE CREEK SUBDIVISION	SHEET No.	10B
	37719 LAKE LINE PORT STANLEY, ONTARIO	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 GUIDELINES AND CONSTRUCTION STANDARDS ARE TO BE  
APPLIED TO WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE UNLESS OTHERWISE  
APPROVED BY THE MUNICIPALITY.

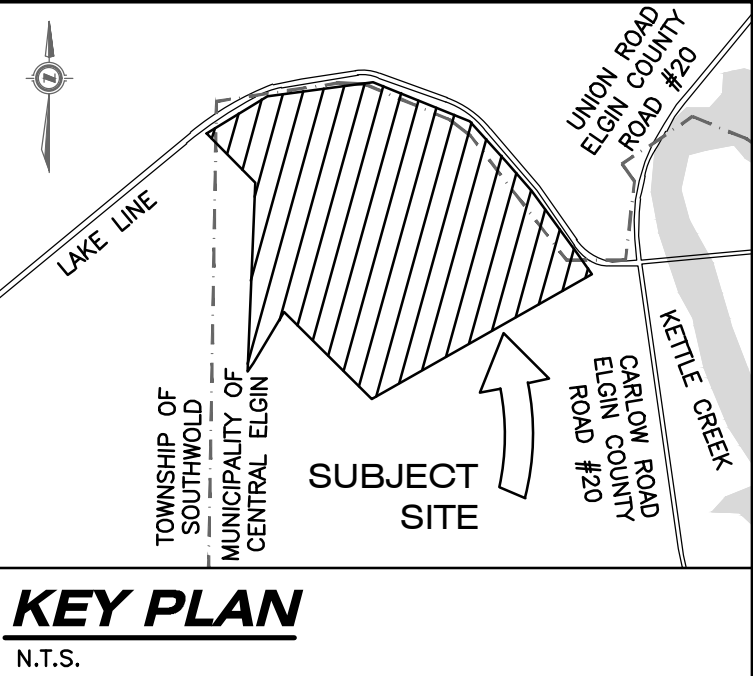
FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN  
APPROVAL FROM ADJACENT LAND OWNER.

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 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 01, 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.



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

GRADING NOTES:

- EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
- REAR YARD SWALES SHALL BE LOCATED 2m FROM REAR PROPERTY LINE WITH REAR YARD CATCH BASINS 0.6m FROM SIDE YARD PROPERTY LINE.
- 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.
- GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
- A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
- 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.
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- 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. HOMEOWNER 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  
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 WHARF.

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 6.0m  
SOUTH OF THE CENTRELINE OF LAKE ROAD AND 11.8m  
EAST OF THE PRODUCTION OF CENTRELINE OF SCOTCH  
ROAD.

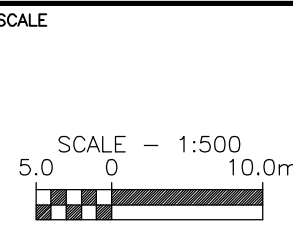
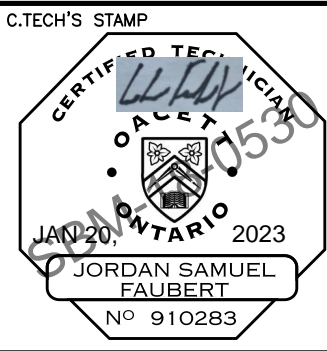
ELEVATION: 214.432m (CGVD28:78)

(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 CANADA  
DOCUMENT NRCAN 973006 PORT STANLEY PIER BM

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
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	14/12/2022	5	REISSUED FOR DRAFT PLAN APPLICATION	02/08/22	JSF	
		6	REISSUED FOR DRAFT PLAN APPLICATION	15/12/22	JSF	
CAD	SBM-18-0530	7	REISSUED FOR DRAFT PLAN APPLICATION	20/01/23	JSF	

**STRIK BALDINELLI MONIZ**  
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TITLE	SUBDIVISION GRADING PLAN - SOUTHWEST	PROJECT No.	SBM-18-0530
	KETTLE CREEK SUBDIVISION	SHEET No.	10C
	37719 LAKE LINE PORT STANLEY, ONTARIO	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 GUIDELINES AND CONSTRUCTION STANDARDS ARE TO BE APPLIED TO WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY.

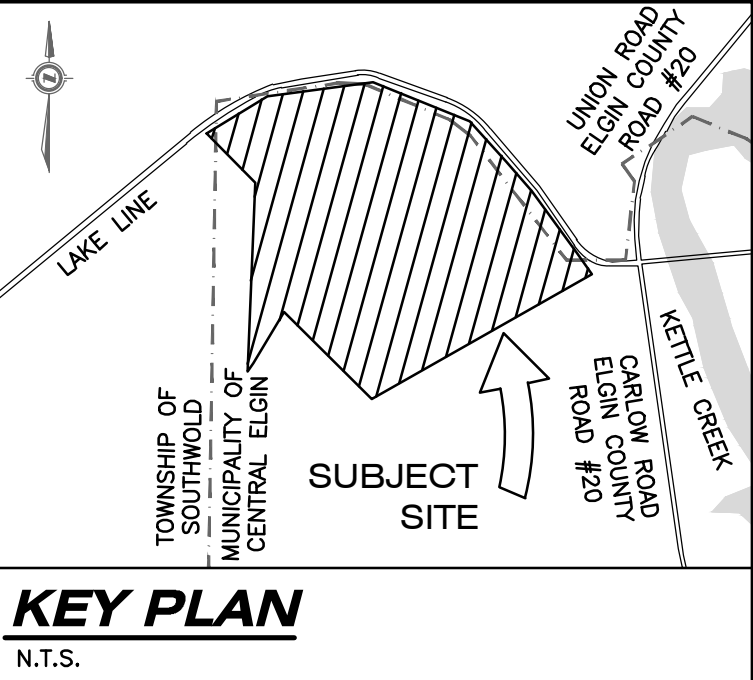
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TACTILE PLATE NOTE:  
CAST IRON TACTILE PLATES POWDER COATED RED ARE REQUIRED IN THE SIDEWALK RAMPS PER AODA LEGISLATION, OPSD 310.033, AND OPSD 310.039.



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  
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AND ALL OF  
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IN THE  
MUNICIPALITY OF CENTRAL ELGIN  
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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 WHARF.

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.

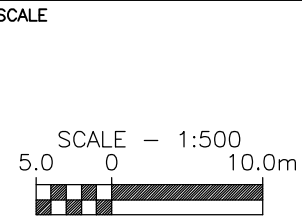
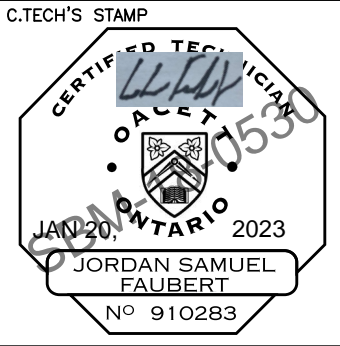
ELEVATION: 214.432m (CGVD28:78)

(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 CANADA DOCUMENT NRCAN 973006 PORT STANLEY PIER BM

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
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	14/12/2022	5	REISSUED FOR DRAFT PLAN APPLICATION	02/08/22	JSF	
		6	REISSUED FOR DRAFT PLAN APPLICATION	15/12/22	JSF	
CAD	SBM-18-0530	7	REISSUED FOR DRAFT PLAN APPLICATION	20/01/23	JSF	

**STRIK BALDINELLI MONIZ**  
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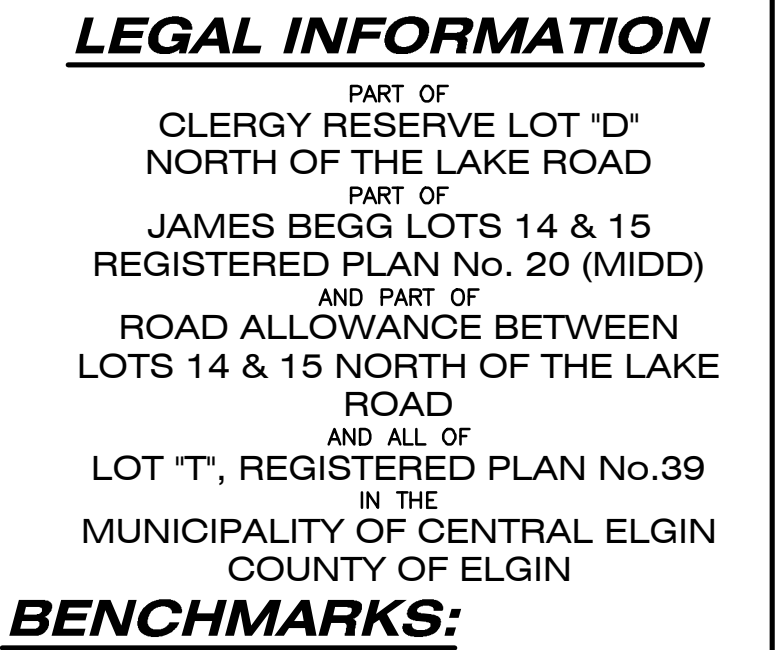
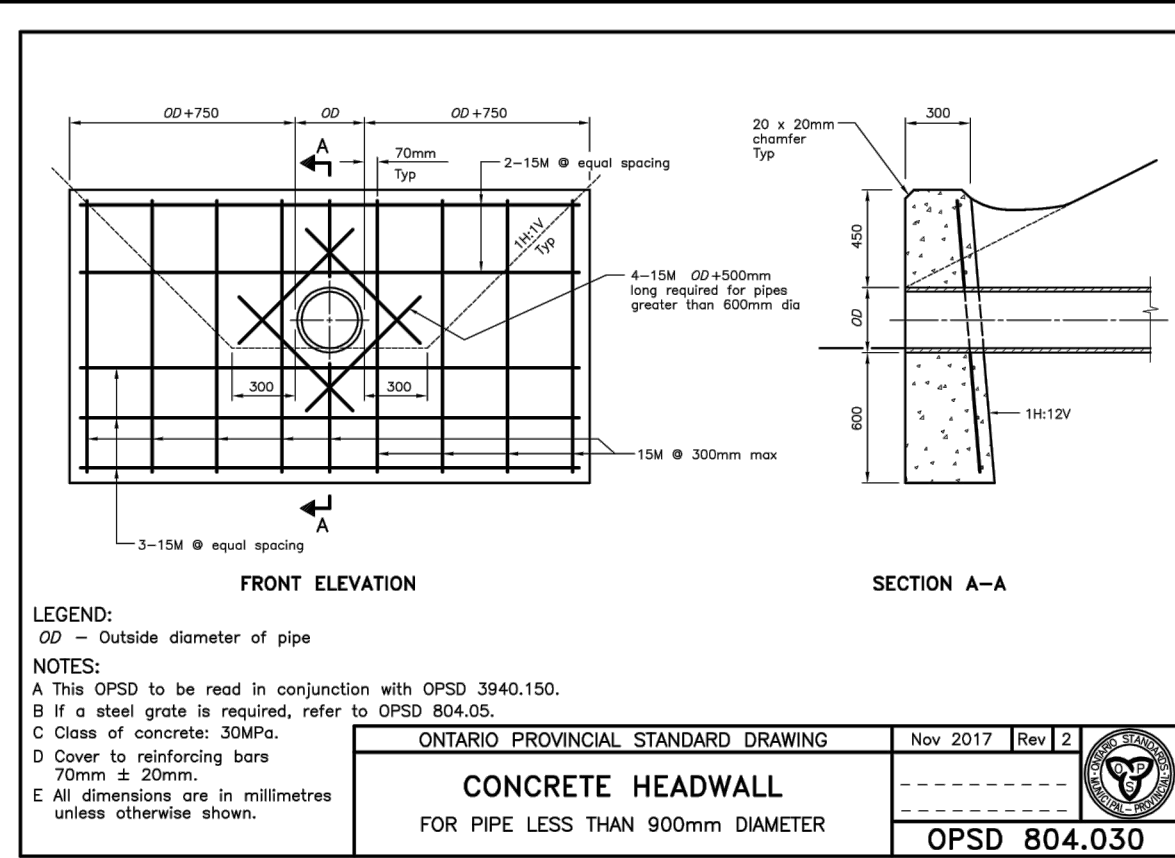
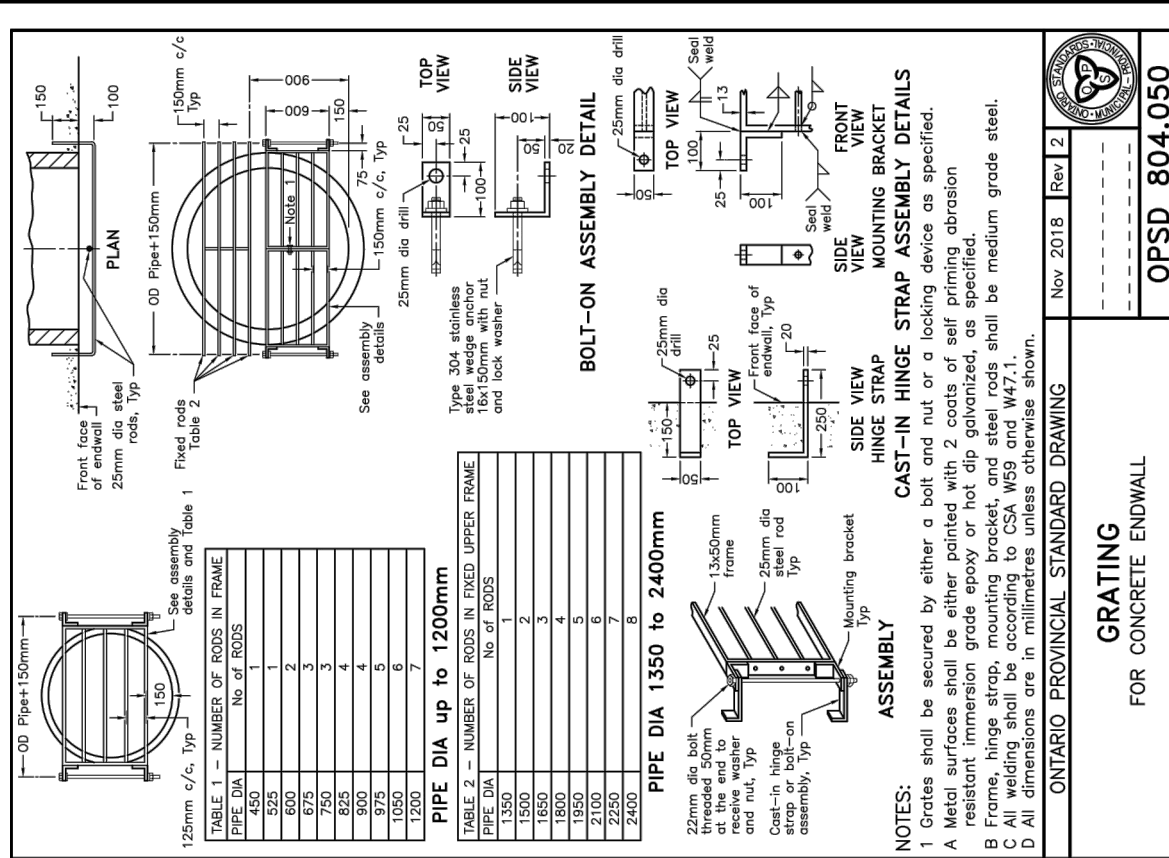


<b>SUBDIVISION GRADING PLAN – SOUTHWEST &amp; SWM POND GRADING PLAN</b>	PROJECT No. <b>SBM-18-0530</b>
<b>KETTLE CREEK SUBDIVISION</b>	SHEET No. <b>10D</b>
37719 LAKE LINE PORT STANLEY, ONTARIO	PLAN FILE No. —

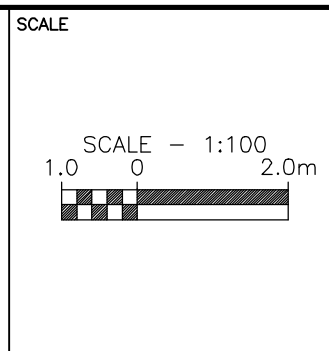
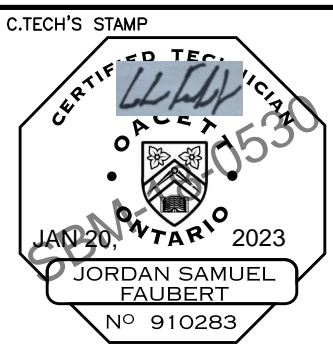






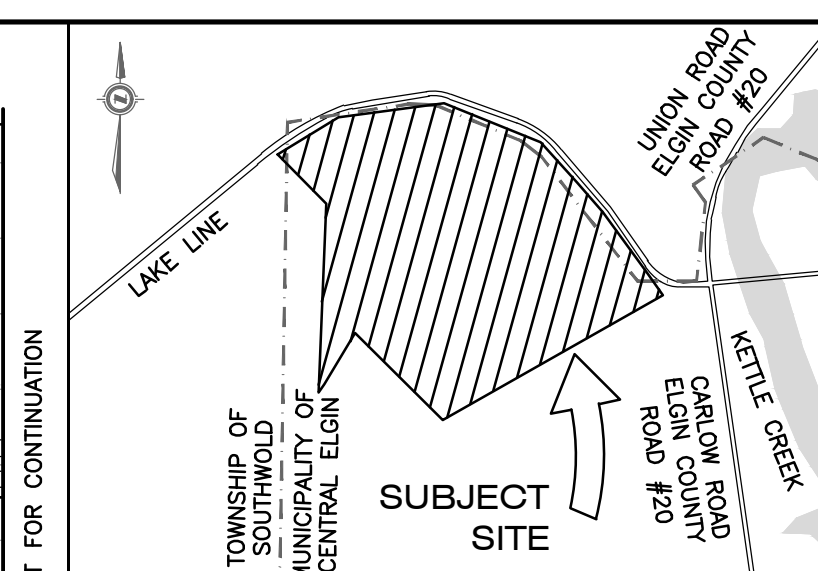


**sbm** **STRIK  
BALDINELLI  
MONIZ**  
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<p><b>TITLE</b></p> <p><b>STORMWATER MANAGEMENT FACILITY SECTIONS, NOTES AND DETAILS</b></p>	<p><b>PROJECT No.</b></p> <p><b>SBM-18-0530</b></p>
<p><b>KETTLE CREEK SUBDIVISION</b></p> <p>37719 LAKE LINE</p> <p>PORT STANLEY, ONTARIO</p>	<p><b>SHEET No.</b></p> <p><b>12A</b></p>
	<p><b>PLAN FILE No.</b></p> <p>—</p>





SEE BELOW

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

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: 175.460m (CGVD2013)

LOCATION: BRASS CAP ON THE SOUTH OF LAKE ROAD. IN THE

E. BELOW 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.

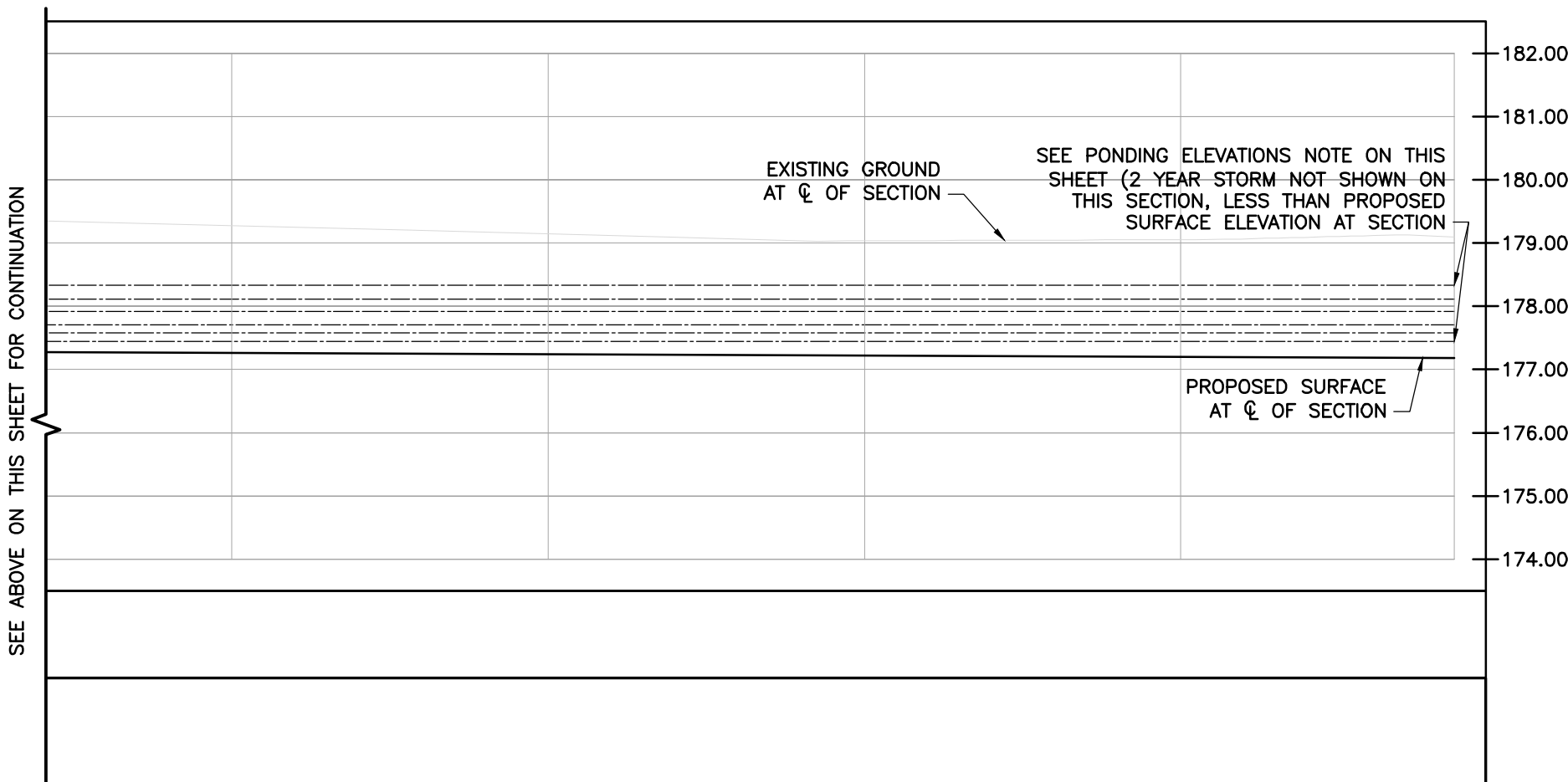
ELEVATION: 214.432m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR

(CONTRACTOR TO CONFIRM BENCHMARK INFORMATION PRIOR TO CONSTRUCTION)

VERTICAL DATUM NOTE:  
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VALUES OF 175.902 TO 175.460 TO CONVERT TO CGVD2013  
PER NATURAL RESOURCES CANADA DOCUMENT NRCAN  
973006 PORT STANLEY PIER BM

**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



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

[illegible]