

***OFF-SITE WORKS NOTE:**
PERMIT FOR EXTERNAL WORKS MAY BE REQUIRED FROM APPLICABLE APPROVAL AUTHORITY.

****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 APPLICABLE ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT. MUNICIPAL STANDARDS ARE TO BE APPLIED TO WORKS WITHIN THE ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE APPLICABLE APPROVAL AUTHORITY.

THE TOWNSHIP OF SOUTH HURON IS THE APPROVAL AUTHORITY FOR MCCONNELL STREET AND MAIN STREET NORTH (MTO HIGHWAY # 4). THE COUNTY OF HURON IS THE APPROVAL AUTHORITY FOR THAMES ROAD WEST (HURON COUNTY ROAD # 83).

SITE PREPARATION NOTE:
THIS PLAN HAS BEEN PREPARED TO IDENTIFY REMOVALS, SEDIMENT & EROSION 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.

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.

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% SPMD OR AS OUTLINED IN THE GEOTECHNICAL REPORT.

SILT SACKS SHALL BE INSTALLED AND MAINTAINED IN EXISTING CB'S FOR DURATION OF PROJECT UNTIL SURFACES ARE PAVED AND BOULEVARDS AND SODDED.

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.

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

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

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.

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR RESTORATION NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE APPLICABLE APPROVAL AUTHORITY.

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

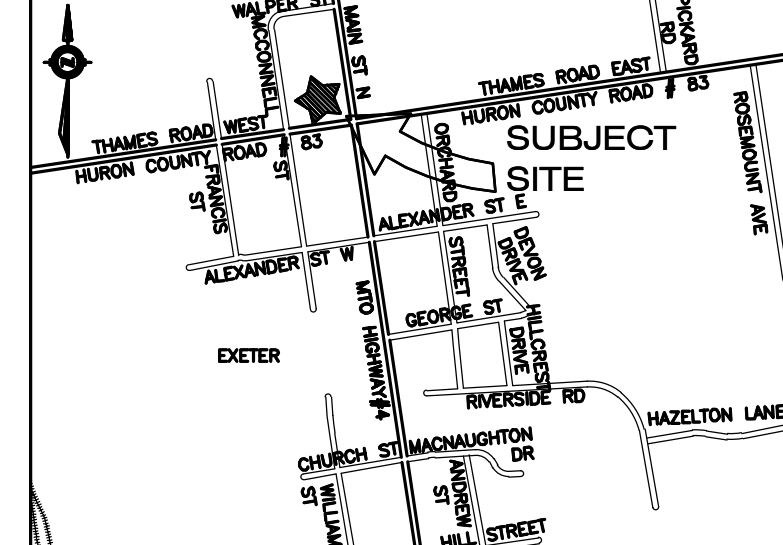
OWNER'S CONTRACTOR TO CLEAR AND GRUB SITE PRIOR TO CONSTRUCTION AND DISPOSE OF ALL DEBRIS AND EXCESS FILL/TOPSOIL OFF-SITE AT AN APPROVED FACILITY.

EXISTING WATER SERVICE MUST BE CUT AND GAPPED AT THE MAIN AND CURB BOXES MUST BE CUT 600 BELOW FINISHED GRADE, ALL AT NO COST TO THE APPLICABLE APPROVAL AUTHORITY.

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

SEDIMENT & EROSION CONTROL MEASURES:

- PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
- SEDIMENT AND EROSION CONTROL MEASURES TO BE REMOVED AT COMPLETION OF PROJECT (FOLLOWING COMPLETION OF BASE ASPHALT AND SOD).
- MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION.
- ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
- MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
- ALL DETAHERING TO BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
- PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFIX 270 R), SILT SACKS, OR APPROVED EQUAL.
- KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
- PREVENT WIND-BLOWN DUST.
- 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.
- STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF.
- OBTAIN APPROVAL FROM THE AUSABLE BAYFIELD CONSERVATION AUTHORITY (ABCA) PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
- 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.
- 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.



KEY PLAN

LEGAL INFORMATION

ALL OF
LOTS 927, 928, 929 & 931
AND PART OF
LOTS 926 & 930
REGISTERED PLAN NO. 376
(TOWN OF EXETER)
IN THE
MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON

SITE BENCHMARK:

SITE BENCHMARK #1
MONUMENT TYPE: TOP OF SPINDLE
LOCATION: HYDRANT ON WEST SIDE OF MAIN STREET NORTH ±30m NORTH OF INTERSECTION WITH THAMES ROAD WEST

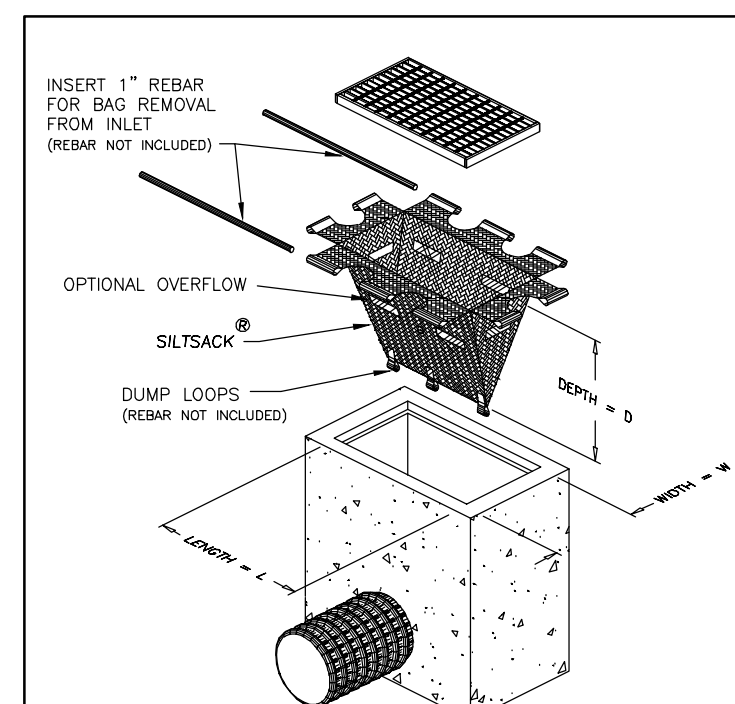
GEODETIC ELEVATION: 269.74

SITE BENCHMARK #2
MONUMENT TYPE: TOP OF SPINDLE
LOCATION: HYDRANT ON SOUTHWEST CORNER OF THAMES RD. W. AND MCCONNELL ST INTERSECTION

GEODETIC ELEVATION: 267.55

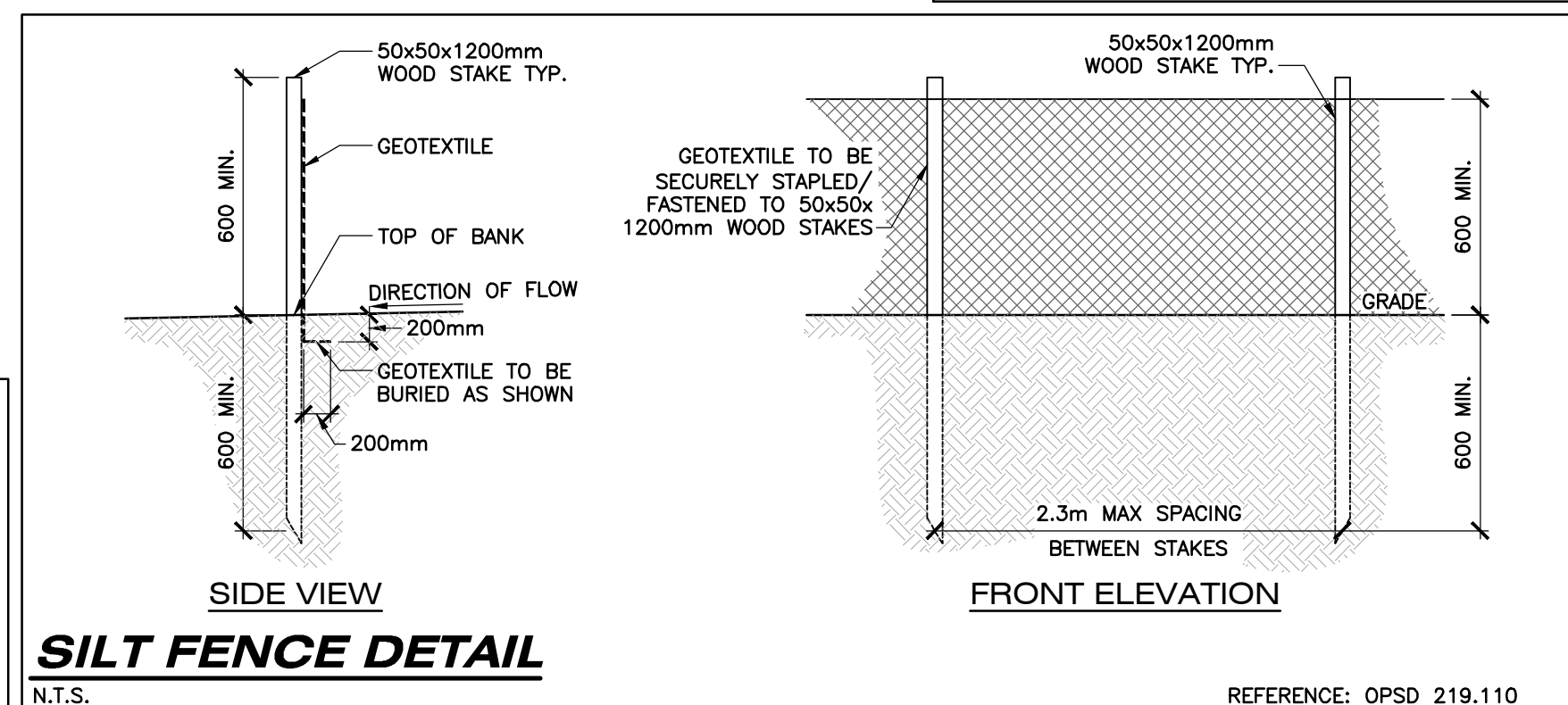
LEGEND:

- PROPOSED SILT FENCE
- LIMITS OF PROJECT BOUNDARY
- LIMITS OF PREDEVELOPMENT DRAINAGE AREA
- WILL LAP JOINT AS PER DETAIL ON C1
- EXISTING OVERLAND FLOW ROUTE
- PROPOSED SILT STACK
- DECIDUOUS/CONIFEROUS TREE TO BE REMOVED



SILT SACK DETAIL

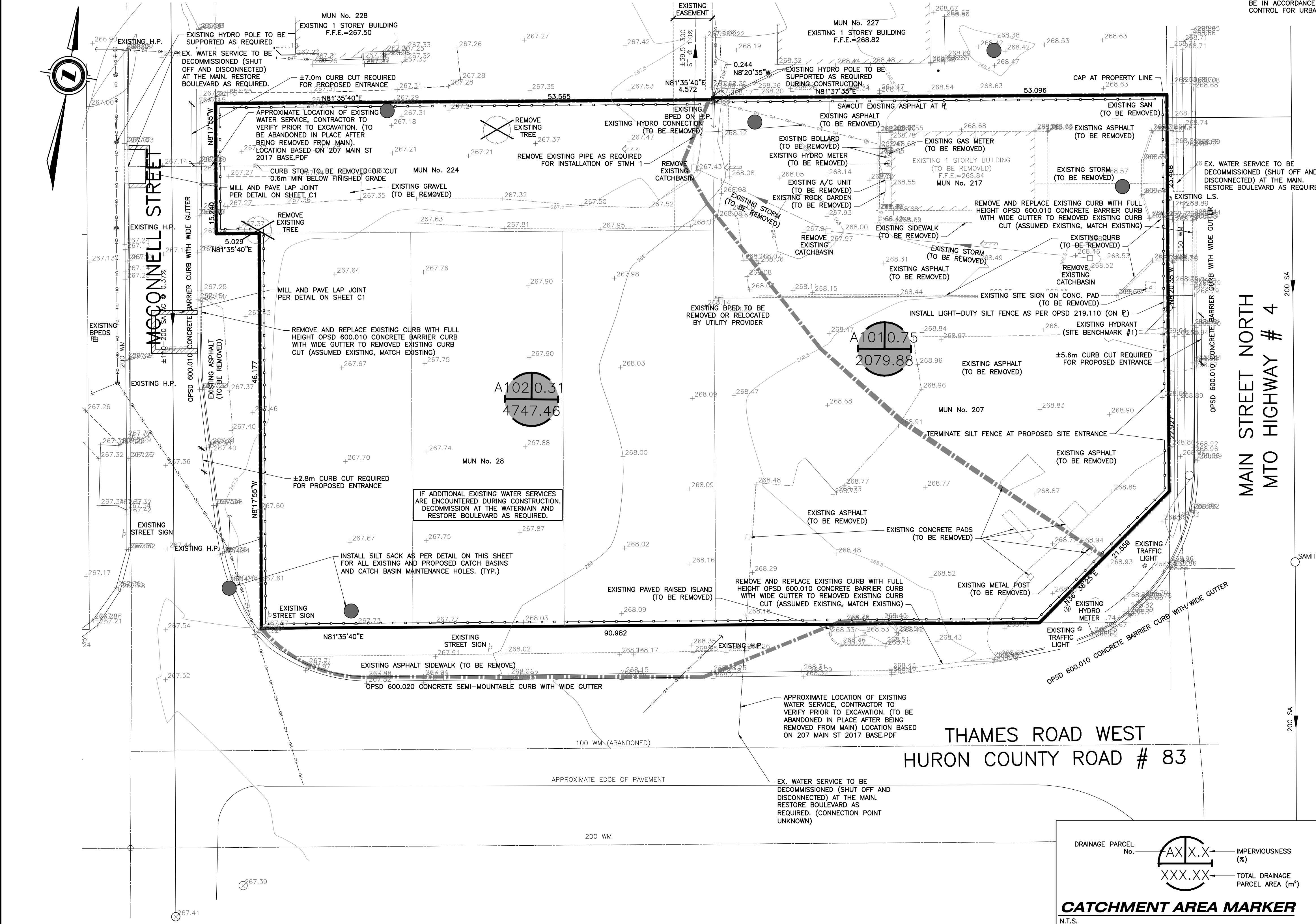
N.T.S.



SILT FENCE DETAIL

N.T.S.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5



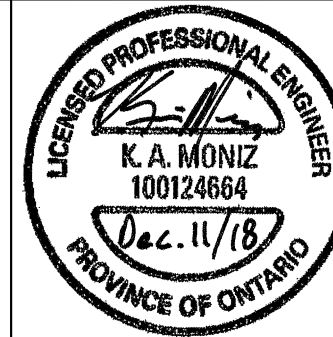
DRAINAGE PARCEL No. **AXX.XX** IMPERVIOUSNESS (%)
XXX.XX TOTAL DRAINAGE PARCEL AREA (m²)

CATCHMENT AREA MARKER

N.T.S.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	1	ISSUED FOR CLIENT REVIEW	11/10/18	JSF	
DRAWN	JSF	2	ISSUED FOR SITE PLAN APPROVAL	15/10/18	JSF	
CHECKED	RM	3	ISSUED FOR SITE PLAN APPROVAL No.2	11/12/18	JSF	
APPROVED	RM/KAM					
DATE	10/09/2018					
CAD	18-1972					

STRIK BALDINELLI MONIZ
CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
14361 Medway Rd, PO Box #29 Arva, Ontario
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmtd.ca



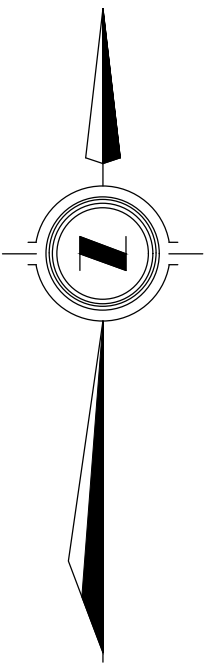
ENGINEER'S STAMP



COPIA DEVELOPMENTS
11-1673 RICHMOND ST N,
SUITE 244, LONDON, ON
N6G 2N3
P: 519.435.6439
E: AHOIS@ROGERS.COM

SCALE
SCALE - 1:250
2.5 0 5.0m

TITLE	PROJECT No.
EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN	SBM-18-1972
PROPOSED COMMERCIAL DEVELOPMENT	SHEET No. C2
207 MAIN ST. N. EXETER, ON.	PLAN FILE No. —



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SUMP PUMP AND DRAIN LOCATIONS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. REFER TO ARCHITECTS PLANS FOR SUMP PUMP DESIGN.

SERVICE STUBS TO BE CAPPED AT 1.0m O/S FROM BUILDING ENVELOPE FOR CONNECTION ONCE BUILDING SERVICES ARE INSTALLED.

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.

WATERMAIN & SEWER CROSSING NOTE:
1. UNDER PRACTICABLE 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 DETAIL ON SHEET C1 (WHERE REQUIRED). *ON SITE MINIMUM VERTICAL SEPARATION 0.5m AS PER OBC 7.3.5.7(2)(a)(i).
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: JUNE 2012 MINISTRY OF THE ENVIRONMENT'S 'WATERMAIN DESIGN CRITERIA FOR FUTURE ALTERATION AUTHORIZED UNDER A DRINKING WATER WORKS PERMIT'

INSULATION NOTE:
INSULATE SEWERS + WATER PIPES AS PER THE SERVICE INSULATION DETAIL ON SHEET C1 WHERE 1.70m FOR ON-SITE SEWERS 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

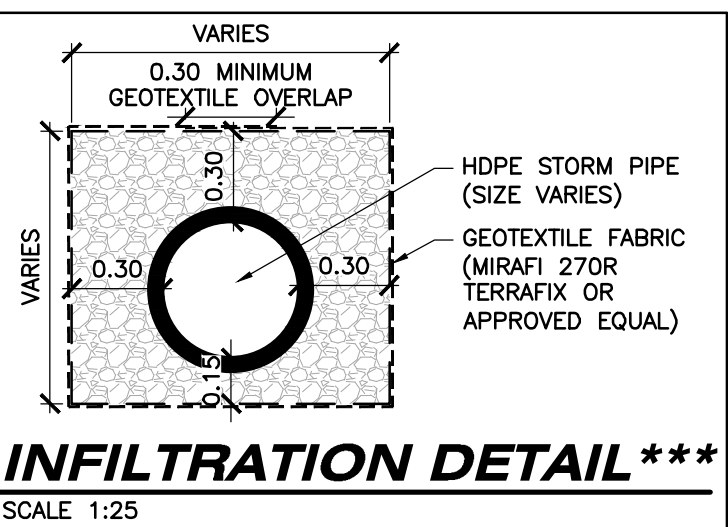
INSTALL PARSON MH INSERT IN ALL SANITARY MANHOLES

FOR CLARITY, NOT ALL EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY MAY BE SHOWN

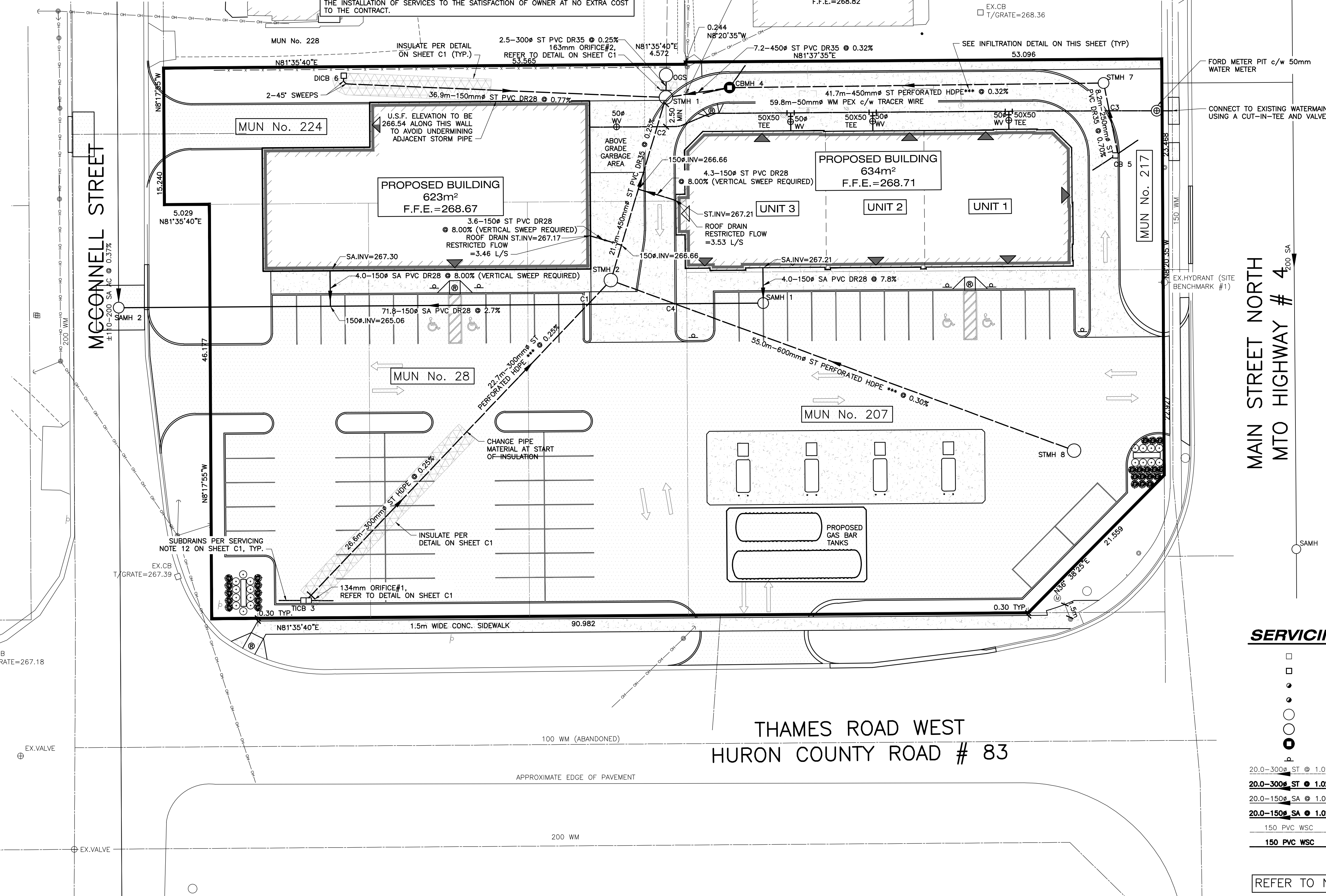
OWNER'S CONTRACTOR SHALL SUPPORT ALL EXISTING UTILITIES AS REQUIRED DURING THE INSTALLATION OF SERVICES TO THE SATISFACTION OF OWNER AT NO EXTRA COST TO THE CONTRACT.

STORM SEWER STRUCTURES TABLE		
STRUCTURE I.D.	T/O GRATE	INVERTS
STMH 1 (15000) OPSD 701.011 OPSD 401.010	268.37	266.48S 266.48E 266.48W 266.47N
STMH 2 (15000) OPSD 701.011 OPSD 401.010	268.58	266.54SW 266.54E 266.53N
TICB 3 (600X1450) OPSD 705.020 OPSD 400.020 (2)	267.45	266.66NE
CBMH 4 (12000) OPSD 701.010 OPSD 401.010	268.19	266.51E 266.50W
CB 5 (600X600) OPSD 705.010 OPSD 400.020	268.28	266.71N
DICB 6 (600X600) OPSD 705.030 OPSD 403.011(3:1)	266.82	266.76S
STMH 7 (12000) OPSD 701.010 OPSD 401.010	268.58	266.65S 266.64W
STMH 8 (15000) OPSD 701.011 OPSD 401.010	268.59	266.70W
OGS SEE DETAIL ON SHEET C6	267.89	266.46S EX.266.46N

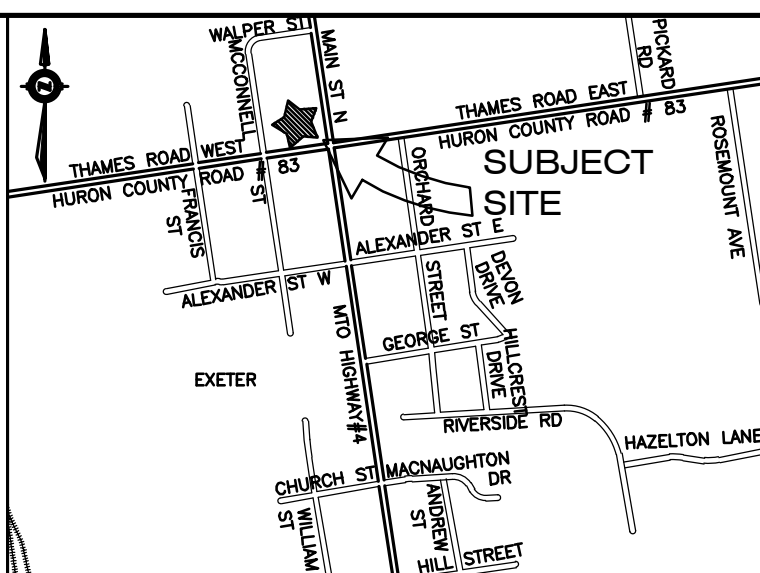
SAN SEWER STRUCTURES TABLE		
STRUCTURE I.D.	T/O GRATE	INVERTS
SAMH 1 SA1 (1200X) OPSD 701.010 OPSD 401.010	268.47	266.90N 266.37W
SAMH 2 PER DETAIL ON SHEET C6	267.23	264.40E 264.31N 264.31S



EX-HYDRANT (SITE BENCHMARK #2)



PIPE CROSSINGS & VERTICAL CLEARANCES										
CROSSING No.		SEWER/WATERMAIN ELEVATIONS						VERTICAL CLEARANCES		*VERTICAL OFFSET
C1	300mm	STM	INV.	266.55	150mm	SAN	OBV.	266.05	0.50	N
C2	300mm	STM	INV.	266.48	50mm	WM	OBV.	265.98	0.50	Y
C3	250mm	STM	INV.	266.68	50mm	WM	OBV.	266.18	0.50	Y
C4	600mm	STM	INV.	266.56	150mm	SAN	OBV.	266.25	0.31	N
*SEE STANDARD MECHANICAL JOINT OFFSET INSTALLATION DETAIL ON PAGE C1 FOR ALL PVC WM'S										



KEY PLAN
N.T.S.

LEGAL INFORMATION

ALL OF
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AND PART OF
LOTS 926 & 930
REGISTERED PLAN No. 376
(TOWN OF EXETER)
IN THE
MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON

SITE BENCHMARK:

SITE BENCHMARK #1
MONUMENT TYPE: TOP OF SPINDLE
LOCATION: HYDRANT ON WEST SIDE OF MAIN STREET NORTH ±30m NORTH OF INTERSECTION WITH THAMES ROAD WEST
GEODETIC ELEVATION: 269.74
SITE BENCHMARK #2
MONUMENT TYPE: TOP OF SPINDLE
LOCATION: HYDRANT ON SOUTHWEST CORNER OF THAMES RD W AND MCCONNELL ST INTERSECTION
GEODETIC ELEVATION: 267.55

ALL PROP WATER METER'S ARE c/w DOUBLE CHECK VALVE ASSEMBLIES (DCVA) FOR PREMISE ISOLATION

ALL WATERMAIN CONSTRUCTION TO CONFORM TO THE CURRENT MINISTRY OF THE ENVIRONMENT DESIGN GUIDELINES FOR DRINKING-WATER SYSTEMS, WHERE COVER IS LESS THAN 1.5m (EVEN TEMPORARY CONDITIONS), THE WATERMAIN/SERVICE SHALL BE ADEQUATELY INSULATED OVER THE AFFECTED LENGTH.

STORM DRAINAGE NOTE:
NO BUILDING DRAIN (SUMP/WEEDING TILE/RAIN WATER LEADER) 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.

THE SUBJECT SITE HAS BEEN DESIGNED UNDER A SINGLE OWNERSHIP. IF ONE OF THE LAND PARCELS IS SOLD TO ANOTHER OWNER, AN ECA FOR SHARED SEWER WILL BE REQUIRED FROM THE MOECC.

IT IS RECOMMENDED THAT SUMP DRAINAGE BE DIRECTED TO THE BUILDING STORM DRAIN VIA EJECTOR PUMP w/ ELEVATED DISCHARGE LOOP.

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

ALL SUMP PIT CONFIGURATIONS SHALL MEET, AT MINIMUM, OBC SECTION 7. ALL PUMPS ARE TO INCLUDE A CHECK VALVE.

STORM SERVICING NOTE:
NO BUILDING DRAIN (SUMP/WEEDING TILE/RAIN WATER LEADER) 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.

STORM SEWER NOTE:
MATERIALS AND INSTALLATION OF STORM SEWERS AND RELATED APPURTENANCES SHALL BE TO STANDARD MUNICIPAL SPECIFICATIONS.

SANITARY SEWER NOTE:
MATERIALS AND INSTALLATION OF SANITARY SEWERS AND RELATED APPURTENANCES SHALL BE TO STANDARD MUNICIPAL SPECIFICATIONS.

WATER SERVICE NOTE:
MATERIALS, INSTALLATION AND COMMISSIONING OF WATERMAIN/SERVICES SHALL BE TO STANDARD MUNICIPAL SPECIFICATIONS

SERVICING LEGEND:

□	EXISTING CATCHBASIN	⊕	EXISTING FIRE HYDRANT
□	PROPOSED CATCHBASIN	⊕	PROPOSED FIRE HYDRANT
●	EXISTING CLEANOUT	⊗	EXISTING WATER VALVE
●	PROPOSED CLEANOUT	⊗	PROPOSED WATER VALVE
○	EXISTING MANHOLE	⊗	EXISTING WATER METER
○	PROPOSED MANHOLE	⊗	PROPOSED WATER METER C/W DCVA FOR PREMISE ISOLATION
○	PROPOSED CATCHBASIN MANHOLE	⊗	PROPOSED CURB STOP
○	PROPOSED SIGN	⊗	BUILDING ENTRANCE OVERHEAD DOOR
20.0-300mm ST @ 1.0%	EXISTING STORM SEWER	—	PROPOSED RETAINING WALL
20.0-300mm ST @ 1.0%	PROPOSED STORM SEWER	—	PROPOSED ASPHALT
20.0-150mm SA @ 1.0%	EXISTING SANITARY SEWER	—	PROPOSED CONCRETE
20.0-150mm SA @ 1.0%	PROPOSED SANITARY SEWER	—	EXISTING BUILDING
150 PVC WSC	EXISTING WATERMAIN	—	PROPOSED BUILDING
150 PVC WSC	PROPOSED WATERMAIN		

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
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APPROVED	RM/KAM					
DATE	12/09/2018					
CAD	18-1972					

STRIK BALDINELLI MONIZ
CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
14361 Medway Rd, PO Box #29 Arva, Ontario
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmtd.ca



ENGINEER'S STAMP



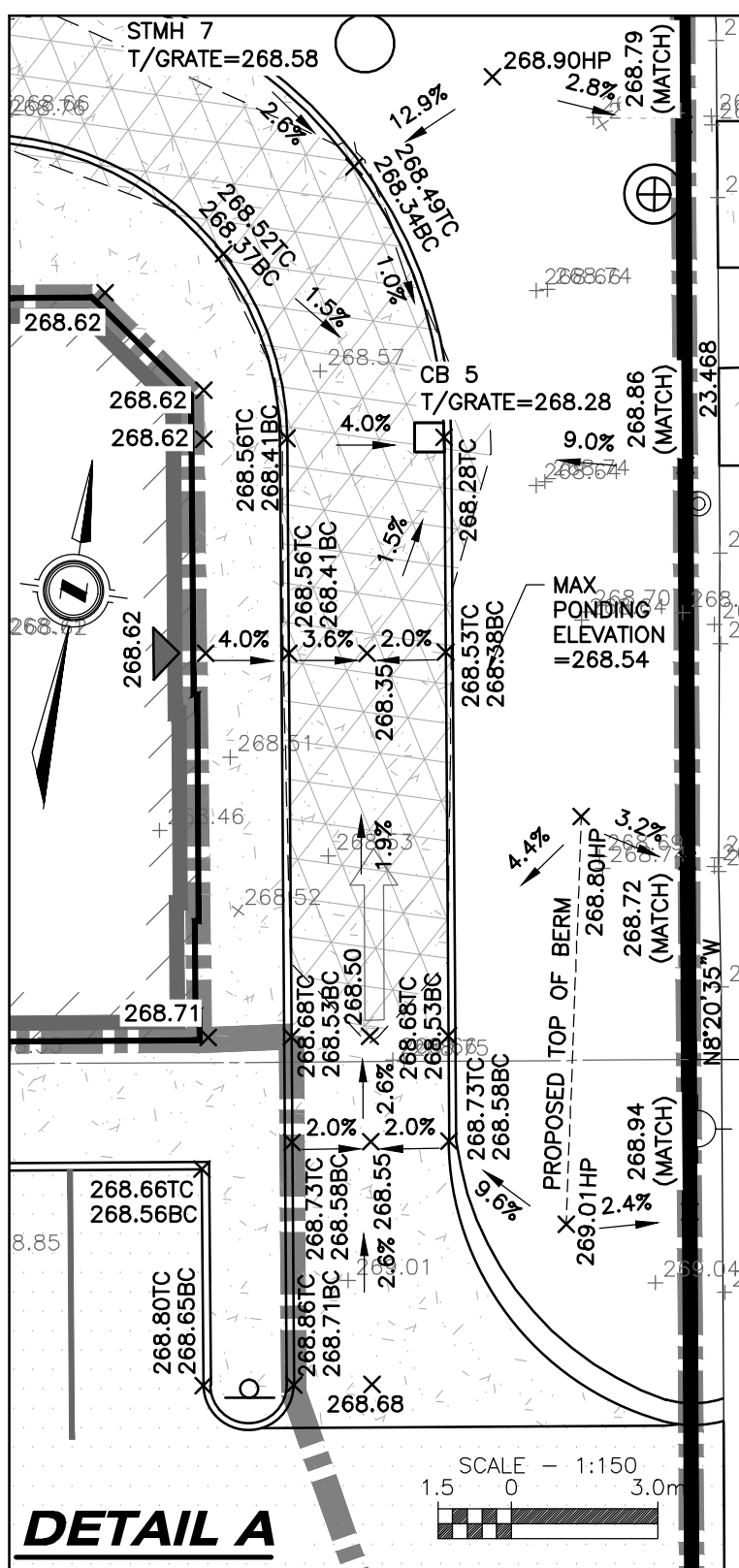
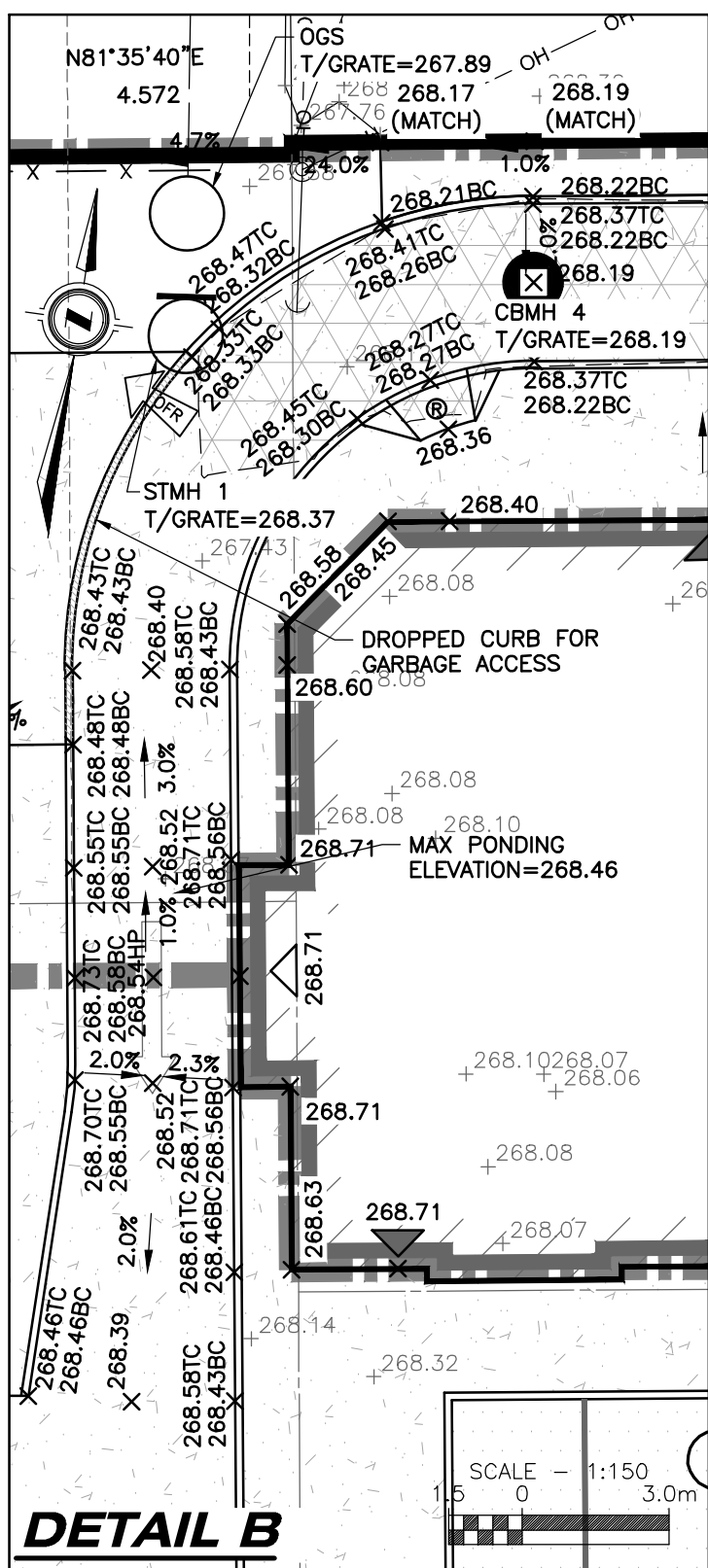
COPIA DEVELOPMENTS
11-1673 RICHMOND ST N,
SUITE 244, LONDON, ON
N6G 2N3
P: 519.435.6439
E: AHOIS@ROGERS.COM

SCALE
SCALE — 1:250
2.5 0 5.0m

SERVICING PLAN		PROJECT No.
PROPOSED COMMERCIAL DEVELOPMENT		SBM-18-1972
207 MAIN ST. N. EXETER, ON.		SHEET No. C3
		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 MUNICIPAL BY-LAWS.



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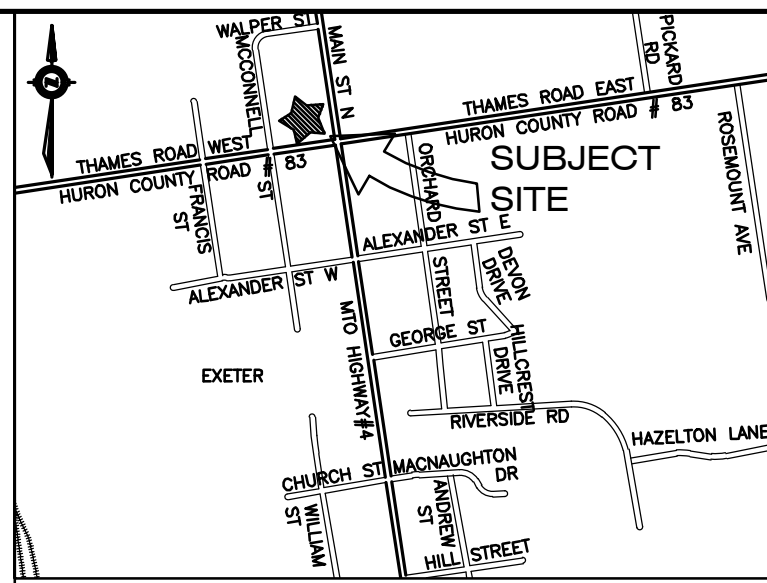
FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN APPROVAL FROM ADJACENT LAND OWNER.

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MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON

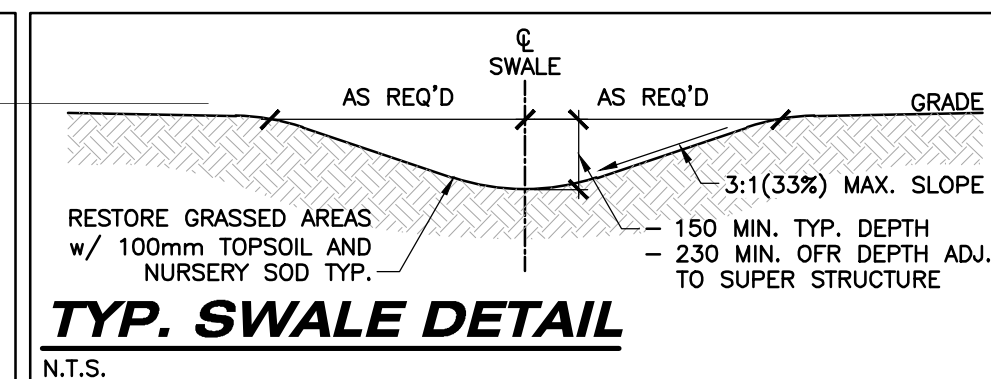
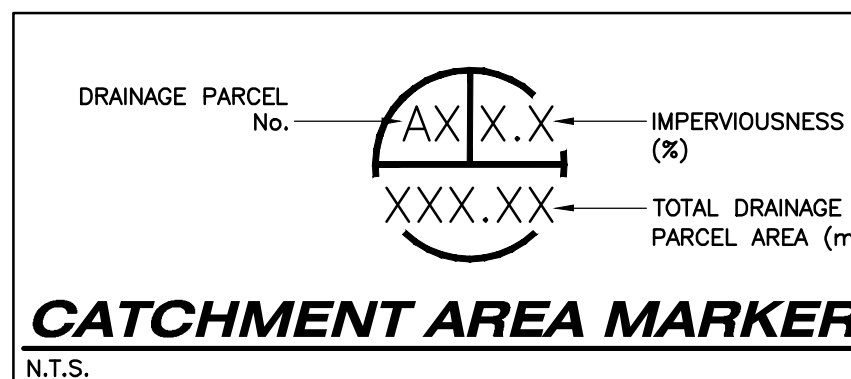
GRADING NOTES:

- EXISTING GRADES AND DRAINAGE OF ADJUTING LANDS IS NOT TO BE DISTURBED.
- GROUND ELEVATIONS AT BUILDINGS ADJUTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- GROUND ELEVATIONS AT BUILDING OPENING ADJUTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
- RETAINING WALLS, 100MM 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, 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.

GRADING LEGEND:

- EXISTING SPOT ELEVATION
- EXISTING SPOT ELEVATION (TO REMAIN)
- PROPOSED SPOT ELEVATION
- PROPOSED SWALE ELEVATION
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- PROPOSED SWALE
- PROPOSED SLOPE
- PROPOSED DRAINAGE DIRECTION
- EXISTING OVERLAND FLOW ROUTE
- PROPOSED OVERLAND FLOW ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING WATER METER
- PROPOSED WATER METER
- PROPOSED CURB STOP
- PROPOSED RAMP (SEE SITE PLAN FOR DETAIL)
- TOP OF CURB
- BOTTOM OF CURB
- GRADE AT TOP OF WALL
- GRADE AT BOTTOM OF WALL
- BUILDING ENTRANCE
- OVERHEAD DOOR
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED CATCHMENT BOUNDARY

THAMES ROAD WEST
HURON COUNTY ROAD # 83



REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	1	ISSUED FOR CLIENT REVIEW	11/10/18	JSF	
DRAWN	JSF	2	ISSUED FOR SITE PLAN APPROVAL	15/10/18	JSF	
CHECKED	RM	3	ISSUED FOR SITE PLAN APPROVAL No.2	11/12/18	JSF	
APPROVED	RM/KAM					
DATE	12/09/2018					
CAD	18-1972					

STRIK BALDINELLI MONIZ
CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
14361 Medway Rd, PO Box #29 Arva, Ontario
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmlltd.ca



ENGINEER'S STAMP

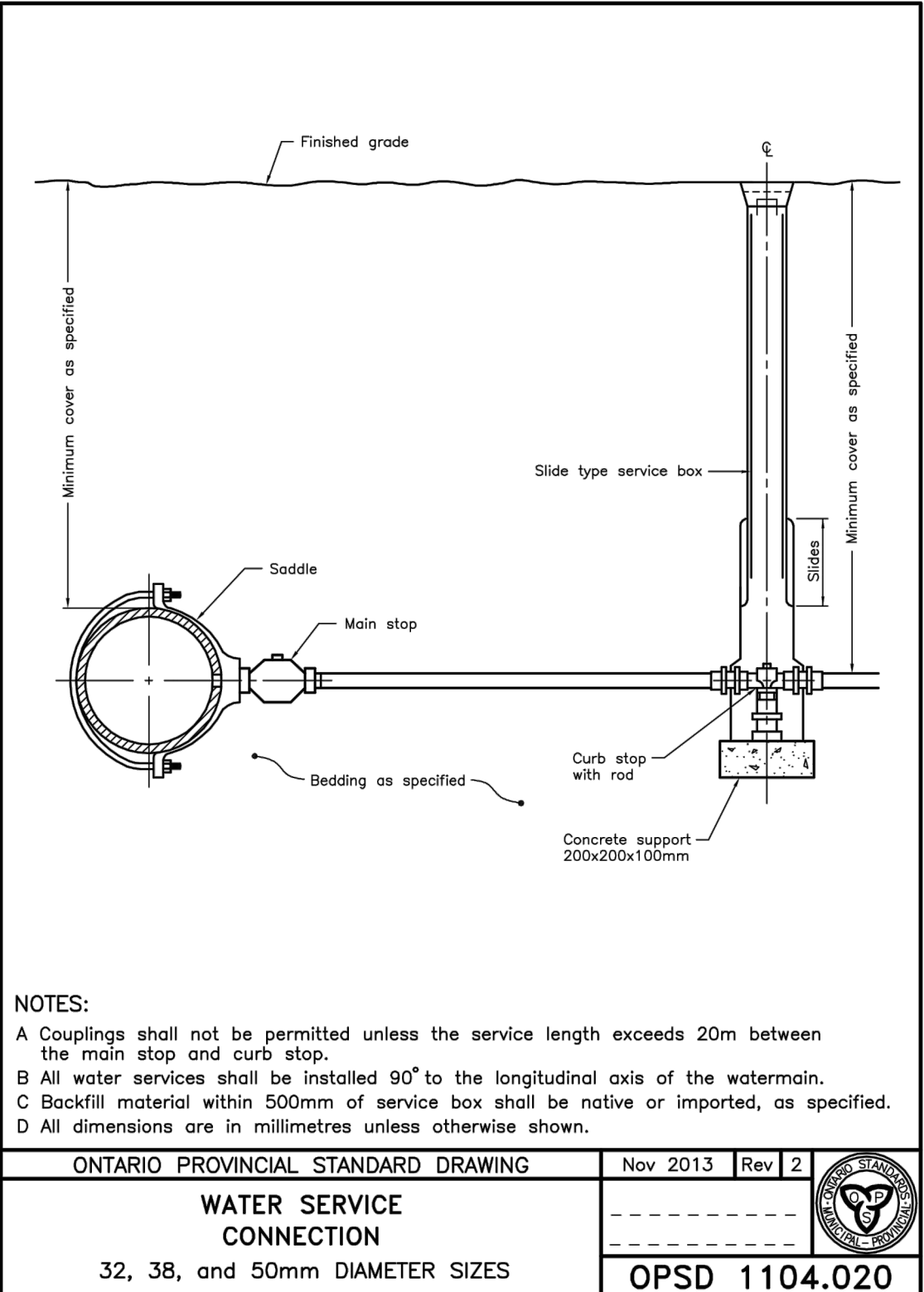
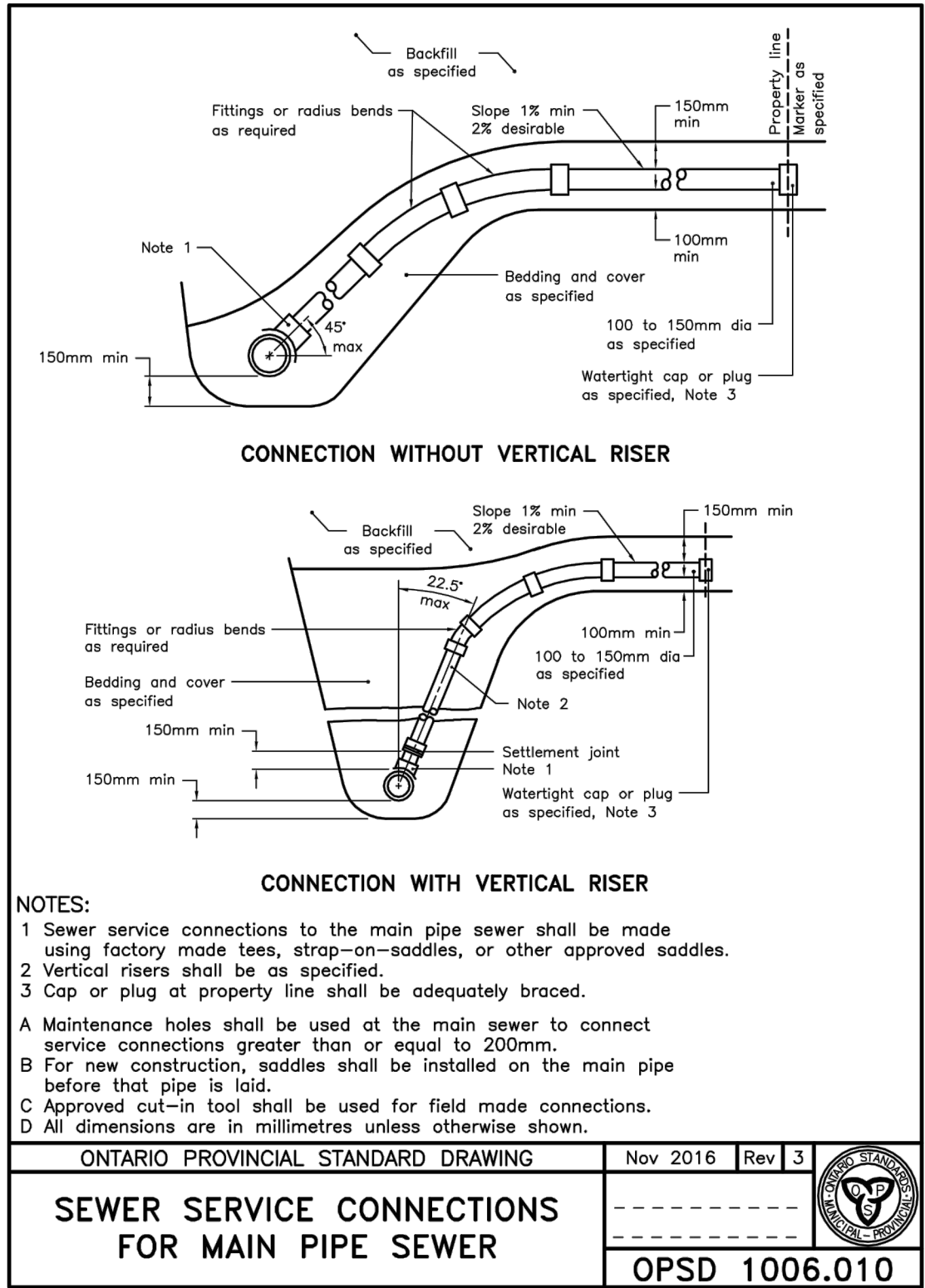
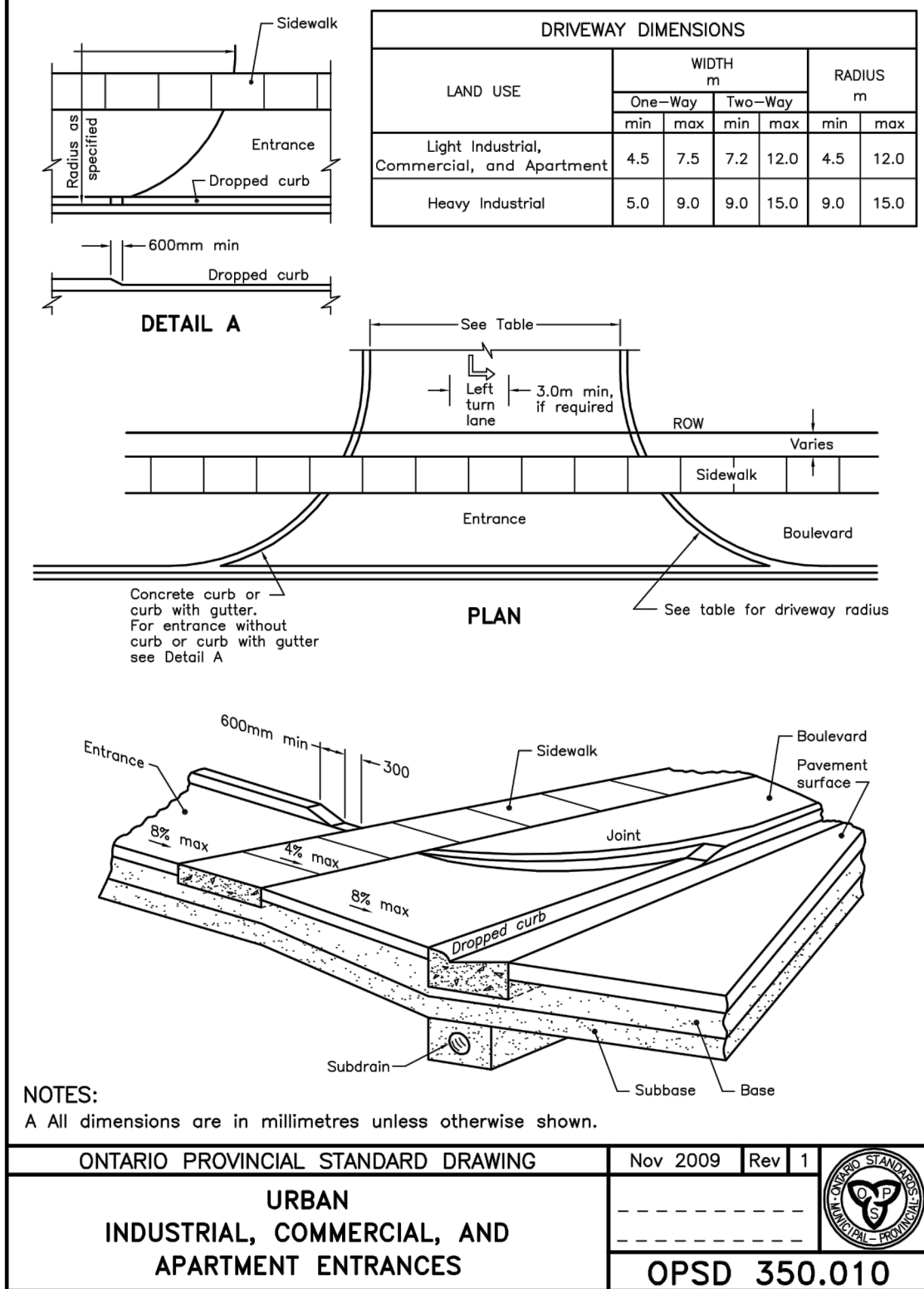
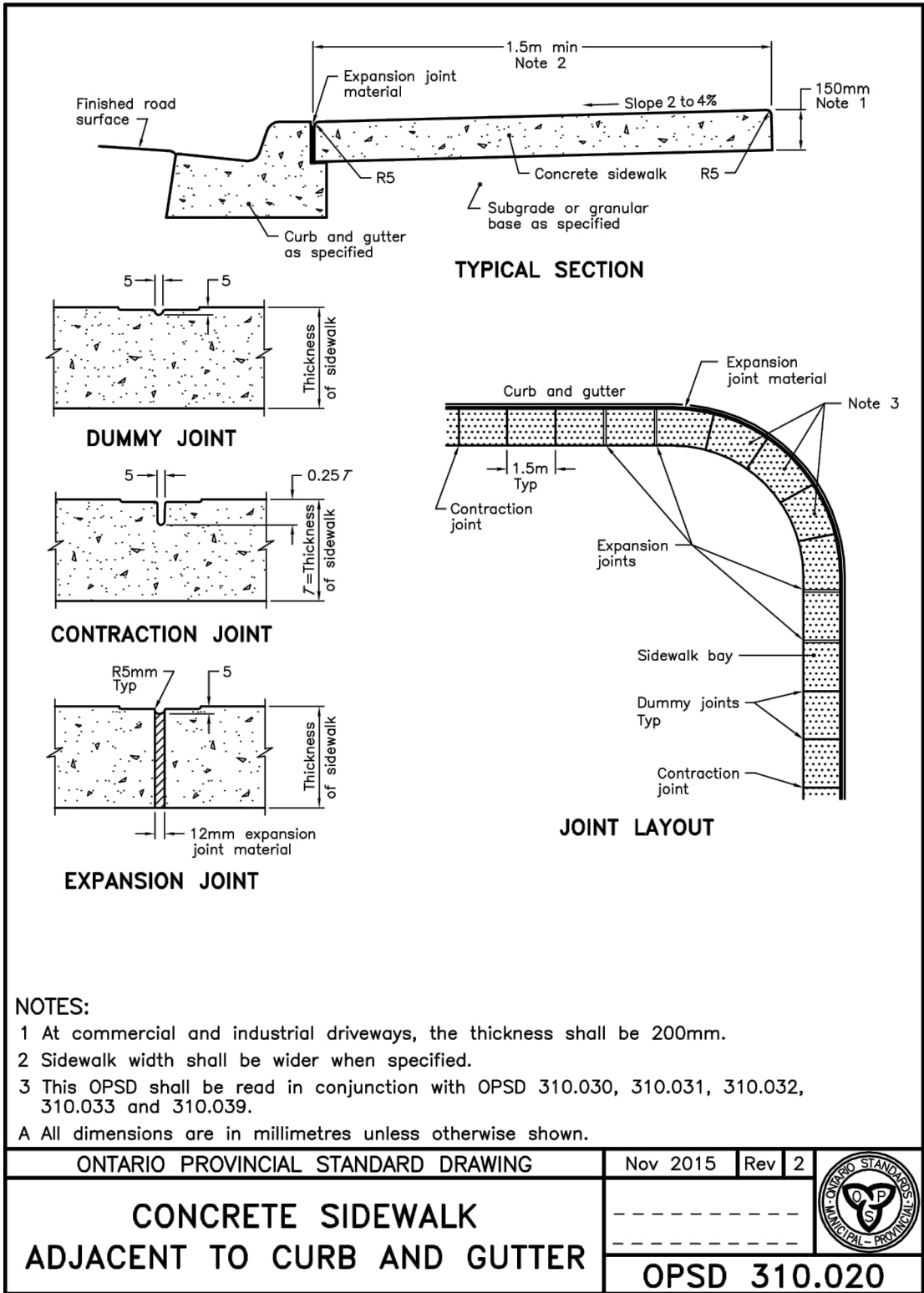
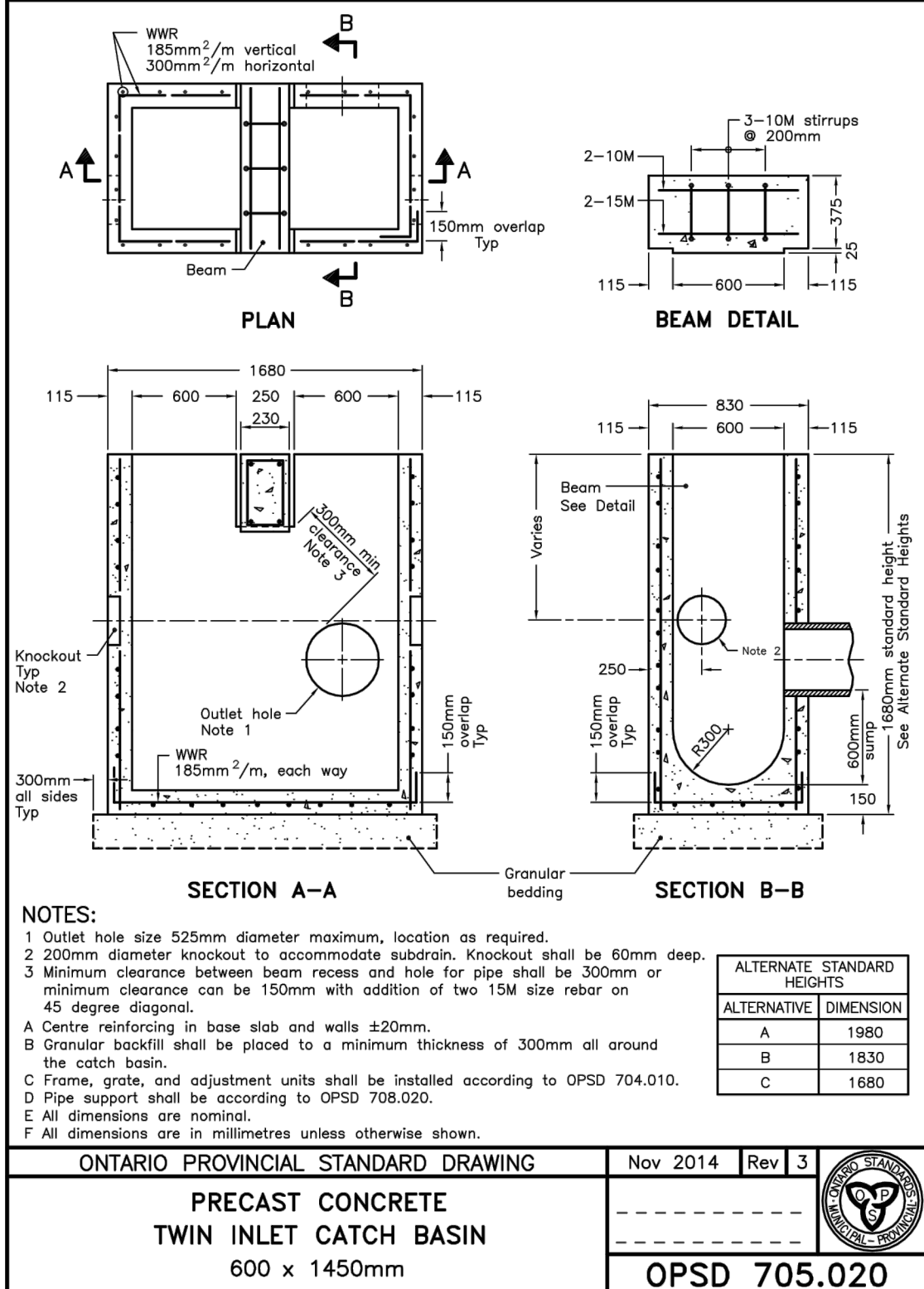
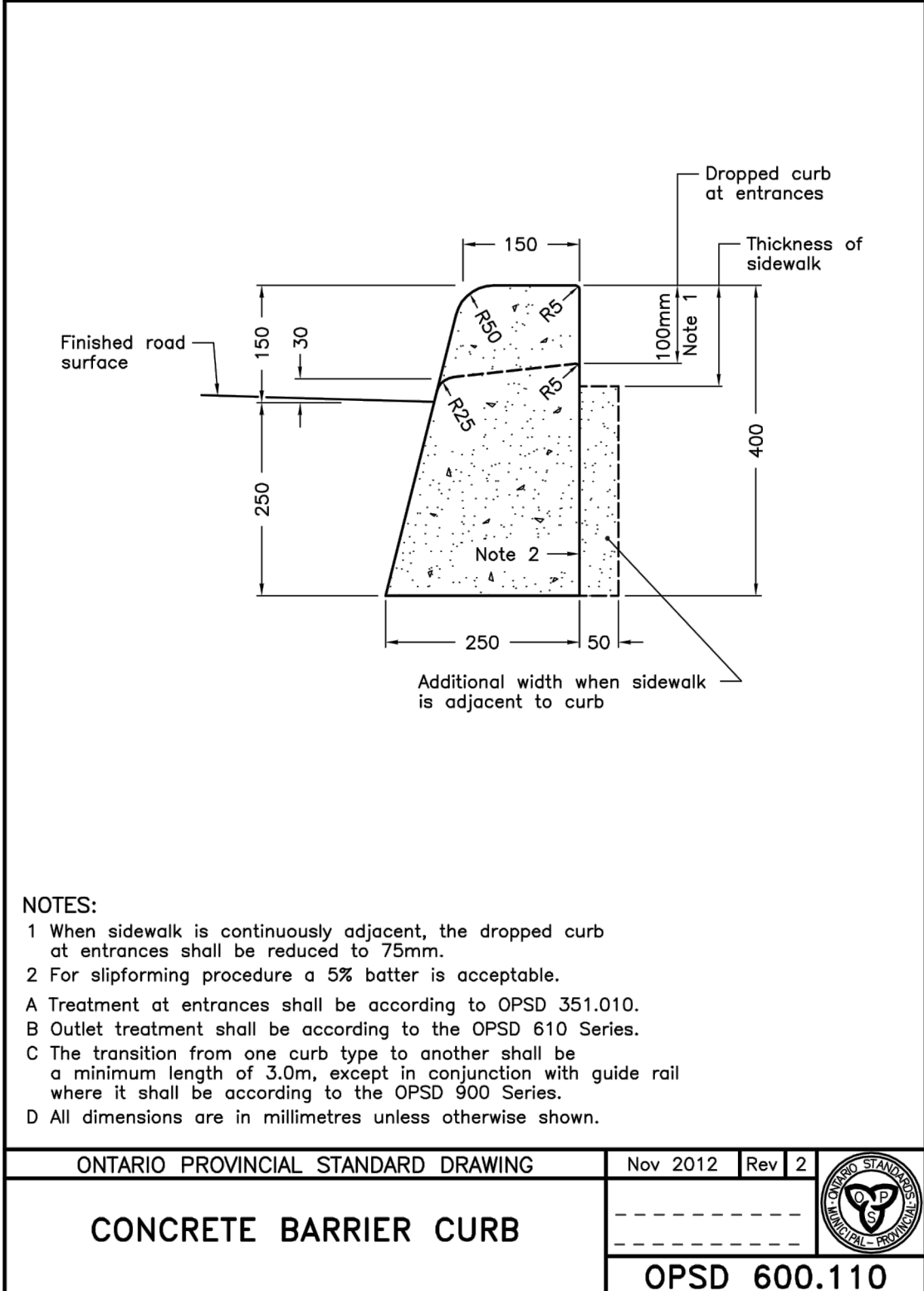
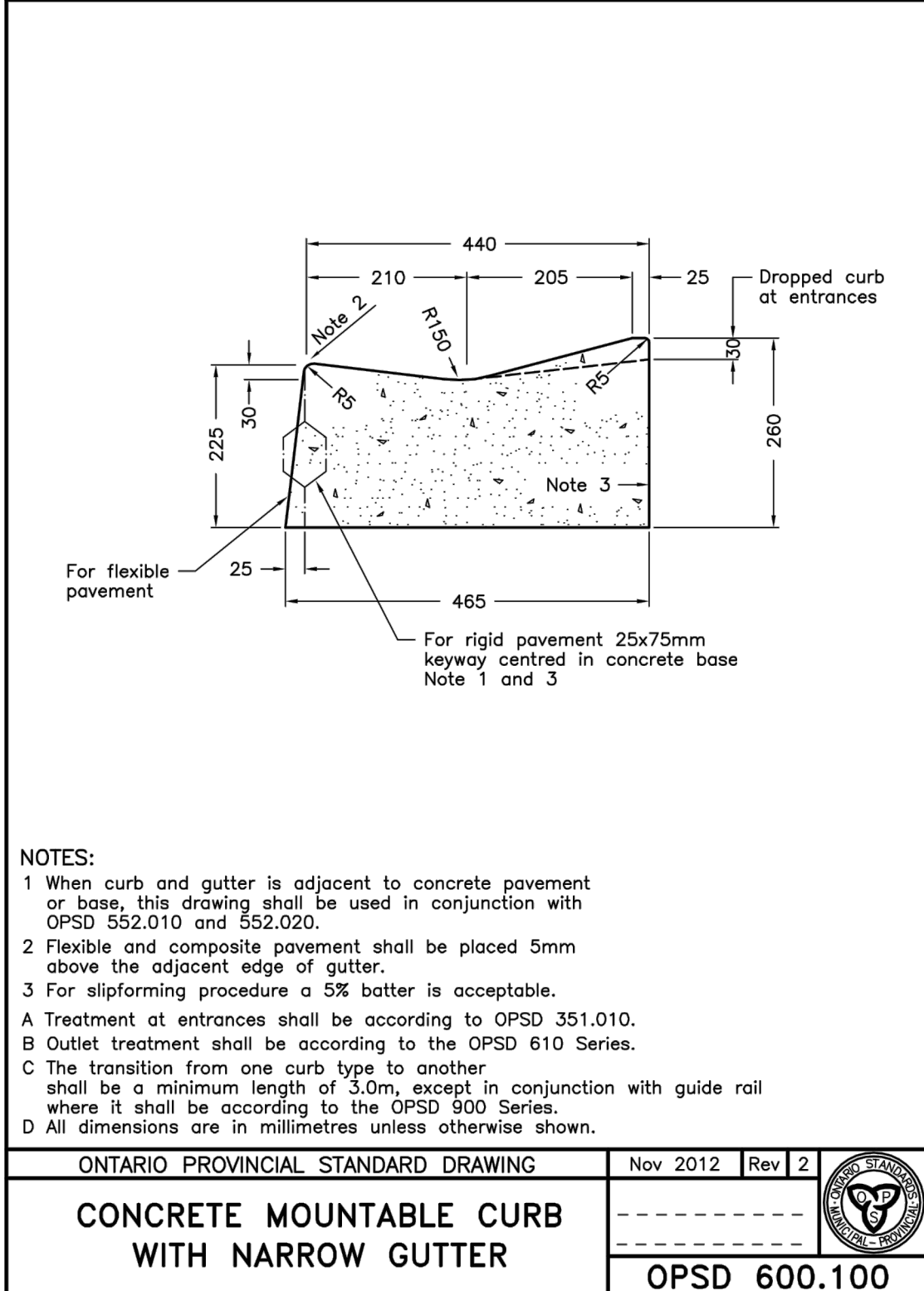
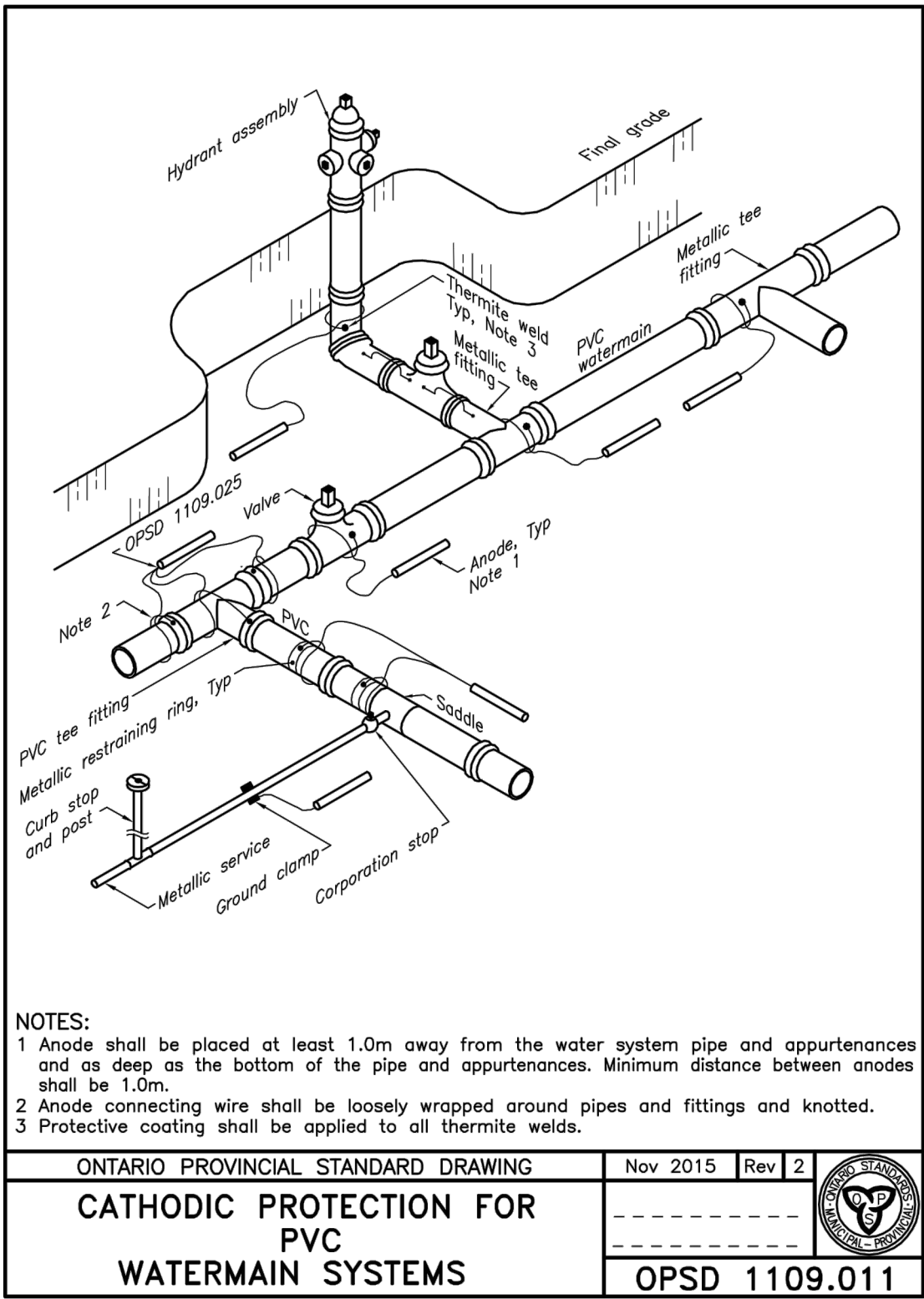


COPIA DEVELOPMENTS
11-1673 RICHMOND ST N,
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N6G 2N3
P: 519.435.6439
E: AHOIS@ROGERS.COM

SCALE
SCALE - 1:250
2.5 0 5.0m

SITE GRADING PLAN
PROPOSED COMMERCIAL DEVELOPMENT
207 MAIN ST. N.
EXETER, ON.

PROJECT No.
SBM-18-1972
SHEET No.
C4
PLAN FILE No.
—



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	CHECKED RM	3	ISSUED FOR SITE PLAN APPROVAL No.2	11/12/18	JSF	
	APPROVED RM/KAM					
	DATE 06/12/2018					
	CAD 18-1972					

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Email: sbm@sbmtltd.ca

K.A. MONIZ
100124664
Dec. 11/18
PROVINCE OF ONTARIO

ENGINEER'S STAMP

COPIA DEVELOPMENTS

COPIA DEVELOPMENTS
11-1673 RICHMOND ST N,
SUITE 244, LONDON, ON
N6G 2N3
P: 519.435.6439
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SCALE

STANDARD DETAILS

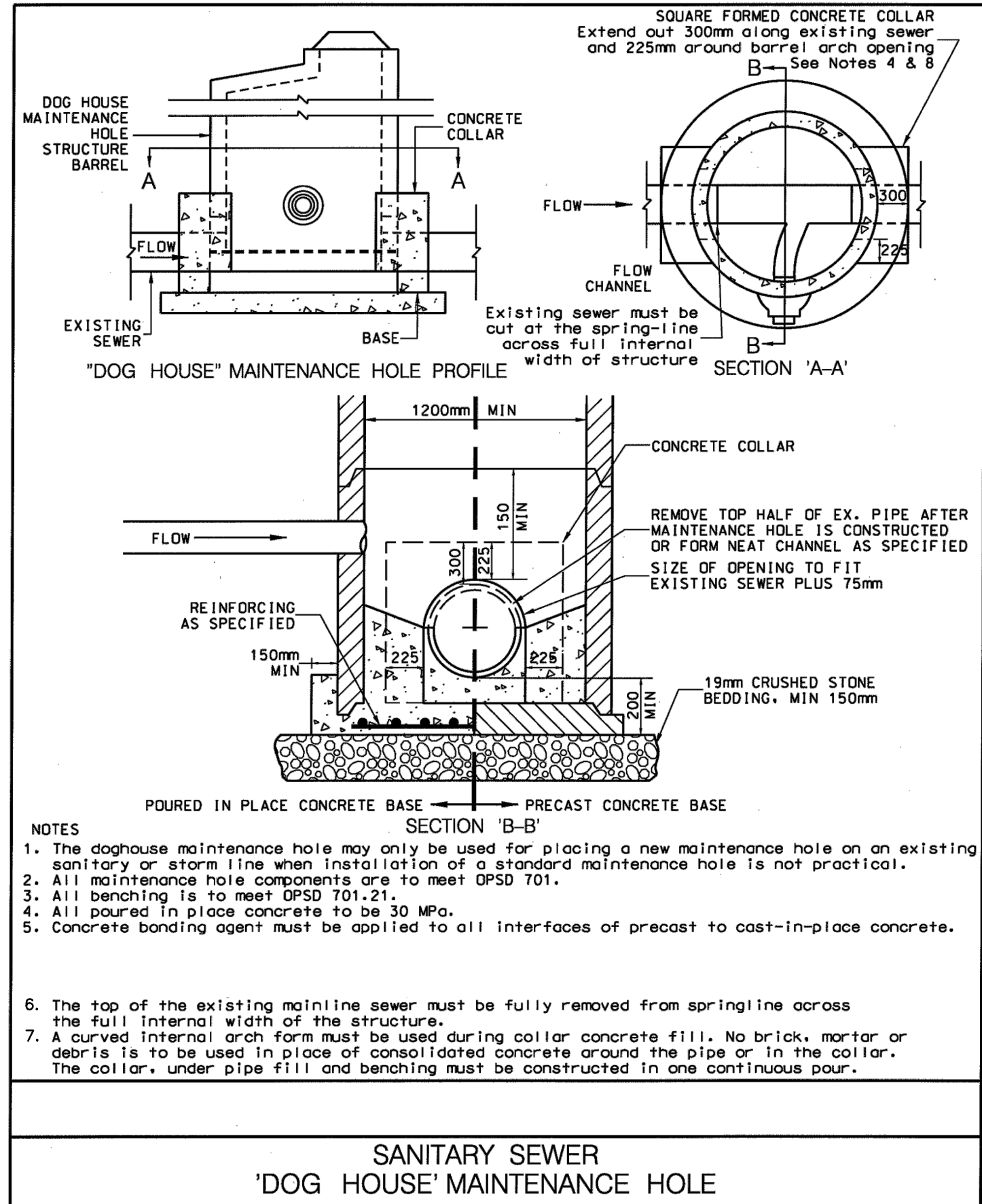
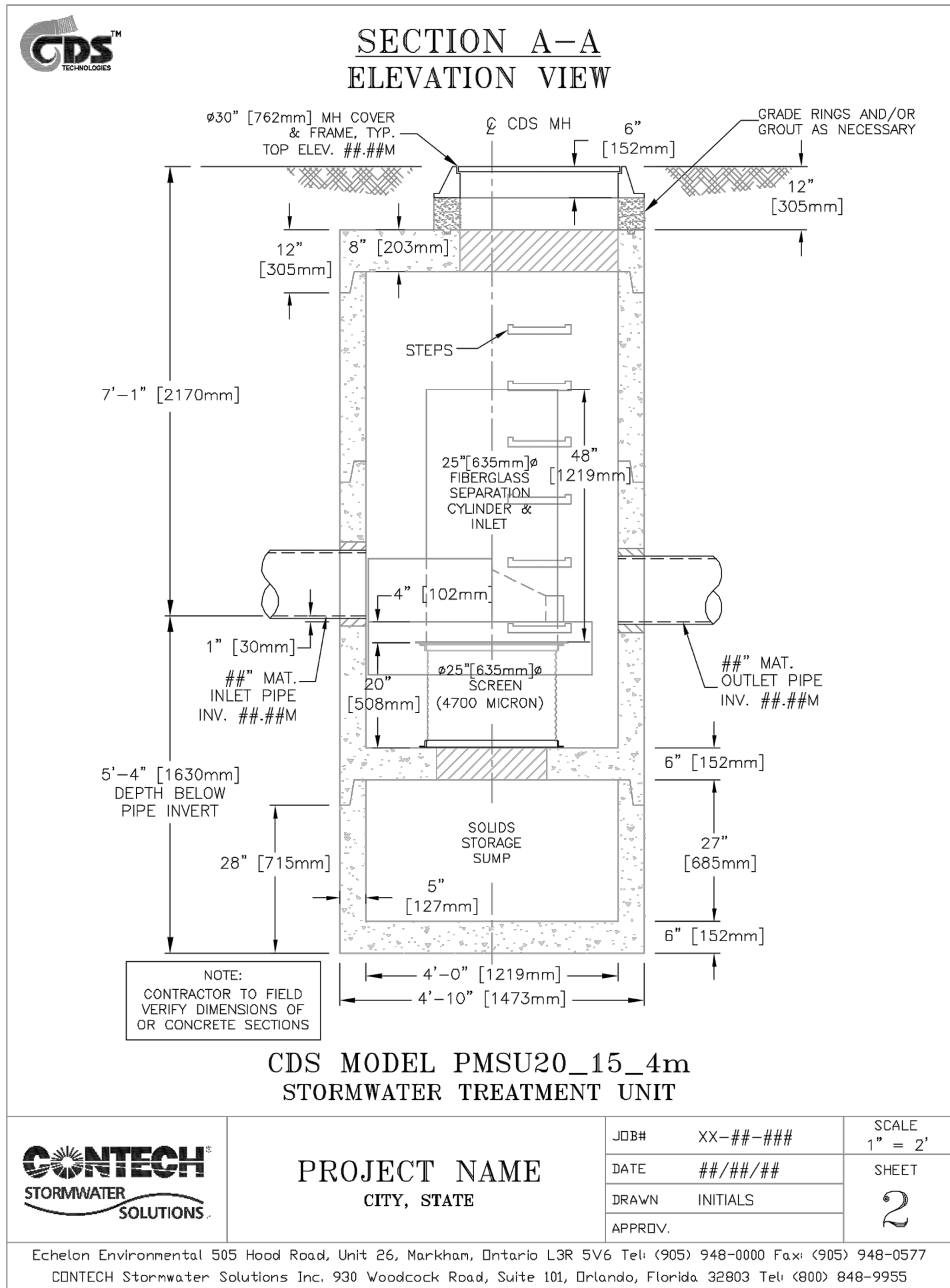
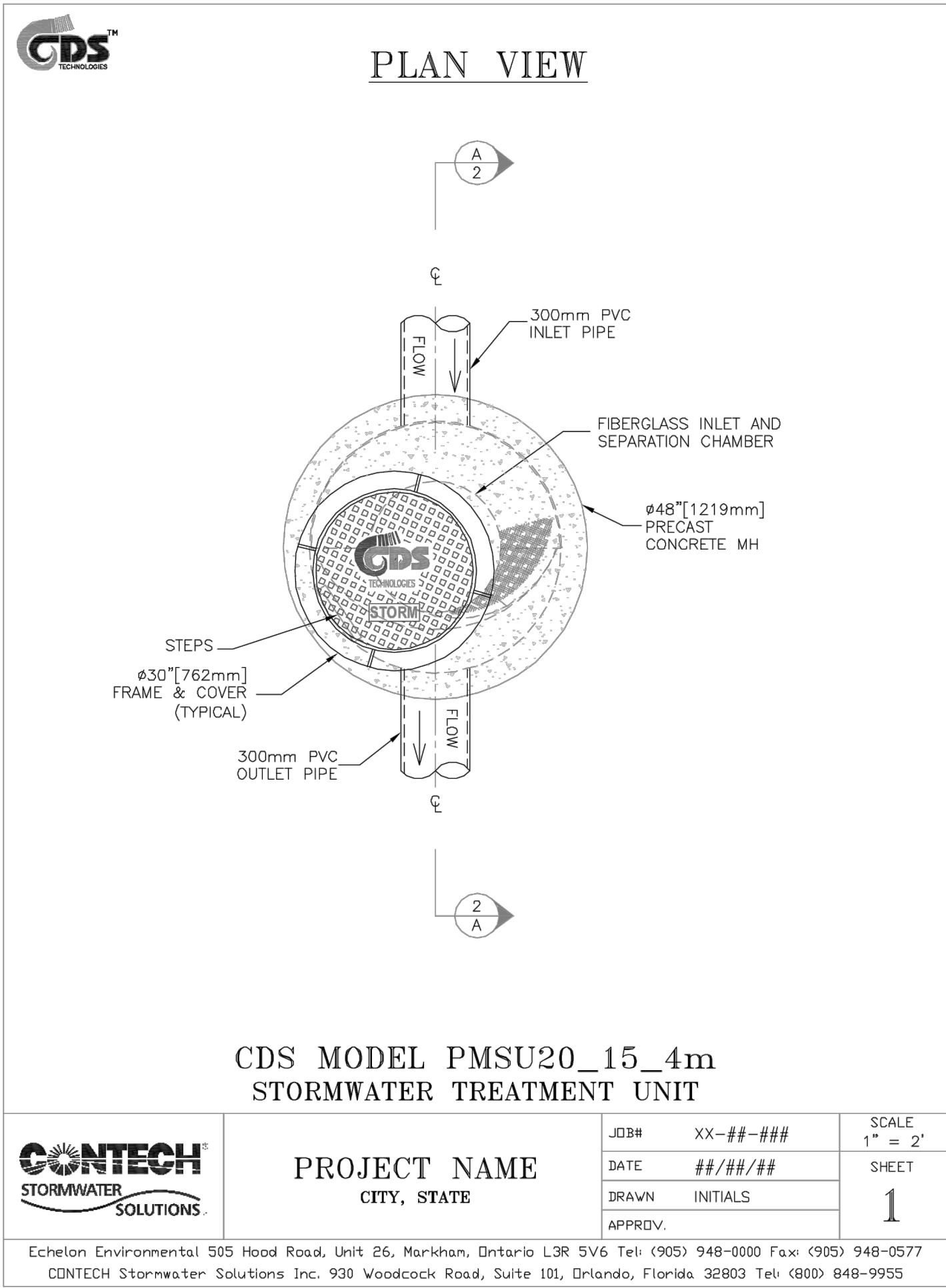
PROPOSED COMMERCIAL DEVELOPMENT

207 MAIN ST. N.
EXETER, ON.

PROJECT No.
SBM-18-1972

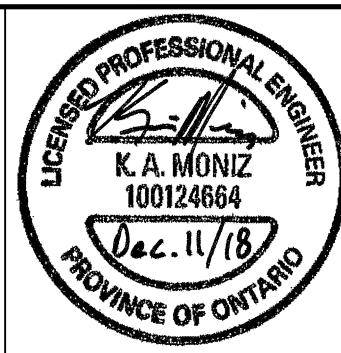
SHEET No.
C5

PLAN FILE No.
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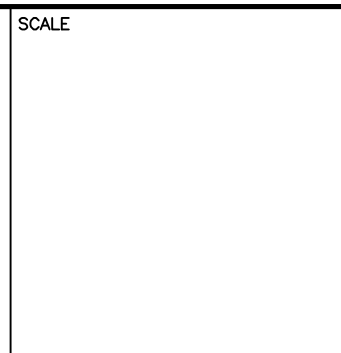


CDS ESTIMATED NET ANNUAL SOLIDS LOAD REDUCTION BASED ON THE RATIONAL RAINFALL METHOD BASED ON A FINE PARTICLE SIZE DISTRIBUTION							
Project Name: 207 Main Street				Engineer: Strik Baldinelli Moniz			
Location: Exeter, ON				Contact: Ryan Maguire			
OGS #: 083				Report Date: 5-Dec-18			
Area	0.56	ha		Rainfall Station #	195		
Weighted C	0.83			Particle Size Distribution	FINE		
CDS Model	2015-4			CDS Treatment Capacity	20	l/s	
Rainfall Intensity ¹ (mm/hr)	Percent Rainfall Volume ²	Cumulative Rainfall Volume	Total Flowrate (l/s)	Treated Flowrate (l/s)	Operating Rate (%)	Removal Efficiency (%)	Incremental Removal (%)
1.0	10.3%	20.1%	1.3	1.3	6.5	97.0	10.0
1.5	9.7%	29.7%	1.9	1.9	9.8	96.1	9.3
2.0	8.9%	38.6%	2.6	2.6	13.0	95.1	8.4
2.5	7.7%	46.2%	3.2	3.2	16.3	94.2	7.2
3.0	6.5%	52.7%	3.9	3.9	19.6	93.3	6.0
3.5	4.2%	56.9%	4.5	4.5	22.8	92.3	3.9
4.0	4.7%	61.6%	5.2	5.2	26.1	91.4	4.3
4.5	3.9%	65.4%	5.8	5.8	29.3	90.4	3.5
5.0	3.4%	68.8%	6.5	6.5	32.6	89.5	3.0
6.0	4.7%	73.6%	7.8	7.8	39.1	87.6	4.2
7.0	4.6%	78.2%	9.0	9.0	45.6	85.8	3.9
8.0	3.5%	81.7%	10.3	10.3	52.1	83.9	3.0
9.0	2.3%	84.0%	11.6	11.6	58.7	82.0	1.9
10.0	2.6%	86.6%	12.9	12.9	65.2	80.2	2.1
15.0	6.7%	93.3%	19.4	19.4	97.8	70.8	4.8
20.0	2.7%	96.0%	25.8	19.8	100.0	53.8	1.4
25.0	1.7%	97.7%	32.3	19.8	100.0	43.1	0.8
30.0	1.3%	99.0%	38.8	19.8	100.0	35.9	0.5
35.0	0.6%	99.6%	45.2	19.8	100.0	30.8	0.2
40.0	0.3%	99.8%	51.7	19.8	100.0	26.9	0.1
45.0	0.0%	99.8%	58.1	19.8	100.0	23.9	0.0
50.0	0.2%	100.0%	64.6	19.8	100.0	21.5	0.0
						87.9	
						Removal Efficiency Adjustment ² =	6.5%
						Predicted Net Annual Load Removal Efficiency =	81.4%
						Predicted Annual Rainfall Treated =	97.1%
¹ - Based on 44 years of hourly rainfall data from Canadian Station 6144475, London ON							
² - Reduction due to use of 60-minute data for a site that has a time of concentration less than 30-minutes.							

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PROJECT No. **OGS & STANDARD DETAILS**
SBM-18-1972
SHEET No. **PROPOSED COMMERCIAL DEVELOPMENT**
C6
PLAN FILE No. **207 MAIN ST. N.**
EXETER, ON.