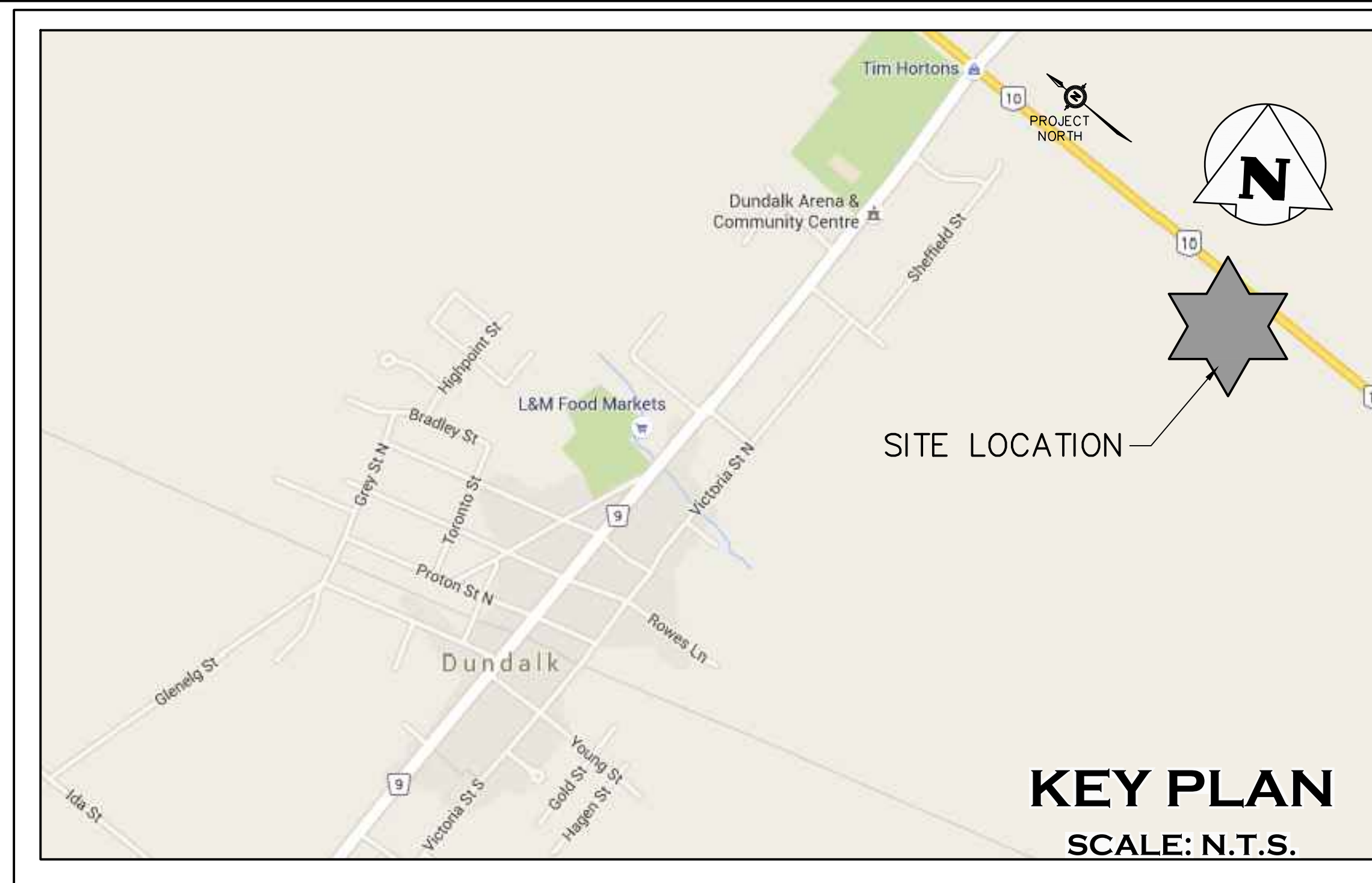


# DUNDALK COMMERCIAL BLOCK

## TOWNSHIP OF SOUTHGATE

DRAWING      TITLE

C100	TITLE SHEET
C101	GENERAL SERVICING PLAN
C102	SITE GRADING PLAN
C103	EROSION AND SEDIMENT CONTROL PLAN
C104	CONSTRUCTION STAGING SNOW STORAGE PLAN



MASTER LEGEND	
<b>EXISTING FEATURES (EX.)</b>	
	EX. CONTOUR
	EX. GRADE
	EX. TREELINE
	EX. WATERCOURSE
	EX. DITCH
	EX. WATERMAIN
	EX. WATER SERVICE
	EX. FIRE HYDRANT & VALVE
	EX. SANITARY SEWER & MANHOLE
	EX. SANITARY FORCEMAIN
	EX. SANITARY SERVICE
	EX. STORM SEWER & MANHOLE
	EX. STORM CATCHBASIN
	EX. STORM DOUBLE CATCHBASIN
	EX. STORM CATCHBASIN MANHOLE
	EX. STORM DOUBLE CATCHBASIN MANHOLE
	EX. GAS MAIN
	EX. BELL LINE
	EX. BELL PEDESTAL
	EX. CABLE TELEVISION PEDESTAL
	EX. HYDRO POLE
	EX. LIGHT STANDARD
	EX. SIGN
	EX. BUILDING
	TEST PITS—GROUND WATER ELEVATIONS (AZIMUTH, 2006)
	BOREHOLE NUMBER & LOCATION (SOIL ENGINEERS LTD., 2015)
<b>PROPOSED FEATURES (PR.)</b>	
	PR. PROPERTY LIMITS
	PR. ELEVATION
	PR. ELEVATION (MATCH EX. ELEVATION)
	PR. SWALE & SLOPE
	PR. SWALE
	PR. MAJOR OVERLAND FLOW
	PR. DITCH DRAINAGE
	PR. WATERMAIN & VALVE
	PR. WATER SERVICE
	PR. FIRE HYDRANT, ANCHOR TEE & VALVE
	PR. SANITARY SEWER & MANHOLE
	PR. SANITARY FORCEMAIN
	PR. SANITARY SERVICE
	PR. SANITARY CATCHMENT
	SANITARY CATCHMENT AREA ID
	SANITARY CATCHMENT POPULATION (3.5ppu)
	SANITARY CATCHMENT AREA (ha)
	PR. STORM SEWER & MANHOLE
	PR. CATCHBASIN
	PR. DOUBLE CATCHBASIN
	PR. CATCHBASIN MANHOLE
	PR. DOUBLE CATCHBASIN MANHOLE
	PR. FOUNDATION DRAIN SERVICE
	PR. STORM CATCHMENT
	STORM CATCHMENT AREA ID
	STORM CATCHMENT RUN-OFF CO-EFFICIENT
	STORM CATCHMENT AREA (ha)
	PR. CURB CUT
	PR. CANADA POST COMMUNITY MAIL BOX
	PR. STOP SIGN
	PR. NAME SIGN
	PR. NO PARKING SIGN
	PR. TRANSFORMER
	PR. FENCE
	PR. BUILDING ENVELOPE
	PR. LIGHT DUTY SILT FENCE
	PR. STRAW BALE CHECK FLOW
	PR. HEAVY DUTY SILT FENCE
	PR. SLOPE (3:1 MAX.)
	PR. GATE
	PR. SWM FACILITY ACCESS ROAD
	PR. CONCRETE SIDEWALK RAMP
	PR. SNOW STORAGE AREA

MUNICIPALITY

TOWNSHIP OF SOUTHGATE  
185667 GREY COUNTY RD 9  
DUNDALK, ONTARIO, N0C 1B0

DEVELOPER

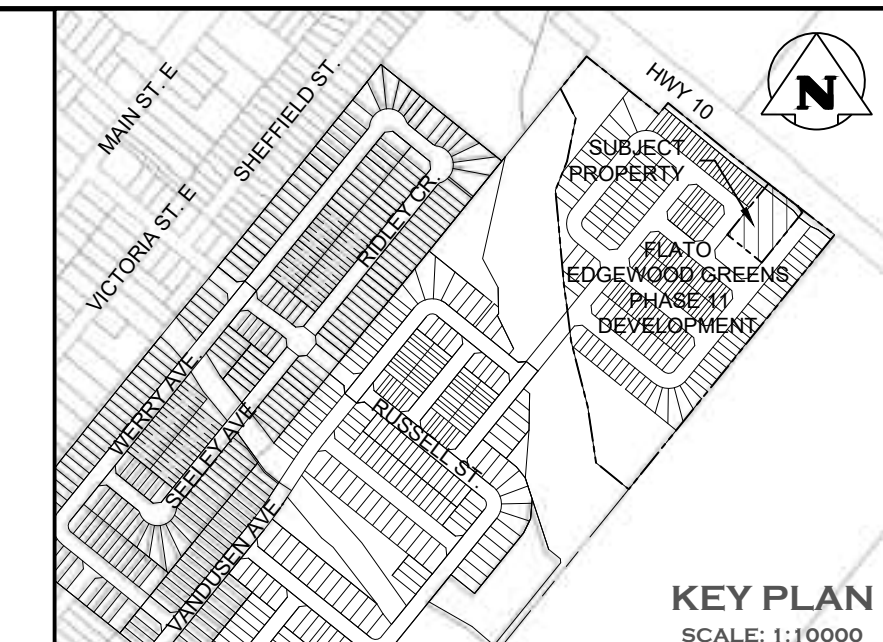
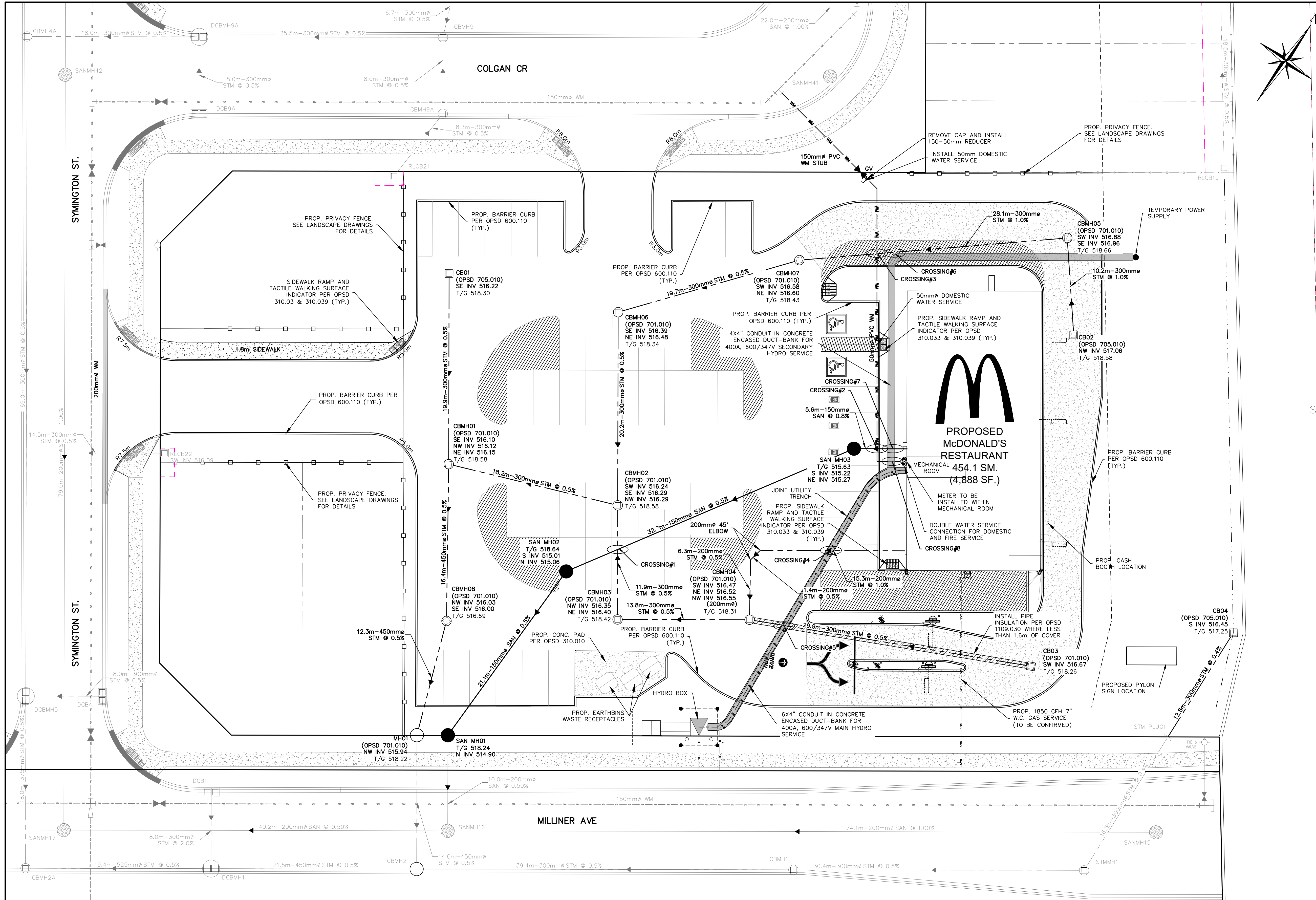
FLATO DUNDALK MEADOWS INC.  
3621 HIGHWAY 7 EAST, SUITE 503  
MARKHAM, ONTARIO, L3R 0G6

DEVELOPER'S ENGINEER



ADMIRAL BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON, L9Y 1A1  
705-446-3510 T  
705-446-3520 F  
WWW.CFCROZIER.CA  
INFO@CFCROZIER.CA

**PROJECT No.: 1060-5384  
3RD SUBMISSION**



**LEGEND**

- EX. CONTOUR (0.5m INTERVALS)
- PROPOSED BOUNDARY LINE
- PROPOSED PRIVACY FENCE
- FFE FINISHED FLOOR ELEVATION
- STORM SEWER MANHOLE
- CBMH CATCHBASIN MANHOLE
- CB CATCHBASIN
- SANMH SANITARY MANHOLE
- 3m WIDE DRAINAGE EASEMENT
- 50mm INSULATION
- CONCRETE ENCASED UTILITY TRENCH
- CONCRETE PAVED AREA

- BUILDING FOOTING DEPTH REQUIREMENTS**
- UNHEATED AREAS, SUCH AS GARAGE STRUCTURE, THE FOOTING SHOULD BE PROTECTED AGAINST FROST ACTION BY A MINIMUM OF 1.6m OF EARTH COVER.
  - FOOTING IN HEATED AREAS, SUCH AS BASEMENT WALKOUT, WILL REQUIRE A MINIMUM OF 1.4m OF EARTH COVER.
- GENERAL NOTES:**
- SITE TO BE PREGRADED TO 300mm BELOW FINISHED GRADE AND COMPACTED TO 98% SPDMDD. COMPACTION TESTING TO BE UNDERTAKEN BY GEOTECHNICAL CONSULTANT.
  - PARKING LOT PAVEMENT STRUCTURE TO BE CONFIRMED BY GEOTECHNICAL CONSULTANT. (MIN. 50mm HL3, 100mm HL8)

**STORM MAINTENANCE HOLE**

MHA#	T/G	INV	SIZE
STMMH01	518.22	SE INV OUT = 515.96	1200mmØ
PLUG	N/A	SW INV OUT = 516.74	200mmØ
CBMH08	516.69	NW INV IN = 516.03 SE INV OUT = 516.00	1200mmØ
CBMH07	518.43	NE INV IN = 516.60 SW INV OUT = 516.58	1200mmØ
CBMH06	518.34	NE INV IN = 516.48 SE INV OUT = 516.39	1200mmØ
CBMH05	518.66	SE INV IN = 516.96 SW INV OUT = 516.88	1200mmØ
CBMH04	518.31	NE INV IN = 516.52 NW INV IN = 516.55 SW INV OUT = 516.47	1200mmØ
CBMH03	518.42	NE INV IN = 516.40 NW INV OUT = 516.35	1200mmØ
CBMH02	518.58	SE INV IN = 516.29 NW INV IN = 516.29 SW INV OUT = 516.24	1200mmØ
CBMH01	518.58	NW INV IN = 516.12 NE INV IN = 516.15 SE INV OUT = 516.10	1200mmØ
CB03	518.26	SW INV OUT = 516.67	600mmx600mm
CB02	518.58	NW INV OUT = 517.06	600mmx600mm
CB01	518.30	SE INV OUT = 516.22	600mmx600mm

**SANITARY MAINTENANCE HOLE**

MHA#	T/G	INV	SIZE
SAN MH03	515.63	NE INV IN = 515.27 S INV OUT = 515.22	1200mmØ
SAN MH02	518.64	N INV IN = 515.06 S INV OUT = 515.01	1200mmØ
SAN MH01	518.24	N INV IN = 514.90	1200mmØ

**SERVICE CROSSING TABLE**

I.D.	UPPER	LOWER	SEPARATION
CROSSING #1	STM INV = 516.31	SAN OBV = 515.24	1.07m
CROSSING #2	W/M INV = 517.13	SAN OBV = 515.43	1.70m
CROSSING #3	STM INV = 516.64	W/M OBV = 516.14	0.50m
CROSSING #4	UTL INV = 517.75	STM OBV = 516.96	0.79m
CROSSING #5	UTL INV = 517.57	STM OBV = 516.84	0.73m
CROSSING #6	UTL INV = 518.19	STM OBV = 516.99	1.20m
CROSSING #7	UTL INV = 518.20	SAN OBV = 515.46	2.74m
CROSSING #8	UTL INV = 518.20	WM OBV = 517.25	0.95m

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4. DO NOT SCALE THE DRAWINGS.

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**TEMPORARY BENCHMARKS**

TBM#1 CONCRETE PIN IN ASPHALT, WEST EDGE OF PAVEMENT ON ROWES LANE LOCATED 5m NORTH OF MN.135 ELEVATION 514.870m.

TBM#2 RUSSELL STREET CC ON CONCRETE CURB ELEVATION 520.79m.

TBM#3 FLATO EAST PHASE 2&3 STORMWATER FACILITY CC ON CONCRETE HEADWALL ELEVATION 514.43m.

No.	ISSUE	DATE: YYYY/MM/DD
1	ISSUED FOR 1st SUBMISSION	2020/11/06
2	ISSUED FOR 2nd SUBMISSION	2023/01/17
3	ISSUED FOR 3RD SUBMISSION	2023/04/24

Engineer: **J. R. L'ABBE**, 100543708, 04/19/2023, PROVINCE OF ONTARIO

Engineer: **D. T. EMERY**, 100503151, 2023-04-19, PROVINCE OF ONTARIO

Project: **DUNDALK COMMERCIAL BLOCK TOWNSHIP OF SOUTHGATE**

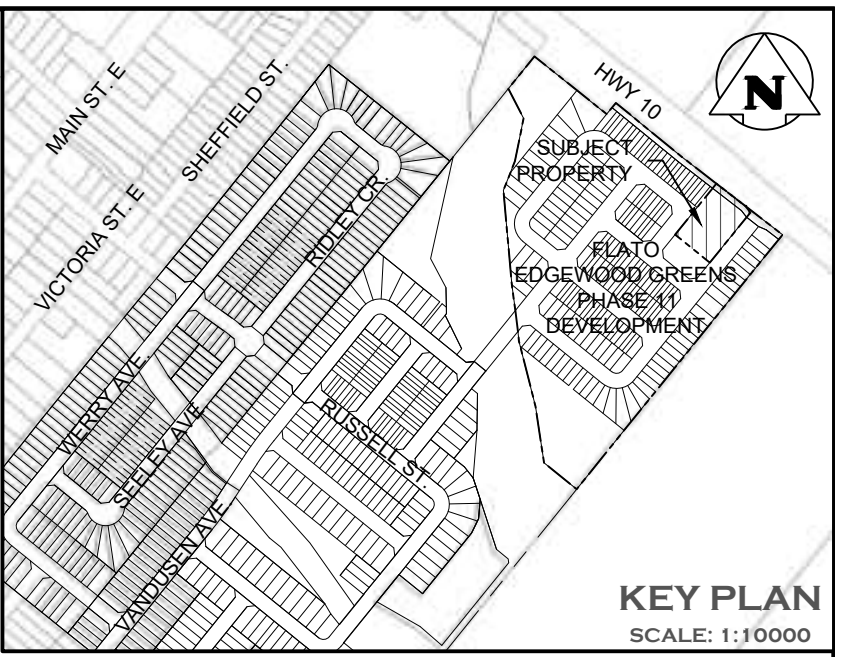
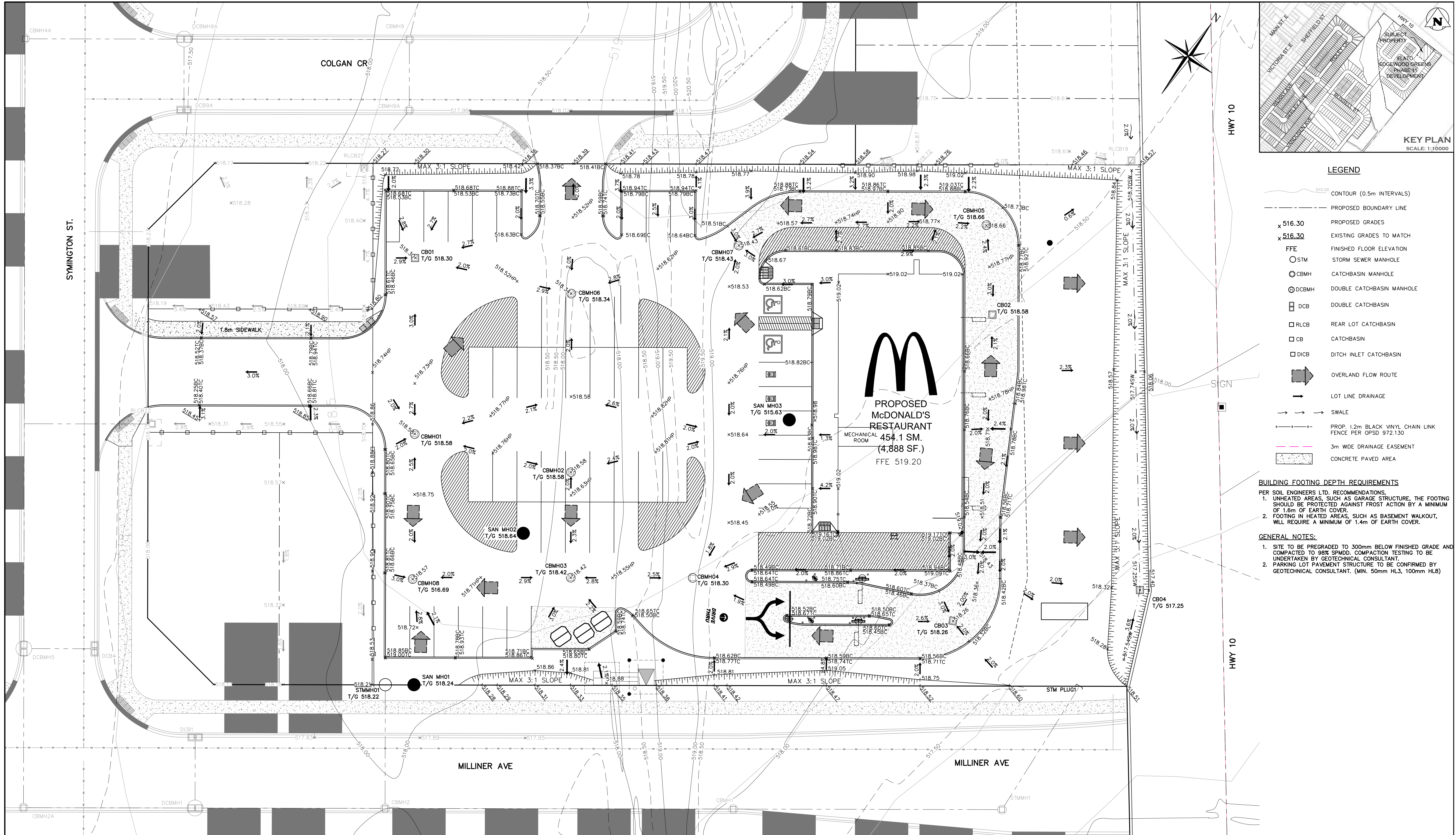
Drawing: **GENERAL SERVICING PLAN**

**CROZIER CONSULTING ENGINEERS**

ADAMANT BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON L9Y 1A1  
705 446-3510 T  
705 446-3520 F  
WWW.CROZIER.CA  
INFO@CROZIER.CA

Drawn By: V.P. Design By: V.P./D.E. Project: **1060-5384**

Check By: D.E. Check By: J.L.A. Scale: 1:200 Drawing: **C101**



- LEGEND**
- CONTOUR (0.5m INTERVALS)
  - PROPOSED BOUNDARY LINE
  - PROPOSED GRADES
  - EXISTING GRADES TO MATCH
  - FINISHED FLOOR ELEVATION
  - STM
  - CATCHBASIN MANHOLE
  - DOUBLE CATCHBASIN MANHOLE
  - DOUBLE CATCHBASIN
  - REAR LOT CATCHBASIN
  - CATCHBASIN
  - DITCH INLET CATCHBASIN
  - OVERLAND FLOW ROUTE
  - LOT LINE DRAINAGE
  - SWALE
  - PROP. 1.2m BLACK VINYL CHAIN LINK FENCE PER OPSP 972.130
  - 3m WIDE DRAINAGE EASEMENT
  - CONCRETE PAVED AREA

- BUILDING FOOTING DEPTH REQUIREMENTS**  
 PER SOIL ENGINEERS LTD. RECOMMENDATIONS.  
 1. UNHEATED AREAS, SUCH AS GARAGE STRUCTURE, THE FOOTING SHOULD BE PROTECTED AGAINST FROST ACTION BY A MINIMUM OF 1.6m OF EARTH COVER.  
 2. FOOTING IN HEATED AREAS, SUCH AS BASEMENT WALKOUT, WILL REQUIRE A MINIMUM OF 1.4m OF EARTH COVER.

- GENERAL NOTES:**
1. SITE TO BE PREGRADED TO 300mm BELOW FINISHED GRADE AND COMPACTED TO 98% SPMD. COMPACTION TESTING TO BE UNDERTAKEN BY GEOTECHNICAL CONSULTANT.
  2. PARKING LOT PAVEMENT STRUCTURE TO BE CONFIRMED BY GEOTECHNICAL CONSULTANT. (MIN. 50mm HL3, 100mm HL8)

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**TEMPORARY BENCHMARKS**

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TBM#3 FLATO EAST PHASE 2&3 STORMWATER FACILITY CC ON CONCRETE HEADWALL ELEVATION 514.43m.

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Engineer

Engineer

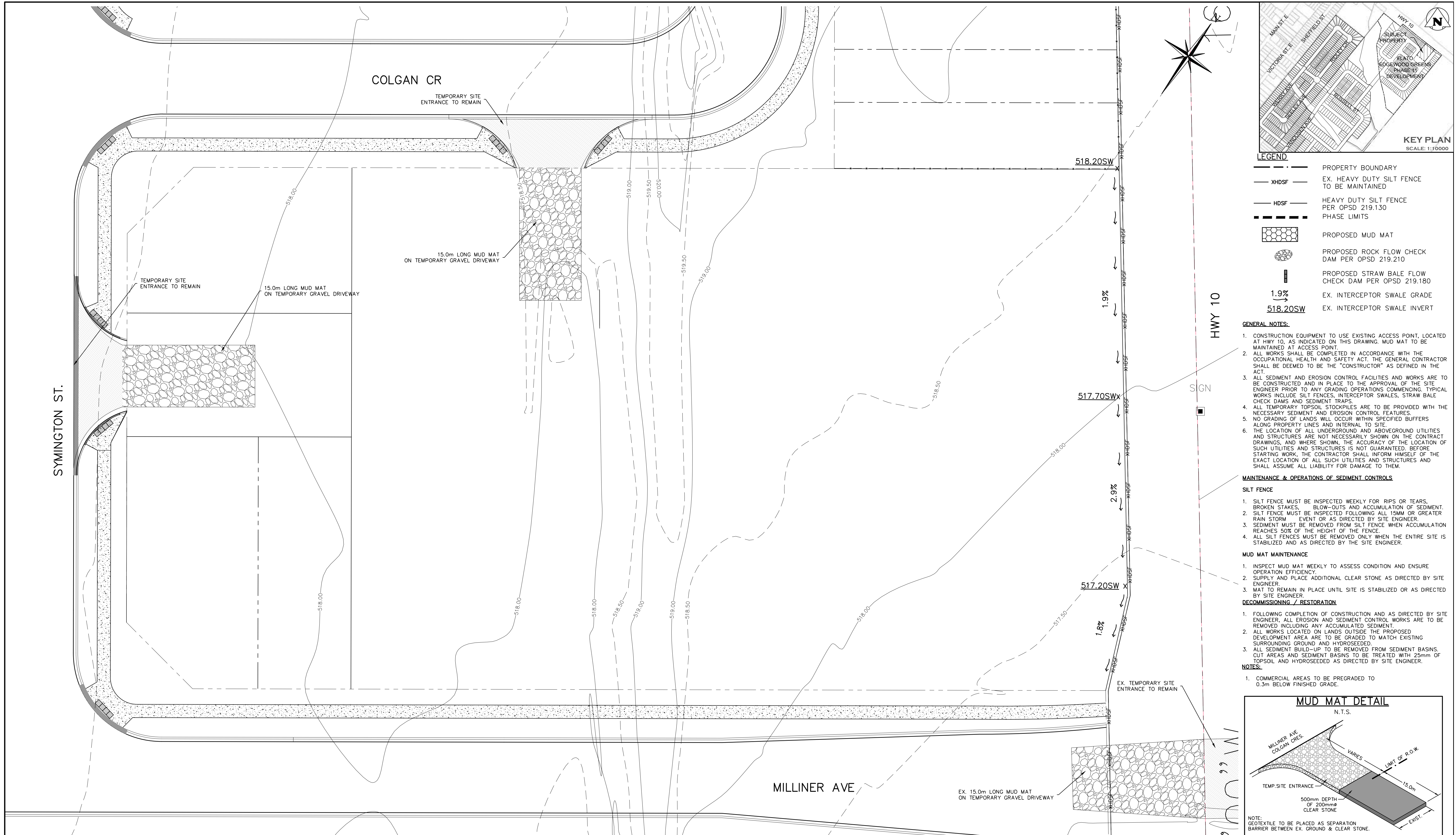
Project: **DUNDALK COMMERCIAL BLOCK TOWNSHIP OF SOUTHGATE**

Drawing: **SITE GRADING PLAN**

ADAM BUILDING  
 1 FIRST STREET, SUITE 200  
 COLLINGWOOD, ON L3Y 1A1  
 705 446-3510 T  
 705 446-3520 F  
 WWW.CF-CROZIER.CA  
 INFO@CF-CROZIER.CA

Drawn By: V.P. Design By: V.P./D.E. Project: **1060-5384**

Check By: D.E. Check By: J.L.A. Scale: 1:200 Drawing: **C102**



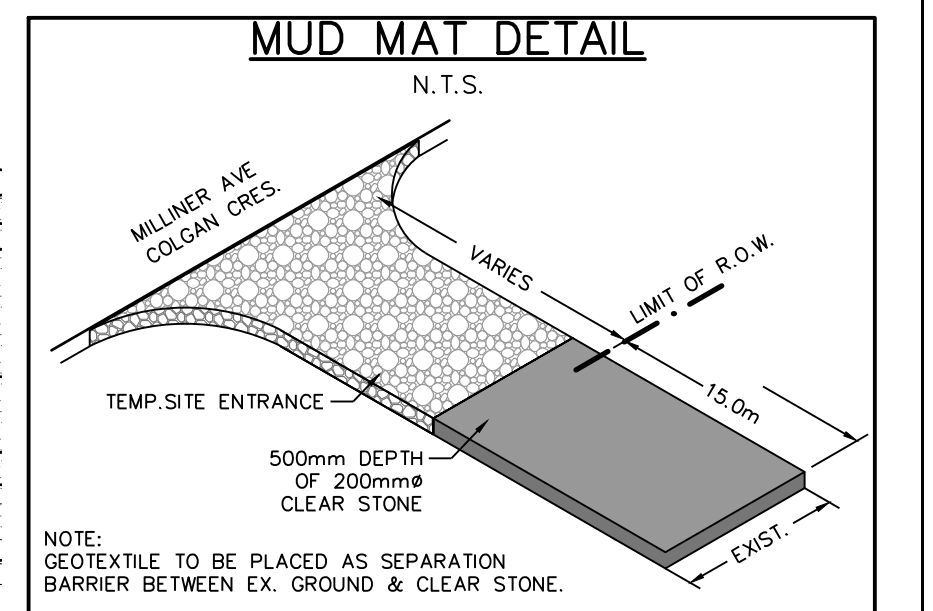
**LEGEND**

	PROPERTY BOUNDARY
	EX. HEAVY DUTY SILT FENCE TO BE MAINTAINED
	HEAVY DUTY SILT FENCE PER OPSD 219.130
	PHASE LIMITS
	PROPOSED MUD MAT
	PROPOSED ROCK FLOW CHECK DAM PER OPSD 219.210
	PROPOSED STRAW BALE FLOW CHECK DAM PER OPSD 219.180
	EX. INTERCEPTOR SWALE GRADE
	EX. INTERCEPTOR SWALE INVERT

- GENERAL NOTES:**
- CONSTRUCTION EQUIPMENT TO USE EXISTING ACCESS POINT, LOCATED AT HWY 10, AS INDICATED ON THIS DRAWING. MUD MAT TO BE MAINTAINED AT ACCESS POINT.
  - ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE "CONSTRUCTOR" AS DEFINED IN THE ACT.
  - ALL SEDIMENT AND EROSION CONTROL FACILITIES AND WORKS ARE TO BE CONSTRUCTED AND IN PLACE TO THE APPROVAL OF THE SITE ENGINEER PRIOR TO ANY GRADING OPERATIONS COMMENCING. TYPICAL WORKS INCLUDE SILT FENCES, INTERCEPTOR SWALES, STRAW BALE CHECK DAMS AND SEDIMENT TRAPS.
  - ALL TEMPORARY TOPSOIL STOCKPILES ARE TO BE PROVIDED WITH THE NECESSARY SEDIMENT AND EROSION CONTROL FEATURES.
  - NO GRADING OF LANDS WILL OCCUR WITHIN SPECIFIED BUFFERS ALONG PROPERTY LINES AND INTERNAL TO SITE.
  - THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- MAINTENANCE & OPERATIONS OF SEDIMENT CONTROLS**
- SILT FENCE**
- SILT FENCE MUST BE INSPECTED WEEKLY FOR RIPS OR TEARS, BROKEN STAKES, BLOW-OUTS AND ACCUMULATION OF SEDIMENT.
  - SILT FENCE MUST BE INSPECTED FOLLOWING ALL 15MM OR GREATER RAIN STORM EVENT OR AS DIRECTED BY SITE ENGINEER.
  - SEDIMENT MUST BE REMOVED FROM SILT FENCE WHEN ACCUMULATION REACHES 50% OF THE HEIGHT OF THE FENCE.
  - ALL SILT FENCES MUST BE REMOVED ONLY WHEN THE ENTIRE SITE IS STABILIZED AND AS DIRECTED BY THE SITE ENGINEER.
- MUD MAT MAINTENANCE**
- INSPECT MUD MAT WEEKLY TO ASSESS CONDITION AND ENSURE OPERATION EFFICIENCY.
  - SUPPLY AND PLACE ADDITIONAL CLEAR STONE AS DIRECTED BY SITE ENGINEER.
  - MAT TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR AS DIRECTED BY SITE ENGINEER.

- DECOMMISSIONING / RESTORATION**
- FOLLOWING COMPLETION OF CONSTRUCTION AND AS DIRECTED BY SITE ENGINEER, ALL EROSION AND SEDIMENT CONTROL WORKS ARE TO BE REMOVED INCLUDING ANY ACCUMULATED SEDIMENT.
  - ALL WORKS LOCATED ON LANDS OUTSIDE THE PROPOSED DEVELOPMENT AREA ARE TO BE GRADED TO MATCH EXISTING SURROUNDING GROUND AND HYDROSEEDED.
  - ALL SEDIMENT BUILD-UP TO BE REMOVED FROM SEDIMENT BASINS, CUT AREAS AND SEDIMENT BASINS TO BE TREATED WITH 25mm OF TOPSOIL AND HYDROSEEDED AS DIRECTED BY SITE ENGINEER.
- NOTES:**
- COMMERCIAL AREAS TO BE PREGRADED TO 0.3m BELOW FINISHED GRADE.



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**TEMPORARY BENCHMARKS**

TBM#1 CONCRETE PIN IN ASPHALT, WEST EDGE OF PAVEMENT ON ROWES LANE, LOCATED 5m NORTH OF MN.135 ELEVATION 514.870m.
TBM#2 RUSSELL STREET CC ON CONCRETE CURB ELEVATION 520.79m.
TBM#3 FLATO EAST PHASE 2&3 STORMWATER FACILITY CC ON CONCRETE HEADWALL ELEVATION 514.43m.

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Engineer

Engineer

Project: **DUNDALK COMMERCIAL BLOCK TOWNSHIP OF SOUTHGATE**

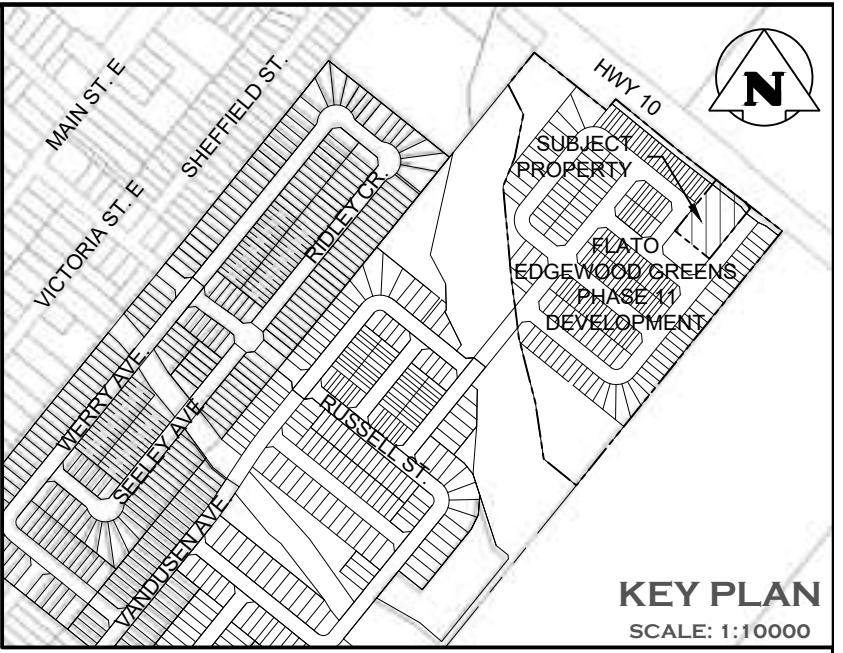
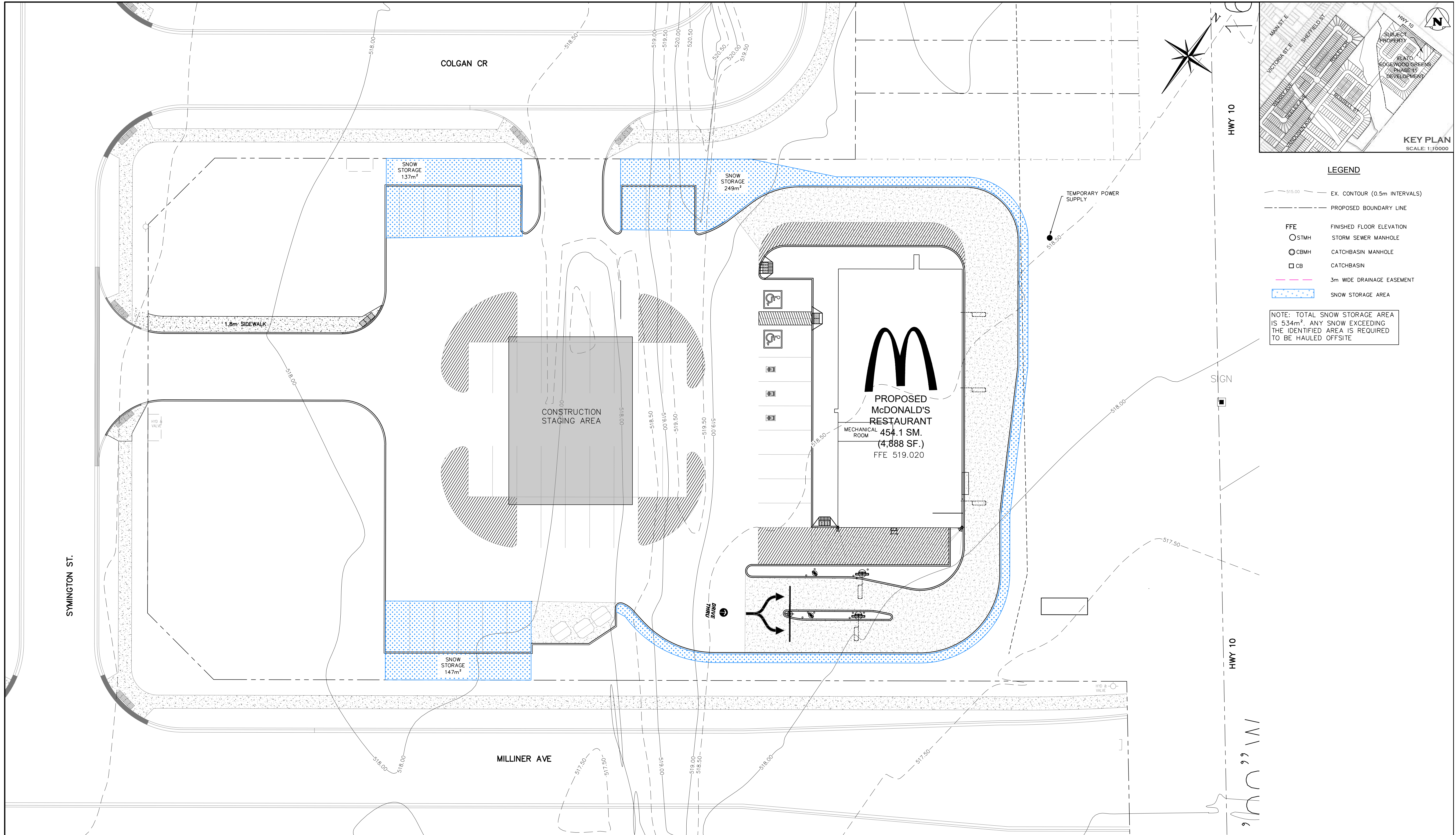
Drawing: **EROSION AND SEDIMENT CONTROL PLAN**

**CROZIER CONSULTING ENGINEERS**

ADAMANT BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON L9Y 1A1  
705 446-3510 T  
705 446-3520 F  
WWW.CROZIER.CA  
INFO@CROZIER.CA

Drawn By: V.P. Design By: V.P./D.E. Project: **1060-5384**

Check By: D.E. Check By: J.L.A. Scale: 1:200 Drawing: **C103**



- LEGEND**
- - - 515.00 EX. CONTOUR (0.5m INTERVALS)
  - - - PROPOSED BOUNDARY LINE
  - FFE FINISHED FLOOR ELEVATION
  - STMH STORM SEWER MANHOLE
  - CBMH CATCHBASIN MANHOLE
  - CB CATCHBASIN
  - 3m WIDE DRAINAGE EASEMENT
  - SNOW STORAGE AREA
- NOTE: TOTAL SNOW STORAGE AREA IS 534m². ANY SNOW EXCEEDING THE IDENTIFIED AREA IS REQUIRED TO BE HAULED OFFSITE

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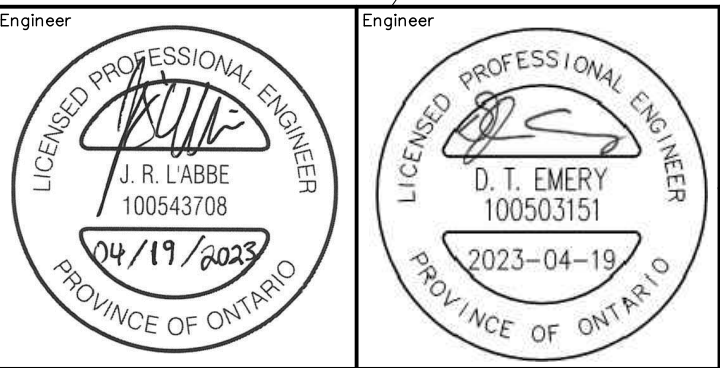
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Town

Engineer

Engineer



Project

**DUNDALK COMMERCIAL BLOCK  
TOWNSHIP OF SOUTHGATE**

Drawing

**CONSTRUCTION STAGING  
&  
SNOW STORAGE PLAN**

**CROZIER CONSULTING ENGINEERS**

ADMIRAL BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON L9Y 1A1  
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Check By: D.E. Check By: J.L.A. Scale: 1:200 Drawing: **C104**