

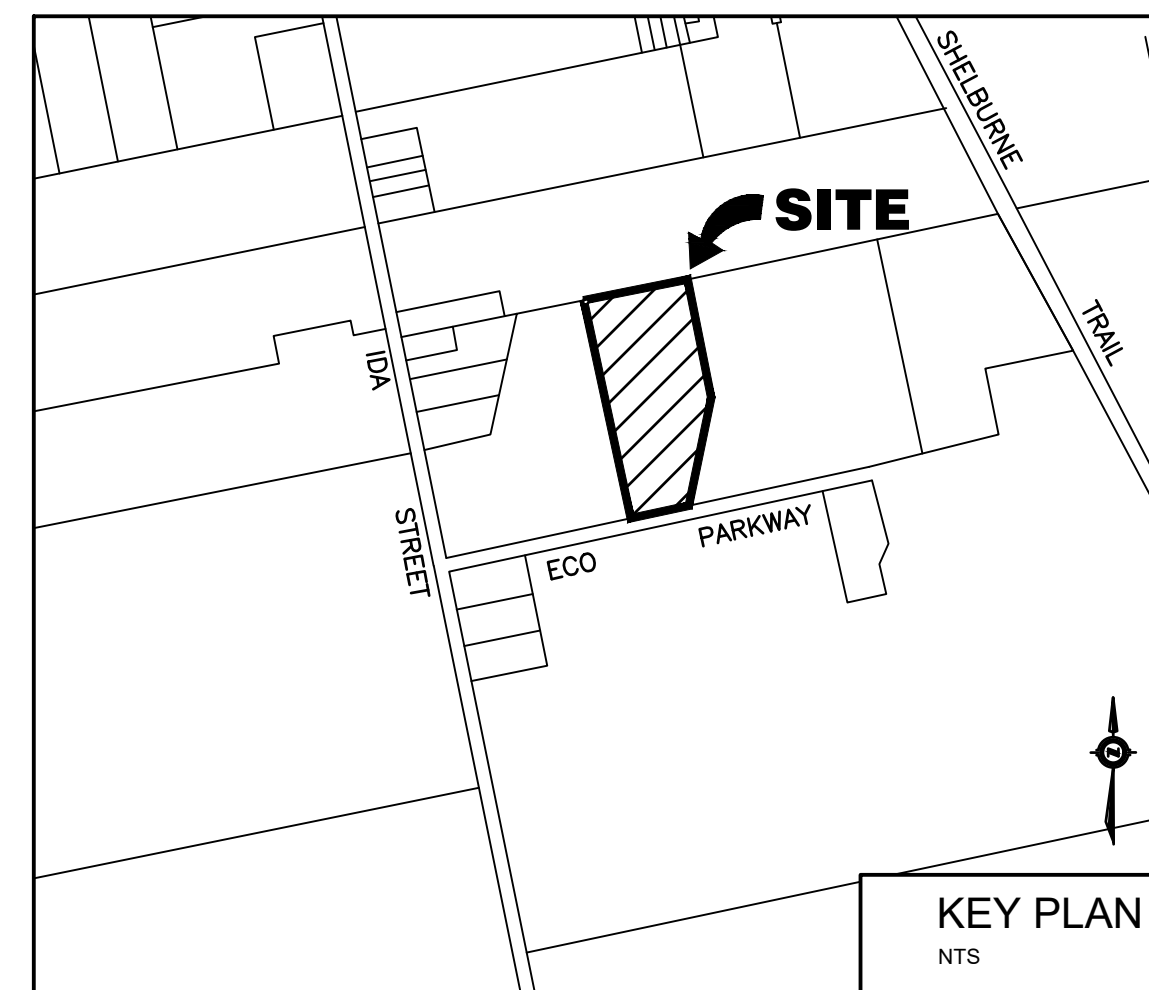
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ECO PARKWAY INDUSTRIAL DEVELOPMENT PHASE 1 TOWNSHIP OF SOUTHGATE COUNTY OF GREY

CONTRACT NO. 23-03710-01

MAYOR : MR. BRIAN MILNE
CHIEF ADMINISTRATIVE OFFICER : MS. DINA LUNDY
CHIEF BUILDING OFFICIAL : MR. BEV FISHER

OWNER :
WILSON DEVELOPMENTS



Index

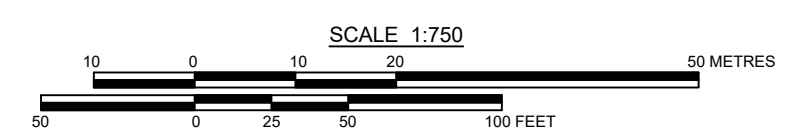
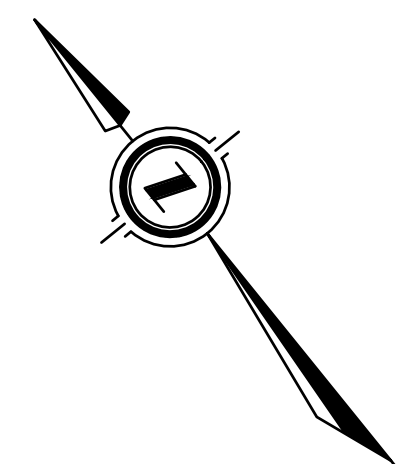
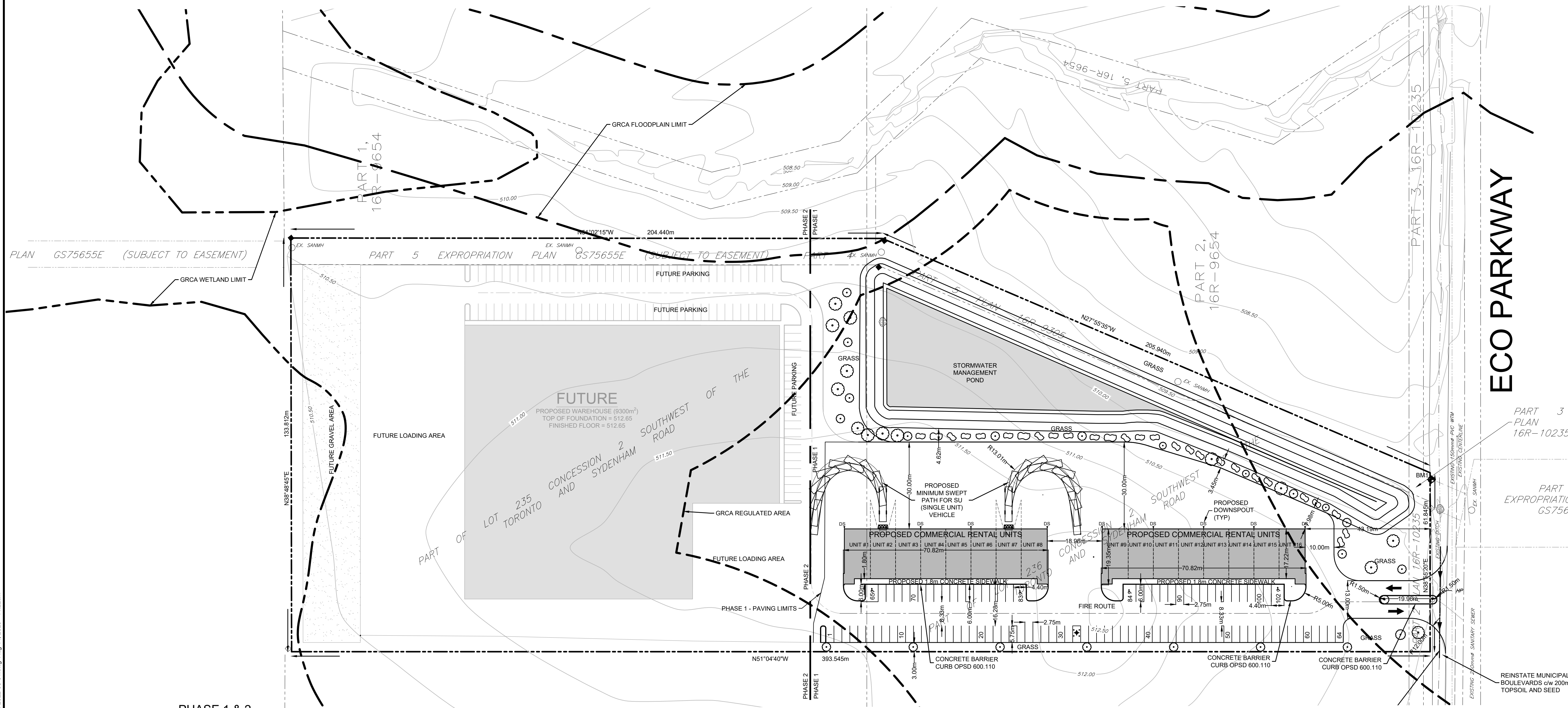
SHEET No.	DESCRIPTION
03710-TS1	TITLE SHEET
03710-SP1	DEVELOPMENT SITE PLAN
03710-SS1	SITE SERVICING PLAN
03710-SGR1	SITE GRADING PLAN
03710-LP1	LANDSCAPE PLAN
03710-ESC1	EROSION AND SEDIMENTATION PLAN
03710-DET1	MISCELLANEOUS DETAILS I
03710-DET2	MISCELLANEOUS DETAILS II

2	AUG 14/23	SECOND SUBMISSION	JHL	TLB
1	JUNE 24/22	FIRST SUBMISSION	EV	TLB
No.	DATE	DESCRIPTION	BY	APPD
REVISION / ISSUE				
<small>Seal valid unless signed and dated</small>				
<p>517 - 10th STREET, Hanover, Ontario N4N 1R4 Telephone: (519) 506-5959 www.cobideeng.com</p>				
<p>Title: PROPOSED INDUSTRIAL SITE PART OF LOT 235 AND 236 FORMER TOWNSHIP OF PROTON TOWNSHIP OF SOUTHGATE TITLE SHEET</p>				
<p>Client: WILSON DEVELOPMENTS</p>				
Design:	TLB	Scale:	N/A	
Drawn:	JHL	Approved:		
Checked:	TLB			
Date:	JAN 2022	Design Engineer		
DRAWING No.		03710-TS		

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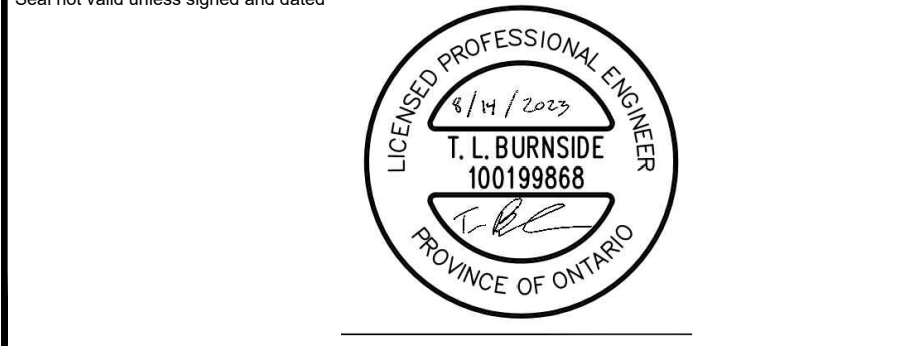


Benchmark Information

BM1	TOP OF STANDARD IRON BAR LOCATED AT NORTHEAST CORNER OF SUBJECT PROPERTY.	ELEVATION	509.20m
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1	JUNE 24/22	FIRST SUBMISSION	EV	TLB

REVISION / ISSUE



COBIDE ENGINEERING INC.
517 - 10th STREET, Hanover, Ontario N4N 1R4
Telephone: (519) 506-5959
www.cobideeng.com

PROPOSED INDUSTRIAL SITE PART OF LOT 235 AND 236 FORMER TOWNSHIP OF PRON TOWNSHIP OF SOUTHGATE DEVELOPMENT SITE PLAN

Client: **WILSON DEVELOPMENTS**

Design:	TLB	Scale:	1:750
Drawn:	JHL	Approved:	
Checked:	TLB		
Date:	JAN 2022		

DRAWING No. **03710-SP1**

PROPOSED INDUSTRIAL DEVELOPMENT STATISTICS

PROPOSED USE: GENERAL INDUSTRIAL (ZONE: M1)

REGULATION	REQUIRED	PROVIDED	RELIEF REQUIRED
MIN. LOT AREA	0.186ha	4.85ha	NO
MIN. LOT FRONTAGE	30.0m	61.85m	NO
MIN. FRONT YARD	15.0m	43.19m	NO
MIN. INTERIOR SIDE YARD	7.5m	18.17m	NO
MIN. REAR YARD	7.5m	60.03m	NO
MAX. LOT COVERAGE	50%	23.8%	NO
PARKING SPACES REQUIRED	83 SPACES	202 SPACES	NO

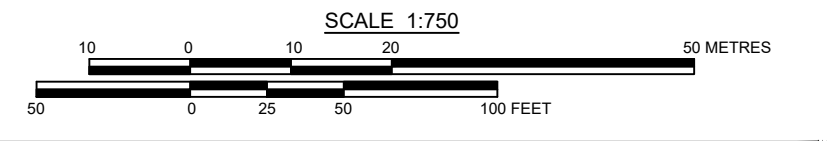
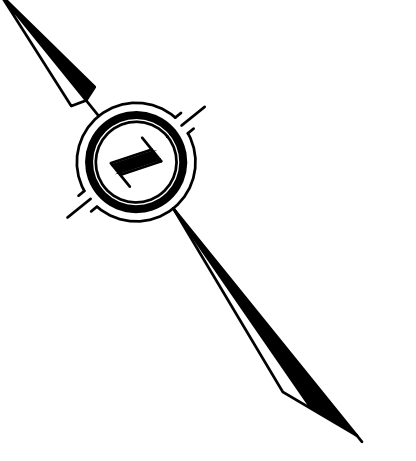
LEGEND

—	SUBDIVISION BOUNDARY	○ SANMH	EXISTING SANITARY MANHOLE	—	EXISTING GATE VALVE
- - -	PROPOSED RIGHT OF WAY	● STMMH	PROPOSED STORM MANHOLE	—	PROPOSED CAP C/W THRUST BLOCK
- - -	PROPOSED PROPERTY LINES	○ STMMH	EXISTING STORM MANHOLE	—	PROPOSED BLOWOFF
—	EDGE OF EXISTING PAVEMENT	○ CDMMH	PROPOSED CATCHBASIN MANHOLE	—	EXISTING HYDRO GUY WIRE
—	PROPOSED SANITARY SEWER	○ TICBMMH	PROPOSED TWIN INLET CATCHBASIN MANHOLE	—	EXISTING HYDRO POLE
—	EXISTING SANITARY SEWER	■ TICB	PROPOSED TWIN INLET CATCHBASIN	—	EXISTING CABLE TV PEDESTAL
—	PROPOSED STORM SEWER	■ CB	PROPOSED CATCH BASIN	—	EXISTING TELEPHONE PEDESTAL
—	EXISTING STORM SEWER	□ CB	EXISTING CATCH BASIN	—	STANDARD IRON BAR
—	PROPOSED SUBDRAIN	□ DICB	PROPOSED DITCH INLET CATCHBASIN	—	IRON BAR
—	PROPOSED WATERMAIN	○ CO	PROPOSED SANITARY SERVICE CLEANOUT	—	BENCHMARK
—	EXISTING WATERMAIN	○ CO	EXISTING SANITARY SERVICE CLEANOUT	—	DROP CURB
—	PROPOSED SANITARY SERVICE	○ CSV	PROPOSED CURB STOP VALVE		
—	EXISTING SANITARY SERVICE	○ CSV	EXISTING CURB STOP VALVE		
—	PROPOSED WATER SERVICE	○ HVD	PROPOSED HYDRANT SET		
—	PROPOSED STORM SERVICE	○ HVD	EXISTING FIRE HYDRANT		
—	PROPOSED SANITARY MANHOLE	○ HVD	PROPOSED GATE VALVE		

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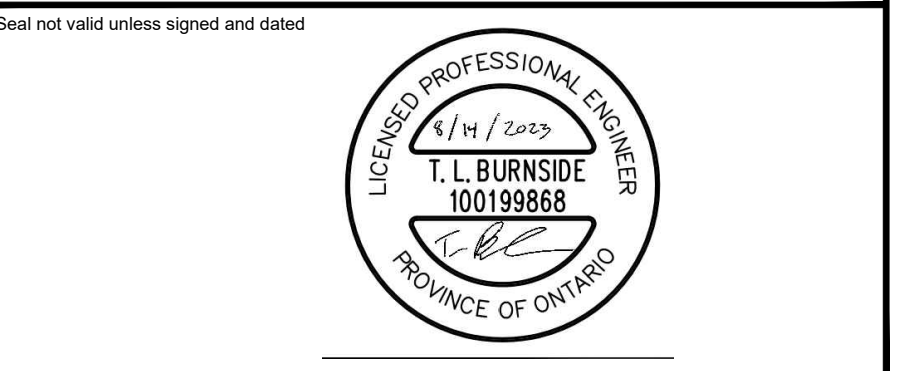


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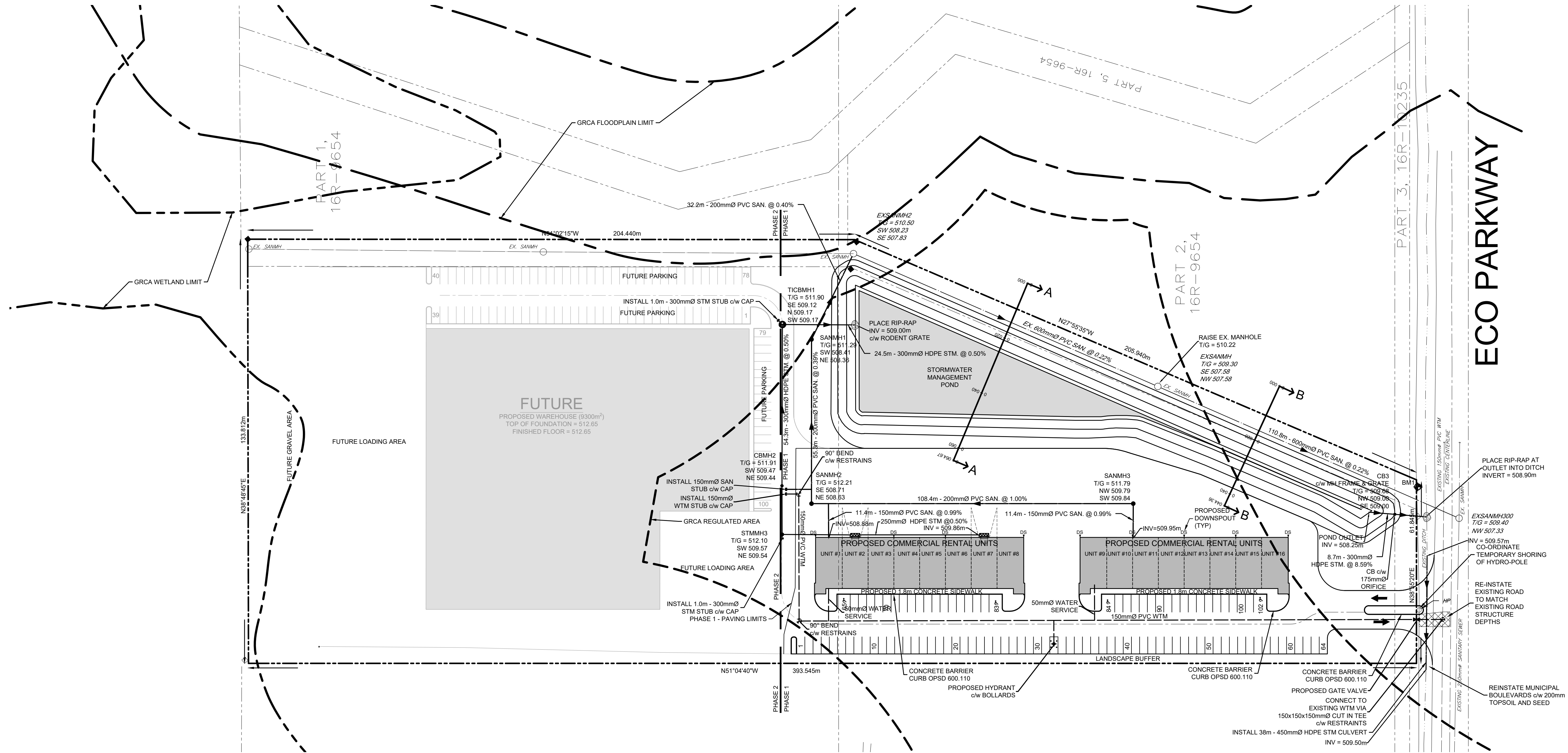
COBIDE ENGINEERING INC.
 517 - 10th STREET, Hanover, Ontario N4N 1R4
 Telephone: (519) 506-5959
 www.cobideeng.com

PROPOSED INDUSTRIAL SITE
 PART OF LOT 235 AND 236
 FORMER TOWNSHIP OF PROTON
 TOWNSHIP OF SOUTHGATE
 SITE SERVICING PLAN

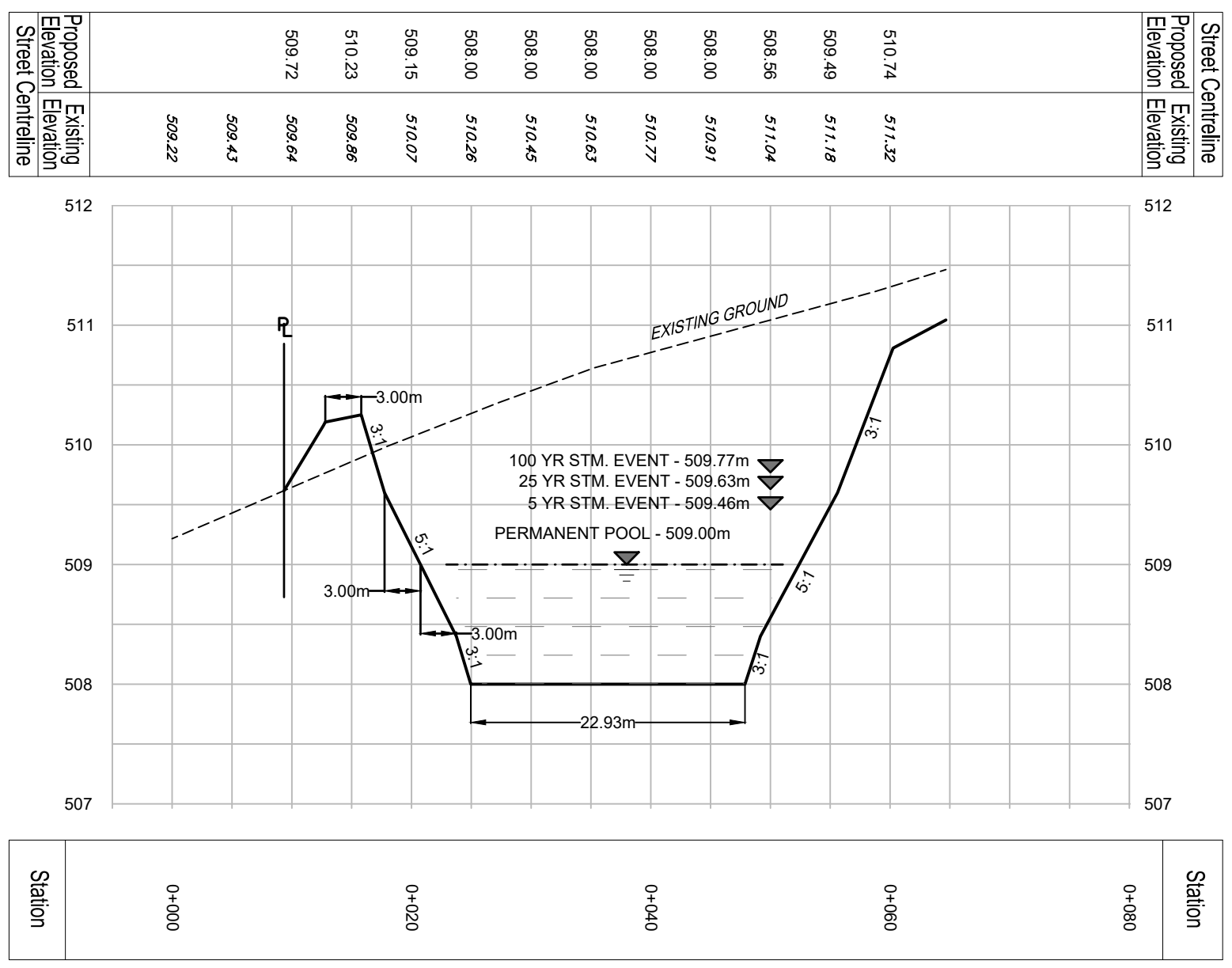
Client: **WILSON DEVELOPMENTS**

Design: TLB Scale: 1:750
 Drawn: JHL Approved:
 Checked: TLB
 Date: JAN 2022
 Design Engineer

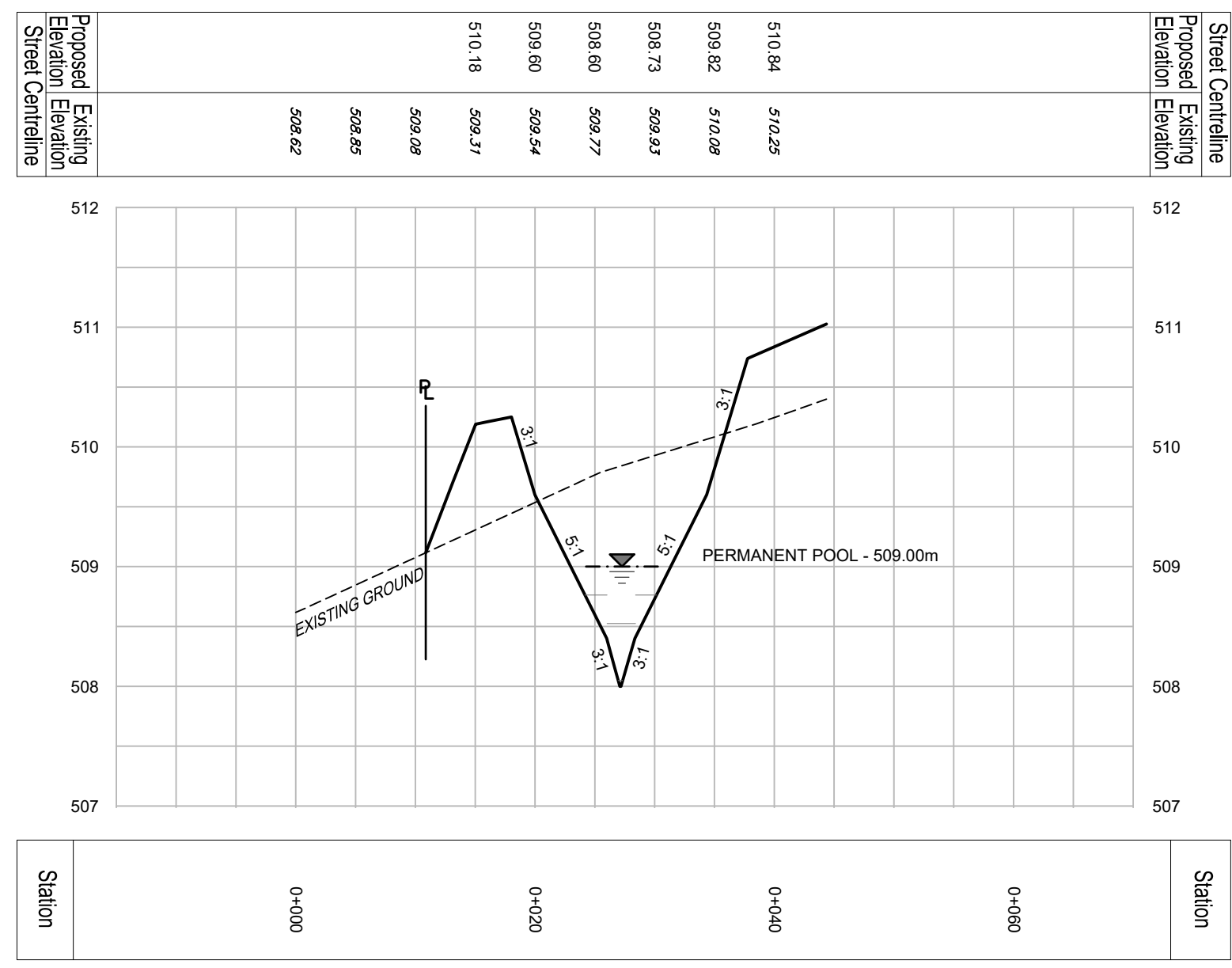
DRAWING No. 03710-SS1



SWMP - SECTION A-A



SWMP - SECTION B-B



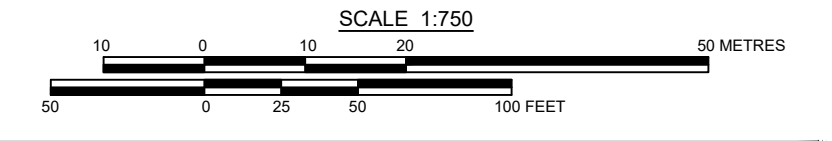
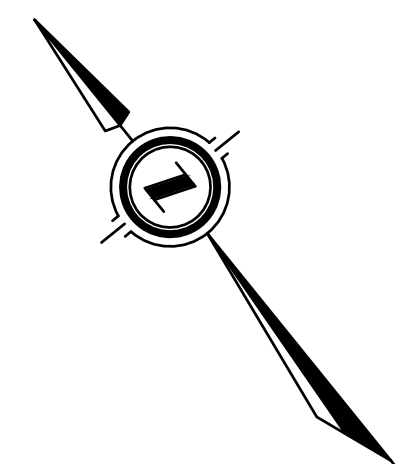
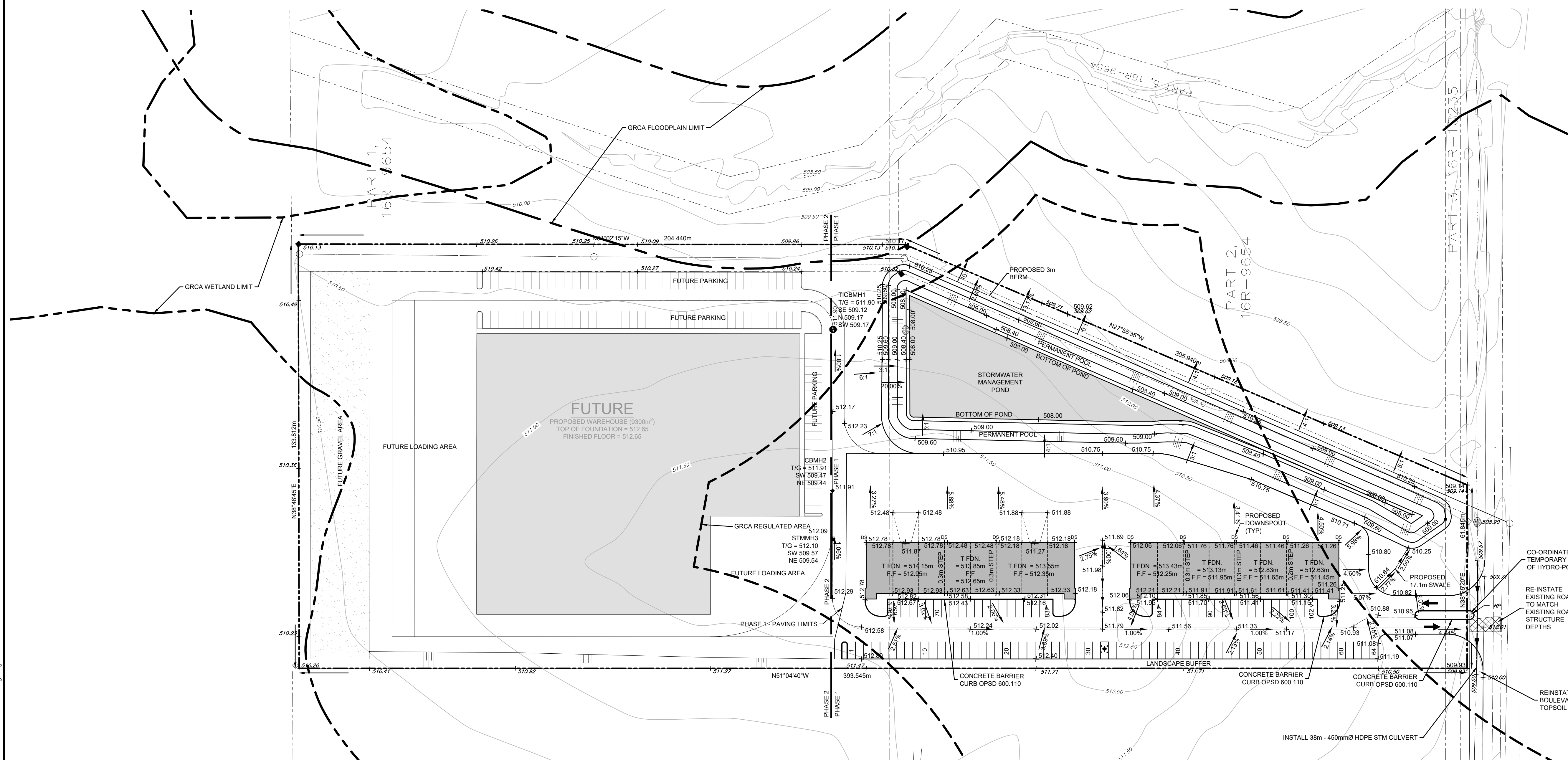
LEGEND

<ul style="list-style-type: none"> SUBDIVISION BOUNDARY PROPOSED RIGHT OF WAY PROPOSED PROPERTY LINES EDGE OF EXISTING PAVEMENT PROPOSED SANITARY SEWER PROPOSED STORM SEWER EXISTING STORM SEWER PROPOSED SUBDRAIN PROPOSED WATERMAIN EXISTING WATERMAIN PROPOSED SANITARY SERVICE EXISTING SANITARY SERVICE PROPOSED WATER SERVICE EXISTING WATER SERVICE PROPOSED SANITARY MANHOLE 	<ul style="list-style-type: none"> SANMH STMMH SDMH TICBMH TICB CB CCB DICB CO CSV CSV SANMH 	<ul style="list-style-type: none"> EXISTING SANITARY MANHOLE PROPOSED STORM MANHOLE EXISTING STORM MANHOLE PROPOSED CATCHBASIN MANHOLE PROPOSED TWIN INLET CATCHBASIN MANHOLE PROPOSED TWIN INLET CATCHBASIN PROPOSED CATCH BASIN PROPOSED DITCH INLET CATCHBASIN PROPOSED SANITARY SERVICE CLEANOUT EXISTING SANITARY SERVICE CLEANOUT PROPOSED CURB STOP VALVE EXISTING CURB STOP VALVE PROPOSED HYDRANT SET EXISTING FIRE HYDRANT PROPOSED GATE VALVE 	<ul style="list-style-type: none"> EXISTING GATE VALVE PROPOSED CAP C/W THRUST BLOCK PROPOSED BLOWOFF EXISTING HYDRO GUY WIRE EXISTING HYDRO POLE EXISTING CABLE TV PEDESTAL EXISTING TELEPHONE PEDESTAL STANDARD IRON BAR IRON BAR BENCHMARK DROP CURB
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Client:	WILSON DEVELOPMENTS		
Design:	TLB	Scale:	1:750
Drawn:	JHL	Approved:	
Checked:	TLB		
Date:	JAN 2022		Design Engineer
DRAWING No.	03710-SG1		

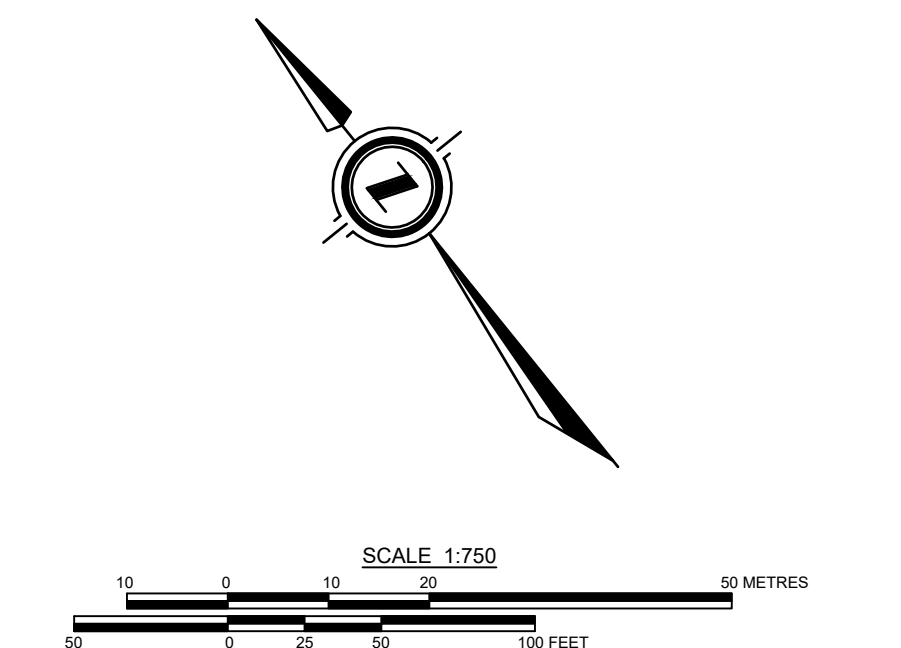
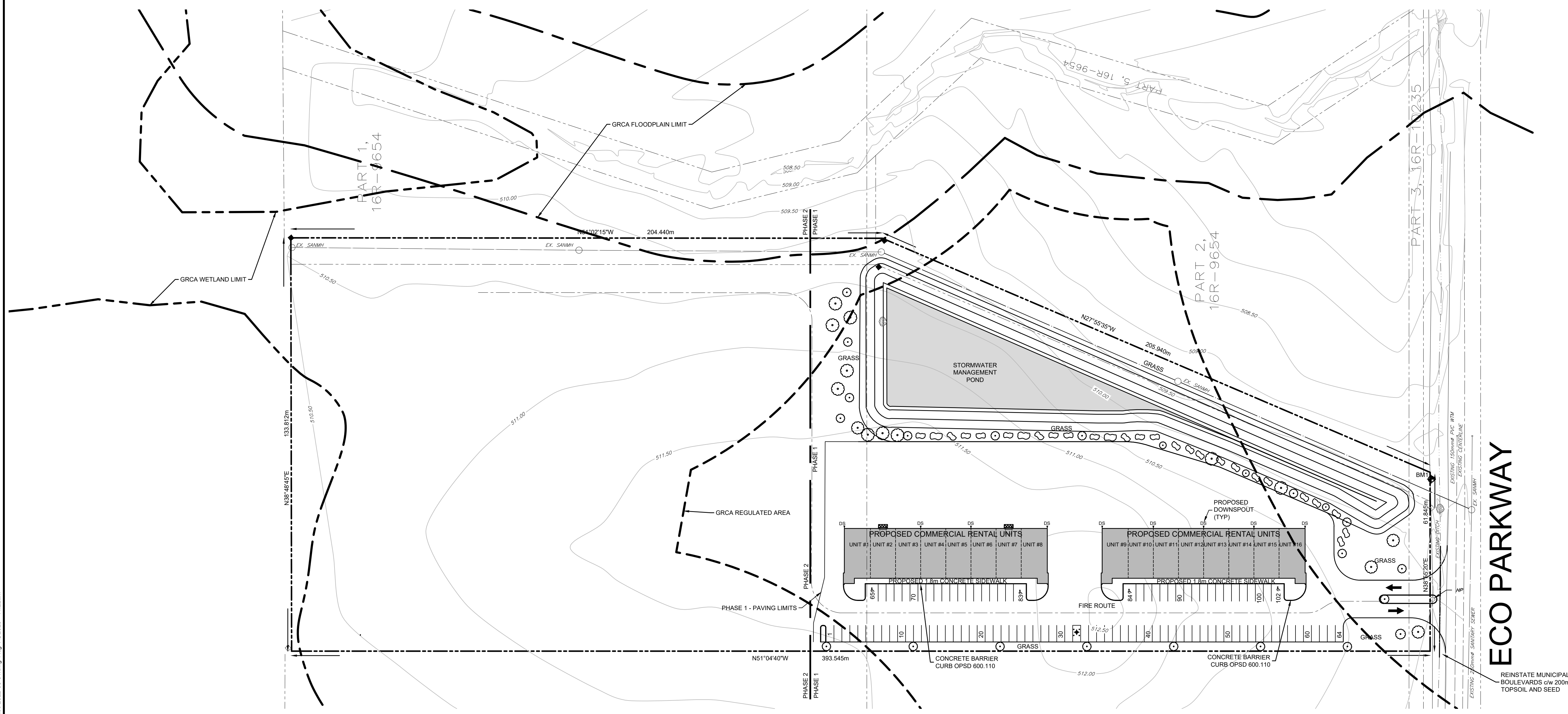
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—	PROPOSED STORM SEWER	■ CP	EXISTING CATCH BASIN	—	STANDARD IRON BAR
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—	PROPOSED WATERMAIN	○ CSV	PROPOSED CURB STOP VALVE		
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—	PROPOSED SANITARY SERVICE	—	PROPOSED HYDRANT SET		
—	EXISTING WATER SERVICE	—	EXISTING FIRE HYDRANT		
—	PROPOSED WATER SERVICE	—	PROPOSED GATE VALVE		
—	EXISTING SANITARY MANHOLE				

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REVISION / ISSUE



Title: **PROPOSED INDUSTRIAL SITE PART OF LOT 235 AND 236 FORMER TOWNSHIP OF PROTON TOWNSHIP OF SOUTHGATE LANDSCAPE PLAN**

Client: **WILSON DEVELOPMENTS**

Design: TLB Scale: 1:750

Drawn: JHL Approved:

Checked: TLB

Date: JAN 2022 Design Engineer

DRAWING No. 03710-LP1

CONTRACTOR TO SELECT PLANTING SPECIES BASED ON AVAILABILITY AND APPROVED LIST BELOW.

Scientific Name	Common Name
Acer Nigrum	Black Maple
Acer rubrum	Red Maple
Acer Saccharum	Sugar Maple
Aesculus Hippocastanum	Common Horse Chestnut
Gleditsia Triacanthos Var. Inermis 'Halica'	Honey Locust
Gleditsia Triacanthos Var. Inermis Sunburst	Sunburst Locust
Pyrus Calleryana	Redspire Pear
Tilia Cordata	Glenleven Linden
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple
Celtis occidentalis	Common Hackberry
Quercus macrocarpa	Bur Oak
Quercus rubra	Red Oak
Tilia americana 'Redmond'	Redmond Basswood
Ulmus americana 'Princeton'	Princeton Elm

- TREE PLANTING & CARE PROCEDURE**
- DIG HOLES WITH APPROPRIATE EQUIPMENT. HOLES SHALL BE 250mm WIDER IN CIRCUMFERENCE AND THE SAME DEPTH AS THE ROOT BALL.
 - LOOSEN UNITE AND FOLD DOWN BURLAP AND ROPE FROM TREE TRUNK AND PLACE IN HOLE. PLACE ROOT BALL IN THE CENTRE OF HOLE AND ENSURE THAT THE TOP OF THE ROOT BALL IS FLUSH WITH SURROUNDING TERRAIN.
 - BACKFILL WITH NATIVE SOIL. ADJUST IF NECESSARY AND PACK THE ROOT BALL FIRMLY.
 - ADD A MULCH RING AT A DEPTH OF 10cm AT THE BASE OF THE TREE KEEPING THE MULCH FROM TOUCHING THE TRUNK DIRECTLY. TERMITE RESISTANT MULCH SHALL BE USED IN THE TERMITE ZONE.
 - STAKE TREE FOR TWO YEARS USING RUBBER GARDEN HOSE TO PROTECT TREE FROM BEING CUT BY SUPPORT WIRES.
 - TO PROTECT THE TRUNK FROM LINE TRIMMERS WHERE MULCH IS NOT USED - USE A 20cm SECTION OF SOLID DRAINAGE TILE.
 - WATER NEWLY-PLANTED TREES REGULARLY DURING THE FIRST YEAR.
 - REMOVE STAKED FROM TREE AFTER 2 YEARS OR IF TREE IS IN A WINDY LOCATION POSTPONE STAKE REMOVAL FOR 2 MORE YEARS ADJUSTING WIRE AND HOSE ACCORDINGLY.
 - TOP UP MULCH RING AS REQUIRED ON A YEARLY BASIS

SEED MIX REQUIREMENTS

Type	Amount
Nu Blue Kentucky Bluegrass	25%
Baren Kentucky Bluegrass	25%
Herald Creeping Red Fescue	15%
Wilma Chewing Fescue	10%
Pinnacle Turf Type Per Rye	25%

SEED SHALL BE APPLIED AT A RATE OF 1.5 - 1.7 kg/100m². ALL TOPSOIL SHALL BE IN CONFORMANCE WITH OPS 570.

LEGEND

<ul style="list-style-type: none"> SUBDIVISION BOUNDARY PROPOSED RIGHT OF WAY PROPOSED PROPERTY LINES EDGE OF EXISTING PAVEMENT EXISTING SANITARY SEWER PROPOSED SANITARY SEWER EXISTING STORM SEWER PROPOSED STORM SEWER EXISTING SUBDRAIN PROPOSED SUBDRAIN EXISTING WATERMAIN PROPOSED WATERMAIN EXISTING SANITARY SERVICE PROPOSED SANITARY SERVICE EXISTING WATER SERVICE PROPOSED WATER SERVICE EXISTING SANITARY MANHOLE PROPOSED SANITARY MANHOLE 	<ul style="list-style-type: none"> EXISTING SANITARY MANHOLE PROPOSED STORM MANHOLE EXISTING STORM MANHOLE PROPOSED CATCHBASIN MANHOLE PROPOSED TWIN INLET CATCHBASIN MANHOLE PROPOSED TWIN INLET CATCHBASIN PROPOSED CATCH BASIN EXISTING CATCH BASIN PROPOSED DITCH INLET CATCHBASIN PROPOSED SANITARY SERVICE CLEANOUT EXISTING SANITARY SERVICE CLEANOUT PROPOSED CURB STOP VALVE EXISTING CURB STOP VALVE PROPOSED HYDRANT SET EXISTING FIRE HYDRANT PROPOSED GATE VALVE 	<ul style="list-style-type: none"> EXISTING GATE VALVE PROPOSED CAP C/W THRUST BLOCK EXISTING BLOWOFF EXISTING HYDRO GUY WIRE EXISTING HYDRO POLE EXISTING CABLE TV PEDESTAL EXISTING TELEPHONE PEDESTAL STANDARD IRON BAR IRON BAR BENCHMARK DROP CURB
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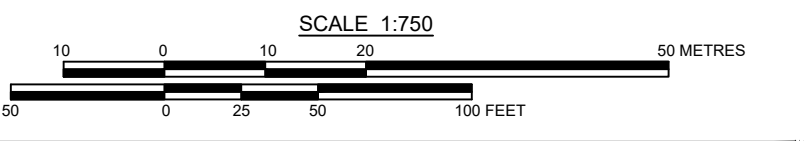
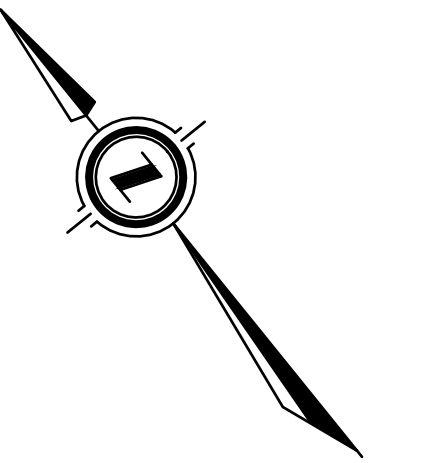
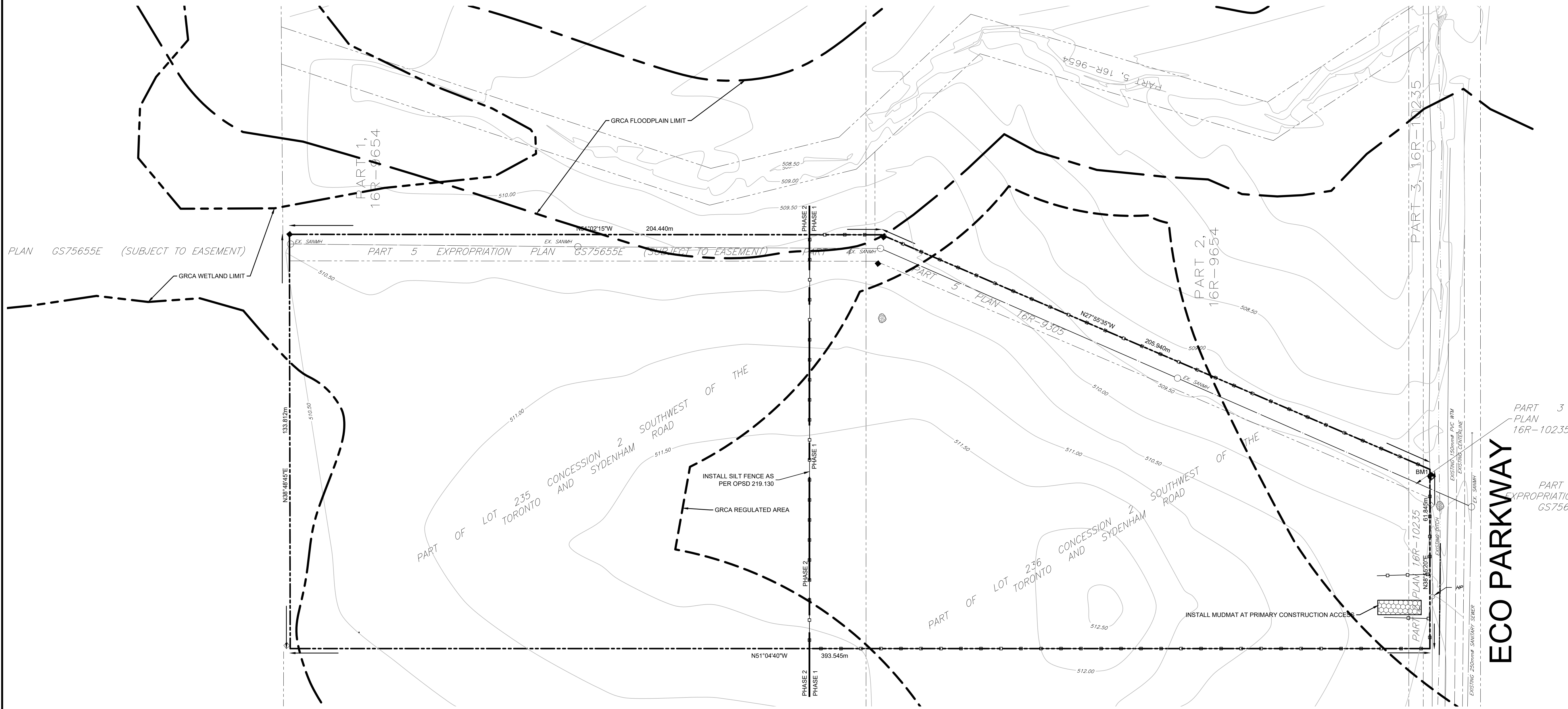
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Legend

- SUBDIVISION BOUNDARY
- EXISTING PROPERTY LINES
- PROPOSED RIP-RAP
- TEMPORARY CONSTRUCTION MUD MAT
- PROPOSED SILT FENCE

CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION 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.

- Notes**
- PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON PLAN 16R-1699 BY VAN HARTEN SURVEYING INC.
 - TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY WILSON-FORD AS SUPPLIED BY THE TOWNSHIP OF SOUTHGATE.
 - SEE SHEET 03710-DET1 FOR TYPICAL CROSS-SECTION AND PAVEMENT DESIGN.
 - ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
 - COVER OVER WATERMAIN TO BE MINIMUM 2.0m AT ALL POINTS.
 - ALL WATERMANS SHALL BE CONSTRUCTED OF PVC DR18.
 - SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR35.
 - ALL JOINTS OF SANITARY MAINTENANCE HOLES TO BE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO SECTION ABOVE BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
 - MAINTAIN 2.50m HORIZONTAL AND 0.50m VERTICAL SEPERATION BETWEEN STORM/SANITARY SEWERS AND WATERMAIN.
 - ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm.
 - FIELD LOCATES OF ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO, UNDERGROUND GAS, HYDRO, TELEPHONE, AND CABLE TELEVISION SHALL BE ARRANGED PRIOR TO CONSTRUCTION AND IS THEREFORE RESPONSIBILITY OF THE CONTRACTOR.
 - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED ISSUED FOR CONSTRUCTION.
 - ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE TOWNSHIP OF SOUTHGATE'S MUNICIPAL SERVICING STANDARDS.



Benchmark Information

BM1	TOP OF STANDARD IRON BAR LOCATED AT NORTHEAST CORNER OF SUBJECT PROPERTY.	ELEVATION	509.20m
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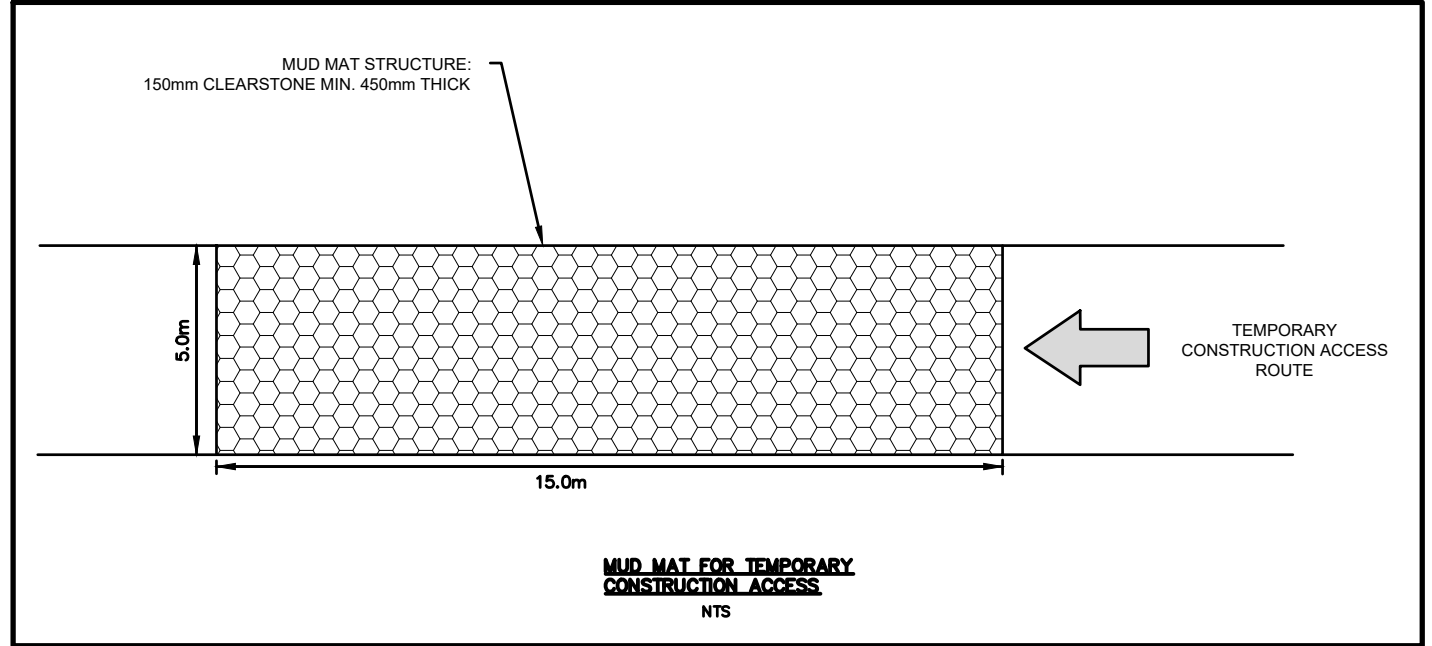
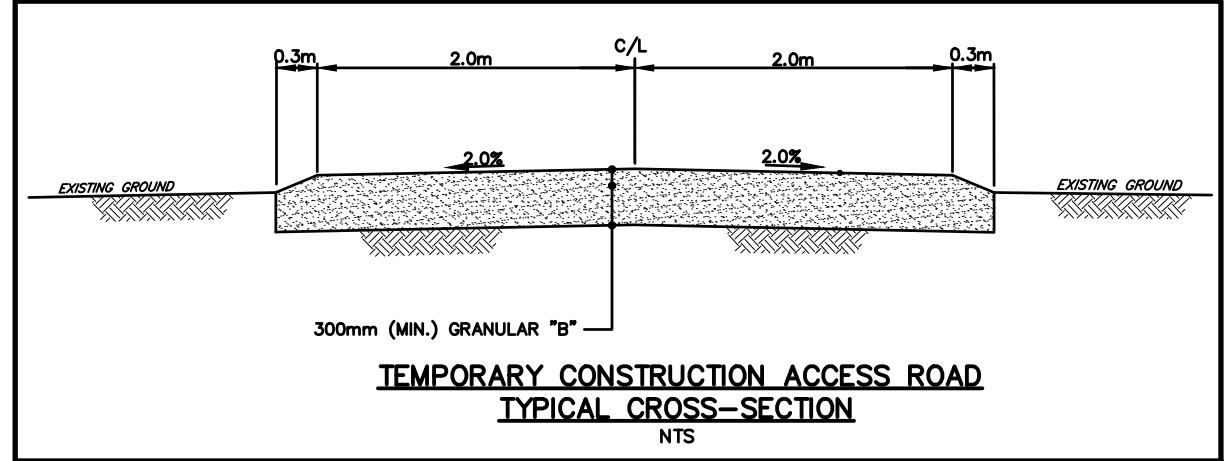
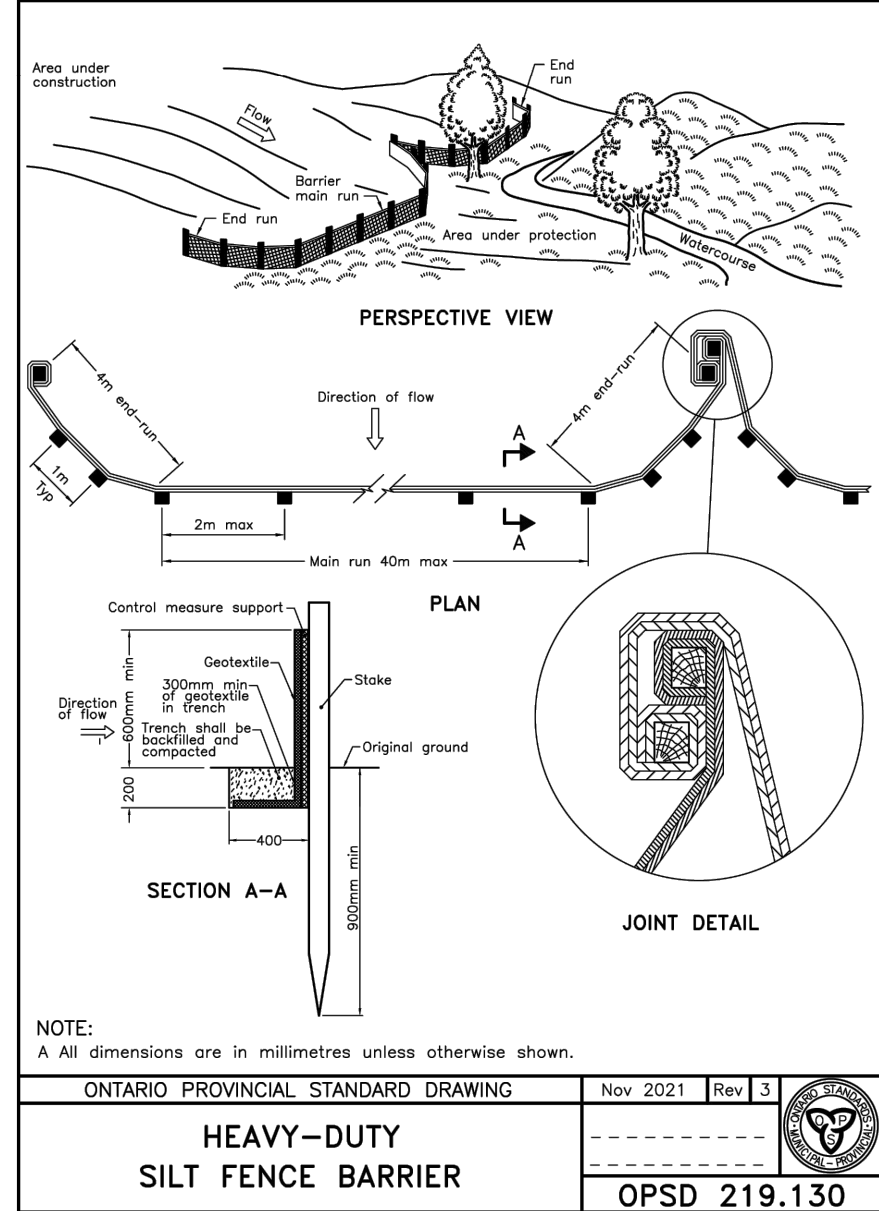
No.	DATE	DESCRIPTION	BY	APPD
2	AUG 14/23	SECOND SUBMISSION	JHL	TLB
1	JUNE 24/22	FIRST SUBMISSION	EV	TLB

REVISION / ISSUE

- EROSION AND SEDIMENTATION CONTROL NOTES**
- PLACEMENT OF SILTATION FENCES IN ALL AREAS WHERE SURFACE DRAINAGE FLOWS OVER DISTURBED AREAS. SILTATION FENCE SHALL REMAIN ERECT UNTIL CONSTRUCTION IS COMPLETED AND THE UPSTREAM AREA IS FULLY RE-VEGETATED.
 - THE STORMWATER MANAGEMENT POND SHOULD BE CONSTRUCTED FIRST TO ACT AS A SEDIMENTATION POND DURING CONSTRUCTION.
 - PLACEMENT OF TEMPORARY STRAW CHECK DAMS WITHIN SWALES AND ANY OTHER LOCATIONS WHERE A CONCENTRATED FLOW OF RUNOFF MAY OCCUR. ALL PROPOSED DRAINAGE SWALES ARE TO BE SEEDED DURING CONSTRUCTION.
 - INSTALLATION OF FILTER CLOTH UNDER ALL NEW AND EXISTING CATCHBASIN GRATES UNTIL PAVING OF THE SUBDIVISION STREETS IS COMPLETED.
 - MUD MATS WILL BE PLACED AT CONSTRUCTION ACCESSES TO KEEP PUBLIC ROADWAYS FREE FROM DEBRIS DURING THE CONSTRUCTION PERIOD.

LEGEND

<ul style="list-style-type: none"> SUBDIVISION BOUNDARY PROPOSED RIGHT OF WAY PROPOSED PROPERTY LINES EDGE OF EXISTING PAVEMENT PROPOSED SANITARY SEWER EXISTING SANITARY SEWER PROPOSED STORM SEWER EXISTING STORM SEWER PROPOSED SUBDRAIN PROPOSED WATERMAIN EXISTING WATERMAIN PROPOSED SANITARY SERVICE EXISTING SANITARY SERVICE PROPOSED WATER SERVICE EXISTING WATER SERVICE PROPOSED SANITARY MANHOLE 	<ul style="list-style-type: none"> EXISTING SANITARY MANHOLE PROPOSED STORM MANHOLE EXISTING STORM MANHOLE PROPOSED CATCHBASIN MANHOLE PROPOSED TWIN INLET CATCHBASIN MANHOLE PROPOSED TWIN INLET CATCHBASIN PROPOSED CATCH BASIN EXISTING CATCH BASIN PROPOSED DITCH INLET CATCHBASIN PROPOSED SANITARY SERVICE CLEANOUT EXISTING SANITARY SERVICE CLEANOUT PROPOSED CURB STOP VALVE EXISTING CURB STOP VALVE PROPOSED HYDRANT SET EXISTING FIRE HYDRANT PROPOSED GATE VALVE 	<ul style="list-style-type: none"> EXISTING GATE VALVE PROPOSED CAP C/W THRU BLOCK EXISTING BLOWOFF EXISTING HYDRO GUY WIRE EXISTING HYDRO POLE EXISTING CABLE TV PEDESTAL EXISTING TELEPHONE PEDESTAL STANDARD IRON BAR IRON BAR BENCHMARK DROP CURB
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Seal not valid unless signed and dated

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PROPOSED INDUSTRIAL SITE
PART OF LOT 235 AND 236
FORMER TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
EROSION AND SEDIMENTATION PLAN

Client: WILSON DEVELOPMENTS

Design: TLB	Scale: 1:750
Drawn: JHL	Approved:
Checked: TLB	
Date: JAN 2022	Design Engineer

DRAWING No. 03710-LP1

CAUTION: THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION 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.

TOWNSHIP OF SOUTHGATE MUNICIPAL SERVICING STANDARDS

GENERAL - CONSTRUCTION

- 1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH TOWNSHIP OF SOUTHGATE STANDARDS AND OPSS. WHERE CONFLICT OCCURS, TOWN STANDARDS GOVERN.
2. DEWATERING IS TO BE CARRIED OUT IN ACCORDANCE WITH OPSS 517 AND 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION.
3. ALL ENGINE DRIVEN PUMPS TO BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.
4. DISTURBED AREAS TO BE REINSTATED TO PREVIOUS CONDITION OR BETTER.
5. ALL MAINTENANCE HOLE FRAMES AND COVERS TO BE INITIALLY SET TO BASE COURSE H/L4 ASPHALT ELEVATION AND ULTIMATELY RAISED BY ADDING SOLID ONE PIECE CAST IRON ADJUSTMENT RINGS PRIOR TO PLACING SURFACE COURSE H/L3 ASPHALT.
6. ALL EXISTING MAINTENANCE HOLES TO BE RAISED OR LOWERED TO PROPOSED GRADE. MAXIMUM ALLOWABLE HEIGHT OF ADJUSTMENT TO BE 300mm.
7. ALL EXISTING HYDRANTS AND VALVES TO BE RAISED OR LOWERED TO PROPOSED GRADE.
8. TRENCHES FOR UTILITIES TO BE MINIMUM 600mm WIDE BACKFILLED WITH APPROVED NATIVE MATERIAL AND COMPACTED ALL TO THE SATISFACTION OF THE LOCAL UTILITY.
9. CONDUITS FOR ROAD CROSSINGS TO EXTEND 1.0m BEYOND CURB OR FULL ROPES. INSTALL CONDUITS TO LOCAL STANDARDS.
10. MAINTAIN A 150mm VERTICAL SEPARATION (MINIMUM) BETWEEN SEWERS AT CROSSINGS.
11. CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND COORDINATE CONSTRUCTION ACCORDINGLY.
12. TOPSOIL TO BE STRIPPED FROM SITE SHALL BE STOCKPILED AS DIRECTED BY ENGINEER.
13. CONTRACTOR TO PROVIDE CCTV FOOTAGE.
14. WATERMAIN TO BE TESTED AND MEET AWWA AND OCWA STANDARDS. MUNICIPAL REPRESENTATIVE TO BE PRESENT FOR ALL TESTING PROCEDURES.

ROADWAYS

- 1. MINIMUM GRADE: TO MAINTAIN 0.50% MINIMUM ON GUTTER GRADE. MAXIMUM GRADE: 8.0% ASPHALT DEPTH.
2.1. 90mm MIN (50mm H/L4 & 40mm H/L3 COMPACTED) ON LOCAL RESIDENTIAL. REFER TO STD R1.
2.2. 110mm MIN (70mm H/L4 & 40mm H/L3 COMPACTED) ON COLLECTOR & ARTERIAL. REFER TO STD R2 AND R3.
2.3. 75mm MIN (TWO LIFTS OF H/L4) ON RURAL LOCAL STREET.
2.4. 50mm H/L4 ON TEMPORARY CUL-DE-SAC OR TEMPORARY ACCESS ROADS.
3. GRANULAR DEPTH: DEPENDING ON SOIL CONDITIONS AND A GEOTECHNICAL REPORT, BUT NO LESS THAN 150mm GRANULAR 'A' AND 450mm GRANULAR 'B'.
4. CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS IN ACCORDANCE WITH TABLE 1 AND STD DWG R1, R2 & R3. DRIVEWAY CUTS SHALL NOT BE MADE UNTIL AFTER BUILDING FOUNDATION IS CONSTRUCTED. ALL CUTS SHALL BE MECHANICALLY CUT IN ACCORDANCE WITH SPECIFICATIONS APPROVED BY THE TOWNSHIP OF SOUTHGATE. THE USE OF TEMPORARY (THROW-AWAY) CURB, CONSTRUCTED OF LOW MPA CONCRETE, IS PERMISSIBLE AND IS TO BE REPLACED PRIOR TO PLACEMENT OF SURFACE ASPHALT.
5. CONCRETE SIDEWALKS THAT ARE 1.5 M WIDE SHALL BE PROVIDED ON BOTH SIDES OF RESIDENTIAL COLLECTOR AND ARTERIAL STREETS AND ONE SIDE ON RESIDENTIAL LOCAL STREETS. RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH CURB. MINIMUM 100 MM GRANULAR 'A' BASE AND 125MM CONCRETE THICKNESS AND 200MM THICKNESS AT ALL DRIVEWAYS. TACTILE WARNING PLATES SHALL BE PROVIDED WHERE EVER SIDEWALK RAMPS ARE PROVIDED AT ROADWAY AND IN ACCORDANCE WITH THE LATEST VERSION OF THE ACCESSIBILITY FOR PEDESTRIANS WITH DISABILITIES ACT. EXPANSION JOINT MATERIAL IS TO BE BITUMINOUS IMPREGNATED FIBREBOARD.
6. PEDESTRIAN WALKWAYS SHALL BE CONCRETE, 1.8 M WIDE WITH 1.5 M MINIMUM HEIGHT BLACK VINYL COATED GALVANIZED CHAIN LINK FENCE ON EACH SIDE WITHIN PROPERTY LIMITS. MINIMUM R.O.W WIDTH IS TO BE 6.0 M. IF THE WALKWAY IS ALSO TO BE USED FOR MAINTENANCE VEHICLE ACCESS, TOWNSHIP STD L3 AND L4 IS TO BE USED. IF WALKWAY IS ONLY FOR PEDESTRIAN USE, BOLLARDS ARE TO BE INSTALLED 1.1 M EITHER SIDE OF CENTRE OF SIDEWALK, AT BOTH ENDS OF THE WALKWAY AS PER TOWNSHIP STD L6. MINIMUM R.O.W. TO BE INCREASED TO A MINIMUM OF 9.0 M WHERE UNDERGROUND MUNICIPAL SERVICING EXCEEDS ONE SERVICE TYPE AND A WALKWAY EXIST THROUGH A CORRIDOR.
7. ALL BOULEVARDS SHALL BE GRADED, TOPSOILED WITH A MINIMUM DEPTH OF 200 MM, AND SODDED FROM THE PROPERTY LINE TO THE BACK OF CURB.
8. TRAFFIC CONTROL SIGNS WILL BE PROVIDED AT LOCATIONS DESIGNATED BY THE TOWNSHIP AND SHALL BE IN ACCORDANCE WITH THE 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' PUBLISHED BY THE MTO. STREET NAME SIGNS SHOULD BE 18 CM HIGH WITH A GREEN BACKGROUND AND WHITE LETTERING (BOTH SIDES), REFLECTORIZED AND MOUNTED ON GALVANIZED STEEL, 50 MM DIA. X 3.2 M POSTS IN ACCORDANCE WITH THE TOWNSHIP OF SOUTHGATE SPECIFICATIONS.
9. MINIMUM 0.6 M EASEMENTS REQUIRED FOR SINGLE MUNICIPAL SERVICES. MINIMUM 0.9 M EASEMENTS REQUIRED FOR TWO MUNICIPAL SERVICES. WHERE MORE THAN TWO SERVICES ARE TO BE ACCOMMODATED BY AN EASEMENT CONSULT WITH THE TOWNSHIP FOR SPECIFIC EASEMENT REQUIREMENTS. FOR REAR YARD STORM SEWERS 300 MM DIAMETER OR LESS, AND CATCHBASINS, MINIMUM EASEMENT WIDTH TO BE 3.0 M ALONG REAR YARDS EASEMENT TO BE ENTIRELY ON ONE PROPERTY WITH PIPE 1 M OFF PROPERTY LINE. ALONG SIDEWAYS EASEMENT TO BE EVENLY SPLIT ON BOTH PROPERTIES WITH PIPE OFFSET 0.5 M FROM PROPERTY LINE. FOR STORM SEWERS LARGER THAN 300 MM DIAMETER CONSULT WITH TOWNSHIP FOR SPECIFIC EASEMENT REQUIREMENTS.

SANITARY SEWERS AND SERVICES

- 1. MAINTENANCE HOLE DIAMETER: MIN 200mm OR AS PER MANUFACTURERS SPECIFICATIONS/RECOMMENDATIONS. PRE-BENCHED STRUCTURES TO BE USED WHERE POSSIBLE.
2. MAINTENANCE HOLE PIPE CONNECTIONS: APPROVED KOR-N-SEAL PIPE ADAPTORS SHALL BE USED FOR THE CONNECTION OF ALL PIPES AT MAINTENANCE HOLES.
3. MAINTENANCE HOLE DROP STRUCTURE: REQUIRED WHERE THE INLET AND OUTLET INVERTS DIFFER BY MORE THAN 0.6m.
4. INVERT DROPS ACROSS DETERMINED BY HYDRAULIC CALCULATIONS FOR ALL JUNCTION AND MAINTENANCE HOLES. TRANSITION MAINTENANCE HOLES, FOR ALL OTHERS.
4.1. 0° Turn = 20 mm
4.2. 10° - 45° Turn = 50 mm
4.3. 45° - 90° Turn = 80 mm
5. MAINTENANCE HOLE ADJUSTMENT: PRECAST CONCRETE ADJUSTMENT UNITS TO BE USED. MIN 150mm ADJUSTMENT ALLOWANCE. MAX 300mm ADJUSTMENT ALLOWANCE. NO BRICK, BLOCK OR STEEL LIFT RINGS PERMITTED.
6. MAINTENANCE HOLE WATER TIGHT FRAMES AND COVERS: WHERE THERE IS A POSSIBILITY OF FLOODING, WATER TIGHT LIDS AND MAINTENANCE HOLE INSERT (AS MANUFACTURED BY MANPANEL) SHALL BE INSTALLED.
7. FOR MAINTENANCE HOLE DEPTHS BETWEEN 5.0m AND 10.0m, A SAFETY GRATE MUST BE INSTALLED AT THE MID-POINT. FOR MAINTENANCE HOLE DEPTHS BETWEEN 10.0m AND 15.0m, A SAFETY GRATE MUST BE INSTALLED AT THE THIRD POINTS. REFER TO OPSD 404.020 (LATEST REVISION).
8. ALL MAINTENANCE HOLE JOINTS, ADJUSTMENT RING ASSEMBLIES SHALL BE SEALED WATER TIGHT WITH THE RISER-WRAP® WATER INFILTRATION SYSTEM AS MANUFACTURED BY PIPELINE SEAL AND INSULATOR INC. OR MEL-ROL WATERPROOFING MEMBRANE INSTALLED WITH ALL NECESSARY ACCESSORY PRODUCTS ALL IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
9. SERVICE CONNECTIONS: MINIMUM DIAMETER - 100 mm FOR RESIDENTIAL SERVICES AND 150mm FOR COMMERCIAL AND INDUSTRIAL OR MATCH EXISTING. MINIMUM GRADE - 2%. MAXIMUM GRADE - 8%. ALL CONNECTIONS TO BE MADE WITH A FACTORY-MADE TEE OR WYE OR APPROVED EQUIVALENT UNLESS CONNECTING TO AN EXISTING MAIN, WHERE A STAINLESS-STEEL STRAP AND SADDLE MAY BE PERMITTED. ONE SERVICE/RESIDENTIAL UNIT FOR SINGLES, SEMIS, ROW OR BLOCK TOWNHOUSES. SERVICES ARE NOT TO BE PLACED IN THE DRIVEWAY WHERE POSSIBLE. SEE STANDARD DRAWING S1 FOR SERVICE LAYOUT. FOR INDUSTRIAL SERVICES A MAINTENANCE HOLE SHALL BE INSTALLED ADJACENT TO LIMIT OF THE ROAD RIGHT-OF-WAY (ROW) BUT ENTIRELY WITHIN THE ROW. TYPICALLY, SERVICE CONNECTIONS ARE NOT TO HAVE CLEAN-OUTS. HOWEVER, IN CERTAIN CIRCUMSTANCES (I.E., LONG SERVICES, CONSTRAINED) SERVICES MAY NEED TO BE OUTFITTED WITH CLEAN-OUTS AT PROPERTY LINE. THIS WILL BE AT THE DISCRETION OF THE TOWNSHIP.
10. CLOSED CIRCUIT T.V. (CCTV) INSPECTIONS OF THE MAIN SEWER AND SERVICES CONNECTIONS UP TO THE PROPERTY LINE WILL BE REQUIRED AT THE FOLLOWING MILESTONES:
10.1. PRIOR TO PRELIMINARY ACCEPTANCE (AFTER BASE ASPHALT AND CURB IS PLACED)
10.2. PRIOR TO SURFACE ASPHALT
10.3. PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT.
11. MAINTENANCE HOLES SHALL BE TESTED IN ACCORDANCE WITH O.P.S.S. 407 (LATEST REVISION) FIELD TESTING OF SANITARY SEWERS SHALL BE TESTED IN ACCORDANCE WITH O.P.S.S. 410 (LATEST REVISION)

WATERMAIN AND WATER SERVICES

- 1. MIN SIZE = 150mmØ MAINS
2. MIN DEPTH OF COVER = 2.0 METRES FOR MAINS AND SERVICES. #12 AWG COPPER TRACER WIRE SHALL BE INSTALLED WITH TRACER WIRE. #12 AWG COPPER CLAD STEEL, HIGH STRENGTH WITH MINIMUM 450 LB. BREAK LOAD AND MINIMUM 30 MIL HDPE INSULATION THICKNESS SUITABLE FOR DIRECT BURIAL AND COLOUR CODED BLUE. DIRECT BURY WIRE CONNECTORS SHALL INCLUDE SWAY LOCKABLE CONNECTORS AND MAINLINE TO LATERAL LUG CONNECTORS SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACE WIRE INSTALLATIONS. CONNECTORS SHALL BE DIELECTRIC SILICON FILLED TO SEAL OUT MOISTURE AND CORROSION. NON-LOCKING FRICTION FIT, TWIST OR TAPERED CONNECTORS ARE PROHIBITED. ABOVE GROUND TRACER WIRE ACCESS BOXES SHALL BE ATTACHED TO UNDERSIDE OF BOTTOM FLANGE OF FIRE HYDRANTS. (STD. DWG. NO. W3)
4. FITTINGS: DUCTILE IRON, MECHANICAL JOINT, AWWA C110 APPROVED. PRESSURE RATING 1035 KPA. PVC BENDS AND TEES: TO BE USED WITH MECHANICAL JOINT RESTRAINTS.
5. VALVES: ONE LESS VALVE THAN NUMBER OF STREETS AT AN INTERSECTION WITH VALVE LOCATED AT EXTENSION OF THE PROPERTY LINE OF THE INTERSECTING STREET. MAXIMUM 200 m SPACING ON STRAIGHT RUNS. MAXIMUM 250 m SPACING ON TRUNK LINES. CHAMBERS WILL BE REQUIRED FOR ALL VALVES OVER 300 mmØ (OPSD 1101.01)
6. HYDRANTS: ALL HYDRANTS TO BE PAINTED RED WITH RED STORZ CAP. ANCHOR TEES TO BE USED WITH HYDRANT INSTALLATION. HYDRANT SPACING 150m MAX.
7. SERVICES: 25 mm DIAMETER SERVICES. ALL SERVICES TO BE TYPE 'K' COPPER PIPE UNLESS OTHERWISE APPROVED BY THE TOWNSHIP OF SOUTHGATE PUBLIC WORKS DEPARTMENT. CROSS-LINKED POLYETHYLENE ('Municipex' BY REHAU AND 'BLUE94' BY IPEX) MAY BE CONSIDERED FOR SERVICES OVER 20 m IN LENGTH. 75 mm PVC SLEEVES ARE REQUIRED WHERE CURB STOPS ARE LOCATED IN DRIVEWAYS. NOTE: CURB STOPS ARE NOT TO BE PLACED IN DRIVEWAYS WHERE POSSIBLE. TEMPORARY PLASTIC BLOW-OFF PIPES ARE REQUIRED FOR ALL UNCONNECTED SERVICES.
8. ANODES: DZP-24, 10.9 KG SHALL BE INSTALLED ON ALL CONNECTIONS TO EXISTING IRON WATERMAIN. DZP-12, 5.4 KG SHALL BE INSTALLED ON ALL IRON FITTINGS, VALVES ETC.
9. MECHANICAL JOINT RESTRAINTS:
9.1. UN-FLANGE SERIES 1300 MANUFACTURED BY FORD METER BOX COMPANY, INC.
9.2. MEGALUG SERIES 1100 FOR DUCTILE IRON PIPE
9.3. MEGALUG SERIES 2000 PV FOR PVC C900 PIPE
9.4. STARGRIP SERIES 2000 FOR DUCTILE IRON PIPE
9.5. PVC STARGRIP SERIES 4000 FOR PVC C900 PIPE
10. THE RIMPLING STATIONS, SAMPLING STATIONS SHALL BE ECLIPSE 988 ON A PEDESTAL AS MANUFACTURED BY THE RIMPLER FOUNDRY COMPANY ON THE SAME SIDE OF THE ROW AS THE WATERMAIN. THE NUMBER AND LOCATION OF WATER SAMPLING LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP.
11. ADDITIONAL DETAILS ARE SHOWN ON THE TOWNSHIP OF SOUTHGATE STANDARD DRAWINGS.
12. DEVELOPERS/ENGINEER CONTRACTORS SHALL NOT OPERATE ANY VALVE OR HYDRANT OF THE EXISTING WATER DISTRIBUTION SYSTEM. OPERATION OF VALVES AND HYDRANTS ON THE MUNICIPAL SYSTEM SHALL ONLY BE UNDERTAKEN BY CERTIFIED MUNICIPAL STAFF.
13. GROUNDING OF HYDRO SERVICES TO THE MUNICIPAL WATER SYSTEM IS PROHIBITED.
14. WATERMAIN TESTING PROCEDURES TO BE IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
STORM SEWERS AND SERVICES
1. MAINTENANCE HOLE DIAMETER: MINIMUM OF 1200mmØ OR AS PER MANUFACTURERS SPECIFICATIONS/RECOMMENDATIONS.
2. STRUCTURE PIPE CONNECTIONS: BRICK, BLOCK AND NON-SHRINK GROUT TO BE USED FOR THE CONNECTION OF CONCRETE AT STRUCTURE. APPROVED 'KOR-N-SEAL' PIPE ADAPTORS SHALL BE USED FOR THE CONNECTION OF PVC PIPES AT STRUCTURES.
3. STRUCTURE ADJUSTMENT: PRECAST CONCRETE ADJUSTMENT UNITS SHALL BE USED. MIN 150mm ADJUSTMENT ALLOWANCE. MAX 300mm ADJUSTMENT ALLOWANCE. NO BRICK, BLOCK OR STEEL LIFT RINGS PERMITTED.
4. CATCHBASIN SPACING OF 75m MAX. CATCHBASIN LEADS AT 1.0% MIN SLOPE.
5. REAR YARD DRAINAGE: SURFACE INLETS (CATCHBASIN OR INLET BASIN) ARE REQUIRED EVERY 2 UNITS TOWNHOUSE OR SINGLES ALONG REAR LOT LINE SWALES. SINGLES WILL REQUIRE FULL CATCHBASIN FOR ALL STRUCTURES. TOWNHOUSES REQUIRE A CATCHBASIN AT THE LEAD FROM THE ROAD BUT INLET BASINS CAN BE USED THEREAFTER. SEWER FROM THE ROAD THE REAR YARD (I.E. ON SIDEYARD) IS TO BE A MINIMUM OF 300 MM DIAMETER CONCRETE PIPE OFFSET 0.5 M FROM THE REAR LOT LINE SITUATED ON A 3 M EASEMENT DIVIDED EQUALLY ON THE SIDE LOT LINE. SEWERS ACROSS THE REAR LOT LINE TO BE OFFSET 1 M FROM THE LOT LINE ON A 3 M EASEMENT ENTIRELY ON ONE LOT. SEWERS ALONG THE REAR LOT LINES OF TOWNHOUSES TO BE A MINIMUM OF 200 MM IN DIAMETER. WHERE THE NUMBER OF UPSTREAM INLETS BASINS EXCEEDS 2, THE PIPE SIZE IS TO BE INCREASED TO A MINIMUM OF 250 MM IN DIAMETER. THESE SEWERS ALONG THE REAR CAN BE PVC OR HDPE. IN-LINE DRAINS, WHERE STORM SEWERS ARE EXTENDED ALONG REAR YARD SWALES BEHIND MULTIPLE UNIT BLOCKS, IN-LINE DRAINS ARE TO BE INSTALLED FOR EVERY TWO UNITS.
7. TWIN INLET CATCHBASINS: REQUIRED AT ALL SAG POINTS.
8. BLIND CONNECTIONS NOT PERMITTED TO STORM SEWERS UNDER 900 mm DIAMETER.
9. SUMPS: 450 mm DIAMETER PIPES AND UNDER REQUIRE 600 mm SUMP IN CATCHBASIN AND MAINTENANCE HOLES.
10. BENCHING REQUIRED FOR PIPES OVER 450mmØ.
11. MINIMUM COVER = 1.2m.
12. MINIMUM SIZE:
12.1. 200 mm WHERE ONLY SERVICES ARE CONNECTED
12.2. 300 mm (TRUNK)
12.3. SINGLE CB LEADS 250 mm
12.4. TWIN INLET CB LEADS 300 mm
12.5. 375 mm CULVERT
13. SERVICE CONNECTIONS:
13.1. MINIMUM SIZE: 100 mm - 150 mm (2 SHARED TOWNHOUSE UNITS)
13.2. MINIMUM GRADE: 1%
13.3. MINIMUM DEPTH @ PROPERTY LINE: 1.2 METRES
13.4. SERVICES TO BE LOCATED 1.5 m MINIMUM FROM SIDE LOT LINE. FOR SINGLES LOCATE ON LOW SIDE OF LOT. ONE SERVICE/RESIDENTIAL UNIT FOR SINGLES, AND TWO UNITS PER SHARED SERVICE ON SEMIS, ROW OR BLOCK TOWNHOUSES. SEE STANDARD DRAWING S1 FOR SERVICE LAYOUT.
13.5. ALL CONNECTIONS TO BE MADE WITH AN APPROVED PREFABRICATED TEE OR 'KOR-N-TEE'.
14. ROOF DRAINS: ALL ROOF DRAINS SHALL DISCHARGE TO SURFACE.
15. STORM SEWER OUTLETS: SUITABLE BANK AND STREAM BOTTOM EROSION PROTECTION MUST BE PROVIDED (I.E. HEADWALLS, RIP RAP, CSP END SECTION, ETC).
16. SUBDRAIN: A MINIMUM OF 6 m OF 100 mm DIAMETER GEOTEXTILE WRAPPED SUBDRAIN IS REQUIRED UPSTREAM OF ALL STORM STRUCTURES AND IN BOTH DIRECTIONS AT SAGS IN THE ROAD PROFILE. ADDITIONAL SUBDRAIN AS RECOMMENDED BY GEOTECHNICAL CONSULTANT.
17. MAINTENANCE HOLES SHALL BE TESTED IN ACCORDANCE WITH O.P.S.S. 407 (LATEST REVISION)
18. FIELD TESTING OF STORM SEWERS SHALL BE TESTED IN ACCORDANCE WITH O.P.S.S.410 (LATEST REVISION)

Table 1: Standard Drawings

Table with 3 columns: Title, Ontario Provincial Standard Drawing (Latest Revision), Township of Southgate Standard. Includes items like Pipe Bedding - Granular 'A', M.H. Frame and Cover, Catchbasin Frame and Grate, etc.

Table 2: Approved Materials and Product List

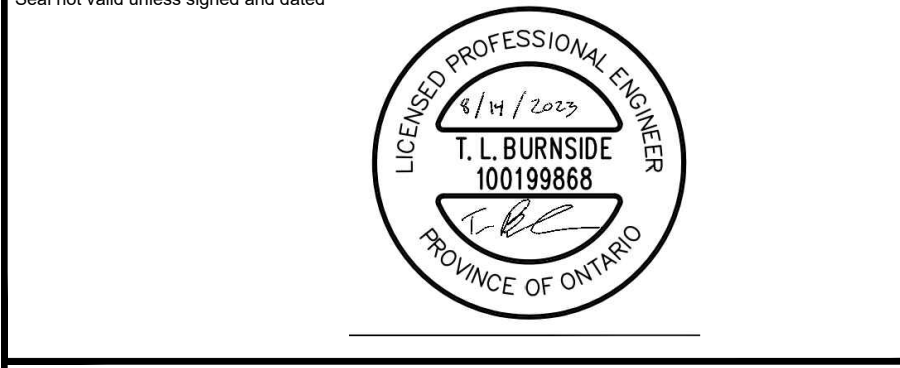
Table with 3 columns: Service, Item, Approved Products. Includes items like Mechanical Joint Restraints, Tracer Wire, Water Service Material, Valves, Hydrants, Corporation Main Stop, Curb Stop, Saddle.

Table 2: Approved Materials and Product List

Table with 3 columns: Service, Item, Approved Products. Includes items like Sanitary Sewer Pipe, Storm Sewer Pipe, Watermain.

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Revision table with columns: No., DATE, DESCRIPTION, BY, APPD. Includes entries for 2 AUG 14/23 and 1 JUNE 24/22.



Project information form including Title (PROPOSED INDUSTRIAL SITE PART OF LOT 235 AND 236), Client (WILSON DEVELOPMENTS), Design (TLB), Scale (N/A), Drawn (JHL), Checked (TLB), Date (JAN 2022), and Drawing No. (03710-DET1).

CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER
UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT
NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE
ACCURACY OF THE POSITION 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.

ALTERNATIVES

ALTERNATIVE A: PRECAST SLAB BASE

ALTERNATIVE B: CAST-IN-PLACE BASE

ALTERNATIVE C: TAPERED TRANSITION SLAB

ALTERNATIVE D: 1200mm PRECAST FLAT CAP

ALTERNATIVE E: 1500mm PRECAST FLAT CAP

NOTES:

- The sump is measured from the lowest invert.
- Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
- Precast concrete components shall be according to OPSP 701.030, 701.031, or 701.032.
- Structure exceeding 5.0m in depth shall include safety platform according to OPSP 404.020.
- Pipe support shall be according to OPSP 708.020.
- For benching and pipe opening details, see OPSP 704.010.
- For adjustment unit and frame installation, see OPSP 704.010.
- All dimensions are nominal.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 5
PRECAST CONCRETE MAINTENANCE HOLE
1200mm DIAMETER
OPSD 701.010

ALTERNATIVES

ALTERNATIVE A: PRECAST MONOLITHIC BASE

ALTERNATIVE B: CAST-IN-PLACE BASE

ALTERNATIVE C: TAPERED TRANSITION SLAB

ALTERNATIVE D: 1200mm PRECAST FLAT CAP

ALTERNATIVE E: 1500mm PRECAST FLAT CAP

NOTES:

- For sump detail, see OPSP 701.010.
- Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
- Precast concrete components shall be according to OPSP 701.030, 701.031, 701.032, 701.040, 701.041, 703.011, 703.021, and 708.010.
- Structure exceeding 5.0m in depth shall include safety platform according to OPSP 404.020 or 404.021.
- Pipe support shall be according to OPSP 708.020.
- For benching and pipe opening details, see OPSP 704.010.
- For adjustment unit and frame installation, see OPSP 704.010.
- All dimensions are nominal.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 3
PRECAST CONCRETE MAINTENANCE HOLE
1500mm DIAMETER
OPSD 701.011

ALTERNATE STANDARD HEIGHTS

ALTERNATE	DIMENSION
A	1980
B	1830
C	1520
D	1380

NOTES:

- Outlet hole size 525mm diameter maximum, location as required.
- 200mm diameter knockout to accommodate subdrain. Knockout shall be 60mm deep.
- Centre reinforcing in base slab and walls 8.20mm.
- Granular backfill shall be placed to a minimum thickness of 300mm all around the catch basin.
- Frame, grate, and adjustment units shall be installed according to OPSP 704.010.
- Pipe support shall be according to OPSP 708.020.
- All dimensions are nominal.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 3
PRECAST CONCRETE CATCH BASIN
600x600mm
OPSD 705.010

TYPE A: CLOSED COVER

TYPE B: OPEN COVER

SECTION C-C

SECTION D-D

NOTES:

- Covers shall be Type A or Type B, as specified.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2013 Rev 3
CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES
OPSD 401.010

NOTES:

- Couplings shall not be permitted unless the service length exceeds 20m between the main stop and curb stop.
- All water services shall be installed 90° to the longitudinal axis of the watermain.
- Backfill material within 500mm of service box shall be native or imported, as specified.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2013 Rev 2
WATER SERVICE CONNECTION
32, 38, and 50mm DIAMETER SIZES
OPSD 1104.020

CONNECTION WITHOUT VERTICAL RISER

CONNECTION WITH VERTICAL RISER

NOTES:

- Sewer service connections to the main pipe sewer shall be made using factory made tees, strap-on saddles, or other approved saddles.
- Vertical risers shall be as specified.
- Cap or plug at property line shall be adequately braced.
- Maintenance holes shall be used at the main sewer to connect service connections greater than or equal to 200mm.
- For new construction, saddles shall be installed on the main pipe before that pipe is laid.
- Approved cut-in tool shall be used for field made connections.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2016 Rev 3
SEWER SERVICE CONNECTIONS FOR MAIN PIPE SEWER
OPSD 1006.010

NOTES:

- When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
- For sloping procedure a 5% batter is acceptable.
- Treatment at entrances shall be according to OPSP 351.010.
- Outlet treatment shall be according to the OPSP 610 Series.
- The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSP 900 Series.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2012 Rev 2
CONCRETE BARRIER CURB
OPSD 600.110

PLAN OF TWIN INLET FLAT CAP WITH REINFORCING STEEL BARS

PLAN OF TWIN INLET FLAT CAP WITH WWR

SECTION A-A

SECTION B-B

NOTES:

- All reinforcing steel shall have 25mm minimum cover.
- All dimensions are nominal.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 2
PRECAST CONCRETE TWIN INLET FLAT CAP
1500mm DIAMETER
OPSD 703.021

TYPICAL ROAD CROSS-SECTION
N.T.S.

40mm HL3 ASPHALT
40mm HL3 ASPHALT
150mm GRANULAR A
300mm (MIN) GRANULAR B

ELEVATION FLEXIBLE JOINT RIGID AND FLEXIBLE PIPE

ELEVATION CONCRETE CRADLE RIGID PIPE

ELEVATION FLEXIBLE, WATERTIGHT CONNECTOR RIGID AND FLEXIBLE PIPE

NOTES:

- Pipe shall be supported with concrete or unshrinking fill to the first pipe joint.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2016 Rev 4
SUPPORT FOR PIPE AT CATCH BASIN OR MAINTENANCE HOLE
OPSD 708.020

SECTION THROUGH TAPER TOP

SECTION THROUGH FLAT CAP

SECTION THROUGH CATCH BASIN

NOTES:

- If first step is in an adjustment unit, the adjustment unit shall be of the type manufactured with a step in place.
- Centre reinforcing in adjustment unit 8.10mm.
- Round and square adjustment units are available in sizes of 50, 75, 100, 150, and 300mm.
- Adjustment units shall not extend beyond the outside edge of the structure.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 3
PRECAST CONCRETE ADJUSTMENT UNITS FOR MAINTENANCE HOLES, CATCH BASINS, AND VALVE CHAMBERS
OPSD 704.010

No.	DATE	DESCRIPTION	BY	APPD
2	AUG 14/23	SECOND SUBMISSION	JHL	TLB
1	JUNE 24/22	FIRST SUBMISSION	EV	TLB

REVISION / ISSUE



Title: **PROPOSED INDUSTRIAL SITE PART OF LOT 235 AND 236 FORMER TOWNSHIP OF PRONON TOWNSHIP OF SOUTHWAY MISCELLANEOUS DETAILS II**

Client: **WILSON DEVELOPMENTS**

Design: TLB Scale: N/A

Drawn: JHL Approved:

Checked: TLB

Date: JAN 2022 Design Engineer

DRAWING No. 03710-DET1

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