

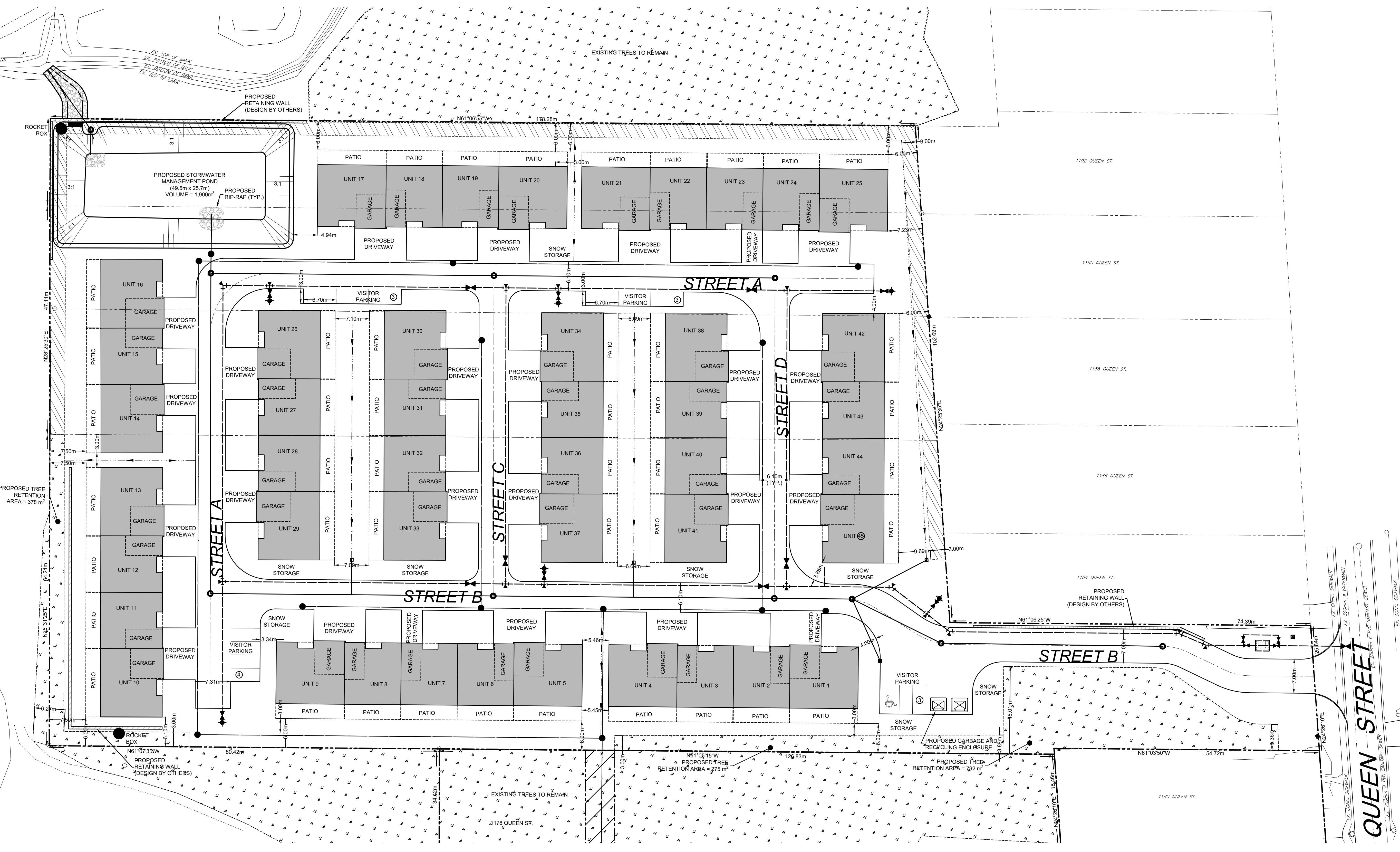
LEGEND	
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	EXISTING STORM MANHOLE
	PROPOSED CATCHBASIN MANHOLE
	PROPOSED TWIN INLET CATCHBASIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED DITCH INLET CATCHBASIN
	EXISTING CATCH BASIN
	PROPOSED CURB STOP VALVE
	EXISTING CURB STOP VALVE
	PROPOSED STORM SERVICE
	EXISTING UNDERGROUND TV CABLE
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND HYDRO CABLE
	EXISTING UNDERGROUND TELEPHONE CABLE
	PROPOSED BUILDING ENTRANCE
	PROPOSED TREES TO BE PLANTED
	EXISTING TREES TO BE RETAINED
	PROPOSED SANITARY SERVICE CLEANOUT
	PROPOSED GATE VALVE
	EXISTING GATE VALVE
	PROPOSED EXTERIOR LIGHTING
	EXISTING HYDRO GUY WIRE
	EXISTING HYDRO POLE
	EXISTING CABLE TV PEDESTAL
	EXISTING TELEPHONE PEDESTAL
	STANDARD IRON BAR
	IRON BAR
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING WELL
	BENCHMARK
	BOREHOLE
	EXISTING ELEVATION
	EXISTING ELEVATION
	ROAD RESTORATION
	PROPOSED GATE VALVE
	EXISTING GATE VALVE
	DIRECTION OF SURFACE WATER FLOW
	EXISTING TRENCH

MAINTAIN MIN. 2.5m HORIZONTAL SEPARATION DISTANCE AND 0.5m VERTICAL SEPARATION DISTANCE BETWEEN WATERMAIN AND SANITARY/STORM SEWERS INCLUDING ALL CATCHBASIN LEADS EQUAL TO OR GREATER THAN 250mm IN DIAMETER

GEOTEXTILE CLOTH TO BE INSTALLED UNDER ALL CB AND CBMH GRATES AND TO REMAIN IN PLACE UNTIL ROAD PAVING IS COMPLETED

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**
1. TOPOGRAPHIC INFORMATION DERIVED FROM FIELD SURVEYS COMPLETED BY COBIDE ENGINEERING INC. FROM MAY 2020 THROUGH APRIL 2021.
 2. PROPERTY BOUNDARY DERIVED FROM PLAN OF SURVEY OF PART OF PARK LOTS 2 & 3, REGISTERED PLAN No. 10, PLAN No. 8-GL-1522, DATED MAY 18, 2023, D. CULBERT LTD. ONTARIO LAND SURVEYOR.
 3. SEE SHEET DET 1 FOR TYPICAL ROAD CROSS SECTIONS AND PAVEMENT DESIGN.
 4. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELED PORTION OF THE ROAD.
 5. COVER OVER WATERMAIN 1.8m MINIMUM AT ALL POINTS INCLUDING WATER SERVICES. WATER SERVICES TO GO UNDER STORM SEWER WHERE 1.8m OF COVER CANNOT BE ACHIEVED BY GOING OVER TOP.
 6. SANITARY SEWER TO BE PVC SDR 35
 7. ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MANHOLES TO HAVE A MINIMUM SUMP OF 300mm.
 8. MAINTAIN 2.5m CLEARANCE BETWEEN STORM/ SANITARY SEWER AND WATERMAIN.
 9. ALL WATERMANS TO BE PVC DR 18 WITH 25mmØ REHAU MUNICIPEX SERVICE TUBING FOR WATER SERVICES.
 10. WATER SERVICES TO BE INSTALLED UNDER STORM SEWERS.
 11. ALL HYDRANT SETS REQUIRE TEST POINT AND HYDRANT MARKER.
 12. ALL JOINTS OF SANITARY MANHOLES TO BE CAULKED WITH MIN. 15MM BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO ABOVE SECTION BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
 13. THE SEWAGE PUMPING STATION SHALL FALL UNDER SECTION 1.4.1.2 OF THE ONTARIO BUILDING CODE FOR POST-DISASTER BUILDINGS.
 14. ALL CONSTRUCTION TO BE COMPLETED TO THE MUNICIPALITY OF KINCARDINE'S ENGINEERING STANDARDS.
 15. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED ISSUED FOR CONSTRUCTION.



Benchmark Information

BM#	DESCRIPTION	ELEVATION
BM1	TOP OF SURVEYORS IRON BAR LOCATED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY	197.17m
BM2	TOP OF SURVEYORS IRON BAR LOCATED AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY	200.22m
BM3	TOP OF SURVEYORS IRON BAR LOCATED AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY	193.44m

No.	DATE	DESCRIPTION	BY	APPD
5	AUG 23/23	OWNER NAME CHANGE - FAIRWAY ESTATES LTD.	ARMH	SJC
4	JULY 28/23	FOURTH SUBMISSION - REVISED SANITARY	ARMH	SJC
3	MAY 9/23	THIRD SUBMISSION - SWM POND AND SPS	ARMH	SJC
2	DEC 21/22	SECOND SUBMISSION	ARMH	SJC
1	MAR 17/2022	FIRST SUBMISSION	SJC	TLB

Seal valid unless signed and dated

QUEEN STREET N. TOWNHOUSE PROJECT
MUNICIPALITY OF KINCARDINE
COUNTY OF BRUCE
SITE PLAN

Client: FAIRWAY ESTATES LTD.

Design: SJC Scale: 1:400
Drawn: ARMH Approved:
Checked: SJC
Date: MAY 2021 Design Engineer

DRAWING No. 00610-C1

H:\Welden\00610 Queen Street Multi-Family Development - Kincardine\Drawings\Submissions\2023-08-23 Name Change for SPA\00610 Base 2021-05-03.dwg