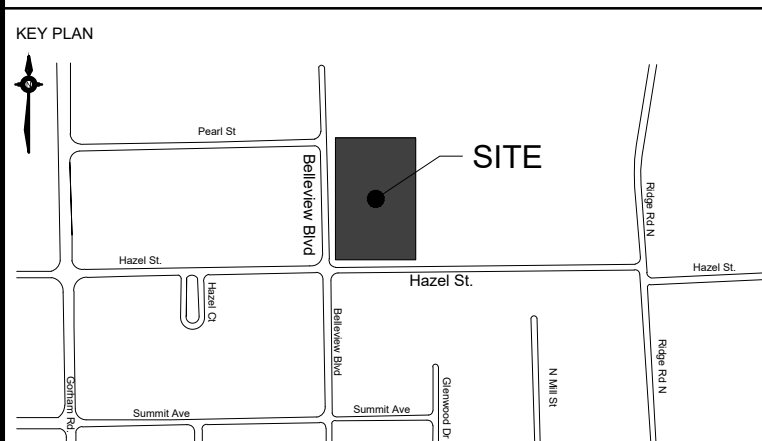
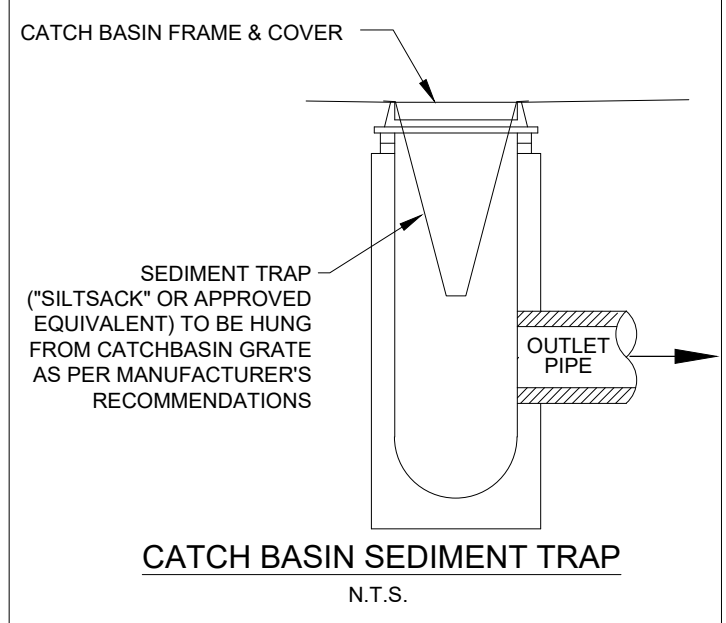
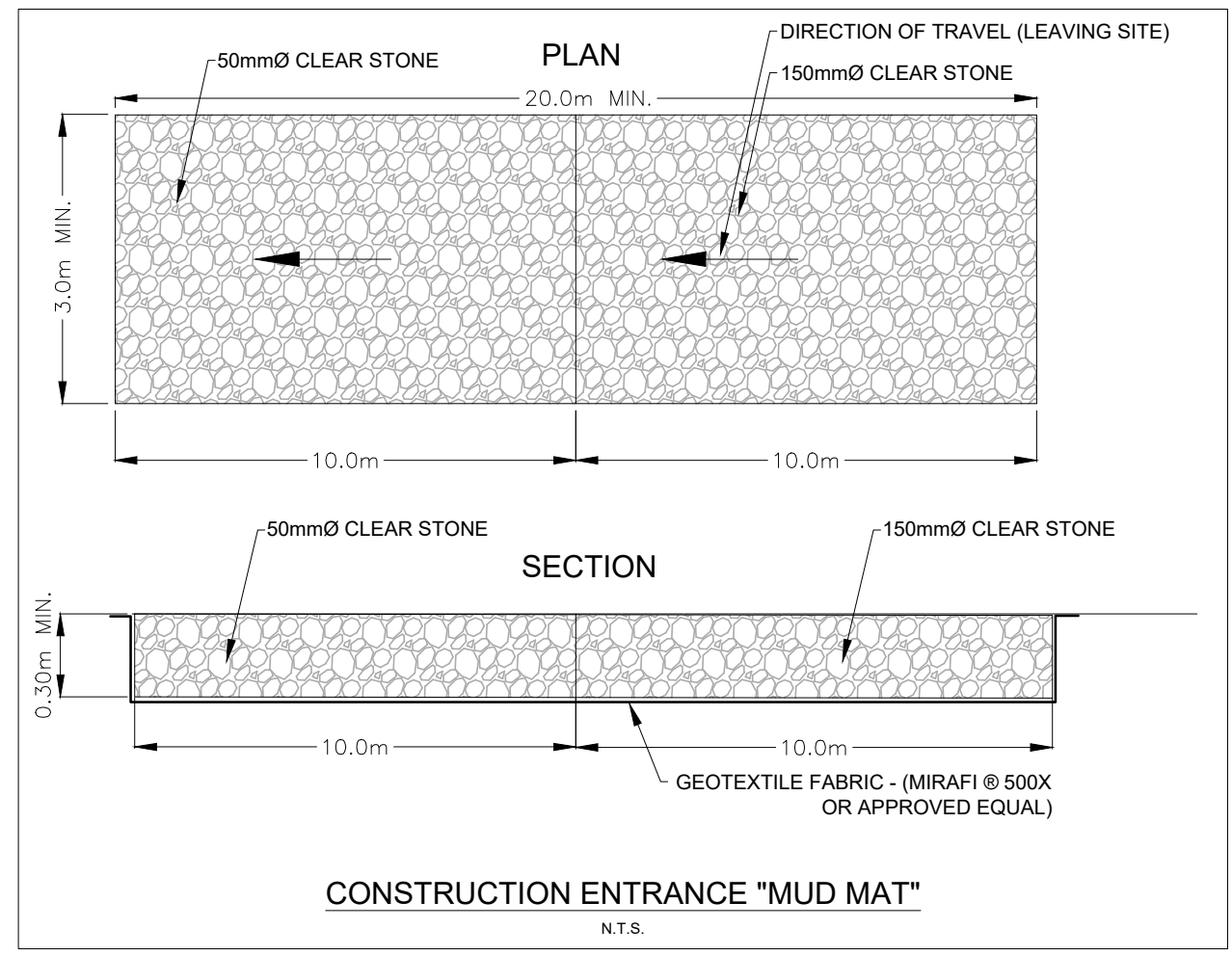
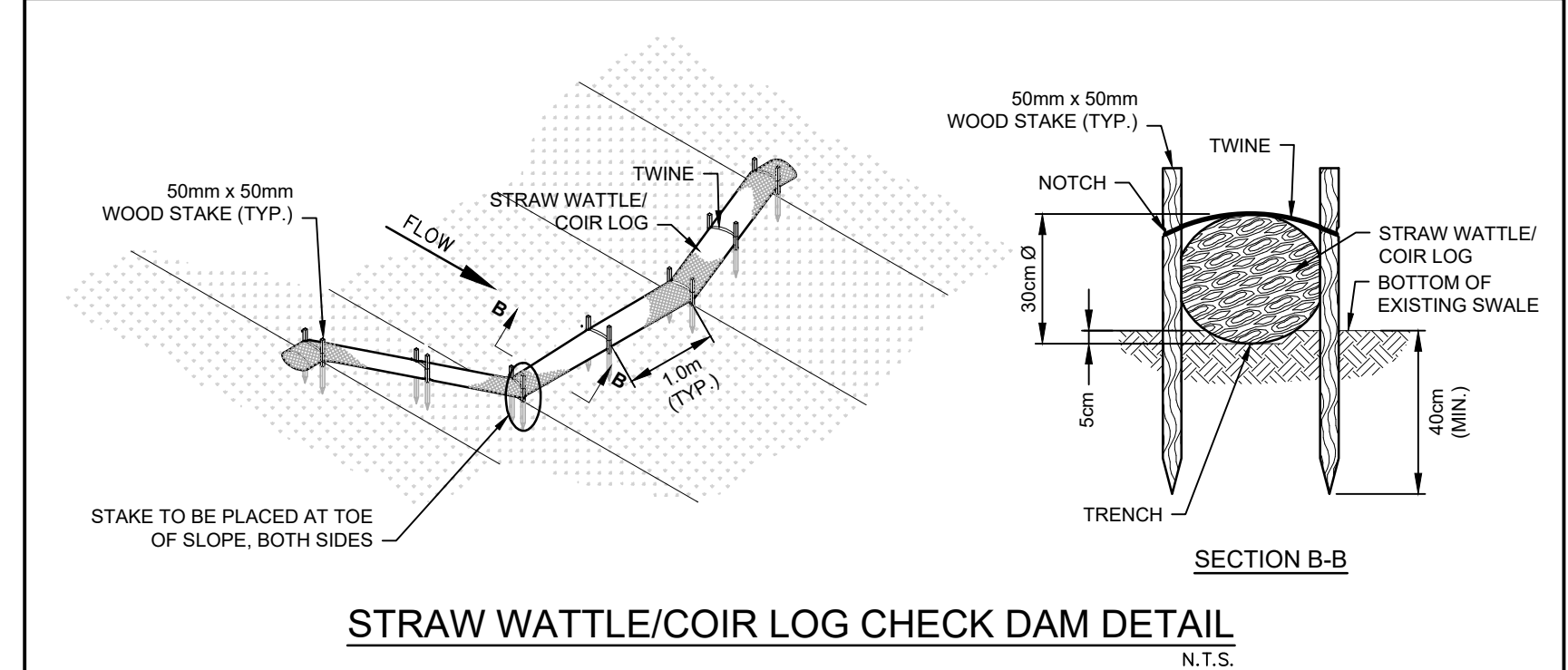
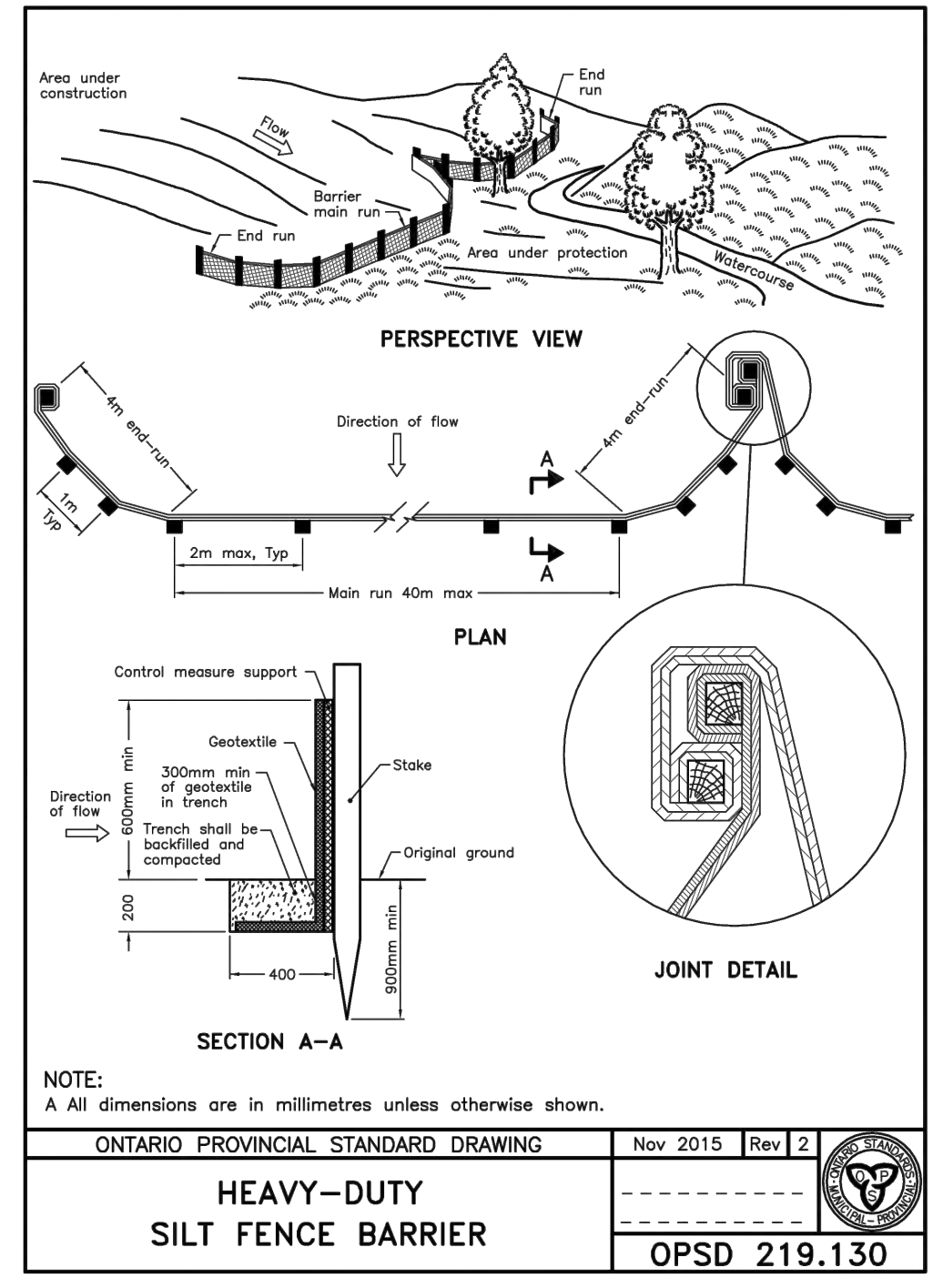


EROSION CONTROL NOTES

1. ALL (EROSION CONTROL FENCING, TEMPORARY FILTRATION, MUD MATS, LIST OTHERS) MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CONSULTANT PRIOR TO COMMENCEMENT OF ANY AREA GRADING, EXCAVATING, OR DEMOLITION. CONTRACTOR TO NOTIFY CONSULTANT FOR INSPECTION.
2. EROSION CONTROL FENCING TO BE PLACED AROUND THE BASE OF ALL STOCKPILES. ALL STOCKPILES TO BE KEPT A MINIMUM OF 2.5m FROM PROPERTY LINES.
3. FILTER FABRIC TO BE TERRAFIX 270R OR APPROVED EQUIVALENT.
4. MUD MATS TO BE PROVIDED ON SITE AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. MUD MATS SHALL BE SUPPLIED AS INSTALLED AS PER THE DETAIL ON THIS SHEET. CONTRACTOR TO ENSURE ALL VEHICLES LEAVE THE SITE VIA THE MUD MAT AND THAT THE MAT IS MAINTAINED IN A MANNER TO MAXIMIZE ITS EFFECTIVENESS AT ALL TIMES.
5. ALL DITCH INLET CATCHBASINS, CATCHBASINS AND CATCHBASIN MANHOLES TO HAVE TEMPORARY FILTRATION INSTALLED AND MAINTAINED AS PER THE DETAIL ON THIS SHEET.
6. ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RE-STABILIZED EITHER BY PAVING OR RESTORATION WITH VEGETATIVE GROUND COVER.
7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENTS FROM THE PUBLIC ROADWAY AND SIDEWALKS AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE CONSULTANT.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED BY THE CONTRACTOR AFTER MAJOR RAINFALL EVENTS AND CLEANED OR REPLACED AS REQUIRED TO MEET THEIR INTENDED FUNCTION. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF ONE THIRD (1/3) THE STRUCTURE CAPACITY.
9. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE ONTARIO GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES, MAY 1987 OR THE LATEST REVISION THEREOF. ALL DRAINAGE DITCHES, SWALES OR DEPRESSIONS WITHIN THE SUBDIVISION INCLUDING ALL INLET STRUCTURES TO THE STORM DRAINAGE SYSTEM, SHALL BE MAINTAINED WITH TOWN APPROVED SILT TRAPS.



North

DATE	ISSUANCE	NO.
2023.02.10	ISSUED FOR DRAFT CONDO PLAN SUBMISSION	1
2023.11.03	ISSUED FOR 2nd DRAFT CONDO PLAN SUBMISSION	2

LEGEND

SS	HEAVY DUTY SILT FENCE
SS	CATCHBASIN SILT SACK
SS	EXISTING DRAINAGE ARROW/SLOPE
SS	PROPOSED OVERLAND FLOW ROUTE
MH	PROPOSED STORM MANHOLE
MHA	PROPOSED SANITARY MANHOLE
CB	PROPOSED CATCHBASIN
CB	EXISTING CATCHBASIN
EX MH	EXISTING STORM MANHOLE
150.0	EXISTING MAJOR CONTOUR
150.0	EXISTING EXTERNAL SITE CONTOUR (BASED ON 2015 SWOOD LIDAR)
---	EXISTING DITCH CENTRELINE
---	EXISTING DECIDUOUS TREE
---	TEMPORARY CONSTRUCTION ENTRANCE MUD-MAT
---	TEMPORARY COIR LOGS CHECK DAM

TOPOGRAPHIC SURVEY INFORMATION:
 TOPOGRAPHIC SURVEY COMPLETED BY CHAMBERS AND ASSOCIATES SURVEYING LTD, DWG NO. 14019-5_TOPO, DATED DECEMBER 18, 2018.
BENCHMARK: ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RKT NETWORK, NAD83 CSRS, VERSION 3, EPOC 2010.

REFERENCE MATERIAL INFORMATION:
 EXISTING SEWER AND WATERMAIN INFORMATION OBTAINED FROM AS-RECORDED PLAN AND PROFILES PREPARED BY DENO ENGINEERING LTD, DWG NO. 19057, DATED FEBRUARY 19, 1991 AND CONSTRUCTION PLAN AND PROFILES PREPARED BY TOWN OF FORT ERIE ENGINEERING DIVISION, DWG SET NO. IS08PEAR, DATED SEPTEMBER 23, 2008.

CLIENT
SCHOUT COMMUNITIES INC.
 45 REINHART PLACE, PETERSBURG, ON

PROJECT
 3770 HAZEL STREET
 TOWN OF FORT ERIE

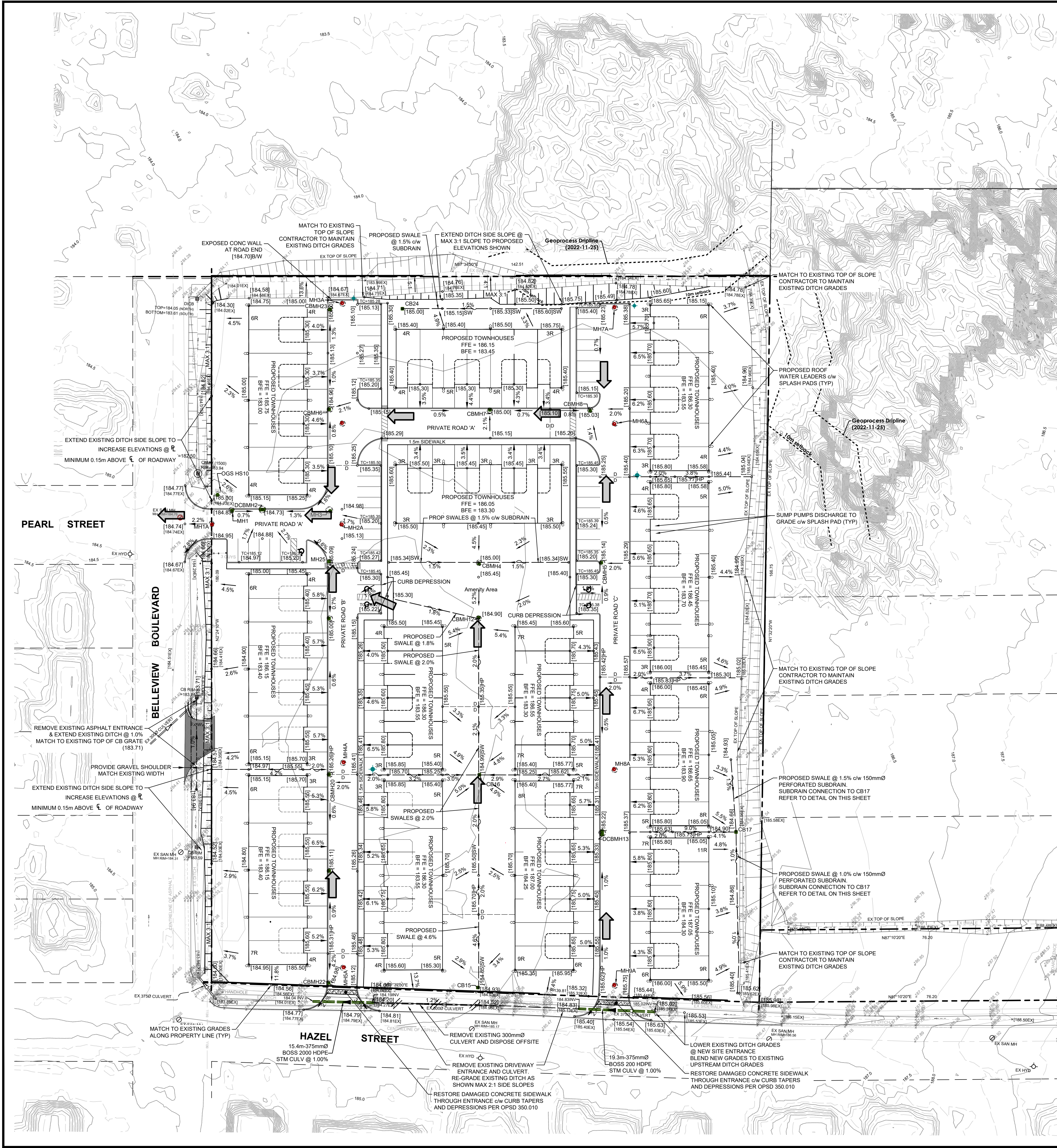
TITLE
 EROSION & SEDIMENT CONTROL PLAN

WALTERFEDY
 KITCHENER | HAMILTON | TORONTO | CALGARY
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 800.655.1378 walterfedy.com

LICENSED PROFESSIONAL ENGINEER
 J. G. ORESKOWIC
 03-Nov-2023
 APPROVED BY 09/11/2020

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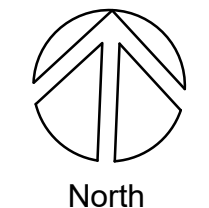
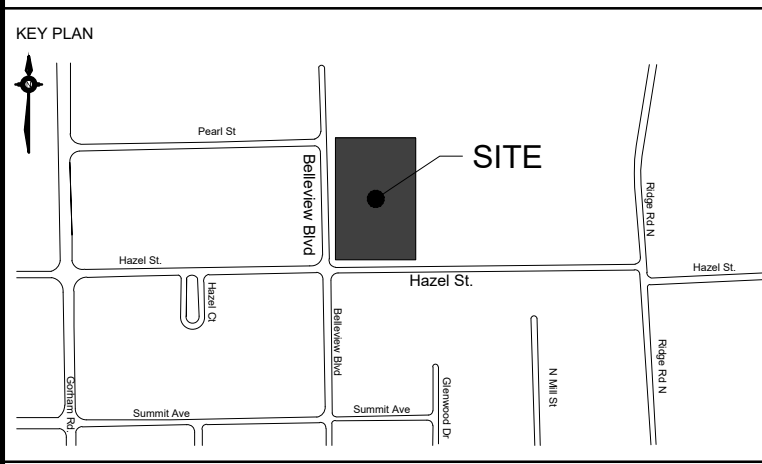
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DATE: 2023-11-02	C1-1
PROJECT NO.: 2022.0365.10	
DRAWN BY: MPB	
CHECKED BY: JGO	



GENERAL GRADING NOTES

1. THIS PLAN IS NOT FOR CONSTRUCTION UNTIL SEALED BY THE ENGINEER AND APPROVED BY THE TOWN OF FORT ERIE.
2. ALL MATERIALS AND CONSTRUCTION METHODS TO BE AS PER THE TOWN OF FORT ERIE (LATEST REVISIONS) AND THE ONTARIO STANDARDS AND SPECIFICATIONS (LATEST REVISION)
3. THE MAXIMUM LOT SURFACE GRADE FOR REAR YARDS WITHIN THE MINIMUM AMENITY AREA SETBACK SHALL BE 0% A SLOPE OF 3:1 (3 PARTS HORIZONTAL TO 1 PART VERTICAL) SHALL BE USED TO TAKE UP ANY ADDITIONAL GRADE DIFFERENCE. OTHERWISE, AN APPROVED RETAINING WALL IS REQUIRED.
4. ALL BOULEVARD AREAS SHALL BE GRADED WITH A CONSTANT SLOPE FROM THE CURB TO THE STREET LIMIT (MINIMUM SLOPE TO BE 2%, MAXIMUM SLOPE TO BE 8%) AND ALL WATER BOXES, MANHOLE COVERS, VALVE BOXES, ETC. SHALL BE SET FLUSH WITH THE FINISHED SOD SURFACE. WHERE SIDEWALKS ARE REQUIRED WITHIN THE BOULEVARD THE MAXIMUM SLOPE FROM CURB TO PROPERTY LINE SHALL BE 4%.
5. ALL LANDSCAPED SURFACES SHALL BE CONSTRUCTED TO A MINIMUM GRADE OF 2% (EXCLUDING REAR YARD SWALES WITH SUBDRAINS).
6. THE MINIMUM ROADWAY GRADE SHALL BE 0.5% AND MAXIMUM GRADE SHALL NOT EXCEED 6%.
7. ALL REAR YARD DRAINAGE SHALL BE DIRECTED AWAY FROM THE BUILDINGS IN DEFINED SWALES WHICH OUTLET AT THE CURB, SIDEWALK, OR A CATCHBASIN.
8. REAR AND SIDE YARD SWALES SHALL HAVE A MINIMUM SLOPE OF 2.0%. MAXIMUM DEPTH FOR ALL SWALES SHALL BE 0.5m. MAXIMUM SIDE SLOPE ON ANY SWALE SHALL BE 3:1. SWALE SLOPES LESS THAN 2.0% SHALL REQUIRE 150mm PERFORATED SUBDRAIN AND CONNECTED TO A SUITABLE OUTLET.
9. ALL RETAINING WALLS 0.6m OR HIGHER REQUIRE PLACEMENT OF FENCING OR A GUARD ALONG THE TOP OF THE WALL. IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. WALLS EXCEEDING A HEIGHT OF 1.0m SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER AND BE APPROVED BY THE TOWN OF FORT ERIE.
10. FOUNDATION DRAINS SHALL BE PUMPED BY A SUMP PUMP IN EACH HOUSE DISCHARGING VIA SPLASH PADS OR OTHER MEANS WHICH SHALL EXTEND A DISTANCE AT LEAST 1.2 METRES AWAY FROM THE STRUCTURE AND MUST DIRECT FLOW AWAY FROM THE BUILDING, TO SIDE OR REAR YARD SWALES.
11. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CONSULTING ENGINEER 72 HOURS PRIOR TO COMMENCING THE SITE WORKS TO REQUEST INSPECTION. THE CONSULTING ENGINEER SHALL DETERMINE THE EXTENT OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION ON THE UNDERGROUND SERVICE INSTALLATION AS MANDATED BY THE ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2. GENERAL REVIEW. FAILURE TO MAKE SUITABLE ARRANGEMENTS FOR INSPECTION WILL LEAD TO POST CONSTRUCTION TESTING AND INSPECTION AS DETERMINED BY THE ENGINEER. ALL COSTS ASSOCIATED WITH ANY REQUIRED POST CONSTRUCTION TESTING AND INSPECTION SHALL BE BORNE BY THE CONTRACTOR, INCLUDING ANY DELAYS TO CONSTRUCTION, NECESSARY REWORK AND RESTORATION OF DISTURBED WORKS. FINAL CERTIFICATION OF THE WORKS WILL BE WITHHELD UNTIL ALL POST CONSTRUCTION INSPECTION OF THE UN-INSPECTED WORKS IS COMPLETE TO THE SATISFACTION OF THE CONSULTING ENGINEER. FULL PAYMENT FOR UN-INSPECTED WORKS MAY BE WITHHELD UNTIL.

INTERNAL ROAD PAVEMENT STRUCTURE PER SOIL-MAT GEOTECHNICAL REPORT (OCTOBER 31, 2023):
 - 40mm H.L.S SURFACE ASPHALT (COMPACTED TO MIN 92% MRD)
 - 50mm H.L.B BINDER ASPHALT (COMPACTED TO MIN 92% MRD)
 - 150mm GRANULAR 'A' (COMPACTED TO MIN 98% SPMD)
 - 250mm GRANULAR 'B' TYPE II (COMPACTED TO MIN 98% SPMD)



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2023.02.10	ISSUED FOR DRAFT CONDO PLAN SUBMISSION	1
2023.11.03	ISSUED FOR 2nd DRAFT CONDO PLAN SUBMISSION	2

LEGEND

- + [195.00] PROPOSED ELEVATION
- + [195.00]HP PROPOSED HIGH POINT ELEVATION
- + [195.50]EX EXISTING GRADE
- + 195.50 EXISTING GRADE
- 2.0% PROPOSED DRAINAGE ARROWS/SLOPE
 PROPOSED SWALE
 EXISTING DRAINAGE ARROWS/SLOPE
 PROPOSED OVERLAND FLOW ROUTE
 PROPOSED DRAINAGE DIVIDE
 EXISTING MAJOR CONTOUR
 EXISTING EXTERNAL SITE CONTOUR (BASED ON 2015 SWOP LIDAR)
 EXISTING DITCH CENTRELINE
 REMOVALS
- 3R NUMBER OF BUILDING RISERS
- BFE FINISH FLOOR ELEVATION
- BFE BASEMENT FLOOR ELEVATION
- MH PROPOSED STORM MANHOLE
- MHA PROPOSED SANITARY MANHOLE
- CB PROPOSED CATCHBASIN
- EX CB EXISTING CATCHBASIN
- EX MH EXISTING STORM MANHOLE
- EX SAN MH EXISTING SANITARY MANHOLE

TOPOGRAPHIC SURVEY INFORMATION:
 TOPOGRAPHIC SURVEY COMPLETED BY CHAMBERS AND ASSOCIATES SURVEYING LTD. DWG NO. 14019-5_TOPO, DATED DECEMBER 19, 2018.
 BENCHMARK: ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWNNET RKT NETWORK, NAD83 CSRS, VERSION 3. EPOC 2010.

REFERENCE MATERIAL INFORMATION:
 EXISTING SEWER AND WATERMAIN INFORMATION OBTAINED FROM AS-RECORDED PLAN AND PROFILES PREPARED BY DENCOC ENGINEERING LTD. DWG NO. 09057, DATED FEBRUARY 19, 1991 AND CONSTRUCTION PLAN AND PROFILES PREPARED BY TOWN OF FORT ERIE ENGINEERING DIVISION, DWG SET NO. IS08PEAR, DATED SEPTEMBER 23, 2008.

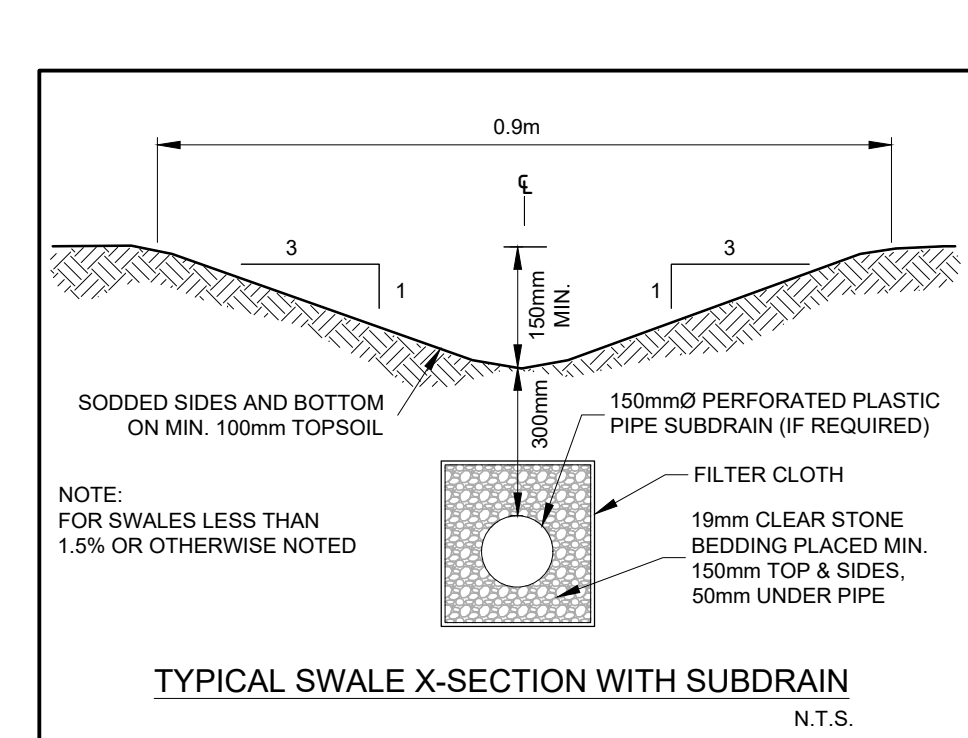
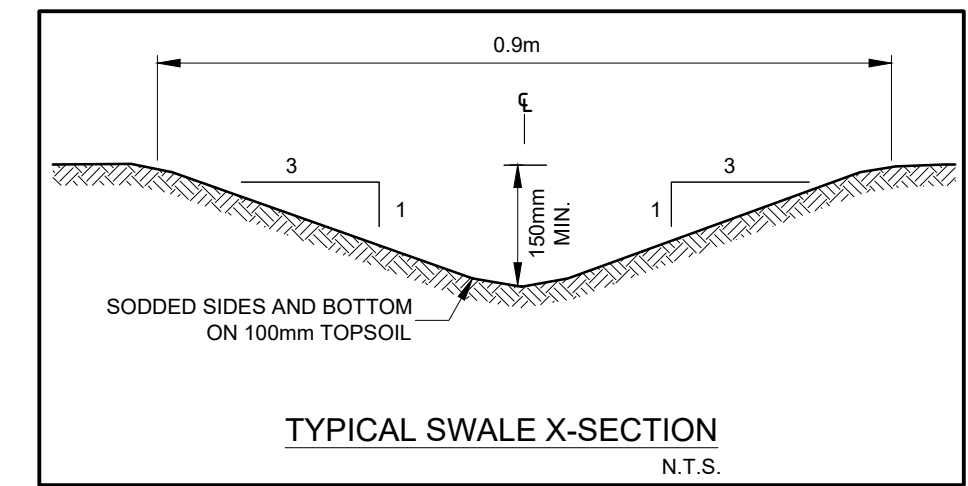
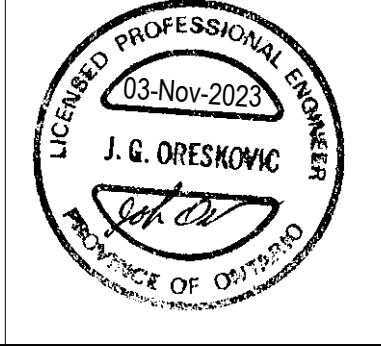
CLIENT
 SCHOUT COMMUNITIES INC.

45 REINHART PLACE, PETERSBURG, ON

PROJECT
 3770 HAZEL STREET
 TOWN OF FORT ERIE

TITLE
 GRADING PLAN

WALTERFEDY
 KITCHENER | HAMILTON | TORONTO | CALGARY
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SCALE	1:500	SHEET NO.
DATE	2023-11-02	C2-1
PROJECT NO.	2022.0365.10	
DRAWN BY	MPB	
CHECKED BY	JGO	

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SERVICING NOTES

- GENERAL**
- THIS PLAN IS NOT FOR CONSTRUCTION UNTIL SEALED BY THE ENGINEER AND APPROVED BY THE TOWNSHIP OF FORT ERIE.
 - ALL MATERIALS AND CONSTRUCTION METHODS TO BE AS PER THE TOWN OF FORT ERIE (LATEST REVISIONS) AND THE ONTARIO STANDARDS AND SPECIFICATIONS (LATEST REVISION)
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CONSULTING ENGINEER 72 HOURS PRIOR TO COMMENCING THE SITE WORKS TO REQUEST INSPECTION. THE CONSULTING ENGINEER SHALL DETERMINE THE EXTENT OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF THE UNDERGROUND SERVICE INSTALLATION AS MANDATED BY THE ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2. GENERAL REVIEW. FAILURE TO MAKE SUITABLE ARRANGEMENTS FOR INSPECTION WILL LEAD TO POST CONSTRUCTION TESTING AND INSPECTION AS DETERMINED BY THE ENGINEER. ALL COSTS ASSOCIATED WITH ANY REQUIRED POST CONSTRUCTION TESTING AND INSPECTION SHALL BE BORNE BY THE CONTRACTOR, INCLUDING ANY DELAYS TO CONSTRUCTION, NECESSARY REWORK AND RESTORATION OF DISTURBED WORKS. FINAL CERTIFICATION OF THE WORKS WILL BE WITHHELD UNTIL ALL POST CONSTRUCTION INSPECTION OF THE UNINSPECTED WORKS IS COMPLETE TO THE SATISFACTION OF THE CONSULTING ENGINEER. FULL PAYMENT FOR UNINSPECTED WORKS MAY BE WITHHELD UNTIL.
 - PAVEMENT STRUCTURE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY SOIL-MAT ENGINEERS (OCTOBER 31, 2023).

SANITARY SEWERS/SERVICES

- THE MINIMUM PIPE SIZE IN ROADWAYS SHALL BE 200mm. SERVICE LATERALS SHALL BE 100mm AND AT A MINIMUM SLOPE OF 0.2%.
- THE MINIMUM COVER FOR SANITARY SEWERS SHALL BE 2.40m BELOW GRADE.
- IF NECESSARY, CONCRETE ENCASED RISERS SHALL BE PROVIDED FOR CONNECTION WITH THE MAIN SEWER. 2% MINIMUM GRADE SHALL BE MAINTAINED FOR CONNECTION PIPES.
- HORIZONTAL SEPARATION FROM WATER SERVICE CONNECTIONS OF NOT LESS THAN 2.44m MEASURED HORIZONTALLY FROM UNDISTURBED OR COMPACTED EARTH OR AS APPROVED BY THE MANGER OF ENVIRONMENTAL SERVICES.
- ALL SANITARY SEWER LATERAL CONNECTIONS SHALL BE INSTALLED USING PREFABRICATED TEES. ALL CONNECTIONS SHALL CONFORM TO CURRENT OPSD 1006.010 AND OPSD 410.

STORM SEWERS

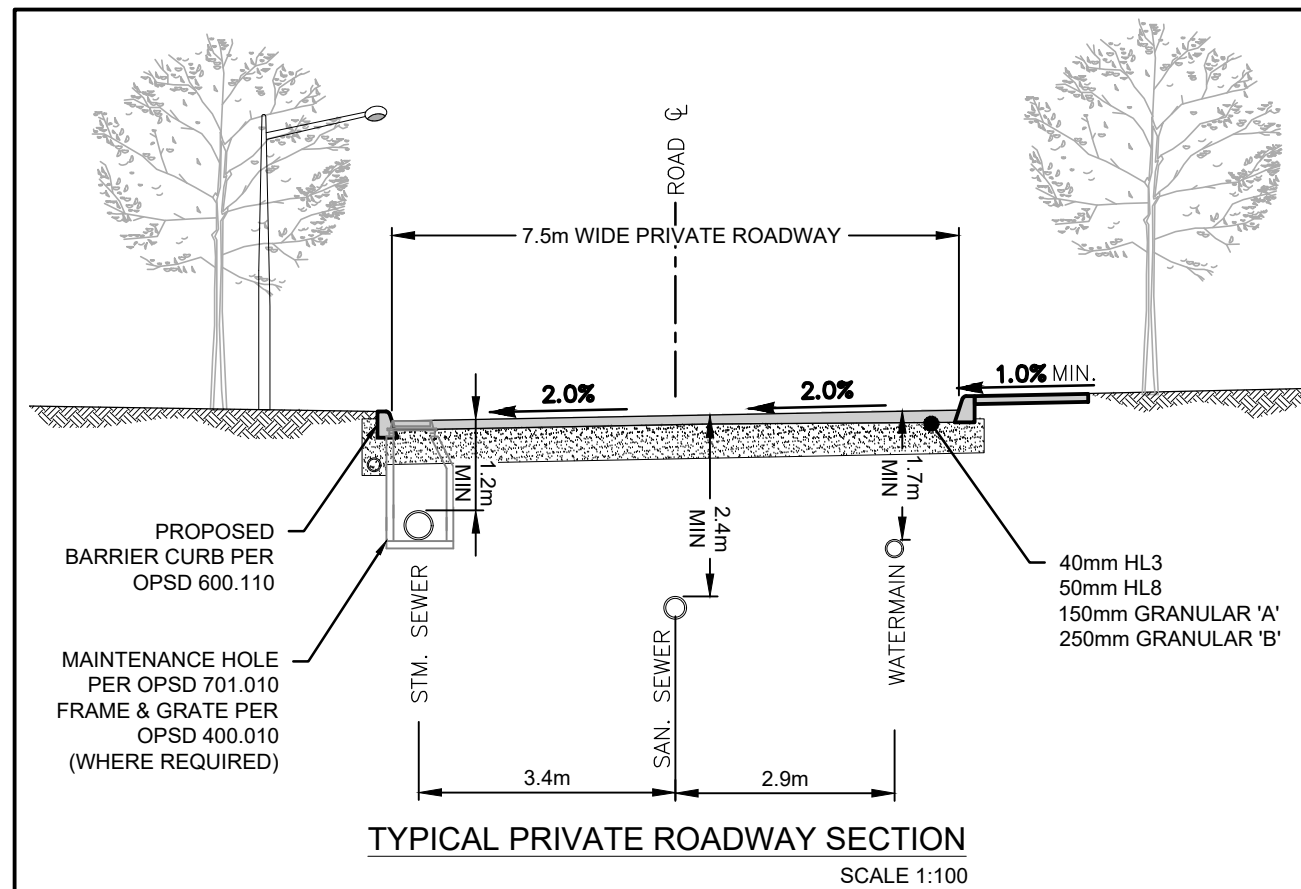
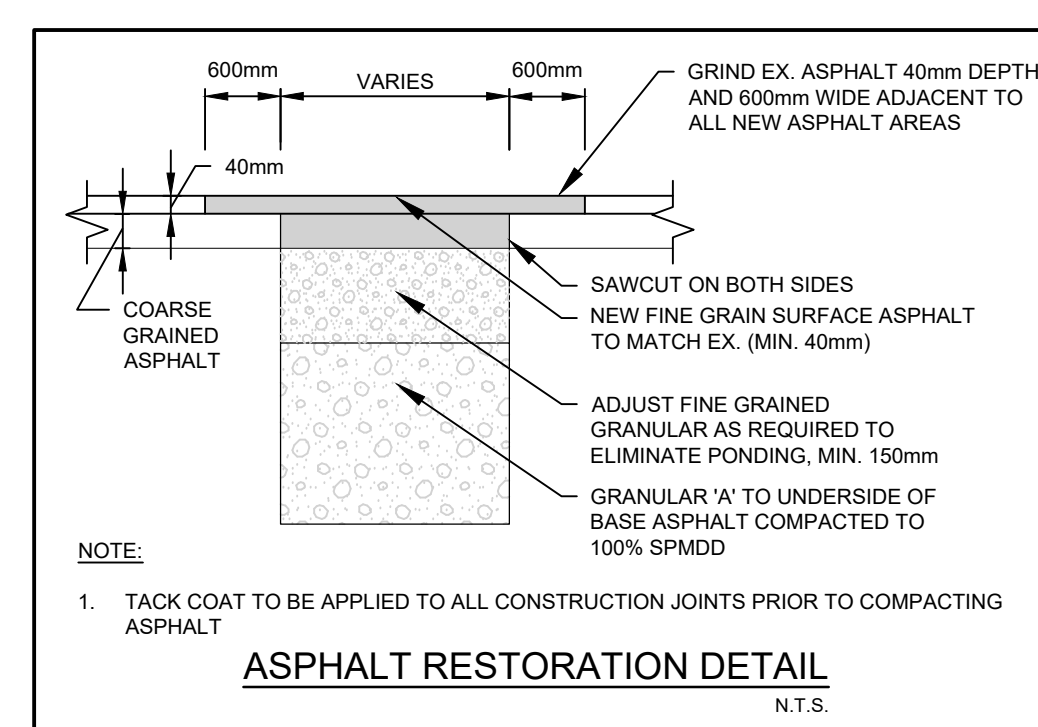
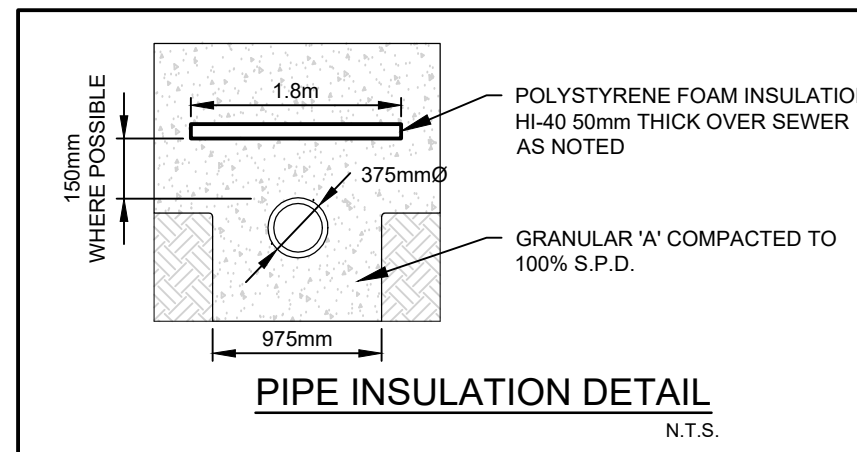
- THE MINIMUM SIZE OF STORM SEWER IN THE ROADWAY SHALL BE 300mm WITH A MINIMUM OF 1.2m COVER BELOW GRADE. MINIMUM SIZE FOR A CATCHBASIN STORM LEADS SHALL BE 200mm AND 250mm FOR DOUBLE CATCHBASINS.
- THE CONNECTION OF THE STORM DRAIN TO THE STORM SEWER MAY BE MADE AT AN EXISTING MANHOLE OR DIRECTLY TO THE STORM SEWER IF THE SIZE OF THE CONNECTION IS LESS THAN HALF OF THE SIZE OF THE STORM SEWER. IF THE CONNECTION SIZE IS EQUAL TO OR GREATER THAN ONE HALF THE SIZE OF THE MAIN SEWER, THE CONNECTION MUST BE MADE TO A MANHOLE, EXISTING OR NEW, ON THE STORM SEWER.
- FOUNDATION DRAINS (WEeping TILES) SHALL BE CONNECTED DIRECTLY TO A SUMP AND DRAINED VIA A SUMP PUMP AND THE SUMP PUMP SHALL DISCHARGE ON GROUND VIA SPLASH PADS AS ROOF LEADERS OR DOWNSPOUTS. ROOF DRAIN CONNECTIONS TO THE STORM SEWER CONNECTION IS PROHIBITED. ROOF LEADERS SHALL DISCHARGE ON GROUND VIA SPLASH PADS AT LEAST 1.2m AWAY FROM THE BUILDING FOUNDATION WALLS.
- FLWS SHALL BE DIRECTED AWAY FROM THE BUILDING TOWARDS SIDE OR REAR YARD SWALE WITHOUT ANY EROSION OR INCONVENIENCE TO ADJACENT PROPERTY.

WATERMANS/SERVICES

- FOR EACH RESIDENTIAL UNIT, A 20mm DIAMETER TYPE K SOFT COPPER SERVICE SHALL EXTEND FROM THE MAIN TO THE PROPERTY LINE COMPLETE WITH A CURB STOP AND BOX PER OPSD 1104.010. ALL SERVICE CONNECTIONS SHALL BE INSTALLED WITH MAGNESIUM OR ZINC SACRIFICIAL ANODE FOR CORROSION PROTECTION.
- MINIMUM COVER FOR WATERMANS SHALL BE 1.70m BELOW GRADE.
- ALL VALVES INSTALLED SHALL BE THE SAME SIZE AS THE WATERMAIN.
- ALL VALVES SHALL BE RESILIENT-SEATED GATE VALVES WHICH CONFORM TO AWWA C509 AND SHALL OPEN LEFT (COUNTER CLOCKWISE) AND CLOSE RIGHT (CLOCKWISE). ALL GATE VALVES SHALL HAVE NON-RISING STEMS, 50MM OPERATING NUTS AND MECHANICAL JOINT ENDS.
- ALL WATER SERVICES SHALL BE INSTALLED AT RIGHT ANGLES TO THE WATERMAIN.
- HYDRANT LEADS SHALL BE 150mm AND SHALL BE CONNECTED USING A GATE VALVE AND ANCHOR TEE.
- HYDRANTS SHALL BE IN ACCORDANCE WITH OPSD 1105.010 WITH A MINIMUM 150mm DIAMETER LEADS AND DRAIN HOLES PLUGGED BY THE MANUFACTURER.
- HYDRANTS ACCEPTABLE TO THE TOWN OF FORT ERIE SHALL BE CANADA VALVE CENTURY, MCAVITY M67, AMERICAN A/VK, DARLING 8508 WITH TWO (2) 6MM HOSE NOZZLES AND ONE (1) 114MM PUMPER NOZZLE INCLUDING STORTZ CONNECTION.
- A MINIMUM VERTICAL SEPARATION OF 0.50m IS MAINTAINED BETWEEN THE INVERT OF THE CONFLICTING SEWER AND THE OVERTOP OF THE WATERMAIN.

NOTE:
VERTICAL SEPARATION BETWEEN SEWER DRAINS AND WATERMANS SHALL BE MINIMUM 0.5m PER MINISTRY OF ENVIRONMENT (MOE) GUIDELINES.

INTERNAL ROAD PAVEMENT STRUCTURE PER SOIL-MAT GEOTECHNICAL REPORT (OCTOBER 31, 2023):
 - 40mm HL3 SURFACE ASPHALT (COMPACTED TO MIN 92% MRD)
 - 50mm HL3 BINDER ASPHALT (COMPACTED TO MIN 92% MRD)
 - 150mm GRANULAR 'A' (COMPACTED TO MIN 98% SPMD)
 - 250mm GRANULAR 'B', TYPE II (COMPACTED TO MIN 98% SPMD)



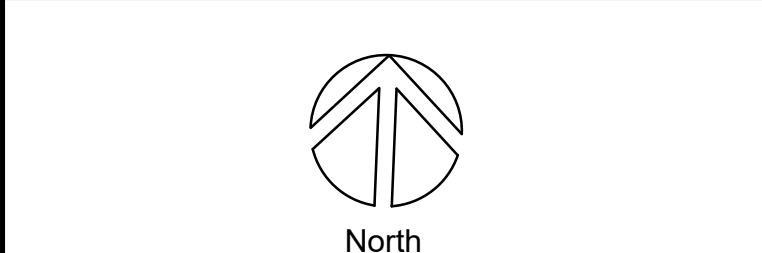
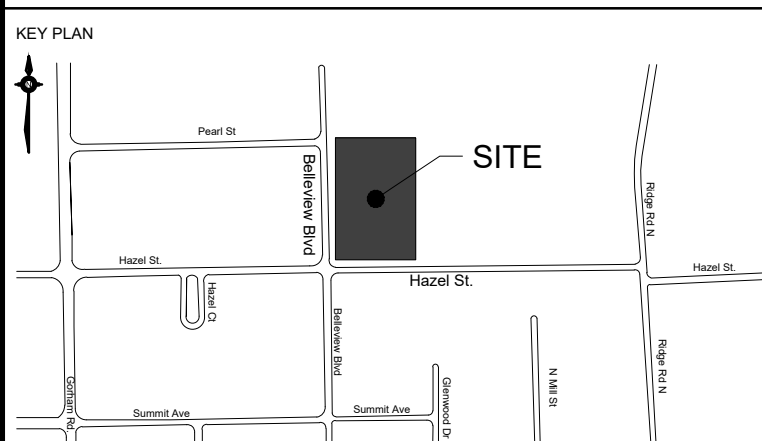
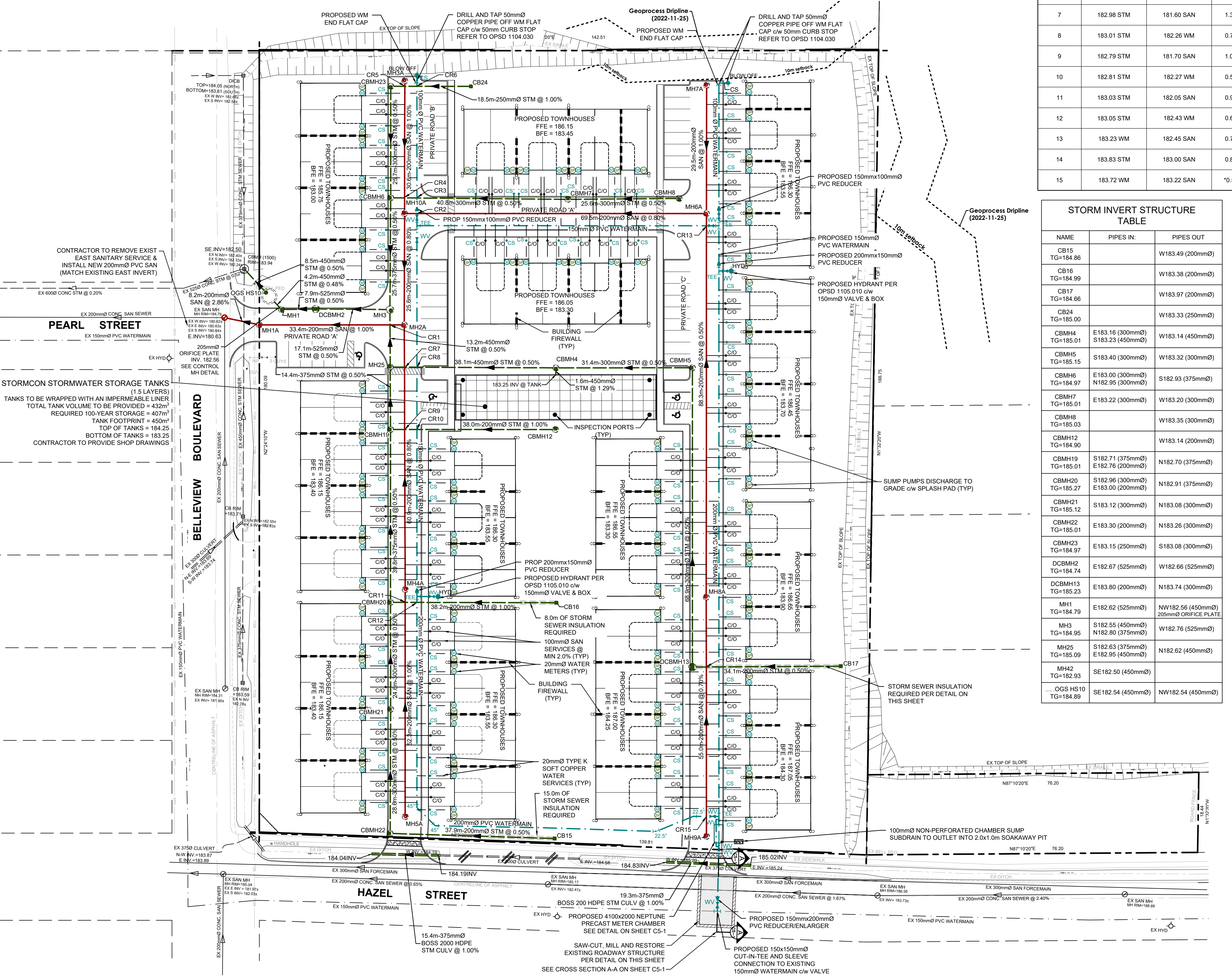
CROSSING #	INVERT	OVERT	DIFFERENCE
1	182.57 STM	181.40 SAN	1.17m
2	182.33 WM	181.83 SAN	*0.50m
3	183.03 STM	182.42 WM	0.61m
4	183.02 STM	181.78 SAN	1.26m
5	183.17 STM	182.03 SAN	1.14m
6	183.19 STM	182.44 WM	0.75m
7	182.98 STM	181.60 SAN	1.38m
8	183.01 STM	182.26 WM	0.75m
9	182.79 STM	181.70 SAN	1.09m
10	182.81 STM	182.27 WM	0.54m
11	183.03 STM	182.05 SAN	0.98m
12	183.05 STM	182.43 WM	0.62m
13	183.23 WM	182.45 SAN	0.78m
14	183.83 STM	183.00 SAN	0.83m
15	183.72 WM	183.22 SAN	*0.50m

NAME	PIPES IN:	PIPES OUT
CB15	TG=184.86	W183.49 (200mmØ)
CB16	TG=184.99	W183.38 (200mmØ)
CB17	TG=184.66	W183.97 (200mmØ)
CB24	TG=185.00	W183.33 (250mmØ)
CBM4	TG=185.01	E183.16 (300mmØ) S183.23 (200mmØ)
CBM5	TG=185.15	S183.40 (300mmØ)
CBM6	TG=184.97	E183.00 (300mmØ) N182.95 (300mmØ)
CBM7	TG=185.01	E183.22 (300mmØ)
CBM8	TG=185.03	W183.35 (300mmØ)
CBM12	TG=184.90	W183.14 (200mmØ)
CBM19	TG=185.01	S182.71 (375mmØ) N182.76 (200mmØ)
CBM20	TG=185.27	S182.96 (300mmØ) E183.00 (200mmØ)
CBM21	TG=185.12	S183.12 (300mmØ)
CBM22	TG=185.01	E183.30 (200mmØ)
CBM23	TG=184.97	E183.15 (250mmØ)
DCBMH2	TG=184.74	E182.67 (525mmØ)
DCBMH3	TG=185.23	E183.80 (200mmØ)
MH1	TG=184.79	E182.62 (525mmØ) NW182.56 (450mmØ) 255mmØ ORIFICE PLATE
MH3	TG=184.95	S182.55 (450mmØ) N182.80 (375mmØ)
MH25	TG=185.09	S182.63 (375mmØ) E182.95 (450mmØ)
MH42	TG=182.93	SE182.50 (450mmØ)
OGS HS10	TG=184.89	SE182.54 (450mmØ) NW182.54 (450mmØ)

NAME	PIPES IN:	PIPES OUT
MH1A	E180.90 (200mmØ)	W180.86 (200mmØ)
MH2A	N181.31 (200mmØ)	W181.23 (200mmØ)
MH3A	S181.31 (200mmØ)	S181.85 (200mmØ)
MH4A	S181.82 (200mmØ)	N181.80 (200mmØ)
MH5A	TG=185.23	N182.34 (200mmØ)
MH6A	S182.23 (200mmØ)	W182.16 (200mmØ)
MH7A	TG=185.30	S182.53 (200mmØ)
MH8A	TG=185.37	S182.68 (200mmØ)
MH9A	TG=185.69	N183.06 (200mmØ)
MH10A	N181.54 (200mmØ)	S181.52 (200mmØ)
MH10B	N181.54 (200mmØ)	W180.82 (200mmØ)

TYPE	STORMCON OR APPROVED EQUAL
SIZE (h x w x l)	1.0 x 10.4x 46.1m (1.5 LAYERS)
STORAGE TO BE PROVIDED	432m³
TOP OF CLEAR STONE ELEVATION	184.40
TOP OF CHAMBER UNIT ELEVATION	184.25
BOTTOM OF CHAMBER UNIT ELEVATION	183.25
BOTTOM OF BASE CLEAR STONE ELEVATION	183.10

NOTE: ALL JOINTS AND PIPE CONNECTIONS TO BE SEALED PER SUPPLIERS SPECS. BACKFILL AND INSTALLATION DETAILS PER SUPPLIERS SPECS. SEE SHOP DRAWINGS BY OTHERS FOR DESIGN DETAILS AND SPECIFICATIONS. INSTALLATION TO BE CERTIFIED BY AN APPROVED REPRESENTATIVE OF STORMCON. TANKS TO BE WRAPPED WITH AN IMPERMEABLE LAYER.



DATE	ISSUED FOR	ISSUANCE	NO.
2023.02.10	ISSUED FOR DRAFT CONDO PLAN SUBMISSION		1
2023.11.03	ISSUED FOR 2nd DRAFT CONDO PLAN SUBMISSION		2

- LEGEND**
- PROPOSED SANITARY SEWER/SERVICE
 - PROPOSED STORM SEWER/SERVICE
 - PROPOSED INSULATED STORM SEWER
 - PROPOSED WATERMAIN/SERVICE
 - EXISTING SANITARY SERVICE
 - EXISTING STORM SERVICE
 - EXISTING WATERMAIN
 - PROPOSED WATERMAIN VALVE
 - PROPOSED WATER METER
 - PROPOSED CURB STOP
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED STORM MANHOLE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED SUMP PUMP
 - PROPOSED CATCHBASIN
 - EXISTING CATCHBASIN
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - REMOVALS

TOPOGRAPHIC SURVEY INFORMATION:
TOPOGRAPHIC SURVEY COMPLETED BY CHAMBERS AND ASSOCIATES SURVEYING LTD. DWG NO. 14019-5_TPO, DATED DECEMBER 18, 2018.
BENCHMARK: ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RKT NETWORK, NAD83 CSRS, VERSION 3, EPOC 2010.

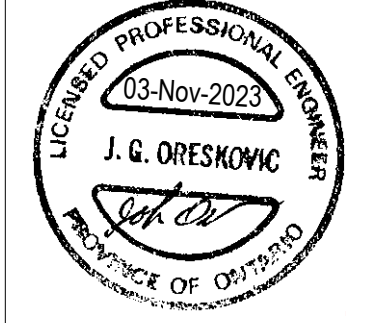
REFERENCE MATERIAL INFORMATION:
EXISTING SEWER AND WATERMAIN INFORMATION OBTAINED FROM AS-RECORDED PLAN AND PROFILES PREPARED BY DENCO ENGINEERING LTD. DWG NO. 8957, DATED FEBRUARY 19, 1991 AND CONSTRUCTION PLAN AND PROFILES PREPARED BY TOWN OF FORT ERIE ENGINEERING DIVISION, DWG SET NO. IS08PEAR, DATED SEPTEMBER 23, 2008.

CLIENT
SCHOUT COMMUNITIES INC.
45 REINHART PLACE, PETERSBURG, ON

PROJECT
3770 HAZEL STREET
TOWN OF FORT ERIE

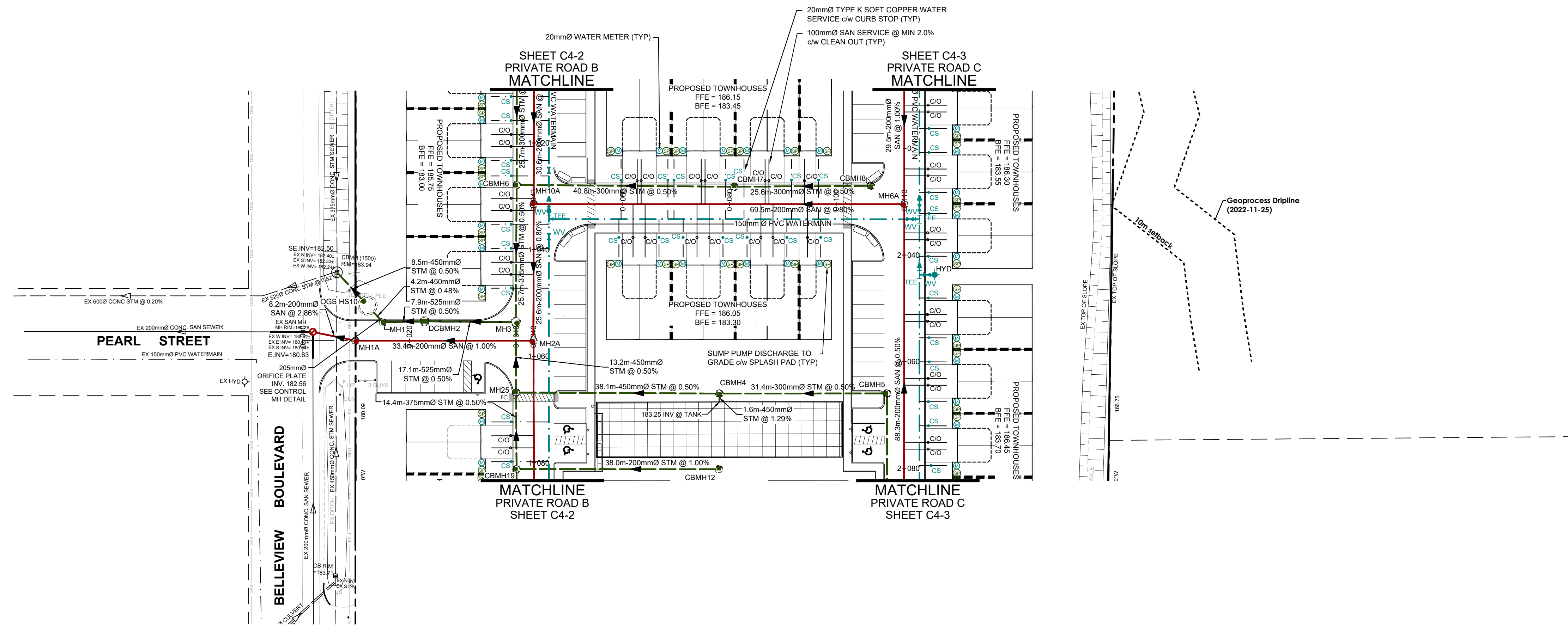
TITLE
SERVICING PLAN

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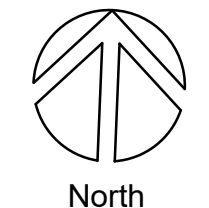
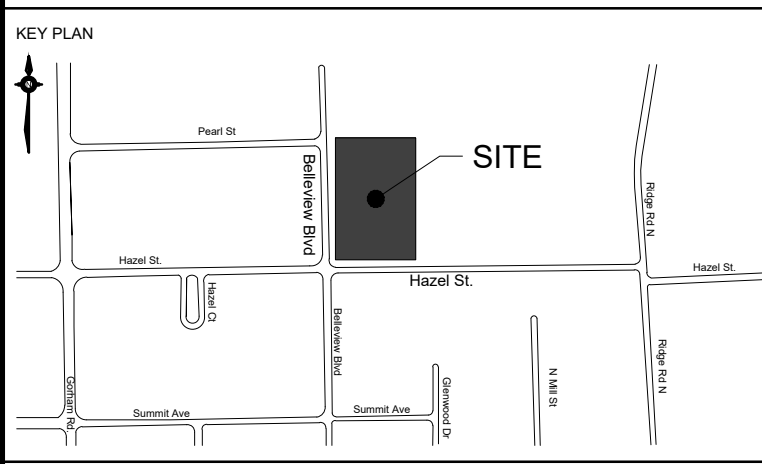


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DATE	2023-11-03	C3-1
PROJECT NO.	2022.0365.10	
DRAWN BY	MPB	
CHECKED BY	JGO	

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PRIVATE ROAD A



DATE	ISSUANCE	NO.
2023.02.10	ISSUED FOR DRAFT CONDO PLAN SUBMISSION	1
2023.11.03	ISSUED FOR 2nd DRAFT CONDO PLAN SUBMISSION	2

LEGEND

- PROPOSED SANITARY SEWER/SERVICE
- PROPOSED STORM SEWER/SERVICE
- PROPOSED INSULATED STORM SEWER
- PROPOSED WATERMAIN SERVICE
- EXISTING SANITARY SERVICE
- EXISTING STORM SERVICE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN VALVE
- PROPOSED WATER METER
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SUMP PUMP
- PROPOSED CATCHBASIN
- EXISTING CATCHBASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- REMOVALS

TOPOGRAPHIC SURVEY INFORMATION:
TOPOGRAPHIC SURVEY COMPLETED BY CHAMBERS AND ASSOCIATES SURVEYING LTD, DWG NO. 14019-5_TOPO, DATED DECEMBER 18, 2018.
BENCHMARK: ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RKT NETWORK, NAD83 CSRS, VERSION 3, EPOC 2010.

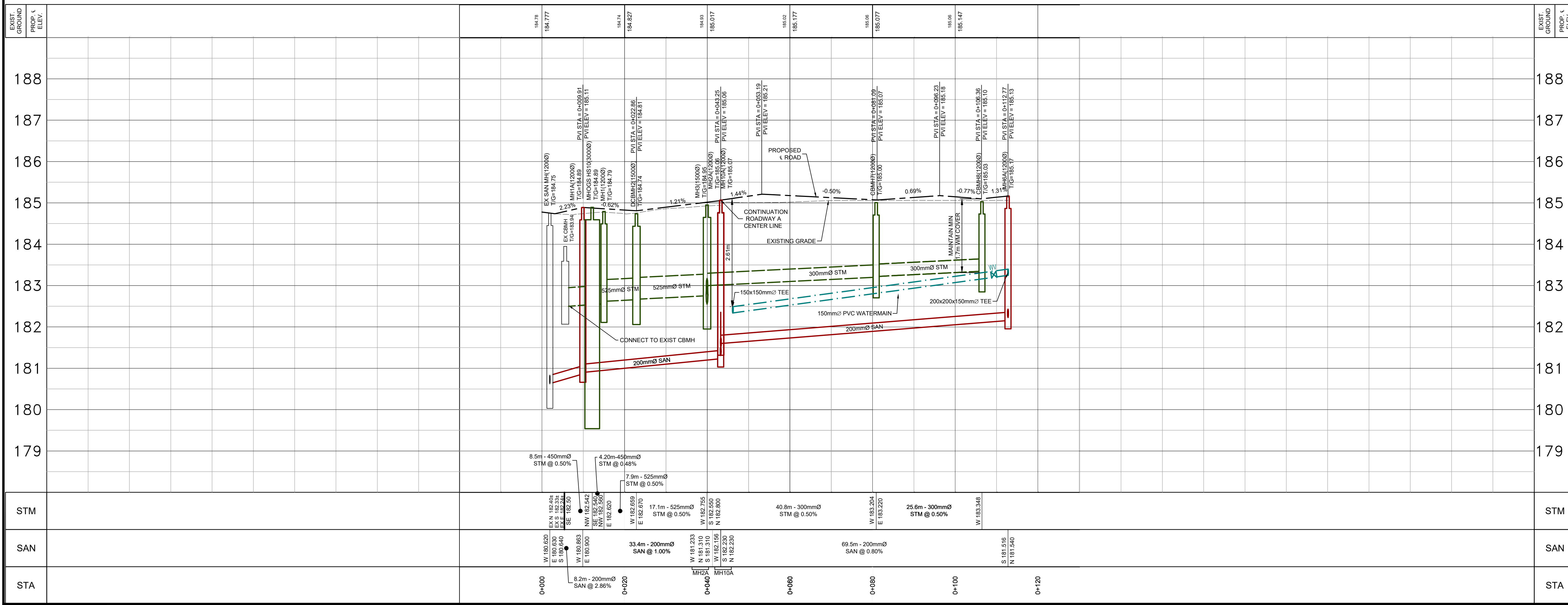
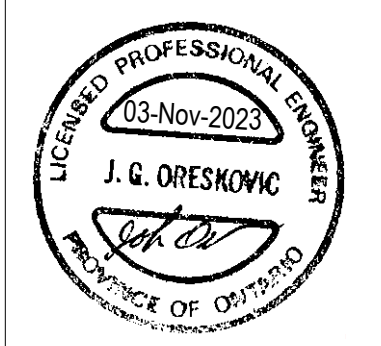
REFERENCE MATERIAL INFORMATION:
EXISTING SEWER AND WATERMAIN INFORMATION OBTAINED FROM AS-RECORDED PLAN AND PROFILES PREPARED BY DENCO ENGINEERING LTD DWG NO. 18057, DATED FEBRUARY 19, 1991 AND CONSTRUCTION PLAN AND PROFILES PREPARED BY TOWN OF FORT ERIE ENGINEERING DIVISION, DWG SET NO. IS08PEAR, DATED SEPTEMBER 23, 2008.

CLIENT
SCHOUT COMMUNITIES INC.
45 REINHART PLACE, PETERSBURG, ON

PROJECT
3770 HAZEL STREET
TOWN OF FORT ERIE

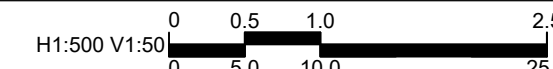
TITLE
PLAN AND PROFILE
PRIVATE ROAD A
STA 0+000 TO 0+113

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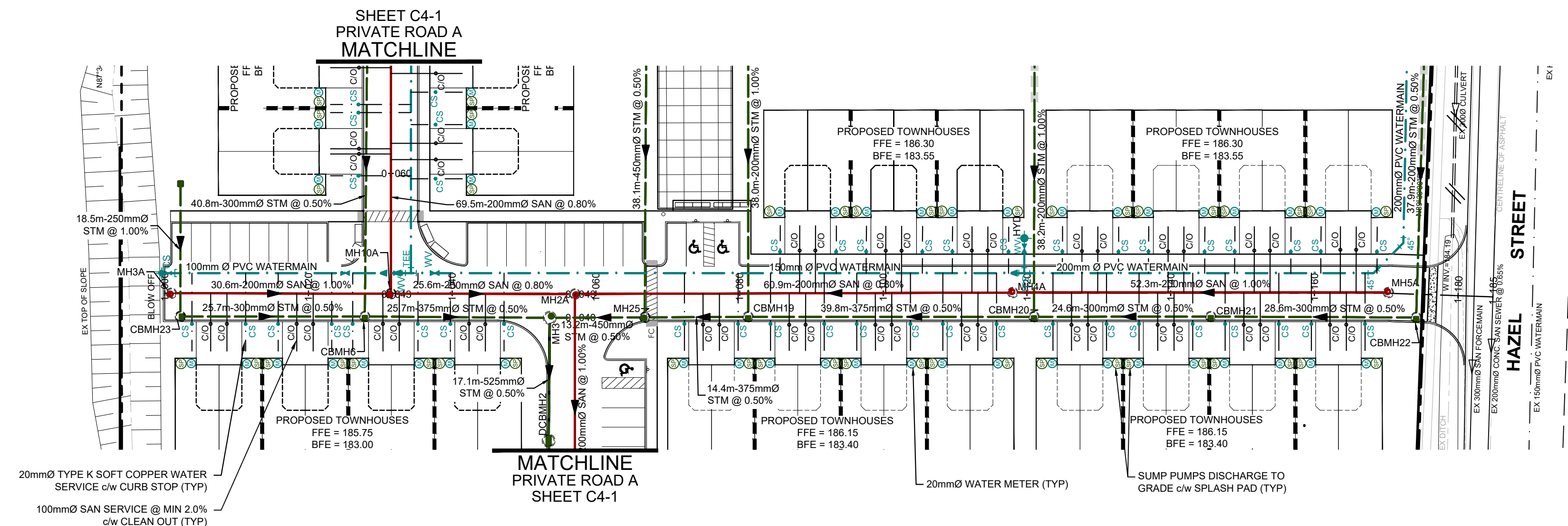


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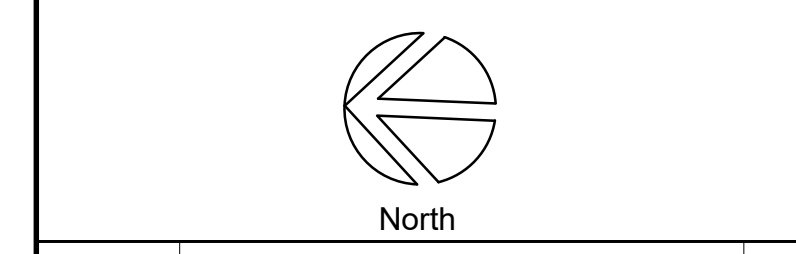
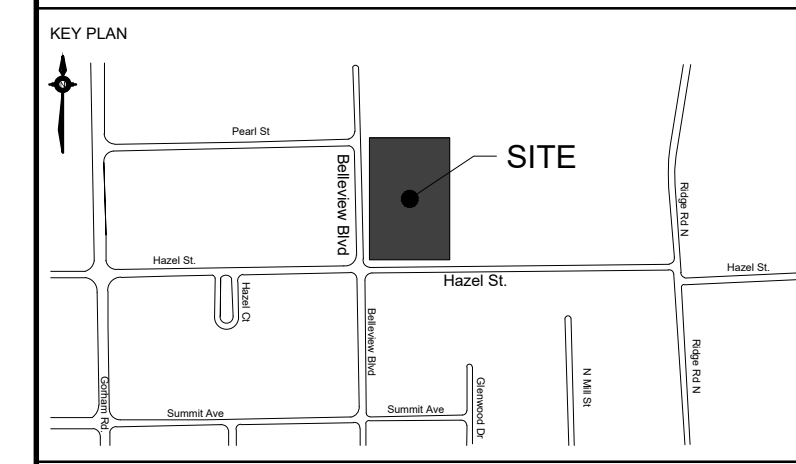
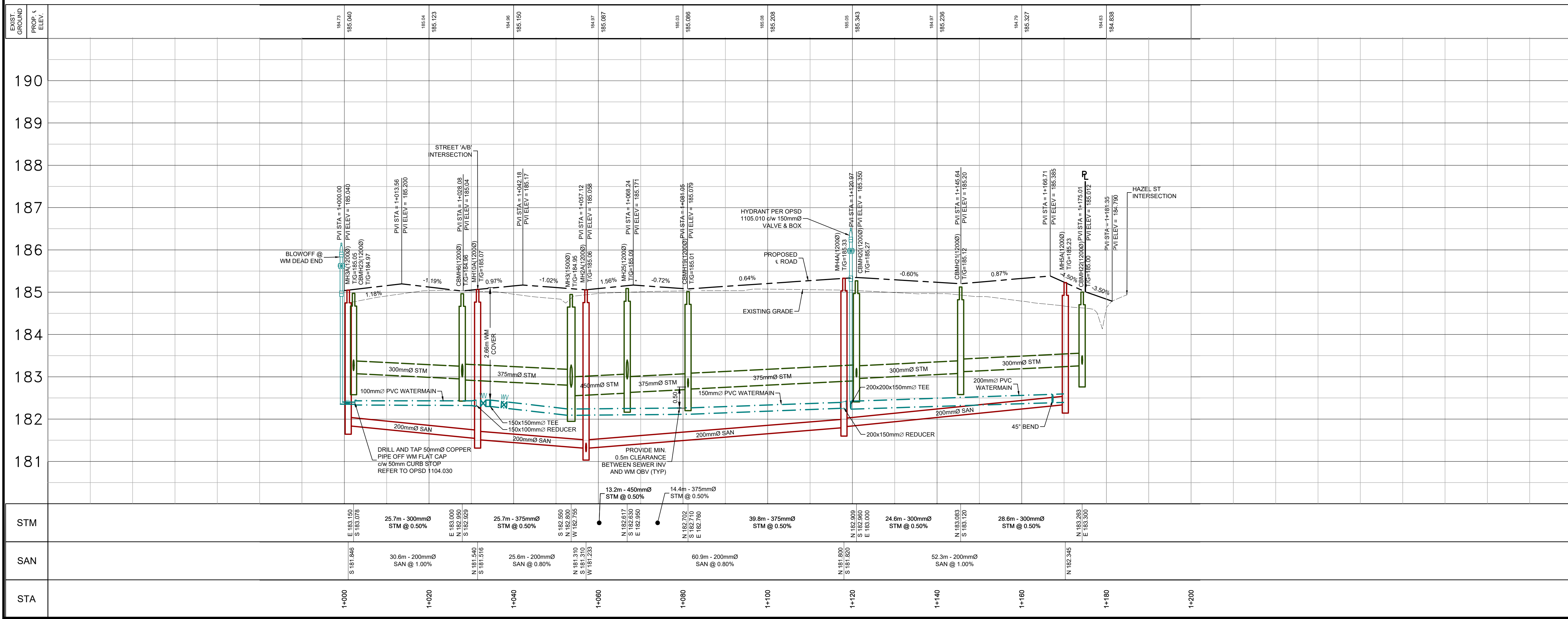
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DATE	2023-11-02	C4-1
PROJECT NO.	2022.0365.10	
DRAWN BY	MPB	
CHECKED BY	JGO	



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PRIVATE ROAD B



DATE	ISSUANCE	NO.
2023.02.10	ISSUED FOR DRAFT CONDO PLAN SUBMISSION	1
2023.11.03	ISSUED FOR 2nd DRAFT CONDO PLAN SUBMISSION	2

LEGEND

- PROPOSED SANITARY SEWER/SERVICE
- PROPOSED STORM SEWER/SERVICE
- PROPOSED INSULATED STORM SEWER
- PROPOSED WATERMAIN SERVICE
- EXISTING SANITARY SERVICE
- EXISTING STORM SERVICE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN VALVE
- PROPOSED WATER METER
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SUMP PUMP
- PROPOSED CATCHBASIN
- EXISTING CATCHBASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- REMOVALS

TOPOGRAPHIC SURVEY INFORMATION:
 TOPOGRAPHIC SURVEY COMPLETED BY CHAMBERS AND ASSOCIATES SURVEYING LTD, DWG NO. 14019-5_TOPO, DATED DECEMBER 18, 2018.
BENCHMARK: ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RKT NETWORK, NAD83 CSRS, VERSION 3, EPOC 2010.

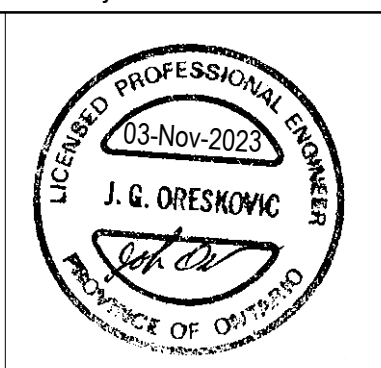
REFERENCE MATERIAL INFORMATION:
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CLIENT
 SCHOUT COMMUNITIES INC.
 45 REINHART PLACE, PETERSBURG, ON

PROJECT
 3770 HAZEL STREET
 TOWN OF FORT ERIE

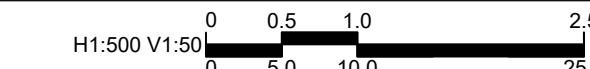
TITLE
 PLAN AND PROFILE
 PRIVATE ROAD B
 STA 1+000 TO 1+185

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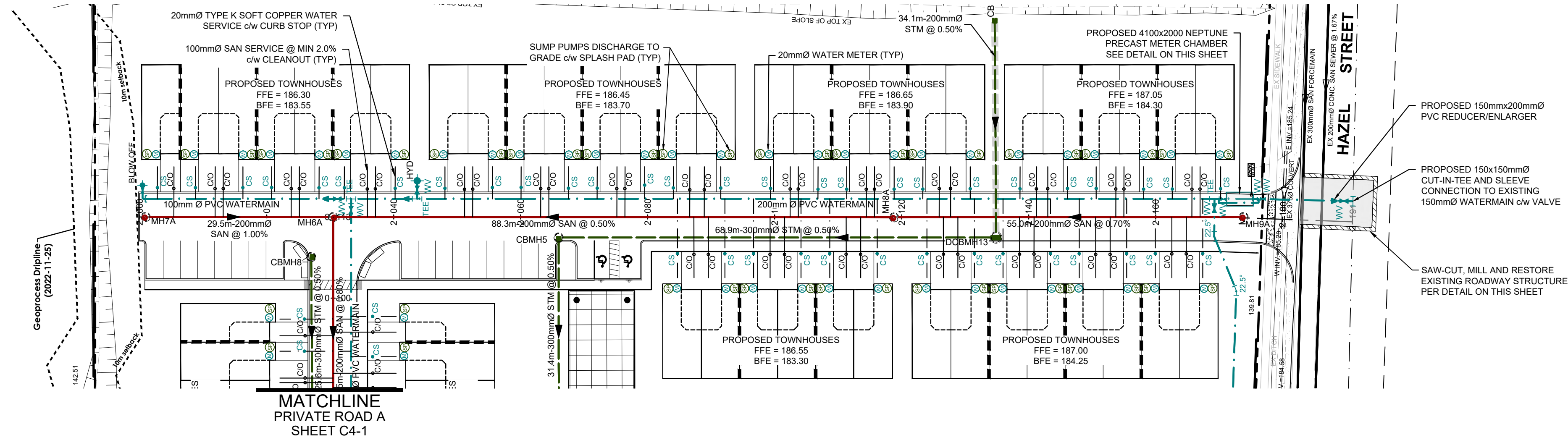


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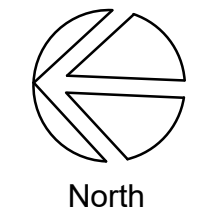
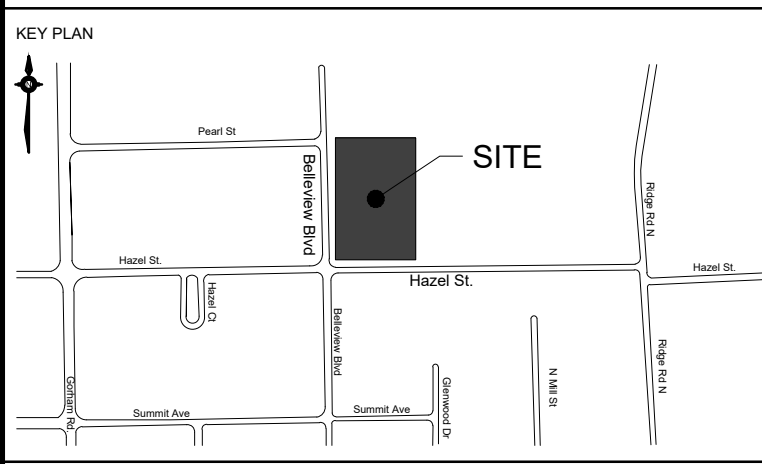
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PROJECT NO.: 2022.0365.10	
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CHECKED BY: JGO	



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PRIVATE ROAD C



DATE	ISSUANCE	NO.
2023.02.10	ISSUED FOR DRAFT CONDO PLAN SUBMISSION	1
2023.10.19	ISSUED FOR REZONING RESUBMISSION	2

LEGEND

- PROPOSED SANITARY SEWERSERVICE
- PROPOSED STORM SEWERSERVICE
- PROPOSED INSULATED STORM SEWER
- PROPOSED WATERMAINSERVICE
- EXISTING SANITARY SERVICE
- EXISTING STORM SERVICE
- EXISTING WATERMAIN
- WV PROPOSED WATERMAIN VALVE
- M PROPOSED WATER METER
- MH PROPOSED STORM MANHOLE
- MHA PROPOSED SANITARY MANHOLE
- SP PROPOSED SUMP PUMP
- CB PROPOSED CATCHBASIN
- EX CB EXISTING CATCHBASIN
- EX MH EXISTING STORM MANHOLE
- EX SAN MH EXISTING SANITARY MANHOLE
- EX HYD EXISTING FIRE HYDRANT
- X // REMOVALS

TOPOGRAPHIC SURVEY INFORMATION:
TOPOGRAPHIC SURVEY COMPLETED BY CHAMBERS AND ASSOCIATES SURVEYING LTD, DWG NO. 14019-5_TOPO, DATED DECEMBER 18, 2018.
BENCHMARK: ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RKT NETWORK, NAD83 CSRS, VERSION 3, EPOC 2010.

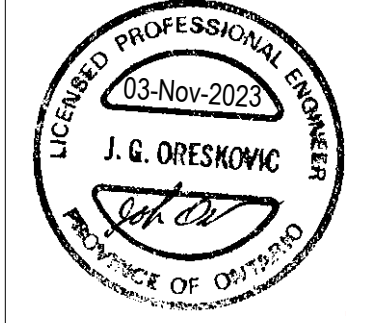
REFERENCE MATERIAL INFORMATION:
EXISTING SEWER AND WATERMAIN INFORMATION OBTAINED FROM AS-RECORDED PLAN AND PROFILES PREPARED BY DENCO ENGINEERING LTD DWG NO. 89057, DATED FEBRUARY 19, 1991 AND CONSTRUCTION PLAN AND PROFILES PREPARED BY TOWN OF FORT ERIE ENGINEERING DIVISION, DWG SET NO. IS08PEAR, DATED SEPTEMBER 23, 2008.

CLIENT
SCHOUT COMMUNITIES INC.
45 REINHART PLACE, PETERSBURG, ON

PROJECT
3770 HAZEL STREET
TOWN OF FORT ERIE

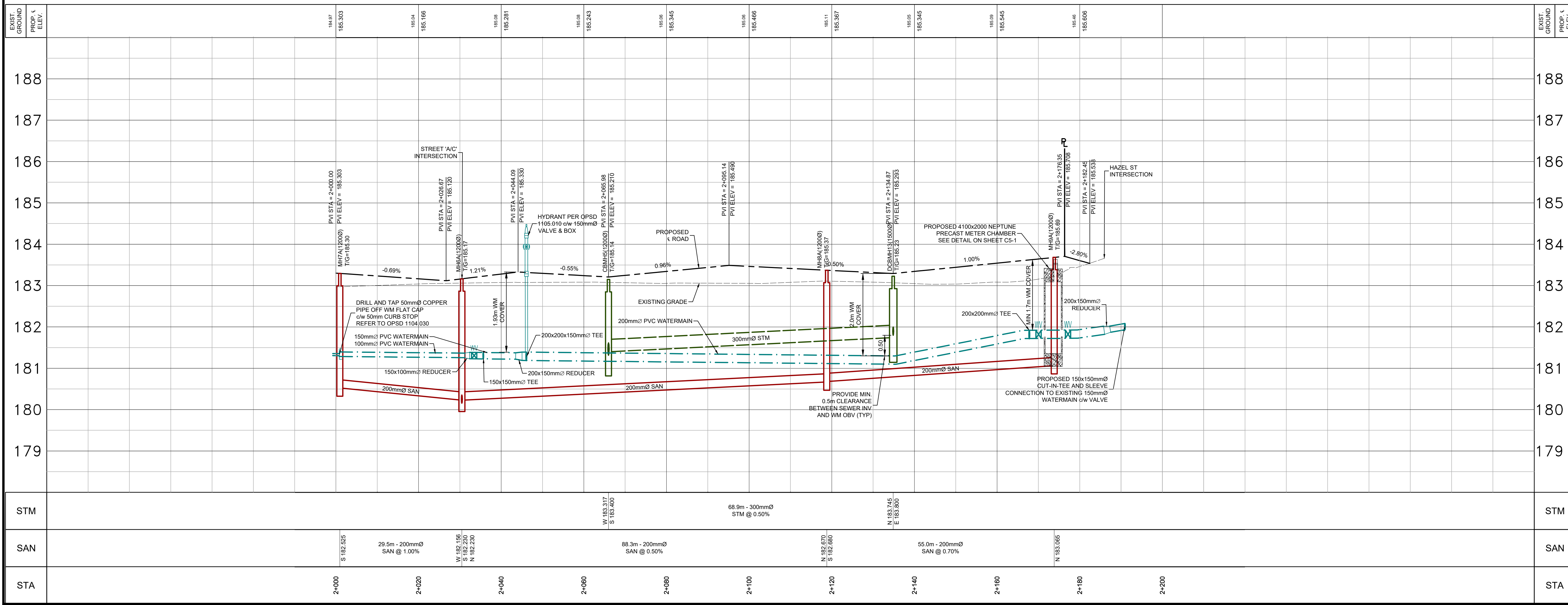
TITLE
PLAN AND PROFILE
PRIVATE ROAD C
STA 2+000 TO 2+191

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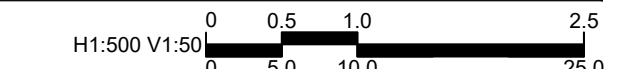


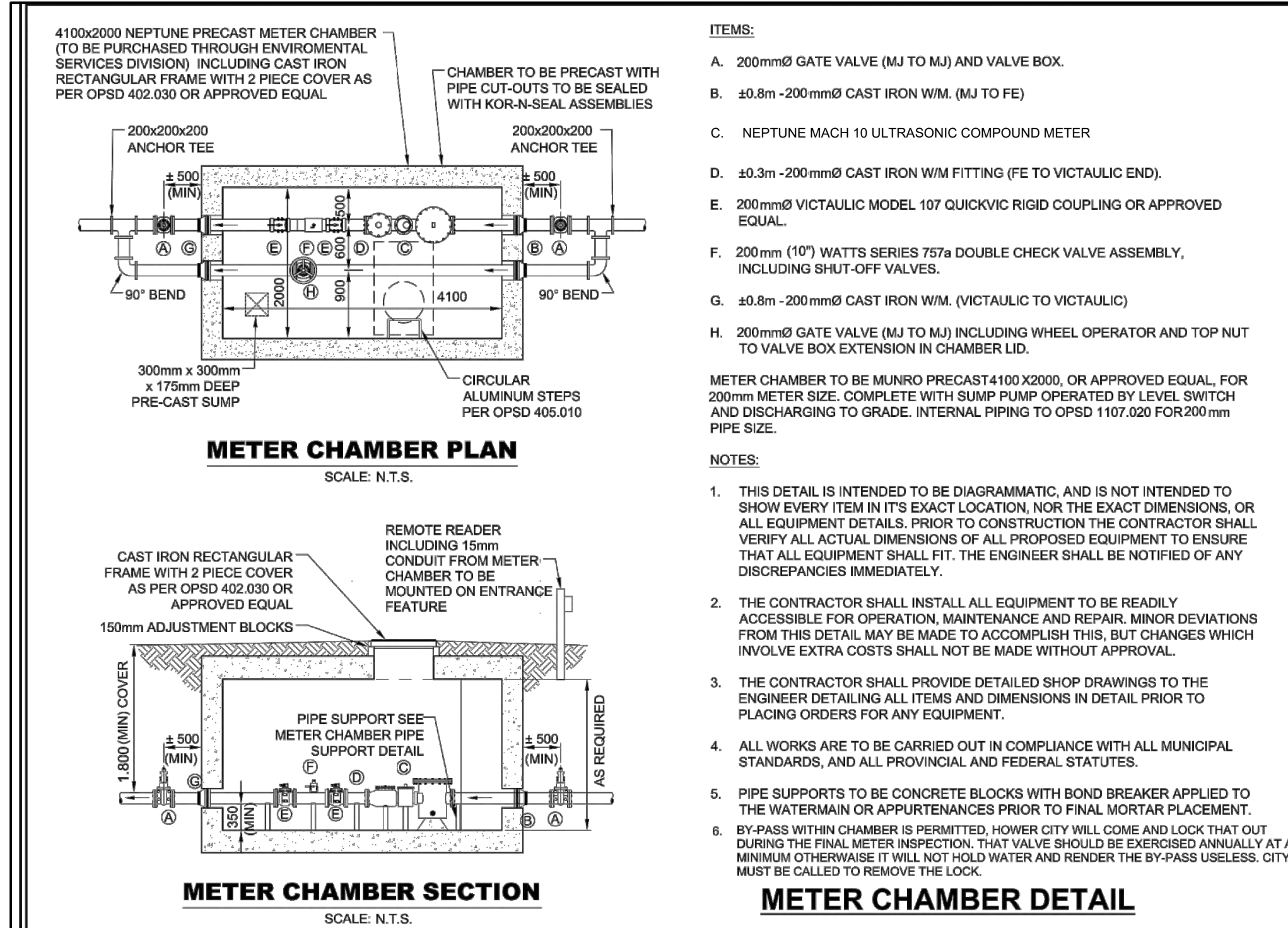
SCALE: H1:500 V1:50 SHEET NO.: **C4-3**

DATE: 2023-11-03
PROJECT NO.: 2022.0365.10
DRAWN BY: MPB
CHECKED BY: JGO



STM	SAN	STA
68.9m - 300mm STM @ 0.50%	29.5m - 200mm SAN @ 1.00%	2+000
	88.3m - 200mm SAN @ 0.50%	2+080
	55.0m - 200mm SAN @ 0.70%	2+160





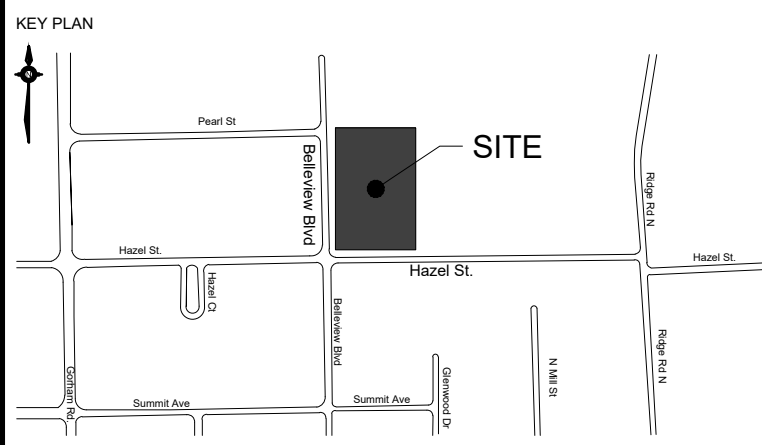
ITEMS:

- A. 200mmØ GATE VALVE (MJ TO MJ) AND VALVE BOX.
- B. ±0.8m-200mmØ CAST IRON W/M. (MJ TO FE)
- C. NEPTUNE MACH 10 ULTRASONIC COMPOUND METER
- D. ±0.3m-200mmØ CAST IRON W/M FITTING (FE TO VICTAULIC END).
- E. 200mmØ VICTAULIC MODEL 107 QUICKVIC RIGID COUPLING OR APPROVED EQUAL.
- F. 200mm (10") WATTS SERIES 757a DOUBLE CHECK VALVE ASSEMBLY, INCLUDING SHUT-OFF VALVES.
- G. ±0.8m-200mmØ CAST IRON W/M. (VICTAULIC TO VICTAULIC)
- H. 200mmØ GATE VALVE (MJ TO MJ) INCLUDING WHEEL OPERATOR AND TOP NUT TO VALVE BOX EXTENSION IN CHAMBER LID.

METER CHAMBER TO BE MUNIRO PRECAST 4100X2000, OR APPROVED EQUAL, FOR 200mm METER SIZE, COMPLETE WITH SUMP PUMP OPERATED BY LEVEL SWITCH AND DISCHARGING TO GRADE. INTERNAL PIPING TO OPSD 1107.020 FOR 200mm PIPE SIZE.

NOTES:

1. THIS DETAIL IS INTENDED TO BE DIAGRAMMATIC AND IS NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, NOR THE EXACT DIMENSIONS, OR ALL EQUIPMENT DETAILS. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL ACTUAL DIMENSIONS OF ALL PROPOSED EQUIPMENT TO ENSURE THAT ALL EQUIPMENT SHALL FIT. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
2. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIR. MINOR DEVIATIONS FROM THIS DETAIL MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES WHICH INVOLVE EXTRA COSTS SHALL NOT BE MADE WITHOUT APPROVAL.
3. THE CONTRACTOR SHALL PROVIDE DETAILED SHOP DRAWINGS TO THE ENGINEER DETAILING ALL ITEMS AND DIMENSIONS IN DETAIL PRIOR TO PLACING ORDERS FOR ANY EQUIPMENT.
4. ALL WORKS ARE TO BE CARRIED OUT IN COMPLIANCE WITH ALL MUNICIPAL STANDARDS, AND ALL PROVINCIAL AND FEDERAL STATUTES.
5. PIPE SUPPORTS TO BE CONCRETE BLOCKS WITH BOND BREAKER APPLIED TO THE WATERMAIN OR APPURTENANCES PRIOR TO FINAL MORTAR PLACEMENT.
6. BY-PASS WITHIN CHAMBER IS PERMITTED, HOWEVER CITY WILL COME AND LOCK THAT OUT DURING THE FINAL METER INSPECTION. THAT VALVE SHOULD BE EXERCISED ANNUALLY AT A MINIMUM OTHERWISE IT WILL NOT HOLD WATER AND RENDER THE BY-PASS USELESS. CITY MUST BE CALLED TO REMOVE THE LOCK.



DATE	ISSUANCE	NO.
2023.02.10	ISSUED FOR DRAFT CONDO PLAN SUBMISSION	1
2023.11.03	ISSUED FOR 2nd DRAFT CONDO PLAN SUBMISSION	2

TOPOGRAPHIC SURVEY INFORMATION:
TOPOGRAPHIC SURVEY COMPLETED BY CHAMBERS AND ASSOCIATES SURVEYING LTD, DWG NO. 14019-5_TOPO, DATED DECEMBER 18, 2018.
BENCHMARK: ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RKT NETWORK, NAD83 CSRS, VERSION 3, EPOC 2010.

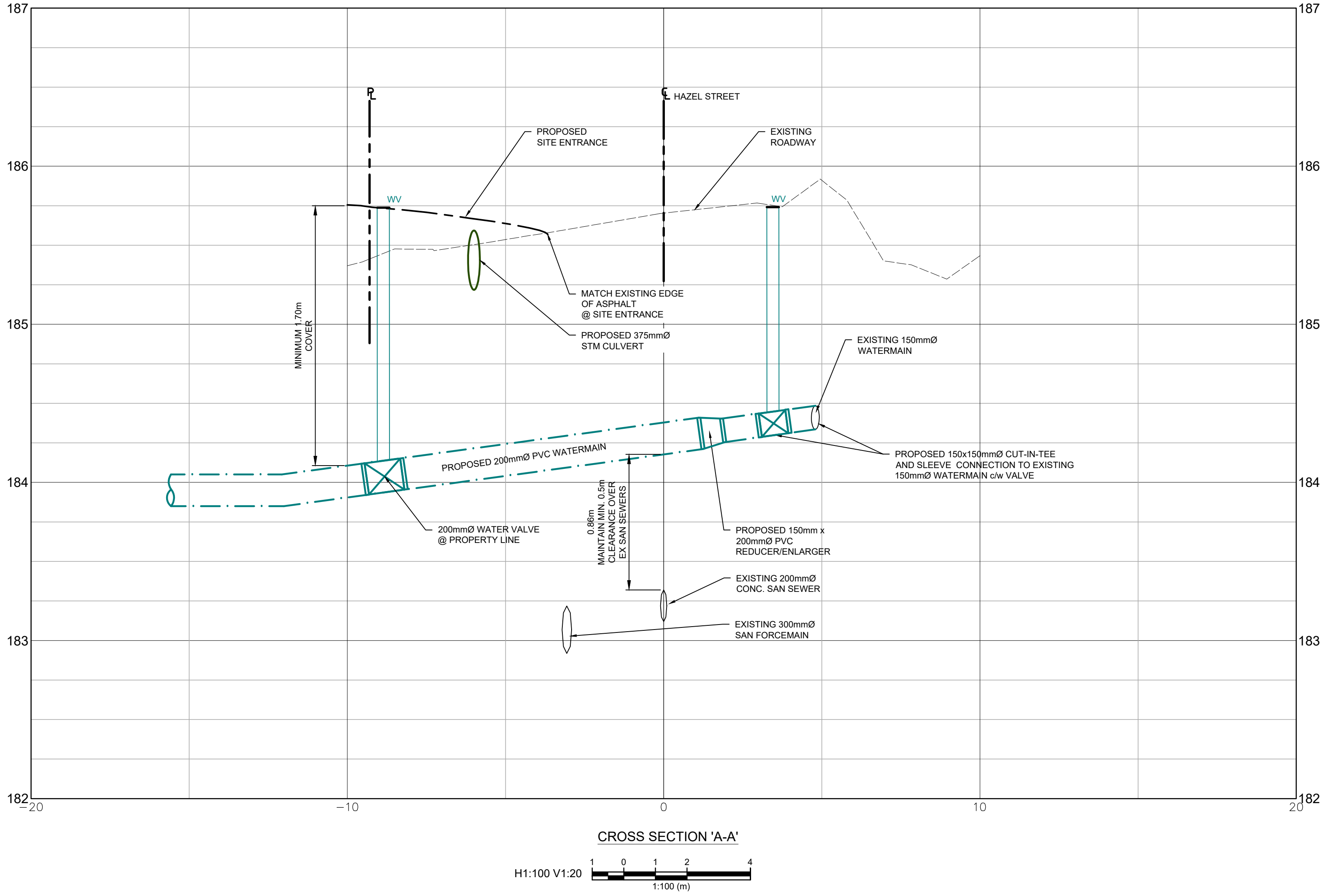
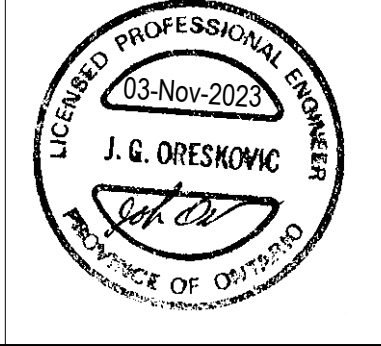
REFERENCE MATERIAL INFORMATION:
EXISTING SEWER AND WATERMAIN INFORMATION OBTAINED FROM AS-RECORDED PLAN AND PROFILES PREPARED BY DENO ENGINEERING LTD, DWG NO. 19057, DATED FEBRUARY 19, 1991 AND CONSTRUCTION PLAN AND PROFILES PREPARED BY TOWN OF FORT ERIE ENGINEERING DIVISION, DWG SET NO. IS08PEAR, DATED SEPTEMBER 23, 2008.

CLIENT
SCHOUT COMMUNITIES INC.
45 REINHART PLACE, PETERSBURG, ON

PROJECT
**3770 HAZEL STREET
TOWN OF FORT ERIE**

TITLE
NOTES AND DETAILS

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SCALE	AS NOTED	SHEET NO.:
DATE	2023-11-02	C5-1
PROJECT NO.:	2022.0365.10	
DRAWN BY:	MPB	
CHECKED BY:	JGO	