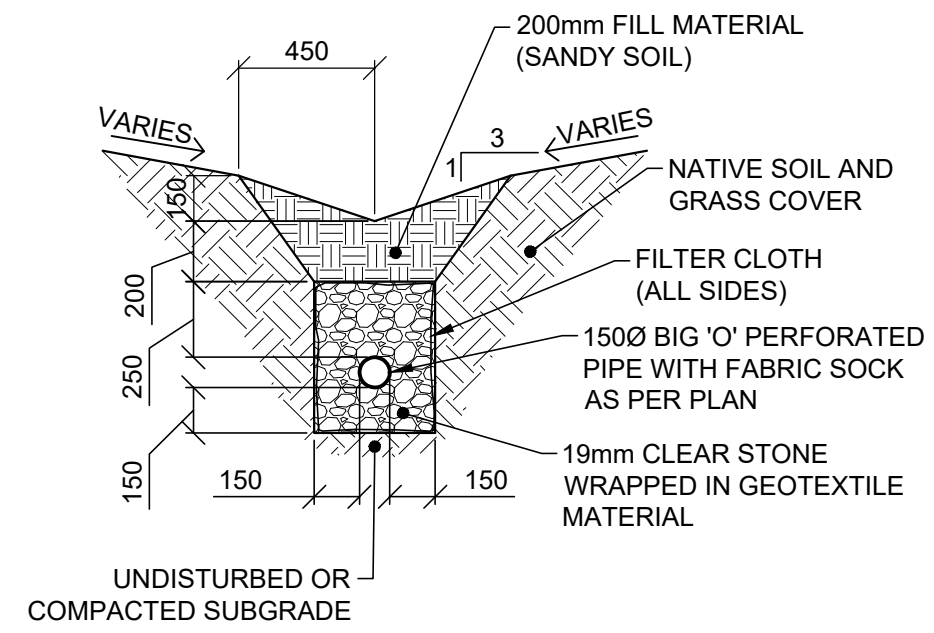


GEODETIC BENCHMARK INFORMATION

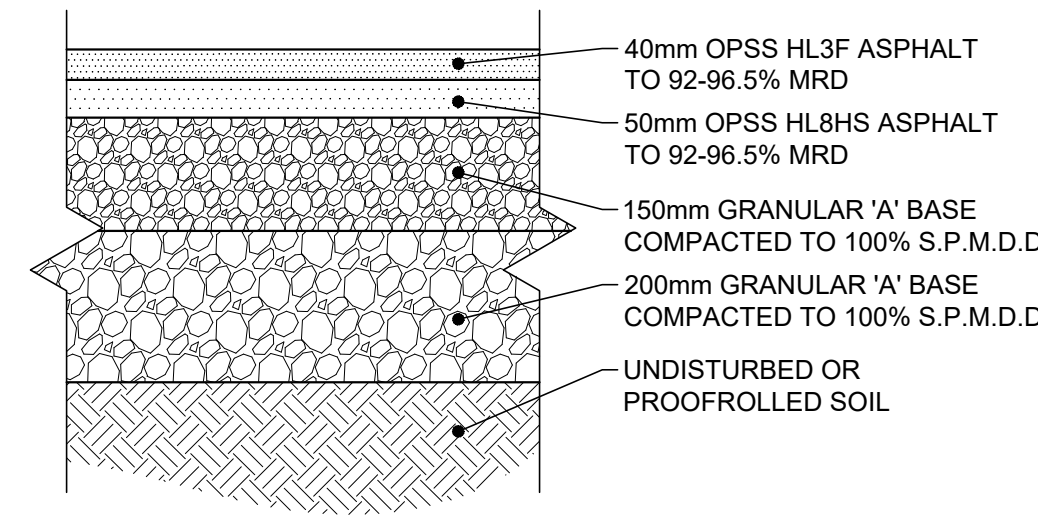
ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RTK NETWORK, NAD83 CSRS, VERSION 3, EPOC 2010.

GENERAL NOTES:

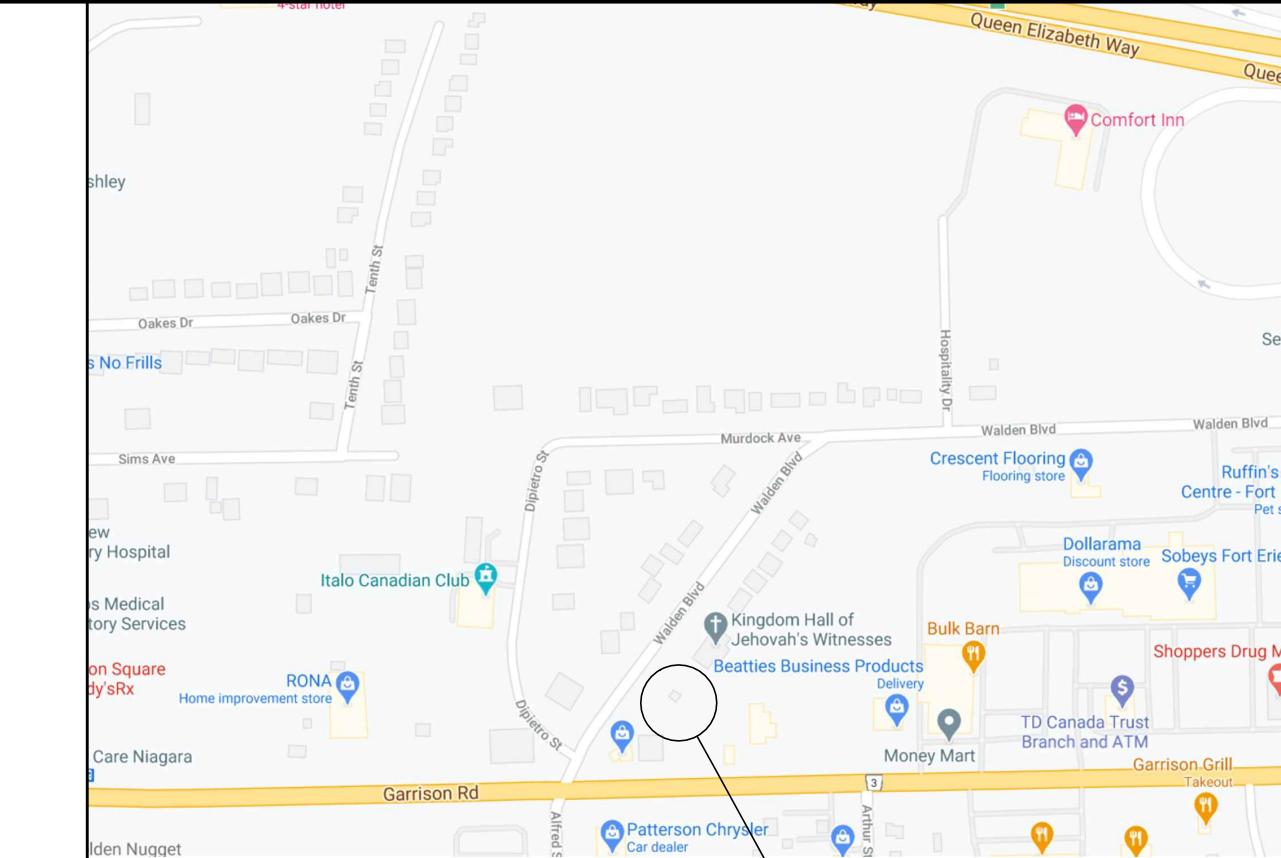
- 1. READ ALL CIVIL DRAWINGS IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS, INCLUDING ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE AND VENDOR DRAWINGS AS APPLICABLE.
- 2. THE CONTRACTOR FOR ANY PORTION OF WORK SHALL VISIT THE SITE AND SHALL BE THOROUGHLY FAMILIAR WITH ALL THE PHYSICAL FEATURES THAT MAY AFFECT THE WORK IN ANY WAY.
- 3. THE CONTRACTOR MUST FIELD CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO COMMENCEMENT OF ANY WORK.
- 4. THE CONTRACTOR SHALL KEEP WORK SITES CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS DURING THE PROCESS OF CONSTRUCTION AND LEAVE THE SITE CLEAN UPON COMPLETION OF WORK OR PORTIONS OF THE WORK.
- 5. CONTRACTOR SHALL OBTAIN APPROVED SERVICE CONNECTION PERMITS FROM FORT ERIE INFRASTRUCTURE SERVICES AT LEAST THREE DAYS PRIOR TO CONNECTING SERVICE LATERALS TO EXISTING WATER MAINS AND SEWERS.
- 6. THE CONTRACTOR SHALL NOT OPERATE EXISTING MUNICIPAL WATER SYSTEM VALVES, WATER MAIN FLUSHING, DISINFECTING AND TESTING PLAN TO BE SUBMITTED TO, AND APPROVED BY THE TOWN OF FORT ERIE PRIOR TO THE PERFORMANCE OF WORK. VALVES CAN ONLY BE OPERATED BY THE TOWN OF FORT ERIE OPERATIONAL STAFF. THE TOWN REQUIRES A MINIMUM OF 48 HOURS WRITTEN NOTICE PRIOR TO ALL WORKS.
- 7. CONSULTANT MUST APPROVE ALL DEVIATIONS FROM THE WORKING DRAWINGS. THE CONTRACTOR MUST KEEP AN ACCURATE RECORD OF ALL CHANGES FROM THE ORIGINAL INFORMATION SHOWN ON THE CONSTRUCTION DRAWINGS.
- 8. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE OF THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
- 9. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:
 - OCCUPATIONAL HEALTH AND SAFETY ACT
 - ONTARIO REGULATION 213/91 - CONSTRUCTION PROJECTS
 - THE ONTARIO BUILDING CODE AND THE NATIONAL BUILDING CODE
 - THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS / DRAWINGS
 - THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENTS
- 10. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE IN METERS, UNLESS NOTED OTHERWISE.
- 11. ALL BUILDING ELEVATIONS (MAIN FINISHED FLOOR, TOP OF FOUNDATION, BASEMENT FINISHED FLOOR) TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
- 12. ALL NEW GRADING AFFECTING EXISTING SITE FEATURES (TREES, FENCES, LANDSCAPING, FOUNDATION WALLS, RETAINING WALLS, SLABS, BELL PEDESTALS, UTILITY POLES ETC.) TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE AND VENDOR DRAWINGS AS APPLICABLE.
- 13. PROVIDE APPROPRIATE SHORING FOR TRENCH EXCAVATION IN ACCORDANCE WITH THE LATEST REVISION OF THE OSHA GUIDELINE FOR CONSTRUCTION PROJECTS. ALL TRENCH EXCAVATION TO BE ACCORDANCE WITH OPSS 401 AND THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.
- 14. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWERS SHALL BE 2.5m. MINIMUM VERTICAL CLEARANCE BETWEEN SEWERS AND WATER MAINS WHICH CROSS IS 500mm.
- 15. RIGID PIPE TRENCH EXCAVATION AS PER OPSD 802.030 FOR EARTH EXCAVATION AND OPSD 802.033 FOR ROCK EXCAVATION, AS APPLICABLE.
- 16. FLEXIBLE PIPE TRENCH EXCAVATION AS PER OPSD 802.010 FOR EARTH EXCAVATION AND OPSD 802.013 FOR ROCK EXCAVATION, AS APPLICABLE.
- 17. ALL SANITARY SEWER CONNECTIONS SHALL BE WITH PRE-MANUFACTURED TEES AND SHALL BE INSTALLED AT A MINIMUM GRADE OF 2% UNLESS NOTED OTHERWISE.
- 18. SANITARY LATERAL INVERTS TO BE CONFIRMED ONCE ARCHITECTURAL BACKGROUNDS ARE PROVIDED AND A BASEMENT FLOOR ELEVATION IS CONFIRMED.
- 19. ALL WATER SERVICING TO COMPLY WITH CSA B137.5, ANSIS/NSF 14861, AND CURRENT AWWA STANDARDS.
- 20. ALL WATER SERVICES TO BE INSTALLED WITH TRACER WIRE.
- 21. ALL WATER SERVICES TO BE INSTALLED WITH A MINIMUM OF 1.7m COVER. SANITARY SEWERS TO BE INSTALLED WITH A MINIMUM COVER OF 2.20m AT THE PROPERTY LINE BELOW THE FINAL ROAD GRADE OR AT SUCH HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE LEVEL OF THE MAIN SEWER. ON PRIVATE PROPERTY THE MINIMUM COVER IS TO BE NO LESS THAN 1.2m.
- 22. ALL WATER MAIN FITTINGS SHALL BE MECHANICALLY RESTRAINED. ALL FITTINGS SHALL BE INSTALLED WITH CORROSION RESISTANT COR-BLUE TEE BOLTS AND NUTS, OR APPROVED EQUAL.
- 23. ALL WATER MAIN FITTINGS SHALL BE CATHODICALLY PROTECTED AS PER OPSD 1109.011.
- 24. CURB STOPS TO INCLUDE STAINLESS STEEL PIN
- 25. SITE SERVICES CONTRACTOR TO COORDINATE, WITH THE MECHANICAL CONTRACTOR, THE CONNECTION OF SITE SERVICES, INCLUDING SANITARY STORM AND WATER, TO THE INTERNAL SERVICES.
- 26. GRADING IS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
- 27. ALL WORK WITHIN MUNICIPAL RIGHT-OF-WAYS REQUIRES ROAD OCCUP. PERMIT.
- 28. THE CONTRACTOR SHALL ENSURE ALL NEW AND EXISTING MANHOLES / CATCHBASINS / VALVES AND ANY OTHER APPURTENANCE WITHIN THE CONSTRUCTION AREA, TO MATCH FINISHED GRADE, AS REQUIRED.
- 29. REMOVAL OF EXISTING FEATURES OF THE SITE ARE TO BE CARRIED OUT IN ACCORDANCE WITH OPSS 510 AS APPLICABLE.
- 30. ROAD, PAVED AREAS AND GRASSED AREAS TO BE RESTORED TO THEIR ORIGINAL CONDITION OR AS PER THE TOWN OF FORT ERIE STANDARDS FOR ROAD RESTORATION IF EXISTS. TRENCH BACKFILLS WITHIN MUNICIPAL ROADWAYS AND UNDER DRIVEWAYS TO BE WITH FULL DEPTH GRANULAR 'A'.
- 31. COMPACTION TESTS TO BE PROVIDED BY THE CONTRACTOR THROUGH A THIRD PARTY TESTING AGENCY.
- 32. PROVIDE SILT FENCE PROTECTION ON ALL NEW AND EXISTING CATCH BASIN COVERS AND AROUND PERIMETER OF AREA OF WORK DURING CONSTRUCTION AND REMOVE UPON COMPLETION.
- 33. ALL UNITS TO HAVE BRICK EXTERIOR TO ENSURE NOISE WILL NOT HAVE A NEGATIVE IMPACT ON THE PROPOSED DEVELOPMENT.
- 34. 1.8m HIGH WOOD BOARD ON BOARD FENCE TO BE INSTALLED ALONG THE PROPERTY LINE TO ENSURE NOISE WILL NOT HAVE A NEGATIVE IMPACT ON THE PROPOSED DEVELOPMENT.



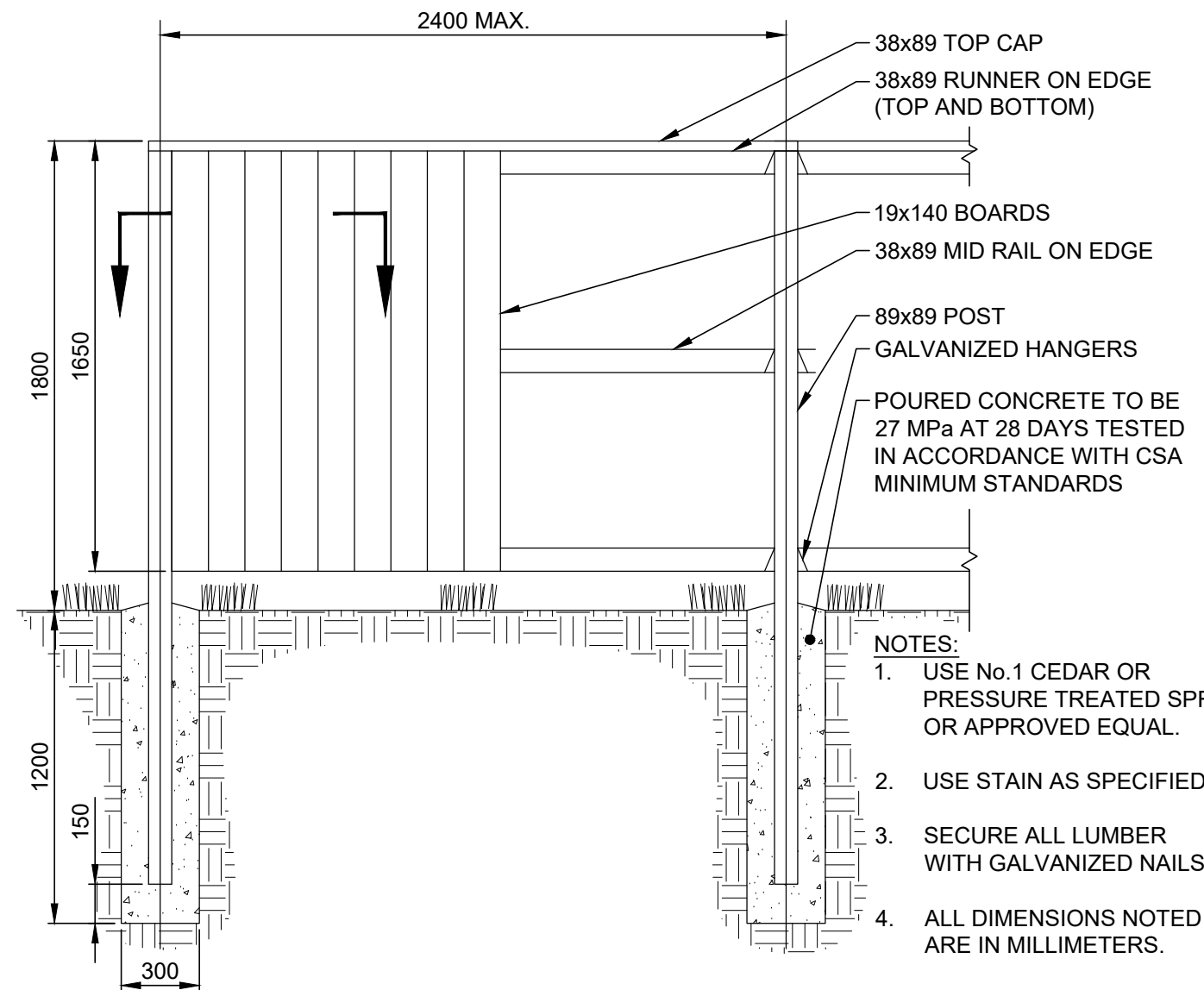
TYP. SWALE c/w SUBDRAIN DETAIL
SCALE: 1:25



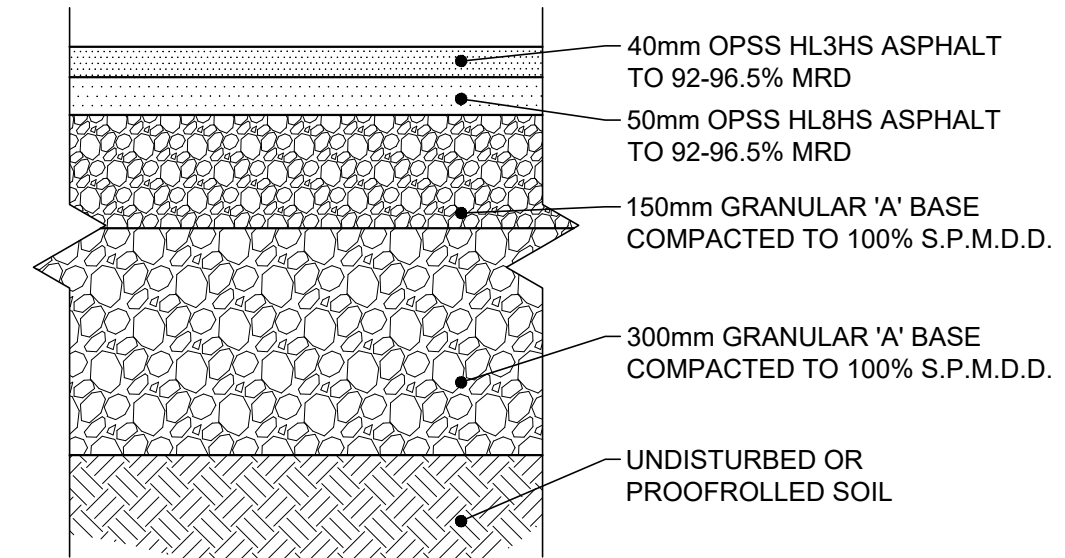
STANDARD DUTY ASPHALT DETAIL
SCALE: 1:10



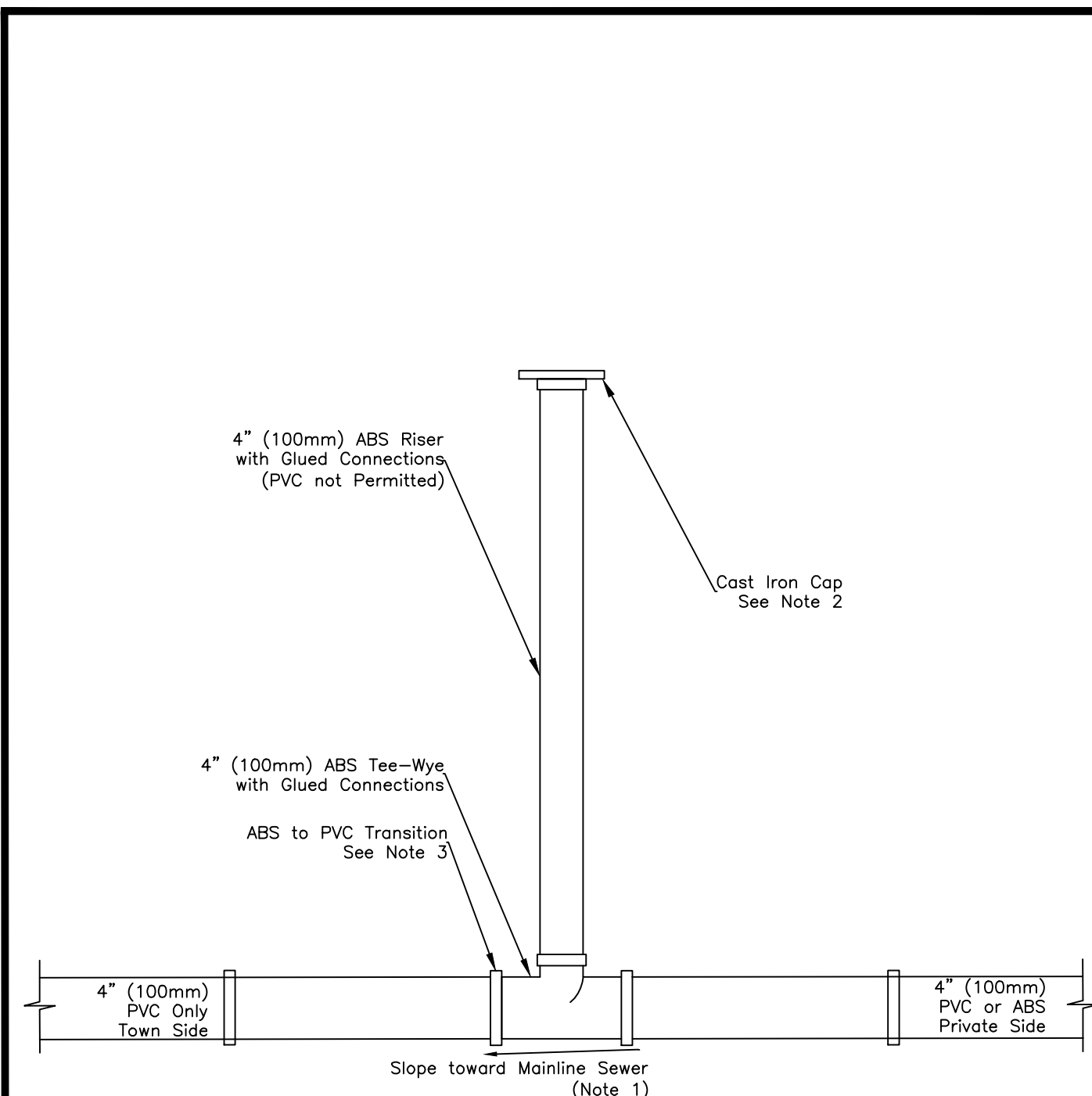
KEY PLAN
SCALE: NTS



TYPICAL WOOD FENCE DETAIL
SCALE: 1:25



ROAD RESTORATION ASPHALT DETAIL
SCALE: 1:10



TOWN OF FORT ERIE
SANITARY SERVICE LATERAL CONNECTION DETAILS

Notes:
1. Minimum Slope for Lateral is 2%
2. Crowle Cast Iron Cap No. 271 or approved equivalent.
3. ABS to PVC Transition can be on the Tee-Wye or as a Regular Coupling offset from the Tee-Wye

DATE: OCTOBER 2018
DRAWN BY: SLB
DWG. No.:



CROWLE CAST IRON CAP No. 271



FLAT CAP
(APPROVED ALTERNATIVE FOR INSTALLATIONS IN DRIVEWAYS OR SIDEWALKS)



PVC-ABS TRANSITION COUPLER

TOWN OF FORT ERIE

DATE: OCTOBER 2018
DRAWN BY:
DWG. No.:

SIGMA CORPORATION
700 Goldman Drive
Cream Ridge, NJ 08514

DRG. NO. **VB-SCO4L**

4\" CLEAN-OUT MARKED \"SWR CLEAN-OUT\" BOLTED

SIGMA SAMPLE WT. TOP-6 LBS. LID-2 LBS.

DRG. AS PER SIGMA SAMPLE TOLERANCE SHOULD BE ±1/16\" UNLESS OTHERWISE SPECIFIED

MATERIAL: cast iron ASTM A88 Class 300 Meets H20 Loading Standards

DESCRIPTION: 4\" CLEAN-OUT MARKED \"SWR CLEAN-OUT\" BOLTED

COATING: PAINTED

DRN. BY: 21.09.05
A.K.CHAND.

CHECKED BY: ASHIS DEY

WEIGHT: 8 LBS(SET)

ISSUED ON: 24.09.05

APPVD. ON:

REV. \"0\"

JOB No.: 210304

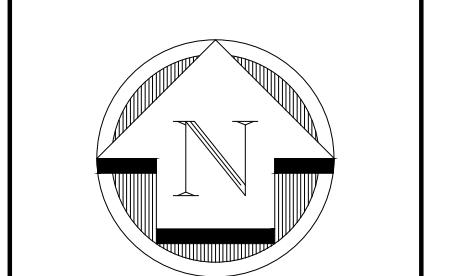
DWG. CO

REV. O

HALLEX ENGINEERING LTD.
4999 Victoria Avenue,
Niagara Falls, ON L2A 5K3
Tel: 905-241-6165 Fax: 905-241-1105

J.A. HALUCHA
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
Exp. 30, 2022

745 South Service Rd. Unit 206,
Niagara Falls, ON L2A 4K6
Tel: 905-241-4111 Fax: 905-241-1105



DATE
JUN. 30, 2021

REVISION	ISSUED FOR

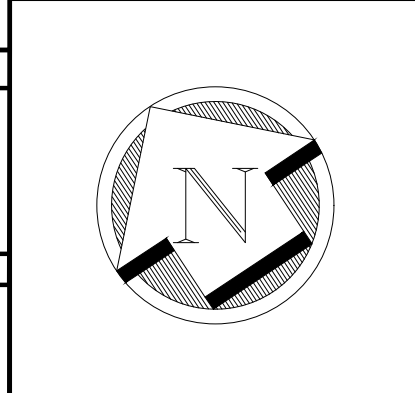
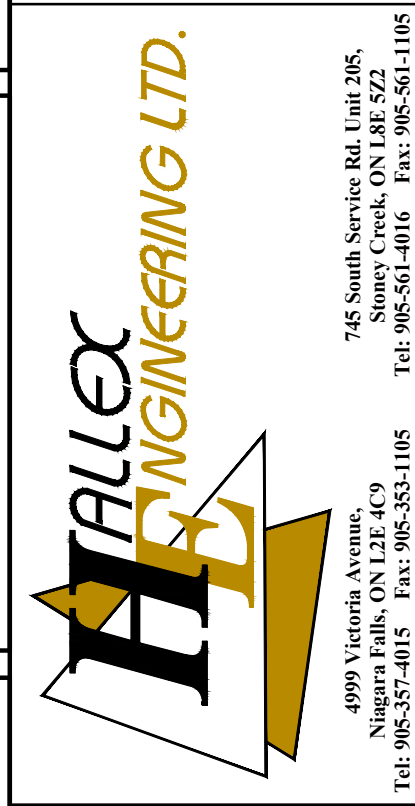
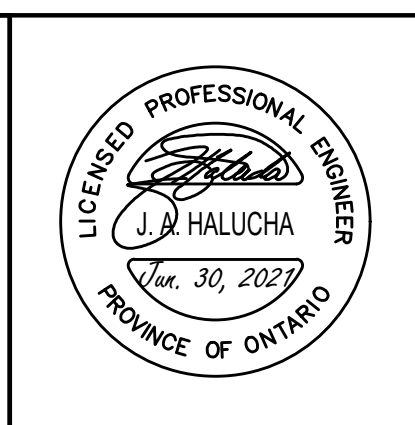
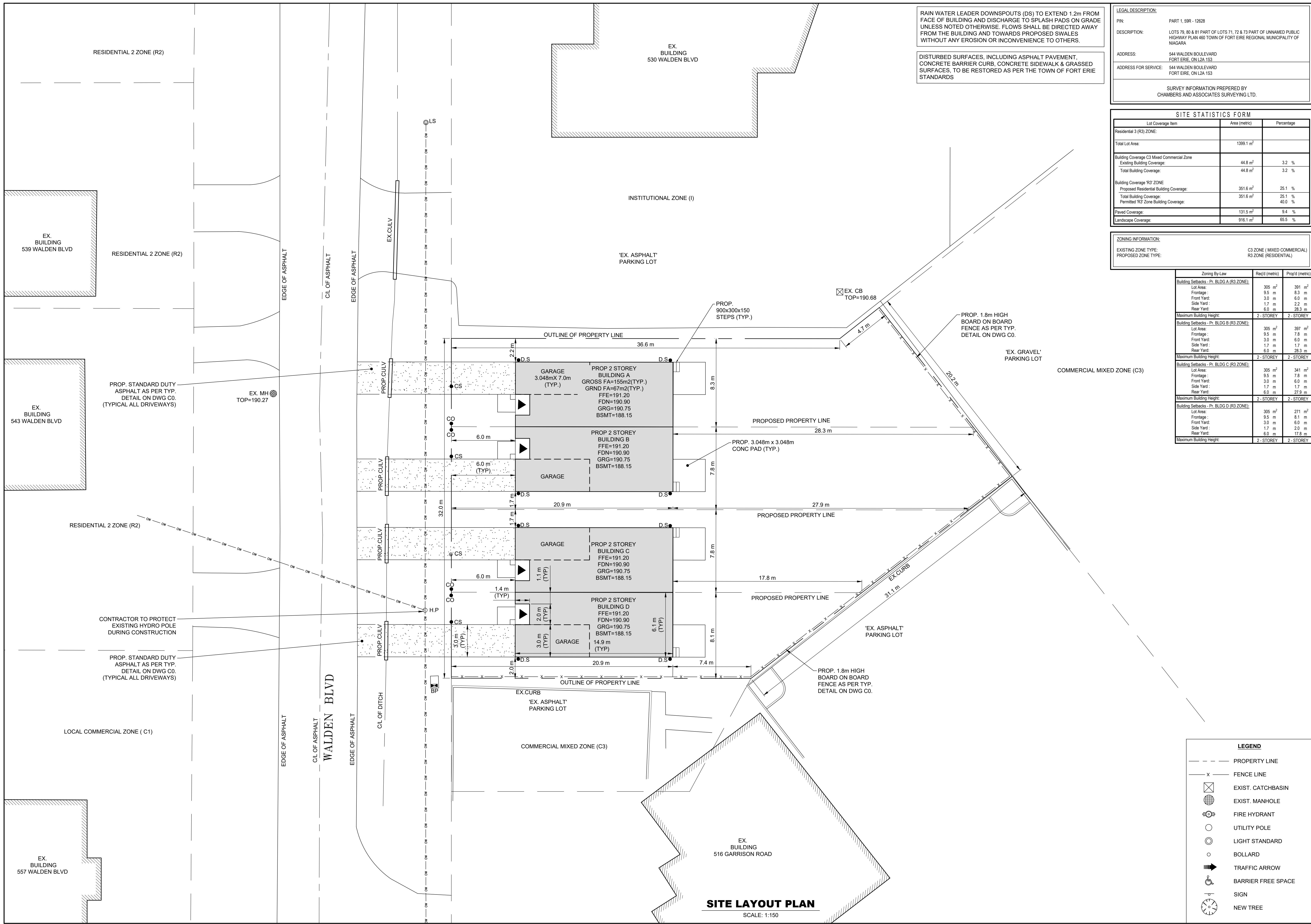
REV.	DATE	DESCRIPTION

CLIENT:
1071031 ONTARIO INC.

PROJECT:
SEMI-DETACHED RESIDENTIAL DWELLINGS
544 WALDEN BLVD
FORT ERIE, ON L2A 1S3

SHEET TITLE:
GENERAL NOTES,
TYP. DETAILS
& KEY PLAN

DATE:	FEB/2021
SCALE:	AS SHOWN
DR. BY:	AI
CH. BY:	JH
JOB No.:	210304
DWG.	CO
REV.	O



REV.	DATE	DESCRIPTION
0	JUN. 30, 2021	ISSUED FOR OPA AND RE-ZONING

CLIENT: 1071031 ONTARIO INC.

PROJECT: SEMI-DETACHED RESIDENTIAL DWELLINGS 544 WALDEN BLVD FORT ERIE, ON L2A 1S3

SHEET TITLE: SITE LAYOUT PLAN

DATE: FEB/2021

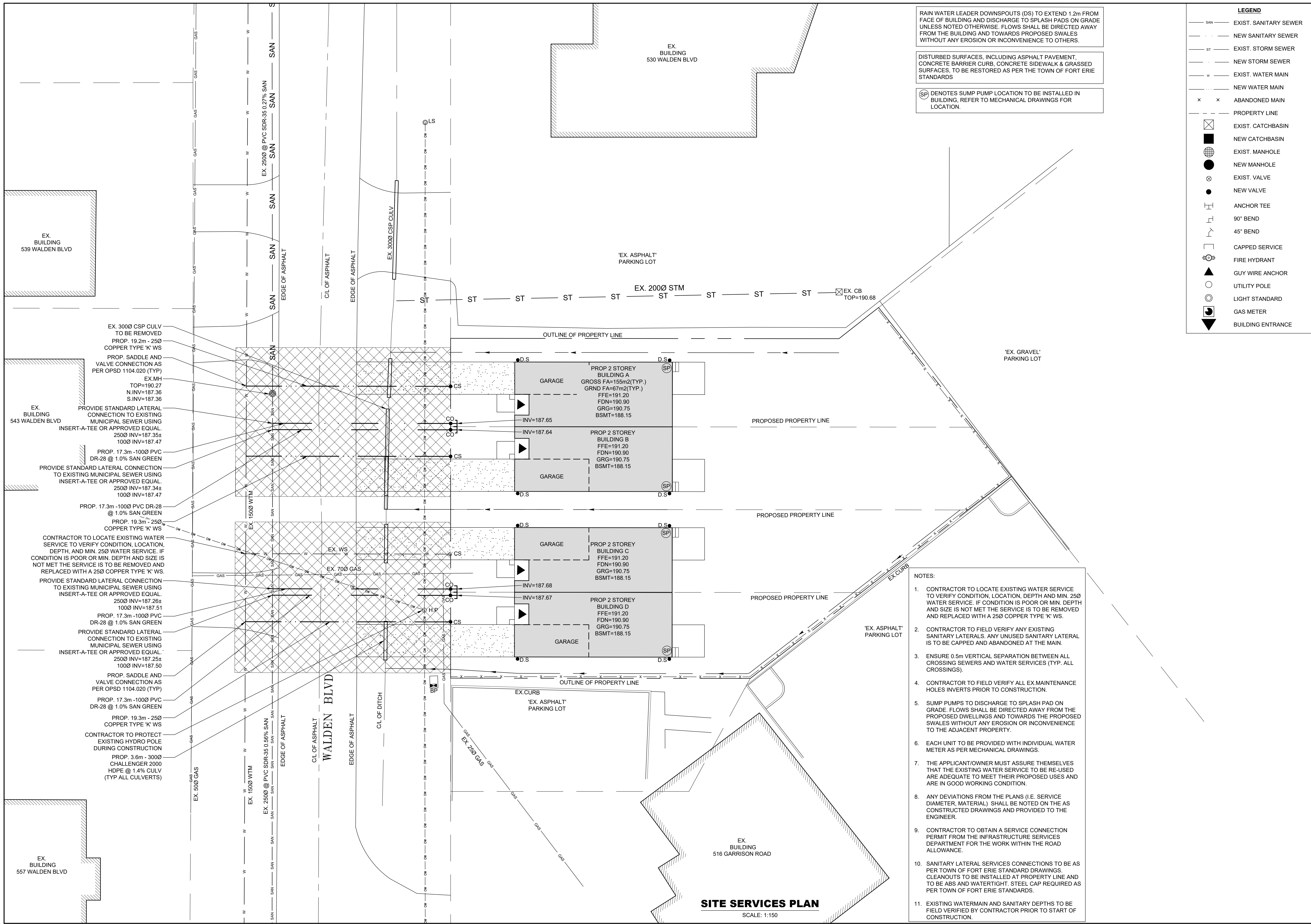
SCALE: AS SHOWN

DR. BY: AI

CH. BY: JH

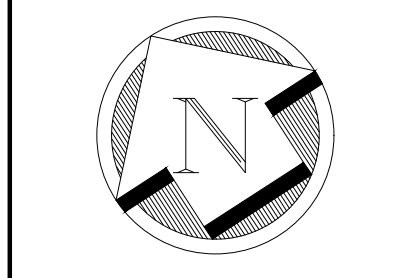
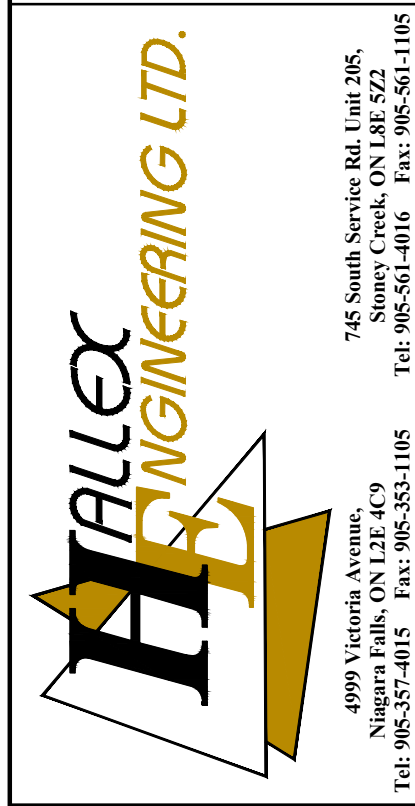
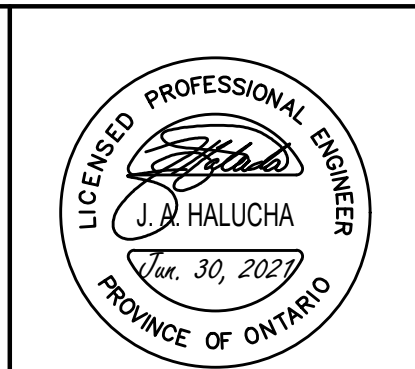
JOB No.: 210304

DWG. REV.: C1 0



LEGEND

— SAN —	EXIST. SANITARY SEWER
— ST —	EXIST. STORM SEWER
— W —	EXIST. WATER MAIN
— G —	EXIST. GAS
— SAN —	NEW SANITARY SEWER
— ST —	NEW STORM SEWER
— W —	NEW WATER MAIN
— G —	NEW GAS
x x	ABANDONED MAIN
—	PROPERTY LINE
⊠	EXIST. CATCHBASIN
■	NEW CATCHBASIN
⊕	EXIST. MANHOLE
●	NEW MANHOLE
⊗	EXIST. VALVE
●	NEW VALVE
⊥	ANCHOR TEE
⌒	90° BEND
⌒	45° BEND
⌒	CAPPED SERVICE
⊕	FIRE HYDRANT
▲	GUY WIRE ANCHOR
○	UTILITY POLE
⊙	LIGHT STANDARD
⊙	GAS METER
▼	BUILDING ENTRANCE



DATE	JUN. 30, 2021
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REV.	DRAWING REVISION	ISSUED FOR CPA AND RE-ZONING
0		

CLIENT:
1071031 ONTARIO INC.

PROJECT:
SEMI-DETACHED
RESIDENTIAL DWELLINGS
544 WALDEN BLVD
FORT ERIE, ON L2A 1S3

SHEET TITLE:
SITE SERVICES PLAN

DATE: FEB/2021

SCALE: AS SHOWN

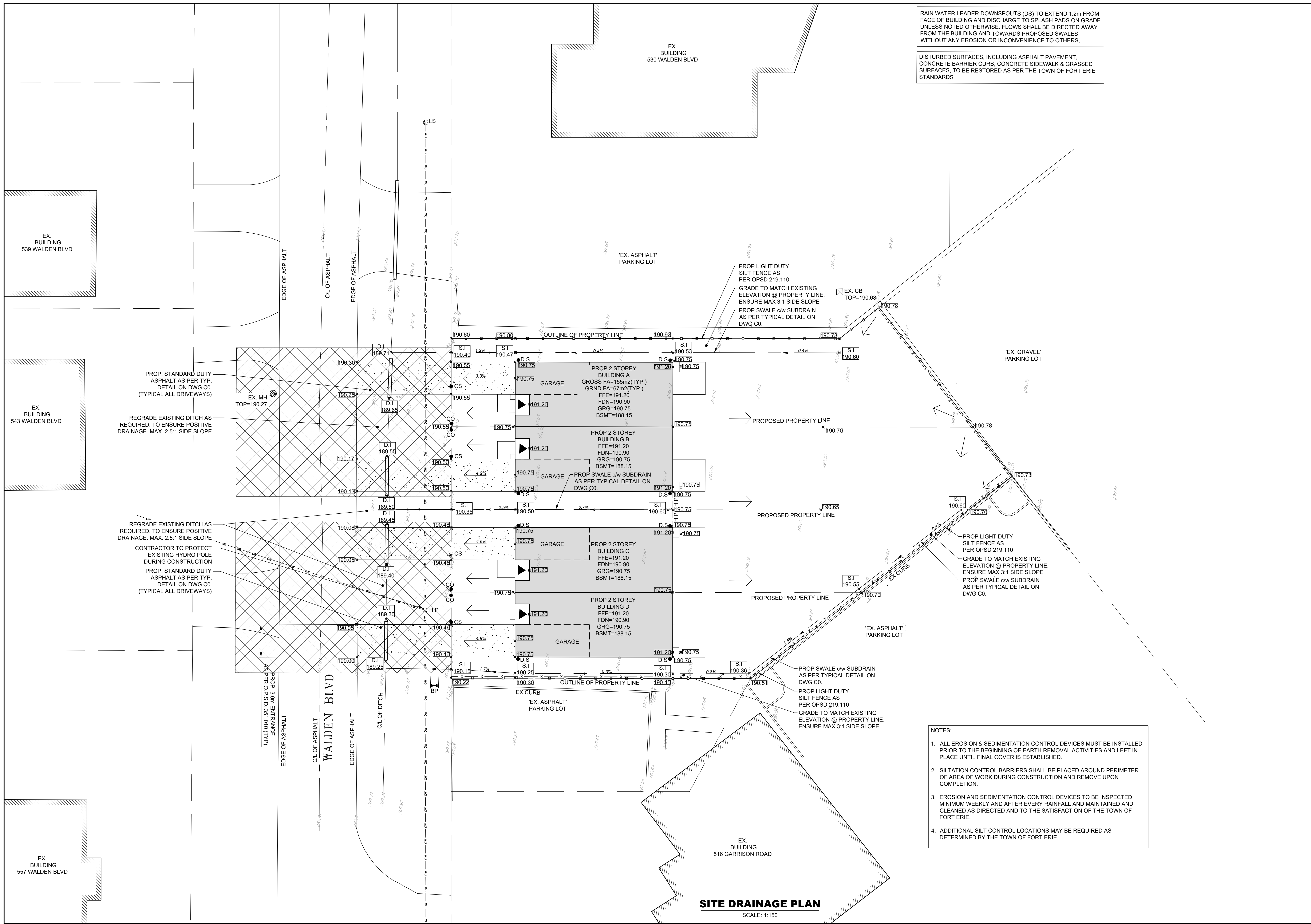
DR. BY: AI

CH. BY: JH

JOB No.: 210304

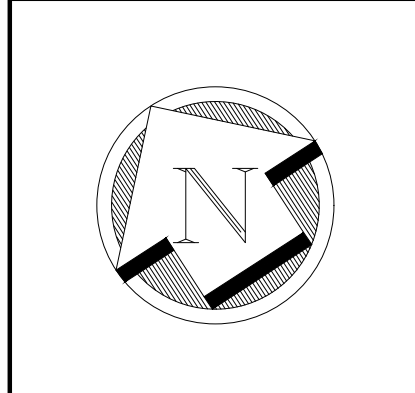
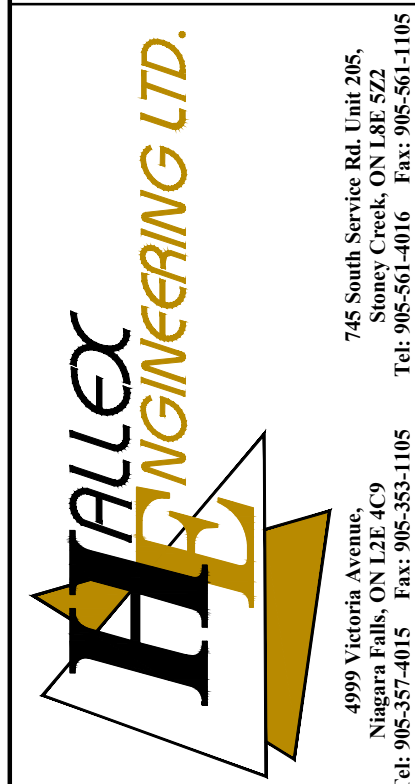
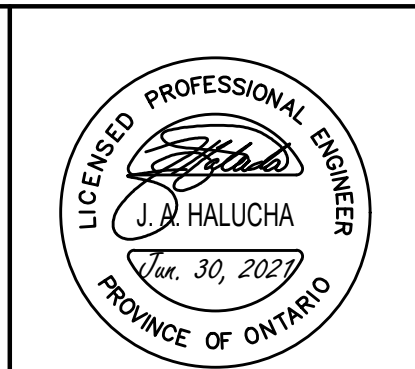
DWG.	REV.
C2	0

SITE SERVICES PLAN
SCALE: 1:150



RAIN WATER LEADER DOWNSPOUTS (DS) TO EXTEND 1.2m FROM FACE OF BUILDING AND DISCHARGE TO SPLASH PADS ON GRADE UNLESS NOTED OTHERWISE. FLOWS SHALL BE DIRECTED AWAY FROM THE BUILDING AND TOWARDS PROPOSED SWALES WITHOUT ANY EROSION OR INCONVENIENCE TO OTHERS.

DISTURBED SURFACES, INCLUDING ASPHALT PAVEMENT, CONCRETE BARRIER CURB, CONCRETE SIDEWALK & GRASSED SURFACES, TO BE RESTORED AS PER THE TOWN OF FORT ERIE STANDARDS



REV.	DRAWING REVISION	DATE
0	ISSUED FOR CPA AND REVISION	JUN. 30, 2021

CLIENT:
1071031 ONTARIO INC.

PROJECT:
SEMI - DETACHED
RESIDENTIAL DWELLINGS
544 WALDEN BLVD
FORT ERIE, ON L2A 1S3

SHEET TITLE:
SITE DRAINAGE PLAN

DATE:	FEB/2021
SCALE:	AS SHOWN
DR. BY:	AI
CH. BY:	JH
JOB No.:	210304
DWG.	C3
REV.	0

- NOTES:**
- ALL EROSION & SEDIMENTATION CONTROL DEVICES MUST BE INSTALLED PRIOR TO THE BEGINNING OF EARTH REMOVAL ACTIVITIES AND LEFT IN PLACE UNTIL FINAL COVER IS ESTABLISHED.
 - SILTATION CONTROL BARRIERS SHALL BE PLACED AROUND PERIMETER OF AREA OF WORK DURING CONSTRUCTION AND REMOVE UPON COMPLETION.
 - EROSION AND SEDIMENTATION CONTROL DEVICES TO BE INSPECTED MINIMUM WEEKLY AND AFTER EVERY RAINFALL AND MAINTAINED AND CLEANED AS DIRECTED AND TO THE SATISFACTION OF THE TOWN OF FORT ERIE.
 - ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE TOWN OF FORT ERIE.

SITE DRAINAGE PLAN
SCALE: 1:150