

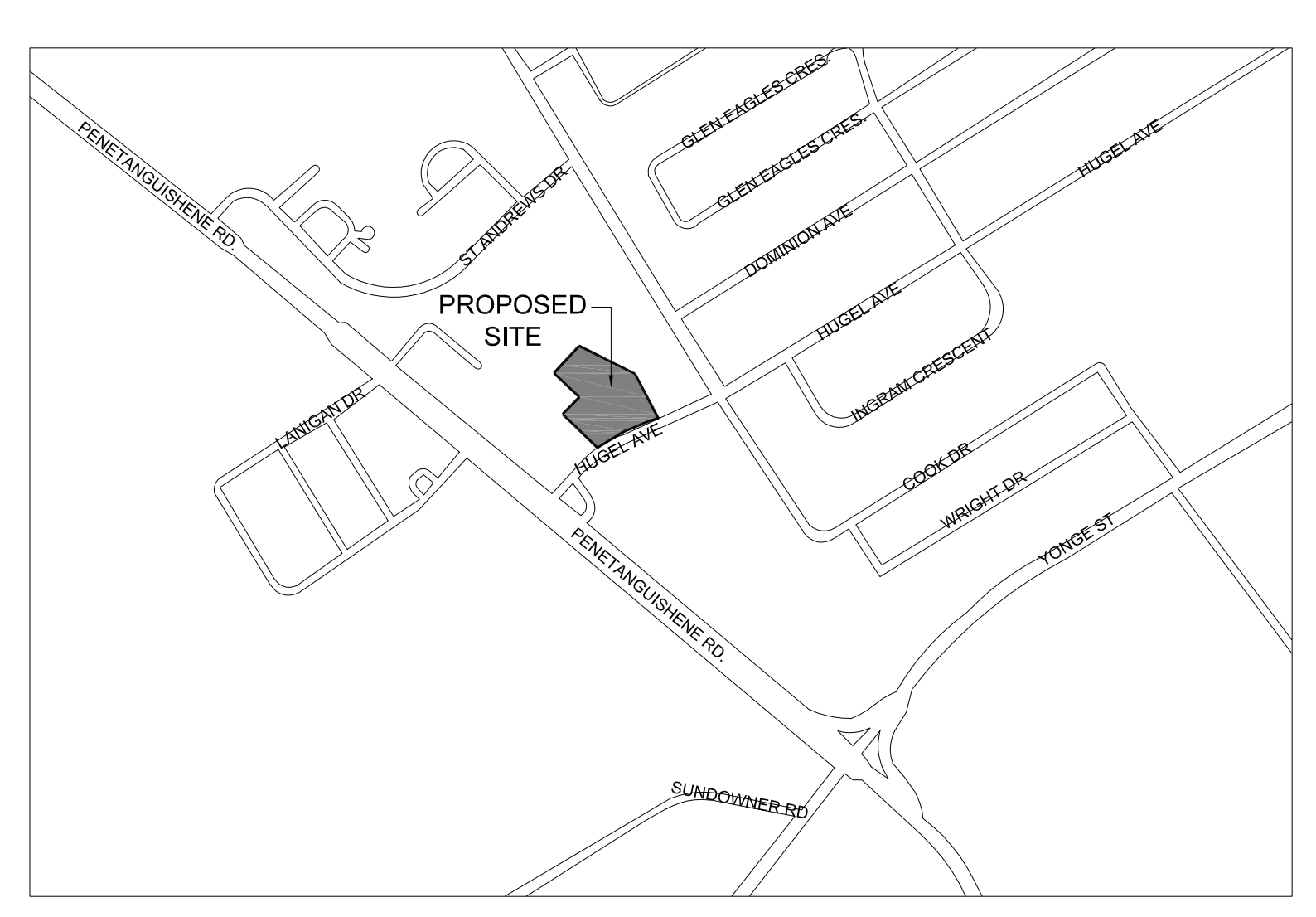
**MUNICIPAL ADDRESS & LEGAL DESCRIPTION**  
 SHOELSS JOE'S RESTAURANT  
 1144 HUGEL AVE MIDLAND, ON.

**SURVEYOR INFORMATION**  
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**BEARING NOTE**  
 BEARINGS ARE ASTRONOMIC, AND ARE REFERRED TO THE WESTERLY LIMIT OF HUGEL AVENUE AS SHOWN ON PLAN 51R-27372, HAVING A BEARING OF N38°20'50"E.

**ELEVATION NOTE**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC, AND ARE FROM REAL TIME NETWORK GPS READINGS PROVIDED BY CAN-NET AND TOTAL STATION, AND ARE IN GEOID MODEL CGG2013.



**KEY PLAN**

**LEGEND**

	PROPERTY LINE
	REGULATE LIMIT
	PROPOSED CONCRETE CURB
	PROPOSED DEPRESSED CONCRETE CURB
	AREA DRAIN
	EXISTING STORM MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN MANHOLE
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	FIRE HYDRANT
	BARRIER FREE PARKING
	MAIN ENTRANCE
	OVER HEAD DOOR
	DEPRESSED CURB
	FINISHED FLOOR ELEVATION
	LANDSCAPED AREA
	CONCRETE
	PAINTED LINE
	EXISTING HYDRO POLE
	EXISTING HYDRO POLE/STREET LIGHT
	EXISTING MISC. POLE
	PONDING AREA
	OVERLAND FLOW ROUTE
	EXISTING ELEVATION TO REMAIN
	EXISTING ELEVATION
	PROPOSED SURFACE SLOPE
	HIGH POINT (DRAINAGE DIVIDE)
	PROPOSED TOP/CURB ELEVATION
	PROPOSED ELEVATION

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- ALL WORK, MATERIALS AND CONSTRUCTION METHODS TO CONFORM WITH THE LATEST STANDARDS, SPECIFICATIONS, POLICIES, REGULATIONS, GUIDELINES AND LAWS FOR THE TOWN OF MIDLAND, THE ONTARIO BUILDING CODE (OBC), MINISTRY OF THE ENVIRONMENT (MCE), ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS (OPSD AND OPSS), THE ENVIRONMENTAL PROTECTION ACT AND THE WATER RESOURCES ACT. THE MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS COMPILED FROM LOCATES INFORMATION AND RECORD DRAWINGS FROM THE TOWN. THE INFORMATION IS SHOWN FOR GENERAL INFORMATION ONLY AND THE ACCURACY OR COMPLETENESS OF THE PROVIDED INFORMATION HAS NOT BEEN CONFIRMED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
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**INSPECTIONS:**

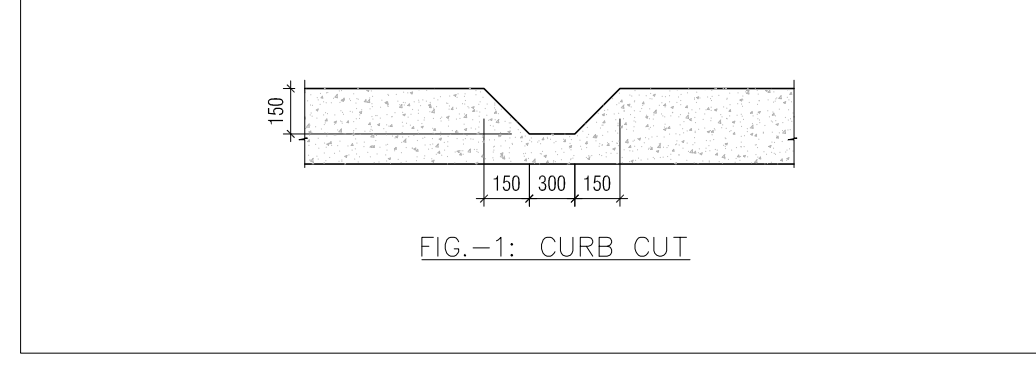
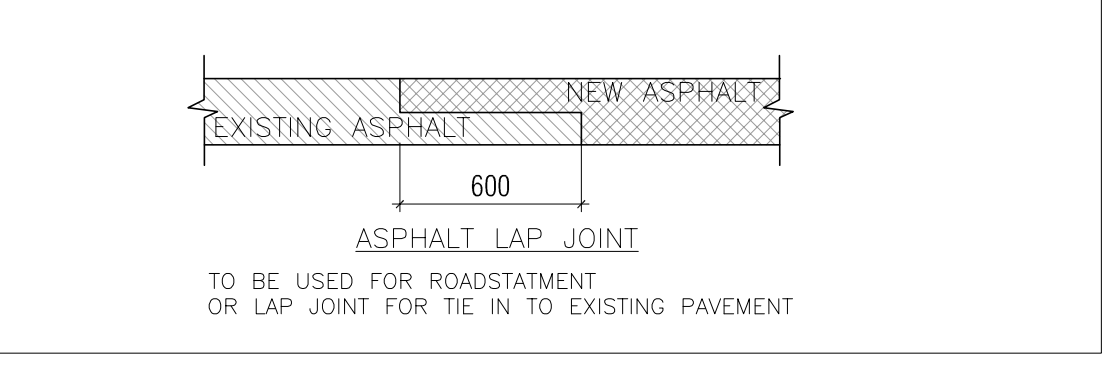
- ALL WORK IN THE MUNICIPAL RIGHT OF WAY AND EASEMENTS IS TO BE INSPECTED BY THE CITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY THE CITY AS PER THE SITE PLAN AGREEMENT.
- ALL DISTURBED GRASSED AREAS TO BE RESTORED WITH MINIMUM 200MM TOPSOIL AND NO. 1 NURSERY SOO.
- THE CONTRACTOR AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN, SPECIFICATION, DOCUMENT OR OTHER INFORMATION, ON THE BASIS OF WHICH THIS DRAWING WAS APPROVED BY THE TOWN, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING WRITTEN AUTHORIZATION OF THE MUNICIPAL AND PROJECT ENGINEER.
- ALL STORMWATER MANAGEMENT WORK, WATER SERVICING WORK AND SANITARY SEWER WORK INSIDE THE BOUNDARY OF THE SITE IS TO BE INSPECTED BY n ENGINEERING INC PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY n ENGINEERING AS PER APPROVED PLANS BY THE TOWN.

**GRADING NOTES**

- EXISTING GROUND ELEVATIONS TO BE MAINTAINED ALONG PERIMETER OF SITE UNLESS SPECIFIED OTHERWISE
- ALL DISTURBED AREAS TO BE REINSTATE TO EXISTING CONDITION OR BETTER.
- GRASS SURFACE MIN. SLOPE 2% GRASS SMALES MIN. SLOPE 1.5% AND DEPTH 200mm
- ASPHALT PAVEMENT/CONCRETE SURFACES MINIMUM SLOPE 1%
- SODDING OF SIDE SLOPES AS PER OPSD 218010
- ALL LANDSCAPING TO BE PLACED SO THAT MOTORISTS ENTERING AND LEAVING THE SITE ARE NOT IMPACTED. PLANTING LOCATIONS TO BE REVIEWED BY PUBLIC WORKS PRIOR TO PLANTING
- ALL WORK TO BE CONTAINED WITHIN THE LIMITS OF THIS PROPERTY.
- PROPOSED ELEVATIONS ARE TO MEET EXISTING GRADES AT LOT LINES NO CONSTRUCTION IS TO TAKE PLACE ON ADJACENT PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION FROM THE OWNERS IN QUESTION.
- WITHIN THE ROAD ALLOWANCE, ALL PORTIONS OF THE ROAD BOULEVARDS NOT COVERED WITH ASPHALT OR CONCRETE MUST BE FINE GRADED WITH A MINIMUM 100mm TOPSOIL AND SODDED WITH No.1 NURSERY SOO
- EMBANKMENTS MAX SLOPE 3:1
- TOPSOIL TO BE DISPOSED OFFSITE, STOCKPILED OR USED AS FILL IN LANDSCAPE AREAS IF TOPSOIL STOCKPILE IS TO REMAIN FOR AN EXTENDED PERIOD OF TIME, TOPSOIL STOCKPILE MUST BE SEED.

PROPOSED ELEVATIONS ARE TO MEET EXISTING GRADES AT LOT LINES NO CONSTRUCTION IS TO TAKE PLACE ON ADJACENT PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION FROM THE OWNER IN QUESTION

ALL DISTURBED AREAS WITHIN THE MUNICIPAL R.O.W. TO BE REINSTATE TO THE SATISFACTION OF PUBLIC WORKS.



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 A.S. ZIAUDDIN  
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 25 MAY 2023  
 (PROFESSIONAL ENGINEER)  
 PROJECT NORTH

No.	Date	Version	Dwn.
02.	17 MAY 2023	RE-ISSUED FOR SPA-1	LU
01.	15 MAR. 2023	ISSUED FOR SPA-1	LU

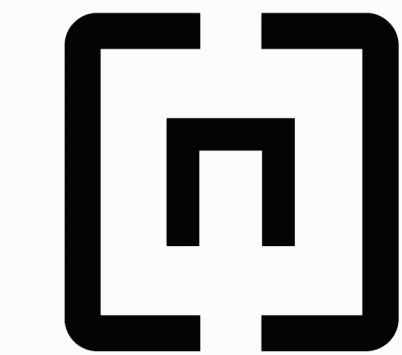
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**PROJECT:**  
**SHOELSS JOE'S RESTAURANT**  
**1144 HUGEL AVE**  
**MIDLAND, ONTARIO**

**DRAWING TITLE:**  
**SITE GRADING PLAN**

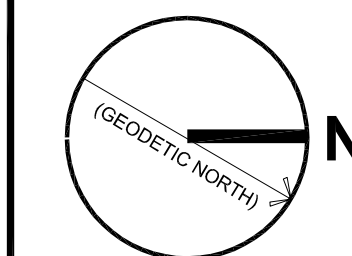
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PROJECT NO.:	DRAWING NO.:
<b>21-37</b>	<b>C1</b>



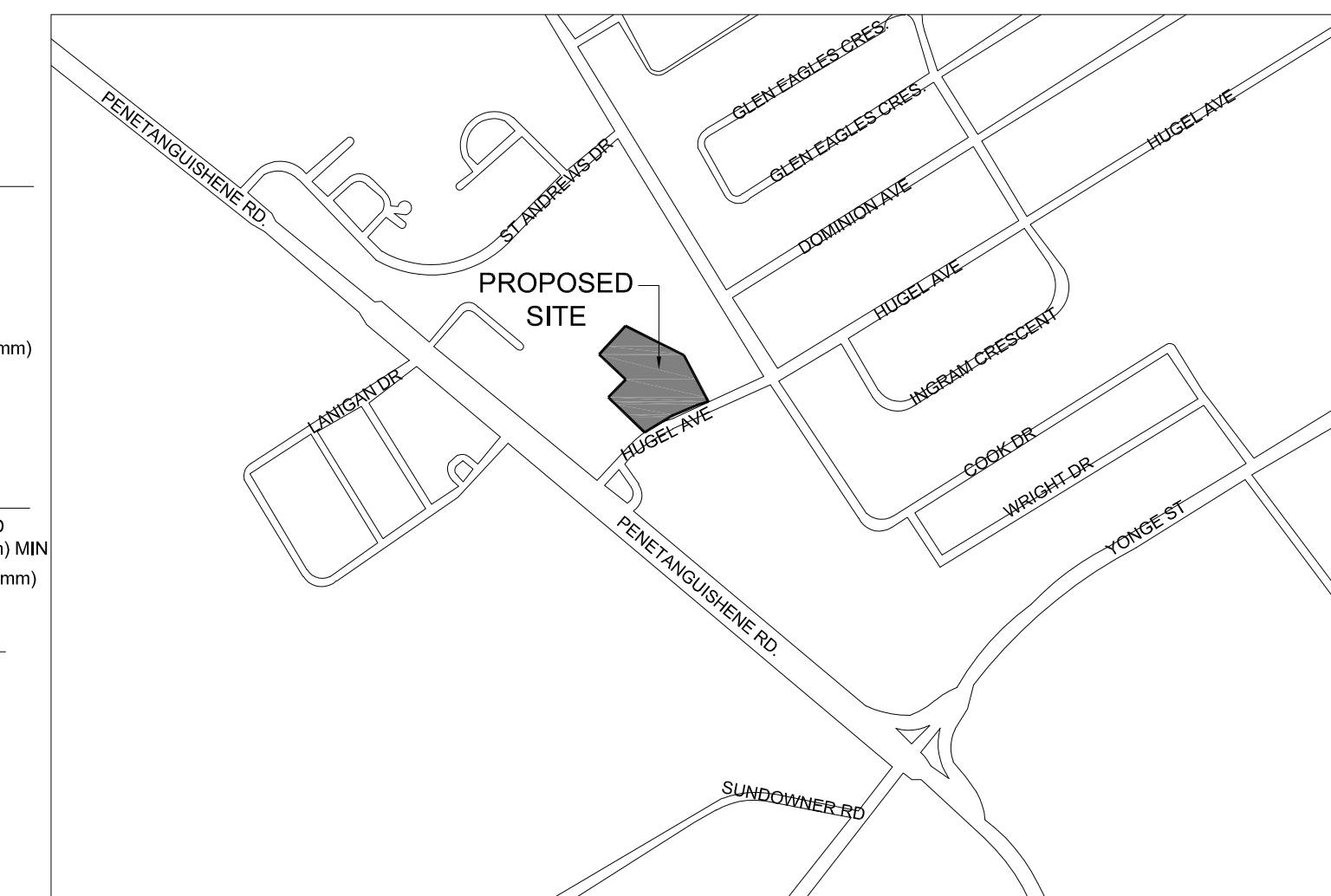


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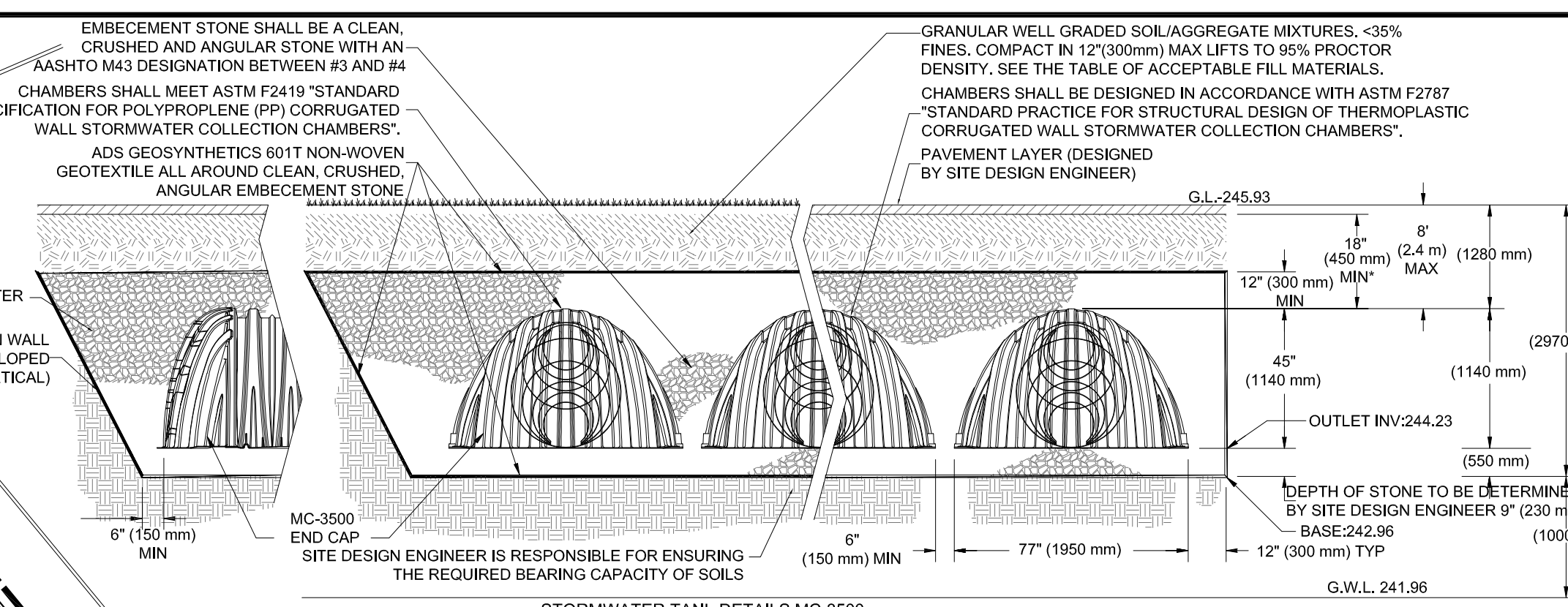
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PROJECT NORTH



KEY PLAN



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**WATERMANS**

- WATERMANS/SERVICES SHOULD BE LAID AT 1.8 METRES MINIMUM COVER BELOW FINISHED GRADE.
- PVC PIPE TO BE CURRENT A.W.W.A. SPECIFICATION C900-75 CLASS 150 WITH PUSH-ON TYPE JOINTS.
- WATERMANS/SERVICES MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.15m OVER/0.30m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
- WATERMAIN BEDDING AS OPSD 802.010, 802.013, 802.014
- BEDDING AND COVER MATERIAL TO BE GRANULAR A OR 19mm CRLS COMPACTED TO 95 PERCENT SPMOD
- ALL CONNECTIONS TO THE TOWN'S WATERMAIN MUST BE INSPECTED BY PUBLIC WORKS PRIOR TO BACKFILLING
- ALL MECHANICAL JOINTS REQUIRE SACRIFICIAL NUTS
- ALL VALVES TO BE RESILIENT SEAT GATE VALVES
- SIZE 50mm (2") AND SMALLER TO BE COPPER, TYPE 'K'. ASTM B88-49
- TRACER WIRE TO BE INSTALLED AS PER TOWN SPECIFICATIONS.
- CHLORINATION AND PRESSURE TESTING TO THE TOWN OF MIDLAND STANDARD TESTING PROTOCOL
- WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO START OF WORK, WHERE REQUESTED BY INSPECTOR.
- ALL PROPOSED WATER MUST BE ISOLATED FROM EX. LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND DEBURRING FROM SYSTEMS
- CONCRETE THRUST BLOCKS REQUIRED ON ALL HORIZONTAL BENDS, TEES AND CAPS/PLUGS AS PER TOWN STANDARDS AND O.B.C.
- PROVISIONS FOR FLUSHING WATER LINES PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50mm (2") OUTLET ON 100mm (4") AND LARGER EX. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR RIPIPED TO ALLOW THE WATER TO DRAIN INTO A PARKING LOT OR DOWN A DRAIN ON THE FIRE LINES. FLUSHING OUTLET TO BE 100mm (4") DIA. MIN. ON A HYDRANT.
- MUST BE DECHLORINATED PRIOR TO ENTERING THE PARKING LOT OR DRAIN.

**SEWERS**

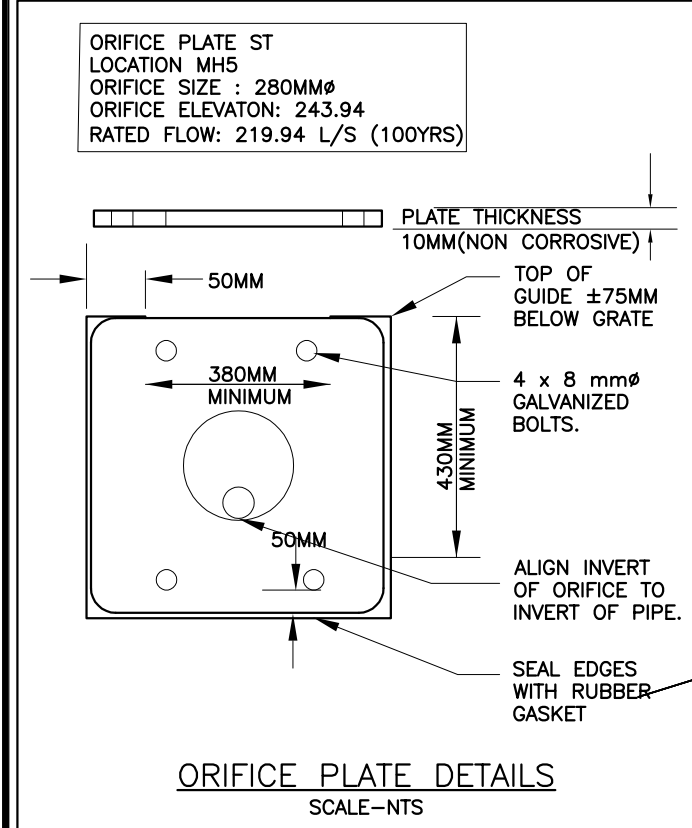
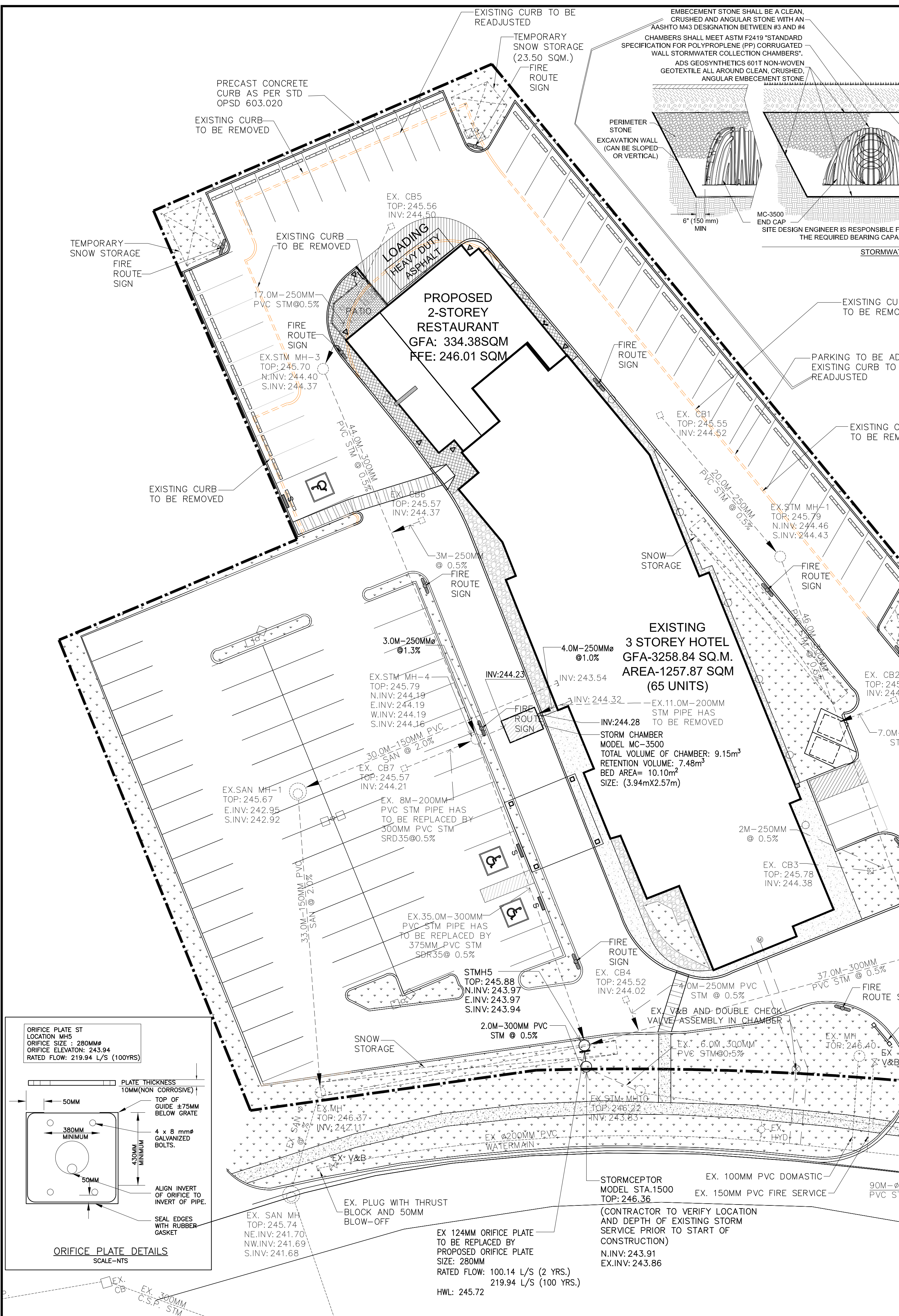
- BACKFILL & SEWER BEDDING AS OPSD 802.010, 802.013, 802.014 ALL BEDDING AND COVER MATERIAL TO BE GRANULAR 'A' OR 19mm CRLS COMPACTED TO 95 PERCENT SPMOD
- THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING EXTRA BEDDING AND/OR STRONGER PIPE IF ACTUAL TRENCH WITH EXCEEDS DESIGN WITH PIPE CLASS BASED ON TRENCH CONDITION
- SERVICE CONNECTIONS WITHIN THE MUNICIPAL ROAD ALLOWANCE ARE TO BE INSPECTED BY PUBLIC WORKS PRIOR TO BACKFILLING
- STORM MANHOLES AS OPSD 701.010 WITH FRAME AND COVER AS OPSD 401.010 TYPE B
- SANITARY MANHOLES AS OPSD 701.010, WITH FRAME AND COVER AS OPSD 401.010 TYPE A.
- CB LEADS TO BE ES CONCRETE OR PVC SDR 35.
- PRECAST CATCHBASIN AS OPSD 705.010, WITH FRAME AND GRATE AS OPSD 400.030
- PVC STORM PIPE TO BE SDR35.
- MAINTENANCE HOLE BENCHING AS PER OPSD 701.021
- MANHOLE COVER TO BE STAMPED DANGER/SANITARY SEWER AND DANGER STORM SEWER ACCORDINGLY.
- NEW SANITARY MANHOLE TO HAVE KOREN/SEAL RUBBER BOOTS RUBBER BOOTS TO BE USED ON ALL PIPES CONNECTED TO MANHOLE.

**LEGEND**

---	PROPERTY LINE
- - - - -	REGULATE LIMIT
=====	PROPOSED CONCRETE CURB
=====	PROPOSED DEPRESSED CONCRETE CURB
□ AD	AREA DRAIN
○	EXISTING STORM MANHOLE
○	PROPOSED STORM MANHOLE
□	PROPOSED CATCH BASIN
□	EXISTING CATCH BASIN
○	PROPOSED CATCH BASIN MANHOLE
○	EXISTING SANITARY MANHOLE
○	PROPOSED SANITARY MANHOLE
⊗	EXISTING WATER VALVE
⊗	PROPOSED WATER VALVE
⊙	FIRE HYDRANT
♿	BARRIER FREE PARKING
▶	MAIN ENTRANCE
▶	OVER HEAD DOOR
D/C	DEPRESSED CURB
FFE	FINISHED FLOOR ELEVATION
▨	LANDSCAPED AREA
▨	CONCRETE
▨	PAINTED LINE
⊙ HP	EXISTING HYDRO POLE
⊙ HP/SL	EXISTING HYDRO POLE/STREET LIGHT
⊙ PO	EXISTING MISC. POLE
⊙	BACK FLOW PREVENTER
⊙	WATER METER

**CONSTRUCTION NOTES**

- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE LATEST TOWN OF MIDLAND AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS
- ROAD & ENTRANCE TO BE RESTORED TO MATCH EXISTING CONDITIONS AT MINIMUM WITH 50mm H.L., 60mm H.L., 150mm GRAN A & SUITABLE BACKFILL MATERIAL LIMITS OF REINSTATEMENT TO BE MARKED IN FIELD BY TOWN.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR MAKING THE NECESSARY ARRANGEMENTS AND PERMIT APPLICATIONS WITH THE TOWN FOR ALL WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE, INCLUDING TRAFFIC CONTROL (TRAFFIC CONTROL TO BOOK 7)
- ALL WORK ON THE MUNICIPAL R.O.W. TO BE INSPECTED BY PUBLIC WORKS PRIOR TO BACKFILLING
- CONTRACTOR SHOULD REMOVE ALL MUD AND DEBRIS TRACKED ONTO THE ADJUTING MUNICIPAL ROADS DAILY.
- WORK ON THE SITE SHALL NOT COMMENCE UNTIL SUCH TIME AS ALL SILTATION CONTROL DEVICES CONSISTENT WITH THIS DRAWING HAVING BEEN CONSTRUCTED AND INSPECTED BY THE TOWN OF MIDLAND.
- THE PUBLIC WORKS DEPARTMENT AND THE ENGINEER MUST INSPECT ALL WORK ON THE MUNICIPAL ROW, AND EASEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE THE ARRANGEMENTS
- ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED ON SITE. MATERIALS AND EQUIPMENT SHALL NOT BE STORED ON THE MUNICIPAL ROW
- THE CONTRACTOR WILL BE REQUIRED TO PROVIDE STANDARD QUALITY ASSURANCE TESTING ON ALL CONCRETE MATERIAL.
- THE FREQUENCY OF THE TESTS WILL BE DETERMINED BY THE TOWN ON SITE.
- CONCRETE BARRIER CURB AS OPSD 600.110



ORIFICE PLATE DETAILS SCALE-NTS

No.	Date	Version	Dwn.
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01.	15 MAR. 2023	ISSUED FOR SPA-1	LU

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PROJECT:  
**SHOELESS JOE'S RESTAURANT  
1144 HUGEL AVE  
MIDLAND, ONTARIO**

DRAWING TITLE:  
**SITE SERVICING  
PLAN**

DRAWN BY: SA	DATE: 25th AUG. 2022
CHECKED BY: AZ	SCALE: 1:250
PROJECT NO.:	DRAWING NO.:
<b>21-37</b>	<b>C2</b>



