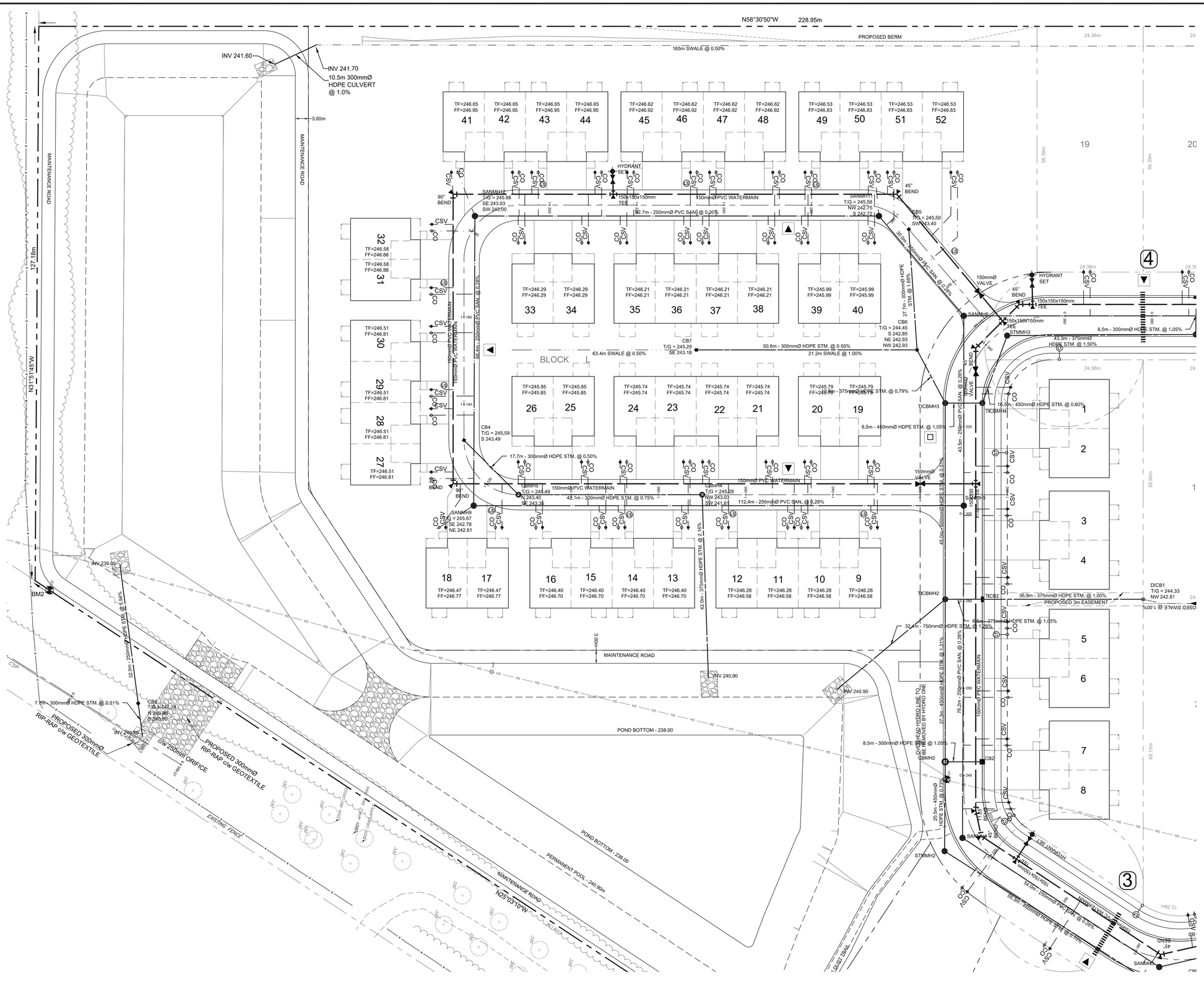

CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR 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 SURVEY BY SMC GEOTMATICS INC. COMPLETED ON OCTOBER 7, 2019.
2. LOT FABRIC DERIVED FROM PLAN OF SUBDIVISION M-49.
3. SEE SHEET DET1 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 TRAVELLED 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 COVER CANNOT BE ACHIEVED BY GOING OVER TOP.
6. STORM SEWERS UP TO AND INCLUDING 900mmØ SHALL BE BOSS 2000, ALL STORM SEWERS 1050mmØ AND LARGER TO BE BOSS 3000.
7. SANITARY SEWER TO BE PVC SDR 35.
8. ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MANHOLES TO HAVE A MINIMUM SUMP OF 300mm .
9. MAINTAIN 2.50m CLEARANCE BETWEEN STORM/ SANITARY SEWER AND WATERMAIN.
10. ALL WATERMAINS TO BE PVC DR 18 WITH 19mmØ REHAU MUNICIPEX SERVICE TUBING FOR WATER SERVICES.
11. WATER SERVICES TO BE INSTALLED UNDER STORM SEWERS.
12. ALL HYDRANT SETS REQUIRE TEST POINT AND HYDRANT MARKER.
13. 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.
14. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED 'ISSUED FOR CONSTRUCTION'.
15. ALL CONSTRUCTION TO BE COMPLETED TO TOWNSHIP OF HURON-KINLOSS ENGINEERING STANDARDS.

Site Plan Approval

Under Section 41 of the Planning Act, R.S.O. 1990.

Approved By:

Date:

Mary Rose Walden, CAO

Reviewed By:

John Yungblut, Director of Public Works

Matt Farrell, Manager of Building and Planning/CBO

Bruce Potter, Municipal Engineer

Benchmark Information

BM1
SIB LOCATED ON THE SOUTHEAST CORNER OF THE SITE
ELEVATION 245.00m

BM2
SIB LOCATED 4m SOUTHEAST OF THE SOUTHWEST CORNER OF THE SITE
ELEVATION 242.39m

BM3
SIB LOCATED 5.2m EAST OF THE NORTHEAST CORNER OF THE SITE
ELEVATION 244.75m

No.	DATE	DESCRIPTION	BY	APPD
9	AUG 15/22	RE-ISSUED FOR CONSTRUCTION (TOWNHOUSE SITE)	JHL	TLB
8	JULY 5/22	ISSUED FOR CONSTRUCTION (TOWNHOUSE SITE)	TLB	TLB
7	FEB 15/22	RE-ISSUED FOR CONSTRUCTION	TLB	TLB
6	NOV 16/20	AS BUILT SUBMISSION	TLB	TLB
5	AUG 14/20	ISSUED FOR CONSTRUCTION	TLB	TLB
4	JUL 24/20	THIRD SUBMISSION	TLB	TLB
3	JUN 16/20	SECOND SUBMISSION	TLB	TLB
2	JAN 31/20	MECP SUBMISSION	TLB	TLB
1	JAN 10/20	FIRST SUBMISSION	TLB	TLB

REVISION / ISSUE

Seal not valid unless signed and dated

LICENSED PROFESSIONAL ENGINEER
8/15/22
T. L. BURNSIDE
100199668
PROVINCE OF ONTARIO

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

Title:
MCTAVISH SUBDIVISION
VILLAGE OF RIPLEY
TOWNSHIP OF HURON-KINLOSS
TOWNHOUSE SITE SERVICING PLAN

Client: 2427255 ONTARIO INC.

Design:	TLB	Scale:	1:400
Drawn:	JAF	Approved:	
Checked:	SJC		
Date:	AUGUST 2022		Design Engineer

DRAWING No. 02705-C6

H:\Clients\02705 Ripley McTavish Subdivision\Drawings\Submissions\2022-08-12 Re-Issued for Construction (Townhouse Site Rev.)\02705 Base 2022-08-15.dwg

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