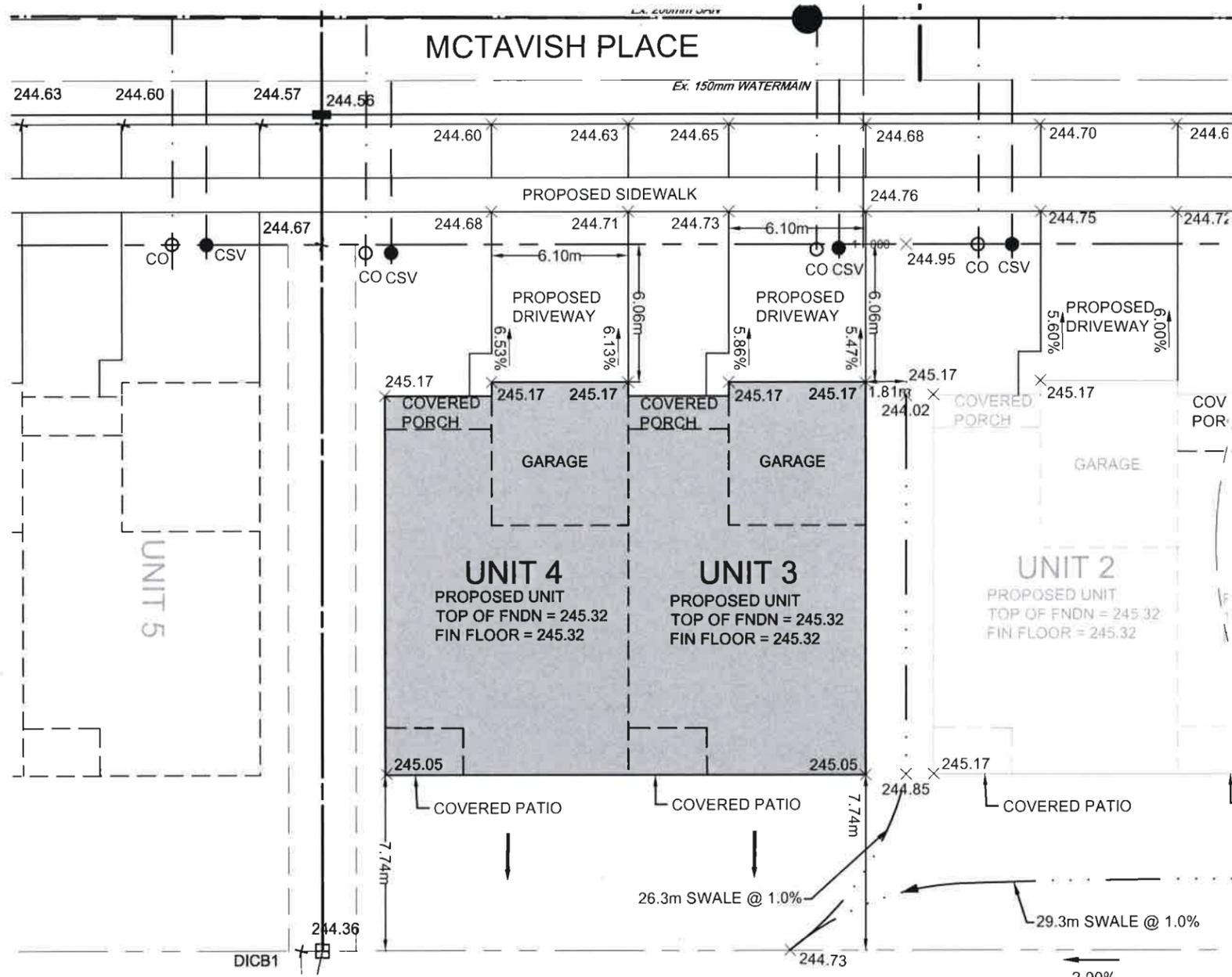


NOTE:

1. COBIDE ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR BASEMENT CONDITIONS DUE TO GROUNDWATER.
2. ALL FOOTINGS ARE TO BE CONSTRUCTED TO NATIVE SOIL OR PLACED ON STRUCTURAL FILL.
3. GRADE TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. DRIVEWAY MEETS APPLICABLE ZONING BY-LAW WITH RESPECT TO WIDTH.

THE ELEVATIONS, LOCATION OF BUILDING TO BE ERRECTED AND PROPOSED GRADING ELEVATIONS ARE IN CONFORMITY WITH THE OVERALL GRADING PLAN AS PREPARED BY COBIDE ENGINEERING INC. DATED NOVEMBER 5, 2019, REV. 4, SHEET C8 PROJECT 02701. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNLESS A SIGNED ENGINEER'S STAMP APPEARS HEREON.



MUNICIPAL STAFF HAVE REVIEWED AND RECEIVED THE ATTACHED GRADING PLAN.

SIGNATURE _____
 NAME IN PRINT _____
 DATE _____



LOT GRADING PLAN
 MCTAVISH SUBDIVISION
 REGISTERED PLAN No. : M-49
 LOT No.: UNIT 3 & 4
 BUILDER : D's CONSTRUCTION
 OWNER :

MUNICIPALITY OF HURON-KINLOSS

LEGEND

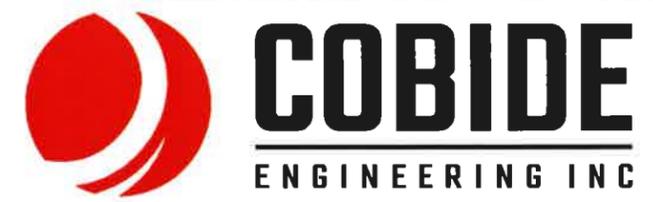
- PROPERTY LINE
- - - 1.0m BUILDING APRON
- DIRECTION OF SURFACE WATER FLOW
- × 200.00 PROPOSED FINISHED GROUND ELEVATION
- 200.00 EXISTING GROUND ELEVATION
- CSV WATER SERVICE
- SAN SANITARY SERVICE
- STM STORM SERVICE

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

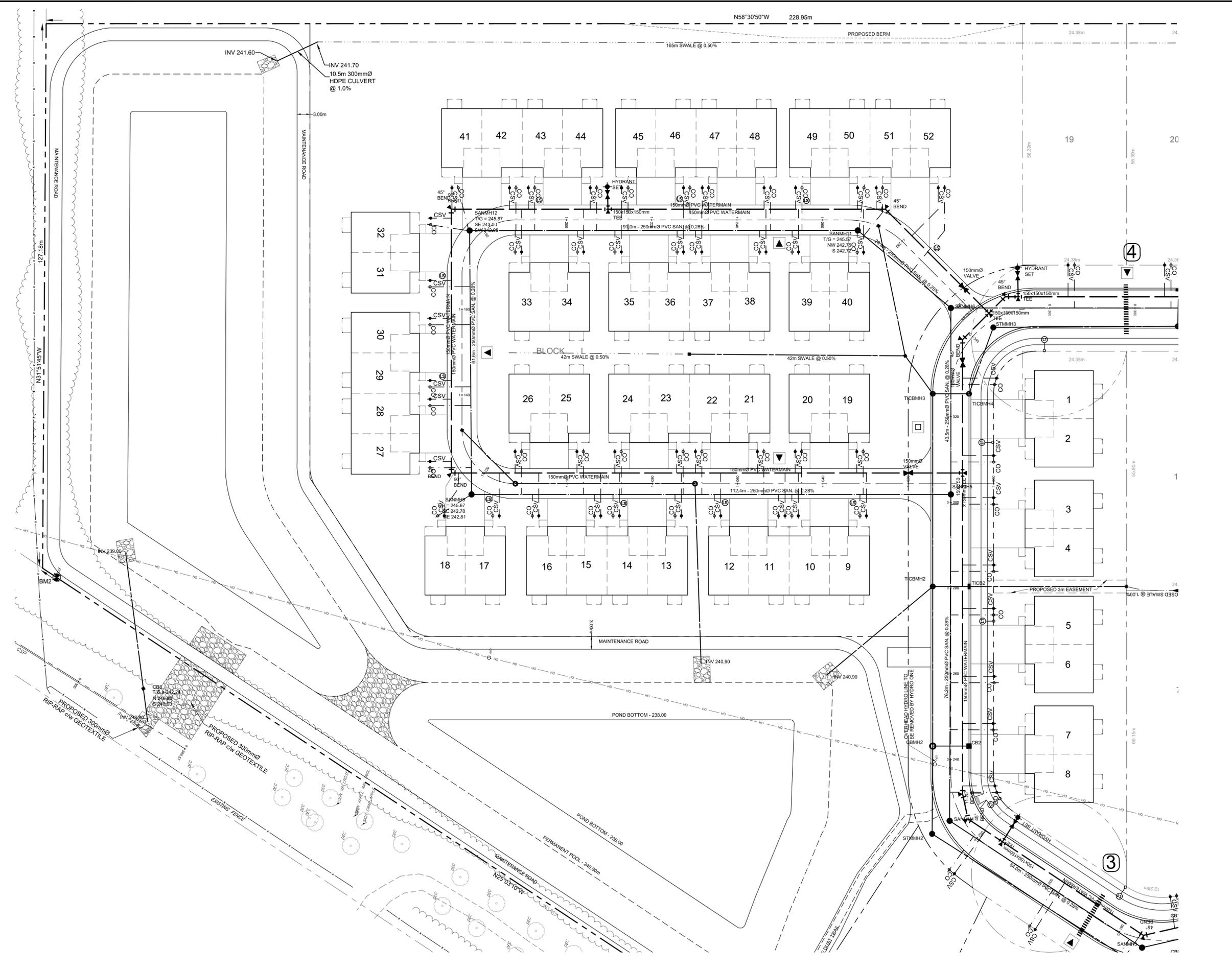
SANITARY SERVICE INVERT @ PROPERTY LINE (1/2) 242.83/242.78
 WATER SERVICE INVERT @ PROPERTY LINE (1/2) 242.94/242.86
 PROPOSED UNDERSIDE OF FOOTING 243.85

No.	DATE	DESCRIPTION	BY	APPD
1	JUL 19/21	FIRST SUBMISSION	TLB	TLB
0	JUL 13/21	PRELIMINARY SUBMISSION	TLB	TLB

REVISION / ISSUE



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



- 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 SURVEY BY SMC GEOMATICS 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 THE FINISHED PROFILE GRADE WAS 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 COULD NOT BE ACHIEVED BY GOING OVER TOP.
 6. STORM SEWERS UP TO AND INCLUDING 900mm WERE BOSS 2000. ALL STORM SEWERS 1050mm AND LARGER SHALL BE BOSS 3000.
 7. SANITARY SEWER MATERIAL IS PVC SDR 35.
 8. ALL STORM CATCHBASINS HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MANHOLES HAVE A MINIMUM SUMP OF 300mm.
 9. MAINTAINED 2.50m CLEARANCE BETWEEN STORM/ SANITARY SEWER AND WATERMAIN.
 10. ALL WATERMANS ARE PVC DR 18 WITH 19mm REHAU MUNICIPEX SERVICE TUBING FOR WATER SERVICES.
 11. WATER SERVICES WERE INSTALLED UNDER STORM SEWERS.
 12. ALL HYDRANT SETS HAVE A TEST POINT AND HYDRANT MARKER.
 13. ALL JOINTS OF SANITARY MANHOLES WERE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO ABOVE SECTION BEING INSTALLED. CAULKING IS SIKAFLEX 1A OR APPROVED EQUIVALENT.
 14. THIS DRAWING WAS NOT USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED ISSUED FOR CONSTRUCTION.
 15. ALL CONSTRUCTION WAS COMPLETED TO TOWNSHIP OF HURON-KINLOSS ENGINEERING STANDARDS.

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
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

Seal not valid unless signed and dated

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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:	OCT 2019		
DRAWING No.	02705-C6		

H:\C:\cnc\02705-Ripley_McAvish_Subdivision\Drawings\02705-Base_2022-02-15.dwg

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.

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 3. SEE SHEET DET1 FOR TYPICAL ROAD CROSS SECTIONS AND PAVEMENT DESIGN.
 4. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE WAS 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 COULD NOT BE ACHIEVED BY GOING OVER TOP.
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 7. SANITARY SEWER MATERIAL IS PVC SDR 35.
 8. ALL STORM CATCHBASINS HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MANHOLES HAVE A MINIMUM SUMP OF 300mm.
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 11. WATER SERVICES WERE INSTALLED UNDER STORM SEWERS.
 12. ALL HYDRANT SETS HAVE A TEST POINT AND HYDRANT MARKER.
 13. ALL JOINTS OF SANITARY MANHOLES WERE CALKED WITH MIN. 15mm BEAD INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO ABOVE SECTION BEING INSTALLED. CALKING IS SIKAFLEX 1A OR APPROVED EQUIVALENT.
 14. THIS DRAWING WAS NOT USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED ISSUED FOR CONSTRUCTION.
 15. ALL CONSTRUCTION WAS COMPLETED TO TOWNSHIP OF HURON-KINLOSS ENGINEERING STANDARDS.

Benchmark Information

BM1	SIB LOCATED ON THE SOUTHEAST CORNER OF THE SITE	ELEVATION	245.00m
BM2	SIB LOCATED 4m SOUTHWEST 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
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

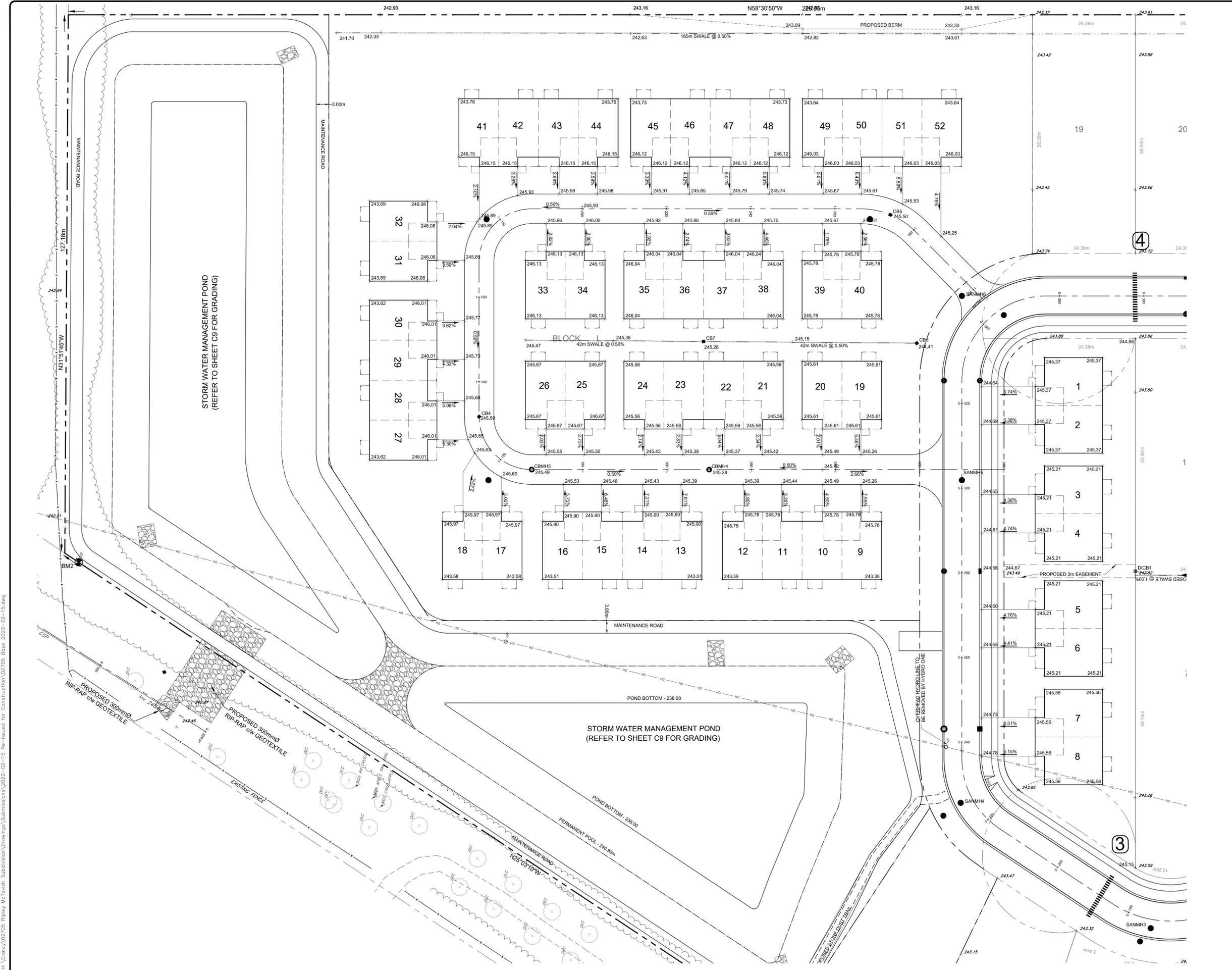


Title: MCTAVISH SUBDIVISION
VILLAGE OF RIPLEY
TOWNSHIP OF HURON-KINLOSS
TOWNHOUSE SITE GRADING PLAN

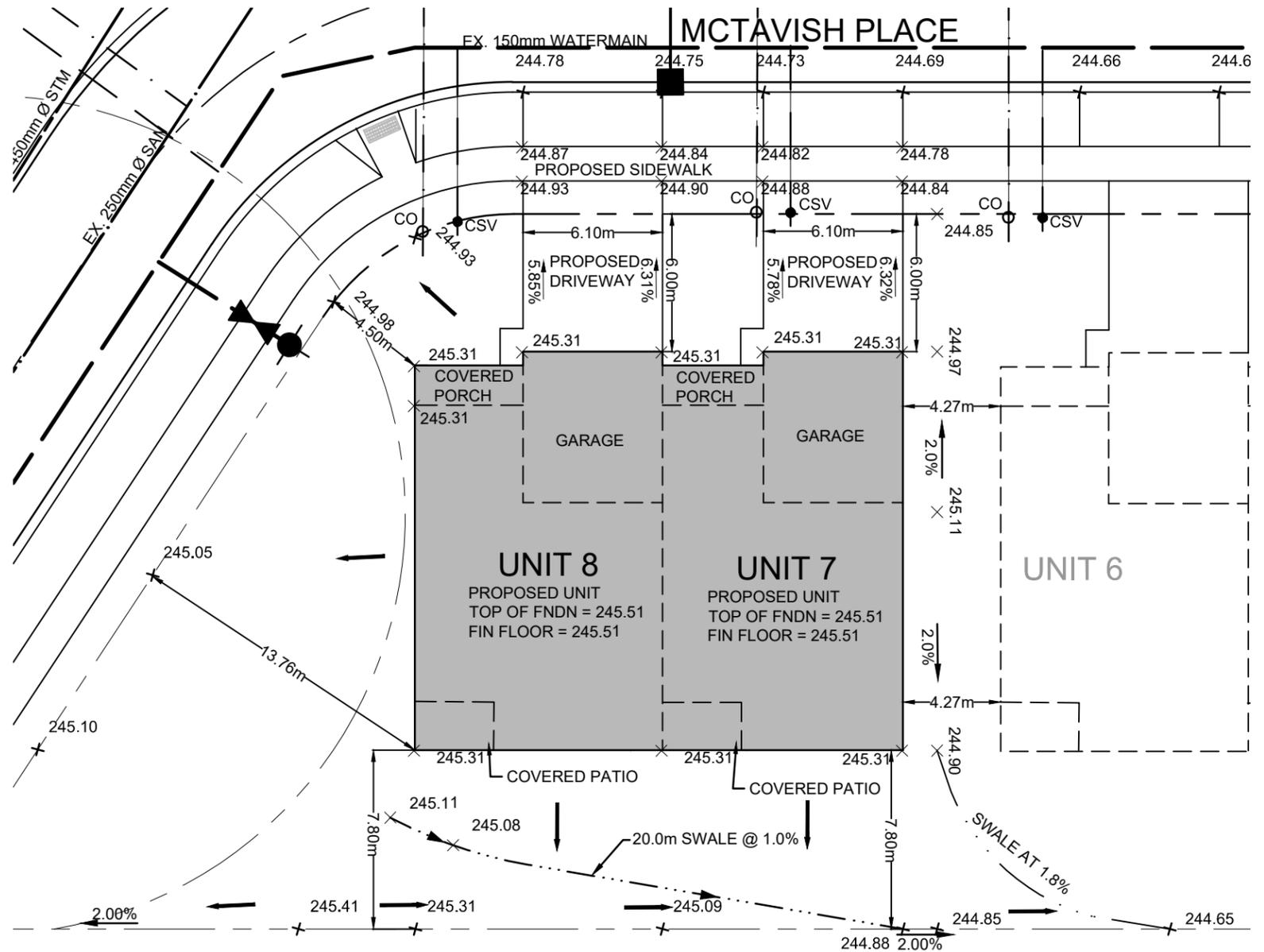
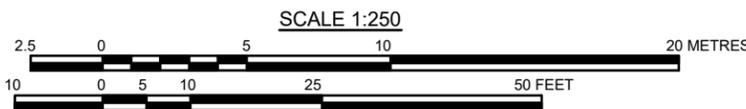
Client: 2427255 ONTARIO INC.

Design:	TLB	Scale:	1:750
Drawn:	JAF	Approved:	
Checked:	SJC		
Date:	OCT 2019		

DRAWING No. 02705-C8



H:\C:\Users\jmc\OneDrive\Submissions\Drawings\02705-Base 2022-02-15.dwg



NOTE:

1. COBIDE ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR BASEMENT CONDITIONS DUE TO GROUNDWATER.
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4. DRIVEWAY MEETS APPLICABLE ZONING BY-LAW WITH RESPECT TO WIDTH.

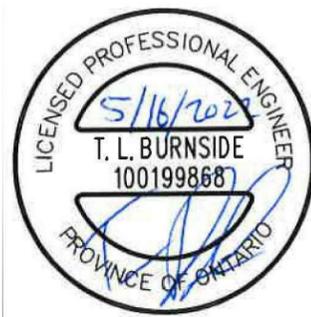
THE ELEVATIONS, LOCATION OF BUILDING TO BE ERECTED AND PROPOSED GRADING ELEVATIONS ARE IN CONFORMITY WITH THE OVERALL GRADING PLAN AS PREPARED BY COBIDE ENGINEERING INC. DATED NOVEMBER 5, 2019, REV. 4, SHEET C8 PROJECT 02701. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNLESS A SIGNED ENGINEER'S STAMP APPEARS HEREON.

MUNICIPAL STAFF HAVE REVIEWED AND RECEIVED THE ATTACHED GRADING PLAN.

SIGNATURE

NAME IN PRINT

DATE



LOT GRADING PLAN
MCTAVISH SUBDIVISION
REGISTERED PLAN No. : M-49
LOT No.: UNIT 7 & 8
BUILDER : D's CONSTRUCTION
OWNER :

MUNICIPALITY OF HURON-KINLOSS

LEGEND

- PROPERTY LINE
- - - 1.0m BUILDING APRON
- DIRECTION OF SURFACE WATER FLOW
- × 200.00 PROPOSED FINISHED GROUND ELEVATION
- × 200.00 EXISTING GROUND ELEVATION

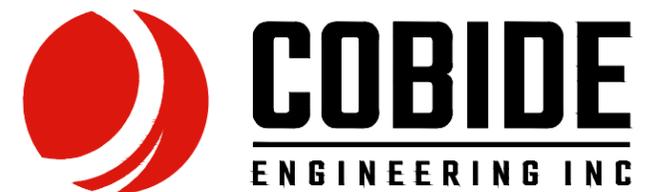
- WATER SERVICE
- SANITARY SERVICE
- STORM SERVICE

Benchmark

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

SANITARY SERVICE INVERT @ PROPERTY LINE (7/8) 242.64/242.44
WATER SERVICE INVERT @ PROPERTY LINE (7/8) 243.03/243.08
PROPOSED UNDERSIDE OF FOOTING 244.11

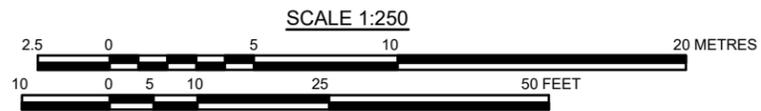
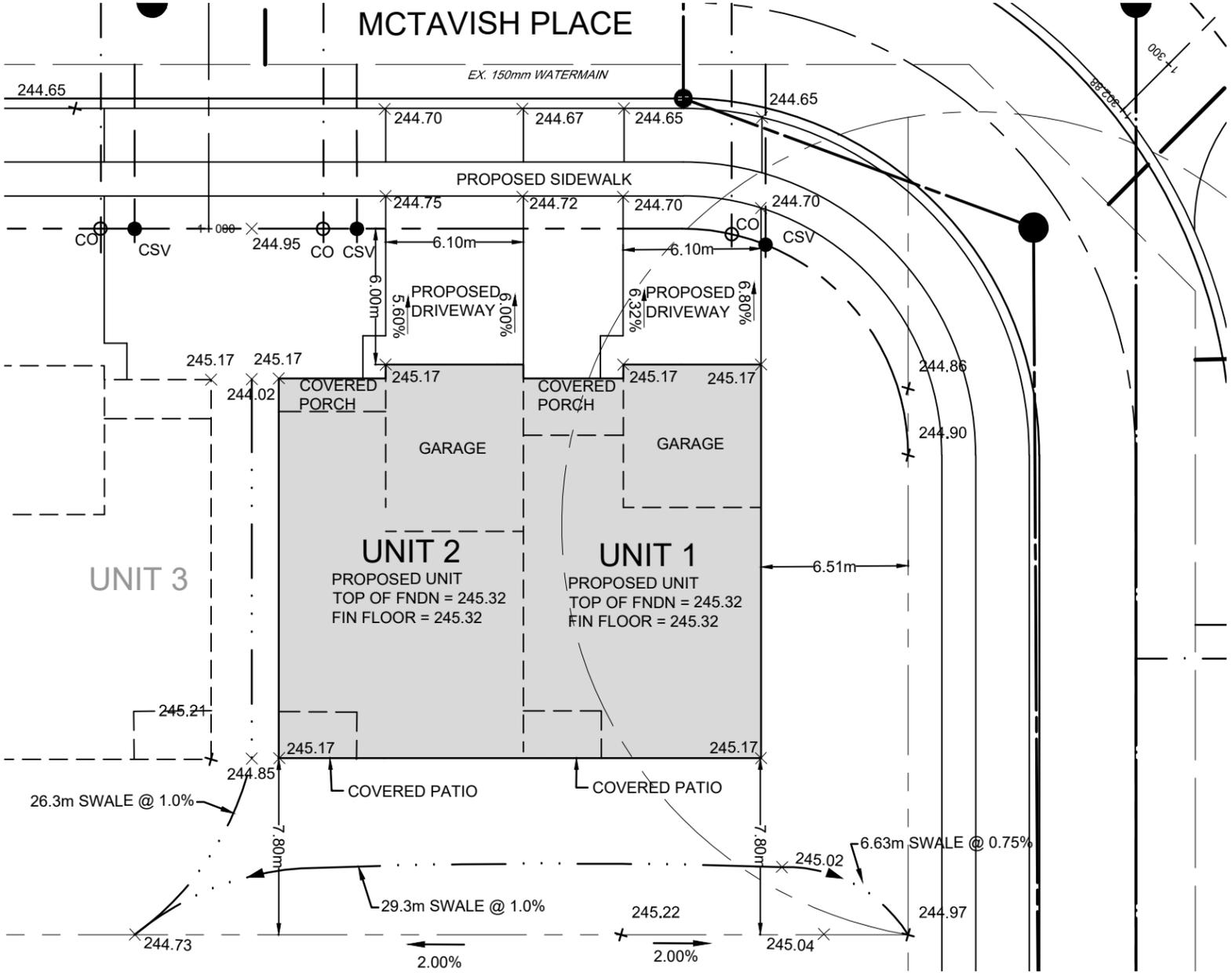
No.	DATE	DESCRIPTION	BY	APPD
1	MAY 16/22	FIRST SUBMISSION	TLB	TLB
0	FEB 23/21	PRELIMINARY SUBMISSION	TLB	TLB
REVISION / ISSUE				



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

THIS IS NOT A PLAN OF SURVEY

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NOTE:

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MUNICIPAL STAFF HAVE REVIEWED AND RECEIVED THE ATTACHED GRADING PLAN.

SIGNATURE _____

NAME IN PRINT _____

DATE _____



LEGEND

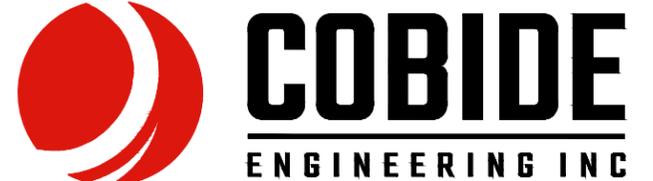
	PROPERTY LINE		WATER SERVICE
	1.0m BUILDING APRON		SANITARY SERVICE
	DIRECTION OF SURFACE WATER FLOW		STORM SERVICE
	PROPOSED FINISHED GROUND ELEVATION		
	EXISTING GROUND ELEVATION		

Benchmark

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

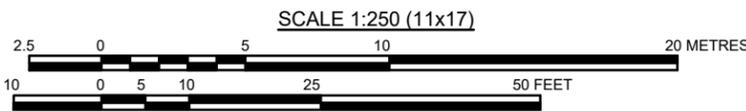
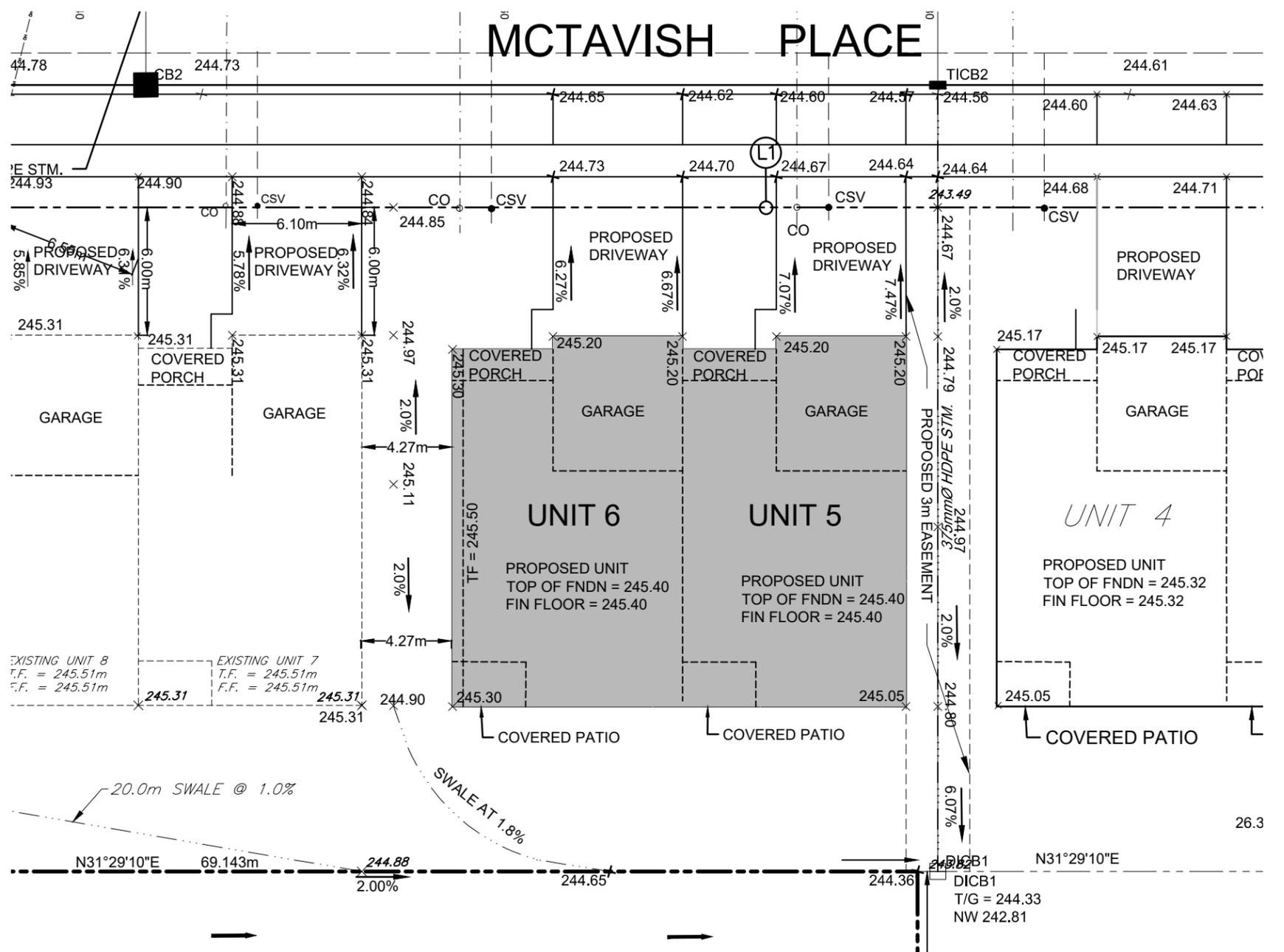
SANITARY SERVICE INVERT @ PROPERTY LINE (1/2) 243.31/242.91
 WATER SERVICE INVERT @ PROPERTY LINE (1/2) 243.03/243.08
 PROPOSED UNDERSIDE OF FOOTING 243.92

No.	DATE	DESCRIPTION	BY	APPD
0	APR 30/21	FIRST SUBMISSION	TLB	TLB
REVISION / ISSUE				



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 Telephone: (519) 506-5959
 www.cobideeng.com

LOT STATISTICS:
 OVERALL LOT AREA = 1717.72m²
 HOUSE FOOTPRINT = 247.10m²
 LOT COVERAGE = 18.13%



NOTE:

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3. GRADE TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. DRIVEWAY MEETS APPLICABLE ZONING BY-LAW WITH RESPECT TO WIDTH.

THE ELEVATIONS, LOCATION OF BUILDING TO BE ERCTED AND PROPOSED GRADING ELEVATIONS ARE IN COMFORMITY WITH THE OVERALL GRADING PLAN AS PREPARED BY COBIDE ENGINEERING INC. DATED AUGUST 14, 2020, REV. 5, SHEET C7, PROJECT 02705. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNLESS A SIGNED ENGINEER'S STAMP APPEARS HEREON.

MUNICIPAL STAFF HAVE REVIEWED AND RECEIVED THE ATTACHED GRADING PLAN.

SIGNATURE _____
 NAME IN PRINT _____
 DATE _____



LEGEND

- PROPERTY LINE
- ← DIRECTION OF SURFACE WATER FLOW
- 195.44 PROPOSED FINISHED GROUND ELEVATION
- 194.50 EXISTING GROUND ELEVATION
- WATER SERVICE
- SANITARY SERVICE
- STORM SERVICE

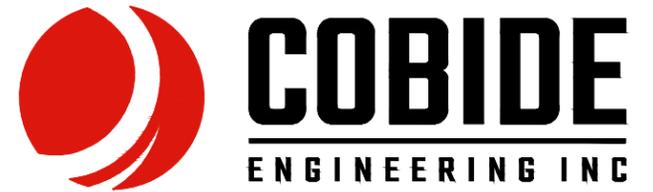
LOT GRADING PLAN
 MCTAVISH SUBDIVISION
 REGISTERED PLAN No. : M-49
 LOT No.: UNIT 5 & 6
 BUILDER : D's CONSTRUCTION
 OWNER :

Benchmark
 BM3
 TOP OF SIB LOCATED APPROXIMATELY 5.2m EAST OF THE NORTHEAST CORNER OF THE SITE.
 ELEVATION 244.75m

SANITARY SERVICE INVERT @ PROPERTY LINE 242.90/242.10
 WATER SERVICE INVERT @ PROPERTY LINE 242.86/242.94
 PROPOSED UNDERSIDE OF FOOTING 244.00

No.	DATE	DESCRIPTION	BY	APPD
0	MAY 16/22	PRELIMINARY SUBMISSION	LG	TLB

REVISION / ISSUE



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H:\Clancy\02768 - Unit 5-6 Semi Ripley\Drawings\Working Drawings\02768 - Lot 5-6 Gr Plan - 2022-05-04.dwg May 16, 2022 - 3:40pm