GENERAL NOTES:

1. THE OWNER'S PROFESSIONAL ENGINEER IS REQUIRED TO FIELD REVIEW THE INSTALLATION OF SERVICES INCLUDED IN THIS PROJECT IN ACCORDANCE WITH THE GENERAL REVIEW COMMITMENT CERTIFICATION PROCESS. THE OWNER'S CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS NOTICE PRIOR TO COMMENCING CONSTRUCTION OF THE SITE SERVICES.
2. THE OWNER/OWNER'S CONTRACTOR SHALL HAVE ITS PROFESSIONAL ENGINEER PROVIDE FULL-TIME ONSITE REVIEW DURING CONSTRUCTION ON AN EXISTING MUNICIPAL STREET OR EASEMENT AND PROVIDE A CERTIFICATE OF COMPLETION OF WORKS UPON COMPLETION OF ALL WORKS TO BE CONSTRUCTED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CURRENT ONTARIO BUILDING CODE (OBC) AND ANY APPLICABLE STATUTES, REGULATIONS, CODES AND BY-LAWS.
4. STRIK, BALDINELLI, MONIZ LTD. (SBM) IS NOT RESPONSIBLE FOR THE INFORMATION (EXISTING TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, ETC.) PROVIDED BY OTHERS.

CONSTRUCTION NOTES:

1. REFER TO THE SITE PLAN FOR LAYOUT DIMENSIONING AND SIGN/POST DETAILS.
2. THE OWNER'S CONTRACTOR IS TO CONTACT THE CONSULTING ENGINEER (SBM) FOR FINAL ONSITE REVIEW. THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS NOTICE PRIOR TO REQUIRED ONSITE REVIEW.
3. THE OWNER'S CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES UNDER THE OCCUPATIONAL HEALTH AND SAFETY ACT AS REQUIRED BY THE MINISTRY OF LABOUR TO EXECUTE THE WORK.
4. THE OWNER'S CONTRACTOR IS TO REVIEW AND CONFIRM ALL EXISTING CONDITION INFORMATION & INFORM SBM OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. SBM IN NO WAY ACCEPTS RESPONSIBILITY FOR ANY INACCURACIES FOUND ON THIS PLAN RELATIVE TO EXISTING CONDITIONS FOR THE SITE.
5. PRIOR TO COMMENCING ANY CONSTRUCTION, ALL SEWER OUTLET INFORMATION, BENCHMARKS, ELEVATIONS, DIMENSIONS, GRADES, ETC. MUST BE CHECKED BY THE CONTRACTOR AND VERIFIED AND ANY DISCREPANCIES REPORTED TO THE ENGINEERS.
6. PRIOR TO COMMENCING ANY WORK ON THE INSTALLATION OF SERVICES & GRADING, AN APPROVED SET OF PLANS AND SPECIFICATIONS MUST BE AVAILABLE ON THE JOB AND SHALL REMAIN THERE WHILE WORK IS BEING DONE.
7. STRIP FULL DEPTH OF TOPSOIL IN AREAS TO BE DISTURBED AND STOCK PILE FOR RE-USE IN GRASSED/LANDSCAPED AREAS.
8. OWNER'S CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT INVERTS AND GRADES, RECORD ANY DEVIATION OF PIPE OR STRUCTURE LOCATION INVOLVED WITH THIS PROJECT AND OWNER'S CONTRACTOR TO PROVIDE A COPY OF THE AS-BUILT DRAWING SHOWING ALL CHANGES CLEARLY MARKED IN RED.
9. THE OWNER'S CONTRACTOR SHALL CONSTRUCT TEMPORARY MEASURES TO CONTROL SILT ENTERING THE STORM DRAINAGE SYSTEM TO THE SPECIFICATIONS OUTLINED IN THE GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES PREPARED BY THE MINISTRY OF NATURAL RESOURCES. THESE MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCING ANY CONSTRUCTION FOR THIS PROJECT AND ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED TO BASE ASPHALT AND SOD OR THE SATISFACTION OF THE MUNICIPAL ENGINEER.
10. THE CONTRACTOR SHALL INFORM THE GRAND RIVER TRANSIT (G.R.T.) AT LEAST ONE WEEK PRIOR TO COMMENCING CONSTRUCTION ON ANY STREET THAT IS AN G.R.T. BUS ROUTE THAT WILL BE AFFECTED BY CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR:
    - 11.1. CONNECTING ANY EXISTING SEWER OR DRAIN ENCOUNTERED DURING CONSTRUCTION TO A NEW SEWER OF SIMILAR TYPE, SIZE AND MATERIAL OR INTO ANOTHER EXISTING SEWER OF THE SAME TYPE AND TO REPORT ON AS-BUILT DRAWINGS.
    - 11.2. ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBOURING PROPERTIES.
12. NO FOUNDATION DRAIN CONNECTIONS WILL BE PERMITTED INTO THE SANITARY SEWERS AND NO DIRECT GRAVITY CONNECTIONS FROM THE FOUNDATION DRAINS WILL BE PERMITTED TO THE STORM SYSTEM UNLESS THE STORM SYSTEM HAS THE CAPACITY TO PROVIDE FOR SUCH CONNECTIONS TO THE SATISFACTION OF THE MUNICIPAL ENGINEER.
13. WORK ON OR ADJACENT TO THE MUNICIPAL CITY RIGHT OF WAY (R.O.W.) SHALL BE COMPLETED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 CURRENT EDITION AND THE ONTARIO TRAFFIC MANUAL BOOK 18 CURRENT EDITION.
14. ALL MATERIALS TO BE COMPACTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER (SUBGRADE, BEDDINGS, BACKFILL, ASPHALT, ETC. AS PER OPSS.MUNI 501)

SURFACE WORKS NOTES:

1. ALL WORK IN THE REGIONAL ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF WATERLOO AND REGION OF WATERLOO UNLESS OTHERWISE APPROVED BY THE REGIONAL ENGINEER. THE CONTRACTOR IS REQUIRED TO OBTAIN & PAY FOR THE PERMIT TO WORK IN THE CITY R.O.W.
2. ALL SURFACES WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST AS GOOD AS ORIGINAL, OR AS PER BELOW (WHICHEVER IS GREATER) OR IF WITHIN THE CITY RIGHT OF WAY TO THE SATISFACTION OF THE CITY ENGINEER, ALL AT NO COST TO THE CITY/REGION.
    - 2.1. GRASSED AREAS TO BE RESTORED w/ 100mm TOPSOIL + SOD.
    - 2.2. CONCRETE SIDEWALK TO OPSD 310.010.
    - 2.3. CONCRETE CURB AND GUTTER TO OPSD 600.040 AND OPSD 600.110 (ON-SITE BARRIER CURB).
    - 2.4. ANY ASPHALT AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS FOLLOWS:
        - 2.4.1. PROOF ROLL SUBGRADE (TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER) PRIOR TO PLACEMENT OF GRANULARS (98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD) MIN.).
        - 2.4.2. MILL ADJACENT ASPHALT TO BE TIED INTO 50mm DEEP x 500mm WIDE PRIOR TO RESTORATION SEE DETAIL ON SHEET C5.
        - 2.4.3. MIN. RECOMMENDED ON-SITE LIGHT-DUTY PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
            - 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY (TACK COAT REQUIRED PER SUPPLEMENTAL STANDARDS FOR ROADS 310.07.03 IF INSTALLED MORE THAN 2 WEEKS AFTER BINDER ASPHALT)
            - 50mm HL8 BINDER ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY
                - ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS.MUNI 310 & 1150
            - 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
            - 300mm OF GRANULAR 'B' COMPACTED TO 100% SPMDD
        - 2.4.4. MIN. RECOMMENDED ON-SITE HEAVY-DUTY PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
            - 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY (TACK COAT REQUIRED PER SUPPLEMENTAL STANDARDS FOR ROADS 310.07.03 IF INSTALLED MORE THAN 2 WEEKS AFTER BINDER ASPHALT)
            - 50mm HL8 BINDER ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY
                - ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS.MUNI 310 & 1150
            - 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
            - 450mm OF GRANULAR 'B' COMPACTED TO 100% SPMDD
    - 2.5. RESTORE ALL PAVEMENT MARKINGS TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS AND MARKINGS SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 710 'CONSTRUCTION SPECIFICATION FOR PAVEMENT MARKING'.
    - 2.6. ALL EXTERIOR HORIZONTAL CONCRETE SHALL MATCH EXISTING THICKNESS OR BE MIN 100mm THICK (150mm THICK AT VEHICLE ENTRANCE(S) FOR MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SITES), 32 MPa AT 28 DAYS c/w 5-8% AIR ENTRAINMENT, SLUMP OF 80mm (±20mm) OR 30mm (±10mm) WHEN USING A FORMING MACHINE AND TEMPERATURE BETWEEN 10-28°C. ON MIN 100mm THICK GRANULAR 'A' COMPACTED TO 100% SPMDD.
3. ALL AREAS OUTSIDE THE CONSTRUCTION LIMITS SHALL NOT BE DISTURBED. ANY DAMAGES TO THOSE AREAS ARE TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

UTILITIES NOTES:

1. ALL WORK FOR COORDINATION, DESIGN, AND CONSTRUCTION OF UTILITIES IS BY OTHERS. SBM DESIGN AND DRAWINGS ARE FOR MUNICIPAL SERVICING ONLY. ANY UTILITY INFORMATION SHOWN IS FOR REFERENCE/COORDINATION PURPOSES ONLY AND MAY NOT BE ACCURATE.
2. UTILITY PROVIDERS MUST BE INFORMED AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION ON ANY EXISTING CITY ROAD ALLOWANCE. ALL EXISTING UNDERGROUND SERVICE OR UTILITIES WITHIN THE LIMITS OF THE CONSTRUCTION SITE SHALL BE LOCATED AND MARKED. ANY UTILITIES, DAMAGED OR DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE GOVERNING BODY AT THE CONTRACTOR'S EXPENSE.
3. ALL EXISTING UNDERGROUND UTILITY (TELEPHONE, HYDRO, GAS, CABLE, SEWER, WATERMAINS, ETC.) THAT WILL BE CROSSED UNDER DURING THE INSTALLATION OF SERVICES FOR THIS DEVELOPMENT SHALL BE SUPPORTED, AS MAY BE REQUIRED BY THE OWNERS OF THE UTILITY BEING CROSSED UNDER.
4. OWNER'S CONTRACTOR TO LOCATE/FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. OWNER'S CONTRACTOR TO COORDINATE WITH UTILITIES PROVIDER FOR BRACING, DECOMMISSIONING AND/OR RELOCATION OF EXISTING GAS, HYDRO, TELEPHONE, CABLE, ETC. SERVICES, IF REQUIRED.

REFERENCE DOCUMENTS:

1. SITE SERVICING DESIGN BRIEF PREPARED BY SBM, PROJECT No: SBM-24-2350.
2. SITE PLAN PREPARED BY MMA ARCHITECT INC. DATED DECEMBER 10 2024
3. TOPOGRAPHIC SURVEY BY CALLON DIETZ FILE No. 05-15133A, RECEVED NOVEMBER 27, 2024
4. AS-BUILT INFORMATION PROVIDED BY CITY OF WATERLOO, DRAWING No. 653, FILE No. 5065, SHEETS 2 AND 3, DATED 2002

LIST OF STANDARD DETAILS:

ONTARIO PROVINCIAL STANDARDS:

OPSD	219.110	LIGHT-DUTY SILT FENCE BARRIER
OPSD	219.120	LIGHT-DUTY FIBRE ROLL BARRIER
OPSD	219.160	FIBRE ROLL GRADE BREAKS
OPSD	219.180	STRAW BALE FLOW CHECK DAM
OPSD	219.191	FIBRE ROLL FLOW CHECK DAMS
OPSD	310.010	CONCRETE SIDEWALK
OPSD	310.020	CONCRETE SIDEWALK ADJACENT TO CURB AND GUTTER
OPSD	310.039	CONCRETE SIDEWALK RAMPS TACTILE WALKING SURFACE INDICATORS COMPONENT
OPSD	310.050	CONCRETE SIDEWALK DRIVEWAY ENTRANCE DETAIL
OPSD	400.020	CAST IRON, SQUARE FRAME WITH SQUARE FLAT GRATE FOR CATCH BASINS, HERRING BONE OPENINGS
OPSD	401.010	CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES
OPSD	600.110	CONCRETE BARRIER CURB
OPSD	603.020	PRECAST BARRIER CURB
OPSD	701.010	PRECAST CONCRETE MAINTENANCE HOLE, 1200mm DIAMETER
OPSD	701.021	MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES
OPSD	704.010	MAINTENANCE HOLE, CATCH BASIN AND VALVE CHAMBER, PRECAST CONCRETE ADJUSTMENT UNITS
OPSD	705.010	PRECAST CONCRETE CATCH BASIN, 600mmX600mm
OPSD	705.030	PRECAST CONCRETE DITCH INLETS, 600mmX600mm
OPSD	708.020	SUPPORT FOR PIPE AT CATCH BASIN OR MAINTENANCE HOLE
OPSD	708.030	CATCH BASIN CONNECTION, FLEXIBLE PIPE SEWER
OPSD	1105.010	HYDRANT INSTALLATION
OPSD	1109.011	CATHODIC PROTECTION FOR PVC WATERMAIN SYSTEMS
OPSD	1109.030	INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES

SERVICING NOTES:

1. ALL STORM AND/OR SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF WATERLOO'S STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE ONTARIO BUILDING CODE.
2. ALL SITE SERVICES SHALL BE INSTALLED TO 1.0m OUTSIDE FOUNDATION WALL.
3. ALL ORGANIC, UNSTABLE OR UNSUITABLE MATERIALS BENEATH THE ROAD ALLOWANCE, SERVICES, UTILITIES, OR FOUNDATIONS MUST BE REMOVED AND THESE AREAS BACKFILLED WITH AN APPROVED FILL MATERIAL, ALL TO THE SATISFACTION OF A GEOTECHNICAL ENGINEER AND SHOULD BE PLACED IN LIFTS NOT EXCEEDING 300mm (LOOSE) THAT ARE COMPACTED TO 95% SPMDD (100% FOR PAVED SURFACES). THE FILL MATERIAL SHOULD COMPRISE OF CLEAN, COMPACTIBLE FILL WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
4. REMOVE ALL TRENCH WATER WHEN PIPE LAYING IS IN PROGRESS. ALL REQUIREMENTS FOR DEWATERING PERMITS (INCLUDING THE MINISTRY OF ENVIRONMENT, CONSERVATION AND PARKS (M.E.C.P.)'S PERMIT TO TAKE WATER, IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONNECTIONS FROM FOUNDATIONS, WEEPING TILE, SUMP PUMP, AND ROOF DRAINS ARE NOT PERMITTED TO ENTER THE SANITARY SEWER SYSTEM AND SHALL BE IN ACCORDANCE WITH THE CITY OF WATERLOO.
6. ALL PROPOSED STORM SEWER PIPE SHALL BE: PVC SMOOTH WALL (CSA B182.2) (100ø TO 600ø) OR RIBBED (CSA B182.4) (200ø TO 600ø) OR HDPE (CSA B182.6, 320 kPA ON-SITE PER OBC AND CSA B182.8 IN R.O.W.) (200ø TO 600ø) OR NON-REINFORCED CONCRETE (CAN/CSA 257.1) (100ø TO 600ø) OR REINFORCED CONCRETE (CAN/CSA 257.2) AND SANITARY SEWER PIPE TO BE PVC SMOOTH WALL (CSA B182.2) (100ø TO 600ø) OR RIBBED (CSA B182.4) (200ø TO 600ø) OR NON-REINFORCED CONCRETE (CAN/CSA 257.1) (100ø TO 600ø) OR REINFORCED CONCRETE (CAN/CSA 257.2). PVC PIPE SHALL BE LAID WITH TYPE I BEDDING UNDER 4.5m OF COVER AND TYPE II BEDDING OVER 4.5m OF COVER. CONCRETE PIPE SHALL BE LAID WITH CLASS B (B1 OR B2) BEDDING. ALL SEWER BACKFILL MUST BE COMPACTED TO 95% STANDARD MAXIMUM DRY DENSITY (MINIMUM) (100% FOR PAVED AREAS). REFER TO THE CITY OF WATERLOO'S AND REGION OF WATERLOOS SSMS E1-01.
7. CLASS B1 BEDDING (CRUSHED STONE) TO EXTEND FROM THE INLET AND OUTLET PIPES OF ANY MAINTENANCE HOLE FOR A DISTANCE OF 5.0m. REFER THE CITY OF WATERLOO'S AND REGION OF WATERLOOS SSMS E1-01.
8. THE MINIMUM DEPTH OF A STORM SEWER SHALL BE 1.22m FROM THE FINISHED GROUND ELEVATION TO THE CROWN OF THE PIPE AS PER OPSD 3090.101 'FOUNDATION, FROST PROTECTION DEPTHS FOR SOUTHERN ONTARIO' OR GEOTECHNICAL REPORT. WHERE MINIMUM DEPTHS CANNOT BE ACHIEVED AND THEREFORE FROST PROTECTION IS WARRANTED, INSULATION IS REQUIRED AS PER THE OPSD 1109.030 INSULATION FOR SEWER AND WATERMAINS IN SHOLLOW TRENCHES.
9. ALL STORM AND SANITARY SEWERS/SERVICES AND CATCHBASIN LEADS SHALL HAVE APPROVED RUBBER GASKET JOINTS + BE INSTALLED USING A LASER LEVEL.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL PRECAST CONCRETE STRUCTURES.
11. ALL CATCHBASINS TO HAVE 0.6m SUMP AS PER OPSD 705.010 AND CATCHBASIN MAINTENANCE HOLES 1200ø & LARGER TO HAVE 0.6m SUMP AS PER OPSD 701.010.
12. 3.0m LENGTHS OF 150mm DIAMETER PERFORATED FILTER WRAPPED PVC PIPE ARE TO BE INSTALLED AS SUBDRAINS CONNECTED TO TWO SIDES OF EACH CATCHBASIN AND CATCHBASIN MAINTENANCE HOLE WITHIN PAVED AREAS. THE SUBDRAINS ARE TO BE LOCATED JUST BELOW SUBGRADE ELEVATION.
13. BUILDING FOOTINGS ARE TO BE STEPPED DOWN (SEE STRUCTURAL DRAWINGS BY OTHERS) TO ALLOW SERVICES TO PASS THROUGH THE FOUNDATION WALL NOT UNDER THE FOOTING.
14. MAINTENANCE HOLES TO BE CONSTRUCTED OF PRE-CAST CONCRETE. ALL MAINTENANCE HOLES TO BE INSTALLED IN ACCORDANCE WITH THE ONTARIO PROVINCIAL STANDARDS (OPSD) DIVISION 700 DETAILS AND REQUIREMENTS, SEE LIST OF COMMON DETAILS.
15. ENSURE MINIMUM OF 1 ADJUSTMENT UNIT FOR ALL STRUCTURES. MAXIMUM TOTAL ADJUSTMENT UNITS HEIGHT: 300mm.
16. RUNG SPACING IN MAINTENANCE HOLES TO BE 300mm MIN. AND A MAX. OF 600mm DISTANCE BETWEEN THE LID AND THE FIRST RUNG.
17. WATERMAINS 250mm AND ABOVE MUST BE RESTRAINED FOR 30.0m IN EITHER DIRECTION OF DEAD END/VALVE.
18. WHERE ANY WATER SERVICE CONNECTION IS REQUIRED TO BE MADE FOLLOWING THE CONSTRUCTION OF CURB, GUTTER, CONCRETE SIDEWALKS, AND/OR WEARING SURFACE COAT OF ASPHALT ON ANY STREET IN A NEW SUBDIVISION, SUCH WATER SERVICE CONNECTION SHALL NOT BE MADE USING 'OPEN CUT' METHODS BUT SHALL BE MADE USING TRENCHLESS TECHNOLOGIES AND IN SUCH A MANNER AS TO ELIMINATE THE POSSIBILITY OF SETTLEMENT OF SUCH CURB, GUTTER, CONCRETE SIDEWALKS AND/OR WEARING SURFACE COAT OF ASPHALT; IT BEING UNDERSTOOD THAT THIS POLICY SHALL APPLY, EXCEPT WHERE IN THE OPINION OF THE CITY ENGINEER, GROUND CONDITIONS ARE SUCH THAT THE USE OF DRILLING OR BORING METHODS BECOME UNREASONABLE OR UNECONOMICAL.
19. ALL WATERMAIN MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF WATERLOO'S STANDARDS AND SPECIFICATIONS.
20. ALL FIRE HYDRANTS SHALL BE 3-WAY HYDRANTS c/w STORZ CONNECTION OPENING CLOCKWISE AS PER THE CITY OF WATERLOO'S STANDARDS AND SPECIFICATIONS.
21. ALL WATERMAIN VALVES SHALL BE GATE VALVES MANUFACTURED TO AWWA C500 AND EPOXY COATED TO AWWA C550 AND ARE TO OPEN CLOCKWISE.
22. INSTALLATION, HYDROSTATIC TESTING, SWABBING, FLUSHING AND DISINFECTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WATERLOO'S STANDARDS AND SPECIFICATIONS.
23. SEPARATION BETWEEN BURIED WSC & PDC AS OUTLINED IN THE CURRENT EDITION OF THE M.E.C.P. "DESIGN GUIDELINES FOR DRINKING-WATER SYSTEMS" SECTION F-6-1 "PROCEDURES TO GOVERN SEPARATION OF SEWERS AND WATERMAINS" AND INSULATE WATER SERVICE AS PER CLAUSE 7.3.5.4. 'PROTECTION FROM FROST' OF THE CURRENT EDITION OF THE ONTARIO BUILDING CODE, WHERE REQUIRED. ALL SUBSTITUTIONS MUST BE APPROVED BY THE CITY ENGINEER.
24. WATER SERVICE TO BE PEX AND ALL WATER PIPE TO HAVE 12AWG TRACER WIRE INSTALLED ON ALL PVC WATERMAINS, VALVES, AND FIRE HYDRANTS. APPROVED TRACER WIRE FOR OPEN CUT INSTALLATION: "COPPERHEAD 1230-HS". WATERMAIN TO BE INSTALLED WITH 2.0m COVER. PEX WATER SERVICE REQUIRES BRASS FITTINGS AS PER THE CITY'S STANDARD CONTRACT DOCUMENTS. PROVIDE PIPE RESTRAINTS AS REQUIRED BY THE PIPE MANUFACTURER.
25. WATERMAINS/SERVICES SHALL CROSS ABOVE SEWERS WITH SUFFICIENT VERTICAL SEPARATION TO ALLOW FOR PROPER BEDDING AND STRUCTURAL SUPPORT OF THE WATERMAIN/SERVICE AND SEWER MAINS AS OUTLINED IN THE CURRENT EDITION OF THE M.E.C.P. "DESIGN GUIDELINES FOR DRINKING-WATER SYSTEMS" SECTION F-6-1 "PROCEDURES TO GOVERN SEPARATION OF SEWERS AND WATERMAINS" AND INSULATE WATER SERVICE AS PER CLAUSE 7.3.5.4. 'PROTECTION FROM FROST' OF THE CURRENT EDITION OF THE ONTARIO BUILDING CODE, WHERE REQUIRED.
26. ALL SUBSTITUTIONS MUST BE APPROVED BY THE CITY ENGINEER.
27. THE ELEVATION OF THE GROUND WATER TABLE IS UNKNOWN. CONTRACTOR TO ADVISE SBM IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OPERATIONS; FURTHER REVIEW/INVESTIGATION BY A GEOTECHNICAL ENGINEER MAY BE REQUIRED. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OPERATIONS, CIVIL STRUCTURES ARE TO BE DESIGNED FOR HYDROSTATIC PRESSURE AND UPLIFT/BUOYANCY FORCES. PROVIDE SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO FOR REVIEW.

LEGEND:

- 271.00 EXISTING SPOT ELEVATION
- 271.00 EXISTING SPOT ELEVATION (TO REMAIN)
- 271.00 PROPOSED SPOT ELEVATION
- 271.00 PROPOSED SWALE ELEVATION
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- DS EXISTING DOWNSPOUT
- DS PROPOSED DOWNSPOUT
- PROPOSED AREA DRAIN
- EXISTING CLEANOUT
- PROPOSED STORM CLEANOUT
- PROPOSED SANITARY CLEANOUT
- PROPOSED CATCH BASIN MAINTENANCE HOLE
- EXISTING MAINTENANCE HOLE
- PROPOSED STORM MAINTENANCE HOLE
- PROPOSED SANITARY MAINTENANCE HOLE
- 2.0% PROPOSED SWALE
- 2.0% PROPOSED SLOPE
- PROPOSED DRAINAGE DIRECTION
- EXISTING OVERLAND FLOW ROUTE
- OFR PROPOSED OVERLAND FLOW ROUTE
- FR-2 PROPOSED SIGN, TYPE OF SIGN
- 20.0-300ø ST @ 1.0% EXISTING STORM SEWER
- 20.0-300ø ST @ 1.0% PROPOSED STORM SEWER
- 20.0-150ø SA @ 1.0% EXISTING SANITARY SEWER
- 20.0-150ø SA @ 1.0% PROPOSED SANITARY SEWER
- 150ø PVC WSC EXISTING WATERMAIN
- 150ø PVC WSC PROPOSED WATERMAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- M EXISTING WATER METER
- M PROPOSED WATER METER
- C PROPOSED CURB STOP
- S PROPOSED SUMP PUMP (SEE ARCHITECTURAL DRAWINGS)
- R PROPOSED RAMP
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- TS TOP OF SIDEWALK
- BS BOTTOM OF SIDEWALK
- HP HIGH POINT
- LP LOW POINT
- TL TOP OF LID
- TGS TOP OF FINISHED GARAGE SLAB AT GARAGE DOOR
- PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
- BUILDING ENTRANCE
- OVERHEAD DOOR
- DRIVETHRU WINDOW
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
- APPROXIMATE EXTENTS OF PONDING (SWM OR OFR)
- APPROXIMATE EXTENTS OF SERVICING INSULATION (SHOWN SCHEMATICALLY)
- PROPOSED SNOW STORAGE
- MILL/PAVE LAP JOINT AS PER DETAIL ON THIS PAGE
- LIMITS OF DRAINAGE AREA
- PROPOSED SILT SACK
- PROPOSED STRAW BALE BARRIER/ SILT SOCK
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SILT FENCE/ SOCK
- PROPOSED TREE PRESERVATION FENCE
- LIMITS OF SUBJECT PROPERTY
- LIGHTS, DESIGN BY OTHERS
- DECIDUOUS/CONIFEROUS TREE
- DECIDUOUS/CONIFEROUS TREE TO BE REMOVED
- BH 3 BOREHOLE LOCATIONS, SEE GEOTECHNICAL INVESTIGATION
- RX REVISION CLOUD AND NUMBER CORRESPONDING TO TITLE BLOCK

LEGAL INFORMATION

PART OF
LOTS 5 AND 9
REGISTERED PLAN NO. 493
IN THE
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF
WATERLOO

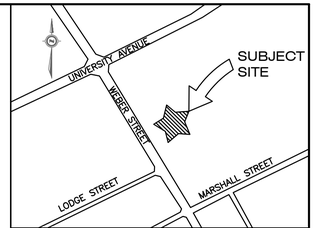
SITE BENCHMARK:

MONUMENT TYPE: BRASS TABLET

LOCATION: WATERLOO SOUTHEAST CORNER OF KING STREET NORTH AND UNIVERSITY AVENUE, TABLET IN FACE OF NORTH CONCRETE FOUNDATION WALL OF ROYAL BANK OF CANADA BUILDING (FACING UNIVERSITY AVENUE), 44CM EAST FROM NORTHWEST CORNER OF BUILDING AND 10CM BELOW STONE FACING.

GEODETIC ELEVATION: 324.759M

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



KEY PLAN
N.T.S.

LIST OF SUBMITTALS

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING MATERIALS.
SHOP DRAWINGS - STORM & SANITARY STRUCTURES
SHOP DRAWINGS - RETAINING WALL
PRODUCT SPECIFICATIONS - SEWER AND WATERMAIN, INCLUDING APPURTENANCES
CCTV OF STORM AND SANITARY SEWERS
WATERMAIN TESTING RESULTS
MANDREL, LEAKAGE, AND LOW PRESSURE AIR TESTING RESULTS

LIST OF ITEMS REQUIRING ENGINEER'S REVIEW

NOTE: CONTRACTOR TO PROVIDE MIN. 48 HOURS NOTICE PRIOR TO REQUESTED FIELD REVIEW TIME.
EROSION AND SEDIMENT CONTROL MEASURES, UPON COMPLETION
SERVICING IN MUNICIPAL RIGHT-OF-WAY (R.O.W.), DURING CONSTRUCTION
ON-SITE STORM SERVICING, PRIOR TO BACKFILL
ON-SITE SANITARY SERVICING, PRIOR TO BACKFILL
ON-SITE WATERMAIN SERVICING, PRIOR TO BACKFILL
WATERMAIN COMMISSIONING, DURING PROCEDURE
GRADING - CURB & GUTTER STRINGLINE, PRIOR TO CURB INSTALLATION
STORMWATER MANAGEMENT CONTROLS, UPON COMPLETION
FINAL GRADING, UPON COMPLETION

LIST OF DRAWINGS

SHEET C1	NOTES AND LEGEND
SHEET C2	EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN
SHEET C3	FUNCTIONAL SITE SERVICING PLAN
SHEET C4	FUNCTIONAL SITE GRADING AND STORMWATER MANAGEMENT PLAN
SHEET C5	STANDARD DETAILS

AS CONSTRUCTED SERVICES	COMPLETION		No.	REVISIONS	D/M/Y	BY
		DESIGN LS	1	ISSUED FOR SPA	10/01/25	AV
		DRAWN AV				
		CHECKED LS				
		APPROVED LS/HA				
		DATE 10/12/2024				
		CAD 24-2350				

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ENGINEER'S STAMP
PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER'S STAMP

CLIENT
UNIWEBER PROPERTY INC.
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WATERLOO, ON
N2J 4N5
P: 519-573-6857
E: BRAD.COTTON@SUDSJIFFY.COM

SCALE
N/A

TITLE
NOTES AND LEGEND
PROPOSED COMMERCIAL DEVELOPMENT
200 WEBER STREET NORTH
WATERLOO, ON.

PROJECT No.
SBM-24-2350

SHEET No.
C1

PLAN FILE No.
—

S:\2024 Jobs\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North, Waterloo\03 Drawings\03 Civil\03 Production Drawings\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North - NotesPlan + Details.dwg

OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

EXISTING SERVICING NOTE:
INVERTS OF THE EX. SANITARY & STORM SEWERS @ CONNECTION POINTS SHALL BE CONFIRMED BY THE OWNER'S CONTRACTOR PRIOR TO THE START OF CONSTRUCTION/ORDERING STRUCTURES. THE CONSULTANT IS TO BE INFORMED IF DIFFERENT THAN NOTED.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE REGION WATERLOO ENGINEERING SERVICES DEPARTMENT, ARE TO BE APPLIED TO WORKS WITHIN THE REGION ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE CITY.

SITE PREPARATION NOTE:
THIS PLAN HAS BEEN PREPARED TO IDENTIFY REMOVALS, EROSION & SEDIMENT CONTROL MEASURES AND TEMPORARY CONSTRUCTION WORKS FOR THE BENEFIT OF THE OWNER'S CONTRACTOR IN ADVANCE OF SERVICING WORKS. IT IS NOT INTENDED TO IDENTIFY PERMANENT GRADING PATTERNS.

UTILITIES NOTE:
FOR CLARITY, NOT ALL EXISTING UTILITIES MAY BE SHOWN. THE OWNER'S CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY LOCATES PRIOR TO CONSTRUCTION.

STORM DRAINAGE NOTE:
STORM DRAINAGE MAY TEMPORARILY NEED TO BE CONTROLLED AND PUMPED FROM STORM SEWER SYSTEM. ANY SUCH TEMPORARY MEASURES SHALL BE CONDUCTED AT NO EXTRA COST TO THE CONTRACT AND BE BASED UPON THE OWNER'S CONTRACTOR'S WATER CONTROL PLANS. WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER PRIOR TO CONSTRUCTION.

SEDIMENT AND EROSION CONTROL MEASURES MAY ONLY BE REMOVED UPON STABILIZATION OF CONTRIBUTING CATCHMENT AREA AND SUBJECT TO APPROVAL OF ENGINEER/REGION OF WATERLOO

UNLESS OTHERWISE NOTED ON THE PLANS, GEOTEXTILE SHALL BE NON-WOVEN TO MEET CLASS 2-OPSS.MUNI 1860.07.02 (I.E. TERRAFIX 270R, OR APPROVED EQUAL) WITH 300mm MIN. OVERLAPS.

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 AND BOOK 18 FOR ALL WORKS WITHIN THE CITY RIGHT-OF-WAY. THE OWNER'S OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE CITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

SILT FENCE TO BE CONSTRUCTED ON PROPERTY LINE. LINE WORK IS SHOWN AS OFFSET FOR CLARITY.

SILT SACKS (OR APPROVED EQUAL) SHALL BE INSTALLED AND MAINTAINED IN EXISTING CB's AND PROPOSED CB'S AND CBMH'S FOR DURATION OF PROJECT UNTIL SURFACES ARE PAVED AND BOULEVARDS ARE SODDED.

OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR REGULAR MONITORING & CLEANUP OF TRACKED MUD/DEBRIS ON ADJACENT LANDS & PUBLIC ROADS TO THE SATISFACTION OF THE CITY/REGION OF WATERLOO.

OWNER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID MIXING TOPSOIL WITH SUBSOIL, WHERE REQUIRED FOR REUSE ON-SITE.

TOPSOIL STOCKPILE SIZES/LOCATIONS TO BE DETERMINED IN THE FIELD. SILT FENCE SHALL BE CONSTRUCTED AT TOE OF DOWNGRADE EDGES OF TOPSOIL STOCKPILE

ALL NATIVE FILL PLACED SHALL MEET THE REQUIREMENTS FOR ENGINEERED FILL, COMPACTED TO 100% SPMDD OR AS OUTLINED IN THE GEOTECHNICAL REPORT.

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE CITY OR REGION.

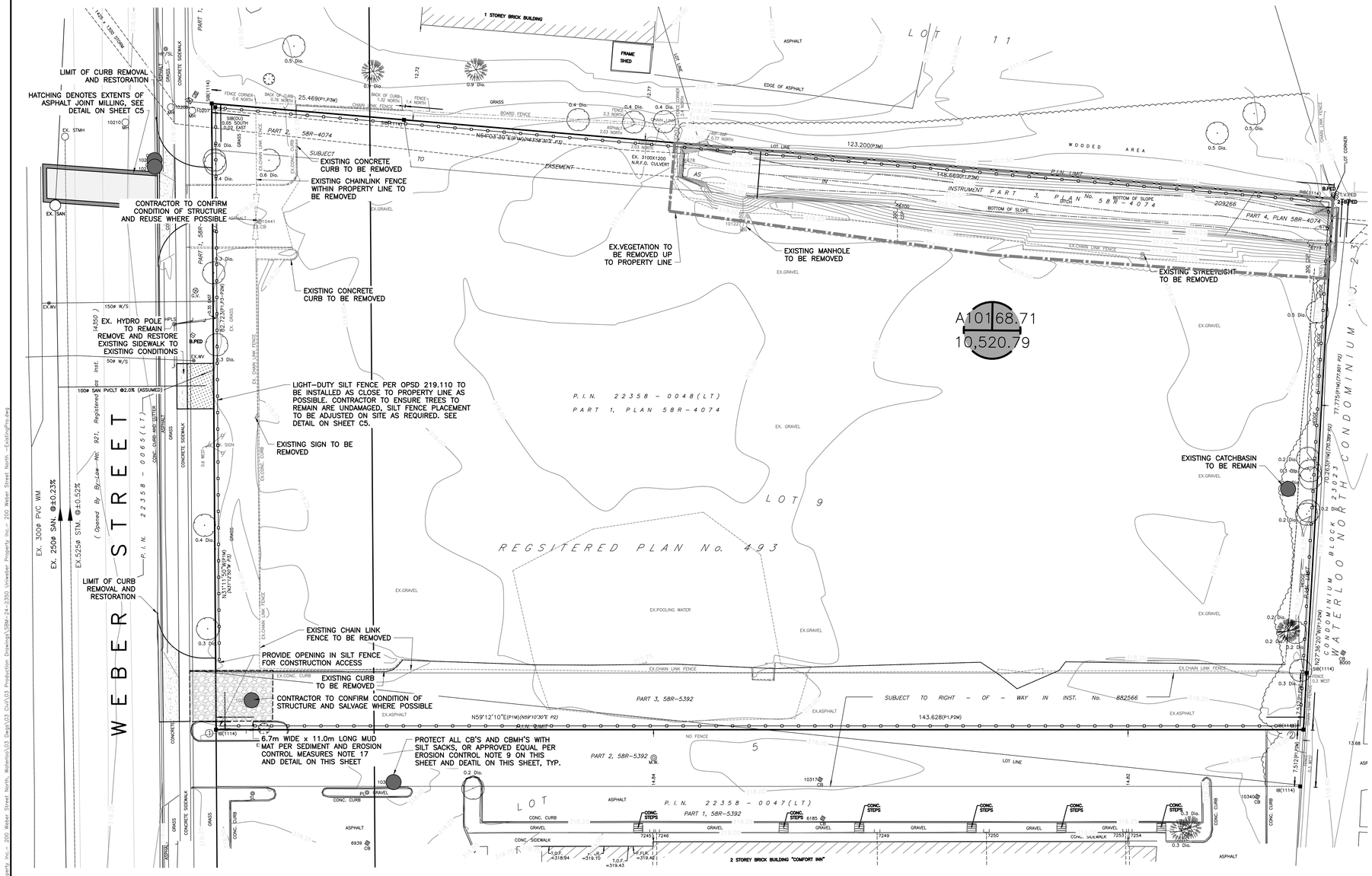
DISPOSAL NOTE:
ALL ITEMS NOTED AS "TO BE REMOVED" SHALL BE DISCARDED OFF-SITE AT AN APPROVED FACILITY.

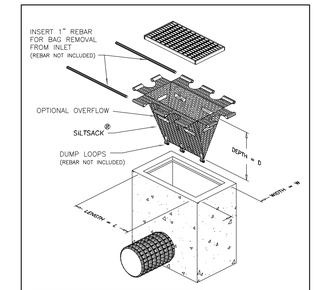
OWNER'S CONTRACTOR TO CLEAR AND GRUB SITE PRIOR TO CONSTRUCTION AND DISPOSE OF ALL DEBRIS AND EXCESS FILL/TOPSOIL OFF-SITE AT AN APPROVED FACILITY.

IF ENCOUNTERED, EXISTING WATER SERVICE MUST BE CUT AND CAPPED AT THE SOURCE AND CURB BOXES MUST BE CUT 600 BELOW FINISHED GRADE, ALL AT NO COST TO THE CITY OR REGION.

THE OWNER'S CONTRACTOR IS TO MANAGE ALL EXCESS SOIL AS PER O.REG 406/19 "ON-SITE AND EXCESS SOIL MANAGEMENT"

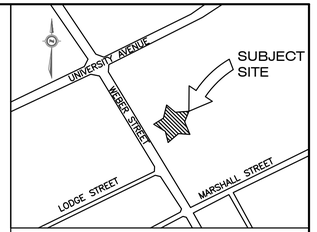
INSTALL PARSON, OR APPROVED EQUAL, MH INSERT IN ALL SANITARY MAINTENANCE HOLES IN AREA OF NEW CONSTRUCTION. INSERTS TO REMAIN IN PLACE UNTIL PAVING OF SURFACE ASPHALT





NOTE:
REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

SILT SACK DETAIL
N.T.S.



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOTS 5 AND 9
REGISTERED PLAN No. 493
IN THE
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

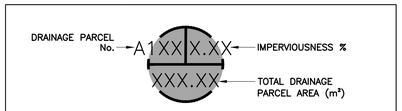
SITE BENCHMARK:

MONUMENT TYPE: BRASS TABLET

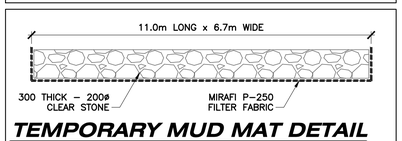
LOCATION: WATERLOO SOUTHEAST CORNER OF KING STREET NORTH AND UNIVERSITY AVENUE, TABLET IN FACE OF NORTH CONCRETE FOUNDATION WALL OF ROYAL BANK OF CANADA BUILDING (FACING UNIVERSITY AVENUE), 44cm EAST FROM NORTHWEST CORNER OF BUILDING AND 10cm BELOW STONE FACING.

GEODETIC ELEVATION: 324.759m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



CATCHMENT AREA MARKER
N.T.S.



TEMPORARY MUD MAT DETAIL
N.T.S.

SEDIMENT & EROSION CONTROL MEASURES:

1. ALL SILT FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY AREA GRADING, EXCAVATING, OR DEMOLITION.
2. EROSION CONTROL FENCING TO BE PLACED AROUND THE BASE OF ALL STOCKPILES. ALL STOCKPILES MUST BE KEPT A MINIMUM DISTANCE OF 2.5M FROM ALL PROPERTY LINES AND 15M AWAY FROM ALL WATER COURSES.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
4. PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
5. ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
6. ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
7. MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
8. ALL DEWATERING TO BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
9. PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFIX 270 R) OR APPROVED SILT SACKS.
10. PROTECT ALL CATCH BASINS WITHIN LANDSCAPE AREAS FROM SEDIMENT INTRUSION WITH STRAW BALE SEDIMENT FILTERS PER DETAIL ON THIS SHEET.
11. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
12. PREVENT WIND-BLOWN DUST.
13. OBTAIN APPROVAL FROM THE GRAND RIVER CONSERVATION AUTHORITY (GRCA) PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
14. ALL SILT FENCING AND DETAILS ARE AT THE MINIMUM TO BE CONSTRUCTED IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
15. NO ALTERNATE METHODS OF EROSION CONTROL PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY SBM AND THE CITY OF WATERLOO'S INFRASTRUCTURE SERVICES DEPARTMENT (ENGINEERING).
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENTS FROM THE MUNICIPAL ROADWAY AND SIDEWALKS AT THE END OF EACH WORK DAY.
17. MUD MATS TO BE PROVIDED ON SITE AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. MUD MATS SHALL BE A MINIMUM OF 3.0M WIDE, 15.0m LONG (LENGTH MAY VARY DEPENDING ON SITE LAYOUT) AND 0.3M DEEP AND SHALL CONSIST OF 200MM CLEAR STONE MATERIAL OR APPROVED EQUIVALENT. 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.
18. SBM TO MONITOR THE SITE DEVELOPMENT TO ENSURE ALL EROSION CONTROLS ARE INSTALLED AND MAINTAINED TO CITY REQUIREMENTS. CONTRACTOR TO COMPLY WITH THE ENGINEER'S INSTRUCTIONS TO INSTALL, MODIFY, OR MAINTAIN EROSION CONTROL WORKS.
19. ALL OF THE ABOVE NOTES AND ANY SEDIMENT & EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
20. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY OR FOLLOWING SIGNIFICANT RAINFALL EVENTS (25mm OR GREATER) AND AFTER SIGNIFICANT SNOWMELT.
21. DAILY INSPECTIONS ARE REQUIRED DURING EXTENDED RAINFALL OR SNOW MELT PERIODS.
22. PERMANENT RECORD OF THESE INSPECTIONS MUST BE SUBMITTED TO CITY OF WATERLOO DEVELOPMENT ENGINEERING STAFF WITHIN 5 DAYS OF INSPECTION.
23. ON-SITE SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE REVIEWED AND MODIFIED TO MEET THE CHANGING SITE.
24. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REPAIRED WITHOUT DELAY BY THE OWNERS CONTRACTOR AS INSTRUCTED BY THE CONTRACT ADMINISTRATOR/ENGINEER AT NO EXPENSE TO THE OWNER.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5

No.	REVISIONS	D/M/Y	BY
1	ISSUED FOR SPA	10/01/25	AV

AS CONSTRUCTED SERVICES | COMPLETION

DESIGN LS
DRAWN AV
CHECKED LS
APPROVED LS/HA
DATE 04/11/2024
CAD 24-2350

CONSULTANT
STRIK BALDINELLI MONIZ
sbm
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UNIWEBER PROPERTY INC.
130 DEARBORN PLACE
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N2J 4N5
P: 519-573-6857
E: BRAD.COTTON@SUDSJIFFY.COM

SCALE
SCALE - 1:300
3.0 0 6.0m

TITLE
EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN
PROPOSED COMMERCIAL DEVELOPMENT
200 WEBER STREET NORTH
WATERLOO, ON.

PROJECT No. SBM-24-2350
SHEET No. C2
PLAN FILE No. -

S:\2024 Jobs\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North, Waterloo\03 Design\03 Civil\03 Production Drawings\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North - Existing(Plan).dwg

OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

***EXISTING SERVICING NOTE:**
INVERTS OF THE EX. SANITARY & STORM SEWERS @ CONNECTION POINTS SHALL BE CONFIRMED BY THE OWNER'S CONTRACTOR PRIOR TO THE START OF CONSTRUCTION/ORDERING STRUCTURES. THE CONSULTANT IS TO BE INFORMED IF DIFFERENT THAN NOTED.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE CITY OF WATERLOO AND ARE TO BE APPLIED TO WORKS WITHIN THE CITY ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE CITY.

SUMP PUMP AND DRAIN LOCATIONS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. REFER TO ARCHITECTS PLANS FOR SUMP PUMP DESIGN.

SERVICE STUBS TO BE CAPPED AT 1.0m O/S FROM BUILDING ENVELOPE FOR CONNECTION ONCE BUILDING SERVICES ARE INSTALLED.

OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY CONSTRUCTION MEASURES SUCH AS, BUT NOT LIMITED TO, PIPE COVER AT NO ADDITIONAL CHARGE TO THE CONTRACT.

STORM SERVICING NOTE:
NO BUILDING DRAIN (SUMP/WEEPING TILE/RAIN WATER LEADER) CONNECTIONS WILL BE PERMITTED INTO THE SANITARY SEWERS AND NO DIRECT GRAVITY CONNECTIONS FROM THE FOUNDATION DRAINS WILL BE PERMITTED TO THE STORM SYSTEM UNLESS THE STORM SYSTEM HAS THE CAPACITY TO PROVIDE FOR SUCH CONNECTIONS TO THE SATISFACTION OF THE CITY ENGINEER.

ALL PROP WATER METERS ARE c/w DOUBLE CHECK VALVE ASSEMBLIES (DCVA) FOR PREMISE ISOLATION

ALL WATERMAIN CONSTRUCTION TO CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF WATERLOO ENGINEERING DEPARTMENT. WHERE COVER IS LESS THAN 2.0m (EVEN TEMPORARY CONDITIONS), THE WATERMAIN/SERVICE SHALL BE ADEQUATELY INSULATED OVER THE AFFECTED LENGTH.

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE CITY.

WATERMAIN & SEWER CROSSING NOTE:
1. UNDER PRACTICAL CONDITIONS, WATERMAINS SHALL CROSS ABOVE SEWERS WITH SUFFICIENT VERTICAL SEPARATION TO ALLOW FOR PROPER BEDDING AND STRUCTURAL SUPPORT OF THE WATERMAIN AND SEWER. INSULATE AS PER OPSD 1109.030 (WHERE REQUIRED).
2. WHEN IT IS NOT POSSIBLE FOR THE WATERMAIN TO CROSS ABOVE THE SEWER, THE WATERMAIN PASSING UNDER A SEWER SHALL BE PROTECTED BY:
   - 2.1. PROVIDING A VERTICAL SEPARATION OF AT LEAST 0.5 METRES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATERMAIN;
   - 2.2. PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING; AND
   - 2.3. ENSURING THAT THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

REFERENCE: JUNE 2012 MINISTRY OF THE ENVIRONMENT'S 'WATERMAIN DESIGN CRITERIA FOR FUTURE ALTERATION AUTHORIZED UNDER A DRINKING WATER WORKS PERMIT'

ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE CURRENT OBC DIV. B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE MAINTAINED

UTILITIES NOTE:
FOR CLARITY, NOT ALL EXISTING UTILITIES MAY BE SHOWN. THE OWNER'S CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY LOCATES PRIOR TO CONSTRUCTION.

OWNER'S CONTRACTOR SHALL SUPPORT ALL EXISTING UTILITIES AS REQUIRED DURING THE INSTALLATION OF SERVICES TO THE SATISFACTION OF THE UTILITY OWNER AT NO EXTRA COST TO THE CONTRACT.

ALL SUMP PIT CONFIGURATIONS SHALL MEET, AT MINIMUM, OBC SECTION 7. ALL PUMPS ARE TO INCLUDE A CHECK VALVE.

STORM DRAINAGE NOTE:
STORM DRAINAGE MAY TEMPORARILY NEED TO BE CONTROLLED AND PUMPED FROM STORM SEWER SYSTEM. ANY SUCH TEMPORARY MEASURES SHALL BE CONDUCTED AT NO EXTRA COST TO THE CONTRACT AND BE BASED UPON THE OWNER'S CONTRACTORS WATER CONTROL PLANS. WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER PRIOR TO CONSTRUCTION.

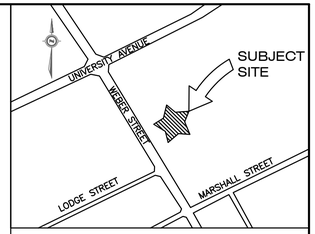
THE SUBJECT SITE HAS BEEN DESIGNED UNDER A SINGLE OWNERSHIP. IF ONE OF THE LAND PARCELS IS SOLD TO ANOTHER OWNER, AN ECA FOR SHARED SEWER WILL BE REQUIRED FROM THE M.E.C.P.

INSULATION NOTE:
INSULATE SEWERS + WATER PIPES AS PER THE OPSD 1109.030 INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES WHERE 2.00m (1.22m FOR ON-SITE SEWERS) COVER CAN NOT BE PROVIDED.

THE UNDERSIDE OF FOOTING ELEVATION ARE BASED OFF 1.22m (4') COVER FROM THE LOWEST SURFACE ELEVATION AT THE BUILDING PERIMETER.

SANITARY INVERTS BASED ON PROVIDING 0.6m COVER BELOW THE PROPOSED UNDER SIDE OF FOOTING.

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 AND BOOK 18 FOR ALL WORKS WITHIN THE CITY RIGHT-OF-WAY. THE OWNER'S OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE CITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.



KEY PLAN
N.T.S.

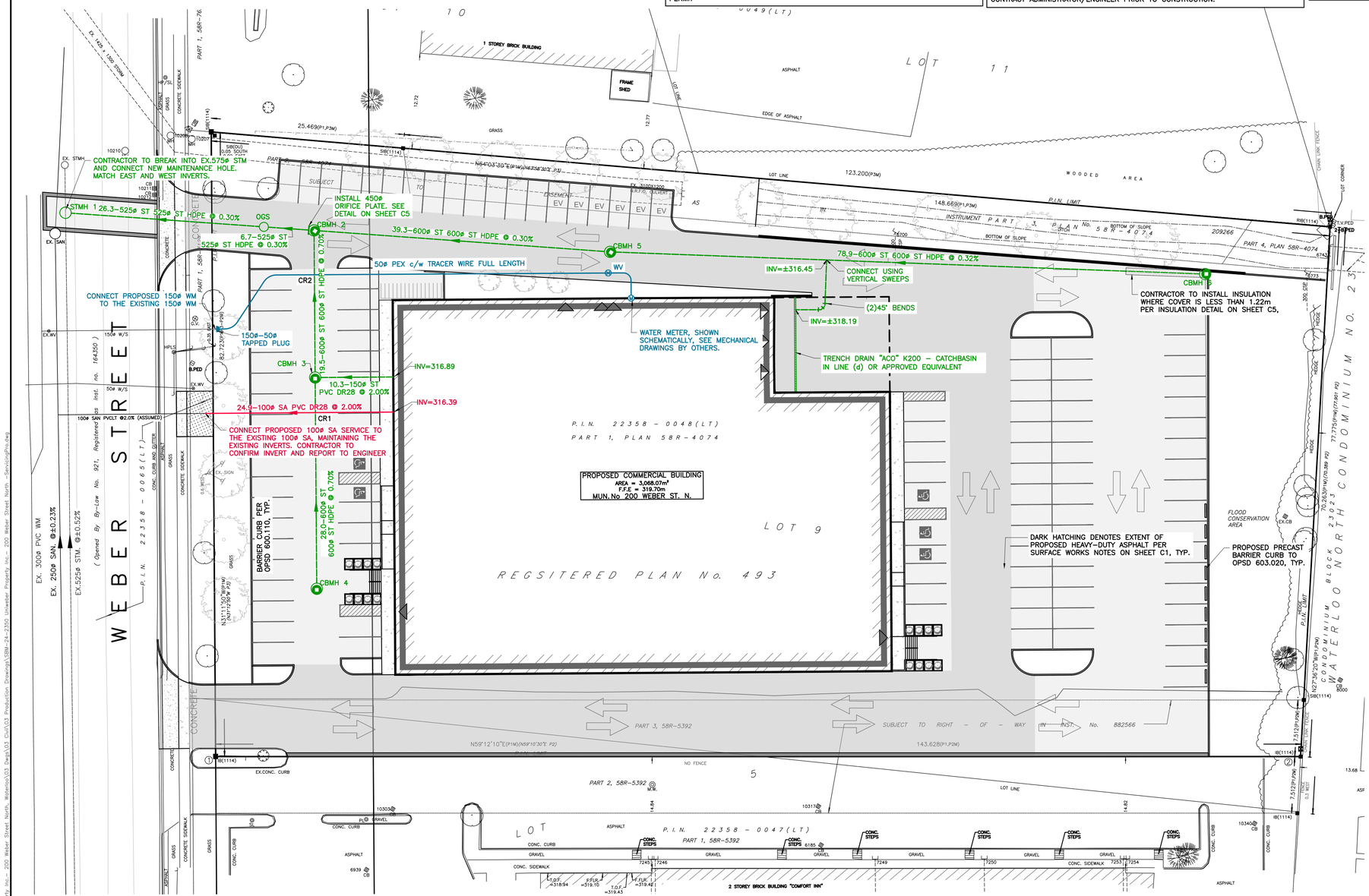
LEGAL INFORMATION
PART OF
LOTS 5 AND 9
REGISTERED PLAN No. 493
IN THE
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

SITE BENCHMARK:
MONUMENT TYPE: BRASS TABLET

LOCATION: WATERLOO SOUTHEAST CORNER OF KING STREET NORTH AND UNIVERSITY AVENUE, TABLET IN FACE OF NORTH CONCRETE FOUNDATION WALL OF ROYAL BANK OF CANADA BUILDING (FACING UNIVERSITY AVENUE), 44cm EAST FROM NORTHWEST CORNER OF BUILDING AND 10cm BELOW STONE FACING.

GEODETIC ELEVATION: 324.759m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



STORM SEWER STRUCTURES TABLE

STRUCTURE I.D.	TOP OF LID	INVERTS	DIAMETER	MATERIAL
STMH 1 (1500ø) OPSD 401.010 OPSD 701.011	318.28±	316.09NE	525ø	525ø ST HDPE
OGS SEE DETAIL ON SHEET C5	318.91	316.17NE 316.17SW	525ø 525ø	525ø ST HDPE 525ø ST HDPE
CBMH 2 (1500ø) OPSD 400.020 OPSD 701.011	318.90	316.19NE 316.49SE 316.19SW	600ø 600ø 525ø	600ø ST HDPE 600ø ST HDPE 525ø ST HDPE
CBMH 3 (1500ø) OPSD 400.020 OPSD 701.011	318.74	316.63SE 316.68NE 316.63NW	600ø 150ø 600ø	600ø ST HDPE PVC DR28 600ø ST HDPE
CBMH 4 (1500ø) OPSD 400.020 OPSD 701.011	318.29	316.82NW	600ø	600ø ST HDPE
CBMH 5 (1500ø) OPSD 400.020 OPSD 701.011	318.60	316.45NE 316.31SW	600ø 600ø	600ø ST HDPE 600ø ST HDPE
CBMH 6 (1500ø) OPSD 400.020 OPSD 701.011	317.60	316.70SW	600ø	600ø ST HDPE

PIPE CROSSINGS & VERTICAL CLEARANCES

CROSSING No.	SEWER/WATERMAIN ELEVATIONS (*NOT ADJUSTED VALUE)							VERTICAL CLEARANCES (NOT ADJUSTED)	VERTICAL CLEARANCES (ADJUSTED)	*VERTICAL OFFSET
CR1	600mm	STM	INV.	316.67	100mm	SAN	OBV.	316.28	0.38	0.38	N/A
CR2	50mm	WM	INV.	317.36 (*317.24)	600mm	STM	OBV.	317.13	0.11	0.23	YES*

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5

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DESIGN LS
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DATE 05/11/2024
CAD 24-2350

CONSULTANT
STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
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P: 519-573-6857
E: BRAD.COTTON@SUDSJIFFY.COM

SCALE
SCALE – 1:300
3.0 0 6.0m

TITLE
FUNCTIONAL SITE SERVICING PLAN

PROPOSED COMMERCIAL DEVELOPMENT
200 WEBER STREET NORTH
WATERLOO, ON.

PROJECT No. SBM-24-2350
SHEET No. C3
PLAN FILE No. –

S:\2024 Jobs\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North, Waterloo\03 Dwg\03 Civil\03 Production Drawings\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North - Servicing(Portrait).dwg

GRADING NOTES:

1. EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
2. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
3. GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
4. SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
5. A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
6. RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
7. THE MIN. TOP OF FOUNDATION ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

GRADING CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE CITY BY-LAWS.

TACTILE PLATE NOTE:
CAST IRON TACTILE PLATES POWDER COATED RED ARE REQUIRED IN THE SIDEWALK RAMPS PER AODA LEGISLATION, OPSD 310.033, AND OPSD 310.039.

OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE REGION OF WATERLOO ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT, ARE TO BE APPLIED TO WORKS WITHIN THE REGION ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE REGION.

NOTE: MATCH EXISTING ELEVATIONS AT PROPERTY LINES

FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN APPROVAL FROM ADJACENT LAND OWNER.

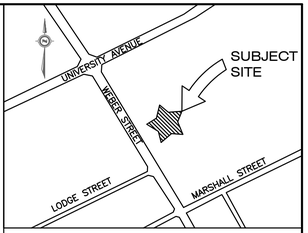
BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE CITY.

ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE CURRENT OBC DIV. B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE MAINTAINED

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 FOR ALL WORKS WITHIN THE CITY RIGHT-OF-WAY. THE OWNER'S OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE CITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

DRAINAGE PARCEL No. — A1XX.XX — IMPERVIOUSNESS (%)
XXX.XX — TOTAL DRAINAGE PARCEL AREA (ha)

CATCHMENT AREA MARKER
N.T.S.



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOTS 5 AND 9
REGISTERED PLAN No. 493
IN THE
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

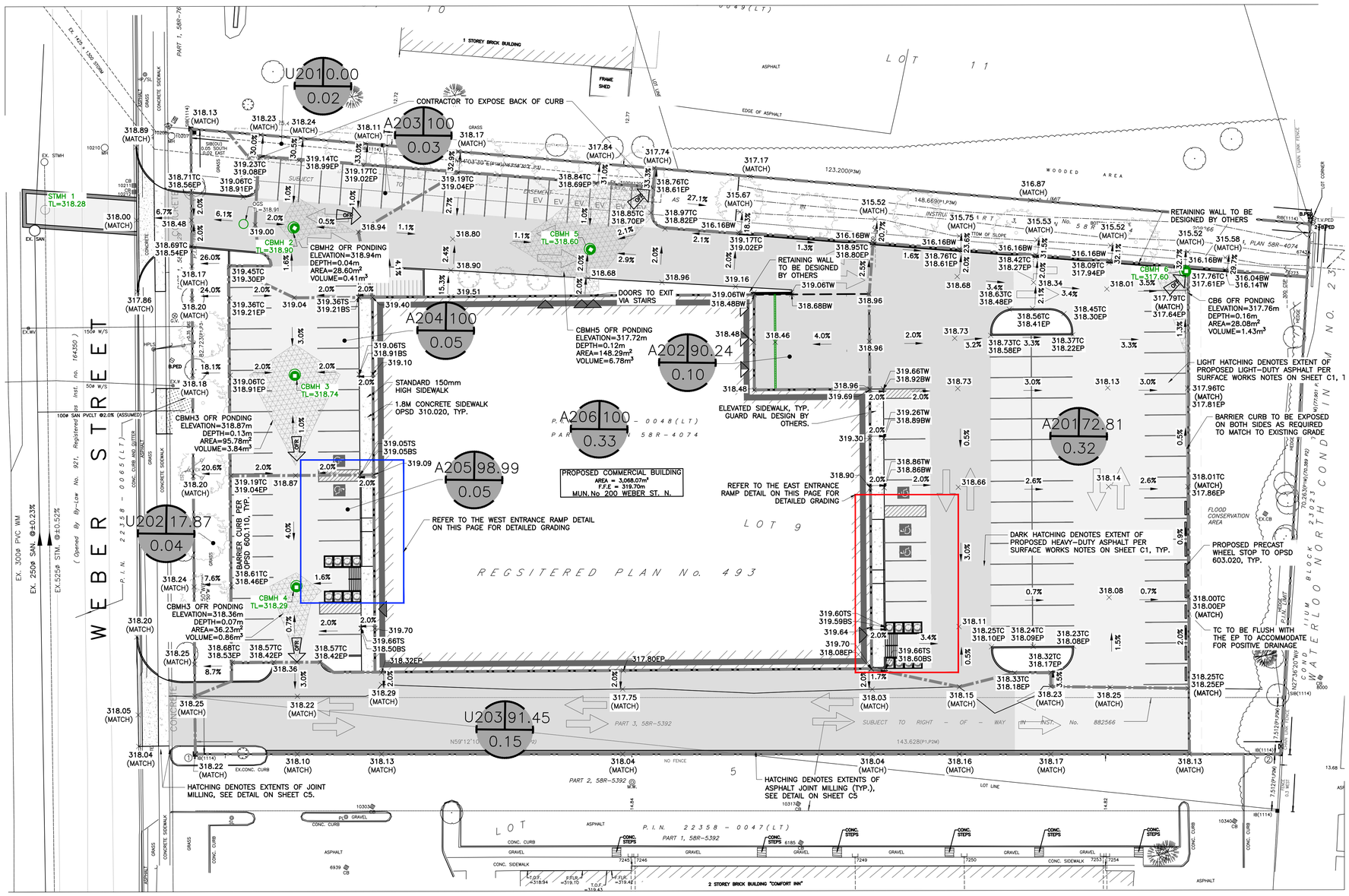
SITE BENCHMARK:

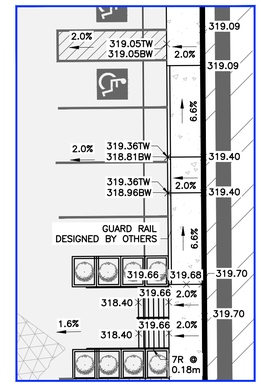
MONUMENT TYPE: BRASS TABLET

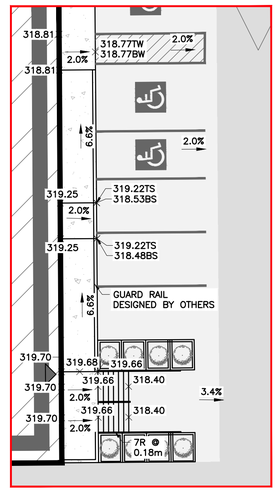
LOCATION: WATERLOO SOUTHEAST CORNER OF KING STREET NORTH AND UNIVERSITY AVENUE, TABLET IN FACE OF NORTH CONCRETE FOUNDATION WALL OF ROYAL BANK OF CANADA BUILDING (FACING UNIVERSITY AVENUE), 44cm EAST FROM NORTHWEST CORNER OF BUILDING AND 10cm BELOW STONE FACING.

GEODETIC ELEVATION: 324.759m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)







REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C5

AS CONSTRUCTED SERVICES	COMPLETION

DESIGN	LS
DRAWN	AV
CHECKED	LS
APPROVED	LS/HA
DATE	12/12/2024
CAD	24-2350

No.	REVISIONS	D/M/Y	BY
1	ISSUED FOR SPA	10/01/25	AV

CONSULTANT
STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

ENGINEER'S STAMP
PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER'S STAMP

CLIENT
UNIWEBER PROPERTY INC.
130 DEARBORN PLACE
WATERLOO, ON
N2J 4N5
P: 519-573-6857
E: BRAD.COTTON@SUDSJIFFY.COM

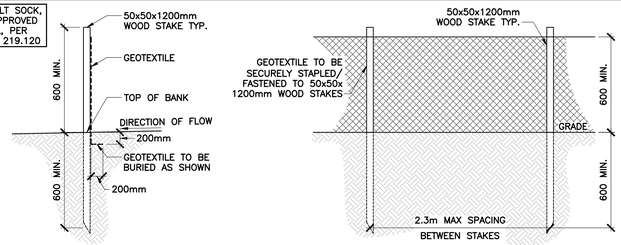
SCALE
SCALE - 1:300
3.0 0 6.0m
SCALE - 1:150
1.5 0 3.0m

TITLE
FUNCTIONAL SITE GRADING AND STORMWATER MANAGEMENT PLAN
PROPOSED COMMERCIAL DEVELOPMENT
200 WEBER STREET NORTH
WATERLOO, ON.

PROJECT No. SBM-24-2350
SHEET No. C4
PLAN FILE No. -

C:\SBM Jobs\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North, Waterloo\03 Dwg\01 Civil\01 Production Drawings\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North - Grading Plan.dwg

OR SILT SOCK, OR APPROVED EQUAL, PER OPSD 219.120



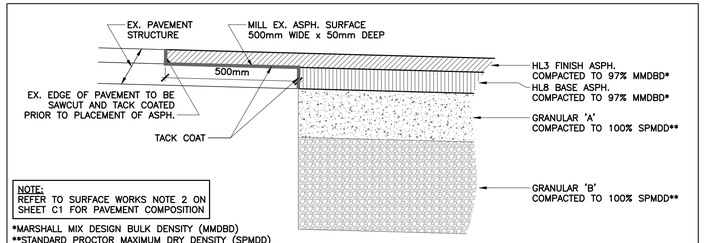
SIDE VIEW

FRONT ELEVATION

SILT FENCE DETAIL

N.T.S.

REFERENCE: OPSD 219.110

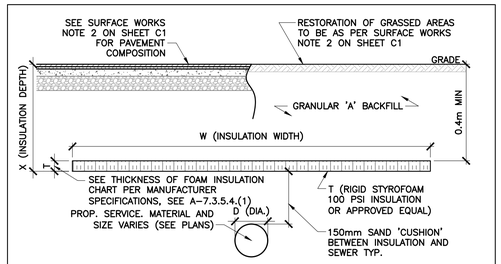


NOTE:
REFER TO SURFACE WORKS NOTE 2 ON SHEET C1 FOR PAVEMENT COMPOSITION

*MARSHALL MIX DESIGN BULK DENSITY (MMDBD)
**STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD)

PAVEMENT MILLING DETAIL

N.T.S.

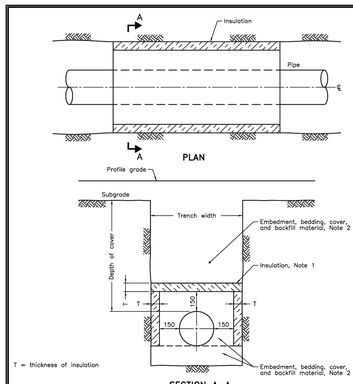


MINIMUM WIDTH = D + 2(F−X) − 0.3m
F = MINIMUM FROST DEPTH (PER OPSD 3090.101 OR GEOTECHNICAL REPORT)

NOTES:
1. INSULATION TO COVER WATERMAIN/SEWER UNTIL THE MINIMUM AMOUNT OF COVER (1.5m) BETWEEN THE FINISHED GROUND AND CROWN OF THE PIPE CAN BE ACHIEVED.
2. MINIMUM UN−INSULATED DEPTH FOR STORM SEWERS SHALL BE 1.22m.
3. FOR ALL OTHER NOTES SEE OBC A−7.3.5.4.(1) FROM THE CURRENT BUILDING CODE COMPENDIUM

SEWER INSULATION DETAIL

N.T.S.

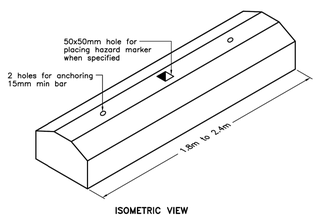


SECTION A−A

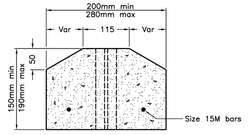
TYPICAL PIPE INSULATION DETAIL

NOTES:
1 The insulation material shall be extruded polystyrene according to OPSS 1605 with a minimum compressive strength of 275 kPa.
2 Pipe embedment or bedding, cover, and backfill shall be according to:
a) Flexible OPSD 802.010, 802.013, 802.020, and 802.023.
b) Rigid − OPSD 802.030, 802.031, 802.032, 802.033, 802.050, 802.051, 802.052, and 802.053.
A Minimum insulation thickness shall be 50mm.
B Joints shall be staggered for multiple insulation sheets.
C This OPSD is to be read in conjunction with OPSD 3090.100 and 3090.101.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2020	Rev 1
INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES		
	OPSD 1109.030	



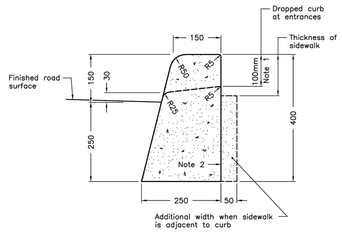
ISOMETRIC VIEW



SECTION

NOTES:
A Class of concrete shall be C2 according to CSA A23.1.
B All dimensions are in millimetres unless otherwise shown.

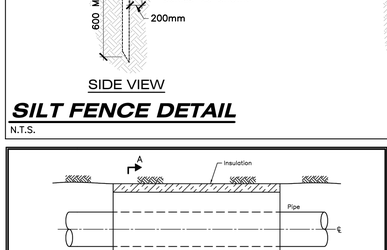
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2
PRECAST CONCRETE CURB		
	OPSD 603.020	



NOTES:
1 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
2 For slipforming procedure a 5% batter is acceptable.
A Treatment at entrances shall be according to OPSD 351.010.
B Outlet treatment shall be according to the OPSD 610 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2
CONCRETE BARRIER CURB		
	OPSD 600.110	

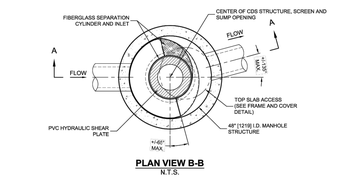
TYPICAL SECTION



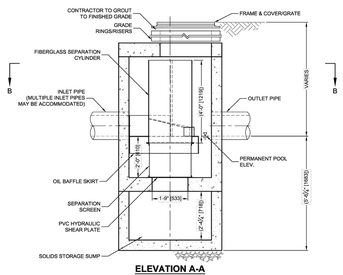
JOINT LAYOUT

NOTES:
1 At commercial and industrial driveways, the thickness shall be 200mm.
2 Sidewalk width shall be wider when specified.
3 This OPSD shall be read in conjunction with OPSD 310.030, 310.031, 310.033, and 310.039.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 3
CONCRETE SIDEWALK ADJACENT TO CURB WITH GUTTER		
	OPSD 310.020	



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

rainwater MANAGEMENT
Port Coquitlam, B.C.
604-944-9265 888-980-7246 Fax: 604-676-2601

CDS PMSU2015-4-C DESIGN NOTES

CDS PMSU2015-4-C RATED TREATMENT CAPACITY IS 0.7 CFS (19.8 L/s), OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS (283 L/s). IF THE SITE CONDITIONS EXCEED 10.0 (283 L/s) CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS PMSU2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(SHAPE MAY VARY)
N.T.S.



FRAME AND GRATE
(SHAPE MAY VARY)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			*
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH *	HEIGHT *	
NOTES/SPECIAL REQUIREMENTS:			

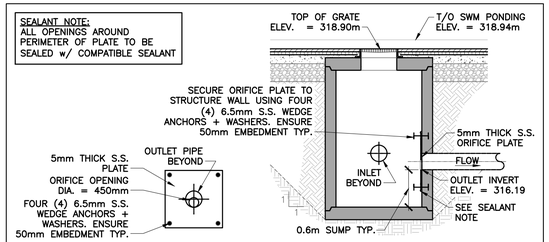
* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. www.contech-cpi.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. FOR STRUCTURES WITH SCREEN, SCREEN PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
7. MANHOLE MANUFACTURED TO ASTM C478 SPECIFICATION.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH CONSTRUCTION PRODUCTS INC.
www.contech-cpi.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS PMSU2015-4-C
INLINE CDS
STANDARD DETAIL



ORIFICE PLATE ELEVATION

ORIFICE PLATE PROFILE

ORIFICE PLATE DETAIL

N.T.S.

AS CONSTRUCTED SERVICES	COMPLETION			No.	REVISIONS	D/M/Y	BY
		DESIGN	LS	1	ISSUED FOR SPA	10/01/25	AV
		DRAWN	AV				
		CHECKED	LS				
		APPROVED	LS/HA				
		DATE	10/12/2024				
		CAD	24−2350				

CONSULTANT
STRIK BALDINELLI MONIZ
sbm
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1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

ENGINEER'S STAMP
PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER'S STAMP

CLIENT
UNIWEBER PROPERTY INC.
130 DEARBORN PLACE
WATERLOO, ON
N2J 4N5
P: 519−573−6857
E: BRAD.COTTON@SUDSJIFFY.COM

SCALE
N/A

TITLE
STANDARD DETAILS
PROPOSED COMMERCIAL DEVELOPMENT
200 WEBER STREET NORTH
WATERLOO, ON.

PROJECT No.
SBM−24−2350

SHEET No.
C5

PLAN FILE No.
−

S:\2024 Jobs\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North - Waterloo\03 Design\03 CAD\03 Production Drawings\SBM-24-2350 Uniweber Property Inc - 200 Weber Street North - NotesPlus + Details.dwg