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LEGEND
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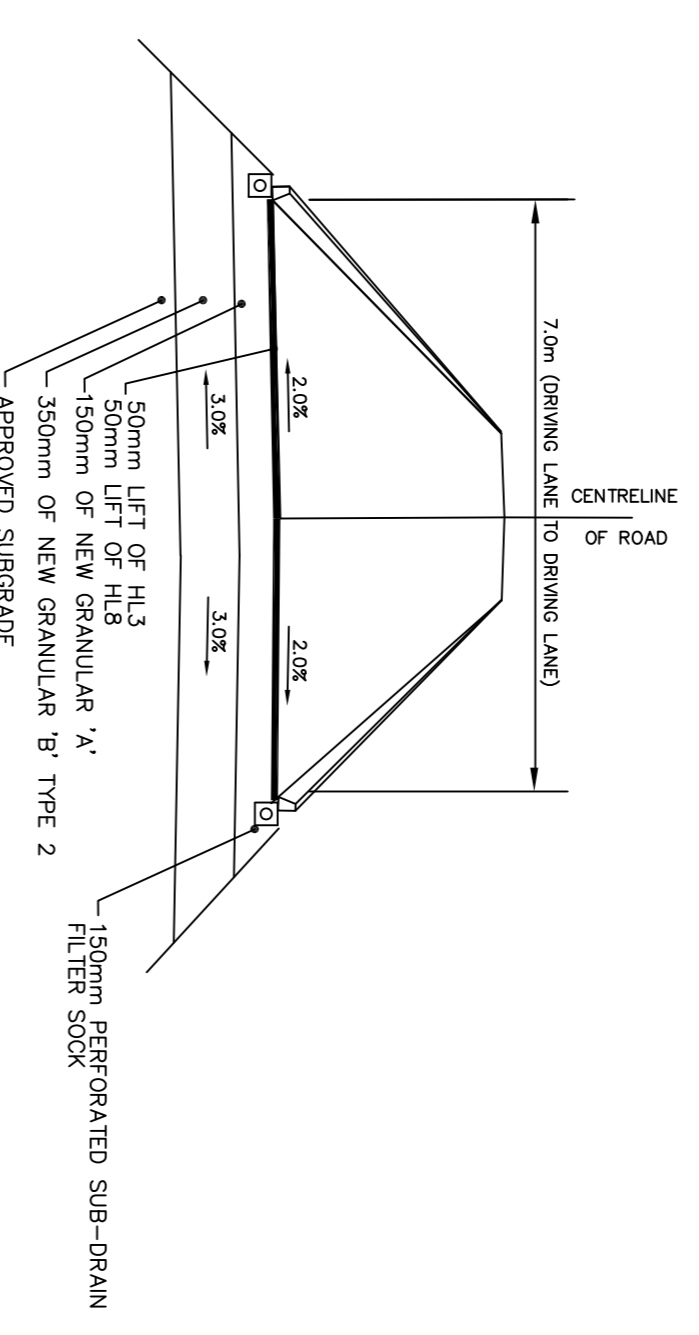
NORTH
STAMP
K.D.A. HALEY
100153209
PROVIDE OF ONTARIO
REGISTERED PROFESSIONAL ENGINEER
21/08/2018

PROJECT
FOLKARD LANE
MULTI-RESIDENTIAL
DEVELOPMENT

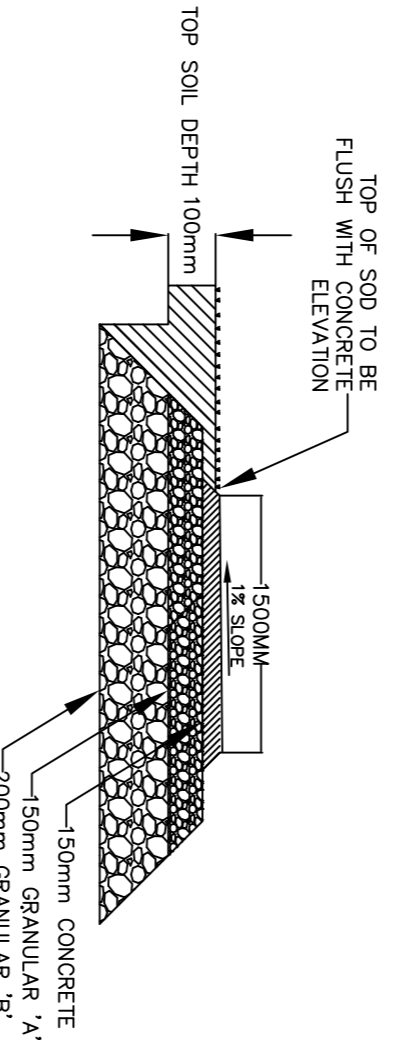
1110 HALLOWELL
DRAWING TITLE
DETAILS AND NOTES

05		
04		
03		
02		
01	ISSUED FOR SITE PLAN CONTROL	21/08/18
DESIGNED BY	L. WELLS	DATE
DRAWN BY	P. ALBERT/N. BHULLAR	
REVIEWED BY	K. HALEY	
APPROVED BY	K. HALEY	
PROJECT DATE	27/03/2018	(DD/MM/YYYY)
PROJECT #	16-5-2491	SCALE: HOR: 1:500 VER: AS NOTED
DRAWING #	C1-00	

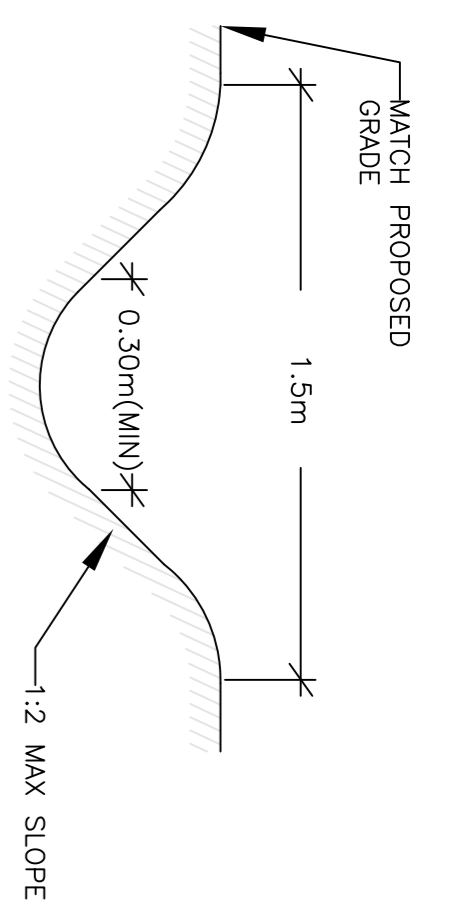
ONTARIO PROVINCIAL STANDARD DRAWINGS:
THE FOLLOWING ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSDS) WILL BE USED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE CURRENT COPIES OF THESE STANDARDS.
219-100 LIGHT DUTY STRAW BALE BARRIER
219-110 LIGHT-DUTY SILT FENCE BARRIER
370-010 CONCRETE SIDEWALK
400-020 CAST IRON SQUARE FRAME WITH SQUARE FLAT GRADE FOR CATCH BASINS, MAINTENANCE HOLES
401-020 CAST IRON SQUARE FRAME WITH SQUARE FLAT GRADE FOR CATCH BASINS, MAINTENANCE HOLES
401-020 CAST IRON CIRCULAR FRAME WITH CIRCULAR COVER OR OPEN COVER FOR HOLES
403-010 GALVANIZED STEEL HONEYCOMB GRATING FOR DITCH INLETS
600-040 CONCRETE BARRIER CURB WITH STANDARD GUTTER
604-010 90 DEGREE CONCRETE OUTLET FOR CONCRETE CURB AND GUTTER
701-010 PRECAST CONCRETE MAINTENANCE HOLE, 1200MM DIAMETER
701-030 PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS, 1200MM DIAMETER, TAPERED TOP AND FLAT CAP
702-040 PRECAST CONCRETE DITCH INLET MAINTENANCE HOLE-TYPE A, 1200X1200 MM
705-010 PRECAST CONCRETE CATCH BASIN, 600X600 MM
705-020 PRECAST CONCRETE TWIN INLET FLAT CAP
802-010 FLEXIBLE PIPE, EMBEDMENT AND BACKFILL EARTH EXCAVATION
802-030 PRECAST CONCRETE PIPE CULVERTS, FROST PENETRATION LINE BETWEEN TOP OF PIPE AND BUILDING GRAD
804-030 CONCRETE HEADWALL FOR PIPE LESS THAN 900MM DIAMETER



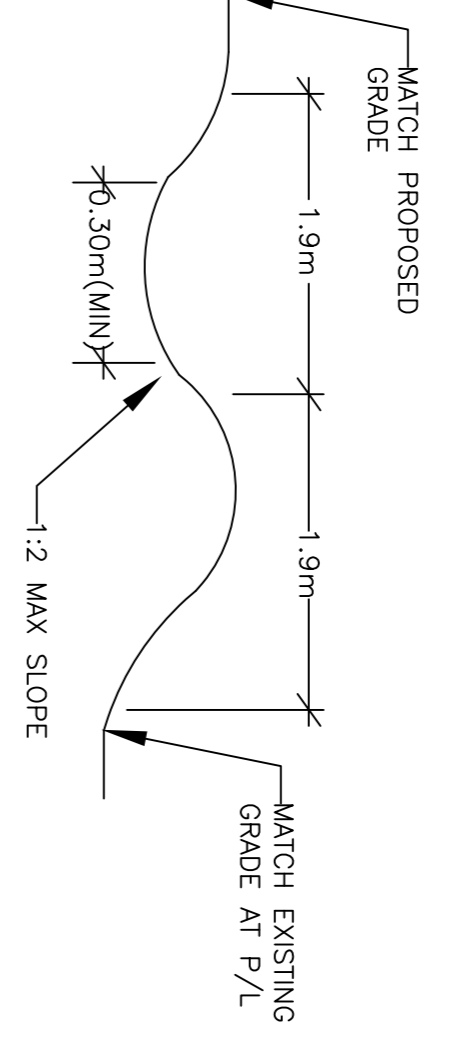
06 TYPICAL INTERIOR ROAD DETAIL
SCALE: N.T.S.



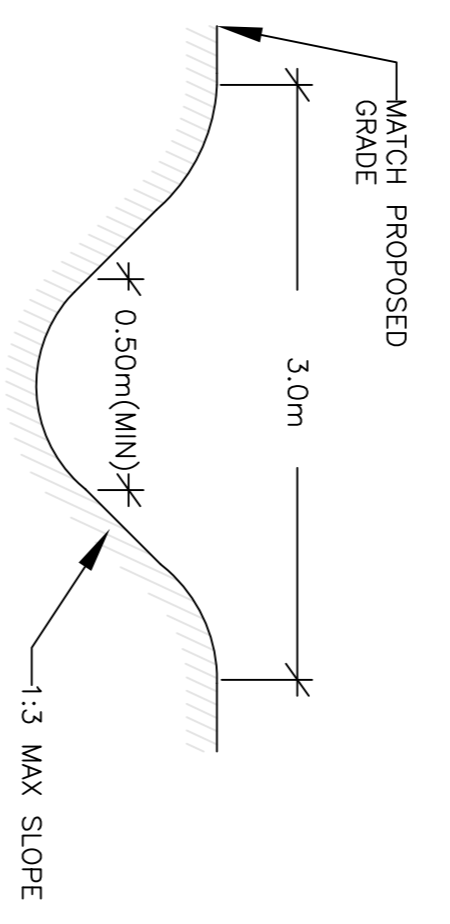
07 TYPICAL CONCRETE SIDEWALK
SCALE: N.T.S.



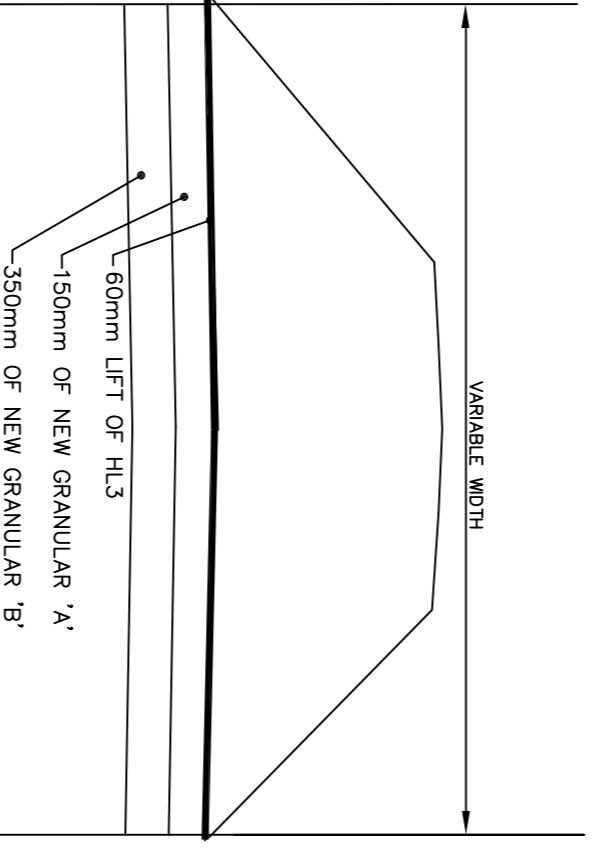
01 TYPICAL GRASS SWALE DETAIL
SCALE: N.T.S.



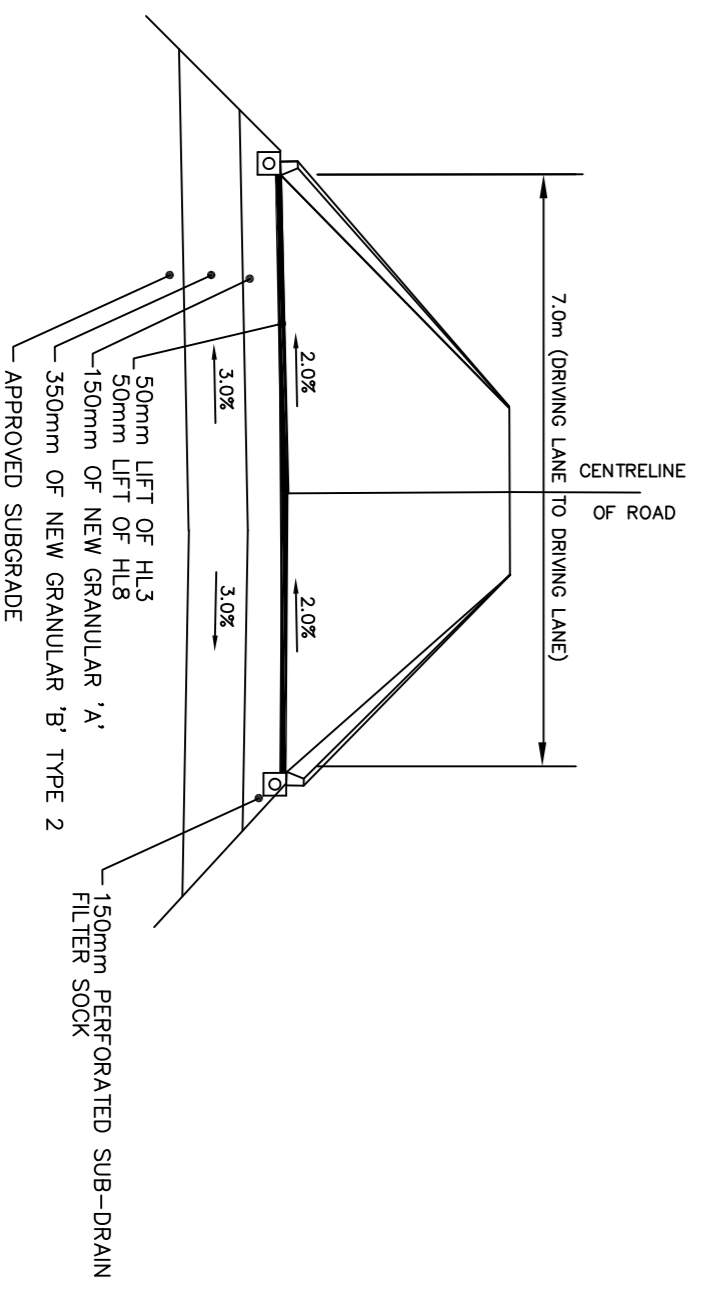
02 GRASS SWALE AND BERM DETAIL
SCALE: N.T.S.



03 OUTLET SWALE DETAIL
SCALE: N.T.S.



04 TYPICAL DRIVEWAY CROSS SECTION
SCALE: N.T.S.



05 TYPICAL EXTERIOR ROAD DETAIL
SCALE: N.T.S.

- GENERAL
- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH CURRENT ONTARIO BUILDING CODE, ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS UNLESS SPECIFIED OTHERWISE.
 - PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL DIMENSIONS AND UTILITY LOCATES AND IDENTIFY POSSIBLE CONFLICTS.
 - ALL ENVIRONMENTAL PROTECTION MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ANY TRAFFIC SIGNS OR INFORMATION SIGNS REMOVED/DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - ALL UTILITY TIES TO BE BRACED AS NECESSARY.
 - THE LOCATIONS OF UTILITIES ARE APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE LOCATION OF UTILITIES AND UTILITY COMPANIES. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION.
 - ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT CODES AND GUIDELINES.
 - ALL DRAWINGS AND ADDENDA ARE TO BE READ AS, AND IN CONJUNCTION WITH THE SPECIFICATIONS.
 - ALL MATERIALS SHALL BE INSTALLED AS SPECIFIED OR USING AN APPROVED EQUIVALENT.
 - ANY CHANGES MUST BE APPROVED BY THE ENGINEER.
 - ALL SERVICES THAT ARE TO BE REMOVED, REMOVE FROM THE MAIN TO PROPERTY LINE.
 - IF DENEED SUITABLE BY CONTRACT ADMINISTRATION EXCAVATED MATERIAL MAY BE USED TO COMPLETE TRENCH BACKFILLING, EXCEPT THAT NO BOULDERS SHALL BE ALLOWED. ALL COMPACTION OF TRENCH TO BE A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
 - SIDEWALKS AND CURBS ARE TO BE DEPRESSED AT ALL EXISTING ENTRANCES. MAXIMUM SLOPE OF 1:20 AS PER 80.23 ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT (2005).
 - HOPE OUTLETWAYS MAY ONLY BE INSTALLED IN SITUATIONS WHERE COVER EXCEEDS 300 MM. IN LOW COVER APPLICATIONS WHERE COVER MUST BE USED, A MINIMUM OF 150 MM GRANULAR 'A' BELOW ASPHALT SHALL BE INSTALLED AND A FROST TAPER BE USED AS PER OPSD 80.03 (NOV 2019).

TRAFFIC CONTROL

- ALL TRAFFIC CONTROL/PEDESTRIAN SIGNING AS PER OTM, 80.01 C.7.

- SITE WORKS
- FOR AREAS OF EARTH SUBGRADE, GRANULAR DEPTHS ARE TO BE 150 MM GRANULAR A AND 300MM GRANULAR B TYPE 2. PROVIDE 3% CROSSFALL ON SUBGRADE.
 - CONCRETE CURB AS PER OPSD 600.040 (NOV 2012).
 - CONCRETE SHALL BE CLASS C2, 30 MPA 28 DAY STRENGTH, 19MM COARSE AGGREGATE NOMINAL MAXIMUM SIZE, 6.0% TO 8.0% AIR CONTENT.
 - CONCRETE MATERIALS AND PRODUCTION AS PER OPSD 350 (MAR 1998), 351 (NOV 2019), 353 (NOV 2019), 1302 (SEPT 1989) AND 1350 (NOV 2016).
 - BOULEVARDS AND LANDSCAPE AREAS TO BE FINISHED WITH 50MM OF TOPSOIL AND SEED, OR TO PRE-EXISTING CONDITION.
 - COMPACTION OF THE SUBGRADE FOR ASPHALT SHALL BE AS PER OPSD 501 (NOV 2017). COMPACTION TESTING MAY BE CARRIED OUT BY THE CONTRACTOR.
 - ANY GRANULAR MATERIAL INCORPORATED INTO WORK SHALL BE AS PER OPSD 1010 (NOV 2013) AND OPSD 314 (NOV 2016).
 - DEPTH OF GRANULAR 'A' UNDER NEW SIDEWALK SHALL BE 150 MM.
 - CONTRACTOR IS RESPONSIBLE FOR THE SHORING OF ALL EXCAVATIONS IF REQUIRED TO PROTECT ADJACENT INFRASTRUCTURE. IN AREAS WHERE COMPACTION CANNOT BE ACHIEVED, THE CONTRACTOR SHALL USE NON-SHRINK FILL AS THE BACKFILL MATERIAL AS PER OPSD 1359 (NOV 2016).

GRADING

- FINISHED SURFACES SHALL BE AT A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED.
- SLOPES IN LANDSCAPED AREAS SHALL NOT EXCEED 3:1.
- ALL EXISTING ELEVATIONS AND GRADES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO GRADING.
- ALL GROUND SURFACES SHALL BE GRADED TO PREVENT PONDING AND WITHOUT LOW AREAS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING PROPOSED GRADES WITH CONFLICTS REGARDING THE PROPOSED SIDEWALKS.
- SUBGRADE SHALL BE GRADED AT A MINIMUM OF 2% UNTIL A LOWER DITCH IS ENCOUNTERED OR THE EXISTING SURFACE DRAINS AWAY FROM THE SLOPED SUB-GRADE.
- CONTRACTOR TO RESTORE ALL DISTURBED AREAS WITH 50MM OF TOPSOIL AS PER OPSD 984 OR TO PRE-EXISTING CONDITIONS.

REMOVE & REINSTATE

- DRIVEWAY REMOVALS- LIMITS TO BE MARKED IN FIELD WITH CONTRACT ADMINISTRATOR AT PROPERTY LINE OR AS MARKED.
- CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF EXCESS MATERIAL AS PER OPSD 510

SEDIMENT AND EROSION CONTROL NOTE

- ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MONITORED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PROCESS. UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL MEASURES MUST BE REMOVED ONCE THE SITE HAS BEEN STABILIZED/COMPLETED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER EACH RAINFALL TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.
- ANY DISTURBED AREAS NOT SCHEDULED FOR FURTHER CONSTRUCTION WITHIN FORTY-FIVE (45) DAYS WILL BE PROVIDED WITH A SUITABLE TEMPORARY MULCH AND SEED COVER WITHIN SEVEN (7) DAYS OF COMPLETION.
- REGARDLESS OF SITE SPECIFIC ITEMS DETAILED ON THE PLANS, THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES TO SUIT THE PROPOSED WORK METHODS TO CONTROL SEDIMENT FROM RUNNING OFF THE SITE PRIOR TO ANY DISTURBANCE.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OF BETTER UNLESS OTHERWISE SPECIFIED. REVEGETATION OF DISTURBED AREAS IS TO BE COMPLETED AS SOON AS POSSIBLE. RESTORATION SHALL PROVIDE A MINIMUM OF 1) TOPSOIL AND SEED/SOD.
- ALL ROADS USED TO ACCESS THE SITE SHALL BE KEPT CLEAN TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.

ENVIRONMENTAL

- WHILE UNDERTAKING CLEARING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE VIGILANT FOR THE POTENTIAL PRESENCE OF UNDERGROUND OIL TANKS, CONTAMINATED SOILS, HAZARDOUS WASTES OR ABANDONED WATER WELLS. IF ANY OF THE ABOVE ARE ENCOUNTERED OR SUSPECTED, THE OWNER SHALL BE ADVISED IMMEDIATELY. ANY WASTES GENERATED BY SITE CLEAN-UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS.
- CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND THAT THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTRE (1-800-268-6060) AND TO PRINCE EDWARD COUNTY (1) FORTHWITH.

SIDEWALK

- WHERE IN EARTH SUBGRADE GRANULAR DEPTHS TO BE 150 MM GRANULAR A AND 400MM GRANULAR B TYPE 2. PROVIDE 3% CROSSFALL ON SUBGRADE.
- CONCRETE SHALL BE CLASS C2, 32 MPA 28 DAY STRENGTH, 19MM COARSE AGGREGATE NOMINAL MAXIMUM SIZE, 6.0% TO 8.0% AIR CONTENT.
- CONCRETE MATERIALS AND PRODUCTION AS PER OPSD 350, 351, 352, 353, 1301, 1302 AND 1350.
- COMPACTION OF THE SUBGRADE FOR TOPSOIL AND SEED, OR TO PRE-EXISTING CONDITION. THE SWALE WILL BE SODDED AS PER OPSD 1350.
- SIDEWALKS AND CURBS ARE TO BE DEPRESSED AT ALL EXISTING ENTRANCES. MAXIMUM SLOPE OF 1:20 AS PER 80.23 ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT (2005).

ASPHALT

- PARKING LOT ASPHALT SHALL BE 80 MM H.L.3 SURFACE COURSE.
- ASPHALT SHALL BE AS PER OPSD 310 (NOV 2017) AND OPSD 1150 (NOV 2010). THE PGAC SHALL BE 58-28.
- A TOTAL OF 3 BULK ASPHALT SAMPLES SHALL BE TAKEN AS PER OPSD 310 (NOV 2017).

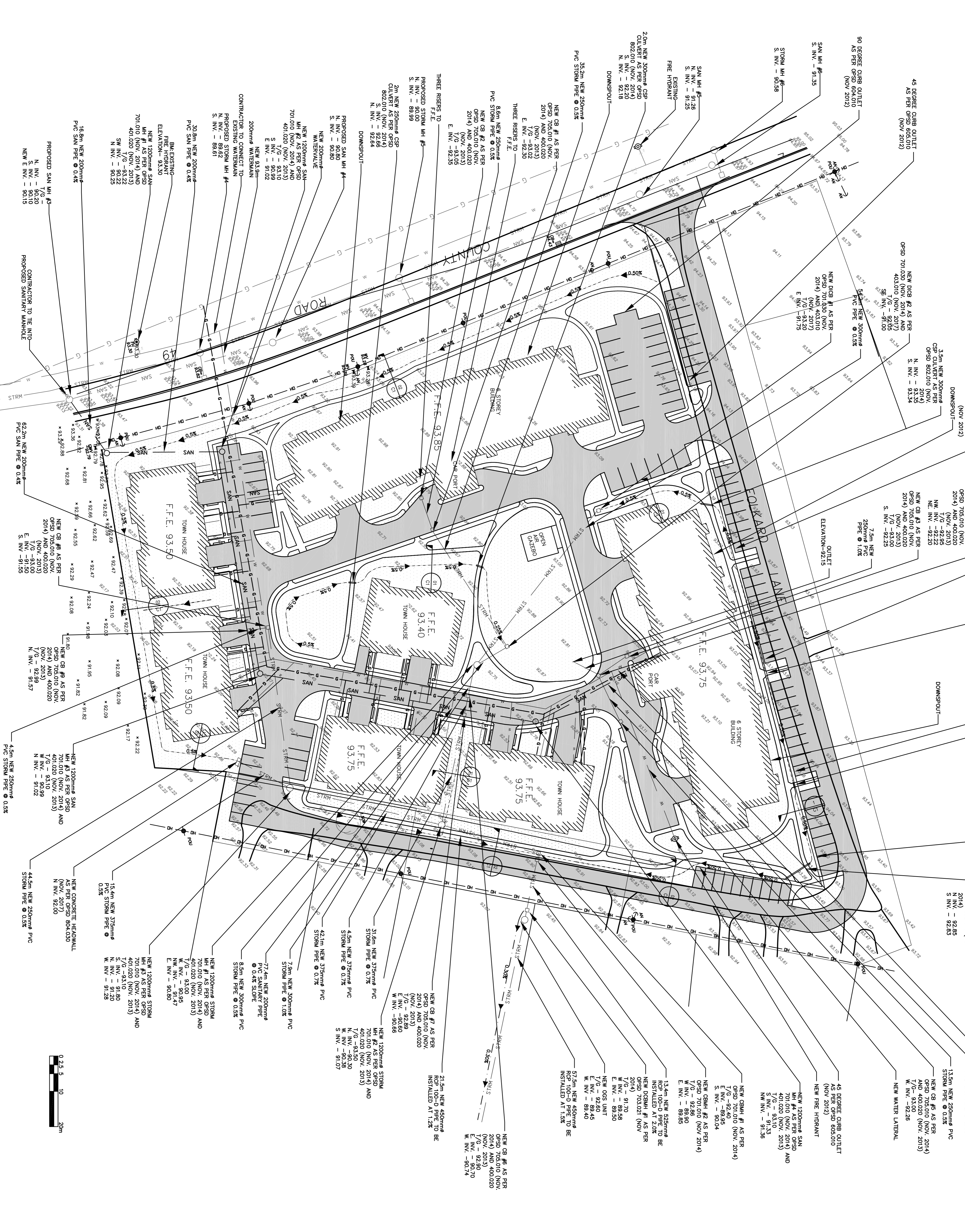
STORMWATER MANAGEMENT

- SWALES TO BE SODDED AS PER OPSD 803 (APR 2018).
- RODENT GATES TO BE INSTALLED AT ALL PIPE OUTLETS AS PER OPSD 405.

WATER

- HEADWANTS A.H.L. BE MUELLER CENTURY OR APPROVED EQUIVALENT ANSI STANDARD C902-94.
- WATERMANS SHALL BE PVC CLASS 150 AND CONFORM TO MWMV STANDARD C 900-94 OR DUCTILE IRON, CEMENT MORTAR LINED TO ANSI STANDARD C 151/121.51-02.
- TRACER WIRE #8 AWG INSULATED COPPER WIRE TO BE INSTALLED ON ALL PVC WATERMANS AND PE SERVICE CONNECTIONS.
- GATE VALVE SHALL BE GROUNDED TO EACH FITTING.
- GATE VALVE SHALL BE MUELLER SUPER-SEAL RESILIENT SEAR OR APPROVED EQUIVALENT. CURB STOPS SHALL BE LOCATED 0.3m OFF THE PROPERTY LINE.
- EXISTING WATER MAINS SHALL BE DIRECT TAPPED BY MUNICIPAL FORCES.

- MUNICIPAL SANITARY INFRASTRUCTURE IS IN EXIST. LOCATION AND CAPACITY OF FUTURE PLANNING STATION IS UNKNOWN.
- THE DESIGN PHASE DOES NOT CURRENTLY



THE GREER GALLOWAY GROUP INC.
 ENGINEERS & PLANNERS
 PETERBOROUGH
 BELLEVILLE
 KINGSTON
 640 CATARAQUI WOODS DR. UNIT 2A
 KINGSTON, ONTARIO, K7P2Y5
 PHONE: 613-536-5420 FAX: 613-548-3793

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- LEGEND
- EXISTING ELEVATION
 - PROPOSED ELEVATION
 - STORMCATCHER
 - CATCH BASIN
 - MAINTENANCE HOLE
 - WATER VALVE
 - STRAW BALE CHECK DAM
 - FIRE HYDRANT
 - HYDRO POLE
 - GRASS
 - ASPHALT
 - GRAVEL
 - SIDEWALK
 - SERVICE OUT REPAIRS
 - PROPOSED WATER SERVICE
 - PROPOSED SANITARY SERVICE
 - PROPOSED STORM SERVICE
 - PROPOSED SWALE
 - SILT FENCE
 - OVERHEAD HYDRO
 - GAS LINE
 - MAJOR FLOW ROUTE

PROJECT: PICTON RESIDENTIAL DEVELOPMENT

LOT 110, TOWNSHIP OF HALLOWELL

DRAWING TITLE: PROPOSED SITE SERVICING PLAN

DRAWN BY: P. ALBERT/N. BHULLAR

REVIEWED BY: K. HALEY

APPROVED BY: K. HALEY

PROJECT DATE: 01/05/2018 (DD/MM/YYYY)

PROJECT #: 18-5-6084

DRAWING #: C2-00

SCALE: HOR: 1:500
VER: AS NOTED

PROFESSIONAL ENGINEER
 K. J. HALEY
 100153209
 21/08/2018
 PROVINCE OF ONTARIO

REVISION	DATE	DESCRIPTION
01	21/08/18	ISSUED FOR SITE PLAN CONTROL
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- PROPOSED ELEVATION
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- CATCH BASIN
- MAINTENANCE HOLE
- WATER VALVE
- STRAW BALE CHECK DAM
- FIRE HYDRANT
- HYDRO POLE
- GRASS
- ASPHALT
- GRAVEL
- SIDEWALK
- SERVICE CUT REMOVALS
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
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NORTH

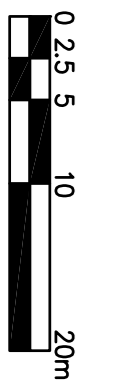
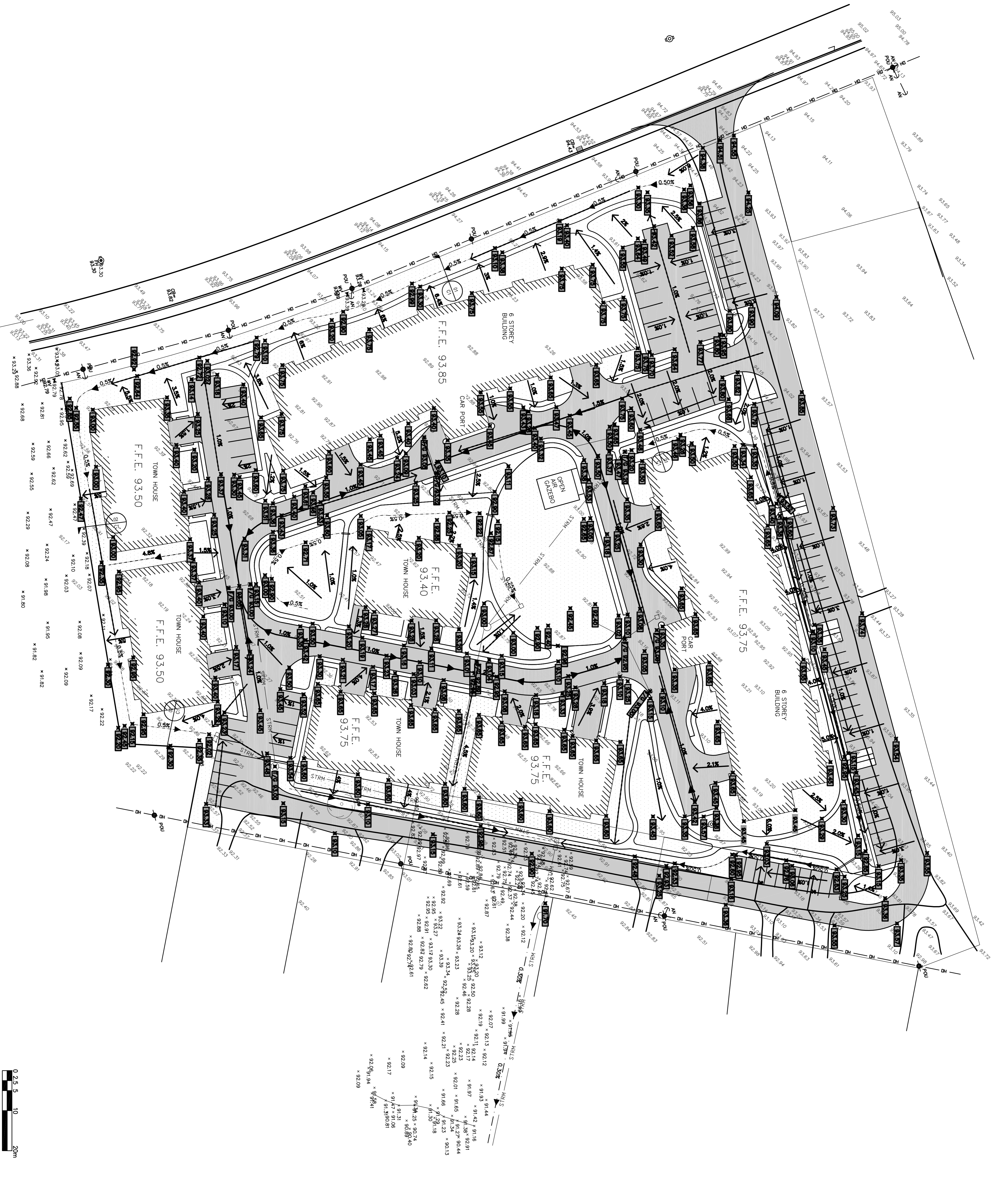
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PROJECT
**FOLKARD LANE
 MULTI-RESIDENTIAL
 DEVELOPMENT**
 LOT 110, TOWNSHIP OF HALLOWELL

ERNEST A. GROMARY ARCHITECTS
 KINGSTON, ON

DRAWING TITLE
**PROPOSED GRADING
 PLAN**

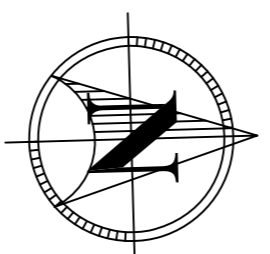
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REVISION		DATE
DESIGNED BY	L. WELLS	
DRAWN BY	L. WELLS	
REVIEWED BY	K. HALEY	
APPROVED BY	K. HALEY	
PROJECT DATE	01/05/18	(DD/MM/YYYY)
PROJECT #	18-5-6084	SCALE: HOR: 1:500
DRAWING #	C3-00	VER: AS NOTED



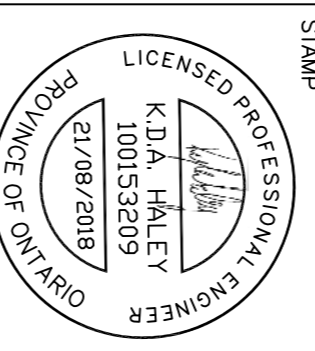
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**FOLKARD LANE
 MULTI-RESIDENTIAL
 DEVELOPMENT**
 LOT 110, TOWNSHIP OF HALLOWELL

ERNEST A. GROMARTY ARCHITECTS
 KINGSTON, ON

DRAWING TITLE
**PRE-DEVELOPMENT
 CATCHMENT AREAS**

05		
04		
03		
02		
01	ISSUED FOR SITE PLAN CONTROL	21/08/18

REVISION

DESIGNED BY
 L. WELLS

DRAWN BY
 L. WELLS

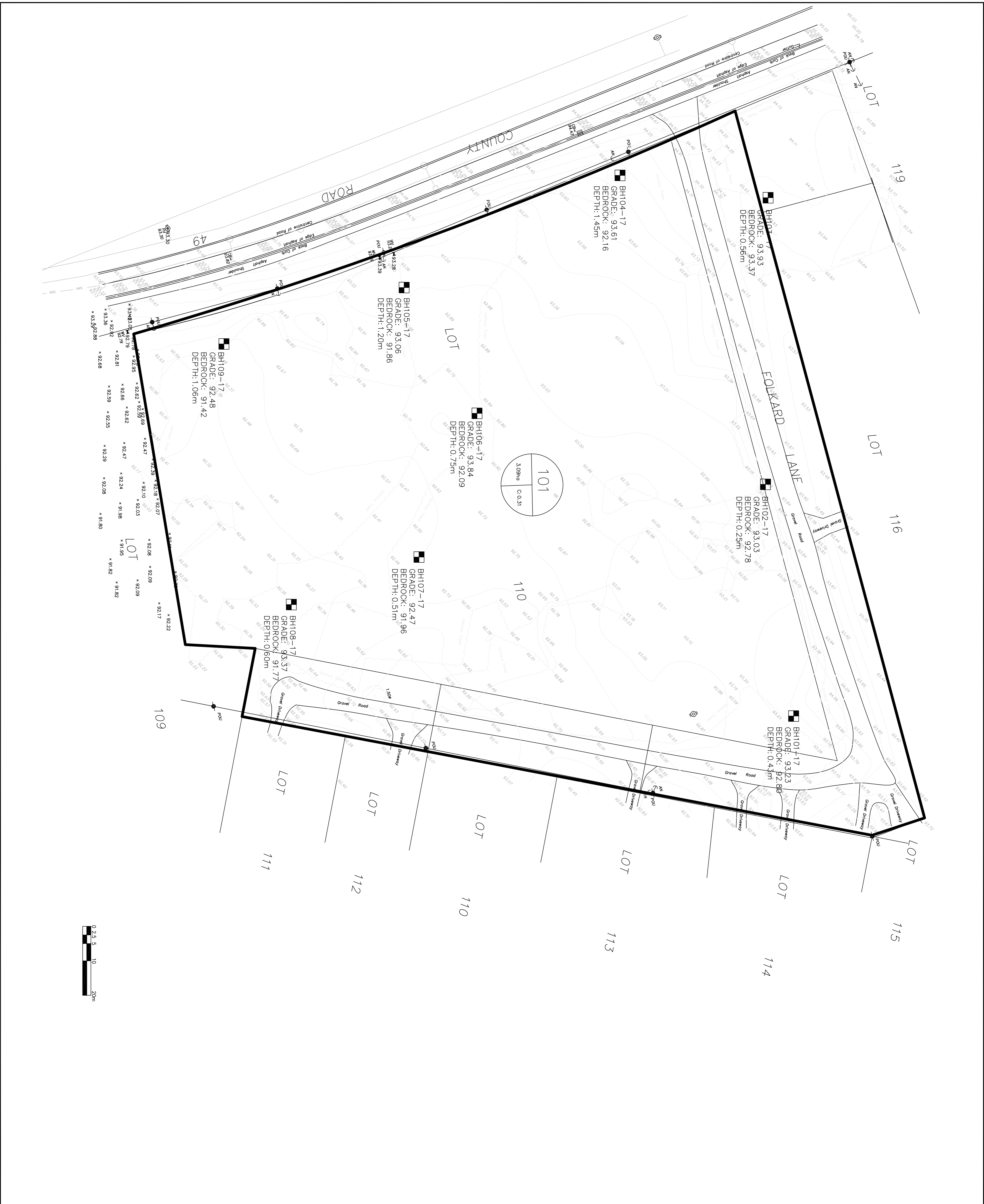
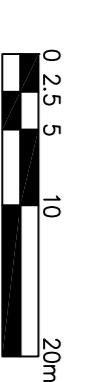
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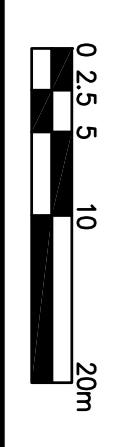
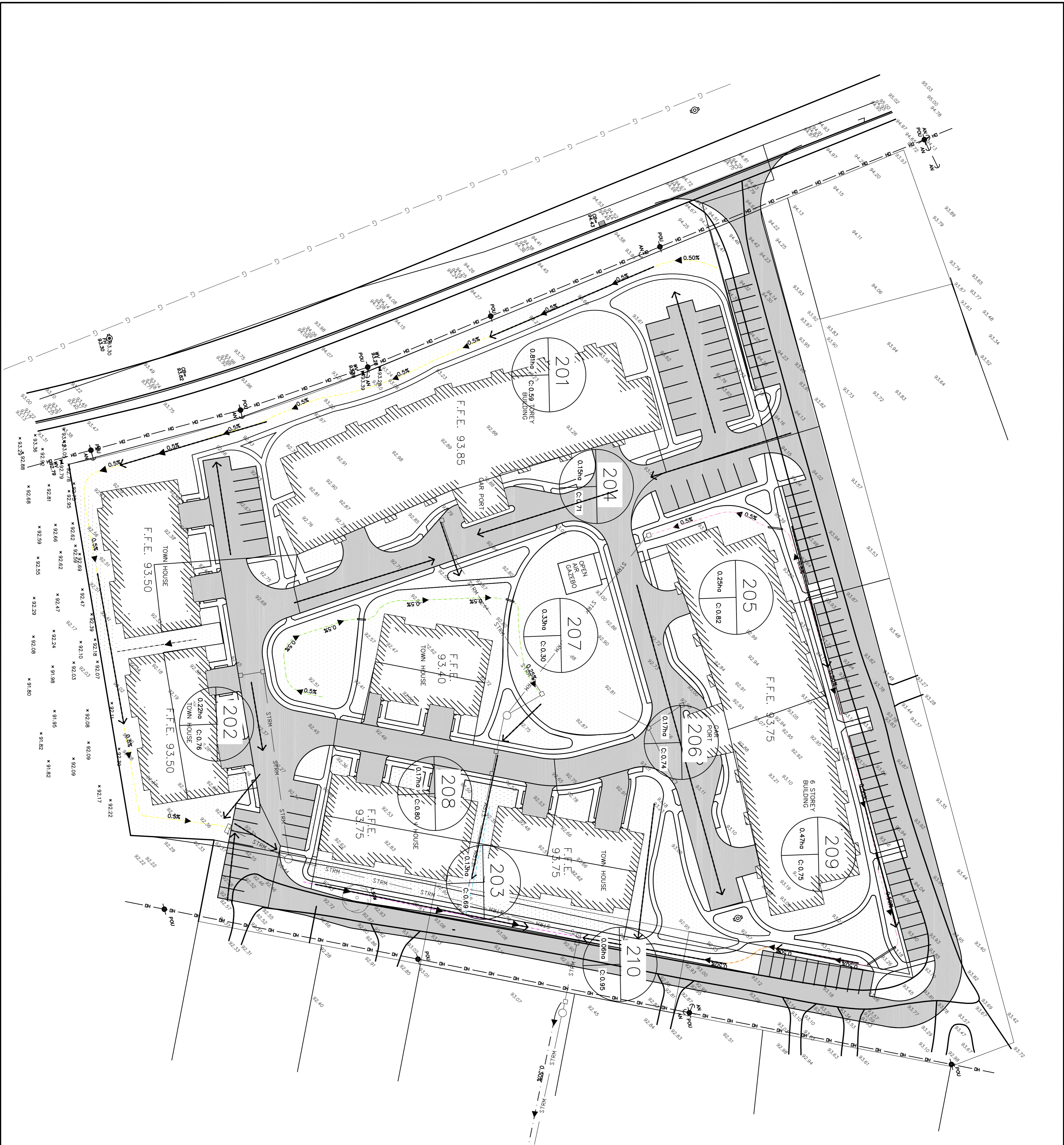
APPROVED BY
 K. HALEY

PROJECT DATE
 01/05/18

PROJECT #
 18-5-6084

DRAWING #
 C4-00





SWALE LEGEND	
	SWALE #1
	SWALE #2
	SWALE #3
	SWALE #4
	SWALE #5
	SWALE #6

THE GREER GALLOWAY GROUP INC.
ENGINEERS & PLANNERS
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	EXISTING ELEVATION
	PROPOSED ELEVATION
	STORAGE TANK
	CATCH BASIN
	MAINTENANCE HOLE
	WATER VALVE
	STRAW BALE CHECK DAM
	FIRE HYDRANT
	HYDRO POLE
	GRASS
	ASPHALT
	GRAVEL
	SIDEWALK
	SERVICE CUT REMOVALS
	PROPOSED SANITARY SEWER
	PROPOSED WATER SERVICE
	PROPOSED STORM SEWER
	PROPOSED SWALE
	SILT FENCE
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 POST DEVELOPMENT
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DESIGNED BY
 L. WELLS

DRAWN BY
 L. WELLS

REVIEWED BY
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APPROVED BY
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REVISIONS

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