EGAN AVENUE MULTI FAMILY BLOCK

SERVICING DRAWINGS

FOR THE DEVELOPMENT LOCATED IN THE
TOWN OF ST. MARYS, COUNTY OF PERTH

ONTARIO CANADA
ST. MARYS

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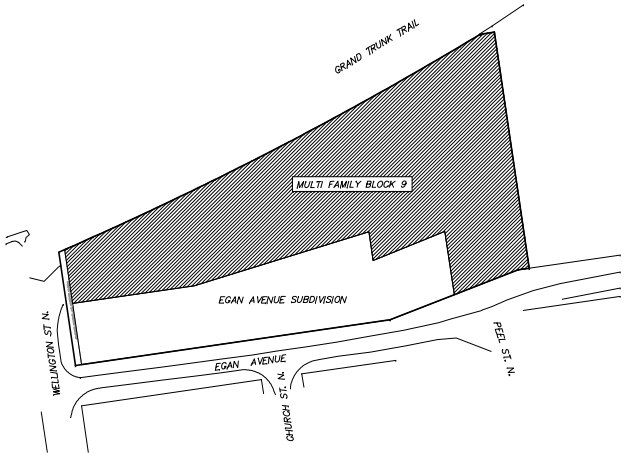
MF03 – 5 of 7 – BLOCK 9 SERVICING PLAN
MF04 – 6 of 7 – BLOCK 9 ROAD CROSS-SECTIONS
MFE01 – 7 of 7 – BLOCK 9 ELECTRICAL SERVICING



CLIENT:
LANG CONTRACTING
54 CRAWFORD ST.
STRATFORD, ON
N5A 5Y4

JOHNSON
ENGINEERING CONSULTANTS
STRUCTURAL – CIVIL – MUNICIPAL – ENVIRONMENTAL
INDUSTRIAL SAFETY – AGRICULTURAL – AUTOMATION
368 HURON STREET, STRATFORD, ONTARIO
N5A 5T5 FAX (519) 271-5353
http://www.jecinc.on.ca
(519) 271-9023
jecinc@jecinc.on.ca

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August 17, 2020 – Dwg Name: Lang Egan Avenue Development – Multi-Family Block 9 – Title Page – updated by RHP

NOTES:

GENERAL

- ALL WORK WILL CONFORM O.P.S.S., AND O.P.S.D. DOCUMENTS UNLESS OTHERWISE SPECIFIED
- ENGINEER WILL BE ON SITE AT ALL TIMES FOR FIELD REVIEW DURING ALL SERVICING CONSTRUCTION
- SURVEY BARS WILL BE LOCATED AND PROTECTED THROUGH ALL PHASES OF CONSTRUCTION
- THE PROJECT ENGINEER WILL BE NOTIFIED BY THE OWNER OR THE OWNERS AGENT SO THAT INSPECTION OF COMPLETED WORK CAN BE REVIEWED FOR ACCEPTANCE AND RECORDED FOR "AS BUILT" DRAWINGS
- DESIGN CHANGES WILL BE APPROVED BY THE PROJECT ENGINEER AND THE TOWN OF ST. MARYS (IN WRITING)
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING LOCATES FOR ALL EXISTING UNDERGROUND UTILITIES/SERVICING PRIOR TO THE START OF CONSTRUCTION

ROAD CONSTRUCTION

- ALL ORGANIC OR UNSUITABLE MATERIAL BENEATH THE ROAD ALLOWANCE MUST BE REMOVED AND THESE AREAS BACKFILLED WITH APPROVED FILL MATERIAL, ALL TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR
- EXISTING ASPHALT SURFACES TO BE REPLACED AND MADE GOOD IN ANY AREAS AFFECTED BY NEW CONSTRUCTION (AS SHOWN ON PLANS)
- A MIN. OF 95% PROCTOR DENSITY (S.P.D.) IS REQUIRED IN AREAS WHERE FILL IS REQUIRED TO ESTABLISH THE
- SUBGRADE ELEVATION
  98% PROCTOR DENSITY (S.P.D.) IS REQUIRED FOR GRANULAR ROAD BASE (GRAN. 'A' & 'B')
- THE NEW ROAD SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ROAD CROSS SECTION DETAIL DRAWINGS
- A TACK COAT ("COLAS") IS TO BE APPLIED TO ALL STRUCTURES AT TIME OF BASE ASPHALT
  A TACK COAT ("COLAS") IS TO BE APPLIED TO THE ENTIRE BASE ASPHALT SURFACE PRIOR TO TOP COAT APPLICATION
- ALL MANHOLES ARE TO REMAIN AT THE BASE ASPHALT GRADE AND BE RAISED WITH MODULOC RISERS IMMEDIATELY PRIOR TO TOP COAT APPLICATION.

SIDEWALKS IN ROAD RIGHT–OF–WAYS

- SIDEWALKS ARE TO BE 1.50m WIDE OF 140mm THICK CONCRETE ON A 100mm THICKNESS OF COMPACTED GRANULAR "A" BEDDING IN ACCORDANCE WITH O.P.S.D. 310.010
- CONCRETE: 30 MPa USING ACI STONE (MIX DESIGN TO BE PROVIDED PRIOR TO PLACEMENT), 7%+/–1.5% AIR ENTRAINMENT, WITH BROOM FINISH
- ALL SIDEWALKS ARE TO HAVE A MINIMUM 2% CROSSFALL WITH THE LONGITUDINAL SLOPE CONFORMING TO THE ROAD CENTRELINE GRADES AND PROPERTY LINES
- SIDEWALK RAMPS ARE TO BE INSTALLED IN ACCORDANCE WITH O.P.S.D. 310.030 (WITH DIRECTIONAL LINES) IN LOCATIONS AS SHOWN ON THE CONSTRUCTION DRAWINGS

BOULEVARDS

- DRESS WITH A MINIMUM OF 150 mm THICKNESS OF TOPSOIL (O.P.S.S. 802) WITH A NO. 1 NURSERY SOD TREATMENT (O.P.S.S. 803) FROM THE BACK OF CURB TO THE FACE OF THE SIDEWALK (TO THE PROPERTY LINE IF NO SIDEWALK)
- THE MINIMUM CROSSFALL SHALL BE 2% FROM THE BACK OF CURB AND THE MAXIMUM CROSSFALL SHALL BE 8% FROM THE GUTTER LINE

CURB AND GUTTER

- EXISTING CURB AND GUTTER DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED TO MATCH THE EXISTING TYPE OF CURB
- ALL CURB AND GUTTER INSTALLED WITHIN THE NEW R.O.W. OF TRACY STREET AND ST. MARIA STREET AND THE COURT SHALL BE 600.060 MOUNTABLE CURB, AND CONSTRUCTED WITH 30 MPa CONCRETE (MIX DESIGN TO BE PROVIDED PRIOR TO PLACEMENT)
- EXPANSION JOINTS SHALL BE PLACED AT END OF CURVED SECTIONS AND 150mm BOTH SIDES OF CATCHBASINS, OR 6 METRES MAXIMUM SPACING IN ACCORDANCE WITH OPSS 353

DRIVEWAY RAMPS

- ONE RAMP PER DWELLING UNIT IS REQUIRED IN ACCORDANCE WITH O.P.S.D. 351.01 UNLESS LOT IS GOVERNED BY SITE PLAN CONTROL
- THE MINIMUM APPROACH SLOPE IS 2%, THE MAXIMUM APPROACH SLOPE IS 7%
- APPROACHES ARE TO BE INSTALLED FROM THE CURB TO THE PROPERTY LINE OR WHERE SIDEWALKS ARE LOCATED, TO THE EDGE CLOSEST TO THE CURB
- DRIVEWAY DESIGN SHALL BE ONE OF THE FOLLOWING:
  a) 140mm CONCRETE PLACED ON A MINIMUM COMPACTED DEPTH OF 100mm OF GRANULAR "A" BASE
  b) 80mm OF HL 3B ASPHALT (PLACED AND COMPACTED IN TWO LAYERS) ON A MINIMUM COMPACTED DEPTH OF 230mm OF GRANULAR "A" BASE
  c) INTERLOCKING PAVING STONES LAID ON A BASE PREPARED TO THE MANUFACTURER'S SPECIFICATIONS (MIN. 230mm OF GRANULAR "A" BASE)

STORM SYSTEM

- 1200mm MAINTENANCE HOLES SHALL BE IN ACCORDANCE WITH O.P.S.D. 701.010 WITH MONOLITHIC BASE
- 1200mm CATCH BASIN MAINTENANCE HOLES SHALL BE IN ACCORDANCE WITH O.P.S.D. 701.010 WITH MONOLITHIC BASE
- 1500mm MAINTENANCE HOLES SHALL BE IN ACCORDANCE WITH O.P.S.D. 701.011 WITH MONOLITHIC BASE
- MAINTENANCE HOLE BENCHING SHALL BE IN ACCORDANCE WITH O.P.S.D. 701.021
- ALL MAINTENANCE HOLES TO BE COMPLETELY PARGED
- MAINTENANCE HOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH O.P.S.D. 401.01 (TYPE A)
- 600mm x 600mm CATCH BASINS SHALL BE IN ACCORDANCE WITH O.P.S.D. 705.010
- ALL CATCHBASINS TO HAVE TWO COURSES OF MODULOC OR APPROVED EQUAL.
- CATCH BASIN FRAME AND GRATES (STREET) SHALL BE IN ACCORDANCE WITH O.P.S.D. 400.110
- 6.0m OF 150mm H.D.P.E. PERF. SUBDRAINS WITH FILTER SOCK AND END CAPS SHALL BE INSTALLED AT THE UPSTREAM SIDE OF EVERY CATCHBASIN AT A LEVEL BELOW THE GRANULAR "B"
- STORM SEWER MAINS SHALL BE PVC SDR 35 OR 65–D REINFORCED CONCRETE PIPE
- SINGLE C.B. LEADS ARE TO BE 250mm ø
- DOUBLE C.B. LEADS ARE TO BE 300mm ø
- RAINWATER LEADERS ARE TO BE DISCHARGED TO LAWN THE MINIMUM LOT GRADING SLOPE IS TO BE 2% AND THE MAXIMUM SLOPE IS TO BE 8% EXCEPT AT SWALES
- ALL SERVICE STUBS ARE TO BE PROVIDED WITH THE FACTORY SLIP FIT END CAPS OR APPROVED EQUAL BY TOWN
- ALL EXISTING MAINTENANCE HOLES AND CATCHBASINS TO HAVE 2 COURSES OF MODULOC RISERS OR APPROVED EQUAL, WHERE REQUIRED.

SANITARY SYSTEM

- 1200mm MAINTENANCE HOLES SHALL BE IN ACCORDANCE WITH O.P.S.D. 701.010 WITH MONOLITHIC BASE
- MAINTENANCE HOLE BENCHING SHALL BE IN ACCORDANCE WITH O.P.S.D. 701.021
- ALL MAINTENANCE HOLES TO BE COMPLETELY PARGED
- SANITARY MAINS ARE TO BE PVC SDR 35 WITH SLOPES AS SHOWN ON THE CONSTRUCTION DRAWINGS
- SEWER SERVICE CONNECTIONS SHALL BE IN ACCORDANCE WITH O.P.S.D. 1006.02
- SANITARY SERVICES ARE TO BE 125mm P.V.C. S.D.R. 28 (WHITE) WITH A MINIMUM SLOPE OF 2.0%
- FRAME AND COVER SHALL BE IN ACCORDANCE WITH O.P.S.D. 401.01 (B) UNLESS OTHERWISE NOTED.
- ALL SERVICE STUBS ARE TO BE PROVIDED WITH THE FACTORY SLIP FIT END CAPS OR APPROVED EQUAL BY TOWN

BEDDING (GENERAL)

- SEWER BEDDING SHALL CONFORM TO O.P.S.D. 802.010 TYPE 1 OR O.P.S.D. 802.014 FOR FLEXIBLE PIPE AND O.P.S.D. 802.030 CLASS B OR O.P.S.D. 802.034 CLASS B FOR RIGID PIPE
- THE PIPE BED IS TO BE SHAPED TO RECEIVE THE LOWEST SEGMENT OF PIPE
- OUTSIDE DIAMETER OF PIPE IS NOT TO INCLUDE BELL
- TRENCH WIDTH SHALL BE MAINTAINED TO THE LEVEL OF THE TOP OF THE PIPE
- BEDDING TO BE 6mm CLEAR STONE TO SPRING LINE OF PIPE AND SAND BEDDING TO 300mm ABOVE PIPE
- COMPACTION OF BEDDING TO BE 98% STANDARD (MINIMUM) WHERE THE TRENCH IS SHEATHED, TRENCH WIDTH WILL BE DEFINED AS THE DISTANCE BETWEEN THE FACES OF THE SHEATHING. THIS STANDARD IS TO BE APPLIED IN STABLE CONDITIONS OR AFTER THE TRENCH HAS BEEN BROUGHT TO A STABLE CONDITION.

WATER DISTRIBUTION SYSTEM

- ALL WATER DISTRIBUTION SYSTEM INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF ST. MARYS GENERAL CONDITIONS AND SPECIFICATIONS, THE SUBDIVISION SERVICING AGREEMENT, THE PLUMBING CODE, AND THE A.W.W.A.
- THE DEPTH OF COVER IS TO BE A MINIMUM OF 1.7m WITH A MAXIMUM OF 2.0m AT ANY POINT IN THE SYSTEM (UNLESS OTHERWISE APPROVED BY THE TOWN OF ST. MARYS)
- WATER MAIN PVC–C900 CLASS 150 DR18 – COLOUR BLUE
- ALL PVC WATERMAIN TO HAVE No. 10/7 STRAND TRACER WIRE WITH TWH INSULATION. PLACED FULL LENGTH OF INSTALLED PVC WATERMAIN AND BROUGHT UP AT EACH MAIN VALVE CURB BOX AND EACH HYDRANT LOCATION AND PLACED ON THE EXTERIOR SIDE OF THE APPURTANCE.
- MAIN–CORPORATION STOPS SHALL BE MODEL No. H15008 BY MUELLER, MODEL No. F–1000 BY FORD, OR CAMBRIDGE BRASS SUCCESSOR. – C.C. THREAD INLET/COMPRESSION JOINT OUTLET.
- FITTINGS TO BE DUCTILE IRON AND MECHANICAL JOINT ONLY
- VALVES TO BE 200mm GATE TYPE AND 150mm GATE TYPE AS REQUIRED, RESILIENT SEAT VALVES TO AWWA SPECIFICATIONS.
- ALL MAIN VALVES MUST BE MECHANICAL JOINTS AND OPEN CLOCKWISE.
- VALVE RODS TO BE CANADA VALVE OR APPROVED EQUAL
- VALVE ROD EXTENSION PIECE ACCORDING TO TOWN OF ST. MARYS WATER SPECIFICATIONS.
- HYDRANTS TO CONFORM TO AWWA C502 – BE AVK DRY BARREL HYDRANT HIGH PRESSURE MODEL 2700 OR BIBBY EQUIVALENT COMPLETE WITH FLANGED BOOT, 2–64mm HOSE CONNECTIONS AND 33–B TYPE PUMPER CONNECTIONS. HYDRANTS SHALL OPEN COUNTERCLOCKWISE. COLOUR SHALL BE YELLOW. UPPER BARREL COLLAR SHALL BE 150mm ABOVE FINISHED GRADE.
- HYDRANTS VALVES ARE REQUIRED ON EACH LOCATION.

- THRUST BLOCKS (AS REQUIRED) AS PER O.P.S.D. 1103.020 (RETAINING GLANDS ARE A SECOND OPTION)
  SERVICE CONNECTIONS TO BE AS PER O.P.S.D. 1104.01
- ALL SERVICE SADDLES TO BE BROAD BAND STAINLESS STEEL.
- SERVICES TO BE 25mm (OR ø AS NOTED) MUNICIPEX PLASTIC TUBING CERTIFIED TO CSA B137.5 WITH TRACER WIRE, SINGLE LENGTH FROM MAIN TO CURB STOP AT PROPERTY LINE
- CURB STOPS TO BE 25mm CANADA FORD, CAMBRIDGE BRASS OR MUELLER BALL VALVE, COMPRESSION TYPE CONNECTION AS PER TOWN OF ST. MARYS WATER SPECIFICATIONS.
  CURB BOX SERVICE RODS TO BE STAINLESS STEEL C/W STAINLESS STEEL COTTER PIN

SERVICES (GENERAL)

- CONTRACTOR TO MARK SERVICE LOCATIONS AT PROPERTY LINE WITH 38x89x (SUITABLE LENGTH) OF LUMBER EXTENDING FROM THE SERVICE INVERT TO A POINT 1.0m ABOVE FINISHED GRADE.
- STORM AND SANITARY SERVICES TO BE INSTALLED IN CONFORMANCE WITH 1006.02 WITH FACTORY MADE "T's" NOT SADDLES
- STORM AND SANITARY SERVICES THAT CONNECT INTO EXISTING SEWERS TO BE CONNECTED WITH SADDLES IN ACCORDANCE TO O.P.S.D. 1006.01 FOR RIGID PIPE AND O.P.S.D. 1006.02 FOR FLEXIBLE PIPE

ELECTRICAL DISTRIBUTION SYSTEM

- TO BE INSTALLED ACCORDING TO AN AGREEMENT BETWEEN THE FESTIVAL HYDRO INC. AND THE DEVELOPER
- EACH HYDRO VAULT LOCATION REQUIRES A 150mm P.V.C. SDR 28 STORM SERVICE WITH A MINIMUM SLOPE OF 2%
- TELEPHONE AND CABLE SERVICES WILL BE INSTALLED IN SAME TRENCH AS HYDRO SERVICES WHEREVER POSSIBLE

SEDIMENT CONTROL MEASURES

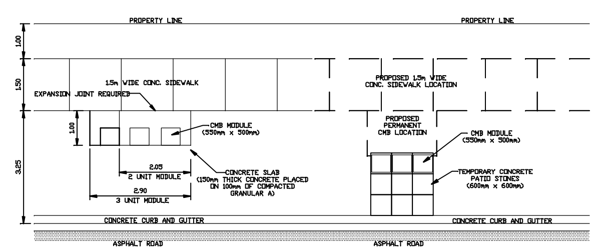
- ALL SWALES NOTED ON DRAWINGS TO HAVE A 1.2 m WIDE HYDRO SEED AND MULCH TREATMENT FOR THEIR ENTIRE LENGTHS AND REAR YARD CATCH BASINS TO HAVE 3.0m X 3.0m SOD TREATMENT SURROUNDING PRIOR TO HOUSE CONSTRUCTION.
- EROSION CONTROL MEASURES ARE TO BE USED IN LOCALIZED AREAS AS SHOWN ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER OR THE ENGINEER'S REPRESENTATIVE DURING CONSTRUCTION (O.P.S.S. 805)
- ALL EROSION CONTROL MEASURES, (i.e. SILTATION FENCING) ARE TO BE INSTALLED PRIOR TO ANY EARTH MOVING OR SITE SERVICING CONSTRUCTION AND ARE TO REMAIN IN PLACE UNTIL RESTORATION IS COMPLETE AND A HEALTHY GRASS COVERING IS ESTABLISHED
- CONSTRUCTION ACTIVITY SHOULD OCCUR IN AN ORDER THAT WILL CAUSE AS LITTLE EROSION POTENTIAL AS POSSIBLE OR MINIMIZE THE POTENTIAL THAT CURRENTLY EXISTS
- ALL EROSION CONTROL MEASURES SHALL BE CHECKED REGULARLY AND CLEANED OR REPLACED AFTER RUN–OFF PRODUCING RAINFALLS AS DIRECTED BY THE ENGINEER OR THE ENGINEER'S REPRESENTATIVE. ALL COLLECTED SEDIMENT IS TO BE DISPOSED OF AT AN APPROVED LOCATION
- PROTECT ALL CATCHBASINS AND MANHOLES FROM SEDIMENT INTRUSION WITH FILTER FABRIC UNDER COVERS. THE SEDIMENT BARRIERS IN THE CATCHBASINS AND MANHOLES MAY BE REMOVED AFTER THE BOULEVARDS HAVE AN ESTABLISHED GRASS COVER AND THE ROADWAY HAS RECEIVED A BASE ASPHALT APPLICATION. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION
- PROTECT ALL PIPE ENDS FROM SEDIMENT INTRUSION WITH MANUFACTURED PIPE CAPS.
- PREVENT WIND BLOWN DUST DURING CONSTRUCTION WITH AN ACCEPTABLE DUST SUPPRESSANT
- STRAW BALE FILTERS OR FILTER FENCES SHALL BE INSTALLED IN THE BOULEVARDS, IN THE SWALES, AND DOWNSTREAM OF ANY EROSION PRONE AREAS PRIOR TO CONSTRUCTION (AND MAINTAINED) AS DIRECTED BY THE ENGINEER
- AS BUILDING CONSTRUCTION OCCURS, EACH BUILDER/CONTRACTOR SHALL BE ENCOURAGED TO INSTALL SILTATION BARRIERS AROUND THE CONSTRUCTION ZONE ON THE LOT UNTIL A LAWN IS ESTABLISHED.
- THE OVERALL GRADING PLAN IS TO USED BY HOME BUILDERS AS A GUIDE FOR DEVELOPING LOT GRADING PLANS
- SITE RESTORATION TO A GRASSED CONDITION IS TO BE COMPLETED AS EARLY AS POSSIBLE TO REDUCE THE POTENTIAL FOR SOIL EROSION

DRAINAGE NOTES

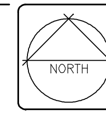
1. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE BUILDINGS.
2. SURFACE DRAINAGE WHICH IS CARRIED AROUND HOUSES IS TO BE CONFINED IN SWALES LOCATED AS FAR FROM THE HOUSE AS POSSIBLE.
3. DRAINAGE APRONS ARE TO BE THE STEEPER OF A 5% SLOPE AWAY FROM THE BUILDING OR 0.15m VERTICALLY.
4. GRADING FROM BUILDING TO SIDE LOT LINE:
   - MINIMUM SLOPE — STEEPER OF 2% OR 0.15m VERTICALLY
   - OPTIMUM SLOPE — 4%
   - MAXIMUM SLOPE — 4 HORIZONTAL TO 1 VERTICAL

   ELSEWHERE ON THE SITE:
   - MINIMUM SLOPE — 1%
   - OPTIMUM SLOPE — 4%
   - MAXIMUM SLOPE — 33%

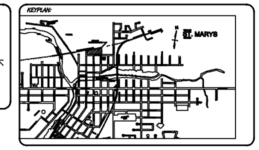
   MAXIMUM AGGREGATE SLOPE OF ALL TERRACES AND EMBANKMENTS SHALL BE 3 HORIZONTAL TO 1 VERTICAL
5. HOME BUILDERS ARE ENCOURAGED TO USE THE MINIMUM LOT GRADING WHEREVER POSSIBLE
6. DRIVEWAYS AS PER O.P.S.D. 351.01:
   - OPTIMUM GRADIENT — 4%
   - MAXIMUM GRADIENT — 8%
   - MINIMUM CROSS SLOPE (WHEN GRADIENT IS LESS THEN 2%) — 2%
   - MAXIMUM CROSS SLOPE — 8%
7. DRIVEWAYS SHOWN ARE DEPICTED AS ADJACENT TO EITHER EXTERIOR OR INTERIOR LOT LINES, BUT EITHER TYPE OF DRIVEWAY MAY BE USED WITH ANY OF THE LOT GRADING TYPES.
8. PRIVATE WALKWAYS ARE NOT TO INTERFERE WITH THE APPROVED LOT GRADING AND ARE TO BUILT TO THE FOLLOWING SPECIFICATIONS:
   - MINIMUM GRADIENT OR CROSS SLOPE — 2%
   - MAXIMUM GRADIENT OR CROSS SLOPE — 4%
9. ALL LOTS THAT DO NOT FIT THE LOT GRADING TYPES SHOWN HAVE BEEN LABELLED AS TYPE "E" AND WILL REQUIRE A CUSTOMIZED LOT GRADING PLAN.
10. TO FACILITATE PROPER DRAINAGE ALLOW 0.5m EITHER SIDE OF THE SIDE YARD PROPERTY LINES FOR SWALE CONSTRUCTION



CMB DETAILS



KEYPLAN:



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LEGEND

TYPICAL LEGEND

- 353.0 — EXISTING CONTOURS (GEODETIC)
- 347.2x EXIST. ELEVATION
- 347.2x EXIST. & DESIGN ELEVATION
- 347.2x DESIGN ELEVATION
- EXISTING MANHOLE (STM, SAN)
- EXISTING CATCH BASIN
- EXISTING STREETLIGHT
- EXISTING TRANSFORMER
- EXISTING SWITCH PIT
- EXISTING SEWER FLOW (STM, SAN)
- EX. FH EXISTING FIRE HYDRANT
- V EXISTING VALVE (GAS OR WATER)
- PROPOSED MANHOLE (STM, SAN)
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED STORM SEWER FLOW
- PROPOSED SANITARY SEWER FLOW
- PROPOSED WATERMAIN
- FH FIRE HYDRANT
- V VALVE (GAS OR WATER)
- TX PROPOSED TRANSFORMER
- PROPOSED PIT
- SL PROPOSED STREETLIGHT
- FLOW DIRECTION OF SURFACE WATER IN A SWALE
- FLOW DIRECTION OF SURFACE WATER

No.	DATE	NAME	DESCRIPTION
3	17/08/2020	RHP	ADDED PARKING & TURNAROUND
2	24/04/2020	RHP	REVISED TO MATCH EGAN AVE. RECONSTRUCTION
1	29/07/2019	RHP	GENERAL REVISIONS

REVISIONS

JOHNSON
ENGINEERING
CONSULTANTS
STRUCTURAL – CIVIL – MUNICIPAL
368 HURON STREET, STRATFORD, ONTARIO N5A 5T5 FAX (519) 271–5353
http://www.jecinc.on.ca
(519) 271-9923
jecinc@jecinc.on.ca

CLIENT:
LANG CONTRACTING
54 CRAWFORD ST.
STRATFORD, ON.
N5A 5Y4

AUTHORITY:
TOWN OF ST. MARYS
175 QUEEN STREET EAST,
ST. MARYS, ON.
N4X 1B6

PROJECT:
EGAN MULTI FAMILY BLOCK 9
ST. MARYS, ON

DRAWING TITLE:
NOTES AND SPECIFICATIONS

SCALE: 1:500
DATE: OCTOBER 14, 2016
DESIGNED BY: BRIAN JOHNSON, P. ENG.
DRAWN BY: KdH
J.E.C. FILING No: 20160057

APPROVED BY:
LICENSED PROFESSIONAL ENGINEER
Aug. 17, 2020
B. D. JOHNSON
PROVINCE OF ONTARIO

DWG. No. MFSP01

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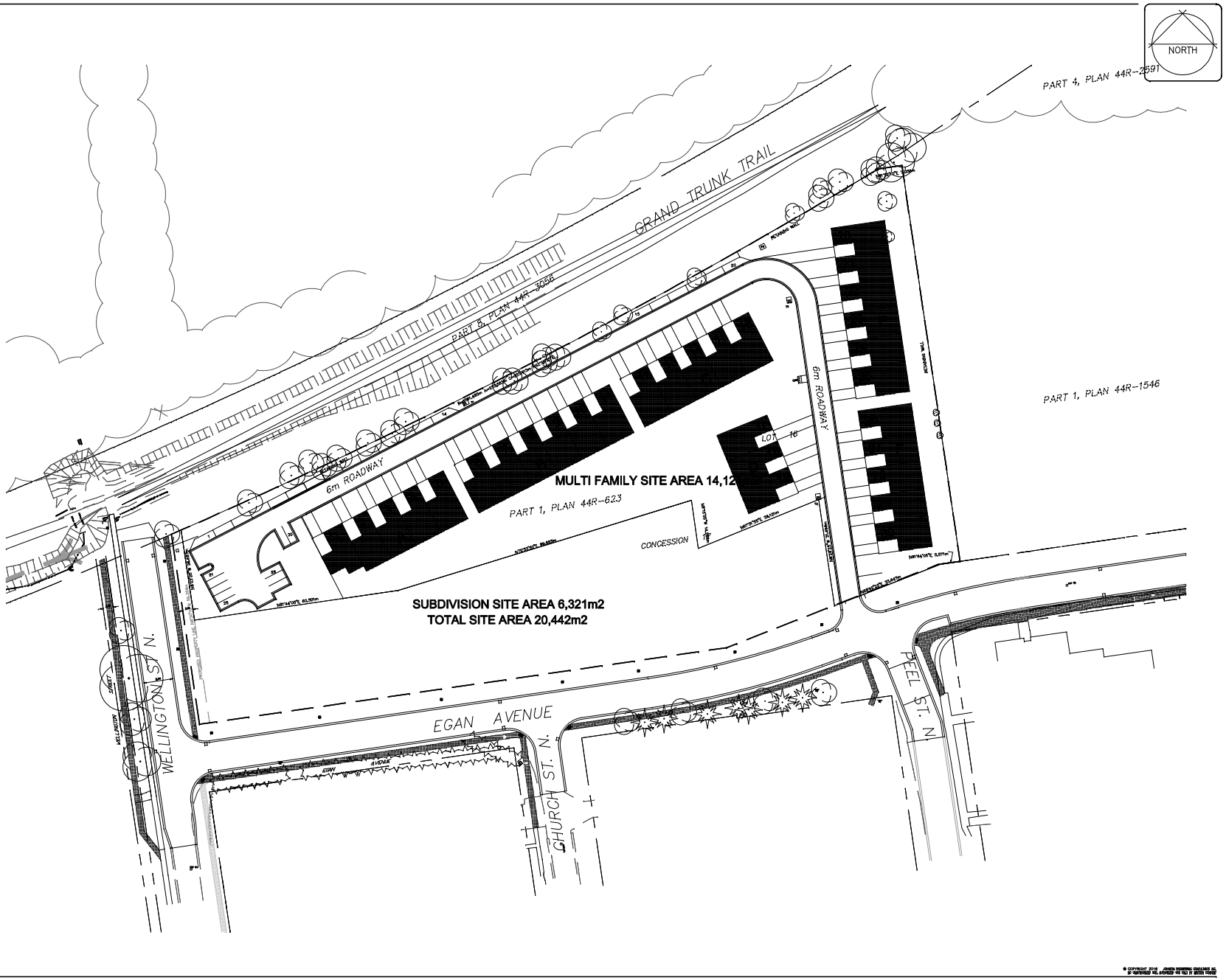

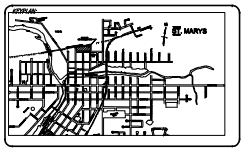

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LEGEND

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- EXISTING CATCH BASIN
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348 HURON STREET
STRATFORD, ONTARIO
N5A 5Y4 TEL: (519) 271-6353
http://www.johnson-eng.ca
(519) 271-9023
info@johnson-eng.ca

CLIENT:
LANG CONTRACTING
54 CRAWFORD ST.
STRATFORD, ON.
N5A 5Y4

AUTHORITY:
TOWN OF ST. MARYS
175 QUEEN STREET EAST,
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PROJECT:
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ST. MARYS, ON

DRAWING TITLE:
MULTI FAMILY
BUILDING LAYOUT

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DRAWN BY: KdH
J.E.C. FILE No: 20160057
APPROVED BY: LICENSED PROFESSIONAL ENGINEER Aug. 17, 2020 B. D. JOHNSON PROVINCE OF ONTARIO

DWG. No. MF01
SHEET No. 3 of 7

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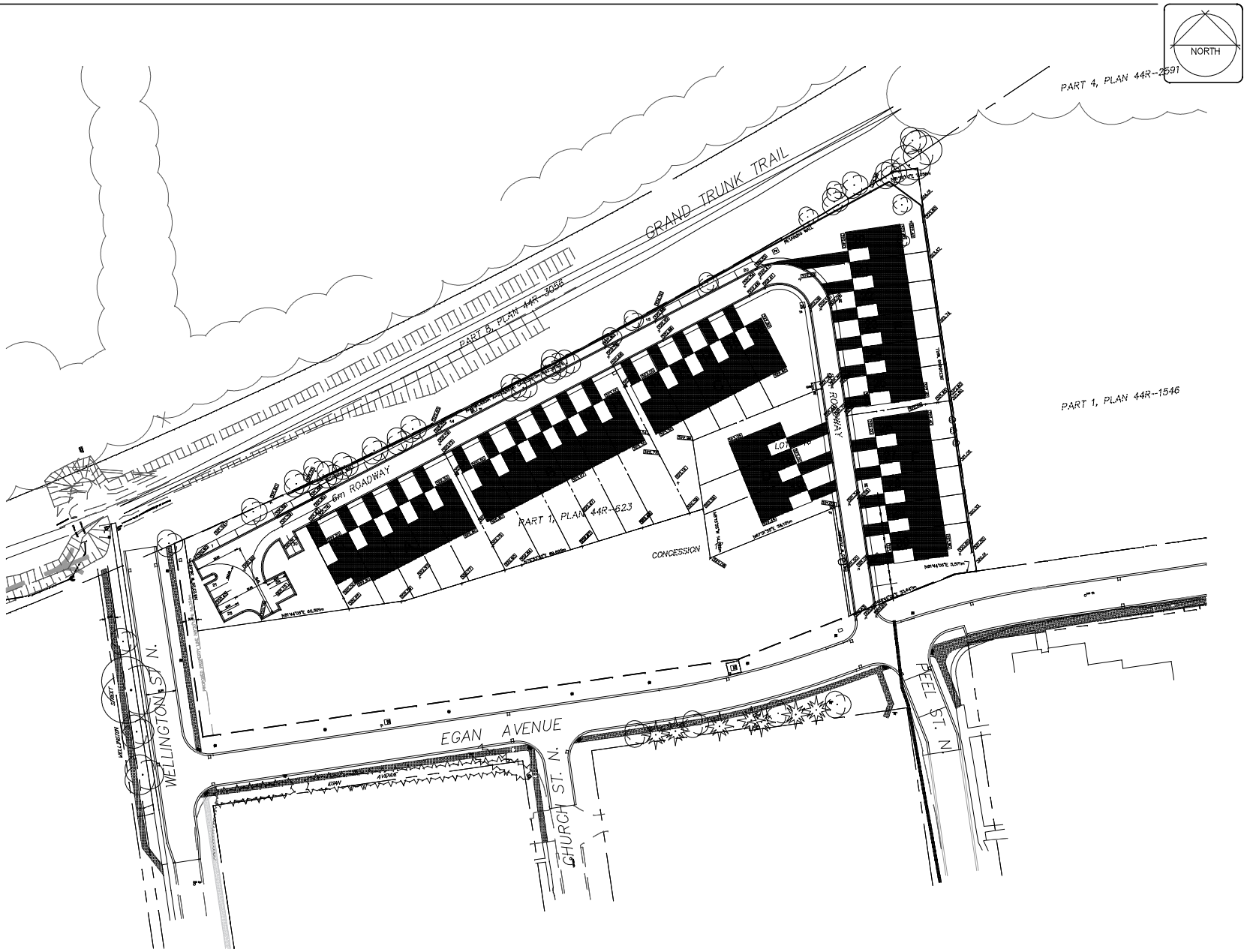
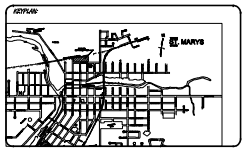
August 17, 2020 – Dwg Name: Lang Egan Avenue Block 9 Multi Family – 24x36 Border – updated by RHP



KEYPLAN



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LEGEND

TYPICAL LEGEND

- 76.0 — EXISTING CONTOURS (GEODETIC)
- 247.1x EXIST. ELEVATION
- 247.2v EXIST. & DESIGN ELEVATION
- 247.2x DESIGN ELEVATION
- EXISTING MANHOLE (STM, SAN)
- EXISTING CATCH BASIN
- EXISTING STREETLIGHT
- EXISTING TRANSFORMER
- EXISTING SWITCH PIT
- EXISTING SEWER FLOW (STM, SAN)
- EXISTING FIRE HYDRANT
- EXISTING VALVE (GAS OR WATER)
- PROPOSED MANHOLE (STM, SAN)
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED STORM SEWER FLOW
- PROPOSED SANITARY SEWER FLOW
- PROPOSED WATERMAIN
- FIRE HYDRANT
- VALVE (GAS OR WATER)
- PROPOSED TRANSFORMER
- PROPOSED PIT
- PROPOSED STREETLIGHT
- FLOW DIRECTION OF SURFACE WATER IN A SWALE
- FLOW DIRECTION OF SURFACE WATER

No.	DATE	NAME	DESCRIPTION
3	17/08/2020	RHP	ADDED PARKING & TURNAROUND
2	24/04/2020	RHP	REVISED TO MATCH EGAN AVE. RECONSTRUCTION
1	29/07/2019	RHP	GENERAL REVISIONS

REVISIONS

JOHNSON
ENGINEERING CONSULTANTS
STRUCTURAL – CIVIL – MUNICIPAL
348 HURON STREET
STRATFORD, ONTARIO
N5A 5Y9 FAX: (519) 271-6353
http://www.johnson-eng.ca
(519) 271-9023
info@johnson-eng.ca

CLIENT:
LANG CONTRACTING
54 CRAWFORD ST.
STRATFORD, ON.
N5A 5Y4

AUTHORITY:
TOWN OF ST. MARYS
175 QUEEN STREET EAST,
ST. MARYS, ON.
N4X 1B6

PROJECT:
EGAN MULTI FAMILY BLOCK 9
ST. MARYS, ON

DRAWING TITLE:
BLOCK 9 GRADING PLAN

SCALE: 1:500
DATE: OCTOBER 14, 2016
DESIGNED BY: BRIAN JOHNSON, P. ENG.
DRAWN BY: KdH
J.E.C. FILE No: 20160057

APPROVED BY:
LICENSED PROFESSIONAL ENGINEER
Aug. 17, 2020
B. D. JOHNSON
PROVINCE OF ONTARIO

DWG. No. MF02
SHEET No. 4 of 7

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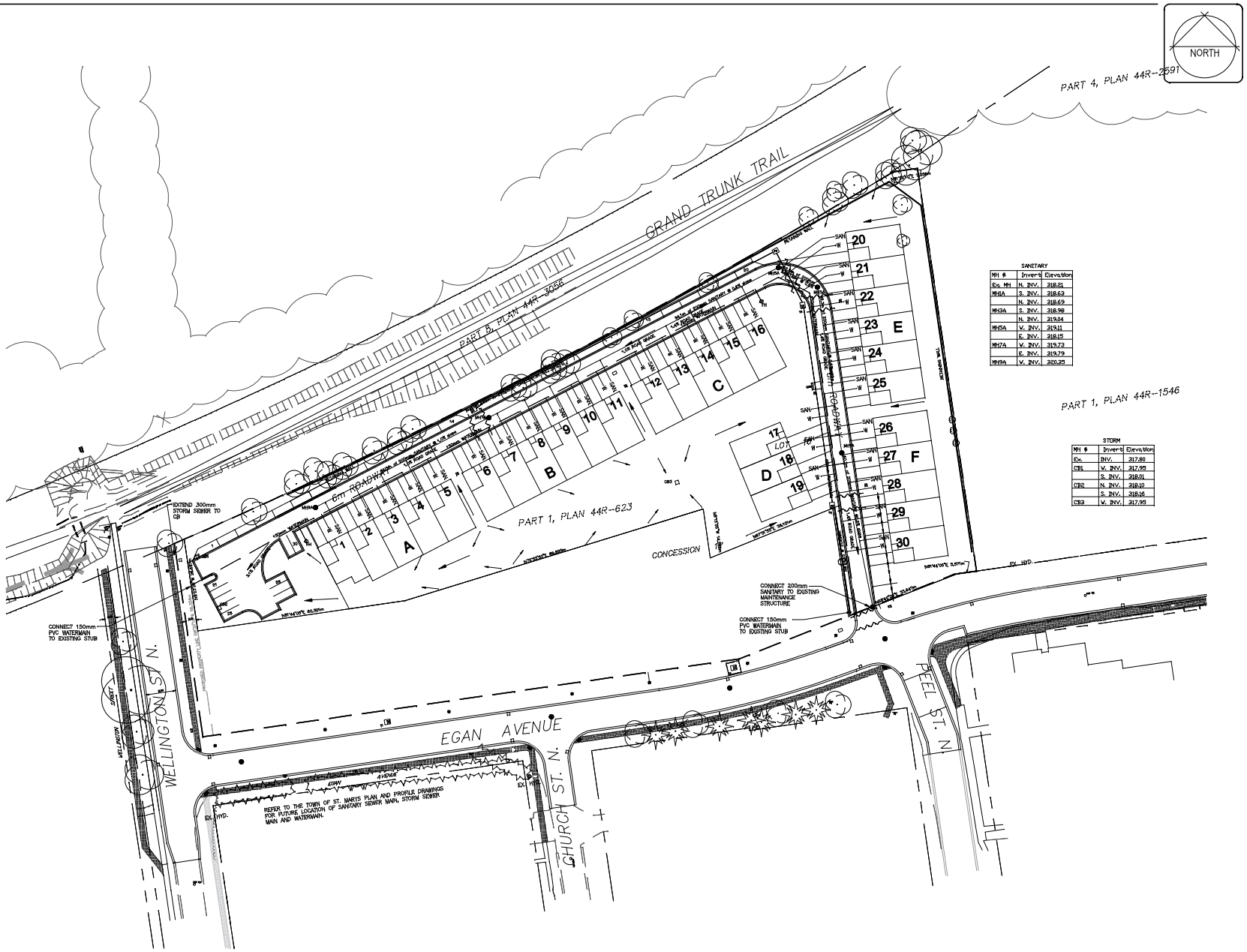


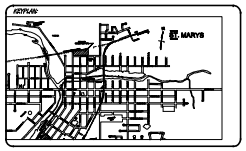
SANITARY

MH #	Invert	Elevation
Ex. MH	N. INV.	318.21
MH9A	S. INV.	318.63
	N. INV.	318.69
MH3A	S. INV.	318.98
	N. INV.	319.04
MH5A	W. INV.	319.11
	E. INV.	318.15
MH7A	W. INV.	319.73
	E. INV.	319.79
MH9A	W. INV.	320.25

STORM

MH #	Invert	Elevation
Ex.	INV.	317.80
CB1	W. INV.	317.93
	S. INV.	318.01
CB2	N. INV.	318.10
	S. INV.	318.16
CB3	W. INV.	317.93

KEYPLAN



NOTES

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LEGEND

TYPICAL LEGEND

- 333.0 EXISTING CONTOURS (GEODETIC)
- 347.2x EXIST. ELEVATION
- 342.2x EXIST. & DESIGN ELEVATION
- 347.2x DESIGN ELEVATION
- EXISTING MANHOLE (STM, SAN)
- EXISTING CATCH BASIN
- EXISTING STREETLIGHT
- EXISTING TRANSFORMER
- EXISTING SWITCH PIT
- EXISTING SEWER FLOW (STM, SAN)
- EXISTING FIRE HYDRANT
- EXISTING VALVE (VAS OR WATER)
- PROPOSED MANHOLE (STM, SAN)
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED STORM SEWER FLOW
- PROPOSED SANITARY SEWER FLOW
- PROPOSED WATERMAIN
- FIRE HYDRANT
- VALVE (VAS OR WATER)
- PROPOSED TRANSFORMER
- PROPOSED PIT
- PROPOSED STREETLIGHT
- FLOW DIRECTION OF SURFACE WATER IN A SWALE
- FLOW DIRECTION OF SURFACE WATER

No.	DATE	NAME	DESCRIPTION
3	17/08/2020	RHP	ADDED PARKING & TURNAROUND
2	24/04/2020	RHP	REVISED TO MATCH EGAN AVE. RECONSTRUCTION
1	29/07/2019	RHP	GENERAL REVISIONS

REVISIONS

JOHNSON ENGINEERING CONSULTANTS
STRUCTURAL – CIVIL – MUNICIPAL
348 HURON STREET
STRATFORD, ONTARIO
N5A 5Y4 (519) 271-9023
info@johnsonengineering.on.ca
www.johnsonengineering.on.ca

CLIENT:
LANG CONTRACTING
54 CRAWFORD ST.
STRATFORD, ON.
N5A 5Y4

AUTHORITY:
TOWN OF ST. MARYS
175 QUEEN STREET EAST,
ST. MARYS, ON.
N4X 1B6

PROJECT:
EGAN MULTI FAMILY BLOCK 9
ST. MARYS, ON

DRAWING TITLE:
BLOCK 9 SERVICING PLAN

SCALE: 1:500
DATE: OCTOBER 14, 2016
DESIGNED BY: BRIAN JOHNSON, P. ENG.
DRAWN BY: KdH
J.E.C. FILE No: 20160067
APPROVED BY: LICENSED PROFESSIONAL ENGINEER Aug. 17, 2020 B. D. JOHNSON PROVINCE OF ONTARIO

DWG. No. MF03
SHEET No. 5 of 7

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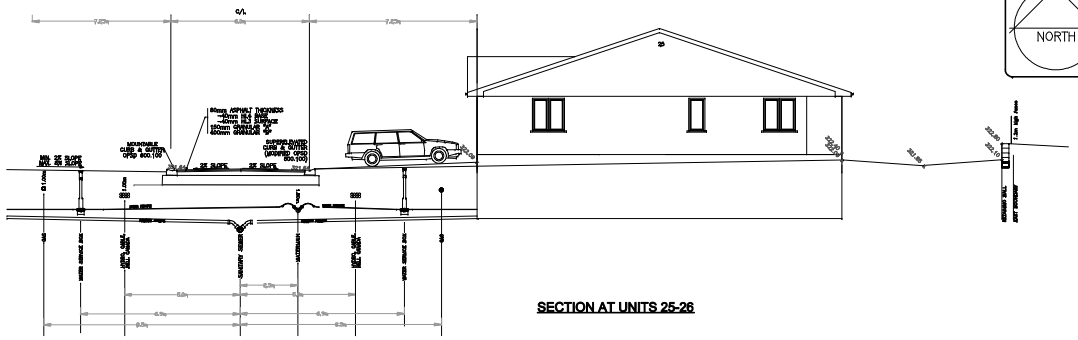

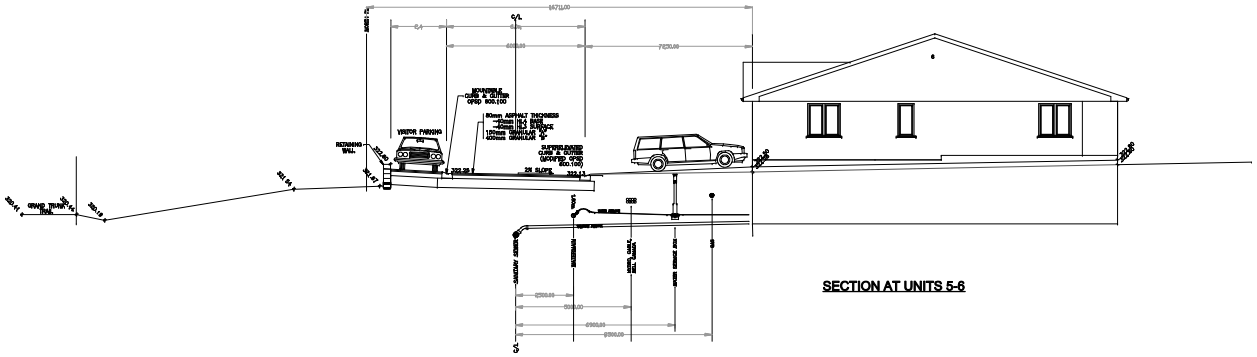

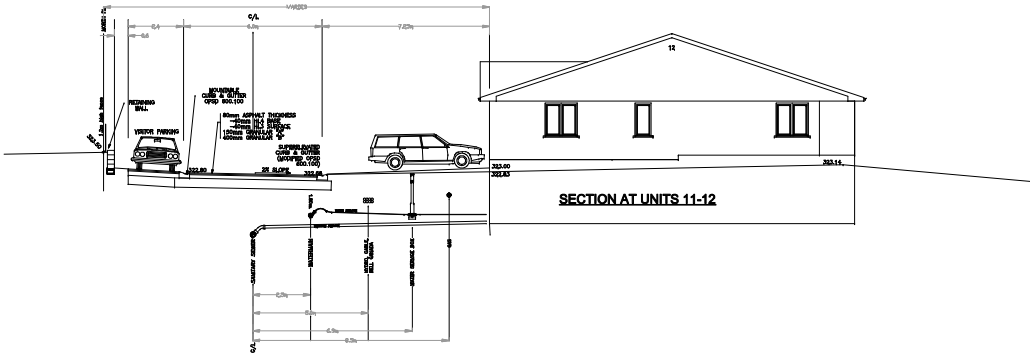

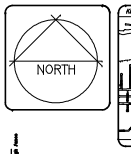

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LEGEND

TYPICAL LEGEND

- EXISTING CONTOURS (GEODETIC)
- EXIST. ELEVATION
- EXIST. & DESIGN ELEVATION
- DESIGN ELEVATION
- EXISTING MANHOLE (STM. SAN)
- EXISTING CATCH BASIN
- EXISTING STREETLIGHT
- EXISTING TRANSFORMER
- EXISTING SWITCH PIT
- EXISTING SEWER FLOW (STM. SAN)
- EXISTING FIRE HYDRANT
- EXISTING VALVE (GAS OR WATER)
- PROPOSED MANHOLE (STM. SAN)
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED STORM SEWER FLOW
- PROPOSED SANITARY SEWER FLOW
- PROPOSED WATERMAIN
- FIRE HYDRANT
- VALVE (GAS OR WATER)
- PROPOSED TRANSFORMER
- PROPOSED PIT
- PROPOSED STREETLIGHT
- FLOW DIRECTION OF SURFACE WATER IN A SWALE
- FLOW DIRECTION OF SURFACE WATER

No.	DATE	NAME	DESCRIPTION
3	17/08/2020	RHP	ADDED PARKING & TURNAROUND
2	24/04/2020	RHP	REVISED TO MATCH EGAN AVE. RECONSTRUCTION
1	29/07/2019	RHP	GENERAL REVISIONS

REVISIONS

JOHNSON
ENGINEERING CONSULTANTS
STRUCTURAL – CIVIL – MUNICIPAL
368 HURON STREET,
STRATFORD, ONTARIO
N5A 5Y4 TEL: (519) 271-5353
FAX: (519) 271-6263
www.johnsonengineering.ca
(519) 271-9923
info@johnsonengineering.ca

CLIENT:
LANG CONTRACTING
54 CRAWFORD ST.
STRATFORD, ON.
N5A 5Y4

AUTHORITY:
TOWN OF ST. MARYS
175 QUEEN STREET EAST,
ST. MARYS, ON.
N4X 1B6

PROJECT:
EGAN MULTI FAMILY BLOCK 9
ST. MARYS, ON

DRAWING TITLE
BLOCK 9 LANE
CROSS-SECTIONS

SCALE: 1:500
DATE: OCTOBER 14, 2018
DESIGNED BY: BRIAN JOHNSON, P. ENG.
DRAWN BY: KdH
J.E.C. FILE No: 20160057
APPROVED BY: LICENSED PROFESSIONAL ENGINEER Aug. 17, 2020 B. D. JOHNSON PROVINCE OF ONTARIO

DWG. No. MF04
SHEET No. 6 of 7

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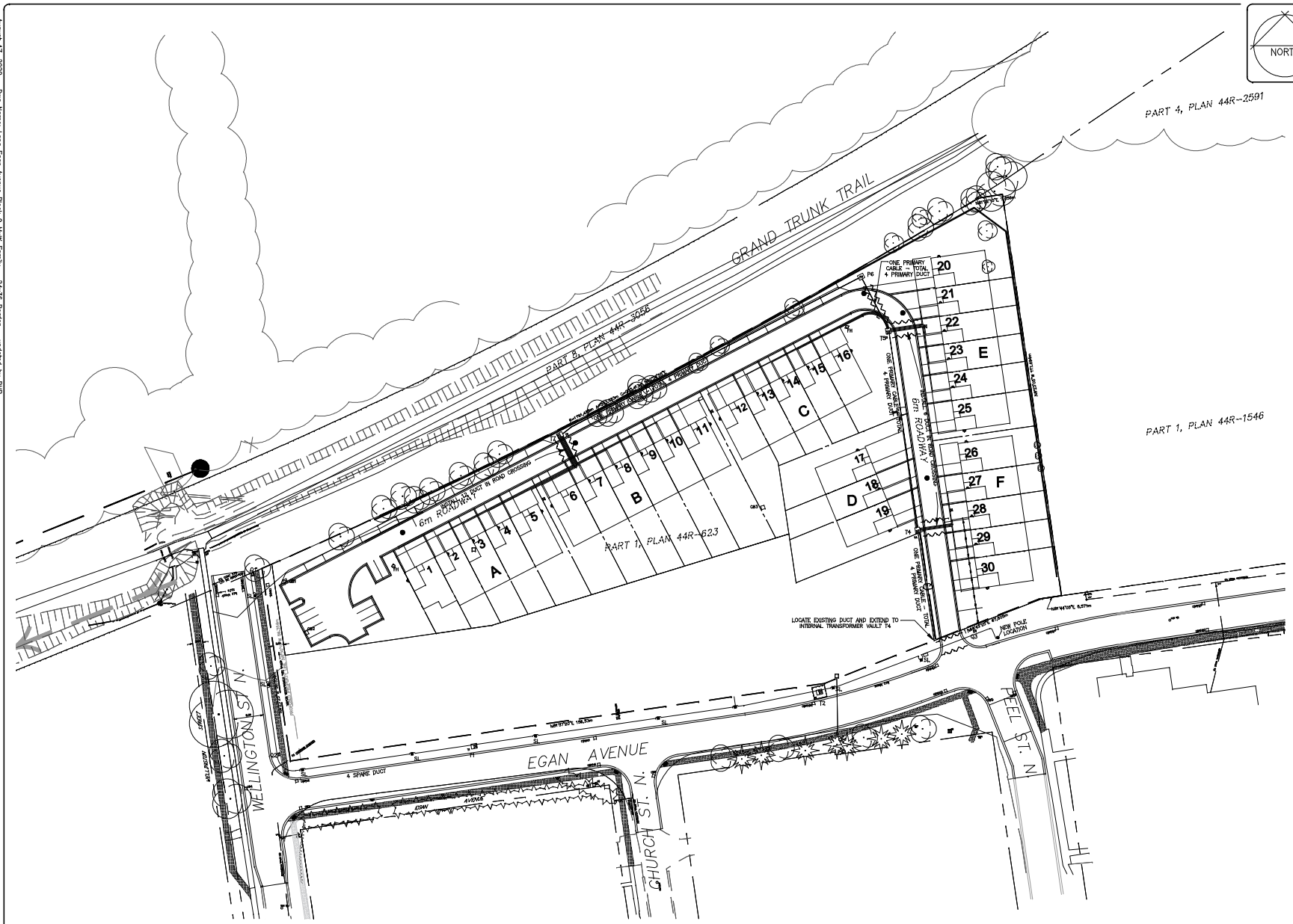

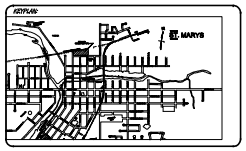

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LEGEND

TYPICAL LEGEND

- 263.0 — EXISTING CONTOURS (GEODETIC)
- 247.34 EXIST. ELEVATION
- 247.34 EXIST. & DESIGN ELEVATION
- 247.34 DESIGN ELEVATION
- EXISTING MANHOLE (STM. SAN)
- EXISTING CATCH BASIN
- EXISTING STREETLIGHT
- EXISTING TRANSFORMER
- EXISTING SWITCH PIT
- EXISTING SNIMR FLOW (STM. SAN)
- EXISTING FIRE HYDRANT
- EXISTING VALVE (GAS OR WATER)
- PROPOSED MANHOLE (STM. SAN)
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED STORM SEWER FLOW
- PROPOSED SANITARY SEWER FLOW
- PROPOSED WATERMAIN
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No.	DATE	NAME	DESCRIPTION
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1	29/07/2019	RHP	GENERAL REVISIONS

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JOHNSON
ENGINEERING CONSULTANTS
STRUCTURAL — CIVIL — MUNICIPAL
348 HURON STREET
STRATFORD, ONTARIO
N5A 5Y4 TEL: (519) 271-0923
www.johnsonengineering.on.ca

CLIENT:
LANG CONTRACTING
54 CRAWFORD ST.
STRATFORD, ON.
N5A 5Y4

AUTHORITY:
TOWN OF ST. MARYS
175 QUEEN STREET EAST,
ST. MARYS, ON.
N4X 1B6

PROJECT:
EGAN MULTI FAMILY BLOCK 9
ST. MARYS, ON

DRAWING TITLE:
BLOCK 9 ELECTRICAL SERVICING

SCALE: 1:500
DATE: OCTOBER 14, 2016
DESIGNED BY: BRIAN JOHNSON, P. ENG.
DRAWN BY: KdH
J.E.C. FILE NO.: 20160057
APPROVED BY: LICENSED PROFESSIONAL ENGINEER Aug. 17, 2020 B. D. JOHNSON PROVINCE OF ONTARIO

DWG. No. MFE01
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