

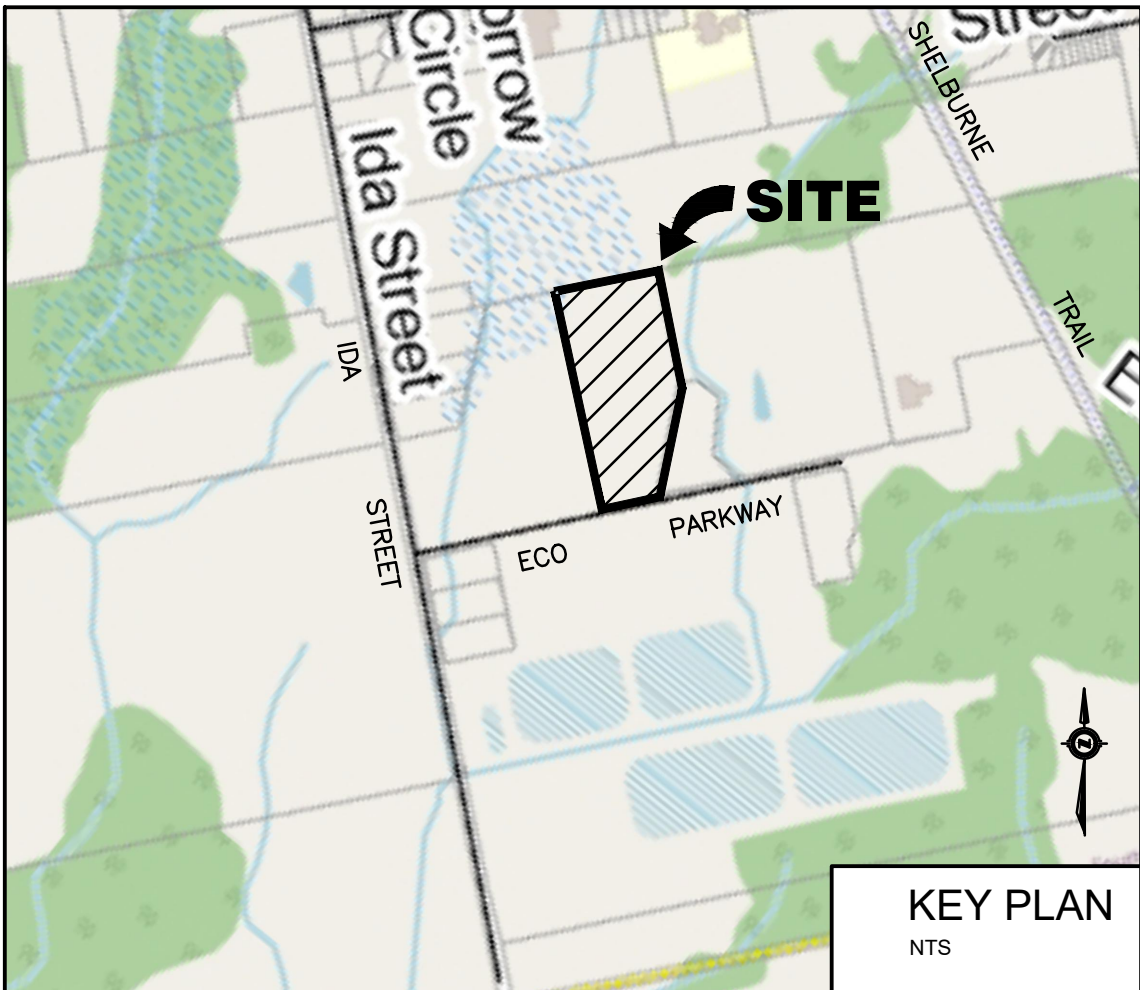
CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER
UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT
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AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

ECO PARKWAY INDUSTRIAL DEVELOPMENT
PHASE 1
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY

CONTRACT NO. 23-03710-01

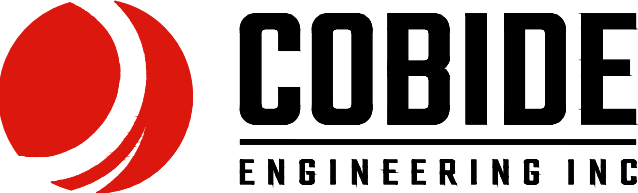
MAYOR : MR. BRIAN MILNE
CHIEF ADMINISTRATIVE OFFICER : MS. DINA LUNDY
CHIEF BUILDING OFFICIAL : MR. BEV FISHER

OWNER :
WILSON DEVELOPMENTS



























































Index

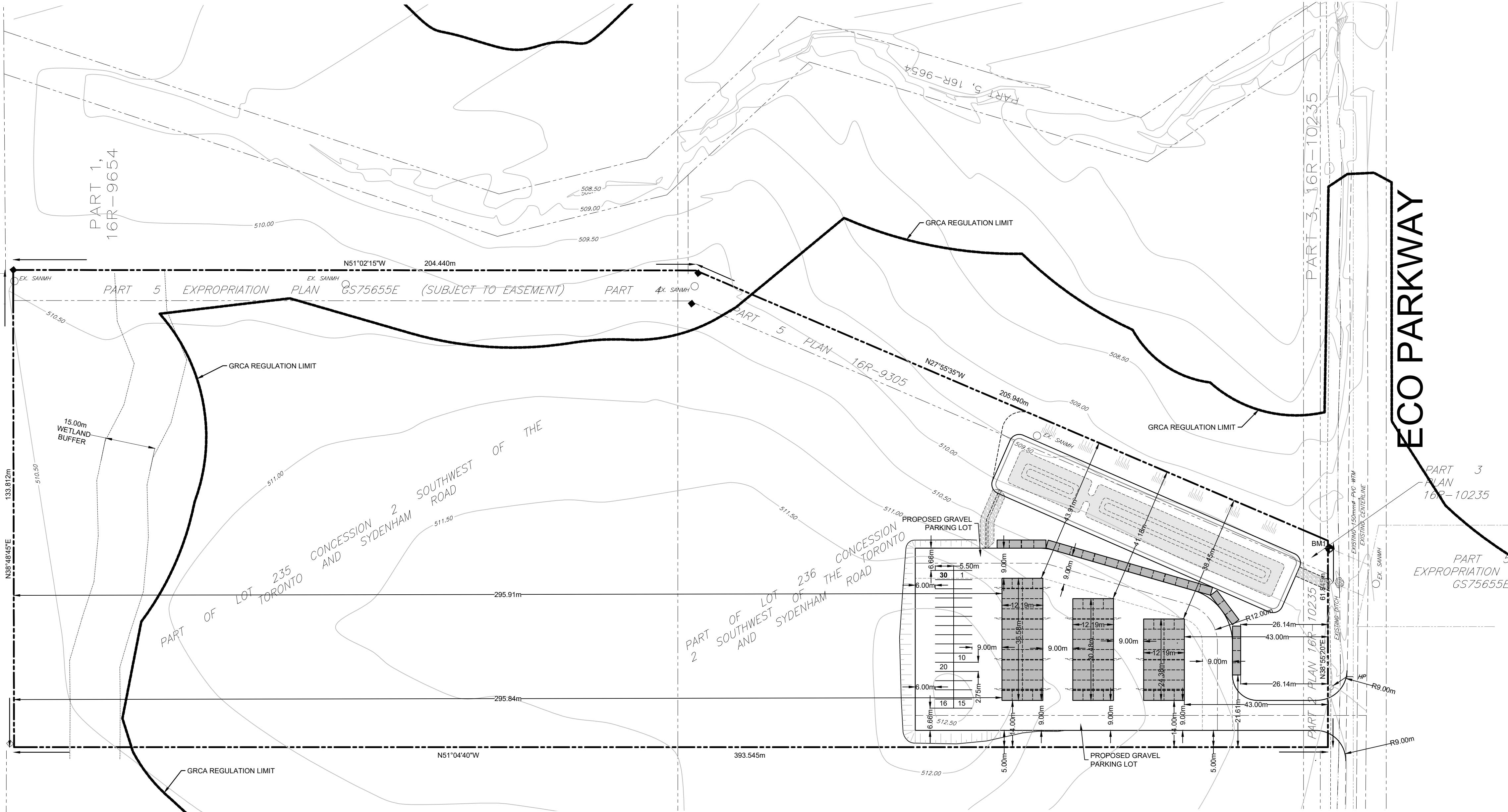
SHEET No.	DESCRIPTION
03710-SP1	DEVELOPMENT SITE PLAN
03710-SS1	SITE SERVICING PLAN
03710-SGR1	SITE GRADING PLAN
03710-LP1	LANDSCAPE PLAN
03710-ESC1	EROSION AND SEDIMENTATION PLAN
03710-C1	SITE SECTION A-A
03710-DET1	MISCELLANEOUS DETAILS I
03710-DET2	MISCELLANEOUS DETAILS II

4	MAR 06/25	FOURTH SUBMISSION	ID	TLB	
3	NOV 24/23	THIRD SUBMISSION	JHL	TLB	
2	AUG 14/23	SECOND SUBMISSION	JHL	TLB	
1	JUNE 24/22	FIRST SUBMISSION	EV	TLB	
No.	DATE	DESCRIPTION	BY	APPD	
REVISION / ISSUE					
Seal not valid unless signed and dated					
 517 - 10th STREET, Hanover, Ontario N4N 1R4 Telephone: (519) 506-5959 www.cobideeng.com					
Title: PROPOSED INDUSTRIAL SITE PART OF LOT 235 AND 236 FORMER TOWNSHIP OF PROTON TOWNSHIP OF SOUTHGATE TITLE SHEET					
Client: WILSON DEVELOPMENTS					
Design: TLB		Scale: N/A			
Drawn: ID		Approved:			
Checked: TLB					
Date: FEBRUARY 2025		Design Engineer			
DRAWING No.		03710-TS			

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PROPOSED INDUSTRIAL DEVELOPMENT STATISTICS			
PROPOSED USE: GENERAL INDUSTRIAL (ZONE: M1)			
REGULATION	REQUIRED	PROVIDED	RELIEF REQUIRED
MIN. LOT AREA	0.186ha	4.85ha	NO
MIN. LOT FRONTAGE	30.0m	61.85m	NO
MIN. FRONT YARD	15.0m	43.00m	NO
MIN. INTERIOR SIDE YARD	7.5m	14.00m	NO
MIN. REAR YARD	7.5m	295.84m	NO
MAX. LOT COVERAGE	50%	23.8%	NO
PARKING SPACES REQUIRED	28 SPACES	30 SPACES	NO

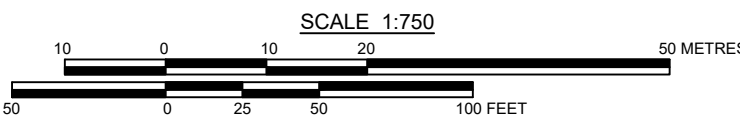
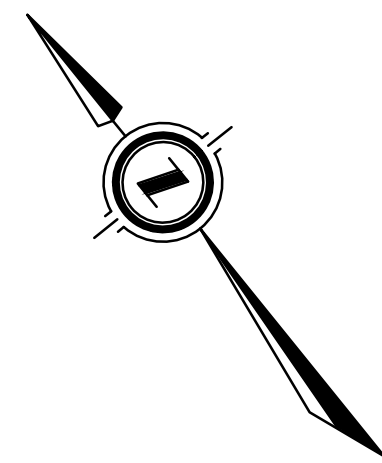
LEGEND			
	SUBDIVISION BOUNDARY		EXISTING SANITARY MANHOLE
	PROPOSED RIGHT OF WAY		PROPOSED STORM MANHOLE
	PROPOSED PROPERTY LINES		EXISTING STORM MANHOLE
	EDGE OF EXISTING PAVEMENT		PROPOSED CATCHBASIN MANHOLE
	PROPOSED SANITARY SEWER		PROPOSED TWIN INLET CATCHBASIN MANHOLE
	EXISTING SANITARY SEWER		PROPOSED TWIN INLET CATCHBASIN
	PROPOSED STORM SEWER		PROPOSED CATCH BASIN
	EXISTING STORM SEWER		EXISTING CATCH BASIN
	PROPOSED SUBDRAIN		PROPOSED DITCH INLET CATCHBASIN
	PROPOSED WATERMAIN		PROPOSED SANITARY SERVICE CLEANOUT
	EXISTING WATERMAIN		EXISTING SANITARY SERVICE CLEANOUT
	PROPOSED SANITARY SERVICE		PROPOSED CURB STOP VALVE
	EXISTING SANITARY SERVICE		EXISTING CURB STOP VALVE
	PROPOSED WATER SERVICE		PROPOSED HYDRANT SET
	PROPOSED STORM SERVICE		EXISTING FIRE HYDRANT
	PROPOSED SANITARY MANHOLE		PROPOSED GATE VALVE
	SANMH		EXISTING GATE VALVE
	PROPOSED STORM MANHOLE		PROPOSED CAP C/W THRUST BLOCK
	EXISTING STORM MANHOLE		PROPOSED BLOWOFF
	PROPOSED CATCHBASIN MANHOLE		EXISTING HYDRO GUY WIRE
	PROPOSED TWIN INLET CATCHBASIN MANHOLE		EXISTING HYDRO POLE
	PROPOSED TWIN INLET CATCHBASIN		EXISTING CABLE TV PEDESTAL
	PROPOSED CATCH BASIN		EXISTING TELEPHONE PEDESTAL
	EXISTING CATCH BASIN		STANDARD IRON BAR
	PROPOSED DITCH INLET CATCHBASIN		IRON BAR
	PROPOSED SANITARY SERVICE CLEANOUT		BENCHMARK
	EXISTING SANITARY SERVICE CLEANOUT		DROP CURB
	PROPOSED CURB STOP VALVE		
	EXISTING CURB STOP VALVE		
	PROPOSED HYDRANT SET		
	EXISTING FIRE HYDRANT		
	PROPOSED GATE VALVE		



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Notes

1. PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON PLAN 16R-11609 BY VAN HARTEN SURVEYING INC.
2. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY WILSON-FORD AS SUPPLIED BY THE TOWNSHIP OF SOUTHGATE.
3. SEE SHEET 03710-DET1 FOR TYPICAL CROSS-SECTION AND PAVEMENT DESIGN.
4. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
5. COVER OVER WATERMAIN TO BE MINIMUM 2.0m AT ALL POINTS.
6. ALL WATERMAINS SHALL BE CONSTRUCTED OF PVC DR18.
7. SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR35.
8. ALL JOINTS OF SANITARY MAINTENANCE HOLES TO BE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO SECTION ABOVE BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
9. MAINTAIN 2.50m HORIZONTAL AND 0.50m VERTICAL SEPERATION BETWEEN STORM/SANITARY SEWERS AND WATERMAIN.
10. ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm.
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Benchmark Information

BM1
TOP OF STANDARD IRON BAR LOCATED AT NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION 509.20m

No.	DATE	DESCRIPTION	BY	APPD
4	MAR 06/25	FOURTH SUBMISSION	ID	TLB
3	NOV 24/23	THIRD SUBMISSION	JHL	TLB
2	AUG 14/23	SECOND SUBMISSION	JHL	TLB
1	JUNE 24/22	FIRST SUBMISSION	EV	TLB

REVISION / ISSUE

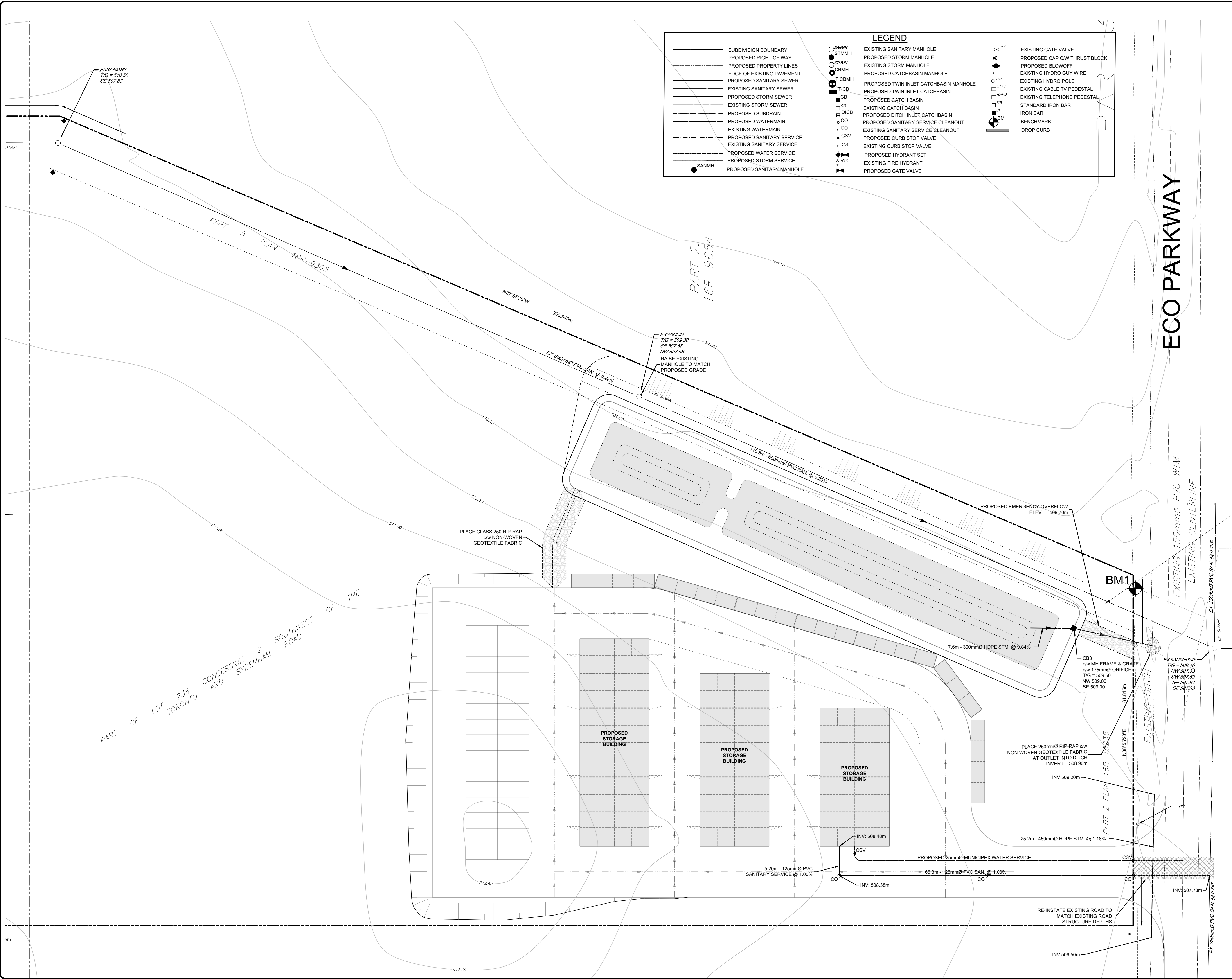
Seal not valid unless signed and dated



Title:
**PROPOSED INDUSTRIAL SITE
PART OF LOT 235 AND 236
FORMER TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
DEVELOPMENT SITE PLAN**

Client: **WILSON DEVELOPMENTS**

Design: TLB	Scale: 1:750
Drawn: ID	Approved:
Checked: TLB	
Date: FEBRUARY 2025	Design Engineer
DRAWING No. 03710-SP1	



LEGEND

—	SUBDIVISION BOUNDARY	○ SANMH	EXISTING SANITARY MANHOLE	▽	EXISTING GATE VALVE
- - -	PROPOSED RIGHT OF WAY	● STMMH	PROPOSED STORM MANHOLE	◆	PROPOSED CAP C/W THRUST BLOCK
- · - · -	PROPOSED PROPERTY LINES	○ CBMH	EXISTING STORM MANHOLE	◇	PROPOSED BLOWOFF
— · — · —	EDGE OF EXISTING PAVEMENT	○ TICBMH	PROPOSED CATCHBASIN MANHOLE	—	EXISTING HYDRO GUY WIRE
— · — · —	PROPOSED SANITARY SEWER	■ TICB	PROPOSED TWIN INLET CATCHBASIN	—	EXISTING CABLE TV PEDESTAL
— · — · —	PROPOSED STORM SEWER	■ CB	PROPOSED CATCH BASIN	—	EXISTING TELEPHONE PEDESTAL
— · — · —	EXISTING STORM SEWER	■ DICB	EXISTING CATCH BASIN	—	STANDARD IRON BAR
— · — · —	PROPOSED SUBDRAIN	■ CO	PROPOSED DITCH INLET CATCHBASIN	—	IRON BAR
— · — · —	EXISTING WATERMAIN	○ CO	PROPOSED SANITARY SERVICE CLEANOUT	—	BENCHMARK
— · — · —	PROPOSED SANITARY SERVICE	○ CSV	EXISTING SANITARY SERVICE CLEANOUT	—	DROP CURB
— · — · —	EXISTING SANITARY SERVICE	○ CSV	PROPOSED CURB STOP VALVE		
— · — · —	PROPOSED WATER SERVICE	○ CSV	EXISTING CURB STOP VALVE		
— · — · —	PROPOSED STORM SERVICE	○ CSV	PROPOSED HYDRANT SET		
— · — · —	PROPOSED SANITARY MANHOLE	○ CSV	EXISTING FIRE HYDRANT		
		○ CSV	PROPOSED GATE VALVE		

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2. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY WILSON-FORD AS SUPPLIED BY THE TOWNSHIP OF SOUTHGATE.
3. SEE SHEET 03710-DET1 FOR TYPICAL CROSS-SECTION AND PAVEMENT DESIGN.
4. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
5. COVER OVER WATERMAIN TO BE MINIMUM 2.0m AT ALL POINTS.
6. ALL WATERMAINS SHALL BE CONSTRUCTED OF PVC DR18.
7. SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR35.
8. ALL JOINTS OF SANITARY MAINTENANCE HOLES TO BE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO SECTION ABOVE BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
9. MAINTAIN 2.50m HORIZONTAL AND 0.50m VERTICAL SEPERATION BETWEEN STORM/SANITARY SEWERS AND WATERMAIN.
10. ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm.
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TOP OF STANDARD IRON BAR LOCATED AT NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION 509.20m

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3	NOV 24/23	THIRD SUBMISSION	JHL	TLB
2	AUG 14/23	SECOND SUBMISSION	JHL	TLB
1	JUNE 24/22	FIRST SUBMISSION	EV	TLB

REVISION / ISSUE

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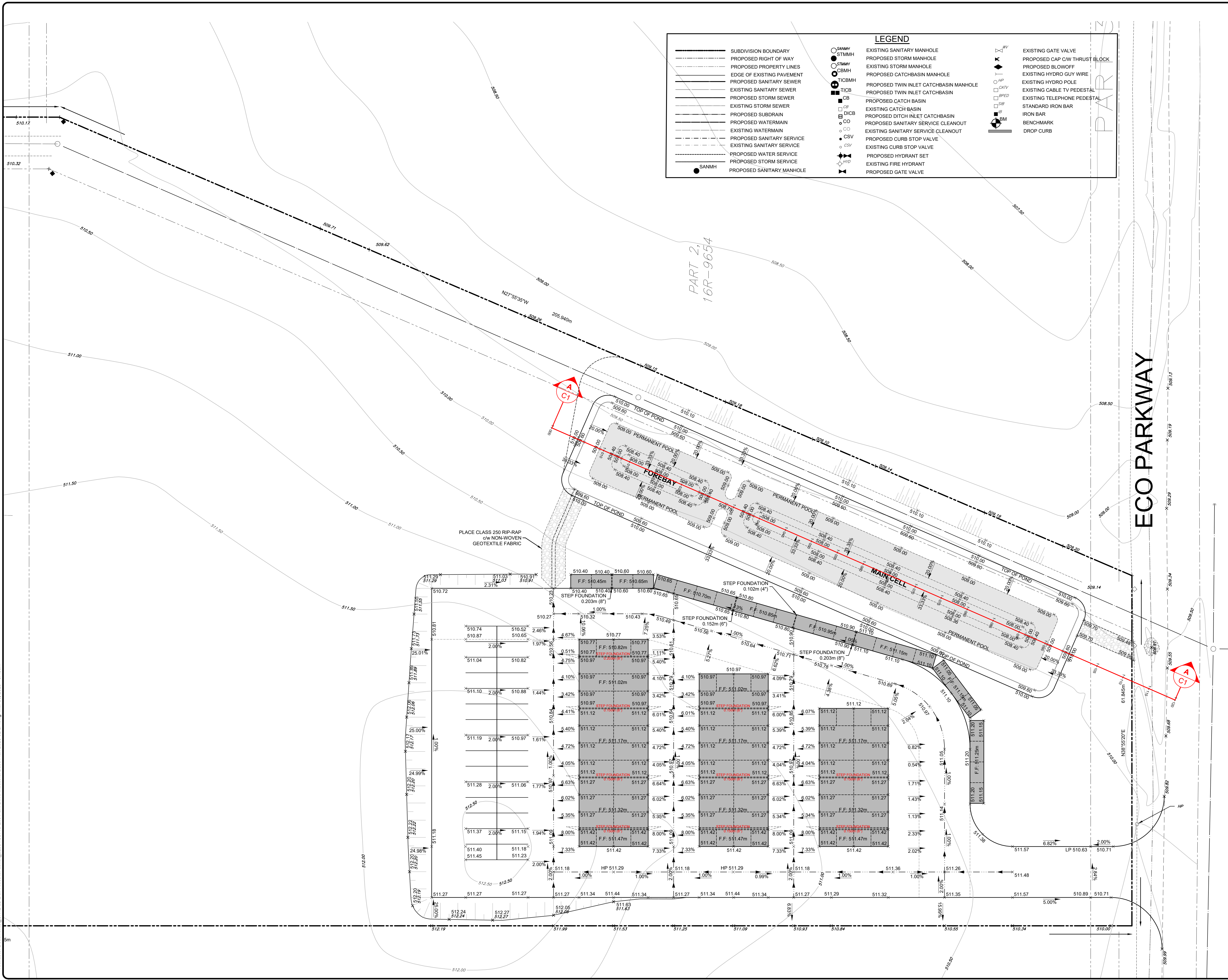
COBIDE ENGINEERING INC
517 - 10th STREET, Hanover, Ontario N4N 1R4
Telephone: (519) 506-5959
www.cobideeng.com

Title: **PROPOSED INDUSTRIAL SITE
PART OF LOT 235 AND 236
FORMER TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
SITE SERVICING PLAN**

Client: **WILSON DEVELOPMENTS**

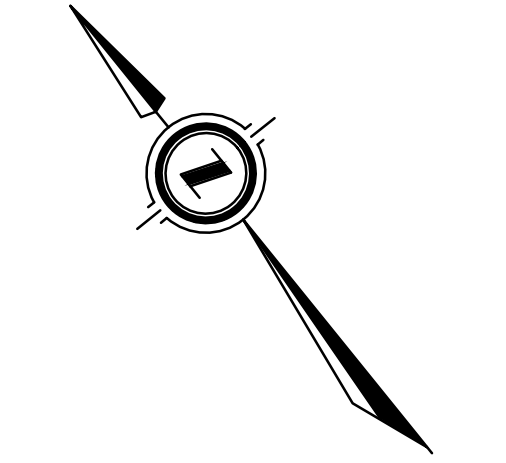
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Drawn: ID Approved:
Checked: TLB
Date: FEBRUARY 2025
DRAWING No. 03710-SS1

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 5. COVER OVER WATERMAIN TO BE MINIMUM 2.0m AT ALL POINTS.
 6. ALL WATERMAINS SHALL BE CONSTRUCTED OF PVC DR18.
 7. SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR35.
 8. ALL JOINTS OF SANITARY MAINTENANCE HOLES TO BE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO SECTION ABOVE BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
 9. MAINTAIN 2.50m HORIZONTAL AND 0.50m VERTICAL SEPERATION BETWEEN STORMS/SANITARY SEWERS AND WATERMAIN.
 10. ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm.
 11. FIELD LOCATES OF ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO, UNDERGROUND GAS, HYDRO, TELEPHONE, AND CABLE TELEVISION SHALL BE ARRANGED PRIOR TO CONSTRUCTION AND IS THEREFORE RESPONSIBILITY OF THE CONTRACTOR.
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 13. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE TOWNSHIP OF SOUTHGATE'S MUNICIPAL SERVICING STANDARDS.



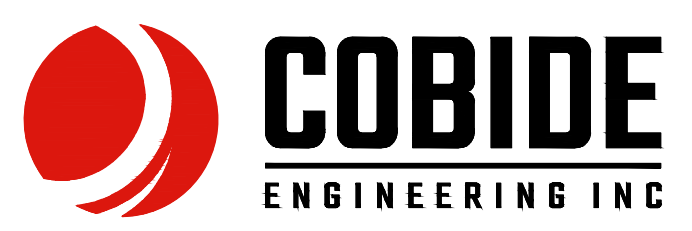
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0 2.5 5 10 METRES
0 5 10 20 FEET

Benchmark Information			
BM1	TOP OF STANDARD IRON BAR LOCATED AT NORTHEAST CORNER OF SUBJECT PROPERTY.		
ELEVATION	509.20m		

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4	MAR 06/25	FOURTH SUBMISSION		TLB
3	NOV 24/23	THIRD SUBMISSION	JHL	TLB
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REVISION / ISSUE

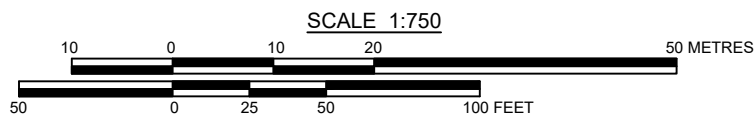
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Telephone: (519) 506-5959
www.cobideeng.com

PROPOSED INDUSTRIAL SITE PART OF LOT 235 AND 236 FORMER TOWNSHIP OF PROTON TOWNSHIP OF SOUTHGATE SITE GRADING PLAN			
Client: WILSON DEVELOPMENTS			
Design: TLB		Scale: 1:300	
Drawn: ID		Approved:	
Checked: TLB			
Date: FEBRUARY 2025			
DRAWING No.		03710-SG1	

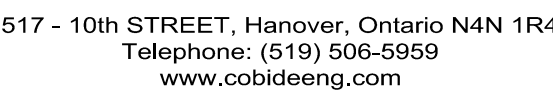
1. PROPERTY INFORMATION DERIVED FROM INFORMATION SHOWN ON PLAN R-168-1609 BY VAN HARTEN SURVEYING INC.
2. TOPOGRAPHIC SURVEY SHALL BE CONDUCTED FROM FIELD SURVEY BY WILSON-FORD AS SUPPLIED BY THE TOWNSHIP OF SOUTHGATE.
3. SEE SHEET 0310-D1-ET1 FOR TYPICAL CROSS-SECTION AND PAVEMENT DESIGN.
4. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELED PORTION OF THE ROAD.
5. COVER OVER WATERMAIN TO BE MINIMUM 0.2m AT ALL POINTS.
6. ALL WATERMAIN SHALL BE 150mm DIA. HDPE WITH 15mm BELL END.
7. SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR35.
8. ALL JOINTS OF SANITARY MAINTENANCE HOLES TO BE CAULKED WITH MIN. 15mm BEAD. INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO EXCAVATION AND BACKFILL. CAULKING TO BE SIFERKAL 1A OR APPROVED EQUIVALENT.
9. MAINTAIN 2.50m HORIZONTAL AND 0.50m VERTICAL SEPARATION FROM STORMSANITARY SEWERS AND WATERMAIN.
10. ALL STORM OR CHEMICAL DRAINAGE SHALL HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm.
11. FIELD LOCATES OF ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO HYDROGRAPHIC, ELECTRICAL, GAS, FIBRE, AND CABLES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
12. TELEVISION SHALL BE ARRANGED PRIOR TO CONSTRUCTION AND IS THEREFORE RESPONSIBILITY OF THE CONTRACTOR.
13. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED AND SIGNED BY THE INSPECTOR.
14. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE TOWNSHIP OF SOUTHGATE'S MUNICIPAL SERVING STANDARDS.



BM1	TOP OF STANDARD IRON BAR LOCATED AT NORTHEAST CORNER OF SUBJECT PROPERTY.	
ELEVATION		509.20m

REVISION / ISSUE

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Date:	FEBRUARY 2025	Design Engineer
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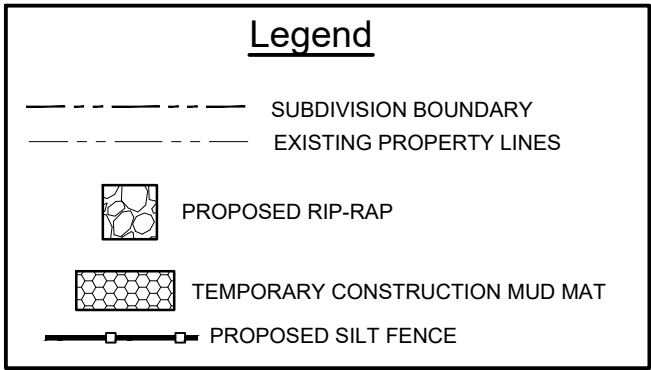


Scientific Name	Common Name
Acer Nigrum	Black Maple
Acer rubrum	Red Maple
Acer Saccharum	Sugar Maple
Aesculus Hippocastanum	Common Horse Chestnut
Gleditsia Triacanthos Var. Inermis 'Halica' Honeylocust	Honey Locust
Gleditsia Triacanthos Var. Inermis Sunburst Locust	Sunburst Locust
Pyrus Calleryana	Redspire Pear
Tilia Cordata	Greenleaved Linden
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple
Celtis occidentalis	Common Hackberry
Quercus macrocarpa	Bur Oak
Quercus rubra	Red Oak
Tilia americana 'Redmond'	Redmond Basswood
Ulmus americana 'Princeton'	Princeton Elm

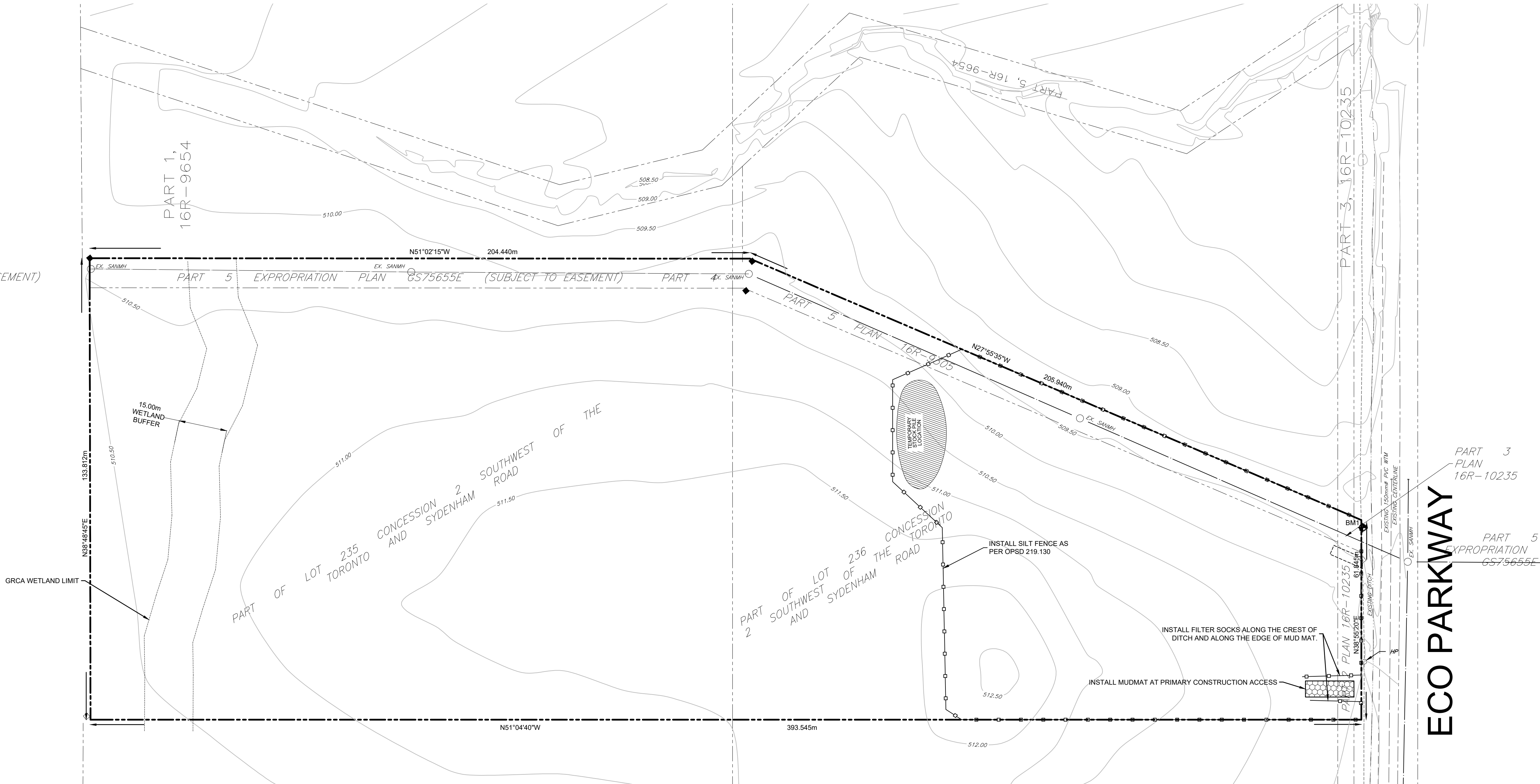
SEED SHALL BE APPLIED AT A RATE OF 1.5 - 1.7 kg/100m².
ALL TOPSOIL SHALL BE IN CONFORMANCE WITH OPSS 570.

	SUBDIVISION BOUNDARY		STMMH	EXISTING SANITARY MANHOLE		RV	EXISTING GATE VALVE
	PROPOSED RIGHT OF WAY		STMMH	PROPOSED STORM MANHOLE		CB	PROPOSED CAP C/W THRUST BLOCK
	PROPOSED PROPERTY LINES		STMMH	EXISTING STORM MANHOLE		CB	PROPOSED BLOWOFF
	EDGE OF EXISTING PAVEMENT		CBMH	PROPOSED CATCHBASIN MANHOLE		RV	EXISTING HYDRO GUY WIRE
	PROPOSED SANITARY SEWER		TICBMH	PROPOSED TWIN INLET CATCHBASIN MANHOLE		CB	EXISTING HYDRO POLE
	EXISTING SANITARY SEWER		TICB	PROPOSED TWIN INLET CATCHBASIN		CB	EXISTING CABLE TV PEDESTAL
	PROPOSED STORM SEWER		CB	PROPOSED CATCH BASIN		CB	EXISTING TELEPHONE PEDESTAL
	EXISTING STORM SEWER		CB	EXISTING CATCH BASIN		CB	STANDARD IRON BAR
	PROPOSED SUBDRIN		DICB	PROPOSED DITCH INLET CATCHBASIN		CB	IRON BAR
	PROPOSED WATERMAIN		CO	PROPOSED SANITARY SERVICE CLEANOUT		CB	BENCHMARK
	EXISTING WATERMAIN		CO	EXISTING SANITARY SERVICE CLEANOUT		CB	DROP CURB
	PROPOSED SANITARY SERVICE		CSV	PROPOSED CURB STOP VALVE		CSV	
	EXISTING SANITARY SERVICE		CSV	EXISTING CURB STOP VALVE		CSV	
	PROPOSED WATER SERVICE		HYD	PROPOSED HYDRANT SET		HYD	
	PROPOSED STORM SERVICE		HYD	EXISTING FIRE HYDRANT		HYD	
	PROPOSED SANITARY MANHOLE		HYD	PROPOSED GATE VALVE		HYD	

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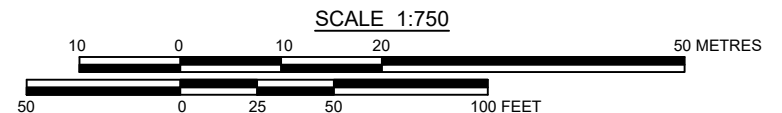
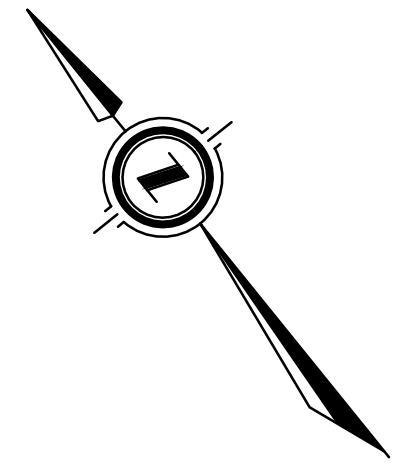
PLAN GS75655E (SUBJECT TO EASEMENT)



CAUTION:
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Notes

- PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON PLAN 16R-11609 BY VAN HARTEN SURVEYING INC.
- TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY WILSON-FORD AS SUPPLIED BY THE TOWNSHIP OF SOUTHGATE.
- SEE SHEET 03710-DET1 FOR TYPICAL CROSS-SECTION AND PAVEMENT DESIGN.
- ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
- COVER OVER WATERMAIN TO BE MINIMUM 2.0m AT ALL POINTS.
- ALL WATERMAINS SHALL BE CONSTRUCTED OF PVC DR18.
- SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR35.
- ALL JOINTS OF SANITARY MAINTENANCE HOLES TO BE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO SECTION ABOVE BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
- MAINTAIN 2.50m HORIZONTAL AND 0.50m VERTICAL SEPERATION BETWEEN STORM/SANITARY SEWERS AND WATERMAIN.
- ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm.
- FIELD LOCATES OF ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO, UNDERGROUND GAS, HYDRO, TELEPHONE, AND CABLE TELEVISION SHALL BE ARRANGED PRIOR TO CONSTRUCTION AND IS THEREFORE RESPONSIBILITY OF THE CONTRACTOR.
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED 'ISSUED FOR CONSTRUCTION'.
- ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE TOWNSHIP OF SOUTHGATE'S MUNICIPAL SERVICING STANDARDS.



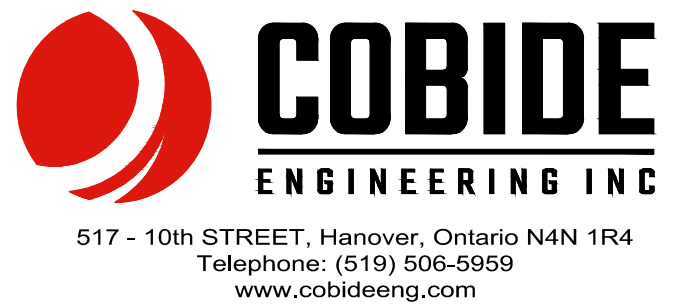
Benchmark Information

BM1
TOP OF STANDARD IRON BAR LOCATED AT NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION 509.20m

No.	DATE	DESCRIPTION	BY	APPD
4	MAR 06/25	FOURTH SUBMISSION	ID	TLB
3	NOV 24/23	THIRD SUBMISSION	JHL	TLB
2	AUG 14/23	SECOND SUBMISSION	JHL	TLB
1	JUNE 24/22	FIRST SUBMISSION	EV	TLB

REVISION / ISSUE

Seal not valid unless signed and dated

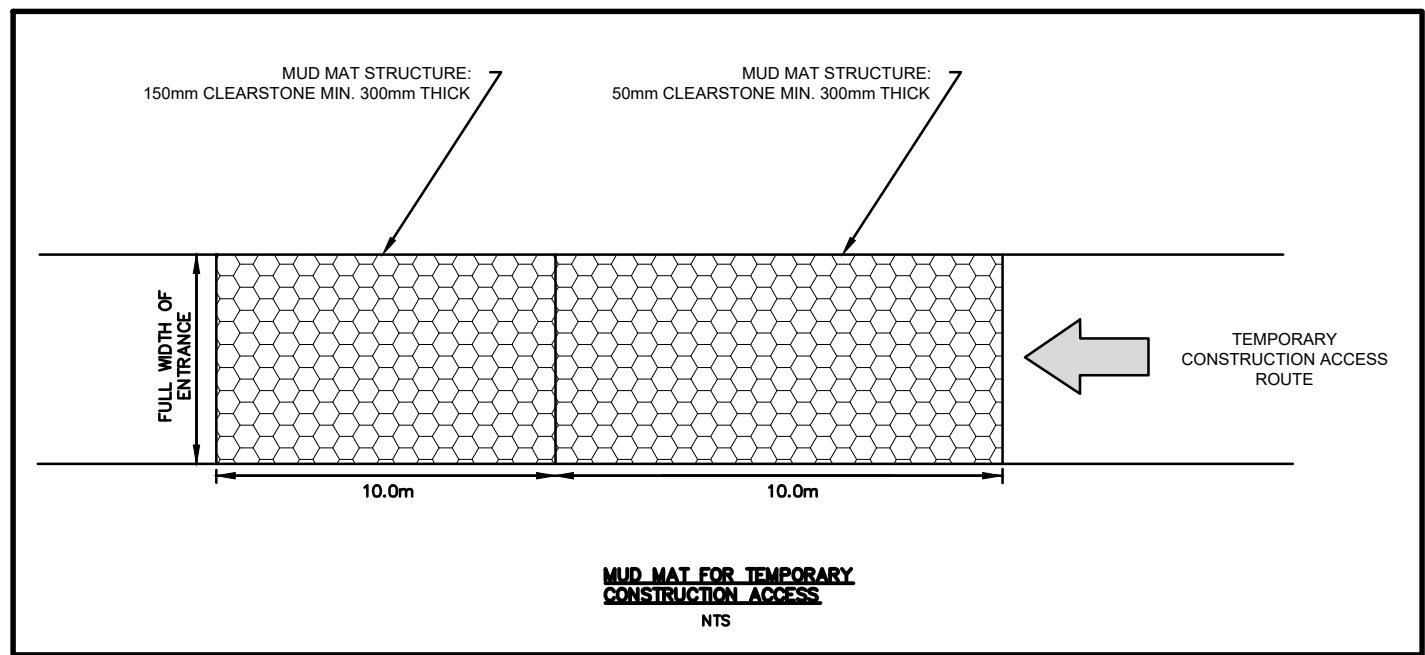
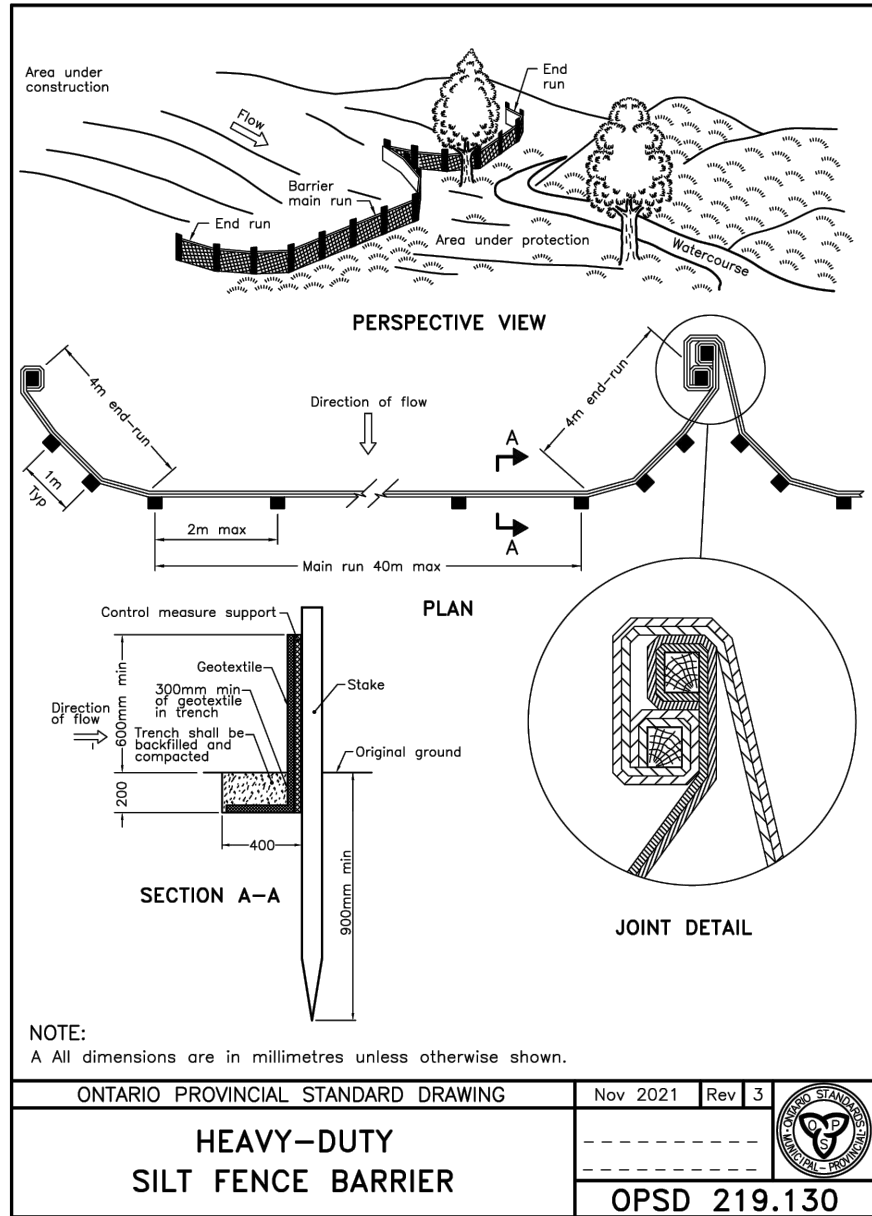
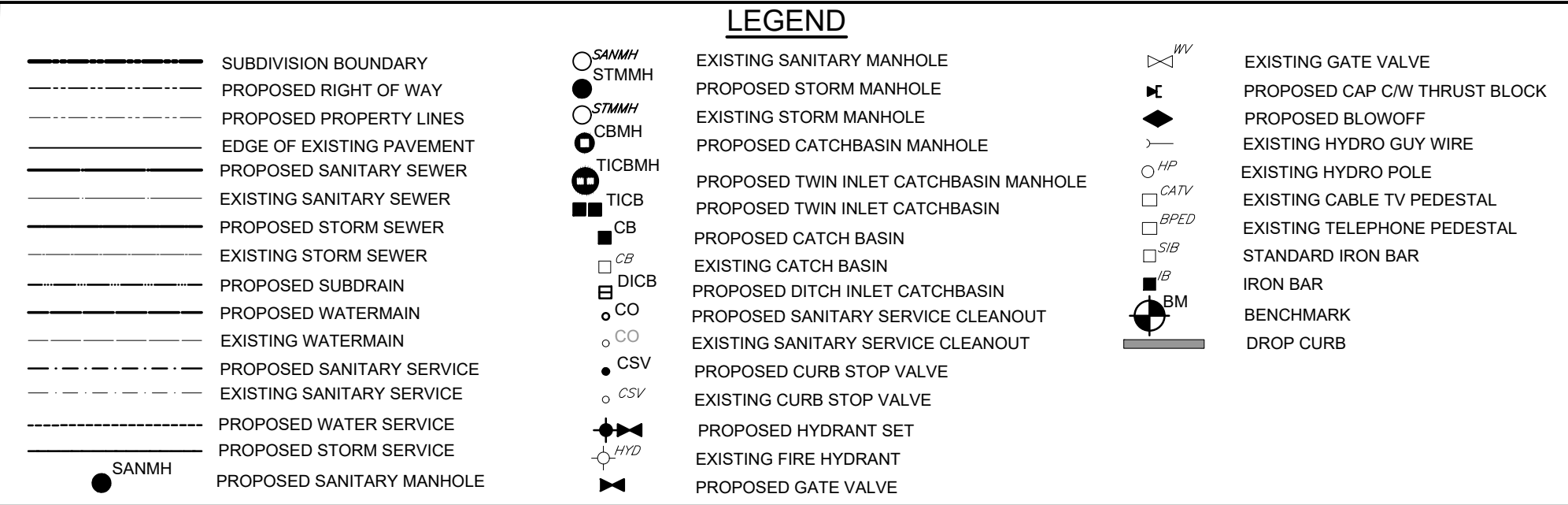


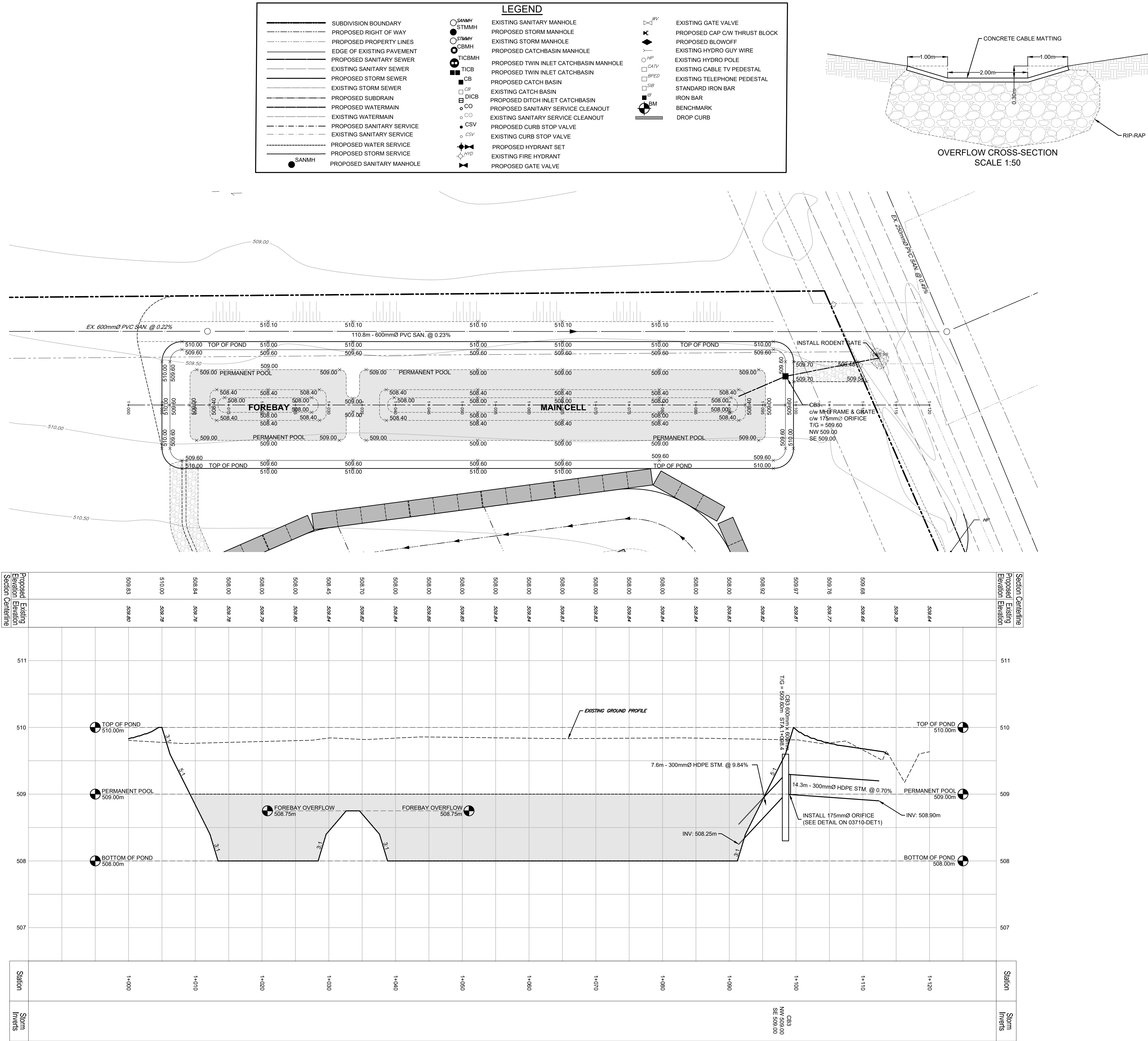
Title: PROPOSED INDUSTRIAL SITE
PART OF LOT 235 AND 236
FORMER TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
EROSION AND SEDIMENTATION PLAN

Client:	WILSON DEVELOPMENTS		
Design:	TLB	Scale:	1:750
Drawn:	ID	Approved:	
Checked:	TLB		
Date:	FEBRUARY 2025		Design Engineer
DRAWING No.	03710-LP1		

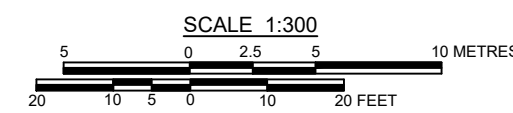
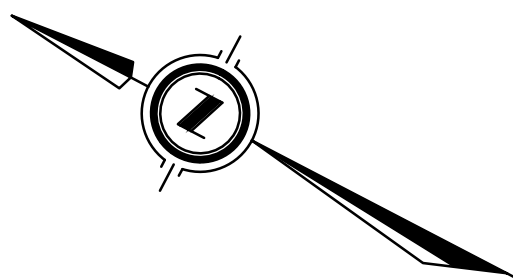
EROSION AND SEDIMENTATION CONTROL NOTES

- PLACEMENT OF SILTATION FENCES IN ALL AREAS WHERE SURFACE DRAINAGE FLOWS OVER DISTURBED AREAS. SILTATION FENCE SHALL REMAIN ERECT UNTIL CONSTRUCTION IS COMPLETED AND THE UPSTREAM AREA IS FULLY RE-VEGETATED.
- THE STORMWATER MANAGEMENT POND SHOULD BE CONSTRUCTED FIRST TO ACT AS A SEDIMENTATION POND DURING CONSTRUCTION.
- PLACEMENT OF TEMPORARY STRAW CHECK DAMS WITHIN SWALES AND ANY OTHER LOCATIONS WHERE A CONCENTRATED FLOW OF RUNOFF MAY OCCUR. ALL PROPOSED DRAINAGE SWALES ARE TO BE SEEDED DURING CONSTRUCTION.
- INSTALLATION OF FILTER CLOTH UNDER ALL NEW AND EXISTING CATCHBASIN GRATES UNTIL PAVING OF THE SITE IS COMPLETED.
- MUD MATS WILL BE PLACED AT CONSTRUCTION ACCESSES TO KEEP PUBLIC ROADWAYS FREE FROM DEBRIS DURING THE CONSTRUCTION PERIOD.
- CONTRACTOR TO ENSURE PREVENTION OF WIND-BLOWN DUST.





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 2. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY WILSON-FORD AS SUPPLIED BY THE TOWNSHIP OF SOUTHGATE.
 3. SEE SHEET 03710-DET1 FOR TYPICAL CROSS-SECTION AND PAVEMENT DESIGN.
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 7. SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR35.
 8. ALL JOINTS OF SANITARY MAINTENANCE HOLES TO BE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO SECTION ABOVE BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
 9. MAINTAIN 2.50m HORIZONTAL AND 0.50m VERTICAL SEPERATION BETWEEN STORM/SANITARY SEWERS AND WATERMAIN.
 10. ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm.
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Benchmark Information

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ELEVATION	509.20m

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REVISION / ISSUE

Seal not valid unless signed and dated



Title: **PROPOSED INDUSTRIAL SITE
PART OF LOT 235 AND 236
FORMER TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
SITE SECTION A-A**

Client:	WILSON DEVELOPMENTS		
Design:	TLB	Scale:	H 1:300 V 1:30
Drawn:	ID	Approved:	
Checked:	TLB		
Date:	FEBRUARY 2025		Design Engineer
DRAWING No.	03710-C1		

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TOWNSHIP OF SOUTHGATE MUNICIPAL SERVICING STANDARDS

GENERAL - CONSTRUCTION

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH TOWNSHIP OF SOUTHGATE STANDARDS AND OPSS, WHERE CONFLICT OCCURS, TOWN STANDARDS GOVERN.
- DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS 517 AND 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION.
- ALL ENGINE DRIVEN PUMPS TO BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.
- DISTURBED AREAS TO BE REINSTATE TO PREVIOUS CONDITION OR BETTER.
- ALL MAINTENANCE HOLE FRAMES AND COVERS TO BE INITIALLY SET TO BASE COURSE HL4 ASPHALT ELEVATION AND ULTIMATELY RAISED BY ADDING SOLID ONE PIECE CAST IRON ADJUSTMENT RINGS PRIOR TO PLACING SURFACE COURSE HL3 ASPHALT.
- ALL EXISTING MAINTENANCE HOLES TO BE RAISED OR LOWERED TO PROPOSED GRADE. MAXIMUM ALLOWABLE HEIGHT OF ADJUSTMENT TO BE 300mm.
- ALL EXISTING HYDRANTS AND VALVES TO BE RAISED OR LOWERED TO PROPOSED GRADE.
- TRENCHES FOR UTILITIES TO BE MINIMUM 600mm WIDE BACKFILLED WITH APPROVED NATIVE MATERIAL AND COMPACTED ALL TO THE SATISFACTION OF THE LOCAL UTILITY.
- CONDUITS FOR ROAD CROSSINGS TO EXTEND 1.0m BEYOND CURB *clw* PULL ROPES. INSTALL CONDUITS TO LOCAL STANDARDS.
- MAINTAIN A 150mm VERTICAL SEPARATION (MINIMUM) BETWEEN SEWERS AT CROSSINGS.
- CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND COORDINATE CONSTRUCTION ACCORDINGLY.
- TOPSOIL TO BE STRIPPED FROM SITE SHALL BE STOCKPILED AS DIRECTED BY ENGINEER.
- CONTRACTOR TO PROVIDE CCTV FOOTAGE.
- WATERMAIN TO BE TESTED AND MEET AWWA AND OCWA STANDARDS. MUNICIPAL REPRESENTATIVE TO BE PRESENT FOR ALL TESTING PROCEDURES.

ROADWAYS

- MINIMUM GRADE: TO MAINTAIN 0.50% MINIMUM ON GUTTER GRADE. MAXIMUM GRADE: 8.0%
- ASPHALT DEPTH:
 - 90mm MIN (50mm HL4 & 40mm HL3 COMPACTED) ON LOCAL RESIDENTIAL. REFER TO STD R1.
 - 110mm MIN (70mm HL4 & 40mm HL3 COMPACTED) ON COLLECTOR & ARTERIAL. REFER TO STD R2 AND R3.
 - 75mm MIN (TWO LIFTS OF HL4) ON RURAL LOCAL STREET.
 - 50mm HL4 ON TEMPORARY CUL-DE-SAC OR TEMPORARY ACCESS ROADS.
- GRANULAR DEPTH: DEPENDING ON SOIL CONDITIONS AND A GEOTECHNICAL REPORT, BUT NO LESS THAN 150mm GRANULAR 'A' AND 45mm GRANULAR 'B'.
- CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS IN ACCORDANCE WITH TABLE 1 AND STD DWG R1, R2 & R3. DRIVEWAY CUTS SHALL NOT BE MADE UNTIL AFTER BUILDING FOUNDATION IS CONSTRUCTED. ALL CUTS SHALL BE MECHANICALLY CUT IN ACCORDANCE WITH SPECIFICATIONS APPROVED BY THE TOWNSHIP OF SOUTHGATE. THE USE OF TEMPORARY (THROW-AWAY) CURB, CONSTRUCTED OF LOW MPA CONCRETE, IS PERMISSIBLE AND IS TO BE REPLACED PRIOR TO PLACEMENT OF SURFACE ASPHALT.
- CONCRETE SIDEWALKS THAT ARE 1.5 M WIDE SHALL BE PROVIDED ON BOTH SIDES OF RESIDENTIAL COLLECTOR AND ARTERIAL STREETS AND ONE SIDE ON RESIDENTIAL LOCAL STREETS. RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH CURB. MINIMUM 100 MM GRANULAR 'A' BASE AND 125mm CONCRETE THICKNESS AND 200mm THICKNESS AT ALL DRIVEWAYS. TACTILE WARNING PLATES SHALL BE PROVIDED WHERE EVER SIDEWALK RAMPS ARE PROVIDED AT ROADWAY AND IN ACCORDANCE WITH THE LATEST VERSION OF THE ACCESSIBILITY FOR ORTHANRIANS WITH DISABILITIES ACT. EXPANSION JOINT MATERIAL IS TO BE BITUMINOUS IMPREGATED FIBREBOARD.
- PEDESTRIAN WALKWAYS SHALL BE CONCRETE, 1.8 M WIDE WITH 1.5 M MINIMUM HEIGHT BLACK VINYL COATED GALVANIZED CHAIN LINK FENCE ON EACH SIDE WITHIN PROPERTY LIMITS. MINIMUM R.O.W WIDTH IS TO BE 6.0 M. IF THE WALKWAY IS ALSO TO BE USED FOR MAINTENANCE VEHICLE ACCESS, TOWNSHIP STD L3 AND L4 IS TO BE USED. IF WALKWAY IS ONLY FOR PEDESTRIAN USE, BOLLARDS ARE TO BE INSTALLED 1.1 M EITHER SIDE OF CENTRE OF SIDEWALK, AT BOTH ENDS OF THE WALKWAY AS PER TOWNSHIP STD L6. MINIMUM R.O.W. TO BE INCREASED TO A MINIMUM OF 10 M WHERE UNDERGROUND MUNICIPAL SERVICING EXCEEDS ONE SERVICE TYPE AND A WALKWAY EXIST THROUGH A CORRIDOR.
- ALL BOULEVARDS SHALL BE GRADED, TOPSOILED WITH A MINIMUM DEPTH OF 200 mm, AND SODDED FROM THE PROPERTY LINE TO THE BACK OF CURB.
- TRAFFIC CONTROL SIGNS WILL BE PROVIDED AT LOCATIONS DESIGNATED BY THE TOWNSHIP AND SHALL BE IN ACCORDANCE WITH THE 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' PUBLISHED BY THE MTO. STREET NAME SIGNS SHOULD BE 16 CM HIGH WITH A GREEN BACKGROUND AND WHITE LETTERING (BOTH SIDES). REFLECTORIZED AND MOUNTED ON GALV. STEEL 50 MM DIA. X 3.2 M POSTS IN ACCORDANCE WITH THE TOWNSHIP OF SOUTHGATE SPECIFICATIONS.
- MINIMUM 6.0 M EASEMENTS REQUIRED FOR SINGLE MUNICIPAL SERVICES. MINIMUM 6.0 M EASEMENTS REQUIRED FOR TWO MUNICIPAL SERVICES. WHERE MORE THAN TWO SERVICES ARE TO BE ACCOMMODATED BY AN EASEMENT CONSULT WITH THE TOWNSHIP FOR SPECIFIC EASEMENT REQUIREMENTS. FOR REAR YARD STORM SEWERS 300 MM DIAMETER OR LESS, AND CATCHBASINS, MINIMUM EASEMENT WIDTH TO BE 3.0 M. ALONG REAR YARDS EASEMENT TO BE ENTIRELY ON ONE PROPERTY WITH PIPE 1 M OFF PROPERTY LINE. ALONG SIDEYARDS EASEMENT TO BE EVENLY SPLIT ON BOTH PROPERTIES WITH PIPE OFFSET 0.5 M FROM PROPERTY LINE. FOR STORM SEWERS LARGER THAN 300 MM DIAMETER CONSULT WITH TOWNSHIP FOR SPECIFIC EASEMENT REQUIREMENTS.

SANITARY SEWERS AND SERVICES

- MAINTENANCE HOLE DIAMETER: MIN 1200mm Ø OR AS PER MANUFACTURERS SPECIFICATIONS. PRE-BENCHED STRUCTURES TO BE USED WHERE POSSIBLE.
- MAINTENANCE HOLE PIPE CONNECTIONS: APPROVED KOR-N-SEAL PIPE ADAPTORS SHALL BE USED FOR THE CONNECTION OF ALL PIPES AT MAINTENANCE HOLES.
- MAINTENANCE HOLE DROP STRUCTURE: REQUIRED WHERE THE INLET AND OUTLET INVERTS DIFFER BY MORE THAN 0.6m.
- INVERT DROPS ACROSS DETERMINED BY HYDRAULIC CALCULATIONS FOR ALL JUNCTION AND MAINTENANCE HOLES. TRANSITION MAINTENANCE HOLES: FOR ALL OTHERS:
 - 0° Turn = 20 mm
 - 10° - 45° Turn = 50 mm
 - 45° - 90° Turn = 80 mm
- MAINTENANCE HOLE ADJUSTMENT: PRECAST CONCRETE ADJUSTMENT UNITS TO BE USED. MIN 150mm ADJUSTMENT ALLOWANCE. MAX 300mm ADJUSTMENT ALLOWANCE. NO BRICK, BLOCK OR STEEL LIFT RINGS PERMITTED.
- MAINTENANCE HOLE WATER TIGHT FRAMES AND COVERS: WHERE THERE IS A POSSIBILITY OF FLOODING, WATER TIGHT LIDS AND MAINTENANCE HOLE INSERT (AS MANUFACTURED BY MANPAB) SHALL BE INSTALLED.
- FOR MAINTENANCE HOLES DEPTHS BETWEEN 10.0m AND 10.0m, A SAFETY GRATE MUST BE INSTALLED AT THE MID-POINT. FOR MAINTENANCE HOLE DEPTHS BETWEEN 10.0m AND 15.0m, A SAFETY GRATE MUST BE INSTALLED AT THE THIRD POINTS. REFER TO OPSD 404.020 (LATEST REVISION).
- ALL MAINTENANCE HOLE JOINTS, ADJUSTMENT RING ASSEMBLIES SHALL BE SEALED WATER TIGHT WITH THE RISER-WRAP® WATER INFILTRATION SYSTEM AS MANUFACTURED BY PIPELINE SEAL AND INSULATOR INC. OR MEL-ROL WATERPROOFING MEMBRANE INSTALLED WITH ALL NECESSARY ACCESSORY PRODUCTS ALL IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- SERVICE CONNECTIONS: MINIMUM DIAMETER: 100 mm FOR RESIDENTIAL SERVICES AND 150mm FOR COMMERCIAL AND INDUSTRIAL OR MATCH EXISTING. MINIMUM GRADE: -2%. MAXIMUM GRADE: -8%. ALL CONNECTIONS TO BE MADE WITH A FACTORY-MADE TEE OR WYE OR APPROVED EQUIVALENT UNLESS CONNECTING TO AN EXISTING MAIN, WHERE A STAINLESS-STEEL STRAP AND SADDLE MAY BE PERMITTED. ONE SERVICE/RESIDENTIAL UNIT FOR SINGLES, SEMIS, ROW OR BLOCK TOWNHOUSES. SERVICES ARE NOT TO BE PLACED IN THE DRIVEWAY WHERE POSSIBLE. SEE STANDARD DRAWING S1 FOR SERVICE LAYOUT. FOR INDUSTRIAL SERVICES A MAINTENANCE HOLE SHALL BE INSTALLED ADJACENT TO LIMIT OF THE ROAD RIGHT-OF-WAY (ROW) BUT ENTIRELY WITHIN THE ROW. TYPICALLY, SERVICE CONNECTIONS ARE NOT TO HAVE CLEAN-OUTS. HOWEVER, IN CERTAIN CIRCUMSTANCES (I.E., LONG SERVICES, CONSTRAINED) SERVICES MAY NEED TO BE OUTFITTED WITH CLEAN-OUTS AT PROPERTY LINE. THIS WILL BE AT THE DISCRETION OF THE TOWNSHIP.
- CLOSED CIRCUIT T.V. (CCTV) INSPECTIONS OF THE MAIN SEWER AND SERVICES CONNECTIONS UP TO THE PROPERTY LINE WILL BE REQUIRED AT THE FOLLOWING 3 MILESTONES:
 - PRIOR TO PRELIMINARY ACCEPTANCE (AFTER BASE ASPHALT AND CURB IS PLACED)
 - PRIOR TO SURFACE ASPHALT
 - PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT
- MAINTENANCE HOLES SHALL BE TESTED IN ACCORDANCE WITH O.P.S.S. 407 (LATEST REVISION) FIELD TESTING OF SANITARY SEWERS SHALL BE TESTED IN ACCORDANCE WITH O.P.S.S. 410 (LATEST REVISION)

WATERMAIN AND WATER SERVICES

- MIN SIZE = 150mm Ø MAINS
- MIN DEPTH OF COVER = 2.0 METRES FOR MAINS AND SERVICES.
- TRACER WIRE: ALL WATERMAIN AND SERVICES SHALL BE INSTALLED WITH TRACER WIRE. #12 AWG COPPER CLAD STEEL. HIGH STRENGTH WITH MINIMUM 450 LB. BREAK LOAD AND MINIMUM 30 MIL HOPE INSULATION THICKNESS SUITABLE FOR DIRECT BURIAL AND COLOUR CODED BLUE. DIRECT BURY WIRE CONNECTORS SHALL INCLUDE SWAY LOCKABLE CONNECTORS AND MAINLINE TO LATERAL LUG CONNECTORS SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACE WIRE INSTALLATIONS. CONNECTORS SHALL BE DIELECTRIC SILICON FILLED TO SEAL OUT MOISTURE AND CORROSION. NON-LOCKING FRICTION FIT, TWIST OR TAPERED CONNECTORS ARE PROHIBITED. ABOVE GROUND TRACER WIRE ACCESS BOXES SHALL BE ATTACHED TO UNDERSIDE OF BOTTOM FLANGE OF FIRE HYDRANTS. (STD. DWG. NO. W3)
- FITTINGS: DUCTILE IRON, MECHANICAL JOINT, AWWA C110 APPROVED, PRESSURE RATING 1035 KPA. PVC BENDS AND TEES: TO BE USED WITH MECHANICAL JOINT RESTRAINTS.
- VALVES: ONE LESS VALVE THAN NUMBER OF STREETS AT AN INTERSECTION WITH VALVE LOCATED AT EXTENSION OF THE PROPERTY LINE OF THE INTERSECTING STREET. MAXIMUM 200 m SPACING ON STRAIGHT RUNS. MAXIMUM 250 m SPACING ON TRUNK LINES. CHAMBERS WILL BE REQUIRED FOR ALL VALVES OVER 300 mm Ø (PSD 1101.01)
- HYDRANTS: ALL HYDRANTS TO BE PAINTED RED WITH RED STORZ CAP. ANCHOR TEES TO BE USED WITH HYDRANT INSTALLATION. HYDRANT SPACING 150m MAX.
- SERVICES: 25 mm DIAMETER SERVICES. ALL SERVICES TO BE TYPE "K" COPPER PIPE UNLESS OTHERWISE APPROVED BY THE TOWNSHIP OF SOUTHGATE PUBLIC WORKS DEPARTMENT. CROSS-LINKED POLYETHYLENE ("Municipex" by Rehau and "Blue904" by IPEX) MAY BE CONSIDERED FOR SERVICES OVER 20 m IN LENGTH. 75 mm PVC SLEEVES ARE REQUIRED WHERE CURB STOPS ARE LOCATED IN DRIVEWAYS. NOTE: CURB STOPS ARE NOT TO BE PLACED IN DRIVEWAYS WHERE POSSIBLE. TEMPORARY PLASTIC BLOW-OFF PIPES ARE REQUIRED FOR ALL UNCONNECTED SERVICES.
- ANODES: DZP-24, 10.9 KG SHALL BE INSTALLED ON ALL CONNECTIONS TO EXISTING IRON WATERMAIN. DZP-12, 5.4 KG SHALL BE INSTALLED ON ALL IRON FITTINGS, VALVES ETC.
- MECHANICAL JOINT RESTRAINTS:
 - UN-FLANGE SERIES 1300 MANUFACTURED BY FORD METER BOX COMPANY, INC.
 - MEGALUG SERIES 1100 FOR DUCTILE IRON PIPE
 - MEGALUG SERIES 2000 PV FOR PVC C900 PIPE
 - STARGRIP SERIES 3000 FOR DUCTILE IRON PIPE
 - PVC STARGRIP SERIES 4000 FOR PVC C900 PIPE
- WATER SAMPLING STATIONS: SAMPLING STATIONS SHALL BE EQUIPBE #88 ON A PEDESTAL, AS MANUFACTURED BY THE KUPPERLE FOUNDRY COMPANY ON THE SAME SIDE OF THE ROW AS THE WATERMAIN. THE NUMBER AND LOCATION OF WATER SAMPLING LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP.
- ADDITIONAL DETAILS ARE SHOWN ON THE TOWNSHIP OF SOUTHGATE STANDARD DRAWINGS.
- THE DEVELOPERS CONTRACTOR SHALL NOT OPERATE ANY VALVE OR HYDRANT OF THE EXISTING WATER DISTRIBUTION SYSTEM. OPERATION OF VALVES AND HYDRANTS ON THE MUNICIPAL SYSTEM SHALL ONLY BE UNDERTAKEN BY CERTIFIED MUNICIPAL STAFF.
- GROUNDING OF HYDRO SERVICES TO THE MUNICIPAL WATER SYSTEM IS PROHIBITED.
- WATERMAIN TESTING PROCEDURES TO BE IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.

STORM SEWERS AND SERVICES

- MAINTENANCE HOLE DIAMETER: MINIMUM OF 1200mm Ø OR AS PER MANUFACTURERS SPECIFICATIONS. PRE-BENCHED STRUCTURES TO BE USED WHERE POSSIBLE.
- STRUCTURE PIPE CONNECTIONS: BRICK, BLOCK AND NON-SHRINK GROUT TO BE USED FOR THE CONNECTION OF CONCRETE AT STRUCTURE. APPROVED KOR-N-SEAL® PIPE ADAPTORS SHALL BE USED FOR THE CONNECTION OF PVC PIPES AT STRUCTURES.
- STRUCTURE ADJUSTMENT: PRECAST CONCRETE ADJUSTMENT UNITS SHALL BE USED. MIN 150mm ADJUSTMENT ALLOWANCE. MAX 300mm ADJUSTMENT ALLOWANCE. NO BRICK, BLOCK OR STEEL LIFT RINGS PERMITTED.
- CATCHBASIN SPACING OF 75m MAX. CATCHBASIN LEADS AT 1.0% MIN SLOPE.
- REAR YARD DRAINAGE: SURFACE INLETS (CATCHBASIN OR INLET BASINS) ARE REQUIRED EVERY 2 UNITS TOWNHOUSE OR SINGLES ALONG REAR LOT LINE SWALES. SINGLES WILL REQUIRE FULL CATCHBASINS FOR ALL STRUCTURES. TOWNHOUSES REQUIRE A CATCHBASIN AT THE LEAD FROM THE ROAD BUT INLET BASINS CAN BE USED THEREAFTER. SEWER FROM THE ROAD THE REAR YARD (I.E. ON SIDEYARD) IS TO BE A MINIMUM OF 300 MM DIAMETER CONCRETE PIPE OFFSET 0.5 M FROM THE LOT LINE SITUATED ON A 3 M EASEMENT DIVIDED EQUALLY ON THE SIDE LOT LINE. SEWERS ACROSS THE REAR LOT LINE TO BE OFFSET 1 M FROM THE LOT LINE ON A 3 M EASEMENT ENTIRELY ON ONE LOT. SEWERS ALONG THE REAR LOT LINES OF TOWNHOUSES ARE TO BE A MINIMUM OF 200 MM IN DIAMETER. WHERE THE NUMBER OF UPSTREAM CATCHBASINS EXCEEDS 1, THE PIPE SIZE IS TO BE INCREASED TO A MINIMUM OF 300 MM IN DIAMETER. THESE SEWERS ALONG THE REAR CAN BE PVC OR HDPE. IN-LINE DRAINS: WHERE STORM SEWERS ARE EXTENDED ALONG REAR YARD SWALES BEHIND MULTIPLE UNIT BLOCKS, IN-LINE DRAINS ARE TO BE INSTALLED FOR EVERY TWO UNITS.
- TWIN INLET CATCHBASINS: REQUIRED AT ALL SAG POINTS.
- BLIND CONNECTIONS NOT PERMITTED TO STORM SEWERS UNDER 900 mm DIAMETER.
- SUMPS: 450 mm DIAMETER PIPES AND UNDER REQUIRE 600 mm SUMP IN CATCHBASINS AND MAINTENANCE HOLES.
- BENCHING REQUIRED FOR PIPES OVER 450mm Ø.
- MINIMUM COVER = 1.2m.
- MINIMUM SIZE:
 - 200 mm WHERE ONLY SERVICES ARE CONNECTED
 - 300 mm (TRUNK)
 - SINGLE CB LEADS 250 mm
 - TWIN INLET CB LEADS 300 mm
 - 375 mm CULVERT
- SERVICE CONNECTIONS:
 - MINIMUM SIZE: 100 mm - 150 mm (2 SHARED TOWNHOUSE UNITS)
 - MINIMUM GRADE: 1%
 - MINIMUM DEPTH @ PROPERTY LINE: 1.2 METRES
 - SERVICES TO BE LOCATED 1.5 m MINIMUM FROM SIDE LOT LINE. FOR SINGLES LOCATE ON LOW SIDE OF LOT. ONE SERVICE/RESIDENTIAL UNIT FOR SINGLES, AND TWO UNITS PER SHARED SERVICE ON SEMIS, ROW OR BLOCK TOWNHOUSES. SEE STANDARD DRAWING S1 FOR SERVICE LAYOUT.
 - ALL CONNECTIONS TO BE MADE WITH AN APPROVED PREFABRICATED TEE OR "KOR-N-TEE".
- ROOF DRAINS: ALL ROOF DRAINS SHALL DISCHARGE TO SURFACE.
- STORM SEWER OUTLETS: SUITABLE BANK AND STREAM BOTTOM EROSION PROTECTION MUST BE PROVIDED.
- HEADWALLS, RIP RAP, CSP END SECTION, ETC.
- SUBDRAIN: A MINIMUM OF 6 m OF 100 mm DIAMETER GEOTEXTILE WRAPPED SUBDRAIN IS REQUIRED UPSTREAM OF ALL STORM STRUCTURES AND IN BOTH DIRECTIONS AT SAGS IN THE ROAD PROFILE. ADDITIONAL SUBDRAIN AS RECOMMENDED BY GEOTECHNICAL CONSULTANT.
- MAINTENANCE HOLES SHALL BE TESTED IN ACCORDANCE WITH O.P.S.S. 407 (LATEST REVISION)
- FIELD TESTING OF STORM SEWERS SHALL BE TESTED IN ACCORDANCE WITH O.P.S.S.410 (LATEST REVISION)

Table 1: Standard Drawings

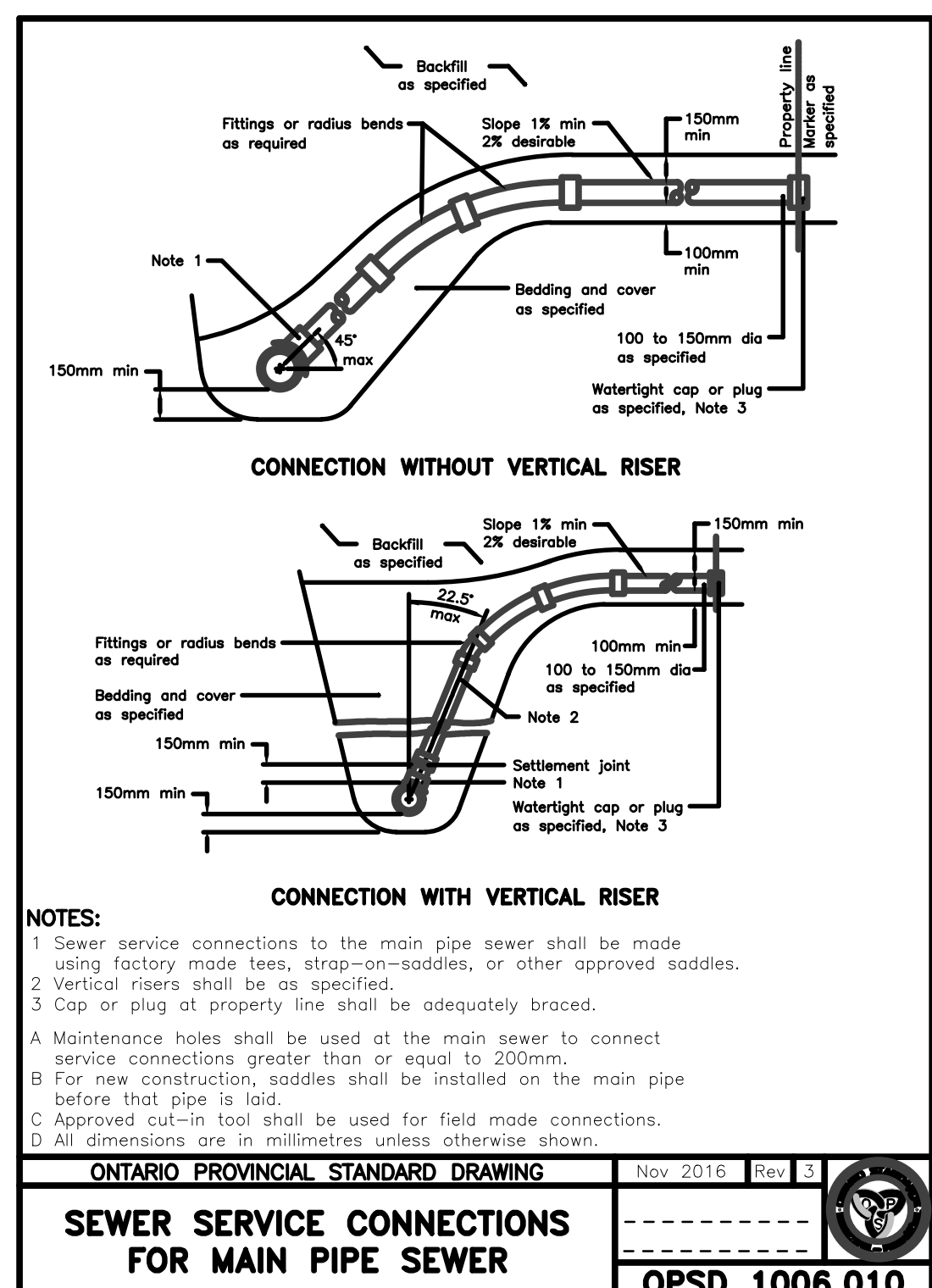
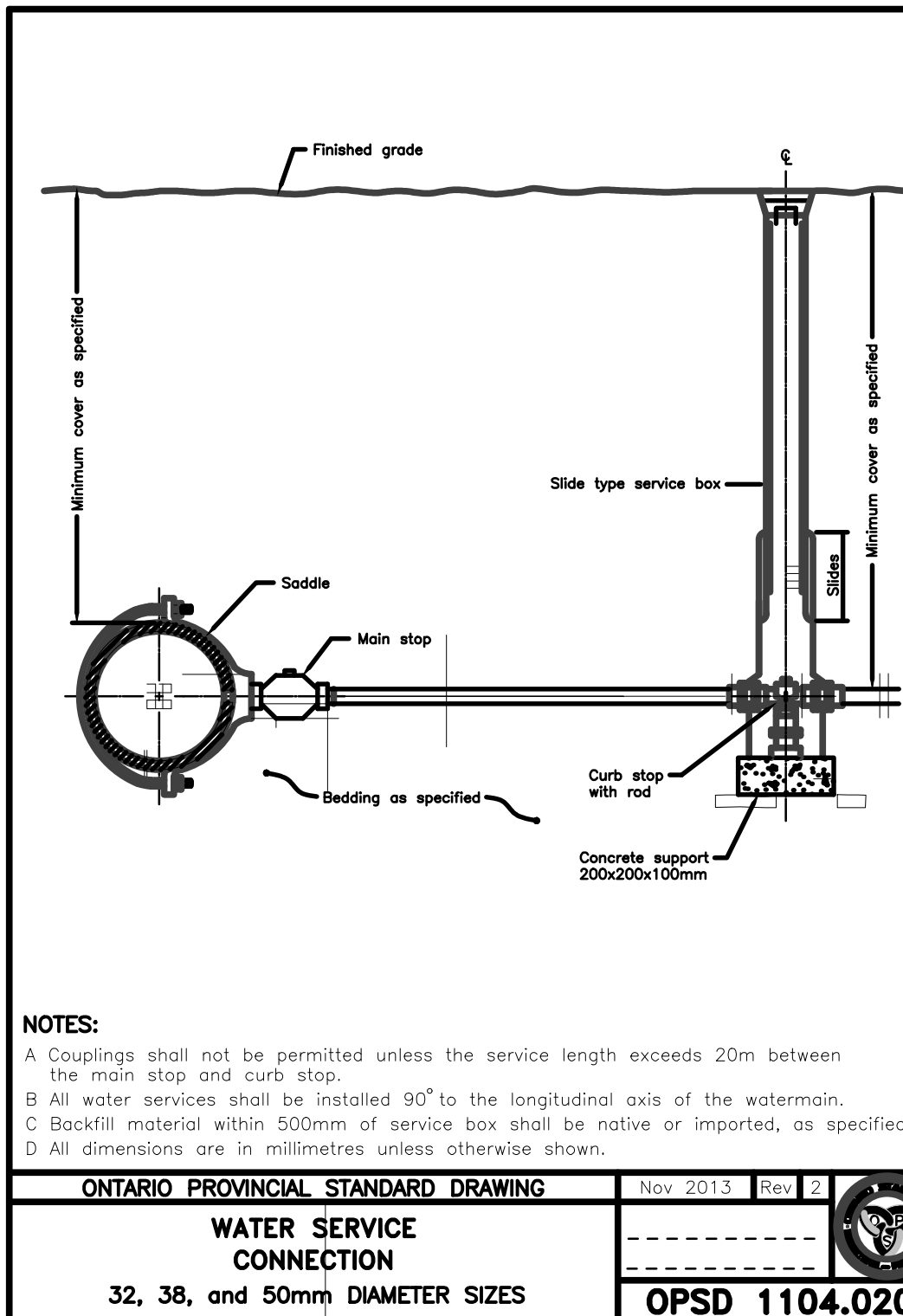
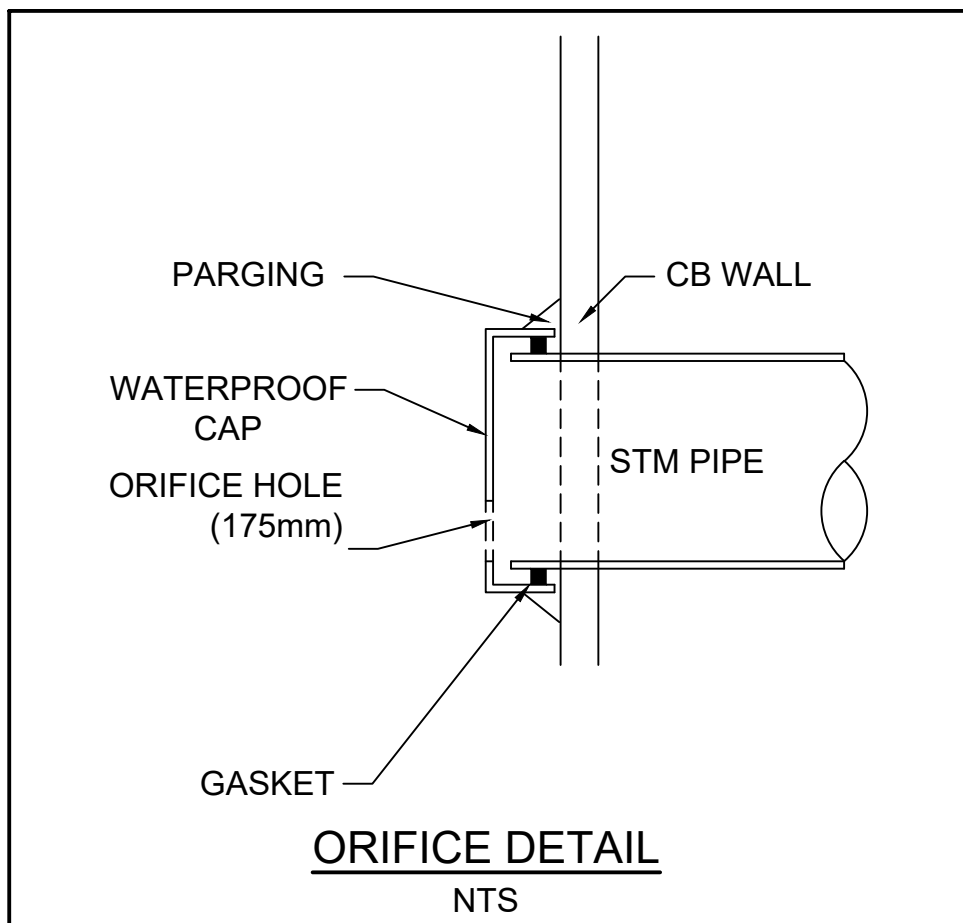
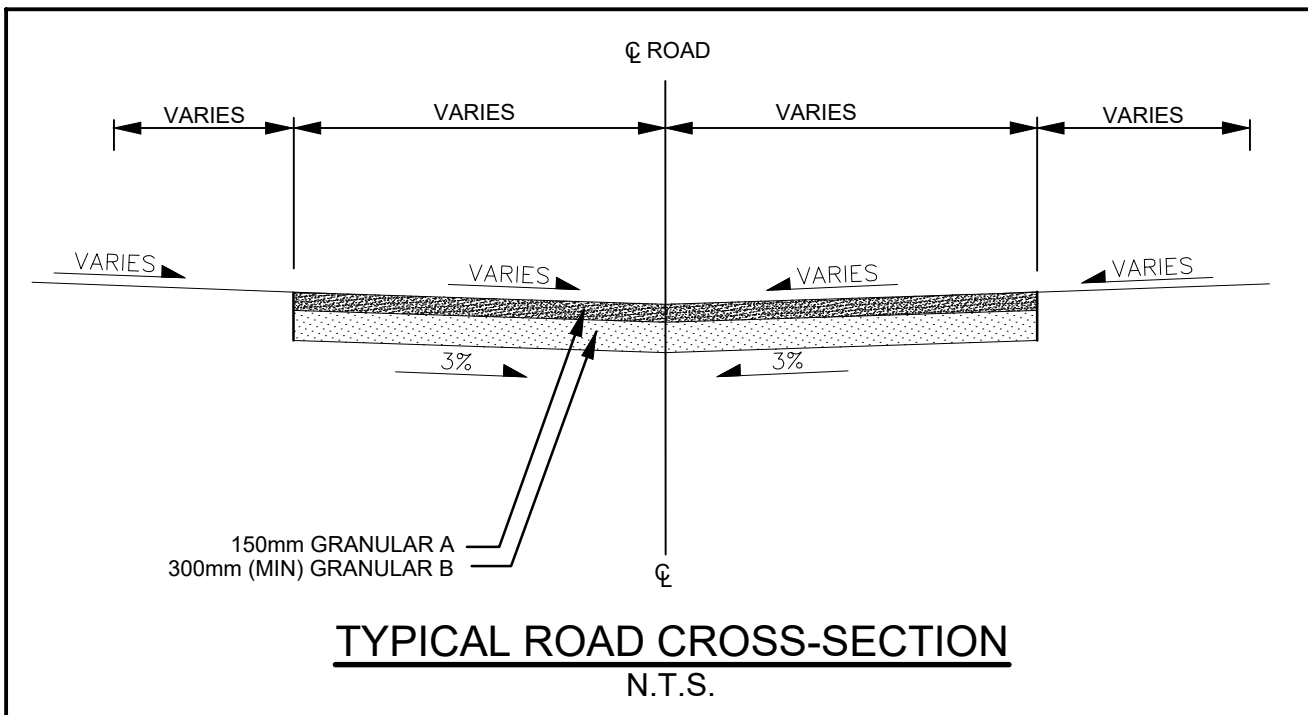
Title	Ontario Provincial Standard Drawing (Latest Revision)	Township of Southgate Standard
Pipe Bedding – Granular "A"	802.010.802.013	-
Cover Material-Granular "A" or sand	802.030.803.033	-
M.H. Frame and Cover	-	-
a) Standard – Sanitary	401.010 (Type "A")	-
b) Standard – Storm	401.010 (Type "B")	-
c) Watertight – Sanitary	401.030	-
Catchbasin Frame and Grate	400.110	-
Rear Yard Catchbasin Frame and Grate	400.120	-
Ditch Inlet Catchbasin Honeycomb Grate	403.010	Special where required
M.H.Steps	405.010 (Hollow Circular Aluminum)	-
Safety Platform Aluminum	404.020	-
Sewer Service Connections	1006.010	S4
M.H. (precast)	Section 700 & 1000	-
Catchbasins M.H. (precast)	Section 700	-
Water Service	701.021	-
25mm Blow Off Installation	1104.010, 1104.020	W1
Valve and Box	1101.020	W2
Hydrant Setting	1105.010	W3
Connection of New Watermain to existing Watermain	-	W4, W5
Spacer for Water Meter	1103.010, 1103.020	W6
20m Right-of-Way	-	R1
22m Right-of-Way	-	R2
26m Right-of-Way	-	R3
Typical Rural Section (20m Right-Of-Way)	-	R4
Concrete Sidewalk (125mm Concrete) (100 mm Granular "A" minimum)	310.010	-
Sidewalk Ramps	310.030, 310.033, 310.039	-
Barrier Curb and Gutter	600.040	-
Asphalt Gutter	601.010	-
Tree Protection Fencing	220.010	F1
Tree Protection Hoarding	220.010	F2
Wood Privacy Fencing	-	F3
Chain-Link Fencing	972.030	-
Lot Grading Detail	-	G1
Typical Servicing Layout Singles & Semi Detached	-	S1
Typical Servicing Layout Semi Detached & Multi Units	-	S2
Sump Pump / Storm Connection	-	S3
Sanitary Service Connection	-	S4
Sanitary Service Connection	-	S5
Sewer > 4m Deep	-	-

Table 2: Approved Materials and Product List

Service	Item	Approved Products
Mechanical Joint Restraints		diаметer shall be a minimum of 200mm Rods and pins shall be stainless steel
		- Uni-Flange Series 1300 manufactured by Ford Meter Box Company, Inc.
		- Megalug Series 1100 for ductile iron pipe - Megalug Series 2000 PV for PVC C900 pipe - Startrip Series 3000 for ductile iron pipe - PVC Startrip Series 4000 for PVC C900 pipe - Sigma ONE-LOK Series SLCE for PVC pipe
Tracer Wire		Refer to Section E2. Attached to underside of bottom flange of fire hydrant (Std. Dwg. No. W3)
Water Service Material		Copper Seamless Type "K" for services less than or equal to 20.0 m in length Cross-Linked Polyethylene ("Municipex" by Rehau and "Blue904" by IpeX) for services greater than 20m in length

Table 2: Approved Materials and Product List

Service	Item	Approved Products
Valves		Mueller Resilient Wedge Gate Valve AWWA C509 (latest revision), mechanical joint with: - fusion-bonded epoxy coating, AWWA C550 (latest revision) - bronze stem - open counter clockwise
		Clow Resilient Wedge Valve AWWA C509 (latest revision), F-6100 mechanical joint with: - fusion-bonded epoxy coating, AWWA C550 (latest revision) - bronze stem - open counter clockwise
		American AVK Co., Series 25 Resilient Seated Gate Valve AWWA C509 (latest revision), mechanical joint with: - fusion-bonded epoxy resin coating, AWWA C550 (latest revision) - standard stainless steel stem - open counter clockwise
Hydrants		Canada Valve Century Compression Type Valve Seats, or Clow Canada Brigadier Heritage Style Hydrant with McAvilly M59M shape, both with "Storz" pump connection
		Cambridge Brass, Ball Style, Series 301NL (No Lead), AWWA X CB Compression Assembly.
		Mueller Canada, Mueller 300, Ball Type, No Lead, B-25008, AWWA x Mueller "CC" Compression assembly
Corporation Main Stop		Ford Meter Box Company, Ball Style, FB-1000NL, No Lead, AWWA x "CC" Compression assembly
		Cambridge Brass, Ball Style, Series 202NL (No Lead), CB Compression x CB Compression assembly.
		Mueller Canada, Mueller 300, Ball Type, No Lead, Mueller "CC" x Mueller "CC" compression assembly
Curb Stop		Ford Meter Box Company, Ball Style, B44 Series, No Lead, "CC" compression assembly
		Cambridge Brass, Series 8403, Type 304 Stainless Steel, Double Bolt, AWWA Thread
		Robar 2616DB, Type 304 Stainless Steel, Double Bolt, AWWA Thread
Saddle		Ford Meter Box Company, FS323, Type 304 Stainless Steel, Double Bolt, AWWA Thread
		• Band width for services 25mm in diameter or less shall be a minimum of 150mm
		• Band width for services greater than 25mm in



4	MAR 06/25	FOURTH SUBMISSION	ID	TLB	
3	NOV 24/23	THIRD SUBMISSION	JHL	TLB	
2	AUG 14/23	SECOND SUBMISSION	JHL	TLB	
1	JUNE 24/22	FIRST SUBMISSION	EV	TLB	
No.	DATE	DESCRIPTION	BY	APPD	
REVISION / ISSUE					
Seal not valid unless signed and dated					

