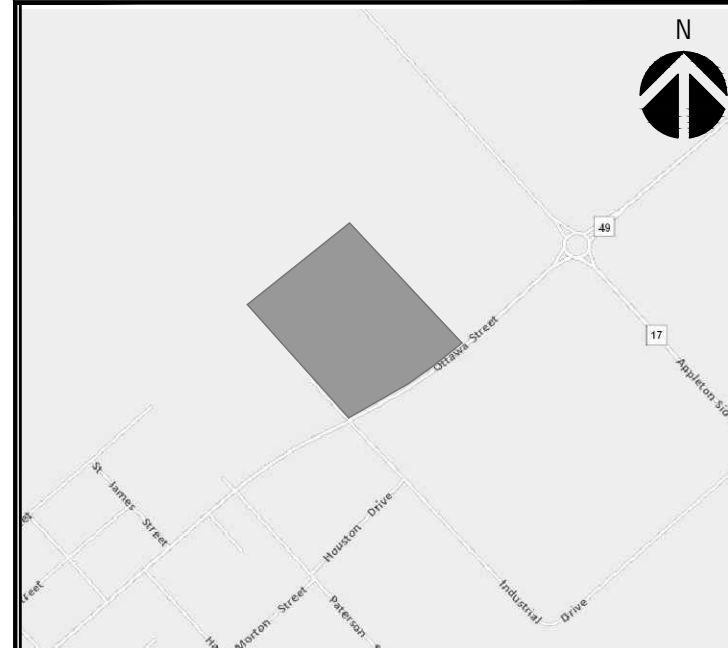


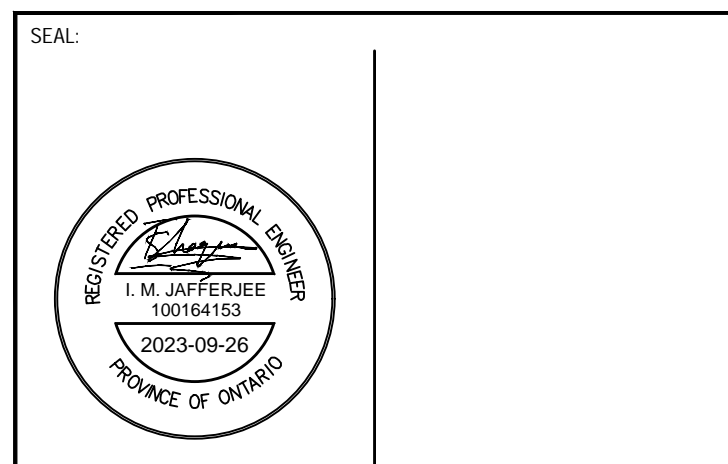
- NOTES:**
- ALL WORK TO BE COORDINATED WITH OTHER PLANS FOR THIS SITE. REFER TO M AND E DRAWINGS FOR GAS, ELECTRICAL, PLUMBING AND COMMUNICATION SERVICES. ARCHITECTURAL SITE PLAN TO BE USED FOR SITE LAYOUT AND PHASING. ARCHITECTURAL DRAWINGS AND SPECIFICATIONS PROVIDE THE PAVEMENT DESIGN.
 - LOCATION OF SERVICES, CHAMBERS, UTILITIES AND ALL UNDERGROUND WORKS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL SERVICES, UTILITIES, AND UNDERGROUND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REINSTATEMENT.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL REMOVALS NECESSARY TO SATISFY ENGINEERING WORKS.
 - CONTRACTOR RESPONSIBLE FOR OBTAINING ROAD CUT PERMIT, AND PROVIDING ALL ASSOCIATED TRAFFIC CONTROL. CONTRACTOR TO RECORD VERTICAL AND HORIZONTAL LOCATION OF ALL UNDERGROUND WORKS FOR RECORD DRAWINGS.
 - CONTRACTOR TO PROVIDE POST CONSTRUCTION TOPOGRAPHIC SURVEY COMPLETED BY OLS OR PROFESSIONAL ENGINEER RETAINED BY CONTRACTOR CONFIRMING COMPLIANCE WITH GRADING AND SERVICING DESIGN. SURVEY TO INCLUDE SEWER INVERTS. SURVEY LEVEL OF DETAIL TO MATCH THAT OF GRADING DESIGN PLANS.
 - REFER TO ARCHITECTURAL PLANS FOR PHASING AND STAGING OF CONSTRUCTION. REFER TO SITE PLAN FOR PAVING LIMITS AND TYPES, INCLUDING SIDEWALK REQUIREMENTS.
 - ROAD ENTRANCES TO BE CONSTRUCTED IN ACCORDANCE WITH SITE PLAN.
 - ASPHALT AND GRANULARS:
 - ALL MATERIALS MUST CONFORM TO THE MUNICIPALITY AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. REFER TO TESTING SECTION FOR GEOTECHNICAL REQUIREMENTS AND A LIST OF SUBMITTALS.
 - HOT MIX ASPHALT SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 310.
 - COMPACTION OF ASPHALT SHALL BE IN ACCORDANCE WITH TABLE 10 OF OPSS 310.
 - ALL SAWCUTS SHALL BE STRAIGHT MATCH LINES BETWEEN THE EXISTING PAVEMENT AND NEW PAVEMENT. KEY GRIND A MINIMUM 0.50m WIDE BY 40mm DEEP EDGE WHEN TYING INTO EXISTING ASPHALT AND SEAL JOINTS WITH DENSOL ASPHALT REINSTATEMENT TAPE.
 - COMPACTION OF BASE AND SUBBASE MATERIALS SHALL BE TO 100% SPMDD.
 - CONCRETE CURBS SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 600.110.
 - CONCRETE SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 310.010.
 - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE INDICATED.
 - DRAWING COORDINATES ARE ZONE 18 UTM NAD83.



KEY PLAN
ISSUED FOR REVIEW

REVISION:

REV	DATE	DESCRIPTION	BY
OC	2023-09-26	REVISED AS PER MUNICIPALITY COMMENTS	I.J.
OB	2023-07-14	REVISED AS PER MUNICIPALITY COMMENTS	J.Z.
DA	2023-03-27	ISSUED FOR SPA	J.Z.



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ORIGINAL SCALE: 1:200	DATE: 2022-12-12
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ASSIGNED BY: --	
DRAWN BY: I.T.	25mm
MODIFIED BY: J.Z.	
APPROVED BY: --	
DISCIPLINE: CIVIL	

RECOMMENDED MINIMUM PAVEMENT STRUCTURE

PAVEMENT STRUCTURE	HEAVY DUTY MATERIAL'S FIRE ROUTES	LIGHT DUTY PARKING
ASPHALTIC CONCRETE	OPSS HL3 OR EQUIVALENT 40mm	65mm
	OPSS HL8 OR EQUIVALENT 60mm	-
BASE	OPSS GRANULAR A OR 20mm CRUSHER-RUN 150mm	150mm
SUB-BASE	OPSS GRANULAR B OR 50mm CRUSHER-RUN 300mm	200mm

EXISTING	LEGEND-PLAN	PROPOSED
150 WM	WATER MAIN	150 WM
300 STM	LAND DRAINAGE SEWER	300 STM
250 SAN	WASTE WATER SEWER	250 SAN
G	GAS	
PO	POWER OVERHEAD HYDRO	
	CURB	
	EDGE OF PAVEMENT	
	CULVERT	
	PROPERTY LINE	
	WOODEN FENCE	
59.367	GROUND ELEVATION	(00.00)
(00.00)	ROAD ELEVATION	(00.00)
(00.00)	LOT ELEVATION	(00.00)
(00.00)	DITCHSWALE ELEVATION	(00.00)
	FLOW DIRECTION	
	SWALE FLOW DIRECTION	
	DOWNSPOUT	D.S.
	HYDRO POLE	
	PLUG	C
	VALVE	V
	HYDRANT	H
	MANHOLE	M
	CATCHMENT BOUNDARY	
	TOPSOIL AND SOD	
	CONCRETE	
	HEAVY DUTY ASPHALT	
	LIGHT DUTY ASPHALT	

METRIC
WHOLE NUMBERS INDICATE MILLIMETRES
DECIMALIZED NUMBERS INDICATE METRES

BENCHMARK (B.M.)
SOUTHWEST CORNER, SOUTHEAST CORNER AND ON UTILITY BOX NORTH OF BUILDING.



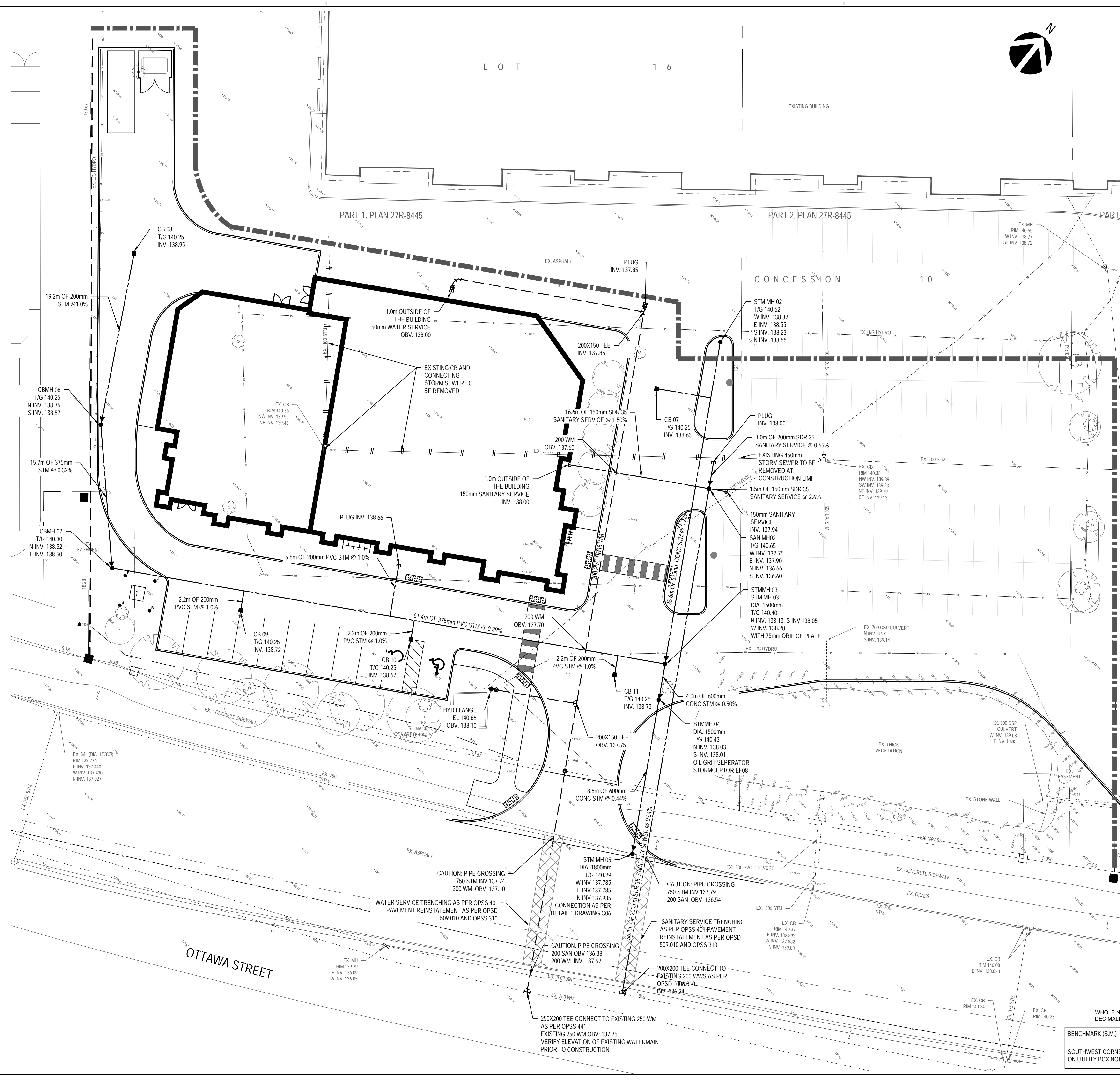
PROJECT NUMBER: 221-06853-00
CLIENT: ELM DEVELOPMENTS
CLIENT REF. #: --

PROJECT: 430 OTTAWA STREET
ALMONTE, ONTARIO

TITLE: PHASE 1
LOT GRADING PLAN

DRAWING NUMBER: C03
REV: 0C

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SEWER NOTES

- CONSTRUCT SEWERS AND APPURTENANCES AS PER MINISTRY OF THE ENVIRONMENT STANDARDS. CONFIRM EXISTING TIE IN ELEVATIONS PRIOR TO CONSTRUCTION. SEWER TRENCH SHALL INCLUDE BEDDING AS PER OPSD 802.010. COMPACTION TO BE A MINIMUM OF 95% SPMDD FOR PIPE AND DRAINAGE STRUCTURE BEDDING AND BACKFILL. GRANULAR BEDDING AND COVER DEPTHS TO BE 300mm AND 300mm RESPECTIVELY. USE VIRGIN GRANULAR A MATERIAL, PLACED IN MAXIMUM 150mm THICK LIFTS.
- PVC STORM SEWERS AND CATCH BASIN LEADS TO BE PVC DR 35 CERTIFIED TO CAN/CSA-B182.2.
- PROVIDE FLEXIBLE BOOT CONNECTION FOR ALL PVC SEWER CONNECTIONS AT MANHOLES.
- STORM CATCHBASINS (CB) TO BE AS PER OPSD 705.010 WITH FRAMES AND ROUND GRATE AS PER OPSD 400.070. SUMP TO BE 600mm.
- SEWERS AND SERVICES SHALL BE CONSTRUCTED WITH A MINIMUM CLEARANCE OF 2.0m FROM TREES AND UTILITY PLANT.
- ALL MANHOLES TO BE 1200mm DIA. AS PER OPSD 701.010 EXCEPT AS NOTED BELOW. STORM MANHOLES TO HAVE 300mm MINIMUM SUMP BELOW LOW INVERT. SANITARY MANHOLES TO BE BENCHES AS PER OPSD 701.021.
- CBMH FRAMES AND ROUND GRATES AS PER OPSD 400.070. SANITARY MANHOLES TO HAVE FRAME AND COVER AS PER TYPE A, OPSD 401.010. STORM MANHOLE TO HAVE TYPE B COVER AND FRAME AS PER OPSD 401.010.
- PROVIDE CAMERA INSPECTION OF ALL SEWERS FOLLOWING COMPLETION OF CONSTRUCTION AND PROVIDE TO ENGINEER. MAINTAIN SEWERS IN CLEAN CONDITION UNTIL OWNER ACCEPTANCE.
- COORDINATE WITH MECHANICAL CONTRACTOR AND PROVIDE DYE TEST CERTIFIED BY PROFESSIONAL ENGINEER (RETAINED BY CONTRACTOR) ON BUILDING STORM AND SANITARY SEWER SERVICES TO CONFIRM THAT NO CROSS CONNECTIONS OCCUR ON WORKS BEING CONSTRUCTED IN THIS CONTRACT.
- ALL PROPOSED SERVICES AND ASSOCIATED STRUCTURES WITHIN THE RIGHT-OF-WAY WILL BE CONSIDERED MUNICIPAL INFRASTRUCTURE POST.

WATERMAIN NOTES:

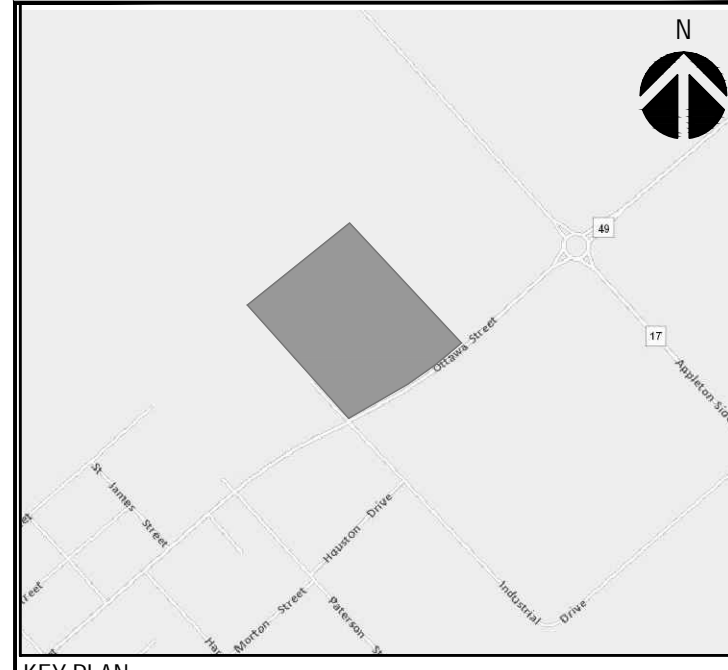
- THE CONTRACTOR SHALL CONFIRM THE LOCATION, ELEVATION, SIZE, AND TYPE OF THE EXISTING WATERMAIN WITHIN THE WORK AREA PRIOR TO CONNECTION. THE CONTRACTOR SHALL PREPARE AND SUBMIT A DETAILED PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ORDERING FITTINGS. THE PLAN SHALL DETAIL THE TYPE, MAKE AND LOCATION OF ALL PROPOSED FITTINGS, RESTRAINTS AND ASSOCIATED APPURTENANCES. THE PLAN SHALL ALSO DETAIL THE PROPOSED DISINFECTION PROCEDURES, SEQUENCING AND DURATION OF WORK REQUIRED FOR THE ALIGNMENT OF THE WATERMAIN. DISINFECTION PROCEDURE SHALL FOLLOW THE REQUIREMENTS OF OPSS 441 AND THE MUNICIPALITY STANDARDS.
- CONTRACTOR SHALL COORDINATE TIMING AND DURATION OF SERVICE DISRUPTIONS WITH THE MUNICIPALITY AND AFFECTED LAND OWNERS AND SHALL PROVIDE WRITTEN NOTIFICATION A MINIMUM OF TWO WEEKS PRIOR TO ANY PROPOSED DISRUPTION. NO WORK AFFECTING THE WATER OR OTHER MUNICIPAL SERVICES MAY COMMENCE UNTIL THE CONTRACTOR HAS RECEIVED WRITTEN APPROVAL FROM THE MUNICIPALITY OR ENGINEER.
- CONTRACTOR TO PROVIDE TEMPORARY POTABLE WATER SERVICES IN ACCORDANCE WITH OPSS MUNI 493.
- WATERMAIN, VALVES AND HYDRANTS SHALL BE INSTALLED AS PER OPSS 441 AND THE MUNICIPALITY STANDARDS.
- WATERMANS AND SERVICES SHALL HAVE MINIMUM 2.40m COVER IN ALL DIRECTIONS AT ALL TIMES.
- GATE VALVES AS PER AWWA C509.
- VALVE BOXES SHALL BE A 130mm DIAMETER SLIDE VALVE BOX COMPLETE WITH CASE IRON CAP AS SUPPLIED BY BIBBY-STE-CROIX OR APPROVED EQUAL.
- CORROSION PROTECTION TO BE PROVIDED ACCORDING TO OPSD 1109.011 AND OPSS 442.
- TRACER WIRE TO BE INSTALLED ALONG ALL NEW WATERMANS. TRACER WIRE IS TO BE CONTINUOUS (UNSPliced) AND SHALL BE SECURED TO THE PIPE USING FIBERGLASS TAPE OR PLASTIC TIE WRAPS, AND FASTENED TO A BOLT ON VALVES IN VALVE BOXES.
- CONNECTION TO THE EXISTING 150mm WATER SERVICE SHALL BE COORDINATED WITH THE ENGINEER AND THE MUNICIPALITY. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS AND EQUIPMENT REQUIRED TO MAKE THE CONNECTION. AT NO TIME SHALL THE CONTRACTOR OPERATE VALVES WITHIN THE MUNICIPALITY DISTRIBUTION SYSTEM. THIS FUNCTION SHALL BE CARRIED OUT BY THE MUNICIPALITY ONLY. ALL FEES CHARGED BY THE MUNICIPALITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO BACKFILL WITH SUITABLE NATIVE MATERIAL SIMILAR TO ADJACENT GROUND UP TO THE SUB-BASE GRANULAR FILL. BACKFILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 200mm AND COMPACTED ACCORDING TO OPSS E01 AND APPROVED BY THE GEOTECHNICAL CONSULTANT.

EXISTING	LEGEND-PLAN	PROPOSED
150 WM	WATER MAIN	150 WM
300 STM	LAND DRAINAGE SEWER	300 STM
250 SAN	WASTE WATER SEWER	250 SAN
G	GAS	
PO	POWER OVERHEAD HYDRO	
	CURB	
	EDGE OF PAVEMENT	
	CULVERT	
	PROPERTY LINE	
	WOODEN FENCE	
59.367	GROUND ELEVATION	(00.00)
(00.00)	ROAD ELEVATION	(00.00)
(00.00)	LOT ELEVATION	(00.00)
(00.00)	DITCH/SWALE ELEVATION	(00.00)
	FLOW DIRECTION	
	SWALE FLOW DIRECTION	
	DOWNSPOUT	D.S.
	HYDRO POLE	
	PLUG	
	VALVE	
	HYDRANT	
	MANHOLE	
	CATCHMENT BOUNDARY	
	TOPSOIL AND SOD	
	CONCRETE	
	HEAVY DUTY ASPHALT	
	LIGHT DUTY ASPHALT	

METRIC

WHOLE NUMBERS INDICATE MILLIMETRES
DECIMALIZED NUMBERS INDICATE METRES

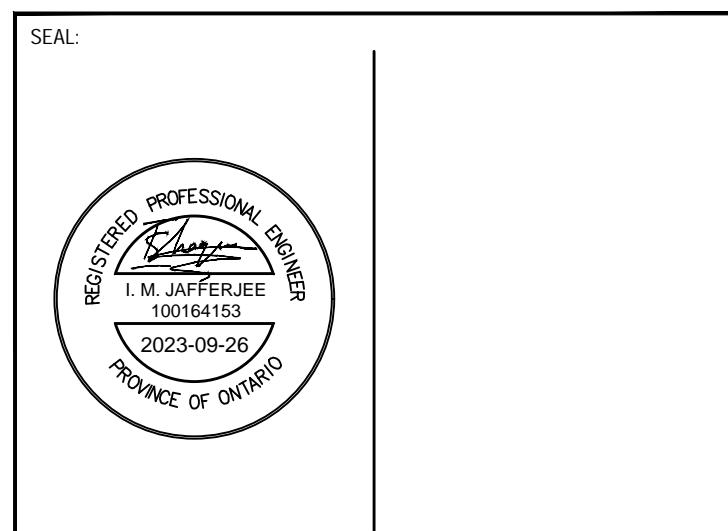
BENCHMARK (B.M.)
SOUTHWEST CORNER, SOUTHEAST CORNER AND ON UTILITY BOX NORTH OF BUILDING.



ISSUED FOR REVIEW

REVISION:

REV	DATE	DESCRIPTION	BY
OC	2023-09-26	REVISED AS PER MUNICIPALITY COMMENTS	J.J.
OB	2023-07-14	REVISED AS PER MUNICIPALITY COMMENTS	J.J.
OA	2023-03-27	ISSUED FOR SPA	J.J.



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DESIGNED BY: J.J.	
ASSISTED BY: --	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DRAWN BY: L.T.	
MODIFIED BY: J.J.	
APPROVED BY: --	
DISCIPLINE: CIVIL	

WSP Canada Inc.
2611 Queensview Drive, Suite 300 Ottawa, Ontario K2B 8K2
T 613-829-2800 | www.wsp.com

PROJECT NUMBER: 221-06853-00

CLIENT: ELM DEVELOPMENTS

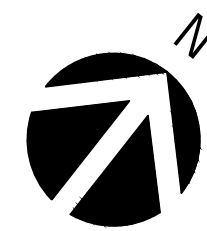
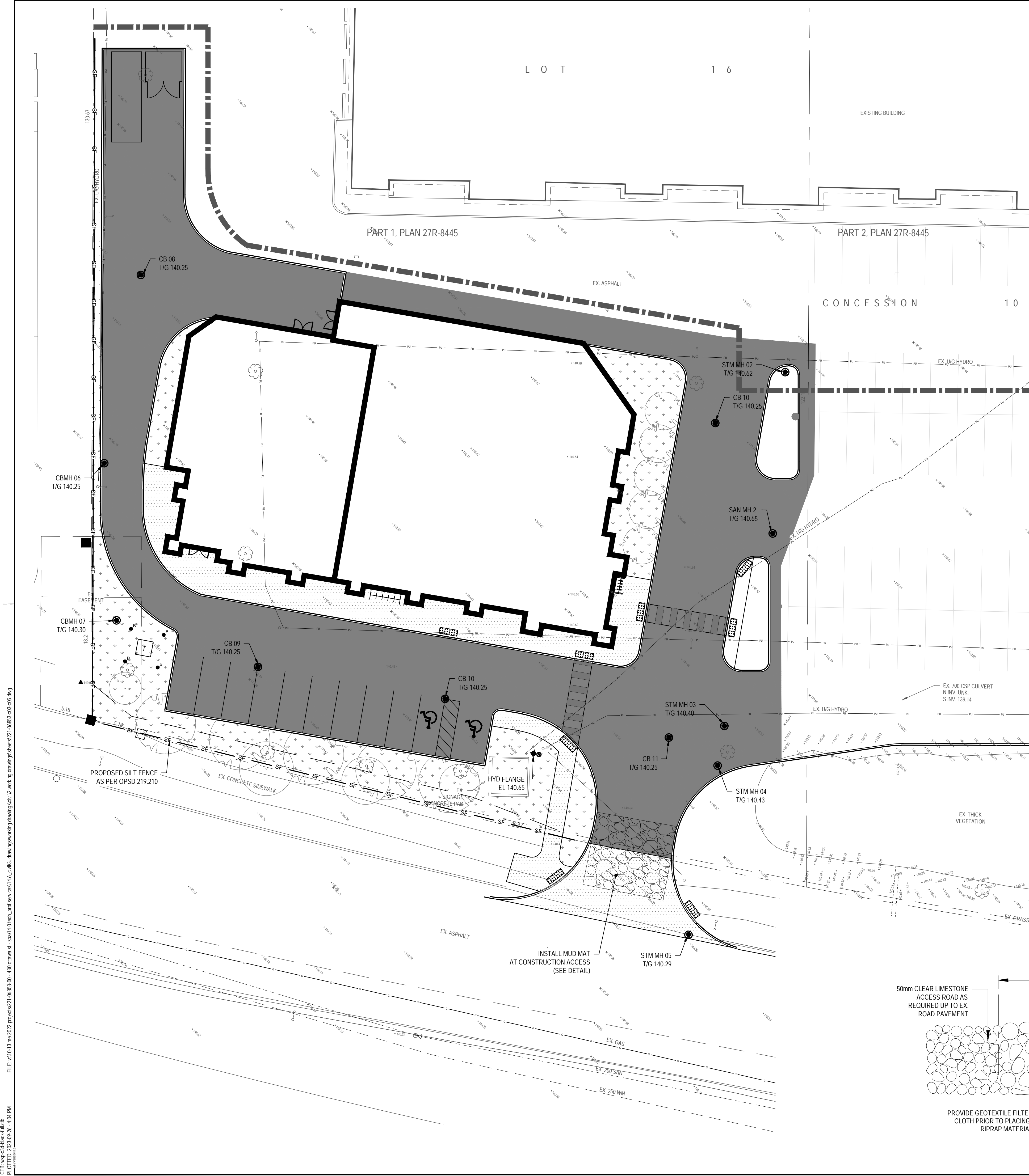
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PROJECT: 430 OTTAWA STREET
ALMONTE, ONTARIO

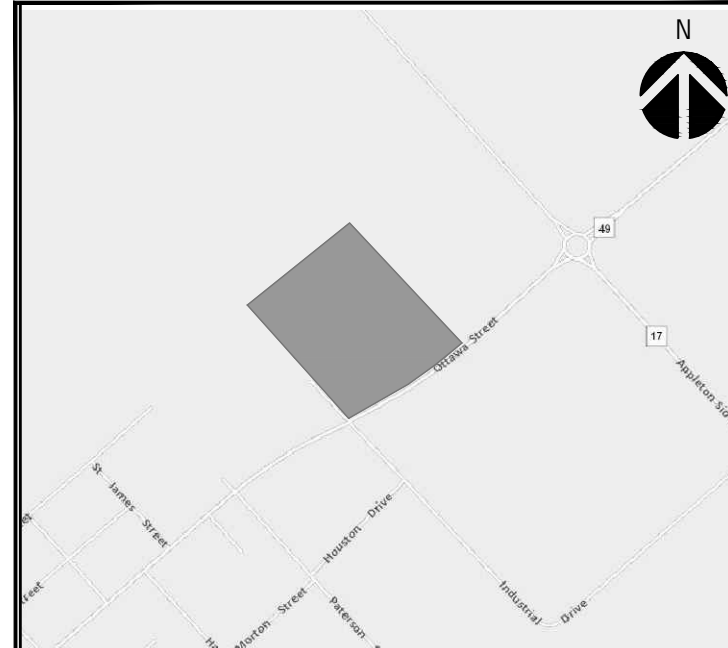
TITLE: PHASE 1
LOT SERVICING PLAN

DRAWING NUMBER: C04	REV: OC
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- NOTES: EROSION AND SEDIMENT CONTROL**
- ** CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. **
- PRIOR TO START OF CONSTRUCTION:
 - INSTALL SILT FENCE IN LOCATION SHOWN ON DWG C05.
 - INSTALL FILTER FABRIC OR SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE (SEE TYPICAL DETAIL).
 - INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
 - DURING CONSTRUCTION:
 - MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
 - PERIMETER VEGETATION TO REMAIN IN PLACE UNTIL PERMANENT STORM WATER MANAGEMENT IS IN PLACE. OTHERWISE, IMMEDIATELY INSTALL SILT FENCE WHEN THE EXISTING SITE IS DISTURBED AT THE PERIMETER.
 - PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER. TIE-IN TEMPORARY SWALE TO EXISTING CB'S AS REQUIRED.
 - PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
 - INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
 - DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
 - EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES.
 - DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDING IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
 - CONTROL WIND-BLOWN DUST OFF SITE BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED AND TO THE SATISFACTION OF THE ENGINEER).
 - NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
 - CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
 - DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
 - ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
 - TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJACENT PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
 - ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
 - THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

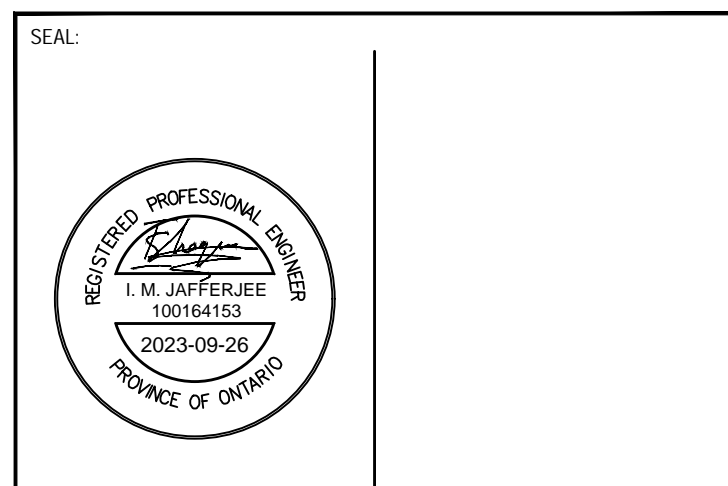


KEY PLAN

ISSUED FOR REVIEW

REVISION:

REV	DATE	DESCRIPTION	BY
01	2023-09-26	REVISED AS PER MUNICIPALITY COMMENTS	J.J.
02	2023-07-14	REVISED AS PER MUNICIPALITY COMMENTS	J.J.
03	2023-03-27	ISSUED FOR SPA	J.J.



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APPROVED BY: J.J.	

DISCIPLINE: CIVIL

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PROJECT NUMBER: 221-06853-00

CLIENT: ELM DEVELOPMENTS

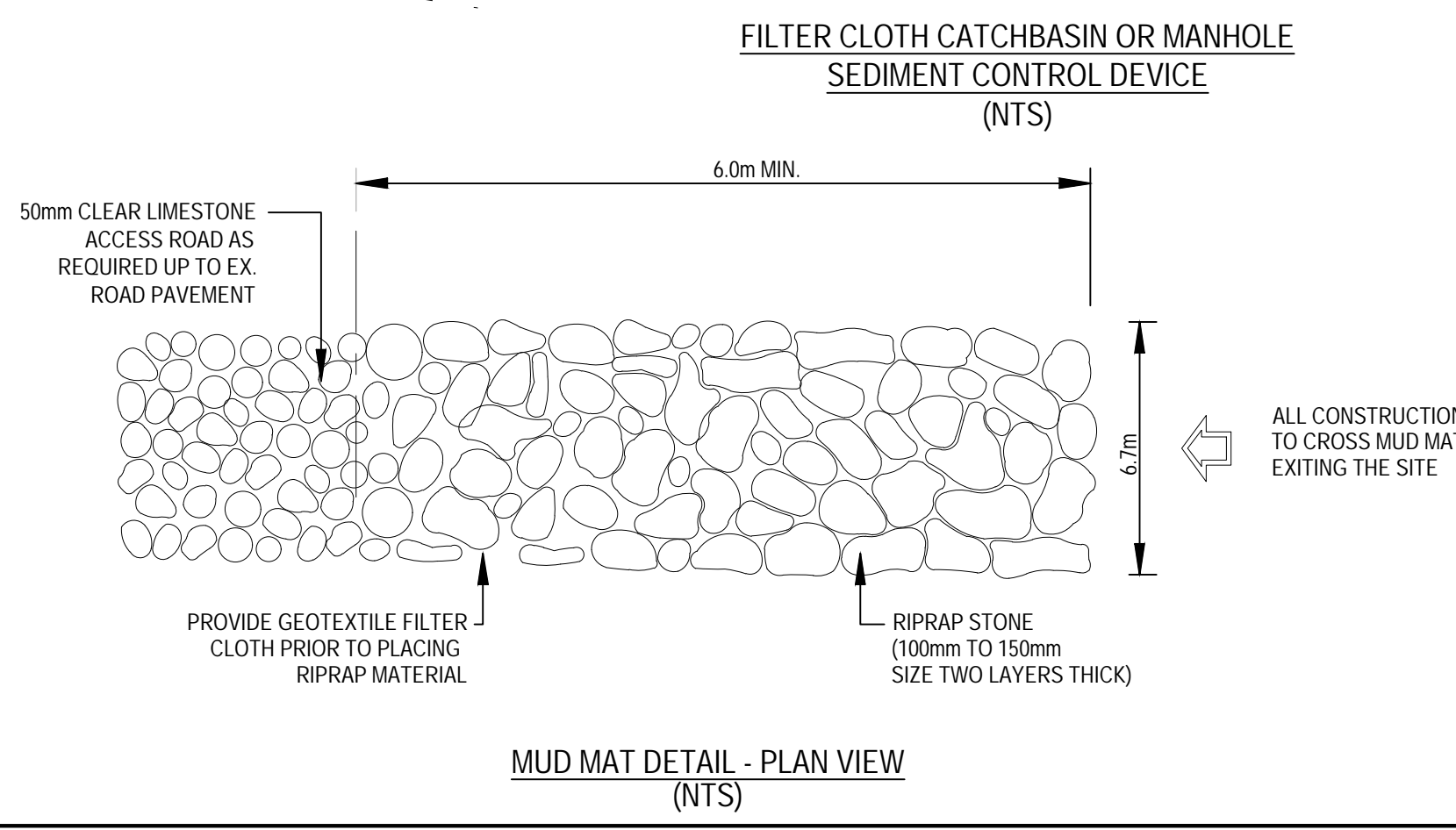
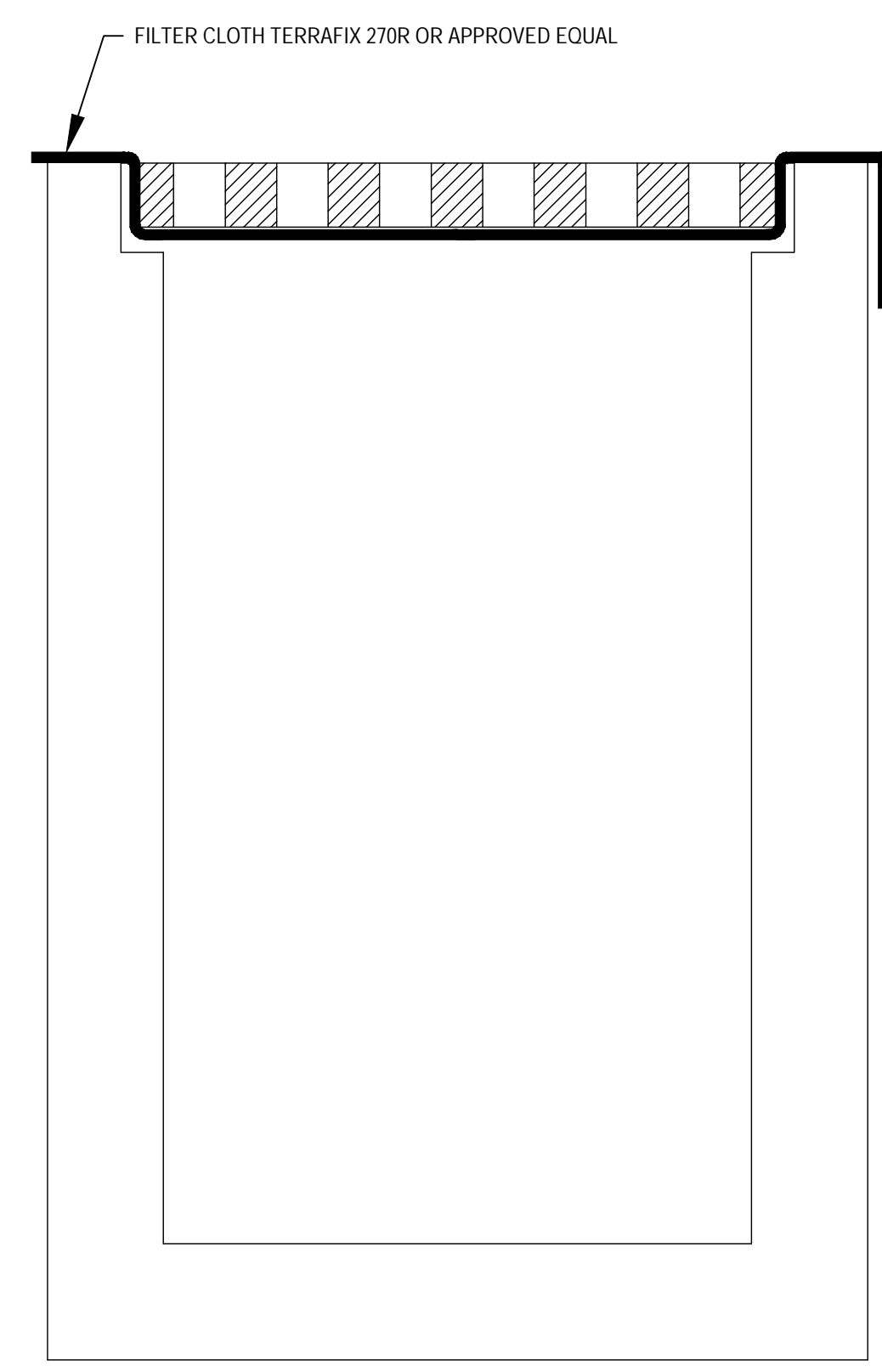
CLIENT REF. #: --

PROJECT: 430 OTTAWA STREET OTTAWA, ONTARIO

TITLE: EROSION AND SEDIMENT CONTROL PLAN

DRAWING NUMBER: C05

REV: 0C



METRIC

WHOLE NUMBERS INDICATE MILLIMETRES
DECIMAL NUMBERS INDICATE METRES

BENCHMARK (B.M.)
SOUTHWEST CORNER, SOUTHEAST CORNER AND ON UTILITY BOX NORTH OF BUILDING.

EXISTING	LEGEND-PLAN	PROPOSED
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HO	POWER OVERHEAD HYDRO	
	CURB	
	EDGE OF PAVEMENT	
	CULVERT	
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59.367	GROUND ELEVATION	
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	DOWNSPOUT	D.S.
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	PLUG	
	VALVE	
	HYDRANT	
	MANHOLE	
	CATCHMENT BOUNDARY	
	TOPSOIL AND SOD	
	CONCRETE	
	HEAVY DUTY ASPHALT	
	LIGHT DUTY ASPHALT	
	SILT FENCE	SF
	MUD MAT	
	FILTER CLOTH	

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