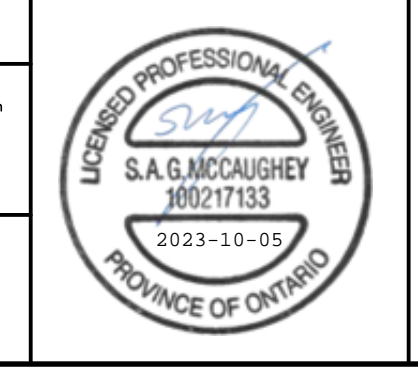
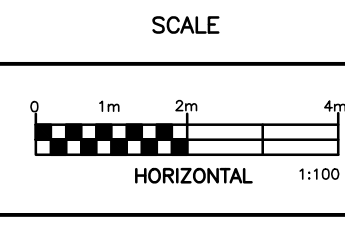


NOT FOR CONSTRUCTION

NOTES
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
 PROPERTY BOUNDARIES ARE DERIVED FROM PLAN OF SURVEY LOTS 1 & 2 AND PART OF LOT 17, BLOCK 31, COMPILED PLAN 67, CITY OF BROCKVILLE, BY HOPKINS CHITTY LAND SURVEYORS INC. SEALED AUGUST 31, 2023. ELEVATIONS ARE REFERRED TO A SITE BENCHMARK AT THE TOP OF A CONCRETE PIN (WBC) ALONG THE SOUTHEASTERLY LIMIT OF LOT 5, BLOCK 31 WITH ELEVATION 86.645m (COVD28)

NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR SPA	06/10/23	CC



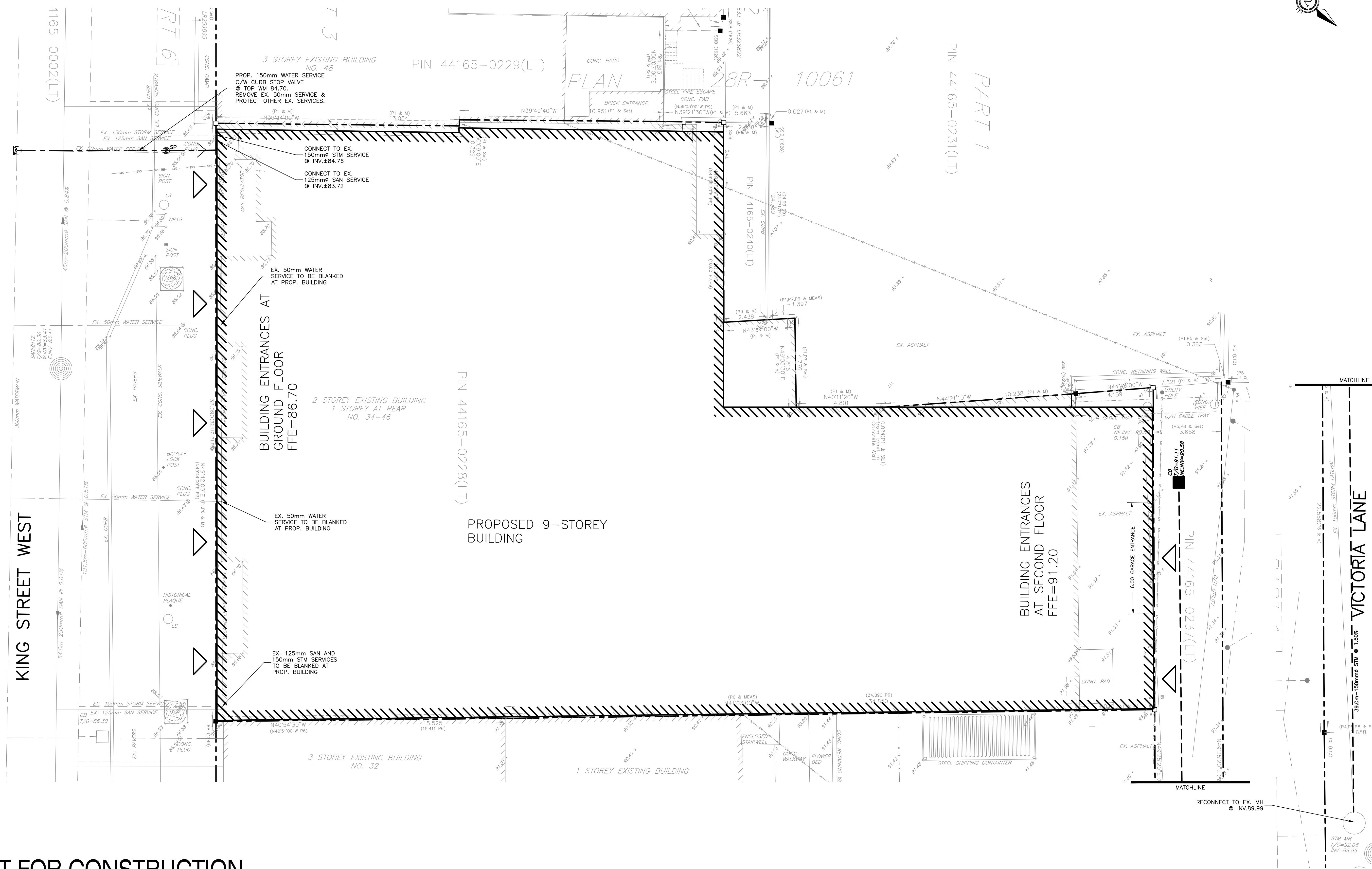
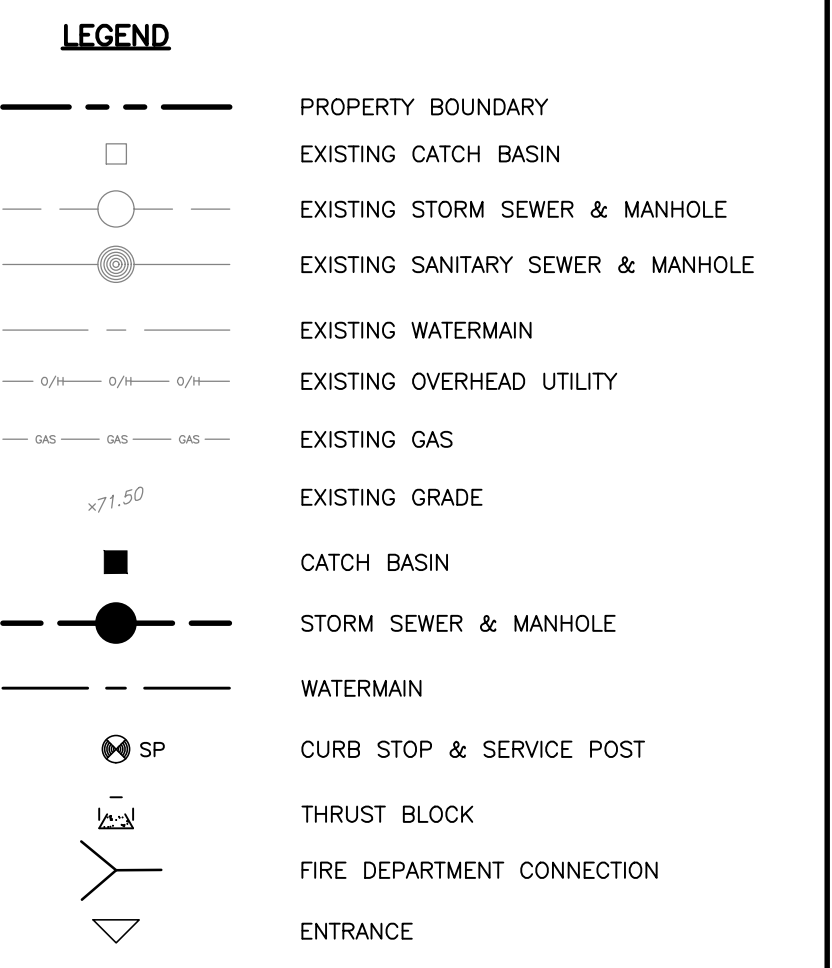
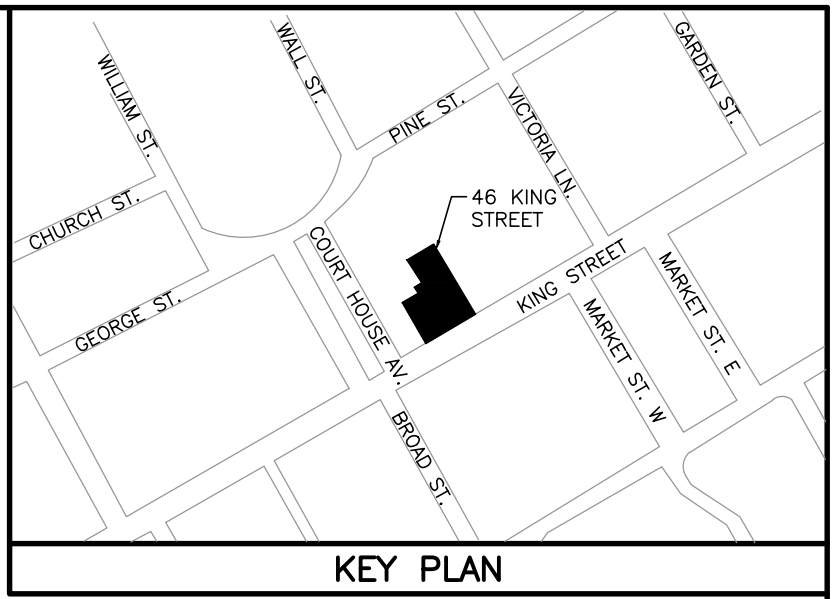
Robinson Land Development
 350 Palladium Drive
 Ottawa, ON K2V 1A8
 (613) 592-6060 rcii.com

DESIGN	SM
CHECKED	CC
DRAWN	LR
CHECKED	SM
APPROVED	CC

CABER DEVELOPMENTS
46 KING STREET WEST
CITY OF BROCKVILLE

EXISTING CONDITIONS AND REMOVALS PLAN

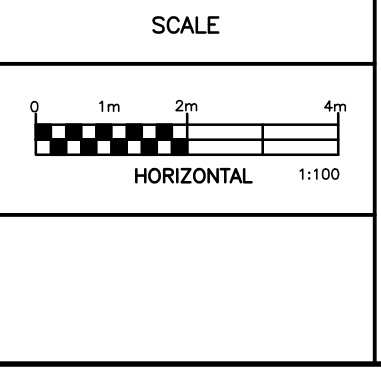
PROJECT No.	23062
SURVEY	HCLS
DATED	OCT 2023
DWG. No.	R1



NOT FOR CONSTRUCTION

NOTES
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
 PROPERTY BOUNDARIES ARE DERIVED FROM PLAN OF SURVEY LOTS 1 & 2 AND PART OF LOT 17, BLOCK 31, COMPILED PLAN 67, CITY OF BROCKVILLE, BY HOPKINS CHITTY LAND SURVEYORS INC. SEALED AUGUST 31, 2023. ELEVATIONS ARE REFERRED TO A SITE BENCHMARK AT THE TOP OF A CONCRETE PIN (WBC) ALONG THE SOUTHEASTERLY LIMIT OF LOT 5, BLOCK 31 WITH ELEVATION 86.645m (COVD28)

NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR SPA	06/10/23	CC



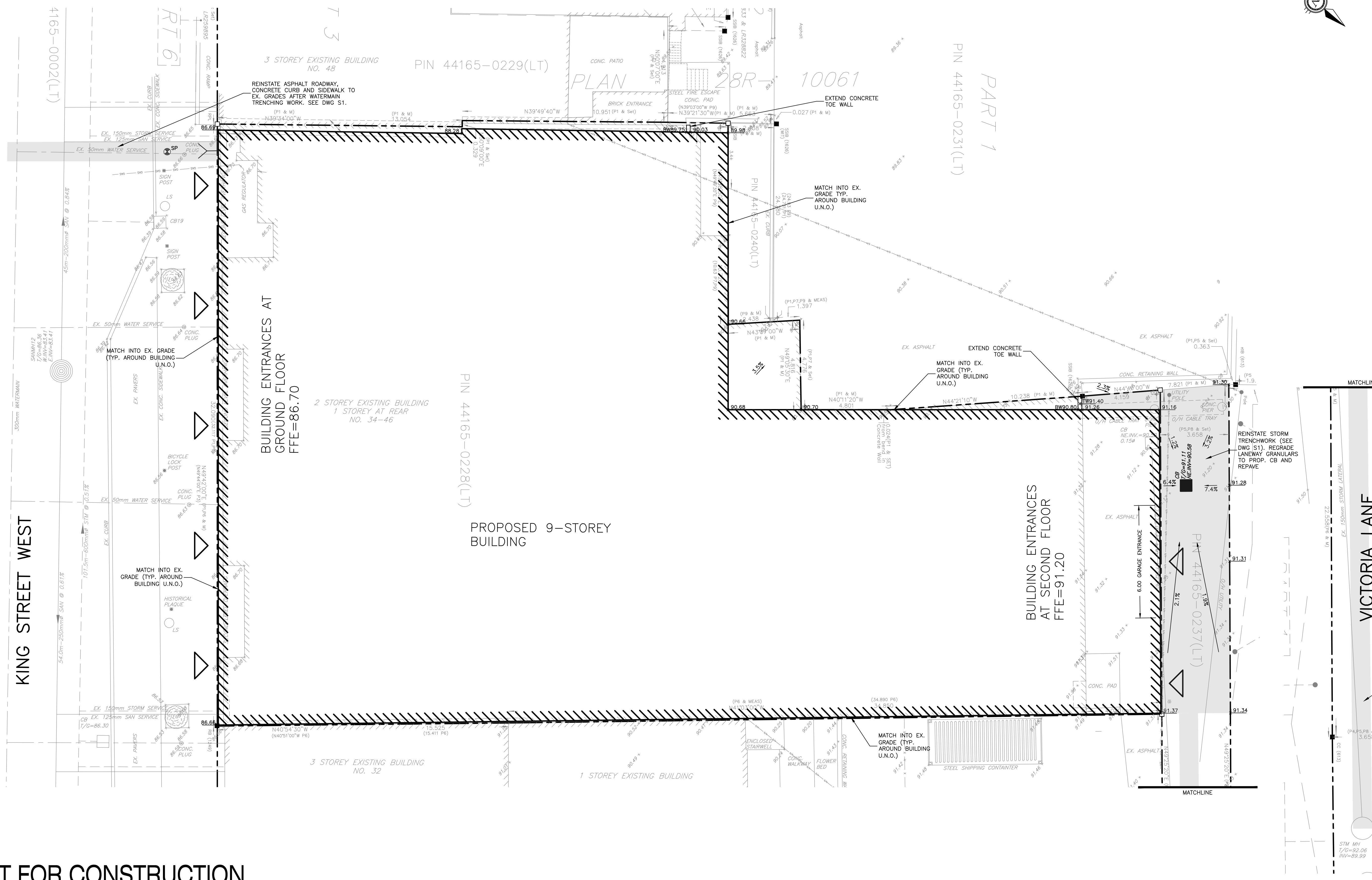
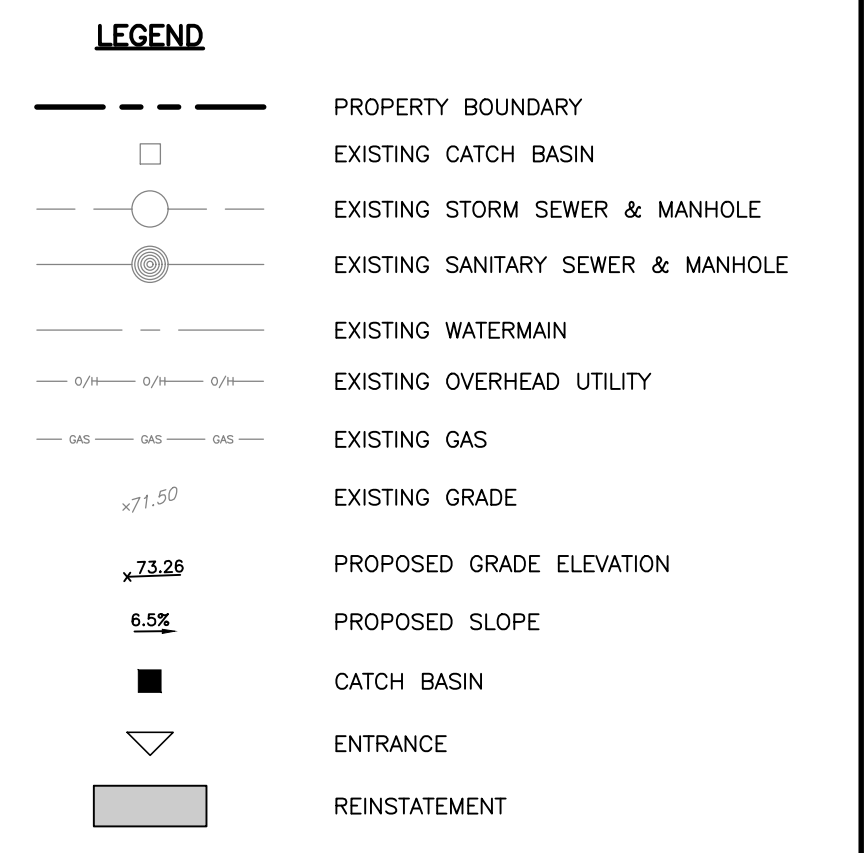
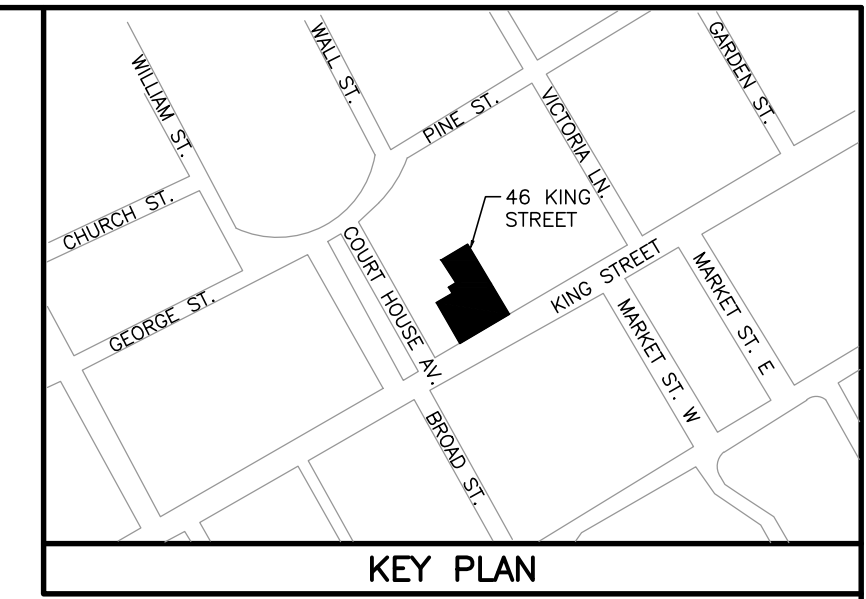
Robinson Land Development
 350 Palladium Drive
 Ottawa, ON K2V 1A8
 (613) 592-6060 rcii.com

DESIGN	SM
CHECKED	CC
DRAWN	LR
CHECKED	SM
APPROVED	CC

CABER DEVELOPMENTS
46 KING STREET WEST
CITY OF BROCKVILLE

SERVICING PLAN

PROJECT No.	23062
SURVEY	HCLS
DATED	OCT 2023
DWG. No.	S1



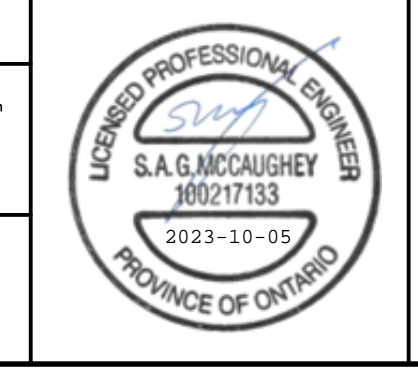
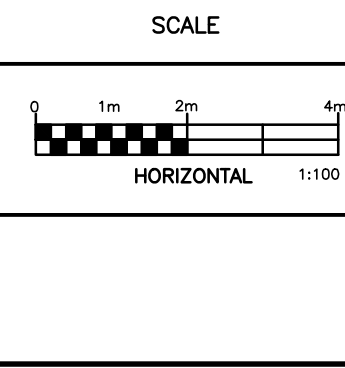
NOT FOR CONSTRUCTION

NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PROPERTY BOUNDARIES ARE DERIVED FROM PLAN OF SURVEY LOTS 1 & 2 AND PART OF LOT 17, BLOCK 31, COMPILED PLAN 67, CITY OF BROCKVILLE, BY HOPKINS CHITTY LAND SURVEYORS INC. SEALED AUGUST 31, 2023. ELEVATIONS ARE REFERRED TO A SITE BENCHMARK AT THE TOP OF A CONCRETE PIN (WBC) ALONG THE SOUTHEASTERLY LIMIT OF LOT 5, BLOCK 31 WITH ELEVATION 86.645m (COVD28)

NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR SPA	06/10/23	CC



Robinson Land Development

350 Palladium Drive
Ottawa, ON K2V 1A8
(613) 592-6060 rcii.com

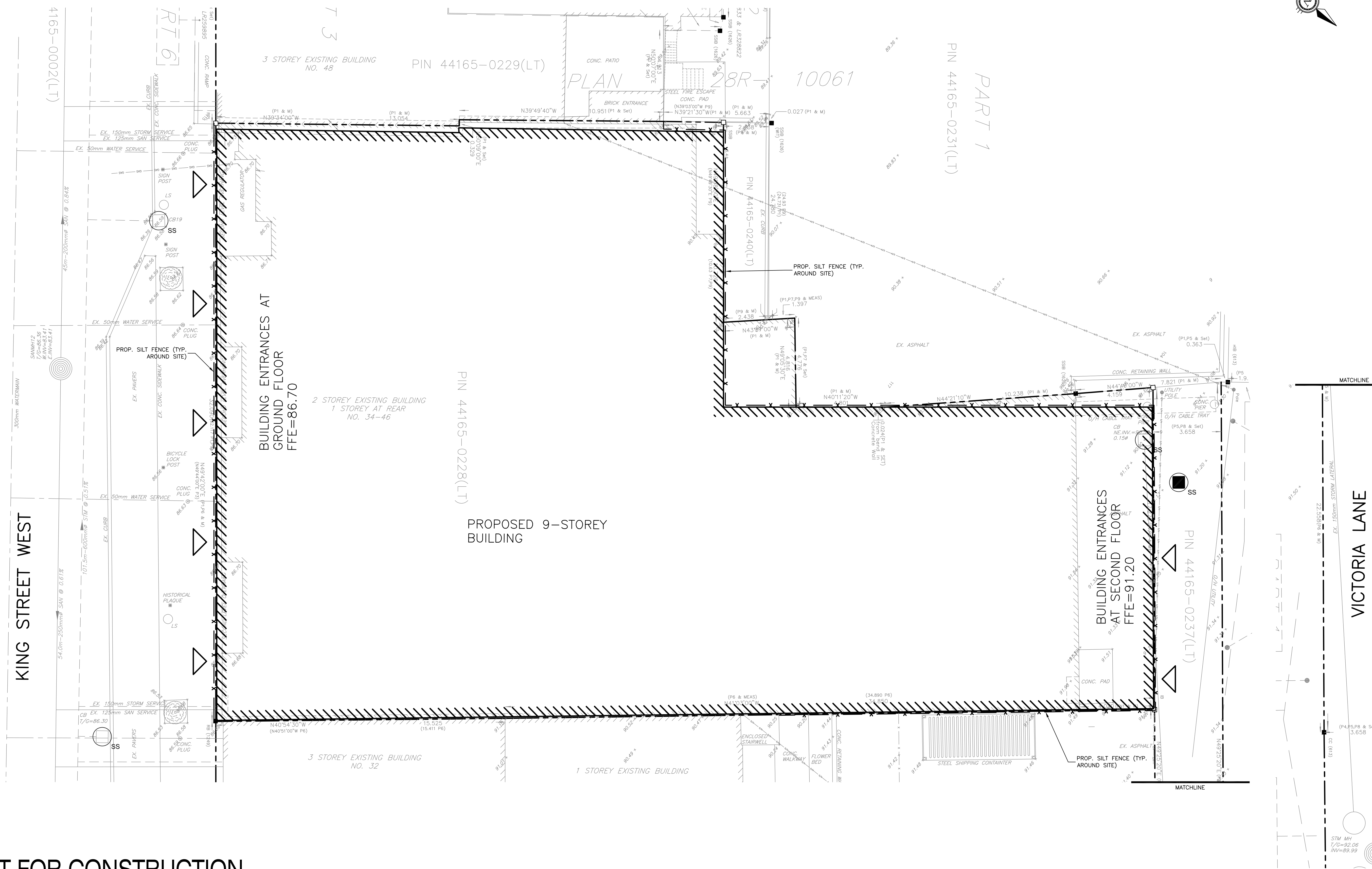
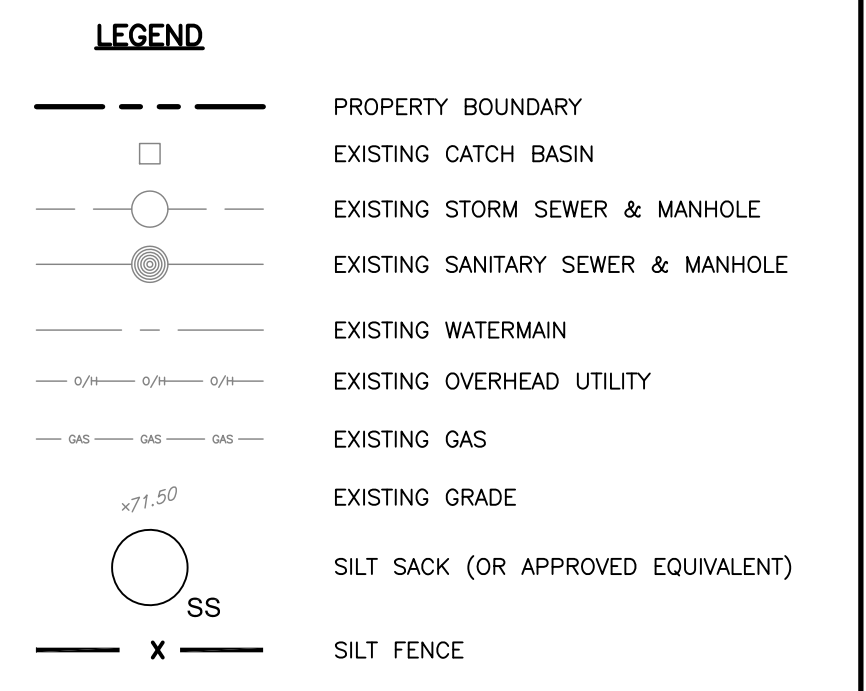
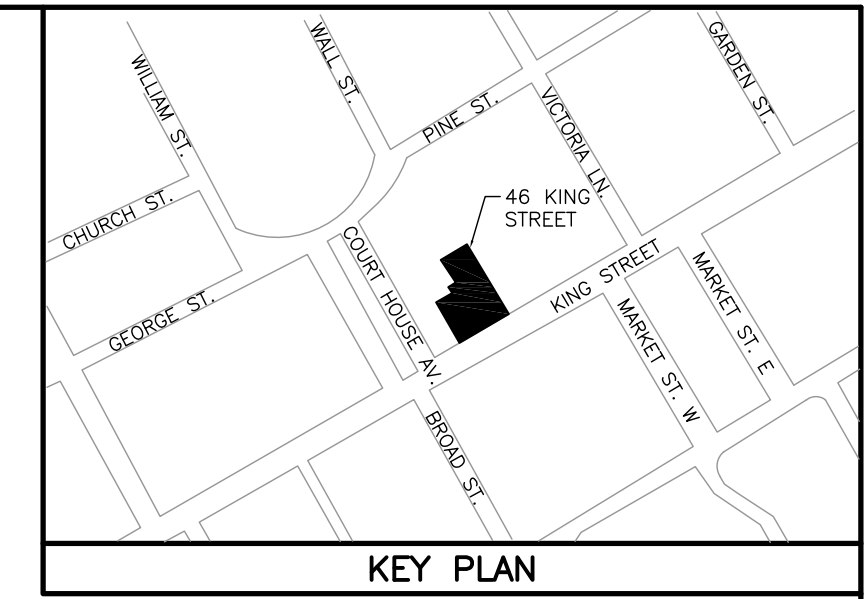
DESIGN	SM
CHECKED	CC
DRAWN	LR
CHECKED	SM
APPROVED	CC

CABER DEVELOPMENTS

**46 KING STREET WEST
CITY OF BROCKVILLE**

GRADING PLAN

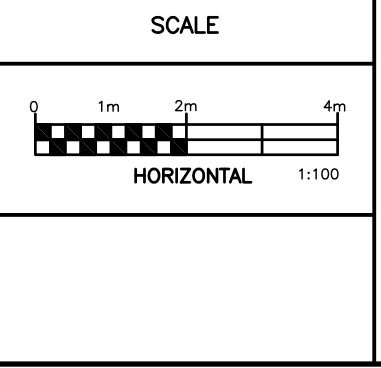
PROJECT No.	23062
SURVEY	HCLS
DATED	OCT 2023
DWG. No.	GR1



NOT FOR CONSTRUCTION

NOTES
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
 PROPERTY BOUNDARIES ARE DERIVED FROM PLAN OF SURVEY LOTS 1 & 2 AND PART OF LOT 17, BLOCK 31, COMPILED PLAN 67, CITY OF BROCKVILLE, BY HOPKINS CHITY LAND SURVEYORS INC. SEALED AUGUST 31, 2023. ELEVATIONS ARE REFERRED TO A SITE BENCHMARK AT THE TOP OF A CONCRETE PIN (WBC) ALONG THE SOUTHEASTERLY LIMIT OF LOT 5, BLOCK 31 WITH ELEVATION 86.645m (CVD28)

NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR SPA	06/10/23	CC



Robinson Land Development
 350 Palladium Drive
 Ottawa, ON K2V 1A8
 (613) 592-6060 rcil.com

DESIGN	SM
CHECKED	CC
DRAWN	LR
CHECKED	SM
APPROVED	CC

CABER DEVELOPMENTS
 46 KING STREET WEST
 CITY OF BROCKVILLE

EROSION AND SEDIMENT CONTROL PLAN

PROJECT No.	23062
SURVEY	HCLS
DATED	OCT 2023
DWG. No:	ESC1

GENERAL NOTES:

1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
3. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
4. DESIGN ELEVATIONS GIVEN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY ROBINSON LAND DEVELOPMENT.
5. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
6. RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.
8. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
9. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
10. THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
11. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
12. ALL NECESSARY CLEANING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR.
13. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE FOR DEWATERING, SUPPORT AND PROTECTION OF EXCAVATIONS AND TRENCHING AS WELL AS RELEASE OF ANY PUMPED GROUNDWATER IN A CONTROLLED AND APPROVED MANNER.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO MANAGE EXCESS SOIL IN ACCORDANCE WITH ONTARIO REGULATION 406/19.
15. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
16. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

STORM SEWERS:

1. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2 (LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1 (LATEST AMENDMENT). PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS AS PER CSA A257.3 (LATEST AMENDMENT).
2. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH OPSD 802.030 UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
3. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
4. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER OPSD 401.010. CB FRAME AND COVER PER OPSD 400.020.
5. STORM SEWER MANHOLES SERVING SEWERS LESS THAN 900mm SHALL BE CONSTRUCTED WITH A 300mm SUMP. FOR STORM SEWERS 900mm AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701.021. CB SUMPS SHALL BE 600mm.
6. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING. A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
7. ALL STORM MANHOLES SHALL BE 1200mm DIAMETER AS PER OPSD 701.010 UNLESS OTHERWISE NOTED.
8. ALL CATCH BASINS SHALL BE 600mm X 600mm AS PER OPSD 705.010 UNLESS OTHERWISE NOTED.
9. SEWERS WITH LESS THAN 1.8m COVER SHALL BE INSULATED PER OPSD 1109.030.

ROADWORK SPECIFICATIONS:

1. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS TO PROPOSED GRADES WHERE NOTED, AND EXISTING GRADES OTHERWISE.
2. TOE WALL SHALL BE IN ACCORDANCE WITH OPSD 3120.100.
3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 509.010, OPSS 310.
4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREAS.
5. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
6. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRADED IN MAXIMUM 300mm LIFTS.
7. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW-CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW ASPHALT.
8. PAVEMENT DESIGN AS PER GEOTECHNICAL RECOMMENDATIONS.

WATER SUPPLY:

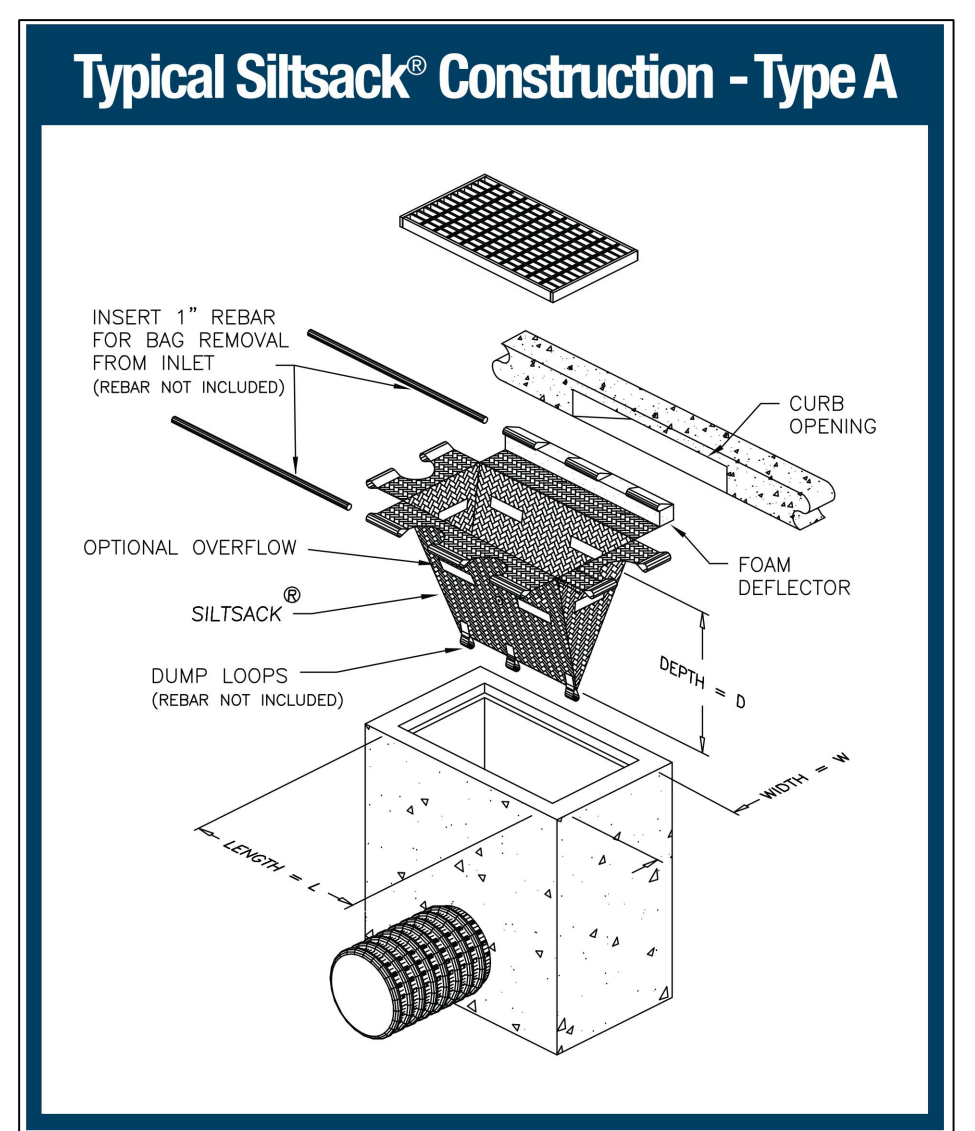
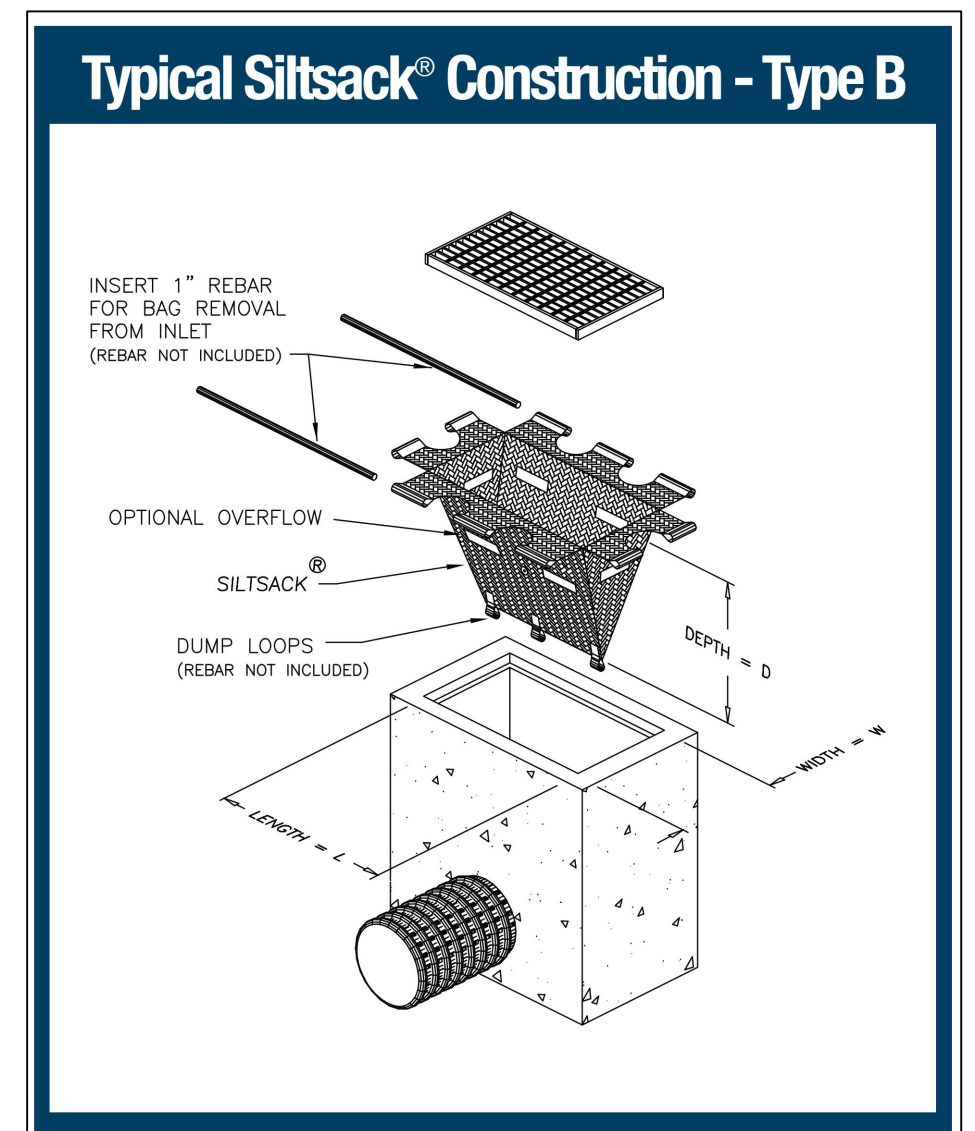
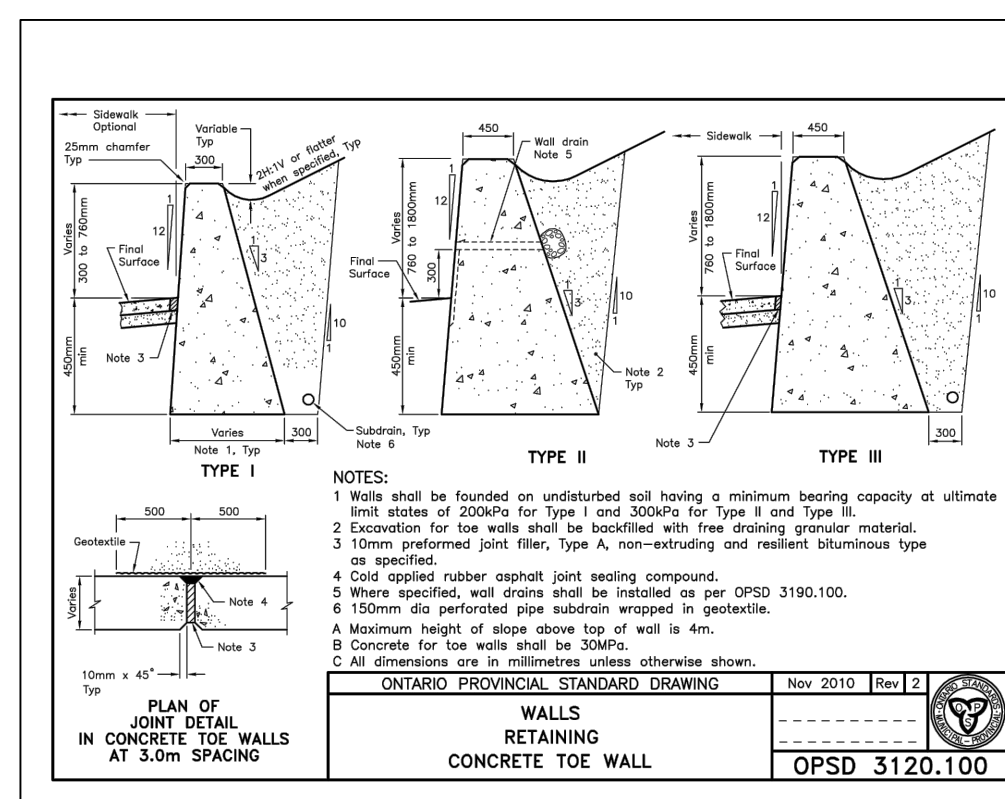
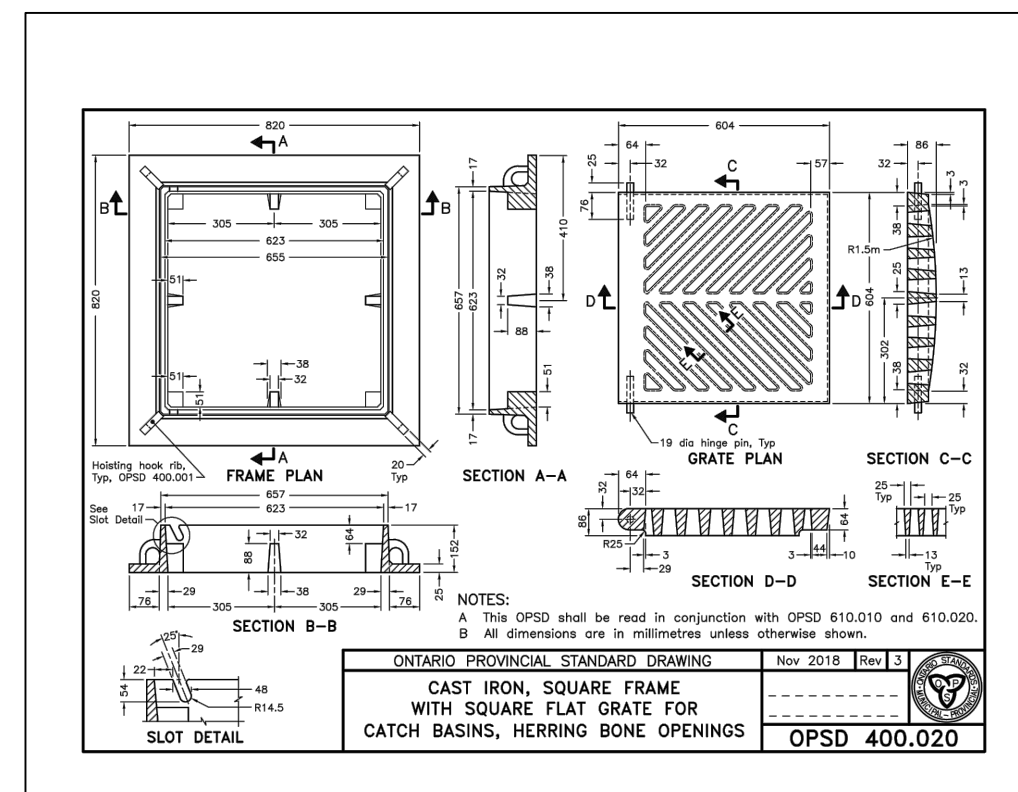
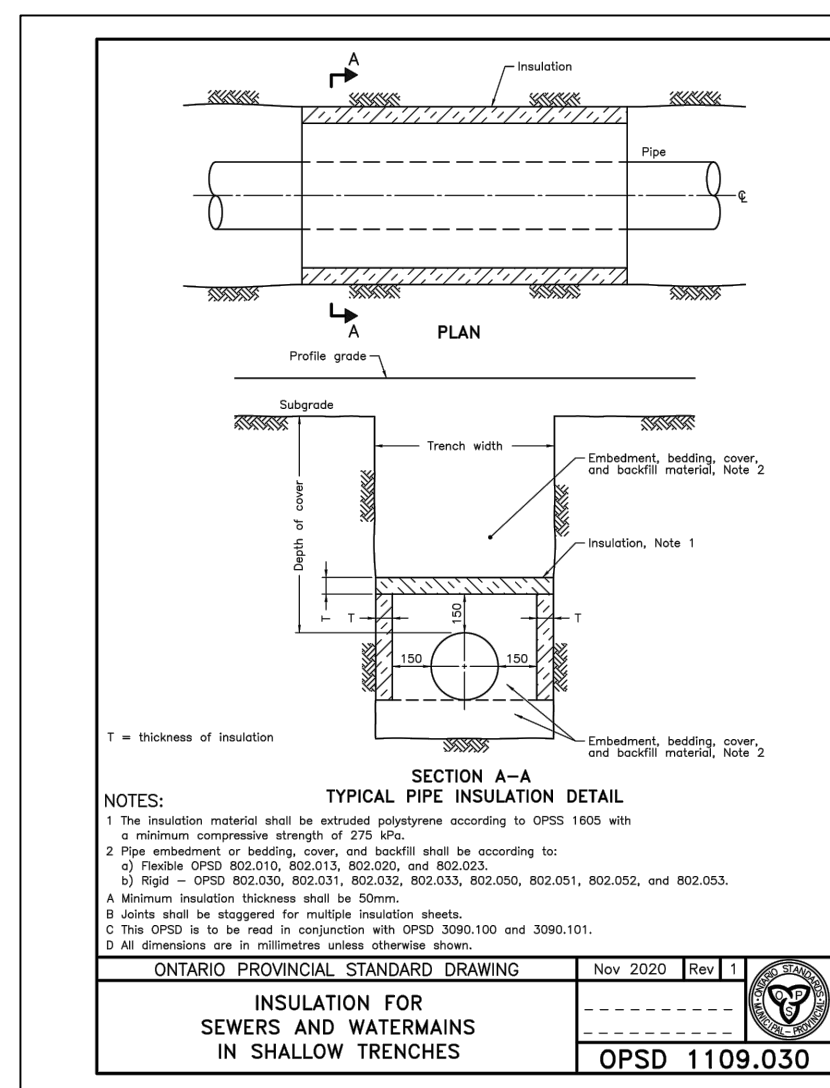
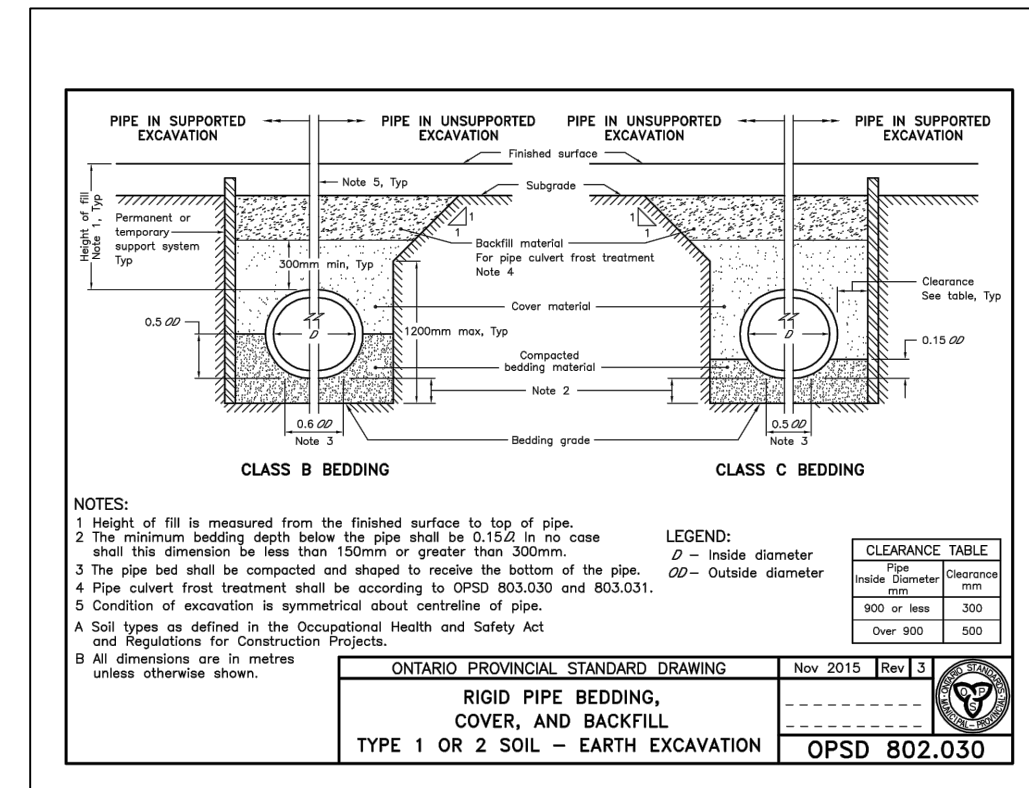
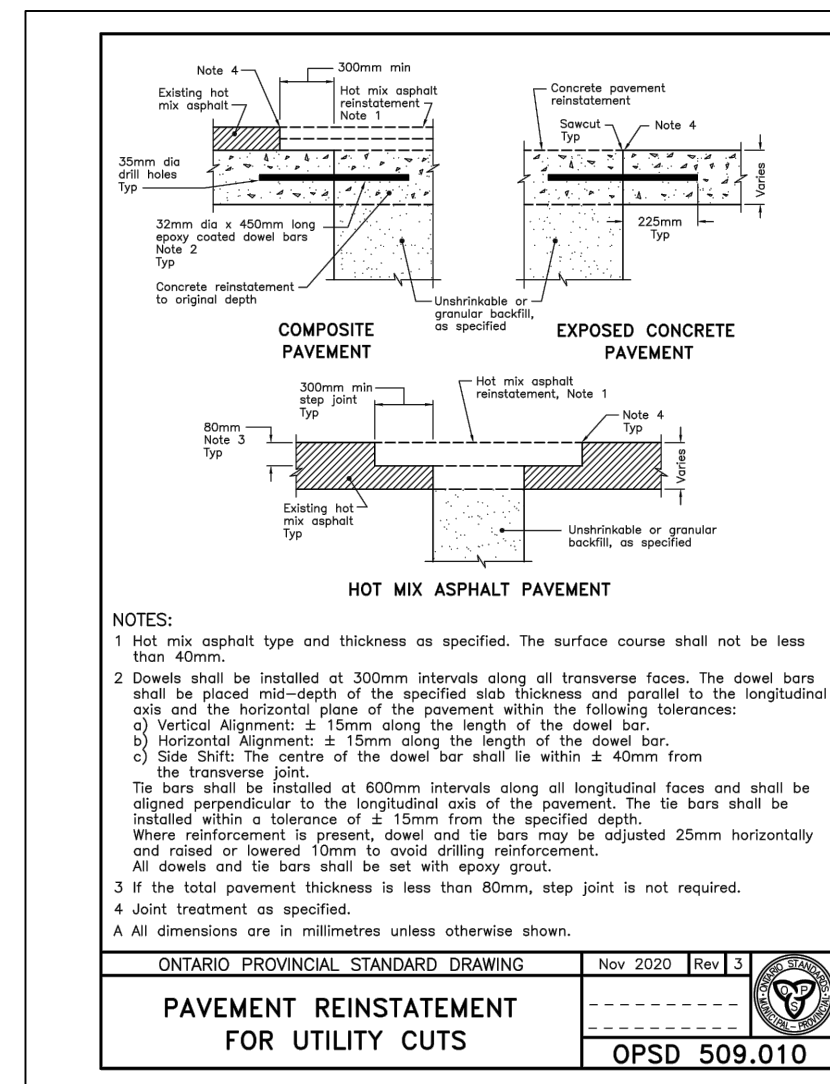
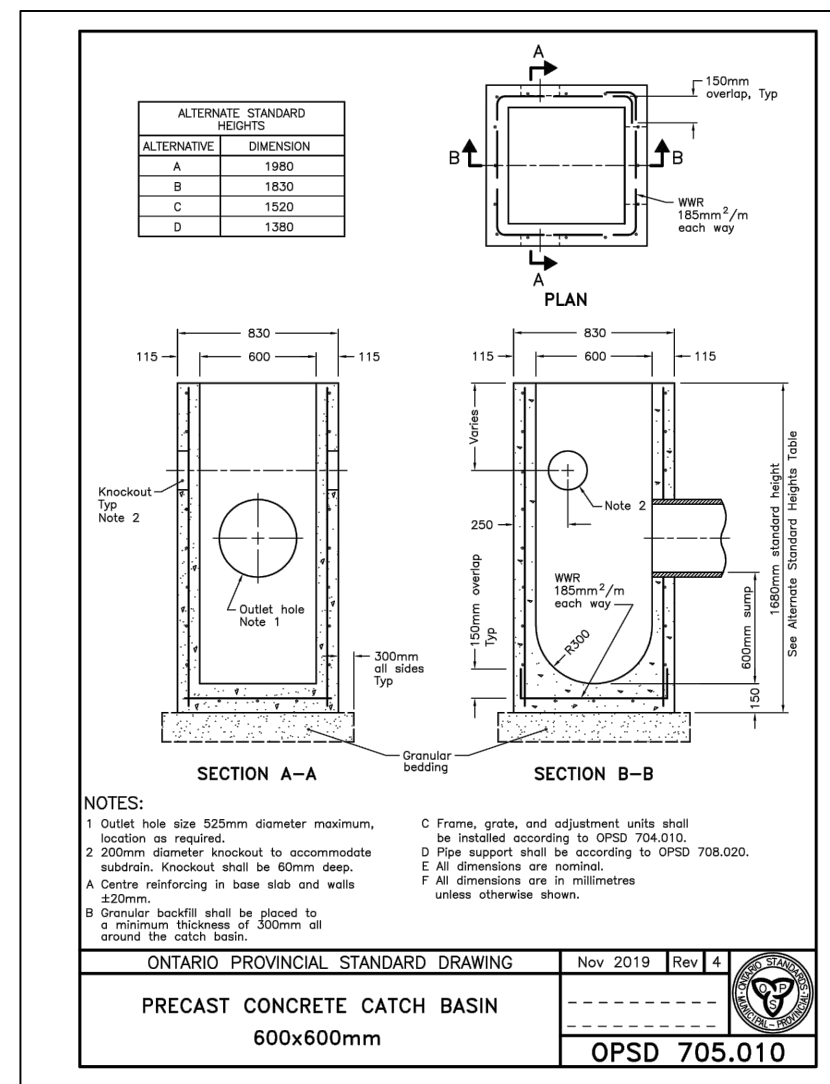
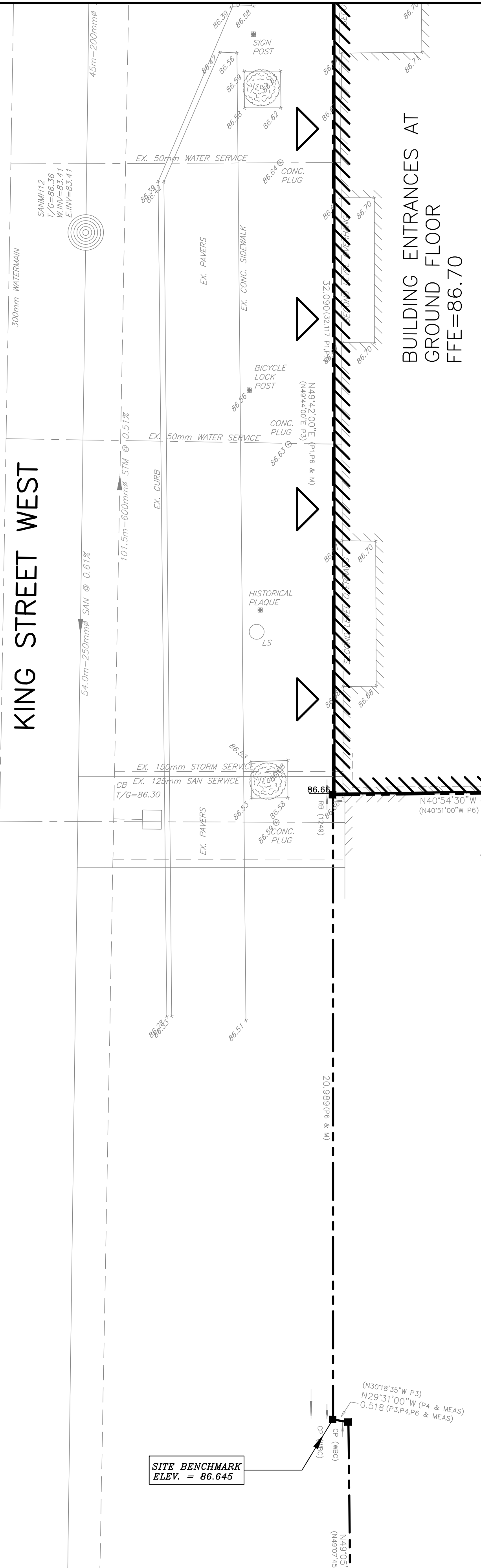
1. ALL PVC WATERMANS SHALL BE EQUAL TO AWWA C-300 CLASS 150, SDR 18, OR APPROVED EQUAL.
2. WATERMAIN SERVICE TO OPSD 1105.010. UNLESS OTHERWISE SPECIFIED, BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
3. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER OPSD 1109.011.
4. THURST BLOCKING OF WATERMAIN TO BE INSTALLED AS PER OPSD 1103.010.
5. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
6. WATERMANS WITH LESS THAN 1.8m COVER SHALL BE INSULATED PER OPSD 1109.030.
7. THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25m FOR WATERMAIN CROSSING OVER AND 0.50m FOR CROSSING UNDER. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER CONNECTION TO EXISTING WATERMAIN TO BE PERFORMED BY CITY FORCES. CONTRACTOR TO PROVIDE LABOUR, EQUIPMENT AND MATERIAL REQUIRED FOR EXCAVATION, BEDDING AND REINSTATEMENT.
8. SWABBING, DISINFECTION, AND HYDROSTATIC TESTING TO BE CONDUCTED AS PER CITY OF BROCKVILLE STANDARDS IN THE PRESENCE OF A CITY INSPECTOR AND/OR CONSULTANT.

EROSION & SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE ULTIMATE 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 AGENCIES.
2. LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED IN ALL DISTURBED AREAS. RE-VEGETATE DISTURBED AREAS AS SOON AS POSSIBLE.
4. STOCKPILE SOIL AWAY (15 METRES OR GREATER) FROM WATERCOURSES, DRAINAGE FEATURES AND TOP OF STEEP SLOPES.
5. SILT SACKS ARE TO BE PLACED UNDERNEATH THE FRAME AND COVER OF ALL PROPOSED AND EXISTING CATCH BASIN AND OPEN COVER STORM MANHOLES UNTIL CONSTRUCTION IS COMPLETED.
6. A SILT FENCE BARRIER SHALL BE INSTALLED AS PER OPSD 219.110 WHERE INDICATED AND MAINTAINED AS REQUIRED.
7. INSTALL MUD MATS AT ALL CONSTRUCTION ENTRANCES.
8. DURING ACTIVE CONSTRUCTION PERIODS, VISUAL INSPECTIONS SHALL BE UNDERTAKEN ON A WEEKLY BASIS AND AFTER MAJOR STORM EVENTS (>25mm rain in 24 HOUR PERIOD) ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY.
9. EROSION AND SEDIMENT CONTROL BARRIERS SHALL ALSO BE ASSESSED (AND REPAIRED AS REQUIRED) FOLLOWING SIGNIFICANT SNOWMELT EVENTS.
10. VISUAL INSPECTIONS SHALL ALSO BE UNDERTAKEN IN ANTICIPATION OF LARGE STORM EVENTS (OR A SERIES OF RAINFALL AND/OR SNOWMELT DAYS) THAT COULD POTENTIALLY YIELD SIGNIFICANT RUNOFF VOLUMES.
11. CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION OPERATIONS.
12. IN SOME CASES, BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS SHALL BE REINSTATEMENT IMMEDIATELY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.
13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED AS REQUIRED AS THE SITE BECOMES DEVELOPED.
14. SEDIMENT CONTROL DEVICES SHALL BE CLEANED OF ACCUMULATED SEDIMENTATION AS REQUIRED AND REPLACED AS NECESSARY.
15. DURING THE COURSE OF CONSTRUCTION, IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES, AS REQUIRED, TO THE SATISFACTION OF THE ENGINEER.
16. CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS ARE TO COMPLY WITH OPSS 805.

KING STREET WEST

BUILDING ENTRANCES AT GROUND FLOOR FFE=86.70



NOT FOR CONSTRUCTION

NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR SPA	06/10/23	CC

DESIGN	SM
CHECKED	CC
DRAWN	LR
CHECKED	SM
APPROVED	CC

SCALE
0 1m 2m 4m
HORIZONTAL 1:100

Robinson Land Development
350 Palladium Drive
Ottawa, ON K2V 1A8
(613) 592-6060 rcil.com

CABER DEVELOPMENTS
46 KING STREET WEST
CITY OF BROCKVILLE

PROJECT No.	23062
SURVEY	HCLS
DATED	OCT 2023
DWG. No.	N1

