

**GRADING AND SERVICES NOTES**

- ALL DIMENSIONS AND ELEVATIONS ARE METRIC, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS AND DESIGN ELEVATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER OR ARCHITECT WHERE APPLICABLE.
- THE CONTRACTOR SHALL RESTORE TO ORIGINAL OR BETTER CONDITION FOR ANY EXISTING CONDITION DISTURBED DURING THE CONSTRUCTION AT CONTRACTOR'S EXPENSE.
- CONTROL MANHOLES ARE TO BE BENCHMARKED TO THE INVERTS.
- LANDSCAPING SHALL NOT ENCROACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
- STANDARD DRAWINGS OF THE MUNICIPALITY CONSTITUTE PART OF THE PLANS OF THE CONTRACT.
- ANY CONFLICT WITH EXISTING SERVICES SHALL BE RECTIFIED AS PER MUNICIPALITY'S REQUIREMENTS.
- MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE INVERTS OF THE SEWER AND A CROWN OF A WATER MAIN SHALL COMPLY WITH THE MUNICIPAL AND LOCAL BY-LAWS AT ALL CROSSINGS.
- ALL CONCRETE CURBS FROM EXISTING ROAD CURB TO STREET LINE SHALL BE BARRIER CURB TO MUNICIPALITY STANDARDS. ALL CONCRETE CURB HEIGHTS SHALL BE 150mm ABOVE FINISHED GRADE (A.F.G.) UNLESS OTHERWISE NOTED. DRIVEWAY CURBS ARE TO BE DISCONTINUOUS AT SIDEWALKS AND TAPERED BACK MINIMUM OF 300mm OR TO THE APPROVAL OF DESIGN ENGINEER.
- ALL REQUIRED CURB CUTTING AT ENTRANCES AND CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE INSTALLED TO THE APPROVAL OF THE DESIGN ENGINEER.
- A MINIMUM CLEARANCE OF 1000mm FROM ALL ABOVE GROUND SERVICES AND UTILITIES IS REQUIRED.
- INSTALLATION OF WATER MAIN IN PRIVATE PROPERTY SHALL COMPLY WITH THE MUNICIPAL AND LOCAL BY-LAWS.
- OUTDOOR LIGHTS ARE TO BE DIRECTED DOWNWARDS AS WELL AS INWARD.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. BELL, HYDRO, GAS, OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINE MUST BE LOCATED AND VERIFIED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- ALL SANITARY SEWER, STORM SEWER, AND WATER MAIN ON PRIVATE PROPERTY ARE TO BE INSTALLED IN ACCORDANCE WITH THE PROVINCIAL BUILDING CODE.
- ALL WATER MAIN AND HYDRANT INSTALLATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST PLANS, STANDARDS, AND SPECIFICATIONS OF THE LOCAL UTILITIES COMMISSION.
- NO BLASTING IS PERMITTED ON THE MUNICIPALITY RIGHT-OF-WAY AND NEAR ANY ADJACENT BUILDING.
- THE TOP OF CONCRETE CURBS ABUTTING MUNICIPALITY'S SIDEWALKS SHALL BE KEPT LEVEL WITH THE SIDEWALKS FOR A DISTANCE OF 600mm FROM THE SIDEWALK.
- THE PROPERTY IS TO BE GRADED AND SELF-CONTAINED SO THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM THE BUILDINGS.
- THE OWNER AND/OR CONTRACTOR IS REQUIRED TO OBTAIN A "ROAD CUT PERMIT" FROM THE MUNICIPALITY BEFORE COMMENCING ANY WORK ON THE MUNICIPALITY'S ROAD ALLOWANCE.
- REGIONAL ROAD, BOULEVARD AND ENTRANCE MAKE-UP TO BE AS PER REGIONAL STD.
- OWNER TO PROVIDE MAINTENANCE PLAN FOR STORM DRAINAGE SYSTEM FOR DISCHARGE INTO REGIONAL DITCH.

**SERVICES NOTES**

- CONTACT LOCAL UTILITY AGENCIES (GAS, HYDRO & TELEPHONE) TO LOCATE THE EXISTING INCOMING SERVICES, AND USE THE SAME TO SERVE NEW INSTALLATIONS (IF APPLICABLE).
- PRIVATE WATER SUPPLY PIPES ARE DESIGNED IN ACCORDANCE TO MINISTRY OF THE ENVIRONMENT PIBS 6881e, "DESIGN GUIDELINES FOR DRINKING-WATER SYSTEMS".
- PRIVATE SEWERS ARE DESIGNED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT PIBS 6879, "DESIGN GUIDELINES FOR SEWAGE WORKS".
- CONTRACTOR TO ASSUME THEY NEED TO COME BACK TO COMPLETE THE WATER INSTALL (MULTIPLE VISITS REQUIRED) ONCE ENCLOSURE IS CONSTRUCTED.
- SITE SERVICING CONTRACTOR TO INSTALL THE SITE SERVICING LINES (WATER, SAN) TO EACH TOWNHOUSE PROPERTY LINE. PLUMBING CONTRACTOR WILL CONNECT INTO EACH UNIT.

**SANITARY**

- 1200Ø PRECAST M.H'S AS PER OPSD 701.01 c/w RELATED GRATING AS PER OPSD 401.030.
- DROP STRUCTURE IF REQUIRED AS PER MUNICIPAL STANDARDS.
- BEDDING AS PER MUNICIPAL STANDARDS.
- BENCHING AS PER OPSD 701.021.
- SANITARY PIPES TO BE PVC SDR45.

**STORM**

**SPECIFICATIONS FOR CB AND MH**

- DROP STRUCTURE IF REQUIRED AS PER OPSD 1003.010.
- 600x600 PRECAST CB AS PER OPSD 705.010 c/w RELATED GRATING AS PER OPSD 400.020. GOSS TRAP AND SUBDRAINS AS PER TOWN STANDARD.
- 1200Ø PRECAST MH AS PER OPSD 701.010 c/w RELATED GRATING AS PER OPSD 401.020 U.N.O.
- BENCHING AS PER OPSD 701.021.
- BEDDING AS PER OPSD 802.03 FOR RIGID PIPE AND OPSD 802.04 FOR FLEXIBLE PIPE.
- ADJUSTMENT UNITS AND CAPS AS PER OPSD 704.01.
- SEWER COVER-GRANULAR 'A' CONFORMING TO OPSD 802.03.
- PIPE-HDPE SDR35 UNLESS NOTED OTHERWISE.
- CB CONNECTIONS AS PER OPSD 708.03.
- ALL CB TO HAVE 3.0m -150mmØ PERFORATED SUBDRAIN IN ALL 4 DIRECTIONS AS PER MUNICIPALITY STANDARDS.
- ALL EX. STORM AND SANITARY ABANDONED SHOWN ON THE PLAN OR ENCOUNTERED DURING CONSTRUCTION ARE TO BE EXCAVATED AT THE STREET LINE AND SEALED TO TOWN STD.
- WHEN THE DEPTH OF THE COVER OVER THE PROP. SANITARY OR STORM SEWERS IS LESS THAN THE FROST DEPTH, SEWER LINES ARE TO BE INSULATED AS PER INSULATION DETAIL PROVIDED. THE INSULATION TO BE STYROFOAM BRAND H.I. TYPE IV OR EQUAL.

**WATERMAIN NOTES**

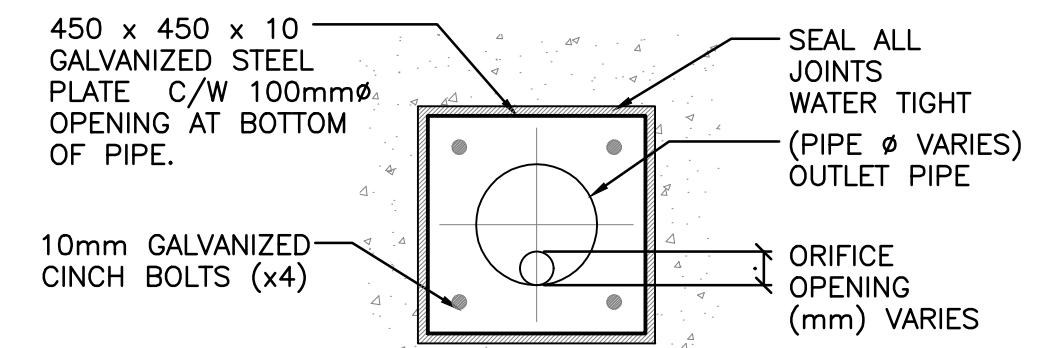
- MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE INVERTS OF THE SEWER AND A CROWN OF A WATER MAIN SHALL COMPLY WITH THE MUNICIPAL AND LOCAL BY-LAWS AT ALL CROSSINGS.
- INSTALLATION OF WATER MAIN IN PRIVATE PROPERTY SHALL COMPLY WITH THE MUNICIPAL AND LOCAL BY-LAWS.
- ALL WATER MAIN AND HYDRANT INSTALLATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST PLANS, STANDARDS, AND SPECIFICATIONS OF THE LOCAL UTILITIES COMMISSION.
- FOR HYDRANT SPECIFICATIONS REFER TO THE MUNICIPALITY OF BRIGHTON APPROVED MANUFACTURERS PRODUCT LIST. HYDRANTS ARE TO BE CENTURY 2 HOSE 12B CSA WITH 112mm PUMPER NOZZLE (33B) OR EQUIVALENT, CLOW BRIGADIER SERIES M. ALL HYDRANTS TO BE DRAINING WITH 150mm MJ BASE
- HYDRANTS SHALL BE INSTALLED ON ALL WATERMANS 150mm DIAMETER AND LARGER WITH THE FOLLOWING MAXIMUM ALLOWABLE SPACING:
  - 150m IN RESIDENTIAL AREAS, TO PROVIDE FOR A MAXIMUM HOSE LENGTH OF 75m
  - 75m IN INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL AREAS TO PROVIDE FOR A MAXIMUM HOSE LENGTH OF 37.5m.
- ALL NEW WATERMAIN CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MUNICIPALITY STANDARDS.
- WATERMAIN AND/OR WATER SERVICES TO HAVE A MINIMUM OF 1.0m HORIZONTAL SEPARATION FROM OTHER UTILITIES AS PER MUNICIPAL STANDARDS.
- WHERE WATERMAIN AND/OR WATER SERVICES CROSSES UNDER SANITARY OR STORM SEWER A MINIMUM CLEARANCE OF 0.5m SHALL BE PROVIDED.
- WATERMANS LOCATED WITHIN 1.0m OF A STORM SEWER CATCHBASIN SHALL BE PERIMETER INSULATED WITH A MINIMUM OF 50mm STYROFOAM SM, EXTENDING A MINIMUM OF 0.60m FROM THE OUTER EDGES OF THE STORM SEWER.
- BEDDING MATERIAL TO BE INSTALLED AS PER MUNICIPALITY STANDARDS
- WATER SERVICE TO HAVE MIN. 1.8m COVER AS PER MUNICIPAL STANDARDS
- PROVIDE CURB STOP FOR EACH DWELLING AS PER MUNICIPAL STANDARD
- ALL WATER INCLUDING THAT TO SUPPLY FIRE SUPPRESSION AND HYDRANTS MUST BE BULK METERED.
- NO TEE FITTING OR CONNECTIONS ARE PERMITTED PRIOR TO THE WATER METER.



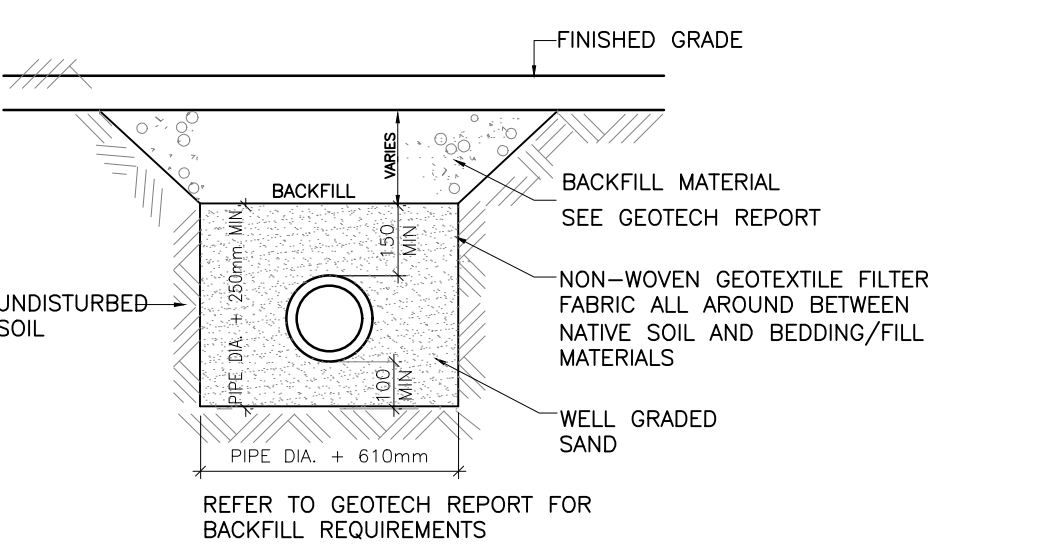
**KEY PLAN**  
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**GENERAL NOTES**

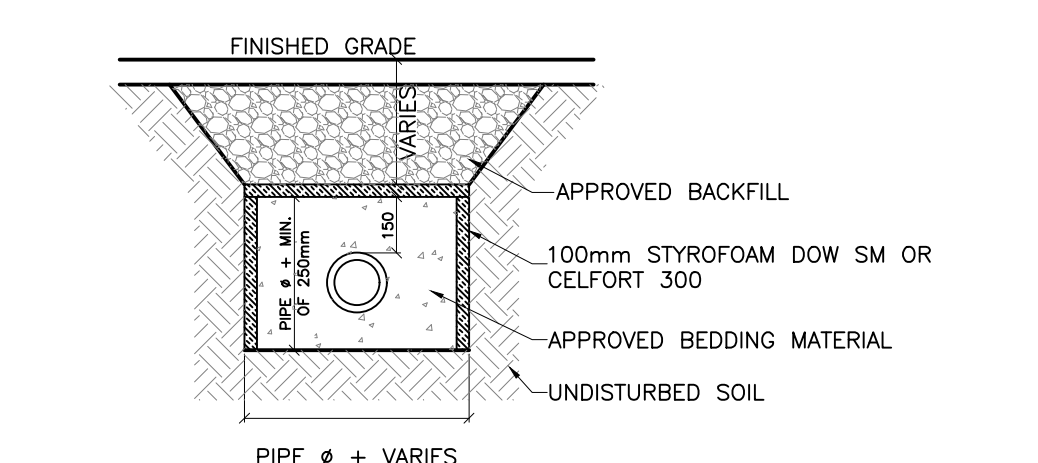
- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGN ENGINEER AS APPLICABLE.
- USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
- DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
- ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE BUILDING CODE LATEST EDITION.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
- EVERYTHING IS TO BE CONSIDERED NEW UNLESS SPECIFIED EXISTING OTHERWISE.



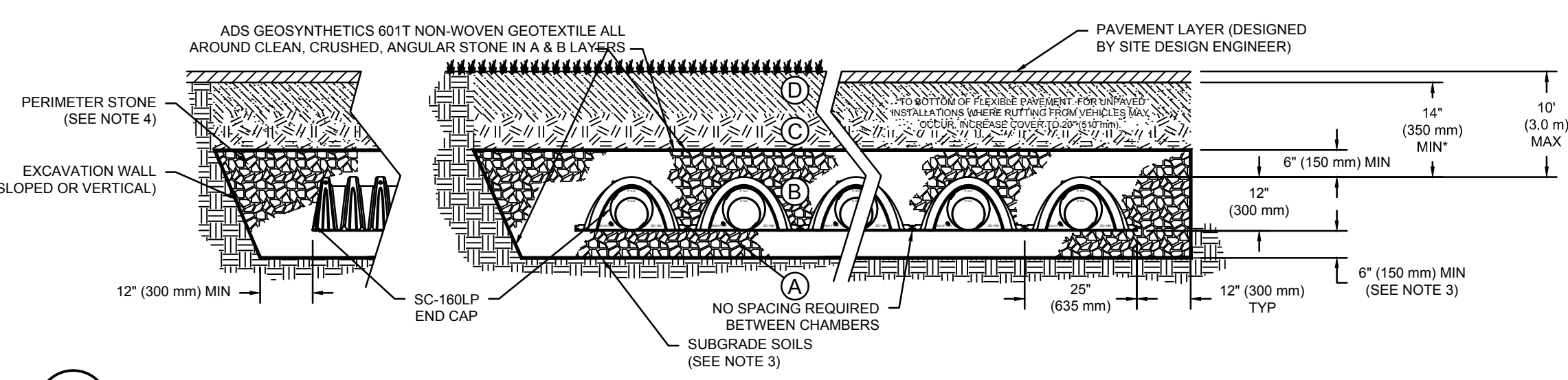
**2 ORIFICE PLATE DETAIL TYP.**  
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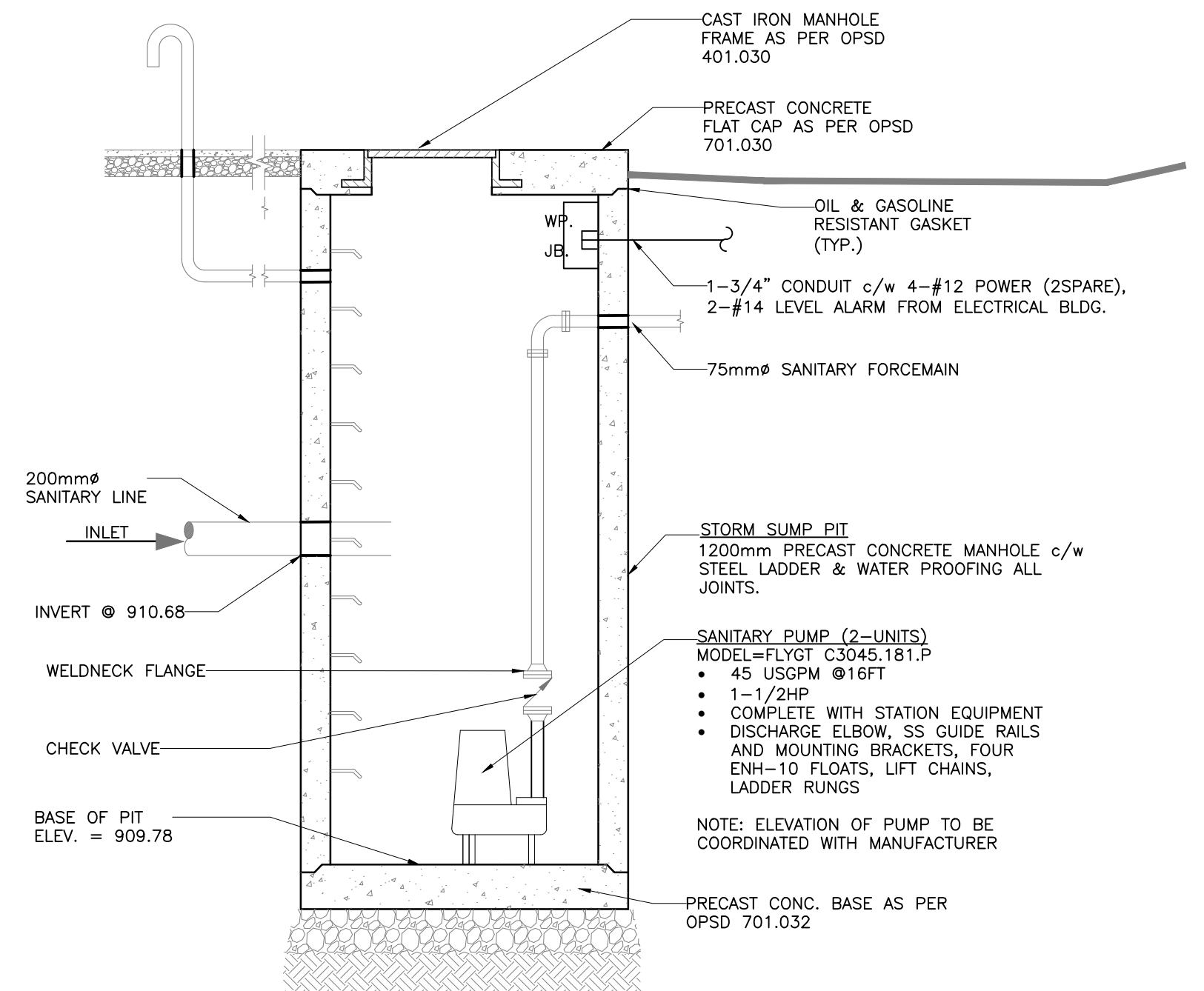
**3 TYP. PIPE BEDDING DETAIL**  
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**4 TYP. FROST PROTECTION DETAIL**  
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**5 STORMTECH SC-160LP DETAIL**  
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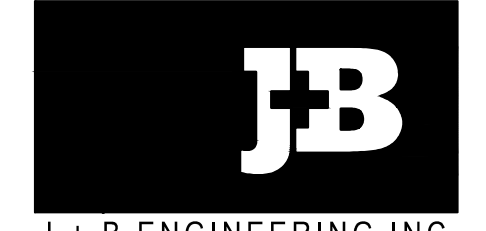


**1 TYP. SAN LIFT STATION DETAIL**  
SCALE: N.T.S.



0	27 AUG '25	ISSUED FOR SPA	BL	JS
No.	Date	Description	Drawn	Checked

**REVISIONS**



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OWNER/CLIENT:  
**TOMBA ENTERPRISE LTD.**

**NOTES AND DETAILS**

214 ONTARIO STREET BRIGHTON, ON

File No: 220108	Date: 27 AUG '25	ACAD INFO
Drawn By: BL	Scale: AS SHOWN	Dwg. File: 220108-P-306
Checked By: JS	Sheet 1 of 1	Plotting Scale: 1=1
Drawing No: P-306		Drawing Size: D