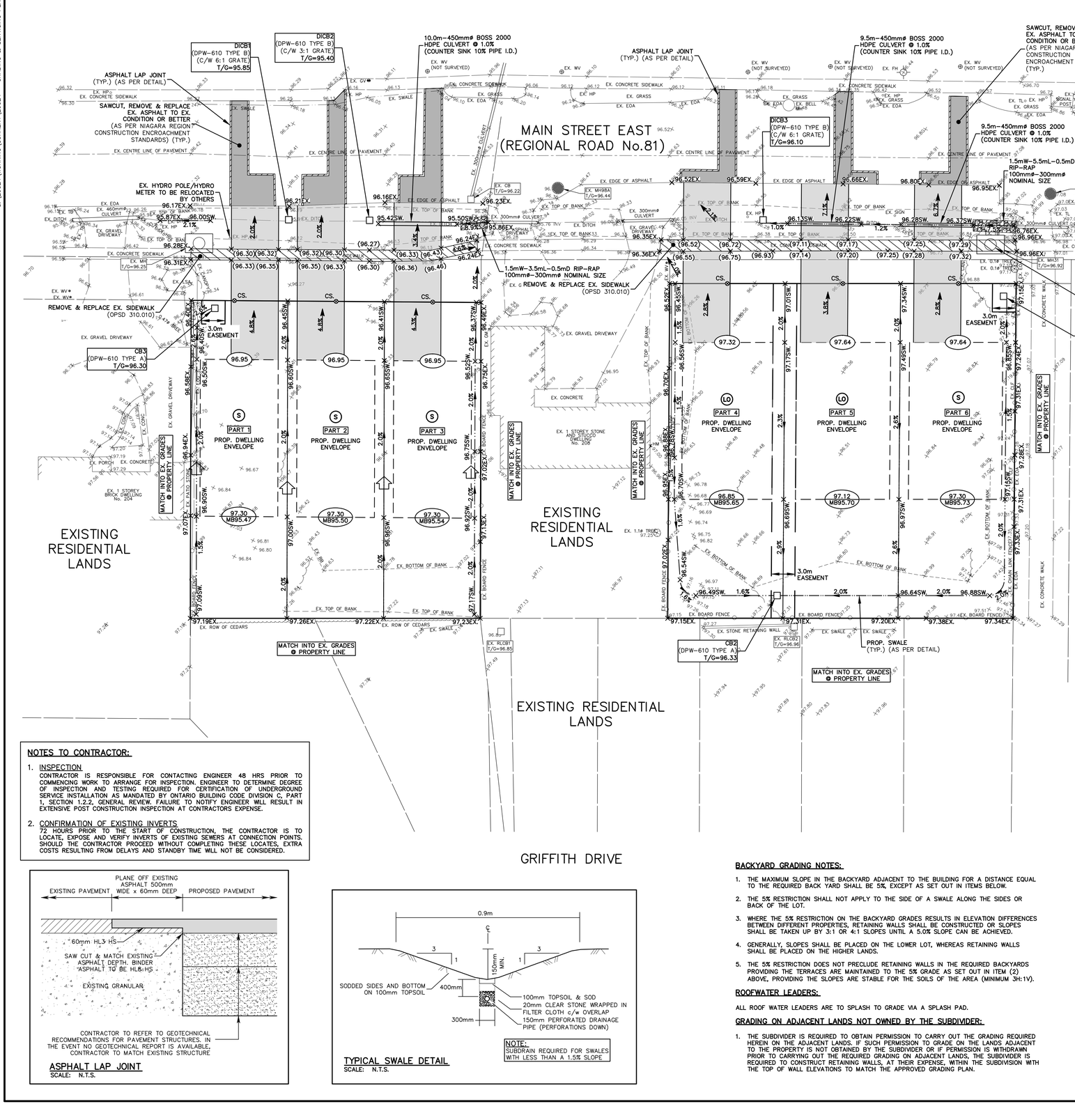
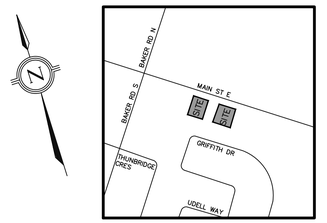
DWG No.: C101

SITE GRADING & EROSION CONRTOL PLAN

S:\26024\WORKING\CURRENT\26024 - GRADING & SERVICING PLAN.dwg





KEY MAP
N.T.S.

MINIMUM BASEMENT ELEVATIONS:

MINIMUM BASEMENT ELEVATIONS REPRESENT REQUIRED BASEMENT ELEVATION IF DWELLING IS TO DRAIN BY GRAVITY WITH NO EJECTOR PUMP.

LEGEND:

- EXISTING GROUND ELEVATION
- PROPOSED FINISHED GROUND ELEVATION
- PROPOSED FINISHED GROUND ELEVATION TO MATCH EXISTING
- DRAINAGE SWALE WITH FLOW DIRECTION AND PROPOSED SWALE ELEVATION
- PROPOSED FRONT APRON ELEVATION
- PROPOSED REAR APRON ELEVATION / PROPOSED MINIMUM BASEMENT ELEVATION
- DIRECTION OF SHEET FLOW
- PROPOSED EMBANKMENT
- DENOTES LOT TYPE (STANDARD, LOOKOUT)
- EMERGENCY OVERLAND FLOW ROUTE
- EXISTING SANITARY/STORM MANHOLE
- EXISTING/PROPOSED SINGLE CATCHBASIN OR DITCH INLET
- ASPHALT DRIVEWAY
- ROAD RESTORATION
- PROPOSED CURB STOP

BENCH MARK NOTE:

MONUMENT 0011963U3506

GRIMSBY PARK SCHOOL No. 215, ON NORTH SIDE OF HIGHWAY No.8, 2.4 km EAST OF POST OFFICE, TABLET IN SOUTH OR FRONT STONE FOUNDATION WALL, IN FIRST COURSE OF STONE ABOVE SIDEWALK, 1.57 m WEST OF SOUTHEAST CORNER, 74 cm FROM A BASEMENT WINDOW, 1.63 m BELOW RED BRICK SIDING, 42 cm ABOVE SIDEWALK.

ELEVATION: 97.088 metres CGVD-1928:1978

NO.	DATE	BY	REVISIONS

NOTES TO CONTRACTOR:

1. CONTRACTORS AND SUBCONTRACTORS SHALL NOT SCALE FROM THIS DRAWING.
2. ANY INCONSISTENCIES AND OMISSIONS FOUND ON THE DRAWINGS MUST BE REPORTED TO THE ENGINEER FOR CLARIFICATION BEFORE COMMENCING THE WORK.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS AND REPORT ALL FINDINGS TO THE ENGINEER. ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS.
4. THE POSITIONS OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVER-GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWING, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
5. ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, REUSED, OR REVISED WITHOUT THE WRITTEN CONSENT OF S. LLEWELLYN AND ASSOCIATES LIMITED.

DESIGN	JK	CHK'D	CD	DATE SEPT/2026
DRAWN	JK	CHK'D	CD	

SCALE 1:250 (0, 5, 10, 15, 20, 25)

APPROVALS

NOT FOR CONSTRUCTION

STAMP
Professional Engineers Ontario
Sept.02/2026
Limited Engineering Licensee
Name: C. G. DOUGAN
Number: 100599296
Limitations: Supervise, design, review and evaluate municipal/private roadways, linear infrastructure (storm sewers, sanitary sewers & watermain), stormwater management, grading, and earthworks for municipalities/private land development.
Association of Professional Engineers of Ontario

S. LLEWELLYN & ASSOCIATES LIMITED
CONSULTING ENGINEERS
Tel. (905) 631-6978
Website: www.sla.on.ca
email: info@sla.on.ca
3228 South Service Road, Suite #105 East Wing, Burlington, Ont., L7N 3H8

CLIENT

LOSANI HOMES (1998) LTD.

PROJECT NAME

206 & 210
MAIN STREET E, GRIMSBY, ON

TITLE

SITE GRADING & EROSION CONTROL PLAN

PROJECT No. 26024

DRAWING No. C101

NOTES TO CONTRACTOR:

1. INSPECTION
CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.

2. CONFIRMATION OF EXISTING INVERTS
72 HOURS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO LOCATE, EXPOSE AND VERIFY INVERTS OF EXISTING SEWERS AT CONNECTION POINTS. SHOULD THE CONTRACTOR PROCEED WITHOUT COMPLETING THESE LOCATES, EXTRA COSTS RESULTING FROM DELAYS AND STANDBY TIME WILL NOT BE CONSIDERED.

ASPHALT LAP JOINT
SCALE: N.T.S.

TYPICAL SWALE DETAIL
SCALE: N.T.S.

GENERAL GRADING NOTES:

1. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
2. ALL RETAINING WALLS, SHALL BE PLACED A MIN. 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0m OR HIGHER SHALL BE DESIGNED BY A P.ENG.
3. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD SWALES.
4. RETAINING WALLS 0.6m IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.
5. SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 5% GRADE. ANY GRADES IN EXCESS OF 5.0% SHALL BE TAKEN UP BY 3:1 SLOPES.
6. BACK TO FRONT DRAINAGE SHALL ONLY BE PERMITTED WHERE THE COMBINED SIDE YARD SETBACK IS 2.0m, OR MORE, PROVIDING A MINIMUM 2.0m BETWEEN THE FOUNDATION WALLS FOR DRAINAGE SWALES.
7. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED PROVIDED A 150mm SUBDRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET, (WITH A MINIMUM 0.3m COVER OVER THE SUBDRAIN), OR OTHER MITIGATION MEASURES.
8. MINIMUM GRADE FOR A WRAP-AROUND SWALE IN THE BACKYARD SHALL BE 2.0%.
9. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm (MIN.) ABOVE FINISHED GRADE.
10. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2.0% AND NOT MORE THAN 7.0%, REVERSED SLOPE DRIVEWAYS IN NEW DEVELOPMENT ARE NOT PERMITTED.
11. GARAGE FLOOR ELEVATION TO BE SET MIN. 0.3m HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
12. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
13. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS REMOVALS AND PROTECTION SCHEMATICS, ETC., REFER TO TREE PROTECTION PLAN.
14. THE TOP OF ALL WINDOW WELLS ARE TO BE A MINIMUM OF 100mm ABOVE THE OUTSIDE GRADE.
15. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
16. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORK, THEN THE DEVELOPER SHALL LIMIT THEIR ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
17. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.
18. FOR LOTS HAVING A LOT FRONTAGE OF LESS THAN 9.0m, THE MAXIMUM DRIVEWAY WIDTH SHALL BE NO WIDER THAN 3.0m.
19. FOR LOTS HAVING A LOT FRONTAGE BETWEEN 9.0m AND 11.0m, THE MAXIMUM DRIVEWAY WIDTH SHALL BE NO WIDER THAN 4.6m.
20. FOR LOTS HAVING A LOT FRONTAGE BETWEEN 11.0m AND 18.0m, THE MAXIMUM DRIVEWAY WIDTH SHALL BE NO WIDER THAN 6.0m.
21. FOR LOTS HAVING A LOT FRONTAGE GREATER THAN 18.0m, THE MAXIMUM DRIVEWAY WIDTH SHALL BE NO WIDER THAN 6.0m, OR THE WIDTH OF THE GARAGE, WHICHEVER IS GREATER, AND TAPERED SO THAT THE MAXIMUM WIDTH IS 6.0m AT A STREET LINE.
22. ALL BOULEVARD AREAS SHALL BE GRADED WITH A CONSTANT SLOPE FROM THE CURB TO THE STREET LIMIT (MIN. 2.0%, MAX. 8.0%). WHERE SIDEWALKS ARE REQUIRED WITHIN THE BOULEVARD THE MAX. SLOPE FROM CURB TO PROPERTY LINE SHALL BE 4.0%

BACKYARD GRADING NOTES:

1. THE MAXIMUM SLOPE IN THE BACKYARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACK YARD SHALL BE 5%, EXCEPT AS SET OUT IN ITEMS BELOW.
2. THE 5% RESTRICTION SHALL NOT APPLY TO THE SIDE OF A SWALE ALONG THE SIDES OR BACK OF THE LOT.
3. WHERE THE 5% RESTRICTION ON THE BACKYARD GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED OR SLOPES SHALL BE TAKEN UP BY 3:1 OR 4:1 SLOPES UNTIL A 5.0% SLOPE CAN BE ACHIEVED.
4. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.
5. THE 5% RESTRICTION DOES NOT PRECLUDE RETAINING WALLS IN THE REQUIRED BACKYARDS PROVIDING THE TERRACES ARE MAINTAINED TO THE 5% GRADE AS SET OUT IN ITEM (2) ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (MINIMUM 3H:1V).

ROOFWATER LEADERS:

ALL ROOF WATER LEADERS ARE TO SPLASH TO GRADE VIA A SPLASH PAD.

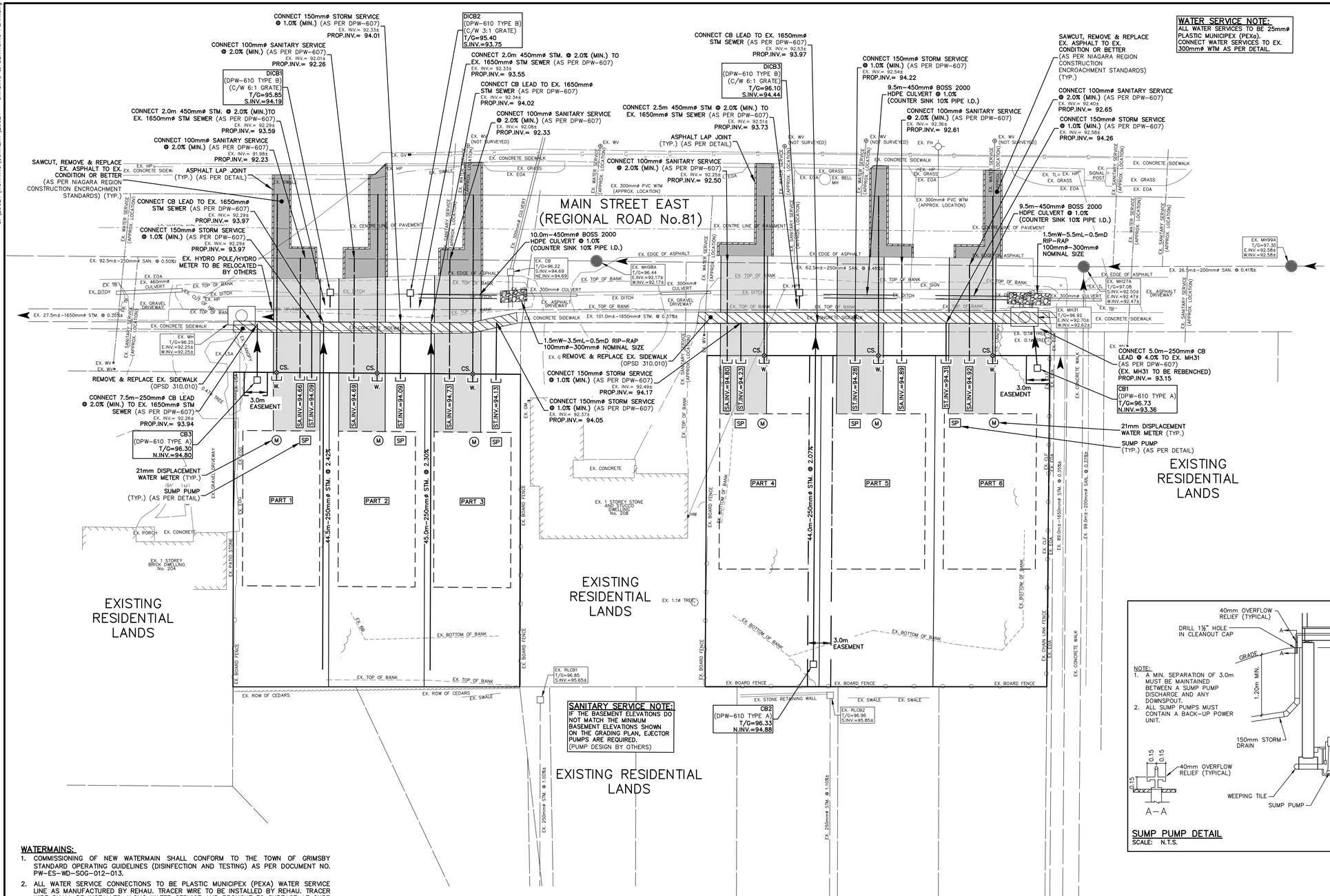
GRADING ON ADJACENT LANDS NOT OWNED BY THE SUBDIVIDER:

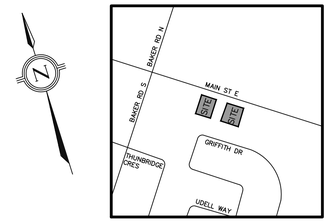
1. THE SUBDIVIDER IS REQUIRED TO OBTAIN PERMISSION TO CARRY OUT THE GRADING REQUIRED HEREIN ON THE ADJACENT LANDS. IF SUCH PERMISSION TO GRADE ON THE LANDS ADJACENT TO THE PROPERTY IS NOT OBTAINED BY THE SUBDIVIDER OR IF PERMISSION IS WITHDRAWN PRIOR TO CARRYING OUT THE REQUIRED GRADING ON ADJACENT LANDS, THE SUBDIVIDER IS REQUIRED TO CONSTRUCT RETAINING WALLS, AT THEIR EXPENSE, WITHIN THE SUBDIVISION WITH THE TOP OF WALL ELEVATIONS TO MATCH THE APPROVED GRADING PLAN.

DWG No.: C102

SITE SERVICING PLAN

S:\26024\WORKING\CURRENT\26024 - GRADING & SERVICING PLAN.dwg





KEY MAP
N.T.S.

LEGEND:

- FFE=92.00 FINISHED FLOOR ELEVATION
- BFE=92.00 BASEMENT FLOOR ELEVATION
- USF=92.00 UNDERSIDE OF FOOTNG ELEVATION
- EXISTING SANITARY/STORM MANHOLE
- EXISTING/PROPOSED SINGLE CATCHBASIN OR DITCH INLET
- ASPHALT DRIVEWAY
- ROAD RESTORATION
- SP SUMP PUMP (AS PER DETAIL)
- M 21mm DISPLACEMENT METER
- CS.⊗ PROPOSED CURB STOP
- W. PROPOSED 25mmø WATER SERVICE
- ST. PROPOSED 150mmø STORM SERVICE @ 1.0% (MIN.)
- SA. PROPOSED 100mmø SANITARY SERVICE @ 2.0% (MIN.)

WATER SERVICE NOTE:
ALL WATER SERVICES TO BE 25mmø PLASTIC MUNICIPEX (PEXa). CONNECT WATER SERVICES TO EX. 300mmø WTM AS PER DETAIL.

BENCH MARK NOTE:
MONUMENT 0011963U3506

GRIMSBY PARK SCHOOL No. 215, ON NORTH SIDE OF HIGHWAY No.8, 2.4 km EAST OF POST OFFICE, TABLET IN SOUTH OR FRONT STONE FOUNDATION WALL, IN FIRST COURSE OF STONE ABOVE SIDEWALK, 1.57 m WEST OF SOUTHEAST CORNER, 74 cm FROM A BASEMENT WINDOW, 1.63 m BELOW RED BRICK SIDING, 42 cm ABOVE SIDEWALK.

ELEVATION: 97.088 metres CGVD-1928:1978

NO.	DATE	BY	REVISIONS

NOTES TO CONTRACTOR:
1. CONTRACTORS AND SUBCONTRACTORS SHALL NOT SCALE FROM THIS DRAWING.
2. ANY INCONSISTENCIES AND OMISSIONS FOUND ON THE DRAWINGS MUST BE REPORTED TO THE ENGINEER FOR CLARIFICATION BEFORE COMMENCING THE WORK.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS AND REPORT ALL FINDINGS TO THE ENGINEER. ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS.
4. THE POSITIONS OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVER-GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWING, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
5. ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, REUSED, OR REVISED WITHOUT THE WRITTEN CONSENT OF S. LLEWELLYN AND ASSOCIATES LIMITED.

DESIGN	JK	CHK'D	CD	DATE: SEPT/2026
DRAWN	JK	CHK'D	CD	

SCALE 1:250 (0, 5, 10, 15, 20, 25)

APPROVALS

NOT FOR CONSTRUCTION

STAMP
Professional Engineers Ontario
Sept.02/2026
Limited Engineering Licensee
Name: C. G. DOUGAN
Number: 100599296
Limitations: Supervise, design, review and evaluate municipal/private roadways, linear infrastructure (storm sewers, sanitary sewers & watermain), stormwater management, grading, and earthworks for municipalities/private land development.
Association of Professional Engineers of Ontario

S. LLEWELLYN & ASSOCIATES LIMITED
CONSULTING ENGINEERS
Tel. (905) 631-6978
Website:www.sla.on.ca
email: info@sla.on.ca
3228 South Service Road, Suite #105 East Wing, Burlington, Ont., L7N 3H8

CLIENT
LOSANI HOMES (1998) LTD.

PROJECT NAME
206 & 210
MAIN STREET E, GRIMSBY, ON

TITLE
SITE SERVICING PLAN

PROJECT No. 26024

DRAWING No. C102

NOTE:
1. A MIN. SEPARATION OF 3.0m MUST BE MAINTAINED BETWEEN A SUMP PUMP DISCHARGE AND ANY DOWNSPOUT.
2. ALL SUMP PUMPS MUST CONTAIN A BACK-UP POWER UNIT.

SUMP PUMP DETAIL
SCALE: N.T.S.

WATERMAINS:
1. COMMISSIONING OF NEW WATERMAIN SHALL CONFORM TO THE TOWN OF GRIMSBY STANDARD OPERATING GUIDELINES (DISINFECTION AND TESTING) AS PER DOCUMENT NO. PW-ES-WD-SOG-012-013.
2. ALL WATER SERVICE CONNECTIONS TO BE PLASTIC MUNICIPEX (PEXA) WATER SERVICE LINE AS MANUFACTURED BY REHAU. TRACER WIRE TO BE INSTALLED BY REHAU. TRACER WIRE SHALL BE INSTALLED ALONG WATER SERVICE AND BROUGHT TO SURFACE AT CURB STOP, USING DRYCONN WATER PROOF CONNECTIONS AT TRACER WIRE JOINTS.
3. CONSTRUCTION OF WATERMAINS AND PRIVATE SERVICES SHALL BE IN ACCORDANCE WITH TOWN OF GRIMSBY REQUIREMENTS.
4. WATERMAINS TO BE INSTALLED WITH A MINIMUM DEPTH OF COVER OF 1.5M BELOW PROPOSED GROUND ELEVATION AT WATERMAIN.
5. BEDDING FOR WATERMAINS AND WATER SERVICES AS PER DPW-805 TYPE B.
6. FOR WATERMAIN DEFLECTION:
   - MAXIMUM ALLOWABLE DEFLECTION OF 3 DEGREES PER JOINT SHALL NOT BE EXCEEDED
   - EACH JOINT SHALL BE DEFLECTED AN EQUAL AMOUNT.
8. ALL NEW WATERMAINS ARE TO BE SWABBED IN ACCORDANCE WITH TOWN REQUIREMENTS.
9. A REDUCED PRESSURE ZONE BACKFLOW PREVENTER (WATTS SERIES 909 OR APPROVED IS REQUIRED ON THE TEMPORARY SUPPLY LINES USED FOR FILLING AND FLUSHING/SWABBING OF WATERMAINS.
10. UPON COMPLETION OF INSTALLATION, THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON THE WATERMAINS AS PER OPSS MUNI 441. TWO SEPARATE WATER SAMPLES, (24HR APART) TO BE TAKEN BY TOWN STAFF FOR BACTERIA TESTING PRIOR TO CONNECTION TO EXISTING WATERMAINS. DISINFECTION OF THE NEW WATERMAIN INCLUDING BACTERIOLOGICAL TEST SAMPLES TO BE IN ACCORDANCE WITH AWWA C651. PIPE END COVERS ARE TO BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR WILL ALSO SUPPLY AND INSTALL ALL ADAPTOR PIECES IN ORDER TO CONNECT EXISTING WATERMAINS USING TEMPORARY CAPS OR PLUGS.
11. WATER SERVICES TO BE LOCATED AS PER DPW-607A, DPW-607B AND DPW-607C.

STORM AND SANITARY SEWERS:
1. ALL 150MM DIA STORM DRAINS AND 100MM DIA SANITARY DRAINS SHALL BE IN ACCORDANCE WITH CSA B182.1 DR-28 WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS. CONNECTIONS TO PROPOSED SEWERS SHALL BE MADE WITH FACTORY TEES.
2. SANITARY SEWER BEDDING AS PER DPW-612.
3. STORM SEWER BEDDING AS PER DPW-613 CLASS B.
4. STORM AND SANITARY SERVICE LATERALS TO BE INSTALLED AS PER DPW-607, DPW-607A, DPW-607B AND DPW-607C. ALL LOTS TO BE SERVICED WITH 1 - 150MM DIA STORM SERVICE LATERAL AND 1 - 100MM DIA SANITARY SERVICE LATERAL AS SHOWN ON THE SITE SERVICING PLAN.
5. SINGLE CATCH BASINS AS PER DPW-610. FRAMES AND COVERS AS PER DPW-615.
6. CATCHBASINS LEADS TO BE 250MM DIA PVC DR-35.
7. ALL SANITARY SEWERS TO BE TESTED BY INFILTRATION/EXFILTRATION TEST AND T.V. INSPECTED PRIOR TO START OF MAINTENANCE PERIOD.
8. ALL MANHOLES AND CATCHBASINS SHALL BE BACKFILLED WITH 300MM GRANULAR 'A' COMPACTED TO 100% S.P.D.
9. CONCRETE HEADWALL FOR SEWER OR CULVERT PIPE AS PER DPW-621/622 AND DPW-623.
10. ALL RLCB'S ARE TO BE CONSTRUCTED WITH BEEHIVE GRATES AND FRAMES.
11. SEWER INSULATION SHALL BE XPS INSULATION BOARD DESIGNED FOR HEAVY LOAD APPLICATIONS WITH A MINIMUM R-10 THICKNESS (TYPICALLY 50-65mm) AND A MINIMUM COMPRESSIVE STRENGTH OF 40 psi.

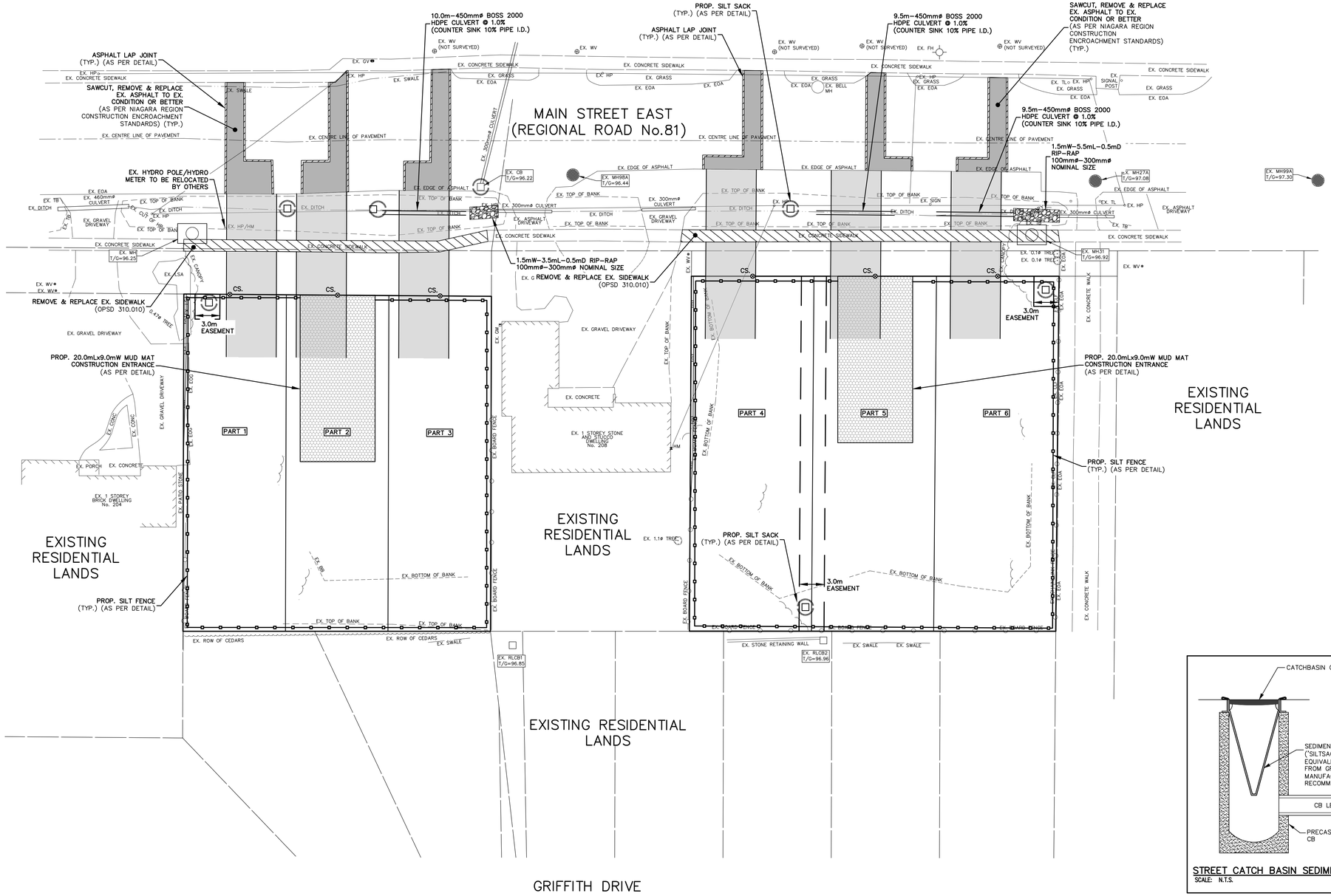
NOTES TO CONTRACTOR:
1. INSPECTION
   CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.
2. CONFIRMATION OF EXISTING INVERTS
   72 HOURS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO LOCATE, EXPOSE AND VERIFY INVERTS OF EXISTING SEWERS AT CONNECTION POINTS. SHOULD THE CONTRACTOR PROCEED WITHOUT COMPLETING THESE LOCATES, EXTRA COSTS RESULTING FROM DELAYS AND STANDBY TIME WILL NOT BE CONSIDERED.

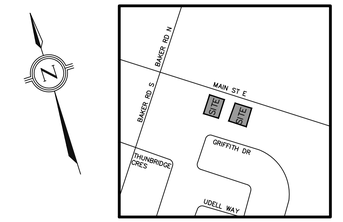
S:\26024\WORKING\CURRENT\26024 - GRADING & SERVICING PLAN.dwg
Plotted: September 2, 2026 7:59:22 AM By: Colin Dougan

DWG No.: C103

EROSION & SEDIMENT CONTROL PLAN

S:\26024\WORKING\CURRENT\26024 - GRADING & SERVICING PLAN.dwg





KEY MAP
N.T.S.

LEGEND:

- EXISTING/PROPOSED SINGLE CATCHBASIN OR DITCH INLET
- SILTATION FENCING
- SILT CONTROL

BENCH MARK NOTE:
MONUMENT 0011963U3506

GRIMSBY PARK SCHOOL No. 215, ON NORTH SIDE OF HIGHWAY No.8, 2.4 km EAST OF POST OFFICE, TABLET IN SOUTH OR FRONT STONE FOUNDATION WALL, IN FIRST COURSE OF STONE ABOVE SIDEWALK, 1.57 m WEST OF SOUTHEAST CORNER, 74 cm FROM A BASEMENT WINDOW, 1.63 m BELOW RED BRICK SIDING, 42 cm ABOVE SIDEWALK.

ELEVATION: 97.088 metres CGVD-1928:1978

NO.	DATE	BY	REVISIONS

NOTES TO CONTRACTOR:
1. CONTRACTORS AND SUBCONTRACTORS SHALL NOT SCALE FROM THIS DRAWING.
2. ANY INCONSISTENCIES AND OMISSIONS FOUND ON THE DRAWINGS MUST BE REPORTED TO THE ENGINEER FOR CLARIFICATION BEFORE COMMENCING THE WORK.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS AND REPORT ALL FINDINGS TO THE ENGINEER. ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS.
4. THE POSITIONS OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVER-GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWING, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
5. ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, REUSED, OR REVISED WITHOUT THE WRITTEN CONSENT OF S. LLEWELLYN AND ASSOCIATES LIMITED.

DESIGN	JK	CHK'D	CD
DRAWN	JK	CHK'D	CD

DATE: SEPT/2026

SCALE 1:250 (0, 5, 10, 15, 20, 25)

APPROVALS

NOT FOR CONSTRUCTION

STAMP
Professional Engineers Ontario
Sept.02/2026
Limited Engineering Licensee
Name: C. G. DOUGAN
Number: 100599296
Limitations: Supervise, design, review and evaluate municipal/private roadways, linear infrastructure (storm sewers, sanitary sewers & watermain), stormwater management, grading, and earthworks for municipalities/private land development.
Association of Professional Engineers of Ontario

S. LLEWELLYN & ASSOCIATES LIMITED
CONSULTING ENGINEERS
Tel. (905) 631-6978
Website: www.sla.on.ca
email: info@sla.on.ca
3228 South Service Road, Suite #105 East Wing, Burlington, Ont., L7N 3H8

CLIENT
LOSANI HOMES (1998) LTD.

PROJECT NAME
206 & 210
MAIN STREET E, GRIMSBY, ON

TITLE
EROSION & SEDIMENT CONTROL PLAN

PROJECT No. 26024

DRAWING No. C103

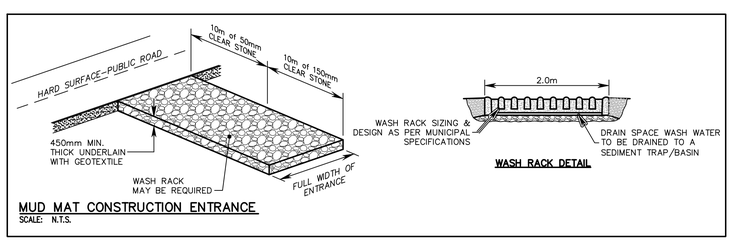
SEDIMENT AND EROSION CONTROL

1. SILTATION AND EROSION CONTROL SHALL GENERALLY BE CARRIED OUT IN ACCORDANCE WITH THE 'ONTARIO GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES', LATEST EDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SILTATION CONTROL DEVICES AS SHOWN ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER.
3. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE TOWN OF GRIMSBY AND/OR THE ENGINEER.
4. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE TOWN OF GRIMSBY/ENGINEER.
5. THE CONTRACTOR SHALL CLEAN THE ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM THE SITE CONSTRUCTION TRAFFIC EACH DAY.

NOTES TO CONTRACTOR:

1. INSPECTION
CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.

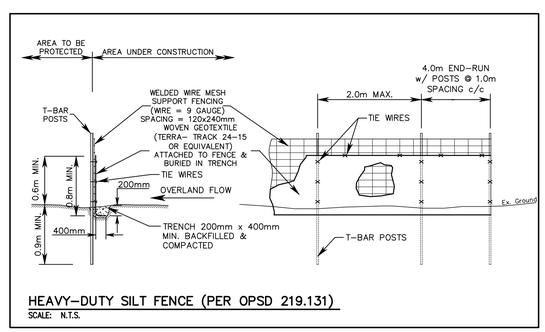
2. CONFIRMATION OF EXISTING INVERTS
72 HOURS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO LOCATE, EXPOSE AND VERIFY INVERTS OF EXISTING SEWERS AT CONNECTION POINTS. SHOULD THE CONTRACTOR PROCEED WITHOUT COMPLETING THESE LOCATES, EXTRA COSTS RESULTING FROM DELAYS AND STANDBY TIME WILL NOT BE CONSIDERED.



MUD MAT CONSTRUCTION ENTRANCE
SCALE: N.T.S.

WASH RACK DETAIL

STREET CATCH BASIN SEDIMENT TRAP
SCALE: N.T.S.

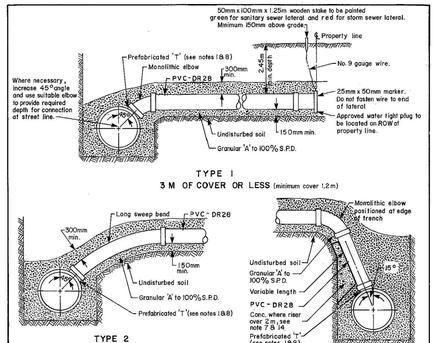


HEAVY-DUTY SILT FENCE (PER OPSD 219.131)
SCALE: N.T.S.

DWG No.: C104

GENERAL NOTES & DETAILS PLAN

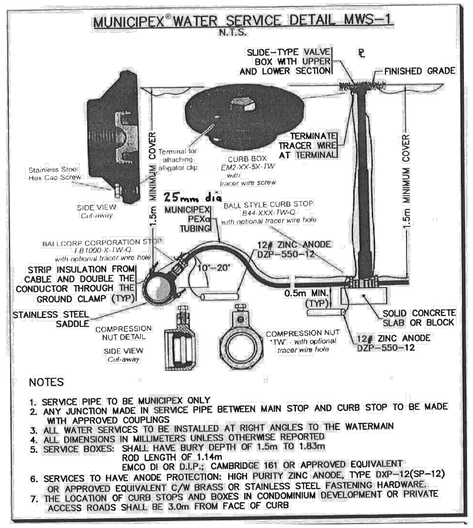
S:\26024\WORKING\CURRENT\26024 - GRADING & SERVICING PLAN.dwg



NOTES

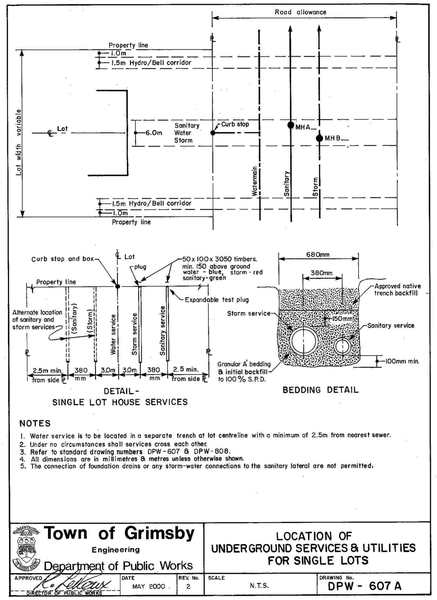
1. For all sewers, connections must be made using factory made tees. For special conditions, approved strap-on saddles may be used with the prior approval of the Director of Public Works.
2. Strap-on saddles must be installed on the main pipe before that pipe is laid.
3. Approved cut-in tool must be used for field made tees.
4. Service connection must be securely plugged at property line with an expanding type plug or an approved equal.
5. Plug at property line shall be adequately braced to withstand testing pressures.
6. Double connections shall have seperate tees with minimum 0.4m clearance.
7. For riser detail concrete bedding to have minimum width of 600mm.
8. For connections into existing sanitary main sewers, an approved manufactured saddle may be used. Saddle must have two straps and be coupled together with stainless steel bolts.
9. Standard connection sizes - residential sanitary 100mm, residential storm 150mm for service laterals.
10. Connection to the storm sewers must be made in an approved manner by the town.
11. Specified grade for sanitary services- minimum grade 20mm/m , maximum grade 80mm/m.
12. Specified grade for storm services - minimum grade 10mm/m , maximum grade 80mm/m.
13. All dimensions are in millimetres unless otherwise shown.
14. Concrete for risers not to contact main sewer.
15. Where PVC pipe connects into concrete pipe, a "Mortar On" fitting or adaptor shall be used.

Town of Grimsby Engineering Department of Public Works	STANDARD SEWER LATERAL DETAILS	
APPROVED DIRECTOR OF PUBLIC WORKS	DATE AUG.7,2002	REV No. 2
	SCALE N.T.S.	DRAWING No. DPW - 607



NOTES

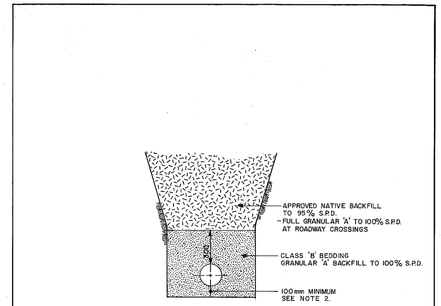
1. SERVICE PIPE TO BE MUNICIPEX ONLY
2. ANY JUNCTION MADE IN SERVICE PIPE BETWEEN MAIN STOP AND CURB STOP TO BE MADE WITH APPROVED COUPLINGS
3. ALL WATER SERVICES TO BE INSTALLED AT RIGHT ANGLES TO THE WATERMAIN
4. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE REPORTED
5. SERVICE BOXES SHALL HAVE BURY DEPTH OF 1.5m TO 1.83m
   ROD LENGTH OF 1.14m
   EMCO DI OR D.I.P.; CAMBRIDGE 161 OR APPROVED EQUIVALENT
6. SERVICES TO HAVE ANODE PROTECTION: HIGH PURITY ZINC ANODE, TYPE DXP-12(SP-12) OR APPROVED EQUIVALENT C/W BRASS OR STAINLESS STEEL FASTENING HARDWARE.
7. THE LOCATION OF CURB STOPS AND BOXES IN CONDOMINIUM DEVELOPMENT OR PRIVATE ACCESS ROADS SHALL BE 3.0m FROM FACE OF CURB



NOTES

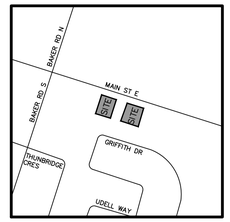
1. Water service is to be located in a separate trench at lot centreline with a minimum of 2.5m from nearest sewer.
2. Under no circumstances shall services cross each other.
3. Refer to standard drawing numbers DPW-607 & DPW-608.
4. All dimensions are in millimetres & metres unless otherwise shown.
5. The connection of foundation drains or any storm-water connections to the sanitary lateral are not permitted.

Town of Grimsby Engineering Department of Public Works	LOCATION OF UNDERGROUND SERVICES & UTILITIES FOR SINGLE LOTS	
APPROVED DIRECTOR OF PUBLIC WORKS	DATE MAY 2000	REV. No. 2.
	SCALE N.T.S.	DRAWING No. DPW - 607 A



NOTE:
1. ALL WATERMAIN, FORCEMAIN, SANITARY P.V.C. AND ALL LATERALS TO BE GRANULAR 'A' CLASS 'B' BEDDING
2. IN ROCK EXCAVATION, A MINIMUM OF 150mm MINIMUM GRANULAR MATERIAL BEDDING IS REQUIRED UNDERNEATH THE PIPE.

Town of Grimsby Engineering Department of Public Works	WATERMAIN, FORCEMAIN, SANITARY P.V.C., AND LATERAL BEDDING DETAIL	
APPROVED DIRECTOR OF PUBLIC WORKS	DATE DEC 15,1986	REV. No.
	SCALE 1:20	DRAWING No. 86 - 3



KEY MAP
N.T.S.

BENCH MARK NOTE:
MONUMENT 0011963U3506

GRIMSBY PARK SCHOOL No. 215, ON NORTH SIDE OF HIGHWAY No.8, 2.4 km EAST OF POST OFFICE, TABLET IN SOUTH OR FRONT STONE FOUNDATION WALL, IN FIRST COURSE OF STONE ABOVE SIDEWALK, 1.57 m WEST OF SOUTHEAST CORNER, 74 cm FROM A BASEMENT WINDOW, 1.63 m BELOW RED BRICK SIDING, 42 cm ABOVE SIDEWALK.

ELEVATION: 97.088 metres CGVD-1928:1978

NOTES

1. Distances indicated shall be 1.5m for residential driveways and 3.0m for residential parking lots, schools, apartments, etc.
2. Residential driveways are to be paved using 75mm of HL-3F with 300mm Granular 'A' Base, both compacted to 98% SPD
3. Where boulevard width is less than 1.0m, steeper slopes are permissible.
4. All concrete edges of bays to be finished with edger, 5mm radius.
5. Sidewalk crossfall to be maintained at minimum commensurate with departure or breakover requirement.
6. Standard single driveway width 4.0m max., double driveway width 6.0m max. at property line.
7. All dimensions are in millimeters unless shown otherwise.

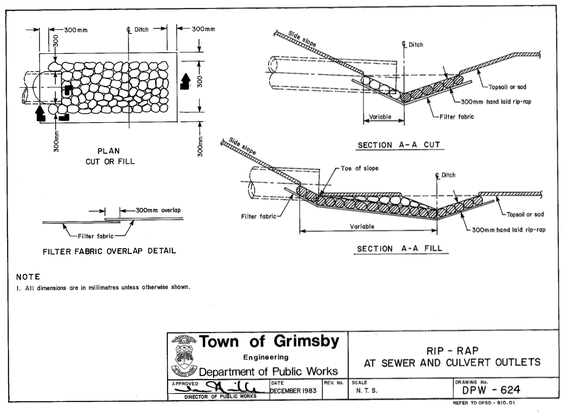
Town of Grimsby Engineering Department of Public Works	STANDARD RESIDENTIAL ENTRANCES	
GRIMSBY DIRECTOR OF PUBLIC WORKS	DATE MAY 2022	REV. No. 2
	SCALE N.T.S.	DRAWING NO. DPW - 302

NOTES

1. Where inlet is placed across ditch and is accessible to vehicular traffic, grating slope is to be 6:1 or flatter.
2. All reinforcing steel shall have 25mm min. cover.
3. Weep holes, where required, shall be placed so that the bottom of the weeper on the inside and the top of the weeper on the outside are level.
4. Granular backfill to be placed to a minimum thickness of 300mm on all sides.
5. All dimensions are in millimetres unless otherwise shown.
6. Concrete to be 20 MPa at 28 days, type 2(sulphate resistant).
7. Lift holes to be plugged and parged on both the interior and exterior of catch basin walls.

Town of Grimsby Engineering Department of Public Works	600mm x 600mm PRECAST CONCRETE CATCH BASIN AND DITCH INLET DEPTH 4.0m MAXIMUM	
APPROVED DIRECTOR OF PUBLIC WORKS	DATE OCT 1994	REV. No. 2
	SCALE N. T. S.	DRAWING No. DPW - 610

REFER TO OPSD - 705.02



NOTE

1. All dimensions are in millimetres unless otherwise shown.

Town of Grimsby Engineering Department of Public Works	RIP - RAP AT SEWER AND CULVERT OUTLETS	
APPROVED DIRECTOR OF PUBLIC WORKS	DATE DECEMBER 1983	REV. No.
	SCALE N. T. S.	DRAWING No. DPW - 624

REFER TO OPSD - 810.01

GENERAL NOTES:

1. CONSTRUCTION OF ROADWORKS, SEWERS, WATERMAINS AND RELATED APPURTENANCES SHALL BE UNDERTAKED IN ACCORDANCE WITH THE TOWN OF GRIMSBY DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS MANUAL, AND OPS.
2. INFORMATION REGARDING ANY EXISTING SERVICES AND/OR UTILITIES SHOWN ON THE APPROVED SET OF CONSTRUCTION DRAWINGS IS FURNISHED AS THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE SEES FIT WITH THE UNDERSTANDING THAT THE OWNERS AND HIS AGENTS DISCLAIM ALL RESPONSIBILITY FOR ITS ACCURACY AND/OR SUFFICIENCY.
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION AND HE SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
4. RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER.
5. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR CONSTRUCTION
6. FOR ALL SEWERS AND WATERMAIN IN FILL SECTIONS, THE COMPACTION SHALL BE VERIFIED PRIOR TO LAYING OF PIPE.
7. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE REGIONAL ENGINEER, TOWN OF GRIMSBY OR THE ENGINEER.
8. NO BLASTING WILL BE PERMITTED.
9. ALL EXCAVATIONS TO BE BACKFILLED WITH SELECT NATIVE MATERIAL, APPROVED BY THE ENGINEER, TO 100% SPD, UNLESS OTHERWISE NOTED.
10. TREE PROTECTION PROCEDURES TO BE IMPLEMENTED IN ACCORDANCE WITH THE TOWN OF GRIMSBY STANDARDS.
11. ALL UNDERGROUND POURED CONCRETE & ALL UNDERGROUND CONCRETE PRODUCTS ARE TO BE MANUFACTURED WITH TYPE 50 SULPHATE RESISTANT CEMENT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC & SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION & REMOVAL OF NECESSARY SIGNALS, DELINEATORS, MARKERS & BARRIERS. ALL SIGNS ETC. SHALL CONFORM TO THE STANDARDS OF THE ONTARIO TRAFFIC MANUAL – BOOK 7.

RESTORATION:

1. ALL TRENCH EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCES SHALL BE RESTORED AS PER NIAGARA REGION ENCROACHMENT STANDARDS.
2. DISTURBED BOULEVARDS TO BE RESTORED WITH #1 NURSERY SOD ON A MINIMUM 100MM OF SELECT TOPSOIL TO ORIGINAL CONDITION OR BETTER.
3. DISTURBED DRIVEWAYS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
4. ALL RESTORATION WORKS WITHIN TOWN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH "THE POLICY AND SPECIFICATIONS FOR REINSTATEMENT ON PUBLIC ROAD ALLOWANCE"; RESTORATION OF REGIONAL ROADS SHALL BE COMPLETED IN ACCORDANCE WITH THE REGION OF NIAGARA RESTORATION POLICY.

NOTES TO CONTRACTOR:

1. INSPECTION
   CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.
2. CONFIRMATION OF EXISTING INVERTS
   72 HOURS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO LOCATE, EXPOSE AND VERIFY INVERTS OF EXISTING SEWERS AT CONNECTION POINTS. SHOULD THE CONTRACTOR PROCEED WITHOUT COMPLETING THESE LOCATES, EXTRA COSTS RESULTING FROM DELAYS AND STANDBY TIME WILL NOT BE CONSIDERED.

NO.	DATE	BY	REVISIONS

NOTES TO CONTRACTOR:

1. CONTRACTORS AND SUBCONTRACTORS SHALL NOT SCALE FROM THIS DRAWING.
2. ANY INCONSISTENCIES AND OMISSIONS FOUND ON THE DRAWINGS MUST BE REPORTED TO THE ENGINEER FOR CLARIFICATION BEFORE COMMENCING THE WORK.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS AND REPORT ALL FINDINGS TO THE ENGINEER. ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS.
4. THE POSITIONS OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVER-GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWING, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
5. ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, REUSED, OR REVISED WITHOUT THE WRITTEN CONSENT OF S. LLEWELLYN AND ASSOCIATES LIMITED.

DESIGN	JK	CHK'D	CD	DATE
DRAWN	JK	CHK'D	CD	SEPT/2026

SCALE 1:250 (0 5 10 15 20 25)

APPROVALS

NOT FOR CONSTRUCTION

STAMP
Professional Engineers Ontario
Sept.02/2026
Limited Engineering Licensee
Name: C.G.DOUGAN
Number: 100599296
Limitations: Supervise, design, review and evaluate municipal/private roadways, linear infrastructure (storm sewers, sanitary sewers & watermain), stormwater management, grading, and earthworks for municipalities/private land development.
Association of Professional Engineers of Ontario

S. LLEWELLYN & ASSOCIATES LIMITED CONSULTING ENGINEERS
Tel. (905) 631-6978
Website: www.sla.on.ca
email: info@sla.on.ca
3228 South Service Road, Suite #105 East Wing, Burlington, Ont., L7N 3H8

CLIENT

LOSANI HOMES (1998) LTD.

PROJECT NAME

206 & 210
MAIN STREET E, GRIMSBY, ON

TITLE

GENERAL NOTES & DETAILS PLAN

PROJECT No.	DRAWING No.
26024	C104

S:\26024\WORKING\CURRENT\26024 - GRADING & SERVICING PLAN.dwg
Plotted: September 2, 2026 7:59:30 AM By: Colin Dougan