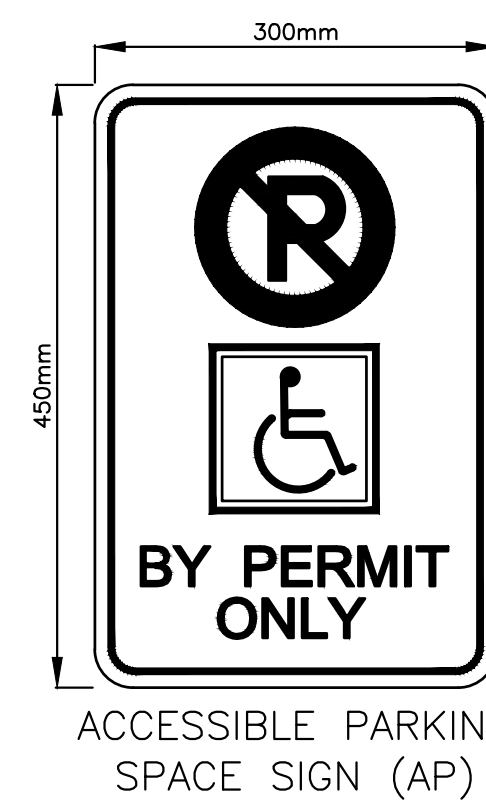
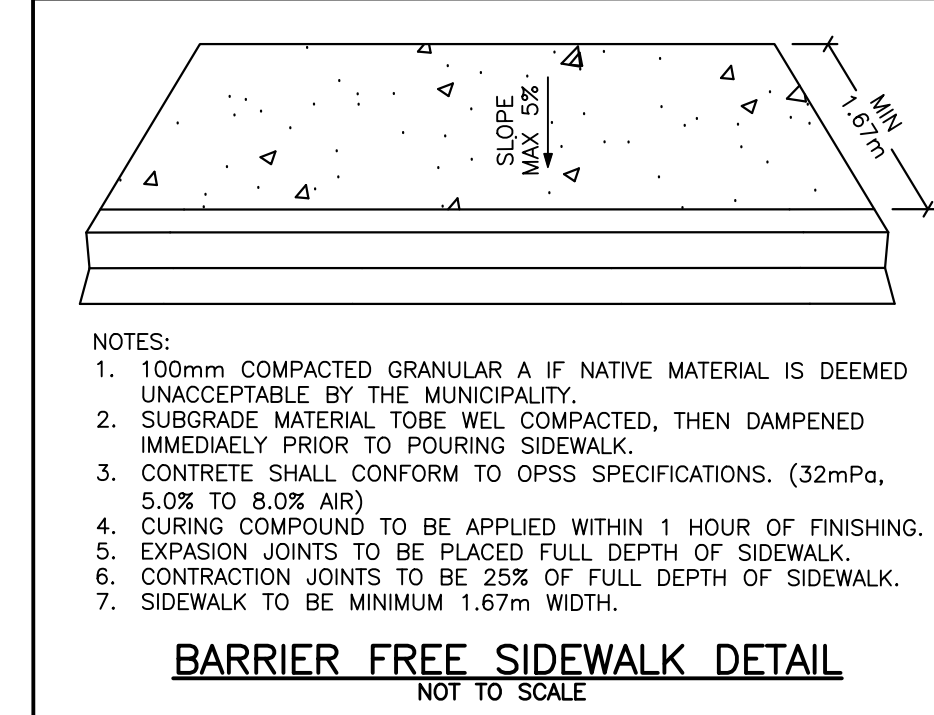


SNOW STORAGE SIGN (SS)

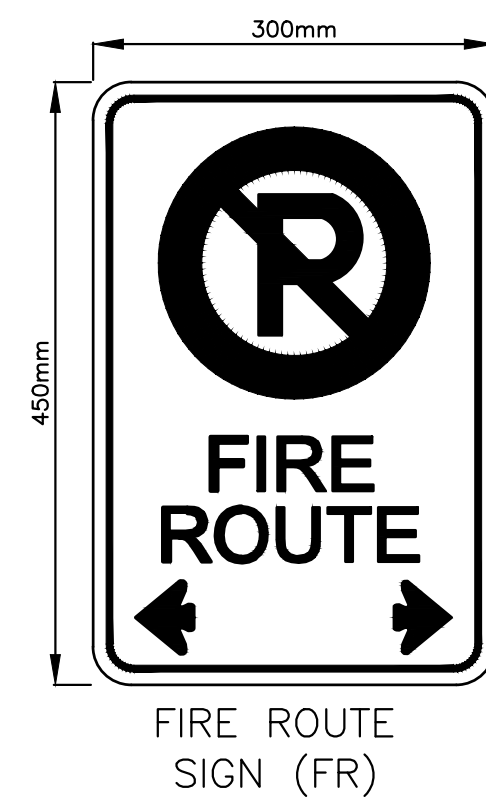


ACCESSIBLE PARKING SPACE SIGN (AP)



- NOTES:
1. 100mm COMPACTED GRANULAR A IF NATIVE MATERIAL IS DEEMED UNACCEPTABLE BY THE MUNICIPALITY.
 2. SUBGRADE MATERIAL TO BE WEL COMPACTED, THEN DAMPENED IMMEDIATELY PRIOR TO POURING SIDEWALK.
 3. CONCRETE SHALL CONFORM TO OPSS SPECIFICATIONS. (32mPa, 5.0% TO 8.0% AIR)
 4. CURING COMPOUND TO BE APPLIED WITHIN 1 HOUR OF FINISHING.
 5. EXPANSION JOINTS TO BE PLACED FULL DEPTH OF SIDEWALK.
 6. CONTRACTION JOINTS TO BE 25% OF FULL DEPTH OF SIDEWALK.
 7. SIDEWALK TO BE MINIMUM 1.67m WIDTH.

BARRIER FREE SIDEWALK DETAIL
NOT TO SCALE



FIRE ROUTE SIGN (FR)

GENERAL NOTES

1. RESPECTING ALL WORK IN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS PRIOR NOTICE TO THE CLARINGTON ENGINEERING SERVICES DEPARTMENT STAFF AT 905-623-3379.
2. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD ALLOWANCE. EXCAVATION OF THE ROAD SURFACE IS NOT PERMITTED BETWEEN DECEMBER 1ST AND APRIL 30TH.
3. ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER MUNICIPAL FIELD STAFF DIRECTION.
4. THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDED BY THE MUNICIPALITY OF CLARINGTON UNLESS THE WORKS HAVE BEEN INSPECTED BY MUNICIPAL REPRESENTATIVES AND DEEMED TO BE COMPLETE AND SATISFACTORY.

FIRE ROUTE

5. FIRE ROUTE TO BE PROVIDED IN ACCORDANCE WITH ARTICLES 3.2.5.5 AND 3.2.5.6 OF THE ONTARIO BUILDING CODE.
6. FIRE ROUTE SIGNS TO BE POSTED IN COMPLIANCE WITH THE HIGHWAY TRAFFIC ACT AND THE ONTARIO TRAFFIC MANUAL.

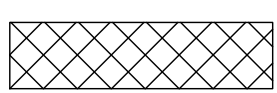
SITE SIGNAGE

7. REFER TO LANDSCAPE DRAWING, L-D1 FOR SIGN DETAILS.
8. ALL SIGNS SHALL BE MOUNTED AT A HEIGHT BETWEEN 2 AND 3m ABOVE FINISHED GRADE.
9. ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL, HIGHWAY TRAFFIC ACT AND ARTICLE 3.8.3.1 OF THE ONTARIO BUILDING CODE.











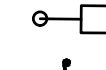








ENTRANCE REQUIREMENT

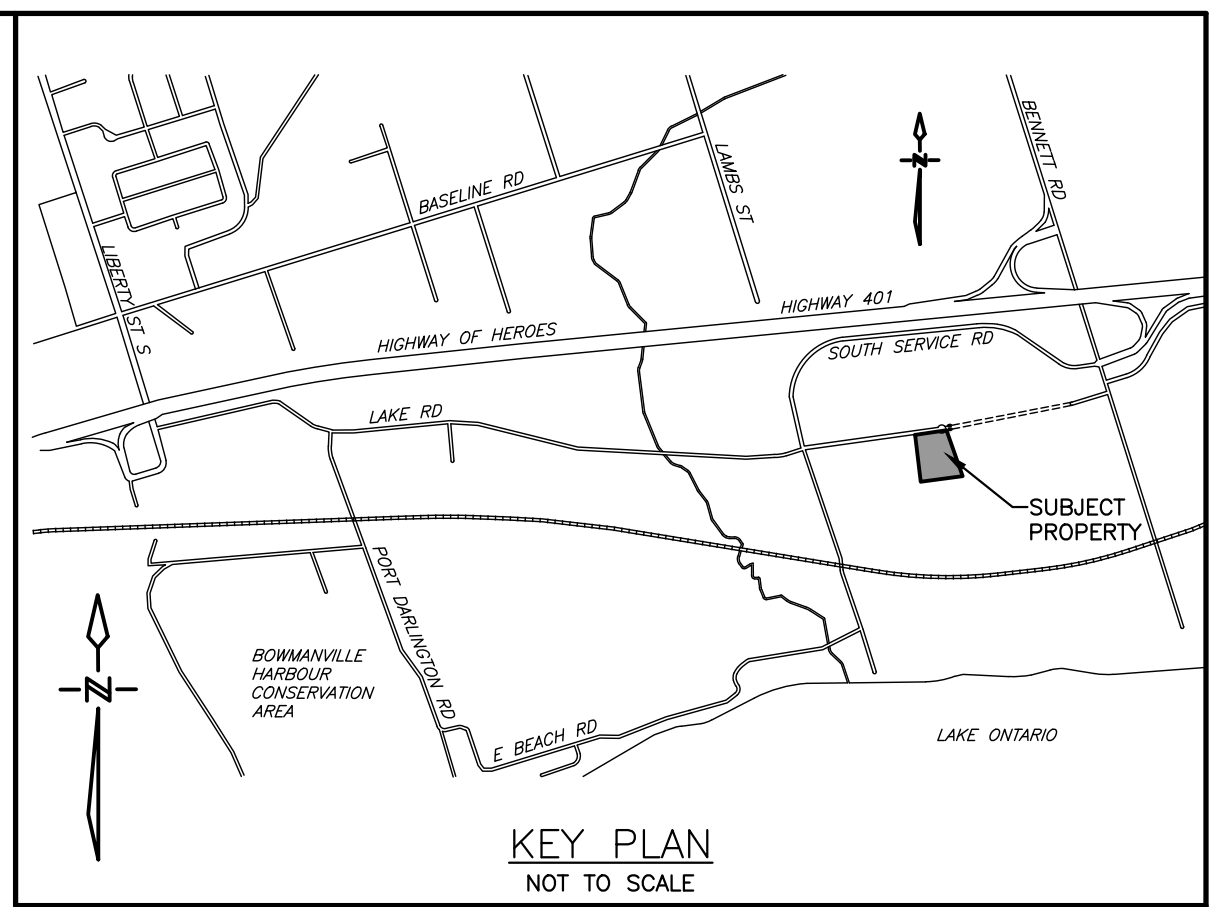
10. THE OWNER IS RESPONSIBLE FOR ANY COSTS NECESSARY TO FACILITATE THE CONSTRUCTION OF AN ENTRANCE FROM THE SUBJECT PROPERTY TO LAKE ROAD. THE COST OF PROVIDING A CONNECTING ACCESS MAY INCLUDE UTILITY RELOCATION, CULVERTS, ENTRANCE PAVING, DITCHING, CURB CUTS, RESTORATION, ETC.
11. MUNICIPAL ENTRANCE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE APPROVED BY THE ENGINEER:
 - 375mm GRANULAR 'B'
 - 150mm GRANULAR 'A'
 - 80mm HLB BASE ASPHALT
 - 40mm HLB SURFACE ASPHALT
 - ENTRANCE WIDTH TO BE CONSTRUCTED FROM 6.0 TO 9.0m
 - ENTRANCE RADIUS TO BE CONSTRUCTED BETWEEN 8.0 TO 12.0m
 - ANY ENTRANCE CULVERT WITH A LENGTH EXCEEDING 12.0m MUST HAVE A CLEANOUT INSTALLED.

SNOW REMOVAL AREA

PAVED AREA	= 6,715.69m ²
SNOW STORAGE AREA REQUIRED (2.00% OF TOTAL PAVED AREA OF SNOW REMOVAL)	= 134.31m ²
 SNOW STORAGE AREA PROVIDED	= 135.00m ²

LEGEND

STORM MANHOLE		BACKFLOW PREVENTOR LOCATION	
CATCHBASIN		ELECTRICAL ROOM	
CATCHBASIN MANHOLE		PRESSURE REDUCING VALVE LOCATION	
SANITARY MANHOLE		SNOW STORAGE AREA	
SITE HYDRANT		FIRE ROUTE SIGN	
SITE TRANSFORMER		SNOW STORAGE SIGN	
SITE STREET LIGHT		PYLON SIGN	
ACCESSIBLE PARKING STALL		ACCESSIBLE PARKING SIGN	
WATER METER LOCATION			
BIKE RACK LOCATION			
PICNIC TABLE LOCATION			



BENCH MARK
BENCHMARK 00119250176A: BOWMANVILLE- C.N.R.Y., STONE ARCH SUBWAY FOR SOUTH SERVICE ROAD, 1.9 KM EAST OF STATION, BOLT IN NORTHWEST FACE OF WEST WING WALL AT NORTH END OF SUBWAY, THIRD COURSE BELOW COPING.
ELEVATION: 84.479

LEGAL BOUNDARY TAKEN FROM:
REGISTERED PLAN 40M-1921
PART OF LOT 6, BROKEN FRONT CONCESSION
BLOCK 3, 9 AND 10
FORMERLY IN THE TOWNSHIP OF DARLINGTON
NOW IN THE
MUNICIPALITY OF CLARINGTON
REGIONAL MUNICIPALITY OF DURHAM

SITE STATISTICS

ZONING	(H)M1
EXIST SITE AREA	13043.49m ²
TURNING CIRCLE AREA	1067.36m ²
TOTAL SITE AREA	14110.85m ² (100.0%)
BUILDING A AREA	2116.70m ²
BUILDING B AREA	2255.59m ²
GARBAGE ROOM AREA	21.76m ²
TOTAL BUILDING AREA	4394.05m ² (31.1%)
(NOT INCLUDING MEZZANINES)	
BUILDING A GFA	2924.70m ²
BUILDING B GFA	3096.59m ²
GARBAGE ROOM AREA	21.76m ²
TOTAL BUILDING GFA	6043.05m ²
(INCLUDING MEZZANINES/METER ROOM/ELECTRICAL ROOMS)	
LANDSCAPE AREA	3159.28m ² (22.4%)
ASPHALT AREA	6553.51m ² (46.4%)


PARKING REQUIREMENTS

PARKING REQUIRED	29
(1 CAR/100m ² -FIRST 2000m ²)	
(1 CAR/500m ² -4148.58m ²)	
GRANULAR PROVIDED	78
(INCLUDING 4 ACCESSIBLE)	
LOADING REQUIRED	3
LOADING PROVIDED	3
No. OF BIKE RACKS	2
No. OF PICNIC TABLES	3

4. REVISED AS PER 3RD SUBMISSION COMMENT	2025/10/28
3. REVISED AS PER BUILDING FLOOR PLAN REVISIONS	2025/08/19
2. REVISED AS PER 2ND SUBMISSION COMMENT	2025/08/06
1. REVISED AS PER 1ST SUBMISSION COMMENT	2025/02/13
NO. SUBMISSION	DATE

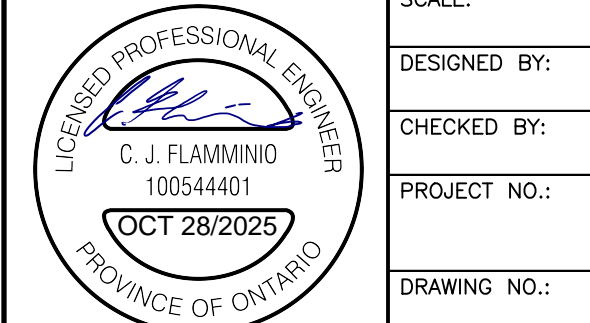
725 LAKE ROAD, BOWMANVILLE
MUNICIPALITY OF CLARINGTON

SITE PLAN



D.G. BIDDLE & ASSOCIATES
CONSULTING ENGINEERS & PLANNERS

96 King Street East
Oshawa, Ontario, L1H 1B6
Phone: 905-576-8500
info@dgbiddle.com
dgbiddle.com



PROFESSIONAL ENGINEER
C.J. FLAMINIO
100544401
OCT 28/2025
PROVINCE OF ONTARIO

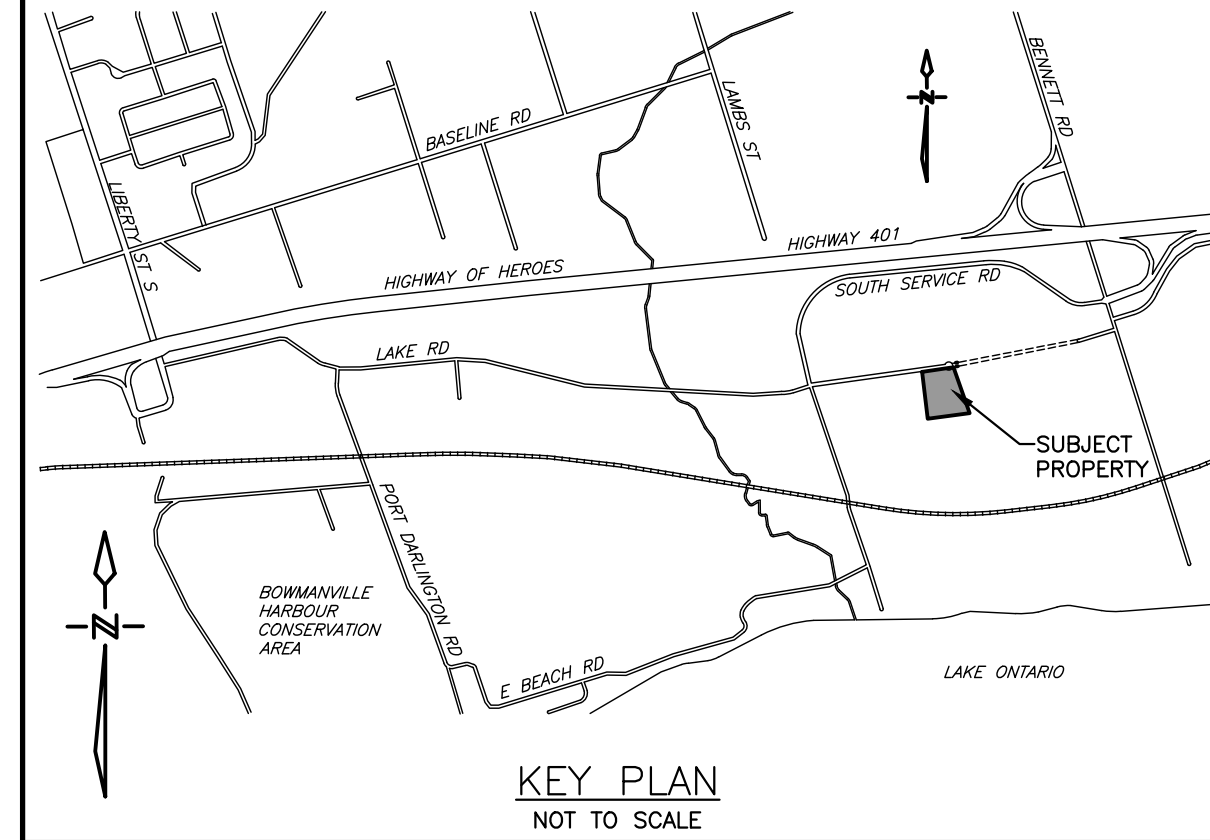
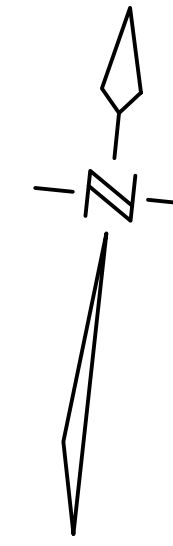
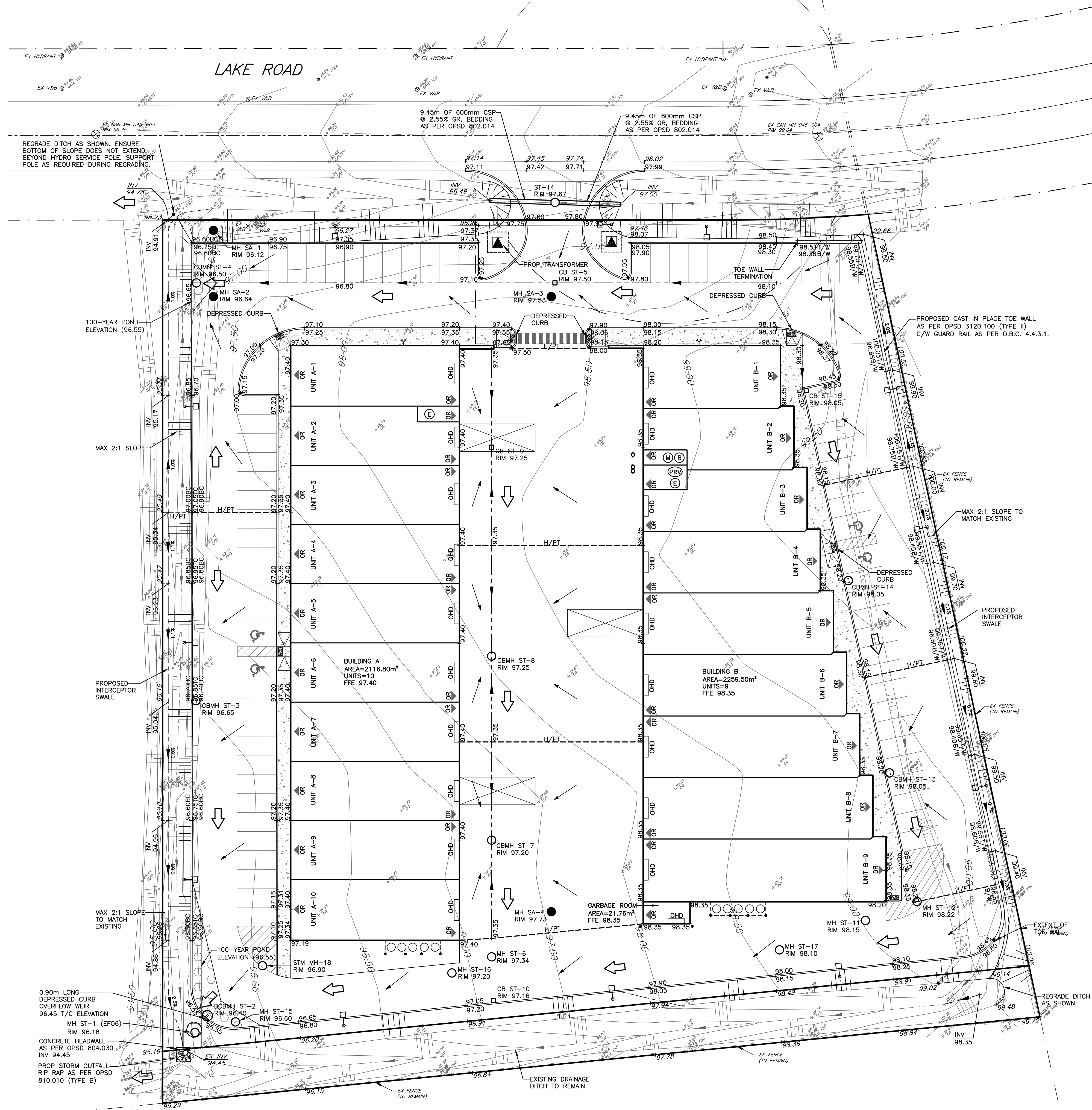
SCALE: 1:300

DESIGNED BY: M.R.W.

CHECKED BY: K.G.K.

PROJECT NO.: 123081

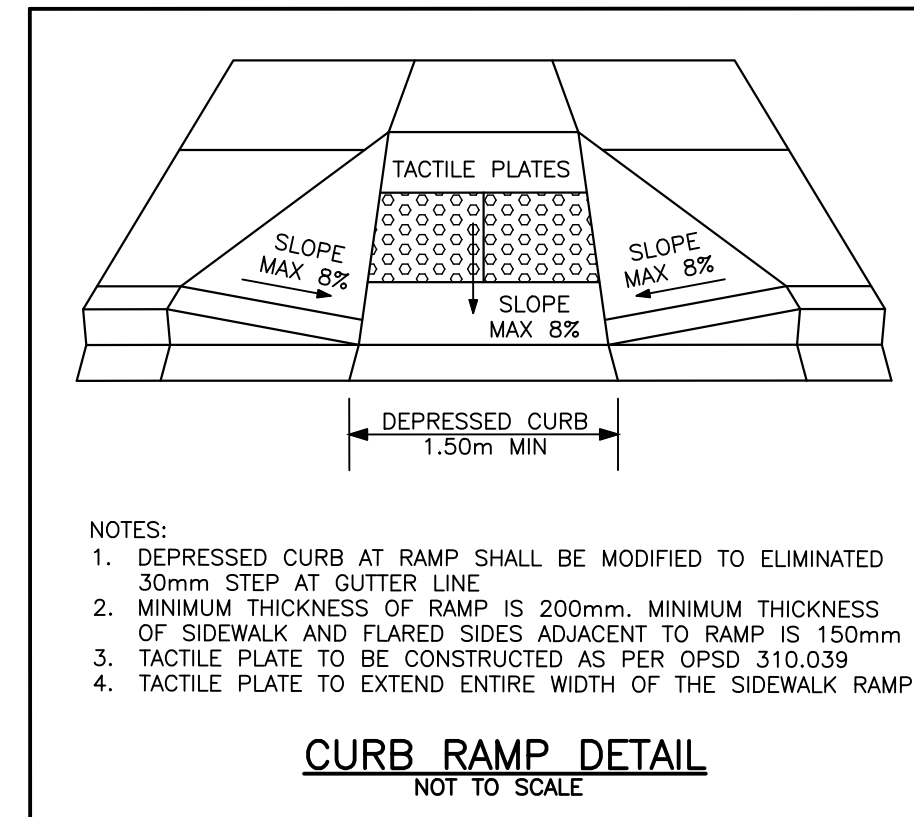
DRAWING NO.: SP-1



BENCH MARK
BENCHMARK 00119250176A: BOWMANVILLE- C.N.R.Y., STONE ARCH SUBWAY FOR SOUTH SERVICE ROAD, 1.9 KM EAST OF STATION, BOLT IN NORTHWEST FACE OF WEST WING WALL AT NORTH END OF SUBWAY, THIRD COURSE BELOW COPING.
ELEVATION: 84.479

- SITE GRADING NOTES**
1. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. CONCERNED UTILITIES TO BE GIVEN ADVANCED NOTICE FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS.
 2. QUANTITIES, DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
 3. ALL SLOPES SHALL BE CONSTRUCTED AT 3:1 (MAXIMUM) UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 4. ALL SWALES SHALL BE CONSTRUCTED WITH 2% MINIMUM GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 5. ALL SLOPES, SWALES AND OPEN SPACE AREAS SHALL BE SODDED ON A MINIMUM OF 300mm OF TOPSOIL.
 6. ALL DISTURBED AREAS WITHIN ABUTTING MUNICIPAL RIGHT OF WAYS SHALL BE SODDED ON A MINIMUM OF 300mm OF TOPSOIL.
 7. ALL MONITORING WELLS WITHIN DEVELOPMENT AREA TO BE DECOMMISSIONED AS PER WEOP CRITERIA.
 8. PARKING AREA SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE APPROVED BY THE ENGINEER:
 - 200mm GRANULAR 'B'
 - 150mm GRANULAR 'A'
 - 50mm HL3 ASPHALT
 9. HEAVY DUTY PAVEMENT AREA SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE APPROVED BY THE ENGINEER:
 - 300mm GRANULAR 'B'
 - 150mm GRANULAR 'A'
 - 75mm HL8 ASPHALT
 - 40mm HL3 ASPHALT
 10. PROPOSED ENTRANCE WITHIN LAKE ROAD RIGHT OF WAY SHALL CONSIST OF:
 - 375mm GRANULAR 'B'
 - 150mm GRANULAR 'A'
 - 80mm HL8 ASPHALT
 - 40mm HL3 ASPHALT

- GENERAL NOTES**
1. RESPECTING ALL WORK IN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS NOTICE TO THE CLARINGTON PUBLIC WORKS DEPARTMENT STAFF AT (905)-263-2291.
 2. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD ALLOWANCE. EXCAVATION OF THE ROAD SURFACE IS NOT PERMITTED BETWEEN DECEMBER 1ST AND APRIL 30TH.
 3. ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER MUNICIPAL FIELD STAFF DIRECTION.
 4. THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDED BY THE MUNICIPALITY OF CLARINGTON UNLESS THE WORKS HAVE BEEN INSPECTED BY MUNICIPAL FORCES AND DEEMED TO BE COMPLETED AND SATISFACTORY.



- NOTES:**
1. DEPRESSED CURB AT RAMP SHALL BE MODIFIED TO ELIMINATED 30mm STEP AT GUTTER LINE
 2. MINIMUM THICKNESS OF RAMP IS 200mm, MINIMUM THICKNESS OF SIDEWALK AND FLARED SIDES ADJACENT TO RAMP IS 150mm
 3. TACTILE PLATE TO BE CONSTRUCTED AS PER OPSD 310.039
 4. TACTILE PLATE TO EXTEND ENTIRE WIDTH OF THE SIDEWALK RAMP

- LEGEND**
- ORIGINAL SURVEY ELEVATION
 - ORIGINAL ELEVATION TO REMAIN
 - PROPOSED ELEVATIONS
 - PROPOSED SWALE
 - DIRECTION OF DRAINAGE
 - LIMIT OF PONDING
 - MAX PONDING ELEVATION 96.55
 - DIRECTION OF OVERLAND FLOW

4.	REVISED AS PER 3RD SUBMISSION COMMENT	2025/10/28
3.	REVISED AS PER BUILDING FLOOR PLAN REVISIONS	2025/08/19
2.	REVISED AS PER 2ND SUBMISSION COMMENT	2025/08/06
1.	REVISED AS PER 1ST SUBMISSION COMMENT	2025/02/13

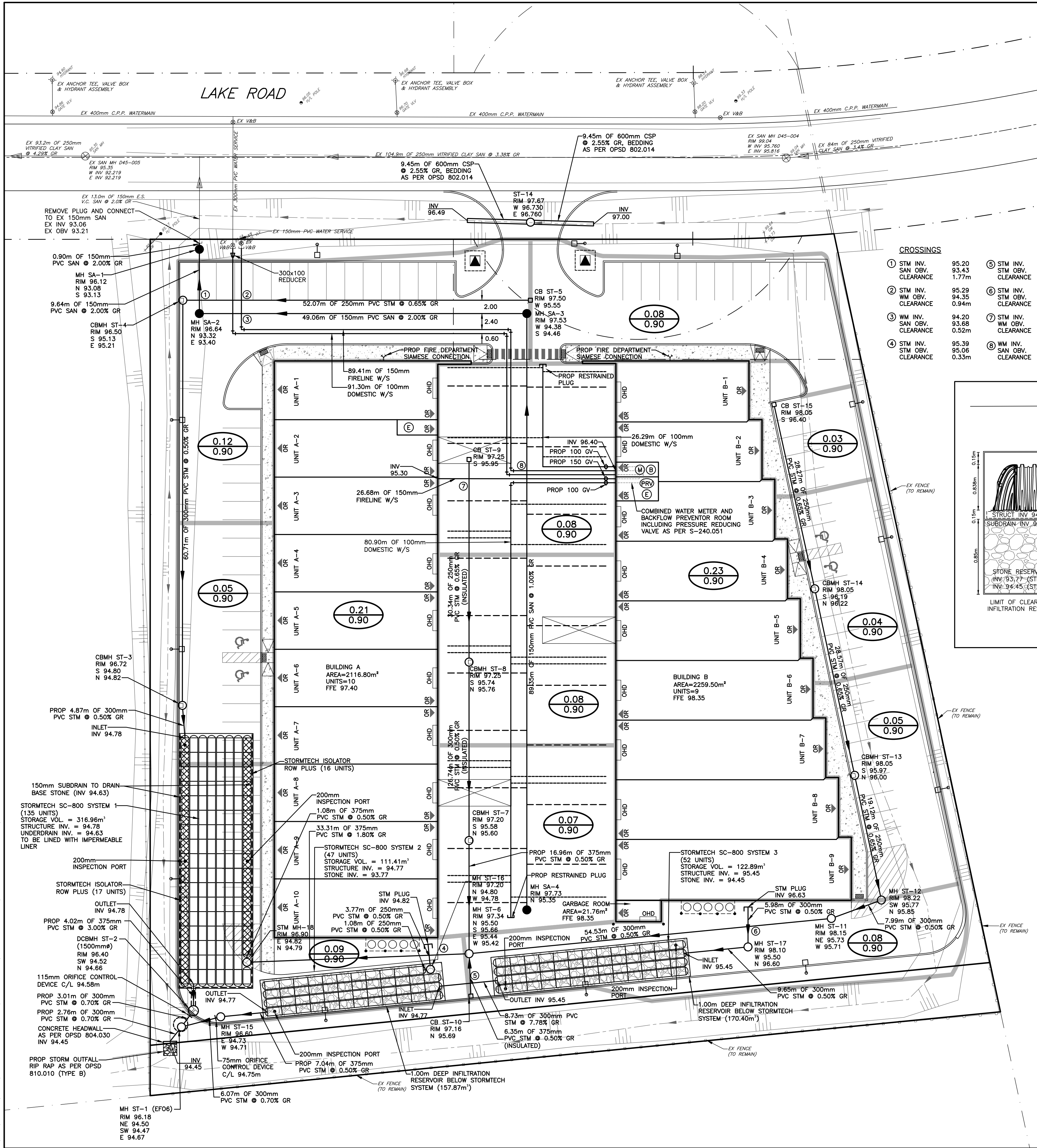
NO.	SUBMISSION	DATE
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725 LAKE ROAD, BOWMANVILLE
MUNICIPALITY OF CLARINGTON

SITE GRADING PLAN



	SCALE:	1:300
	DESIGNED BY:	M.R.W.
	CHECKED BY:	K.G.K.
	PROJECT NO.:	123081
DRAWING NO.:		SG-1



WATERMAINS AND FIREMAINS

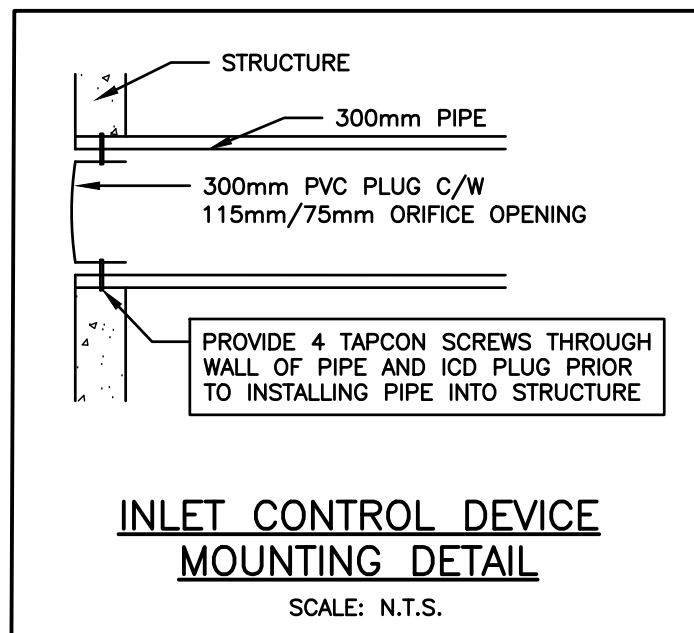
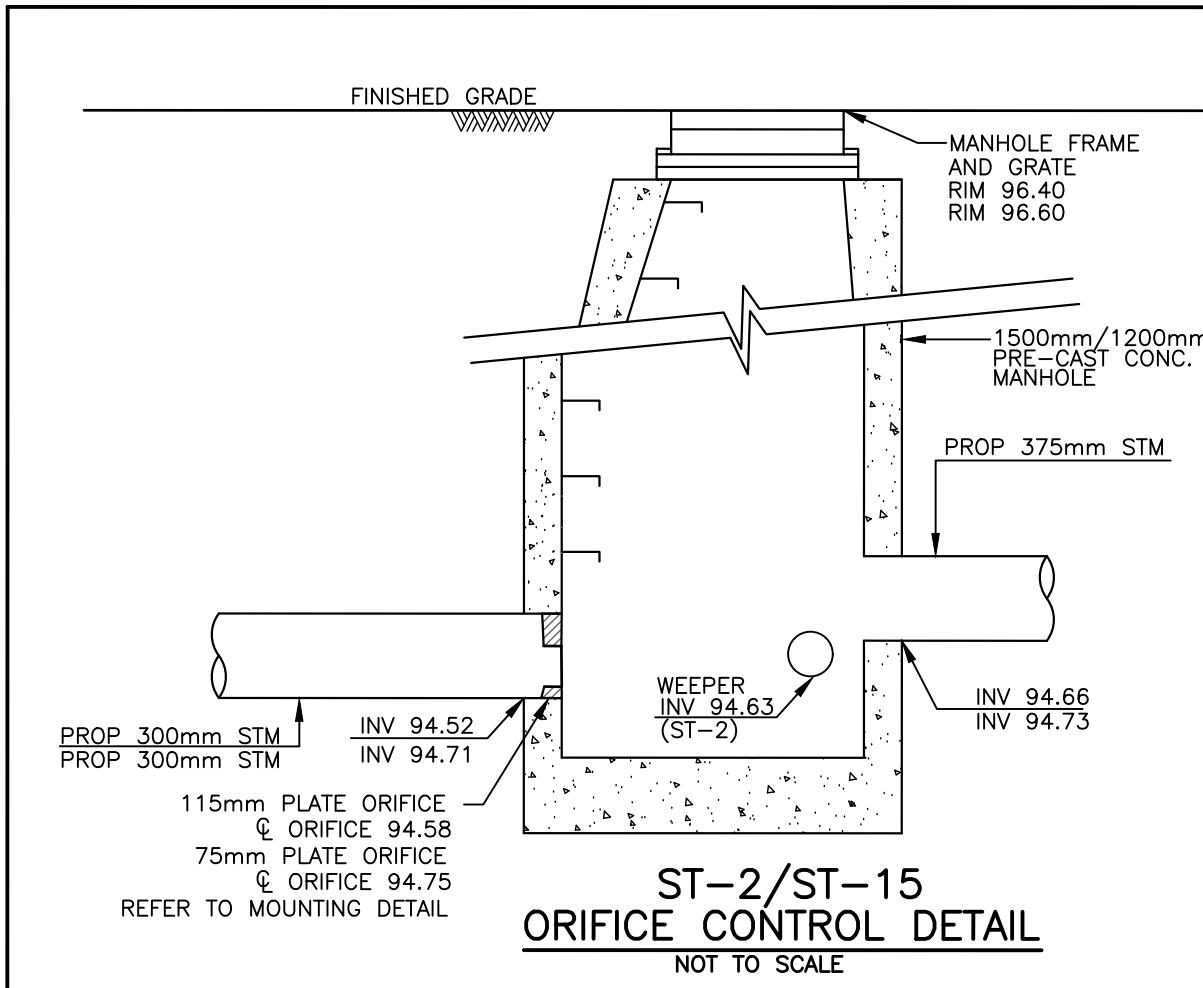
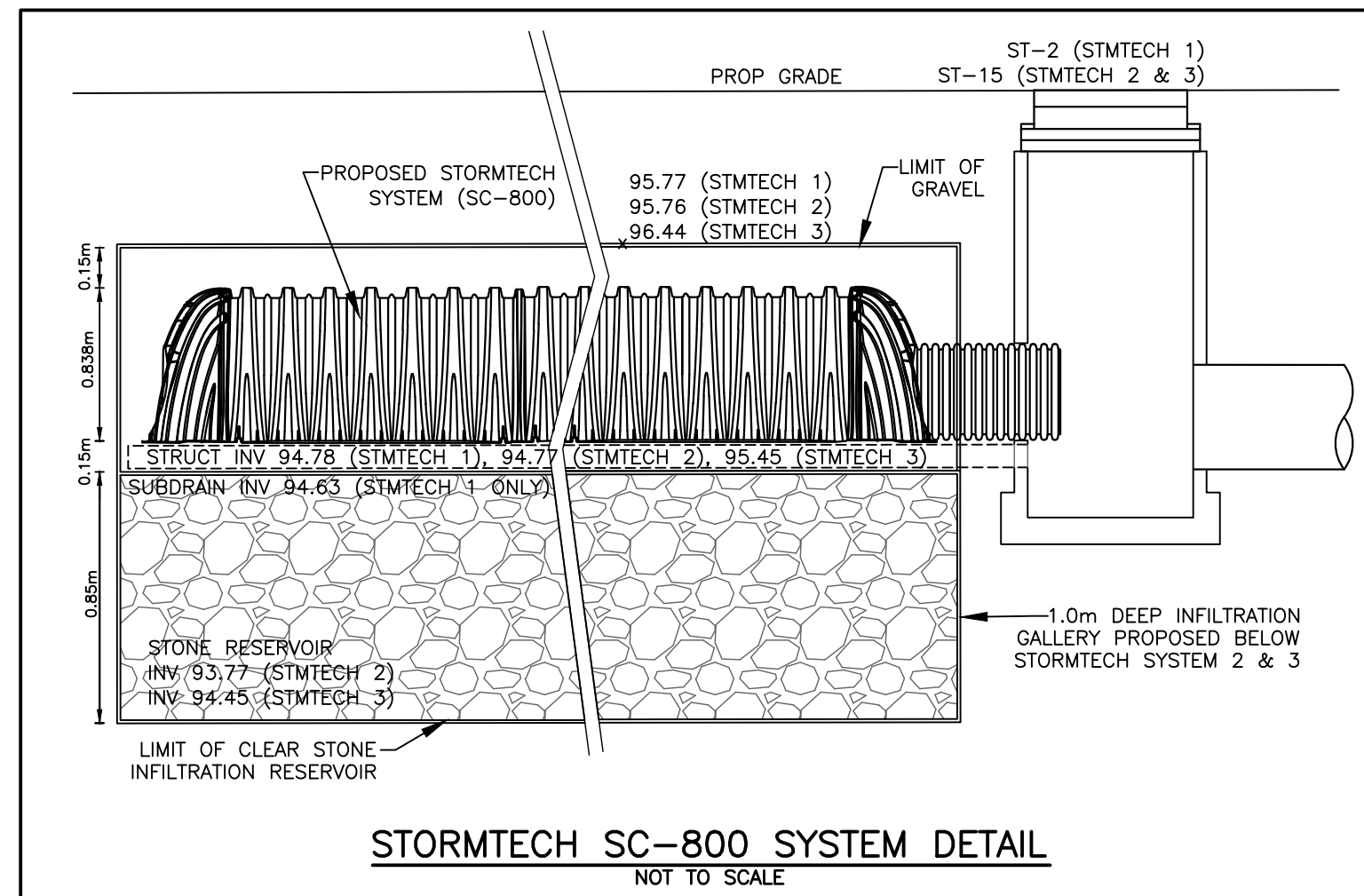
- 1. ALL WATERMAINS AND APPURTENANCES SHALL COMPLY WITH THE REGION OF DURHAM STANDARDS AND THE ONTARIO PLUMBING CODE.
- 2. PIPES 300mm AND SMALLER, UNLESS OTHERWISE SHOWN, SHALL BE CL DR18 (POLYVINYL CHLORIDE) PVC PIPE.
- 3. FITTINGS AND THRUST RESTRAINT AS PER STANDARD S-210.010, S-200.050, AND S-200.060.
- 4. VALVES 300mm AND SMALLER SHALL CONFORM TO THE REGION OF DURHAM STANDARD DRAWINGS S-220.010.
- 5. WATERMAINS AND FIREMAINS SHALL HAVE A MINIMUM OF 1.8m COVER. WATERMAINS AND FIREMAINS TO HAVE A MINIMUM OF 500mm VERTICAL CLEARANCE AND 1.7m HORIZONTAL CLEARANCE FROM ALL SEWER LINES AND CROSSINGS AS PER PART 7 OF THE ONTARIO BUILDING CODE.
- 6. CONTRACTOR TO SUCCESSFULLY SWAB AND CHLORINATE MAINS AND SERVICES AS PER OPSD 701.07.23 AND REGIONAL STANDARDS.
- 7. ALL NEW MAINS AND SERVICES TO BE PRESSURE TESTED TO 200 psi (1379 kPa).
- 8. ALL TRENCHES ARE TO BE BACKFILLED IN ACCORDANCE WITH REGION STANDARDS.
- 9. UNLESS OTHERWISE NOTED ALL WATERMAIN AND FIREMAIN CROSSINGS TO BE ACCOMMODATED USING VERTICAL PIPE DEFLECTIONS.
- 10. NO CONNECTION TO REGIONAL SERVICES UNTIL POSITIVE LABORATORY TEST RESULTS ARE DELIVERED TO THE REGION AND WRITTEN CLEARANCE IS GIVEN BY THE REGION.
- 11. 37mm COPPER TYPE 'K' WATER SERVICE CONNECTIONS SHALL CONFORM TO S-230.021 ACCORDINGLY.
- 12. PRIVATE WATER SUPPLY PIPES HAVE BEEN DESIGNED IN ACCORDANCE WITH M.E.C.P. GUIDELINES AS PER 7.1.6.5. OF THE O.B.C.
- 13. THE WATER METER / BACKFLOW PREVENTER ROOM IS TO BE DESIGN TO THE REGIONAL OF DURHAM STANDARD DRAWINGS-240.051

GENERAL NOTES

- 1. RESPECTING ALL WORK IN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS NOTICE TO THE CLARINGTON PUBLIC WORKS DEPARTMENT STAFF AT (905)-263-2291.
- 2. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD ALLOWANCE. EXCAVATION OF THE ROAD SURFACE IS NOT PERMITTED BETWEEN DECEMBER 1ST AND APRIL 30TH.
- 3. ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER MUNICIPAL FIELD STAFF DIRECTION.
- 4. THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDED BY THE MUNICIPALITY OF CLARINGTON UNLESS THE WORKS HAVE BEEN INSPECTED BY MUNICIPAL FORCES AND DEEMED TO BE COMPLETED AND SATISFACTORY.

CROSSINGS

① STM INV. SAN OVB. CLEARANCE	95.20 93.43 1.77m	⑤ STM INV. STM OVB. CLEARANCE	95.68 95.43 0.25m
② STM INV. WM OVB. CLEARANCE	95.29 94.35 0.94m	⑥ STM INV. STM OVB. CLEARANCE	96.61 95.95 0.66m
③ WM INV. SAN OVB. CLEARANCE	94.20 93.68 0.52m	⑦ STM INV. WM OVB. CLEARANCE	95.88 95.45 0.43m
④ STM INV. STM OVB. CLEARANCE	95.39 95.06 0.33m	⑧ WM INV. SAN OVB. CLEARANCE	96.05 94.85 1.20m



LEGEND

- 0.25 DRAINAGE BOUNDARY
- 0.90 DRAINAGE AREA (ha)
- 0.90 RUN-OFF COEFFICIENT
- (M) WATER METER LOCATION
- (B) BACKFLOW PREVENTOR LOCATION
- (E) ELECTRICAL ROOM
- (PRV) PRESSURE REDUCING VALVE LOCATION

4.	REVISED AS PER 3RD SUBMISSION COMMENT	2025/10/28
3.	REVISED AS PER BUILDING FLOOR PLAN REVISIONS	2025/08/19
2.	REVISED AS PER 2ND SUBMISSION COMMENT	2025/08/06
1.	REVISED AS PER 1ST SUBMISSION COMMENT	2025/02/13
NO.	SUBMISSION	DATE

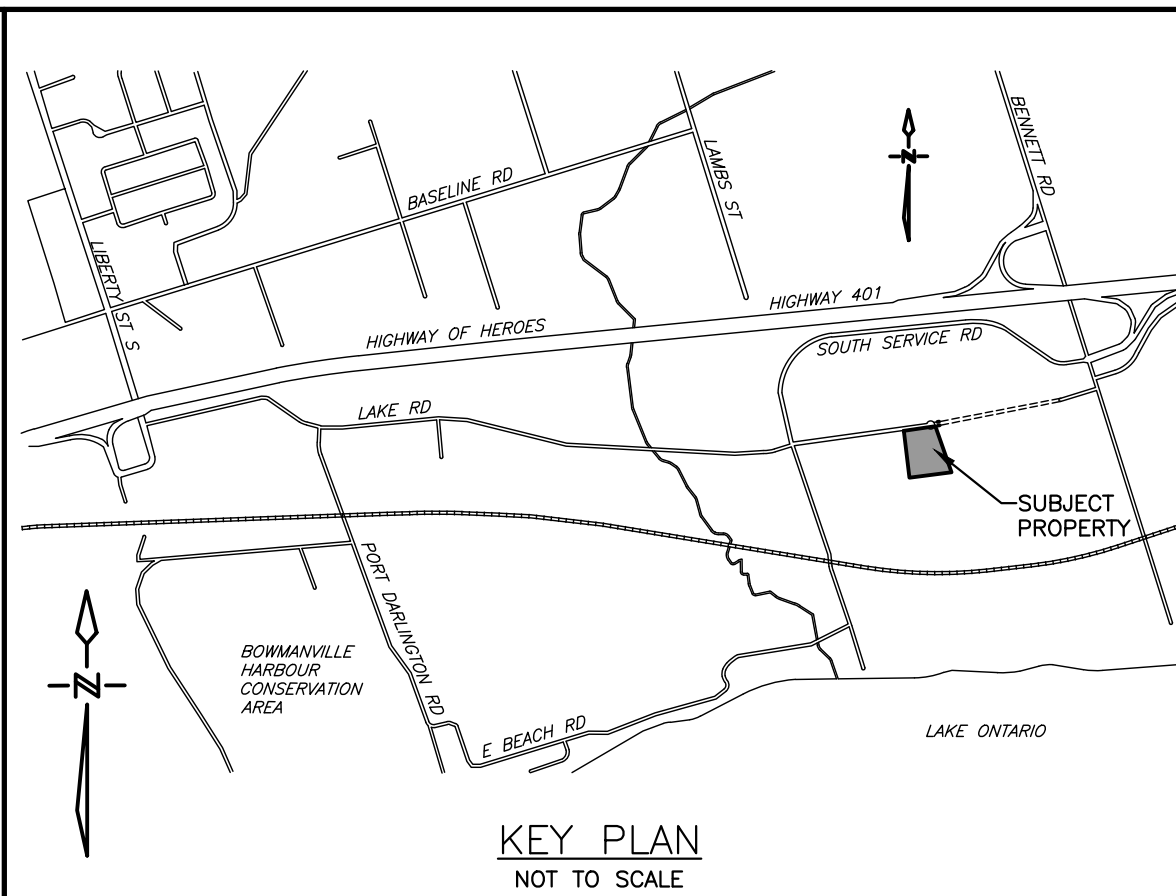
725 LAKE ROAD, BOWMANVILLE
MUNICIPALITY OF CLARINGTON

SITE SERVICING AND
STORM DRAINAGE PLAN

D.G. BIDDLE & ASSOCIATES
CONSULTING ENGINEERS & PLANNERS



SCALE:	1:300
DESIGNED BY:	M.R.W.
CHECKED BY:	K.G.K.
PROJECT NO.:	123081
DRAWING NO.:	SS-1



BENCH MARK

BENCHMARK 0011925U176A: BOWMANVILLE- C.N.R.Y., STONE ARCH SUBWAY FOR SOUTH SERVICE ROAD, 1.9 KM EAST OF STATION, BOLT IN NORTHWEST FACE OF WEST WING WALL AT NORTH END OF SUBWAY, THIRD COURSE BELOW COPING.
ELEVATION: 84.478

SITE SERVICING NOTES:

- 1. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. CONCERNED UTILITIES TO BE GIVEN ADVANCED NOTICE FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS.
- 2. QUANTITIES, DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
- 3. ALL SANITARY SEWER AND APPURTENANCES COMPLY WITH THE REGION OF DURHAM STANDARDS. ALL PRIVATE SEWERS ARE DESIGNED IN ACCORDANCE WITH THE M.O.E. PIBS 6879, "DESIGN GUIDELINES FOR SEWAGE WORKS."
 - SANITARY SEWER PIPES TO BE 150mm CL DR35 PVC PIPE, CL P BEDDING
 - SANITARY SERVICE PIPES TO BE 100mm CL DR28 PVC PIPE, CL P BEDDING, AT MIN 2.0% GRADE.
 - SANITARY MANHOLES AS PER OPSD 701.010 C/W GRATE AS PER OPSD 401.010
 - ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH REGION OF DURHAM STANDARDS.
- 4. ALL WATER MAINS AND APPURTENANCES COMPLY WITH THE REGION OF DURHAM STANDARDS. ALL PRIVATE WATER SUPPLY PIPES ARE DESIGNED IN ACCORDANCE TO THE M.O.E. PIBS 6881e, "DESIGN GUIDELINES FOR DRINKING-WATER SYSTEMS."
 - ALL WATER MAINS SHALL BE CONSTRUCTED A MINIMUM OF 1.80m BELOW FINISHED GRADE
 - ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH REGION OF DURHAM STANDARDS
 - 100mm DOMESTIC WATERLINE TO BE CL DR18 PVC, CL P BEDDING
 - 150mm FIRELINE TO BE DR 18 PVC, CL P BEDDING
 - 37mm COPPER TYPE 'K' WATER SERVICE PIPES, CL P BEDDING PER S-230.021.
- 5. ALL STORM SEWERS AND APPURTENANCES SHALL COMPLY WITH THE MUNICIPALITY OF CLARINGTON STANDARDS AND THE ONTARIO PLUMBING CODE.
 - STORM SEWER PIPE LARGER THAN 450mm SHALL BE CL 650 CONC PIPE, CL B BEDDING
 - STORM SEWER PIPE 450mm AND SMALLER SHALL BE DR35 PVC PIPE, CL P BEDDING
 - STORM SEWER MANHOLES AND CATCH BASIN MANHOLES SHALL BE AS PER OPSD 701.010
 - CATCH BASINS SHALL BE AS PER OPSD 705.010.
 - MANHOLE GRATES SHALL BE AS PER OPSD 401.010
 - CATCH BASIN GRATES SHALL BE AS PER OPSD 400.020
 - ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH OPSD STANDARDS
- 6. GENERALLY, A MINIMUM OF 0.25m SHALL BE PROVIDED BETWEEN THE OUTSIDE OF PIPE BARRELS AT THE POINT OF CROSSING FOR STORM AND SANITARY SEWER. A MINIMUM OF 0.50m SHALL BE PROVIDED BETWEEN THE OUTSIDE OF PIPE BARRELS AT THE POINT OF CROSSING FOR ALL SEWERS CROSSING WATER MAINS.
- 7. MH ST-1 SHALL BE AN OIL/GRIT SEPARATOR, STORMCEPTOR MODEL EF05.
- 8. CONCRETE HEADWALL AS PER OPSD 804.030.
- 9. RIP-RAP OUTLET TO DITCHING AS PER OPSD 810.010