



STORMWATER MANAGEMENT			
	PROPOSED	C. VALUE	
CONTROLLED TRIBUTARY	1.40 Ha	COMBINED =0.36	
LANDSCAPED AREA	1.03 Ha	0.2	
GRAVEL	0.21 Ha	0.7	
ASPHALT/CONCRETE	0.01 Ha	0.9	
BUILDING	0.15 Ha	0.95	
SWM	REQUIRED	PROVIDED	MAX PONDING DEPTH
STORAGE (m ³) 5YR	184m ³	184m ³	0.31m (195.22)
STORAGE (m ³) 100YR	342m ³	342m ³	0.44m (195.35)
		398m ³ MAX	0.50m (195.40)

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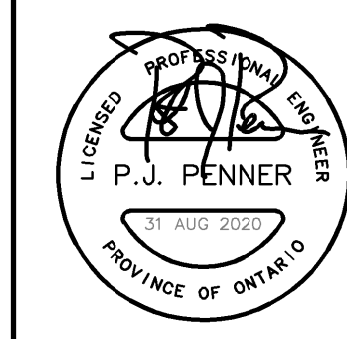
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PARKING			
ACCESSIBLE PARKING	1	TYPE 'A'	1
		TYPE 'B'	0
STANDARD PARKING (MAIN WORKSHOP)	15	15	
STANDARD PARKING (ACCESSORY OFFICE)	5	5	
STANDARD PARKING (WAREHOUSE)	1	1	
TOTAL PARKING	21	21	

	EXISTING STORM SEWER		HYDRANT	198.11	2020 ELEVATION
	PROPOSED STORM SEWER		WATER VALVE	47.55	DESIGN FINISH
	EXISTING SWALE/DITCH		CATCHBASIN		ORIGINAL CONDITION
	PROPOSED SWALE/DITCH		STORM MANHOLE		
	EXISTING WATERMAIN		SANITARY MANHOLE		PROPOSED
	PROPOSED WATERMAIN		EXISTING WALL MOUNTED LIGHT (DARK SKY COMPLIANT)		EXISTING SUIT
	PROPOSED WATER SERVICE		PROPOSED WALL MOUNTED LIGHT (DARK SKY COMPLIANT)		MAN DECK
	EXISTING SANITARY SEWER				SWM TRIBUTARY

2020 ELEVATIONS - (CJDL)
DESIGN FINISHED ELEVATION
ORIGINAL CONTOURS
PROPOSED SURFACE FLOW
EXISTING SURFACE FLOW
MAN DOORS
SWM TRIBUTARY BOUNDARY

UTILITY POLE
EXISTING OVERHEAD HYDRO/TELEPHONE/CATV
FIRE ROUTE LIMITS
EXISTING POST
SITE BOUNDARY
EXISTING TREE, PROPOSED
EXISTING STUMP



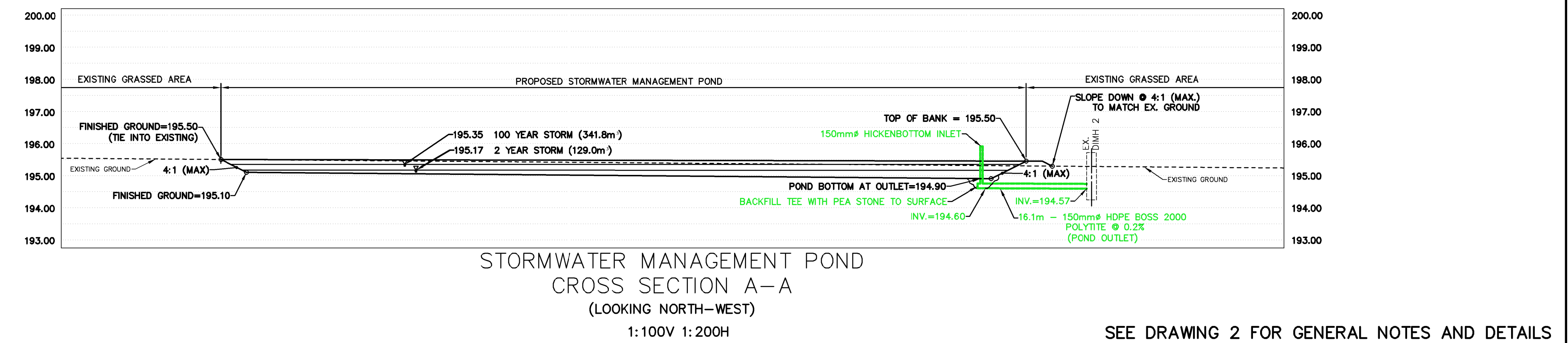
TO KINGSVILLE FOR S.P.A.

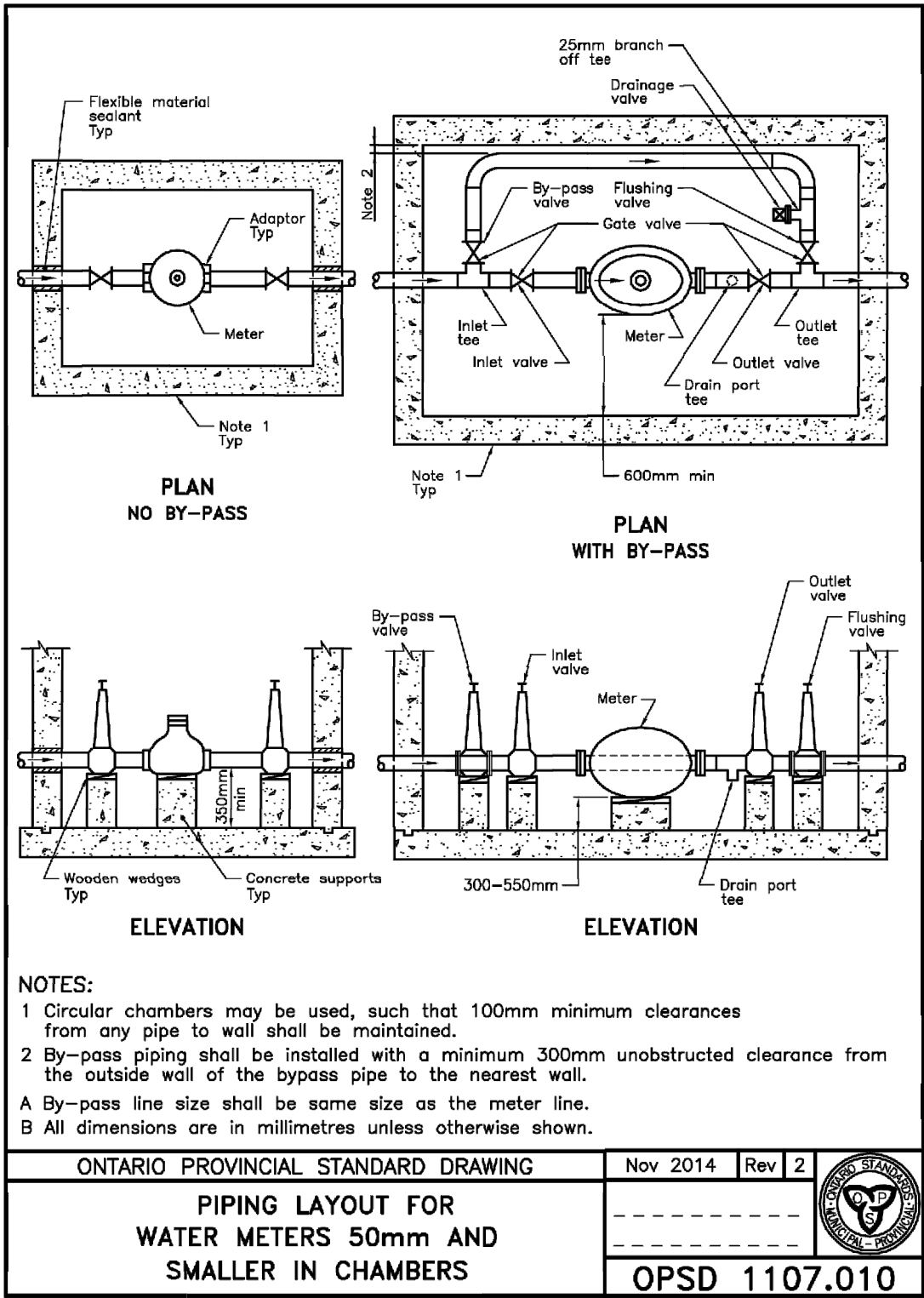
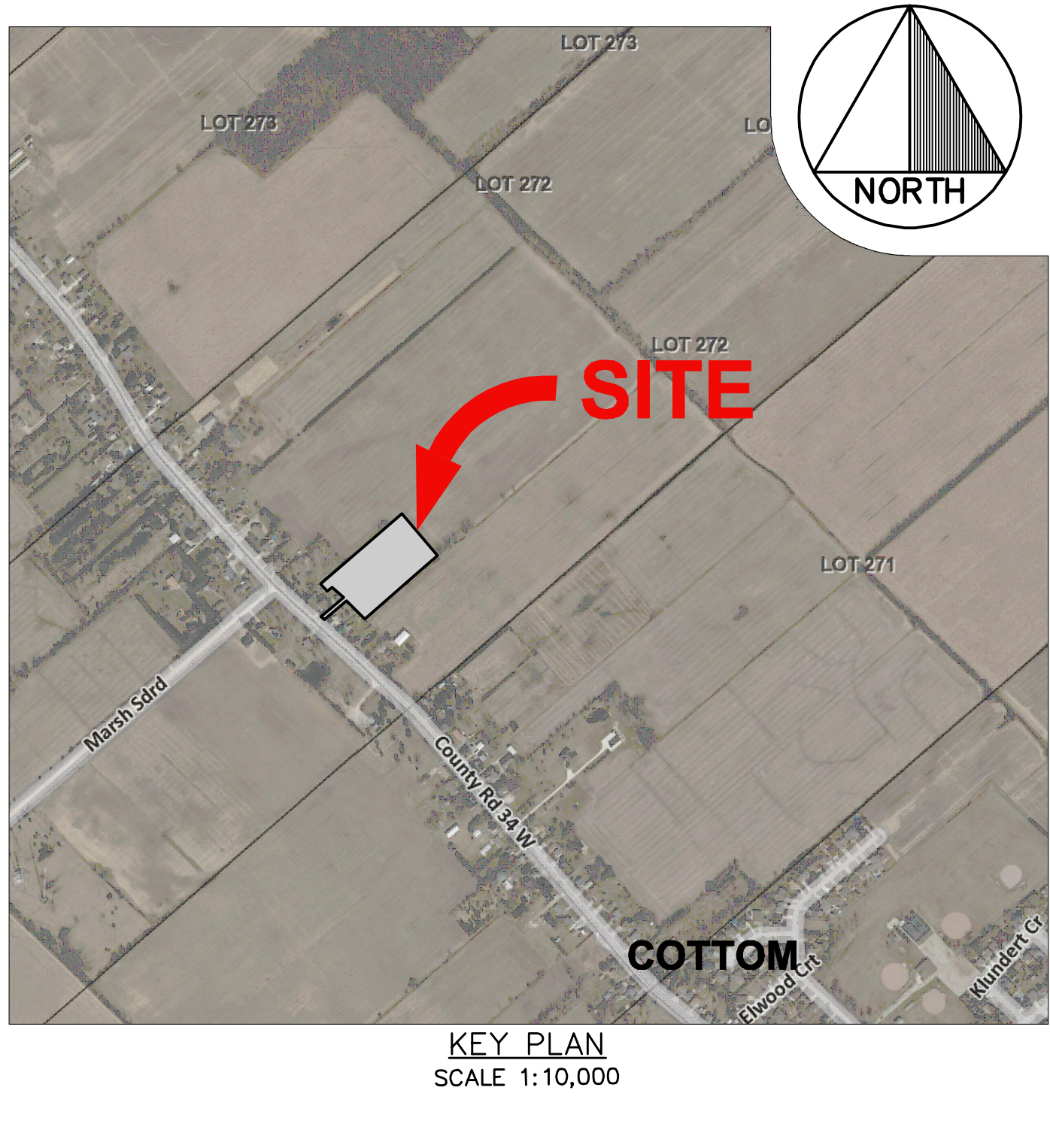
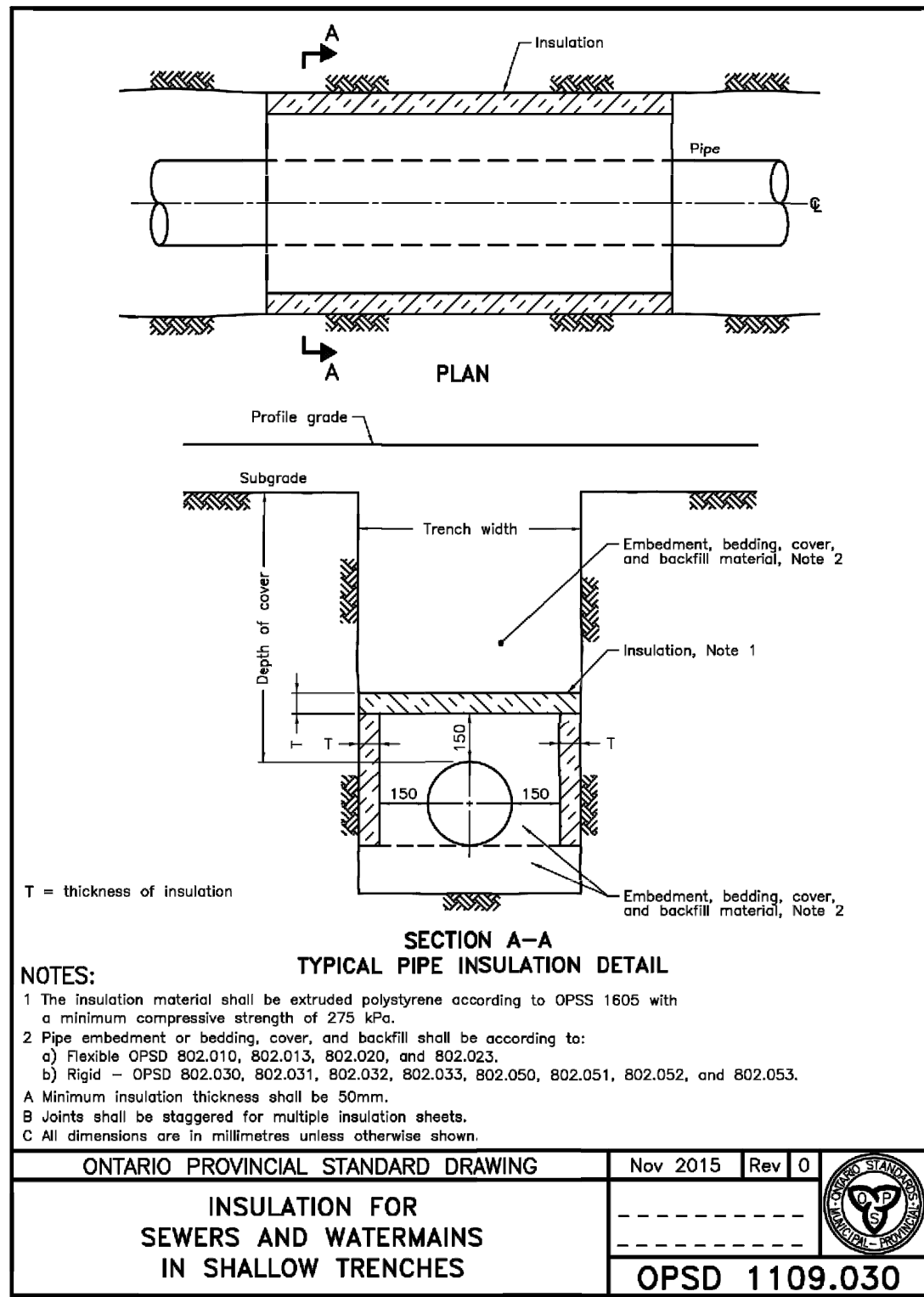
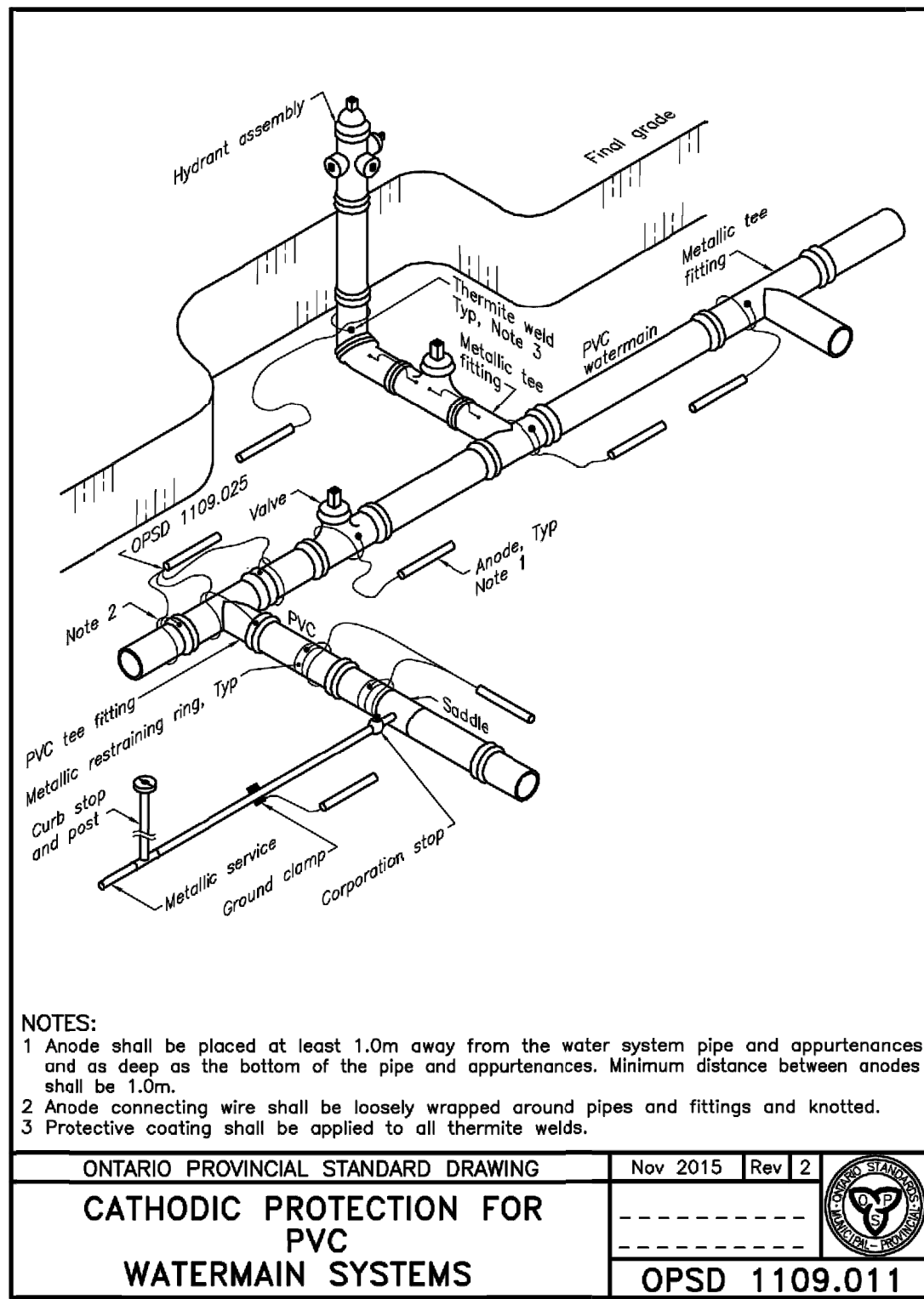
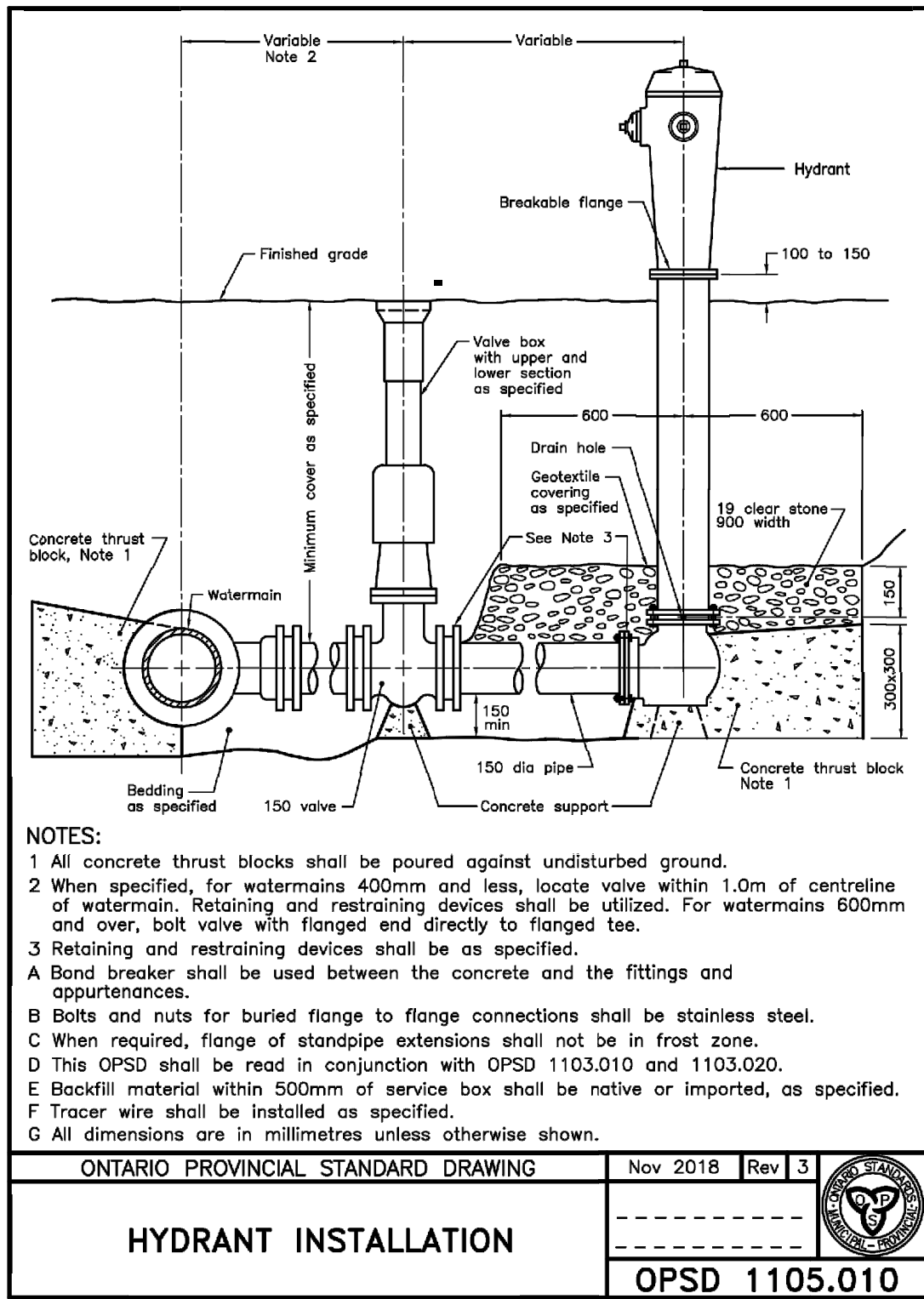
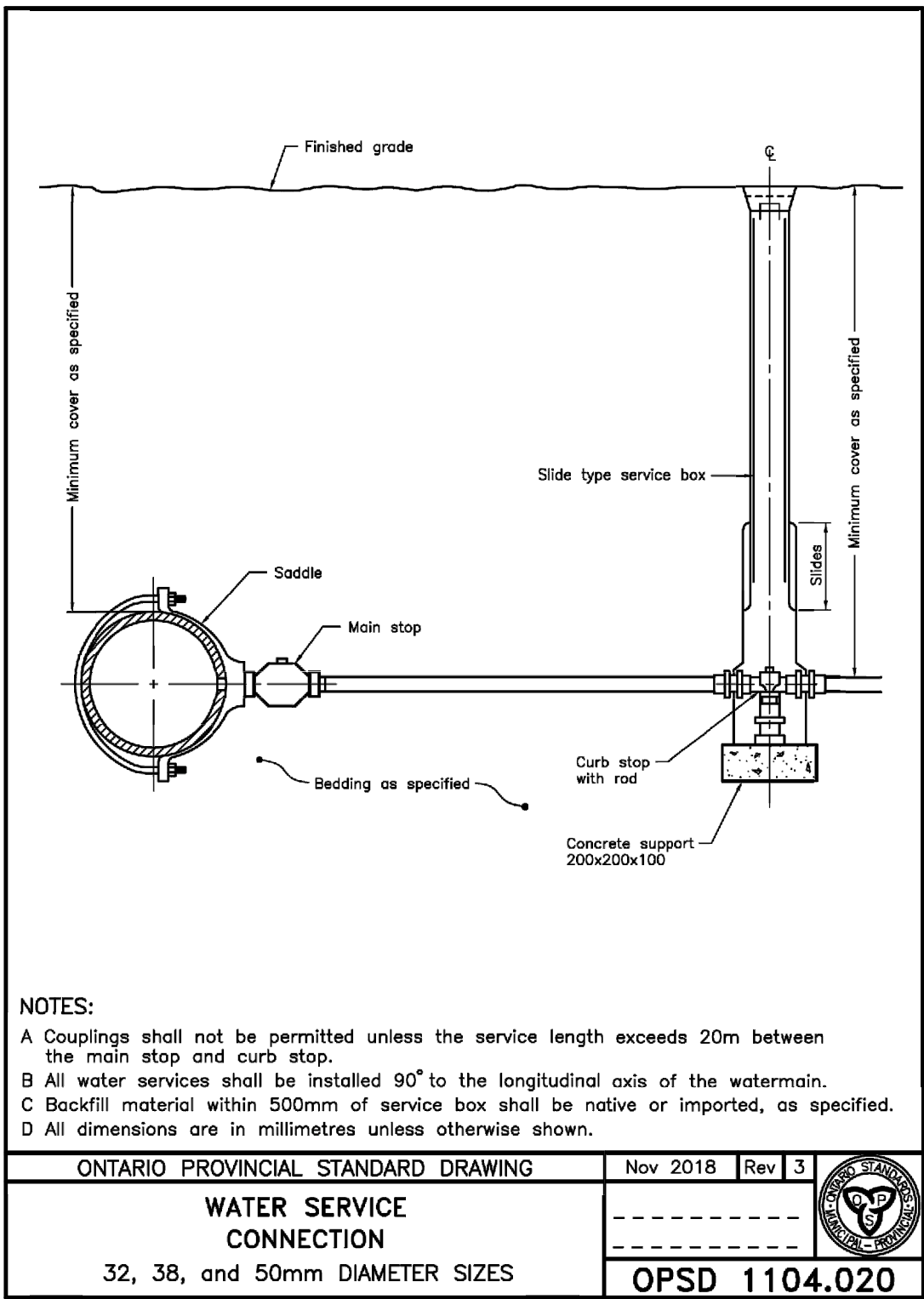
CJDL
Consulting Engineers

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Tel: 519-686-1000
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cjd1@cjd1eng.com

THE CABINET MILL ADDITION
244B COUNTY RD No.34 W. KINGSVILLE
PART 1 & 3 OF LOT 272 NORTH TALBOT ROAD
PLAN 12R-14162
JAKE TEIGROB
SITE PLAN

SEE DRAWING 2 FOR GENERAL NOTES AND DETAILS





MAIN DIA. (mm)	TIE ROD QTY. - DIA. (mm)	MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (METRES)											
		SAND, CLAY				SILT, MUCK, PEAT				VALVE, TEE DEAD END			
		111A	222A	45	90	111A	222A	45	90	111A	222A	45	90
100	2-19	1.0	1.5	2.5	3.5	8.0	1.0	2.0	3.5	5.5	8.0	8.0	8.0
150	2-19	1.0	2.0	3.0	4.5	10.0	1.5	2.0	4.0	6.5	10.0	10.0	10.0
200	2-19	1.5	2.0	4.0	6.0	13.0	1.5	2.5	5.0	8.0	13.0	13.0	13.0
250	4-19	1.5	2.5	4.5	7.5	16.0	2.0	3.5	6.0	10.0	16.0	16.0	16.0
300	4-19	2.0	3.0	5.0	9.0	19.0	2.0	4.0	7.0	12.0	19.0	19.0	19.0
350	6-19	2.5	3.5	6.0	10.5	27.0	2.5	5.0	8.5	14.0	27.0	27.0	27.0
400	6-19	3.0	4.0	7.0	12.0	27.0	3.0	6.0	10.0	16.5	27.0	27.0	27.0
450	8-19	3.5	4.5	8.0	13.5	35.0	3.5	7.0	11.5	18.0	35.0	35.0	35.0

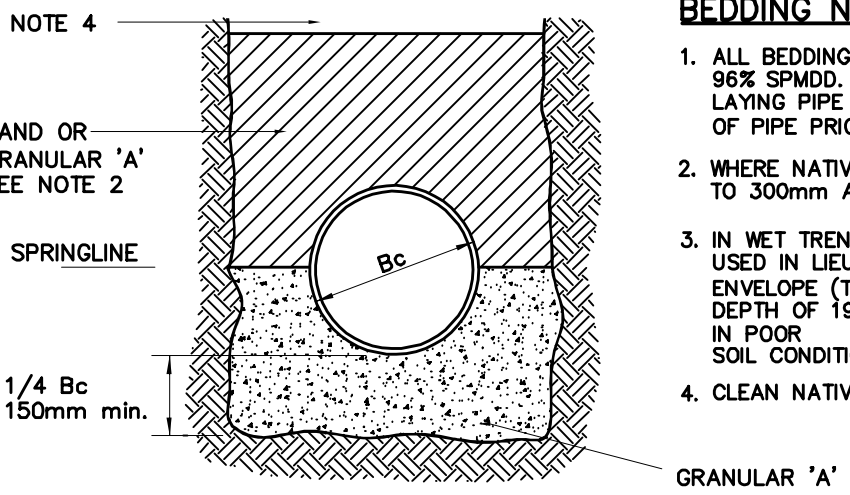
- NOTES
1. IF ANY JOINT IS ENCOUNTERED WITHIN THE DISTANCES AS NOTED, IT MUST BE RESTRAINED.
 2. REFER TO SERVICING NOTES FOR THRUST RESTRAINT MATERIALS.
 3. ALL RESTRAINTS SHALL BE COATED WITH A PROTECTIVE COATING OF EPOXY OR DENSO PASTE AND TAPE.
 4. ALL VALVES AND FITTINGS SHALL BE RESTRAINED.
 5. MANLINE JOINTS WITHIN 3m OF A TEE SHALL BE RESTRAINED. BRANCH SHALL BE RESTRAINED AS ABOVE.
 6. THE PIPE ON THE LARGE SIDE OF A REDUCER SHALL BE RESTRAINED FOR LARGE ϕ - SMALL ϕ OF THE LENGTH REQUIREMENT FOR A LARGE ϕ DEAD END. LARGE ϕ

THRUST RESTRAINT FOR PRESSURE MAINS

BEDDING NOTES

1. ALL BEDDING & BACKFILL MATERIALS SHALL BE COMPACTED TO 98% SPMD. THE BEDDING SHALL BE COMPACTED BEFORE LAYING PIPE AND IN 150mm MAX. LIFTS TO 300mm ABOVE TOP OF PIPE PRIOR TO PLACING ADDITIONAL BACKFILL.
2. WHERE NATIVE SOIL IS CLAY, GRANULAR 'A' SHALL BE EXTENDED TO 300mm ABOVE THE PIPE (OR TRENCH).
3. IN WET TRENCH CONDITIONS 19mm CRUSHED STONE SHALL BE USED IN LIEU OF GRANULAR 'A' WITH A COMPLETE GEOTEXTILE ENVELOPE (TERRAFIX 270R OR APPROVED EQUAL). DEPTH OF 19mm CRUSHED STONE BEDDING SHALL BE INCREASED IN POOR SOIL CONDITIONS AS REQUIRED TO PROVIDE A STABLE BEDDING.
4. CLEAN NATIVE FILL.

UP TO 900mm : Bc + 300mm EACH SIDE.
LARGER THAN 900mm : Bc + 375mm EACH SIDE.



CLASS 'B' BEDDING
N.T.S.

SERVICING NOTES:

1. DISINFECTION, SWABBING AND PRESSURE TESTING MUST BE COMPLETED AS PER ANSI/AWWA STANDARDS C600 AND C651.
2. KINGSVILLE ENVIRONMENTAL SERVICES SHALL BE NOTIFIED 2 BUSINESS DAYS PRIOR TO COMMENCING WORK ON THE WATER SYSTEM.
3. ALL VALVES ARE TO BE OPERATED BY TOWN OF KINGSVILLE STAFF.
4. ALL WATERMAIN MATERIALS ARE TO BE APPROVED BY KINGSVILLE ENVIRONMENTAL SERVICES.
5. WATER SAMPLES MUST BE TAKEN BY TOWN OF KINGSVILLE ENVIRONMENTAL SERVICES STAFF OR A LICENSED OPERATOR.
6. TWC 12 Ga. TRACER WIRE IS REQUIRED FOR ALL WATER SERVICES.
7. DECHLORINATION OF WATER USED FOR WATERMAIN DISINFECTION IS REQUIRED PRIOR TO RELEASE.
8. WATER SERVICES ADJACENT TO TREES, BUSHES, ETC. MUST BE BORED/ROCKETED AS DIRECTED BY THE CONSULTING ENGINEER.
9. BACKFILL WITHIN 500mm OF SERVICE BOX SHALL BE NATIVE FILL.
10. METER PIT TO BE INSTALLED WITHOUT BY-PASS AS PER OPSD 1107.010.
11. THRUST RESTRAINT SHALL BE DESIGNED FOR 2070kPa (300psi), REPRESENTING A FACTOR OF SAFETY OF 2.0 ON THE ANTICIPATED TEST PRESSURE OF 1030kPa(150psi).
12. RESTRAINT DEVICES FOR PVS PRESSURE PIPE OF ALL DIAMETERS SHALL BE MANUFACTURED OF HIGH STRENGTH DUCTILE IRON, ASTM A536, GRADE 65-45-12 OR 60-42-10, AND SHALL INCORPORATE A SERIES OF MACHINED SERATIONS ON THE INSIDE DIAMETER TO PROVIDE 360° CONTACT AND SUPPORT OF THE PIPE WALL. CONNECTING BOLTS SHALL BE OF HIGH STRENGTH, LOW ALLOY MATERIAL, ANSI/AWWA C111/A21.11. RESTRAINT DEVICES SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F1674-96 RECOMMENDED PERFORMANCE SPECIFICATION FOR JOINT RESTRAINT DEVICES FOR USE WITH POLYVINYL CHLORIDE (PVC) PIPE AND SHALL BE UL LISTED AND FM APPROVED.
13. RESTRAINT DEVICES FOR PVC PIPE AND MECHANICAL JOINT FITTINGS, VALVES, HYDRANTS OR APPURTENANCES SHALL BE UNI-FLANGE SERIES 1300, SIGMA SERIES PVM OR ROMAC INDUSTRIES GRIP RING. WHEN RESTRAINT IS REQUIRED FOR BELL AND SPIGOT JOINTS OF PVC PIPE, RESTRAINT DEVICES SHALL BE UNI-FLANGE SERIES 1350, SIGMA SERIES PVP OR ROMAC INDUSTRIES 600 SERIES.
14. RESTRAINT DEVICES FOR DUCTILE IRON PIPE OF ALL DIAMETERS SHALL BE UNI-FLANGE SERIES 1300, SIGMA SERIES PVM OR ROMAC INDUSTRIES GRIP RING FOR MECHANICAL JOINT AND UNI-FLANGE SERIES 1390, SIGMA SERIES PVP OR ROMAC INDUSTRIES 600 SERIES FOR BELL AND SPIGOT.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STAGING/LAY-DOWN LOCATION SUBJECT TO THE APPROVAL OF THE ENGINEER. ACCESS TO THE SUBJECT SITE IS PROVIDED VIA THE EXISTING GRAVEL DRIVEWAY FRONTING ESSEX COUNTY ROAD No.34.
2. ASSUMED DATUM IS RELATED TO SITE BENCHMARK IN SPIKE IN POLE ON SW SIDE OF ESSEX COUNTY ROAD No.34, OPPOSITE GRAVEL DRIVEWAY (ELEVATION 198.27). BENCHMARKS SHOWN ON THE DRAWINGS ARE NOT GUARANTEED BY THE MUNICIPALITY OR BY CYRIL J. DEMEYERE LIMITED (NON-GEODECTIC).
3. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE PLAN USER TO INFORM THEMSELVES OF THE EXACT LOCATION OF ALL POLES, LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES BEFORE COMMENCING WITH WORK. SUCH UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. WHERE SHOWN, THE ACCURACY OF THE POSITION IS NOT GUARANTEED. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGES TO THE UTILITIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.
5. TOPSOIL SHALL BE STRIPPED FOR ALL AREAS TO BE DISTURBED. TOPSOIL MAY BE USED AS FILL OUTSIDE OF PROPOSED PARKING AND BUILDING AREAS ONLY. AREAS UNDER BUILDINGS AND PARKING LOT SHALL BE RAISED TO GRADE WITH GRANULAR (SAND ACCEPTABLE) IN 150mm LAYERS, COMPACTED TO 98% PROCTOR, CERTIFIED BY GEOTECHNICAL ENGINEER. COMPACT ALL FILL TO 95% PROCTOR IN 300mm MAXIMUM LIFTS.
6. PIPE BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH DETAIL DRAWINGS. CLEAN, NATIVE BACKFILL (SAND AND CLAY) IS ACCEPTABLE. ALL TRENCH BACKFILL SHALL BE UNIFORMLY COMPACTED IN ACCORDANCE WITH SPECIFICATIONS. MANHOLES AND CATCHBASINS SHALL HAVE GRANULAR BACKFILL PLACED FOR 300mm MINIMUM ON ALL SIDES.
7. THE CONTRACTOR MUST USE LASER EQUIPMENT FOR GRADING OPERATIONS. INSTALL 1.8m HIGH T-RAIL STEEL FENCE POSTS AT ALL PROPERTY BARS (OR AT WOOD STAKES IF PROPERTY BARS ARE NOT INSTALLED) BEFORE COMMENCING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL SITES AS MAY BE REQUIRED. DOCUMENTATION SHALL BE PROVIDED TO THE ENGINEER VERIFYING THE DISPOSAL SITE(S) ARE PROPERLY LICENSED TO ACCEPT DESIGNATED MATERIAL. PROPERTY OWNERS RELEASE FORMS OPSF 1, 2, 3 MUST BE FILLED OUT AND PROVIDED TO THE ENGINEER.
9. PARKING LOT GRANULAR BASE SHALL BE 250mm GRAN 'B', 100mm GRAN 'A'. ALL OTHER LANDSCAPE AREAS SHALL RECEIVE 150mm TOPSOIL AND SEED AND SHALL BE MAINTAINED UNTIL GROWTH IS ESTABLISHED.
10. SEPTIC SYSTEM DESIGNED BY OTHERS. A PERMIT MUST BE OBTAINED FOR THE SEPTIC SYSTEM PRIOR TO INSTALLING ANY PIPE.
11. ANY SUMP PUMPS REQUIRED FOR PROPOSED BUILDINGS SHALL OUTLET TO SURFACE.
12. ALL GARBAGE WILL BE STORED IN EXTERNAL GARBAGE STORAGE ENCLOSURE.
13. TREE PLANTING SHALL NOT OCCUR WITHIN 5m OF SEPTIC LEACHING BED.
14. SWALE SLOPES SHALL BE 4:1 MAXIMUM (V-BOTTOM ACCEPTABLE UNLESS NOTED OTHERWISE).
15. ALL TREES, BUSHES, STUMPS REMOVED SHALL BE DISPOSED OFF SITE.
16. ONTARIO MECP (MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS) APPROVED AGENTS FOR DUST CONTROL MUST BE IMPLEMENTED.
17. THE CONTRACTOR SHALL AVOID DAMAGE TO EXISTING SITE FEATURES AND SHALL BE RESPONSIBLE FOR THE COST OF ANY REPAIRS.
18. COMPLETED WORKS MUST BE CERTIFIED BY THE CONSULTING ENGINEER.

SILT AND EROSION CONTROL

19. THE CONTRACTOR SHALL INSTALL ANY SILT CONTROL MEASURES REQUIRED TO STOP SILT MIGRATION FROM ENTERING STORM SEWERS OR DRAINS TO THE SATISFACTION OF THE MINISTRY OF NATURAL RESOURCES, ESSEX REGION CONSERVATION AUTHORITY, MINISTRY OF ENVIRONMENT CONSERVATION AND PARKS OR ANY OTHER REGULATORY AGENCY OR MINISTRY, AND IN PARTICULAR, THE GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES (MNR). THE CONTRACTOR SHALL ASSUME THE DEFENCE OF AND INDEMNIFY AND SAVE HARMLESS THE CABINET MLL, THE TOWNSHIP OF KINGSVILLE AND CYRIL J. DEMEYERE LTD. FROM ALL FINES, CHARGES AND CLAIMS RELATING TO THE PROJECT FROM ANY REGULATORY AGENCY OR MINISTRY.

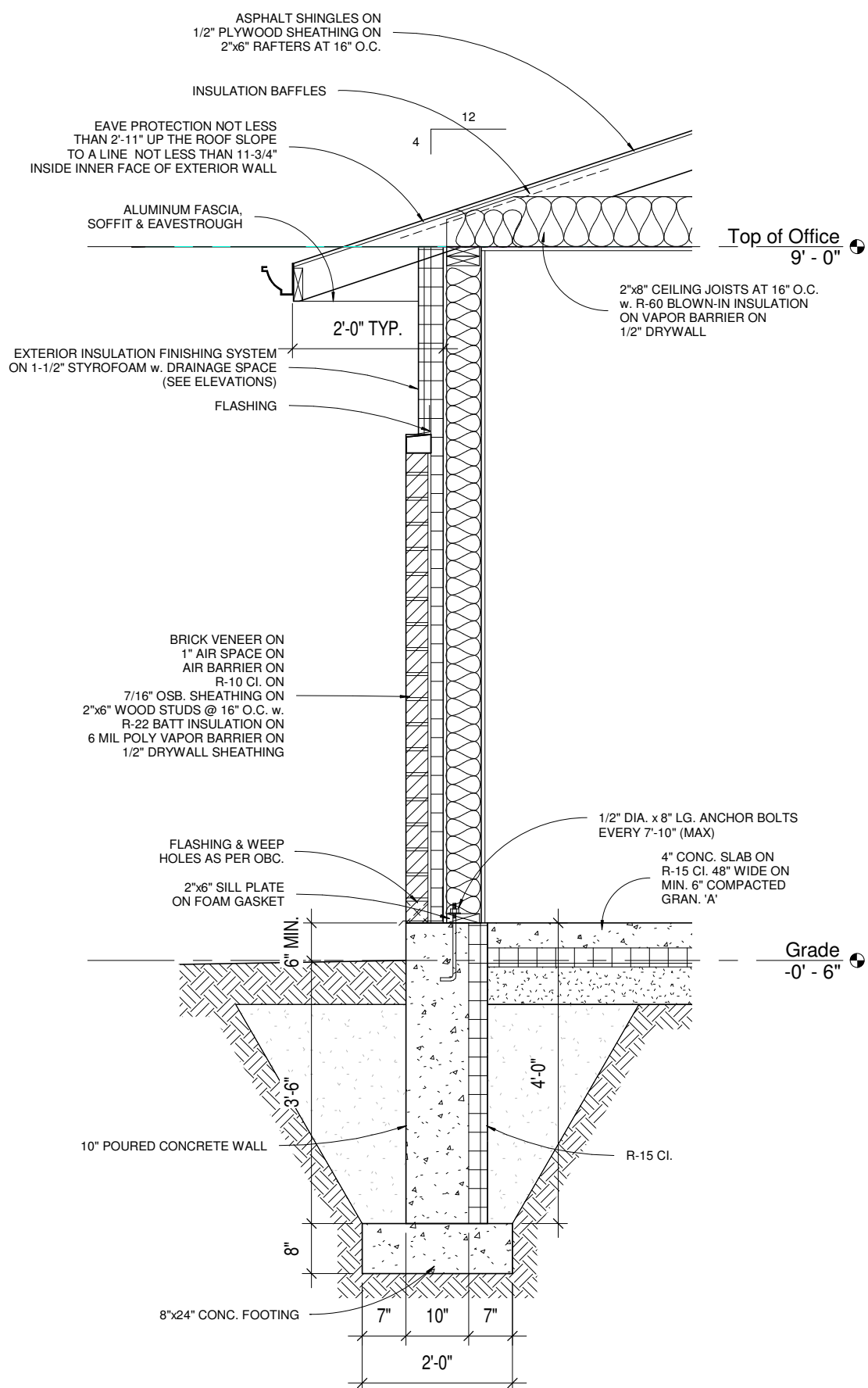
ACCESSIBLE PARKING SIGN DETAIL



FIRE ROUTE SIGN



METRIC SCALE AS NOTED				TOWN OF KINGSVILLE - ESSEX COUNTY			
				CJDL Consulting Engineers			
				Cyril J. Demeyere Limited P.O. Box 460, 261 Broadway Tillsonburg, Ontario, N4G 4H8 Tel: 519-688-1000 866-302-9886 Fax: 519-842-3235 cjd@cjdeng.com			
				THE CABINET MILL ADDITION 244B COUNTY RD No.34 W. KINGSVILLE PART 1 & 3 OF LOT 272 NORTH TALBOT ROAD PLAN 12R-14162 JAKE TEIGROB			
				GENERAL NOTES AND DETAILS			
1	SUBMISSION TO KINGSVILLE FOR S.P.A.	31 AUG 2020	PJP	DESIGN BY: AYM ACV	DRAWN BY: ACV	CHECKED BY: PJP	
No.	REVISION	DATE	BY	PROJECT NO. 19067	SURVEY BY: AD	DATE: 21 FEB. 2020	DRAWING No. 2 OF 2



1 Typical Section
1/2" = 1'-0"

Data Matrix & Typical Section

Project number	A1	
	18	
	April 29, 2019	1/2" = 1'-0"

No.	Description	Date

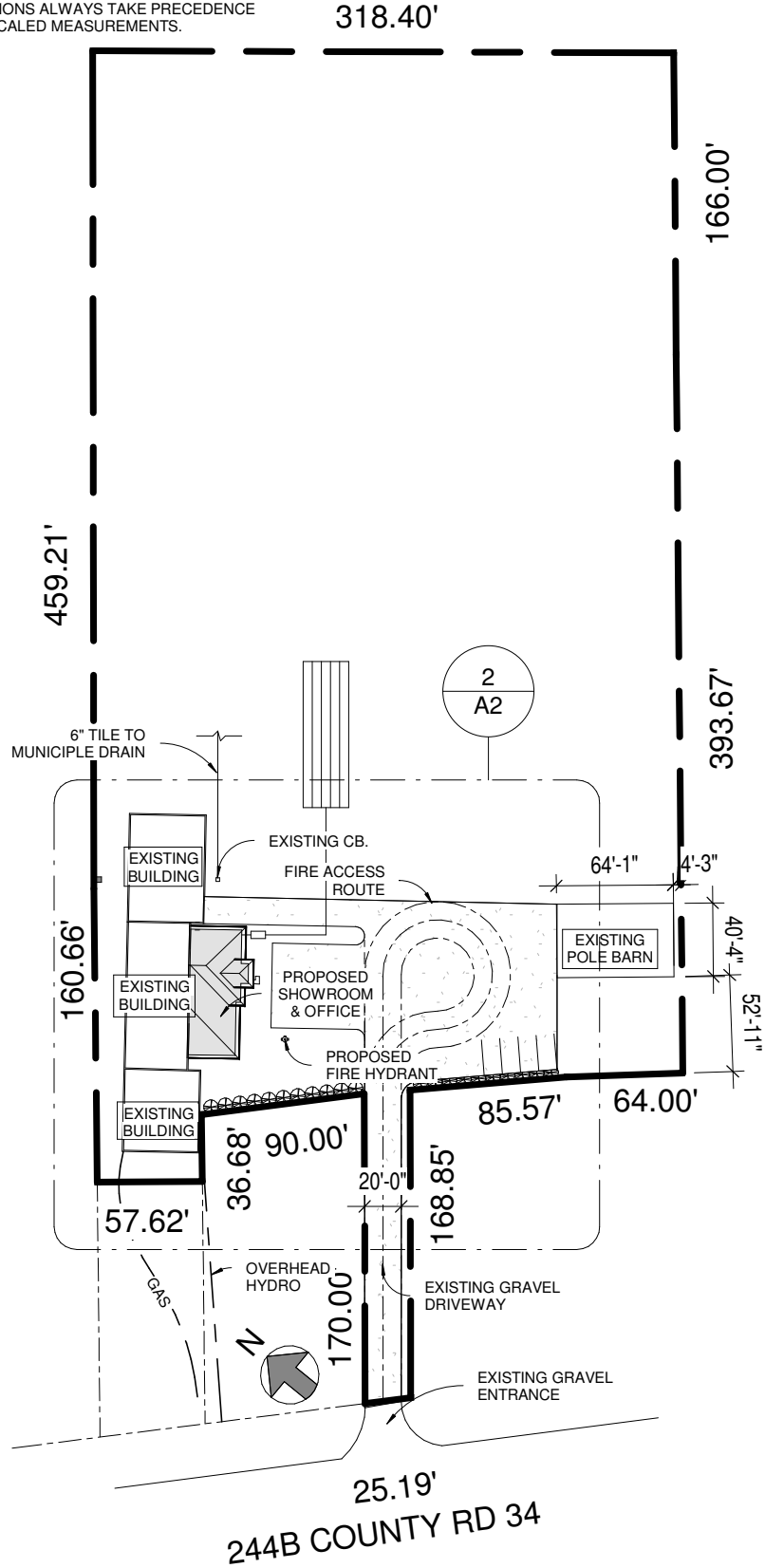
The Cabinet Mill
244B County RD34 W.
Kingsville

DRAWING NOTES

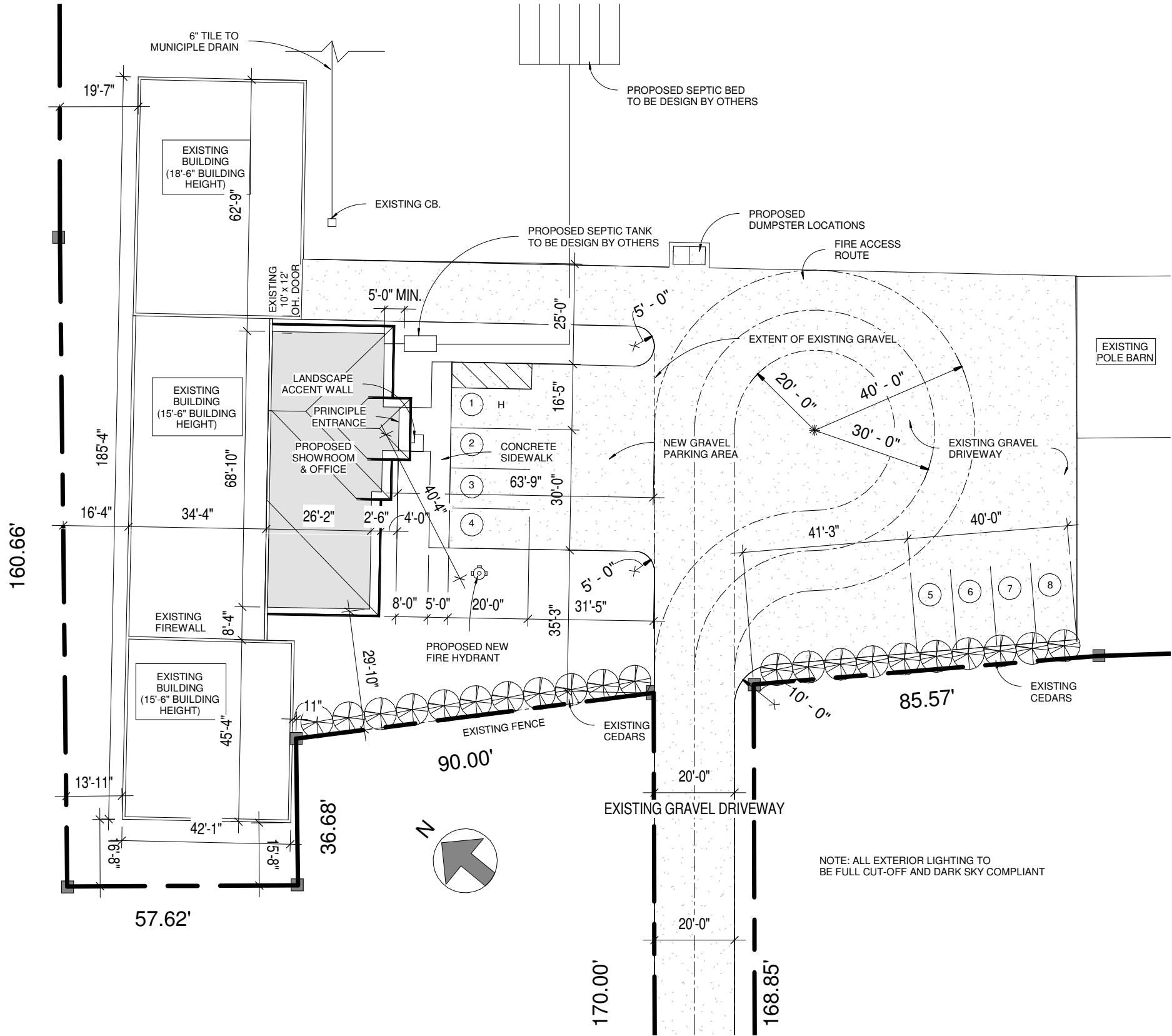
THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR FABRICATION.

WINDOWS ARE REPRESENTATIVE DUE TO MANY STYLES AND SIZES AVAILABLE, THEREFORE THE CONTRACTOR AND THE WINDOW SUPPLIER ARE TO ENSURE SIZE, FIT AND O.B.C. COMPLIANCE OF DOORS AND WINDOWS CONFORMING TO THE ENERGY PERFORMANCE EVALUATION STANDARD CAN/CSA-A440.2.

DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.



1 Key Plan
1" = 100'-0"



2 Enlarged Site Plan
1" = 30'-0"

SITE DATA		LOT COVERAGE
LOT SIZE	189 235 SF.	
EXISTING BUILDINGS	7 220 SF.	
PROPOSED SHOWROOM/OFFICES	1 900 SF.	
TOTAL BUILDING AREA	9 120 SF.	(4.8 %)
GREEN SPACE	160 184 SF.	(84.6 %)
EXISTING ACCESSORY BUILDINGS	2 583 SF.	(1.3 %)

The Cabinet Mill
244B County RD34 W.
Kingsville

Date

Description

No.

Site Plan

18

April 29, 2019

Scale

As Indicated

A2

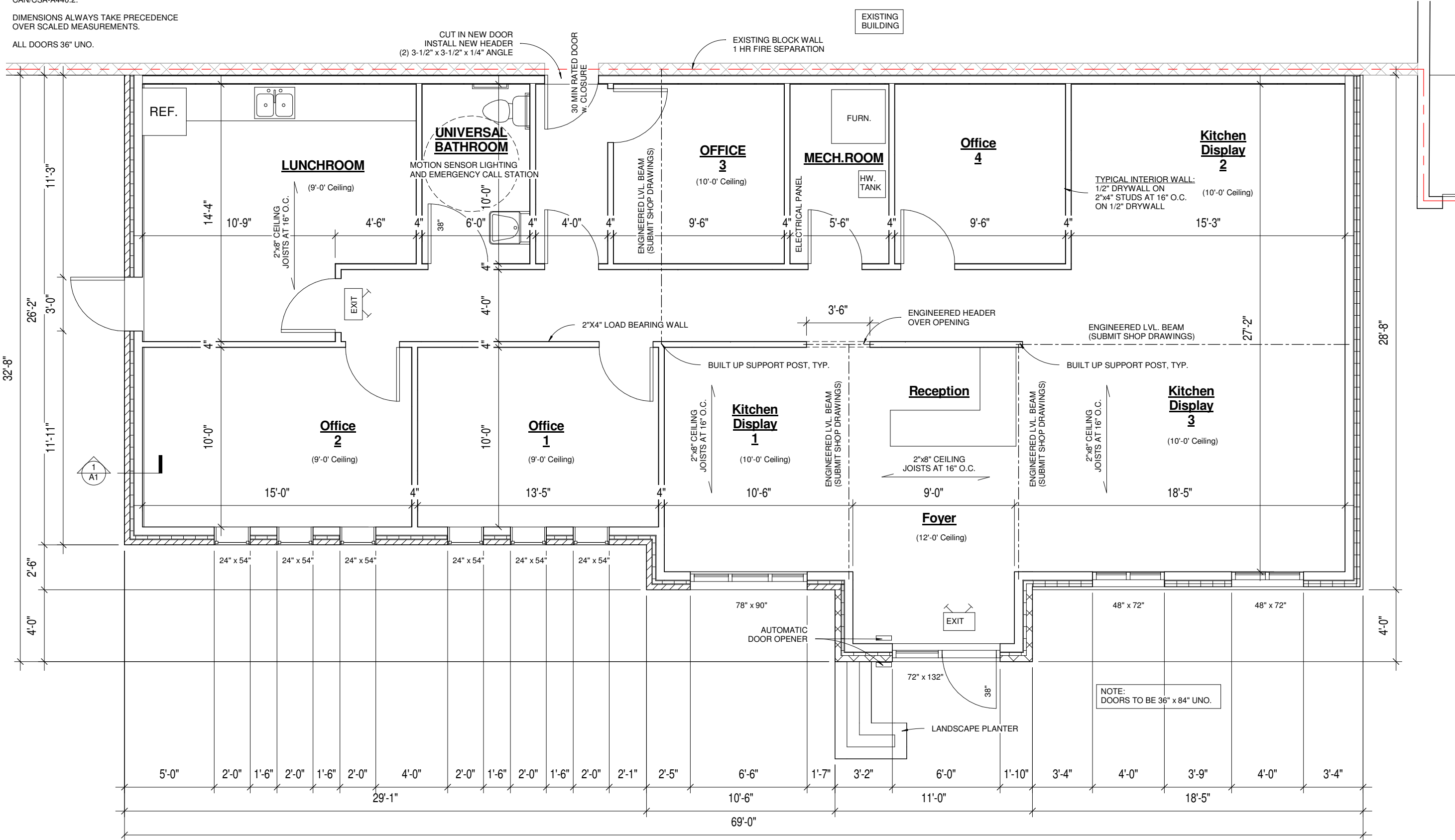
DRAWING NOTES

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DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.

ALL DOORS 36" UNO.

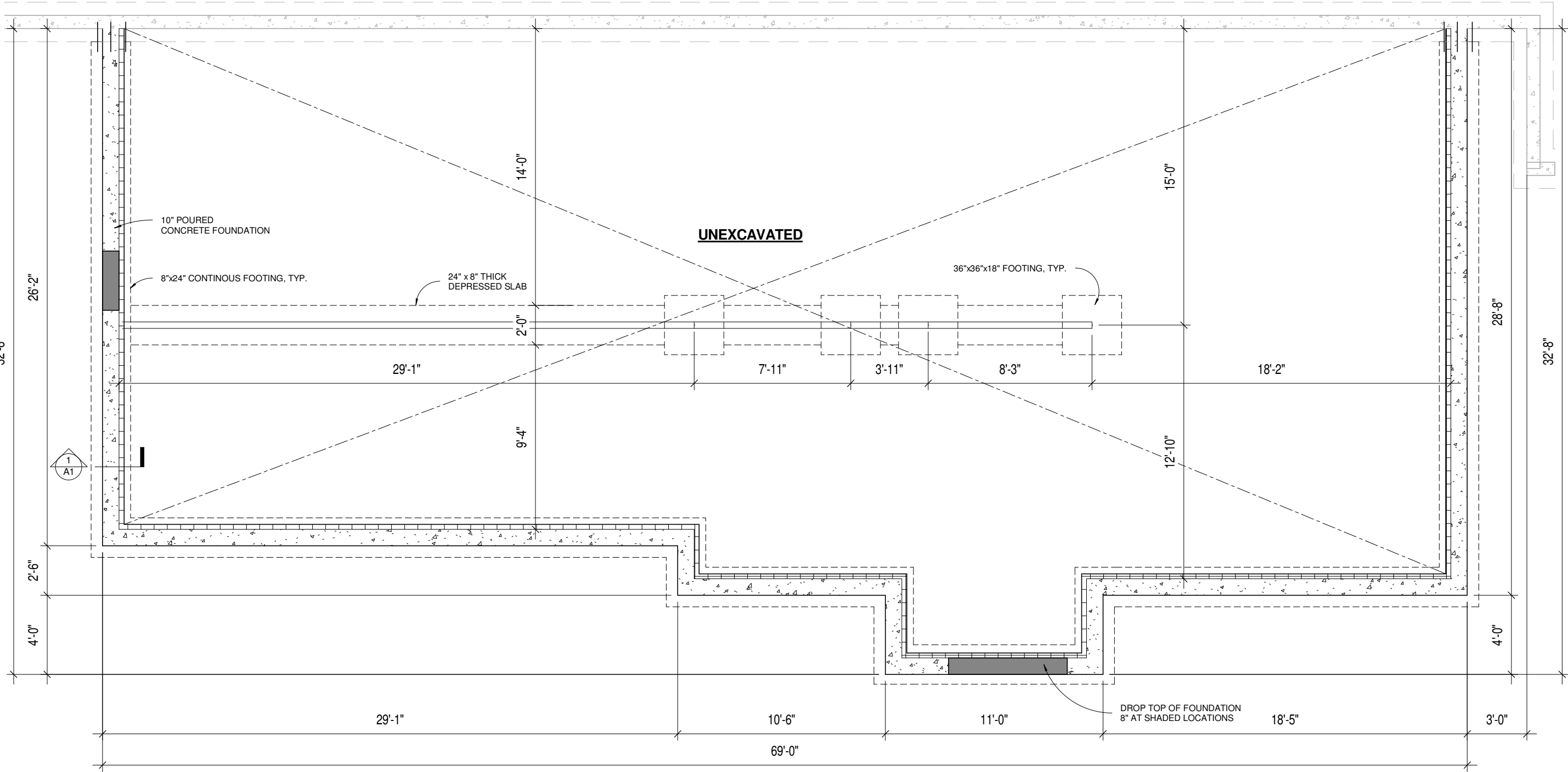


1 Finished Floor
3/16" = 1'-0"

Floor Plan	Project number	18
	Date	April 29, 2019
	Scale	3/16" = 1'-0"

No.	Description	Date

The Cabinet Mill
244B County RD34 W.
Kingsville

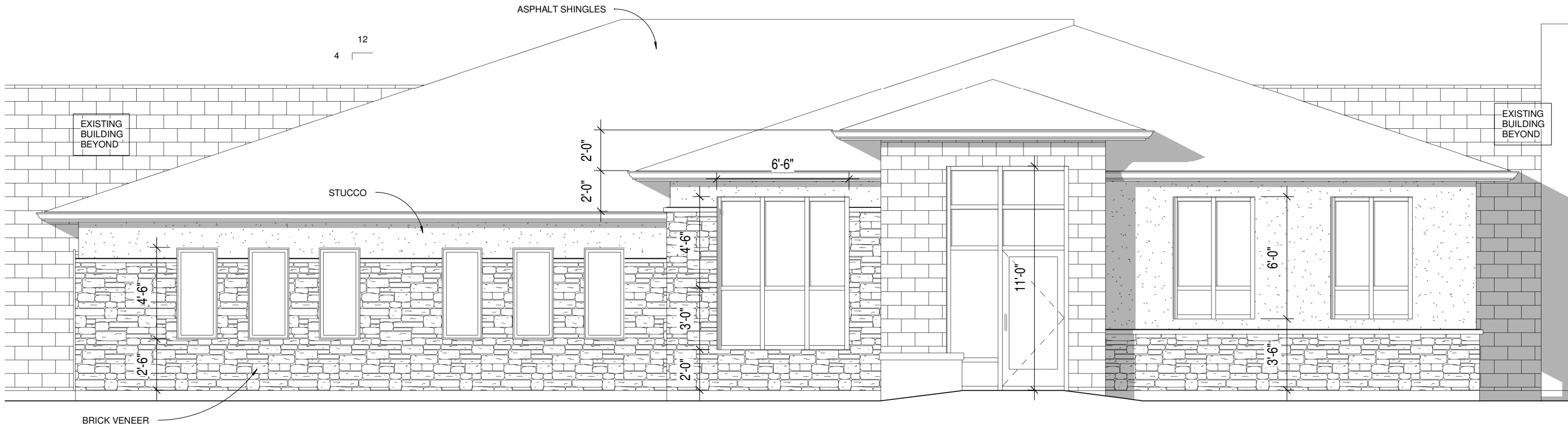


1 Foundation Plan
3/16" = 1'-0"

Foundation	
Project number	18
Date	April 29, 2019
Scale	3/16" = 1'-0"

No.	Description	Date

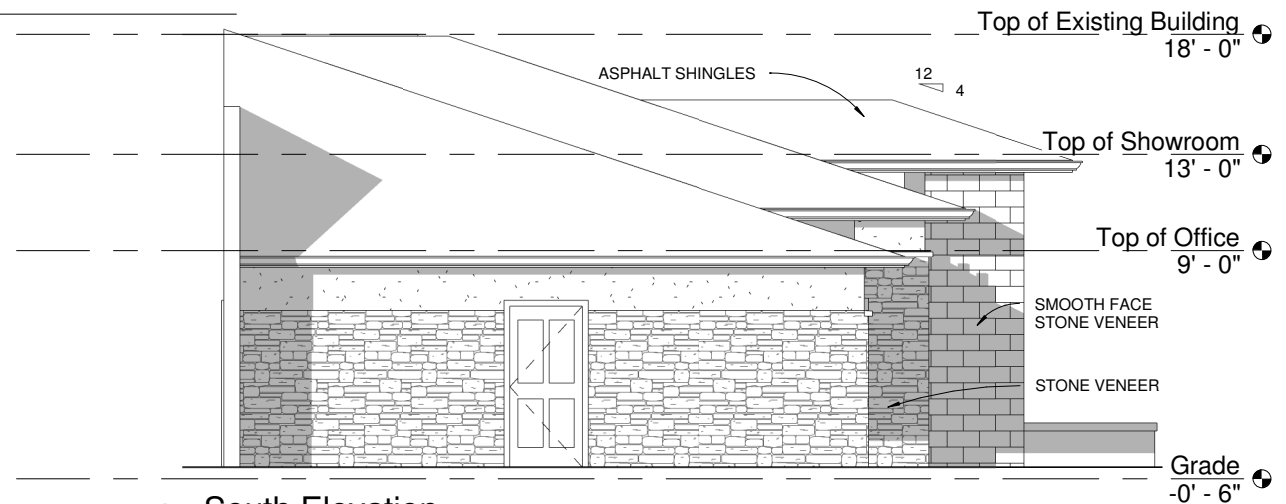
The Cabinet Mill
244B County RD34 W.
Kingsville



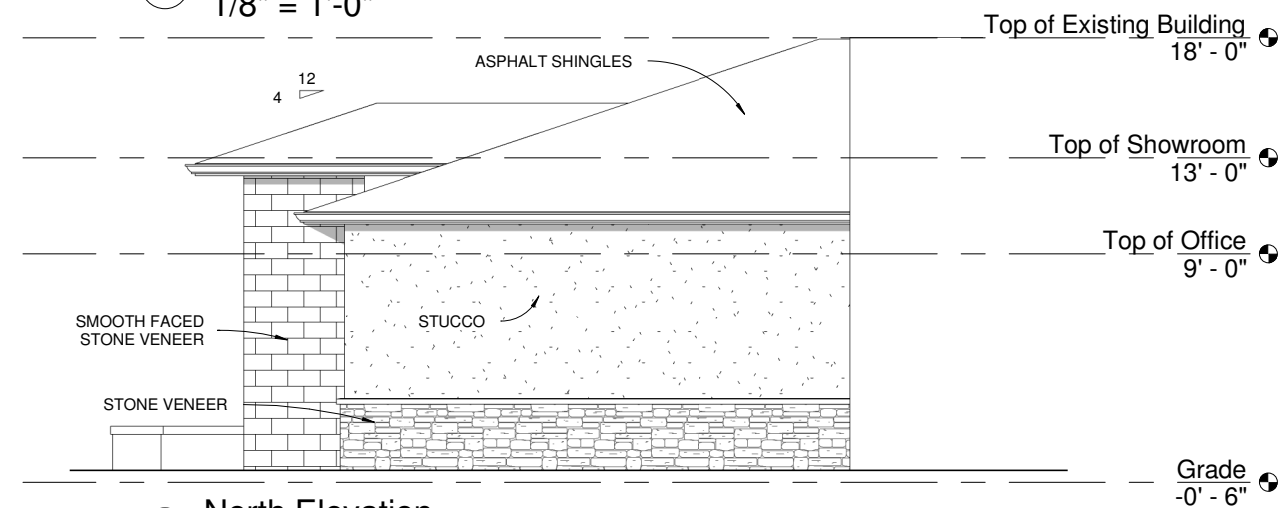
1 East Elevation
3/16" = 1'-0"



4 3D View 2



3 South Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"

Elevations

Date

Description

No.

Project number

Date

April 29, 2019

Scale

As indicated

A5

The Cabinet Mill

244B County RD34 W.
Kingsville