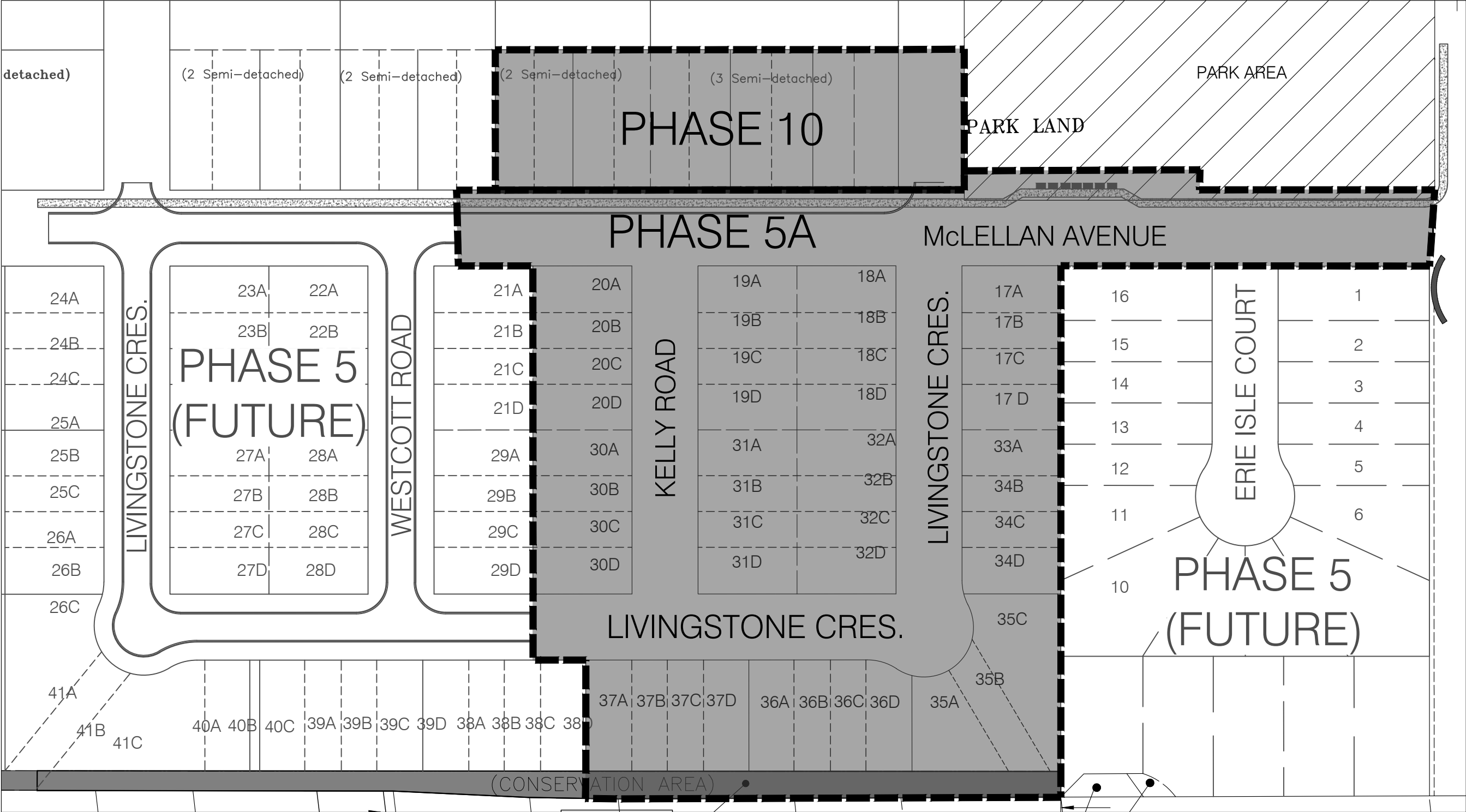


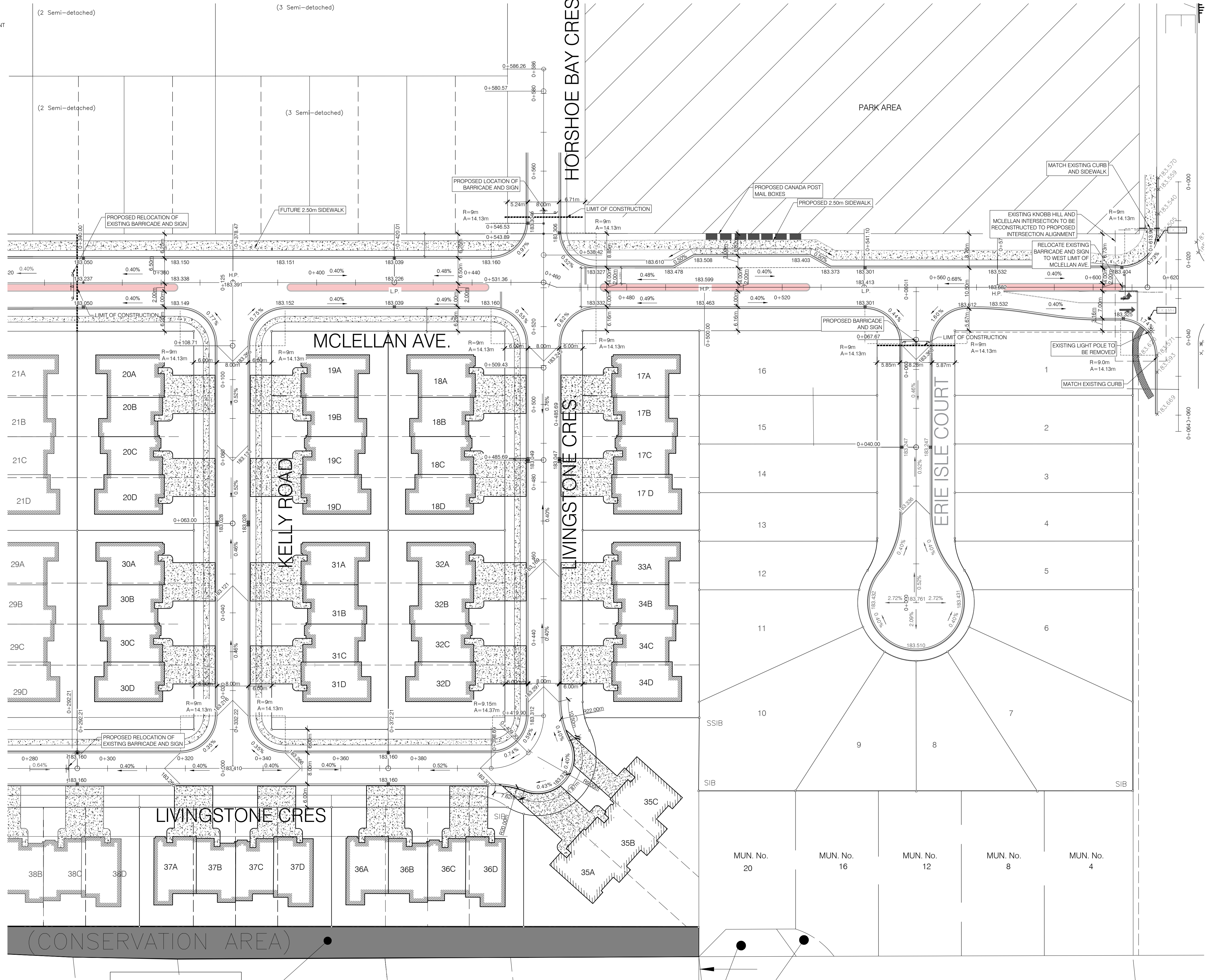
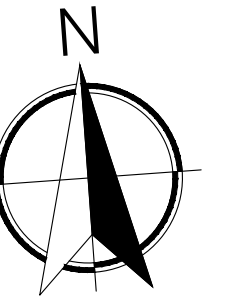
KINGSBRIDGE TOWNHOMES

SUBDIVISION - PHASE 5



SITE MAP

NOTE
- PROPOSED ROAD ELEVATION ARE TO EDGE OF PAVEMENT
- PROPOSED PERCENT ARROWS ARE FLOW DIRECTION



LEGEND			
DESCRIPTION	EXISTING	FUTURE	PROPOSED
STORM SEWER			
SANITARY SEWER			
WATER MAIN			
STORM SERVICE			
SANITARY SERVICE			
WATER SERVICE			
FIRE HYDRANT & WATER VALVE			
GAS MAIN			
CATCH BASIN			
STORM MANHOLE			
SANITARY MANHOLE			
WATER VALVE			
EP ELEVATIONS			
STREET LIGHTS			



DATE: MARCH 13, 2020

MATTHEW J. BAIRD, P.ENG.

DATE	REVISIONS
JANUARY 23, 2020	SUBMITTED FOR TOWN REVIEW
JANUARY 27, 2020	REVISED AS PER TOWNS COMMENTS
JANUARY 31, 2020	ISSUED FOR TENDER
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MARCH 13, 2020	REVISED KNOBB HILL AND MCLELLAN INTERSECTION AS PER TOWN



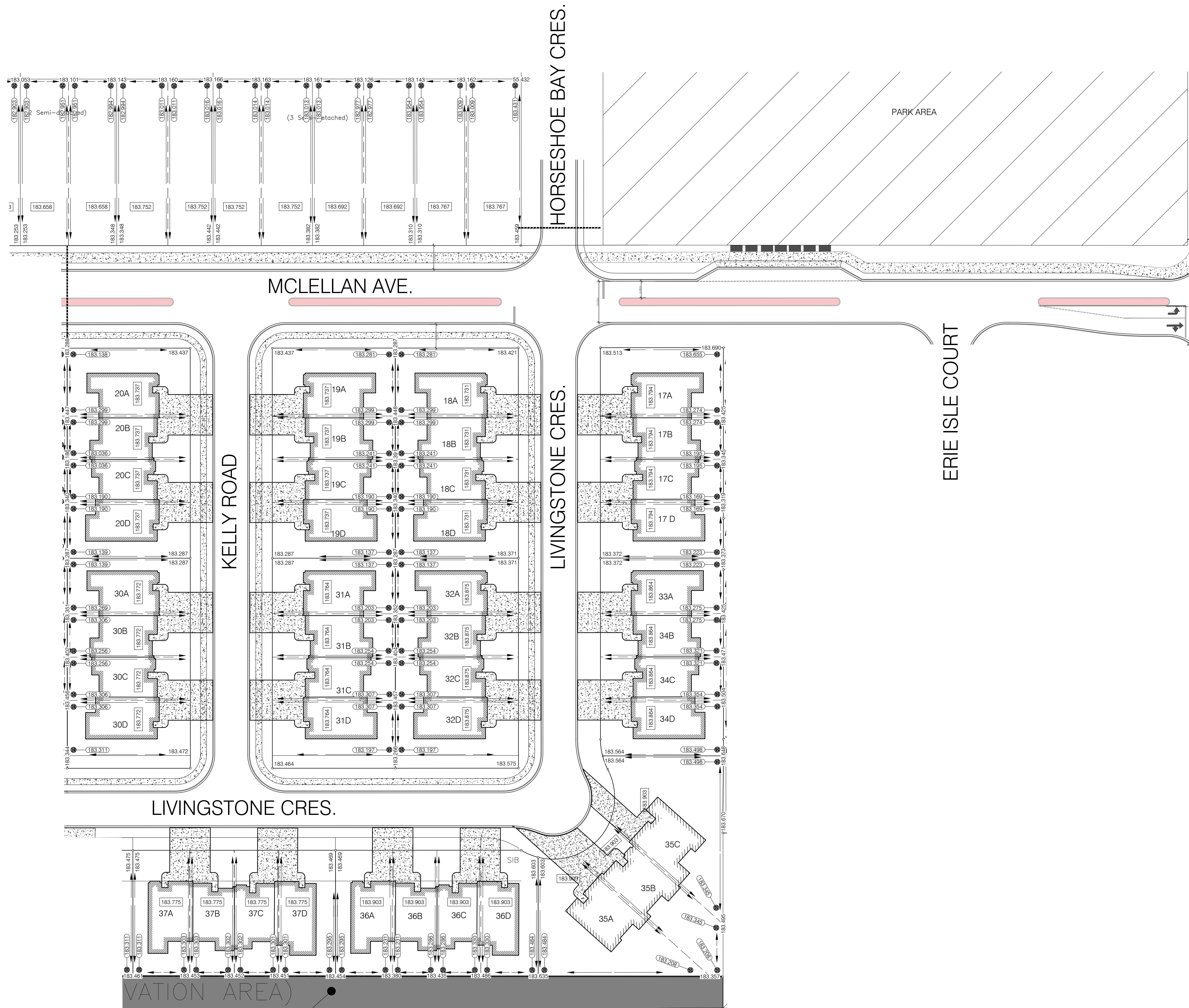
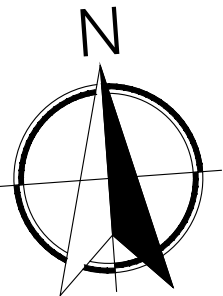
PROJECT TITLE:
KINGSBRIDGE PHASE 5
KINGSBRIDGE DEVELOPMENT
SHEET TITLE:
PAVEMENT PLAN

DATE:
MARCH 13, 2020
SCALE:
1:750
DRAWN BY:
P.S.
CHECKED BY:
M.J.B.

PROJECT NO:
17-166
SHEET NO:
1

LEGEND

PROPOSED REAR YARD CATCH BASIN ELEVATION	183.151
PROPOSED BUILDING GROUND ELEVATION	183.728
FINISHED LOT ELEVATION	183.728



DATE: MARCH 13, 2020

MATTHEW J. BAIRD, P.ENG.

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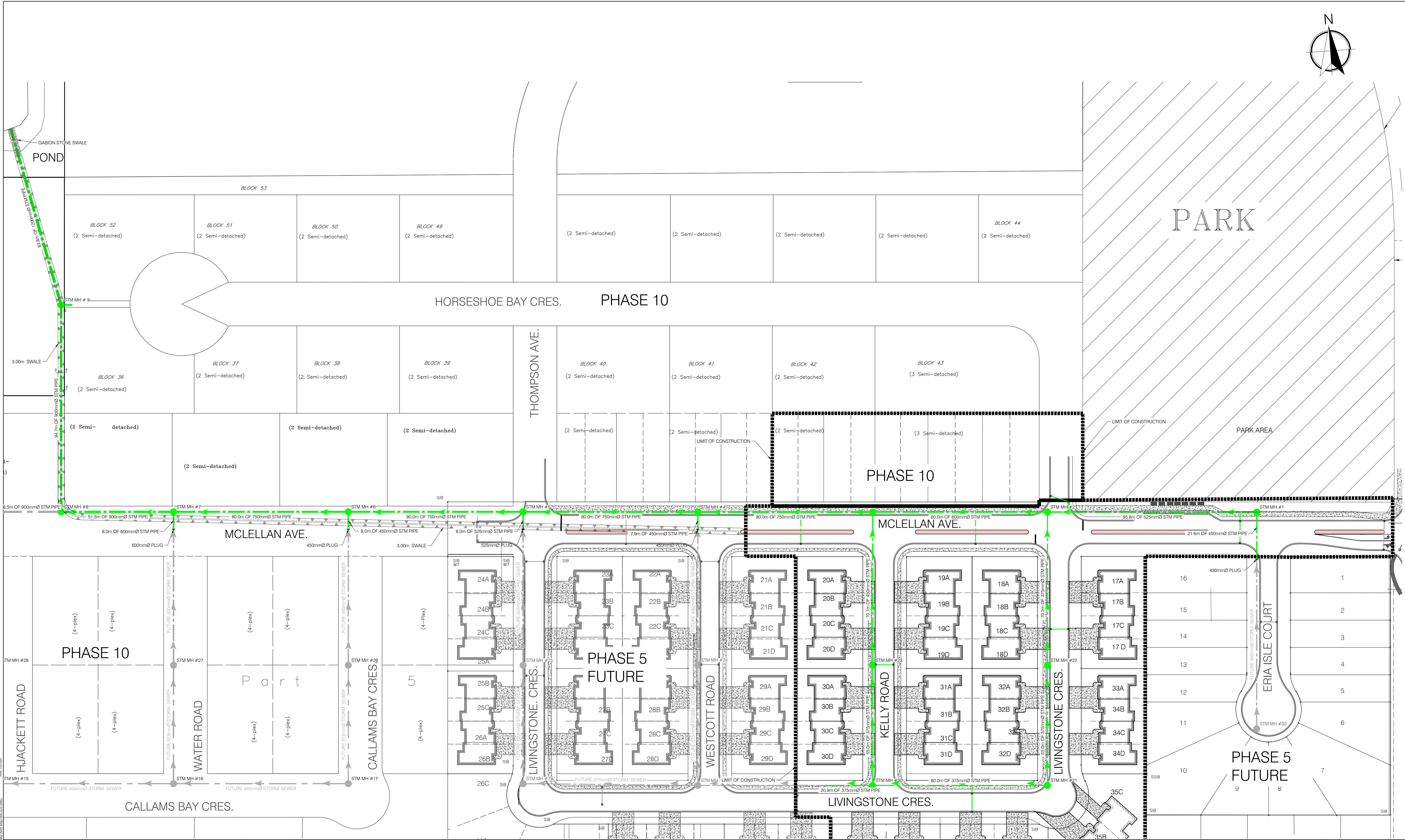


1000 - 267 PEULISSER STREET,
WINDSOR, ONTARIO
N9A 4K4.

PROJECT TITLE:
KINGSBRIDGE PHASE 5
KINGSBRIDGE DEVELOPMENT
SHEET TITLE:
LOT GRADING PLAN

DATE:
MARCH 13, 2020
SCALE:
1:750
DRAWN BY:
P.S.
CHECKED BY:
M.J.B.

PROJECT NO:
17-166
SHEET NO:
2



DATE: MARCH 13, 2020

M. J. BAIRD, P. ENG.

DATE	REVISIONS
JANUARY 23, 2020	SUBMITTED FOR TOWN REVIEW
JANUARY 27, 2020	REVISED AS PER TOWNS COMMENTS
JANUARY 31, 2020	ISSUED FOR TENDER
FEBRUARY 11, 2020	REVISED AS PER TOWNS COMMENTS
FEBRUARY 25, 2020	REVISED AS PER OWNER
MARCH 5, 2020	REVISED AS PER OWNERS REQUEST AND TOWN COMMENTS.
MARCH 13, 2020	REVISED KNOBB HILL AND MCLELLAN INTERSECTION AS PER TOWN

27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8

1000 - 267 PLUSISER STREET,
WINNIPEG, ONTARIO
R9A 4K4

PROJECT TITLE:
KINGSBRIDGE PHASE 5

SHEET TITLE:
STORM SEWER PLAN

DATE:
MARCH 13, 2020

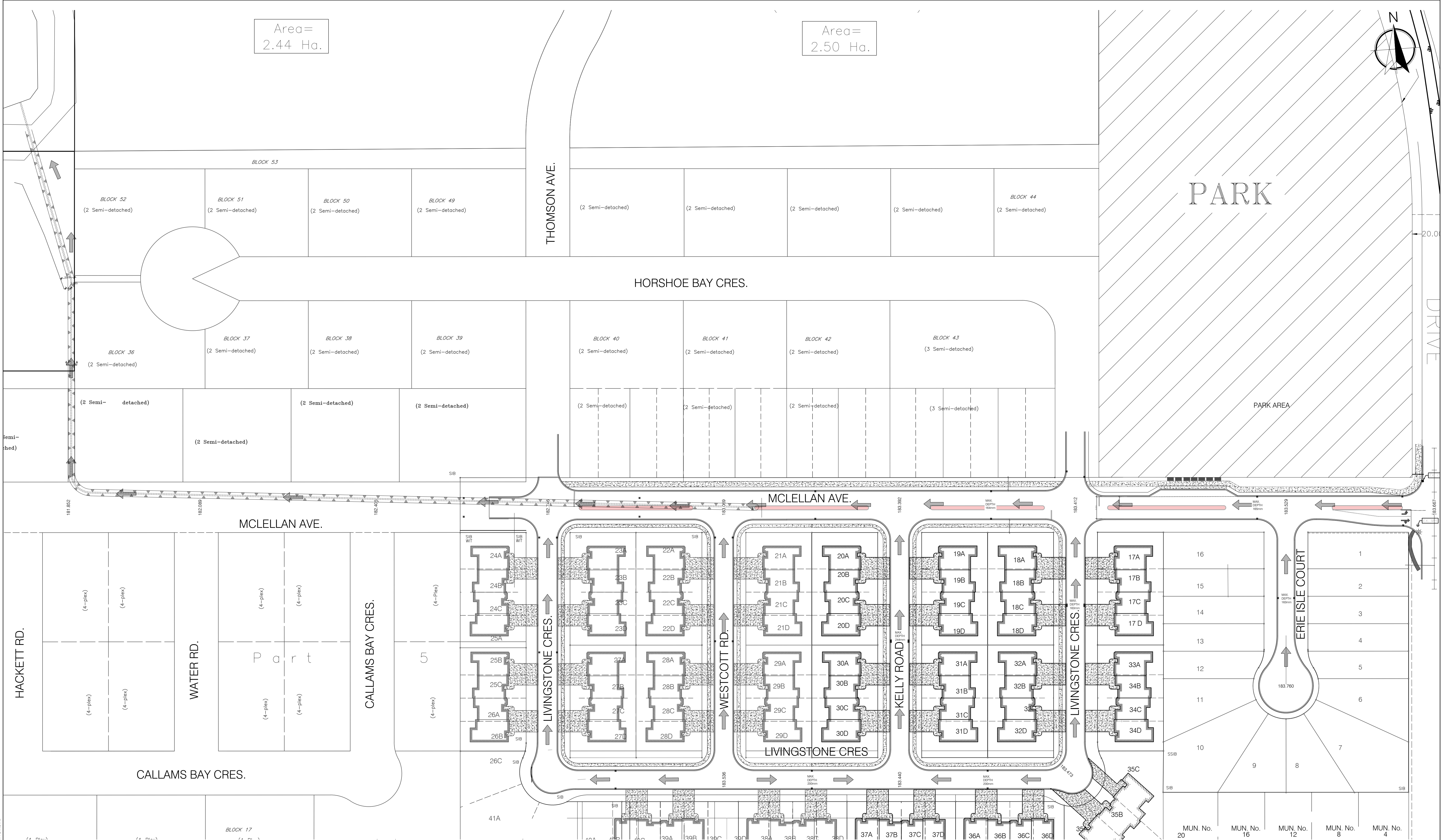
SCALE:
1:750

DRAWN BY:
P.S.

CHECKED BY:
M.J.B.

PROJECT NO:
17-166

SHEET NO:
3





DATE: MARCH 13, 2020



MATTHEW J. BAIRD, P.ENG.

DATE	REVISIONS
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27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8

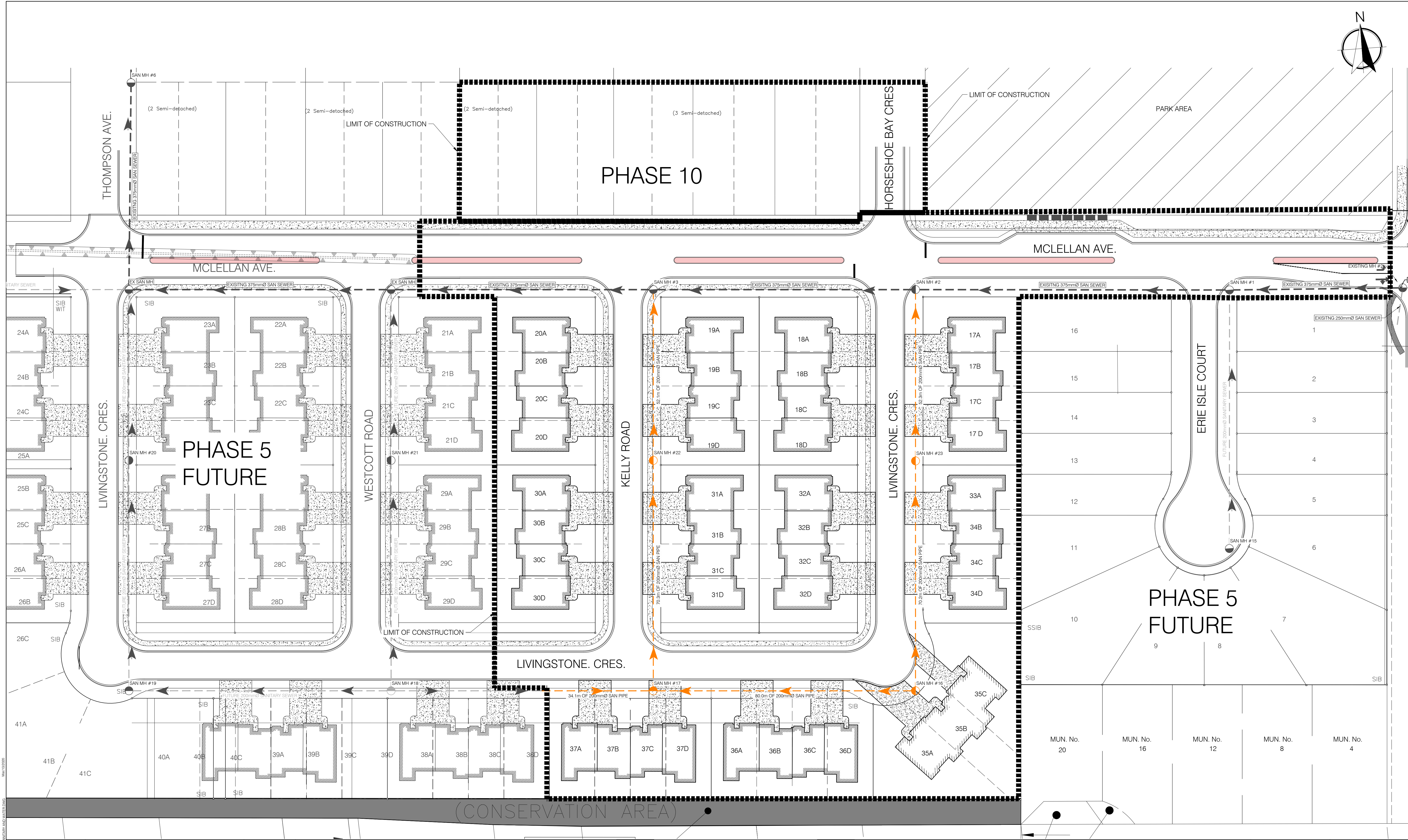
1000 - 267 PELLISSER STREET,
WINDSOR, ONTARIO
N9A 4K4.

PROJECT TITLE:
KINGSBRIDGE PHASE 5

KINGSBRIDGE DEVELOPMENT

SHEET TITLE:
OVERLAND FLOW ROUTE PLAN

DATE: MARCH 13, 2020	PROJECT NO: 17-166
SCALE: 1:750	
DRAWN BY: P.S.	SHEET NO.
CHECKED BY: M.J.B.	4





DATE: MARCH 13, 2020

MJB

MATTHEW J. BAIRD, P.ENG.

DATE	REVISIONS
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27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8

1000 - 267 PELLISSIER STREET,
WINNIPEG, ONTARIO
N9A 4K4

PROJECT TITLE:
KINGSBRIDGE PHASE 5
KINGSBRIDGE DEVELOPMENT

SHEET TITLE:
SANITARY SEWER PLAN

DATE:
MARCH 13, 2020

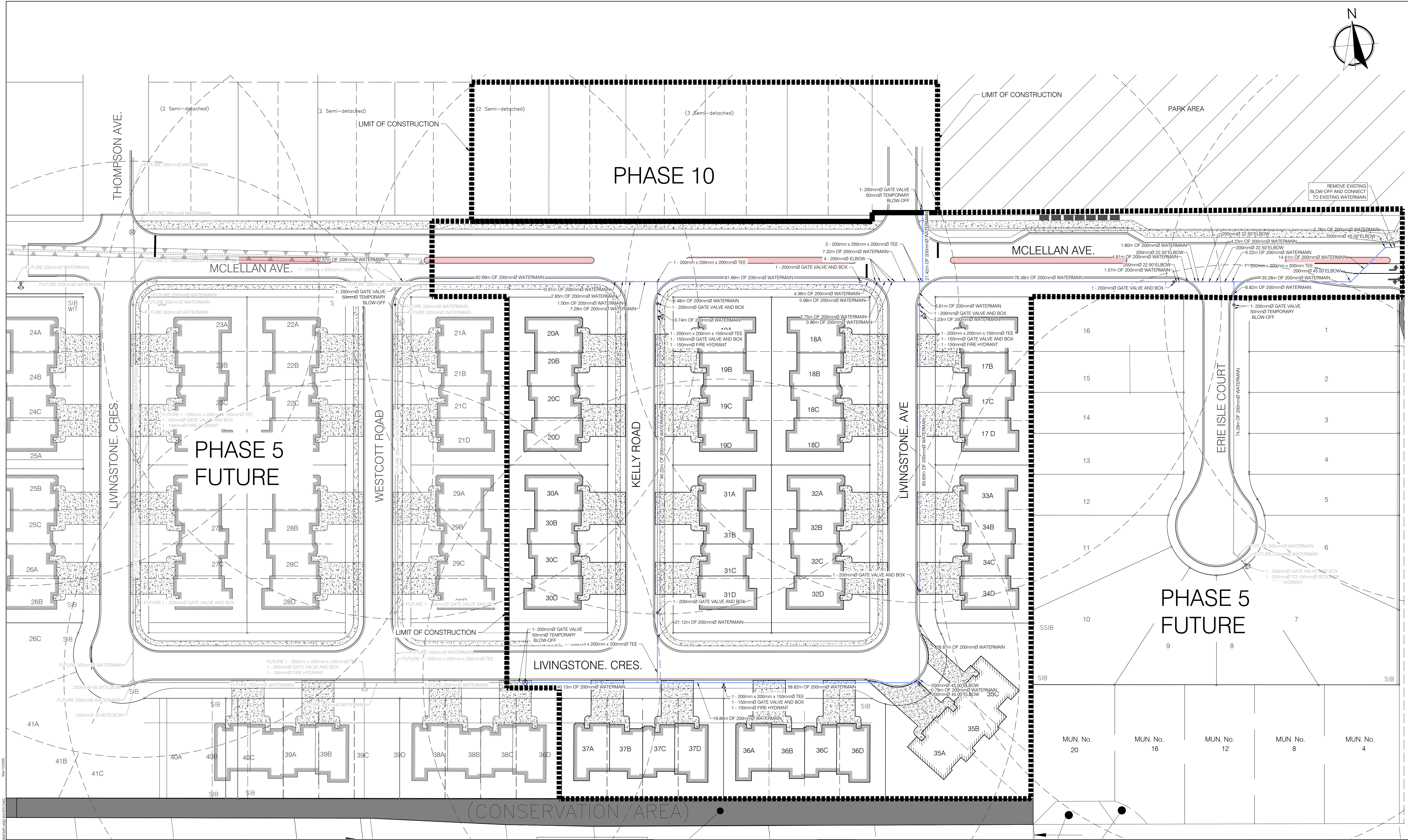
SCALE:
1:500

DRAWN BY:
P.S.

CHECKED BY:
M.J.B.

PROJECT NO:
17-166

SHEET NO:
5



DATE: MARCH 13, 2020

MJB

MATTHEW J. BAIRD, P.ENG.

DATE	REVISIONS
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MARCH 13, 2020	REVISED KNOBB HILL AND MCLELLAN INTERSECTION AS PER TOWN

27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8

1000 - 267 PELUSSIER STREET,
WINNIPEG, ONTARIO
R9A 4K4

PROJECT TITLE:
KINGSBRIDGE PHASE 5

KINGSBRIDGE DEVELOPMENT

SHEET TITLE:
WATERMAIN PLAN

DATE:
MARCH 13, 2020

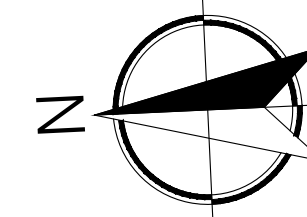
SCALE:
1:500

DRAWN BY:
P.S.

CHECKED BY:
M.J.B.

PROJECT NO:
17-166

SHEET NO:
6



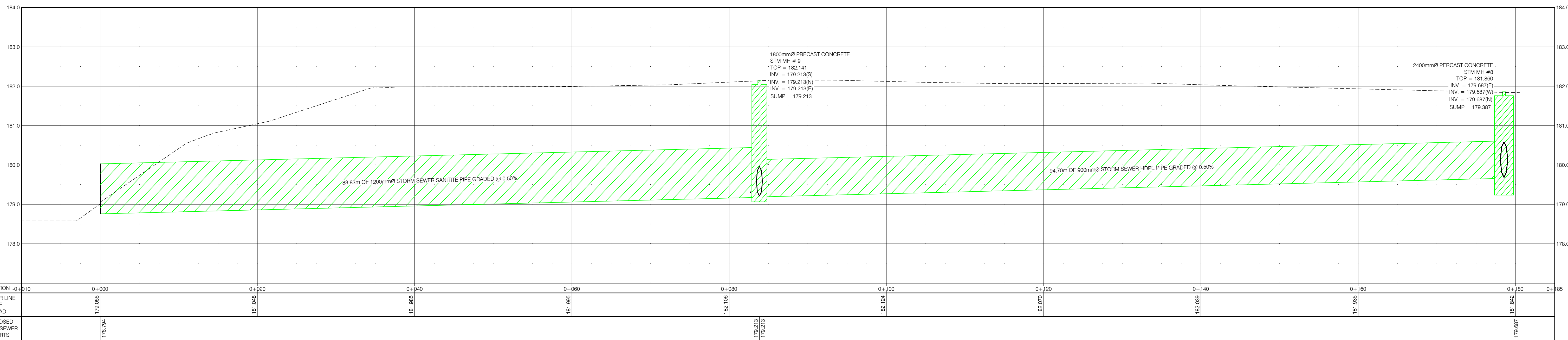
SEE PAGE 8

MCLELLAN AVE.

TYPICAL SWALE CROSS SECTION 'A' - 'A'
SCALE: 1:100

EXISTING REGIONAL POND

CONSERVATION AREA



DATE: MARCH 13, 2020

M. J. BAIRD, P. ENG.

DATE	REVISIONS
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27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8

1000 - 267 PELUSIER STREET,
WINNIPEG, ONTARIO
R5A 4K4.

PROJECT TITLE:
KINGSBRIDGE PHASE 5

KINGSBRIDGE DEVELOPMENT

SHEET TITLE:
PLAN AND PROFILE EASEMENT 0+000 TO 0+181

DATE:
MARCH 13, 2020

SCALE:
HORIZ: 1:750
VERT: 1:50

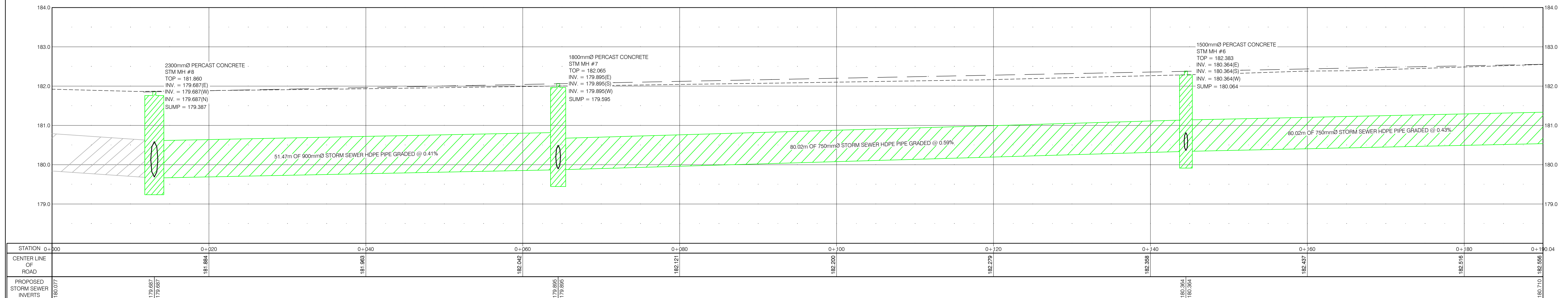
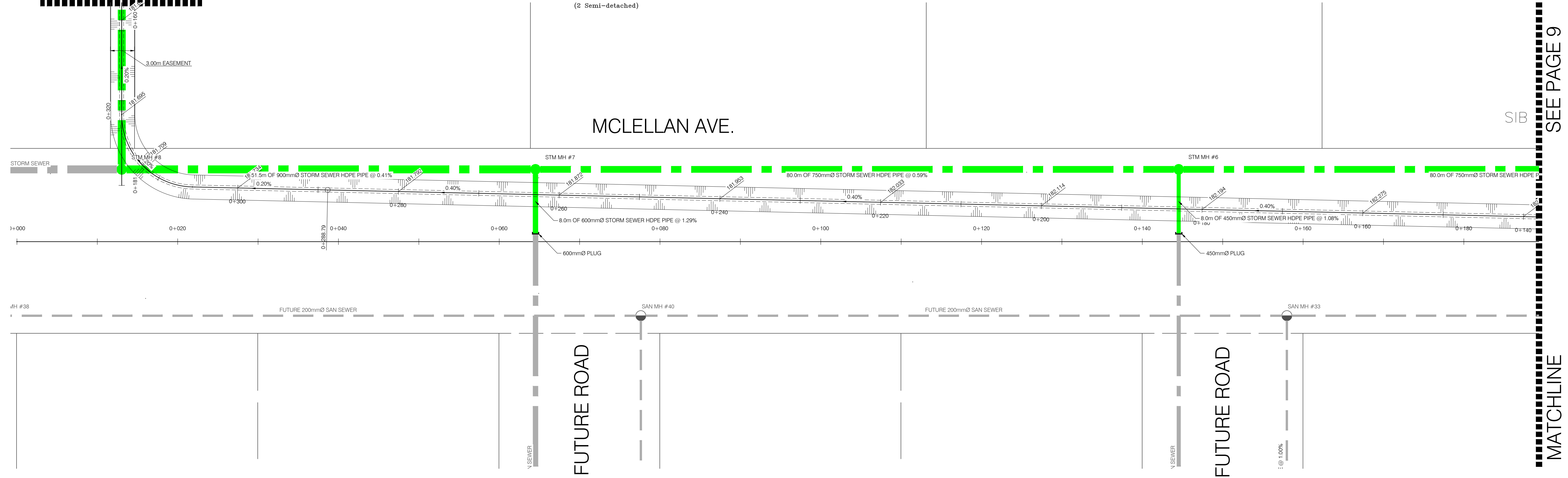
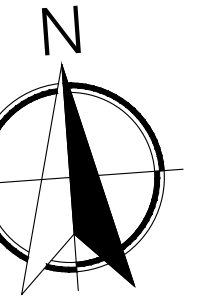
DRAWN BY:
P.S.

CHECKED BY:
M.J.B.

PROJECT NO:
17-166

SHEET NO:
7

27-01



DATE: MARCH 13, 2020


MATTHEW J. BAIRD, P.ENG.

DATE	REVISIONS
JANUARY 23, 2020	SUBMITTED FOR TOWN REVIEW
JANUARY 27, 2020	REVISED AS PER TOWNS COMMENTS
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MARCH 13, 2020	REVISED KNOBB HILL AND MCLEAL INTERSECTION AS PER TOWN



PROJECT TITLE: **KINGSBRIDGE PHASE 5**

KINGSBRIDGE DEVELOPMENT

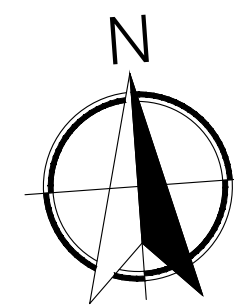
SHEET TITLE:
PLAN AND PROFILE MCLELLAN 0+000 TO 0+190.4

DATE:	MARCH 13, 2020
SCALE:	HOR: 1:750 VER: 1:50
DRAWN BY:	P.S.
CHECKED BY:	M.J.B.

PROJECT NO:
7-166

SHEET NO:

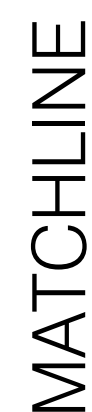
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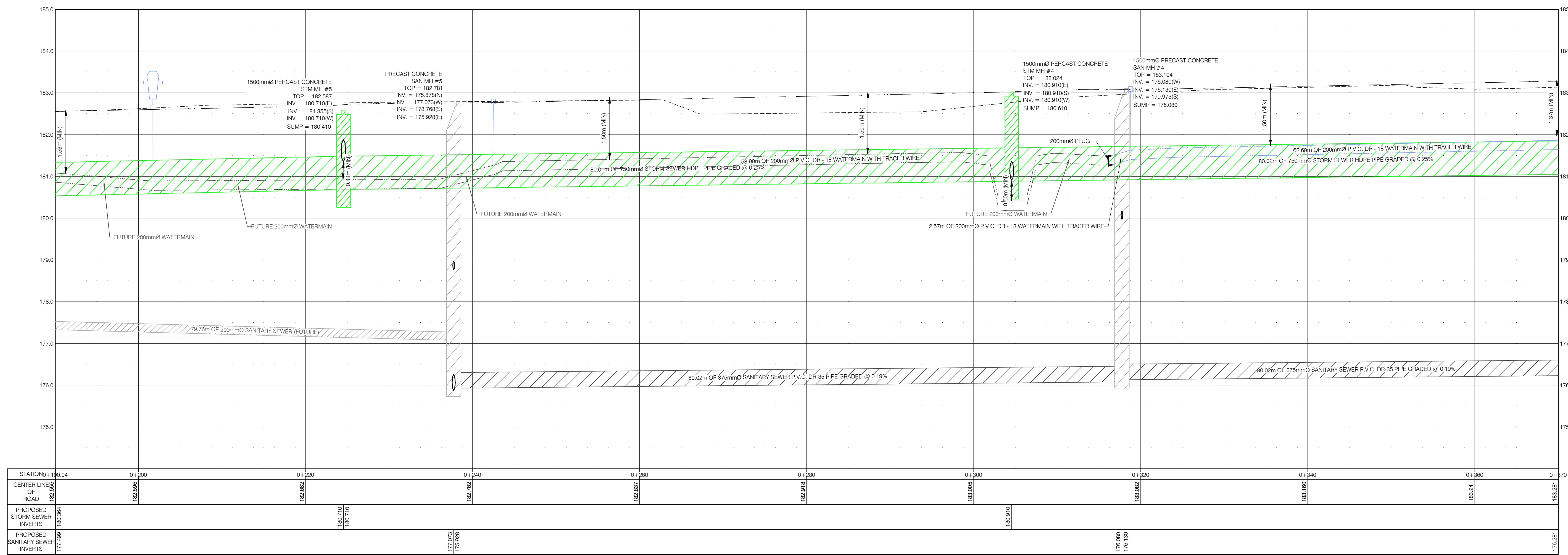
SEE PAGE 8

IVINGSTONE CRES.

SEE PAGE 10



MATCHLINE



DATE: MARCH 13, 2020



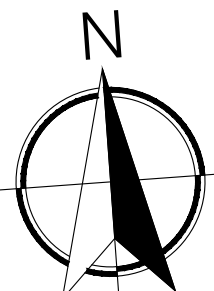
MATTHEW J. BAIRD, P.ENG.

DATE	REVISIONS
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PROJECT TITLE:
KINGSBRIDGE PHASE 5
KINGSBRIDGE DEVELOPMENT
SHEET TITLE:
PLAN AND PROFILE MCLELLAN 0+190.04 TO 0+370

DATE: MARCH 13, 2020	PROJECT NO: 17-166
SCALE: HOR: 1:750 VER: 1:50	SHEET NO: 9
DRAWN BY: P.S.	
CHECKED BY: M.J.B.	



SEE PAGE 9

MATCHLINE

SEE PAGE 11

MATCHLINE

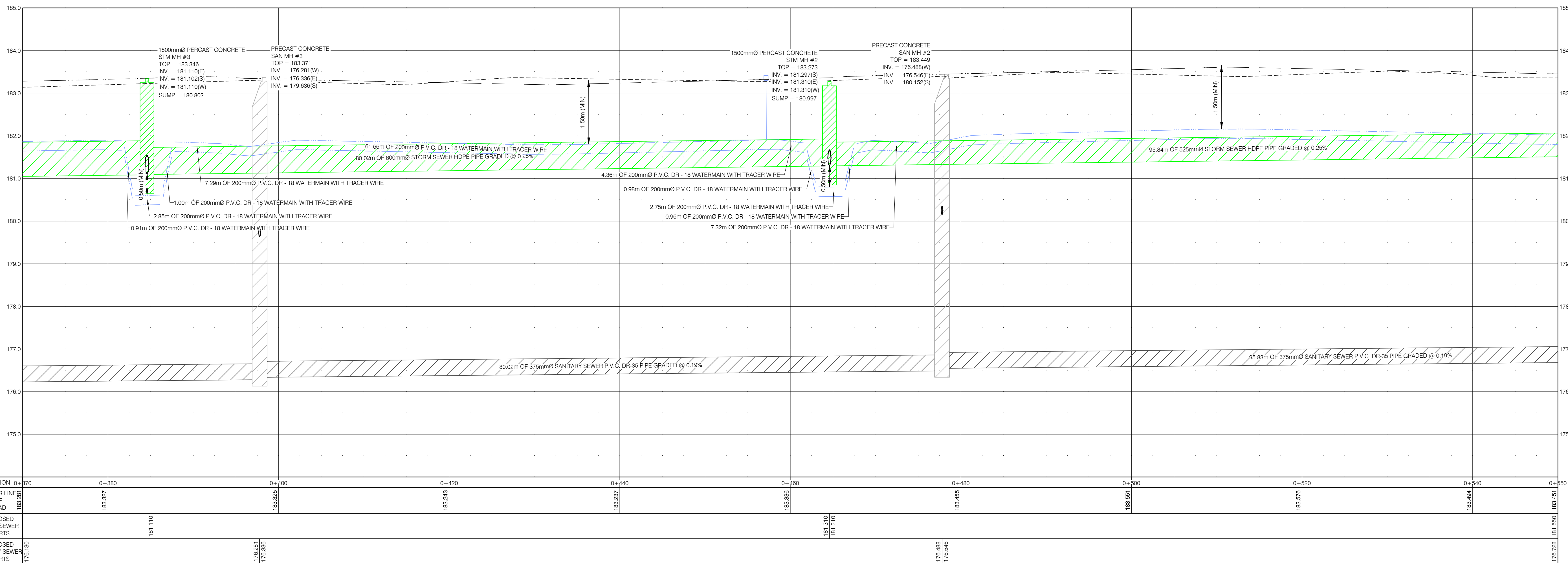
MCLELLAN AVE.

KELLY RD.

LIVINGSTONE CRES.

SEE PAGE 12

SEE PAGE 14



DATE: MARCH 13, 2020
MATTHEW J. BAIRD, P. ENG.

DATE	REVISIONS
JANUARY 23, 2020	SUBMITTED FOR TOWN REVIEW
JANUARY 27, 2020	REVISED AS PER TOWNS COMMENTS
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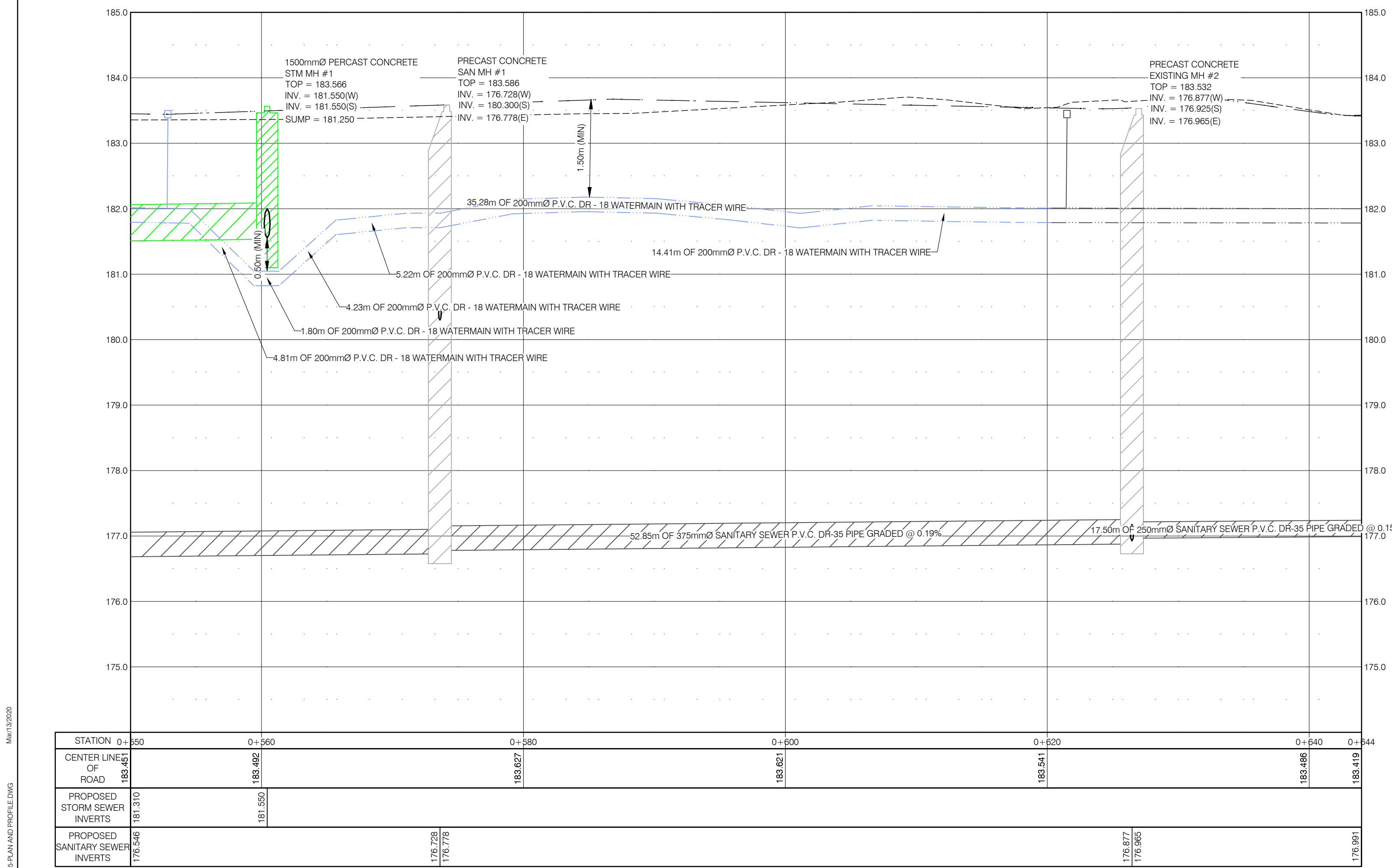
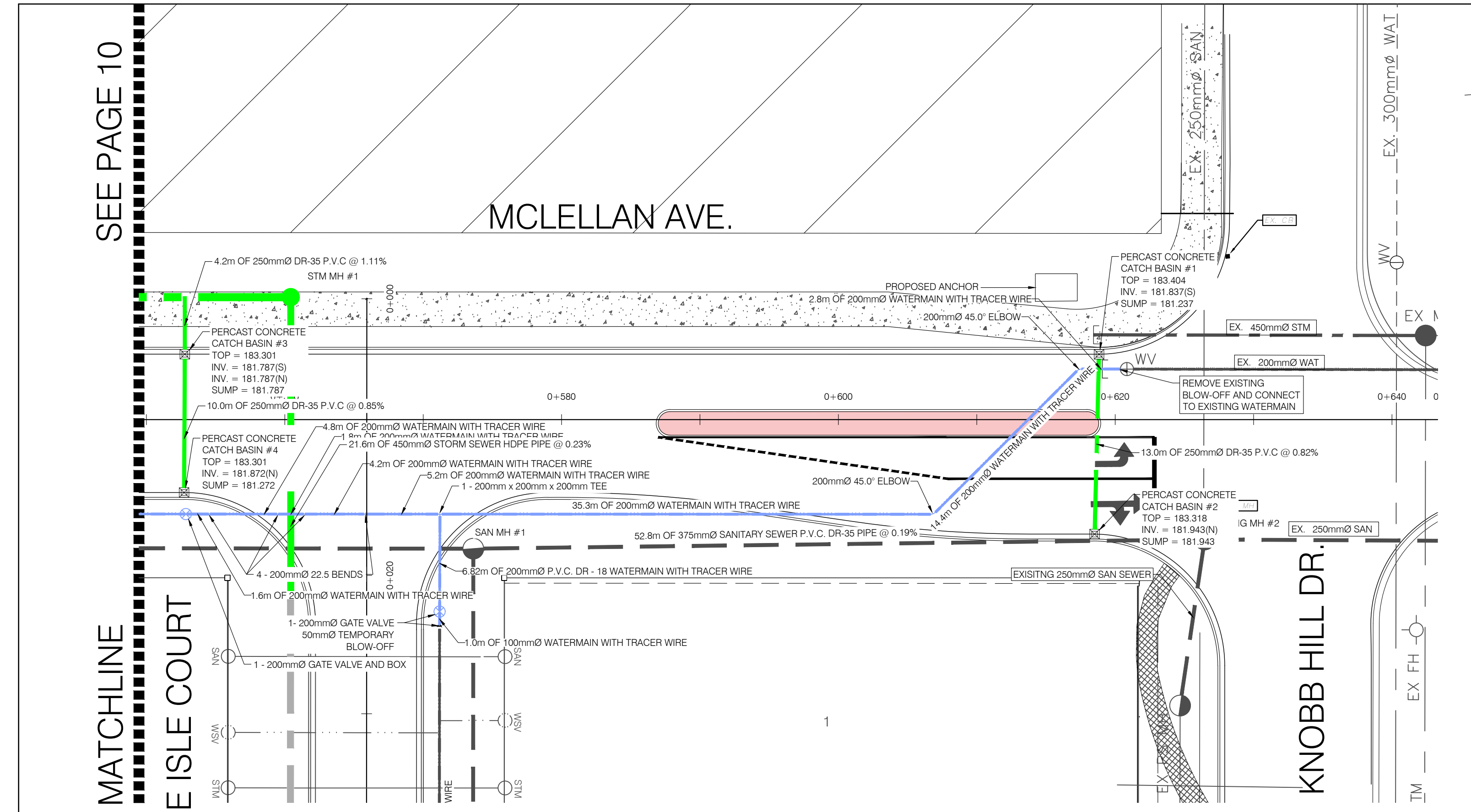


PROJECT TITLE:
KINGSBRIDGE PHASE 5
KINGSBRIDGE DEVELOPMENT
SHEET TITLE:
PLAN AND PROFILE MCLELLAN 0+370 TO 0+550

DATE:
MARCH 13, 2020
SCALE:
HOR: 1:750
VER: 1:50
DRAWN BY:
P.S.
CHECKED BY:
M.J.B.

PROJECT NO:
17-166

SHEET NO:
10



LEGEND			
DESCRIPTION	EXISTING	FUTURE	PROPOSED
STORM SEWER			
SANITARY SEWER			
WATER MAIN			
STORM SERVICE			
SANITARY SERVICE			
WATER SERVICE			
FIRE HYDRANT & WATER VALVE			
GAS MAIN			
CATCH BASIN			
STORM MANHOLE			
SANITARY MANHOLE			
WATER VALVE			
EP ELEVATIONS			
STREET LIGHTS			

DATE: MARCH 13, 2020

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MARCH 13, 2020	REVISED KNOBB HILL AND MCLELLAN INTERSECTION AS PER TOWN

27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8

1000 - 267 PELUSIER STREET,
WINDSOR, ONTARIO
N9A 4K4

PROJECT TITLE:
KINGSBRIDGE PHASE 5

KINGSBRIDGE DEVELOPMENT

SHEET TITLE:
PLAN AND PROFILE MCLELLAN 0+550 TO 0+644

DATE:
MARCH 13, 2020

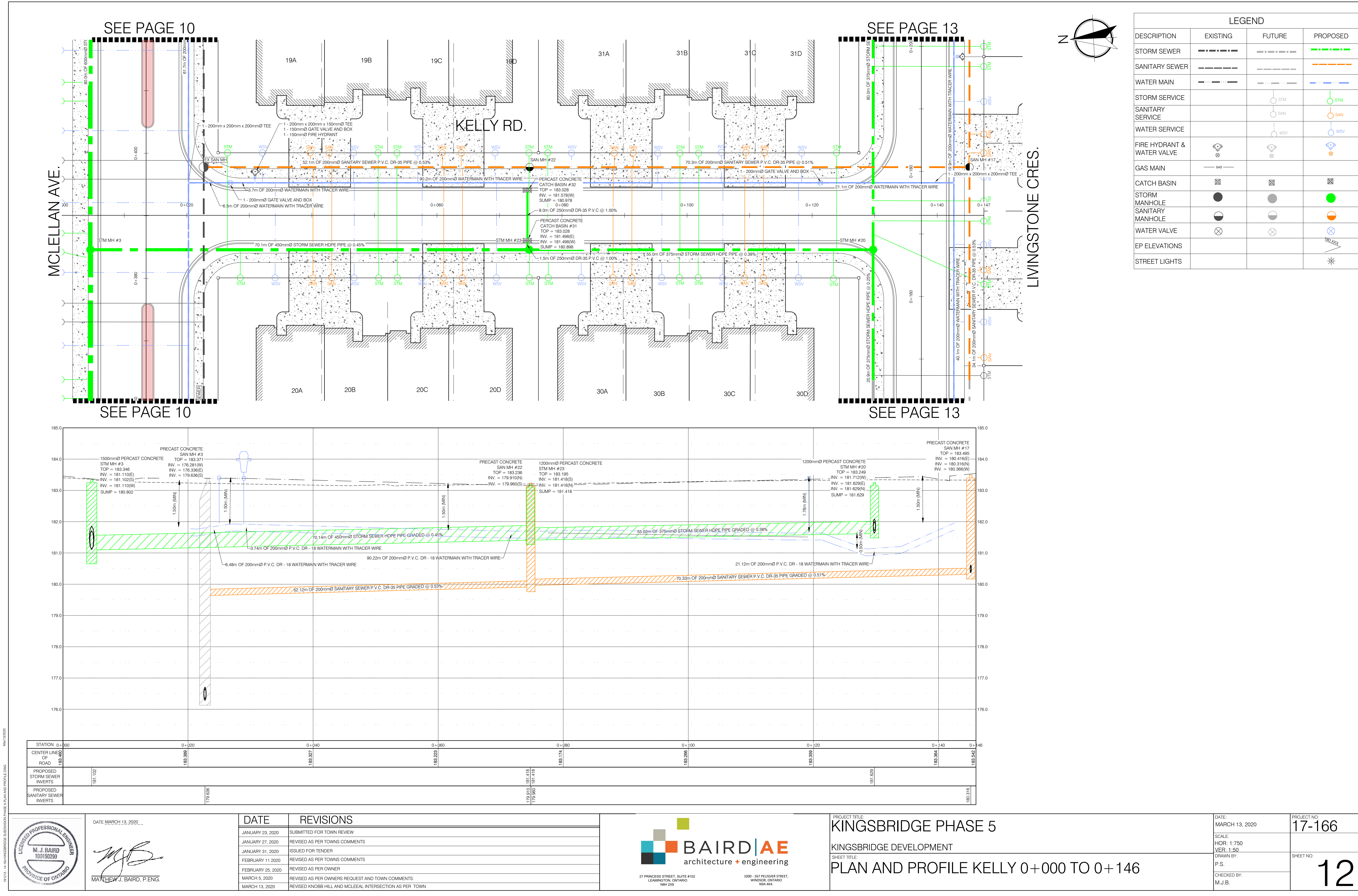
SCALE:
HOR: 1:750
VER: 1:50

DRAWN BY:
P.S.

CHECKED BY:
M.J.B.

PROJECT NO:
17-166

SHEET NO:
11



LEGEND			
DESCRIPTION	EXISTING	FUTURE	PROPOSED
STORM SEWER			
SANITARY SEWER			
WATER MAIN			
STORM SERVICE			
SANITARY SERVICE			
WATER SERVICE			
FIRE HYDRANT & WATER VALVE			
GAS MAIN			
CATCH BASIN			
STORM MANHOLE			
SANITARY MANHOLE			
WATER VALVE			
EP ELEVATIONS			
STREET LIGHTS			

DATE: MARCH 13, 2020

MATTHEW J. BAIRD, P. ENG.

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27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8

1000 - 267 PELUSIER STREET,
WINDSOR, ONTARIO
N9A 4K4

PROJECT TITLE:
KINGSBRIDGE PHASE 5
KINGSBRIDGE DEVELOPMENT

SHEET TITLE:
PLAN AND PROFILE KELLY 0+000 TO 0+146

DATE:
MARCH 13, 2020

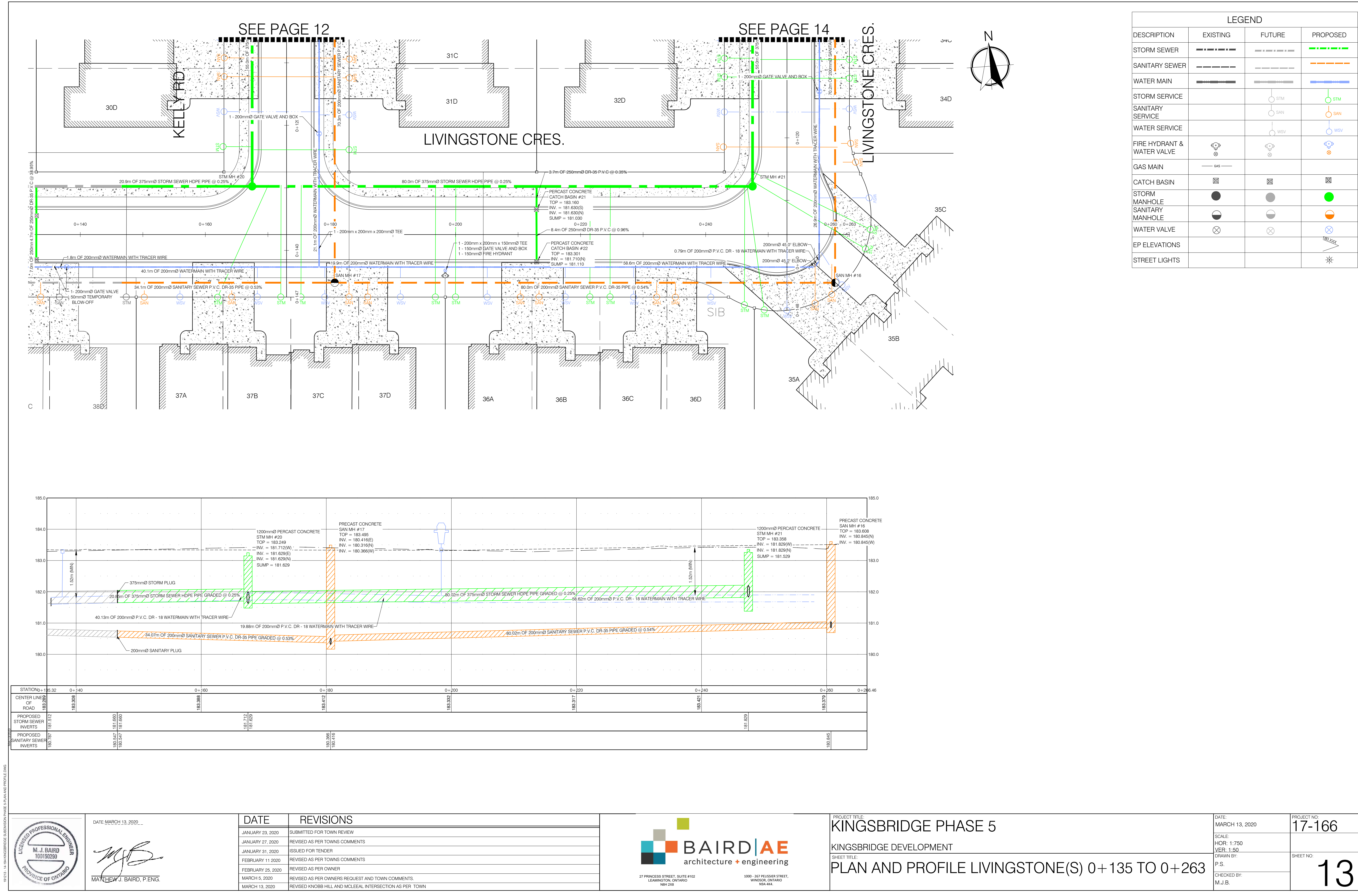
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HOPR: 1:750
VER: 1:50

DRAWN BY:
P.S.

CHECKED BY:
M.J.B.

PROJECT NO:
17-166

SHEET NO:
12



LEGEND			
DESCRIPTION	EXISTING	FUTURE	PROPOSED
STORM SEWER			
SANITARY SEWER			
WATER MAIN			
STORM SERVICE			
SANITARY SERVICE			
WATER SERVICE			
FIRE HYDRANT & WATER VALVE			
GAS MAIN			
CATCH BASIN			
STORM MANHOLE			
SANITARY MANHOLE			
WATER VALVE			
EP ELEVATIONS			
STREET LIGHTS			

191215 - 14104 KINGSBRIDGE DEVELOPMENT PHASE 5 PLAN AND PROFILE.DWG

DATE: MARCH 13, 2020

MATTHEW J. BAIRD, P. ENG.

DATE	REVISIONS
JANUARY 23, 2020	SUBMITTED FOR TOWN REVIEW
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27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8

1000 - 267 PELUSHER STREET,
WINDSOR, ONTARIO
N9A 4A4

PROJECT TITLE:
KINGSBRIDGE PHASE 5

KINGSBRIDGE DEVELOPMENT

SHEET TITLE:
PLAN AND PROFILE LIVINGSTONE(S) 0+135 TO 0+263

DATE:
MARCH 13, 2020

SCALE:
H/P: 1:750
V/P: 1:50

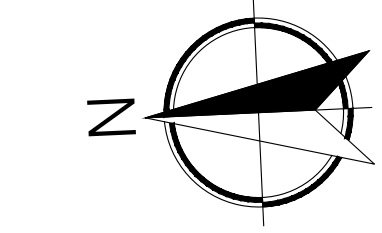
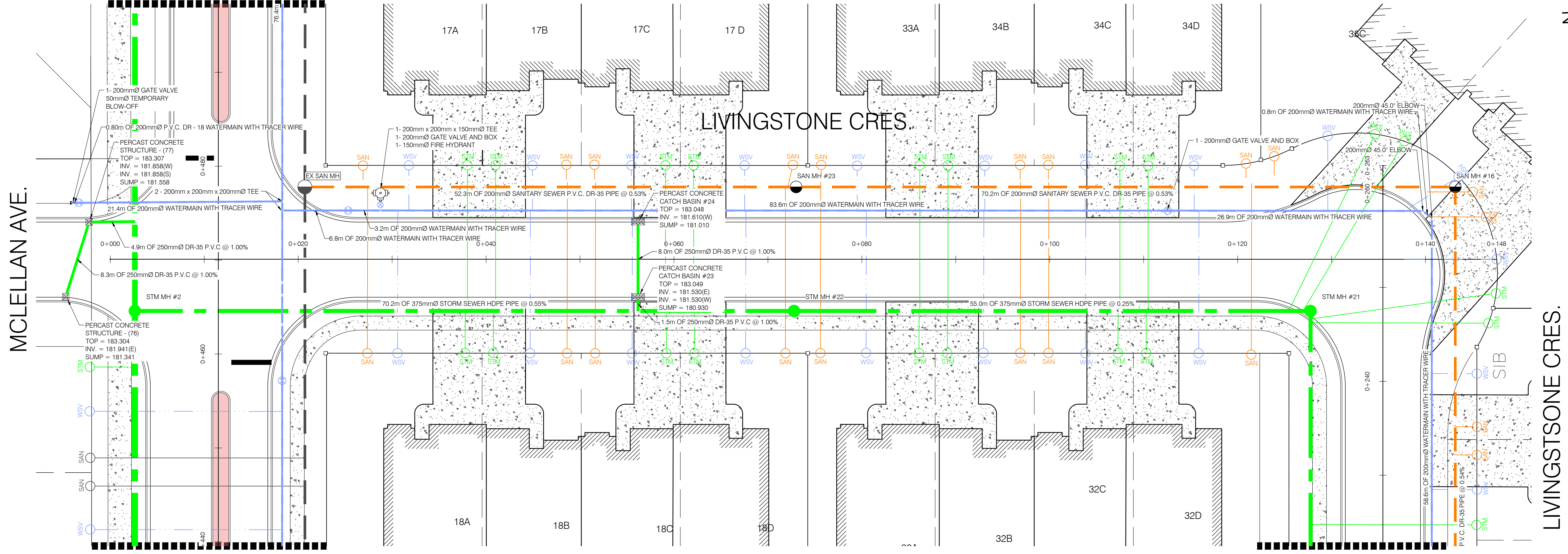
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P.S.

CHECKED BY:
M.J.B.

PROJECT NO:
17-166

SHEET NO:
13

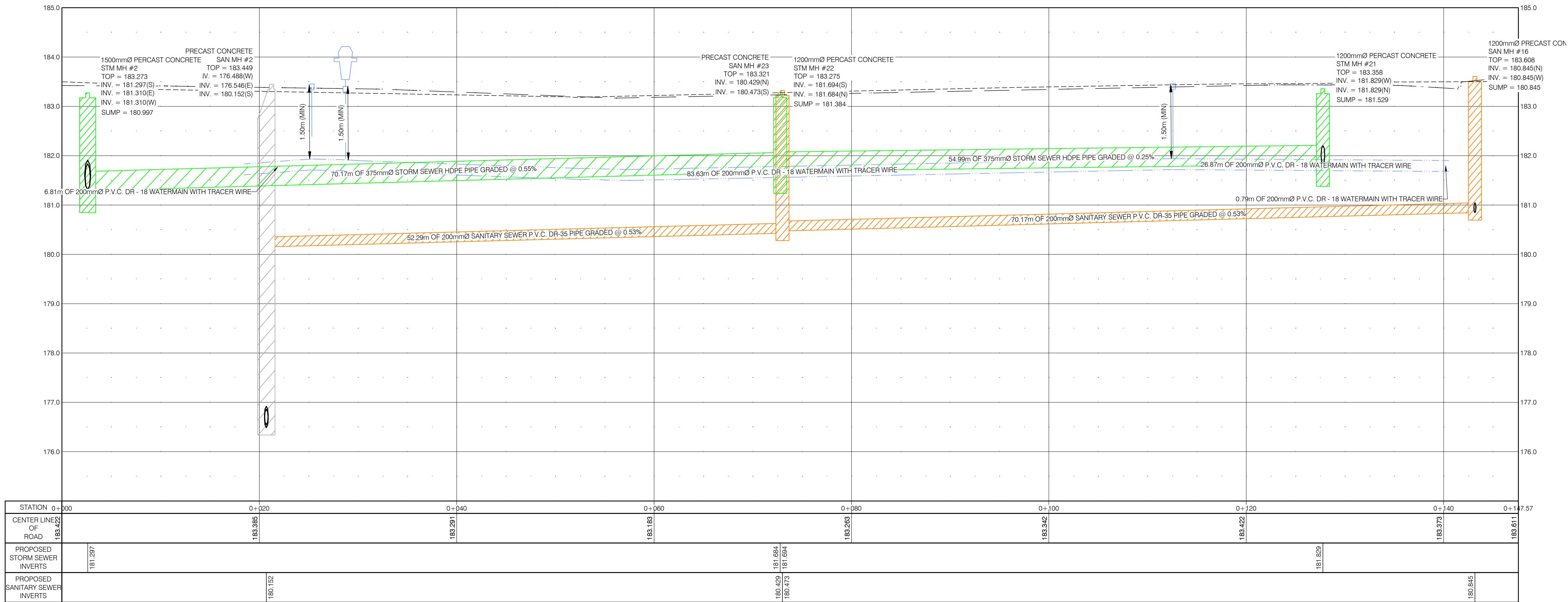
SEE PAGE 10



LEGEND			
DESCRIPTION	EXISTING	FUTURE	PROPOSED
STORM SEWER	---	---	---
SANITARY SEWER	---	---	---
WATER MAIN	---	---	---
STORM SERVICE		STM	STM
SANITARY SERVICE		SAN	SAN
WATER SERVICE		WSV	WSV
FIRE HYDRANT & WATER VALVE			
GAS MAIN			
CATCH BASIN			
STORM MANHOLE			
SANITARY MANHOLE			
WATER VALVE			
EP ELEVATIONS			
STREET LIGHTS			

SEE PAGE 10

SEE PAGE 13



DATE: MARCH 13, 2020

MATTHEW J. BAIRD, P. ENG.

DATE	REVISIONS
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27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8

1000 - 267 PELUSIER STREET,
WINDSOR, ONTARIO
N9A 4K4

PROJECT TITLE:
KINGSBRIDGE PHASE 5

KINGSBRIDGE DEVELOPMENT

SHEET TITLE:
PLAN AND PROFILE LIVINGSTONE(E) 0+000 TO 0+148

DATE:
MARCH 13, 2020

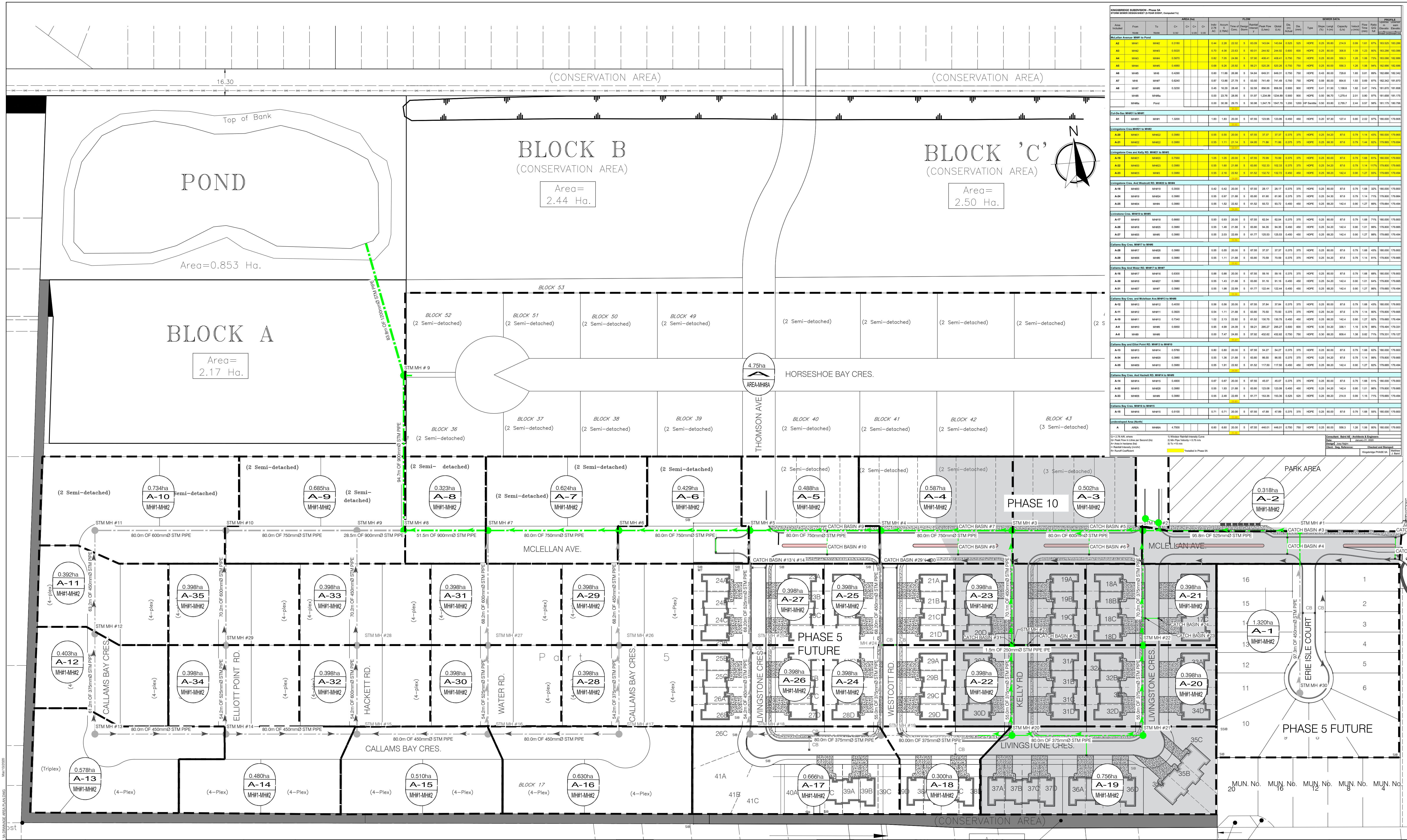
SCALE:
HOP: 1:750
VER: 1:50

DRAWN BY:
P.S.

CHECKED BY:
M.J.B.

PROJECT NO:
17-166

SHEET NO:
14



KINGSBRIDGE SUBDIVISION - Phase 5A		FROM SOUTH-WEST CORNER TO EAST CORNER, Completed To:		AREA (m ²)		C ₁		C ₂		C ₃		C ₄		C ₅		C ₆		C ₇		C ₈		C ₉		C ₁₀		C ₁₁		C ₁₂		C ₁₃		C ₁₄		C ₁₅		C ₁₆		C ₁₇		C ₁₈		C ₁₉		C ₂₀		C ₂₁		C ₂₂		C ₂₃		C ₂₄		C ₂₅		C ₂₆		C ₂₇		C ₂₈		C ₂₉		C ₃₀		C ₃₁		C ₃₂		C ₃₃		C ₃₄		C ₃₅		C ₃₆		C ₃₇		C ₃₈		C ₃₉		C ₄₀		C ₄₁		C ₄₂		C ₄₃		C ₄₄		C ₄₅		C ₄₆		C ₄₇		C ₄₈		C ₄₉		C ₅₀		C ₅₁		C ₅₂		C ₅₃		C ₅₄		C ₅₅		C ₅₆		C ₅₇		C ₅₈		C ₅₉		C ₆₀		C ₆₁		C ₆₂		C ₆₃		C ₆₄		C ₆₅		C ₆₆		C ₆₇		C ₆₈		C ₆₉		C ₇₀		C ₇₁		C ₇₂		C ₇₃		C ₇₄		C ₇₅		C ₇₆		C ₇₇		C ₇₈		C ₇₉		C ₈₀		C ₈₁		C ₈₂		C ₈₃		C ₈₄		C ₈₅		C ₈₆		C ₈₇		C ₈₈		C ₈₉		C ₉₀		C ₉₁		C ₉₂		C ₉₃		C ₉₄		C ₉₅		C ₉₆		C ₉₇		C ₉₈		C ₉₉		C ₁₀₀		C ₁₀₁		C ₁₀₂		C ₁₀₃		C ₁₀₄		C ₁₀₅		C ₁₀₆		C ₁₀₇		C ₁₀₈		C ₁₀₉		C ₁₁₀		C ₁₁₁		C ₁₁₂		C ₁₁₃		C ₁₁₄		C ₁₁₅		C ₁₁₆		C ₁₁₇		C ₁₁₈		C ₁₁₉		C ₁₂₀		C ₁₂₁		C ₁₂₂		C ₁₂₃		C ₁₂₄		C ₁₂₅		C ₁₂₆		C ₁₂₇		C ₁₂₈		C ₁₂₉		C ₁₃₀		C ₁₃₁		C ₁₃₂		C ₁₃₃		C ₁₃₄		C ₁₃₅		C ₁₃₆		C ₁₃₇		C ₁₃₈		C ₁₃₉		C ₁₄₀		C ₁₄₁		C ₁₄₂		C ₁₄₃		C ₁₄₄		C ₁₄₅		C ₁₄₆		C ₁₄₇		C ₁₄₈		C ₁₄₉		C ₁₅₀		C ₁₅₁		C ₁₅₂		C ₁₅₃		C ₁₅₄		C ₁₅₅		C ₁₅₆		C ₁₅₇		C ₁₅₈		C ₁₅₉		C ₁₆₀		C ₁₆₁		C ₁₆₂		C ₁₆₃		C ₁₆₄		C ₁₆₅		C ₁₆₆		C ₁₆₇		C ₁₆₈		C ₁₆₉		C ₁₇₀		C ₁₇₁		C ₁₇₂		C ₁₇₃		C ₁₇₄		C ₁₇₅		C ₁₇₆		C ₁₇₇		C ₁₇₈		C ₁₇₉		C ₁₈₀		C ₁₈₁		C ₁₈₂		C ₁₈₃		C ₁₈₄		C ₁₈₅		C ₁₈₆		C ₁₈₇		C ₁₈₈		C ₁₈₉		C ₁₉₀		C ₁₉₁		C ₁₉₂		C ₁₉₃		C ₁₉₄		C ₁₉₅		C ₁₉₆		C ₁₉₇		C ₁₉₈		C ₁₉₉		C ₂₀₀		C ₂₀₁		C ₂₀₂		C ₂₀₃		C ₂₀₄		C ₂₀₅		C ₂₀₆		C ₂₀₇		C ₂₀₈		C ₂₀₉		C ₂₁₀		C ₂₁₁		C ₂₁₂		C ₂₁₃		C ₂₁₄		C ₂₁₅		C ₂₁₆		C ₂₁₇		C ₂₁₈		C ₂₁₉		C ₂₂₀		C ₂₂₁		C ₂₂₂		C ₂₂₃		C ₂₂₄		C ₂₂₅		C ₂₂₆		C ₂₂₇		C ₂₂₈		C ₂₂₉		C ₂₃₀		C ₂₃₁		C ₂₃₂		C ₂₃₃		C ₂₃₄		C ₂₃₅		C ₂₃₆		C ₂₃₇		C ₂₃₈		C ₂₃₉		C ₂₄₀		C ₂₄₁		C ₂₄₂		C ₂₄₃		C ₂₄₄		C ₂₄₅		C ₂₄₆		C ₂₄₇		C ₂₄₈		C ₂₄₉		C ₂₅₀		C ₂₅₁		C ₂₅₂		C ₂₅₃		C ₂₅₄		C ₂₅₅		C ₂₅₆		C ₂₅₇		C ₂₅₈		C ₂₅₉		C ₂₆₀		C ₂₆₁		C ₂₆₂		C ₂₆₃		C ₂₆₄		C ₂₆₅		C ₂₆₆		C ₂₆₇		C ₂₆₈		C ₂₆₉		C ₂₇₀		C ₂₇₁		C ₂₇₂		C ₂₇₃		C ₂₇₄		C ₂₇₅		C ₂₇₆		C ₂₇₇		C ₂₇₈		C ₂₇₉		C ₂₈₀		C ₂₈₁		C ₂₈₂		C ₂₈₃		C ₂₈₄		C ₂₈₅		C ₂₈₆		C ₂₈₇		C ₂₈₈		C ₂₈₉		C ₂₉₀		C ₂₉₁		C ₂₉₂		C ₂₉₃		C ₂₉₄		C ₂₉₅		C ₂₉₆		C ₂₉₇		C ₂₉₈		C ₂₉₉		C ₃₀₀		C ₃₀₁		C ₃₀₂		C ₃₀₃		C ₃₀₄		C ₃₀₅		C ₃₀₆		C ₃₀₇		C ₃₀₈		C ₃₀₉		C ₃₁₀		C ₃₁₁		C ₃₁₂		C ₃₁₃		C ₃₁₄		C ₃₁₅		C ₃₁₆		C ₃₁₇		C ₃₁₈		C ₃₁₉		C ₃₂₀		C ₃₂₁		C ₃₂₂		C ₃₂₃		C ₃₂₄		C ₃₂₅		C ₃₂₆		C ₃₂₇		C ₃₂₈		C ₃₂₉		C ₃₃₀		C ₃₃₁		C ₃₃₂		C ₃₃₃		C ₃₃₄		C ₃₃₅		C ₃₃₆		C ₃₃₇		C ₃₃₈		C ₃₃₉		C ₃₄₀		C ₃₄₁		C ₃₄₂		C ₃₄₃		C ₃₄₄		C ₃₄₅		C ₃₄₆		C ₃₄₇		C ₃₄₈		C ₃₄₉		C ₃₅₀		C ₃₅₁		C ₃₅₂		C ₃₅₃		C ₃₅₄		C ₃₅₅		C ₃₅₆		C ₃₅₇		C ₃₅₈		C ₃₅₉		C ₃₆₀		C ₃₆₁		C ₃₆₂		C ₃₆₃		C ₃₆₄		C ₃₆₅		C ₃₆₆		C ₃₆₇		C ₃₆₈		C ₃₆₉		C ₃₇₀		C ₃₇₁		C ₃₇₂		C ₃₇₃		C ₃₇₄		C ₃₇₅		C ₃₇₆		C ₃₇₇		C ₃₇₈		C ₃₇₉		C ₃₈₀		C ₃₈₁		C ₃₈₂		C ₃₈₃		C ₃₈₄		C ₃₈₅		C ₃₈₆		C ₃₈₇		C ₃₈₈		C ₃₈₉		C ₃₉₀		C ₃₉₁		C ₃₉₂		C ₃₉₃		C ₃₉₄		C ₃₉₅		C ₃₉₆		C ₃₉₇		C ₃₉₈		C ₃₉₉		C ₄₀₀		C ₄₀₁		C ₄₀₂		C ₄₀₃		C ₄₀₄		C ₄₀₅		C ₄₀₆		C ₄₀₇		C ₄₀₈		C ₄₀₉		C ₄₁₀		C ₄₁₁		C ₄₁₂		C ₄₁₃		C ₄₁₄		C ₄₁₅		C ₄₁₆		C ₄₁₇		C ₄₁₈		C ₄₁₉		C ₄₂₀		C ₄₂₁		C ₄₂₂		C ₄₂₃		C ₄₂₄		C ₄₂₅		C ₄₂₆		C ₄₂₇		C ₄₂₈		C ₄₂₉		C ₄₃₀		C ₄₃₁		C ₄₃₂		C ₄₃₃		C ₄₃₄		C ₄₃₅		C ₄₃₆		C ₄₃₇		C ₄₃₈		C ₄₃₉		C ₄₄₀		C ₄₄₁		C ₄₄₂		C ₄₄₃		C ₄₄₄		C ₄₄₅		C ₄₄₆		C ₄₄₇		C ₄₄₈		C ₄₄₉		C ₄₅₀		C ₄₅₁		C ₄₅₂		C ₄₅₃		C ₄₅₄		C ₄₅₅		C ₄₅₆		C ₄₅₇		C ₄₅₈		C ₄₅₉		C ₄₆₀		C ₄₆₁		C ₄₆₂		C ₄₆₃		C ₄₆₄		C ₄₆₅		C ₄₆₆		C ₄₆₇		C ₄₆₈		C ₄₆₉		C ₄₇₀		C ₄₇₁		C ₄₇₂		C ₄₇₃		C ₄₇₄		C ₄₇₅		C ₄₇₆		C ₄₇₇		C ₄₇₈		C ₄₇₉		C ₄₈₀		C ₄₈₁		C ₄₈₂		C ₄₈₃		C ₄₈₄		C ₄₈₅		C ₄₈₆		C ₄₈₇		C ₄₈₈		C ₄₈₉		C ₄₉₀		C ₄₉₁		C ₄₉₂		C ₄₉₃		C ₄₉₄		C ₄₉₅		C ₄₉₆		C ₄₉₇		C ₄₉₈		C ₄₉₉		C ₅₀₀		C ₅₀₁		C ₅₀₂		C ₅₀₃		C ₅₀₄		C ₅₀₅		C ₅₀₆		C ₅₀₇		C ₅₀₈		C ₅₀₉		C ₅₁₀		C ₅₁₁		C ₅₁₂		C ₅₁₃		C ₅₁₄		C ₅₁₅		C ₅₁₆		C ₅₁₇		C ₅₁₈		C ₅₁₉		C ₅₂₀		C ₅₂₁		C ₅₂₂		C ₅₂₃		C ₅₂₄		C ₅₂₅		C ₅₂₆		C ₅₂₇		C ₅₂₈		C ₅₂₉		C ₅₃₀		C ₅₃₁		C ₅₃₂		C ₅₃₃		C ₅₃₄		C ₅₃₅		C ₅₃₆		C ₅₃₇		C ₅₃₈		C ₅₃₉		C ₅₄₀		C ₅₄₁		C ₅₄₂		C ₅₄₃		C ₅₄₄		C ₅₄₅		C ₅₄₆		C ₅₄₇		C ₅₄₈		C ₅₄₉		C ₅₅₀		C ₅₅₁		C ₅₅₂		C ₅₅₃		C ₅₅₄		C ₅₅₅		C ₅₅₆		C ₅₅₇		C ₅₅₈		C ₅₅₉		C ₅₆₀		C ₅₆₁		C ₅₆₂		C ₅₆₃		C ₅₆₄		C ₅₆₅		C ₅₆₆		C ₅₆₇		C ₅₆₈		C ₅₆₉		C ₅₇₀		C ₅₇₁		C ₅₇₂		C 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₇₁₆		C ₇₁₇		C ₇₁₈		C ₇₁₉		C ₇₂₀		C ₇₂₁		C ₇₂₂		C ₇₂₃		C ₇₂₄		C ₇₂₅		C ₇₂₆		C ₇₂₇		C ₇₂₈		C ₇₂₉		C ₇₃₀		C ₇₃₁	
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KINGSBRIDGE DEVELOPMENT - PHASE 5 SANITARY SEWER DESIGN SHEET																					
LOCATION			AREA (ha)	FLOW				INFILTRATION				SEWER DATA									
Area Included	From Node	To Node	People per Home	Number of Homes of Individual Drainage	Individual Population	Cumulative Population	Peak Factor	Population Flow (L/s)	Area (ha)	Cum. Area (ha)	Infiltration Flow (L/s)	Q Total Flow (L/s)	Dis. (m)	Dis. (mm)	Type	Slope (%)	Length (m)	Capacity (L/s)	Velocity (m/s)	Flow Time (min)	
1. MCLELLAN AVE.																					
A1	EAST PHASE	EXISTING 2	36,147	3,500	481,000	1614	1614	3.68	36,115	36,115	7.22	37.85	300	P.V.C. DR-35	0.28	90.00	11.1	0.72	20.7	31.2%	
A1A	EXISTING 2	SANITARY MH #1	0.0070	3,500	0.000	0	1614	3.68	36,115	0.007	36,212	7.24	37.97	375	P.V.C. DR-35	0.19	62.10	76.4	0.69	1.26	49.7%
2. 16 LOT CUL DE SAC																					
A2	SANITARY MH #15	SANITARY MH #1	1,3200	3,500	16,000	96	56	4.30	1.26	1,320	1,320	0.26	1.52	200	P.V.C. DR-35	0.53	78.91	29.9	0.76	1.75	6.4%
3. MCLELLAN MH #15 TO MH #1																					
A3	SANITARY MH #1	SANITARY MH #2	0.2800	3,500	0.000	0	1670	3.65	31,700	0.286	37,818	7.56	38.26	375	P.V.C. DR-35	0.19	65.80	76.4	0.69	2.21	8.4%
4. LIVINGSTONE PRESENT MH #15 TO MH #2																					
A4	SANITARY MH #15	SANITARY MH #2	0.6200	3,500	8,000	28	28	4.36	0.64	0.626	38,344	7.67	8.30	200	P.V.C. DR-35	0.53	67.00	29.9	0.76	1.47	38.8%
A5	SANITARY MH #23	SANITARY MH #2	0.3980	3,500	8,000	28	56	4.30	1.26	0.398	38,742	7.75	9.00	200	P.V.C. DR-35	0.53	52.30	29.9	0.76	1.15	37.4%
5. MCLELLAN MH #2 TO MH #3																					
A6	SANITARY MH #2	SANITARY MH #3	0.5450	3,500	0.000	21	1747	3.63	33,033	0.545	39,287	7.86	40.88	375	P.V.C. DR-35	0.19	88.50	76.4	0.69	1.94	53.5%
6. MCLELLAN MH #2 TO MH #3																					
A7	SANITARY MH #1	SANITARY MH #22	0.3980	3,500	8,000	28	77	4.27	1.71	0.398	39,968	0.08	1.79	200	P.V.C. DR-35	0.53	67.22	29.9	0.76	1.48	1.5%
A8	SANITARY MH #22	SANITARY MH #3	0.3980	3,500	8,000	28	105	4.24	2.32	0.398	40,796	0.16	2.48	200	P.V.C. DR-35	0.53	52.20	29.9	0.76	1.15	10.4%
7. MCLELLAN MH #3 TO MH #4																					
A9	SANITARY MH #3	SANITARY MH #4	0.5210	3,500	0.000	21	1873	3.51	35,119	0.521	40,604	8.12	43.31	375	P.V.C. DR-35	0.19	79.50	76.4	0.69	1.92	36.7%
8. LIVINGSTONE MH #3 AND MH #10 TO MH #17																					
A10	SANITARY MH #10	SANITARY MH #17	0.4760	3,500	7,000	25	25	4.37	0.50	0.476	40,476	0.10	0.65	200	P.V.C. DR-35	0.53	81.00	29.9	0.76	1.78	2.7%
A11	SANITARY MH #17	SANITARY MH #17	0.4330	3,500	7,000	25	25	4.37	0.50	0.433	40,909	0.18	0.74	200	P.V.C. DR-35	0.53	79.50	29.9	0.76	1.75	5.1%
Design Parameters																					
Average P1400			Population Density = 3.5 persons per home																		
P1400			Each lot will be considered individually																		
Pipe Fictitious "n" = 0.013			Theoretical, per lot (3 homes 3.5 persons will be assumed)																		
Minimum Pipe Velocity = 0.76m/s			3.5 people per lot (3.5 people per lot)																		
			(Town of Annapolis Development Manual)																		
			Insulated During Phase 5																		
			Sanitary Trunk Sewer																		
Consultant: BAIRD AE		Date: November 28, 2019																			
Design By: P. Baird		Checked: November 28, 2019																			
Drawn By: P. Baird		Checked and Stamped:																			
Author: J. Baird P. ENG.																					



DATE: MARCH 13, 2020

MJB

MATTHEW J. BAIRD, P.ENG.

DATE	REVISIONS
JANUARY 23, 2020	SUBMITTED FOR TOWN REVIEW
JANUARY 27, 2020	REVISED AS PER TOWNS COMMENTS
JANUARY 31, 2020	ISSUED FOR TENDER
FEBRUARY 11, 2020	REVISED AS PER TOWNS COMMENTS
FEBRUARY 25, 2020	REVISED AS PER OWNER
MARCH 5, 2020	REVISED AS PER OWNERS REQUEST AND TOWN COMMENTS.
MARCH 13, 2020	REVISED KNOBB HILL AND MCLELLAN INTERSECTION AS PER TOWN

27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8R 2X8

1000 - 267 PELLISSIER STREET,
WINNIPEG, ONTARIO
R9A 4K4

PROJECT TITLE:
KINGSBRIDGE PHASE 5

KINGSBRIDGE DEVELOPMENT

SHEET TITLE:
SANITARY SEWER DRAINAGE PLAN

DATE:
MARCH 13, 2020

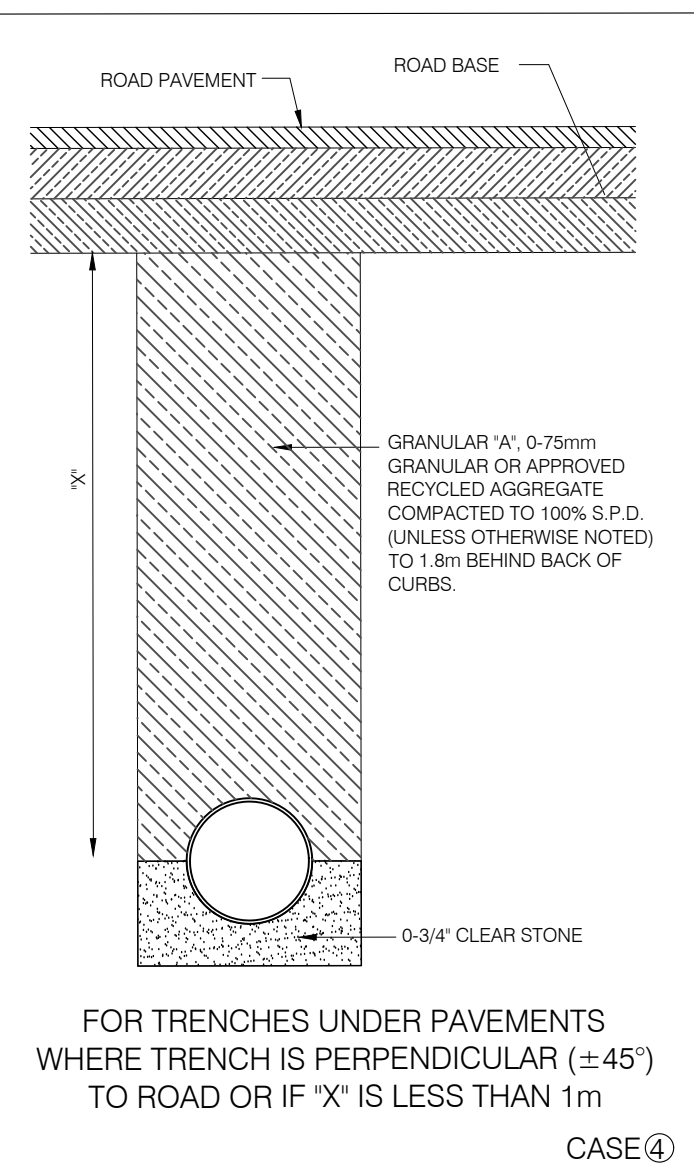
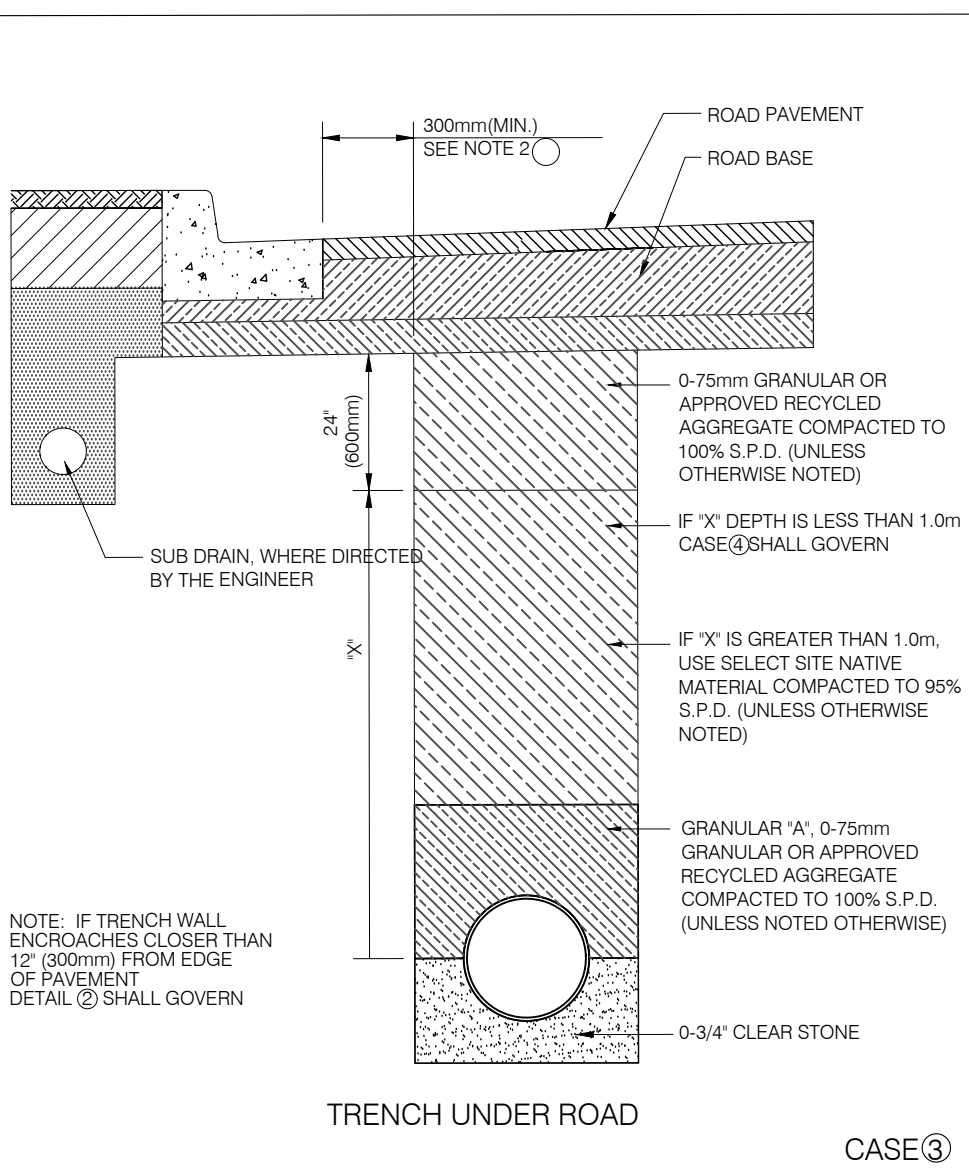
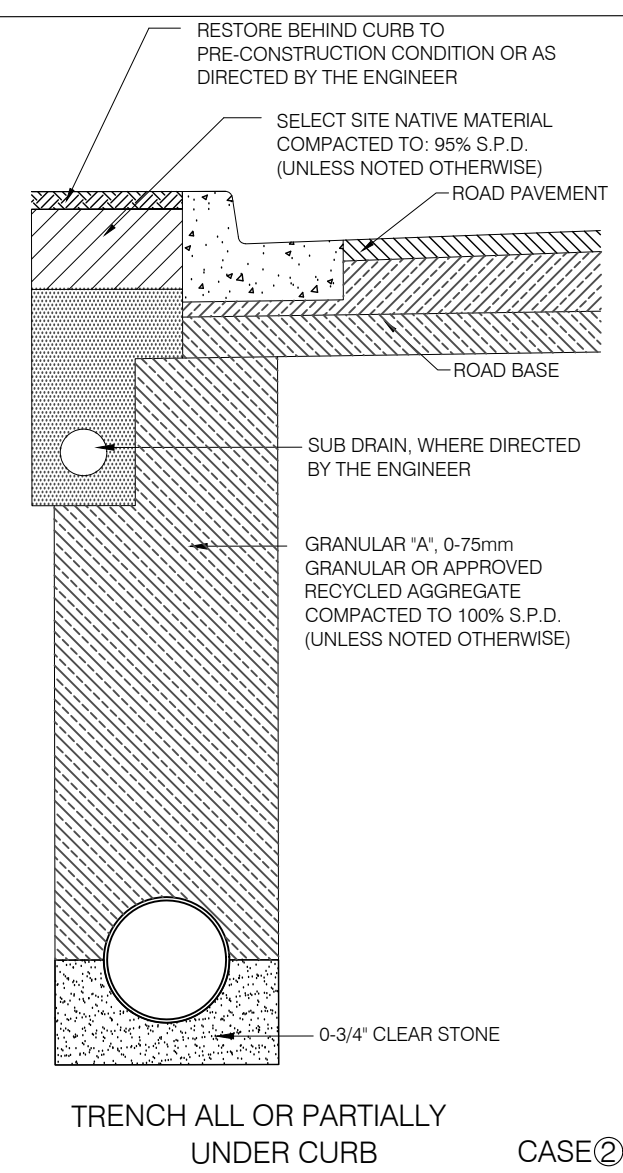
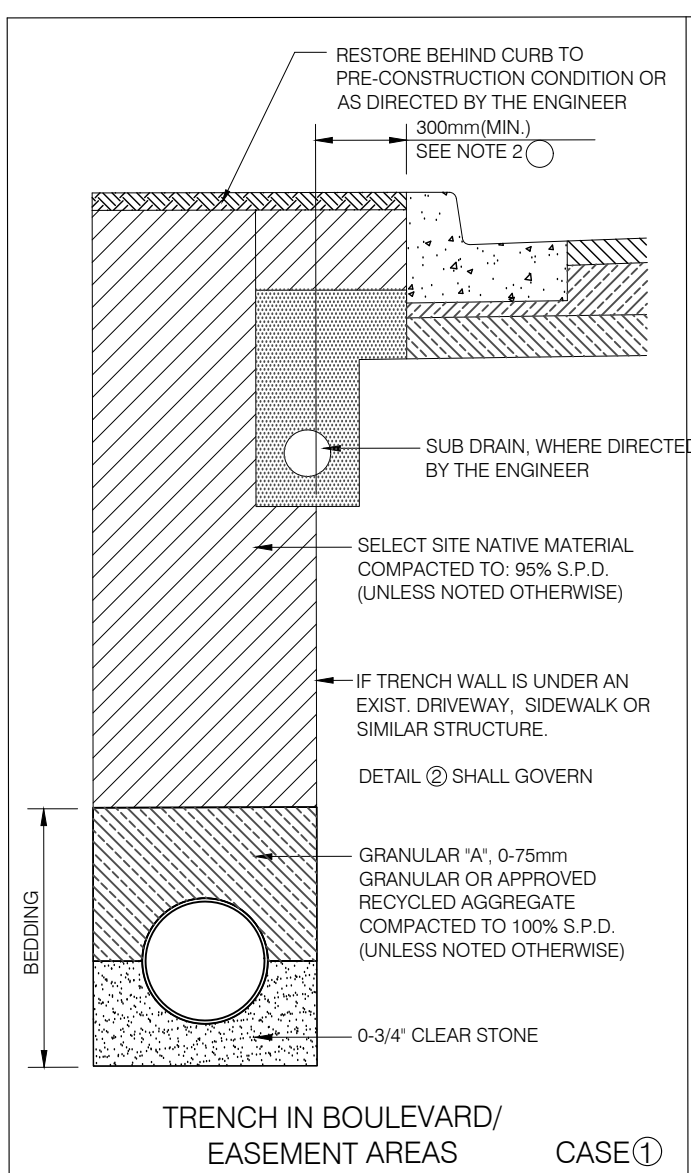
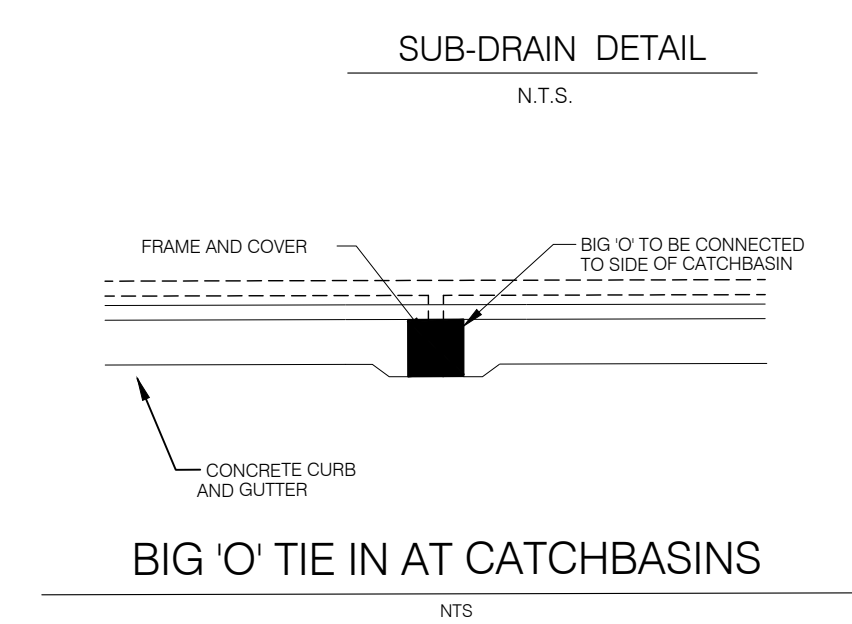
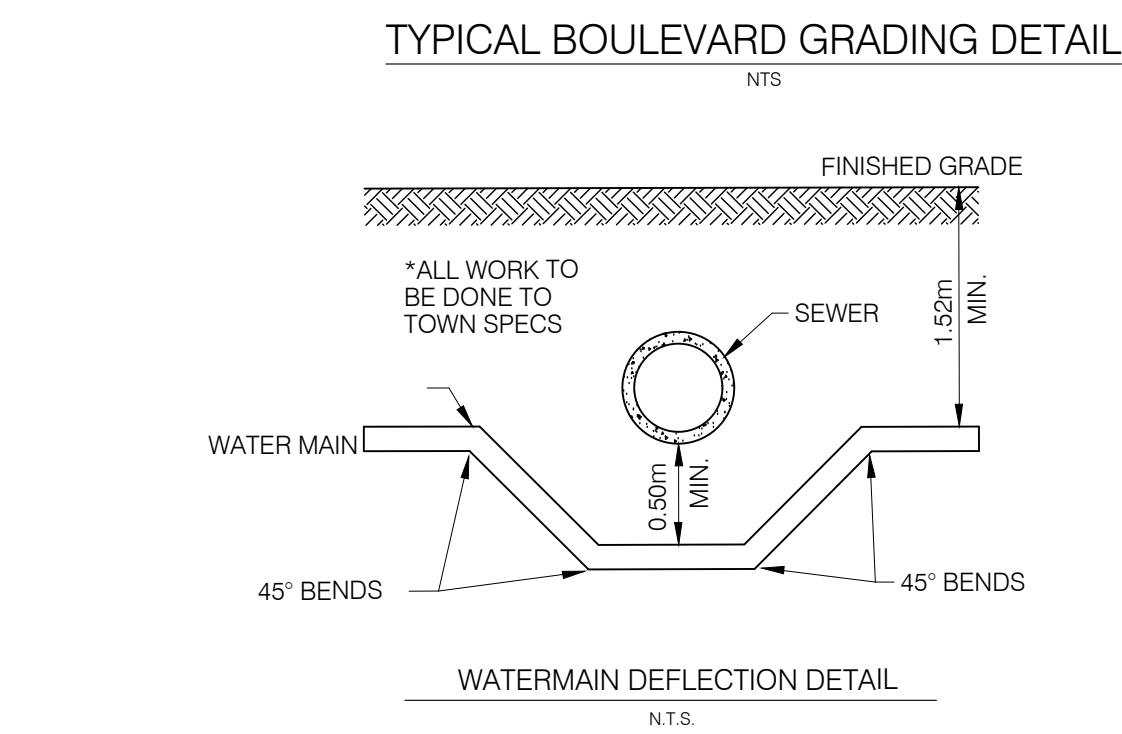
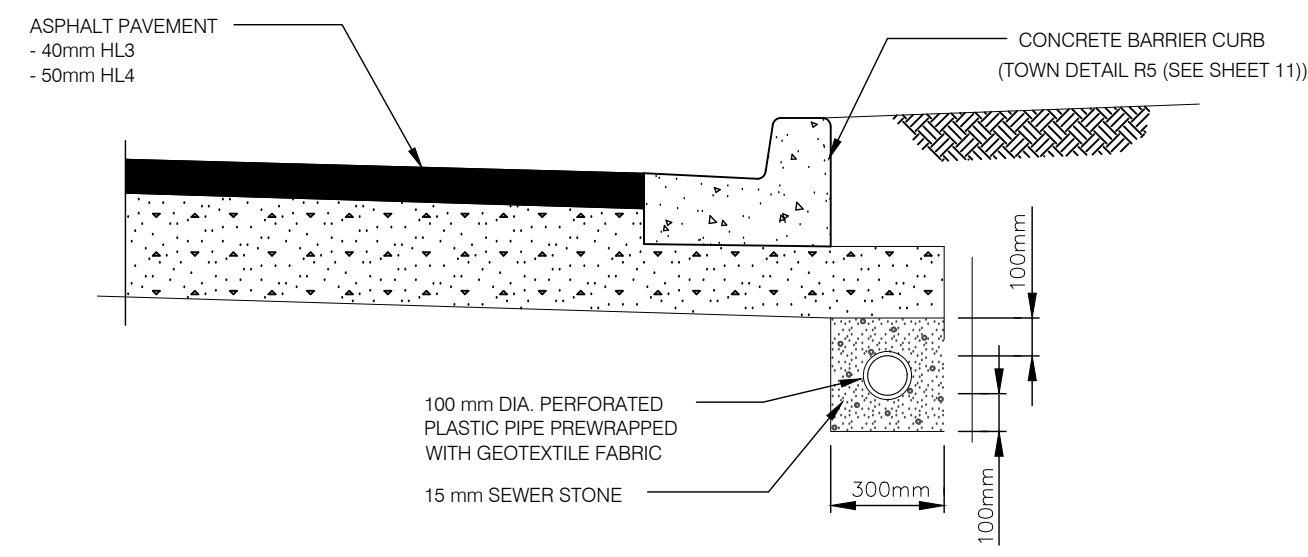
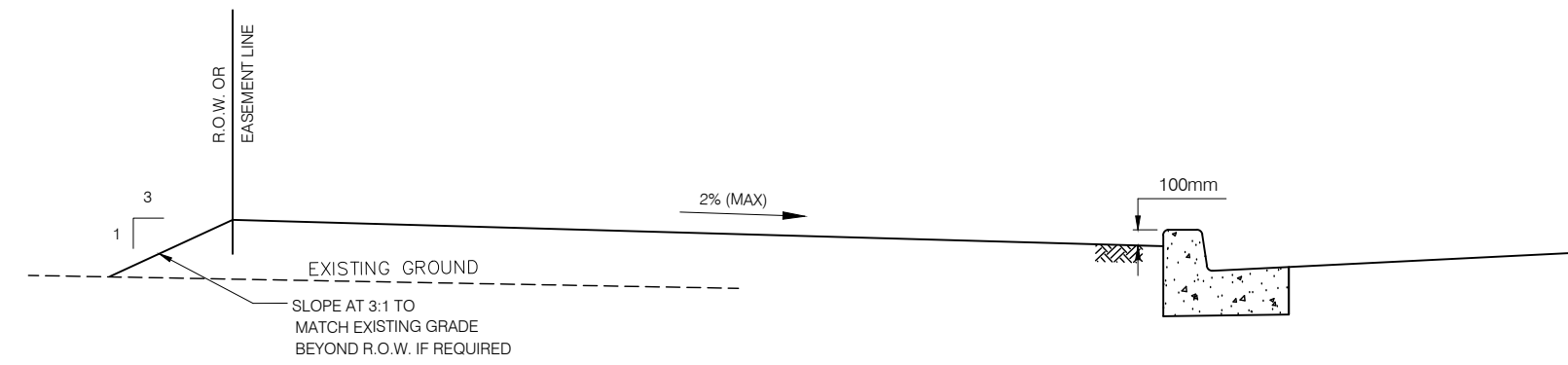
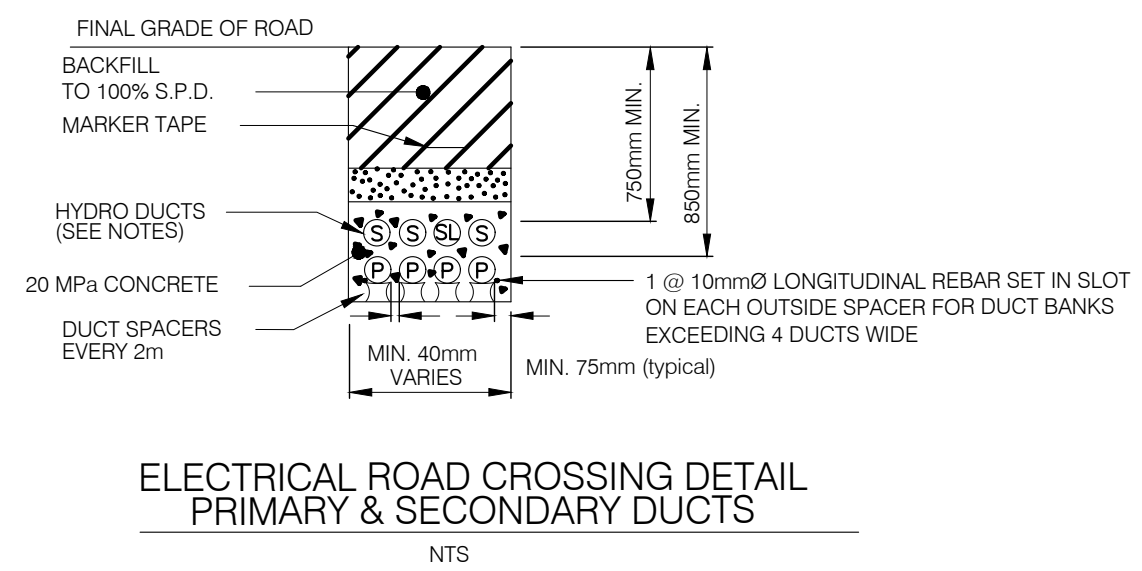
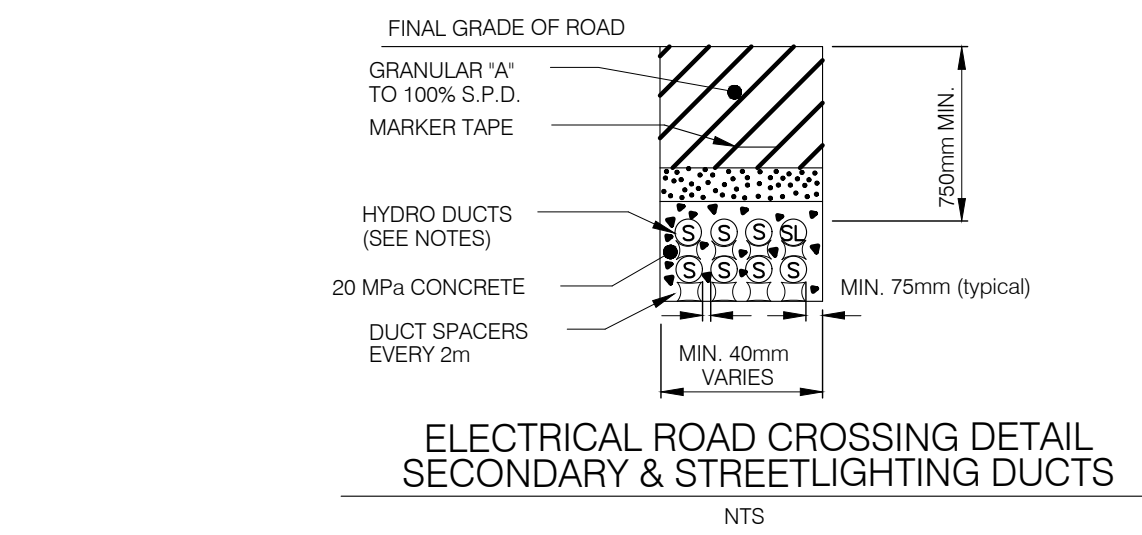
SCALE:
1:750

DRAWN BY:
P.S.

CHECKED BY:
M.J.B.

PROJECT NO:
17-166

SHEET NO:
16



GENERAL NOTES

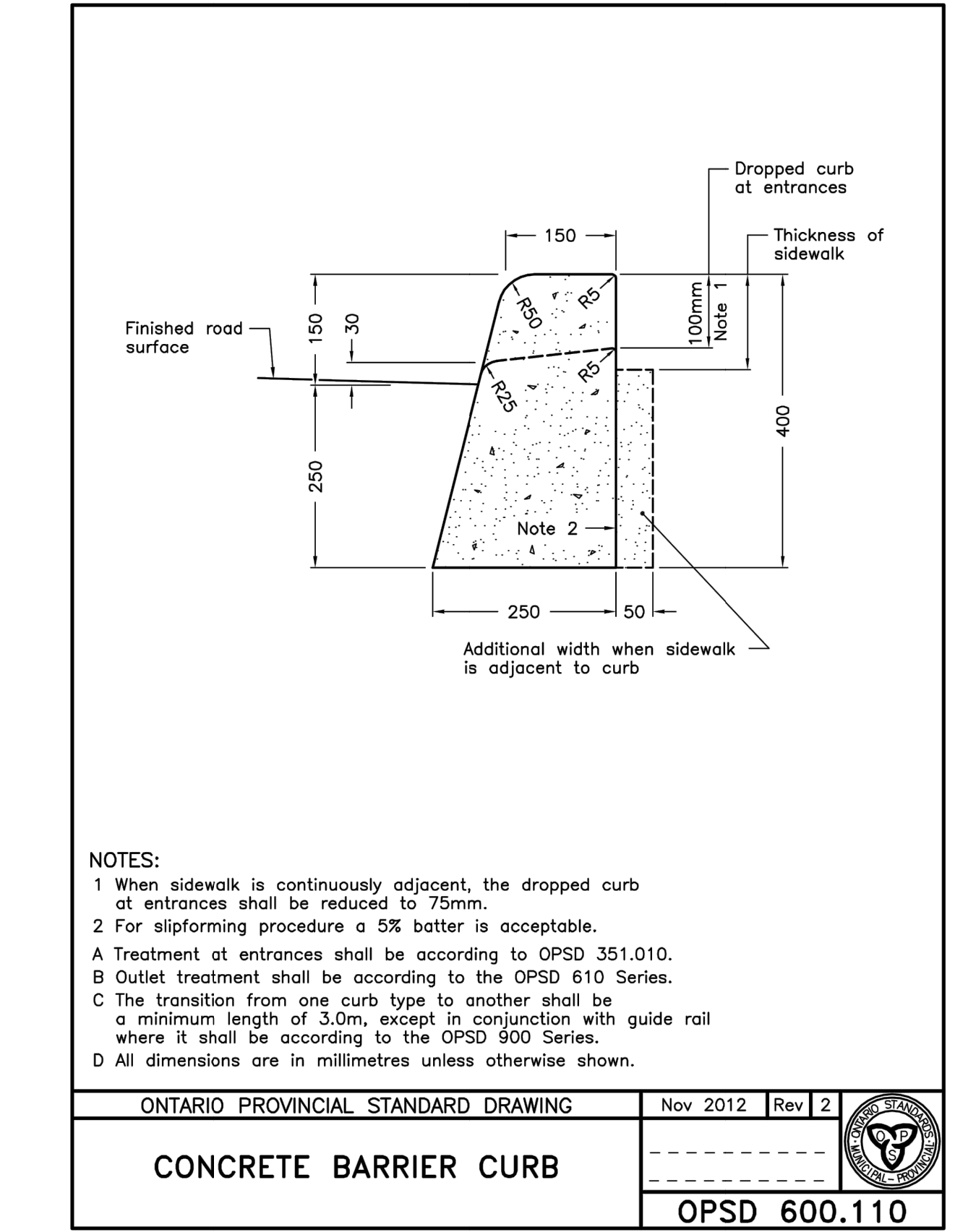
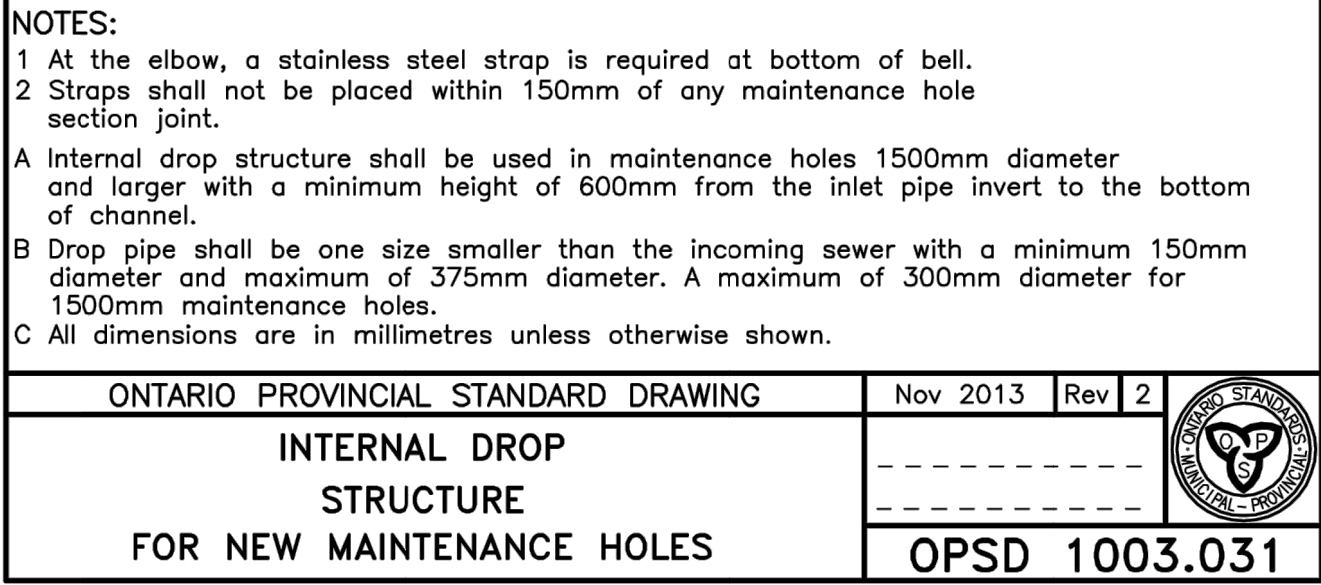
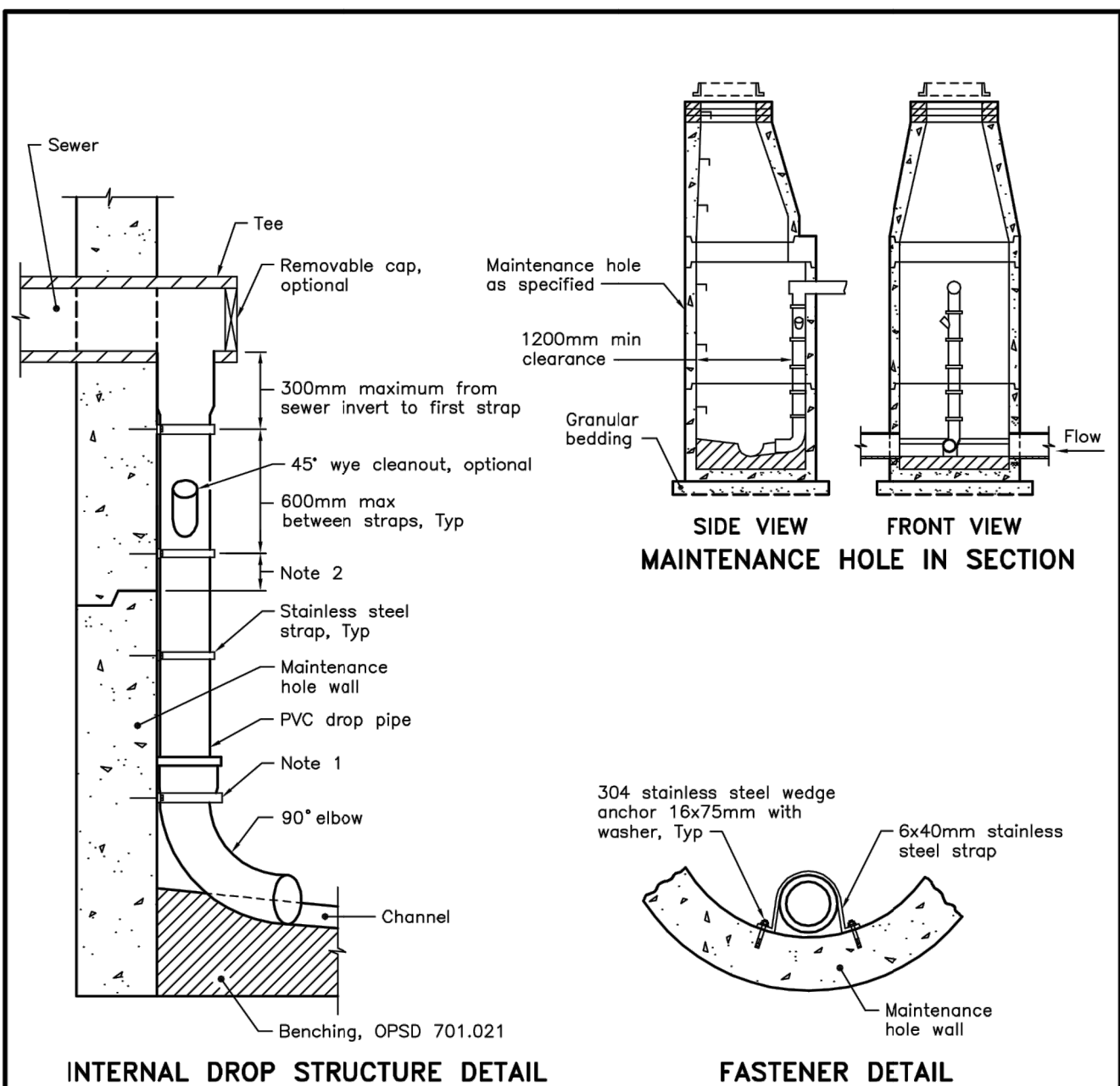
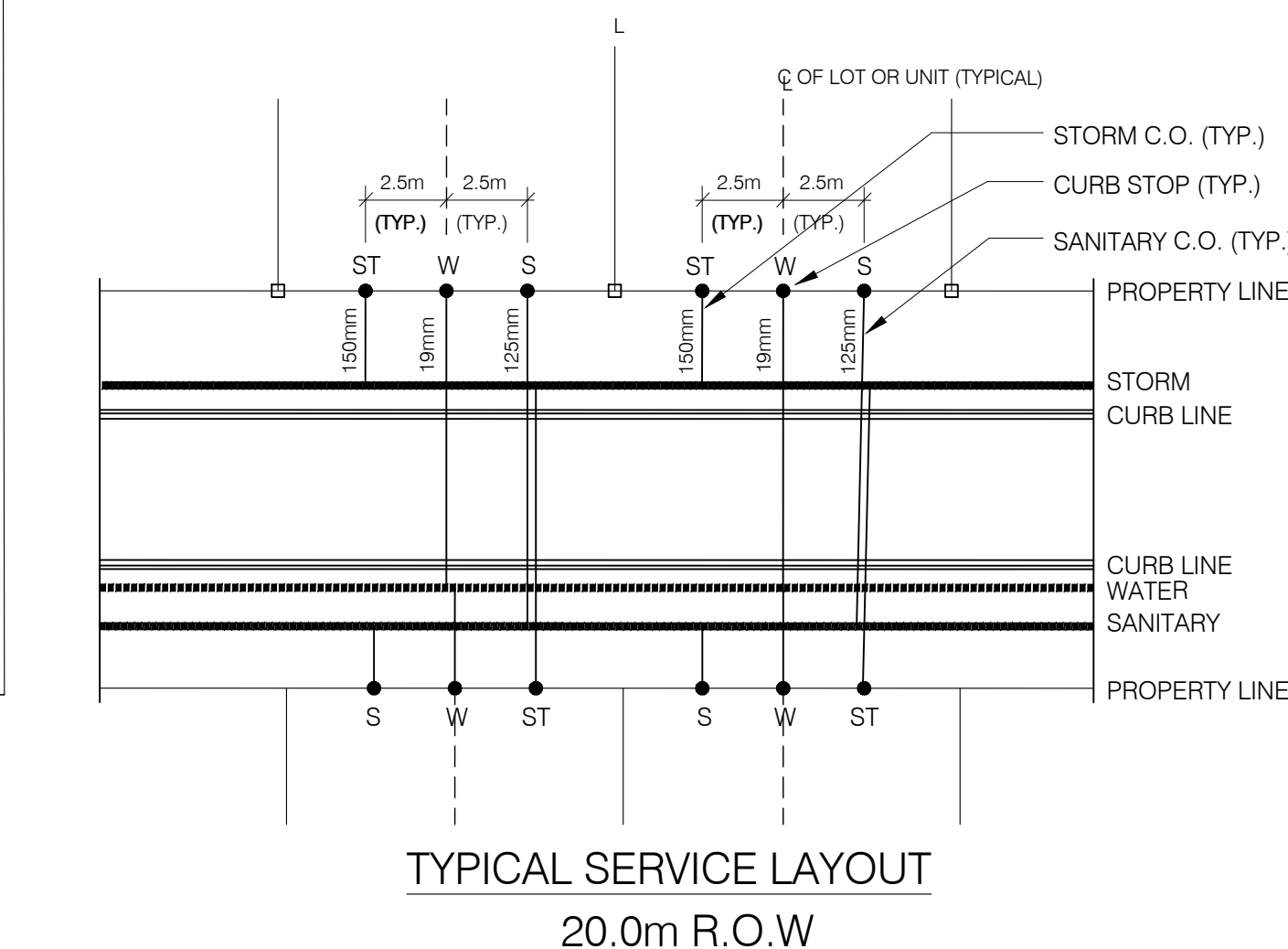
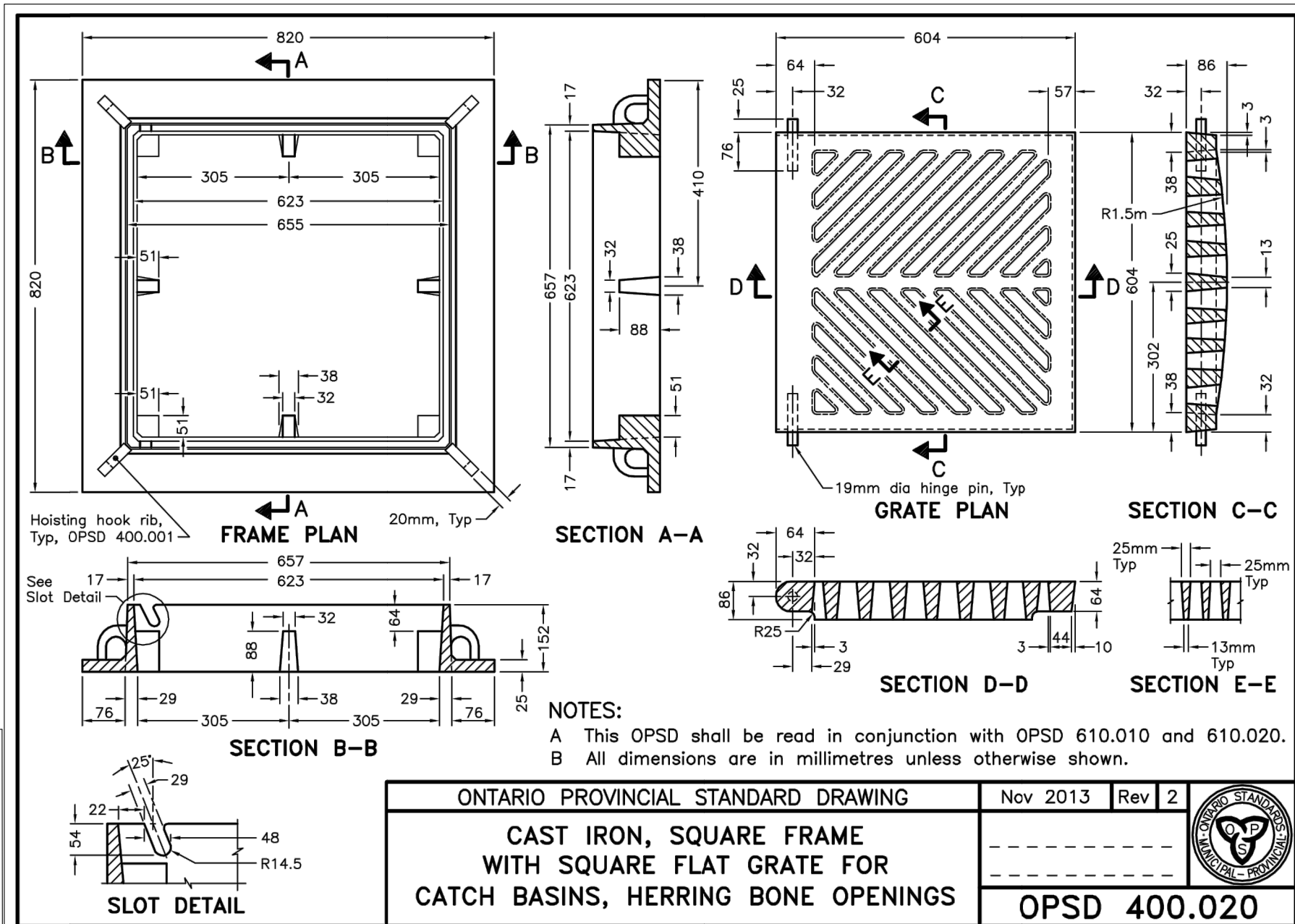
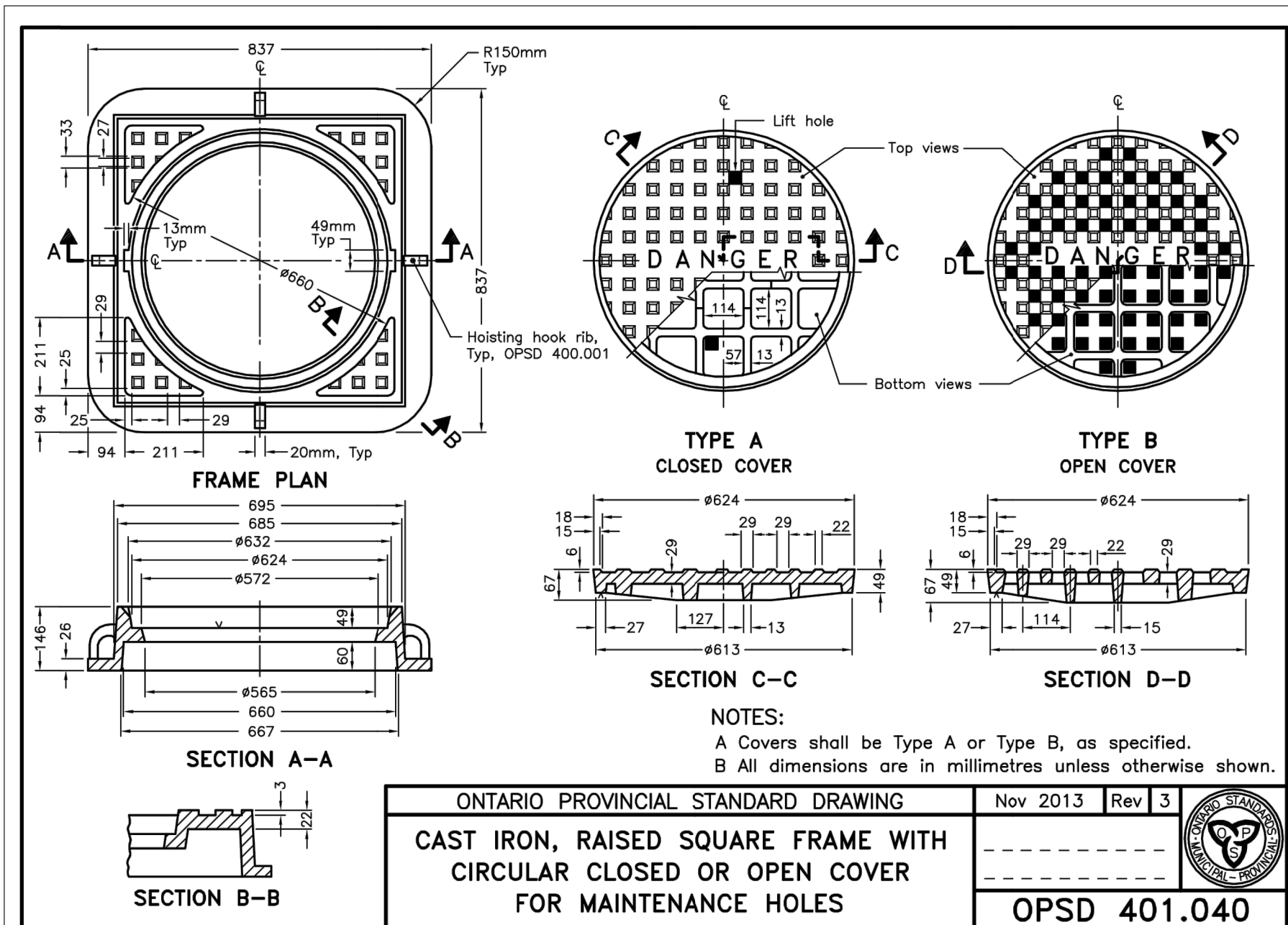
① FOR SEWER AND PRIVATE SEWER CONNECTION CONSTRUCTION, ALL WORK TO BE IN ACCORDANCE WITH THE TOWN OF AMHERSTBURG STANDARD SPECIFICATIONS TO BE APPLIED TO ALL CASES ①, ②, ③, ④, ⑤ OF THIS STANDARD DRAWING.

② FOR ALL CASES, IF TRENCH WALL IS CLOSER THAN 300mm FROM THE BACK OF CURB (FUTURE OR EXISTING), IN ANY DIRECTION, THEN CASE 2 SHALL GOVERN.

③ FOR CASE ③, WHERE TRENCH CROSSES PERPENDICULAR TO ROADWAY (±45°) AND CROSSES UNDERNEATH AN EXISTING CURB, DRIVEWAY OR SIMILAR STRUCTURE, EXTEND GRANULAR BACKFILL TO 1.8m (MIN.) EITHER SIDE OF STRUCTURE.

④ THIS DETAIL ADDRESSES TRENCH BACKFILL ONLY. SURFACE RESTORATION SHALL BE AS OTHERWISE APPROVED BY THE COMMISSIONER OF WORKS.

NOTE: ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.



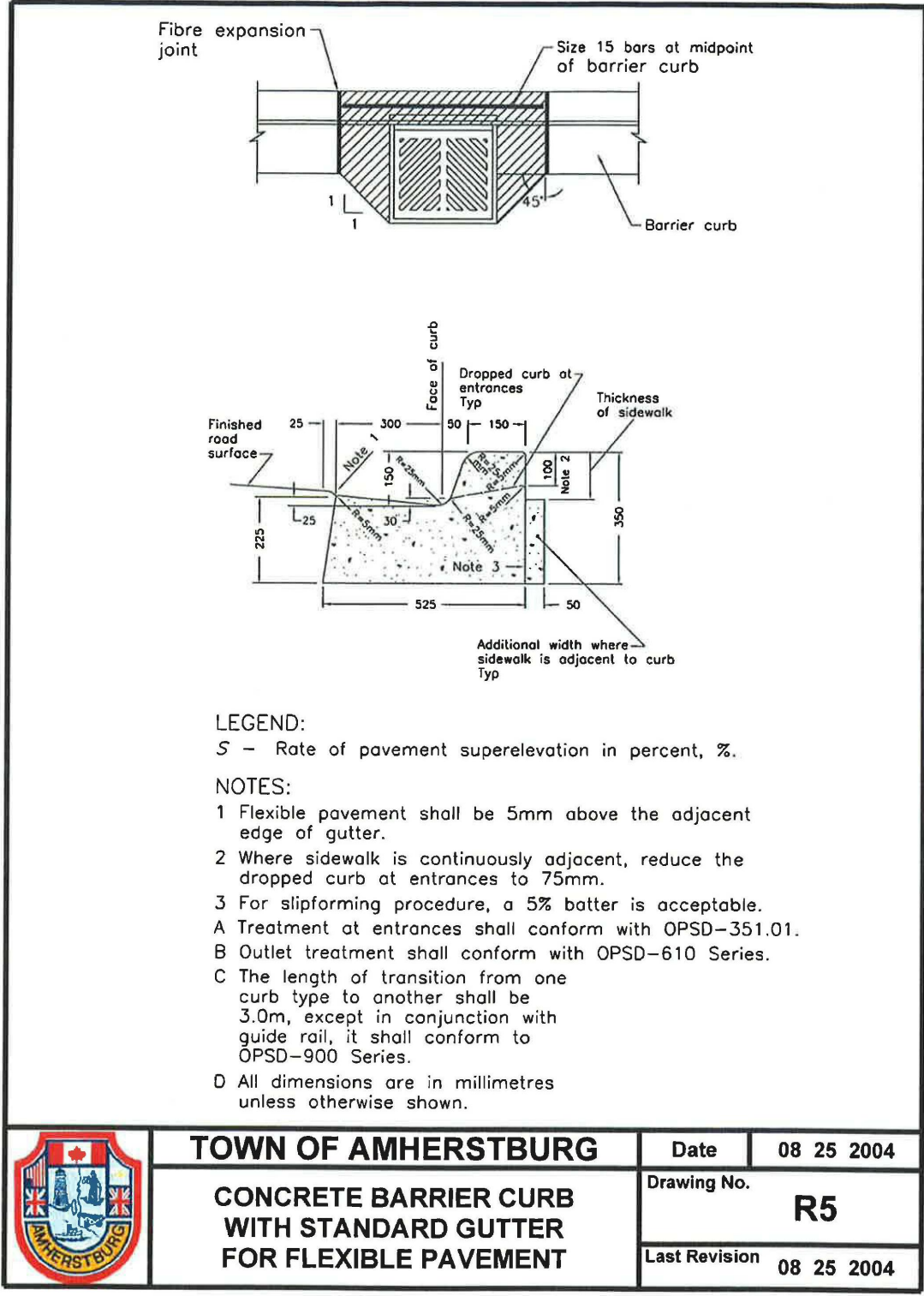
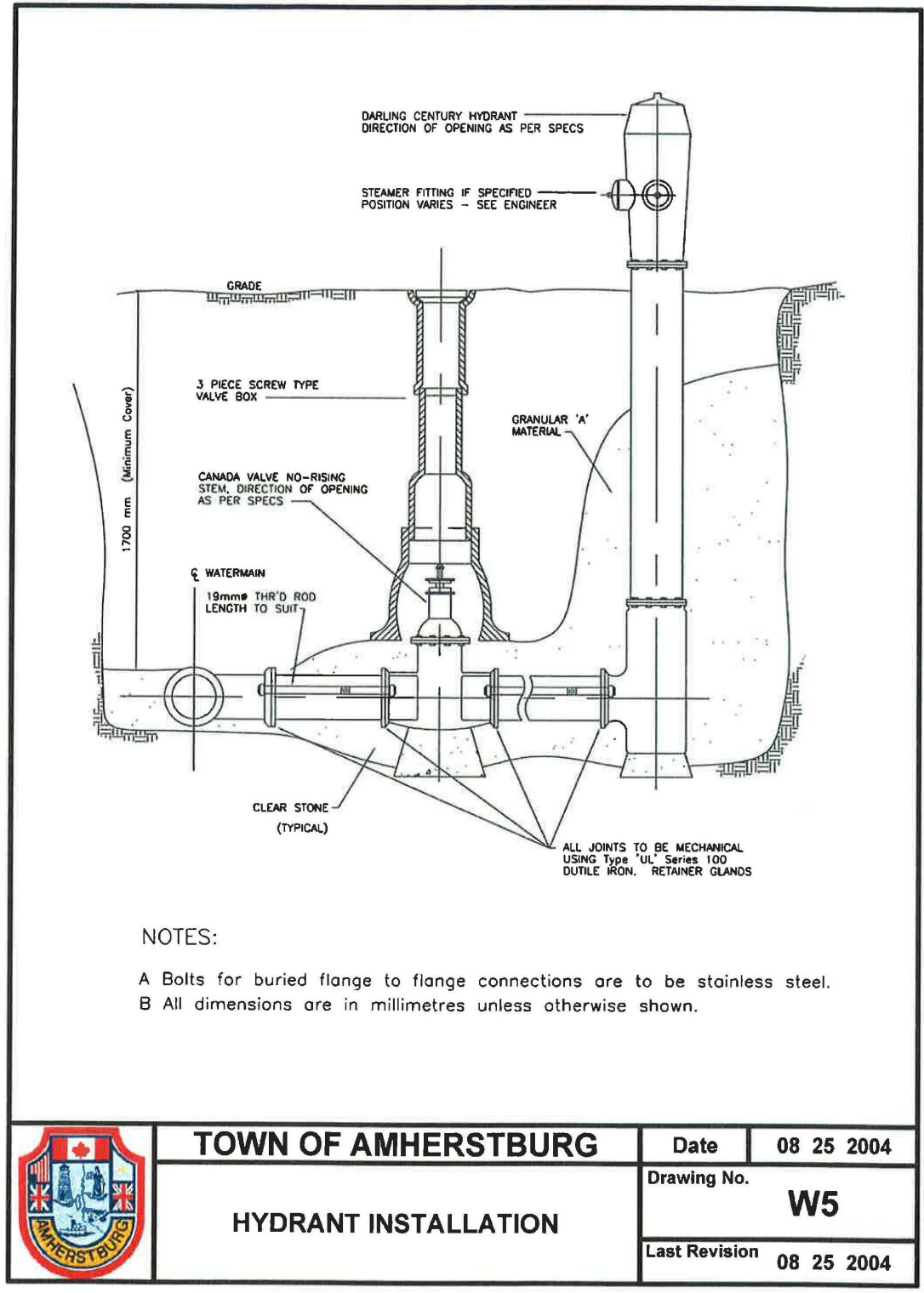
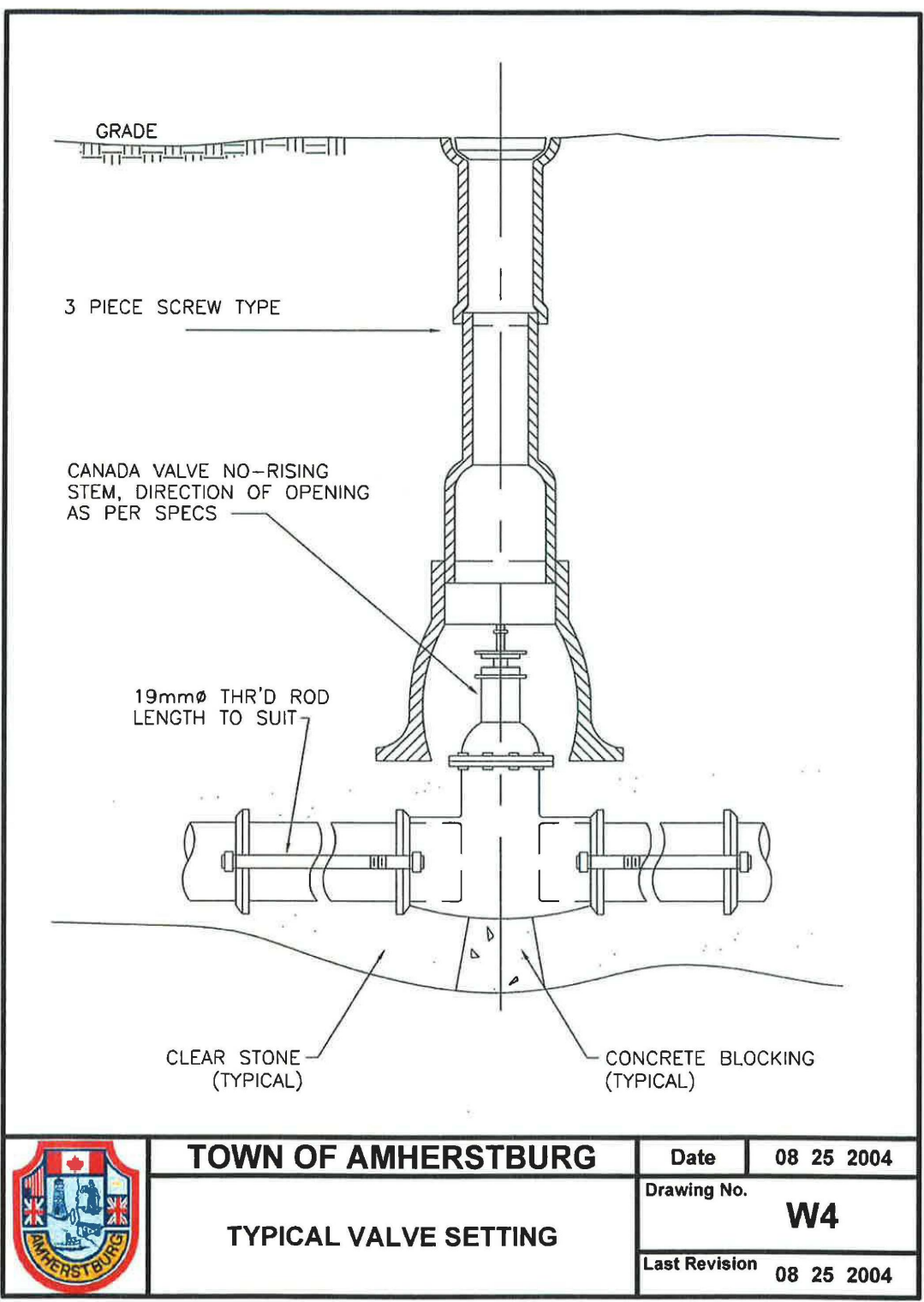
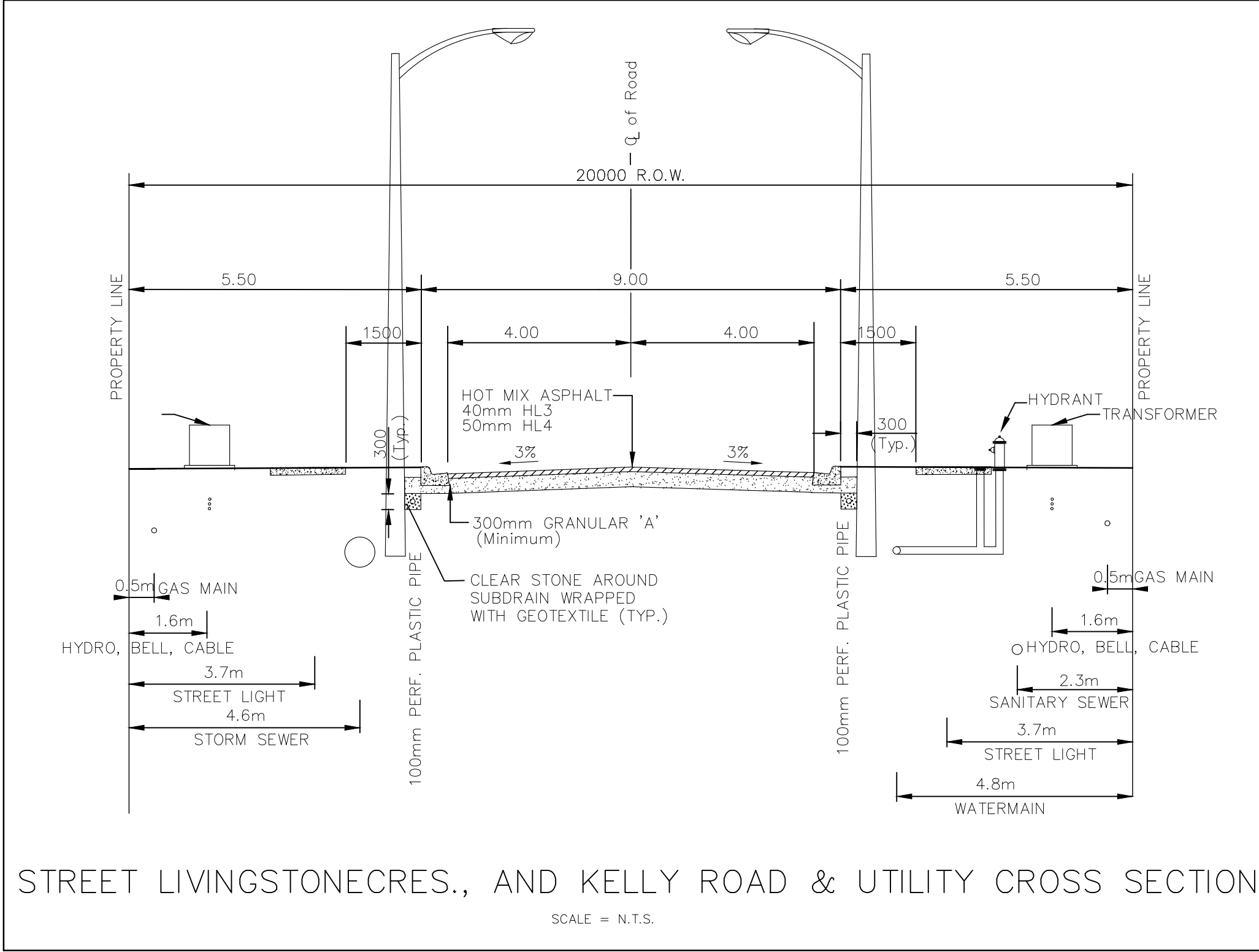
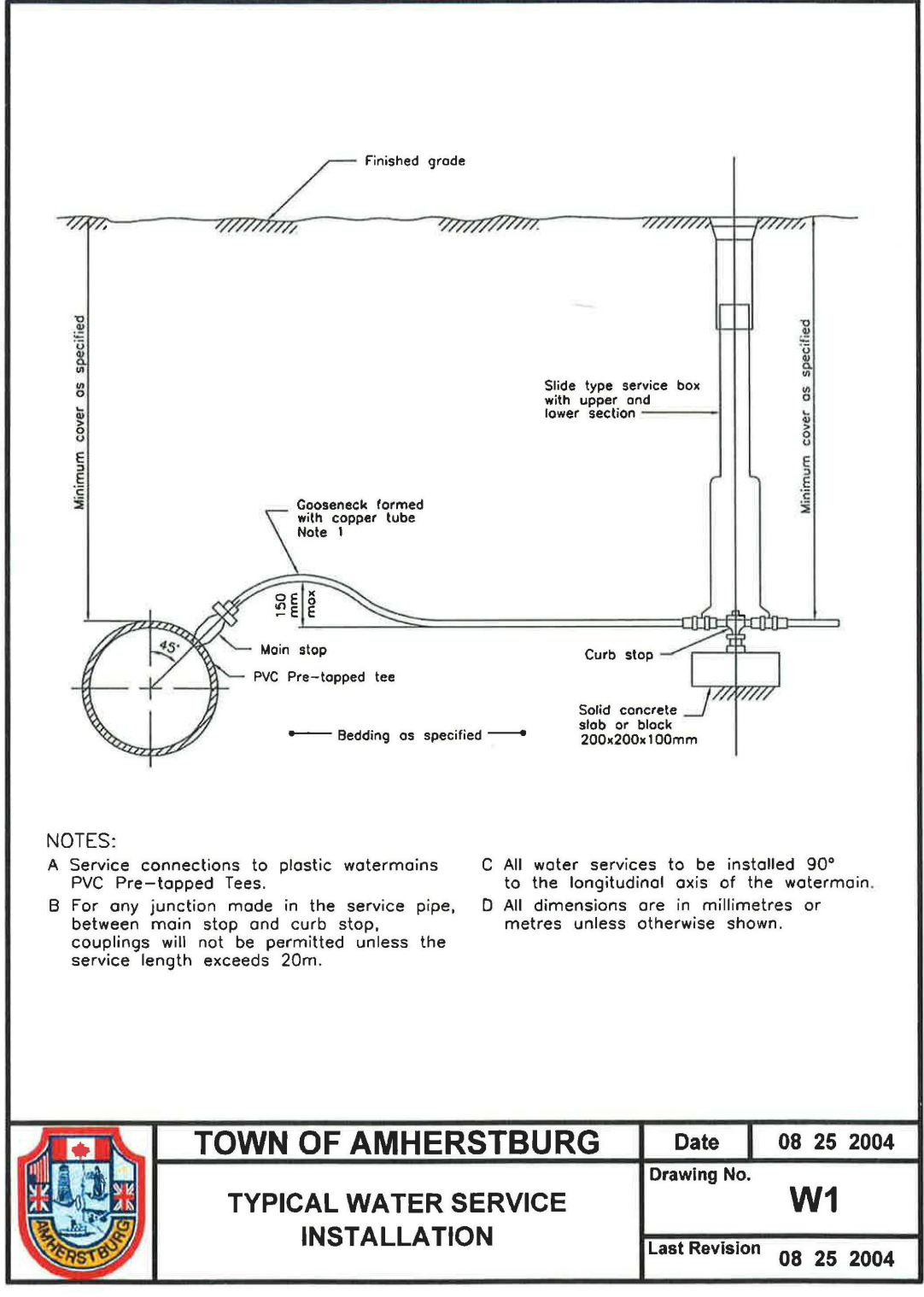
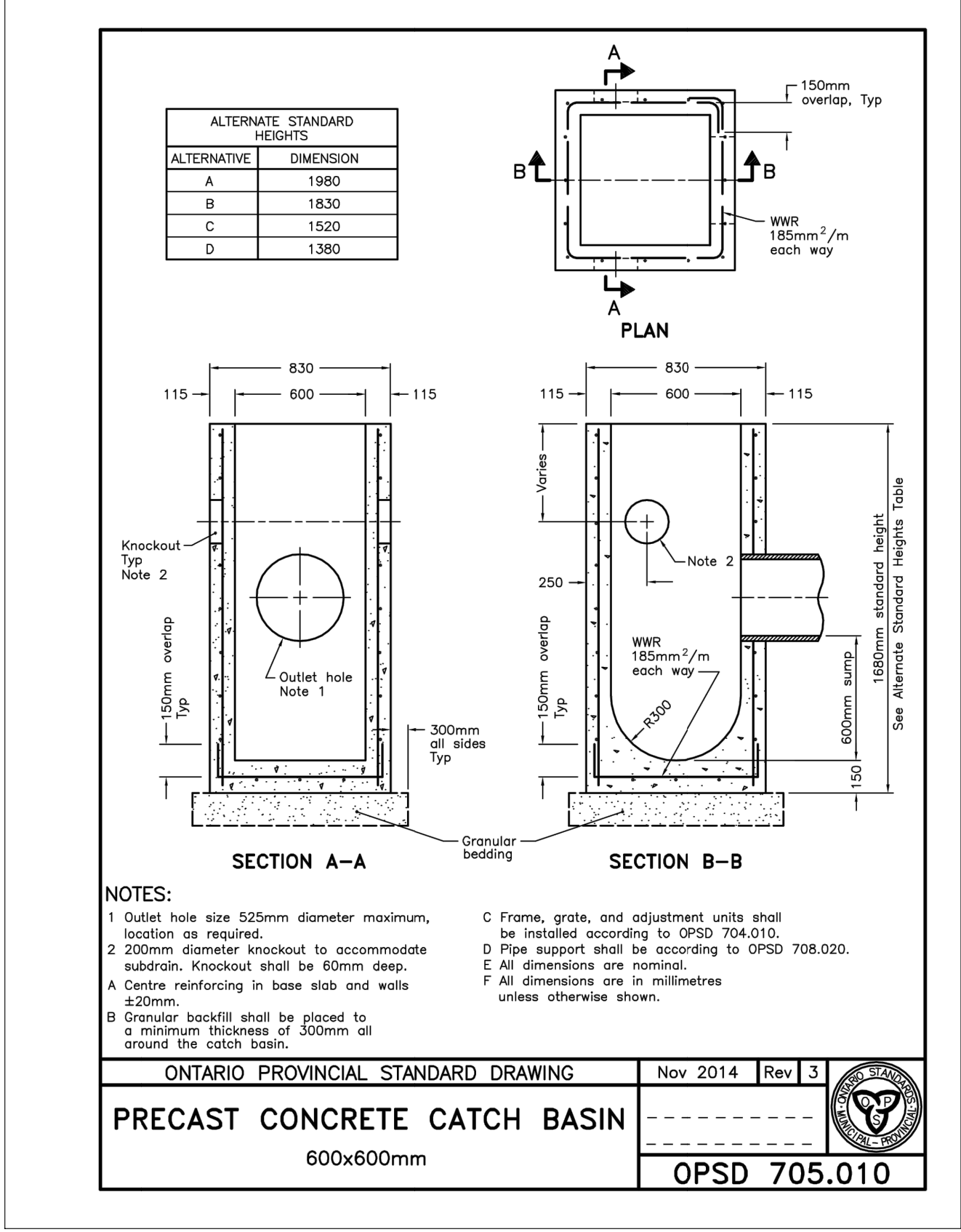
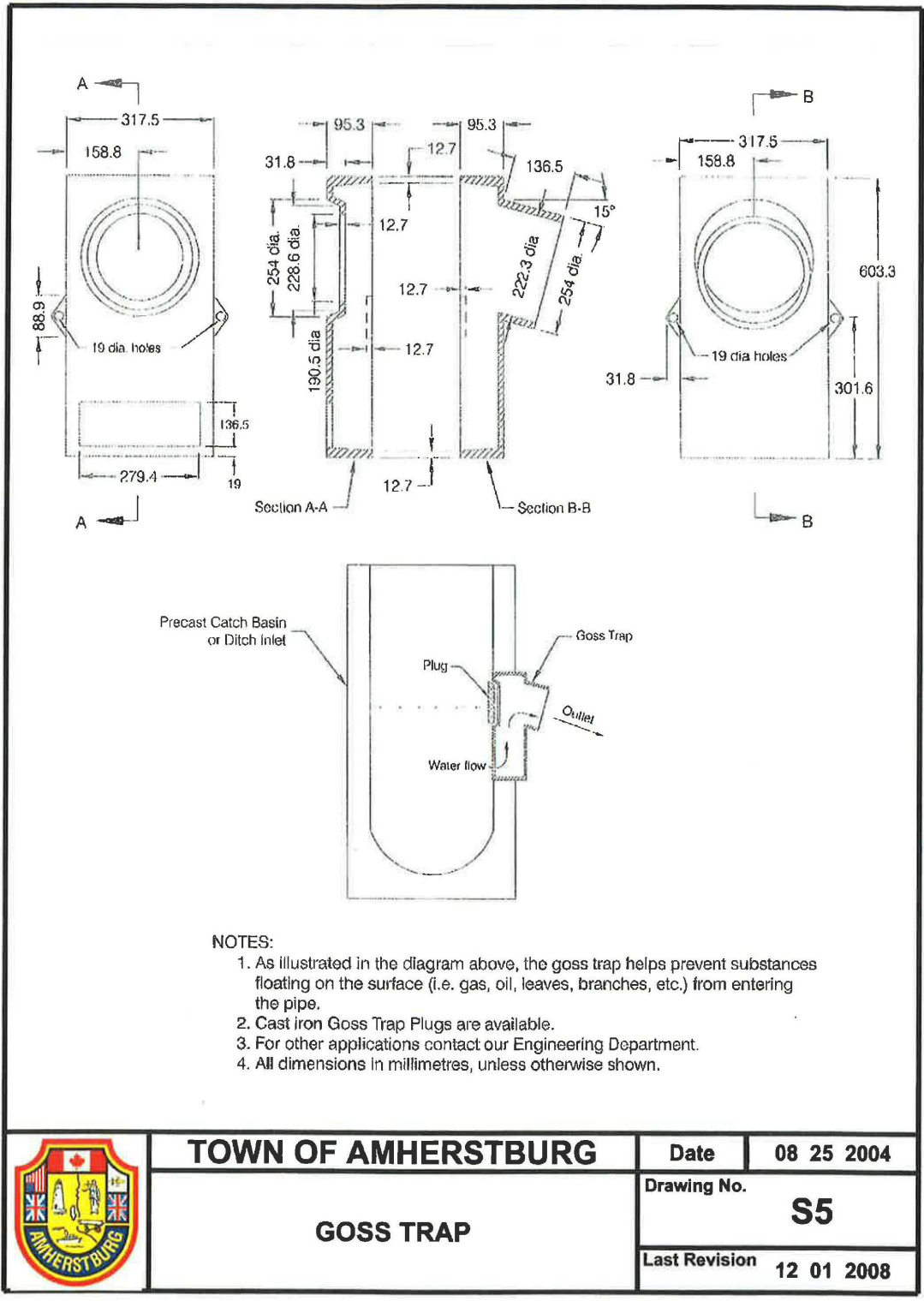
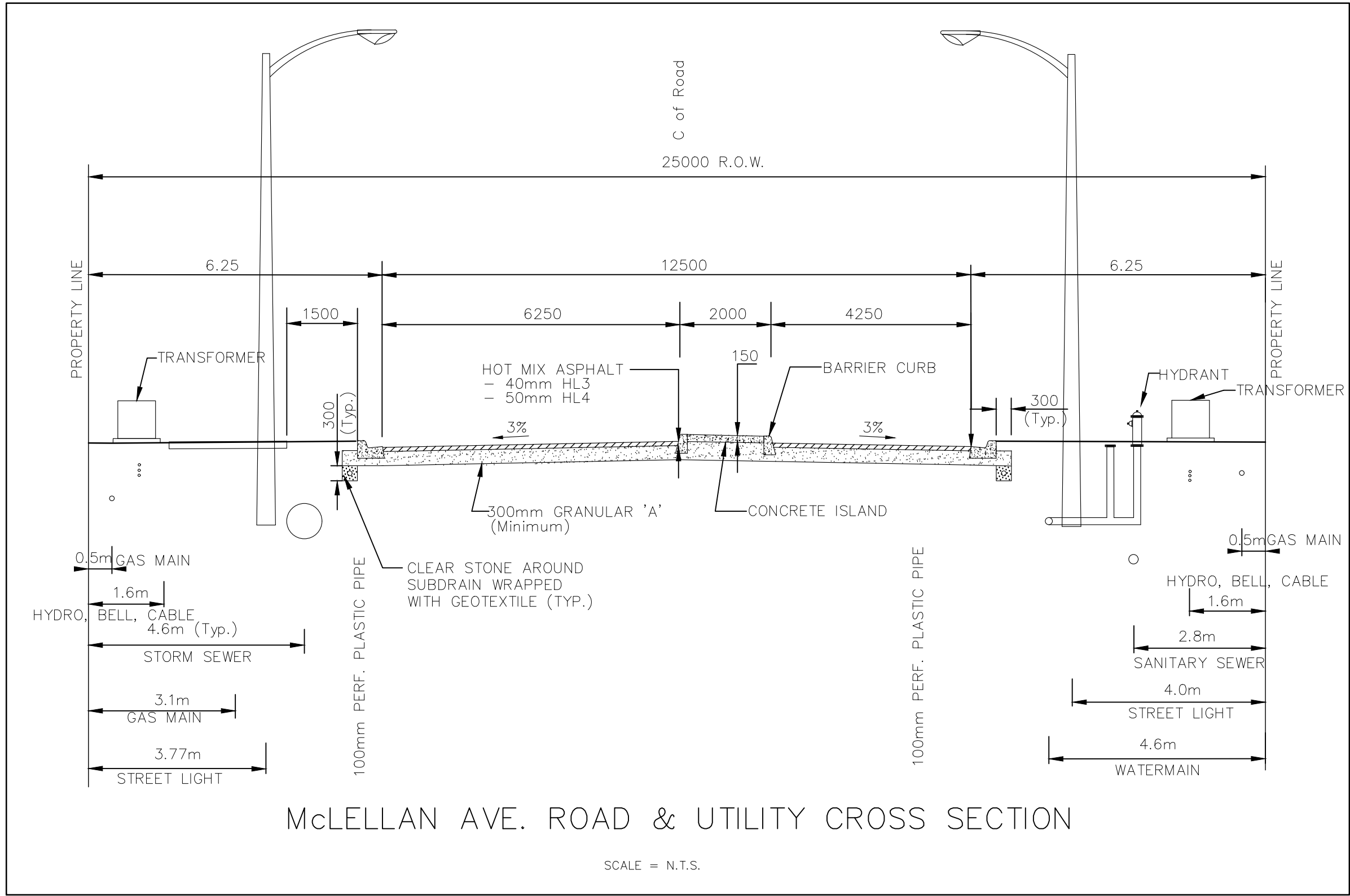
DATE: MARCH 13, 2020
M. J. BAIRD, P. ENG.

DATE	REVISIONS
JANUARY 23, 2020	SUBMITTED FOR TOWN REVIEW
JANUARY 27, 2020	REVISED AS PER TOWNS COMMENTS
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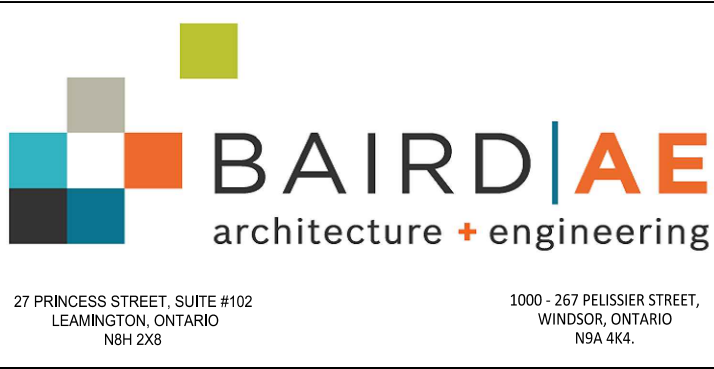
PROJECT TITLE
KINGSBRIDGE PHASE 5
KINGSBRIDGE DEVELOPMENT
SHEET TITLE:
MISCELLANEOUS DETAILS

DATE: MARCH 13, 2020
SCALE: 1:750
DRAWN BY: P.S.
CHECKED BY: M.J.B.
PROJECT NO: 17-166
SHEET NO: 17



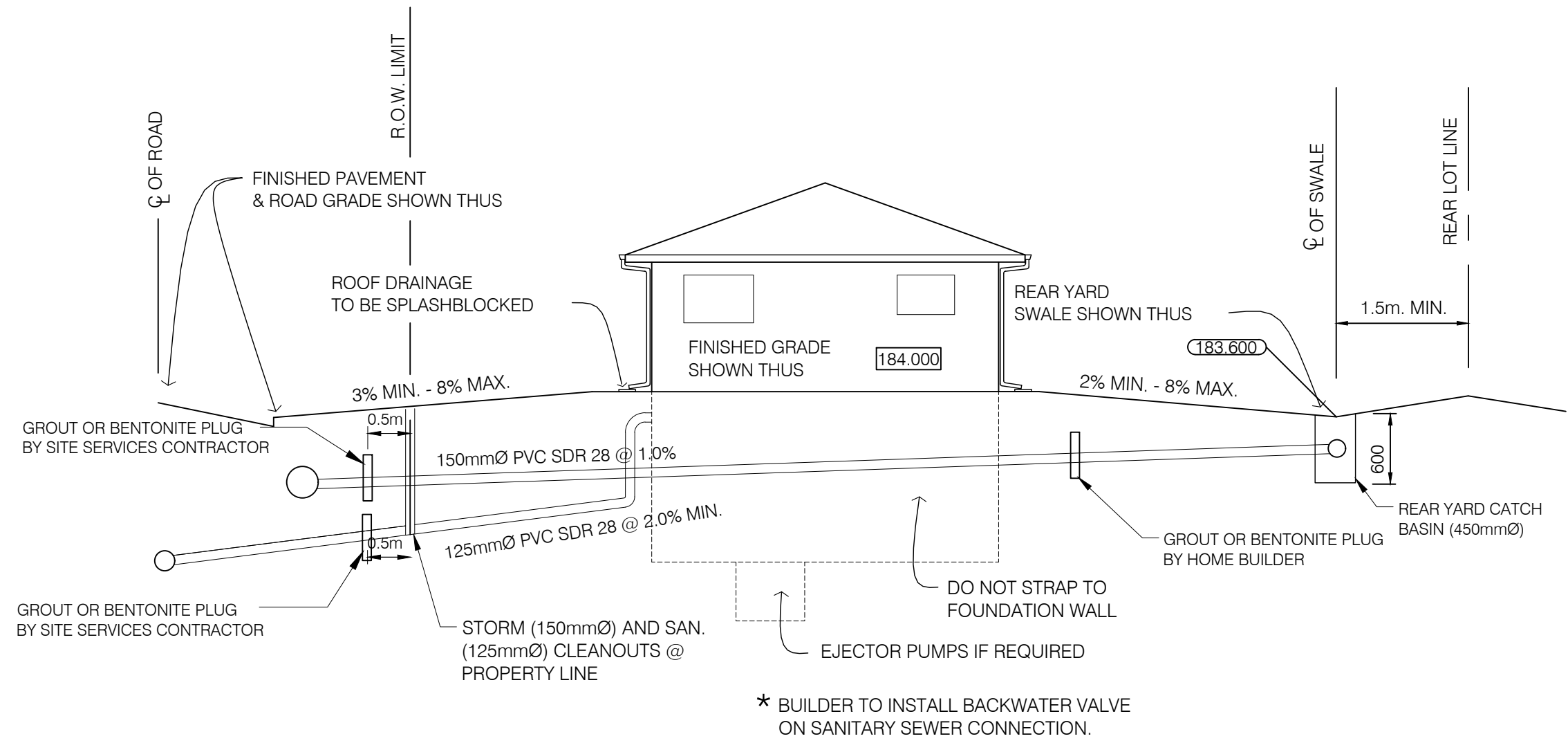
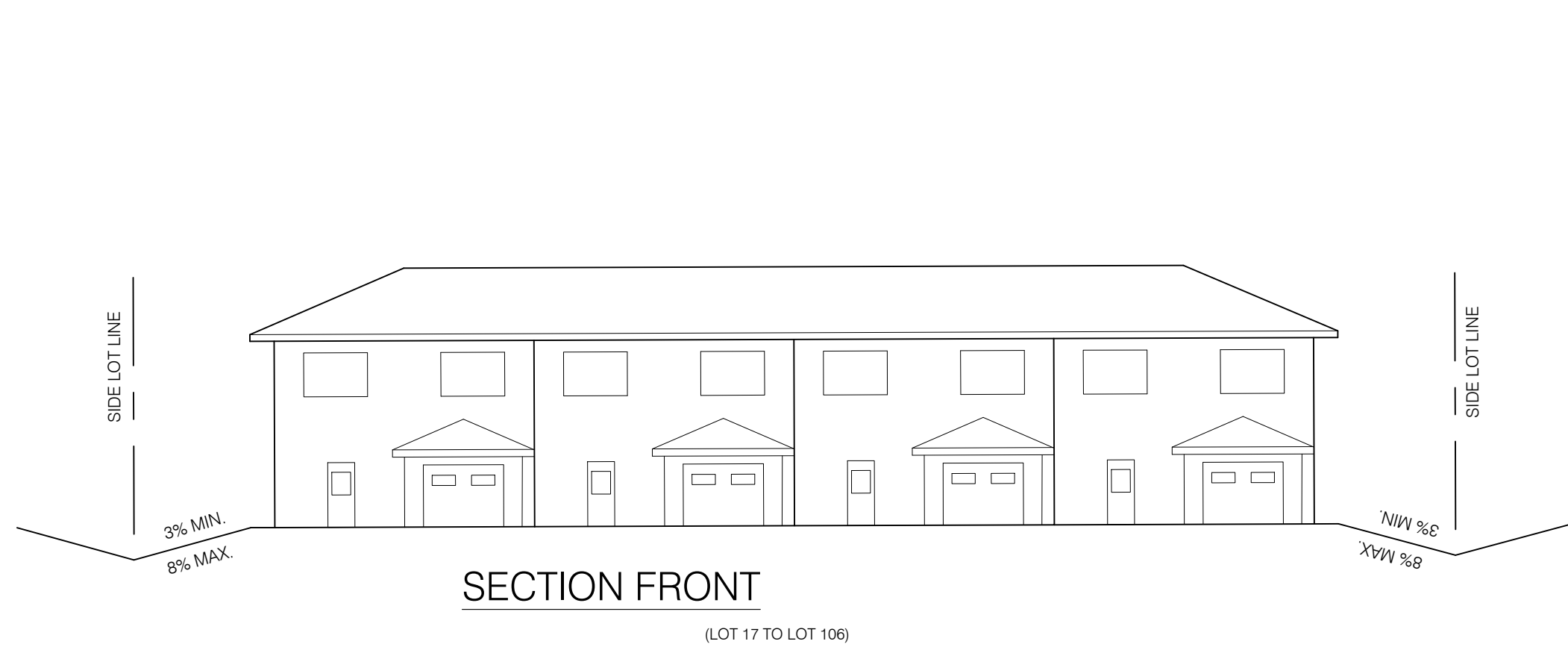
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FEBRUARY 25, 2020	REVISED AS PER OWNER
MARCH 5, 2020	REVISED AS PER OWNERS REQUEST AND TOWN COMMENTS.
MARCH 13, 2020	REVISED KNOBB HILL AND MCLEELAN INTERSECTION AS PER TOWN

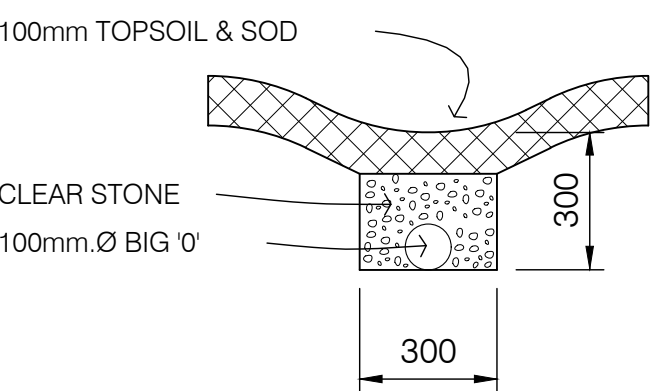
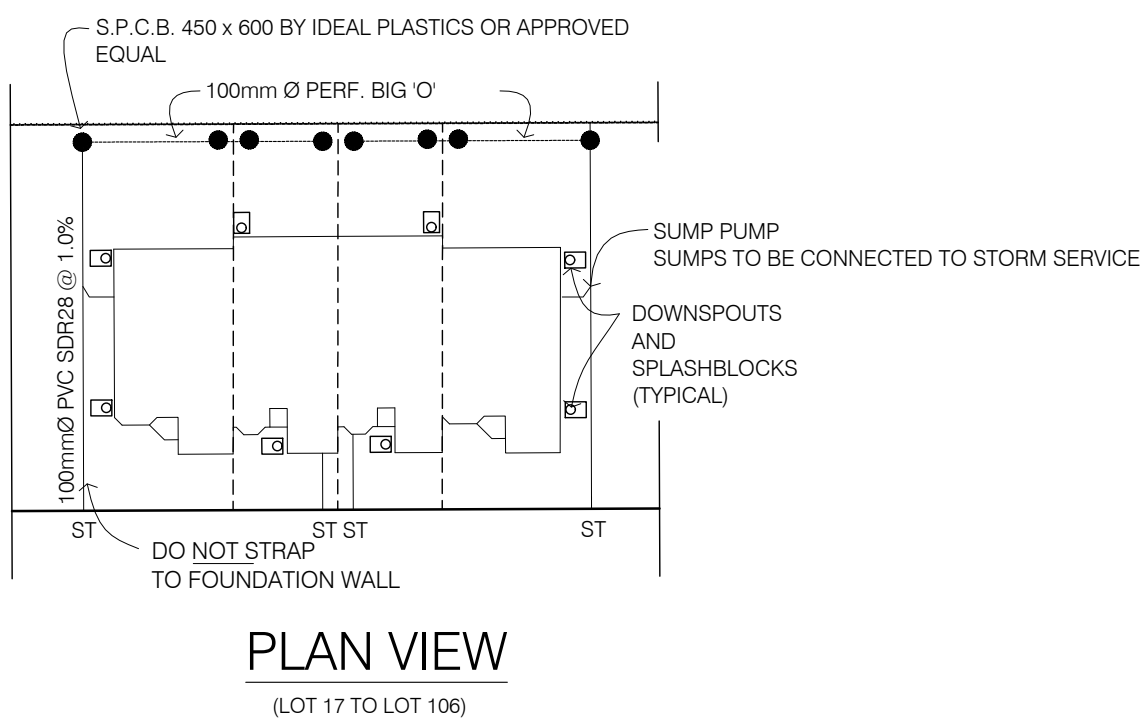
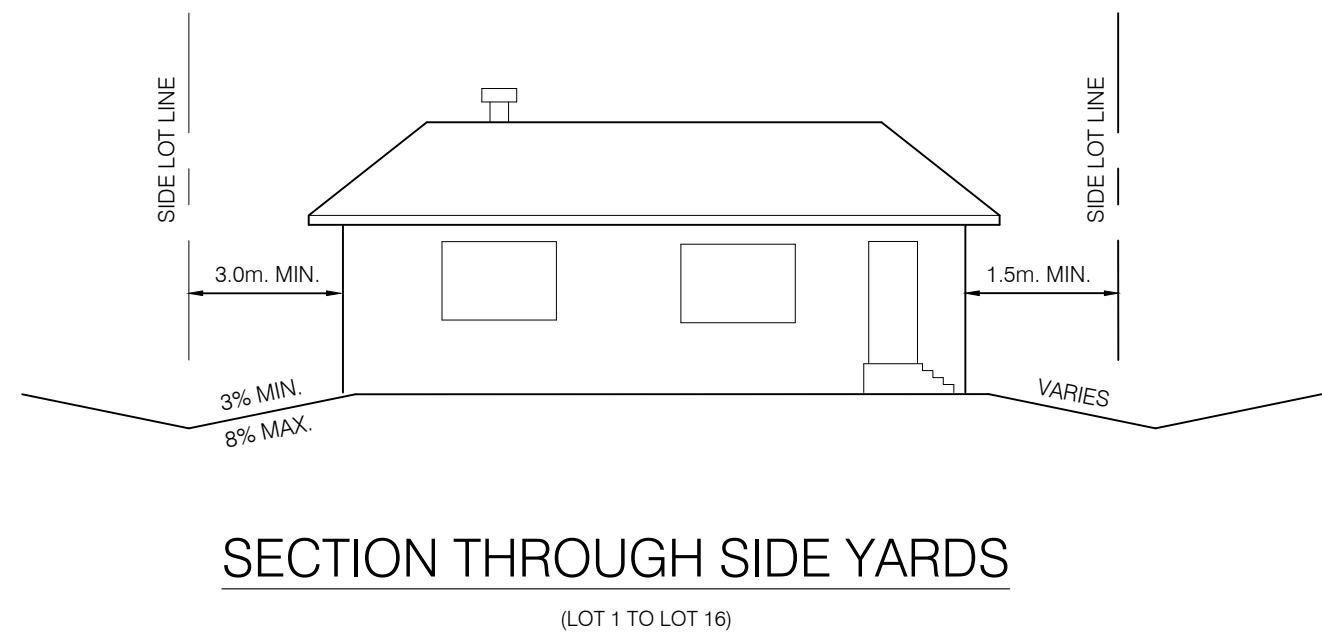


PROJECT TITLE: KINGSBRIDGE PHASE 5
KINGSBRIDGE DEVELOPMENT
SHEET TITLE: TOWN DETAILS

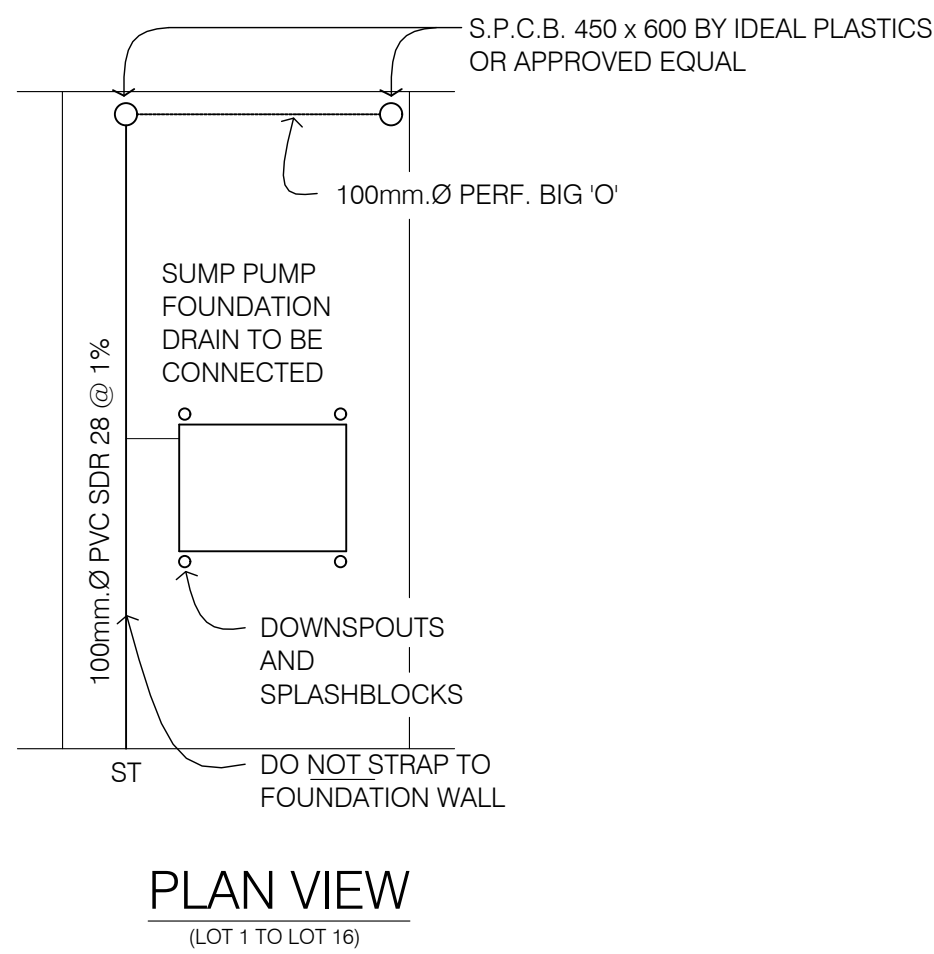
DATE: MARCH 13, 2020
SCALE: 1:750
DRAWN BY: P.S.
CHECKED BY: M.J.B.
PROJECT NO: 17-166
SHEET NO: 18



SECTION SIDE PROFILE



REAR YARD SWALE DETAIL

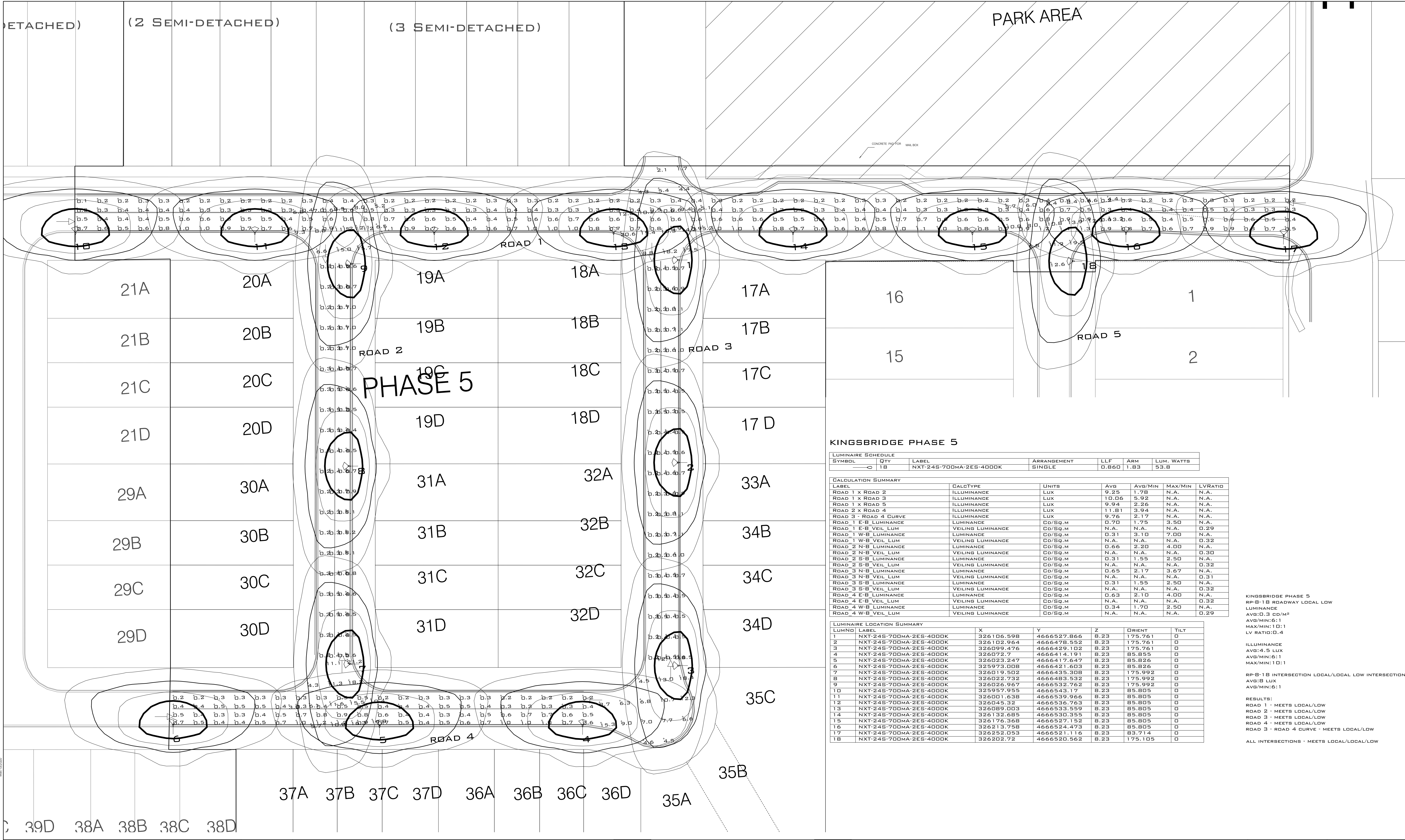


DATE: MARCH 13, 2020
MJB
MATTHEW J. BAIRD, P.ENG.

DATE	REVISIONS
JANUARY 23, 2020	SUBMITTED FOR TOWN REVIEW
JANUARY 27, 2020	REVISED AS PER TOWNS COMMENTS
JANUARY 31, 2020	ISSUED FOR TENDER
FEBRUARY 11, 2020	REVISED AS PER TOWNS COMMENTS
FEBRUARY 25, 2020	REVISED AS PER OWNER
MARCH 5, 2020	REVISED AS PER OWNERS REQUEST AND TOWN COMMENTS.
MARCH 13, 2020	REVISED KNOBB HILL AND MCLEELAL INTERSECTION AS PER TOWN



PROJECT TITLE: KINGSBRIDGE PHASE 5 KINGSBRIDGE DEVELOPMENT SHEET TITLE: LOT GRADING DETIAL	DATE: MARCH 13, 2020 SCALE: 1:750 DRAWN BY: P.S. CHECKED BY: M.J.B.	PROJECT NO: 17-166 SHEET NO: 19
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KINGSBRIDGE PHASE 5						
LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	ARM	LUM. WATTS
	18	NXT-24S-700MA-2ES-4000K	SINGLE	0.860	1.83	53.8

CALCULATION SUMMARY						
LABEL	CALCTYPE	UNITS	AVG	AVG/MIN	MAX/MIN	LVRATIO
ROAD 1 X ROAD 2	ILLUMINANCE	LUX	9.25	1.78	N.A.	N.A.
ROAD 1 X ROAD 3	ILLUMINANCE	LUX	10.06	5.92	N.A.	N.A.
ROAD 1 X ROAD 5	ILLUMINANCE	LUX	9.94	2.26	N.A.	N.A.
ROAD 2 X ROAD 4	ILLUMINANCE	LUX	11.81	3.94	N.A.	N.A.
ROAD 3 X ROAD 4	ILLUMINANCE	LUX	9.76	2.17	N.A.	N.A.
ROAD 1 E-B LUMINANCE	LUMINANCE	CD/SQ.M	0.70	1.75	3.50	N.A.
ROAD 1 E-B VEIL LUM	VEILING LUMINANCE	CD/SQ.M	N.A.	N.A.	N.A.	0.29
ROAD 1 W-B LUMINANCE	LUMINANCE	CD/SQ.M	0.31	3.10	7.00	N.A.
ROAD 1 W-B VEIL LUM	VEILING LUMINANCE	CD/SQ.M	N.A.	N.A.	N.A.	0.32
ROAD 2 N-B LUMINANCE	LUMINANCE	CD/SQ.M	0.66	2.20	4.00	N.A.
ROAD 2 N-B VEIL LUM	VEILING LUMINANCE	CD/SQ.M	N.A.	N.A.	N.A.	0.30
ROAD 2 S-B LUMINANCE	LUMINANCE	CD/SQ.M	0.31	1.55	2.50	N.A.
ROAD 2 S-B VEIL LUM	VEILING LUMINANCE	CD/SQ.M	N.A.	N.A.	N.A.	0.32
ROAD 3 N-B LUMINANCE	LUMINANCE	CD/SQ.M	0.65	2.17	3.67	N.A.
ROAD 3 N-B VEIL LUM	VEILING LUMINANCE	CD/SQ.M	N.A.	N.A.	N.A.	0.31
ROAD 3 S-B LUMINANCE	LUMINANCE	CD/SQ.M	0.31	1.55	2.50	N.A.
ROAD 3 S-B VEIL LUM	VEILING LUMINANCE	CD/SQ.M	N.A.	N.A.	N.A.	0.32
ROAD 4 E-B LUMINANCE	LUMINANCE	CD/SQ.M	0.63	2.10	4.00	N.A.
ROAD 4 E-B VEIL LUM	VEILING LUMINANCE	CD/SQ.M	N.A.	N.A.	N.A.	0.32
ROAD 4 W-B LUMINANCE	LUMINANCE	CD/SQ.M	0.34	1.70	2.50	N.A.
ROAD 4 W-B VEIL LUM	VEILING LUMINANCE	CD/SQ.M	N.A.	N.A.	N.A.	0.29

LUMINAIRE LOCATION SUMMARY						
LUMINO LABEL	X	Y	Z	ORIENT	TILT	
1 NXT-24S-700MA-2ES-4000K	326106.598	4666527.866	8.23	175.761	0	
2 NXT-24S-700MA-2ES-4000K	326102.964	4666478.552	8.23	175.761	0	
3 NXT-24S-700MA-2ES-4000K	326099.476	4666429.102	8.23	175.761	0	
4 NXT-24S-700MA-2ES-4000K	326072.7	4666414.191	8.23	85.855	0	
5 NXT-24S-700MA-2ES-4000K	326023.247	4666417.647	8.23	85.826	0	
6 NXT-24S-700MA-2ES-4000K	325973.008	4666421.603	8.23	85.826	0	
7 NXT-24S-700MA-2ES-4000K	326019.502	4666435.308	8.23	175.992	0	
8 NXT-24S-700MA-2ES-4000K	326022.732	4666483.532	8.23	175.992	0	
9 NXT-24S-700MA-2ES-4000K	326026.967	4666532.762	8.23	175.992	0	
10 NXT-24S-700MA-2ES-4000K	325957.955	4666543.17	8.23	85.805	0	
11 NXT-24S-700MA-2ES-4000K	326001.638	4666539.966	8.23	85.805	0	
12 NXT-24S-700MA-2ES-4000K	326045.32	4666536.763	8.23	85.805	0	
13 NXT-24S-700MA-2ES-4000K	326089.003	4666533.559	8.23	85.805	0	
14 NXT-24S-700MA-2ES-4000K	326132.685	4666530.355	8.23	85.805	0	
15 NXT-24S-700MA-2ES-4000K	326176.368	4666527.152	8.23	85.805	0	
16 NXT-24S-700MA-2ES-4000K	326213.758	4666524.473	8.23	85.805	0	
17 NXT-24S-700MA-2ES-4000K	326252.053	4666521.116	8.23	83.714	0	
18 NXT-24S-700MA-2ES-4000K	326202.72	4666520.562	8.23	175.105	0	

KINGSBRIDGE PHASE 5
RP-B-18 ROADWAY LOCAL LOW
LUMINANCE
AVG:0.3 CD/M²
AVG/MIN:6:1
MAX/MIN:10:1
LV RATIO:0.4

ILLUMINANCE
AVG:4.5 LUX
AVG/MIN:6:1
MAX/MIN:10:1

RP-B-18 INTERSECTION LOCAL/LOCAL LOW INTERSECTION
AVG:8 LUX
AVG/MIN:6:1

RESULTS:
ROAD 1 - MEETS LOCAL/LOW
ROAD 2 - MEETS LOCAL/LOW
ROAD 3 - MEETS LOCAL/LOW
ROAD 4 - MEETS LOCAL/LOW
ROAD 3 - ROAD 4 CURVE - MEETS LOCAL/LOW

ALL INTERSECTIONS - MEETS LOCAL/LOCAL/LOW

DATE: MARCH 13, 2020

MATTHEW J. BAIRD, P.ENG.

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27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8

1000 - 267 PLUSIER STREET,
WINNIPEG, ONTARIO
R9A 4K4

PROJECT TITLE:
KINGSBRIDGE PHASE 5
KINGSBRIDGE DEVELOPMENT

SHEET TITLE:
STREET LIGHTING PLAN

DATE:
MARCH 13, 2020

SCALE:
1:750

DRAWN BY:
P.S.

CHECKED BY:
M.J.B.

PROJECT NO:
17-166

SHEET NO:
20