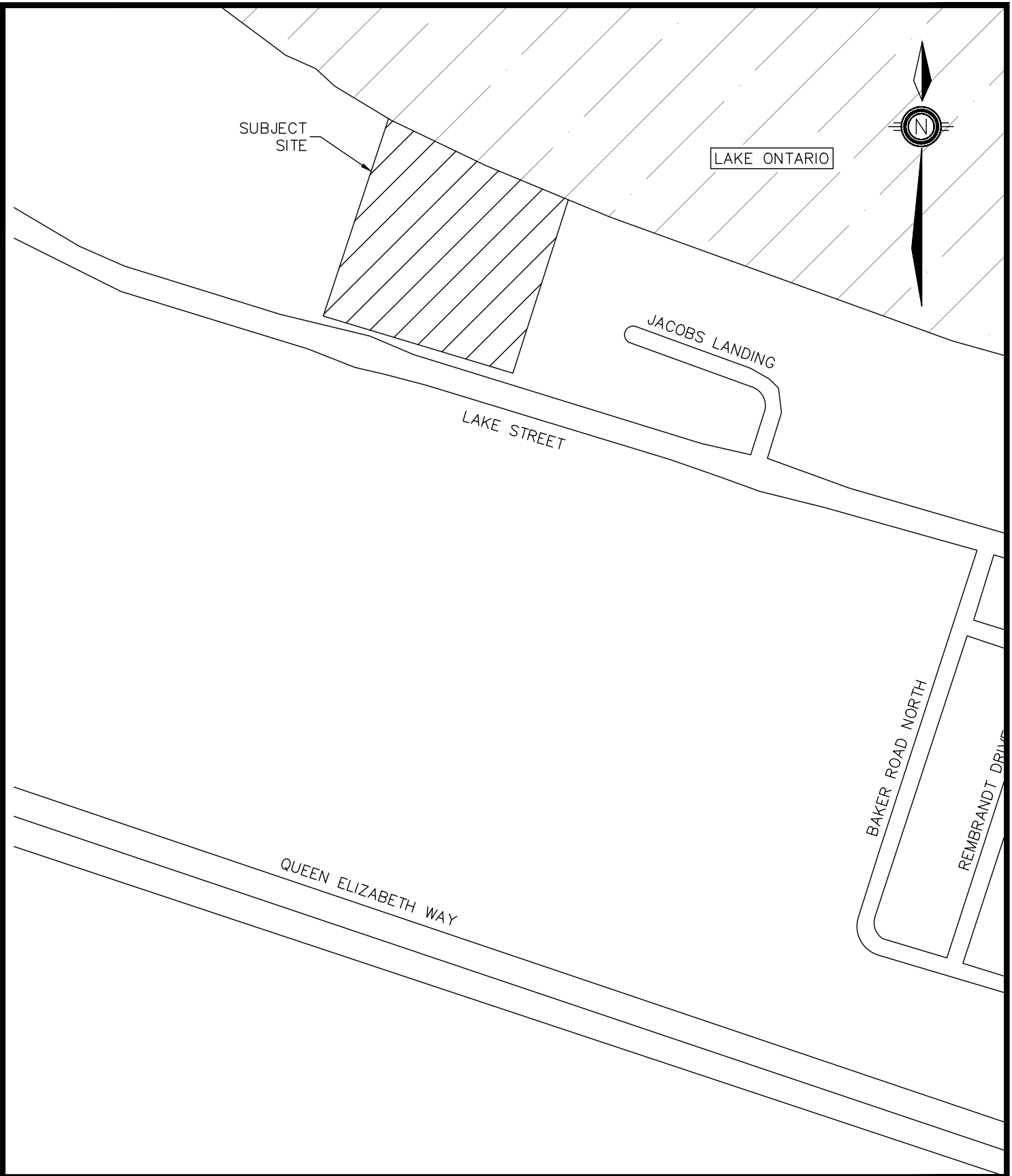


P:\Autodesk Vault\Working Folders\21132 - Sophies, 165 Lake Street, Grimsby\LAYOUT SHEETS\21132 - FSR.dwg Layout:FIG-1 Plotted Sep 08, 2023 @ 4:53pm by acleaves @ PEARSON ENGINEERING LTD.



**SOPHIES LANDING
165 LAKE STREET
GRIMSBY, ON**

SITE LOCATION PLAN

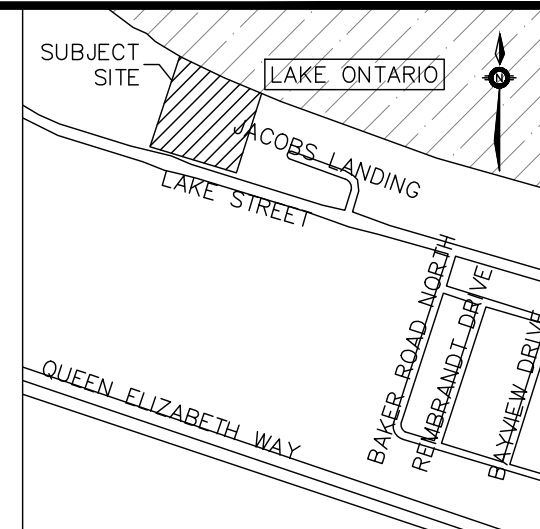


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DESIGNED BY	JP/AMC	HORIZ SCALE	NTS	PROJECT #	21132
DRAWN BY	JP	VERT SCALE	NTS	DRAWING #	FIG-1
CHECKED BY	MWD	DATE	MAY 2023	REVISION #	0

P:\Autodesk Vault\Working Folders\21132 - Sophies, 165 Lake Street, Grimsby\Layout SHEETS\21132 - FSR.dwg Layout:FIG-2 Plotted Sep 08, 2023 @ 4:53pm by ccleaves @ PEARSON ENGINEERING LTD.

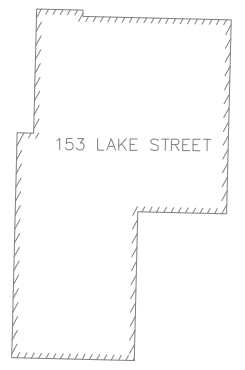
EX FLOODLINE 76.00
EX WATERS EDGE (APR 25, 2022)
LAKE ONTARIO



KEYMAP
N.T.S

LEGEND

- SITE BOUNDARY
- WATERMAIN
- SERVICE CAP
- HYD. FIRE HYDRANT
- VB WATER VALVE
- CURB STOP W/ SERVICE



153 LAKE STREET

32 CLUB

31

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3

2

1

10

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19

18

17

16

MAILBOX

LAKE STREET

EX 25mmØ COPPER WATER SERVICE TO BE DECOMMISSIONED

EX. H&V TOP NUT = 84.40

EX. H&V TOP NUT = 82.92

EDGE OF SHOULDER EX. EOP

EX. EOP EDGE OF SHOULDER

FY W INV 77.42

NO.	REVISION NOTE	DATE	BY

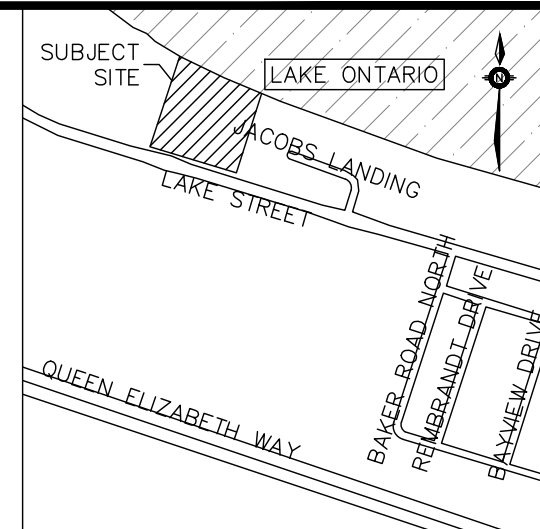
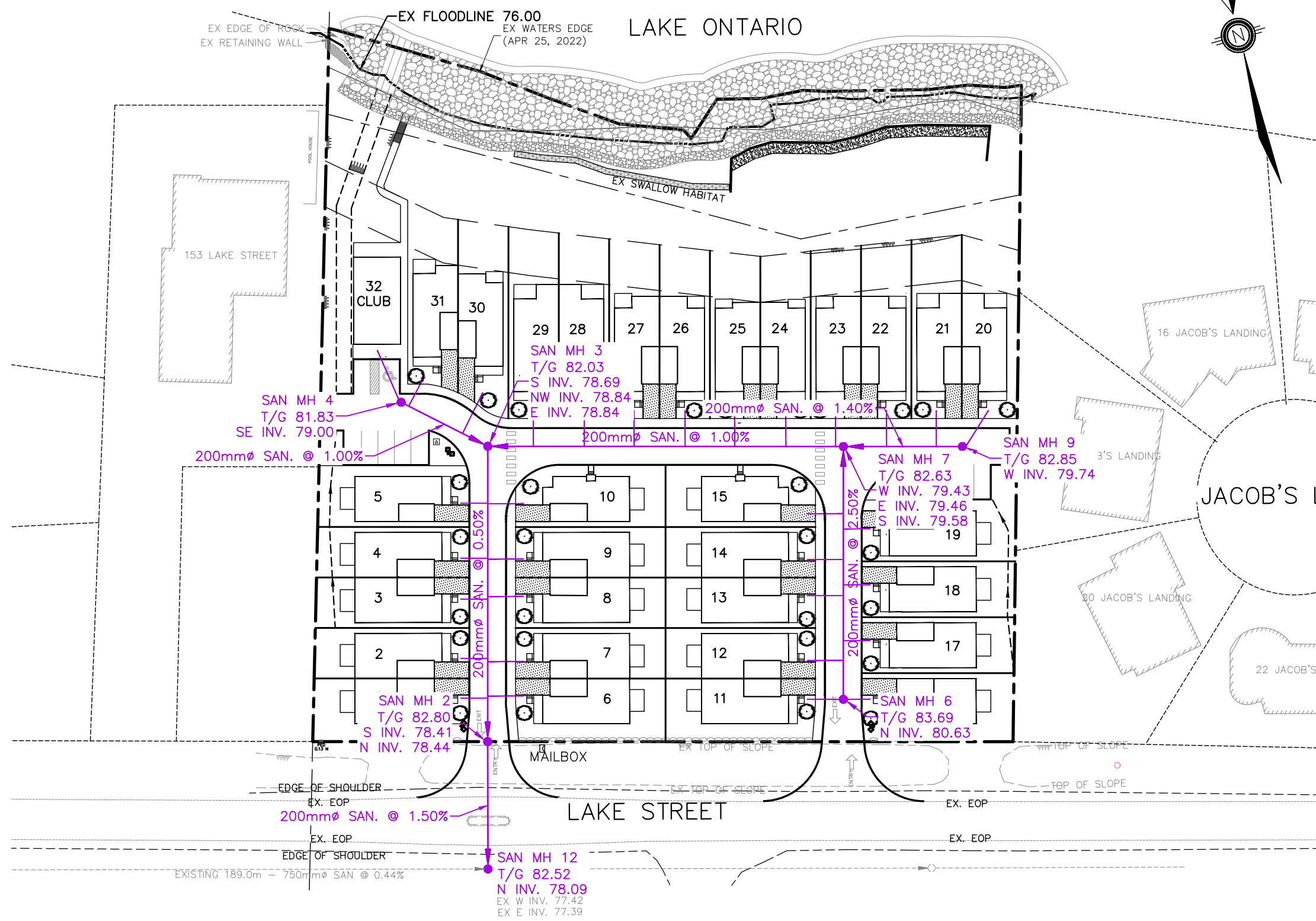
SOPHIES LANDING
165 LAKE STREET
GRIMSBY, ON

WATER SERVICING PLAN



DESIGNED BY	AMC/JP	HORIZ SCALE	1:750	PROJECT #	21132
DRAWN BY	JP	VERT SCALE		DRAWING #	FIG-2
CHECKED BY	MWD	DATE	MAY 2023	REVISION #	0

P:\Autodesk Vault\Working Folders\21132 - Sophies, 165 Lake Street, Grimsby\Layout SHEETS\21132 - FSR.dwg Layout:FIG-3 Plotted Sep 08, 2023 @ 4:53pm by ccleaves @ PEARSON ENGINEERING LTD.



KEYMAP
N.T.S

LEGEND

- SITE BOUNDARY
- EXISTING FLOODLINE
- EX. SANITARY MANHOLE
- PROP. SANITARY MANHOLE
- SANITARY SEWER

				SOPHIES LANDING 165 LAKE STREET GRIMSBY, ON	
				SANITARY SERVICING PLAN	
NO.	REVISION NOTE	DATE	BY		

PEARSON
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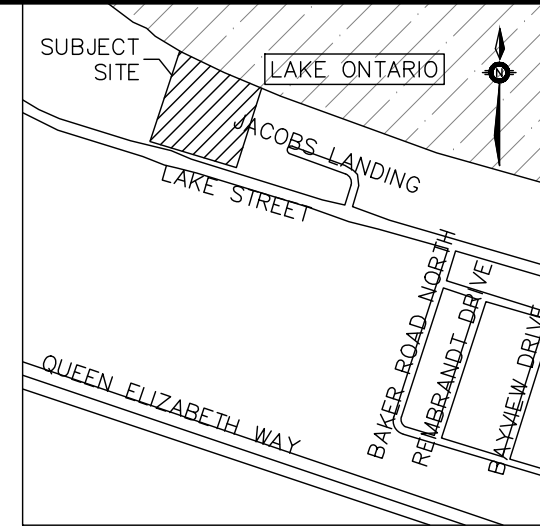
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DESIGNED BY	AMC/JP	HORIZ SCALE	1:750	PROJECT #	21132
DRAWN BY	JP	VERT SCALE		DRAWING #	FIG-3
CHECKED BY	MWD	DATE	MAY 2023	REVISION #	0

P:\Autodesk Vault\Working Folders\21132 - Sophies, 165 Lake Street, Grimsby\Layout SHEETS\21132 - FSR.dwg Layout:FIG-4 Plotted Sep 08, 2023 @ 4:53pm by acleaves @ PEARSON ENGINEERING LTD.

EX FLOODLINE 76.00
EX WATERS EDGE
(APR 25, 2022)

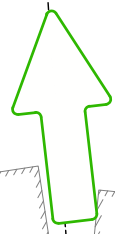
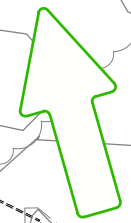
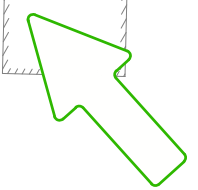
LAKE ONTARIO



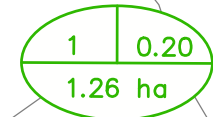
KEYMAP
N.T.S



153 LAKE STREET



JACOB'S LAND



LEGEND

- SITE BOUNDARY
- EXISTING FLOODLINE
- OVERLAND FLOW DIRECTION
- CATCHMENT AREA RUNOFF COEFFICIENT
AREA IN HECTARES
- CATCHMENT BOUNDARY



LAKE STREET

NO.	REVISION NOTE	DATE	BY

SOPHIES LANDING
165 LAKE STREET
GRIMSBY, ON

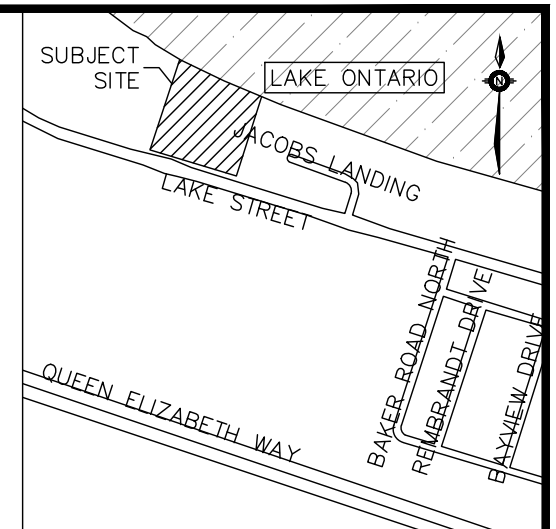
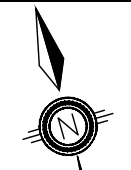
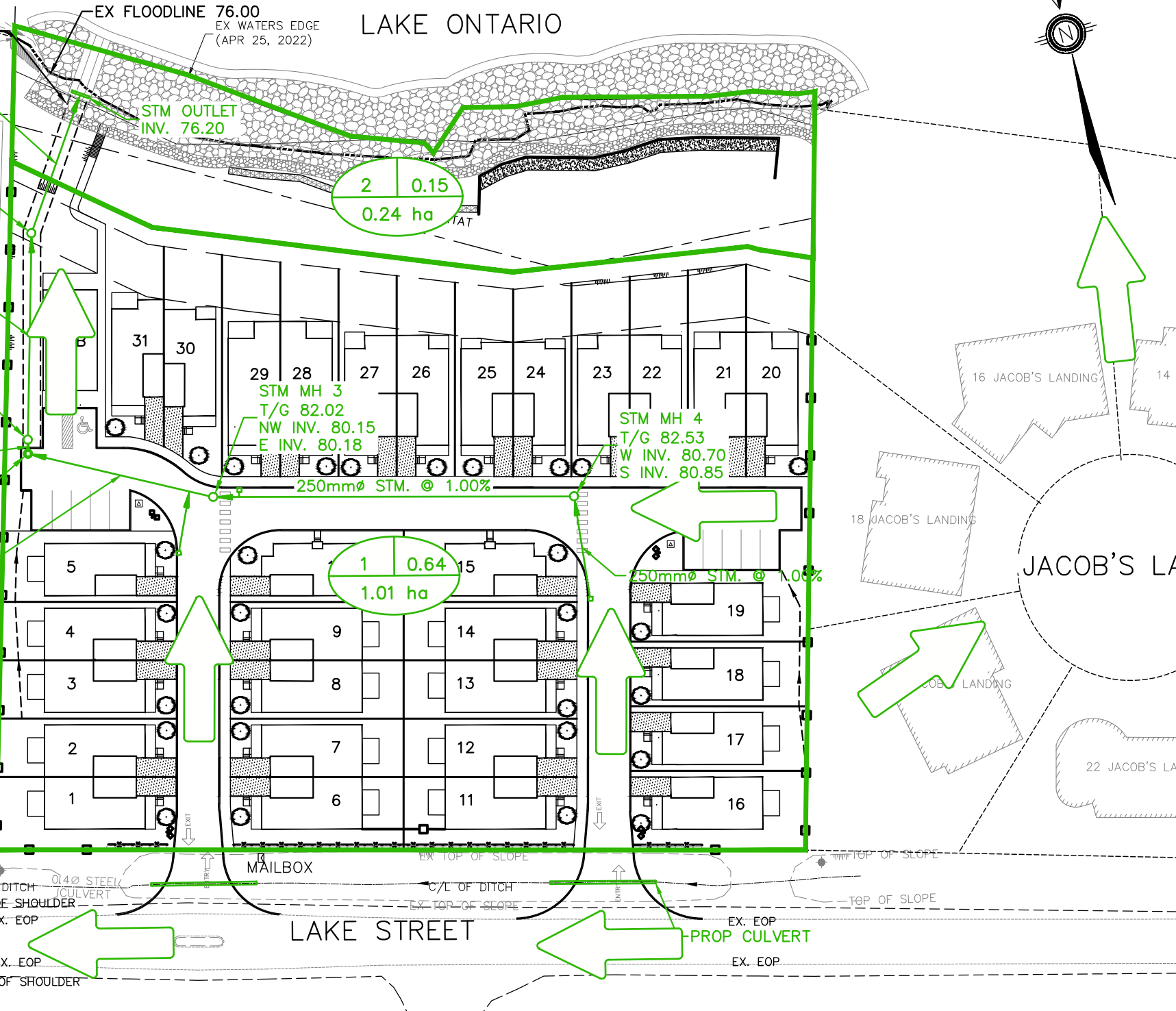
PRE-DEVELOPMENT
STORM DRAINAGE PLAN



DESIGNED BY	AMC/JP	HORIZ SCALE	1:750	PROJECT #	21132
DRAWN BY	JP	VERT SCALE		DRAWING #	FIG-4
CHECKED BY	MWD	DATE	MAY 2023	REVISION #	0

P:\Autodesk Vault\Working Folders\21132 - Sophies, 165 Lake Street, Grimsby\Layout SHEETS\21132 - FSR.dwg Layout:FIG-5 Plotted Sep 08, 2023 @ 4:53pm by ccleaves @ PEARSON ENGINEERING LTD.

REFER TO SHOREPLAN DRAWINGS FOR STORM OUTLET DETAILS THROUGH SHORE PROTECTION



KEYMAP
N.T.S

LEGEND

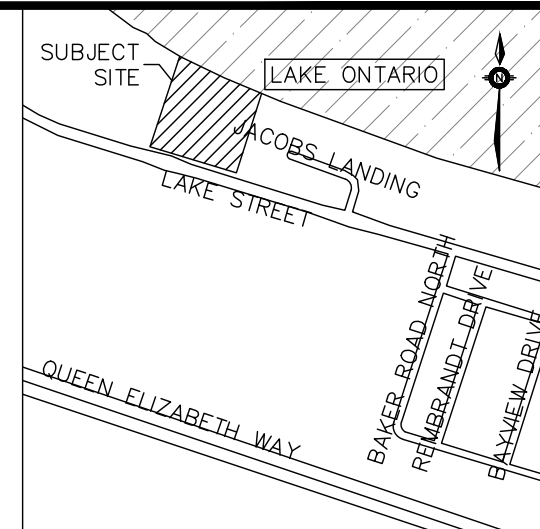
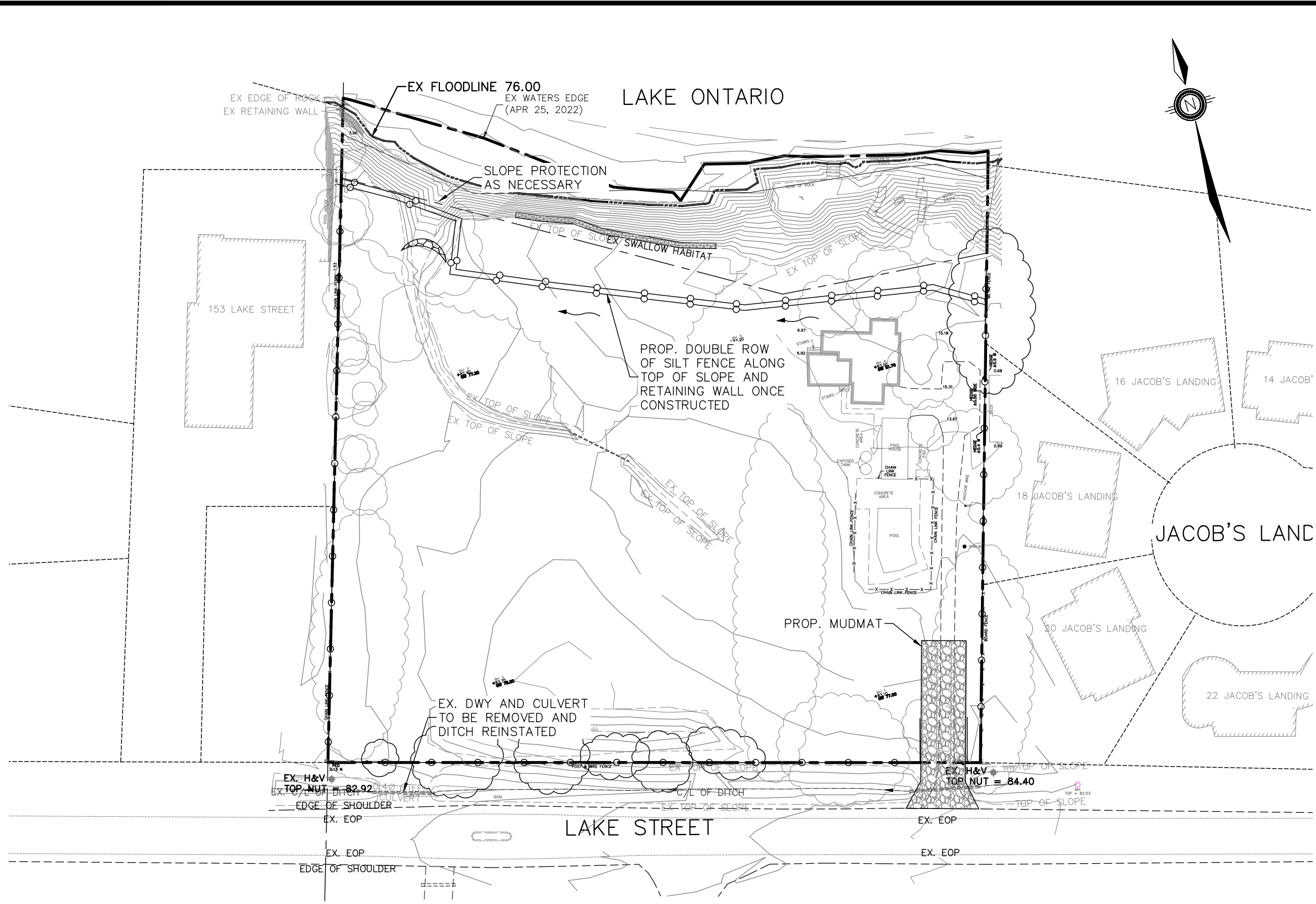
- SITE BOUNDARY
- EXISTING FLOODLINE
- OVERLAND FLOW DIRECTION
- CATCHMENT AREA
- RUNOFF COEFFICIENT
- AREA IN HECTARES
- CATCHMENT BOUNDARY

				SOPHIES LANDING 165 LAKE STREET GRIMSBY, ON	
				POST-DEVELOPMENT STORM DRAINAGE PLAN	
NO.	REVISION NOTE	DATE	BY		

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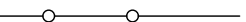
DESIGNED BY	AMC/JP	HORIZ SCALE	1:750	PROJECT #	21132
DRAWN BY	JP	VERT SCALE		DRAWING #	FIG-5
CHECKED BY	MWD	DATE	MAY 2023	REVISION #	0

P:\Autodesk Vault\Working Folders\21132 - Sophies, 165 Lake Street, Grimsby\Layout SHEETS\21132 - FSR.dwg Layout:FIG-6 Plotted Sep 08, 2023 @ 4:53pm by ccleaves @ PEARSON ENGINEERING LTD.



KEYMAP
N.T.S


LEGEND

-  SITE BOUNDARY
-  EXISTING FLOODLINE
-  LIMIT OF GRADING AND TREE PROTECTION
-  ROCK CHECK DAM
-  SWALE
-  SILT FENCE

NO.	REVISION NOTE	DATE	BY

SOPHIES LANDING
165 LAKE STREET
GRIMSBY, ON

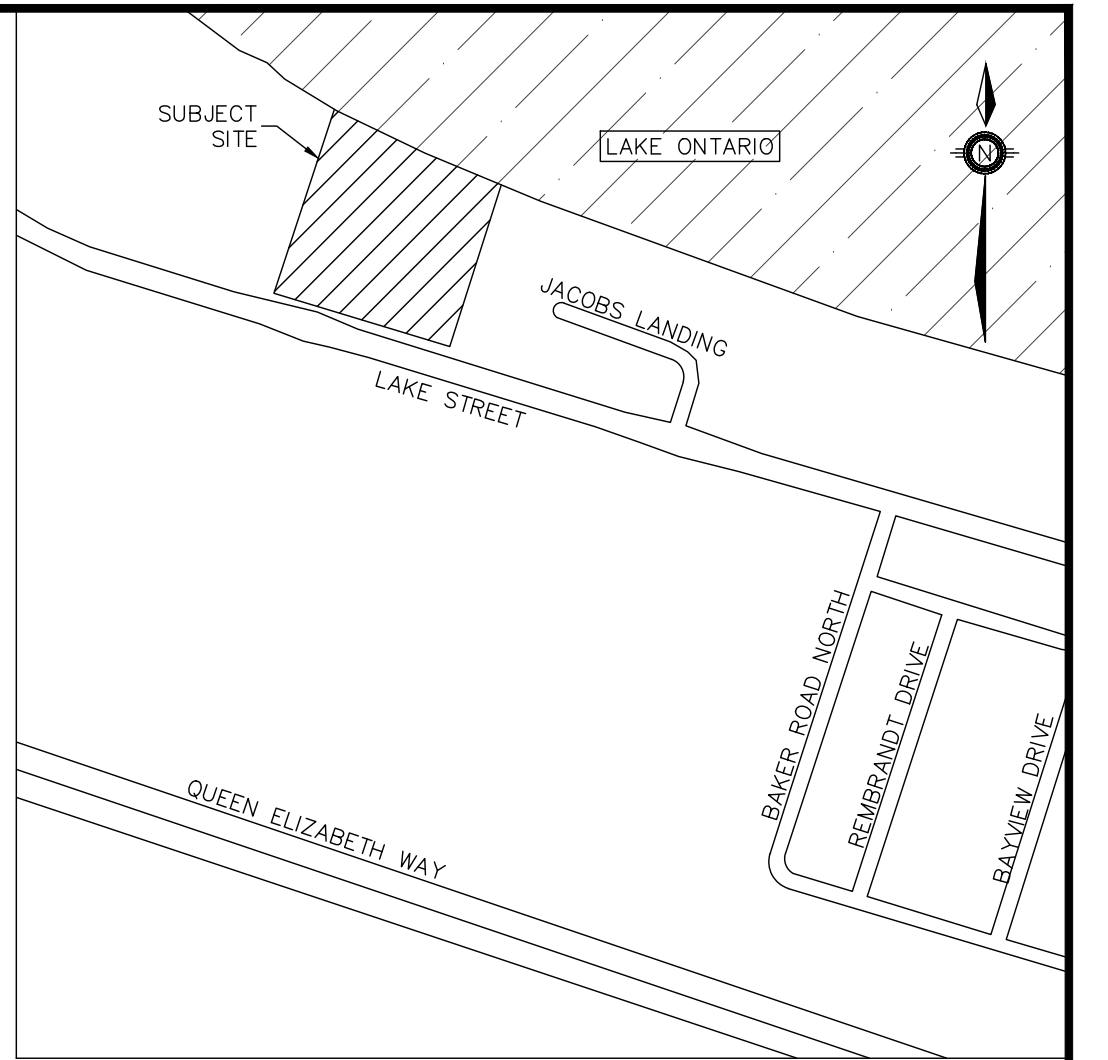
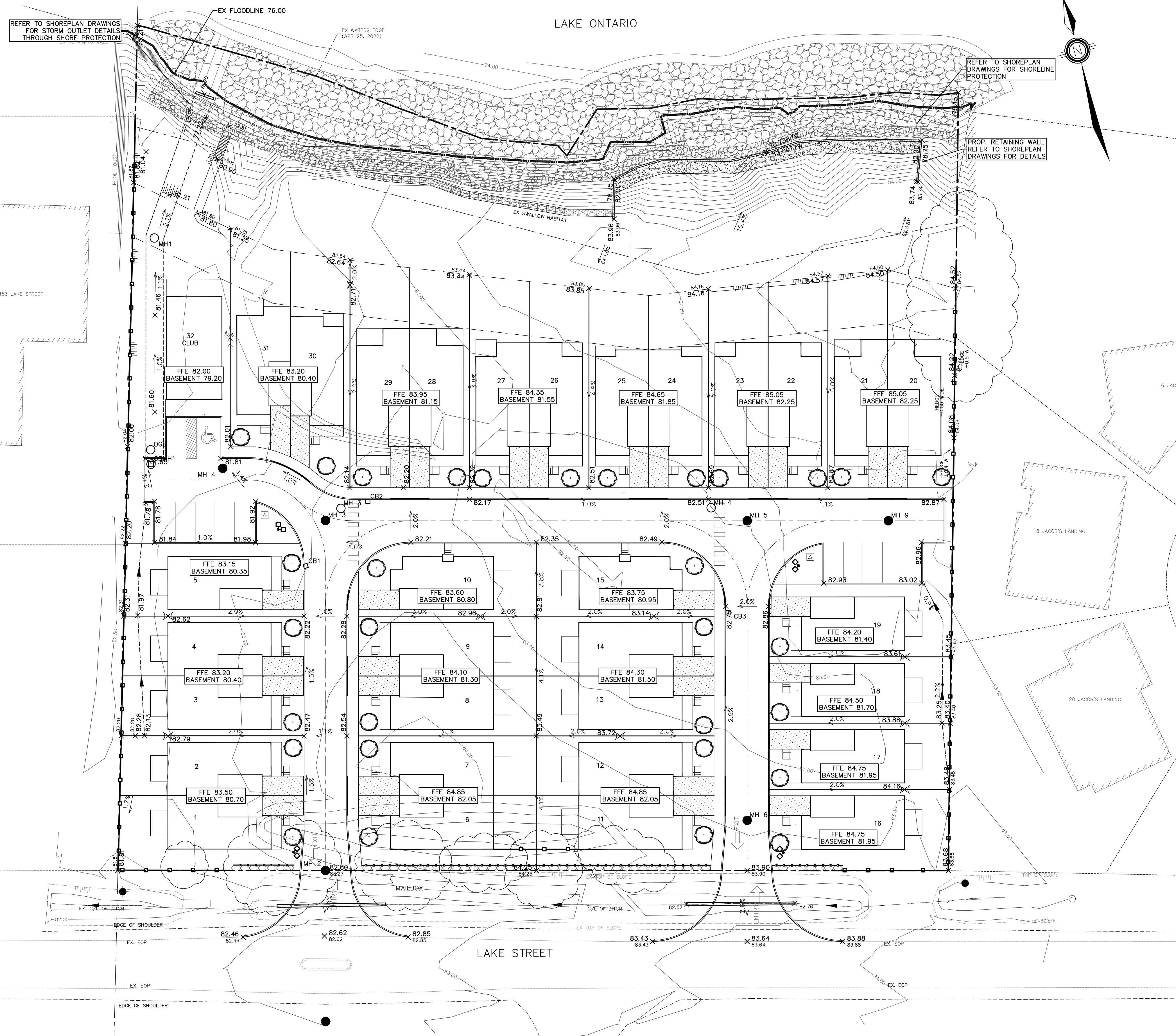
ENVIRONMENTAL PROTECTION PLAN



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DESIGNED BY	AMC/JP	HORIZ SCALE	1:750	PROJECT #	21132
DRAWN BY	JP	VERT SCALE		DRAWING #	FIG-6
CHECKED BY	MWD	DATE	MAY 2023	REVISION #	0

P:\Autodesk\Road\Working\Files\21132 - Sophies 165 Lake Street_Grimby\Layout\SG-1_Plot.dwg Layout:SG-1 Plotted: Sep 08, 2023 @ 4:53pm by: acloves @ PEARSON ENGINEERING LTD.



LEGEND

- CS CURB STOP W/ SERVICE
- × 254.63 PROPOSED ELEVATION
- × 254.09 EXISTING ELEVATION
- 1.5% PROPOSED DIRECTION AND GRADE
- BACK OF CURB
- EDGE OF PAVEMENT
- CURB CUT LOCATION
- () HIGH POINT
- - - - - LIMIT OF GRADING AND TREE PROTECTION

NO.	REVISION NOTE	DATE	BY

BENCHMARK:			

SOPHIES LANDING
165 LAKE STREET
GRIMSBY, ON

SITE GRADING PLAN

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DESIGNED BY JP/AMC	HORIZ SCALE 1:300	PROJECT # 21132
DRAWN BY JP	VERT SCALE	DRAWING # SG-1
CHECKED BY MWD	DATE MAY 2023	REVISION # 0