

**SANITARY SEWER EXTENSION AGREEMENT**

**THIS AGREEMENT made this 1<sup>st</sup> day of December, 2021**

**BETWEEN:**

**1552842 Ontario Ltd. operating as NOAH HOMES, and being the owner of 80 Maidstone Ave. West , (hereinafter called the "Owner")  
OF THE FIRST PART**

**and**

**THE CORPORATION OF THE TOWN OF ESSEX**

**Hereinafter called the "Town"**

**OF THE THIRD PART**

**WHEREAS the parties hereto are desirous of extending and installing a sanitary sewer over the lands described in Schedule "A" attached hereto and as set out further in this Agreement.**

**AND WHEREAS the parties are desirous that the installation of such sanitary sewer extension take place in advance of the anticipated future development of the lands comprising 80 Maidstone Avenue West (the "Future Development Lands") and in advance of Town receipt and/or approval of an application for a proposed Plan of Subdivision or approval of such other proposed uses pertaining to the Future Development Lands;**

**NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the aforementioned premises and in consideration of the sum of Five Dollars (\$5.00) now paid by the Owner to the Town (the receipt whereof is hereby expressly acknowledged) the parties hereto covenant and agree one with the other as follows:**

**(a) Name & Address of Corporation: The Corporation of the Town of Essex  
Attn: Clerk/Town Solicitor  
Address: 33 Talbot Street South, Essex, On.  
N8M 1A8**

**(b) Name & Address of Owner of 80 Maidstone Avenue West:  
Noah Homes / 1552843 Ontario Ltd.  
950 Seacliff Dr. Kingsville  
N9Y 2K9**

**Effective date of Agreement: September 1 , 2021**

<b>Subject Lands:</b>	<b>See Schedule "A" attached</b>
<b>Drawings/Plans and Schedule:</b>	<b>See Schedule "B" attached,</b>
<b>Easement Lands:</b>	<b>See Schedule "C" attached,</b>

### **SCOPE OF AGREEMENT**

- 1. The Owner of 80 Maidstone Avenue West (the "Future Development Lands") agrees to supply, construct, install and complete, at its own expense and in a good and workmanlike manner, the installation of the municipal services identified as hereinafter set forth in this agreement to the approval of the Town and to complete, perform or make payment for same and including such other matters as may be provided for in this Agreement.**
- 2. This Agreement consists of these Basic Provisions, Special Provisions and General Provisions and, as well, as any schedules or other attachments referred to herein or therein, and all such material forms part of this Agreement together with all things, terms and provisions so incorporated.**

### **BASIC PROVISIONS**

**B-1 The Owner agrees to complete, at its own expense and risk and in a good and workmanlike manner, the extension and installation of a sanitary sewer over the lands known as 80 Maidstone Avenue west ( together the "Subject Lands") as further described in Schedule "A" attached hereto and as depicted in the Drawings/Plans and in accordance with the Schedule/timeline all attached hereto as Schedule "B" to this Agreement (hereinafter the "Municipal Services") and all to the approval of the Town and to complete, perform or make payment for same including such other matters as may be provided for herein.**

### **SPECIAL PROVISIONS**

**S-1 (a) Owner acknowledges that the installation of the Municipal Services identified in this Agreement, are being installed at Owner's own and complete risk prior to or in advance of any Town receipt and approval of an application for a proposed Plan of Subdivision pertaining to the Future Development Lands . The Owner further acknowledges and agrees that the Town makes no representations or warranties that an application for a proposed Plan of Subdivision pertaining to the Future Development Lands will be received and/or approved by the Town.**

**(b) The Owner acknowledges and agrees that the installation of the Municipal Services identified in this Agreement prior to or in advance of Town receipt and approval of an application for a proposed Plan of Subdivision or prior to or in advance of any other approvals required by the Town of Essex Planning Department pertaining to the Future Development Lands will be done so at the sole risk of Owner. Owner further acknowledges and agrees that any approvals to be provided by the Town in connection with the installation of the Municipal Services identified herein or in connection with any other matters relating to the Future Development Lands as contemplated by this Agreement will if necessary still be subject to subsequent requirements and/or approvals by the Town pertaining to the Future Development Lands. The Owner further acknowledges and agrees that any such approvals provided by the Town in connection with this Agreement does not and will not constitute a representation or warranty by the Town that the Municipal Services so installed and approved will be subsequently accepted as is and/or approved by the Town of Essex as being satisfactory for the purposes of any proposed Plan of Subdivision or such other proposed uses for the Future Development Lands.**

**(c) The Owner acknowledges and expressly provides a covenant to, at its own expense and risk, further take such further actions or steps to comply with such further approvals or requirements that may be necessary pertaining to the Municipal Services or as may be further required so as to ensure compliance with a proposed Plan of Subdivision or such other proposed uses that are subject to approval and/or as may be further required by the Town of Essex Planning Department in respect to the Future Development Lands.**

**(d) The Owner expressly provides its consent to the installation and placement of the Municipal Services over the Subject Lands and further acknowledges and agrees to indemnify and hold harmless the Town from all actions, causes of actions, suits, claims and demands (the "Claims") which may be made relating to or arising from the installation and placement of the Municipal Services identified by this Agreement. including any such Claims that may be made in connection with any subsequent requirements and/or approvals that may be imposed by the Town upon the Municipal Services identified in this Agreement and/or the Future Development Lands upon receipt of an application for a proposed Plan of Subdivision or at any time thereafter pertaining to the Future Development Lands .**

**(e) The Owner agrees, as a condition of this Agreement, to grant and transfer to the Town a free and unencumbered easement over those areas of the Subject Lands known as 80 Maidstone Avenue West and as further identified and/or**

described in Schedule C attached hereto (hereinafter the “Easements” or “Easement Lands”). The Easements to be granted to the Town by the Owner shall be in perpetuity upon, over, in , under and across the Easement Lands for the purposes of:

- i) The right of the Town and its designates to lay down, install, construct, maintain, open, inspect, repair, replace, alter, remove, relocate, reconstruct, supplement and /or operate one or more sewers/water mains or any part thereof including all appurtenances necessary or incidental thereto, in, under and through the Easement lands together with the right of free and unimpeded access for the Town and /or its designates in and over the Easement lands for such purposes; and
- ii) The right of the Town or its designates to remove any obstructions encountered during the course of construction or subsequent reconstruction, maintenance or repair of the sewer/watermains.

(iii) The Town as transferee of the Easement lands shall be responsible for any damages caused by it to the Easement Lands shall indemnify and hold harmless the Owner to the extent thereof.

iv) The Owner shall fully use and enjoy the respective Easement Lands provided that (unless written consent is obtained from the Town) the Owner shall not erect or place any buildings or any other structure nor dig , drill pave or excavate within the Easement Lands.

(v) The transfer of easement to be registered on or against title to the Easement lands shall extend and be binding upon the parties hereto and their respective successors and assigns.

#### **GENERAL PROVISIONS**

##### **G-1 SERVICES**

G-1(1) The Owner shall supply, construct and install the Municipal Services at its own expense, unless otherwise provided herein, in accordance with the manner, location and design shown in the Town approved engineering and/or design drawings/plans and otherwise in accordance with the terms of this Agreement. No such work shall be carried out until the said engineering and/or design drawings/plans have been approved by the Director of Infrastructure Services or designate thereof.

The Owner shall construct and pay for the Municipal Services which shall include a complete sanitary system, including sanitary connections to the property lines to service

all the lands as identified on the said plans and adjacent road allowances and as shown on the approved engineered and/or design drawings/plans approved by the Town (hereinafter called the "Plans"). The Owner shall maintain at its risk the Municipal Services including clearing the blockages until they are formally accepted or assumed by the Town. Prior to acceptance by the Town, the Town may authorize connection into them, but such connections shall not constitute acceptance of the sewer system or systems by the Town.

**G-2(1)      Sanitary Sewers**

- (a) All sanitary sewer connections are to be 125 mm diameter single connections and in no instance shall "Y" connections be permitted. All sanitary sewer system construction and materials shall be according to the Town's Development Manual and standard specifications and approval of the Ministry of the Environment, Conservation and Parks and the Town.
- (b) Sanitary Sewer stubs for future development will need to be sized appropriately by the Owner's Engineer. The Town will not take any responsibility for the under/oversizing of these future connections.

**G-3            SPECIFICATIONS AND MATERIALS**

**G-3(1)**            All work relative to this Agreement including on land owned by the Town or on any lands to be conveyed hereunder to the Town shall be carried out by a contractor competent in the type of construction involved. The latter shall be subject to the approval of the Director of Infrastructure Services. All work or detail required for the completion of construction under this Agreement and not shown in the engineering drawings, shall adhere to the latest Town's specifications and standards.

**G-3(2)**            In the event that the Owner shall call for tenders for any of the work required herein, such tenders shall be called on the basis of the specifications prescribed under this Agreement and the Owner shall provide the Director of Infrastructure Services with a copy of the tender and an executed copy of the contract sent to each successful tenderer for any such work.

**G-3(3)**            All materials to be incorporated into the work required herein shall be tested from time to time, at the Owner's expense, as may be required by the Director of Infrastructure Services or designate.

**G-4            INSPECTION OF WORK** - It is understood by the Owner that the work carried out under this Agreement including on land owned by the Town or on any lands to be conveyed hereunder to the Town must be inspected and approved, but not supervised by the Town's inspectors, but that no charge will be made by the Town for such inspections. The Owner shall give the Director of Infrastructure Services 14 days notice of the commencement of such work and shall arrange a pre-construction meeting at least 7 days prior to the commencement of such work; shall make every effort to proceed expeditiously to the completion of all work undertaken without delay or interruptions; shall submit to the Town a work schedule to be followed in construction of the services required herein; shall co-operate fully with the inspectors aforesaid by making all parts of the work accessible to them and shall organize the work operation in such a manner as to permit inspections to be carried out in the most efficient manner during regular working hours as far as possible. The Town likewise upon receipt of reasonable notice shall co-operate with the Owner in arranging to have inspectors available to carry out, without delay, such inspections as may be necessary.

**G-5            ACCEPTANCE OF WORK**

**G-5(1)**            The performance by the Owner of its obligations under this Agreement including on any lands to be conveyed hereunder to the Town to the satisfaction of the Director of Infrastructure Services shall be a condition precedent to the acceptance by the Town of the services and works required herein.

**G-5(2)**            After the Municipal Services have been installed by the Owner and certified by the engineer to have been installed according to the approved Plans and specifications and after inspection by the Town and deficiencies if any corrected, the above Municipal Services shall be accepted by the Town and the period of twelve (12) months maintenance by the Owner shall commence. At the end of the 12 month maintenance period and after any repairs or deficiencies have been corrected as the result of the use of the Municipal Services during the 12 month maintenance period , the Municipal Services shall be finally accepted and assumed by the Town.

**G-5(3)**            Prior to the acceptance by the Town of the said services and works, the Owner shall furnish the Town with a statutory declaration to the effect that the Owner has paid all accounts that are payable in connection with the installation and maintenance of such works and that there are no outstanding claims relating thereto.

**G-6            PERFORMANCE LETTER OF CREDIT -** The Owner shall deposit with the Town a Letter of Credit, which is automatically extended, in an amount equal to fifty percent (50%) of the total cost of construction or provision of all services required under this Agreement including on any lands to be conveyed hereunder to the Town. The said cost of construction of services shall be based upon the contract or contracts mentioned herein, unless such construction shall be carried out by the Owner in which event the cost shall be estimated by the Director of Infrastructure Services. No Letter of Credit shall be released until the Owner has filed a Maintenance Letter of Credit, which is automatically extended, covering the services in respect of which such Letter of Credit was deposited.

**G-7            MAINTENANCE LETTER OF CREDIT -** The Owner shall be responsible for all materials, equipment and work on land owned by the Town or on any lands to be conveyed hereunder to the Town for a minimum of one (1) year following completion and acceptance thereof by the Director of Infrastructure Services.

The Owner shall further deposit a Maintenance Letter of Credit satisfactory to the Town Solicitor and in an amount equal to twenty-five percent (25%) of the total cost of the work required herein. The Maintenance Letter of Credit shall be released in whole or in part after final inspection of the works is conducted and the works are accepted subject to the satisfaction of the Director of Infrastructure Services.

No sewers will be finally accepted or assumed until they have been cleaned and inspected with video cameras and the videos provided to the Town for their approval.

**G-8            CONSTRUCTION LIEN ACT -** In as much as the Owner is obliged at its entire expense and not at the expense of the Town to make improvements to the highway, the Owner shall deposit with the Town a security, in form satisfactory to the Town Solicitor and in an amount satisfactory to the Director of Infrastructure Services, for the estimated amount of the holdbacks (under part IV of the Construction Lien Act) that would have been required were the improvements made at the expense of the Town.

Upon the sixty-first (61<sup>st</sup>) day following the completion of the said work and provided that the Town has received no notice of claim or lien for the supply of services or materials for the improvement of the streets or highways, the Town shall redeliver the letter of credit hereinbefore mentioned to the Owner.

**G-9(1) The Owner further agrees to indemnify and save the Town harmless from and against all loss or damage, expense, claims, suits and liability on account of any and all damage to or loss or destruction of any property (including without limitation, the work hereby covered and all property of the Owner and the Town), or injury to or death of any person (including without limitation, employees of the Owner and the Town) arising directly or indirectly out of or in connection with the negligent performance or unlawful or non-performance of any obligation of the Owner under this Agreement including on land owned by the Town or on any lands to be conveyed hereunder to the Town.**

**G-9(2) During the construction of the works including on land owned by the Town or on any lands to be conveyed hereunder to the Town required herein, and during the maintenance period, the Owner further agrees to maintain:**

- 1. A policy of public liability and property damage insurance, in the amount of FIVE MILLION DOLLARS (\$5,000,000.00) per occurrence and containing endorsements showing the Town and the Town's consultants as additional named insured and have a cross-liability clause, and as to be in form satisfactory to the Town/**
- 2. If deemed necessary by the Director of Infrastructure Services, a policy to provide environmental pollution liability insurance, in the amount of TWO MILLION DOLLARS (\$2,000,000.00) exclusive of interest or costs, on a claims-made basis or such other limit as the Town may reasonably require and containing endorsements showing the Town as an additional named insured, to cover third party bodily injury and property damage claims arising out of sudden and accidental pollution, including but not limited to unexpected and unintentional spill, discharge, emission, dispersal, leakage, migration, release or escape of pollutants. The coverage is not to be subject to the one hundred and twenty (120) hour reporting period and is not to be limited to hostile fire only and is to be in form satisfactory to the Town Solicitor.**
- 3. A policy to provide proof of auto liability insurance, in the amount of TWO MILLION DOLLARS (\$2,000,000.00) per occurrence.**

**The said insurance policies shall not be altered, cancelled or allowed to lapse without thirty (30) days prior written notice to the Town. If the said insurance policies are cancelled or changed in any manner that would affect the Town as outlined in coverage specified in the policy for any reason, thirty (30) days prior written notice by registered**



**mail must be given by the insurer to the Town. Before commencing any work including on land owned by the Town or on any lands to be conveyed hereunder to the Town required herein, the Owner further agrees to provide the Town Solicitor with a certified copy of said such policies.**

**G-10**                      **GENERAL**

**G-10(1) The Owner shall repair forthwith, at its own expense, any damage done by its servants, agents, contractors or sub-contractors to any land or property of the Corporation during the course of, or arising in any way out of the construction or installation of the work required under this Agreement.**

**G-10(2) This Agreement may be registered against the Subject Lands described herein.**

**G-10(3) The parties hereto acknowledge and agree that they have been advised to obtain independent legal and/or professional advice in connection with this Agreement and the rights and obligations arising therefrom.**

**G-10(4) The Owner agrees to pay forthwith on demand all solicitor's fees and disbursements incurred by the Town in any way arising out of this Agreement including negotiations and preparations prior to the signing of this Agreement and work done subsequent to the signing of this Agreement.**

**G-10(5) This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.**

**G-10(6) The Owner agrees that this Agreement shall be registered by the solicitor for the Town upon the title to the lands within the plan.**

**SIGNED, SEALED AND DELIVERED )**  
**in the presence of )**

**THE CORPORATION OF THE TOWN OF ESSEX:**

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**(Owner of 80 Maidstone Avenue West):**

)

Name:

)

)

**Authorized Signing Officer**

**I have the authority to bind the corporation**

**SCHEDULE "A"**

**Municipal Address: 80 Maidstone Ave. W.**

**Legal Address:      CON STR PT LOT 284 PT BLK 24  
RP 12R6734 PART PART 1 & 3**

**SCHEDULE "B"**  
**SANITARY TRUNK SEWER**  
**PLANS/DRAWINGS**



# NOAH HOMES DEVELOPMENT

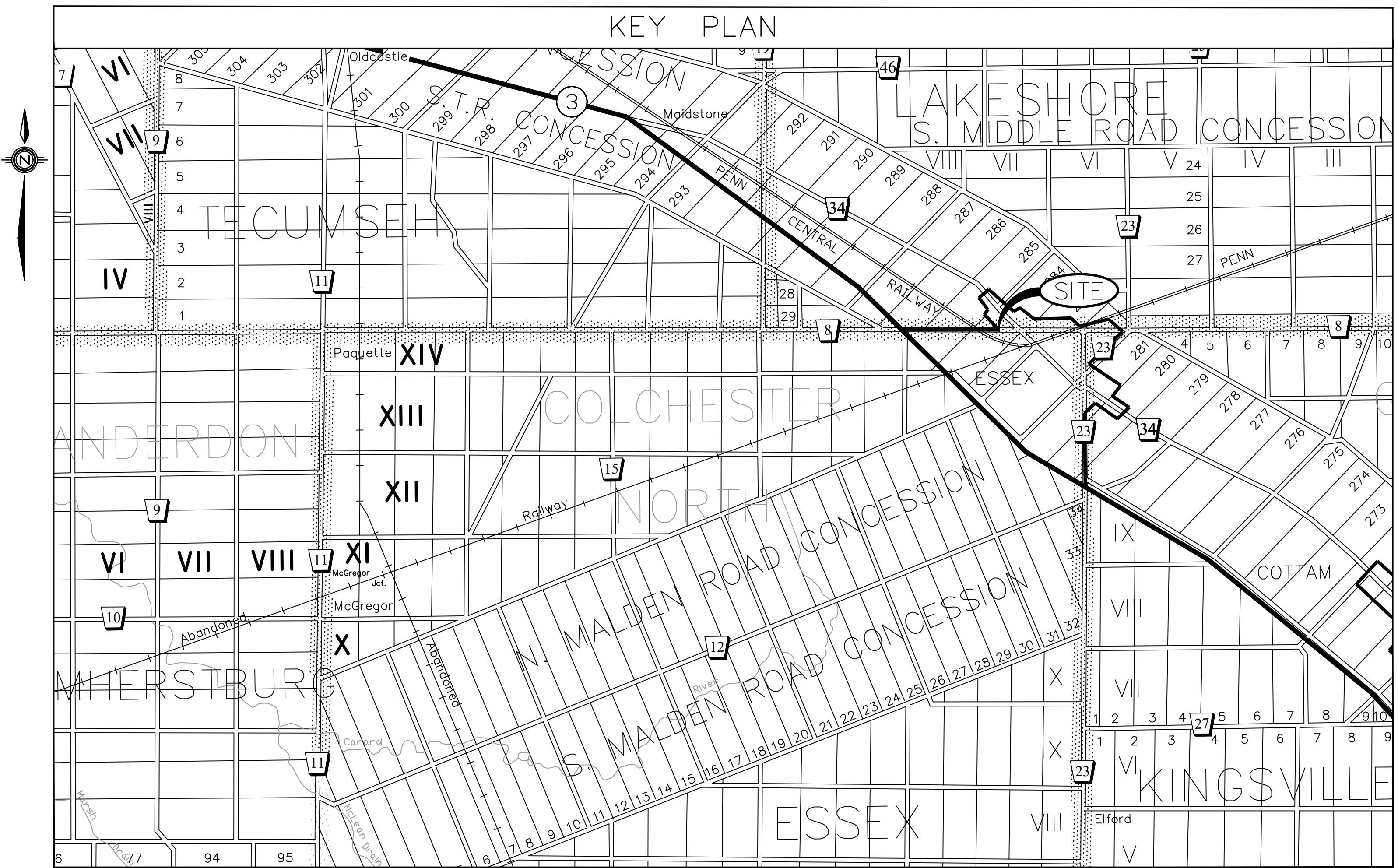
## SANITARY TRUNK SEWER

### in the

## COMMUNITY OF ESSEX CENTRE

### LEGEND

DESCRIPTION	EXISTING	PROPOSED
UNDERGROUND BELL	—B—	
UNDERGROUND HYDRO	—H—	
UNDERGROUND TRAFFIC DUCT	—T—	
STORM SEWER	—S—	—450 ST—
SANITARY SEWER	—S—	—200 SA—
UNDERGROUND TV CABLE	—TV—	
WATERMAIN	—W—	—W—
GASMAIN	—G—	
BELL MANHOLE	○BMH	
HYDRO MANHOLE	○HMH	
TRAFFIC MANHOLE	○TMH	
SEWER MANHOLE	○MH	MH1 ●
WATER VALVE SERVICE	WVS	WV
WATER VALVE MAIN	WVM	
FIRE HYDRANT	●FH	FH ●
GAS VALVE	●GV	
CATCH BASIN	CB	CB
BELL POLE	●B	
HYDRO POLE	●HP	
GUY WIRE	▲GUY	
TRAFFIC LIGHT	●T	
ROAD SIGN	sign	
MAIL BOX	mail box	
PEDESTAL TELEPHONE	PedT	
PEDESTAL CABLE	PedC	
FENCE	—C.L.F. or W.D.F.—	
CONCRETE	—CONC.—	
ASPHALT or TAR and CHIP	—ASPH.—	
GRAVEL	—GRV.—	
SIDEWALK (concrete or asphalt)	—CSW or ASW—	
CULVERT	—C.S.P.—	
PROPERTY BAR	□L.B. ■S.L.B. □R.L.B.	



### BENCHMARKS:

- 1) TOP OF NUT ON FH LOCATED APPROX. 93 METRES EAST OF M.N. 150 DRIVEWAY ON THE SOUTH SIDE OF MAIDSTONE AVENUE WEST  
**ELEV. = 195.606m**
- 2) TOP OF NUT ON FH LOCATED ACROSS FROM ESSEX DISTRICT HIGH SCHOOL EAST ENTRANCE ON THE SOUTH SIDE OF MAIDSTONE AVENUE WEST APPROX. 86 METRES WEST OF THE INTERSECTION WITH BELL AVE.  
**ELEV. = 195.902m**



TOWN OF ESSEX

33 Talbot Street South  
Essex, Ontario,  
N8M 1A8  
519-776-7336

### SHEET INDEX

SHEET	DESCRIPTION
1	COVER
2	SERVICES PLAN
3	PLAN & PROFILE MAIDSTONE AVE. W. STA. 0+315.0 TO STA. 0+470.4
4	PLAN & PROFILE MAIDSTONE AVE. W. STA. 0+470.4 TO STA. 0+629.9
5	SANITARY POPULATION & DOMESTIC FLOW PLAN
6	STANDARD DRAWINGS
7	STANDARD DRAWINGS II

NOTES:  
1. THE ACCURACY OF THE UTILITIES SHOWN ON THESE DRAWINGS ARE NOT GUARANTEED BY THE OWNER OR Rood Engineering Inc. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE OR LOCATION SHOWN.

**Rood Engineering Inc.**

**Consulting Engineers**

Leamington Ontario

ENGINEERING STAMPS:

NOAH HOMES  
ESSEX  
DEVELOPMENT  
SANITARY TRUNK  
SEWER

SHEET TITLE:

COVER PAGE

DESIGNED BY: K.S. & K.D. DATE: 2021-11-04

DRAWN BY: K.S. & K.D. SCALE: N.T.S.

SHEET No.: 1 OF: 6

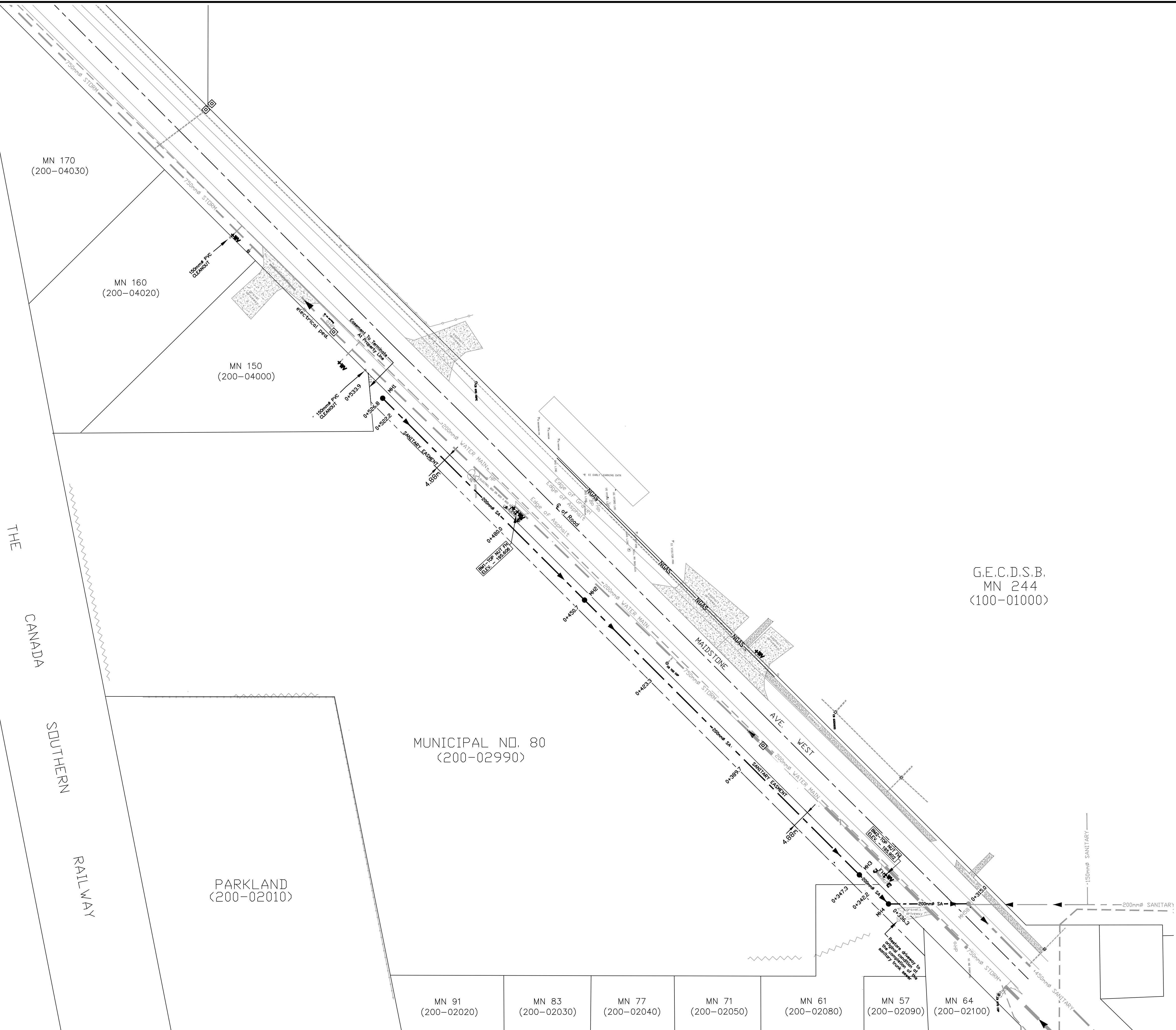
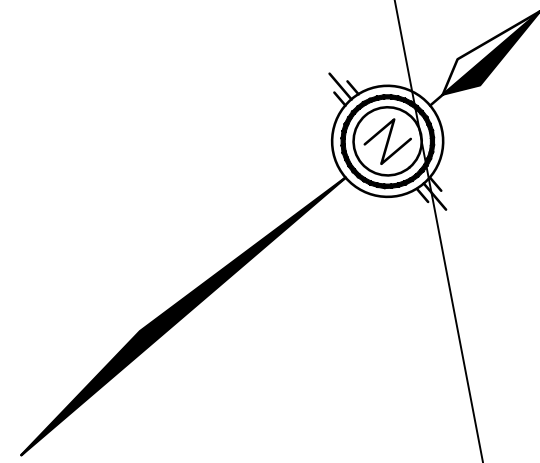
PROJECT No.: REI2018E004

**ROOD  
ENGINEERING  
INC.**

**CONSULTING ENGINEERS**  
Leamington, Ontario  
519-322-1621



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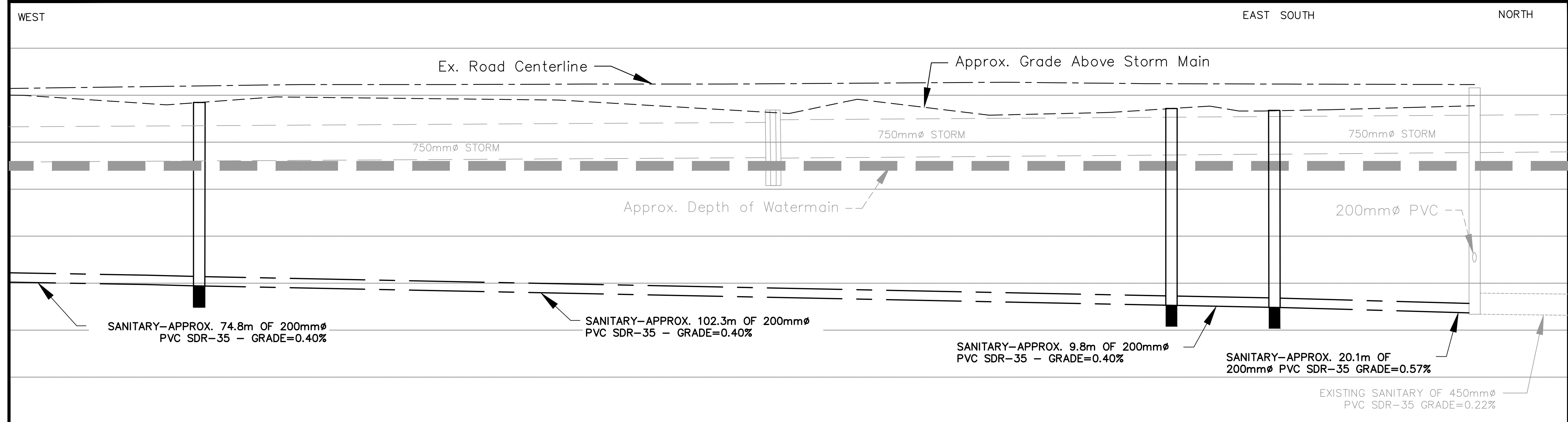
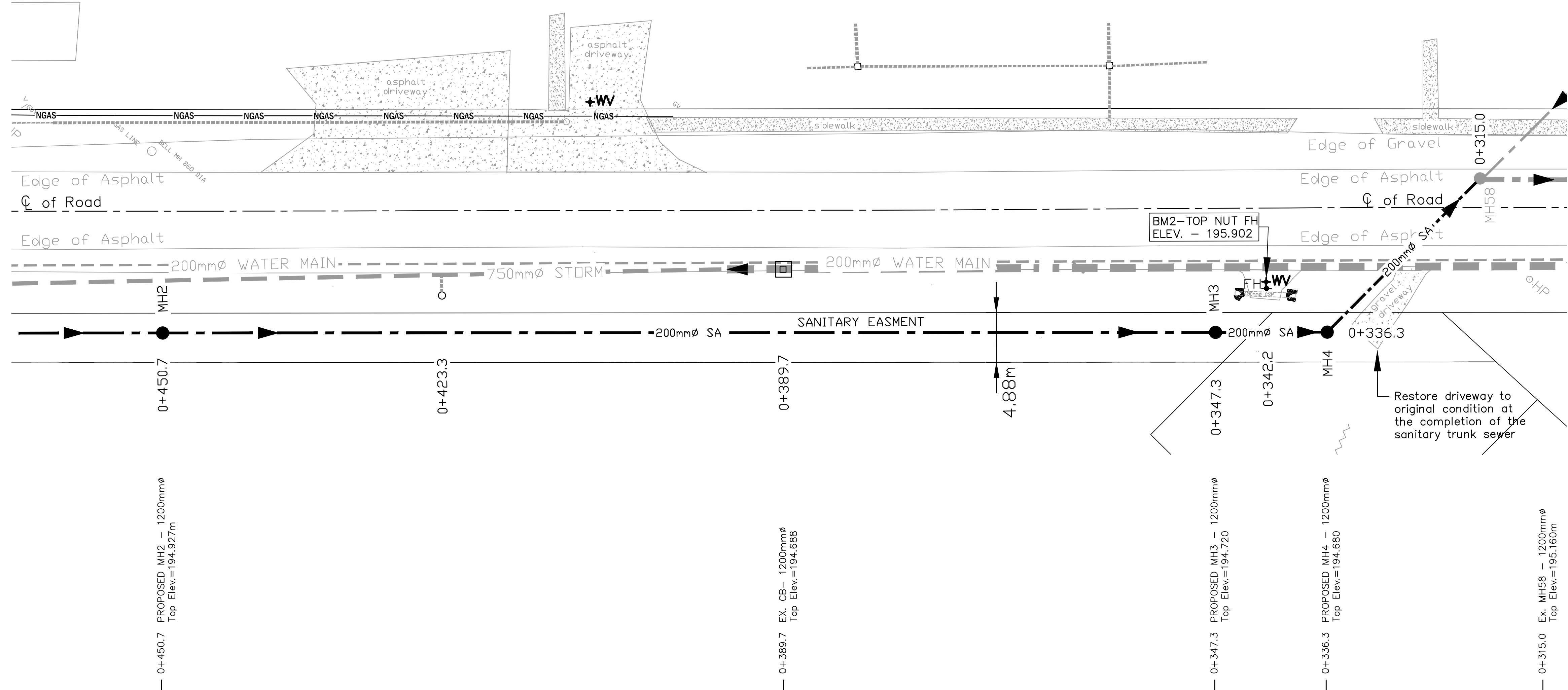
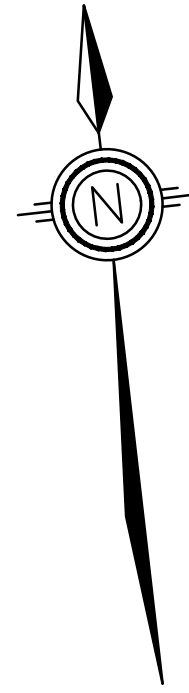


*SERVICES PLAN*  
SCALE: 1: 500 Hor.

GENERAL NOTES:

- All dimensions shown in metres unless noted otherwise.
- All work to be constructed to a tolerance of 5mm±.
- All dimensions, elevations, and radii are to construction baseline or edge of pavement unless noted otherwise.
- Chainage shown refers to construction baseline.
- All work to be performed to current OPSS and Town of Essex standards.
- All curb inlet catch basins to be 600mm square precast concrete installed to OPSD-610.030 with 600mm deep sump and OPSD-400.082 cast iron frame and lid unless otherwise noted.
- All ditch inlet catch basin to be 600x1200mm precast concrete to OPSD-705.040 with 600mm deep sump and OPSD-463.010 cast galvanized honeycomb grate unless otherwise noted. Set grade elevation adjacent ground and grade to suit.
- All catch basin leads to be PVC DR-35. Unless noted otherwise:
  - Single basin 200mm Dia.
  - Double basin 250mm Dia.All catch basins with 200mm Dia. outlet or smaller to be fitted with a regular Goss Gully trap.
- Provide 2.5m clear horizontal separation between sanitary sewer and storm drain.
- All sewer pipe to be DR-35 or approved equal. All pipe bedding material to be Granular 'A' uniformly compacted to 95% SPMD0. Hand tamping around pipe required. Bedding should extend from 150mm below the sewer pipe to at least 300mm above the pipe.
- Granular material to be used for all backfill within roadway. All trench backfill material should be uniformly compacted to 98% SPMD0. The upper 350 mm of trench backfill shall be Granular 'A' and shall be uniformly compacted to at least 100% SPMD0.
- All excavation to be done with a side slope of 2 horizontal to 1 vertical, outwards and upwards from a point approximately 1m below the elevation of the finished roadway subgrade to provide a more uniform transition.
- All covered drains to have minimum 300mm of cover.
- All valve boxes, manholes etc. within the right-of-way shall be adjusted to new finished grade.
- Contractor to coordinate with the Town of Essex for signage relocation.
- Topsoil shall be placed on all excavated swale side slopes and disturbed boulevards and be sodded.
- Contractor to support all existing hydro poles as required during construction.
- Sidewalk location is approximate and will be determined in the field.
- All excavations should be carried out in accordance with the requirements of the Occupational Health and Safety Act and Regulations for Construction Projects. The soils may be classified as 'Type 3'.
- The accuracy of the utilities shown on these drawings are not guaranteed by the Owner or Road Engineering Inc. Other utilities may be present or the utilities shown may differ in size or location shown.
- All manholes are required to have raincatcher pans approved by the Town of Essex installed into the manhole covers

ISSUED FOR:		BY	DATE	
REVISIONS				
<div>Rood Engineering Inc. Consulting Engineers</div>				
Leamington			Ontario	
NOAH HOMES ESSEX DEVELOPMENT				
SHEET TITLE:				
SANITARY TRUNK SEWER PLAN				
DESIGNED BY:		DATE:		
K.S. & K.D.		2021-11-04		
DRAWN BY:		SCALE:		
K.S. & K.D.		1:500 Hor.		
SHEET No.:		OF:		
2		7		
PROJECT No.:				
REI2018E004				



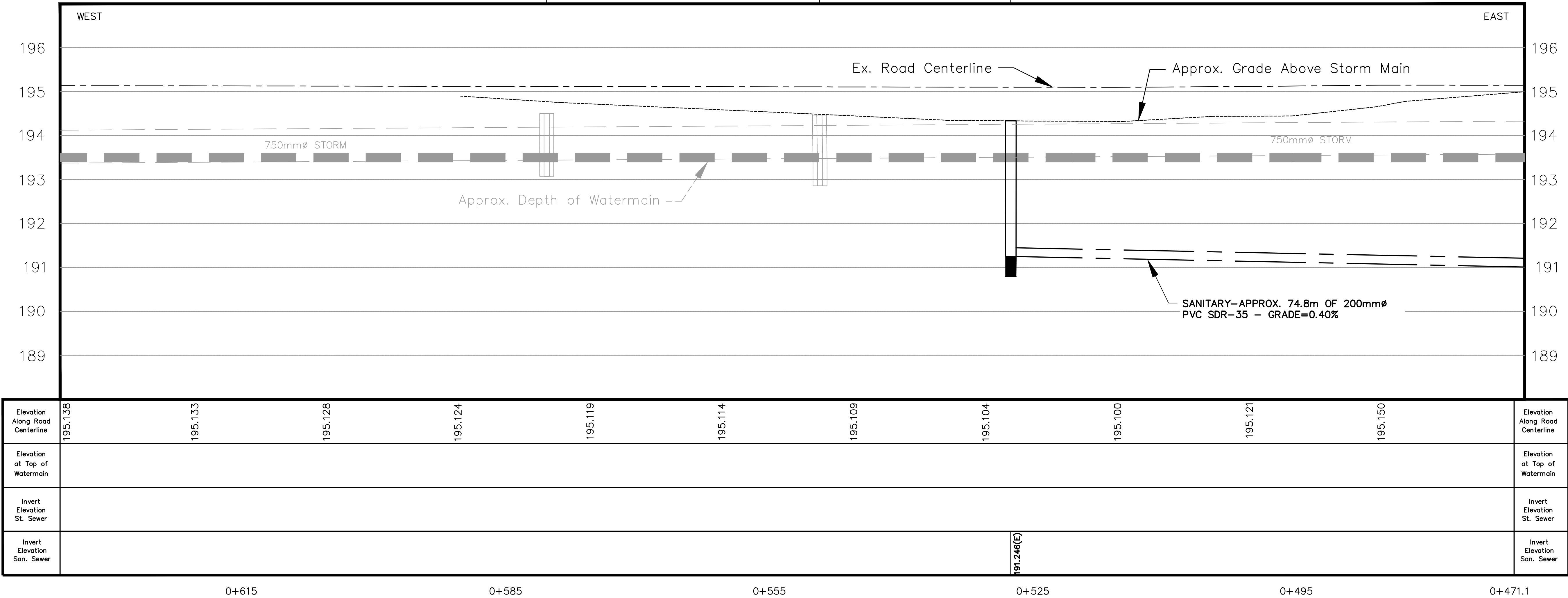
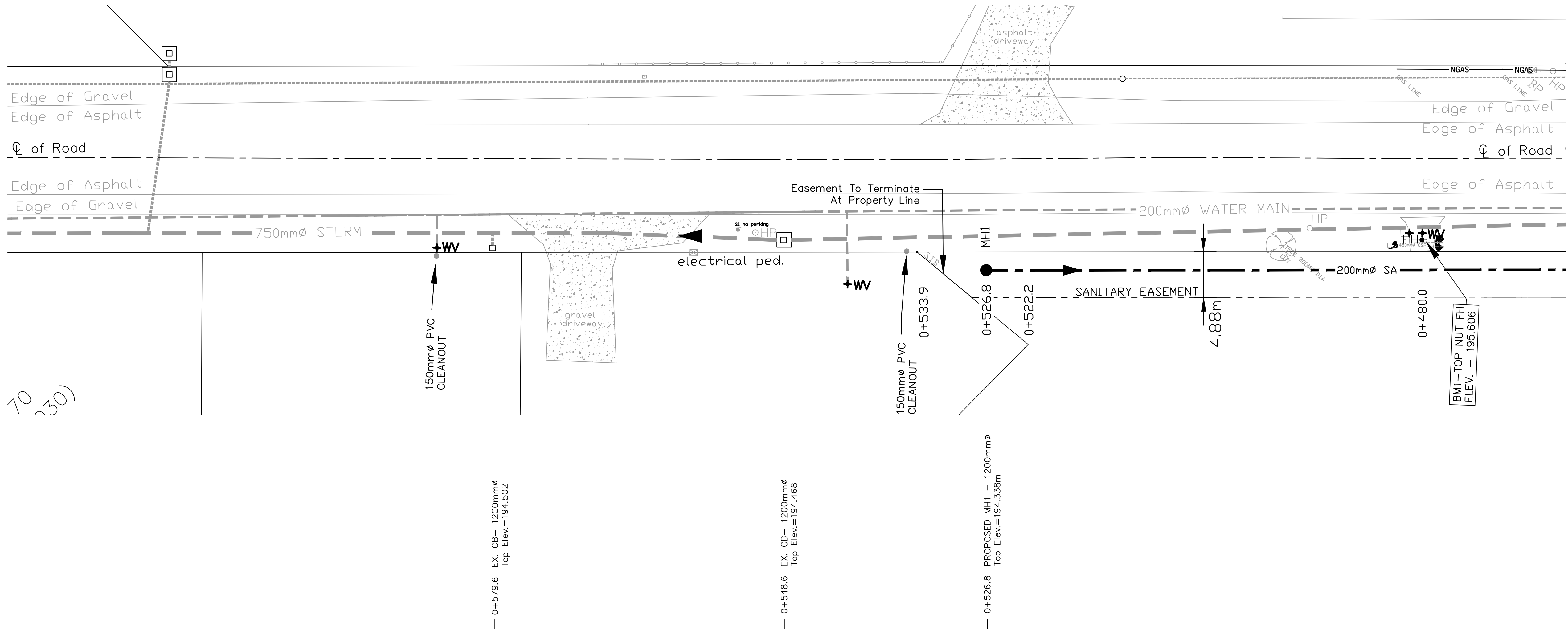
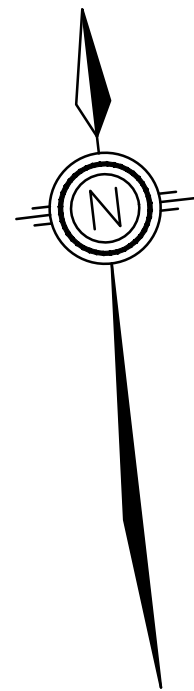
Elevation Along Road Centerline	195.190	195.190	195.230	195.230	195.240	195.240	195.260	195.260	195.250	195.230	Elevation Along Road Centerline
Elevation at Top of Watermain	193.60									193.60	Elevation at Top of Watermain
Invert Elevation St. Sewer											Invert Elevation St. Sewer
Invert Elevation San. Sewer		190.947(W) 190.942(E)						190.533(W) 190.528(E)	190.489(W) 190.486(E)	190.371(W)	Invert Elevation San. Sewer
	0+471.1	0+465	0+435	0+405	0+375	0+345	0+315				

PROFILE - STA. 0+315.0 TO 0+470.4

- GENERAL NOTES:
- All dimensions shown in metres unless noted otherwise.
  - All work to be constructed to a tolerance of 5mm±.
  - All dimensions, elevations, and radii are to construction baseline or edge of pavement unless noted otherwise.
  - Change shown refers to construction baseline.
  - All work to be performed to current OPSS and Town of Essex standards.
  - All curb inlet catch basins to be 600mm square precast concrete installed to OPSS-410.030 with 600mm deep sump and OPSS-400.082 cast iron frame and lid unless otherwise noted.
  - All ditch inlet catch basin to be 600x1200mm precast concrete to OPSS-705.040 with 600mm deep sump and OPSS-403.010 cast galvanized honeycomb grate unless otherwise noted. Set grade elevation of adjacent ground and grade to suit.
  - All catch basin leads to be PVC DR-35. Unless noted otherwise:
    - Single basin 200mm Dia.
    - Double basin 250mm Dia.All catch basins with 200mm Dia. outlet or smaller to be fitted with a regular Goss Gully trap.
  - Provide 2.5m clear horizontal separation between sanitary sewer and storm drain.
  - All sewer pipe to be DR-35 or approved equal. All pipe bedding material to be Granular 'A' uniformly compacted to 95% SPMD0. Hand tamping around pipe required. Bedding should extend from 150mm below the sewer pipe to at least 300mm above the pipe.
  - Granular material to be used for all backfill within roadway. All trench backfill material should be uniformly compacted to 98% SPMD0. The upper 350 mm of trench backfill shall be Granular 'A' and shall be uniformly compacted to at least 100% SPMD0.
  - All excavation to be done with a side slope of 2 horizontal to 1 vertical, outwards and upwards from a point approximately 1m below the elevation of the finished roadway subgrade to provide a more uniform transition.
  - All covered drains to have minimum 300mm of cover.
  - All valve boxes, manholes etc. within the right-of-way shall be adjusted to new finished grade.
  - Contractor to coordinate with the Town of Essex for signage relocation.
  - Topsoil shall be placed on all excavated swale side slopes and disturbed boulevards and be sodded.
  - Contractor to support all existing hydro poles as required during construction.
  - Sidewalk location is approximate and will be determined in the field.
  - All excavations should be carried out in accordance with the requirements of the Occupational Health and Safety Act and Regulations for Construction Projects. The soils may be classified as 'Type 3'.
  - The accuracy of the utilities shown on these drawings are not guaranteed by the Owner or Road Engineering Inc. Other utilities may be present or the utilities shown may differ in size or location shown.
  - All manholes are required to have raincatcher pans approved by the Town of Essex installed into the manhole covers.

ISSUED FOR:	BY:	DATE:
REVISIONS		
<b>Road Engineering Inc.</b>		
<b>Consulting Engineers</b>		
Learnington	Ontario	
NOAH HOMES ESSEX DEVELOPMENT SANITARY TRUNK SEWER		
SHEET TITLE: STATION 0+315.0 TO STATION 0+470.4 PLAN AND PROFILE MAIDSTONE AVE. W		
DESIGNED BY: K.S. & K.D.	DATE: 2021-11-04	
DRAWN BY: K.S. & K.D.	SCALE: 1:250 Hor. 1:50 Vert.	
SHEET No.: 3	OF: 7	
PROJECT No.: REI2018E004		

\\SERVER-2018\\REI\\Data\\Server\\DRAWING\\PROJECTS\\Projects\\2018\\REI2018E004 - Noah Homes Essex Development\\2020-08-21 REI2018E004.dwg 2021-11-11



PROFILE - STA. 0+470.4 TO 0+626.3

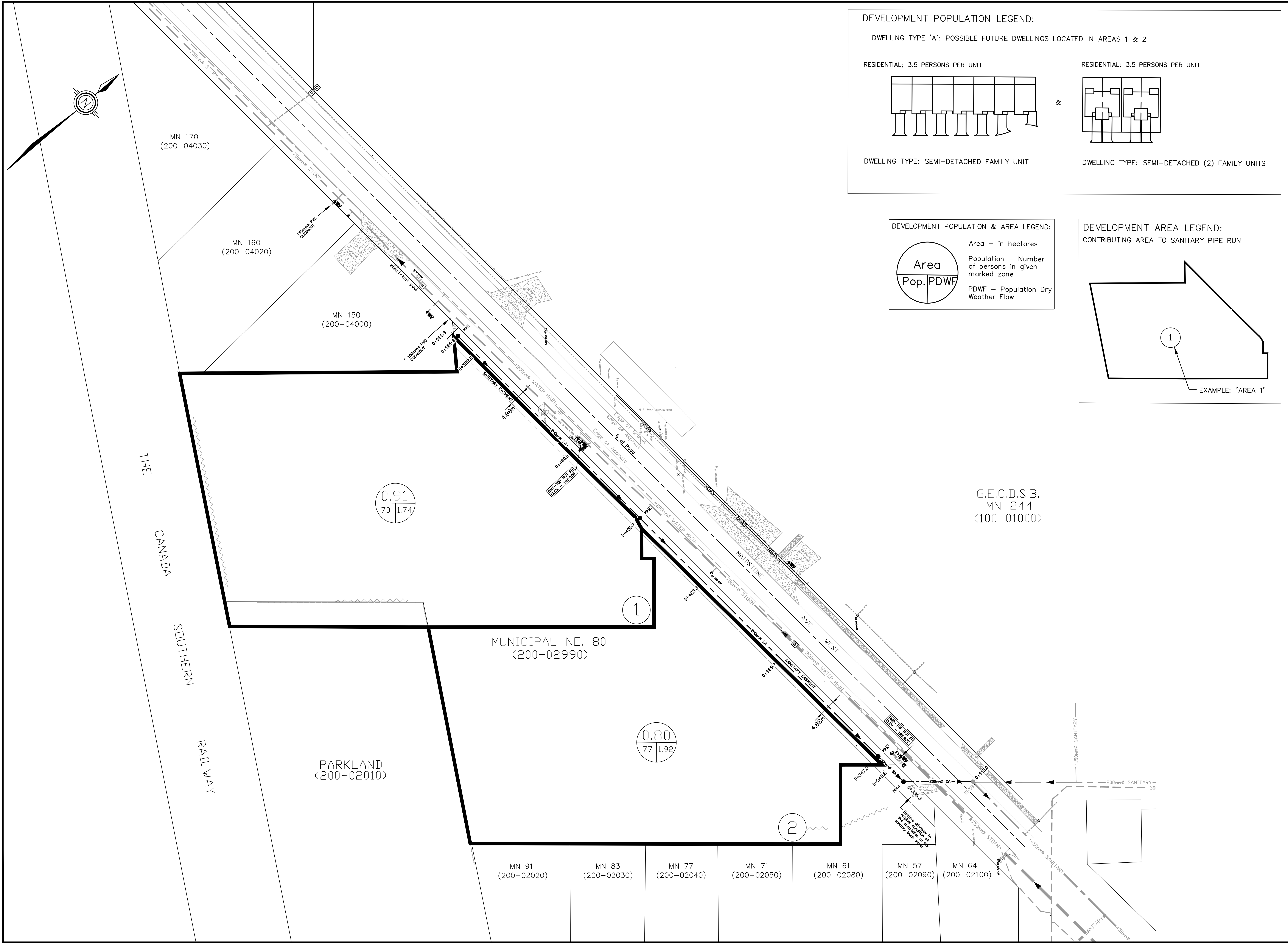
#### GENERAL NOTES:

- All dimensions shown in metres unless noted otherwise.
- All work to be constructed to a tolerance of 5mm±.
- All dimensions, elevations, and radii are to construction baseline or edge of pavement unless noted otherwise.
- Change shown refers to construction baseline.
- All work to be performed to current OPSS and Town of Essex standards.
- All curb inlet catch basins to be 600mm square precast concrete installed to OPSS-610.030 with 600mm deep sump and OPSS-400.082 cast iron frame and lid unless otherwise noted.
- All ditch inlet catch basin to be 600x1200mm precast concrete to OPSS-705.040 with 600mm deep sump and OPSS-403.010 cast galvanized honeycomb grate unless otherwise noted. Set grade elevation adjacent ground and grade to suit.
- All catch basin leads to be PVC DR-35. Unless noted otherwise:
  - Single basin 200mm Dia.
  - Double basin 250mm Dia.All catch basins with 200mm Dia. outlet or smaller to be fitted with a regular Goss Gully trap.
- Provide 2.5m clear horizontal separation between sanitary sewer and storm drain.
- All sewer pipe to be DR-35 or approved equal. All pipe bedding material to be Granular 'A' uniformly compacted to 95% SPMD. Hand tamping around pipe required. Bedding should extend from 150mm below the sewer pipe to at least 300mm above the pipe.
- Granular material to be used for all backfill within roadway. All trench backfill material should be uniformly compacted to 98% SPMD. The upper 350 mm of trench backfill shall be Granular 'A' and shall be uniformly compacted to at least 100% SPMD.
- All excavation to be done with a side slope of 2 horizontal to 1 vertical, outwards and upwards from a point approximately 1m below the elevation of the finished roadway subgrade to provide a more uniform transition.
- All covered drains to have minimum 300mm of cover.
- All valve boxes, manholes etc. within the right-of-way shall be adjusted to new finished grade.
- Contractor to coordinate with the Town of Essex for signage relocation.
- Topsoil shall be placed on all excavated swale side slopes and disturbed boulevards and be sodded.
- Contractor to support all existing hydro poles as required during construction.
- Sidewalk location is approximate and will be determined in the field.
- All excavations should be carried out in accordance with the requirements of the Occupational Health and Safety Act and Regulations for Construction Projects. The soils may be classified as 'Type 3'.
- The accuracy of the utilities shown on these drawings are not guaranteed by the Owner or Road Engineering Inc. Other utilities may be present or the utilities shown may differ in size or location shown.
- All manholes are required to have raincatcher pans approved by the Town of Essex installed into the manhole covers.

ISSUED FOR:		BY:	DATE:
REVISIONS			
<b>Road Engineering Inc.</b>			
<b>Consulting Engineers</b>			
Leamington		Ontario	
NOAH HOMES ESSEX DEVELOPMENT SANITARY TRUNK SEWER			
SHEET TITLE: STATION 0+470.4 TO STATION 0+626.3 PLAN AND PROFILE MAIDSTONE AVE. W			
DESIGNED BY:	K.S. & K.D.	DATE:	2021-11-04
DRAWN BY:	K.S. & K.D.	SCALE:	1:250 Hor. 1:50 Vert.
SHEET No.:	4	OF:	7
PROJECT No.: REI2018E004			



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DEVELOPMENT POPULATION LEGEND:

DWELLING TYPE 'A': POSSIBLE FUTURE DWELLINGS LOCATED IN AREAS 1 & 2

RESIDENTIAL; 3.5 PERSONS PER UNIT

DWELLING TYPE: SEMI-DETACHED FAMILY UNIT

RESIDENTIAL; 3.5 PERSONS PER UNIT

DWELLING TYPE: SEMI-DETACHED (2) FAMILY UNITS

DEVELOPMENT POPULATION & AREA LEGEND:

Area - in hectares

Population - Number of persons in given marked zone

PDWF - Population Dry Weather Flow

DEVELOPMENT AREA LEGEND:

CONTRIBUTING AREA TO SANITARY PIPE RUN

EXAMPLE: 'AREA 1'

GENERAL NOTES:

- All dimensions shown in metres unless noted otherwise.
- All work to be constructed to a tolerance of 5mm±.
- All dimensions, elevations, and radii are to construction baseline or edge of pavement unless noted otherwise.
- Chainage shown refers to construction baseline.
- All work to be performed to current OPSS and Town of Essex standards.
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- All ditch inlet catch basin to be 600x1200mm precast concrete to OPSS-705.040 with 600mm deep sump and OPSS-403.010 cast galvanized honeycomb grate unless otherwise noted. Set grade elevation adjacent ground and grade to suit.
- All catch basin leads to be PVC DR-35. Unless noted otherwise:
  - Single basin 200mm Dia.
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CONSTRUCTION EDITS		G.R.	2021-05-17
SUBMISSION	G.R.	2020-11-13	
REVIEW	K.S.	2019-11-27	
ISSUED FOR:	BY	DATE	

REVISIONS

**Rood Engineering Inc.**

Consulting Engineers

Leamington Ontario

ENGINEERING STAMPS:

SHEET TITLE:

NOAH HOMES DEVELOPMENT - ESSEX CENTRE SANITARY TRUNK SEWER

SANITARY POPULATION & DOMESTIC FLOW PLAN

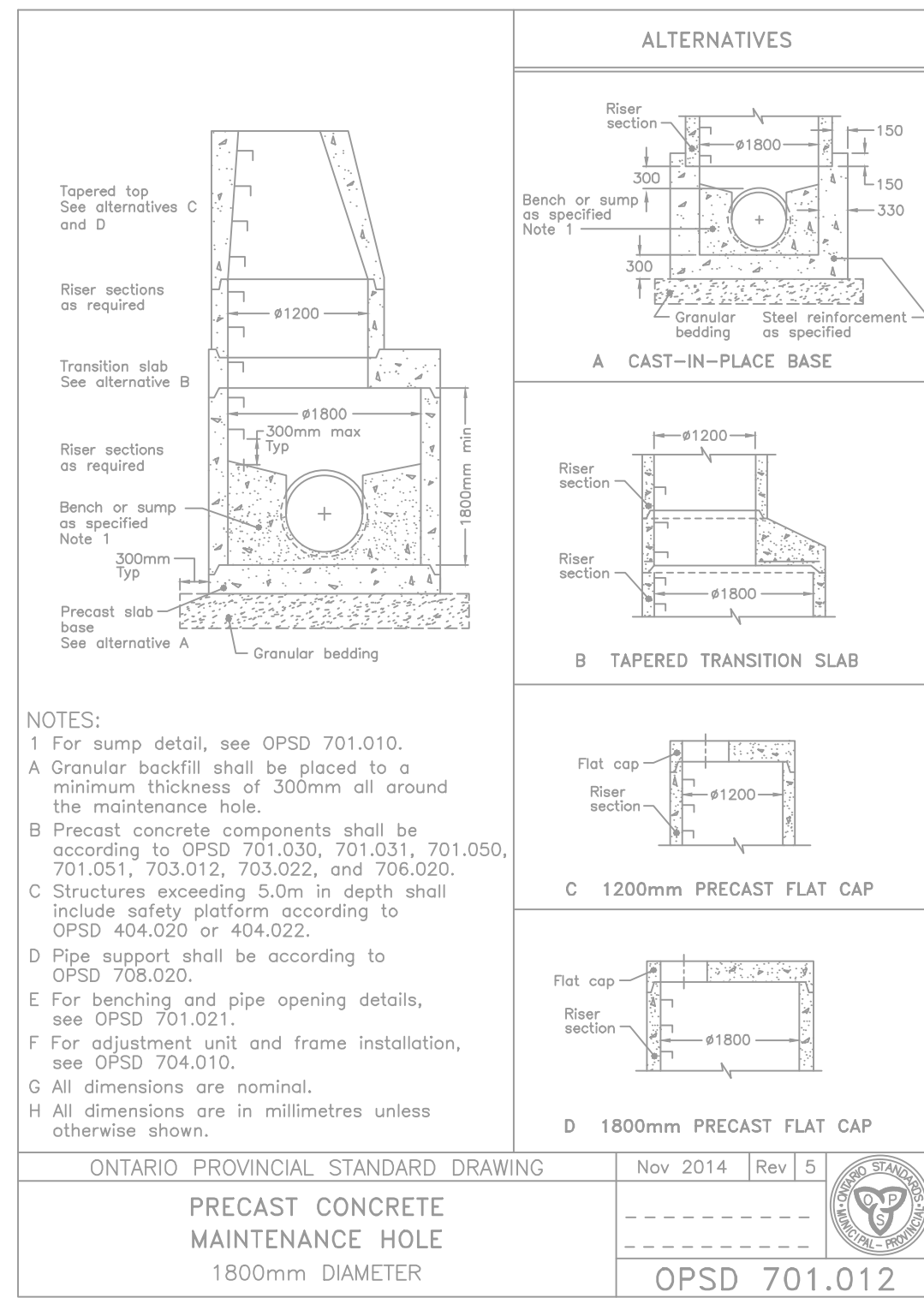
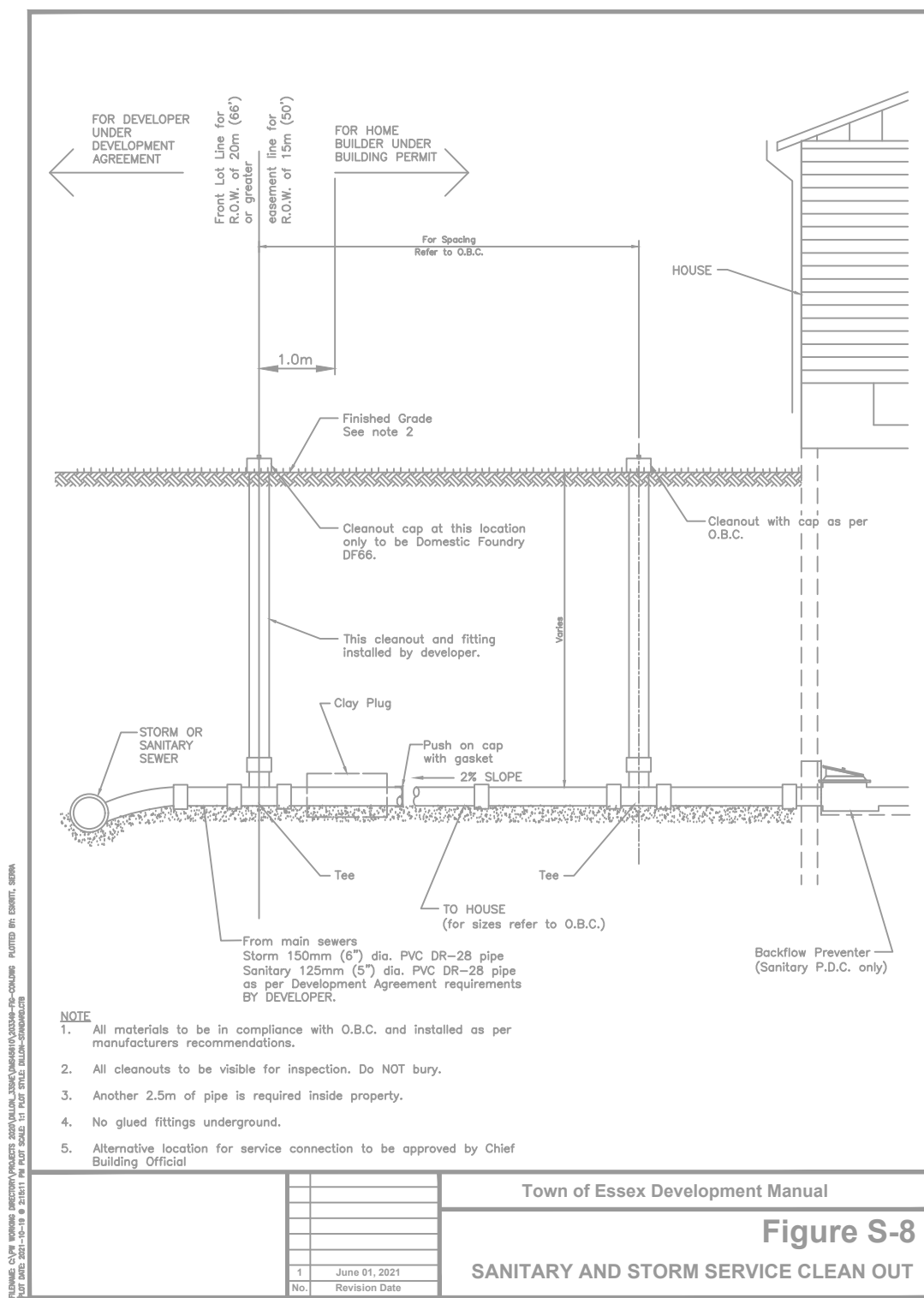
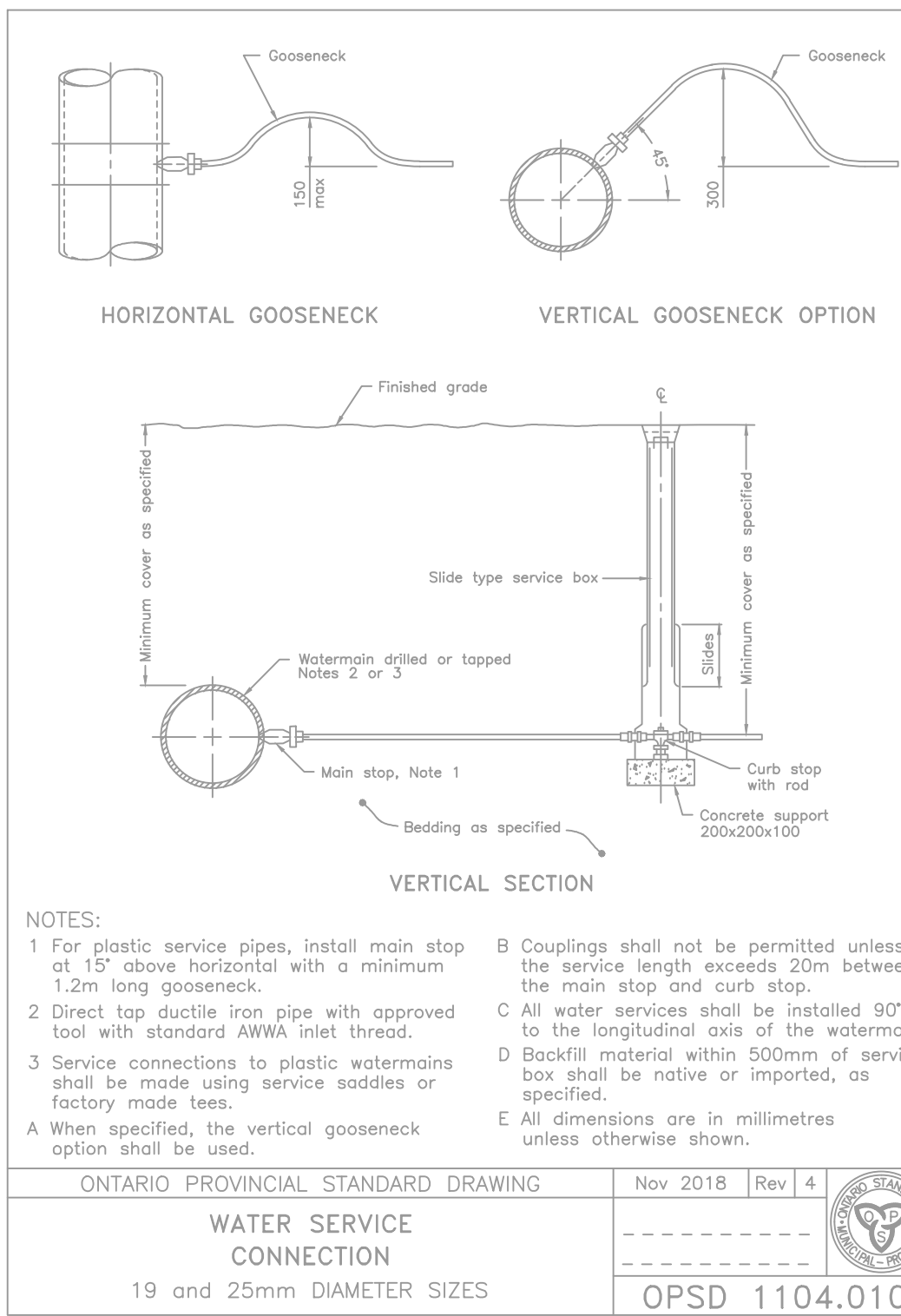
DESIGNED BY:	DATE:
K.S.	2021-11-04

DRAWN BY:	SCALE:
K.S. & K.D.	1:500 Hor.

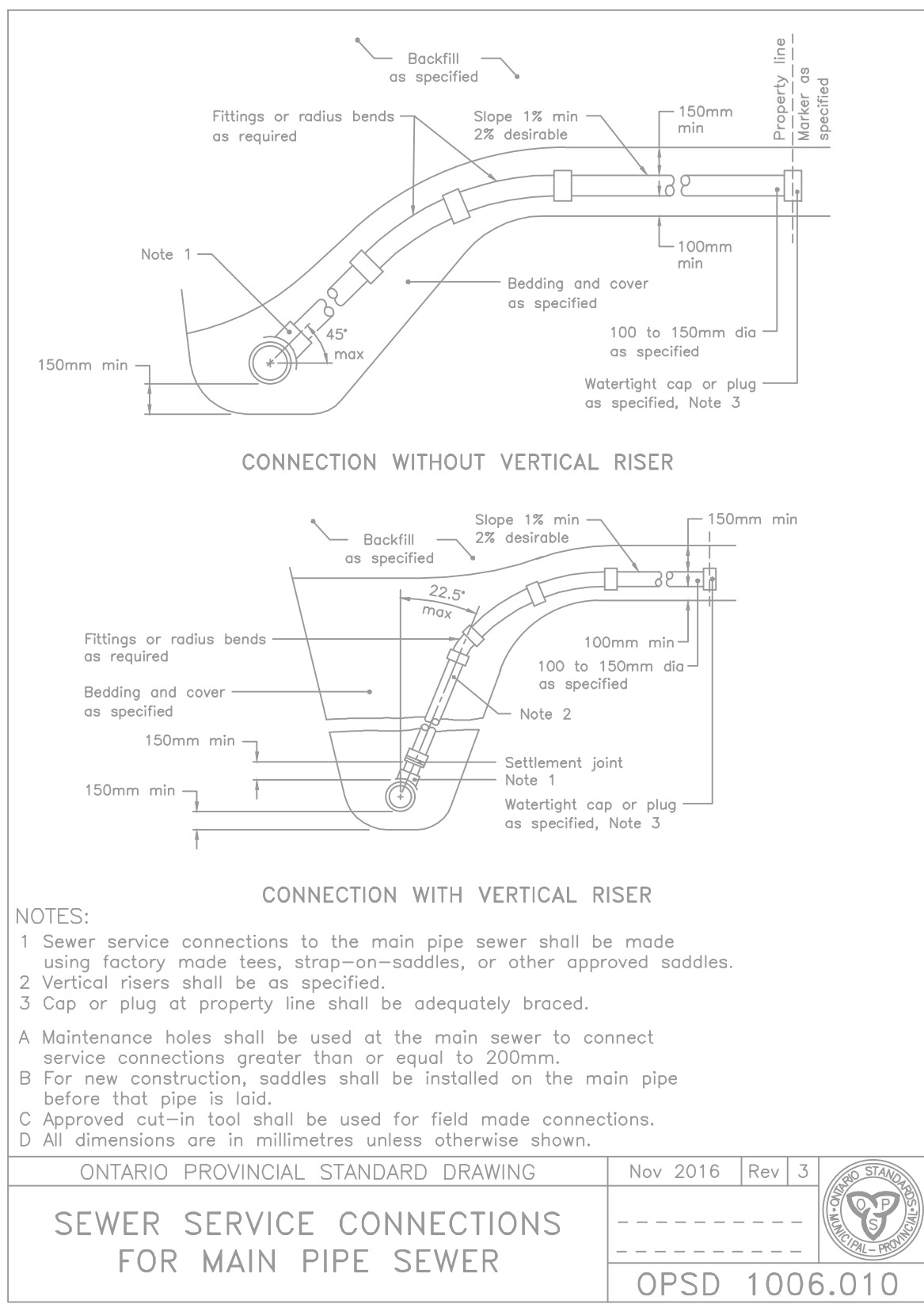
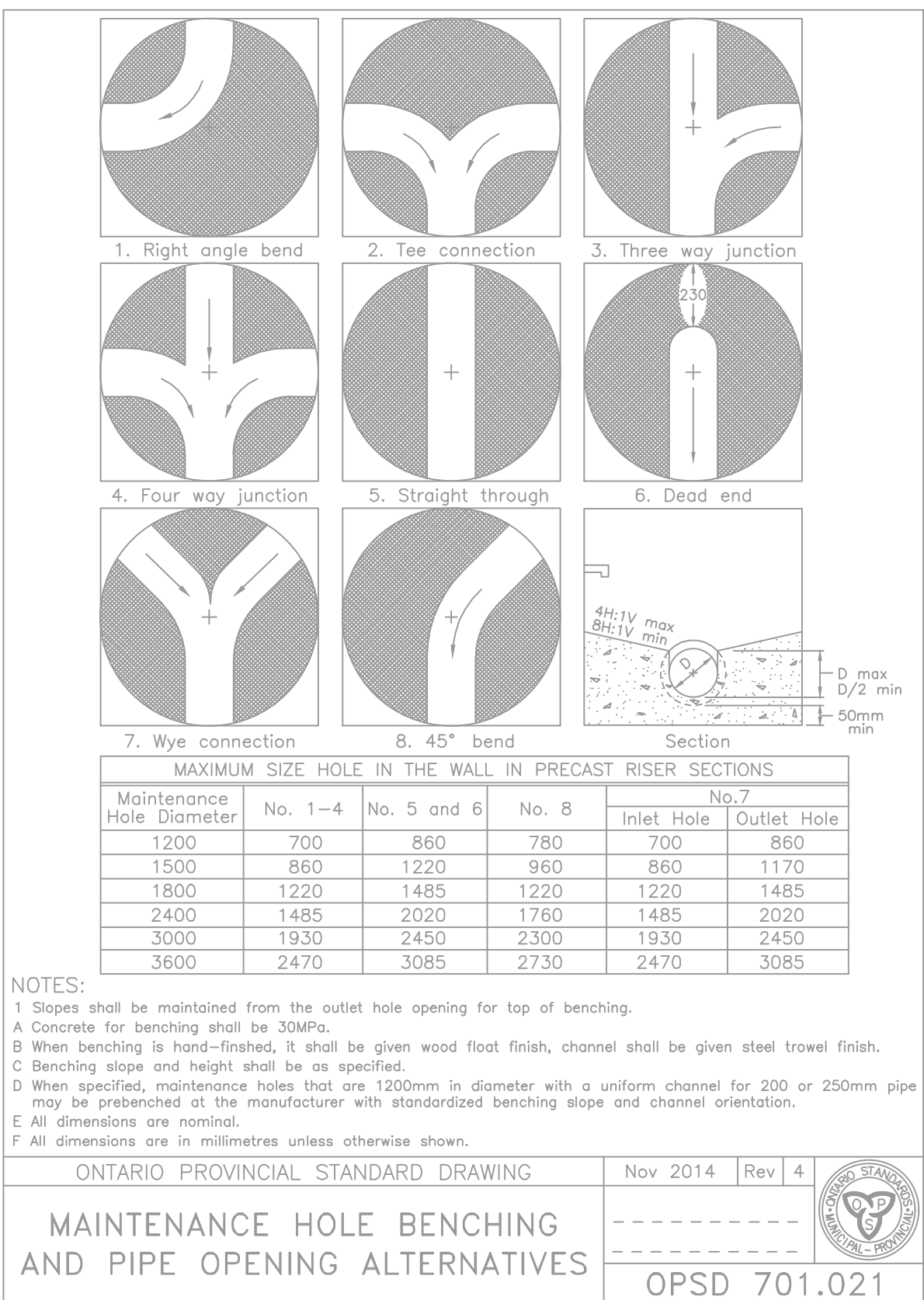
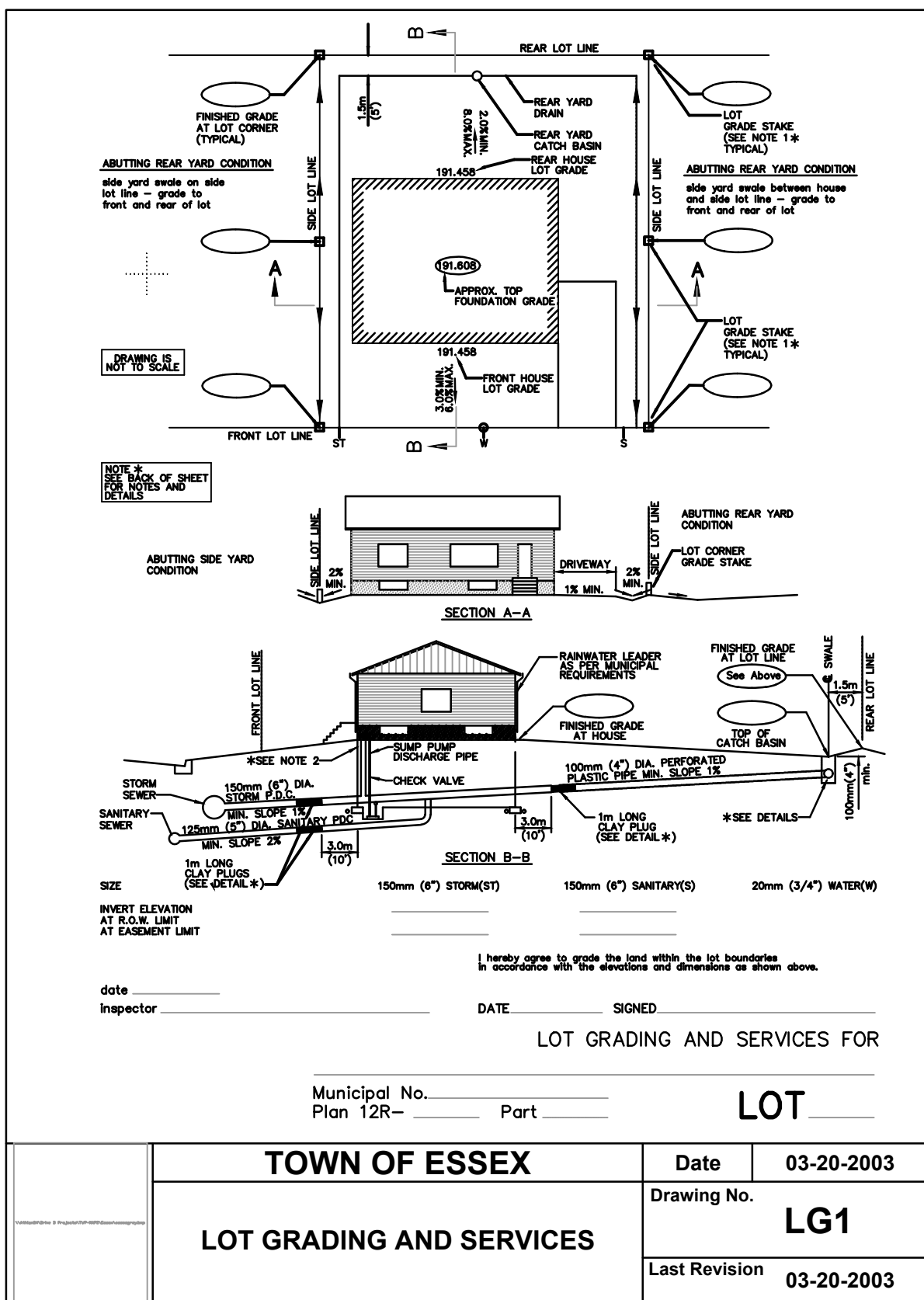
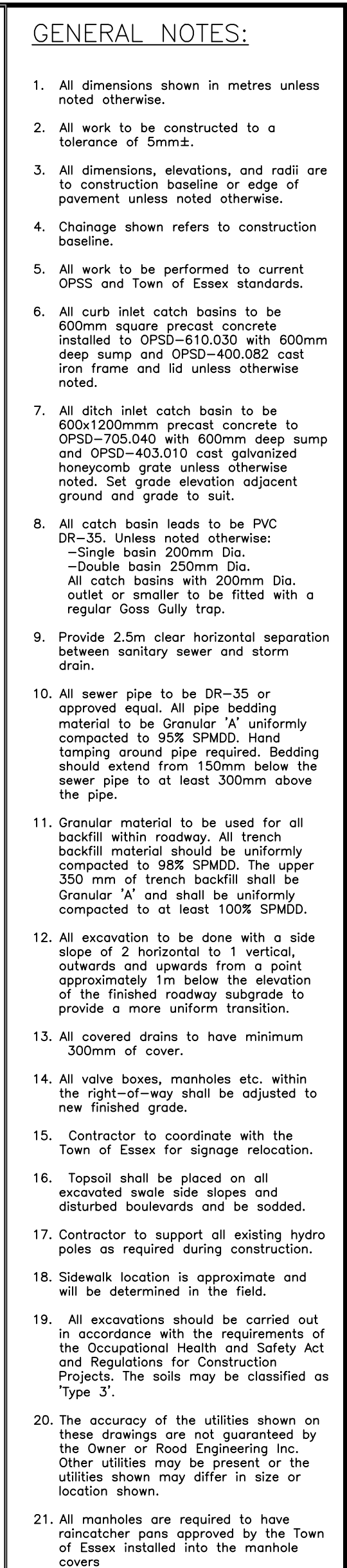
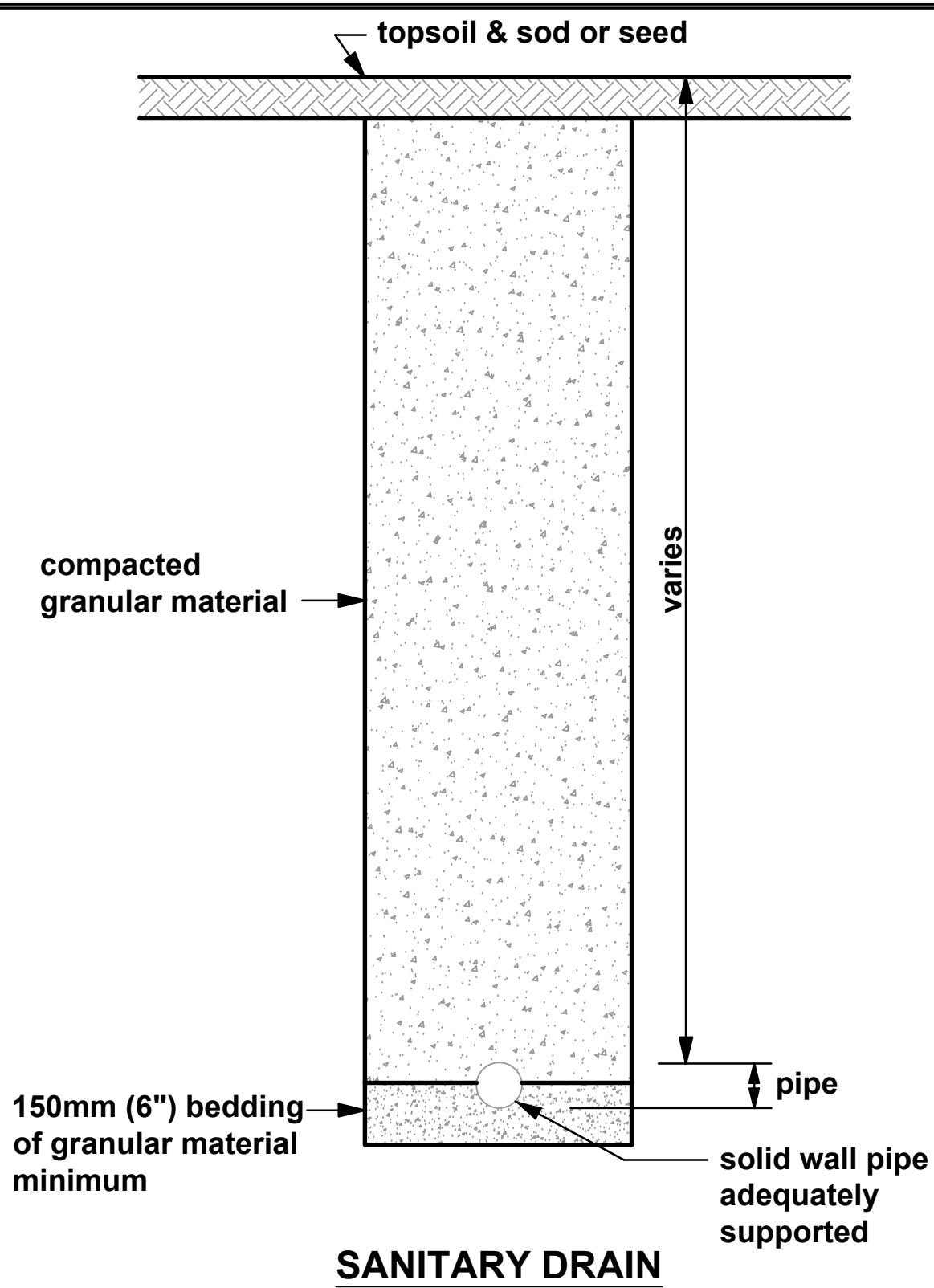
SHEET No.:	OF:
5	7

PROJECT No.:

REI2018E004







ISSUED FOR:	BY	DATE
REVISIONS		
<b>Rood</b> <b>Engineering Inc.</b>  <b>Consulting Engineers</b>		
Leamington		Ontario
NOAH HOMES ESSEX DEVELOPMENT SANITARY TRUNK SEWER		
SHEET TITLE:		
OPSD STANDARD DETAILS & TEMPLATES		
DESIGNED BY:  K.S.	DATE:  2021-11-04	
DRAWN BY:  K.S. & K.D.	SCALE:  1:200 Hor.	
SHEET No.:  7	OF:  7	
PROJECT No.:  REI2018E004		

**SCHEDULE "C"**  
**EASEMENT**