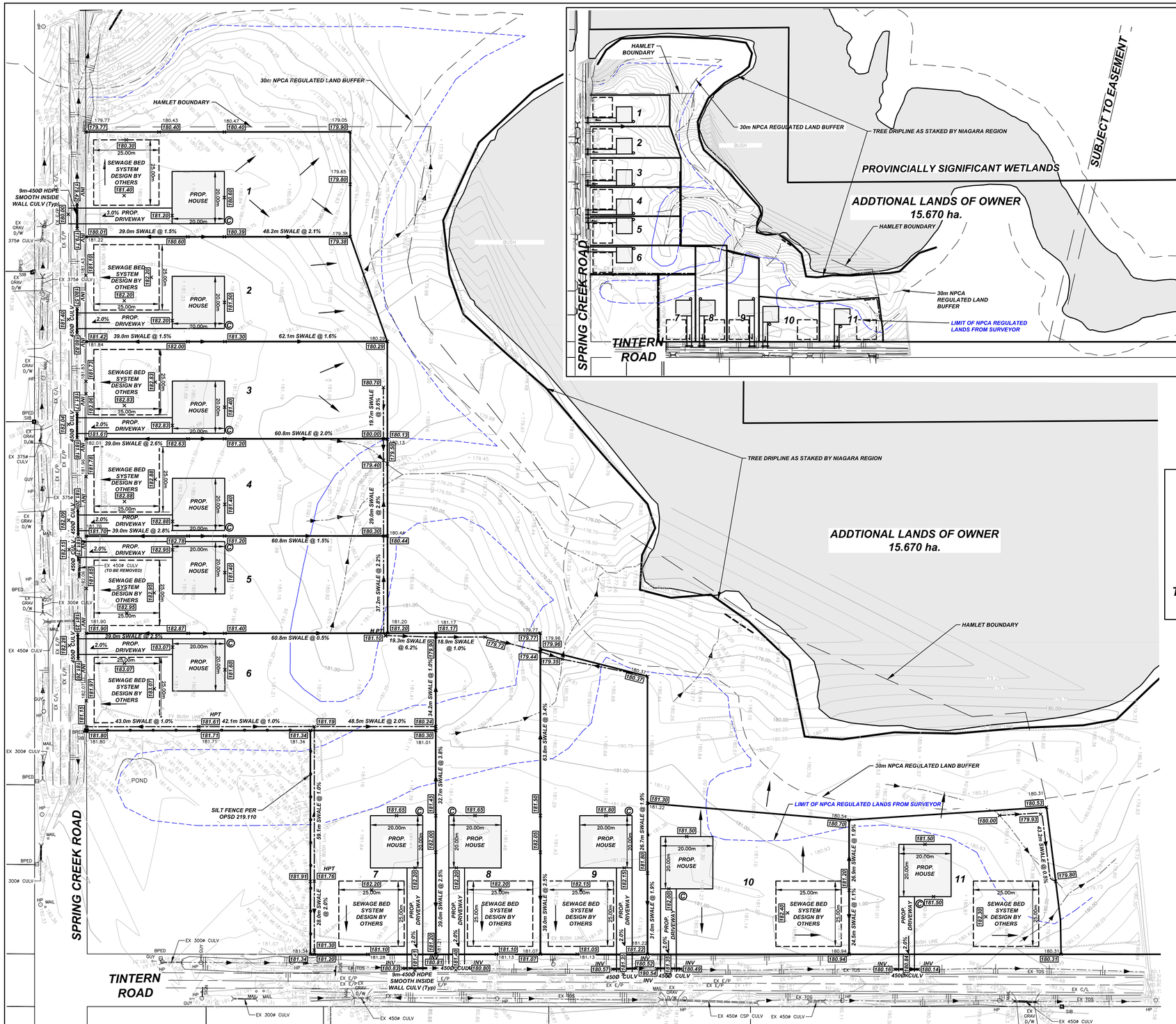
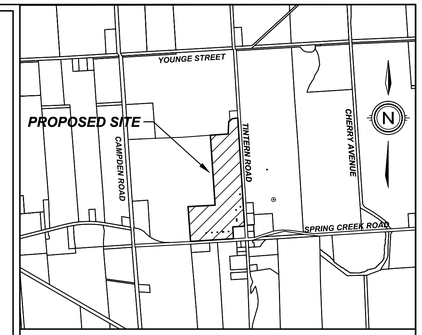
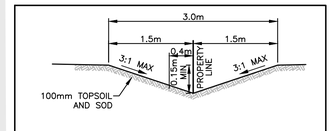
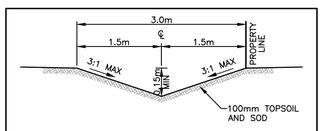




KEY PLAN
N.T.S.



TYPICAL SWALE CROSS-SECTION (ON PROPERTY LINE)
N.T.S.



TYPICAL SWALE CROSS-SECTION (OFFSET FROM PROPERTY LINE)
N.T.S.

LEGEND

WV	EX WATER VALVE
HYD	EX HYDRANT
CMB	PROP COMMUNITY MAILBOX
HP	EX HYDRO POLE
TRANS	PROP HYDRO TRANSFORMER
LS	EX LIGHT STANDARD
LS	PROP LIGHT POLE
100.00	EXISTING ELEVATION
100.00	PROPOSED ELEVATION
	EX WATERMAIN
C	PROP CISTERN
	PROP CULVERT
	SILT FENCE
	PROP CHAIN-LINK FENCE
	PROP WOOD FENCE
	100 YEAR FLOODPLAIN

GENERAL NOTES:

1. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THE WORKS HEREIN, SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER AS DETERMINED BY THE ENGINEER. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING A MINIMUM 100mm OF TOPSOIL AND SOD TO ESTABLISH A GRASS COVER TO THE SATISFACTION OF THE TOWN, UNLESS NOTED OTHERWISE.
3. ALL CONSTRUCTION SIGNING MUST CONFORM TO THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
5. TOWN OF LINCOLN STANDARD DRAWINGS OPSD AND OPSS SHALL CONSTITUTE PART OF THE ENGINEERING DESIGN AND CONSTRUCTION CONTRACT.
6. ALL PROPOSED DWELLING IN THE SUBDIVISION BE EQUIPPED WITH INDIVIDUAL SUMP AND PUMP FOR THE FOUNDATION DRAIN TO DISCHARGE TO A SPLASH PAD DIRECTING THE FLOW AWAY FROM THE FOUNDATION WALL PER DETAIL ON THIS SHEET.
7. ANY AREAS WITHIN THE R.O.W. WHICH REQUIRE FILL IN EXCESS OF 0.30m ARE SUBJECT TO COMPACTION TESTS AND SUCH TESTS MUST SHOW A MINIMUM COMPACTION OF 95% SPD AT ALL DEPTHS.
8. EROSION AND SILTATION CONTROL WORKS SHALL BE AS SHOWN ON THE SUBDIVISION GRADE CONTROL PLAN. SILTATION CONTROL MEASURES MUST BE IN PLACE PRIOR TO START OF CONSTRUCTION AND MAINTAINED FOR THE DURATION.
9. ALL LOTS TO BE UNDERGROUND CISTERNS FOR PRIVATE WATER SUPPLY.

#	REVISION	DATE	INIT
0	ISSUED FOR REVIEW	2024-10-23	J.S

NOTES:
1. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING	C.A
DESIGN	J.S
CHECKED BY	J.S
APPROVED BY	J.S

SITE BENCHMARK

Henley Heights Construction Inc.
2460 Horton Avenue
Jordan ON L0R 1S0

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

TINTERN NORTHWEST
TOWN OF LINCOLN
PRELIMINARY GRADING PLAN

CONSULTANT FILE No.	24070
DATE	2024-10-22
PRINTED	2024-10-24
SCALE	1:750 m 1:2500 m
REF No.	
DWG No.	24070-GP
REV	0

DRAWING FILE: F:\24070\Engineering\24070-BASE.dwg PLOTTED: Oct 24, 2024 - 1:43pm PLOTTED BY: carlos