



- GENERAL NOTES:**
1. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE R.M. OF ROSSER STANDARD CONSTRUCTION SPECIFICATIONS.
  2. CONTRACTOR TO VERIFY DEPTH OF UTILITIES PRIOR TO CONSTRUCTION.
  3. ADD 200.0mm TO OBTAIN ACTUAL GEODETIC ELEVATIONS.
  4. LOCATION OF UNDERGROUND STRUCTURES AS SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE, BUT NO GUARANTEE IS GIVEN THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THE GIVEN LOCATIONS ARE EXACT. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.
  5. ALL SURFACES TO BE MAINTAINED OR RESTORED TO PREVIOUS CONDITION OR BETTER.
  6. FOR LIGHT STANDARD BASES, ELECTRICAL CONDUITS AND WIRING, SEE ELECTRICAL DRAWINGS.
  7. FOR TREES, SHRUBS, GRASS AND SEEDING - SEE LANDSCAPE DRAWINGS.
  8. REFER TO DRAWING C501 FOR SWALE DIMENSIONS.
- GRADING**
1. ALL GRANULAR BASE COURSE MATERIALS TO BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
  2. ALL GRANULAR SUBBASE MATERIALS TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
  3. ALL SIDEWALK CROSS FALL TO BE 2.0% UNLESS OTHERWISE NOTED.
  4. GEOTECHNICAL ENGINEER TO VERIFY THE SUB-GRADE COMPACTION AND TESTING IN ACCORDANCE WITH THE SPECIFICATIONS OR AS OTHERWISE OUTLINED.
  5. ALL CURB IS 150mm IN HEIGHT UNLESS OTHERWISE NOTED.

EXISTING	LEGEND-PLAN	PROPOSED
150 MM	WATER MAIN	150 MM
300 LDS	LAND DRAINAGE SEWER	300 LDS
250 WWS	WASTE WATER SEWER	250 WWS
	GAS	
	HYDRO	
	CURB	
	PINNED CURB	
	EDGE OF PAVEMENT	
	PROPERTY LINE	
	FENCE	
	CULVERT	
59.367	GROUND ELEVATION	(00.00)
(00.00)	ROAD ELEVATION	(00.00)
(00.00)	LOT ELEVATION	(00.00)
(00.00)	DITCH ELEVATION	(00.00)
	ROOF FLOW DIRECTION	ROOF
	FLOW DIRECTION	
	DOWNSPOUT	D.S.
#	SURVEY BAR	
HP	HYDRO POLE	
⊙	VALVE	
⊕	HYDRANT	
⊠	MANHOLE/CATCH BASIN	
	RAMP	
	DRAINAGE BOUNDARY	
	TOPSOIL AND SOD	
	CONCRETE	
	SIDEWALK	
	LIGHT DUTY ASPHALT	
	HEAVY DUTY ASPHALT	
	RIP RAP	

SEAL:

DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

ISSUED FOR - REVISION	NO.	DATE	DESCRIPTION
	7	2021/03/03	ISSUED FOR SERVICING PERMIT
	6	2021/01/29	ISSUED FOR LOT GRADE PERMIT
	5	2020/10/16	ISSUED FOR LOT GRADE PERMIT
	4	2020/09/01	ISSUED FOR LOT GRADE PERMIT
	3	2020/06/30	ISSUED FOR CONTRACTOR PRICING
	2	2020/06/11	ISSUED FOR 90% REVIEW
	1	2020/05/08	ISSUED FOR 66% REVIEW

PROJECT NO: 20M-0609-00	DATE: 2020/04/21
ORIGINAL SCALE: 1:500	
DESIGNED BY: J.D.	DRAWN BY: V.A./B.W.
CHECKED BY: L.T./S.D.G.	APPROVED BY: S.D.G.

DISCIPLINE: **INFRASTRUCTURE**

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CLIENT: **WHITELAND SERVICE INC.**

CLIENT REF #:

PROJECT:

**BROOKPORT BUSINESS PARK  
R.M. OF ROSSER, MANITOBA**

TITLE: **BROOKPORT LOT 1-5  
GRADING AND DRAINAGE PLAN**

DRAWING NUMBER: **C101**

SHEET # **1 OF 5**

ISSUE: **ISSUED FOR SERVICING PERMIT**

DATE OF: 2021/03/03

The entire area within the dashed line drains into the loading dock storm management system, and is controlled by the sump pump controllers

The volume of the loading dock area is 1751 m3 (1,751,300 litres)

SEE DRAWING C102 FOR CONTINUATION

**ISSUED FOR LOT GRADE PERMIT**

REFER TO DRAWINGS C501 & C502 FOR SECTIONS, DETAILS AND STORM CALCULATIONS

BENCHMARK (B.M.) - FROM LOT 10  
ELEVATION = 235.568

NORTHWEST CORNER BROOKSIDE BOULEVARD AND FARMER AVENUE (JEFFERSON AVENUE). T.B.T. ON TOP OF 0.05m SQ. X 2.4M IRON TUBE 2.0m EAST OF W.L. BROOKSIDE BOULEVARD AND 29.6m NORTH OF S.L. FARMER AVENUE (JEFFERSON AVENUE).

