

FUTURE BALMORAL ROAD REALIGNMENT

- GENERAL NOTES**
- PAVEMENT DESIGN IN AS PER GEOTECHNICAL ENGINEER RECOMMENDATIONS:

	LIGHT DUTY	CART PATHS
HL3	40mm	60mm
HL4	40mm	60mm
GRANULAR A	150mm	150mm
GRANULAR B	300mm	N/A
 - ENTRANCES TO MATCH EXISTING GRADES OF ADJOINING PARKING. GRADING LIMITS PERIMETER TO MATCH ADJACENT GRADES
 - GENERAL CONTRACTOR TO COORDINATE ALL WORK WITHIN THE SITE WITH THE MUNICIPALITY AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AUTHORITIES. EXECUTE ALL WORK AS PER MUNICIPAL REQUIREMENTS.
 - GENERAL CONTRACTOR TO EXECUTE WORK TO CONSTRUCTION SITE ACCESS UNDER SUPERVISION OF THE ENGINEER.
 - CONCRETE FLATWORK TO BE COORD. WITH ARCHITECTURAL DRAWINGS AND OPSD 310.010, 310.020, 310.030, 310.031, 310.033, 310.040, 310.050, 552.010.
 - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, SERVICE ELEVATIONS, DIMENSIONS AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
 - AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.
 - TRAFFIC CONTROL SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ACCORDANCE WITH OTM TEMPORARY CONDITIONS BOOK 7. APPROVAL FOR THE TRAFFIC CONTROL WILL BE SOUGHT FROM THE MUNICIPALITY BY THE CONTRACTOR.
 - RIPRAP TO BE 50mm D/50 RIVER ROCK LAYERED 250mm THICK AND UNDERLAIN WITH TERRAFIX 270R GEOTEXTILE.
 - ALL SWALES TO BE PROTECTED WITH FIBRE ROLL FLOW CHECK DAMS AS PER OPSD 219.191 UNTIL CONSULTANT CONFIRMS GRASS IS SUFFICIENTLY ESTABLISHED.
 - HYDRANT LEADS SHALL BE 150mm. ALL HYDRANTS SHALL BE CONNECTED TO THE WATERMAIN WITH AN ANCHOR TYPE TEE AND CONTROLLED INDEPENDENTLY BY A 150mm GATE VALVE. THE HYDRANT BARREL SHALL HAVE A MINIMUM DEPTH OF 1.85m. A MAXIMUM OF ONE HYDRANT EXTENSION (300mm OR LESS FOR NEW DEVELOPMENTS) BETWEEN THE HYDRANT BARREL AND HYDRANT SHALL BE PERMITTED FOR DEEPER INSTALLATIONS.
 - MUNICIPAL AND PRIVATE HYDRANTS SHALL BE COLOUR CODED WITH UV AND WEATHER RESISTANT PLASTIC HYDRANT RINGS ON EACH CAP TO INDICATE THEIR CLASS IN ACCORDANCE WITH NFPA 291:
 - RED - CLASS C, RATED CAPACITY OF LESS THAN 1900 L/MIN (500 USGPM)
 - BLACK STORZ CONNECTIONS
 - TWO RINGS PER HYDRANT (HOSE PORTS ONLY). RINGS TO BE REFLECTIVE FOR NIGHT VISIBILITY. SCRATCH & TEAR RESISTANT W/ PRE-PRINTED STANDARD LANGUAGE: "FOR FIRE DEPARTMENT USE ONLY. UNAUTHORIZED USE IS THEFT. VIOLATORS WILL BE PROSECUTED." TEXT COLOUR SHALL BE SELECTED TO PROVIDE MAXIMUM CONTRAST WITH HYDRANT RINGS
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 - FOLLOWING APPROVAL OF THE SUBMITTED WATERMAIN COMMISSIONING PLAN THE CITY WILL REQUIRE A MINIMUM OF TWO (2) FULL WORKING DAYS NOTICE BY THE CONTRACTOR FOR INSPECTION. CONNECTION OF ANY WATERMAIN OR SERVICE TO THE CITY'S WATER DISTRIBUTION SYSTEM MUST BE INSPECTED OR SUPERVISED BY THE CITY.
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 - CATHODIC PROTECTION MUST BE PROVIDED FOR ALL CURB STOPS, MAIN STOPS, AND SADDLES < 38mm WITH 5.9g ANODES. CATHODIC PROTECTION MUST BE PROVIDED FOR ALL WATER SERVICES, CURB STOPS, AND SADDLES > 38mm WITH 11kg ANODES.
 - WATER SERVICE MUST BE BROUGHT TO GRADE IMMEDIATELY AFTER PASSING UNDER THE FOOTING AND THE WATER METER PLACED IN THIS LOCATION.
 - COORDINATE WITH ARCHITECTURAL SITE PLAN
 - ALL SANITARY SEWERS SHALL BE PVC SDR 35 IN ACCORDANCE WITH CITY OF BRANTFORD DESIGN GUIDELINES UNLESS NOTED OTHERWISE ON THE PLAN.
 - PROPOSED SEWERS AND MAINTENANCE HOLES TO ADHERE TO OPSD 701.010 AND 401.010. ALL COMPONENTS TO ADHERE TO DIVISION 700 OF THE OPSD.

REV. No.	DATE	REVISION
0	2024.02.20	PRELIMINARY CLIENT REVIEW
1	2024.04.01	CLIENT REVIEW
2	2024.04.15	ISSUED FOR SITE PLAN APPROVAL
3	2024.05.28	REVISED & ISSUED FOR APPROVAL
4	2025.05.13	REVISED & ISSUED FOR APPROVAL
5	2025.10.28	REV. PER SITE PLAN COMMITTEE COMMENTS
6	2026.01.28	REV. PER SITE PLAN COMMITTEE COMMENTS
7	2026.04.06	ISSUED FOR TENDER

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ALL WORK, MATERIALS AND PROCESSES TO CONFORM TO CITY OF BRANTFORD STANDARDS AND SPECIFICATIONS

SURVEY INFORMATION
 TOPOGRAPHIC SURVEY: COMPLETED BY CITY OF BRANTFORD ENGINEERING - DESIGN AND CONSTRUCTION SERVICES, DATED NOVEMBER 7, 2024. PROJECT # 23-151.

BENCHMARKS
 ELEVATIONS ARE REFERRED TO CITY OF BRANTFORD BENCHMARK RES (MONUMENT 660819) - BRONZE TABLET SET IN CONCRETE MONUMENT AT SOUTHEAST CORNER OF INTERSECTION OF BALMORAL DRIVE AND POWERLINE ROAD. ELEV. 234.056 (COVD28)

SITE BENCHMARKS
 CAUTION: SITE BENCHMARKS NOT ESTABLISHED BY G. DOUGLAS VALLEE LTD. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY BENCHMARK DISCREPANCIES TO BE REPORTED TO THE ENGINEER.

- BM #1: SPIKE 6.1m SOUTH OF CHEVRON SIGN ON WEST SIDE OF BALMORAL OPPOSITE THE WALTER GRETZKY GOLF COURSE ENTRANCE SIGN. ELEV. 237.506m
- BM #2: SPIKE 5.2m SOUTHWEST OF EXISTING QUONSET HUT BUILDING SOUTHWEST CORNER. ELEV. 237.097m
- BM #3: SPIKE 19.2m SOUTHWEST OF PRO SHOP SOUTHWEST BUILDING CORNER. ELEV. 237.230m

CIVIL DRAWING LIST
 G. DOUGLAS VALLEE LIMITED DRAWINGS
 23-151 C101 - SERVICING PLAN
 23-151 C102 - GRADING PLAN
 23-151 C103 - REMOVALS PLAN

SUBMISSION
DRAWING
NOT TO BE USED FOR CONSTRUCTION

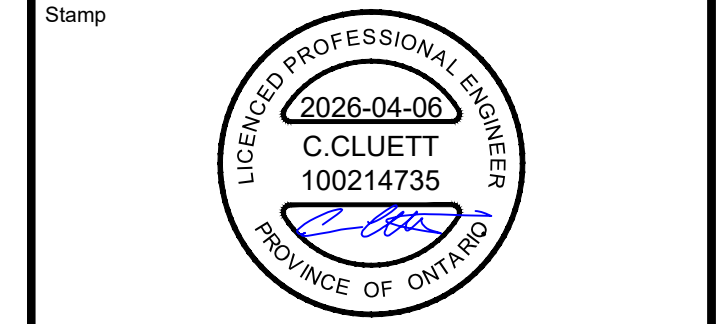
SCALE: 0 5 10 15

DO NOT SCALE DRAWINGS. CALL FOR ANY CLARIFICATIONS THAT ARE REQUIRED. FIELD VERIFY AT ALL BUILT CONDITIONS

ALL DRAWINGS ARE TO BE READ IN COLOUR ORIGINAL PAGE SIZE ARCH 'D' - 24" x 36"



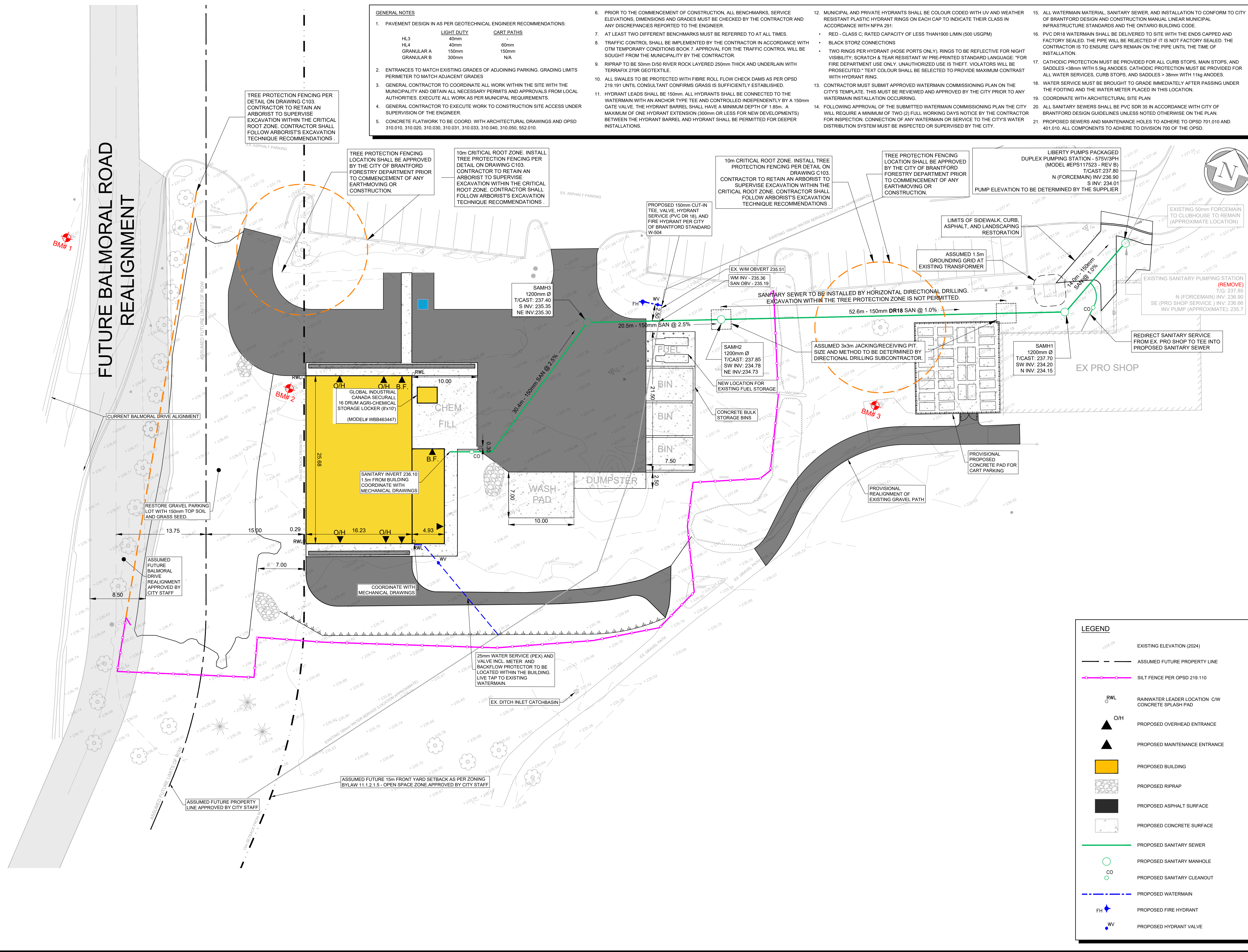
G. DOUGLAS VALLEE LIMITED
 2 TALBOT STREET NORTH
 SIMCOE, ONTARIO N3Y 3W4
 (519) 426-6270



Project Title
**WALTER GRETZKY
 GOLF COURSE MAINTENANCE BUILDING
 320 BALMORAL DRIVE,
 BRANTFORD**

Drawing Title
SERVICING PLAN

Designed by:	JLS/CJC	Drawn By:	JLS/CJC
Checked by:	JTI	Date Started:	FEBRUARY 26, 2024
Drawing Scale:	1:250	Drawing No.	C101
Project No.	23-151		



LEGEND

- EXISTING ELEVATION (2024)
- ASSUMED FUTURE PROPERTY LINE
- SILT FENCE PER OPSD 219.110
- RWL: RAINWATER LEADER LOCATION C/W CONCRETE SPLASH PAD
- O/H: PROPOSED OVERHEAD ENTRANCE
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- PROPOSED RIPRAP
- PROPOSED ASPHALT SURFACE
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- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATERMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED HYDRANT VALVE

DATE LAST PLOTTED: April 6, 2026 FILE PATH: \\p:\projects\2023\23-151 (Golf Course Maintenance Building)\Drawings\C101\CDP Rev.dwg

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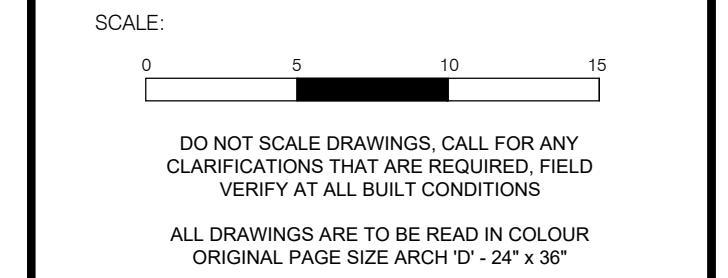
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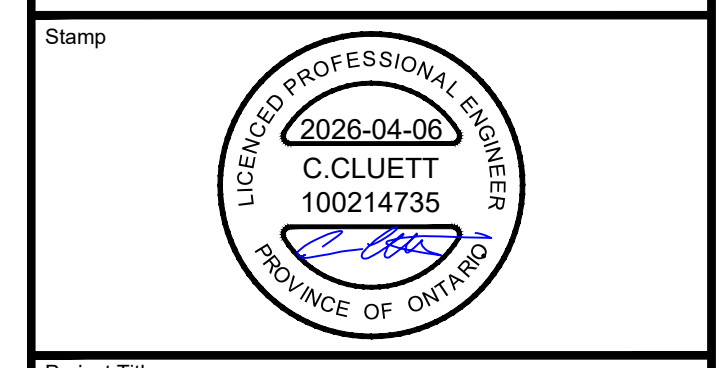
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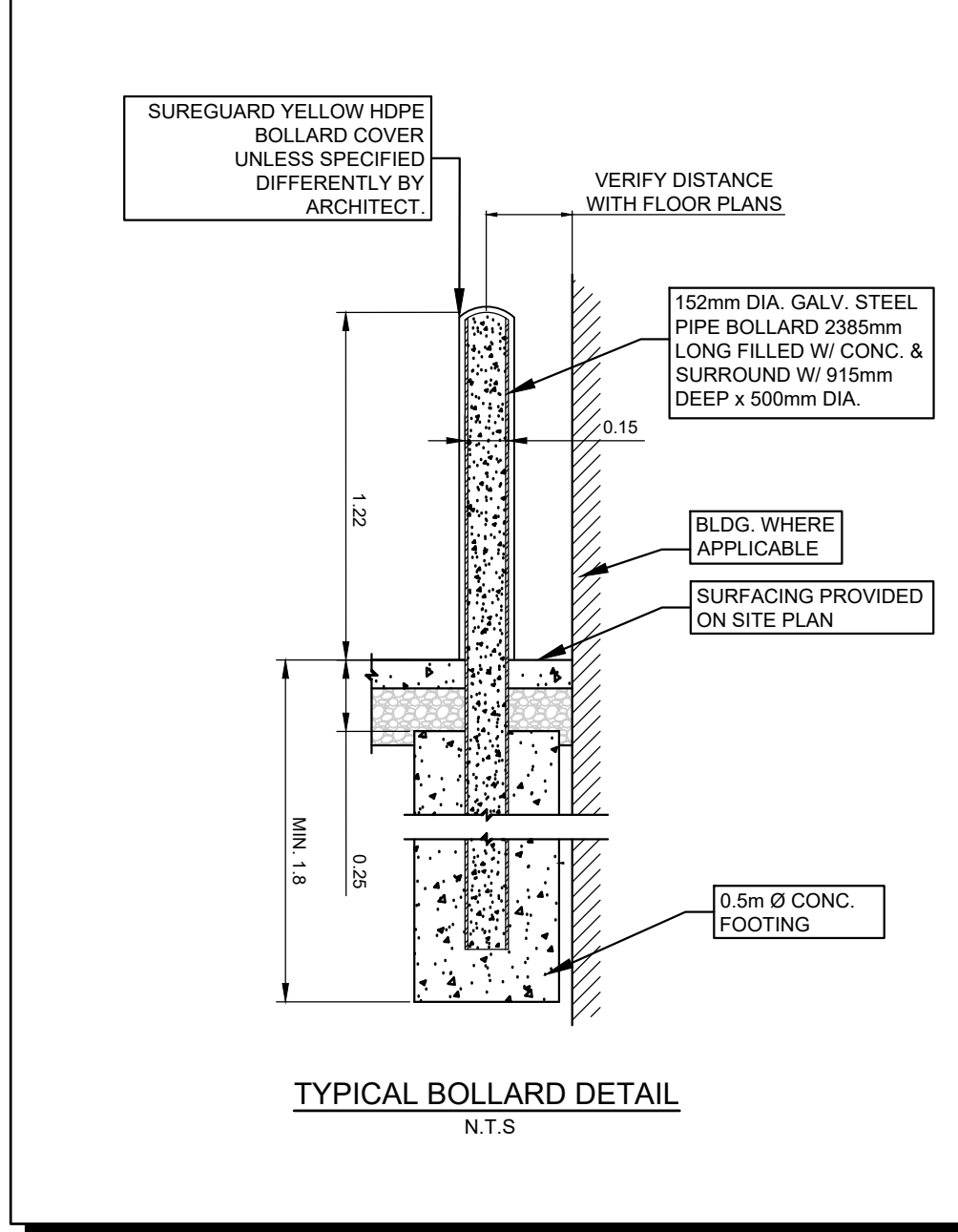
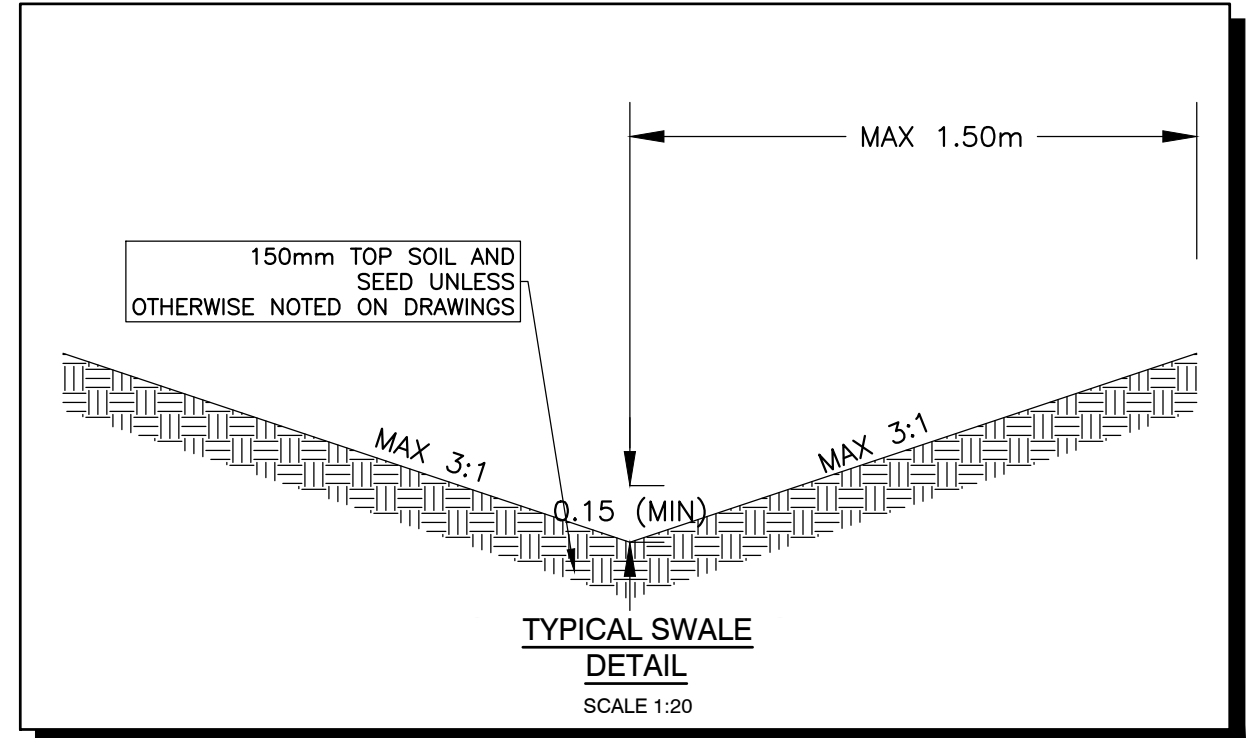
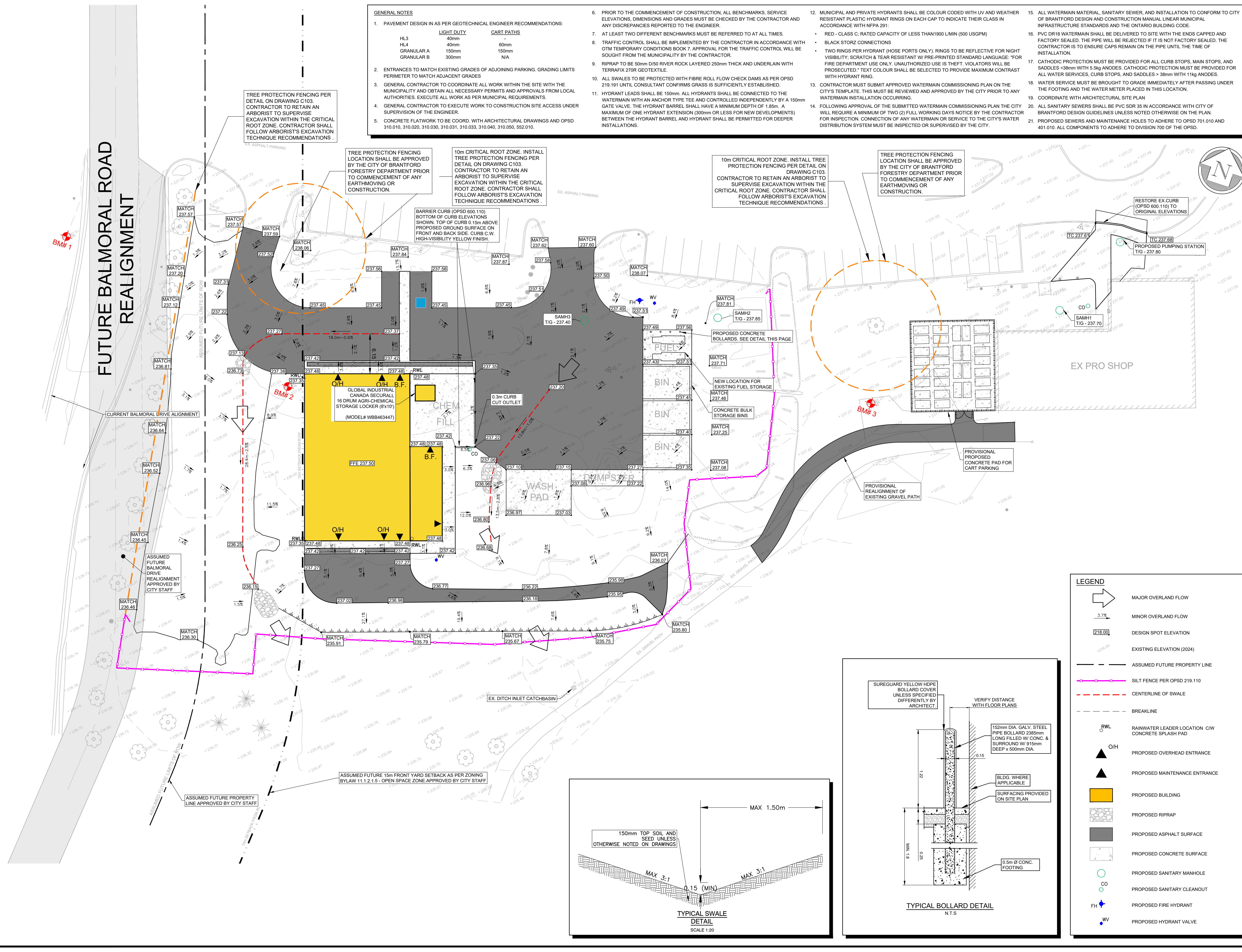


Project Title
WALTER GRETZKY GOLF COURSE MAINTENANCE BUILDING
 320 BALMORAL DRIVE, BRANTFORD

Drawing Title
GRADING PLAN

Designed by: JLS/CJC
 Checked by: JTI
 Drawing Scale: 1:250
 Project No: 23-151

Drawn By: JLS/CJC
 Date Started: FEBRUARY 26, 2024
 Drawing No: C102



- LEGEND**
- MAJOR OVERLAND FLOW
 - MINOR OVERLAND FLOW
 - DESIGN SPOT ELEVATION
 - EXISTING ELEVATION (2024)
 - ASSUMED FUTURE PROPERTY LINE
 - SILT FENCE PER OPSD 219.110
 - CENTERLINE OF SWALE
 - BREAKLINE
 - RWL: RAINWATER LEADER LOCATION C/W CONCRETE SPLASH PAD
 - O/H: PROPOSED OVERHEAD ENTRANCE
 - PROPOSED MAINTENANCE ENTRANCE
 - PROPOSED BUILDING
 - PROPOSED RIPRAP
 - PROPOSED ASPHALT SURFACE
 - PROPOSED CONCRETE SURFACE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED FIRE HYDRANT
 - PROPOSED HYDRANT VALVE

EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY GRADING, EXCAVATING, OR DEMOLITION.
- ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RE-STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
- THE SILTATION AND EROSION CONTROL MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENTS. SITE CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.
- THE SITE ENGINEER SHALL MONITOR THE SITE DEVELOPMENT TO ENSURE ALL EROSION CONTROLS ARE INSTALLED AND MAINTAINED TO THE CITY OF BRANTFORD REQUIREMENTS. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY. CONTRACTORS TO COMPLY WITH THE ENGINEER'S INSTRUCTIONS TO INSTALL, MODIFY, OR MAINTAIN EROSION CONTROL WORKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT, EROSION AND DUST CONTROL ON THE SITE AND WATERCOURSES AND WATER BODIES AFFECTED BY THE WORK. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL SEDIMENT, EROSION AND DUST CONTROL MEASURES AS REQUIRED BY SITE CONDITIONS AND/OR AS REQUIRED FROM TIME TO TIME.
- SILT FENCING TO BE PLACED IN SUCH LOCATION AS TO PROMOTE A 0.6M UNDISTURBED BUFFER FROM ALL PROPERTY BOUNDARY LIMITS WHERE POSSIBLE.
- SEDIMENTS TO BE REMOVED FROM THE SILT FENCE WHEN ACCUMULATIONS REACH A MAXIMUM OF ONE THIRD (1/3) THE HEIGHT OF THE SILT FENCE.
- NO ALTERNATIVE METHODS OF EROSION CONTROL PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE CITY OF BRANTFORD.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENTS FROM THE MUNICIPAL ROADWAY, SIDEWALKS, AND ON ADJACENT LANDS AT THE END OF EACH WORKDAY TO THE SATISFACTION OF THE CITY OF BRANTFORD.
- REGULAR MECHANICAL SWEEPING, ENVIRONMENTALLY ACCEPTABLE DUST SUPPRESSANTS AND/OR WATER SHALL BE USED AS NECESSARY TO CONTROL DUST. THE CONTRACTOR SHALL NOT USE CHEMICAL OR OIL-BASED DUST SUPPRESSANTS.
- STOCKPILES OF SOIL WILL BE REMOVED FROM THE SITE OR COVERED TO PREVENT SOIL RUNOFF DURING RAIN OR BLOWING DIRT DURING HIGH WINDS.

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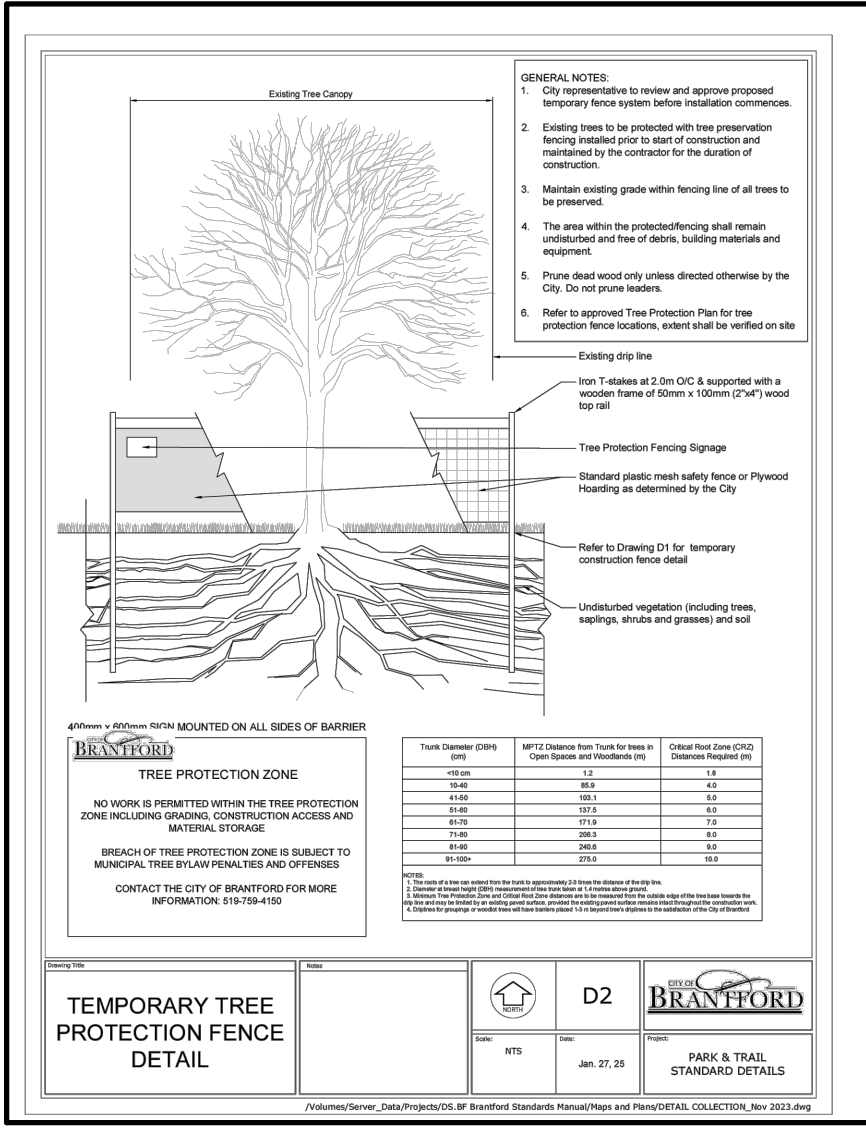
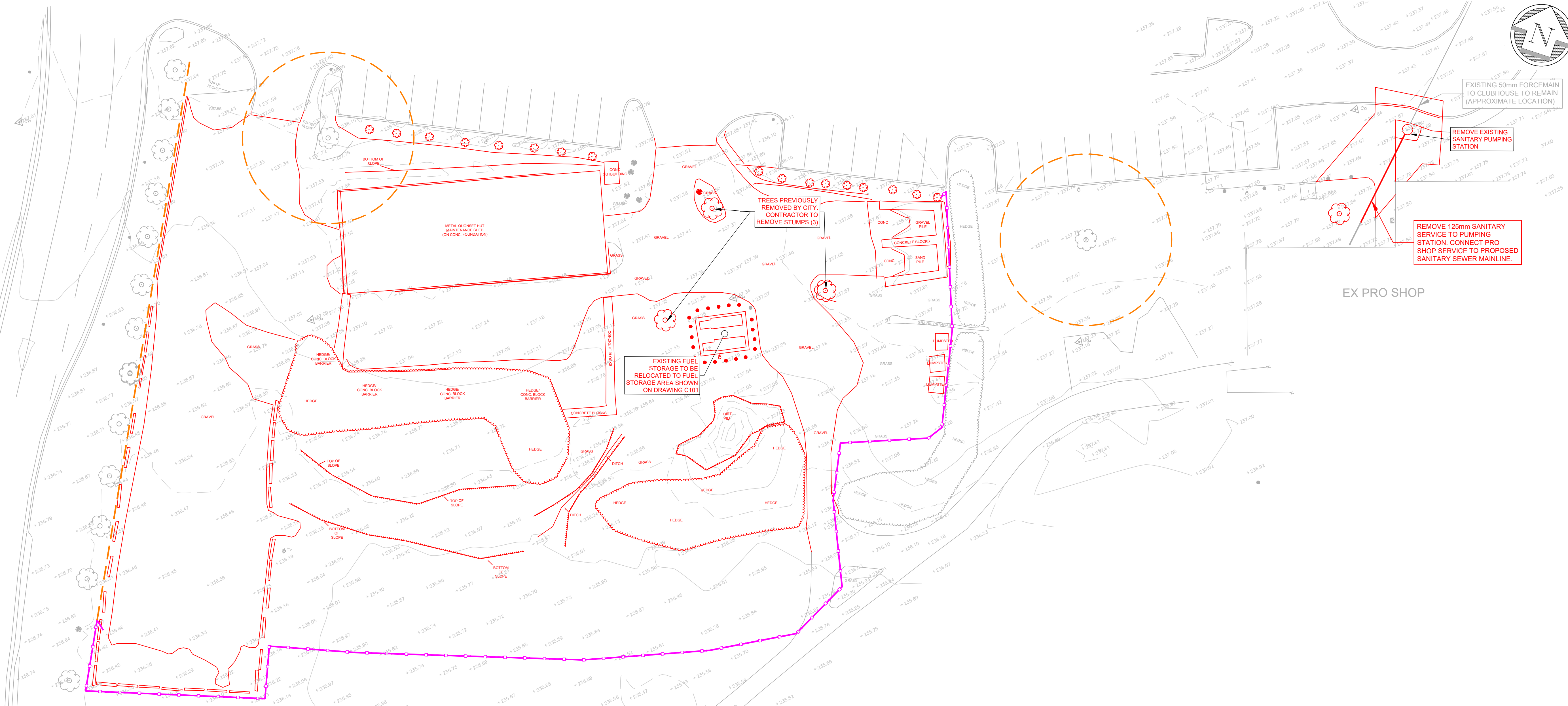


Project Title
**WALTER GRETZKY
GOLF COURSE MAINTENANCE BUILDING
320 BALMORAL DRIVE,
BRANTFORD**

Drawing Title
REMOVALS PLAN

Designed by: JLS/CJC
Checked by: JTI
Drawing Scale: 1:250
Project No: 23-151

Drawn By: JLS/CJC
Date Started: AUGUST 21, 2025
Drawing No: C103



LEGEND

- TREE PROTECTION FENCE AS PER CITY OF BRANTFORD 219.110
- SILT FENCE PER OPSD 219.110
- ALL REMOVALS ON THE PLAN ARE INDICATED IN RED