



1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION AND NOT FOR CONSTRUCTION PURPOSES. THE ACCURACY OF THE DATA IS NOT GUARANTEED. IF THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL BOUNDARIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY (OR SHOWN ON) ANNS, SURVEYING AND DRAWING 2386-2-1 (2012) AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES SHALL BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, DIMENSIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THERE IS ANY DISCREPANCY OF THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD TO ORIGINAL CONDITION OR TO THE SATISFACTION OF THE ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
7. EXCAVATE AND DISPOSAL OF ALL EXCESS EXCAVATED MATERIAL TO A SATISFACTORY CURB AND GUTTER PROFILE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS TO MEET THE SPECIFICATIONS AND PROCTOR DENSITY. CONTRACTOR TO MAINTAIN THE ACTUAL LIMITS OF REMOVALS AND REINSTATEMENT WHEREVER POSSIBLE, AND MAINTAIN THEREIN THE PROPER RECORD AND ACCOUNT FOR ALL MATERIAL AND LABOUR REQUIRED FOR
9. THE COST OF THE SAME. NO ADDITIONAL PAYMENT WILL BE MADE FOR REINSTATEMENT WORK NOT SHOWN ON THE CONTRACT DRAWING OR DIRECT RESULT FROM CONSTRUCTION.
10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING BUT NOT LIMITED TO, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE PROTECTIVE DRAINAGE AWAY FROM THE BUILDING.
13. CONTACT THE ENGINEER FOR INSPECTION OF ROUGH GRADING OF PARKING AREAS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE REPHASED TO THE ENGINEER'S SATISFACTION. THE CONTRACTOR SHALL REPHASE ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOIL.
14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO ONTARIO,
 - GAS SERVICE - ENBRIDGE
 - TELEPHONE SERVICE - BELL CANADA,
 - TELEVISION SERVICE - CORD
16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPLICABLE AGENCIES INCLUDING BUT NOT LIMITED TO HYDRO ONE, ENBRIDGE AND THE CITY.
17. CONTRACTOR TO ENSURE ALL APPLICABLE CITY REGULATIONS ARE FOLLOWED DURING CONSTRUCTION
18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA SURROUNDING THE EXISTING WATERCOURSE. WATERCOURSE DURING CONSTRUCTION ACTIVITIES, THIS INCLUDES LIMITING EROSION, MINIMIZING TURBIDITY, TEMPORARY EROSION CONTROL (GEOSOCK INSERTS WITH AN OVERFLOW UNDER GRATE OR COVER) TO BE INSTALLED ON ALL PROPOSED ROAD CATCHBASINS, REARVAY CATCHBASINS AND CATCHBASIN MANHOLES. EXISTING GEOSOCKS OR NON RECYCLED GEOSOCK MATERIAL SHALL BE PERMITTED FOR USE ON SITE. THE CONTRACTOR ACKNOWLEDGES THE FAILURE TO IMPLEMENT EROSION CONTROL MEASURES AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
2. AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHOULD BE INSTALLED AT DESIGNATED LOCATIONS.
3. FOR SILT FENCE BARRIER, USE PSP 219-110. GEOTEKSTIL FOR SILT FENCE BARRIER SHALL BE USED.
4. EXCEPT AS PROVIDED IN PARAGRAPHS 4.1, AND 4.2 BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES WILL BE INITIATED OR TEMPORARILY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS INITIATED TEMPORARILY OR PERMANENTLY CEASED.
5. WHERE THE INITIATION OF STABILIZATION MEASURES IS REQUIRED BY THE 14 DAY CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY OTHER REASON, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE.
6. WHERE STABILIZATION MEASURES WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. DRAINAGE DITCHES) THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED, BUT MORE THAN 21 DAYS THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
7. EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENTS TO THE WATERCOURSE, SHALL BE CONTAINED BY THE RECEIVING WATER BY THE NEXT RAINFALL.
8. ALL "GREEN AREAS" TO BE TREATED WITH 150mm Topsoil AND SOON AS SOON AS FEASIBLE, AS PER OPSF 250.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORES, MANHOLES), AND BE SURROUNDED BY EROSION CONTROL MEASURES. WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
11. IF REQUIRED, WEATHERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OPSF 219-240 AND LOCATED ON FLAT GRADE, UPSTREAM OF EXISTING WATERSHED MEASURES. WATERCOURSES SHALL NOT BE DIVERTED, OR BLOCKED, AND TEMPORARY WATERCOURSES CROSSINGS SHALL NOT BE CONSTRUCTED OVER EXISTING WATERCOURSES OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE CONTRACTOR SHALL RELAY TO THE CLOSURE OF THE OPEN PORTION OF THE WATERCOURSE WITHOUT HARM.
12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSF 577.
13. WHERE WEATHERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CAPTURED AND STORED WITHIN OPSF 518.
14. ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERRAZOX 270R GEOTEKSTIL (OR APPROVED EQUIVALENT). BASINS SHALL BE CLEANED AND REPAIRED AS REQUIRED.

1. RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN EXISTING CONDITIONS AND TO THE SATISFACTION OF CITY AUTHORITIES.
2. CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF ATLANTA STANDARD SCL-1 (BARRIER CURB), SCL-2 (SIDEWALK CURB), AND SCL-3 (SIDEWALK). SIDEWALKS AS NOTED. PROVISIONS SHALL BE MADE FOR CURB CROSS SECTIONS AT SIDEWALKS, DRIVEWAYS AND RAMP.
3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF ATLANTA STANDARD SPS-1 (PAVEMENT REINSTATEMENT). REINSTATE PER THE DETAIL SHOWN ON THIS DRAWING.
4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm around ALL STRUCTURES WITHIN PAVEMENT AREA.
5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD SPEC.
6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAD BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
7. SUB- EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300mm LIFTS.
8. PAVEMENT STRUCTURE: REFER TO DETAILS.

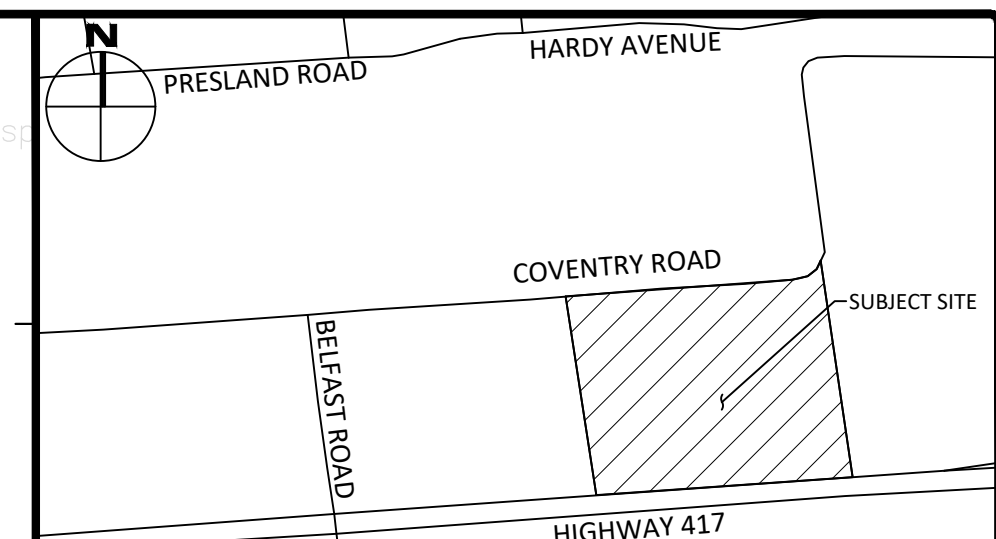
	ASPHALT GRADE PG58-34	ASPHALT GRADE PG58-34	
mm HL3			40
mm HL8			50
150mm			15
GRAN "A"			GR
n GRAN			30
TYPE 1			"B"

NOT TO SCALE



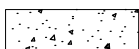
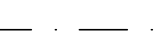




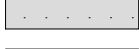





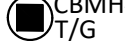


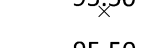

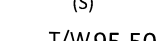
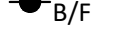










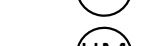
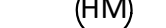
NOT TO SCALE

TRENCH REINSTATEMENT TO INCLUDE STEP KEY AS PER CITY DETAIL

ASPHALT CROSS-SECTIONS TO CONFORM TO GEOTECHNICAL REPORT
COMPLETED BY PINCHIN, DATED NOVEMBER 1, 2024




LEGEND

	CONCRETE BARRIER CURB		LIMIT OF CONSTRUCTION
	CONCRETE WALKWAY		DRAINAGE SWALE
	PROPOSED ASPHALT WALKWAY		DRAINAGE DITCH
	PROPOSED PAVEMENT WALKWAY		EX. STORM SEWER
	PROPOSED HEAVY DUTY ASPHALT		EX. SAN SEWER
	PROPOSED ASPHALT		EX. WATERMAIN
	LANDSCAPING CATCHBASIN		PROP. WATER/STM/SAN
	CATCHBASIN MANHOLE		SLOPING AT 3:1 UNLESS SPECIFIED
	CATCHBASIN		SURFACE ELEVATION
	SANITARY SEWER MANHOLE		SWALE ELEVATION
	FIRE HYDRANT		TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	WATER VALVE		OVERLAND FLOW ROUTE
	WATER METER		SILT FENCE BARRIER
	REMOTE WATER METER		STRAW BALE CHECK DAM
	MECHANICAL AREA DRAIN		MUD MAT
	RETAINING WALL		GAS METER
			HYDRO METER

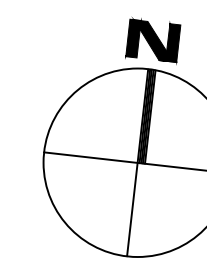
6	REISSUED FOR SITE PLAN CONTROL	JAN. 14, 2026
5	REISSUED FOR SITE PLAN CONTROL	MAR. 14, 2025
4	REISSUED FOR SITE PLAN CONTROL	NOV. 29, 2024
3	REISSUED FOR SITE PLAN CONTROL	OCT. 28, 2024
2	ISSUED FOR SITE PLAN CONTROL	JAN. 26, 2024
1	ISSUED FOR COORDINATION	DEC. 20, 2023
No.	Revisions	Date

Check and verify all dimensions before proceeding with the work Do not scale drawings

SCALE 1 : 200



0 10 20 Metres



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55 CITY CENTRE DRIVE, SUITE 1000
MISSISSAUGA, ON L5B 1M3

RESIDENTIAL BUILDING
500 COVENTRY ROAD

LOT GRADING, DRAINAGE, EROSION & SEDIMENT CONTROL PLAN

Scale:	1:200	Project Number:	CCO-23-2497
Drawn By:	FV		
Checked By:	RF	Drawing Number:	C101-A
Designed By:	RF		