



BRUCE STREET NORTH

EX. DCB
TOP=340.69

EX. CB
TOP=340.86

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RESIDENTIAL PROPERTY

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COMMERCIAL/INDUSTRIAL PROPERTY

GENERAL NOTES

- CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE MUNICIPAL STANDARDS, THE ONTARIO BUILDING CODE, AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT, AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- A ROAD WORK PERMIT MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
- THE OWNER IS RESPONSIBLE FOR COORDINATION OF ALL REQUIRED UTILITIES.
- CONTRACTOR TO BE RESPONSIBLE FOR PROVISION, MAINTENANCE AND RESTORATION OF THE CONSTRUCTION ACCESS.
- DISTURBED AREAS TO BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE ARE OF THEIR WORK WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RELATING TO DAMAGE OF SAME.
- THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES, FOR THE PURPOSES OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
- A GEOTECHNICAL CONSULTANT SHOULD BE RETAINED TO CARRY OUT NECESSARY INSPECTIONS AND TESTING DURING CONSTRUCTION TO ENSURE PROPER PLACEMENT OF MATERIAL AND ADEQUATE COMPACTION.
- ANY ERRORS, OMISSIONS AND/OR CHANGE OF CONDITIONS ON SITE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PERFORMING THE RELATED WORK.
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

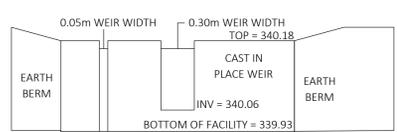
GRADING NOTES

- PROPOSED PARKING LOT SLOPES TO BE BETWEEN 0.8% MINIMUM AND 5% MAXIMUM.
- ALL SLOPES NOT TO EXCEED 3H:1V UNLESS OTHERWISE NOTED.
- DISTURBED LOT AREAS TO BE RESTORED WITH MINIMUM 150mm TOPSOIL AND EITHER SEED OR SOD, UNLESS OTHERWISE SPECIFIED ON PROJECT LANDSCAPE PLANS.
- MATCH EXISTING GRADES AT ALL PROPERTY BOUNDARIES. GRADING NOT TO EXTEND ONTO ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER(S). A COPY OF ANY SUCH AGREEMENT IS TO BE MADE AVAILABLE TO THE DIRECTOR OF ENGINEERING PRIOR TO ANY TOPSOIL STRIPPING OR GRADING.
- ALL GRANULAR MATERIAL TO BE COMPACTED TO MINIMUM 100% AND OTHER MISCELLANEOUS FILL MATERIAL TO BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (UNLESS OTHERWISE PRESCRIBED BY A QUALIFIED GEOTECHNICAL ENGINEER).
- ALL EARTHWORKS ACTIVITIES TO BE UNDERTAKEN IN CONFORMANCE WITH O.Reg. 406/19 REGARDING ON-SITE AND EXCESS SOIL MANAGEMENT.

TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

- EROSION AND SEDIMENT CONTROL (ESC) MEASURES TO BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES. ALL DAMAGED EROSION AND SEDIMENT CONTROLS SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF INSPECTION.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT TEMPORARY SEDIMENT CONTROLS ARE FUNCTIONING AS INTENDED.
- ALL DISTURBED GROUND LEFT INACTIVE FOR 30 DAYS SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS.
- DISTURBED AREAS TO BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
- THE CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS WILL BE CONDUCTED DURING FAVOURABLE WEATHER CONDITIONS. SHOULD AN UNEXPECTED STORM ARISE, THE CONTRACTOR IS TO REMOVE ALL UNFIXED ITEMS FROM THE REGIONAL STORM FLOOD PLAIN THAT WOULD HAVE THE POTENTIAL TO CAUSE A SPILL OR AN OBSTRUCTION TO FLOW (e.g. FUEL TANKS, PORTA-POTTIES, MACHINERY, EQUIPMENT, CONSTRUCTION MATERIAL, ETC.).
- THE EROSION AND SEDIMENT CONTROL STRATEGIES ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREA. IF THE IDENTIFIED MEASURES ON THE PLAN ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, INCLUDING SEDIMENT, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS. ADDITIONAL ESC MEASURES ARE TO BE KEPT ON SITE AND USED AS NECESSARY.
- NO ALTERNATIVE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGN CONSULTANT AND THE TOWNSHIP OF WOODBINE.
- INSPECTION OF ESC MEASURES SHOULD OCCUR, AT MINIMUM:
 - DURING PERIODS OF EARTHWORKS ACTIVITIES:
 - ON A WEEKLY BASIS:
 - AFTER EVERY RAINFALL EVENT;
 - AFTER SIGNIFICANT SNOWMELT EVENTS;
 - DAILY DURING PERIODS OF EXTENDED RAIN OR SNOWMELT.
 - DURING INACTIVE PERIODS:
 - ONCE A MONTH;
 - AFTER SIGNIFICANT RAINFALL OR SNOWMELT EVENTS;
 - ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, ARE TO BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO SEWERS, WATER BODIES AND/OR DITCHES.
 - VEHICULAR REFUELLING AND MAINTENANCE TO BE COMPLETED IN A DESIGNATED AREA.
 - CONTRACTOR TO BE RESPONSIBLE FOR PROVISIONS, MAINTENANCE AND RESTORATION OF THE CONSTRUCTION ACCESS.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING MUNICIPAL ROADWAYS AND SIDEWALKS ARE CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING AT THE END OF EACH WORKING DAY. STREET SWEEPING TO BE UNDERTAKEN AS NEEDED.
 - NO CONSTRUCTION ACTIVITY OR MACHINERY SHALL BE ALLOWED BEYOND THE LIMIT OF THE TEMPORARY SEDIMENT CONTROL FENCE OR THE SITE WORKS.
 - THE CONTRACTOR SHALL TAKE CARE AND CONTROL SPILLS, FLUIDS AND MATERIALS DURING CONSTRUCTION TO MINIMIZE RISK TO THE ENVIRONMENT.
 - DEWATERING WILL NOT BE PERMITTED DURING CONSTRUCTION. SHOULD DEWATERING BE REQUIRED, A SEPARATE PLAN AND APPROVAL IS TO BE OBTAINED. NO PUMPING OF SEDIMENT LADEN RUNOFF FROM THE SITE IS PERMITTED AT ANY TIME.
 - THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT DUST CONTROL MEASURES AND CONSTRUCTION BEST PRACTICE GUIDELINES AS APPROVED BY THE TOWNSHIP AND/OR CONSERVATION AUTHORITY.
 - PRIOR TO SITE DISTURBANCE THE CONTRACTOR / PROPONENT SHOULD ENSURE THAT THE WORKS ARE IN CONFORMANCE WITH MIGRATORY BIRDS CONVENTION ACT. PLEASE NOTE THAT THE GENERAL BREEDING BIRD TIMING WINDOW FOR THIS AREA IS APRIL 1ST TO AUGUST 31ST, HOWEVER, BREEDING ACTIVITIES MIGHT INITIATE PRIOR TO AND CONTINUE PAST THIS PERIOD.
 - TOPSOIL AND TEMPORALY MATERIAL STOCKPILES TO BE ENCLOSED WITH SEDIMENT CONTROL FENCE. SEDIMENT CONTROL FENCE FOR STOCKPILES TO BE TERRAFIX TERRAFENCE OR APPROVED EQUIVALENT.
 - REMOVE TEMPORARY SEDIMENT CONTROLS FOLLOWING COMPLETION OF CONSTRUCTION AND SITE STABILIZATION.
 - ACCUMULATED SEDIMENT TO BE REMOVED FROM THE SEDIMENT BARRIER ONCE IT REACHES A DEPTH OF MAXIMUM 300mm. ALL ACCUMULATED SEDIMENT IS TO BE REMOVED PRIOR TO REMOVING THE TEMPORARY SEDIMENT CONTROL FENCING.
 - AN AFTER HOURS CONTACT LIST IS TO BE VISIBLY POSTED ON SITE FOR EMERGENCIES. ALL THE PLANS SHOULD HAVE THE NAME AND CONTACT INFORMATION FOR THE PERSON RESPONSIBLE FOR MAINTENANCE OF ESC MEASURES.
 - ANY SEDIMENT OR OTHER SPILL FROM THE SITE IS TO BE REPORTED TO THE MINISTRY OF ENVIRONMENT (SPILL ACTION CENTRE) AT 1-800-268-6060.

PROPOSED CONTROL STRUCTURE DETAIL N.T.S.



*WEIR TO BE 0.3m THICK (MIN.) AND EXTENDED 0.6m BELOW GRADE. CLEARSTONE/GRANULAR A TO BE PLACED AT BASE TO 1.2m BELOW GRADE.

DRAWING SCALE: 1:200

VAN HARTEN SURVEYING INC.

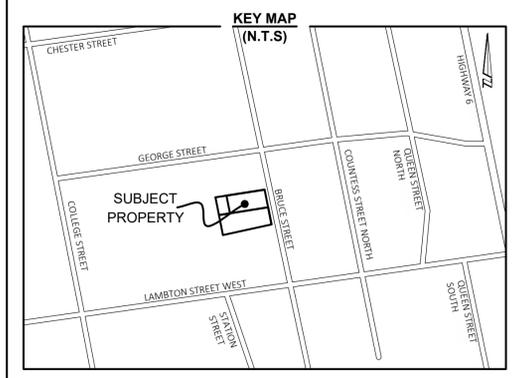
CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

BOUNDARIES NOTE

BOUNDARIES SHOWN IN HEAVY OUTLINE ARE IN ACCORDANCE WITH PRIOR PLANS AND DEEDS. (INDIVIDUAL BEARINGS ROTATED TO A COMMON BASE AS REQUIRED)

NOT FOR CONSTRUCTION



LEGEND:

- EX. TREE
- EX. TREE TO BE REMOVED
- EX. FENCE
- EX. OVERHEAD HYDRO
- EX. MANHOLE
- EX. CATCHBASIN
- EX. HYDRO METER
- EX. LIGHT STANDARD
- EX. GAS METER
- EX. HYDRO POLE
- EX. WATER VALVE
- PROP. SILT FENCE
- PROP. CONSTRUCTION LIMIT
- EX. ELEVATION
- MATCH EX. GRADE
- PROP. GRADE
- PROP. SLOPE
- PROP. SWALE
- 3H:1V MAX. SLOPE

METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NO.	ISSUED FOR SUBMISSION	REVISION	BY	DATE
0				

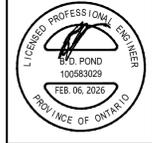
DRAWING REVISION SCHEDULE



Kitchener/Waterloo Ph: 519-742-9373
 Guelph Ph: 519-821-2763
 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: BH DESIGN BY: BH/BP CHECKED BY: BP



CAUTION:

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.
- THE BUILDER MUST ENSURE A MINIMUM OF 1.2m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION.
- THIS SKETCH IS PROTECTED BY COPYRIGHT

CLIENT: DAWN McNAB

PROJECT No: 34022-24

PROJECT: 166 BRUCE STREET TOWN OF DURHAM

DRAWING TITLE: SITE GRADING PLAN

SHEET No: 1 OF 2 DRAWING No: C01 REVISION: 0

DRAWING SCALE: 1:200

