

GENERAL:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING GASMAINS, WATERMAINS, TELEVISION CABLES, HYDRO, TELEPHONE CABLES, ETC.
- ALL SURVEY INFORMATION ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - SEWER AND WATER PERMITS
 - ROAD CUTS PERMITS
 - APPROACH APPROVAL PERMITS
 - RELOCATION OF SERVICES
 - ENCROACHMENT AGREEMENTS (IF REQ'D)
 - COMMITTEE OF ADJUSTMENT
- MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICES/MAINS AND SEWER DRAINS AND MUNICIPAL SEWER MAINS SHALL BE 2.5m MEASURED FROM THE CLOSEST PIPE EDGE TO CLOSEST PIPE EDGE. VERTICAL SEPARATION WHERE WATER SERVICE/MAIN PASSES OVER A SEWER DRAIN OR MUNICIPAL SEWER MAIN MUST BE A MINIMUM OF 0.25m UNLESS GREATER SEPARATION IS REQUIRED TO PROVIDE FOR PROPER BEDDING AND STRUCTURAL SUPPORT. WATER SERVICES/MAINS PASSING UNDER SEWER DRAINS OR MUNICIPAL SEWER MAINS MUST HAVE A SEPARATION OF 0.5m BETWEEN THE INVERT OF THE SEWER MAIN/DRAIN AND THE CROWN OF THE WATER SERVICE/MAIN. ALL WATER SERVICES TO BE INSTALLED WITH A MINIMUM OF 1.6m COVER. SEWER DRAINS TO BE INSTALLED WITH A MINIMUM COVER OF 2.20m AT THE PROPERTY LINE BELOW THE FINAL ROAD GRADE OR AT SUCH HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE LEVEL OF THE MAIN SEWER. ON PRIVATE PROPERTY THE MINIMUM COVER FOR SEWER DRAINS IS TO BE NO LESS THAN 1.2m.

GRADING:

- ALL ELEVATIONS ALONG AFFECTED PROPERTY LINES TO MATCH EXISTING ELEVATIONS AND ALL GRADING SHALL NOT ADVERSELY AFFECT SHEET FLOW FROM ADJACENT LANDS.
- ALL IMPORTED FILL TO BE CLEAN AND ENVIRONMENTALLY SAFE CLAY, COMPACTED TO 95% S.P.D. USE OF VIBRATOR OR COMPACTOR WHILE COMPACTING IS NOT PERMITTED.
- ALL DISTURBED AREAS WITHIN THE ROAD ALLOWANCE SHALL BE RESTORED TO EXISTING CONDITION OR BETTER.
- ALL DITCH AND BOULEVARD RE-GRADING MUST BE RE-INSTATED WITH NO. 1 NURSERY SOD AND A MINIMUM 150 MM TOPSOIL TO THE SATISFACTION OF THE MUNICIPALITY.
- ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATION WITH SODDED SLOPES (MIN 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
- UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.
- TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm MIN. ABOVE FINISHED GRADE.
- FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS AND PROTECTION SCHEMATICS, ETC., REFER TO TREE PROTECTION PLAN.
- LOT GRADING SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE CITY, SHALL RESULT IN NON-ACCEPTANCE OF THE DEVELOPMENT BY THE CITY.

COMPACTION REQUIREMENTS:

- ALL BEDDING AND BACKFILL MATERIAL, ROAD SUBGRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS ETC. SHALL BE COMPACTED TO A MIN. 95% SPD UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL ENGINEER. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
- ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO A MIN 98% SPD.

SILTATION AND EROSION CONTROL:

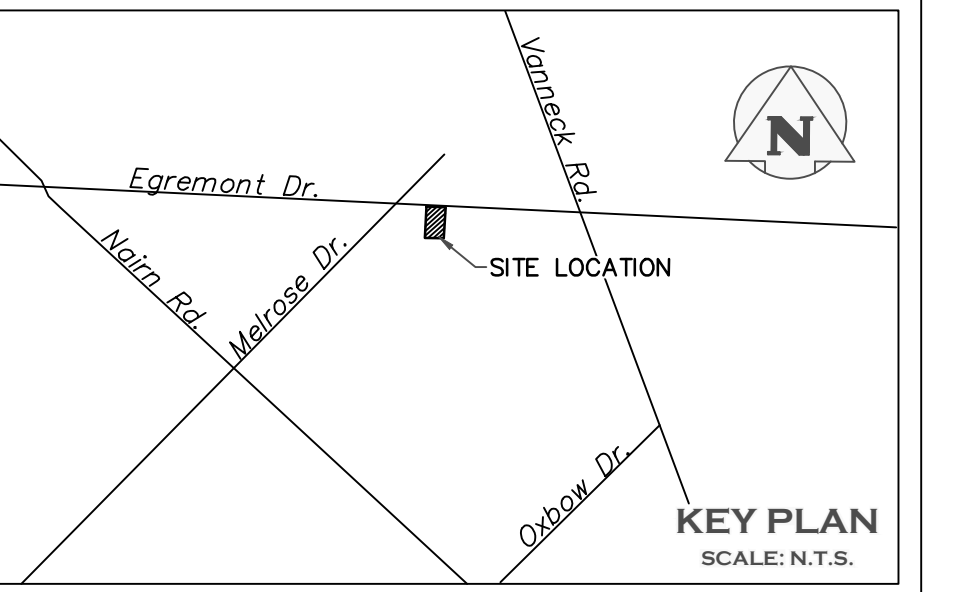
- SILTATION AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO WORKS COMMENCING ON THE SITE AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION AND UNTIL GROUND COVER IS ESTABLISHED AND THE SITE IS FULLY DEVELOPED.
- EROSION & SEDIMENT CONTROLS MUST BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAIN FALL EVENT, AND MUST BE MAINTAINED AND REPAIRED IN A TIMELY MANNER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- EXISTING AND PROPOSED CATCHBASINS ARE TO BE PROTECTED WITH A SILTSAC FOR THE DURATION OF CONSTRUCTION.
- IT IS REQUIRED TO STABILIZE ALL AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN 30 DAYS.
- SILT FENCE AND CATCHBASIN PROTECTION ARE NOT TO BE REMOVED UNTIL COMPLETION OF CONSTRUCTION.
- THE SILTATION AND EROSION CONTROL MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.
- ALL EROSION AND SILTATION CONTROL DEVICES SHOULD BE AS PER THE "GREATER GOLDEN HORSESHOE AREA CONSERVATION AUTHORITIES", "EROSION AND SEDIMENT CONTROL GUIDELINE FOR URBAN CONSTRUCTION".
- THE OWNER IS RESPONSIBLE FOR THE REMOVAL OF ALL MUD AND DEBRIS THAT ARE TRACKED ONTO THE ROADWAYS FROM VEHICLES ENTERING AND LEAVING THE CONSTRUCTION SITE. THE OWNER SHALL, UPON VERBAL AND/OR REQUEST BY THE CITY, IMMEDIATELY PROCEED WITH THE CLEANUP OPERATION AT THEIR EXPENSE. SHOULD THE OWNER FAIL TO MAINTAIN THE ROAD AS DIRECTED, THE CITY WILL HAVE THE CLEANING CARRIED OUT, AND DRAW ON THE SECURITY FOR COSTS AND/OR LAY CHARGES.

ROOFWATER LEADERS:

- ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6m FROM THE BUILDING FACE.

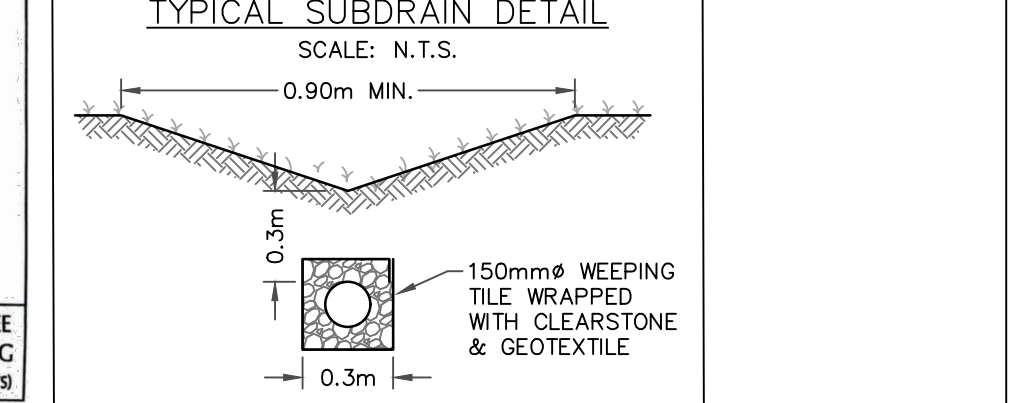
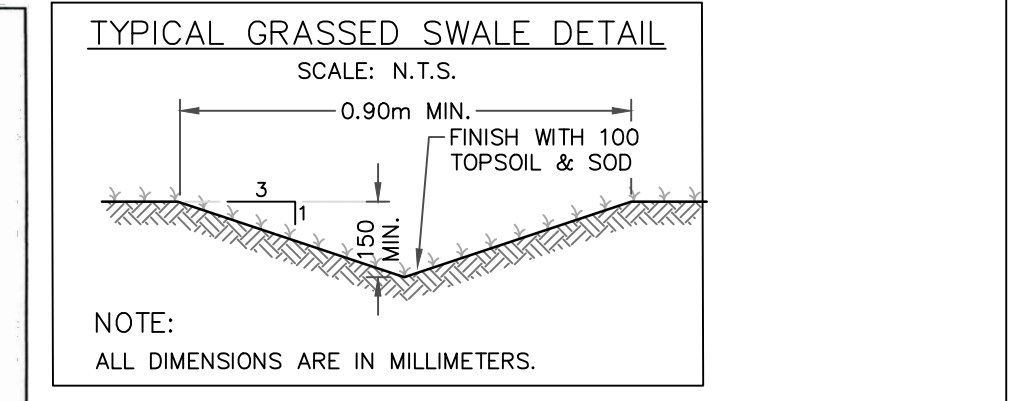
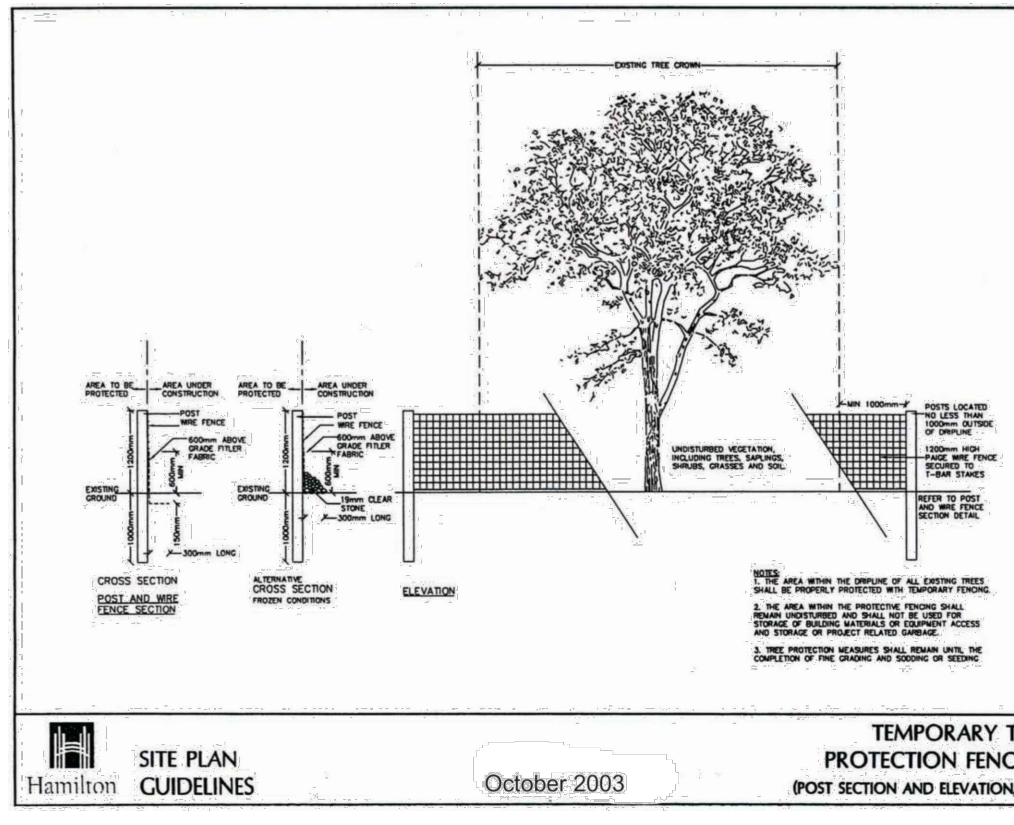
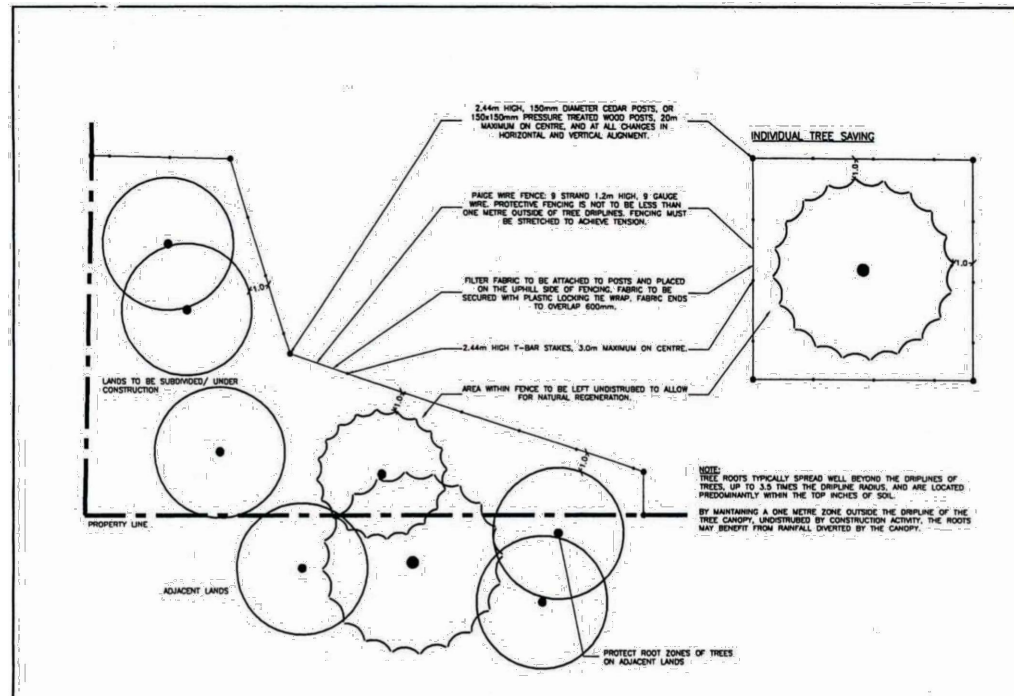
TREE PRESERVATION:

- WHEREVER POSSIBLE, THE CUTTING OF SURFACE ROOTS OF EXISTING TREES IS TO BE AVOIDED. HOWEVER, IF THESE CUTS ARE REQUIRED, THE CUTS SHOULD BE COMPLETED UNDER THE SUPERVISION OF A TREE MANAGEMENT PROFESSIONAL (I.E. CERTIFIED ARBORIST) SO THAT CUTS ARE MADE APPROPRIATELY.
- THE TREES ON THIS PROPERTY MAY BE USED BY BIRDS THAT ARE PROTECTED UNDER MIGRATORY BIRDS CONVENTION ACT, 1994. THIS ACT IS IMPLEMENTED BY ENVIRONMENT CANADA AND PROTECTS BIRDS AND THEIR NESTS. THE TIMING FOR THIS PROTECTION IS FROM MARCH 31ST TO AUGUST 31ST. NO TREE REMOVAL OPERATIONS SHALL BE UNDERTAKEN DURING THIS PERIOD. ANY REQUIRED REMOVALS SHALL BE ONLY PERFORMED DURING THE PERIOD OF SEPTEMBER 1ST THROUGH MARCH 30TH.



LEGEND

	PROPERTY LINE
	EX. SANITARY / STORM SEWER
	EX. WATERMAIN
	EXISTING FENCE
	EXISTING GRADE
	EXISTING HYDRO POLE
	PR. SANITARY SEWER
	PR. STORM SEWER
	PR. WATER SERVICE
	PR. CURB STOP
	PR. CATCH BASIN
	PR. CONTOUR MINOR (0.5m)
	PR. CONTOUR MAJOR (1.0m)
	PROPOSED GRADE
	PROPOSED BOTTOM OF SWALE GRADE
	PROPOSED GRADE (TO MATCH EXISTING)
	PROPOSED MINOR FLOW DIRECTION
	PROPOSED GRASSED SWALE
	PROPOSED GRASSED SWALE C/W UNDERDRAIN
	PROPOSED 3:1 SLOPE AND BOTTOM OF SLOPE
	OVERLAND FLOW PATHWAY
	PROPOSED TREE PROTECTION FENCE
	SILTS FENCE PER MODIFIED SILTS FENCE DETAIL ON C02
	BUILDING ENVELOPE
	WINDOW WELL
	BUILDING ENTRANCE (PERSONNEL DOOR)
	BUILDING ENTRANCE (OVERHEAD DOOR)
	PR AC UNIT
	No. OF RISERS
	DOWNSPOUT LOCATION AND DIRECTION (COMPLETE WITH SPLASH PAD)
	SUMP PUMP
	WATER METER
	TREE NO LONGER EXISTS
	FLOOD ELEVATION (262.20m)

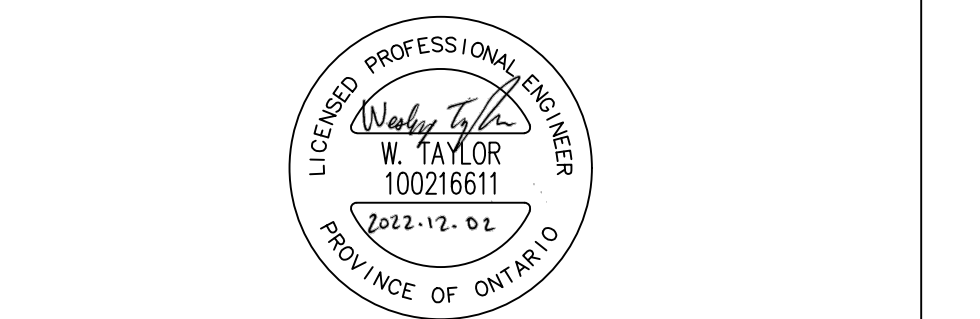


INSPECTION NOTES:

- THIS DETAIL IS FOR USE IN AREAS WHERE TREE ROOT ZONE PROTECTION IS DESIRED.
- DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

ONTARIO PROVINCIAL STANDARD DRAWING

NOV 2006	REV 1
HEAVY-DUTY SILT FENCE BARRIER	
OPSD 219.130	



1A	ISSUED FOR SUBMISSION	2022/DEC/02
1	ISSUED FOR SUBMISSION	2022/NOV/30
0A	ISSUED FOR SUBMISSION	2022/NOV/09
0	ISSUED FOR SUBMISSION	2022/NOV/01
No.	ISSUE / REVISION	YYYY/MM/DD

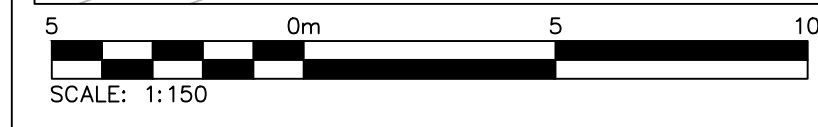
LOT 14 EGREMONT DRIVE
LONDON, ON

SITE AND GRADING PLAN

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Drawn	PDD	Design	WST	Project No.	22-0171
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SCALE: 1:150

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