

1 GRADING PLAN
C-102 SCALE: 1:500

LEGEND

	EXISTING PAVEMENT		LIMIT OF SAWCUT AND MILLING OF ASPHALT
	ASPHALT PAVEMENT	EK	EXISTING
	EXISTING GRAVEL AREA	CB	CATCHBASIN
	EXISTING LANDSCAPE AREAS	MH	MANHOLE
	CONCRETE PAVER - 100mm DEEP, 900mm x 450mm STAGGERED ROW	EP	EDGE OF PAVEMENT
	EXISTING GRADE	SW	SIDEWALK
	PROPOSED GRADE	LP	LIGHTING POLE
	EXISTING SHEET FLOW ARROW	HP	HYDRO POLE
	PROPOSED SHEET FLOW ARROW		

GENERAL GRADING NOTES:

- ANY CHANGES IN GRADES AND/OR CATCH BASINS, REQUIRES THE APPROVAL OF THIS ENGINEER.
- THE APPROVAL OF THIS GRADING 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:
 - ROAD CUT PERMITS
 - SEWER PERMITS
 - APPROACH APPROVAL PERMITS-RELOCATION SERVICES
 - COMMITTEE OF ADJUSTMENT
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
- NO STOCKPILING OF MATERIALS ON SITE
- CONTRACTOR TO ADVISE OWNER 48 HOURS PRIOR TO PLACING ASPHALT FOR TESTING OF ASPHALT AND GRANULAR BASE. ALL TEST MUST MATCH OR EXCEED REQUIRED DENSITIES
- THE CONTRACTOR SHALL NOTIFY YORK REGION, AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- THE POSITION OF THE POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS, AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
- ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED, MARKED AND PROTECTED. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, AT THE CONTRACTOR'S EXPENSE.
- AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.
- 72 HOURS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO LOCATE, EXPOSE AND VERIFY INVERTS OF EXISTING SEWERS AT CONNECTION POINTS. SHOULD THE CONTRACTOR PROCEED WITHOUT COMPLETING THESE LOCATES, EXTRA COSTS RESULTING FROM DELAYS AND STANDBY TIME WILL NOT BE CONSIDERED.

SILTATION AND EROSION CONTROL

- SILTATION CONTROL BARRIERS SHALL BE PLACED AS REQUIRED.
- ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE CITY.
- ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE CITY.
- SILTATION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO WORKS COMMENCING ON THE SITE AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION, TO THE SATISFACTION OF THE CITY.



Project Team:

Prime Consultant
GEC ARCHITECTURE

Structural Consultant
ENTUITIVE

Mechanical Consultant
QUASAR CONSULTING GROUP

Electrical Consultant
QUASAR CONSULTING GROUP

Civil Consultant
PLANMAC ENGINEERING

Client



Seal & Permit



14.	ADDENDUM 1	2024-05-01
13.	ISSUED FOR TENDER	2024-03-30
12.	REISSUED FOR PERMIT	2024-03-13
11.	ISSUED FOR PERMIT	2024-01-30
10.	ISSUED FOR PRE-TENDER REVIEW	2023-12-21
9.	ISSUED FOR 2ND SPA RESUBMISSION	2023-11-10
8.	ISSUED FOR 60% CD	2023-08-25
7.	ISSUED FOR 1ST SPA RESUBMISSION	2023-08-25
6.	ISSUED FOR 60% CD COSTING	2023-03-08
5.	ISSUED FOR 100%CD	2023-03-01
4.	ISSUED FOR 90% CD	2023-01-24
3.	ISSUED FOR COSTING	2023-01-20
2.	ISSUED FOR CLIENT REVIEW	2023-12-13
1.	ISSUED FOR CLIENT REVIEW	2023-11-28

NO. ISSUED FOR DATE

Drawing History

Scale AS INDICATED Checked By J.H.

Tender Number: RFTC-1337-23-21077

Project
**YORK REGION CENTRAL
YARD GARAGE EXPANSION**

16042 WOODBINE AVE, STOUFFVILLE, ON L3Y 4W1

Drawing Title

GRADING PLAN

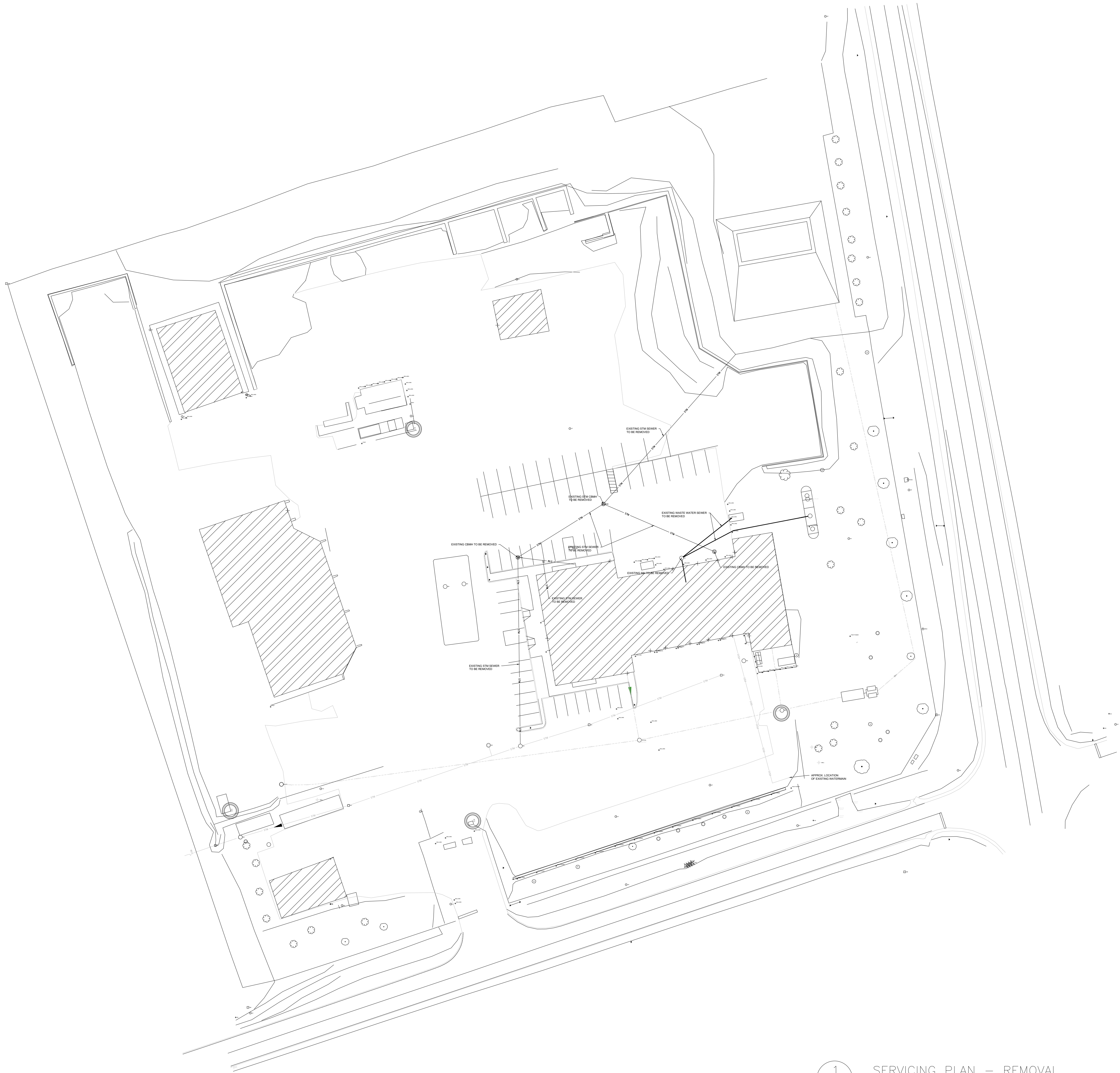
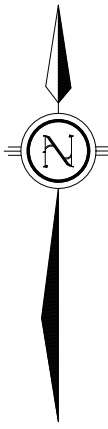
Project Number Drawing Number

5943

C102

POINT NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
20CC	628190.746	4876950.694	295.276	
22CC	628097.365	4877022.755	295.816	
24CC	628050.926	4876925.917	294.568	
25CC	628112.408	4876923.321	294.328	

NOTE:
SURVEY COMPLETED BY PLANMAC INC. ON SEPTEMBER 23, 2022.
VERTICAL AND HORIZONTAL CONTROL ESTABLISHED USING LEICA SMARTNET RTK.
COORDINATE SYSTEM: UTM 17 NAD 83, CGVD 1928.



1
C103-A
SERVICING PLAN – REMOVAL
SCALE: 1:500

LEGEND			
	EXISTING BUILDING		EXISTING STORM SEWER TO BE REMOVED
LP ○	LIGHTING POLE		EXISTING STORM SEWER TO BE REMOVED
HP ○	HYDRO POLE		EXISTING SANITARY SEWER TO BE REMOVED
EX.	EXISTING		EXISTING WASTE WATER SEWER TO BE REMOVED
CB	CATCHBASIN		
MH	MANHOLE		
EP	EDGE OF PAVEMENT		
SW	SIDEWALK		

gec architecture

Project Team:
Prime Consultant
GEC ARCHITECTURE
Structural Consultant
ENTUITIVE
Mechanical Consultant
QUASAR CONSULTING GROUP
Electrical Consultant
QUASAR CONSULTING GROUP
Civil Consultant
PLANMAC ENGINEERING



14.	ADDENDUM 1	2024-05-01
13.	ISSUED FOR TENDER	2024-03-30
12.	REISSUED FOR PERMIT	2024-03-13
11.	ISSUED FOR PERMIT	2024-01-30
10.	ISSUED FOR PRE-TENDER REVIEW	2023-12-21
9.	ISSUED FOR 2ND SPA RESUBMISSION	2023-11-10
8.	ISSUED FOR 60% CD	2023-08-25
7.	ISSUED FOR 1ST SPA RESUBMISSION	2023-08-25
6.	ISSUED FOR 60% CD COSTING	2023-03-08
5.	ISSUED FOR 100%DD	2023-03-01
4.	ISSUED FOR 90% DD	2023-01-24
3.	ISSUED FOR COSTING	2023-01-20
2.	ISSUED FOR CLIENT REVIEW	2023-10-13
1.	ISSUED FOR CLIENT REVIEW	2023-11-29

NO.	ISSUED FOR	DATE
Drawing History		
Scale	AS INDICATED	Checked By J.H.
Tender Number: RFTC-1337-23-21077		

Project
**YORK REGION CENTRAL
YARD GARAGE EXPANSION**

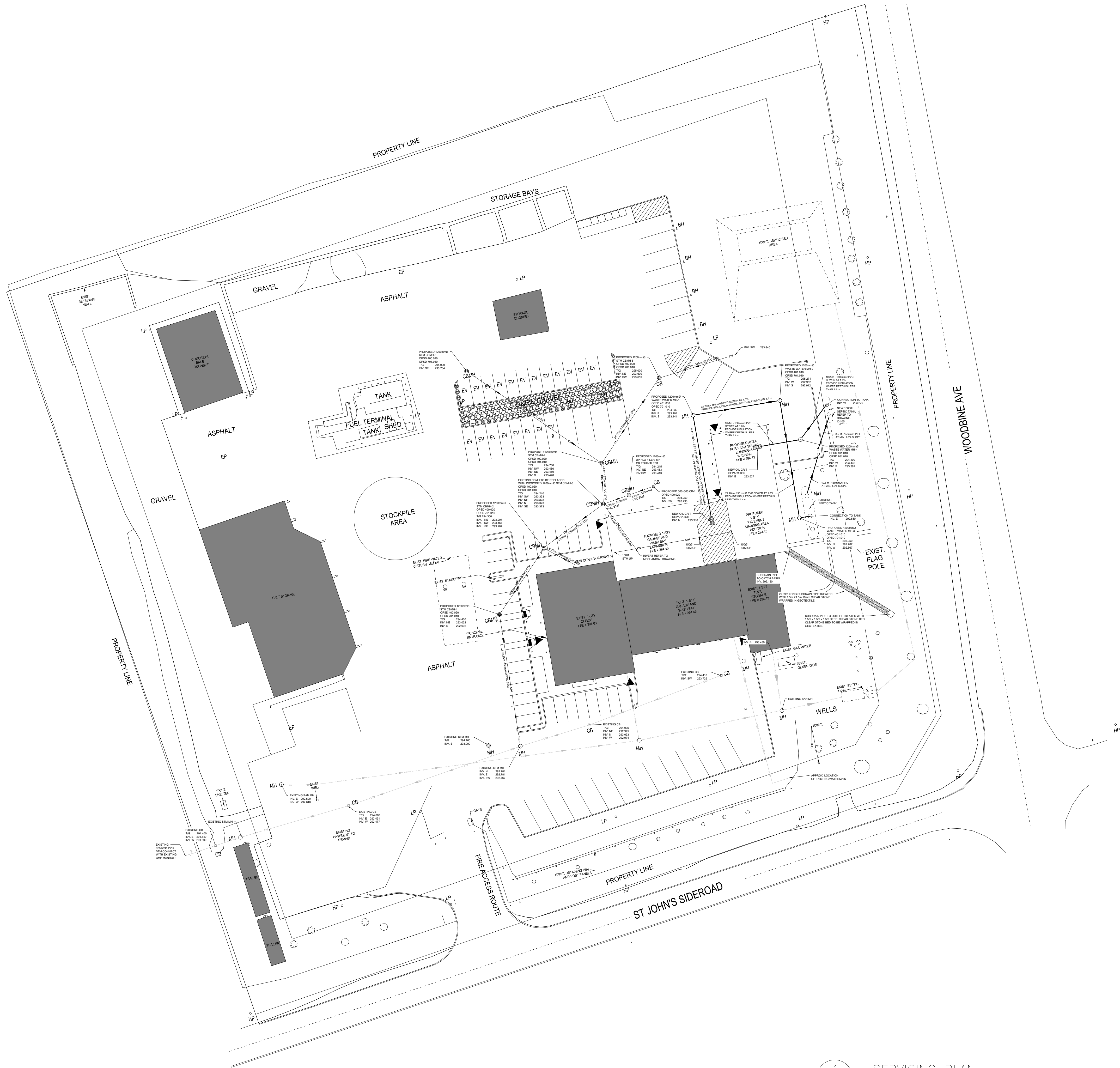
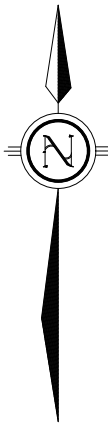
16042 WOODBINE AVE, STOUFFVILLE, ON L3Y 4W1
Drawing Title

**SERVICING PLAN
REMOVAL**

Project Number
5943
Drawing Number
C103-A

POINT NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
20CC	628190.746	4876950.694	295.276	
22CC	628097.365	4877022.755	295.816	
24CC	628050.926	4876925.917	294.568	
25CC	628112.406	4876923.321	294.328	

NOTE:
SURVEY COMPLETED BY PLANMAC INC. ON SEPTEMBER 23, 2022.
VERTICAL AND HORIZONTAL CONTROL ESTABLISHED USING LEICA SMARTNET RTK.
COORDINATE SYSTEM: UTM 17 NAD 83, CGVD 1928.



1
C103-B SERVICING PLAN
SCALE: 1:500

LEGEND

	PROPOSED BUILDING EXPANSION		EXISTING STORM SEWER
LP ○	LIGHTING POLE		PROPOSED STORM SEWER
HP ○	HYDRO POLE		EXISTING SANITARY SEWER
EX	EXISTING		PROPOSED WASTE WATER PIPE
CB	CATCHBASIN		EXISTING WATERMAIN
MH	MANHOLE		
EP	EDGE OF PAVEMENT		
SW	SIDEWALK		

STORM SEWERS GENERAL NOTES:

1. THE BENCHMARK SHALL BE TO THE OVERTOP OF THE PIPE. CONCRETE PIPE SHALL BE CONCRETE SUPPORTED TO THE FIRST JOINT AND FOR FLEXIBLE PIPE PROVIDE JOINT 150mm FROM MANHOLE WALL OR APPROVED WATERTIGHT PIPE CONNECTOR IN MANHOLE OPENING, IN L&J OF CONCRETE GRABBLE.
2. EXISTING SEWER INVERTS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
3. LOCATION OF ALL EXISTING UTILITIES AND SERVICES TO BE VERIFIED PRIOR TO CONSTRUCTION.
4. STORM SEWER MANHOLES ARE TO BE PRE-BENCHMARKED TO THE OVERTOP OF THE PIPE.
5. STORM SEWER MANHOLE COVERS ARE TO BE STAMPED "DANGER" & "STORM".
6. WASTEWATER MAINS ARE NOT PERMITTED TO ACCEPT ANY STORM DRAINAGE INCLUDING FOUNDATION, ROOF DRAINAGE AND WEEPING TILE CONNECTIONS.
7. ALL JOINTS, BENDS, ETC. MUST BE COMPATIBLE WITH THE MATERIAL PROPOSED.

STORM SEWERS CONSTRUCTION NOTES:

1. CONSTRUCTION OF STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
2. COVER AND BEDDING MATERIAL FOR STORM PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER O.P.S.D. 802.010 OR 802.013. COVER AND BEDDING TO BE TESTED PRIOR TO LAYING OF ROAD STRUCTURE.
3. CONCRETE PIPE WILL REQUIRE SPECIAL CONSTRUCTION PROCEDURES AS PER CITY SPECIFICATIONS.
4. STORM SEWER PIPE TO BE PROVIDED INSULATION WHERE DEPTH IS LESS THAN 1.4 m REFER TO OPSD 1109.030.
5. ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.
6. MANHOLE FRAMES AND COVERS SHALL BE AS PER O.P.S.D. 401.010 (STORM-OPEN, SANITARY-CLOSED).
7. ALL STORM SEWERS AND APPURTENANCES TO COMPLY WITH REGION OF YORK STANDARDS AND ONTARIO PLUMBING CODE.
8. ALL TRENCHES TO BE BACKFILLED IN 300mm LAYERS AND COMPACTED TO 95% SPD.
9. ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.
10. A MINIMUM VERTICAL SEPARATION OF 0.5m SHALL BE MAINTAINED BETWEEN THE INVERT OF A SEWER AND THE CROWN OF A WATERMAIN OR VICE VERSA AT ALL CROSSINGS.
11. ALL SEWER STRUCTURES TO BE REPAIRED WITH TYPE 50 SULPHATE-RESISTANT PORTLAND CEMENT.
12. ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY ENGINEER.
13. MAINTENANCE HOLES 1200mm DIAMETER TO BE AS PER OPSD 701.010 (WITH NO SLUMPS); MAINTENANCE HOLES 1500mm TO BE AS PER OPSD 701.011 (WITH NO SLUMPS); MAINTENANCE HOLES 1800mm DIAMETER TO BE AS PER OPSD 701.012 (WITH NO SLUMPS); MAINTENANCE HOLES 2400mm DIAMETER TO BE AS PER OPSD 701.013 (WITH NO SLUMPS).



Project Team:

Prime Consultant
GEC ARCHITECTURE

Structural Consultant:

ENTUITIVE

Mechanical Consultant:

QUASAR CONSULTING GROUP

Electrical Consultant:

QUASAR CONSULTING GROUP

Civil Consultant:

PLANMAC ENGINEERING

Client:



Seal & Permit



14.	ADDENDUM 1	2024-05-01
13.	ISSUED FOR TENDER	2024-03-30
12.	REISSUED FOR PERMIT	2024-03-13
11.	ISSUED FOR PERMIT	2024-01-30
10.	ISSUED FOR PRE-TENDER REVIEW	2023-12-21
9.	ISSUED FOR 2ND SPA RESUBMISSION	2023-11-10
8.	ISSUED FOR 60% CD	2023-08-25
7.	ISSUED FOR 1ST SPA RESUBMISSION	2023-08-25
6.	ISSUED FOR 60% CD COSTING	2023-03-08
5.	ISSUED FOR 100% CD	2023-03-01
4.	ISSUED FOR 90% CD	2023-01-24
3.	ISSUED FOR COSTING	2023-01-20
2.	ISSUED FOR CLIENT REVIEW	2023-12-13
1.	ISSUED FOR CLIENT REVIEW	2023-11-29

NO. ISSUED FOR DATE

Drawing History
Scale: AS INDICATED
Checked by: J.H.

Tender Number:
RFTC-1337-23-21077

Project:
**YORK REGION CENTRAL
YARD GARAGE EXPANSION**

16042 WOODBINE AVE, STOUFFVILLE, ON L3Y 4W1

Drawing Title

SERVICING PLAN

Project Number: 5943
Drawing Number: **C103-B**

POINT NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
20CC	628190.746	4876950.694	295.276	
22CC	628097.365	4877022.755	295.816	
24CC	628050.926	4876925.917	294.568	
25CC	628112.408	4876923.321	294.328	

NOTE:
SURVEY COMPLETED BY PLANMAC INC. ON SEPTEMBER 23, 2022.
VERTICAL AND HORIZONTAL CONTROL ESTABLISHED USING LEICA SMARTNET RTK.
COORDINATE SYSTEM: UTM 17 NAD 83, CGVD 1928.