

GENERAL NOTES

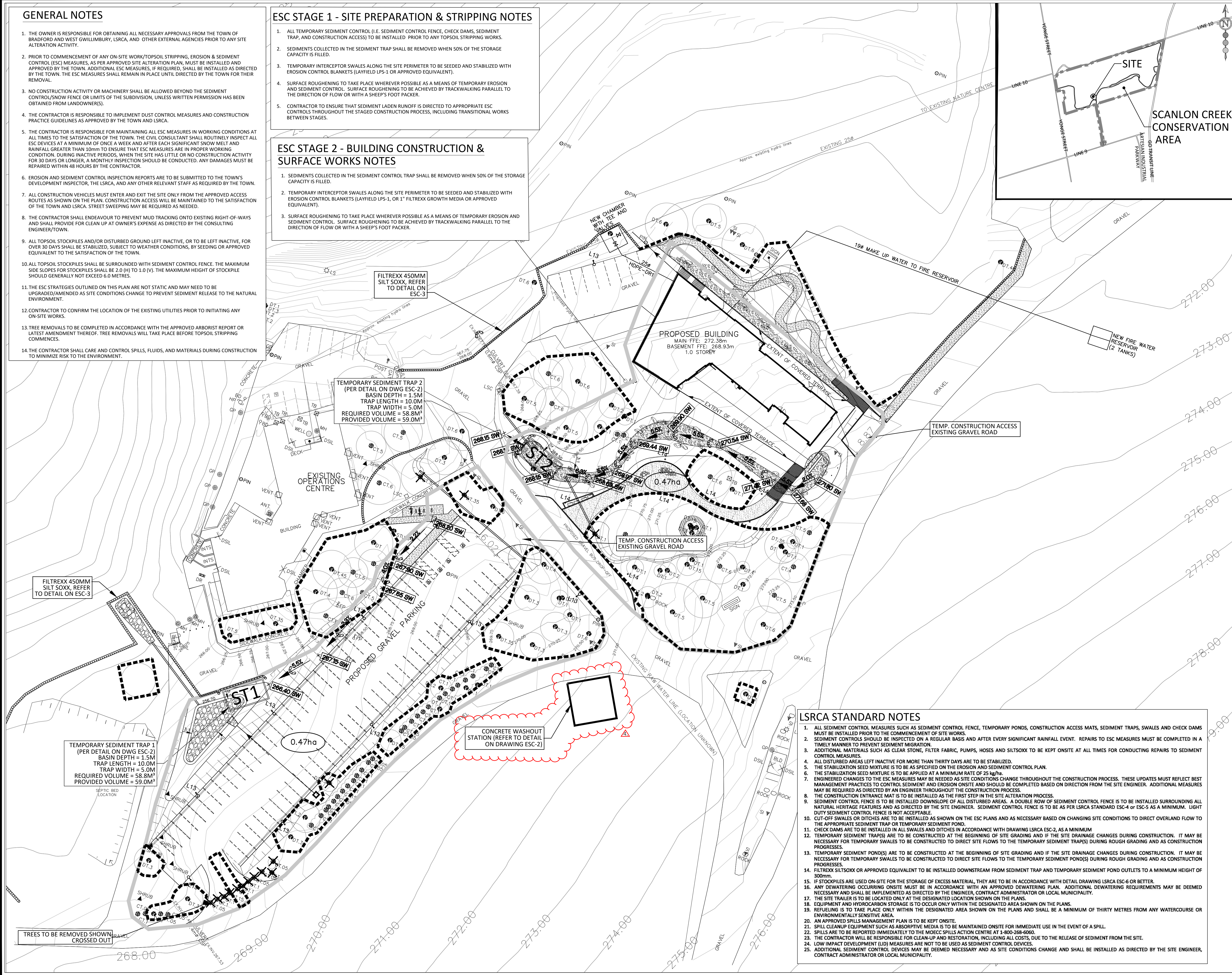
1. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE TOWN OF BRADFORD AND WEST GUILDFORD, LSRC, AND OTHER EXTERNAL AGENCIES PRIOR TO ANY SITE ALTERATION ACTIVITY.
2. PRIOR TO COMMENCEMENT OF ANY ON-SITE WORK/TOPSOIL STRIPPING, EROSION & SEDIMENT CONTROL (ESC) MEASURES, AS PER APPROVED SITE ALTERATION PLAN, MUST BE INSTALLED AND APPROVED BY THE TOWN. ADDITIONAL ESC MEASURES, IF REQUIRED, SHALL BE INSTALLED AS DIRECTED BY THE TOWN. THE ESC MEASURES SHALL REMAIN IN PLACE UNTIL DIRECTED BY THE TOWN FOR THEIR REMOVAL.
3. NO CONSTRUCTION ACTIVITY OR MACHINERY SHALL BE ALLOWED BEYOND THE SEDIMENT CONTROL/SNOW FENCE OR LIMITS OF THE SUBDIVISION, UNLESS WRITTEN PERMISSION HAS BEEN OBTAINED FROM LANDOWNER(S).
4. THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT DUST CONTROL MEASURES AND CONSTRUCTION PRACTICE GUIDELINES AS APPROVED BY THE TOWN AND LSRC.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ESC MEASURES IN WORKING CONDITIONS AT ALL TIMES TO THE SATISFACTION OF THE TOWN. THE CIVIL CONSULTANT SHALL ROUTINELY INSPECT ALL ESC DEVICES AT A MINIMUM OF ONCE A WEEK AND AFTER EACH SIGNIFICANT SNOW MELT AND RAINFALL GREATER THAN 10mm TO ENSURE THAT ESC MEASURES ARE IN PROPER WORKING CONDITION. DURING INACTIVE PERIODS, WHEN THE SITE HAS LITTLE OR NO CONSTRUCTION ACTIVITY FOR 30 DAYS OR LONGER, A MONTHLY INSPECTION SHOULD BE CONDUCTED. ANY DAMAGES MUST BE REPAIRED WITHIN 48 HOURS BY THE CONTRACTOR.
6. EROSION AND SEDIMENT CONTROL INSPECTION REPORTS ARE TO BE SUBMITTED TO THE TOWN'S DEVELOPMENT INSPECTOR, THE LSRC, AND ANY OTHER RELEVANT STAFF AS REQUIRED BY THE TOWN.
7. ALL CONSTRUCTION VEHICLES MUST ENTER AND EXIT THE SITE ONLY FROM THE APPROVED ACCESS ROUTES AS SHOWN ON THE PLAN. CONSTRUCTION ACCESS WILL BE MAINTAINED TO THE SATISFACTION OF THE TOWN AND LSRC. STREET SWEEPING MAY BE REQUIRED AS NEEDED.
8. THE CONTRACTOR SHALL ENDEAVOUR TO PREVENT MUD TRACKING ONTO EXISTING RIGHT-OF-WAYS AND SHALL PROVIDE FOR CLEAN UP AT OWNER'S EXPENSE AS DIRECTED BY THE CONSULTING ENGINEER/TOWN.
9. ALL TOPSOIL STOCKPILES AND/OR DISTURBED GROUND LEFT INACTIVE, OR TO BE LEFT INACTIVE, FOR OVER 30 DAYS SHALL BE STABILIZED, SUBJECT TO WEATHER CONDITIONS, BY SEEDING OR APPROVED EQUIVALENT TO THE SATISFACTION OF THE TOWN.
10. ALL TOPSOIL STOCKPILES SHALL BE SURROUNDED WITH SEDIMENT CONTROL FENCE. THE MAXIMUM SIDE SLOPES FOR STOCKPILES SHALL BE 2.0 (H) TO 1.0 (V), THE MAXIMUM HEIGHT OF STOCKPILE SHOULD GENERALLY NOT EXCEED 6.0 METRES.
11. THE ESC STRATEGIES OUTLINED ON THIS PLAN ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO PREVENT SEDIMENT RELEASE TO THE NATURAL ENVIRONMENT.
12. CONTRACTOR TO CONFIRM THE LOCATION OF THE EXISTING UTILITIES PRIOR TO INITIATING ANY ON-SITE WORKS.
13. TREE REMOVALS TO BE COMPLETED IN ACCORDANCE WITH THE APPROVED ARBORIST REPORT OR LATEST AMENDMENT THEREOF. TREE REMOVALS WILL TAKE PLACE BEFORE TOPSOIL STRIPPING COMMENCES.
14. THE CONTRACTOR SHALL CARE AND CONTROL SPILLS, FLUIDS, AND MATERIALS DURING CONSTRUCTION TO MINIMIZE RISK TO THE ENVIRONMENT.

ESC STAGE 1 - SITE PREPARATION & STRIPPING NOTES

1. ALL TEMPORARY SEDIMENT CONTROL (I.E. SEDIMENT CONTROL FENCE, CHECK DAMS, SEDIMENT TRAP, AND CONSTRUCTION ACCESS) TO BE INSTALLED PRIOR TO ANY TOPSOIL STRIPPING WORKS.
2. SEDIMENTS COLLECTED IN THE SEDIMENT TRAP SHALL BE REMOVED WHEN 50% OF THE STORAGE CAPACITY IS FILLED.
3. TEMPORARY INTERCEPTOR SWALES ALONG THE SITE PERIMETER TO BE SEEDDED AND STABILIZED WITH EROSION CONTROL BLANKETS (LAYFIELD LPS-1 OR APPROVED EQUIVALENT).
4. SURFACE ROUGHENING TO TAKE PLACE WHEREVER POSSIBLE AS A MEANS OF TEMPORARY EROSION AND SEDIMENT CONTROL. SURFACE ROUGHENING TO BE ACHIEVED BY TRACKWALKING PARALLEL TO THE DIRECTION OF FLOW OR WITH A SHEEP'S FOOT PACKER.
5. CONTRACTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS DIRECTED TO APPROPRIATE ESC CONTROLS THROUGHOUT THE STAGED CONSTRUCTION PROCESS, INCLUDING TRANSITIONAL WORKS BETWEEN STAGES.

ESC STAGE 2 - BUILDING CONSTRUCTION & SURFACE WORKS NOTES

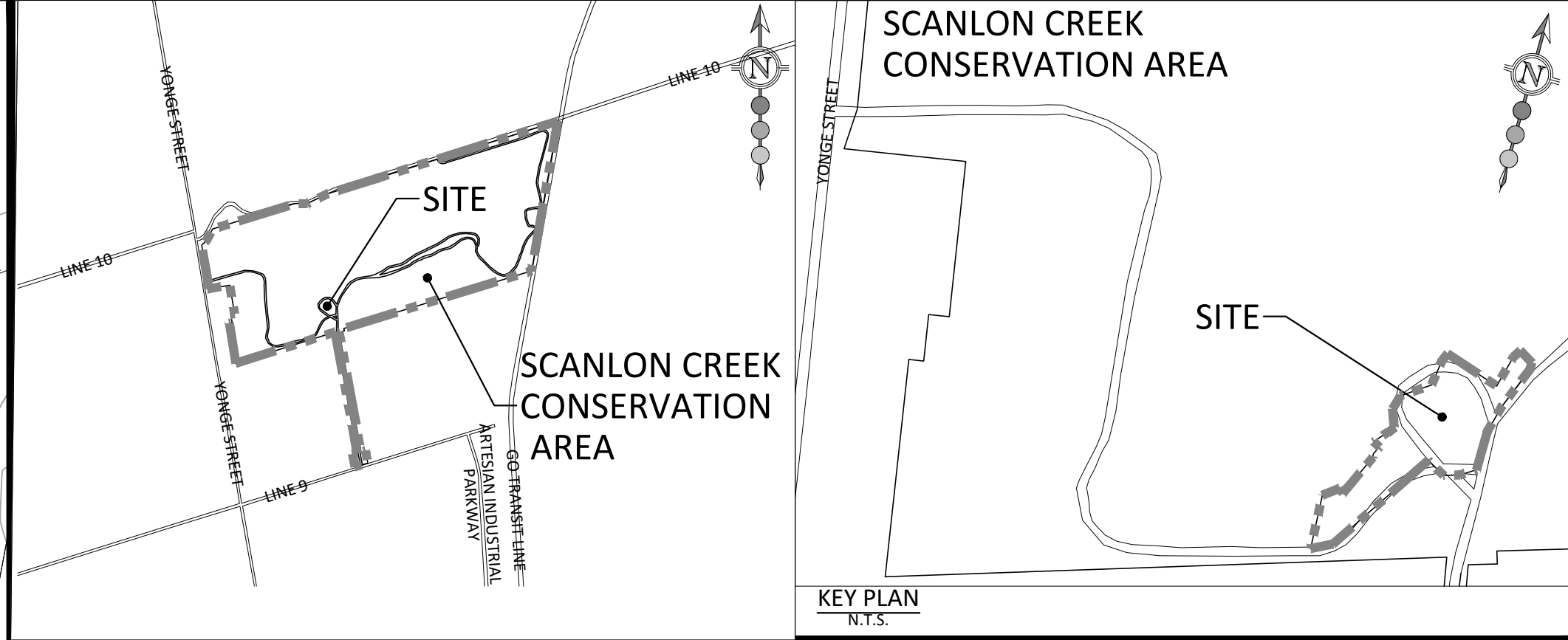
1. SEDIMENTS COLLECTED IN THE SEDIMENT CONTROL TRAP SHALL BE REMOVED WHEN 50% OF THE STORAGE CAPACITY IS FILLED.
2. TEMPORARY INTERCEPTOR SWALES ALONG THE SITE PERIMETER TO BE SEEDDED AND STABILIZED WITH EROSION CONTROL BLANKETS (LAYFIELD LPS-1, OR 1" FILTREXX GROWTH MEDIA OR APPROVED EQUIVALENT).
3. SURFACE ROUGHENING TO TAKE PLACE WHEREVER POSSIBLE AS A MEANS OF TEMPORARY EROSION AND SEDIMENT CONTROL. SURFACE ROUGHENING TO BE ACHIEVED BY TRACKWALKING PARALLEL TO THE DIRECTION OF FLOW OR WITH A SHEEP'S FOOT PACKER.



LSRCA STANDARD NOTES

1. ALL SEDIMENT CONTROL MEASURES SUCH AS SEDIMENT CONTROL FENCE, TEMPORARY PONDS, CONSTRUCTION ACCESS MATS, SEDIMENT TRAPS, SWALES AND CHECK DAMS MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE WORKS.
2. SEDIMENT CONTROLS SHOULD BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY SIGNIFICANT RAINFALL EVENT. REPAIRS TO ESC MEASURES MUST BE COMPLETED IN A TIMELY MANNER TO PREVENT SEDIMENT MIGRATION.
3. ADDITIONAL MATERIALS SUCH AS CLEAR STONE, FILTER FABRIC, PUMPS, HOSES AND SILT/SOX TO BE KEPT ONSITE AT ALL TIMES FOR CONDUCTING REPAIRS TO SEDIMENT CONTROL MEASURES.
4. ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN THIRTY DAYS ARE TO BE STABILIZED.
5. THE STABILIZATION SEED MIXTURE IS TO BE AS SPECIFIED ON THE EROSION AND SEDIMENT CONTROL PLAN.
6. THE STABILIZATION SEED MIXTURE IS TO BE APPLIED AT A MINIMUM RATE OF 25 kg/ha.
7. ENGINEERED CHANGES TO THE ESC MEASURES MAY BE NEEDED AS SITE CONDITIONS CHANGE THROUGHOUT THE CONSTRUCTION PROCESS. THESE UPDATES MUST REFLECT BEST MANAGEMENT PRACTICES TO CONTROL SEDIMENT AND EROSION ONSITE AND SHOULD BE COMPLETED BASED ON DIRECTION FROM THE SITE ENGINEER. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY AN ENGINEER THROUGHOUT THE CONSTRUCTION PROCESS.
8. THE CONSTRUCTION ENTRANCE MAT IS TO BE INSTALLED AS THE FIRST STEP IN THE SITE ALTERATION PROCESS.
9. SEDIMENT CONTROL FENCE IS TO BE INSTALLED DOWNSLOPE OF ALL DISTURBED AREAS. A DOUBLE ROW OF SEDIMENT CONTROL FENCE IS TO BE INSTALLED SURROUNDING ALL NATURAL HERITAGE FEATURES AND AS DIRECTED BY THE SITE ENGINEER. SEDIMENT CONTROL FENCE IS TO BE AS PER LSRC STANDARD ESC-4 OR ESC-5 AS A MINIMUM. LIGHT DUTY SEDIMENT CONTROL FENCE IS NOT ACCEPTABLE.
10. CUT-OFF SWALES OR DITCHES ARE TO BE INSTALLED AS SHOWN ON THE ESC PLANS AND AS NECESSARY BASED ON CHANGING SITE CONDITIONS TO DIRECT OVERLAND FLOW TO THE APPROPRIATE SEDIMENT TRAP OR TEMPORARY SEDIMENT POND.
11. CHECK DAMS ARE TO BE INSTALLED IN ALL SWALES AND DITCHES IN ACCORDANCE WITH DRAWING LSRC ESC-2, AS A MINIMUM.
12. TEMPORARY SEDIMENT TRAP(S) ARE TO BE CONSTRUCTED AT THE BEGINNING OF SITE GRADING AND IF THE SITE DRAINAGE CHANGES DURING CONSTRUCTION. IT MAY BE NECESSARY FOR TEMPORARY SWALES TO BE CONSTRUCTED TO DIRECT SITE FLOWS TO THE TEMPORARY SEDIMENT TRAP(S) DURING ROUGH GRADING AND AS CONSTRUCTION PROGRESSES.
13. TEMPORARY SEDIMENT POND(S) ARE TO BE CONSTRUCTED AT THE BEGINNING OF SITE GRADING AND IF THE SITE DRAINAGE CHANGES DURING CONSTRUCTION. IT MAY BE NECESSARY FOR TEMPORARY SWALES TO BE CONSTRUCTED TO DIRECT SITE FLOWS TO THE TEMPORARY SEDIMENT POND(S) DURING ROUGH GRADING AND AS CONSTRUCTION PROGRESSES.
14. FILTREXX SILT/SOX OR APPROVED EQUIVALENT TO BE INSTALLED DOWNSTREAM FROM SEDIMENT TRAP AND TEMPORARY SEDIMENT POND OUTLETS TO A MINIMUM HEIGHT OF 300mm.
15. IF STOCKPILES ARE USED ON-SITE FOR THE STORAGE OF EXCESS MATERIAL, THEY ARE TO BE IN ACCORDANCE WITH DETAIL DRAWING LSRC ESC-6 OR BETTER.
16. ANY DEWATERING OCCURRING ONSITE MUST BE IN ACCORDANCE WITH AN APPROVED DEWATERING PLAN. ADDITIONAL DEWATERING REQUIREMENTS MAY BE DEEMED NECESSARY AND SHALL BE IMPLEMENTED AS DIRECTED BY THE ENGINEER, CONTRACT ADMINISTRATOR OR LOCAL MUNICIPALITY.
17. THE SITE TRAILER IS TO BE LOCATED ONLY AT THE DESIGNATED LOCATION SHOWN ON THE PLANS.
18. EQUIPMENT AND HYDROCARBON STORAGE IS TO OCCUR ONLY WITHIN THE DESIGNATED AREA SHOWN ON THE PLANS.
19. REFUELLING IS TO TAKE PLACE ONLY WITHIN THE DESIGNATED AREA SHOWN ON THE PLANS AND SHALL BE A MINIMUM OF THIRTY METRES FROM ANY WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREA.
20. AN APPROVED SPILLS MANAGEMENT PLAN IS TO BE KEPT ONSITE.
21. SPILL CLEANUP EQUIPMENT SUCH AS ABSORPTIVE MEDIA IS TO BE MAINTAINED ONSITE FOR IMMEDIATE USE IN THE EVENT OF A SPILL.
22. SPILLS ARE TO BE REPORTED IMMEDIATELY TO THE MOECC SPILLS ACTION CENTRE AT 1-800-268-6060.
23. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEAN-UP AND RESTORATION, INCLUDING ALL COSTS, DUE TO THE RELEASE OF SEDIMENT FROM THE SITE.
24. LOW IMPACT DEVELOPMENT (LID) MEASURES ARE NOT TO BE USED AS SEDIMENT CONTROL DEVICES.
25. ADDITIONAL SEDIMENT CONTROL DEVICES MAY BE DEEMED NECESSARY AND AS SITE CONDITIONS CHANGE AND SHALL BE INSTALLED AS DIRECTED BY THE SITE ENGINEER, CONTRACT ADMINISTRATOR OR LOCAL MUNICIPALITY.

SCANLON CREEK CONSERVATION AREA



BENCHMARK: ELEV. 228.198

BENCHMARK No. 00820208008
LOCATED AT THE NORTH EAST INTERSECTION AT LINE 8 AND ARTESIAN INDUSTRIAL PKWY.

LEGEND:

- EXISTING CONTOURS & ELEVATIONS
- SEDIMENT TRAP (SEE DETAIL ON ESC-2)
- SWALE ELEVATION
- FILTREXX CHECK DAM (SEE DETAIL ON ESC-2)
- TREE TO BE REMOVED (REFER TO LANDSCAPE DRAWINGS PER PARED BY PMA LANDSCAPE ARCHITECTS)
- TEMPORARY FILTREXX 450mm (38") SILT/SOX (SEE DETAIL ON ESC-2)
- TREE PRESERVATION FENCE (REFER TO DRAWINGS AND REPORT PREPARED BY HENRY KORTEKAAS ARBORISTS)
- TEMPORARY SEDIMENT CONTROL DEVICE (SEE DETAIL ON ESC-2)
- EXISTING STORM DRAINAGE BOUNDARY
- DRAINAGE AREA (ha)

TOPOGRAPHIC SURVEY PROVIDED BY THAM SURVEYING, AUGUST 2023

REVISIONS				
No.	DESCRIPTION	DATE	BY	APPROVED
1.	SUBMITTED FOR SITE PLAN APPLICATION	AUG 02/24		P.C.
2.	SUBMITTED FOR BUILDING PERMIT	AUG 16/24		P.C.
3.	ISSUED FOR TENDER	SEP 13/24		P.G.
4.	ADDENDUM 2	OCT 17/24		



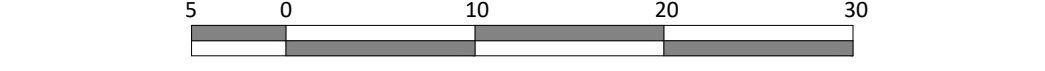
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335



120 BAYVIEW PARKWAY,
NEWMARKET, ONTARIO L3Y 3W3
TEL: (905) 895-1281
FAX: (905) 853-5881

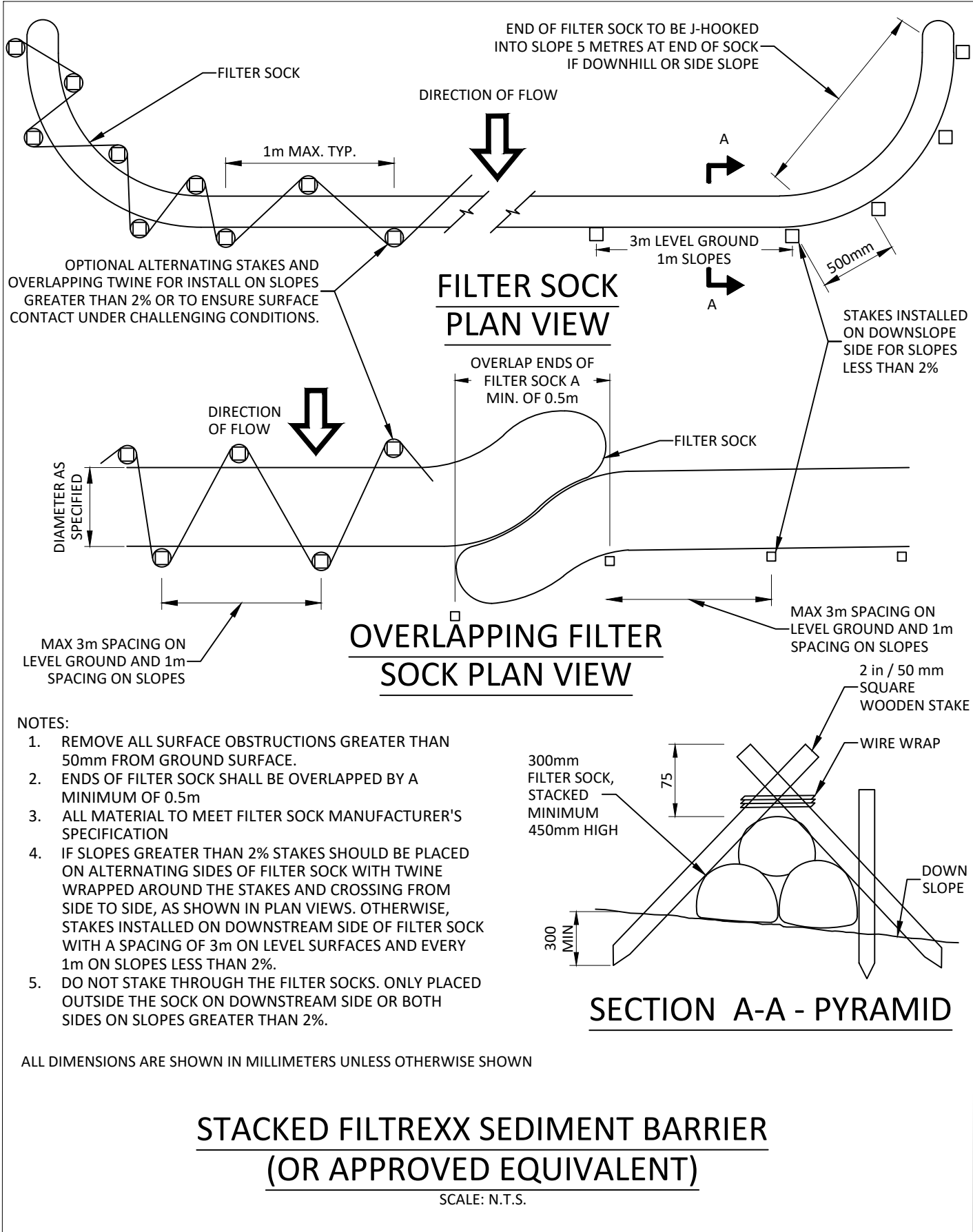
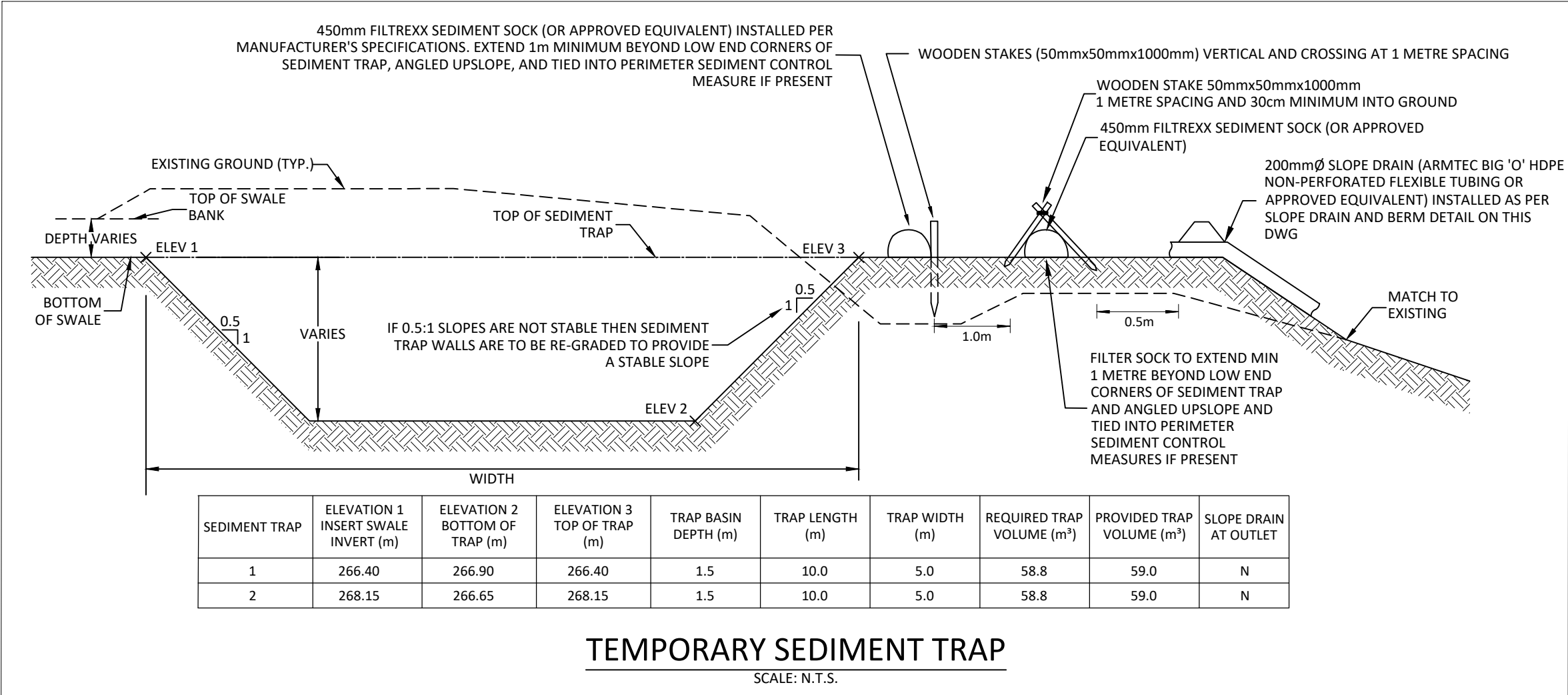
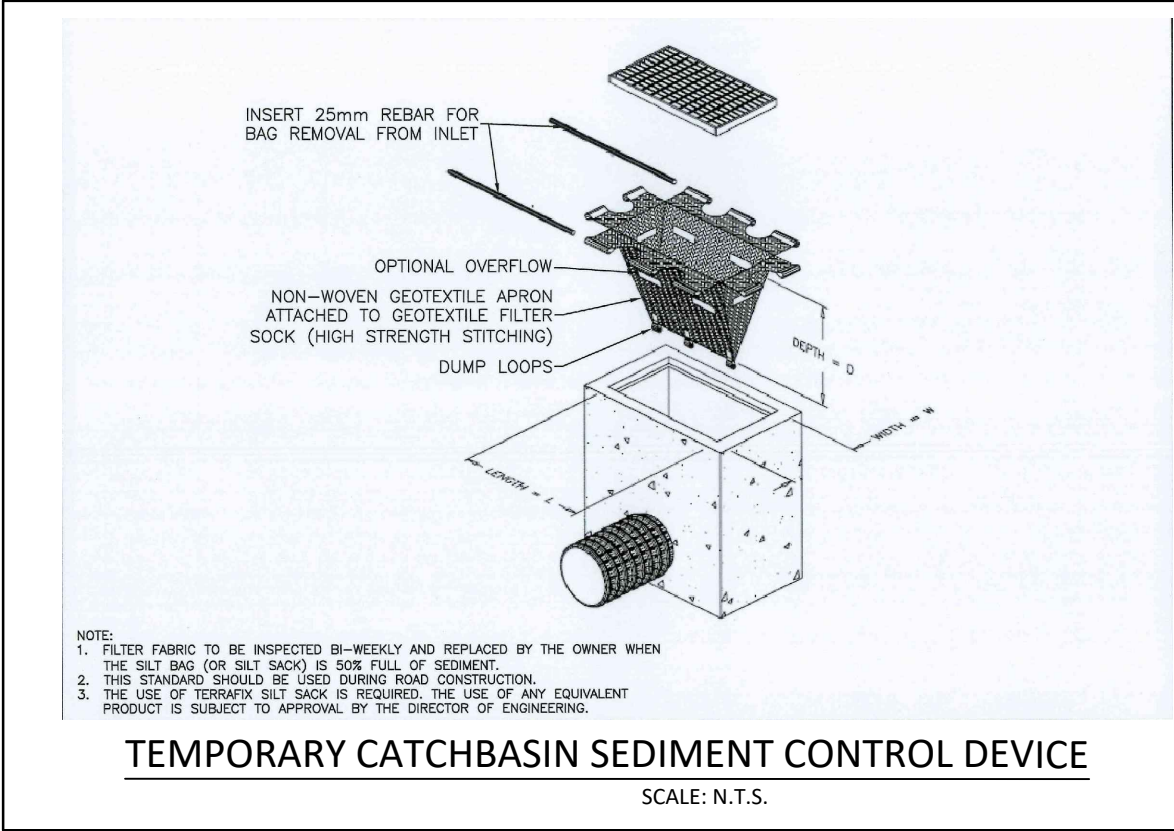
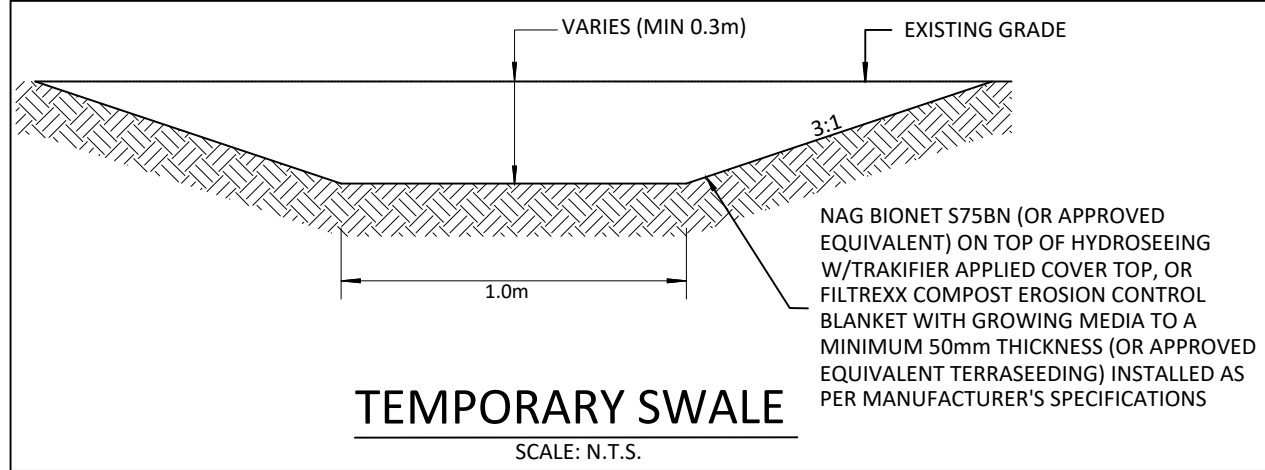
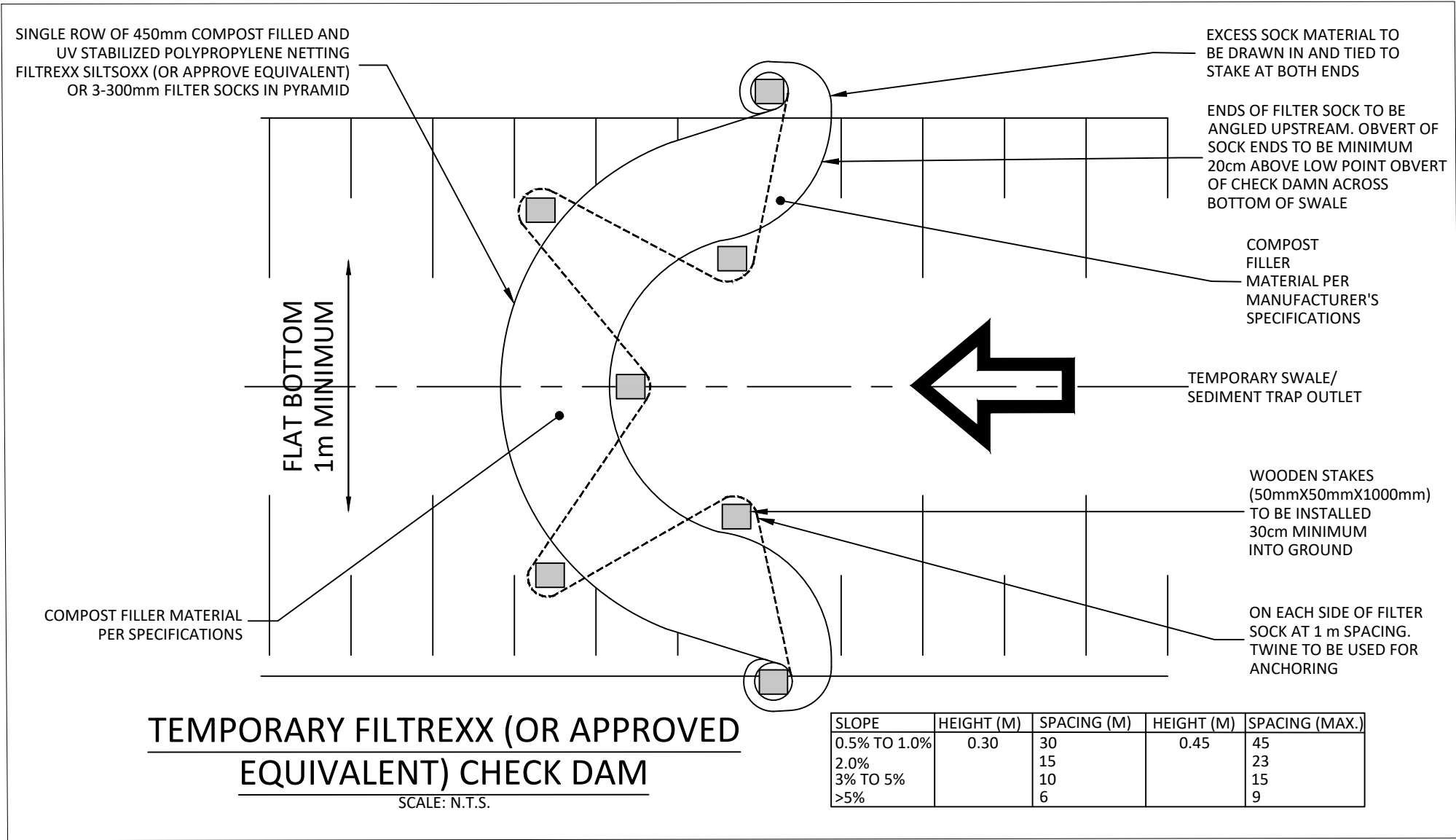
LAKE SIMCOE CONSERVATION AUTHORITY
SCANLON CREEK CONSERVATION AREA
EROSION AND SEDIMENT CONTROL PLAN

DATE: OCTOBER 2024	DESIGNED BY: P.G.	CHECKED BY: P.G.
SCALE: 1:400	DRAWN BY: S.G.	CHECKED BY: P.G.



Accepted to be in accordance with the Bradford West Gwillimbury Standards. This acceptance is not to be construed as verification of engineering content.



Signature: Development Engineering Date: PROJECT No: 2238 DRAWING No: ESC-1

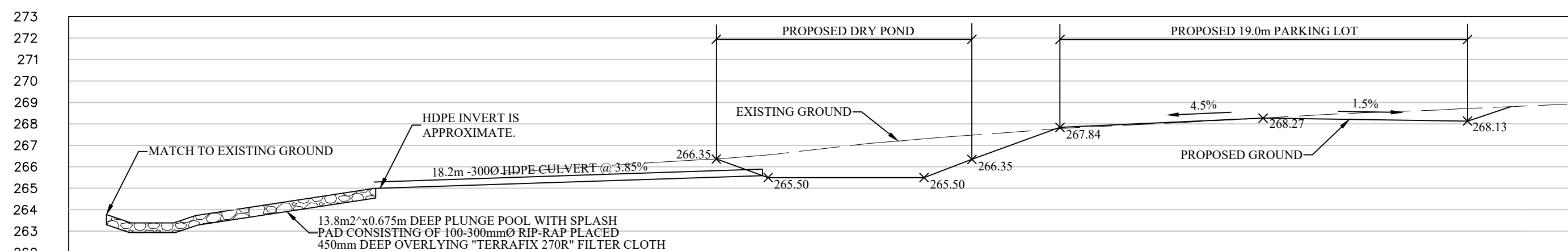


- NOTES:
1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
 2. LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) TO BE CONSISTENT WITH THE REQUIREMENTS BELOW AND CONFIRMED IN CONJUNCTION WITH THE HOME BUILDING PROGRAM NEEDS.
- LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 30m FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE.
- SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, STRAW BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED TO ELEVATE THE PERIMETER AND 10MIL POLYETHYLENE SHEETING AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
 4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
 5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.
 6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES
- ALL DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS OTHERWISE SHOWN

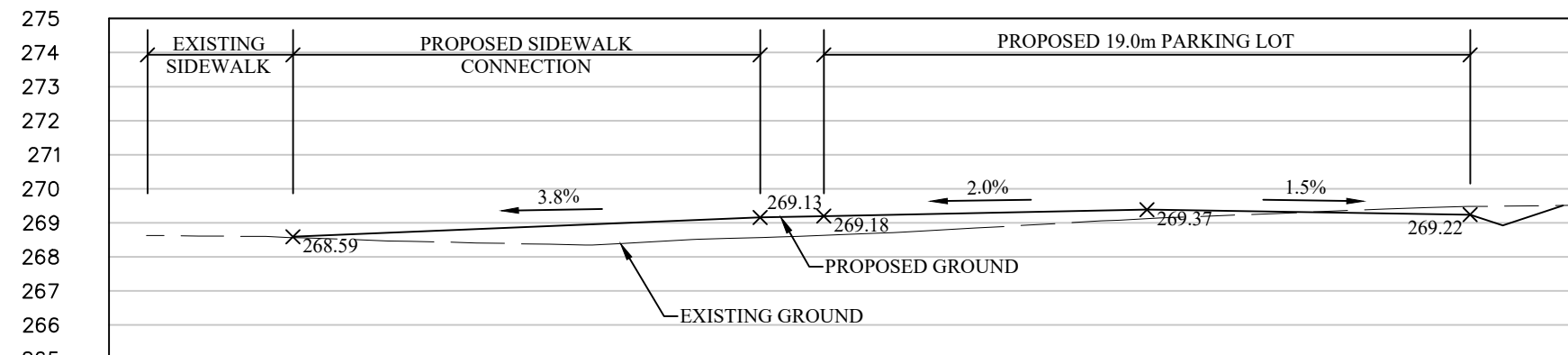
CONCRETE WASH OUT

REVISIONS				
No.	DESCRIPTION	DATE	BY	APPROVED
1.	SUBMITTED FOR SITE PLAN APPLICATION	AUG 02/24		P.C.
2.	SUBMITTED FOR BUILDING PERMIT	AUG 16/24		P.C.
3.	ISSUED FOR TENDER	SEP 13/24		P.G.
△	ADDENDUM 2	OCT 17/24		

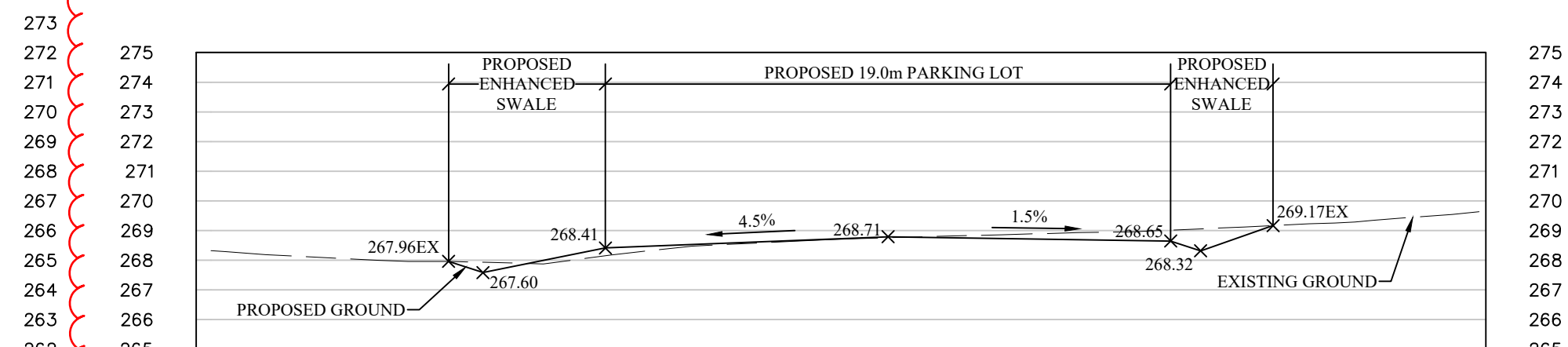
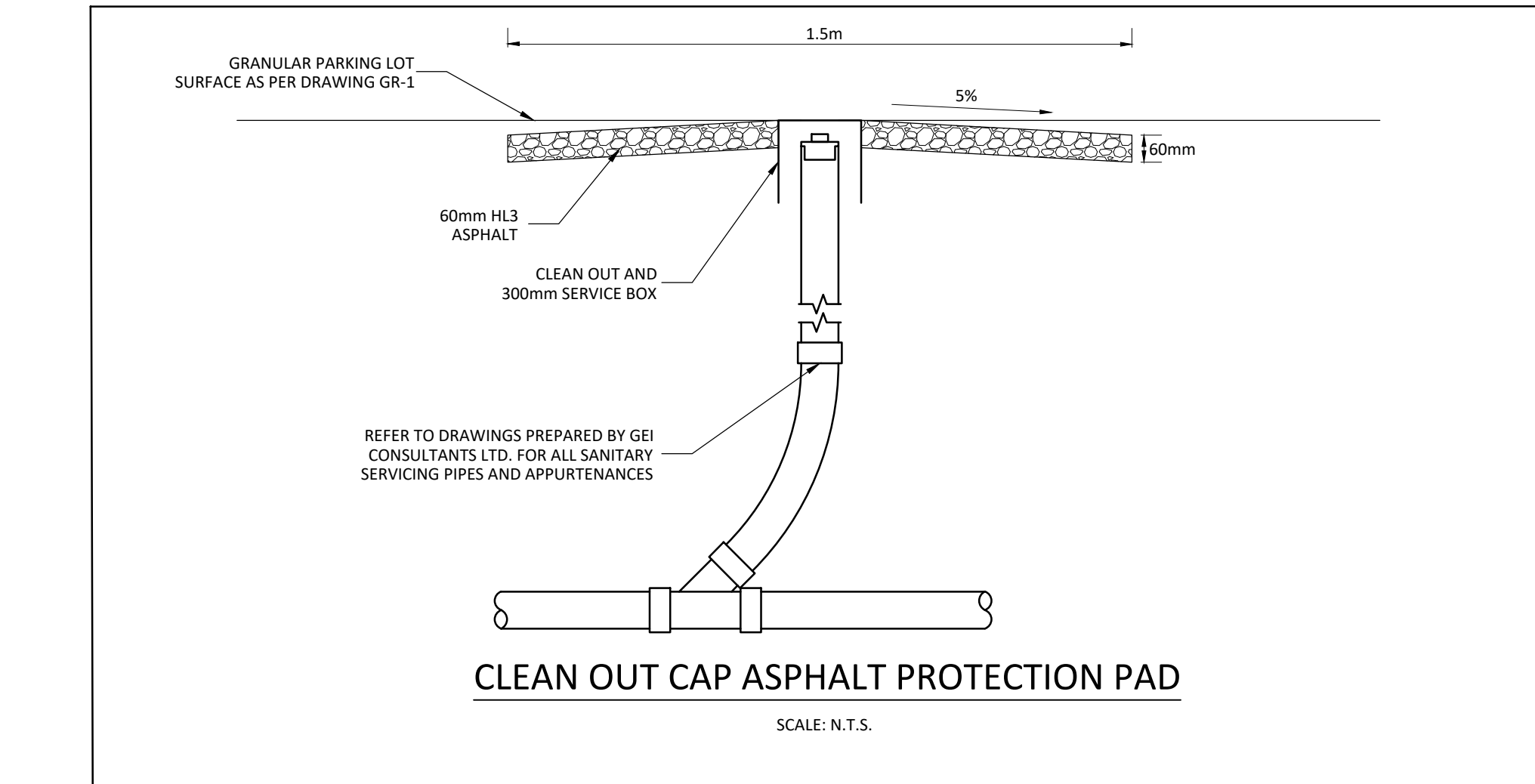
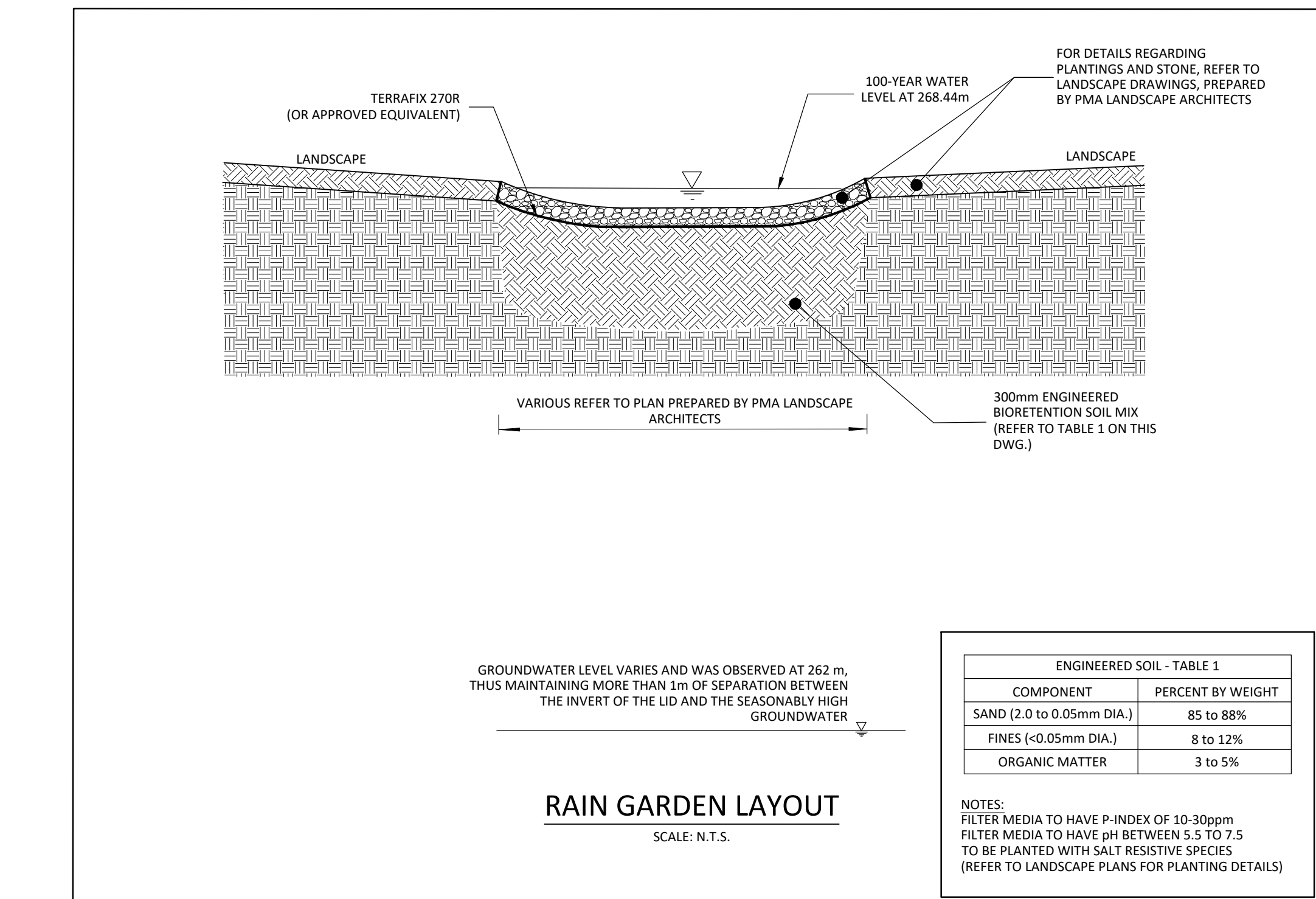
		30 CENTURIAN DRIVE, SUITE 100 MARKHAM, ONTARIO L3R 8B8 TEL: (905) 475-1900 FAX: (905) 475-8335	
		120 BAYVIEW PARKWAY, NEWMARKET, ONTARIO L3Y 3W3 TEL: (905) 895-1281 FAX: (905) 853-5881	
LAKE SIMCOE CONSERVATION AUTHORITY			
SCANLON CREEK CONSERVATION AREA			
EROSION AND SEDIMENT CONTROL DETAILS			
DATE: OCTOBER 2024	DESIGNED BY: P.G.	CHECKED BY: P.G.	
SCALE: N.T.S.	DRAWN BY: S.G.	CHECKED BY: P.G.	
Accepted to be in accordance with the Bradford West Gwillimbury Standards. This acceptance is not to be construed as verification of engineering content.		PROJECT No: 2238	
Director Of Engineering		Date	
		DRAWING No: ESC-2	



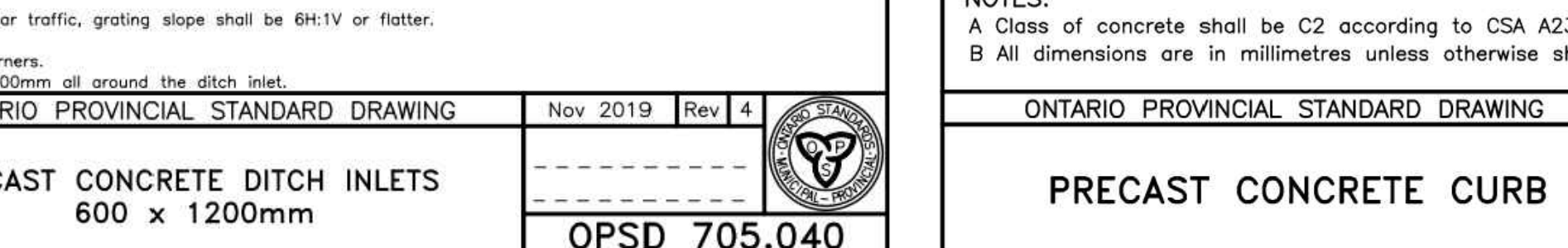
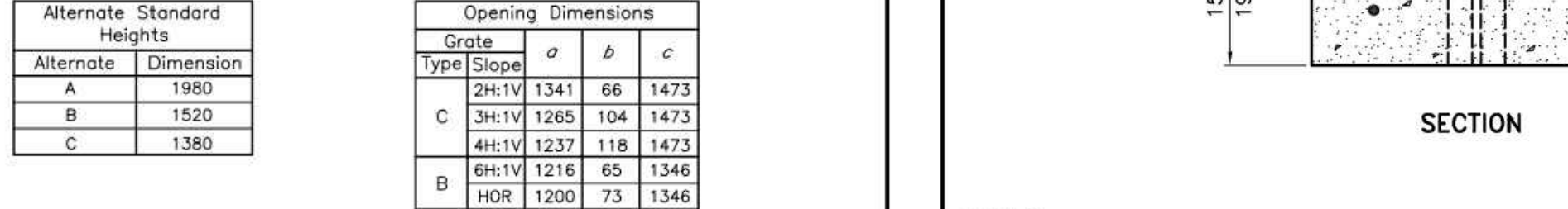
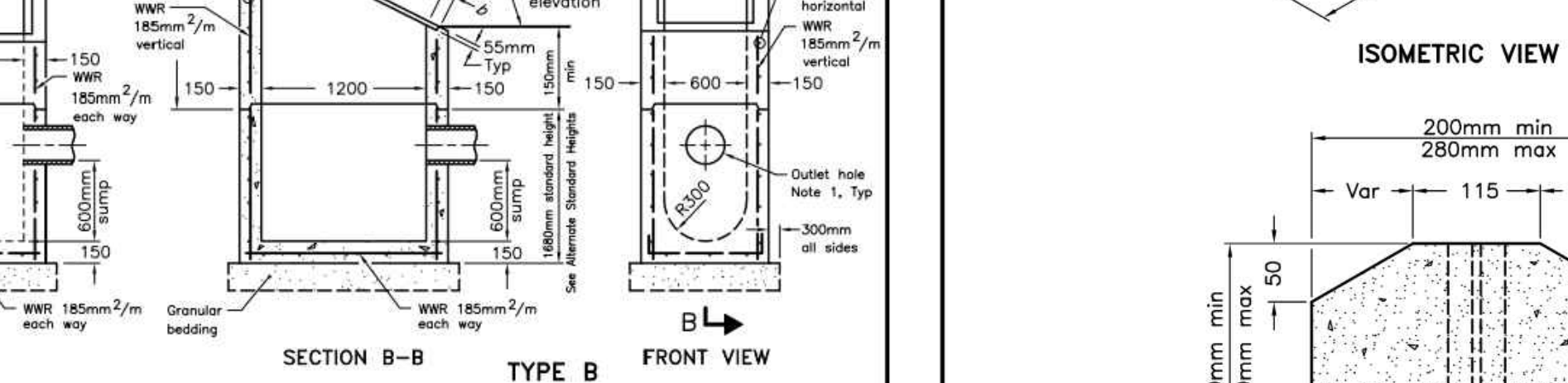
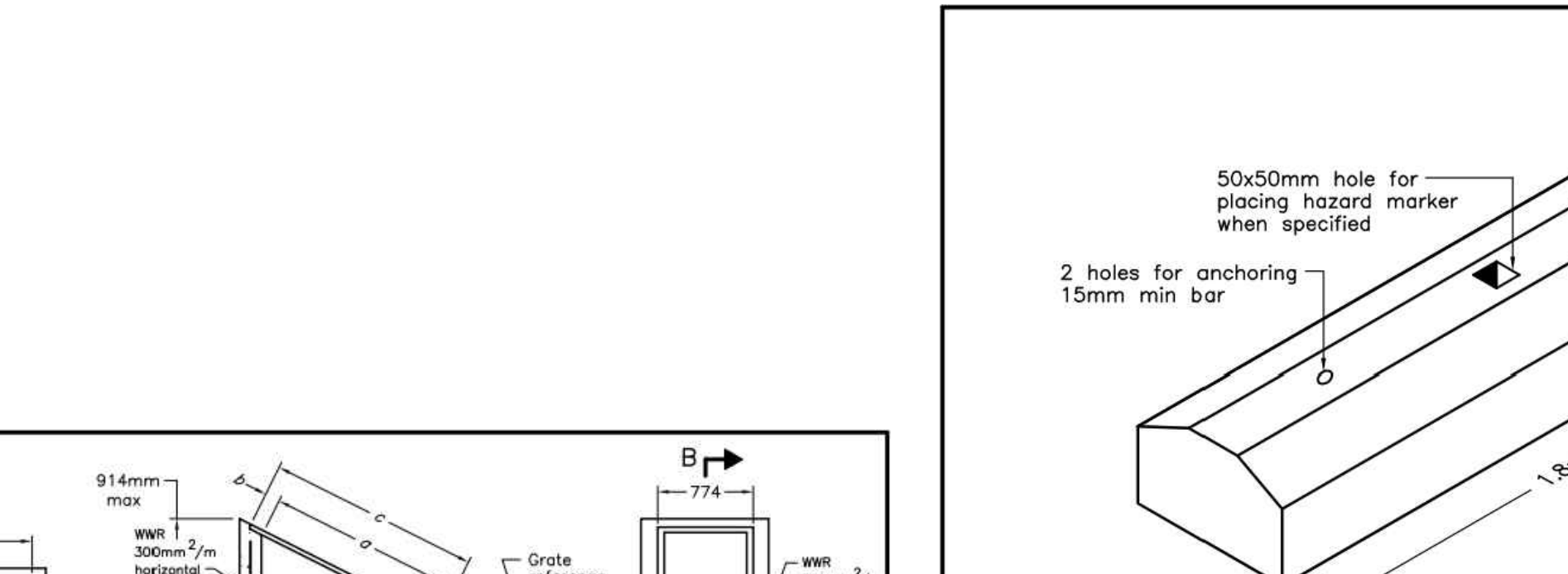
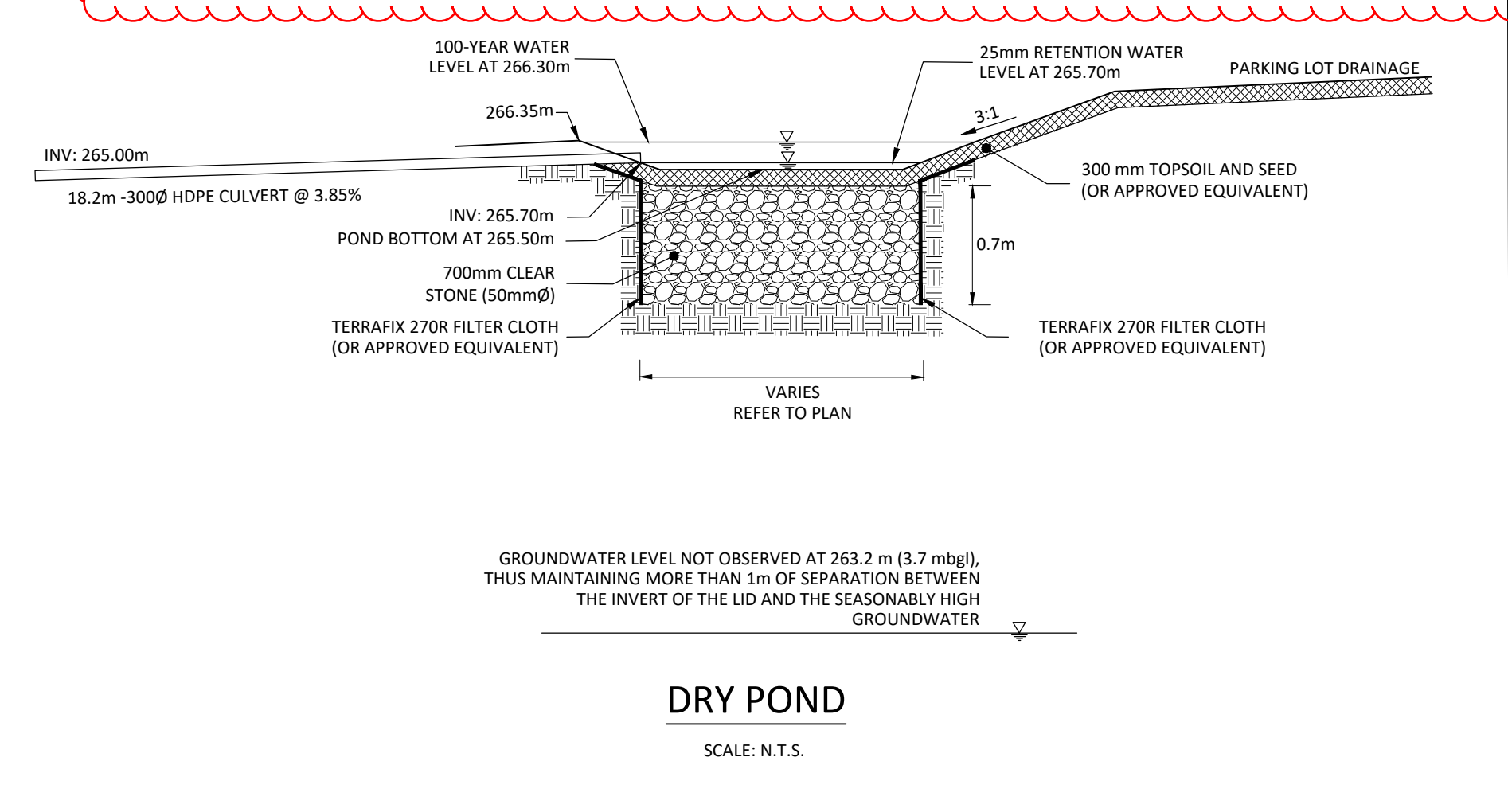
 PROPOSED PARKING LOT CONDITION ADJACENT TO POND
SCALE: 1:200



 PROPOSED PARKING LOT CONNECTION TO EXISTING SIDEWALK
SCALE: 1:200



 **PROPOSED ENHANCED SWALES ALONG PROPOSED PARKING LOT**
SCALE: 1:200



GENERAL

1. PRIOR TO STARTING ANY WORKS, THE CONTRACTOR MUST ENSURE THAT ALL NECESSARY APPROVALS ARE IN PLACE FROM THE MUNICIPALITY AND OTHER EXTERNAL AGENCIES, AS REQUIRED.
2. WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
3. WORKS AND MATERIALS SHALL CONFORM TO CURRENT MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS, MUNICIPAL, REGIONAL, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. FOR ALL WORK WITHIN PRIVATE PROPERTY, WORKS AND MATERIALS SHALL CONFORM TO THE ONTARIO BUILDING CODE, OR THE ABOVE-NOTED STANDARDS, WHICHEVER IS MORE STRINGENT.
4. WORKS BY OTHERS (EITHER ON-SITE OR OFF-SITE) MAY BE ON-GOING DURING THE PERIOD OF THIS CONTRACT. COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS TO PREVENT CONSTRUCTION CONFLICTS.
5. VERIFY THE LOCATION, DIMENSIONS AND ELEVATION OF EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION. EXISTING INFRASTRUCTURE TO BE PROTECTED AND/OR SUPPORTED DURING CONSTRUCTION. DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO BE IMMEDIATELY REPORTED TO THE ENGINEER.
6. REFER TO THE ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND LAYOUT INFORMATION.



GRADING

1. PRIOR TO COMMENCEMENT OF EARTHWORKS, SITE ALTERATION PLANS MUST BE APPROVED AND ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND OPERATIONAL. THE CONTRACTOR SHALL MAINTAIN ALL WORKS UNTIL CONSTRUCTION IS COMPLETED TO THE SATISFACTION OF THE ENGINEER.
2. ENGINEERED FILL SHALL CONFORM TO THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT, OR LATEST AMENDMENT THEREOF.
3. ENGINEERED FILL SHALL BE INSPECTED AND TESTED BY THE GEOTECHNICAL CONSULTANT. PROOF ROLLING OF SUBGRADE WILL BE REQUIRED PRIOR TO PLACEMENT OF GRANULAR MATERIALS. COORDINATE INSPECTIONS WITH GEOTECHNICAL CONSULTANT.
4. GRANULAR COMPACTION: PER THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT, OR LATEST AMENDMENT THEREOF.
5. LIGHT DUTY PARKING PAVEMENT STRUCTURE (PER GEOTECHNICAL REPORT):
200 mm GRANULAR 'A'
400 mm GRANULAR 'B'
6. HEAVY DUTY/FIRE ROUTE PAVEMENT STRUCTURE (PER GEOTECHNICAL REPORT):
200 mm GRANULAR 'A'
550 mm GRANULAR 'B'
7. CONCRETE SIDEWALK: 125mm DEEP WITH 125mm GRANULAR 'A' BASE.
CONCRETE SIDEWALK ACROSS RESIDENTIAL DRIVEWAYS: 175mm DEEP WITH 125mm GRANULAR 'A' BASE. CONCRETE SIDEWALK ACROSS LANEWAYS, ROADS, COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DRIVEWAYS: 200mm DEEP WITH 125mm GRANULAR 'A' BASE.
8. PAVEMENT MARKINGS SHALL BE PLACED AS SHOWN ON THE ARCHITECTURAL SITE PLAN WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT AS PER OPS 1712.
9. INSTALL SIGNAGE AS PER THE ARCHITECTURAL SITE PLAN.
10. EMBANKMENTS SHALL BE SLOPED AT A MAXIMUM OF 3H:1V, UNLESS OTHERWISE SPECIFIED.
11. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. THE RELOCATION OR REMOVAL OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE ARBORIST.
12. PLACE 200mm THICK TOPSOIL IN ALL PLANTING AND SOD AREAS.
13. REFER TO LANDSCAPE/ARCHITECTURAL DRAWINGS FOR LOCATION AND TYPE OF ALL HARD LANDSCAPE SURFACES.
14. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER AN AS-CONSTRUCTED GRADING DRAWING.

STORM SEWERS

1. PIPE: POLYVINYL CHLORIDE (PVC) SEWER PIPES AND FITTINGS SHALL CONFORM TO CSA-B182.2. HIGH DENSITY POLYETHYLENE (HDPE) PIPES AND FITTINGS SHALL CONFORM TO CSA-B182.6.
2. PVC SEWERS (375 mm DIAMETER AND SMALLER): SDR-35, CSA B182.2-LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
3. PVC PIPE SEWER BEDDING: OPSD 802.010.
4. TRENCH BACKFILL: PER THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT, OR LATEST AMENDMENT THEREOF.
5. INSULATION: TO BE PROVIDED IF COVER TO OBVERT IS LESS THAN 1.20 METRES. 50mm THICK HIGH LOAD 60. WIDTH AS NOTED ON DRAWING.
6. BACKFILL: ALL MAINTENANCE HOLE AND CATCHBASIN EXCAVATIONS SHALL BE BACKFILLED WITH GRANULAR 'B'.
7. DURING CONSTRUCTION ALL CATCHBASINS SHALL BE EQUIPPED WITH TEMPORARY SEDIMENT CONTROL DEVICE. REFER TO DETAILS ON DRAWING ESC-1.
8. CONCRETE ADJUSTMENT UNITS FOR CATCHBASINS: OPSD 704.010, OPSS 407 AND CSA A257.4. MAXIMUM HEIGHT OF ADJUSTMENT UNITS SHALL BE 300mm.
9. LASER ALIGNMENT AND ELEVATION CONTROL TO BE UTILIZED FOR SEWER INSTALLATIONS.
10. FLUSH AND INSPECT SEWERS VIA CCTV CAMERA. SUBMIT ONE WRITTEN REPORT AND TWO DIGITAL VIDEOS IN AN ACCEPTABLE FORMAT TO THE ENGINEER FOR REVIEW.
11. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER AN AS-CONSTRUCTED SERVICING DRAWING.

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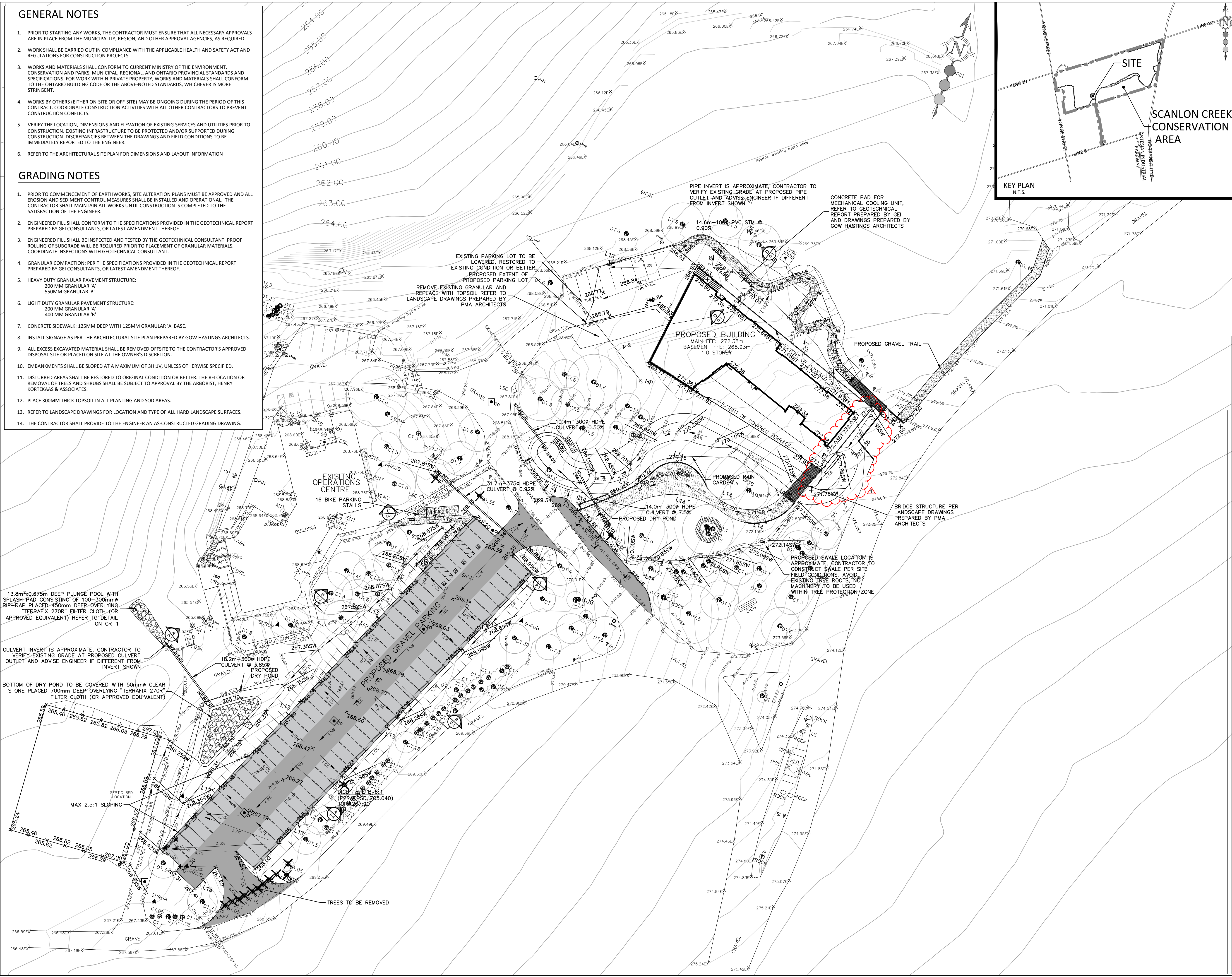
		30 CENTURIUM DRIVE, SUITE 100 MARKHAM, ONTARIO L3R 8B8 TEL: (905) 475-1900 FAX: (905) 475-8335	
 Lake Simcoe Region conservation authority		120 BAYVIEW PARKWAY NEWMARKET, ONTARIO L3Y 3W3 TEL: (905) 895-1281 FAX: (905) 853-5881	
<h1>LAKE SIMCOE CONSERVATION AUTHORITY</h1> <h2>SCANLON CREEK CONSERVATION AREA</h2>			
<h3>DETAILS PLAN - PHASE 1</h3>			
DATE: SEPTEMBER 2024		DESIGNED BY: C.Y.	
SCALE: N.T.S.		DRAWN BY: C.Y.	
Accepted to be in accordance with the Bradford West Gwillimbury Standards. This acceptance is not to be construed as verification of engineering content.		CHECKED BY: P.G.	
		CHECKED BY: P.G.	
		PROJECT NO:	
		<div style="font-size: 2em; font-weight: bold;">2238</div>	
Director Of Engineering _____		DRAWING No: _____	
Date _____		<div style="font-size: 3em; font-weight: bold;">D-1</div>	

GENERAL NOTES

1. PRIOR TO STARTING ANY WORKS, THE CONTRACTOR MUST ENSURE THAT ALL NECESSARY APPROVALS ARE IN PLACE FROM THE MUNICIPALITY, REGION, AND OTHER APPROVAL AGENCIES, AS REQUIRED.
2. WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
3. WORKS AND MATERIALS SHALL CONFORM TO CURRENT MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS, MUNICIPAL, REGIONAL, AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. FOR WORK WITHIN PRIVATE PROPERTY, WORKS AND MATERIALS SHALL CONFORM TO THE ONTARIO BUILDING CODE OR THE ABOVE-NOTED STANDARDS, WHICHEVER IS MORE STRINGENT.
4. WORKS BY OTHERS (EITHER ON-SITE OR OFF-SITE) MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS TO PREVENT CONSTRUCTION CONFLICTS.
5. VERIFY THE LOCATION, DIMENSIONS AND ELEVATION OF EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION. EXISTING INFRASTRUCTURE TO BE PROTECTED AND/OR SUPPORTED DURING CONSTRUCTION. DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO BE IMMEDIATELY REPORTED TO THE ENGINEER.
6. REFER TO THE ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND LAYOUT INFORMATION

GRADING NOTES

1. PRIOR TO COMMENCEMENT OF EARTHWORKS, SITE ALTERATION PLANS MUST BE APPROVED AND ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND OPERATIONAL. THE CONTRACTOR SHALL MAINTAIN ALL WORKS UNTIL CONSTRUCTION IS COMPLETED TO THE SATISFACTION OF THE ENGINEER.
2. ENGINEERED FILL SHALL CONFORM TO THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT PREPARED BY GEI CONSULTANTS, OR LATEST AMENDMENT THEREOF.
3. ENGINEERED FILL SHALL BE INSPECTED AND TESTED BY THE GEOTECHNICAL CONSULTANT. PROOF ROLLING OF SUBGRADE WILL BE REQUIRED PRIOR TO PLACEMENT OF GRANULATED MATERIALS. COORDINATE INSPECTIONS WITH GEOTECHNICAL CONSULTANT.
4. GRANULAR COMPACTION: PER THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT PREPARED BY GEI CONSULTANTS, OR LATEST AMENDMENT THEREOF.
5. HEAVY DUTY GRANULAR PAVEMENT STRUCTURE:
200 MM GRANULAR 'A'
150MM GRANULAR 'B'
6. LIGHT DUTY GRANULAR PAVEMENT STRUCTURE:
200 MM GRANULAR 'A'
400 MM GRANULAR 'B'
7. CONCRETE SIDEWALK: 125MM DEEP WITH 125MM GRANULAR 'A' BASE.
8. INSTALL SIGNAGE AS PER THE ARCHITECTURAL SITE PLAN PREPARED BY GOW HASTINGS ARCHITECTS.
9. ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFFSITE TO THE CONTRACTOR'S APPROVED DISPOSAL SITE OR PLACED ON SITE AT THE OWNER'S DISCRETION.
10. EMBANKMENTS SHALL BE SLOPED AT A MAXIMUM OF 3H:1V, UNLESS OTHERWISE SPECIFIED.
11. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. THE RELOCATION OR REMOVAL OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE ARBORIST, HENRY KORTEKAAS & ASSOCIATES.
12. PLACE 300MM THICK TOPSOIL IN ALL PLANTING AND SOD AREAS.
13. REFER TO LANDSCAPE DRAWINGS FOR LOCATION AND TYPE OF ALL HARD LANDSCAPE SURFACES.
14. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER AN AS-CONSTRUCTED GRADING DRAWING.



SCANLON CREEK CONSERVATION AREA

KEY PLAN

N.T.S.

BENCHMARK:

BENCHMARK No. 00820208008
LOCATED AT THE NORTH EAST INTERSECTION AT LINE 8 AND ARTESIAN INDUSTRIAL PKWY.

ELEV. 228.198

LEGEND:

- X123.23EX
X123.23
X123.23BT
12.5%
12.5%
12.5%
3:1 MAX
X
268.00
CULVERT
ANT
BD
ROCK
CT.1
DR
DT.1
STUMP
FP
GP
HP
LS
LSC
MH
POST
SI
TB
SHRUB
VENT
WELL
- EXISTING ELEVATION
PROPOSED ELEVATION
SANITARY SEWER CLEANOUT AS DESIGNED BY GEI CONSULTANTS LTD. WITH ASPHALT PROTECTION PAD (SEE DETAIL ON DRAWING D-3)
PROPOSED BELOW TERRACE ELEVATION (SEE DETAIL ON THIS DRAWING)
PROPOSED SLOPE
DITCH INLET CATCHBASIN
PROPOSED BELOW TERRACE SLOPE (SEE DETAIL ON THIS DRAWING)
PROPOSED SWALE GRADE
EMBANKMENT (MAX 2.5:1 SLOPE UNLESS OTHERWISE NOTED)
PROPOSED HEAVY DUTY GRAVEL SURFACE (REFER TO GEOTECHNICAL REPORT PREPARED BY GEI)
PROPOSED LIGHT DUTY GRAVEL SURFACE (REFER TO GEOTECHNICAL REPORT PREPARED BY GEI)
TREE TO BE REMOVED (REFER TO LANDSCAPE DRAWINGS PREPARED BY PMA LANDSCAPE ARCHITECTS)
PROPOSED CONTOUR
PROPOSED CULVERT
DENOTE ANTENNA
DENOTES BOLLARD
DENOTES ROCK
DENOTES CONIFEROUS TREE
DENOTES DRAIN
DENOTES DECIDUOUS TREE
TREE STUMP
DENOTES FLAG POLE
DENOTES GUY POLE
DENOTE HYDRO POLE
DENOTES LIGHT STANDARD
DENOTES LIGHT STANDARD CONCRETE
DENOTES MAINTENANCE HOLE
DENOTES METAL POST
DENOTES SIGN
DENOTES TERMINAL BOX HYDRO
DENOTES SHRUB
DENOTES VENT
DENOTES WELL

TOPOGRAPHIC SURVEY PROVIDED BY THAM SURVEYING, AUGUST 2023

REVISIONS				
No.	DESCRIPTION	DATE	BY	APPROVED
1.	SUBMITTED FOR SITE PLAN APPROVAL	AUG 02/24		P.C.
2.	SUBMITTED FOR BUILDING PERMIT	AUG 16/24		P.C.
3.	ISSUED FOR TENDER	SEP 13/24		P.G.
ADDENDUM 2		OCT 17/24		



30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335



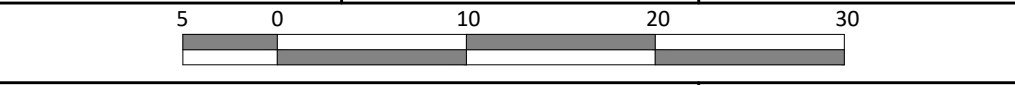
120 BAYVIEW PARKWAY
NEWMARKET, ONTARIO L3Y 3W3
TEL: (905) 895-1281
FAX: (905) 853-5881

LAKE SIMCOE CONSERVATION AUTHORITY

SCANLON CREEK CONSERVATION AREA

GRADING PLAN

DATE:	OCTOBER 2024	DESIGNED BY:	S.G.	CHECKED BY:	P.G.
SCALE:	1:400	DRAWN BY:	S.G.	CHECKED BY:	P.G.



Accepted to be in accordance with the Bradford West Gwillimbury Standards. This acceptance is not to be construed as verification of engineering content.

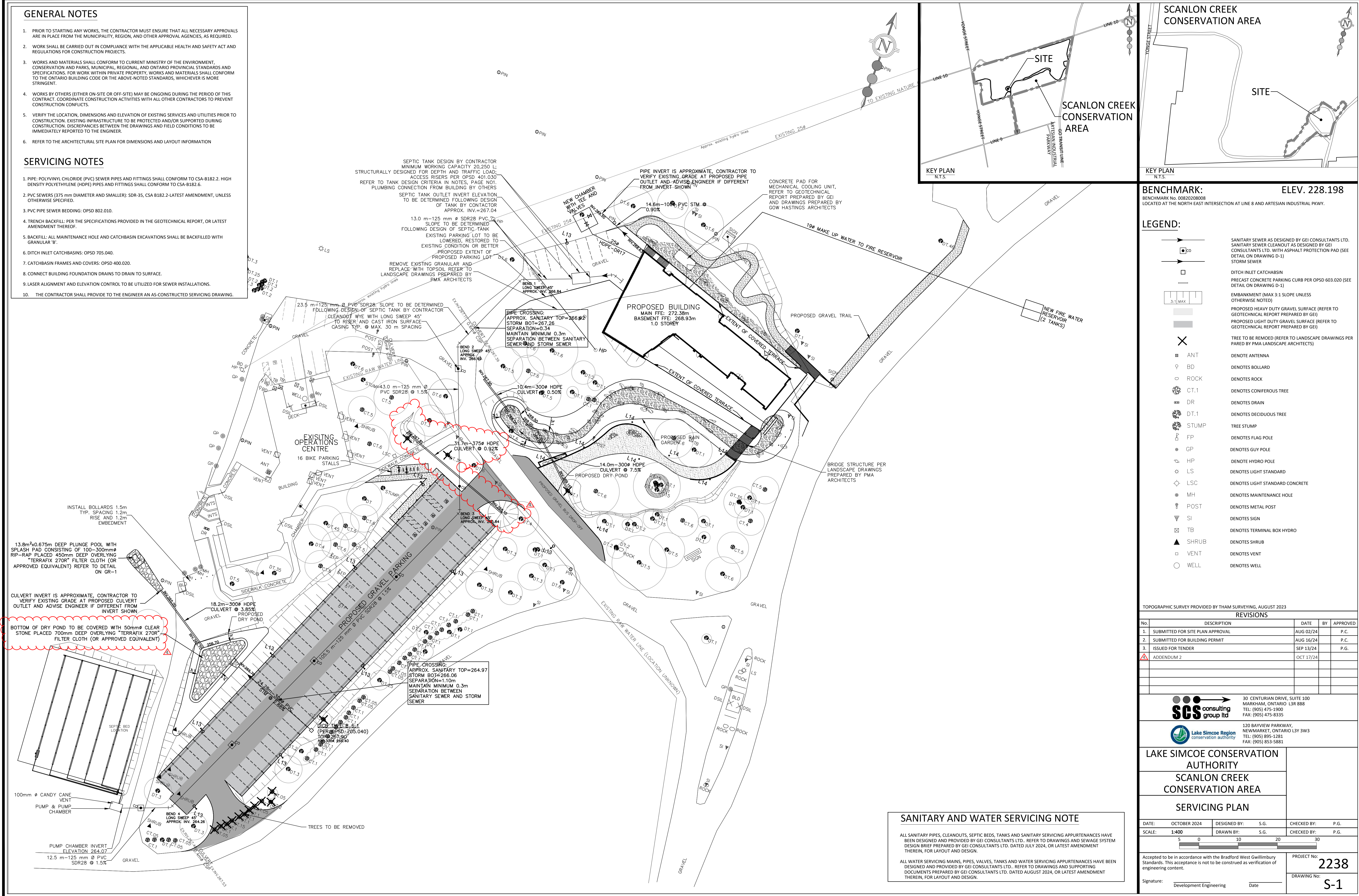
Signature: Development Engineering Date: PROJECT No: 2238 DRAWING No: GR-1

GENERAL NOTES

1. PRIOR TO STARTING ANY WORKS, THE CONTRACTOR MUST ENSURE THAT ALL NECESSARY APPROVALS ARE IN PLACE FROM THE MUNICIPALITY, REGION, AND OTHER APPROVAL AGENCIES, AS REQUIRED.
2. WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
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4. WORKS BY OTHERS (EITHER ON-SITE OR OFF-SITE) MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS TO PREVENT CONSTRUCTION CONFLICTS.
5. VERIFY THE LOCATION, DIMENSIONS AND ELEVATION OF EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION. EXISTING INFRASTRUCTURE TO BE PROTECTED AND/OR SUPPORTED DURING CONSTRUCTION. DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO BE IMMEDIATELY REPORTED TO THE ENGINEER.
6. REFER TO THE ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND LAYOUT INFORMATION

SERVICING NOTES

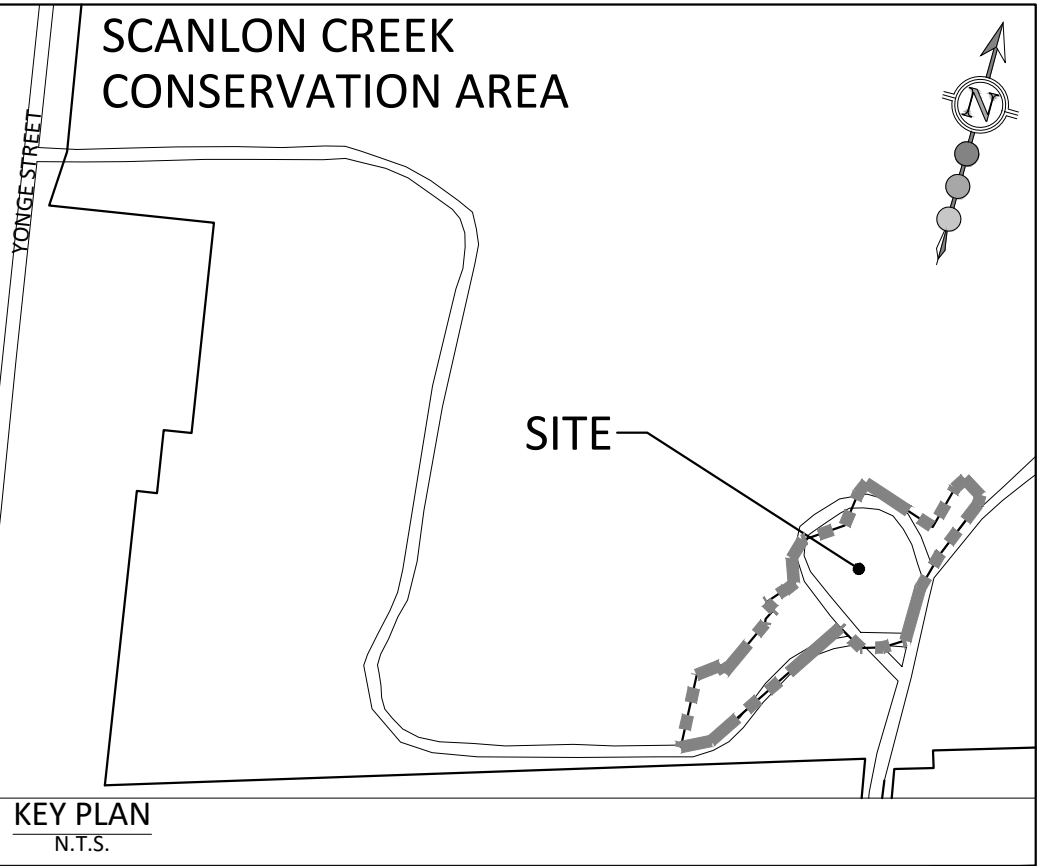
1. PIPE: POLYVINYL CHLORIDE (PVC) SEWER PIPES AND FITTINGS SHALL CONFORM TO CSA-B182.2. HIGH DENSITY POLYETHYLENE (HDPE) PIPES AND FITTINGS SHALL CONFORM TO CSA-B182.6.
2. PVC SEWERS (375 mm DIAMETER AND SMALLER): SDR-35, CSA B182.2-LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
3. PVC PIPE SEWER BEDDING: OPSD 802.010.
4. TRENCH BACKFILL: PER THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT, OR LATEST AMENDMENT THEREOF.
5. BACKFILL: ALL MAINTENANCE HOLE AND CATCHBASIN EXCAVATIONS SHALL BE BACKFILLED WITH GRANULAR 'B'.
6. DITCH INLET CATCHBASINS: OPSD 705.040.
7. CATCHBASIN FRAMES AND COVERS: OPSD 400.020.
8. CONNECT BUILDING FOUNDATION DRAINS TO DRAIN TO SURFACE.
9. LASER ALIGNMENT AND ELEVATION CONTROL TO BE UTILIZED FOR SEWER INSTALLATIONS.
10. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER AN AS-CONSTRUCTED SERVICING DRAWING.



SANITARY AND WATER SERVICING NOTE

ALL SANITARY PIPES, CLEANOUTS, SEPTIC BEDS, TANKS AND SANITARY SERVICING APPURTENANCES HAVE BEEN DESIGNED AND PROVIDED BY GEI CONSULTANTS LTD.. REFER TO DRAWINGS AND SEWAGE SYSTEM DESIGN BRIEF PREPARED BY GEI CONSULTANTS LTD. DATED JULY 2024, OR LATEST AMENDMENT THEREIN, FOR LAYOUT AND DESIGN.

ALL WATER SERVICING MAINS, PIPES, VALVES, TANKS AND WATER SERVICING APPURTENANCES HAVE BEEN DESIGNED AND PROVIDED BY GEI CONSULTANTS LTD.. REFER TO DRAWINGS AND SUPPORTING DOCUMENTS PREPARED BY GEI CONSULTANTS LTD. DATED AUGUST 2024, OR LATEST AMENDMENT THEREIN, FOR LAYOUT AND DESIGN.



BENCHMARK:
BENCHMARK No. 00820208008
LOCATED AT THE NORTH EAST INTERSECTION AT LINE 8 AND ARTESIAN INDUSTRIAL PKWY.

ELEV. 228.198

LEGEND:

- ANTENNA
 - BOLLARD
 - ROCK
 - CONIFEROUS TREE
 - DRAIN
 - DECIDUOUS TREE
 - TREE STUMP
 - FLAG POLE
 - GUY POLE
 - HYDRO POLE
 - LIGHT STANDARD
 - LIGHT STANDARD CONCRETE
 - MAINTENANCE HOLE
 - METAL POST
 - SIGN
 - TERMINAL BOX HYDRO
 - SHRUB
 - VENT
 - WELL
- SANITARY SEWER AS DESIGNED BY GEI CONSULTANTS LTD.
SANITARY SEWER CLEANOUT AS DESIGNED BY GEI CONSULTANTS LTD. WITH ASPHALT PROTECTION PAD (SEE DETAIL ON DRAWING D-1)
STORM SEWER
DITCH INLET CATCHBASIN
PRECAST CONCRETE PARKING CURB PER OPSD 603.020 (SEE DETAIL ON DRAWING D-1)
EMBANKMENT (MAX 3:1 SLOPE UNLESS OTHERWISE NOTED)
PROPOSED HEAVY DUTY GRAVEL SURFACE (REFER TO GEOTECHNICAL REPORT PREPARED BY GEI)
PROPOSED LIGHT DUTY GRAVEL SURFACE (REFER TO GEOTECHNICAL REPORT PREPARED BY GEI)
TREE TO BE REMOVED (REFER TO LANDSCAPE DRAWINGS PREPARED BY PMA LANDSCAPE ARCHITECTS)

TOPOGRAPHIC SURVEY PROVIDED BY THAM SURVEYING, AUGUST 2023				
REVISIONS				
No.	DESCRIPTION	DATE	BY	APPROVED
1.	SUBMITTED FOR SITE PLAN APPROVAL	AUG 02/24		P.C.
2.	SUBMITTED FOR BUILDING PERMIT	AUG 16/24		P.C.
3.	ISSUED FOR TENDER	SEP 13/24		P.G.
4.	ADDENDUM 2	OCT 17/24		

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335

Lake Simcoe Region Conservation Authority
120 BAYVIEW PARKWAY
NEWMARKET, ONTARIO L3Y 3W3
TEL: (905) 895-1281
FAX: (905) 853-5881

LAKE SIMCOE CONSERVATION AUTHORITY
SCANLON CREEK CONSERVATION AREA

SERVICING PLAN			
DATE:	OCTOBER 2024	DESIGNED BY:	S.G.
SCALE:	1:400	DRAWN BY:	S.G.
CHECKED BY:	P.G.	CHECKED BY:	P.G.
Accepted to be in accordance with the Bradford West Gwillimbury Standards. This acceptance is not to be construed as verification of engineering content.			
PROJECT No:			2238
DRAWING No:			S-1