




- ## 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 DRIVEWAY: 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 OPS5 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. POLY(VINYL 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, OPSD 407 AND CSA A257.4. MAXIMUM HEIGHT OF ADJUSTMENT UNITS SHALL BE 300mm.
9. LAGER 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.

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		
	REVISION TO RAIN GARDEN CULVERT AND STONE	OCT 22/24		
6.	SUBMITTED FOR SITE PLAN APPROVAL - SECOND SUBMISSION	OCT 23/24		P.C.
	ADDENDUM 3	OCT 28/24		



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

DETAILS PLAN - PHASE 1

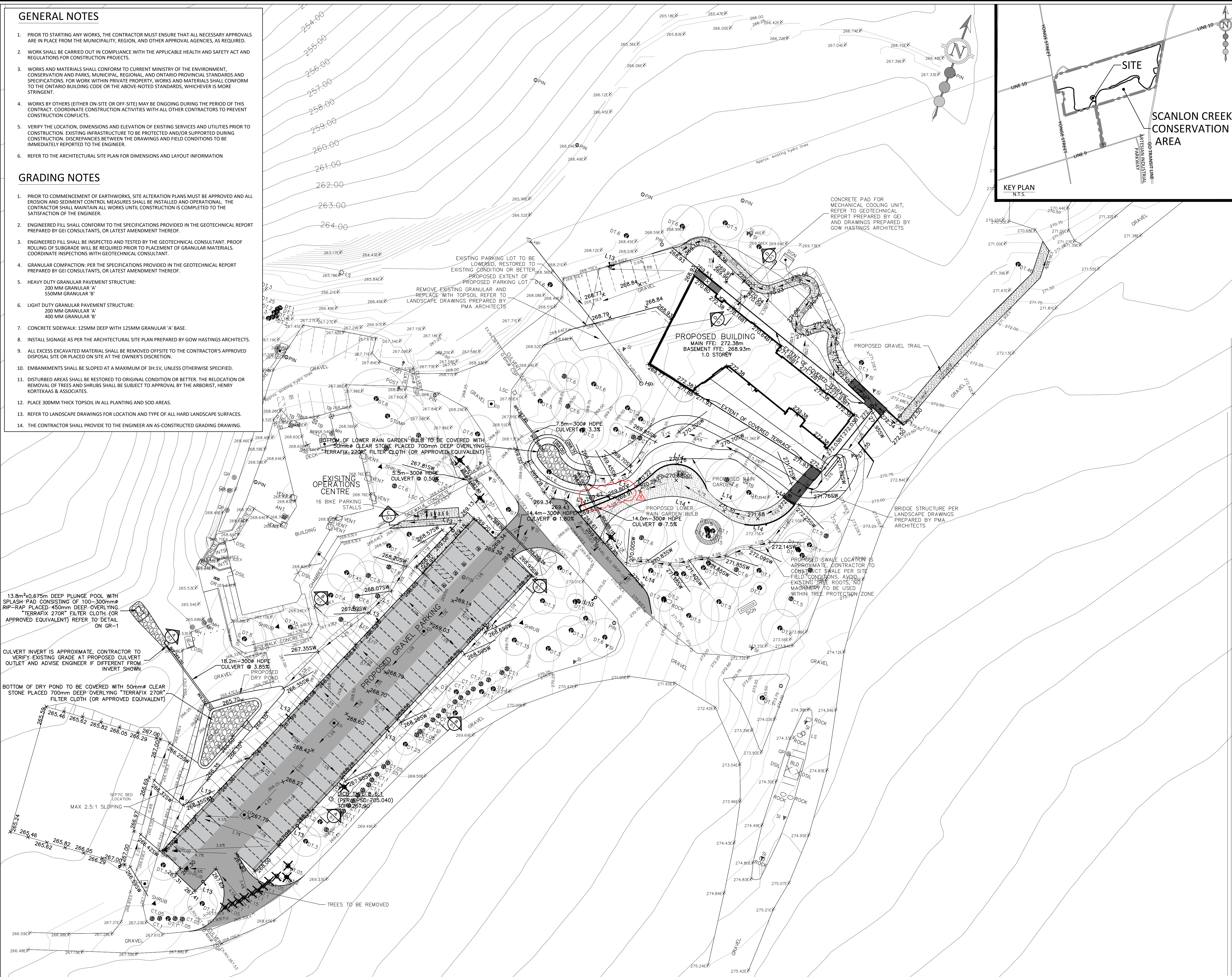
DATE: SEPTEMBER 2024	DESIGNED BY: C.Y.	CHECKED BY: P.G.
SCALE: N.T.S.	DRAWN BY: C.Y.	CHECKED BY: P.G.
Accepted to be in accordance with the Bradford West Gwillimbury Standards. This acceptance is not to be construed as verification of engineering content.		PROJECT No: <div style="font-size: 2em; font-weight: bold;">2238</div>
Director Of Engineering _____ Date _____		DRAWING No: <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

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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

SITE

KEY PLAN
N.T.S.

BENCHMARK:

ELEV. 228.198

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

LEGEND:

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X123.23

X123.23BT

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