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C:\Users\j\OneDrive\Documents\B22\1757\0341 - Connor Building Renovations - R22\_Project Files\B22\_VP102.DWG CivilC\_Modul2-MUNIPONT.dwg  
12/20/2025 2:39pm Project

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. THE STANDARDS OF THE CITY OF RICHMOND HILL, THE REGION OF YORK AND THE PROVINCE OF ONTARIO SHALL CONSTITUTE PART OF THE PROJECT SPECIFICATIONS.
3. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ANY EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROJECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION AND OR REPAIR TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION, FOR ANY UTILITIES DISTURBED DURING CONSTRUCTION.
4. ALL WORKS LOCATED WITHIN THE MUNICIPAL ROAD ALLOWANCE SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
5. AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
6. A ROAD OCCUPANCY PERMIT IS REQUIRED FOR ANY WORKS CARRIED OUT WITHIN THE MUNICIPAL ROAD ALLOWANCE AND SHOULD BE COORDINATED WITH THE OPERATIONS CENTER.
7. TO COORDINATE THE INSTALLATION OF PROPOSED WATER, AND SANITARY SERVICE CONNECTIONS, THE CONTRACTOR IS TO CONTACT THE OPERATIONS CENTER A MINIMUM OF 48 HOURS PRIOR TO THE SCHEDULED START OF CONSTRUCTION.
8. UNSHRINKABLE FILL TO BE UTILIZED FOR ROAD CUTS UNDER EXISTING ROADS.

WATERMAIN NOTES

1. ALL WATERMAIN MATERIALS AND CONSTRUCTION METHODS MUCH CORRESPOND TO CURRENT CITY OF RICHMOND HILL STANDARDS AND SPECIFICATIONS
2. 150mm WATERMAIN TO BE CLASS 150, DR-18 PVC PIPE, INSTALLED WITH 12 GAUGE TWU TRACER WIRE
3. 75mm WATER LINE TO BE TYPE "K" SOFT COPPER PER ASTM B88 NSF/ANSI 61
4. 150mm WATERMAIN BEDDING AND EMBEDMENT MATERIAL SHALL BE CLASS "P", GRANULAR AS PER OPSD 802.010 GRANULAR 'A' CONFORMING TO OPSS.MUNI 1010.
5. 75mm WATER LINE BEDDING AND EMBEDMENT MATERIAL SHALL BE CLASS "D", GRANULAR AS PER OPSD 802.010 GRANULAR 'A' CONFORMING TO OPSS.MUNI 1010.
6. MINIMUM DEPTH OF COVER OVER THE WATERMAIN SHALL BE 2.0M.

GRADING NOTES:

1. ALL EXTERNAL SITE AREAS DISTURBED BY THE ACTIVITIES OF THE CONTRACTOR SHALL BE RESTORED TO EXISTING CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY. GRASSED AREAS SHALL BE RESTORED BY PLACING 150mm TOPSOIL AND ACTIVELY GROWING NUMBER 1 NURSERY SOD. ALL BOULEVARDS TO BE SODDED.
2. TOPSOIL IN FILL AREAS TO BE STRIPPED. ALL FILL MATERIAL SHALL BE APPROVED FOR SUITABILITY BY THE GEOTECHNICAL ENGINEER PRIOR TO ANY FILLING OR REUSE OF EXCAVATED MATERIAL. APPROVED FILL MATERIAL SHALL BE COMPACTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER THE SOIL'S CONSULTANT SHALL VERIFY THE SUITABILITY OF THE ENGINEERED FILL AT SOURCE PRIOR TO HAULING ANY MATERIAL ON SITE.
3. ALL RAINWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL.
4. EXISTING BOUNDARY ELEVATION ALONG THE SITE PERIMETER SHALL REMAIN UNDISTURBED. DRAINAGE RECEIVED FROM ADJACENT PROPERTIES SHALL BE ACCOMMODATED AND DRAINAGE FROM SUBJECT LANDS SHALL BE SELF-CONTAINED.
5. PAVEMENT GRADES (MIN. 0.50%, MAX. 5%)
6. BOULEVARD GRADES ARE TO BE 2.0% UNLESS SPECIFIED OTHERWISE
7. DRAINAGE SWALES WITH GRADES (MIN. 1%, MAX. 5%) UNLESS SPECIFIED OTHERWISE
8. SLOPES IN LANDSCAPED AREAS AND ON BERMS SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL WITH A MAXIMUM VERTICAL ELEVATION NOT IN EXCESS OF THE APPLICABLE CITY STANDARD.
9. CONSTRUCTION ACCESS SHALL BE CONSTRUCTED WITH A MINIMUM DEPTH OF 450mm CRUSHED STONE BASE FROM THE MUNICIPAL CURB OR EDGE OF PAVEMENT TO THE PROPERTY LINE, TO THE SATISFACTION OF THE CITY.
10. SILTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF ANY CONSTRUCTION & REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED.
11. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS OF THE CITY OF RICHMOND HILL AND OPSD.
12. ALL FILL SHALL BE PLACED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN MAXIMUM 0.20M LIFTS TO SUBGRADE. FILL SHALL BE COMPACTED TO 98% SPD AS DIRECTED BY THE CONSULTANT.
13. SPRINKLER SYSTEMS ARE NOT TO ENCROACH WITHIN THE ROAD ALLOWANCE.
14. SILT FENCE TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS PRIOR TO STRIPPING TOPSOIL AND TO BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE.

SANITARY NOTES:

1. ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT CITY OF RICHMOND HILL STANDARDS AND SPECIFICATIONS
  2. SANITARY MANHOLES AS PER OPSD 701.010 WITH FRAME AND COVERS AS PER OPSD 401.030.
  3. SANITARY SEWER PIPES 375mm AND SMALLER TO BE PVC PIPE, MAX. SDR 35, MIN. PIPE STIFFNESS 320 kPa, CONFORMING TO CSA B182.1, CSA B182.2 AND CSA B182.4 OR LATEST REVISION THEREOF
  4. BEDDING FOR PVC SANITARY SEWERS TO BE CLASS "P", GRANULAR AS PER OPSD 802.010 GRANULAR 'A' CONFORMING TO OPSS.MUNI 1010.
  5. BENCHING TO BE AS PER OPSD STD. 701.021 WITH MINIMUM WIDTH OF 230mm OR SPECIFIED ON DRAWINGS.
  6. RISERS ARE REQUIRED ON ALL SANITARY CONNECTIONS WHERE COVER ON MAIN SEWER EXCEEDS 4.5M, AS PER OPSD STD. 1006.020 MODIFIED TO PROVIDE HL8 GRADED LIMESTONE BEDDING MATERIAL TO A MAXIMUM 3.0m IN DEPTH OF AS APPROVED BY THE CITY OF RICHMOND HILL.
- STORM NOTES:
1. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT CITY OF RICHMOND HILL STANDARDS AND SPECIFICATIONS
  2. STORM MANHOLE AS PER OPSD 701.011 WITH FRAME AND COVERS AS PER OPSD 401.030
  3. 600mm CULVERTS TO BE GALVANIZED CSP, 68x13mm CORRUGATION PROFILE WITH GALVANIZED COATING PER CSA G401-07
  4. CULVERT BEDDING TO BE CLASS "B", GRANULAR AS PER OPSD 802.010 GRANULAR 'A' CONFORMING TO OPSS.MUNI 1010.

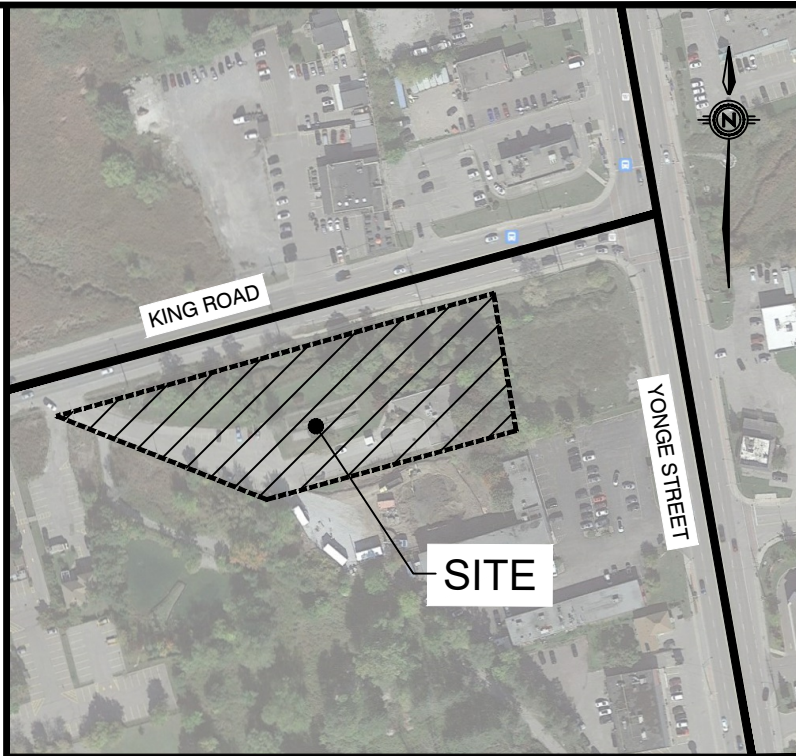
MECP REQUIREMENTS:

1. THE CONTRACTOR IS TO REFER TO AND COMPLY WITH SECTION 2 (DESIGN OF SANITARY SEWERS), SECTION 7 (DOCUMENTATION) AND SECTION & INSPECTION AND TESTING...) OF THE MECP DESIGN CRITERIA FOR SANITARY SEWERS, STORM SEWERS AND FORCEMAINS FOR ALTERATIONS AUTHORIZED UNDER AN ENVIRONMENTAL COMPLIANCE APPROVAL DOCUMENT (V.2.0, MAY 31, 2023).
2. SANITARY MAINTENANCE ARE TO BE WRAPPED WITH WATERPROOF MEMBRANE PLACED EXTERNALLY AROUND ALL PRECAST JOINTS, INCLUDING JOINTS BELOW THE MAINTENANCE HOLE FRAME AND COVER, WITH A MINIMUM 300MM WIDE STRIP.
3. GRADING AROUND MAINTENANCE HOLES SHALL BE BENCHED TO DIRECT WATER AWAY FROM THE MAINTENANCE HOLE.
4. FROST STRAPS (INTERNAL OR EXTERNAL) SHALL BE PROVIDED TO HOLD MAINTENANCE HOLE SECTIONS TOGETHER (AT LEAST TWO (2) BETWEEN EACH SECTION). EXTERNAL STRAPS TO EXTEND VERTICALLY FROM TOP TO BOTTOM AND FOR DEEP MAINTENANCE HOLES EXTENDED AT LEAST 1 M BELOW FROST DEPTH.
5. JOINTS BETWEEN MAINTENANCE HOLE SECTIONS, AND INLET AND OUTLET PIPES SHALL BE SEALED WITH GASKETED FLEXIBLE WATERTIGHT CONNECTIONS. WHERE WORKS ARE CAST-IN-PLACE, SEALING IS REQUIRED ONLY AT THE POINT OF CONNECTION BETWEEN INDIVIDUAL COMPONENTS OF THE MAINTENANCE HOLE STRUCTURES.

EROSION AND SEDIMENT CONTROL NOTES:

PRIOR TO CONSTRUCTION OR STRIPPING TOPSOIL, THE CONTRACTOR SHALL MAKE PROVISIONS TO PROVIDE "GOOD HOUSEKEEPING" MEASURES TO MITIGATE THE TRANSPORTATION OF SILT FROM THE SITE. THESE MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. USE OF A "MUD MAT" OR TEMPORARY TRACKING CONTROL AT THE ENTRANCE OF THE SITE TO MINIMIZE MUD TRACKING FROM THE SITE. (OWNER SHALL CLEAN ADJACENT ROADS ON A REGULAR BASIS).
2. PROVIDE FIBER ROLL CHECK DAMS WITH FILTER CLOTH IN ANY TEMPORARY DRAINAGE SWALES DURING CONSTRUCTION.
3. STABILIZE SITE AS SOON AS POSSIBLE BY REESTABLISHING VEGETATIVE GROUND COVER AND AVOIDING BARE SOIL AREAS. ALL AREAS (INCLUDING STOCKPILES) WHERE SITE IMPROVEMENTS ARE NOTE EXPECTED TO OCCUR IMMEDIATELY SHALL BE REVEGETATED WITH 100mm OF TOPSOIL AND SOD.
4. ALL DRAINAGE WORKS REQUIRE EROSION/SEDIMENT CONTROLS TO THE SATISFACTION OF THE APPROVAL AGENCIES PRIOR TO CONSTRUCTION AND MUST BE MONITORED AND MAINTAINED ON A REGULAR BASIS TO ENSURE MAXIMUM BENEFIT AND MINIMUM SILT MIGRATION OFF-SITE.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED PRIOR TO AND MAINTAINED DURING THE CONSTRUCTION PHASES TO PREVENT ENTRY OF SEDIMENT INTO THE WATER.
6. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO PREVENT SEDIMENT RELEASES TO THE NATURAL ENVIRONMENT. THE TRCA ENFORCEMENT OFFICER SHOULD BE IMMEDIATELY CONTACTED SHOULD THE EROSION AND SEDIMENT CONTROL PLANS CHANGE FROM THE APPROVED PLANS.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE INSPECTED WEEKLY, AFTER EVERY RAINFALL AND SIGNIFICANT SNOW MELT EVENT, AND DAILY DURING PERIODS OF EXTENDED RAIN OR SNOW MELT.
8. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
9. ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE WILL BE CONDUCTED 30 METERS FROM THE WATER.
10. ALL DISTURBED AREAS WILL BE STABILIZED WITH SEED/SOD UPON COMPLETION OF THE WORK. SEEDING/SODDING TO MATCH EXISTING ADJACENT AREAS UNLESS SHOWN OTHERWISE ON LANDSCAPE DRAWINGS.
11. CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS WILL BE CONDUCTED DURING FAVORABLE WEATHER CONDITIONS. SHOULD AND UNEXPECTED STORM ARISE, THE CONTRACTOR WILL REMOVE ALL UNFIXED ITEMS FROM THE REGIONAL STORM FLOODPLAIN AND SLOPE THE WOULD HAVE THE POTENTIAL TO CAUSE A SPILL/POLLUTION (I.E., FUEL TANKS, PORTA-POTTIES, MACHINERY). OR AND OBSTRUCTION TO FLOW (I.E., MACHINERY, EQUIPMENT). PRIOR TO FORECASTED PRECIPITATION EVENT, ALL ESC MEASURES TO BE INSPECTED AND CONFIRMED TO BE IN GOOD CONDITION.



KEY PLAN

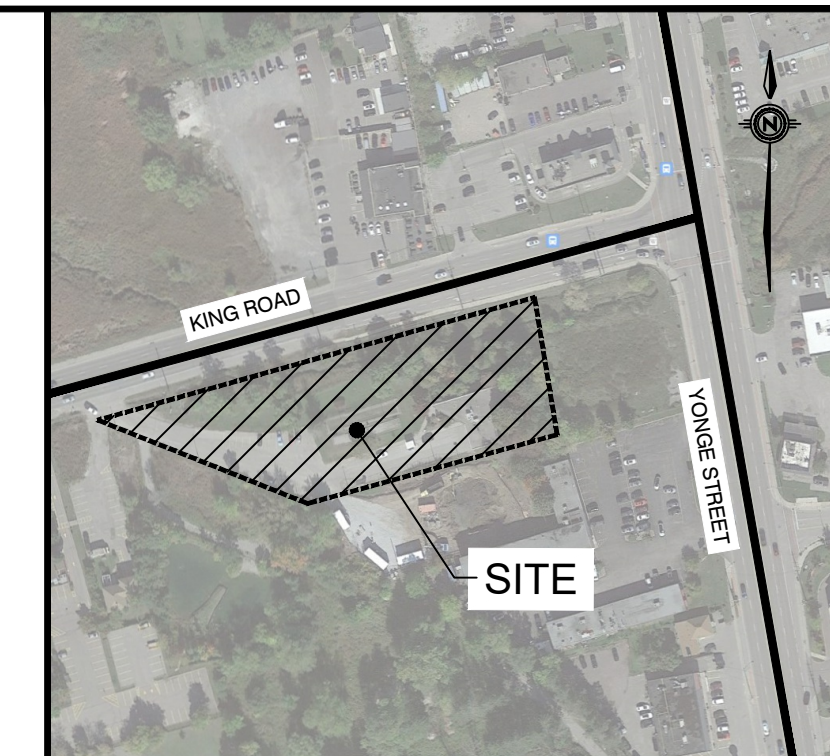
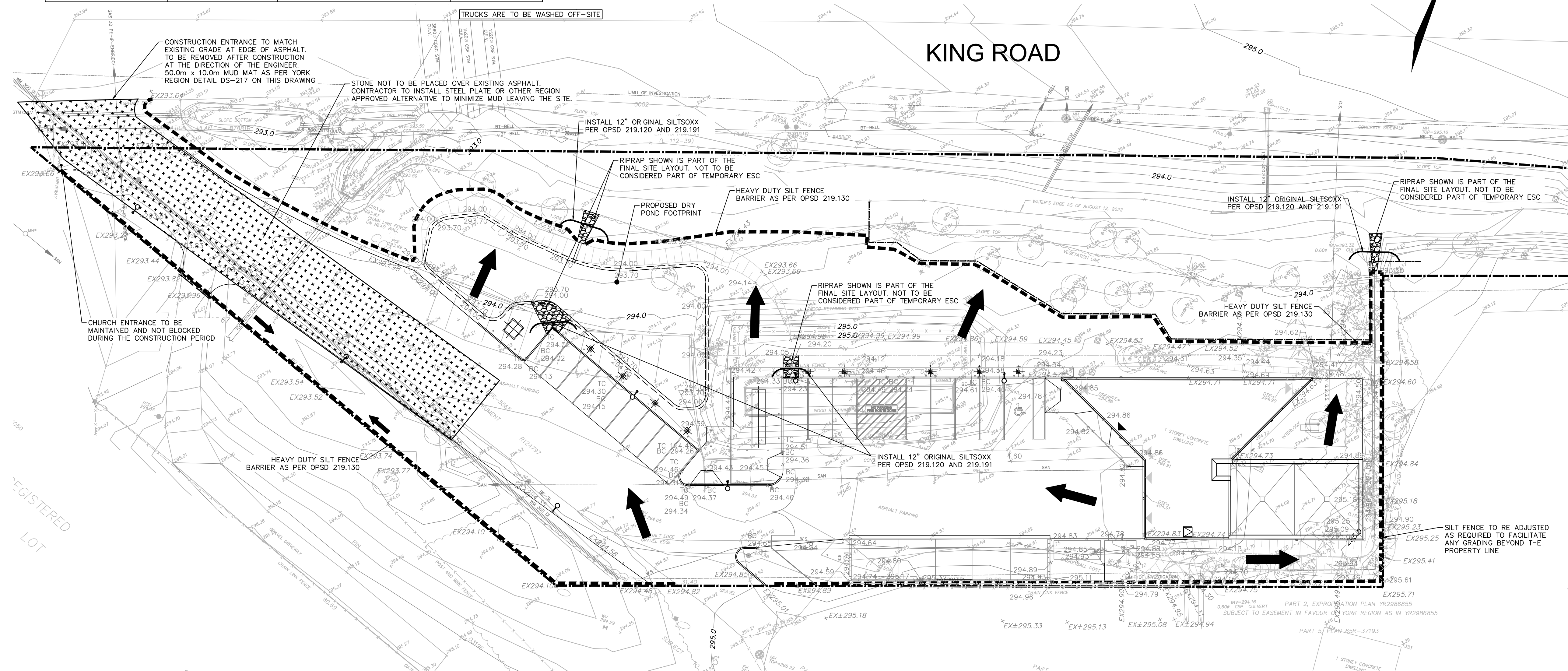
NTS

LEGAL SURVEY PROVIDED BY: J.D. BARNES DATE OF SURVEY: OCT 14, 2021 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL-TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0) OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0) COORDINATES TO URBAN ACCURACY PER SECTION 14.01 OF O REG 216/10		
POINT ID	EASTING	NORTHING
ORP A	623 989.31	4 886 788.58
ORP B	623 993.42	4 886 843.44
TOPOGRAPHIC SURVEY PROVIDED BY: IBW ASPHALT SURVEY PROVIDED BY: IBW DATE OF UPDATE SURVEY: DEC 9, 2024 ELEVATIONS ARE GEODETIC AND REFERRED TO TOWN OF RICHMOND HILL BENCHMARK 11 AND HAVING A GEODETIC ELEVATION OF 298.06		

5	ISSUED FOR TENDER - ADDENDUM #2	SAW	2025.05.05	PC
4	ISSUED FOR CLIENT REVIEW	SAW	2025.03.04	PC
3	ISSUED FOR BUILDING PERMIT	SAW	2025.01.16	PC
2	ISSUED FOR 2 <sup>ND</sup> SPA SUBMISSION	SAW	2024.12.13	PC
1	ISSUED FOR 1 <sup>ST</sup> SPA SUBMISSION	CS	2024.04.19	PC
No.	REVISIONS TO DRAWING	BY	DATE	APPR.
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED				
CLIENT				
CITY OF RICHMOND HILL				
MUNICIPALITY				
CITY OF RICHMOND HILL				
PROJECT TITLE				
CONNOR BUILDING RENOVATIONS				
SHEET TITLE				
GENERAL NOTES PLAN				
City File No. SP-24-0009				
CONSULTANT				
<div>wsp</div> <div>100 Scotia Court • Whitby, ON • Canada L1N 8Y6 t: 905.882.1100      www.wsp.com</div>				
STAMP		APPROVAL		
<div><div>LICENSED PROFESSIONAL ENGINEER</div><div>P. D. M. CANE 100500422 12.05.25</div><div>PROVINCE OF ONTARIO</div></div>				
DESIGNED C.S.	DRAWN 2020 CAD	CHECKED P.C.		
SCALE 1:300	DATE	SEPT 2023		
PROJECT NUMBER		DWG. NUMBER		
0010351.5022		NT-1		



ESC PHASING			
ESC MEASURE	TIMING FOR INSTALLATION	INSPECTION/MAINTENANCE REQUIREMENTS	TIMING FOR REMOVAL
<b>PHASE 1 – TOPSOIL STRIPPING AND AREA GRADING</b>			
<ul style="list-style-type: none"> <li>- SILT FINE</li> <li>- MOD MUD/PLATE</li> <li>- SILT SOAK</li> </ul>	PRIOR TO TOPSOIL STRIPPING	CONSULTANT TO ARRANGE INSPECTION WITH CITY STAFF ONCE INSTALLATION IS COMPLETE. CONSULTANT TO UNDERTAKE WEEKLY INSPECTIONS AND AFTER EACH RAINFALL EVENT, INCLUDING WEEKLY REPORTING, REGULAR MAINTENANCE TO REMOVE ACCUMULATED SEDIMENT AND REPAIR ESC MEASURES	UPON FINAL STABILIZATION
<b>PHASE 2 – MUNICIPAL SERVICING CONSTRUCTION</b>			
<ul style="list-style-type: none"> <li>- MAINTAIN AND REPAIR EXISTING ESC MEASURES</li> </ul>	AFTER AREA GRADING AND INSTALLATION OF STORM DRAINAGE SYSTEM IS COMPLETE	CONSULTANT TO UNDERTAKE WEEKLY INSPECTIONS AND AFTER EACH RAINFALL EVENT, INCLUDING WEEKLY REPORTING, REGULAR MAINTENANCE TO REMOVE ACCUMULATED SEDIMENT AND REPAIR ESC MEASURES	UPON FINAL STABILIZATION
<b>PHASE 3 – BUILDING CONSTRUCTION</b>			
<ul style="list-style-type: none"> <li>- MAINTAIN AND REPAIR EXISTING ESC MEASURES</li> </ul>	PRIOR TO BUILDING CONSTRUCTION, ESC MEASURES TO BE REPAIRED AS PER CITY DEFICIENCY LIST.	DETAILED INSPECTION OF ALL REMAINING ESC MEASURES WITH CITY. CONSULTANT TO UNDERTAKE WEEKLY INSPECTIONS AND AFTER EACH RAINFALL EVENT, INCLUDING WEEKLY REPORTING, REGULAR MAINTENANCE TO REMOVE ACCUMULATED SEDIMENT AND REPAIR ESC MEASURES	UPON FINAL STABILIZATION
<b>PHASE 4 – FINAL STABILIZATION/REHABILITATION AND ESC DECOMMISSIONING</b>			
<ul style="list-style-type: none"> <li>- STABILIZATION OF ALL WORK AREA, INCLUDING LOCATIONS WHERE ESC MEASURES WERE IMPLEMENTED AS PER DETAILED INSPECTION WITH CITY</li> <li>- REMOVAL AND OFFSITE DISPOSAL (AS REQUIRED) OF ALL MEASURES</li> </ul>	PRIOR TO ESC REMOVAL, SITE TO BE STABILIZED AND APPROVED BY CITY.	DETAILED INSPECTION OF WORKS TO DETERMINE WHETHER ALL AREAS HAVE BEEN STABILIZED, ANY DEFICIENCIES NOTED BY CITY TO BE RECTIFIED.	UPON FINAL STABILIZATION



## KEY PLAN

NTS

### LEGEND

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- LIMIT OF PROPERTY
  - ~ 180.00 ~ EXISTING CONTOUR
  - $\times 175.31$  EXISTING GROUND ELEVATION
  - PROPOSED SEDIMENT CONTROL FENCE
  - ← OVERLAND FLOW DIRECTION

LEGAL SURVEY PROVIDED BY: J.D. BARNES  
DATE OF SURVEY: OCT 14, 2021  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (GSR9) (2010.0)  
OBSERVED REFERENCE POINT (D) BEARING 177.1463 DEGS, 17.7463S (2010.0)  
COORDINATES TO URBAN ACCURACY PER SECTION 14 OF THE Q.G. REG 216.10.

POINT ID	EASTING	NORTHING
OSP A	623 669.31	4 896 702.35
OSP B	623 993.42	4 896 643.44

TOPOGRAPHIC SURVEY PROVIDED BY: IBW  
ASPHALT SURVEY PROVIDED BY: IBW  
DATE OF UPDATE SURVEY: DEC 9, 2024  
ELEVATION ARE GEODETIC ELEVATIONS AT TOWN OF RICHMOND HILL  
BENCHMARK 171 AND HAVING A GEODEIC ELEVATION OF 296.06.

[illegible]

CITY OF RICHMOND HILL

MUNICIPALITY

CITY OF RICHMOND HILL


PROJECT TITLE  
**CONNOR BUILDING  
RENOVATIONS**

SHEET TITLE  
EROSION AND SEDIMENT  
CONTROL PLAN

CONSULTANT **WSP**

100 Scotia Court Whitby, ON Canada L1N 8Y6

STAMP	APPROVAL
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DESIGNED	DRAWN	CHECKED
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C.S.	2020 CAD	P.C.
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SCALE	DATE
1:300	SEPT 2023

PROJECT NUMBER	DWG. NUMBER
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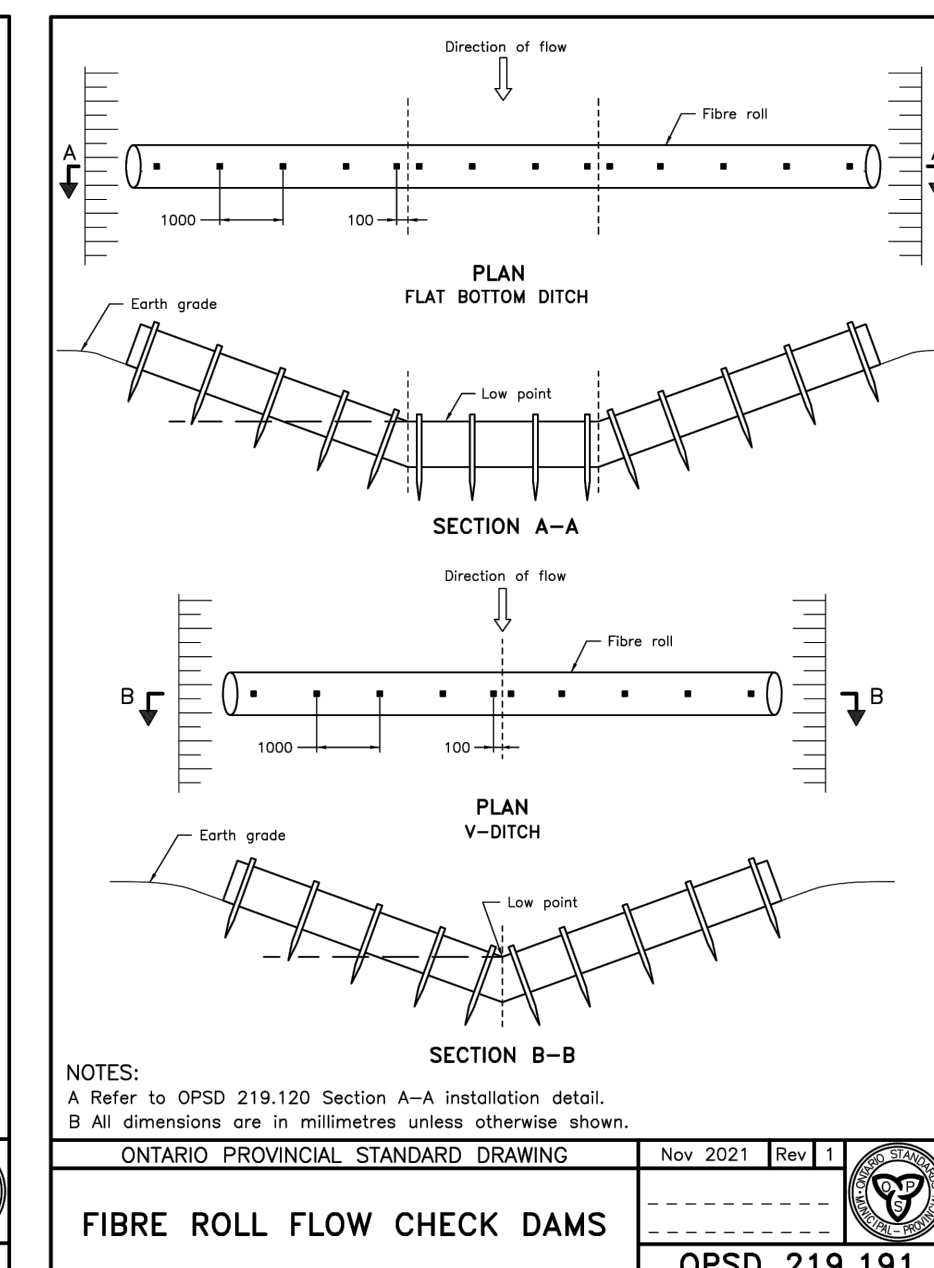
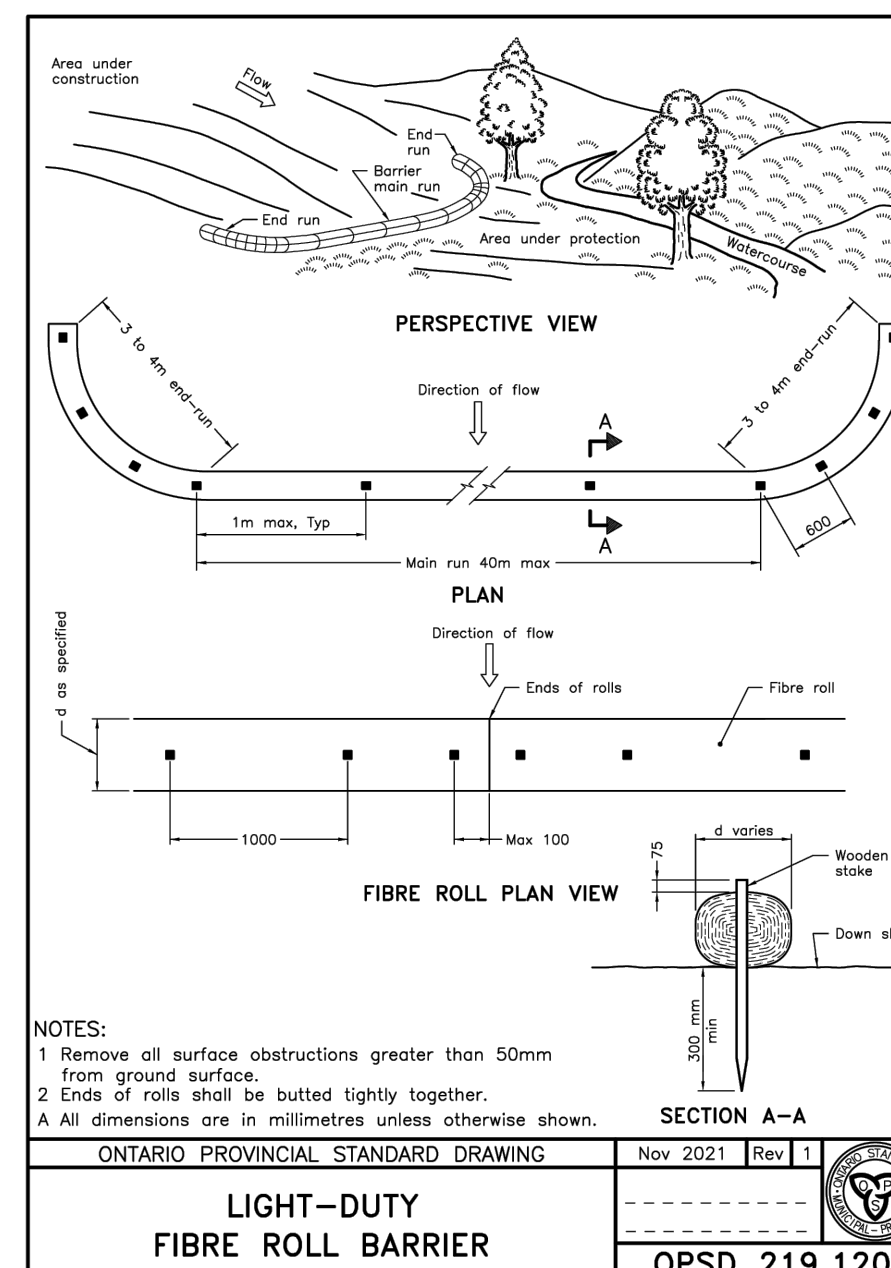
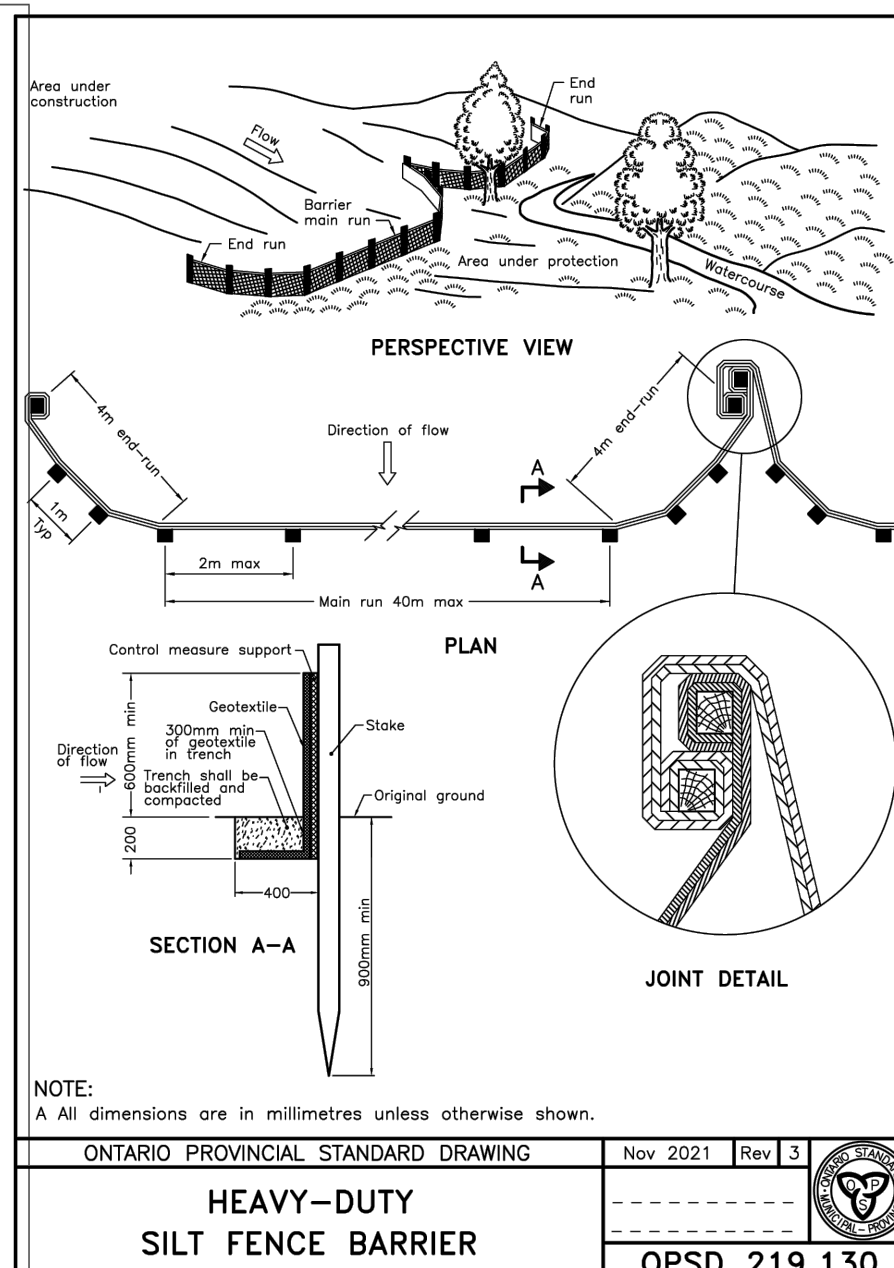
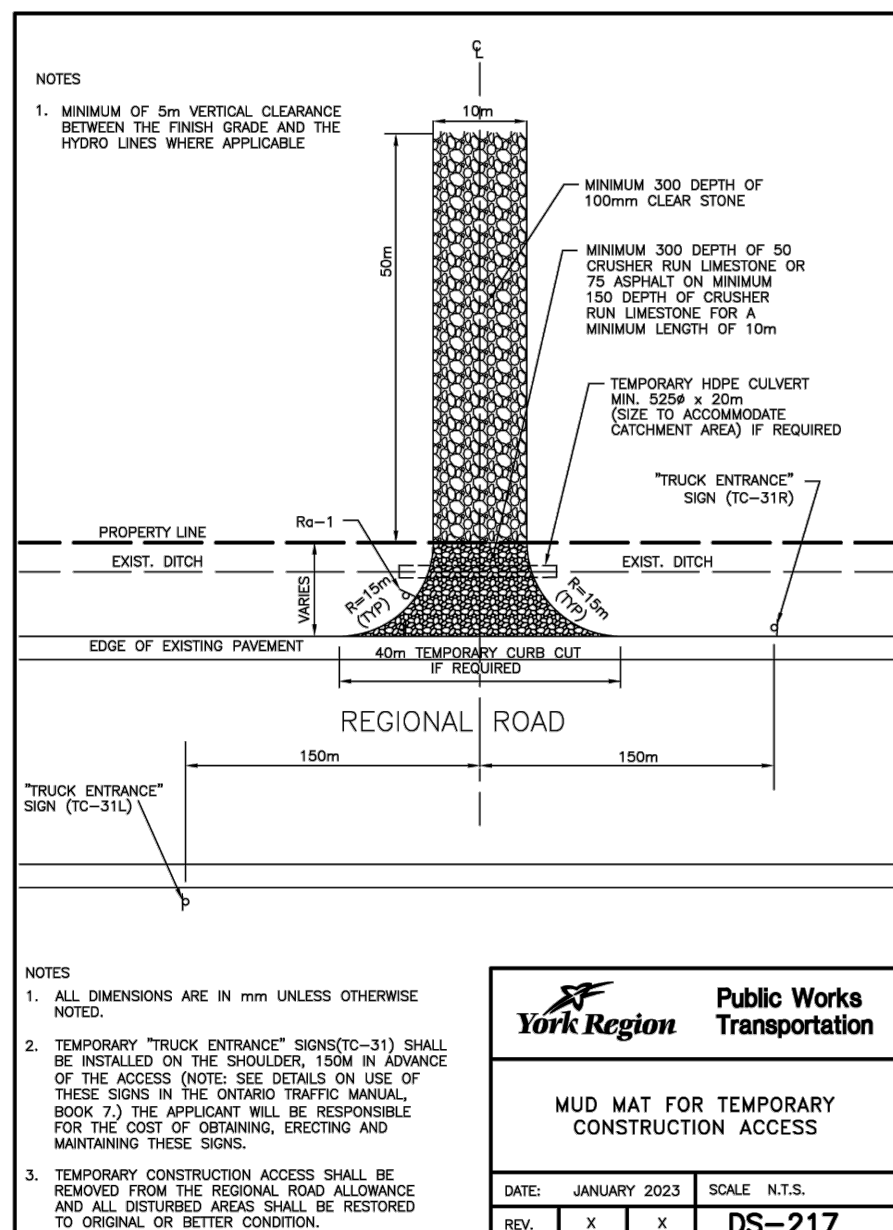
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TRCA STANDARD NOTES  
SITE MANAGEMENT:

1. EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE DETECTION OF DAMAGE.
2. DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES
3. ALL OUTSIDE AND NEAR WATER WORKS WILL BE CONDUCTED IN THE DRY WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS
4. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LAND RUNOFF FROM THE WORK AREA TO THE WORK AREA
5. PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, INCLUDING SEDIMENT, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS. TRCA DOCUMENTATION EFFECTIVELY MUST BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY
6. AN ENVIRONMENTAL MONITOR WILL ATTEND THE SITE TO INSPECT ALL NEW CONTROLS, AS WELL AS ON A REGULAR BASIS, OR FOLLOWING RAIN/FLOOD/INQUIRY, TO MONITOR ALL WORKS, AND IN PARTICULAR WORKS TO AND FROM THE WATER. MONITORING WILL BE REQUIRED FOR ALL WORKS TO AND FROM THE IN-OR-NEAR- WATER WORKS. SUCH CONCERNS ARISE ON SITE THE ENVIRONMENTAL MONITOR WILL CONTACT THE TRCA ENFORCEMENT OFFICE AS WELL AS THE PROPONENT
7. MONITORING INCLUDING INSPECTIONS WILL BE CONDUCTED TO CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELLING AND MAINTENANCE WILL BE CONDUCTED A MINIMUM OF 30 METRES FROM THE WATER ALL THE TIME. THE PROPONENT/CONTRACTOR SHALL BE RESPONSIBLE FOR THE MONITORING
8. THE PROPONENT/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 WILL REMOVE ALL UNFIXED ITEMS FROM THE PROJECT AREA, AND THAT FLOODING WILL BE MONITORED. SHOULD A STORM OR FLOOD OCCUR, THE CONTRACTOR TO FLOW, E.G. FUEL TANKS, PORTAPOTTIES, MACHINERY, EQUIPMENT, CONSTRUCTION MATERIALS, ETC. ALL DRAINAGE/UNWATERING SHALL BE TREATED AND RELEASED TO THE ENVIRONMENT AT LEAST 30 METRES FROM THE WATER OR TO WATERCOURSE
9. NO DRAINAGE EFFLUENT SHALL BE SENT DIRECTLY TO ANY WATERCOURSE, WETLAND OR FOREST, OR ALLOWED TO DRIFT OUT TO DISTURBED SITES WITHIN THE WORK AREA. THESE CONTROL MEASURES SHALL BE MONITORED FOR EFFECTIVENESS AND MAINTAINED OR REVISED TO MEET THE OBJECTIVE OF PREVENTING THE RELEASE OF DELETERIOUS SUBSTANCES INTO THE WATER
10. ALL ACCESS TO THE WORK SITE SHALL BE FROM EITHER SIDE OF THE WATERCOURSE. NO EQUIPMENT OR

CONSTRUCTION TIMING:

1. IN ORDER TO COMPLY WITH THE MIGRATORY BIRDS CONVENTION ACT, TRCA RECOMMENDS THAT TREE REMOVALS BE COMPLETED BETWEEN AUGUST 1 AND APRIL 1.





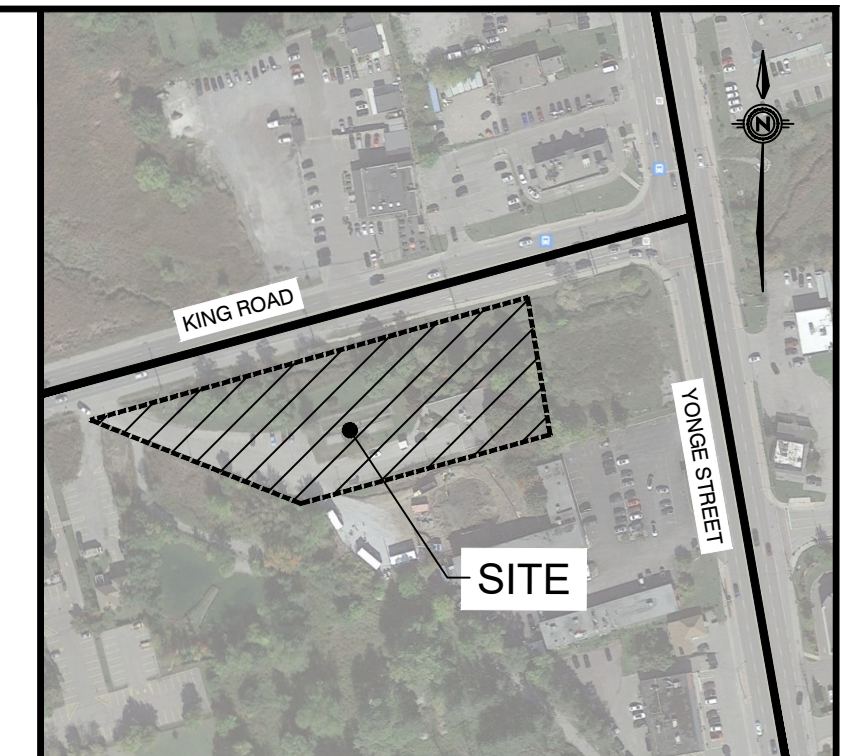
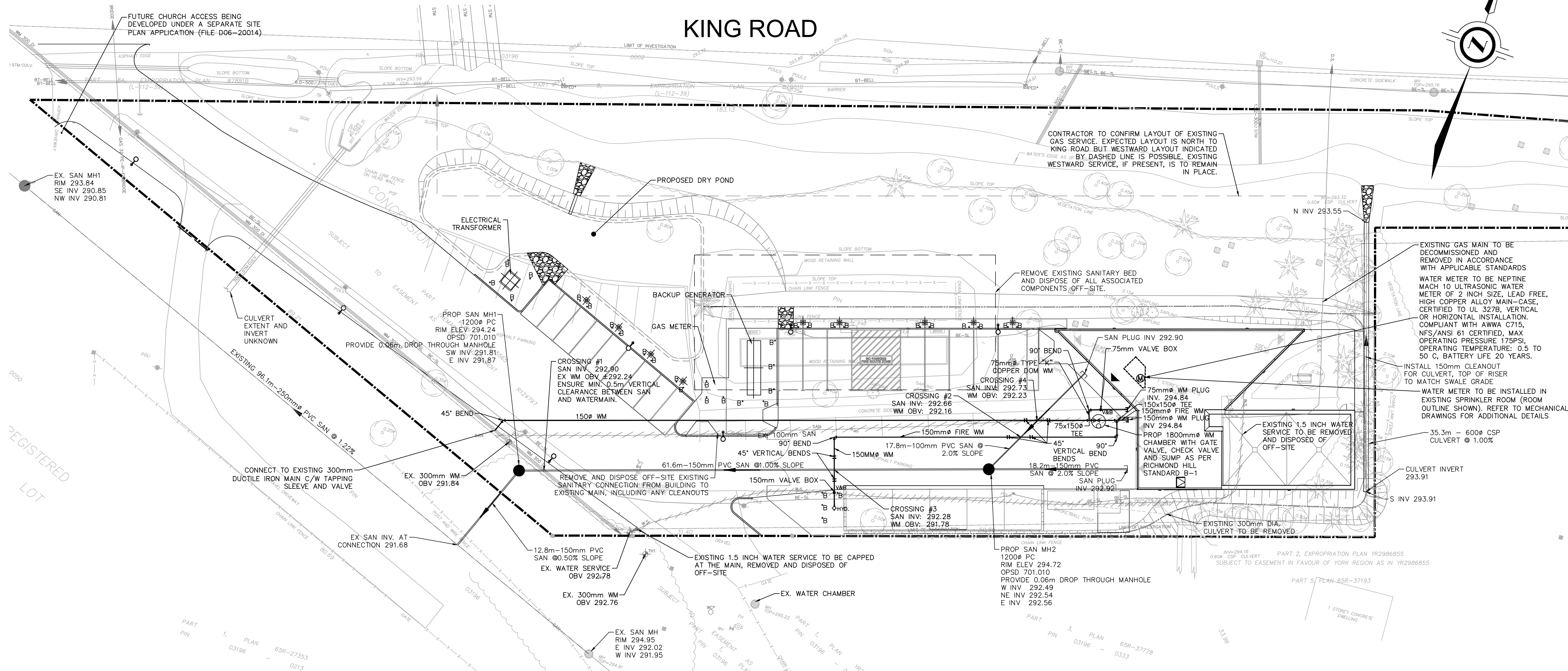
1. ANY WORK WITHIN CITY ROW/LAND NEEDS TO BE COORDINATED WITH CITY'S OPERATION CENTRE.
2. PRIOR TO THE INSTALLATION OF SANITARY, STORM AND WATER SERVICE CONNECTIONS, APPLICATION SHALL CONTACT THE MANAGER OF WATER AND WASTEWATER A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION AT (905) 884-8013
3. EXISTING SANITARY/STORM LATERALS AND WATER SERVICE ARE TO BE DECOMMISSIONED TO THE SATISFACTION OF THE OPERATION'S CENTER (IF APPLICABLE)









1. PRIOR TO CONSTRUCTION THE APPLICATION SHALL NOTIFY THE COMMUNITY PLANNING AND DEVELOPMENT SERVICES BRANCH 48 HOURS IN ADVANCE OF ANY WORK COMMENCING ON THE SITE OR THE REGIONAL RIGHT-OF-WAY AND SHALL PROVIDE, IN WRITING, 24 HOURS EMERGENCY TELEPHONE NUMBERS FOR THE OWNER AND ANY CONTRACTORS AND CONSULTING ENGINEERS RETAINED BY THE OWNER.
2. ANY NOTICE TO BE DELIVERED TO THE REGION SHALL BE DELIVERED TO THE FOLLOWING ADDRESS:

THE REGIONAL MUNICIPALITY OF YORK  
17250 YONGE STREET, BOX 147  
NEWMARKET, ON, L3Y 6Z1

REFER TO XSEC-1 DRAWING FOR  
CROSS SECTIONS

ADVISORY RE: SITE CONSIDERATIONS:  
REFER TO GEOTECHNICAL REPORT FOR GROUNDWATER ELEVATIONS. DUE TO THE HIGH GROUNDWATER LEVELS ON THE SITE THE CONTRACTOR SHALL EXPECT AND MAKE PROVISIONS FOR DEWATERING DURING ALL EXCAVATION WORK. PLANNING EXCAVATIONS AND CONNECTION OF BURIED SERVICES DURING LOW TEMPERATURE (WINTER) CONDITIONS MAY REDUCE THE NEED FOR DEWATERING. CONTRACTOR SHALL CONSIDER GROUNDWATER LEVEL IMPACT IN PRICING AND SCHEDULING OF THE WORK



- |   |                               |
|---|-------------------------------|
|  | LIMIT OF PROPERTY             |
|  | WATER VALVE AND BOX           |
|  | SANITARY MANHOLE              |
|  | SANITARY PIPE                 |
|  | WATERMAIN                     |
|  | EXISTING SERVICING REMOVAL    |
|  | DAYLIGHTING BOREHOLE LOCATION |
|  | PROPOSED SWALE BOTTOM         |

LEGAL SURVEY PROVIDED BY: J.D. BARNES

DATE OF SURVEY: OCT 14, 2021

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CRS) (2010.0) OBSERVED REFERENCE POINTS (ORP) 1, 2, NAD83 (CRS) (2010.0), COORDINATES TO AROUND ACCURACY PER SECTION 14 (2) OF A REG 21610.

	POINT ID	EASTING	NORTHING
ORP A	623 696 31	4 896 706.35	
ORP B	623 693 42	4 896 843.44	

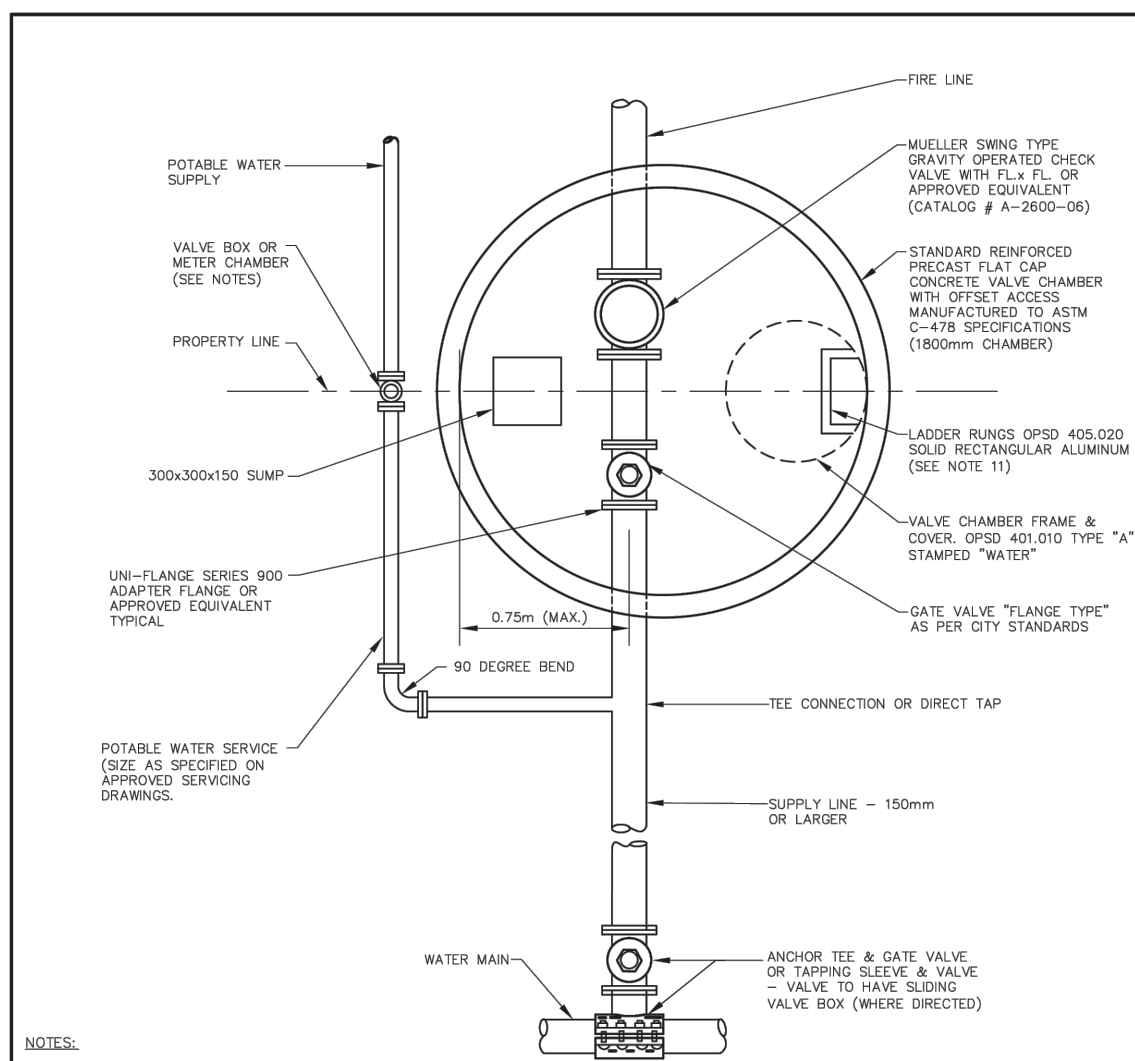
TOPOGRAPHIC SURVEY PROVIDED BY: IBW


ASPHALT SURVEY PROVIDED BY: IBW

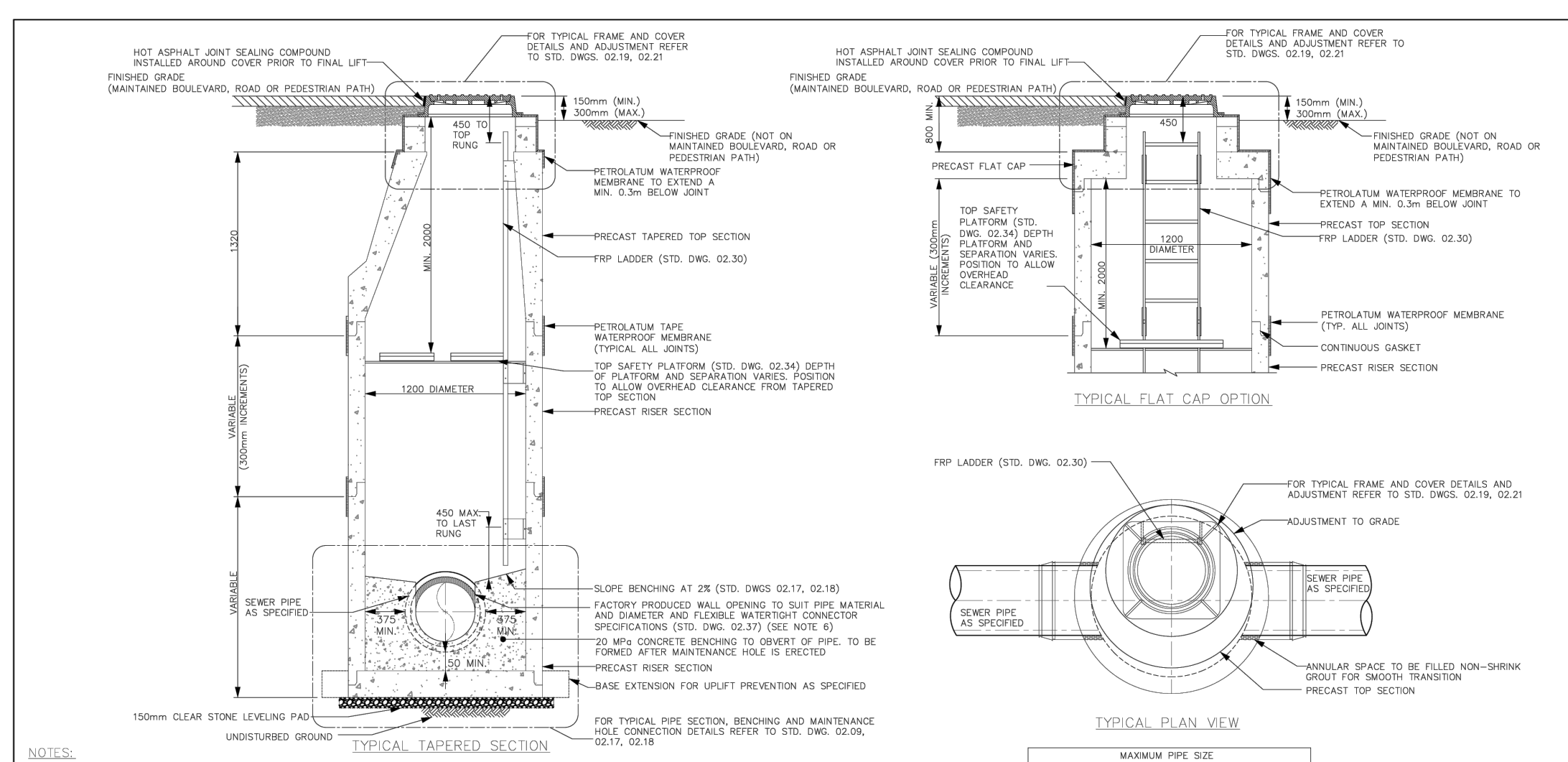
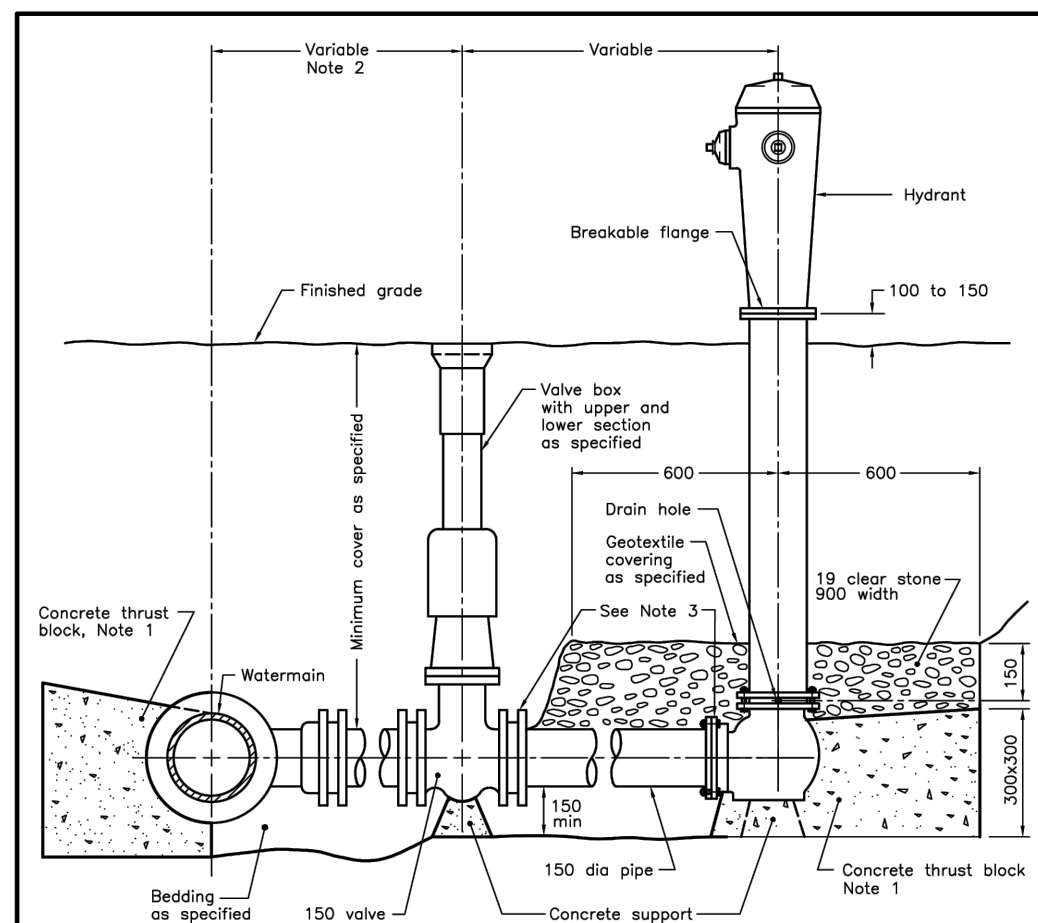
DATE OF DATE SURVEY: DEC 9, 2024

ELEVATIONS ARE GEODETIC AND REDUCED TO THE TOWN OF RICHMOND HILL BENCHMARK 11 AND HAVING A GEODETIC ELEVATION OF 296.06.

5	ISSUED FOR TENDER - ADDENDUM #2	SAW	2025.05.05	PC					
4	ISSUED FOR CLIENT REVIEW	SAW	2025.03.04	PC					
3	ISSUED FOR BUILDING PERMIT	SAW	2025.01.16	PC					
2	ISSUED FOR 2 <sup>ND</sup> SPA SUBMISSION	SAW	2024.12.13	PC					
1	ISSUED FOR 1 <sup>ST</sup> SPA SUBMISSION	CS	2024.04.19	PC					
No.	REVISIONS TO DRAWING	BY	DATE	APPR.					
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED									
CJIENT									




NOTES:			
1. VALVE CHAMBER EXCAVATION TO BE BACKFILLED WITH GRANULAR "F".			
2. CHAMBER NOT TO BE LOCATED IN DRAINWAY.			
3. CHAMBER TO BE GRADED FOR SLOWING VALVE BOX TO BE SET AT GROUND.			
4. VALVE CHAMBER LOCATED ON PROPERTY LINE.			
5. FIRST EXISTING BURIED PRE-CAST CHAMBER WALLS TO BE SEALED WITH FRESH GUN SHOOTABLE MORTAR OR GROUT.			
6. VALVE CHAMBER AND LARGER SHALL BE ENTRENCHED IN LINE WITH EXISTING GROUND. VALVE BOX CHAMBERS SHALL BE SET FLUSH WITH EXISTING GROUND. THIS SHALL INCLUDE CHAMBER SLOPS AND ADJUTANT FLUMES.	No	REVISIONS	DATE
7. HYPHOS SHALL BE CATHODICALLY PROTECTED AS PER CITY STANDARDS AND UFGD 100-01.			
8. SAME SHALL BE PLACED ON PROPOSED SIDE OF CHAMBER AND POSITIONED TO PROTECT FROM OVERHEAD POWER LINES.			
9. TEMPORARY BLOW-OFF REQUIRED OUTSIDE CHAMBER WHEN PRIVATE PROPERTY IS AFFECTED.			
10. EXISTING TRUNK MAIN - THROUGH STOPS TO TOP OF CHAMBER AND FASTEN SECURELY AS PER CITY ORDINANCE.			
11. BURNING VALVE TO BE BURIED IN THE OPPOSITE POSITION WITH NO VALVE BOX OR FLUMES.			
12. ALL VALVE BOX LIDS AND KENS SHALL BE RESTRAINED BY MECHANICAL RESTRAINED CLOSURE.			
			
<b>PLANNING AND INFRASTRUCTURE DEPARTMENT</b>			
<b>FIRE/DOMESTIC COMMERCIAL SERVICE VALVE CHAMBER</b>			
SCALE: N.T.S.		DATE: MARCH 2022	
DRAWN: M. LARK		DWG. NO: B-1	

[illegible]

NOTES:

- A. All concrete thrust blocks shall be poured against undisturbed ground.
- B. When specified, for watermains 400mm and less, locate valve within 1.0m of centreline of watermain. Retaining and restraining devices shall be utilized. For watermains 600mm and over, bolt valve with flanged end directly to flange connection. Retaining devices shall be used between the concrete and the fittings and anchorages.
- C. Retaining and restraining devices shall be as specified.
- D. Hand breaker shall be used between the concrete and the fittings and anchorages.
- E. Bolts and nuts for buried flange to flange connections shall be stainless steel.
- F. Valve required, flange of standpipe equipped valve shall not be in frost zone.
- G. This OPSD shall be read in conjunction with OPSD 1103.010 and 1103.020.
- H. Backfill material within 500mm of service box shall be native or imported, as specified.
- I. Tracer wire shall be installed as specified.
- J. All dimensions given are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev	3	
HYDRANT INSTALLATION				
			OPSD 1105.010	







1. ANY WORK WITHIN CITY ROW/LAND NEEDS TO BE COORDINATED WITH CITY'S OPERATION CENTRE.

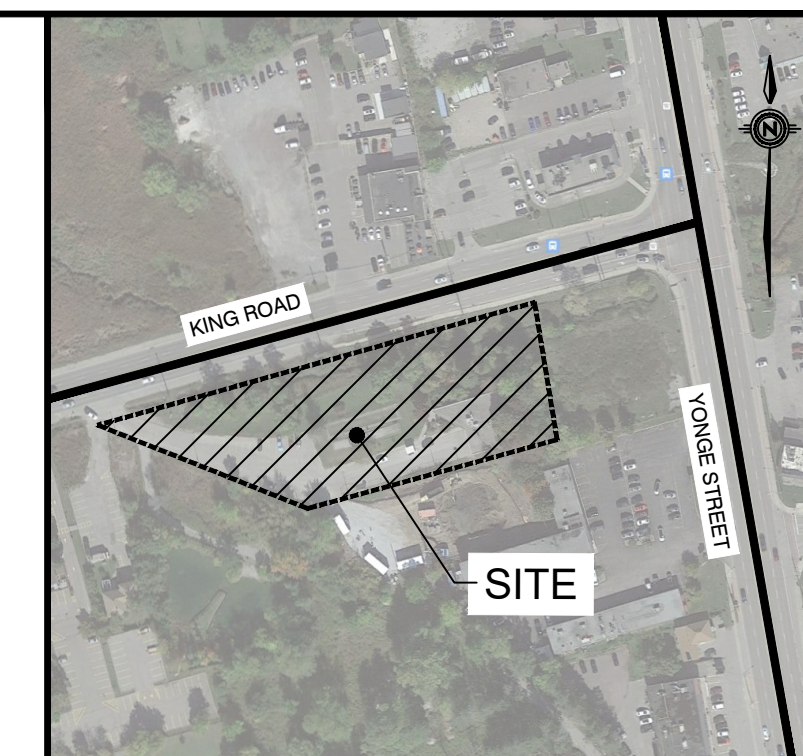
CONTRACTOR IS TO ALLOW FOR  
DEWATERING OR PLAN EXCAVATION  
AND CONNECTIONS IN LOW WEATHER  
WATER TABLE

1. PRIOR TO CONSTRUCTION THE APPLICATION SHALL NOTIFY THE COMMUNITY PLANNING AND DEVELOPMENT SERVICES BRANCH 48 HOURS IN ADVANCE OF ANY WORK COMMENCING ON THE SITE OR THE REGIONAL RIGHT-OF-WAY AND SHALL PROVIDE, IN WRITING, 24 HOURS EMERGENCY TELEPHONE NUMBERS FOR THE OWNER AND ANY CONTRACTORS AND CONSULTING ENGINEERS RETAINED BY THE OWNER.

2. ANY NOTICE TO BE DELIVERED TO THE REGION SHALL BE DELIVERED TO THE FOLLOWING ADDRESS:

OFFICE OF THE COMMISSIONER OF TRANSPORTATION









THE REGIONAL MUNICIPALITY OF YORK  
17250 YONGE STREET, BOX 147  
NEWMARKET, ON, L3Y 6Z1



## KEY PLAN

NTS

### LEGEND

- |   |  |
|---|--|
|  | LIMIT OF PROPERTY                        |
| $\times EX175.31$   | EXISTING GROUND ELEVATION                |
| $\times 175.31$   | PROPOSED GROUND ELEVATION                |
| $\times TC \quad \times BC$<br>175.31 175.31  | PROPOSED TOP/BOTTOM OF CURB ELEVATION    |
| $\times 175.31HP/LP$  | PROPOSED HIGH/LOW POINT ELEVATION        |
| $\times BW/TW 175.31$   | PROPOSED BOTTOM/TOP OF WALL ELEVATION    |
|  | PROPOSED SWALE BOTTOM                    |
|  | TREE PRESERVATION FENCE                  |
|  | DIRECTION OF OVERLAND FLOW (MAJOR STORM) |
|  | SLOPING AS SPECIFIED                     |
|  | PERMEABLE PAVERS                         |
|  | BOLLARD                                  |
|  | EXISTING NEIGHBOURING CURB AND CURB CUTS |

LEGAL SURVEY PROVIDED BY: J.D. BARNES  
DATE OF SURVEY: OCT 14, 2021  
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS A AND B. BY  
REAL TIME NETWORK (RTN) OBSERVATIONS. UTM ZONE 17, NAD83 (GSR8) (2010.0)  
OBSERVED REFERENCE POINT A COORDINATES: 17 486 768.35  
COORDINATES TO UTM ACCURACY PER SECTION 14 (2) OF REG 216/10.

	POINT ID	EASTING	NORTHING
OPR A	623 093.42	4 866 768.35	
OPR B	623 093.42	4 866 843.44	

TOPOGRAPHIC SURVEY PROVIDED BY: IBW  
ASPHALT SURVEY PROVIDED BY: IBW  
DATE OF UPDATE SURVEY: DEC 9, 2024  
ELEVATIONS ARE GEODETIC AND REFERRED TO TOWN OF CROMBIE HILL  
BENCHMARK 1 AND HAVE A GEODETIC ELEVATION OF 258.08 M.

5	ISSUED FOR TENDER - ADDENDUM #2	SAW	2025.05.06	PC
4	ISSUED FOR CLIENT REVIEW	SAW	2025.03.04	PC
3	ISSUED FOR BUILDING PERMIT	SAW	2025.01.16	PC
2	ISSUED FOR 2 <sup>ND</sup> SPA SUBMISSION	SAW	2024.12.13	PC
1	ISSUED FOR 1 <sup>ST</sup> SPA SUBMISSION	CS	2024.04.19	PC
No.	REVISIONS TO DRAWING	BY	DATE	APP

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED	
CLIENT	

CITY OF RICHMOND HILL

	MUNICIPALITY
--	--------------

CITY OF RICHMOND HILL

PROJECT TITLE  
CONNOR BUILDING  
RENOVATIONS

SHEET TITLE

**SITE GRADING PLAN**

City File No. SP-24-0009

CONSULTANT	_____
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CONSULTANT

**wsp**

100 Scotia Court, Whitby, ON, Canada L1N 8Y6  
t: 905.882.1100, [www.wsp.com](http://www.wsp.com)

STAMP	APPROVAL
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DESIGNED C.S.	DRAWN 2020 CAD	CHECKED P.C.
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SCALE 1:300	DATE SEPT 2023
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PROJECT NUMBER	DWG. NUMBER
0010351.5022	GR-1

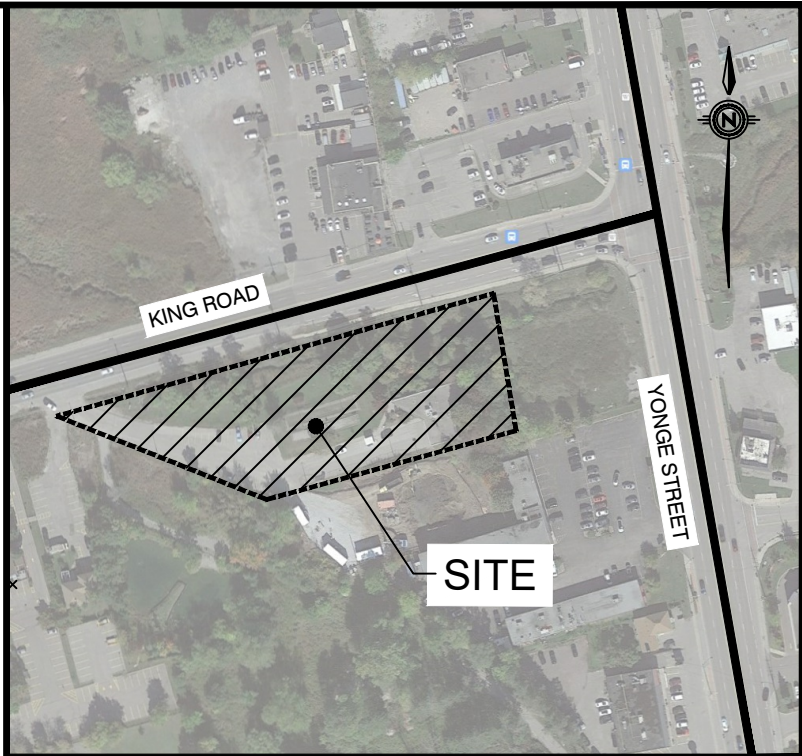
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PLOTDATE: May 12, 2025 - 2:44pm, Ploceas



THE CITY OF RICHMOND HILL NOTES  
1. ANY WORK WITHIN CITY ROW/LAND NEEDS TO BE COORDINATED WITH CITY'S OPERATION CENTRE.

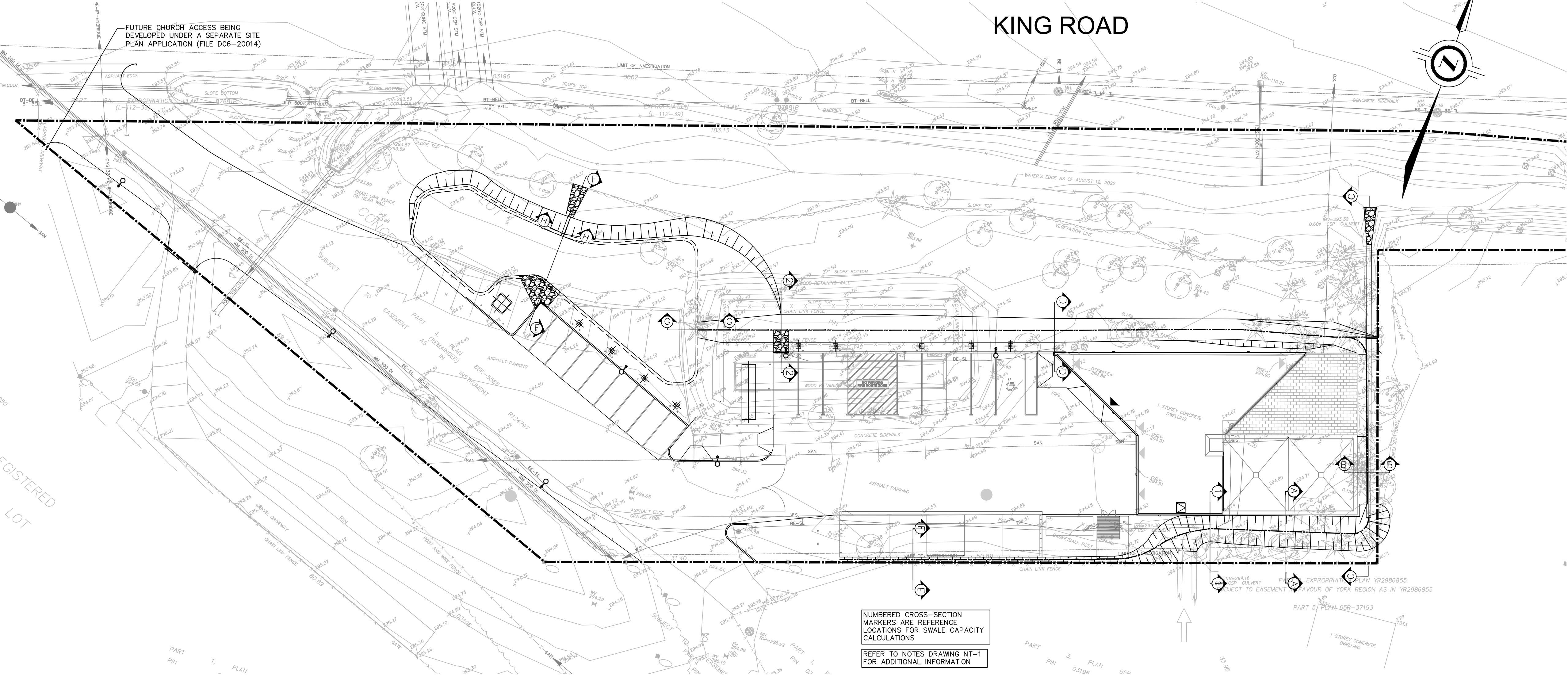
YORK REGION NOTES  
1. PRIOR TO CONSTRUCTION THE APPLICATION SHALL NOTIFY THE COMMUNITY PLANNING AND DEVELOPMENT SERVICES BRANCH 48 HOURS IN ADVANCE OF ANY WORK COMMENCING ON THE SITE OR THE REGIONAL RIGHT-OF-WAY AND SHALL PROVIDE, IN WRITING, 24 HOURS EMERGENCY TELEPHONE NUMBERS FOR THE OWNER AND ANY CONTRACTORS AND CONSULTING ENGINEERS RETAINED BY THE OWNER.

2. ANY NOTICE TO BE DELIVERED TO THE REGION SHALL BE DELIVERED TO THE FOLLOWING ADDRESS:  
OFFICE OF THE COMMISSIONER OF TRANSPORTATION  
THE REGIONAL MUNICIPALITY OF YORK  
17250 YONGE STREET, BOX 147  
NEWMARKET, ON, L3Y 6Z1



KEY PLAN NTS

LEGEND  
LIMIT OF PROPERTY  
DIRECTION OF OVERLAND FLOW (MAJOR STORM)



LEGAL SURVEY PROVIDED BY: J.D. BARNES  
DATE OF SURVEY: OCT 14, 2021  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2011.0)  
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2011.0)  
COORDINATES TO URBAN ACCURACY PER SECTION 14.01 OF O REG 216/10

POINT ID	EASTING	NORTHING
ORP A	622 888.31	4 886 788.58
ORP B	623 993.42	4 886 843.44

TOPOGRAPHIC SURVEY PROVIDED BY: IBW  
ASPHALT SURVEY PROVIDED BY: IBW  
DATE OF UPDATE SURVEY: DEC 9, 2004  
ELEVATIONS ARE GEODETIC AND REFERRED TO TOWN OF RICHMOND HILL BENCHMARK 11 AND HAVING A GEODETIC ELEVATION OF 296.06

5	ISSUED FOR TENDER - ADDENDUM #2	SAW	2025.05.05	PC
4	ISSUED FOR CLIENT REVIEW	SAW	2025.03.04	PC
3	ISSUED FOR BUILDING PERMIT	SAW	2025.01.16	PC
2	ISSUED FOR 2 <sup>ND</sup> SPA SUBMISSION	SAW	2024.12.13	PC
1	ISSUED FOR 1 <sup>ST</sup> SPA SUBMISSION	CS	2024.04.19	PC
No.	REVISIONS TO DRAWING	BY	DATE	APPR.

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED  
CLIENT

CITY OF RICHMOND HILL

MUNICIPALITY

CITY OF RICHMOND HILL

PROJECT TITLE

CONNOR BUILDING RENOVATIONS

SHEET TITLE

CROSS SECTIONS

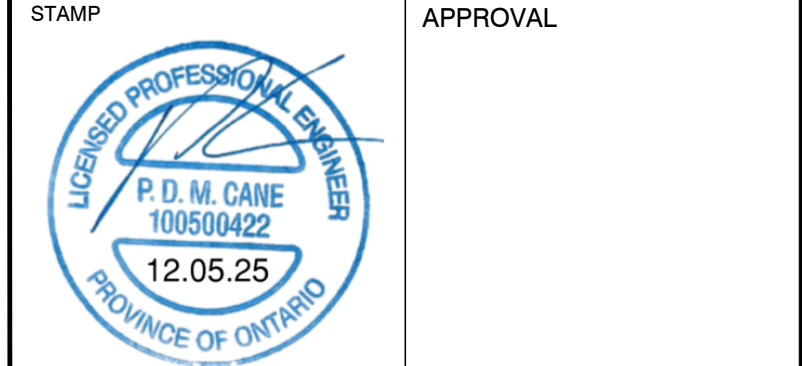
City File No. SP-24-0009

CONSULTANT

wsp  
100 Scotia Court Whitby, ON Canada L1N 8Y6  
t: 905.882.1100 www.wsp.com

STAMP

APPROVAL



DESIGNED C.S.	DRAWN 2020 CAD	CHECKED P.C.
SCALE 1:300	DATE SEPT 2023	
PROJECT NUMBER 0010351.5022	DWG. NUMBER XSEC-1	

