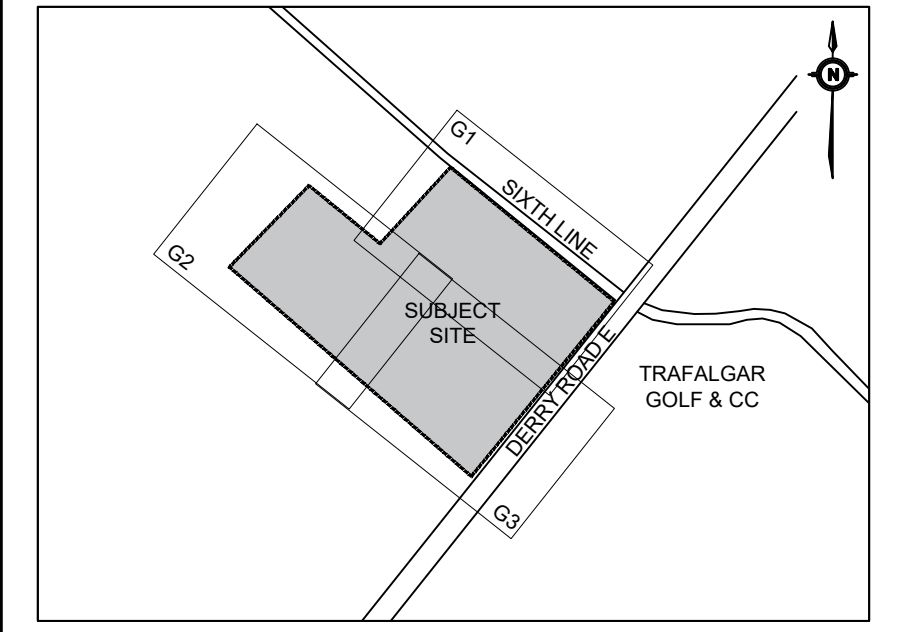
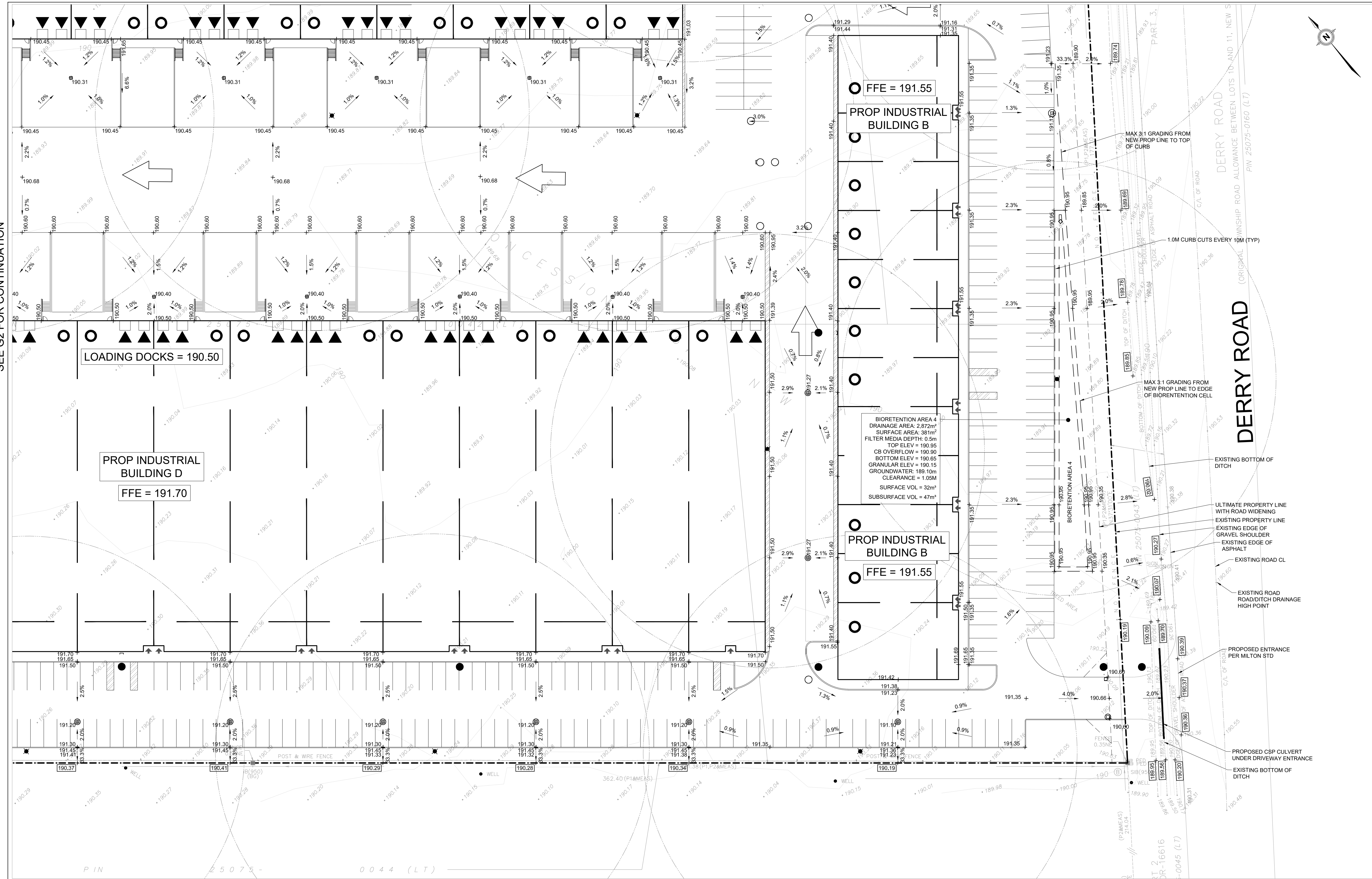


SEE G1 FOR CONTINUATION

SEE G2 FOR CONTINUATION



KEY PLAN
N.T.S.
LEGEND
SEE ABBREVIATIONS BELOW

- 200.00 0.5% / MH 1A / PROPOSED ITEMS
- 200.00 0.5% / EX MH 1A / EXISTING ITEMS
- / LIMIT OF PROPERTY LINE
- / LIMIT OF CONSTRUCTION
- / LIMIT OF BUILDING STRUCTURE
- ▲ / BUILDING ENTRANCE
- ▲ [200.00] / PROP ELEVATION TO MATCH EXISTING
- ▲ / EMERGENCY OVERLAND FLOW ROUTE
- / SANITARY MH
- / STM MH / CBMH / DCBMH / OGS
- / CB / DCB / AD / TD
- ⊕ / HYDRANT / SIAMESE / METER CHAMBER
- ⊕ / VALVE BOX / VALVE CHAMBER

BENCHMARK: ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE MINISTRY OF TRANSPORTATION OF ONTARIO BENCHMARKS No. 0802206023 ELEVATION=195.971m
BEARING: 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).

SITE PLAN: WARE MALCOMB, 221014	
SURVEY: JD BARNES, 210922	
2	ZBA - SUBMISSION 2 231120 TF
1	ZBA - SUBMISSION 1 230626 TF
NO.	ISSUE DATE BY

DRAWING NOTES NOT FOR CONSTRUCTION

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF TYLIN. THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT FROM TYLIN IS STRICTLY PROHIBITED.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO TYLIN 48 HOURS PRIOR TO ANY CONSTRUCTION.

ABBREVIATIONS

GENERAL:	TW = TOP OF WALL	HDPE = HIGH DENSITY POLYETHYLENE
PROP = PROPOSED	BW = BOTTOM OF WALL	CONC = CONCRETE
EX = EXISTING	SERVICING:	MH = MAINTENANCE HOLE
ELEVATIONS:	STM = STORM	CB = CATCH BASIN
TC = TOP OF CURB	SAN = SANITARY	DCB = DOUBLE CATCH BASIN
BC = BOTTOM OF CURB	WAT = WATER	AD = AREA DRAIN
	PVC = POLYVINYL CHLORIDE	TD = TRENCH DRAIN

- GENERAL NOTES:**
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.
 - ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
 - ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
 - THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
 - PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOW.
 - ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, AND MTD.
 - NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.

- SITE GRADING:**
- ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER WITH SOD ON MIN 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
 - ALL GRANULAR SUB-BASE AND SUB-BASE MATERIALS SHALL BE GRADED AND COMPACTED TO 98% STANDARD PROCTOR DENSITY, FREE OF DEPRESSIONS AS PER THE GEOTECHNICAL REPORT.
 - THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED BASED ON SPECIFICATIONS AS PER THE GEOTECHNICAL REPORT.
 - PROVIDE SUBDRAINS, MINIMUM LENGTH OF 3.0m, EXTENDING FROM ALL CATCHBASINS AND CATCHBASIN MANHOLES TO DRAIN THE GRANULAR SUB-BASE LAYER AS PER DETAIL ON DRAWING D1.
 - ALL BARRIER CURB WITHIN THE SITE TO BE CONSTRUCTED AS PER DETAIL ON DRAWING D1, UNLESS OTHERWISE SPECIFIED.
 - TRENCH BACKFILL WITHIN THE RIGHT OF WAY SHALL BE UNSHRINKABLE FILL AND SHALL EXTEND TO THE BASE OF ASPHALT. LANDSCAPED AREA MAY BE EXEMPTED.
 - ALL WORK SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF CITY ROAD OCCUPANCY PERMIT.
 - INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED BY THE MUNICIPALITY.
 - STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT AS PER DETAIL ON DRAWING D1. ALL JOINTS MUST BE SEALED AS PER DETAIL.
 - TRANSITIONS WITHIN THE SUBGRADE WITHIN 1.2m FROM THE TOP OF PAVEMENT SHOULD INCLUDE 3H:1V TRANSITIONS AS PER DETAIL ON DRAWING D1.
 - EMBANKMENTS TO BE SLOPED AT MAX 3:1, UNLESS OTHERWISE SPECIFIED.
 - ALL PAVEMENT MARKING, LINE PAINTING, DIRECTIONAL LINES/ARROWS ETC. SHALL BE PLACED IN ACCORDANCE WITH THE ARCHITECTURAL SITE PLAN OR THE OWNER'S TRAFFIC ENGINEERING CONSULTANT'S DRAWINGS. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT IN ACCORDANCE WITH OPSS 17.2.
 - WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS FOR THE RETAINING WALL (INCLUDE RAILINGS IF APPLICABLE) TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY STRUCTURAL AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.
 - THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DRAWINGS.

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TAKOL

TAKOL REAL ESTATE INC.
11801 DERRY ROAD
INDUSTRIAL DEVELOPMENT
GRADING PLAN (3 OF 3)

SCALE: 1:600	PROJECT # 10509
DATE: OCT 2022	DRAWING #
DRAWN BY: TF	G3
DESIGNED BY: TF	
CHECKED BY: TF	

File: G:\Projects\2021\10509 - 11801 Derry Road\00 - DSO\03 - GRADING PLAN.dwg Layout: 03 Date: Dec 13, 2023 - 11:30am, Est By: vkjgarcia