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BENCHMARK
ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO THE ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY CONTROL STATION 001967056 AND 001967058, HAVING PUBLISHED ELEVATIONS OF 77.889M AND 78.969M (CGVD-88) RESPECTIVELY.

SURVEY INFORMATION BY: J.D. BARNES LIMITED
REFERENCE No: 20-25-415-00
DATED: 05/14/2020

NO.	ISSUES	DATE	BY
1	ISSUED FOR REZONING	8/28/20	CD
2	ISSUED FOR SPA	12/07/20	CD
3	ISSUED FOR SPA	03/29/21	CD

LEGEND

	EXISTING CATCH BASIN
	EXISTING GAS VALVE
	EXISTING MANHOLE
	EXISTING HYDRO POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING WATER KEY
	EXISTING WATER VALVE
	EXISTING OVERHEAD CABLES
	EXISTING FIRE HYDRANT
	PROPOSED GRADE ELEVATION
	PROPOSED SLOPE
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	PROPOSED CB MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED TREATMENT UNIT
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER VALVE
	PROPOSED CLEANOUT
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTOR
	PROPOSED OVERLAND FLOW
	PROPOSED SWALE
	PROPOSED SURFACE PONDING
	PROPOSED SUBDRAINS

NO.	REVISIONS	DATE	BY

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DRAWING:
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PROFESSIONAL ENGINEER
M. L. STAIRS
MAR 29, 2021
PROVINCE OF ONTARIO

DESIGN BY: CD	DOC. CONTROL DATE:
DRAWN BY: DT	% COMPLETE:
CHECKED BY: CD	REVAL:
DATE: JULY 2020	
SCALE: 1:300	
FILE:	
2020-034	

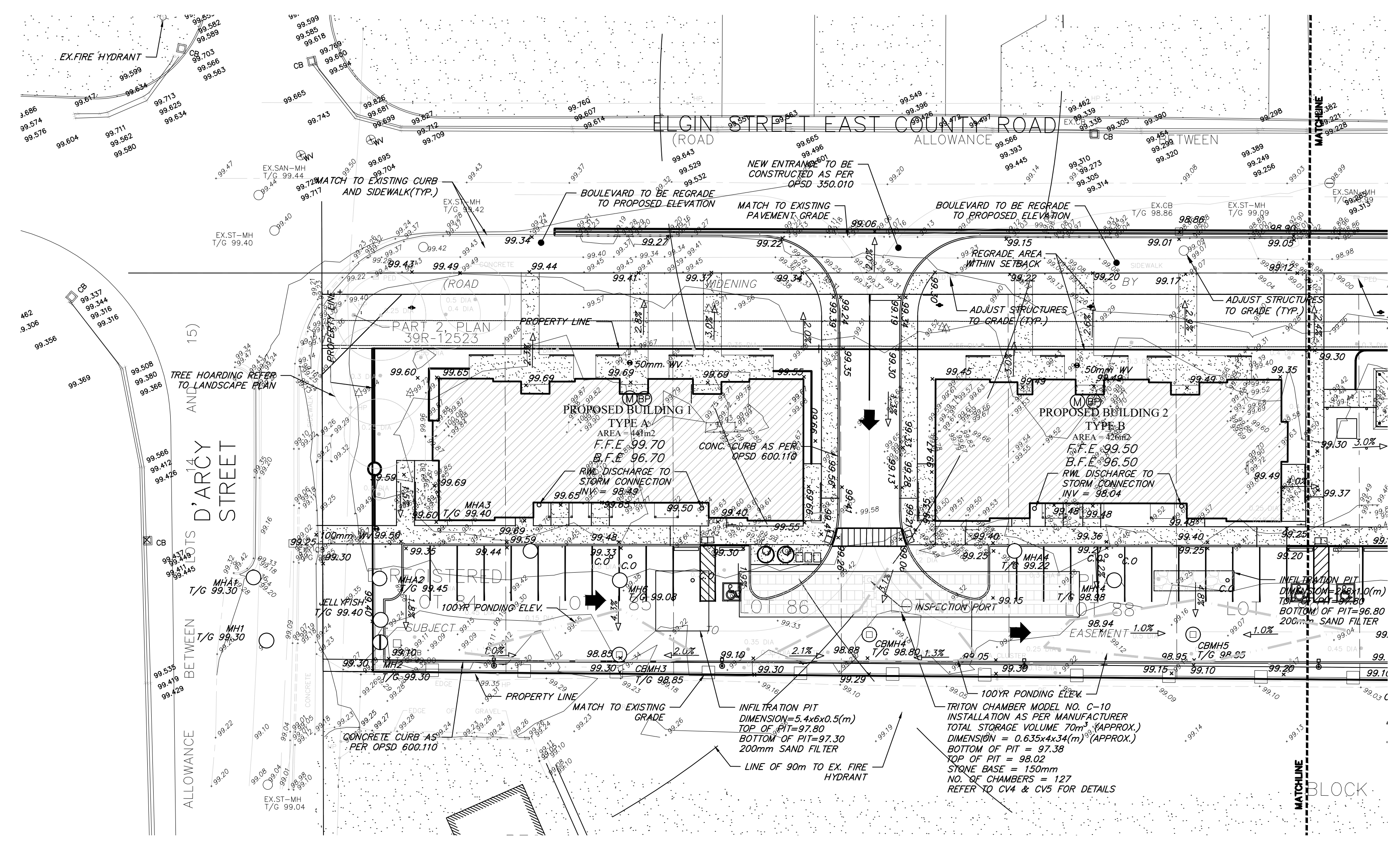
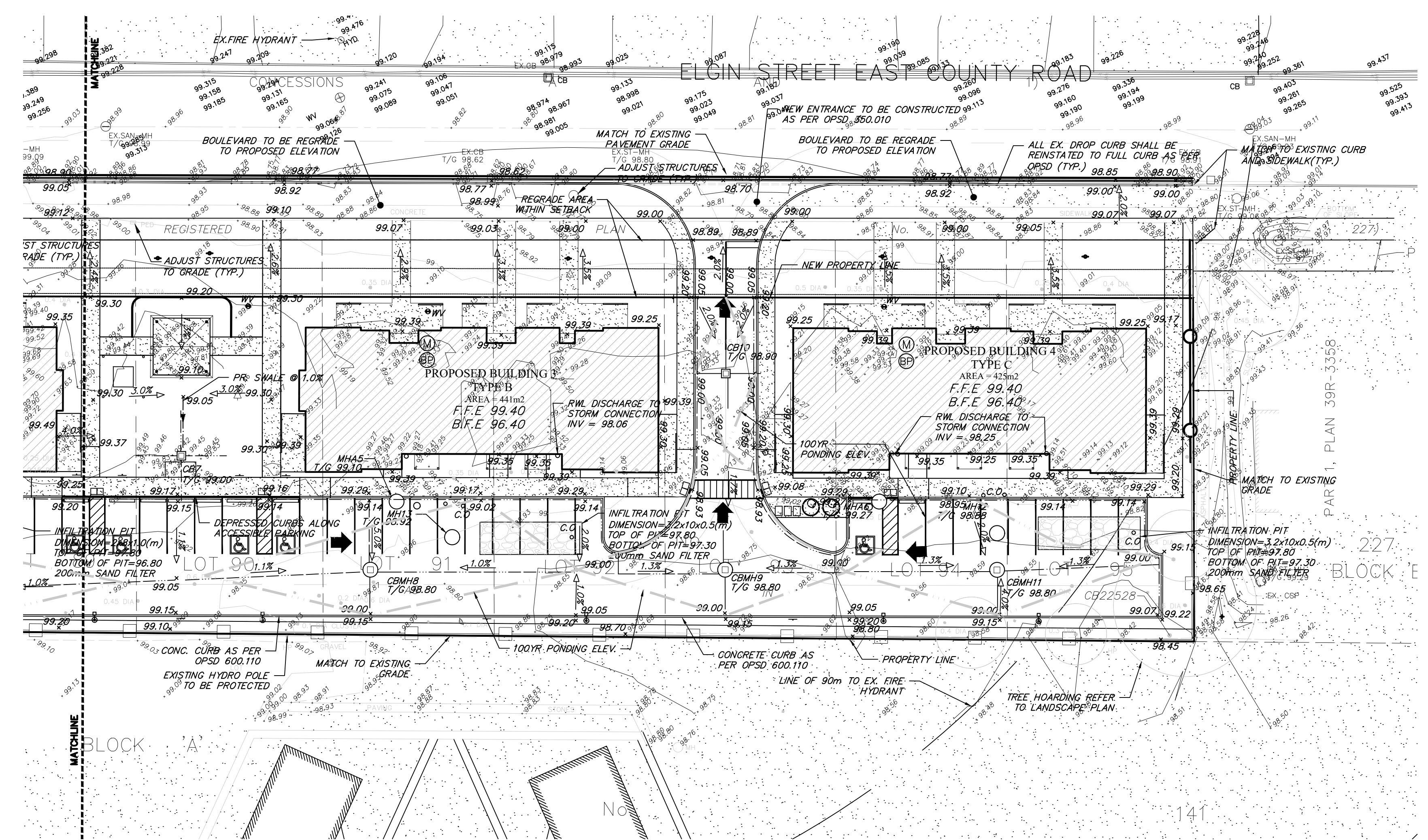
PROJECT NO: **19284**
DRAWING NO: **CV-3**

- CONSTRUCTION NOTES AND SPECIFICATIONS:**
- PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
 - CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDES BUT NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
 - OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
 - VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS (WHICH MAY APPEAR ON THE PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
 - CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
 - THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS
 - ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH ONTARIO PROVINCIAL BUILDING CODE (PART 7, PLUMBING) AND THE REQUIREMENTS OF THE TOWN OF COBURG AND THE REGIONAL MUNICIPALITY OF HALTON; WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HOURS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICES INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE, VISION C, PART 1 SECTION 1.2.2, GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTOR'S EXPENSE.
 - SITE SERVICING CONTRACTOR TO TERMINATE ALL SERVICES 1.0 METRES FROM FOUNDATION WALL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS AND BARRIERS, ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE LOCAL MUNICIPALITY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
 - THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM
 - ALL REMOVALS SHALL BE IN ACCORDANCE WITH OPSS 510. ALL REMOVED MATERIALS SHALL BE DISPOSED OFF SITE.
 - SILTATION CONTROL SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
 - ALL GRADING WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH OPSS 206.
 - THE CONTRACTOR TO NOTIFY ENGINEER PRIOR TO SAWCUTTING EXISTING ASPHALT FOR CONFIRMATION OF POSITIVE DRAINAGE
 - ALL GRANULAR MATERIAL SHALL CONFORM TO OPSS 1010, AND BE INSTALLED IN ACCORDANCE WITH OPSS 314.
 - ALL ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH OPSS 1101 AND BE INSTALLED IN ACCORDANCE WITH OPSS 310.
 - CONCRETE SHALL BE IN ACCORDANCE WITH OPSS 1350 AND HAVE MINIMUM COMPRESSIVE STRENGTH OF 30MPa AFTER 28 DAYS.
 - SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH OPSS 410. TRENCH BACKFILL TO BE APPROVED NATIVE MATERIAL.
 - CATCHBASIN AND MANHOLE ADJACENT SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 408.
 - ALL DISTURBED GRASSED AREAS ARE TO BE RESTORED WITH 150MM DEPTH TOPSOIL AND SOD.
 - TOPSOIL SHALL BE IN ACCORDANCE WITH OPSS 570 AND SOD IN ACCORDANCE WITH OPSS 571.

NOTE:
PAVEMENT STRUCTURE TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. SUB-GRADE WITHIN PROPOSED ASPHALT AREA IS TO BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING GRANULAR. MINIMUM PAVEMENT REQUIREMENTS ARE AS FOLLOWS (PER TIL TORONTO INSPECTION LTD., GEOTECHNICAL REPORT, REF. NO. 5434W-20-GA, DATED JANUARY 4, 2021)

COMPACTON REQUIREMENTS(MINIMUM)	LIGHT DUTY ASPHALT(PARKING)	HEAVY DUTY ASPHALT
96% MAX. RELATIVE DENSITY	65mm HL3 SURFACE ASPHALT (OPSS HL3 or EQUIVALENT)	40mm HL3 SURFACE ASPHALT (OPSS HL3 or EQUIVALENT)
96% MAX. RELATIVE DENSITY	200mm OPSS GRANULAR A OR 20mm CRUSHER RUN	50mm HL8 BASE ASPHALT (OPSS HL8 or EQUIVALENT)
100% SPMD*	150mm OPSS GRANULAR A OR 20mm CRUSHER RUN	150mm OPSS GRANULAR A OR 20mm CRUSHER RUN
100% SPMD*	200mm OPSS GRANULAR B OR 50mm CRUSHER RUN	200mm OPSS GRANULAR B OR 50mm CRUSHER RUN

* DENOTES STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM-D1557



NOTE:
CONTRACTOR TO CONTACT MGM CONSULTING INC. IMMEDIATELY SHOULD THERE BE ANY CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED GRADING AND/OR SERVING DESIGN, OR CONFLICTS IN CONSTRUCTING THE WORK AS PER THE INTENT OF THE APPROVED DESIGN PRIOR TO CONSTRUCTION.

NOTES:

- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER TO SATISFACTION OF THE TOWN AND MGM CONSULTING INC.
- CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING SERVICES AND UTILITIES PRIOR TO AND DURING CONSTRUCTION
- CONTRACTOR TO LOCATE AND CONFIRM ALL EXISTING UTILITIES AND SERVICE INFORMATION PRIOR TO CONSTRUCTION
- CONTRACTOR TO ENSURE ADEQUATE CLEARANCE FROM ALL EXISTING SERVICES AND UTILITIES
- CONTRACTOR TO CONFIRM ALL EXISTING INVERTS PRIOR TO INTERNAL SERVICING.
- NO CONSTRUCTION SHALL TAKE PLACE ON ADJACENT PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION FROM THE RESPECTIVE LAND OWNER
- PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE SITE, SILT FENCE IS TO BE INSTALLED ON THE PERIMETER OF THE PROPERTY AND AT LOCATIONS AS DETERMINED BY THE DIRECTOR, DEVELOPMENT ENGINEERING, AND THE SILT FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE DIRECTOR DEVELOPMENT ENGINEERING
- PARKING STALL DELINEATION SHALL BE WITH 100mm WIDE WHITE OR YELLOW MARKINGS
- THE EXISTING BOULEVARD IS TO BE RESTORED IMMEDIATELY FOLLOWING CONSTRUCTION TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE TOWN OF COBURG
- CONTRACTOR SHALL INFORM THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORKS ON D'ARCY STREET

GRADING NOTES:

- SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
- MATCH TO EXISTING GRADES AT PROPERTY LINE
- PROPOSED INTERNAL SITE CONCRETE BARRIER CURB AS PER OPSS 600.110.
- PROPOSED CONCRETE CURB AND GUTTER AS PER OPSS 600.04
- PROPOSED PRECAST CONCRETE CURB AS PER OPSS 603.020
- CONTRACTOR SHALL PROVIDE AS BUILT SURVEY OF THE SITE FOR FINAL REVIEW.
- DISTURBED LANDSCAPED AREA WILL BE RESTORED WITH 200mm OF TOPSOIL AND SOD
- SPOILS FROM THE TRENCH WILL BE REMOVED AND DISPOSED OFF SITE
- ALL DISTURBED AREAS INCLUDING BUT NOT LIMITED TO CURBS, FENCES, UTILITY DUCTS, TREES, POLES, LIGHTS SIGNS, TO BE RESTORE TO EXISTING CONDITION RO BETTER.

