

8M HWY HIGHWAY 48

EDGE OF ASPHALT

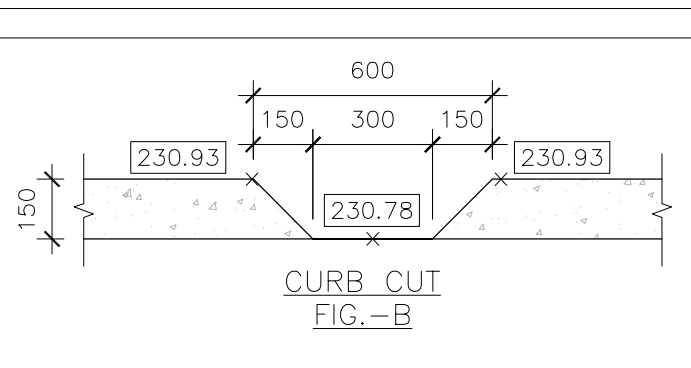
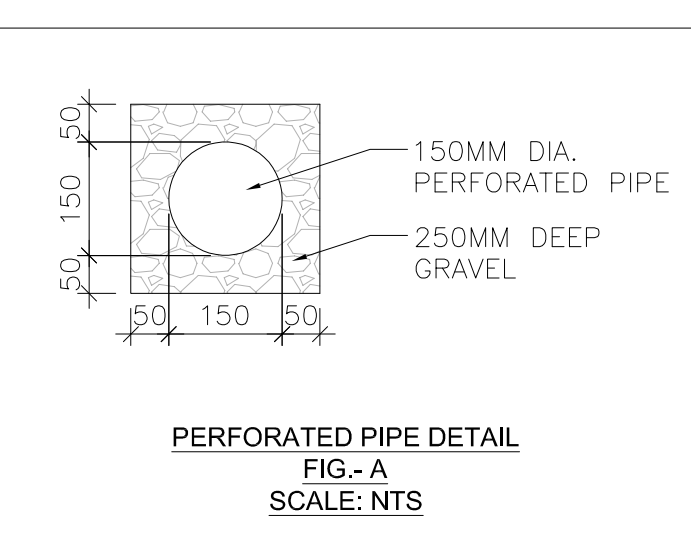
ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8

EDGE OF PAVEMENT

APPROXIMATE CENTRELINE OF ROAD

BOAG ROAD

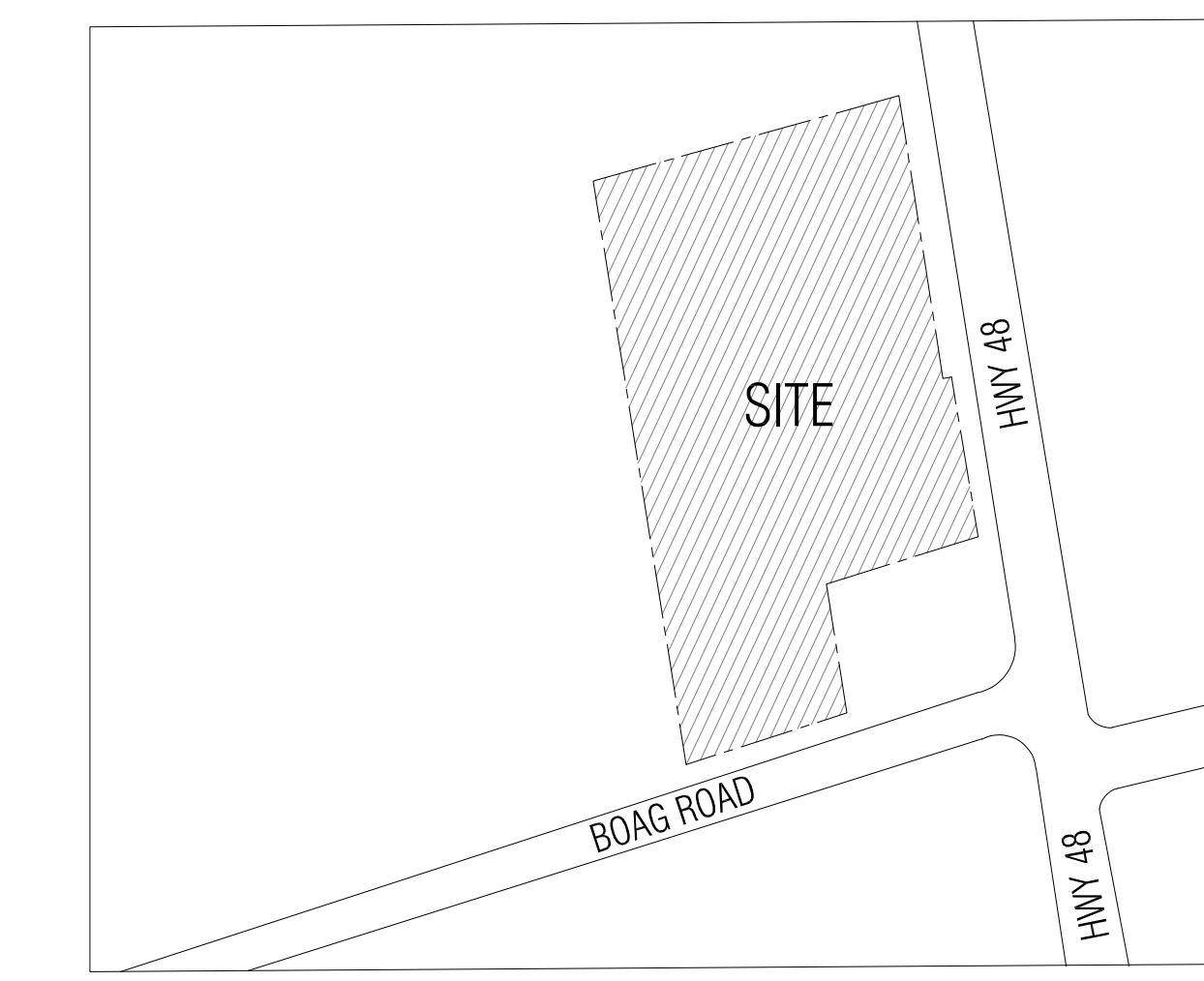
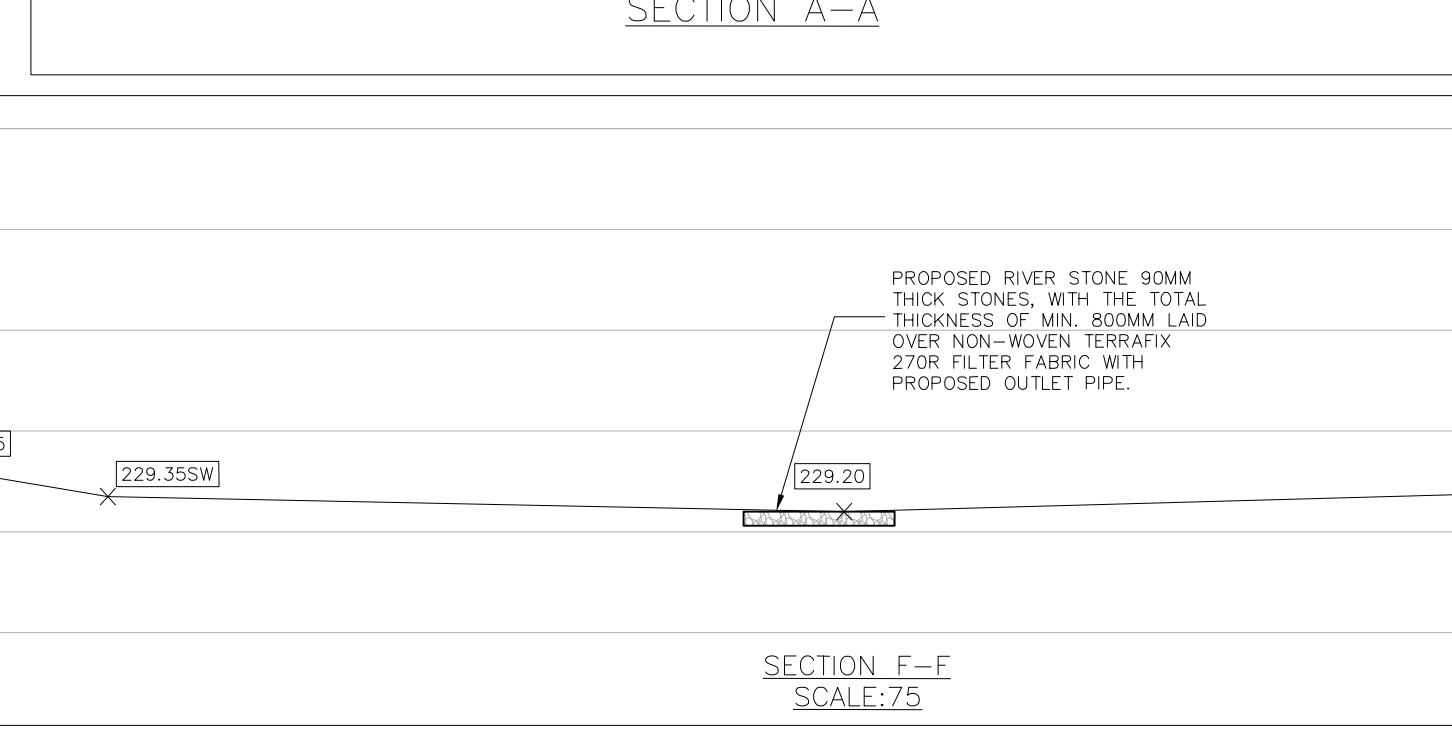
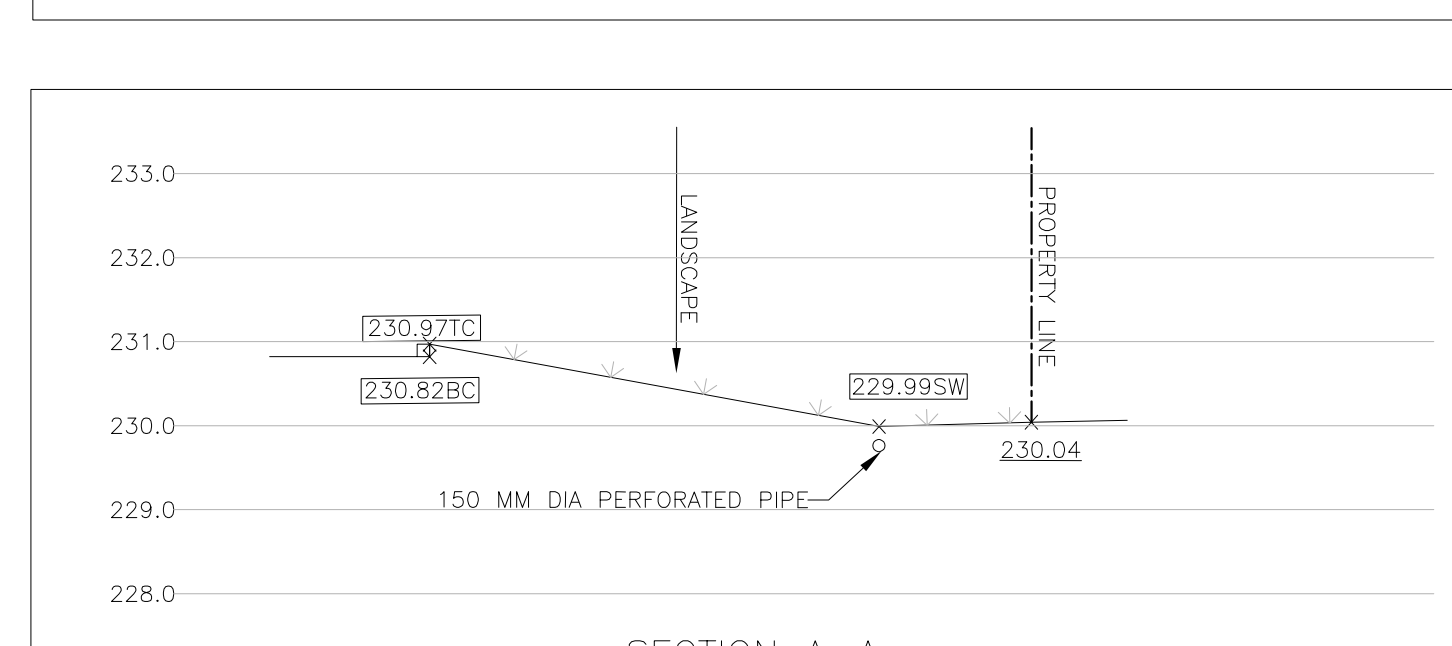
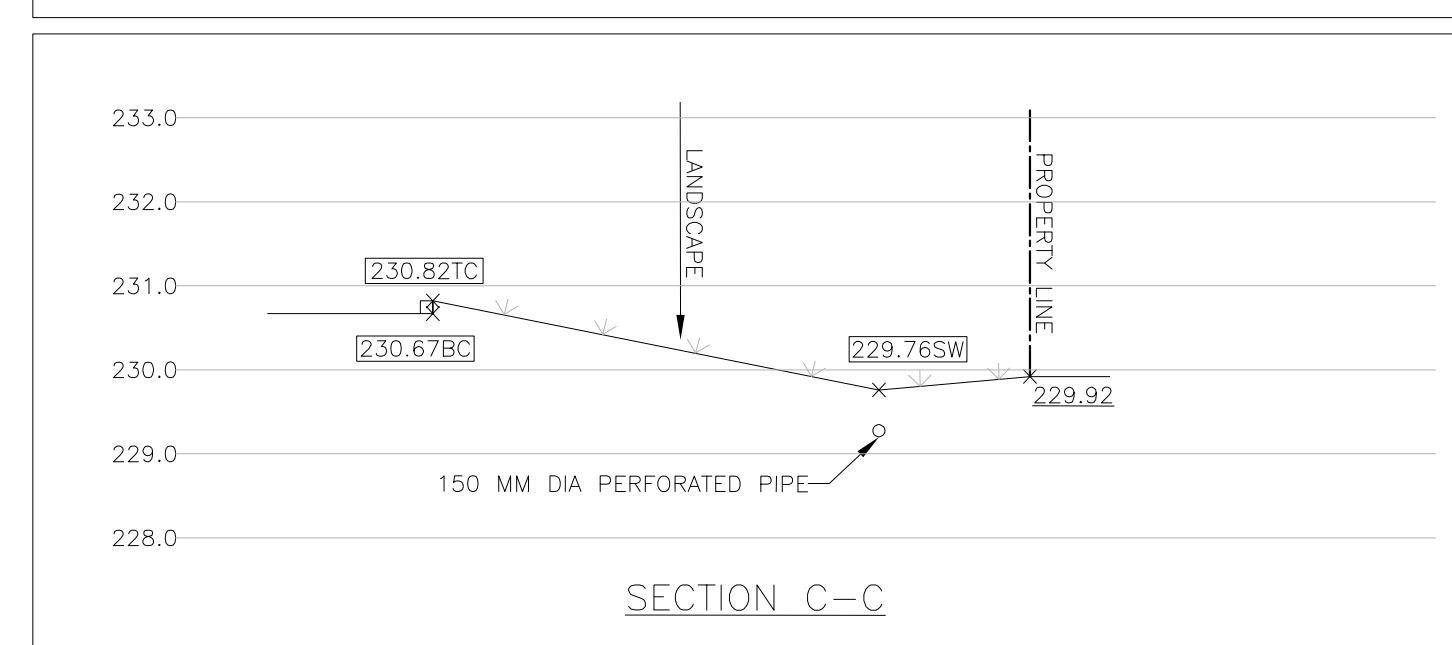
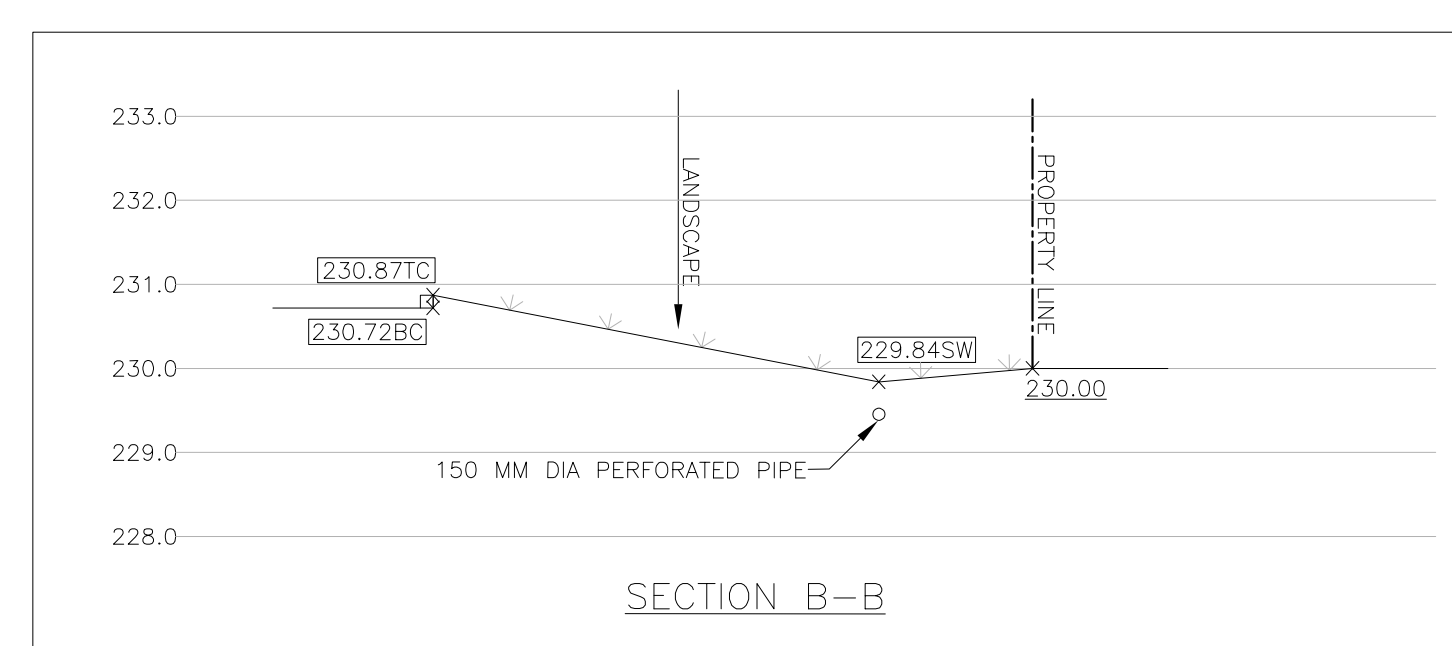
HWY 48



GENERAL NOTES

1. READ THIS DRAWING IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND LANDSCAPING PLANS.
2. ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
3. ALL WORK, MATERIALS AND CONSTRUCTION METHODS TO CONFORM WITH THE LATEST STANDARDS, SPECIFICATIONS, POLICIES, REGULATIONS, GUIDELINES AND LAWS FOR THE TOWN OF EAST GWILLIMBURY, THE ONTARIO BUILDING CODE (OBC), MINISTRY OF ENVIRONMENT, AND CLIMATE CHANGE (MOEC), ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS (OPSD AND OPSS), THE ENVIRONMENTAL PROTECTION ACT AND THE WATER RESOURCES ACT. THE MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
4. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS COMPILED FROM LOCATES INFORMATION AND RECORD DRAWINGS FROM THE TOWN. THE INFORMATION IS SHOWN FOR GENERAL INFORMATION ONLY AND THE ACCURACY OR COMPLETENESS OF THE PROVIDED INFORMATION HAS NOT BEEN CONFIRMED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY THE CONTRACTOR 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 POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
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6. ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES FOUND PRIOR TO OR DURING CONSTRUCTION SHALL BE CLARIFIED WITH THE ENGINEER.
7. ALL WORK IN THE MUNICIPAL RIGHT OF WAY AND EASEMENTS IS TO BE INSPECTED BY THE TOWN PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY THE TOWN AS PER THE SITE PLAN AGREEMENT.
8. ALL DISTURBED GRASSED AREAS TO BE RESTORED WITH MINIMUM 200MM TOPSOIL AND NO. 1 NURSERY SOD.
9. THE CONTRACTOR AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN, SPECIFICATION, DOCUMENT OR OTHER INFORMATION, ON THE BASIS OF WHICH THIS DRAWING WAS APPROVED BY THE TOWN, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING WRITTEN AUTHORIZATION OF THE TOWN AND PROJECT ENGINEER.
10. ALL STORMWATER MANAGEMENT WORK, WATER SERVICING WORK AND SANITARY SEWER WORK INSIDE THE BOUNDARY OF THE SITE IS TO BE INSPECTED BY N ENGINEERING INC PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY N ENGINEERING AS PER APPROVED PLANS BY THE TOWN.

NOTE: FOR DETAILS OF LINE WORK, WETLAND AND WOODLAND LIMIT, PLEASE REFER EIS REPORT PREPARED BY BEACON ENVIRONMENTAL



LEGAL DESCRIPTION

22044 HWY 48
PART OF LOT 31
CONCESSION 7
(REGIONAL MUNICIPALITY OF YORK)

OWNER

SOHAN KANSAL
NORTHFIELD DEVELOPMENT CORPORATION
8 CORTESE TERRACE, THORNHILL, 3 ONTARIO, L4J 8S4

SURVEYOR INFORMATION

F. S. SURVEYING INC.
7 COLUMBO DRIVE
NORTH YORK, ON M2K 2G2

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC, AND ARE FROM REAL TIME NETWORK GPS READING PROVIDED BY CAN-NET AND TOTAL STATION, AND ARE IN GRID MODEL CGG2013.

BEARING NOTE

BEARINGS ARE ASTRONOMIC, AND ARE REFERRED TO THE WESTERLY LIMIT OF PART 1 AS SHOWN ON PLAN 65R-2023, HAVING A BEARING OF N9°20'10"W.

APPLICANT

n Engineering Inc
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Richmond Hill, Ontario, L4B 3J9
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E: info@engineering.com
www.engineering.com

CODE

CODE	WETLAND COMMUNITIES
MAM2-2	REED-CANARY GRASS MINERAL MEADOW MARSH
SWD4-3	WHITE BIRCH-POPLAR MINERAL DECIDUOUS SWAMP
FOREST COMMUNITIES	
FOD8-1	FRESH-MOIST ASPEN DECIDUOUS FOREST
OTHER COMMUNITIES	
ANT	ANTHROPOGENIC

LEGEND

[Symbol]	ECOLOGICAL COMMUNITIES
[Symbol]	DRAINAGE FEATURE/DITCH
[Symbol]	STAKED WETLAND (LSRCA 2021)
[Symbol]	STAKED WETLAND + 30M MVPZ (GREENBELT PLAN)
[Symbol]	STAKED DRIPLINE (LSRCA 2021)
[Symbol]	STAKED DRIPLINE + 30M MVPZ (GREENBELT PLAN)
[Symbol]	15M PROPOSED REGULATION SETBACK
[Symbol]	15M EXISTING REGULATION SETBACK

LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	DEVELOPMENT LIMIT
[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	PROPOSED DEPRESSED CONCRETE CURB
[Symbol]	LANDSCAPED AREA
[Symbol]	CONCRETE WALKWAY/SIDEWALK
[Symbol]	PAINTED LINE
[Symbol]	BARRIER FREE PARKING
[Symbol]	MAIN ENTRANCE
[Symbol]	OVER HEAD DOOR
[Symbol]	OVERLAND FLOW ROUTE
[Symbol]	EX. HYDRO POLE
[Symbol]	FFE
[Symbol]	FINISHED FLOOR ELEVATION
[Symbol]	PROPOSED RETAINING WALL
[Symbol]	PROPOSED DOUBLE CATCH BASIN MANHOLE
[Symbol]	PROPOSED CATCH BASIN MANHOLE
[Symbol]	PROPOSED STORM MANHOLE
[Symbol]	PROPOSED SANITARY MANHOLE
[Symbol]	PROPOSED JELLYFISH FILTER
[Symbol]	PROP. FIRE HYDRANT
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROP. WATER WELL
[Symbol]	BACK FLOW PREVENTER
[Symbol]	EXISTING ELEVATION
[Symbol]	HWL
[Symbol]	HIGH WATER LEVEL
[Symbol]	TRAFFIC DIRECTION
[Symbol]	PROP. BERM
[Symbol]	SWALE
[Symbol]	PROPOSED SURFACE SLOPE
[Symbol]	FIRE ROUTE SIGN
[Symbol]	BORHOLE WITH MONITORING WELL LOCATION
[Symbol]	BORHOLE LOCATION
[Symbol]	MINIMUM TREE PROTECTION ZONE (MTPZ) WITH RADIUS AS MEASURED FROM EDGE OF TREE.
[Symbol]	TREE PROTECTION FENCING
[Symbol]	TREE LOCATION ESTIMATED BY KFO
[Symbol]	ESTIMATED DRIPLINE
[Symbol]	EX. REGIONAL FLOODLINE
[Symbol]	PROPOSED REGIONAL FLOODLINE

MINIMUM FLEXIBLE PAVEMENT STRUCTURE THICKNESS

PAVEMENT LAYER	COMPACTED THICKNESS	
	LIGHT DUTY PARKING	DRIVEWAYS
ASPHALT TOP COURSE, HL-3	40MM	40MM
ASPHALT BASE COURSE, HL-8	40MM	60MM
GRANULAR 'A' OR 20MM CRUSHER RUN LIMESTONE BASE	150MM	150MM
50MM CRUSHER RUN LIMESTONE SUB-BASE	200MM	300MM

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PROFESSIONAL ENGINEER

A.S. ZIAUDDIN
100233432
07FEB2025
PROVINCE OF ONTARIO

PROJECT NORTH

No.	Date	Version	Dwn.
10.	07 FEB 2025	ISSUED FOR SPA V	SP
9.	29 NOV 2024	ISSUED FOR SPA IV	SP
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PROPOSED SELF STORAGE BUILDING
22044 HWY 48,
EAST GWILLIMBURY, ON

SITE GRADING PLAN

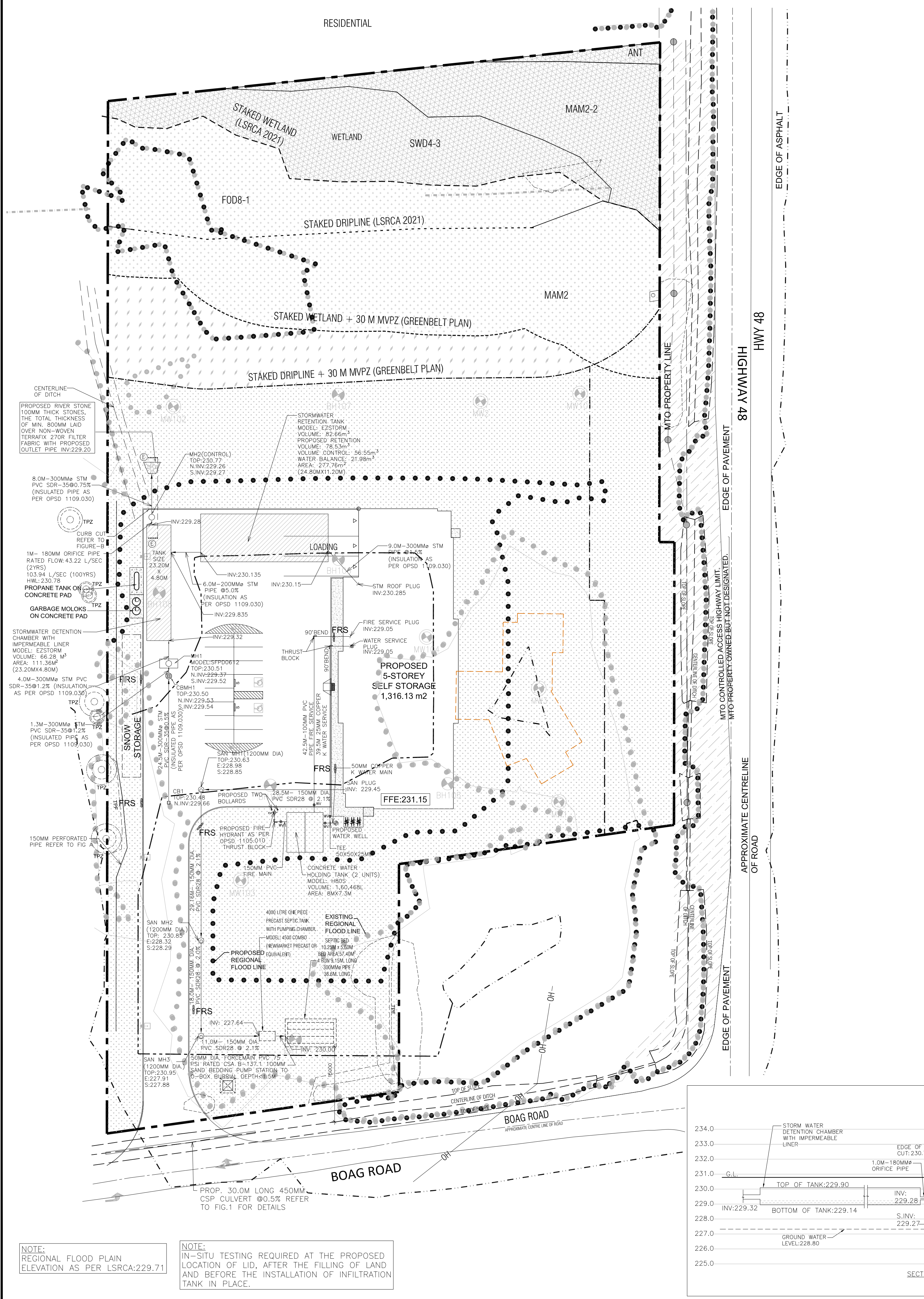
DRAWING TITLE:

DRAWN BY: EH DATE: 06 APR. 2021

CHECKED BY: AZ SCALE: 1:450

PROJECT NO.: DRAWING NO.:

20-56 C1



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PART OF LOT 31
CONCESSION 7
(REGIONAL MUNICIPALITY OF YORK)

OWNER
SOHAN KANSAL
NORTHFIELD DEVELOPMENT
CORPORATION
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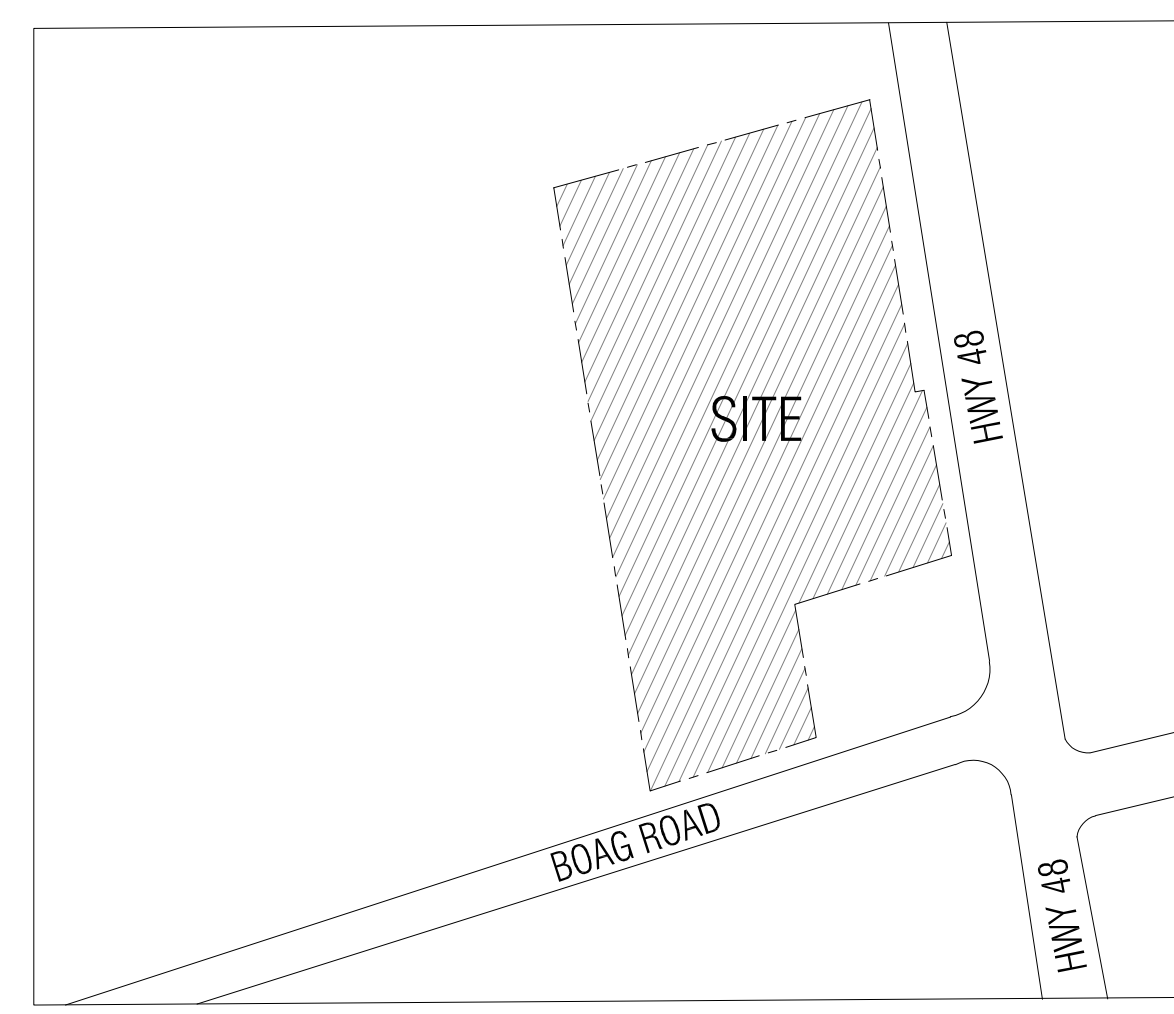
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KEY PLAN
SCALE-NTS

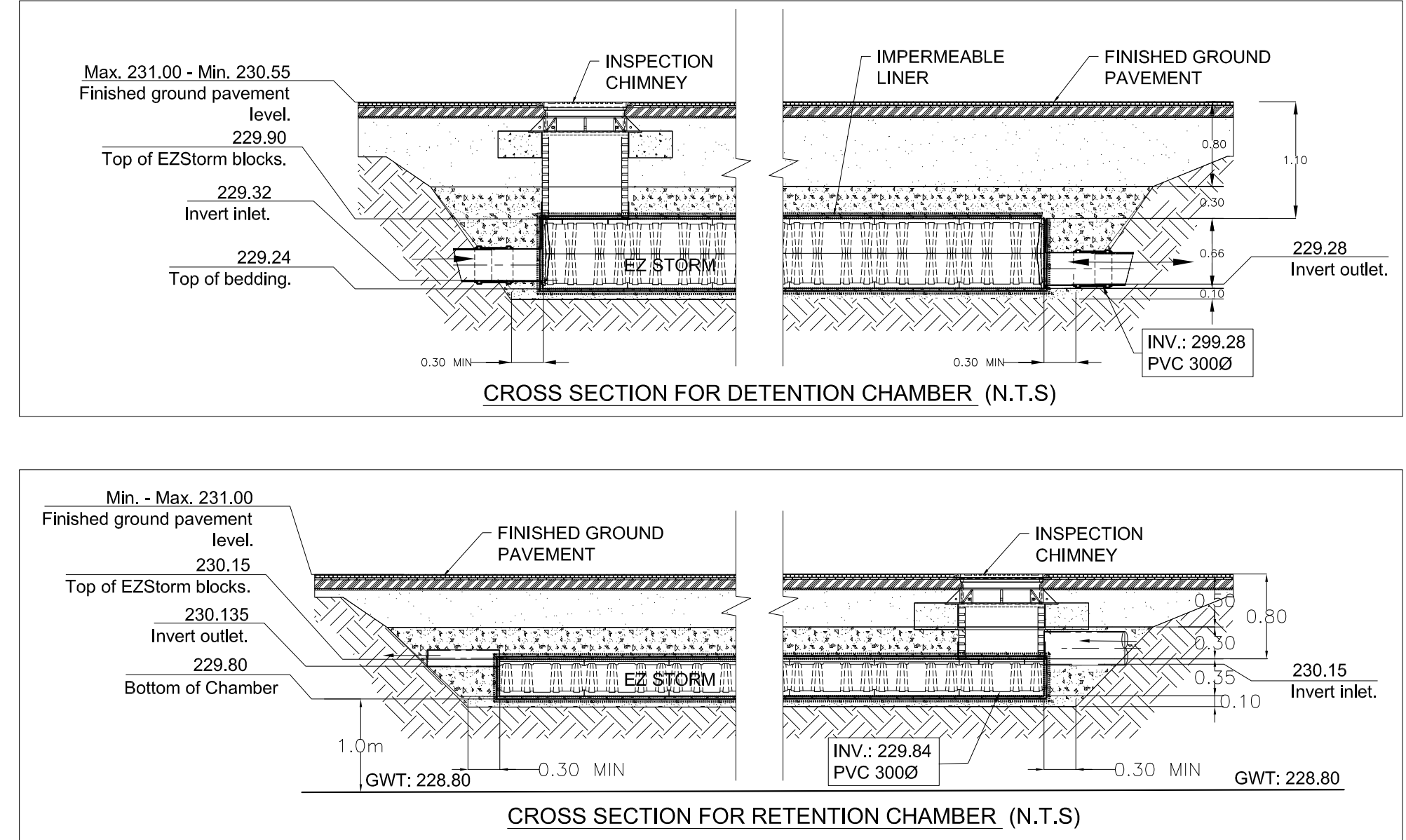
LEGEND

- PROPERTY LINE
- DEVELOPMENT LIMIT
- PROPOSED CONCRETE CURB
- PROPOSED DEPRESSED CONCRETE CURB
- LANDSCAPED AREA
- CONCRETE WALKWAY/SIDEWALK
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- MAIN ENTRANCE
- OVER HEAD DOOR
- OVERLAND FLOW ROUTE
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- PROPOSED JELLY-FISH FILTER
- PROP. FIRE HYDRANT
- PROPOSED WATER VALVE
- PROP. WATER WELL
- BACK FLOW PREVENTER
- EX. REGIONAL FLOODLINE
- PROPOSED REGIONAL FLOODLINE

NOTE:
INSULATION TO BE PROVIDED AS PER STANDARD OPSD 1109.030 FOR SEWERS AND WATER PIPES WHERE THE CLEARANCE BETWEEN THE TOP OF THE PIPE TO FINISH GRADING LESS THAN 1.3 METER.

NOTE:
FRENCH DRAINS TO BE PROVIDED AS PER SUBDRAIN DETAIL PROVIDED WHERE SWALE SLOPES ARE LESS THAN 2%.

NOTE:
SANITARY SEWER SYSTEM TO BE WATER TIGHT WITH ALL JOINTS AND LID OF MH WITH WATER PROOF SEALING.



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PROJECT NORTH

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PROJECT:

PROPOSED SELF STORAGE BUILDING
22044 HWY 48,
EAST GWILLIMBURY, ON

DRAWING TITLE:

SITE SERVING PLAN

DRAWN BY: EH **DATE:** 06 APR. 2021

CHECKED BY: AZ **SCALE:** 1:450

PROJECT NO.: **DRAWING NO.:**

20-56 C2

80,000 LITRE CONCRETE WATER HOLDING TANK MODEL H805

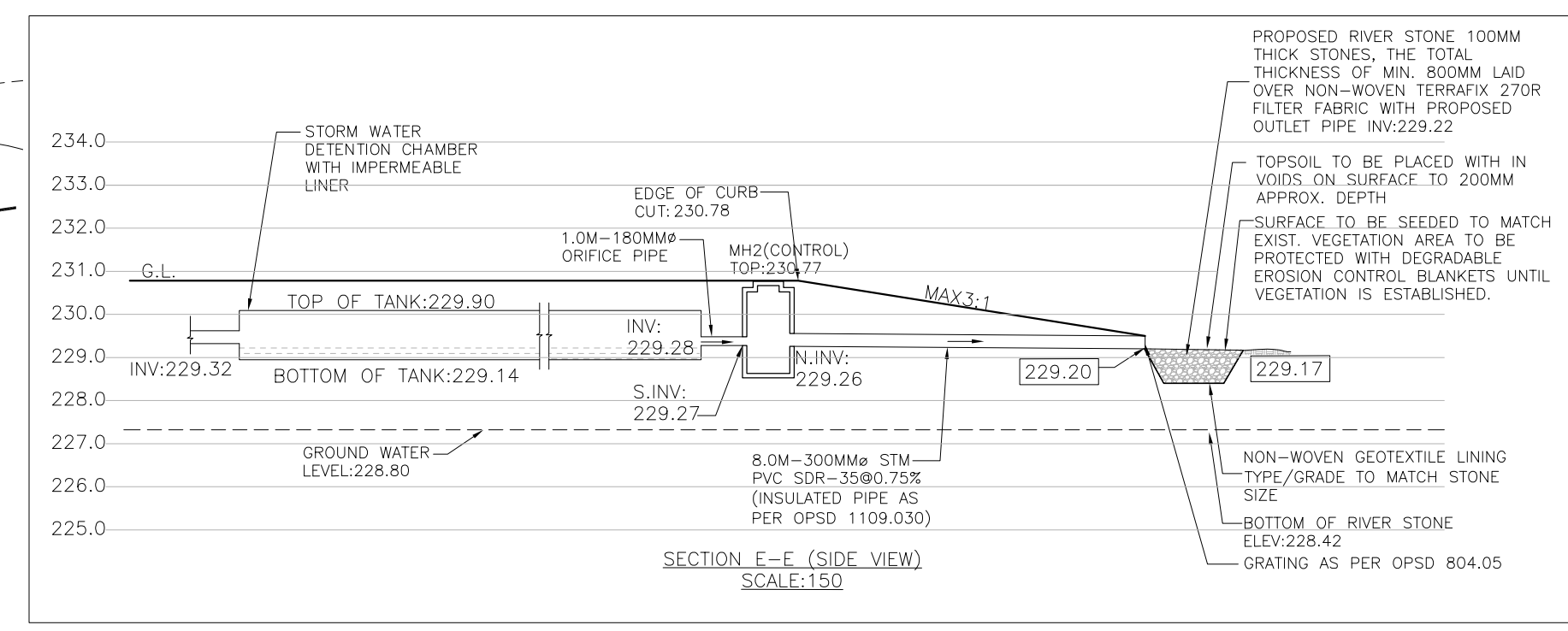
CONSTRUCTION DETAILS:
Concrete: 35 MPa at 28 Days, 5 to 8% Air Entrainment.
Reinforcing: Designed for a maximum 1 metre burial over the top slab in firm soil.
Optional reinforcing for CHBDC vehicular loading available upon request.

WEIGHT: Top Section - 31,500 kg **CAPACITY:** Per Vertical Metre - 24,917 Litres
Bottom Section - 38,750 kg To Underneath of Roof Slab - 80,234 Litres

NOTES:
1. Large 685 mm diameter roof access openings facilitate tank maintenance. Unless otherwise specified when ordered this tank will be shipped with 840 mm diameter concrete roof access cover only. Please see Access Riser section for available riser & hatch options.
2. Close tolerance of tongue & groove joint & fibrous mastic sealant ensures a solid structural and watertight seal. Primer & Mastic Band are supplied with each tank for application to the external surface of the tank over the joint between sections. All sealant is to be applied by the installing contractor.
3. Flexible watertight inlet pipe connector to accommodate 150 mm diameter PVC pipe. Size and location of connections are customizable.
4. Top & bottom section lifting points four places.
5. Knockout suitable to accommodate a flexible, watertight pipe connect for 250, 275 or 300 mm diameter PVC pipe.

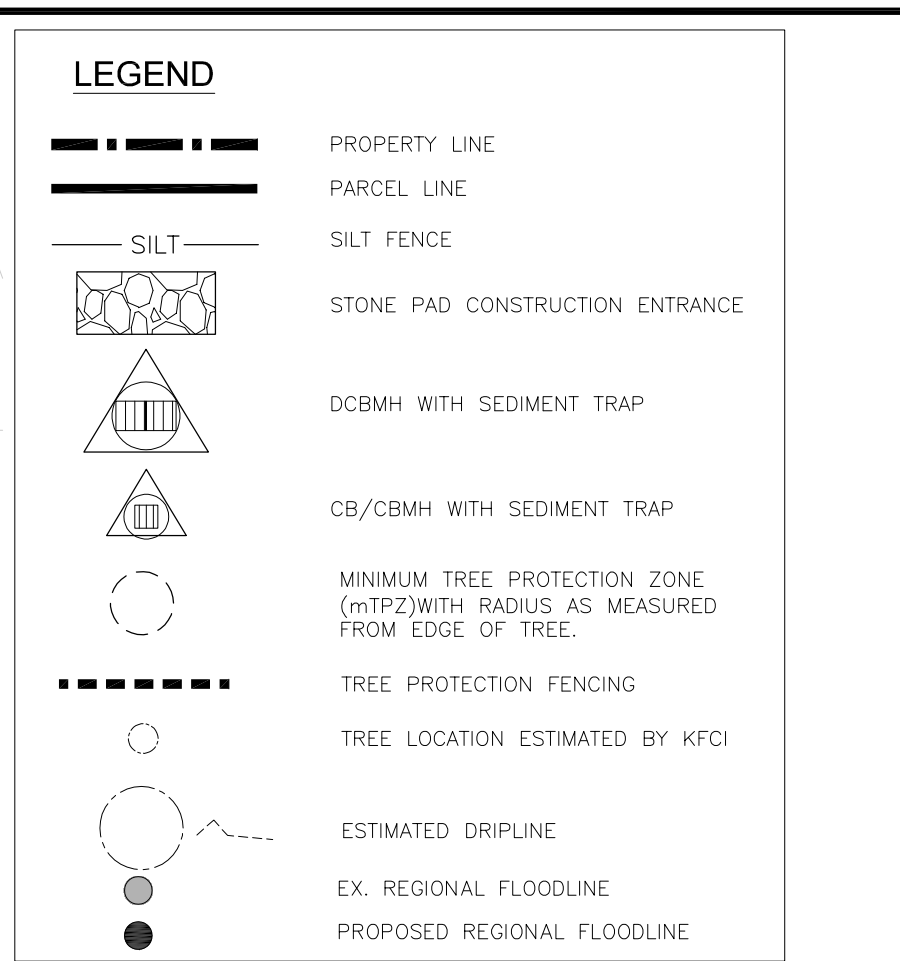
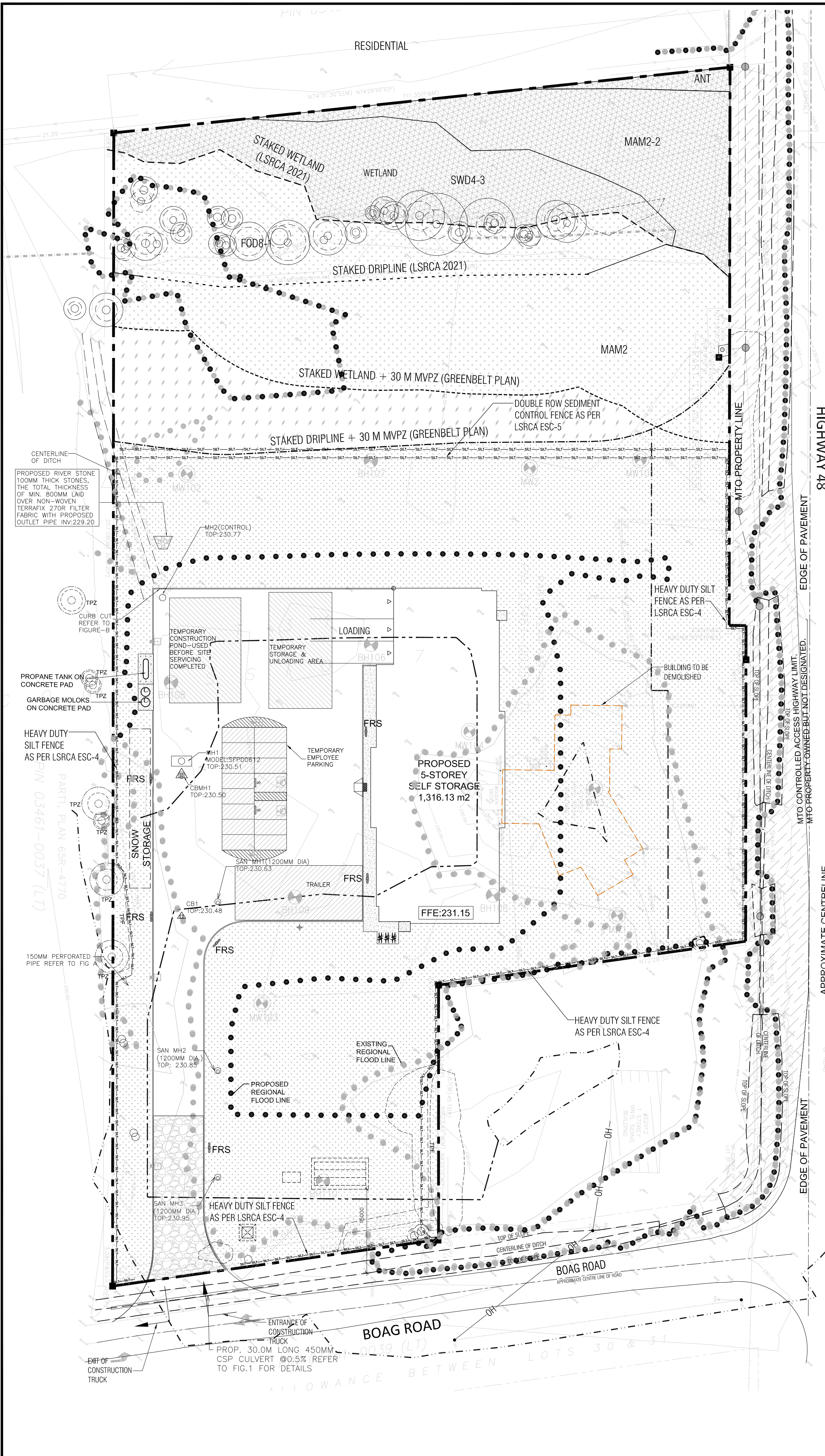
Some Available Options:
• Aluminum ladder rungs to the floor. Consult with the factory as to how this will effect the size and location of the external opening.
• Mechanical connection of the tank sections to enhance water tightness and resistance to frost heave.

Product designed for a Maximum 1 Metre burial over the top slab in firm soil away from any area of vehicular traffic.
For recommended installation procedures refer to Wilkinson Installation Guidelines.
WARNING! IMPROPER CONSTRUCTION ESPECIALLY IN UNSTABLE SOIL CAN RESULT IN THE STRUCTURAL FAILURE OF THIS PRODUCT
November 15, 2021



NOTE:
REGIONAL FLOOD PLAN
ELEVATION AS PER LSRC A:229.71

NOTE:
IN-SITU TESTING REQUIRED AT THE PROPOSED LOCATION OF LID, AFTER THE FILLING OF LAND AND BEFORE THE INSTALLATION OF INFILTRATION TANK IN PLACE.



BEARING NOTE
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LEGAL DESCRIPTION
 22044 HWY 48 PART OF LOT 31 CONVEYANCE 7 (REGIONAL MUNICIPALITY OF YORK)

OWNER
 SOHAN KANSAL
 NORTHFIELD DEVELOPMENT CORPORATION
 8 CANTON TERRACE, THORNHILL, 3 ONTARIO, L4J 8S4

SURVEYOR INFORMATION
 F.S. SURVEYING INC.
 7 COLWICK DRIVE
 NORTH YORK, ON M2K 2G2

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NOTE:
 REGIONAL FLOOD PLAN ELEVATION AS PER LSRCA:229.71

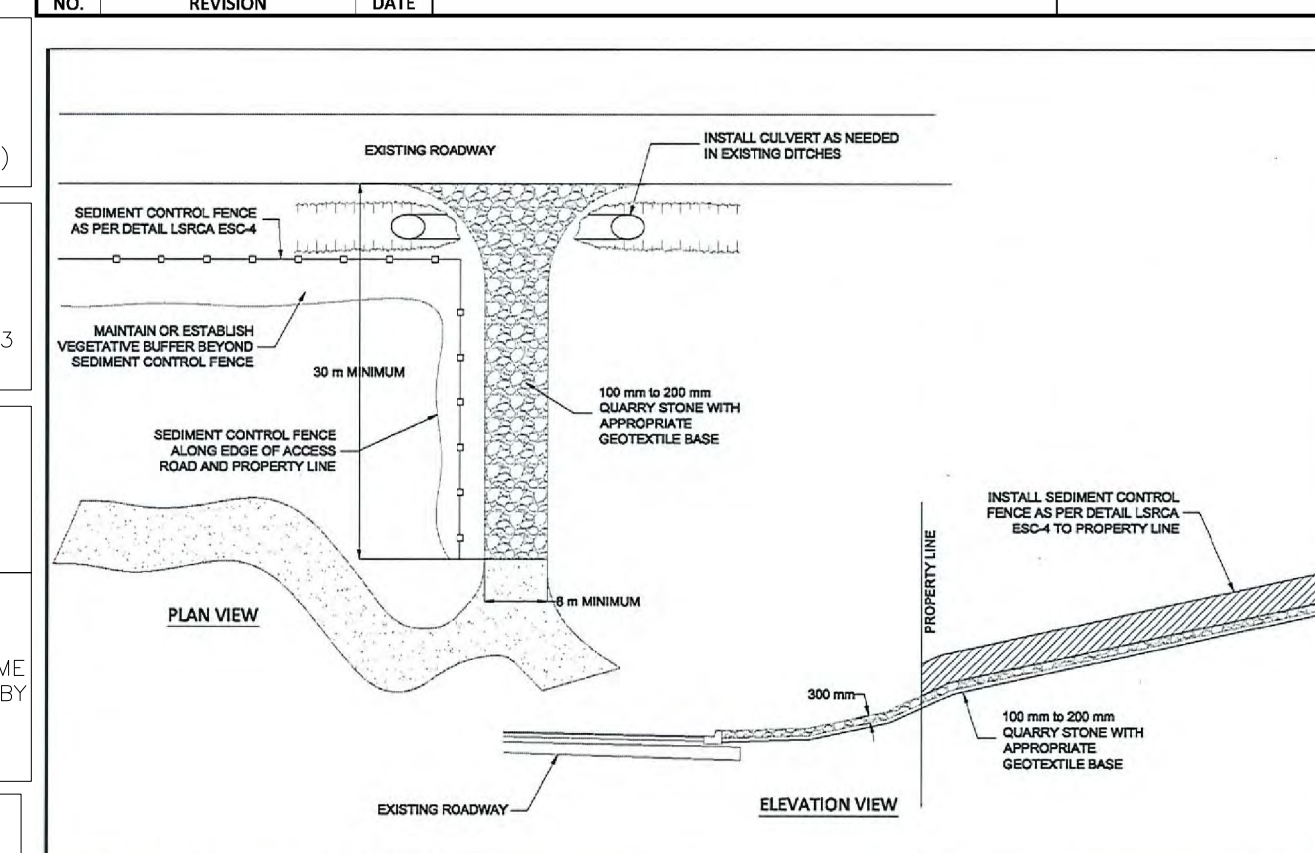
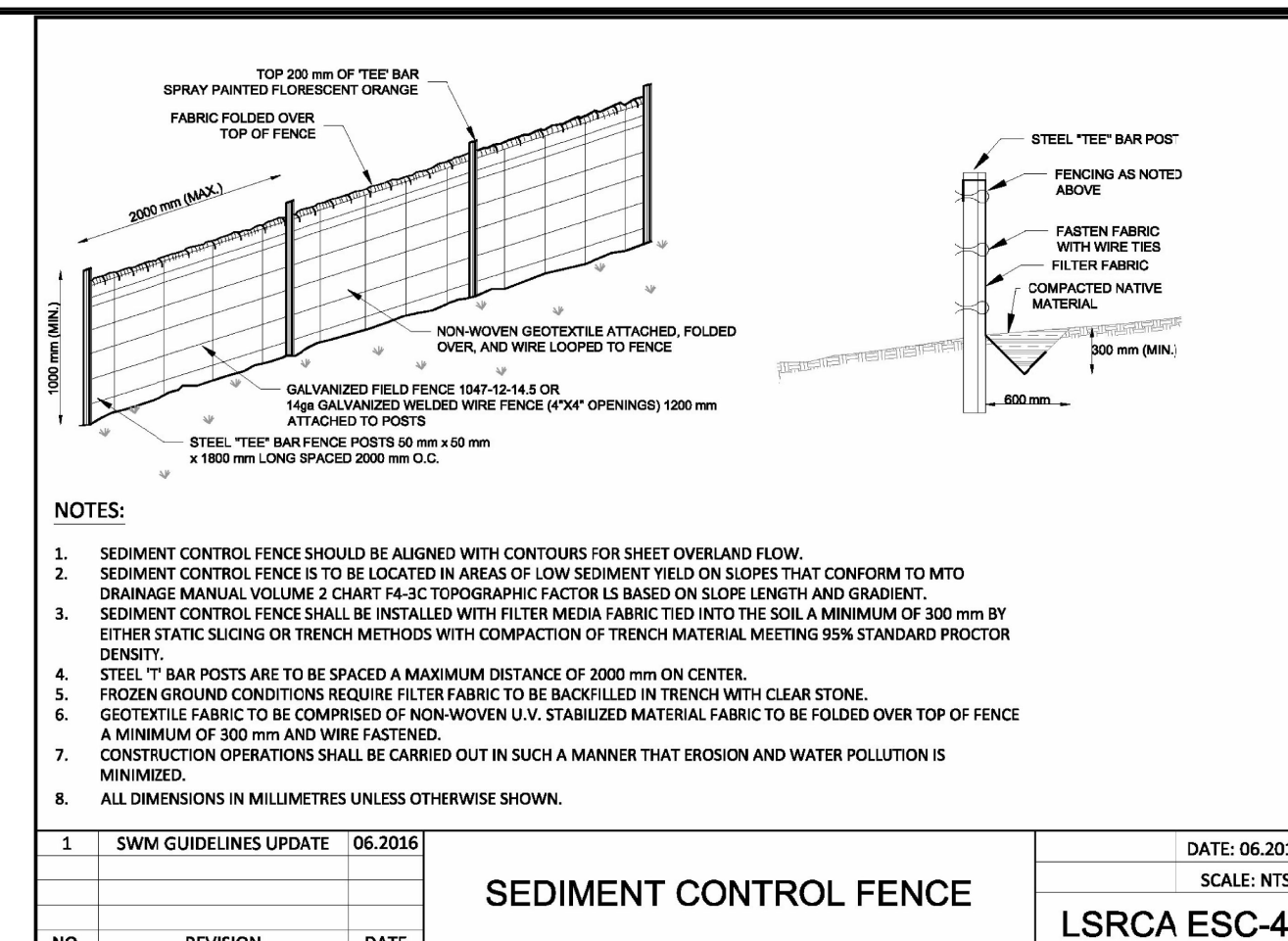
DUST CONTROL NOTES:
 THE FOLLOWING IDENTIFIES MEASURES THAT WILL BE TAKEN TO CONTROL DUST DURING SOIL EXCAVATION ACTIVITIES.

- THE DAILY, OR MORE FREQUENTLY IF REQUIRED, WETTING OF ALL SOFT AND HARD SURFACES AND ANY EXCAVATION FACE ON THE SITE, WITH THE ADDITION OF CALCIUM CHLORIDE OR OTHER RECOGNIZED MATERIALS AS A DUST SUPPRESSANT IF REQUIRED.
- THE DAILY CLEANING OF THE ROAD PAVEMENT AND SIDEWALKS FOR THE ENTIRE FRONTAGE OF THE PROPERTY TO A DISTANCE OF TWENTY FIVE (25) METERS FROM THE PROPERTY LINE.
- DESIGNATED TRUCK LOADING POINTS WILL BE ON THE SITE LANDS CONTAINED WITHIN THE PROJECT PROPERTY HOARDING TO AVOID TRUCKS TRACKING SOIL OFF SITE. LOADING POINTS WILL BE ON A GRAVEL BASE TO MINIMIZE TRACKING OF SOIL ONTO THE SIDEWALK AND THE STREET. SHOULD THE LOADING POINT BECOME CONTAMINATED, IT WILL BE CLEANED AND REPLACED WHEN REQUIRED.
- ALL TRUCKS AND VANS LEAVING THE SITE WILL BE CLEANED OF ALL LOOSE SOIL AND DUST INCLUDING THE WASHING OF TIRES AND SWEEPING OR WASHING OF EXTERIORS AND TAILGATES BY A DESIGNATED LABOURER WHEN REQUIRED. A DAILY LOG OF EACH TRUCK LEAVING SITE WILL BE KEPT NOTING WHEN THE TRUCK WAS CLEANED AND BY WHOM.
- TAPPING OF ALL TRUCKS LEAVING THE SITE WHICH HAVE BEEN LOADED WITH INDIGENOUS SOIL.
- AN AIR MONITORING PROGRAM, IF NECESSARY, AS DETERMINED THROUGH CONSULTATION WITH THE MEDICAL OFFICER OF HEALTH, SUPERVISION OF THE DUST CONTROL MEASURES BY A QUALIFIED ENVIRONMENTAL CONSULTANT IF NECESSARY, AS DETERMINED THROUGH CONSULTATION WITH THE MEDICAL OFFICER OF HEALTH.
- THE SIGNED ACCEPTANCE BY ENGINEERING AND CONSTRUCTION SERVICES PERTAINS TO THE SERVICE CONNECTIONS LOCATED WITHIN MUNICIPAL RIGHTS-OF-WAY.
- IT IS THE RESPONSIBILITY OF THE APPLICANT/CONSULTANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM LSRCA/TOWN FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGING OF GROUNDWATER INTO MUNICIPAL SEWER SYSTEMS AND WATERCOURSES. THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL THE APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE WITH REGARD TO ANY PROPOSED DEWATERING.
- ALL TREE REMOVALS AND PRESERVATION WITHIN RIGHT OF WAY LANDS SHALL BE IN ACCORDANCE WITH LANDSCAPE DRAWINGS AND TREE PRESERVATION DRAWINGS AND REPORT, APPROVED BY LSRCA/TOWN.
- IT IS THE RESPONSIBILITY OF THE APPLICANT/CONSULTANT TO ENSURE APPLIANCE WITH ALL APPLICABLE PROVINCIAL STANDARDS AND TO OBTAIN ALL PROVINCIAL APPROVALS, INCLUDING BUT NOT LIMITED TO ENVIRONMENTAL COMPLIANCE APPROVALS.
- STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND UNDER ONE OWNER, UPON COMPLETION, IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION SEVERANCE, PART-LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE TOWN AT THE SOLE COST TO THAT APPLICANT.

EMISSION AND AIR QUALITY NOTES:

BELOW IS A LIST OF MANAGEMENT PRACTICES THAT WILL BE EMPLOYED ON SITE ON AS NEEDED BASIS:

- MONITORING OF DUST AND DUST CONTROL WITHIN THE ACTIVE WORK AREAS.
- SILT FENCING SHALL BE USED TO PREVENT EROSION AND SILT FROM ENTERING CATCHBASINS OR FROM MIGRATING ONTO ADJACENT PROPERTIES OR STREETS.
- USE OF WATER SPRAY, AS APPROPRIATE, DURING ANY BUILDING DEMOLITIONS AND EXCAVATION, UNTIL SLAB ON GRADE IS POURED.
- EXISTING OR NEW CATCH-BASINS SHALL BE PROTECTED FROM SEDIMENT AS INDICATED IN THE DIAGRAM BELOW.
- INSPECTION AND CLEANING OF CATCH BASINS ON A REGULAR BASIS.
- A STREET SWEEPING PROCEDURE WILL BE DEVELOPED TO KEEP ROADWAYS THAT WILL REMAIN OPEN TO THE PUBLIC CLEAN FROM EXCESSIVE DIRT BUILD-UP FROM CONSTRUCTION FACILITIES AND THAT IS PROPORTIONATE TO THE LEVEL OF CONSTRUCTION ACTIVITIES AND TRUCKING OFFSITE.
- WINDSCREENS A TOP CONSTRUCTION FENCES OF DURABLE MESH MATERIAL OR OTHER EFFECTIVE MATERIAL SHALL BE USED ALONG AREAS BORDERING ADJACENT PROPERTIES OR PUBLIC STREETS AND SIDEWALKS.
- MINIMIZE THE FREE DROP HEIGHT OF EXCAVATED OR AGGREGATE MATERIAL DURING EARTHWORK OPERATIONS SUCH AS THAT WITH A FRONT-END LOADER, CLAMSHHELL BUCKET OR BACKHOE.
- PROPERLY SECURED TARP COVERS ON TRUCK CARGOS DURING TRANSPORT OF EARTH OR DEBRIS, ALL SUCH TRUCKS SHALL BE FOUR SIDED AND SHALL BE COVERED PRIOR TO LEAVING THE SITE.

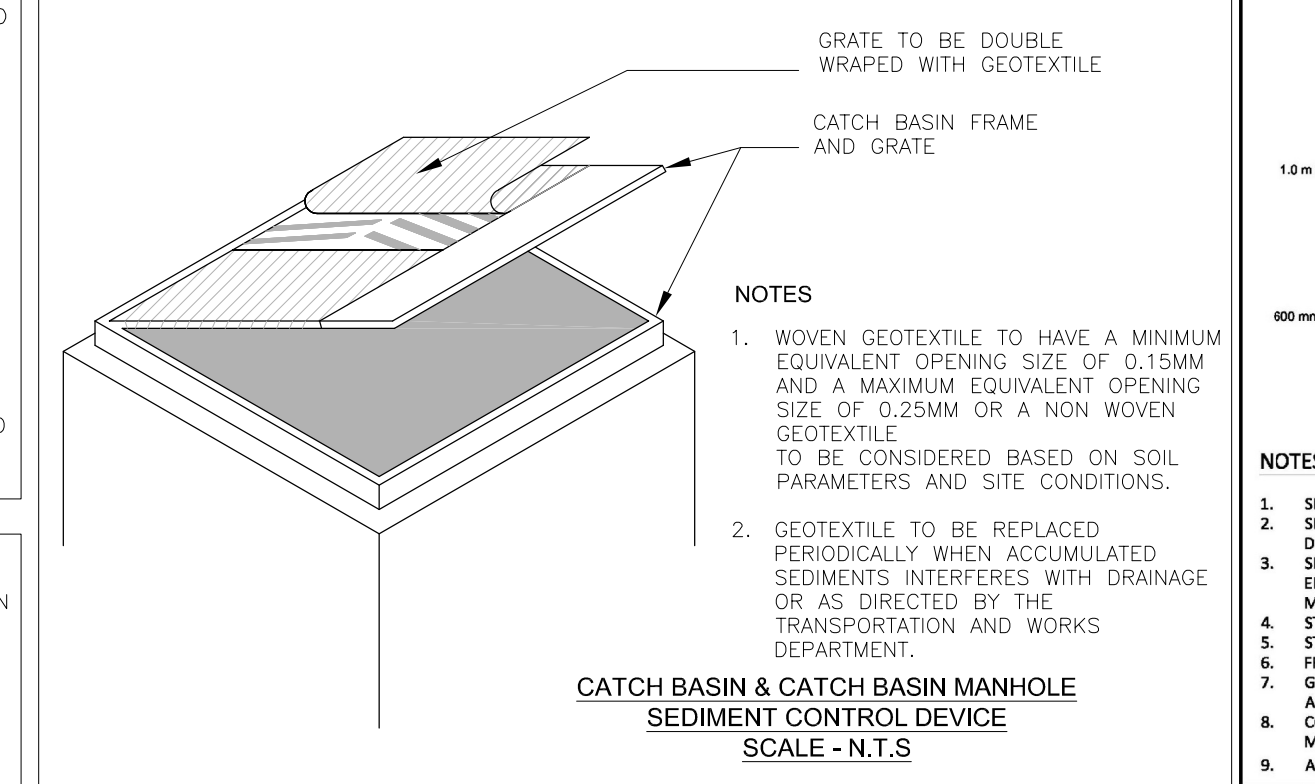


EROSION AND SEDIMENT CONTROL PLAN NOTES
 SCALE: NTS
 LSRCA ESC-1

DATE: 06.2016

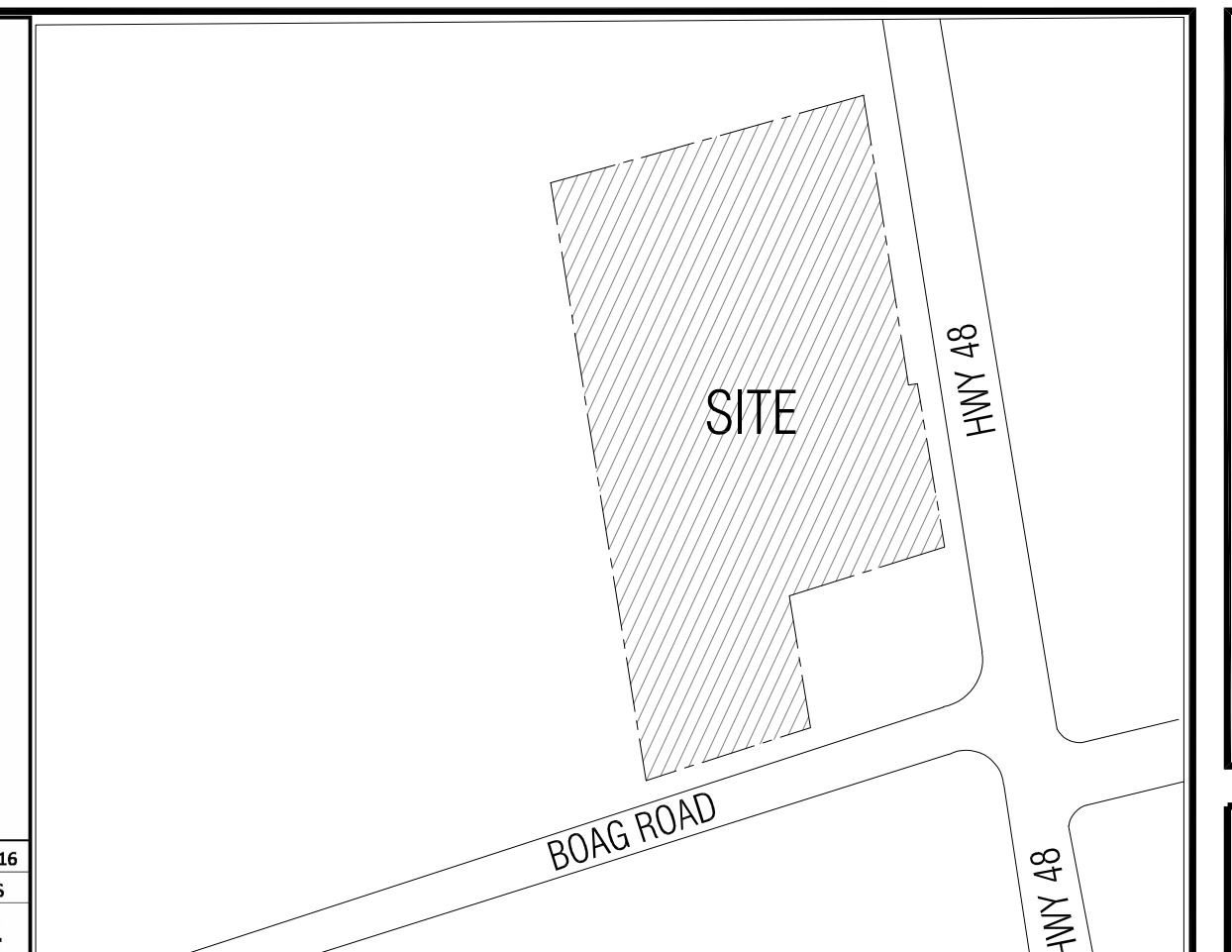
NO. REVISION DATE

- 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 WORK.
- SEDIMENT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
- SEDIMENT CONTROL FENCE IS TO BE LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CONFORM TO MTO DRAINAGE MANUAL VOLUME 2 CHART 14-3C TOPOGRAPHIC FACTOR IS BASED ON SLOPE LENGTH AND GRADIENT.
- SEDIMENT CONTROL FENCE SHALL BE INSTALLED WITH FILTER FABRIC TIED INTO THE SOIL A MINIMUM OF 300 mm BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% STANDARD PROCTOR DENSITY.
- STEEL TIE BAR POSTS ARE TO BE SPACED A MAXIMUM DISTANCE OF 2000 mm ON CENTER.
- FROZEN GROUND CONDITIONS REQUIRE FILTER FABRIC TO BE BACKFILLED IN TRENCH WITH CLEAR STONE.
- GEOTEXTILE FABRIC TO BE COMPOSED OF NON-WOVEN U.V. STABILIZED MATERIAL FABRIC TO BE FOLDED OVER TOP OF FENCE A MINIMUM OF 300 mm AND WIRE FASTENED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
- ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN.



NOTE FOR TIMING OF VEGETATION REMOVAL

- IT IS RECOMMENDED THAT DURING THE PEAK PERIOD OF BIRD NESTING (I.E. BETWEEN MID-APRIL AND MID-JULY), NO VEGETATION CLEARING OR DISTURBANCE TO NESTING BIRD HABITAT SHOULD OCCUR.
- IF NESTING IS FOUND, THEN VEGETATION CLEARING IN AN AREA AROUND THE NEST, THE SIZE OF WHICH DEPENDS ON THE SPECIFIC CIRCUMSTANCES, HAS TO WAIT UNTIL NESTING HAS CONCLUDED.
- FROM SEPTEMBER 1 THROUGH MARCH 31, VEGETATION CLEARING CAN OCCUR WITHOUT NEST SURVEYS, BUT THE NEED TO ENSURE NEST PROTECTION STILL APPLIES (I.E. IF AN ACTIVE NEST IS KNOWN TO BE PRESENT IT MUST BE PROTECTED).
- FOR ANY REMOVALS WITHIN WOODED AREAS THAT HAVE THE POTENTIAL TO PROVIDE HABITAT, REMOVALS MUST OCCUR BETWEEN OCTOBER 1 AND MARCH 31 IN ACCORDANCE WITH MECP REQUIREMENTS.

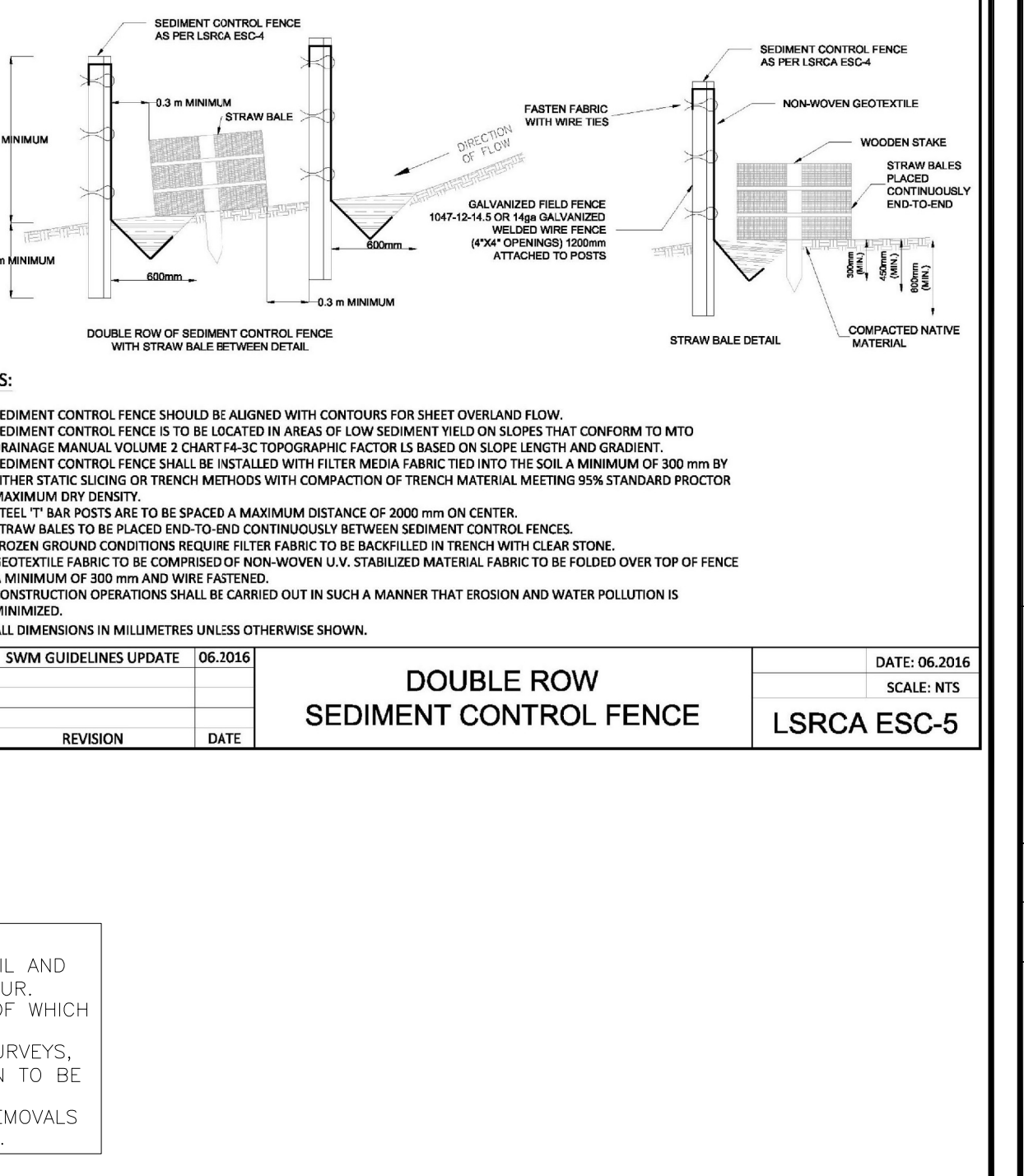


GENERAL NOTES:

- READ THIS DRAWING IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND LANDSCAPING PLANS.
- ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- ALL WORK, MATERIALS AND CONSTRUCTION METHODS TO CONFORM WITH THE LATEST STANDARDS, SPECIFICATIONS, POLICIES, REGULATIONS, GUIDELINES AND LAWS FOR THE TOWN OF EAST GWILLIMBURY, THE ONTARIO BUILDING CODE (OBC), MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE (MOEC), ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS (OPSD AND OPSS), THE ENVIRONMENTAL PROTECTION ACT AND THE WATER RESOURCES ACT. THE MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS COMPILED FROM LOCATES INFORMATION AND RECORD DRAWINGS FROM THE TOWN. THE INFORMATION IS SHOWN FOR GENERAL INFORMATION ONLY AND THE ACCURACY OR COMPLETENESS OF THE PROVIDED INFORMATION HAS NOT BEEN CONFIRMED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY THE CONTRACTOR 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 POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' PLANS. ANY DISCREPANCIES SHALL BE CLARIFIED PRIOR TO CONSTRUCTION. INFORMATION RELATED TO DIMENSIONS FOR PRIVATE ROADS, PARKING, CURBING, BUILDING LOCATION AND SETBACKS SHALL BE TAKEN FROM THE SITE PLAN PREPARED BY THE ARCHITECT.
- ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES FOUND PRIOR TO OR DURING CONSTRUCTION SHALL BE CLARIFIED WITH THE ENGINEER.

INSPECTIONS:

- ALL WORK IN THE MUNICIPAL RIGHT OF WAY AND EASEMENTS IS TO BE INSPECTED BY THE TOWN PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY THE TOWN AS PER THE SITE PLAN AGREEMENT.
- ALL DISTURBED GRASSED AREAS TO BE RESTORED WITH MINIMUM 200MM TOPSOIL AND NO. 1 NURSERY SOIL.
- THE CONTRACTOR AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN, SPECIFICATION, DOCUMENT OR OTHER INFORMATION, ON THE BASIS OF WHICH THIS DRAWING WAS APPROVED BY THE TOWN, WITHOUT NOTIFYING FLING DETAILS WITH AND OBTAINING WRITTEN AUTHORIZATION OF THE TOWN AND PROJECT ENGINEER.
- ALL STORMWATER MANAGEMENT WORK, WATER SERVICING WORK AND SANITARY SEWER WORK INSIDE THE BOUNDARY OF THE SITE IS TO BE INSPECTED BY N ENGINEERING INC. ON THE BASIS OF WHICH THIS DRAWING WAS APPROVED BY THE TOWN, WITHOUT NOTIFYING FLING DETAILS WITH AND OBTAINING WRITTEN AUTHORIZATION OF THE TOWN AND PROJECT ENGINEER.



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PROFESSIONAL ENGINEER
 A.S. ZIAUDDIN
 100233432
 07FEB2025
 PROVINCE OF ONTARIO

PROJECT NORTH

No.	Date	Version	Dwn.
10.	07 FEB 2025	ISSUED FOR SPA V	SP
9.	29 NOV 2024	ISSUED FOR SPA IV	SP
8.	25 OCT 2024	ISSUED FOR LSRCA REVIEW	SP
7.	30 AUG 2024	ISSUED FOR APPROVAL	SP
6.	19 APR. 2024	ISSUED FOR SPA III	SP
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2.	09 AUG. 2022	ISSUED FOR SPA II	AZ
1.	02 FEB. 2022	ISSUED FOR SPA	AZ

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PROJECT:

PROPOSED SELF STORAGE BUILDING
 22044 HWY 48,
 EAST GWILLIMBURY, ON

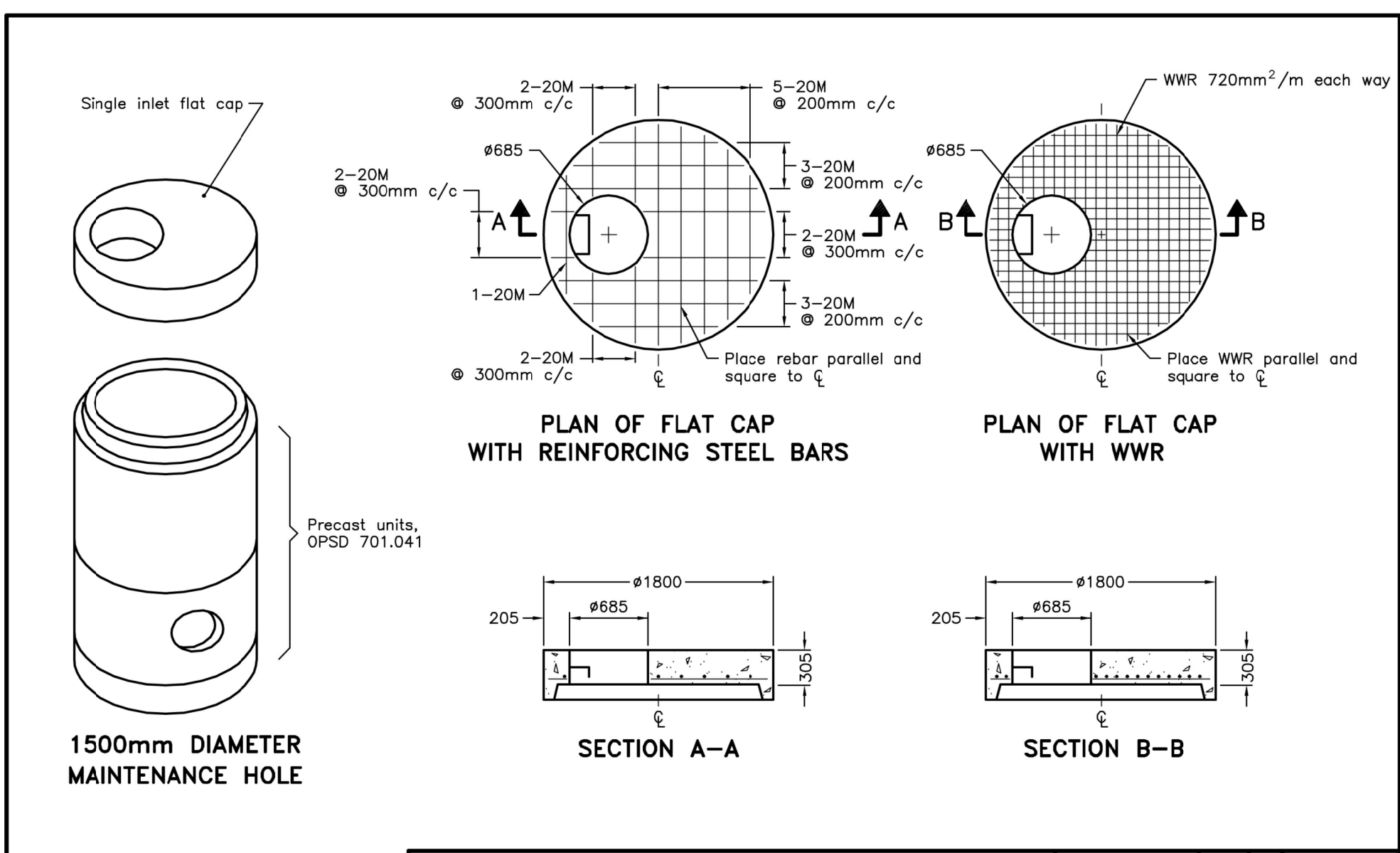
DRAWING TITLE:
CONSTRUCTION MANAGEMENT AND EROSION & SEDIMENT CONTROL PLAN

DRAWN BY: EH **DATE:** 06 APR. 2021

CHECKED BY: AZ **SCALE:** 1:450

PROJECT NO.: **DRAWING NO.:**

20-56 C3



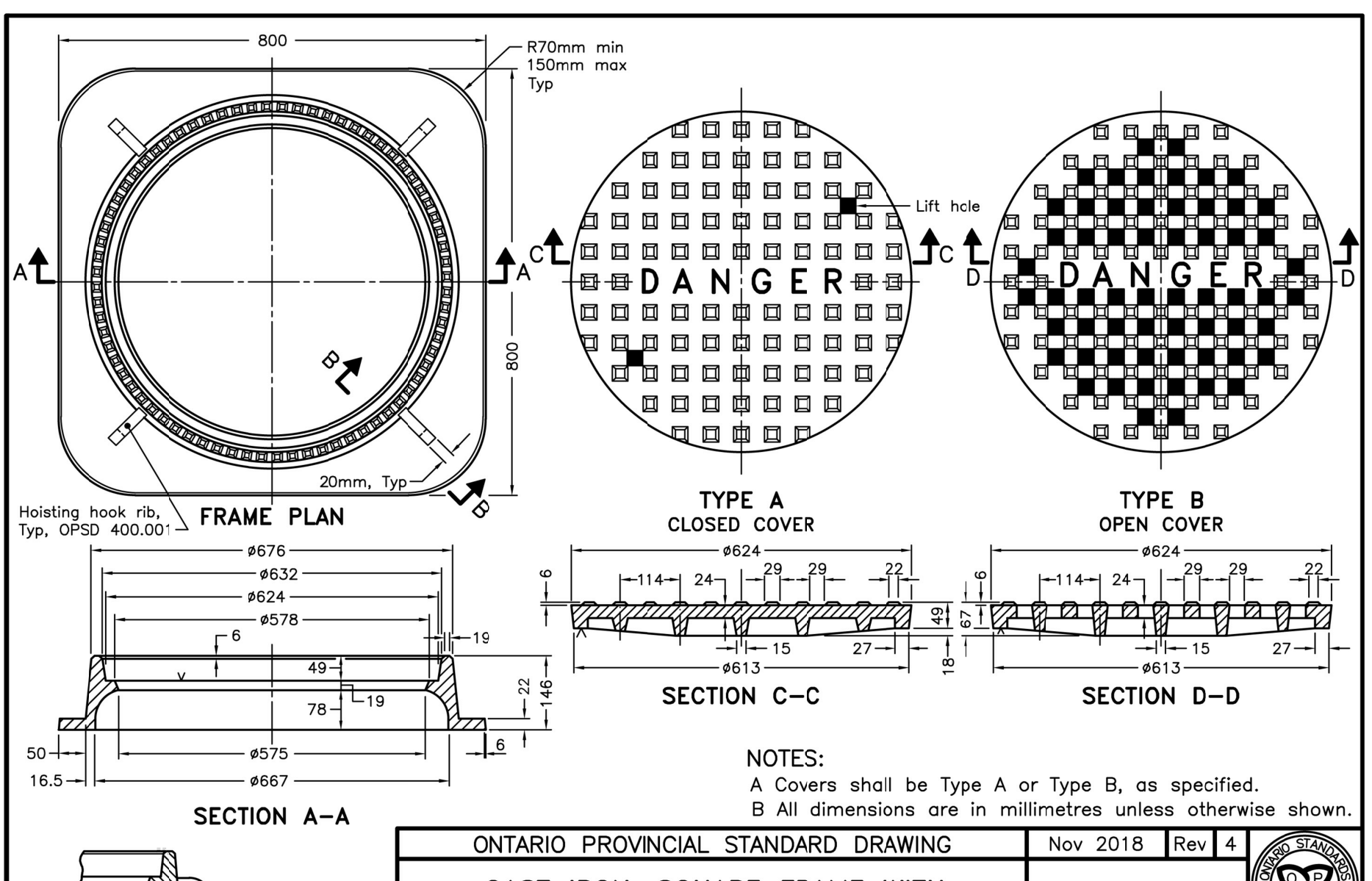
NOTES:

A All reinforcing steel shall have 25mm minimum cover.

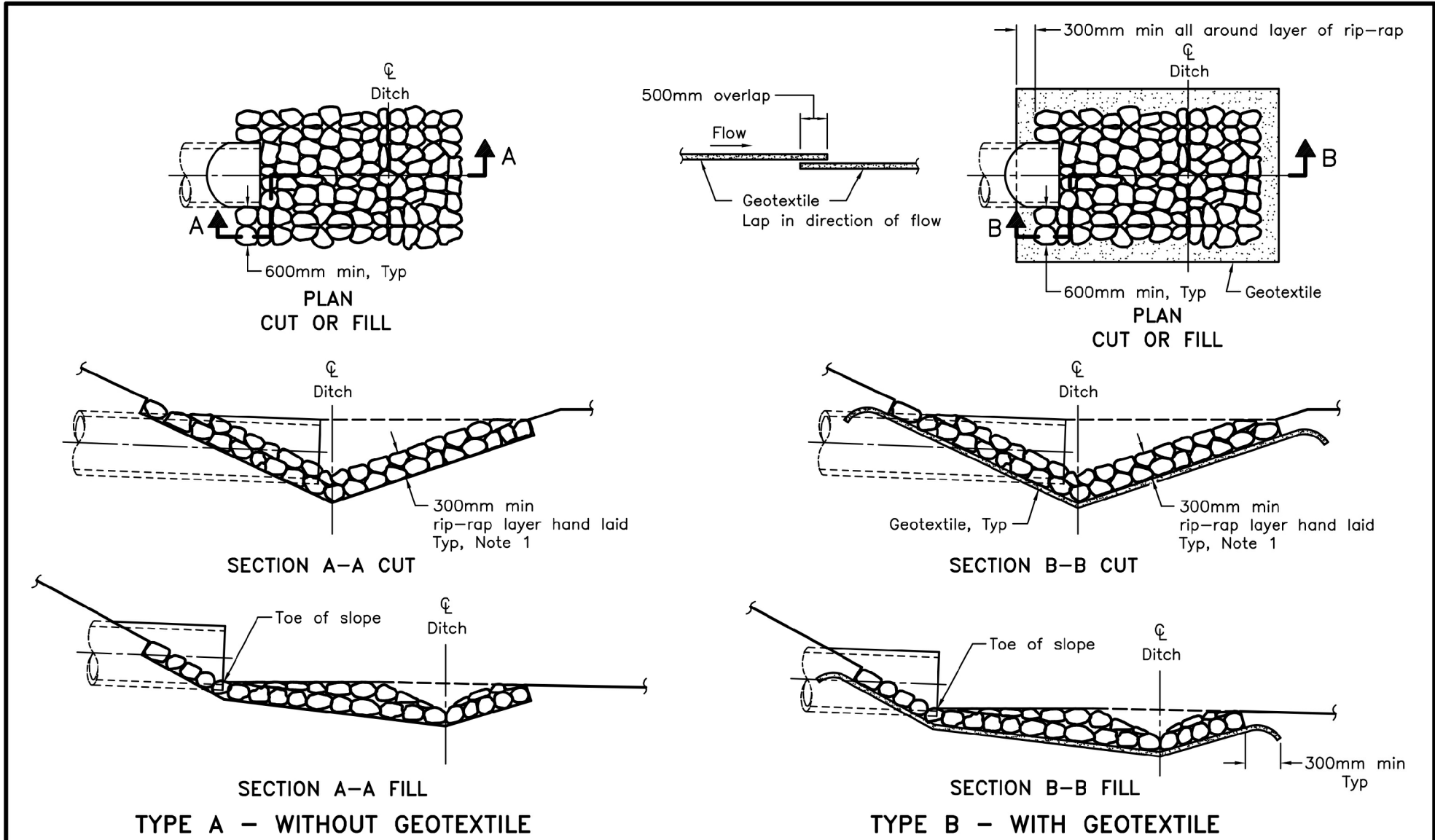
B All dimensions are nominal.

C All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 2	
PRECAST CONCRETE SINGLE INLET FLAT CAP 1500mm DIAMETER			
OPSD 703.011			



ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 4	
CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES			
OPSD 401.010			

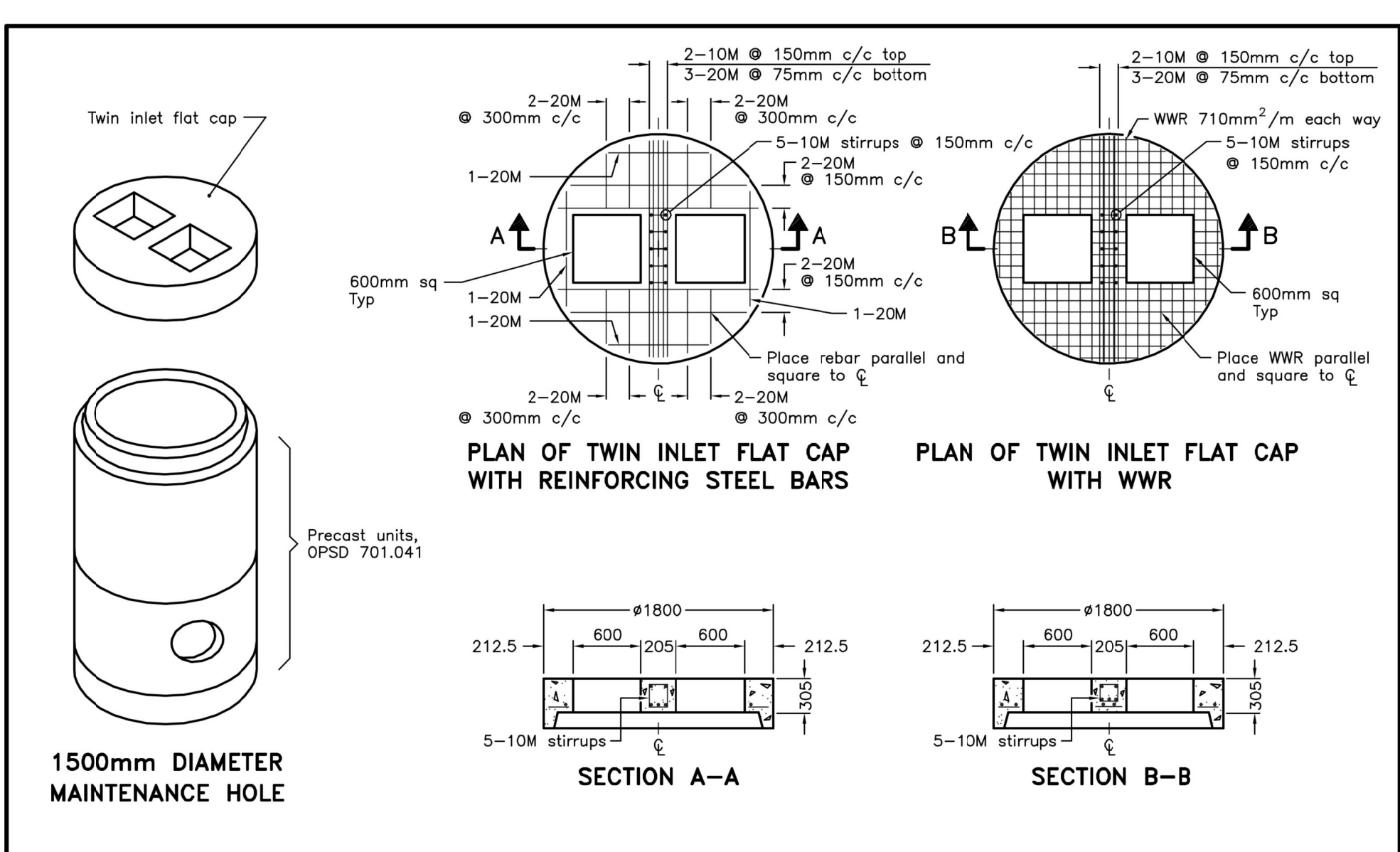


NOTES:

1 The thickness of the rip-rap layer shall be at least 1.5 times the rip-rap mean diameter.

A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 3	
GENERAL RIP-RAP LAYOUT FOR SEWER AND CULVERT OUTLETS			
OPSD 810.010			



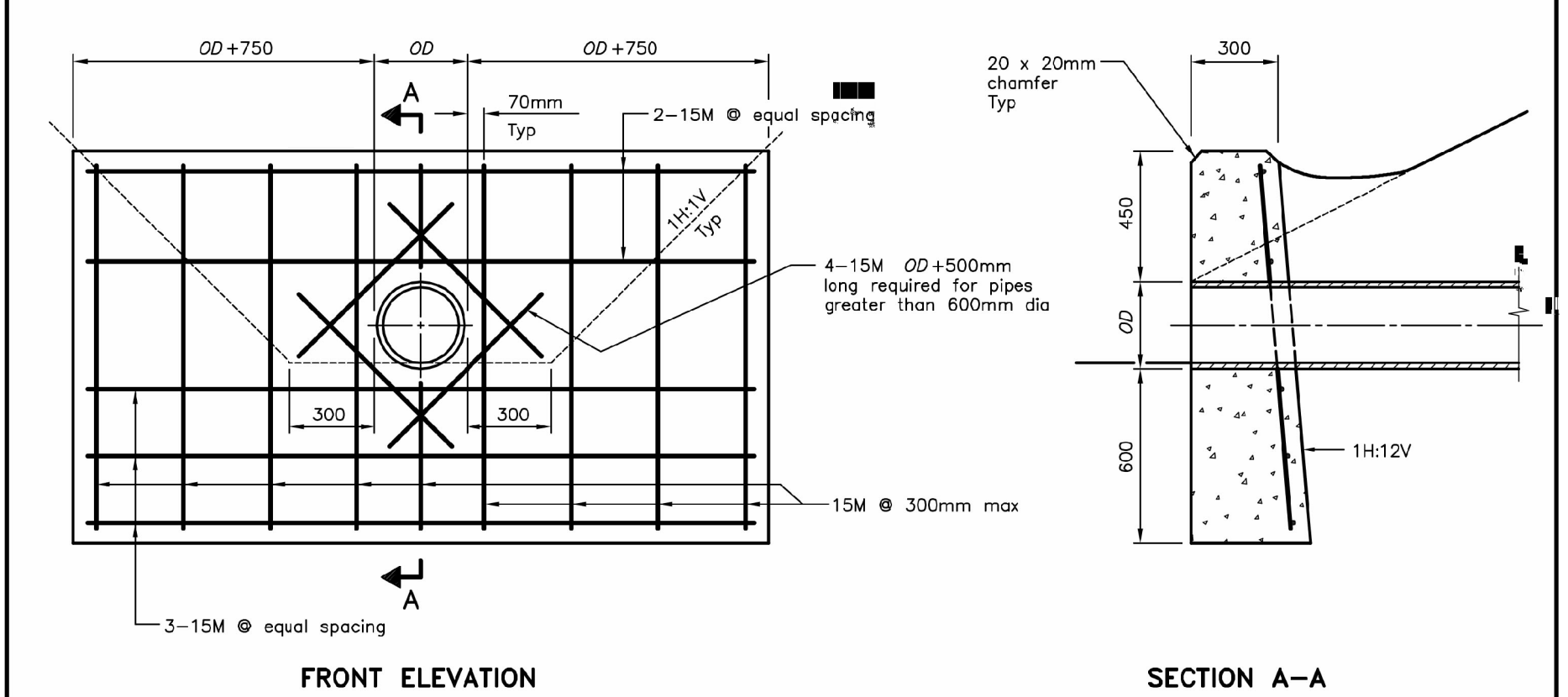
NOTES:

A All reinforcing steel shall have 25mm minimum cover.

B All dimensions are nominal.

C All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 2	
PRECAST CONCRETE TWIN INLET FLAT CAP 1500mm DIAMETER			
OPSD 703.021			



LEGEND:

OD - Outside diameter of pipe

NOTES:

A This OPSD to be read in conjunction with OPSD 3940.150.

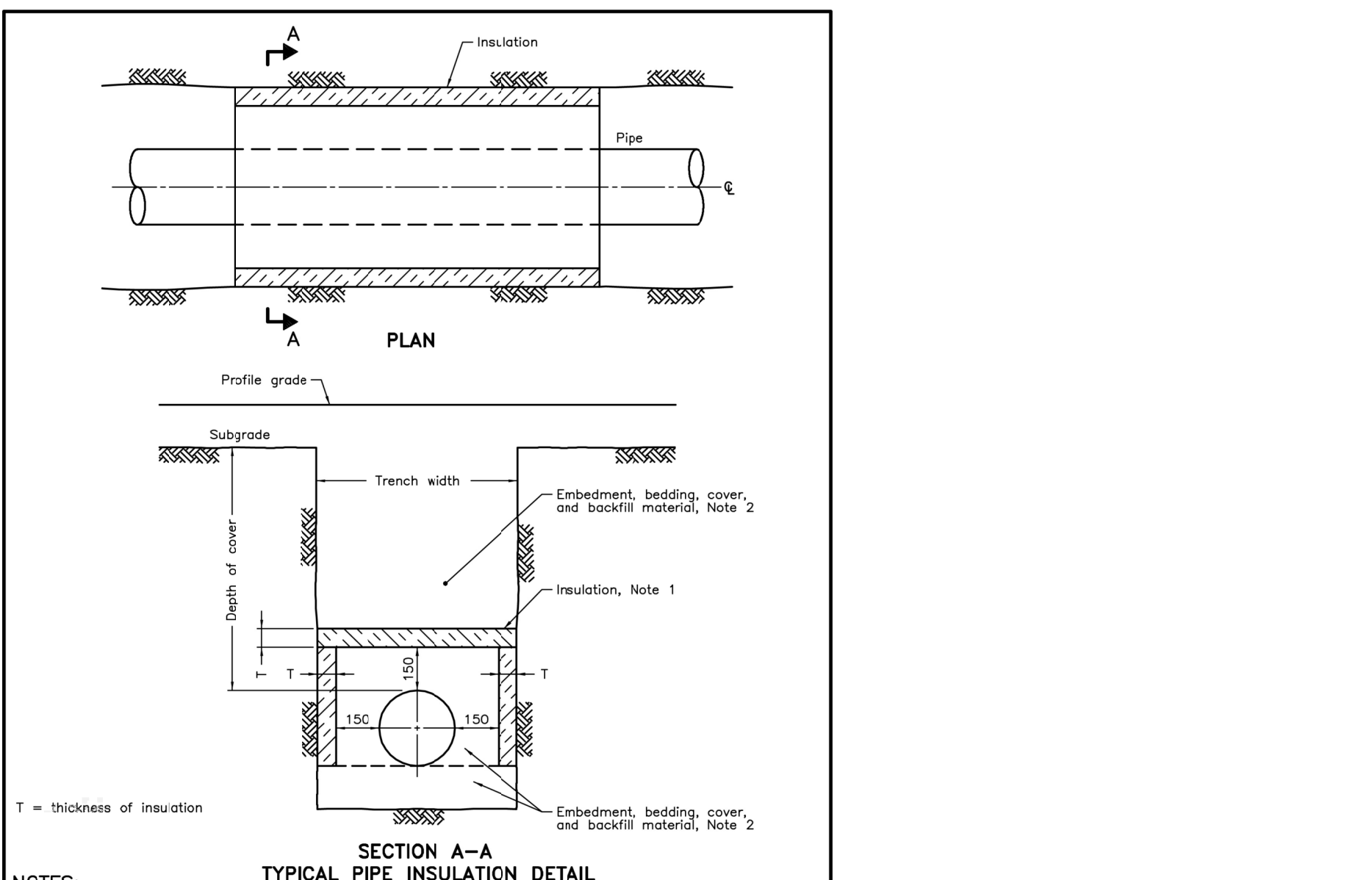
B If a steel grate is required, refer to OPSD 804.05.

C Class of concrete: 30MPa.

D Cover to reinforcing bars 70mm ± 20mm.

E All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2017	Rev 2	
CONCRETE HEADWALL FOR PIPE LESS THAN 900mm DIAMETER			
OPSD 804.030			



NOTES:

1 The insulation material shall be extruded polystyrene according to CPSS 1600 with a minimum compressive strength of 275 kPa.

2 Pipe embedment or bedding, cover, and backfill shall be according to:

a) Flexible OPSD 802.010, 802.013, 802.020, and 802.023.

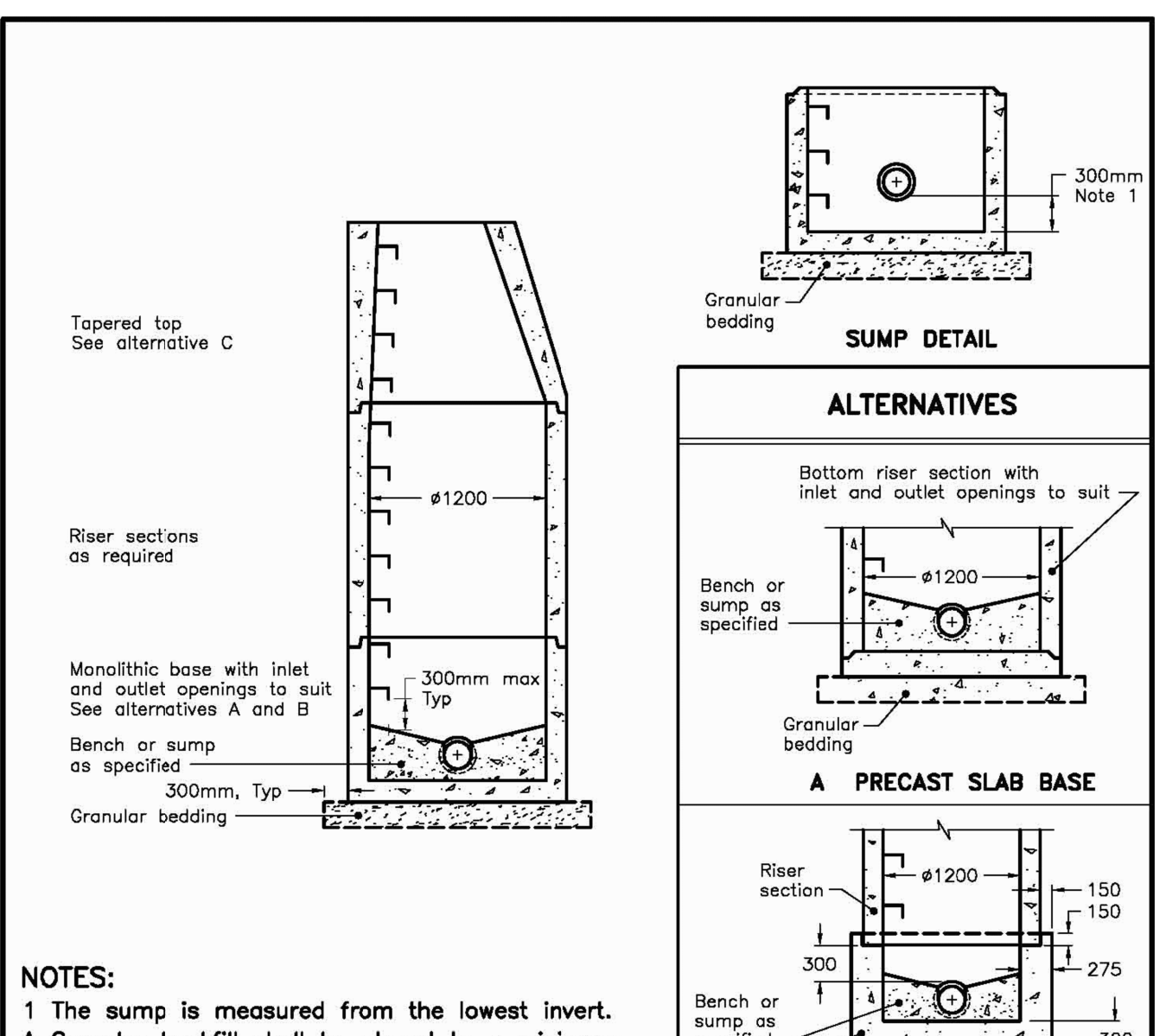
b) Rigid - OPSD 802.030, 802.031, 802.032, 802.033, 802.050, 802.051, 802.052, and 802.053.

A Minimum insulation thickness shall be 50mm.

B Joints shall be staggered for multiple insulation sheets.

C All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 0	
INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES			
OPSD 1109.030			



NOTES:

1 The sump is measured from the lowest invert.

A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.

B Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.

C Structure exceeding 5.0m in depth shall include safety platform according to OPSD 404.020.

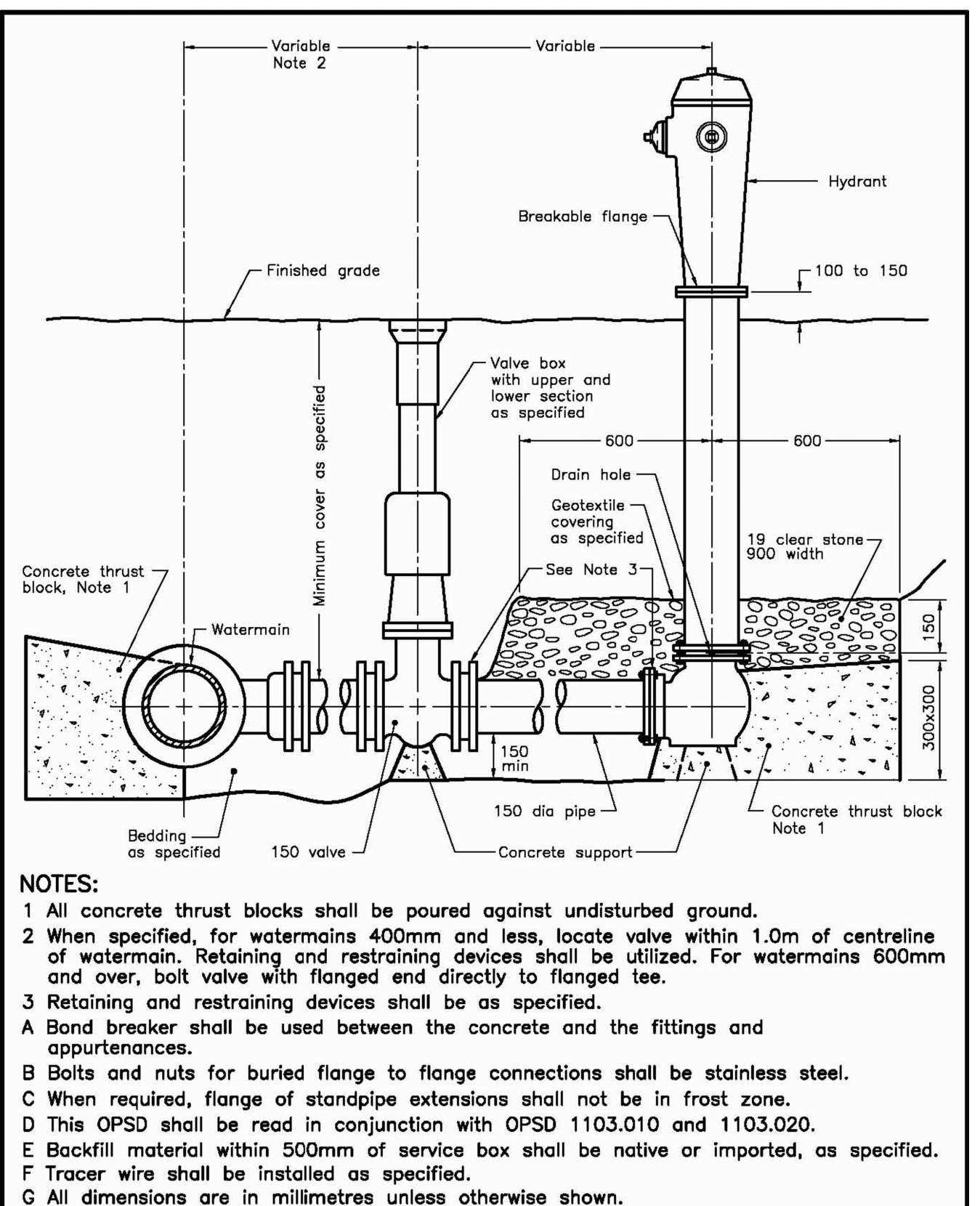
D Pipe support according to OPSD 708.020.

E For benching and pipe opening details, see OPSD 701.021.

F For adjustment unit and frame installation, see OPSD 704.010.

G All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 5	
PRECAST CONCRETE MAINTENANCE HOLE 1200mm DIAMETER			
OPSD 701.010			



NOTES:

1 All concrete thrust blocks shall be poured against undisturbed ground.

2 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 flanged tee.

3 Retaining and restraining devices shall be as specified.

A Bond breaker shall be used between the concrete and the fittings and appurtenances.

B Bolts and nuts for buried flange to flange connections shall be stainless steel.

C When required, flange of standpipe extensions shall not be in frost zone.

D This OPSD shall be read in conjunction with OPSD 1103.010 and 1103.020.

E Backfill material within 500mm of service box shall be native or imported, as specified.

F Tracer wire shall be installed as specified.

G All dimensions are in millimetres unless otherwise shown.

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

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PROPOSED SELF STORAGE BUILDING
22044 HWY 48,
EAST GWILLIMBURY, ON

DRAWING TITLE:

STANDARD DETAILS

DRAWN BY: EH	DATE: 06 APR. 2021
CHECKED BY: AZ	SCALE: 1:450
PROJECT NO.:	DRAWING NO.:
20-56	C4