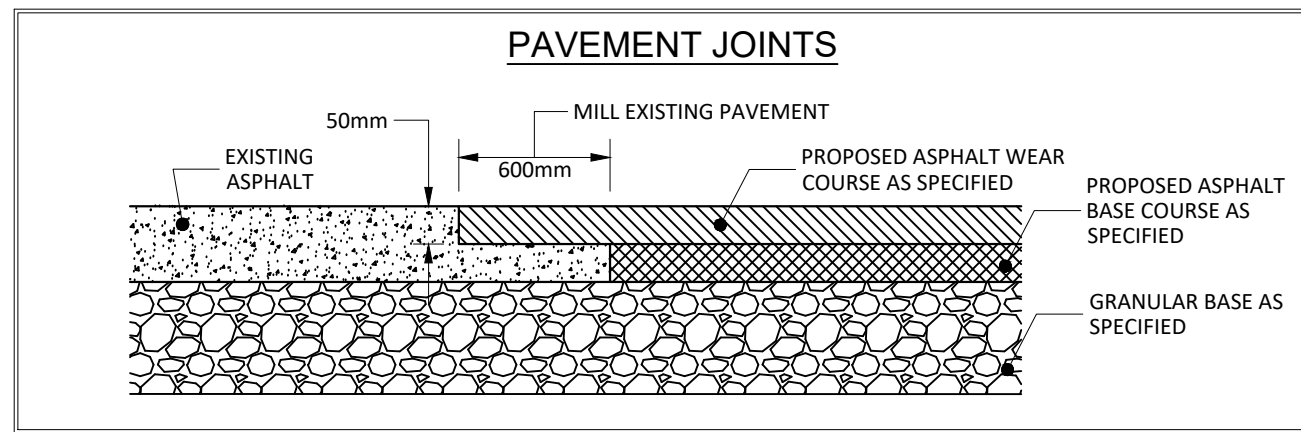
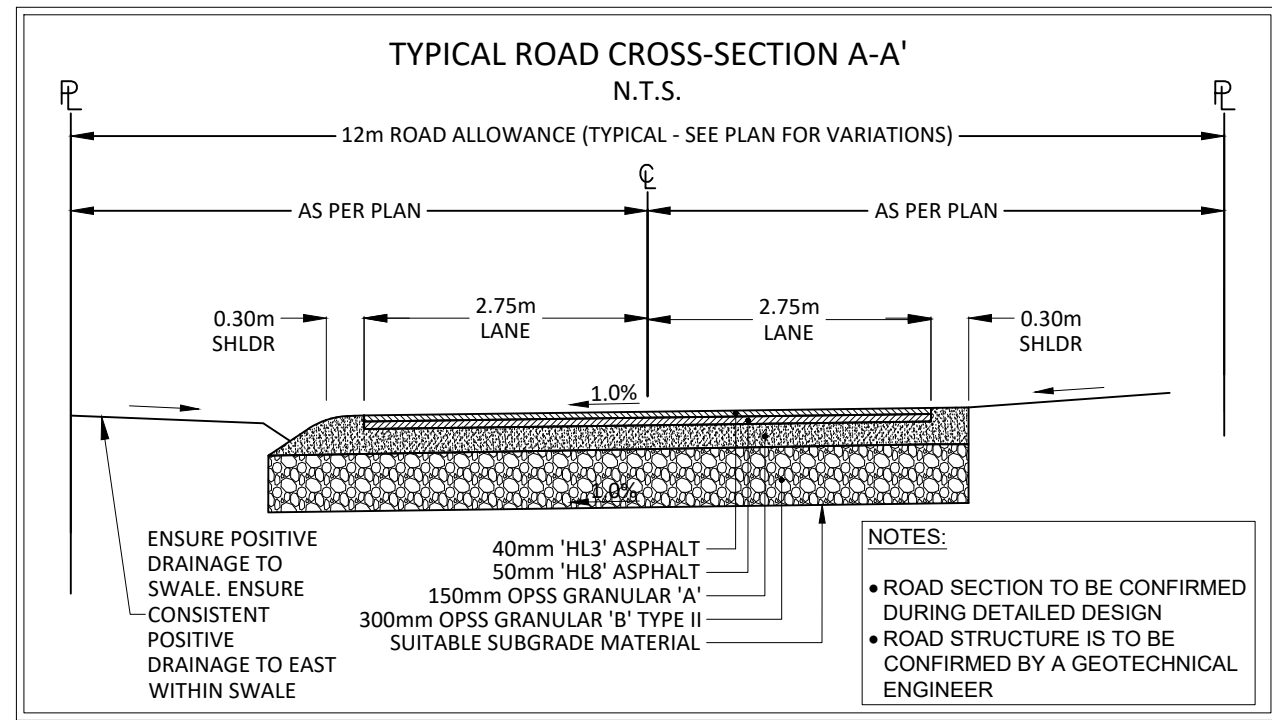
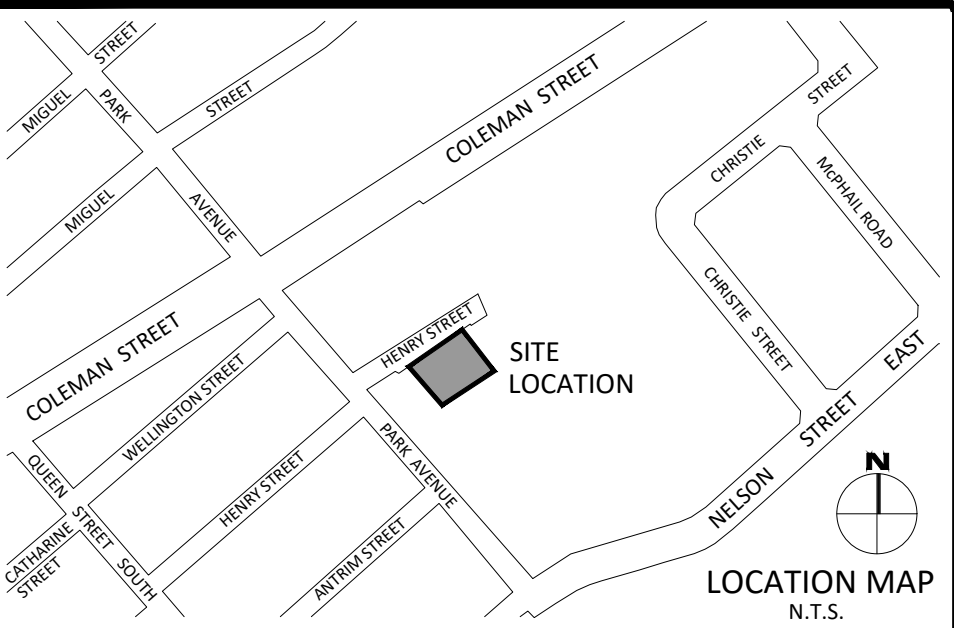


- GENERAL NOTES:**
1. ORIGINAL TOPOGRAPHY, GROUND ELEVATION DATA AND LEGAL SURVEY INFORMATION SHOWN ON THE PLANS WERE DERIVED FROM PLAN OF SURVEY BY MCINTOSH PERRY SURVEYING INC. DATED SEPTEMBER 25, 2023.
 2. PROPOSED BUILDING DIMENSIONS, LAYOUT, ELEVATIONS & DETAILS SHOWN ON THE DRAWINGS WERE DERIVED FROM ARCHITECTURAL DRAWINGS PROVIDED BY THE BUILDER/OWNER. ALL DIMENSIONS, ELEVATIONS AND SITE LAYOUT SHALL BE VERIFIED BY THE BUILDER/OWNER PRIOR TO CONSTRUCTION.
 3. BUILDER/OWNER IS RESPONSIBLE TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES & UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UNDERGROUND SERVICES & UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE BUILDER/OWNER IS TO NOTIFY THE ENGINEER PROMPTLY.
 4. THE BUILDER SHALL OBTAIN AND PAY FOR ALL APPLICABLE PERMITS AND APPROVALS FROM THE TOWN BEFORE COMMENCING CONSTRUCTION.
 5. PROPOSED GRADING SHALL NOT BE REVISED WITHOUT WRITTEN PERMISSION OF THE TOWN.
 6. PROPOSED SERVICES SHALL BE INSTALLED AS PER TOWN OF CARLETON PLACE AND/OR OPSD STANDARDS.
 7. BUILDER/OWNER SHALL CONFIRM ALL UTILITY SERVICING WITH THE APPROPRIATE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
 8. BUILDER/OWNER SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE DWELLING.
 9. BUILDER TO ENSURE ALL DOWNSPOUTS ARE DIRECTED TOWARD ROADWAY OR REAR YARD SWALE.
 10. BUILDER/OWNER IS RESPONSIBLE FOR ALL LAYOUT.
 11. ALL PERVIOUS/LAWN AREAS TO BE TREATED WITH 100mm TOPSOIL & SOD AS SOON AS FEASIBLE, EXCEPT WHERE NOTED.
 12. RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF TOWN AUTHORITIES.
 13. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE.
 14. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 15. THE BUILDER/OWNER SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ANY NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
 16. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH APPROPRIATE TOWN STANDARDS AND SPECIFICATIONS.
 17. CONTACT THE PROJECT ENGINEER FOR INSPECTION OF ROUGH GRADING OF LOT & ROADWAY PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ANY DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE SATISFACTION OF THE TOWN PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED AND/OR SOD.
 18. UTILITY SERVICE LOCATIONS ARE SUBJECT TO APPROVAL BY THE APPLICABLE UTILITY PROVIDER. UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT CODES AND STANDARDS OF THE APPLICABLE UTILITY PROVIDER AND THE TOWN.
 19. TEMPORARY SEDIMENT CONTROL TO BE IMPLEMENTED BY BUILDER/OWNER DURING CONSTRUCTION ON ALL ROAD CATCHBASINS, REARYARD CATCHBASINS, AND CATCHBASIN MANHOLES. SILT SACKS SHALL BE INSTALLED IN ALL CATCHBASINS. SILT SACKS SHALL BE MONITORED WEEKLY AND AFTER ANY MAJOR STORM EVENT. ANY ACCUMULATED DEBRIS SHALL BE DISPOSED OF OFF-SITE. SILT SACKS SHALL REMAIN IN PLACE UNTIL VEGETATION HAS BEEN ESTABLISHED. NO RECYCLED GEOTEXTILE MATERIAL SHALL BE PERMITTED FOR USE ON SITE.
 20. SHOULD CONSTRUCTION OF ANY PROPOSED RETAINING WALLS REQUIRE THE USE OF THE ADJACENT PROPERTIES THE DEVELOPER WILL REQUIRE WRITTEN PERMISSION FROM APPLICABLE PRIVATE PROPERTY OWNER(S) PRIOR TO ENTERING PRIVATE PROPERTY.
 21. THE BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT PRIOR TO ANY EXCAVATING WITHIN THE TOWN'S RIGHT OF WAY.
- EROSION AND SEDIMENT CONTROL NOTES:**
1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, TEMPORARY SEDIMENT CONTROL (GEOSOCK INSERTS WITH AN OVERFLOW UNDER GRATE OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, REARYARD CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEOSOCK MATERIAL SHALL BE PERMITTED FOR USE ON SITE.
 2. AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
 3. FOR SILT FENCE BARRIER, USE OPSD 219.110. GEOTEXTILE FOR SILT FENCE AS PER OPSD 1860, TABLE 3.
 4. EXCEPT AS PROVIDED IN PARAGRAPHS 4.1, AND 4.2. BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
 - 4.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE.
 - 4.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
 5. SEDIMENT THAT IS ACCUMULATED BY THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS ESCAPE OF THE SEDIMENT TO THE DOWNSTREAM SIDE OF THE CONTROL MEASURE AND AVOIDS DAMAGE TO THE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED TO THE LEVEL OF THE GRADE EXISTING AT THE TIME THE CONTROL MEASURE WAS CONSTRUCTED AND BE ACCORDING TO THE FOLLOWING:
 - 5.1. FOR LIGHT-DUTY SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE LESSER OF THE FOLLOWING:
 - 5.1.1. A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.
 - 5.1.2. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
 - 5.2. FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
 - 5.3. ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
 - 5.4. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPSD 180.
 6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO ENSURE THEY ARE IN EFFECTIVE WORKING ORDER. THE CONDITION OF THE CONTROL MEASURES SHALL BE MONITORED PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A STORM EVENT.
 7. DUST CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE FLAKES/SOLUTION OR MAGNESIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPSD 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENTS OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.
 8. ALL 'GREEN AREAS' TO BE TREATED WITH 100mm TOPSOIL AND SOD AS SOON AS FEASIBLE, AS PER OPSD 570.
 9. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
 11. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS, MANHOLES), AND BE SURROUNDED BY EROSION CONTROL MEASURES WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
 12. IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OPSD 219.240 AND LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES. WATERCOURSES SHALL NOT BE DIVERTED, OR BLOCKED, AND TEMPORARY WATERCOURSES CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE CONTRACTOR SHALL RELEASE ANY STRANDED FISH TO THE OPEN PORTION OF THE WATERCOURSE WITHOUT HARM.
 13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSD 577.
 14. WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSD 518.



LEGEND	
LEGAL BOUNDARY	---
EX. ASPHALT	---
EX. GRAVEL	---
EX. FENCE	x x
LOT CORNER GRADE	x 100.00 x 100.00
EX. GRADE	---
PROPOSED LOT LINE	---
PROPOSED CENTRELINE	---
PROPOSED ASPHALT	---
PROPOSED GRAVEL	---
PROPOSED DITCH	---
PROPOSED FENCE	x x
PROPOSED TOP OF SLOPE	100.00
PROPOSED SPOT GRADE	100.00
BUILDING ENTRANCE	---
PROPOSED SILT FENCE	---
EXISTING STORM PIPE	XXX.XXm - XXX.XXm @ STM @ X.XX%
EXISTING SANITARY PIPE	XXX.XXm - XXX.XXm @ SAN @ X.XX%
EXISTING WATER PIPE	XXX.XXm - XXX.XXm @ WTR @ X.XX%
PROPOSED STORM PIPE	XX.XXm - XXX.XXm @ STM @ X.XX%
PROPOSED SANITARY PIPE	XX.XXm - XXX.XXm @ SAN @ X.XX%
PROPOSED WATER PIPE	XX.XXm - XXX.XXm @ WTR @ X.XX%
EXISTING STORM MANHOLE	●
EXISTING CATCHBASIN	■
EXISTING CATCHBASIN MANHOLE	⊕
EXISTING SANITARY MANHOLE	●
PROPOSED STORM MANHOLE	■
PROPOSED CATCHBASIN	⊕
PROPOSED CATCHBASIN MANHOLE	●
PROPOSED SANITARY MANHOLE	●

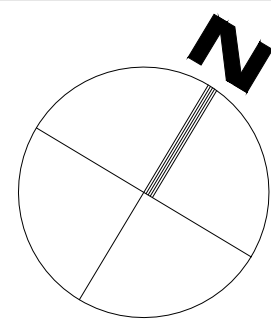


FOR REVIEW ONLY
NOT FOR CONSTRUCTION

BENCHMARKS:		
No.	DESCRIPTION	ELEVATION
TBM#1	CONCRETE PIN IN UTILITY POLE	134.06m
2	ISSUED FOR SPA	JUL/17/2024
1	ISSUED FOR REVIEW	FEB/13/2024
No.	Revisions	Date
Check and verify all dimensions before proceeding with the work		
Do not scale drawings		



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Client:		GRIZZLY HOMES 163 FOSTER ROAD ASHTON ON K0A 1B0
Project:		214 HENRY STREET
Drawing Title:		GRADING PLAN
Scale:	1:200	Project Number:
Drawn By:	DL	CCO-21-2542
Checked By:	AM	Drawing Number:
Designed By:	AM/DL	02