

**LEGEND**

- x 224.25EX EXISTING ELEVATION
- x 227.25 PROPOSED ELEVATION
- x 226.49SW PROPOSED SWALE ELEVATION
- 2.0% SLOPE
- OVERLAND FLOW ROUTE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED STORM OGS
- PROPOSED SANITARY
- ⊗ VALVE
- ◇ HYDRANT AND VALVE
- EXISTING STORM CATCHBASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- ⊗ EXISTING VALVE
- ◇ EXISTING HYDRANT
- - - PROPERTY LINE
- ⊗ EXISTING STRUCTURES TO BE REMOVED
- x 160.17EX ELEVATIONS ON THE WOODBRIDGE AVENUE BASED ON WOODBRIDGE AVENUE PROPOSED WATERMAIN & SANITARY SEWER REPLACEMENT & ROAD REHABILITATION DRAWINGS PREPARED BY IBI GROUP FOR CITY OF VAUGHAN, DATED MARCH 2022.

REV.No.	REVISION NOTE	DATE
2	ISSUED FOR ZBA	24-12-06
1	ISSUED FOR ZBA	23-06-05



239-251 WOODBRIDGE AVENUE  
CITY FILE : Z.22.001

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**SW1**  
GRADING PLAN

**CITY STANDARD NOTES:**

- STANDARD DRAWINGS OF THE CITY OF VAUGHAN CONSTITUTE PART OF THE SITE PLAN DRAWING(S).
- ALL CONSTRUCTION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- THE OWNER SHALL RETAIN THE SERVICES OF HIS CONSULTANTS TO ENSURE REQUIRED INSPECTION REPORTS AND OR CERTIFICATION REQUIREMENTS ARE SUBMITTED TO THE ENGINEERING DEPARTMENT AND OTHER AFFECTED CITY DEPARTMENTS.
- THE OWNER AND/OR HIS REPRESENTATIVE SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY.
- THE LOCATION OF ALL UNDER/ABOVE GROUND UTILITIES AND STRUCTURES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE LOCATION OF SUCH UTILITIES IS NOT GUARANTEED. THE OWNER AND/OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED. THE OWNER SHALL PROVE THE LOCATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE OR RESTORATION OR ADJUSTMENT FOR THE SAME.
- ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.
- SANITARY AND STORM CONTROL MANHOLES SHALL BE IN ACCORDANCE WITH PROVINCIAL STANDARD OPSD 701.010. FRAME AND COVER SHALL BE MCCOY HM331 OR APPROVED EQUAL. THE MANHOLES SHALL BE BENCHMARKED TO THE OVERTOP OF PIPES.
- ALL SANITARY MANHOLE COVERS IN THE PONDING AREAS TO BE WATER TIGHT SEALED COVERS.
- ALL CATCHBASINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DRAWING K-4. ALL CATCHBASIN FRAMES AND COVERS SHALL BE MCCOY HM311 OR APPROVED EQUAL.
- ALL INDUSTRIAL/COMMERCIAL/CONDOMINIUM WATERMAIN CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD DRAWINGS C-102, C-103 AND W-106.
- WATERMAIN SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 0.5m AND HORIZONTAL SEPARATION OF 2.5m BETWEEN ANY SEWER OR MANHOLE.
- HYDRANTS TO BE INSTALLED AS PER CITY STANDARD W-104 WITH 1.0m MINIMUM CLEAR FROM ALL OBSTRUCTIONS.
- ENTRANCE DRIVEWAYS SHALL BE CONSTRUCTED WITH HEAVY DUTY ASPHALT FROM THE BACK OF THE MUNICIPAL CURB OR EDGE OF PAVEMENT TO THE PROPERTY LINE (AREA HIGHLIGHTED ON DRAWING(S) IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
  - 50mm COMPACTED DEPTH OF HL3 ASPHALT - TOP COURSE
  - 75mm COMPACTED DEPTH OF HL8 ASPHALT - BINDER COURSE
  - 150mm COMPACTED DEPTH OF 20mm CRUSHER RUN LIMESTONE - GRANULAR BASE
  - 300mm COMPACTED DEPTH OF 50mm CRUSHER RUN LIMESTONE - GRANULAR SUB-BASE
- ALL CONCRETE CURB FROM EXISTING ROAD CURB TO STREET LINE SHALL BE BARRIER CURB OPSD 600.110. ALL CONCRETE CURB HEIGHTS SHALL BE 150mm UNLESS OTHERWISE NOTED. ENTRANCE DRIVEWAY CURB TO BE DISCONTINUOUS AT SIDEWALK AND TAPERED BACK 600mm MINIMUM.
- ALL REQUIRED CURB CUTTING AT ENTRANCE DRIVEWAY AND CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY.
- EXISTING ROADWAY CURB AND GUTTER TO BE CONTINUOUS THROUGH THE PROPOSED NEW DRIVEWAY ENTRANCE(S) ALONG WITH THE MUNICIPAL SIDEWALK.
- SIDEWALK TO BE 200mm THICK THROUGH ENTRANCE DRIVEWAY ENTRANCE PER CITY STANDARD R-128.
- FROST COLLARS ARE TO BE PROVIDED ON CURB STOPS AND VALVE BOXES WHEN LOCATED WITHIN THE LIMITS OF THE DRIVEWAYS.
- ENTRANCE DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.0m FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS.
- APPROPRIATE CONSTRUCTION DETAILS SHOULD BE PROVIDED FOR RETAINING WALLS HIGHER THAN 1.0m. DETAILS SHALL BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER UPON APPROVAL. HANDRAIL/GUARD/FENCE IS REQUIRED WHEN HEIGHT EXCEEDS 0.60m (AS PER CITY STANDARD DRAWING FRW-105 OR APPROVED EQUAL). UPON COMPLETION RETAINING WALLS GREATER THAN 1.0m TO BE CERTIFIED BY A STRUCTURAL AND GEOTECHNICAL ENGINEER.
- LANDSCAPE SHALL NOT ENCROACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
- SLOPES IN LANDSCAPED AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- PAVEMENT GRADES (MIN. 0.5%, MAX 5%).
- DRAINAGE GRASSED SWALES WITH GRADES (MIN. 2%, MAX 5%).
- OUTSIDE LIGHTING SHALL BE DIRECTED DOWNWARD AND INWARD AND DESIGNED TO MAINTAIN ZERO CUT-OFF LIGHT LEVEL DISTRIBUTION AT THE PROPERTY LINE.
- SANITARY, STORM AND WATER SERVICE CONNECTIONS WHICH ARE NOT IN PLACE ON THE MUNICIPAL ROAD ALLOWANCE TO THE PROPERTY LINE SHALL BE ARRANGED FOR INSTALLATION BY THE CITY ON PAYMENT OF INSTALLATION COSTS BY THE OWNER. TO INITIATE THE INSTALLATION OF THE SERVICE CONNECTION(S), THE OWNER SHALL FILE AN APPLICATION WITH THE DEVELOPMENT INSPECTION & LOT GRADING DIVISION OF THE DEVELOPMENT ENGINEERING DEPARTMENT WHICH INCLUDES 2 COPIES OF THE APPROVED SITE PLAN DRAWING(S) WITH DEPARTMENT'S APPROVAL SEAL AND IF REQUIRED A COPY OF THE REGIONAL APPROVAL SCHEDULE AS PER THE EXECUTED SITE PLAN AGREEMENT.
- SILT FENCE(S) TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS UNTIL THE COMPLETION OF SODDING ACTIVITIES.
- 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.
- THE SURFACE OF ALL LOADING SPACES AND RELATED DRIVEWAYS, PARKING SPACES, AND MANUEVERING AREAS WITHIN THE SITE SHALL BE PAVED WITH A HARD SURFACE. THE RECOMMENDED MINIMUM DEPTH REQUIREMENTS ARE AS FOLLOWS:
  - 40mm COMPACTED DEPTH HL3 ASPHALT - TOP COURSE
  - 50mm COMPACTED DEPTH HL8 ASPHALT - BINDER COURSE
  - 150mm COMPACTED DEPTH OF 20mm CRUSHER RUN LIMESTONE - GRANULAR BASE
  - 200mm COMPACTED DEPTH 50mm CRUSHER RUN LIMESTONE - GRANULAR SUB-BASE
- CONDOMINIUM UNIT DRIVEWAYS - THE MINIMUM RECOMMENDED DEPTH REQUIREMENTS ARE AS FOLLOWS:
  - 25mm COMPACTED DEPTH HL3 ASPHALT TOP COURSE
  - 50mm COMPACTED DEPTH HL8 ASPHALT BASE COURSE
  - 200mm COMPACTED DEPTH 20mm DIA. CRUSHER RUN LIMESTONE
- TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE BASE COURSE ASPHALT HAS BEEN IN PLACE FOR ONE WINTER SEASON. OTHER HARD SURFACES MAY BE INSTALLED AS APPROVED BY THE CITY.
- THE CONSULTING ENGINEER SHALL DESIGN, IMPLEMENT AND MONITOR THE EROSION AND SEDIMENT CONTROL MEASURES DURING ALL PHASES OF CONSTRUCTION ON THE LANDS IN ACCORDANCE WITH THE TRCA EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN CONSTRUCTION DATED DECEMBER 12, 2006, TO THE SATISFACTION OF THE CITY AND TRCA.
- ALL PROPOSED PARKING SPACES FOR DISABLED TO INCLUDE RB-93 BY PERMIT ONLY TRAFFIC SIGN AND PAVEMENT DISABLED SYMBOL MARKING IN ACCORDANCE WITH CITY STANDARD DRAWING.

**GENERAL NOTES:**

- STANDARD DRAWINGS OF THE CITY OF VAUGHAN CONSTITUTE PART OF THESE DRAWING(S).
- ALL CONSTRUCTION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- THE OWNER SHALL RETAIN THE SERVICES OF HIS CONSULTANTS TO ENSURE REQUIRED INSPECTION REPORTS AND OR CERTIFICATION REQUIREMENTS ARE SUBMITTED TO THE DEVELOPMENT ENGINEERING DEPARTMENT AND OTHER AFFECTED CITY DEPARTMENTS.
- THE OWNER AND/OR HIS REPRESENTATIVE SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY.
- THE LOCATION OF ALL UNDER/ABOVE GROUND UTILITIES AND STRUCTURES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE LOCATION OF SUCH UTILITIES IS NOT GUARANTEED. THE OWNER AND/OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED. THE OWNER SHALL PROVE THE LOCATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE OR RESTORATION OR ADJUSTMENT FOR THE SAME.
- ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.
- APPROPRIATE CONSTRUCTION DETAILS SHOULD BE PROVIDED FOR RETAINING WALLS HIGHER THAN 1.0 M. DETAILS SHALL BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER UPON APPROVAL. HANDRAIL/GUARD/FENCE IS REQUIRED WHEN HEIGHT EXCEEDS 0.60 M (AS PER CITY STANDARD DRAWING FRW-105 OR APPROVED EQUAL). UPON COMPLETION, RETAINING WALLS GREATER THAN 1.0 M TO BE CERTIFIED BY A STRUCTURAL AND GEOTECHNICAL ENGINEERS.
- LANDSCAPING WORK SHALL NOT ENCROACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
- SLOPES IN LANDSCAPED AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- GRASSED DRAINAGE SWALE GRADES: MIN. 2%; MAX 5%.
- OUTSIDE LIGHTING SHALL BE DIRECTED DOWNWARD AND INWARD AND DESIGNED TO MAINTAIN ZERO CUT-OFF LIGHT LEVEL DISTRIBUTION AT THE PROPERTY LINE.
- SILT FENCE(S) AND OTHER EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS UNTIL THE COMPLETION OF SODDING ACTIVITIES.
- CONSTRUCTION ACCESS SHALL BE CONSTRUCTED WITH A MINIMUM DEPTH OF 450 MM CRUSHED STONE BASE FROM THE MUNICIPAL CURB OR EDGE OF PAVEMENT TO THE PROPERTY LINE, TO THE SATISFACTION OF THE CITY.
- ALL PROPOSED BARRIER-FREE PARKING SPACES TO INCLUDE "RB-93 BY PERMIT ONLY" TRAFFIC SIGN AND BARRIER-FREE PAVEMENT SYMBOL MARKING.

**SITE GRADING NOTES:**

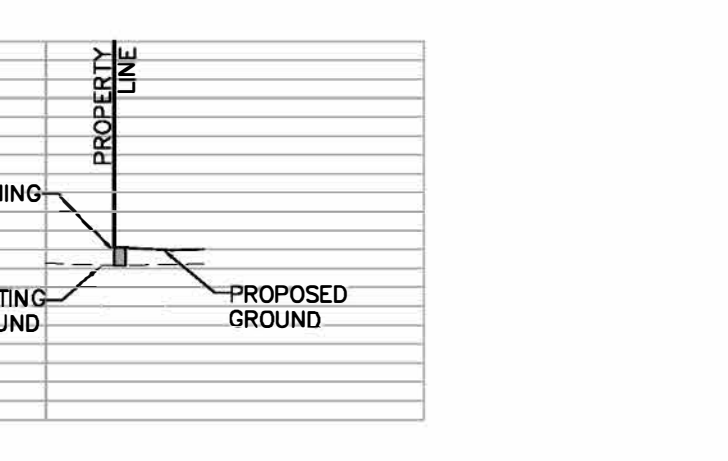
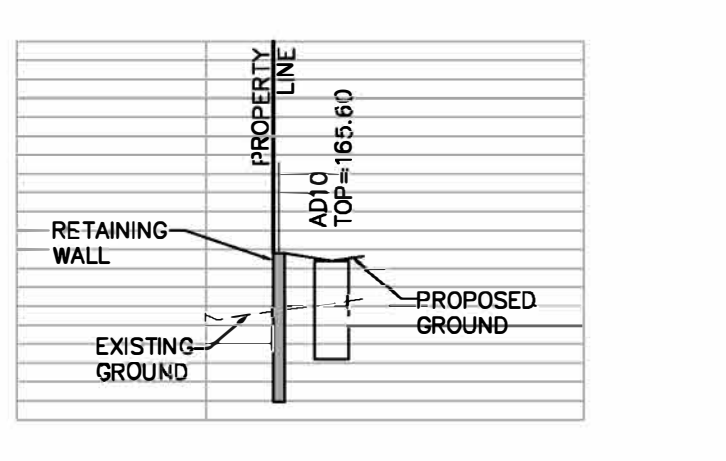
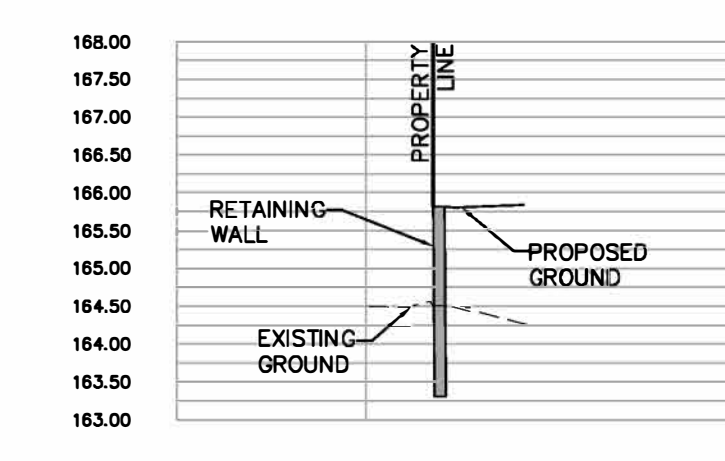
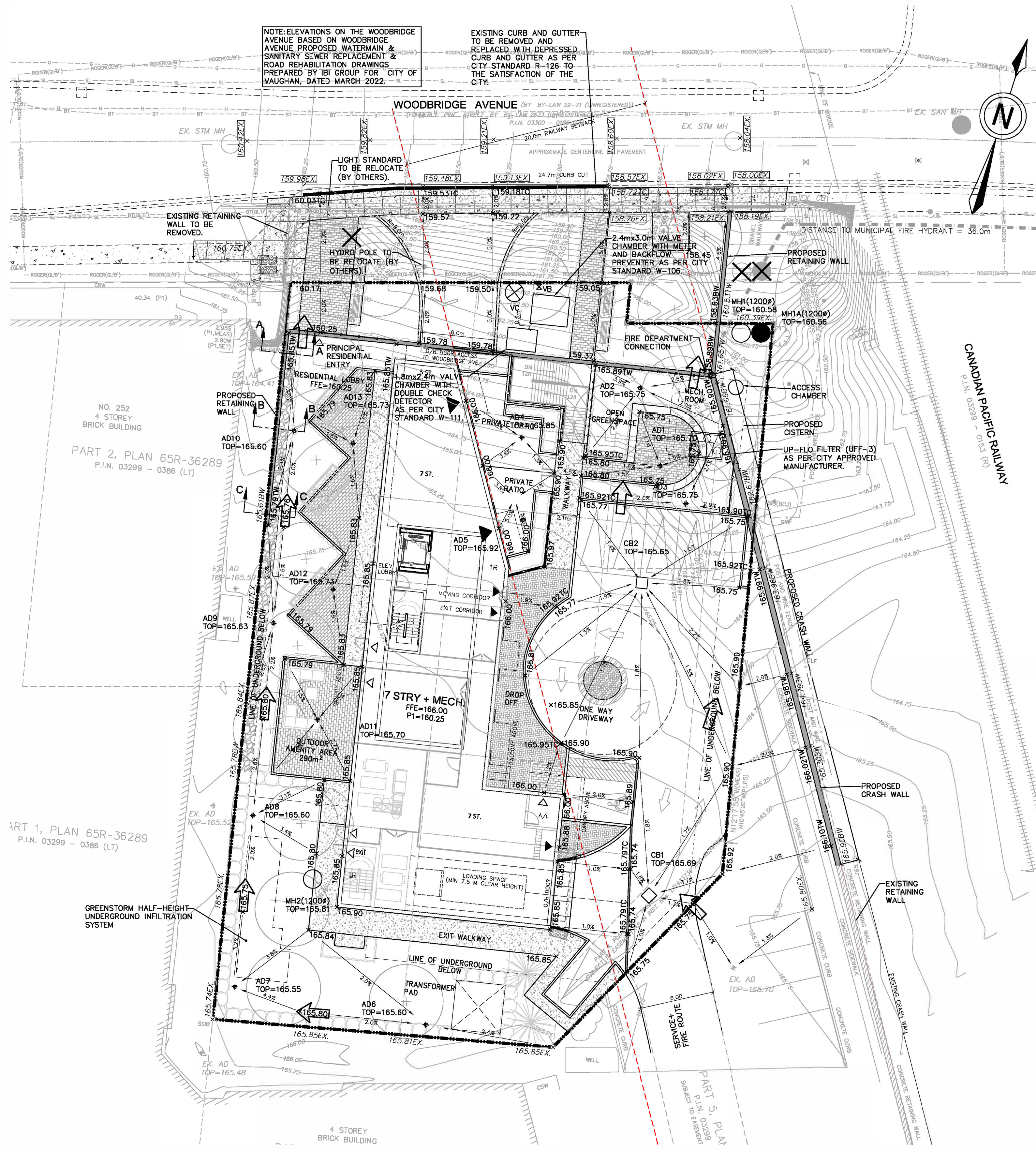
- FOR LAYOUT INFORMATION ON BUILDINGS, PARKING AREAS, AND ACCESS ROUTES REFER TO PLAN PREPARED BY ARCHITECT.
- ALL EXISTING STRUCTURES, TO BE REMOVED WITHIN PROPERTY BOUNDARY, UNLESS OTHERWISE NOTED.
- ALL EXTERNAL SITE AREAS DISTURBED BY THE ACTIVITIES OF THE CONTRACTOR SHALL BE RESTORED TO EXISTING CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY. GRASSED AREAS SHALL BE RESTORED BY PLACING A MINIMUM OF 100mm TOPSOIL AND SOD.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT CITY OF VAUGHAN CRITERIA AND OPSS.
- THE SOIL CONSULTANT SHALL VERIFY THE SUITABILITY OF THE ENGINEERED FILL AT SOURCE PRIOR TO HAULING ANY MATERIAL ON SITE.
- COMPACTION OF ALL MATERIAL AS PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
- ALL BARRIER CURB WITHIN THE SITE TO BE CONSTRUCTED AS PER OPSD 600.110. HEIGHT OF BARRIER CURB TO BE 0.15m UNLESS OTHERWISE SHOWN IN SITE GRADING PLAN. ALL CURB ON MUNICIPAL R.O.W. TO BE CONSTRUCTED AS PER DETAIL OPSD 600.040.
- ALL CURB UNDERMINED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY OF VAUGHAN.
- METHOD OF TERMINATION FOR CONCRETE CURB AND GUTTER AS PER OPSD 608.010.
- PERFORATED SUBDRAINS WITH FILTER FABRIC ARE TO BE CONNECTED TO INTERNAL CATCH BASINS AT THE SUB-GRADE INTERFACE AND SHOULD EXTEND AT LEAST 3.0m IN ALL DIRECTIONS EXCEPT IN THE BOULEVARD AREAS. CONTRACTOR IS TO ENSURE A MINIMUM 3% SLOPE OF THE SUBDRAIN TOWARDS THE CATCH BASINS. SUBDRAIN PIPE TO BE 100mm PERFORATED, CORRUGATED OR POLYETHYLENE ENCASED IN FILTER FABRIC "SOCK" AS PER OPSS 405 AND 1860. BACKFILL WITH 20mm WELL GRADED FREE DRAINING GRANULAR MATERIAL APPROVED BY THE ENGINEER.
- REFER TO LANDSCAPING PLANS FOR ISLAND DETAILS AND THE LIMITS OF LANDSCAPED AREAS.
- ALL RECYCLED, PROCESSED OR OTHERWISE ALTERED MATERIALS ARE CONSIDERED ALTERNATIVES AND MUST BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO USE ON SITE.
- ALL SERVICE TRENCH EXCAVATION AND BACKFILL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- ALL UNSUITABLE SOIL OR SURPLUS MATERIAL OBTAINED FROM EXCAVATIONS TO BE DISPOSED OF OFF-SITE AT A SUITABLE WASTE DISPOSAL FACILITY IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REGULATIONS AND SPECIFICATIONS.
- CONTRACTOR TO PROVIDE TOPOGRAPHIC SURVEYS FOR ORIGINAL GROUND, POST TOPSOIL STRIPPING AND SUBGRADE ELEVATIONS TO VERIFY EARTHWORK QUANTITIES.

**ROADWORKS NOTES:**

- ENTRANCE DRIVEWAYS SHALL BE CONSTRUCTED WITH HEAVY DUTY ASPHALT FROM THE BACK OF THE MUNICIPAL CURB OR EDGE OF PAVEMENT TO THE PROPERTY LINE (AREA HIGHLIGHTED ON DRAWING(S) IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
  - 50 MM COMPACTED DEPTH OF HL3 ASPHALT - TOP COURSE
  - 75 MM COMPACTED DEPTH OF HL8 ASPHALT - BINDER COURSE
  - 150 MM COMPACTED DEPTH OF 20 MM CRUSHER-RUN LIMESTONE - GRANULAR BASE
  - 300 MM COMPACTED DEPTH OF 50 MM CRUSHER-RUN LIMESTONE - GRANULAR SUB-BASE
- THE SURFACE OF ALL LOADING SPACES AND RELATED DRIVEWAYS, PARKING SPACES, AND MANUEVERING AREAS WITHIN THE SITE SHALL BE PAVED WITH A HARD SURFACE. THE MINIMUM DEPTH REQUIREMENTS ARE AS FOLLOWS, OR AS SPECIFIED BY GEOTECHNICAL ENGINEER:
  - 40 MM COMPACTED DEPTH HL3 ASPHALT - TOP COURSE
  - 50 MM COMPACTED DEPTH HL8 ASPHALT - BINDER COURSE
  - 150 MM COMPACTED DEPTH 20 MM CRUSHER-RUN LIMESTONE - GRANULAR BASE
  - 200 MM COMPACTED DEPTH 50 MM CRUSHER-RUN LIMESTONE - GRANULAR SUB-BASE
- FOR CONDOMINIUM UNIT DRIVEWAYS, THE MINIMUM DEPTH REQUIREMENTS ARE AS FOLLOWS, OR AS SPECIFIED BY GEOTECHNICAL ENGINEER:
  - 25 MM COMPACTED DEPTH HL3 ASPHALT TOP COURSE (TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE BASE COURSE ASPHALT HAS BEEN IN PLACE FOR ONE WINTER SEASON. OTHER HARD SURFACES MAY BE INSTALLED AS APPROVED BY THE CITY.)
  - 50 MM COMPACTED DEPTH HL8 ASPHALT BASE COURSE
  - 200 MM COMPACTED DEPTH 20 MM CRUSHER-RUN LIMESTONE BASE
- ALL CONCRETE CURB FROM EXISTING ROAD CURB TO STREET LINE SHALL BE BARRIER CURB OPSD 600.110. ALL CONCRETE CURB HEIGHTS SHALL BE 150 MM UNLESS OTHERWISE NOTED. ENTRANCE DRIVEWAY CURB TO BE DISCONTINUOUS AT SIDEWALK AND TAPERED BACK 600 MM MINIMUM.
- ALL REQUIRED CURB CUTTING AT ENTRANCE DRIVEWAY AND CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY.
- EXISTING ROADWAY CURB AND GUTTER TO BE CONTINUOUS THROUGH THE PROPOSED NEW DRIVEWAY ENTRANCE(S) ALONG WITH THE MUNICIPAL SIDEWALK.
- SIDEWALK TO BE 200 MM THICK THROUGH DRIVEWAY ENTRANCE PER CITY STANDARD R-128 AND TO INCLUDE TACTILE INDICATORS IN ACCORDANCE WITH YORK REGION STANDARD.
- ENTRANCE DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.0 M FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS.
- PAVEMENT GRADES: MIN. 0.5% MAX 5%.

NOTE: ELEVATIONS ON THE WOODBRIDGE AVENUE BASED ON WOODBRIDGE AVENUE PROPOSED WATERMAIN & SANITARY SEWER REPLACEMENT & ROAD REHABILITATION DRAWINGS PREPARED BY IBI GROUP FOR CITY OF VAUGHAN, DATED MARCH 2022.

EXISTING CURB AND GUTTER TO BE REMOVED AND REPLACED WITH DEPRESSED CURB AND GUTTER AS PER CITY STANDARD R-126 TO THE SATISFACTION OF THE CITY.



**CROSS SECTION A-A**  
SCALE: HOR. 1:200  
VER. 1:100

**CROSS SECTION B-B**  
SCALE: HOR. 1:200  
VER. 1:100

**CROSS SECTION C-C**  
SCALE: HOR. 1:200  
VER. 1:100