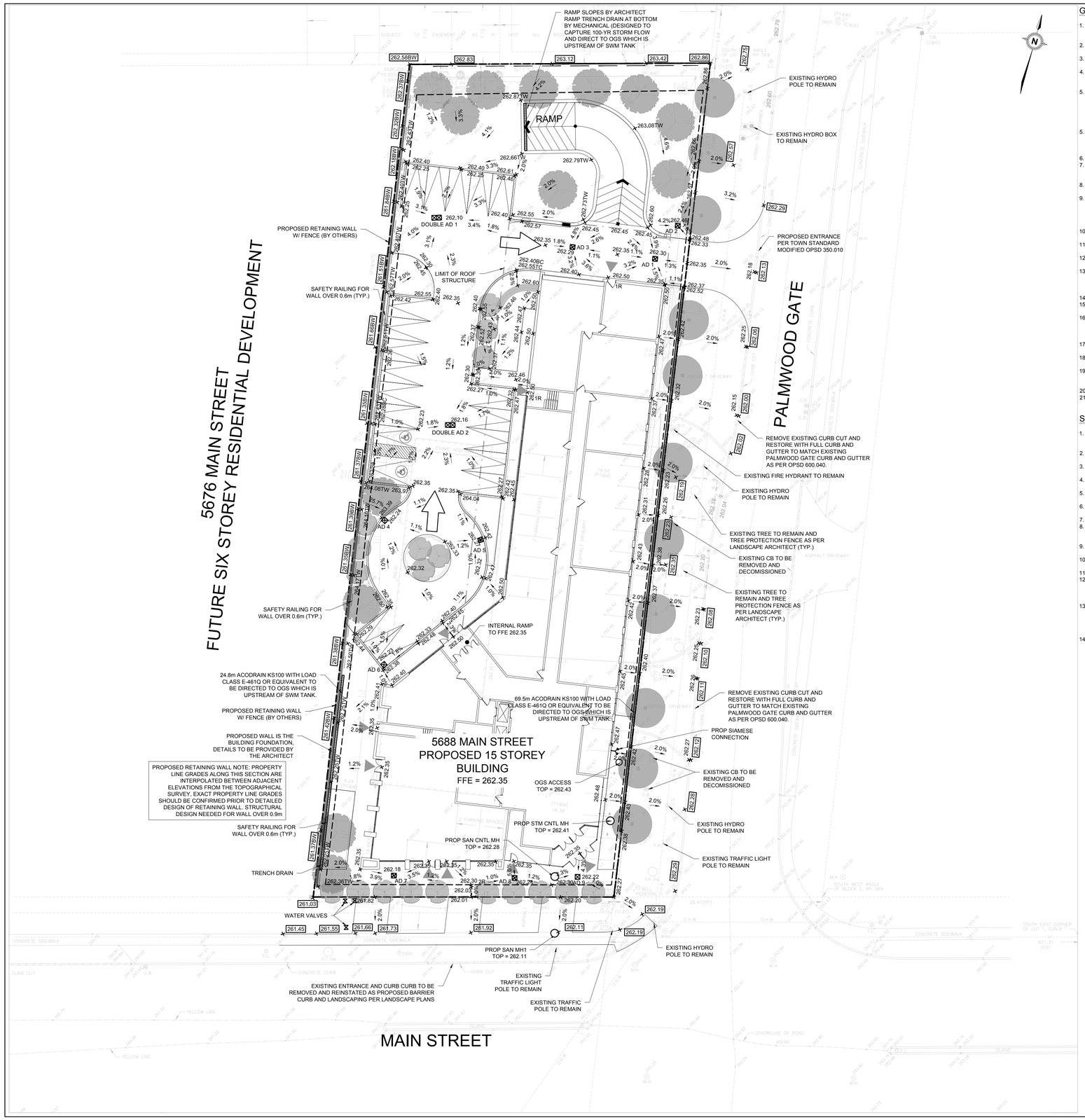
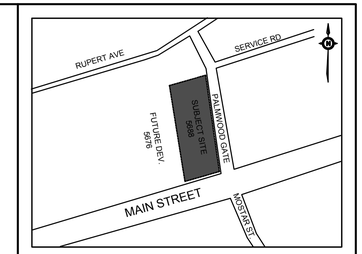


GENERAL NOTES:

1. 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 CONSTRUCTOR AS DEFINED IN THE ACT.
2. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
3. 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.
4. 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.
5. 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.
5. 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.
6. ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, AND MTOD.
7. 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.
8. ALL MATERIALS ARE TO COMPLY WITH THE MANUFACTURER'S SPECIFICATIONS PER APPROVED PRODUCTS AS LISTED IN SCHEDULE 'C' OF THE TOWN'S GUIDELINES.
9. THE STANDARD DRAWINGS OF THE TOWN OF WHITCHURCH-STOUFFVILLE, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS) AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) CONSTITUTE PART OF THE PLANS OF THIS CONTRACT. ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY TOWN OF WHITCHURCH-STOUFFVILLE STANDARD DRAWINGS, AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RELEVANT STANDARD DRAWINGS AND SPECIFICATIONS AS REQUIRED FOR THIS CONTRACT.
11. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHOWN ON THE ENGINEERING DRAWINGS ARE IN METRES OR MILLIMETERS.
12. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
13. EXISTING SERVICES AND UTILITIES SHOWN ON THESE CONTRACT DRAWINGS ARE BASED ON THE BEST INFORMATION AVAILABLE AND THEIR LOCATIONS ARE NOT GUARANTEED. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE WISHES WITH THE UNDERSTANDING THAT THE OWNER DISCLAIMS ALL RESPONSIBILITY FOR ITS ACCURACY AND/OR SUFFICIENCY.
14. THE CONTRACTOR IS RESPONSIBLE TO ARRANGE FOR AND MAINTAIN ALL UTILITY STAKE-OUTS AND LOCATES.
15. ALL PRIMARY HYDRO, STREET LIGHT CABLE, TELECOMMUNICATION CABLE, GAS LINES AND CABLE T.V. SHALL BE PLACED UNDERGROUND IN LOCATIONS SHOWN ON THE ROAD SECTIONS LISTED IN THE STANDARD DRAWINGS.
16. ALL SILT CONTROL AND EROSION PROTECTION DEVICES ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETE AND THE GROUND COVER HAS ESTABLISHED GROWTH, SUBJECT TO APPROVAL BY THE TOWN.
17. NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
18. GRANULAR MATERIAL USED FOR BACKFILL, SHALL BE PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.
19. ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER, AS DETERMINED BY THE ENGINEER. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING A MIMIMUM DEPTH OF 150mm AND A MAXIMUM DEPTH OF 250mm OF APPROVED TOPSOIL AND No. 1 NURSERY SOD.
20. ALL FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN STANDARD DRAWINGS.
21. ALL DESIGNS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REGION OF YORK STANDARDS WHICH MEET THE REQUIREMENTS OF THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT (AODA).

SITE GRADING:

1. 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.
2. ALL GRANULAR BASE AND SUB-BASE MATERIALS SHALL BE GRADED AND COMPACTED TO 98% STANDARD PROCTOR DENSITY, FREE OF DEPRESSIONS AS PER THE GEOTECHNICAL REPORT.
3. THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED BASED ON SPECIFICATIONS AS PER THE GEOTECHNICAL REPORT.
4. 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.
5. ALL BARRIER CURB WITHIN THE SITE TO BE CONSTRUCTED AS PER DETAIL ON DRAWING D1, UNLESS OTHERWISE SPECIFIED.
6. TRENCHES WITHIN THE RIGHT OF WAY SHALL BE UNSHRINKABLE FILL AND SHALL EXTEND TO THE BASE OF ASPHALT. LANDSCAPED AREA MAY BE EXEMPTED.
7. ALL WORK SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF CITY ROAD OCCUPANCY PERMIT.
8. INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMAINS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED BY THE MUNICIPALITY.
9. 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.
10. TRANSITIONS WITHIN THE SUBGRADE WITHIN 1.2m FROM THE TOP OF PAVEMENT SHOULD INCLUDE 3H:1V TRANSITIONS AS PER DETAIL ON DRAWING D1.
11. EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
12. 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 1712.
13. 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.
14. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DRAWINGS.



KEY PLAN
N.T.S.

ADDRESS:
5688 MAIN STREET, WHITCHURCH-STOUFFVILLE, ONTARIO

LEGEND — SEE ABBREVIATIONS BELOW

- 200.00 0.5% — PROPOSED ITEMS
- 200.00 0.5% — EXISTING ITEMS
- LIMIT OF PROPERTY LINE
- LIMIT OF CONSTRUCTION
- LIMIT OF BUILDING STRUCTURE
- LIMIT OF UNDERGROUND STRUCTURE
- LIMIT OF ROOF 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 HEREON ARE GEODETIC AND ARE REFERRED TO THE TOWN OF WHITCHURCH-STOUFFVILLE BENCHMARK No.76B4B HAVING AN ELEVATION OF 255.29 M. LOCATED 1 1/2 STY ALUMINUM SIDING HOUSE ON THE SE COR OF THE JUNCTION OF HWY #48 AND HWY #47 AT RINGWOOD. 96.3 M E OF CL OF HWY #48, AND 22.2 M S OF CL OF HWY #47. TABLET SET HORIZOTALLY IN W FACE OF CONC FOUNDATION, 3.5 M S OF NW COR, 69 CM BELOW ALUMINUM SIDING AND 30 CM ABOVE GROUND LEVEL. ZONE 10, NAD83 (CSRS) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10
SITE PLAN:	TAES ARCHITECTS
SURVEY:	MANDARIN SURVEYORS LTD., NOVEMBER 22, 2023

NO.	ISSUE	DATE	BY
3	OPA AND ZBA - SUBMISSION 3	20260526	HE
2	OPA AND ZBA - SUBMISSION 2	20250609	BD
1	ZBA - SUBMISSION 1	20240304	TF

DRAWING NOTES — NOT FOR CONSTRUCTION

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF TYLIN. THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT FROM TYLIN IS STRICTLY PROHIBITED.
2. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
3. THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
4. 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:
PROP = PROPOSED
EX = EXISTING

ELEVATIONS:
TC = TOP OF CURB
BC = BOTTOM OF CURB
TW = TOP OF WALL
BW = BOTTOM OF WALL

SERVICING:
STM = STORM
SAN = SANITARY
WAT = WATER
PVC = POLYVINYL CHLORIDE
HDPE = HIGH DENSITY POLYETHYLENE
CONC = CONCRETE
MH = MAINTENANCE HOLE
CB = CATCH BASIN
DCB = DOUBLE CATCH BASIN
AD = AREA DRAIN
TD = TRENCH DRAIN

LICENSED PROFESSIONAL ENGINEER
HERISHANTH EASWARAN
100586611
MAY 26 2026
PROVINCE OF ONTARIO

TYLin
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TORONTO, ON
M2H 3S8
p: 905.738.5700
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HYSON PROPERTIES INC.

5688 MAIN STREET
WHITCHURCH-STOUFFVILLE

GRADING PLAN

SCALE:	1:250 (5m)	PROJECT #	100319
DATE:	DEC 2023		
DRAWN BY:	HE	DRAWING #	G1
DESIGNED BY:	HE		
CHECKED BY:	HE		

File: G:\Projects\2023\100319 - 5688 Main Street, Whitchurch-Stouffville\400_Drawings\3_Design Drawings\100319 - GRADING DESIGN.dwg Layout: G1 Date: May 26, 2026 - 10:13am, Edit By: herishanth.easwaran