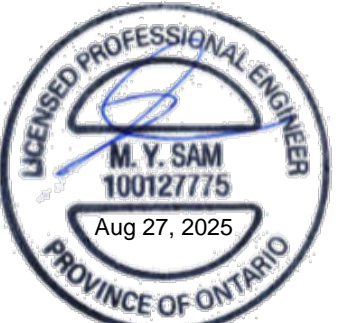


KEY PLAN
SCALE: NTS

- GENERAL NOTES**
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 2. DO NOT SCALE DRAWINGS.
 3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGN ENGINEER AS APPLICABLE.
 4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
 5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
 6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE BUILDING CODE LATEST EDITION.
 7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
 8. EVERYTHING IS TO BE CONSIDERED NEW UNLESS SPECIFIED EXISTING OTHERWISE.

LEGEND

+100.00	EXISTING ELEVATION
▣	EXISTING CATCHBASIN
○	EXISTING C.B./M.H.
●	EXISTING MANHOLE
+100.21	PROPOSED ELEV. (CURB TOP)
100.06	PROPOSED ELEV. (CURB BOTTOM)
+99.82	PROPOSED ELEVATION
+99.89*	MATCH EXISTING ELEVATION
- - -	PROPERTY LINE
R.L.	RIDGE LINE
2.0%	SURFACE SLOPE
2.0%*	EXISTING SURFACE SLOPE
▬	RETAINING WALL
▬	RETAINING WALL
- - -	MATCH LINE
▣	NEW CATCHBASIN
○	NEW C.B./M.H.
●	NEW MANHOLE
- - -	PONDING LIMIT
▨	PONDING AREA

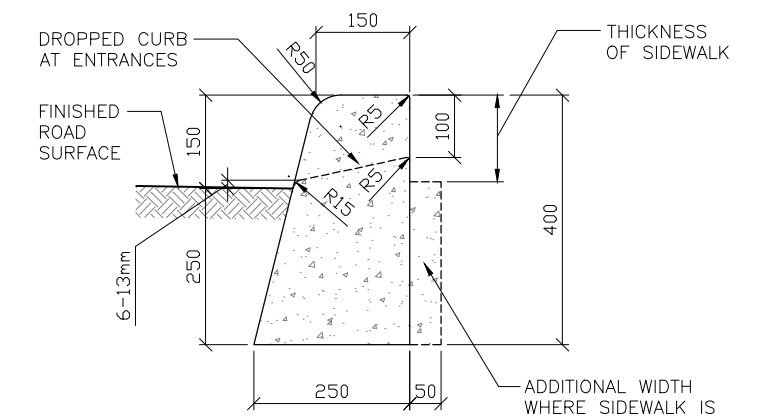


1 GRADING PLAN
SCALE: 1:400

GRADING AND SERVICES NOTES

1. ALL DIMENSIONS AND ELEVATIONS ARE METRIC, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS AND DESIGN ELEVATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER OR ARCHITECT WHERE APPLICABLE.
3. THE CONTRACTOR SHALL RESTORE TO ORIGINAL OR BETTER CONDITION FOR ANY EXISTING CONDITION DISTURBED DURING THE CONSTRUCTION AT CONTRACTOR'S EXPENSE.
4. WITHIN THE SITE THE FOLLOWING GRADING CRITERIA TO BE USED:
 - A) PAVED PARKING AREA GRADES - MIN. 1% MAX. 8%
 - B) LANDSCAPE AREAS
 - (i) SOD GRADES 2% TO 10%
 - (ii) EMBANKMENT (SLOPES) TO BE MAX. 3:1, BUT 4:1 PREFERRED
 - C) DRIVEWAY GRADE - MIN. 2% MAX. 8%
5. CONTROL MANHOLES NOT TO BE BENCH TO THE INVERTS.
6. LANDSCAPING SHALL NOT ENROACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
7. STANDARD DRAWINGS OF THE MUNICIPALITY CONSTITUTE PART OF THE PLANS OF THE CONTRACT.
8. ANY CONFLICT WITH EXISTING SERVICES SHALL BE RECTIFIED AS PER MUNICIPALITY'S REQUIREMENTS.
9. MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE INVERTS OF THE SEWER AND A CROWN OF A WATER MAIN SHALL COMPLY WITH THE MUNICIPAL AND LOCAL BY-LAWS AT ALL CROSSINGS.
10. ALL CONCRETE CURBS FROM EXISTING ROAD CURB TO STREET LINE SHALL BE 150mm ABOVE FINISHED GRADE (A.F.G.) UNLESS OTHERWISE NOTED. DRIVEWAY CURBS ARE TO BE DISCONTINUOUS AT SIDEWALKS AND TAPERED BACK MINIMUM OF 300mm OR TO THE APPROVAL OF DESIGN ENGINEER.
11. ALL REQUIRED CURB CUTTING AT ENTRANCES AND CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE INSTALLED TO THE APPROVAL OF THE DESIGN ENGINEER.

12. A MINIMUM CLEARANCE OF 1000mm FROM ALL ABOVE GROUND SERVICES AND UTILITIES IS REQUIRED.
13. INSTALLATION OF WATER MAIN IN PRIVATE PROPERTY SHALL COMPLY WITH THE MUNICIPAL AND LOCAL BY-LAWS.
14. OUTDOOR LIGHTS ARE TO BE DIRECTED DOWNWARDS AS WELL AS INWARD.
15. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. BELL, HYDRO, GAS, OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINE MUST BE LOCATED AND VERIFIED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
16. ALL SANITARY SEWER, STORM SEWER, AND WATER MAIN ON PRIVATE PROPERTY ARE TO BE INSTALLED IN ACCORDANCE WITH THE PROVINCIAL BUILDING CODE.
17. ALL WATER MAIN AND HYDRANT INSTALLATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST PLANS, STANDARDS, AND SPECIFICATIONS OF THE LOCAL UTILITIES COMMISSION.
18. NO BLASTING IS PERMITTED ON THE CITY RIGHT-OF-WAY AND NEAR ANY ADJACENT BUILDING.
19. THE TOP OF CONCRETE CURBS ABUTTING CITY'S SIDEWALKS SHALL BE KEPT LEVEL WITH THE SIDEWALKS FOR A DISTANCE OF 600mm FROM THE SIDEWALK.
20. THE PROPERTY IS TO BE GRADED AND SELF-CONTAINED SO THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM THE BUILDINGS.
21. THE OWNER AND/OR CONTRACTOR IS REQUIRED TO OBTAIN A "ROAD CUT PERMIT" FROM THE COUNTY BEFORE COMMENCING ANY WORK ON THE MUNICIPALITY'S ROAD ALLOWANCE.
22. REGIONAL ROAD, BOULEVARD AND ENTRANCE MAKE-UP TO BE AS PER REGIONAL STD. SHOWN AS DETAIL 3 ON THIS DRAWING (P300).
23. OWNER TO PROVIDE MAINTENANCE PLAN FOR STORM DRAINAGE SYSTEM FOR DISCHARGE INTO REGIONAL DITCH.
24. MUNICIPAL BOULEVARDS MUST BE GRADED BETWEEN 2% AND 6% MAXIMUM.



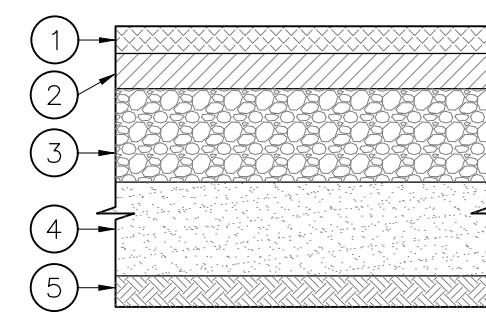
2 TYP. TYPE A CURB SECTION
SCALE: NTS

PAVING SCHEDULE

ITEM NO.	MATERIAL DESCRIPTION	PAVEMENT THICKNESS	COMPACTION REQUIREMENTS
1	ASPHALT HL-3/SP 12.5 (SURFACE COURSE)	60mm	> 98% (MBD)
2	ASPHALT HL-8 (BINDING COURSE)	50mm	> 98% (MBD)
3	GRANULAR 'A' (BASE) CPSS 1010	150mm	> 100% (SPMOD)
4	GRANULAR 'B' TYPE 1 (SUB-BASE) CPSS 1010	300mm	> 100% (SPMOD)
5	SUBGRADE (TO BE RESHAPED)	VARIABLE	> 98% (SPMOD)

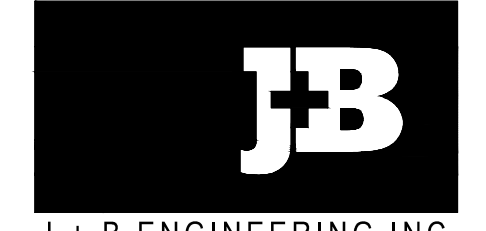
MBD: MARSHALL BULK DENSITY
SPMOD: STANDARD PROCTOR MAX. DRY DENSITY
PAVEMENT STRUCTURE AS PER GEOTECH REPORT BY CAMBIUM INC. DATED OCTOBER 01, 2021.

3 STANDARD PAVEMENT STRUCTURE
SCALE: NTS



No.	Date	Description	Drawn	Checked
5	27 AUG '25	ISSUED FOR SPA	BL	JS
4	27 JUN '22	ISSUED FOR SPA	MJ	BRS
3	17 JUN '22	ISSUED FOR SPA	MJ	BRS
2	25 MAY '22	FOR REVIEW	MJ	JS
1	03 MAY '22	FOR REVIEW	MJ	JS
0	18 MAR '22	FOR REVIEW	MJ	JS

REVISIONS



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OWNER/CLIENT:
TOMBA ENTERPRISE LTD.

Project: BRIGHTON FREEHOLD TOWNHOUSE DEVELOPMENT

GRADING PLAN

214 ONTARIO STREET		BRIGHTON, ON	
File No: 220108	Date: 20 JAN '22	ACAD INFO	
Drawn By: EM	Scale: AS SHOWN	Dwg. File: 220108-P-300	
Checked By: JS	Sheet 1 of 1	Plotting Scale: 1=1	
Drawing No: P-300A	Drawing Size: D		