

KEY PLAN
N.T.S.

LEGEND

- 78.22 — ORIGINAL GROUND CONTOUR
- 78.22 — PROPOSED ELEVATION
- 78.12 EXIST — MATCH EXISTING ELEVATION
- 78.22 — EXISTING ELEVATION
- 2.0% — PROPOSED SLOPE
- — EXISTING DIRECTION OF FLOW
- — PROPOSED MAJOR OVERLAND FLOW
- — PROPOSED TROUGH
- 3R — PROPOSED NUMBER OF RISERS
- F.F.E. — FINISH FLOOR ELEVATION
- G.F.E. — GARAGE FLOOR ELEVATION
- — PROPOSED STORM MANHOLE
- — PROPOSED CATCH BASIN
- — PROPOSED CATCH BASIN
- — PROPOSED CATCH BASIN
- — PROPOSED CB MANHOLE
- — PROPOSED SUMP PUMP
- ⊕ — PROPOSED FIRE HYDRANT
- ⊕ — PROPOSED WATER VALVE
- ||| — 3 TO 1 SLOPE
- ||| — EXISTING CATCH BASIN
- — EXISTING STORM MANHOLE
- — EXISTING SANITARY MANHOLE
- — EXISTING HYDRANT
- ⊕ — EXISTING WATER VALVE
- — EXISTING SANITARY FLOW DIRECTION
- — EXISTING WATERMAIN
- — EXISTING OVERLAND FLOW

SOURCE:
TOPOGRAPHIC SURVEY PROVIDED BY MACDONALD TAMBLYN LORD SURVEYING.
SITE LAYOUT PROVIDED BY JOHNATHAN WEIZEL ARCHITECT, NOVEMBER 2019.

BENCHMARK:
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM HT2_0 MODEL WHICH IS A TRANSFORMATION FROM GPS ELLIPSOIDAL HEIGHT TO ORTHOMETRIC HEIGHT COMPATIBLE TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28).

BEFORE STARTING WORK

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF CAMBRIDGE AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF CAMBRIDGE BY-LAWS AND POLICIES.
2. THE POSITION OF THE POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS, AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
4. ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED, MARKED AND PROTECTED. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, AT THE CONTRACTOR'S EXPENSE.
5. AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.
6. REPRODUCED PLANS SHALL AT NO TIMES BE SCALED AND ASSUMED ACCURATE.

SILTATION AND EROSION CONTROL

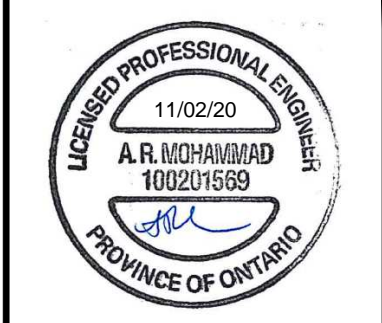
1. SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED.
2. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE CITY OF CAMBRIDGE.
3. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE CITY OF CAMBRIDGE.

GENERAL NOTES AND GRADING NOTES

- 1) ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
- 2) ALL RETAINING WALLS, WALKWAYS, CURBS, ETC. SHALL BE PLACED A MIN. OF 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0m OR HIGHER SHALL BE DESIGNED BY A P.ENG.
- 3) SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE SIDE YARDS SWALES.
- 4) RETAINING WALLS 0.6m IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.
- 5) SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33% GRADE (3:1 SLOPES).
- 6) WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED PROVIDED A 150mm SUB-DRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET, (WITH A MINIMUM 0.3 COVER OVER THE SUB-DRAIN), OR OTHER MITIGATION MEASURES.
- 7) UNLESS OTHERWISE NOTED, THE GROUND BETWEEN ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.
- 8) TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm (MIN) ABOVE FINISHED GRADE.
- 9) ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER).
- 10) ALL FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
- 11) IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
- 12) THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
- 13) ANY CHANGES IN GRADES AND CATCH BASINS REQUIRE THE APPROVAL OF THE DESIGN ENGINEER.
- 14) THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - ROAD CUT PERMITS
 - APPROACH APPROVAL PERMITS
 - SEWER PERMITS
 - RELOCATION OF SERVICES
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)

1. THE SUB-GRADE SOILS EXPOSED AFTER EXCAVATION SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED REGISTERED PROFESSIONAL SOILS ENGINEER. WHERE THE FOOTING WILL BE SITUATED ON FILL MATERIAL, THE FOOTINGS SHALL BE DESIGNED AND APPROVED BY QUALIFIED REGISTERED PROFESSIONAL ENGINEER.
2. ALL FILL PLACED ON THE SITE SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY. A SUFFICIENT NUMBER OF TESTS SHALL BE TAKEN AT VARIOUS LEVELS SATISFACTORY TO THE DIRECTOR OF ENGINEERING. TEST RESULTS SHALL BE SENT TO THE CITY WITH A LETTER, SIGNED AND STAMPED BY THE SOILS ENGINEER, STATING THAT A SUFFICIENT NUMBER OF TESTS HAVE BEEN TAKEN AND THE MINIMUM DEGREE OF COMPACTION HAS BEEN REACHED.

NOT FOR CONSTRUCTION



MAYDAN
MUNICIPAL ENGINEERING

15 CLOVER AVENUE
MODENO HOMES
CITY OF CAMBRIDGE

TITLE:
PRELIMINARY GRADING PLAN

NO.	DATE	BY	DESCRIPTION



SCALE: 1:250 (m)

INTERNAL PROJECT NO.: 1911-01
DRAWING ID.: C100