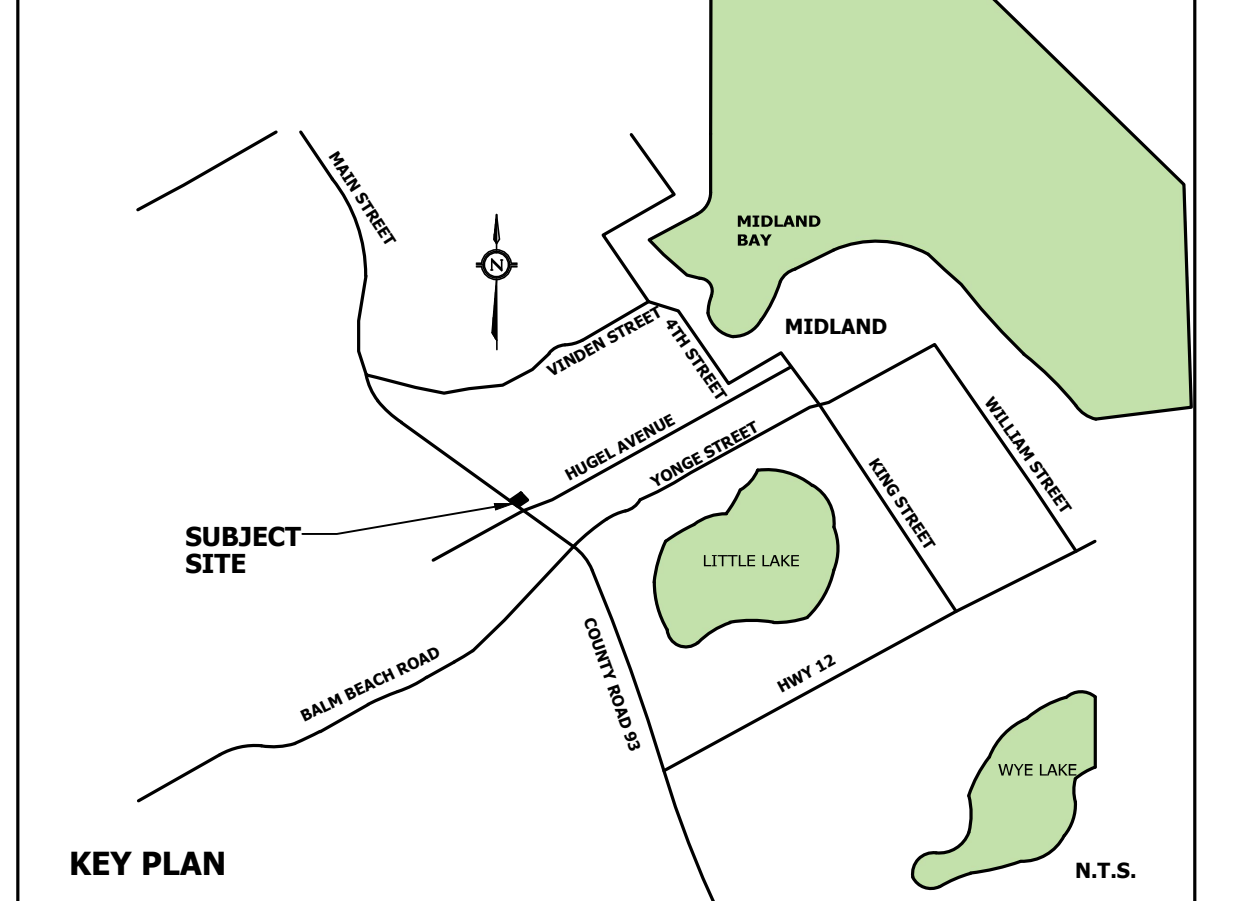


Prior to the release of the approval site plan drawing, the Owner shall restrict the access to County Road 93 to right-in/right out operations by extending the raised centre median, in accordance with the Road Authority Agreement between the County of Simcoe and 1626725 Ontario Ltd., dated May 20, 2009, to satisfaction of the County Transportation and Engineering Department. The Owner shall be responsible for all associated costs. The Owner hereby waives and releases the County from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings by anyone arising or which may arise as a result of such access arrangements.



TOPOGRAPHIC SURVEY OF PART OF LOT 107 CONCESSION 1, W.P.R. GEOGRAPHIC TOWNSHIP OF TINY NOW IN THE TOWN OF MIDLAND COUNTY OF SIMCOE

LEGEND

● EX. SANH	EXISTING SANITARY MANHOLE
○ EX. SMNH	EXISTING STORM MANHOLE
⊙ EX. CBH	EXISTING CATCHBASIN MANHOLE
□ EX. CB	EXISTING CATCHBASIN
× 195.03	TOPO ELEVATION
195.28 ×	TOP OF CURB ELEVATION
195.28BC ×	BOTTOM OF CURB ELEVATION
(HP)195.28 ×	HIGH POINT ELEVATION
△ TW 246.40	TOP OF FOUNDATION WALL ELEVATION
---	PROPERTY LINE
---	EXISTING SIGN
---	EXISTING STEP JOINT

BENCHMARK
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CGVD28-78 BENCH MARK No 001951U519 HAVING A PUBLISHED ELEVATION OF 245.61 METRES. BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999658.

2.	SITE PLAN COMMENTS	JUN/06/2023	M.H.
1.	ISSUED TO TOWN FOR SPA	APR/24/2023	M.H.
REVISION	BLOCK	DATE	APPR. BY

1626725 ONTARIO LIMITED COMMERCIAL DEVELOPMENT PHASE 3 BUILDING 9281 COUNTY RD. 93, TOWN OF MIDLAND

APPROVED:

CONDELAND CONSULTING ENGINEERS & PROJECT MANAGERS
350 Creditstone Road, Unit 200 Concord, Ontario L4K 3Z2 P: (905) 695-2096 F: (905) 695-2099



GRADING PLAN

DESIGNED BY: M.H.	DATE: JUNE 2023	CHECKED BY: M.E.H.
DRAWN BY: G.M.	DRAWING NO. 19-047 - 01	CITY FILE:
SCALE: 1:200	Sheet: 01 OF 1	

- GENERAL NOTES**
- ALL DIMENSIONS ARE IN METRES AND ALL DIAMETERS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
 - THE LATEST TOWN OF MIDLAND STANDARD DRAWINGS, GENERAL CONDITIONS & SPECIFICATIONS CONSTITUTE PART OF THE DRAWINGS.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
 - ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION, PERMANENT SIGNS AND LANE MARKINGS SHALL BE IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL FOR TEMPORARY CONDITIONS AND INTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL UNDERGROUND SERVICE CONNECTIONS AND TRENCHES WITHIN PAVED PORTION OF AN EXISTING ROAD ARE TO BE BACKFILLED WITH UNSHRINKABLE FILL MATERIAL.
 - THE NOTES ON THIS SHEET APPLY TO ALL WORKS UNDER THIS CONTRACT UNLESS OTHERWISE NOTED ON THE SPECIFIC DETAIL DRAWING.
 - ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS) AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) CONSTITUTE PART OF THE PLANS OF THIS CONTRACT.
 - THE STANDARD DRAWINGS INCLUDED WITH THESE PLANS ARE PROVIDED FOR CONVENIENCE ONLY AND ARE NOT TO BE CONSTRUED TO BE A COMPLETE SET FOR THE PURPOSE OF THE CONTRACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RELEVANT STANDARD DRAWINGS AND SPECIFICATIONS AS REQUIRED FOR THIS CONTRACT.
 - ALL DIMENSIONS 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.
 - NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
 - GRANULAR MATERIAL, USED FOR BACKFILL, SHALL BE PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.
 - FOUNDING SOILS ARE TO BE INSPECTED BY A GEOTECHNICAL ENGINEER.
 - ALL SEWER MATERIAL SHALL BE CSA CERTIFIED.
- LOCATES AND LIABILITY**
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO THE ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWN.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY, AND WHERE SHOWN ON THE DRAWINGS IS THE ACCURACY OF THE LOCATION OF SUCH UTILITIES ARE NOT GUARANTEED. THE CONTRACTORS SHALL DETERMINE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED. THE CONTRACTORS SHALL PROVE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE OR RESTORATION TO SAME.
 - THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS WITH EXISTING SERVICES.

- GRADING AND ROAD / PAVEMENTS**
- ALL AREA GRADING AND RESULTING DRAINAGE PATTERNS SHALL NOT ADVERSELY AFFECT ADJACENT LANDS.
 - THE STORM DRAINAGE SHALL BE SELF CONTAINED WITHIN THE SUBJECT PROPERTY UNTIL IT CAN BE DISCHARGED, REUSED, INFILTRATED AND/OR EVAPORATED IN A MANNER ACCEPTABLE TO THE TOWN.
 - GENERALLY ACCEPTED GRADIENT: MINIMUM -2.0%, MAXIMUM -5.0%. MAXIMUM ACCEPTABLE SLOPE 3 PARTS HORIZONTAL TO 1 PART VERTICAL.
 - 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 TOWN.
 - PROPOSED SPOT ELEVATIONS WILL BE SHOWN FOR ASPHALT, LANDSCAPE OR CONCRETE AREA UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS ARE 0.15m ABOVE ASPHALT ELEVATIONS EXCEPT AT CURB DEPRESSIONS AND WHEEL CHAIR RAMPS.
 - ALL CONCRETE CURB SHALL BE BARRIER CURB OPSD 600.11
 - WHERE NEW ASPHALT MATCHES EXISTING ASPHALT, GRIND EXISTING ASPHALT A MINIMUM OF 300mm WIDE AND 40mm DEEP FOR KEYING. APPLY HOT RUBBER SEALING COMPOUND IN ACCORDANCE WITH OPSS 1212. ALL SURFACES TO BE TACK COATED WITH SS-1.
 - THE PARKING LOT AND ENTRANCE PAVEMENT STRUCTURE SHALL CONFORM TO THE REQUIREMENTS FOR HEAVY DUTY ASPHALT PAVING AND SHALL CONSIST OF THE FOLLOWING:
50mm HL3 ASPHALT (TOP COURSE)
75mm HL8 ASPHALT (BINDER COURSE)
150mm OF 19mmØ CRUSHER RUN LIMESTONE BASE
300mm OF 50mmØ CRUSHER RUN LIMESTONE SUB-BASE
 - CONTRACTOR SHALL VERIFY AND MATCH EXISTING PAVEMENT STRUCTURE IN DEPTH AND MATERIAL. ANY DISCREPANCIES BETWEEN EXISTING AND LATEST STANDARD PAVEMENT STRUCTURE SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE TOWN OF MIDLAND.
 - BACKFILL LIFT THICKNESS SHALL BE NO GREATER THAN 300mm
 - PRIOR TO THE INSTALLATION OF ANY GRANULAR MATERIALS, THE SOIL CONSULTANT MUST ISSUE A COMPACTION CERTIFICATION AND OBTAIN APPROVAL FROM THE TOWN.
 - ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING 150mm OF APPROVED TOP SOIL AND No. 1 NURSERY SOIL UNLESS NOTED OTHERWISE.
 - THE NATIVE SUB-GRADE SHALL BE COMPACTED TO A MINIMUM OF 98% SPD AND SHALL BE PROOF ROLLED.
 - ASPHALT LAYERS TO BE COMPACTED TO MINIMUM 97% MARSHALL
 - GRANULAR LAYERS TO BE COMPACTED TO MINIMUM 97% SPMD.
 - ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPSD 310.010, 310.020, AND 310.030 TO 310.033. GRANULAR FOUNDATION DEPTH IS TO BE MINIMUM 150mm OF GRANULAR 'A'. ALL CONCRETE MATERIALS AND WORK SHALL CONFORM TO OPS SPECIFICATIONS.

