

GENERAL NOTES

- ALL DIMENSIONS ARE IN METRES AND/OR MILLIMETRES UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR UTILITY STAKEOUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF UXBRIDGE AND THE REGION OF DURHAM.
- ALL TRENCHING SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT. TRENCH SIDES SHALL BE FLATTENED IN ACCORDANCE WITH DIRECTIONS FROM THE GEOTECHNICAL ENGINEER. CONSTRUCTION OF SHORING, BRACING AND PROTECTION SCHEMES SHALL CONFORM TO OPSS 538 & 539.
- ALL WELLS TO BE LOCATED AND DECOMMISSIONED IN ACCORDANCE WITH PROVINCIAL REQUIREMENTS.

ROADS

PAVEMENT DESIGN BASEON ON THE GEOTECHNICAL REPORT COMPLETED BY SOIL ENGINEERS LTD. DATED JANUARY 2021.

- LOCAL ROADS
 40mm HL-3 ASPHALT
 50mm HL-8 ASPHALT
 150mm GRANULAR 'A'
 300mm GRANULAR 'B'

- MINIMUM ALLOWABLE COMPACTION OF THE ROADWAY AREA IS AS FOLLOWS:
 i) ROAD SUB-GRADE 98% SPDD.
 ii) GRANULAR SUB-BASE 100% OF MAX. DRY DENSITY AS PER OPSS 501.06.02.
 iii) ASPHALT MIN. 97% OF MARSHALL FIELD DENSITY.
- TWO STAGE CURB AND GUTTER TO BE IN ACCORDANCE WITH OPSD 600.070. SINGLE STAGE CURB AND GUTTER TO BE IN ACCORDANCE WITH OPSD 600.040. CONCRETE CURBS TO BE 30 MPa AS PER OPSS 1350.
- SUBDRAINS TO BE INSTALLED CONTINUOUS ALONG BOTH SIDES OF ALL CURB AND GUTTER AS PER TOWNSHIP OF UXBRIDGE STANDARD.
- ALL PAVEMENT DIMENSIONS TO BE MEASURED TO FACE OF CURB.
- SIDEWALK TO BE IN ACCORDANCE WITH OPSD 310.010, AND OPSD 310.020.
- ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCES TO BE RESTORED TO THE SATISFACTION OF THE TOWN OF AJAX AND REGION OF DURHAM.

GRADING

- ALL LOT GRADING SHALL BE CONSTRUCTED AT MINIMUM 2.0% AND MAXIMUM 12.0% WITHIN THE RIGHT OF WAY MINIMUM AND MAXIMUM GRADIENTS SHALL BE 2.0% AND 5.0% RESPECTIVELY, UNLESS OTHERWISE NOTED. THE SLOPING OF GRASSED AREAS SHALL NOT EXCEED 3:1 (HORIZ.:VERT.) WITH A MAXIMUM VERTICAL ELEVATION NOT IN EXCESS OF THE APPLICABLE TOWNSHIP STANDARD.
- TOPSOIL IN FILL AREAS TO BE STRIPPED. ALL FILL MATERIAL SHALL BE APPROVED FOR SUITABILITY BY THE GEOTECHNICAL ENGINEER PRIOR TO ANY FILLING OR REUSE OF EXCAVATED MATERIAL. APPROVED FILL MATERIAL SHALL BE COMPACTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- ALL EXTERNAL SITE AREAS DISTURBED BY THE ACTIVITIES OF THE CONTRACTOR SHALL BE RESTORED TO EXISTING CONDITION OR BETTER. GRASSED AREAS SHALL BE RESTORED BY PLACING 150mm OF TOPSOIL AND ACTIVELY GROWING NO. 1 NURSERY SOD. ALL BOULEVARDS TO BE SODDED.
- ALL SURFACE DRAINAGE SHALL BE SELF CONTAINED. DRAINAGE OF ABUTTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.
- EXISTING MANHOLES AND VALVES TO BE ADJUSTED AS REQUIRED TO SUIT NEW GRADES.
- PROPOSED ELEVATIONS ALONG SITE PROPERTY LINES MUST MATCH EXISTING ELEVATION UNLESS NOTED OTHERWISE.

SERVICE CONNECTIONS

- ALL PVC SEWER PIPE SHALL BE EQUAL TO CSA SPECIFICATION B137.0 AND B137.3 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED FOR CLASS SDR-28.
- ALL SANITARY SERVICE CONNECTIONS TO BE GREEN, 100mmØ PVC CLASS SDR-28 AS PER REGION OF DURHAM STD.'S S-301 & S-302. WYE CONNECTIONS ARE REQUIRED ON ALL FIRST LEG OF SANITARY SEWERS.
- ALL STORM SERVICE CONNECTIONS TO BE WHITE, 125mmØ PVC CLASS SDR-28 AS PER AS-165 & OPSD 1006.01.
- WATER SERVICE CONNECTIONS TO BE 19mmØ SOFT COPPER TYPE 'K' AS PER DURHAM REGION STD. S-410.
- BEDDING FOR SANITARY AND WATERMAIN SERVICE CONNECTIONS SHALL BE IN ACCORDANCE WITH REGION OF DURHAM STANDARD S-200.010, CLASS 'P'. BEDDING FOR STORM SERVICE CONNECTIONS SHALL BE IN ACCORDANCE WITH TOWNSHIP OF UXBRIDGE STANDARD DRAWING US-135.
- SANITARY AND STORM SERVICE CONNECTIONS SHALL BE EXTENDED 1.50m BEYOND THE STREETLINE. WATER SERVICE CONNECTION SHALL BE EXTENDED 150mm BEYOND THE CURB STOP AS PER REGION OF DURHAM STANDARD S-230.010.
- CURB STOPS SHALL BE INSTALLED ON THE STREETLINE IN ACCORDANCE WITH REGION OF DURHAM STANDARD S-230.020.
- 50mm x 100mm x 2.40m WOODEN MARKERS SET WITH A MINIMUM OF 0.9m ABOVE GROUND SHALL BE PLACED AT THE ENDS OF THE SERVICE CONNECTIONS AS FOLLOWS:
 STORM - GREEN
 SANITARY - RED
 WATER - BLUE
- ALL SANITARY SERVICE CONNECTIONS TO THE MAINLINE SEWER SHALL BE MADE AS PER REGION OF DURHAM STANDARDS S-100.010 AND S-100.020.
- ALL SERVICE CONNECTIONS TO BE MADE AS PER TOWN OF AJAX STANDARD AS-161.

SANITARY SEWERS

- ALL PVC SEWER PIPE SHALL BE EQUAL TO CSA SPECIFICATION 182.2 AND 182.4 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED FOR CLASS SDR-35.
- ALL SANITARY SEWER AND SERVICE CONNECTIONS TO BE FITTED WITH RUBBER GASKET JOINTS.
- PVC SANITARY SEWER BEDDING TO BE IN ACCORDANCE WITH THE REGION OF DURHAM STD. S-200.010 TYPE 'P' BEDDING UNLESS OTHERWISE NOTED.
- MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 701.010 FOR 1200mmØ.
- ALL SANITARY MANHOLES TO HAVE FRAME AND COVER AS PER OPSD 401.010, UNLESS OTHERWISE NOTED.
- ALL PRECAST SANITARY MANHOLES TO BE BENCHED IN ACCORDANCE WITH OPSD 701.021.
- ALL SANITARY SEWERS TO BE INSPECTED BY VIDEO CAMERA PRIOR TO COMPLETION ACCEPTANCE.

STORM SEWERS

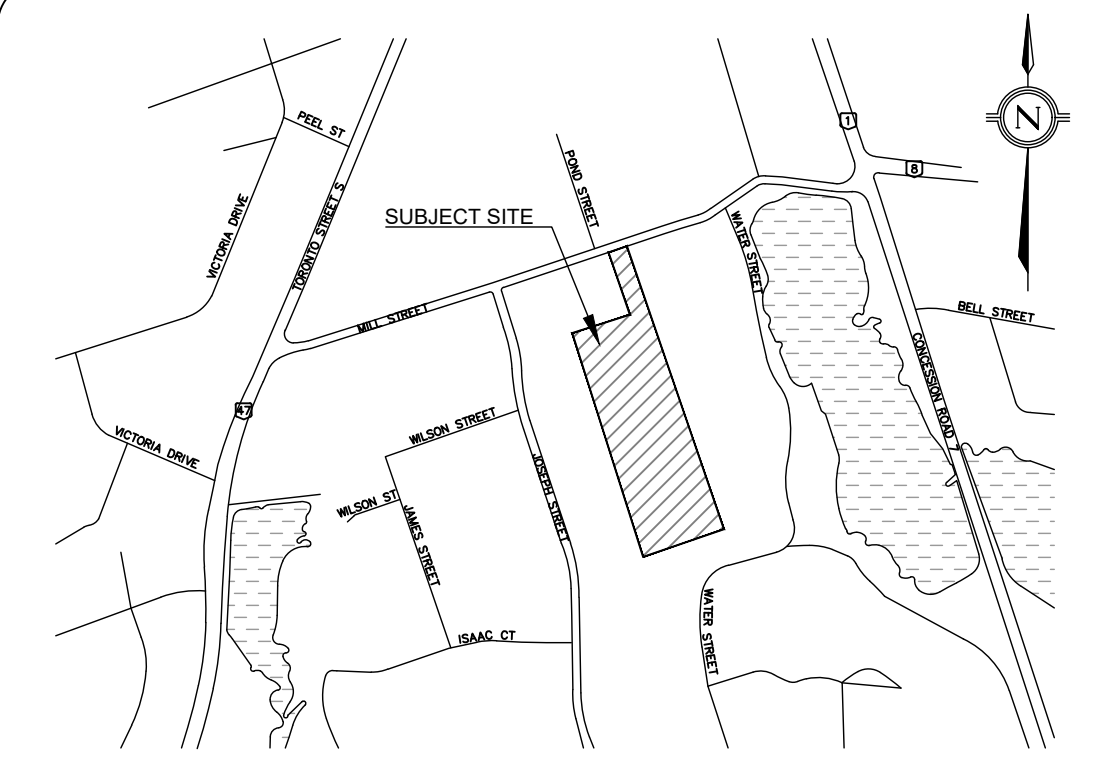
- ALL CIRCULAR CONCRETE SEWER PIPE TO BE CERTIFIED TO CONFORM TO CSA SPECIFICATION A257.1 OR A257.2 FOR CLASS 3, 65-D, 100-D OR 140-D OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED. HORIZONTAL ELLIPTICAL PIPE TO BE CERTIFIED TO CONFORM TO ASTM C-507. BOX SECTIONS TO CONFORM TO THE ONTARIO HIGHWAY BRIDGE DESIGN CODE AND ASTM C789M AND ASTM C850M.
- ALL PVC SEWER PIPE SHALL BE EQUAL TO CSA SPECIFICATION 182.2 AND 182.4 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
- ALL SINGLE CATCHBASIN LEADS SHALL BE 250mmØ AT A MINIMUM OF 1.0% GRADIENT. ALL DOUBLE CATCHBASIN LEADS SHALL BE 300mmØ AT A MINIMUM 1.0% GRADIENT. MATERIAL SHALL BE PVC SDR-35. ALL REAR LOT CATCHBASIN LEADS TO BE PVC SDR-35.
- ALL STORM SEWERS INCLUDING CATCHBASIN LEADS AND SERVICE CONNECTIONS TO BE FITTED WITH RUBBER GASKET JOINTS.
- CONCRETE STORM SEWER BEDDING TO BE IN ACCORDANCE WITH TOWNSHIP OF UXBRIDGE STANDARD US-135.
- STORM MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 701.010 FOR 1200mmØ, OPSD 701.011 FOR 1500mmØ OR OPSD 701.012 FOR 1800mmØ.
- ALL STORM MANHOLES TO HAVE FRAME AND COVER AS PER OPSD 701.010.
- ALL STORM MANHOLES TO BE BENCHED TO CROWN OF PIPE IN ACCORDANCE WITH OPSD 701.021.
- SINGLE CATCHBASINS TO BE IN ACCORDANCE WITH OPSD 705.010. DOUBLE CATCHBASINS TO BE IN ACCORDANCE WITH OPSD 705.020. FRAME AND GRATES TO BE IN ACCORDANCE WITH OPSD 400.010 (BICYCLE FRIENDLY).
- REAR YARD CATCHBASINS TO BE IN ACCORDANCE WITH TOWNSHIP OF UXBRIDGE STANDARDS.
- ALL STORM SEWERS AND CATCHBASIN LEADS TO BE INSPECTED BY VIDEO CAMERA PRIOR TO COMPLETION ACCEPTANCE.

WATERMANS

- ALL WATERMANS SHALL BE POLYVINYL CHLORIDE (PVC) IN ACCORDANCE WITH CSA B137.3 (AWWA C900-75) CLASS 150 (SDR 18).
- ALL WATERMAIN BEDDING SHALL BE IN ACCORDANCE WITH REGION OF DURHAM STANDARD S-200.010, TYPE 'P' BEDDING.
- TRACER WIRE TO BE USED ON ALL WATERMANS AND SHALL BE IN ACCORDANCE WITH REGION OF DURHAM STANDARD S-201.030.
- ALL WATERMANS TO HAVE 1.80m MINIMUM COVER BELOW FINISHED CENTRELINE OF ROAD GRADE TO PIPE OVERT.
- WATERMAIN JOINT RESTRAINT SHALL BE IN ACCORDANCE WITH REGION OF DURHAM STANDARD S-200.050 AND S-200.060.
- 50mm BLOW-OFF ASSEMBLY SHALL BE IN ACCORDANCE WITH REGION OF DURHAM STANDARD S-210.060.
- 19mm TEST POINT BY-PASS SHALL BE IN ACCORDANCE WITH REGION OF DURHAM STANDARD S-210.040 WHEN CONNECTING TO EXISTING WATERMANS.
- ALL FIRE HYDRANT AND WATER SYSTEM VALVES SHALL BE EQUIPPED WITH ANTI-TAMPERING DEVICES AND SHALL BE PROVIDED AND INSTALLED BY THE REGION OF DURHAM AT THE DEVELOPER'S COST.
- FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH REGION OF DURHAM STANDARD S-210.010 AND SHALL INCLUDE A STORZ PUMPER CONNECTION. HYDRANTS INSTALLED UNDER THIS CONTRACT TO BE OBTAINED FROM THE CONTRACTOR'S SUPPLIER AT THE CONTRACTOR'S EXPENSE. ALL HYDRANTS TO BE INSTALLED WITH AN ANCHOR TEE.
- MECHANICALLY RESTRAINED JOINTS SHALL BE USED WHERE SPECIFIED ON PVC WATERMANS IN ACCORDANCE WITH REGION OF DURHAM STANDARD S-200.050.
- ALL WATERMANS UP TO AND INCLUDING 300mmØ SHALL BE CLEANED BY FOAM SWABBING TO REMOVE ALL DEBRIS FROM THE PIPELINE.
- CATHODIC PROTECTION SHALL BE AS FOLLOWS:
 i) ONE 5.4kg ZINC ANODE INSTALLED ON ALL FITTINGS, VALVES, HYDRANT ASSEMBLIES AND SERVICE CONNECTIONS;
 ii) ONE 5.4kg ZINC ANODE FOR EVERY 100mm OF TRACER WIRE.
- WATERMANS TO BE FLUSHED, SUCCESSFULLY PRESSURE TESTED AND SUCCESSFULLY CHLORINATED PRIOR TO COMPLETION ACCEPTANCE.

LEGEND

- ×XXX.XXEX EXISTING ELEVATION
- XXX.XX— EXISTING CONTOUR
- x104.35 PROPOSED ELEVATION
- x104.35 TC TOP OF CURB ELEVATION
- x104.35 TW TOP OF WALL ELEVATION
- x104.35 BW BOTTOM OF WALL ELEVATION
- ↔ EMERGENCY OVERLAND FLOW
- ⊕ EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- H&V ⊕ PROPOSED FIRE HYDRANT AND VALVE
- V&B ⊕ PROPOSED VALVE AND BOX
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED SANITARY MANHOLE
- PROPERTY LINE
- SWALE
- x104.35 SW BOTTOM OF SWALE ELEVATION
- ▾ PROPOSED SLOPE
- PROPOSED CURB STOP
- 3:1 GRADING
- PROPOSED TRANSFORMER
- PROPOSED LIGHT POLE
- ⊕ WATER STRUCTURE ID
- △ CROSSING ID



KEY PLAN

LEGEND

LEGAL & TOPOGRAPHY
 PROVIDED BY: SCHAEFFER BIZALDOV BENNETT LTD.
 64 JARDIN DRIVE
 CONCORD, ON, L4K 3P3
 PHONE: (416) 987-0101

BENCHMARK AND ELEVATION
 ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928 : PRE-1978 ADJUSTMENT) AND ARE REFERRED TO MINISTRY OF TRANSPORTATION OF ONTARIO BENCHMARK No. 00819778487, HAVING A PUBLISHED ELEVATION OF 274.359 METERS.

1.	2ND SPA SUBMISSION	2021/06/25	PT	
No.	REVISIONS/ISSUED	DATE	BY	CITY

counterpoint ENGINEERING

COUNTERPOINT ENGINEERING INC.
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ENGINEER'S STAMP
 LICENSED PROFESSIONAL ENGINEER
 P. A. Turner
 100079687
 PROVINCE OF ONTARIO

APPLICANT:
MOSAIK (UXBRIDGE) INC.

SITE LOCATION:
**62 MILL STREET
 THE TOWNSHIP OF UXBRIDGE
 L9P 1H9, ONTARIO**

SITE PLAN FILE No.:

GENERAL NOTES

DESIGNED BY: SS	CHECKED BY: PT	DATE: JUNE 2021
DRAWING BY: SC	CHECKED BY: PT	PROJECT NO. 20128
SWM BY: JL	CHECKED BY: PT	DRAWING NO. ND-01

SCALE: 1:500m