

- Legend:**
- EXISTING FEATURES (EX)**
- EX STD IRON BAR
 - EX IRON BAR
 - EX UTILITY POLE
 - EX BELL PED
 - EX HYDRO TRANSFORMER
 - EX STD IRON BAR
 - EX FIRE HYD.
 - EX HYDRO POLE
 - EX STOP SIGN
 - EX ELEVATION
 - EX FENCE
 - EX U/G GASMAIN
 - EX U/G BELL
 - EX U/G HYDRO
 - EX TOP OF SLOPE
 - EX BOTTOM OF SLOPE
 - EX WATERMAIN & VALVE
 - EX SAN SEWER & MH
 - EX STM SEWER & MH
 - BH BOREHOLE LOCATION
 - GROUNDWATER LEVEL
- PROPOSED FEATURES (PR)**
- NS PR STREET NAME SIGN
 - SS PR STOP SIGN
 - SF PR SILT FENCE
 - PR FENCE
 - PR STREET LIGHT
 - PR HYDRO TRANSFORMER
 - PR WATER SERVICE
 - PR SANITARY SERVICE
 - PR STORM SERVICE
 - PR WATERMAIN
 - PR FIRE HYDRANT
 - PR WATER VALVE
 - MH A PR SANITARY SEWER
 - MH B PR SANITARY MANHOLE
 - CB 1A PR CATCHBASIN
 - PR ELEVATION
 - PR MATCH EXISTING ELEVATION (INTERPOLATED)
 - PR SWALE
 - PR 3:1 SLOPE
 - PR PIPE INSULATION
 - PR ROAD RESTORATIONS
 - PR DEPRESSED CURB
 - PR CURB RESTORATION

- GENERAL NOTES:**
- LATEST SITE PLAN PREPARED BY ARCHITECTURAL DESIGN ASSOCIATES INC.
 - TOPOGRAPHIC SURVEY PREPARED BY D.S. DORLAND LIMITED DATED AUGUST 17TH 2021.
 - TOPOGRAPHIC SURVEY PREPARED BY JAMES E. KIRKLAND LTD DATED APRIL 12TH 2022, REVISED JUNE 10TH 2022.
 - EXISTING SERVICES IN ROW INFORMATION IS FROM CITY OF GREATER SUDBURY AS-BUILT DRAWINGS KINGSWAY2 & KINGSWAY3 DATED 2011-04-06.
 - REFER TO LANDSCAPE PLANS FOR TREE PRESERVATION, SOFT & HARD LANDSCAPING DETAILS.

CAUTION
CONTRACTOR TO DETERMINE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

Notes:

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Benchmark: 267.75m
TOP OF FIRE HYDRANT LOCATED NEAR THE NORTH EAST CORNER OF THE SITE WITH ELEVATION 267.75m

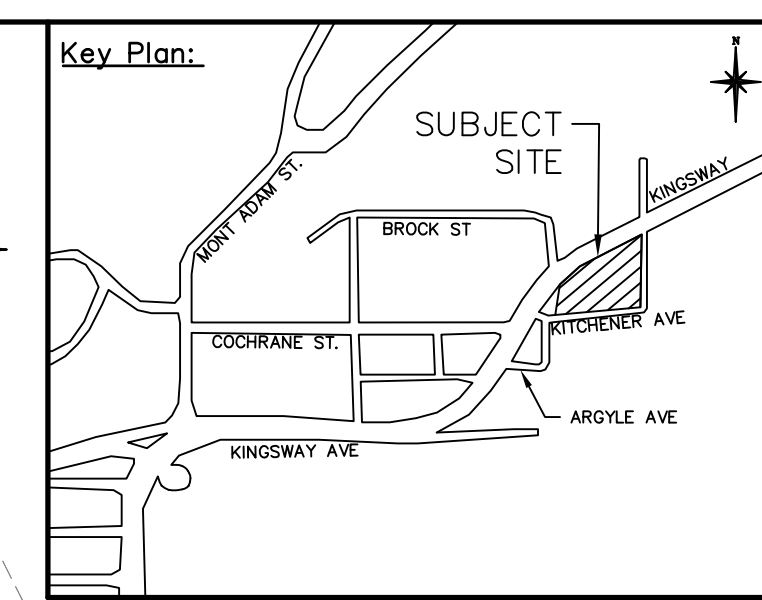
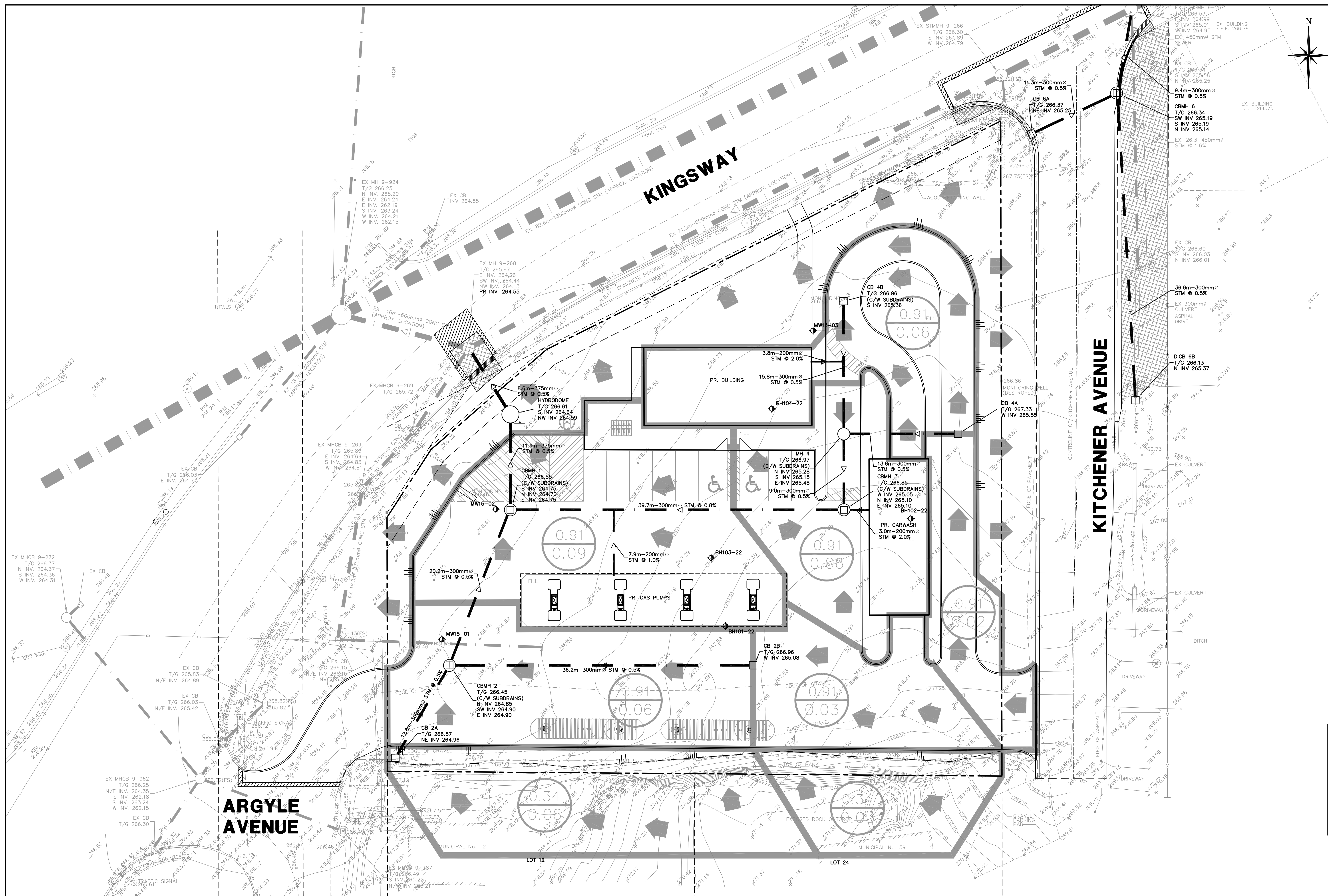


No.	Issue / Revision	Date
1	1ST SUBMISSION	AUG. 26, 2022
2	2ND SUBMISSION	MAY 8, 2023

KINGSWAY GAS STATION
SITE GRADING PLAN

Client:
Bluerock Developments
507 Peel Street
Whitby, Ontario
L1N 3Y7

Drawn By	Checked By	Drawing No.
AB	JWL	SGR
Scale	Project No.	
1:200	20-643	



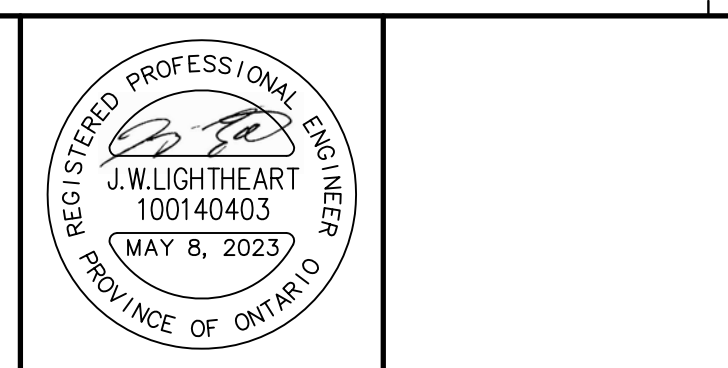
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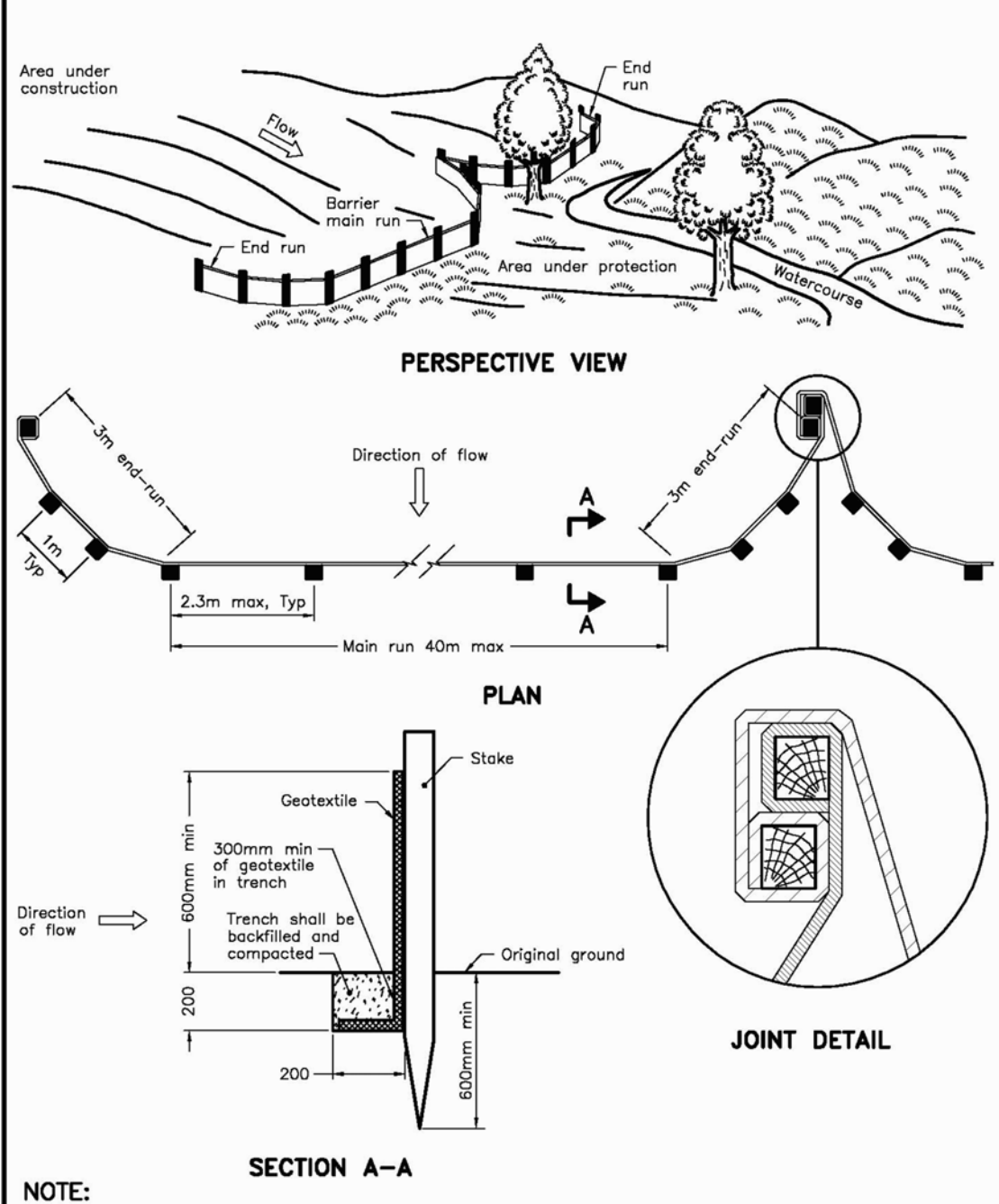
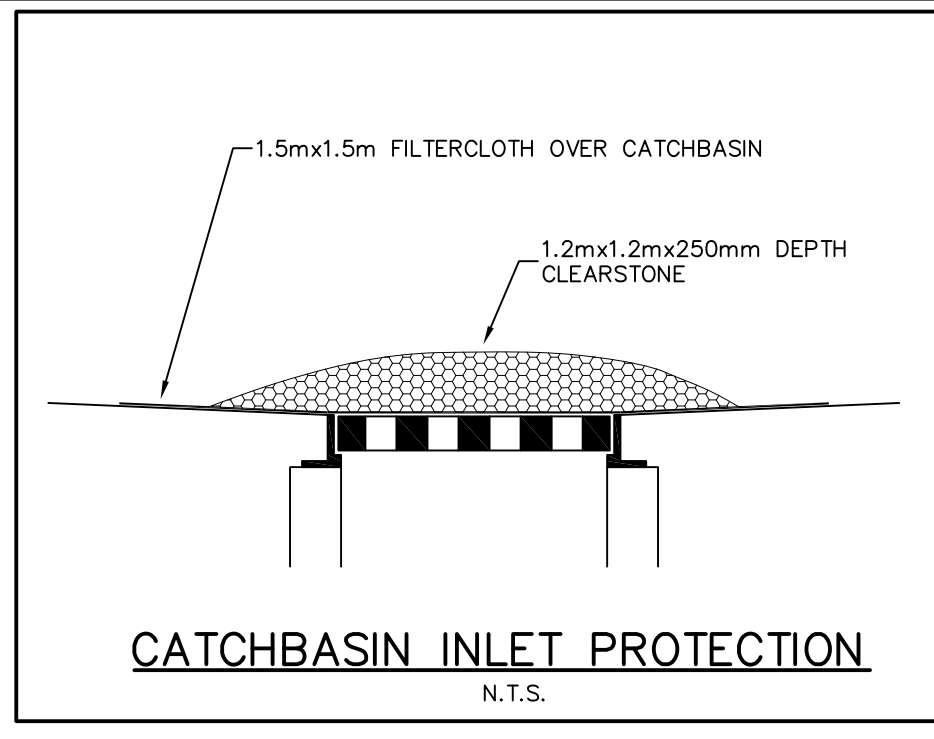
No.	Issue / Revision	Date
1	1ST SUBMISSION	AUG. 26, 2022
2	2ND SUBMISSION	MAY 8, 2023

**KINGSWAY
GAS STATION
STORM DRAINAGE PLAN**

Client:
Bluerock Developments
507 Peel Street
Whitby, Ontario
L1N 3Y7

Drawn By	Checked By	Drawing No.
AB	JWL	STM
Scale	Project No.	
1:200	20-643	

- GENERAL ESC NOTES:**
1. SEDIMENT BARRIERS, CHECK DAMS, AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION.
 2. ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL AREAS ARE STABILIZED.
 3. MAXIMUM ALLOWED SEDIMENT ACCUMULATION AT THE SEDIMENT FENCING IS HALF THE FENCE FABRIC HEIGHT.
 4. AFTER SIGNIFICANT RAIN EVENT, ALL SEDIMENT AND EROSION CONTROLS MUST BE INSPECTED AND RECTIFIED AS SOON AS POSSIBLE.
 5. IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.
 6. THE SITE WILL BE WET DOWN IF NECESSARY TO CONTROL DUST.
 7. CALCIUM CHLORIDE DUST CONTROL MUST NOT BE USED IN GROUND WATER PROTECTION AREAS AND IMMEDIATELY UPSTREAM OF BODIES OF WATER.
 8. ALL CONSTRUCTION ACTIVITY WILL COMPLY WITH CITY OF GREATER SUBURBARY NOISE BYLAW.
 9. ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM TEMPORARY CONSTRUCTION ACCESS AS APPROVED BY THE CITY OF GREATER SUBURBARY.
 10. ALL TOPSOIL STOCKPILES TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING.
 11. FILTER FABRIC TO BE PLACED UNDER GRATES AND LIDS ON ALL ONSITE AND DOWNSTREAM CATCHBASINS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. FILTER FABRIC FOR SILT CONTROL TO BE TERRAFIX 270R OR APPROVED EQUIVALENT.
 12. WHERE CONSTRUCTION ACTIVITY OCCURS WITHIN THE CITY RIGHT OF WAY, SEDIMENT CONTROLS WILL BE PLACED ON THE CATCHBASINS ON PUBLIC STREETS ACROSS THE PROPERTY'S FRONTAGE.
 13. STREET SWEEPING, CATCHBASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE GENERAL MANAGER OF GROWTH AND INFRASTRUCTURE.
 14. SURFACE EROSION PROTECTION MUST BE APPLIED FOR ALL DISTURBED AREAS, SUBJECT TO EROSION, UNTIL VEGETATION IS ESTABLISHED.
 15. A LOG BOOK SHALL BE KEPT ONSITE INDICATING INSPECTION SCHEDULES, REPAIRS MADE, & ANY CONCERNS NOTED.
 16. ADDITIONAL MATERIALS SUCH AS CLEAR STONE, FILTER FABRIC, PUMPS, HOSES AND SILT SOCKS, OR APPROVED EQUIVALENT TO BE KEPT ONSITE AT ALL TIMES FOR CONDUCTING REPAIRS TO SEDIMENT CONTROL MEASURES.
 17. ENGINEERED CHANGES TO THE ESC MEASURES MAY BE REQUIRED AS SITE CONDITIONS CHANGE.
 18. ANY DEWATERING OCCURRING ONSITE MUST BE IN ACCORDANCE WITH AN APPROVED DEWATERING PLAN, WHICH MUST INCLUDE SILT TRAPS.
 19. REFUELLING, EQUIPMENT MAINTENANCE, AND HAZARDOUS MATERIAL STORAGE MUST TAKE PLACE A MINIMUM OF 30M FROM ANY WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREA.
 20. AN APPROVED SPILL MANAGEMENT PLAN IS TO BE KEPT ONSITE AT ALL TIMES.
 21. SPILLS ARE TO BE REPORTED IMMEDIATELY TO THE MCOF SPILLS ACTION CENTER AT 1-800-268-6060
 22. TEMPORARY FUEL AND OTHER HAZARDOUS MATERIAL STORAGE IS TO BE LOCATED MINIMUM 30M AWAY FROM ANY WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREA.

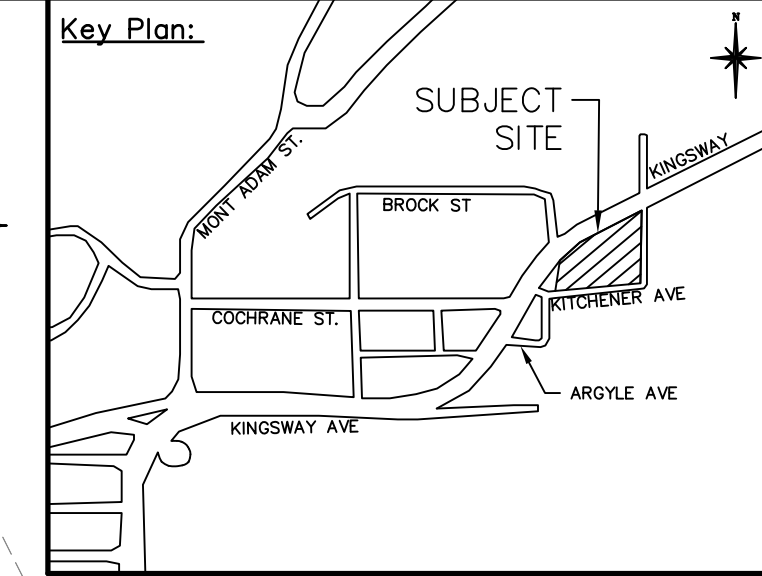
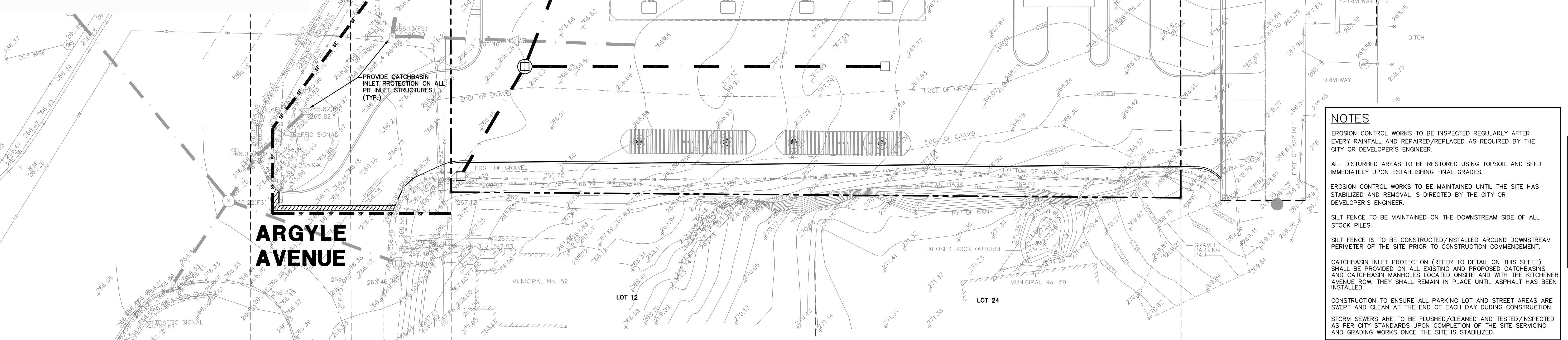


NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2

LIGHT-DUTY SILT FENCE BARRIER

OPSD 219.110



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NOTES

EROSION CONTROL WORKS TO BE INSPECTED REGULARLY AFTER EVERY RAINFALL AND REPAIRED/REPLACED AS REQUIRED BY THE CITY OR DEVELOPER'S ENGINEER.

ALL DISTURBED AREAS TO BE RESTORED USING TOPSOIL AND SEED IMMEDIATELY UPON ESTABLISHING FINAL GRADES.

EROSION CONTROL WORKS TO BE MAINTAINED UNTIL THE SITE HAS STABILIZED AND REMOVAL IS DIRECTED BY THE CITY OR DEVELOPER'S ENGINEER.

SILT FENCE TO BE MAINTAINED ON THE DOWNSTREAM SIDE OF ALL STOCK PILES.

SILT FENCE IS TO BE CONSTRUCTED/INSTALLED AROUND DOWNSTREAM PERIMETER OF THE SITE PRIOR TO CONSTRUCTION COMMENCEMENT.

CATCHBASIN INLET PROTECTION (REFER TO DETAIL ON THIS SHEET) SHALL BE PROVIDED ON ALL EXISTING AND PROPOSED CATCHBASINS AND CATCHBASIN MANHOLES LOCATED ONSITE AND WITH THE KITCHENER AVENUE ROW. THEY SHALL REMAIN IN PLACE UNTIL ASPHALT HAS BEEN INSTALLED.

CONSTRUCTION TO ENSURE ALL PARKING LOT AND STREET AREAS ARE SWEEP AND CLEAN AT THE END OF EACH DAY DURING CONSTRUCTION.

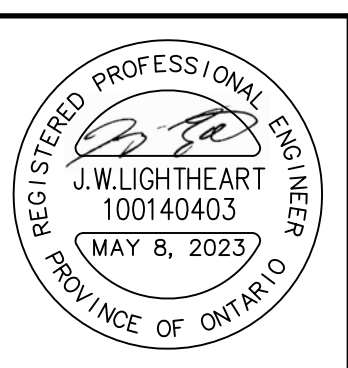
STORM SEWERS ARE TO BE FLUSHED/CLEANED AND TESTED/INSPECTED AS PER CITY STANDARDS UPON COMPLETION OF THE SITE SERVING AND GRADING WORKS ONCE THE SITE IS STABILIZED.

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EROSION & SEDIMENT CONTROL PLAN

Client:
Bluerock Developments
507 Peel Street
Whitby, Ontario
L1N 3Y7

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WMI & Associates Limited
119 Collier Street
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www.wmiengineering.ca

Drawn By AB Checked By JWL
Scale 1:200 Project No. 20-643 **ESC**

