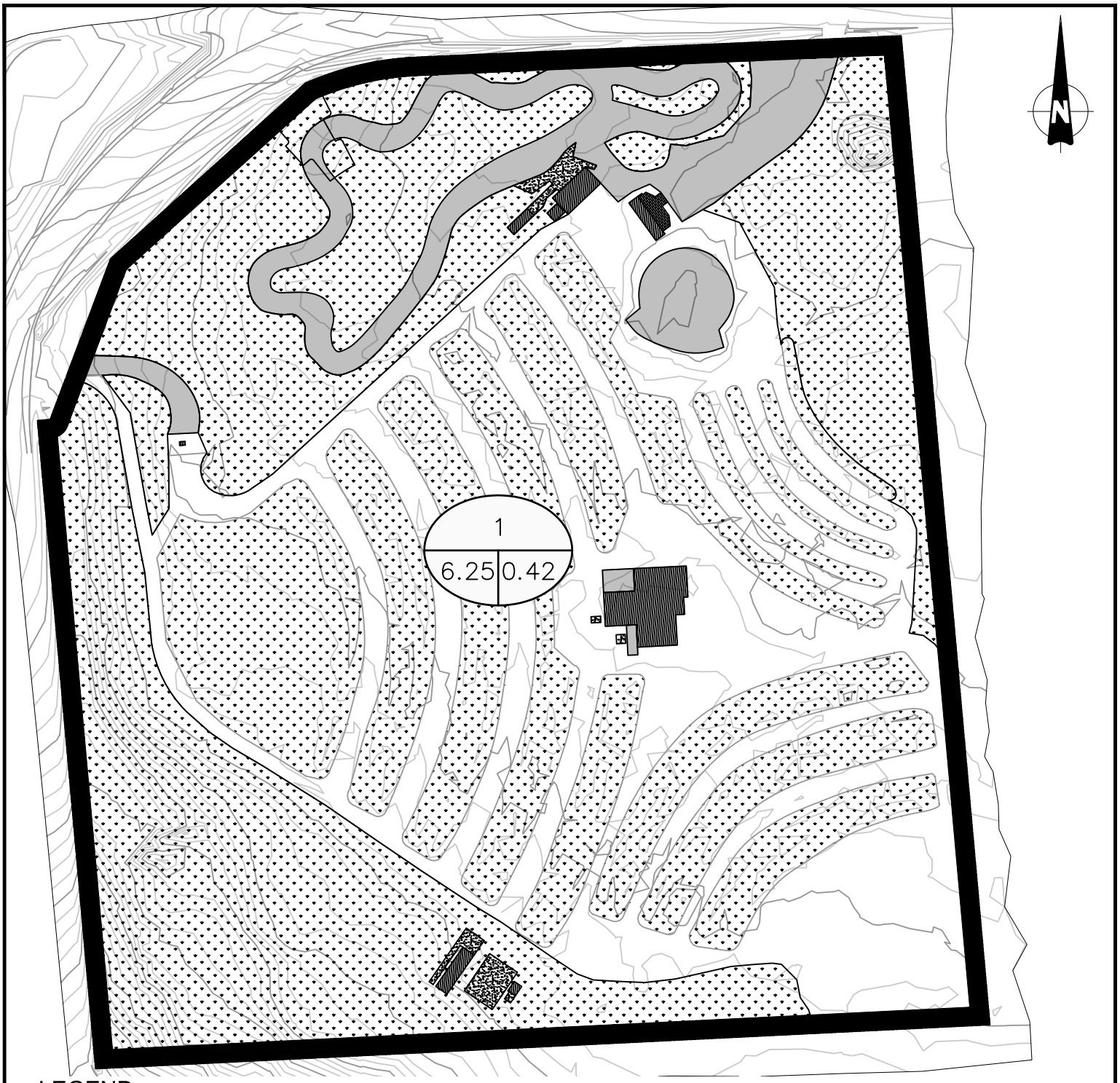


LEGEND

- EX. LANDSCAPED AREA
- EX. GRAVEL AREA
- EX. ASPHALT
- EX. CONCRETE
- EX. BUILDING
- EX. FRAME DECK
- EX. CATCHMENT AREA

1:1500

50 m 0 50 m

DRAINAGE AREA LABEL

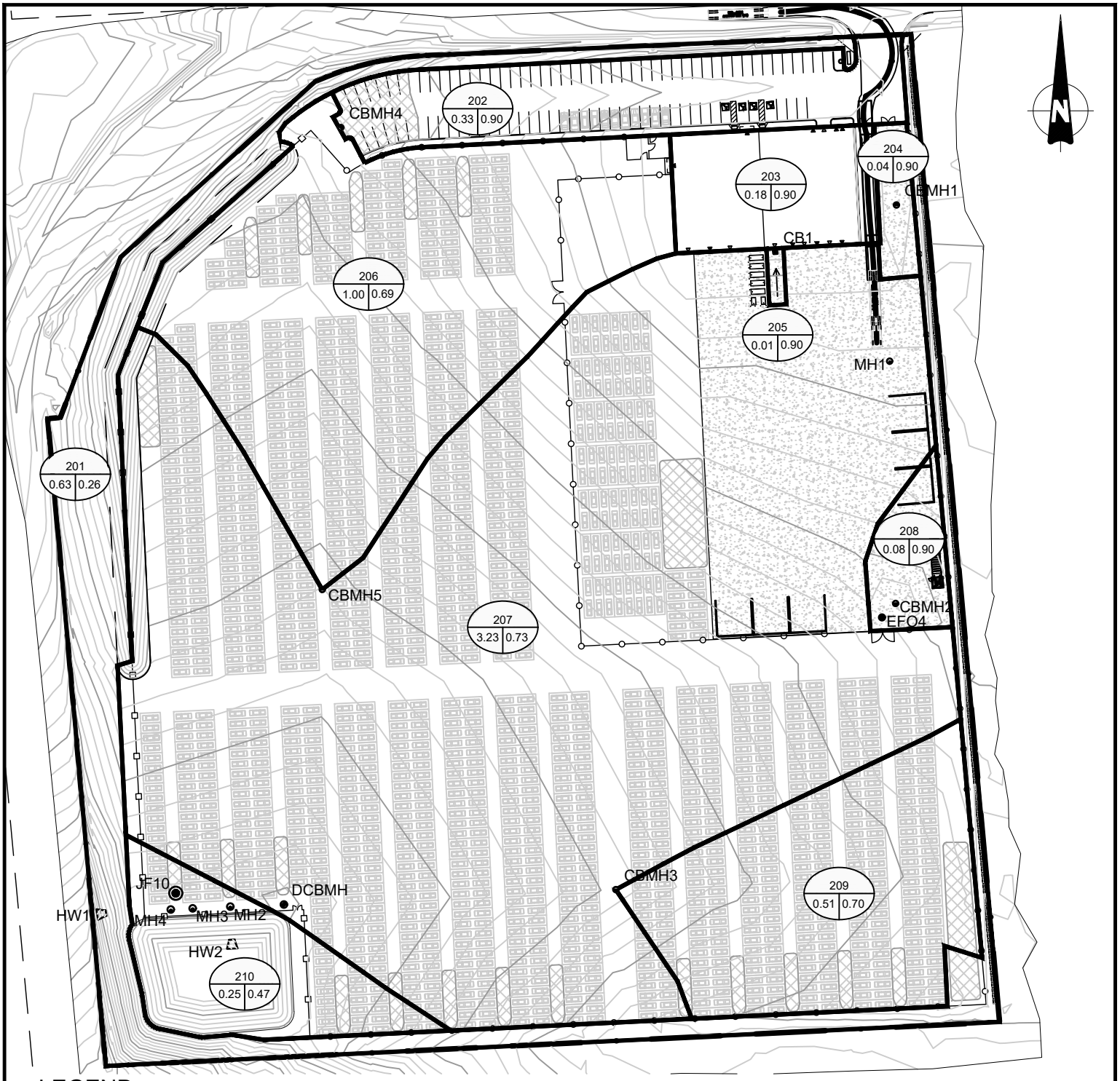
1
0.75 | 0.90

AREA (ha.) — RUNOFF COEFFICIENT

CLIENT	PROJECT NAME		IBI GROUP
AMERICAN IRON & METAL 9100, BOUL. HENRI-BOURASSA EST MONTREAL, QC H1E 2S4	KENNY U-PULL 1533 MCADOO'S LANE KINGSTON, ON		Unit 110 - 650 Dalton Avenue Kingston ON K7M 8N7 Canada tel 613 531 4440 fax 613 531 7789 ibigroup.com
	SCALE: 1:1500	DATE: 2023-03-01	FIGURE NAME: EXISTING DRAINAGE EXHIBIT
	PROJECT ENG: B.T.	DRAWN BY: C.A.	FIGURE NO.: SWM1
	CHECKED BY: B.T.	APPROVED BY: B.T.	REVISION: 1
	PROJECT NO: 124600		

File Location: J:\124600_1533McAdooLN\7.0_Production\7.03_Design\04_Civil\Sheets\124600_SWM_2022-07-06.dwg Last Saved: December 7, 2022, by jasmine.leikucs Plotted: Tuesday, February 28, 2023 11:14:50 AM by Jasmine Leikucs

SCALE CHECK 10mm 1 in



LEGEND

PR. CATCHMENT AREA

DRAINAGE AREA LABEL

1
0.75 | 0.90

AREA (ha.)

RUNOFF COEFFICIENT

1:1500

50 m 0 50 m

CLIENT AMERICAN IRON & METAL 9100, BOUL. HENRI-BOURASSA EST MONTREAL, QC H1E 2S4	PROJECT NAME KENNY U-PULL 1533 MCADOO'S LANE KINGSTON, ON		IBI GROUP Unit 110 - 650 Dalton Avenue Kingston ON K7M 8N7 Canada tel 613 531 4440 fax 613 531 7789 ibigroup.com
	SCALE: 1:1500	DATE: 2023-03-01	FIGURE NAME: POST-DEVELOPMENT DRAINAGE EXHIBIT
	PROJECT ENG: B.T.	DRAWN BY: C.A.	FIGURE NO.: SWM2
	CHECKED BY: B.T.	APPROVED BY: B.T.	REVISION: 4
	PROJECT NO: 124600		

File Location: J:\124600_1533McAdooLN\7.0_Production\7.03_Design\04_Civil\Sheets\124600_SWM_2022-07-06.dwg Last Saved: December 7, 2022, by jasmine.leikucs Plotted: Tuesday, February 28, 2023 10:57:29 AM by Jasmine Leikucs

SCALE CHECK 1 in 10mm

1.0 GENERAL

1.1 TOPOGRAPHIC SURVEY INFORMATION WAS OBTAINED FROM LESLIE M. HIGGINSON SURVEYING LTD. (FILE: K'N WGCR-11.12 | 2020-0139 HGNDC POS).

1.2 THE SITE IS LOCATED AT 1533 McADOO'S LANE, CITY OF KINGSTON, COUNTY OF FRONTENAC.

1.3 OWNER TO ENSURE EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ACCORDING TO THEIR MANUFACTURER'S GUIDELINES AND RELEVANT OPSD DETAILS, SHALL BE CHECKED ON A DAILY BASIS, AND SHALL BE REMOVED, ALONG WITH ACCUMULATED SEDIMENT, IMMEDIATELY FOLLOWING THE EFFECTIVE STABILIZATION OF THE SITE.

1.4 CONTRACTOR SHALL OBTAIN LOCATES FOR ALL EXISTING U/G SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR TO CONFIRM ALL TIE IN LOCATIONS, ELEVATIONS AND EXISTING PIPE SIZES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FROM THESE DRAWINGS SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

1.5 ALL CONCRETE CURBS AND SIDEWALKS TO CONFORM TO O.P.S. AND CONSTRUCTED TO DETAILS PROVIDED. ALL CONCRETE SHALL BE "NORMAL PORTLAND CEMENT" IN ACCORDANCE WITH O.P.S.S. 1350 AND SHALL ACHIEVE A MINIMUM STRENGTH OF 30MPa AT 28 DAYS.

1.6 ALL DISTURBED AREAS BEYOND PROPERTY LIMITS TO BE REINSTATED TO MATCH EXISTING CONDITIONS AS DIRECTED BY ENGINEER. ALL BOUNDARIES TO BE BLENDED TO EXISTING CONDITIONS.

2.0 STORM

2.1 ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

2.2 ALL STORM SEWERS TO BE CSA CERTIFIED PVC DR 35, BELL AND SPIGOT TYPE, WITH ELASTOMERIC GASKET AS PER OPSS 1841 AND CSA B182.2 M1990. ONLY FACTORY FITTINGS TO BE USED.

2.3 MINIMUM DEPTH OF COVER FOR STORM SEWER MAINS AND LATERALS IS 1.0m.

2.4 CONTRACTOR TO VERIFY TIE-IN LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.

2.5 CB1 - OPSD 705.010 C/W OPSD 400.010.
CBMH1 - OPSD 701.010 C/W OPSD 400.010.
CBMH2 - OPSD 701.010 C/W OPSD 400.010.
CBMH3 - OPSD 701.010 C/W OPSD 400.010.
CBMH4 - OPSD 701.010 C/W OPSD 400.010.
CBMH5 - OPSD 701.010 C/W OPSD 400.010.
DCBMH - OPSD 701.011 C/W OPSD 703.021, 2x OPSD 400.010.
MH1 - OPSD 701.010 C/W OPSD 401.010 TYPE B.
MH2 - OPSD 701.011 C/W OPSD 401.010 TYPE B.
MH3 - OPSD 701.011 C/W OPSD 401.010 TYPE B.
MH4 - OPSD 701.011 C/W OPSD 401.010 TYPE B.
EFO4 - STORMCEPTOR MODEL EFO4.
JF10 - JELLYFISH FILTER MODEL JF10-17-4. [OR APPROVED EQUIVALENT]
HW1 - OPSD 804.040.
HW2 - OPSD 804.040.

2.6 STEEL PLATE ORIFICE CONTROL TO BE INSTALLED AT WEST OUTLET FROM MH2. SEE DETAIL.

2.7 INSTALL SEDIMENT BASKET IN ALL CATCHBASINS AND CATCHBASIN MANHOLES.

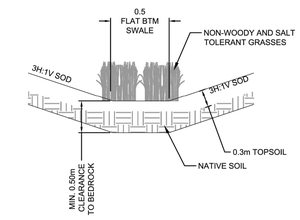
2.8 INSTALL 5 m x 5 m 100 mm THICK ASPHALT AREA AROUND DCBMH, CBMH3 AND CBMH5.

2.9 STORMWATER STOARGE TO BE PROVIDED BY DRY POND LOCATED IN THE SOUTHWEST CORNER OF THE SITE. POND TO PROVIDE A MINIMUM STORAGE VOLUME OF 802 m³. POND TO HAVE 5:1 (MAX) SIDE SLOPES.

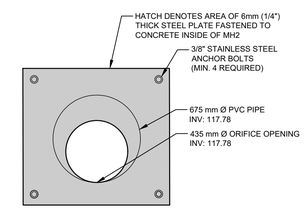
CONSTRUCTION NOTES - ENVIRONMENTAL

WHILE UNDERTAKING CLEARING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE OWNER AND THEIR CONTRACTORS SHALL BE VIGILANT FOR THE POTENTIAL PRESENCE OF UNDERGROUND FUEL TANKS, CONTAMINATED SOIL OR GROUNDWATER, BURIED WASTES, DESIGNATED SUBSTANCES OR ABANDONED WATER WELLS. IF ANY OF THE ABOVE ARE ENCOUNTERED OR SUSPECTED, THE OWNER SHALL ENSURE THAT:

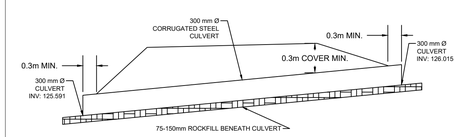
1. THE CITY OF KINGSTON'S ENVIRONMENT DIVISION IS ADVISED THAT CONTAMINANTS OR WASTES HAVE BEEN DISCOVERED OR ARE SUSPECTED.
2. ANY SOIL OR GROUNDWATER CONTAMINATION ENCOUNTERED IS REMEDIATED TO APPLICABLE STANDARDS AS DEFINED WITHIN O.REG. 153/04 OR AS REVISED.
3. ANY WASTES GENERATED BY SITE CLEAN-UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
4. ANY ABANDONED FUEL TANKS ENCOUNTERED ARE DECOMMISSIONED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
5. ANY UNUSED WATER WELLS (DRILLED OR DUG) ARE PROPERLY ABANDONED IN ACCORDANCE WITH ONTARIO REGULATION 903 - WELLS OR AS REVISED ;
6. IF IT APPEARS LIKELY THAT CONTAMINATION, INCLUDING THE PRESENCE OF DESIGNATED SUBSTANCES. EXTENDS BEYOND THE BOUNDARIES OF THE SUBJECT PROPERTY, THE OWNER NOTIFIES THE LOCAL OFFICE OF THE MINISTRY OF THE ENVIRONMENT AND THE CITY OF KINGSTON'S ENVIRONMENT DIVISION;
7. CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND
8. THAT THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTER (1-800-268-6060) AND TO THE MUNICIPALITY (546-4291 EXT. 1368) FORTHWITH.



1 / C200 SECTION DETAIL: DRY GRASSED SWALE
SCALE: 1:25



2 / C200 STEEL PLATE ORIFICE DETAIL
SCALE: N.T.S.



3 / C200 CULVERT DETAIL
SCALE: N.T.S.

1:500

5 0 5 10 15 20 25 30 35 m

True North

CLIENT

AMERICAN IRON & METAL

9100, BOUL. HENRI-BOURASSA EST
MONTREAL, QC H1E 2S4

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA	2020-07-16
2	REISSUED FOR ZBA	2021-02-22
3	REISSUED FOR ZBA	2021-05-28
4	ISSUED FOR SPC	2022-03-22
5	REISSUED FOR SPC	2022-10-11
6	REISSUED FOR SPC	2022-12-09
7	ISSUED FOR TENDER	2023-02-01
8	REISSUED FOR SPC	2023-03-10

FOR REVIEW

KEY PLAN

LEGEND:

- PROPERTY BOUNDARY
- PROPOSED STORM (<675mm)
- PROPOSED STORM (≥675mm)
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN MANHOLE
- PROPOSED DOUBLE CATCH BASIN MANHOLE
- PROPOSED MANHOLE
- PROPOSED STORMCEPTOR
- PROPOSED HEADWALL

PRIME CONSULTANT

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Kingston ON K7M 8N7 Canada
tel 613 531 4440 fax 613 531 7789
ibigroup.com

PROJECT

KENNY U-PULL KINGSTON

1533 MCADOO'S LANE

PROJECT NO: 124600	SCALE: AS SHOWN
DRAWN BY: N.A.	CHECKED BY: B.T.
PROJECT MGR: B.T.	APPROVED BY: B.T.

SHEET TITLE

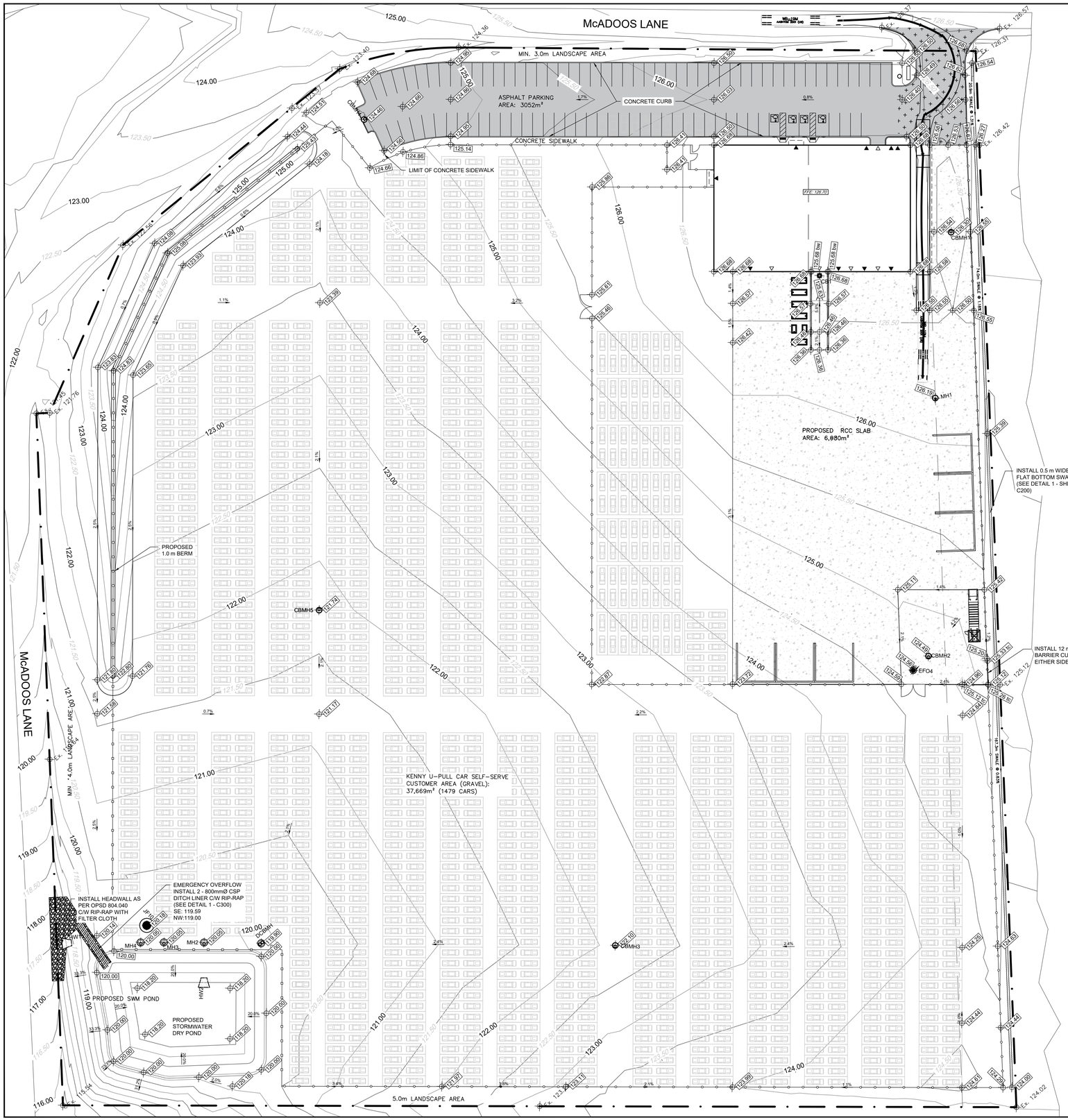
STORMWATER SERVICING PLAN

SHEET NUMBER C200

ISSUE 8

SCALE CHECK 1 in 10mm

File Location: J:\124600_1533McAdooLN\7.0_Production\7.03_Design\04_Civil\Sheets\124600_SSP_2022-08-30.dwg Last Saved: March 1, 2023, by jasmine.lekucs Plotted: Friday, March 3, 2023 4:05:34 PM by Jasmine Lekucs



GENERAL NOTES FOR LOT GRADING

1. ALL LOTS AND BLOCKS FOR PRIVATE USE ON THE LANDS CORRESPONDING TO THIS DESIGN ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PLAN DETAILS AND THESE NOTES.
2. THE DEVELOPER SHALL NOT BE CONSIDERED RESPONSIBLE TO THE CONTRACTOR IN ANY RESPECT FOR THE AMOUNT OF GRADING OR EARTHWORK REQUIRED TO BE PERFORMED BY THE CONTRACTOR DUE TO THE INFORMATION PROVIDED ON THESE DRAWINGS EXCEPT WHERE REQUIRED TO PROMOTE INTERIM DRAINAGE.
3. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALES ARE PROVIDED.
4. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ALONG SIDE LOT LINES AS REQUIRED TO MAINTAIN THE INTENT OF THE GRADING PLAN. THE CONTRACTOR SHALL COMPLETE THE DRAINAGE SWALES IN THE LOCATIONS AND TO THE GRADES AND ELEVATIONS, DEPTHS AND SECTIONS SPECIFIED ON THE PLAN, PRIOR TO FINAL LANDSCAPING BY THE CONTRACTOR. THE CONTRACTOR SHALL ENSURE THAT THE REQUIRED SWALES ARE CONSTRUCTED IN ACCORDANCE WITH THE GRADING PLAN.
5. ANY EMBANKMENT REQUIRED FOR INTERNAL GRADING IS TO BE COMMENCED ALONG THE INSIDE EDGE OF THE PROPERTY.
6. THE GRADING OF ALL LOTS AND BLOCKS IS TO BE PERFORMED TO PROVIDE FINISHED PERIMETER SURFACES WHICH ARE FLUSH WITH GIVEN STREET LINE, REAR AND SIDE LINE ELEVATIONS.
7. FINAL PERIMETER GRADES FOR A LOT OR BLOCK WHERE NOT OTHERWISE SHOWN HEREON SHALL BE COINCIDENT WITH THE ADJOINING PERIMETER GRADES OF AN ADJACENT LOT OR BLOCK WHICH SHALL HAVE BEEN PREVIOUSLY ESTABLISHED BY, OR CONSTRUCTED IN ACCORDANCE WITH A MUNICIPAL SITE PLAN APPROVAL OR DEVELOPER GRADING APPROVAL.
8. MAXIMUM LOT OR BLOCK GRASS SURFACE GRADE AT ANY LOCATION SHALL BE 8.0% WITH EMBANKMENTS (3:1 MAX.) OR RETAINING STRUCTURES PROVIDED AS REQUIRED TO TAKE UP GRADE DIFFERENTIALS IN EXCESS OF SUCH SLOPES.
9. EMBANKMENTS FORMED DURING THE GRADING OF LOTS AND BLOCKS SHALL HAVE THE FOLLOWING MAXIMUM GRADES:
   (A) ADJACENT TO DRIVEWAYS OR SWALE SIDE SLOPES - 4:1 MAXIMUM
   (B) ELSEWHERE - 3:1 MAXIMUM
10. MAXIMUM DRIVEWAY GRADES TO BE 10.0%. MAXIMUM PARKING AREA PAVEMENT GRADES TO BE 5%.
11. UNLESS OTHERWISE INDICATED, THE LOT LINE AND CORNER ELEVATIONS SHOWN HEREON ARE GENERALLY THE MINIMUM ELEVATIONS FOR THE SPECIFIED DRAINAGE PATTERN. ANY ALTERATIONS REQUIRE THE WRITTEN APPROVAL OF THE DESIGN ENGINEER AND THE CITY OF KINGSTON.
12. GRADING AND SODDING OF ADJACENT ROADWAY BOULEVARDS WILL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS.

TEMPORARY EROSION AND SEDIMENT CONTROLS

1. INSTALL SILT FENCE AT THE DOWNSLOPE SIDE OF DISTURBED AREAS AND SNOW FENCE ALONG PERIMETER OF THE DEVELOPMENT SITE, PRIOR TO THE START OF CONSTRUCTION.
2. STOCKPILE TOPSOIL AT DESIGNATED LOCATIONS OF THE SITE. STOCKPILES SHALL BE CONTAINED BY SILT FENCES ON THE DOWNSLOPE SIDES.
3. TEMPORARY SWALES WITH CHECK DAMS ARE TO BE CONSTRUCTED PRIOR TO THE BEGINNING OF SITE GRADING, AS REQUIRED.
4. THE ACCUMULATED SILT SHALL BE REMOVED FROM ALL SEDIMENT CONTROL DEVICES AS REQUIRED DURING CONSTRUCTION AND DISPOSED IN THE LOCATIONS APPROVED BY THE MUNICIPALITY.
5. ALL EXPOSED SOILS ARE TO BE STABILIZED AND VEGETATED AS SOON AS POSSIBLE USING SEED AND MULCH APPLICATION ON 100mm OF TOPSOIL, AS DIRECTED BY THE ENGINEER.
6. ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED ON SITE AS DETERMINED BY THE ENGINEER.
7. NO CONSTRUCTION ACTIVITY/MACHINERY SHALL INTRUDE BEYOND THE SILT/SNOW FENCE OR PROPERTY LIMIT. EXCEPT, WHERE NECESSARY TO COMPLETE WORKS ALONG McADOO'S LANE. ALL INTRUSIONS ARE TO BE KEEP TO A MINIMUM AND MUST BE APPROVED WITH THE ENGINEER PRIOR TO INTRUSION BEYOND SILT FENCE/PROPERTY LIMITS. ALL CONSTRUCTION VEHICLES SHALL ENTER AND LEAVE THE SITE VIA DESIGNATED ENTRANCES.
8. ALL REGRADED AREAS THAT ARE NOT OCCUPIED BY DWELLINGS, ROADS, SIDEWALKS, DRIVEWAYS, PARKS AND OTHER SERVICES SHALL BE COVERED BY 100mm TOPSOIL, AND SODDED/SEEDED IMMEDIATELY AFTER COMPLETION OF FINAL GRADING OPERATIONS, AS DIRECTED BY THE ENGINEER.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRADING, MUST BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAINFALL EVENT, AND MUST BE CLEANED AND MAINTAINED AS REQUIRED TO PREVENT THE MIGRATION OF SEDIMENT FROM THE SITE.
10. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE REMOVED AFTER CONSTRUCTION ONCE THE DEVELOPMENT SITE HAS BEEN STABILIZED TO THE MUNICIPALITY'S SATISFACTION. ALL AREAS DISTURBED BY EROSION OR SEDIMENT CONTROL DEVICES ARE TO BE RESTORED WITH 100mm TOPSOIL AND SODDED/SEEDED AFTER CONSTRUCTION.
11. THE CONTRACTOR SHALL KEEP PUBLIC ROADWAYS FREE OF DEBRIS DURING CONSTRUCTION. ANY MATERIAL TRACKED FROM THE SITE SHALL BE PROMPTLY REMOVED FROM ROADWAYS AT THE CONTRACTOR'S EXPENSES.

CONSTRUCTION NOTES - ENVIRONMENTAL

WHILE UNDERTAKING CLEARING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE OWNER AND THEIR CONTRACTORS SHALL BE VIGILANT FOR THE POTENTIAL PRESENCE OF UNDERGROUND FUEL TANKS, CONTAMINATED SOIL OR GROUNDWATER, BURIED WASTES, DESIGNATED SUBSTANCES OR ABANDONED WATER WELLS. IF ANY OF THE ABOVE ARE ENCOUNTERED OR SUSPECTED, THE OWNER SHALL ENSURE THAT:

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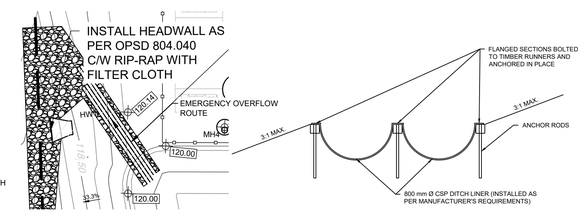
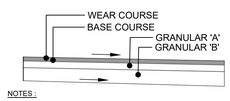
2. ANY SOIL OR GROUNDWATER CONTAMINATION ENCOUNTERED IS REMEDIATED TO APPLICABLE STANDARDS AS DEFINED WITHIN O.REG. 153/04 OR AS REVISED.
3. ANY WASTES GENERATED BY SITE CLEAN-UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
4. ANY ABANDONED FUEL TANKS ENCOUNTERED ARE DECOMMISSIONED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
5. ANY UNUSED WATER WELLS (DRILLED OR DUG) ARE PROPERLY ABANDONED IN ACCORDANCE WITH ONTARIO REGULATION 903 - WELLS OR AS REVISED ;
6. IF IT APPEARS LIKELY THAT CONTAMINATION, INCLUDING THE PRESENCE OF DESIGNATED SUBSTANCES, EXTENDS BEYOND THE BOUNDARIES OF THE SUBJECT PROPERTY, THE OWNER NOTIFIES THE LOCAL OFFICE OF THE MINISTRY OF THE ENVIRONMENT AND THE CITY OF KINGSTON'S ENVIRONMENT DIVISION;
7. CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND
8. THAT THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTER (1-800-268-6060) AND TO THE MUNICIPALITY (546-4291 EXT. 1368) FORTHWITH.



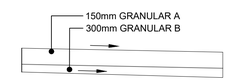
1 C300 EMERGENCY OVERFLOW DETAIL
SCALE: NTS



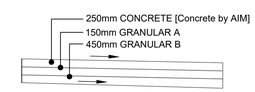
NOTES :

LIGHT DUTY PARKING	SITE ENTRANCE ON MUNICIPAL PROPERTY
40mm HL3 WEAR COURSE	50mm HL3 WEAR COURSE
50mm HL8 BASE COURSE	50mm HL4 BASE COURSE
150mm GRAN 'A'	150mm GRAN 'A'
300mm GRAN 'B'	300mm GRAN 'B'

2 C300 PAVEMENT CROSS SECTION
SCALE: NTS



3 C300 GRAVEL CROSS SECTION
SCALE: NTS



4 C300 ROLLED COMPACTED CONCRETE CROSS SECTION
SCALE: NTS

1:500 5 0 5 10 15 20 25 30 35 m

CLIENT

AMERICAN IRON & METAL

9100, BOUL. HENRI-BOURASSA EST
MONTREAL, QC H1E 2S4

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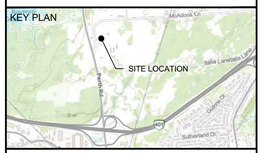
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA	2020-07-16
2	REISSUED FOR ZBA	2021-02-22
3	ADDED BERM	2021-08-25
4	ISSUED FOR SPC	2022-03-22
5	REISSUED FOR SPC	2022-10-11
6	REISSUED FOR SPC	2022-12-09
7	ISSUED FOR TENDER	2023-02-01
8	REISSUED FOR SPC	2023-03-10

FOR REVIEW

KEY PLAN



LEGEND:

- PROPERTY BOUNDARY
- PROPOSED CONTOUR ELEVATION
- XX.XX SPOT ELEVATION
- Ex. XX.XX EXISTING ELEVATION TO REMAIN
- XX.XX bw BOTTOM OF WALL ELEVATION
- FFE: XXX.XX FINISHED FLOOR ELEVATION
- X.X% PROPOSED SLOPE
- LIGHT DUTY ASPHALT (SEE DETAILS FOR PAVEMENT STRUCTURE)
- HEAVY DUTY ASPHALT (SEE DETAILS FOR PAVEMENT STRUCTURE)

PRIME CONSULTANT
IBI GROUP
Unit 110 - 650 Dalton Avenue
Kingston ON K7M 8N7 Canada
tel 613 531 4440 fax 613 531 7789
ibigroup.com

PROJECT

KENNY U-PULL
KINGSTON

1533 MCADOO'S LANE

PROJECT NO: 124600	SCALE: AS SHOWN
DRAWN BY: N.A.	CHECKED BY: B.T.
PROJECT MGR: B.T.	APPROVED BY: B.T.

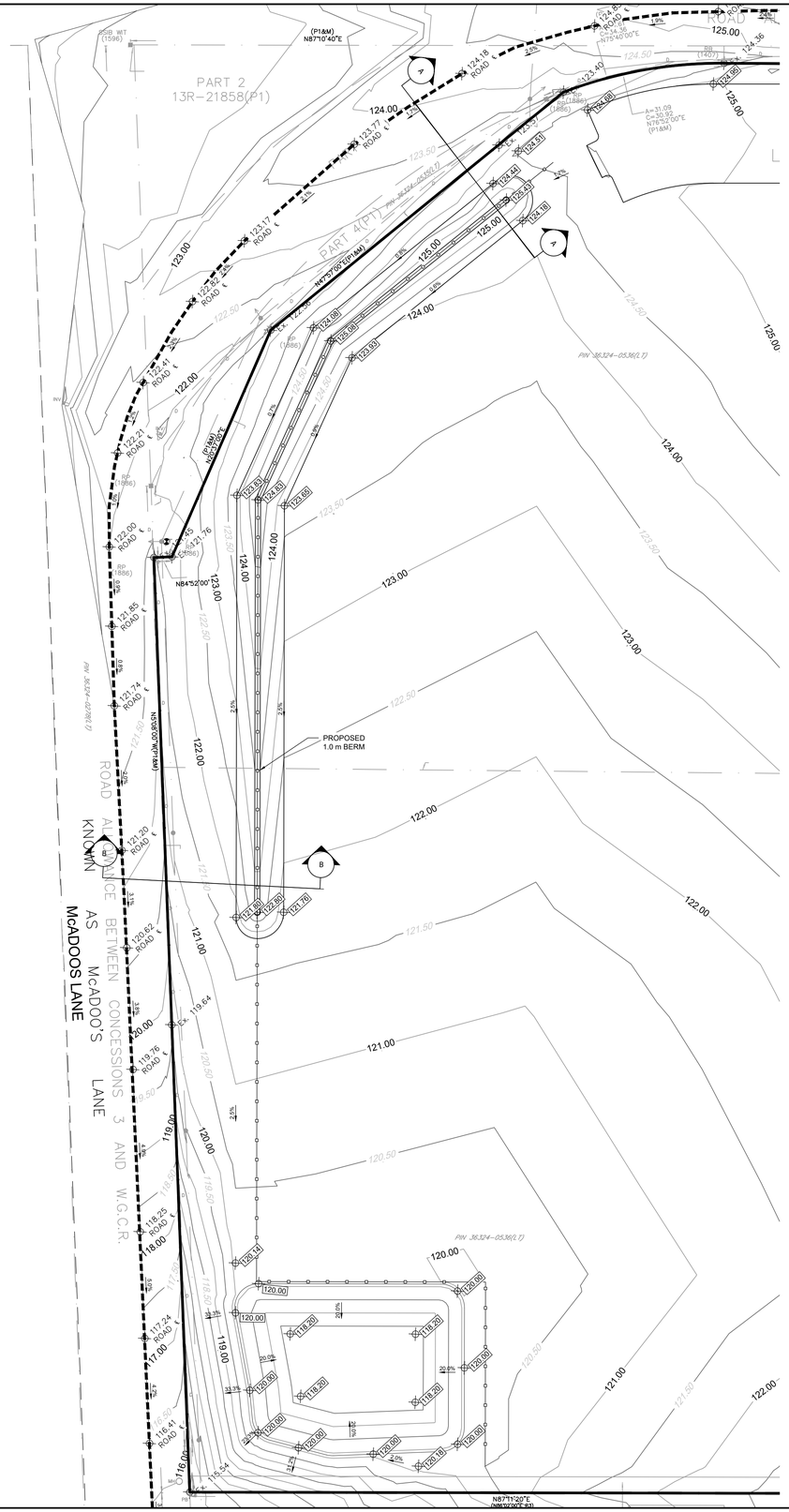
SHEET TITLE

GRADING PLAN

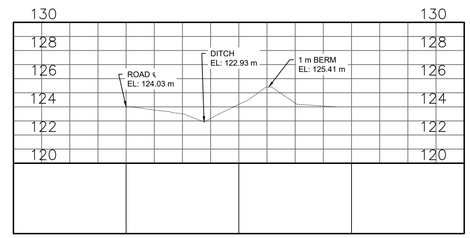
SHEET NUMBER C300 | ISSUE 8

SCALE CHECK 1 in 10mm

File Location: J:\124600_1533McAdoo\N7.0_Production\7.03_Design\04_Civil\Sheets\124600_GP_2023-03-10.dwg Last Saved: March 1, 2023, by jasmine.leikucs Plotted: Friday, March 10, 2023 10:30:11 AM by Jasmine Leikucs

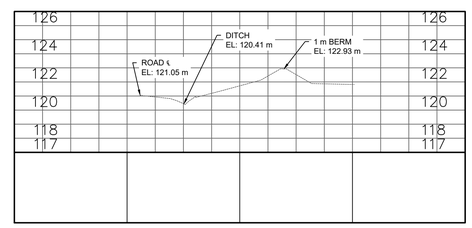


North Cross-Section PROFILE



A
C301
NORTH CROSS-SECTION
SCALE: NTS

South Cross-Section PROFILE



B
C301
SOUTH CROSS-SECTION
SCALE: NTS

1:500

5 0 5 10 15 20 25 30 35 m

True North

CLIENT

AMERICAN
IRON & METAL

9100, BOUL. HENRI-BOURASSA EST
MONTREAL, QC H1E 2S4

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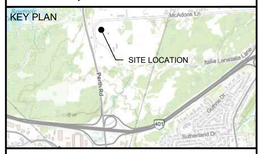
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA	2020-07-16
2	REISSUED FOR ZBA	2021-02-22
3	ADDED BERM	2021-08-25
4	ISSUED FOR SPC	2022-03-22
5	REISSUED FOR SPC	2022-10-11
6	REISSUED FOR SPC	2022-12-09
7	ISSUED FOR TENDER	2023-02-01
8	REISSUED FOR SPC	2023-03-10

FOR REVIEW

KEY PLAN



LEGEND:

- PROPERTY BOUNDARY
- PROPOSED CONTOUR ELEVATION
- XX.XX SPOT ELEVATION
- Ex. XX.XX EXISTING ELEVATION TO REMAIN
- XX.XX bw BOTTOM OF WALL ELEVATION
- FFE: XXX.XX FINISHED FLOOR ELEVATION
- X.X% PROPOSED SLOPE

PRIME CONSULTANT

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PROJECT

KENNY U-PULL
KINGSTON

1533 MCADOO'S LANE

PROJECT NO: 124600	SCALE: AS SHOWN
DRAWN BY: J.L.	CHECKED BY: B.T.
PROJECT MGR: B.T.	APPROVED BY: B.T.

SHEET TITLE

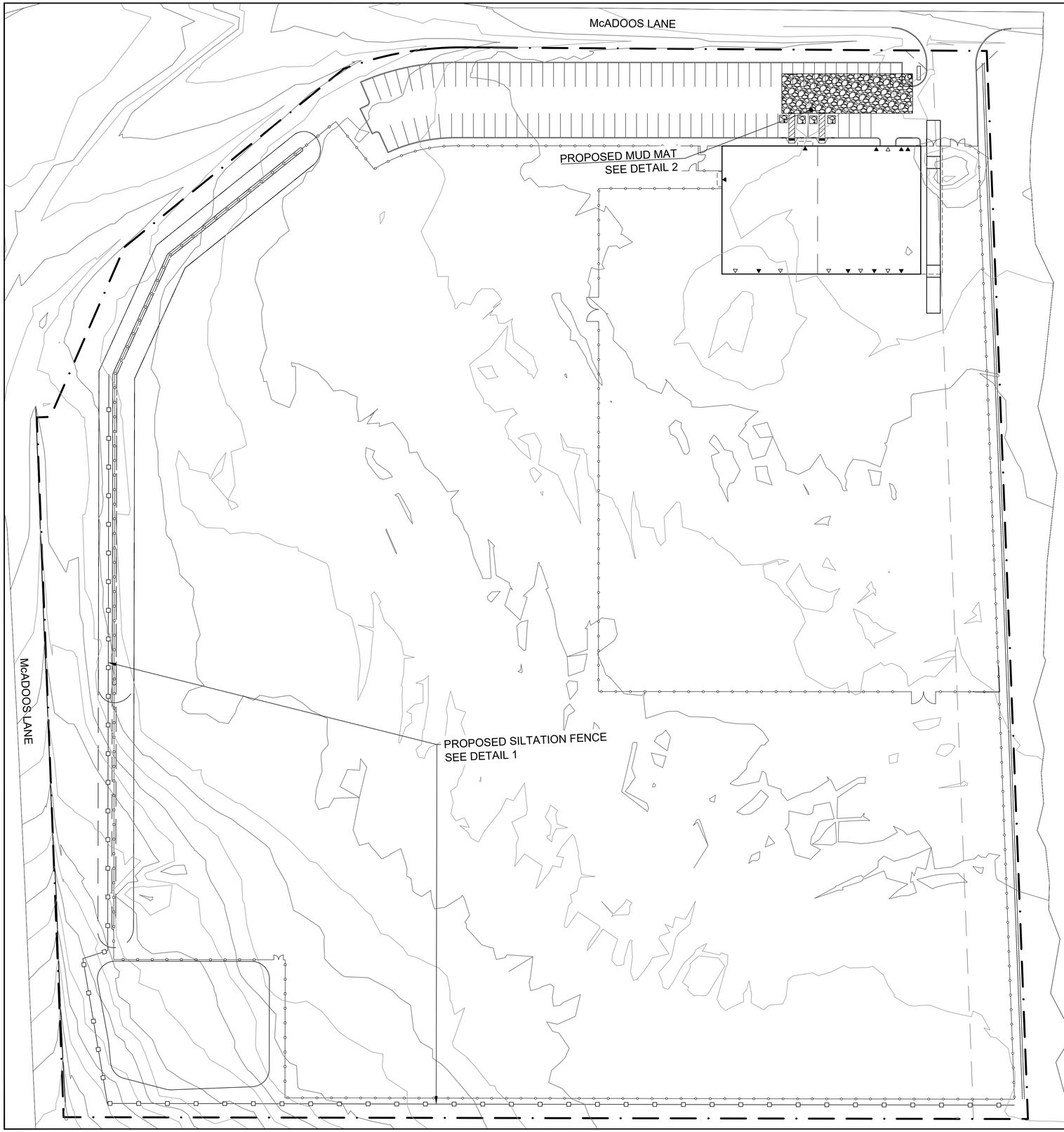
MCADOO'S LANE
ELEVATION PLAN

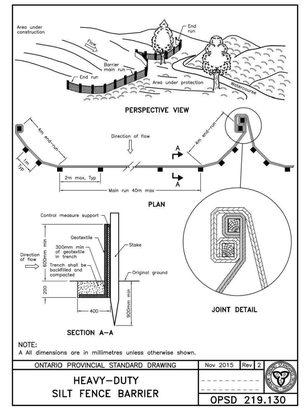
SHEET NUMBER C301

ISSUE 8

SCALE CHECK 1 in 10mm

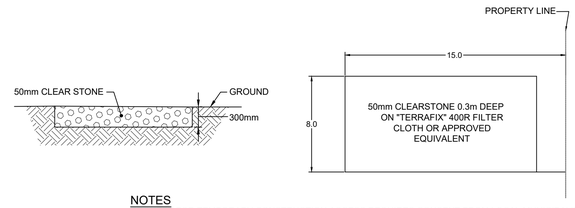
File Location: J:\124600_1533McAdooLN\7.0_Production\7.03_Design\04_Civil\Sheets\124600_GPEX_2022-10-13.dwg Last Saved: March 1, 2023, by jasmine.lelkucs Plotted: Friday, March 3, 2023 4:01:59 PM by Jasmine Lelkucs





1 SILTATION FENCE

Scale: NTS



NOTES
REQUEST FOR TEMPORARY CONSTRUCTION ACCESS REQUIRES CONSENT FROM LOCAL MUNICIPALITY.

2 MUD MAT DETAIL

Scale: NTS

TEMPORARY EROSION AND SEDIMENT CONTROLS

1. INSTALL SILT FENCE AT THE DOWNSLOPE SIDE OF DISTURBED AREAS AND SNOW FENCE ALONG PERIMETER OF THE DEVELOPMENT SITE, PRIOR TO THE START OF CONSTRUCTION.
2. STOCKPILE TOPSOIL AT DESIGNATED LOCATIONS NEAR THE SOUTH-EAST REGION OF THE SITE. STOCKPILES SHALL BE CONTAINED BY SILT FENCES ON THE DOWNSLOPE SIDES.
3. TEMPORARY SWALES WITH CHECK DAMS ARE TO BE CONSTRUCTED PRIOR TO THE BEGINNING OF SITE GRADING, AS REQUIRED.
4. THE ACCUMULATED SILT SHALL BE REMOVED FROM ALL SEDIMENT CONTROL DEVICES AS REQUIRED DURING CONSTRUCTION AND DISPOSED IN THE LOCATIONS APPROVED BY THE CITY AND CRCA.
5. ALL EXPOSED SOILS ARE TO BE STABILIZED AND VEGETATED AS SOON AS POSSIBLE USING SEED AND MULCH APPLICATION ON 100mm OF TOPSOIL, AS DIRECTED BY THE ENGINEER.
6. ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED ON SITE AS DETERMINED BY THE ENGINEER.
7. NO CONSTRUCTION ACTIVITY/MACHINERY SHALL INTRUDE BEYOND THE SILT/SNOW FENCE OR PROPERTY LIMIT, EXCEPT, WHERE NECESSARY TO COMPLETE WORKS ALONG VICTORIA STREET, ALL INTRUSIONS ARE TO BE KEEP TO A MINIMUM AND MUST BE APPROVED WITH THE ENGINEER PRIOR TO INTRUSION BEYOND SILT FENCE/PROPERTY LIMITS. ALL CONSTRUCTION VEHICLES SHALL ENTER AND LEAVE THE SITE VIA DESIGNATED ENTRANCES.
8. ALL REGRADED AREAS THAT ARE NOT OCCUPIED BY DWELLINGS, ROADS, SIDEWALKS, DRIVEWAYS, PARKS AND OTHER SERVICES SHALL BE COVERED BY 100mm TOPSOIL, AND SODDED/SEEDED IMMEDIATELY AFTER COMPLETION OF FINAL GRADING OPERATIONS, AS DIRECTED BY THE ENGINEER.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRADING, MUST BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAINFALL EVENT, AND MUST BE CLEANED AND MAINTAINED AS REQUIRED TO PREVENT THE MIGRATION OF SEDIMENT FROM THE SITE.
10. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE REMOVED AFTER CONSTRUCTION ONCE THE DEVELOPMENT SITE HAS BEEN STABILIZED TO THE CITY'S SATISFACTION. ALL AREAS DISTURBED BY EROSION OR SEDIMENT CONTROL DEVICES ARE TO BE RESTORED WITH 100mm TOPSOIL AND SODDED/SEEDED AFTER CONSTRUCTION.
11. THE CONTRACTOR SHALL KEEP PUBLIC ROADWAYS FREE OF DEBRIS DURING CONSTRUCTION. ANY MATERIAL TRACKED FROM THE SITE SHALL BE PROMPTLY REMOVED FROM ROADWAYS AT THE CONTRACTOR'S EXPENSES.

CONSTRUCTION NOTES - ENVIRONMENT

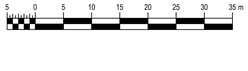
WHILE UNDERTAKING CLEARING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE OWNER AND THEIR CONTRACTORS SHALL BE VIGILANT FOR THE POTENTIAL PRESENCE OF UNDERGROUND FUEL TANKS, POTENTIALLY CONTAMINATED SOIL OR GROUNDWATER, BURIED WASTES OR ABANDONED WATER WELLS. IF ANY OF THE ABOVE ARE ENCOUNTERED OR SUSPECTED, THE OWNER SHALL ENSURE THAT:

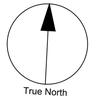
1. THE CITY OF KINGSTON'S ENVIRONMENT DIVISION IS ADVISED THAT CONTAMINANT'S OR WASTES HAVE BEEN DISCOVERED OR ARE SUSPECTED;
2. ANY SOIL OR GROUNDWATER CONTAMINATION ENCOUNTERED IS REMEDIATED TO APPLICABLE STANDARDS AS DEFINED WITHIN O.REG. 153/04 OR AS REVISED.
3. ANY WASTES GENERATED BY SITE CLEAN UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
4. ANY ABANDONED FUEL TANKS ENCOUNTERED ARE DECOMMISSIONED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
5. ANY UNUSED WATER WELLS (DRILLED OR DUG) ARE PROPERLY ABANDONED IN ACCORDANCE WITH ONTARIO REGULATION 903 - WELLS OR AS REVISED ;
6. IF IT APPEARS LIKELY THAT CONTAMINATION EXTENDS BEYOND THE BOUNDARIES OF THE SUBJECT PROPERTY, THE OWNER NOTIFIES THE LOCAL OFFICE OF THE MINISTRY OF THE ENVIRONMENT AND THE CITY OF KINGSTON'S ENVIRONMENT DIVISION;
7. CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND
8. THAT THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTER (1-800-268-6060) AND TO THE MUNICIPALITY (546-4291 EXT. 1368) FORTHWITH.

CONSTRUCTION NOTES - SPECIFIC CONDITIONS

1. CONSTRUCTION EQUIPMENT AND PERSONNEL WORKING UNDERNEATH THE HYDRO ONE CONDUCTORS MUST SATISFY OSHA CLEARANCE REQUIREMENTS.
2. ACCESS TO HYDRO ONE FACILITIES MUST NOT BE OBSTRUCTED AT ANY TIME DURING CONSTRUCTION, OR AFTER THE PROPOSED FACILITIES ARE IN SERVICE. THE SITE MUST BE KEPT FREE OF ALL DEBRIS AND EQUIPMENT WHICH COULD PROHIBIT ACCESS TO HYDRO ONE FACILITIES.
3. ALL UNDERGROUND UTILITIES MUST TO BE DESIGNED TO ALLOW FOR VEHICULAR TRAFFIC TO PASS OVER. TYPE OF VEHICLES TO BE ACCOMMODATED INCLUDES LARGE UTILITY VEHICLES AND CRANES, AS OUTLINED IN OUR STANDARD TERMS & CONDITIONS.
4. ANY RELOCATION, MODIFICATION OR REPAIR OF HYDRO ONE FACILITIES AS A RESULT OF THE PROPOSAL WILL BE CARRIED OUT BY HYDRO ONE AT THE PROPONENT'S EXPENSE.
5. PROPONENT SHOULD KNOW MICROSHOCK MIGHT EXIST AND PERCEPTION LEVEL VARY BY INDIVIDUAL.
6. NO STOCKPILING OR STORAGE OF MATERIAL ON THE HYDRO EASEMENT.

1:500





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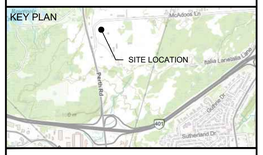
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR TENDER	2023-02-01
2	REISSUED FOR SPC	2023-03-10

FOR REVIEW

KEY PLAN



PROPERTY BOUNDARY

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KINGSTON

1533 MCADOO'S LANE

PROJECT NO: 124600	SCALE: AS SHOWN
DRAWN BY: J.L.	CHECKED BY: B.T.
PROJECT MGR: B.T.	APPROVED BY: B.T.

SHEET TITLE

SEDIMENT EROSION
CONTROL PLAN

SHEET NUMBER	ISSUE
C400	2

SCALE CHECK 1 in 10mm

File Location: J:\124600_1533McAdoo\N7.0_Production\7.03_Design\04_Civil\Sheets\124600_ESC_2023-02-01.dwg Last Saved: March 1, 2023, by jasmine.lelkucs Plotted: Friday, March 3, 2023 3:58:22 PM by Jasmine Lelkucs