

CLIENT
FORA DEVELOPMENTS

2440 DUNDAS ST W #200, TORONTO, ON M6P1W49

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IBI Group Professional Services (Canada) Inc.
 is a member of the IBI Group of companies.

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA & SPA SUBMISSION	AUGUST 19, 2022

LEGEND

PROPERTY LINE	—
PROPOSED GRADE	× 149.50
EXISTING GRADE	× 149.33EX
PROPOSED STORM MANHOLE	○
PROPOSED AREA DRAIN	□
PROPOSED SANITARY MANHOLE	○
PROPOSED VALVE AND BOX	⊠ V&B
PROPOSED SIAMESE CONNECTION	—
PROPOSED GRADE (TOP OF CURB)	× 149.65TC
PROPOSED GRADE (TOP OF CURB CUT)	× 149.65TCC
PROPOSED GRADE (BOTTOM OF CURB)	× 149.50BC
EXISTING STORM MANHOLE	○
EXISTING SANITARY MANHOLE	○
EXISTING CATCH BASIN	○
EMERGENCY OVERLAND FLOW ROUTE	→
EXISTING OVERLAND FLOW ROUTE	→
FFE (FINISHED FLOOR ELEVATION)	FFE=104.50
DOORS	—
LIMIT OF BUILDING OUTLINE	—



Toronto ENGINEERING AND CONSTRUCTION SERVICES DIVISION

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

MANAGER, DEVELOPMENT ENGINEERING _____ DATE _____

IBI GROUP
 Unit 300 - 8133 Warden Avenue
 Markham ON L6G 1B3 Canada
 Tel: 905.763.2322 Fax: 905.763.9883
 ibigroup.com

PROJECT
 17 ELM STREET
 TORONTO, ON. M5G 1H1

PROJECT NO: 137680
DRAWN BY: KP
CHECKED BY: CG
PROJECT MGR: JJ
APPROVED BY: JJ

LIST OF DRAWINGS

SG-01 - SITE GRADING PLAN
SS-01 - SITE SERVICES PLAN
EC-01 - EROSION AND SEDIMENT CONTROL PLAN
DD-01 - DETAIL DRAWING

SITE PLAN INFORMATION

PARTISANS 905 DUPONT STREET TORONTO, ON M6H 1Z2 PHONE: (519) 531-6229 WEBSITE: www.partisans.com	SUBVEYOR INFORMATION KROMAR SURVEYORS LTD. 1137 CENTRE ST. THORNHILL ON L4J 1M6 PHONE: (905) 738-0053 WEBSITE: www.kromar.ca
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BENCHMARK INFORMATION:
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. C7781 HAVING AN ELEVATION OF 96.467 METRES.

SCALE: 1:100

SHEET TITLE
 SITE GRADING PLAN

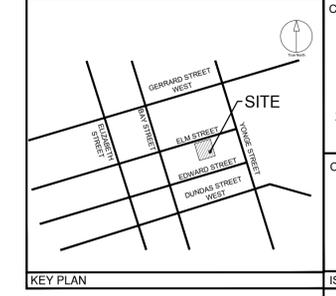
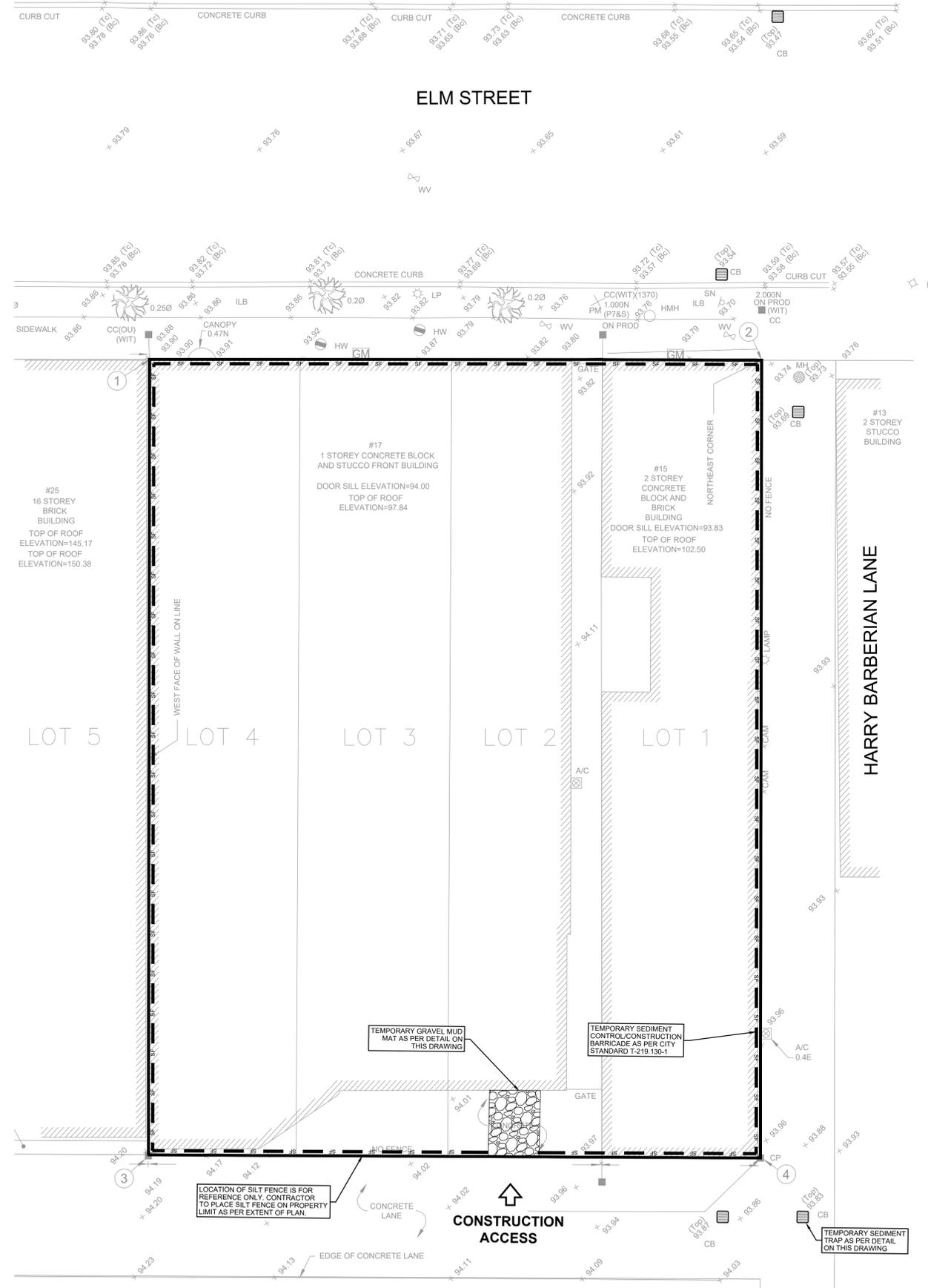
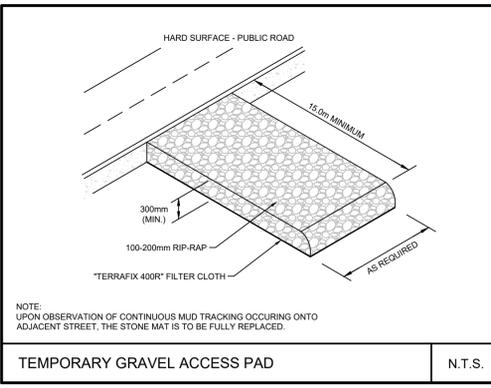
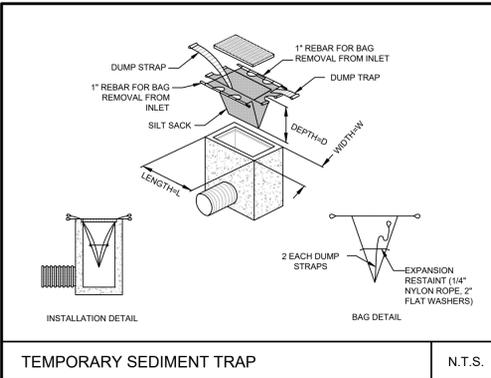
SHEET NUMBER SG-01 **ISSUE** 01

File Location: \\137680_ForaDevelopm7_0_Production\7_03_Design\7_03_Civil\Sheet137680 - SG-01.dwg Last Saved: August 25, 2022, by Kevin Park. Plotted: Thursday, August 25, 2022 5:47:43 PM by Kevin Park

- GENERAL RIGHT-OF-WAY NOTES:
1. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHOULD CONFORM TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS). THE CITY OF TORONTO STANDARDS AND SPECIFICATIONS SHOULD BE USED IN PLACE OF ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS WHEREVER THERE IS A CITY OF TORONTO STANDARD.
 2. ALL WORKS AND RESTORATIONS WITHIN THE CITY'S RIGHT-OF-WAY TO BE DONE BY CITY FORCES AT OWNERS' COST. EXISTING WATER SERVICES AND APPURTENANCES TO BE REMOVED TO THE CITY'S SATISFACTION. SUPPORT TO BE PROVIDED TO EXISTING SEWERS AND UTILITIES AS PER T-1007.01 TO T-1007.01-10 AS REQUIRED. ABANDONED UTILITIES TO BE REMOVED AS REQUIRED WHERE CONFLICT IS PRESENT.

IT IS THE RESPONSIBILITY OF THE APPLICANT/CONSULTANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER - ENVIRONMENTAL & PROTECTION UNIT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGING OF GROUNDWATER INTO MUNICIPAL SEWER SYSTEMS AND WATERCOURSES. THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE WITH REGARD TO ANY PROPOSED DEWATERING.

1. SEDIMENT BARRIER, CHECK DAMS AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
2. ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL THE AREA IS STABILIZED.
3. IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.
4. THE SITE WILL BE WET DOWN IF NECESSARY TO CONTROL DUST.
5. ALL CONSTRUCTION EQUIPMENT MUST BE PARKED ON-SITE.
6. WILL COMPLY WITH CITY OF TORONTO NOISE BY-LAW.
7. SEDIMENT CONTROL FENCE TO BE AS PER CITY OF TORONTO STANDARD T-219-130-1.
8. ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM TEMPORARY CONSTRUCTION ACCESS.
9. ALL TOPSOIL STOCKPILES TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING.
10. FILTER FABRIC TO BE PLACED UNDER GRATES ON ALL CATCHBASINS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CURBS ARE CONSTRUCTED AND THE BOULEVARDS ARE SODDED OR BACKYARDS GRADED AND SODDED. FILTER FABRIC FOR SILT CONTROL, TO BE TERRAFIX 270R OR APPROVED EQUIVALENT.
11. FILTER CLOTH WILL BE PLACED ON THE CATCHBASINS ON (PUBLIC STREET) ACROSS THE PROPERTY'S FRONTAGE.
12. STREET SWEEPING, CATCH BASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY.
13. THE CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING THE MUNICIPAL ROADWAY CLEAN AND WILL WASH AND SWEEP THE ROADWAY AS REQUIRED.
14. FILTER CLOTH AND 150mm OF 19mm CRUSHED STONE WILL BE PLACED ON THE ON-SITE CATCHBASINS FOR SEDIMENT PROTECTION DURING CONSTRUCTION. FILTER CLOTH WILL BE PLACED ON THE CATCHBASINS ON THE PUBLIC STREETS ACROSS THE PROPERTY'S FRONTAGE.
15. THE SILT FENCE WILL BE INSTALLED IN ACCORDANCE WITH CITY REQUIREMENTS FOR AN EROSION CONTROL FENCE.
16. IN THE CASE OF ANY CONFLICT WITH ANOTHER PLAN, THIS PLAN PREVAILS ONLY IN RESPECT TO CONSTRUCTION MEASURES AND ACTIVITIES SUCH AS THE CONSTRUCTION ACCESS, SILT FENCE, SECURITY FENCE, SEDIMENT CONTROL AND MUD MATS.



CLIENT
FORA DEVELOPMENTS

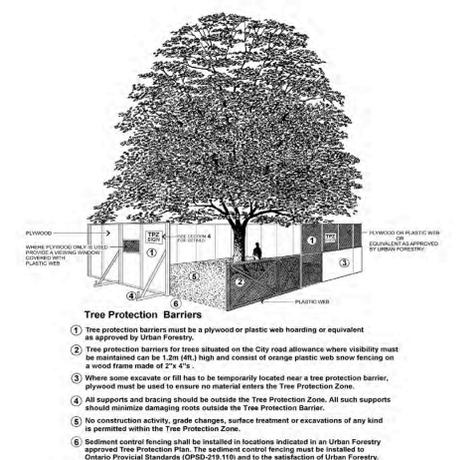
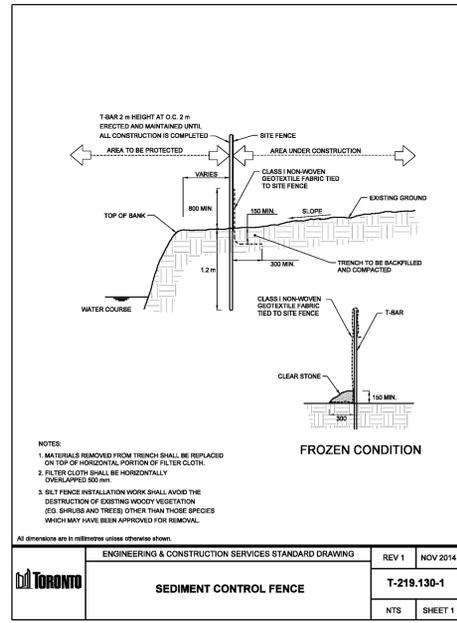
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- LEGEND**
- PROPERTY LINE
 - TEMPORARY SEDIMENT CONTROL FENCE
 - TEMPORARY CONSTRUCTION ACCESS
 - TEMPORARY SEDIMENT TRAP
 - TEMPORARY GRAVEL MUD MAT
 - TEMPORARY TREE PROTECTION BARRICADE



Toronto Urban Forestry
Sept 2008 Detail TP-1



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TORONTO, ON. M5G 1H1

PROJECT NO: 137680
DRAWN BY: KP
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CHECKED BY: CG
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SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER EC-01 **ISSUE** 01

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