

GRADING AND DRAINAGE NOTES:

- STANDARD DRAWING AND LOT GRADING CRITERIA OF THE CITY OF VAUGHAN AND THE REGIONAL MUNICIPALITY OF YORK CONSTITUTE PART OF THE PROJECT DRAWINGS FOR THE SUBDIVISION.
- MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINES SHALL BE 2.0%. THE PROPOSED ELEVATION OF THE SIDE YARD SWALE SHALL BE A MINIMUM OF 0.15m BELOW THE FINISHED GRADE AT THE BUILDING LINE.
- TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2.0% AND 5.0% FOR A MAXIMUM OF 75% OF THE REAR YARD LENGTH AND SLOPES OF 3:1 TO THE REAR LOT LINE. USE RETAINING WALLS IF GRADE DIFFERENCE IS MORE THAN 0.6m. CONSTRUCT RETAINING WALL WITHIN REAR LOT LINE.
- ROOF LEADERS SHALL NOT BE CONNECTED TO THE STORM SEWER BUT SHALL DISCHARGE TO THE GROUND ON A SPLASH PAD AND SHALL DRAIN TO THE FRONT OF THE HOUSE, EXCEPT FOR BLOCKS 1 AND 11 WHICH ARE TO BE DIRECTED TO REAR YARD. ROOF DOWNSPOUTS ARE NOT PERMITTED AT THE REAR OF THE HOUSE.
- FOOTINGS CONSTRUCTED NEXT TO A CATCHBASIN LEAD PIPE OR OTHER MUNICIPAL SERVICES SHALL BE INSTALLED BELOW THE LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED SOIL. SOIL CONSULTANTS VERIFICATION REQUIRED.
- EDGE OF DRIVEWAYS ARE TO BE A MINIMUM OF 1.0m FROM EDGE OF STREET CATCHBASIN AND STREET FURNITURE. THE BUILDER IS TO VERIFY THE LOCATION AND TO INFORM THE ENGINEER IF THIS DIMENSION CAN NOT BE MAINTAINED PRIOR TO EXCAVATION FOR THE FOOTINGS.
- IF THE DISTANCE BETWEEN THE WALLS OF ADJACENT UNITS IS LESS THAN 1.8m A SIDE YARD DRAINAGE SWALE SHALL BE CONSTRUCTED AND SURFACED WITH 0.13m LIMESTONE SCREENING OVERLAIN BY A PATIO SLAB WALKWAY.
- BRICK LINE SHALL BE A MINIMUM OF 0.15m ABOVE SOD ELEVATION.
- ALL FENCES ABUTTING PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH ATERIAL (INCLUDING FOUNDATIONS) COMPLETELY ON PRIVATE LANDS AND TOTALLY CLEAR OF ANY 0.30m RESERVES.
- SOIL CONSULTANT'S VERIFICATION IS REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
- IN LOTS WITH REAR LOT CATCHBASINS, THE MINIMUM SIDE YARD WIDTH SHALL BE 1.2m ALONG THE CATCHBASIN LEAD.
- BUILDER TO STAKE OUT CURB DEPRESSIONS ON ALL LOTS.
- THE BUILDER MUST VERIFY THE EXISTING SANITARY AND STORM LATERAL SEWER INVERTS AND TO INFORM THE ENGINEER IF THE MINIMUM 2% SLOPE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTINGS.
- 0.3m OF TOPSOIL TO BE PLACED ON ALL RESIDENTIAL LOTS.

Special Notes for Buffer around the Woodlot:

The grading of the buffer and installation of the double catchbasin within the buffer to be completed at the same time and during the installation of the underground services. Mitigation measures and restoration to be implemented as described below:

- Heavy Equipment:** Heavy equipment (e.g. caterpillars, excavators, dump trucks) should not encroach within 5m of the staked dripline.
- Catchbasin:** To reduce the impact to tree roots, completion of the construction (i.e. excavation, installation of the catchbasin and connecting storm sewer, and re-instatement of soil), should be completed simultaneously to minimize exposure and drying out of root zones.
- Grading:** To all graded areas within the buffer the following treatments should be implemented:
 - Tree Protection Fence (TPF):** Prior to construction, install tree protection fence within the buffer and 1 m (approximately) beyond the limit of all construction (e.g. grading, swales, catchbasin), in order to allow for work to occur. Following construction including topsoil and seeding, re-instate TPF at the buffer limit.
 - Reinstate topsoil on all graded areas.
 - Topsoil should be applied at a depth of 300mm (min.), be clean and suitable for growing forest edge plantings of seed mixes, shrubs and trees.
 - Finish grade topsoil within buffer.
 - Stabilize the soil from erosion and rilling by applying the seed mix described below.

Note: The seed mix must be applied prior to the end of September to germinate, establish and be reasonably effective at stabilizing soil. After September, apply seed using terraced method, OR sow seeds and cover with erosion control fabric.

Early Succession Dry Prairie Meadow Seed Mix

Common Name	Botanical Name	% of Mix
Arrow-leaved Aster	Aster sagittifolius	2
Big Bluestem	Andropogon gerardii	15
Brown-eyed Susan	Rudbeckia hirta	6
Canada Wild Rye	Elymus canadensis	23
Common Milkweed	Asclepias yucca	4
Foxglove Beardtongue	Penstemon digitalis	5
Aster oolenlangensis	Azure Aster	5
Switch Grass	Panicum virgatum	23
Virginia Wild Rye	Elymus virginicus	15
Wild Bergamot	Monarda fistulosa	2
	Total	100

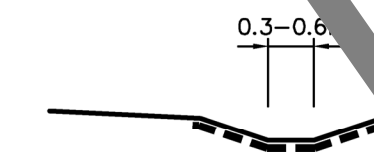
Seed Application Rate:
Seed Mix: 20kg per hectare.
Nurse Crop (Annual Ryegrass Lolium multiflorum) at 15 kg per hectare.

- Reference to be made to Edge Management drawings for detail of planting within the buffer.
- Air-spade technology to be utilized to de-compact soils within the buffer as directed by the landscape architect.

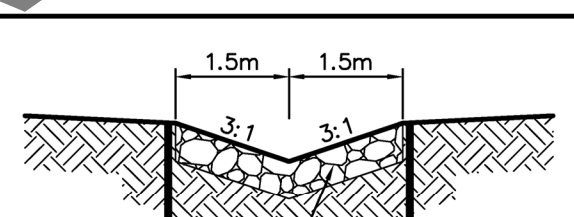
SEED MIX TO BE APPLIED TO CUT-OFF SWALE

SEED MIX	BOTANICAL NAME	COMMON NAME
5	COREOPSIS LANGCOLATA	LANE-LEAVED COREOPSIS
20	ELIMUS CANADENSIS	CANADA WILD RYE
10	ELIMUS HYSTRIX	BOTTLE-BRUSH GRASS
30	LOLIUM PERENNE	PERENNIAL RYE GRASS
1	MONARDA FISTULOSA	WILD BERGAMOT
20	PANICUM VIRGATUM	SWITCH GRASS
4	HELIOPSIS HELIANTHODES	OX-EYE SUNFLOWER
10	RUDBECKIA HIRTA	BLACK EYED SUSAN

SEEDING RATE = 20 KG / HECTARE



CUT-OFF SWALE
SCALE 1:100



RIP-RAP SWALE
SCALE 1:100

500mm RIP-RAP STONES (CL-1)
GRADED GRANULAR FILTER OR
EMBEDDED INTO NATIVE SOIL
(WITH DORMANT STAKING)

EXPOSED WIRE FENCE

OUT POLE

REFER TO DWG. GR-1

PARK DESIGN SHOWN FOR BLOCKS 46 AND 47 IS PRELIMINARY. IT WILL BE USED ONLY FOR PREGRADING OF THE PARK BLOCKS. REFER TO LANDSCAPE DWGS FOR DETAILED DESIGN OF THE PARK.

FOR BUFFER GRADING SEE SPECIAL NOTES ON DWG. GR-2

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