GENERAL:

1. All works to be installed in accordance with current Municipality of Mississippi Mills Site Plan Control Guidelines, Township Utilities Standards, Ontario Building Code and, Ontario Provincial Standard Specifications and Drawings unless specified otherwise.
2. Any existing non commissioned wells found within the site are to be abandoned as per R.R.O 1990 Regulation 903 Amended to O.Reg. 128/03.
3. Aggregates - Granular A and B as per OPSS.MUNI. 1010.
4. The Contractor shall acquire all permits as required for all works within the Municipal Right of Way. Cut permits are required for all offsite works.
5. Prior to construction, Contractor to verify all dimensions, sewer inverts and utility locates and identify possible conflicts.
6. It is assumed that culvert installation will occur during dry conditions.

GRADING:

1. Positive drainage away from the building shall be achieved. finished surfaces shall be at a minimum grade of 2% unless otherwise noted,
2. 150mm Granular 'A' shall be supplied and installed under steps, decks, and porches unless otherwise specified.
3. Side slopes shall be a maximum slope of 3:1 unless otherwise noted.
4. All existing grades are to be verified by the contractor prior to grading.
5. Utilities are to be located prior to construction.
6. All ground surfaces shall be graded to prevent ponding and without low areas except where approved swale are provided.
7. Maximum hard surface grades are to be 8.0%
8. Staked straw bale flow checks to be installed as per OPSD 219.180
9. Conflicts between the building design drawings and grading shall be brought to the attention of the contract administrator.
10. The contractor is responsible for reviewing proposed grades with conflicts regarding the proposed structures.
11. Sub-drain and outlet elevations are to be confirmed prior to the construction of any structures.
12. Sub-grades shall be graded at a minimum of 2%, until a lower ditch is encountered or the existing surface drains away from the sloped sub-grade.
13. Grades are to match the adjacent properties unless otherwise noted.
14. Gravel areas and shoulders include al rounding required to maintain the proposed gravel edge.
15. T.O.F. shall mean Top of Foundation.
16. F.F.E. shall mean Finished Floor Elevation.
17. U.S.F. shall mean Underside of Foundation.
18. B.F.E. shall mean Basement Floor Elevation.
19. G.F.E. shall mean Garage Floor Elevation.
20. Driveway shall have a minimum crossfall of 2.0% with or without a crown. Sideslope's at culvert requires shot rock type fill.

SITE WORKS:

1. Where in earth subgrade granular depths provide 3% crossfall on subgrade.
2. Existing pavement thickness to be matched
3. Hot mix, hot laid asphalt concrete as per OPSS 1150.
4. Concrete shall be Class C2, 32 Mpa 28 day strength, 19mm coarse aggregate nominal maximum size, 6.0% to 8.0% air content. Normal portland cement type as per OPSS 1301.
5. Concrete materials and production as per OPSS 350, 351, 352, 353, 1301, 1302 and 1350.
6. Boulevards and grass areas to be finished with 100mm of topsoil and nursery sod.
7. All ground surface grades shall be graded to prevent ponding and without low areas.

SEDIMENT AND EROSION CONTROL:

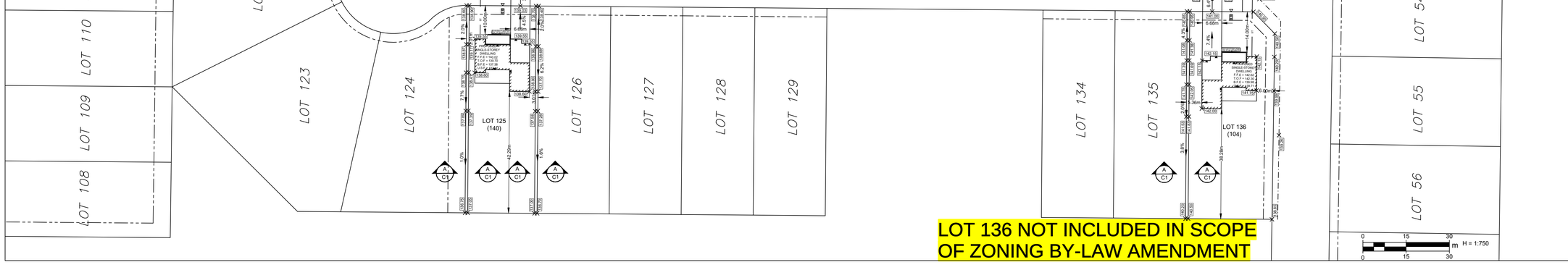
1. All erosion and sediment controls shall be installed prior to construction and monitored and maintained by the Contractor throughout the construction process, until all disturbed areas have been revegetated, then the temporary sediment and erosion control measures must be removed once the site has been stabilized and or the site works are complete.
2. Staked straw bale flow checks to be installed as per 219.180.
3. All erosion and sediment control measures shall be inspected after each rainfall to the satisfaction of Municipality of Mississippi Mills and CRCA.
4. Any disturbed area not scheduled for further construction within forty-five (45) days will be provided with a suitable temporary mulch and seed cover within seven (7) days of completion of that particular phase of construction.
5. Regardless of site specific items detailed on the plans, the Contractor shall install erosion control measures to suit the proposed work methods controlling sediment runoff from discharging offsite prior to any disturbance.
6. Following construction, disturbed areas, as well as proposed grassed and vegetated surfaces, shall be reinstated as soon as practical.
7. The placement of surplus fill to be placed and/or temporarily stored in accordance with O.Reg.148/06 where applicable. Temporary fill sites will require the approval of the Township. Fill locations, side slopes, elevations as per the Approved Drawings. Restoration to be completed during the final phase of construction.
8. All roads used to access the site shall be kept clean to the satisfaction of the Director of Engineering Services.

SUMP PUMP & WATERPROOFING:

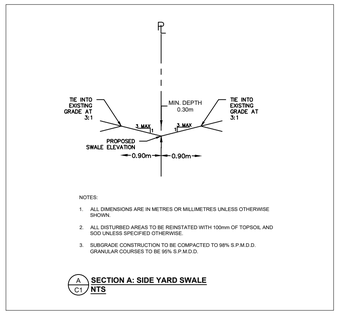
1. Groundwater conditions have not been reviewed. Contractor is to review groundwater conditions onsite prior to construction and notify the Engineer.
2. Foundation walls and slab shall be waterproofed as per Ontario Building Code and encountered conditions.
3. Provide sump pump for foundation drain as per Ontario Building Code.

SEWERS:

1. All pipe material to be CSA certified.
2. All culverts supplied shall carry CSA certification to the appropriate CSA standard.The following culverts shall be used
   a. Corrugated steel pipe with a minimum wall thickness of 1.6mm, galvanized at a rate of 610g/m² or greater.
3. Pipe bedding, surround and cover shall conform to OPSD 802 series. Pipe bedding shall be 200mm thick Granular 'A' compact to 98% SPD.



LOT 136 NOT INCLUDED IN SCOPE OF ZONING BY-LAW AMENDMENT



LEGEND

- LIGHT DUTY ASPHALT
- CONCRETE
- PROPOSED STORMWATER
- PROPOSED SANITARY
- PROPOSED WATERMAIN
- PROPOSED SWALE
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER
- EXISTING GAS
- EXISTING BELL CABLE
- EXISTING UNDG. HYDRO
- EXISTING FENCE
- EXISTING CB, DCB
- EXISTING STORM MH, CBMH
- EXISTING SANITARY MH
- EXISTING HYDRANT, VALVE
- EXISTING TREE
- EXISTING LIGHT STANDARD
- BENCHMARK
- EXISTING GRADE
- PROPOSED GRADE
- SLOPE ARROW

Benchmark

No.	Revision/Issue	Date

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Client
NEILCORP HOMES

Project
WHITE TAIL RIDGE SUBDIVISION
PHASE 4 PLOT PLANS

Drawing
OVERALL PLAN FOR WATERFORD HOUSE MODEL
LOTS 119, 120, 121, 125, 136

Drawn by:	Checked by:	Project No.
CB	KMN	
Designed by:	Approved by:	Drawing No.
KMN	KMN	C1
Date: JAN. 2026		
Scale: 1:750 ANSI D		