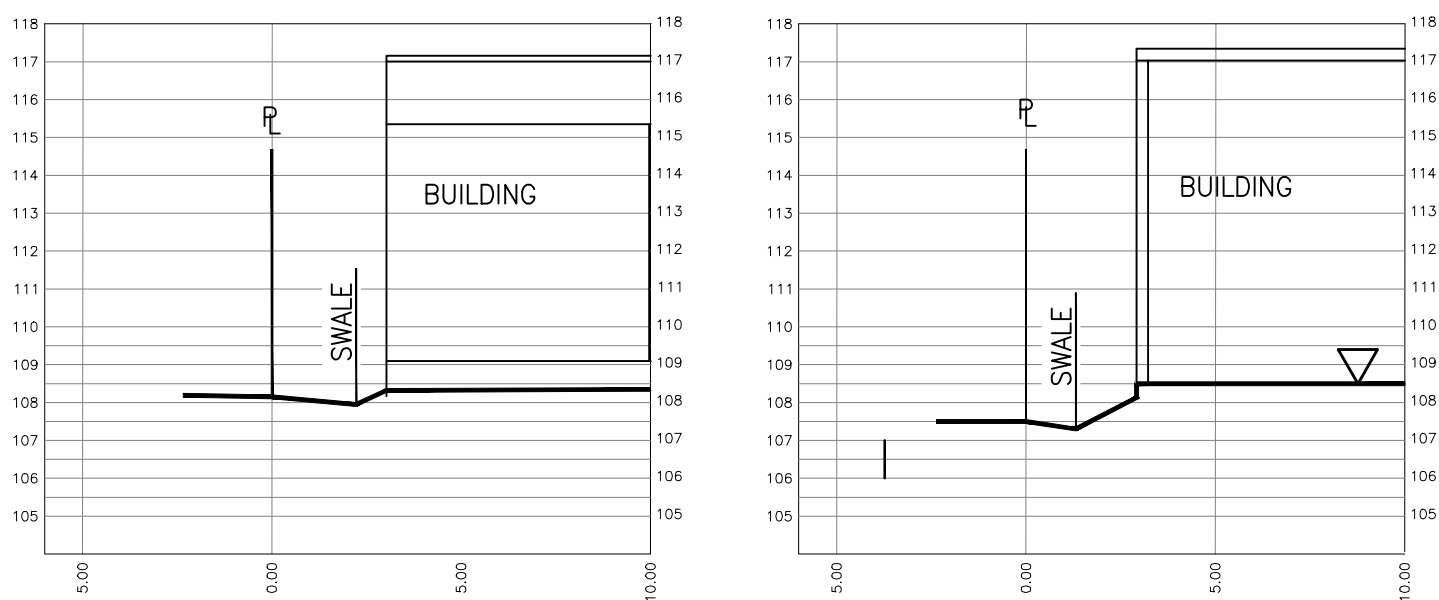
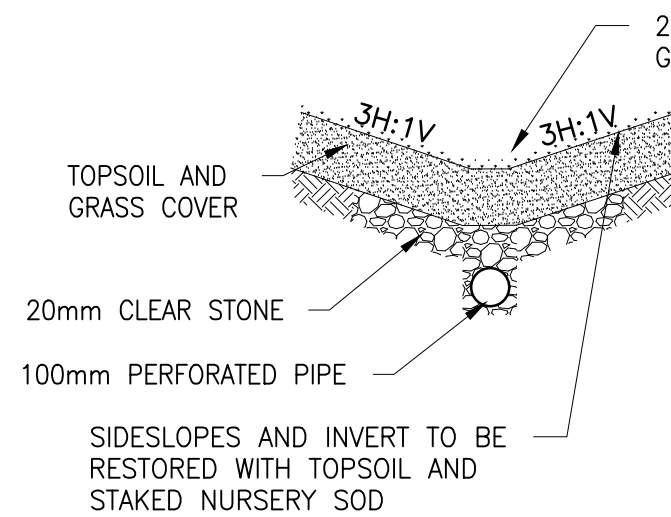


1 GRADING PLAN
P-300 SCALE: 1:200



2 SECTION 1
P-300 SCALE: 1:200

3 SECTION 2
P-300 SCALE: 1:200

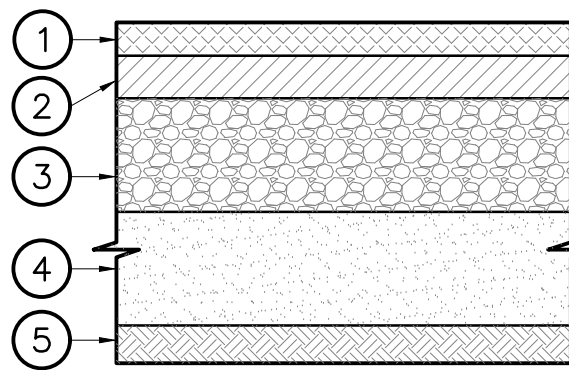


4 TYP. GRASS SWALE DETAIL
P-300 SCALE: NTS

PAVING SCHEDULE (HEAVY-DUTY)			
ITEM NO.	MATERIAL DESCRIPTION	DEPTH	COMPACTION REQUIREMENTS
1	ASPHALT HL-3 (WEARING COURSE)	40mm	> 97% (MBD)
2	ASPHALT HL-8 (BINDING COURSE)	80mm	> 97% (MBD)
3	OPSS GRANULAR 'A'	150mm	100% (SPMDD)
4	OPSS GRANULAR 'B'	450mm - TYPE I 400mm - TYPE II	100% (SPMDD)
5	SUBGRADE (TO BE RESHAPED)	VARIES	> 98% (SPMDD)

PAVING SCHEDULE (LIGHT-DUTY)			
ITEM NO.	MATERIAL DESCRIPTION	PAVEMENT THICKNESS	COMPACTION REQUIREMENTS
1	ASPHALT HL-3 (WEARING COURSE)	40mm	> 97% (MBD)
2	ASPHALT HD8C (BINDING COURSE)	55mm	> 97% (MBD)
3	GRANULAR 'A' (BASE)	150mm	> 100% (SPMDD)
4	GRANULAR 'B' (SUB-BASE)	300mm - TYPE I 250mm - TYPE II	> 100% (SPMDD)
5	SUBGRADE (TO BE RESHAPED)	VARIES	> 95% (SPMDD)

5 TYP. PAVEMENT SECTION
P-300 SCALE: NTS



EXISTING SWM AND SITE SERVICING INFORMATION ON THIS DRAWING IS EXTRACTED FROM AJAX BLOWERS CRESCENT SUBDIVISION PLANS PREPARED BY SABOURIN KIMBLE & ASSOC. LTD. DATED, DEC. 2009 WITH REV.03 AS-BUILT INFORMATION DATED MAR. 29, 2017.

SITE EXISTING ELEVATIONS ARE EXTRACTED FROM TOPO PLAN BY DAVID B. SEARLES SURVEYING LTD. DATED FEB. 01, 2023.

GENERAL NOTES

- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGN ENGINEER AS APPLICABLE.
- USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
- DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
- ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE BUILDING CODE LATEST EDITION.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
- EVERYTHING IS TO BE CONSIDERED NEW UNLESS SPECIFIED EXISTING OTHERWISE.

GRADING AND SERVICING NOTES

- ALL DIMENSIONS AND ELEVATIONS ARE METRIC, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS AND DESIGN ELEVATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER OR ARCHITECT WHERE APPLICABLE.
- THE CONTRACTOR SHALL RESTORE TO ORIGINAL OR BETTER CONDITION FOR ANY EXISTING CONDITION DISTURBED DURING THE CONSTRUCTION AT CONTRACTOR'S EXPENSE.
- CONTROL MANHOLES ARE TO BE BENCHMARKED TO THE INVERTS.
- LANDSCAPING SHALL NOT ENCROACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
- STANDARD DRAWINGS OF THE TOWN AND REGION AND MUNICIPALITY CONSTITUTE PART OF THE PLANS OF THE CONTRACT.
- ANY CONFLICT WITH EXISTING SERVICES SHALL BE RECTIFIED AS PER REGION OR MUNICIPAL REQUIREMENTS.
- MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE INVERTS OF THE SEWER AND A CROWN OF A WATER MAIN SHALL COMPLY WITH THE REGION AND LOCAL BY-LAWS AT ALL CROSSINGS.
- ALL CONCRETE CURBS FROM EXISTING ROAD CURB TO STREET LINE SHALL BE STD CURB AND GUTTER AS PER OPSD 600.040. ALL CONCRETE CURB HEIGHTS SHALL BE 150mm ABOVE FINISHED GRADE (A.F.G.) UNLESS OTHERWISE NOTED. DRIVEWAY CURBS ARE TO BE DISCONTINUOUS AT SIDEWALKS AND TAPERED BACK MINIMUM OF 300mm OR TO THE APPROVAL OF DESIGN ENGINEER.
- ALL REQUIRED CURB CUTTING AT ENTRANCES AND CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE INSTALLED TO THE APPROVAL OF THE DESIGN ENGINEER.
- A MINIMUM CLEARANCE OF 1000mm FROM ALL ABOVE GROUND SERVICES AND UTILITIES IS REQUIRED.
- INSTALLATION OF WATER MAIN IN PRIVATE PROPERTY SHALL COMPLY WITH THE MUNICIPAL AND LOCAL BY-LAWS.
- OUTDOOR LIGHTS ARE TO BE DIRECTED DOWNWARDS AS WELL AS INWARD.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. BELL, HYDRO, GAS, OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINE MUST BE LOCATED AND VERIFIED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- ALL SANITARY SEWER, STORM SEWER, AND WATER MAIN ON PRIVATE PROPERTY ARE TO BE INSTALLED IN ACCORDANCE WITH THE PROVINCIAL BUILDING CODE.
- ALL WATER MAIN AND HYDRANT INSTALLATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST PLANS, STANDARDS, AND SPECIFICATIONS OF THE LOCAL UTILITIES COMMISSION.
- NO BLASTING IS PERMITTED ON THE TOWN RIGHT-OF-WAY AND NEAR ANY ADJACENT BUILDING.
- THE TOP OF CONCRETE CURBS ABUTTING TOWN'S SIDEWALKS SHALL BE WITHIN 150mm OF THE SIDEWALKS FOR A DISTANCE OF 600mm FROM THE SIDEWALK.
- THE PROPERTY IS TO BE GRADED AND SELF-CONTAINED SO THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM THE BUILDINGS.
- THE OWNER AND/OR CONTRACTOR IS REQUIRED TO OBTAIN A "ROAD CUT PERMIT" FROM THE TOWN BEFORE COMMENCING ANY WORK ON THE TOWN'S ROAD ALLOWANCE.

LEGEND :

- EXISTING ELEVATION
- EXISTING CATCHBASIN
- EXISTING MANHOLE
- PROPERTY LINE
- RIDGE LINE
- SLOPE
- PROPOSED ELEVATION
- MATCH EXIST. ELEVATION
- PROP. ELE. (CURB TOP)
- PROP. ELE. (CURB BOTTOM)
- NEW CATCHBASIN
- NEW JELLYFISH MANHOLE
- NEW MANHOLE
- PROP. SWALE
- MAX 3:1 SLOPE
- HEAVY DUTY ASPHALT PAVING
- REINFC. CONC. PAVEMENT



KEY PLAN

SCALE: NTS
PLAN OF SURVEY OF
BLOCK 3
REGISTERED PLAN 40M-2486
TOWN OF AJAX
REGIONAL MUNICIPALITY OF DURHAM

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE

BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00' WEST), NAD83 (CSRS 2010).

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999902.

BENCHMARK NOTE

ELEVATIONS ARE REFERRED TO THE TOWN OF AJAX BENCHMARK No. 703, LOCATED 11.1m WEST OF WEST FACE OF CONCRETE CURB ON SALEM ROAD NORTH, 22.0m NORTH, OF CENTRELINE OF ENTRANCE TO COSTCO AND 185.0m SOUTH OF CENTRELINE OF RINGER ROAD. TABLET IS SET ON TOP OF SOUTHEAST CORNER OF CONCRETE OUTFALL STRUCTURE. HAVING AN ELEVATION OF 102.595 m.

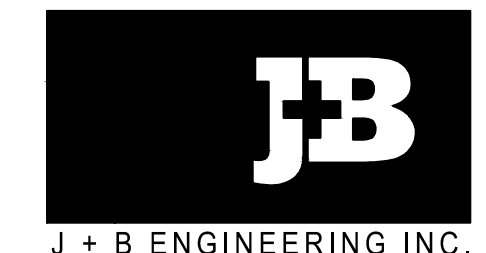
VERTICAL DATUM: CANADIAN GEODETIC DATUM, 1928 (1978 SOUTHERN ONTARIO READJUSTMENT)



9	16 MAY '25	UPDATED PER TOWN COMMENTS	JP	JS
8	23 JAN '25	UPDATED PER TOWN COMMENTS	JP	JS
7	09 JAN '25	UPDATED SITE PLAN	JP	JS
6	30 DEC '24	ISSUED FOR SPA	JP	JS
5	23 DEC '24	ISSUED FOR SPA	JP	JS
4	09 JUL '24	ISSUED FOR SPA	JM	JS
3	28 MAY '24	REVISED AS PER SITEPLAN	JM	JS
2	19 APR '24	REVISED AS PER SITEPLAN	JM	JS
1	05 APR '24	ISSUED FOR REVIEW	JM	JS
0	20 MAR '24	ISSUED FOR REVIEW	JM	JS

No.	Date	Description	Drawn	Checked
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REVISIONS



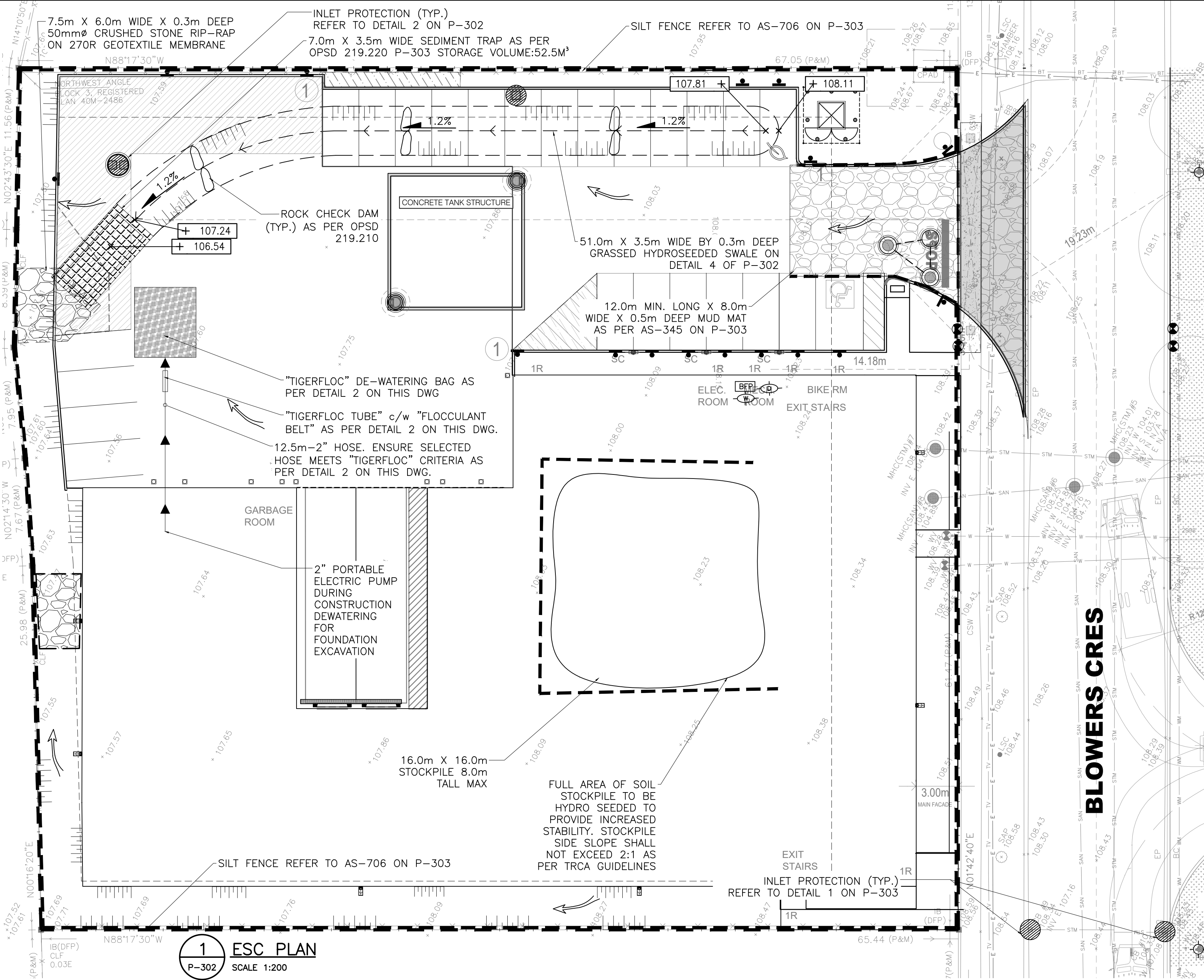
Project:

GRADING PLAN

45 BLOWERS CRES		AJAX, ON	
File No:	230152	Date:	07 MAR '24
Drawn By:	HR	Scale:	1:200
Checked By:	JS	Sheet	1 of 1
Drawing No:	P-300	Plotting Scale:	1=1
		Drawing Size:	D

45 BLOWERS CRES		AJAX, ON
File No: 230152	Date: 07 MAR '24	ACAD INFO Dwg. File: 230152 P-301 Plotting Scale: 1=1 Drawing Size: D
Drawn By: HR	Scale: 1:200	
Checked By: JS	Sheet 1 of 1	
Drawing No: P-301		





EROSION & SEDIMENT CONTROL NOTES

1. PRIOR TO COMMENCEMENT OF ANY ON-SITE WORK/TOPSOIL STRIPPING, EROSION AND SEDIMENT CONTROL (ESC) MEASURES, AS PER APPROVED EROSION & SEDIMENT CONTROL PLAN, MUST BE INSTALLED TO PREVENT SURFACE RUNOFF FROM LEAVING THE SITE "UNTREATED". ALL ESC MEASURES ARE TO BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION, AS DIRECTED BY THE ENGINEER OR THE TOWN OF AJAX.
3. SEDIMENT CONTROL FENCE TO USE GEOTEXTILE WITH WEAVE DENSITY OF 270R TERRAFIX OR EQUIVALENT.
4. ALL EXPOSED SOILS SHALL BE IMMEDIATELY STABILIZED AS DIRECTED BY THE ENGINEER OR TOWN OF AJAX.
5. CHECK DAMS ARE TO BE USED IN ANY TEMPORARY DRAINAGE SWALES REQUIRED DURING THE CONSTRUCTION PERIOD.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED AND SHALL BE DETERMINED BY THE ENGINEER OR THE TOWN OF AJAX.
7. ALL SWALES ARE TO BE STABILIZED PRIOR TO USE.
8. ROCK CHECK DAMS ARE TO BE CLEANED OF ALL ACCUMULATED SEDIMENT AS SOON AS SEDIMENT HAS ACCUMULATED TO A DEPTH GREATER THAN 50% OF ALL THE UPSTREAM CHECK DAMS.
9. CLEANING AND REPAIR OF MUD MATS AND ANY OTHER TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE DONE AS NECESSARY THROUGH REGULAR INSPECTION OR AS DIRECTED BY THE ENGINEER OR TOWN OF AJAX. ALL DAMAGED ESC MEASURES SHALL BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
10. MATERIALS TO REPAIR DAMAGED ESC MEASURES MUST BE KEPT ON-SITE AT ALL TIMES.
11. SERVICING OF CONSTRUCTION EQUIPMENT ON SITE IS PROHIBITED.
12. DUST CONTROL TO BE REVIEWED DAILY. WATER TRUCK OR CALCIUM CHLORIDE IS TO BE PROVIDED ON-SITE AND HAUL ROADS/WORKING AREAS ARE TO BE TREATED AS REQUIRED TO ENSURE THAT DUST IS CONTROLLED ON-SITE.
13. ALL LITTER AND DEBRIS SHALL BE MONITORED AND DISPOSED OF DAILY OR AS NECESSARY THROUGH REGULAR INSPECTION.
14. ALL TOPSOIL STOCKPILES SHALL BE SURROUNDED WITH SEDIMENT CONTROL FENCE AND STABILIZED WITH SEED MIX AS PER THIS DRAWING.
15. DISTURBED AREAS ARE TO BE MINIMIZED TO THE EXTENT POSSIBLE AND STABILIZED AS THE WORK PROGRESSES. ANY AREA EXPOSED FOR MORE THAN 30 DAYS WILL BE STABILIZED.
16. TEMPORARY "TRUCK ENTRANCE" SIGNS SHALL BE INSTALLED ON THE SHOULDER, 150m IN ADVANCE OF THE ACCESS. (NOTE: SEE DETAILS ON THE USE OF THESE SIGNS IN THE ONTARIO TRAFFIC MANUAL BOOK 7). THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF OBTAINING, ERECTING AND MAINTAINING THESE SIGNS.
17. TEMPORARY CONSTRUCTION ACCESS SHALL BE REMOVED FROM THE ROAD ALLOWANCE AND ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS
18. SEDIMENT AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER.
19. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO PREVENT SEDIMENT RELEASES TO THE NATURAL ENVIRONMENT. THE TRCA ENFORCEMENT OFFICER SHOULD BE IMMEDIATELY CONTACTED SHOULD THE EROSION AND SEDIMENT CONTROL PLANS CHANGE FROM THE APPROVED PLANS.
20. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE INSPECTED WEEKLY, AFTER EVERY RAINFALL AND SIGNIFICANT SNOWMELT EVENT, AND DAILY DURING PERIODS OF EXTENDED RAIN OR SNOWMELT.
21. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
22. ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE WILL BE CONDUCTED 30 METRES FROM THE WATER.
23. ALL DISTURBED AREAS WILL BE STABILIZED AND RESTORED WITH NATIVE/NON-INVASIVE SPECIES UPON COMPLETION OF THE WORK.
24. A REHABILITATION PLAN IS TO BE IMPLEMENTED TO RESTORE THE CONSTRUCTION SITE BACK TO ITS PRE-CONSTRUCTION STATE, OR BETTER.
25. THE CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS WILL BE CONDUCTED DURING FAVOURABLE WEATHER CONDITIONS. SHOULD AN UNEXPECTED STORM ARISE, THE CONTRACTOR WILL REMOVE ALL UNFIXED ITEMS THAT WOULD HAVE THE POTENTIAL TO CAUSE A SPILL/ POLLUTION (I.E., FUEL TANKS, PORTA-POTTIES, MACHINERY) OR AN OBSTRUCTION TO FLOW (I.E. MACHINERY, EQUIPMENT). PRIOR TO FORECASTED PRECIPITATION EVENT, ALL ESC MEASURES TO BE INSPECTED AND CONFIRMED TO BE IN GOOD CONDITION

TOWN OF AJAX (EROSION & SEDIMENT CONTROL NOTES):

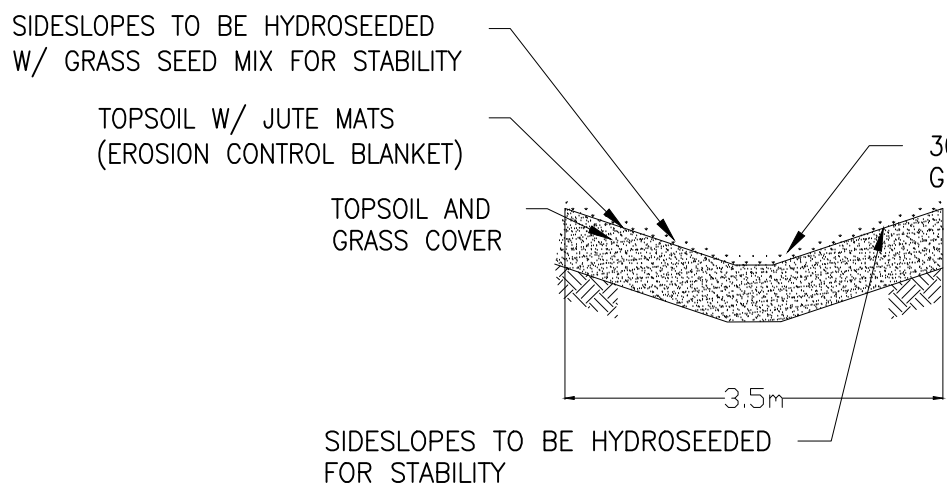
1. CONTRACTOR TO COMPLY WITH SEDIMENT AND EROSION CONTROL BY-LAW #38-2021, AS AMENDED.
2. CONTRACTOR TO COMPLY WITH TRAFFIC BY-LAW #45-2020
3. BEFORE PROCEEDING WITH ANY AREA GRADING, THE FOLLOWING MUST BE CONSTRUCTED AS INDICATED:
 - A. MUD MAT AT CONSTRUCTION ACCESS
 - B. TREE PRESERVATION HOARDING
 - C. SILT FENCING
 - D. TEMPORARY POND
 - E. TEMPORARY INTERCEPTOR SWALES
 - F. CATCHBASIN SILTATION TRAPS
4. SILT FENCE AS PER OPSD 219.110 SHALL BE INSTALLED 0.60M INSIDE THE PROPERTY AROUND THE PERIMETER OF THE SITE AND MAINTAINED UNTIL THE COMPLETION OF SITE LANDSCAPING.
5. ACCUMULATED SILT TO BE REMOVED OFF-SITE PRIOR TO REMOVAL OF THE SILT FENCE.
6. CONTRACTOR TO INSTALL AND MAINTAIN MUD MAT AS PER AS-345 AT CONSTRUCTION ACCESS IN ORDER TO PREVENT MUD TRACKING ONTO ADJACENT ROADS.
7. CONTRACTOR TO CLEAN ADJACENT ROADS ON A REGULAR BASIS TO THE SATISFACTION OF THE TOWN OF AJAX OR DURHAM REGION, WHICHEVER IS APPLICABLE. THE ROADS SHALL BE AT A MINIMUM SCRAPPED DAILY AND FLUSHED ON FRIDAY EVENING OR SATURDAY MORNING, OR AS DIRECTED BY THE TOWN.
8. THE SILT FENCE MUST BE INSPECTED WEEKLY AND IMMEDIATELY AFTER A RAINFALL AND SIGNIFICANT SNOW MELT EVENTS FOR RIPS AND TEARS, BROKEN STAKES, BLOW OUTS (STRUCTURAL FAILURE) AND ACCUMULATION OF SEDIMENT. THE SILT FENCE MUST BE FIXED AND/OR REPLACED IMMEDIATELY WHEN DAMAGED, SEDIMENT MUST BE REMOVED FROM THE SILT FENCE WHEN ACCUMULATION REACHED 50% OF THE HEIGHT OF THE FENCE.
9. SILT TRAPS ARE TO BE INSTALLED AT ALL CATCH BASINS WHICH MAY RECEIVE SILT AS A RESULT OF CONSTRUCTION ACTIVITIES.
10. IF THE SITE REMAINS DORMANT AT ANY TIME FOR MORE THAN 365 DAYS THE OWNER SHALL SEED, MULCH AND MAINTAIN AREAS THAT HAVE BEEN DISTURBED AND OTHERWISE UNFINISHED.
11. NO CONSTRUCTION ACTIVITY OR MACHINERY SHALL BE BEYOND THE SILT FENCE.
12. ALL TOPSOIL STOCKPILES SHALL BE SURROUNDED WITH A SEDIMENT CONTROL FENCE.
13. UPON COMPLETION OF LANDSCAPING ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED.

GENERAL NOTES

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCREPANCIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGN ENGINEER AS APPLICABLE.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE BUILDING CODE LATEST EDITION.
7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
8. EVERYTHING IS TO BE CONSIDERED NEW UNLESS SPECIFIED EXISTING OTHERWISE.

SEDIMENT CONTROL CONSTRUCTION SCHEDULE

1. INSTALL PERIMETER SILT FENCE AND CONSTRUCTION VEHICLE ACCESS.
2. STRIP SITE OF TOPSOIL AND REMOVE OFF SITE OR STOCK PILE AND PROVIDE SILT FENCE AROUND BOTTOM OF PILE.
3. INSTALL TEMPORARY SWALE WITH MAT PROTECTION, SEDIMENT TRAPS AND CHECK DAM.
4. INSTALL MINOR STORM SEWER SYSTEM ALONG WITH OTHER SERVICES.
5. INSTALL CATCHBASIN FILTRATION ON ALL CATCHBASINS.
6. PRIOR EXCAVATION OF BUILDING FOUNDATION, INSTALL DEWATERING UNIT BAG.
7. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED UNTIL ALL AREAS OF THE SITE HAVE BEEN STABILIZED WITH SOD OR ASPHALT.



3 TYP. GRASS SWALE DETAIL

P-302 SCALE: NTS



KEY PLAN

SCALE: NTS

PLAN OF SURVEY OF
BLOCK 3
REGISTERED PLAN 40M-2486
TOWN OF AJAX
REGIONAL MUNICIPALITY OF DURHAM

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999902.

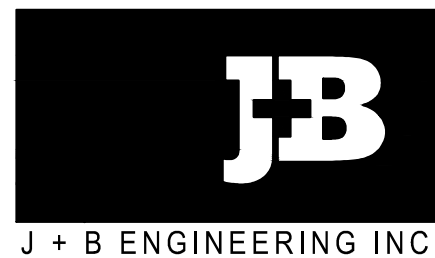
LEGEND :

- DENOTES SURVEY MONUMENT FOUND
- " SURVEY MONUMENT PLANTED
- SIB " STANDARD IRON BAR
- SSIB " SHORT STANDARD IRON BAR
- IB " IRON BAR
- EXISTING ELEVATION
- EXISTING CATCHBASIN
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATER LINE
- PROPERTY LINE
- NEW CATCHBASIN
- NEW STORMCEPTOR EF04
- NEW MANHOLE
- SILT FENCE

9	16 MAY '25	UPDATED AS PER TOWN COMMENTS	JP	JS
8	23 JAN '25	UPDATED AS PER TOWN COMMENTS	JP	JS
7	09 JAN '25	UPDATED SITE PLAN	JP	JS
6	30 DEC '24	ISSUED FOR SPA	JP	JS
5	23 DEC '24	ISSUED FOR SPA	JP	JS
4	09 JUL '24	ISSUED FOR SPA	JM	JS
3	28 MAY '24	REVISED AS PER SITEPLAN	JM	JS
2	19 APR '24	REVISED AS PER SITEPLAN	JM	JS
1	05 APR '24	ISSUED FOR REVIEW	JM	JS
0	20 MAR '24	ISSUED FOR REVIEW	JM	JS

No.	Date	Description	Drawn	Checked
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REVISIONS



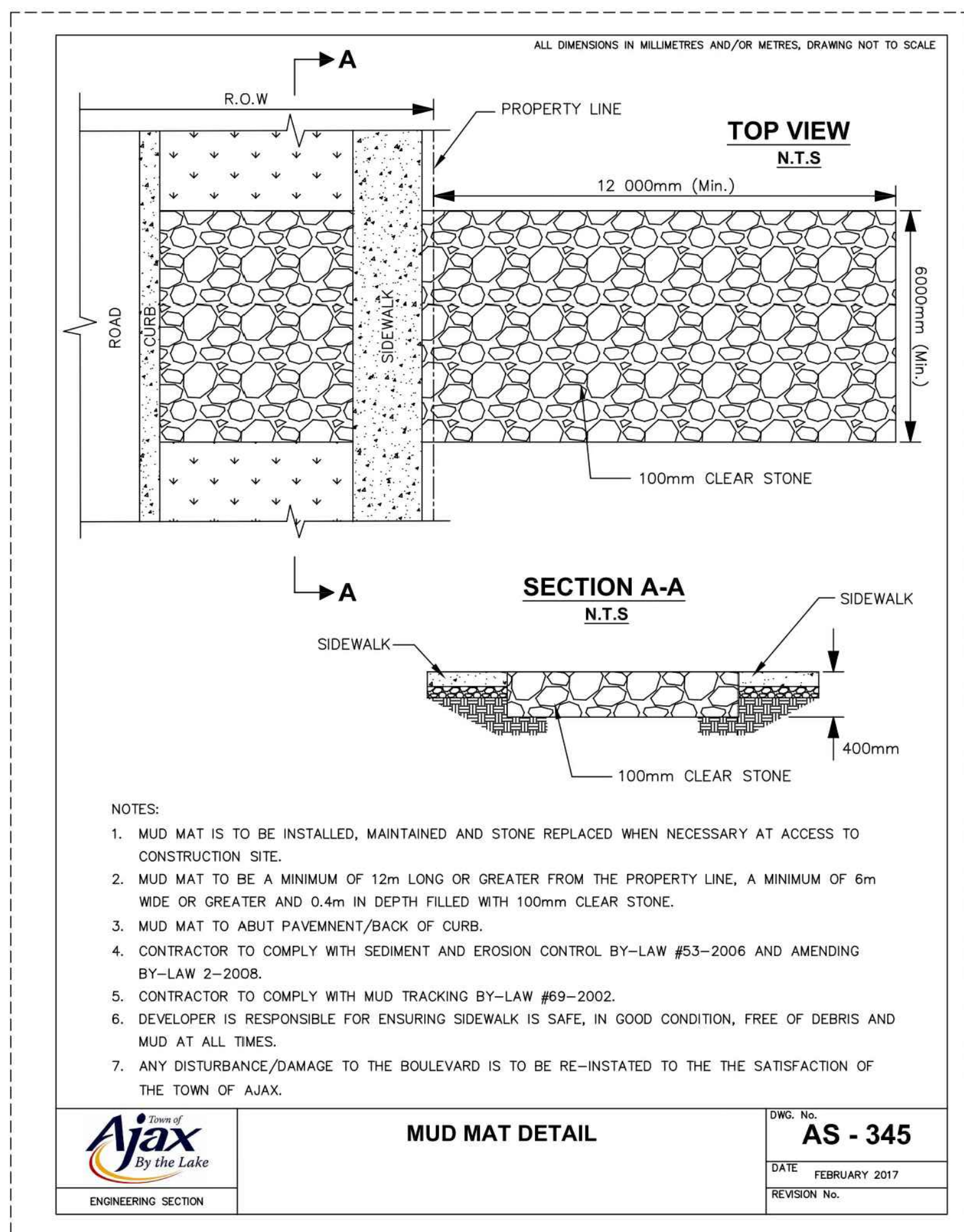
J + B ENGINEERING INC.

TORONTO: 25 CENTURIAN DR. SUITE 201 MARKHAM, ON L3R 9N8 416 229 2636
CALGARY: 710-10TH AVE. SW. SUITE 100 CALGARY AB T2R 0B3 403 355 2295

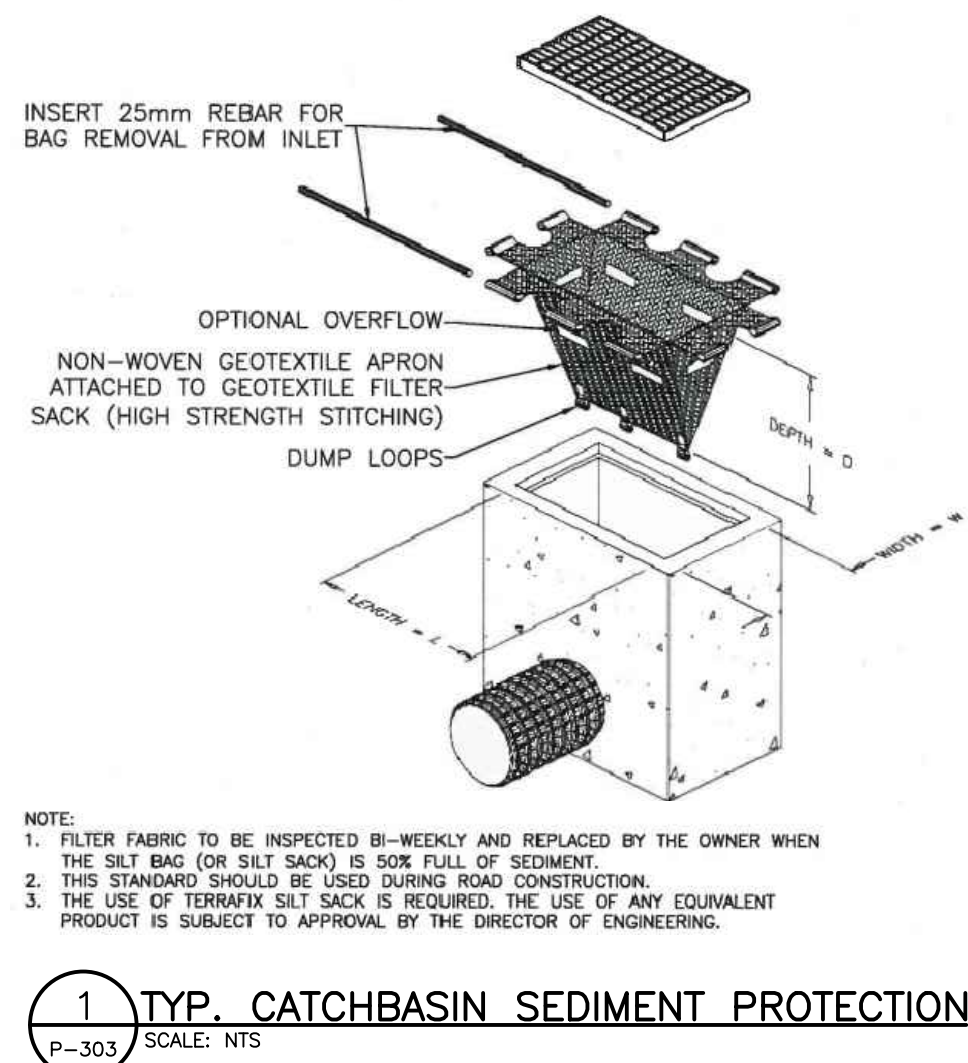
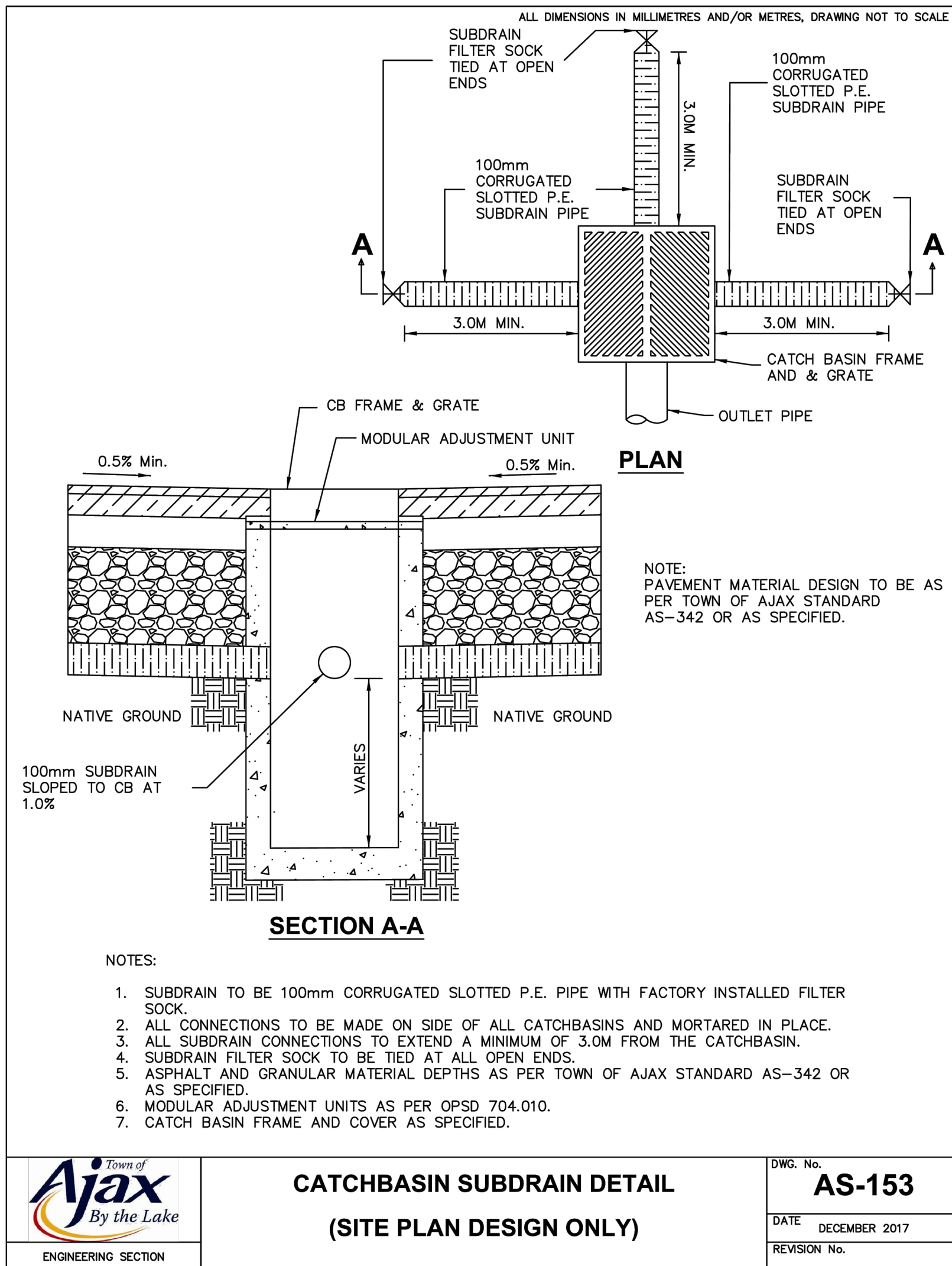
Project:

SERVICING PLAN

45 BLOWERS CRES		AJAX, ON	
File No:	230152	Date:	07 MAR '24
Drawn By:	HR	Scale:	1:200
Checked By:	JS	Sheet	1 of 1
Drawing No:	P-301	Plotting Scale:	1=1
		Drawing Size:	D




VERTICAL DATUM: CANADIAN GEODETIC DATUM, 1928
(1978 SOUTHERN ONTARIO READJUSTMENT)



5	16 MAY '25	UPDATED AS PER TOWN COMMENTS	JP	JS
4	23 JAN '25	UPDATED AS PER TOWN COMMENTS	JP	JS
3	09 JAN '25	UPDATED SITE PLAN	JP	JS
2	30 DEC '24	ISSUED FOR SPA	JP	JS
1	23 DEC '24	ISSUED FOR SPA	JP	JS
No.	Date	Description	Drawn	Checked

No.	Date	Description	Drawn	Checked
REVISIONS				

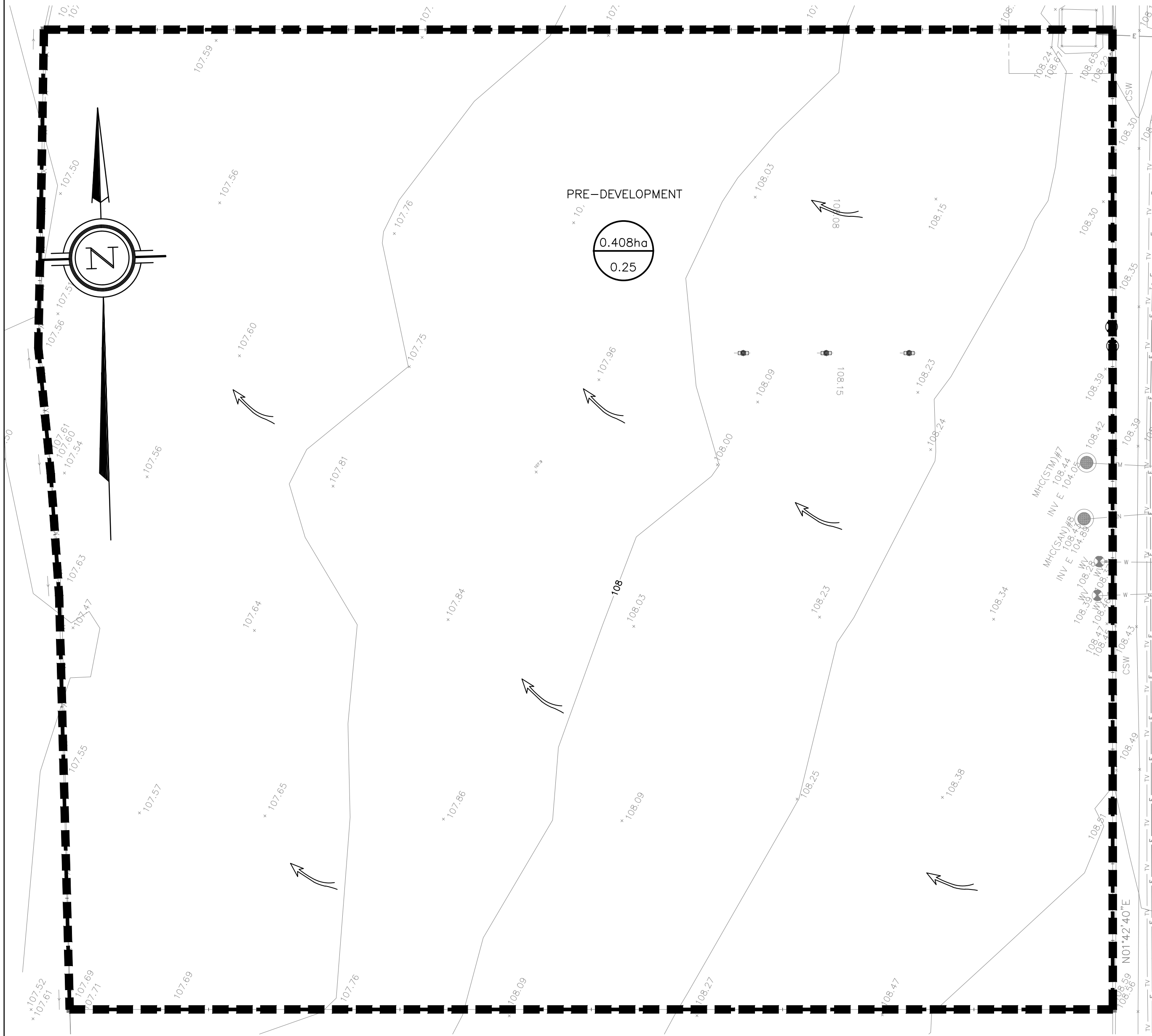


JB
J + B ENGINEERING INC

TORONTO	CALGARY
25 CENTURIAN DR.	707-10TH AVE. SW
SUITE 201	SUITE 150
MARKHAM, ON L3R 5N8	CALGARY AB T2R 0B3
416 229 2636	403 355 2295

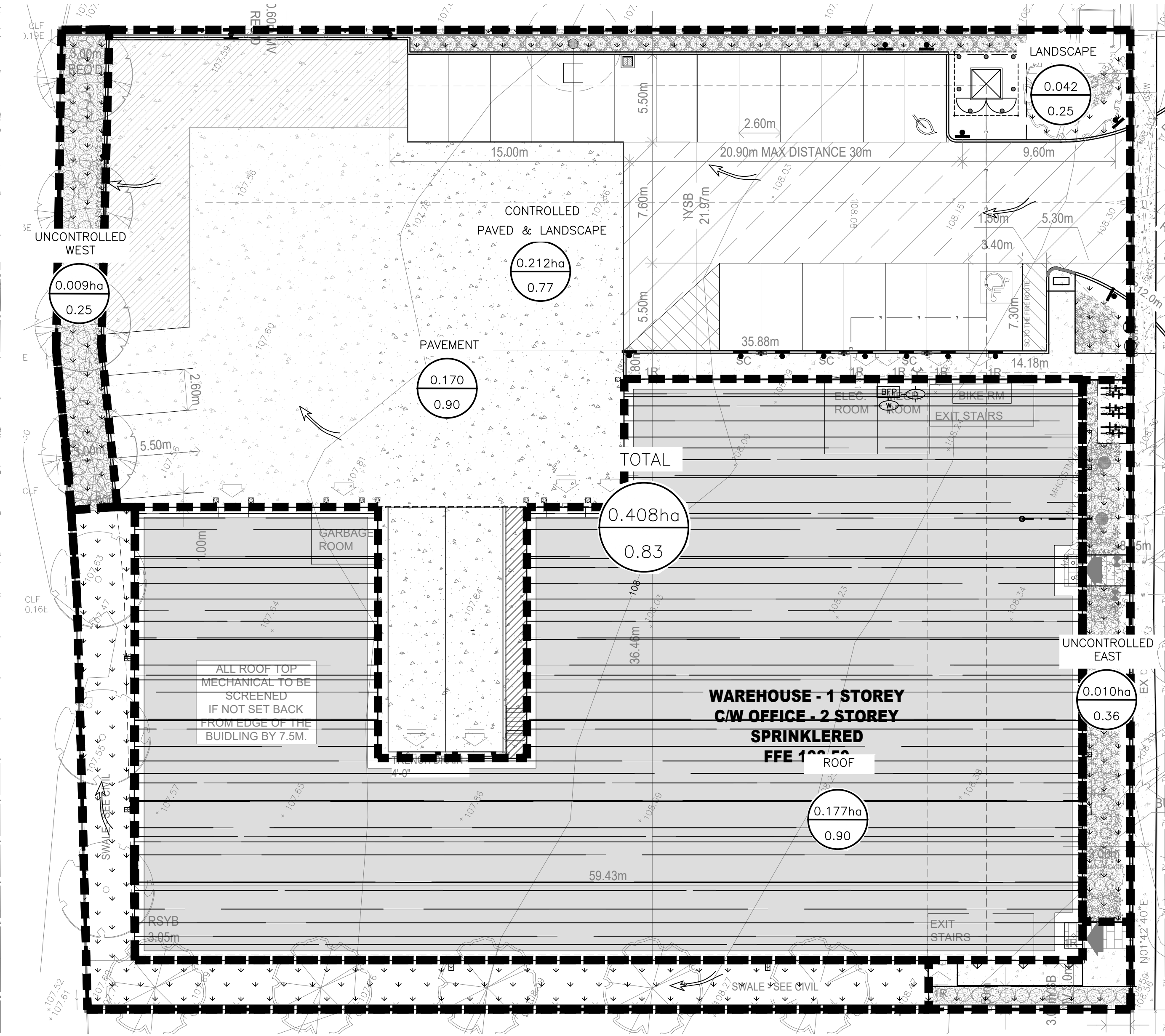
Project: NOTES AND DETAILS

45 BLOWERS CRES		AJAX, ON	
File No: 230152	Date: 19 APR '24	ACAD INFO	
Drawn By: JM	Scale: 1:200	Dwg. File: 230152 P-303	
Checked By: JS	Sheet 1 of 1	Plotting Scale: 1=1	
Drawing No: P-303		Drawing Size: D	



1 PRE-DEVELOPMENT DRAINAGE PLAN
P-304 1:200

POST-DEVELOPMENT		
DESCRIPTION	AREA (SQ.M.)	COEFFICIENT
GRASSLAND	4,084.50	0.25



2 POST-DEVELOPMENT DRAINAGE PLAN
P-304 1:200

POST-DEVELOPMENT		
DESCRIPTION	AREA (SQ.M.)	COEFFICIENT
CONTROLLED		
BUILDING ROOF	1,768.50	0.90
LANDSCAPE	424.54	0.77
PAVEMENT	1,702.40	
UNCONTROLLED		
WEST (LANDSCAPE)	87.00	0.25
EAST (LANDSCAPE)	102.06	0.25



KEY PLAN
SCALE: NTS
PLAN OF SURVEY OF
BLOCK 3
REGISTERED PLAN 40M-2486
TOWN OF AJAX
REGIONAL MUNICIPALITY OF DURHAM
METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999902.

BENCHMARK NOTE
ELEVATIONS ARE REFERRED TO THE TOWN OF AJAX BENCHMARK No. 703, LOCATED 11.1m WEST OF WEST FACE OF CONCRETE CURB ON SALEM ROAD NORTH, 22.0m NORTH, OF CENTRELINE OF ENTRANCE TO COSTCO AND 185.0m SOUTH OF CENTRELINE OF RINGER ROAD. TABLET IS SET ON TOP OF SOUTHEAST CORNER OF CONCRETE OUTFALL STRUCTURE. HAVING AN ELEVATION OF 102.595 m.

VERTICAL DATUM: CANADIAN GEODETIC DATUM, 1928 (1978 SOUTHERN ONTARIO READJUSTMENT)

LEGEND :

- PERVIOUS AREA
- ROOF AREA
- CATCHMENT BOUNDARY
- OVERLAND FLOW ROUTE

7	16 MAY '25	UPDATED AS PER TOWN COMMENTS	JP	JS
6	23 JAN '25	UPDATED AS PER TOWN COMMENTS	JP	JS
5	09 JAN '25	UPDATED SITE PLAN	JP	JS
4	30 DEC '24	ISSUED FOR SPA	JP	JS
3	23 DEC '24	ISSUED FOR SPA	JP	JS
2	09 JUL '24	ISSUED FOR SPA	JM	JS
1	28 MAY '24	REVISED AS PER SITEPLAN	JM	JS
0	19 APR '24	REVISED AS PER SITEPLAN	JM	JS
No.	Date	Description	Drawn	Checked

REVISIONS

J + B ENGINEERING INC.

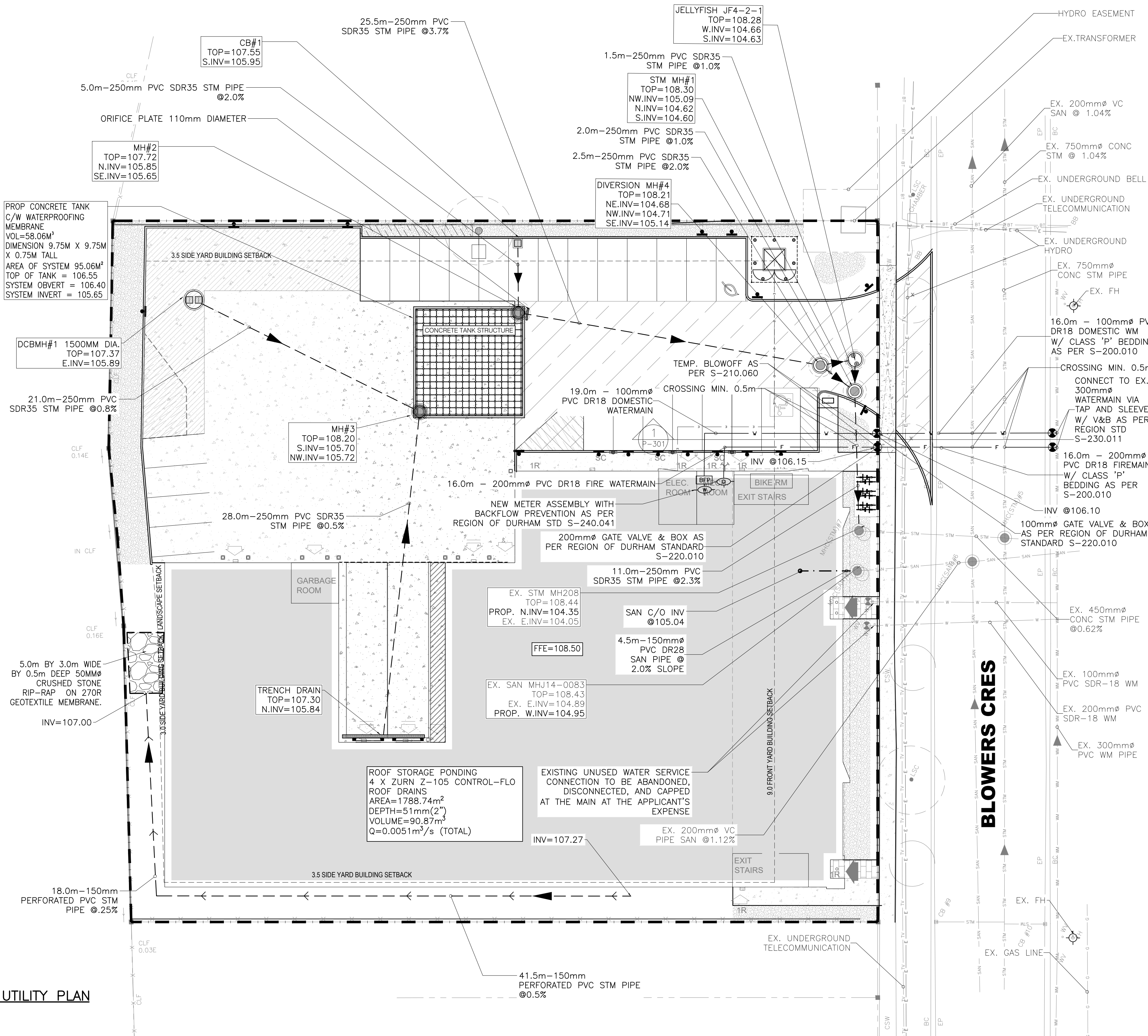
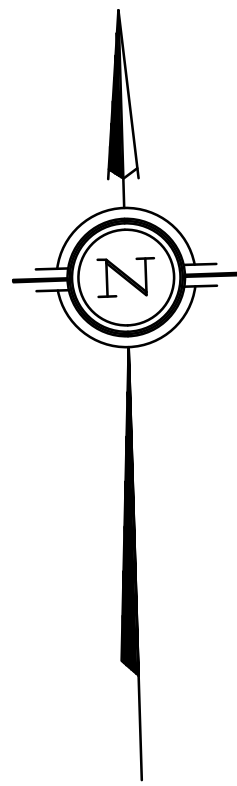
TORONTO: 25 CENTURIAN DR. SUITE 201 MARKHAM, ON L3R 0H8 416 229 2836

CALGARY: 707-10TH AVE. SW SUITE 100 CALGARY AB T2R 0B3 403 355 2295

Project: **PRE/POST DRAINAGE PLAN**

45 BLOWERS CRES AJAX, ON

File No: 230152	Date: 19 APR '24	ACAD INFO
Drawn By: JM	Scale: 1:200	Dwg. File: 230152 P-304
Checked By: JS	Sheet 1 of 1	Plotting Scale: 1=1
Drawing No: P-304		Drawing Size: D



1 COMPOSITE UTILITY PLAN
SCALE 1:200

GENERAL NOTES

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGN ENGINEER AS APPLICABLE.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE BUILDING CODE LATEST EDITION.
7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
8. EVERYTHING IS TO BE CONSIDERED NEW UNLESS SPECIFIED EXISTING OTHERWISE.



KEY PLAN

SCALE: NTS
PLAN OF SURVEY OF
BLOCK 3
REGISTERED PLAN 40M-2486
TOWN OF AJAX
REGIONAL MUNICIPALITY OF DURHAM

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE

BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00' WEST), NAD83 (CSRS 2010).

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999902.

BENCHMARK NOTE

ELEVATIONS ARE REFERRED TO THE TOWN OF AJAX BENCHMARK No. 703, LOCATED 11.1m WEST OF WEST FACE OF CONCRETE CURB ON SALEM ROAD NORTH, 22.0m NORTH, OF CENTRELINE OF ENTRANCE TO COSTCO AND 185.0m SOUTH OF CENTRELINE OF RINGER ROAD. TABLET IS SET ON TOP OF SOUTHEAST CORNER OF CONCRETE OUTFALL STRUCTURE, HAVING AN ELEVATION OF 102.595 m.

VERTICAL DATUM: CANADIAN GEODETIC DATUM, 1928 (1978 SOUTHERN ONTARIO READJUSTMENT)

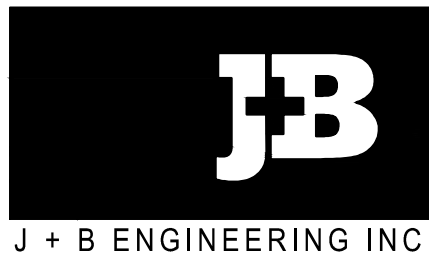
LEGEND :

- DENOTES SURVEY MONUMENT FOUND
- " SURVEY MONUMENT PLANTED
- SIB " STANDARD IRON BAR
- SSIB " SHORT STANDARD IRON BAR
- IB " IRON BAR
- +100.00 EXISTING ELEVATION
- EXISTING CATCHBASIN
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- SAN — EXISTING SANITARY LINE
- STM — EXISTING STORM LINE
- WM — EXISTING WATER LINE
- - - PROPERTY LINE
- NEW CATCHBASIN
- NEW STORMCEPTOR EFO4
- NEW MANHOLE
- - - NEW STORM LINE

4	23 JAN '25	UPDATED AS PER TOWN COMMENTS	JP	JS
3	09 JAN '25	UPDATED SITE PLAN	JP	JS
2	30 DEC '24	ISSUED FOR SPA	JP	JS
1	23 DEC '24	ISSUED FOR SPA	JP	JS

No.	Date	Description	Drawn	Checked
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REVISIONS



J + B ENGINEERING INC.
TORONTO: 25 CENTURION DR. SUITE 201 MARKHAM, ON L3R 9N8 416 229 2836
CALGARY: 707-50TH AVE. SW SUITE 100 CALGARY AB T2R 0B3 403 355 2295

Project:

COMPOSITE UTILITY PLAN

45 BLOWERS CRES AJAX, ON

File No:	230152	Date:	07 MAR '24	ACAD INFO
Drawn By:	HR	Scale:	1:200	Dwg. File: 230152 P-305
Checked By:	JS	Sheet	1 of 1	Plotting Scale: 1=1
Drawing No:	P-305	Drawing Size:	D	

REVISIONS				
No.	Date	Description	Drawn	Checked
5	16 MAY '25	UPDATED AS PER TOWN COMMENTS	JP	JS

