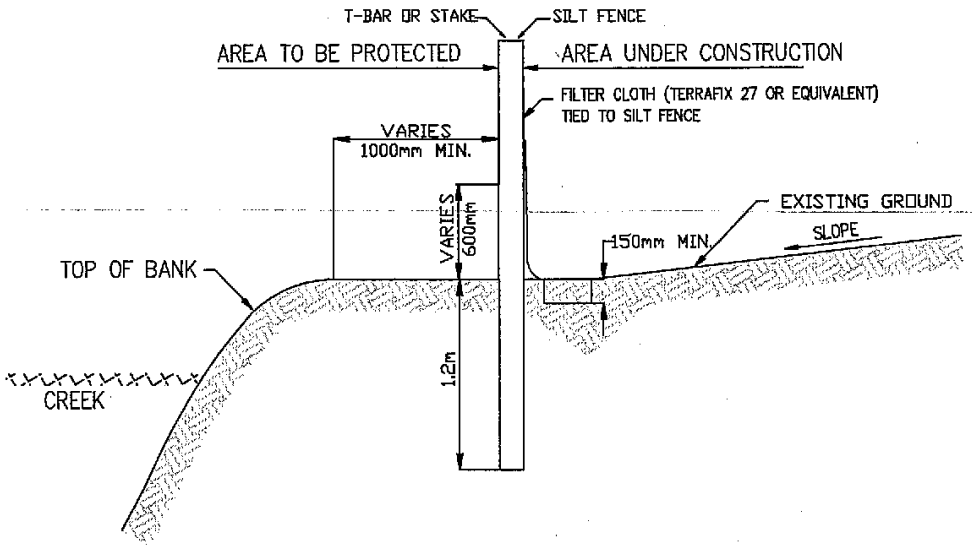
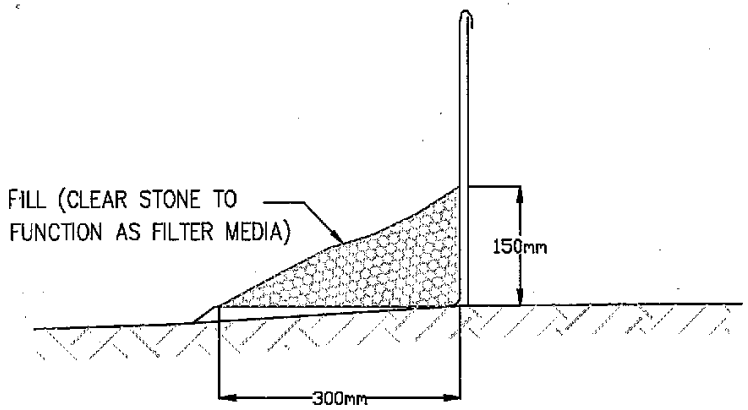
CITY OF VAUGHAN
DEVELOPMENT/TRANSPORTATION ENGINEERING DEPARTMENT
LOT GRADING NOTES

THE FOLLOWING NOTES APPLY TO THE CONSTRUCTION GOVERNED BY THE REFERENCE PERMIT AND SHALL FORM PART OF THE DRAWINGS ATTACHED HERETO:

1. All site plans, drawings and construction shall comply with the City of Vaughan Lot Grading Criteria, City of Vaughan Engineering Standards, and applicable Provincial Standards, the Ontario Building Code, Subdivision Agreement and By-Law 1-88 unless otherwise approved.
2. Approval of this site plan does not release the Builder/Applicant/Owner of their responsibilities to ensure the proposed drainage works are compatible with the overall drainage within the subdivision. Proposed lot drainage shall not adversely affect adjacent properties.
3. Alterations to existing grades shall not be permitted within 600mm of lot lines unless specifically approved as part of this permit. The approved grading/drainage pattern for this lot/block shall be maintained and alterations not approved as part of this Permit shall be restored by the Builder/Applicant/Owner to the satisfaction of the City of Vaughan.
4. Sedimentation/siltation control measures shall be installed prior to construction and offset a minimum of 600mm from lot lines. These measures shall be maintained in order to prevent adversities to adjacent lands. Refer to attached sample drawing.
5. Builder shall verify existing and proposed grade elevations prior to construction. Footings to bear on undisturbed soil and be a minimum of 1.22m below finished grade.
6. Provide elevation for: top of foundation wall; underside of footing; top of basement floor and finish floor.
7. Show reverse veneer wall where applicable.
8. Sanitary and Storm Invert Elevation shall be shown at main lateral connection and at property line. City Engineering Department/York Region approval is required for sanitary, storm and water box location and installation to the lot line prior to construction.
9. Water, storm and sanitary services that are to be reused or decommissioned are to be identified on the drawing.
10. Downspouts of Rain water Leaders shall discharge onto splash pads and drain towards the street. Splash pads shall outlet over sodded land where possible to encourage infiltration of surface runoff.
11. High Point on split lot drainage to be a minimum of 2.0m behind front downspout location to ensure drainage outlets to street.
12. Top of foundation walls, exterior cladding, window and door sills shall be a minimum of 150mm above finished grade.
13. The Designer/Consultant/Engineer/Architect is responsible to ensure that height, thickness, lateral bracing, etc. off all foundation walls conform to OBC. OBC subsection 9.15.4 shall apply.
14. All front and rear yards shall be graded at a 2% - 5% gradient within 5m of the building.
15. Drainage swales shall be graded with a 2% -5% gradient. Desirable swale depth is 250mm. Minimum swale depth is 150mm. Maximum swale depth is variable and depends on location and safety considerations, but must not exceed 450mm.
16. Centerline of swales shall be located 600mm from lot lines unless otherwise approved.
17. Centerline of swales must not be located less than 600mm from any foundation wall.
18. Artificial embankments and or retaining walls shall not be permitted unless approved as part of this Permit. The maximum embankment slope shall be 3:1 (horizontal to vertical) with a maximum grade differential of 600mm.
19. Proposed retaining walls are to be constructed in accordance with the City of Vaughan Lot Grading Criteria and By-Law 1-88. Retaining walls exceeding 1.0 metre in height shall be designed, inspected and certified by a Professional Engineer and shall be served by guards or otherwise treated to reduce any public hazard. All retaining walls shall be constructed of stone, precast blocks or concrete. A retaining wall which exceeds 1.0 metre in height must be set back from the nearest property line or distance equal to its height.
20. Driveway grades shall be 1.5% - 8% and compatible with approved sidewalk grades. Boulevard grades shall be 2% - 5%.
21. Driveways shall be a minimum of 1.0m from any tree, catch basin or above ground utility or other obstruction.
22. Water service stops are to be located in the grass portion of the front yard, as per City of Vaughan Standard I-1.
23. Driveways, curb cuts and driveway culverts shall be located, approved and constructed in accordance with the requirements of the City Engineering Department, York Region and By-Law 1-88. A separate permit is required from the City's Engineering/Public Works Department for curb cuts and/or proposed culverts.
24. Footings constructed next to catch basin lead pipe or other Municipal Service shall be inspected below lead pipe excavation. Footings must be constructed on undisturbed soil or Soil Consultants verification required.
25. If the proposed construction is in an area of fill a Professional Engineer is to inspect the excavation and certify the stability and bearing capacity of the soil prior to construction.
26. Prior to Letter of Credit release the Owner shall submit an as-built survey illustrating both proposed and as constructed grade elevations. A Storm Water Management report authored by a Professional Engineer and/or Lot Grading Certification by a Professional Engineer or Ontario Land Surveyor shall be submitted to the City upon their request.
27. Post construction flows, from a 5 year storm frequency, shall not exceed the flows for preconstruction conditions, for the same storm, unless it is demonstrated to the satisfaction of the City that uncontrolled flows will not adversely affect the existing drainage patterns. (These flows shall be computed using the rational method only.)
28. "The building shall be located or the building site graded so that water will not accumulate at or near the building and will not adversely affect adjacent properties." OBC 9.14.6.1.(1)
29. TRCA approval required where grade changes will occur that abut regulated areas; existing natural or artificial watercourse, open channel, swale or ditch used to drain land.





FROZEN CONDITION

NOTES:

1. MATERIAL REMOVED FROM TRENCH TO BE PLACED ON TOP OF FILTER CLOTH.

SAMPLE ONLY

mm DIMENSIONS IN MILLIMETRES EXCEPT AS NOTED

	REVISIONS	DATE
4.		
3.		
2.		
1.		

City of Vaughan — The City Above Toronto

ENGINEERING DEPARTMENT

CITY OF VAUGHAN ENGINEERING STANDARD

SILT FENCE

NOT TO SCALE | DESIGNED: ENG. DEPT. | STD. DWG. N-8

REVISION: _____ | DATE: APRIL 2008

Revised on December 12, 2016