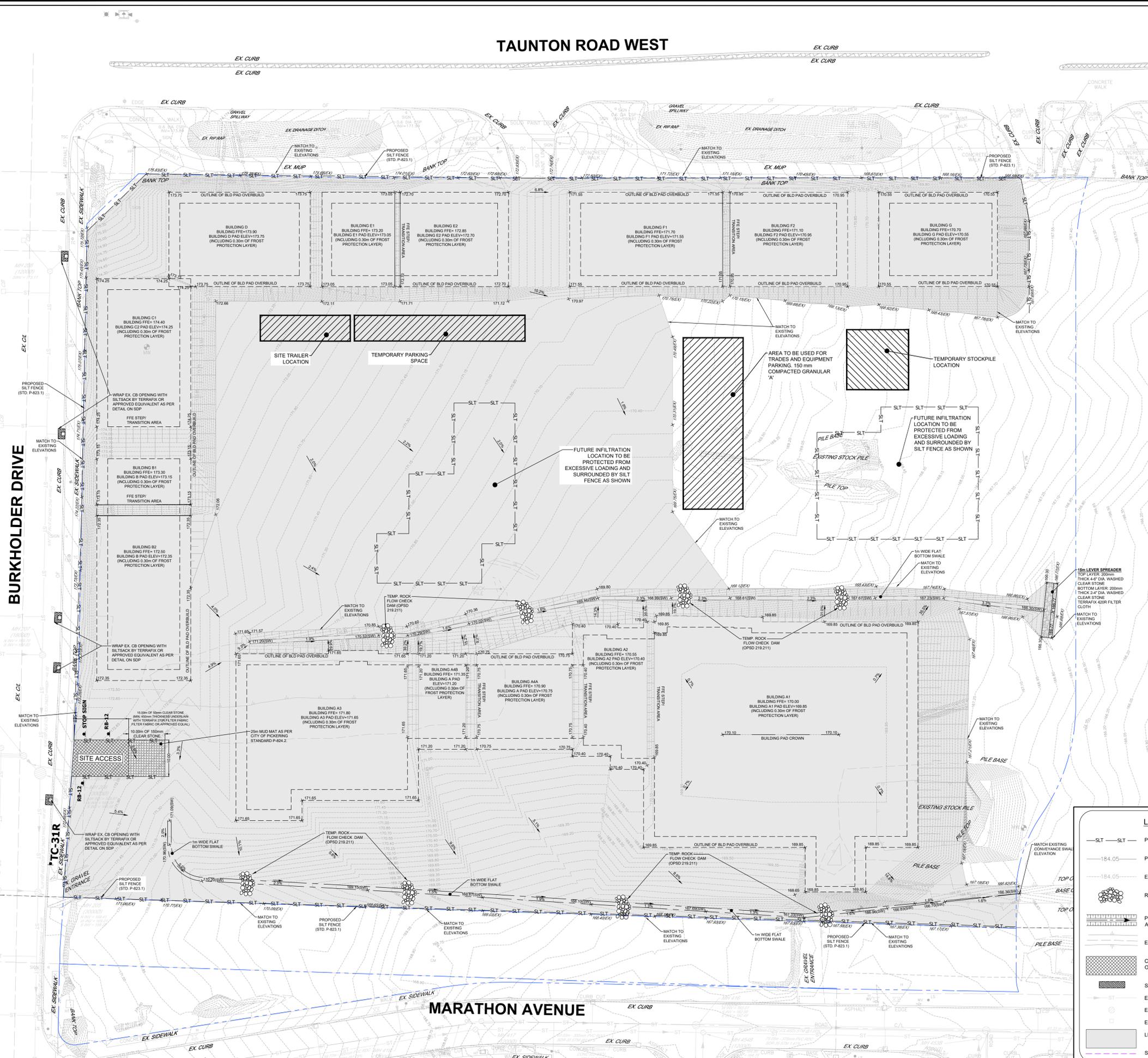


# TAUNTON ROAD WEST



- GENERAL NOTES**
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PICKERING AND REGION OF DURHAM STANDARDS, ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS (OPSD & OPSS), THE WATER RESOURCES ACT, AND THE APPLICABLE ENVIRONMENTAL PROTECTION ACTS. WHERE A TOWN OR REGION STANDARD EXISTS, IT SHALL BE USED IN PLACE OF THE PROVINCIAL STANDARD. ALL WORK SHALL CONFORM TO THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
  - INFORMATION REGARDING ALL EXISTING UNDERGROUND UTILITIES AND SERVICES SHOWN ON THE DRAWINGS IS BASED ON INFORMATION PROVIDED BY OTHERS AND/OR AVAILABLE HISTORICAL DRAWINGS. THE ACCURACY OF THIS INFORMATION HAS NOT BEEN CONFIRMED BY KWA SITE DEVELOPMENT CONSULTING AND ALL UNDERGROUND INFORMATION NEEDS TO BE VERIFIED IN THE FIELD PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ALL UTILITY LOCATES PRIOR TO CONSTRUCTION AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES. ANY LOST TIME DUE TO FAILURE TO IDENTIFY DISCREPANCIES OR NOTIFY THE ENGINEER SHALL BE AT THE CONTRACTOR'S EXPENSE.
  - THIS PLAN SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S PLANS AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
  - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE ENGINEER. INFORMATION REGARDING PRIVATE ROADS, PARKING LOT CURBS, BUILDING LOCATIONS, AND SETBACKS SHALL BE TAKEN FROM THE SITE PLAN.
  - NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT ENGINEERS APPROVAL.
  - ALL DISTURBED AREAS SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE ENGINEER.
  - THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING AT THE SAME TIME AS THE CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND PREVENT CONSTRUCTION CONFLICTS.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS INCLUDING ROAD OCCUPANCY PERMITS AND THIRD PARTY UTILITY COSTS.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING ALL NECESSARY SIGNALS, SIGNS, DELINEATORS, MARKERS AND BARRIERS. ALL TRAFFIC AND SAFETY MEASURES SHALL CONFORM TO CITY STANDARDS AND THE ONTARIO TRAFFIC MANUAL, BOOK 7 - TEMPORARY CONDITIONS, LATEST EDITION.
  - THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE CITY AND THE REGION AND ANY OTHER REGULATORY AGENCIES. ALL WORK ON TOWN OR REGION RIGHT-OF-WAY AND EASEMENTS, SEWER WORK, AND WATERMAIN WORK SHALL BE INSPECTED BY THE TOWN OR REGION (AS REQUIRED) PRIOR TO BACKFILLING.
  - THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE GEOTECHNICAL ENGINEER THROUGHOUT ENTIRE DURATION OF THE PROJECT.
  - THE CONTRACTOR IS RESPONSIBLE TO INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROLS AS REQUIRED BY THIS CONTRACT AND TOWN AND PROVINCIAL STANDARDS.
  - CONTRACTOR RESPONSIBLE TO SUPPLY AND INSTALL ALL NECESSARY CONSTRUCTION FENCING.
  - CONTRACTOR TO PROVIDE WEEKLY REDLINE LINE AS-BUILT SURVEY TO THE ENGINEER FOR REVIEW. AS-BUILT TO SHOW PIPE INVERT, PIPE SIZE, AND PIPE MATERIAL.
  - CONTRACTOR TO PROVIDE AS-BUILT SURVEY OF COMPLETED SERVICING AND GRADING WORKS INCLUDING INVERTS, ALL ABOVE GROUND WORKS AND SPOT ELEVATIONS AT MAXIMUM 15M GRID INTERVAL. SURVEY TO BE PREPARED BY LICENSED ONTARIO LAND SURVEYOR.
  - DRAWING TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY GEMTEC, DATED SEPTEMBER 30, 2025 AND ALL APPLICABLE ADDENDUMS.
  - NO QUEUEING AND IDLING WILL BE ALLOWED.
  - MATERIAL WILL NOT BE BROUGHT TO THE SITE OR LEAVE THE SITE THROUGH RESIDENTIAL AREAS AND ALL DISPOSAL MATERIAL WILL BE BROUGHT TO APPROVED AND LICENSED FACILITIES. DELIVERIES SHALL ARRIVE USING PROVINCIAL HIGHWAYS AND REGIONAL ROADS, AND STAGING SHALL BE DONE INTERNAL TO SITE WITHIN THE FUTURE PHASE LANDS AND WITHOUT IDLING OR QUEUEING ON EXTERNAL ROADS.

- SPILL MANAGEMENT NOTES:**
- NO STORAGE OF BULK FUELS OR CHEMICALS IS ALLOWED ON THE SUBJECT SITE.
  - A SPILL CLEAN-UP PLAN MUST BE IN PLACE AND ALL SPILLS BE REPORTED TO THE MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE SPILLS ACTION CENTRE.
  - AN ON-SITE MANAGER SHALL BE DESIGNATED AS THE SPILL COORDINATOR AND SHALL CONDUCT REGULAR VISUAL INSPECTION TO IDENTIFY AREAS WITH OIL STAINING OR OTHER EVIDENCE OF ENVIRONMENTAL CONCERN (I.E. POOLS OF LIQUID, ODOURS, VAPOUR, ETC.).
  - A SPILL KIT SHALL BE LOCATED WITHIN THE SITE TRAILER AND IN KEY VEHICLES CONTAINING ITEMS FOR PERSONAL PROTECTION AND SMALL SPILL CLEANUP. THE SPILL KIT SHALL ONLY BE USED BY TRAINED PERSONNEL AND THE SPILL MANAGER SHALL COMPLETE A KIT INVENTORY MONTHLY.
  - IF A SPILL IS DETECTED THAT CANNOT BE CONTAINED SAFELY UTILIZING THE ON-SITE SPILL KIT, AN EVACUATION MUST TAKE PLACE AND THE SPILL COORDINATOR MUST CONTACT PICKERING FIRE SERVICES (AND THE OTHER EMERGENCY CONTACTS FOUND BELOW) IMMEDIATELY.
  - SILT LADEN RUN OFF LEAVING THE SITE IS A REPORTABLE SPILL UNDER THE REGION OF DURHAM SEWER USE BY-LAW 55-2013, AS AMENDED, IN ADDITION TO PROVINCIAL AND FEDERAL LEGISLATION. ALL SPILL SPILLS THAT IMPACT A SEWER SYSTEM, WATER COURSE, OR CITY PROPERTY, MUST BE IMMEDIATELY REPORTED TO THE SPILLS ACTION CENTRE (1-800-268-6060).
  - ALL SPILL MONITORING, INCIDENTS, AND CLEANUP SHALL BE DOCUMENTED INCLUDING (BUT NOT LIMITED TO): NAMES, DATES, TIME, LOCATION, DURATION (IF KNOWN), TYPE AND QUANTITY, SOURCE, ENVIRONMENTAL CONDITIONS, ACTIONS TAKEN, AGENCIES CONTACTED, AND FOLLOWUP COMPLETED.
  - ANY AREAS OF CONCERN IDENTIFIED SHALL BE INVESTIGATED AS WOULD ANY SPILL BEFORE CONTACTING THE EMERGENCY CONTACTS LISTED BELOW.
  - PRIOR TO DISCHARGE TO MUNICIPAL SEWERS FOR DE-WATERING A DISCHARGE AGREEMENT MUST BE APPROVED BY ENVIRONMENTAL SERVICES AS PER THE SEWER USE BY-LAW 55-2013.
  - VEHICLE MAINTENANCE SHALL BE COMPLETED A MINIMUM OF 15m AWAY FROM ANY FUTURE INFILTRATION AREAS AND THE PROPOSED ESC POND.

**LEGEND**

- SLT — SLT — PROPOSED SILT FENCE
- 184.05 — PROPOSED CONTOUR
- 184.05 — EXISTING CONTOUR
- ⊗ ROCK CHECK DAM
- — PROPOSED INTERCEPTOR SWALE AND FLOW DIRECTION AS PER (OPSD 219.211)
- — EXISTING SWALE TO REMAIN
- ▨ CONSTRUCTION ENTRANCE AS PER REGION OF DURHAM STANDARD S-301.050
- ▨ SILTSACK INLET SEDIMENT CONTROL DEVICE
- ⊙ EXISTING STORM SEWER
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING CATCH BASIN
- — LIMIT OF REGRADING
- — SWALE TRIBUTARY BOUNDARY

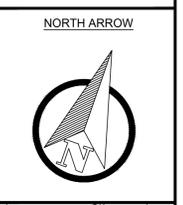
**EMERGENCY CONTACTS**

FIRE/POLICE/AMBULANCE	911
CLIMATE CHANGE SPILL ACTION CENTRE	1-800-268-6060
MECP-SPILLS ACTION CENTRE	1 (416) 325-3000
CANUTEC (CANADIAN EMERGENCY CENTRE)	1 (813) 966-6666

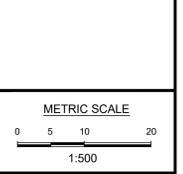
**24 HOUR CONTACTS**  
 GRANARCO TAVANELLO 416-989-8104  
 BRIAN TILLEY (416) 717-8319

**REVISION BLOCK**

#	DATE	DESCRIPTION
1	04/14/25	ISSUED FOR SPA
2	12/04/25	ISSUED FOR SPA



**SURVEY AND BENCHMARK NOTE**  
 EXISTING TOPOGRAPHIC INFORMATIONS SHOWN ON THIS PLAN ARE BASED ON J.D. BARNES LTD. DRAWING (REF. NO. 25-250-00), DATED AUGUST 20, 2020.  
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING VERTICAL.



**CONSTRUCTION MANAGEMENT PLAN**  
**FIELDGATE COMMERCIAL**  
**TAUNTON RD/BURKHOLDER DR.**  
 PICKERING, ONTARIO CITY OF PICKERING FILE FB 01-2025  
 PROJECT NO. 23810 | DRAWN BY: BS | CHECKED BY: EJ

**CMP**