

KEY PLAN N.T.S.

NOTES
SITE PLAN

1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN 1.5 METERS OF THE STREET LINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
3. ALL CORRECTIONS SHALL BE NOTIFIED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
4. THE ELEVATION OF THE SIDE SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF 150mm BELOW THE BUILDING LINE AT THE CENTRE OF THE LOT.
5. THE ELEVATION OF THE SIDE SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF 150mm BELOW THE BUILDING LINE AT THE CENTRE OF THE LOT.
6. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK VENER ELEVATION.
7. PRIOR TO ANY SOODING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE CITY HAS BEEN GRADED AND TOPSOIL IS TO BE LAYED WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NO 1 NURSERY SOIL AND A MINIMUM DEPTH OF 150mm OF CRIBBED STONE TO BE LAYED WITH A MINIMUM DEPTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 100mm OF ASPHALT BETWEEN THE CURB AND THE STREET LINE.
8. NO SOODING ON ANY LOTS IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
9. AT ALL ENTRANCES TO THE SITE THE ROAD CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSIONS WILL BE PROVIDED FOR EACH ENTRANCE.
10. DRIVEWAY GRADES SHOULD NOT BE LESS THAN 1% AND NOT GREATER THAN 1%.
11. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 1.0% (PREFERRED 2%) AND A MAXIMUM SLOPE OF 6%.
12. WHERE GRADES IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.9m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
13. ALL BACKFILL FOR SEWERS, WATERMANS AND UTILITIES ON THE ROAD ALLOWANCE AND THE INTERNAL SITE MUST BE COMPACTED TO MINIMUM 95% S.D. EXCEPT FOR TOP 300mm WHICH MUST BE COMPACTED TO 98% S.D. ON THE ROAD ALLOWANCE UNLESS OTHERWISE NOTED AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT.
14. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHIRRABLE BACKFILL MATERIAL. UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
15. ANY CHANGES TO THE SERVING DESIGN, STANDARDS AND SPECIFICATIONS MUST HAVE PRIOR APPROVAL FROM THE SERVICES PRESENT TECHNICAL A REGION OF HALTON.

STORM SEWERS

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS & SPECIFICATIONS.
2. STORM SEWERS AND CONNECTIONS 150 DIA. AND SMALLER TO BE CONCRETE CL 3 OR P.V.C. SDR 26 R.P.F.E.
3. STORM SEWERS AND CONNECTIONS 200 DIA. AND LARGER TO BE CONCRETE CL 3 OR CONCRETE CL 65-D P.V.C. SDR 35 ULTRA-HIGH STRENGTH TYPE 'B' BEDDING THROUGHOUT EXCEPT AT RISERS. UNLESS OTHERWISE NOTED.
4. ALL CATCHBASINS TO BE AS PER TOWN STANDARD 3-1 UNLESS OTHERWISE NOTED.
5. ALL MANHOLES OR CATCHBASIN MANHOLES TO BE OPED 701.010 AND FRAME AND GRATING TO BE AS PER OPED-40012 OR 40011 UNLESS OTHERWISE NOTED.
6. CATCHBASIN LEADS TO BE SINGLE - 200 DIA., DOUBLE - 250 DIA., UNLESS OTHERWISE NOTED.

SANITARY SEWERS

1. ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS & SPECIFICATIONS.
2. SANITARY SEWERS AND CONNECTIONS 150 DIA. AND LESS TO BE P.V.C. SDR 26 OR PRIVATE PROPERTY.
3. SANITARY SEWERS AND CONNECTIONS 200 DIA. AND LARGER TO BE P.V.C. SDR 35 ASTM D3034-81 WITH 'B' BEDDING THROUGHOUT EXCEPT AT RISERS. UNLESS OTHERWISE NOTED.

WATERMANS

1. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS & SPECIFICATIONS.
2. WATERMANS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 1.5m OVER OR 1.8m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
3. WATERMANS AND WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.3m WITH A MINIMUM HORIZONTAL SPACING OF 1.2m FROM THEMSELVES AND 2.0m FROM SEWER AND OTHER UTILITIES.
4. WATERMANS TO BE INSTALLED TO GRADE AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK WHERE REQUIRED BY INSPECTOR.
5. WATERMAIN AND WATER SERVICE MATERIALS 100 DIA. UP TO AND INCLUDING 300 DIA. TO BE P.V.C. DR-18 TO ANVIA SPEC C90-75, COPPER TYPE 'K' FOR 80 DIA. AND SMALLER.
6. PROVISIONS FOR FLUSHING THE LINES PRIOR TO TESTING ETC. MUST BE PROVIDED WITH AT LEAST A 50 DIA. OUTLET ON 100 DIA. AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING PORTS AT THE END SAME SIZE AS THE LINES. THEY MUST ALSO BE HOSED OFF TO ALLOW THE WATER TO DRAIN ONTO A PAVING LOT OR DOWN THE DRAIN ON FIRE LINES. FLUSHING OUTLET TO BE 100 DIA. OR A HYDRANT.
7. DUCTILE IRON WATERMAIN FITTING TO BE CEMENT LINES TO ANVIA SPEC C-110-77.
8. THRUST BLOCKS MUST BE INSTALLED ON ALL BENDS, TEES AND REDUCERS.
9. ALL CURB STOPS TO BE 1.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
10. HYDRANT AND VALVE SET TO REGION OF HALTON STANDARDS.
11. ALL HYDRANTS ARE TO HAVE RAMMER NOZZLE OUTLET.
12. ALL APPROVED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND COLOR-CODING FROM EXISTING SYSTEMS.

ROADS

1. ALL F.F.L. WITHIN ROAD ALLOWANCE & EASEMENT TO BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR DENSITY & THE SUITABILITY AND COMPACTOR OF ALL MATERIALS TO BE CONFIRMED BY RECOMMENDED SOIL CONSULTANT TO THE CITY ENGINEER PRIOR TO THE INSTALLATION OF ANY ROAD BASE MATERIAL.
2. THE CONTRACTOR MUST ENSURE THAT A SUBGRADE CERTIFICATE IS ISSUED BY THE SOIL CONSULTANT TO THE ENGINEER AND ONLY UPON ACCEPTATION AND APPROVAL OF THE SUBGRADE BY THE LOCAL AUTHORITY INSPECTION DEPARTMENT WILL COMMENCEMENT OF ANY ROAD BASE MATERIALS BE PLACED. FAILURE TO FOLLOW THIS PROCEDURE WILL MEAN THE REMOVAL OF ROAD BASE MATERIALS AND /OR ADDITIONAL TESTING THAT PROPER COMPACTION HAS BEEN ACHIEVED AT THE SUBGRADE (AT CONTRACTOR'S EXPENSE).
3. ALL UNDERGROUND SERVICE CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNSHIRRABLE BACKFILL MATERIAL.

REGION OF HALTON CERTIFICATE

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATION & LOCATION APPROVAL FROM AREA MUNICIPALITY

SIGNED: _____ DATE: _____

INFRASTRUCTURE PLANNING & POLICY

THE APPLICANT SHOULD BE AWARE THAT THE APPROVAL OF THE WATER SYSTEM ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY. REGARDLESS, THE APPLICANT MUST ENSURE THAT THE REGION OF HALTON'S STANDARDS AND SPECIFICATIONS ARE MET. (THE WATER AND WASTEWATER LINEAR DESIGN MANUAL MAY BE OBTAINED FROM DATA MANAGEMENT GROUP AT 855-522-8023). FURTHERMORE, ALL WATER QUALITY TESTS MUST BE COMPLETED TO THE REGION OF HALTON'S SATISFACTION, BEFORE THE WATER SUPPLY CAN BE TURNED ON.

BENCHMARK

No. 30 ELEVATION: 89.817m

DESCRIPTION: ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND HAVE BEEN DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 30, WITH A PUBLISHED ELEVATION 89.817

SKIRA & ASSOCIATES LTD.
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PROPOSED MIXED USE DEVELOPMENT

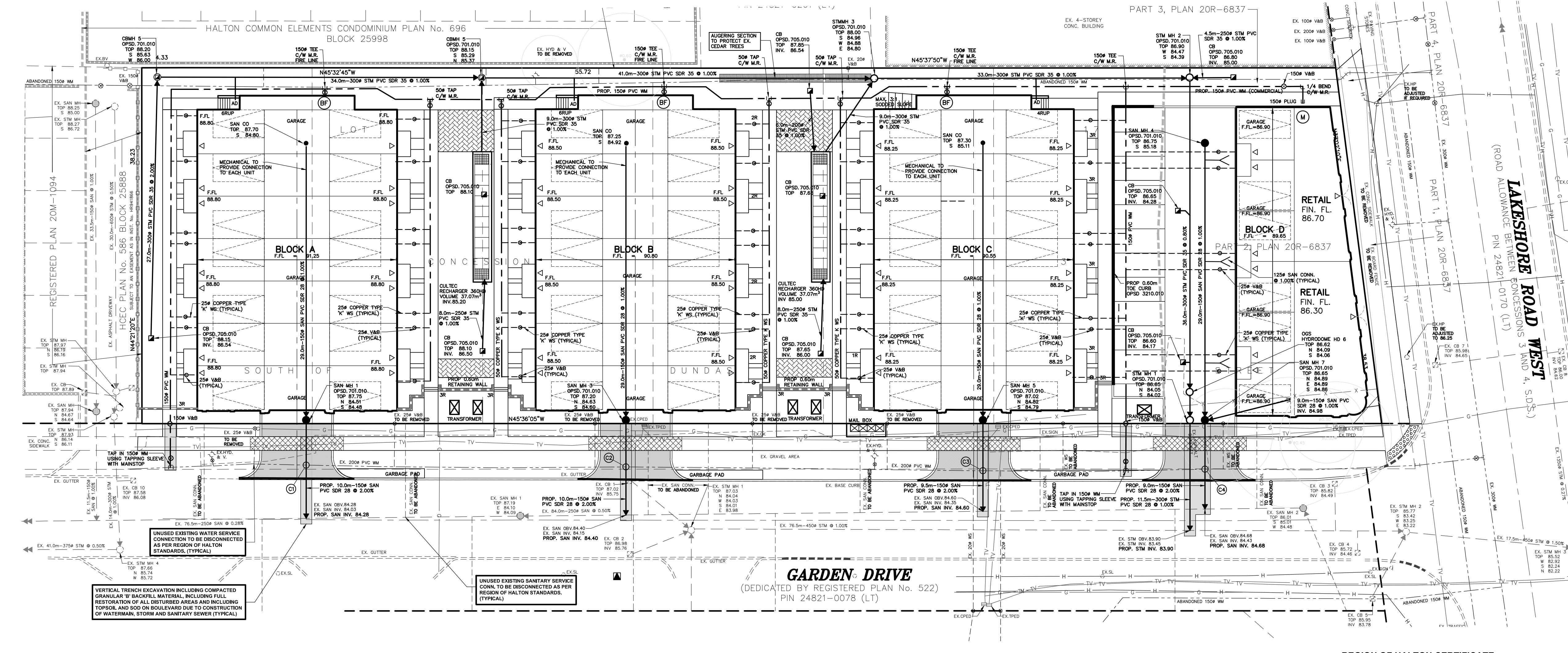
PART OF LOT 17, CONCESSION 3, SOUTH OF DUNDAS STREET
TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

109 GARDEN DRIVE
PLAZA CORP
109 GARDEN DRIVE



SITE SERVICING PLAN
S.P.

REGION FILE: 224-OK30
DATE: MAY 2024 AREA: OAKVILLE DWG No. 224-OK30
SCALE: 1:250 DRAWN BY: D.W.



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109 GARDEN DRIVE
PLAZA CORP
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SITE SERVICING PLAN
S.P.

REGION FILE: 224-OK30
DATE: MAY 2024 AREA: OAKVILLE DWG No. 224-OK30
SCALE: 1:250 DRAWN BY: D.W.

THE EXISTING SANITARY LATERAL MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR. A SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT MAIN, AND A NEW LATERAL CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.

THE EXISTING WATER SERVICE MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR. A SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.

ALL INTERNAL EXISTING SERVICES AND APPURTENANCES NOT UTILIZED FOR SERVICING OF THIS PROJECT ARE TO BE REMOVED OFF-SITE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

INFORMATION SHOWN HEREON REGARDING THE SIZE AND LOCATION OF EXISTING SERVICES AND/OR UTILITIES IS FURNISHED AS THE BEST AVAILABLE INFORMATION AND SHALL BE INTERPRETED AS THE CONTRACTOR SEES FIT WITH THE UNDERSTANDING THAT THE OWNER DISCLAIMS ALL RESPONSIBILITY FOR ITS SUFFICIENCY AND/OR ACCURACY.

No.	DATE	REVISION	INIT.
1			

LEGEND

- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN WITH TEMPORARY SEDIMENT CONTROL