

- GENERAL NOTES**
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 THE STREETS/ALLEYS MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
 3. ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
 4. THE ELEVATION OF THE SIDE WALK 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 WALK 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 VENEER ELEVATION.
 7. PRIOR TO ANY SOILING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRAZED AND TOPSOILED AND COVERED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NO. 1 NURSERY SOIL AND A MINIMUM DEPTH OF 100mm OF CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY AND DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
 8. NO SOILING 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 DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
 10. DRIVEWAY GRADES SHOULD NOT BE LESS THAN 1% AND NOT GREATER THAN 8%.
 11. LAWN AND SIDEWALKS SHALL HAVE A MINIMUM SLOPE OF 1.5% (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 150mm ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL RETAINING WALLS HIGHER THAN 600mm 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 200mm 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 UNDRINKABLE BACKFILL MATERIAL UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
 15. ALL WATERMANS AND WATER SERVICES MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS AND SPECIFICATIONS.
 16. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7m WITH A MINIMUM HORIZONTAL SPACING OF 1.2m FROM TREES AND OTHER UTILITIES.
 17. ANY CHANGES TO THE SERVICE DESIGN, STANDARDS AND SPECIFICATIONS MUST HAVE PRIOR APPROVAL FROM THE SERVICES PERMIT TECHNICIAN AT THE REGION OF HALTOW.

- ROADS**
1. ALL F.F.L. WITHIN ROAD ALLOWANCE & EASEMENT TO BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR DENSITY & THE SUITABILITY AND COMPACTON OF ALL MATERIALS TO BE CONFIRMED BY RECOGNIZED 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 VERIFICATION AND APPROVAL OF THE SUBGRADE BY THE LOCAL AUTHORITY INSPECTION DEPARTMENT WILL COMMENCEMENT OF ANY ROAD BASE MATERIALS TO 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 UNDRINKABLE BACKFILL MATERIAL.

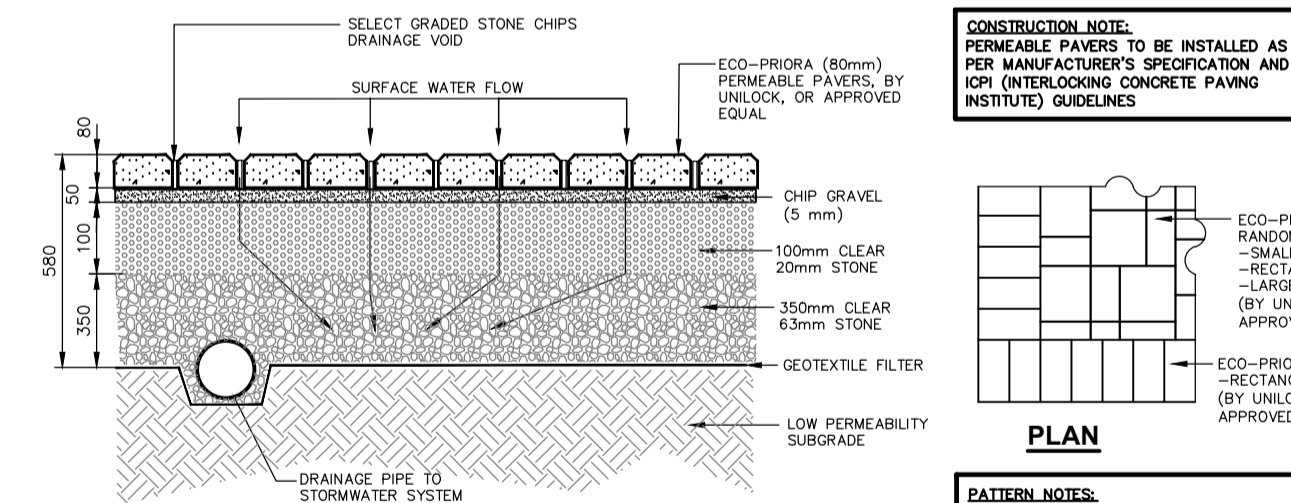
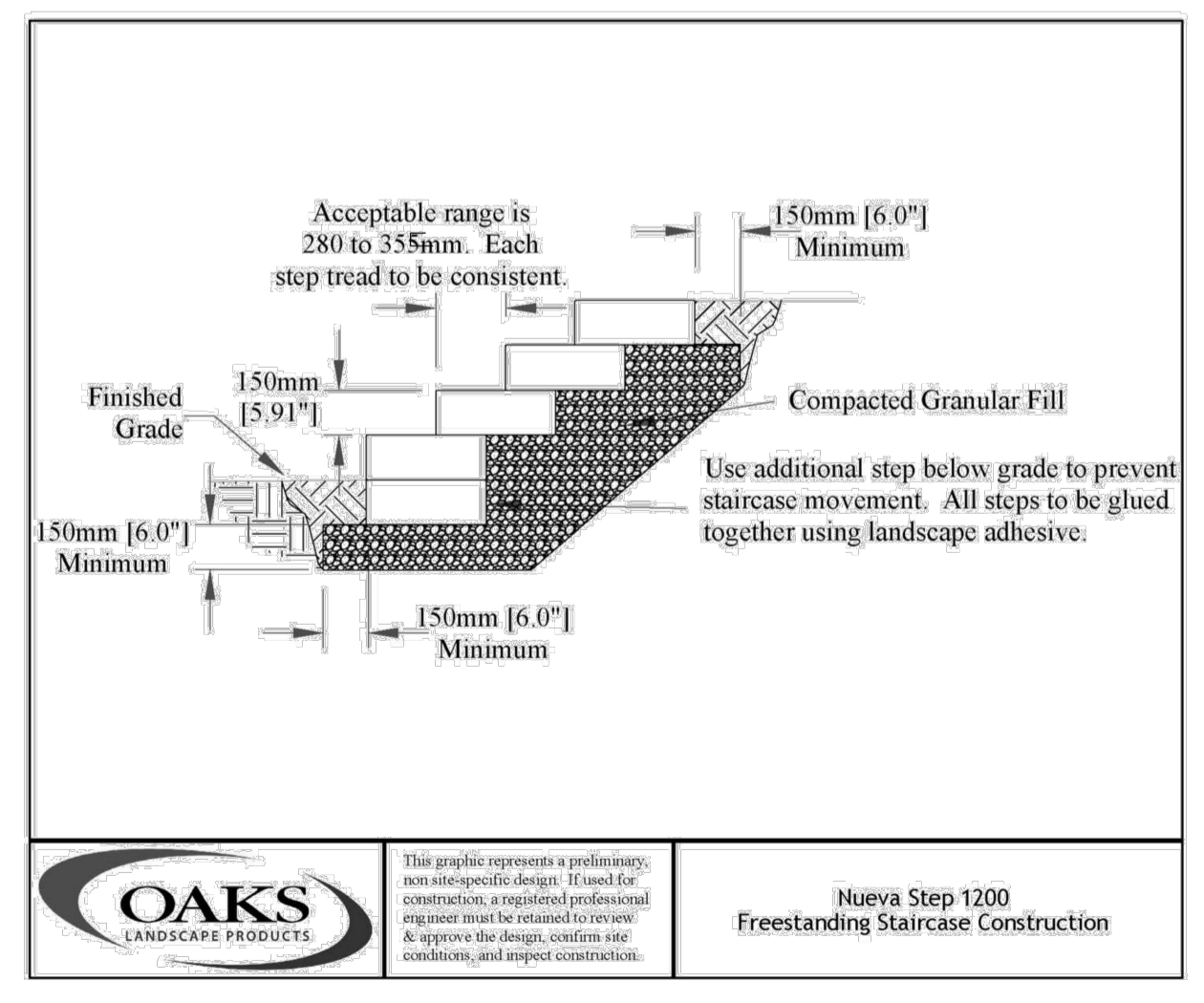
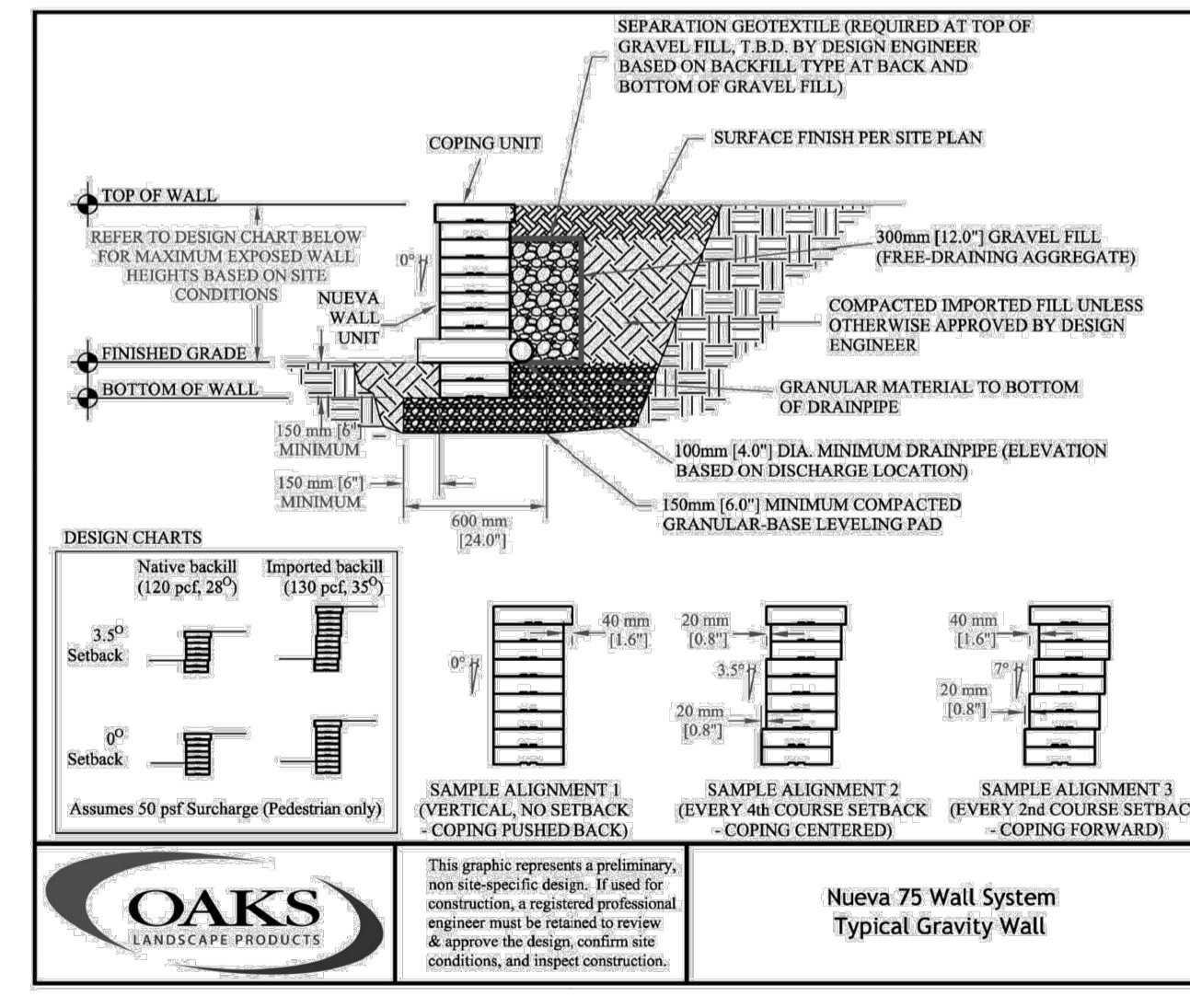
150.0mm OF EXTRA DEPTH (HEAVY DUTY) SIDEWALK TO BE INSTALLED CONTINUOUS THROUGH DRIVEWAY. MINIMUM 150mm DEPTH AS PER OPSD 310.010 (TYPICAL)

CONTRACTOR TO OVERLAY FULL WIDTH OF GARDEN DRIVE WITH MINIMUM 40mm DEPTH H.L. OF TOP ASPHALT

EXISTING CONCRETE SIDEWALK TO BE REMOVED AND BOULEVARD GRADED TO DAYLIGHT TRIANGLE. NEW SIDEWALK AND HARDSCAPE SURFACE TO BE INSTALLED AS PER SBK DESIGN

GARDEN DRIVE
(DEDICATED BY REGISTERED PLAN No. 522)
PIN 24821-0078 (LT)

NOTE:
DOWNSPOUTS FOR BLOCK A,B,C ARE TO SPLASH ONTO THE GRADE
DOWNSPOUTS FOR BLOCK D MUST SPLASH ONTO THE DRIVEWAY
NO RUNOFF DIRECTED TO LAKESHORE RD



PAVEMENT DESIGN

TYPE	THICKNESS	COMPACTED DEPTH
LIGHT DUTY	40mm	COMPACTED DEPTH OF H.L. ASPHALT
	80mm	COMPACTED DEPTH OF H.L. ASPHALT
	160mm	COMPACTED DEPTH OF 20mm CRUSHER-RUN LIMESTONE
HEAVY DUTY	40mm	COMPACTED DEPTH OF H.L. ASPHALT
	80mm	COMPACTED DEPTH OF H.L. ASPHALT
	160mm	COMPACTED DEPTH OF 20mm CRUSHER-RUN LIMESTONE
TOTAL 480mm TOTAL CONSTRUCTION DEPTH		

LEGEND

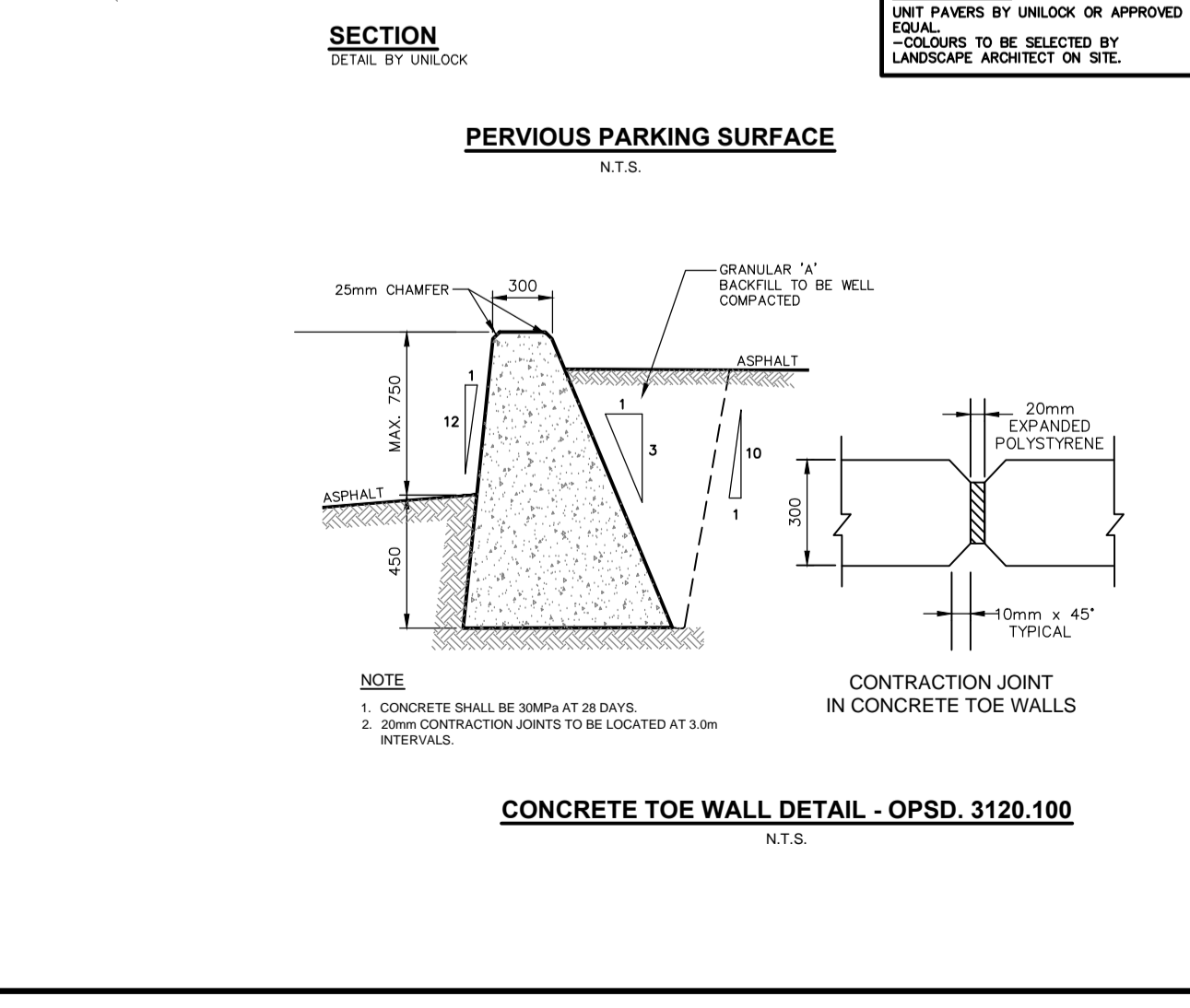
- ×(000.00) EXISTING ELEVATION TO REMAIN
- × 000.00 EXISTING ELEVATION
- - - - - DIRECTION OF SURFACE FLOW
- +000.00 PROPOSED ELEVATION
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN WITH TEMPORARY SEDIMENT CONTROL

NOTE:
FOR ADDITIONAL INFORMATION, DETAILS, DIMENSIONS AND CONFORMITY TO THE SITE PLAN, THE CONTRACTOR MUST REFER TO THE ARCHITECTURAL SITE PLAN PREPARED BY: RICHARD WENGLER ARCHITECT INC. 102 AVENUE ROAD, TORONTO, ON M5R 2H3

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.

1. PRECAST CONCRETE GRAVITY WALL

2. PRECAST CONCRETE STEPS



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.
CONSULTING ENGINEERS
3464 Semenyk Court, Suite 100, Mississauga, Ontario L5C 4P8
Tel: (905) 276-5100 Fax: (905) 270-1938 Email: info@skiraconsult.ca

PROPOSED MIXED USE DEVELOPMENT
PART OF LOT 17, CONCESSION 3, SOUTH OF DUNDAS STREET
TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTOW

111, 121, 131, 141 GARDEN DRIVE AND 209, 211 LAKESHORE RD W

OAKVILLE GARDEN RESIDENCES CORP.
10 WANLESS DR, SUITE 201, TORONTO ONT. M4N 1V6

TOWN OF OAKVILLE

SITE GRADING PLAN
S.P.

CITY FILE: Z 1617.47
DATE: MAY 2024
SCALE: 1:250

REGION FILE:
DWG. NO.: 224-OK30-2
AREA: OAKVILLE
DRAWN BY: D.W.

REVISIONS:

NO.	DATE	REVISION	INIT.
2.	FEB. 05/25	REVISED AS PER TOWN COMMENT	M.J.
1.	NOV. 18/24	REVISED AS PER TOWN COMMENT	M.J.