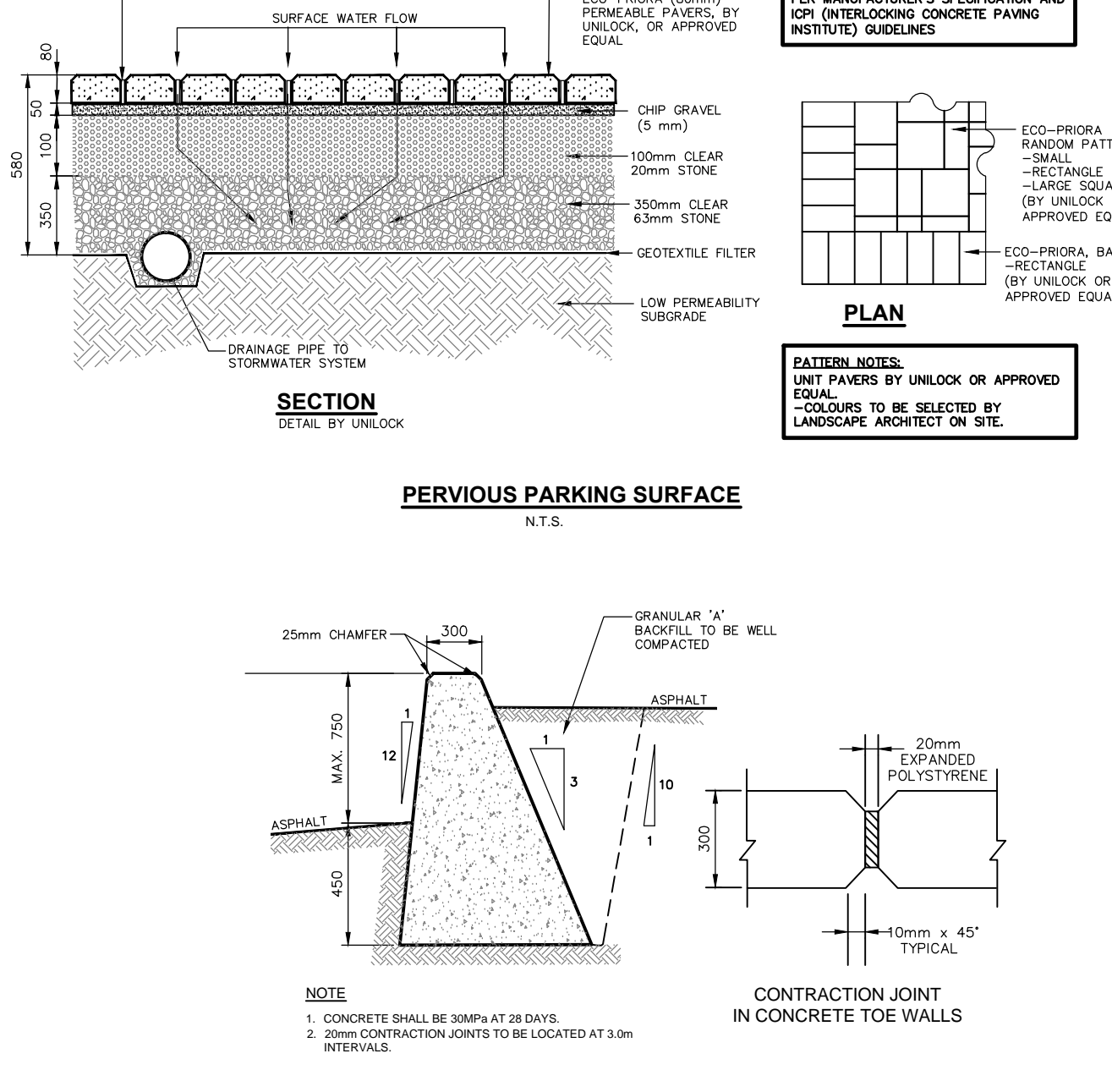
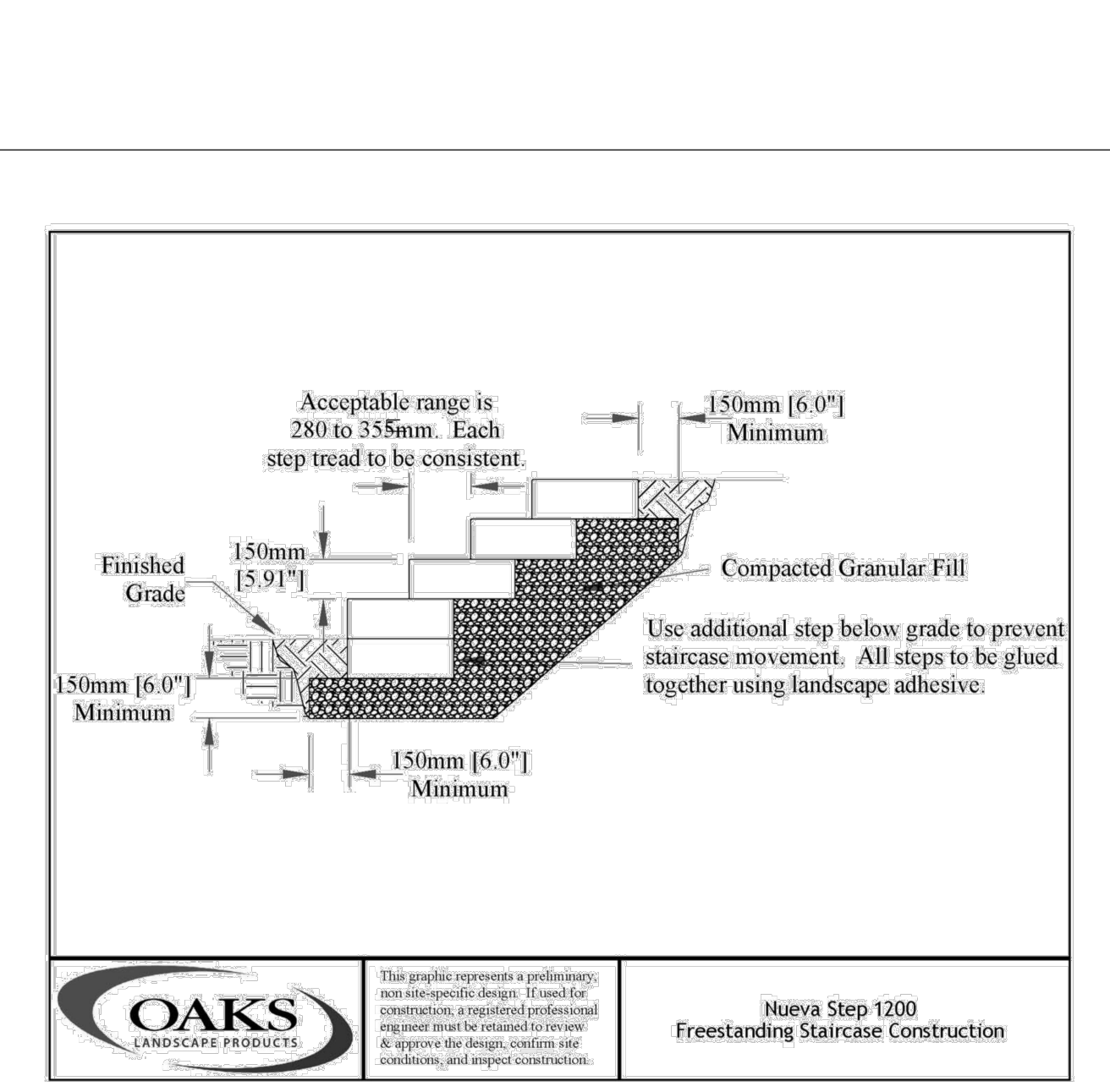
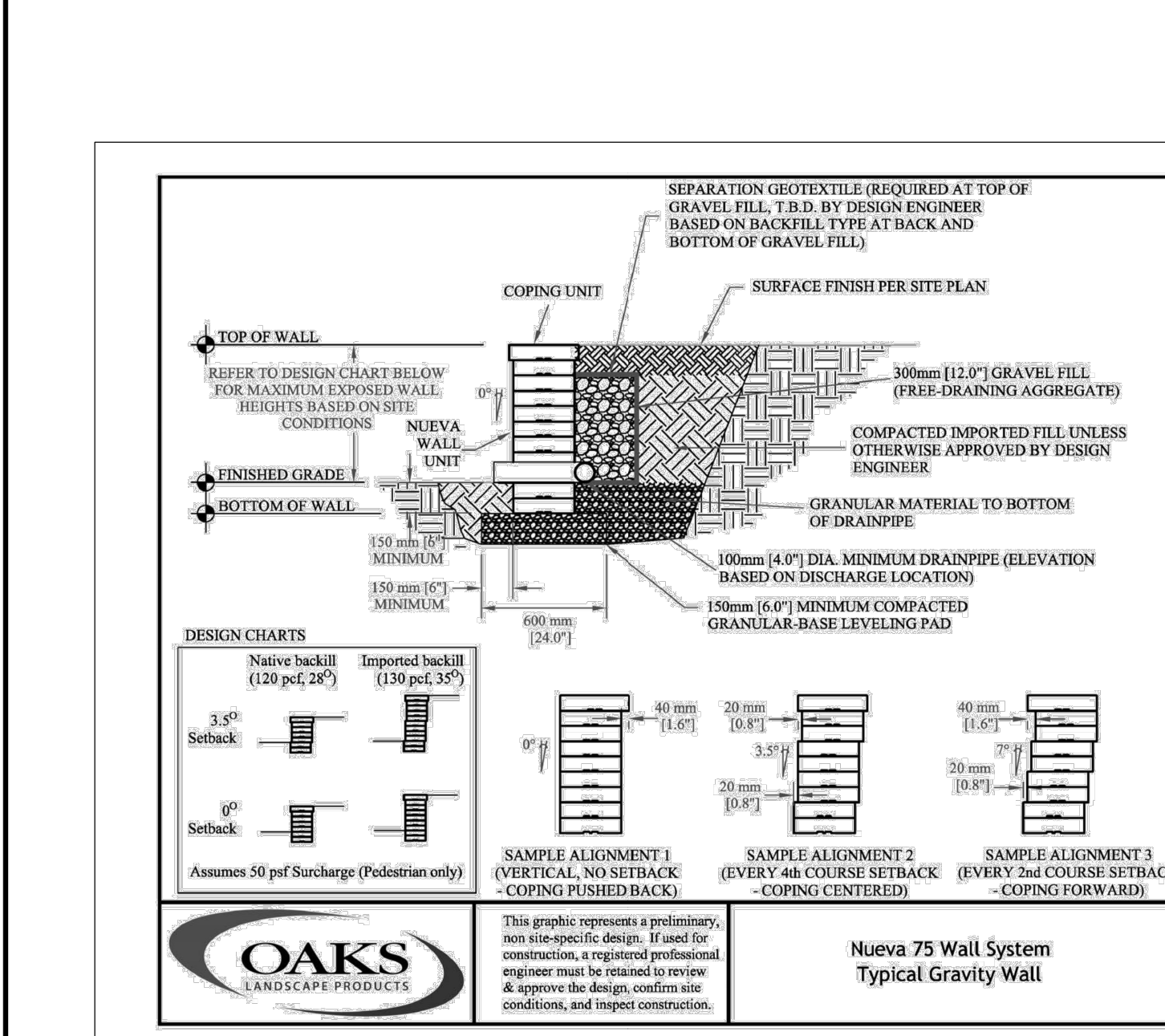


- ### GENERAL NOTES
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY THE UTILITIES AND MARKED PRIOR TO CONSTRUCTION.
 - ALL CONNECTIONS SHALL BE INSTALLED AS PER MANUFACTURER STANDARDS AND SPECIFICATIONS.
 - BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMANCE WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
 - 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.
 - OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK VENEER ELEVATION.
 - PRIOR TO ANY SOILING, THE BUILDER IS TO INQUIRE TO THE SOIL CONSULTANT THAT UNDER THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SOILED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND 100mm OF MESSY SOIL WITH A MINIMUM DEPTH OF 100mm STORE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
 - NO SOILING ON ANY LOTS IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE REALTOR.
 - 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.
 - DRIVEWAY GRADES SHOULD NOT BE LESS THAN 1.5% AND NOT GREATER THAN 8%.
 - LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5% (PREFERRED 2%) AND A MAXIMUM SLOPE OF 8%.
 - WHERE GRADES IN EXCESS OF 8% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 150mm ARE TO BE ACCOMPANIED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 600mm SHALL HAVE A FENCE INSTALLED ON THE INSIDE.
 - ALL BACKFILL FOR SEWERS, WATERMANS AND UTILITIES ON THE ROAD ALLOWANCE AND THE INTERNAL SITE MUST BE COMPACTED TO A MINIMUM 95% S.P.D. EXCEPT FOR TOP 300mm WHICH MUST BE COMPACTED TO 98% S.P.D. ON THE ROAD ALLOWANCE UNLESS OTHERWISE NOTED AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT.
 - THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRIKABLE BACKFILL MATERIAL UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
 - ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MANUFACTURER STANDARDS AND SPECIFICATIONS.
 - WATERMANS AND WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.5m WITH A MINIMUM HORIZONTAL SPACING OF 1.5m FROM THEMSELVES AND OTHER UTILITIES.
 - ANY CHANGES TO THE SERVICE DESIGN, STANDARDS AND SPECIFICATIONS MUST HAVE APPROVAL FROM THE SERVICES PERMIT TECHNICIAN AT THE REGION OF HALTON.
- ### ROADS
- ALL FILL WITHIN ROAD ALLOWANCE & EASEMENT TO BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR DENSITY & THE SUITABILITY AND COMPACTOR OF ALL MATERIALS TO BE CONFIRMED BY REGISTERED SOIL CONSULTANT TO THE CITY ENGINEER PRIOR TO THE INSTALLATION OF ANY ROAD BASE MATERIAL.
 - THE CONTRACTOR MUST ENSURE THAT A BUREAU 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 BEAT THE REMOVAL OF ROAD BASE MATERIALS AND/OR ADDITIONAL TESTING THAT PROPER COMPACTON HAS BEEN ACHIEVED AT THE SUBGRADE (AT CONTRACTOR'S EXPENSE).
 - ALL UNDERGROUND SERVICE CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNSHRIKABLE BACKFILL MATERIAL.

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

NOTE: ALL WATER TAPS ARE TO BE PERFORMED BY REGION OF HALTON FORCES ONLY.

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

LIGHT DUTY	40mm COMPACTED DEPTH OF HLS ASPHALT	50mm COMPACTED DEPTH OF HLS ASPHALT	180mm COMPACTED DEPTH OF 20mm CRUSHER-RUN LIMESTONE	250mm COMPACTED DEPTH OF 50mm CRUSHER-RUN LIMESTONE	TOTAL 480mm TOTAL CONSTRUCTION DEPTH
HEAVY DUTY	40mm COMPACTED DEPTH OF HLS ASPHALT	85mm COMPACTED DEPTH OF HLS ASPHALT	200mm COMPACTED DEPTH OF 20mm CRUSHER-RUN LIMESTONE	360mm COMPACTED DEPTH OF 50mm CRUSHER-RUN LIMESTONE	TOTAL 625mm TOTAL CONSTRUCTION DEPTH

LEGEND

- × (000.00) - EXISTING ELEVATION TO REMAIN
- × (000.00) - EXISTING ELEVATION
- - - - - DIRECTION OF SURFACE FLOW
- - - - - PROPOSED ELEVATION
- ◻ - PROPOSED CATCHBASIN
- ◻ - PROPOSED CATCHBASIN WITH TEMPORARY SEGMENT 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 M8R 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.

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
3454 Sarnaby Court, Suite 100, Mississauga, Ontario L5C 4P8
Tel: (905) 278-5100 Fax: (905) 270-1936 Email: info@skiraassociates.ca

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

109 GARDEN DRIVE

OAKVILLE GARDEN RESIDENCES CORP.
109 GARDEN DRIVE

TOWN OF OAKVILLE

SITE GRADING PLAN

S.P.

CITY FILE: 2 1617.47 REGION FILE:
DATE: MAY 2024 DWG No:
SCALE: 1:250 DRAWN BY: D.W. **224-OK30-2**

No.	DATE	REVISION	REVISION	INIT.
1	NOV.18/24	REVISED AS PER TOWN COMMENT		N.J.