

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 THE STREET LINES 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 SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF 150mm BELOW THE FINISHED GRADE OF THE CENTRE OF THE LOT.
5. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BROOK VENEER ELEVATION.
6. PRIOR TO ANY SOODING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BROWNWOOD & REDWOOD SOODING COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NO 1 NURSERY SOOD AND A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NO 1 NURSERY SOOD AND A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NO 1 NURSERY SOOD. THE SOODING SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF ANY FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75mm OF ASPHALT BETWEEN THE CURBS AND THE STREET LINE.
7. NO SOODING ON ANY LOTS IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
8. AT ALL ENTRANCES TO THE SITE, THE ROAD CURB AND SIDEWALK SHALL CONTINUE THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
9. DRIVEWAY GRADES SHOULD NOT BE LESS THAN 1.0% AND NOT GREATER THAN 7%.
10. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5% (PREFERRED 2%) AND A MAXIMUM SLOPE OF 3.0%.
11. WHERE GRADES IN EXCESS OF 4% 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 3m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
12. ALL BACKFILL FOR SEWERS, WATERMAINS AND UTILITIES ON THE ROAD ALLOWANCE AND INTERNAL SITE ON THE ROAD ALLOWANCE UNLESS OTHERWISE NOTED AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT.
13. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL UNLESS OTHERWISE SPECIFIED PRIOR TO APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
14. ANY CHANGES TO THE SERVING DESIGN, STANDARDS AND SPECIFICATIONS MUST HAVE PRIOR APPROVAL FROM THE SERVING PERMIT TECHNICIAN AT THE 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 OR P.V.C. SDR 26 PIPE.
3. STORM SEWERS AND CONNECTIONS 200 DIA. AND LARGER TO BE CONCRETE CL OR CONCRETE CL 85-D. 300 DIA. OR ULTRA-HIGH WITH TYPE 'B' BEDDING THROUGHOUT EXCEPT AT RISERS.
4. ALL CATCHBASINS TO BE AS PER TOWN STANDARD 3-1 UNLESS OTHERWISE NOTED.
5. ALL MANHOLES OR CATCHBASIN MANHOLES TO BE OPEN TO 200 DIA. AND FRAME AND GRATING TO BE AS PER OPSD 400.02 OR 400.01 UNLESS OTHERWISE NOTED.
6. CATCHBASIN LEADS TO BE SINGLE - 200 DIA., DOUBLE - 200 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 ON PRIVATE PROPERTY.
3. SANITARY SEWERS AND CONNECTIONS 200 DIA. AND LARGER TO BE P.V.C. SDR 35 ASTM D3034-81 WITH TYPE 'B' BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.

WATERMAINS

1. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS & SPECIFICATIONS.
2. WATERMAIN SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 9.15m OVER OR 8.00m UNDER SEWER AND ALL OTHER UTILITIES WITH CROSSING.
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.2m WITH A MINIMUM HORIZONTAL SPACING OF 1.2m FROM THEMSELVES AND 2.50m FROM SEWER AND OTHER UTILITIES.
4. WATERMAINS TO BE INSTALLED TO GRADE AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK WHERE REQUESTED BY INSPECTOR.
5. WATERMAIN AND WATER SERVICE MATERIALS 100 DIA. UP TO AND INCLUDING 300 DIA. TO BE P.V.C. DR-18 TO ASTM SPEC 2530-07. COPPER TYPE 'K' FOR 90 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 POINTS AT THE END AND 50m AS ALL THE LINES. THEY MUST ALSO BE HOLED OR PIPIED TO ALLOW THE WATER TO DRAIN OFF. A PARKING LOT OR DOWN THE DRAIN ON FIRE LINES. FLUSHING OUTLET TO BE 100 DIA. OR A HYDRANT.
7. EJECTOR PUMP WATERMAIN FITTINGS TO BE CONCRETE LINED TO ASTM SPEC C-1047.
8. THRUST BLOCKS MUST BE INSTALLED ON ALL BENDS, TEES AND REDUCERS.
9. ALL CURB STOPS TO BE 1.5m 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 PUMPER NOZZLE OUTLET.
12. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.

ROADS

1. ALL FILL WITHIN ROAD ALLOWANCE & EASEMENT TO BE COMPACTED TO MINIMUM 90% STANDARD PROCTOR DENSITY & THE SUBGRADE AND CONSTRUCTION OF ALL MATERIALS TO BE CONFIRMED BY REGIONAL 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 INSPECTOR 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 CONTRACTORS EXPENSE).
3. ALL UNDERGROUND SERVICE CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL.



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

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

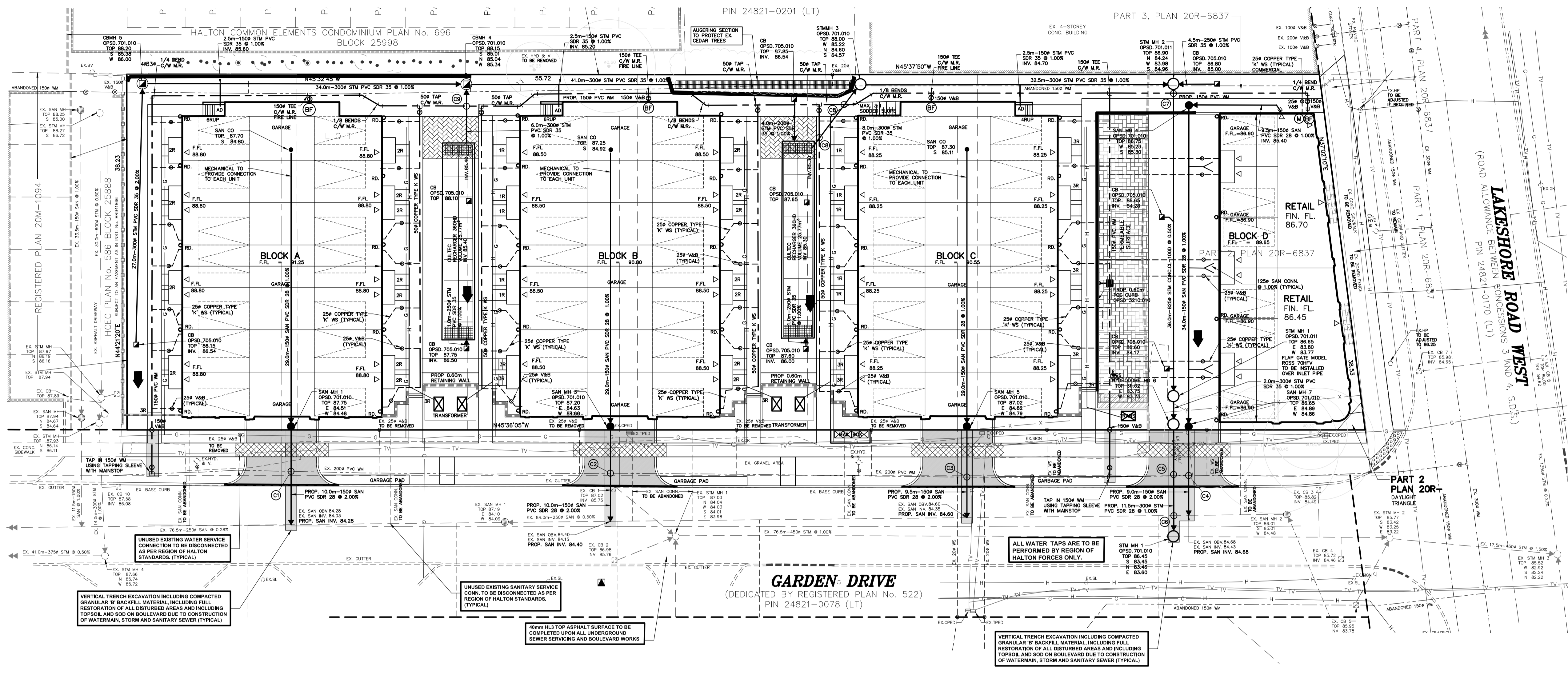
OAKVILLE GARDEN RESIDENCES CORP.

10 WILSON DR., SUITE 201, TORONTO, ONT M4V 1V6



SITE SERVICING PLAN
S.P.

CITY FILE: Z 1617.47
DATE: MAY 2024
AREA: OAKVILLE
DWG No.: 224-OK30-1
SCALE: 1:250
DRAWN BY: D.W.



STORMWATER MANAGEMENT - SUMMARY

CATCHBASIN NO.	CATCHBASIN TOP ELEV.	PONDING ELEV. 100YR (m)	PONDING DEPTH 100YR (m)	STORAGE AVAILABLE 100YR (m³)
CB LANDSCAPE	87.65	86.55	0.00	0.00
CB PARKING	86.65	86.55	0.00	0.00
TOTAL SURFACE: 0.00				
STM MH 1 - MH 2	36m - 825mm STORAGE PIPE		19.22	4.93
STM MH 1	1500mm MANHOLE		4.72	0.00
STM MH 2	1500mm MANHOLE		5.55	0.00
TOTAL UNDERGROUND: 80.42				
TOTAL: 80.42				

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

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 THRU DATA MANAGEMENT GROUP AT 366-125-8032). FURTHERMORE, ALL WATER QUALITY TESTS MUST BE COMPLETED TO THE REGION OF HALTON'S SATISFACTION BEFORE THE WATER SUPPLY CAN BE TURNED ON.

ALL RESIDENTIAL UNITS AND 2 COMMERCIAL SPACES TO BE PROVIDED WITH INDIVIDUAL METERS



METER ROOM 19mm METER R.H. STD. 501.010 MIN. 0 GPM MAX. 24 GPM

CROSSINGS

- (C1) EX. WM INV 85.76 SAN INV 84.49
- (C2) EX. WM INV 85.35 SAN INV 84.58
- (C3) SAN INV 85.20 EX. WM OBV 85.20
- (C4) EX. WM INV 86.27 SAN INV 84.92
- (C5) EX. WM INV 86.19 STM OBV 84.00
- (C6) SAN INV 84.46 STM OBV 83.90
- (C7) WM INV 83.00 STM OBV 84.85
- (C8) WM INV 86.02 STM OBV 84.90
- (C9) WM INV 86.35 STM OBV 85.50

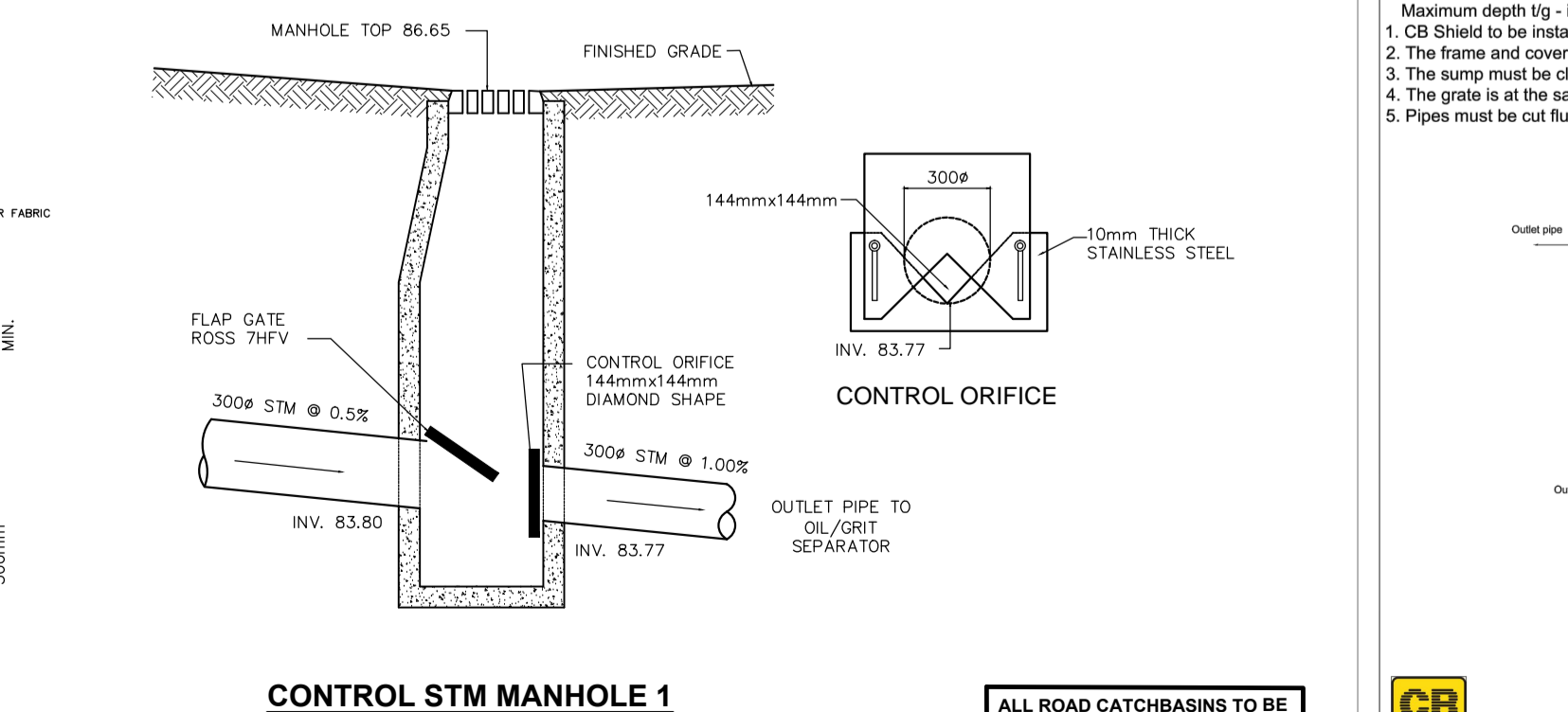
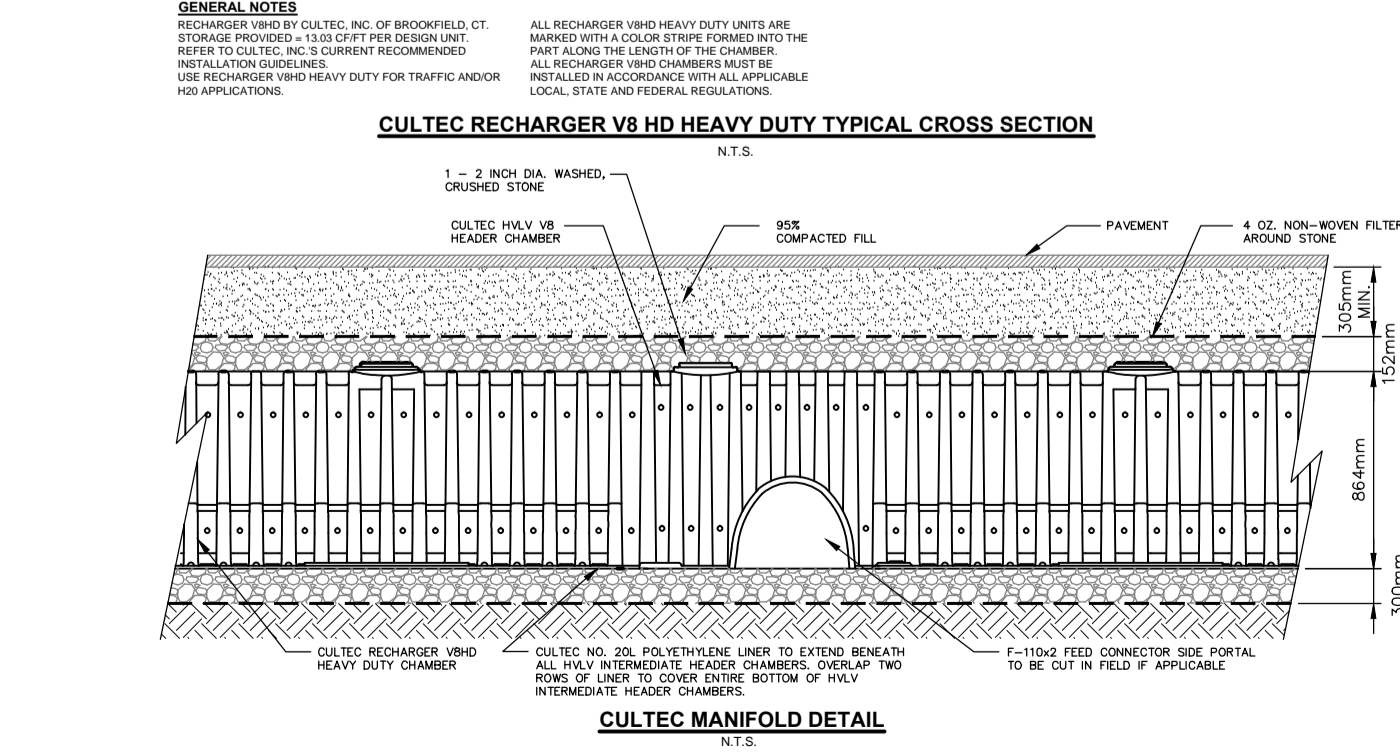
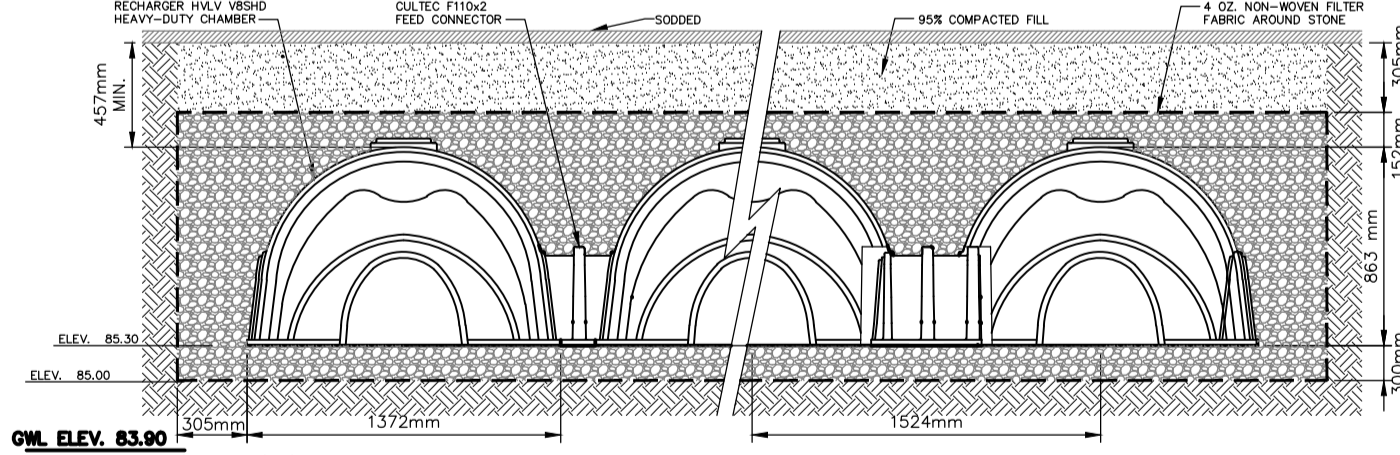
NOTE:
FOR ADDITIONAL INFORMATION, DETAILS, DIMENSIONS AND CONFORMITY TO THE SITE PLAN, THE CONTRACTOR MUST REFER TO THE ARCHITECTURAL SITE PLAN PREPARED BY: RICHARD WENGLE ARCHITECT INC. 102 AVENUE ROAD, TORONTO, ON M5R 2H3

THE EXISTING SANITARY LATERAL MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR, AND TELIFIED BY REGIONAL FORCES PRIOR TO CONNECTION. A LATERAL 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 SERVING 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.



600 x 600 CB CB Shield (600mm Sump)

ALL ROAD CATCHBASINS TO BE PROVIDED WITH CATCHBASIN SHIELDS AS PER DETAIL BELOW

GENERAL NOTES
RECHARGER V8 HD HEAVY DUTY CROSS SECTION
CULTEC RECHARGER V8 HD HEAVY DUTY CROSS SECTION

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