

KEY PLAN
Scale: 1:N.T.S.

SUBJECT LANDS

NOTE:
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND UNDERGROUND AND ABOVE GROUND UTILITIES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED BEFORE STARTING THE WORK. THE CONTRACTOR SHALL CONFIRM OF THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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EXISTING TOPOGRAPHICAL INFORMATION SUPPLIED J.H. GELBLOOM SURVEYING LIMITED. BOUNDARY DATA DERIVED FROM INFORMATION FROM J.H. GELBLOOM SURVEYING LIMITED.

BENCH MARK:
ELEVATIONS ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK No. 21, HAVING AN ELEVATION OF 85.609m.

BEARING NOTE:
BEARINGS ARE GRID, DERIVED FROM SPECIFIED CONTROL POINTS LISTED IN THE FOLLOWING TABLE AND ARE REFERENCED TO THE CENTRAL MERIDIAN BY WEST LONGITUDE, ZONE 17, UNIVERSAL TRANSVERSE MERCATOR, NAD83 (ORIG).

SPECIFIED CONTROL POINTS: UTM ZONE 17, NAD83 (ORIG), COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF OREG. 216/10

POINT ID	NORTHING	EASTING
00119653145	4 810 478.250	608 001.415
0019830503	4 811 422.253	606 055.142
00119653127	4 807 209.787	604 767.256

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NO.	REVISIONS	DATE	BY
10	ISSUED FOR AS RECORDED DRAWINGS	SEP 15/2023	S.S.
9	REVISED WATERMAIN PER SITE COORDINATION	OCT 26/2022	F.P.B.
8	ISSUED FOR CONSTRUCTION	APR 29/2020	F.P.B.
7	UPDATED SANITARY CONNECTION	JAN 24/2020	K.O.
6	REVISED AS PER SITE PLAN	MAY 13/19	D.K.
5	AS PER REGION COMMENTS	APR 17/19	D.K.
4	AS PER THE TOWN COMMENTS	MAR 27/19	D.K.
3	AS PER THE TOWN COMMENTS	NOV 27/18	D.K.
2	ISSUED FOR SITE PLAN APPROVAL	JUN 29/18	D.K.
1	ISSUED FOR TOWN REVIEW	APR 24/18	D.K.
0	ISSUED FOR SITE PLAN APPROVAL	SEP 13/17	D.K.

SCALE: 0 5 10 15 20
1:200
0 2 4 6 8 10
1:100

AS RECORDED SITE SERVICING PLAN

CLIENT: **BIDDINGTON GROUP OF COMPANIES**
1962 YONGE STREET, SUITE 200
TORONTO, ONTARIO M4S 1Z4

PROJECT: **PROPOSED RESIDENTIAL DEVELOPMENT**
174 LAKESHORE ROAD WEST
OAKVILLE, ONTARIO

ODAN-DETECH CONSULTING ENGINEERS

The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
6230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 6K2

SCALE: 1:200	PROJ. NO.: 17225	DATE: MAY 2017	DESIGN BY: J.K.
17225 - SET K.DWG			DRAWN BY: D.K.
			CHECKED BY: K.O.
			APPROVED BY: J.K.
			DRWG. NO.: 1 of 5

PROFESSIONAL ENGINEER
I. KRPAN
SEP 15, 2022

CONTRACTOR TO VERIFY ALL INVERTS, SIZE, MATERIAL, AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ODAN/DETECH GROUP

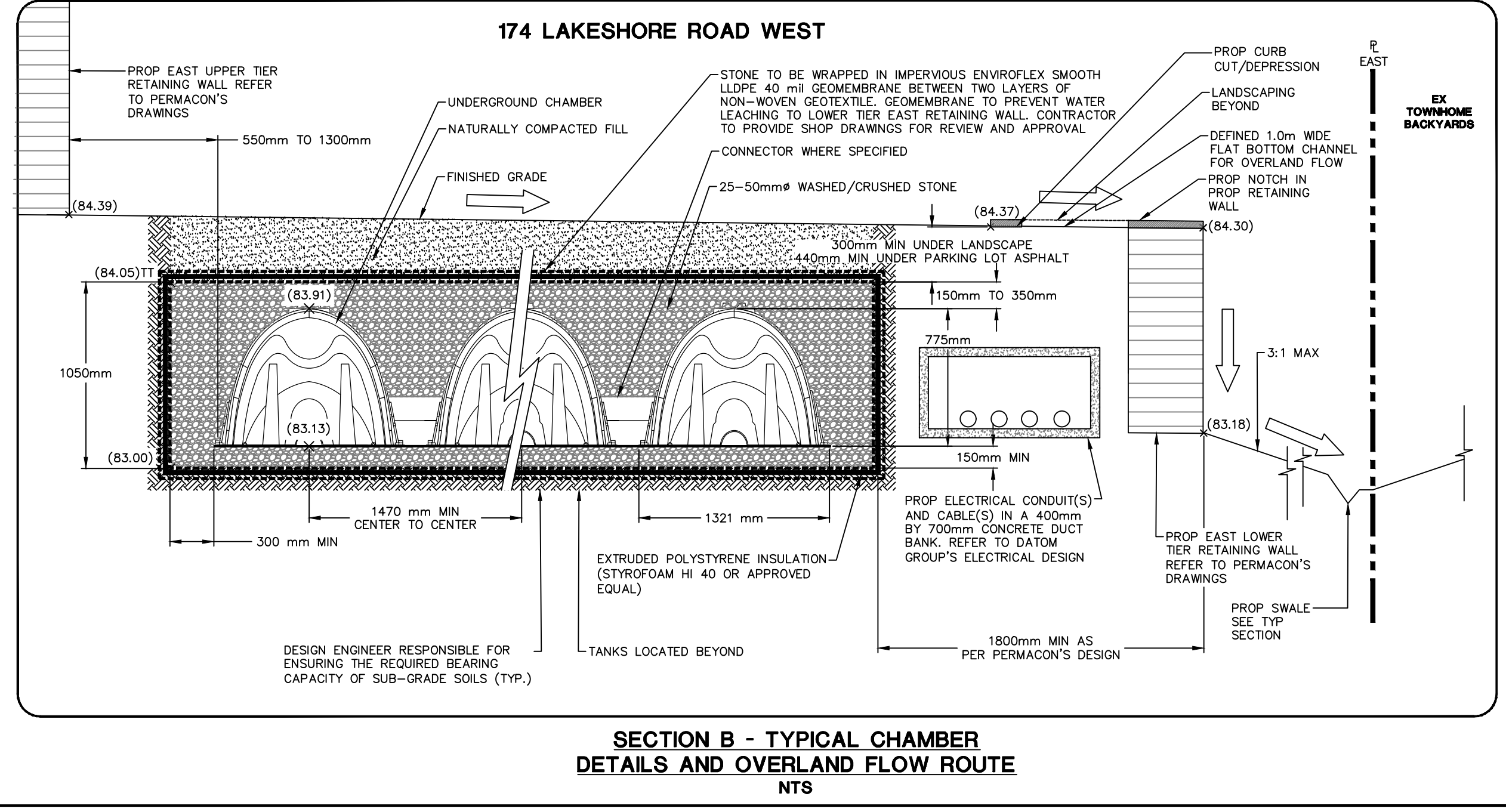
CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS UPON COMPLETION OF ALL WORKS TO THE ODAN/DETECH GROUP

REGIONAL APPROVAL

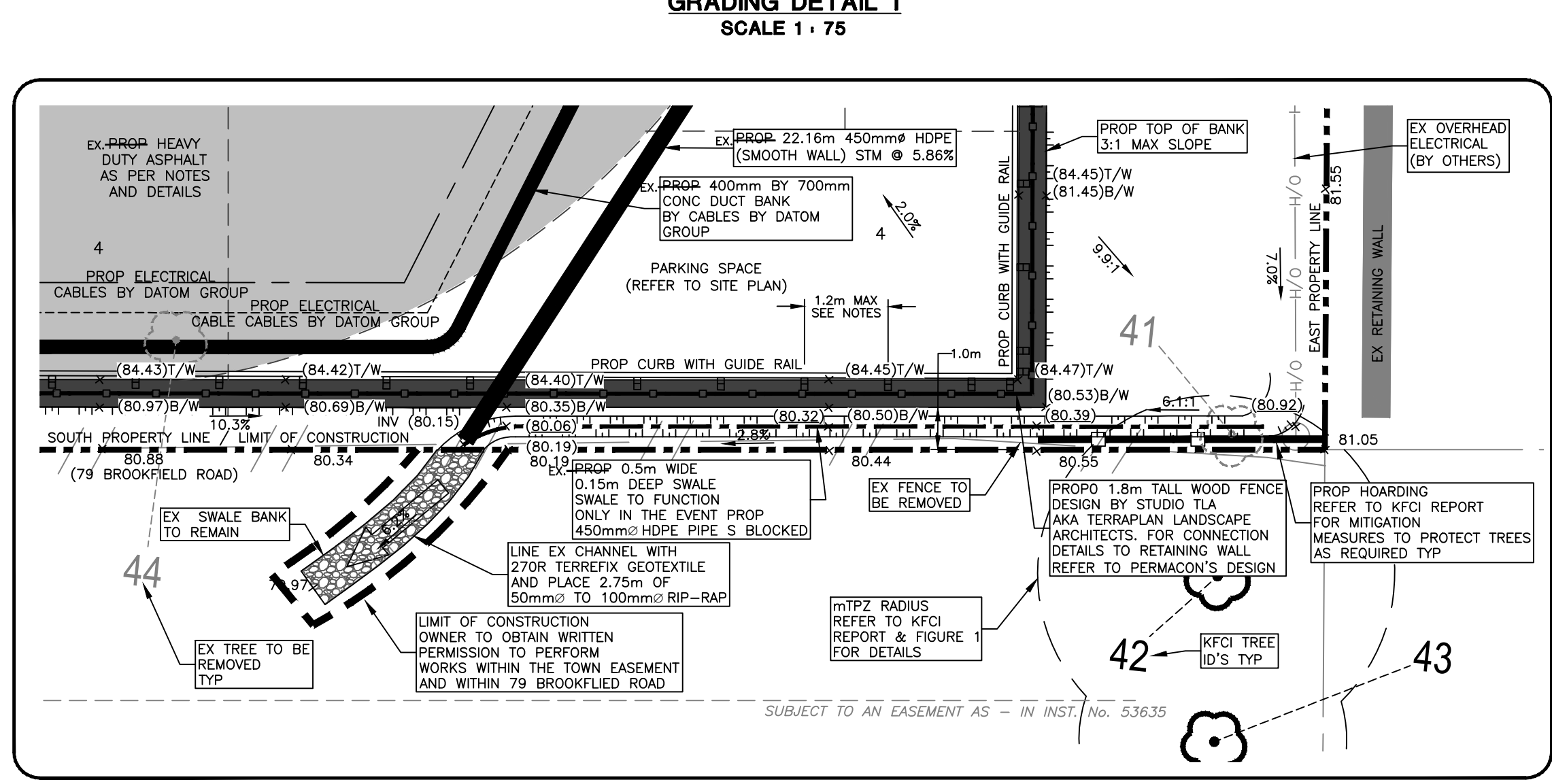
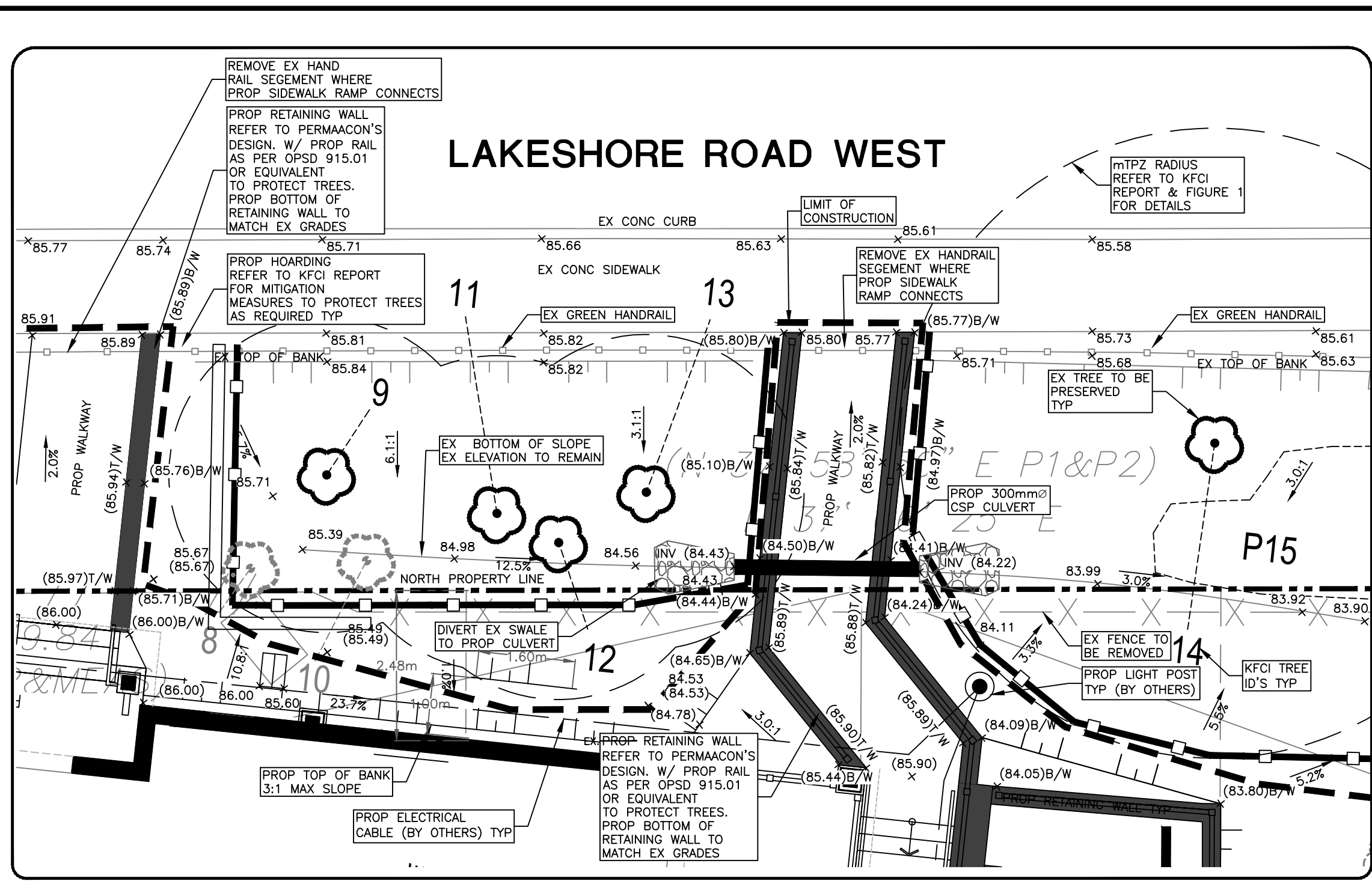
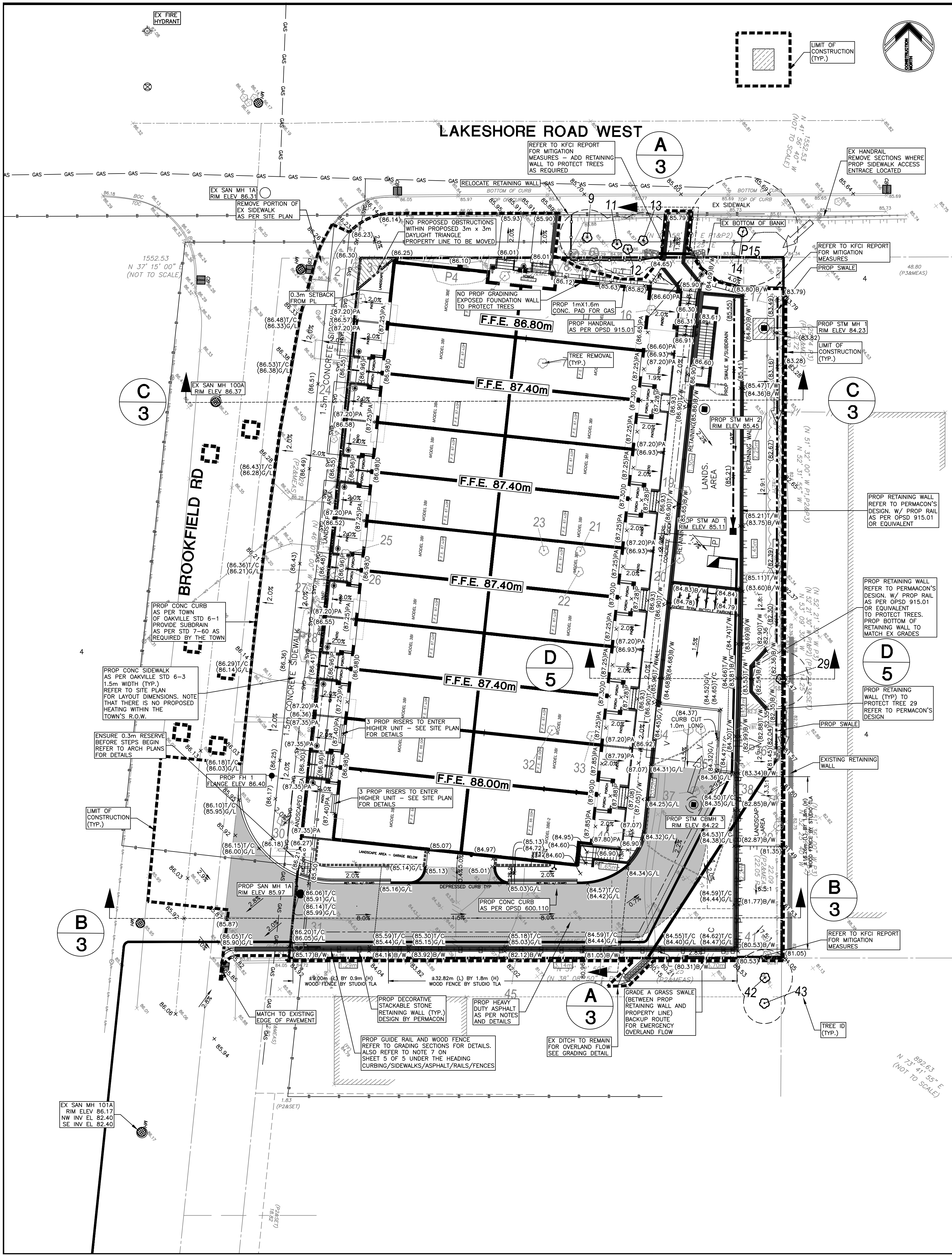
DESIGN OF SANITARY & WATER SERVICES APPROVED SUBJECT TO DETAILED CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCAL APPROVAL FROM THE AREA MUNICIPALITY.

SIGNED: _____ DATE: _____
Legislative and Planning Services Department

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 Design Criteria, Standard Drawings & Specifications manual may be obtained through the Infrastructure Management Group at 905-825-6032). Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

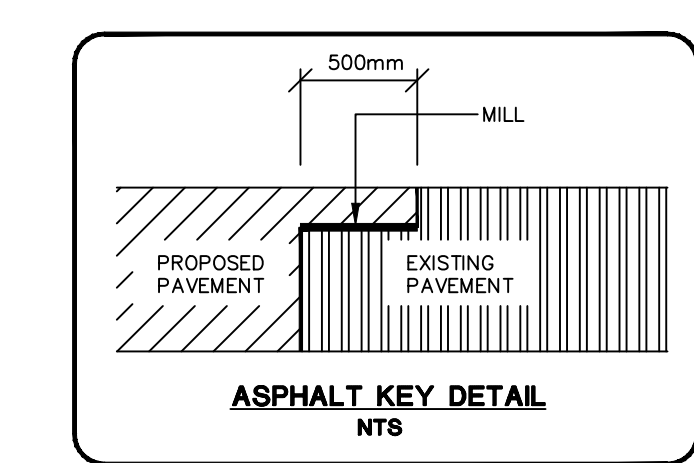
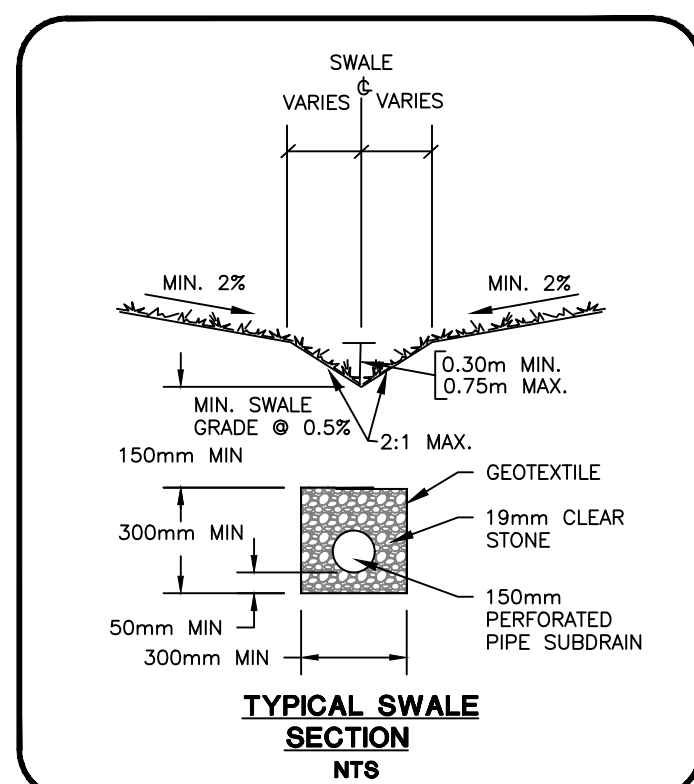


SECTION B - TYPICAL CHAMBER DETAILS AND OVERLAND FLOW ROUTE
NTS



TREE PRESERVATION

- TREE INVENTORY AND PRESERVATION PLANS ARE AS PER KUNTZ FORESTRY CONSULTING INC. (KFCI). REFER TO THEIR LATEST FIGURES AND REPORT (PROJECT P1523) BY KFCI. TREE INVENTORY AND PRESERVATION AREAS SHOWN FOR REFERENCE. NOTE THAT TREE PRESERVATION HOARDING CANNOT BLOCK FLOWS AS NOTED ON DRAWINGS 4 OF 4. ALL TREES ON PROPERTY ARE TO BE REMOVED EXCEPT FOR THE TREES WITH THE FOLLOWING ID'S 9, 11 TO 14, 29, 42 AND 43, AND TREE POLYGON P15, AS PER KFCI'S LATEST FIGURE. THESE 11 TREES AND ONE TREE POLYGON ARE TO BE PROTECTED WITH THE TREE PROTECTION BARRIER ZONE AS REFERENCED IN KFCI'S LATEST FIGURE.
- THERE IS TO BE NO PROPOSED GRADING WITHIN THE PRESERVATION AREA FOR TREES 9, 11 TO 14 AND 29, AND TREE POLYGON P15.
- THE PROPOSED STORM OUTLET PIPE FOR THE SITE MUST BE DIRECTIONALLY BORED AS PER KFCI'S MITIGATION MEASURES TO PROTECT TREE 14 AND TREE POLYGON P15.
- TREES 9, 11 TO 14 AND 29, AND TREE POLYGON P15 ARE TO BE PROTECTED FROM THE PROPOSED GRADING WITH RETAINING WALLS AS SHOWN ON THESE PLANS AND AS PER KFCI'S MITIGATION MEASURES.
- TREE 42 WILL NOT BE IMPACTED BY ANY PROPOSED GRADING WITHIN THE PROPERTY.

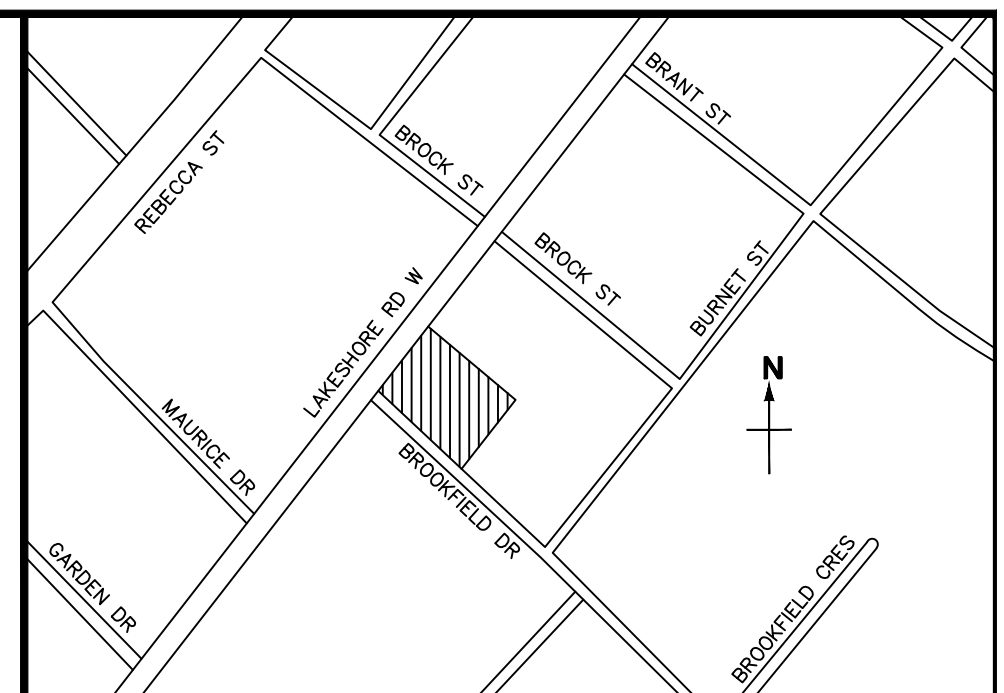


GRADING LEGEND:

- DENOTES EXISTING STORM MANHOLE
- DENOTES PROPOSED STORM MANHOLE
- DENOTES EXISTING CATCH BASIN
- DENOTES PROPOSED CATCHBASIN
- DENOTES PROPOSED STORMCEPTOR
- DENOTES EXISTING SANITARY MANHOLE
- DENOTES PROPOSED SANITARY MANHOLE
- DENOTES PROPOSED HYDRANT
- DENOTES EXISTING HYDRANT
- DENOTES PROPOSED WATER VALVE & BOX
- DENOTES EXISTING WATER VALVE & BOX
- DENOTES EXISTING SPOT ELEVATION
- + (100.00) DENOTES PROPOSED ELEVATION
- + (100.00)/C DENOTES PROPOSED TOP OF CURB ELEVATION
- + (100.00)/L DENOTES PROPOSED GUTTER LINE ELEVATION
- + (100.00)/W DENOTES PROPOSED TOP OF RETAINING WALL
- + (100.00)/B DENOTES PROPOSED BOTTOM OF RETAINING WALL
- + (100.00)HP DENOTES PROPOSED HIGH POINT
- + (100.00)LP DENOTES PROPOSED LOW POINT
- + (100.00)D DENOTES PROPOSED DOOR ELEVATION
- + (100.00)P DENOTES PROPOSED PORCH ELEVATION
- + (100.00)PA DENOTES PROPOSED PATIO ELEVATION
- + (100.00)TT DENOTES PROPOSED TOP OF TANK
- + (100.00) DENOTES PROPOSED SWALE INVERT ELEVATION
- + [100.00] DENOTES PROPOSED ELEVATION BY OTHERS
- DENOTES PROPOSED FLOW ARROW AND SLOPE
- DENOTES PROPOSED FLOW ARROW
- DENOTES EMERGENCY OVERLAND FLOW
- DENOTES PROPOSED SLOPE (3:1 OR HIGHER)
- DENOTES PROPOSED RETAINING WALL
- DENOTES PROPOSED RETAINING WALL
- DENOTES PROPOSED RETAINING WALL HEIGHT
- - - DENOTES PROPOSED LIMIT OF CONSTRUCTION
- - - DENOTES PROPOSED PROPERTY LINE
- - - DENOTES PROPOSED SWALE

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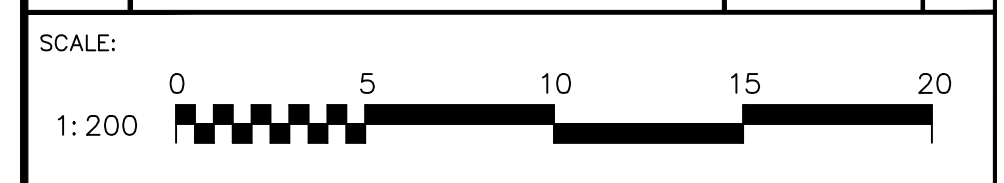
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SITE GRADING PLAN

CLIENT:
BIDDINGTON GROUP OF COMPANIES
1962 YONGE STREET, SUITE 200
TORONTO, ONTARIO M4S 1Z4

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
174 LAKESHORE ROAD WEST
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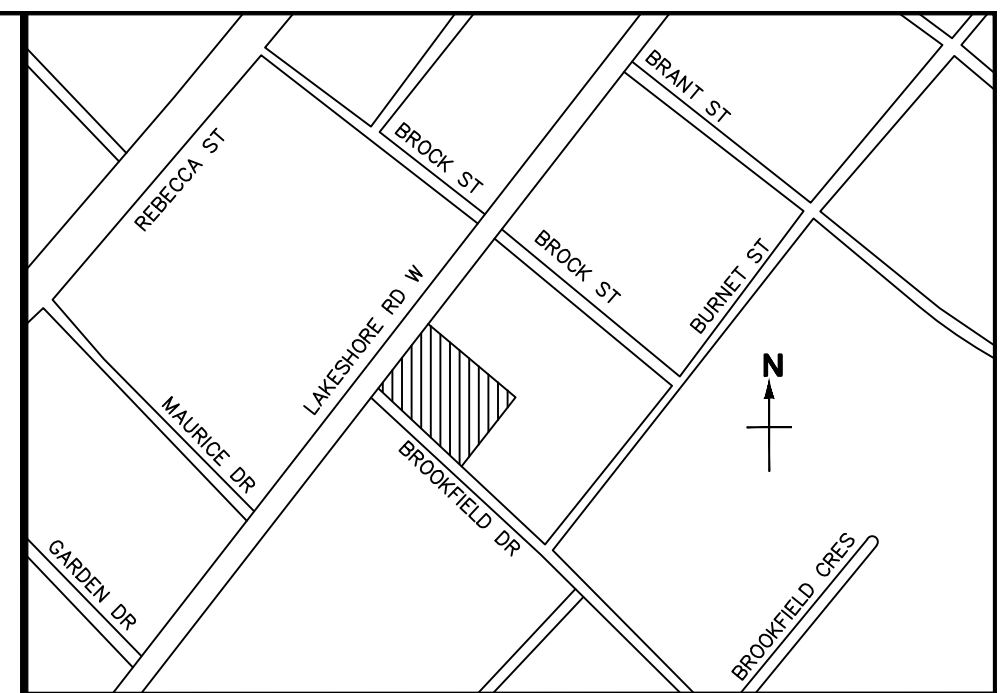
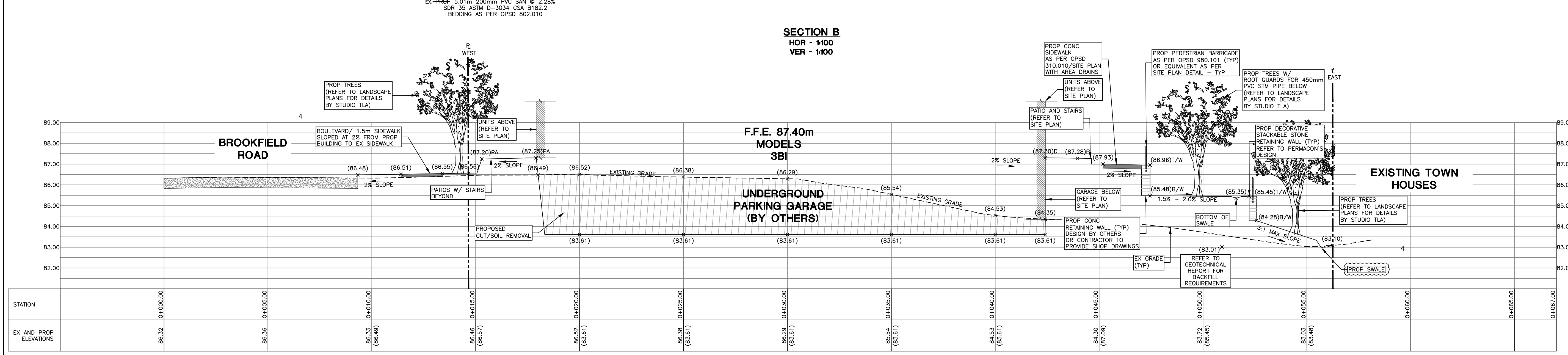
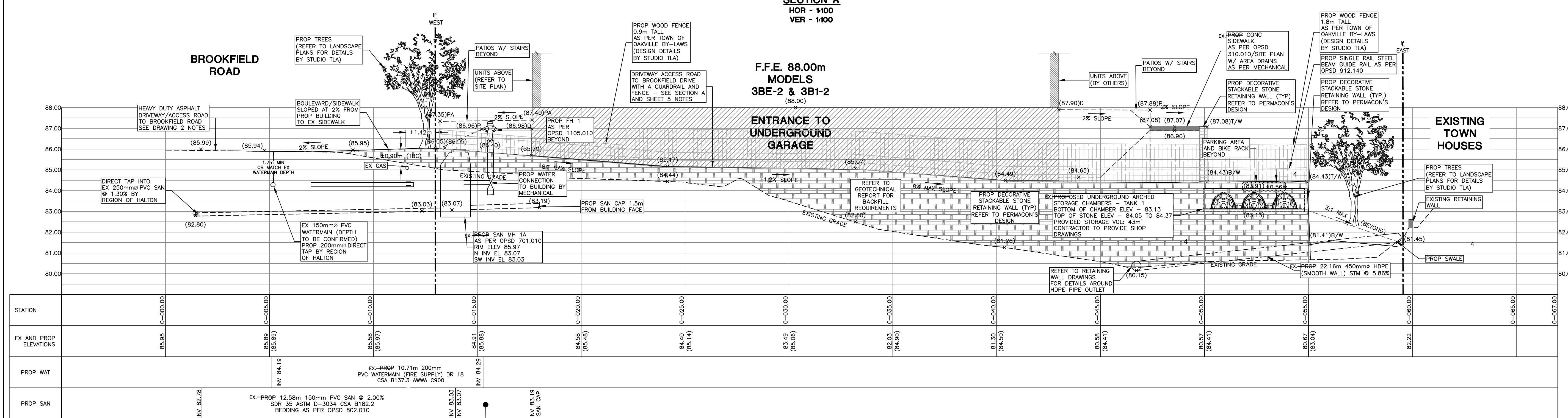
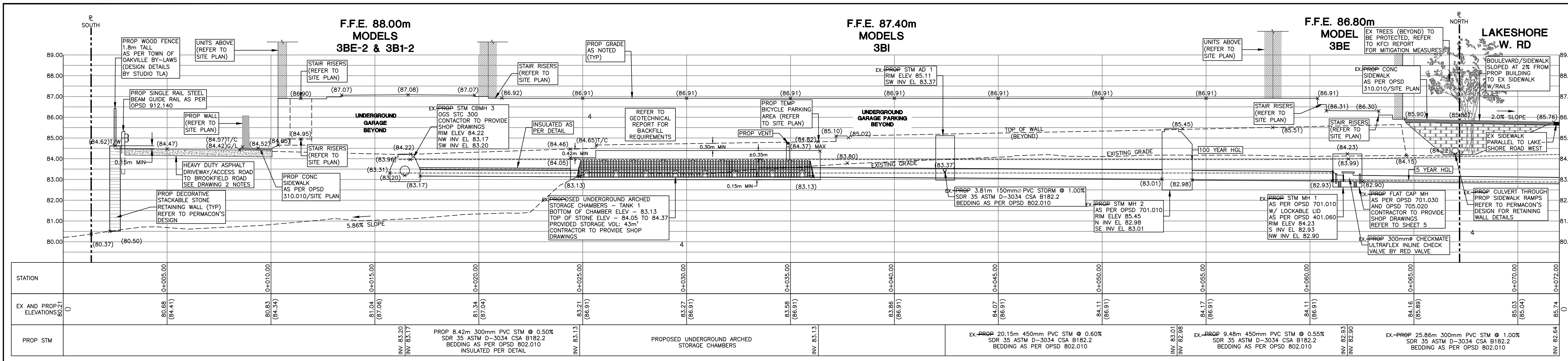


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5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 6K2

SCALE:	PROJ. NO.:	DATE:	DESIGN BY:
1:200	17225	MAY 2017	J.K.

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1:200	17225	MAY 2017	J.K.

FILE NUMBER	ENGINEER	CHECKED BY:	APPROVED BY:	DRWG. NO.:
17225 - SET K - AS RECORDED.DWG	I. KRPAN	D.K.	K.O.	2 of 5



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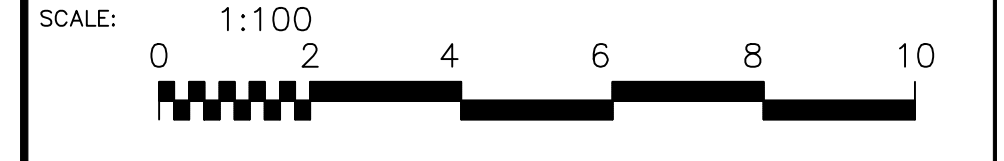
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DRAWING: GRADING SECTIONS

CLIENT:
BIDDINGTON GROUP OF COMPANIES
1962 YONGE STREET, SUITE 200
TORONTO, ONTARIO M4S 1Z4

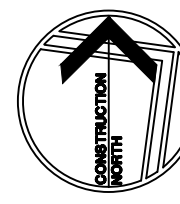
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
174 LAKESHORE ROAD WEST
OAKVILLE, ONTARIO



SCALE:	PROJ. NO.:	DATE:	DESIGN BY:
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17225 - SET K - AS RECORDED.DWG			DRAWN BY: D.K.
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FILE NUMBER	ENGINEER		

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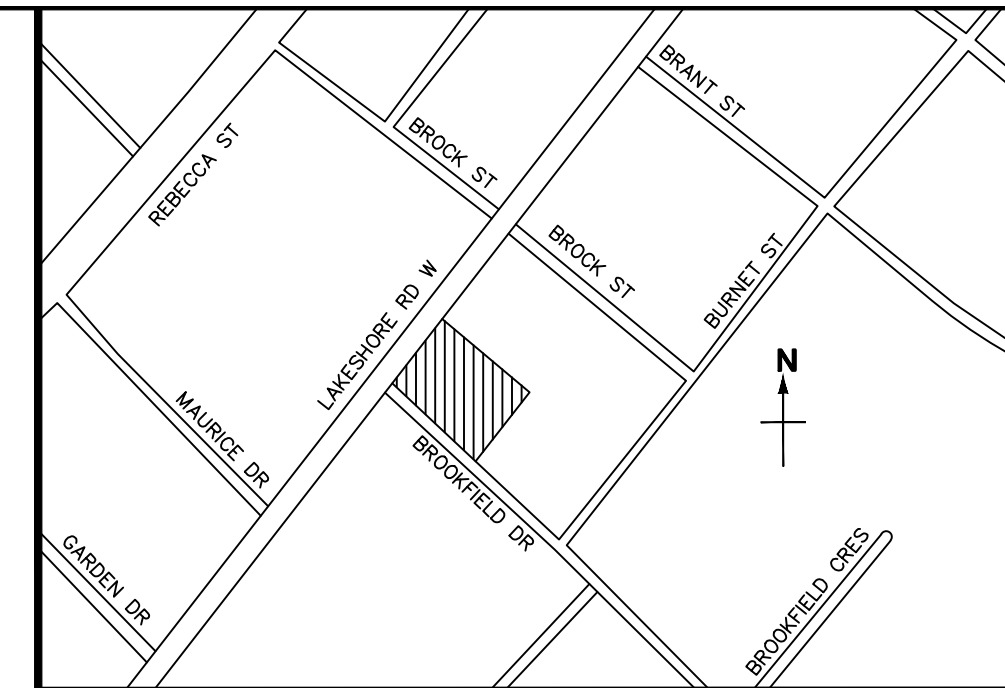


GENERAL NOTES - EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL PROVIDE ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION AS PER DETAILS (THIS SHEET). THE EROSION CONTROL MEASURES SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION UNTIL RESTORATION IS COMPLETE.
2. THE CONTRACTOR SHALL PROVIDE THE SILT FENCE AS SHOWN ON THE PLANS AND AS PER DETAIL (THIS SHEET). THE SILT FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. CONTRACTOR TO INSPECT THE INTEGRITY OF THE SILT FENCE ON A BI-WEEKLY SCHEDULE AND AFTER EVERY HEAVY RAINFALL EVENT OR SNOW MELT EVENT. DEFICIENCIES ARE TO BE RECTIFIED IMMEDIATELY.
4. THE CONTRACTOR SHALL CONSTRUCT THE MUD MAT AS PER THE DETAIL SHOWN. MUD TRACKING ONTO THE CITY R.O.W. IS STRICTLY PROHIBITED ANY MUD TRACKING OFF-SITE SHALL BE CLEANED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL CONSTRUCT THE PROPOSED SWALES TO DIRECT FLOW TO THE PROPOSED AREA DRAIN.
6. ALL CATCH BASINS, MAINTENANCE HOLES AND PIPE ENDS ARE TO BE PROTECTED FROM SEDIMENT INTRUSION WITH GEOTEXTILE (TERRAFIX 270R).
7. THE CONTRACTOR SHALL PROVIDE DUST CONTROL THROUGHOUT THE GRADING PROCESS.
8. AT ALL TIMES THE SITE OPERATIONS SHALL SEQUENCE THE WORKS TO MINIMIZE THE DURATION THAT ANY PORTION OF THE SITE REMAINS IN AN UNVEGETATED STATE.
9. THE CONTRACTOR SHALL PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
11. REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURES WILL REQUIRE THE APPROVAL OF ODAN/DETECH. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DECOMMISSIONED UPON COMPLETION OF CONSTRUCTION.
12. ALL OF THE ABOVE NOTES AND ANY SEDIMENT & EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.

CONSTRUCTION ACCESS NOTES:

1. TEMPORARY "TRUCK ENTRANCE" SIGNS SHALL BE INSTALLED ON THE SHOULDER, 150m IN ADVANCE OF THE ACCESS (NOTE: SEE DETAILS ON USE OF THESE SIGNS IN THE M.T.O. UNIFORM TRAFFIC CONTROL DEVICES MANUAL). THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF OBTAINING, ERECTING AND MAINTAINING THESE SIGNS.
 2. TEMPORARY CONSTRUCTION ACCESS SHALL BE REMOVED FROM THE REGIONAL ROAD ALLOWANCE AND ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ### DUST CONTROL:
1. CONTRACTOR TO MINIMIZE DUST ON-SITE WITH USE OF WATER, OR APPROVED ALTERNATE.
 2. CONTRACTOR TO CLEAN ROADWAY DAILY.
 3. CONTRACTOR TO WASH ROAD WEEKLY.
 4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTROLLING DUST NUISANCE RESULTING FROM HIS OPERATIONS, BOTH ON THE SITE AND WITHIN THE ADJACENT RIGHT-OF-WAYS DURING CONSTRUCTION.
 5. WATER SHALL BE APPLIED TO AREAS ON OR ADJACENT TO THE SITE, AS REQUIRED, FOR THE PREVENTION OF DUST NUISANCE TO THE PUBLIC.
 6. SHOULD DUST BE PRESENT UPON COMPLETION OF CONSTRUCTION THE AREAS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER TO DETERMINE IF TEMPORARY MEASURES WILL BE REQUIRED.



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POINT ID	NORTHING	EASTING
00119653145	4 810 478.250	608 001.415
00819830503	4 811 422.253	606 055.142
00119653127	4 807 209.787	604 767.256

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NO.	REVISIONS	DATE	BY
10	ISSUED FOR AS RECORDED DRAWINGS	SEP 15/2023	S.S.
9	REVISED WATERMAIN PER SITE COORDINATION	OCT 26/2022	F.P.B.
8	ISSUED FOR CONSTRUCTION	APR 29/2020	F.P.B.
7	UPDATED SANITARY CONNECTION	JAN 24/2020	K.O.
6	REVISED AS PER SITE PLAN	MAY 13/19	D.K.
5	AS PER REGION COMMENTS	APR 17/19	D.K.
4	AS PER THE TOWN COMMENTS	MAR 27/19	D.K.
3	AS PER THE TOWN COMMENTS	NOV 27/18	D.K.
2	ISSUED FOR SITE PLAN APPROVAL	JUN 29/18	D.K.
1	ISSUED FOR TOWN REVIEW	APR 24/18	D.K.
0	ISSUED FOR SITE PLAN APPROVAL	SEP 13/17	D.K.



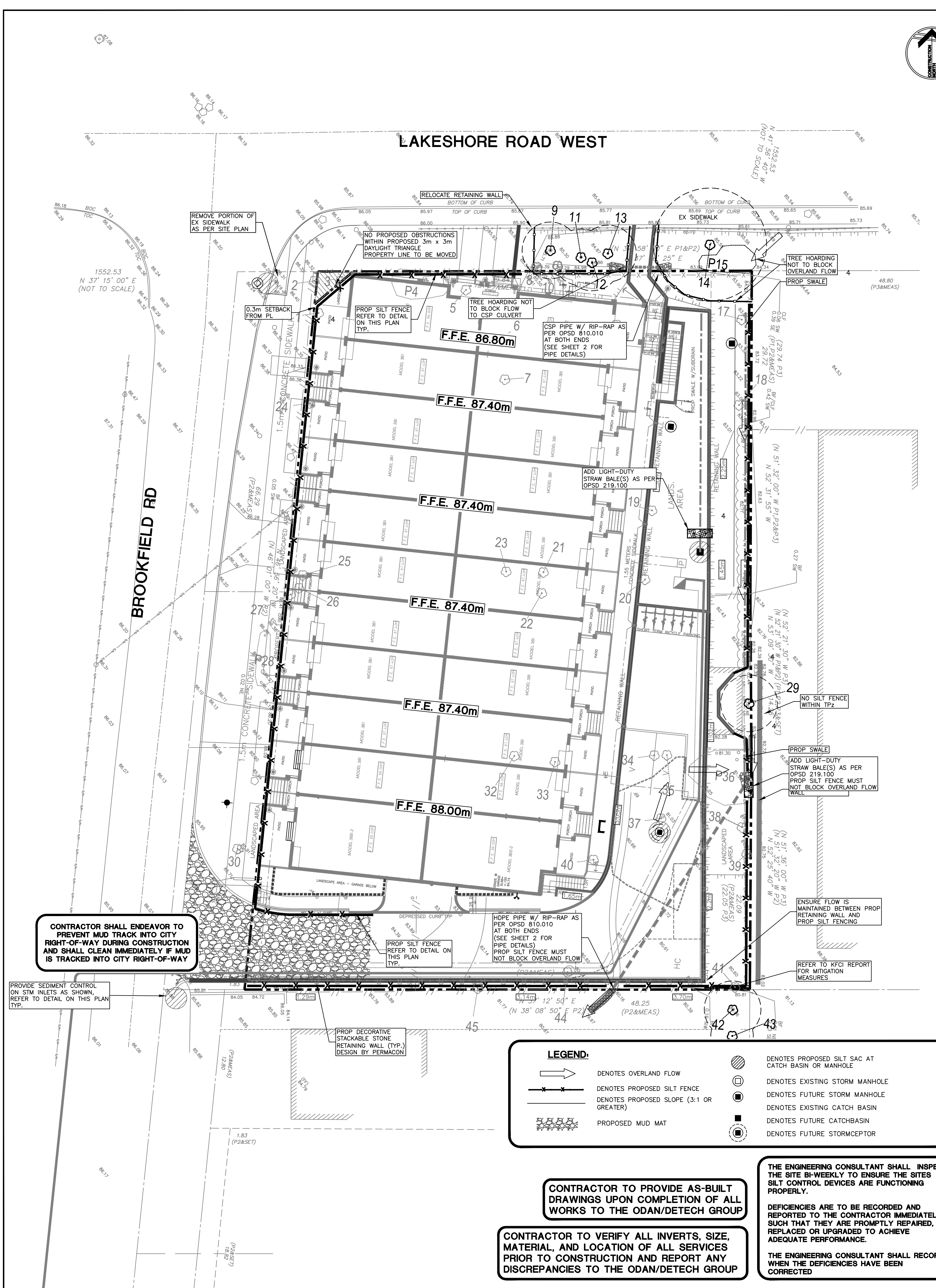
EROSION, SEDIMENT AND CONTROL PLAN

CLIENT: **BIDDINGTON GROUP OF COMPANIES**
1962 YONGE STREET, SUITE 200
TORONTO, ONTARIO M4S 1Z4

PROJECT: **PROPOSED RESIDENTIAL DEVELOPMENT**
174 LAKESHORE ROAD WEST
OAKVILLE, ONTARIO



SCALE:	PROJ. NO.:	DATE:	DESIGN BY:
NTS	17225	MAY 2017	J.K.
17225 - SET K - AS RECORDED.DWG			D.K.
			CHECKED BY: K.O.
			APPROVED BY: J.K.
			DRWG. NO.: 4 of 5



LEGEND:

	Denotes OVERLAND FLOW		Denotes PROPOSED SILT SAC AT CATCH BASIN OR MANHOLE
	Denotes PROPOSED SILT FENCE		Denotes EXISTING STORM MANHOLE
	Denotes PROPOSED SLOPE (3:1 OR GREATER)		Denotes FUTURE STORM MANHOLE
	PROPOSED MUD MAT		Denotes EXISTING CATCH BASIN
			Denotes FUTURE CATCHBASIN
			Denotes FUTURE STORMCEPTOR

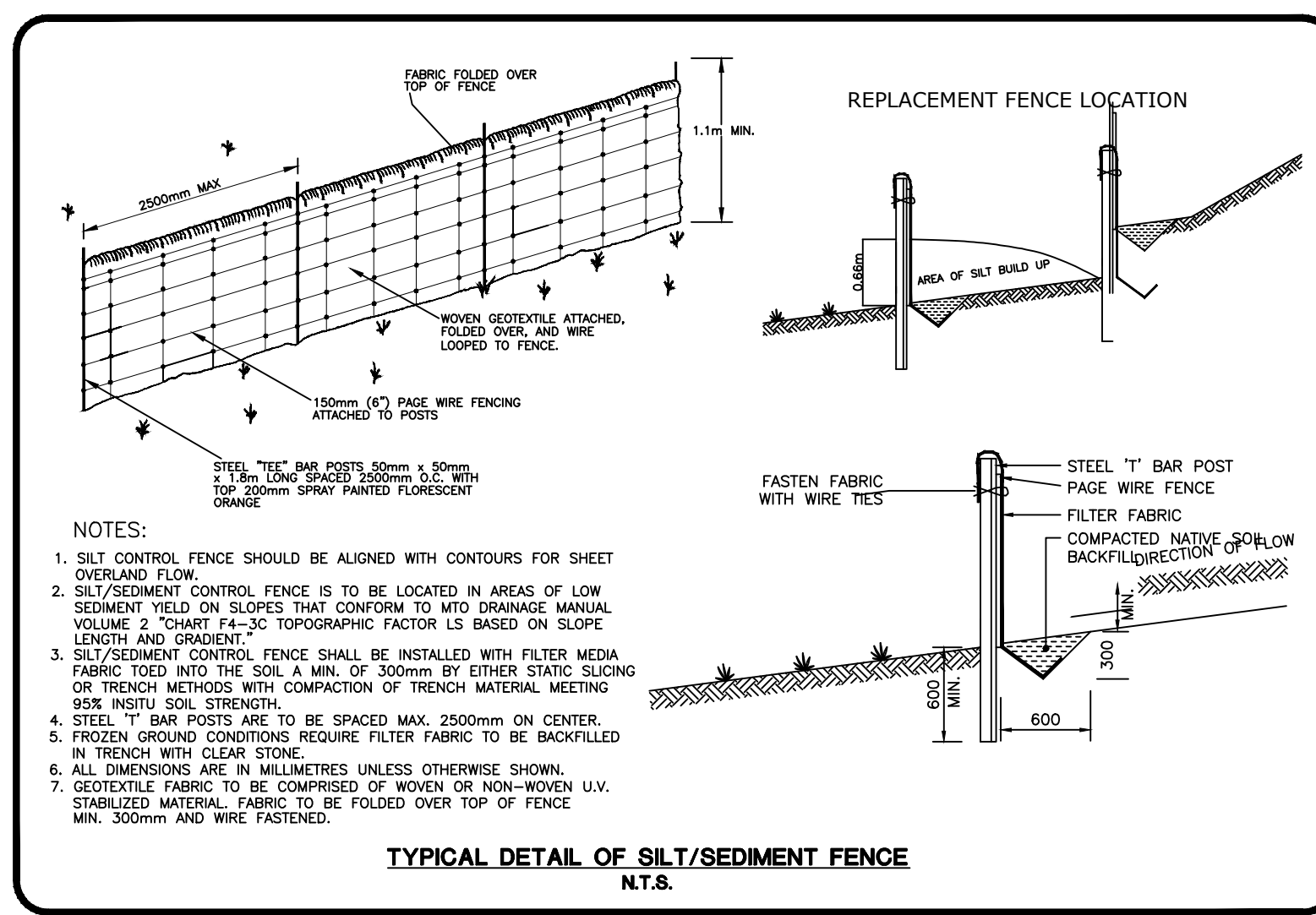
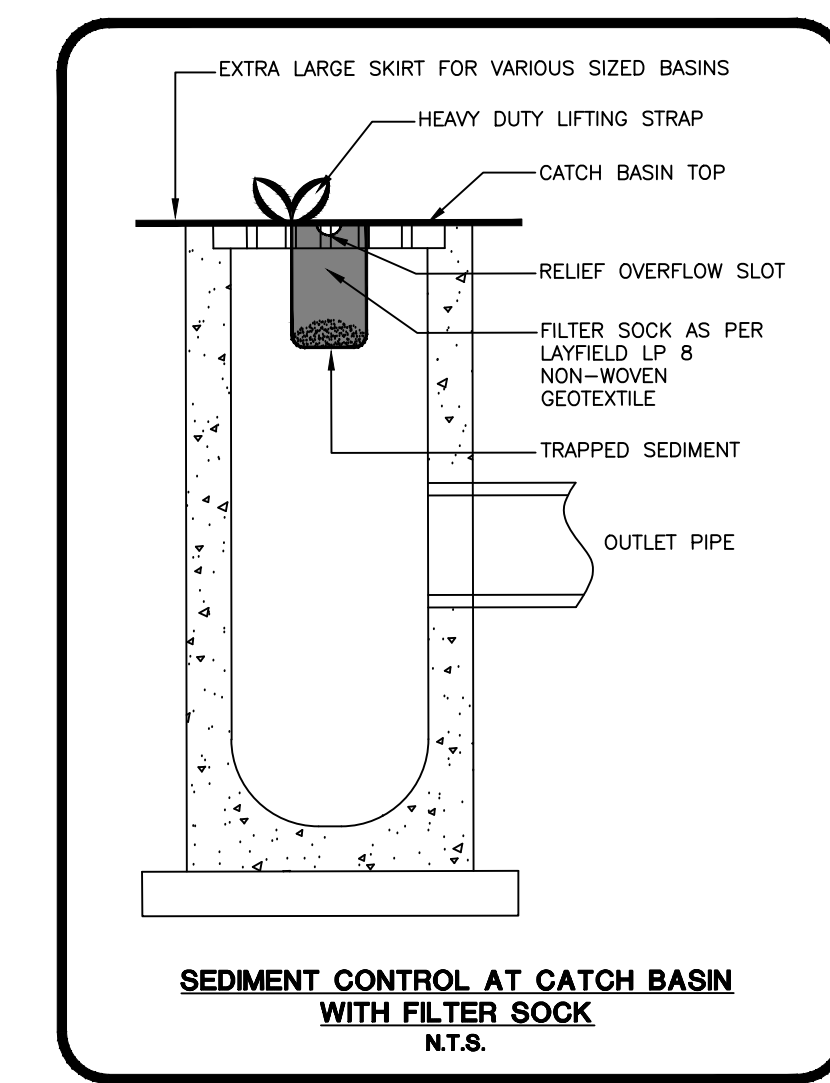
CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS UPON COMPLETION OF ALL WORKS TO THE ODAN/DETECH GROUP

CONTRACTOR TO VERIFY ALL INVERTS, SIZE, MATERIAL, AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ODAN/DETECH GROUP

THE ENGINEERING CONSULTANT SHALL INSPECT THE SITE BI-WEEKLY TO ENSURE THE SITES SILT CONTROL DEVICES ARE FUNCTIONING PROPERLY.

DEFICIENCIES ARE TO BE RECORDED AND REPORTED TO THE CONTRACTOR IMMEDIATELY SUCH THAT THEY ARE PROMPTLY REPAIRED, REPLACED OR UPGRADED TO ACHIEVE ADEQUATE PERFORMANCE.

THE ENGINEERING CONSULTANT SHALL RECORD WHEN THE DEFICIENCIES HAVE BEEN CORRECTED



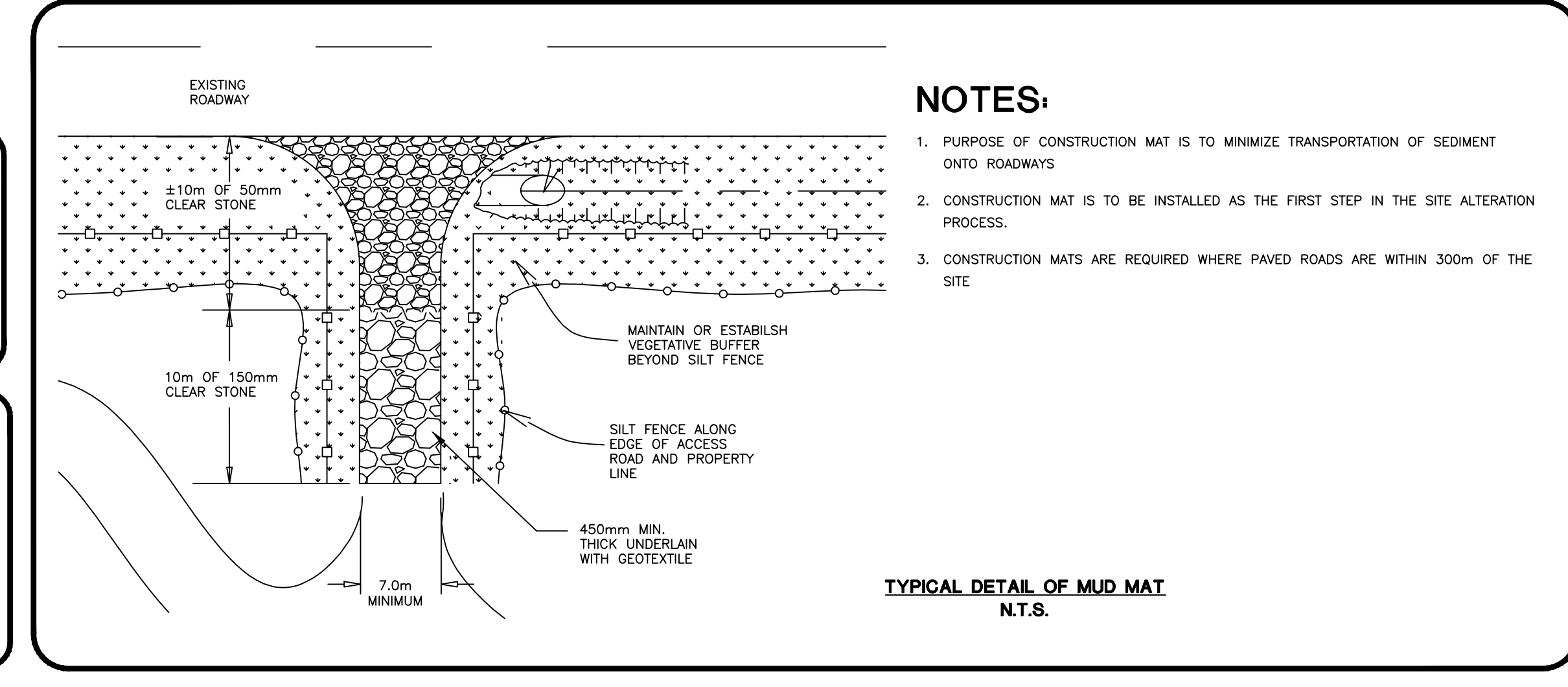
CONTRACTOR'S SEQUENCE OF WORK

STAGE 1 - MOBILIZATION

1. THE CONTRACTOR SHALL PROVIDE A HEAVY DUTY SILT FENCE AS SHOWN ON THE PLANS AND AS PER DETAIL. (THIS SHEET). THE HEAVY DUTY SILT FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. PRIOR TO STOCKPILING FILL, THE CONTRACTOR SHALL STRIP TOPSOIL ONLY WITHIN THE DESIGNATED STOCKPILE LOCATIONS AND/OR REMOVE FROM SITE. CONTRACTOR TO OBTAIN SITE ALTERATION PERMIT, IF REQUIRED BY CITY.
3. THE CONTRACTOR TO STOCKPILE FILL WITHIN THE DESIGNATED AREAS, WHILE AT ALL TIMES MAKING AN EFFORT TO MINIMIZE DISTURBANCE TO THE EXISTING VEGETATED AREAS. HAUL ROUTES PROPOSED BY THE CONTRACTOR ARE TO BE GIVEN TO THE CITY OF BURLINGTON PRIOR TO BEGINNING IMPORT OF FILL.
4. IF STOCKPILES ARE TO BE LEFT FOR MORE THAN 30 DAYS THEY MUST BE STABILIZED BY HYDROSEEDING AS PER OPS 572. CONTRACTOR TO CONFIRM WITH ODAN/DETECH IF STABILIZATION IS REQUIRED UPON COMPLETION OF STOCKPILING.
5. CONTRACTOR TO INSPECT THE INTEGRITY OF THE HEAVY DUTY SILT FENCE AND SEDIMENT CONTROLS ON A WEEKLY SCHEDULE, AND AFTER EVERY HEAVY RAINFALL EVENT OR SNOW MELT EVENT. DEFICIENCIES ARE TO BE RECTIFIED IMMEDIATELY.
6. AT ALL TIMES THE SITE OPERATIONS SHALL SEQUENCE THE WORKS TO MINIMIZE THE DURATION THAT ANY PORTION OF THE SITE REMAINS IN AN UNVEGETATED STATE.
7. REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURES WILL REQUIRE THE APPROVAL OF ODAN/DETECH.

DUST CONTROL

1. CONTRACTOR TO MINIMIZE DUST ON-SITE WITH USE OF WATER
2. CONTRACTOR TO CLEAN ROADWAY DAILY AND WASH ROAD WEEKLY
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTROLLING DUST NUISANCE RESULTING FROM HIS OPERATIONS, BOTH ON THE SITE AND WITHIN THE ADJACENT RIGHT-OF-WAYS DURING CONSTRUCTION.
4. WATER SHALL BE APPLIED TO AREAS ON OR ADJACENT TO THE SITE, AS REQUIRED, FOR THE PREVENTION OF DUST NUISANCE TO THE PUBLIC.
5. SHOULD DUST BE PRESENT UPON COMPLETION OF CONSTRUCTION THE AREAS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER TO DETERMINE IF TEMPORARY MEASURES WILL BE REQUIRED.



NOTES:

1. PURPOSE OF CONSTRUCTION MAT IS TO MINIMIZE TRANSPORTATION OF SEDIMENT ONTO ROADWAYS
2. CONSTRUCTION MAT IS TO BE INSTALLED AS THE FIRST STEP IN THE SITE ALTERATION PROCESS.
3. CONSTRUCTION MATS ARE REQUIRED WHERE PAVED ROADS ARE WITHIN 300m OF THE SITE

