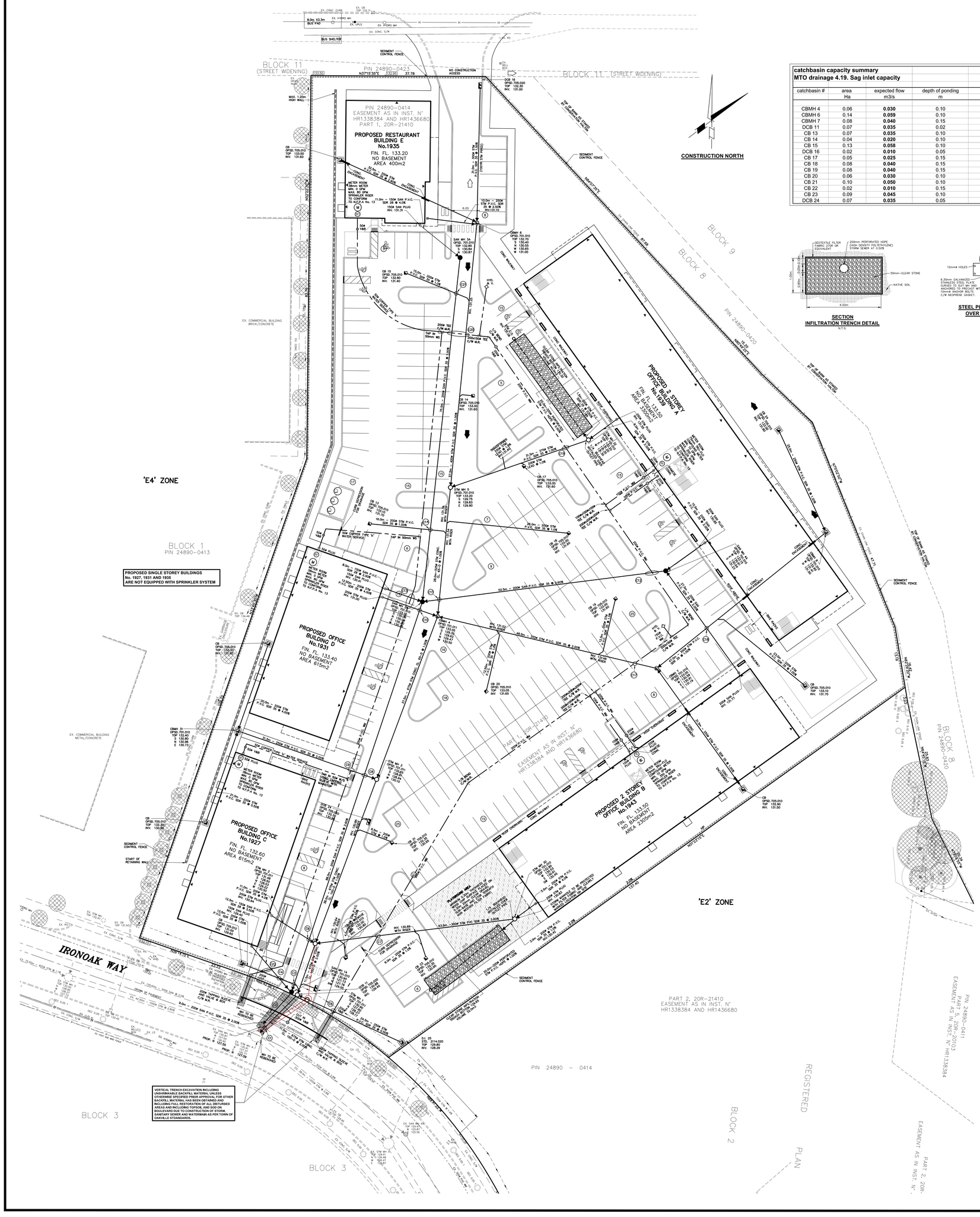
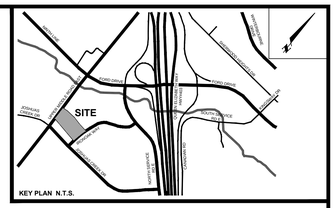
UPPER MIDDLE ROAD – THE REGIONAL ROAD N° 38



catchbasin capacity summary MTO drainage 4.19. Sag inlet capacity				
catchbasin #	area Ha	expected flow m3/s	depth of ponding m	inlet capacity m3/s
CBMH 4	0.06	**0.030**	0.10	**0.06**
CBMH 6	0.14	**0.059**	0.10	**0.06**
CBMH 7	0.08	**0.040**	0.15	**0.12**
DCB 11	0.07	**0.035**	0.02	**0.05**
CB 13	0.07	**0.035**	0.10	**0.06**
CB 14	0.04	**0.020**	0.10	**0.06**
CB 15	0.13	**0.058**	0.10	**0.06**
DCB 16	0.02	**0.010**	0.05	**0.02**
CB 17	0.05	**0.025**	0.15	**0.12**
CB 18	0.08	**0.040**	0.15	**0.12**
CB 19	0.08	**0.040**	0.15	**0.12**
CB 20	0.06	**0.030**	0.10	**0.06**
CB 21	0.10	**0.050**	0.10	**0.06**
CB 22	0.02	**0.010**	0.15	**0.12**
CB 23	0.09	**0.045**	0.10	**0.06**
DCB 24	0.07	**0.035**	0.05	**0.08**



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 STREETLINES 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. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
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 VENEER ELEVATION.
7. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED (COMPLETELY WITH A MINIMUM DEPTH OF **100mm** OF TOPSOIL AND **NO** % NURSERY SOD AND A MINIMUM DEPTH OF **150mm** OF CRUSHED STONE TO BE PROVIDED ON THE DRIVEWAY FROM THE STREET LINE TO THE GARAGE FLOOR AND SHALL BE COMPACTED TO 95% WITH A MINIMUM COMPACTED DEPTH OF **75mm** OF ASPHALT BETWEEN THE CURB AND THE STREET LINE.
8. NO SODDING 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 **1.0%** AND NOT GREATER THAN **7%.**
11. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF **2%** AND A MAXIMUM SLOPE OF **5%.**
12. WHERE GRADES IN EXCESS OF **5%** 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 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
13. ALL BACKFILL FOR SEWERS, WATERMAINS AND UTILITIES ON THE ROAD ALLOWANCE AND THE INTERNAL SITE ROADS SHALL BE COMPACTED TO **95%** STANDARD PROCTOR DENSITY AND ALL FILL MATERIALS TO BE COMPACTED TO **95%** S.P.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 UNSHRINKABLE BACKFILL MATERIAL UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
15. ANY CHANGES TO THE SERVICING DESIGN, STANDARDS AND SPECIFICATION MUST HAVE PRIOR APPROVAL FROM THE SERVICES PERMIT TECHNICIAN AT THE REGION OF HALTON.

STORM SEWERS

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARD & SPECIFICATION.
2. STORM SEWERS AND CONNECTIONS 150 DIA. AND SMALLER TO BE CONCRETE CL 3 OR P.V.C. SDR-28 PIPE.
3. STORM SEWERS AND CONNECTIONS 200 DIA AND LARGER TO BE CONCRETE CL-950 (CSA. A257) OR P.V.C. ULTRA-RIB (CSA 182.2 & 182.4) WITH TYPE 'B' BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
4. ALL CATCHBASINS TO BE AS PER **TOWN STANDARD 3.1** UNLESS OTHERWISE NOTED. IN LANDSCAPED AREAS WITH BEEHIVE TOP PER **TOWN STANDARD 3.2.**
5. ALL MANHOLES OR CATCHBASIN MANHOLES TO BE **OPSD. 701.010** UNLESS OTHERWISE NOTED.

SANITARY SEWERS

1. ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS & SPECIFICATION.
2. SANITARY SEWERS AND CONNECTIONS **150 DIA.** AND LESS TO BE P.V.C. SDR 28 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 MUST HAVE A MINIMUM VERTICAL CLEARANCE OF **0.15m** OVER OR **0.60m** UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF **1.7m** 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 **200 DIA.** TO BE P.V.C. PRESSURE PIPE CONFORMING TO AWWA STANDARD C900 CLASS 150 (DR 18).
6. PROVISIONS FOR FLUSHING THE LINES PRIOR TO TESTING ETC. MUST BE PROVIDED WITH AT LEAST A **50 DIA.** OUTLET ON **150 DIA.** AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING PORTS AT THE END SAME SIZE AS THE LINES. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING 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 LINED TO AWWA SPEC.C-110-77.
8. THRUST BLOCKS MUST BE INSTALLED ON ALL BENDS, TEES AND REDUCERS.
9. ALL CURB STOPS TO BE **1.8m** 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 AND EASEMENTS TO BE COMPACTED TO MIN **95%** STANDARD PROCTOR DENSITY. THE SUITABILITY AND COMPACTION OF ALL FILL MATERIALS TO BE CONFIRMED BY A RECOGNIZED SOIL CONSULTANT TO THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ANY SUBBASE 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 ROADWAY WILL NOT BE ACCEPTED FOR ASSUMPTION UNTIL THE SUBGRADE HAS BEEN SHOWN TO HAVE AT 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.

CROSSINGS

C1	STM INV SAN OBV	127.99 127.25	C11	SAN INV STM OBV	130.22 129.97
C2	WM INV SAN OBV STM OBV	128.90 127.93 128.31	C12	WM INV SAN OBV	131.30 130.80
C3	STM INV SAN OBV	129.49 128.10	C13	WM INV SAN OBV STM OBV	131.40 130.37 130.10
C4	STM INV SAN OBV	129.53 129.03	C14	STM INV SAN OBV	131.57 130.45
C5	WM INV STM OBV	128.95 128.45	C17	WM INV STM OBV	131.36 130.86
C6	STM INV SAN OBV	130.59 128.36	C18	SAN INV STM OBV	131.65 131.35
C7	WM INV STM OBV	130.20 129.58	C19	STM INV WM OBV	131.20 130.70
C8	STM INV SAN OBV	130.12 129.24	C20	WM INV STM OBV SAN OBV	131.30 130.65 130.91
C9	WM INV STM OBV	130.86 130.36	C21	STM INV SAN OBV	131.28 130.96
C10	STM INV SAN OBV	130.66 130.23	C22	STM INV SAN INV WM OBV	129.55 129.20 128.70

REGION OF HALTON APPROVAL

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:

BUSINESS & TECHNICAL SERVICES

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 THRU CAPITAL PLANNING & DATA TECHNOLOGIES DEPARTMENT 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.

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.

NOTE:
FOR ADDITIONAL INFORMATION, DETAILS, DIMENSIONS AND CONFORMITY TO THE SITE PLAN, THE CONTRACTOR MUST REFER TO THE ARCHITECTURAL SITE PLAN
PREPARED BY:
PATRICK MARKUS LUCKIE, ARCHITECT
DWG. # A-1

LEGEND

-PROPOSED CATCHBASIN

-PROPOSED CATCHBASIN WITH TEMPORARY SEDIMENT CONTROL

SITE DATA

ZONING	INDUSTRIAL
LOT AREA	20,214 m^2
BUILDING AREA - A	3,300 m^2
BUILDING AREA - B	2,300 m^2
BUILDING AREA - C	615 m^2
BUILDING AREA - D	615 m^2
BUILDING AREA - E	400 m^2
TOTAL BUILDING GFA	8,200 m^2
LANDSCAPED AREA	4,038 m^2
TOTAL PAVED AREA	8,736 m^2
PARKING REQUIRED	237
PARKING PROVIDED INCL. HDCP	265

No.	DATE	REVISION	INIT.
9.	NOV.15,2021	REVISED AS PER SITE CHANGES	M.J.
8.	MAR.24,2021	REVISED AS PER ALECTRA AND BUILDING DEPRT COMMENTS	M.J.
7.	MAR.12,2021	REVISED ADDRESSES	M.J.
6.	FEB.18,2021	ADDED TRANSFORMER DRAIN	M.J.
5.	JAN.21,2021	REVISED WATERMAIN AS PER REGION OF HALTON	M.J.
4.	JUN.15,2020	REVISED INFILTRATION TRENCHES	M.J.
3.	APR.15,2020	REVISED AS PER CONSULTANT COMMENTS.	M.J.
2.	FEB. 18, 2020	REVISED AS PER SITE PLAN AND TOWN COMMENTS.	M.J.
1.	DEC. 09, 2019	REVISED AS PER NEW ARCH SITE PLAN AND TOWN COMMENTS.	E.W.

THE PROPOSED SERVICING AND GRADING SCHEME HAS BEEN REVIEWED BY TRAFALGAR ENGINEERING LTD. AND HAS BEEN FOUND TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE OVERALL SERVICING AND GRADING DESIGN OF THE SUBDIVISION.

DATE: SIGNATURE

TRAFALGAR ENGINEERING LTD.

LICENSED PROFESSIONAL ENGINEER
M. JOZWIK
NOV.15/21
PROVINCE OF ONTARIO

BENCHMARK

No. 48 **ELEVATION: 111.486m**

DESCRIPTION: CUT CROSS IN CONCRETE POLE BASE. BENCHMARK IS ON THE SECOND POLE EAST OF EASTERLY ENTRANCE FOR LOWER LEVEL FORD MOTOR CO. PARKING LOT ON THE SOUTH SIDE OF Q.E.W. OPPOSITE XEROX BUILDING, WEST OF THE OLD OFFICE BUILDING.

SKIRA & ASSOCIATES LTD.
CONSULTING ENGINEERS
3464 Semenyk Court, Suite 100, Mississauga, Ontario L5C 4P8
Tel. (905) 276-5100 Fax. (905) 270-1936 Email - info@skiraconsult.ca

PROPOSED OFFICE / COMMERCIAL BUILDING

PART OF BLOCK 2, REGISTERED PLAN 20M-1171
PART OF LOT 6, CONCESSION 2 SOUTH OF DUNDAS STREET
1943 IRONOAK WAY

CARTTERA EQUITIES INC.
20 ADELAIDE STREET EAST, SUITE 800 TORONTO ON M5C 2T6 TEL: 416-593-4747

TOWN OF OAKVILLE

SITE SERVICING PLAN

S.P. 1506.016/01

		REG. FILE:	
DATE: JUNE 2019	AREA: OAKVILLE	DWG.No.	219-OK49-1
SCALE: 1:300	DRAWN BY: M.C.		