

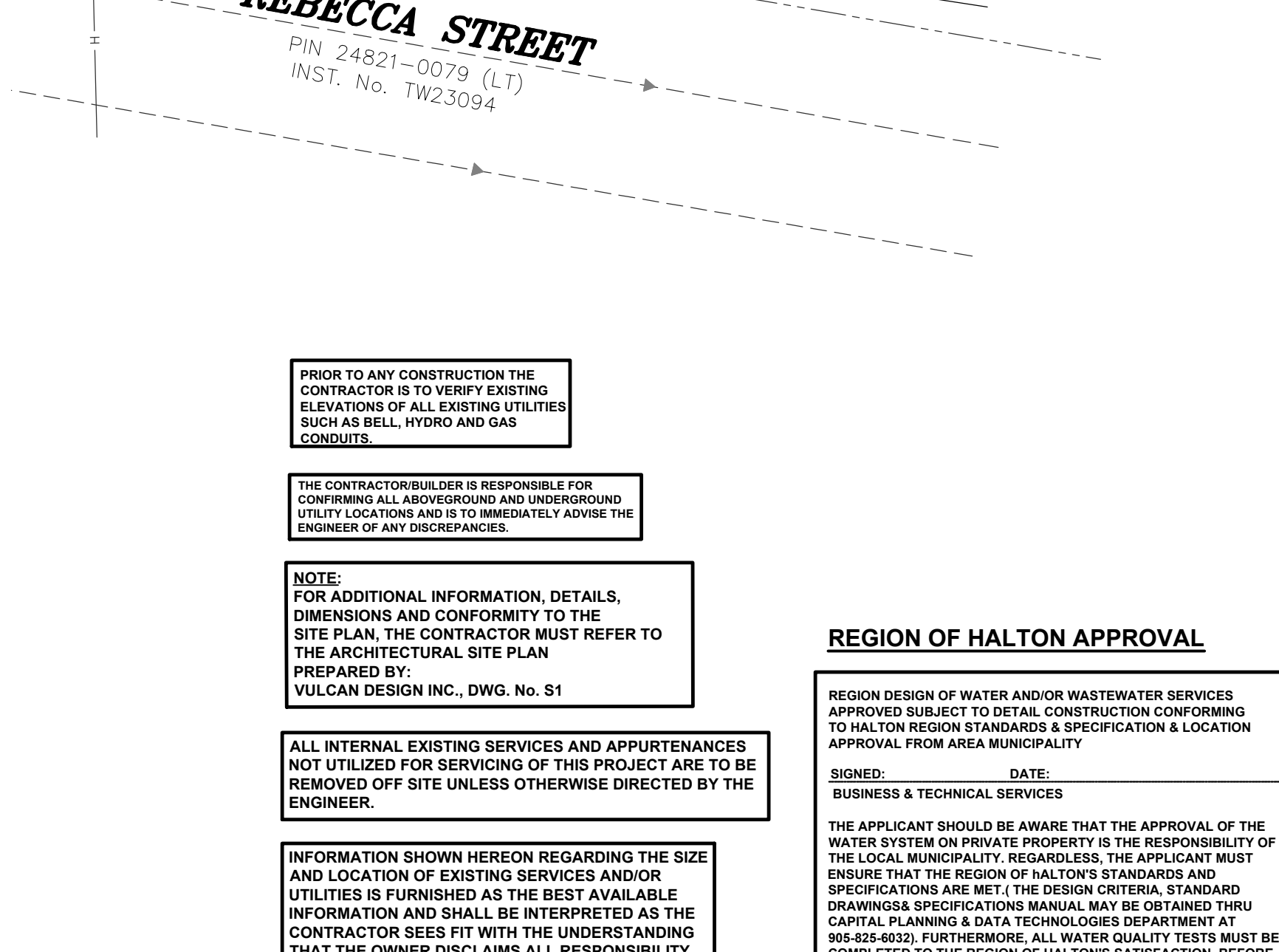
2. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES, THEY ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINES ARE TO BE LOCATED BY THE CONTRACTOR.
4. ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
5. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ARE IN ACCORDANCE WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
6. THE ELEVATION OF THE SIDE WALK SHALL BE THE BUILDING LINE SHALL BE A MINIMUM OF 150mm below the ELEVATION OF THE CENTRE OF THE LOT.
7. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK VENEER ELEVATION.
8. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE GRASS SEEDING SHALL BE A MINIMUM OF 100mm OF TOPSOIL AND A MINIMUM OF 100mm OF TOPSOIL AND NO.1 NURSERY SOD AND A MINIMUM DEPTH OF 150mm OF CRUSHED STONE TO BE PROVIDED ON THE GRASS SEEDING. THE CRUSHED STONE SHALL BE 10mm TO 20mm IN SIZE AND 100% CLEAN.
9. MINIMUM COMPACTED DEPTH OF 75mm OF ASPHALT BETWEEN THE CURB AND THE STREET LINE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND THE SIDEWALK SHALL BE 150mm COMPACTED DEPTH OF 75mm OF ASPHALT. PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
11. AT ALL ENTRANCES TO THE SITE THE ROAD CURBS AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND SIDEWALKS SHALL BE 150mm COMPACTED DEPTH OF 75mm OF ASPHALT. THE SIDEWALK DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
12. DRIVEWAY GRADIENTS SHALL BE A MINIMUM OF 1.5% AND NOT GREATER THAN 8%.
13. LAWNS AND SWALES SHALL HAVE A MINIMUM SLOPE OF 1% (PREFERRED 2%) AND A MAXIMUM SLOPE OF 7%.
14. WHERE GRADIENTS IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1.
15. GRADES IN EXCESS OF 1:1m ARE TO BE ACCOMMODATED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 1.5m ARE TO BE CONSTRUCTED BY THE CONTRACTOR. UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR ANY OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
16. FOR ANY CHANGES TO THE SERVINGING DESIGN, STANDARDS AND SPECIFICATION SHALL BE PRIOR APPROVAL FROM THE ENGINEER.

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 3 OR CONCRETE CL 65-D WITH TYPE 'B' BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
4. ALL CATCHBASSES TO BE AS PER **TOWN STANDARD 3.10** UNLESS OTHERWISE NOTED.
5. ALL MANHOLES OR CATCHBASIN MANHOLES TO BE **OPSD 701.010** UNLESS OTHERWISE NOTED.

1. ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARD & 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.

4. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CITY OF ALBANY SPECIFICATIONS.
5. WATERMANS MUST HAVE A MIN. VERTICAL CLEARANCE OF 0.15 M OR 0.6m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
6. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MIN. DEPTH OF 176 mm WITH A MIN. HORIZONTAL SPACING OF 1.8 m FROM THEMSELVES AND 1.5m FROM SEWER AND OTHER UTILITIES.
7. WATERMANS ARE TO BE INSTALLED TO GRADE AS SHOWN ON APPROVED SITE PLAN. EACH PIECE OF GRASS SHEET MUST BE SUPPLIED TO ENOUGH TO COVER TO GRADE FOR COMMENCEMENT WORK HERE REQUIRED BY INSPECTION/CITY.
8. WATERMANS AND WATER SERVICE SHALL BE 150mm DIA UP TO AND INCLUDING 300mm DIA. TO 150 P.P.C. CLASS 190 TO ANEWAA SPEC C90-75; FLOOR TYPE "K" FOR 50kDA AND SMALLER.
9. PROVISIONS FOR CURPING THE LINES PRIOR TO TESTING ETC MUST BE PROVIDED WITH AT LEAST 1.0 DA CUTL. PROVIDE 1.0 DA CUTL. PRIOR TO TESTING THE LINES. PROVIDE FLUSHING POINTS AT EVERY FLUSHING POINT. PROVIDE FLUSHING LINES. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN OUT TO A PARKING LOT OR DOWN THE DRAIN ON FOUR LINES.
10. DUCTILE IRON WATERMAIN FITTING TO BE CEMENT LINED TO ANWWA SPEC C-10-77.
11. RESTRAINTS MUST BE INSTALLED ON ALL BENDS, TEE'S AND REDUCERS.
12. ALL CURB STOPS TO BE 1" OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
13. HYDRANT AND VALVE SET TO MEET REGION OF HEALTH STANDARDS
14. ALL HYDRANTS ARE TO HAVE PUMP NOZZLE OUTLET.
15. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHARGING.
16. No. 10 GAUGE TRACER WIRE (SOLID) ALONG WATERMAIN.

1. ALL FILL FILL 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 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 BE PLACED. FAILURE TO FOLLOW THIS PROCEDURE WILL MEAN THE REMOVAL OF ROAD BASE MATERIALS AND RE-TESTING. 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.



LEGEND

\times (000.00)
 \times 000.00

- EXISTING ELEVATION TO REMAIN
- EXISTING ELEVATION
- DIRECTION OF SURFACE FLOW
- PROPOSED ELEVATION
- PROPOSED CATCH-BASIN
- PROPOSED CATCH-BASIN WITH TEMPORARY SEDIMENT CONTROL
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RELOCATED
- SUMP PUMP
- HYDRO METER
- GAS METER
- WATER SERVICE BACK FLOW PREVENTOR
- WATER SERVICE METER
- SANITARY SEWAGE EJECTOR
- ROOF DOWNSPOUTS
- AREA DRAIN
- SEDIMENT CONTROL FENCE
- TREE HOARDING & SOLID WOOD HOARDING
- PROPOSED GAS MAIN
- PROPOSED HYDRO

SITE DATA

	CR3
ZONING	
LOT AREA	1761.99m ²
BUILDING AREA	217.71m ²
LANDSCAPED AREA	884.63m ²
TOTAL PAVED AREA	658.65m ²
PARKING REQUIRED	30
PARKING PROVIDED INCL. HCL	30

DATE	REVISION
SEP. 18, 2019	ISSUED FOR FINAL SITE PLAN
AUG. 12, 2019	ISSUED FOR SITE PLAN
MAY. 24, 2019	REVISED AS PER TOWN COMMENTS, ADDITIONAL TOPO
MAR. 29, 2019	REVISED AS PER ARCHITECT COMMENTS
DEC. 27, 2018	REVISED AS PER SITE PLAN COMMENTS
MAR. 26, 2018	REVISED AS PER SITE PLAN COMMENTS
SEP. 12, 2017	ISSUED FOR PRELIMINARY INDICATION

	
<p>BENCH MARK</p> <p>No. 30 ELEVATION: 89.817m</p> <p>DESCRIPTION: LOCATED ON SOUTH END WINDOW SILL, JUST TO THE RIGHT OF THE ENTRANCE TO No. 175 MAURICE DRIVE.</p>	
<div style="display: flex; align-items: center; justify-content: center;">  <div> <p style="font-size: 2em; font-weight: bold; margin: 0;">SKIRA</p> <p style="font-size: 0.8em; font-weight: bold; margin: 0;">CONSULTING ENGINEERS</p> </div> <div style="margin-left: 20px;"> <p style="font-size: 1.5em; font-weight: bold; margin: 0;">& ASSOCIATES LTD.</p> <p style="font-size: 0.8em; font-weight: bold; margin: 0;">CONSULTING ENGINEERS</p> </div> </div> <p style="font-size: 0.8em; margin-top: 5px;">3464 Semenyk Court, Suite 100, Mississauga, Ontario L5C 4P8 Tel. (905) 276-5100 Fax. (905) 270-1936 Email - info@skiraconsult.ca</p>	
<p style="font-size: 1.5em; font-weight: bold; margin: 0;">PROPOSED TOWNHOUSES</p> <p style="font-size: 0.9em; font-weight: bold; margin: 0;">PART OF LOT 17, CONCESSION 3, SOUTH OF DUNDAS STREET</p>	
<p style="font-size: 1.1em; font-weight: bold; margin: 0;">231 & 237 REBECCA STREET</p>	
<p style="font-size: 1.5em; font-weight: bold; margin: 0;">CASTLE HOMES</p> <p style="font-size: 0.8em; margin-top: 5px;">3000 LANGSTAFF RD, SUITE 18, CONCORD, ONT. L4K 4K7, 905 738 2212</p>	
<div style="display: flex; align-items: center; justify-content: center;">  <div> <p style="font-size: 1.5em; font-weight: bold; margin: 0;">TOWN OF</p> <p style="font-size: 1.5em; font-weight: bold; margin: 0;">OAKVILLE</p> </div> </div>	
<p style="font-size: 1.2em; font-weight: bold; margin: 0;">SITE SERVICING AND STORMWATER MANAGEMENT PLAN</p> <p style="font-size: 1.2em; font-weight: bold; margin: 0;">S.P. 1617.057/01</p>	
<p>REG. FILE:</p>	
DATE: JULY 2015	AREA: OAKVILLE
SCALE: 1:150	DRAWN BY: K.G.
<p style="font-size: 0.8em; margin: 0;">DWG No.</p> <p style="font-size: 1.5em; font-weight: bold; margin: 0;">215-OK42-1</p>	