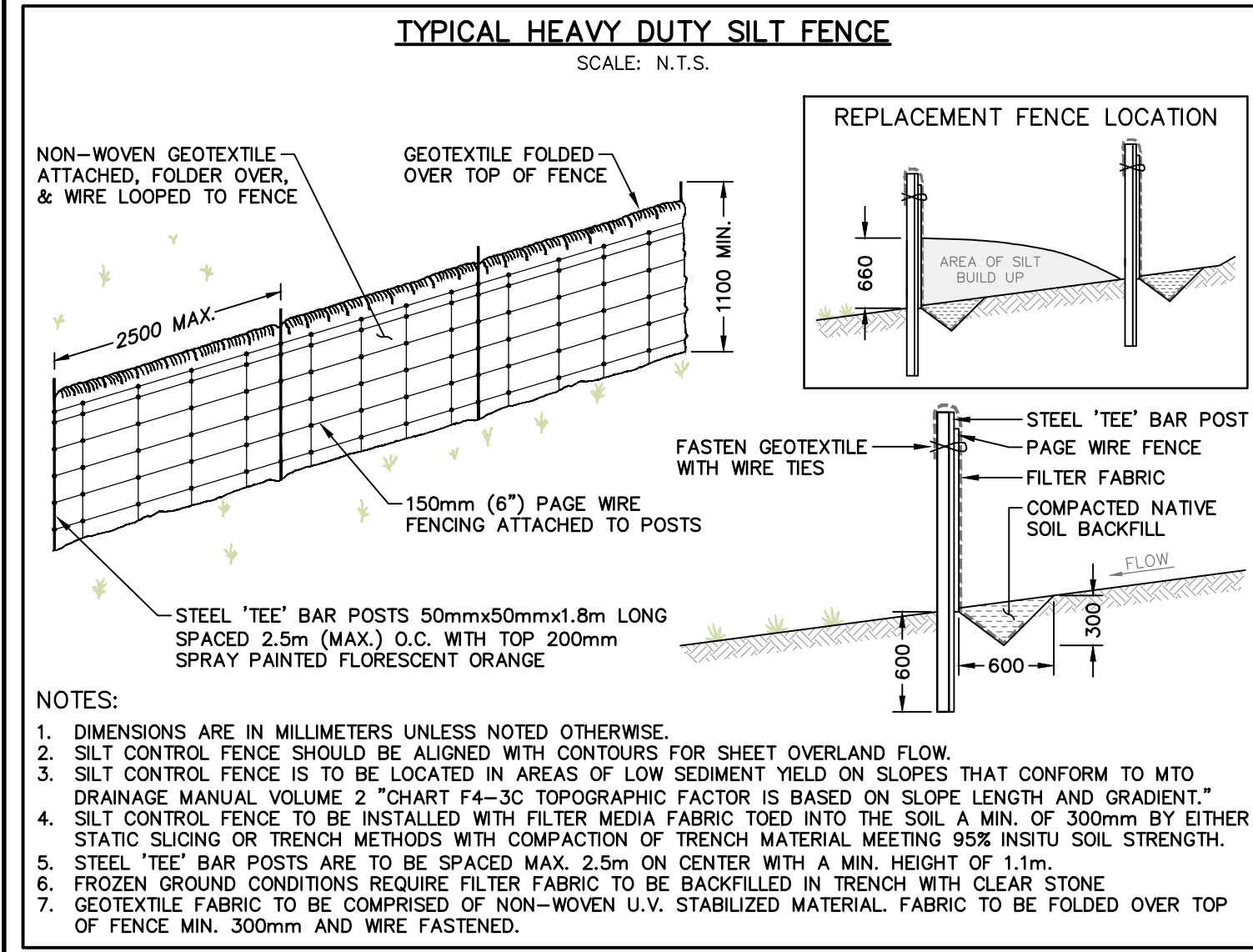
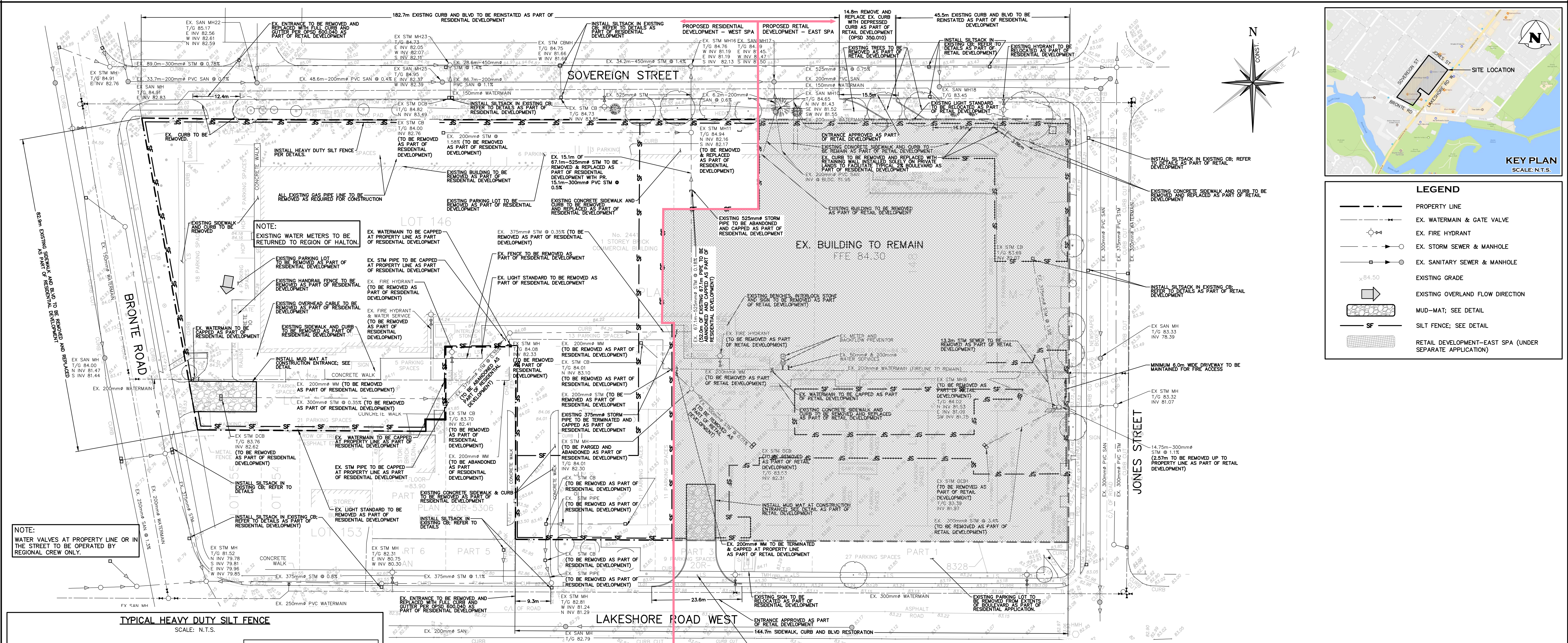




DRAWING NOTES:

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THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT. DO NOT SCALE THIS DRAWING.

ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SURVEY NOTES:

SURVEY COMPLETED BY J.D. BARNES LIMITED ON THE 19th DAY OF APRIL, 2016. REFERENCE NO. 16-30-895-00-TOPO (JULY 11th, 2018).

BEARINGS ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998781.

SITE PLAN NOTES:

SITE PLAN PREPARED BY QUADRANGLE ARCHITECTS LIMITED. DRAWING No.: 5 (2018/JUNE/29) PROJECT No.: 16063

ELEVATION NOTE:

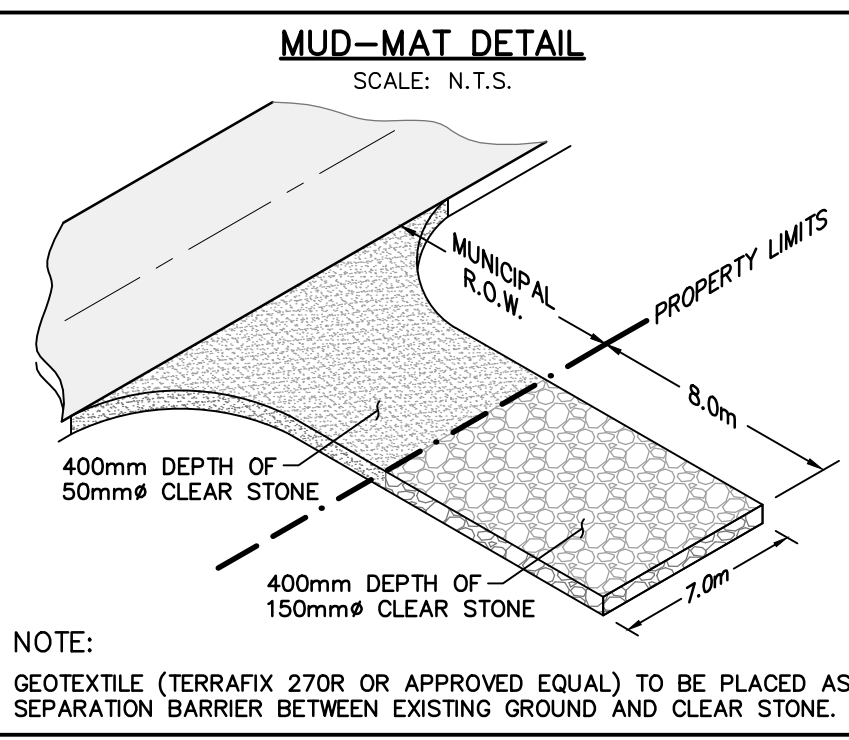
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM THE TOWN OF OAKVILLE BENCH MARKS:

No. 117 ELEVATION = 83.984m, No. 243 ELEVATION = 88.331m

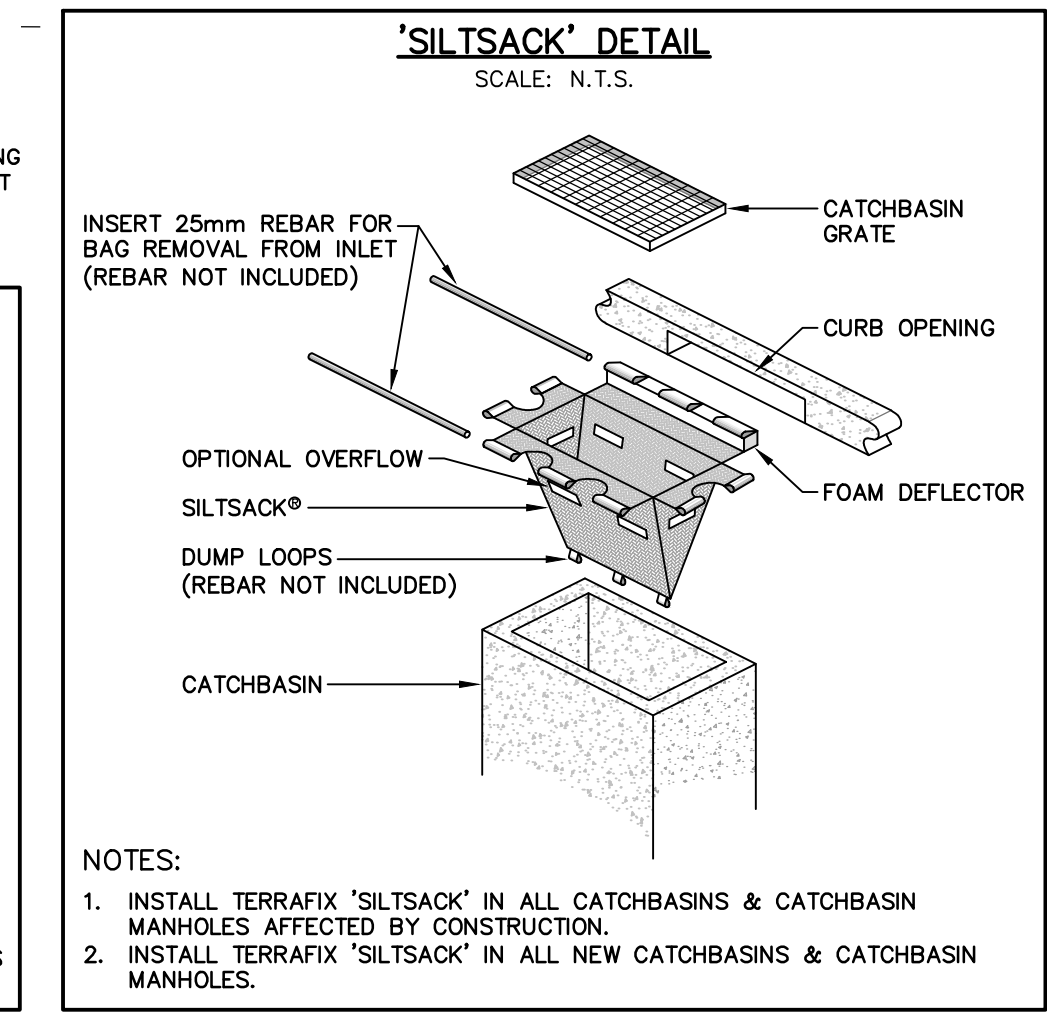
LOCAL BENCHMARK:

CUT CROSS IN CURB LOCATED AT THE NORTHEASTERN END OF LOADING BAY, AS SHOWN ON FACE OF PLAN.

ELEVATION = 84.13m



1	ISSUED FOR SPA	2018/SEP/28
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No.	ISSUE / REVISION	YYYY/MM/DD



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REGIONAL APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS, SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY

SIGNED: _____ DATED: _____

INFRASTRUCTURE PLANNING & POLICY.

The Applicant should be aware that the approval of water systems 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 the *Data 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.

SP 6903

10 0m 10 20 30 40

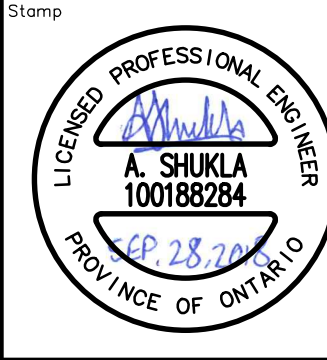
SCALE: 1:500

NOTES:

1. INSTALL TERRAFIX 'SILTSACK' IN ALL CATCHBASINS & CATCHBASIN MANHOLES AFFECTED BY CONSTRUCTION.

2. INSTALL TERRAFIX 'SILTSACK' IN ALL NEW CATCHBASINS & CATCHBASIN MANHOLES.

MUNICIPAL PLANNING # SP.1729.004/10



BRONTE VILLAGE MALL REDEVELOPMENT

2441 LAKESHORE ROAD WEST, OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

WEST SPA LANDS

EROSION & SEDIMENT CONTROL PLAN

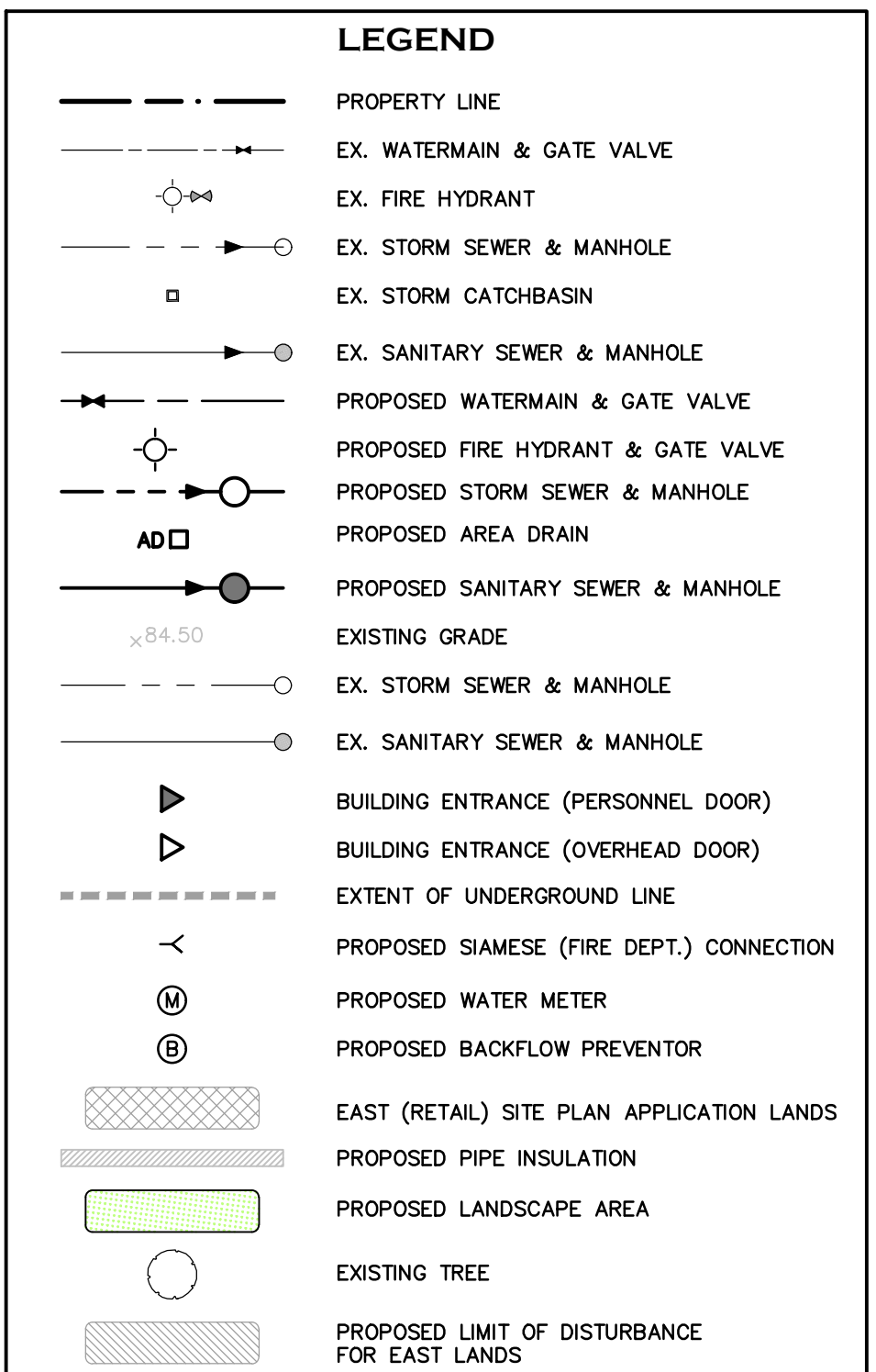
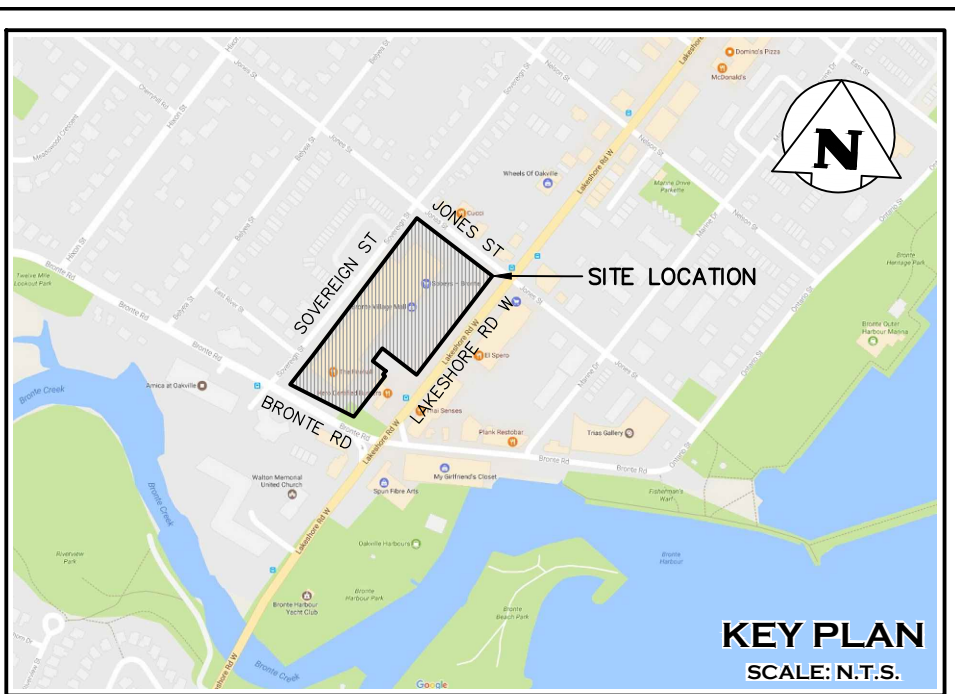
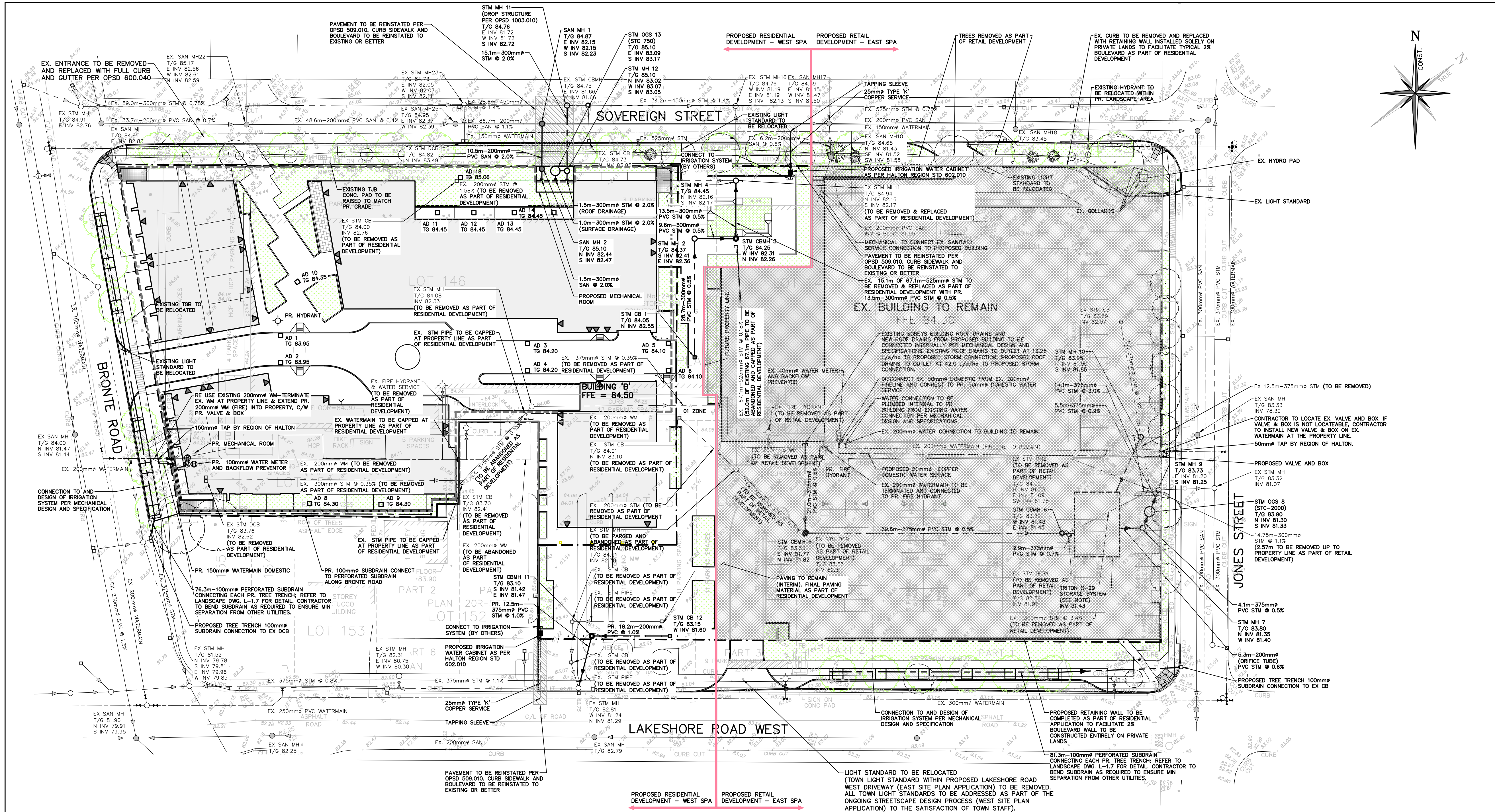
CROZIER & ASSOCIATES

Consulting Engineers

8 MARKET STREET
SUITE 600
TORONTO, ON M5E 1M6
WWW.CFCROZIER.CA

Drawn: S.T.T. Design: B.M.P. Project No.: 1348-4555

Check: B.M.P. Check: A.S. Scale: 1:500 Dwg.: C 01



REGIONAL APPROVAL
REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS, SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY
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NOTE:
ANY CONNECTION TO AN EXISTING SERVICE PREVIOUSLY INSTALLED SHALL BE SWABBED, FLUSHED AND SAMPLED BY THE REGION AT THE SOLE EXPENSE OF THE APPLICANT.
REGIONAL BY-LAW NO. 131-10, SECTION II, C. 14 (4)

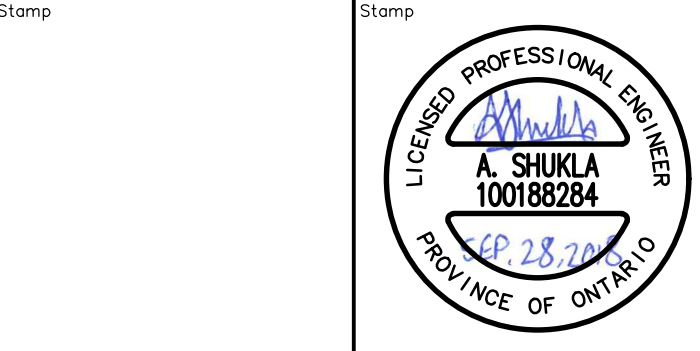
NOTE:
EXISTING SERVICING FROM TOWN OF OAKVILLE AS-BUILT DRAWING PROJECT No. 79-903, DRAWING No. M-1 (APRIL 10, 1980)

DRAWING NOTES:
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REFERENCE No. 16-30-895-00-TOPO (JULY 11th, 2018).
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SITE PLAN NOTES:
SITE PLAN PREPARED BY QUADRANGLE ARCHITECTS LIMITED.
DRAWING No.: 5 (2018/JUNE/29)
PROJECT No. 16063

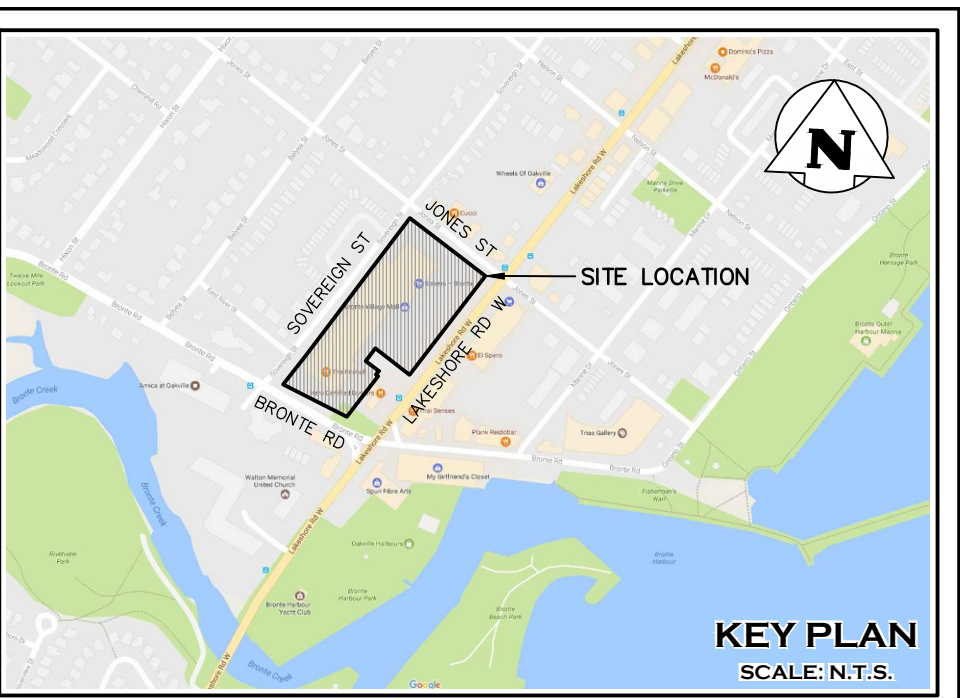
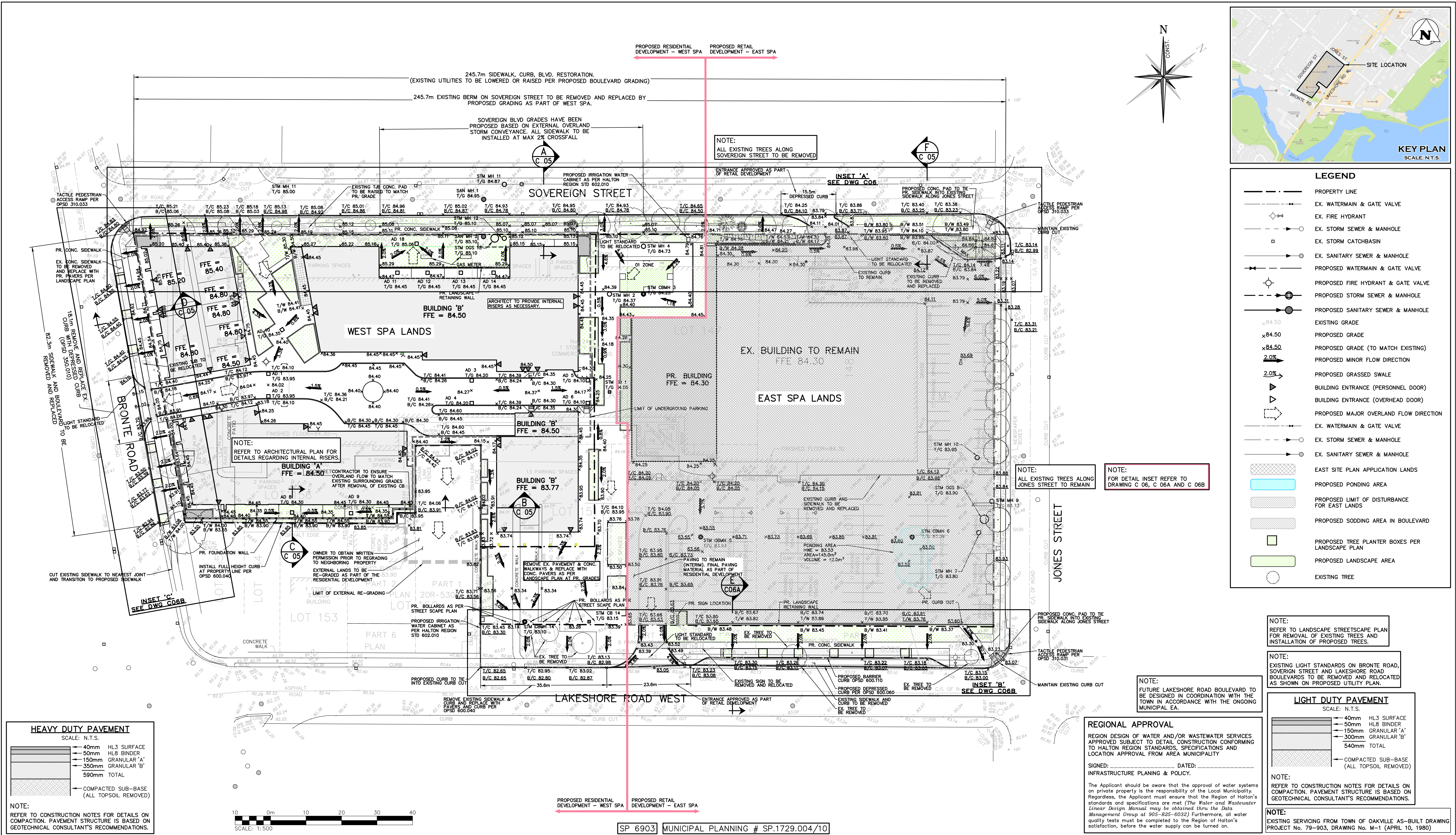
ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM THE TOWN OF OAKVILLE BENCH MARKS:
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LOCAL BENCHMARK:
CUT CROSS IN CURB LOCATED AT THE NORTHEASTERN END OF LOADING BAY, AS SHOWN ON FACE OF PLAN.
ELEVATION = 84.13m

1	ISSUED FOR SPA	2018/SEP/28
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No.	ISSUE / REVISION	YYYY/MM/DD

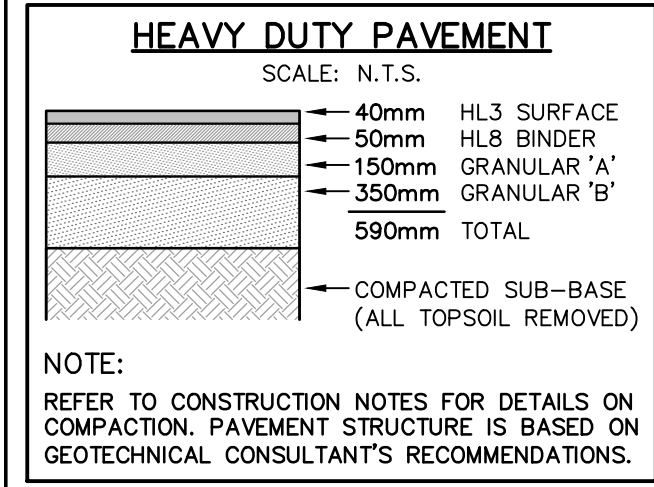


BRONTE VILLAGE MALL REDEVELOPMENT
2441 LAKESHORE ROAD WEST, OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
RESIDENTIAL DEVELOPMENT (WEST SPA)
SITE SERVICING PLAN

Drawn	S.T.T.	Design	B.M.P.	Project No.	1348-4555
Check	B.M.P.	Check	A.S.	Scale	1:500
				Dwg.	C 02



- LEGEND**
- PROPERTY LINE
 - EX. WATERMAIN & GATE VALVE
 - EX. FIRE HYDRANT
 - EX. STORM SEWER & MANHOLE
 - EX. STORM CATCHBASIN
 - EX. SANITARY SEWER & MANHOLE
 - PROPOSED WATERMAIN & GATE VALVE
 - PROPOSED FIRE HYDRANT & GATE VALVE
 - PROPOSED STORM SEWER & MANHOLE
 - PROPOSED SANITARY SEWER & MANHOLE
 - EXISTING GRADE
 - PROPOSED GRADE
 - PROPOSED GRADE (TO MATCH EXISTING)
 - PROPOSED MINOR FLOW DIRECTION
 - PROPOSED GRASSED SWALE
 - BUILDING ENTRANCE (PERSONNEL DOOR)
 - BUILDING ENTRANCE (OVERHEAD DOOR)
 - PROPOSED MAJOR OVERLAND FLOW DIRECTION
 - EX. WATERMAIN & GATE VALVE
 - EX. STORM SEWER & MANHOLE
 - EX. SANITARY SEWER & MANHOLE
 - EAST SITE PLAN APPLICATION LANDS
 - PROPOSED PONDING AREA
 - PROPOSED LIMIT OF DISTURBANCE FOR EAST LANDS
 - PROPOSED SODDING AREA IN BOULEVARD
 - PROPOSED TREE PLANTER BOXES PER LANDSCAPE PLAN
 - PROPOSED LANDSCAPE AREA
 - EXISTING TREE



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SITE PLAN NOTES:
SITE PLAN PREPARED BY QUADRANGLE ARCHITECTS LIMITED.
DRAWING No.: 5 (2018/JUNE/29)
PROJECT No.: 16063

ELEVATION NOTE:
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SP 6903 | MUNICIPAL PLANNING # SP-1729.004/10

1	ISSUED FOR SPA	2018/SEP/28
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REGIONAL APPROVAL
REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS, SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY
SIGNED: _____ DATED: _____
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BRONTE VILLAGE MALL REDEVELOPMENT
2441 LAKESHORE ROAD WEST, OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

WEST SPA LANDS
SITE GRADING PLAN

CROZIER & ASSOCIATES
Consulting Engineers

2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905 875-0026 T
905 875-4915 F
WWW.CFCROZIER.CA

Drawn: S.T.T. Design: B.M.P. Project No: 1348-4555
Check: B.M.P. Scale: 1:500 Dwg: C 03

CONSTRUCTION NOTES:

1.0 GENERAL NOTES

- 1.1 THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THESE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THE EXISTING UTILITIES.
- 1.2 ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THE WORKS SHOWN HEREIN SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT AND ADJACENT LANDOWNERS. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING 150mm OF TOPSOIL AND No. 1 NURSERY SOD TO ESTABLISH A GRASS COVER TO THE SATISFACTION OF THE TOWN UNLESS NOTED OTHERWISE.
- 1.3 TOWN OF OAKVILLE AND REGION OF HALTON STANDARD DRAWINGS AND OPSD WITH REGIONAL AMENDMENTS FOR SANITARY SEWERS AND WATERMAINS SHALL CONSTITUTE PART OF THE ENGINEERING DESIGN AND CONSTRUCTION CONTRACT. CONTRACTOR TO MAINTAIN CURRENT COPY OF TOWN, REGION AND ONTARIO STANDARDS ON SITE AT ALL TIMES.
- 1.4 ALTERNATIVE MATERIALS MAY BE ACCEPTABLE, PROVIDED APPROVAL HAS FIRST BEEN OBTAINED FROM THE TOWN ENGINEER AND/OR THE REGIONAL COMMISSIONER OF PUBLIC WORKS.
- 1.5 NO BLASTING IS PERMITTED.
- 1.6 MANHOLE AND VALVE CHAMBER COVERS ARE TO BE SET FLUSH WITH BASE COURSE ASPHALT AND ADJUSTED TO FINAL GRADE PRIOR TO INSTALLING TOP LIFT OF ASPHALT.
- 1.7 ALL TRENCHES WITHIN EXISTING R.O.W. ARE TO BE BACKFILLED IN ACCORDANCE WITH TOWN OF OAKVILLE REQUIREMENTS.
- 1.8 ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
- 1.9 CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL MATERIALS AND PRODUCTS FOR REVIEW BY THE ENGINEER PRIOR TO INSTALLATION.
- 1.10 REFER TO TOWN AND REGION STANDARDS AND SPECIFICATIONS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
- 1.11 ENCROACHMENT ONTO ADJACENT PROPERTIES IS NOT PERMITTED UNLESS OTHERWISE NOTED AND INSTRUCTED BY THE ENGINEER.
- 1.12 THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S CONTRACTOR FROM OBTAINING AND PAYING FOR PERMITS.
- 1.13 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SITE PLAN, LANDSCAPE PLAN, SITE ELECTRICAL PLANS, AND ANY OTHER PLANS OR DRAWINGS WHICH DEPICT WORKS THAT ARE PROPOSED FOR THIS SITE.
- 1.14 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR THE TOWN AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ONTARIO.
- 1.15 THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING ABOVE AND BELOW GROUND UTILITIES PRIOR TO AND DURING CONSTRUCTION.
- 1.16 ANY UTILITY RELOCATIONS DUE TO THIS DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER.
- 1.17 ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTIONS PROJECTS.
- 1.18 CONSTRUCTION ACCESS SHALL BE CONSTRUCTED PER DETAIL ON THIS PLAN, AND AS PER TOWN ENTRANCE PERMIT.
- 1.19 ALL EXISTING SEWERS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION INCLUDING SEWER INVERTS, MATERIAL TYPE, AND SIZE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- 1.20 CONTRACTOR SHALL PROVIDE A DIGITAL AS-BUILT SURVEY OF ALL UNDERGROUND AND ABOVEGROUND WORKS TO THE SATISFACTION OF THE ENGINEER.
- 1.21 CONTRACTOR TO INSTALL A SNOW FENCE ON THE PERIMETER OF THE PROPERTY AND AT LOCATIONS DETERMINED BY THE MANAGER, DEVELOPMENT ENGINEERING, TOWN OF OAKVILLE, PRIOR TO COMMENCEMENT OF ANY WORKS ON THE SITE. SNOW FENCE TO REMAIN IN PLACE FOR THE DURATION OF THE CONTRACT OR AS DIRECTED BY THE MANAGER, DEVELOPMENT ENGINEERING, TOWN OF OAKVILLE.
- 1.22 PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICES DEPARTMENT, TOWN OF OAKVILLE, FOR THE PURPOSES OF VEHICULAR ACCESS TO THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING EXCAVATIONS, (ROAD OCCUPANCY PERMIT), WITHIN THE MUNICIPAL RIGHT OF ALLOWANCE.

2.0 STORM SEWERS

- 2.1 ALL STORM SEWERS 450mmø AND SMALLER TO BE PVC SDR-35.
- 2.2 ALL STORM SEWERS 525mmø AND LARGER TO BE HDPE PER OPSS 1840.
- 2.3 BEDDING AND COVER FOR PVC SEWERS (FLEXIBLE PIPE) AS PER OPSD 802.010.
- 2.4 BEDDING AND COVER FOR CONCRETE SEWERS (RIGID PIPE) AS PER OPSD 802.030.
- 2.5 ALL STORM SERVICES TO BUILDINGS SHALL BE AT A MINIMUM SLOPE OF 2.0% (UNLESS NOTED OTHERWISE). ALL SERVICES TO TERMINATE 1.0m FROM BUILDING AND PLUGGED AND CAPPED WITH MANUFACTURER'S APPROVED PRODUCT.
- 2.6 STORM MANHOLES SHALL BE AS PER OPSD AS SPECIFIED. BENCHING TO SPRINGLINE OF PIPE AS PER OPSD 701.021. FRAME & COVER AS PER OPSD 401.010 TYPE "A". COVERS TO BE EMBOSSED WITH THE WORD "STORM", LETTERS 75mm HIGH.
- 2.7 CATCH BASIN FRAMES AND GRATES LOCATED IN ROADWAY AS PER OPSD 400.110.
- 2.8 CATCH BASINS LOCATED IN REAR-YARDS OR IN GRASSED AREAS SHALL BE SUMPLESS C/W "BEE-HIVE" STYLE GRATE.
- 2.9 ALL MANHOLE AND CATCH BASIN ADJUSTMENTS SHALL BE AS PER OPSD 704.010. MAXIMUM OF THREE (3) UNITS AND 300mm HIGH, WHERE EXCEEDED CAST-IN-PLACE OR PRE-CAST RISER SECTIONS SHALL BE PROVIDED.
- 2.10 ALL SAFETY GRATES AS PER OPSD 404.020 FOR MANHOLES WHERE DEPTHS EXCEED 5.0m.
- 2.11 EXISTING STORM MANHOLE(S) TO BE RE-BENCHED AND PARGED AS REQUIRED.
- 2.12 ALL CATCH BASIN CONNECTIONS SHALL BE AS PER OPSD 708.010 (RIGID PIPE) AND OPSD 708.030 (FLEXIBLE PIPE).
- 2.13 ALL SEWER SERVICE CONNECTIONS FOR FLEXIBLE PIPE SHALL BE AS PER OPSD 1006.020.
- 2.14 ALL TESTING OF STORM SERVICES TO BE IN ACCORDANCE WITH ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.
- 2.15 ALL CATCH BASIN LEADS TO BE 300mmø UNLESS NOTED OTHERWISE.

3.0 SANITARY SEWERS

- 3.1 SANITARY MANHOLES AS PER O.P.S.D 701.010 WITH FRAMES AND COVERS AS PER OPSD 401.010 TYPE 'A' UNLESS OTHERWISE NOTED ON THE DRAWINGS. COVERS TO BE EMBOSSED WITH THE WORD "SANITARY", LETTERS 75mm HIGH.
- 3.2 BENCHING IN MANHOLES TO BE AS PER OPSD 701.021 AS AMENDED BY THE REGION OF HALTON. BENCHING IN SANITARY MANHOLES TO BE TO THE OVERT OF THE PIPE.
- 3.3 SAFETY PLATFORMS AS PER OPSD 404.020 TO BE INSTALLED ONLY IN MANHOLES WHERE DEPTHS EXCEED 10.0m AS DIRECTED BY THE REGION AND AS INDICATED ON THE PROFILE DRAWINGS.
- 3.4 ALL SANITARY SERVICES TO BUILDINGS TO BE PVC SDR 28 IN ACCORDANCE WITH CSA-B182.2, ASTM D-3034 OR LATEST REVISIONS, RUBBER GASKET.
- 3.5 ALL SANITARY SERVICES TO BUILDINGS SHALL BE AT A MINIMUM SLOPE OF 1.0% (UNLESS NOTED OTHERWISE). ALL SERVICES TO TERMINATE 1.0m FROM BUILDING AND PLUGGED AND CAPPED WITH MANUFACTURER'S APPROVED PRODUCT.
- 3.6 SERVICES TO BE MIN. 2.15m AND MAX. 2.75m DEEP AT PROPERTY LINE. RISERS SHALL BE USED WHERE NOTED AS PER OPSD 1006.01.
- 3.7 CLASS "B" BEDDING ON ALL SEWERS AND CONNECTIONS AS PER THE REGION OF HALTON, UNLESS NOTED OTHERWISE.
- 3.8 GRANULAR BACKFILL AROUND MANHOLES SHALL BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 95% SPD.
- 3.9 ALL TESTING OF SANITARY SERVICES TO BE IN ACCORDANCE WITH OPSS.
- 3.10 EXISTING SANITARY MANHOLE(S) TO BE RE-BENCHED AND PARGED AS REQUIRED.

EROSION & SEDIMENT CONTROL NOTES:

1. ALL SILT FENCING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORK AND REMAIN IN PLACE UNTIL THE SITE HAS STABILIZED (ie. PAVED, VEGETATION OR OTHER COVER) AND ANY ACCUMULATED SEDIMENT REMOVED.
2. CONTRACTOR SHALL ENDEAVOR TO PREVENT MUD TRACKING ONTO ADJACENT LANDS AND EXISTING ROADS AND SHALL PROVIDE FOR CLEANUP AT OWN EXPENSE AS DIRECTED BY THE TOWN AND ENGINEER. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE AT OWN EXPENSE DUST CONTROLLING MEASURES AS DIRECTED.
3. SEDIMENT CONTROL PROTECTION SHALL BE PLACED AS DETAILED AND TO BE PROVIDED AROUND ALL SANITARY AND STORM MAINTENANCE HOLES AND CATCHBASINS.
4. EROSION & SEDIMENT CONTROLS MUST BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAIN FALL EVENT, AND MUST BE MAINTAINED AND REPAIRED IN A TIMELY MANNER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
5. EXISTING AND PROPOSED CATCHBASINS ARE TO BE PROTECTED WITH FILTER CLOTH AND 150mm OF 50mm STONE COVER DURING CONSTRUCTION.
6. IT IS REQUIRED TO STABILIZE ALL AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN 30 DAYS.
7. SEDIMENT MUST BE REMOVED FROM SILT FENCE WHEN ACCUMULATION REACHES 50% OF THE HEIGHT OF THE FENCE.
8. SILT REMOVAL MUST BE UNDERTAKEN WITH CARE TO MINIMIZE OFF-SITE SEDIMENTATION.
9. EROSION CONTROL MEASURES ARE TO BE MONITORED REGULARLY TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO TOWN REQUIREMENTS AND ANY DAMAGE TO THE MEASURES IS REPAIRED IMMEDIATELY.
10. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY ADJACENT MUNICIPAL ROADWAYS AND SIDEWALKS ARE CLEANED OF ALL MUD, DIRT AND DEBRIS AT ALL TIMES AND MUST BE CLEANED AT A MINIMUM OF TWO TIMES PER WEEK, AS REQUIRED OR AT THE DIRECTION OF THE TOWN.
11. SEDIMENT AND EROSION CONTROL PLAN IS A DYNAMIC DOCUMENT, WHICH MAY BE SUBJECT TO CHANGE OR MODIFICATIONS AS A RESULT OF SITE DEVELOPMENTS OR CHANGES ON SITE.
12. ADDITIONAL SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE TOWN. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL MEASURES.
13. AN AFTER HOURS CONTACT NUMBER IS TO BE VISIBLY POSTED ON-SITE FOR EMERGENCIES.
14. IF SITE CONSTRUCTION ACTIVITIES ARE INTERRUPTED AND/OR INACTIVITY EXCEEDS 30 DAYS, ALL STRIPPED AND/OR BARE SOIL AREAS ARE TO BE STABILIZED BY SODDING/SEEDING/MULCHING OR OTHER APPROVED METHODS TO THE APPROVAL OF THE SITE ENGINEER.

4.0 WATERMAIN

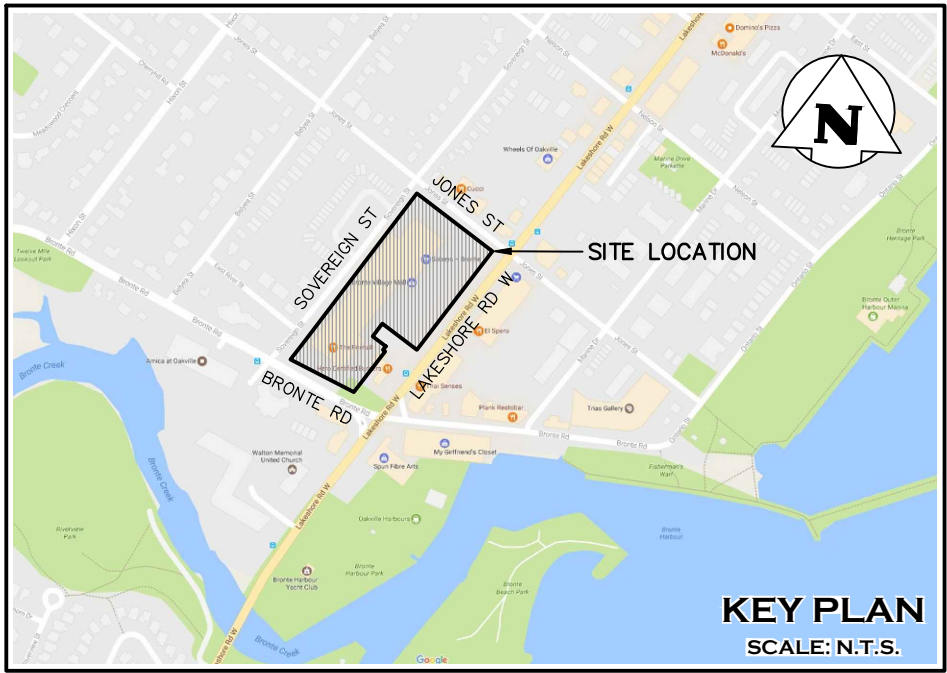
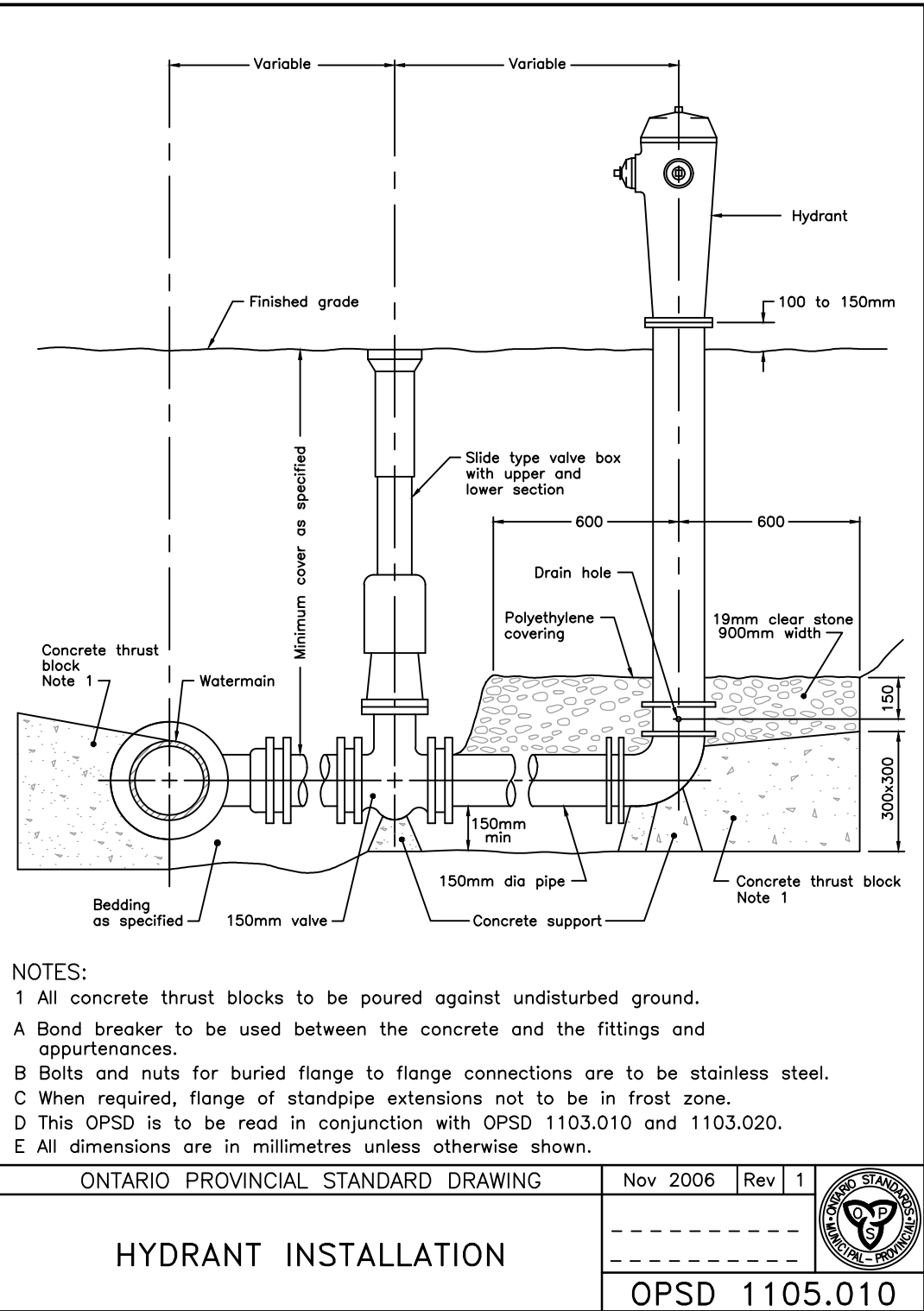
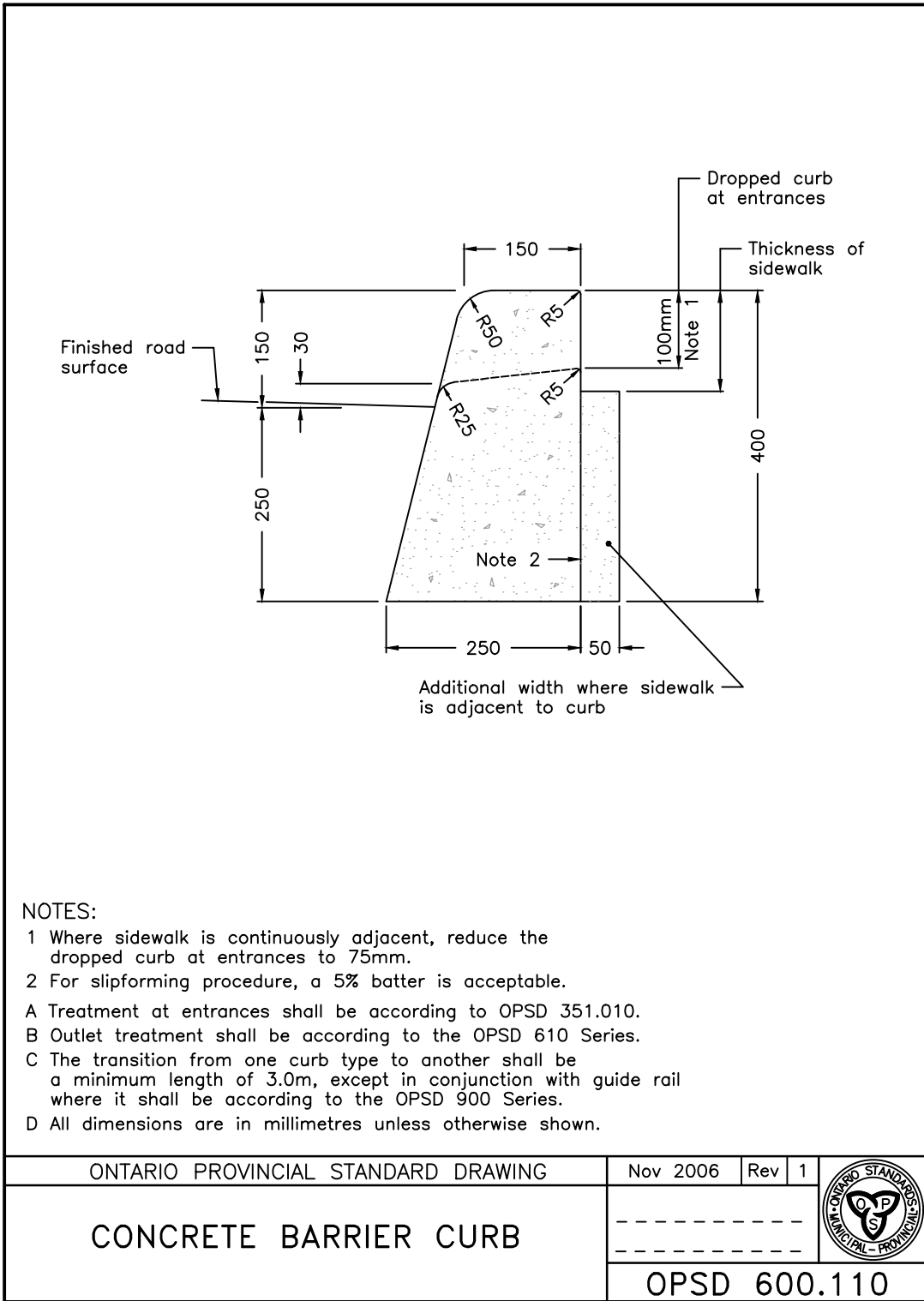
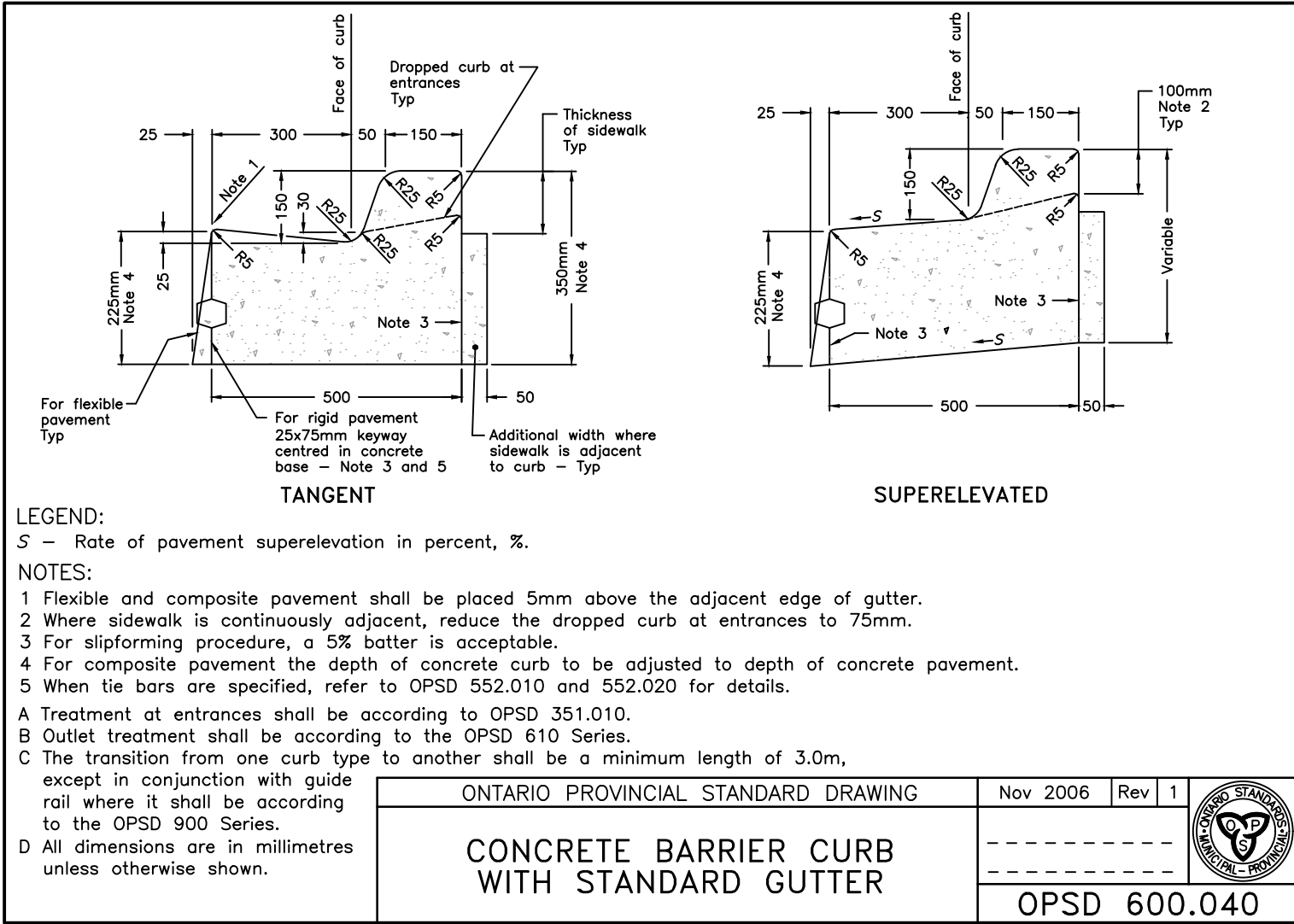
- 4.1 WATERMAINS TO BE PVC CL150 (DR-18) WITH GASKETED JOINTS.
- 4.2 A MIN. HORIZONTAL SEPARATION OF 2.5m MUST BE MAINTAINED BETWEEN WATERMAINS AND SANITARY OR STORM SEWERS, INCLUDING SERVICE LATERALS.
- 4.3 A MIN. VERTICAL SEPARATION OF 0.5m BETWEEN WATERMAINS AND SEWERS MUST BE MAINTAINED.
- 4.4 CLASS "B" BEDDING ON ALL WATERMAINS AS PER THE REGION OF HALTON, UNLESS NOTED OTHERWISE.
- 4.5 ALL HYDRANTS AS PER OPSD 1105.01 TO HAVE STEAMER CONNECTIONS. HYDRANTS TO BE SUPPLIED WITH:
- TWO (2) 63.5mm (2½") WITH CSA STANDARD THREAD, 63.5mm I.D., 79.4mm O.D., 5 THREADS PER 25mm, 31.75mm SQUARE OPERATING NUT; AND ONE (1) 100mm (4") STORZ PUMPER CONNECTION AS PER CAN/ULC 9S-520, 31.75mm SQUARE OPERATING NUT, AND STORZ CAP PAINTED GLOSS BLACK.
- 4.6 HYDRANTS SHALL BE INSTALLED SUCH THAT THE ROD STEM LENGTH SHALL NOT EXCEED 1.7m MEASURED FROM THE BREAK-OFF FLANGE. IF HYDRANT BARREL LENGTH EXCEEDS 1.7m THEN A HYDRANT THAT CAN BE RAISED FROM THE BOTTOM WITHOUT INCREASING ROD LENGTH IS TO BE USED.
- 4.7 ALL METALLIC WATERMAINS, FITTINGS, HYDRANTS AND RESTRAINERS TO HAVE CATHODIC PROTECTION IN ACCORDANCE WITH REGION OF HALTON STANDARD DRAWINGS RH 420.010 AND RH 420.020.
- 4.8 ALL SACRIFICIAL ANODES SHALL CONFORM TO A.S.T.M. B-418 TYPE II AND SHALL BE MADE OF HIGH GRADE ELECTROLYTIC ZINC, 99.99% PURE.
- 4.9 ANODE INSTALLATION IS NOT REQUIRED WITHIN VALVE-CHAMBERS, DRAIN CHAMBERS OR AIR RELEASE CHAMBERS.
- 4.10 ALL WELD CONNECTIONS TO BE COATED WITH "TO MASTIC" OR APPROVED EQUIVALENT.
- 4.11 FOR ALL ANODES CONNECTED TO NEW PIPE, FITTINGS OR TO EXISTING METALLIC WATERMAINS, A CADWELDER AND CA-15 OR EQUIVALENT CARTRIDGE SHALL BE USED. ANODE INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 4.12 WHERE NEW PIPE IS TO BE CONNECTED TO EXISTING DUCTILE IRON OR CAST IRON PIPE A 14.5kg MAGNESIUM ANODE IS TO BE CONNECTED TO THE FIRST LENGTH OF EXISTING PIPE, AS PER REGION OF HALTON STANDARD DRAWING RH 420.010.
- 4.13 ALL VALVES TO OPEN LEFT (COUNTER-CLOCKWISE) AND SHALL HAVE 50mm SQUARE STANDARD AWWA OPERATING NUT.
- 4.14 ALL PLUGS, CAPS, TEES, AND BENDS SHALL BE MECHANICALLY RESTRAINED AS PER MANUFACTURER'S SPECIFICATIONS. RESTRAINTS SHALL MEET UNI-B-13-92.
- 4.15 WHERE WATERMAIN IS PLACED IN FILL OR IN PREVIOUSLY DISTURBED GROUND ALL JOINTS TO BE MECHANICALLY RESTRAINED.
- 4.16 MINIMUM DEPTH OF COVER OVER WATERMAIN SHALL BE 1.7m.
- 4.17 THE DEPTH OF WATER SERVICES AT PROPERTY LINE SHOULD BE A MINIMUM OF 1.7m AND A MAXIMUM OF 2.0m. THE DISTANCE BETWEEN THE GROUND ELEVATION AND THE TOP OF THE ROD SHOULD BE BETWEEN 0.5m AND 1.0m.
- 4.18 WATER SERVICES CROSSING THE STORM SEWER TO HAVE MIN. 1.7m OF COVER. WHERE THIS CANNOT BE ACHIEVED, WATER SERVICE IS TO CROSS UNDER STORM SEWER.
- 4.19 GATE VALVES CONFORMING TO AWWA C500 STANDARDS ARE REQUIRED ON WATERMAINS 300mm AND UNDER. LINE GATE VALVES SHALL HAVE AUGER OF SCREW TYPE VALVE BOXES.
- 4.20 ALL WATERMAIN FITTINGS SHALL HAVE MECHANICAL JOINTS.
- 4.21 VERTICAL AND HORIZONTAL ALIGNMENT OF WATERMAIN TO BE ACHIEVED BY DEFLECTION OF JOINTS AS PER MANUFACTURER'S SPECIFICATIONS. DEFLECTION IN THE BARREL IS NOT PERMITTED.
- 4.22 TRACER WIRE IS TO BE INSTALLED ON ALL NEW INSTALLATIONS OF PVC WATERMAIN PIPE FOR LOCATING PURPOSES. A SOLID 10 GAUGE TWU COPPER WIRE IS TO BE INSTALLED ALONG THE PIPE, STRAPPED TO THE PIPE AT 6m INTERVALS. JOINTS IN THE WIRE BETWEEN VALVES ARE NOT PERMITTED.
- 4.23 THE INSPECTOR MAY TEST THE TRACING WIRE FOR CONDUCTIVITY. IF THE TRACING WIRE IS NOT CONTINUOUS FROM VALVE TO VALVE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE WIRE.
- 4.24 ALL WATER CUSTOMERS SUPPLIED BY A WATERMAIN TO BE SHUT DOWN SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 72 HOURS IN ADVANCE OF THE SHUT DOWN AS PER REGION OF HALTON SPECIFICATIONS. NOTIFICATION SHALL TAKE PLACE UNDER THE ENGINEER'S DIRECTION.
- 4.25 OPERATION OF EXISTING WATERMAINS SHALL BE BY REGION OF HALTON STAFF ONLY.
- 4.26 WATERMAIN TESTING PROCEDURES TO MEET CRITERIA OF REGION OF HALTON, UNLESS OTHERWISE SPECIFIED.
- 4.27 SERVICE CONNECTIONS FROM REGIONAL WATERMAIN TO BE ISOLATED DURING TESTING PROCEDURES, TO THE SATISFACTION OF THE REGION OF HALTON.
- 4.28 MODEL OF POST INDICATING VALVES TO MEET CRITERIA OF TOWN OF OAKVILLE AND FIRE DESIGN CONSULTANT.
- 4.29 MODEL OF CHECK VALVES TO MEET CRITERIA OF REGION OF HALTON AND FIRE DESIGN CONSULTANT.

5.0 ROADWORKS

- 5.1 SUBGRADE TO BE PROOF ROLLED AND CERTIFIED PRIOR TO PLACING GRANULAR MATERIAL.
- 5.2 ASPHALTIC CONCRETE AND GRANULAR 'A' & 'B' BASE TO BE CONSTRUCTED PER PAVEMENT STRUCTURE DETAIL (DWG. C 03).
- 5.3 HL3 AND HL8 TO BE COMPACTED TO 97% MARSHALL DENSITY, OR AS DIRECTED BY GEOTECHNICAL ENGINEER.
- 5.4 GRANULAR 'A' & 'B' BASE TO BE COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM-D698, OR AS DIRECTED BY GEOTECHNICAL ENGINEER.
- 5.5 ALL GRANULAR AND ASPHALT MATERIAL PLACEMENT TO BE IN ACCORDANCE WITH OPSS 314 & OPSS 310.
- 5.6 ALL CONCRETE CURB AND SIDEWALK TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF OAKVILLE STANDARDS.
- 5.7 ALL CURB AND RETAINING WALL SUBDRAINS TO BE CONSTRUCTED TO TOWN OF OAKVILLE STANDARDS, OR AS DIRECTED BY GEOTECHNICAL CONSULTANT.
- 5.8 SUBDRAINS TO BE PROVIDED IN ALL PARKING AREAS, EXTENDING FROM AND BETWEEN ALL CATCHBASINS. SUBDRAINS TO BE SPECIFIED BY GEOTECHNICAL ENGINEER.
- 5.9 ALL PAVEMENT REINSTATEMENT SHALL BE AS PER OPSD 509.010, FOR UTILITY CUTS, BACKFILL AS PER TOWN STD.

6.0 VIDEO & AS-CONSTRUCTED

- 6.1 CONTRACTOR SHALL FLUSH AND VIDEO STORM AND SANITARY SEWERS UPON INSTALLATION AND PROVIDE VIDEO TO ENGINEER. UPON COMPLETION OF LANDSCAPING, CONTRACTOR SHALL RE-FLUSH AND RE-VIDEO STORM AND SANITARY SEWERS AND PROVIDE SECOND VIDEO TO THE ENGINEER.
- 6.2 CONTRACTOR SHALL PROVIDE A DIGITAL CAD AS-BUILT SURVEY OF ALL UNDERGROUND AND ABOVEGROUND WORKS TO THE SATISFACTION OF THE ENGINEER.



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SITE PLAN NOTES:

SITE PLAN PREPARED BY QUADRANGLE ARCHITECTS LIMITED. DRAWING No.: 5 (2018/JUNE/29) PROJECT No. 16063

ELEVATION NOTE:

ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM THE TOWN OF OAKVILLE BENCH MARKS:

No. 117 ELEVATION = 83.984m, No. 243 ELEVATION = 88.331m

LOCAL BENCHMARK:

CUT CROSS IN CURB LOCATED AT THE NORTHEASTERN END OF LOADING BAY, AS SHOWN ON FACE OF PLAN.

ELEVATION = 84.13m

1	ISSUED FOR SPA	2018/SEP/28	
0	ISSUED FOR SPA	2018/AUG/13	
No.	ISSUE / REVISION	YYYY/MM/DD	

Stamp

Stamp

Project
BRONTE VILLAGE MALL REDEVELOPMENT
2441 LAKESHORE ROAD WEST, OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

Drawing

NOTES AND DETAILS

REGIONAL APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS, SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY

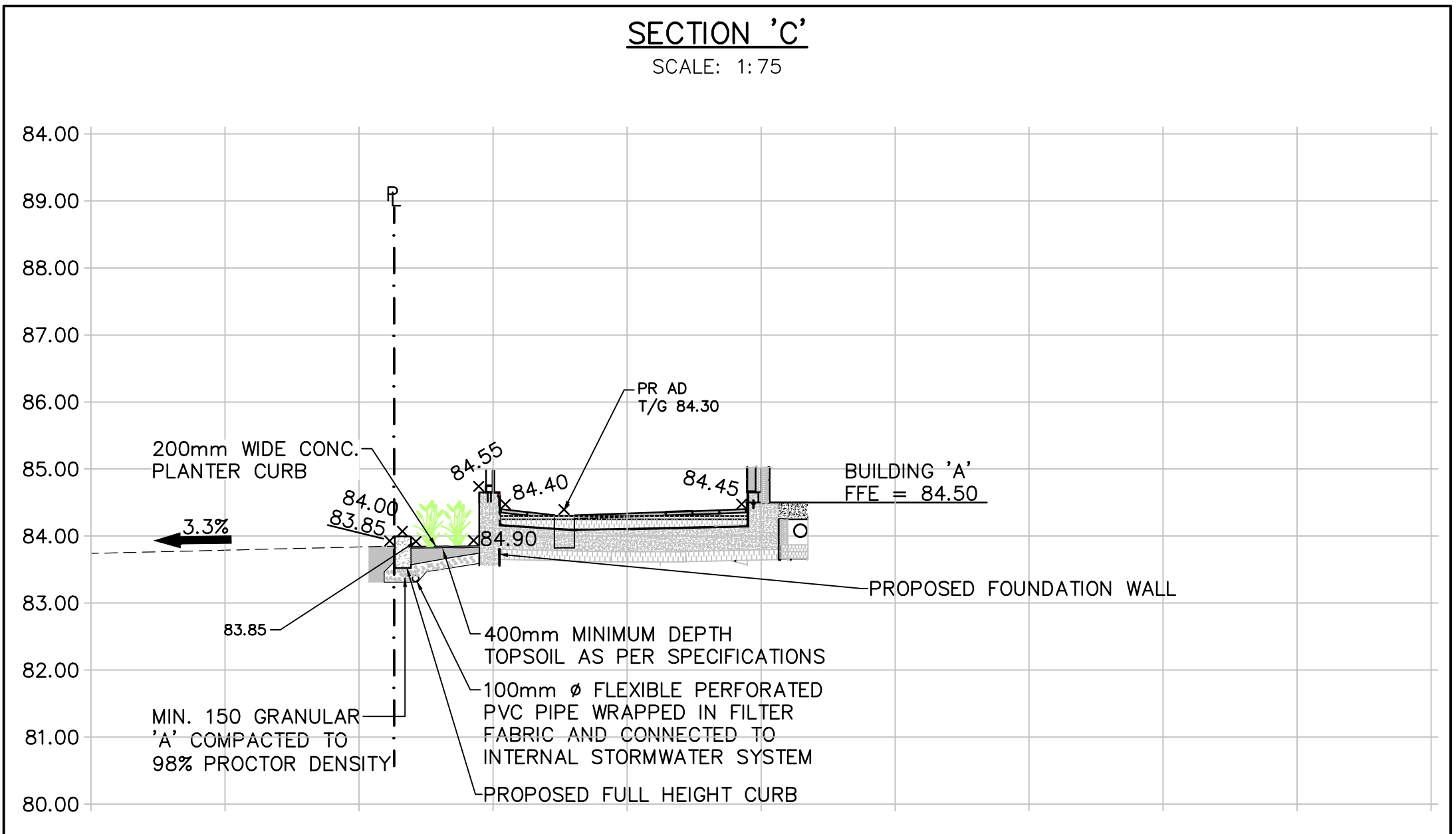
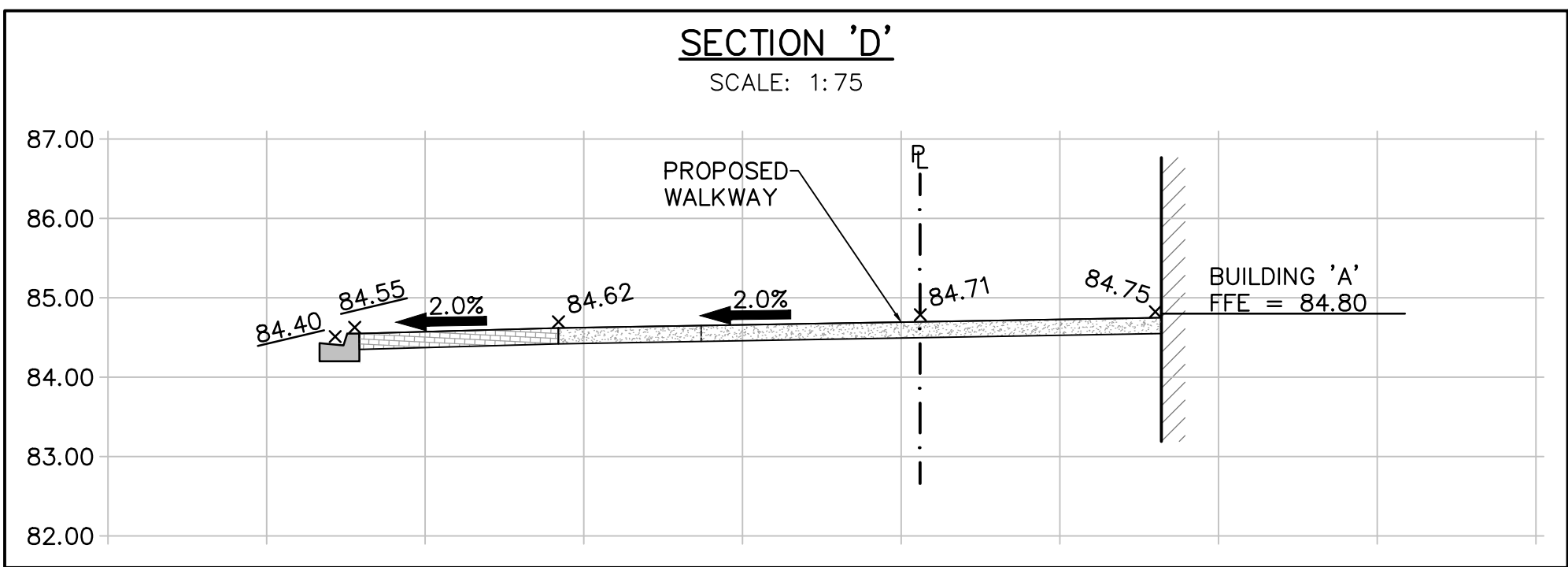
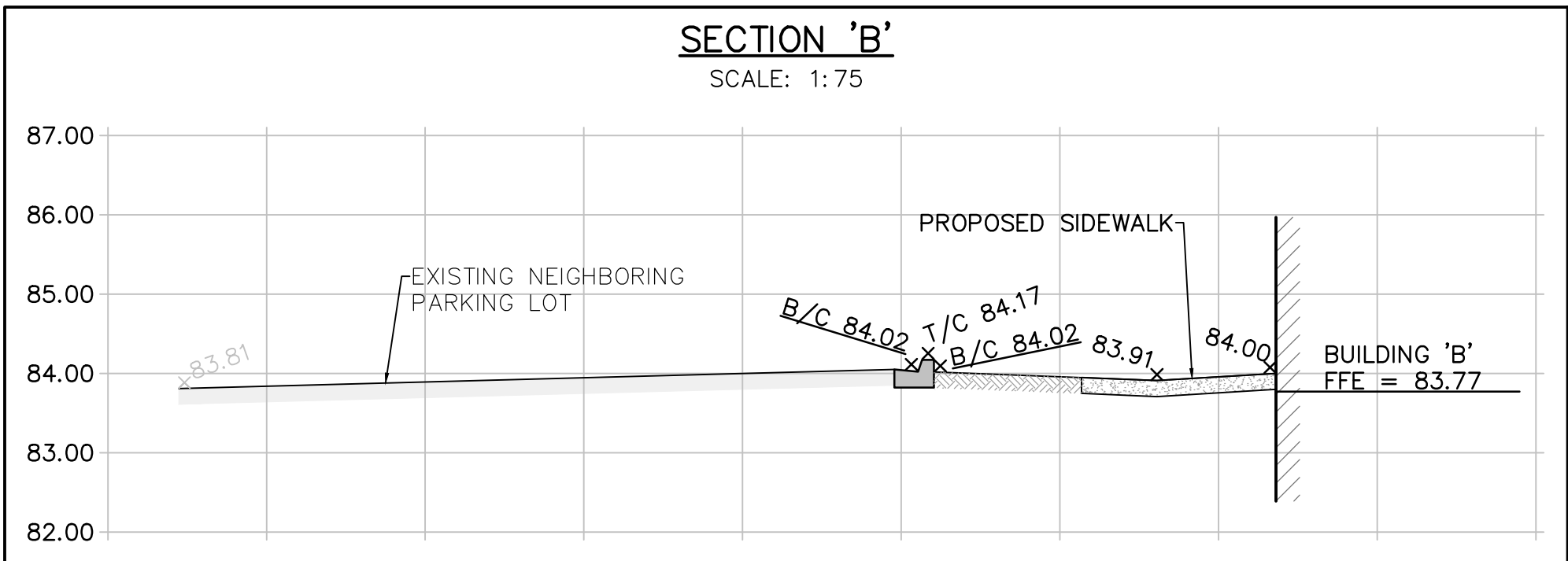
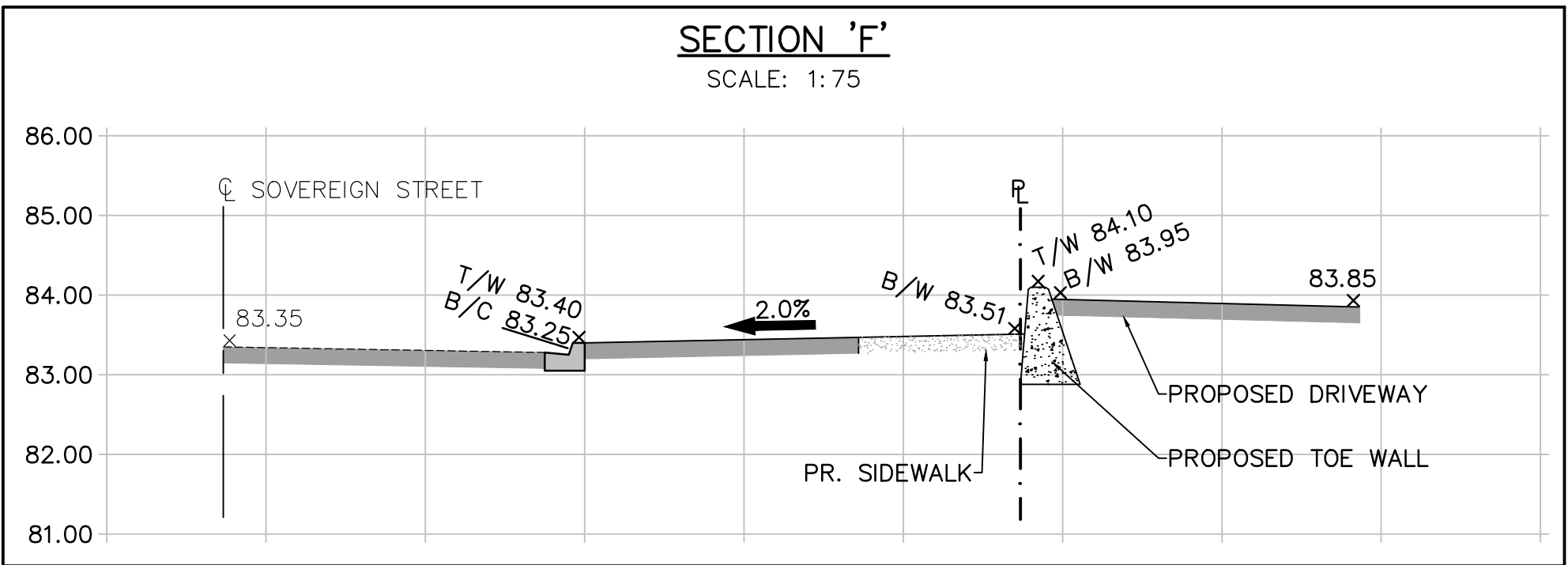
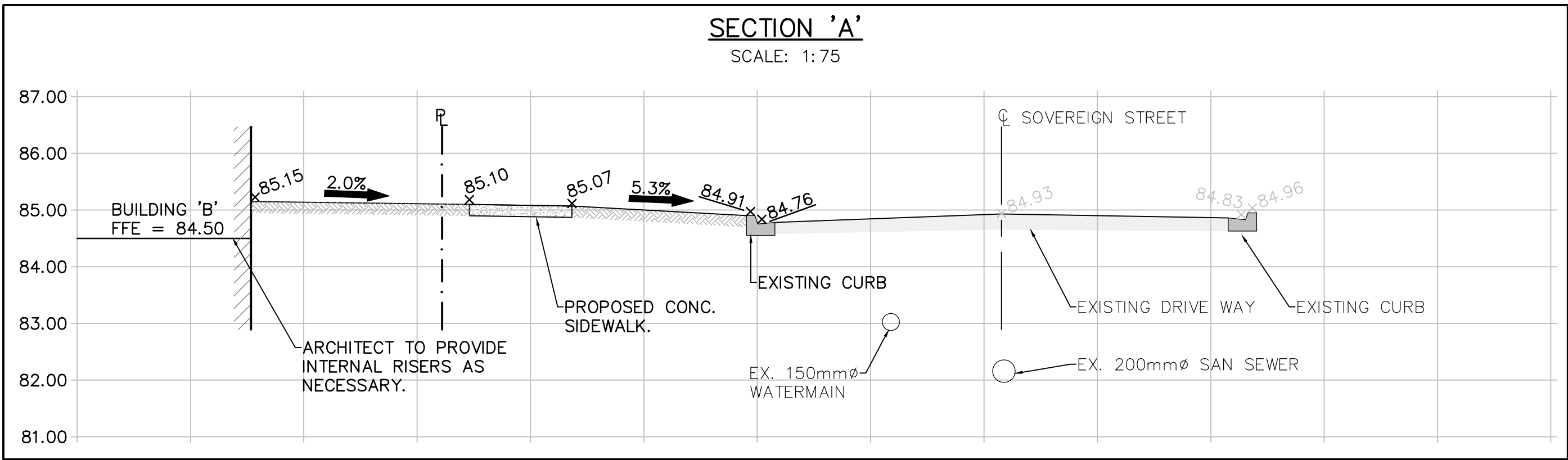
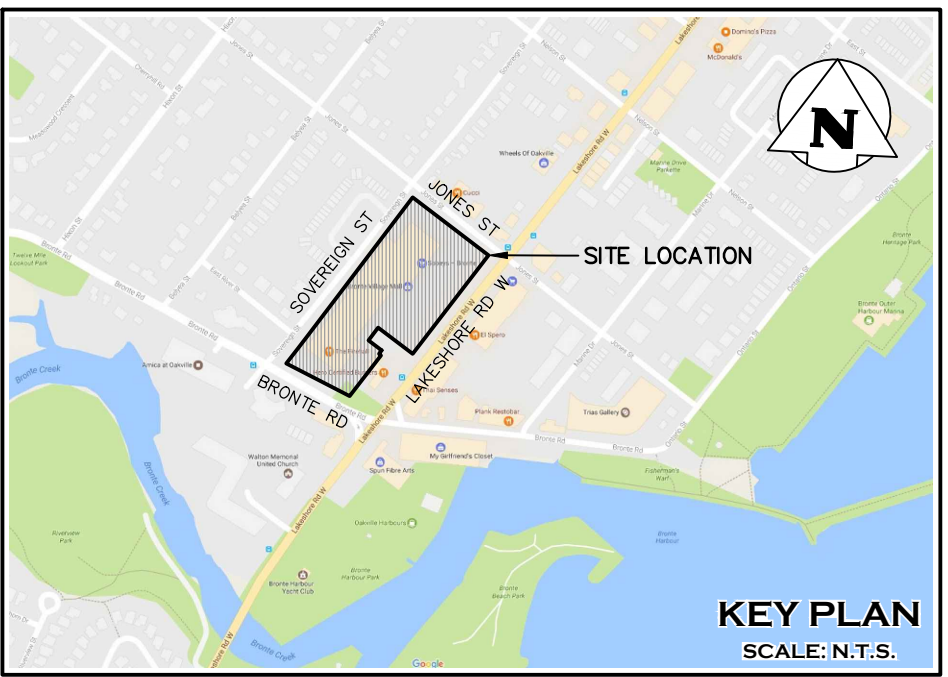
SIGNED: _____ DATED: _____
INFRASTRUCTURE PLANING & POLICY.

The Applicant should be aware that the approval of water systems 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 the *Data 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.



2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905 875-0026
905 875-4915 F
WWW.CFCROZIER.CA

Drawn	S.T.T.	Design	B.M.P.	Project No.	1348-4555
Check	B.M.P.	Check	A.S.	Scale	1:400
				Dwg.	C 04



SP 6903 MUNICIPAL PLANNING # SP.1729.004/10

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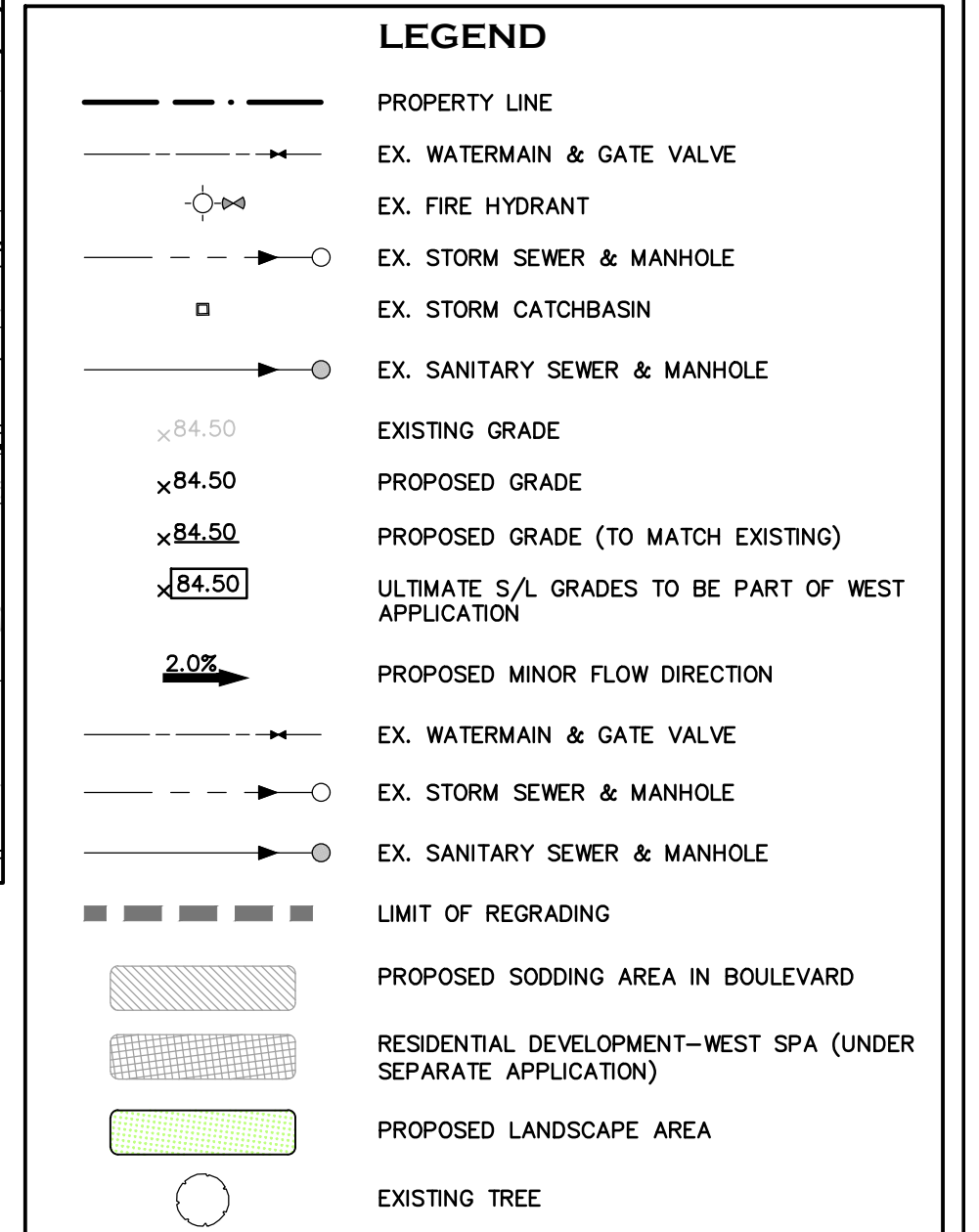
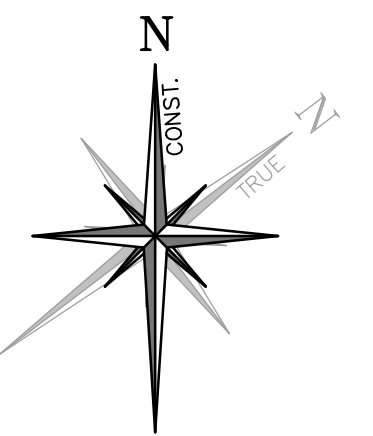
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Project
BRONTE VILLAGE MALL REDEVELOPMENT
2441 LAKESHORE ROAD WEST, OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
Drawing
SECTIONS

NOTE:
EXISTING SERVICING FROM TOWN OF OAKVILLE AS-BUILT DRAWING PROJECT No. 79-903, DRAWING No. M-1 (APRIL 10, 1980)

CROZIER & ASSOCIATES
Consulting Engineers
2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905 875-0026 T
905 875-4915 F
WWW.CFCROZIER.CA

Drawn S.T.T. Design B.M.P. Project No. 1348-4555
Check B.M.P. Check A.S. Scale 1: 75 Dwg. C 05

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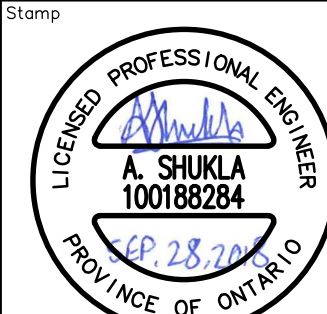
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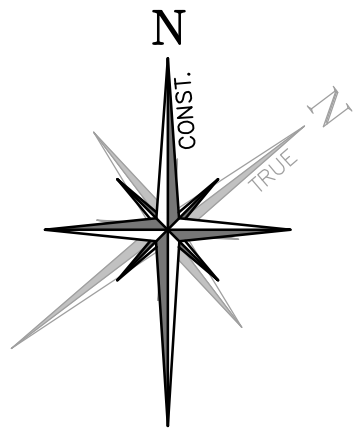
Project
BRONTE VILLAGE MALL REDEVELOPMENT
2441 LAKESHORE ROAD WEST, OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

BOULEVARD DETAIL PLANS



1800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905 875-0026 T
905 875-4915 F
WWW.CFCROZIER.CA

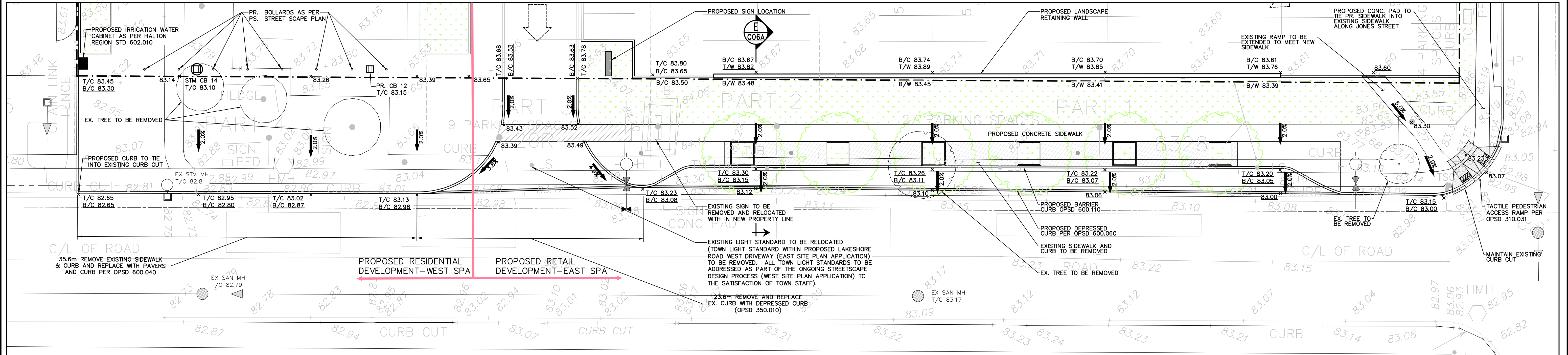
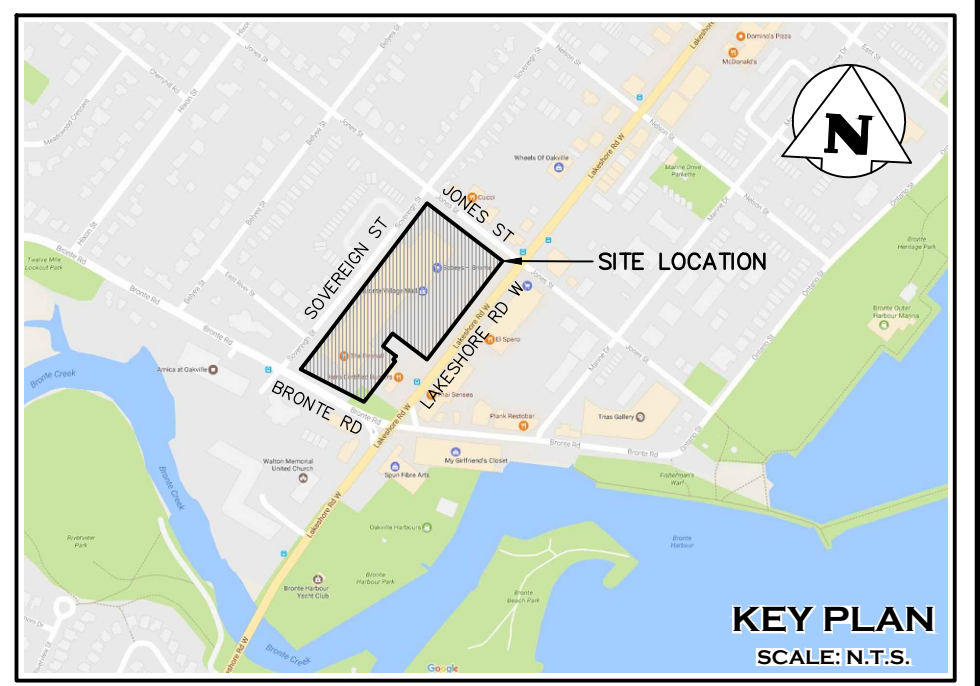
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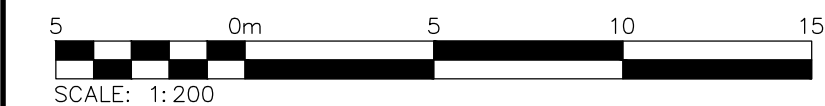
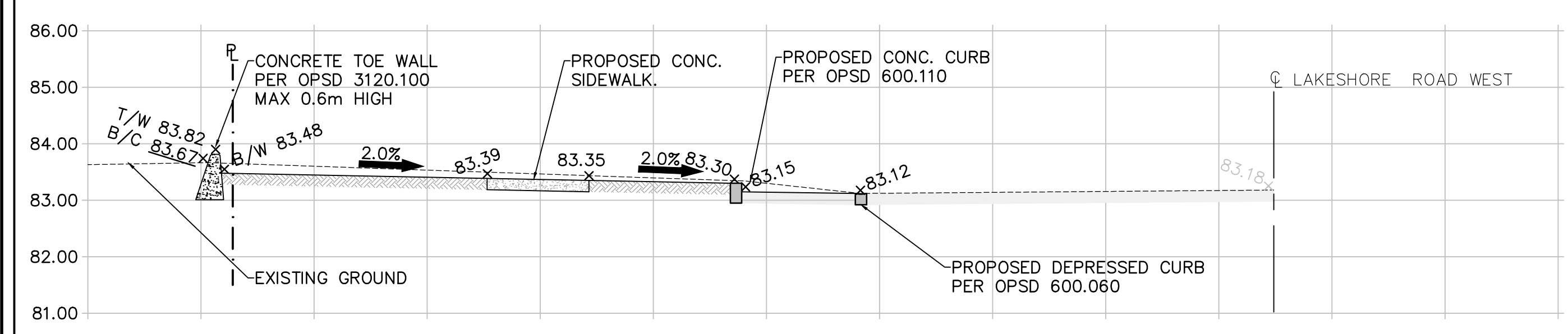
INSET 'B'
LAKESHORE ROAD WEST BOULEVARD

LEGEND

- PROPERTY LINE
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED GRADE (TO MATCH EXISTING)
- ULTIMATE S/L GRADES TO BE PART OF WEST APPLICATION
- PROPOSED MINOR FLOW DIRECTION
- PROPOSED TREE PLANTER BOXES PER LANDSCAPE PLAN
- PROPOSED LANDSCAPE AREA
- EXISTING TREE



SECTION 'E'
SCALE: 1:75



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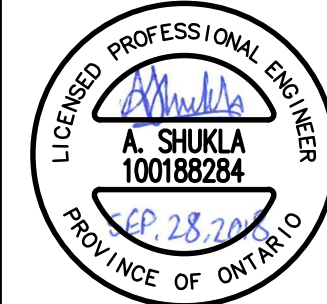
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SP 6903 MUNICIPAL PLANNING # SP.1729.004/10

Project
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2441 LAKESHORE ROAD WEST, OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

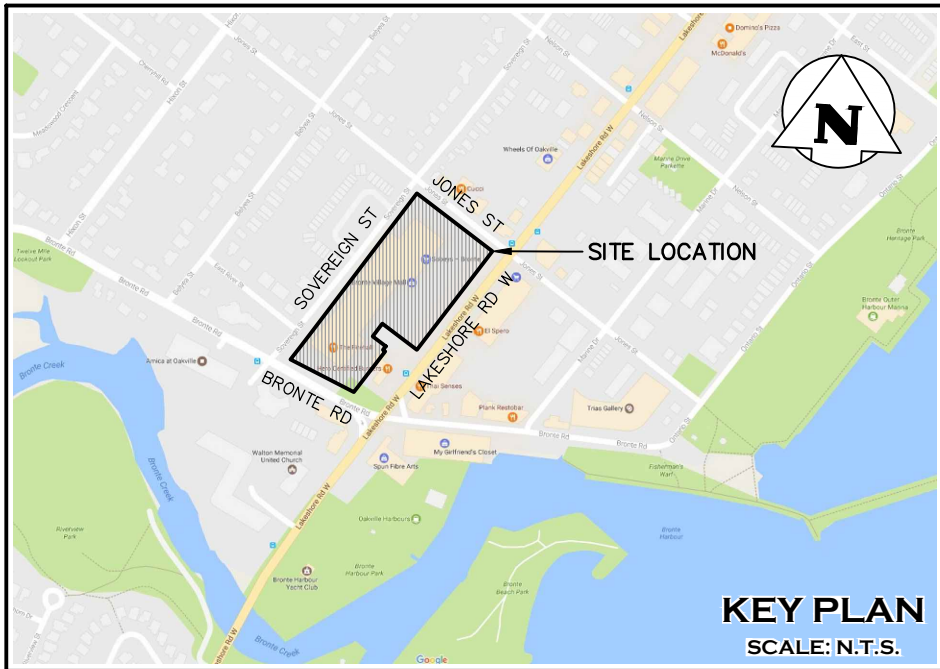
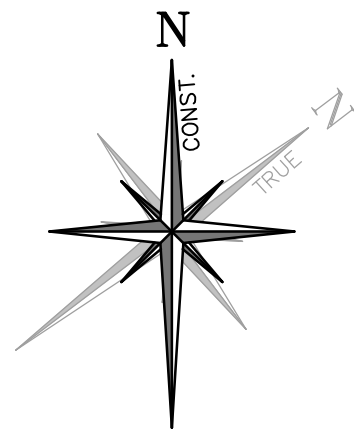
Drawing
BOULEVARD DETAIL PLANS

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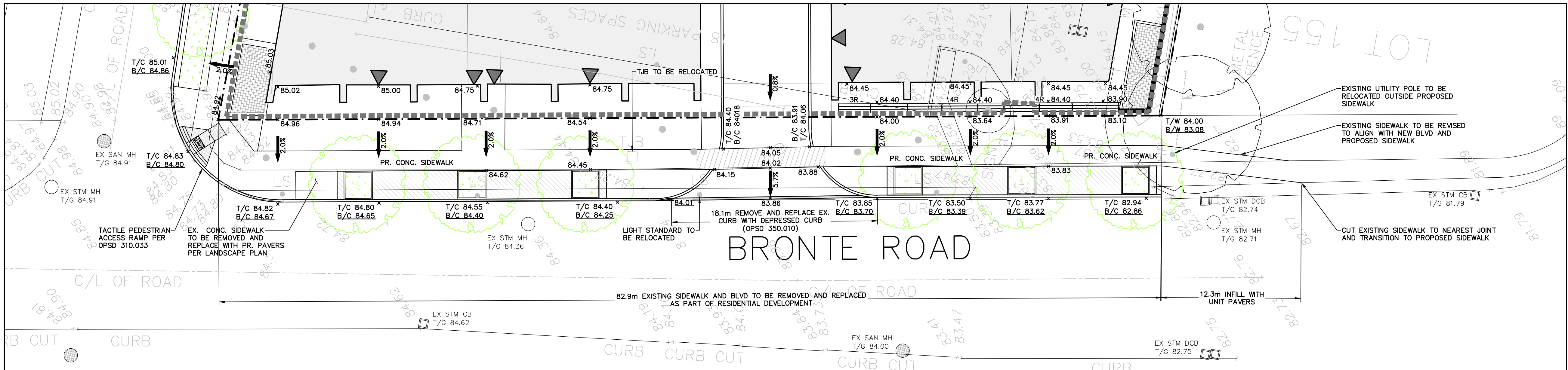


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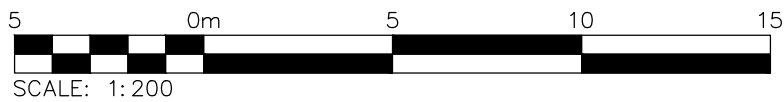
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INSET 'B'
BRONTE ROAD WEST BOULEVARD

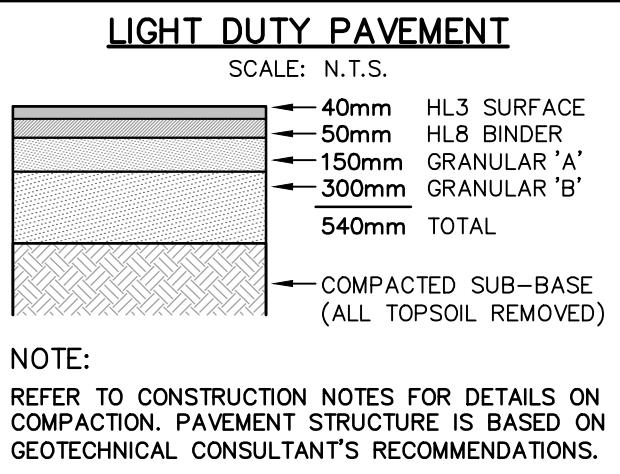


LEGEND	
	PROPERTY LINE
	EX. WATERMAIN & GATE VALVE
	EX. FIRE HYDRANT
	EX. STORM SEWER & MANHOLE
	EX. STORM CATCHBASIN
	EX. SANITARY SEWER & MANHOLE
	PROPOSED WATERMAIN & GATE VALVE
	PROPOSED FIRE HYDRANT & GATE VALVE
	PROPOSED STORM SEWER & MANHOLE
	PROPOSED SANITARY SEWER & MANHOLE
	EXISTING GRADE
	PROPOSED GRADE
	PROPOSED GRADE (TO MATCH EXISTING)
	PROPOSED MINOR FLOW DIRECTION
	PROPOSED GRASSED SWALE
	BUILDING ENTRANCE (PERSONNEL DOOR)
	BUILDING ENTRANCE (OVERHEAD DOOR)
	PROPOSED MAJOR OVERLAND FLOW DIRECTION
	EX. WATERMAIN & GATE VALVE
	EX. STORM SEWER & MANHOLE
	EX. SANITARY SEWER & MANHOLE
	EAST SITE PLAN APPLICATION LANDS
	PROPOSED PONDING AREA
	PROPOSED LIMIT OF DISTURBANCE FOR EAST LANDS
	PROPOSED SODDING AREA IN BOULEVARD
	PROPOSED TREE PLANTER BOXES PER LANDSCAPE PLAN
	PROPOSED LANDSCAPE AREA
	EXISTING TREE



SP 6903 MUNICIPAL PLANNING # SP.1729.004/10

REGIONAL APPROVAL
REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS, SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY
SIGNED: _____ DATED: _____
INFRASTRUCTURE PLANNING & POLICY.
The Applicant should be aware that the approval of water systems 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 the *Data 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.



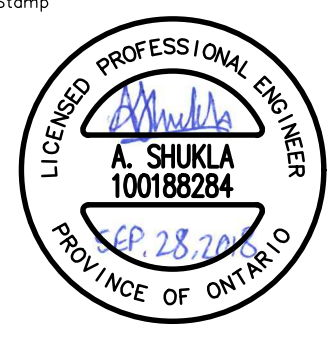
NOTE:
EXISTING SERVICING FROM TOWN OF OAKVILLE AS-BUILT DRAWING PROJECT No. 79-903, DRAWING No. M-1 (APRIL 10, 1980)

DRAWING NOTES:
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT. DO NOT SCALE THIS DRAWING.
ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SURVEY NOTES:
SURVEY COMPLETED BY J.D. BARNES LIMITED ON THE 19th DAY OF APRIL, 2016. REFERENCE No. 16-30-895-00-TOPO (JULY 11th, 2018). BEARINGS ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996781
SITE PLAN NOTES:
SITE PLAN PREPARED BY QUADRANGLE ARCHITECTS LIMITED. DRAWING No.: 5 (2018/JUNE/29) PROJECT No. 16063

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM THE TOWN OF OAKVILLE BENCH MARKS:
No. 117 ELEVATION = 83.984m, No. 243 ELEVATION = 88.331m
LOCAL BENCHMARK:
CUT CROSS IN CURB LOCATED AT THE NORTHEASTERN END OF LOADING BAY, AS SHOWN ON FACE OF PLAN.
ELEVATION = 84.13m

1	ISSUED FOR SPA	2018/SEP/28
0	ISSUED FOR SPA	2018/AUG/13
No.	ISSUE / REVISION	YYYY/MM/DD



Project: **BRONTE VILLAGE MALL REDEVELOPMENT**
2441 LAKESHORE ROAD WEST, OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
Drawing: **BOULEVARD DETAIL PLANS**

CROZIER & ASSOCIATES
Consulting Engineers

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SUITE 100
MILTON, ON L9T 6P4
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905 875-4915 F
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Drawn	S.T.T.	Design	B.M.P.	Project No.	1348-4555
Check	B.M.P.	Check	A.S.	Scale	1:200
				Dwg.	C 06B