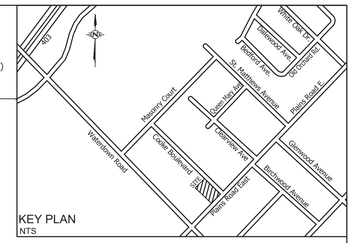
LEGAL DESCRIPTION

PLAN OF SURVEY AND
TOPOGRAPHIC PLAN OF
PART OF LOT 6 CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF EAST FLAMBOROUGH)
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON



MUNICIPAL NOTES:

1. WORK WITHIN THE MUNICIPAL RIGHT OF WAY REQUIRES A MUNICIPAL CONSENT PERMIT, CONTACT engpermitrequests@burlington.ca FOR DETAILS.
2. RESTORATION OF THE MUNICIPAL RIGHT OF WAY SHALL BE AS PER S-114, S-114A, S-114B FOR FLEXIBLE PAVEMENT STRUCTURE, AND S-115, S-115A AND S-115B FOR RIGID PAVEMENT STRUCTURE. LIMITS OF RESTORATION SHALL BE MARKED OUT BY THE CITY INSPECTOR, AND SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY IMSPECTOR.

PLUMBING NOTES:

1. ALL AD/CB/TRENCH DRAINS DESIGNED TO CAPTURE 100 YR STM. EVENT AND DIRECTED TO INTERNAL PLUMBING SYSTEM – PLUMBING TO BE DESIGNED BY MECHANICAL ENGINEER.
2. THE BUILDING SANITARY AND STORM SYSTEM MUST BE DESIGNED TO BE ABLE TO OPERATE UNDER MUNICIPAL SEWER SURCHARGE CONDITIONS.
3. ALL AREA DRAINS TO BE CONNECTED TO SWM TANK – PLUMBING TO BE DESIGNED BY MECHANICAL ENGINEER.
4. ROOF DRAINS TO BE CONNECTED TO RWH TANK – PLUMBING TO BE DESIGNED BY MECHANICAL ENGINEER.

NOTES

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LEGEND

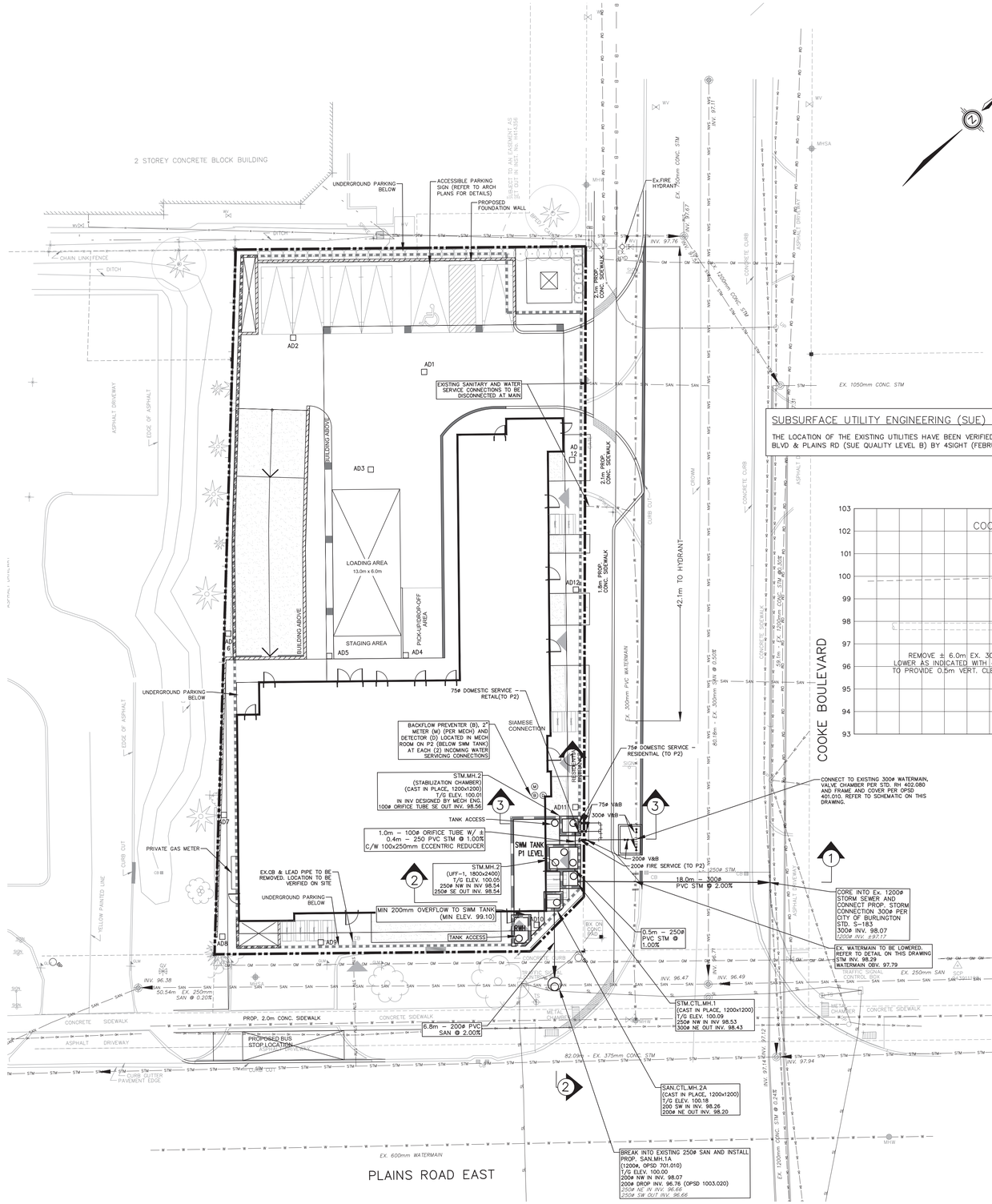
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- AD — DENOTES AREA DRAIN
- DENOTES Ex. SANITARY MANHOLE
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- DENOTES SANITARY MANHOLE
- DENOTES VALVE & BOX
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- DENOTES LINE OF U/G
- OH — DENOTES EXISTING OVERHEAD HYDRO
- DENOTES EXISTING GAS MAIN
- B — DENOTES EXISTING BELL CABLE
- R — DENOTES EXISTING ROGERS CABLE
- H — DENOTES EXISTING HYDRO CABLE
- DENOTES LANDSCAPE FEATURE (REFER TO LANDSCAPING DRAWINGS PREPARED BY ADESSO DESIGN INC. DATED JULY 8, 2024 FOR DETAILS)
- (M) PROPOSED DOMESTIC WATER METER
- (B) PROPOSED BACKFLOW PREVENTOR
- (D) PROPOSED DETECTOR ASSEMBLY

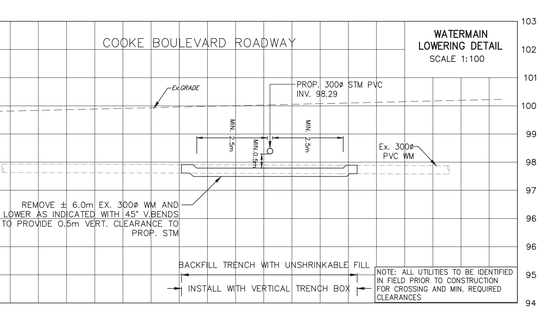
STORM WATER MANAGEMENT SUMMARY

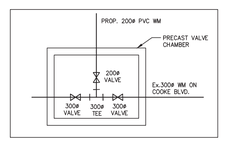
MAXIMUM ALLOWABLE RELEASE RATE	15.2 L/sec
UNCONTROLLED RELEASE RATE	0.00 L/sec
MAXIMUM ALLOWABLE CONTROLLED RELEASE RATE	15.2 L/sec
ACTUAL RELEASE RATE FROM STM CTL. MH.	15.0 L/sec
TOTAL REQUIRED STORAGE	61 m^3
TOTAL AVAILABLE STORAGE AT SWM TANK	70 m^3
REQUIRED STORAGE FOR WATER BALANCE	6.36 m^3
AVAILABLE STORAGE FOR WATER BALANCE	6.80 m^3
100 YR. HWL AT ORIFICE	98.90 m
RWH TANK SPILL ELEVATION	99.10 m
MAX. SURFACE PONDING DEPTH	0.00 mm

SUBSURFACE UTILITY ENGINEERING (SUE) NOTE:

THE LOCATION OF THE EXISTING UTILITIES HAVE BEEN VERIFIED ALONG COOKE BLVD & PLAINS RD (SUE QUALITY LEVEL B) BY 4SIGHT (FEBRUARY 2022)







SCHEMATIC DETAIL –
WM CONNECTION ON COOKE BLVD.,
PER HALTON STD. RH 402.080

NOTE:
FOR CROSS-SECTIONS REFER TO DRAWING SEC-1

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BENCH MARK AND LAYOUT INFORMATION

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3.	JUL.26.2022	ISSUED FOR SPA SUBMISSION
2.	JUN.09.2022	ISSUED FOR REGIONAL SERVICING PERMIT
1.	NOV.11.2021	ISSUED FOR SPA SUBMISSION

REGISTERED PROFESSIONAL ENGINEER
H.SARKISSIAN
FEB. 04, 2025
PROVINCE OF ONTARIO

35 PLAINS ROAD
MIXED-USE BUILDING DEVELOPMENT

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Tel: (905) 738-6100
Fax: (905) 738-6875
E-mail: design@schaeffers.com

CITY OF Burlington

SITE SERVICING PLAN

DRAWN BY: D.C.	DESIGNED BY: D.C.	CHECKED BY: H.S.
SCALE: 1:200		DATE: SEPTEMBER 2021
PROJECT No. 2021-5107		DRAWING No. SS-1

RECOMMENDED PAVEMENT THICKNESS – HEAVY DUTY ROADWAY

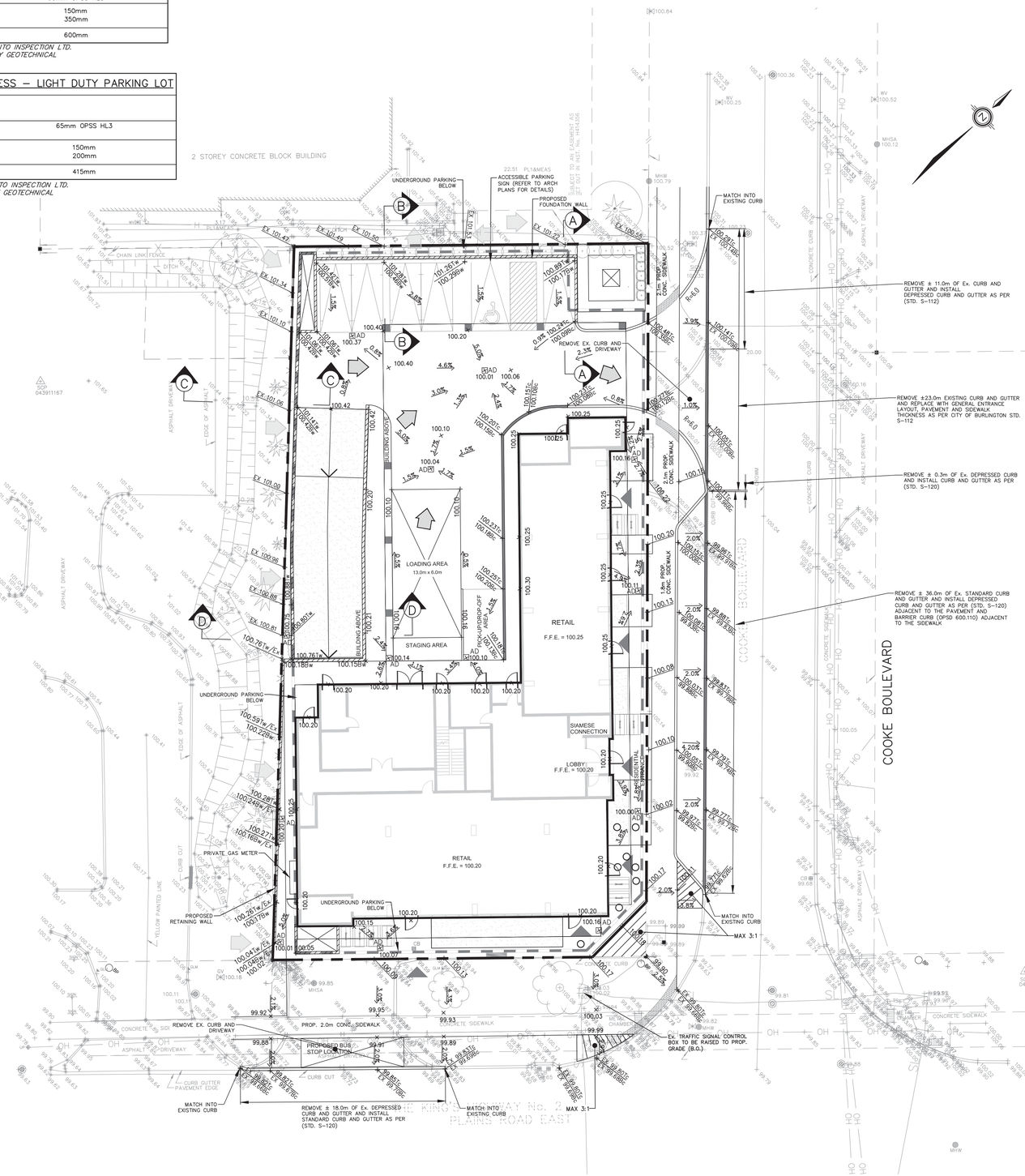
PAVEMENT LAYER	HEAVY DUTY (BUS/TRUCK/FIRE ROUTE)
ASPHALT	40mm OPSS HL3 60mm OPSS HL8
BASE COURSE – OPSS GRANULAR A OR EQUIV. SUB-BASE – OPSS GRANULAR B OR EQUIV.	150mm 350mm
TOTAL MINIMUM PAVEMENT DEPTH	600mm

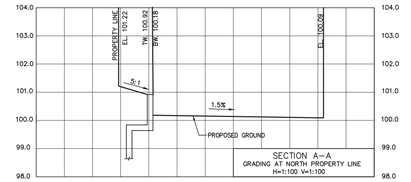
PER GEOTECHNICAL REPORT PREPARED BY TORONTO INSPECTION LTD.
DATED JULY 2022 – TO BE VERIFIED ON-SITE BY GEOTECHNICAL

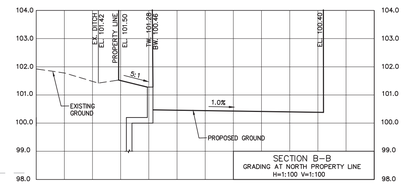
RECOMMENDED PAVEMENT THICKNESS – LIGHT DUTY PARKING LOT

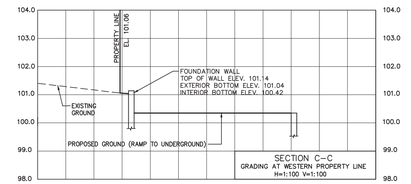
PAVEMENT LAYER	
ASPHALT	65mm OPSS HL3
BASE COURSE – OPSS GRANULAR A OR EQUIV. SUB-BASE – OPSS GRANULAR B OR EQUIV.	150mm 200mm
TOTAL MINIMUM PAVEMENT DEPTH	415mm

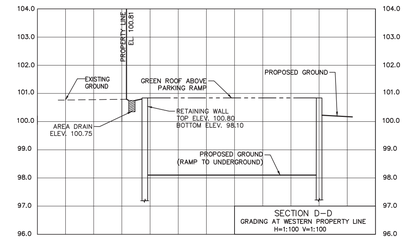
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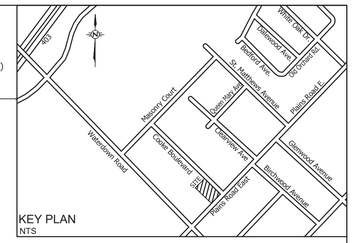






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CITY OF BURLINGTON
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LEGEND

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- AD DENOTES AREA DRAIN
- DENOTES Ex. SANITARY MANHOLE
- DENOTES Ex. STORM MANHOLE
- DENOTES STORM MANHOLE
- DENOTES SANITARY MANHOLE
- DENOTES VALVE & BOX
- DENOTES EXISTING PROPERTY LINE
- DENOTES PROPOSED PROPERTY LINE
- DENOTES LINE OF U/G
- OH DENOTES EXISTING OVERHEAD HYDRO
- + 131.48BC DENOTES PROPOSED BOTTOM OF CURB
- + *EX130.29* DENOTES EXISTING ELEVATION
- + 131.48 DENOTES PROPOSED ELEVATION
- + 131.48TC DENOTES PROPOSED TOP OF CURB
- DENOTES EMERGENCY OVERLAND FLOW ARROW
- DENOTES EXTERNAL OVERLAND FLOW ARROW
- DENOTES LANDSCAPE FEATURE (REFER TO LANDSCAPING DRAWINGS PREPARED BY ADESSO DESIGN INC. DATED JULY 8, 2024 FOR DETAILS)

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REGISTERED PROFESSIONAL ENGINEER
H.SARKISSIAN
FEB.04.2025
PROVINCE OF ONTARIO

SPECIAL NOTES FOR SIDEWALK/CONCRETE WALKWAYS AT BUILDING PERIMETER

IN ORDER TO AVOID FROST HEAVING AND RELATED PROBLEMS, THE FOLLOWING SHALL BE STRICTLY IMPLEMENTED:

1. COMPACTION OF SUB-GRADE TO BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE GRANULAR BASE.
2. DEPTH OF GRANULAR BASE TO BE INCREASED IF RECOMMENDED BY THE GEOTECHNICAL ENGINEER AFTER INSPECTION OF THE SUB-GRADE.
3. SUB-DRAINS TO BE INSTALLED AROUND THE BUILDING WALL FOUNDATION. IF RECOMMENDED BY THE GEOTECHNICAL ENGINEER, ADDITIONAL SUB-DRAINS SHALL BE INSTALLED BELOW BARRIER CURBS. ALL SUB-DRAINS TO HAVE POSITIVE OUTLET TO STORM SEWERS.
4. ALTERNATIVE SOLUTIONS ENDORSED BY THE GEOTECHNICAL ENGINEER MAY BE IMPLEMENTED.

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35 PLAINS ROAD
MIXED-USE BUILDING DEVELOPMENT

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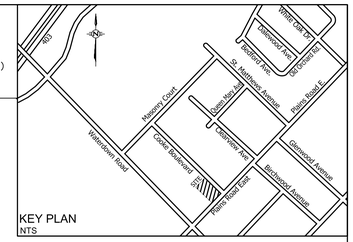
CITY OF Burlington

SITE GRADING PLAN

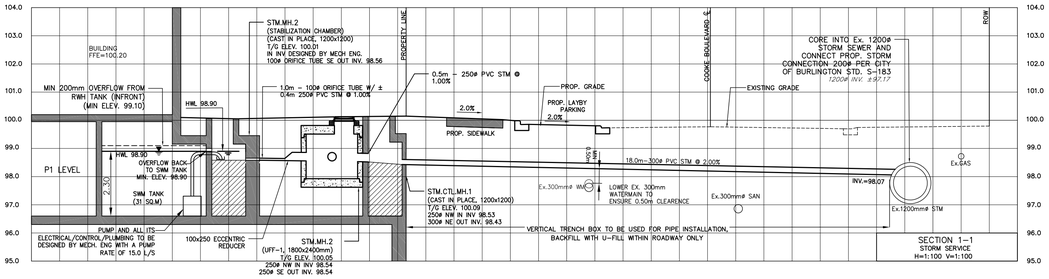
DRAWN BY: D.C.	DESIGNED BY: D.C.	CHECKED BY: H.S.
SCALE: 1:200		DATE: SEPTEMBER 2021
PROJECT No. 2021-5107		DRAWING No. SG-1

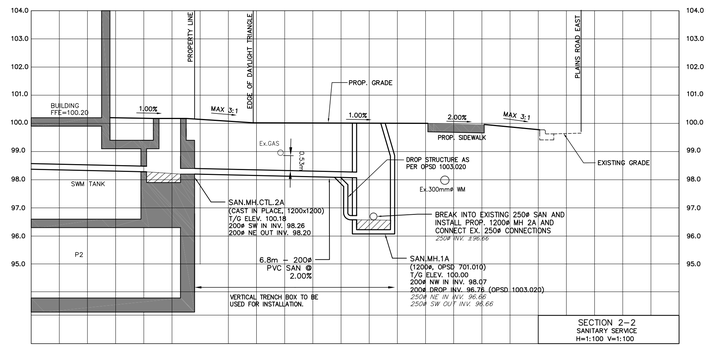
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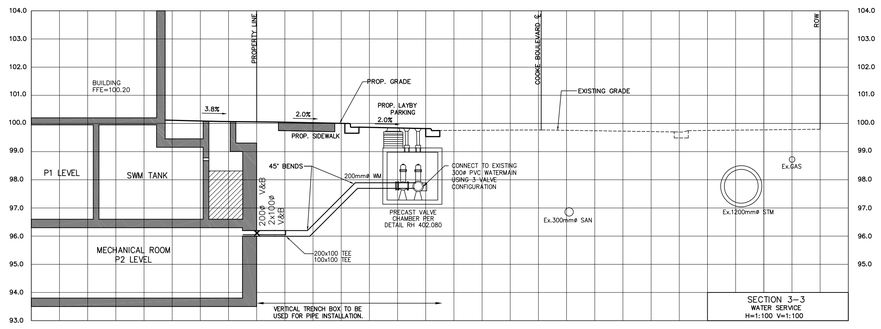
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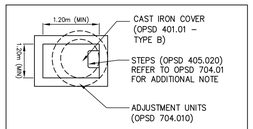


KEY PLAN
NTS









ACCESS HATCH SCHEMATIC
N.T.S.

1– THE TANK STRUCTURE INCLUDING THE ACCESS SHAFT AND ACCOMPANYING STEPS ARE TO BE DESIGNED BY STRUCTURAL ENGINEER AND ARCHITECT.

2– THE THICKNESS SHOWN ON THIS DRAWING IS PRELIMINARY. FOR DETAIL PLEASE REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.

NOTES:
1. FOR CROSS–SECTION LOCATIONS REFER TO DWG. SS–1

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CITY OF Burlington

SECTIONS

DRAWN BY: D.C.	DESIGNED BY: D.C.	CHECKED BY: H.S.
SCALE: 1:200		DATE: SEPTEMBER 2021
PROJECT No. 2021-5107		DRAWING No. SEC-1