GENERAL NOTES:

UNLESS OTHERWISE NOTED ON THIS DRAWING THE FOLLOWING REQUIREMENTS SHALL APPLY.

GENERAL

1. CONSTRUCTION OF SEWERS, AND RELATED APPURTENANCES SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE CURRENT STANDARD DRAWINGS OF THE CITY OF BURLINGTON, THE REGIONAL MUNICIPALITY OF HALTON, AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).
2. ONTARIO PROVINCIAL STANDARD DRAWINGS TO BE READ IN CONJUNCTION WITH THE REGION OF HALTON REVISIONS.
3. ALL DIMENSIONS ARE IN METRES AND ALL DIAMETERS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH "THE OCCUPATIONAL HEALTH & SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.
5. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR CONSTRUCTION.
6. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION, PERMANENT SIGNS AND LANE MARKINGS SHALL BE IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL FOR TEMPORARY CONDITIONS AND MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
7. FOR ALL SEWERS AND WATERMAIN IN FILL SECTIONS, THE COMPACTION SHALL BE VERIFIED PRIOR TO LAYING OF PIPE.
8. ALL EXCAVATIONS TO BE BACKFILLED WITH NATIVE MATERIAL, APPROVED BY THE ENGINEER, TO 95% SPD.
9. ALL UNDERGROUND SERVICE CONNECTIONS AND TRENCHES WITHIN PAVED PORTION OF AN EXISTING ROAD ARE TO BE BACKFILLED WITH UNSHRINKABLE MATERIAL.
10. ALTERNATIVE CONSTRUCTION MATERIALS MAY BE ACCEPTABLE, PROVIDED THAT APPROVAL HAS BEEN OBTAINED FROM THE REGIONAL ENGINEER, CITY OF BURLINGTON AND THE ENGINEER.
11. MUNICIPAL APPROVAL OF THESE DRAWINGS IS FOR MATERIAL AND COMPLIANCE WITH CITY OF BURLINGTON AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION OF THE WORKS BY THE CITY OF BURLINGTON STAFF DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS NOR RELIEVE THE CONTRACTOR OF CERTIFICATION OF ALL WORKS BY THE OWNER'S ENGINEER.
12. ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR FOR ACCURACY PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
13. ALL SERVICES TO MEET ALL REQUIREMENTS OF THE ONTARIO BUILDING CODE PART 7 CURRENT EDITION

LOCATES AND LIABILITY

1. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO THE ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY.
2. THE LOCATION OF ALL UNDER/ABOVE GROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY, AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE LOCATION OF SUCH UTILITIES ARE NOT GUARANTEED THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED. THE CONTRACTORS SHALL PROVE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE OR RESTORATION TO SAME.
3. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS WITH EXISTING SERVICES.
4. ANY UTILITY WHICH CONFLICTS WITH THE CONSTRUCTION IS TO BE RELOCATED BY THE PROPER AUTHORITY AT THE OWNER'S EXPENSE.

CONSTRUCTION RESPONSIBILITIES

1. LOCATION OF EXISTING UTILITIES SHOWN AND ALL OTHER EXISTING UTILITIES TO BE ESTABLISHED BY CONTRACTOR IN THE FIELD. THE CONTRACTOR HAVING UNCOVERED ANY UTILITIES THAT ARE NOT SHOWN ON THE PLAN OR STAKED OUT BY BELL, HYDRO, CABLE & GAS UTILITY COMPANIES WILL IMMEDIATELY ADVISE THE ENGINEER FOR APPROPRIATE ACTION. THE CONTRACTOR IS RESPONSIBLE FOR TRACING AND IDENTIFYING ALL EXISTING PRIVATE UTILITIES WITHIN THE WORK AREAS.
2. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATING, SUPPORTING AND PROTECTING ALL UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF HIS WORK, WHETHER SHOWN ON THE PLANS OR NOT, AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
3. TWO LANES OF TRAFFIC ARE TO BE MAINTAINED AT ALL TIMES DURING THE PERFORMANCE OF THE WORK ON WABASH AVENUE. THE CONTRACTOR SHALL ADVISE THE CITY OF TORONTO IN WRITING NOT LESS THAN 48 HRS IN ADVANCE OF START OF CONSTRUCTION AND SHALL ACQUIRE THE APPROPRIATE PARTIAL ROAD CLOSURE PERMITS AS NECESSARY.
4. ALL EXISTING PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS AND SODDED BOULEVARD AREAS DISTURBED BY THE WORK ARE TO BE REINSTATED EQUAL TO EXISTING AND TO THE SATISFACTORY OF THE CITY OF TORONTO.
5. NEW MANHOLES AND VALVE BOXES, EXISTING VALVE AND CHAMBERS, HYDRANT AND BELL PEDESTALS AND UTILITIES TO BE SET TO FINAL BOULEVARD AND PAVEMENT GRADES.
6. THE CONTRACTOR SHALL NOTIFY IN ADVANCE, AS REQUIRED, THE APPROPRIATE AUTHORITY HAVING JURISDICTION FOR THE ROAD PRIOR TO COMMENCING ANY WORK AND SHALL ACQUIRE AND SATISFY THE REQUIREMENTS OF THE APPROPRIATE PERMITS (FEES, INSPECTIONS, SIGNAGE, TRAFFIC MAINTENANCE, DIVERSION, ETC) FROM THE AUTHORITY.
7. THE CONTRACTOR SHALL SUPPLY AND PLACE TRAFFIC SIGNAGE IN CONFORMANCE WITH THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PRIOR TO COMMENCING ANY WITHIN THE MUNICIPAL ROAD/LANE ALLOWANCE.

SILTATION CONTROL

1. CHECK DAMS AND SILTATION CONTROL FENCES SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO PREVENT SILT FROM FLOWING ONTO THE ADJACENT LANDS.
2. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE CITY OF BURLINGTON AND/OR CONSERVATION HALTON.
3. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE ENGINEER, THE CITY OF BURLINGTON AND/OR CONSERVATION HALTON.
4. HOARDING OR SILT FENCING SHALL BE ERECTED AND MAINTAINED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION GRADING PHASE.
5. TERRAFIX SILTSACKS SHALL BE PLACED IN ALL CATCHBASINS. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL CURBS ARE CONSTRUCTED AND BOULEVARDS AND BACKYARDS ARE GRADED AND SODDED. FILTER FABRIC USED FOR SILT CONTROL SHALL BE TERRA FIX 270R OR AN APPROVED EQUAL.
6. MUD TRACKING AND DUST MUST BE CONTROLLED ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY.

INSPECTIONS AND NOTIFICATIONS

1. THE CITY OF BURLINGTON IS TO BE NOTIFIED 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY UNDERGROUND INSTALLATIONS OR WORK WITHIN THE ROAD IN ORDER TO ARRANGE FOR INSPECTION.
2. THE CONTRACTOR IS TO NOTIFY BURLINGTON HYDRO PRIOR TO BACKFILLING IN THE CASE WHERE ANY BURIED HYDRO HAS BEEN EXPOSED.

ROADWORKS

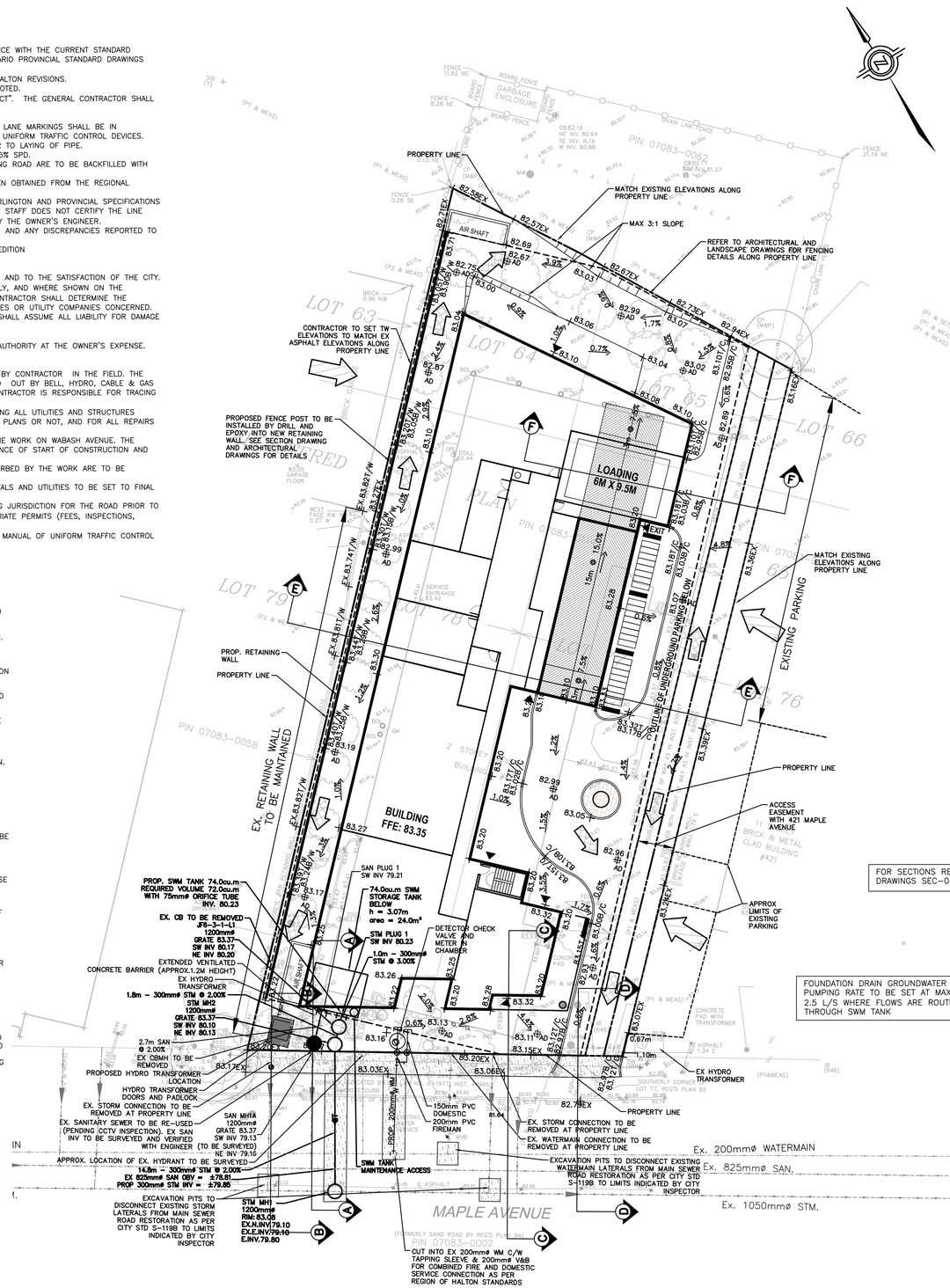
1. APPROVED FILL, FREE OF DELETERIOUS AND ORGANIC MATERIAL AND BOULDERS SHALL BE COMPACTED TO A DRY DENSITY NOT LESS THAN 95% THAN THE SPD. AFTER COMPACTION, SOIL DENSITY TESTS SHALL BE CONDUCTED TO ENSURE ADEQUATE COMPACTION AND STABILITY OF THE FILL AND TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER.
2. SUBGRADE TO BE PROOF ROLLED PRIOR TO PLACEMENT TO SUB BASE. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH SELECT FILL OF GRANULAR "B" AND COMPACTED TO 98% SPD.
3. PRIOR TO THE INSTALLATION OF ANY GRANULAR MATERIAL THE SOILS CONSULTANT MUST ISSUE A COMPACTION CERTIFICATE AND OBTAIN APPROVAL FROM THE CITY.
4. BOULEVARDS TO BE SODDED WITH #1 NURSERY SOD ON A MINIMUM 100mm OF SELECT TOPSOIL.
5. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE SET FLUSH WITH BASE COURSE ASPHALT AND ADJUSTED TO FINAL GRADE AFTER INSTALLATION OF SURFACE ASPHALT AS PER CITY OF BURLINGTON STANDARD DRAWING S–130.
6. STANDARD PARKING SPACES SHALL BE 2.75mx6.0m. ACCESSIBLE PARKING SPACES SHALL BE 2.75mx6.0m AND SHALL HAVE AN ADJACENT ACCESS AISLE AT LEASE 2.0m WIDE, AS PER CITY OF BURLINGTON ACCESSIBILITY DESIGN STANDARD (SECTION 4.3.12).

RESTORATIONS

1. ALL TRENCH EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCES SHALL BE AS BACKFILLED AS PER CITY OF BURLINGTON STANDARD DRAWINGS S–114 AND S–114A.
2. EXISTING PRIVATE FENCING IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, WHERE REMOVAL OR RELOCATION OF FENCING IS NECESSARY IT SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITIONS OR BETTER UNDER THE DIRECTION OF THE ENGINEER.
3. DAMAGED CURB, GUTTER AND SIDEWALK TO BE REPLACED WITH 28 MPa CONCRETE TO EXISTING CONDITIONS OR BETTER.
4. PAVEMENT SURFACE ON EXISTING PALLADIUM WAY TO BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE IF DAMAGED BY CONSTRUCTION TRAFFIC.

SITE GRADING

1. PRIOR TO ANY GRADING THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING AND PROPOSED UTILITIES AND SERVICES FOR THEIR LOCATIONS AND ELEVATIONS REPORTING ANY DISCREPANCIES TO THE ENGINEER.
2. THE EXISTING GROUND ELEVATIONS, SERVICING AND SURVEY INFORMATION SHOWN ON THIS DRAWING ARE SUPPLIED FOR THE GENERAL INFORMATION ONLY. IT SHALL BE THE CONSTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL INFORMATION OBTAINED FROM THIS DRAWING.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE SUPPLY AND PLACEMENT OF CERTIFIED CLEAN EARTH FILL AND GRANULAR MATERIALS AS NECESSARY TO COMPLETE THE LANDSCAPING GRADING WORKS.
4. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT LOW POINTS AND PONDING AREAS EXCEPT WHERE AREA DRAINS AND CATCHBASIN OUTLETS ARE PROVIDED.
5. SITE GRADING IS TO BE COMPLETED TO CONFORM TO THE LANDSCAPE DESIGN. REFER TO THE LANDSCAPE DRAWINGS FOR DETAILS.
6. AREA DRAINS AND CATCHBASINS TO BE SET TO ELEVATIONS DETAILED ON THIS DRAWING BY CONTRACTOR.
7. MINMUM SURFACE GRADES (EXCLUDING SWALES) (A) GRASS YARD AREAS – 2.0% (B) PAVED DRIVEWAY AND PARKING AREAS – 0.6%
8. THE GRADING OF THE SITE IS TO BE PERFORMED TO PROVIDE FINISHED PERIMETER SURFACES WHICH ARE FLUSH WITH GIVEN STREETLINE, PUBLIC LANE AND AND SIDE LINE ELEVATIONS.



SANITARY SEWERS

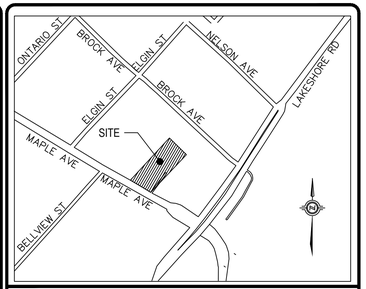
1. SANITARY SEWERS SHALL BE PVC. PVC PIPE IS TO BE BELL AND SPIGOT AND COMPLY TO ASTM D–3034 WITH MINIMUM SDR 35.
2. MINIMUM BEDDING REQUIREMENTS FOR ALL SANITARY SEWER MAINS AND RELATED CONNECTIONS IN A SINGLE TRENCH SHALL BE CLASS B GRANULAR BEDDING AS PER OPSD 802.010 UNLESS OTHERWISE NOTED.
3. SANITARY SEWER MANHOLES FRAME AND COVER AS PER OPSD 401.01.
4. ALL PVC LATERALS TO BE SDR 28 AND SHALL BE ANY COLOUR EXCEPT WHITE. MINIMUM SLOPE OF LATERAL TO BE 2.0%.
5. SINGLE SERVICE CONNECTIONS TO BE MINIMUM 125mm DIA PIPE.
6. TAPPING AT EXISTING SANITARY SEWERS SHALL BE UNDERTAKEN IN ACCORDANCE WITH REGION OF HALTON REQUIREMENTS.
7. ALL SEWERS TO BE VIDEO INSPECTED.
8. ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.
9. ALL PVC SEWERS ARE TO BE TESTED FOR DEFLECTION (MANDREL PASSAGE) AFTER INSTALLATION. SANITARY SEWERS SHALL ALSO BE TESTED FOR LEAKAGE (LOW AIR PRESSURE). PRIOR TO ASSUMPTION BY THE CITY, PIPE DEFLECTION TESTING SHALL BE REPEATED.

STORM SEWERS

1. ALL SEWER PIPE UP TO AND INCLUDING 375mm DIA SHALL BE PVC, BELL AND SPIGOT AND SHALL COMPLY TO ASTM D–3034 WITH MINIMUM SDR 35.
2. MINIMUM BEDDING REQUIREMENTS FOR ALL SINGLE STORM SEWER MAINS AND ALL RELATED CONNECTIONS SHALL BE HIGH PERFORMANCE CLEAR STONE (HL–8 GRADED) AS PER CITY OF BURLINGTON STANDARD DRAWING S–188.
3. STORM SEWER MANHOLES SHALL BE IN ACCORANCE WITH OPSD 701.010 AND 703.010. FRAME AND COVER AS PER OPSD 401.01 TYPE A. FRAMES TO BE STAMPED "DANGER" AND "STORM".
4. MANHOLE TOPS SHALL BE INITIALLY SET TO BASE COURSE ASPHALT ELEVATION AND ADJUSTED TO GRADE PRIOR TO PLACEMENT OF TOP LIFT OF ASPHALT.
5. ALL TRENCH EXCAVATIONS ARE TO BE BACKFILLED WITH SELECT NATIVE MATERIAL PLACED IN MAXIMUM 200mm LIFT THICKNESS WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% SPD, UNLESS OTHERWISE SPECIFIED.
6. ALL SEWERS TO BE VIDEO INSPECTED.
7. ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.
8. ALL PVC SEWERS ARE TO BE TESTED FOR DEFLECTION (MANDREL PASSAGE) AFTER INSTALLATION. PRIOR TO ASSUMPTION BY THE CITY, PIPE DEFLECTION TESTING SHALL BE REPEATED.

WATERMAINS

1. FLEXIBLE WATERMAIN PIPE UP TO 300mm DIAMETER TO BE PVC DR–18 AND CONFORM TO A.W.W.A. C–900 WITH MECHANICAL JOINTS AS PER A.W.W.A. C–110, AND TO BE INSTALLED WITH A 10 GAUGE TRACER WIRE.
2. FLEXIBLE PIPE BEDDING TO BE OPSD 802.010 WITH COMPACTED GRANULAR B MATERIAL.
3. MINIMUM COVER TO BE 1.7m TO TOP OF PIPE.
4. DEFLECTION AT JOINTS NOT TO EXCEED 2.5 DEGREES AND SHALL BE EQUAL AT ALL JOINTS.
5. GATE VALVES AND BOXES FOR 150mm DIAMETER WATERMAINS AS PER A.W.W.A. STANDARD C–500 AND ARE TO OPEN TO THE LEFT (COUNTER CLOCKWISE).
6. HYDRANTS SHALL MEET THE REQUIREMENTS OF A.W.W.A. STANDARD C–502 AND SHALL BE SET IN ACCORDANCE WITH REGION OF HALTON, AND CITY OF BURLINGTON BUILDING DEPARTMENT STANDARDS, COMPLETE WITH STEAMER CONNECTIONS. THE 100mm STEAMER PORT SHALL FACE THE FIRE ROUTE AND SHALL BE UNOBSTRUCTED BY ANY PROPOSED LANDSCAPING.
7. ALL FITTINGS TO HAVE MECHANICAL RESTRAINTS THAT MEET UNI–B–13–92.
8. ALL TEMPORARY AND PERMANENT WATERMAIN PLUGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 1103.01.
9. TAPPING AT EXISTING WATERMAINS SHALL BE UNDERTAKEN IN ACCORDANCE WITH REGION OF HALTON REQUIREMENTS.
10. ALL WATER CUSTOMERS SUPPLIED BY A WATERMAIN TO BE SHUT DOWN SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 48 HOURS IN ADVANCE OF THE SHUT DOWN AS PER REGION OF HALTON SPECIFICATIONS. NOTIFICATION SHALL TAKE PLACE UNDER THE ENGINEER'S DIRECTION.
11. MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAINS (INCLUDING PRIVATE SERVICES) AND STORM AND SANITARY SEWERS SHALL BE 2.5m. WATERMAINS MUST HAVE A MINIMUM VERTICAL CLEARNACE OF 150mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.



LEGEND:

- EXISTING CONTOUR (1.0m)
- NEW SWM TANK MAINTENANCE ACCESS
- NEW STORM MANHOLE
- NEW SANITARY MANHOLE
- PROPOSED AREA DRAIN
- EXISTING CATCHBASIN
- EXISTING MANHOLE
- NEW / EXISTING WATER VALVE AND BOX
- EXISTING HYDRANT
- PROPOSED ELEVATION
- EXISTING ELEVATION
- DRAINAGE ARROW / SLOPE (MAX 3:1)
- EXISTING LIGHT / UTILITY POLE
- PROPERTY LINE
- ACCESS EASEMENT LINE
- SWALE
- INCOMING EXTERNAL OVERLAND FLOW DIRECTION (BY–PASSED)
- EMERGENCY OVERLAND FLOW DIRECTION (>100–YR STORM)
- DISTURBED AREA WITHIN CITY RIGHT–OF–WAY
- NEW RETAINING WALL

No.	REVISIONS	Date	By	App.
A	2ND ZBA SUBMISSION	OCT 2020	JL	SP

S.W.PASSMORE 90539925 2020/10/21 — LICENSED PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO

CHUEMIN PARK 100168818 2020/10/21 — LICENSED PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO

exp Services Inc.
t: +1.905.695-3217 | f: +1.289 695-2411
220 Commerce Valley Drive West, Suite 110
Markham, ON L3T 0A8
Canada
www.exp.com

• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Owner/Client:

BETTER LIFE RETIREMENT RESIDENCE
(C/O 2564905 ONTARIO INC.)

Location:

441 MAPLE AVENUE
CITY OF BURLINGTON

Title:

SITE SERVICING AND GRADING PLAN

NOTES:

- BACKGROUND LEGAL AND TOPOGRAPHIC SURVEY PREPARED BY MACKAY MACKAY & PETERS LIMITED. DATED DEC 05, 2018.
- SITE PLAN INFORMATION TAKEN FROM ARCHITECTURAL DRAWINGS PREPARED BY MICHAEL SPAZIANI ARCHITECTS INC.
- BACKGROUND MUNICIPAL SERVICING INFORMATION TAKEN FROM RECORD DRAWINGS PROVIDED BY CITY OF BURLINGTON AND REGION OF HALTON
- LANDSCAPE INFORMATION TAKEN FROM LANDSCAPE PLANS PREPARED BY BAKER TURNER INC

Designed By: JL	Drawn By: JL	Checked By: SP	
Scale: 1:250	Date: OCT, 2020	Drawing No.: SG–01	
Project No.: ALL–00251529–A0			