SURVEYED DRIPLINE BUFFER(10m)

EX. HYDROPOLE TO BE REMOVED.

EXISTING STONE RETAINING WALL TO BE REMOVED

3.0m WIDE X 15.0m LONG CONSTRUCTION MUD MAT AT SITE EXIT (SEE DETAIL ON C01).

SURVEYED DRIPLINE OF SIGNIFICANT WOODLAND

CH REGULATION LIMIT

EX.CB TO BE PROTECTED WITH SILT SAC DURING THE COSTRUCTION (SEE DETAIL ON C01).

6 METRE EROSION ACCESS ALLOWANCE

LONG TERM TOP OF BANK STABLE LOCATION (DETERMINED THROUGH GEOTECHNICAL INVESTIGATIONS BY SOILMAT)

EXISTING GRAVEL DRIVEWAY TO BE REMOVED

EXISTING SHED TO BE REMOVED

EXISTING 1 – STOREY BUILDING TO BE REMOVED

EXISTING GARAGE TO BE REMOVED

EXISTING SHED TO BE REMOVED

SURVEYED DRIPLINE OF SIGNIFICANT WOODLAND

SURVEYED DRIPLINE BUFFER(10m)

CH REGULATION LIMIT

LONG TERM TOP OF BANK STABLE LOCATION (DETERMINED THROUGH GEOTECHNICAL INVESTIGATIONS BY SOILMAT)

6 METRE EROSION ACCESS ALLOWANCE

STABLE TOP OF BANK FROM CONSERVATION OF HALTON APPROXIMATE REGULATION MAPPING

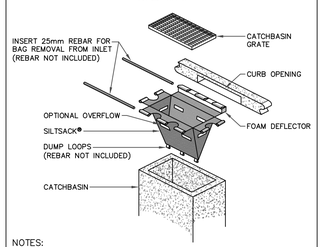
15.00m

6.00m

SCALE: 1:150

'SILTSACK' DETAIL

SCALE: N.T.S.

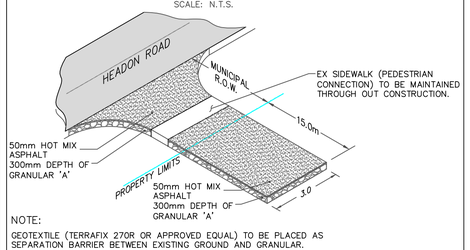


NOTES:

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

MUD–MAT DETAIL

SCALE: N.T.S.



NOTE:

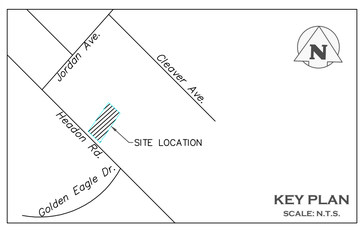
GEOTEXTILE (TERRAFIX 270R OR APPROVED EQUAL) TO BE PLACED AS SEPARATION BARRIER BETWEEN EXISTING GROUND AND GRANULAR.

INSTALL 'MUD MAT', AS PER DETAIL ABOVE, PRIOR TO ANY OTHER CONSTRUCTION. MAT TO BE MAINTAINED IN GOOD WORKING ORDER UNTIL GRADING WORKS ARE COMPLETED.

INSPECTION NOTES:

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1. INSTALLATION OF SANITARY AND WATER SERVICE CONNECTIONS
3. INSTALLATION OF STORM SEWER CONNECTION
4. INSTALLATION OF STORMWATER MANAGEMENT SYSTEM
5. INSTALLATION OF INTERNAL SEWERS AND WATERMAIN
6. FINAL GRADING INSPECTION (PRIOR TO LANDSCAPE WORKS)



KEY PLAN

SCALE: N.T.S.

LEGEND

- PROPERTY LINE
- EX. SANITARY / STORM SEWER
- EX. WATERMAIN
- EXISTING FENCE
- EXISTING GRADE
- EXISTING HYDRO POLE
- PR. SANITARY SEWER
- PR. STORM SEWER
- PR. WATER SERVICE
- ROOF/ OVERHANG
- PR. CURB STOP
- PR. CATCH BASIN
- PROPOSED GRADE
- PROPOSED BOTTOM OF SWALE GRADE
- GRADE TAG (TO MATCH EXISTING)
- PROPOSED MINOR FLOW DIRECTION
- PROPOSED GRASSED SWALE
- PROPOSED GRASSED SWALE C/W UNDERDRAIN
- PROPOSED 3:1 SLOPE AND BOTTOM OF SLOPE
- OVERLAND FLOW PATHWAY
- PROPOSED TREE PROTECTION FENCE
- SILT FENCE PER OPSD 219.130
- SILT FENCE PER MODIFIED SILT FENCE DETAIL ON C02
- TREE PROTECTION FENCE DIMENSION
- BUILDING ENVELOPE
- BUILDING ENTRANCE (PERSONNEL DOOR)
- BUILDING ENTRANCE (OVERHEAD DOOR)
- PR AC UNIT
- DOWNSPOUT LOCATION AND DIRECTION (COMPLETE WITH SPLASH PAD)
- SUMP PUMP
- WATER METER
- TREE TO BE REMOVED

SURVEY NOTES:

SURVEY COMPLETED BY: MMP LAND SURVEYORS & MAPPERS.
DATED: SEPTEMBER 22, 2020.

GEODETIC BENCHMARK:

CITY OF BURLINGTON BNCH MARK NO.410
ELEVATION = 140.082 METRES CGVD 1928:1978 ADJUSTMENT
BRASS PLAQUE LOCATED ON SOUTHEAST END OF CONCRETE CULVERT ON HEADON ROAD OPPOSITE GOLDEN EAGLE DRIVE AND 300 METRES ABOVE CONCRETE SIDEWALK AND 0.20 METRES NORTH OF SOUTHERLY END OF CONCRETE ABUTMENT.

DRAWING NOTES:

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METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LICENSED PROFESSIONAL ENGINEER
WESLEY TAYLOR
W. TAYLOR
100216611
2025/06/30
PROVINCE OF ONTARIO

No.	ISSUE / REVISION	YYYY/MMM/DD
3	ISSUED FOR SUBMISSION	2026/MAR/26
2A	ISSUED FOR SUBMISSION	2025/JUN/13
1	ISSUED FOR SUBMISSION	2025/MAY/26
0	ISSUED FOR SUBMISSION	2025/MAR/24

Project: 2105 HEADON ROAD, BURLINGTON, ON

Drawing: EROSION AND SEDIMENTATION CONTROL PLAN

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t. 905 526-3404
w. www.everwesteng.com

Drawn	JIT	Design	GKK	Project No.	25-0105
Check	WST	Scale	1:150	Sheet	1 OF 5
				Dwg.	C01

PR. 3-STOREY TOWNHOUSES
(8 UNITS)
FFE:143.45
TF:143.25
(REVERSE LEDGE REQUIRED)

APPROXIMATE EXTENTS OF EXISTING ARMOUR STONE RETAINING WALL (NOT SURVEYED)

BELL PEDESTAL TO BE RELOCATED

EXTEND ARMOUR STONE RETAINING WALL (TO BE DESIGNED BY STRUCTURAL ENGINEER)
T/W:142.50±
B/W:141.30

T/W:143.00±
B/W:141.12

FIXED GRADE:140.93

SURVEYED DRIPLINE OF SIGNIFICANT WOODLAND

CH REGULATION LIMIT

6 METRE EROSION ACCESS ALLOWANCE

LONG TERM TOP OF BANK STABLE LOCATION (DETERMINED THROUGH GEOTECHNICAL INVESTIGATIONS BY SOILMAT)

TOP OF BANK

SURVEYED DRIPLINE BUFFER(10m)

PR. RETAINING WALL (TO BE DESIGNED BY STRUCTURAL ENGINEER)
B/W:142.99
T/W:142.99

PR. RETAINING WALL (TO BE DESIGNED BY STRUCTURAL ENGINEER)
B/W:143.00
T/W:143.45

B/W:142.75
T/W:143.81

B/W:142.12
T/W:142.80

PR. WALKWAY

PR.SIDEWALK

PR. ASPHALT DRIVEWAY

SNOW STORAGE

LONG TERM TOP OF BANK STABLE LOCATION (DETERMINED THROUGH GEOTECHNICAL INVESTIGATIONS BY SOILMAT)

6 METRE EROSION ACCESS ALLOWANCE

STABLE TOP OF BANK FROM CONSERVATION OF HALTON APPROXIMATE REGULATION MAPPING

PIN 07218 – 0023

PIN 07218 – 0031

PIN 07218 – 0022

PIN 07218 – 0032

BLOCK 279

20M – 426

HEADON ROAD (DEDICATED BY REGISTERED PLAN 20M-426)

REGISTERED PLAN

5 0m 5 10
SCALE: 1:150

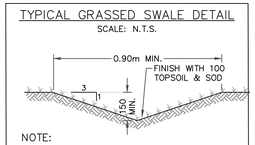
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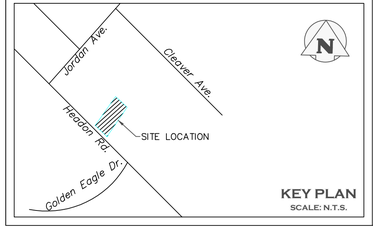
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3. INSTALLATION OF STORM SEWER CONNECTION
4. INSTALLATION OF STORMWATER MANAGEMENT SYSTEM
5. INSTALLATION OF INTERNAL SEWERS AND WATERMAIN
6. FINAL GRADING INSPECTION (PRIOR TO LANDSCAPE WORKS)

TYPICAL GRASSED SWALE DETAIL

SCALE: N.T.S.



NOTE:
ALL DIMENSIONS ARE IN MILLIMETERS.



KEY PLAN
SCALE: N.T.S.

LEGEND

- PROPERTY LINE
- EX. SANITARY / STORM SEWER
- EX. WATERMAIN
- EXISTING FENCE
- EXISTING GRADE
- EXISTING HYDRO POLE
- PR. SANITARY SEWER
- PR. STORM SEWER
- PR. WATER SERVICE
- ROOF/ OVERHANG
- PR. CURB STOP
- PR. CATCH BASIN
- PR. BERM
- PROPOSED GRADE
- PROPOSED BOTTOM OF SWALE GRADE
- GRADE TAG (TO MATCH EXISTING)
- PROPOSED MINOR FLOW DIRECTION
- PROPOSED GRASSED SWALE
- PROPOSED GRASSED SWALE C/W UNDERDRAIN
- PROPOSED 3:1 SLOPE AND BOTTOM OF SLOPE
- OVERLAND FLOW PATHWAY
- PROPOSED TREE PROTECTION FENCE
- SILT FENCE PER OPSD 219.130
- SILT FENCE PER MODIFIED SILT FENCE DETAIL ON C02
- TREE PROTECTION FENCE DIMENSION
- BUILDING ENVELOPE
- BUILDING ENTRANCE (PERSONNEL DOOR)
- BUILDING ENTRANCE (OVERHEAD DOOR)
- PR AC UNIT
- DOWNSPOUT LOCATION AND DIRECTION (COMPLETE WITH SPLASH PAD)
- SUMP PUMP
- WATER METER
- TREE TO BE REMOVED

SURVEY NOTES:

SURVEY COMPLETED BY: MMP LAND SURVEYORS & MAPPERS.
DATED: SEPTEMBER 22, 2020.

GEODETIC BENCHMARK:

CITY OF BURLINGTON BNCH MARK NO.410
ELEVATION = 140.082 METRES CGVD 1928:1978 ADJUSTMENT
BRASS PLAQUE LOCATED ON SOUTHEAST END OF CONCRETE CULVERT ON HEADON ROAD OPPOSITE GOLDEN EAGLE DRIVE AND 300 METRES ABOVE CONCRETE SIDEWALK AND 0.20 METRES NORTH OF SOUTHERLY END OF CONCRETE ABUTMENT.

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METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LICENCED PROFESSIONAL ENGINEER
W. TAYLOR
100216611
2026-03-26
PROVINCE OF ONTARIO

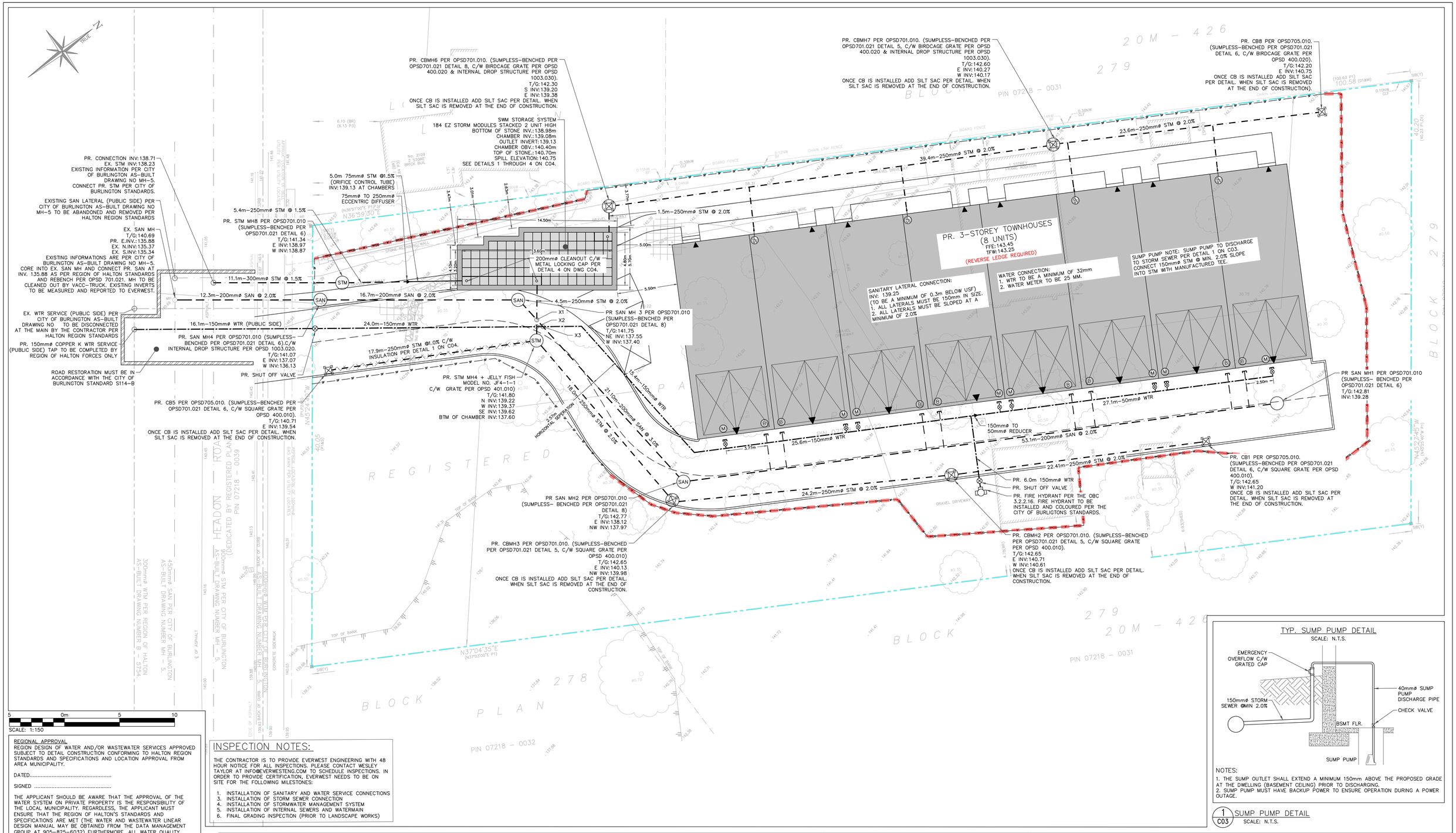
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2A	ISSUED FOR SUBMISSION	2025/JUN/13
1	ISSUED FOR SUBMISSION	2025/MAY/26
0	ISSUED FOR SUBMISSION	2025/MAR/24

Project: 2105 HEADON ROAD, BURLINGTON, ON

Drawing: GRADING PLAN

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t. 905 526-3404
w. www.everwesteng.com

Drawn	JIT	Design	GKK	Project No.	25-0105
Check	WST	Scale	1:150	Sheet	2 of 5
				Dwg.	C02



5 0m 5 10

SCALE: 1:150

REGIONAL APPROVAL

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

DATED.....

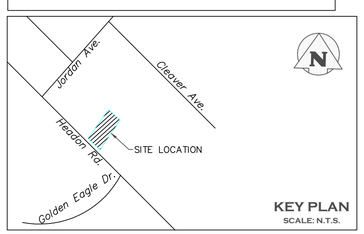
SIGNED .....

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 WATER AND WASTEWATER LINEAR DESIGN MANUAL MAY BE OBTAINED FROM 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.

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6. FINAL GRADING INSPECTION (PRIOR TO LANDSCAPE WORKS)



LEGEND

- PROPERTY LINE
- EX. SANITARY / STORM SEWER
- EX. WATERMAIN
- EXISTING FENCE
- EXISTING GRADE
- EXISTING HYDRO POLE
- PR. SANITARY SEWER
- PR. STORM SEWER
- PR. WATER SERVICE
- ROOF/ OVERHANG
- PR. CURB STOP
- PR. CATCH BASIN
- 195.00 PROPOSED GRADE
- 194.86BS PROPOSED BOTTOM OF SWALE GRADE
- 194.92 GRADE TAG (TO MATCH EXISTING)
- 2.0% PROPOSED MINOR FLOW DIRECTION
- 2.0% PROPOSED GRASSED SWALE
- 1.5% PROPOSED GRASSED SWALE C/W UNDERDRAIN
- PROPOSED 3:1 SLOPE AND BOTTOM OF SLOPE
- OVERLAND FLOW PATHWAY
- PROPOSED TREE PROTECTION FENCE
- SILT FENCE PER OPSD 219.130
- SILT FENCE PER MODIFIED SILT FENCE DETAIL ON C02
- 3.00m TREE PROTECTION FENCE DIMENSION
- BUILDING ENVELOPE
- BUILDING ENTRANCE (PERSONNEL DOOR)
- BUILDING ENTRANCE (OVERHEAD DOOR)
- AC PR AC UNIT
- DOWNSPOUT LOCATION AND DIRECTION (COMPLETE WITH SPLASH PAD)
- SP SUMP PUMP
- M WATER METER
- TREE TO BE REMOVED
- B SANITARY BACKFLOW PREVENTER

SURVEY NOTES:

SURVEY COMPLETED BY: MMP LAND SURVEYORS & MAPPERS.
DATED: SEPTEMBER 22, 2020.

GEODETIC BENCHMARK:

CITY OF BURLINGTON BNCH MARK NO.410
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TYP. SUMP PUMP DETAIL

SCALE: N.T.S.

NOTES:
1. THE SUMP OUTLET SHALL EXTEND A MINIMUM 150mm ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING.
2. SUMP PUMP MUST HAVE BACKUP POWER TO ENSURE OPERATION DURING A POWER OUTAGE.

1 / C03 SUMP PUMP DETAIL
SCALE: N.T.S.

LICENSED PROFESSIONAL ENGINEER
W. TAYLOR
100216611
PROVINCE OF ONTARIO

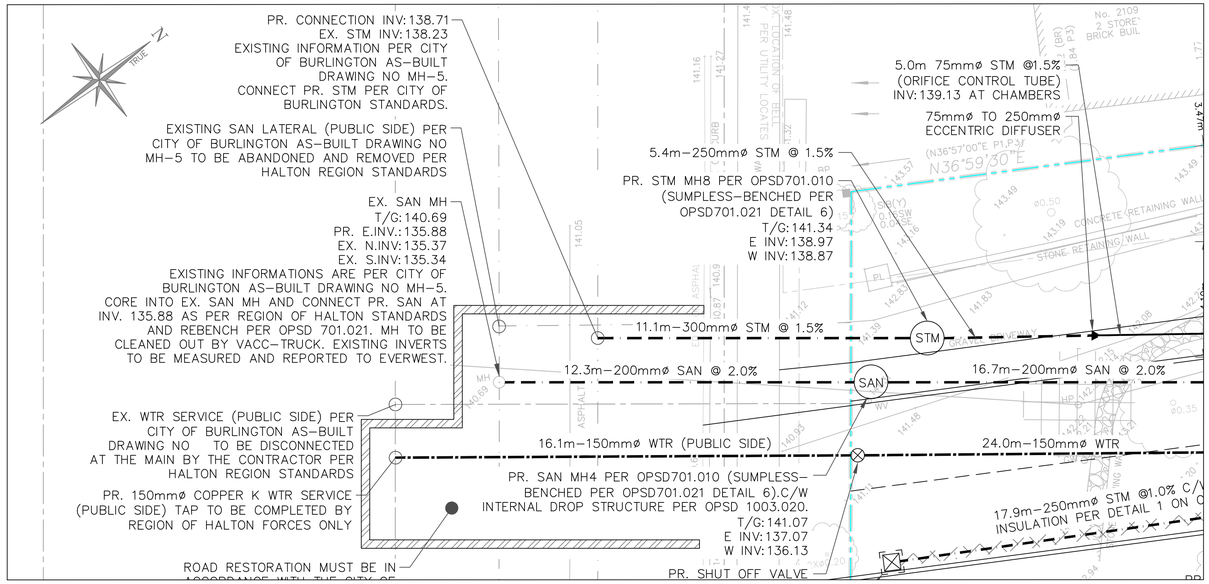
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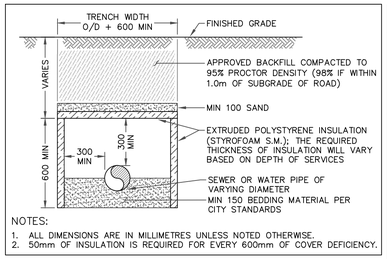
Project: 2105 HEADON ROAD, BURLINGTON, ON

Drawing: SERVICING AND SWM PLAN

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t. 905 526–3404
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Drawn	JIT	Design	GKK	Project No.	25–0105
Check	WST	Scale	1:150	Sheet	3 of 5
				Dwg.	C03

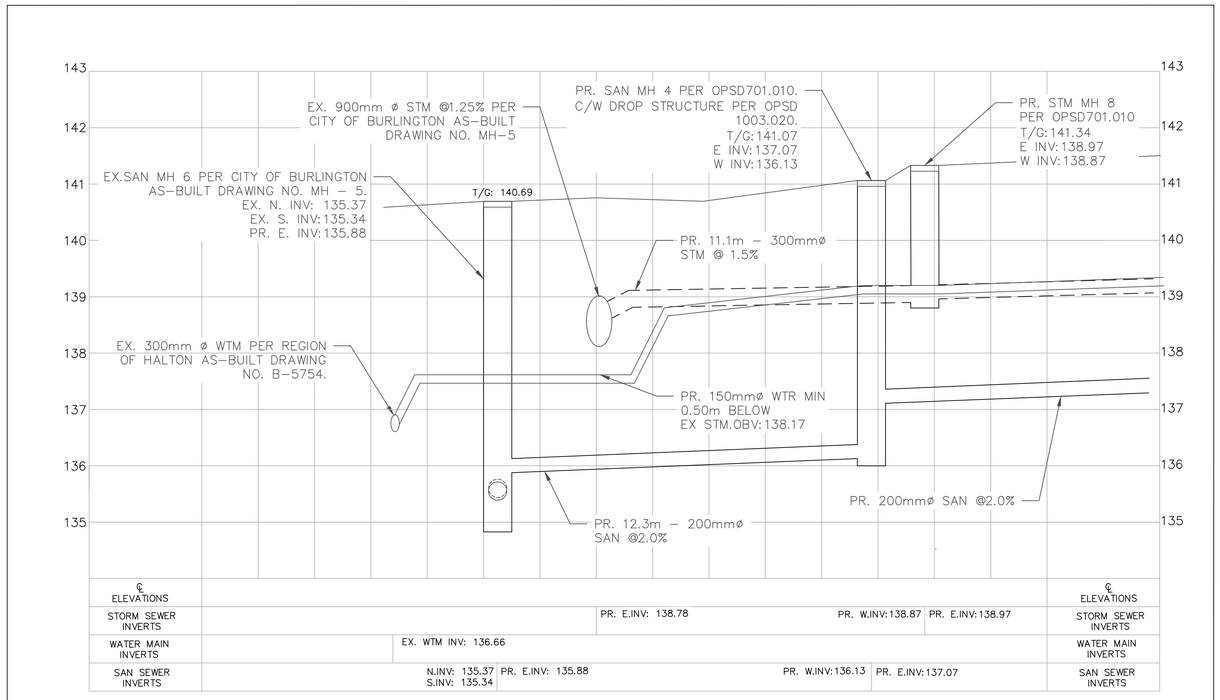




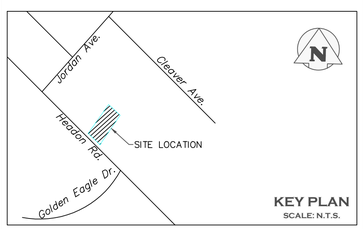
NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. 50mm OF INSULATION IS REQUIRED FOR EVERY 600mm OF COVER DEFICIENCY.

1 C04 INSULATION FOR SHALLOW MUNICIPAL SERVICES
SCALE: N.T.S.

CROSSING CHART		
X1	STM INV:	139.24
	SAN OBV:	137.80
	CLEARANCE:	1.44
X2	WTM INV:	139.98
	STM OBV:	139.48
	CLEARANCE:	0.50
X3	WTM INV:	139.98
	SAN OBV:	137.83
	CLEARANCE:	2.15



℄ ELEVATIONS					℄ ELEVATIONS
STORM SEWER INVERTS		PR. E.INV: 138.78	PR. W.INV: 138.87	PR. E.INV: 138.97	STORM SEWER INVERTS
WATER MAIN INVERTS	EX. WTM INV: 136.66				WATER MAIN INVERTS
SAN SEWER INVERTS	N.INV: 135.37 S.INV: 135.34	PR. E.INV: 135.88	PR. W.INV: 136.13	PR. E.INV: 137.07	SAN SEWER INVERTS



KEY PLAN
SCALE: N.T.S.

LEGEND

- PROPERTY LINE
- EX. SANITARY / STORM SEWER
- EX. WATERMAIN
- EXISTING FENCE
- x 215.00 EXISTING GRADE
- HP EXISTING HYDRO POLE
- PR. SANITARY SEWER
- PR. STORM SEWER
- PR. WATER SERVICE
- ROOF/ OVERHANG
- PR. CURB STOP
- PR. CATCH BASIN
- x195.00 PROPOSED GRADE
- x194.86BS PROPOSED BOTTOM OF SWALE GRADE
- x194.92 GRADE TAG (TO MATCH EXISTING)
- 2.0% PROPOSED MINOR FLOW DIRECTION
- 2.0% PROPOSED GRASSED SWALE
- 1.5% PROPOSED GRASSED SWALE C/W UNDERDRAIN
- PROPOSED 3:1 SLOPE AND BOTTOM OF SLOPE
- OVERLAND FLOW PATHWAY
- TPP(X) PROPOSED TREE PROTECTION FENCE
- SILT FENCE PER OPSD 219.130
- SILT FENCE PER MODIFIED SILT FENCE DETAIL ON C02
- 3.00m TREE PROTECTION FENCE DIMENSION
- BUILDING ENVELOPE
- BUILDING ENTRANCE (PERSONNEL DOOR)
- BUILDING ENTRANCE (OVERHEAD DOOR)
- AC PR AC UNIT
- DOWNSPOUT LOCATION AND DIRECTION (COMPLETE WITH SPLASH PAD)
- SP SUMP PUMP
- M WATER METER
- TREE TO BE REMOVED

SURVEY NOTES:

SURVEY COMPLETED BY: MMP LAND SURVEYORS & MAPPERS.
DATED: SEPTEMBER 22, 2020.

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LICENSED PROFESSIONAL ENGINEER
W. TAYLOR
100216611
2025-07-31
PROVINCE OF ONTARIO

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1	ISSUED FOR SUBMISSION	2025/MAY/26
0	ISSUED FOR SUBMISSION	2025/MAR/24

Project
2105 HEADON ROAD, BURLINGTON, ON

Drawing
PLAN AND PROFILE DRAWINGS

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Drawn	JIT	Design	GKK	Project No.	25-0105
Check	WST	Scale	1:100	Sheet	4 of 5
				Dwg.	C04

GENERAL:
1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING GASMAINS, WATERMAINS, TELEVISION CABLES, HYDRO, TELEPHONE, CABLES, ETC.
3. ALL SURVEY INFORMATION ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY.
4. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:

–BUILDING PERMIT –SEWER AND WATER PERMIT
–ROAD CUTS PERMITS –RELOCATION OF SERVICES
–APPROACH APPROVAL PERMITS –ENCROACHMENT AGREEMENTS
–COMMITTEE OF ADJUSTMENT (IF REQ'D)

GRADING:
1. LOT GRADING IS TO CONFORM TO THE LATEST REVISION OF THE CITY OF BURLINGTON LOT GRADING POLICY.
2. ALL ELEVATIONS ALONG AFFECTED PROPERTY LINES TO MATCH EXISTING ELEVATIONS AND ALL GRADING SHALL NOT ADVERSELY AFFECT SHEET FLOW FROM ADJACENT LANDS.
3. ALL IMPORTED FILL TO BE CLEAN AND ENVIRONMENTALLY SAFE CLAY, COMPACTED TO 95% S.P.D. USE OF VIBRATOR OR COMPACTOR WHILE COMPACTING IS NOT PERMITTED.
4. ALL CURB STOPS AND VALVES MUST BE CERTIFIED TO BE IN WORKING ORDER AT THE TIME OF ISSUANCE OF THE FINAL LOT GRADING CERTIFICATE. FINAL LOT GRADING CERTIFICATES MUST INCLUDE A STATEMENT AFFIRMING THE DATE OF INSPECTION AND THAT THE WATER BOX IS AT GRADE AND FOUND TO BE FREE FROM DAMAGE OR DEFECT.
5. ALL DISTURBED AREAS WITHIN THE ROAD ALLOWANCE SHALL BE RESTORED TO EXISTING CONDITION OR BETTER.
6. ALL DISTURBED BOULEVARD AREAS ARE TO BE REINSTATED WITH 150mm TOPSOIL AND NO. 1 NURSERY SOD IN ACCORDANCE WITH OPSS 803 AND TO THE SATISFACTION OF THE CITY OF BURLINGTON.
7. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.
8. LOT GRADING SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE TOWN, SHALL RESULT IN NON–ACCEPTANCE OF THE DEVELOPMENT BY THE TOWN.
9. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
10. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
11. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MIN OF 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.
12. ANY INCREASE IN IMPERVIOUS SURFACE FROM APPROVED PLAN REQUIRED TO BE REVIEWED VIA REVISION PROCESS.

SEWERS:
1. THE DEPTH OF SANITARY SEWER CONNECTION AT THE STREET LINE TO BE CONFIRMED BY FIELD PRIOR TO CONSTRUCTION TO ENSURE GRAVITY FLOW.
2. CONTRACTOR TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE CIVIL ENGINEER (WESTA INC.)
3. ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.
4. ALL WATER AND SANITARY MAIN TAPS ARE TO BE PERFORMED BY REGION OF HALTON FORCES ONLY.
5. ALL SERVICES TO BE INSTALLED AS PER CITY OF BURLINGTON DEVELOPMENT ENGINEERING PROCEDURES AND GUIDELINES (LATEST EDITION) AND MINISTRY OF THE ENVIRONMENT GUIDELINES (LATEST EDITION).
6. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICES/MAINS AND SEWER DRAINS AND MUNICIPAL SEWER MAINS SHALL BE 2.5m MEASURED FROM THE CLOSEST PIPE EDGE TO CLOSEST PIPE EDGE. VERTICAL SEPARATION WHERE WATER SERVICE/MAIN PASSES OVER A SEWER DRAIN OR MUNICIPAL SEWER MAIN MUST BE A MINIMUM OF 0.25m UNLESS GREATER SEPARATION IS REQUIRED TO PROVIDE FOR PROPER BEDDING AND STRUCTURAL SUPPORT. WATER SERVICES/MAINS PASSING UNDER SEWER DRAINS OR MUNICIPAL SEWER MAINS MUST HAVE A SEPARATION OF 0.5m BETWEEN THE INVERT OF THE SEWER MAIN/DRAIN AND THE CROWN OF THE WATERSERVICE/MAIN.
7. ALL WATER SERVICES TO BE INSTALLED WITH A MINIMUM OF 1.6m COVER. SEWER DRAINS TO BE INSTALLED WITH A MINIMUM COVER OF 2.20 M AT THE PROPERTY LINE BELOW THE FINAL ROAD GRADE OR AT SUCH HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE LEVEL OF THE MAIN SEWER. ON PRIVATE PROPERTY THE MINIMUM COVER FOR SEWER DRAINS IS TO BE NO LESS THAN 1.2m.

PRIVATE DRAINS:
1. PRIVATE DRAINS ARE TO BE LOCATED 1.5m ON THE RIGHT SIDE OF CENTERLINE OF LOT OR AS DETAILED AND EXTENDED 1m BEYOND THE PROPERTY LINE.
2 PROPOSED SANITARY AND STORM SEWERS SHALL BE EITHER; (A) PVC SDR 28 FOR 150mm DIAMETER AND SDR 35 FOR OTHER SIZES; (B) CLASS 3 CONCRETE (CSA A257.1–M92). RIBBED OR PROFILE PIPE IS NOT PERMITTED FOR SANITARY OR STORM USE, INCLUDING PRIVATE DRAINS AND CATCH BASIN LEADS. STORM PIPE SHALL BE WHITE AND SANITARY SHALL BE ANY COLOUR OTHER THAN WHITE. WOOD MARKING AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED.
3. COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR 'A' INSTALLED AS PER OPSD 802.010 OR 802.013.
4. MINIMUM SLOPE FOR PRIVATE DRAINS TO BE 2.0%.
5. THE LOCATION OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 2.2m (MIN) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
6. BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE ONTO LANDSCAPED AREAS VIA SPLASH PADS A MIN. OF 0.6m FROM THE BUILDING FACE.

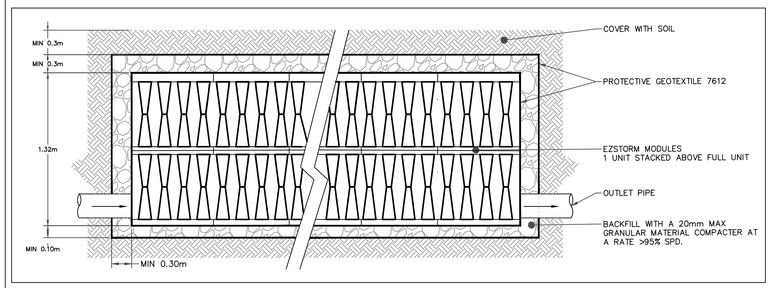
WATER SERVICES:
1. ALL WATER AND SANITARY MAIN TAPS ARE TO BE PERFORMED BY REGION OF HALTON FORCES ONLY.
2. GRANULAR BEDDING SHALL BE GRANULAR 'D' AS PER FORM 600 AND WM–200.01.
3. ALL CURB STOPS SHALL BE SET TO PROPOSED GRADES.
4. WATER SERVICES TO BE INSTALLED WITH A MINIMUM COVER OF 1.6m.
5. WATER SERVICE ABANDONMENT:
   i. REMOVE CURB STOP.
   ii. CUT AND CRIMP WATER SERVICE AT THE MAIN.
   iii. CLOSE MAINSTOP
6. ALL WATER SYSTEM COMPONENTS ARE TO BE AS PER CITY OF BURLINGTON STANDARDS OR ONTARIO PROVINCIAL STANDARD DRAWING (OPSD). WHERE CITY STANDARD EXISTS, IT SHALL TAKE PRECEDENCE OVER THE OTHER STANDARDS.
7. ALL EXISTING WATER METERS ON SYSTEMS TO BE ABANDONED MUST BE REMOVED AND SALVAGED BY THE CITY OF BURLINGTON.
8. INSPECTION AND TESTING OF WATER SERVICES AND WATERMAINS TO BE TO THE SATISFACTION OF THE CITY OF BURLINGTON AND IN ACCORDANCE WITH FORM 4400 OF THE CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL (LATEST EDITION) AND MOE GUIDELINES.

COMPACTION REQUIREMENTS:
1. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUBGRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS ETC. SHALL BE COMPACTED TO A MIN. 95% SPD UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL ENGINEER. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
2. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO A MIN 98% SPD.

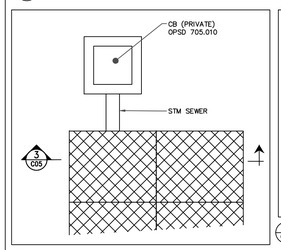
EROSION & SEDIMENT CONTROL:
1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND.
2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
   a) WEEKLY
   b) BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
   c) FOLLOWING AN UNPREDICTED RAINFALL EVENT
   d) DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
   e) AFTER SIGNIFICANT SNOW MELT EVENTS.
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
4. WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASE TO A SUITABLE RECEIVER IN A MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING – NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT LADEN WATER ORIGINATING FROM THE SITE. FOR STORM SEWERS: ALL INLETS (REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/ FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, AND SEDIMENT CONTAINMENT DEVISES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVISES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.
7. IT IS REQUIRED TO STABILIZE ALL AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN 30 DAYS.
8. SILT FENCE AND CATCHBASIN PROTECTION ARE NOT TO BE REMOVED UNTIL COMPLETION OF CONSTRUCTION.
9. THE SILTATION AND EROSION CONTROL MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.
10. ALL EROSION AND SILTATION CONTROL DEVICES SHOULD BE AS PER THE "GREATER GOLDEN HORSESHOE AREA CONSERVATION AUTHORITIES", "EROSION AND SEDIMENT CONTROL GUIDELINE FOR URBAN CONSTRUCTION".
11. THE OWNER IS RESPONSIBLE FOR THE REMOVAL OF ALL MUD AND DEBRIS THAT ARE TRACKED ONTO THE ROADWAYS FROM VEHICLES ENTERING AND LEAVING THE CONSTRUCTION SITE. THE OWNER SHALL, UPON VERBAL AND/OR REQUEST BY THE CITY, IMMEDIATELY PROCEED WITH THE CLEANUP OPERATION AT THEIR EXPENSE. SHOULD THE OWNER FAIL TO MAINTAIN THE ROAD AS DIRECTED, THE CITY WILL HAVE THE CLEANING CARRIED OUT, AND DRAW ON THE SECURITY FOR COSTS AND/OR LAY CHARGES.

TREE PRESERVATION:
1. ALL WORK WITHIN THE TREE PROTECTION ZONES MUST BE COMPLETED WITH THE USE OF AIR SPADE (OR HYDRO VAC) UNDER SUPERVISION OF THE PROJECT ARBORIST.
2. WHEREVER POSSIBLE, THE CUTTING OF SURFACE ROOTS OF EXISTING TREES IS TO BE AVOIDED. HOWEVER, IF THESE CUTS ARE REQUIRED, THE CUTS SHOULD BE COMPLETED UNDER THE SUPERVISION OF A TREE MANAGEMENT PROFESSIONAL (I.E. CERTIFIED ARBORIST) SO THAT CUTS ARE MADE APPROPRIATELY.
3. THE TREES ON THIS PROPERTY MAY BE USED BY BIRDS THAT ARE PROTECTED UNDER MIGRATORY BIRDS CONVENTION ACT, 1994. THIS ACT IS IMPLEMENTED BY ENVIRONMENT CANADA AND PROHIBITS BIRDS AND THEIR NESTS. THE TIMING FOR THIS PROTECTION IS FROM MARCH 31ST TO AUGUST 31ST. NO TREE REMOVAL OPERATIONS SHALL BE UNDERTAKEN DURING THIS PERIOD. ANY REQUIRED REMOVALS SHALL BE ONLY PERFORMED DURING THE PERIOD OF SEPTEMBER 1ST THROUGH MARCH 30TH.

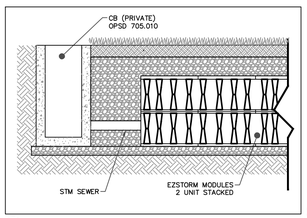
TREE PROTECTION PLAN NOTES
4. IT IS THE APPLICANTS' RESPONSIBILITY TO DISCUSS POTENTIAL IMPACTS TO TREES LOCATED NEAR OR WHOLLY ON ADJACENT PROPERTIES OR ON SHARED BOUNDARY LINES WITH THEIR NEIGHBOURS. SHOULD SUCH TREES BE INJURED TO THE POINT OF INSTABILITY OR DEATH THE APPLICANT MAY BE HELD RESPONSIBLE THROUGH CIVIL ACTION. THE APPLICANT WOULD ALSO BE REQUIRED TO REPLACE SUCH TREES TO THE SATISFACTION OF URBAN FORESTRY.
5. TREE PROTECTION BARRIERS SHALL BE INSTALLED TO STANDARDS AS DETAILED IN THE ARBORISTS DOCUMENTS AND TO THE SATISFACTION OF URBAN FORESTRY.
6. TREE PROTECTION BARRIERS MUST BE INSTALLED USING PLYWOOD CLAD HOARDING (MINIMUM 19MM OR 1.2 THICK) OR AN EQUIVALENT APPROVED BY URBAN FORESTRY.
7. WHERE REQUIRED, SIGNS AS SPECIFIED IN SECTION 4, TREE PROTECTION SIGNAGE MUST BE ATTACHED TO ALL SIDES OF THE BARRIER.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY SUCH AS SITE ALTERATION, DEMOLITION OR CONSTRUCTION, THE TREE PROTECTION MEASURES SPECIFIED ON THIS PLAN MUST BE INSTALLED TO THE SATISFACTION OF URBAN FORESTRY.
9. ONCE ALL TREE/SITE PROTECTION MEASURES HAVE BEEN INSTALLED, URBAN FORESTRY STAFF MUST BE CONTACTED TO ARRANGE FOR AN INSPECTION OF THE SITE AND APPROVAL OF THE TREE/SITE PROTECTION REQUIREMENTS. PHOTOGRAPHS THAT CLEARLY SHOW THE INSTALLED TREE/SITE PROTECTION SHALL BE PROVIDED FOR URBAN FORESTRY REVIEW.
10. WHERE CHANGES TO THE LOCATION OF THE APPROVED TP2 OR SEDIMENT CONTROL OR WHERE TEMPORARY ACCESS TO THE TPZ IS PROPOSED, URBAN FORESTRY MUST BE CONTACTED TO OBTAIN APPROVAL PRIOR TO ALTERATION.
11. TREE PROTECTION BARRIERS MUST REMAIN IN PLACE AND IN GOOD CONDITION DURING DEMOLITION, CONSTRUCTION AND/OR SITE DISTURBANCE, INCLUDING LANDSCAPING, AND MUST NOT BE ALTERED, MOVED OR REMOVED UNTIL AUTHORIZED BY URBAN FORESTRY.
12. NO CONSTRUCTION ACTIVITIES INCLUDING GRADE CHANGES, SURFACE TREATMENTS OR EXCAVATION OF ANY KIND ARE PERMITTED WITHIN THE AREA IDENTIFIED ON THE TREE PROTECTION PLAN OR SITE PLAN AS A TREE PROTECTION ZONE (TPZ). NO ROOT CUTTING IS PERMITTED. NO STORAGE OF MATERIALS OR FILL IS PERMITTED WITHIN THE TPZ. NO MOVEMENT OR STORAGE OF VEHICLES OR EQUIPMENT IS PERMITTED WITHIN THE TPZ. THE AREA(S) IDENTIFIED AS A TPZ MUST BE PROTECTED AND REMAIN UNDISTURBED AT ALL TIMES.
13. ALL ADDITIONAL TREE PROTECTION OR PRESERVATION REQUIREMENTS, ABOVE AND BEYOND THE INSTALLATION OF TREE PROTECTION BARRIERS, MUST BE UNDERTAKEN OR IMPLEMENTED AS DETAILED IN THE URBAN FORESTRY APPROVED ARBORIST REPORT AND/OR THE APPROVED TREE PROTECTION PLAN AND TO THE SATISFACTION OF URBAN FORESTRY.
14. IF THE MINIMUM TREE PROTECTION ZONE (TPZ) MUST BE REDUCED TO FACILITATE CONSTRUCTION ACCESS, THE TREE PROTECTION BARRIER MUST BE INSTALLED AT A LESSER DISTANCE AND THE EXPOSED PORTION OF TPZ MUST BE PROTECTED USING A HORIZONTAL ROOT PROTECTION METHOD APPROVED BY URBAN FORESTRY.
15. ANY ROOTS OR BRANCHES INDICATED ON THIS PLAN WHICH REQUIRE PRUNING, AS APPROVED BY URBAN FORESTRY, MUST BE PRUNED BY AN ARBORIST. ALL PRUNING OF TREE ROOTS AND BRANCHES MUST BE IN ACCORDANCE WITH GOOD ARBORICULTURAL PRACTICE. ROOTS THAT HAVE RECEIVED APPROVAL FROM URBAN FORESTRY TO BE PRUNED MUST FIRST BE EXPOSED USING PNEUMATIC (AIR) EXCAVATION, BY HAND DIGGING OR BY A USING LOW PRESSURE HYDRAULIC (WATER) EXCAVATION. THE WATER PRESSURE FOR HYDRAULIC EXCAVATION MUST BE LOW ENOUGH THAT ROOT BARK IS NOT DAMAGED OR REMOVED. THIS WILL ALLOW A PROPER PRUNING CUT AND MINIMIZE TEARING OF THE ROOTS. THE ARBORIST RETAINED TO CARRY OUT CROWN OR ROOT PRUNING MUST CONTACT URBAN FORESTRY NO LESS THAN THREE WORKING DAYS PRIOR TO CONDUCTING ANY SPECIFIED WORK.
16. THE APPLICANT/OWNER SHALL PROTECT ALL BY–LAW REGULATED TREES IN THE AREA OF CONSIDERATION THAT HAVE NOT BEEN APPROVED FOR REMOVAL THROUGHOUT DEVELOPMENT WORKS TO THE SATISFACTION OF URBAN FORESTRY.
17. CONVICTIONS OF OFFENCES RESPECTING THE REGULATIONS IN THE STREET TREE BY–LAW AND PRIVATE TREE BY–LAW ARE SUBJECT TO FINES. A PERSON CONVICTED OF AN OFFENCE UNDER THESE BY–LAWS IS LIABLE TO A MINIMUM FINE OF $500 AND A MAXIMUM FINE OF $100,000 PER TREE, AND /OR A SPECIAL FINE OF $100,000. THE LANDOWNER MAY BE ORDERED BY THE CITY TO STOP THE CONTRAVENING ACTIVITY OR ORDERED TO UNDERTAKE WORK TO CORRECT THE CONTRAVENTION.
18. PRIOR TO SITE DISTURBANCE THE OWNER MUST CONFIRM THAT NO MIGRATORY BIRDS ARE MAKING USE OF THE SITE FOR NESTING. THE OWNER MUST ENSURE THAT THE WORKS ARE IN CONFORMANCE WITH THE MIGRATORY BIRD CONVENTION ACT AND THAT NO MIGRATORY BIRD NESTS WILL BE IMPACTED BY THE PROPOSED WORK NO LESS THAN 48 HOURS PRIOR TO CONDUCTING ANY SPECIFIED WORK.



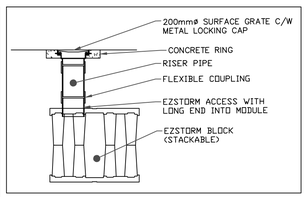
1 C05 CROSS SECTION DETAIL
SCALE: N.T.S.



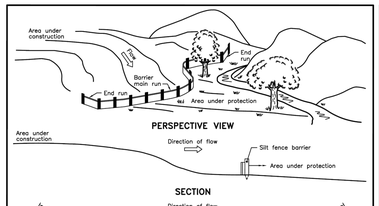
7 C05 CATCH BASIN CONNECTION DETAIL
SCALE: N.T.S.



3 C05 CATCH BASIN CONNECTION DETAIL SECTION
SCALE: N.T.S.

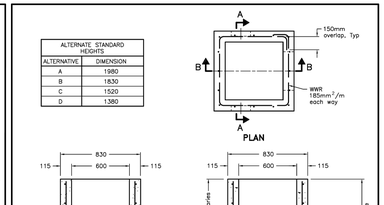


4 C05 OBSERVATION PORT DETAIL
SCALE: N.T.S.



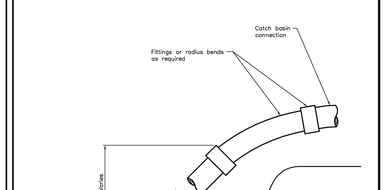
NOTE:
A all dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev	
HEAVY–DUTY SILT FENCE BARRIER			
	OPSD 219.130		



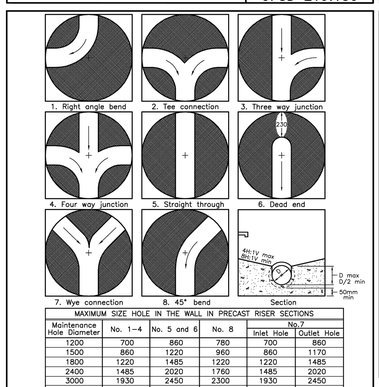
NOTES:
1 Outlet hole size 525mm diameter maximum, location as required.
2 200mm diameter knockout to accommodate subdrain. Knockout shall be 25mm deep.
A Centre reinforcing in base slab and walls 400mm.
B Granular backfill shall be placed to a minimum thickness of 300mm all around the catch basin.
C Frame, grate, and adjustment units shall be installed according to OPSD 704.010.
D Pipe support shall be according to OPSD 708.020.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev	3
PRECAST CONCRETE CATCH BASIN 600x600mm			
	OPSD 705.010		



NOTES:
1 For catch basin connections 300mm in diameter or less, factory made tees shall be used.
A For catch basin connections greater than 300mm in diameter, maintenance holes shall be used at the main sewer.
B All dimensions are in millimetres unless otherwise shown.

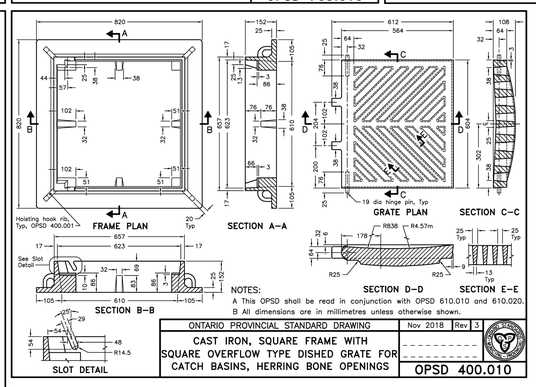
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2016	Rev	3
CATCH BASIN CONNECTION FOR FLEXIBLE MAIN PIPE SEWER			
	OPSD 708.030		



MAXIMUM SIZE HOLE IN THE WALL IN PRECAST RISER SECTIONS						
Maintenance Hole Diameter	No. 1–4	No. 5 and 6	No. 8	No. 7	
				Inlet Hole	Outlet Hole
1200	700	860	780	700	860
1500	860	1220	960	860	1170
1800	1220	1485	1220	1220	1485
2400	1485	2020	1760	1485	2020
3000	1930	2450	2300	1930	2450
3600	2470	3085	2730	2470	3085

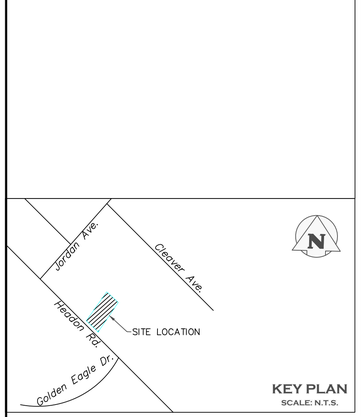
NOTES:
1 Slopes shall be maintained from the outlet hole opening for top of benching.
A Concrete for benching shall be 30MPa.
B When benching is hand–finished, it shall be given wood float finish, channel shall be given steel trowel finish.
C Benching slope and height shall be as specified.
D When specified, maintenance holes that are 1200mm in diameter with a uniform channel for 200 or 250mm pipe may be prebenched at the manufacturer with standardized benching slope and channel orientation.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev	4
MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES			
	OPSD 701.021		



NOTES:
A This OPSD shall be read in conjunction with OPSD 610.010 and 610.020.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev	3
CAST IRON, SQUARE FRAME WITH SQUARE OVERFLOW TYPE DISHED GRATE FOR CATCH BASINS, HERRING BONE OPENINGS			
	OPSD 400.010		



KEY PLAN
SCALE: N.T.S.

LICENSED PROFESSIONAL ENGINEER
W. TAYLOR
100216611
2026.03.31
PROVINCE OF ONTARIO

No.	ISSUE / REVISION	YYYY/MMM/DD
3	ISSUED FOR SUBMISSION	2026/MAR/26
2A	ISSUED FOR SUBMISSION	2025/JUN/13
1	ISSUED FOR SUBMISSION	2025/MAY/26
0	ISSUED FOR SUBMISSION	2025/MAR/24

Project
2105 HEADON ROAD, BURLINGTON, ON

Drawing
NOTES AND DETAILS

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Drawn	JIT	Design	GKK	Project No.	25–0105
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