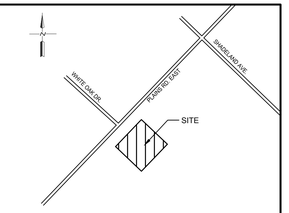
LEGEND

- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
- EX. FIRE HYDRANT
- EX. LIGHT STANDARD
- HEDGE
- CONIFEROUS/DECIDUOUS TREES
- EX. ASPHALT, CURB, SIDEWALK AND BOULEVARD REMOVAL

PLAINS ROAD EAST

EX. 525Ø STM
EX. 200Ø SAN
MH 63 T/G=100.55 NW=95.33 NE=95.26 SW=97.42
EX. CB.5 T/G=100.40
EX. CB.6 T/G=100.40
EX. 99.5m - 250Ø SAN @ -0.24%
EX. 183.6m - 250Ø SAN @ 0.46%
EX. WATER VALVE CHAMBER
EX. 300mm C.I. WM
EX. 78.9m - 525Ø STM @ -0.46%
EX. 78.0m - 900Ø STM @ 0.40%
MHS 28 T/G=100.70 NW=97.92 SW=98.37 NE=97.78
APPROX. LIMIT OF REMOVAL AND RESTORATION FOR PROP. WATERMAIN CONNECTION
MHS 35 T/G=100.00 NE=98.89
MHS 35A T/G=100.84 NW=98.65 NE=98.36 SW=98.40
EX. CB.1 T/G=100.69 SE=98.68
EX. 200Ø STM
EX. DRIVEWAY ENTRANCE TO BE REMOVED
EX. 450Ø STM
EX. 625Ø STM
EX. CURB FULL HEIGHT CURB TO BE REMOVED AND REPLACED WITH DROP CURB
MH 70 T/G=100.59 SW=96.71 NE=96.67
EX. LIGHT POST TO BE REMOVED
EX. SIDEWALK TO BE REMOVED
EX. 91.4m - 250Ø SAN @ 0.39%
EX. 88.8m - 250Ø SAN @ 0.46%
N 63° 51' 30" E
27.43
EX. CURB TO BE REMOVED
EX. TREES TO BE REMOVED
ASPHALT PARKING LOT TO BE REMOVED
EX. HYDRO SERVICE TO BE REMOVED/RELOCATED (BY OTHERS)
1 STOREY FRAME DWELLING No. 184
2 STOREY FRAME DWELLING No. 192
2 STOREY BRICK DWELLING No. 198 TO BE REMOVED
1.5 STOREY BRICK DWELLING No. 206 TO BE REMOVED
1 STOREY SIDING DWELLING No. 212
EX. TREE TO BE REMOVED
EX. TREES TO BE REMOVED
EX. CB.4 TO BE REMOVED
STONE WALKWAY TO BE REMOVED
CANTILEVER
ASPHALT DRIVEWAY AND PARKING LOT TO BE REMOVED
EX. TREES TO BE REMOVED
EX. CURB TO BE REMOVED
EX. SHED TO BE REMOVED
GARAGE TO BE REMOVED
ASPHALT PARKING LOT
2 STOREY BRICK DWELLING
HALTON Condominium Plan No. 511
N 44° 42' 00" W
N 43° 49' 10" E
SHED



CITY OF BURLINGTON
KEY PLAN
NOT TO SCALE

NOTES :

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LICENSED PROFESSIONAL ENGINEER
Nov. 10/25
P.F. GRIER
100188305
PROVINCE OF ONTARIO

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2.	05/23/2025	ISSUED FOR APPROVAL	P.F.G.
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GEI Consultants
GEI CONSULTANTS, INC.
330 TRILLIUM DRIVE
UNIT D
KITCHENER, ONTARIO N2E 3J2
519.748.1440

198-200 & 206 PLAINS ROAD EAST

LANDWISE

CITY OF BURLINGTON

EXISTING CONDITIONS AND REMOVALS PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
R.M.	P.F.G.	2500052	1
DESIGNED BY :	DATE :	SCALE :	
P.F.G.	JAN. 2025	1:250	

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LAST SAVED BY: Rdonsel-HBDL, 11/10/2025 2:09:44 PM PLOTTED BY MacDonald, Robert, 11/10/2025 2:47:12 PM

LEGEND

- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
- EX. DITCH
- EX. BELL LINE
- EX. GAS LINE
- EX. FENCE LINE
- EX. CONTOURS
- EX. CATCH BASIN
- PROP. SANITARY SEWER
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- PROP. CATCH BASIN
- PROP. SWALE
- EX. FIRE HYDRANT
- EX. LIGHT STANDARD
- PROPOSED GRADE / EXISTING GRADE (335.75 / 336.72)
- EXISTING GRADE (335.75 EXIST)
- TOP OF WALL GRADE (335.75 TWALL)
- BOTTOM OF WALL GRADE (335.75 BWALL)
- PROP. TOP OF CURB / PROP. BOTTOM OF CURB (335.75 / 335.75)
- PROPOSED SWALE GRADE (335.75 SWALE)
- HEDGE
- CONIFEROUS/DECIDUOUS TREES
- PROP. CONCRETE SIDEWALK
- PROP. AMENITY AREA
- PROP. GARBAGE LOADING AREA
- EX. ASPHALT, CURB, SIDEWALK AND BOULEVARD RESTORATION
- DOOR, DOUBLE DOOR

PLAINS ROAD EAST

MH 63 T/G=100.55 N/H=95.33 NE=95.26 SW=97.42

EX. CB.5 T/G=100.40

EX. CB.6 T/G=100.40

EX. WATER VALVE CHAMBER

MH5 28 T/G=100.70 NW=97.92 SW=98.37 NE=97.78

APPROX. LIMIT OF REMOVAL AND RESTORATION FOR PROP. WATERMAIN CONNECTION

MILLING JOINT

CBMH.3 TG=100.31

JF4-1-1 TG=100.51

MH5 35A T/G=100.71 NW=98.65 NE=98.36 SW=98.40

EX. CB.1 T/G=100.69 SE=98.68

MH.A TG=100.68

2.5m CONCRETE SIDEWALK

MH 70 T/G=100.59 SW=98.71 NE=96.67

MH.B TG=100.59

MH.2 TG=100.61

MH.1 TG=100.66

MH.4 TG=100.39

CONCRETE SIDEWALK

CONCRETE SIDEWALK

198, 206 & 200 Plains Rd. E.

6 STOREY RESIDENTIAL BUILDING

FFE: 100.70
TOP UG1: 97.60
LOW UG1: 96.46

2 RISERS

PROPOSED RETAINING WALL DETAILED DESIGN, INSTALLATION, INSPECTION AND CERTIFICATION OF RETAINING WALL INCLUDING GUARDING AS REQUIRED UNDER OBC 2012 TO BE COMPLETED BY OTHERS.

MECHANICAL ROOM

6.0m EXTRA TALL CURB MAX HEIGHT = 0.20m

MH.5 TG=100.05

CB.11 TG=99.55

LIMIT OF UNDERGROUND PARKING

DROP CURB

PROPOSED TRANSFORMER

ARTIFICIAL TURF

MAX 3:1

LIMIT OF UNDERGROUND PARKING

PROPOSED RETAINING WALL DETAILED DESIGN, INSTALLATION, INSPECTION AND CERTIFICATION OF RETAINING WALL INCLUDING GUARDING AS REQUIRED UNDER OBC 2012 TO BE COMPLETED BY OTHERS.

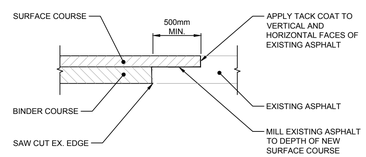
1 STOREY FRAME DWELLING No. 184

2 STOREY FRAME DWELLING No. 192

1 STOREY SIDING DWELLING No. 212

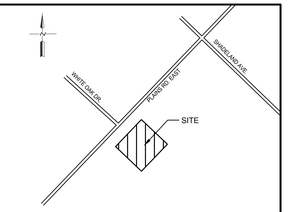
2 STOREY BRICK DWELLING

HALTON Condominium Plan No. 511



PLAINS ROADS - ASPHALT JOINT RESTORATION DETAIL

N.T.S.



CITY OF BURLINGTON
KEY PLAN
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198-200 & 206 PLAINS ROAD EAST

LANDWISE

CITY OF BURLINGTON

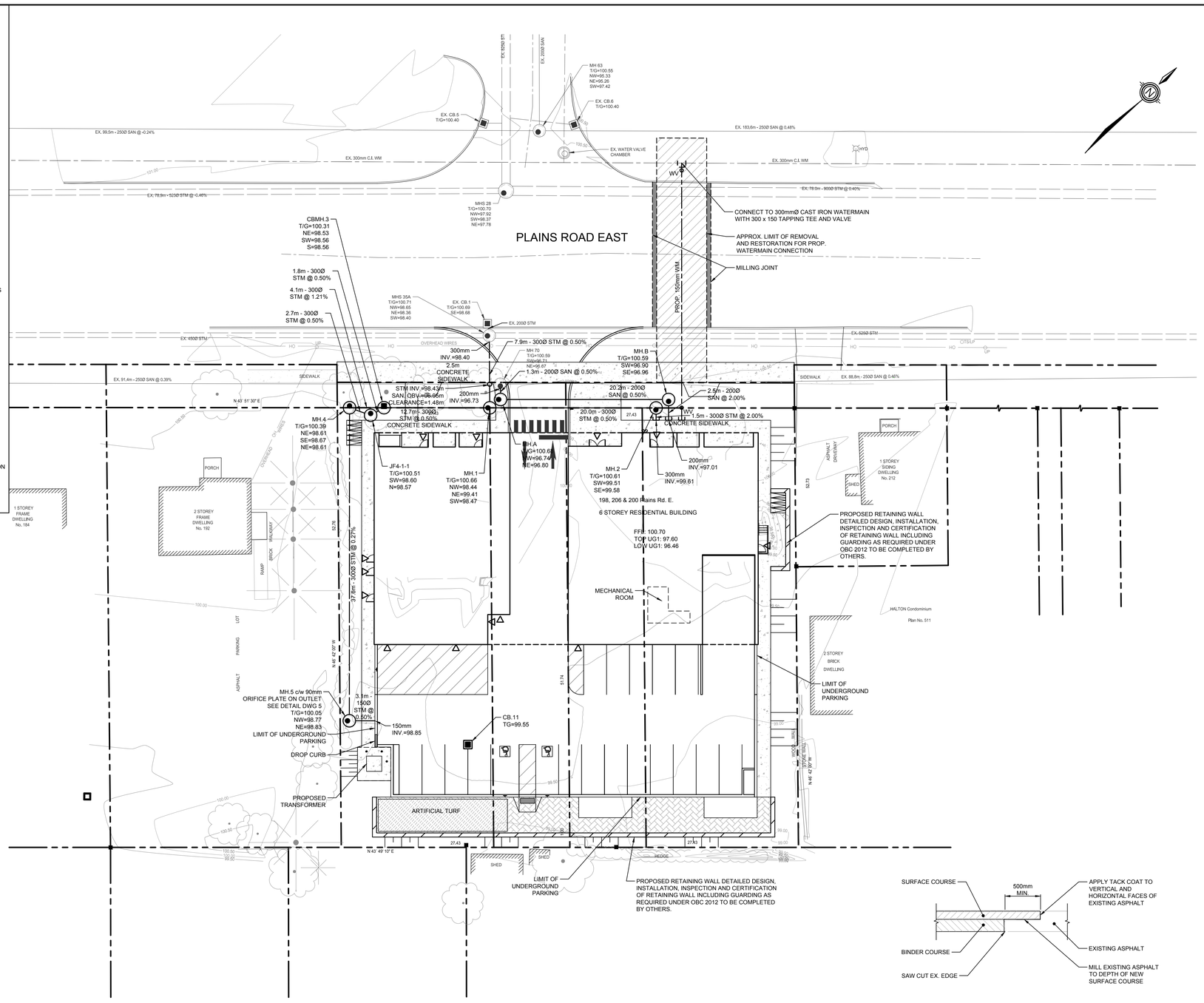
SITE GRADING PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
R.M.	P.F.G.	2500052	2
DESIGNED BY :	DATE :	SCALE :	
P.F.G.	JAN. 2025	1:250	

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LAST SAVED BY:Rebecca.Hill, 11/10/2025 2:03:13 PM PLOTTED BY:MacDonald, Robert, 11/10/2025 2:47:27 PM

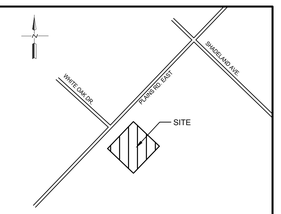
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- HEDGE
- CONIFEROUS/DECIDUOUS TREES
- PROP. CONCRETE SIDEWALK
- PROP. AMENITY AREA
- PROP. GARBAGE LOADING AREA
- EX. ASPHALT, CURB, SIDEWALK AND BOULEVARD RESTORATION
- DOOR, DOUBLE DOOR



PLAINS ROADS - ASPHALT JOINT RESTORATION DETAIL

N.T.S.



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198-200 & 206 PLAINS ROAD EAST

LANDWISE

CITY OF BURLINGTON

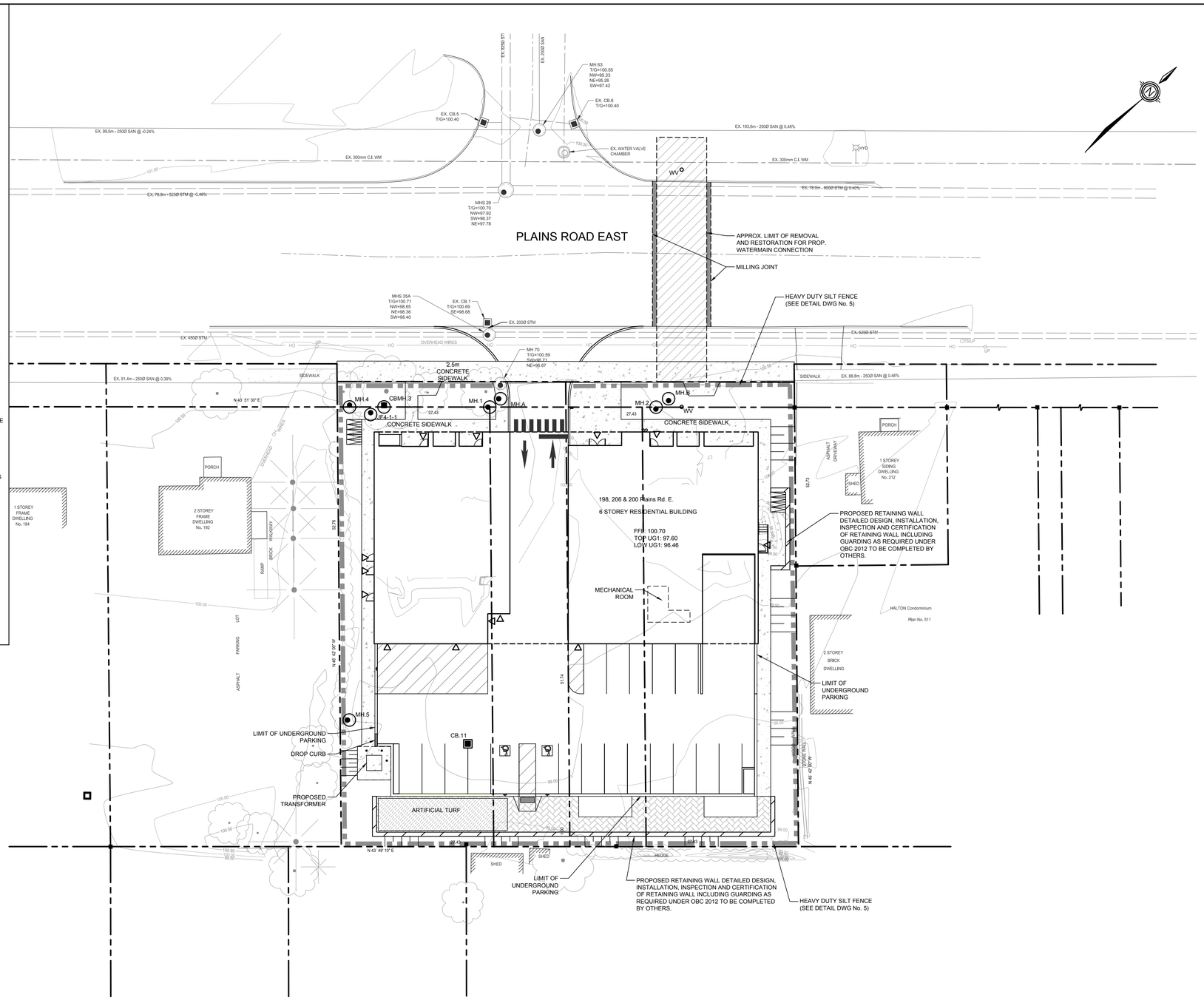
SITE SERVICING PLAN

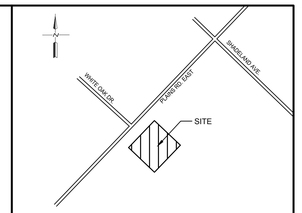
DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
R.M.	P.F.G.	2500052	3
DESIGNED BY :	DATE :	SCALE :	
P.F.G.	JAN. 2025	1:250	

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LAST SAVED BY:Rebecca\KBOL 11/10/2025 2:03:13 PM PLOTTED BY:MacDonald, Robert 11/10/2025 3:47:28 PM

LEGEND

- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
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- EX. LIGHT STANDARD
- PROPOSED GRADE / EXISTING GRADE (335.75 / 336.72)
- EXISTING GRADE (335.75 EXIST)
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- PROPOSED SWALE GRADE (335.75 SWALE)
- HEDGE
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- SILT FENCE
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- PROP. AMENITY AREA
- PROP. GARBAGE LOADING AREA





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UNIT D
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519.748.1440

198-200 & 206 PLAINS ROAD EAST

LANDWISE

CITY OF BURLINGTON

SEDIMENT AND EROSION CONTROL PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
R.M.	P.F.G.	2500052	4
DESIGNED BY :	DATE :	SCALE :	
P.F.G.	JAN. 2025	1:250	

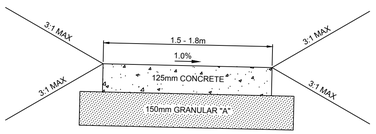
FILE:B:\Working\LANDWISE\2500052 198-200 & 206 Plains Road East\Design_Phase\Drawings\2500052 DESIGN.dwg LAYOUT:SEDIMENT CONTROL PLAN
LAST SAVED BY:Rickmac4063, 11/10/2025 2:03:31 PM PLOTTED BY:MacDonald, Robert 11/10/2025 3:47:29 PM

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED.
2. 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.
3. UNLESS OTHERWISE NOTED ON THE DRAWINGS THE STANDARD CITY OF BURLINGTON, REGION (OR COUNTY), MTO AND OPSD DRAWINGS AND OPSS ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
4. REFER TO O.B.C. - 2012 STANDARDS AND SPECIFICATIONS AND CITY OF BURLINGTON SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
5. EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCROACH ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
6. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS, ROAD CUTS, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC.
7. PRIOR TO CONSTRUCTION, THE ENGINEER IS TO BE NOTIFIED BY THE OWNER AND THE CONTRACTOR AS TO THE EXTENT OF THE CONSTRUCTION LIMITS THEY PROPOSE. THE CITY OF BURLINGTON, BUILDING AND PLUMBING OFFICIALS ARE TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
8. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE SERVICING PLANS, LANDSCAPE PLAN, SITE ELECTRICAL PLANS, AND ANY OTHER PLANS OR DRAWINGS WHICH DEPICT WORKS THAT ARE PROPOSED FOR THIS SITE.
9. 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 CITY OF BURLINGTON AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ONTARIO.
10. THE CONTRACTOR SHALL ENDEAVOUR TO PREVENT MUD TRACKING ONTO EXISTING RIGHT-OF-WAYS AND SHALL PROVIDE FOR CLEANUP AT HIS OWN EXPENSE AS DIRECTED BY THE CITY OF BURLINGTON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE CONTROLLING MEASURES AS DIRECTED BY THE CITY OF BURLINGTON.
11. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN THE FIELD.
12. ALL SERVICES AND/OR UTILITIES LOCATED ON CONCRETE SIDEWALKS OR CURBS TO BE ISOLATED FROM THE SIDEWALK OR CURB AS PER OPSD 310.040.
13. ALL UTILITIES SHALL BE LOCATED, SUPPORTED AND PROTECTED TO THE SATISFACTION OF THE UTILITY COMPANY DURING THE CONSTRUCTION PERIOD.
14. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY OF BURLINGTON.
15. THE CONTRACTOR IS TO OBTAIN, AND PAY FOR ANY NECESSARY PERMITS FOR ANY MUNICIPAL ROAD CUTS FOR THE INSTALLATION OF SANITARY, STORM, AND WATER SERVICE CONNECTIONS. ROAD CUTS TO BE RESTORED AS PER CITY OF BURLINGTON SATISFACTION.
16. BLASTING WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE CITY OF BURLINGTON.
17. ANY UTILITY RELOCATIONS DUE TO THIS DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER.
18. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.
19. DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.0m FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS.
20. ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
21. ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.

GENERAL TESTING AND INSPECTION NOTES

1. TESTING OF ALL SERVICES BY GENERAL CONTRACTOR.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING GEI CONSULTANTS FOR THE COMPLETION OF ALL REQUIRED SITE INSPECTIONS.
3. ALL STORM SEWERS ARE TO BE MANDREL TESTED PRIOR TO FINAL ACCEPTANCE BY THE ENGINEER. ALL MANDREL TESTING AS PER OPSS 410.
4. ALL STORM REQUIRE FIELD INSPECTION BY THE SITE SERVICING ENGINEERING DURING INSTALLATION INSPECTION SERVICES REQUIRE A MINIMUM OF 4 HOURS NOTICE.



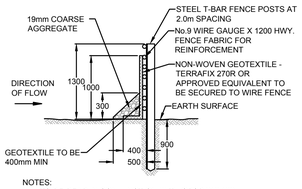
CONCRETE SIDEWALK
N.T.S.

SEDIMENT AND EROSION CONTROL NOTES

1. SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED AND THAT BARRIERS AND SEDIMENTATION FACILITIES WITHIN THE SITE ARE PROVIDED TO CONTROL ANY EROSION THAT DOES OCCUR.
2. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SEDIMENT POND OR STORAGE AREA MUST BE ESTABLISHED TO COLLECT SURFACE DRAINAGE FROM ALL AREAS THAT WILL BE DISTURBED. WATER PUMPED FROM EXCAVATION OR DEWATERING OPERATIONS MUST BE DIRECTED TO THE SEDIMENT POND.
3. ALL SILT FENCING TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING EXCAVATION OR DEMOLITION.
4. CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCED OF IMMEDIATE CONSTRUCTION.
5. STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. STOCKPILES SHOULD NOT BE LOCATED IMMEDIATELY ADJACENT TO DITCHES OR ROAD ALLOWANCES. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES. A PERIMETER DITCH LEADING TO A SETTLING AREA OR SEDIMENTATION TRAP SHOULD BE INSTALLED AROUND THE STOCKPILE.
6. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MANHOLES CATCH BASINS, DITCHES SWALES AND WATERCOURSES.
7. ADDITION EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
8. THE DESIGN CONSULTANT IS TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.
9. EROSION CONTROL STRUCTURES ARE TO BE MONITORED REGULARLY AND ANY DAMAGE TO STRUCTURES REPAIRED IMMEDIATELY. SEDIMENTS ARE TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 50% OF THE FENCE. CLOGGED FILTER MATERIALS SUCH AS CRUSHED STONE, STRAW BALES OR FILTER CLOTH MUST BE REPLACED AS REQUIRED.
10. ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
11. NO ALTERNATIVE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGN CONSULTANT AND THE CITY OF BURLINGTON.
12. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MUNICIPAL ROADWAYS AND SIDEWALKS AREA CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.
13. ALL DISTURBED AREAS NOT INCLUDED IN CONSTRUCTION TO BE RE-TOPSOILED AND RE-SEEDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.

SERVICING NOTES - STORM

1. ALL STORM SEWERS 375mmØ AND SMALLER TO BE PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2 ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS. 450mmØ AND LARGER TO BE CONCRETE IN ACCORDANCE WITH CSA A257.2, CLASS 65D OR LATEST REVISIONS. UNLESS OTHERWISE NOTED.
2. BEDDING FOR PVC STORM SEWERS AS PER OPSD 802.010, GRANULAR 'A', COMPACTED TO 98% SPD.
3. BEDDING FOR CONCRETE PIPE AS PER OPSD-802.030, CLASS B, GRANULAR 'A', COMPACTED TO 98% SPMDD.
4. EXISTING SEWER INVERTS, MATERIAL TYPE, AND SIZE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. ALL CATCHBASINS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 705.010 OR OPSD 705.020. ALL CATCHBASIN FRAMES AND COVERS IN THE ROADWAY AS PER OPSD 400.110. ALL CATCHBASIN FRAMES AND COVERS IN WALKWAY AREAS AS PER OPSD 400.100.
6. ALL EXISTING SEWERS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
7. ALL CATCHBASIN LEADS TO BE MINIMUM 250mmØ PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034, OR NON-REINFORCED CONCRETE PIPE, OR BOSS 2000 HDPE IN ACCORDANCE WITH CSA-B182.8, ASTM D-3350, UNLESS NOTED OTHERWISE.
8. ALL MAINTENANCE HOLES AND CATCHBASIN MAINTENANCE HOLES SHALL BE BENCHED UP TO 3/4 HEIGHT REGARDLESS OF PIPE SIZE. ALL BENCHING SHALL SLOPE UP AND AWAY FROM THE PIPE AT 8% SLOPE. STORM SEWER MAINTENANCE HOLES SHALL NOT BE PRE-BENCHED BY THE MANUFACTURER EXCEPT IN NEW DEVELOPMENT. BENCHING MAINTENANCE HOLES MUST BE COMPLETED DURING CONSTRUCTION ON SITE.

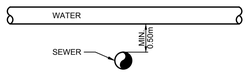


NOTES:
1. TO BE READ IN CONJUNCTION WITH OPSD 219.130.

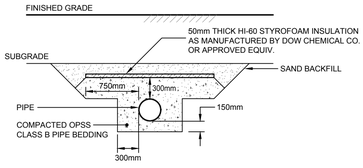
SEDIMENT FENCE
HEAVY DUTY - NO TRENCH
N.T.S.

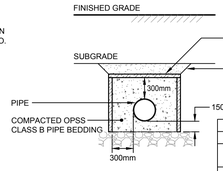
GRADING

1. THE GRADING PLAN IS TO BE READ WITH THE SITE SERVICES DRAWINGS.
2. CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
3. ALL DRIVEWAY AND GRADING MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT CITY OF BURLINGTON STANDARDS AND SPECIFICATIONS.
4. ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 98% Std. PROCTOR DRY DENSITY. ALL FILL WITHIN THE SITE PARKING AREA TO BE COMPACTED TO A MIN. OF 95% SPD. THE SUITABILITY OF ALL FILL MATERIALS ARE TO BE CONFIRMED BY A RECOGNIZED SOILS CONSULTANT TO THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION OF ANY ROAD BASE MATERIALS.
5. LANDSCAPING SHALL NOT ENCROACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
6. SILT FENCE(S) TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS. SILTATION CONTROL SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL BE IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES.
7. ANY CHANGES IN GRADES, CATCH BASINS, SERVICES LATERALS, STORM AND SANITARY SEWERS REQUIRE THE APPROVAL OF GEI CONSULTANTS.
8. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF GEI CONSULTANTS.
9. ALL LANDSCAPING TO BE INSTALLED AS SOON AS POSSIBLE OR PRIOR TO THE END OF THE FIRST GROWING SEASON. LANDSCAPING TO BE MAINTAINED UNTIL IT IS ESTABLISHED.
10. ALL COMPACTION TO BE CERTIFIED BY A GEOTECHNICAL CONSULTANT.
11. ALL CURBS ARE TO BE 150mm ABOVE THE PROPOSED GUTTER LINE (G/L) UNLESS NOTED OTHERWISE.
12. PAVEMENT GRADE SHALL BE MIN. 0.5%, MAX. 8%.
13. DRAINAGE SWALE GRADE SHALL BE MIN. 2%, MAX. 6%.
14. SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS NOTED OTHERWISE.



TYP. PIPE CROSSING DETAIL
N.T.S.

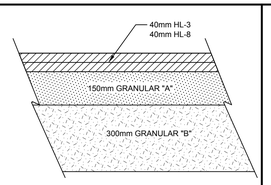




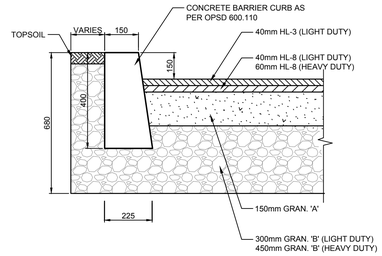
1. INSULATION TO BE PLACED UNTIL COVER EXCEEDS 1.2m.
2. MINIMUM BURY DEPTHS ARE GENERAL. DEEPER MAY BE REQUIRED DEPENDING ON BUILDING FOUNDATION DESIGN OR OTHER SITE CONSTRAINTS.

TYPICAL PIPE INSULATION DETAIL
N.T.S.

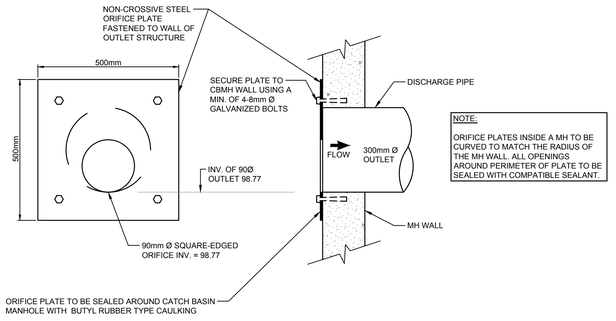
MINIMUM BURY DEPTHS FOR SERVICE PIPING:	
SERVICE	MINIMUM BURY DEPTH
STORM SEWER	1.5m COVER
WATERMAIN	2.0m COVER
SANITARY SEWER	2.5m COVER



ASPHALT PAVEMENT
(LIGHT DUTY)
N.T.S.

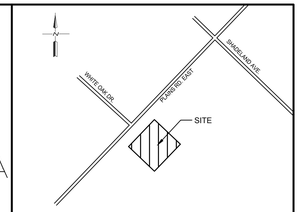


PARKING AND CURB DETAIL
N.T.S.



NOTE:
ORIFICE PLATES INSIDE A MH TO BE CURVED TO MATCH THE RADIUS OF THE MH WALL. ALL OPENINGS AROUND PERIMETER OF PLATE TO BE SEALED WITH COMPATIBLE SEALANT.

ORIFICE PLATE DETAIL (MATCH INVERTS) - MH.4
N.T.S.



CITY OF BURLINGTON
KEY PLAN
NOT TO SCALE

NOTES :
1. LEGAL SURVEY PROVIDED BY J.H. GELBLOOM SURVEYING LIMITED, DATED APRIL 4, 2023.
2. SITE PLAN PROVIDED BY HATEM NASSIF ARCHITECTS INC., OCT. 24, 2025.

BENCH MARKS :

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



NO.	DATE	REVISION DESCRIPTION	CHKD
3.	11/10/2025	REVISED PER NEW SITE PLAN	P.F.G.
2.	05/23/2025	ISSUED FOR APPROVAL	P.F.G.
1.	04/17/2025	ISSUED FOR REVIEW	P.F.G.

GEI Consultants
GEI CONSULTANTS, INC.
330 TRILLIUM DRIVE
UNIT D
KITCHENER, ONTARIO N2E 3J2
519.748.1440

198-200 & 206 PLAINS ROAD EAST

LANDWISE

CITY OF BURLINGTON

NOTES AND DETAILS PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
R.M.	P.F.G.	2500052	5
DESIGNED BY :	DATE :	SCALE :	
P.F.G.	JAN. 2025	1:250	

FILE R:\Working\LANDWISE\2500052 198-200 & 206 Plains Road East\Design Phase\Drawings\2500052 DESIGN.dwg, LAYOUT NOTES AND DETAILS
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