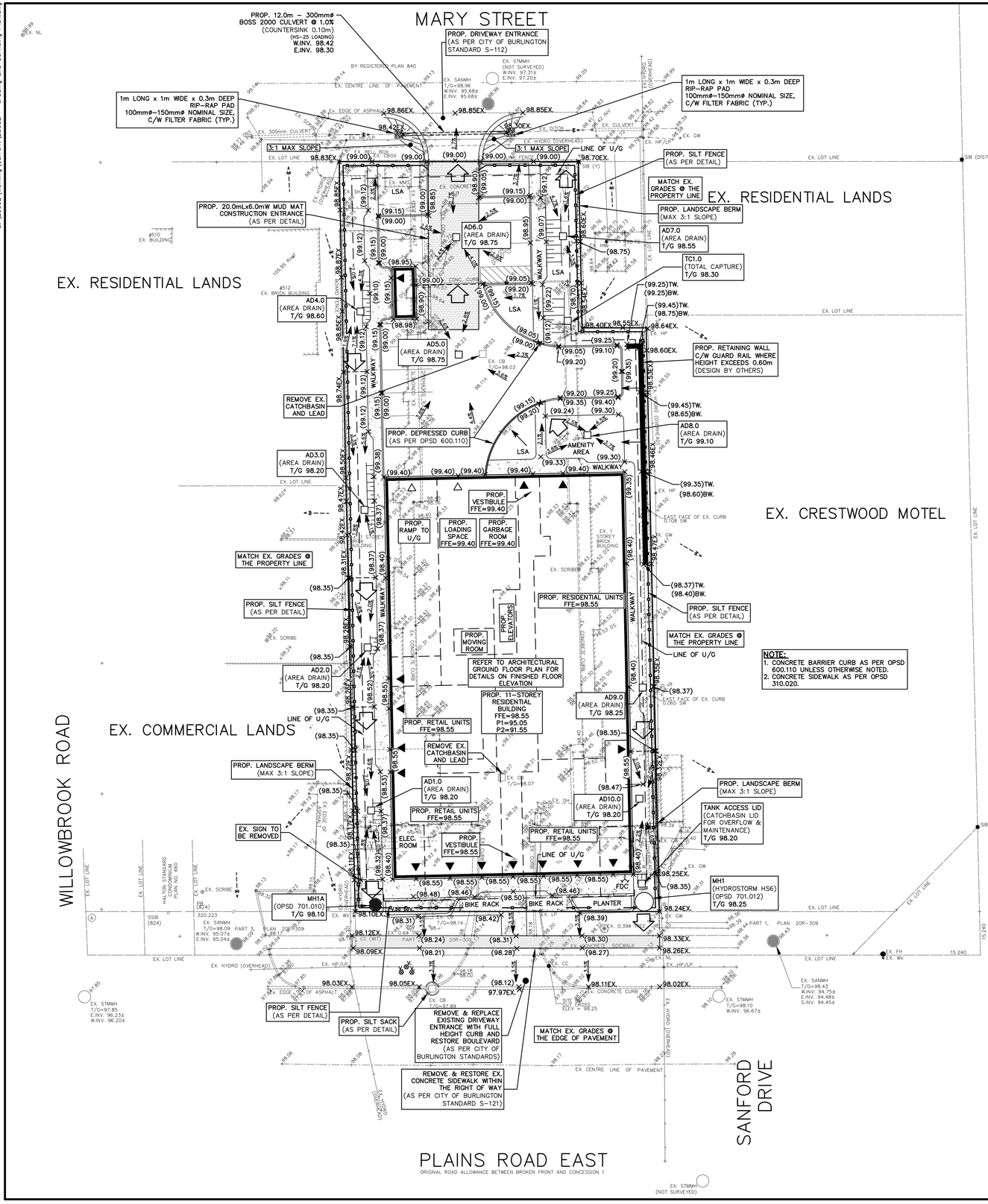
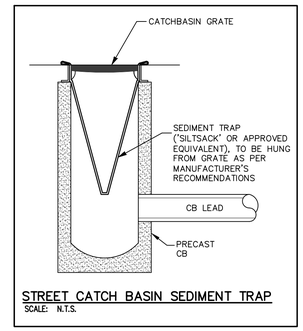
DWG No.: C101

PRELIMINARY GRADING AND EROSION CONTROL PLAN

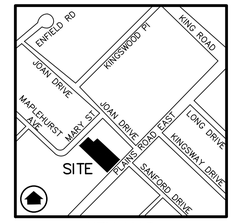
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STREET CATCH BASIN SEDIMENT TRAP

SCALE: N.T.S.




KEY MAP

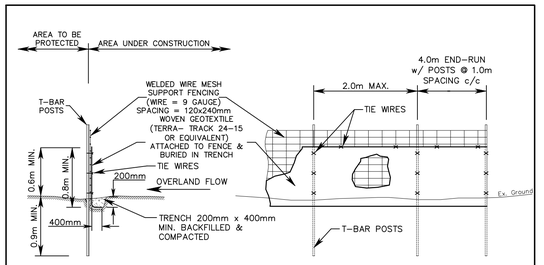
N.T.S.

LEGEND:

- EXISTING GROUND ELEVATION (+209.00)
- PROPOSED GROUND ELEVATION (x(209.00))
- PROPOSED ELEVATION TO MATCH EXISTING (x209.00EX)
- PROPOSED TOP OF WALL ELEVATION (x(209.00)TW)
- PROPOSED GROUND ELEVATION AT BOTTOM OF WALL (x(209.00)BW)
- PROPOSED DIRECTION OF SHEET FLOW (2.0%)
- PROPOSED DRAINAGE BREAK LINE
- EXISTING CATCHBASIN
- EXISTING STORM/SANITARY MANHOLE
- PROPOSED CONCRETE
- PROPOSED AREA DRAIN
- PROPOSED STORM/SANITARY MANHOLE
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)

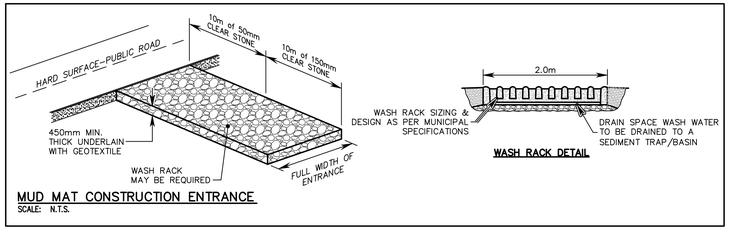
LEGEND:

- PROPOSED CURB STOP/GATE VALVE
- EXISTING DIRECTION OF DRAINAGE
- PROPOSED EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED SLOPE (MAX 3:1) (TOP) (BOTTOM)
- FFE = 100.00 PROPOSED FINISH FLOOR ELEVATION
- P1 = 100.00, P2 = 100.00 PROPOSED U/G PARKING FLOOR ELEVATION
- PROPOSED CATCHBASIN SILT SACK
- PROPOSED SILTATION CONTROL FENCE
- PROPOSED DEPRESSED CURB AS PER OPSD 600.110




HEAVY-DUTY SILT FENCE (PER OPSD 219.131)

SCALE: N.T.S.




WASH RACK DETAIL

MUD MAT CONSTRUCTION ENTRANCE

SCALE: N.T.S.

BENCH MARK NOTE:

BURLINGTON BM NO. 461

BRASS PLAQUE LOCATED ON CULVERT NORTHWEST CORNER PLAINS ROAD AND FRANCIS ROAD.
ELEVATION=93.798M. CGVD28: 78

| NO. | DATE | BY | REVISIONS |
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| | | | |

NOTES TO CONTRACTOR:

1. CONTRACTORS AND SUBCONTRACTORS SHALL NOT SCALE FROM THIS DRAWING.
2. ANY INCONSISTENCIES AND OMISSIONS FOUND ON THE DRAWINGS MUST BE REPORTED TO THE ENGINEER FOR CLARIFICATION BEFORE COMMENCING THE WORK.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS AND REPORT ALL FINDINGS TO THE ENGINEER. ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS.
4. THE POSITIONS OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVER-GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWING, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
5. ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, REUSED, OR REVISED WITHOUT THE WRITTEN CONSENT OF S. LLEWELLYN AND ASSOCIATES LIMITED.

| | | | | |
|---|---|---|---|---|
| DESIGN | YM | CHK'D | SN | DATE Mar. 5, 26 |
| DRAWN | YM | CHK'D | SN | |

SCALE 1:250 (0, 5, 10, 15, 20, 25)

APPROVALS

NOT FOR CONSTRUCTION

STAMP: LICENSED PROFESSIONAL ENGINEER, S. J. NELSON, 100228748, Mar.05/26, PROVINCE OF ONTARIO


S. LLEWELLYN & ASSOCIATES LIMITED
CONSULTING ENGINEERS
Tel. (905) 631-6978
Website: www.sla.on.ca
email: info@sla.on.ca
3228 South Service Road, Suite #105 East Wing, Burlington, Ont., L7N 3H8


CLIENT

BRYDEC DEVELOPMENT INC.
3324 GUELPH LINE,
BURLINGTON, ON L7P 0S7

PROJECT NAME

517 PLAINS ROAD EAST,
BURLINGTON, ONTARIO

TITLE

PRELIMINARY GRADING AND EROSION CONTROL PLAN

| PROJECT No. | DRAWING No. |
|---|---|
| 25092 | C101 |

NOTES TO CONTRACTOR:

1. INSPECTION
CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2. GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.

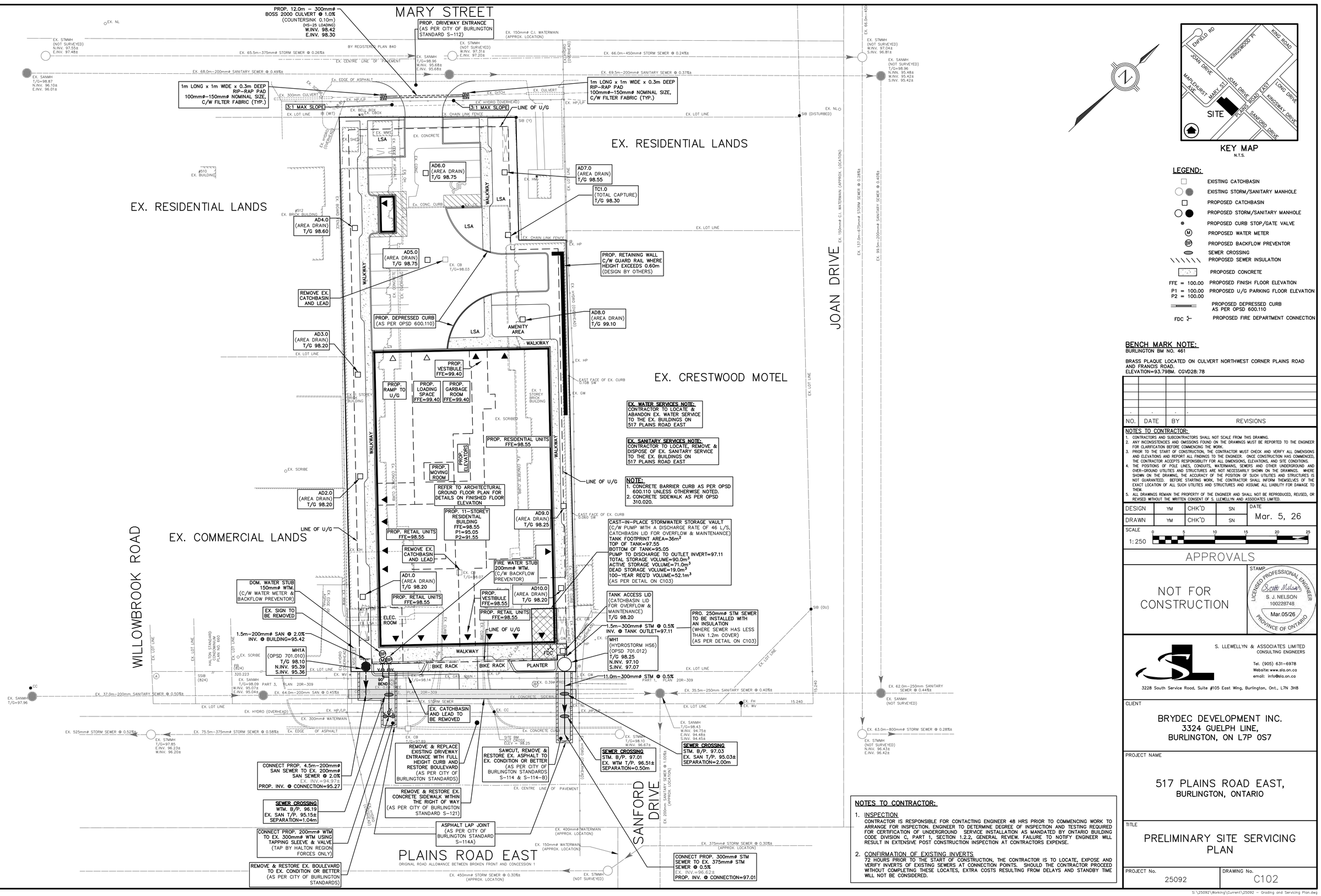
2. CONFIRMATION OF EXISTING INVERTS
72 HOURS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO LOCATE, EXPOSE AND VERIFY INVERTS OF EXISTING SEWERS AT CONNECTION POINTS. SHOULD THE CONTRACTOR PROCEED WITHOUT COMPLETING THESE LOCATES, EXTRA COSTS RESULTING FROM DELAYS AND STANDBY TIME WILL NOT BE CONSIDERED.

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Plotted: March 5, 2026 4:29:49 PM By: Yagnik Moradiya

DWG No.: C102

PRELIMINARY SITE SERVICING PLAN

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KEY MAP
N.T.S.

## LEGEND:

- EXISTING CATCHBASIN
- EXISTING STORM/SANITARY MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED STORM/SANITARY MANHOLE
- PROPOSED CURB STOP/GATE VALVE
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTOR
- SEWER CROSSING
- PROPOSED SEWER INSULATION
- PROPOSED CONCRETE
- FFE = 100.00 PROPOSED FINISH FLOOR ELEVATION
- P1 = 100.00, P2 = 100.00 PROPOSED U/G PARKING FLOOR ELEVATION
- PROPOSED DEPRESSED CURB AS PER OPSD 600.110
- FDC PROPOSED FIRE DEPARTMENT CONNECTION

## BENCH MARK NOTE:

BURLINGTON BM NO. 461

BRASS PLAQUE LOCATED ON CULVERT NORTHWEST CORNER PLAINS ROAD AND FRANCIS ROAD.
ELEVATION=93.798M. CGVD28: 78

| NO. | DATE | BY | REVISIONS |
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## NOTES TO CONTRACTOR:

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5. ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, REUSED, OR REVISED WITHOUT THE WRITTEN CONSENT OF S. LLEWELLYN AND ASSOCIATES LIMITED.

| DESIGN | YM | CHK'D | SN | DATE |
|---|---|---|---|---|
| DRAWN | YM | CHK'D | SN | Mar. 5, 26 |

SCALE 1:250 (0, 5, 10, 15, 20, 25)

## APPROVALS

NOT FOR CONSTRUCTION

STAMP: LICENSED PROFESSIONAL ENGINEER — Scott Nelson — S. J. NELSON — 100228748 — Mar.05/26 — PROVINCE OF ONTARIO


S. LLEWELLYN & ASSOCIATES LIMITED
CONSULTING ENGINEERS
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3228 South Service Road, Suite #105 East Wing, Burlington, Ont., L7N 3H8


CLIENT

BRYDEC DEVELOPMENT INC.
3324 GUELPH LINE,
BURLINGTON, ON L7P 0S7

PROJECT NAME

517 PLAINS ROAD EAST,
BURLINGTON, ONTARIO

TITLE

PRELIMINARY SITE SERVICING PLAN

| PROJECT No. | DRAWING No. |
|---|---|
| 25092 | C102 |

## NOTES TO CONTRACTOR:

1. INSPECTION
CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.

2. CONFIRMATION OF EXISTING INVERTS
72 HOURS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO LOCATE, EXPOSE AND VERIFY INVERTS OF EXISTING SEWERS AT CONNECTION POINTS. SHOULD THE CONTRACTOR PROCEED WITHOUT COMPLETING THESE LOCATES, EXTRA COSTS RESULTING FROM DELAYS AND STANDBY TIME WILL NOT BE CONSIDERED.

DWG No.: C103

GENERAL NOTES & DETAILS PLAN

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## GENERAL NOTES

1. THIS/THESE PLAN(S) IS/ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED BY THE ENGINEER AND INDICATED ISSUED FOR CONSTRUCTION ON THE DRAWING.
2. THIS/THESE PLAN(S) IS/ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF S. LLEWELLYN AND ASSOCIATES LIMITED.
3. INFORMATION REGARDING ANY EXISTING SERVICES AND/OR UTILITIES SHOWN ON THE APPROVED SET OF CONSTRUCTION DRAWINGS ARE FURNISHED AS THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE SEES FIT WITH THE UNDERSTANDING THAT THE OWNER AND HIS AGENTS DISCLAIM ALL RESPONSIBILITY FOR ITS ACCURACY AND /OR SUFFICIENCY. THE CONTRACTOR SHALL ASSUME LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
4. EXISTING TOPOGRAPHIC AND LEGAL INFORMATION TAKEN FROM PLANS PREPARED BY A.T.MCLAREN LIMITED, DATED NOVEMBER 7, 2025.
5. SITE PLAN INFORMATION TAKEN FROM PLANS PREPARED BY LIMA ARCHITECTS INC., DATED MARCH 2026.
6. THIS/THESE PLAN(S) TO BE READ IN CONJUNCTION WITH THE FUNCTIONAL SERVICING AND STORM WATER MANAGEMENT (SWM) REPORT PREPARED BY S. LLEWELLYN AND ASSOCIATES LIMITED, DATED MARCH 2026.
7. THIS (THESE) PLAN(S) TO BE USED FOR SERVICING AND GRADING ONLY, FOR BUILDING LOCATION REFER TO THE SITE PLAN.
8. 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 AND REGION OF HALTON 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.
9. ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED WRITTEN APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY OF BURLINGTON, REGION OF HALTON AND THE THE ENGINEER.
10. 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:
    - ROAD CUT PERMITS
    - SEWER PERMITS
    - APPROACH APPROVAL PERMITS
    - RELOCATION OF SERVICES
    - COMMITTEE OF ADJUSTMENT
    - ENCROACHMENT AGREEMENTS
11. PRIOR TO CONSTRUCTION THE CONTRACTOR MUST:
    i. CHECK AND VERIFY ALL DIMENSIONS AND EXISTING ELEVATIONS WHICH INCLUDE BUT ARE NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS, EXISTING INVERTS AND REPORT FINDING IN WRITING TO THE ENGINEER.
    ii. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
    iii. VERIFY ALL FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS WHICH MAY APPEAR ON THESE PLANS COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
    iv. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
    v. NOTIFY THE ENGINEER OF THE PROPOSED CONSTRUCTION SCHEDULE FOR COORDINATION OF NECESSARY INSPECTIONS.
12. **THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEER 48 HOURS PRIOR TO THE COMMENCING SITE WORKS TO ARRANGE FOR INSPECTION. THE ENGINEER SHALL DETERMINE THE EXTENT OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF THE UNDERGROUND SERVICE INSTALLATION AS MANDATED BY THE ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO MAKE SUITABLE ARRANGEMENTS FOR INSPECTION WILL LEAD TO POST CONSTRUCTION TESTING AND INSPECTION AS DETERMINED BY THE ENGINEER, THE COSTS OF WHICH INCLUDING ANY DELAYS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR. FULL PAYMENT FOR UN-INSPECTED WORKS MAY BE WITHHELD UNTIL THE COMPLETION OF THE POST CONSTRUCTION INSPECTION AND TESTING TO THE SATISFACTION OF THE ENGINEER.**
13. INSPECTION BY THE OWNER'S ENGINEER IS FOR CERTIFICATION AND GENERAL CONFORMANCE PURPOSES AND DOES NOT CERTIFY LINE AND GRADE OR IMPLY AN ASSURANCE OF QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THE INSTALLATION OF THE WORKS TO PROPER LINE, GRADE AND QUALITY TO CURRENT INDUSTRY STANDARDS.
14. ANY UTILITY RELOCATIONS AND RESTORATIONS DUE TO THE DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER AND SHALL BE COORDINATED BY THE CONTRACTOR.
15. ALL RESTORATIONS AND RECONSTRUCTIONS SHALL BE TO COMPLETED TO MATCH EXISTING CONDITIONS OR BETTER AND ARE TO BE PERFORMED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF BURLINGTON.
16. SERVICING CONTRACTOR TO MAINTAIN A "CONFINED TRENCH CONDITION" IN ALL SEWER AND WATERMAIN INSTALLATION TRENCHES.
17. THE SITE SERVICING CONTRACTOR SHALL TERMINATE ALL SERVICES 1.0m FROM THE BUILDING FACE.
18. NO BLASTING WILL BE PERMITTED.

## SEWERS

1. SANITARY AND STORM SEWERS
   A. CONSTRUCTION OF SANITARY & STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
   B. COVER AND BEDDING MATERIAL FOR CONCRETE PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.030 TO 802.033 AND 802.050 TO 802.053, CLASS 'B' BEDDING.
   C. COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.010 TO 802.014.
   D. PVC PIPE WILL REQUIRE SPECIAL CONSTRUCTION PROCEDURES AS PER CITY SPECIFICATIONS.
   E. ALL SEWERS TO BE VIDEO INSPECTED AS PER OPSS 409.
   F. ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.
   G. MANHOLE FRAMES AND COVERS SHALL BE AS PER OPSD 401.010 (STORM–OPEN) (SANITARY–CLOSED). THE WORDS "STORM" AND "SANITARY" ARE TO BE CAST INTO THEIR RESPECTIVE MANHOLE COVERS.
   H. CATCHBASIN FRAMES AND GRATES SHALL BE AS PER OPSD 400.010 OR 400.020 IN PAVED AREAS AND BEEHIVE GRATES AS PER COB STD. S–176 IN LANDSCAPED AREAS. DITCH INLET GRATES SHALL BE AS PER COB STD. S–173.
   I. SANITARY SEWERS 200mm TO 375mm IN DIAMETER SHALL BE PVC PIPE, CSA B182.2, SDR–35.
   J. STORM SEWERS 250mm TO 375mm IN DIAMETER SHALL BE PVC PIPE, CSA B182.2, SDR–35.
   K. ALL PVC STORM SEWERS ARE TO BE TESTED FOR DEFLECTION (MANDREL PASSAGE) AFTER INSTALLATION AS PER OPSS 410. SANITARY SEWERS SHALL BE TESTED FOR DEFLECTION (MANDREL PASSAGE) AND LEAKAGE (LOW AIR PRESSURE METHOD) AS PER OPSS 410. PRIOR TO ASSUMPTION BY THE CITY, PIPE DEFLECTION TESTING SHALL BE REPEATED.
   L. CLEANOUTS CAN ONLY BE PROVIDED FOR SEWERS CONTAINING A SIZE OF 150mm IN DIAMETER OR SMALLER. CLEANOUTS SHALL BE PROVIDED AT EACH CHANGE IN PIPE ALIGNMENT (VERTICAL AND HORIZONTAL), AND AT ANY CHANGE IN PIPE SIZE OR MATERIAL.
   M. SEWER INSULATION SHALL BE XPS INSULATION BOARD DESIGNED FOR HEAVY LOAD APPLICATIONS WITH A MINIMUM R–10 THICKNESS (TYPICALLY 50–65mm) AND A MINIMUM COMPRESSIVE STRENGTH OF 40 psi.

## WATERMAINS AND WATER SERVICES

1. WATERMAINS
   A. CONSTRUCTION OF WATERMAINS & PRIVATE SERVICES SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
   B. TO BE INSTALLED TO A MINIMUM DEPTH OF 1.7m BELOW PROPOSED CENTERLINE ROAD GRADE ON ALL ROADS.
   C. PVC PIPE IN SIZES 100mm THROUGH 300mm SHALL BE CLASS 150 DR18 CONFORMING TO AWWA C900.
   D. TRACER WIRE SHALL BE INSTALLED ON ALL NEW WATERMAIN AND SERVICES GREATER THAN 50mm IN DIAMETRE. A SOLID 10 GAUGE TWU COPPER WIRE SHALL BE INSTALLED ALONG THE TOP OF THE PIPE, STRAPPED TO THE PIPE AT 6m INTERVALS.
   E. MOLDED PVC FITTINGS FOR PIPE SIZES 100mm TO 300mm SHALL CONFORM TO AWWA C900 AND CERTIFIED TO CSA B137.2.
   F. FABRICATED FITTINGS 250mm AND 300mm SHALL BE MANUFACTURED FROM SEGMENTS OF AWWA C900, CLASS 150 (DR18) PVC PIPE, BONDED TOGETHER AND OVER–WRAPPED WITH FIBREGLASS–REINFORCED POLYESTER TO MEET THE REQUIREMENTS OF CSA B137.3.
   G. WHERE METAL FITTINGS ARE TO BE USED ON PVC MAINS SUFFICIENT CATHODIC PROTECTION MUST BE PROVIDED AS PER THE FOLLOWING REQUIREMENTS:
      w. ONE (1) 5.4 kg ZINC ANODE WILL BE PROVIDED FOR EVERY 1000 m TRACER WIRE.
      ii. ONE (1) 5.4 kg ZINC ANODE IS TO BE INSTALLED ON ALL COPPER SERVICE CONNECTIONS, BY MEANS OF A SERVICE GROUND CLAMP, COATED WITH T.C. MASTIC OR WRAPPED WITH 'SCOTCHFILL' ELECTRICAL PUTTY OR APPROVED EQUAL. THE ANODE IS TO BE PLACED AT LEAST 1.0 m AWAY FROM THE WATER SERVICE AND AS DEEP AS THE SERVICE AND WITHIN 1.0 m OF THE CURB STOP.
      iii. ONE (1) 10.8 kg ZINC ANODE IS TO BE INSTALLED ON EACH HYDRANT. IF PVC. PIPE IS USED BETWEEN THE HYDRANT TEE OR ANCHOR TEE AND THE HYDRANT BOOT, TWO (2) 10.8 kg ZINC ANODES SHALL BE USED.
      iv. ONE (1) 5.4 kg ZINC ANODE IS TO BE INSTALLED ON EVERY VALVE, AND EVERY METALLIC FITTING CONNECTED TO A PVC WATERMAIN. FITTINGS INCLUDE BENDS, TEES, CROSSES, SLEEVES, REDUCERS, PLUGS, CAPS, JOINT RESTRAINERS AND COUPLINGS.
      v. ONE (1) 14.5 KG MAGNESIUM ANODE IS TO BE CONNECTED TO THE FIRST LENGTH OF AN EXISTING METALLIC WATERMAIN PIPE WHEN CONNECTED TO A NEW PVC WATERMAIN.

      ALL SACRIFICIAL ZINC ANODES SHALL CONFORM TO ASTM B–418 TYPE II AND SHALL BE MADE OF HIGH GRADE ELECTROLYTIC ZINC, 99.99 % PURE. FOR ALL ANODES CONNECTED TO NEW PIPE, FITTINGS OR TO EXISTING METALLIC WATERMAINS, A CADWELDER AND CA–15 OR EQUIVALENT CARTRIDGE SHALL BE USED. ALL THERMITE WELD CONNECTIONS TO BE COATED WITH T.C. MASTIC (TAPECOAT OF CANADA), ROYBOND 747 PRIMER AND ROYSTON 'HANDY CAP" OR APPROVED EQUAL.
   H. WATERMAIN SHALL CONTAIN A MINIMUM OF 150mm GRANULAR 'A' BEDDING AND SHALL CONFORM TO OPSS MUNI. 401. BACKFILL SHALL BE 100% SPMDD BENEATH ROADS, SIDEWALKS, CURB AND 95% SPMDD ELSEWHERE AND CONFORM TO OPSS MUNI. 401 GRANULAR 'B' TYPE I OR II OR APPROVED SELECT NATIVE. LOOSE MATERIAL SHALL BE COMPACTED TO 95% SPMDD BEFORE SUBSEQUENT LAYERS ARE PLACED.
   I. WATERMAIN DEFLECTION FOR PVC PIPE:
      i. MAXIMUM ALLOWABLE DEFLECTION OF 1.5 DEGREES PER JOINT UP TO 250mm DIAMETER (160mm PER 6.1m PIPE LENGTH) AND 1.2 DEGREES FOR 300mm DIAMETER (128mm PER 6.1m PIPE LENGTH) SHALL NOT BE EXCEEDED.
      ii. ALL JOINTS SHALL BE DEFLECTED AN EQUAL AMOUNT.
   J. MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAINS AND SEWERS AND WATER SERVICES SHALL BE 2.5m. VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS WHICH CROSS MUST BE 500mm BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF THE SEWER, WITH THE LENGTH OF WATER PIPE BEING CENTRED AT THE POINT OF CROSSING SUCH THAT JOINTS IN THE WATERMAIN WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER, CROSSING PERPENDICULAR IF POSSIBLE.
   K. ALL EXISTING WATER METERS BEING ABANDONED AS PART OF THE PROPOSED DEVELOPMENT MUST BE REMOVED AND SALVAGED BY THE REGION OF HALTON. THE SERVICING CONTRACTOR SHOULD CONTACT THE PUBLIC WORKS DEPARTMENT AT (905) 825–6000 TO ARRANGE FOR THE WORK.

2. FLUSHING, SWABBING AND TESTING
   A. ALL NEW WATERMAINS ARE TO BE SWABBED IN ACCORDANCE WITH REGION SPECIFICATIONS.
   B. A REDUCED PRESSURE ZONE BACKFLOW PREVENTER (WATTS SERIES 909 OR APPROVED EQUAL) IS REQUIRED ON THE TEMPORARY SUPPLY LINES USED FOR FILLING AND FLUSHING OR SWABBING OF WATERMAINS.
   C. UPON COMPLETION OF INSTALLATION, THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON THE WATERMAINS AS PER REGION OF HALTON STANDARDS. WATERMAIN IS TO BE TESTED PRIOR TO CONNECTION TO EXISTING WATERMAINS USING TEMPORARY CAPS OR PLUGS. PIPE CLOSURES, WHERE REQUIRED, ARE TO BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR WILL ALSO SUPPLY AND INSTALL ALL ADAPTOR PIECES IN ORDER TO CONNECT TO EXISTING WATERMAINS.

3. VALVES & VALVE BOXES
   A. ALL VALVE BOXES TO BE SET TO PROPOSED GRADES.
   B. 100mm TO 300mm GATE VALVE & VALVE BOXES AS PER RH–406.020.
   C. TRACER WIRE SHALL BE INSTALLED BETWEEN EACH VALVE AND/OR THE END OF THE NEW WATERMAIN. JOINTS IN THE TRACER WIRE BETWEEN VALVES ARE DISCOURAGED, BUT WHEN NECESSARY, SPLICING MUST BE WATERPROOFED (OPSD 1109.025) OR USE OUTDOOR WATERPROOF ELECTRICAL CONNECTORS AND DONE IN SUCH A WAY TO ENSURE ELECTRICAL CONDUCTIVELY. AT EACH VALVE, A LOOP OF WIRE IS TO BE BROUGHT UP OUTSIDE THE VALVE BOX TO THE TOP OF THE BOX, AS PER RH–406.010.

4. ANCHOR BLOCKS,
   A. FOR 100mm TO 300mm WATERMAINS STANDARD CONCRETE ANCHOR BLOCKS AS PER OPSD 1103.010 AND 1103.020

## GRADING NOTES

A. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
B. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0M OR HIGHER SHALL BE DESIGNED BY A P.ENG.
C. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD SWALES.
D. RETAINING WALLS 0.6m IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.
E. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm (MIN) ABOVE FINISHED GRADE.
F. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 5.0% UNLESS OTHERWISE SPECIFIED. REVERSED SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.
G. 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.
H. 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 THE WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
I. 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.
J. ANY CHANGES IN GRADES AND CATCH BASINS REQUIRE THE APPROVAL OF THE CITY'S MANAGER OF DEVELOPMENT ENGINEERING.

## COMPACTION REQUIREMENTS

UNLESS OTHERWISE NOTED OR DIRECTED BY THE GEOTECHNICAL CONSULTANT, THE FOLLOWING SHALL APPLY:

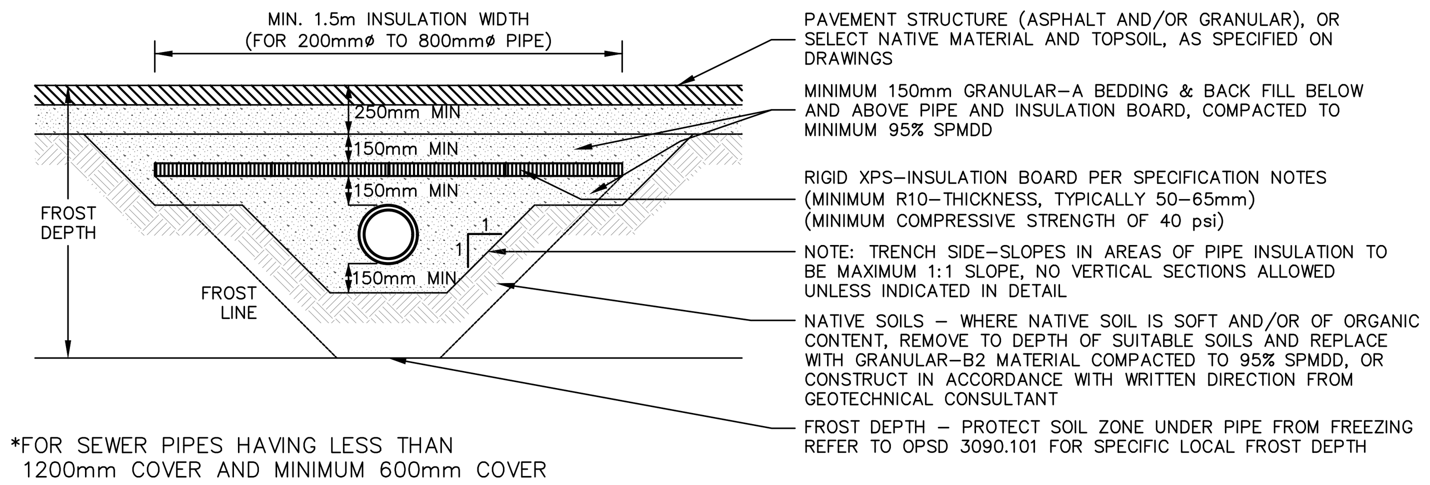
A. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUB–GRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS, ETC., SHALL BE COMPACTED TO MIN. 98% SPD. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
B. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO 98% SPD.
C. FOR ALL SEWERS AND WATERMAINS IN FILL SECTIONS, THE COMPACTION SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO LAYING OF PIPE.

## SILTATION AND EROSION CONTROL

A. SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED.
B. 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 THE CONSERVATION AUTHORITY.
C. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE ENGINEER, THE CITY OF BURLINGTON AND/OR THE CONSERVATION AUTHORITY.
D. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO DEVELOPMENT AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS, UNTIL ALL DISTURBED AREAS HAVE BEEN RE–ESTABLISHED.
E. ALL EROSION AND SEDIMENT CONTROL DEVICES SHOULD BE INSPECTED MINIMUM WEEKLY, AFTER EVERY RAINFALL AND MAINTAINED AND CLEANED AS REQUIRED.
F. 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.

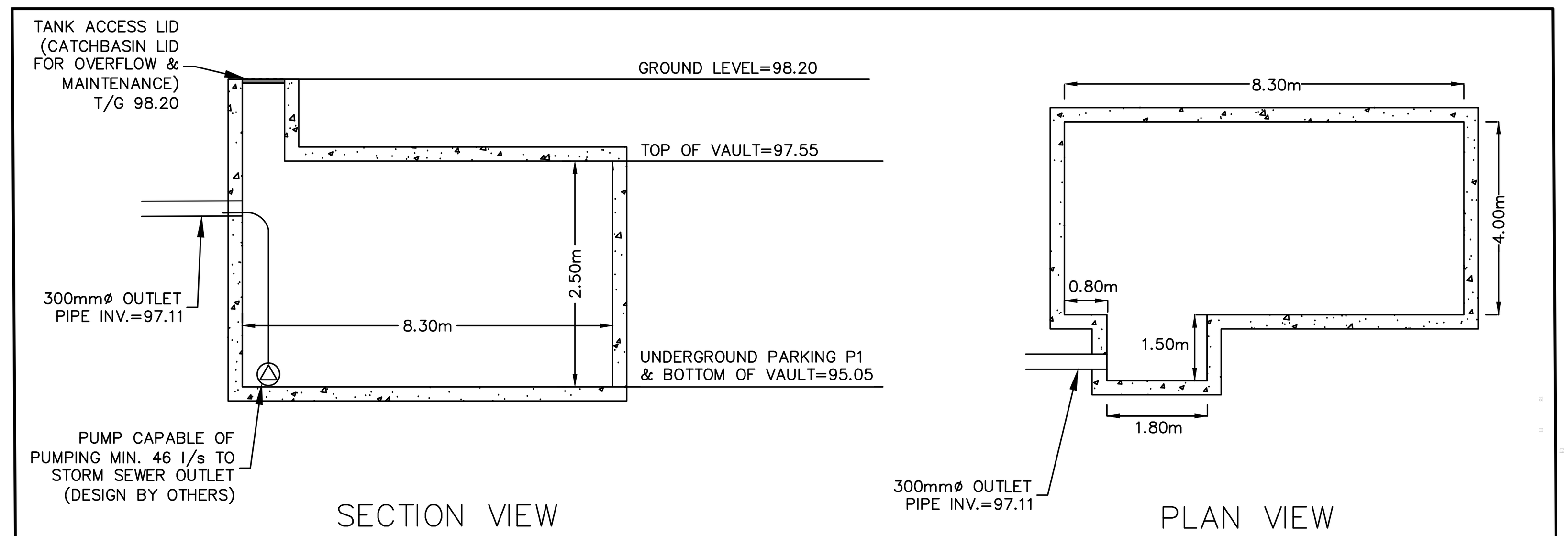
## SEWER/WATER ABANDONMENT

1. ALL EXISTING UNUSED SEWERS MUST BE PROPERLY ABANDONED BY DISCONNECTING SEWER AT THE MAIN AND GROUTING EITHER END OF THE SEWER WITH A MINIMUM 300mm OF CONCRETE.
2. UNUSED MAINTENANCE HOLES AND CATCHBASINS MUST BE COMPLETELY REMOVED.
3. OPENINGS IN MAINTENANCE HOLES AND CATCHBASINS WHERE SERVICES WERE REMOVED OR ABANDONED MUST BE BRICKED AND PARGED.
4. REMOVE VALVES IN CHAMBERS AND SALVAGE WHERE APPLICABLE.
5. WHEN ABANDONING A WATER SERVICE CONNECTION OR WATERMAIN CONNECTED TO A LIVE MAIN, THE PREFERRED METHOD IS TO REMOVE THE VALVE AND TEE AND INSERT A SLEEVE ON THE WATERMAIN.
6. REMOVE HYDRANTS FOR DISPOSAL OR SALVAGE AT DIRECTION OF THE REGION OF HALTON.
7. ALL ENDS OF THE ABANDONED WATERMAIN ARE TO BE CAPPED AND RESTRAINED BY MECHANICAL MEANS. CONCRETE PLUGGING IS NOT ACCEPTABLE.

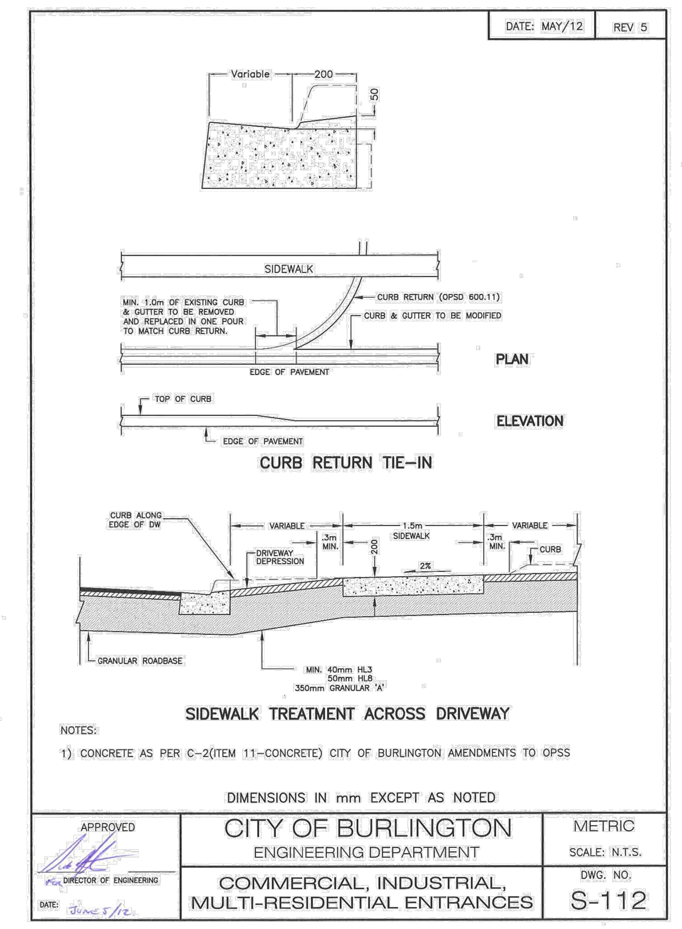



*FOR SEWER PIPES HAVING LESS THAN 1200mm COVER AND MINIMUM 600mm COVER

**SEWER PIPE INSULATION DETAIL**
SCALE: N.T.S.




**STORMWATER STORAGE VAULT (DESIGN BY OTHERS)**
SCALE: N.T.S.


DATE: MAY/12 REV 5

Variable 200 50

SIDEWALK
MIN. 1.0m OF EXISTING CURB & GUTTER TO BE REMOVED AND REPLACED IN ONE POUR TO MATCH CURB RETURN.
CURB RETURN (OPSD 600.11)
CURB & GUTTER TO BE MODIFIED
EDGE OF PAVEMENT
PLAN
TOP OF CURB
EDGE OF PAVEMENT
ELEVATION

CURB RETURN TIE–IN

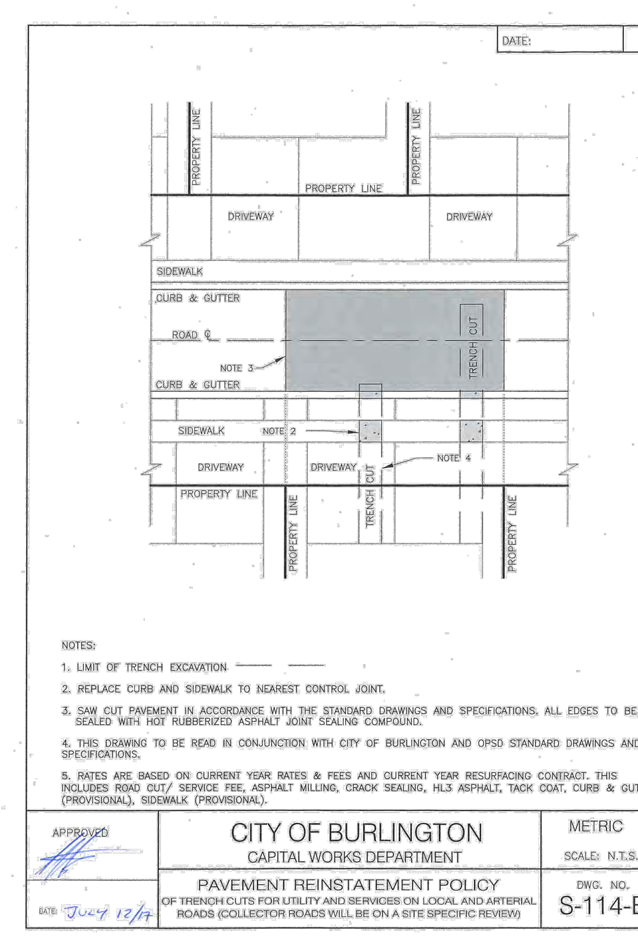
CURB ALONG EDGE OF DW
VARIABLE
DRIVEWAY DEPRESSION
.3m MIN.
200
1.5m SIDEWALK
2%
.3m MIN.
VARIABLE
CURB
GRANULAR ROADBASE
MIN. 40mm HL3 50mm HL8 350mm GRANULAR 'A'

SIDEWALK TREATMENT ACROSS DRIVEWAY

NOTES:
1) CONCRETE AS PER C–2(ITEM 11–CONCRETE) CITY OF BURLINGTON AMENDMENTS TO OPSS

DIMENSIONS IN mm EXCEPT AS NOTED

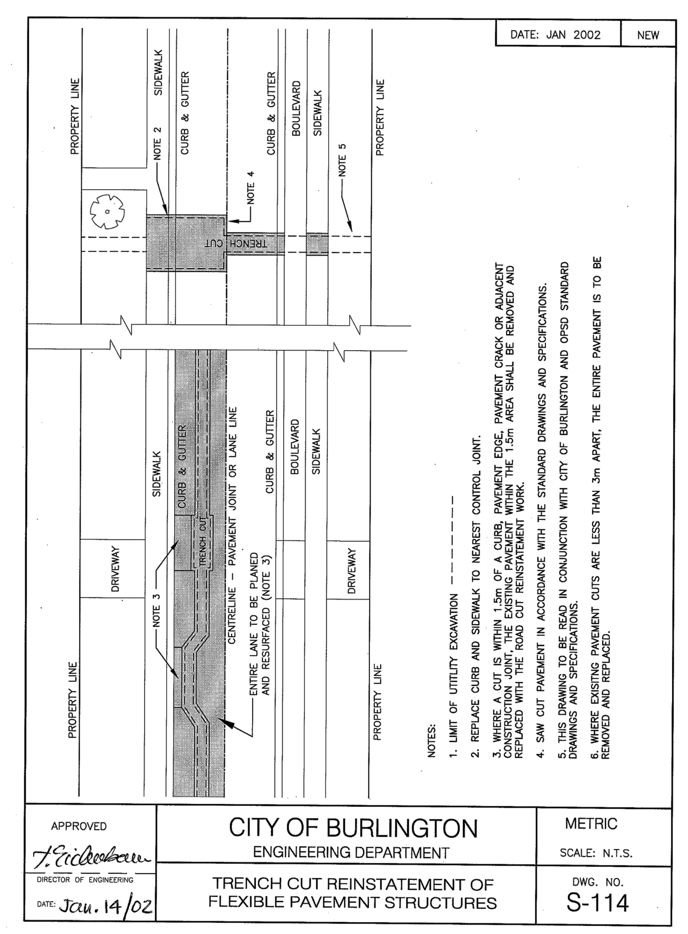
| APPROVED | CITY OF BURLINGTON<br>ENGINEERING DEPARTMENT | METRIC<br>SCALE: N.T.S. |
|---|---|---|
| FOR DIRECTOR OF ENGINEERING<br>DATE: June 5/12 | COMMERCIAL, INDUSTRIAL, MULTI-RESIDENTIAL ENTRANCES | DWG. NO.<br>S-112 |


DATE:

PROPERTY LINE
DRIVEWAY
SIDEWALK
CURB & GUTTER
ROAD ℄
NOTE 3
TRENCH CUT
NOTE 2
NOTE 4

NOTES:
1. LIMIT OF TRENCH EXCAVATION
2. REPLACE CURB AND SIDEWALK TO NEAREST CONTROL JOINT.
3. SAW CUT PAVEMENT IN ACCORDANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS. ALL EDGES TO BE SEALED WITH HOT RUBBERIZED ASPHALT JOINT SEALING COMPOUND.
4. THIS DRAWING TO BE READ IN CONJUNCTION WITH CITY OF BURLINGTON AND OPSD STANDARD DRAWINGS AND SPECIFICATIONS.
5. RATES ARE BASED ON CURRENT YEAR RATES & FEES AND CURRENT YEAR RESURFACING CONTRACT. THIS INCLUDES ROAD CUT/ SERVICE FEE, ASPHALT MILLING, CRACK SEALING, HL3 ASPHALT, TACK COAT, CURB & GUTTER (PROVISIONAL), SIDEWALK (PROVISIONAL).

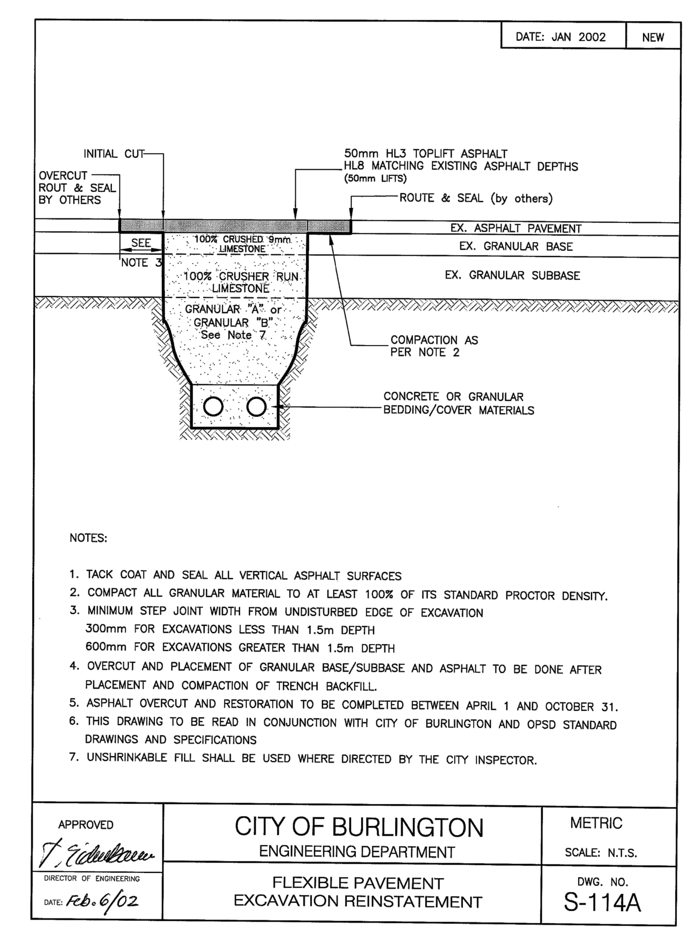
| APPROVED | CITY OF BURLINGTON<br>CAPITAL WORKS DEPARTMENT | METRIC<br>SCALE: N.T.S. |
|---|---|---|
| DATE: July 12/17 | PAVEMENT REINSTATEMENT POLICY OF TRENCH CUTS FOR UTILITY AND SERVICES ON LOCAL AND ARTERIAL ROADS (COLLECTOR ROADS WILL BE ON A SITE SPECIFIC REVIEW) | DWG. NO.<br>S-114-B |


DATE: JAN 2002 NEW

PROPERTY LINE
SIDEWALK
CURB & GUTTER
BOULEVARD
NOTE 2
NOTE 3
NOTE 4
NOTE 5
TRENCH CUT
DRIVEWAY
CENTRELINE – PAVEMENT JOINT OR LANE LINE
ENTIRE LANE TO BE PLANED AND RESURFACED (NOTE 3)

NOTES:
1. LIMIT OF UTILITY EXCAVATION
2. REPLACE CURB AND SIDEWALK TO NEAREST CONTROL JOINT.
3. WHERE A CUT IS WITHIN 1.5m OF A CURB, PAVEMENT EDGE, PAVEMENT CRACK OR ADJACENT CONSTRUCTION JOINT, THE EXISTING PAVEMENT WITHIN THE 1.5m AREA SHALL BE REMOVED AND REPLACED WITH THE ROAD CUT REINSTATEMENT WORK.
4. SAW CUT PAVEMENT IN ACCORDANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS.
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH CITY OF BURLINGTON AND OPSD STANDARD DRAWINGS AND SPECIFICATIONS.
6. WHERE EXISTING PAVEMENT CUTS ARE LESS THAN 3m APART, THE ENTIRE PAVEMENT IS TO BE REMOVED AND REPLACED.

| APPROVED | CITY OF BURLINGTON<br>ENGINEERING DEPARTMENT | METRIC<br>SCALE: N.T.S. |
|---|---|---|
| DIRECTOR OF ENGINEERING<br>DATE: Jan. 14/02 | TRENCH CUT REINSTATEMENT OF FLEXIBLE PAVEMENT STRUCTURES | DWG. NO.<br>S-114 |


DATE: JAN 2002 NEW

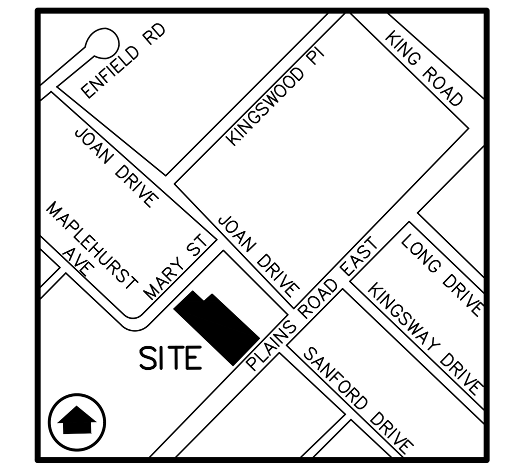
INITIAL CUT
OVERCUT ROUT & SEAL BY OTHERS
50mm HL3 TOPLIFT ASPHALT HL8 MATCHING EXISTING ASPHALT DEPTHS (50mm LIFTS)
ROUTE & SEAL (by others)
EX. ASPHALT PAVEMENT
EX. GRANULAR BASE
EX. GRANULAR SUBBASE
SEE NOTE 3
100% CRUSHED 9mm LIMESTONE
100% CRUSHER RUN LIMESTONE
GRANULAR "A" or GRANULAR "B" See Note 7
COMPACTION AS PER NOTE 2
CONCRETE OR GRANULAR BEDDING/COVER MATERIALS

NOTES:
1. TACK COAT AND SEAL ALL VERTICAL ASPHALT SURFACES
2. COMPACT ALL GRANULAR MATERIAL TO AT LEAST 100% OF ITS STANDARD PROCTOR DENSITY.
3. MINIMUM STEP JOINT WIDTH FROM UNDISTURBED EDGE OF EXCAVATION
   300mm FOR EXCAVATIONS LESS THAN 1.5m DEPTH
   600mm FOR EXCAVATIONS GREATER THAN 1.5m DEPTH
4. OVERCUT AND PLACEMENT OF GRANULAR BASE/SUBBASE AND ASPHALT TO BE DONE AFTER PLACEMENT AND COMPACTION OF TRENCH BACKFILL.
5. ASPHALT OVERCUT AND RESTORATION TO BE COMPLETED BETWEEN APRIL 1 AND OCTOBER 31.
6. THIS DRAWING TO BE READ IN CONJUNCTION WITH CITY OF BURLINGTON AND OPSD STANDARD DRAWINGS AND SPECIFICATIONS
7. UNSHRINKABLE FILL SHALL BE USED WHERE DIRECTED BY THE CITY INSPECTOR.

| APPROVED | CITY OF BURLINGTON<br>ENGINEERING DEPARTMENT | METRIC<br>SCALE: N.T.S. |
|---|---|---|
| DIRECTOR OF ENGINEERING<br>DATE: Feb. 6/02 | FLEXIBLE PAVEMENT EXCAVATION REINSTATEMENT | DWG. NO.<br>S-114A |

## NOTES TO CONTRACTOR:

1. INSPECTION
   CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.
2. CONFIRMATION OF EXISTING INVERTS
   72 HOURS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO LOCATE, EXPOSE AND VERIFY INVERTS OF EXISTING SEWERS AT CONNECTION POINTS. SHOULD THE CONTRACTOR PROCEED WITHOUT COMPLETING THESE LOCATES, EXTRA COSTS RESULTING FROM DELAYS AND STANDBY TIME WILL NOT BE CONSIDERED.




KEY MAP
N.T.S.

## BENCH MARK NOTE:

BURLINGTON BM NO. 461

BRASS PLAQUE LOCATED ON CULVERT NORTHWEST CORNER PLAINS ROAD AND FRANCIS ROAD.
ELEVATION=93.798M. CGVD28:78

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| | | | |
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| | | | |
| | | | |
| . | . | . | . |

## NOTES TO CONTRACTOR:

1. CONTRACTORS AND SUBCONTRACTORS SHALL NOT SCALE FROM THIS DRAWING.
2. ANY INCONSISTENCIES AND OMISSIONS FOUND ON THE DRAWINGS MUST BE REPORTED TO THE ENGINEER FOR CLARIFICATION BEFORE COMMENCING THE WORK.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS AND REPORT ALL FINDINGS TO THE ENGINEER. ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS.
4. THE POSITIONS OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVER–GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWING, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
5. ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, REUSED, OR REVISED WITHOUT THE WRITTEN CONSENT OF S. LLEWELLYN AND ASSOCIATES LIMITED.

| DESIGN | YM | CHK'D | SN | DATE<br>Mar. 5, 26 |
|---|---|---|---|---|
| DRAWN | YM | CHK'D | SN | |

SCALE

APPROVALS

NOT FOR CONSTRUCTION

STAMP
LICENSED PROFESSIONAL ENGINEER
S. J. NELSON
100228748
Mar.05/26
PROVINCE OF ONTARIO


S. LLEWELLYN & ASSOCIATES LIMITED
CONSULTING ENGINEERS
Tel. (905) 631–6978
Website: www.sla.on.ca
email: info@sla.on.ca
3228 South Service Road, Suite #105 East Wing, Burlington, Ont., L7N 3H8


CLIENT

BRYDEC DEVELOPMENT INC.
3324 GUELPH LINE,
BURLINGTON, ON L7P 0S7

PROJECT NAME

517 PLAINS ROAD EAST,
BURLINGTON, ONTARIO

TITLE

GENERAL NOTES & DETAILS PLAN

| PROJECT No. | DRAWING No. |
|---|---|
| 25092 | C103 |

S:\25092\Working\Current\25092 – Grading and Servicing Plan.dwg
Plotted: March 5, 2026 4:30:25 PM By: Yagnik Moradiya