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LOCATION PLAN
NTS

LEGEND

EXISTING PROPERTY LINE	
PROPOSED PROPERTY LINE	
PROPOSED GRADE	×148.22
PROPOSED GRADE (TOP OF CURB)	×148.53TC
PROPOSED GRADE (BOTTOM OF CURB)	×148.43BC
EXISTING GRADE	×149.40EX
PROPOSED STORM TANK ACCESS HATCH	
PROPOSED STORM CHAMBER ACCESS HATCH	
PROPOSED SANITARY ACCESS HATCH	
PROPOSED OIL-GRIT SEPARATOR	
PROPOSED AREA DRAIN	
PROPOSED CATCH BASIN	
EXISTING CATCH BASIN	
EMERGENCY OVERLAND FLOW ROUTE	
BASEMENT OUTLINE	
ROOF OUTLINE	

LIST OF DRAWINGS

SG-01 (SITE GRADING PLAN)
SS-01 (SITE SERVICING PLAN)
EC-01 (EROSION CONTROL PLAN)
PU-01 (PUBLIC UTILITIES PLAN)

SITE PLAN INFORMATION

KIRKOR ARCHITECTS AND PLANNERS
20 DE BOERS DR. SUITE 400, TORONTO, ONTARIO, M3J 0H1
T: 416-665-6060

SURVEY INFORMATION

A.J. CLARKE & ASSOCIATES LTD.
25 MAIN STREET K-PST, SUITE 300 HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

BENCHMARK

CITY OF BURLINGTON
INDEX No 198
DESCRIPnON:
PLATE ON PUMP HOUSE LOCATED JUST WEST OF RAMBO CREEK, BEING 0.32 Km EAST OF BRANT STREET ON LAKESHORE ROAD.
PLATE IS FIXED TO THE SOUTH FACE OF BRICK BUILDING, BEING 0.15m EAST OF THE SOUTHWEST CORNER AND 0.30m ABOVE EXISnNG CONCRETE SIDEWALK.
ELEVAnON = 78.036m

NO	REVISION	DATE	BY
1.	ISSUED FOR ZBA	DEC 20, 2024	NM

LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176985
2024/12/20
PROVINCE OF ONTARIO

CITY OF BURLINGTON

SITE GRADING PLAN

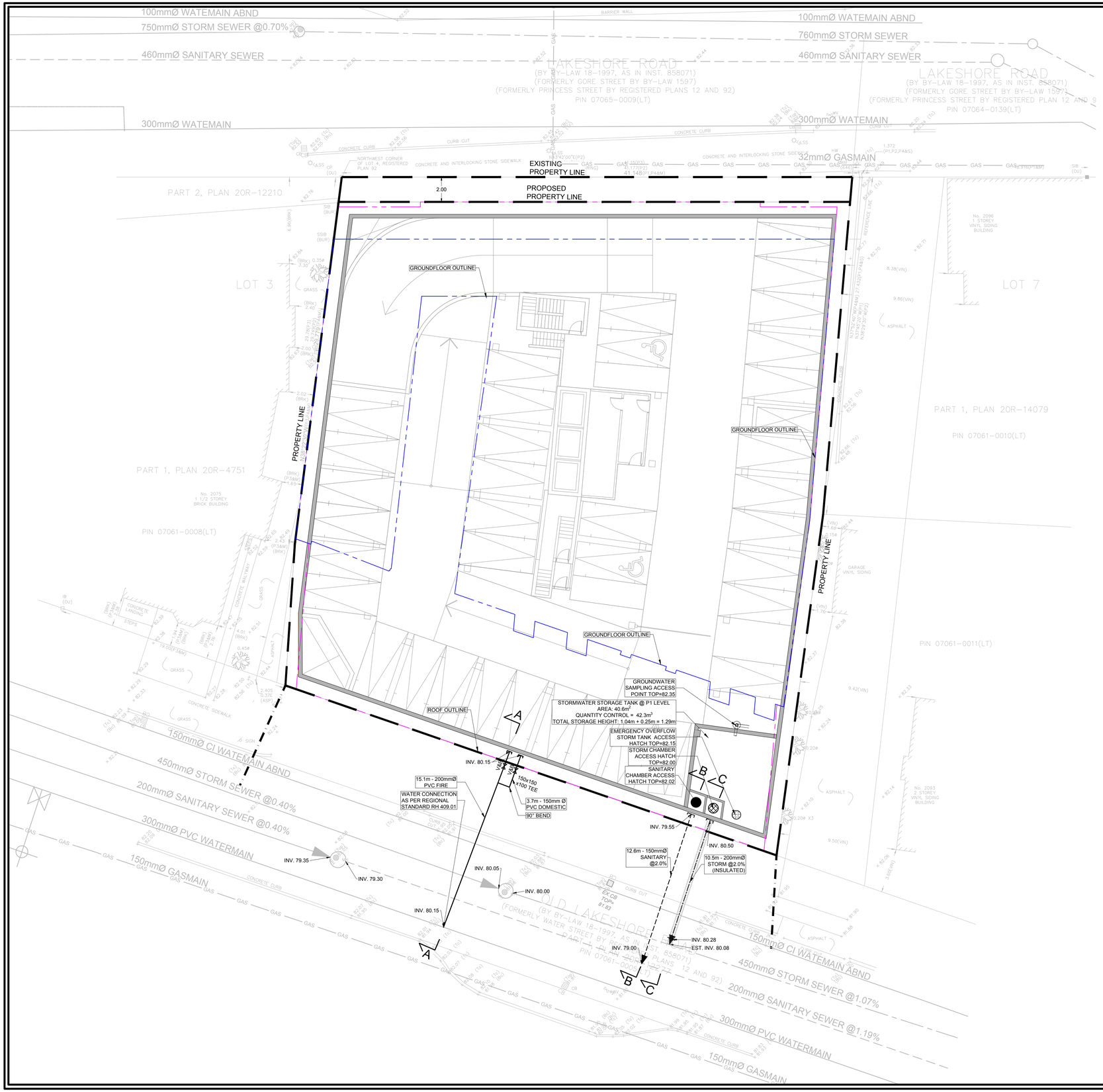
MIXED USE DEVELOPMENT
2083 OLD LAKESHORE ROAD
BURLINGTON ONTARIO

Lithos

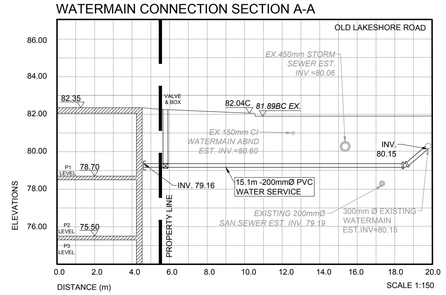
150 Bermondsey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: DF	DATE: NOV 08, 2024	CHECKED BY: NM
DRAWN BY: DF	PROJECT No:	APPROVED BY: NM
SCALE: 1:150	UD22-017	DRAWING No: SG-01

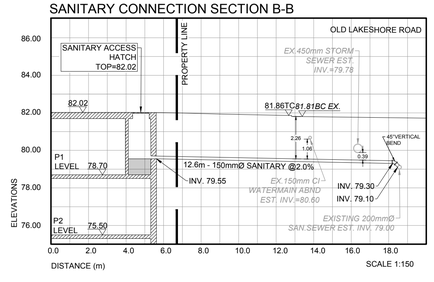
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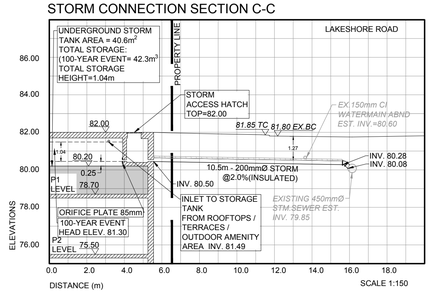
WATERMAIN CONNECTION SECTION A-A

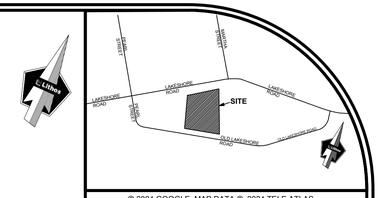


SANITARY CONNECTION SECTION B-B



STORM CONNECTION SECTION C-C





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LOCATION PLAN
NTS

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED STORM TANK ACCESS HATCH
- PROPOSED STORM CHAMBER ACCESS HATCH
- PROPOSED SANITARY ACCESS HATCH
- PROPOSED SANITARY MANHOLE
- PROPOSED VALVE AND BOX (V&B)
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- GROUNDFLOOR OUTLINE
- ROOF OUTLINE
- WATER METER (M)
- BACK FLOW PREVENTOR (BP)
- DETECTOR ASSEMBLY (D)
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING GASMAIN

LIST OF DRAWINGS

SG-01 (SITE GRADING PLAN)
SS-01 (SITE SERVICING PLAN)
EC-01 (EROSION CONTROL PLAN)
DD-01 (DETAIL DRAWINGS)
PU-01 (PUBLIC UTILITIES PLAN)

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CITY OF BURLINGTON
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ELEVAnON = 78.036m

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LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176986
2024/12/20
PROVINCE OF ONTARIO

CITY OF BURLINGTON

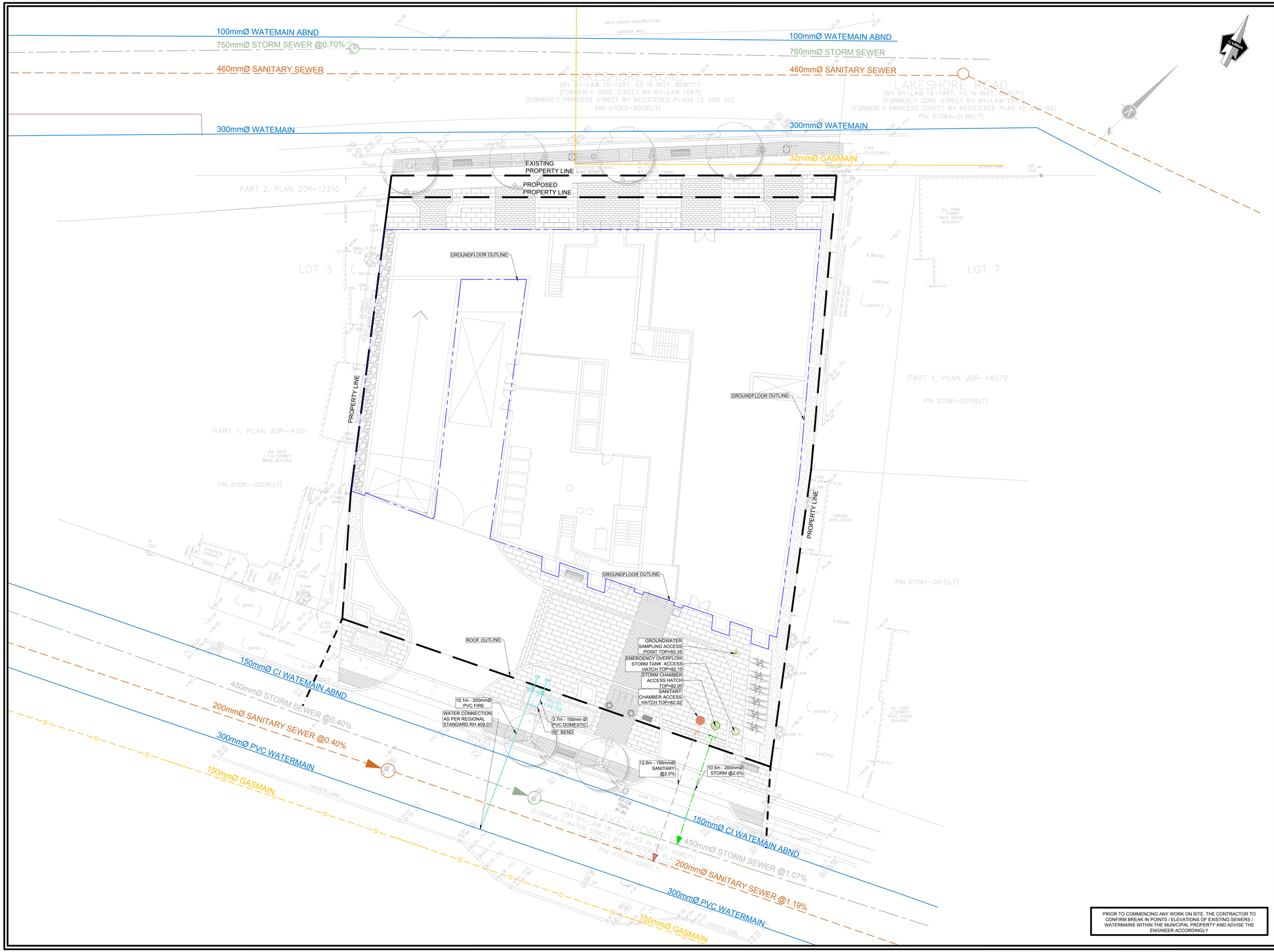
SITE SERVICING PLAN

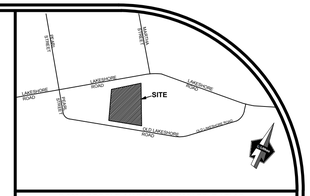
MIXED USE DEVELOPMENT
2083 OLD LAKESHORE ROAD
BURLINGTON ONTARIO

Lithos
150 Bermondsey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: DF	DATE: NOV 08, 2024	CHECKED BY: NM
DRAWN BY: DF	PROJECT No: UD22-017	APPROVED BY: NM
SCALE: 1:150		DRAWING No: SS-01

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LOCATION PLAN
NTS

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED STORM TANK ACCESS HATCH
- PROPOSED STORM CHAMBER ACCESS HATCH
- PROPOSED SANITARY ACCESS HATCH
- PROPOSED OIL-GRIT SEPARATOR
- PROPOSED SANITARY MANHOLE
- PROPOSED VALVE AND BOX (V&B)
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING STORM SEWER
- EXISTING COMBINED SEWER
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING GASMAIN (GAS)
- EXISTING BELL CANADA
- EXISTING ELECTRIC LINE
- HAZARD REGULATION LINE
- PROPOSED STORM MANHOLE
- GROUNDFLOOR OUTLINE

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PUBLIC UTILITIES PLAN

MIXED USE DEVELOPMENT
2083 OLD LAKESHORE ROAD
BURLINGTON ONTARIO

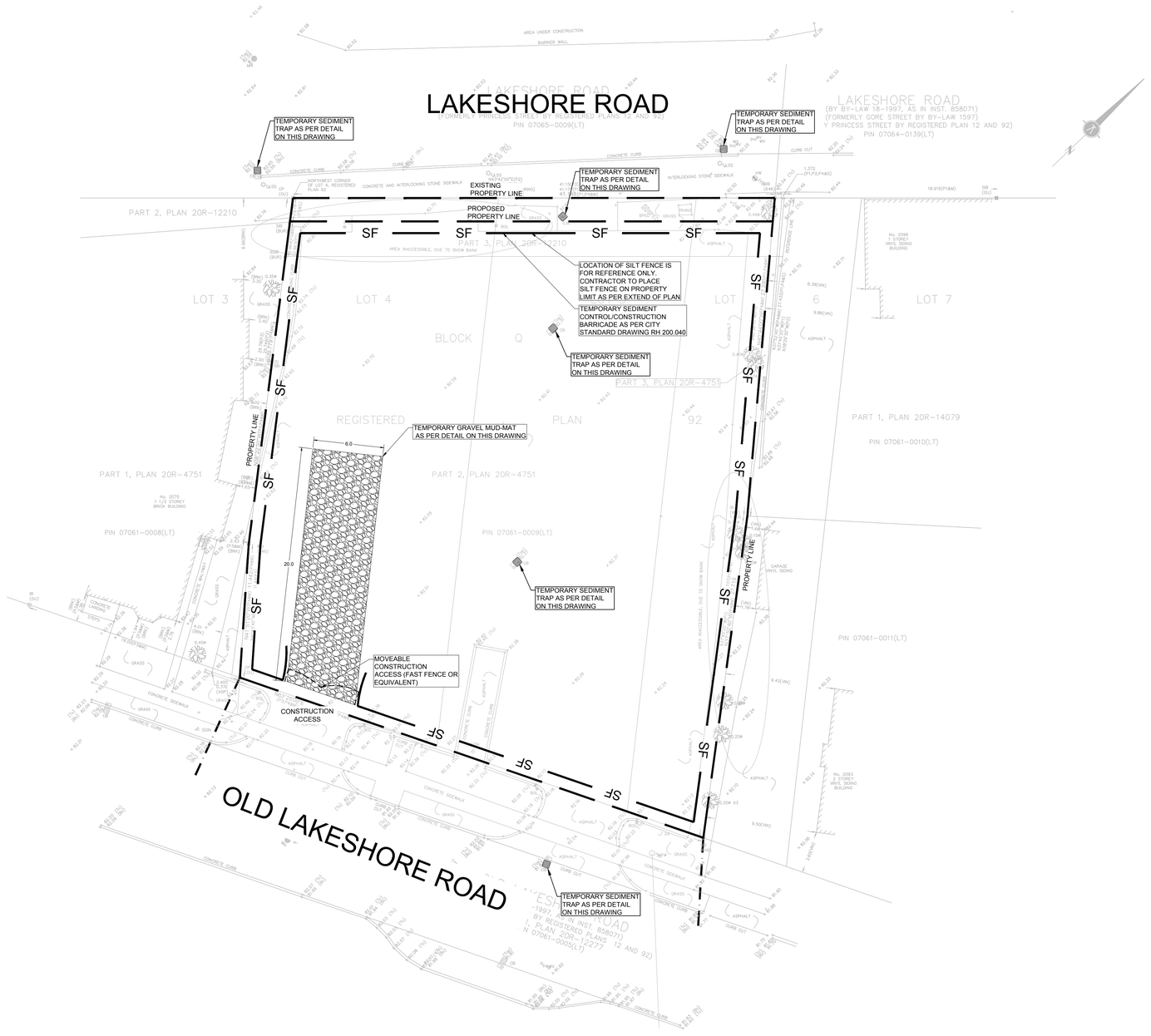
Lithos

150 Bermondsey Road, North York, Ontario, M4A 1Y1

DESIGNED BY: DF	DATE: NOV 08, 2024	CHECKED BY: NM
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SCALE: 1:200	UD22-017	DRAWING No: PU-01

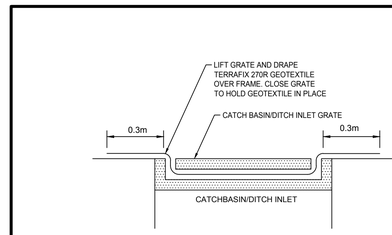
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PRIOR TO COMMENCING ANY WORK ON SITE, THE CONTRACTOR TO CONFIRM BREAK IN POINTS / ELEVATIONS OF EXISTING SEWERS / WATERMAINS WITHIN THE MUNICIPAL PROPERTY AND ADVISE THE ENGINEER ACCORDINGLY



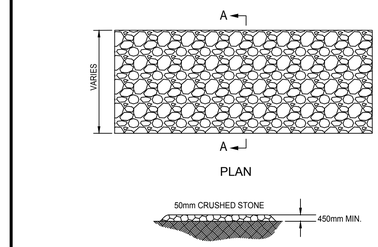
EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE LATEST VERSION OF 'EROSION AND SEDIMENT CONTROL
2. ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITY.
3. SILT SACS OR EQUIVALENT TO BE PLACED UNDER GRATES ON ALL CATCHBASINS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND NOT TO BE REMOVED UNTIL SUCH TIME AS THE CURBS ARE CONSTRUCTED AND THE BOULEVARDS ARE SODDED. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 240R OR APPROVED EQUIVALENT.
4. CATCHBASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS.
5. NO MATERIAL WILL BE STOCKPILED WITHIN 15 METERS OF ANY WATERCOURSE OR WETLAND.
6. STOCKPILE LOCATIONS SHALL BE SURROUNDED BY SILT FENCING.
7. SHOULD THE PROPOSED EROSION & SEDIMENT CONTROL MEASURES PROVIDE INADEQUATE, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO REVISE THE PLANS AND RECONSTRUCT THE SEDIMENT CONTROL MEASURES WITHIN 48 HOURS.
8. RESTORATION IS TO BE COMPLETED NO MORE THAN TWO WEEKS AFTER THE COMPLETION OF ANY WORK. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL RESULT IN THE ENGINEER ARRANGING TO HAVE THE RESTORATION COMPLETED BY OTHERS AND ALL COSTS FOR SUCH WORK DEDUCTED FROM THE MONIES OWED TO THE CONTRACTOR.
9. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH PROPERTY OWNER AND RESIDENTS 24 HOURS IN ADVANCE OF ANY PRIVATE ENTRANCE DISTURBANCE..
10. ALL AREAS DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION OF THE WORKS SHOWN HEREON SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED TO THE ORIGINAL CONDITION OR BETTER AS DETERMINED BY THE ENGINEER.
11. SHOULD AN UNEXPECTED STORM ARISE, THE CONTRACTOR WILL REMOVE ALL UNFIXED ITEMS FROM THE REGIONAL STORM FLOODPLAIN THAT WOULD HAVE THE POTENTIAL TO CAUSE A SPILL/POLLUTION (I.E. FUEL TANKS, PORTA-POTTIES, MACHINERY) OR AN OBSTRUCTION TO FLOW (I.E. EQUIPMENT).
12. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED AND/OR AMENDED AS SITE CONDITIONS CHANGE TO PREVENT SEDIMENT RELEASES TO THE NATURAL ENVIRONMENT. CREDIT VALLEY CONSERVATION ENFORCEMENT OFFICER SHALL BE CONTACTED IMMEDIATELY SHOULD THE EROSION AND SEDIMENT CONTROL PLANS CHANGE FROM THE APPROVED PLANS. FAILED ESC MEASURES SHALL BE REPAIRED IMMEDIATELY.
13. ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE WILL BE CONDUCTED 30 METERS FROM THE WATER.
14. ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS (I.E. SILT FENCE, STRAW BALES, CLEAR STONES, ETC.) ARE TO BE KEPT ON-SITE FOR EMERGENCIES AND REPAIRS
15. AN AFTER HOURS CONTACT NUMBER WHICH IS TO BE VISIBLY POSTED ON-SITE FOR EMERGENCIES. ALL THE PLANS SHOULD HAVE NAME AND CONTACT INFORMATION OF THE PERSON RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL MEASURES.
16. ANY SEDIMENT SPILL FROM THE SITE SHOULD BE REPORTED TO MINISTRY ENVIRONMENT (SPILL ACTION CENTRE) AT 1-800-268-6060.

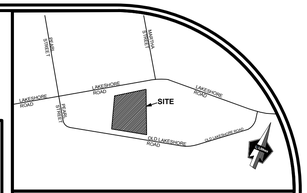


NOTE:
TEMPORARY INLET SEDIMENT CONTROL DEVICE TO BE INSTALLED & MAINTAINED OVER ALL CATCH BASINS/DITCH INLETS WITHIN THE ZONE OF INFLUENCE OF CONSTRUCTION RUNOFF UNTIL ENTIRE AREA HAS BEEN PAVED AND/OR SODDED AS REQUIRED.

TEMPORARY SEDIMENT TRAP DETAIL | N.T.S.



TEMPORARY GRAVEL MUD-MAT DETAIL | N.T.S.



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LOCATION PLAN
NTS

LEGEND

- PROPERTY LINE
- TEMPORARY SEDIMENT CONTROL FENCE — SF
- TEMPORARY CONSTRUCTION ACCESS
- TEMPORARY SEDIMENT TRAP
- TEMPORARY GRAVEL MUD MAT

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2024/12/20
PROVINCE OF ONTARIO

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EROSION CONTROL PLAN

MIXED USE DEVELOPMENT
2083 OLD LAKESHORE ROAD
BURLINGTON ONTARIO

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