46037-100-C1.1
MTE FILE No:
EXISTING CONDITIONS AND REMOVALS PLAN
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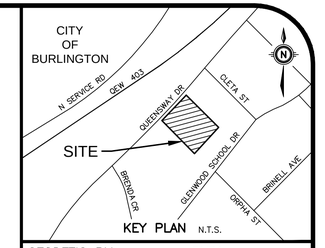
DAYLIGHTED PIPES BLOW-UP
1:100 SCALE

LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EXISTING SPOT ELEVATIONS/CONTOURS
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING CURB
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EMBANKMENT (SLOPE AS NOTED)
- EXISTING BOLLARD
- EXISTING MAN DOOR
- EXISTING OVERHEAD UTILITY LINE
- EXISTING TREES
- EXISTING UNDERGROUND HYDRO LINE

LEGEND OF PROPOSED FEATURES

- TREE PROTECTION FENCE (SEE DETAIL)
- SEDIMENT CONTROL FENCE (SEE DETAIL)
- REMOVALS
- ASPHALT SURFACE REMOVALS
- CONCRETE SURFACE REMOVALS



GEODETIC BM ELEV. = m

SITE BENCHMARK ELEV. = 104.825m
CITY OF BURLINGTON BENCHMARK NO. 399, BRASS PLAQUE ON A CONCRETE HEAD WALL ON THE SOUTH SIDE OF QUEENSWAY DRIVE BETWEEN NO. 2374 AND NO. 2384 QUEENSWAY. PLAQUE IS LOCATED 0.3m NORTHEASTERLY OF THE SOUTHWEST CORNER AND 0.1m BELOW THE TOP OF HEAD WALL.

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No.	REVISION	BY	DATE
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1.	ISSUED FOR ZBA	KRR	NOV.19/2019

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LICENSED PROFESSIONAL ENGINEER
K.R.RAMSEWAK
100100928
NOV/19/19
PROVINCE OF ONTARIO

CLIENT
WAGGY INC.
69 MARKLAND STREET HAMILTON, ON

PROJECT
2294-2300 QUEENSWAY DRIVE
NEW TOWNHOUSE DEVELOPMENT
2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

DRAWING
EXISTING CONDITIONS AND REMOVALS PLAN

Project Manager: K. RAMSEWAK	Project No.: 46037-100
Design By: SAH/RDZ	Checked By: KRR
Drawn By: SDU	Checked By: KRR
Surveyed By: OTHERS	Drawing No.: C1.1
Date: May.29/19	
Scale: 1:200	Sheet 1 of 4

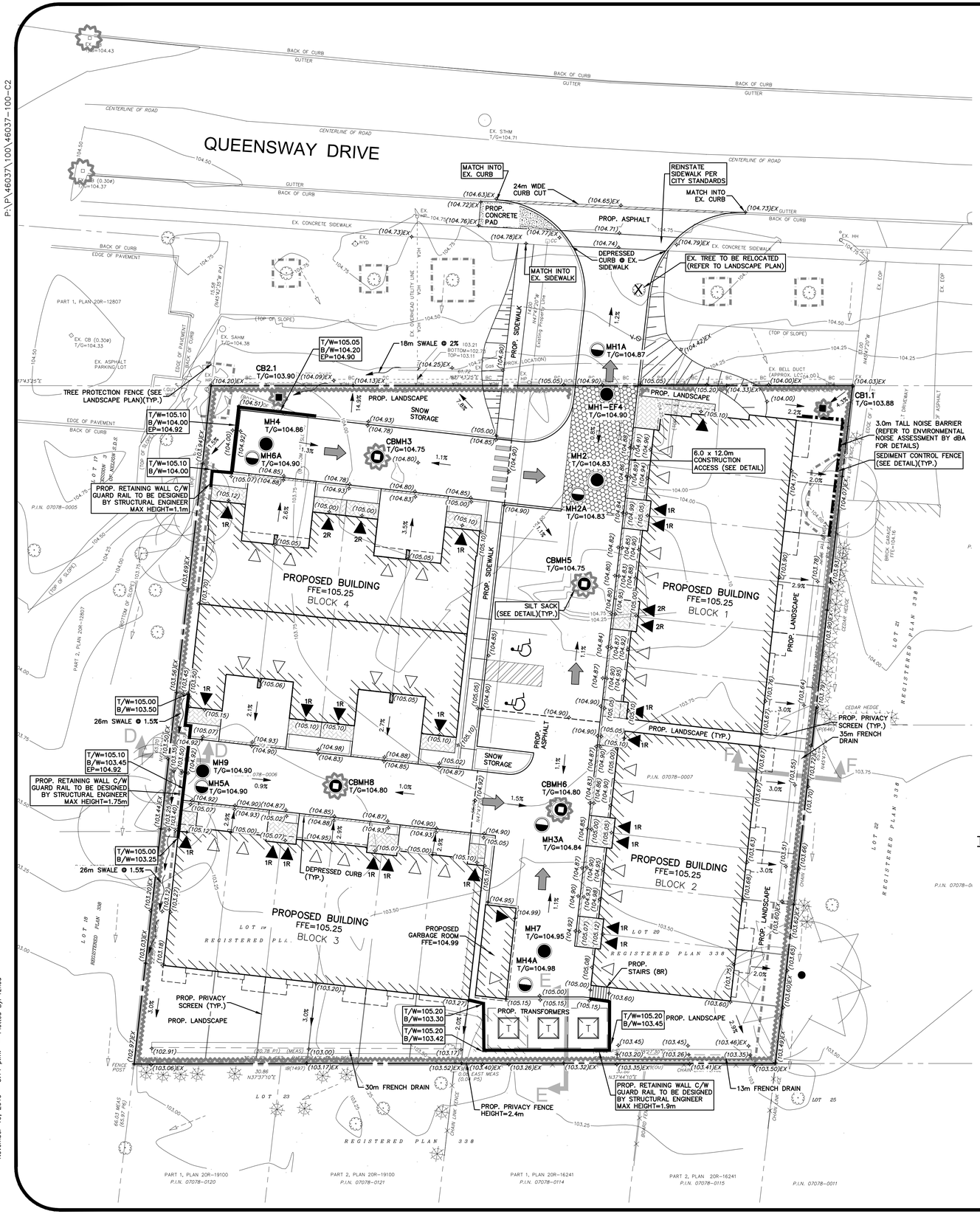
November 19, 2019 - 2:50 p.m. - Plotted By: rzhou

46037-100-C2.1

MTE FILE No:

PRELIMINARY SITE GRADING AND SEDIMENT AND EROSION CONTROL PLAN

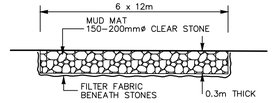
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LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EXISTING SPOT ELEVATIONS/CONTOURS (326.00)
- EXISTING CURB (Ex. Drop Curb)
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EMBANKMENT (SLOPE AS NOTED) (TOP) (BOTTOM)
- EXISTING OVERHEAD UTILITY LINE (HCA)
- EXISTING TREES
- EXISTING DRAINAGE DIRECTIONS

DESIGNATED ACCESS FOR ALL CONSTRUCTION TRAFFIC.
INSTALL "MUD MAT", AS PER DETAIL BELOW, PRIOR TO ANY OTHER CONSTRUCTION. MAT TO BE MAINTAINED IN GOOD WORKING ORDER UNTIL GRADING WORKS ARE COMPLETED AND GRANULAR "A" & "B" HAVE BEEN PLACED.

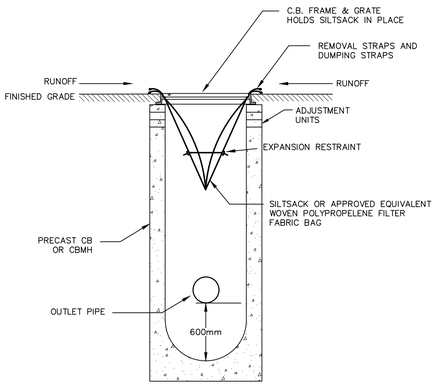


CONSTRUCTION ACCESS DETAIL

N.T.S.

LEGEND OF PROPOSED FEATURES

- PROPOSED SPOT ELEVATIONS (326.00) T/G=326.00 FFE=326.00; EX =MAINTAIN EXISTING; T/G =TOP OF CASTING/GRATE; INV =INVERT ELEVATION; FFE =FINISHED FLOOR ELEVATION
- DIRECTION OF DRAINAGE/SWALE (1.0% 1.0%)
- DRAINAGE SPLIT (RIDGE)
- EMBANKMENT (SLOPE AS NOTED) (TOP) 3:1 (BOTTOM)
- PROPOSED BUILDING
- MAN DOOR/OVERHEAD DOOR
- FENCE
- CONCRETE CURB (DROP CURB)
- RETAINING WALL; T/W =TOP OF WALL; B/W =BOTTOM OF WALL; EP =EDGE OF PAVEMENT
- FCRD — FLOW CONTROL ROOF DRAIN ZURN MODEL Z105* SINGLE NOTCH (8.95 lpm/cm OF HEAD) *OR APPROVED EQUAL
- OVERLAND FLOW ROUTE (MAJOR STORM)
- SEDIMENT CONTROL FENCE (SEE DETAIL)
- SILT SACK (SEE DETAIL)
- CONSTRUCTION ACCESS (SEE DETAIL)
- TREE PROTECTION FENCE (SEE LANDSCAPE PLAN)

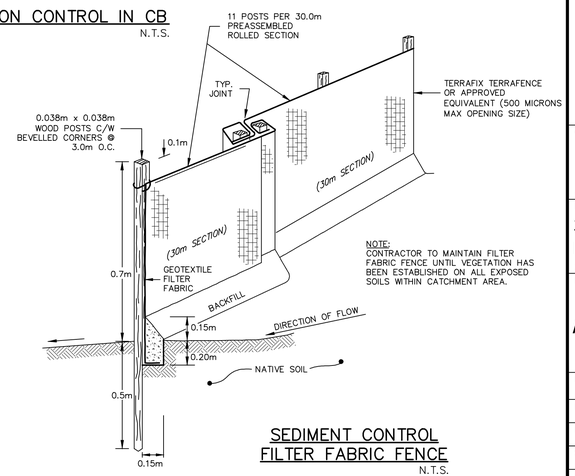


MAINTENANCE SCHEDULE

-INSPECT AFTER EVERY MAJOR RAIN EVENT.
-INSPECT EVERY 3 WEEKS MINIMUM.
-SILTSACK SHOULD NEVER BE OVER HALF FULL.
-FULL BAG CAN BE REMOVED, DUMPED, CLEANED AND REUSED (TO REMOVE INSERT 25mm REBAR INTO REMOVAL FLAP POCKETS) (TO DUMP INSERT 25mm REBAR INTO BOTH DUMPING STRAPS)

TEMPORARY SILTSACK SILTATION CONTROL IN CB

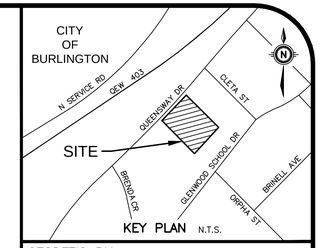
N.T.S.



NOTE:
CONTRACTOR TO MAINTAIN FILTER FABRIC FENCE UNTIL VEGETATION HAS BEEN ESTABLISHED ON ALL EXPOSED SOILS WITHIN CATCHMENT AREA.

SEDIMENT CONTROL FILTER FABRIC FENCE

N.T.S.



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SITE BENCHMARK ELEV. =104.825m
CITY OF BURLINGTON BENCHMARK NO. 399, BRASS PLAQUE ON A CONCRETE HEAD WALL ON THE SOUTH SIDE OF QUEENSWAY DRIVE BETWEEN NO. 2374 AND NO. 2384 QUEENSWAY. PLAQUE IS LOCATED 0.3m NORTHEASTERLY OF THE SOUTHWEST CORNER AND 0.1m BELOW THE TOP OF HEAD WALL.

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LICENSED PROFESSIONAL ENGINEER K.R.RAMSEWAK 100100928 NOV19/19 PROVINCE OF ONTARIO

NOT FOR CONSTRUCTION

CLIENT
WAGGY INC.
69 MARKLAND STREET HAMILTON, ON

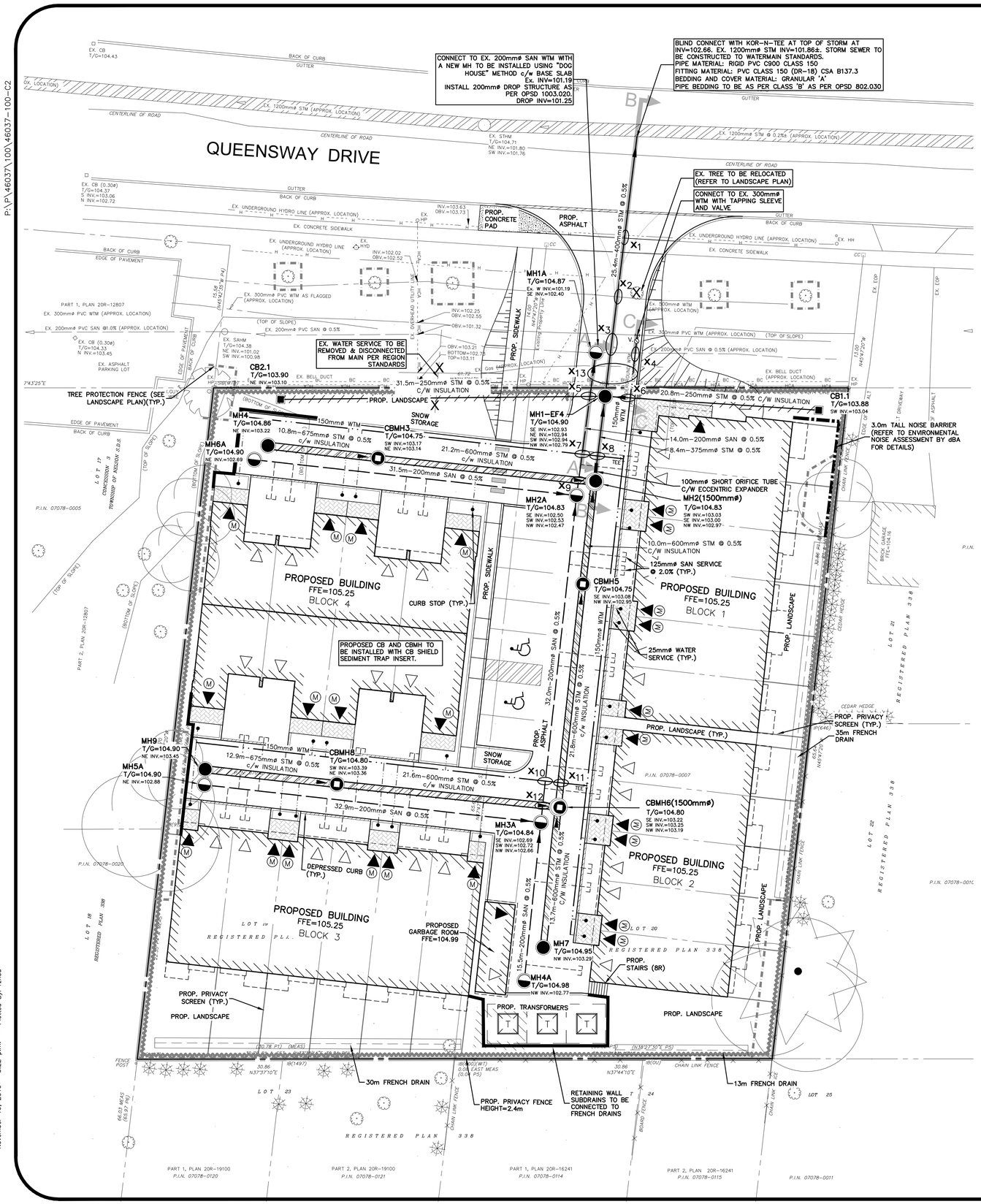
PROJECT
2294-2300 QUEENSWAY DRIVE
NEW TOWNHOUSE DEVELOPMENT
2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

DRAWING
PRELIMINARY SITE GRADING AND SEDIMENT AND EROSION CONTROL PLAN

Project Manager	K. RAMSEWAK	Project No.	46037-100
Design By	AXG/RDZ	Checked By	KRR
Drawn By	SDU/GXS	Checked By	KRR
Surveyed By	OTHERS	Drawing No.	C2.1
Date	Jul.12/19		
Scale	1:200	Sheet 2 of 4	

November 19, 2019 - 3:14 p.m. - Plotted By: rzhou

46037-100-C2.2
SITE SERVICING PLAN
MTE FILE No:
P:\P\46037\100\46037-100-C2



LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING CURB
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EMBANKMENT (SLOPE AS NOTED)
- EXISTING UNDERGROUND HYDRO LINE
- EXISTING TREES

LEGEND OF PROPOSED FEATURES

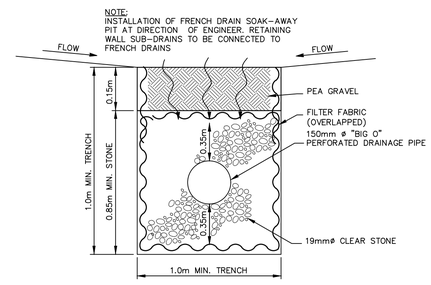
- EMBANKMENT (SLOPE AS NOTED)
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- SEWER CROSSING (REFER TO CROSSING CHART)
- PROPOSED BUILDING
- MAN DOOR/OVERHEAD DOOR
- FENCE
- CONCRETE CURB
- RETAINING WALL
- FLOW CONTROL ROOF DRAIN ZURN MODEL Z105* SINGLE NOTCH (8.95 lpm/cm OF HEAD) *OR APPROVED EQUAL
- OVERLAND FLOW ROUTE (MAJOR STORM)
- 125mmø SANITARY SERVICE
- 25mmø WATER SERVICE
- WATER METER SERVICE
- REMOVALS
- TREE PROTECTION FENCE (SEE LANDSCAPE PLAN)
- SHALLOW PIPE INSULATION (SEE DETAIL)

SEWER CROSSING CHART

NOTE:
1) Maintain minimum 0.15m vertical clearance between all watermains above sewers and 0.5m vertical clearance below sewers. Where watermain is deflected, ensure 1.7m cover is achieved or watermain is insulated.
2) Maintain vertical clearance at all other crossings.
3) Existing and proposed watermain depths are approximate only. Notify Design Engineer of any discrepancies.
4) Existing elevations of watermain, sanitary sewer, gas line, hydro, and bell duct referenced from locates survey completed by A.J. Clarke & Associates dated October 16, 2019.

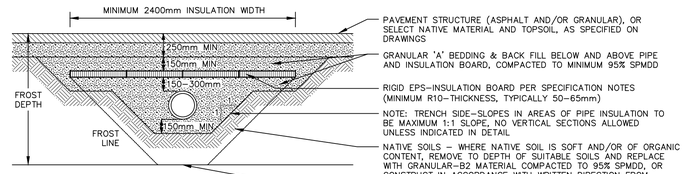
CROSSING #	SEWER TYPE	SEWER SIZE (mmø)	CROSSING ELEVATIONS	NOTES
X1	STM	400	OBV=103.08	STORM SEWER TO BE CONSTRUCTED TO WATERMAIN STANDARDS
	EX. HYDRO	100	BOT=103.63	
x2	EX. WTM	500	OBV=102.52±	STORM SEWER TO BE CONSTRUCTED TO WATERMAIN STANDARDS
	STM	400	INV=102.74	
x3	EX. SAN	200	OBV=101.41	STORM SEWER TO BE CONSTRUCTED TO WATERMAIN STANDARDS
	EX. WTM	300	OBV=102.55	
	STM	400	INV=102.78	
x4	EX. SAN	200	OBV=101.41	
	WTM	150	INV=102.33	
x5	SAN	200	OBV=102.62	
	STM	250	INV=102.95	
x6	WTM	150	OBV=102.45	MAINTAIN MIN. 0.5m VERTICAL SEPARATION
	STM	250	INV=102.95	
x7	WTM	150	OBV=101.95	DEFLECT WTM BELOW SAN SEWER
	SAN	200	INV=102.45	
x8	WTM	150	OBV=101.95±	DEFLECT WTM BELOW STM SEWER
	STM	375	INV=102.96	
x9	SAN	200	OBV=102.67	
	STM	600	INV=103.04	
x10	WTM	150	OBV=102.15±	DEFLECT WTM BELOW SAN SEWER
	SAN	200	INV=102.64	
x11	WTM	150	OBV=102.15±	DEFLECT WTM BELOW STM SEWER
	STM	600	INV=103.18	
x12	SAN	200	OBV=102.85	
	STM	600	INV=103.26	
x13	SAN	200	OBV=102.62	EX. BELL CONDUIT AND GAS TO BE RAISED TO PROVIDE MIN. 0.3m VERTICAL SEPARATION WITH PROPOSED STORM SEWER
	STM	400	OBV=103.16	
	WTM	150	OBV=102.45±	
	EX. BELL	–	EX. INV=102.73	
			PROP. INV=103.50	
	EX. GAS	–	EX. OBV=103.21	
			PROP. INV=103.46	

NOTE:
INSTALLATION OF FRENCH DRAIN SOAK-AWAY PIT AT DIRECTION OF ENGINEER. RETAINING WALL SUB-DRAINS TO BE CONNECTED TO FRENCH DRAINS



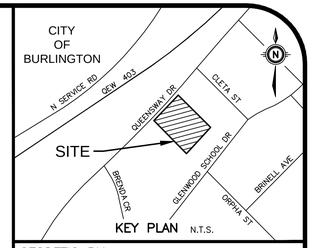
FRENCH-DRAIN SOAK-AWAY PIT DETAIL

N.T.S.



SEWER PIPE INSULATION DETAIL

FOR SEWER PIPES HAVING LESS THAN 1400mm COVER AND MINIMUM 615mm COVER
N.T.S.



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CITY OF BURLINGTON BENCHMARK NO. 399, BRASS PLAQUE ON A CONCRETE HEAD WALL ON THE SOUTH SIDE OF QUEENSWAY DRIVE BETWEEN NO. 2374 AND NO. 2384 QUEENSWAY. PLAQUE IS LOCATED 0.3m NORTHEASTERLY OF THE SOUTHWEST CORNER AND 0.1m BELOW THE TOP OF HEAD WALL.

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LICENSED PROFESSIONAL ENGINEER K.R.RAMSEWAK 100100928 NOV 19/19 PROVINCE OF ONTARIO

NOT FOR CONSTRUCTION

CLIENT
WAGGY INC.
69 MARKLAND STREET HAMILTON, ON

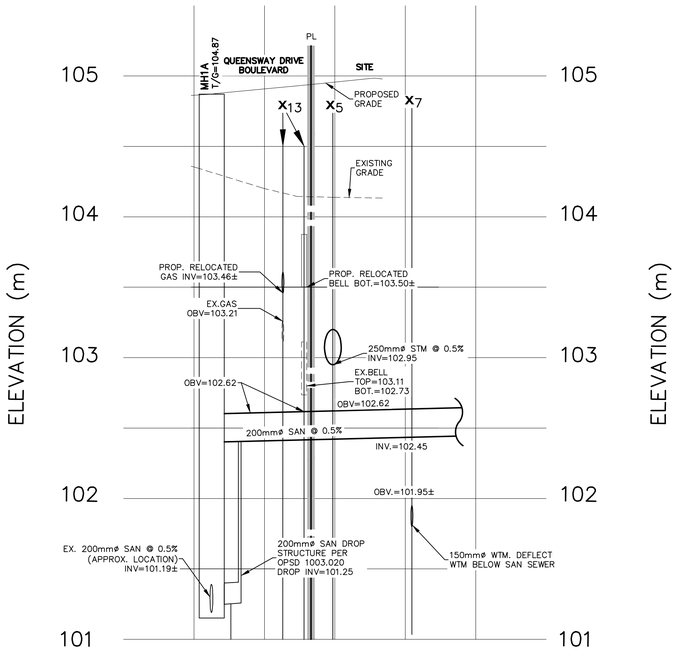
PROJECT
2294-2300 QUEENSWAY DRIVE
NEW TOWNHOUSE DEVELOPMENT
2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

DRAWING
PRELIMINARY SITE SERVICING PLAN

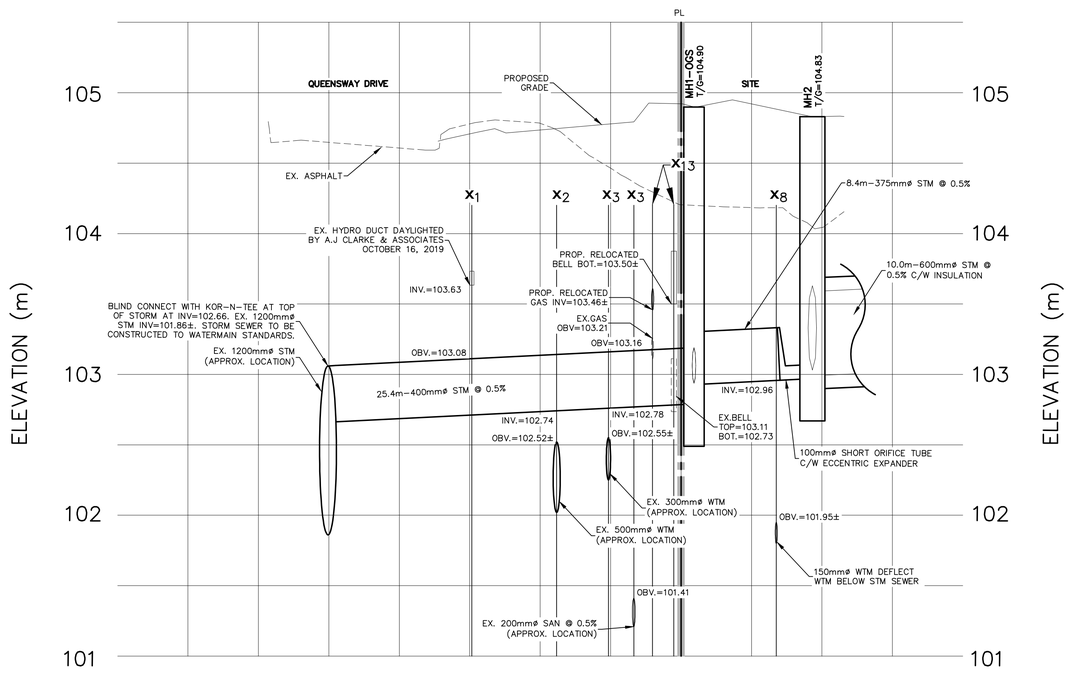
Project Manager K. RAMSEWAK	Project No. 46037-100
Design By SAH/RDZ	Checked By KRR
Drawn By SDU/AXG	Checked By KRR
Surveyed By OTHERS	Drawing No. C2.2
Date Jul.12/19	
Scale 1:200	Sheet 3 of 4

November 19, 2019 - 3:22 p.m. - Plotted By: rzhou

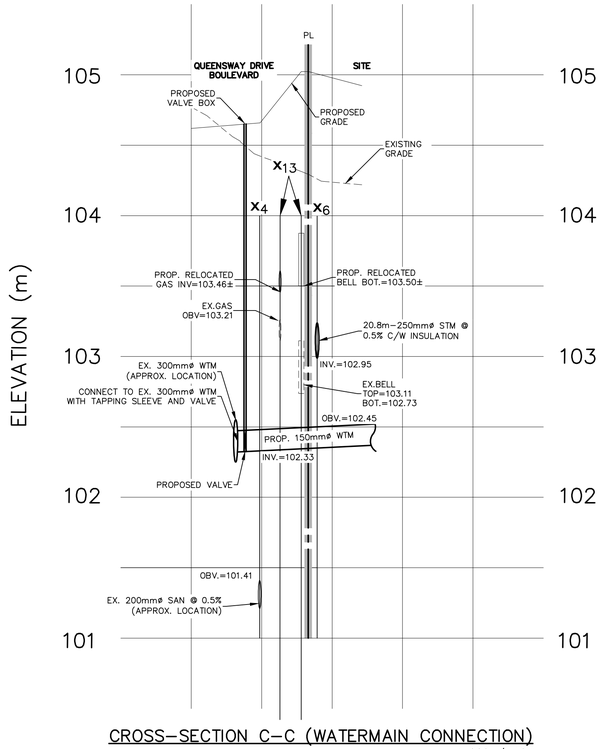
46037-100-C2.3
MTE FILE No:
PRELIMINARY CROSS SECTIONS PLAN
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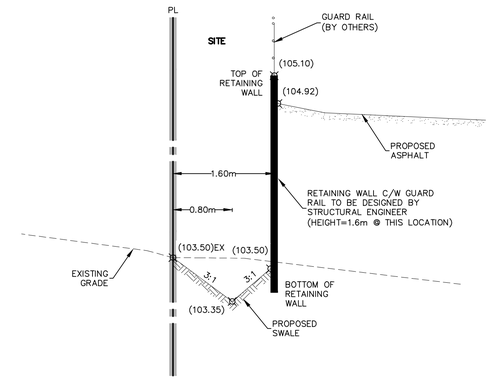
CROSS-SECTION A-A (SANITARY CONNECTION)
1:200H/1:10V



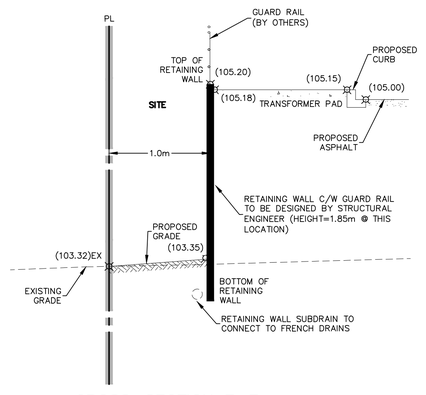
CROSS-SECTION B-B (STORM CONNECTION)
1:200H/1:10V



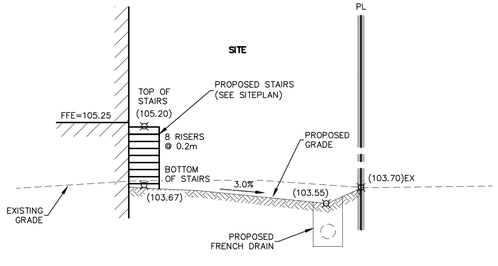
CROSS-SECTION C-C (WATERMAIN CONNECTION)
1:200H/1:10V



CROSS-SECTION D-D
N.T.S.



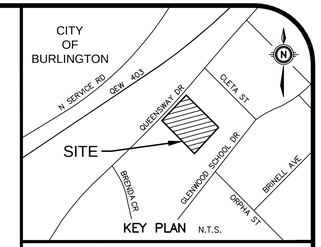
CROSS-SECTION E-E
N.T.S.



CROSS-SECTION F-F
N.T.S.

NOTE:

ELEVATION INFORMATION OF EXISTING UTILITY CROSSINGS (500mmø WTM, 300mmø WTM, 200mmø SAN, HYDRO, GAS AND BELL) OBTAINED FROM DAYLIGHTING OPERATIONS PERFORMED BY A.J. CLARKE AND ASSOCIATES LTD. DATED JULY 12 AND OCTOBER 16, 2019.



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LICENSED PROFESSIONAL ENGINEER
K.R.RAMSEWAK
100100928
NOV 19/19
PROVINCE OF ONTARIO

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WAGGY INC.
69 MARKLAND STREET HAMILTON, ON

PROJECT
2294-2300 QUEENSWAY DRIVE
NEW TOWNHOUSE DEVELOPMENT
2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

DRAWING
PRELIMINARY CROSS SECTIONS PLAN

Project Manager: K. RAMSEWAK	Project No.: 46037-100
Design By: RDZ	Checked By: KRR
Drawn By: GXS/EXK	Checked By: KRR
Surveyed By: OTHERS	Drawing No.: C2.3
Date: Jul.12/19	
Scale: 1:200	Sheet 4 of 4

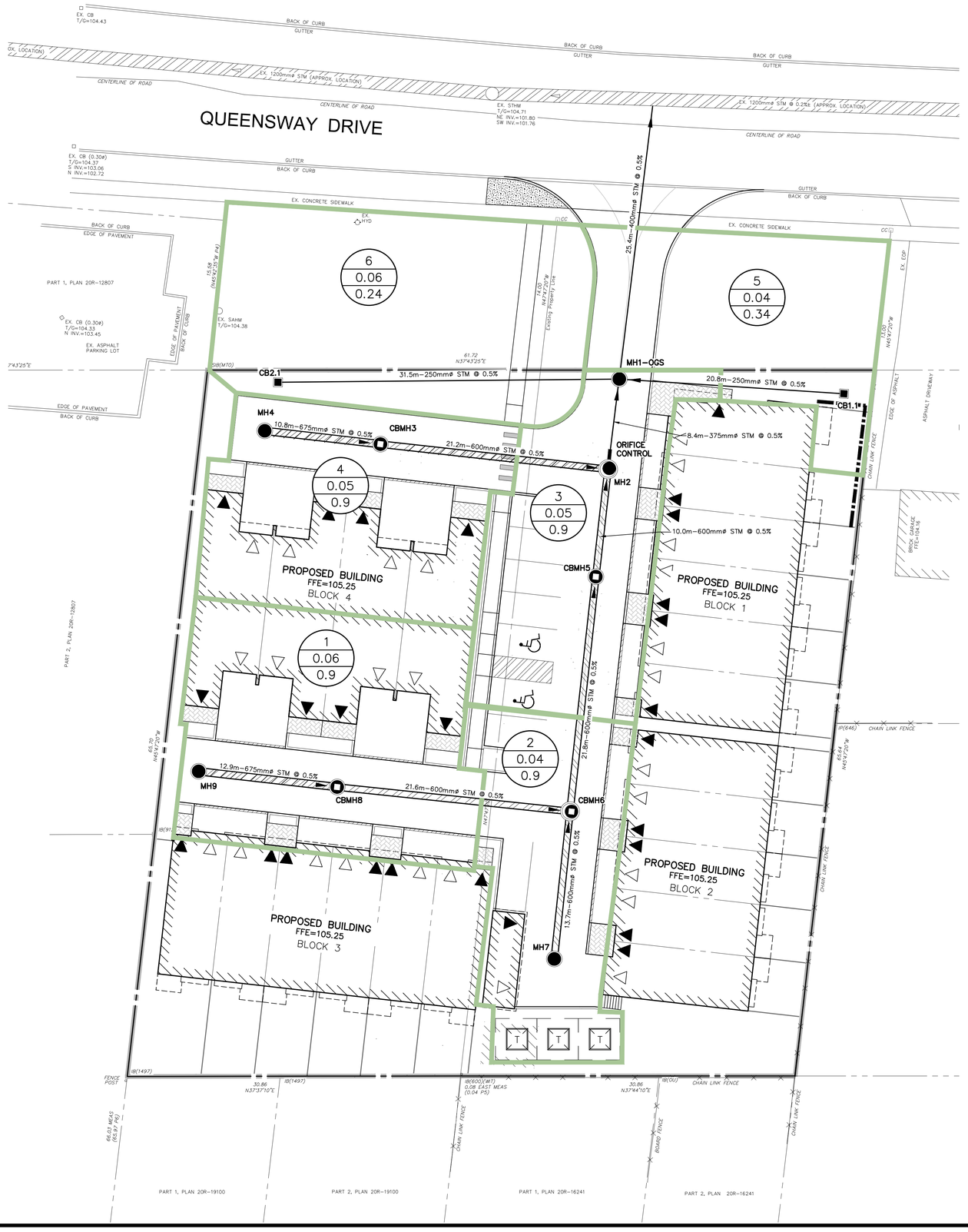
November 19, 2019 - 3:30 p.m. - Plotted By: rzhou

46037-100-ST1.1

MTE FILE No:

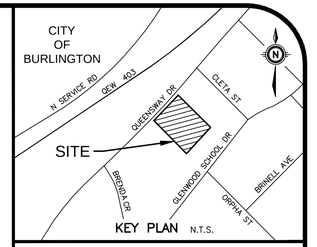
POST DEVELOPMENT STORM CATCHMENT AREA PLAN

P:\P\46037\100\46037-100-ST1



LEGEND

- SITE BOUNDARY
- EXISTING STORM SEWER (Ex. 375mmø STM; Ex. MH)
- STORM SEWER (MH; 21.3m-300mmø STM @ 1.30%)
- RETAINING WALL
- CATCHMENT BOUNDARY
- 5 / 0.04 / 0.38 — ID No. / AREA (Ha) / RUNOFF COEFFICIENT



GEODETIC BM ELEV. = m

SITE BENCHMARK ELEV. = 104.825 m

CITY OF BURLINGTON BENCHMARK NO. 399, BRASS PLAQUE ON A CONCRETE HEAD WALL ON THE SOUTH SIDE OF QUEENSWAY DRIVE BETWEEN NO. 2374 AND NO. 2384 QUEENSWAY. PLAQUE IS LOCATED 0.3m NORTHEASTERLY OF THE SOUTHWEST CORNER AND 0.1m BELOW THE TOP OF HEAD WALL.

NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

No.	REVISION	BY	DATE
8.			
7.			
6.			
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4.			
3.			
2.			
1.	ISSUED FOR ZBA	KRR	NOV.19/2019

MTE
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LICENSED PROFESSIONAL ENGINEER K.R.RAMSEWAK 100100928 NOV 19/19 PROVINCE OF ONTARIO

NOT FOR CONSTRUCTION

CLIENT
WAGGY INC.
69 MARKLAND STREET HAMILTON, ON

PROJECT
2294-2300 QUEENSWAY DRIVE
NEW TOWNHOUSE DEVELOPMENT
2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

DRAWING
POST DEVELOPMENT STORM CATCHMENT AREA PLAN

Project Manager: K. RAMSEWAK	Project No.: 46037-100
Design By: RDZ	Checked By: JRA
Drawn By: EXK	Checked By: JRA
Surveyed By: OTHERS	Drawing No.: ST1.1
Date: Oct.02/19	
Scale: 1:200	Sheet 1 of 1

November 19, 2019 - 3:51 p.m. - Plotted By: rzhou