DWG No.: C101

PRELIMINARY GRADING AND EROSION CONTROL PLAN

S:\25091\Working\Current\25091 - Grading and Servicing Plan.dwg

EXISTING RESIDENTIAL LANDS

EXISTING RESIDENTIAL LANDS

GALLAGHER ROAD

PLAINS ROAD EAST

MAX 3:1 SLOPE

AD5 (AREA DRAIN) T/G 100.50

AD2 (AREA DRAIN) T/G 100.55

AD1 (AREA DRAIN) T/G 100.60

AD3 (AREA DRAIN) T/G 100.80

AD4 (AREA DRAIN) T/G 100.70

AD6 (AREA DRAIN) T/G 100.40

AD7 (AREA DRAIN) T/G 100.40

AD8 (AREA DRAIN) T/G 100.40

AD9 (AREA DRAIN) T/G 100.30

AD10 (AREA DRAIN) T/G 100.55

AD11 (AREA DRAIN) T/G 100.25

TD1 (KLASSIK DRAIN K200) T/G 98.60 (TO BE CONNECTED TO INTERNAL MECHANICAL SYSTEM)

PROP. SILT FENCE (AS PER DETAIL)

PROP. SILT SACK (AS PER DETAIL)

PROP. RETAINING WALL (DESIGN BY OTHERS)

MATCH EX. GRADES @ THE PROPERTY LINE

PROP. 8-STOREY SENIOR APARTMENT BUILDING FFE=100.75 P1=97.25

PROP. 20.0mLx8.0mW MUD MAT CONSTRUCTION ENTRANCE (AS PER DETAIL)

LANDSCAPE AREA

OUTDOOR AMENITY AREA

RAMP DOWN TO UNDERGROUND P1

PERMEABLE PAVERS

STAIRS

ELEVATOR CORE

MECH. & ELEC. ROOM

MECH. ROOM

FIRE PUMP ROOM

WATER ENTRY ROOM

TANK ACCESS LID T/G 100.50

MH1A (OPSD 701.010) T/G 100.60

MH1 (HYDROSTORM HS5) (OPSD 701.011) T/G 100.50

PROP. LANDSCAPE BERM (MAX 3:1 SLOPE)

PROP. SIGN

REMOVE & RESTORE EX. CONCRETE SIDEWALK WITHIN THE RIGHT OF WAY (AS PER CITY OF BURLINGTON STANDARD S-121)

REGRADE EX. BOULEVARD TO PROVIDE POSITIVE DRAINAGE TOWARDS GALLAGHER ROAD

REMOVE 6.5m± OF EX. DRIVEWAY APPROACH AND REPLACE WITH FULL HEIGHT CURB AND GUTTER. REPLACE EX. DRIVEWAY APPROACH AT THE NEW ENTRANCE WITH DEPRESSED CURB AND GUTTER. (AS PER CITY OF BURLINGTON STANDARD S-112)

NOTE:
1. CONCRETE BARRIER CURB AS PER OPSD 600.110 UNLESS OTHERWISE NOTED.
2 CONCRETE SIDEWALK AS PER OPSD 310.020.

NOTE:
EX. DRIVEWAY APPROACHES TO 1026 GALLAGHER ROAD PROPERTY TO BE MAINTAINED.

MATCH INTO EX. GRADES @ LOT LINE

EX. 2 STOREY CONDOMINIUM

EX. 1 1/2 STOREY BRICK DWELLING No. 1026

EX. 1 1/2 STOREY BRICK DWELLING No. 235

EX. 1 STOREY BRICK DWELLING No. 1022

EX. ADDITION

EX. VINYL-SIDED GARAGE

EX. FRAME GARAGE

EX. PLASTIC TIRED GARAGE

EX. ASPHALT DRIVE

EX. CONCRETE SIDEWALK

EX. CONCRETE CURB

EX. CENTRELINE OF PAVEMENT

EX. EDGE OF PAVEMENT

EX. LOT LINE

EX. HYDRO (OVERHEAD)

EX. CB T/G=100.56

EX. CB T/G=100.58

EX. CB T/G=99.78

EX. CB (NOT SURVEYED) T/G=99.80±

EX. DCB (NOT SURVEYED) T/G=99.80±

EX. STMMH (NOT SURVEYED) T/G=99.92 N.INV. 93.98± W.INV. 94.28± S.INV. 93.96±

EX. STMMH (NOT SURVEYED) N.INV. 97.38± S.INV. 97.37±

EX. STMMH (NOT SURVEYED) T/G=99.92± N.INV. 97.33± W.INV. 96.80± E.INV. 96.80±

EX. STMMH (NOT SURVEYED) W.INV. 97.40± E.INV. 97.37±

EX. STMMH (NOT SURVEYED) W.INV. 97.80± E.INV. 97.74±

EX. SANMH (NOT SURVEYED) W.INV. 96.26± E.INV. 96.23±

EX. SANMH T/G=99.84 W.INV. 94.07± N.INV. 93.84± E.INV. 95.12± S.INV. 93.80±

EX. SANMH T/G=99.92 W.INV. 97.29± E.INV. 97.27±

EX. WV

EX. VC

EX. BUS STOP

EX. BENCH

EX. SIGN

EX. TSB

EX. GCAN

EX. MH

EX. HP

EX. FH

EX. TL

EX. GWL

EX. SRV

EX. CATCHBASIN

EX. TREE

EX. HEDGE

EX. BOARD FENCE

EX. CHAIN LINK FENCE

EX. CEDAR HEDGE

EX. PORCH

EX. HOT TUB

EX. INGROUND POOL

EX. PERGOLA

EX. SHED

EX. GM

EX. ILS

EX. CONC. CURB

EX. SPIKE

SITE BENCH SPIKE ELEV. = 100.49

TOP OF BANK

TOE OF SLOPE

LINE OF U/G

LINE OF BALCONY ABOVE

LINE OF BALCONY

EXHAUST

INTAKE

WALKWAY

STAIRS

PLANTER

LSA

LOADING SPACE

PROP. SILT FENCE (AS PER DETAIL)

MATCH EX. GRADES @ THE PROPERTY LINE

MATCH EX. GRADES @ THE EDGE OF PAVEMENT

PROP. SILT SACK (AS PER DETAIL)

PROP. SILT FENCE (AS PER DETAIL)

PROP. SIDEWALK

PROP. SIDEWALK

EX. CENTRELINE OF PAVEMENT

EX. EDGE OF PAVEMENT

EX. CONCRETE SIDEWALK

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EX. ASPHALT

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TOE OF SLOPE

LINE OF U/G

LINE OF BALCONY ABOVE

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PROP. SIDEWALK

EX. CENTRELINE OF PAVEMENT

EX. EDGE OF PAVEMENT

EX. CONCRETE SIDEWALK

EX. CONCRETE CURB

EX. ASPHALT

EX. LOT LINE

EX. HYDRO (OVERHEAD)

PLUMTREE DR

GALLAGHER RD

HOLY ROSARY CATHOLIC SCHOOL

PLAINS RD E

SITE

SHADELAND AVE

WHITE OAK DR

KEY MAP
N.T.S.

LEGEND:

- EXISTING GROUND ELEVATION
- PROPOSED GROUND ELEVATION
- PROPOSED ELEVATION TO MATCH EXISTING
- PROPOSED TOP OF WALL ELEVATION
- PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED GROUND ELEVATION AT BOTTOM OF CURB
- PROPOSED DIRECTION OF SHEET FLOW
- PROPOSED DRAINAGE BREAK LINE
- EXISTING CATCHBASIN
- EXISTING STORM/SANITARY MANHOLE
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS
- PROPOSED FIRE DEPARTMENT CONNECTION

LEGEND:

- PROPOSED AREA DRAIN
- PROPOSED STORM/SANITARY MANHOLE
- PROPOSED CURB STOP/GATE VALVE
- EXISTING DIRECTION OF DRAINAGE
- PROPOSED EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED SLOPE
- PROPOSED FINISH FLOOR ELEVATION
- PROPOSED U/G PARKING FLOOR ELEVATION
- PROPOSED CATCHBASIN SILT SACK
- PROPOSED SILTATION CONTROL FENCE
- PROPOSED DEPRESSED CURB AS PER OPSD 600.110

BENCH MARK NOTE:
BENCHMARK No. 289

BRASS CAP IN TOP OF CONCRETE CURB AT THE WEST END OF THE MOST EASTERLY ISLAND AT THE INTERSECTION OF KING ROAD AND NORTH SHORE BOULEVARD. MONUMENT LOCATED 11.9M NORTH OF A HYDRO POLE (LIGHT POLE) AND 13.08M SOUTHWEST OF ANOTHER HYDRO POLE. HORIZONTAL CONTROL MONUMENT NO. 043800104.

ELEVATION: 84.067 METRES

NO.	DATE	BY	REVISIONS

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. 6, 26
DRAWN	YM	CHK'D	SN	

SCALE 1:200 (0, 5, 10, 20)

APPROVALS

NOT FOR CONSTRUCTION

STAMP: LICENSED PROFESSIONAL ENGINEER — Scott Nelson — S. J. NELSON — 100228748 — Mar.06/26 — 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

1022 GALLAGHER ROAD &
235 PLAINS ROAD EAST
BURLINGTON, ON

TITLE

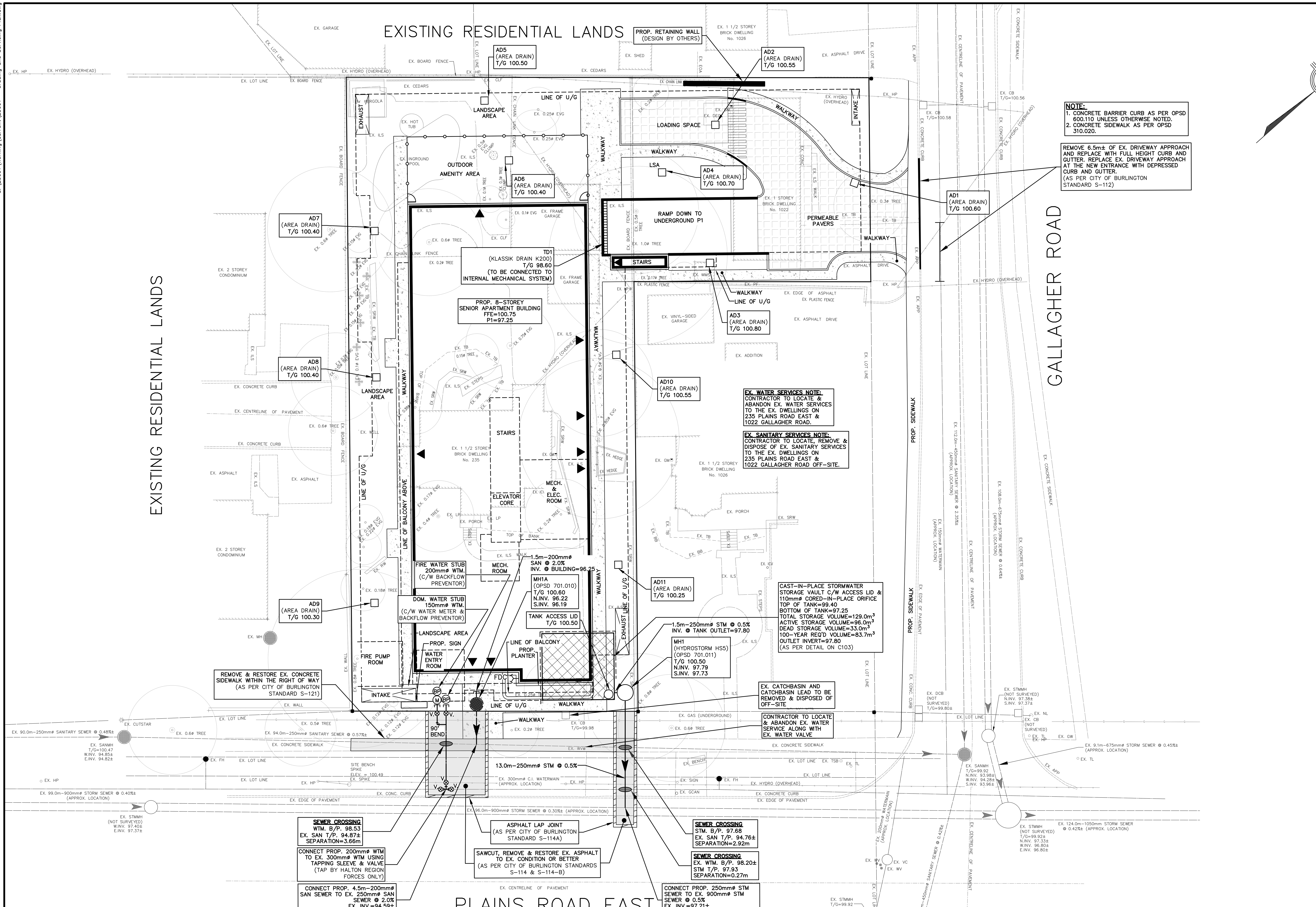
PRELIMINARY GRADING AND EROSION CONTROL PLAN

PROJECT No.	DRAWING No.
25091	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.



LEGEND:

- EXISTING CATCHBASIN
- EXISTING STORM/SANITARY MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED STORM/SANITARY MANHOLE
- PROPOSED CURB STOP/GATE VALVE
- SEWER CROSSING
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS
- FFE = 100.00 PROPOSED FINISH FLOOR ELEVATION
- P1 = 100.00 PROPOSED U/G PARKING FLOOR ELEVATION
- FDC PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED DEPRESSED CURB AS PER OPSD 600.110

BENCH MARK NOTE:

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BRASS CAP IN TOP OF CONCRETE CURB AT THE WEST END OF THE MOST EASTERLY ISLAND AT THE INTERSECTION OF KING ROAD AND NORTH SHORE BOULEVARD. MONUMENT LOCATED 11.9M NORTH OF A HYDRO POLE (LIGHT POLE) AND 13.08M SOUTHWEST OF ANOTHER HYDRO POLE. HORIZONTAL CONTROL MONUMENT NO. 043800104.

ELEVATION: 84.067 METRES

NO.	DATE	BY	REVISIONS
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DESIGN	YM	CHK'D	SN	DATE
DRAWN	YM	CHK'D	SN	Mar. 6, 26

SCALE 1:200 (0, 5, 10, 20)

APPROVALS

NOT FOR CONSTRUCTION

STAMP: LICENSED PROFESSIONAL ENGINEER — S. J. NELSON — 100228748 — Mar.06/26 — PROVINCE OF ONTARIO

S. LLEWELLYN & ASSOCIATES LIMITED
CONSULTING ENGINEERS
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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

1022 GALLAGHER ROAD &
235 PLAINS ROAD EAST
BURLINGTON, ON

TITLE

PRELIMINARY SITE SERVICING PLAN

PROJECT No. 25091

DRAWING No. 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.

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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

S:\25091\Working\Current\25091 – Grading and Servicing Plan.dwg

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 FEBRUARY 24, 2021
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.

2. 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.

5. 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:

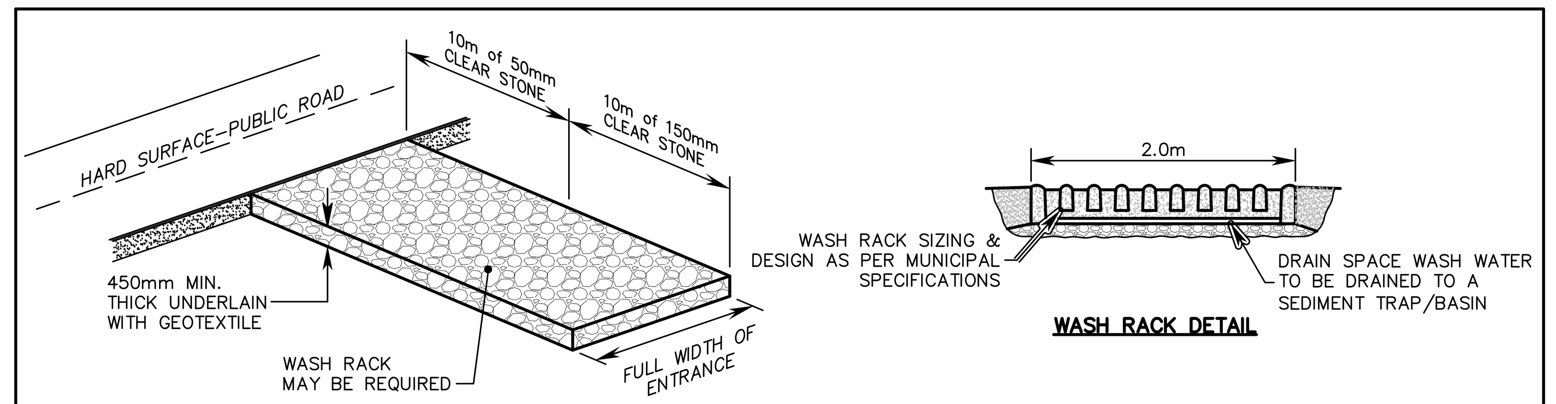
A. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUB-GRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS, ETC., SHALL BE COMPACTED TO MIN. 98% SPD. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
B. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO 98% SPD.
C. FOR 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.

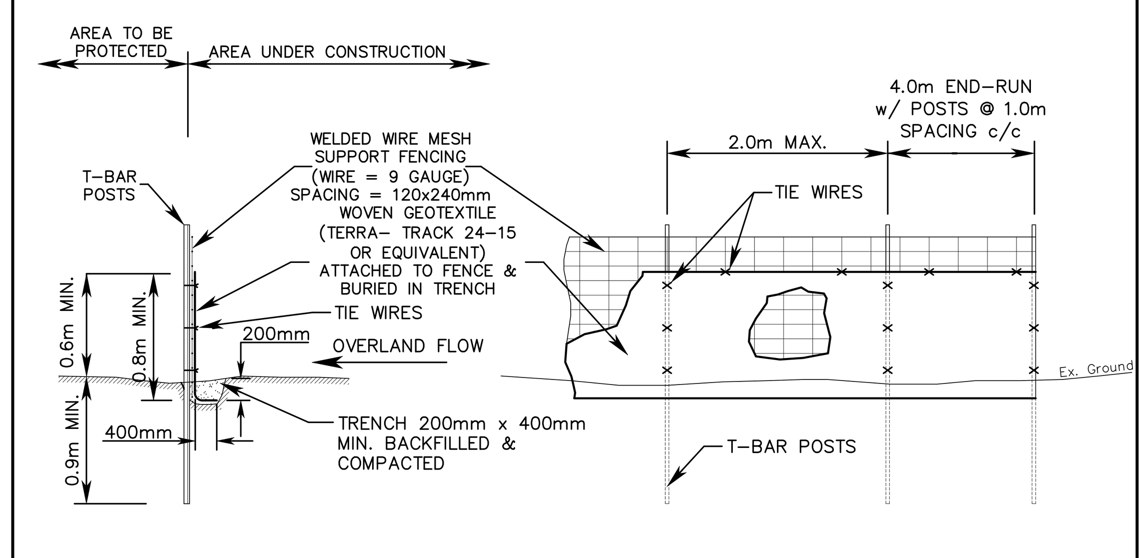
SEWER/WATER ABANDONMENT

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.



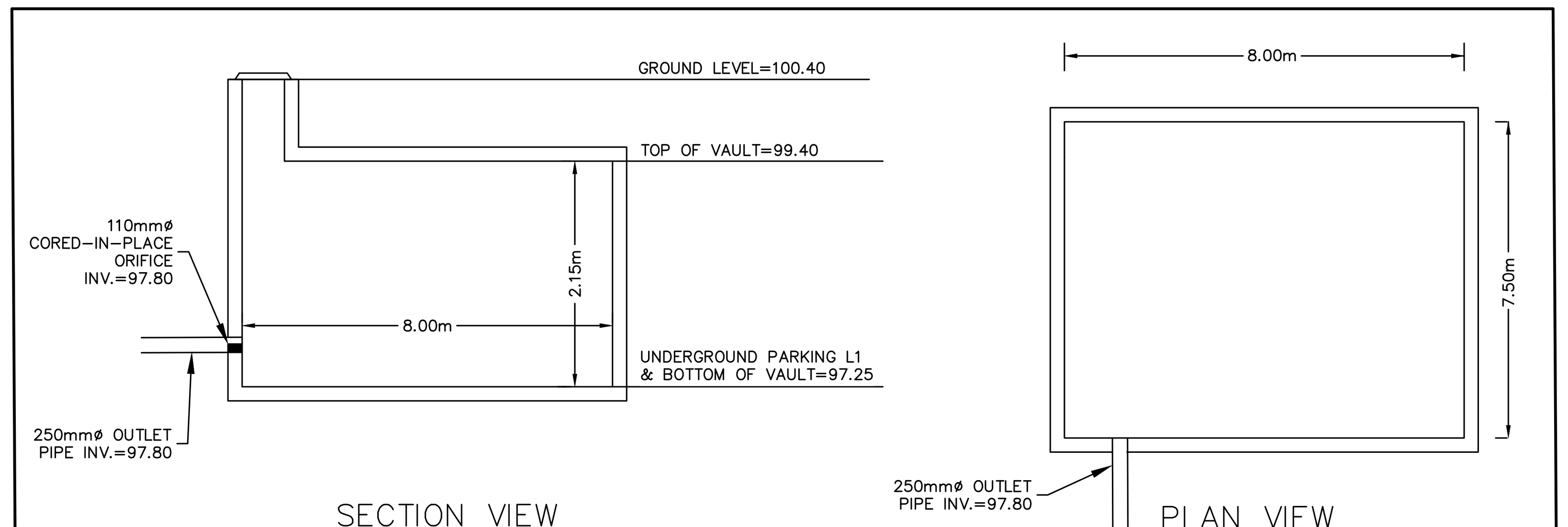
MUD MAT CONSTRUCTION ENTRANCE

SCALE: N.T.S.



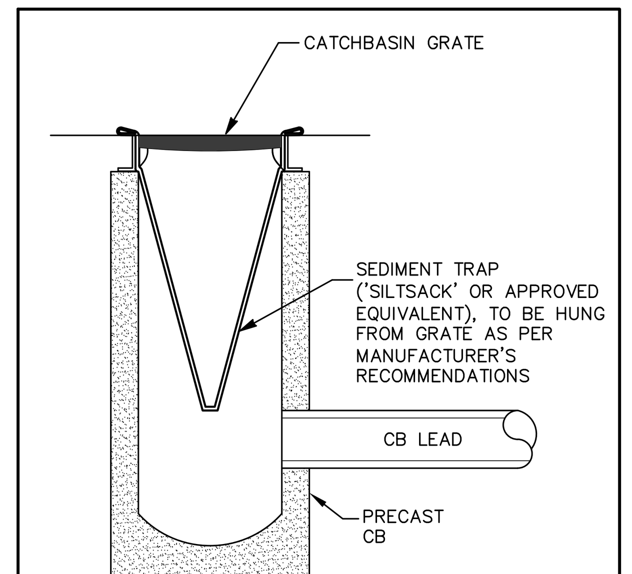
HEAVY-DUTY SILT FENCE (PER OPSD 219.131)

SCALE: N.T.S.



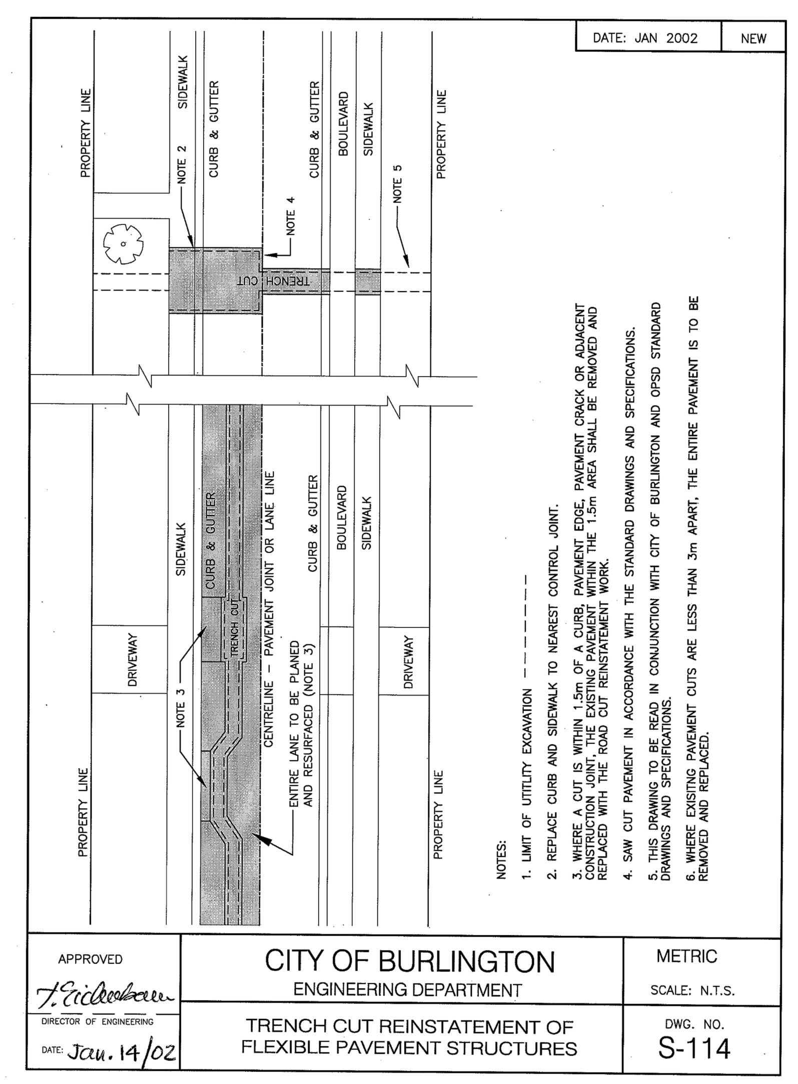
STORMWATER STORAGE VAULT (DESIGN BY OTHERS)

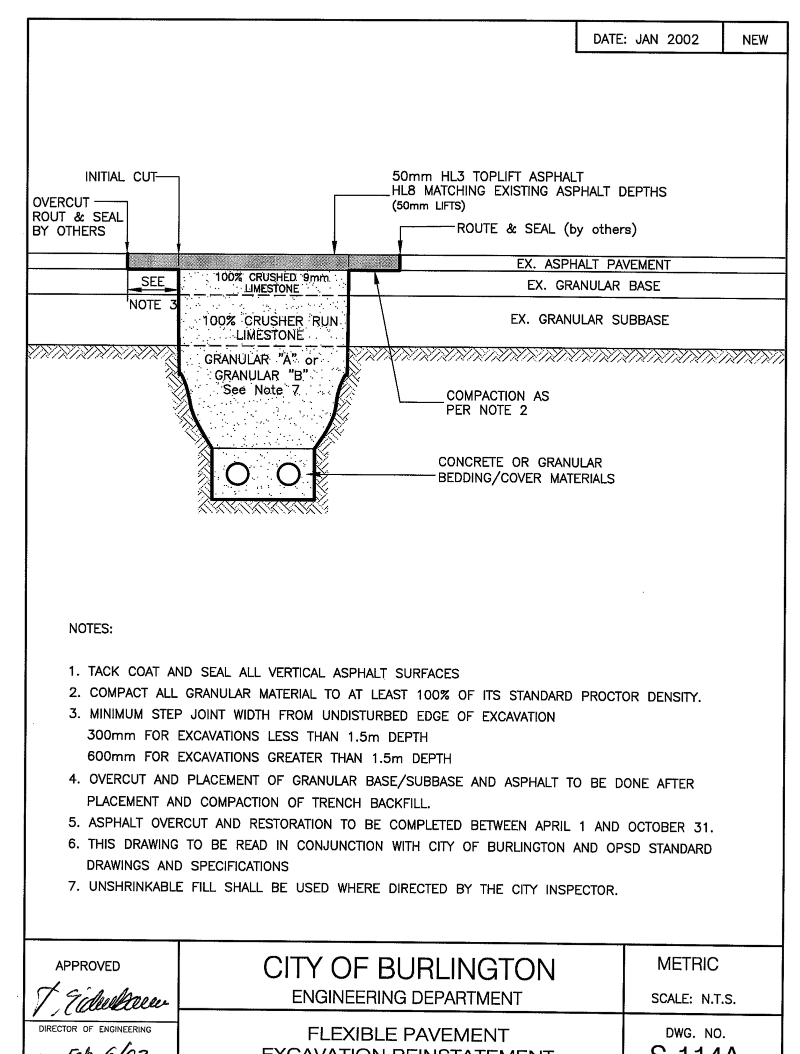
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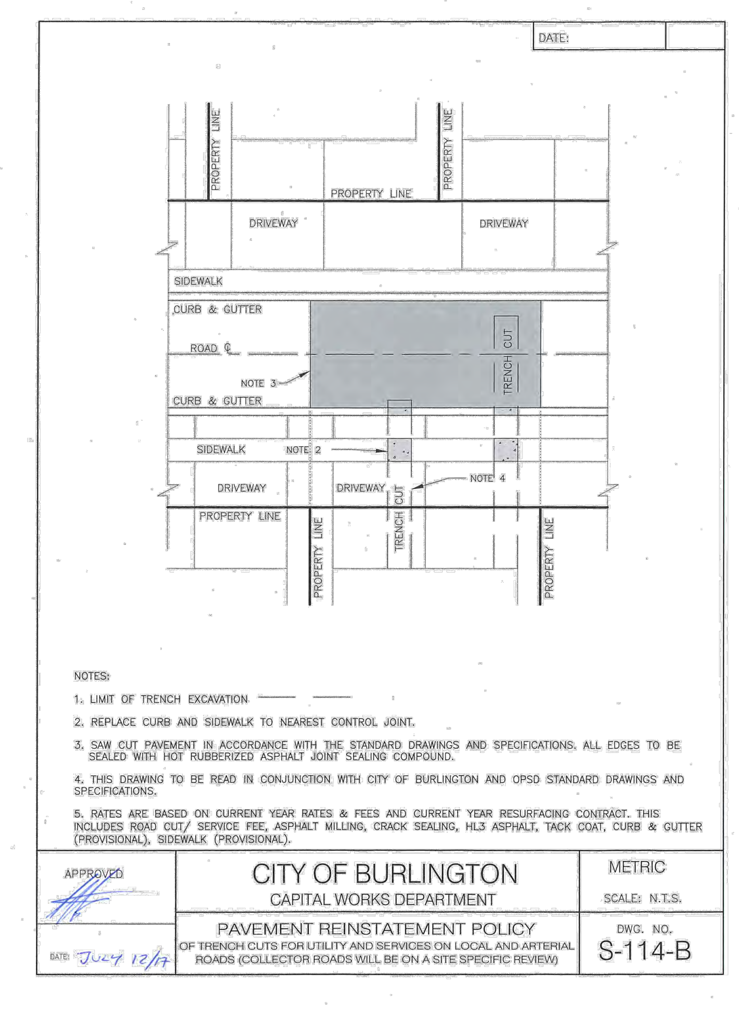


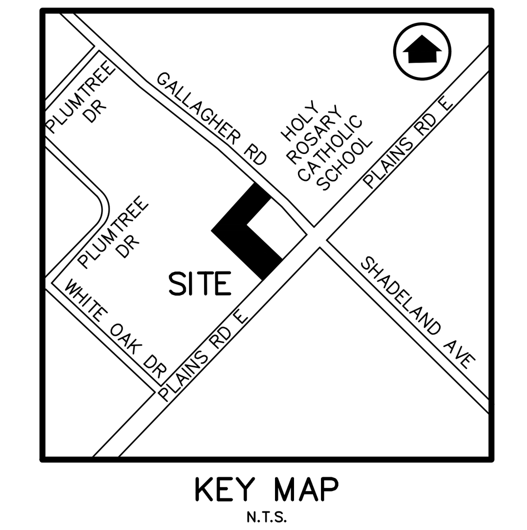
STREET CATCH BASIN SEDIMENT TRAP

SCALE: N.T.S.









KEY MAP

N.T.S.

BENCH MARK NOTE:

BENCHMARK No. 289

BRASS CAP IN TOP OF CONCRETE CURB AT THE WEST END OF THE MOST EASTERLY ISLAND AT THE INTERSECTION OF KING ROAD AND NORTH SHORE BOULEVARD. MONUMENT LOCATED 11.9M NORTH OF A HYDRO POLE (LIGHT POLE) AND 13.08M SOUTHWEST OF ANOTHER HYDRO POLE. HORIZONTAL CONTROL MONUMENT NO. 043800104.

ELEVATION: 84.067 METRES

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. 6, 26
DRAWN	YM	CHK'D	SN	

SCALE

APPROVALS

NOT FOR CONSTRUCTION

STAMP: LICENSED PROFESSIONAL ENGINEER — S. J. NELSON — 100228748 — Mar.06/26 — 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

1022 GALLAGHER ROAD &
235 PLAINS ROAD EAST
BURLINGTON, ON

TITLE

GENERAL NOTES & DETAILS PLAN

PROJECT No.	DRAWING No.
25091	C103

S:\25091\Working\Current\25091 – Grading and Servicing Plan.dwg
Plotted: March 6, 2026 10:54:24 AM By: Yagnik Moradiya