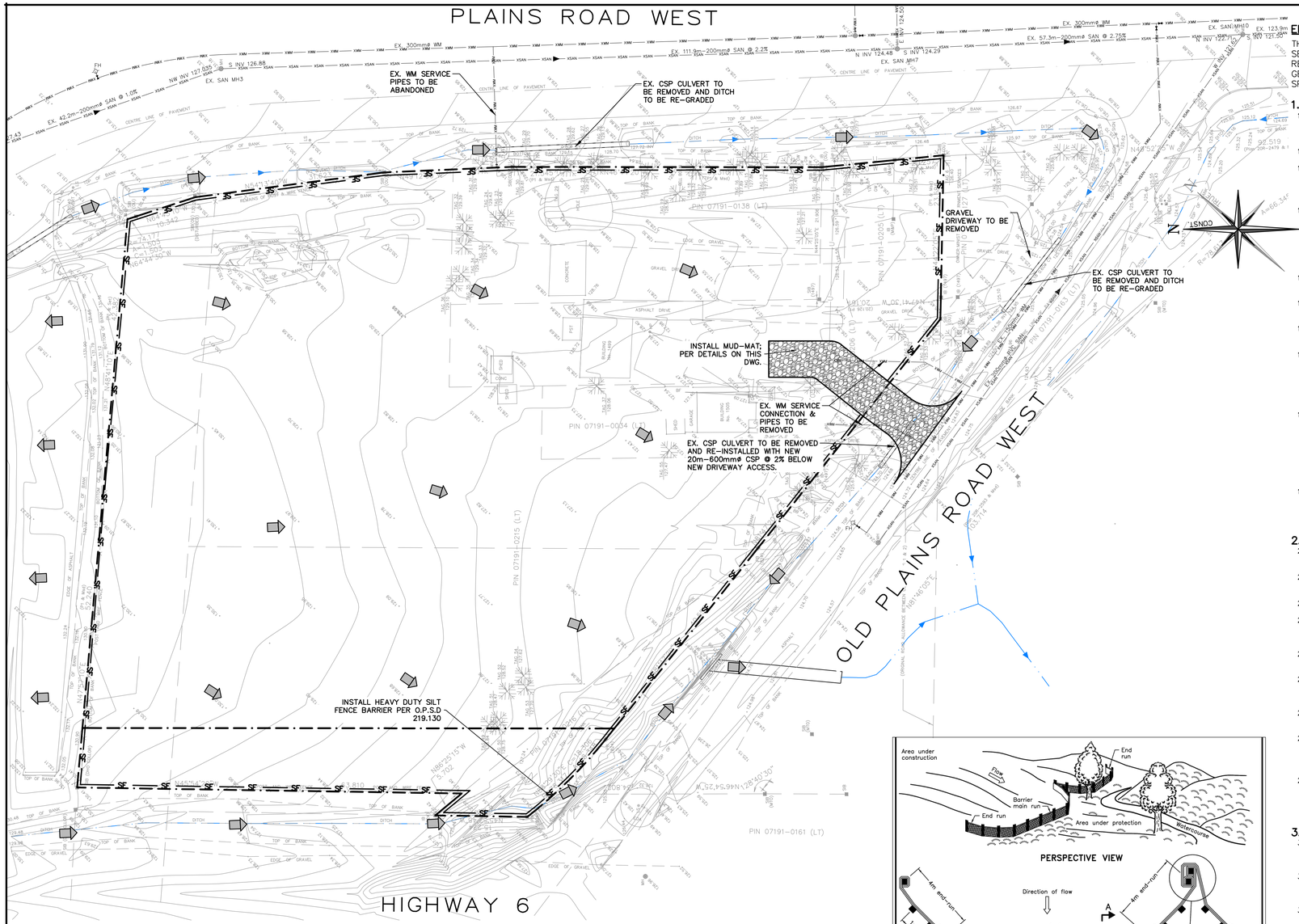
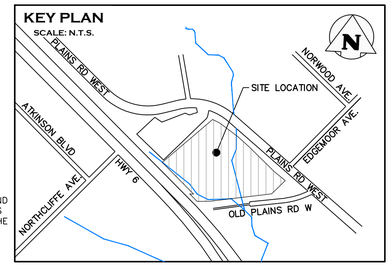




LEGEND

- PROPERTY LINE
- EXISTING DITCH
- EXISTING HYDRO POLE
- EXISTING FENCE
- EXISTING GRADE
- EXISTING OVERLAND FLOW DIRECTION
- MUD-MAT; SEE DETAIL
- SF — LIGHT-DUTY SILT FENCE; SEE DETAIL
- HDSF — HEAVY-DUTY SILT FENCE; SEE DETAIL
- PR. ROCK CHECK DAM PER OPSD 219.210
- TEMPORARY CONVEYANCE SWALE
- TREE PROTECTION FENCING

EROSION AND SEDIMENT CONTROL GENERAL NOTES

THE FOLLOWING GENERAL NOTES ARE FOR REMOVALS AND EROSION AND SEDIMENT CONTROL WORKS ONLY. ADDITIONAL GENERAL NOTES ARE TO BE REFERENCED FROM THE SERVICING AND GRADING DRAWING. ALL NOTES AND GENERAL NOTES SHALL BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATIONS.

1. GENERAL

1.1. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE EPA 832/R-92-005, CHAPTER 3, AND THE "ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS".

1.2. ALL DIMENSIONS ARE IN METRES OR MILLIMETRES.

1.3. THE POSITION OF EXISTING POLES, OVERHEAD LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND OR ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES IS NOT GUARANTEED.

1.4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY UTILITY STAKEOUTS TO VERIFY THE LOCATION OF ANY HYDRO, BELL, CABLE TV OR GAS UTILITY LINES, AND WHERE REQUIRED, PROVIDE ADEQUATE PROTECTION OF EXISTING UTILITY LINES AND PLANT. BEFORE COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES, AND ASSUME ALL LIABILITY RESULTING FROM DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION.

1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE SURFACE DRAINAGE FOR THE DURATION OF THE CONSTRUCTION PERIOD.

1.6. ALL GEOTECHNICAL INFORMATION, INCLUDING BOREHOLE LOGS AND ENGINEERED-FILL SPECIFICATIONS, ARE TO BE OBTAINED FROM THE GEOTECHNICAL CONSULTANT.

1.7. CONSTRUCTION SHALL NOT COMMENCE UNTIL ALL UTILITY LOCATIONS HAVE BEEN VERIFIED AND ALL PERMITS HAVE BEEN RECEIVED.

1.8. EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION. EROSION AND SEDIMENT CONTROLS WILL BE INSPECTED WEEKLY, AFTER EVERY RAINFALL AND SNOWMELT EVENT AND DAILY DURING EXTENDED RAIN OR SNOWMELT PERIODS.

1.9. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREAS. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, INCLUDING SEDIMENT, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS. TRCA ENFORCEMENT OFFICER SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY.

1.10. 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 A MINIMUM OF 30m FRO THE WATER.

2. SITE CONTROL MEASURES

2.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF THE SITE AT ALL TIMES.

2.2. IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCEEDS 30 DAYS, STRIPPED/BARE AREAS WILL BE STABILIZED BY SEEDING.

2.3. THE DEVELOPMENT AREA FOR STRIPPING AND EXCAVATION IS APPROXIMATELY 0.06HA.

2.4. ALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING THE SEDIMENTATION FENCING, CATCHBASIN CONTROL DEVICE, MUD MAT AND OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY EARTH MOVING.

2.5. CONTRACTOR SHALL NOTIFY THE CONSULTANT 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING ACTIVITIES OF CONSTRUCTION.

2.6. ALL ROADSIDE CATCHBASINS TO HAVE SEDIMENT PROTECTION AS PER DETAIL ON THIS DRAWING. SEDIMENT PROTECTION BARRIER TO BE MAINTAINED ON A REGULAR BASIS OR TO THE SATISFACTION OF THE CITY OF BURLINGTON.

2.7. ALL SEDIMENT REMOVED FROM SEDIMENT TRAPS SHALL BE DISPOSED OFF-SITE IN LOCATIONS ACCEPTABLE TO AND IN ACCORDANCE WITH CITY REGULATIONS.

2.8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES IN GOOD WORKING ORDER AT ALL TIMES. THE CONTRACTOR SHALL INSPECT SUCH DEVICES AT LEAST ONCE A WEEK AND AFTER EACH RAIN FALL EVENT, AND MAKE ALL NECESSARY REPAIRS AS REQUIRED.

2.9. ONGOING INSPECTION, MONITORING AND MAINTENANCE OF THE SILTATION CONTROL FENCE SHALL BE PROVIDED;RELOCATION OF THE SILTATION CONTROL FENCE SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION WHEN IT IS DEEMED NECESSARY BY THE PRACTITIONER OR WHEN IT IS RECOMMENDED BY THE ENVIRONMENTAL INSPECTOR.

3. TRAFFIC CONTROL AND MUD TRACKING

3.1. CONTRACTOR TO BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SIGNAGE. CONTRACTOR IS REQUIRED TO ADHERE TO ALL CONDITIONS SET OUT BY THE CITY OF BURLINGTON TRANSPORTATION DEPARTMENT.

3.2. DURING ALL CONSTRUCTION PHASES, MUD TRACKING CONTROL, CONSISTING OF FLUSHING AND SWEEPING ROADS, IS TO BE PROVIDED FOR ALL ROADS, AS WARRANTED, IN ACCORDANCE WITH THE CITY OF BURLINGTON MUD TRACKING CONTROL POLICY.

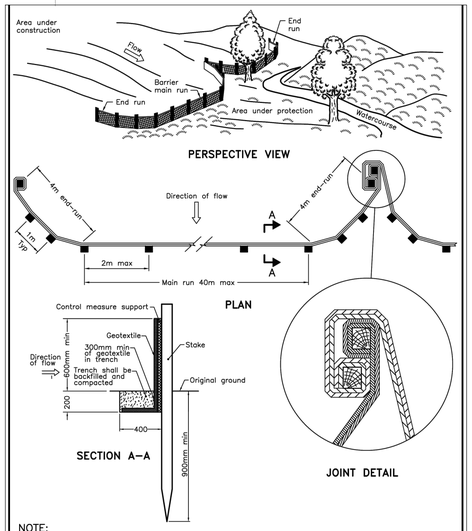
3.3. ALL CONSTRUCTION VEHICLES TO ENTER AND LEAVE THE SITE AT APPROVED LOCATIONS ONLY. ALL VEHICLES MUST TRAVEL OVER A VIBRATORY MUD MAT WHEN LEAVING THE SITE.

3.4. THE CONTRACTOR IS RESPONSIBLE FOR CLEANUP OF MUDTRACKING ON A DAILY BASIS OR ON A MORE FREQUENT BASIS IF DIRECTED BY THE CITY OR THE CONSULTANT.

3.5. CONTRACTOR TO LIMIT CONSTRUCTION ACTIVITIES WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THE DRAWINGS. CONTRACTOR TO RESTORE ALL DISTURBED AREAS OUT SIDE THE WORKING AREA TO ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE CITY OF BURLINGTON.

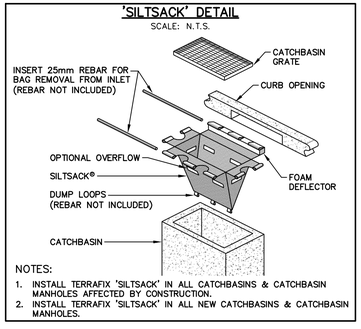
3.6. IF NECESSARY, TRUCKS SHALL BE WASHED DOWN BEFORE LEAVING THE SITE.

3.7. CONTRACTOR TO CONFORM TO ALL CITY OF BURLINGTON NOISE AND DUST CONTROL STANDARDS AND BY-LAWS. THE SITE MUST BE WET DOWN IF NECESSARY TO CONTROL DUST.

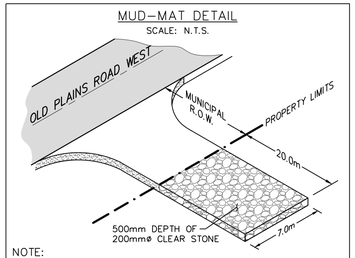


NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev	3
HEAVY-DUTY SILT FENCE BARRIER			
		OPSD 219.130	



NOTES:
1. INSTALL TERRAFIX 'SILTSACK' IN ALL CATCHBASINS & CATCHBASIN MANHOLES AFFECTED BY CONSTRUCTION.
2. INSTALL TERRAFIX 'SILTSACK' IN ALL NEW CATCHBASINS & CATCHBASIN MANHOLES.



NOTE:
GEOTEXTILE (TERRAFIX 270R OR APPROVED EQUAL) TO BE PLACED AS SEPARATION BARRIER BETWEEN EXISTING GROUND AND CLEAR STONE.

10 0m 10 20 30
SCALE: 1:400

No.	ISSUE / REVISION	YYYY/MM/DD
1	ISSUED FOR OPA/ZBA SUBMISSION	2024/12/19

ELEVATION NOTE:
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SURVEY NOTES:
SURVEY COMPLETED BY A.T. McLAREN LIMITED (2018/MAY/04)
DWG No: 35116
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE PLAN NOTES:
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DRAWING No.: 2079.22 (2024/MAY/05)

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Project
1511 PLAINS ROAD WEST
CITY OF BURLINGTON

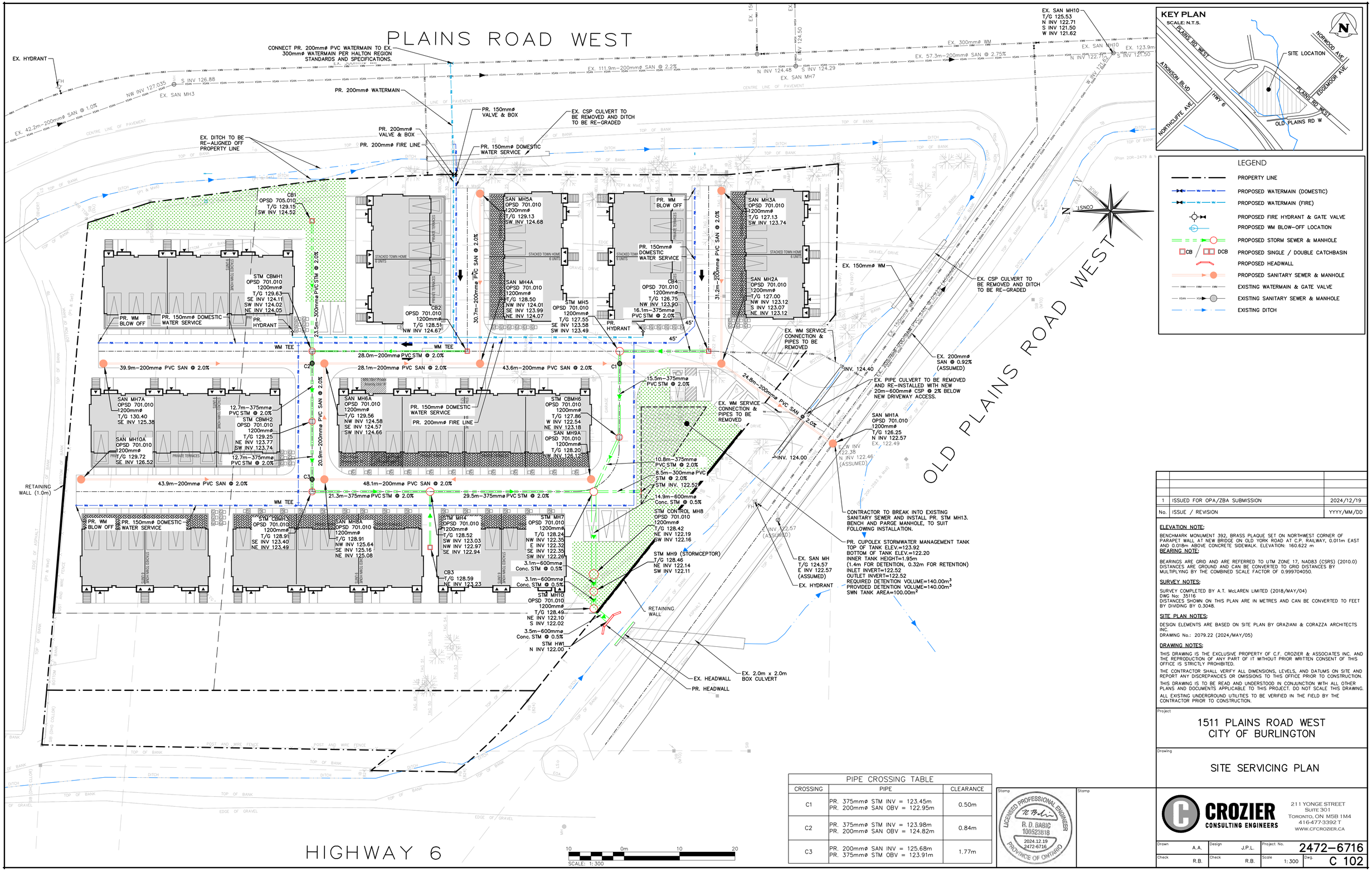
Drawing
REMOVALS, EROSION & SEDIMENT CONTROL PLAN

Stamp
LICENSED PROFESSIONAL ENGINEER
R. D. BABIC
100523818
2024.12.19
2472-6716
PROVINCE OF ONTARIO

Stamp

CROZIER CONSULTING ENGINEERS
211 YONGE STREET
SUITE 301
TORONTO, ON M5B 1M4
416-477-3392 T
WWW.CFCROZIER.CA

Drawn	Design	Project No.	
A.A.	J.P.L.		2472-6716
Check	Check	Scale	Dwg.
R.B.	R.B.	1: 400	C101



LEGEND

- PROPERTY LINE
- PROPOSED WATERMAIN (DOMESTIC)
- PROPOSED WATERMAIN (FIRE)
- PROPOSED FIRE HYDRANT & GATE VALVE
- PROPOSED WM BLOW-OFF LOCATION
- PROPOSED STORM SEWER & MANHOLE
- CB / DCB — PROPOSED SINGLE / DOUBLE CATCHBASIN
- PROPOSED HEADWALL
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING WATERMAIN & GATE VALVE
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING DITCH

PIPE CROSSING TABLE

CROSSING	PIPE	CLEARANCE
C1	PR. 375mmø STM INV = 123.45m PR. 200mmø SAN OBV = 122.95m	0.50m
C2	PR. 375mmø STM INV = 123.98m PR. 200mmø SAN OBV = 124.82m	0.84m
C3	PR. 200mmø SAN INV = 125.68m PR. 375mmø STM OBV = 123.91m	1.77m

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Project

1511 PLAINS ROAD WEST
CITY OF BURLINGTON

Drawing

SITE SERVICING PLAN

Stamp

LICENSED PROFESSIONAL ENGINEER
R. D. BABIC
100523818
2024.12.19
2472-6716
PROVINCE OF ONTARIO

Stamp

CROZIER CONSULTING ENGINEERS
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Drawn	Design	Project No.	
A.A.	J.P.L.	2472-6716	
Check	Check	Scale	Dwg.
R.B.	R.B.	1: 300	C 102

PLAINS ROAD WEST

HIGHWAY 6

OLD PLAINS ROAD WEST

FUTURE PHASE 2

DEDICATION

EX. DITCH TO BE RE-ALIGNED OFF PROPERTY LINE

EX. CSP TO BE REMOVED AND DITCH TO BE RE-GRADED

EXISTING OLD PLAINS ROAD WEST GRADE TO BE MAINTAINED TO THIS LOCATION

EX. CSP TO BE REMOVED AND DITCH TO BE RE-GRADED

PR. CULVERT

APPROX. 63m OF OLD PLAINS ROAD WEST TO BE REGRADED AND RAISED TO SITE ENTRANCE

63.0m ROADWAY RECONSTRUCTION

OLD PLAINS ROAD WEST C/L TO BE RAISED APPROX. 1.46m AT THIS LOCATION

EX. CULVERT (TO BE REMOVED)

REMAINDER OF OLD PLAINS ROAD WEST ROADWAY BEYOND SITE ENTRANCE TO BE DECOMMISSIONED AND/OR REMOVED

RETAINING WALL

EX. CULVERT

CB1 T/G 129.15

CB2 T/G 128.51

CB4 T/G 126.75

CB3 T/G 128.59

STM CBMH1 T/G 129.63

STM CBMH2 T/G 129.25

STM CBMH3 T/G 128.91

STM CBMH6 T/G 128.86

SAN MH5A T/G 129.13

SAN MH3A T/G 127.13

SAN MH4A T/G 128.50

SAN MH2A T/G 127.00

SAN MH6A T/G 129.56

SAN MH8A T/G 128.91

STM MH4 T/G 128.52

SAN MH9A T/G 128.20

STM MH5 T/G 127.55

STM MH7 T/G 128.24

SAN MH1A T/G 126.25

STM CONTROL MHB T/G 128.42

STM MH9 (STORMCEPTOR) T/G 128.46

STM MH10 T/G 128.49

STACKED TOWN HOME 6 UNITS

PRIVATE TERRACES

SHARED DRIVEWAY

GARAGE

BUILDING

30.1m SETBACK

24.8m SETBACK

PART 1, PLAN PM262 (P-1699-50) PIN 07191-0161 (LT)

PIN 07191-0125 (LT) PART 2

PIN 07191-0206 (LT) LOT 2

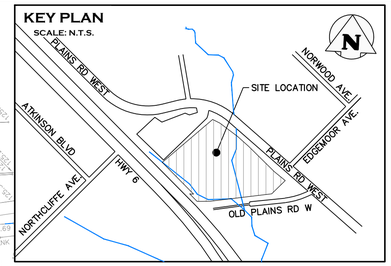
PLAN 20R-11671 PARK LOT 2

PLAN 20R-11671 PARK LOT 1

PLAN 20R-1167

KEY PLAN

SCALE: N.T.S.



LEGEND

- PROPERTY LINE
- EXISTING DITCH
- EXISTING FENCE
- x260.00 EXISTING GRADE
- x260.00 PROPOSED GRADE
- x260.00 PROPOSED GRADE (TO MATCH EXISTING)
- xTW/BW 260.00 TOP OF WALL/BOTTOM OF WALL PR. GRADE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING SINGLE / DOUBLE CATCHBASIN
- CB / DCB PROPOSED SINGLE / DOUBLE CATCHBASIN
- PROPOSED SLOPE (3:1 MAX.)
- PROPOSED RETAINING WALL
- PROPOSED HEADWALL
- PROPOSED MAJOR OVERLAND FLOW DIRECTION
- EXISTING OVERLAND FLOW DIRECTION
- 2.0% PROPOSED MINOR FLOW DIRECTION
- PROPOSED ROADWAY TO BE DECOMMISSIONED

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Project

1511 PLAINS ROAD WEST CITY OF BURLINGTON

Drawing

SITE GRADING PLAN PHASE1

SCALE: 1:300

Stamp

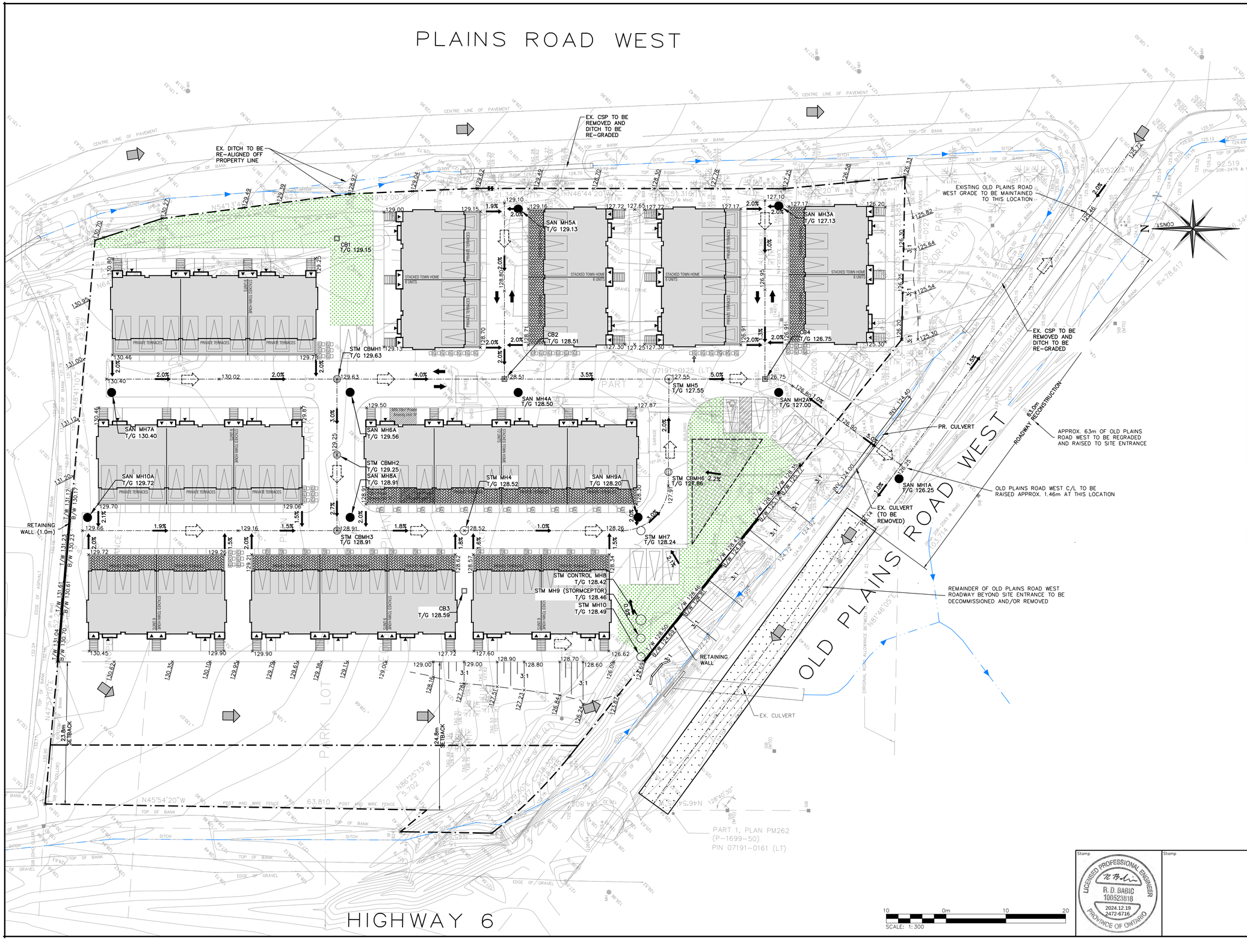
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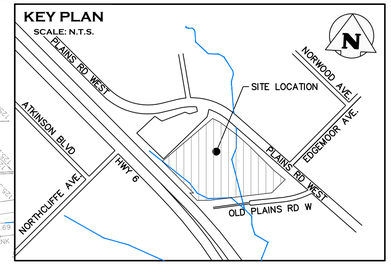
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Drawn	Design	Project No.	
A.A.	J.P.L.	2472-6716	
Check	Check	Scale	Dwg.
R.B.	R.B.	1:300	C103-1A

PLAINS ROAD WEST





LEGEND

- PROPERTY LINE
- EXISTING DITCH
- EXISTING FENCE
- x260.00 EXISTING GRADE
- x260.00 PROPOSED GRADE
- x260.00 PROPOSED GRADE (TO MATCH EXISTING)
- xTW/BW 260.00 TOP OF WALL/BOTTOM OF WALL PR. GRADE
- EXISTING STORM MANHOLE
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Project

1511 PLAINS ROAD WEST
CITY OF BURLINGTON

Drawing

ULTIMATE SITE GRADING PLAN

SCALE: 1:300

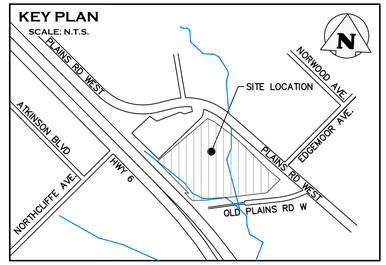
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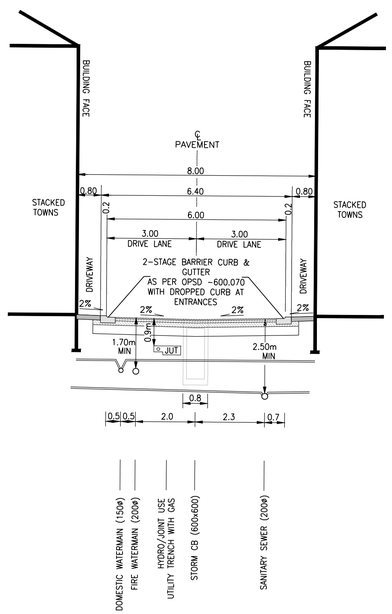
LICENSED PROFESSIONAL ENGINEER
R. D. BABIC
100523818
2024.12.19
2472-6716
PROVINCE OF ONTARIO

Stamp

CROZIER CONSULTING ENGINEERS
211 YONGE STREET
SUITE 301
TORONTO, ON M5B 1M4
416.477.3392 T
WWW.CFCROZIER.CA

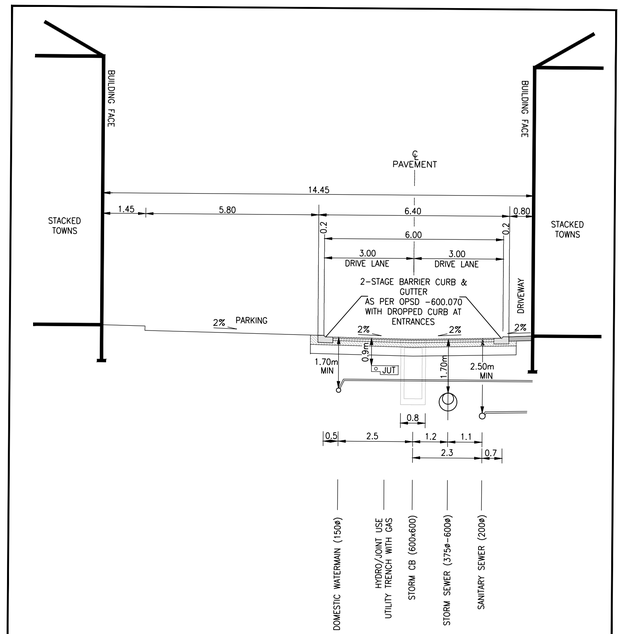
Drawn	Design	Project No.	
A.A.	J.P.L.	2472-6716	
Check	Check	Scale	Dwg.
R.B.	R.B.	1:300	C103-U





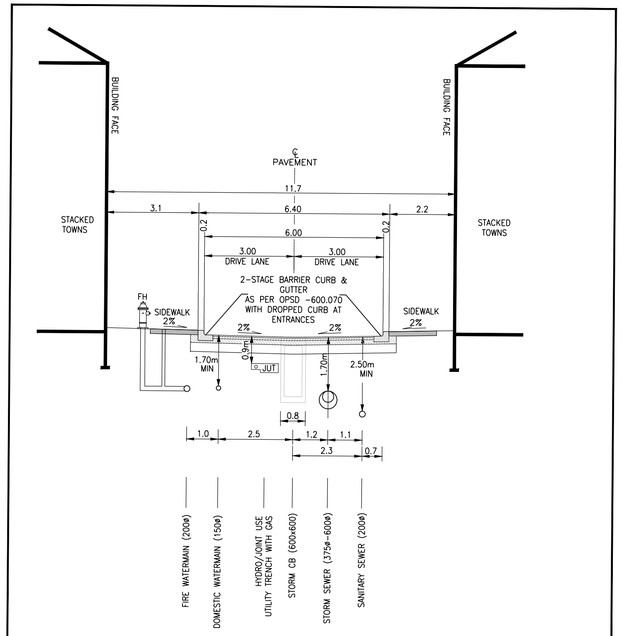
TYPICAL ROAD SECTION 1
6.0m PRIVATE RESIDENTIAL LANEWAY (DRIVEWAY & NO SIDEWALK)

SCALE: N.T.S



TYPICAL ROAD SECTION 2
6.0m PRIVATE RESIDENTIAL LANEWAY (DRIVEWAY & PARKING)

SCALE: N.T.S



TYPICAL ROAD SECTION 3
6.0m PRIVATE RESIDENTIAL LANEWAY (DRIVEWAY & SIDEWALK)

SCALE: N.T.S

No.	ISSUE / REVISION	YYYY/MM/DD
1	ISSUED FOR OPA/ZBA SUBMISSION	2024/12/19

ELEVATION NOTE:

BENCHMARK MONUMENT 392, BRASS PLAQUE SET ON NORTHWEST CORNER OF PARAPET WALL AT NEW BRIDGE ON OLD YORK ROAD AT C.P. RAILWAY, 0.011m EAST AND 0.018m ABOVE CONCRETE SIDEWALK. ELEVATION: 160.622 m

BEARING NOTE:

BEARINGS ARE GRID AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0) DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999704050.

SURVEY NOTES:

SURVEY COMPLETED BY A.T. McLAREN LIMITED (2018/MAY/04)
DWG No: 35116
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE PLAN NOTES:

DESIGN ELEMENTS ARE BASED ON SITE PLAN BY GRAZIANI & CORAZZA ARCHITECTS INC.
DRAWING No.: 2079.22 (2024/MAY/05)

DRAWING NOTES:

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART OF IT WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.

THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT. DO NOT SCALE THIS DRAWING.

ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

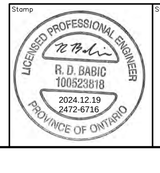
Project

1511 PLAINS ROAD WEST
CITY OF BURLINGTON

Drawing

TYPICAL ROAD SECTIONS

Stamp



Stamp

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Drawn	Design	Project No.	
A.A.	J.P.L.	2472-6716	
Check	Check	Scale	Dwg.
R.B.	R.B.	NTS	C104