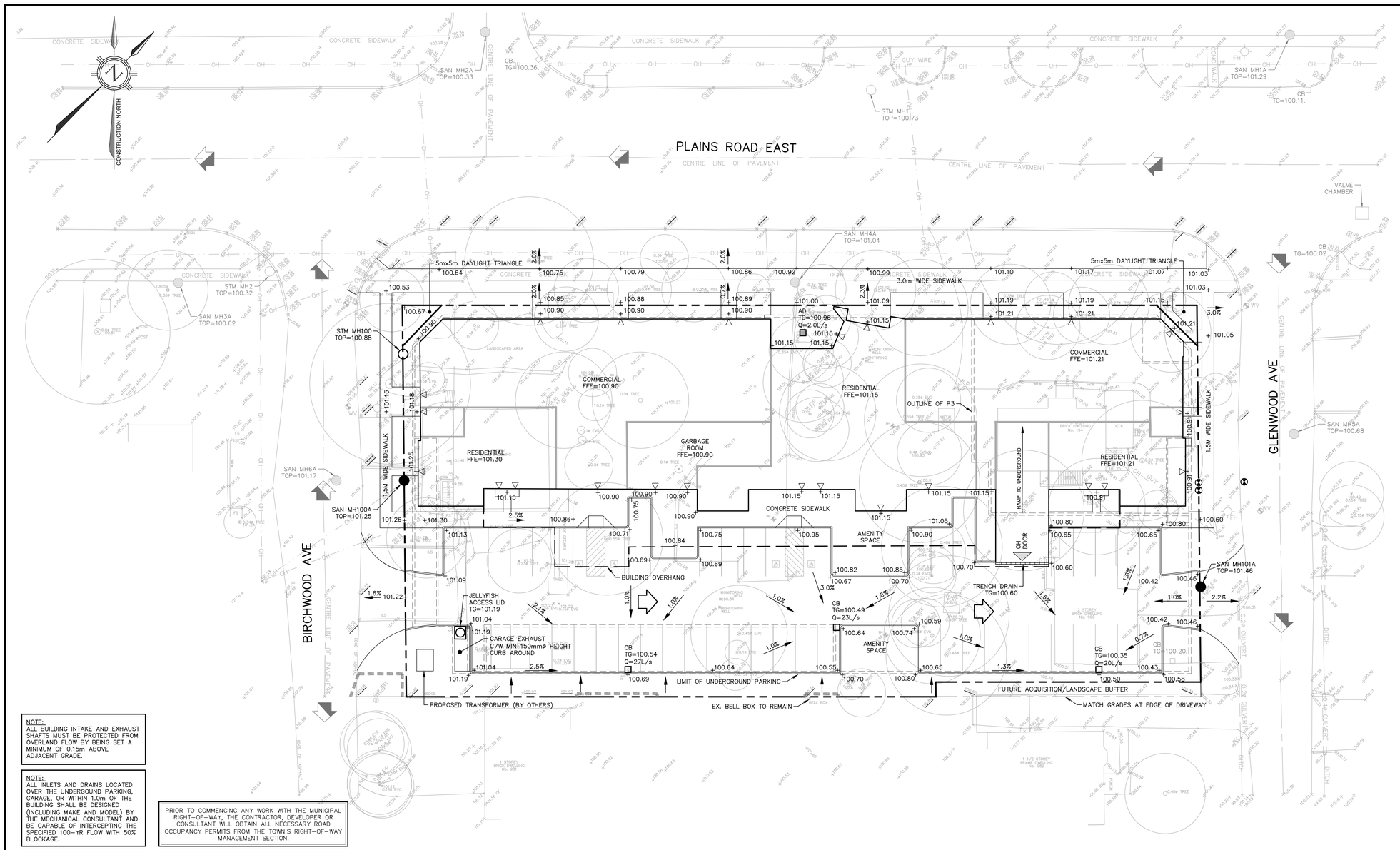


NOTE:
ALL BUILDING INTAKE AND EXHAUST SHAFTS MUST BE PROTECTED FROM OVERLAND FLOW BY BEING SET A MINIMUM OF 0.15m ABOVE ADJACENT GRADE.

NOTE:
ALL INLETS AND DRAINS LOCATED OVER THE UNDERGOUND PARKING, GARAGE, OR WITHIN 1.0m OF THE BUILDING SHALL BE DESIGNED (INCLUDING MAKE AND MODEL) BY THE MECHANICAL CONSULTANT AND BE CAPABLE OF INTERCEPTING THE SPECIFIED 100-YR FLOW WITH 50% BLOCKAGE.

PRIOR TO COMMENCING ANY WORK WITH THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR, DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE TOWN'S RIGHT-OF-WAY MANAGEMENT SECTION.

GENERAL NOTES

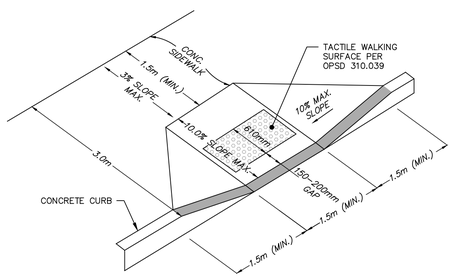
1. ALL THE CONSTRUCTON WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF BURLINGTON AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
2. ALL SURFACE DRAINAGE SHALL BE COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE OF ABUTTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.
3. PROPOSED ELEVATIONS ALONG SITE PROPERTY LINES MUST MATCH EXISTING ELEVATIONS.
4. A SILT FENCE MUST BE PLACED AROUND THE PERIMETER OF THE SITE.
5. AT ALL ENTRANCES TO THE SITE, THE ROAD CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
6. SIDEWALK TO BE REMOVED AND REPLACED AS PER CITY STD. S-121.
7. THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD MUST BE PAVED WITH 40mm HL3 AND 50mm HL8. BASE TO BE 150mm GRANULAR "A" (OR 130mm OF 20mm CRUSHER RUN LIMESTONE) AND 300mm GRANULAR "B" (OR 225mm OF 50mm CRUSHER RUN LIMESTONE) COMPACTED TO 100% STANDARD PROCTOR DENSITY.
8. A UTILITY CLEARANCE RADIUS OF 1.2 METRES BETWEEN THE PROPOSED DRIVEWAY ENTRANCE CURB RETURN AND ALL ABOVE GROUND UTILITIES MUST BE MAINTAINED.
9. ROAD OCCUPANCY / ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
10. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD OCCUPANCY / ACCESS PERMIT APPLICATION.
11. THE MINIMUM CATCHBASIN LEAD DIAMETER ALLOWED IS 250mm.
12. ALL CATCHBASIN MANHOLES AND MANHOLES WITH INLET CONTROL DEVICES MUST HAVE A MINIMUM 0.3 METRE SUMP AND TOP AS PER MUNICIPAL STANDARDS.
13. RESTORE ROAD AS PER THE CITY OF BURLINGTON ROAD CUT PERMIT.
14. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, MECHANICAL, AND LANDSCAPE DRAWINGS.

GRADING NOTES

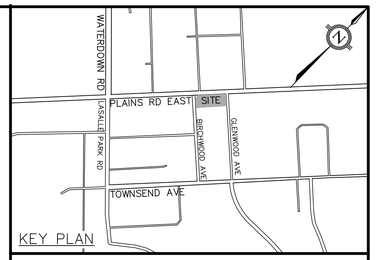
1. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
2. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.
3. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
4. IF APPLICABLE FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS AND PROTECTION SCHEMATICS, ETC., REFER TO TREE PROTECTION PLAN (BY LANDSCAPE ARCHITECT).
5. LOT GRADING SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE CITY, SHALL RESULT IN NON ACCEPTANCE BY THE CITY.
6. ALL TOPSOIL SHALL BE STRIPPED PRIOR TO GRADING.
7. ALL DISTRIBUTED AREAS TO BE RESTORED WITH 200mm TOPSOIL AND SOD.
8. DRIVEWAY SLOPE SHALL BE A MINIMUM OF 1.0% AND A MAXIMUM OF 8.0% AS PER CITY OF BURLINGTON STANDARD, UNLESS OTHERWISE INDICATED.

ADDITIONAL NOTES:

1. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
2. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF HIS WORK. WHETHER SHOWN ON THE PLAN OR NOT, AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
3. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO UTILITIES PRIOR TO CROSSING SUCH UTILITIES, FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COST ARISING FROM SUCH INSPECTION.



BARRIER-FREE CURB RAMP
N.T.S.



KEY PLAN

LEGEND

- PROPERTY BOUNDARY
- 82.51 EXISTING ELEVATION
- + 82.20 PROPOSED FINISHED ELEVATION
- PROPOSED DRAINAGE DIRECTION
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCHBASIN
- EXISTING DOUBLE CATCHBASIN
- EXISTING VALVE AND BOX
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED ENTRANCE
- PROPOSED OVERHEAD ENTRANCE
- PROPOSED OVERLAND FLOW DIRECTION
- EXISTING OVERLAND FLOW DIRECTION
- PROPOSED CATCHBASIN
- PROPOSED SANITARY MANHOLE
- AD PROPOSED AREA DRAIN
- PROPOSED STORM MANHOLE
- PROPOSED VALVE & BOX
- TREE HOARDING

0 2.5 5 7.5 10 12.5

NO.	DATE	BY/DRAWN	REVISIONS
2	25/05/12	NAS/ZI	ISSUED FOR OPA/ZBA APPLICATION
1	25/01/17	NAS/ZI	ISSUED FOR TECHNICAL REVIEW

CAD FILE: 1861GS.dwg | PLOT SCALE: 1:1 | PLOT DATE: May 12, 2025

ELEVATION NOTE:

BEARINGS ARE UTM GRID, DEVIRED FROM OBSEREVED REFERENCE POINTS A & B, BY REAL TIME NETWROK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

LOCAL BENCHMARK:

MONUMENT 44 - MAPLEHURST SCHOOL, 481 PLAINS ROAD EAST (HIGHWAY NO. 2) 1.92 KM NORTHEAST OF WATERDOWN ROAD: TABLET IN THE FRONT OF THE SOUTHEAST CONCRETE FOUNDATION WALL, 1.5m SOUTHWEST OF THE MOST EASTERLY OF TWO ENTRANCES, 1.04m BELOW RED BRICK SIDING. NO. 3488.
ELEVATION: 98.754 METRES

THE TOPOGRAPHIC DETAIL SHOWN HERON WAS AQUIRED ON JANUARY 17, 2024 BY A.T. MCLAREN LIMITED (DWG NO. 37632).

LICENSED PROFESSIONAL ENGINEER N. A. SYLVESTER 100199487 MAY 12 2025 PROVINCE OF ONTARIO

DESIGNED BY | APPROVED BY

CONSULTANT
TRAFALGAR ENGINEERING
#1-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W6
www.trafalgareng.com

PROJECT TITLE
ONE HUNDRED ON PLAINS

LOCATION
84-104 PLAINS ROAD EAST &
990 GLENWOOD AVENUE
BURLINGTON, ONTARIO

DRAWING TITLE
GRADING PLAN

SCALE	1:250	DESIGN BY	NAS
DRAWN BY	ZI	CHECKED BY	NAS
DATE	2024/10/01	SHEET	1 OF 1
PROJECT No.	1861	PLAN No.	G1

FILENAME: P:\1861 Plains Rd East\04-CAD\03-Site Plan\1861GS.dwg
PLOTDATE: May 12, 2025 - 10:59am