

LEGEND

- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED SANITARY MANHOLE
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED VALVE & BOX
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- - - PROPERTY BOUNDARY
- - - EXISTING STORM SEWER
- - - EXISTING SANITARY SEWER
- - - EXISTING WATERMAIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED AREA DRAIN (300mm x 300mm)
- ⊕ CATCHBASIN WITH CB SHIELD
- ⊕ PROPOSED WATER METER

2	2024/10/04	AJP	TOC DEVELOPMENT SUBMISSION
1	2024/02/28	AJP/ZI	ISSUED FOR ZBA/OBA
NO.	DATE	BY/DRAWN	REVISIONS
CAD FILE: 1827GS.dwg PLOT SCALE: 1:1 PLOT DATE: Oct 04, 2024			

BENCHMARK
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARKS: No. 236 ELEVATION=159.311m No. 258 ELEVATION=185.692m

LOCAL BENCHMARK
 CUT CROSS LOCATED ON CONCRETE WALK NEXT TO PAVING STONES LEADING TO THE BUILDING AT 165 CROSS AVE, AS SHOWN ON THE FACE OF PLAN. ELEVATION=102.73m

NOTE
 THE SURVEY WAS COMPLETED ON THE 13TH DAY OF JUNE, 2023 BY J.D. BARNES LIMITED, ONTARIO LAND SURVEYORS, REFERENCE No.: 21-30-700-02-A.

NOTE: REFER TO DWG. N1 FOR STANDARD NOTES

DESIGNED BY

APPROVED BY

CONSULTANT

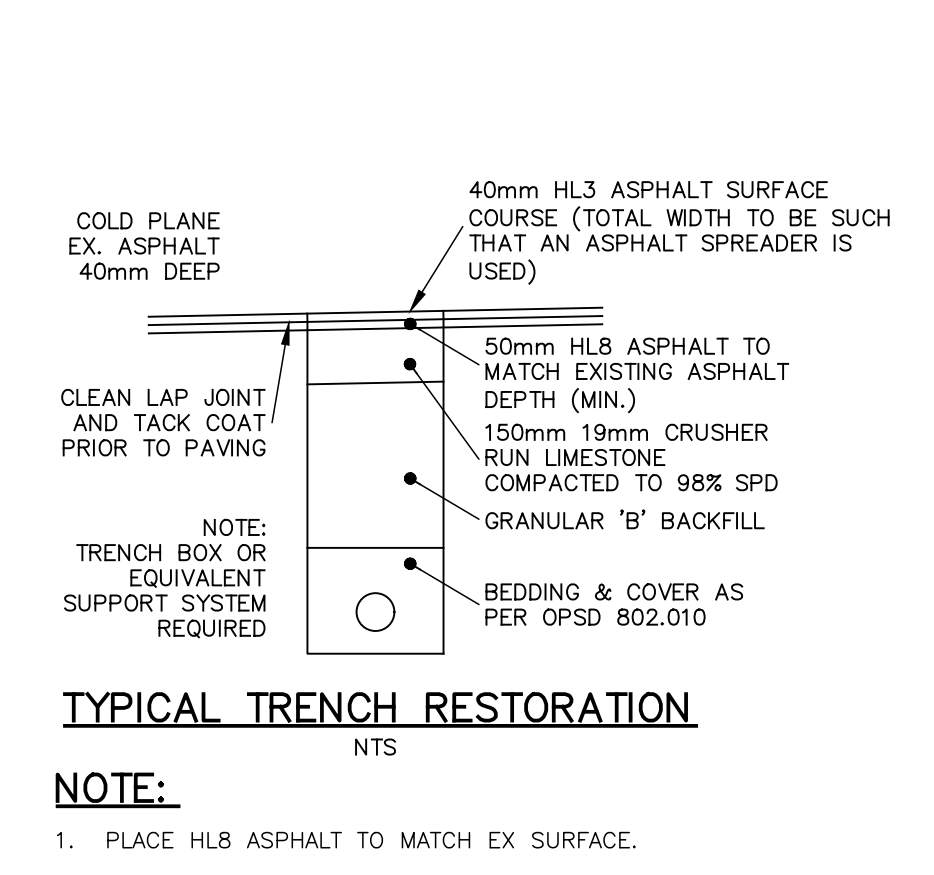
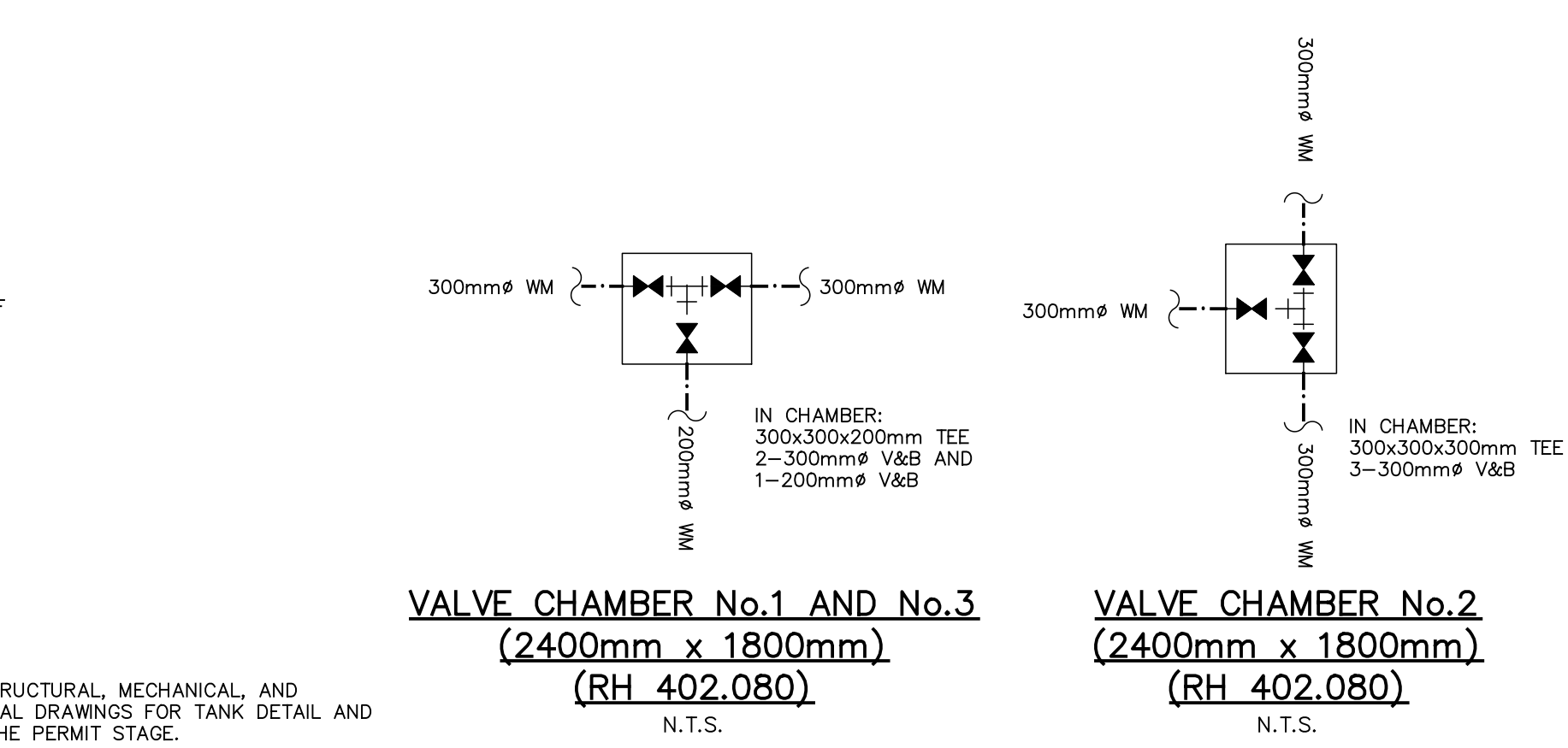
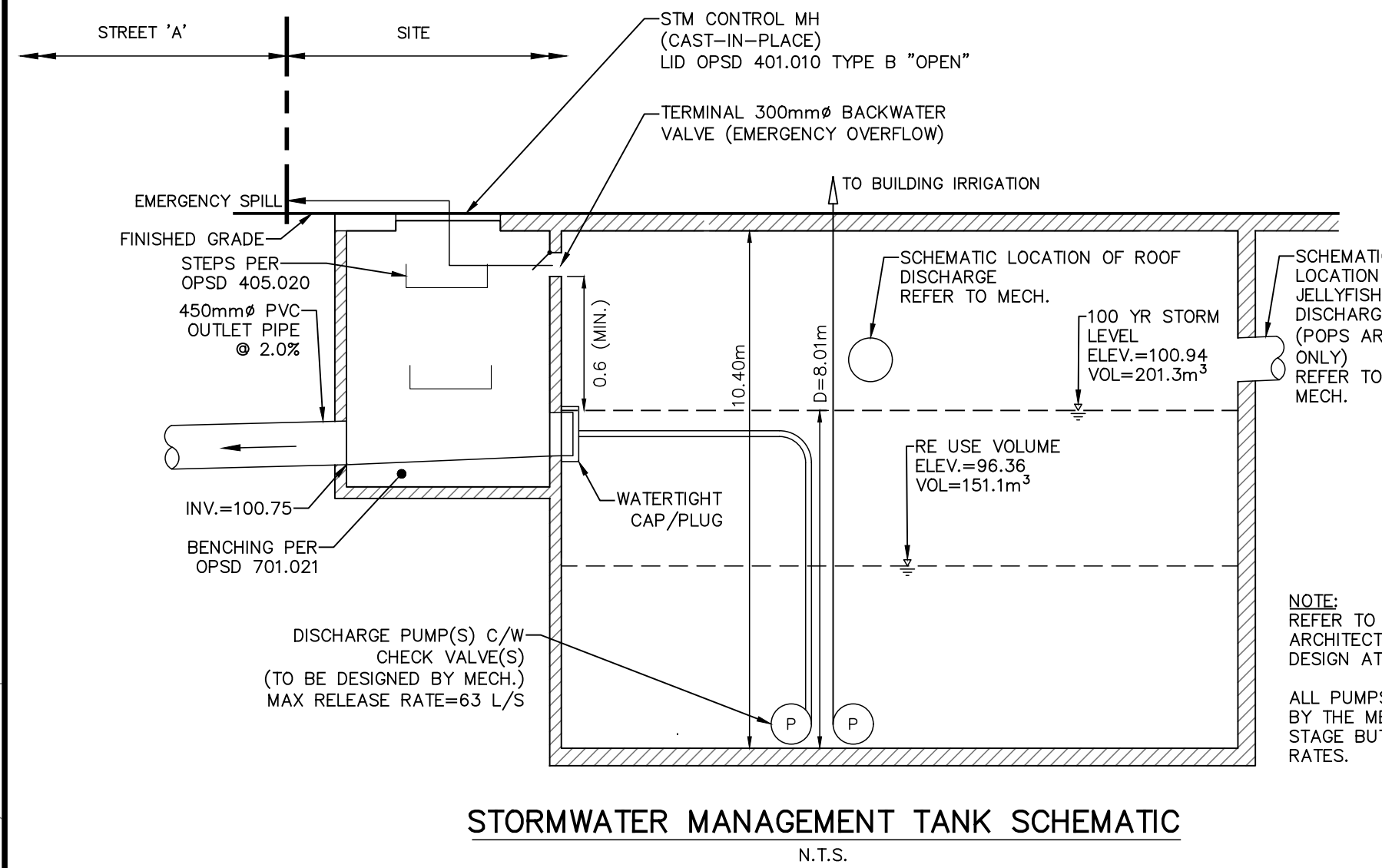
#1-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W6
 www.trafalgareng.com

PROJECT TITLE: **DISTRIKT MDTOWN PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT DISTRIKT DEVELOPMENTS**

LOCATION: **157/165 CROSS AVENUE OAKVILLE, ONTARIO**

DRAWING TITLE: **PRELIMINARY SITE SERVICING PLAN (INTERIM)**

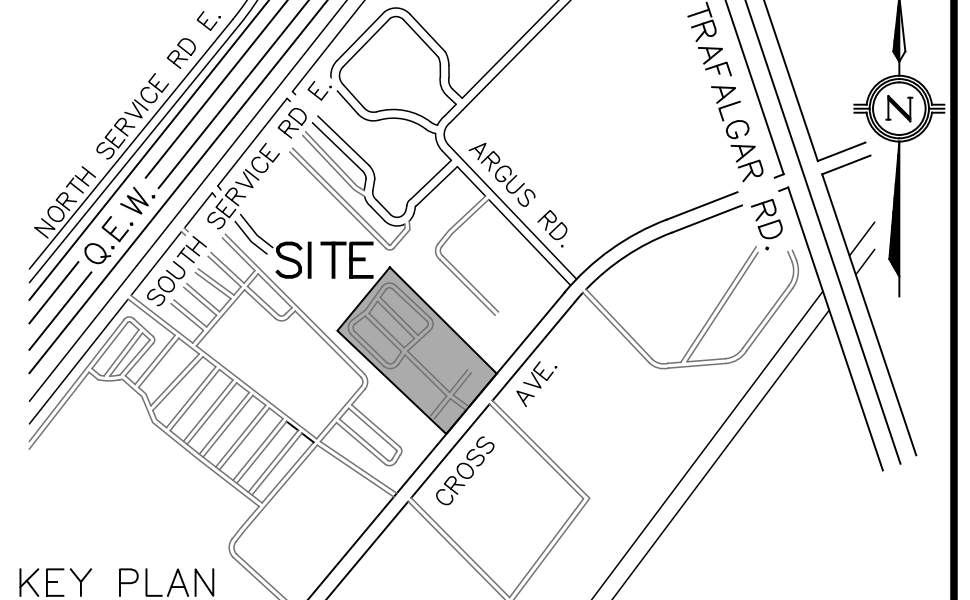
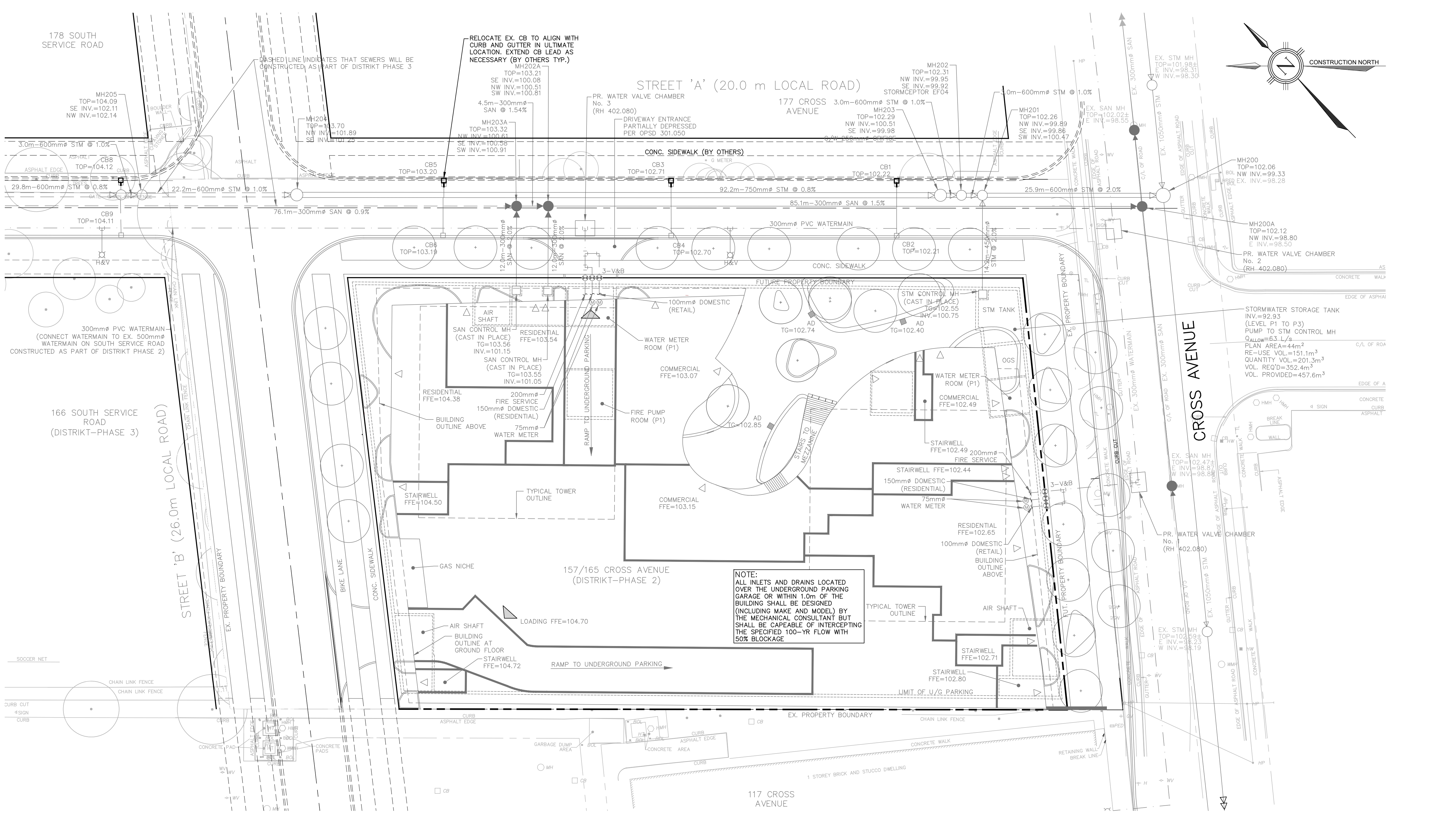
SCALE: 1:300	DESIGN BY: AJP	PROJECT No.: 1827
DRAWN BY: GL	CHECKED BY: JN	PLAN No. S1
DATE: 2023/09/20	SHEET: 1 OF 1	



CROSSING

C1	STM INV.=100.57 WM OB.V.=100.07 Δ =0.50m
C2	CB LEAD INV.=100.96 SAN OB.V.=100.46 Δ =0.50m
C3	CB LEAD INV.=101.22 SAN OB.V.=100.72 Δ =0.50m
C4	SAN INV.=100.88 WM OB.V.=100.38 Δ =0.50m
C5	SAN INV.=100.98 WM OB.V.=100.48 Δ =0.50m
C6	CB LEAD INV.=101.48 WM OB.V.=100.98 Δ =0.50m
C7	STM INV.=100.49 SAN OB.V.=99.38 Δ =1.11m

FILENAME: P:\1827 Distrikt Midtown 157 Cross\04-CAD\03-Site Plan\1827GS.dwg
 PLOT DATE: Oct 04, 2024 3:12pm



- LEGEND**
- PROPOSED STORM MANHOLE
 - PROPOSED STORM CATCHBASIN
 - ⊙ PROPOSED SANITARY MANHOLE
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊞ PROPOSED VALVE & BOX
 - ➔ PROPOSED STORM SEWER
 - ➔ PROPOSED SANITARY SEWER
 - ➔ PROPOSED WATERMAIN
 - PROPROPERTY BOUNDARY
 - EXISTING STORM SEWER
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LOCAL BENCHMARK
CUT CROSS LOCATED ON CONCRETE WALK NEXT TO PAVING STONES LEADING TO THE BUILDING AT 165 CROSS AVE, AS SHOWN ON THE FACE OF PLAN. ELEVATION=102.73m

NOTE
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NOTE: REFER TO DWG. N1 FOR STANDARD NOTES

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APPROVED BY

CONSULTANT

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

PROJECT TITLE

**DISTRIKT MIDTOWN
PROPOSED RESIDENTIAL CONDOMINIUM
DEVELOPMENT
DISTRIKT DEVELOPMENTS**

LOCATION

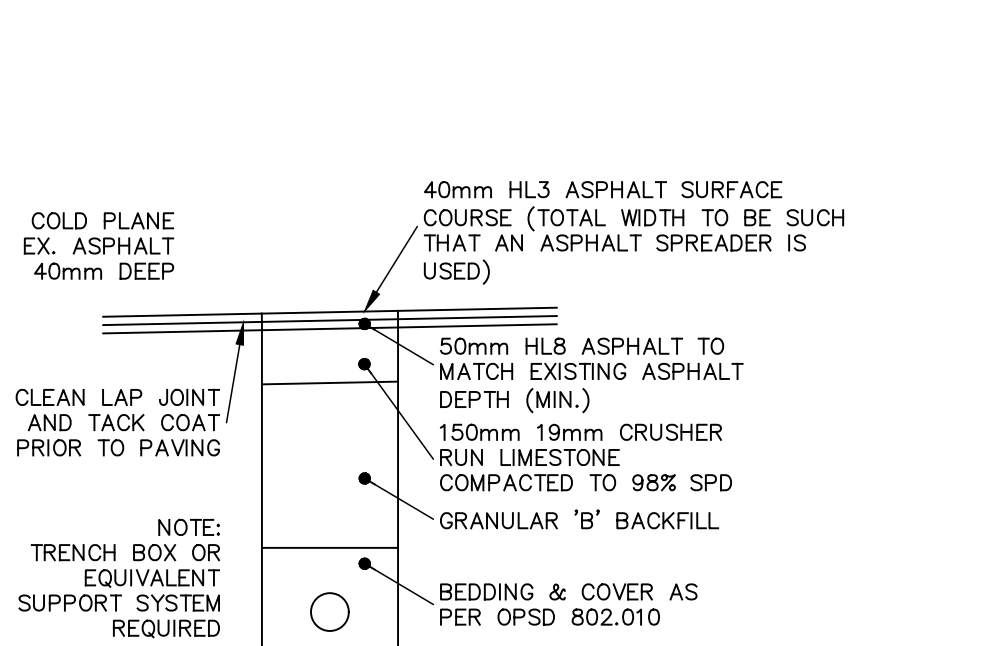
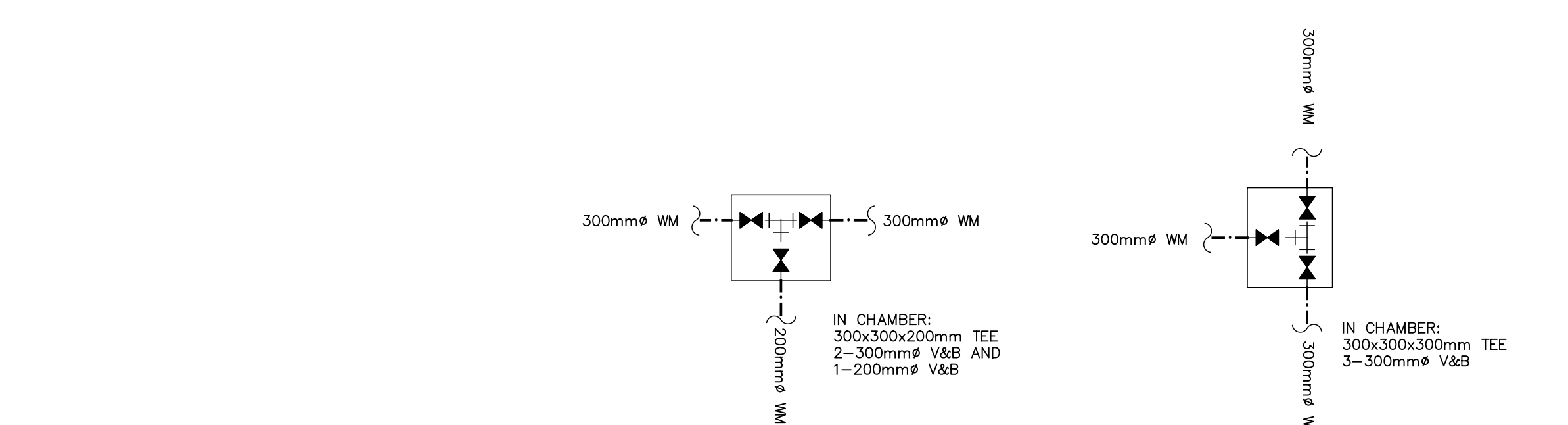
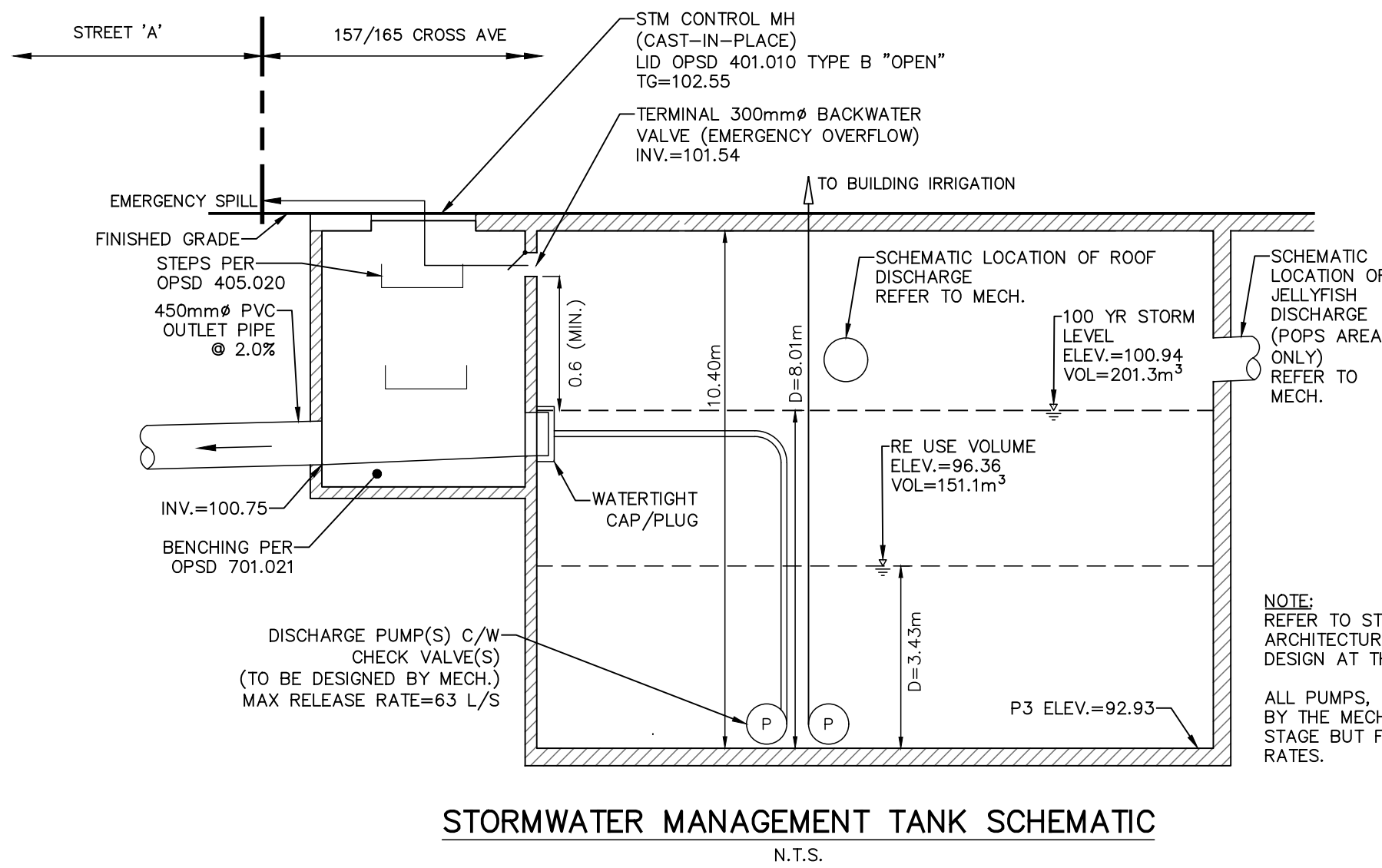
157/165 CROSS AVENUE
OAKVILLE, ONTARIO

DRAWING TITLE

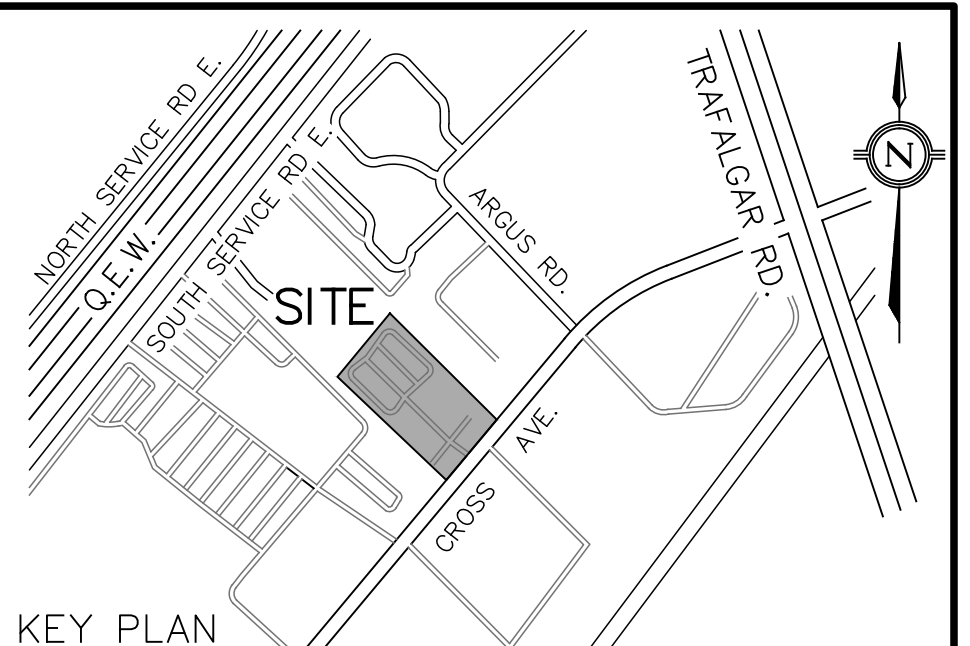
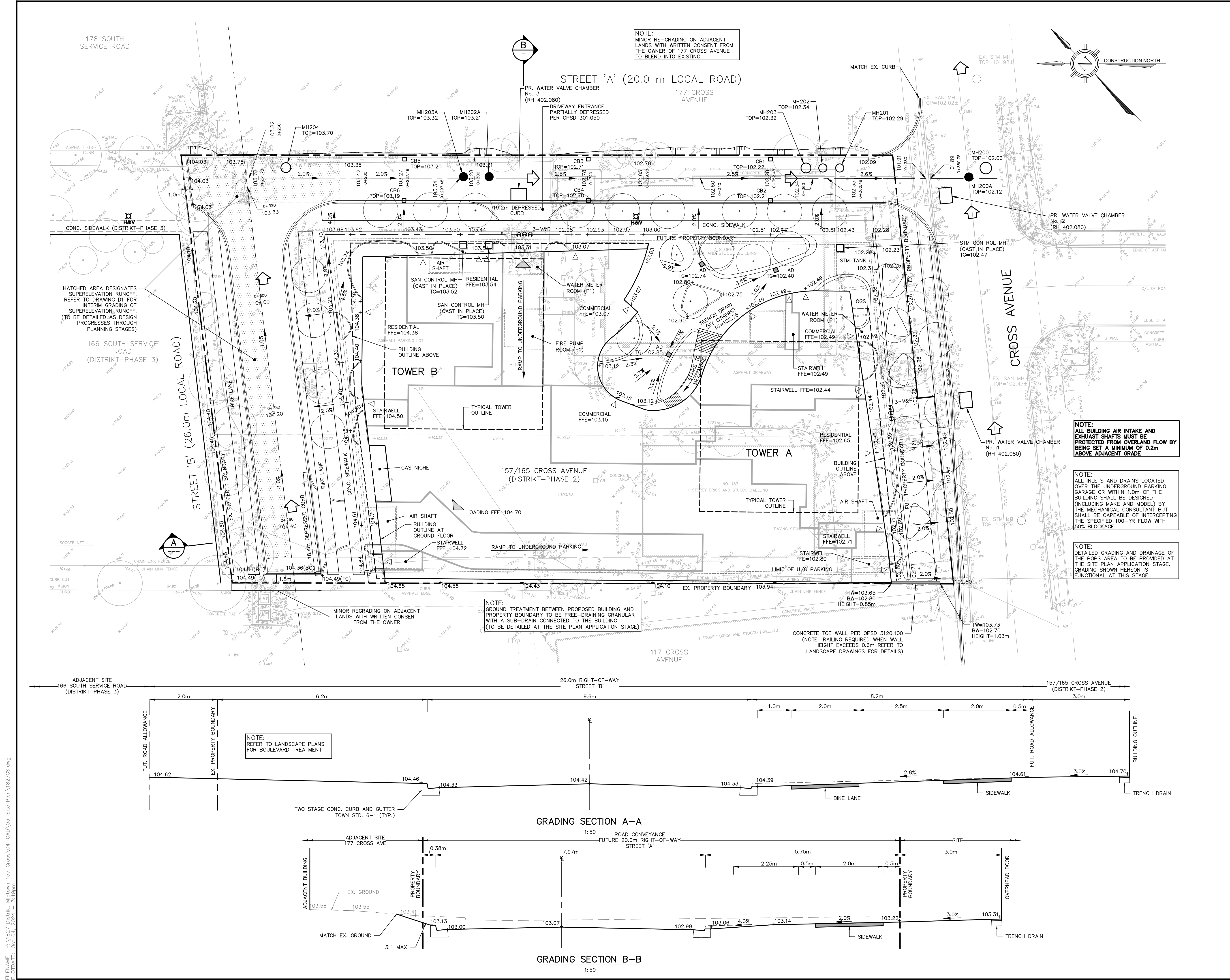
**PRELIMINARY SITE
SERVICING PLAN
(ULTIMATE)**

SCALE	1:300	DESIGN BY	JN	PROJECT No.	1827
DRAWN BY	GL	CHECKED BY	JN	PLAN No.	
DATE	2023/09/20	SHEET	1 OF 1		

S2



FILENAME: P:\1827 Distrikt Midtown 157 Cross\04-CAD\03-Site Plan\182705.dwg
PLOTDATE: Oct 04, 2024 3:18pm



LEGEND

- ▣ PROPOSED AREA DRAIN (300mm x 300mm)
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- ▣ PROPOSED STORM CATCHBASIN
- ▣ CATCHBASIN WITH CB SHIELD
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED VALVE & BOX
- PROPERTY BOUNDARY
- +103.75 EXISTING ELEVATION
- +104.57 EXISTING ELEVATION TO REMAIN
- +104.57 PROPOSED FINISHED ELEVATION
- 2% PROPOSED DRAINAGE DIRECTION/SLOPE
- ➔ PROPOSED SWALE DRAINAGE DIRECTION/SLOPE
- ➔ PROPOSED OVERLAND FLOW DIRECTION
- ▲ PROPOSED SLOPE (MAX 3:1)
- ▲ PROPOSED BUILDING ENTRANCE
- ▲ PROPOSED OVERHEAD DOOR

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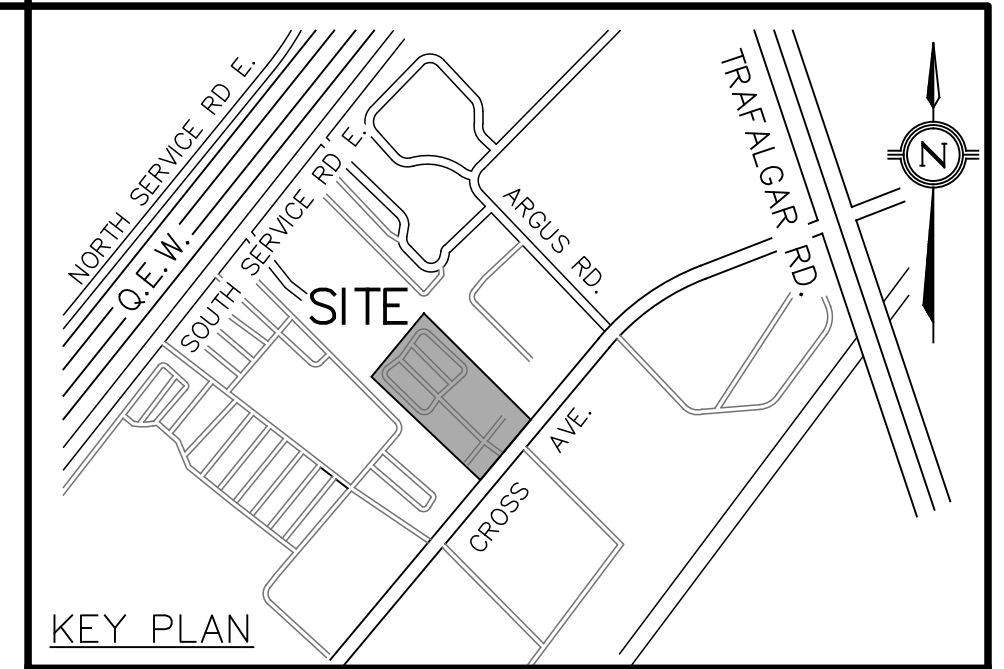
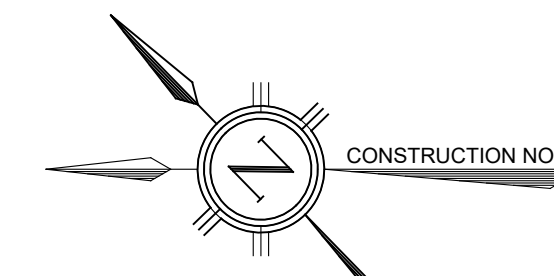
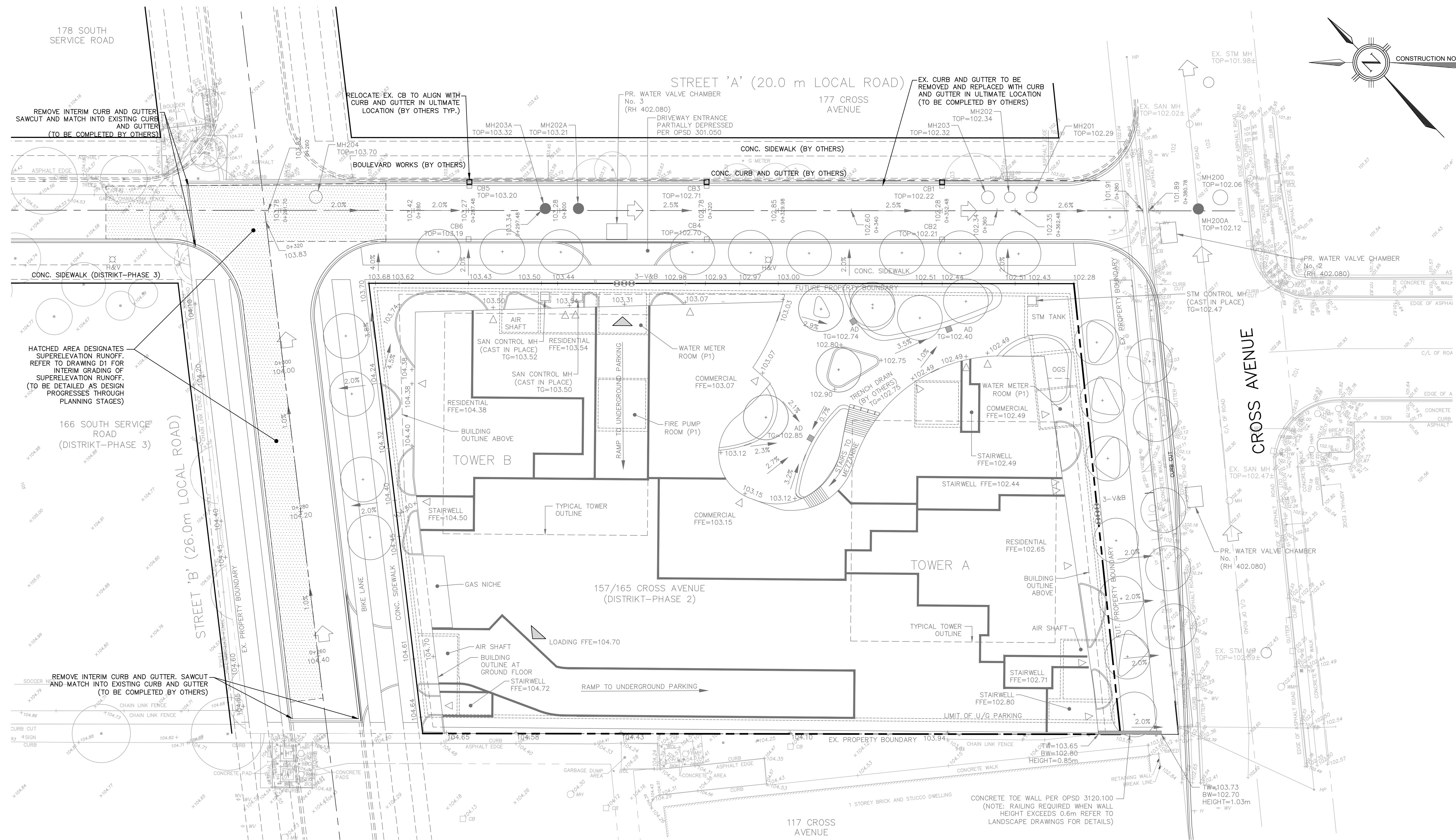
PROJECT TITLE
DISTRIKT MIDTOWN
PROPOSED RESIDENTIAL CONDOMINIUM
DEVELOPMENT
DISTRIKT DEVELOPMENTS

LOCATION
157/165 CROSS AVENUE
OAKVILLE, ONTARIO

DRAWING TITLE
PRELIMINARY GRADING PLAN (INTERIM)

SCALE	1:300	DESIGN BY	AJP	PROJECT No.	1827
DRAWN BY	ZI	CHECKED BY	JN	PLAN No.	G1
DATE	2023/09/20	SHEET	1 OF 1		

FILENAME: P:\1827 Distrikt Midtown 157 Cross\04-CAD\03-Site Plan\1827GS.dwg
 PLOT DATE: Oct 04, 2024 3:15pm



LEGEND

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- ADJACENT DEVELOPMENT FINISHED ELEVATION
- 2% PROPOSED DRAINAGE DIRECTION/SLOPE
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- ➔ PROPOSED OVERLAND FLOW DIRECTION
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CAD FILE: 1827GS.dwg | PLOT SCALE: 1:1 | PLOT DATE: Oct 04, 2024

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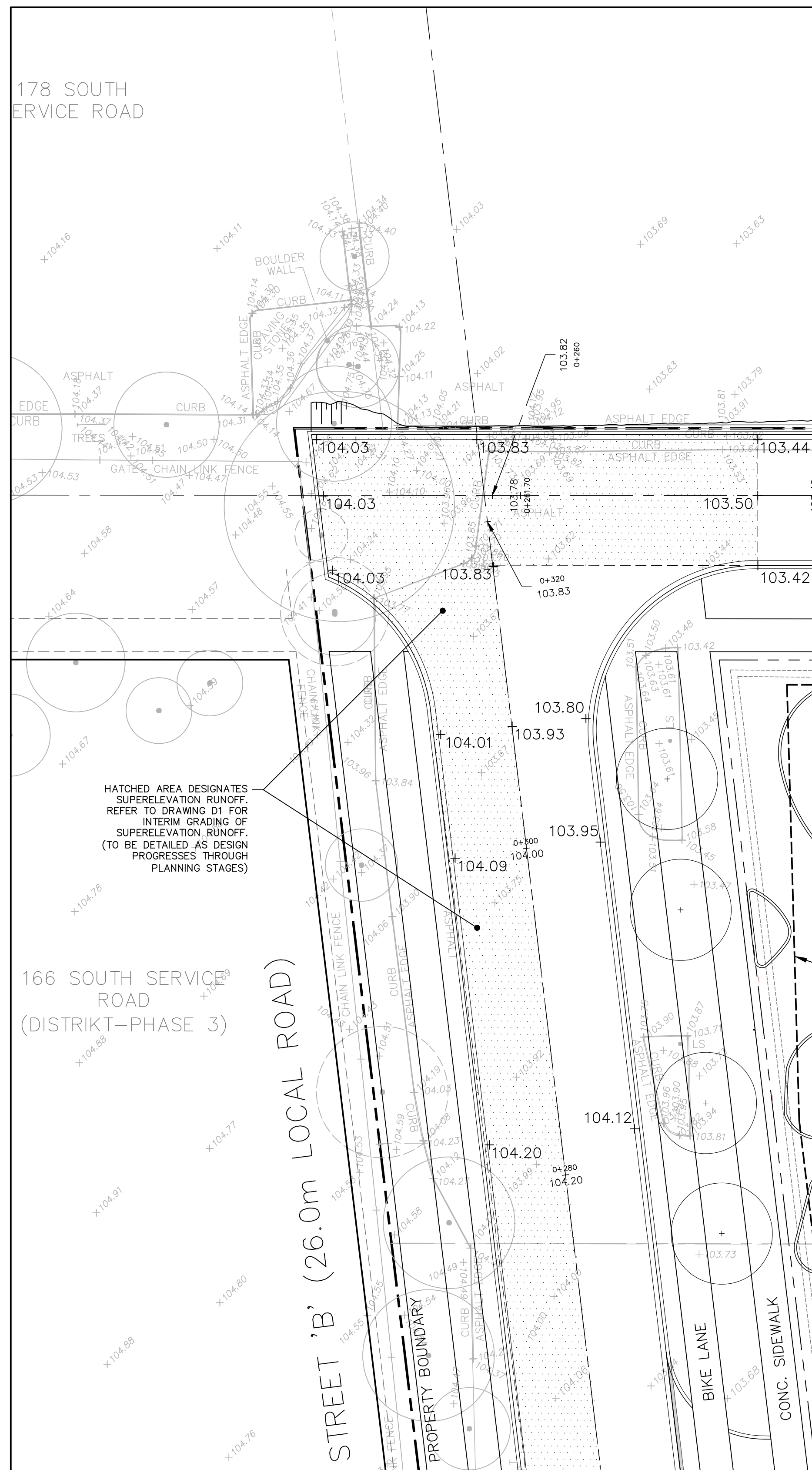
PROJECT TITLE
**DISTRIKT MIDTOWN
PROPOSED RESIDENTIAL CONDOMINIUM
DEVELOPMENT
DISTRIKT DEVELOPMENTS**

LOCATION
**157/165 CROSS AVENUE
OAKVILLE, ONTARIO**

DRAWING TITLE
**PRELIMINARY
GRADING PLAN
(ULTIMATE)**

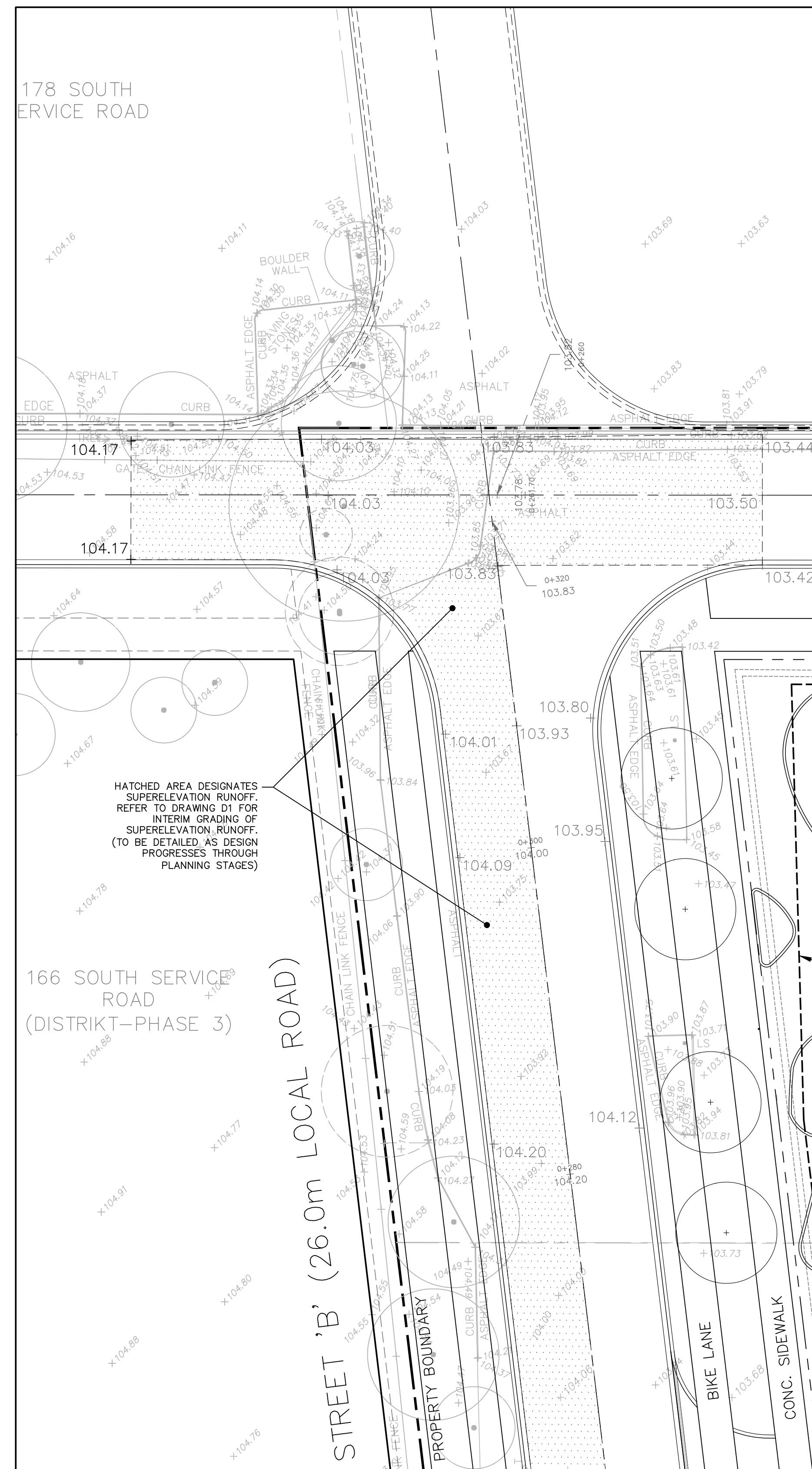
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DRAWN BY	ZI	CHECKED BY	JN	PLAN No.	G2
DATE	2023/09/20	SHEET	1 OF 1		

FILENAME: P:\1827 Distrikt Midtown 157 Cross\04-CAD\03-Site Plan\1827GS.dwg
PLOT DATE: Oct 04, 2024 5:20pm



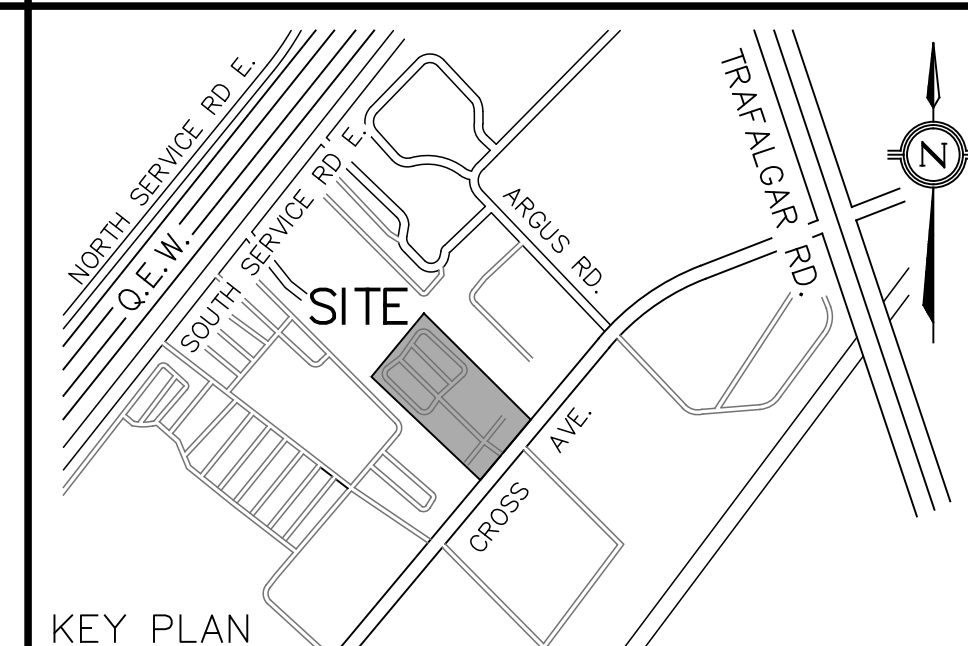
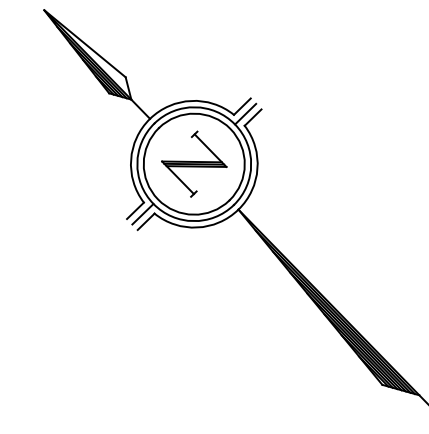
STREET A/STREET B PRELIMINARY INTERSECTION GRADING – INTERIM CONDITION

1:200



STREET A/STREET B PRELIMINARY INTERSECTION GRADING – ULTIMATE CONDITION

1:200



KEY PLAN

LEGEND

- PROPOSED AREA DRAIN (300mm x 300mm)
- PROPOSED STORM MANHOLE
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PROJECT TITLE
DISTRIKT MIDTOWN
PROPOSED RESIDENTIAL CONDOMINIUM
DEVELOPMENT
DISTRIKT DEVELOPMENTS

LOCATION
157/165 CROSS AVENUE
OAKVILLE, ONTARIO

DRAWING TITLE
**INTERSECTION
GRADING DETAIL**

SCALE	DESIGN BY	PROJECT No.
1:300	AJP	1827
DRAWN BY	CHECKED BY	PLAN No.
ZI	JN	D1
DATE	SHEET	OF
2023/09/20	1	1

GENERAL NOTES

- 1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE REGIONAL MUNICIPALITY OF HALTON, TOWN OF OAKVILLE AND THE ONTARIO BUILDING CODE (PART 7), ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS (OPSS & OPSD) SHALL BE USED IN ABSENCE OF LOCAL STANDARDS.
- 2. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, MECHANICAL AND LANDSCAPE DRAWINGS.
- 3. ALL INFORMATION SHOWN REGARDING THE LOCATION AND SIZE OF EXISTING UTILITIES AND/OR SERVICES HAS NOT BEEN VERIFIED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND PROTECTING AND MAINTAINING DURING CONSTRUCTION.
- 4. THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADES AND ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
- 5. ALL GRADING CHANGES SHALL BE APPROVED BY THE ENGINEER AND TOWN OF OAKVILLE PRIOR TO IMPLEMENTATION.
- 6. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT CONSTRUCTION AND DEWATERING DETAILS.
- 7. ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES FOUND PRIOR TO OR DURING CONSTRUCTION SHALL BE CLARIFIED WITH THE ENGINEER.
- 8. PAVEMENT STRUCTURE DETAILS WILL BE PROVIDED AT THE SITE PLAN APPLICATION STAGE.

WATERMANS

- 1. ALL WATERMANS 100mm AND LARGER SHALL BE PVC, C-900, CLASS 150, SDR18 C/W MECHANICAL RESTRAINTS & TRACER WIRE PER REGION REQUIREMENTS.
- 2. WATER SERVICE CONNECTION LESS THAN 50mm TO BE COPPER, TYPE "K" SOFT COPPER TUBING.
- 3. BEDDING ON WATER SERVICE SHALL BE PER OPSD 802.010*.
- 4. * INDICATES O.P.S.D. CAN BE USED AS MODIFIED BY REGION OF HALTON.
- 5. VALVE AND BOX FOR 100mm TO 300mm WATER SERVICE PER REGION STDS.
- 6. COVER SHALL BE 1.7m MIN. UNLESS OTHERWISE NOTED.
- 7. CONNECTION TO EXISTING WATERMAIN SHALL BE PER REGION OF HALTON STD RH 409.010.
- 8. WATER SYSTEM SHALL BE TESTED AND DISINFECTED TO MEET REGIONAL REQUIREMENTS.
- 9. HYDRANTS SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C502 AND SHALL HAVE STEAMER PORTS AS PER REGION STANDARD SPECIFICATIONS (SEE NOTE 12). ALL HYDRANTS SHALL BE INSTALLED AS PER OPSD 1105.010*. IF HYDRANT BARREL DEPTH EXCEEDS 1.7m A HYDRANT THAT CAN BE RAISED FROM THE BOTTOM WITHOUT INCREASING ROD LENGTH IS TO BE USED.
- 10. MINIMUM LATERAL SEPARATION FROM OTHER UTILITIES IS 2.5m.
- 11. WATERMANS MUST HAVE A MINIMUM VERTICAL CLEARNACE OF 0.30m (12 INCHES) OVER, 0.50m (20 INCHES) UNDER SEWERS AND ALL OTHER UTILITIES.
- 12. STORZ PUMPER CONNECTION FOR HYDRANTS AS FOLLOWS:
- 13. TWO (2) 63.5mm (2 1/2") WITH CSA STANDARD THREAD, 63.5mm I.D., 5 THREADS PER 25mm, 31.75mm SQUARE OPERATING NUT; AND STORZ CAP PAINTED GLOSS BLACK.

SANITARY SEWERS

- 1. ALL SANITARY SEWERS SHALL BE PVC SDR28, BEDDING PER OPSD 802.010*.
- 2. SANITARY MANHOLE SHALL BE AS PER OPSD 701.010* c/w COVER PER OPSD 401.010*, STEPS PER OPSD 405.010.
- 3. * INDICATES O.P.S.D. CAN BE USED MODIFIED BY REGION OF HALTON.
- 4. BENCHING IN MANHOLES SHALL BE UP TO THE OVERT OF THE PIPE.

STORM SEWERS

- 1. ALL STORM SEWERS 600 mm AND SMALLER SHALL BE PVC SDR35 WITH BEDDING PER OPSD 802.010 UNLESS OTHERWISE NOTED
- 2. ALL STORM SEWERS 675 mm AND LARGER SHALL BE REINFORCED CONCRETE PIPE CLASS 65-D CSA A257.2 COMPLETE WITH BEDDING PER OPSD 802.030.
- 3. CATCHBASIN SHALL BE PER OPSD 705.010, DOUBLE CATCHBASIN PER OPSD 705.020 C/W GRATE PER OPSD 400.020
- 4. CATCHBASINS IN LANDSCAPED AREAS SHALL BE SUMPLESS AND C/W BEEHIVE TOP AS PER TOWN STD.5-2
- 5. ALL CATCHBASINS IN LANDSCAPED AREAS SHALL BE INSTALLED WITH A SUB-DRAIN. SUB-DRAIN TO BE 100mm DIA. PERFORATED PIPE C/W FILTER SOCK SURROUNDED BY 13mm CLEAR STONE AS PER SUB-DRAIN DETAIL
- 6. ALL CATCHBASIN LEAD SHALL 250mm DIA. AT 2.0% MIN. UNLESS OTHERWISE NOTED.
- 7. ALL CATCHBASIN MANHOLES SHALL BE BENCHED.
- 8. ALL STORM MANHOLES SHALL BE 1200mm DIA PER OPSD 701.010 c/w COVER PER OPSD 401.010, UNLESS OTHERWISE NOTED.
- 9. ALL CATCHBASIN AND CATCHBASIN MANHOLES IN PAVED AREAS SHALL BE INSTALLED WITH 3.0m - 100mmØ PERFORATED PIPE C/W FILTER SOCK EXTENDING OUT FROM THE CATCHBASIN AND LOCATED BELOW THE SUBGRADE SURROUNDED BY 50mm GRANULAR 'A'

GRADING NOTES

- 1. ALL TOPSOIL SHALL BE STRIPPED PRIOR TO GRADING.
- 2. ALL FILL PLACEMENT SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
- 3. RETAINING WALLS WITH A HEIGHT GREATER THAN 0.6m ARE TO BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER.
- 4. ALL DISTURBED AREAS TO BE RESTORED WITH 200mm TOPSOIL AND SEED.
- 5. ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY TO BE RESTORED WITH 200mm TOPSOIL AND SOD.
- 1. ALL WORKS WITHIN THE PUBLIC ROADWAY TO RESTORED TO THE SATISFACTION OF THE MUNICIPALITY.
- 6. ALL CURBING SHALL BE 150mm HIGH BARRIER CURB PER OPSD 600.110, UNLESS OTHERWISE NOTED

SERVICING NOTES

- 1. UNLESS NOTED OTHERWISE, ALL UTILITIES SHALL BE BACKFILLED WITH GRANULAR BACKFILL COMPACTED TO 98% S.P.M.D.D. NATIVE BACKFILL MAY BE USED WITH THE PERMISSION OF THE GEOTECHNICAL CONSULTANT. BEDDING AND COVER MATERIAL SHALL BE PER THE GEOTECHNICAL CONSULTANTS' RECOMMENDATIONS.
- 2. BACKFILLING AND RESTORATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE TOWN OF OAKVILLE ROAD CUT PERMIT AND TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
- 3. SURROUND ALL MANHOLES WITH A MINIMUM OF 1.0m COMPACTED GRANULAR 'C' BACKFILL.
- 4. ALL ENDS OF SERVICE CONNECTIONS SHALL BE MARKED WITH 50x100 LUMBER PLACED FROM INVERT OF SERVICE TO 1.0m ABOVE GRADE.
- 5. ALL SEWERS SHALL BE FLUSHED AND CCTV INSPECTED AT COMPLETION.
- 6. ALL REMOVED OR DAMAGED CURBS, SIDEWALK, GRANULARS, ASPHALT AND SOD RESULTING FROM SERVICE INSTALLATION SHALL BE REINSTATED BY THE CONTRACTOR TO THE SATISFACTION OF THE MUNICIPALITY.

EROSION AND SEDIMENT CONTROL NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE TO CLEAN ALL MUD TRACKED ON TO ADJACENT ROADWAYS.
- 2. THE MEASURES AS PROPOSED MAY BE MODIFIED AT THE DISCRETION OF THE ENGINEER TO SUIT THE PROPOSED CONSTRUCTION PROGRAMS. THE GENERAL INTENT OF THE PROPOSED EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.
- 3. ANY DISTURBED AREA NOT SCHEDULED FOR FURTHER CONSTRUCTION WITHIN 30 DAYS SHALL BE PROVIDED WITH A TEMPORARY SEED.
- 4. INSTALL CATCHBASIN SEDIMENT CONTROL ON EXISTING CATCHBASINS PRIOR TO START OF CONSTRUCTION.
- 5. INSTALL CATCHBASIN SEDIMENT CONTROL ON NEW CATCHBASINS AT TIME OF INSTALLATION.
- 6. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO THE APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED GROUND COVER.
- 7. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
 - WEEKLY
 - BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
 - FOLLOWING AN UNPREDICTED RAINFALL EVENT
 - DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
 - AFTER SIGNIFICANT SNOW MELT EVENTS
- 8. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.

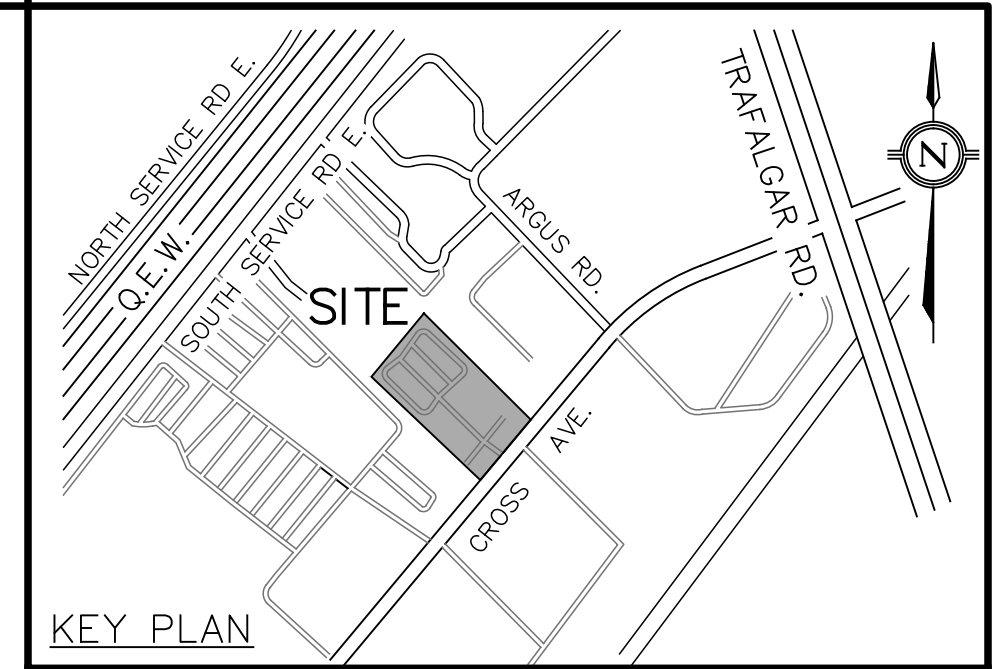
- 9. WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPULLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPULLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPULLED WATER SHALL FREELY RELEASE TO A SUITABLE RECEIVER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING - NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
- 10. EXISTING STORM SEWER AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS (REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCE, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ABOVE.
- 11. IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OF OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

CONSTRUCTION NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY TRAFFIC CONTROLS, PER MTO BOOK 7.
- 2. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT, WITH CONTROL BARS PROVIDED BY THE OWNER. PROTECTION OF CONTROL BARS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 3. CONTRACTOR IS RESPONSIBLE TO VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, INCLUDING VAC TRUCK AND RESTORATION AS REQUIRED.
- 4. CONTRACTOR SHALL PROVIDE THIRD-PARTY DIGITAL AS-BUILTS IN CAD. TO INCLUDE ALL NEW SITE SERVICING INCLUDING TOPS AND INVERTS, AND FINISHED GRADES, INCLUDING PAVED AREAS, SWALES, CURBS, SIDEWALKS AND RETAINING WALLS, TO THE SATISFACTION OF THE ENGINEER.
- 5. CONTRACTOR SHALL FLUSH AND VIDEO ALL EXISTING SEWERS PRIOR TO AND AFTER CONNECTION, AND NEW AND DISTURBED SEWERS UPON INSTALLATION AND LATER UPON COMPLETION OF TOP WORKS AND LANDSCAPING, PER OPSS 409. VIDEOS TO BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

TREE PROTECTION NOTES

- 1. TREE PROTECTION BARRIERS SHALL BE PLACED AS PER TOWN OF OAKVILLE STANDARD.
- 2. ADDITIONAL TREE PROTECTION LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE TOWN OF OAKVILLE AND/OR THE ENGINEER.



LEGEND

Table with 4 columns: NO., DATE, BY/DRAWN, REVISIONS

Table with 4 columns: NO., DATE, BY/DRAWN, REVISIONS

CAD FILE: 1827GS.dwg | PLOT SCALE: 1:1 | PLOT DATE: Oct 04, 2024

BENCHMARK
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARKS: No. 236 ELEVATION=159.311m No. 258 ELEVATION=185.692m

LOCAL BENCHMARK
CUT CROSS LOCATED ON CONCRETE WALK NEXT TO PAVING STONES LEADING TO THE BUILDING AT 165 CROSS AVE, AS SHOWN ON THE FACE OF PLAN. ELEVATION=102.73m

NOTE
THE SURVEY WAS COMPLETED ON THE 13TH DAY OF JUNE, 2023 BY J.D. BARNES LIMITED, ONTARIO LAND SURVEYORS, REFERENCE No.: 21-30-700-02-A.

NOTE: REFER TO DWG. N1 FOR STANDARD NOTES

Professional Engineer seal for J. T. NELSON, 100198369, Province of Ontario, dated Oct 2024. Includes DESIGNED BY and APPROVED BY fields.

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

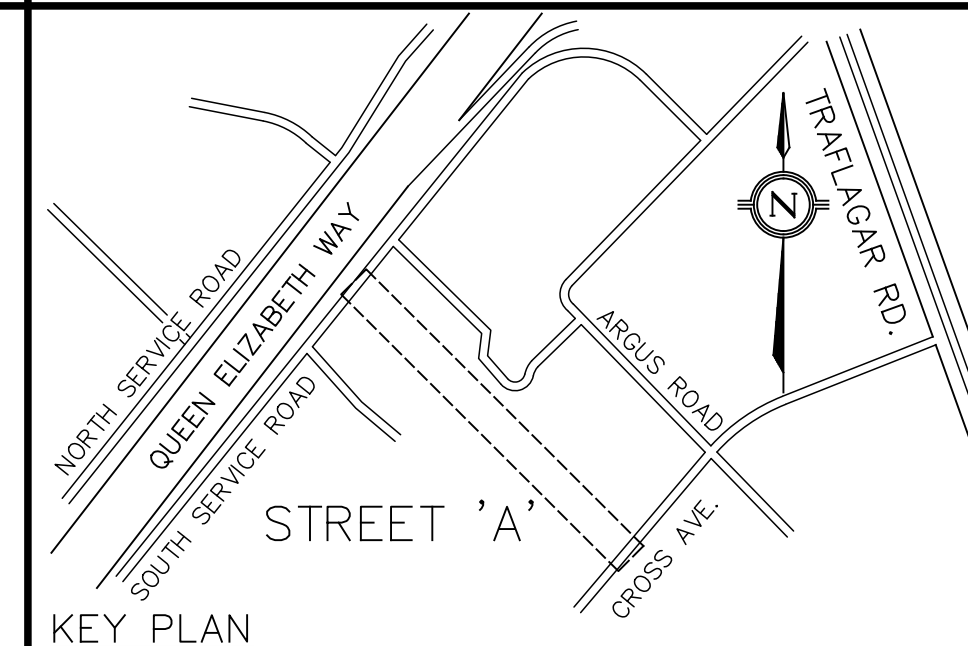
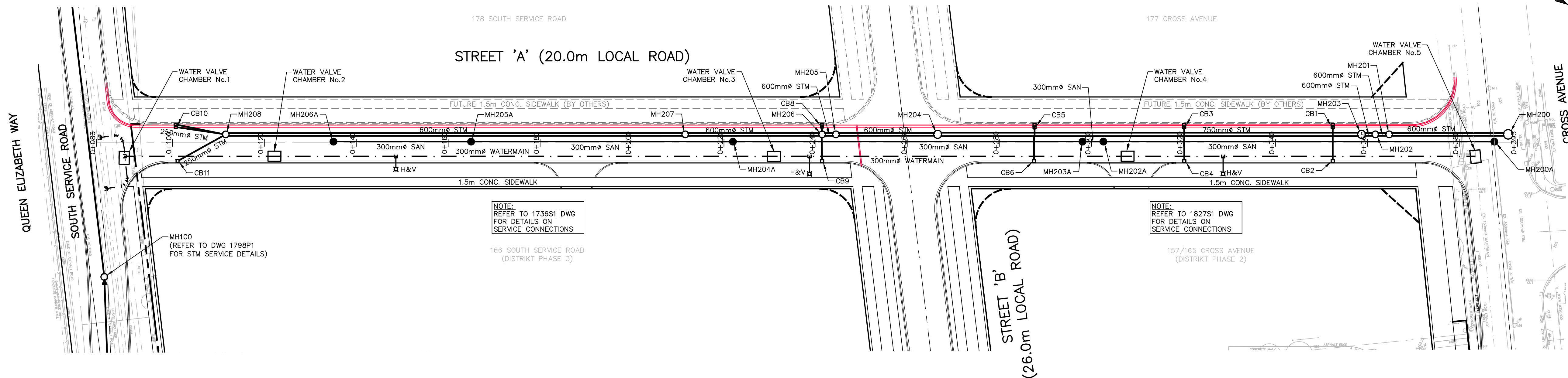
PROJECT TITLE: DISTRIKT MIDTOWN PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT DISTRIKT DEVELOPMENTS

LOCATION: 157/165 CROSS AVENUE OAKVILLE, ONTARIO

DRAWING TITLE: GENERAL NOTES

Table with 4 columns: SCALE, DESIGN BY, CHECKED BY, PROJECT No. and 4 columns: DRAWN BY, DATE, SHEET, OF

FILENAME: P:\1827 Distrikt Midtown 157 Cross\04-CAD\03-Site Plan\1827GS.dwg
PLOT DATE: Oct 04, 2024 - 5:26am

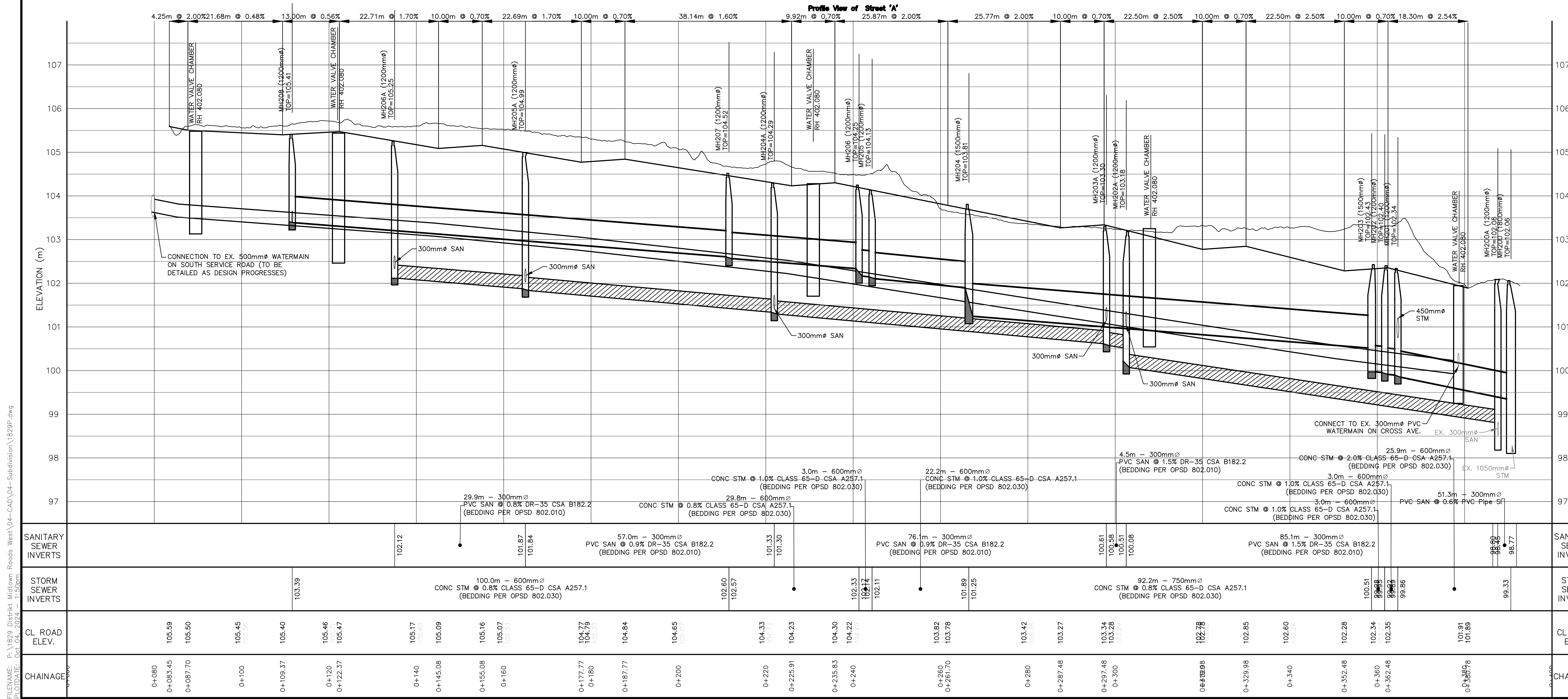


- LEGEND**
- PROPOSED STORM MANHOLE
 - PROPOSED STORM CATCHBASIN
 - PROPOSED SANITARY MANHOLE
 - ⊗ PROPOSED FIRE HYDRANT
 - ⊕ PROPOSED VALVE & BOX
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - - - PROPOSED WATERMAIN
 - - - PROPERTY BOUNDARY
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - - - EXISTING WATERMAIN
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - RED LINE DENOTES INTERIM CONDITION CONCRETE CURB, GUTTER AND ASPHALT EDGE LOCATION

ELEVATION NOTE
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARKS:
 No. 236 ELEVATION=159.311m
 No. 258 ELEVATION=185.692m

LOCAL BENCHMARK
 CUT CROSS ON CURB LOCATED APPROXIMATELY 4.5m SOUTHWEST AND 4.3m SOUTHEAST OF THE MOST WESTERN CORNER OF SUBJECT PROPERTY, AS SHOWN ON THE FACE OF THE PLAN.
 ELEVATION=106.09m

THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON APRIL 21, 2021, BY J.D.BARNES LTD, LAND INFORMATION SPECIALISTS



2	04/10/2024	AJP/GL	TOC DEVELOPMENT SUBMISSION
1	28/02/2024	AJP/ZI	ISSUED FOR SITE ZBA/OPA
No.	DD/MM/YY	By/DRN	REVISIONS
Design	AJP	Chk'd JN	File 1829P.dwg
Drawn	GL	Chk'd JN	Plot Date 10/04/24
Scale	HOR 1:500 VER 1:50		References
APPROVALS			Field Notes
Municipal	APPROVED IN PRINCIPLE SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO TOWN OF OAKVILLE STANDARDS AND SPECIFICATIONS.		Bell <input type="checkbox"/> Hydro <input type="checkbox"/>
Regional Approval	Date: _____		Gas <input type="checkbox"/> Cable <input type="checkbox"/>
Manager of Development Engineering	Date: _____		Traf. <input type="checkbox"/> Water <input type="checkbox"/>
DESIGN OF WATER &/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.	SIGNED: _____ DATE: _____		PROVINCE OF ONTARIO

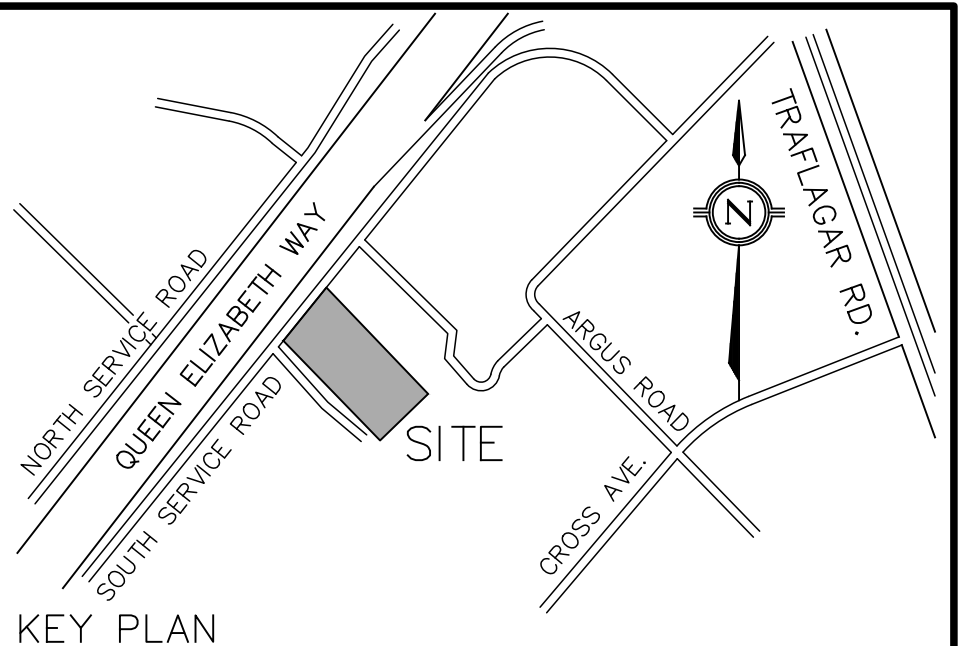
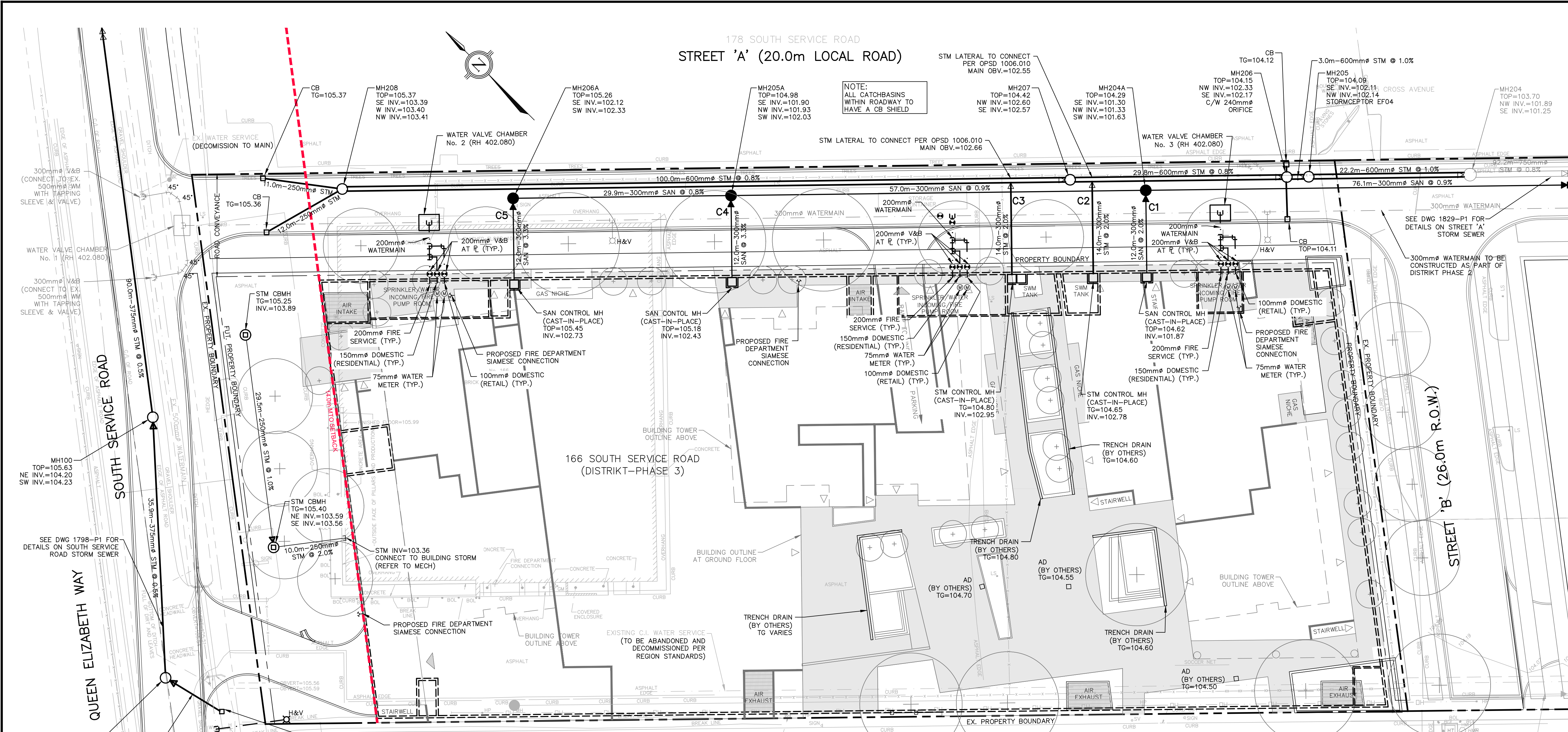
TRAFALGAR ENGINEERING
 #1-481 MORDEEN ROAD, OAKVILLE, ON, L6K 3W6
 www.trafalgareng.com

OAKVILLE Halton REGION

DISTRIKT DEVELOPMENTS
 CONCEPTUAL STREET 'A'
 PLAN AND PROFILE
 STA 0+083.49 TO 0+400

Municipal No.	Regional No.
Contract No.	Consultant No. 1829
Sheet	P1

FILENAME: P:\1829 Distrikt Midtown Roads West\04-CAD-Subdivision\1829P.dwg
 DATE: 04-04-2024 1:50pm



- LEGEND**
- PROPOSED STORM MANHOLE
 - PROPOSED STORM CATCHBASIN
 - PROPOSED SANITARY MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED VALVE & BOX
 - PROPOSED FIRE DEPT. SIAMESE CONNECTION
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - PROPERTY BOUNDARY

NO.	DATE	BY/DRAWN	REVISIONS
3	04/10/2024	AJP/GL	TOC DEVELOPMENT SUBMISSION
2	25/03/2024	JN/GL	RE-ISSUED FOR ZBA/OPA
1	09/05/2022	JN/GL	ISSUED FOR ZBA/OPA

CAD FILE: 1736GS.dwg | PLOT SCALE: 1:1 | PLOT DATE: Oct 04, 2024

ELEVATION NOTE
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARKS:
 No. 236 ELEVATION=159.311m
 No. 258 ELEVATION=185.692m
LOCAL BENCHMARK
 CUT CROSS ON CURB LOCATED APPROXIMATELY 4.5m SOUTHWEST AND 4.3m SOUTHEAST OF THE MOST WESTERN CORNER OF SUBJECT PROPERTY, AS SHOWN ON THE FACE OF THE PLAN. ELEVATION=106.09m
 THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON APRIL 21, 2021, BY J.D.BARNES LTD, LAND INFORMATION SPECIALISTS

NOTE:
 THE UNDERGROUND PARKING STRUCTURE IS TO BE CONSTRUCTED IN TWO PHASES WITH ONE TANK PER PHASE. DETAILED DESIGN OF THE PHASED SWM TANKS WILL TAKE PLACE AS THE PLANNING PROCESS PROGRESSES.

NOTE:
 ALL TRENCH AND AREA DRAINS ARE BY OTHERS, BUT SHALL BE CAPABLE OF INTERCEPTING THE 100-YEAR TOWN OF OAKVILLE EVENT

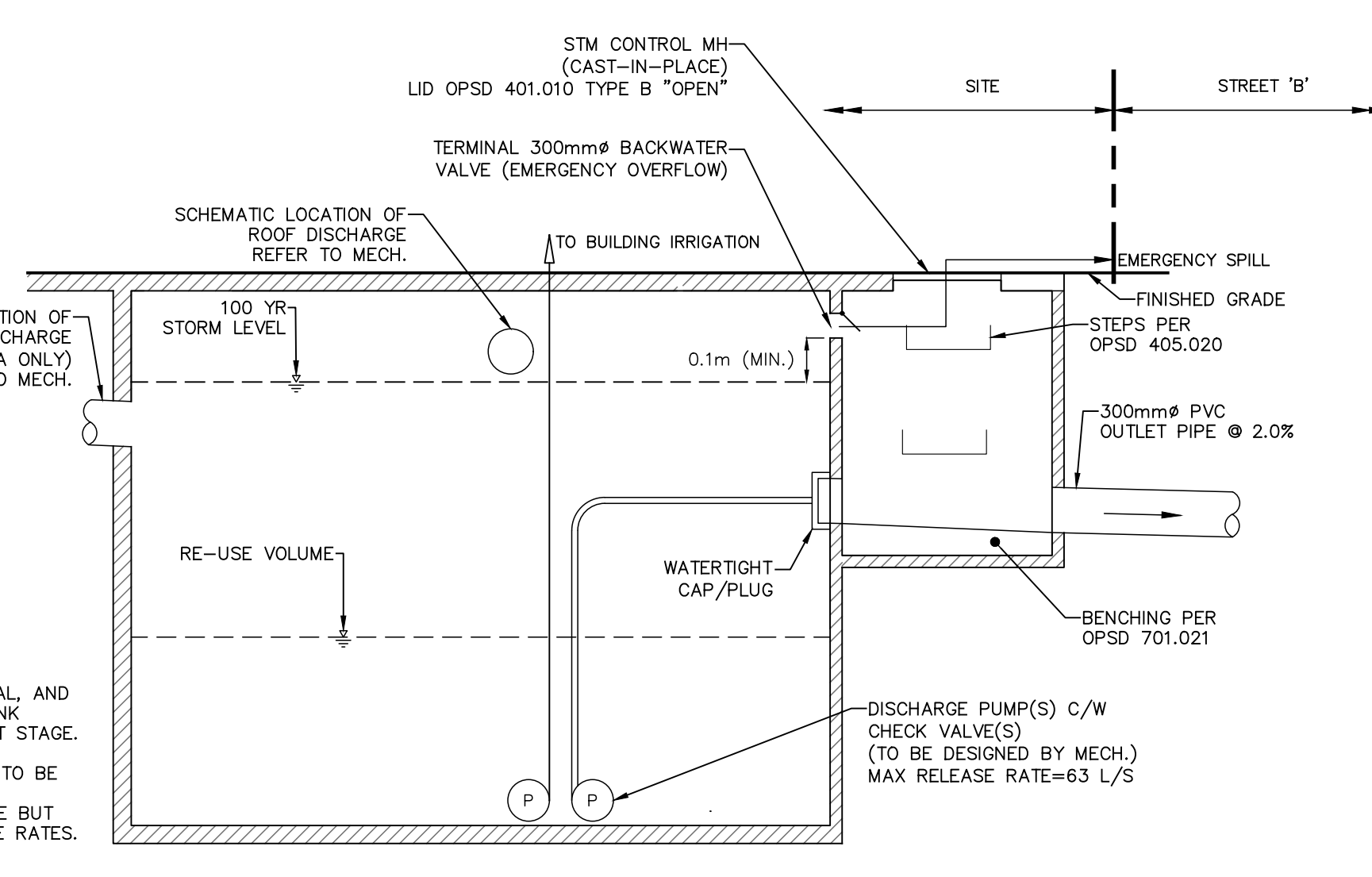
NOTE:
 ALL WATER AND SANITARY MAIN TAPS ARE TO BE PERFORMED BY REGION OF HALTON FORCES ONLY

NOTE:
 LOCATION OF EXISTING UTILITIES AND SERVICES IS APPROXIMATE.

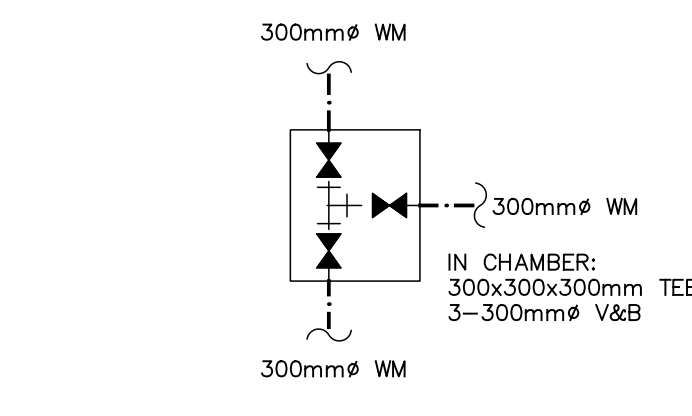
COMPLETE RESTORATION OF ALL DISTURBED AREAS (INCLUDING PAVEMENT STRUCTURE) WITHIN R.O.W. REQUIRED TO TOWN OF OAKVILLE STANDARDS AND THE SATISFACTION OF ENGINEERING AND CONSTRUCTION

EXISTING 150mm C.I. SANITARY SEWER (TO BE ABANDONED AND DECOMMISSIONED PER REGION STANDARDS)

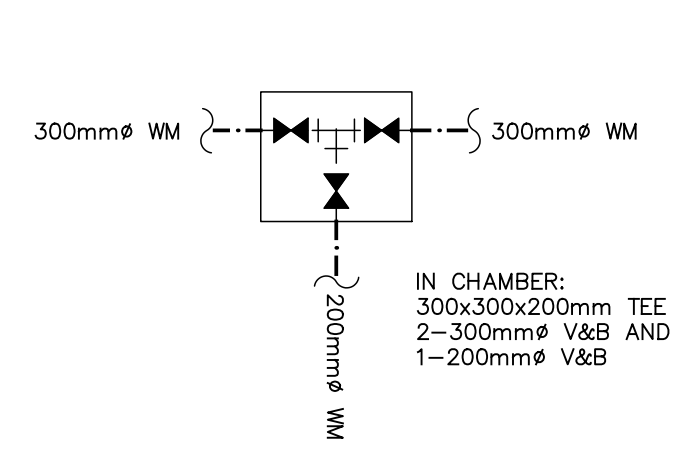
CROSSING	
C1	WM INV.=102.33 SAN OBV.=101.83 Δ=0.5m
C2	STM INV.=102.60 WM OBV.=102.04 Δ=0.56m
C3	STM INV.=102.77 WM OBV.=102.04 Δ=0.73m
C4	WM INV.=103.00 SAN OBV.=102.43 Δ=0.57
C5	WM INV.=103.20 SAN OBV.=102.73 Δ=0.53m



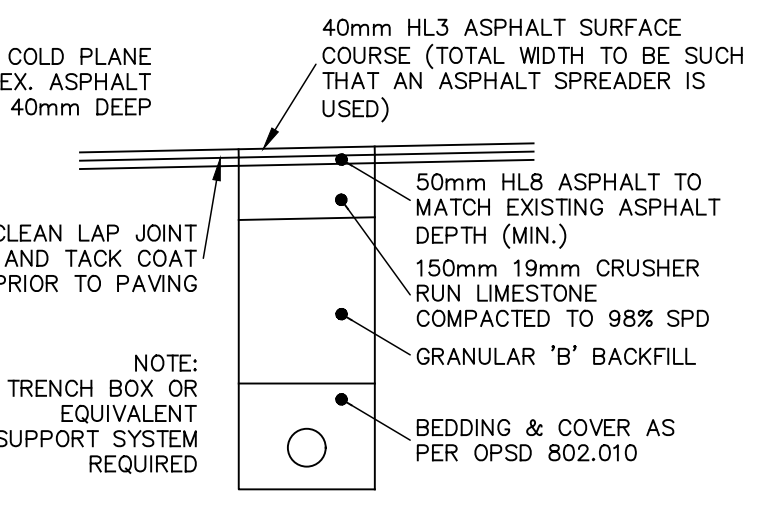
TYPICAL STORMWATER MANAGEMENT TANK SCHEMATIC
 SCALE N.T.S.



VALVE CHAMBER No.1
 (2400mm x 1800mm)
 (RH 402.080)
 SCALE N.T.S.



VALVE CHAMBER No.2 AND No.3
 (2400mm x 1800mm)
 (RH 402.080)
 SCALE N.T.S.



TYPICAL TRENCH RESTORATION
 SCALE N.T.S.

- NOTE:**
- PLACE HLB ASPHALT TO MATCH EX SURFACE.
 - IN FOLLOWING CONSTRUCTION SEASON GRIND ASPHALT 40mm DEEP AND PLACE 40mm HLB ASPHALT.

DESIGNED BY: APPROVED BY:

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

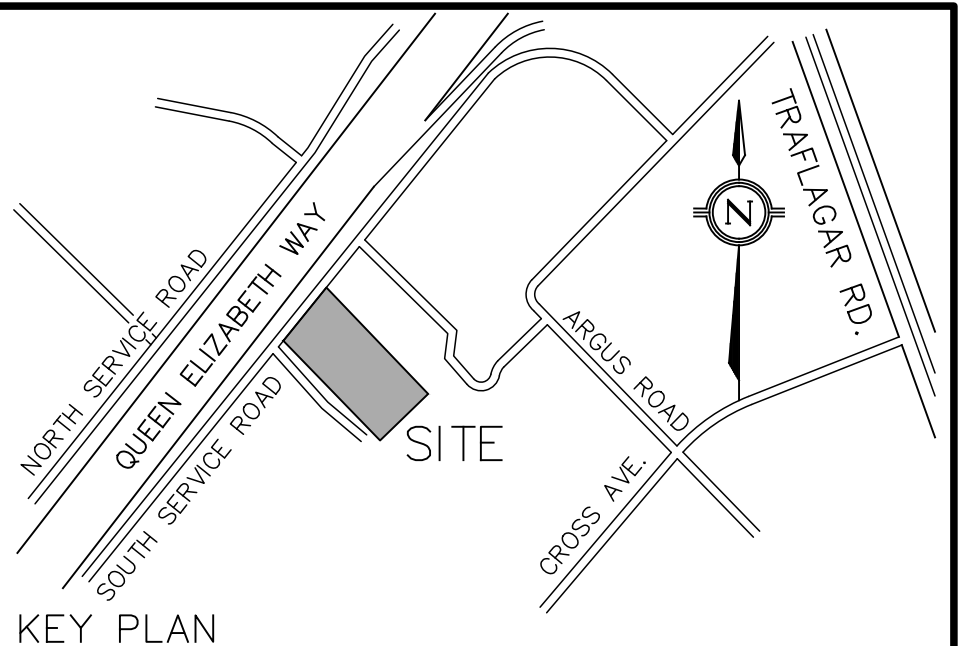
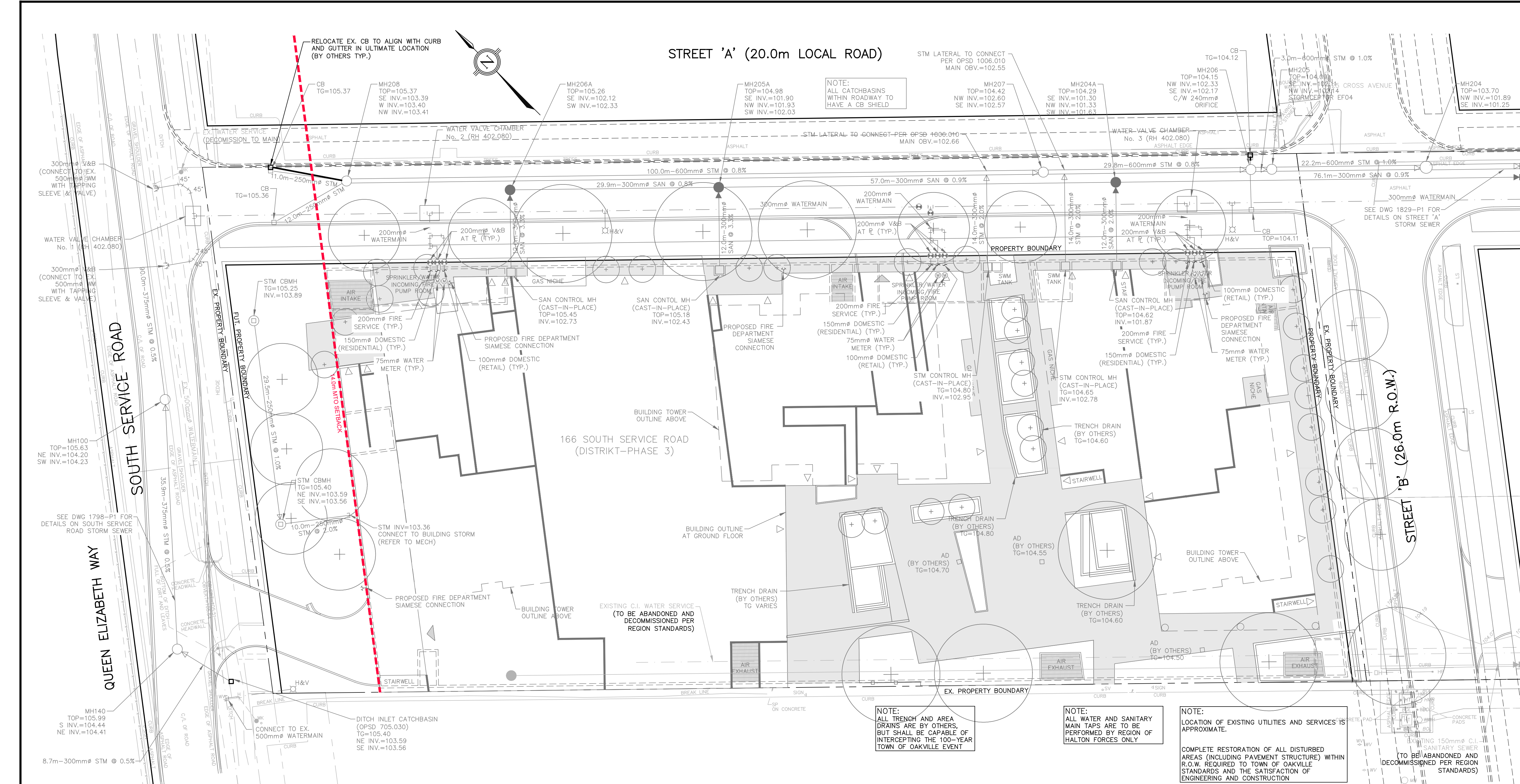
PROJECT TITLE: **DISTRIKT MIDTOWN PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT DISTRIKT DEVELOPMENTS**

LOCATION: **166 SOUTH SERVICE ROAD EAST OAKVILLE, ONTARIO**

DRAWING TITLE: **PRELIMINARY SERVICING PLAN (INTERIM)**

SCALE: 1:300	DESIGN BY: JN	PROJECT No.: 1736
DRAWN BY: GL	CHECKED BY: JN	PLAN No.:
DATE: 2022/04/29	SHEET: 1 OF 1	S1

FILENAME: P:\1736-166 South Service Road\04-CAD\04-Rezoning_OPA\1736GS.dwg
 PLOTTED: Oct 04, 2024 11:28am



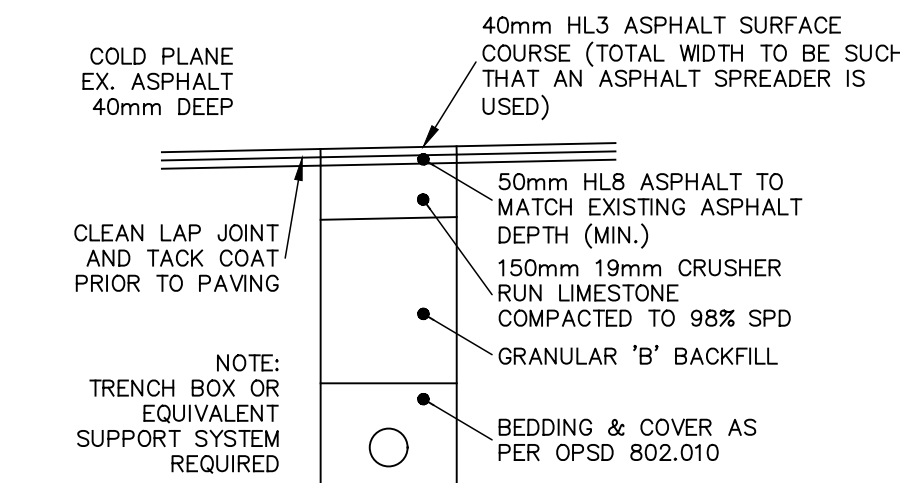
LEGEND

- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE & BOX
- PROPOSED FIRE DEPT. SIAMASE CONNECTION
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPERTY BOUNDARY

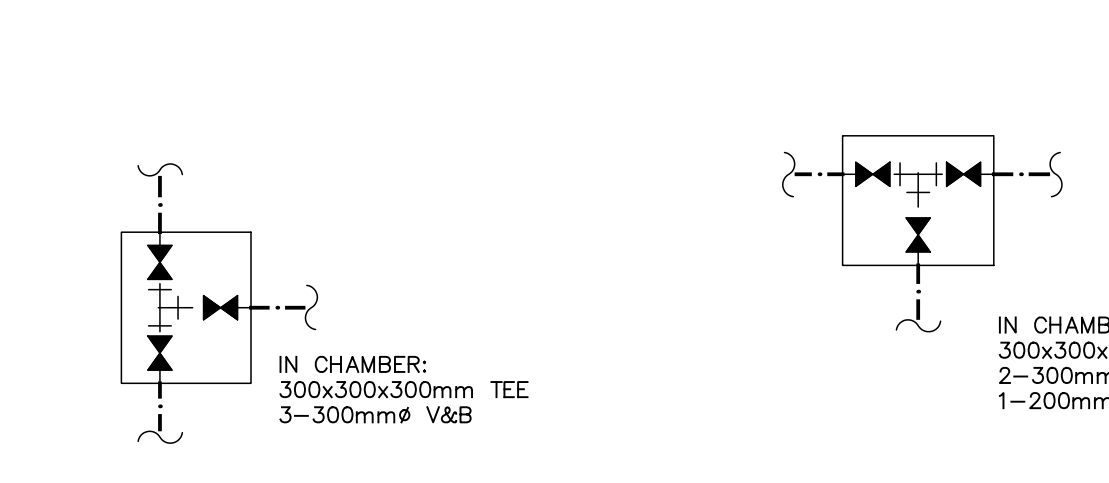
NO.	DATE	BY/DRAWN	REVISIONS
3	04/10/2024	AJP/GL	TOC DEVELOPMENT SUBMISSION
2	25/03/2024	JN/GL	RE-ISSUED FOR ZBA/GPA
1	09/05/2022	JN/GL	ISSUED FOR ZBA/GPA

NO.	DATE	BY/DRAWN	REVISIONS
3	04/10/2024	AJP/GL	TOC DEVELOPMENT SUBMISSION
2	25/03/2024	JN/GL	RE-ISSUED FOR ZBA/GPA
1	09/05/2022	JN/GL	ISSUED FOR ZBA/GPA

ELEVATION NOTE
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARKS:
 No. 236 ELEVATION=159.311m
 No. 258 ELEVATION=185.692m
LOCAL BENCHMARK
 CUT CROSS ON CURB LOCATED APPROXIMATELY 4.5m SOUTHWEST AND 4.3m SOUTHEAST OF THE MOST WESTERN CORNER OF SUBJECT PROPERTY, AS SHOWN ON THE FACE OF THE PLAN.
 ELEVATION=106.09m
 THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON APRIL 21, 2021, BY J.D.BARNES LTD, LAND INFORMATION SPECIALISTS



TYPICAL TRENCH RESTORATION
 SCALE N.T.S.
NOTE:
 1. PLACE HLB ASPHALT TO MATCH EX SURFACE.
 2. IN FOLLOWING CONSTRUCTION SEASON GRIND ASPHALT 40mm DEEP AND PLACE 40mm HLB ASPHALT.



VALVE CHAMBER No.1
 (2400mm x 1800mm)
 (RH 402.080)
 SCALE N.T.S.



VALVE CHAMBER No.2, 3, AND 4
 (2400mm x 1800mm)
 (RH 402.080)
 SCALE N.T.S.

DESIGNED BY:

APPROVED BY: _____

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

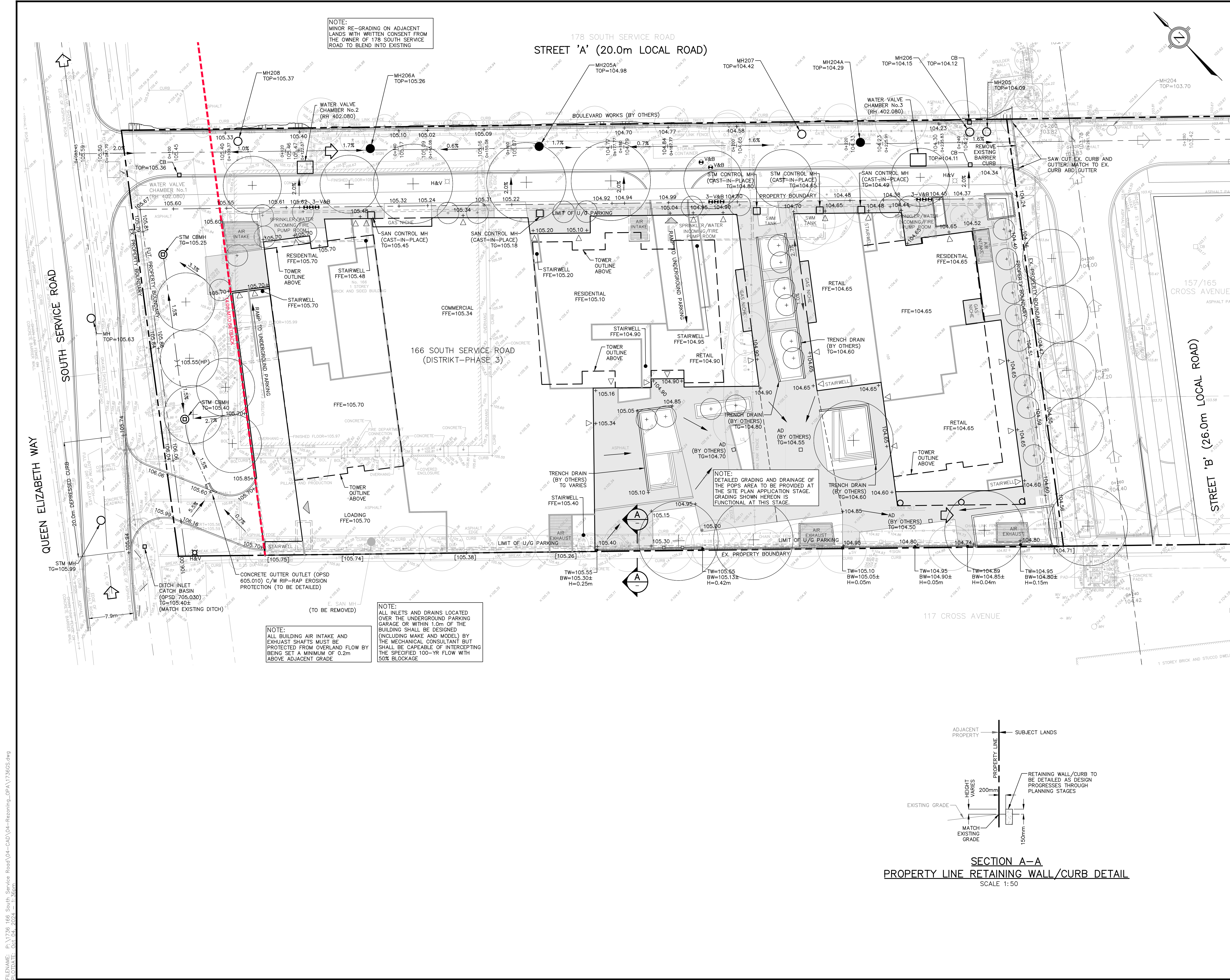
PROJECT TITLE: **DISTRIKT MIDTOWN PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT DISTRIKT DEVELOPMENTS**

LOCATION: **166 SOUTH SERVICE ROAD EAST OAKVILLE, ONTARIO**

DRAWING TITLE: **PRELIMINARY SERVICING PLAN (ULTIMATE)**

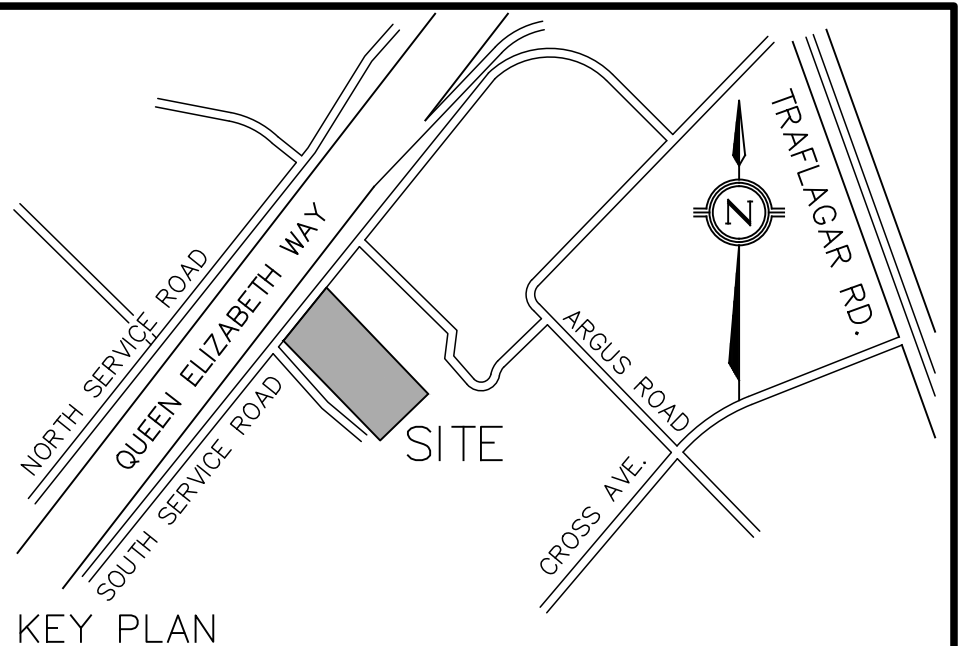
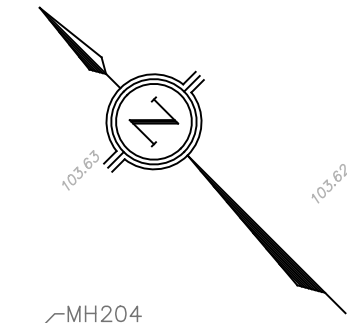
SCALE: 1:300	DESIGN BY: JN	PROJECT No.: 1736
DRAWN BY: GL	CHECKED BY: JN	PLAN No.:
DATE: 2022/04/29	SHEET: 1 OF 1	S2

FILENAME: P:\1736 166 South Service Road\04-CAD\04-Rezoning_OPA\1736GS.dwg
 PLOTDATE: Oct 04 2024 11:25am



NOTE:
MINOR RE-GRADING ON ADJACENT
LANDS WITH WRITTEN CONSENT FROM
THE OWNER OF 178 SOUTH SERVICE
ROAD TO BLEND INTO EXISTING

178 SOUTH SERVICE ROAD
STREET 'A' (20.0m LOCAL ROAD)



- LEGEND**
- PROPOSED STORM MANHOLE
 - PROPOSED SANITARY MANHOLE
 - ⊙ PROPOSED FIRE HYDRANT
 - ⊕ PROPOSED VALVE & BOX
 - ⊕ PROPOSED FIRE DEPT. SIAMESE CONNECTION
 - PROPERTY BOUNDARY
 - 105.75 EXISTING ELEVATION
 - 104.75 EXISTING ELEVATION TO REMAIN
 - + [104.57] INTERPOLATED EXISTING GRADE (TO REMAIN)
 - +104.57 PROPOSED FINISHED ELEVATION
 - 2% PROPOSED DRAINAGE DIRECTION/SLOPE
 - PROPOSED SWALE DRAINAGE DIRECTION/SLOPE
 - ⇄ PROPOSED OVERLAND FLOW DIRECTION
 - ||| PROPOSED SLOPE (MAX 3:1)
 - ▬ PROPOSED RETAINING WALL
 - ▴ BUILDING ENTRANCE
 - ▾ BUILDING ENTRANCE (OVERHEAD DOOR)
 - 14.0m MTO SETBACK

NO.	DATE	BY/DRAWN	REVISIONS
3	04/10/2024	AJP/GL	TOC DEVELOPMENT SUBMISSION
2	25/03/2024	JN/GL	RE-ISSUED FOR ZBA/OPA
1	09/05/2022	JN/GL	ISSUED FOR ZBA/OPA

CAD FILE: 17366GS.dwg PLOT SCALE: 1:1 PLOT DATE: Oct 04, 2024

ELEVATION NOTE
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARKS:
No. 236 ELEVATION=159.311m
No. 258 ELEVATION=185.692m

LOCAL BENCHMARK
CUT CROSS ON CURB LOCATED APPROXIMATELY 4.5m SOUTHWEST AND 4.3m SOUTHEAST OF THE MOST WESTERN CORNER OF SUBJECT PROPERTY, AS SHOWN ON THE FACE OF THE PLAN.
ELEVATION=106.09m

THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON APRIL 21, 2021, BY J.D.BARNES LTD, LAND INFORMATION SPECIALISTS

NOTE: REFER TO DWG. N1 FOR STANDARD NOTES

DESIGNED BY

APPROVED BY

CONSULTANT

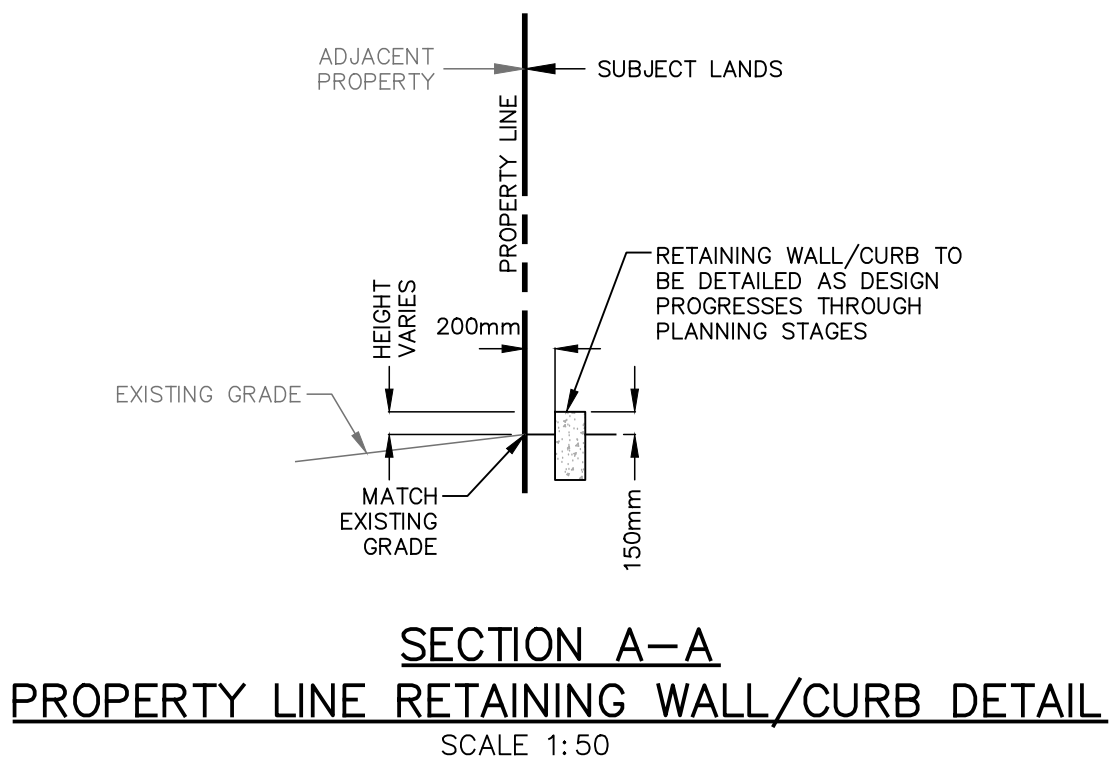
TRAFALGAR ENGINEERING
#1-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W6
www.trafalgareng.com

PROJECT TITLE
**DISTRIKT MDTOWN
PROPOSED RESIDENTIAL CONDOMINIUM
DEVELOPMENT
DISTRIKT DEVELOPMENTS**

LOCATION
**166 SOUTH SERVICE ROAD EAST
OAKVILLE, ONTARIO**

DRAWING TITLE
**PRELIMINARY
GRADING PLAN
(INTERIM)**

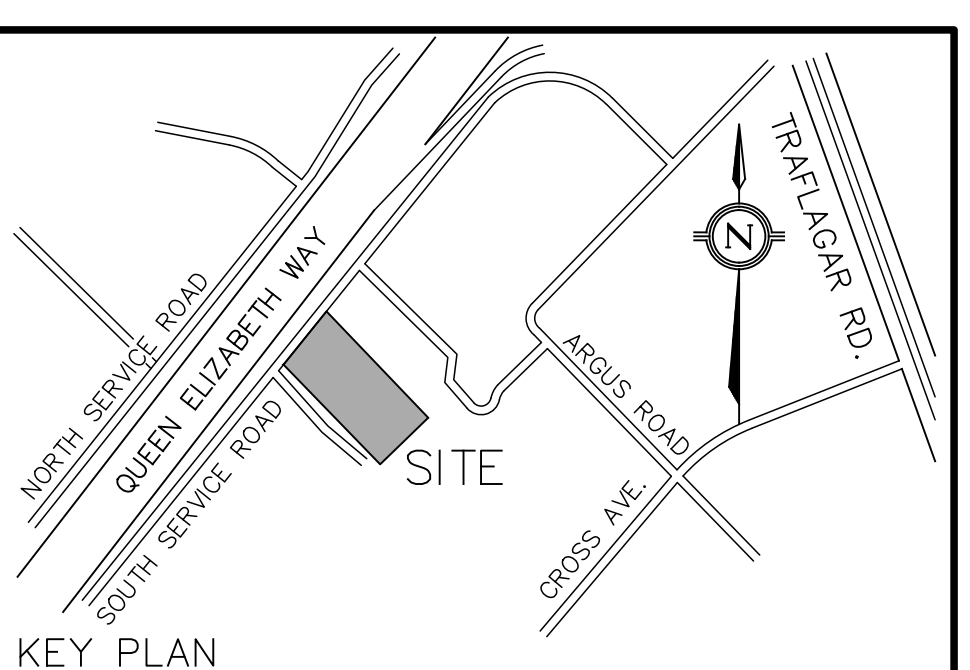
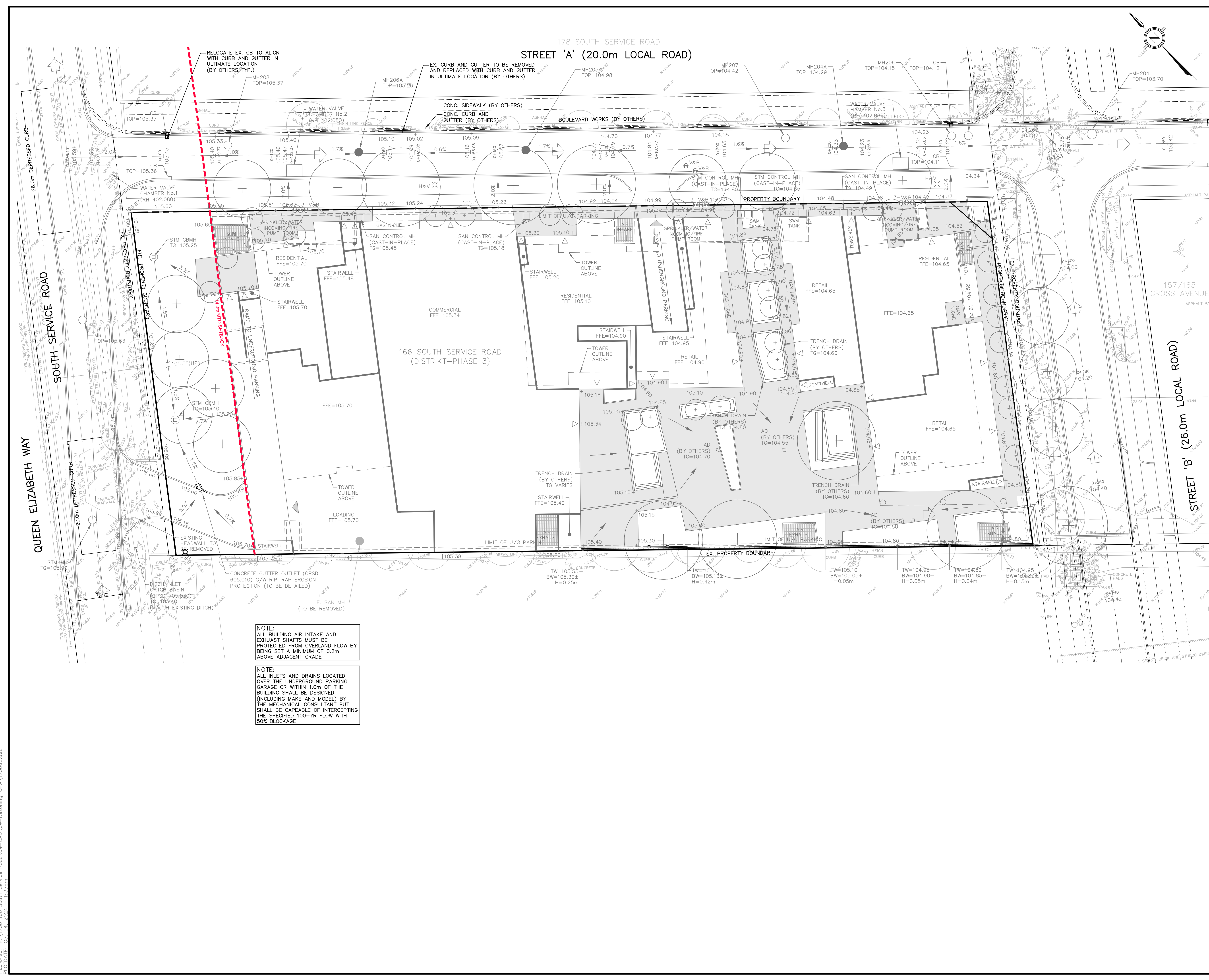
SCALE	1:300	DESIGN BY	JN	PROJECT No.	1736
DRAWN BY	GL	CHECKED BY	JN	PLAN No.	G1
DATE	2022/04/29	SHEET	1 OF 1		



NOTE:
ALL BUILDING AIR INTAKE AND
EXHAUST SHAFTS MUST BE
PROTECTED FROM OVERLAND FLOW BY
BEING SET A MINIMUM OF 0.2m
ABOVE ADJACENT GRADE

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

NOTE:
DETAILED GRADING AND DRAINAGE OF
THE POPS AREA TO BE PROVIDED AT
THE SITE PLAN APPLICATION STAGE.
GRADING SHOWN HEREON IS
FUNCTIONAL AT THIS STAGE.



- LEGEND**
- PROPOSED STORM MANHOLE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED VALVE & BOX
 - PROPOSED FIRE DEPT. SIAMSESE CONNECTION
 - PROPERTY BOUNDARY
 - 103.75 EXISTING ELEVATION
 - +104.57 EXISTING FINISHED ELEVATION
 - 2% PROPOSED DRAINAGE DIRECTION/SLOPE
 - PROPOSED SWALE DRAINAGE DIRECTION/SLOPE
 - ⇨ PROPOSED OVERLAND FLOW DIRECTION
 - ||| PROPOSED SLOPE (MAX 3:1)
 - PROPOSED RETAINING WALL
 - △ BUILDING ENTRANCE
 - ▽ BUILDING ENTRANCE (OVERHEAD DOOR)
 - 14.0m MTO SETBACK

NO.	DATE	BY/DRAWN	REVISIONS
3	04/10/2024	AJP/QL	TOC DEVELOPMENT SUBMISSION
2	25/03/2024	JN/QL	RE-ISSUED FOR ZBA/OPA
1	09/05/2022	JN/QL	ISSUED FOR ZBA/OPA

CAD FILE: 1736GS.dwg PLOT SCALE: 1:1 PLOT DATE: Oct 04, 2024

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 No. 236 ELEVATION=159.311m
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LOCAL BENCHMARK
 CUT CROSS ON CURB LOCATED APPROXIMATELY 4.5m SOUTHWEST AND 4.3m SOUTHEAST OF THE MOST WESTERN CORNER OF SUBJECT PROPERTY, AS SHOWN ON THE FACE OF THE PLAN.
 ELEVATION=106.09m

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

NOTE: REFER TO DWG. N1 FOR STANDARD NOTES

DESIGNED BY

APPROVED BY

CONSULTANT

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

PROJECT TITLE **DISTRIKT MIDTOWN
 PROPOSED RESIDENTIAL CONDOMINIUM
 DEVELOPMENT
 DISTRIKT DEVELOPMENTS**

LOCATION
**166 SOUTH SERVICE ROAD EAST
 OAKVILLE, ONTARIO**

DRAWING TITLE
**PRELIMINARY
 GRADING PLAN
 (ULTIMATE)**

SCALE 1:300 DESIGN BY JN PROJECT No. 1736
 DRAWN BY QL CHECKED BY JN PLAN No. G2
 DATE 2022/04/29 SHEET 1 OF 1

GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE REGIONAL MUNICIPALITY OF HALTON, TOWN OF OAKVILLE AND THE ONTARIO BUILDING CODE (PART 7), ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS (OPSS & OPSD) SHALL BE USED IN ABSENCE OF LOCAL STANDARDS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, MECHANICAL AND LANDSCAPE DRAWINGS.
- ALL INFORMATION SHOWN REGARDING THE LOCATION AND SIZE OF EXISTING UTILITIES AND/OR SERVICES HAS NOT BEEN VERIFIED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND PROTECTING AND MAINTAINING DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADES AND ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL GRADING CHANGES SHALL BE APPROVED BY THE ENGINEER AND TOWN OF OAKVILLE PRIOR TO IMPLEMENTATION.
- CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT CONSTRUCTION AND DEWATERING DETAILS.
- ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES FOUND PRIOR TO OR DURING CONSTRUCTION SHALL BE CLARIFIED WITH THE ENGINEER.

WATERMAINS

- ALL WATERMAINS 100mm AND LARGER SHALL BE PVC, C-900, CLASS 150, SDR18 C/W MECHANICAL RESTRAINTS & TRACER WIRE PER REGION REQUIREMENTS.
- WATER SERVICE CONNECTION LESS THAN 50mm TO BE COPPER, TYPE "K" SOFT COPPER TUBING.
- BEDDING ON WATER SERVICE SHALL BE PER OPSD 802.010*.
- * INDICATES O.P.S.D. CAN BE USED AS MODIFIED BY REGION OF HALTON.
- VALVE AND BOX FOR 100mm TO 300mm WATER SERVICE PER REGION STDS.
- COVER SHALL BE 1.7m MIN. UNLESS OTHERWISE NOTED.
- CONNECTION TO EXISTING WATERMAIN SHALL BE PER REGION OF HALTON STD RH 409.010.
- WATER SYSTEM SHALL BE TESTED AND DISINFECTED TO MEET REGIONAL REQUIREMENTS.
- HYDRANTS SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C502 AND SHALL HAVE STEAMER PORTS AS PER REGION STANDARD SPECIFICATIONS (SEE NOTE 12). ALL HYDRANTS SHALL BE INSTALLED AS PER OPSD 1105.010*. IF HYDRANT BARREL DEPTH EXCEEDS 1.7m A HYDRANT THAT CAN BE RAISED FROM THE BOTTOM WITHOUT INCREASING ROD LENGTH IS TO BE USED.
- MINIMUM LATERAL SEPARATION FROM OTHER UTILITIES IS 2.5m.
- WATERMAINS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.30m (12 INCHES) OVER, 0.50m (20 INCHES) UNDER SEWERS AND ALL OTHER UTILITIES.
- STORZ PUMPER CONNECTION FOR HYDRANTS AS FOLLOWS:
 - TWO (2) 63.5mm (2 1/2") WITH CSA STANDARD THREAD, 63.5mm I.D., 5 THREADS PER 25mm, 31.75mm SQUARE OPERATING NUT; AND STORZ CAP PAINTED GLOSS BLACK.

SANITARY SEWERS

- ALL SANITARY SEWERS SHALL BE PVC SDR28, BEDDING PER OPSD 802.010*.
- SANITARY MANHOLE SHALL BE AS PER OPSD 701.010* c/w COVER PER OPSD 401.010*, STEPS PER OPSD 405.010.
- * INDICATES O.P.S.D. CAN BE USED MODIFIED BY REGION OF HALTON.
- BENCHING IN MANHOLES SHALL BE UP TO THE OVERT OF THE PIPE.

STORM SEWERS

- ALL STORM SEWERS 600 mm AND SMALLER SHALL BE PVC SDR35 WITH BEDDING PER OPSD 802.010 UNLESS OTHERWISE NOTED
- ALL STORM SEWERS 675 mm AND LARGER SHALL BE REINFORCED CONCRETE PIPE CLASS 65-D CSA A257.2 COMPLETE WITH BEDDING PER OPSD 802.030.
- CATCHBASIN SHALL BE PER OPSD 705.010, DOUBLE CATCHBASIN PER OPSD 705.020 C/W GRATE PER OPSD 400.020
- CATCHBASINS IN LANDSCAPED AREAS SHALL BE SUMPLESS AND C/W BEEHIVE TOP AS PER TOWN STD.S-2
- ALL CATCHBASINS IN LANDSCAPED AREAS SHALL BE INSTALLED WITH A SUB-DRAIN. SUB-DRAIN TO BE 100mm DIA. PERFORATED PIPE C/W FILTER SOCK SURROUNDED BY 13mm CLEAR STONE AS PER SUB-DRAIN DETAIL
- ALL CATCHBASIN LEAD SHALL 250mm DIA. AT 2.0% MIN. UNLESS OTHERWISE NOTED.
- ALL CATCHBASIN MANHOLES SHALL BE BENCHED.
- ALL STORM MANHOLES SHALL BE 1200mm DIA PER OPSD 701.010 c/w COVER PER OPSD 401.010, UNLESS OTHERWISE NOTED.
- ALL CATCHBASIN AND CATCHBASIN MANHOLES IN PAVED AREAS SHALL BE INSTALLED WITH 3.0m - 100mmØ PERFORATED PIPE C/W FILTER SOCK EXTENDING OUT FROM THE CATCHBASIN AND LOCATED BELOW THE SUBGRADE SURROUNDED BY 50mm GRANULAR 'A'

GRADING NOTES

- ALL TOPSOIL SHALL BE STRIPPED PRIOR TO GRADING.
- ALL FILL PLACEMENT SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
- RETAINING WALLS WITH A HEIGHT GREATER THAN 0.6m ARE TO BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER.
- ALL DISTURBED AREAS TO BE RESTORED WITH 200mm TOPSOIL AND SEED.
- ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY TO BE RESTORED WITH 200mm TOPSOIL AND SOD.
- ALL WORKS WITHIN THE PUBLIC ROADWAY TO RESTORED TO THE SATISFACTION OF THE MUNICIPALITY.
- CURBING SHALL BE 150mm HIGH BARRIER CURB PER OPSD 600.110. UNLESS OTHERWISE NOTED

SERVICING NOTES

- UNLESS NOTED OTHERWISE, ALL UTILITIES SHALL BE BACKFILLED WITH GRANULAR BACKFILL COMPACTED TO 98% S.P.M.D.D. NATIVE BACKFILL MAY BE USED WITH THE PERMISSION OF THE GEOTECHNICAL CONSULTANT. BEDDING AND COVER MATERIAL SHALL BE PER THE GEOTECHNICAL CONSULTANTS' RECOMMENDATIONS.
- BACKFILLING AND RESTORATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE TOWN OF OAKVILLE ROAD CUT PERMIT AND TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
- SURROUND ALL MANHOLES WITH A MINIMUM OF 1.0m COMPACTED GRANULAR 'C' BACKFILL.
- ALL ENDS OF SERVICE CONNECTIONS SHALL BE MARKED WITH 50x100 LUMBER PLACED FROM INVERT OF SERVICE TO 1.0m ABOVE GRADE.
- ALL SEWERS SHALL BE FLUSHED AND CCTV INSPECTED AT COMPLETION.
- ALL REMOVED OR DAMAGED CURBS, SIDEWALK, GRANULARS, ASPHALT AND SOD RESULTING FROM SERVICE INSTALLATION SHALL BE REINSTATED BY THE CONTRACTOR TO THE SATISFACTION OF THE MUNICIPALITY.

EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE TO CLEAN ALL MUD TRACKED ON TO ADJACENT ROADWAYS.
- THE MEASURES AS PROPOSED MAY BE MODIFIED AT THE DISCRETION OF THE ENGINEER TO SUIT THE PROPOSED CONSTRUCTION PROGRAMS. THE GENERAL INTENT OF THE PROPOSED EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.
- ANY DISTURBED AREA NOT SCHEDULED FOR FURTHER CONSTRUCTION WITHIN 30 DAYS SHALL BE PROVIDED WITH A TEMPORARY SEED.
- INSTALL CATCHBASIN SEDIMENT CONTROL ON EXISTING CATCHBASINS PRIOR TO START OF CONSTRUCTION.
- INSTALL CATCHBASIN SEDIMENT CONTROL ON NEW CATCHBASINS AT TIME OF INSTALLATION.
- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO THE APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED GROUND COVER.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
 - WEEKLY
 - BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
 - FOLLOWING AN UNPREDICTED RAINFALL EVENT
 - DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
 - AFTER SIGNIFICANT SNOW MELT EVENTS

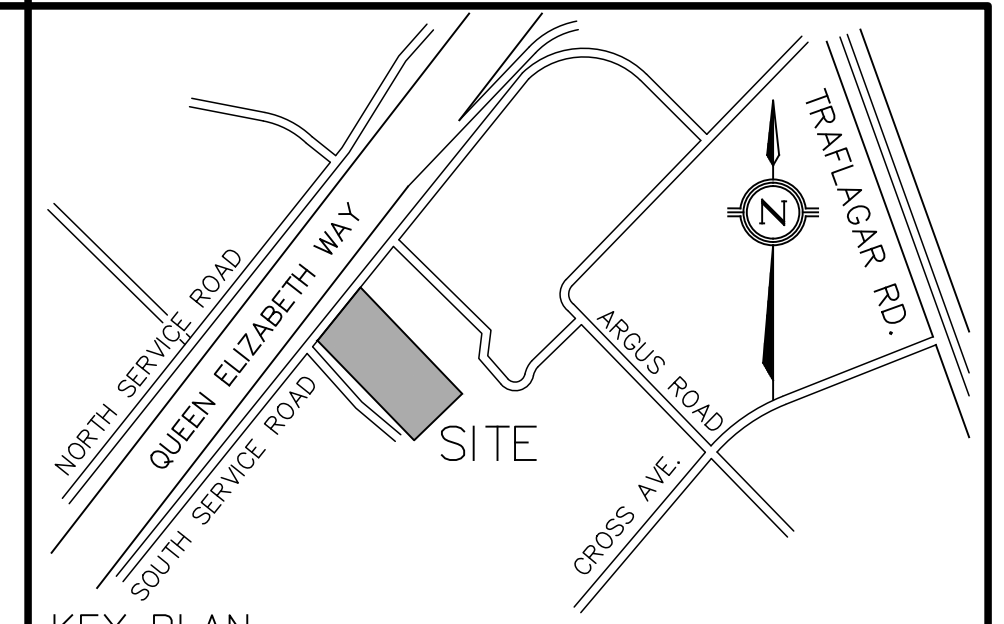
- WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPULLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPULLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPULLED WATER SHALL FREELY RELEASE TO A SUITABLE RECEIVER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING - NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
- EXISTING STORM SEWER AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS (REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCE, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ABOVE.
- IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OF OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

CONSTRUCTION NOTES

- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY TRAFFIC CONTROLS, PER MTO BOOK 7.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT, WITH CONTROL BARS PROVIDED BY THE OWNER. PROTECTION OF CONTROL BARS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE TO VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, INCLUDING VAC TRUCK AND RESTORATION AS REQUIRED.
- CONTRACTOR SHALL PROVIDE THIRD-PARTY DIGITAL AS-BUILTS IN CAD. TO INCLUDE ALL NEW SITE SERVING INCLUDING TOPS AND INVERTS, AND FINISHED GRADES, INCLUDING PAVED AREAS, SWALES, CURBS, SIDEWALKS AND RETAINING WALLS, TO THE SATISFACTION OF THE ENGINEER.
- CONTRACTOR SHALL FLUSH AND VIDEO ALL EXISTING SEWERS PRIOR TO AND AFTER CONNECTION, AND NEW AND DISTURBED SEWERS UPON INSTALLATION AND LATER UPON COMPLETION OF TOP WORKS AND LANDSCAPING, PER OPSS 409. VIDEOS TO BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

TREE PROTECTION NOTES

- TREE PROTECTION BARRIERS SHALL BE PLACED AS PER TOWN OF OAKVILLE STANDARD.
- ADDITIONAL TREE PROTECTION LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE TOWN OF OAKVILLE AND/OR THE ENGINEER.



KEY PLAN

LEGEND

NO.	DATE	BY/DRAWN	REVISIONS
3	04/10/2024	AJP/GL	TOC DEVELOPMENT SUBMISSION
2	25/03/2024	JN/GL	RE-ISSUED FOR ZBA/OPA
1	09/05/2022	JN/GL	ISSUED FOR ZBA/OPA

CAD FILE: 1736GS.dwg | PLOT SCALE: 1:1 | PLOT DATE: Oct 04, 2024

ELEVATION NOTE
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARKS:
 No. 236 ELEVATION=159.311m
 No. 258 ELEVATION=185.692m

LOCAL BENCHMARK
 CUT CROSS ON CURB LOCATED APPROXIMATELY 4.5m SOUTHWEST AND 4.3m SOUTHEAST OF THE MOST WESTERN CORNER OF SUBJECT PROPERTY, AS SHOWN ON THE FACE OF THE PLAN.
 ELEVATION=106.09m
 THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON APRIL 21, 2021, BY J.D.BARNES LTD, LAND INFORMATION SPECIALISTS

NOTE: REFER TO DWG. N1 FOR STANDARD NOTES

<p>DESIGNED BY</p>	<p>APPROVED BY</p>
--------------------	--------------------

CONSULTANT

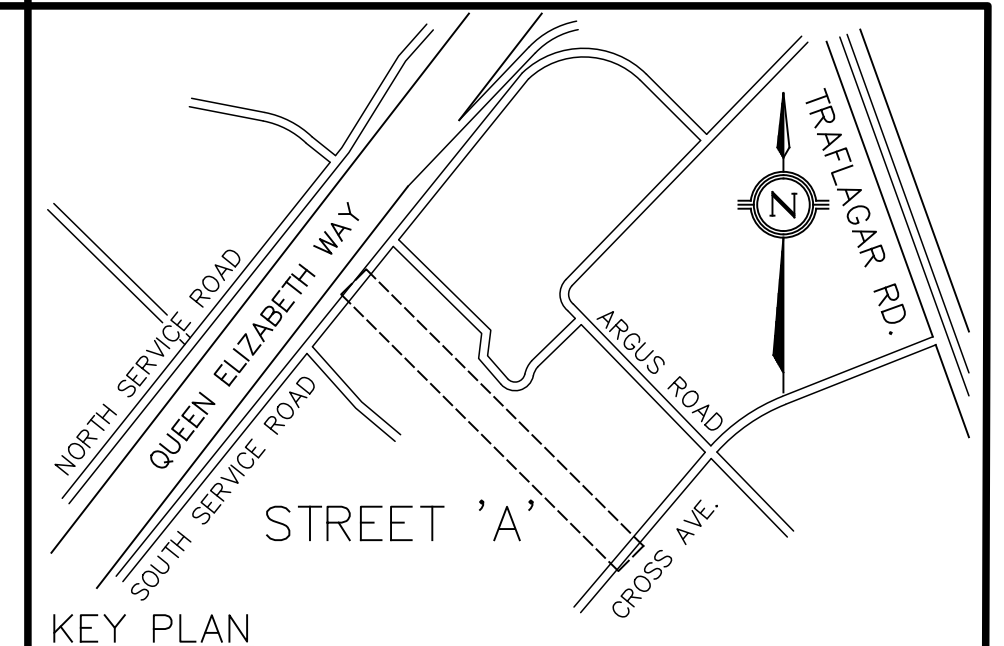
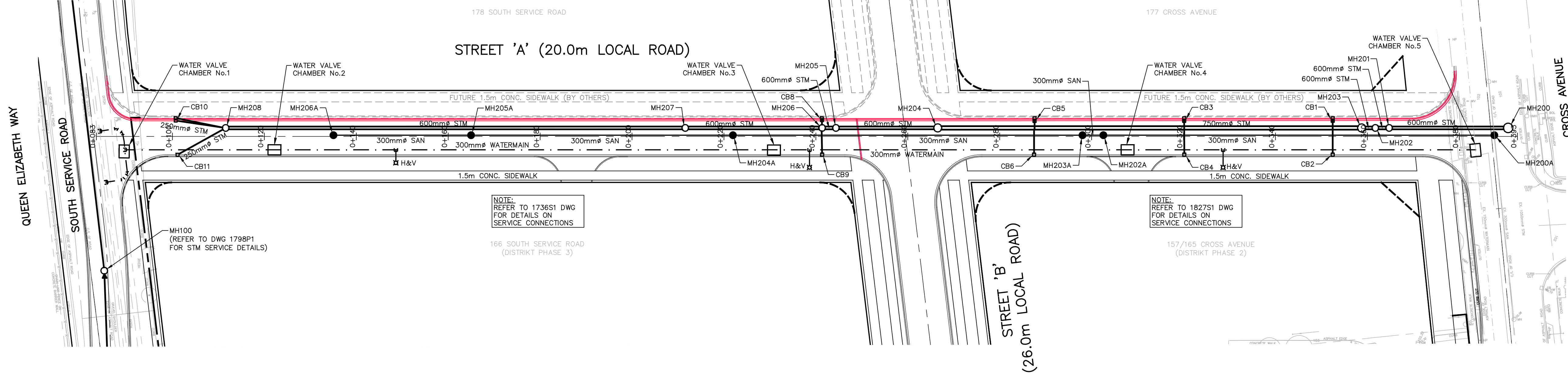
TRAFALGAR ENGINEERING
 #1-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W6
 www.trafalgreng.com

PROJECT TITLE
**DISTRIKT MIDTOWN
 PROPOSED RESIDENTIAL CONDOMINIUM
 DEVELOPMENT
 DISTRIKT DEVELOPMENTS**

LOCATION
**166 SOUTH SERVICE ROAD EAST
 OAKVILLE, ONTARIO**

DRAWING TITLE
GENERAL NOTES

SCALE	-	DESIGN BY	JN	PROJECT No.	1736
DRAWN BY	GL	CHECKED BY	JN	PLAN No.	N1
DATE	2022/04/29	SHEET	1 OF 1		

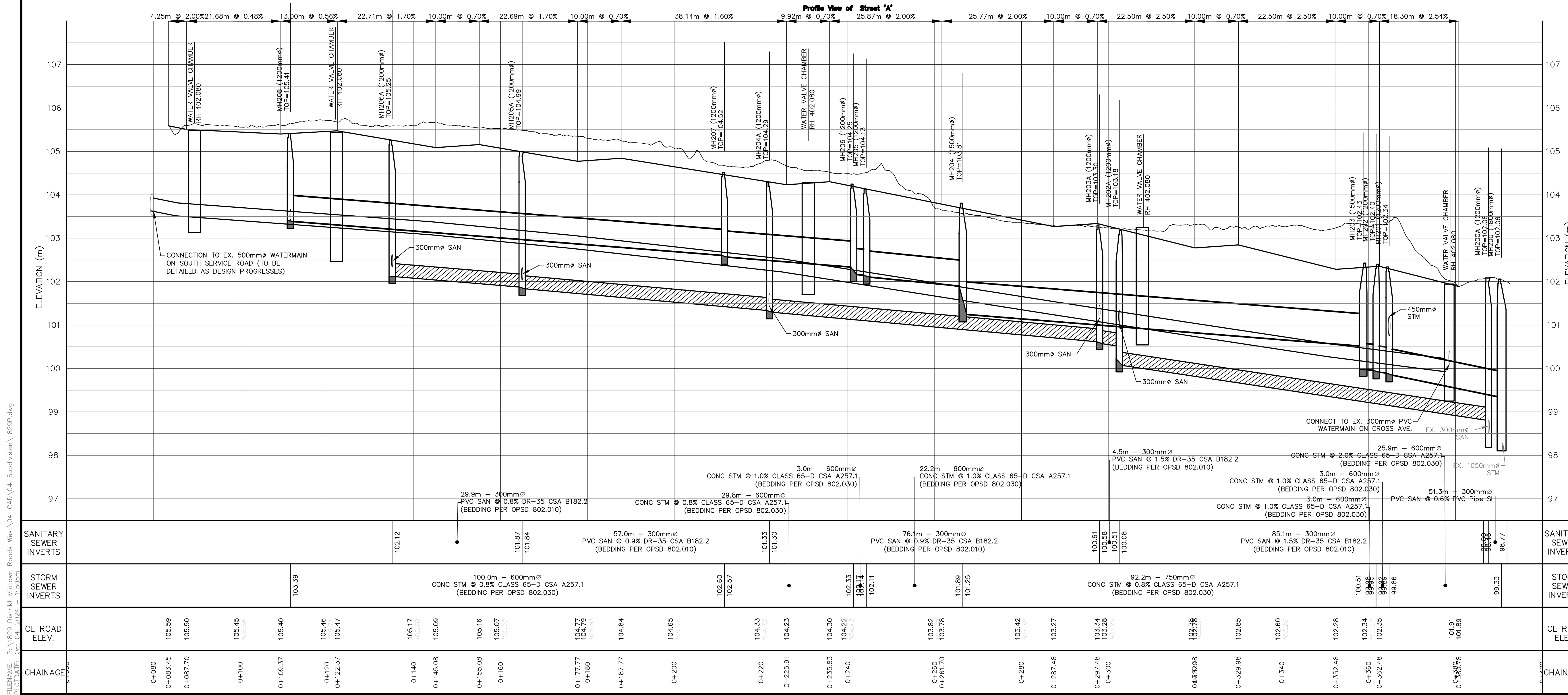


- LEGEND**
- PROPOSED STORM MANHOLE
 - PROPOSED STORM CATCHBASIN
 - PROPOSED SANITARY MANHOLE
 - ⊗ PROPOSED FIRE HYDRANT
 - ⊕ PROPOSED VALVE & BOX
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - - - PROPOSED WATERMAIN
 - - - PROPERTY BOUNDARY
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - - - EXISTING WATERMAIN
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - RED LINE DENOTES INTERIM CONDITION CONCRETE CURB, GUTTER AND ASPHALT EDGE LOCATION

ELEVATION NOTE
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARKS:
 No. 236
 ELEVATION=159.311m
 No. 258
 ELEVATION=185.692m

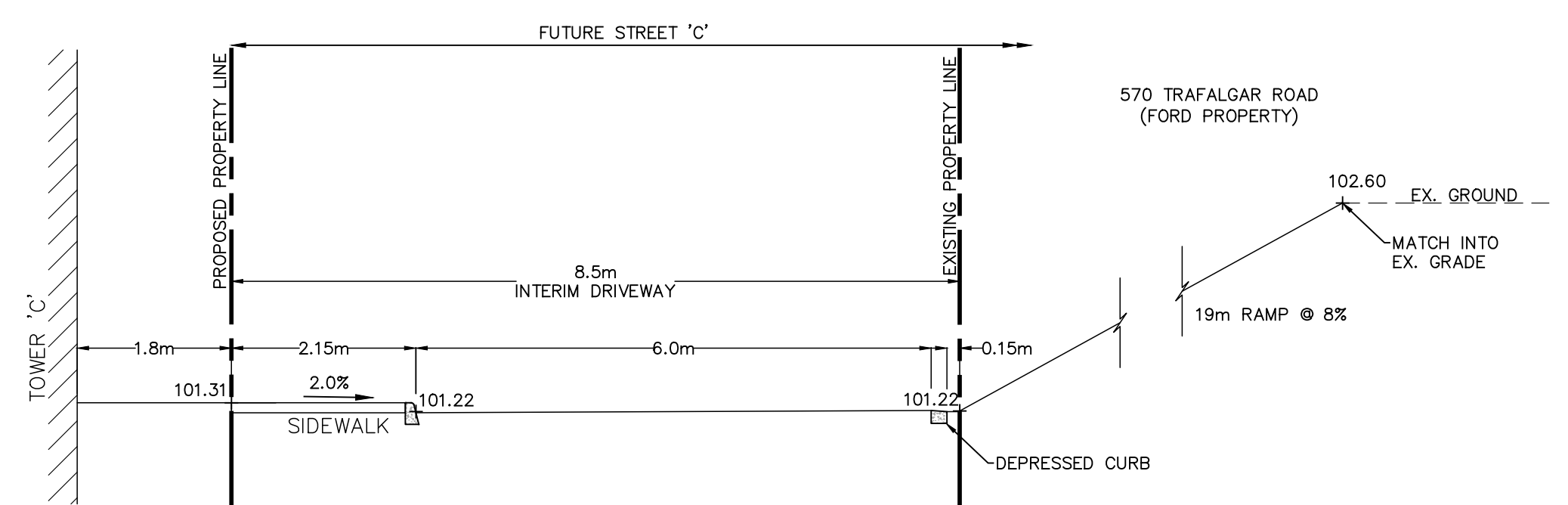
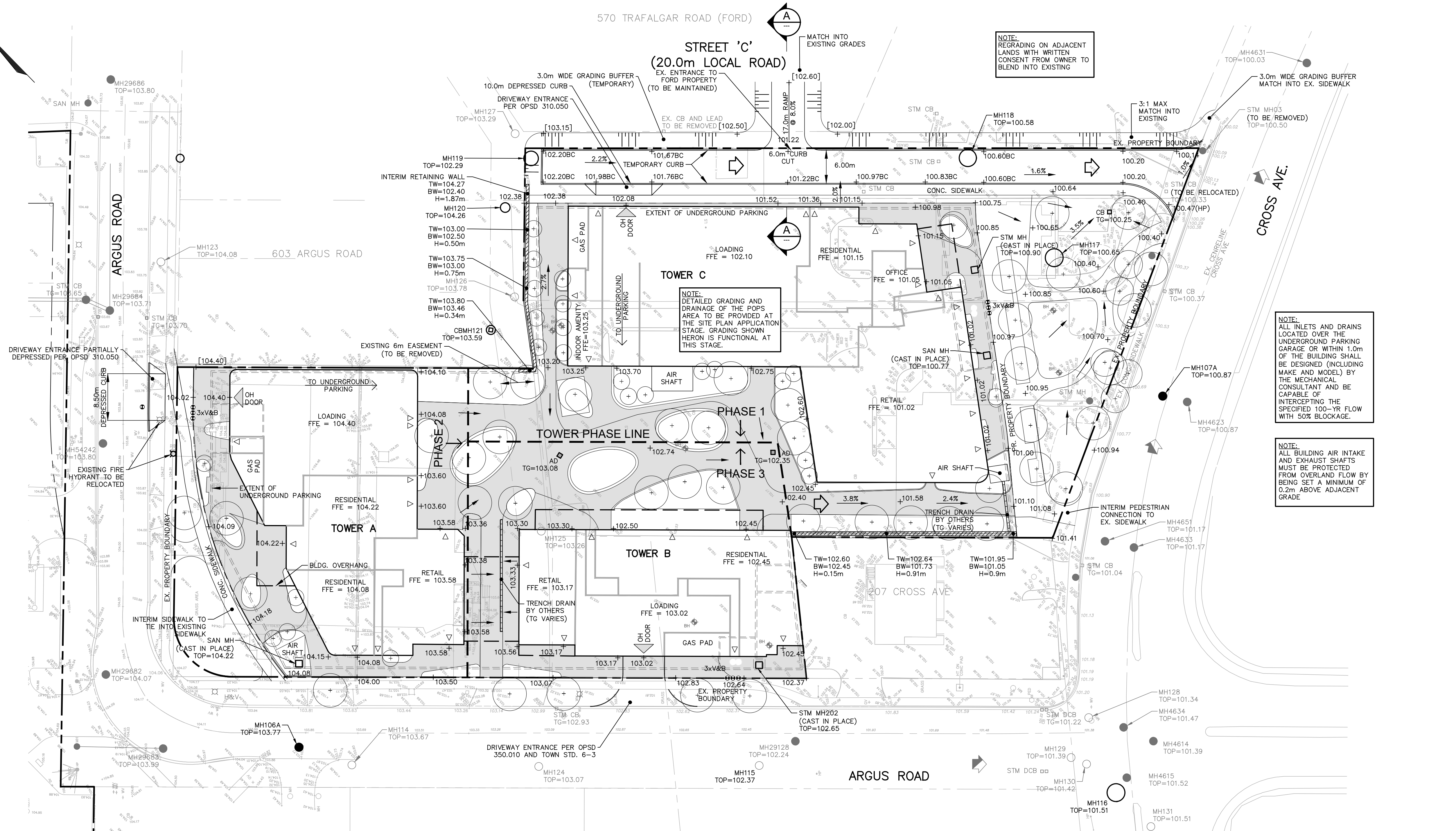
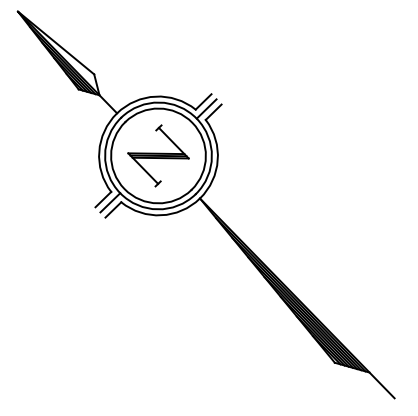
LOCAL BENCHMARK
 CUT CROSS ON CURB LOCATED APPROXIMATELY 4.5m SOUTHWEST AND 4.3m SOUTHEAST OF THE MOST WESTERN CORNER OF SUBJECT PROPERTY, AS SHOWN ON THE FACE OF THE PLAN.
 ELEVATION=106.09m

THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON APRIL 21, 2021, BY J.D.BARNES LTD, LAND INFORMATION SPECIALISTS

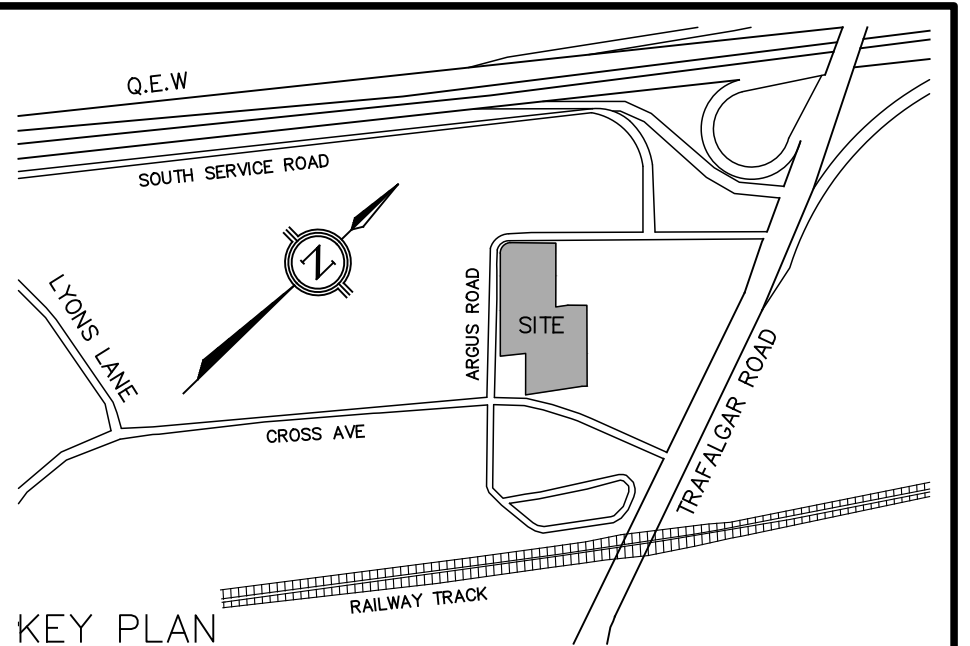


2	04/10/2024	AJP/GL	TOC DEVELOPMENT SUBMISSION
1	28/02/2024	AJP/ZI	ISSUED FOR SITE ZBA/OPA
No.	DD/MM/YY	By/DRN	REVISIONS
Design	AJP	Chk'd JN	File 1829P.dwg
Drawn	GL	Chk'd JN	Plot Date 10/04/24
Scale			References
HOR	0 5 10 15 20 25	1:500	
VER	0.5 1 2 2.5	1:50	
APPROVALS		Field Notes	
Municipal	APPROVED IN PRINCIPLE SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO TOWN OF OAKVILLE STANDARDS AND SPECIFICATIONS.		
Manager of Development Engineering	Date:	Gas	<input type="checkbox"/> Hydro <input type="checkbox"/>
Regional Approval		Traf.	<input type="checkbox"/> Cable <input type="checkbox"/>
			<input type="checkbox"/> Water <input type="checkbox"/>
DESIGN OF WATER &/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.			
SIGNED: _____ DATE: _____			
LEGISLATIVE AND PLANNING SERVICES DEPT.			
Consultant			
 TRAFALGAR ENGINEERING #1-481 MORDEEN ROAD, OAKVILLE, ON, L6K 3W6 www.trafalgareng.com			
Municipality			
DISTRITK DEVELOPMENTS CONCEPTUAL STREET 'A' PLAN AND PROFILE STA 0+083.49 TO 0+400			
Municipal No.	Regional No.		
Contract No.	Consultant No. 1829		
	Sheet P1		

FILENAME: P:\1829 Distrikt Midtown Roads West\04-CAD\04-Subdivision\1829P.dwg
 DATE: 04-04-2024 1:50pm



SECTION A
1:15



LEGEND

- PROPOSED CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE & BOX
- PROPOSED FINISHED ELEVATION
- EXISTING ELEVATION
- EXISTING ELEVATION TO REMAIN
- EXISTING CATCHBASIN
- EXISTING STORM MH
- EXISTING SANITARY MH
- EXISTING FIRE HYDRANT
- BOREHOLE
- PROPOSED RETAINING WALL
- PROPOSED SLOPE (1:3)
- PROPOSED SLOPE
- OVERLAND FLOW
- INTERPOLATED EXISTING GRADE
- EXISTING OVERLAND FLOW
- OVERHEAD DOOR
- BUILDING ENTRANCE
- PROPOSED CATCHBASIN MANHOLE

3	OCT 04, 2024	NAS/ZI	TOC DEVELOPMENT SUBMISSION
2	MAR 27, 2024	NAS/ZI	ISSUED FOR OPA/ZBA/DFS/SPA
1	MAY 11, 2022	NAS/ZI	ISSUED FOR OPA ZBA
NO.	MM/DD/YY	BY/DRAWN	REVISIONS

CAD FILE: 1729GS.dwg | PLOT SCALE: 1:1 | PLOT DATE: Oct 04, 2024

ELEVATION NOTE
 ELEVATIONS ARE OF GEOIDIC ORIGIN (CGVD-1928.78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

LOCAL BENCHMARK No. 1
 CUT CROSS IN CONCRETE SIDEWALK, LOCATED AT THE NORTHERN CORNER OF THE INTERSECTION OF CROSS AVENUE AND ARGUS ROAD, AS SHOWN ON THE FACE OF PLAN
 ELEVATION=101.39m

LOCAL BENCHMARK No. 2
 CUT CROSS IN CONCRETE SIDEWALK, LOCATED ON THE SOUTHEASTERN SIDE OF CROSS AVENUE ACROSS FROM NO. 217, AS SHOWN ON FACE OF PLAN
 ELEVATION=100.98m

THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON JANUARY 18, 2022, BY J.D.BARNES LTD., LAND INFORMATION SPECIALISTS

DESIGNED BY

APPROVED BY

CONSULTANT

#1-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W5
www.trafalgareng.com

PROJECT TITLE

**ARGUS CROSS
 PROPOSED RESIDENTIAL CONDOMINIUM
 DEVELOPMENT
 DISTRIKT DEVELOPMENTS**

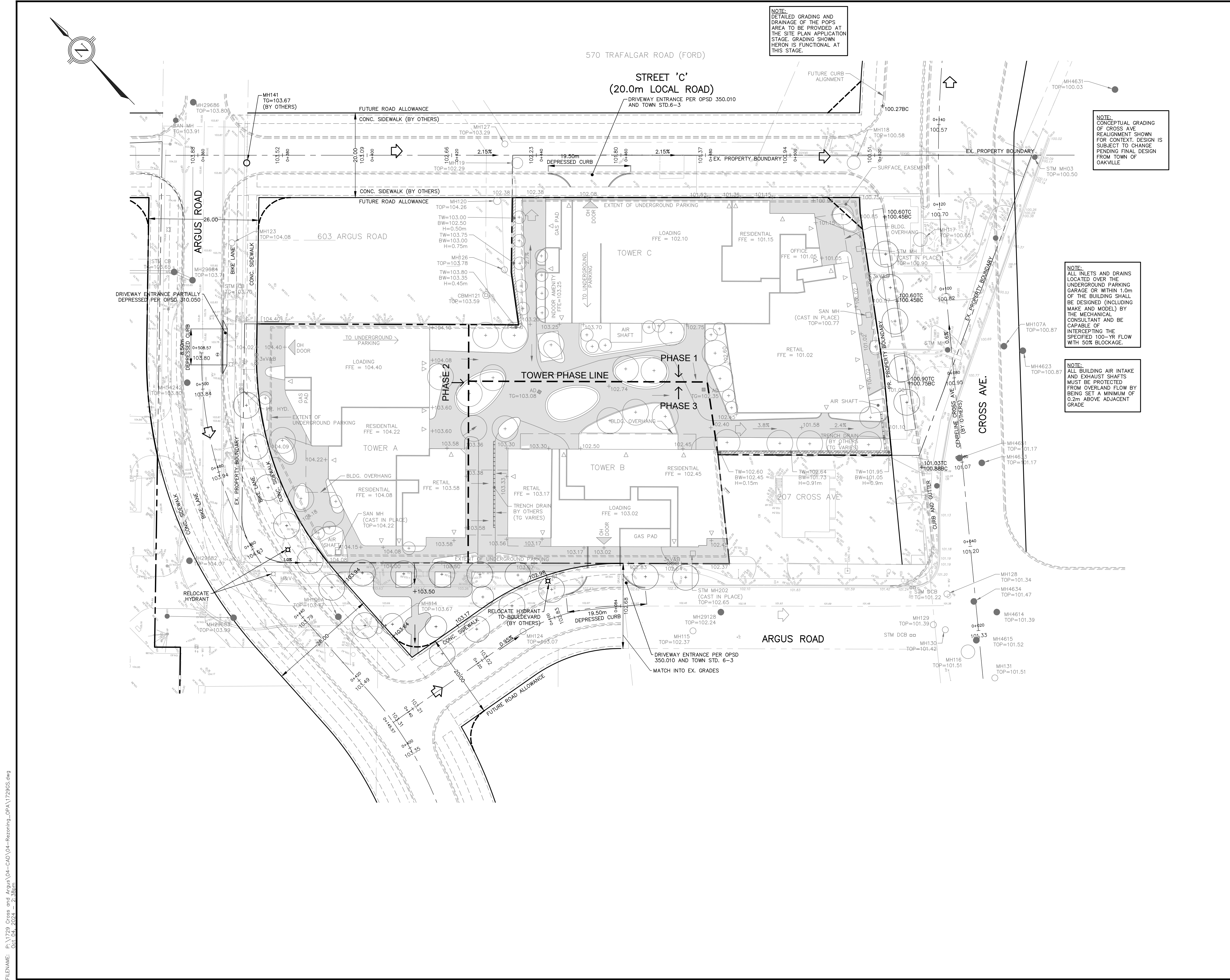
LOCATION

**217-227 CROSS AVE &
 571-587 ARGUS RD.
 OAKVILLE, ONTARIO**

DRAWING TITLE

**PRELIMINARY GRADING PLAN
 (INTERIM)**

SCALE	1:400	DESIGN BY	NAS	PROJECT No.	1729
DRAWN BY	ZI	CHECKED BY	JN	PLAN No.	G1
DATE	2022/01/21	SHEET	1 OF 1		

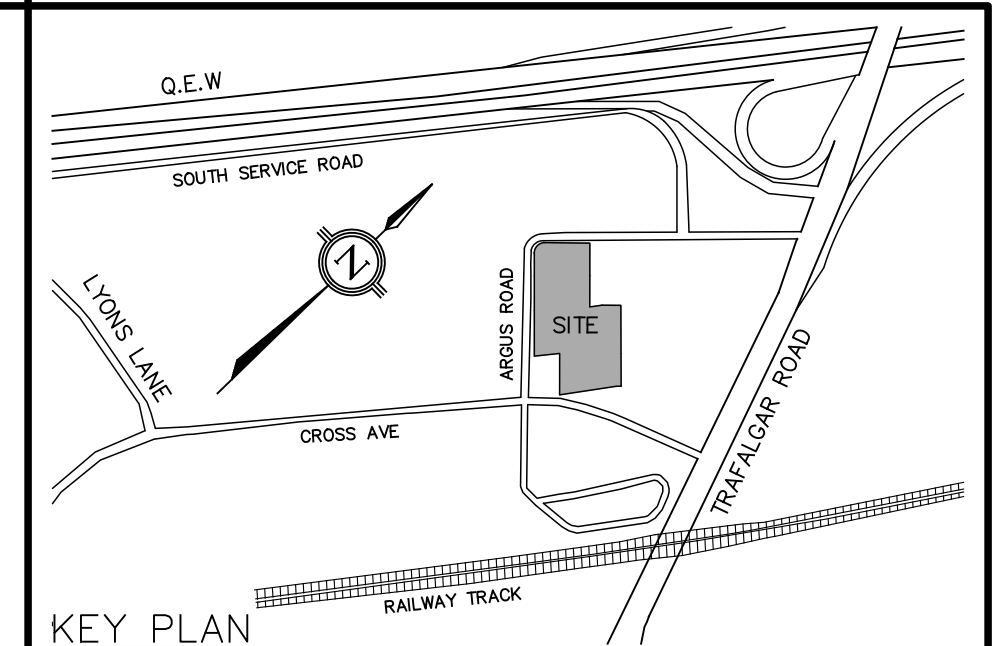


NOTE: DETAILED GRADING AND DRAINAGE OF THE POPS AREA TO BE PROVIDED AT THE SITE PLAN APPLICATION STAGE. GRADING SHOWN HEREON IS FUNCTIONAL AT THIS STAGE.

NOTE: CONCEPTUAL GRADING OF CROSS AVE REALIGNMENT SHOWN FOR CONTEXT. DESIGN IS SUBJECT TO CHANGE PENDING FINAL DESIGN FROM TOWN OF OAKVILLE

NOTE: ALL INLETS AND DRAINS LOCATED OVER THE UNDERGROUND 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.

NOTE: ALL BUILDING AIR INTAKE AND EXHAUST SHAFTS MUST BE PROTECTED FROM OVERLAND FLOW BY BEING SET A MINIMUM OF 0.2m ABOVE ADJACENT GRADE



LEGEND

- PROPOSED CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- ⊕ PROPOSED VALVE & BOX
- 153.78 PROPOSED FINISHED ELEVATION
- 153.49 EXISTING ELEVATION
- 153.42 EXISTING ELEVATION TO REMAIN
- EXISTING CATCHBASIN
- EXISTING STORM MH
- EXISTING SANITARY MH
- ⊕ EXISTING FIRE HYDRANT
- ⊕ BOREHOLE
- ▨ PROPOSED RETAINING WALL
- 1:3 PROPOSED SLOPE (1:3)
- 1.0% PROPOSED SLOPE
- OVERLAND FLOW
- [153.78] INTERPOLATED EXISTING GRADE
- ▭ PROPOSED AREA DRAIN (300mm x 300mm)

3	OCT 04, 2024	NAS/ZI	TOC DEVELOPMENT SUBMISSION
2	MAR 27, 2024	NAS/ZI	ISSUED FOR OPA/ZBA/DFS/SPA
1	MAY 11, 2022	NAS/ZI	ISSUED FOR OPA ZBA
NO.	MM/DD/YY	BY/DRAWN	REVISIONS
CAD FILE: 1729GS.dwg PLOT SCALE: 1:1 PLOT DATE: Oct 04, 2024			

ELEVATION NOTE
 ELEVATIONS ARE OF GEOIDETIC ORIGIN (CGVD-1928.78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

LOCAL BENCHMARK No. 1
 CUT CROSS IN CONCRETE SIDEWALK, LOCATED AT THE NORTHERN CORNER OF THE INTERSECTION OF CROSS AVENUE AND ARGUS ROAD, AS SHOWN ON THE FACE OF PLAN
 ELEVATION=101.39m

LOCAL BENCHMARK No. 2
 CUT CROSS IN CONCRETE SIDEWALK, LOCATED ON THE SOUTHEASTERN SIDE OF CROSS AVENUE ACROSS FROM NO. 217, AS SHOWN ON FACE OF PLAN
 ELEVATION=100.98m

THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON JANUARY 18, 2022, BY J.D.BARNES LTD., LAND INFORMATION SPECIALISTS

DESIGNED BY

APPROVED BY

CONSULTANT

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

PROJECT TITLE: ARGUS CROSS PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT DISTRIKT DEVELOPMENTS

LOCATION: 217-227 CROSS AVE & 571-587 ARGUS RD. OAKVILLE, ONTARIO

DRAWING TITLE: PRELIMINARY GRADING PLAN (ULTIMATE)

SCALE: 1:400	DESIGN BY: NAS	PROJECT No.: 1729
DRAWN BY: ZI	CHECKED BY: JN	PLAN No. G2
DATE: 2022/01/21	SHEET: 1 OF 1	

GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE REGIONAL MUNICIPALITY OF HALTON, TOWN OF OAKVILLE AND THE ONTARIO BUILDING CODE (PART 7). ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS (OPSS & OPSD) SHALL BE USED IN ABSENCE OF LOCAL STANDARDS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, MECHANICAL AND LANDSCAPE DRAWINGS.
- ALL INFORMATION SHOWN REGARDING THE LOCATION AND SIZE OF EXISTING UTILITIES AND/OR SERVICES HAS NOT BEEN VERIFIED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND PROTECTING AND MAINTAINING DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADES AND ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL GRADING CHANGES SHALL BE APPROVED BY THE ENGINEER AND TOWN OF OAKVILLE PRIOR TO IMPLEMENTATION.
- CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT CONSTRUCTION AND DEWATERING DETAILS.
- ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES FOUND PRIOR TO OR DURING CONSTRUCTION SHALL BE CLARIFIED WITH THE ENGINEER.

WATERMAINS

- ALL WATERMAINS 100mm AND LARGER SHALL BE PVC, C-900, CLASS 150, SDR18 C/W MECHANICAL RESTRAINTS & TRACER WIRE PER REGION REQUIREMENTS.
- WATER SERVICE CONNECTION LESS THAN 50mm TO BE COPPER, TYPE "K" SOFT COPPER TUBING.
- BEDDING ON WATER SERVICE SHALL BE PER OPSD 802.010*.
- * INDICATES O.P.S.D. CAN BE USED AS MODIFIED BY REGION OF HALTON.
- VALVE AND BOX FOR 100mm TO 300mm WATER SERVICE PER REGION STDs.
- COVER SHALL BE 1.7m MIN. UNLESS OTHERWISE NOTED.
- CONNECTION TO EXISTING WATERMAIN SHALL BE PER REGION OF HALTON STD RH 409.010.
- WATER SYSTEM SHALL BE TESTED AND DISINFECTED TO MEET REGIONAL REQUIREMENTS.
- HYDRANTS SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C502 AND SHALL HAVE STEAMER PORTS AS PER REGION STANDARD SPECIFICATIONS (SEE NOTE 12). ALL HYDRANTS SHALL BE INSTALLED AS PER OPSD 1105.010*. IF HYDRANT BARREL DEPTH EXCEEDS 1.7m A HYDRANT THAT CAN BE RAISED FROM THE BOTTOM WITHOUT INCREASING ROD LENGTH IS TO BE USED.
- MINIMUM LATERAL SEPARATION FROM OTHER UTILITIES IS 2.5m.
- WATERMAINS MUST HAVE A MINIMUM VERTICAL CLEARNACE OF 0.30m (12 INCHES) OVER, 0.50m (20 INCHES) UNDER SEWERS AND ALL OTHER UTILITIES.
- STORZ PUMPER CONNECTION FOR HYDRANTS AS FOLLOWS:
TWO (2) 63.5mm (2 1/2") WITH CSA STANDARD THREAD, 63.5mm I.D., 5 THREADS PER 25mm, 31.75mm SQUARE OPERATING NUT; AND STORZ CAP PAINTED GLOSS BLACK.

SANITARY SEWERS

- ALL SANITARY SEWERS SHALL BE PVC SDR28, BEDDING PER OPSD 802.010*.
- SANITARY MANHOLE SHALL BE AS PER OPSD 701.010* c/w COVER PER OPSD 401.010*, STEPS PER OPSD 405.010.
- * INDICATES O.P.S.D. CAN BE USED MODIFIED BY REGION OF HALTON.
- BENCHING IN MANHOLES SHALL BE UP TO THE OVERTOP OF THE PIPE.

STORM SEWERS

- ALL STORM SEWERS 600 mm AND SMALLER SHALL BE PVC SDR35 WITH BEDDING PER OPSD 802.010 UNLESS OTHERWISE NOTED
- ALL STORM SEWERS 675 mm AND LARGER SHALL BE REINFORCED CONCRETE PIPE CLASS 65-D CSA A257.2 COMPLETE WITH BEDDING PER OPSD 802.030.
- CATCHBASIN SHALL BE PER OPSD 705.010, DOUBLE CATCHBASIN PER OPSD 705.020 C/W GRATE PER OPSD 400.020
- CATCHBASINS IN LANDSCAPED AREAS SHALL BE SUMPLESS AND C/W BEEHIVE TOP AS PER TOWN STD.5-2
- ALL CATCHBASINS IN LANDSCAPED AREAS SHALL BE INSTALLED WITH A SUB-DRAIN. SUB-DRAIN TO BE 100mm DIA. PERFORATED PIPE C/W FILTER SOCK SURROUNDED BY 13mm CLEAR STONE AS PER SUB-DRAIN DETAIL
- ALL CATCHBASIN LEAD SHALL 250mm DIA. AT 2.0% MIN. UNLESS OTHERWISE NOTED.
- ALL CATCHBASIN MANHOLES SHALL BE BENCHED.
- ALL STORM MANHOLES SHALL BE 1200mm DIA PER OPSD 701.010 c/w COVER PER OPSD 401.010, UNLESS OTHERWISE NOTED.
- ALL CATCHBASIN AND CATCHBASIN MANHOLES IN PAVED AREAS SHALL BE INSTALLED WITH 3.0m – 100mmØ PERFORATED PIPE C/W FILTER SOCK EXTENDING OUT FROM THE CATCHBASIN AND LOCATED BELOW THE SUBGRADE SURROUNDED BY 50mm GRANULAR 'A'

GRADING NOTES

- ALL TOPSOIL SHALL BE STRIPPED PRIOR TO GRADING.
- ALL FILL PLACEMENT SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
- RETAINING WALLS WITH A HEIGHT GREATER THAN 0.6m ARE TO BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER.
- ALL DISTURBED AREAS TO BE RESTORED WITH 200mm TOPSOIL AND SEED.
- ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY TO BE RESTORED WITH 200mm TOPSOIL AND SOD.

- ALL WORKS WITHIN THE PUBLIC ROADWAY TO RESTORED TO THE SATISFACTION OF THE MUNICIPALITY.
- ALL CURBING SHALL BE 150mm HIGH BARRIER CURB PER OPSD 600.110. UNLESS OTHERWISE NOTED

SERVICING NOTES

- UNLESS NOTED OTHERWISE, ALL UTILITIES SHALL BE BACKFILLED WITH GRANULAR BACKFILL COMPACTED TO 98% S.P.M.D.D.. NATIVE BACKFILL MAY BE USED WITH THE PERMISSION OF THE GEOTECHNICAL CONSULTANT. BEDDING AND COVER MATERIAL SHALL BE PER THE GEOTECHNICAL CONSULTANTS' RECOMMENDATIONS.
- BACKFILLING AND RESTORATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE TOWN OF OAKVILLE ROAD CUT PERMIT AND TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
- SURROUND ALL MANHOLES WITH A MINIMUM OF 1.0m COMPACTED GRANULAR 'C' BACKFILL.
- ALL ENDS OF SERVICE CONNECTIONS SHALL BE MARKED WITH 50x100 LUMBER PLACED FROM INVERT OF SERVICE TO 1.0m ABOVE GRADE.
- ALL SEWERS SHALL BE FLUSHED AND CCTV INSPECTED AT COMPLETION.
- ALL REMOVED OR DAMAGED CURBS, SIDEWALK, GRANULARS, ASPHALT AND SOD RESULTING FROM SERVICE INSTALLATION SHALL BE REINSTATED BY THE CONTRACTOR TO THE SATISFACTION OF THE MUNICIPALITY.

EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE TO CLEAN ALL MUD TRACKED ON TO ADJACENT ROADWAYS.
- THE MEASURES AS PROPOSED MAY BE MODIFIED AT THE DISCRETION OF THE ENGINEER TO SUIT THE PROPOSED CONSTRUCTION PROGRAMS. THE GENERAL INTENT OF THE PROPOSED EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.
- ANY DISTURBED AREA NOT SCHEDULED FOR FURTHER CONSTRUCTION WITHIN 30 DAYS SHALL BE PROVIDED WITH A TEMPORARY SEED.
- INSTALL CATCHBASIN SEDIMENT CONTROL ON EXISTING CATCHBASINS PRIOR TO START OF CONSTRUCTION.
- INSTALL CATCHBASIN SEDIMENT CONTROL ON NEW CATCHBASINS AT TIME OF INSTALLATION.
- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO THE APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED GROUND COVER.

- EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
- WEEKLY
- BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
- FOLLOWING AN UNPREDICTED RAINFALL EVENT
- DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
- AFTER SIGNIFICANT SNOW MELT EVENTS
- EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.

- WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPELLED WATER SHALL FREELY RELEASE TO A SUITABLE RECEIVER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING – NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.

- EXISTING STORM SEWER AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS (REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCE, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ABOVE.

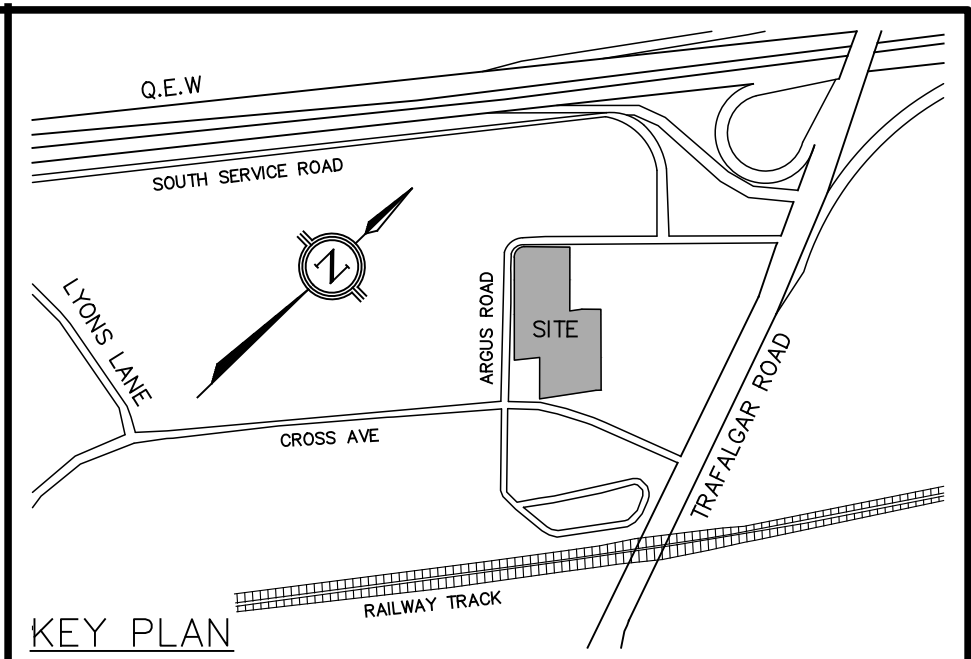
- IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OF OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

CONSTRUCTION NOTES

- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY TRAFFIC CONTROLS, PER MTO BOOK 7.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT, WITH CONTROL BARS PROVIDED BY THE OWNER. PROTECTION OF CONTROL BARS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE TO VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, INCLUDING VAC TRUCK AND RESTORATION AS REQUIRED.
- CONTRACTOR SHALL PROVIDE THIRD-PARTY DIGITAL AS-BUILTS IN CAD, TO INCLUDE ALL NEW SITE SERVING INCLUDING TOPS AND INVERTS, AND FINISHED GRADES, INCLUDING PAVED AREAS, SWALES, CURBS, SIDEWALKS AND RETAINING WALLS, TO THE SATISFACTION OF THE ENGINEER.
- CONTRACTOR SHALL FLUSH AND VIDEO ALL EXISTING SEWERS PRIOR TO AND AFTER CONNECTION, AND NEW AND DISTURBED SEWERS UPON INSTALLATION AND LATER UPON COMPLETION OF TOP WORKS AND LANDSCAPING, PER OPSS 409. VIDEOS TO BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

TREE PROTECTION NOTES

- TREE PROTECTION BARRIERS SHALL BE PLACED AS PER TOWN OF OAKVILLE STANDARD.
- ADDITIONAL TREE PROTECTION LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE TOWN OF OAKVILLE AND/OR THE ENGINEER.



LEGEND

3	OCT 04, 2024	NAS/ZI	TOC DEVELOPMENT SUBMISSION
2	MAR 27, 2024	NAS/ZI	ISSUED FOR OPA/ZBA/DPS/SPA
1	MAY 11, 2022	NAS/ZI	ISSUED FOR OPA ZBA
NO.	MM/DD/'YY	BY/ERAWN	REVISIONS
CAD FILE: 1729GS.dwg		PLOT SCALE: 1:1 PLOT DATE: Oct 04, 2024	

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928:78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEIOD MODEL HTZ.0.

LOCAL BENCHMARK No. 1
CUT CROSS IN CONCRETE SIDEWALK, LOCATED AT THE NORTHERN CORNER OF THE INTERSECTION OF CROSS AVENUE AND ARGUS ROAD, AS SHOWN ON THE FACE OF PLAN
ELEVATION=101.39m

LOCAL BENCHMARK No. 2
CUT CROSS IN CONCRETE SIDEWALK, LOCATED ON THE SOUTHEASTERN SIDE OF CROSS AVENUE ACROSS FROM NO. 217, AS SHOWN ON FACE OF PLAN
ELEVATION=100.98m

THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON JANUARY 18, 2022, BY J.D.BARNES LTD, LAND INFORMATION SPECIALISTS



DESIGNED BY

APPROVED BY

CONSULTANT



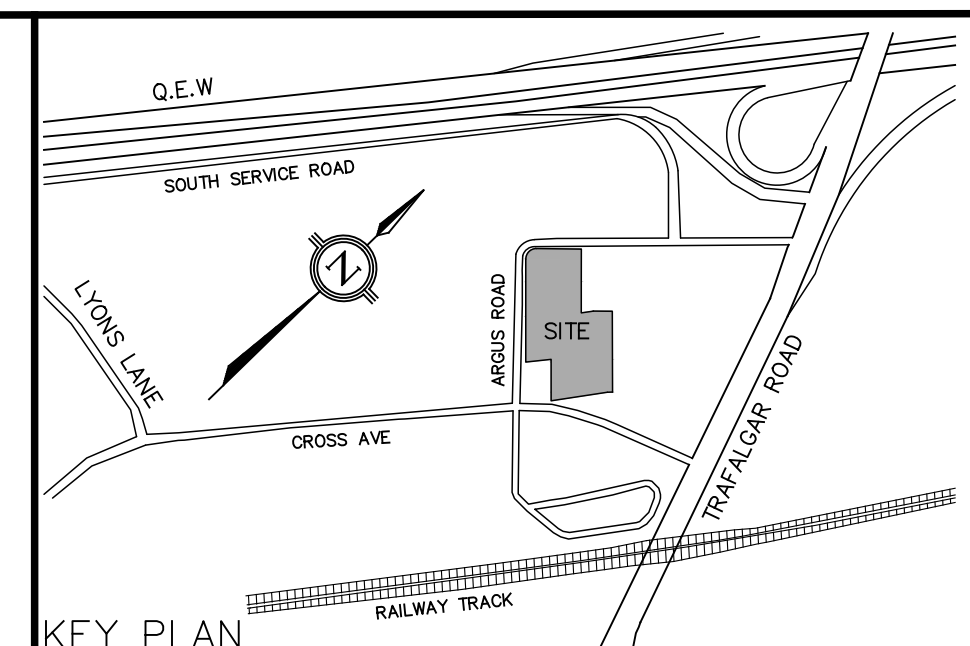
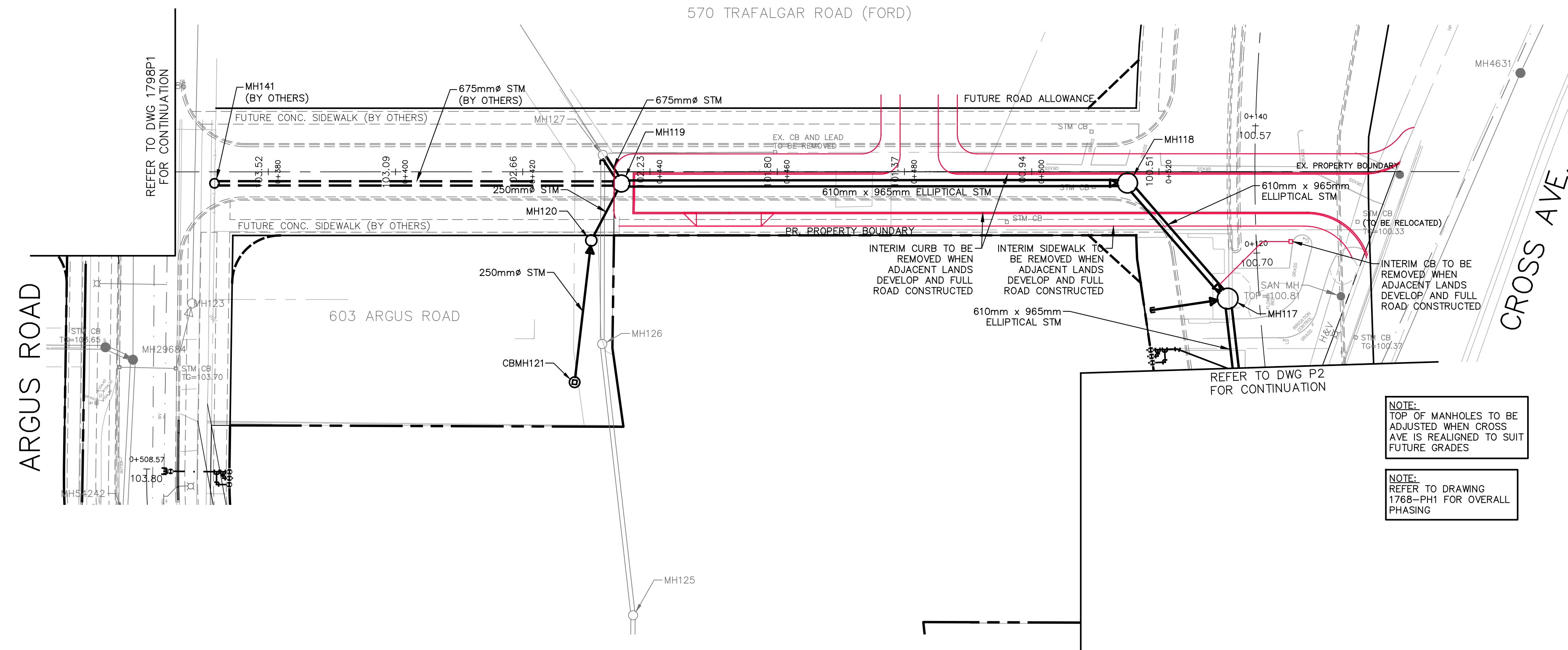
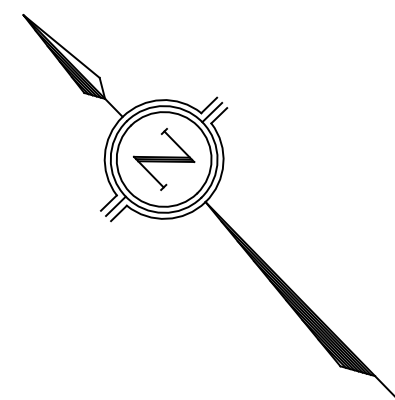
PROJECT TITLE
ARGUS CROSS
PROPOSED RESIDENTIAL CONDOMINIUM
DEVELOPMENT
DISTRKT DEVELOPMENTS

LOCATION
217-227 CROSS AVE &
571-587 ARGUS RD.
OAKVILLE, ONTARIO

DRAWING TITLE

GENERAL NOTES

SCALE	1:400	DESIGN BY	NAS	PROJECT No.	1729
DRAWN BY	ZI	CHECKED BY	JN	PLAN No.	N1
DATE	2022/01/21	SHEET	1 OF 1		



LEGEND

	PROPOSED CATCHBASIN
	PROPOSED STORM MANHOLE
	PROPOSED STORM SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER SERVICE
	EX. SANITARY MANHOLE
	EX. SANITARY SEWER
	EX. STORM MANHOLE
	EX. STORM SEWER
	EX. CATCHBASIN
	EX. HYDRANT & VALVE
	EX. WATER VALVE
	EX. WATERMAIN
	EX. GASMAIN
	EX. OVERHEAD WIRE
	EX. HYDRO SERVICE
	PROPERTY LINE

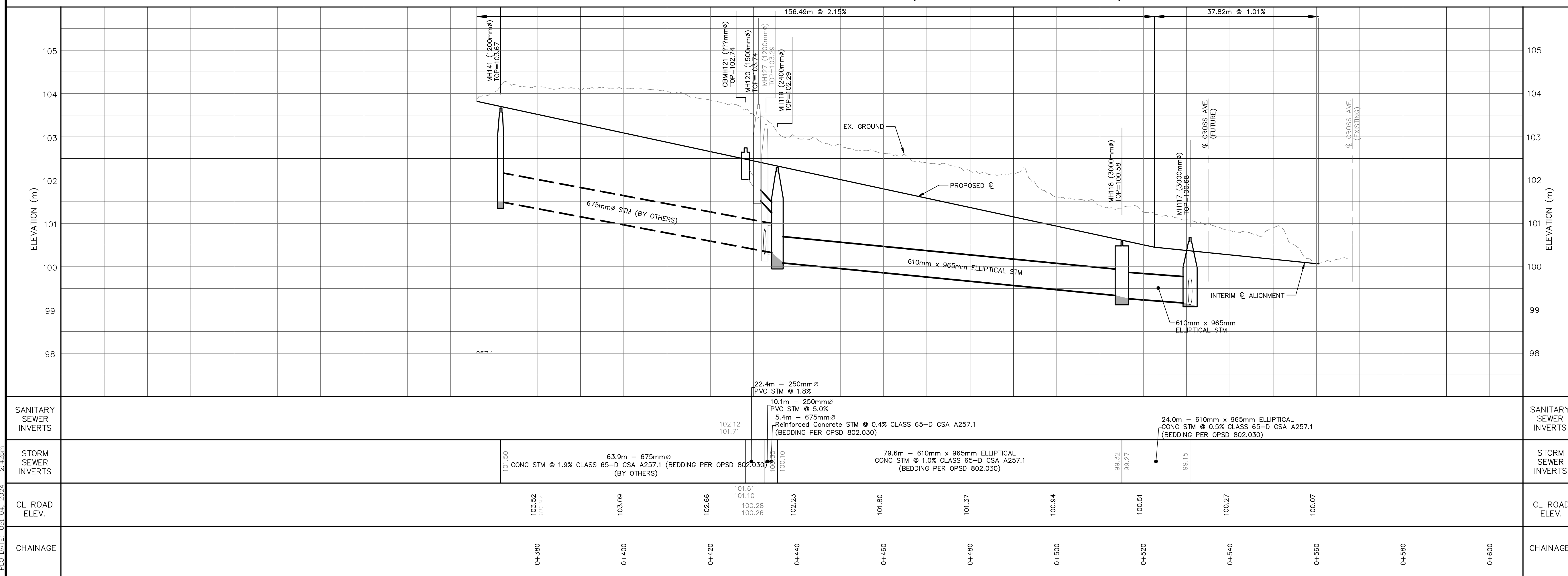
ELEVATION NOTE
ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928/78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HT2.0.

LOCAL BENCHMARK No. 1
CUT CROSS IN CONCRETE SIDEWALK, LOCATED AT THE NORTHERN CORNER OF THE INTERSECTION OF CROSS AVENUE AND ARGUS ROAD, AS SHOWN ON THE FACE OF PLAN
ELEVATION=101.39m

LOCAL BENCHMARK No. 2
CUT CROSS IN CONCRETE SIDEWALK, LOCATED ON THE SOUTHEASTERN SIDE OF CROSS AVENUE ACROSS FROM NO. 217, AS SHOWN ON FACE OF PLAN
ELEVATION=100.98m

THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON JANUARY 18, 2022, BY J.D.BARNES LTD, LAND INFORMATION SPECIALISTS

STREET 'C' (20.0m LOCAL ROAD)



2	04	04	2024	NAS/ZI	TOC DEVELOPMENT SUBMISSION
1	MAR	27	2024	NAS/ZI	ISSUED FOR OPA/ZBA/DFPS/SPA
No	MMDDYY	By/DRN	Checked	Plot Date	REVISIONS
Design	NAS	Chkd	NAS	1729GS.dwg	
Drawn	ZI	Chkd	NAS	10/04/24	
Scale					References
HOR 0 5 10 15 20 25 1:500					
VER 0 0.5 1 1.5 2 2.5 1:50					
APPROVALS					Field Notes
Municipal APPROVED IN PRINCIPLE SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO TOWN OF OAKVILLE STANDARDS AND SPECIFICATIONS.					Bell <input type="checkbox"/> Hydro <input type="checkbox"/>
Date: _____					Gas <input type="checkbox"/> Cable <input type="checkbox"/>
Regional Approval					Traf. <input type="checkbox"/> Water <input type="checkbox"/>
DESIGN OF WATER & WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.					
SIGNED: _____ DATE: _____					
LEGISLATIVE AND PLANNING SERVICES DEPT.					

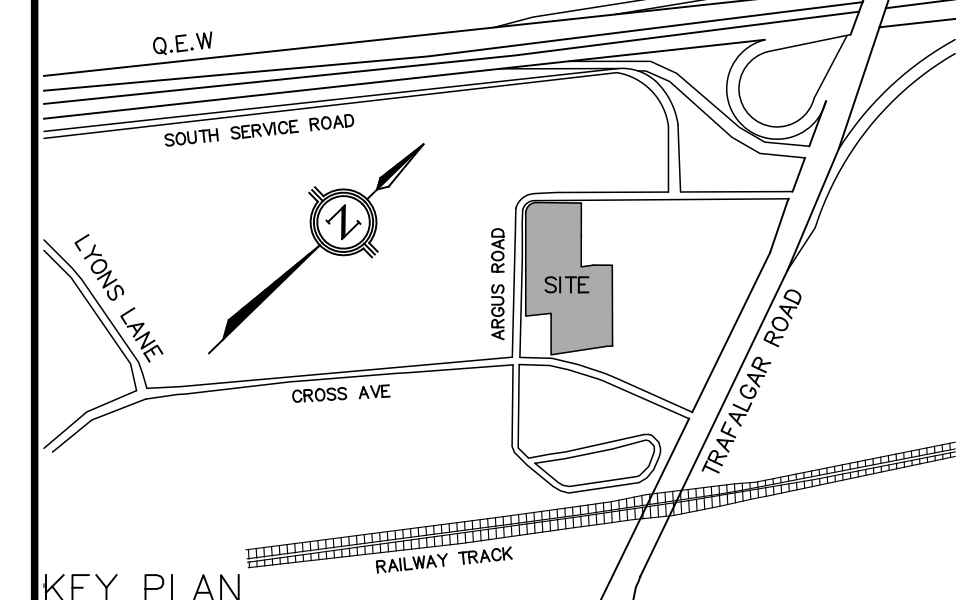
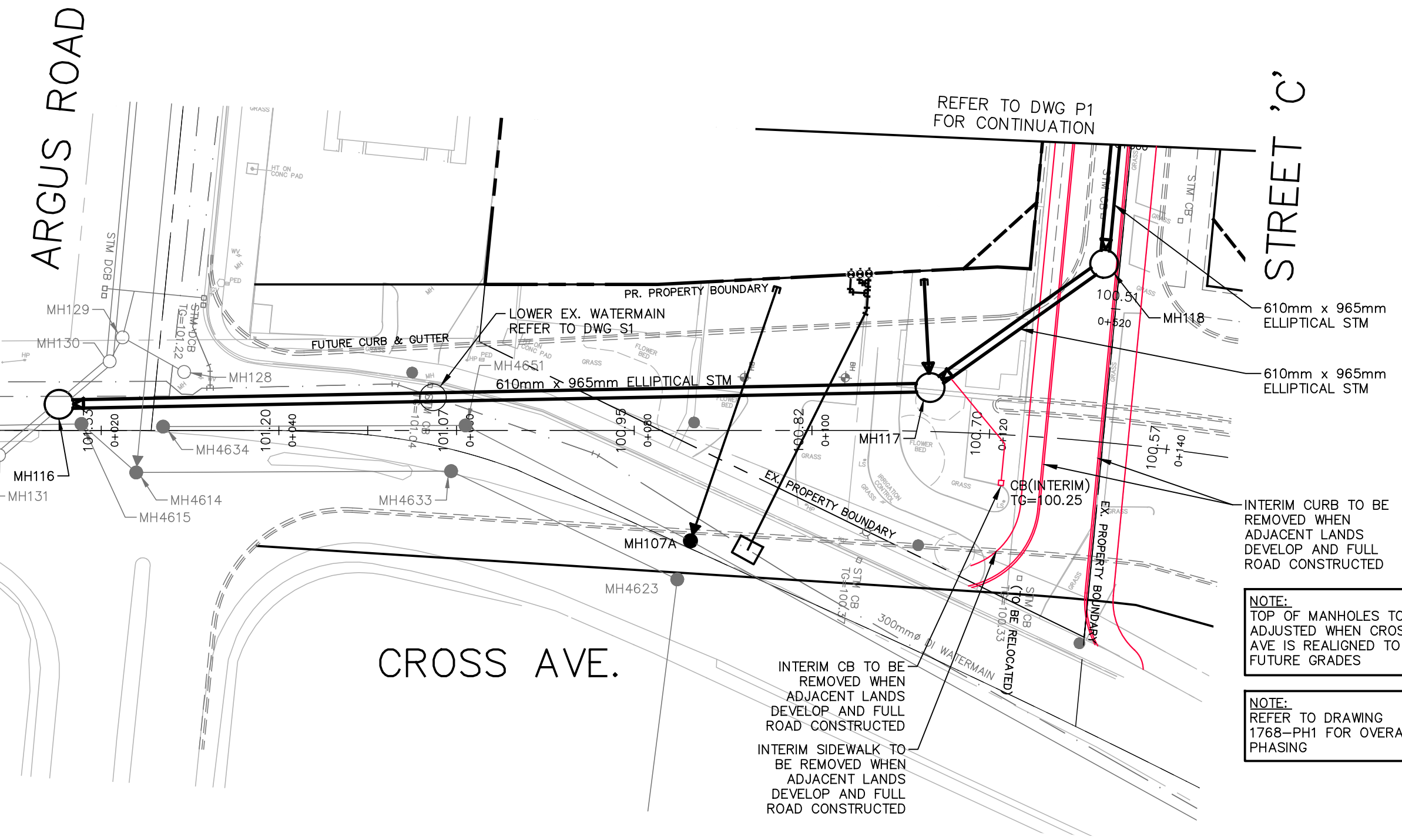
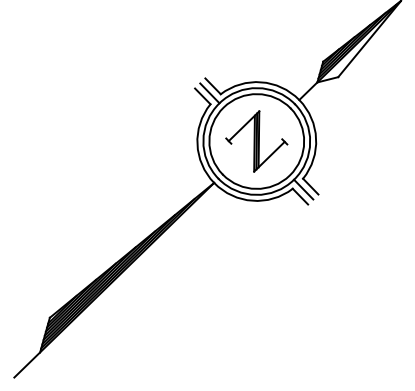
TRAFALGAR ENGINEERING
#1-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W6
www.trafalgareng.com

Municipality: **OAKVILLE** **Halton REGION**

ARGUS CROSS (DISTRIKT DEVELOPMENTS) STREET 'C' CONCEPTUAL PLAN AND PROFILE STA 0+570 TO 0+370

Municipal No.	Regional No.
Contact No.	Consultant No. 1729
	Sheet P1

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PLOT DATE: 04-04-2024 2:45pm



LEGEND

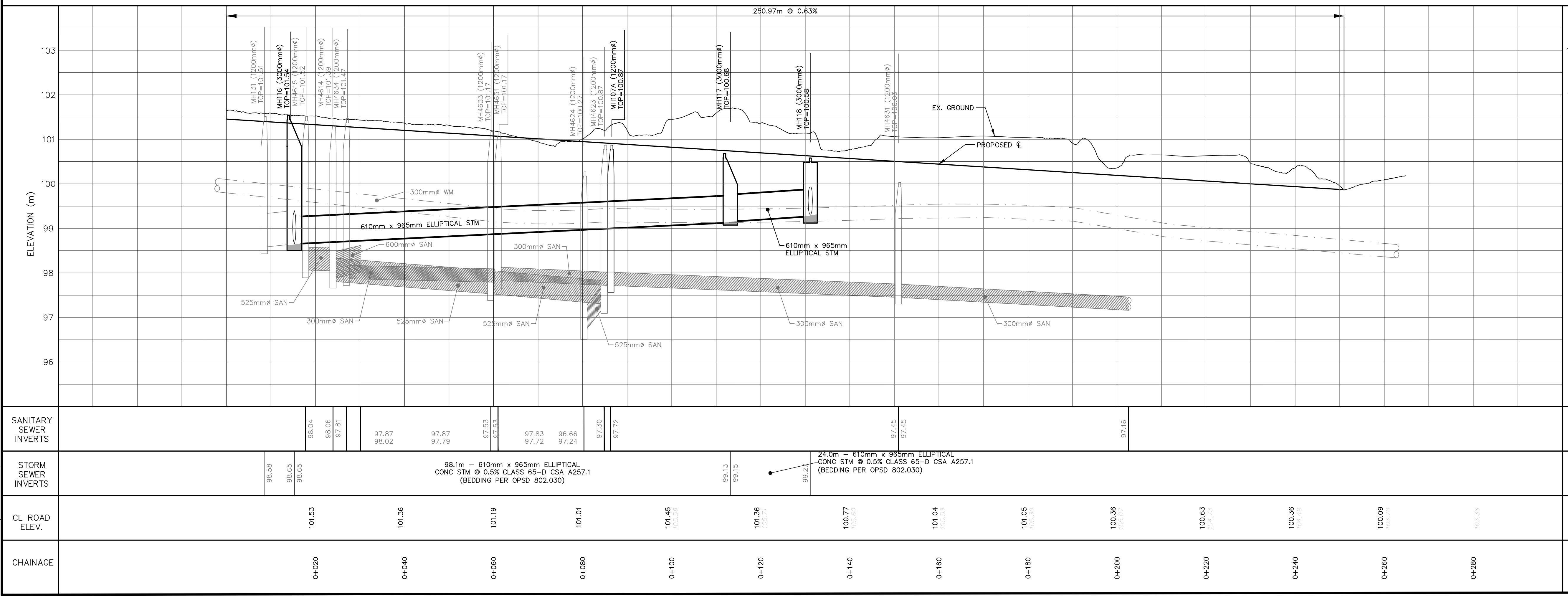
- PROPOSED CATCHBASIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM SEWER
- PROPOSED WATER SERVICE
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. STORM SEWER
- EX. CATCHBASIN
- H&V EX. HYDRANT & VALVE
- WV EX. WATER VALVE
- EX. WATERMAIN
- EX. GASMAIN
- EX. OVERHEAD WIRE
- EX. HYDRO SERVICE
- - - PROPERTY LINE

ELEVATION NOTE
 ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928:78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HT2.0.

LOCAL BENCHMARK No. 1
 CUT CROSS IN CONCRETE SIDEWALK, LOCATED AT THE NORTHERN CORNER OF THE INTERSECTION OF CROSS AVENUE AND ARGUS ROAD, AS SHOWN ON THE FACE OF PLAN
 ELEVATION=101.39m

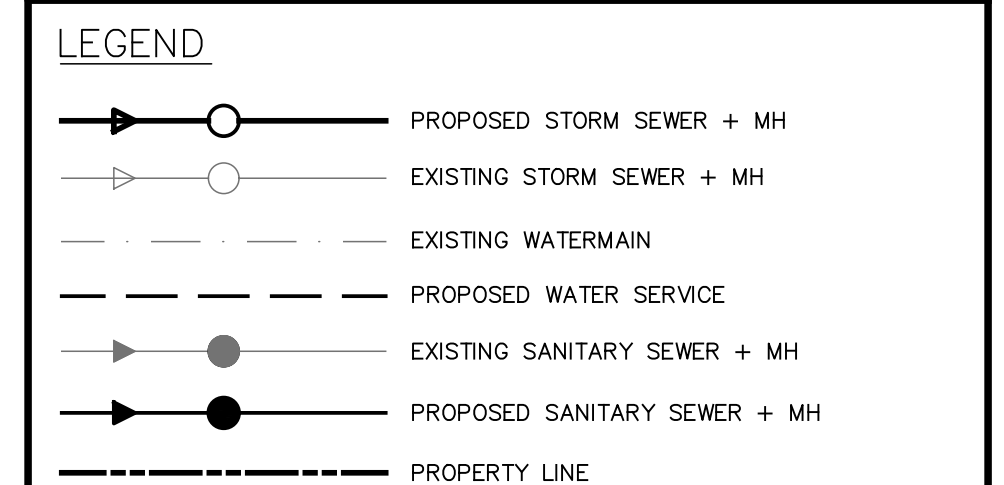
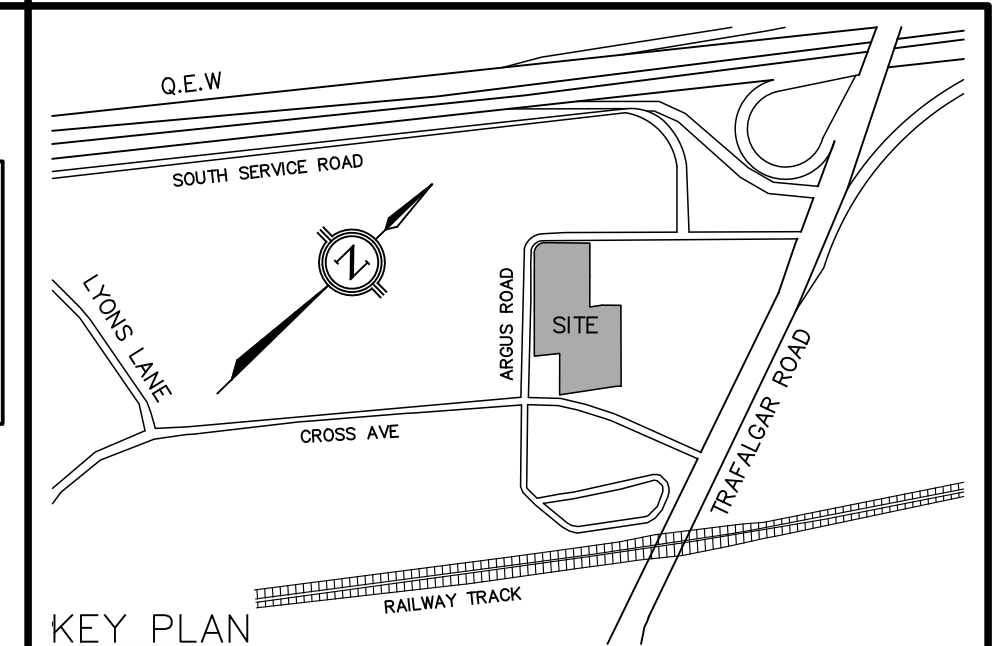
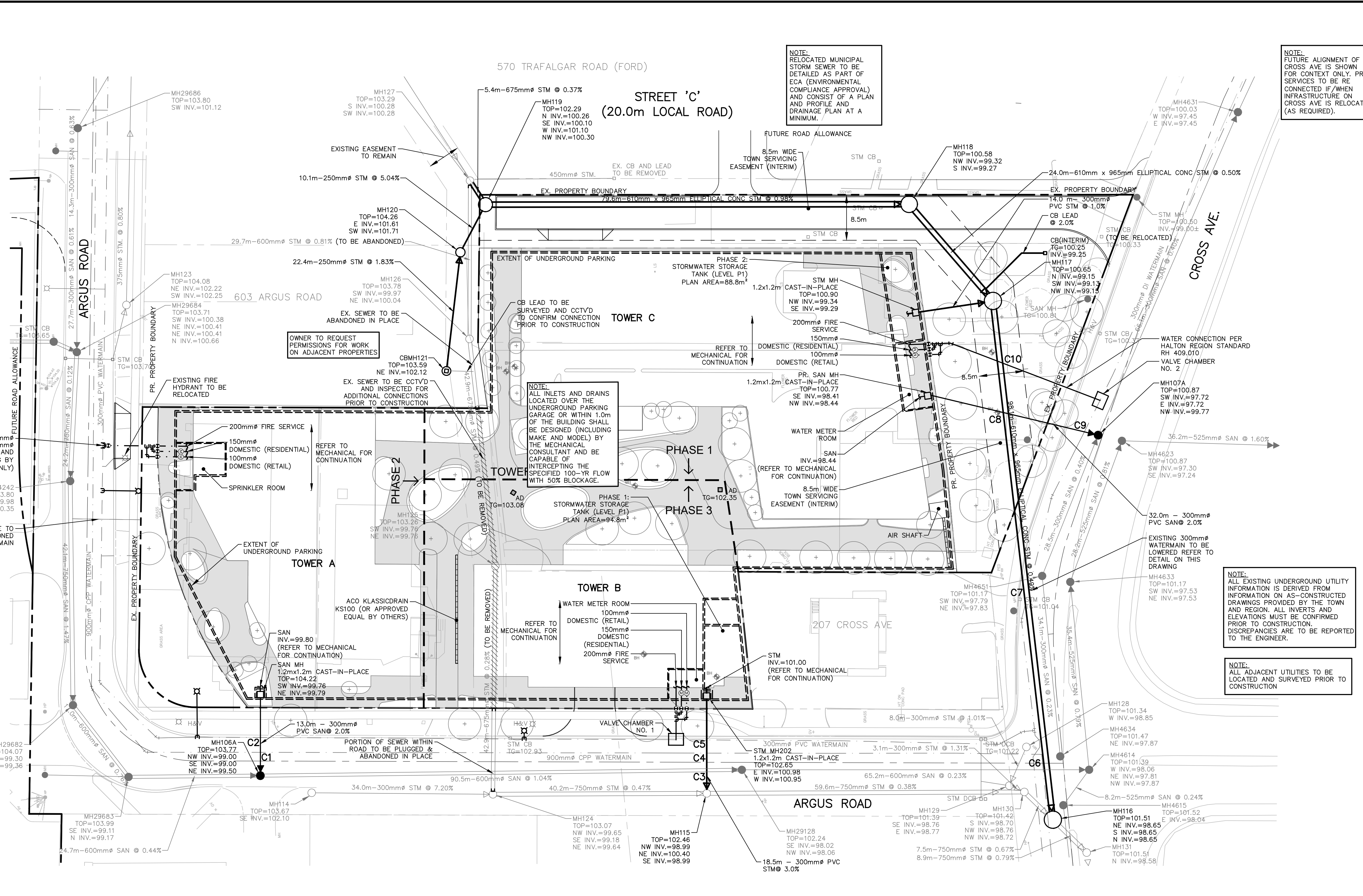
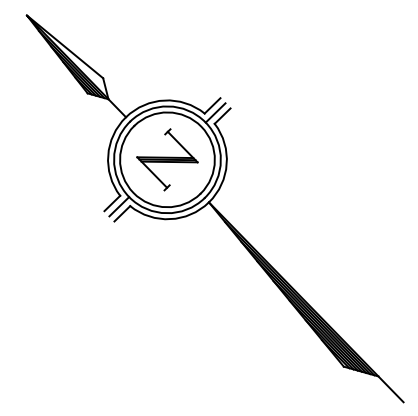
LOCAL BENCHMARK No. 2
 CUT CROSS IN CONCRETE SIDEWALK, LOCATED ON THE SOUTHEASTERN SIDE OF CROSS AVENUE ACROSS FROM NO. 217, AS SHOWN ON FACE OF PLAN
 ELEVATION=100.98m

THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON JANUARY 18, 2022, BY J.D.BARNES LTD, LAND INFORMATION SPECIALISTS



2	04/04/2024	NAS/ZI	TOC DEVELOPMENT SUBMISSION
1	03/27/2024	NAS/ZI	ISSUED FOR OPA/ZBA/DPS/SPA
No	MMDDYY	By/DRN	REVISIONS
Design	NAS	Chkd NAS	1729GS.dwg
Drawn	ZI	Chkd NAS	Plot Date 10/04/24
Scale			References
HORIZ 0 5 10 15 20 25 1:500			
VERT 0 0.5 1 1.5 2 2.5 1:50			
APPROVALS			Field Notes
Municipal APPROVED IN PRINCIPLE SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO TOWN OF OAKVILLE STANDARDS AND SPECIFICATIONS.			Bell <input type="checkbox"/> Hydro <input type="checkbox"/>
Date: _____			Gas <input type="checkbox"/> Cable <input type="checkbox"/>
Manager of Development Engineering			Traf. <input type="checkbox"/> Water <input type="checkbox"/>
Regional Approval			
DESIGN OF WATER & WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.			
SIGNED: _____ DATE: _____			
LEGISLATIVE AND PLANNING SERVICES DEPT.			
<p>81-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W6 www.trafalgareng.com</p>			
Municipality			
Title			
ARGUS CROSS (DISTRIKT DEVELOPMENTS) CROSS AVE. CONCEPTUAL PLAN AND PROFILE STA 0+000 TO 0+150			
Municipal No. -		Regional No. -	
Contact No. -		Consultant No. 1729	
		Sheet P2	

FILENAME: P:\1729 Cross and Argus 04-CAD 04-Resizing_OPA\1729GS.dwg
 PLOTDATE: 04/04/2024 2:45pm



□	PROPOSED CATCHBASIN
▣	PROPOSED DOUBLE CATCHBASIN
⊠	PROPOSED FIRE HYDRANT
⊞	PROPOSED VALVE & BOX
153.78	PROPOSED FINISHED ELEVATION
153.46	EXISTING ELEVATION
153.46	EXISTING ELEVATION TO REMAIN
⊞	EXISTING CATCHBASIN
⊞	BOREHOLE
⊞	EXISTING FIRE HYDRANT

3	OCT 04, 2024	NAS/ZI	TOC DEVELOPMENT SUBMISSION
2	MAR 27, 2024	NAS/ZI	ISSUED FOR OPA/ZBA/OPS/SPA
1	MAY 11, 2022	NAS/ZI	ISSUED FOR OPA ZBA
NO.	MM/DD/YY	BY/DRAWN	REVISIONS
CAD FILE:	1729GS.dwg	PLOT SCALE:	1:1
		PLOT DATE:	OCT 04, 2024

ELEVATION NOTE
ELEVATIONS ARE OF GEOIDIC ORIGIN (CGVD-1928-78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

LOCAL BENCHMARK No. 1
CUT CROSS IN CONCRETE SIDEWALK, LOCATED AT THE NORTHERN CORNER OF THE INTERSECTION OF CROSS AVENUE AND ARGUS ROAD, AS SHOWN ON THE FACE OF PLAN
ELEVATION=101.39m

LOCAL BENCHMARK No. 2
CUT CROSS IN CONCRETE SIDEWALK, LOCATED ON THE SOUTHEASTERN SIDE OF CROSS AVENUE ACROSS FROM NO. 217, AS SHOWN ON FACE OF PLAN
ELEVATION=100.98m

THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON JANUARY 18, 2022, BY J.D.BARNES LTD, LAND INFORMATION SPECIALISTS

DESIGNED BY

APPROVED BY

CONSULTANT

PROJECT TITLE

ARGUS CROSS
PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT
DISTRIKT DEVELOPMENTS

LOCATION

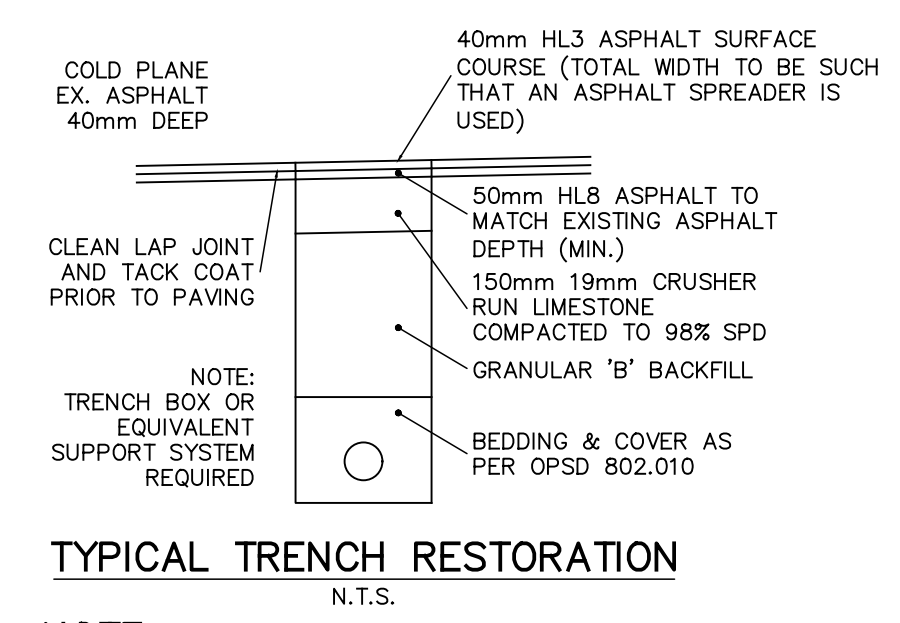
217-227 CROSS AVE & 571-587 ARGUS RD.
OAKVILLE, ONTARIO

DRAWING TITLE

PRELIMINARY SERVICING PLAN (INTERIM)

SCALE	1:400	DESIGN BY	NAS	PROJECT No.	1729
DRAWN BY	ZJ	CHECKED BY	JN	PLAN No.	S1
DATE	2022/01/21	SHEET	1 OF 1		

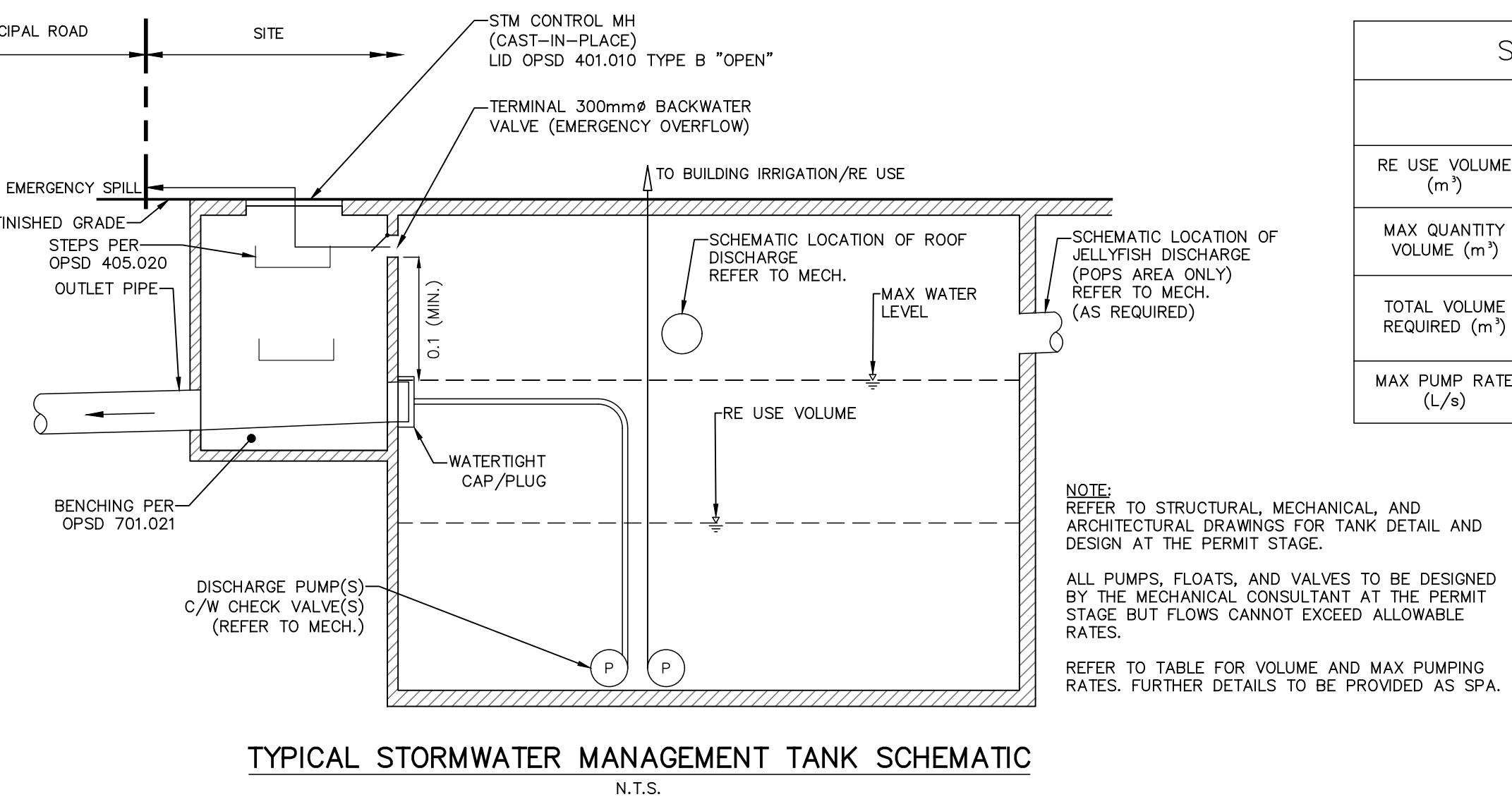
CROSSING TABLE	
C1	SAN INV. = 99.57 900mm ^Ø WM OBV. = 98.90 Δ = 0.67m
C2	300mm ^Ø WM INV. = 101.25 SAN OBV. = 99.93 Δ = 1.32m
C3	STM INV. = 100.52 SAN OBV. = 98.68 Δ = 1.84
C4	STM INV. = 100.60 900mm ^Ø WM OBV. = 98.10 Δ = 2.50
C5	STM OBV. = 100.98 300mm ^Ø WM INV. = 100.10 Δ = 0.89m
C6	STM INV. = 98.68 SAN OBV. = 98.49 Δ = 0.19m
C7	300mm ^Ø WM OBV. = 99.35 STM INV. = 98.85 Δ = 0.50m
C8	STM INV. = 99.02 SAN OBV. = 98.36 Δ = 0.66m
C9	300mm ^Ø WM INV. = 98.80 SAN OBV. = 98.10 Δ = 0.70m
C10	STM INV. = 99.07 300mm ^Ø WM OBV. = 98.33 Δ = 0.74m



TYPICAL TRENCH RESTORATION
N.T.S.

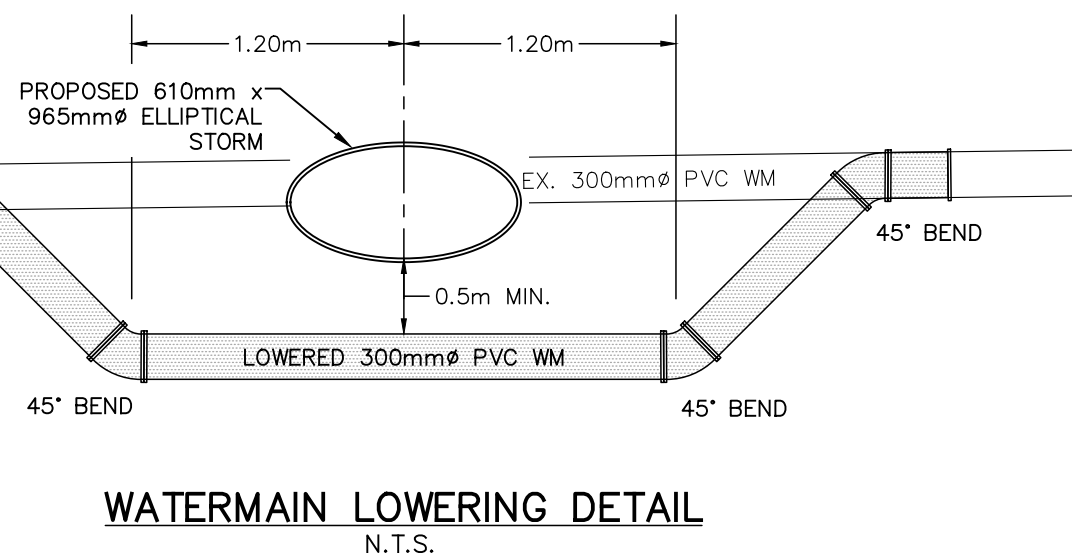
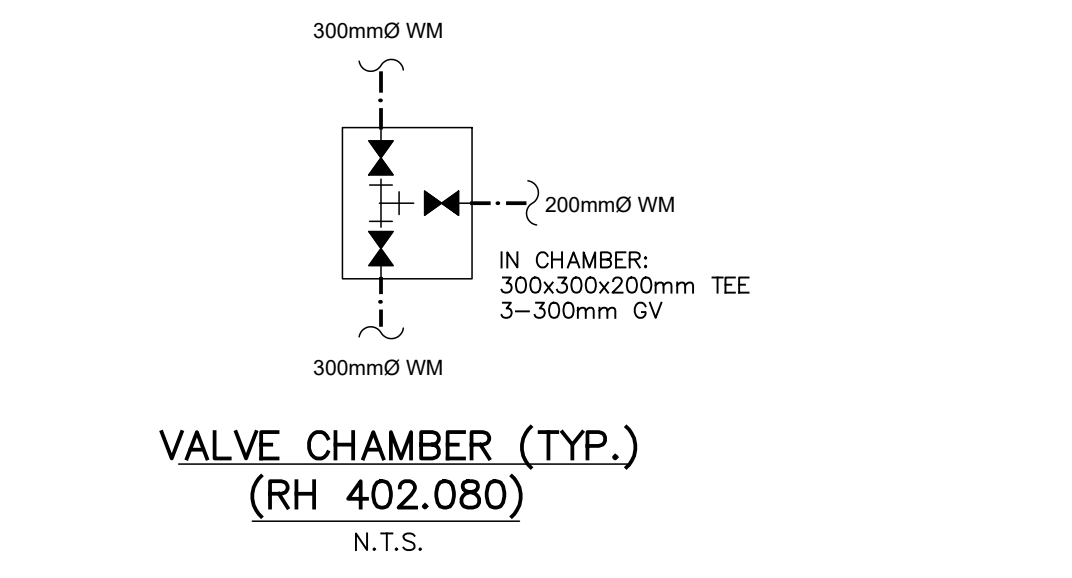
NOTE:

- PLACE HL8 ASPHALT TO MATCH EX SURFACE.
- IN FOLLOWING CONSTRUCTION SEQUENCE GRIND ASPHALT 40mm DEEP AND PLACE 40mm HL8 ASPHALT.

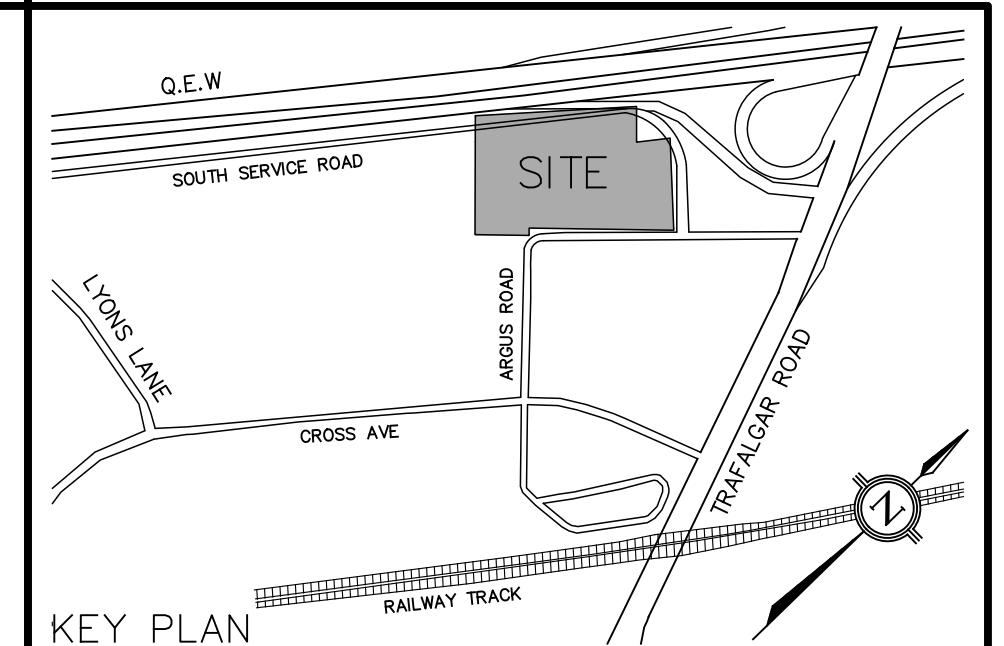
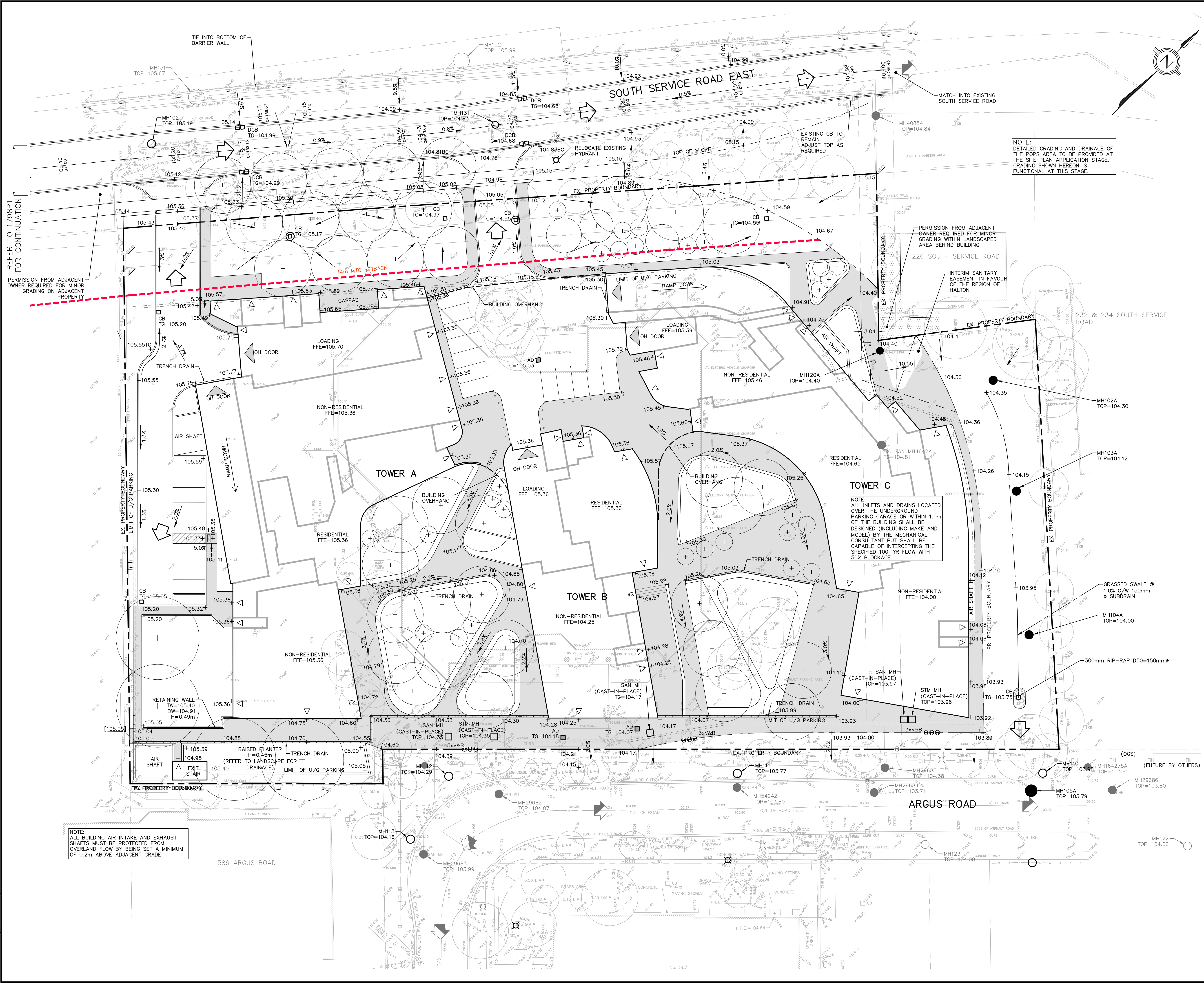


TYPICAL STORMWATER MANAGEMENT TANK SCHEMATIC
N.T.S.

RE USE VOLUME (m ³)	STM TABLE	
	PHASE 1	PHASE 2
159	81	
205	73	
364	154	
60	50	



WATERMAIN LOWERING DETAIL
N.T.S.



LEGEND

- PROPOSED CATCHBASIN
- PROPOSED STORM MANHOLE
- ⊕ PROPOSED VALVE & BOX
- 153.78 EXISTING FINISHED ELEVATION
- 153.46 EXISTING ELEVATION TO REMAIN
- EXISTING CATCHBASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ BOREHOLE
- ▬ PROPOSED RETAINING WALL
- ▬ PROPOSED SLOPE (3:1)
- ▬ PROPOSED SLOPE
- ➔ PROPOSED OVERLAND FLOW DIRECTION
- ➔ EXISTING OVERLAND FLOW DIRECTION
- 153.78 INTERPOLATED EXISTING GRADE
- ▬ PROPOSED TRENCH DRAIN
- ▬ PROPOSED AREA DRAIN (300mm x 300mm)
- 103.00TC 102.85BC PROPOSED TOP & BOTTOM CURB ELEVATION
- ▬ PROPERTY BOUNDARY
- ▬ EMERGENCY PONDING AREA

NO.	DATE	BY/DRAWN	REVISIONS
4	OCT 04, 2024	MW/MW	TOC DEVELOPMENT SUBMISSION
3	MAR 19, 2024	MW/ZI	RE-ISSUED FOR OPA/ZBA
2	APR 06, 2023	MW/ZI	ISSUED FOR OPA/ZBA
1	MAR 17, 2022	MW/ZI	ISSUED FOR COORDINATION

ELEVATION NOTE
 ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928.78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0

CANAL BENCHMARK
 CUT CROSS IN CONCRETE SIDEWALK, LOCATED ON THE SOUTH SIDE OF ARGUS ROAD, APPROXIMATELY 11.6 METRES FROM THE WESTERN CORNER OF THE BUILDING AT No. 587 ARGUS ROAD AND 5.3 METRES FROM A WATER VALVE IN THE ROAD, AS SHOWN ON THE PLAN OF PLAN. ELEVATION=104.28m

THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON MAY 17, 2022, BY J.D.BARNES LTD., LAND INFORMATION SPECIALISTS

DESIGNED BY:

APPROVED BY:

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

PROJECT TITLE: **590 ARGUS PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT DISTRIKT DEVELOPMENTS**

LOCATION: **590 ARGUS RD. OAKVILLE, ONTARIO**

DRAWING TITLE: **PRELIMINARY GRADING PLAN (INTERIM)**

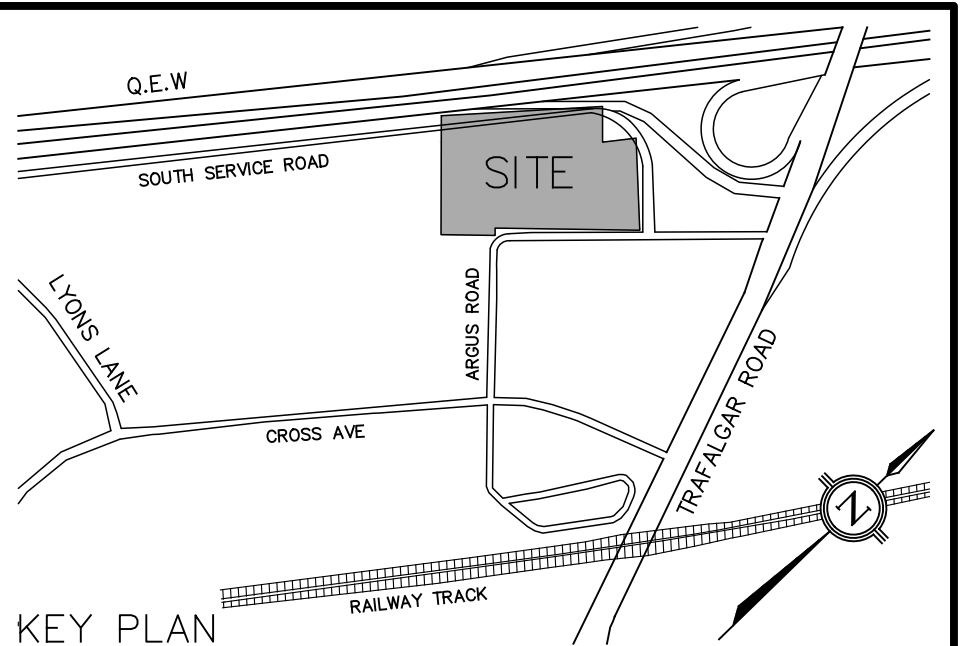
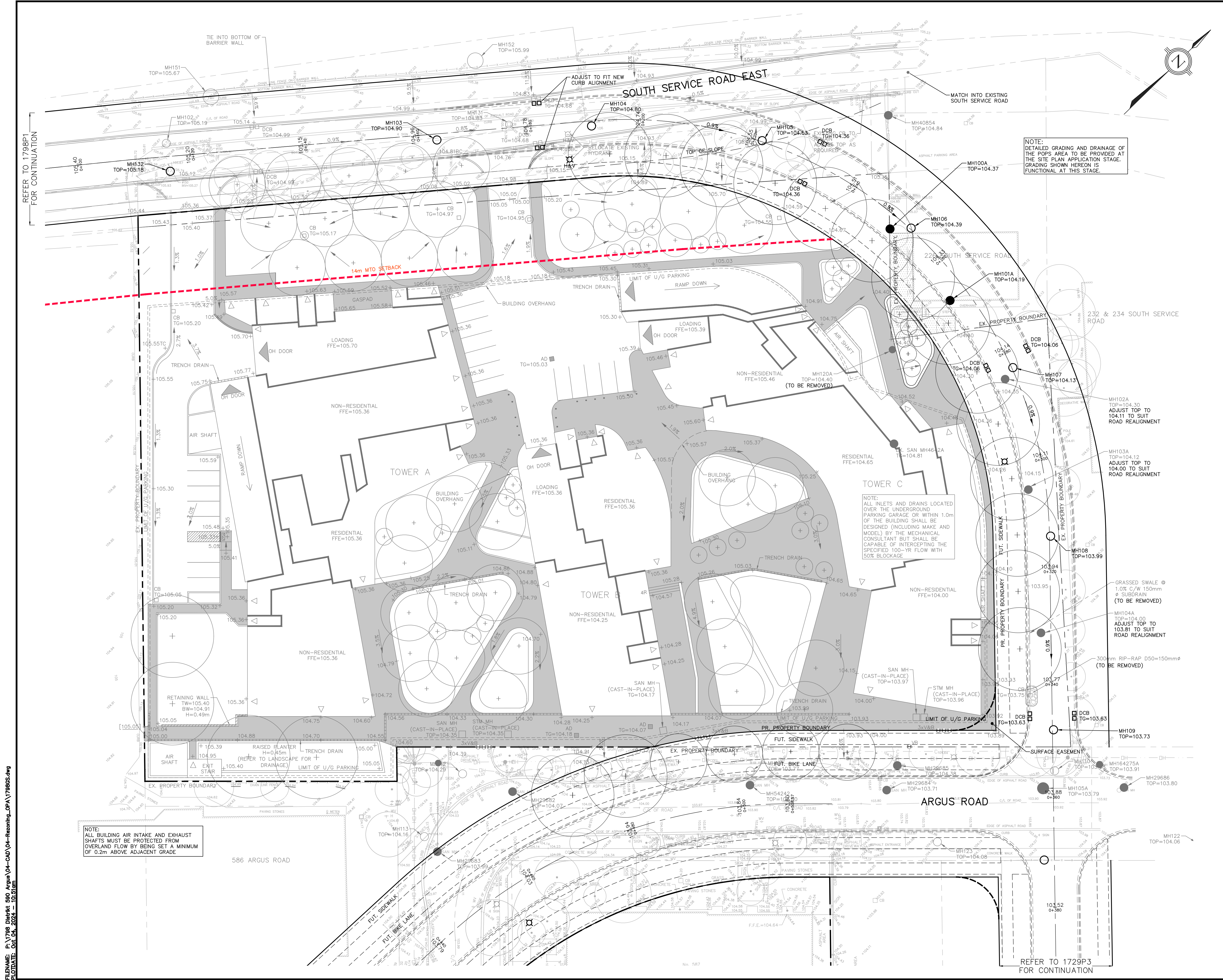
SCALE: 1:300

DESIGN BY: MW PROJECT No. 1798

DRAWN BY: ZI CHECKED BY: NAS PLAN No. G1

DATE: 2022/10/26 SHEET 1 OF 1

FILENAME: P:\1798 Distrikt 590 Argus\04-CAD\04-Reconing_OPA\179805.dwg
 PLOTTED: 06. 04. 2024 - 3:10pm



LEGEND

- PROPOSED CATCHBASIN
- PROPOSED STORM MANHOLE
- ⊕ PROPOSED SANITARY MANHOLE
- ⊕ PROPOSED VALVE & BOX
- 153.78 EXISTING FINISHED ELEVATION
- 153.46 EXISTING ELEVATION
- 153.66 EXISTING ELEVATION TO REMAIN
- EXISTING CATCHBASIN
- EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT BOREHOLE
- ▬ PROPOSED RETAINING WALL
- ▬ PROPOSED SLOPE (3:1)
- ▬ PROPOSED SLOPE
- ▬ PROPOSED OVERLAND FLOW DIRECTION
- ▬ EXISTING OVERLAND FLOW DIRECTION
- [153.78] INTERPOLATED EXISTING GRADE
- ▬ PROPOSED TRENCH DRAIN
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- 103.00TC 102.85BC PROPOSED TOP & BOTTOM CURB ELEVATION
- ▬ PROPERTY BOUNDARY
- ▬ EMERGENCY PONDING AREA

NO.	DATE	BY/DRAWN	REVISIONS
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1	MAR 17, 2022	MW/ZI	ISSUED FOR COORDINATION

ELEVATION NOTE
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LOCAL BENCHMARK
 CUT CROSS IN CONCRETE SIDEWALK, LOCATED ON THE SOUTH SIDE OF ARGUS ROAD, APPROXIMATELY 11.6 METRES FROM THE WESTERN CORNER OF THE BUILDING AT No. 587 ARGUS ROAD AND 5.3 METRES FROM A WATER VALVE IN THE ROAD, AS SHOWN ON THE FACE OF PLAN. ELEVATION=104.28m

THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON MAY 17, 2022, BY J.D.BARNES LTD., LAND INFORMATION SPECIALISTS

DESIGNED BY

APPROVED BY

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

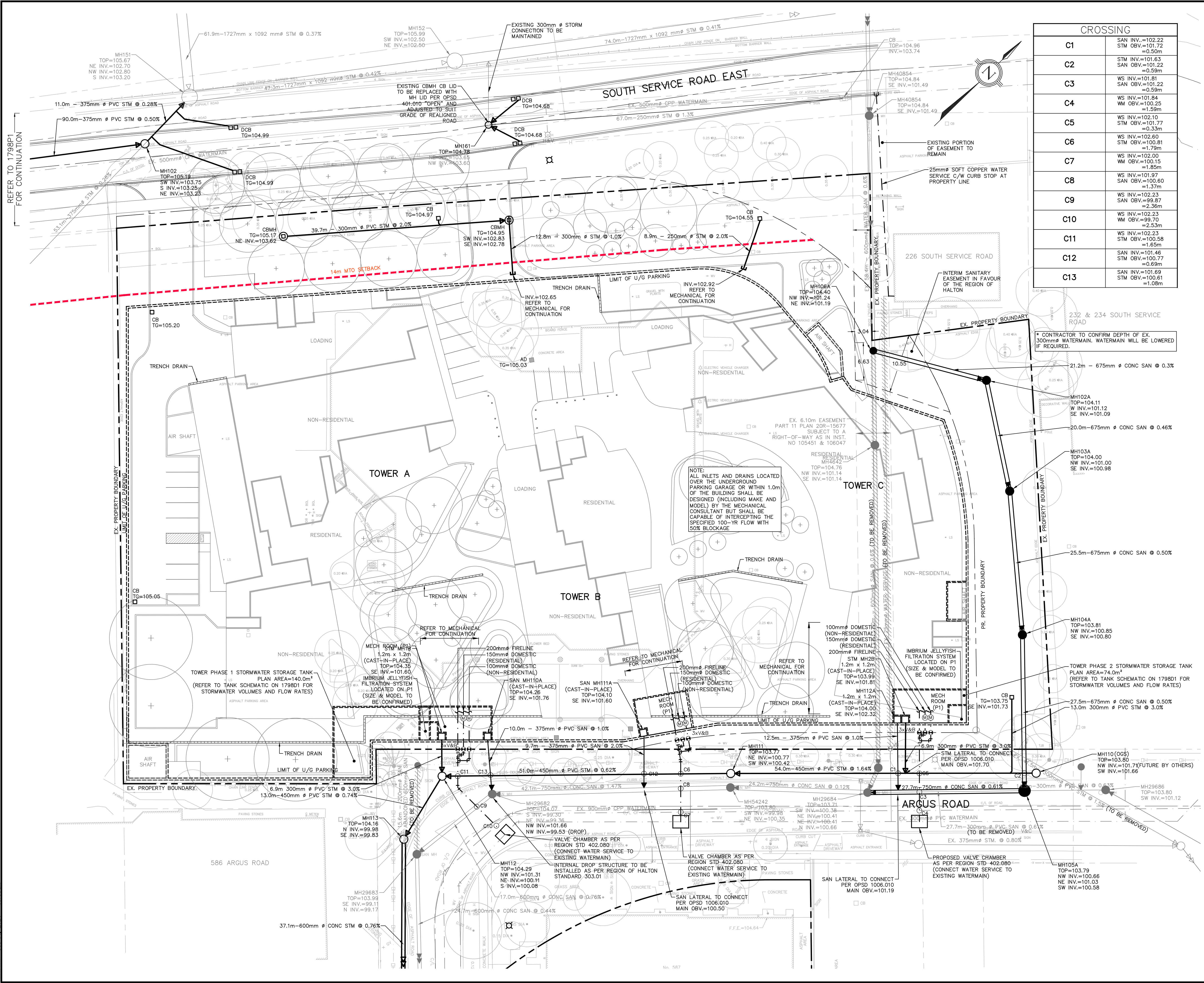
PROJECT TITLE: **590 ARGUS PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT DISTRIKT DEVELOPMENTS**

LOCATION: **590 ARGUS RD. OAKVILLE, ONTARIO**

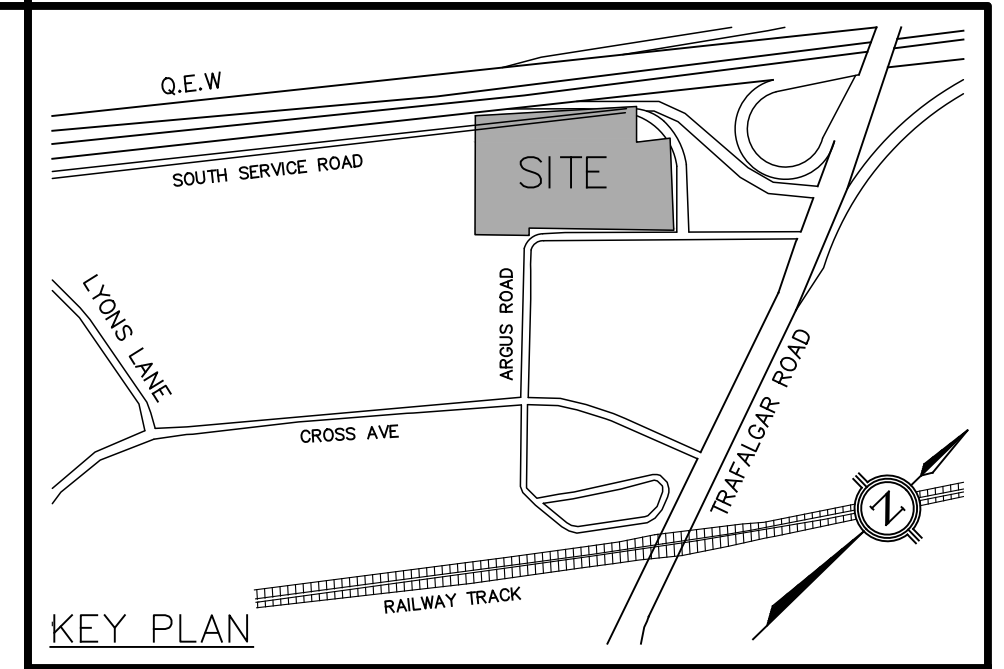
DRAWING TITLE: **PRELIMINARY GRADING PLAN (ULTIMATE)**

SCALE: 1:300	DESIGN BY: MW	PROJECT NO.: 1798
DRAWN BY: ZI	CHECKED BY: NAS	PLAN NO.: G2
DATE: 2022/10/26	SHEET: 1 OF 1	

FILENAME: P:\1798 Distrikt 590 Argus\04-CAD\04-Reconing_OPA\1798GS.dwg
 PLOTTED: Oct 04, 2024 - 10:51am



CROSSING	
C1	SAN INV.=102.22 STM OBV.=101.72 =0.50m
C2	STM INV.=101.63 SAN OBV.=101.22 =0.59m
C3	WS INV.=101.81 SAN OBV.=101.22 =0.59m
C4	WS INV.=101.84 WM OBV.=100.25 =1.59m
C5	WS INV.=102.10 STM OBV.=101.77 =0.33m
C6	WS INV.=102.63 STM OBV.=100.81 =1.79m
C7	WS INV.=102.00 WM OBV.=100.15 =1.85m
C8	WS INV.=101.97 SAN OBV.=100.60 =1.37m
C9	WS INV.=102.23 SAN OBV.=99.87 =2.36m
C10	WS INV.=102.23 WM OBV.=99.70 =2.53m
C11	WS INV.=102.23 STM OBV.=100.56 =1.65m
C12	SAN INV.=101.46 STM OBV.=100.77 =0.69m
C13	SAN INV.=101.69 STM OBV.=100.61 =1.08m



LEGEND

- PROPOSED STORM SEWER + MANHOLE
- EXISTING STORM SEWER + MANHOLE
- - - - - PROPOSED WATER SERVICE
- - - - - EXISTING WATERMAIN
- EXISTING SANITARY SEWER + MANHOLE
- PROPOSED SANITARY SEWER + MANHOLE
- — — — — PROPERTY BOUNDARY
- PROPOSED CATCHBASIN
- ⊕ PROPOSED WATER METER
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED VALVE & BOX
- 153.78 PROPOSED FINISHED ELEVATION
- 153.46 EXISTING ELEVATION
- 153.44 EXISTING ELEVATION TO REMAIN
- EXISTING CATCHBASIN
- ⊕ BOREHOLE
- ▭ PROPOSED AREA DRAIN
- ▭ PROPOSED RETAINING WALL
- ▭ PROPOSED TRENCH DRAIN

NO.	DATE	BY/DRAWN	REVISIONS
4	OCT 04, 2024	MW/MW	TOC DEVELOPMENT SUBMISSION
3	MAR 18, 2024	MW/ZI	RE-ISSUED FOR OPA/ZBA
2	APR 06, 2023	MW/ZI	ISSUED FOR OPA/ZBA
1	MAR 17, 2022	MW/ZI	ISSUED FOR COORDINATION

CAD FILE: 1798GS.dwg | PLOT SCALE: 1:1 | PLOT DATE: Oct 04, 2024

ELEVATION NOTE
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LOCAL BENCHMARK
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THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON MAY 17, 2022, BY J.D.BARNES LTD., LAND INFORMATION SPECIALISTS

DESIGNED BY

APPROVED BY

CONSULTANT
TRAFALGAR ENGINEERING
#1-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W6
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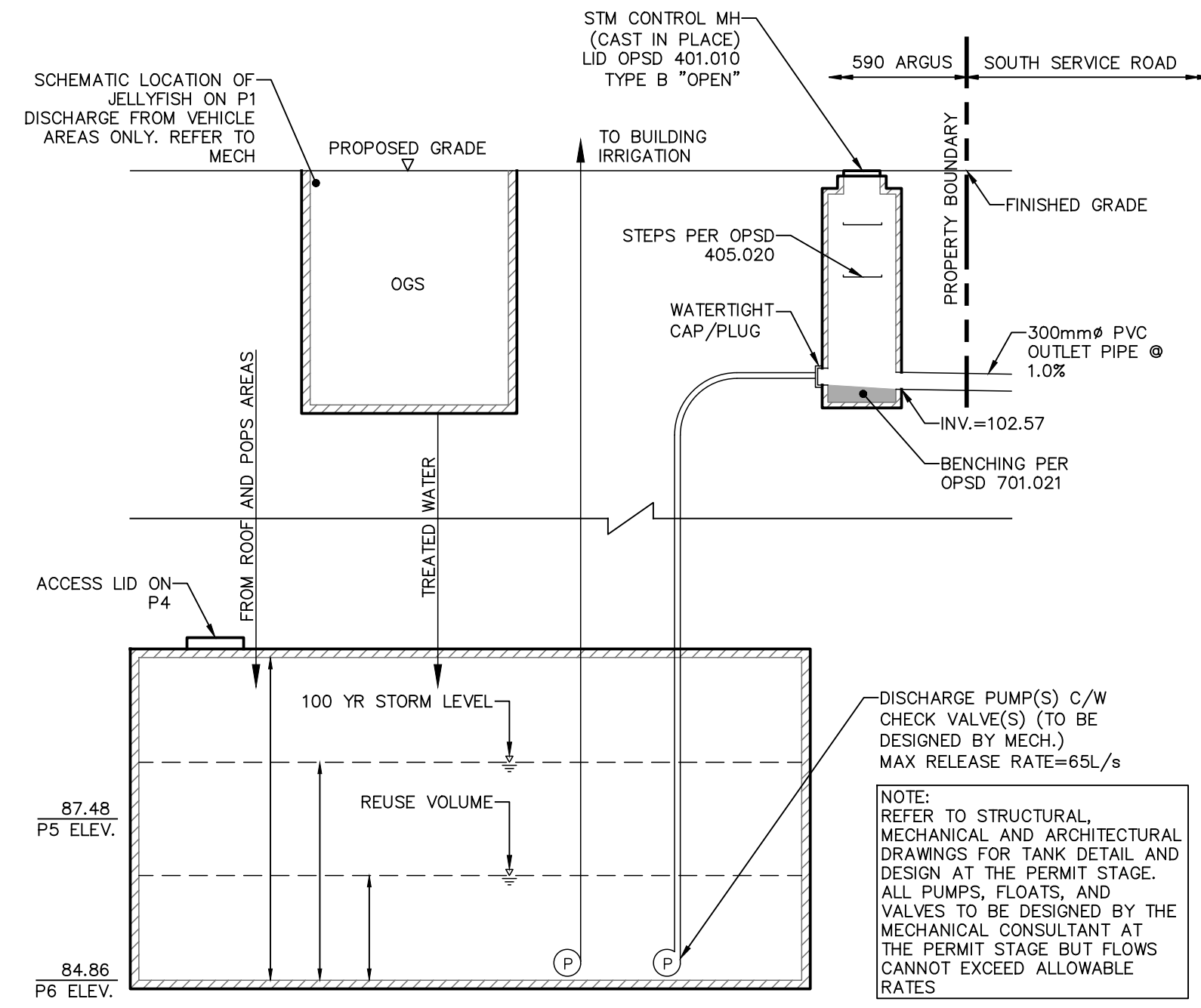
PROJECT TITLE
**590 ARGUS
PROPOSED RESIDENTIAL CONDOMINIUM
DEVELOPMENT
DISTRITK DEVELOPMENTS**

LOCATION
**590 ARGUS RD.
OAKVILLE, ONTARIO**

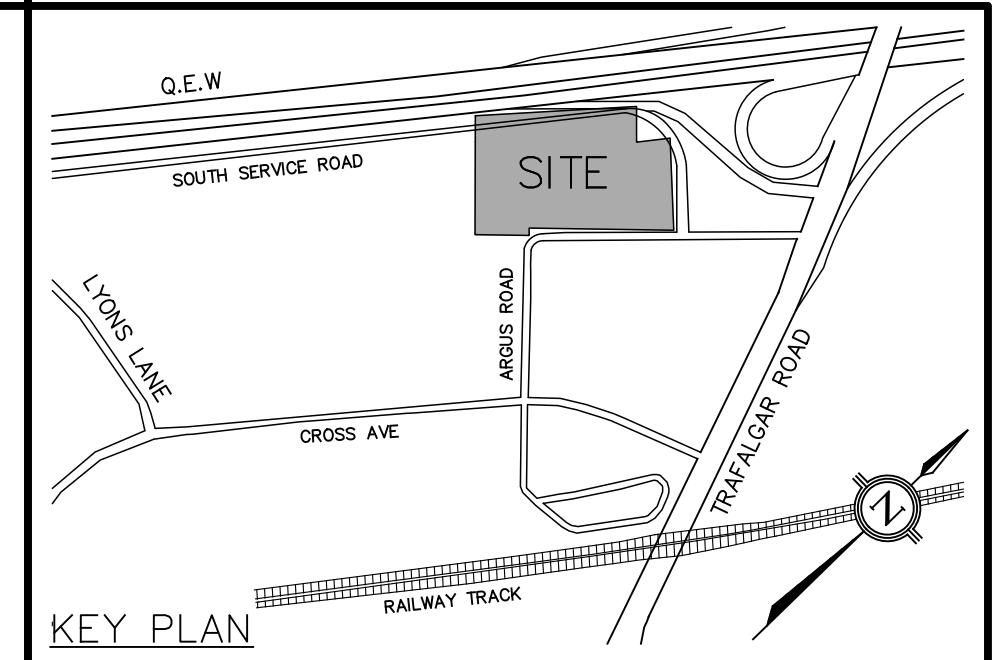
DRAWING TITLE
**PRELIMINARY SERVICING PLAN
(INTERIM)**

SCALE	1:300	DESIGN BY	MW	PROJECT No.	1798
DRAWN BY	ZI	CHECKED BY	NAS	PLAN No.	S1
DATE	2022/10/26	SHEET	1 OF 1		

FILENAME: P:\1798 District 590 Argus\04-CAD\04-Reasoning_OPA\1798GS.dwg
PLOT DATE: Oct 04, 2024 - 10:55am



CONCEPTUAL STORMWATER MANAGEMENT TANK SECTION
SCALE: N.T.S.



LEGEND

NO.	DATE	BY/DRAWN	REVISIONS
4	OCT 04, 2024	MW/MW	TOC DEVELOPMENT SUBMISSION
3	MAR 19, 2024	MW/ZI	RE-ISSUED FOR OPA/ZBA
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CAD FILE: 1798GS.dwg | PLOT SCALE: 1:1 | PLOT DATE: Oct 04, 2024

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<p>DESIGNED BY</p>	<p>APPROVED BY</p>
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CONSULTANT

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

PROJECT TITLE
**590 ARGUS
PROPOSED RESIDENTIAL CONDOMINIUM
DEVELOPMENT
DISTRITK DEVELOPMENTS**

LOCATION
**590 ARGUS RD.
OAKVILLE, ONTARIO**

DRAWING TITLE
TYPICAL SECTIONS

SCALE	AS NOTED	DESIGN BY	MW	PROJECT No.	1798
DRAWN BY	ZI	CHECKED BY	NAS	PLAN No.	D1
DATE	2022/10/26	SHEET	1 OF 1		

GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE REGIONAL MUNICIPALITY OF HALTON, TOWN OF OAKVILLE AND THE ONTARIO BUILDING CODE (PART 7). ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS (OPSS & OPSD) SHALL BE USED IN ABSENCE OF LOCAL STANDARDS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, MECHANICAL AND LANDSCAPE DRAWINGS.
- ALL INFORMATION SHOWN REGARDING THE LOCATION AND SIZE OF EXISTING UTILITIES AND/OR SERVICES HAS NOT BEEN VERIFIED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND PROTECTING AND MAINTAINING DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADES AND ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL GRADING CHANGES SHALL BE APPROVED BY THE ENGINEER AND TOWN OF OAKVILLE PRIOR TO IMPLEMENTATION.
- CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT CONSTRUCTION AND DEWATERING DETAILS.
- ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES FOUND PRIOR TO OR DURING CONSTRUCTION SHALL BE CLARIFIED WITH THE ENGINEER.

PAVEMENT STRUCTURE (ABOVE PARKING GARAGE ROOF)

HL-3	40mm
HL-8	40mm
GRANULAR 'A' 75mm (MINIMUM)	

PAVEMENT STRUCTURE (ON GRADE AND PRIVATE DRIVEWAY)

HL-3	40mm
HL-8	60mm
19mm ORL	
(OR GRANULAR 'A') 150mm	
GRANULAR 'B' (TYPE 1) 300mm	

WATERMAINS

- ALL WATERMAINS 100mm AND LARGER SHALL BE PVC, C-900, CLASS 150, SDR18 C/W MECHANICAL RESTRAINTS & TRACER WIRE PER REGION REQUIREMENTS.
- WATER SERVICE CONNECTION LESS THAN 50mm TO BE COPPER, TYPE "K" SOFT COPPER TUBING.
- BEDDING ON WATER SERVICE SHALL BE PER OPSD 802.010*.
- * INDICATES O.P.S.D. CAN BE USED AS MODIFIED BY REGION OF HALTON.
- VALVE AND BOX FOR 100mm TO 300mm WATER SERVICE PER REGION STD.
- COVER SHALL BE 1.7m MIN. UNLESS OTHERWISE NOTED.
- CONNECTION TO EXISTING WATERMAIN SHALL BE PER REGION OF HALTON STD RH 409.010.
- WATER SYSTEM SHALL BE TESTED AND DISINFECTED TO MEET REGIONAL REQUIREMENTS.
- HYDRANTS SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C502 AND SHALL HAVE STEAMER PORTS AS PER REGION STANDARD SPECIFICATIONS (SEE NOTE 12). ALL HYDRANTS SHALL BE INSTALLED AS PER OPSD 1105.010*. IF HYDRANT BARREL DEPTH EXCEEDS 1.7m A HYDRANT THAT CAN BE RAISED FROM THE BOTTOM WITHOUT INCREASING ROD LENGTH IS TO BE USED.
- MINIMUM LATERAL SEPARATION FROM OTHER UTILITIES IS 2.5m.
- WATERMAINS MUST HAVE A MINIMUM VERTICAL CLEARNACE OF 0.30m (12 INCHES) OVER, 0.50m (20 INCHES) UNDER SEWERS AND ALL OTHER UTILITIES.
- STORZ PUMPER CONNECTION FOR HYDRANTS AS FOLLOWS:
- TWO (2) 63.5mm (2 1/2") WITH CSA STANDARD THREAD, 63.5mm I.D., 5 THREADS PER 25mm, 31.75mm SQUARE OPERATING NUT; AND STORZ CAP PAINTED GLOSS BLACK.

SANITARY SEWERS

- ALL SANITARY SEWERS SHALL BE PVC SDR28, BEDDING PER OPSD 802.010*.
- SANITARY MANHOLE SHALL BE AS PER OPSD 701.010* C/W COVER PER OPSD 401.010*, STEPS PER OPSD 405.010.
- * INDICATES O.P.S.D. CAN BE USED MODIFIED BY REGION OF HALTON.
- BENCHING IN MANHOLES SHALL BE UP TO THE OBVERT OF THE PIPE.

STORM SEWERS

- ALL STORM SEWERS 600 mm AND SMALLER SHALL BE PVC SDR35 WITH BEDDING PER OPSD 802.010 UNLESS OTHERWISE NOTED
- ALL STORM SEWERS 675 mm AND LARGER SHALL BE REINFORCED CONCRETE PIPE CLASS 65-D CSA A257.2 COMPLETE WITH BEDDING PER OPSD 802.030.
- CATCHBASIN SHALL BE PER OPSD 705.010, DOUBLE CATCHBASIN PER OPSD 705.020 C/W GRATE PER OPSD 400.020
- CATCHBASINS IN LANDSCAPED AREAS SHALL BE SUMPLESS AND C/W BEEHIVE TOP AS PER TOWN STD.5-2
- ALL CATCHBASINS IN LANDSCAPED AREAS SHALL BE INSTALLED WITH A SUB-DRAIN. SUB-DRAIN TO BE 100mm DIA. PERFORATED PIPE C/W FILTER SOCK SURROUNDED BY 13mm CLEAR STONE AS PER SUB-DRAIN DETAIL
- ALL CATCHBASIN LEAD SHALL 250mm DIA. AT 2.0% MIN. UNLESS OTHERWISE NOTED.
- ALL CATCHBASIN MANHOLES SHALL BE BENCHED.
- ALL STORM MANHOLES SHALL BE 1200mm DIA PER OPSD 701.010 C/W COVER PER OPSD 401.010, UNLESS OTHERWISE NOTED.
- ALL CATCHBASIN AND CATCHBASIN MANHOLES IN PAVED AREAS SHALL BE INSTALLED WITH 3.0m - 100mm \emptyset PERFORATED PIPE C/W FILTER SOCK EXTENDING OUT FROM THE CATCHBASIN AND LOCATED BELOW THE SUBGRADE SURROUNDED BY 50mm GRANULAR 'A'

GRADING NOTES

- ALL TOPSOIL SHALL BE STRIPPED PRIOR TO GRADING.
- ALL FILL PLACEMENT SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
- RETAINING WALLS WITH A HEIGHT GREATER THAN 0.6m ARE TO BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER.
- ALL DISTURBED AREAS TO BE RESTORED WITH 200mm TOPSOIL AND SEED.
- ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY TO BE RESTORED WITH 200mm TOPSOIL AND SOD.
- ALL WORKS WITHIN THE PUBLIC ROADWAY TO RESTORED TO THE SATISFACTION OF THE MUNICIPALITY.
- ALL CURBING SHALL BE 150mm HIGH BARRIER CURB PER OPSD 600.110, UNLESS OTHERWISE NOTED

SERVICING NOTES

- UNLESS NOTED OTHERWISE, ALL UTILITIES SHALL BE BACKFILLED WITH GRANULAR BACKFILL COMPACTED TO 98% S.P.M.D.D. NATIVE BACKFILL MAY BE USED WITH THE PERMISSION OF THE GEOTECHNICAL CONSULTANT. BEDDING AND COVER MATERIAL SHALL BE PER THE GEOTECHNICAL CONSULTANTS' RECOMMENDATIONS.
- BACKFILLING AND RESTORATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE TOWN OF OAKVILLE ROAD CUT PERMIT AND TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
- SURROUND ALL MANHOLES WITH A MINIMUM OF 1.0m COMPACTED GRANULAR 'C' BACKFILL.
- ALL ENDS OF SERVICE CONNECTIONS SHALL BE MARKED WITH 50x100 LUMBER PLACED FROM INVERT OF SERVICE TO 1.0m ABOVE GRADE.
- ALL SEWERS SHALL BE FLUSHED AND CCTV INSPECTED AT COMPLETION.
- ALL REMOVED OR DAMAGED CURBS, SIDEWALK, GRANULARS, ASPHALT AND SOD RESULTING FROM SERVICE INSTALLATION SHALL BE REINSTATED BY THE CONTRACTOR TO THE SATISFACTION OF THE MUNICIPALITY.

EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE TO CLEAN ALL MUD TRACKED ON TO ADJACENT ROADWAYS.
- THE MEASURES AS PROPOSED MAY BE MODIFIED AT THE DISCRETION OF THE ENGINEER TO SUIT THE PROPOSED CONSTRUCTION PROGRAMS. THE GENERAL INTENT OF THE PROPOSED EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.
- ANY DISTURBED AREA NOT SCHEDULED FOR FURTHER CONSTRUCTION WITHIN 30 DAYS SHALL BE PROVIDED WITH A TEMPORARY SEED.
- INSTALL CATCHBASIN SEDIMENT CONTROL ON EXISTING CATCHBASINS PRIOR TO START OF CONSTRUCTION.
- INSTALL CATCHBASIN SEDIMENT CONTROL ON NEW CATCHBASINS AT TIME OF INSTALLATION.
- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO THE APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED GROUND COVER.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
 - WEEKLY
 - BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
 - FOLLOWING AN UNPREDICTED RAINFALL EVENT
 - DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
 - AFTER SIGNIFICANT SNOW MELT EVENTS
- EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
- WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPULLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPULLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPULLED WATER SHALL FREELY RELEASE TO A SUITABLE RECEIVER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING - NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.

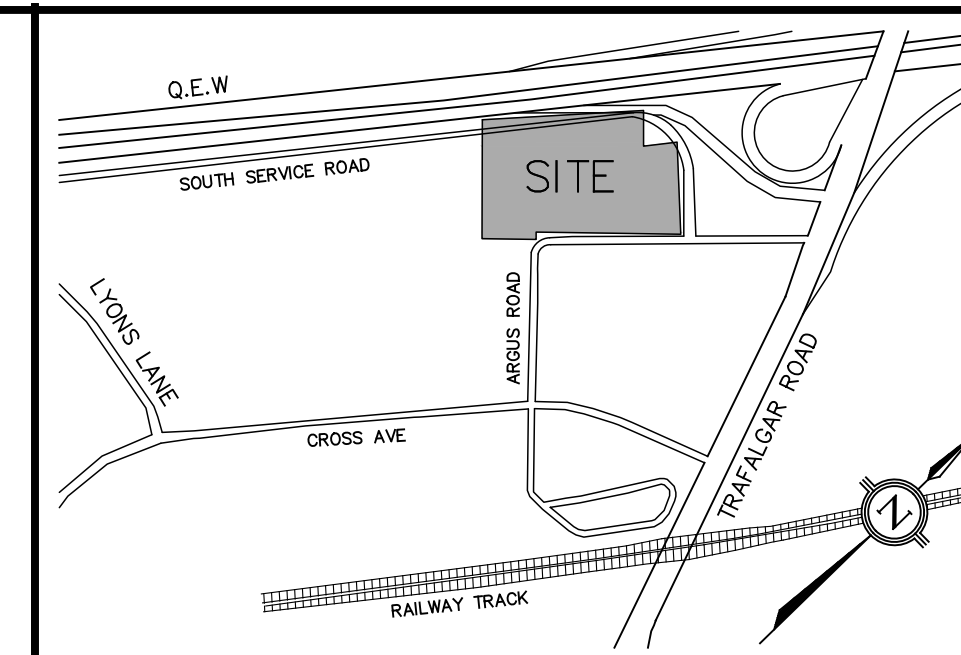
- EXISTING STORM SEWER AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS (REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCE, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ABOVE.
- IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OF OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

CONSTRUCTION NOTES

- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY TRAFFIC CONTROLS, PER MTO BOOK 7.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT, WITH CONTROL BARS PROVIDED BY THE OWNER. PROTECTION OF CONTROL BARS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE TO VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, INCLUDING VAC TRUCK AND RESTORATION AS REQUIRED.
- CONTRACTOR SHALL PROVIDE THIRD-PARTY DIGITAL AS-BUILTS IN CAD. TO INCLUDE ALL NEW SITE SERVING INCLUDING TOPS AND INVERTS, AND FINISHED GRADES, INCLUDING PAVED AREAS, SWALES, CURBS, SIDEWALKS AND RETAINING WALLS, TO THE SATISFACTION OF THE ENGINEER.
- CONTRACTOR SHALL FLUSH AND VIDEO ALL EXISTING SEWERS PRIOR TO AND AFTER CONNECTION, AND NEW AND DISTURBED SEWERS UPON INSTALLATION AND LATER UPON COMPLETION OF TOP WORKS AND LANDSCAPING, PER OPSS 409. VIDEOS TO BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

TREE PROTECTION NOTES

- TREE PROTECTION BARRIERS SHALL BE PLACED AS PER TOWN OF OAKVILLE STANDARD.
- ADDITIONAL TREE PROTECTION LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE TOWN OF OAKVILLE AND/OR THE ENGINEER.



LEGEND

CAD FILE: 1798GS.dwg | PLOT SCALE: 1:1 | PLOT DATE: Oct 04, 2024

ELEVATION NOTE
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LOCAL BENCHMARK
 CUT CROSS IN CONCRETE SIDEWALK, LOCATED ON THE SOUTH SIDE OF ARGUS ROAD, APPROXIMATELY 11.6 METRES FROM THE WESTERN CORNER OF THE BUILDING AT No. 587 ARGUS ROAD AND 5.3 METRES FROM A WATER VALVE IN THE ROAD, AS SHOWN ON THE FACE OF PLAN. ELEVATION=104.28m

THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON MAY 17, 2022, BY J.D.BARNES LTD, LAND INFORMATION SPECIALISTS

<p>DESIGNED BY</p>	<p>APPROVED BY</p>
	<p>CONSULTANT</p>

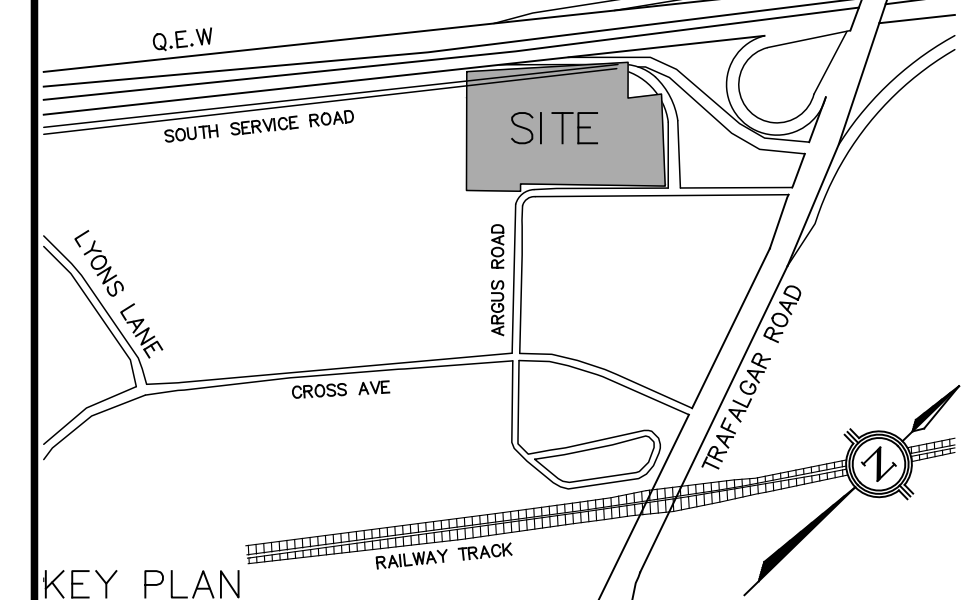
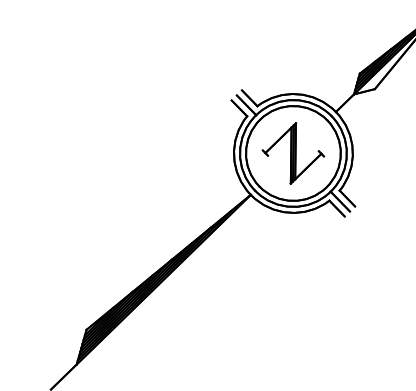
TRAFALGAR ENGINEERING
 #1-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W6
 www.trafalgareng.com

PROJECT TITLE
**590 ARGUS
 PROPOSED RESIDENTIAL CONDOMINIUM
 DEVELOPMENT
 DISTRIKT DEVELOPMENTS**

LOCATION
**590 ARGUS RD.
 OAKVILLE, ONTARIO**

DRAWING TITLE
GENERAL NOTES

SCALE	1:300	DESIGN BY	MW	PROJECT No.	1798
DRAWN BY	ZJ	CHECKED BY	NAS	PLAN No.	N1
DATE	2022/10/26	SHEET	1 OF 1		

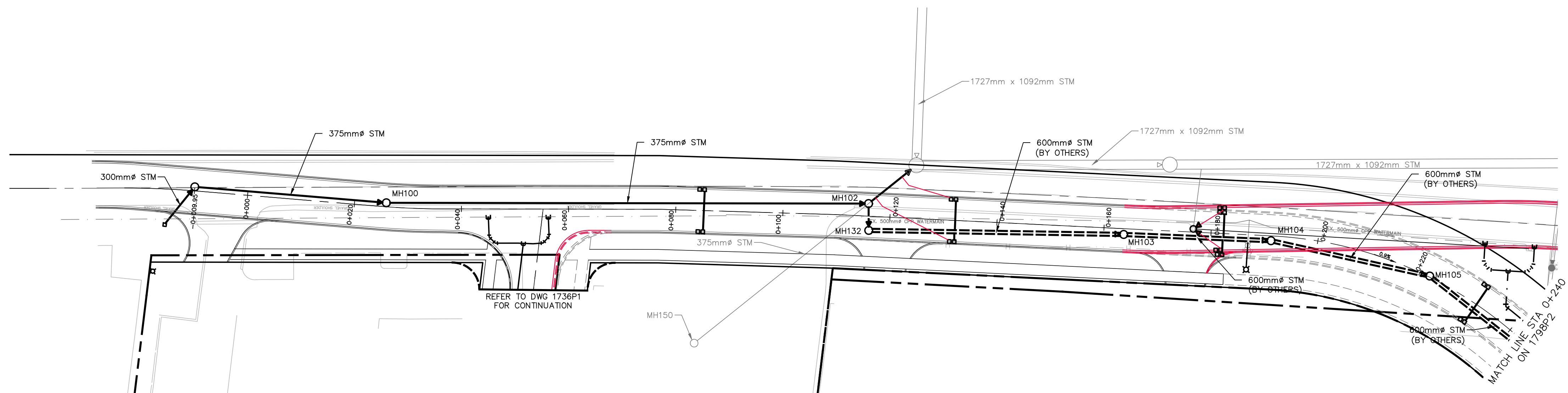


LEGEND

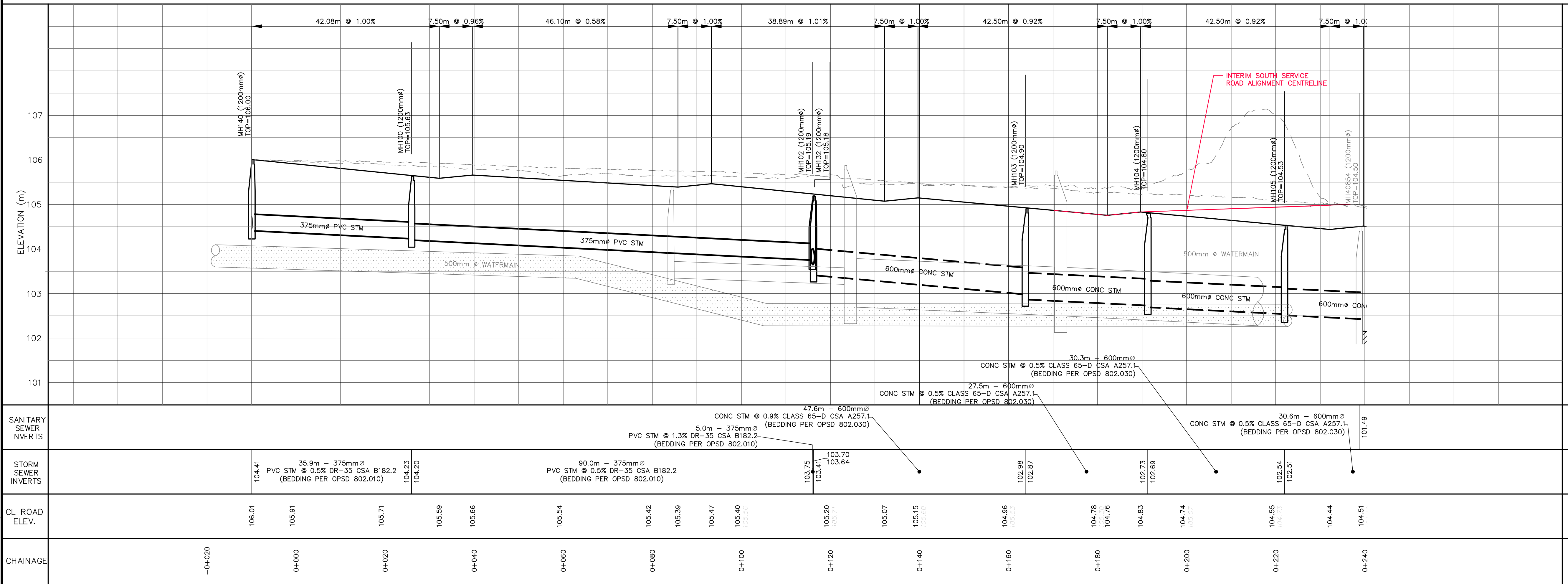
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER
- EX. SANITARY MANHOLE
- EX. SANITARY SEWER
- PROPOSED WATER SERVICE
- EX. WATER MAIN
- EX. STORM MANHOLE
- EX. STORM SEWER
- EX. CATCHBASIN
- EX. HYDRANT & VALVE
- EX. WATER VALVE
- EX. WATERMAIN
- EX. GASMAIN
- EX. OVERHEAD WIRE
- EX. HYDRO SERVICE
- PROPERTY LINE
- RED DENOTES WORKS COMPLETED IN AN INTERIM CONDITION TO BE REMOVED UNDER ULTIMATE BUILD OUT (BY OTHERS)

BENCHMARK
 ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK 0-186 HAVING AN ELEVATION OF 86.605m (CGVD-1928:1978).

NOTE
 THE TOPOGRAPHIC DETAIL SHOWN HEREON IS OBTAINED FROM TARASICK McMILLIAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS., COMPLETED ON THE 28TH OF OCTOBER, 2022.

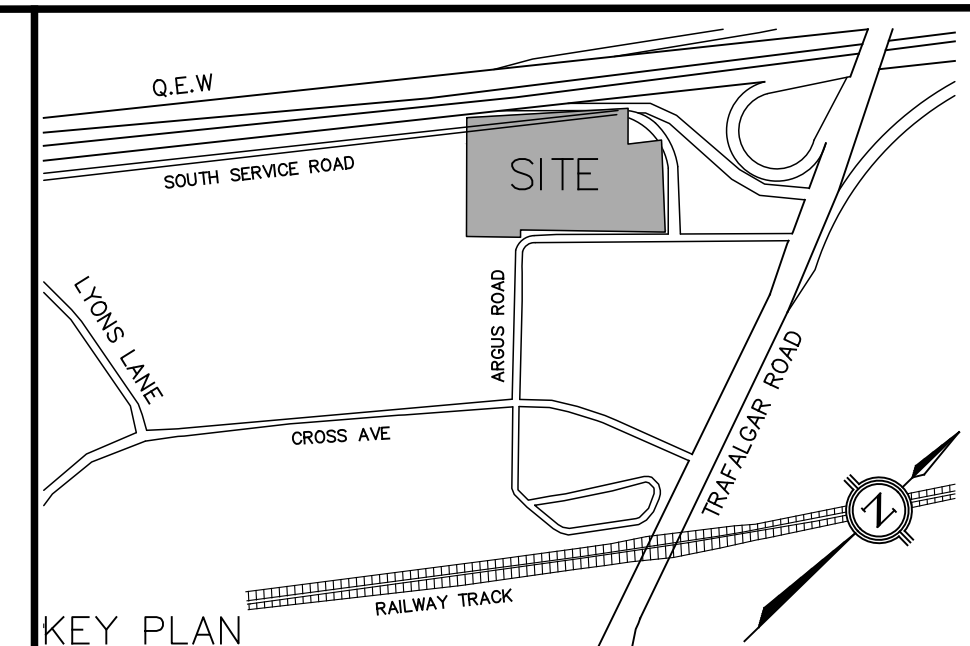


SOUTH SERVICE ROAD (20.0m LOCAL ROAD)



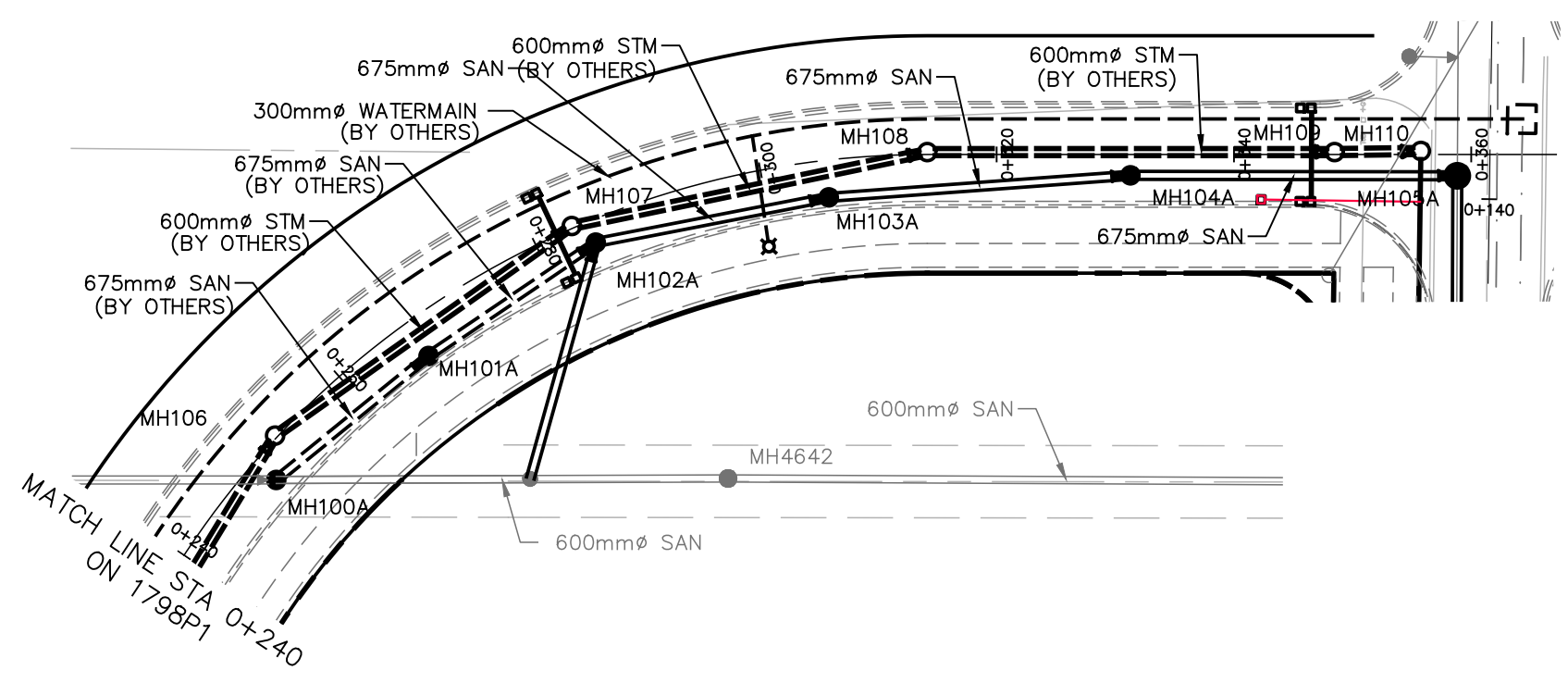
1	OCT 04, 2024	MW/ZI	TOC DEVELOPMENT SUBMISSION
0	MAR 18, 2024	MW/ZI	RE-ISSUED FOR OPA/ZBA
No.	DDMMYY	By/DRN	REVISIONS
Design	-	Chkd	1798GS.dwg
Drawn	-	Chkd	10/04/24
Scale	0 5 10 20 25		1:500
APPROVALS			Field Notes
Municipal Approval			Bell <input type="checkbox"/> Hydro <input type="checkbox"/>
Regional Approval			Gas <input type="checkbox"/> Cable <input type="checkbox"/>
DESIGN OF WATER &/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.			Traf. <input type="checkbox"/> Water <input type="checkbox"/>
SIGNED: _____ DATE: _____			
LEGISLATIVE AND PLANNING SERVICES DEPT.			
<p>41-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W6 www.trafalgareng.com</p>			
<p>590 ARGUS (DISTRIKT DEVELOPMENTS) CONCEPTUAL SOUTH SERVICE ROAD SSR ULTIMATE PLAN & PROFILE STA 0+000 TO 0+240</p>			
Municipality No.	-		Regional No.
Contract No.	-		Consultant No. 1798
Sheet	-		P1

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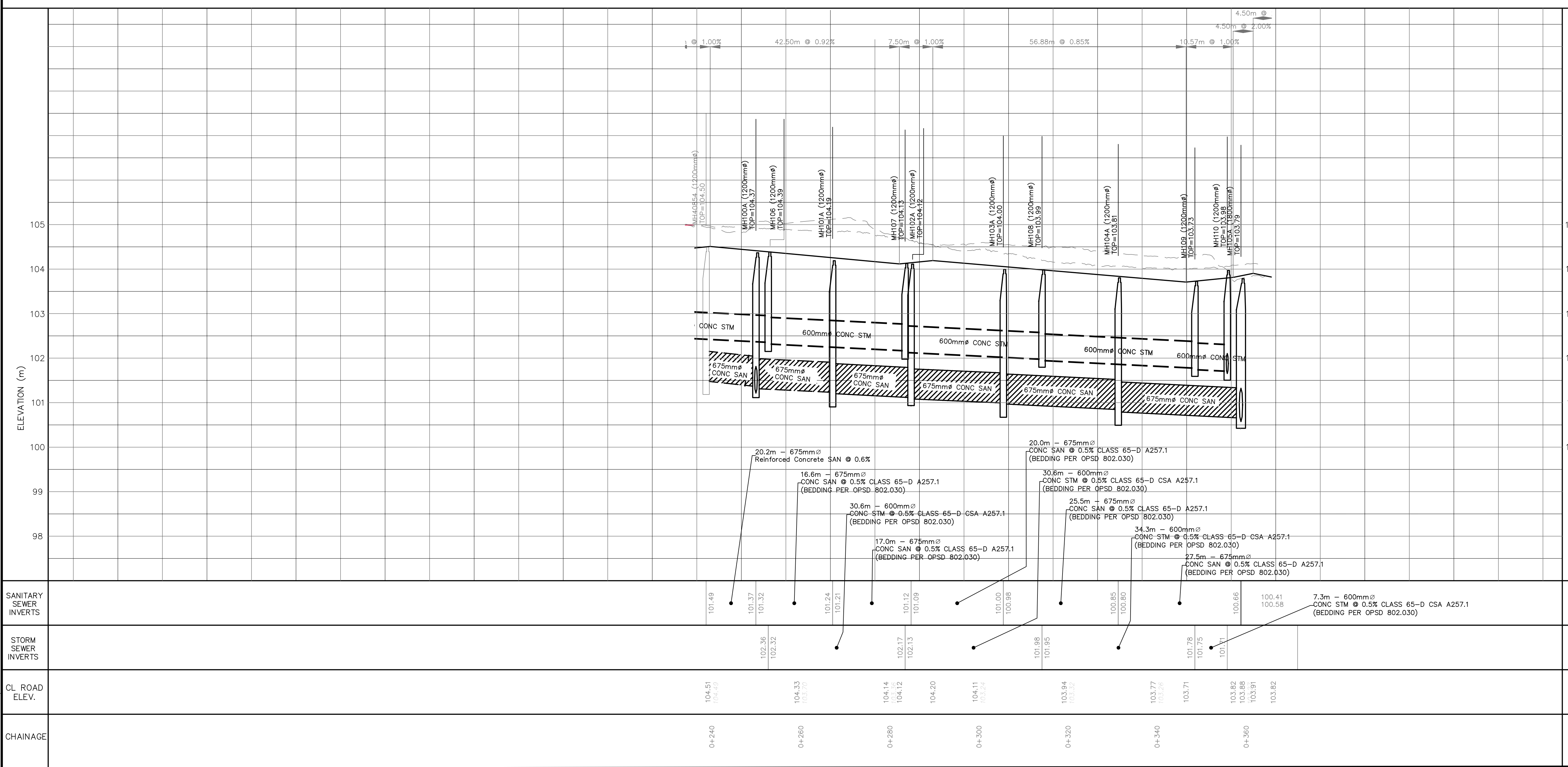


LEGEND

- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- EX. SANITARY SEWER
- PROPOSED WATER SERVICE
- EX. SANITARY MANHOLE
- EX. SANITARY SEWER
- EX. STORM MANHOLE
- EX. STORM SEWER
- EX. CATCHBASIN
- EX. HYDRANT & VALVE
- EX. WATER VALVE
- EX. WATERMAIN
- PROPERTY LINE
- RED DENOTES WORKS COMPLETED IN AN INTERIM CONDITION TO BE REMOVED UNDER ULTIMATE BUILD OUT (BY OTHERS)



SOUTH SERVICE ROAD (20.0m LOCAL ROAD)



BENCHMARK
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NOTE
THE TOPOGRAPHIC DETAIL SHOWN HEREON IS OBTAINED FROM TARASICK McMILLIAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS, COMPLETED ON THE 28TH OF OCTOBER, 2022.

1	OCT 04, 2024	MW/MW	TOC DEVELOPMENT SUBMISSION
0	MAR 18, 2024	MW/ZI	RE-ISSUED FOR OPA/ZBA
No.	DD/MM/YY	By/DRN	REVISIONS
Design	-	Chkd	-
Drawn	-	Chkd	-
Scale	0 5 10 20 25		1:500
APPROVALS			Field Notes
Municipal	APPROVED IN PRINCIPLE SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO TOWN OF OAKVILLE STANDARDS AND SPECIFICATIONS.		Bell <input type="checkbox"/> Hydro <input type="checkbox"/>
Regional Approval	DESIGN OF WATER &/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.		Gas <input type="checkbox"/> Cable <input type="checkbox"/>
SIGNED: _____ DATE: _____			Traf. <input type="checkbox"/> Water <input type="checkbox"/>

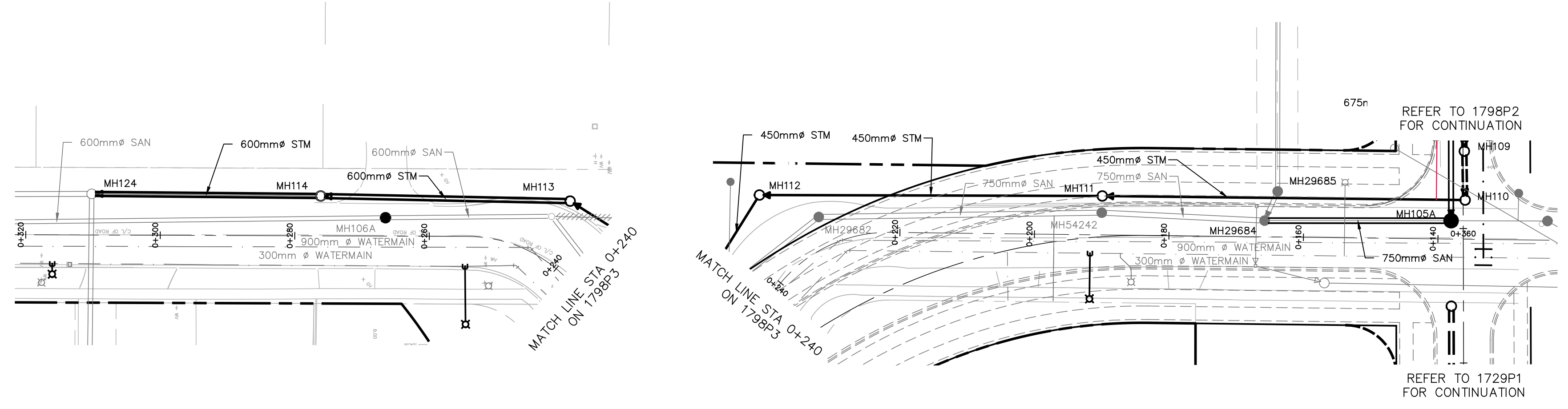
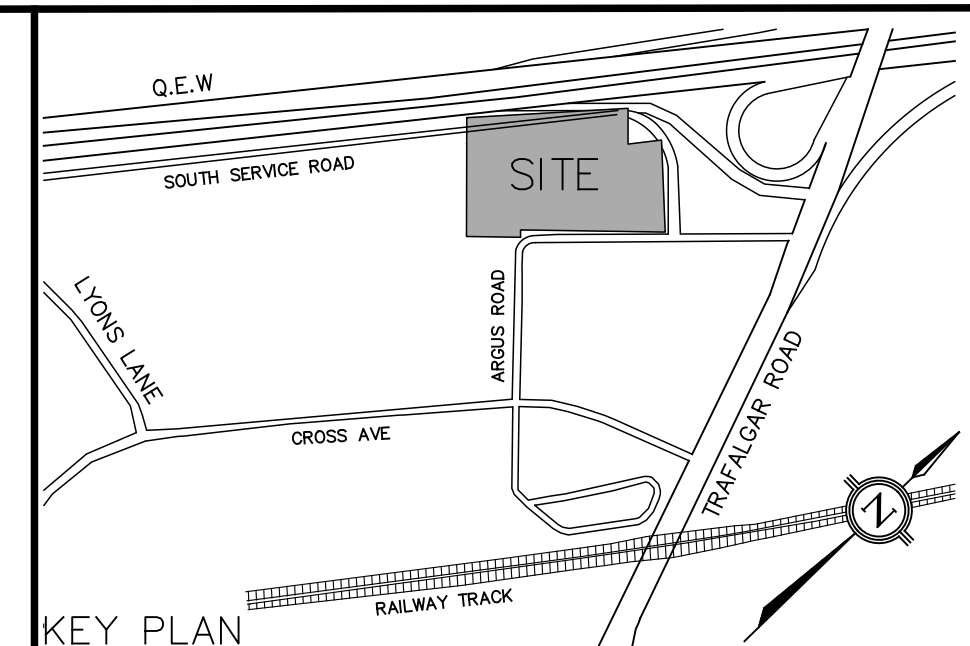
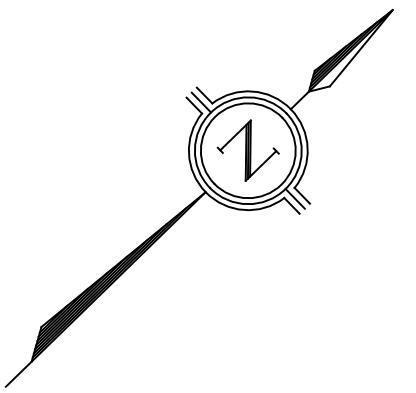
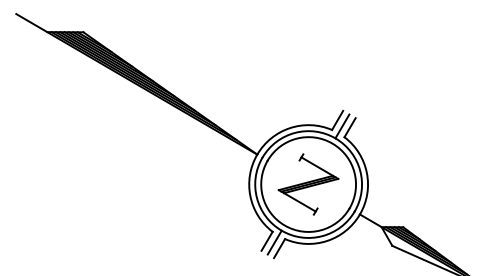
TRAFALGAR ENGINEERING
#1-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W6
www.trafalgareng.com

OAKVILLE **Halton REGION**

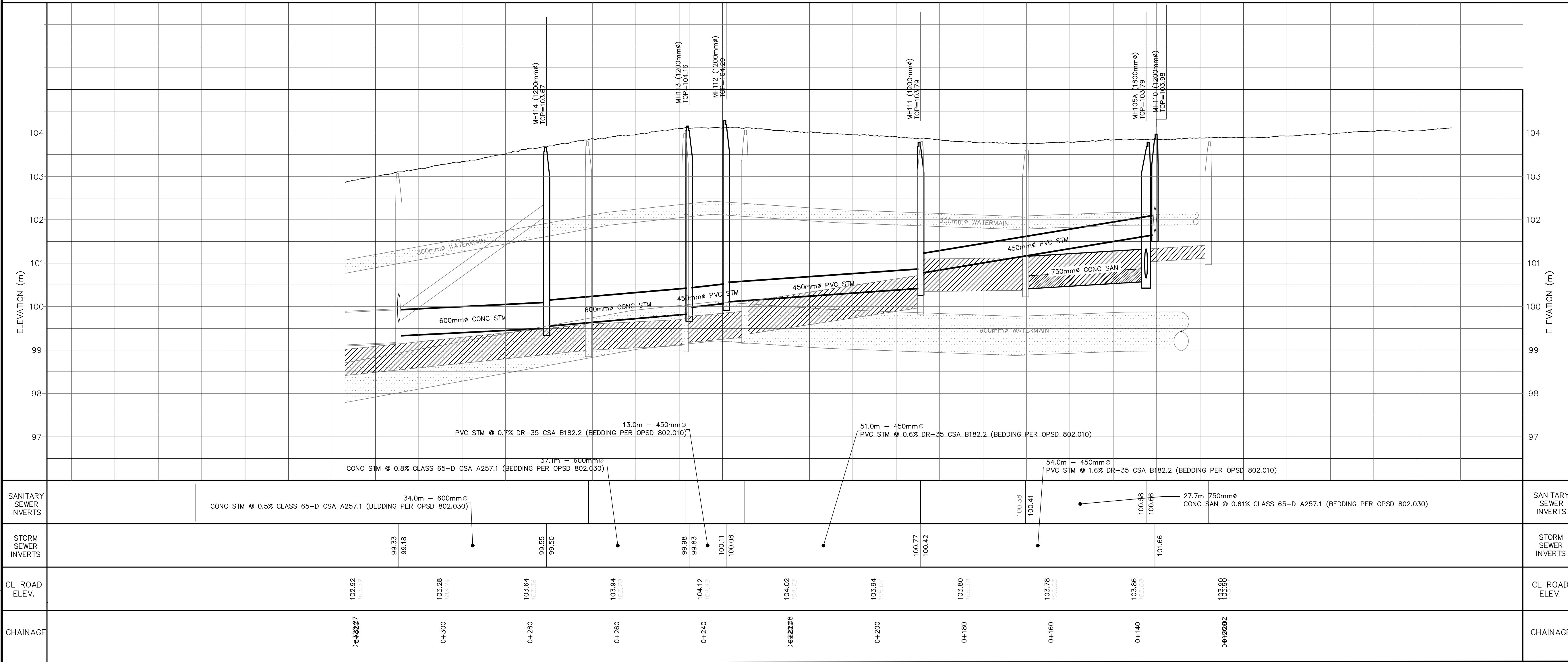
590 ARGUS (DISTRITK DEVELOPMENTS) CONCEPTUAL SOUTH SERVICE ROAD SSR ULTIMATE PLAN & PROFILE STA 0+240 TO 0+360

Municipal No.	-	Regional No.	-
Contract No.	-	Consultant No.	1798
Sheet	-		P2

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PLOTDATE: Oct 08, 2024 11:02am



ARGUS ROAD



LEGEND

- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER
- EX. SANITARY MANHOLE
- EX. SANITARY SEWER
- PROPOSED WATER SERVICE
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. STORM SEWER
- EX. CATCHBASIN
- EX. HYDRANT & VALVE
- EX. WATER VALVE
- EX. WATERMAIN
- EX. GASMAIN
- EX. OVERHEAD WIRE
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BENCHMARK

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NOTE

THE TOPOGRAPHIC DETAIL SHOWN HEREON IS OBTAINED FROM TARASICK McMILLIAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS, COMPLETED ON THE 26TH OF OCTOBER, 2022.

1	OCT 04, 2024	MW/MW	TOC DEVELOPMENT SUBMISSION
0	MAR 18, 2024	MW/ZI	RE-ISSUED FOR OPA/ZBA
No.	DDMMYY	By/DRN	REVISIONS
Design	-	Chkd	Cad File 1798GS.dwg
Drawn	-	Chkd	Plot Date 10/04/24
Scale	0 5 10 20 25 1:500		References
APPROVALS			Field Notes
Municipal	APPROVED IN PRINCIPLE SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO TOWN OF OAKVILLE STANDARDS AND SPECIFICATIONS.		Bell <input type="checkbox"/> Hydro <input type="checkbox"/>
	Date:	Manager of Development Engineering	Gas <input type="checkbox"/> Cable <input type="checkbox"/>
Regional Approval	DESIGN OF WATER &/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.		Traf. <input type="checkbox"/> Water <input type="checkbox"/>
<p>Title</p> <p>590 ARGUS (DISTRITK DEVELOPMENTS) CONCEPTUAL SOUTH SERVICE ROAD ARGUS ROAD PLAN AND PROFILE STA 0+120 TO 0+320</p>			
Municipal No.	-		Regional No.
Contract No.	-		Consultant No. 1798
CHAINAGE	-		Sheet P3

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