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LOCATION PLAN
 NTS

LEGEND

PROPERTY LINE	---
LIMIT OF RECONSTRUCTION	---
BASEMENT OUTLINE	---
ROOF OUTLINE	---
SECURITY FENCE	---
PROPOSED GRADE (TOP OF CURB)	148.22
PROPOSED GRADE (BOTTOM OF CURB)	148.43BC
EXISTING GRADE	148.43EX
EXISTING FIRE HYDRANT	⊕
PROPOSED STORM CHAMBER ACCESS HATCH	⊕
PROPOSED STORM TANK ACCESS HATCH	⊕
PROPOSED STORM FILTER DEVICE ACCESS HATCH	⊕
PROPOSED SANITARY ACCESS HATCH	⊕
PROPOSED CATCH BASIN	⊕
PROPOSED ARMOURSTONE	⊕

LIST OF DRAWINGS

- SS-01 (SITE GRADING PLAN)
- SS-02 (SITE SERVICES PLAN)
- SS-03 (EROSION CONTROL PLAN)
- SS-04 (DETAIL DRAWINGS PLAN)

SITE PLAN INFORMATION

203
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 TORONTO, ON. M5G 1R4
 PHONE: (416) 915 1511

SURVEY INFORMATION

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 FAX: (905) 956 6224
 EMAIL: www.jdbarnes.com

BENCHMARK

ELEVATIONS ARE OF GEODETIC ORIGIN
 POINTS 1001.781 AND ARE DERIVED FROM GNSS
 OBSERVATIONS AND NATURAL RESOURCES
 CANADA'S GEOD MODEL HTD.

LOT 57 REGISTERED PLAN 475
 PIN 46125-0198 (4/1)

LOT 58 REGISTERED PLAN 475
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LOT 59 REGISTERED PLAN 475
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LOT 60 REGISTERED PLAN 475
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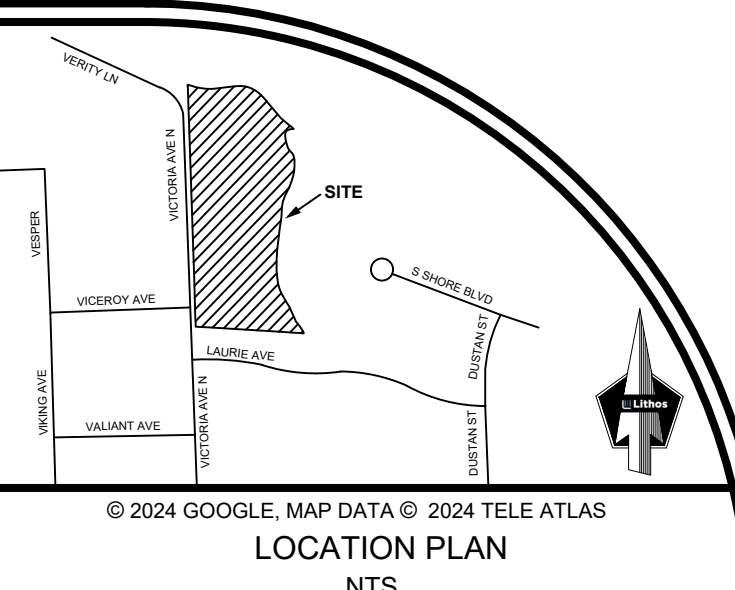
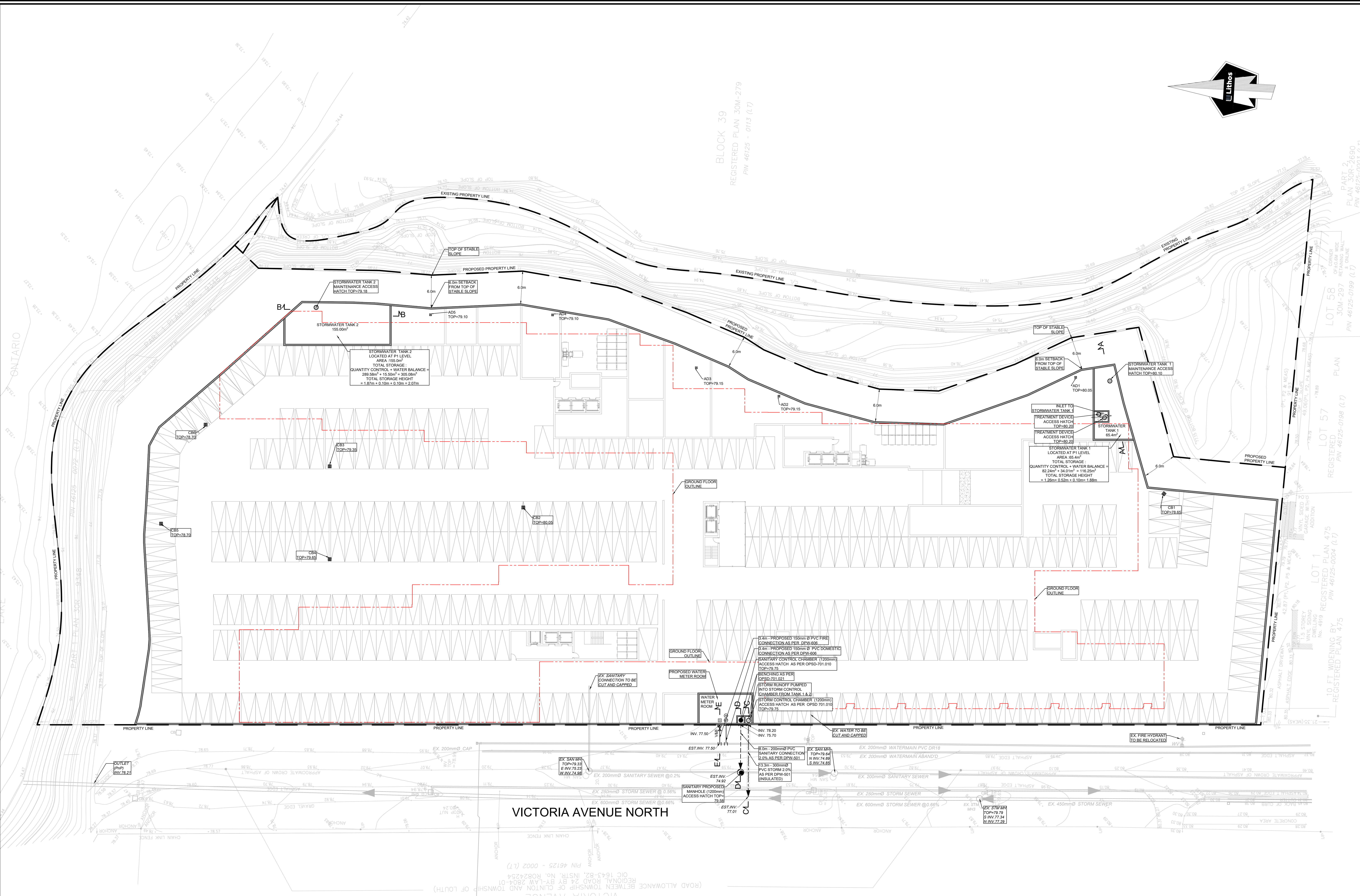
NO.	REVISION	DATE	BY
1	ISSUED FOR SPA	APR 26, 2024	NM
2	ISSUED FOR ZBA - CPA	MAR 15, 2024	NM
3	REVISION		



SITE GRADING PLAN
 MIXED USE DEVELOPMENT
 4933 VICTORIA AVENUE NORTH
 LINCOLN, ONTARIO

Lithos
 150 Berrymore Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: DF	DATE: SEPT 26, 2023	CHECKED BY: NM
DRAWN BY: DF	PROJECT No:	APPROVED BY: NM
SCALE: 1:250		DRAWING No:
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LOCATION PLAN
 NTS

- LEGEND**
- PROPERTY LINE
 - GROUND FLOOR OUTLINE
 - EXISTING STORM
 - EXISTING WATER
 - PROPOSED STORM
 - PROPOSED SANITARY
 - PROPOSED WATER
 - EXISTING SANITARY SEWER
 - PROPOSED VALVE AND BOX
 - PROPOSED WATER METER
 - PROPOSED BACK FLOW PREVENTOR
 - PROPOSED DETECTOR ASSEMBLY
 - PROPOSED STORM TANK ACCESS HATCH
 - PROPOSED STORM TANK ACCESS HATCH
 - PROPOSED STORM FILTER DEVICE ACCESS HATCH
 - PROPOSED SANITARY ACCESS HATCH
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - EXISTING FIRE HYDRANT

- LIST OF DRAWINGS**
- SS-01 (SITE GRADING PLAN)
 - SS-02 (SITE SERVING PLAN)
 - EC-01 (EROSION CONTROL PLAN)
 - SO-01 (SITE DRAINAGE PLAN)

SITE PLAN INFORMATION

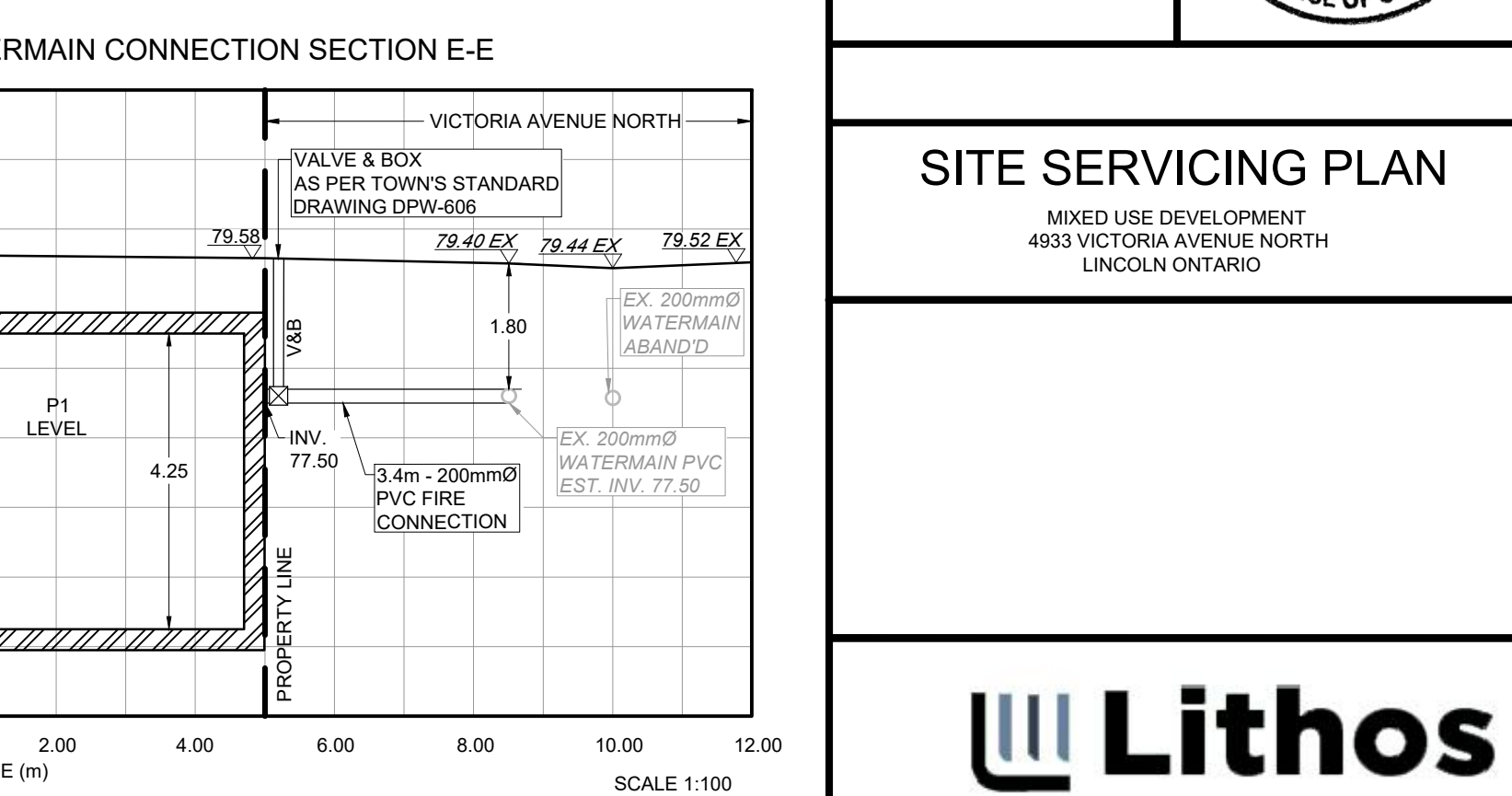
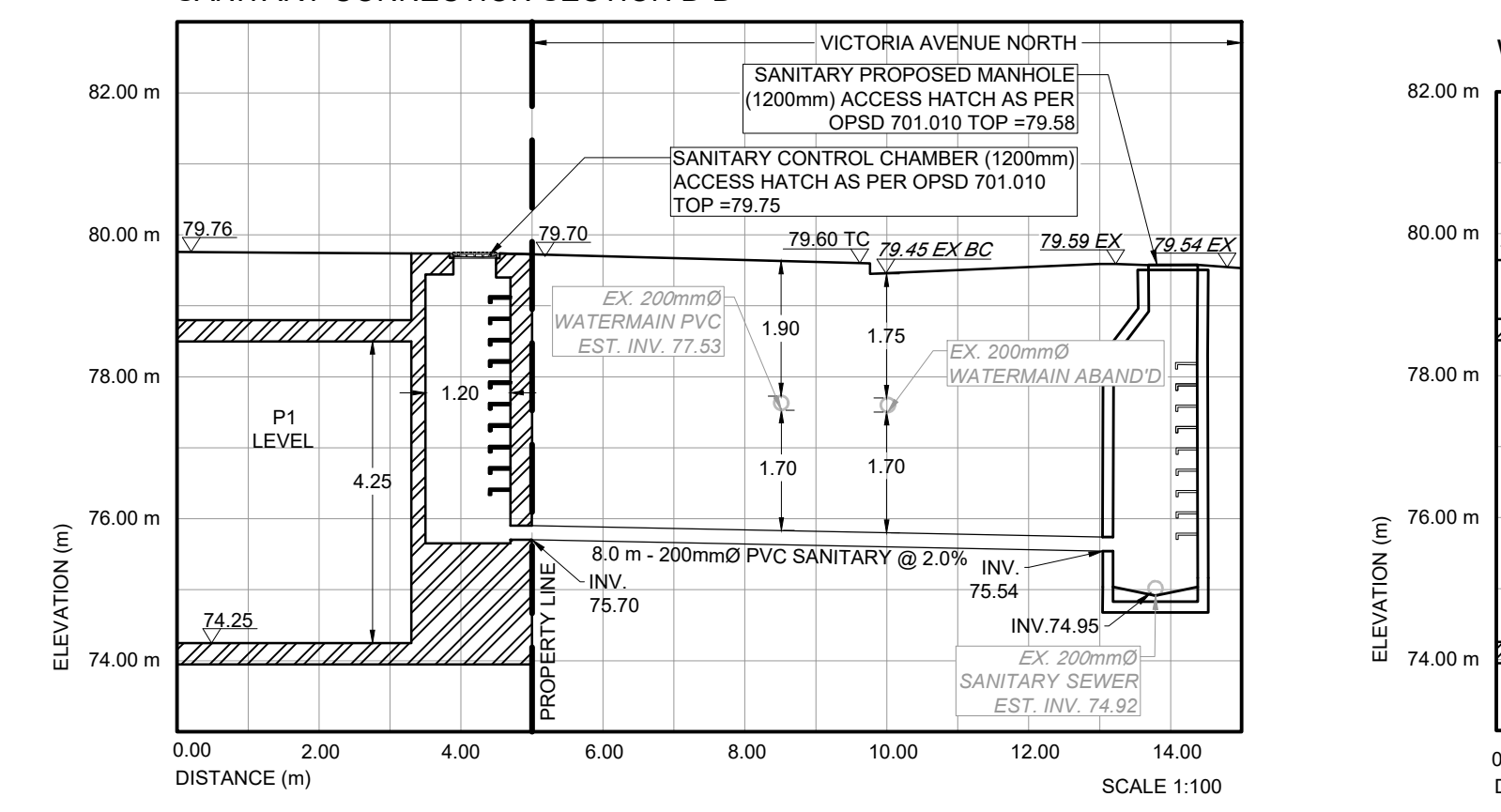
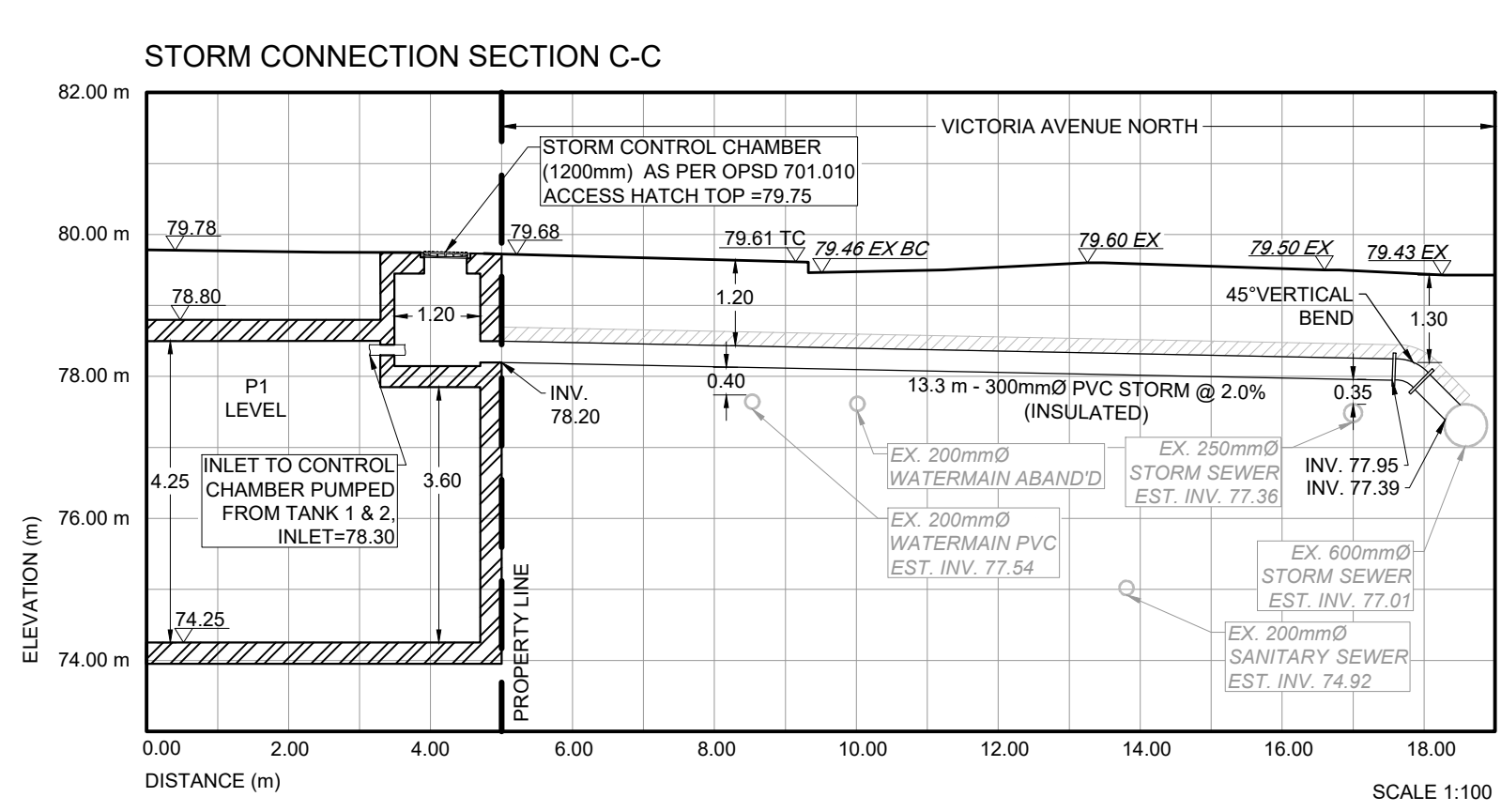
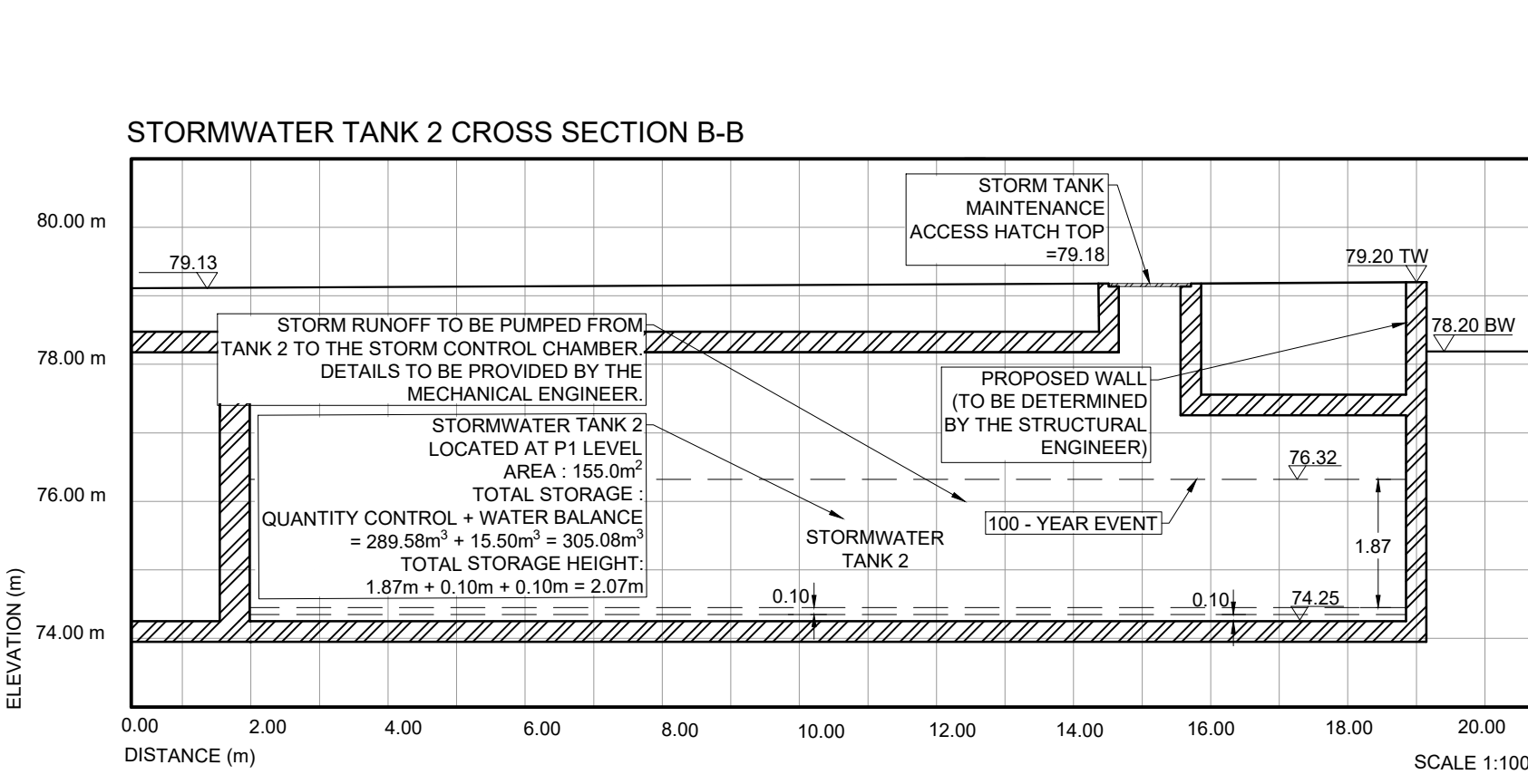
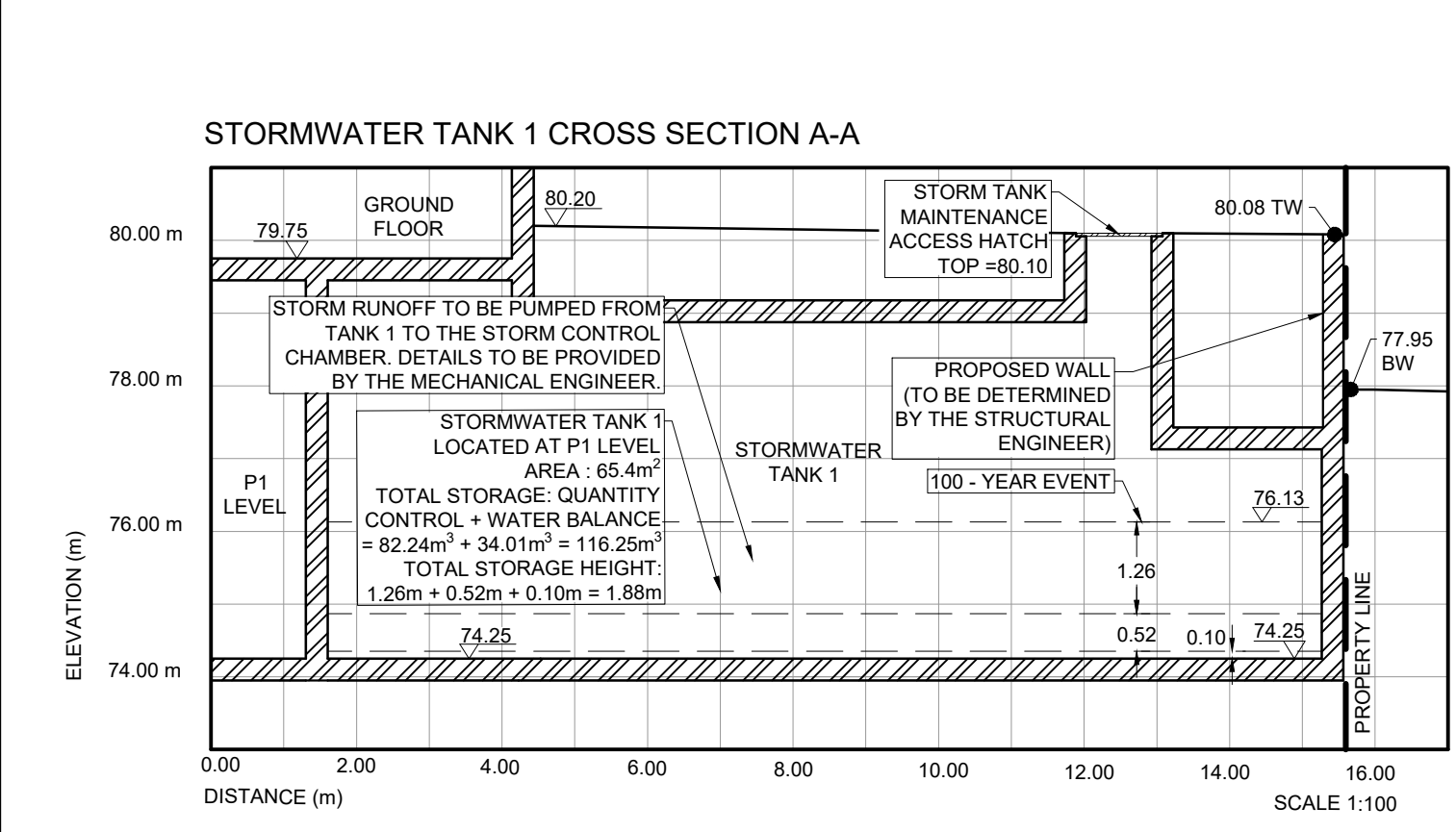
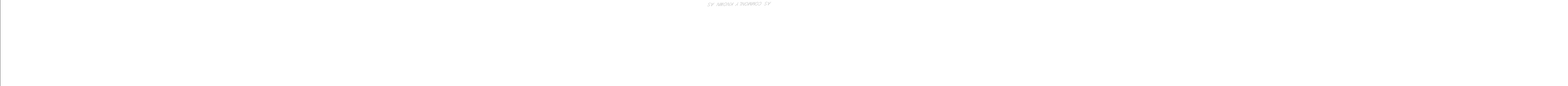
897
 55 OSSINGTON AVENUE, SUITE 100,
 TORONTO, ON M6J 2Y9
 PHONE: (416) 915 1791

SURVEY INFORMATION

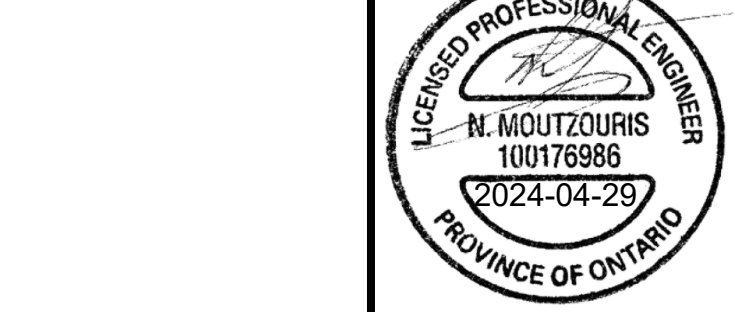
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BENCHMARK

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 CANADA'S GEOD MODEL HT2.0.

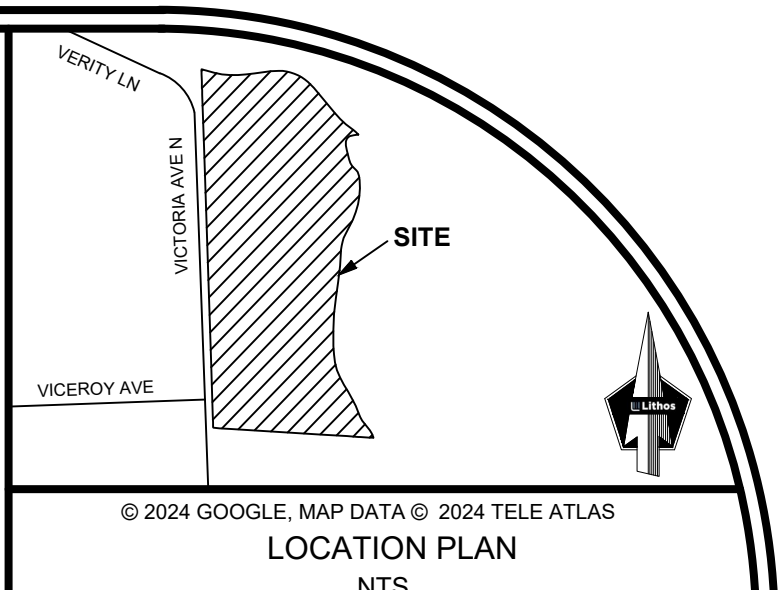
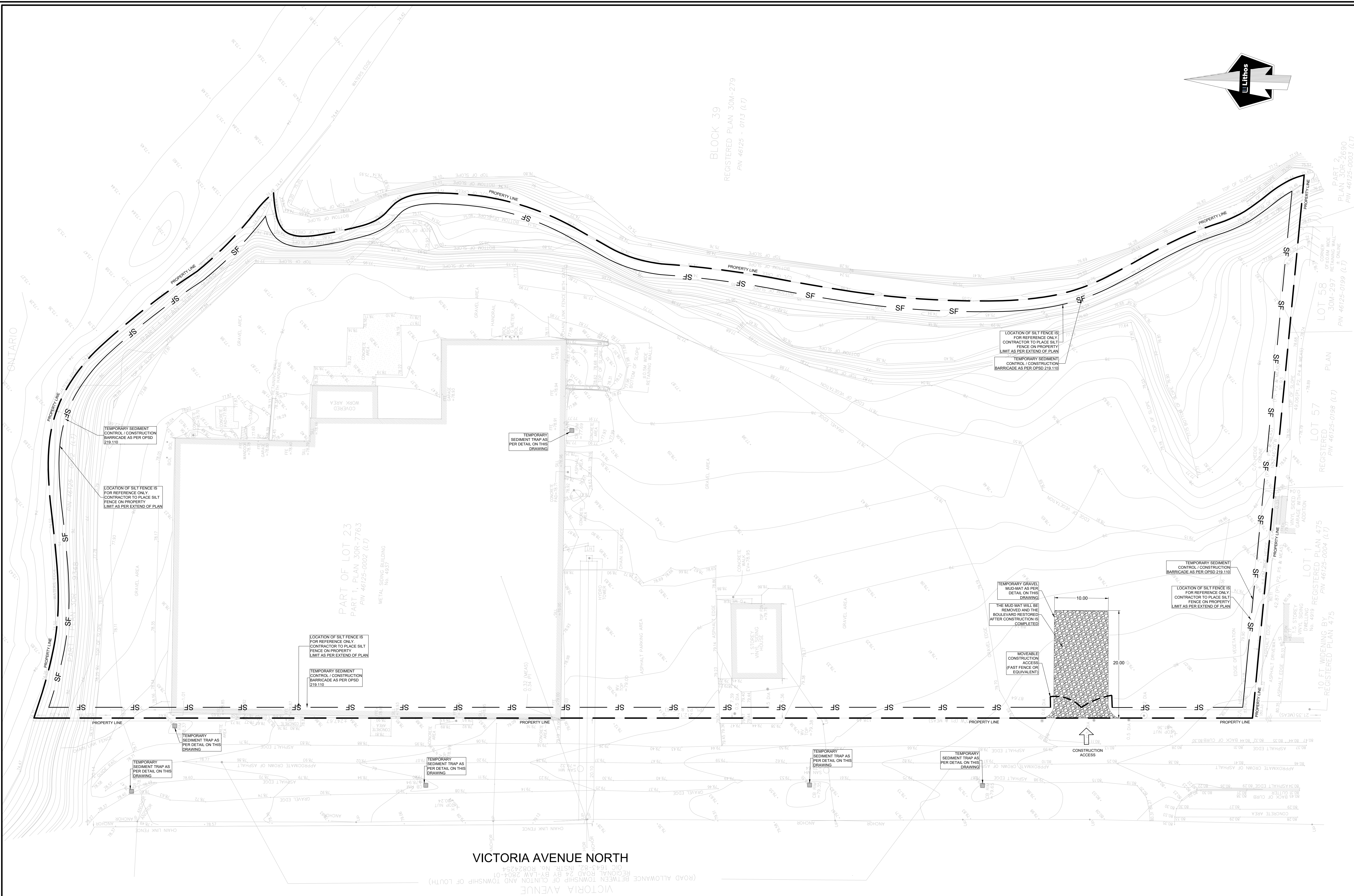


NO.	REVISION	DATE	BY
1.	ISSUED FOR BPA	APR 26, 2024	NM
2.	ISSUED FOR CPA - 2BA	MAR 13, 2024	NM



SITE SERVING PLAN

MIXED USE DEVELOPMENT
 4833 VICTORIA AVENUE NORTH
 LINCOLN ONTARIO



LEGEND

PROPERTY LINE	---
TEMPORARY SEDIMENT CONTROL FENCE	—S—S—
TEMPORARY CONSTRUCTION ACCESS	↔
TEMPORARY SEDIMENT TRAP	⊞
TEMPORARY GRAVEL MUD MAT	▨

LIST OF DRAWINGS

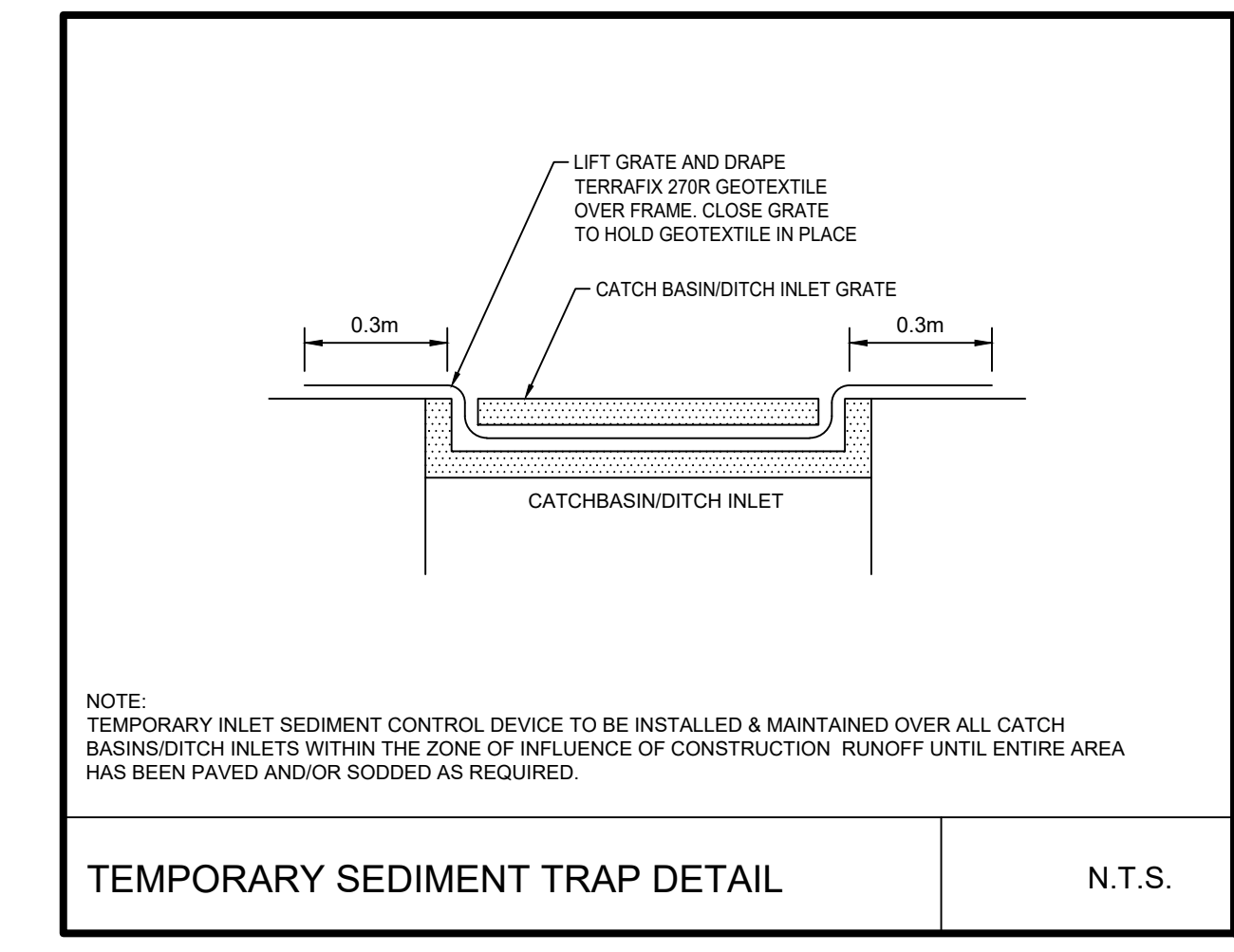
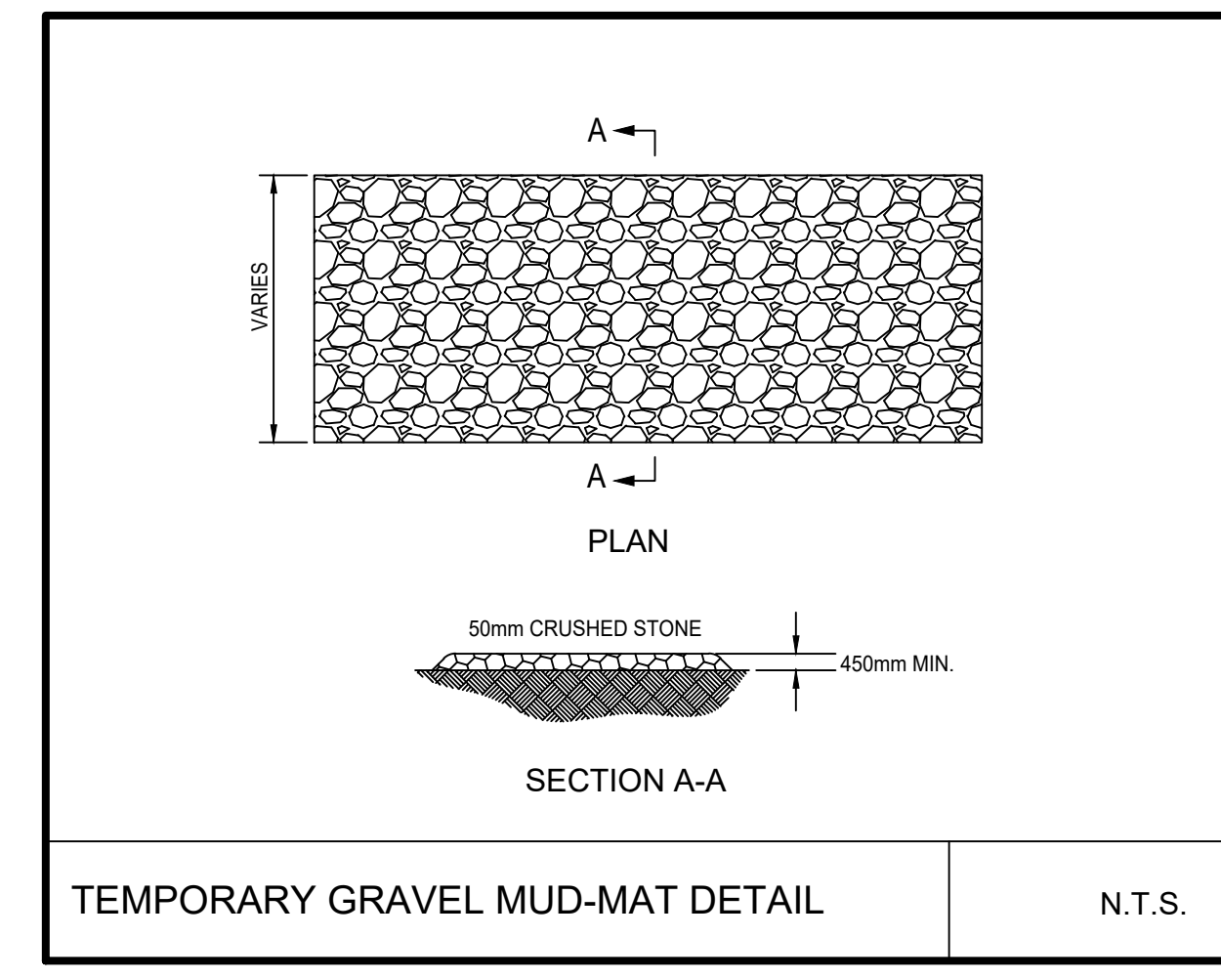
SG-01 (SITE GRADING PLAN)
SE-01 (SITE SERVICES PLAN)
EC-01 (EROSION CONTROL PLAN)
DD-01 (DRAWING DETAILS PLANS)

SITE PLAN INFORMATION
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BENCHMARK
 ELEVATIONS ARE OF GEODETIC ORIGIN
 (GVD03/1988 TLM) AND ARE DERIVED FROM GNS
 OBSERVATIONS AND NATURAL RESOURCES
 CANADA'S GVD03 MODEL (17.2)

VICTORIA AVENUE NORTH
 OIG 1643-82 INSTR. NO. R0524254
 REGIONAL ROAD 24 BY BY-LAW 2804-01
 (ROAD ALLOWANCE BETWEEN TOWNSHIP OF CLINTON AND TOWNSHIP OF LOUTH)
 AS CORRECTED BY PROVISION 57



NO.	REVISION	DATE	BY
1.	ISSUED FOR SPA	APR 20, 2024	NM
2.	ISSUED FOR OPA - ZBA	MAR 15, 2024	NM



EROSION CONTROL PLAN
 MIXED USE DEVELOPMENT
 4933 VICTORIA AVENUE NORTH
 LINCOLN, ONTARIO

Lithos
 150 Berrymans Road, Toronto, Ontario M6A 1Y1

DESIGNED BY: DF	DATE: SEPT 26, 2023	CHECKED BY: NM
DRAWN BY: DF	PROJECT No:	APPROVED BY: NM
SCALE: 1:200	UD23-045	DRAWING No: EC-01

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STANDARD CONNECTION

VERTICAL RISER DETAIL (RIGID PIPE ONLY)

NOTES:

- For sewers smaller than 300mm, connections must be made using factory made tees. For all other sizes, either factory made tees or approved strap-on saddles may be used.
- Strap-on saddles must be installed on the main pipe before that pipe is laid.
- Approved cut-in tool must be used for field made tees.
- Service connection must be securely plugged at property line with an expanding type plug or an approved equal plug at property line shall be adequately braced to withstand testing pressures.
- Double connections shall be made using a factory made wye.
- For connections into existing sanitary main sewers, an approved manufactured saddle may be used. Saddle must have two straps and be coupled together with stainless steel bolts.
- Standard connection sizes - residential sanitary 125mm, residential storm 100mm.
- For sanitary sewers - minimum grade 20mm/m.
- For storm sewers - minimum grade 10mm/m.
- Wood stake min. 150mm above grade, painted green for sanitary sewer lateral and red for storm sewer lateral.
- Cleanout and omni ball marker to be installed at property line as per DPW-505.
- All dimensions are in millimetres unless otherwise shown.

TOWN of LINCOLN STANDARD DRAWING
 DPW - 501 Rev. No.: 4 Date: Jan. 2018 Scale: N.T.S.

OPTION 'A' NO HYDRANT REQUIRED

OPTION 'B' HYDRANT REQUIRED

OPTION 'C' HYDRANT REQUIRED

NOTES:

- Meter chamber complete with meter and shut-off valve is required at property line if pipe length from property line to the building exceeds 150 metres.
- All private firelines that are to be metered shall utilize a meter approved by fire underwriters survey.
- See section 6 of the municipal design standards for details on service requirements and series 600 of the town standard drawings for related requirements.

TOWN of LINCOLN STANDARD DRAWING
 DPW - 606 Rev. No.: 1 Date: Feb. 2002 Scale: N.T.S.

PLAN

SECTION B-B

SECTION A-A

DRIVEWAY DIMENSIONS

LAND USE	WIDTH (m)		RADIUS (m)	
	min	max	min	max
Residential	3.0	4.3	6.0	7.3

NOTES:

- Maximum grade shall be 7%.
- Where boulevard width is less than 3.0m, a steeper boulevard is permissible.
- All dimensions are in metres unless otherwise shown.
- A minimum offset of 1.0m from property lines and above ground utilities (i.e. streetlights, hydrants).

TOWN of LINCOLN STANDARD DRAWING
 DPW - 302 Rev. No.: 3 Date: Jan. 2018 Scale: N.T.S.

SUMP DETAIL

ALTERNATIVES

A PRECAST SLAB BASE

B CAST-IN-PLACE BASE

C PRECAST FLAT CAP

NOTES:

- The sump is measured from the lowest invert.
- Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
- Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.
- Structure exceeding 5.0m in depth shall include safety platform according to OPSD 404.020.
- Pipe support according to OPSD 708.020.
- For benching and pipe opening details, see OPSD 701.021.
- For adjustment unit and frame installation, see OPSD 704.010.
- All dimensions are nominal.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
 PRECAST CONCRETE MAINTENANCE HOLE 1200mm DIAMETER
 Nov 2014 Rev 5
 OPSD 701.010

LOCATION PLAN

LEGEND

LIST OF DRAWINGS

- SG-01 (SITE GRADING PLAN)
- SS-01 (SITE SERVING PLAN)
- EC-01 (EROSION CONTROL PLAN)
- DD-01 (DETAIL DRAWINGS PLAN)

DESIGNED BY: RV **DATE: MAR 03, 2024** **CHECKED BY: NM**
DRAWN BY: RV **PROJECT No:** **APPROVED BY: NM**
SCALE: N.T.S. **DRAWING No:**

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DRIVEWAY DIMENSIONS

LAND USE	WIDTH (m)		RADIUS (m)	
	One-Way	Two-Way	min	max
Light Industrial, Commercial, and Apartment	4.5	7.5	7.2	12.0
Heavy Industrial	5.0	9.0	9.0	15.0

DETAIL A

PLAN

NOTES:

- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
 URBAN INDUSTRIAL, COMMERCIAL, AND APARTMENT ENTRANCES
 Nov 2018 Rev 2
 OPSD 350.010

1. Right angle bend

2. Tee connection

3. Three way junction

4. Four way junction

5. Straight through

6. Dead end

7. Wye connection

8. 45° bend

Section

MAXIMUM SIZE HOLE IN THE WALL IN PRECAST RISER SECTIONS

Maintenance Hole Diameter	No. 1-4		No. 5 and 6		No. 8		No. 7	
	Inlet Hole	Outlet Hole	Inlet Hole	Outlet Hole	Inlet Hole	Outlet Hole	Inlet Hole	Outlet Hole
1200	700	860	780	700	860	700	860	
1500	860	1220	960	860	1170	860	1170	
1800	1220	1485	1220	1220	1485	1220	1485	
2400	1485	2020	1760	1485	2020	1485	2020	
3000	1930	2450	2300	1930	2450	1930	2450	
3600	2470	3085	2730	2470	3085	2470	3085	

NOTES:

- Slopes shall be maintained from the outlet hole opening for top of benching.
- Concrete for benching shall be 30MPa.
- When benching is hand-finished, it shall be given wood float finish, channel shall be given steel trowel finish.
- Benching slope and height shall be as specified.
- When specified, maintenance holes that are 1200mm in diameter with a uniform channel for 200 or 250mm pipe may be pre-benched at the manufacturer with standardized benching slope and channel orientation.
- All dimensions are nominal.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
 MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES
 Nov 2014 Rev 4
 OPSD 701.021

PERSPECTIVE VIEW

PLAN

SECTION A-A

JOINT DETAIL

NOTE:

- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
 LIGHT-DUTY SILT FENCE BARRIER
 Nov 2021 Rev 3
 OPSD 219.110

GENERAL NOTE - SERVICING:

WATER:

FIRELINES:

- THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE SHALL APPLY IN ACCORDANCE WITH BY-LAW 07-06/AS AMENDED.
- ALL FIRE LINES MUST HAVE A SHUT OFF VALVE AT THE PROPERTY LINE.
- ALL TECHNICAL DETAILS, INSPECTION AND TESTING PERTAINING TO THE DESIGN, CONSTRUCTION AND COMMISSIONING OF THE FIRE LINE SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS AND THE FIRE CHIEF.

WATER METER:

- WATER METERS MUST BE INSTALLED IN ALL BUILDINGS PRIOR TO OCCUPANCY. WATER METERS MUST BE PURCHASED FROM THE TOWN. THE TOWN REQUIRES 72 HOURS NOTICE FOR INSTALLATION OF THE REMOTE READER AND/OR METER.

WATER SERVICE CONNECTION:

- GENERALLY THE DEPTH OF COVER SHALL NOT BE LESS THAN 1.70 METRES MEASURED IN A VERTICAL PLANE ABOVE THE PIPE FROM THE TOP OF THE PIPE TO THE FINISHED GROUND ELEVATION. HOWEVER, AT NO TIME SHOULD THE MINIMUM DEPTH OF COVER TO WATERMANS BE LESS THAN THE DEPTH OF FROST PENETRATION. IT WILL BE THE RESPONSIBILITY OF THE CONSULTANT TO JUSTIFY ANY REDUCTION IN THE DEPTH OF COVER LESS THAN 1.70 METRES BY SUBMITTING A REPORT OUTLINING THE REASONS FOR THE REDUCTION AND ALTERNATIVE FROST PROTECTION MEASURES TO BE TAKEN.
- ALL DOMESTIC WATER SERVICE CONNECTIONS SHALL HAVE MAINSTOPS INSTALLED WITH STAINLESS STEEL SERVICE SADDLE WITH DOUBLE STAINLESS STEEL BOLTS AND NUTS. MAINSTOP INSTALLED AT THE WATERMAIN EQUAL TO THE WATER SERVICE CONNECTION DIAMETER AND ALL CONNECTIONS TO BE COMPRESSION FITTINGS.
- ALL SERVICE CONNECTIONS SHALL HAVE CURB STOP AND BOX, STAINLESS STEEL ROD AND STAINLESS STEEL COTTER PIN. ALL CONNECTIONS TO BE COMPRESSION FITTINGS.

REMOVAL AND ABANDONING WATERMAIN AND SERVICES:

EXISTING WATERMAIN:

- PLUG ENDS OF ALL ABANDONED WATERMANS WITH CONCRETE. PLUG ALL TEES AND CROSSES WHERE THE ABANDONED MAIN CONNECTS TO A MAIN REMAINING IN SERVICE. REMOVE VALVE BOX AND BURY VALVE. REMOVE HYDRANTS FOR DISPOSAL OR SALVAGE FOR TOWN TO REUSE.

EXISTING WATER SERVICE:

- WATER SERVICES WHICH ARE BEING ABANDONED SHALL BE DETACHED AT THE MAIN. IF IT IS A TEE, THE TEE IS TO BE REMOVED AND A FILLER PIECE INSTALLED. IF IT IS A TAPPING VALVE AND VALVE IS IN GOOD CONDITION, VALVE CAN BE SHUT OFF AND SERVICE LINE DISCONNECTED AT MAINSTOP. REMOVAL OF CURB BOX AT PROPERTY LINE.

GENERAL NOTE - DRIVEWAY ENTRANCES:

THE FOLLOWING ARE THE MINIMUM REQUIREMENTS:

- RESIDENTIAL DRIVEWAY:
 - i) 50MM HL3 SURFACE COURSE
 - ii) 200MM GRANULAR 'A' BASE
- LIGHT INDUSTRIAL, COMMERCIAL AND APARTMENT DRIVEWAY:
 - i) 40MM HL3 SURFACE COURSE
 - ii) 50MM HL8 BASE COURSE
 - iii) 300MM GRANULAR 'A' BASE
- HEAVY INDUSTRIAL DRIVEWAY:
 - i) 40MM HL3 SURFACE COURSE
 - ii) 75MM HL8 BASE COURSE
 - iii) 375MM GRANULAR 'A' BASE
- THE MAXIMUM GRADE PERMISSIBLE FOR AN ACCESS DRIVEWAY, FROM THE SIDEWALK TO THE GARAGE SHALL BE 7%. THIS MAXIMUM GRADE IS NOT RECOMMENDED AND SHOULD BE EMPLOYED ONLY IN EXCEPTIONAL CASES WHERE PHYSICAL CONDITIONS PROHIBIT THE USE OF LESSER GRADES. THERE SHALL BE A MINIMUM GRADE OF 2% FROM THE STREET LINE TO THE CURB LINE.

SANITARY:

- THE CONNECTION TO THE MAIN SEWER SHALL BE MADE WITH AN APPROVED MANUFACTURED TEE OR APPROVED SADDLE. NO SERVICE CONNECTION OF A SIZE GREATER THAN HALF THE DIAMETER OF THE MAINLINE SEWER WILL BE CUT INTO THE MAIN. MANUFACTURED TEE TO BE INSTALLED.
- ALL SANITARY SERVICE CONNECTIONS SHALL HAVE A 100MM CLEANOUT "WYED" IN AT PROPERTY LINE WITH BURIED LOCATE BALL (OMNI BALL MARKER MODEL 162, GREEN) NEXT TO CAP. BURIED NO MORE THAN 150MM BELOW FINISHED GRADE.
- THE COLOUR OF THE SANITARY SERVICE CONNECTION PIPE WILL BE GREEN.
- UNDER NO CIRCUMSTANCES WILL ROOF LEADERS OR SUMP PUMP/FOUNDATION WEEPERS BE PERMITTED TO BE CONNECTED TO THE SANITARY SEWER.

STORM:

- ALL PIPE USED FOR STORM SEWER SHALL HAVE A SMOOTH INTERIOR WALL.
- THE COLOUR OF THE STORM SERVICE CONNECTION PIPE WILL BE WHITE.

STORM AND SANITARY CONNECTION: MANHOLES:

- ALL MANHOLES SHALL BE BENCHED AS PER OPSD 701.021.
- THE MAXIMUM DROP ACROSS A MANHOLE IS 0.90 METRES. IF THE DESIGN OF THE SEWER SYSTEM IS SUCH THAT THE DIFFERENCE IN ELEVATION BETWEEN THE MANHOLE INLET AND OUTLET WILL EXCEED 0.90 METRES, THEN A DROP STRUCTURE WILL BE REQUIRED.

ONTARIO PROVINCIAL STANDARD DRAWING
 URBAN INDUSTRIAL, COMMERCIAL, AND APARTMENT ENTRANCES
 Nov 2018 Rev 2
 OPSD 350.010

MAINTENANCE ACCESS POINTS SHALL BE MAINTAINED AND CONSTRUCTED AT THE EXPENSE OF THE DISCHARGER.

- EVERY MANHOLE OR ALTERNATIVE DEVICE OR FACILITY SHALL BE LOCATED ON THE PROPERTY OF THE OWNER OR OPERATOR OF THE PREMISES, AS CLOSE TO THE PROPERTY LINE AS POSSIBLE, UNLESS OTHERWISE APPROVED BY THE COMMISSIONER.

ONTARIO PROVINCIAL STANDARD DRAWING
 MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES
 Nov 2014 Rev 4
 OPSD 701.021

SANITARY:

- ALL PIPE USED FOR SANITARY SEWER SHALL HAVE A SMOOTH INTERIOR WALL.
- FOR SERVICE CONNECTIONS THE STANDARD DIMENSION RATIO OF THE PVC PIPE SHALL NOT EXCEED SDR 28.
- EXTERIOR "PROFILED" WALL POLYVINYL CHLORIDE OR POLYETHYLENE PIPE WILL NOT BE GENERALLY USED FOR SANITARY SEWERS, EXCEPT IN CERTAIN EXCEPTIONAL CIRCUMSTANCES, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNATE.

ONTARIO PROVINCIAL STANDARD DRAWING
 LIGHT-DUTY SILT FENCE BARRIER
 Nov 2021 Rev 3
 OPSD 219.110

DESIGNED BY: RV **DATE: MAR 03, 2024** **CHECKED BY: NM**
DRAWN BY: RV **PROJECT No:** **APPROVED BY: NM**
SCALE: N.T.S. **DRAWING No:**

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DETAILED DRAWINGS

MIXED USE DEVELOPMENT
 4933 VICTORIA AVENUE NORTH
 LINCOLN ONTARIO

150 BERMUNDSY ROAD, TORONTO, ONTARIO M4A 1Y1

DESIGNED BY: RV **DATE: MAR 03, 2024** **CHECKED BY: NM**
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