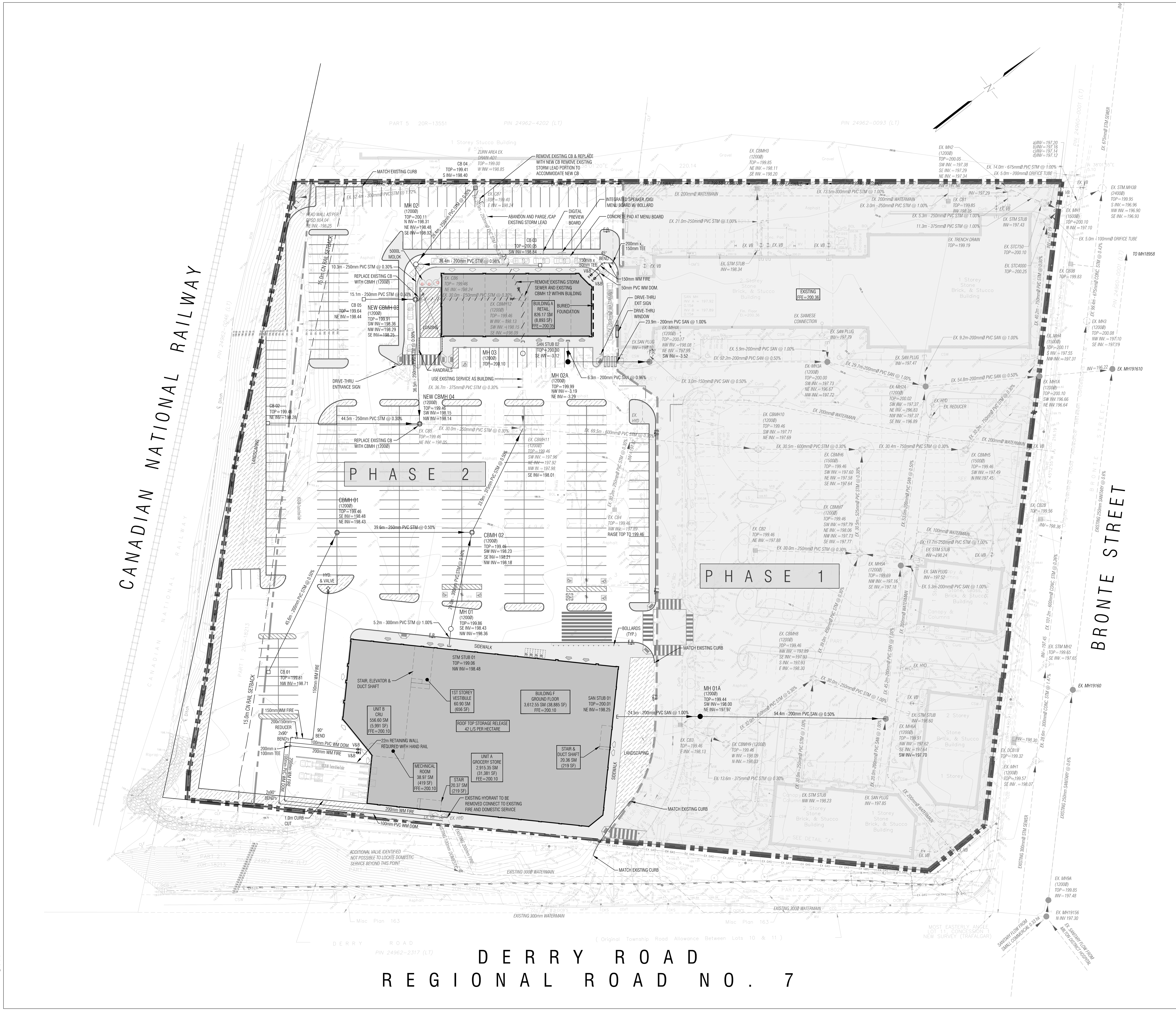


GENERAL NOTES:

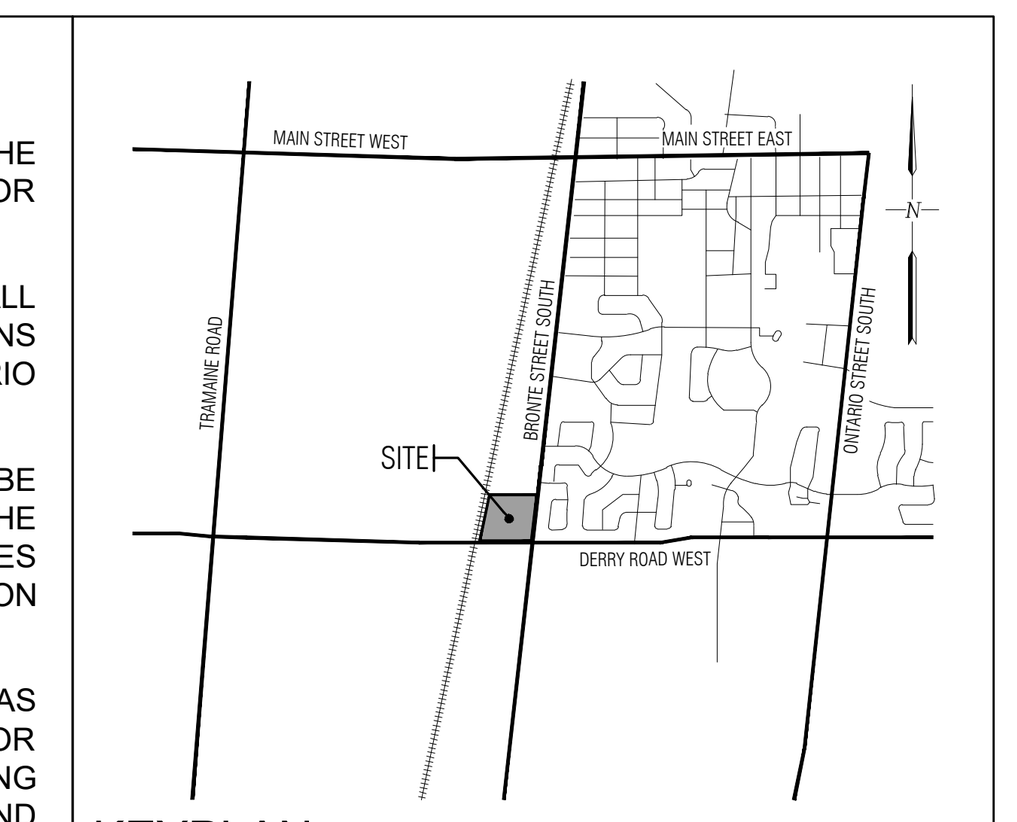
1. ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
2. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE TOWN OF MILTON, REGION OF HALTON AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
4. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFYING THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
5. ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.

STORM AND SANITARY:

1. MANHOLES SHALL BE AS PER OPSD 701.010 AND OPSD 701.011; FRAMES AND COVERS SHALL BE AS PER OPSD 401.010.
2. SINGLE CATCH BASINS SHALL BE AS PER OPSD 705.010, WITH FRAMES AND COVERS AS PER OPSD 400.020. DOUBLE CATCH BASINS SHALL BE AS PER OPSD 705.020.
3. CONCRETE PIPE SEWER BEDDING SHALL BE AS PER OPSD 802.030. PVC PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSD 802.030 TO TOP OF SEWER. NATIVE BACKFILL TO BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY WITH A MINIMUM 300mm SAND COVER OVER PIPE.
4. ALL STORM SEWER PIPES UP TO 450mmØ SHALL BE PVC SDR-35 OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES 525mmØ AND LARGER SHALL BE CONCRETE AND EQUAL TO C.S.A. SPECIFICATIONS A257.2 REINFORCED CLASSES AS SPECIFIED (65-D, 100-D, 140-D.) OR LATEST AMENDMENT UNLESS OTHERWISE SPECIFIED.
5. ALL MANHOLE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY,
6. ALL CATCH BASINS AND CATCH BASIN MANHOLES ARE TO INCLUDE SUBDRAIN TREATMENT AS PER DETAIL ON THIS DRAWING.
7. UNLESS NOTED OTHERWISE, CATCH BASIN LEADS SHALL BE 250mmØ AT MINIMUM 1.00% SLOPE
8. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT AND A DIGITAL COPY IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.

WATERMAINS:

1. WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CAN3 B137.3-M1986 WITH GASKETED BELL END CM #14 AWG SOLID COPPER TRACER WIRE.
2. WATERMAINS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 300mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING, ALL WATERMAINS AND SERVICES SHALL HAVE 1.80m MINIMUM COVER
3. BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
4. ALL WATERMAIN HORIZONTAL AND VERTICAL BENDS, JOINTS AND PLUGS TO BE MECHANICALLY RESTRAINED. THRUST BLOCKS/MECHANICAL RESTRAINERS MUST BE INSTALLED ON ALL WATERMAIN BENDS. TEES, AND PLUGS AS PER LOCAL MUNICIPAL STANDARDS.
5. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
6. HYDRANT AND VALVE TO BE AS PER OPSD 1105.010.
7. ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
8. BUILDING SERVICE VALVES TO BE 3.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12m BACK FROM STUB.
9. PROVISIONS FOR FLUSHING WATERMAINS MUST BE PROVIDED WITH A MINIMUM 50mm OUTLET FOR MAINS 100mm AND LARGER. FLUSHING POINTS MATCHING THE SIZE OF THE PIPE MUST BE PROVIDED AT THE END OF EACH COPPER MAIN. FIRE MAIN FLUSHING OUTLETS TO BE 100mm DIAMETER MINIMUM OR A HYDRANT. FLUSHING POINTS MUST BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN.
10. ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH REGION OF PEEL STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
11. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION AS PER REGION OF PEEL STANDARDS AND SPECIFICATIONS.
12. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS,
13. WATERMAIN AND/OR WATER SERVICE MATERIALS 100mm (4") AND LARGER MUST BE PVC SDR-18 CLASS 150. SIZE 50mm (2") AND SMALLER MUST BE COPPER TYPE 'K'.
14. WATERMAINS AND / OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7m (5' 6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2m (4") FROM THEMSELVES AND ALL OTHER UTILITIES.
15. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50mm (2") OUTLET ON 100mm (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END. THE SAME SIZE AS THE LINE, THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100mm (4") DIAMETER MINIMUM ON A HYDRANT.
16. ALL CURB STOPS TO BE 3.0m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
17. HYDRANT AND VALVE SET TO REGION STANDARD 1 - 6-1 DIMENSION A AND B, 0.7m (2') AND 0.9m (3') AND TO HAVE PUMPER NOZZLE.
18. WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN, COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
19. WATERMAINS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3m (12") OVER / 0.5m (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
20. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
21. ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.



KEYPLAN:
N.T.S.

LEGEND:

- CONSTRUCTION LIMIT
- PROPERTY BOUNDARY
- BURIED FOUNDATION
- EXPOSED FOUNDATION
- BUILDING ENTRANCE
- OIL GRIT SEPARATOR
- HEADWALL
- VALVE AND BOX
- HYDRANT AND VALVE
- SIAMESE CONNECTION
- WATER METER
- BACKFLOW PREVENTOR
- DETECTOR CHECK VALVE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN MANHOLE
- CATCH BASIN/DOUBLE CATCH BASIN
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER — EX. SAN
- EXISTING STORM SEWER — EX. STM
- EXISTING WATERMAIN — EX.WM
- EXISTING SLOPES — 1.00%
- PROPOSED SLOPES — 1.00%
- INTERCEPTOR SWALE
- PROPOSED GROUND ELEVATION — × 99.20
- TOP OF CURB ELEVATION — × 99.20 TC
- EXISTING ELEVATION — × 99.20 EX
- PROPOSED OVERLAND FLOW ROUTE
- EMBANKMENT
- EXISTING OVERLAND FLOW ROUTE
- EXISTING CONTOURS — 331.25
- PONDING AREA — 199.74
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LANDSCAPE AREA

SITE PLAN PREPARED BY: GREYSTONE ENGINEERING

TOPOGRAPHIC & LEGAL: PREPARED BY: CUNNINGHAM McCONNEL LIMITED COMPLETED ON MAY 27TH 2025.

COORDINATES:

CITY BENCHMARK: ELEVATIONS ARE GEODETIC AND HAVE BEEN DERIVED BASED ON THE TOPNET NETWORK GPS SYSTEM.

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LICENSED PROFESSIONAL ENGINEER T. M. RICKETTS 90436981 JUN. 04, 2026 PROVINCE OF ONTARIO

Number	Issued/Revision	Date	Auth.
1	ZBA SUBMISSION	09/25/25	TR
2	ZBA RE-SUBMISSION	06/04/26	TR

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Client: FIRST CAPITAL

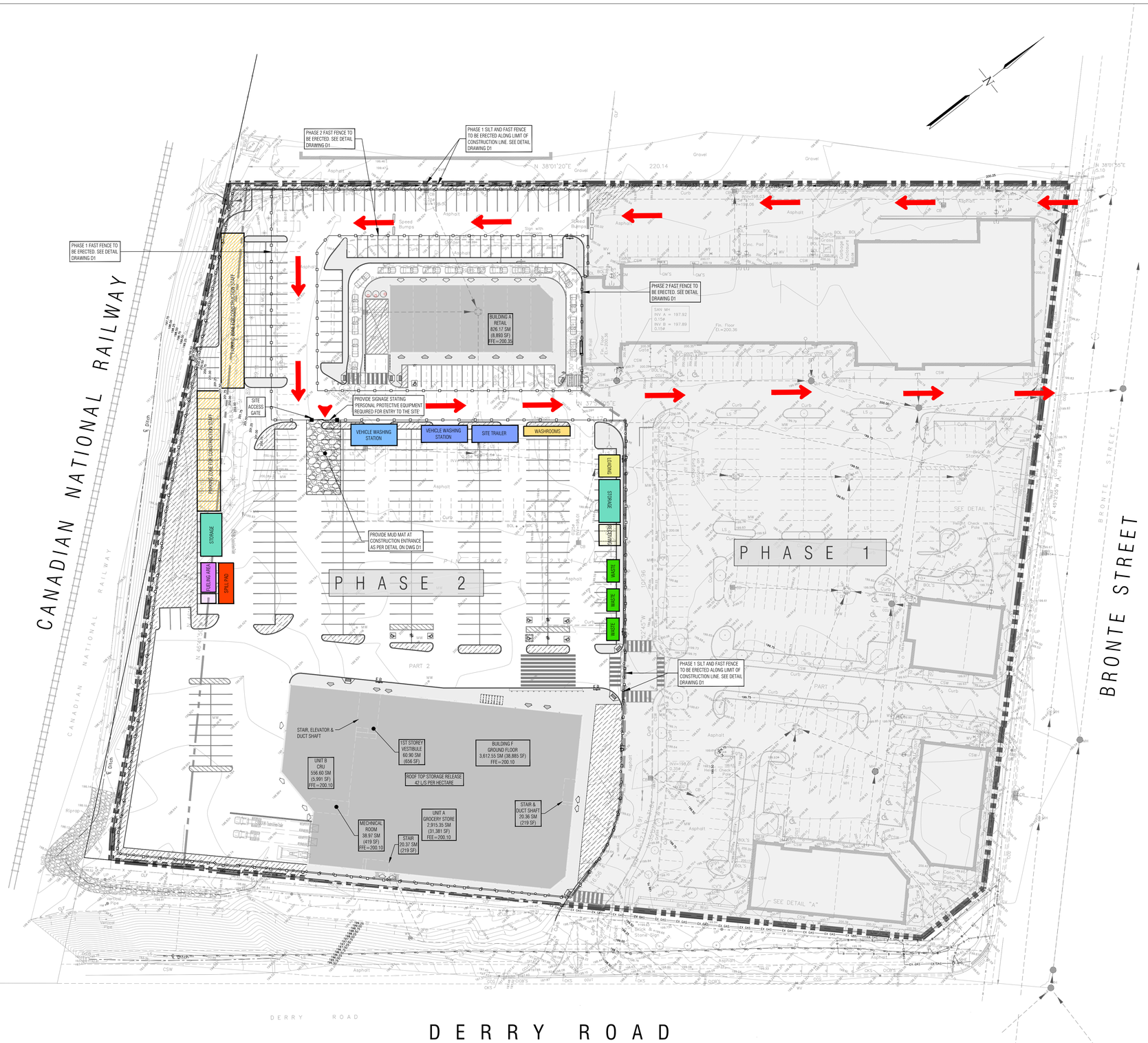
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SERVICING PLAN

DERRY HEIGHTS
COMMERCIAL DEVELOPMENT
MILTON, ON

Drawn By:	Checked By:	Scale:	Drawing No.:
NG	TR	1:500	S1
Date (yy.mm.dd): 2025-07-31	Job No.: 25-201	Revision No.:	

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GENERAL NOTES:

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2. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF TORONTO AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
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5. ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.

EROSION:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. ADDITIONAL SILT FENCING SHOULD BE AVAILABLE IN CASE IMMEDIATE REPAIR IS REQUIRED.
3. CONTRACTOR TO STABILIZE THE SITE AS SOON AS POSSIBLE BY REESTABLISHING VEGETATIVE GROUND COVER AND AVOIDING BARE SOIL AREAS. ALL AREAS (INCLUDING STOCKPILES) WHERE SITE IMPROVEMENTS ARE NOT EXPECTED TO OCCUR IMMEDIATELY SHALL BE REVEGETATED WITH 100mm OF TOPSOIL AND HYDROSEEDED.
4. ALL DRAINAGE WORKS REQUIRE EROSION / SEDIMENT CONTROL SATISFACTORY TO THE APPROVAL AGENCIES DURING CONSTRUCTION PERIOD AND MUST BE MONITORED AND MAINTAINED ON A REGULAR BASIS TO ENSURE MINIMIZED SILT MIGRATION OFF-SITE.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED AND MAINTAINED ON A REGULAR BASIS AND INSPECTED AFTER EVERY RAINFALL.



KEYPLAN:
N.T.S.

LEGEND:

- CONSTRUCTION LIMIT
- PROPERTY BOUNDARY
- SITE ENTRANCE
- TRAFFIC ROUTE
- SITE OFFICE/SECONDARY TRAILER
- VEHICLE WASHING STATION
- WASTE/RECYCLING BINS
- WASHROOM
- PARKING ZONE FOR CONSTRUCTION STAFF
- MATERIAL STORAGE
- MATERIAL RECEIVING
- MATERIAL LOADING
- FILTER GALLERY/SPILL PAD
- FUEL AREA
- FUEL STORAGE
- MUDMAT CONSTRUCTION ACCESS PAD
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER — EX.SAN
- EXISTING STORM SEWER — EX.STM
- EXISTING WATERMAIN — EX.WM

SITE PLAN PREPARED BY: GREYSTONE ENGINEERING

TOPOGRAPHIC & LEGAL: PREPARED BY: CUNNINGHAM McCONNEL LIMITED COMPLETED ON MAY 27TH 2025.

COORDINATES:

CITY BENCHMARK: ELEVATIONS ARE GEODETIC AND HAVE BEEN DERIVED BASED ON THE TOPNET NETWORK GPS SYSTEM.

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LICENSED PROFESSIONAL ENGINEER
T. M. RICKETTS
90436981
JAN. 04, 2026
PROVINCE OF ONTARIO

Number	Issued/Revision	Date	Auth.
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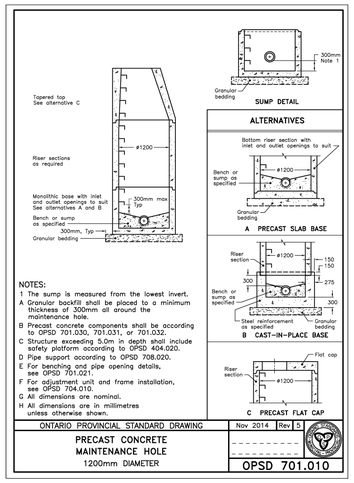
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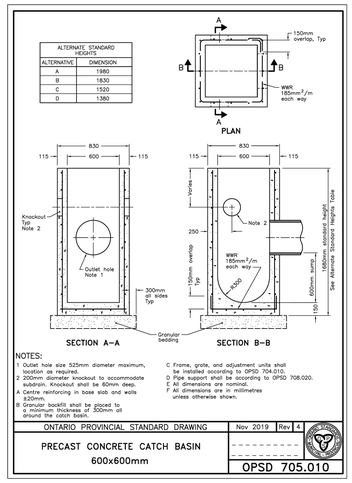
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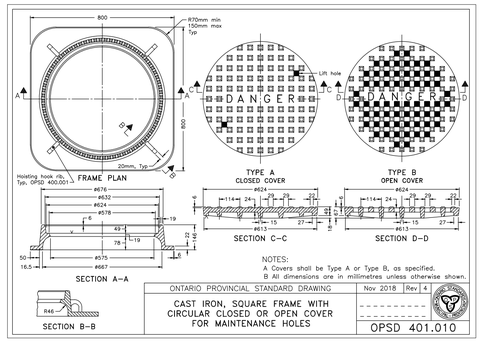
CONSTRUCTION MANAGEMENT PLAN

DERRY HEIGHTS
COMMERCIAL DEVELOPMENT
MILTON, ON

Drawn By:	Checked By:	Scale:	Drawing No.:
NG	TR	1:500	CM1
Date (yy.mm.dd):	Job No.:	Revision No.:	
2025-07-31	25-201		

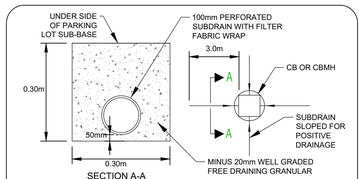




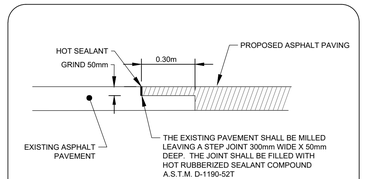




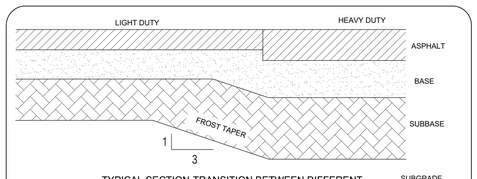
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N.T.S.



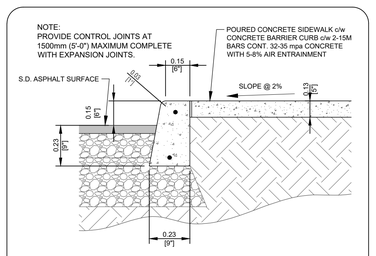
SUBDRAIN DETAIL
N.T.S.



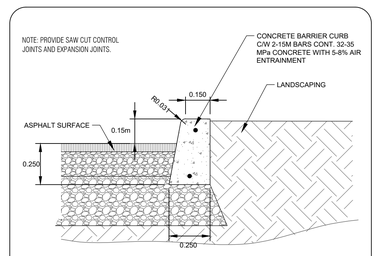
MEDIAN/STEP JOINT DETAIL
N.T.S.



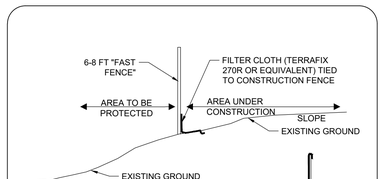
TYPICAL SECTION-TRANSITION BETWEEN DIFFERENT PAVEMENT STRUCTURES
N.T.S.



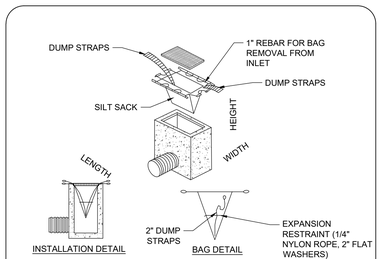
SIDEWALK CURB DETAIL
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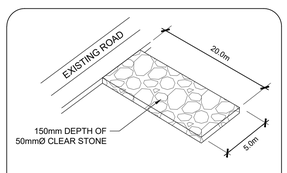
BARRIER CURB DETAIL
N.T.S.



SILT/CONSTRUCTION FENCE DETAIL
N.T.S.



INLET SEDIMENT CONTROL DEVICE DETAIL
N.T.S.



MUD MAT CONSTRUCTIION ACCESS DETAIL
N.T.S.

SITE PLAN PREPARED BY: GREYSTONE ENGINEERING

TOPOGRAPHIC & LEGAL: PREPARED BY: CUNNINGHAM McCONNEL LIMITED COMPLETED ON MAY 27TH 2025.

COORDINATES:

CITY BENCHMARK: ELEVATIONS ARE GEODETIC AND HAVE BEEN DERIVED BASED ON THE TOPNET NETWORK GPS SYSTEM.

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JUN. 04, 2026
PROVINCE OF ONTARIO

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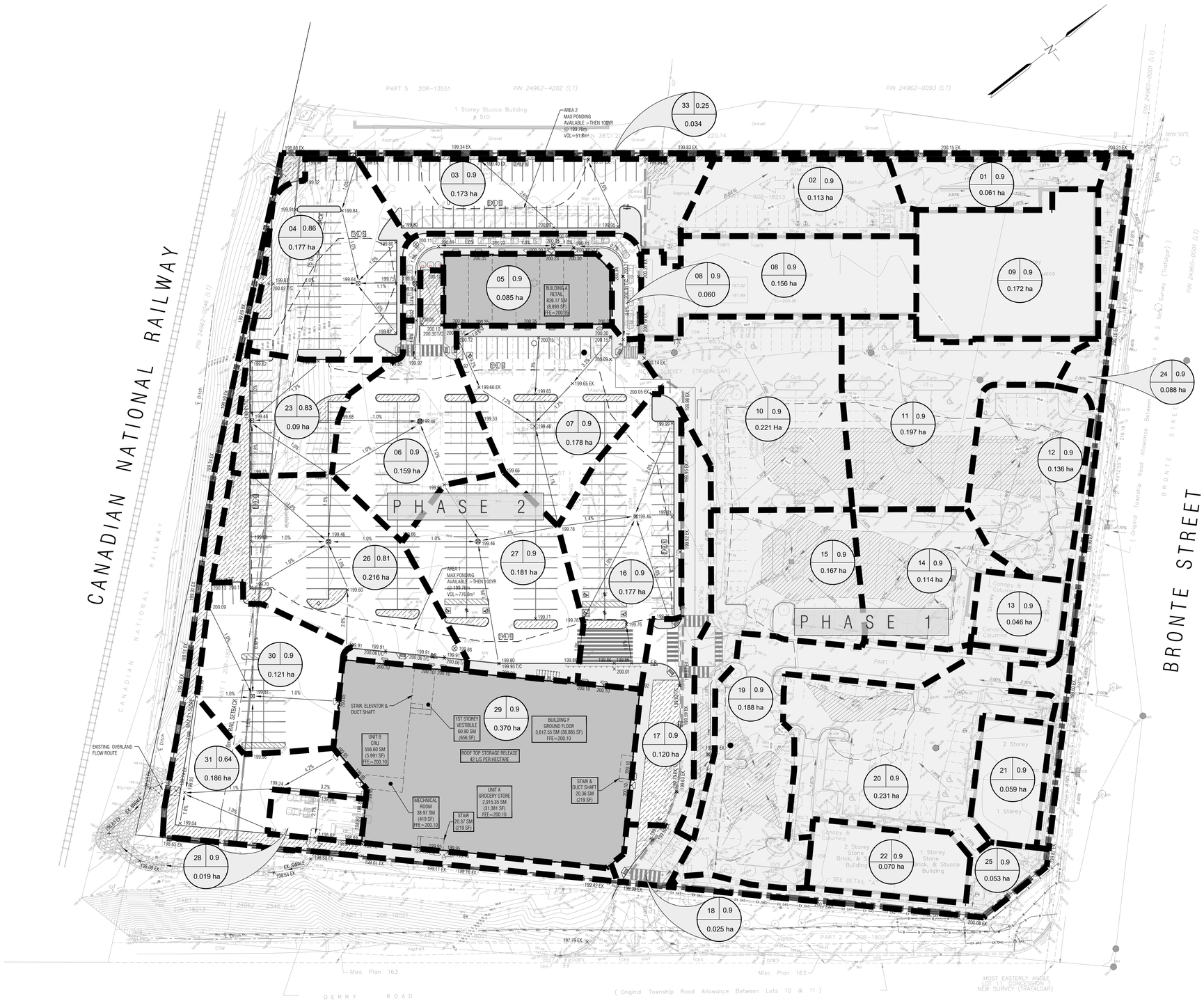
Drawing Title:

DETAIL PLAN

DERRY HEIGHTS
COMMERCIAL DEVELOPMENT
MILTON, ON

Drawn By:	Checked By:	Scale:	Drawing No.:
NG	TR	N.T.S	D1
Date (yy.mm.dd): 2025-07-31	Job No.: 25-201	Revision No.:	

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DRAINAGE AREAS		
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3	0.9	0.173
4	0.9	0.177
5	0.9	0.085
6	0.9	0.159
7	0.9	0.178
8	0.9	0.156
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10	0.9	0.221
11	0.9	0.197
12	0.9	0.136
13	0.9	0.046
14	0.9	0.114
15	0.9	0.167
16	0.9	0.177
17	0.9	0.12
18	0.9	0.025
19	0.9	0.188
20	0.9	0.231
21	0.9	0.059
22	0.9	0.07
23	0.83	0.09
24	0.9	0.088
25	0.9	0.053
26	0.9	0.210
27	0.9	0.181
28	0.9	0.029
29	0.9	0.362
30	0.9	0.130
31	0.64	0.182
32	0.9	0.060
33	0.25	0.034
Total	**0.88**	**4.444**



KEYPLAN:
N.T.S.

LEGEND:

- LIMIT OF CONSTRUCTION
- PROPERTY BOUNDARY
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN MANHOLE
- CATCH BASIN/DOUBLE CATCH BASIN
- PROPOSED SLOPES 1.00%
- EXISTING SLOPES 1.00%
- INTERCEPTOR SWALE
- PROPOSED GROUND ELEVATION × 99.20
- TOP OF CURB ELEVATION × 99.20 TC
- EXISTING ELEVATION × 99.20 EX
- PROPOSED OVERLAND FLOW ROUTE
- EXISTING OVERLAND FLOW ROUTE
- EXISTING PONDING AREA
- DRAINAGE AREA
- RUN OFF COEFFICIENT
- AREA #
- AREA (ha)

SITE PLAN PREPARED BY: GREYSTONE ENGINEERING

TOPOGRAPHIC & LEGAL: PREPARED BY: CUNNINGHAM McCONNEL LIMITED COMPLETED ON MAY 27TH 2025.

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LICENSED PROFESSIONAL ENGINEER
T. M. RICKETTS
90458981
JUL 04, 2026
PROVINCE OF ONTARIO

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1	ZBA SUBMISSION	09/25/25	TR
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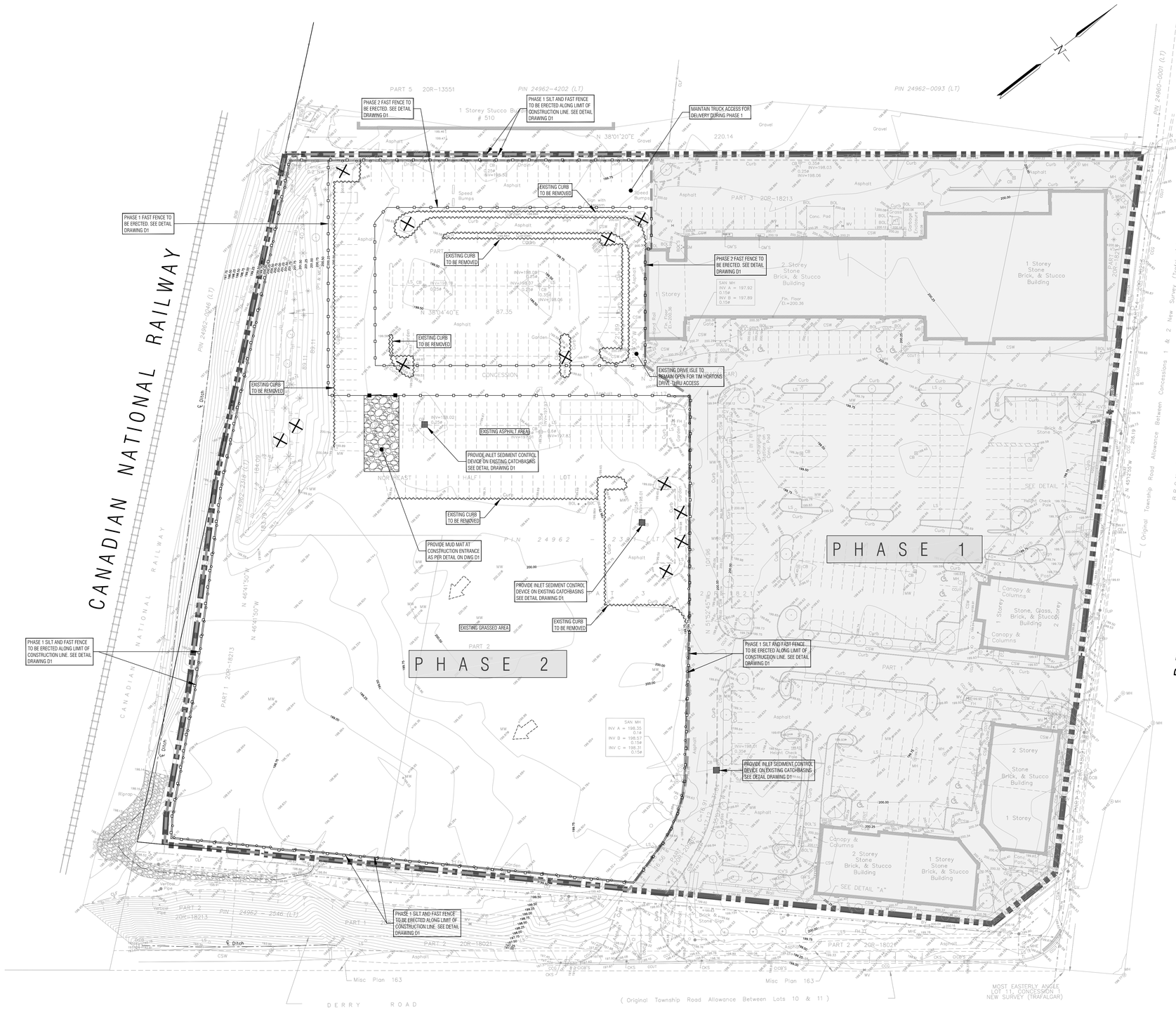
Drawing Title:

DRAINAGE PLAN

DERRY HEIGHTS
COMMERCIAL DEVELOPMENT
MILTON, ON

Drawn By:	Checked By:	Scale:	Drawing No.:
NG	TR		DR1
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EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONTROL MEASURES MUST CORRESPOND TO THE LATEST EROSION AND SEDIMENT CONTROL STANDARDS PROVIDED BY THE TOWN OF MILTON AND THE REGION OF HALTON. STANDARDS PROVIDED IN THE "EROSION & SEDIMENT CONTROL GUIDELINES FOR URBAN CONSTRUCTION" DECEMBER 2006 SHALL GOVERN WHERE NO OTHER STANDARD OR SPECIFICATION IS PROVIDED BY THE LOCAL CONCERNED AUTHORITIES.
2. SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
3. SEDIMENT BARRIERS, CHECK DAMS, AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL AREA ARE STABILIZED.
5. IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.
6. THE SITE WILL BE WET DOWN IF NECESSARY TO CONTROL DUST.
7. ALL CONSTRUCTION EQUIPMENT MUST BE PARKED ON-SITE.
8. ALL CONSTRUCTION ACTIVITY SHALL COMPLY WITH THE TOWN OF MILTON NOISE BYLAW.
9. SEDIMENT CONTROL FENCE TO BE AS PER DETAIL ON DWG. D1.
10. STONE PAD CONSTRUCTION ENTRANCE TO BE AS PER TYPICAL MUD MAT DETAIL PROVIDED ON DWG. D1.
11. CONTRACTOR SHALL DETERMINE LOCATION OF CONSTRUCTION ENTRANCE IN CONSULTATION WITH THE CITY INSPECTOR. ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM TEMPORARY CONSTRUCTION ACCESS.
12. ALL TOPSOIL STOCKPILES (IF REQUIRED) TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING. CONTRACTOR SHALL DETERMINE LOCATION OF STOCKPILES IN CONSULTATION WITH THE CITY INSPECTOR.
13. FILTER FABRIC TO BE PLACED UNDER GRATES ON ALL CATCHBASINS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CURBS ARE CONSTRUCTED AND THE BOULEVARDS ARE SODDED. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 270R OR APPROVED EQUIVALENT.
14. STREET SWEEPING, CATCH BASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE TOWN/REGION.
15. CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY DITCHES AND OVERLAND FLOW PATHS DURING CONSTRUCTION ALONG ALL PROPERTY LINES (LIMITS OF CONSTRUCTION) WITH POSITIVE SLOPE TOWARDS THE SAFE OUTLET LOCATION. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING THESE DITCHES IN PROPER WORKING CONDITION AT ALL TIMES DURING CONSTRUCTION TO RESTRICT RUNOFF FROM ENTERING INTO THE ADJOINING PROPERTIES.
16. PUMPING OF BUILDING EXCAVATION (IF REQUIRED) SHALL REMAIN ON SITE AND INCLUDE A FILTER SOCK AT THE PUMP OUTLET.



KEYPLAN:
N.T.S.

LEGEND:

- CONSTRUCTION LIMIT
- PROPERTY BOUNDARY
- SILT FENCE
- CONSTRUCTION FENCE
- MUDMAT CONSTRUCTION ACCESS PAD
- SEDIMENT CONTROL DEVICE
- PROPOSED OVERLAND FLOW ROUTE
- EXISTING OVERLAND FLOW ROUTE
- TEMPORARY ESC POND
- INTERCEPTOR SWALE
- EXISTING TREES/LANDSCAPING TO BE REMOVED
- EXISTING CONTOURS
- CURB REMOVAL

SITE PLAN PREPARED BY: GREYSTONE ENGINEERING

TOPOGRAPHIC & LEGAL: PREPARED BY: CUNNINGHAM McCONNEL LIMITED COMPLETED ON MAY 27TH 2025.

COORDINATES:

CITY BENCHMARK: ELEVATIONS ARE GEODETIC AND HAVE BEEN DERIVED BASED ON THE TOPNET NETWORK GPS SYSTEM.

NOTES:
1. This drawing is the exclusive property of Greystone Engineering Inc. The reproduction of any portion of this drawing without the express written permission is prohibited.
2. The contractor shall verify all dimensions, levels and datums on site and report any discrepancies or omissions to this office prior to construction.
3. This drawing is to be read and understood in conjunction with all other plans and documents prepared for this project.

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JUL 04, 2025
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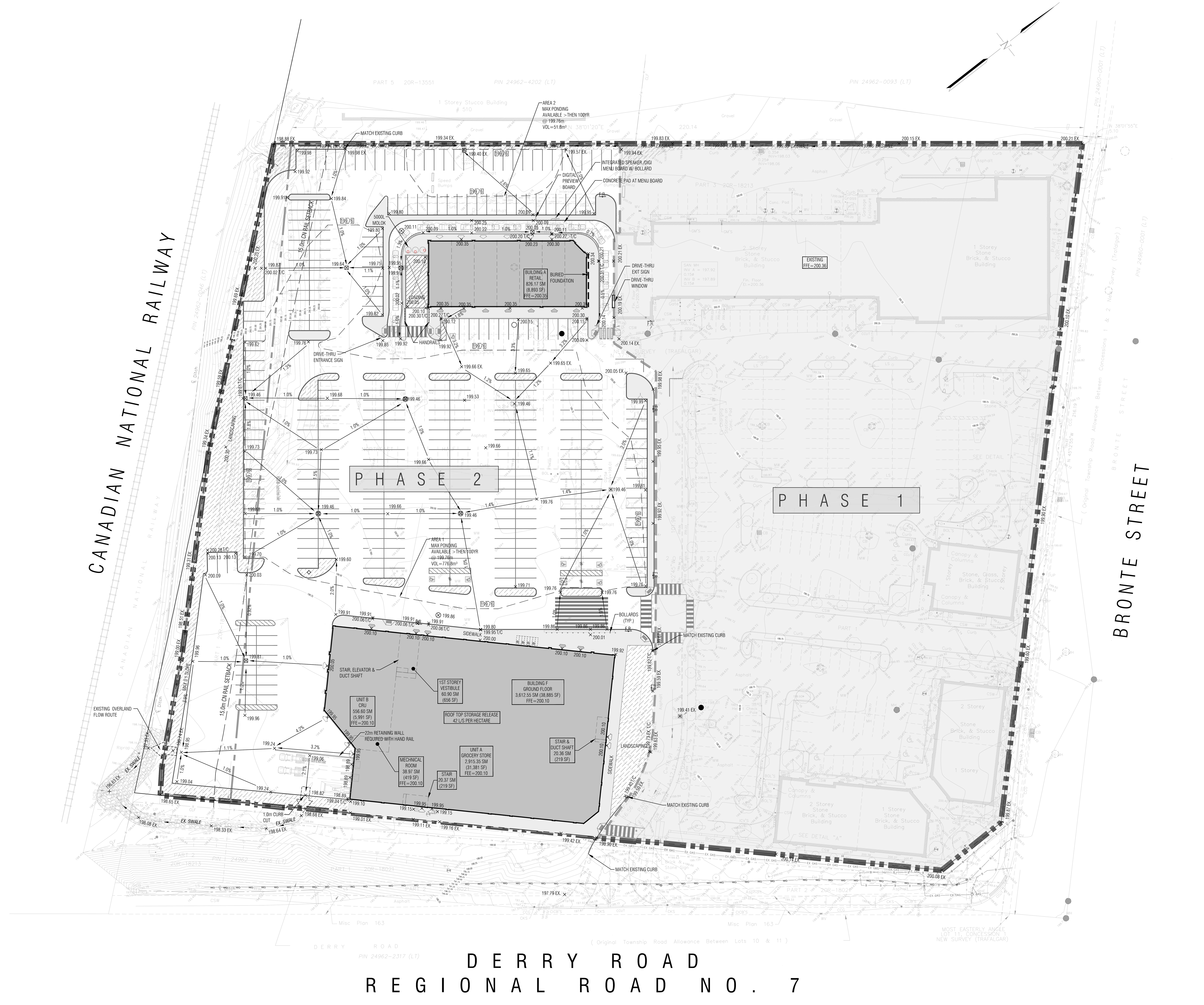
Drawing Title:

EROSION & SEDIMENT CONTROL PLAN

DERRY HEIGHTS
COMMERCIAL DEVELOPMENT
MILTON, ON

Drawn By:	Checked By:	Scale:	Drawing No.:
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GENERAL NOTES:

1. ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
2. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE TOWN OF MILTON, REGION OF HALTON AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
4. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFYING THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
5. ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.

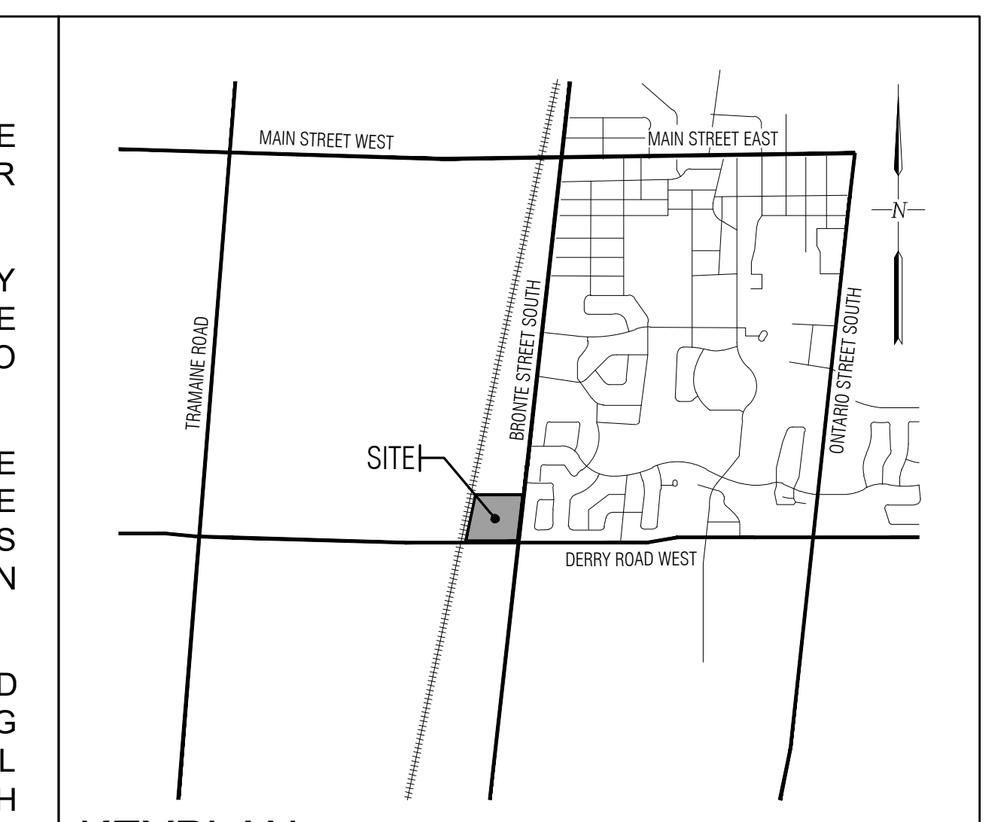
SITE GRADING:

1. ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
2. ALL GRANULAR BASE AND SUB-BASE MATERIALS SHALL BE GRADED AND COMPACTED TO 98% STANDARD PROCTOR DENSITY, FREE OF DEPRESSIONS.
3. THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED OF THE MINIMUM THICKNESSES OF MATERIALS AS PER THE GEOTECHNICAL REPORT AND THE CITY OF XXXXXX STANDARDS, OR A MINIMUM OF THE FOLLOWING:

   CAR PARK AREA (LIGHT DUTY ASPHALT)
   40mm HL3 ASPHALTIC CONCRETE
   50mm HL4 ASPHALTIC CONCRETE
   150mm - GRANULAR 'A' BASE
   200mm - GRANULAR 'B' TYPE II

   FIRE ROUTE/TRUCK ENTRANCE (HEAVY DUTY ASPHALT)
   40mm HL3 ASPHALTIC CONCRETE
   75mm HL4 ASPHALTIC CONCRETE
   150mm - GRANULAR 'A' BASE
   300mm - GRANULAR 'B' TYPE II

   CONCRETE IN LOADING DOCK AREA (RIGID)
   200mm CONCRETE
   150mm - GRANULAR 'A' BASE
   200mm - GRANULAR 'B' TYPE II
4. PROVIDE SUBDRAINS, MINIMUM LENGTH OF 3.0m EXTENDING FROM ALL CATCHBASINS AND CATCHBASIN MANHOLES TO DRAIN THE GRANULAR SUB-BASE LAYER AS PER DETAIL ON DRAWING D1.
5. ALL BARRIER CURB WITHIN THE SITE TO BE CONSTRUCTED AS PER DETAIL ON DRAWING D1, UNLESS OTHERWISE SPECIFIED.
6. TRENCH BACKFILL WITHIN THE SITE TO BE CONSTRUCTED AS PER DETAIL ON DRAWING D1, UNLESS OTHERWISE SPECIFIED.
7. FROST SLABS ARE REQUIRED AT ALL DOOR LOCATIONS WHERE PROPOSED OUTSIDE GRADE IS FLUSH WITH FINISHED FLOOR ELEVATION.
8. ALL WORK SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF CITY ROAD OCCUPANCY PERMIT.
9. INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMAINS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED BY THE MUNICIPALITY.
10. REFER TO SITE PLAN FOR DIMENSIONS AND DETAILS.
11. STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT AS PER DETAIL ON DRAWING D1. ALL JOINTS MUST BE SEALED AS PER DETAIL.
12. TRANSITIONS WITHIN THE SUBGRADE WITHIN 1.2m FROM THE TOP OF PAVEMENT SHOULD INCLUDE 3H:1V TRANSITIONS AS PER DETAIL ON DRAWING D1.
13. EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
14. ALL PAVEMENT MARKING, LINE PAINTING, DIRECTIONAL LINES/ARROWS ETC, SHALL BE PLACED IN ACCORDANCE WITH THE ARCHITECTURAL SITE PLAN OR THE OWNER'S TRAFFIC ENGINEERING CONSULTANT'S DRAWINGS. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT IN ACCORDANCE WITH OPSS 712.
15. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.



KEYPLAN:
N.T.S.

LEGEND:

CONSTRUCTION LIMIT
PROPERTY BOUNDARY
BURIED FOUNDATION
EXPOSED FOUNDATION
BUILDING ENTRANCE
OIL GRIT SEPARATOR
HEADWALL
VALVE AND BOX
HYDRANT AND VALVE
SIAMESE CONNECTION
WATER METER
BACKFLOW PREVENTOR
DETECTOR CHECK VALVE
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN MANHOLE
CATCH BASIN/DOUBLE CATCH BASIN
PROPOSED WATERMAIN
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING CATCH BASIN
EXISTING SANITARY SEWER — EX. SAN
EXISTING STORM SEWER — EX. STM
EXISTING WATERMAIN — EX.WM
EXISTING SLOPES — 1.00%
PROPOSED SLOPES — 1.00%
INTERCEPTOR SWALE
PROPOSED GROUND ELEVATION — × 99.20
TOP OF CURB ELEVATION — × 99.20 TC
EXISTING ELEVATION — × 99.20 EX
PROPOSED OVERLAND FLOW ROUTE
EMBANKMENT
EXISTING OVERLAND FLOW ROUTE
EXISTING CONTOURS — 331.25
PONDING AREA — 199.74
PROPOSED HEAVY DUTY ASPHALT
PROPOSED LANDSCAPE AREA

SITE PLAN PREPARED BY: GREYSTONE ENGINEERING

TOPOGRAPHIC & LEGAL: PREPARED BY: CUNNINGHAM McCONNEL LIMITED COMPLETED ON MAY 27TH 2025.

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