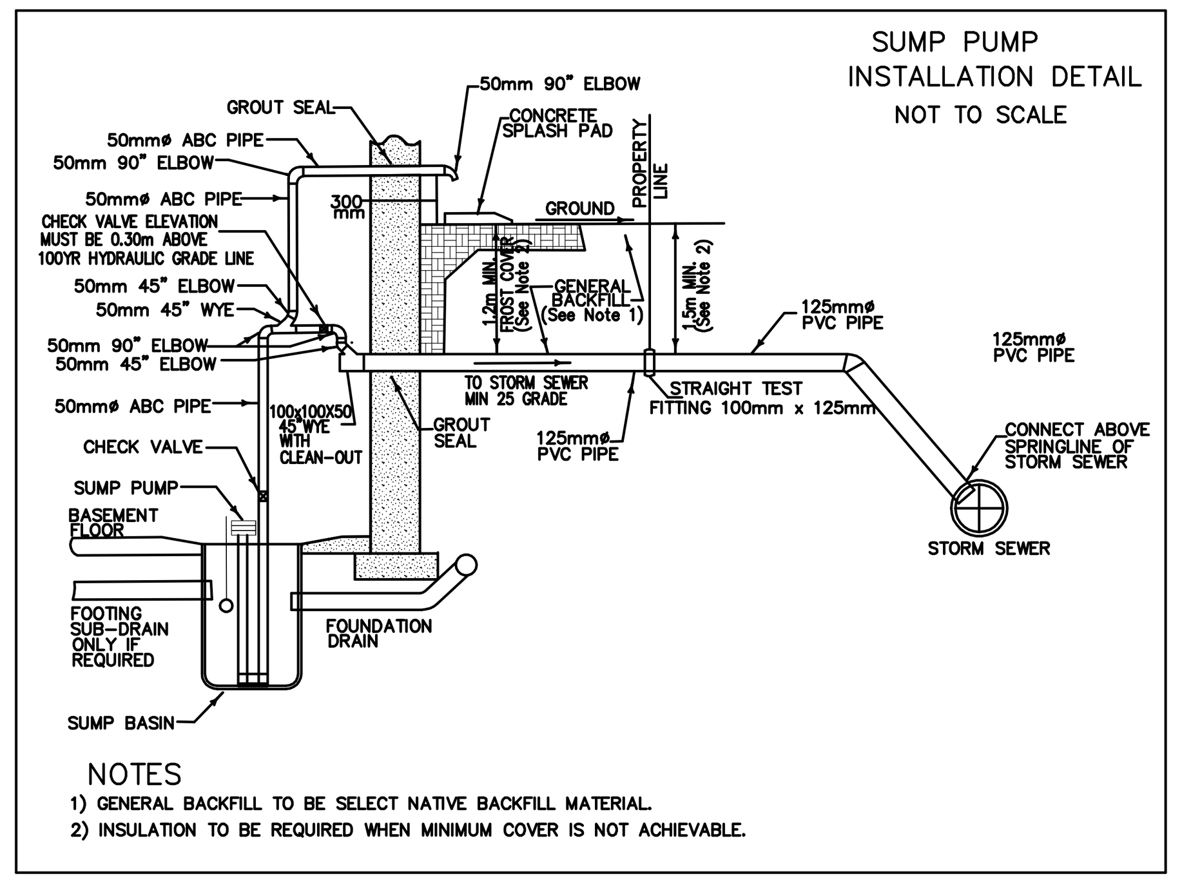
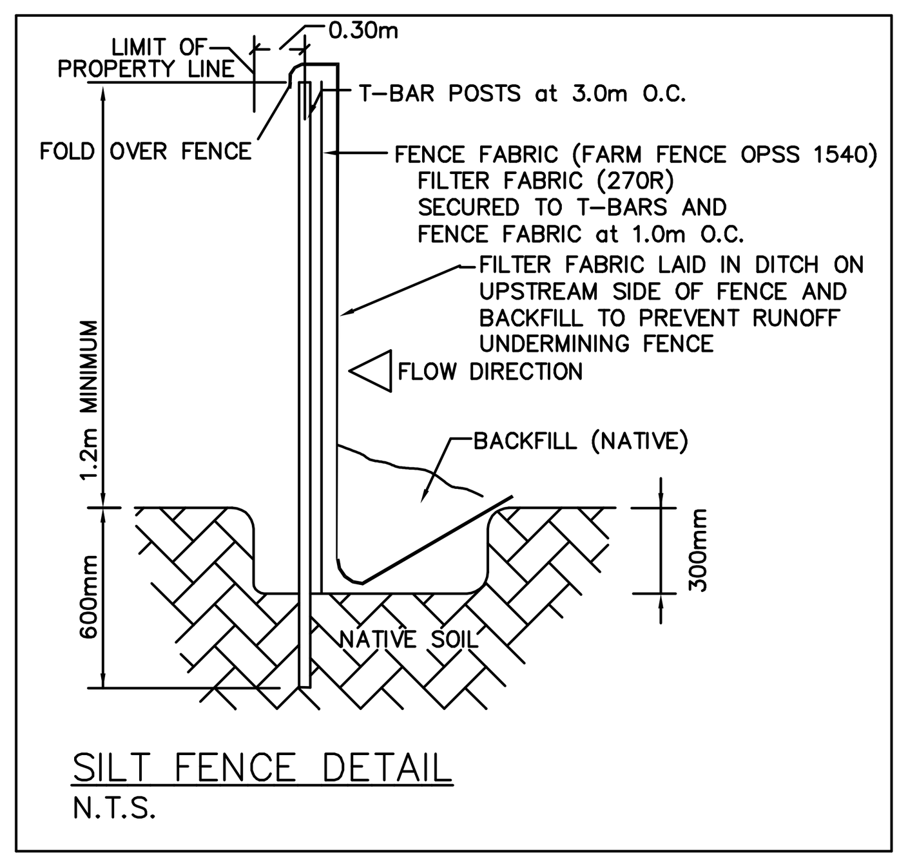
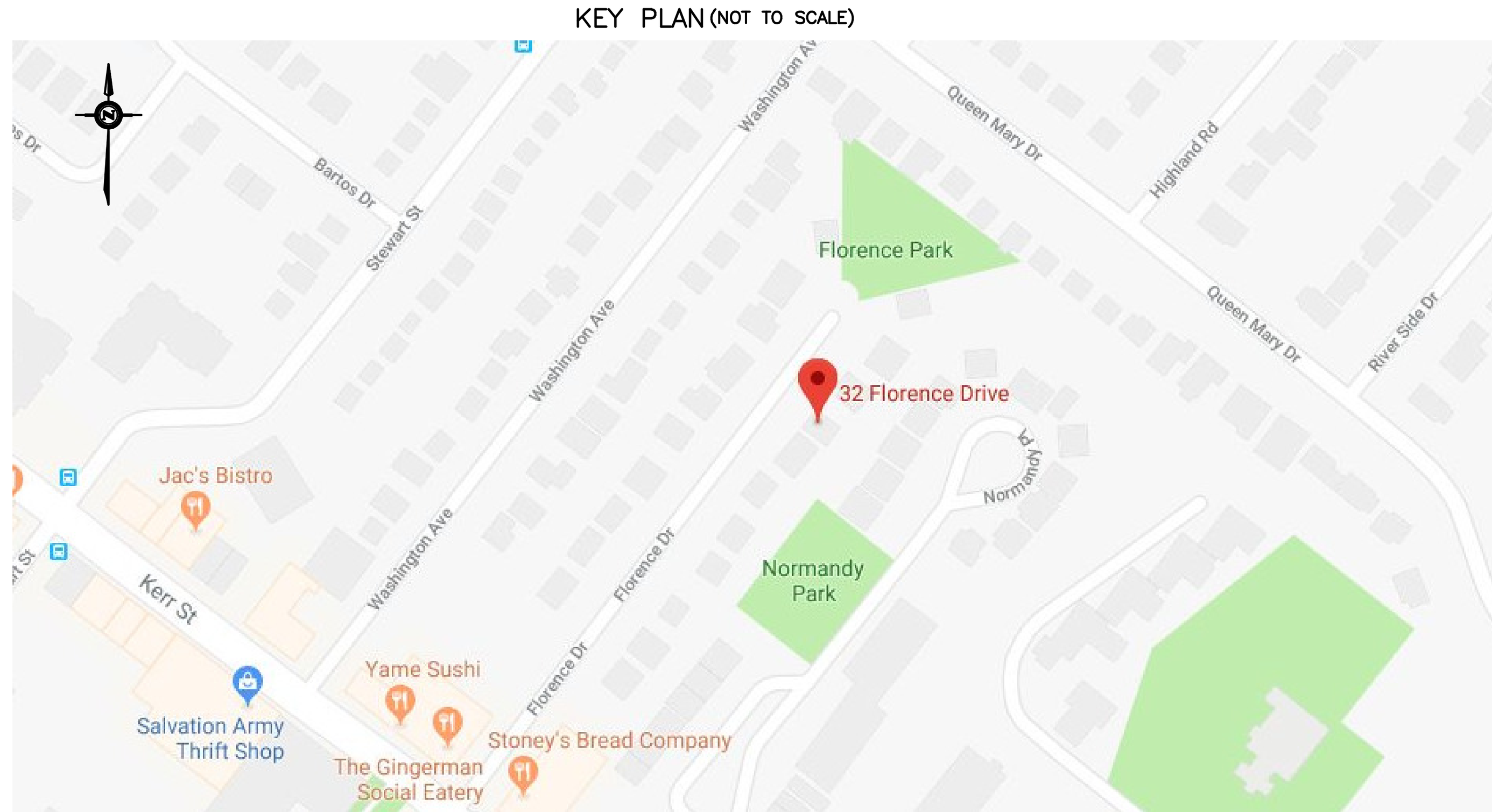


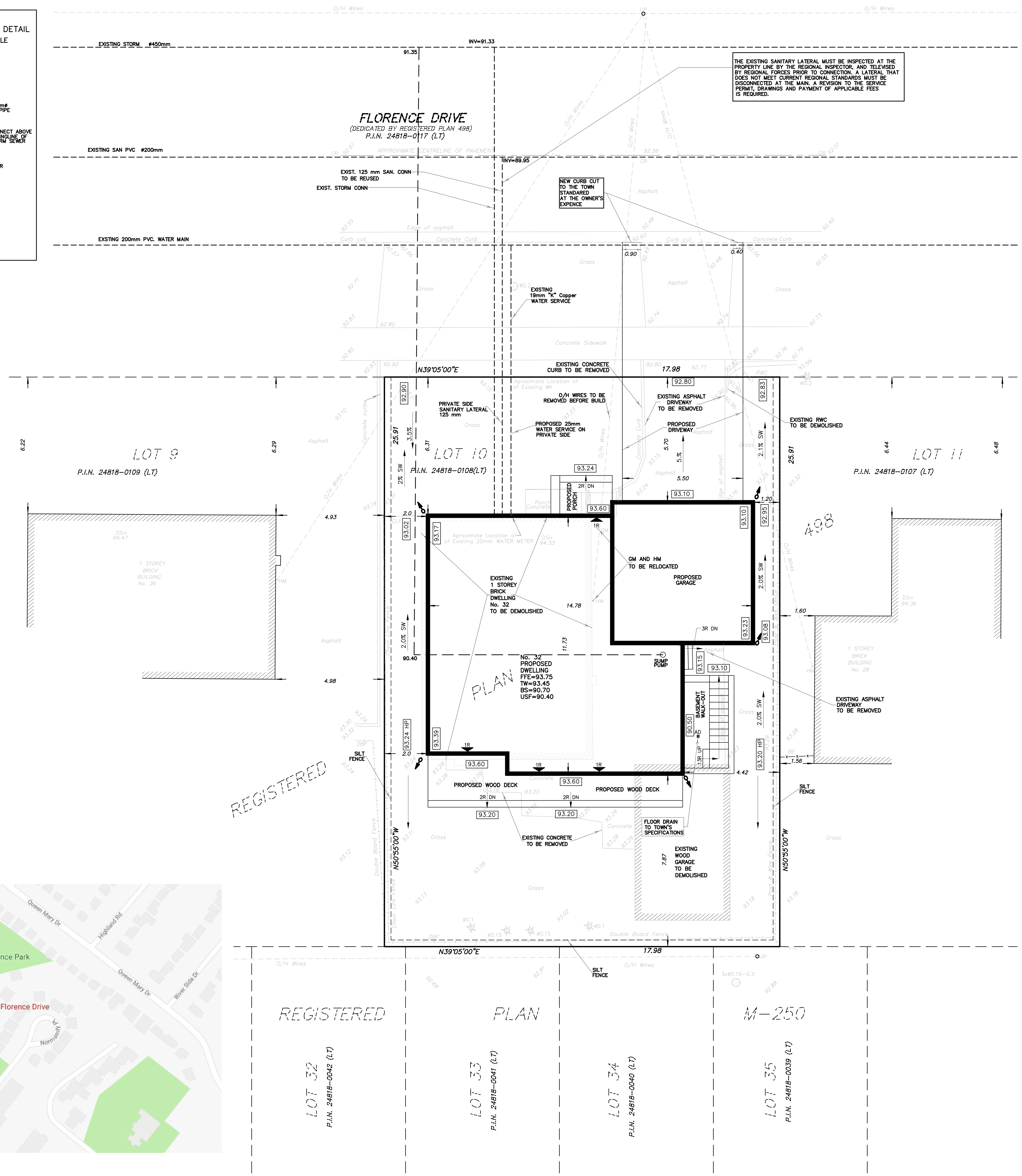


LEGEND

CLF	DENOTES	CHAIN LINK FENCE
PWF	"	POST WIRE FENCE
DBF	"	DOUBLE BOARD FENCE
GM	"	GAS METER
BF	"	BOARD FENCE
UP	"	UTILITY POLE
DS	"	DOOR SILL
CR	"	CENTERLINE
HM	"	HYDRO METER
WM	"	WATER METER
WK	"	WATER KEY
RWC	"	CONCRETE RETAINING WALL
O/H	"	OVERHEAD
PIN	"	PROPERTY IDENTIFIER NUMBER
ø	"	DIAMETER
(symbol)	"	DECIDUOUS TREE
(symbol)	"	CONIFEROUS TREE
293.05	"	ELEVATION ON THE GROUND
293.05	"	ELEVATION ON THE TOP OF WALL
999.99	"	EXISTING ELEVATION
[999.99]	"	PROPOSED ELEVATION
FFE	"	FINISHED FIRST FLOOR ELEVATION
TW	"	TOP OF WALL ELEVATION
BS	"	BASEMENT SLAB
USF	"	UNDERSIDE OF FOOTING ELEVATION
AD	"	AREA DRAIN
INV	"	INVERT
HP	"	HIGH POINT
(symbol)	"	DOWNSPOUT
(arrow)	"	DRAINAGE DIRECTION

KEY PLAN (NOT TO SCALE)





ROADS

1. All fill within road allowance and easements to be compacted to min 95% standard proctor density. For the top 1000mm of the subgrade the suitability and compaction of all fill materials to be confirmed by a recognized soil consultant to the city engineer and the subgrade of all roadways shall be proof rolled under the supervision of the soils consultant prior to the installation of any road base materials.
2. The contractor/developer is responsible for locating and protecting all existing utilities prior to and during construction. Location of existing utilities, watermains, sewers and other underground or aboveground utilities and structures are not necessarily shown on the drawings. Prior to commencement of work, contractor/developer must examine the accuracy of such existing utilities and structures whether shown or not and assume all liability for damage to them. Any discrepancies to location of existing watermains and sewers to be rectified at contractor/developer's expense.
3. All fills greater than 1.0m in depth, whether on roads or lots, shall be identified as engineered fill and shall be placed under the direct supervision of the geotechnical soils consultant and shall be compacted to a minimum of 98% standard proctor density.
4. The contractor/developer must ensure that a subgrade certificate is issued by the geotechnical soils consultant to the engineer. Only upon verification and approval of the subgrade by the local authority inspection department will commencement of any road base materials be placed. Failure to follow this procedure will mean the removal of road base materials and/or additional testing that proper compaction has been achieved at the subgrade at contractor/developer's expense.
5. Trench backfilling on proposed roads shall comply with the following and in conjunction with Town of Oakville standards:
   A) Where the excavated inorganic native subsoil is used for trench backfilling, the backfill should be placed in maximum 200mm thick layers, and compacted to a minimum of 95% standard proctor density within 2% of the optimum moisture content.
   B) The top 1000mm of the subgrade is to be compacted to a minimum of 98% of standard proctor density within 2% of the optimum moisture content.
   C) All connections and excavations within paved portion of any existing road to be backfilled with unshrinkable backfill material unless otherwise specified prior approval for other backfill material has been obtained.
   D) All other excavations within existing road allowances shall be backfilled to subgrade elevation with granular 'C' material compacted to a minimum of 95% standard proctor density. Surface restoration shall be equal to or better than existing condition in accordance with OPSS 507.
6. Curbs to be as per local municipal standards:
   A) Curb and gutter in front of residential lots and street townhouse blocks to be two-stage construction as per OPSD. 600.07 or as per Town of Oakville standard.
   B) Curb and gutter in all other areas to be single staged as per OPSD. 600.04 unless otherwise noted.
7. Subdrains to be 100mm dia. and underneath all curbs as per Town of Oakville Std. 6-2.
8. Sidewalks to be as per Town of Oakville Std. 6-3, and pedestrian ramps to be provided at all intersections.

SANITARY SEWERS

1. All sanitary sewer materials and construction methods must correspond to current region of Halton standard & specification.
2. Sanitary sewers and connections 150mm dia. and less to be P.V.C. SDR-28 on private property.
3. Sanitary sewers and connections 200mm dia. and larger to be P.V.C. SDR-35 ASTM D3034-81 with type 'B' bedding throughout except at risers, unless otherwise noted.

STORM SEWERS

1. All storm sewer materials and construction methods must correspond to current municipal standard & specification.
2. Storm sewers and connections 150 dia. and smaller to be concrete CL 3 or P.V.C. SDR-28 pipe.
3. Storm sewers and connections 200mm dia, and larger to be concrete CL-650 (CSA. A257) or P.V.C. ultra-rib (CSA 182.2 * 182.4) with type 'B' bedding throughout except at risers, unless otherwise noted.
4. All catchbasins to be as per Town Stardard 3-1 unless otherwise noted. In landscaped areas with beehive top per Town Standard 5-2.
5. All manholes or catchbasin manholes to be OPSD. 701.010, unless otherwise noted.

CONNECTIONS

1. SANITARY:
   A) Single and double minimum 125mm dia. P.V.C. SDR-28.
   B) Connections to sewer to be made with manufactured tee or wye where applicable and shall be colour coded as non-white, or as per Town of Oakville Std. 7-9
   C) Sanitary service shall be lower than and to the right of the storm service at the property line when facing the lot from the street.
   D) Service connection to lot line shall be visibly marked by a 2.0m – 50mm x 100mm wood stake projecting 1.0m above ground and painted red.
2. STORM:
   A) Single and double minimum 150mm dia. conc. glass 3 or P.V.C. SDR-28.
   B) Connections to sewer 600mm dia. and less to be made with manufactured tee or wye where applicable and shall be colour coded as white, or as per local standards.
   C) Storm service shall be on the left side of the sanitary connection when facing the lot from the street.
   D) Service connection to lot line shall be visibly marked by a 1.8m – 50mm x 100mm screen stake buried 1.0m and painted green.
   E) All "boot jacks" and "Y"'s are to be cast iron for storm house connections.

3. WATER:

A) Service connections to be 25mm dia. type "K" soft copper tubing unless otherwise noted on public side.
B) Service connection to be visibly marked by 1.8m–50mm x 100mm wood stake buried 1.0m and painted blue.
C) 25mm water service on private side.

The existing sanitary lateral must be inspected at the property line by the Regional Inspector, and televised by the Regional forces PRIOR to connection.
A lateral that does not meet current Regional standards must be disconnected at the main, and a new lateral constructed at the Site Developer's expense.

TREE PROTECTION NOTE

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
5. WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO, OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
6. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
7. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.

MUNICIPAL RIGHT-OF-WAY NOTES

1. ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE CARRIED TO THE SATISFACTION OF THE TOWN OF OAKVILLE PUBLIC WORKS. ADDITIONAL PERMITS MAY BE REQUIRED.
2. ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.

NOTES

1. ALL FOOTING FORMWORK ELEVATION ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACING OF ANY CONCRETE.
2. PRIOR TO THE SUPERSTRUCTURE WORKS PROCEEDING AND THE RELEASE OF THE COMPLETION STAGE PERMIT, THE OWNERS CONSULTANT MUST CERTIFY THAT THE TOP OF FOUNDATIONS IS IN CONFORMITY WITH THE GRADING PLAN REVIEWED BY THE CITY.
3. ALL RAINWATER LEADERS TO DISCHARGE ONTO SPLASH PADS AT GROUND AS SHOWN (O➤) ON THE PLAN.
4. A 0.30m WIDE UNDISTURBED STRIP IS TO BE PROVIDED ALONG THE BOUNDARIES WITH ADJACENT PROPERTIES.
5. NO TREES TO BE REMOVED WITHOUT PRIOR CONSENT FROM THE CITY ARBORIST.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK OBSERVATION.

NOTE

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

CONTRACTOR/BUILDER

IS RESPONSIBLE FOR CONFIRMING ALL EXISTING GRADES AND ELEVATIONS, THE LOCATION OF ALL EXISTING SERVICES AND UTILITIES, AND THE INVERT ELEVATIONS OF ALL SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHOULD BE REPORTED IMMEDIATELY TO THE UNDER SIGN PERSON.

CAUTION

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR ANY REAL ESTATE TRANSACTIONS.
- BEFORE EXCAVATION THE CONTRACTOR MUST VERIFY IF GRAVITY CONNECTION TO SANITARY SEWER IS ACHIEVABLE
- BEFORE EXCAVATION THE CONTRACTOR OR PERMIT APPLICANT MUST PROVIDE TO THE SURVEYOR THE LATEST APROVED SITE GRADING PLAN.

SITE AND GRADING PLAN OF
LOT 10
REGISTERED PLAN 498
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 100

1 0 1 2 3 4 5 6 7 8 9 10 metres

ALEX MARTON LTD.
ONTARIO LAND SURVEYORS

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
SITE PLAN

1. The contractor is to check and verify all dimensions. If any discrepancies, they must be reported to the consultant immediately prior to construction.
2. The contractor is responsible for locating and protecting all utilities during construction. Gas, hydro, telephone or any other utility that may exist on the site or within the streetlines must be located by it's own utilities and verified prior to construction.
3. All connections shall be installed as per municipal standards and specifications.
4. Builder is to verify with the consultant that the final footing and top of wall elevations are in conformity with the building code and the certified grading plan prior to proceeding.
5. The elevation of the side swale at hte building line shall be a minimum of 150mm.
6. Outside finished grade to be a mimimum of 150mm below brick veneer elevation.
7. Prior to the sodding the builder is to ensure with the soil consultant and/or the engineer that the lot has been graded and topsoiled and sodded completely with a minium depth of 150mm of crushed stone to be provided on the entire length of each driveway on 75mm of asphalt between the curb and the street line.
8. No sodding on any lot is permitted until preliminary inspection is done by the engineer and the builder.
9. At all entrances to the site, the road and sidewalk will be continuous through the driveway. the drive way grade will be compatible with excess thing ofr future sidewalk and curb depression will be provided fo each entrance.
10. Drive way grade should be less than 1% and not greater than 7%.
11. Lawn and sewer shall have minimum slope of 2% and a maximum slope of 5%.
12. Where grades in excess of 5% are required, the maximum slope shall be 3:1. Grade changes in excess of 1.0m are to accomplished by use of a retaining wall. Retaining walls higher than 0.6m shall have a fence installed on the high side.
13. The service connection trench within the travelled portion of the road allowance shall be backfilled with unshrinkable backfill material unless otherwise specified prior approval for other backfill material has been obtained.
14. Any changes to the servicing design, standards and specifications must have prior approval from the services permit technician at the Region of Halton.

WATERMAINS

1. All watermains and water service materials and construction methods must correspond current Region of Halton standards and specifications.
2. Watermains must have a minimum have a vertical clearence of 0.15m over or 0.60m under sewers and all other utilities when crossing.
3. Watermains and/or water services are to have minimum depth of 1.7m with a minimum horizontal spacing of 1.2m from themselves and 2.50m from sewer and other utilities.
4. Watermains to be installed to grade as shown on approved site plan. Copy of grade sheet must be supplied to inspector prior to commencement of work where requested by inspector.
5. Watermain and water service materials 100 dia. up to and including 300 dia. To be P.V.C. class 150 to awwa spec c900-75, copper type 'K' for 50 dia. and smaller.
6. Provisions for flushing the lines prior to testing etc. must be provided with at least a 50 DIA. outlet on 100 dia. and larger lines, copper lines are to have flushing points at the end same size as the lines. They must also be hosed or piped to allow the water to drain onto a parking lot or down the drain on fire lines, flushing outlet to be 100 dia. or oa hydrant.
7. Ductile iron watermain fitting to be cement lined to awwa spec. C-110-77.
8. Thrust blocks must be installed on all bends, tees and reducers.
9. All curb stops to be 1.0m off the face of the building unless otherwise noted.
10. Hydrant and valve set to region of Halton standards.
11. All hydrants are to have pumper nozzle outlet.
12. All proposed water piping must be isolated from existing lines in order to allow independent pressure testing and chlorinating from existing systems.
13. No 10 Gauge Wire Tracer(solid)along watermain.

REGIONAL APPROVAL

REGION DESIGN OF WATER &/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL, CONSTRUCTION CONFIRMING CONFIRMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: ________________ DATED: ________________
INFRASTRUCTURE PLANNING POLICY

The applicant should be aware that approval of water system on private property is the responsibility of the Local Municipality. Regardless, the applicant must ensure that the Region of Halton's standards and specifications are met. (the Water and Wastewater Linear Design Manual may be obtained thru the Data Management Group at 905-825-6032). Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

CERTIFICATION OF PROPOSED LOT GRADING

I have reviewed the plans for the construction of TWO STOREY DWELLING located at 32 FLORENCE DRIVE and have prepared this plan to indicate the compatibility of the proposal to existing adjacent properties and municipal services. It is my belief that the adherence to the proposed grades as shown will produce adequate surface drainage and proper facility of the municipal services without any detrimental effect to the existing drainage patterns or adjacent properties.

THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN WERE COMPLETED ON THE 20TH DAY OF NOVEMBER , 2017

JULY 04, 2018
DATE

ALEX MARTON
ONTARIO LAND SURVEYOR

ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
160 APPLEWOOD CRESCENT, UNIT 8,
CONCORD, ONTARIO, L4K 4H2
PHONE: 905-879-9889 FAX: 905-879-0770
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WEBSITE: www.amsurveying.ca

PARTY CHIEF: Y.H.	FILE NAME: 2017-234.DWG
DRAWN : N.D.	PLOT SCALE: 1:100
CHECKED : A.M.	PROJECT No. 2017-234