

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 ACCOMMODATE 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.

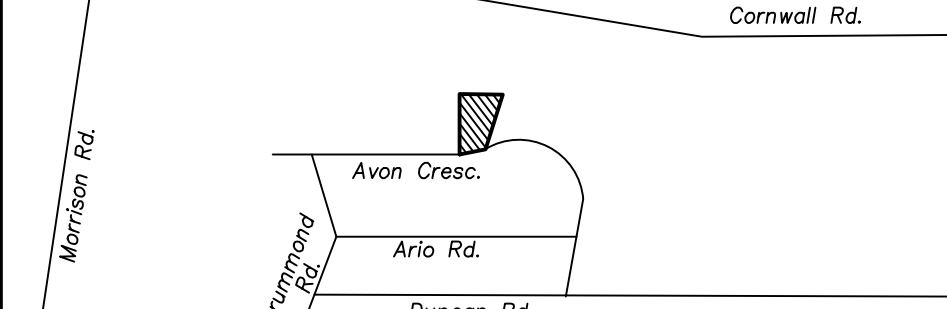
MUNICIPAL RIGHT-OF-WAY NOTES

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.

TREE REPLACEMENT NOTE

THE OWNER MUST PLANT 7 REPLACEMENT TREES ON THE PROPERTY AS PER THE TOWN OF OAKVILLE REQUIREMENT.

KEY PLAN NOT TO SCALE



(Professional Seal)

STANDARD DEVELOPMENT NOTES

(A) ENGINEERING AND CONSTRUCTION DEPARTMENT

1. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
2. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
3. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

(B) GENERAL NOTES

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. BELL CANADA EASEMENT OVER THE REAR 1.22m AS IN INSTRUMENT N° TW32492.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
8. ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
9. CONTRACTOR TO WATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATE WITH TOPSOIL AND SOO TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.
14. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH REGIONAL CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENER ELEVATION.
16. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED COMPLETELY WITH A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND N°1 NURSERY SOO AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
17. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALE SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
20. WHERE GRADES IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RET. WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
22. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 1.5 m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.
24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATE WITH TOPSOIL AND SOO.

(C) UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
(B) EXISTING CONNECTION MAIN TO PROPERTY LINE TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.
(C) NEW LATERAL 125mm SDR-28, PVC TO BE CONSTRUCTED PROPERTY LINE TO DWELLING.
2. STORM: (A) MUNICIPAL STORM SEWER NOT AVAILABLE ON THE SITE.
(B) STORM WATER TO BE DISCHARGED ONTO GROUND AND INTO THE EXISTING DITCHES.
3. WATER: (A) EXISTING 20mm SERVICE CONNECTION TO BE DISCONNECTED AT MAIN.
(B) NEW 25mm WATER SERVICE, SOFT COPPER, TYPE "X" TO BE CONSTRUCTED MAIN TO PROPERTY LINE.
(C) NEW 1/2" WATER SERVICE, SOFT COPPER, TYPE "X" TO BE CONSTRUCTED PROPERTY LINE TO DWELLING.
(D) 20mm WATER METER TO BE INSTALLED WHERE SERVICE ENTERS BUILDING.

SITE STATISTICS - ZONE RL3-0

1. LOT AREA = 705.6 m² (557.5 m² Minimum).
2. LOT FRONTAGE = 18.40m (18.00m Minimum).
3. AREAS FOR COVERAGE = 228.4 m².
(A) MAIN DWELLING (including Garage) = 199.6 m²;
(B) FRONT PORCH = 7.8 m²;
(C) REAR PORCH = 21.0 m²;
4. LOT COVERAGE = 32.37% (35.0% Maximum).
5. ESTABLISHED GRADE = 98.67m.
6. BUILDING HEIGHTS:
- ROOF RIDGE = 8.69m (9.00m Maximum);
- FRONT = 9.55m (Between 6.90m & 12.40m);
- REAR = 8.92m (Porch) (7.50m Minimum);
- SIDES: 1.20m AND 1.26m (1.00m & 1.20m Min);
7. SETBACKS:
- FRONT = 9.55m (Between 6.90m & 12.40m);
- REAR = 8.92m (Porch) (7.50m Minimum);
- SIDES: 1.20m AND 1.26m (1.00m & 1.20m Min);
8. FLOOR AREA = 285.47 m².
9. FA/LOT RATIO = 40.46% (41% Maximum).
10. DWELLING DEPTH = 14.75m.

REGIONAL APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVAL SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY.

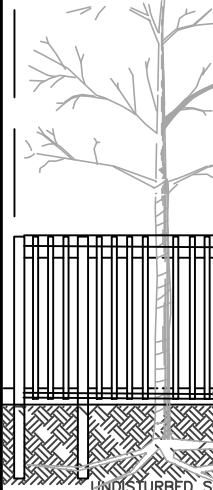
SIGNED: _____ DATED: _____

The approval of the 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 on Halton.ca or by calling 311) all water quality tests must be completed to the Region of Halton's satisfaction before the water supply can be turned on.

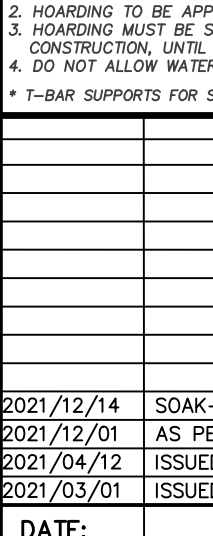
ARBORIST'S REPORT NOTE

TREE NUMBERING SHOWN HEREON WAS DERIVED FROM THE ARBORIST'S REPORT PREPARED BY WELWYN CONSULTING DATED APRIL 9, 2021 (TOM BRADLEY RCA#492).

FRAMED HOARDING



SOLID BOARD HOARDING



TREE PROTECTION ZONE

Diameter of Trunk (DBH) in centimeters	Tree Protection Zone (ft) Measured in Metres
<10cm	1.8 m
10-30	2.4 m
31-50	3.0 m
51-60	3.6 m
61-70	4.2 m
71-80	4.8 m
81-90	5.4 m
91-100+ cm	6.0 m

(1) For Trees over 100mm, add 10cm to the TPZ for every one centimeter of DBH.

(2) Route can extend from the trunk to 2-3 times the distance of the drip line (see Detail TP-1 Schedule 4 for further information).

(3) Diameter at least (DBH) measurement of tree trunk taken at 1.37m above ground.

(4) Tree Protection Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work.

http://www.oakville.ca/townhall/en-tr-001-001.html

DESIGN LEGEND

DESIGNATES TPZ ENCROACHMENT (98.30) DENOTES PROPOSED GRADE

SOAK-AWAY PIT NOTE

REAR SOAK-AWAY PIT WAS DESIGNED BY BRAMPTON MATERIALS ENGINEERING PROJECT 21316-HD-SP. REFER TO ENGINEER'S REPORT FOR DETAILS.

EROSION AND SILTATION NOTES

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO 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 FINAL GROUND COVER.
2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
a. WEEKLY
b. BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
c. DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
d. AFTER SIGNIFICANT SNOW MELT EVENTS
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HRS.
4. 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 40micron IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOCCO GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN A MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING - NUISANCE OR OTHERWISE, INTERFERENCE ISSUES ETC.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS ALL INLETS (REAR LOT CATHARTIS, ROAD CATCHBASINS, PIPE INLETS ETC) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES THE INSTALLATION OF ROCK CHECK DAMS, SILTATION CONTROL MEASURES, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEM 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNER'S AGENT SHALL IMMEDIATELY NOTIFY THE MOCCO AN FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNER'S AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

UNDERGROUND SERVICES NOTE

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.

THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 20, 2018.

DATE: MARCH 20, 2018

J.A. LEGAT, M.Sc.
ONARIO LAND SURVEYOR

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PLAN 144-17-2

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TOPOGRAPHIC SURVEY OF LOT 93 REGISTERED PLAN 592 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150



BEARING NOTE

ALL BEARINGS SHOWN HEREON ARE ASTRONOMIC AND WERE DERIVED FROM THE SOUTHWEST LIMIT OF AVON CRESCENT HAVING A BEARING OF N26°43'10"E IN ACCORDANCE WITH PLAN BY TONY STAUSSAS DATED OCTOBER 2, 2015.

METRIC NOTE

ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° 0-75 HAVING AN ELEVATION OF 95.23m (CGVD-1928).

TOPOGRAPHIC LEGEND

AW DENOTES ANCHOR WIRE(S)
BB DENOTES BELL BOX
SB DENOTES 1/2" BELL CABLE
CON-0.20 DENOTES CONCRETE TREE 0.20 DIA
DEC-0.20 DENOTES DECIDUOUS TREE 0.20 DIA
FH DENOTES FIRE HYDRANT
FM DENOTES FIRE METER
GV DENOTES GAS VALVE
G DENOTES U/G GAS MAIN
H DENOTES U/G HYDRO CABLE
L DENOTES LIGHT STANDARD (LAMP)
M DENOTES MANHOLE
OW DENOTES OVER HEAD WIRE(S)
SAN DENOTES SANITARY SEWER
STM DENOTES STORM SEWER
UPLS DENOTES UTILITY POLE/LIGHT STANDARD
WV DENOTES WATER VALVE (KEY)
W DENOTES U/G WATER MAIN

UNDERGROUND SERVICES NOTE

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.

THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

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#1335 AVON CRESCENT

SITE PLAN

SITE GRADING AND SERVICING PLAN

DATE: MARCH 20, 2018 SCALE 1 : 150
DESP 21-126415 PLAN 144-17-2