



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. THERE IS NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EXISTING ROADS 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 MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED 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.
13. 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.
14. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.
15. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
16. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
17. PRIOR TO ANY SOODING, THE BUILDER IS TO OBTAIN THE SOO CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SOODED 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.
18. NO SOODING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
19. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.
20. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
21. 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.
22. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
23. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
24. WATERMANS 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.
25. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
26. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED 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-26, 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 18mm SERVICE CONNECTION MAIN TO P/L TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.  
(B) NEW 25mm WATER SERVICE, SDR-26, TYPE "K" TO BE CONSTRUCTED P/L TO DWELLING.  
(C) 20mm WATER METER TO BE INSTALLED WHERE SERVICE ENTERS BUILDING.

SITE STATISTICS – ZONE RL2-0

1. LOT AREA = 4,470.4 m<sup>2</sup> (836.0 m<sup>2</sup> Minimum).
2. LOT FRONTAGE = 24.39m (22.50m Minimum).
3. AREAS FOR COVERAGE = (A) MAIN DWELLING (Includes Garage) = (B) FRONT PORCH =
4. LOT COVERAGE = 00.0% (30.0% Maximum).
5. ESTABLISHED GRADE = 86.70m.
6. BUILDING HEIGHTS: – ROOF RIDGE = 0.00m (9.00m Maximum); – FRONT = 0.00m (Between 42.73m And 48.23m); – REAR = 00.00m (Dwelling) (7.50m Minimum); – SIDES: 0.00m AND 0.00m (1.20m & 2.40m Min);
7. SETBACKS: – FRONT = 0.00m (Between 42.73m And 48.23m); – REAR = 00.00m (Dwelling) (7.50m Minimum); – SIDES: 0.00m AND 0.00m (1.20m & 2.40m Min);
8. FLOOR AREA = m<sup>2</sup>.
9. F.A./LOT RATIO = % (29% Maximum).
10. DWELLING DEPTH =

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

FRAMED HOARDING  
NOT TO SCALE

SOLID BOARD HOARDING  
NOT TO SCALE

TREE PROTECTION ZONE

Diameter of Trunk (DBH) <sup>(1)</sup> in centimeters	Tree Protection Zone <sup>(2)</sup> in metres
<10cm	1.8 m
10–30 cm	2.4 m
31–50 cm	3.0 m
51–60 cm	3.6 m
61–70 cm	4.2 m
71–80 cm	4.8 m
81–90 cm	5.4 m
91–100+ cm	6.0 m

(1) For trees over 100mm, add 10m to the DZ for every one centimetre of DBH.

(2) Roots can extend from the trunk to 2–3 times the diameter of the trunk (see Tree Detail D-1 Schedule 4 for further information).

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

(4) Tree Protection Zone distance are to be measured from the outside edge of the tree zone towards the site line and may be limited by an existing paved surface, driveway, the existing fence surface, or other surface, provided the existing fence surface remains intact throughout the construction work.

http://www.oakville.ca/central/plan/plan-001-001.html

NOTE:

1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
3. HOARDING MUST BE SUPPORTED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION. APPROVAL OF REMOVAL IS OBTAINED FROM DEVELOPMENT AND DESIGN.
4. DO NOT ALLOW WATER TO COLLECT AND FLOOD BEHIND HOARDING.

\* T-BAR SUPPORTS FOR SOLID HOARDINGS WILL ONLY BE ALLOWED WITH THE APPROVAL FROM DEVELOPMENT AND DESIGN.

TOPOGRAPHIC SKETCH OF LOT 15  
REGISTERED PLAN 461  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON  
SCALE 1 : 200  
GRAPHIC SCALE – METRES

BOUNDARY NOTE

ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° 11 HAVING AN ELEVATION OF 86.057m (CGVD-1928).

TREE NOTE

ONLY TREES OF A DIAMETER GREATER THAN 0.15 m WERE LOCATED FOR THIS PLAN.

METRIC NOTE

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

LEGEND

AW	ANCHOR WIRE(S)
BB	BELL CABLE
CB	CONCRETE BELT CABLE
CC	CONCRETE CABLE
CD	CONCRETE DRAINAGE
CE	CONCRETE ELEVATION
CF	CONCRETE FENCE
CG	CONCRETE GAS VALVE
CH	CONCRETE HYDRO CABLE
CI	CONCRETE HYDRO CABLE (LAMP)
CJ	CONCRETE HYDRO CABLE (LAMP)
CK	CONCRETE HYDRO CABLE (LAMP)
CL	CONCRETE HYDRO CABLE (LAMP)
CM	CONCRETE HYDRO CABLE (LAMP)
CN	CONCRETE HYDRO CABLE (LAMP)
CO	CONCRETE HYDRO CABLE (LAMP)
CP	CONCRETE HYDRO CABLE (LAMP)
CQ	CONCRETE HYDRO CABLE (LAMP)
CR	CONCRETE HYDRO CABLE (LAMP)
CS	CONCRETE HYDRO CABLE (LAMP)
CT	CONCRETE HYDRO CABLE (LAMP)
CU	CONCRETE HYDRO CABLE (LAMP)
CV	CONCRETE HYDRO CABLE (LAMP)
CW	CONCRETE HYDRO CABLE (LAMP)
CX	CONCRETE HYDRO CABLE (LAMP)
CY	CONCRETE HYDRO CABLE (LAMP)
CZ	CONCRETE HYDRO CABLE (LAMP)
DA	ANCHOR WIRE(S)
DB	BELL CABLE
DC	CONCRETE BELT CABLE
DD	CONCRETE CABLE
DE	CONCRETE DRAINAGE
DF	CONCRETE ELEVATION
DG	CONCRETE FENCE
DH	CONCRETE GAS VALVE
DI	CONCRETE HYDRO CABLE
DJ	CONCRETE HYDRO CABLE (LAMP)
DK	CONCRETE HYDRO CABLE (LAMP)
DL	CONCRETE HYDRO CABLE (LAMP)
DM	CONCRETE HYDRO CABLE (LAMP)
DN	CONCRETE HYDRO CABLE (LAMP)
DO	CONCRETE HYDRO CABLE (LAMP)
DP	CONCRETE HYDRO CABLE (LAMP)
DQ	CONCRETE HYDRO CABLE (LAMP)
DR	CONCRETE HYDRO CABLE (LAMP)
DS	CONCRETE HYDRO CABLE (LAMP)
DT	CONCRETE HYDRO CABLE (LAMP)
DU	CONCRETE HYDRO CABLE (LAMP)
DV	CONCRETE HYDRO CABLE (LAMP)
DW	CONCRETE HYDRO CABLE (LAMP)
DX	CONCRETE HYDRO CABLE (LAMP)
DY	CONCRETE HYDRO CABLE (LAMP)
DZ	CONCRETE HYDRO CABLE (LAMP)

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 NOTE

1. THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.

2. THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON FEBRUARY 11, 2020.

DATE: FEBRUARY 14, 2020

JARO X. LEGAT, M.Sc.  
ONARIO LAND SURVEYOR

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CLIENT: C/O J. BUTLER CONSTRUCTION  
O.L.S. FILE N° 3-20

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#269 WESTWOOD DRIVE

SITE GRADING AND SERVING PLAN

DATE: FEBRUARY 14, 2020  
SCALE 1 : 200  
REGIONAL DRAWING N°

PLANS 3-20-1