

**TREE PROTECTION NOTE**

- ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERRECTED 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.
- 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.
- THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
- WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
- 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.
- 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.
- 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**

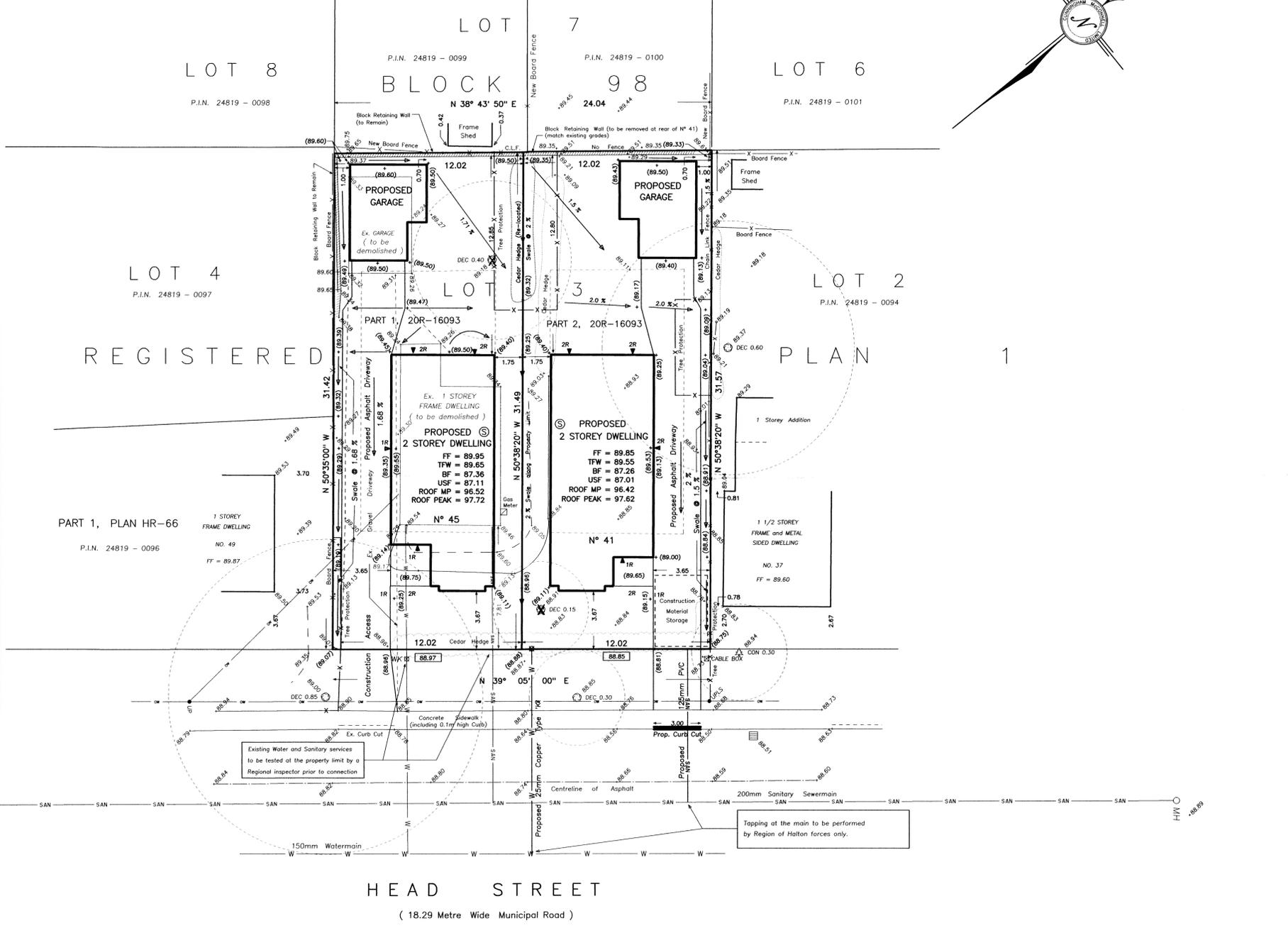
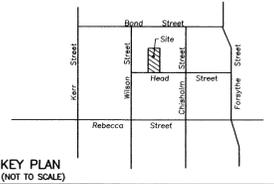
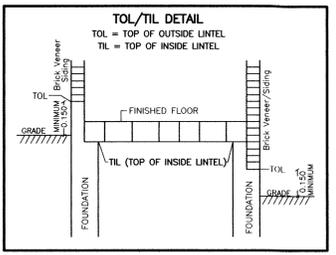
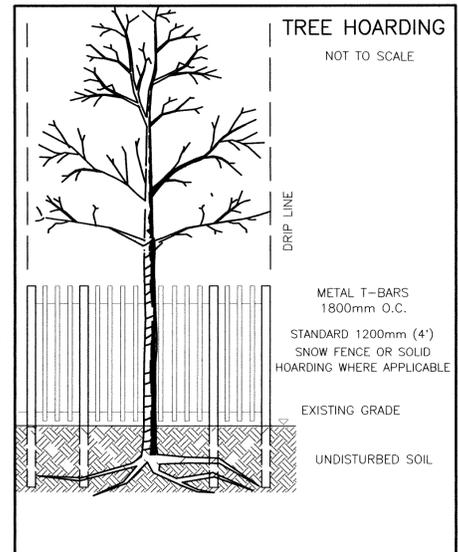
- ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE CARRIED TO THE SATISFACTION OF THE TOWN OF OAKVILLE PUBLIC WORKS. ADDITIONAL PERMITS MAY BE REQUIRED.
- ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.

**TREE PROTECTION ZONE**

TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS: (3)

Trunk Diameter (DBH) (1)	Minimum Protection Distances Required (2)
<10 cm	1.8 m
11-40 cm	2.4 m
41-50 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) Diameter at breast height (DBH) measurement of tree trunk taken at 1.4 metres above ground.  
 (2) 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.  
 (3) The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line. Some trees and some conditions may require a larger TPZ at the discretion of the Town.



**STANDARD DEVELOPMENT NOTES**

(A) TRANSPORTATION AND WORKS DEPARTMENT

- DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
- 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.
- 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

- THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
- THERE IS NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
- THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
- ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
- ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
- MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
- 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.
- ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
- CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
- ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE RENSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
- 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.
- ALL CONNECTIONS SHALL BE INSTALLED AS PER REGION OF HALTON STANDARDS AND SPECIFICATIONS.
- 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.
- OUTSIDE FINISHED GRADE IS TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
- 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 AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND N° 1 NURSURY SOD 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 DRIVEWAY.
- NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
- DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.
- LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 6.0%.
- WHERE GRADES IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0 m ARE TO BE ACCOMMODATED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6 m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
- THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED 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.
- ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
- WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 2.5 m FROM THEMSELVES AND OTHER UTILITIES.
- SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
- ALL DAMAGED AND DISTURBED AREAS TO BE RENSTATED WITH TOPSOIL AND SOD.

(C) UTILITIES CONNECTION

- SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.  
(B) EXISTING CONNECTION TO BE USED SUBJECT TO REGIONAL APPROVAL. NEW CONNECTION INSTALLED FOR PART 2.  
(C) A SUMP PUMP MAY BE REQUIRED TO DRAIN THE BASEMENT FACILITIES. SUMP PIT TO BE LOCATED IN MECHANICAL ROOM GARAGE.
- STORM: (A) MUNICIPAL STORM SEWER AVAILABLE ON THE SITE.  
(B) STORM WATER TO BE SUMP DISCHARGED ONTO GROUND INTO THE PROPOSED SWALE BETWEEN PROPOSED DWELLINGS.
- WATER: (A) SERVICE CONNECTIONS TO BE 25 mm DIA TYPE "K" SOFT COPPER TUBING UNLESS OTHERWISE NOTED AND AS PER REGION OF HALTON STANDARDS. THE EXISTING CONNECTION FOR PART 1 TO BE USED SUBJECT TO REGIONAL APPROVAL. NEW CONNECTION INSTALLED FOR PART 2.

**SITE STATISTICS - ZONE R-05 (S.P. 348)**

- PART 1 - LOT AREA = 378 Sq. Metres (350.0 Sq. Metres Minimum);  
PART 2 - LOT AREA = 379 Sq. Metres (350.0 Sq. Metres Minimum);
- PART 1 - LOT FRONTAGE (AT 7.5 m SETBACK) = 12.02 m (12.0 m Minimum);  
PART 2 - LOT FRONTAGE (AT 7.5 m SETBACK) = 12.02 m (12.0 m Minimum);
- LOT COVERAGE: PART 1 - Proposed Dwelling Area = 97 Sq. Metres; Garage = 27 Sq. Metres; Total = 124 Sq. Metres  
PART 2 - Proposed Dwelling Area = 97 Sq. Metres; Garage = 27 Sq. Metres; Total = 124 Sq. Metres  
PART 1 - COVERAGE = 32.8 % (35 % Maximum);  
PART 2 - COVERAGE = 32.7 % (35 % Maximum);  
PART 1 - BUILDING AREA 176.4 Sq. Metres (180 Sq. Metres Maximum);  
PART 2 - BUILDING AREA 176.4 Sq. Metres (180 Sq. Metres Maximum);
- BUILDING HEIGHTS:  
PART 1 - ROOF RIDGE = 8.75 m (9.00 m Maximum);  
PART 2 - ROOF RIDGE = 8.77 m (9.00 m Maximum);  
PART 1 - MID-ROOF = 7.55 m (7.50 m Maximum);  
PART 2 - MID-ROOF = 7.47 m (7.50 m Maximum);
- BUILDING SETBACKS:  
PART 1 - FRONT = 3.67 m (3.185 m MINIMUM, (infill lot frontyard average applied))  
PART 2 - FRONT = 3.67 m (3.185 m MINIMUM, (infill lot frontyard average applied))  
PART 1 - REAR = 0.70 m (Garage), 10.5 m (Dwelling) (7.50 m Minimum);  
PART 2 - REAR = 0.70 m (Garage), 10.5 m (Dwelling) (7.50 m Minimum);  
PART 1 - SIDES: 1.75 m AND 3.65 m (1.75 m Minimum);  
PART 2 - SIDES: 1.75 m AND 3.65 m (1.75 m Minimum);

**REGION OF HALTON CERTIFICATE**

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

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_

Planning & Public Works Department  
The Applicant should be aware that 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 Design Criteria, Standard Drawings & Specifications manual may be obtained thru Capital Planning & Data Technologies Department 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.

TPZ - PREPARED BY CUNNINGHAM MCCONNELL LTD. DATE: \_\_\_\_\_

I AGREE TO COMPLY WITH THE TREE PROTECTION ZONE REQUIREMENTS.

OWNER / BUILDER: \_\_\_\_\_

PROJECT ENGINEER: \_\_\_\_\_

PROJECT ARCHITECT: \_\_\_\_\_

STAFF: \_\_\_\_\_ DATE: 09/27/05

**TOPOGRAPHIC SKETCH OF LOT 3, BLOCK 98 REGISTERED PLAN 1 (N° 43 HEAD STREET)**

TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON

GRAPHIC SCALE - METRES SCALE 1:150

**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 ARE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° GDM 3477 HAVING AN ELEVATION OF 88.530 METRES.

**TREE NOTE**  
ONLY TREES OF A DIAMETER GREATER THAN 0.10 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**

AN DENOTES ANCHOR WIRE(S)  
BB DENOTES BELL BOX  
CON-0-20 DENOTES CONCRETE BELT CABLE  
CON-0-20 DENOTES CONCRETE TREE 0.20 DIA  
DEC-0-20 DENOTES DECIDUOUS TREE 0.20 DIA  
FI DENOTES FIRE HYDRANT  
GM DENOTES GAS METER  
GV DENOTES GAS VALVE  
H DENOTES HOARDING  
LS DENOTES LIGHT STANDARD (LAMP)  
MH DENOTES MANHOLE  
OW- DENOTES OVER HEAD WIRE(S)  
SAN- DENOTES SANITARY SEWER  
STW- DENOTES STORM SEWER  
UP DENOTES UTILITY POLE  
UPUS DENOTES UTILITY POLE/LIGHT STANDARD  
W DENOTES WATER VALVE (KEY)  
WM DENOTES 1/2" WATER MAIN  
DBL DENOTES DOUBLE GRADE

**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**

- THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.
- THE TOPOGRAPHIC DETAIL WAS COMPLETED ON THE 5<sup>TH</sup> DAY OF JULY, 2005.

DATE: JULY 8, 2005  
ROBERT D. MCCONNELL  
GRADING LAND SURVEYOR

**CUNNINGHAM MCCONNELL LIMITED**  
ONTARIO LAND SURVEYORS

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205 MAIN STREET  
MILTON, ONTARIO L7T 1N7  
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CLIENT: HENDERSON / BIGGAR  
O.L.S. FILE N° 84-92 (80-390)

PLAN N° 84-92-4

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DATE	REVISIONS	INITIAL	REGIONAL DRAWING N°	PLAN N°
2005/08/17	GRADING DESIGN REVISED	RDW		
2005/07/25	GRADING DESIGN REVISED	RDW		
2005/07/08	ISSUED FOR SITE PLAN SUBMISSION	RDW	DATE: JULY 08, 2005	SCALE 1 : 150

**N° 41 & 45 HEAD STREET, OAKVILLE**

**SITE PLAN**

SITE GRADING AND SERVICING PLAN