

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 SHALL 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.
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(B) GENERAL NOTES

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. BELL TELEPHONE EASEMENT OVER THE REAR 1.22 m. OF THE PROPERTY AS IN INST. No. 78148.
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 TROUGH 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 DISCHARGE AWAY FROM DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD 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 SITE.
9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN THE EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOP SOIL AND SOD 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 UTILITY 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 THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
16. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND NO. 1 NURSERY 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 IS 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 1.0%.
19. LAWN AND SWALES SHALL HAVE A 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. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
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 1.7m WITH A MINIMUM HORIZONTAL SPACING OF 1.5m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.
24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

(C) UTILITIES CONNECTION

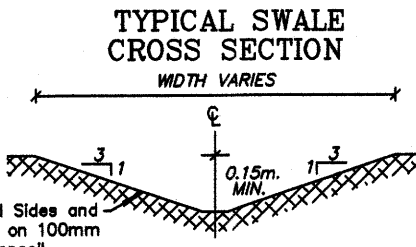
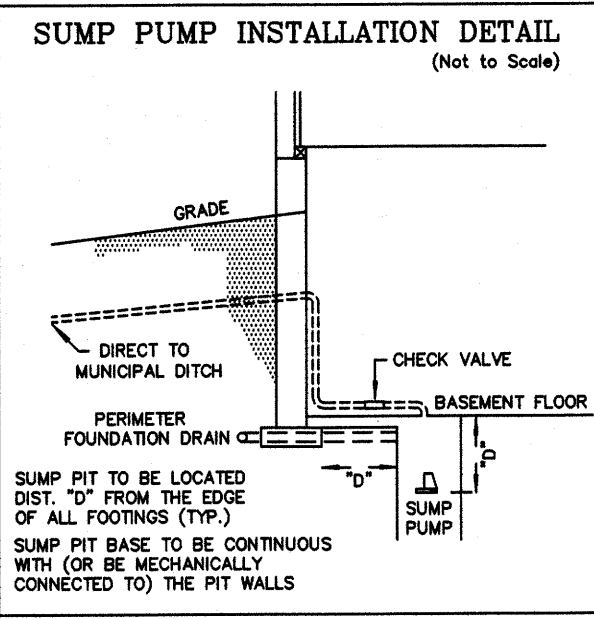
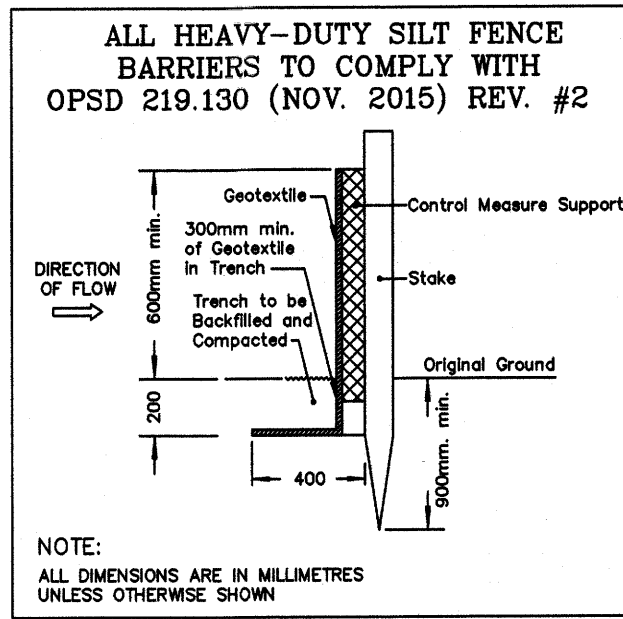
1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE (B) EXISTING CONNECTION MAIN TO PROPERTY LINE TO BE USED SUBJECT TO REGION OF HALTON APPROVAL (C) NEW LATERAL 125mm SDR-26, PVC TO BE CONSTRUCTED PROPERTY LINE TO DWELLING
2. STORM: (A) MUNICIPAL STORM SEWER NOT AVAILABLE ON THE SITE (B) SUMP PUMP TO DRAIN TO EXISTING DITCH ON WAKELY STREET. (C) DOWNSPOUTS TO DISCHARGE ONTO SPLASH PAD AND DIRECTED AWAY FROM BUILDING.
3. WATER: (A) EXISTING 20mm SERVICE CONNECTION MAIN TO P/L TO BE USED SUBJECT TO REGION OF HALTON APPROVAL (B) NEW 32mm WATER SERVICE SOFT COPPER TYPE "K" TO BE CONSTRUCTED P/L TO DWELLING. (C) 20mm WATER METER TO BE INSTALLED WHERE SERVICE ENTERS BUILDING.

EROSION AND SILTATION NOTES

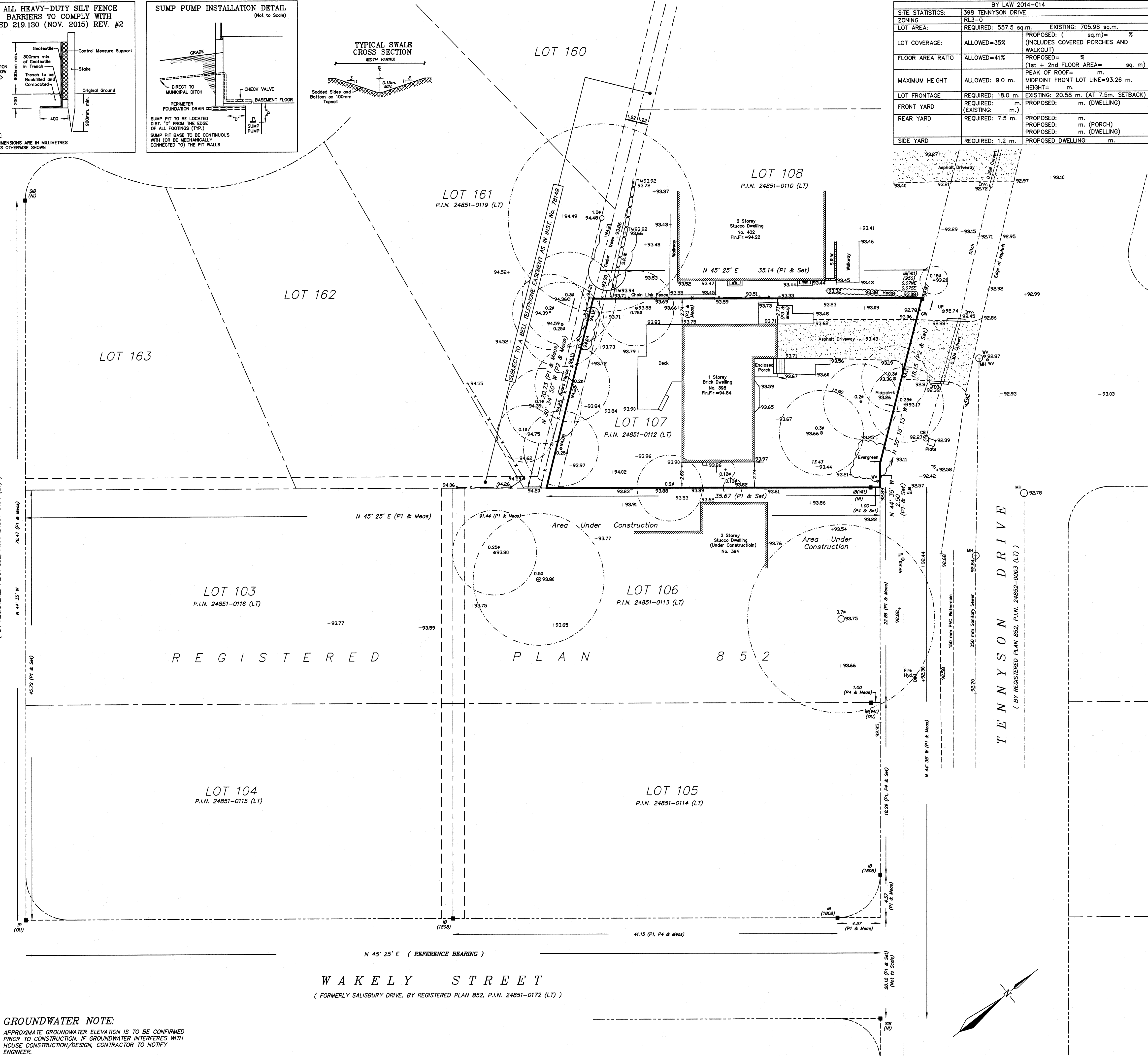
1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
 - a. WEEKLY
 - b. BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
 - c. FOLLOWING AN UNPREDICTED RAINFALL EVENT
 - d. DAILY DURING EXTENDED DURATION RAINFALL EVENTS
 - e. 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 HOURS.
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 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOCC 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 THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS, ALL INLETS (REAR LOT CATCH BASINS, ROAD CATCH BASINS, PIPE INLETS ETC) MUST BE SECURED/FITTED WITH SITUATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SITUATION FENCING, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SITUATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 & 3 ABOVE.
6. IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS SHALL IMMEDIATELY NOTIFY THE MOCC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

GROUNDWATER NOTE:

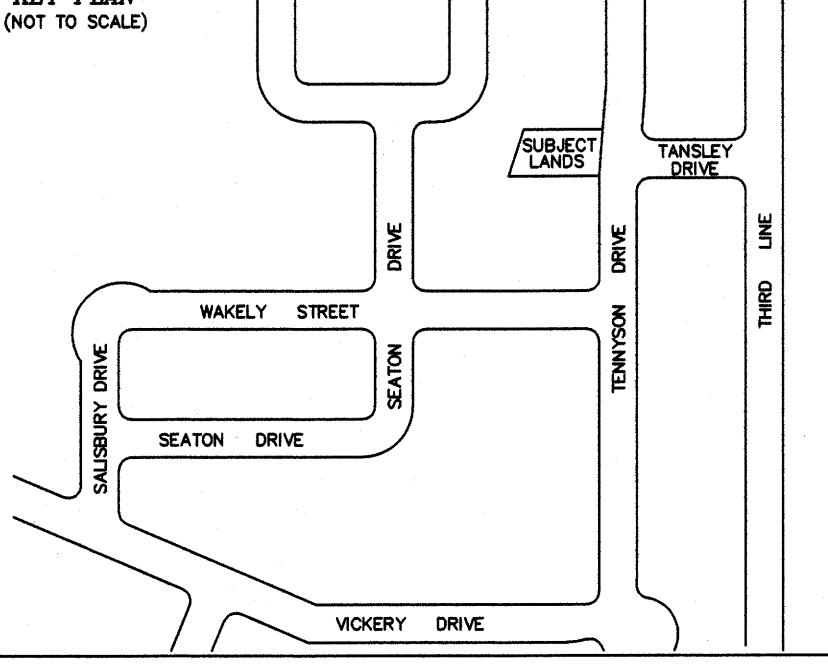
APPROXIMATE GROUNDWATER ELEVATION IS TO BE CONFIRMED PRIOR TO CONSTRUCTION. IF GROUNDWATER INTERFERES WITH HOUSE CONSTRUCTION/DESIGN, CONTRACTOR TO NOTIFY ENGINEER.



SEATON DRIVE
(BY REGISTERED PLAN 852, P.I.N. 24851-0134 (LT))



BY LAW 2014-014			
SITE STATISTICS:	398 TENNYSON DRIVE		
ZONING	RL3-0		
LOT AREA:	REQUIRED: 557.5 sq.m.	EXISTING: 705.98 sq.m.	
LOT COVERAGE:	ALLOWED=35%	PROPOSED: (sq.m)=	%
FLOOR AREA RATIO	ALLOWED=41%	PROPOSED=	%
MAXIMUM HEIGHT	ALLOWED: 9.0 m.	PEAK OF ROOF=	m.
LOT FRONTAGE	REQUIRED: 18.0 m.	MIDPOINT FRONT LOT LINE=	93.26 m.
FRONT YARD	REQUIRED: (EXISTING: m.)	HEIGHT=	m.
REAR YARD	REQUIRED: 7.5 m.	PROPOSED: m. (PORCH)	
SIDE YARD	REQUIRED: 1.2 m.	PROPOSED: m. (DWELLING)	
		PROPOSED DWELLING:	m.



SITE SERVICING AND GRADING PLAN
(398 TENNYSON DRIVE)
DESP No.
LOT 107
REGISTERED PLAN 852
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:200
B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR

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

BEARING NOTE:
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTHWESTERLY LIMB OF WAKELY STREET AS SHOWN ON REGISTERED PLAN 852, HAVING A BEARING OF N 45° 25' E.

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO TOWN OF OAKVILLE BENCH MARK INDEXED AS No. 36.
LOCATION: CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHEAST CORNER OF REBECCA ST. AND THIRD LINE. THE MONUMENT IS ON THE EAST SIDE OF THIRD LINE 0.5 m. EAST OF THE BACK OF THE CURB.
ELEVATION = 90.284 m.

LEGEND:
DENOTES SURVEY MONUMENT FOUND
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
P1 DENOTES IRON PIPE
P2 DENOTES REGISTERED PLAN 852
P3 DENOTES PLAN BY TONY STAUSSAS O.L.S. (FILE: 19-03)
P4 DENOTES PLAN BY SEWELL & SEWELL (FILE 61-259)
P5 DENOTES PLAN BY J.H. GELBLOOM LTD. (MAY 25, 2018)
(950) DENOTES F.G. CUNNINGHAM O.L.S.
(1808) DENOTES J.H. GELBLOOM O.L.S.
C.B. DENOTES CATCH BASIN
D.S. DENOTES DOWNSPOUT
G.W. DENOTES GUY WIRE
S.P. DENOTES SUMP PUMP (SEE DETAIL)
T.P.B. DENOTES TREE PROTECTION BARRIER
T.W. DENOTES TOP OF WALL
U.B. DENOTES UTILITY BOX
U.P. DENOTES UTILITY POLE
W.V. DENOTES WATER VALVE
0.3# DENOTES DIAMETER OF TREE
x 94.00 DENOTES EXISTING ELEVATION
x (94.00) DENOTES PROPOSED ELEVATION
DENOTES TREE DESIGNATION AS IN ARBORIST'S REPORT
DENOTES REPLACEMENT TREE AS IN ARBORIST'S REPORT
DENOTES PROPOSED 25mm WATER METER

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

SIGNED: _____ DATED: _____
INFRASTRUCTURE PLANNING & POLICY

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 MAINTAINED THROUGHOUT THE DESIGN AND CONSTRUCTION. MAY BE OBTAINED THRU DATA MANAGEMENT GROUP AT 905-825-6032. FURNISHING ALL TEST RESULTS MUST BE COMPLETED TO THE REGION OF HALTON'S SATISFACTION, BEFORE THE WATER SUPPLY CAN BE TURNED ON.

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

ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPERS EXPENSE.

SERVICING NOTE:
UNDERGROUND SERVICE LOCATIONS AND INVERTS WERE DERIVED FROM DRAWING PROVIDED BY THE REGION OF HALTON.
DRAINING OF
INVERTS AND UNDERGROUND SERVICE LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
BUILDER TO VERIFY ELEVATION OF SERVICE CONNECTIONS.

DATE	REVISIONS	INITIAL

DATE _____ BRYAN JACOBS
ONTARIO LAND SURVEYOR

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