

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 RIGID 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 WELLINGS, 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.

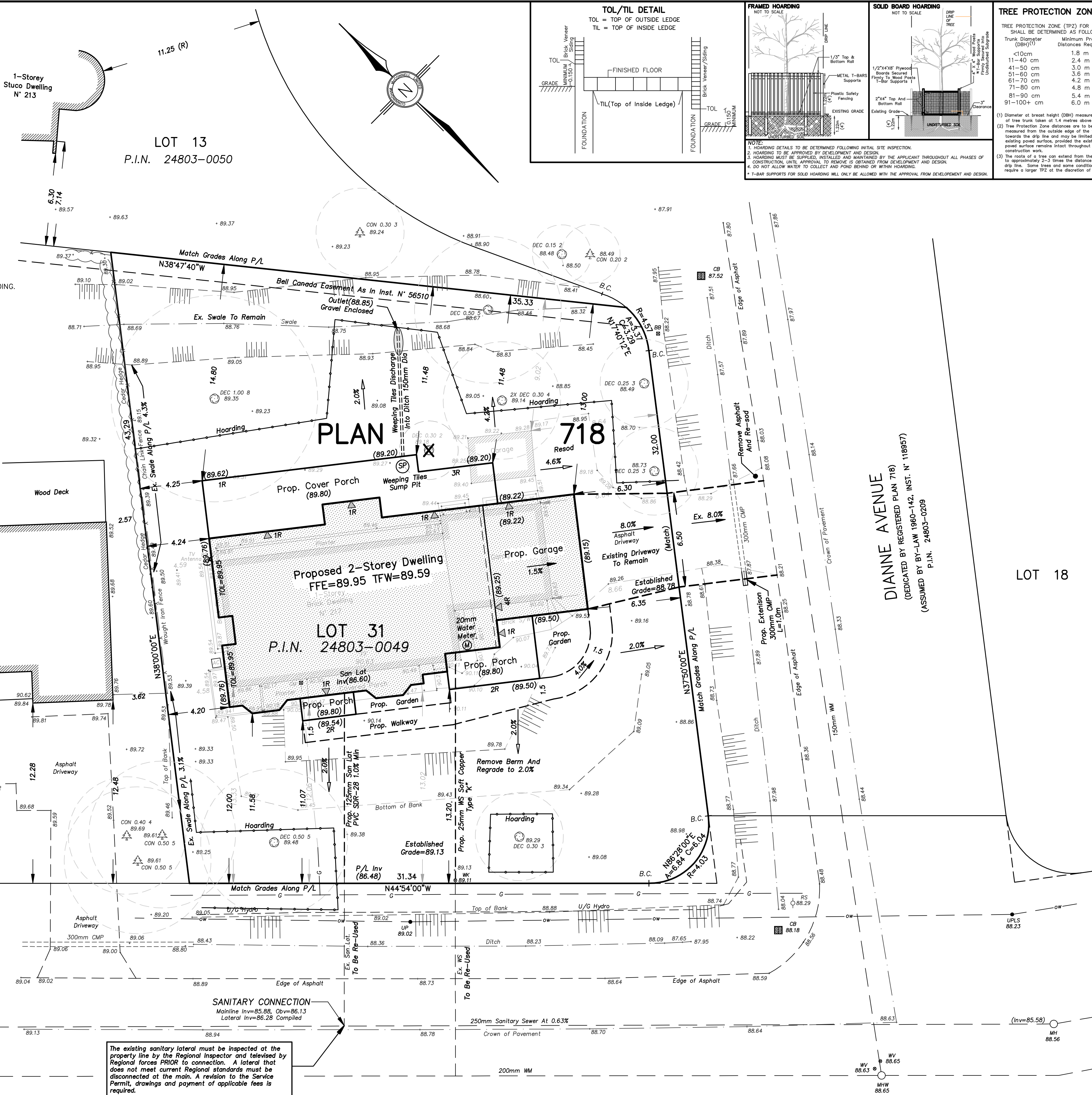
REGISTERED

LOT 32
P.I.N. 24803-0048

2-Storey
Stone/Brick Dwelling
N° 225
FF 90.68
Covered Porch

DUNWOODY DRIVE
(DEDICATED BY REGISTERED PLAN 718)

(ASSUMED BY BY-LAW 1960-142, INST. N° 118957)
P.I.N. 24803-0211



The existing sanitary lateral must be inspected at the property line by the Regional Inspector and tested by Regional forces PRIOR to connection. A lateral that does not meet current Regional standards must be disconnected at the main. A revision to the Service Permit, drawings and payment of applicable fees is required.

TOPOGRAPHIC SKETCH OF LOT 31
REGISTERED PLAN 718
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 150
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° 92 HAVING AN ELEVATION OF 87.379m (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 DENOTES ANCHOR WIRE(S)
BB DENOTES BELL BOX
B DENOTES U/G BELL CABLE
CON-0.20 DENOTES CONIFEROUS TREE 0.20 DIA
DEC-0.20 DENOTES DECIDUOUS TREE 0.20 DIA
C DENOTES CURB
CM DENOTES GAS METER
CV DENOTES GAS VALVE
GAS DENOTES U/G GAS MAIN
L DENOTES LIGHT STANDARD (LAMP)
MH DENOTES MANHOLE
OH DENOTES OVER HEAD WIRE(S)
SAN DENOTES SANITARY SEWER
SM DENOTES STORM SEWER
UP DENOTES UTILITY POLE
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.

SURVEYOR'S NOTE
I CERTIFY THAT:
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 10, 2016.

DATE: FEBRUARY 12, 2016
JARD LEGAT, M.S.P.
ONTOARIO LAND SURVEYOR

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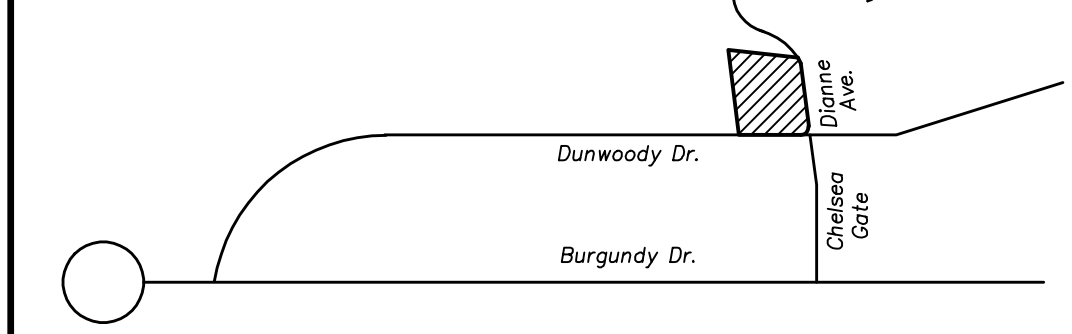
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CLIENT: ROCK CLIFF HOMES
O.L.S. FILE N° 5-16

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KEY PLAN

NOT TO SCALE



STANDARD DEVELOPMENT NOTES

(A) ENGINEERING AND CONSTRUCTION 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.
- BELL CANADA EASEMENT OVER THE REAR 1.22 METRES AS IN INSTRUMENT N° 56510.
- 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 DOWNSPOUTS TO BE 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 REINSTATED 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 REGIONAL 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 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 GARAGE.
- 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 5.0%.
- 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 MINIMUM WALL. RET. WALLS HIGHER THAN 0.6m 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 UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
- ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
- 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.
- SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
- ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

(C) UTILITIES CONNECTION

- 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.
(D) BASEMENT WASHROOM WILL REQUIRE EJECTOR PUMP.
- STORM: (A) MUNICIPAL STORM SEWER AVAILABLE ON THE SITE.
(B) WEIRING TILES TO BE RUMPED INTO THE REAR YARD SWALE.
- WATER: (A) EXISTING 19mm SERVICE CONNECTION MAIN TO P/L TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.
(B) NEW 25mm WATER SERVICE, SOFT COPPER, TYPE "X" TO BE CONSTRUCTED P/L TO DWELLING.
(C) 20mm WATER METER TO BE INSTALLED WHERE SERVICE ENTERS BUILDING.

SITE STATISTICS - ZONE R-01

- LOT AREA = 1,465.4 m² (1,393.5 m² Minimum).
- LOT FRONTAGE = 35.90m (30.50m Minimum).
- AREAS FOR COVERAGE = 357.06 m²
(A) MAIN DWELLING (Includes Garage) = 264.78m²
(B) FRONT PORCH = 25.20m²
(C) REAR PORCH = 67.09m²
- LOT COVERAGE = 24.3% (30.0% Maximum).
- ESTABLISHED GRADE = 88.96m.
- BUILDING HEIGHTS:
- ROOF RIDGE = 9.00m (9.00m Maximum);
- SETBACKS:
- FRONT = 11.07m (Between 10.50m And 13.66m);
(Average of Lot 13 And Lot 32)
- REAR = 11.48m (Dwelling); (10.50m Minimum)
- SIDE (Interior) = 4.20m (4.20m Min);
- SIDE (Exterior) = 6.30m (Garage) (5.50m Min);
- FLOOR AREA = 424.59m².
- FA/LOT RATIO = 25.3% (26% Maximum)
- DWELLING DEPTH = 17.09m (20.00m Maximum);

SITE STATISTICS - ZONE RL1-0

- LOT AREA = 1,465.4 m² (1,393.5 m² Minimum).
- LOT FRONTAGE = 35.90m (30.50m Minimum).
- AREAS FOR COVERAGE = 357.06 m²
(A) MAIN DWELLING (Includes Garage) = 264.78m²
(B) FRONT PORCH = 25.20m²
(C) REAR PORCH = 67.09m²
- LOT COVERAGE = 24.3% (30.0% Maximum).
- ESTABLISHED GRADE = 88.96m.
- BUILDING HEIGHTS:
- ROOF RIDGE = 9.00m (9.00m Maximum);
- SETBACKS:
- FRONT = 11.07m (Between 11.06m And 16.56m);
- REAR = 11.50m (Dwelling); (10.5 Minimum)
- SIDE (Interior) = 4.20m (4.20m Min);
- SIDE (Exterior) = 6.30m (Garage) (5.50m Min);
- FLOOR AREA = 424.59m².
- FA/LOT RATIO = 28.9% (29% Maximum)
- DWELLING DEPTH = 17.09m (20.00m Maximum);

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: _____

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 met.
(The Water and Waste Water Linear Design Manual may be obtained thru 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.

DWELLING HEIGHT DATA

FINISHED FLOOR = 89.95
TOP OF FOUNDATION WALL = 89.59
UNDERSIDE FOOTING = 86.34
BASEMENT SLAB = 86.64
ROOF PEAK = 97.95

#217 DUNWOODY DRIVE

SITE GRADING AND SERVICING PLAN

2016/04/28 ISSUED FOR GRADING APPROVAL JAL
2016/02/12 ISSUED FOR DESIGN JAL
DATE: _____ REVISIONS INITIAL REGIONAL DRAWING N° _____ SCALE 1 : 150
DATE: FEBRUARY 12, 2016 SCALE 1 : 150
DATE: _____ REVISIONS INITIAL REGIONAL DRAWING N° _____ PLAN 5-16-2