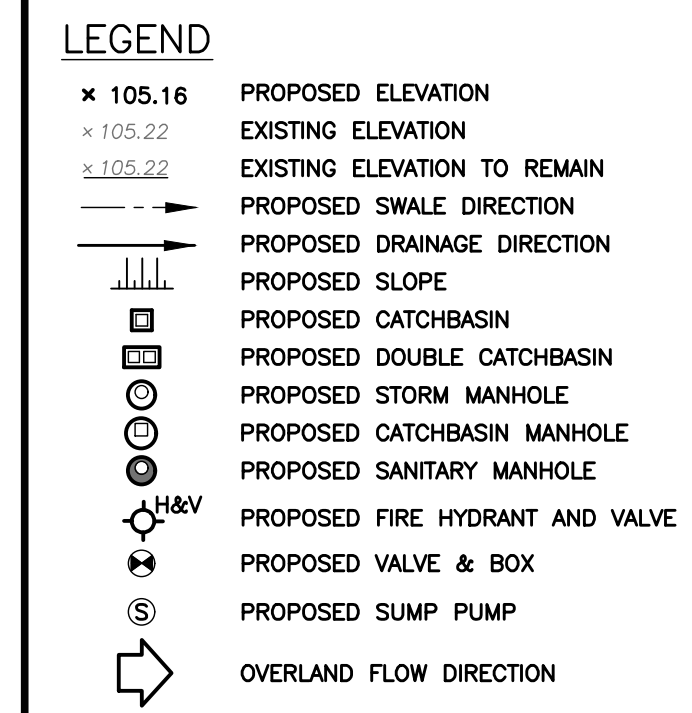
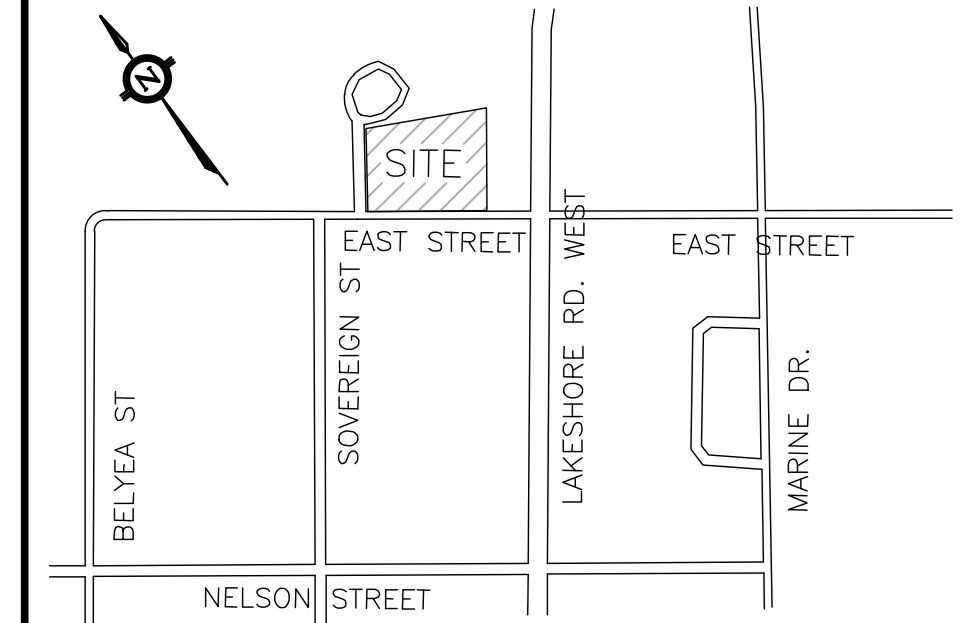
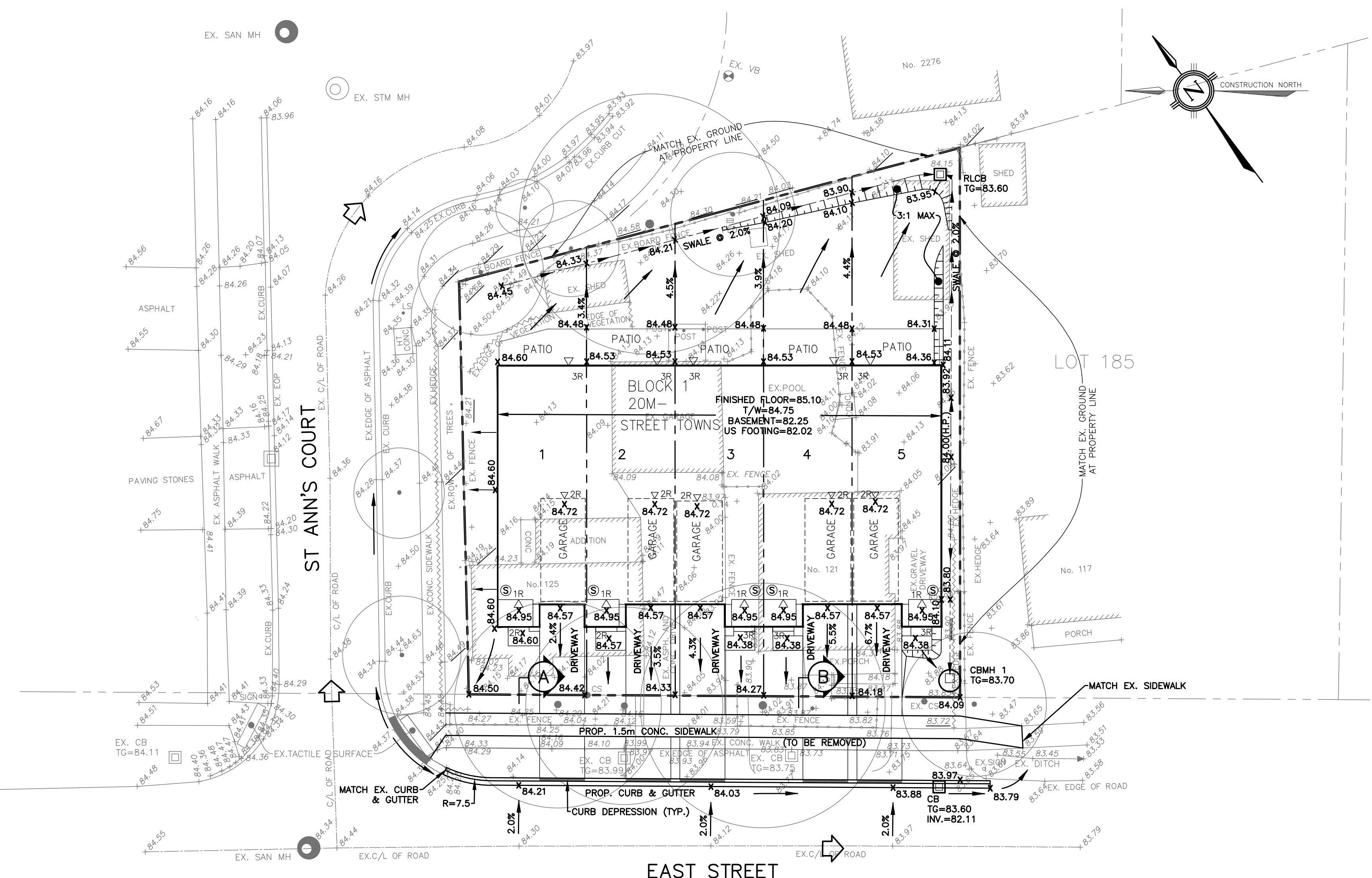


SITE GRADING NOTES

- HOARDING OR SNOW FENCE SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASE AND REMOVED ONLY AS DIRECTED BY THE ENGINEER.
- PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL ALL TOPSOIL IS TO BE REMOVED AND SUBGRADE IS TO BE CERTIFIED BY THE SOILS ENGINEER.
- THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING ANY EARTHMOVING OPERATIONS.
- ALL CONSTRUCTION ENTRANCES SHALL BE 5. PROVIDED WITH A MUD TRACKING PAD 6m x 15m x 300mm DEEP. THE PAD SHALL BE 50mm CLEAR STONE.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED, REPAIRED/MAINTAINED WEEKLY AND/OR FOLLOWING ALL RAINFALLS THAT CREATE RUNOFF. ALL CONTROLS SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED.
- ALL OVERLY MOIST, SOFT OR OTHERWISE UNSUITABLE SOIL MUST BE REMOVED DOWN TO FIRM NATIVE SUBSOIL. THE BASE SHOULD BE PROOF-ROLLED AND COMPACTED TO A FIRM STABLE STATE WHICH IS TO BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE THE START OF FILL PLACEMENT.
- FILL PLACEMENT MUST BE CARRIED OUT IN A CONTROLLED SYSTEMATIC PROGRESSION WHICH ALLOWS FOR HARMONIOUS AND UNIFORM COVERAGE BY THE COMPACTION EQUIPMENT.
- ONLY APPROVED INORGANIC SUBSOIL IS ALLOWABLE FOR USE AS FILL. THE USE OF SHALE MATERIAL IS PERMISSIBLE PROVIDED THAT THERE IS CONTINUOUS WATERING AVAILABLE BY WATER TRUCK. AS WELL, THE COMPACTOR TYPE MUST BE A CAT 815 OR EQUIVALENT, WHICH HAS SUFFICIENT WEIGHT AND DEEP PENETRATING CLEATS FOR BREAKING DOWN THE SHALE AND MIXING IN OF WATER.
- THE MAXIMUM ALLOWABLE LIFT THICKNESS IS 150mm. THE REQUIRED COMPACTION IS MINIMUM 98% STANDARD PROCTOR MAX. DRY DENSITY.

LOT GRADING CRITERIA

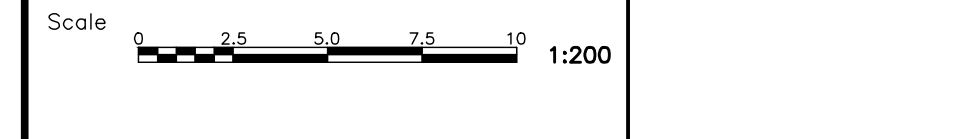
- ALL YARD SURFACES FRONT AND REAR SHALL HAVE A MINIMUM SLOPE OF 2.0%.
- REAR YARDS ARE TO HAVE A MAXIMUM GRADE OF 5.0% FOR A MINIMUM APRON LENGTH OF 5 METRE DISTANCE FROM THE REAR FACE OF THE DWELLING.
- THE MAXIMUM SLOPE ALLOWED ON ANY YARD SURFACE SIDE, FRONT AND REAR SHALL BE 3:1 (3 HORIZONTAL TO 1 VERTICAL).
- DRIVEWAY SLOPE SHALL BE A MINIMUM OF 1.0% AND A MAXIMUM OF 7.0%.
- RETAINING WALLS MAY BE USED SUBJECT TO APPROVAL BY THE TOWN.
- ALL SWALES SHALL HAVE A MINIMUM DEPTH OF 150mm AND A MINIMUM SLOPE OF 2.0% FOR A MAXIMUM LENGTH OF 60m BEFORE OUTFALL.
- WHERE ANY UPPER LOT DRAINS ONTO A LOWER LOT, AND INTERCEPTOR SWALE SHALL BE LOCATED ON THE REAR PROPERTY LINE IN SUCH A MANNER AS TO DIVERT THE DRAINAGE TO THE SIDE YARD SWALES OF THE LOWER LOT.
- WINDOW WELLS, WHERE REQUIRED SHALL BE INDIRECTLY CONNECTED TO THE WEEPING TILE SYSTEM USING 100mm DRAIN PIPE FILLED WITH 19mm CLEAR STONE.
- WHEN THE SEPARATION BETWEEN ADJACENT BUILDINGS IS 1.2m OR LESS THE AREA BETWEEN THE BUILDINGS SHALL BE COVERED WITH 100mm DEPTH OF 19.0mm CLEAR STONE.
- THERE SHALL BE A 0.6m WIDE PATH AT A 2.0% SLOPE AWAY FROM THE FOUNDATION AROUND ONE SIDE OF THE BUILDING, EXCEPT WHERE SIDE YARD SETBACKS FROM LOT LINES DO NOT PERMIT. THIS IS TO ALLOW FOR THE CONSTRUCTION OF A WALKWAY TO THE REAR OF THE HOUSE.
- ALL DOWNSPOUTS SHALL DISCHARGE ONTO SODDED AREAS USING SPLASH PADS FOR EROSION CONTROL. DIRECT CONNECTION OF THE DOWNSPOUTS TO THE STORM SYSTEM MUST HAVE PRIOR APPROVAL FROM THE TOWN OF OAKVILLE. THE LOCATION OF THE DISCHARGE IS NOT TO INTERFERE WITH ACCESS OR POSE A SAFETY HAZARD.
- ALL LOTS ARE TO RECEIVE A MINIMUM ROLLED DEPTH OF 300mm OF TOPSOIL THROUGHOUT ALL AREAS.
- RETAINING WALLS MAY BE CONSTRUCTED OF PRESSURE TREATED LUMBER, POURED IN PLACE CONCRETE, PRE-CAST CONCRETE OR STONE.
- RETAINING WALLS EXCEEDING 1.0m IN HEIGHT ARE REQUIRED TO HAVE PLANS SUBMITTED TO THE BUILDING SERVICES DEPARTMENT STAMPED BY A PROFESSIONAL ENGINEER AND SHOWING THE PROPOSED RETAINING WALL CONSTRUCTION.
- FENCES WILL BE REQUIRED ON ALL RETAINING WALLS THAT EXCEED 0.6m IN HEIGHT. THE FENCE MUST BE A MINIMUM HEIGHT OF 1.2m AND CONFORM TO THE SWIMMING POOL ENCLOSURE BY-LAW 1991-20.
- ALL RETAINING WALLS ARE TO HAVE THE FACE OF THE WALL PLACED ON THE PROPERTY LINE IN SUCH A MANNER THAT ANY TIE BACKS, ETC., ARE LOCATED ENTIRELY WITHIN THE UPPER LOT.



BENCHMARK

- ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° 117 HAVING AN ELEVATION OF 83.984m AND N° 123 HAVING AN ELEVATION OF 90.583m.
- THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON MONTH FEB, 2018 BY J. D. BARNES LIMITED, ONTARIO LAND SURVEYORS.

1 FEB/16/18 PC/ZG ZBA AND PLAN OF SUBDIVISION RESUBMISSION			
NO.	DATE	BY/DRAWN	REVISIONS
CAD FILE:	16356.dwg	PLLOT SCALE:	1:1
PLLOT DATE:	02/23/18		



Municipal APPROVED IN PRINCIPLE SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO TOWN OF OAKVILLE STANDARDS AND SPECIFICATIONS.

Date: _____

Manager of Development Services

Regional Approval DESIGN OF WATER AND WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM LOCAL MUNICIPALITY.

SIGNED: _____ DATE: _____

LEGISLATIVE & PLANNING SERVICES DEPARTMENT

P. CIFONI
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

TRAFALGAR ENGINEERING LTD.
481 MORRIS ROAD OAKVILLE, ONTARIO L6K 3W6
TEL: (905) 338-3366 FAX: (905) 338-7734
tel@trafalgareng.com

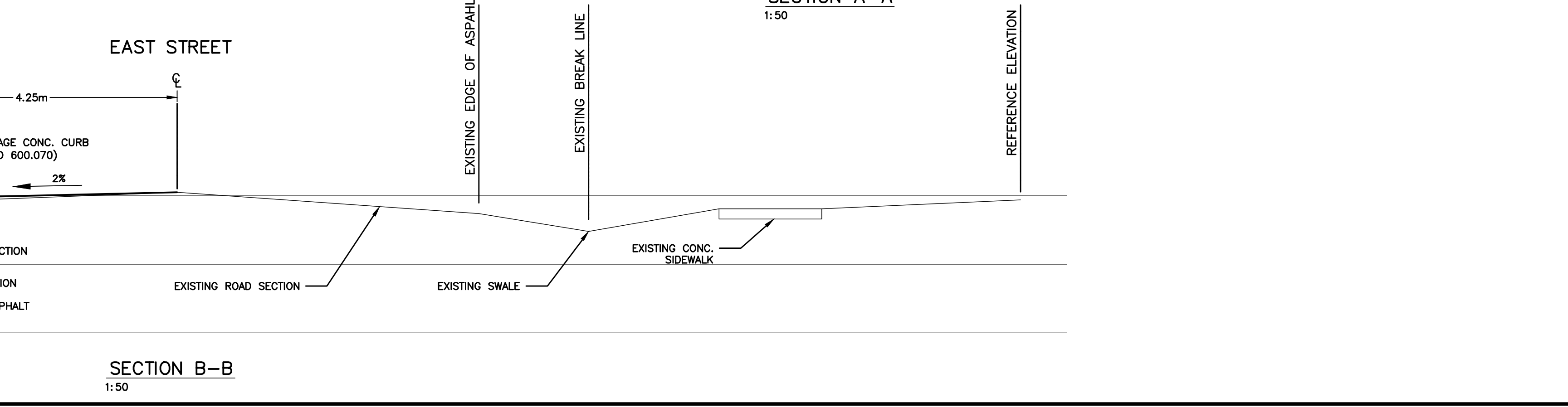
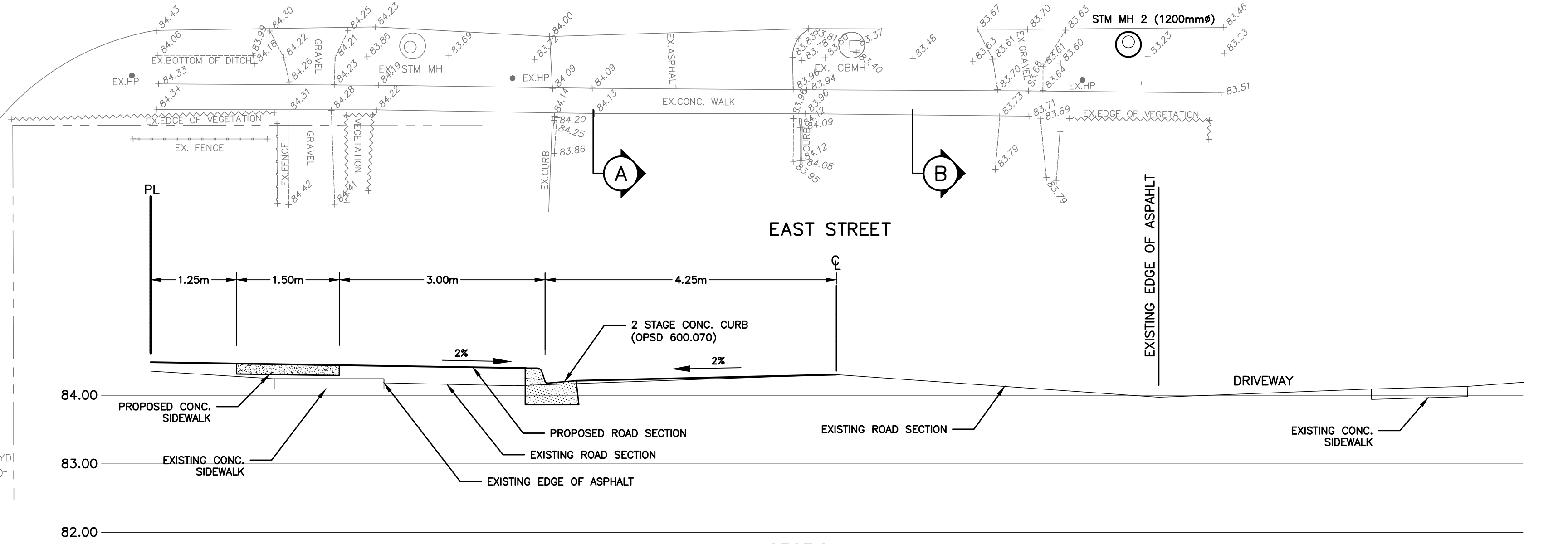


PROJECT TITLE
2593611 ONTARIO INC. AND DM OAKVILLE INVESTMENTS INC.
PLAN OF SUBDIVISION
24T-17005/1728; ZBA 1728.63

LOCATION
121 AND 125 EAST STREET
OAKVILLE, ONTARIO

DRAWING TITLE
GRADING PLAN

SCALE	1:200	DESIGN BY	PC	PROJECT No.	1635
DRAWN BY	ZG	CHECKED BY	PC	PLAN No.	G1
DATE	JAN 31 2018	SHEET	1 OF 1		



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PLOT DATE: Feb 23, 2018 8:15am