

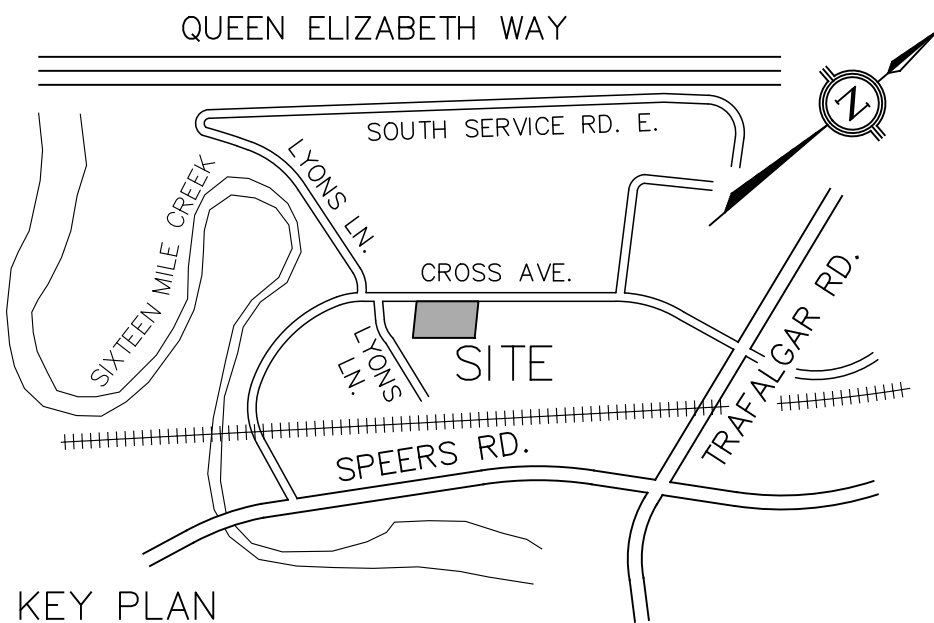
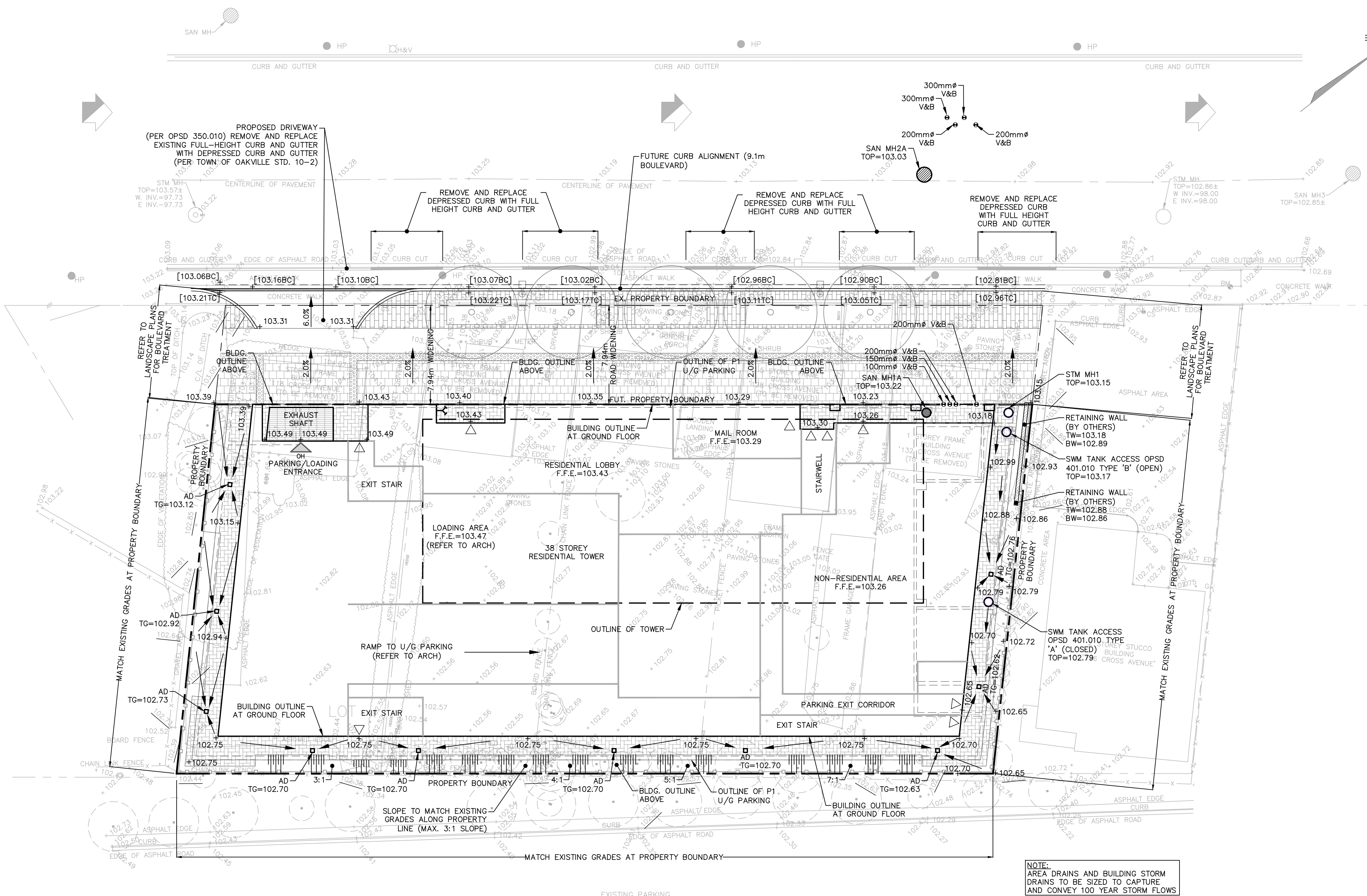
GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE REGIONAL MUNICIPALITY OF HALTON, TOWN OF OAKVILLE AND THE ONTARIO BUILDING CODE (PART 7). ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS (OPSS & OPSD) SHALL BE USED IN ABSENCE OF LOCAL STANDARDS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, MECHANICAL AND LANDSCAPE DRAWINGS.
- ALL INFORMATION SHOWN REGARDING THE LOCATION AND SIZE OF EXISTING UTILITIES AND/OR SERVICES HAS NOT BEEN VERIFIED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND PROTECTING AND MAINTAINING DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADES, DIMENSIONS, AND ELEVATIONS, PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES FOUND PRIOR TO OR DURING CONSTRUCTION SHALL BE CLARIFIED WITH THE ENGINEER.
- ALL GRADING CHANGES SHALL BE APPROVED BY THE ENGINEER AND TOWN OF OAKVILLE PRIOR TO IMPLEMENTATION. ALL DISTURBED AREAS WITHIN THE PUBLIC R.O.W. TO BE REINSTATED TO THE SATISFACTION OF THE ENGINEERING AND CONSTRUCTION DEPARTMENT. EXISTING SODDED AREAS TO BE REINSTATED WITH 200MM TOPSOIL AND SOD. SIDEWALKS AND PATHWAYS SHALL BE RESTORED WITH MATERIAL TO MATCH ORIGINAL UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT CONSTRUCTION AND SUBDRAINAGE DETAILS.
- ALL WORKS WITHIN THE PUBLIC ROADWAY TO BE RESTORED TO THE SATISFACTION OF THE TOWN OF OAKVILLE ENGINEERING AND CONSTRUCTION DEPARTMENT.
- RESTORE ROAD AS PER THE TOWN OF OAKVILLE ROAD CUT PERMIT.

GRADING NOTES

- ALL TOPSOIL SHALL BE STRIPPED PRIOR TO GRADING.
- ALL FILL PLACEMENT SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
- ALL DISTURBED AREAS TO BE SEEDED WITH 200-300mm TOPSOIL.
- ALL DISTURBED AREAS WITHIN PUBLIC R.O.W. TO BE REINSTATED WITH 200mm TOPSOIL AND SOD.
- 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% UNLESS OTHERWISE INDICATED.

CROSS AVENUE



LEGEND

○	PROPOSED STORM MANHOLE
□	PROPOSED CATCHBASIN
●	PROPOSED SANITARY MANHOLE
⊕	PROPOSED VALVE & BOX
AD	PROPOSED AREA DRAIN
+ 88.42	EXISTING ELEVATION
+ 88.42	EXISTING ELEVATION TO REMAIN
+ 88.42	PROPOSED FINISHED ELEVATION
[102.81BC]	PROPOSED FUTURE CURB ELEVATION
2.0%	PROPOSED DRAINAGE DIRECTION
→	PROPOSED OVERLAND FLOW DIRECTION
→	EXISTING OVERLAND FLOW DIRECTION
△	PROPOSED DOOR
△	PROPOSED OVERHEAD DOOR
—	PROPOSED RETAINING WALL
—	PROPOSED SLOPE

1	26/08/06	MW/GL	ISSUED FOR OPA/ZBA
NO.	DATE	BY/DRAWN	REVISIONS

CAD FILE: 1873TB.dwg PLOT SCALE: 1:1 PLOT DATE: Aug 06, 2026

BENCHMARK
ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928:78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HTZ.0.
LOCAL BENCHMARK
CUT CROSS LOCATED IN FRONT OF 136 CROSS AVENUE ON THE NORTH SIDE OF CONCRETE SIDEWALK 1.1m NORTH OF HANDWELL AND 0.9m WEST OF CORNER OF SIDEWALK, AS SHOWN ON FACE OF PLAN ELEVATION: 102.83m.

NOTE
THE SURVEY WAS COMPLETED ON THE 24TH DAY OF MARCH 2025 BY J.D. BARNES LIMITED, LAND INFORMATION SPECIALISTS, REFERENCE No.: 25-30-292-00

DESIGNED BY

APPROVED BY

CONSULTANT

TRAFALGAR ENGINEERING
8201-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W6
www.trafalgareng.com

PROJECT TITLE
PROPOSED MIXED-USE CONDOMINIUM

LOCATION
**118-132 CROSS AVENUE
OAKVILLE, ONTARIO**

DRAWING TITLE
PRELIMINARY GRADING PLAN

SCALE	1:200	DESIGN BY	MW	PROJECT No.	1873
DRAWN BY	GRL	CHECKED BY	PC	PLAN No.	G1
DATE	2025/11/12	SHEET	OF		