

## TREE PROTECTION NOTE

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED 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.

2. 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.

3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO

4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE. 5. 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.

6. 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. 7. 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. 8. GRADE CHANGES WILL NOT OCCUR WITHIN THE TREE PROTECTION ZONE (TPZ)

AND/OR NO OPEN TRENCH METHOD OF CONSTRUCTION BELOW-GROUND AS WELL AS NO ABOVE-GROUND LINES WITHIN THE TPZ. STANDARD DEVELOPMENT NOTES:

9. UTILITY ACCESS CORRIDOR MUST BE OUTSIDE THE TPZ

(A) TRANSPORTATION AND WORKS DEPARTMENT

1. MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING 2. RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING &

CONSTRUCTION DEPARTMENT. 3. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT. 4. 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

5. 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

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED. 2. THERE IS NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS. 3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE FRONT OF THE PROPOSED DWELLING ON THE EXISTING DRIVEWAY.

4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH 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 DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.

6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED. 7. 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.

8. ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE. 9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES. 10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH

TOPSOIL 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 UTILITIES 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 REGION OF HALTON 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 THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 200 mm OF TOPSOIL AND N° 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 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 1.0% AND NOT GREATER THAN 7.0%. 19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A

MAXIMUM SLOPE OF 5.0% AND HAVE A MINIMUM DEPTH OF 150mm. 20. WHERE GRADES IN EXCESS OF 5.0% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0 m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6 m 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 OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.

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 1.7 m WITH

A MINIMUM HORIZONTAL SPACING OF 2.5 m FROM THEMSELVES AND OTHER SERVICES. 24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS. 25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

# EROSION AND SILTATION NOTES

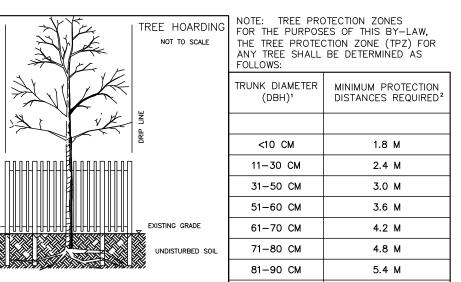
. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL A DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER. 2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER.

- 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 BR REPAIRED WITH 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 MOECC GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASE TO A SUITABLE RECEIVER IN 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/SILL THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS(REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION

FENCING. SEDIMENT CONTAINMENT DEVISES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE. 6. IN THE EVENT OF A SPILL(RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.



OPEN TRENCHING WILL NOT

BE PERMITTED WITHIN TREE

PRESERVATION AREA

91-100+ CM

6.0 M

(C) UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.

(A) SERVICE CONNECTIONS TO BE 25mm DIA. TYPE 'K' SOFT COPPER TUBING UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS.

(A) A SUMP PUMP WILL BE REQUIRED TO DRAIN THE BASEMENT FACILITIES.

1 DIAMETER AT BREAST HEIGHT (DBH) MEASUREMENT OF TREE TRUNK TAKEN 1.4 METERS ABOVE GROUND

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 THAT SURFACE REMAINS INTACT THROUGHOUT SITE ALTERATION

### REGIONAL APPROVAL

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

#### SIGNED: 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 nust ensure that the Region of Halton's standards and specifications are met. (the Water and Wastewater Linear Design Manual may be obtained from the 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.

The existing sanitary lateral must be inspected at the

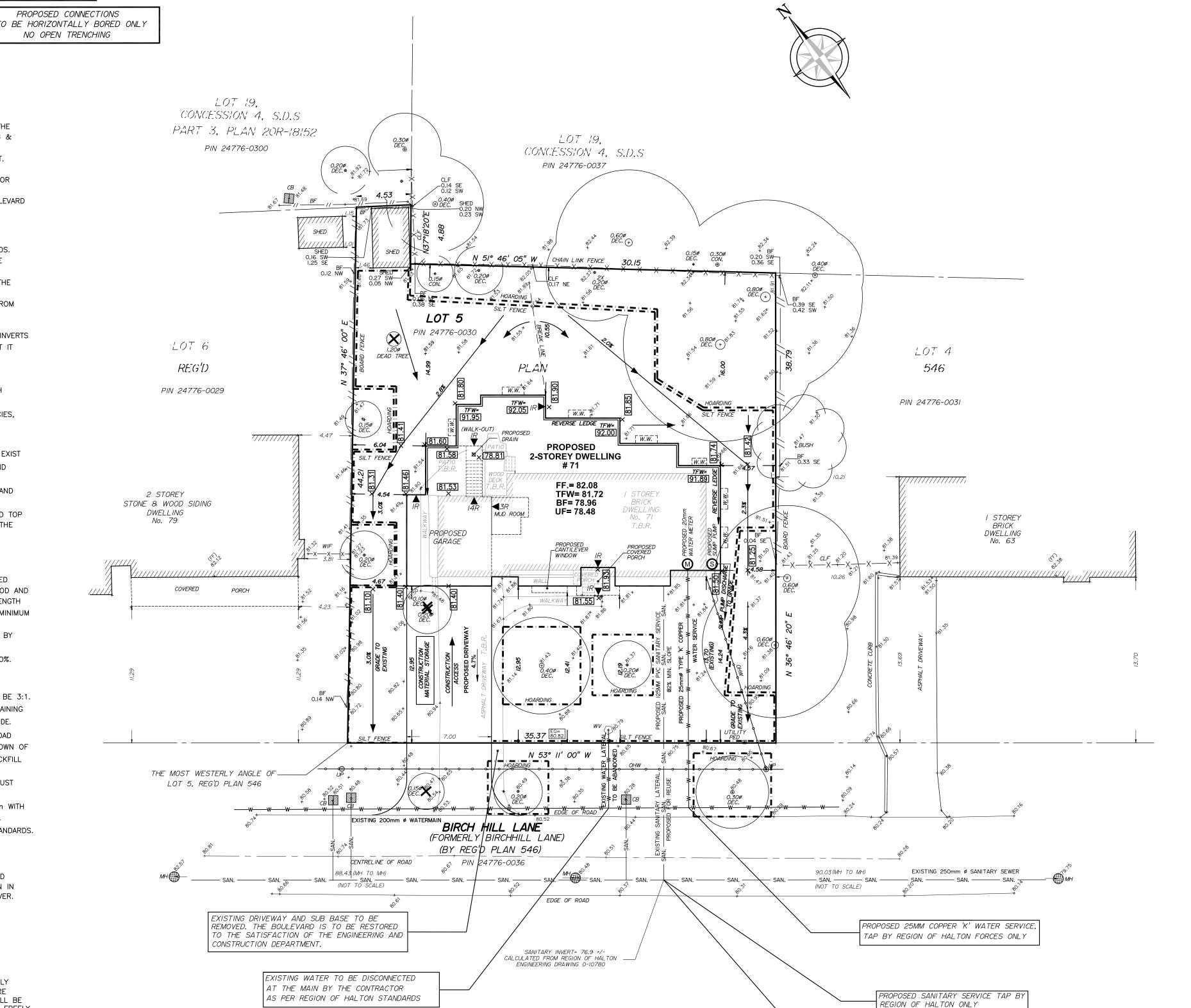
A lateral that does not meet current Regional standards

property line by the Regional Inspector, and televised by Regional forces PRIOR to connection.

must be disconnected at the main. A revision to

the Service Permit, drawings and payment of

applicable fees is required





3 Where some excavate or fill has to be temporarily located near a tree protection barrier,

plywood must be used to ensure no material enters the Tree Protection Zone.

should minimize damaging roots outside the Tree Protection Barrier.

Direction of flow

2.3m max, Typ

SECTION A-A

A All dimensions are in millimetres unless otherwise shown.

LIGHT-DUTY

SILT FENCE BARRIER

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2

NOTE

OPSD 219.110

be maintained can be 1.2m (4ft.) high and consist of plastic web snow fencing on a wood frame made of 2"x 4"s.

to feet dividing by 0.3048. (METERS) DAKVILLE BY-LAW 1393.5 SQ.M. T AREA (MINIMUM) T FRONTAGE (MINIMUM) RFA (MAXIMUM)

REGISTERED PLAN 546

REGIONAL MUNICIPALITY OF HALTON

J.H. Gelbloom Surveying Limited

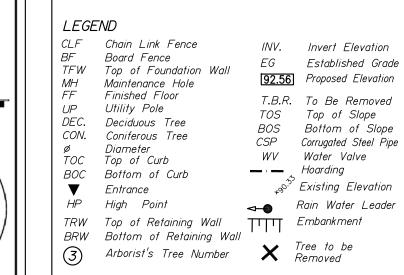
Ontario Land Surveyor

Distances shown on this plan are in metres and can be converted

TOWN OF OAKVILLE

KEY PLAN (NOT TO SCALE)

### 12.70 12.19 \* FRONT YARD SETBACK (MINIMUM) 4.57 & 4.54 SIDE YARD SETBACK (MINIMUM) REAR YARD SETBACK (MINIMUM 10.90 \* OVERALL HEIGHT SUBJECT TO COMMITTEE OF ADJUSTMENTS FILE NO. LEGEND



SITE ADDRESS I BIRCH HILL LANE OAKVILLE, ONTARIO PINE GLEN GENERAL CONTRACTORS 2345 WYECROFT RD, UNIT 4

( | JULY 20, 2022 | SITE PLAN

OAKVILLE, ONTARIO

| 3   |      |             |    |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
| No. | Date | Description | Ву |

INFORMATION TAKEN FROM A SURVEY PREPARED BY J.H.GELBLOOM SURVEYING LTD.

| NOTE  | BE  |
|---|-----|
| Sewer contractor to verify in the field and provide | Ele |
| 2.5m (MIN.) separation between the Water and        | ha  |

EAVES DO NOT PROJECT MORE THAN

All NEW water and sanitary main

taps are to be performed by

DOWN SPOUT DISCHARGE LOCATIONS ARE

TO BE DISCHARGED ONTO SPLASH PADS.

Region of Halton forces only

O.60M INTO PROPOSED SETBACKS.

f the existing sanitary service lateral is used,

Sanitary Lines.

t must be inspected at the property line by the Regional Inspector, and televised by Regional forces PRIOR to connection

THIS LOT REQUIRES A SUMP PUMP FOR THE FOUNDATION DRAINS AND SHALL DISCHARGE T GRADE. COMPLETE WITH BACKFLOW PREVENTER

Service sizes, inverts and types are derived from the Region of Halton Engineering Department Dwg. No. 0-10780

DATE

The contractor must verify inverts. J. H. Gelbloom Surveying Limited Project: Checked By: Ontario Land Surveyor 4.*M*. 476 Morden Road, Unit 102, Oakville, Ont., L6K 3W4 Party Chief: Drawn By: office@jhgsurveying.ca Phone:(905) 338-8210 Fax:(905) 338-9446

ANY WATER OR SANITARY SERVICE THAT DOES DATED : DECEMBER 15, 2020 BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPERS EXPENSE.

> Elevations are Referred to the Town of Oakville Benchmark No. 19 having an Elevation of 85.089 m.

SURVEYOR'S CERTIFICATE I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 71 BIRCH HILL LANE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL WITH ALL ADJACENT

PROPERTIES AND EXISTING MUNICIPAL SERVICES. IT IS MY BELIEF THA ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS SHOWN WIL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

HEREBY CERTIFY THAT THE DIMENSIONS AND SET-BACKS ARE CORRECTLY SHOWN.

JULY 21, 2022

Andrew Musite O.L.S.

COVELLI

A-3.1



Daniel Venturuzzo G:\Shared drives\Verus Design\Projects\2022 Jobs Folder\275.22 - PGH - 71 Birch Hill\275.22-PGH-71 Birch Hill Ln-WD-July.04.2022.dwgAugust 22, 2022 4:05:07 PM

June.13.2022 JUN.07.2022 MAY.27.2022 MAY.26.2022 MAY.25.2022 MAY.24.2022 MAY.18.2022 MAY.12.2022

EET TITLE

**A-3.2** 

10.5 OF CEL NG (SLA)

82.08

<sup>7</sup> 78.96

FIN. FIRST FLOOR

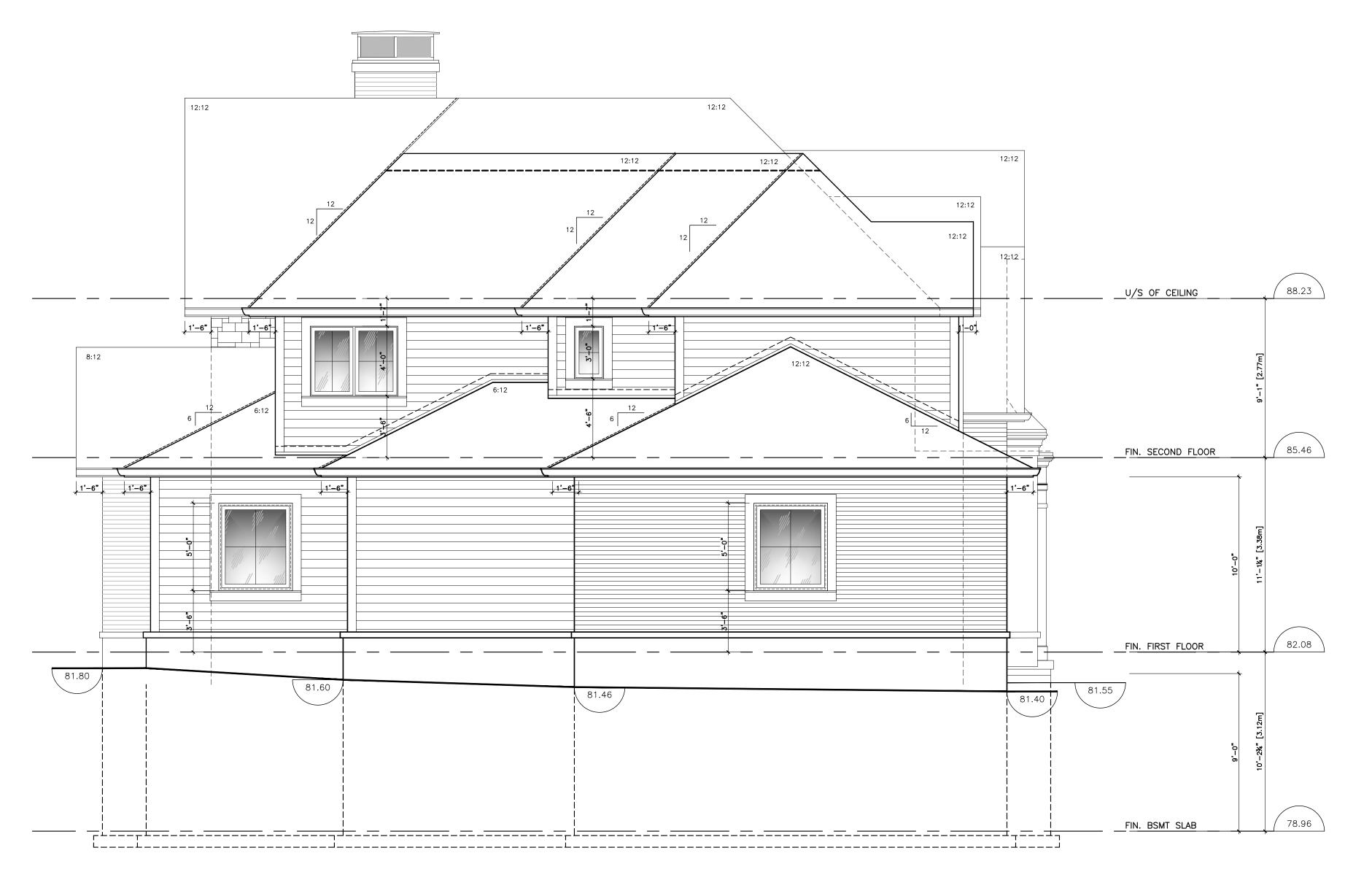
FIN. BSMT SLAB

PROPOSED RIGHT SIDE ELEVATION

A-3.2 //4" = 1'-0"

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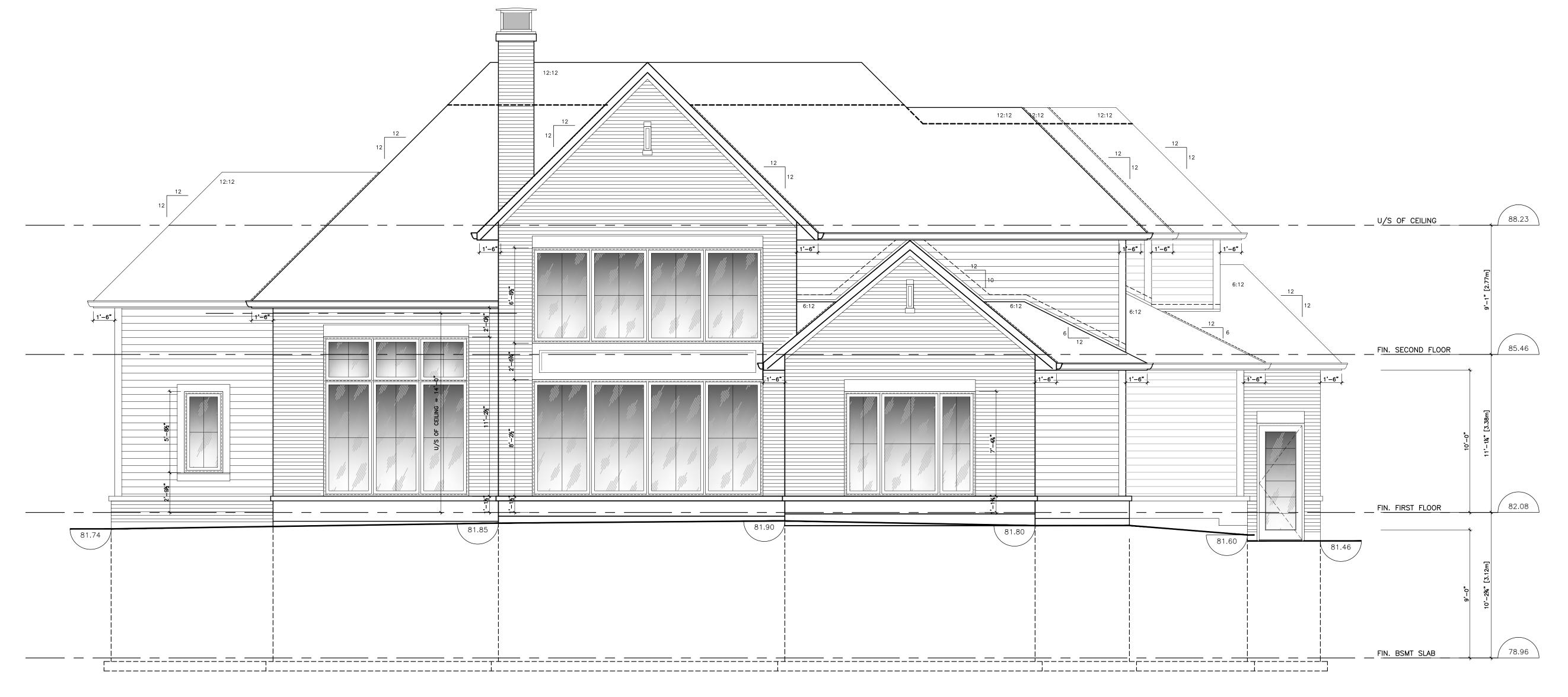
PROPOSED LEFT SIDE ELEVATION

COVELLI

Proposed Elevation

HEET TITLE

A-3.3



PROPOSED REAR ELEVATION

A-3.3 /⁄<sub>4</sub>" = 1'-0"

COVELLI



Proposed Floor Plans

