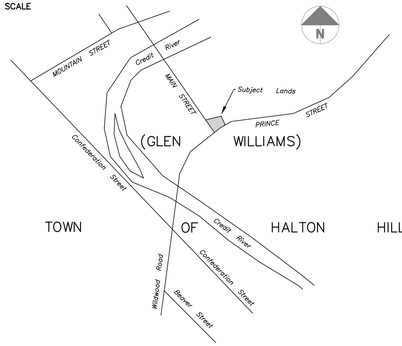
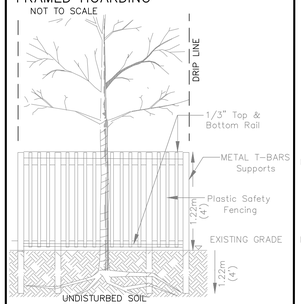
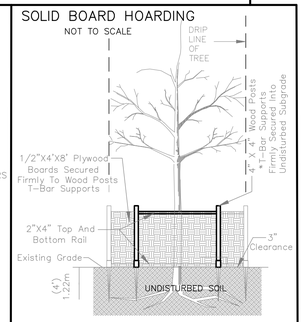
KEY PLAN
NOT TO SCALE



FRAMED HOARDING
NOT TO SCALE

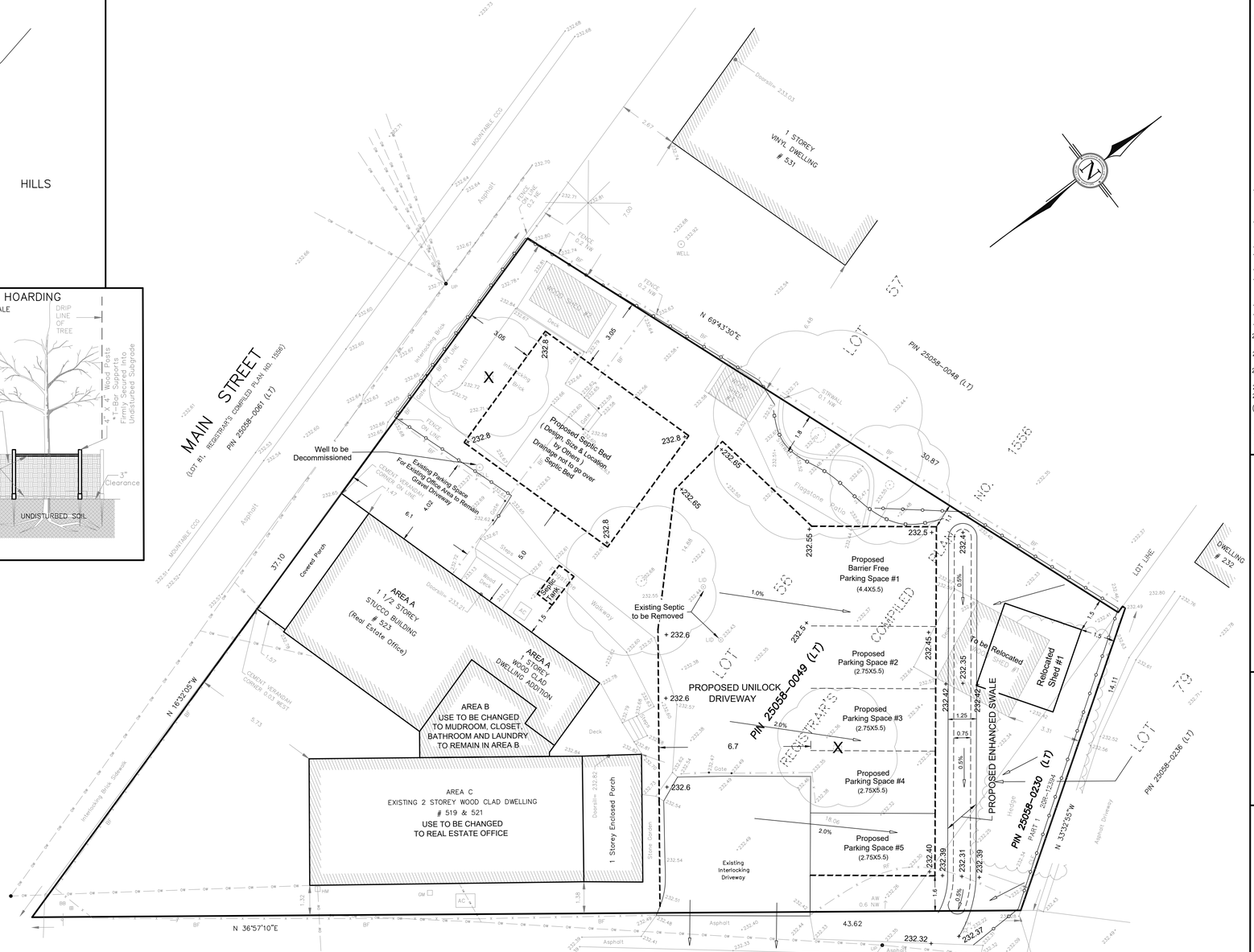


SOLID BOARD HOARDING
NOT TO SCALE



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 BE RETAINED.
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 CITY OF BURLINGTON.



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 WILL 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.

(B) GENERAL NOTES

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE ARE NO EASEMENTS REGISTERED ON TITLE ON THE SUBJECT LANDS.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH AND SUMP PUMP TO DISCHARGE ONTO SURFACE VIA CONCRETE SPLASH PADS 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 HALTON HILLS
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 REGIONAL STANDARDS AND SPECIFICATIONS. (NOT APPLICABLE)
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 100 mm OF TOPSOIL AND N° 1 NURSERY SOD AND A MINIMUM DEPTH OF 150 mm.
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 7.0%
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0% SAVE & EXCEPT ENHANCED SWALES.
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. RET. WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
22. 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.
23. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF HALTON HILLS STANDARDS.
24. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

(C) UTILITIES CONNECTION

1. SANITARY: N/A
2. STORM: N/A
3. WATER: N/A

SITE STATISTICS – ZONE HCC "HAMLET COMMUNITY CORE"

1. LOT AREA = 860 m²
2. SETBACKS: (ALL SETBACKS ARE EXISTING, BUILDING FOOTPRINT WILL NOT CHANGE)
   - FRONT = 1.47 m (Existing) (4.5 m Minimum)
   - REAR = 18.06 m (Existing) (7.5 m Minimum)
   - SIDES
     Northwest Side (Interior Side yard) = 14.01 m (Existing) (2.25 m Minimum)
     Southeast Side (Exterior Side yard) = 1.32 m (Existing) (4.5 m Minimum)
3. PARKING SPACE REQUIREMENTS – (BUSINESS OFFICES – 1 PARKING SPOT PER 30 sq. m.)
   EXISTING BUILDING AREA = AREA A – 118.31 sq. m.
   PROPOSED OFFICE = AREA B – 13.87 sq. m.
   PROPOSED OFFICE = AREA C – 135.94 sq. m.
   149.81 sq. m.

   PROPOSED OFFICE AREA – 149.81 sq. m. REQUIRES 5 PARKING SPACES – 5 PROPOSED

PROPOSED CHANGES

1. THE USE OF AREAS 2 & 3 TO BE CHANGED FROM RESIDENTIAL TO BUSINESS OFFICES (REAL ESTATE OFFICE).
2. A SECOND STOREY TO BE ADDED TO AREA B.
3. EXISTING INTERLOCKING BRICK DRIVEWAY TO BE EXTENDED AS SHOWN HEREON.
4. ADDITIONAL PARKING TO BE ADDED SHOWN AS PARKING SPACES 2 TO 7 HEREON.
5. WOOD SHED #3 TO BE REMOVED
6. WOOD SHEDS # 1 & 2 TO BE RELOCATED AS SHOWN.
7. AN ENHANCED SWALE TO BE ADDED AS SHOWN.
8. EXISTING SEPTIC TO BE REMOVED AND A NEW SEPTIC TO BE ADDED AS SHOWN.
9. EXISTING WELL TO BE DECOMMISSIONED

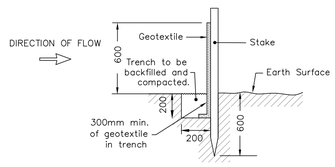
SURVEYOR'S CERTIFICATE

1. I HAVE REVIEWED PLANS FOR THE ADDITION OF A SECOND STOREY AND THE CHANGES LISTED ABOVE AT 519 & 521 MAIN STREET, GLEN WILLIAMS, TOWN OF HALTON HILLS AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES, AS SHOWN, WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OF ADJACENT PROPERTIES.
2. THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON MARCH 6, 2020.

DATE: AUGUST 6, 2020

YARO LEGAT
ONTARIO LAND SURVEYOR

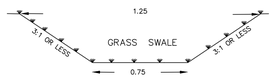
SILT FENCE BARRIER
(OPSD-219.110)
(Dimensions are millimetres)



NOTE:
1. *HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.*
2. *HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.*
3. *HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE IS OBTAINED FROM DEVELOPMENT AND DESIGN.*
4. *DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.*

** T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH THE APPROVAL FROM DEVELOPMENT AND DESIGN.*

ENHANCED SWALE X-SECTION
NOT TO SCALE



MAINTENANCE NOTES:
1. GRASSED SWALES SHOULD HAVE GRASS HEIGHT OF 75-150mm MAINTAINED.
2. LIGHTEST POSSIBLE MOWING EQUIPMENT TO BE USED TO AVOID SOIL COMPACTION.
3. TRASH & DEBRIS SHOULD BE REMOVED, ALONG WITH REPAIRING ERODED AREAS, DETACHED AREAS AND AERATE REGULARLY AS NEEDED.
4. REMOVE ACCUMULATED SEDIMENT ON THE SWALE SURFACE WHEN DRY & EXCEEDING 25mm DEPTH.

DATE	REVISIONS
AUG. 6 2020	ALTERED PARKING AND REDUCED TREES TO BE REMOVED
MARCH 15, 2020	ISSUED FOR CLIENT REVIEW

LEGEND

X	DENOTES TO BE REMOVED
*165.85	DENOTES PROPOSED GRADE
165.85	DENOTES EXISTING GRADE
MTE	DENOTES MATCH TO EXISTING
▶	DENOTES DOOR ENTRANCE
	DENOTES DRAINAGE DIRECTION
	DENOTES PROPOSED TREE HOARDING
	DENOTES PROPOSED SILT FENCE

AC	DENOTES AIR CONDITIONER
AW	DENOTES ANCHOR WIRE
FH	DENOTES FIRE HYDRANT
GM	DENOTES GAS METER
HM	DENOTES HYDRO METER
MH	DENOTES MANHOLE
WV	DENOTES WATER VALVE
UP	DENOTES UTILITY POLE
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE
	DENOTES SHRUB
	DENOTES TOP OF BANK
OW	DENOTES OVERHEAD WIRE
CB	DENOTES CATCH BASIN

UNDERGROUND SERVICES NOTE
1. ALL UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.
2. THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

MUNICIPAL RIGHT-OF-WAY NOTES
1. ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE CARRIED TO THE SATISFACTION OF THE TOWN OF HALTON HILLS PUBLIC WORKS DEPARTMENT. ADDITIONAL PERMITS MAY BE REQUIRED.
2. ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.

ELEVATION NOTE
ALL ELEVATIONS SHOWN HERE ON ARE GEODETIC AND HAVE BEEN DERIVED FROM GPS OBSERVATION BASED ON THE SOKKIA REAL TIME NETWORK GPS SYSTEM.

BOUNDARY NOTE
ALL BOUNDARY DATA SHOWN HEREON WAS TAKEN FROM PLAN OF SURVEY BY THIS OFFICE DATED MARCH 6, 2020.

METRIC NOTE
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

SITE PLAN OF
LOT 56 AND PART OF LOT 79
REGISTRAR'S COMPILED PLAN 1556
(N° 519 & 521 MAIN STREET, GLEN WILLIAMS)
TOWN OF HALTON HILLS
REGIONAL MUNICIPALITY OF HALTON
SCALE 1:100

2 0 2 4 6 metres
GRAPHIC SCALE

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CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS
205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672
milton.office@cmlsurveyors.ca
1200 SPEERS ROAD, UNIT 3B
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497
FAX (905) 845-3519
infooak@cmlsurveyors.ca

CLIENT: KELLER WILLIAMS REALITY

SITE GRADING & SERVICING PLAN
N° 519 & 521 MAIN STREET
TOWN OF HALTON HILLS
(GLEN WILLIAMS)

DATE: AUGUST 6, 2020 | SCALE 1 : 100

PLAN N° 20-14-2B (SITE PLAN)