

GENERAL NOTES

2. THIS/THESE PLANS/SPEC/ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SEALED BY THE ENGINEER AND SIGNED BY THE CONTRACTOR.
3. THIS/THESE PLANS/SPEC/ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BARCH GRENKE SURVEYING LIMITED.
4. INSPECTION RECORDS AND RECORDING SERVICES AND/OR UTILITIES SHOWN ON THE APPROVED SET OF CONSTRUCTION DRAWINGS ARE FURNISHED AS THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE SEES FIT WITH THE UNDERSTANDING THAT THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR SUFFICIENCY OF SUCH INFORMATION. THE CONTRACTOR SHALL ASSUME LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
5. THIS/THESE PLANS/ TO BE USED FOR SERVICING AND GRADING ONLY, FOR BUILDING LOCATION REFERENCE TO THE SITE PLAN.
6. THE APPROVAL OF THESE DRAWINGS IS FOR MATERIAL AND COMPLIANCE WITH CITY/TOWN/STANDARDS AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION OF THE WORKS BY THE CITY/TOWN STAFF DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS NOR DOES IT GUARANTEE THE ACCURACY OF THE OWNERS' RECORDS.
7. ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED WRITTEN APPROVAL HAS FIRST BEEN OBTAINED FROM THE ENGINEER.
8. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS BONDED CONTRACTOR FROM THE REQUIREMENTS OF THE SUBMITTAL RULES AND APPROVALS REQUIRED TO COMPLETE A CONSTRUCTION PROJECT. THE SUBMITTAL RULES NOTED FOLLOWING:
 - a. ROAD CUT PERMITS
 - b. APPROACH APPROVAL PERMITS
 - c. RELOCATION OF SERVICES
 - d. COMMITTEE OF ADJUDICATING ENCROACHMENT PERMITS
9. PRIOR TO CONSTRUCTION THE CONTRACTOR MUST:
 - a. CHECK AND VERIFY ALL DIMENSIONS AND EXISTING ELEVATIONS WHICH INCLUDE BUT ARE NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS, EXISTING INCHES AND OBTAIN ALL UTILITY LOCATIONS AND REQUIRED PERMITS AND LICENSES.
 - b. NOTIFY THE ADJUDICATING BOARD OF ANY CHANGES TO THE CONSTRUCTION WHICH MY APPEAR ON THESE PLANS COMPATLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
 - c. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT VERSION.
 - d. NOTIFY THE ENGINEER OF ANY CHANGES TO CONSTRUCTION SCHEDULE FOR COORDINATION OF NECESSARY INSPECTIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE ENGINEER 48 HOURS PRIOR TO THE COMMENCING SITE WORKS FOR INSPECTION. THE ENGINEER SHALL DETERMINE THE EXTENT OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF THE UNDERGROUND SERVICE INSTALLATION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION SCHEDULE FOR COORDINATION OF INSPECTION. IF THE INSPECTION IS NOT COMPLETED WITHIN THE SPECIFIED TIME FRAME, THE ENGINEER'S FAILURE TO MAKE SUTURE ARRANGEMENTS FOR INSPECTION WILL LEAD TO POST CONSTRUCTION INSPECTION. IF THE INSPECTION IS NOT COMPLETED WITHIN THE SPECIFIED TIME FRAME, THE DELAYS IN CONSTRUCTION SHALL BE BOURNE BY THE CONTRACTOR. FULL PAYMENT FOR UN-INSPECTED WORKS MAY BE WITHHELD UNTIL THE COMPLETION OF THE POST CONSTRUCTION INSPECTION AND CERTIFICATION.
11. INSPECTION BY THE OWNERS' ENGINEER IS FOR CERTIFICATION AND GENERAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORKS TO PROPER LINE, GRADE AND QUALITY TO CURRENT INDUSTRY STANDARDS.
12. THE DEVELOPMENT OF THE CONSTRUCTION SCHEDULE FOR DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER SHALL BE COORDINATED BY THE CONTRACTOR.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MATCH EXISTING CONDITIONS OR BETTER AND ARE TO BE PERFORMED TO THE SATISFACTION OF THE ENGINEER AND THE CITY/TOWN STANDARDS.
14. SERVICING CONTRACTOR TO MAINTAIN A "CONFINED TRENCH CONDITION" ALL SEWER AND WATERMAIN INSTALLATION TRENCHES.
15. THE SITE SERVICING CONTRACTOR SHALL FURNISH ALL SERVICES 1.0m from the BUILDING FACE TO BLASTING OR BURNING OF THE EXISTING STRUCTURE.

SEWERS

- A. STORM AND SANITARY PRIVATE DRAINS
- A. CONSTRUCTION OF PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT AND FORESTRY (MOWE) GUIDELINES (LATEST EDITION)
- B. PRIVATE DRAINS TO BE 150mm PVC PIPE, CSA B182.1-M-1983, SNR 28 AS PER FORM 500.
- C. STORM PIPE SHALL BE WHITE AND SANITARY SHALL BE ANY COLOUR OTHER THAN WHITE. WOOD JOINTS ARE NOT ALLOWED AT SANITARY DRAIN CONNECTIONS. ALL JOINTS SHALL BE FANDED JEES.
- D. COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR A" INSTALLED AS PER QSD 802.010 OR 802.013.
- E. MINIMUM FALL FOR PRIVATE DRAINS TO BE 2.0%.
- F. TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 1.2M (MIN) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILLED.
- G. TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2M (MIN) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILLED.
- H. BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN
- I. MINIMUM COVER ABOVE PRIVATE DRAINS SHALL BE 1.0M ABOVE GRADE.
- J. HUMP PUMPS WITH CHECK VALVES SHALL NOT BE INSTALLED IN EACH DOWNSLOPE TO PUMP THE BUILDING WASTEWATER TO THE STORM PRIVATE DRAINS. THE STORM OUTLET PIPE SHALL EXTEND TO THE MINIMUM OF 30mm ABOVE THE PROPOSED GRADE AT THE INCLUDING (ASCENDING CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN. SEE DETAIL 3.
- K. IF THE APPLICANT/OWNER REQUESTS TO REUSE A PORTION OF A SITE'S EXISTING SEWER SYSTEM, THE APPLICANT/OWNER SHALL PROVIDE A DETAILED EXPLANATION OF THE PROPOSED REUSE, WHICH IS APPLICABLE BY-LAW REQUIREMENTS, AND IS IN GOOD WORKING ORDER. SEWERS TO BE REUSED MUST BE VIDEO INSPECTED, WHILE THE CITY/TOWN/SEWER INSPECTOR IS PRESENT. THE APPLICANT/OWNER IS RESPONSIBLE FOR THE COST OF THE VIDEO INSPECTION WITH THEIR PRIVATE VIDEO INSPECTION CONTRACTOR ALONG WITH PAYMENT OF AN INSPECTION FEE.

MUNICIPAL ADDRESS

16 ORCHARD DRIVE, WATERDOWN <u>LEGAL DESCRIPTION</u>		
LOT 21		
REGISTERED PLAN 894		
CITY OF HAMILTON ZONING		
R1-g		
SITE STATISTICS	BYLAW	PROPOSED
LOT AREA	1390 m ²	1321.9m ² (EX)
FRONT YARD SETBACK	7.5 m	11.59 m
REAR YARD SETBACK	7.5 m	15.32 m
SIDE YARD SETBACK	3.0 m	3.08 m
HEIGHT(PKX OF ROOF)	8.2 m	5.69 m
LOT FRONTAGE	30.0 m	30.59 m(EX)
LOT COVERAGE	15%	25.8%*

AVERAGE GRADE = $\frac{228.16+228.16+228.40+226.55+226.55+227.68+228.27+229.24+229.24+228.26}{10}$ = 228.05
AVERAGE GRADE AS PER ZONING BY-LAW 90-145-Z(HEIGHT DEFINITION)

1. Tree protection barriers for trees situated on the City road allowance where visibility must be maintained shall be 1.2m high and consist of orange plastic snow fencing on a wood frame of 2" x 4" s, supported on metal "T" bars, 2.0m c/c max. Where orange plastic snow fencing creates a restriction to sightlines, pipe wire fencing shall be used.
2. Where some excavation of fill has to be temporarily located near a tree protection barrier plywood must be used to ensure no material enters the Tree Protection Zone.
3. All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize the risk of damaging roots outside the Tree Protection Barrier.
4. No construction activity, grade changes, trenching, foundation or excavations of any kind is permitted within the Tree Protection Zone.

GRADING NOTES


- GENERAL GRADING
- A. ALL SLOPE LINES FOR PROPOSED GRADES TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SLOODED SLOPES (MIN. 3% TO 15% AND/OR RETAINING WALLS AS SPECIFIED).
- B. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC. SHALL BE PLACED A MIN. OF 0.45m off the edge of the proposed sidewalk, driveway, or roadway. A FENCE OR GUARD RAIL SHALL BE PLACED AT THE OUTSIDE EDGE OF THE RETAINING WALL.
- C. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDEWALK, YARD WALLS.
- D. SHOULD A RETAINING WALL BE REQUIRED, THE RETAINING WALLS REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE PLACED AT THE TOP OF THE WALL WITH A MINIMUM CLEARANCE WITH THE REAR ELEVATIONS OF EXTERIOR GRASSES CONTAINED IN THE ONTARIO BUILDING CODE.
- E. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm (MIN) ABOVE FINISHED GRADE.
- F. DRIVEWAYS, SIDEWALKS, AND ROADWAYS SHALL BE SET WITHIN 5% MAXIMUM GRADES. SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.
- G. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THE DEVELOPER SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE BEING THE RESPONSIBILITY OF THE ADJACENT LANDOWNER.
- H. IF THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS, SHOULD PERMISSION NOT BE OBTAINED OR IF WITHDRAWN PRIOR TO COMMENCING THE GRADING, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE GRADING OF THE ADJACENT SITE.
- I. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VALVES AND OTHER UTILITY FURNITURE ARE A MIN. OF 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.
- J. GRASSING
- K. ALL GRASSING IN GRASSES AND CATCH BASINS REQUIRE THE APPROVAL OF THE CITY'S MANAGER OF DEVELOPMENT ENGINEERING.
- L. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADES. THEREAFTER DRIVEWAYS SHALL BE SET WITHIN 10% MAXIMUM GRADES.
- M. SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPILT" DRAINAGE SHALL BE NOT LESS THAN 2.0% GRADES AND NOT GREATER THAN 3.0% GRAD. "SPILT" DRAINAGE SHALL BE NOT LESS THAN 2.0% GRADES AND NOT GREATER THAN 3.0% GRAD. IF A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED, PROVIDING A 150mm+ SUBURBAN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET (WITH A MINIMUM 0.3% COVER OVER THE SUBURBAN).
- N. MINIMUM GRADE FOR DRIVEWAY APPROACHES SHALL BE 1.0%.
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- P. MINIMUM GRADE FOR DRIVEWAY APPROACHES SHALL BE 1.0%.
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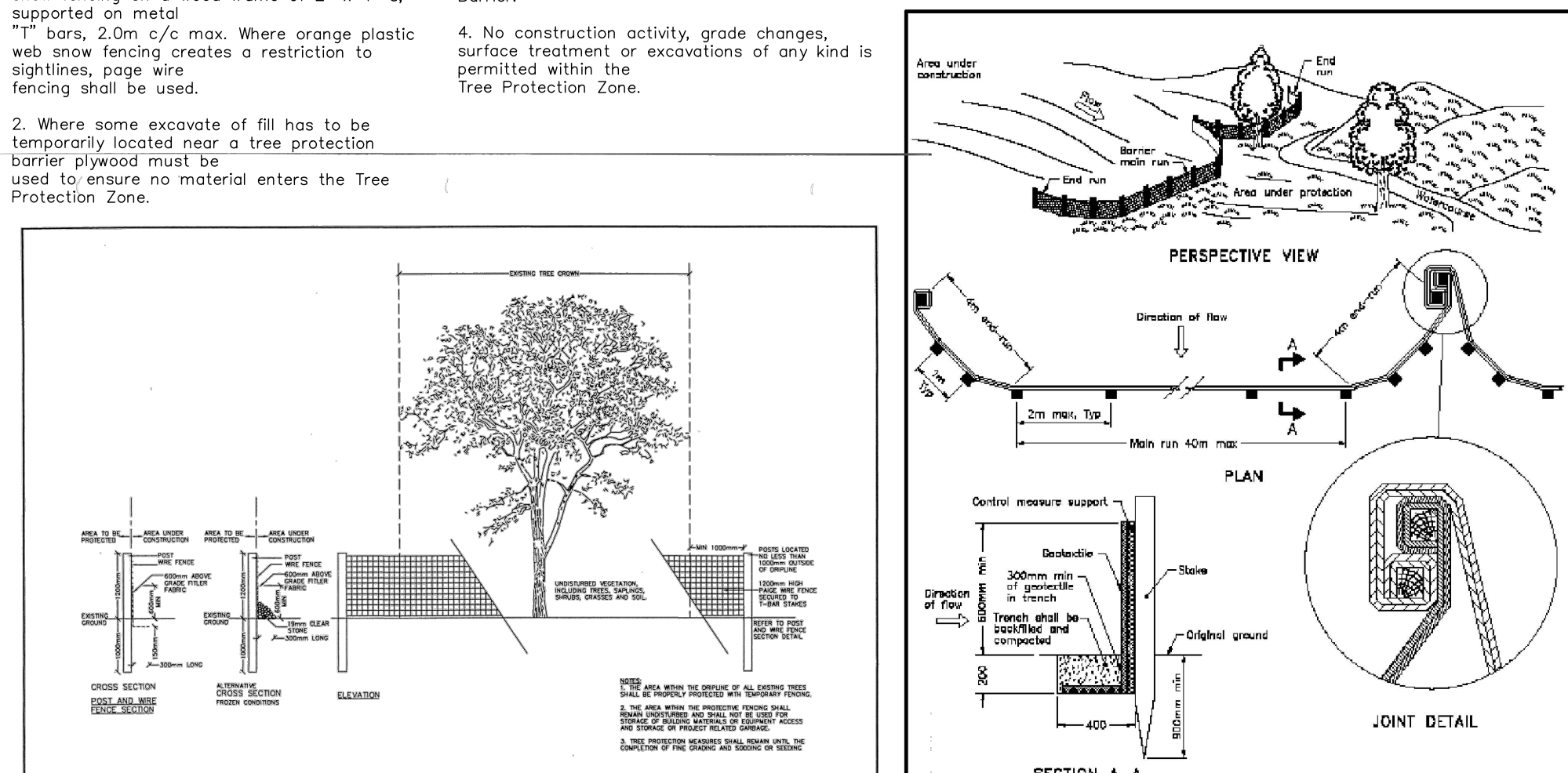
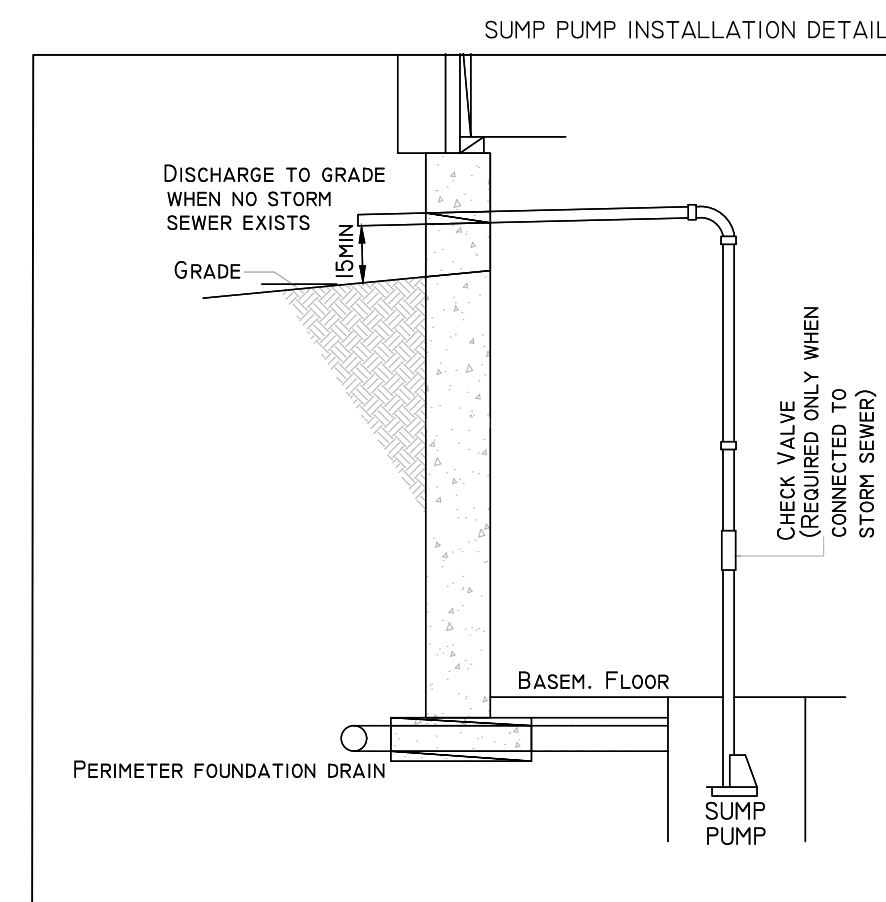
COMPACTION REQUIREMENTS


UNLESS OTHERWISE NOTED OR DIRECTED BY THE GEOTECHNICAL CONSULTANT, THE FOLLOWING SHALL APPLY:

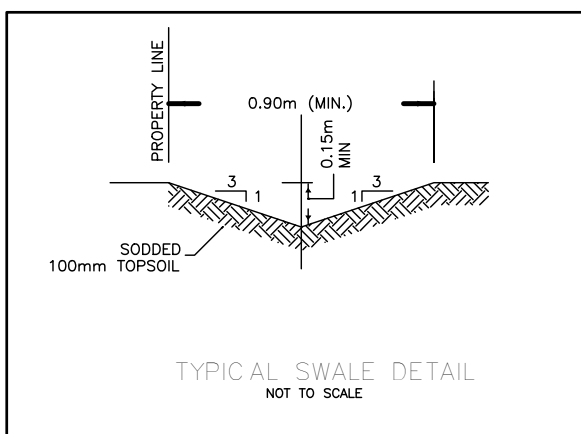
- A. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUB-GRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS, ETC., SHALL BE COMPACTED TO MIN. 98% SPD. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
- B. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO 98% SPD.
- C. FOR ALL SEWERS AND WATERMANS IN FILL SECTIONS, THE COMPACTION SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO LAYING OF PIPE.

SILTATION AND EROSION CONTROL

- A. SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED.
- B. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE CITY/TOWN AND/OR THE CONSERVATION AUTHORITY.
- C. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE ENGINEER, THE CITY/TOWN AND/OR THE CONSERVATION AUTHORITY.
- SUMP PUMP INSTALLATION DETAIL
- 
- The diagram shows a cross-section of a sump pump installation. A vertical pipe with a flange at the top is connected to a horizontal pipe that leads to the right. The horizontal pipe is labeled 'DISCHARGE TO GRADE WHEN NO STORM'. The vertical pipe is shown passing through a concrete wall or foundation. Below the wall, the pipe is surrounded by a structure, likely the sump pump housing or a collection pit. The diagram is a technical drawing showing the connection between the stormwater collection system and the discharge point.

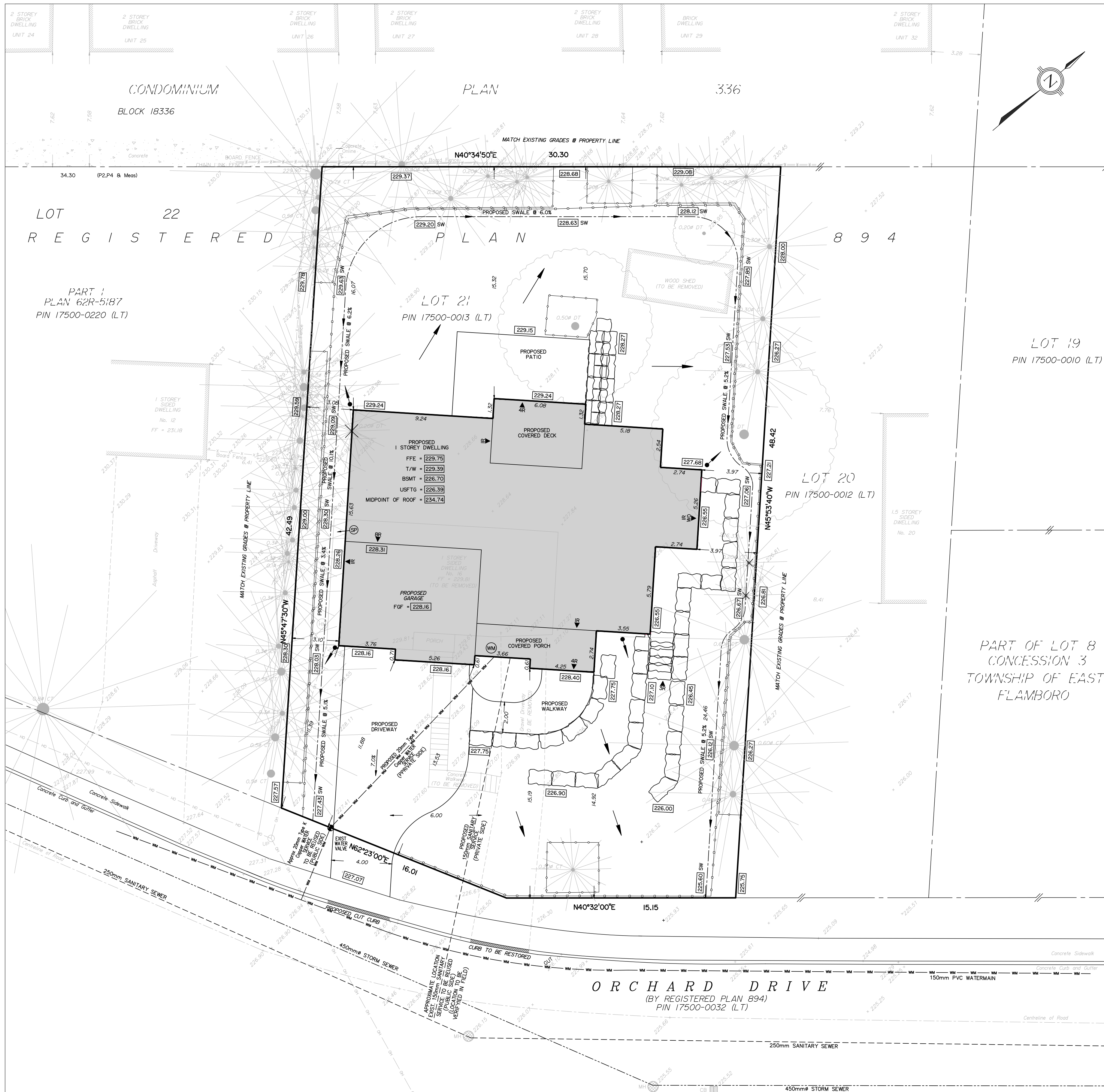


	SITE PLAN GUIDELINES	October 2003	TEMPORARY TREE PROTECTION FENCING (POST SECTION AND ELEVATION, NTS)	NOTE: A All dimensions are in millimetres unless otherwise shown.
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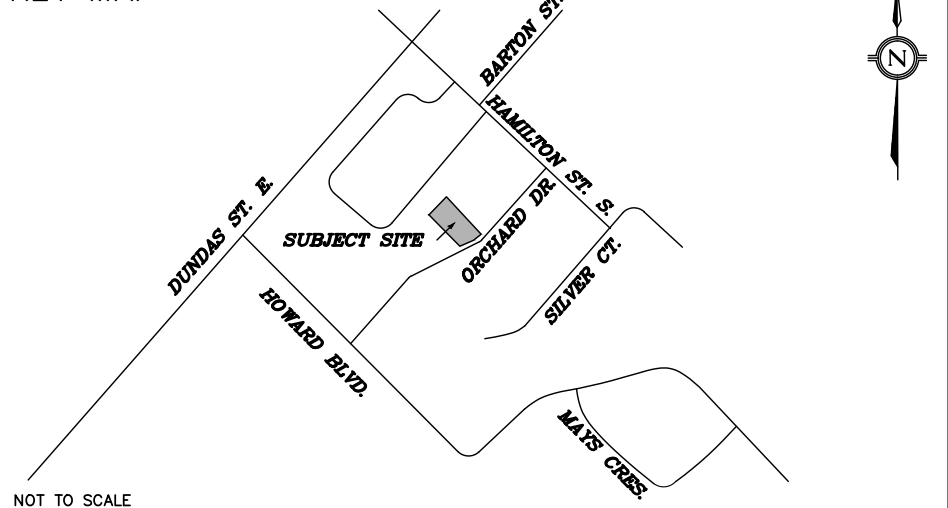


NOTE:

1. This property is eligible for weekly collection of garbage, organics, recyclable material, and leaf and waste through the City of Hamilton. The property owner is subject to compliance with specifications indicated by the Waste Management Division and subject to compliance with the City's Solid Waste Management By-Law 09-067
2. Construction material is prohibited from collection and arrangements shall be made with a private contractor for its collection and disposal
3. On collection day the collection area shall be in an accessible location free and clear of any construction debris and vehicles.
4. Collection of garbage, green cart organics, recycling and leaf and yard waste will take place curbside in front of the property



KEY MAP



ADDRESS: 16 ORCHARD DRIVE, WATERDOWN

SITE & GRADING PLAN OF
LOT 21
REGISTERED PLAN 894
IN THE
CITY OF HAMILTON
SCALE & NOTES

BARICH GRENKIE SURVEYING LTD.
A DIVISION OF GEOMAPLE
© COPYRIGHT 2020

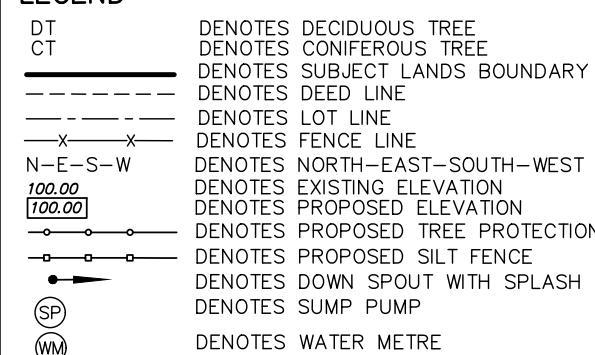
METRIC

DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF HAMILTON BENCHMARK No. 007720020059 HAVING AN ELEVATION OF 224.41 m.

LEGEND




0	01/16/2020	EWA	ISSUED FOR REVIEW		
NO.	DATE	BY	REVISIONS		
DESIGN	EWA	CHK'D	MF	DATE JANUARY 16, 2020	
DRAWN	EWA	CHK'D	MF		

Scale 1:150

APPROVALS

STAMP

A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The center of the seal features a signature "M. Faithi" in cursive, followed by the license number "M. FAITHI 1000866843" in a sans-serif font. At the bottom of the center, a date stamp reads "JAN 16, 2020".

Barich Grenkie
Surveying Ltd.
297 HWY No. 8 (UNIT 101) - STONEY CREEK, ON
(905) 662-8767

DWN BY: MF
CHK BY: EWA
JOB No. 19-2600

CLIENT

TONI-LYNNE JACKSON

PROJECT NAME

SITE GRADING PLAN
16 ORCHARD DRIVE, WATERDOWN

TITLE	SITE & GRADING PLAN
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PROJECT No.	19-2600	DRAWING No.	19-2600 SGP
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