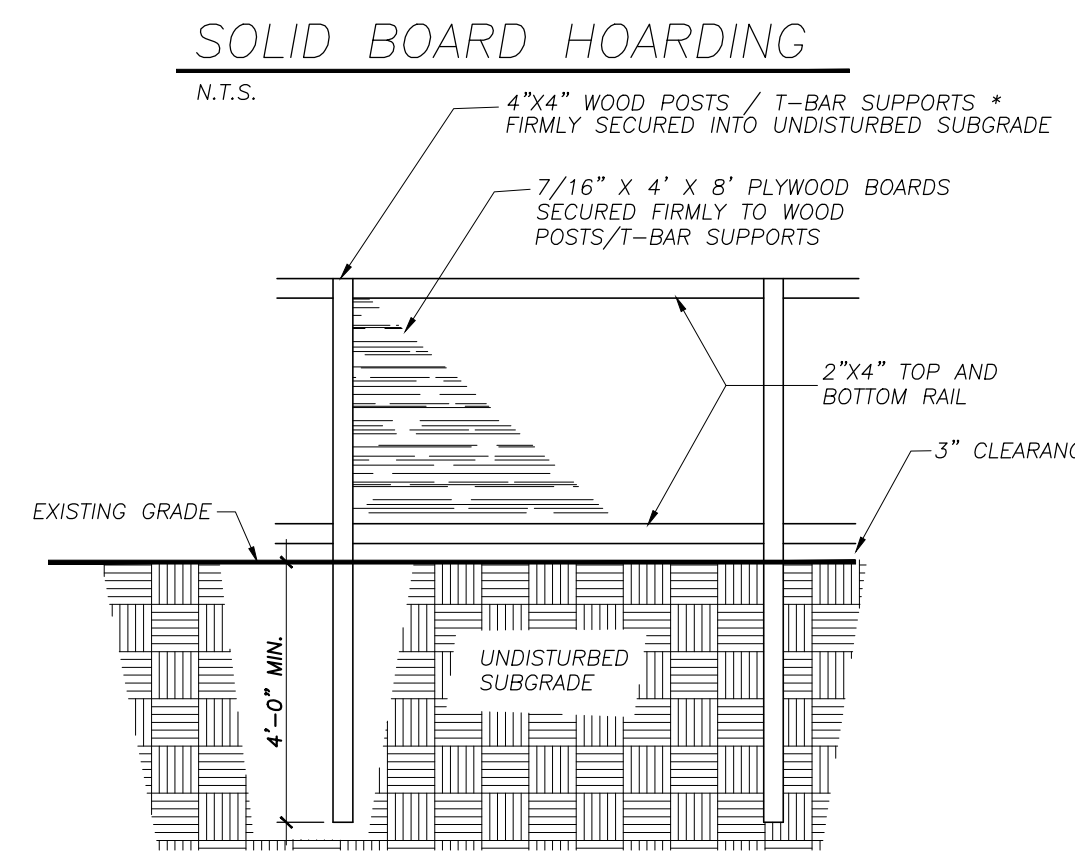
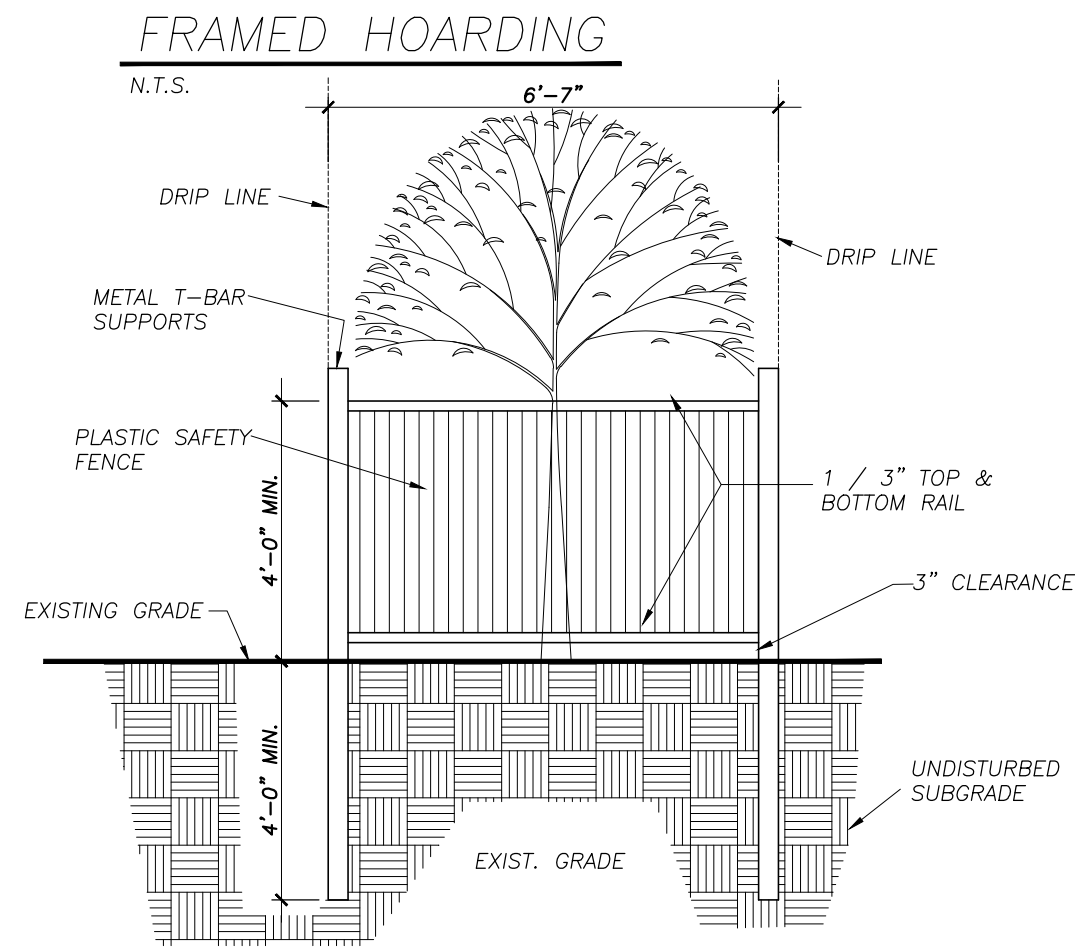
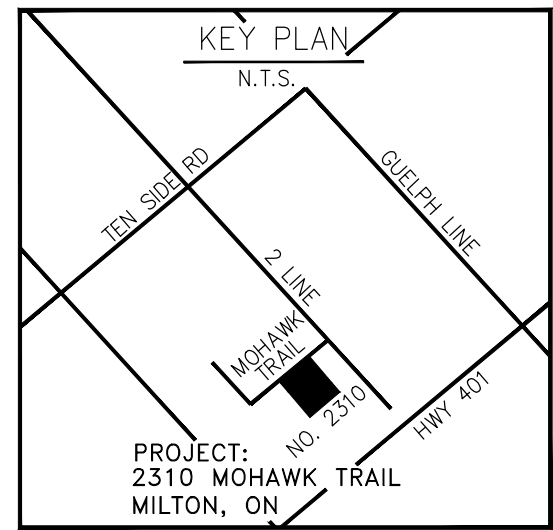


SITE PLAN OF
LOT 3
 REGISTERED PLAN No. 20M-560
 TOWN OF MILTON
 REGIONAL MUNICIPALITY OF HALTON

- LEGEND**
- HT DENOTES HYDRO TRANSFORMER
 - MH DENOTES MANHOLE
 - CB DENOTES SINGLE CATCH-BASIN
 - HP DENOTES HYDRO POLE
 - LS DENOTES LIGHT STANDARD
 - SN DENOTES SIGN
 - TM DENOTES TELEPHONE CABLE MARKER
 - PE DENOTES TELEPHONE PEDESTAL
 - WV DENOTES WATER VALVE MAIN SHUT OFF
 - WB DENOTES WATER BOX/ CURB STOP
 - FH DENOTES FIRE HYDRANT
 - GM DENOTES GAS METER
 - OH DENOTES OVERHEAD HYDRO WIRE
 - UH DENOTES UNDERGROUND HYDRO WIRE
 - T DENOTES OVERHEAD TELEPHONE WIRE
 - G DENOTES UNDERGROUND GAS LINE
 - CT DENOTES OVERHEAD OR UNDERGROUND CABLE T.V.
 - B DENOTES BELL UNDERGROUND OR OVERHEAD
 - SB DENOTES BELL PEDESTAL
 - TV DENOTES CABLE T.V. PEDESTAL
 - M DENOTES MAILBOX
 - SAN. INV. DENOTES SANITARY CONNECTION / INVERT
 - STM. INV. DENOTES STORM CONNECTION / INVERT
 - WATER DENOTES WATER SERVICE
 - X DENOTES CHAIN LINK FENCE
 - XX DENOTES PRIVACY FENCE
 - R.W.L. DENOTES RAIN WATER LEADERS DIRECTION & SPLASH PADS
 - ENTRIES INTO BUILDING
 - DIRECTION OF SURFACE FLOW
 - F.F. FINISHED MAIN FLOOR
 - F.F.D.S. DROPPED OR SUNKEN FLOOR
 - F.F.W. TOP OF FOUNDATION WALL
 - F.B.S. FINISHED BASEMENT SLAB
 - U.S.F. UNDERSIDE OF FOOTING
 - U.S.F.G. UNDERSIDE OF FOOTING GARAGE
 - U.S.F.T. UNDERSIDE OF FTG. TRENCHED FOR WALKOUTS, LOOKOUTS
 - EF ENGINEERED FILLED LOT
 - HP HIGH POINT OF GRADE
 - R NUMBER OF RISERS
 - WO WALKOUT CONDITION
 - LO LOOKOUT CONDITION
 - REV REVERSE PLAN
 - W WINDOWS OR DOORS ON WALL
 - SP SUMP PUMP
 - NEW GRADES
 - EXISTING GRADES
 - SILTATION FENCING
 - TREE HOARDING
 - OVERHEAD WIRE
 - TOP OF BANK
 - BURIED WATER SERVICE
 - BURIED SANITARY SERVICE
 - DENOTES BENCHMARK
 - DENOTES DECIDUOUS TREE DIA = DENOTES DIAMETER
 - DENOTES CONIFEROUS TREE DIA = DENOTES DIAMETER
 - FY FRONT YARD AREA
 - LA PROP. LANDSCAPED OPEN SPACE (MIN. 40%)



- GRADING NOTES:**
- EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
 - BASEMENT OPENINGS TO BE MINIMUM 300MM ABOVE THE CENTERLINE OF ROAD UNLESS OTHERWISE APPROVED BY THE CITY'S ENGINEER.
 - GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
 - SUMP PUMP MUST DISCHARGE DIRECTLY INTO MUNICIPAL STORM SEWER OR TO GRADE.
 - A MINIMUM OF 150MM (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYP.
 - THE FINISHED FLOOR ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE MIN. TOP OF FOUNDATION ELEVATION PROVIDED.

NOTE: ALL LOCATES WILL BE OBTAINED PRIOR TO THE INSTALLATION OF ANY HOARDING WITHIN MUNICIPAL RIGHT OF WAY

GENERAL NOTES:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AND DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.

IT SHALL BE RESPONSIBILITY OF THE BUILDERS TO HAVE ALL GRADES VERIFIED AND CHECKED BEFORE CONSTRUCTION BY AN APPROVED GRADING ENGINEER. THESE GRADES AND THE RESULTS OF THE VERIFICATION SHALL MEET THE REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION.

JANSEN CONSULTING IS TO BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES AT LEAST 1 (ONE) WEEK BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING CAN BE RESITED FAILURE TO OBSERVE THESE CONDITIONS MAY REQUIRE EXPENSIVE REMEDIAL ACTION THAT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. FOUNDATIONS WALLS SHALL BE POWERED TO A MINIMUM OF 6" ABOVE THE APPROVED GRADES.

FINISH GRADE LINES AS INDICATED ON THE HOUSE PROTOTYPE.

GARAGE FOOTINGS ARE TO BE EXTENDED TO ORIGINAL GROUND OR AS APPROVED BY SOILS ENGINEER.

- LOCATES:**
- PRIOR TO DIGGING LOCATES REQUIRED FOR SEWER IF APPLICABLE
 - PRIOR TO DIGGING LOCATES REQUIRED FOR WATER IF APPLICABLE
 - BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.
 - CALL LOCATES FOR ALL UNDERGROUNDS PRIOR TO EXCAVATION
 - THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO INSTALLATION OF HOARDING WITHIN MUNICIPAL RIGHT OF WAY

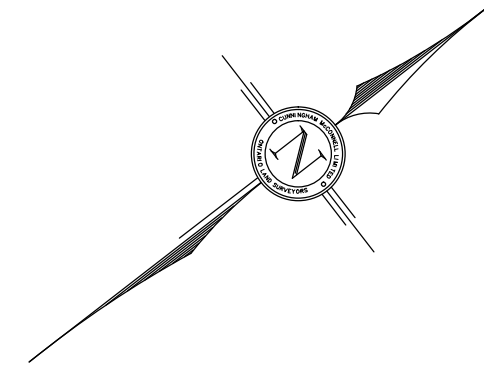
TOWN OF MILTON NOTES:

- PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE, SNOW FENCE IS INSTALLED ON THE PERIMETER OF THE PROPERTY AND AT LOCATIONS AS DETERMINED BY THE MANAGER, DEVELOPMENT ENGINEERING, AND THAT THE SNOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE MANAGER, DEVELOPMENT ENGINEERING.
- SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
- PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICES DEPARTMENT TOWN OF MILTON, FOR THE PURPOSES OF VEHICULAR ACCESS TO THE PROPERTY, (ENTRANCE PERMIT), AND FOR SERVICING EXCAVATIONS WITHIN THE MUNICIPAL ROAD ALLOWANCE, (ROAD OCCUPANCY PERMIT).
- SILT FENCE IS REQUIRED TO BE INSTALLED AROUND ALL DISTURBED AREAS AS PER OPSD 219.110
- ALL FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND COMPACTION TESTING SHALL BE UNDERTAKEN TO THE SATISFACTION OF THE DIRECTOR, DEVELOPMENT ENGINEERING
- ALL DISTURBED AREAS WITHIN THE MUNICIPAL ROAD ALLOWANCE ARE TO BE REINSTATED TO TOWN STANDARDS
- ALL DISTURBED AREAS WITHIN THE MUNICIPAL ROAD ALLOWANCE ARE TO BE REINSTATED TO EXISTING CONDITIONS OR BETTER.

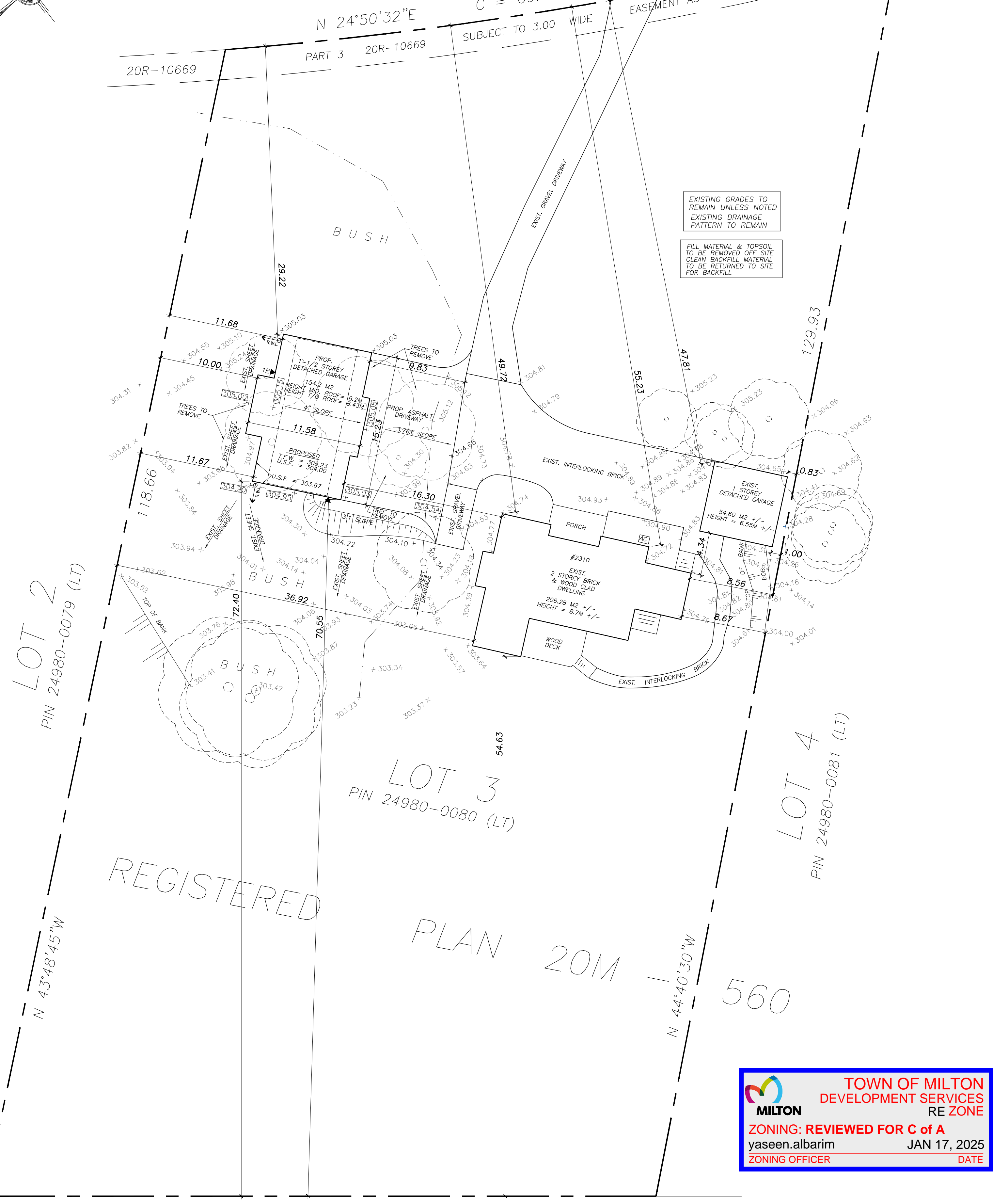
2310 MOHAWK TRAIL – PROP. DETACHED GARAGE

ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSED
A ZONING CATEGORY	RE	RE
B LOT AREA	8000 M2	8100.44 M2
C LOT COVERAGE TOTAL	810 M2 (10%)	378.7 M2 (4.67%)
D PERCENTAGE OF LANDSCAPE	N/A	N/A
E MAXIMUM BUILDING HEIGHT FROM GRADE	4.3 METERS ESTABLISHED GRADE TO MIDPOINT OF ROOF	6.20M
F SIDE YARD SETBACKS	INTERIOR 0.6M EXTERIOR N/A	10M & 43.91M N/A
G FRONT SETBACK	24M	29.22M
H REAR SETBACK	1M	70.55M

*** VARIANCE REQUIRED FOR DETACHED GARAGE IN FRONT YARD, ALLOWING 2ND DETACHED GARAGE, GARAGE DOORS OVER 2.4M IN HEIGHT, AND BUILDING HEIGHT ***



MOHAWK TRAIL
 PIN 24980-0093 (LT) (BY REGISTERED PLAN 20M-560)
 PART 3 20R-10669 PART 4 20R-10669
 SUBJECT TO 3.00 WIDE EASEMENT AS IN INST. H508790
 C = 69.39 A = 69.48 R = 400.00



LOT 2
 PIN 24980-0079 (LT)
 N 43°48'45"W

LOT 3
 PIN 24980-0080 (LT)

LOT 4
 PIN 24980-0081 (LT)

REGISTERED

PLAN 20M-560
 N 44°40'30"W

I, JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 110042
 DATE: DEC 17 24 SIGNATURE: [Signature]

JC Jansen Consulting
 70 Main Street N, P.O. Box 38
 Campbellville, ON, L0P 1B0
 Ph. 905-854-9696
 Fax 905-854-9559
 Call 905-815-3438
 EMAIL: jeffjansendesign@gmail.com

TYPE : M-042
 PROJECT : 2310 MOHAWK TRAIL
 LOCATION : MILTON, ON

OWNERS INFORMATION :
 DOUG COOPER & TAMMY SAMUELS
 2310 MOHAWK TRAIL
 MILTON, ON

SITE PLAN

NO.	DATE	DESCRIPTION	SCALE	DATE	PROJECT NO.
			1:500	DEC 17 24	2023-042

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.