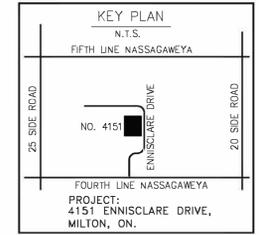


PARTIAL SITE PLAN OF
 LOT 4
 REGISTERED PLAN No. 20M-248
 TOWN OF MILTON
 REGIONAL MUNICIPALITY OF HALTON



- LEGEND**
- HT DENOTES HYDRO TRANSFORMER
 - MH DENOTES MANHOLE
 - CB DENOTES SINGLE CATCHBASIN
 - HP DENOTES HYDRO POLE OR TELEPHONE POLE
 - TP DENOTES UTILITY POLE OR TELEPHONE POLE
 - LS DENOTES LIGHT STANDARD
 - SGN DENOTES SIGN
 - TM DENOTES TELEPHONE CABLE MARKER
 - PED 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
 - I DENOTES OVERHEAD TELEPHONE WIRE
 - G DENOTES UNDERGROUND GAS LINE
 - CT DENOTES CABLE TELEVISION
 - B DENOTES BURIED CABLE TELEVISION
 - MA DENOTES MAIL BOX
 - SAN INV DENOTES SANITARY CONNECTION / INVERT
 - STM INV DENOTES STORM CONNECTION / INVERT
 - W DENOTES WATER SERVICE
 - WM DENOTES WATER METER
 - X DENOTES FENCE
- ENTRANCE POINTS INTO BUILDING**
- ENTRANCE POINTS INTO BUILDING
 - DIRECTION OF SURFACE FLOW
 - F.F. FINISHED MAIN FLOOR
 - F.F.D.S. DROPPED OR SUNKEN FLOOR
 - T.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
 - OSP SUMP PUMP
 - FH FIRE HYDRANT
 - T.T.R. TREE TO BE REMOVED
- NEW GRADES**
- 00.00 DENOTES NEW GRADES
 - 00.00 DENOTES EXISTING GRADES
 - 00.00 DENOTES BENCHMARK
 - DENOTES TREE DIA = DENOTES DIAMETER
 - DENOTES TREE TO BE REMOVED DIA = DENOTES DIAMETER
 - FY FRONT YARD AREA
 - LA PROP. LANDSCAPED OPEN SPACE (MIN. 40%)
- UTILITIES**
- OW OVERHEAD WATER SERVICE
 - W WATER SERVICE
 - SAN BURIED SANITARY SERVICE



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.

NO OPEN BURNING PERMITTED

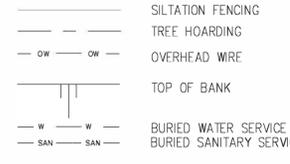
GENERAL NOTES:

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.

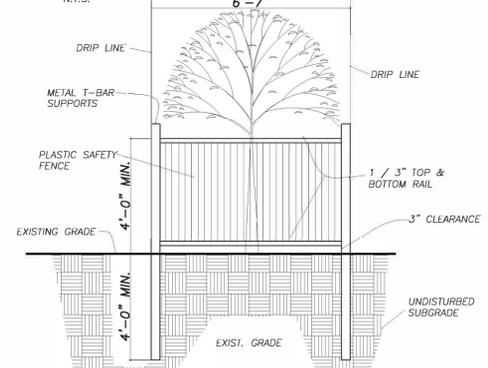
IT SHALL BE RESPONSIBILITY OF THE BUILDERS TO HAVE ALL GRADES VERIFIED AND CHECKED BEFORE CONSTRUCTION BY AN APPROVED SURVEYOR. THESE GRADES AND THE PLACEMENT OF STORM AND SANITARY SERVICES LEFT ON STREET ARE TO MEET THE REQUIREMENT OF THE MUNICIPALITY HAVING JURISDICTION.

JANSEN CONSULTING IS TO BE NOTIFIED PROMPTLY PRIOR TO ANY DISCREPANCIES AT LEAST 1 (ONE) WEEK BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING CAN BE REINSTATED TO ORIGINAL CONDITIONS. THESE CONDITIONS MAY REQUIRE EXPENSIVE REMEDIAL ACTION THAT WILL BE AT THE RISK OF THE CONTRACTOR OR COST TO JANSEN CONSULTING FOUNDATIONS SHALL BE REIGNED TO A MINIMUM OF 6" ABOVE THE APPROVED FINISH GRADE LINES AS INDICATED ON THE HOUSE PROTOTYPE.

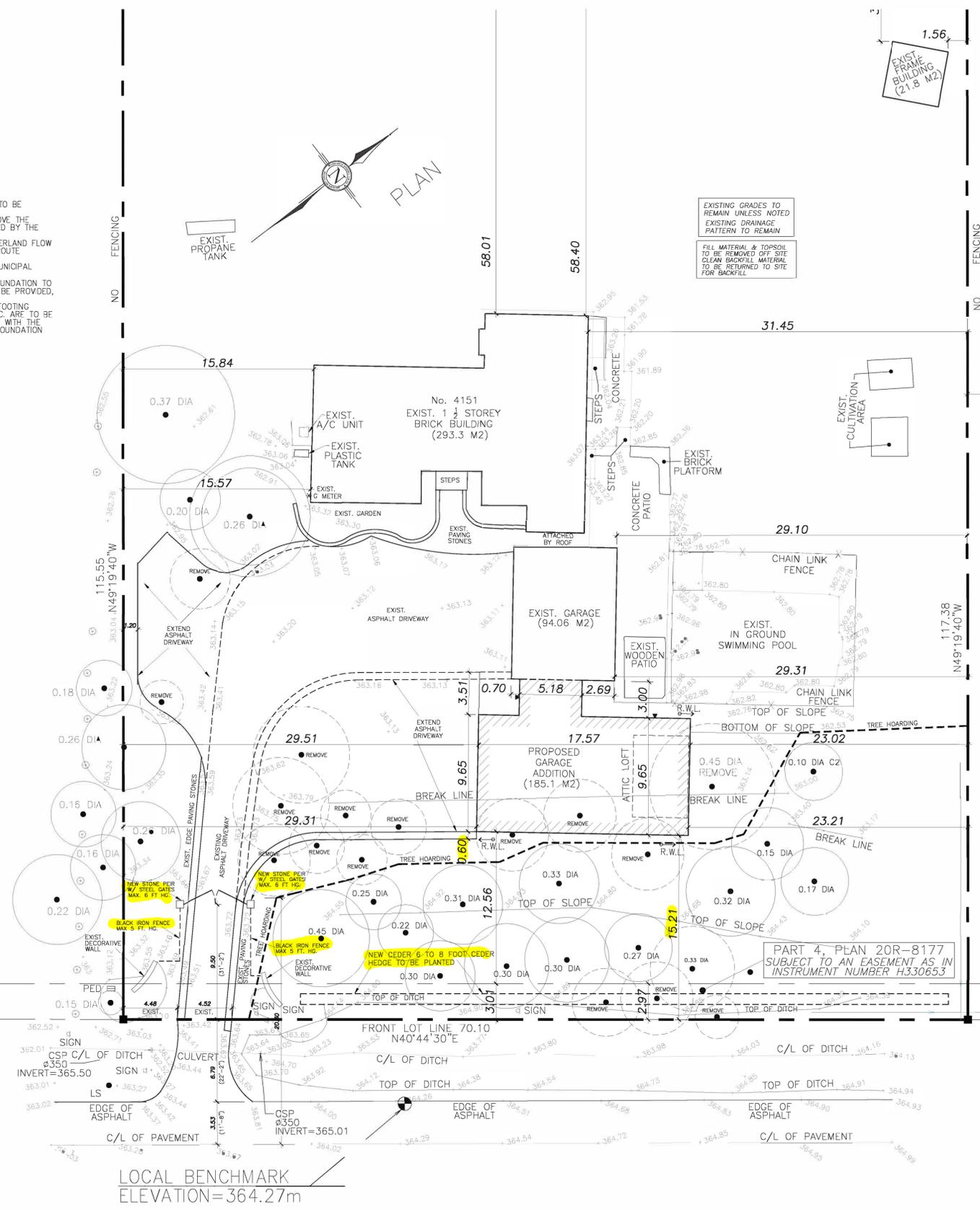
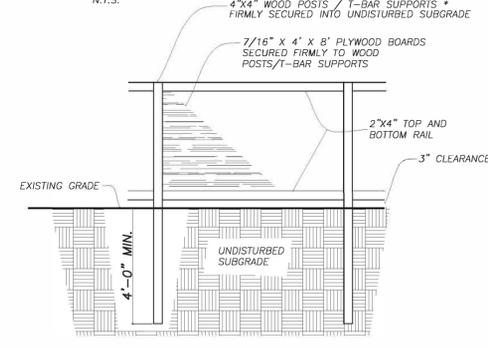
CONCRETE FOOTINGS ARE TO BE EXTENDED TO ORIGINAL GROUND OR AS APPROVED BY SOILS ENGINEER.



FRAMED HOARDING



SOLID BOARD HOARDING



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.

4151 ENNISCLARE DRIVE

ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSED
A	ZONING CATEGORY (RE)	(RE)
B	LOT AREA 8000 M2	8164 M2
C	LOT COVERAGE 10% (816.4 M2)	7.35% (600.06 M2)
D	PERCENTAGE OF LANDSCAPE 50%	78.65% (6,421 M2)
E	MAXIMUM BUILDING HEIGHT FROM GRADE 9.5 METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	8.66 M
F	SIDE YARD SETBACKS INTERIOR 7.5 M	15.57 M & 23.02 M
G	FRONT SETBACK N/A	N/A
H	REAR SETBACK 24 M	15.21 M
I	REAR SETBACK 15 M	58.01 M

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

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: JAN 02 2025 SIGNATURE: [Signature]

JC Janesen Consulting
 70 Main Street N., P.O. Box 38
 Campbellville, ON, L0P 1B0
 Ph. 905-854-9696
 Fax 905-854-9559
 Call 905-915-3438
 EMAIL: jeffjansendesign@gmail.com

TYPE :
 PROJECT : 4151 ENNISCLARE DRIVE
 LOCATION : MILTON, ON

OWNERS INFORMATION :
 DOLIAN HAWK
 4151 ENNISCLARE DRIVE
 MILTON, ON

SITE PLAN

NO.	DATE	DESCRIPTION	FILE NAME	SCALE	DATE	PROJECT NO.
1	2024-03-25	ISSUED FOR PERMIT	2024-03-25	1:200	JAN 02 2025	2024-034
2					CHECKED BY	
3					DRAWN BY	
4					DATE	
5					FILE NAME	
6					DATE	
7					DRAWING NO.	S1