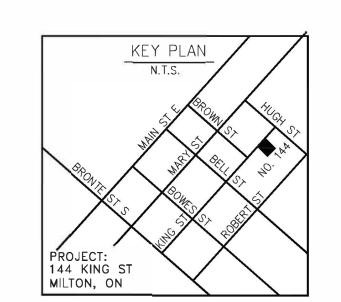
LOT 07, BLOCK 9 REGISTERED PLAN No. 7 TOWN OF MILTON REGIONAL MUNICIPALITY OF HALTON



SILTATION FENCING TREE HOARDING — ow — overhead wire TOP OF BANK — w — BURIED WATER SERVICE

- san - SAN - BURIED SANITARY SERVICE

GRADING NOTES: 1.EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE BASEMENT OPENINGS TO BE MINIMUM 300MM ABOVE THE CENTERLINE OF ROAD UNLESS OTHERWISE APPROVED BY THE 3.GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTE . SUMP PUMP MUST DISCHARGE DIRECTLY INTO MUNICIPAL STORM SEWER OR TO GRADE.

5.A MINIMUM OF 150MM (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, 6.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.

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DENOTES HYDRO TRANSFORMER DENOTES MANHOLE DENOTES SINGLE CATCHBASIN HYDRO POLE OR TELEPHONE POLE UTILITY POLE OR TELEPHONE POLE DENOTES LIGHT STANDARD DENOTES TELEPHONE CABLE MARKER DENOTES TELEPHONE PEDESTAL DENOTES WATER VALVE MAIN SHUT OFF DENOTES WATER BOX/ CURB STOP FIRE HYDRANT — OH — DENOTES OVERHEAD HYDRO WIRE ---- UH ---- DENOTES UNDERGROUND HYDRO WIRE — T — DENOTES OVERHEAD TELEPHONE WIRE <u></u>—G— DENOTES UNDERGROUND GAS LINE

QUETE DEVERTE DE UNDERGOUND CABLE T.V. DENOTES BELL UNDERGROUND OR OVERHEAD CABLE T.V. PEDESTAL >MAILBOX SAN. INV. SANITARY CONNECTION / INVERT STM. INV. STORM CONNECTION / INVERT WATER SERVICE WATER METER ——X— FENCE

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.

SERVICES OFF THE STREET ARE TO MEET THE REQUIREMENT OF THE MUNICIPALITY HAVING JURISDICTION. JANSEN CONSULTING IS TO BE NOTIFIED PROMPTLY PROMPTLY OF ANY DISCREPANCIES AT LEAST 1 (ONE) WEEK BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING CAN BE RESISTED FAILURE TO OBSERVE THESE CONDITIONS MAY REQUIRE MAY REQUIRE EXPENSIVE REMEDIAL ACTION THAT WILL NOT BE THE PESPONSIBILITY

THAT WILL NOT BE THE RESPONSIBILITY
OF OR COST TO JANSEN CONSULTING FOUNDATIONS WALLS SHALL BE POURED
TO A MINIMUM OF 6" ABOVE THE APPROVED FINISH GRADE LINES AS INDICATED ON THE HOUSE PROTOTYPE. GARAGE FOOTINGS ARE TO BE EXTENDED TO ORIGINAL GROUND OR AS APPROVED BY SOILS ENGINEER.

ENTRY POINTS INTO BUILDING

DIRECTION OF SURFACE FLOW FINISHED MAIN FLOOR F.F.D.S. DROPPED OR SUNKEN FLOOR T.F.W. TOP OF FOUNDATION WALL FINISHED BASEMENT SLAB UNDERSIDE OF FOOTING U.S.F.G UNDERSIDE OF FOOTING GARAGE UNDERSIDE OF FIG. TRENCHED

FOR WALKOUTS, LOOKOUTS ENGINEERED FILLED LOT HIGH POINT OF GRADE NUMBER OF RISERS WALKOUT CONDITION LOOKOUT CONDITION

REVERSE PLAN WINDOWS OR DOORS ON WALL OSP SUMP PUMP ● FH FIRE HYDRANT

T.T.R. TREE TO BE REMOVED

00.00 DENOTES NEW GRADES 00.00 DENOTES EXISTING GRADES DENOTES BENCHMARK

DENOTES TREE DIA = DENOTES DIAMETER

o DENOTES TREE TO BE REMOVED
/ DIA = DENOTES DIAMETER FY FRONT YARD AREA LA PROP. LANDSCAPED OPEN SPACE (MIN. 40%)

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 WITH IN MUNICIPAL RIGHT OF WAY

144 KING ST

ITEM			ZONING BY-LAW REQUIREMENTS	PROPOSED
Α	ZONING CATEGORY		RLD1	RLD1
В	LOT AREA		N/A	714.90 M2
С	LOT COVERAGE		178.73 M2 (25%)	234.52 M2 (32.80%)
D	PERCENTAGE OF LANDSCAPE		214.47 M2 (30%)	377.78 M2 (52.84%)
E	MAXIMUM BUILDING HEIGHT FROM GRADE		9.5 METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	8.15 M
F	SIDE YARD SETBACKS HOUSE	INTERIOR	1.8M	2.72M & 2.97M
		EXTERIOR	N/A	N/A
G	FRONT SETBACK		4 M	4M TO PORCH
Н	REAR SETBACK		7.5M	10.10M

NOTE: CONTRACTOR AND BUILDER TO DETERMINE EXISTING WATER SERVICE AND OBTAIN PERMITS FOR NEW WATER SERVICE IF MAY NEED A ROAD CUT PERMIT FOR ANY NEW UNDERGROUND SERVICES FROM ROAD TO LOT LINE

NOTE: CONTRACTOR AND BUILDER TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OR DESIGNER. IF SANITARY IS HIGH MAY REQUIRE A SEWAGE EJECTOR PIT & PUMP

OF ANY HOARDING WITHIN MUNICIPAL RIGHT OF WAY

OLD GAS LINE TO BE TERMINATED AT MAIN LINE BY UNION GAS NEW GAS LINE TO BE INSTALLED TO DWELLING

HYDRO TO BE DICONNECTED AT DEMOLITION STAGE & INSTALL NEW OVERHEAD SERVICE TO NEW DWELLINGS APPLICANT MUST CONTACT HALTON REGION TO HAVE WATER TURNED OFF AND METER REMOVED PRIOR

TO DEMOLITION. ANY NEW CONSTRUCTION REQUIRES SERVICE PERMIT FROM REGION

NO OPEN BURNING PERMITTED NOTE: ALL LOCATES WILL BE OBTAINED PRIOR TO THE INSTALLATION

TO TOWN STANDARDS

MAINTAINED FOR THE DURATION OF CONSTRUCTION.

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

-SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE

- PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE

- PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE, SNOW FENCE IS INSTALLED ON

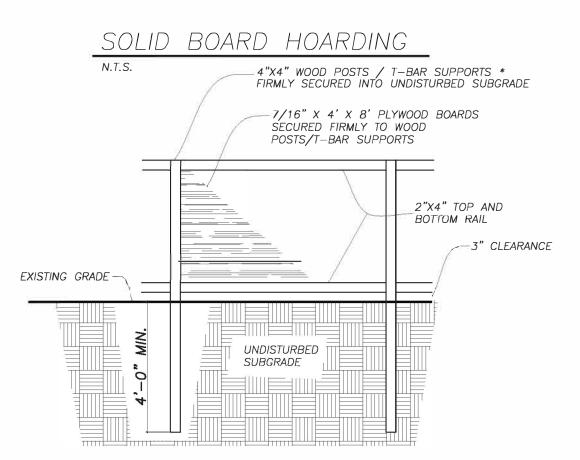
THE PERIMETER OF THE PROPERTY AND AT LOCATIONS AS DETERMINED BY THE MANAGER, DEVELOPMENT ENGINEERING, AND THAT THE SNOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE MANAGER, DEVELOPMENT ENGINEERING.

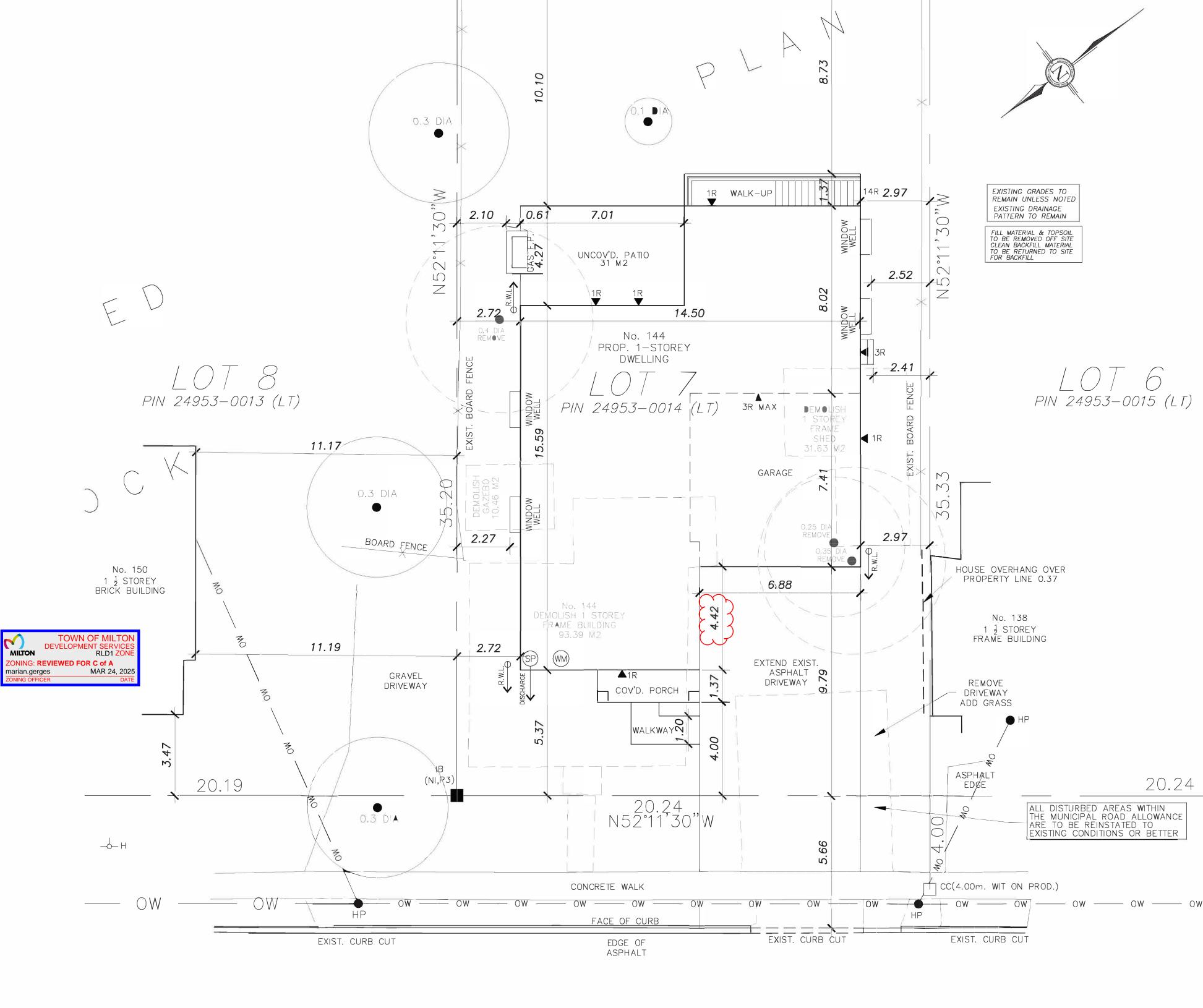
THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICES DEPARTMENT, TOWN OF MILTON, FOR THE PURPOSES OF VEHICULAR ACCESS TO THE PROPERTY, (ENTRANCE PERMIT), AND FOR SERVICING EXCAVATIONS WITHIN THE MUNICIPAL ROAD

- ALL DISTURBED AREAS WITHIN THE MUNICIPAL ROAD ALLOWANCE ARE TO BE REINSTATED

- ALL DISTURBED AREAS WITHIN THE MUNICIPAL ROAD ALLOWANCE ARE TO BE REINSTATED TO EXISTING CONDITIONS OR BETTER.

METAL T-BAR-PLASTIC SAFETY-FENCE 1 / 3" TOP & BOTTOM RAIL ____3" CLEARANCE EXISTING GRADE -UNDISTURBED SUBGRADE EXIST. GRADE





20.24

N37°48'30"E

EXIST. BOARD FENCE

C/L OF PAVEMENT PIN 24953-0102 (LT) EDGE OF ASPHALT __ CB

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESONSIBILTY 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

Ph. 905-854-9696 Fax 905-854-9559 Jansen Consulting Cell 905-815-3438

70 Main Street N., P.O. Box 38 | TYPE : M-005 Campbellville, ON, LOP 1B0 144 KING ST **LOCATION:** EMAIL: jeffjansendesign@gmail.com

OWNERS INFORMATION: JEFF CURRIE 144 KING ST MILTON, ON

| SITE PLAN

REVISIONS

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. PROJECT NO. 2025-005 CHECKED BY DRAWN BY DESCRIPTION

| FILE NAME

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C/L OF PAVEMENT