SITE AND GRADING PLAN OF REGISTERED PLAN No. 556 TOWN OF MILTON REGIONAL MUNICIPALITY OF HALTON

ENTRY POINTS INTO BUILDING

DIRECTION OF SURFACE FLOW

FINISHED MAIN FLOOR

UNDERSIDE OF FOOTING

FOR WALKOUTS, LOOKOUTS ENGINEERED FILLED LOT

WINDOWS OR DOORS ON WALL

U.S.F.G UNDERSIDE OF FOOTING GARAGE

U.S.F.T. UNDERSIDE OF FTG. TRENCHED

HIGH POINT OF GRADE

NUMBER OF RISERS

WALKOUT CONDITION

LOOKOUT CONDITION

REVERSE PLAN

T.T.R. TREE TO BE REMOVED

00.00 DENOTES NEW GRADES

DENOTES TREE

FY FRONT YARD AREA

LA PROP. LANDSCAPED OPEN SPACE (MIN. 40%)

00.00 DENOTES EXISTING GRADES

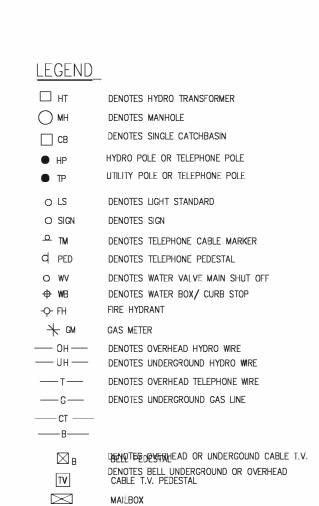
DENOTES BENCHMARK

DIA = DENOTES DIAMETER

DENOTES TREE TO BE REMOVED
DIA = DENOTES DIAMETER

O SP SUMP PUMP ● FH FIRE HYDRANT

F.F.D.S. DROPPED OR SUNKEN FLOOR TOP OF FOUNDATION WALL FINISHED BASEMENT SLAB



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

SANITARY CONNECTION / INVERT

STORM CONNECTION / INVERT

MAILBOX

WATER SERVICE

WATER METER

SAN, INV.

STM. INV.

WATER

WM O

—X— FENCE

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 PLACEMENT OF STORMS AND SANITARY SERVICES OFF THE STREET ARE TO MEET THE REQUIREMENT 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 RESISTED FAILURE TO OBSERVE THESE CONDITIONS MAY REQUIRE MAY REQUIRE EXPENSIVE REMEDIAL ACTION 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 GRADES. FINISH GRADE LINES AS INDICATED ON THE HOUSE PROTOTYPE.

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 CADACE ECOTINICS ARE TO BE EVIENI LOCATES PRIOR TO INSTALLATION OF HOARDING WITH IN MUNICIPAL RIGHT OF WAY

FRAMED HOARDING

N.T.S.

DRIP LINE

METAL T-BAR-**SUPPORTS**

PLASTIC SAFETY

FENCE

EXISTING GRADE -

- 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

PRIOR TO DIGGING LOCATES

PRIOR TO DIGGING LOCATES

REQUIRED FOR SEWER IF APPLICABLE

- 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

DRIP LINE

1 / 3" TOP & BOTTOM RAIL

3" CLEARANCE

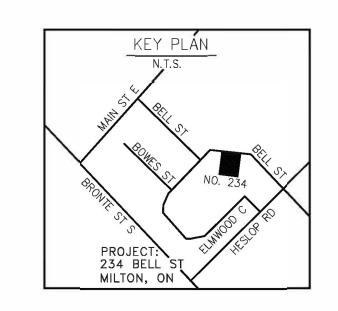
UNDISTURBED

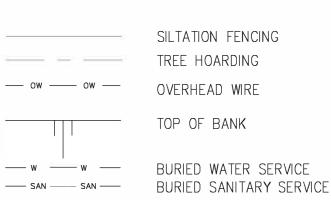
SUBGRADE

- 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.

6'-7"

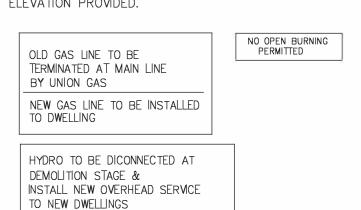
EXIST. GRADE



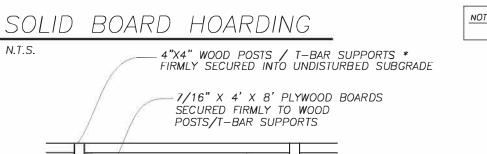


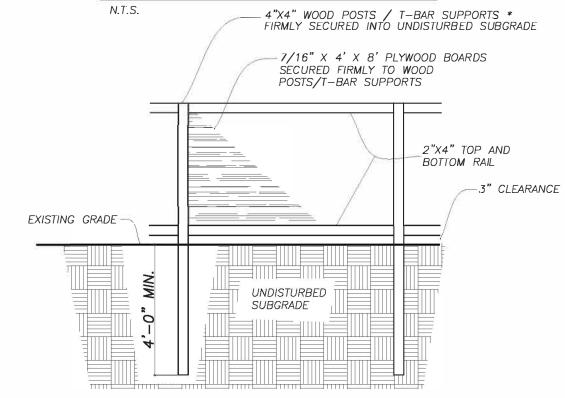
GRADING NOTES: EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE 2.BASEMENT OPENINGS TO BE MINIMUM 300MM ABOVE THE CENTERLINE OF ROAD UNLESS OTHERWISE APPROVED BY THE GOUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS. SUMP PUMP MUST DISCHARGE DIRECTLY INTO MUNICIPAL STORM SEWER OR TO GRADE.

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.



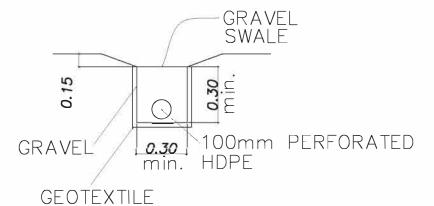
APPLICANT MUST CONTACT HALTON REGION TO HAVE WATER TURNED OFF AND METER REMOVED PRIOR TO DEMOLITION. ANY NEW CONSTRUCTION REQUIRES SERVICE PERMIT FROM REGION





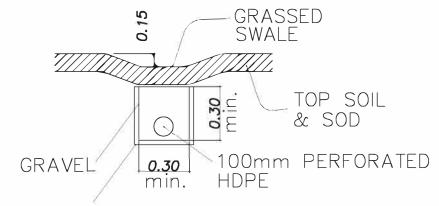
DETAIL (A)__ GRAVE

TO BE USED WHEN LESS THAN 2% SLOPE



GRASS

TO BE USED WHEN LESS THAN 2% SLOPE

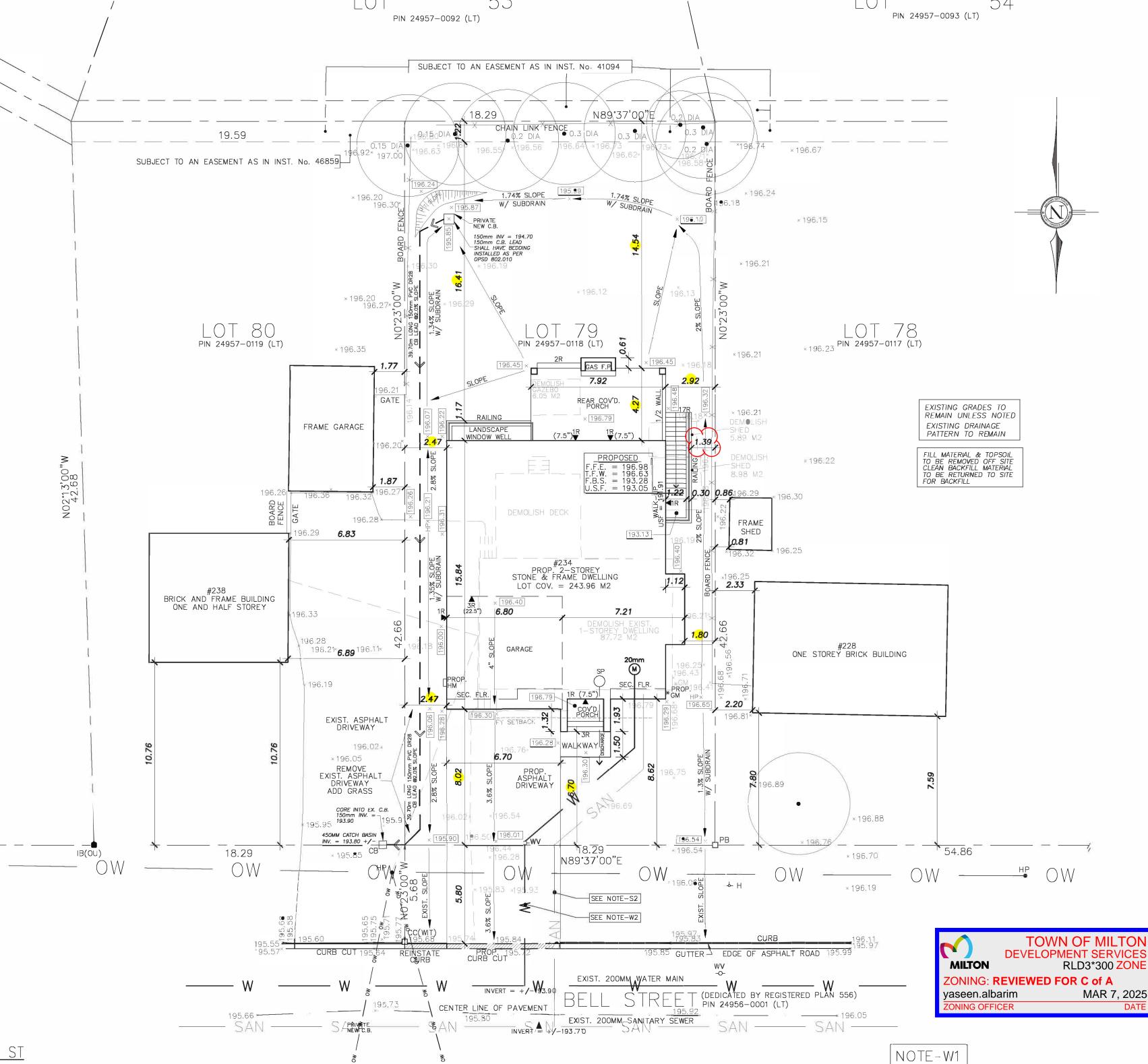


GEOTEXTILE ALL SIDES LAPPED 300mm MIN.

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

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



234 BELL ST

	ITEM			ZONING BY-LAW REQUIREMENTS	PROPOSED
	A ZONING CATEGORY		Y	RLD3*300	RLD3*300
	В	LOT AREA		N/A	780 M2
	С	LOT COVERAGE		195 M2 (25%)	244.80 M2 (31.34%)
	D	PERCENTAGE OF LANDSCAPE		30%	60.42%
	Ε	MAXIMUM BUILDING HEIGHT FROM GRADE		9 METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	9.2M
	F	SIDE YARD SETBACKS HOUSE	INTERIOR	1.8M	1.8M & 2.47M
			EXTERIOR	N/A	N/A
	G	FRONT SETBACK		7.5M	7.5M
	Н	REAR SETBACK		7.5M	14.54M TO PORCH

NOTE-S2 NOTE-S1 EXISTING LATERAL TO BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR PVC DR 28 100mm @ 2% OR 150mm @ AND CCTV'D PRIOR TO CONNECTION 1% MIN. (MATCH EXIST. THE EXISTING LATERAL MUST MEET SIZE & SLOPE) CURRENT REGIONAL STNDARDS.

COPPER NOTE-W2 INSPECTIONS REQUIRED. THE EXISTING WATER SERVICE MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR. A SERVICE THAT DOES NOT MEET CURRENT REGION STANDARDS MUST BE SCONNECTED AT THE MAIN. A REVISION TO THE SERVICE PERMIT, DRAWINGS AND PAYMENT OF APPLICABLE FEES IS |WATER SERVICE AS PER RECORDS 19MM (3/4")|

NEW WATER LINE FROM CURB BOX AT PROPERTY LINE INTO HOUSE 25mm

FROM MAIN TO LOT LINE





70 Main Street N., P.O. Box 38 | TYPE : M-039 Campbellville, ON, LOP 1B0 Ph. 905-854-9696 Fax 905-854-9559 234 BELL ST Cell 905-815-3438 **LOCATION:** EMAIL: jeffjansendesign@gmail.com

OWNERS INFORMATION : FAWZY & VIVIAN BESHARA 1277 CHRISTIE CIRCLE MILTON, ON L9T 6V4

| SITE PLAN

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. FEB 24 25 2024-039 CHECKED BY DRAWN BY DESCRIPTION | FILE NAME S1 REVISIONS