# CONCESSION 5 TOWN OF MILTON

REGIONAL MUNICIPALITY OF HALTON



HYDRO POLE OR TELEPHONE POLE UTILITY POLE OR TELEPHONE POLE DENOTES LIGHT STANDARD

DENOTES TELEPHONE CABLE MARKER DENOTES TELEPHONE PEDESTAL

DENOTES OVERHEAD HYDRO WIRE DENOTES UNDERGROUND HYDRO WIRE DENOTES OVERHEAD TELEPHONE WIRE DENOTES UNDERGROUND GAS LINE

BELL PEDESTAL CABLE T.V. PEDESTAL —— X— FENCE

DIA = DENOTES DIAMETER ENTRY POINTS INTO BUILDING DIRECTION OF SURFACE FLOW F.F. FINISHED MAIN FLOOR F.F.D.S. DROPPED OR SUNKEN FLOOR

TOP OF FOUNDATION WALL FINISHED BASEMENT SLAB UNDERSIDE OF FOOTING U.S.F.G UNDERSIDE OF FOOTING GARAGE UNDERSIDE OF FTG. TRENCHED FOR WALKOUTS, LOOKOUTS

WALKOUT CONDITION LOOKOUT CONDITION SUMP PUMP TREE TO BE REMOVED

# DENOTES NEW GRADES 00.00 DENOTES EXISTING GRADES

### NOTE: ANY SEPTIC SYSTEM HYDRO TO BE DICONNECTED AT ON SITE WILL BE DECOMMISSIONED AND DEMOLITION STAGE & INSTALL NEW OVERHEAD SERVICE ALL APPLICABLE GUIDELINES TO NEW DWELLINGS AND REGULATIONS SILTATION FENCING TREE HOARDING -- ow --- OVERHEAD WIRE TOP OF BANK — w — BURIED WATER SERVICE — SAN — SAN — BURIED SANITARY SERVICE FRAMED HOARDING SOLID BOARD HOARDING — 4"X4" WOOD POSTS / T—BAR SUPPORTS \* FIRMLY SECURED INTO UNDISTURBED SUBGRADE — 7/16" X 4' X 8' PLYWOOD BOARDS SECURED FIRMLY TO WOOD POSTS/T—BAR SUPPORTS

- 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 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.

## 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

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 RESPONSIBILITY

MAT REQUIRE EXPENSIVE REMEMBLA BUILDY
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. GARAGE FOOTINGS ARE TO BE EXTENDED TO ORIGINAL GROUND OR AS APPROVED BY SOILS ENGINEER.

EXISTING GRADE -

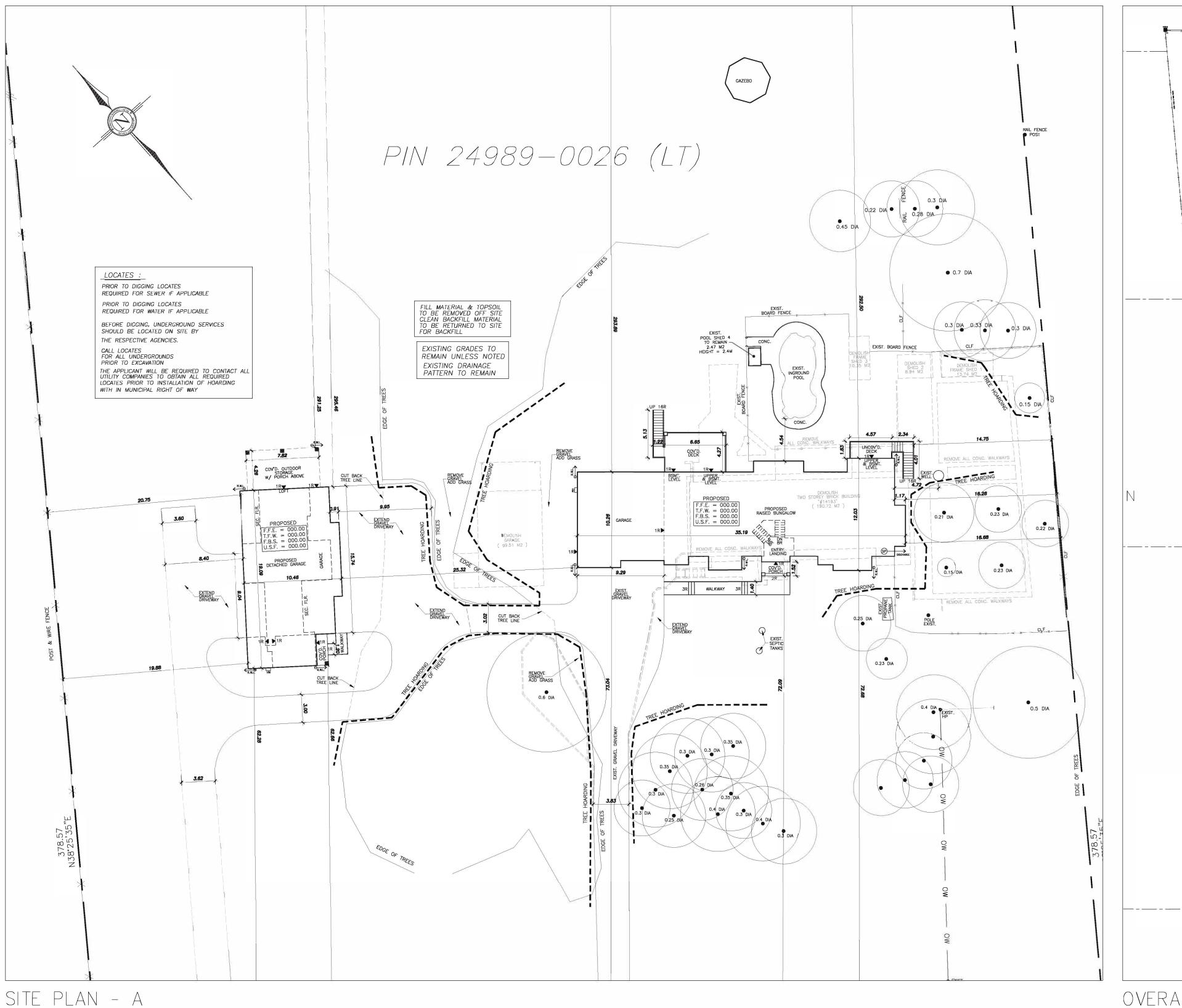
EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE 2.BASEMENT OPENINGS TO BE MINIMUM 300MM ABOVE THE CENTERLINE OF ROAD UNLESS OTHERWISE APPROVED BY THE CITY'S ENGINEER.

3.GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE 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.

### 14193 4TH LINE NASSAGAWEYA

ITEM			ZONING BY-LAW REQUIREMENTS	PROPOSED
Α	ZONING CATEGORY		A2	A2
В	LOT AREA		8,000 M2	14,941 M2
С	LOT COVERAGE		2,241.15 M2 (15%)	393.2 M2 (HOUSE) 220 M2 (DETACHED GARAGE)
D	PERCENTAGE OF LANDSCAPE		N/A	N/A
Ε	MAXIMUM BUILDING HEIGHT FROM GRADE		11 M GRADE TO TOP OF ROOF 5.5 M GRADE TO MIDPOINT OF ROOF	8.42M (HOUSE) 5.8M (DETACHED GARAGE)
F	SIDE YARD SETBACKS HOUSE	INTERIOR	7.5M	16.28M & 56.20M
		EXTERIOR	N/A	N/A
G	FRONT SETBACK		22.5M	72.09M
Н	REAR SETBACK		22.5M	292.50M



ONING: **REVIEWED FOR C of A** sherri.jamieson MAR 13, 202

PIN 249 SFF SITE PLAN-A Θ PIN 24989-0026 (LT) 4TH LINE OVERALL SITE PLAN SCALE = 1:1000

108.30 to 108.30

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

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

SCALE = 1:250

HOUSE SETBACKS

4.1%

Jansen Consulting Cell 905-815-3438

70 Main Street N., P.O. Box 38 | TYPE : C-038 Campbellville, ON, LOP 1B0 Ph. 905-854-9696 Fax 905-854-9559 EMAIL: jeffjansendesign@gmail.com

OWNERS INFORMATION: WAYNE AND KRISTY ARTHUR 14193 4TH LINE NASSAGAWEYA CAMPBELLVILLE, ON 14193 4TH LINE NASSAGAWEYA

| SITE PLAN

PROJECT NO. FEB 25 25 2024-038 CHECKED BY DRAWN BY NO. DATE DESCRIPTION FILE NAME