

SITE AND GRADING PLAN OF  
PART OF LOTS 14 AND 15  
BLOCK 10, REGISTERED PLAN No. 9  
TOWN OF MILTON  
REGIONAL MUNICIPALITY OF HALTON

LEGEND

HT	DENOTES HYDRO TRANSFORMER	ENTRY POINTS INTO BUILDING
MH	DENOTES MANHOLE	DIRECTION OF SURFACE FLOW
CS	DENOTES SINGLE CATCHBASIN	F.F. FINISHED MAIN FLOOR
HP	DENOTES HYDRO POLE OR TELEPHONE POLE	F.F.D.S. DROPPED OR SUNKEN FLOOR
TP	DENOTES UTILITY POLE OR TELEPHONE POLE	T.F.W. TOP OF FOUNDATION WALL
LS	DENOTES LIGHT STANDARD	F.B.S. FINISHED BASEMENT SLAB
SGN	DENOTES SIGN	U.S.F. UNDERSIDE OF FOOTING
TM	DENOTES TELEPHONE CABLE MARKER	U.S.F.G. UNDERSIDE OF FOOTING GARAGE
PE	DENOTES TELEPHONE PEDESTAL	U.S.F.T. UNDERSIDE OF FTG. TRENCHED FOR WALKOUTS, LOOKOUTS
WV	DENOTES WATER VALVE MAIN SHUT OFF	EF ENGINEERED FILLED LOT
WB	DENOTES WATER BOX / CURB STOP	HP HIGH POINT OF GRADE
FH	FIRE HYDRANT	R NUMBER OF RISERS
GM	GAS METER	WO WALKOUT CONDITION
OH	DENOTES OVERHEAD HYDRO WIRE	LO LOOKOUT CONDITION
UH	DENOTES UNDERGROUND HYDRO WIRE	REV REVERSE PLAN
T	DENOTES OVERHEAD TELEPHONE WIRE	W WINDOWS OR DOORS ON WALL
G	DENOTES UNDERGROUND GAS LINE	O.S.P. SUMP PUMP
CT		● FH FIRE HYDRANT
B		T.T.R. TREE TO BE REMOVED

DENOTES OVERHEAD OR UNDERGROUND CABLE T.V.  
DENOTES BELL UNDERGROUND OR OVERHEAD CABLE T.V. PEDESTAL

MA	MANHOLE	DENOTES NEW GRADES
SC	SANITARY CONNECTION / INVERT	00.00 DENOTES EXISTING GRADES
ST	STORM CONNECTION / INVERT	⊕ DENOTES BENCHMARK
W	WATER SERVICE	
WM	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.

IT SHALL BE RESPONSIBILITY OF THE BUILDERS TO HAVE ALL GRADES VERIFIED AND CHECKED BEFORE CONSTRUCTION BY AN APPROVED SURVEYOR. THE BUILDING ENGINEER, IN APPROVING THE GRADING PLAN, IS NOT PROVIDING A GUARANTEE OF THE PLACEMENT OF STORMS AND SANITARY SERVICES OR THE SITE. THE BUILDERS SHALL MEET THE REQUIREMENT OF THE MUNICIPALITY HAVING JURISDICTION.

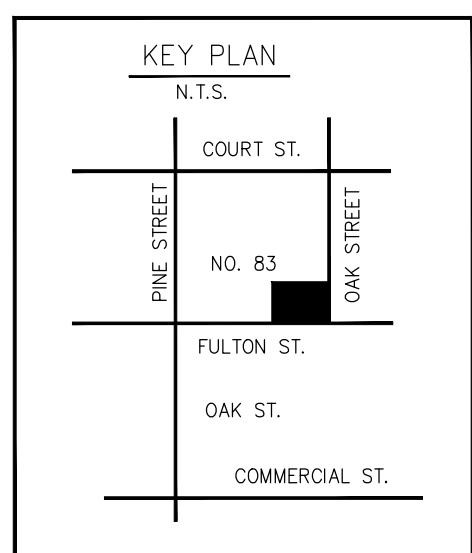
JANSEN CONSULTING IS TO BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES AT LEAST 1 (ONE) WEEK BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING CAN BE REINSTATED TO OBSERVE THESE CONDITIONS. ANY REMEDIAL ACTION MAY REQUIRE EXPENSIVE REMEDIAL ACTION THAT WILL NOT BE THE RESPONSIBILITY OF OR COST TO JANSEN CONSULTING. FOUNDATIONS 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.

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



---	SILTATION FENCING
---	TREE HOARDING
OW	OVERHEAD WIRE
---	TOP OF BANK
W	BURIED WATER SERVICE
SAN	BURIED SANITARY SERVICE

GRADING NOTES:

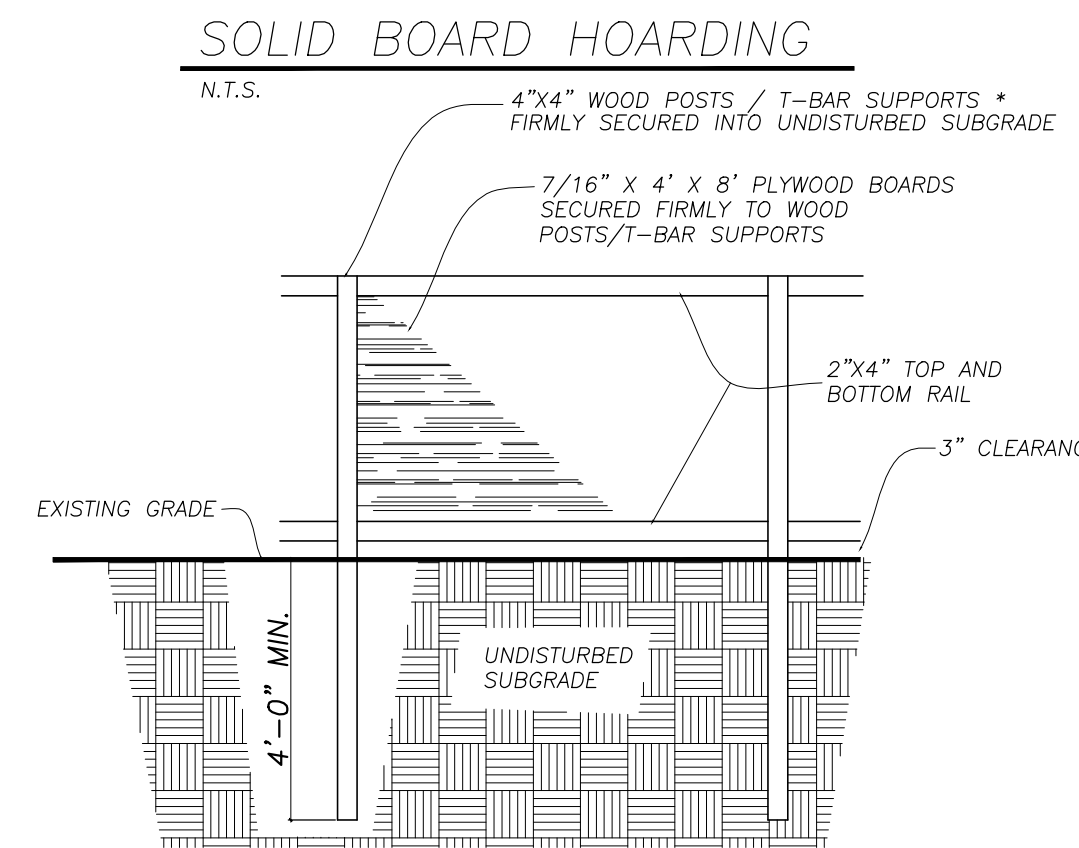
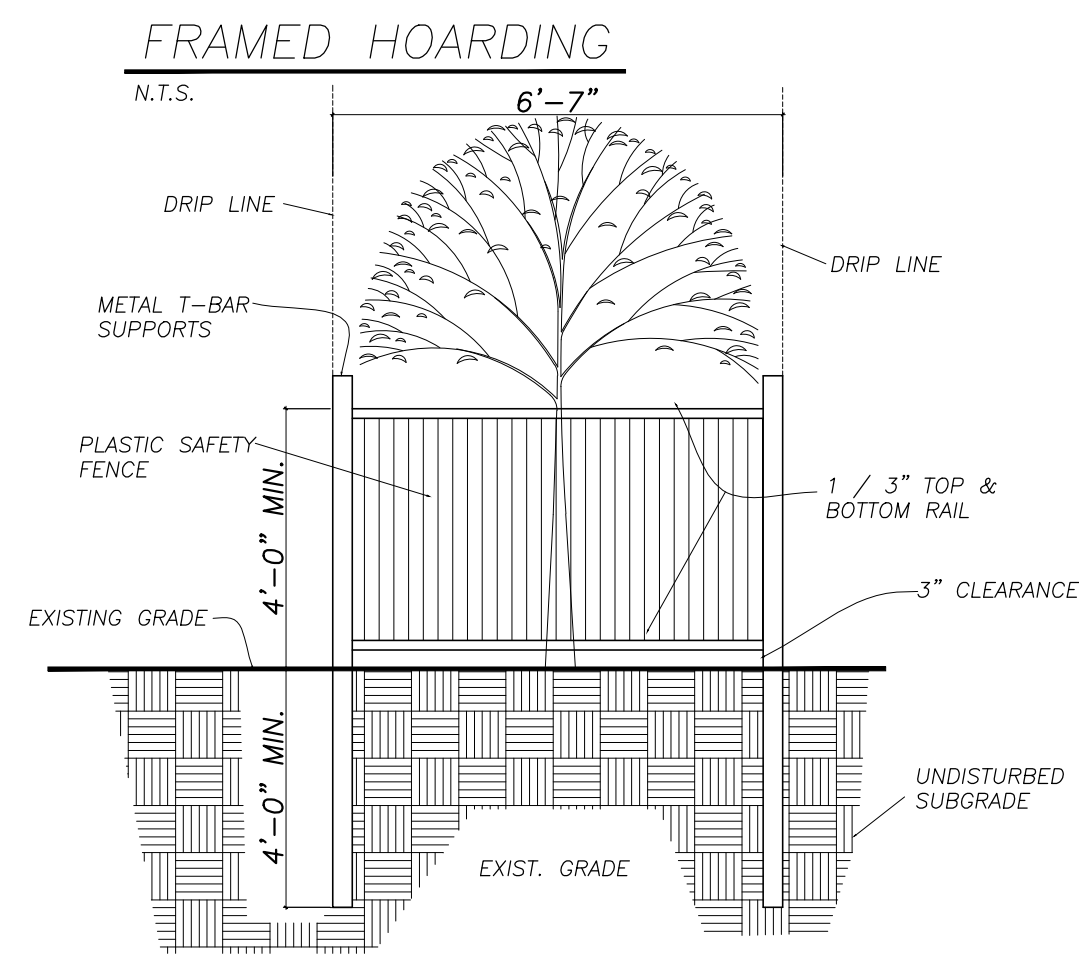
- EXISTING DRAINAGE OF ADJUTING LANDS IS NOT TO BE DISTURBED.
- BASMENT OPENINGS TO BE MINIMUM 300MM ABOVE THE CENTERLINE OF ROAD UNLESS OTHERWISE APPROVED BY THE CITY'S ENGINEER.
- GROUND ELEVATIONS AT BUILDINGS ADJUTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- SUMP 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

FILL MATERIAL & TOPSOIL TO BE REMOVED OFF-SITE. CLEAN BACKFILL MATERIAL TO BE RETURNED TO SITE FOR BACKFILL.

EXISTING GRADES TO REMAIN UNLESS NOTED. EXISTING DRAINAGE PATTERN TO REMAIN.

NO OPEN BURNING PERMITTED

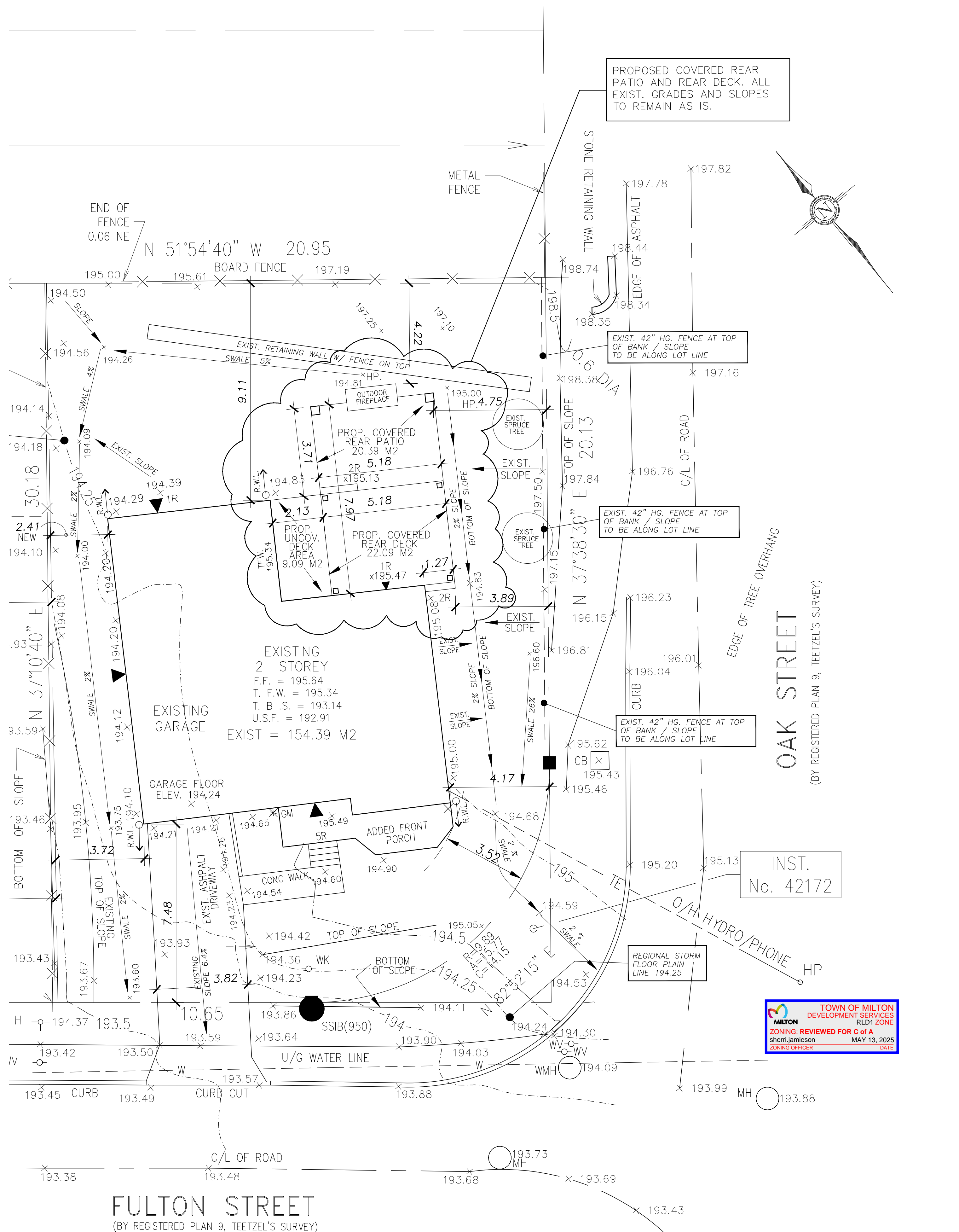


TOWN OF MILTON NOTES:

- 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 SERVING 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.

83 FULTON STREET

ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSED
A ZONING CATEGORY	RLD1	RLD1
B LOT AREA	N/A	606.82 M2
C LOT COVERAGE	30% (182.05 M2)	32.44% (196.87 M2)
D PERCENTAGE OF LANDSCAPE	30%	57.06%
E MAXIMUM BUILDING HEIGHT FROM GRADE	9.5 METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	PROP. DECK & PATIO 3.99M
F SIDE YARD SETBACKS	INTERIOR 1.2M EXTERIOR 4M	2.41M 3.89M TO DECK
G FRONT SETBACK	4M	3.52M TO FRONT PORCH
H REAR SETBACK	7.5M	4.22M TO OUTDOOR F/P



TOWN OF MILTON  
DEVELOPMENT SERVICES  
ZONING REVIEWED FOR C of A  
sherri.jamison  
ZONING OFFICER  
DATE

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: MAY 02 2025 SIGNATURE: [Signature]



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 :  
PROJECT :  
LOCATION :  
MILTON, ON

OWNERS INFORMATION :  
CHANTAL & FRED  
83 FULTON ST.  
MILTON, ON  
L9T 2J6

STIE PLAN

NO.	DATE	DESCRIPTION
REVISIONS		