

SITE PLAN AND GRADING PLAN OF
LOT 6
REGISTERED PLAN No. 947
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

LEGEND

HT	DENOTES HYDRO TRANSFORMER	ENTRY POINTS INTO BUILDING
MH	DENOTES MANHOLE	DIRECTION OF SURFACE FLOW
CB	DENOTES SINGLE CATCHBASIN	F.F. FINISHED MAIN FLOOR
HP	HYDRO POLE OR TELEPHONE POLE	F.F.D.S. DROPPED OR SUNKEN FLOOR
TP	UTILITY POLE OR TELEPHONE POLE	T.F.W. TOP OF FOUNDATION WALL
LS	DENOTES LIGHT STANDARD	F.B.S. FINISHED BASEMENT SLAB
SG	DENOTES SIGN	U.S.F. UNDERSIDE OF FOOTING
TM	DENOTES TELEPHONE CABLE MARKER	U.S.F.G. UNDERSIDE OF FOOTING GARAGE
FED	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	W SUMP PUMP
CT		● FH FIRE HYDRANT
B		T.T.R. TREE TO BE REMOVED
IB	DENOTES UNDERGROUND OR UNDERGROUND CABLE T.V.	
TV	DENOTES BELL UNDERGROUND OR OVERHEAD CABLE T.V. PEDESTAL	00.00 DENOTES NEW GRADES
MB	MAILBOX	00.00 DENOTES EXISTING GRADES
SAN. INV.	SANITARY CONNECTION / INVERT	00.00 DENOTES BENCHMARK
STM. INV.	STORM CONNECTION / INVERT	
W	WATER SERVICE	○ DENOTES TREE
WM	WATER METER	DIA = DENOTES DIAMETER
X	FENCE	○ DENOTES TREE TO BE REMOVED
		DIA = DENOTES DIAMETER

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 BUILDERS SHALL BE RESPONSIBLE FOR THE LOCATION, ELEVATION, AND THE 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 REINSTATED TO ITS ORIGINAL CONDITION. THESE CONDITIONS MAY REQUIRE THE BUILDING TO BE REINSTATED TO ITS ORIGINAL CONDITION. THE BUILDING SHALL BE REINSTATED TO ITS ORIGINAL CONDITION. THE BUILDING SHALL BE REINSTATED TO ITS ORIGINAL CONDITION.

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

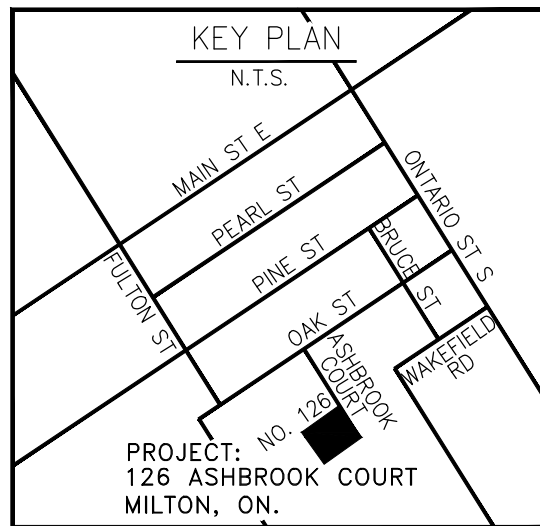
PRIOR TO EXCAVATION THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO INSTALLATION OF HOARDING WITHIN MUNICIPAL RIGHT OF WAY

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.

126 ASHBROOK CRES

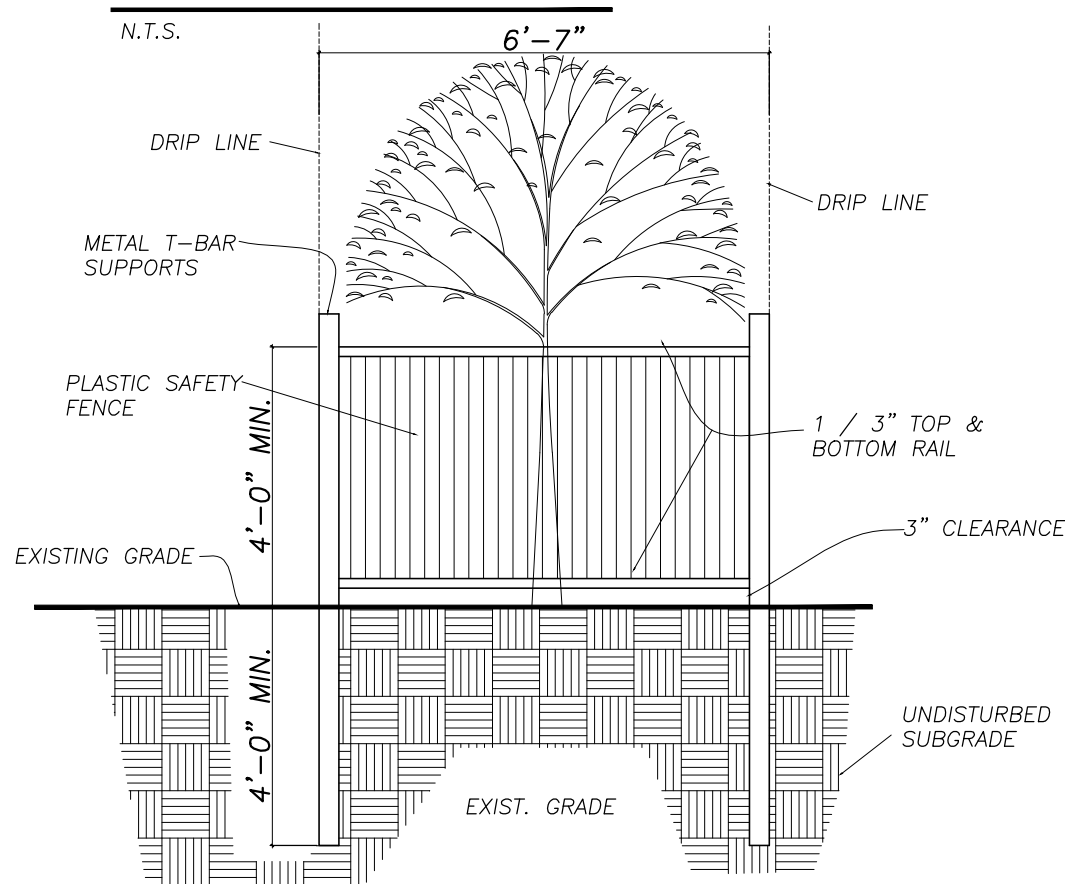
ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSED
A ZONING CATEGORY	RLD3	RLD3
B LOT AREA	N/A	750.48 M2
C LOT COVERAGE	187.62 M2 (25%)	150.06 M2 (20%)
D PERCENTAGE OF LANDSCAPE	30%	69%
E MAXIMUM BUILDING HEIGHT FROM GRADE	9 METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	4.43M
F SIDE YARD SETBACKS	INTERIOR 1.2M & 3.5M ON DRIVEWAY SIDE	3.14M & 3.10M ON DRIVEWAY SIDE
	EXTERIOR N/A	N/A
G FRONT SETBACK	7M	4.85M
H REAR SETBACK	7.5M	17.90M



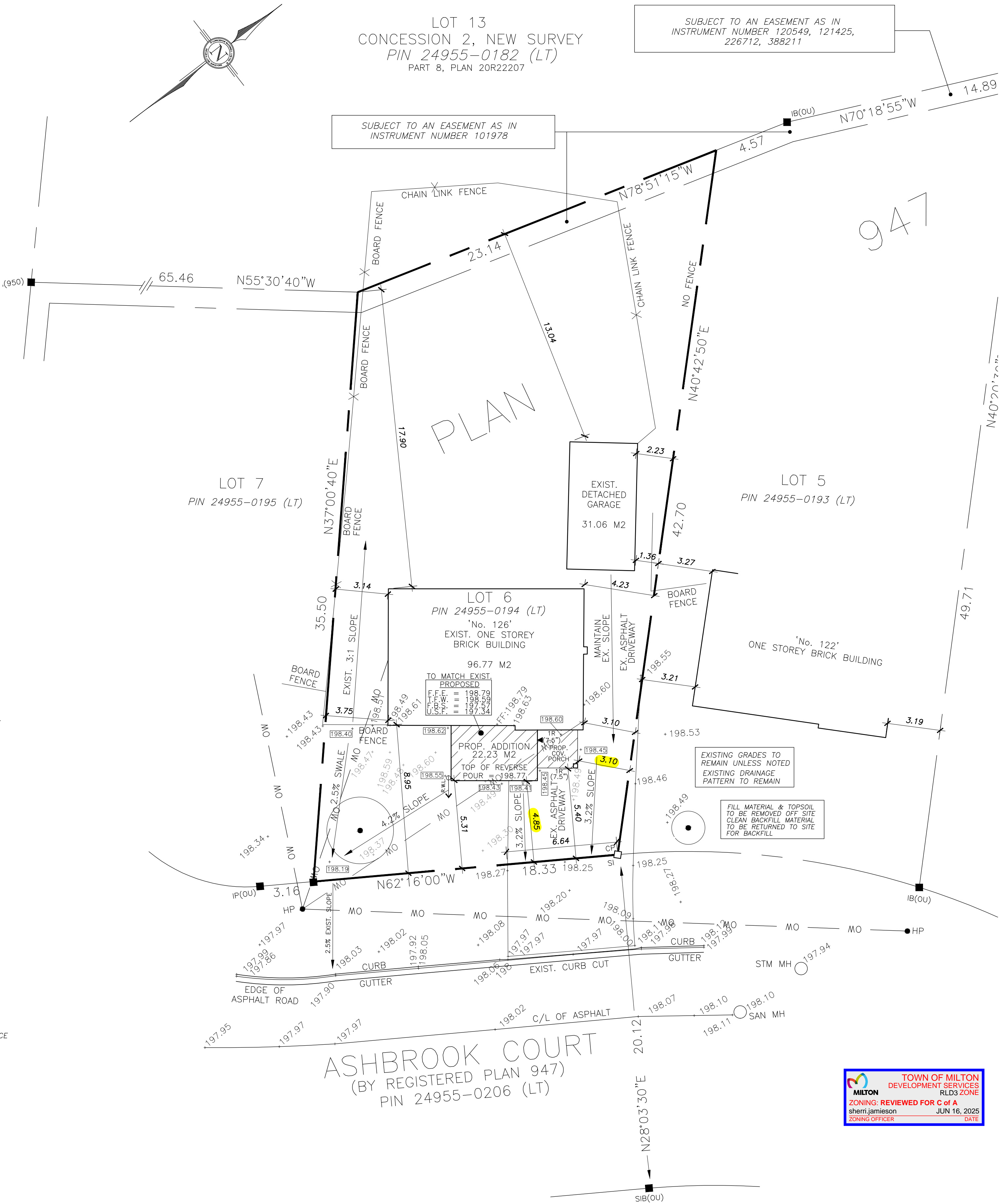
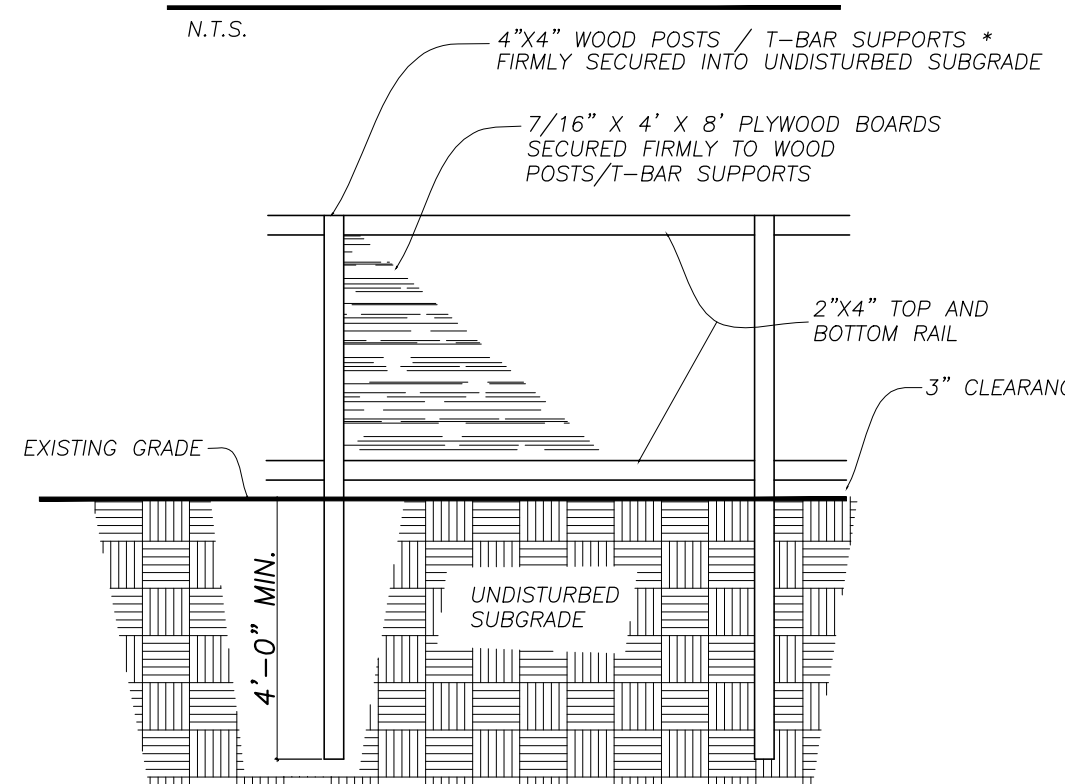
GRADING NOTES:

- 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.

FRAMED HOARDING



SOLID BOARD HOARDING



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 3.2.3 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: JUNE 4 25 SIGNATURE: [Signature]



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Fax 905-854-9559
Cell 905-815-3438
EMAIL: jeffjansendesign@gmail.com

TYPE : M-026

PROJECT :
126 ASHBROOK COURT
LOCATION :
MILTON, ON

OWNERS INFORMATION :

SITE PLAN

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