

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SITE STATISTICS

1506 Newlands Crescent

REQUIRED BY

ZONE

No. OF STOREYS

R3.2

Two

SETBACKS

EXISTING

PERMITTED

PROPOSED

FRONT YARD

REAR YARD

SIDEYARD (NORTHEAST)

SIDEYARD (SOUTHWEST)

FIXED GRADE

ADDITION HEIGHT

LOT WIDTH

LOT AREA

BUILDING AREA

LOT COVERAGE

DWELLING DEPTH

6.00 m

9.00 m

1.46m

1.36m

140.4m

15.00 m

425.0 m²

137.3 m²

40%

18.00 m

6.68 m

16.75 m

1.20 m

1.20 m

1.80 m

1.80 m

5.99 m

14.63 m

579.7 m²

139.5 m²

24.1%

14.95 m

CERTIFICATION FOR SITE STATISTICS

I CERTIFY THAT:
1. THE HEIGHT OF THE PROPOSED ADDITION IS DESIGNED TO BE LESS THAN 6m FROM THE CEILING OF THE EXISTING DWELLING TO THE PEAK OF THE ROOF.
2. THE SETBACKS TO THE PROPOSED HOUSE AND SITE DATA STATISTICS SHOWN HEREON HAVE BEEN VERIFIED AND ARE CORRECT.

DATE: AUGUST 12, 2022

JACKIE HANG, Ontario Land Surveyor

CONCESSION SOUTH OF DUNDAS STREET

HYDRO CORRIDOR

REGISTERED PLAN M-60

LOT 13

LOT 14

LOT 12

NEW 2nd STOREY ADDITION

EXISTING 1 STOREY BRICK DWELLING TO BE RENOVATED

NEW 2 STOREY ADDITION

NEW COVERED PORTICO

EXIST. PLANTER TO REMAIN

EXIST. ASPHALT DRIVEWAY TO REMAIN

EXIST. CONCRETE PATIO TO REMAIN

NEW ROOF OVERHANG

EXISTING GRADES TO REMAIN

EXIST. WOOD SHED TO REMAIN

EXISTING DRAINAGE PATTERN TO REMAIN UNCHANGED

2 STOREY BRICK & SIDING DWELLING No. 1504

2 STOREY BRICK & SIDING DWELLING No. 1508

NEWLANDS CRESCENT (BY REGISTERED PLAN M-60)

CENTRELINE OF ASPHALT

Tree Protection and Preservation Specification No.: SS124

Detail TP-1 - Tree Protection Detail

Trunk Diameter (DBH)¹

Minimum Tree Protection Zone (MTPZ) Distances Required¹

Critical Root Zone (CRZ) Distances Required^{1a)}

NOTES:

1. The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line.

2. Trunk or breast height (DBH) is the measurement of tree trunk taken at 1.4 metres above ground.

3. Minimum Tree Protection Zone and Critical Root Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work and is subject to Section 6 of this specification.

4. Where work is being performed beyond the Minimum Tree Protection Zone but within the Critical Root Zone the works are subject to Section 8 of this specification.

Tree Protection Barrier

1. The required barrier is a 1.2 metre (4 ft) high orange plastic webonow fencing on 2" x 4" frame. Where orange plastic webonow fencing creates a restriction to sightlines, orange plastic webonow fencing with reflective tape can be used.

2. Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place throughout the duration of construction operations with breaks and unsupported sections repaired immediately. Tree protection may be removed prior to the completion of construction without written authorization from the Manager of Urban Forestry or designate.

3. All supports and bracing used to safely secure the barrier should be located outside the MTPZ. All supports and bracing should minimize damage to roots.

4. No materials or fill may be stored within the MTPZ.

5. Equipment or vehicles shall not be operated, parked, repaired, or refueled within the MTPZ.

6. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the MTPZ without written authorization from the Manager of Urban Forestry or designate.

7. An Automated Minimum Tree Protection Zone sign (See Detail TP-3 - Minimum Tree Protection Zone Signs) must be attached to the side of the Tree Protection where it will be visible by persons entering the site.

Minimum size must be 10"x14".

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September 2020

REGIONAL APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCATION APPROVAL FROM THE AREA MUNICIPALITY.

DATED: _____ SIGNED: _____

INFRASTRUCTURE PLANNING AND POLICY

THE APPLICANT SHOULD BE AWARE THAT THE APPROVAL OF THE WATER SYSTEM ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY. REGARDLESS, THE APPLICANT MUST ENSURE THAT THE REGION OF HALTON'S STANDARDS AND SPECIFICATIONS ARE MET (THE WATER AND WASTEWATER LINEAR DESIGN MANUAL MAY BE OBTAINED FROM THE DATA MANAGEMENT GROUP AT 905-605-4030) FURTHERMORE, ALL WATER QUALITY TESTS MUST BE COMPLETED TO THE REGION OF HALTON'S SATISFACTION BEFORE THE WATER SUPPLY CAN BE TURNED ON.

ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.

EROSION AND SILTATION NOTES

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.

2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
A) WEEKLY
B) BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
C) FOLLOWING AN UNPREDICTED RAINFALL EVENT
D) DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
E) AFTER SIGNIFICANT SNOWMELT EVENTS

3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.

4. WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40micron IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOEC GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN A MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO: EROSION, FLOODING - NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.

5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS (NEAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES, THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.

6. IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNER'S AGENT SHALL IMMEDIATELY NOTIFY THE MOEC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNER'S AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

CONCRETE HEADWALL

FOR PIPE LESS THAN 900mm DIAMETER

OPSD 804.030

PERSPECTIVE VIEW

PLAN

JOINT DETAIL

SECTION A-A

NOTE:

A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

Nov 2015

Rev 2

LIGHT-DUTY SILT FENCE BARRIER

OPSD 219.110

LEGAL DESCRIPTION:

LOT 13

REGISTERED PLAN M-60

CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150

SURVEY INFORMATION

SURVEY INFORMATION IS TAKEN FROM PLAN PREPARED BY TARASICK McMILLAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS, DATED JULY 29, 2021.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO GEODETIC DATUM AND WERE DERIVED FROM CITY OF BURLINGTON BENCHMARK No. 452, HAVING A PUBLISHED ELEVATION OF 134.747 metres.

UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK, McMILLAN LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

LEGEND

CB DENOTES CATCH BASIN

FH DENOTES FIRE HYDRANT

MH DENOTES MANHOLE

WUP DENOTES WOOD UTILITY POLE

WV DENOTES WATER VALVE

▲ DENOTES ENTRY POINT AT LOWER LEVEL

▲ DENOTES ENTRY POINT AT GROUND FLOOR

▲ DENOTES EXISTING SPOT ELEVATION

▲ DENOTES PROPOSED SPOT ELEVATION

○ DS DENOTES PROPOSED RAINWATER DOWNSPOUT

● AD DENOTES AREA DRAIN

○ 0.300 DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

○ 0.300 DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

○ DENOTES TREE TO BE REMOVED

○ DENOTES REPLACEMENT TREE

○ DENOTES TREE PROTECTION ZONE

○ DENOTES DIRECTION AND GRADIENT OF DRAINAGE

○ DENOTES DIRECTION OF SWALE

○ DENOTES EROSION AND SEDIMENT CONTROL FENCING

DO NOT SCALE DRAWINGS

1) CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.

2) THESE PLANS ARE TO REMAIN THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. THESE PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

3) ALL WORKS TO BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

1 SEPT. 26, 2022 REVISED AS PER CITY COMMENTS

REVISIONS

CERTIFICATION FOR PROPOSED GRADING

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF AN ADDITION LOCATED AT 1506 NEWLANDS CRESCENT AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROVISIONS, AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF DRAINAGE DITCHES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE FACILITIES OR ADJACENT PROPERTIES.

DATE: SEPTEMBER 26, 2022

MISSISSAUGA, ONTARIO

J. HANG

JACKIE HANG, Ontario Land Surveyor

APPLICANT/ OWNER

NIKOLA REPAR

1506 NEWLANDS CRESCENT

BURLINGTON, ON, L7M 1N9

905-749-1274

DESP FILE No.

SHEET TITLE:

SITE GRADING & SERVICING PLAN

PROJECT:

PROPOSED 2nd STOREY ADDITION

1506 NEWLANDS CRESCENT, BURLINGTON

TARASICK McMILLAN KUBICKI LIMITED

ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2

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SCALE: 1:150

DRAWN BY: T.K.

FILE No. 9055-SGP-2022-09-26

D (24x36)