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		R3.2	
No. OF STOREYS		Two	
SETBACKS	EXISTING	PERMITTED	PROPOSED
FRONT YARD		6.00 m	6.68 m
REAR YARD		9.00 m	16.75 m
SIDE YARD (NORTHEAST)			
FIRST FLOOR	1.46m	1.20 m	1.46 m
SECOND FLOOR		1.80 m	1.80 m
SIDE YARD (SOUTHWEST)			
FIRST FLOOR	1.36m	1.20 m	1.36 m
SECOND FLOOR		1.80 m	1.83 m
FIXED GRADE		140.4	<u> </u> ⊦m
ADDITION HEIGHT		6.00 m	5.99 m
LOT WIDTH		15.00 m	14.63 m
LOT AREA		425.0 m ²	579.7 m
BUILDING AREA		137.3 m ²	139.5 m
LOT COVERAGE		40%	24.1
DWELLING DEPTH		18.00 m	14.95 m

CERTIFICATION FOR SITE STATISTICS

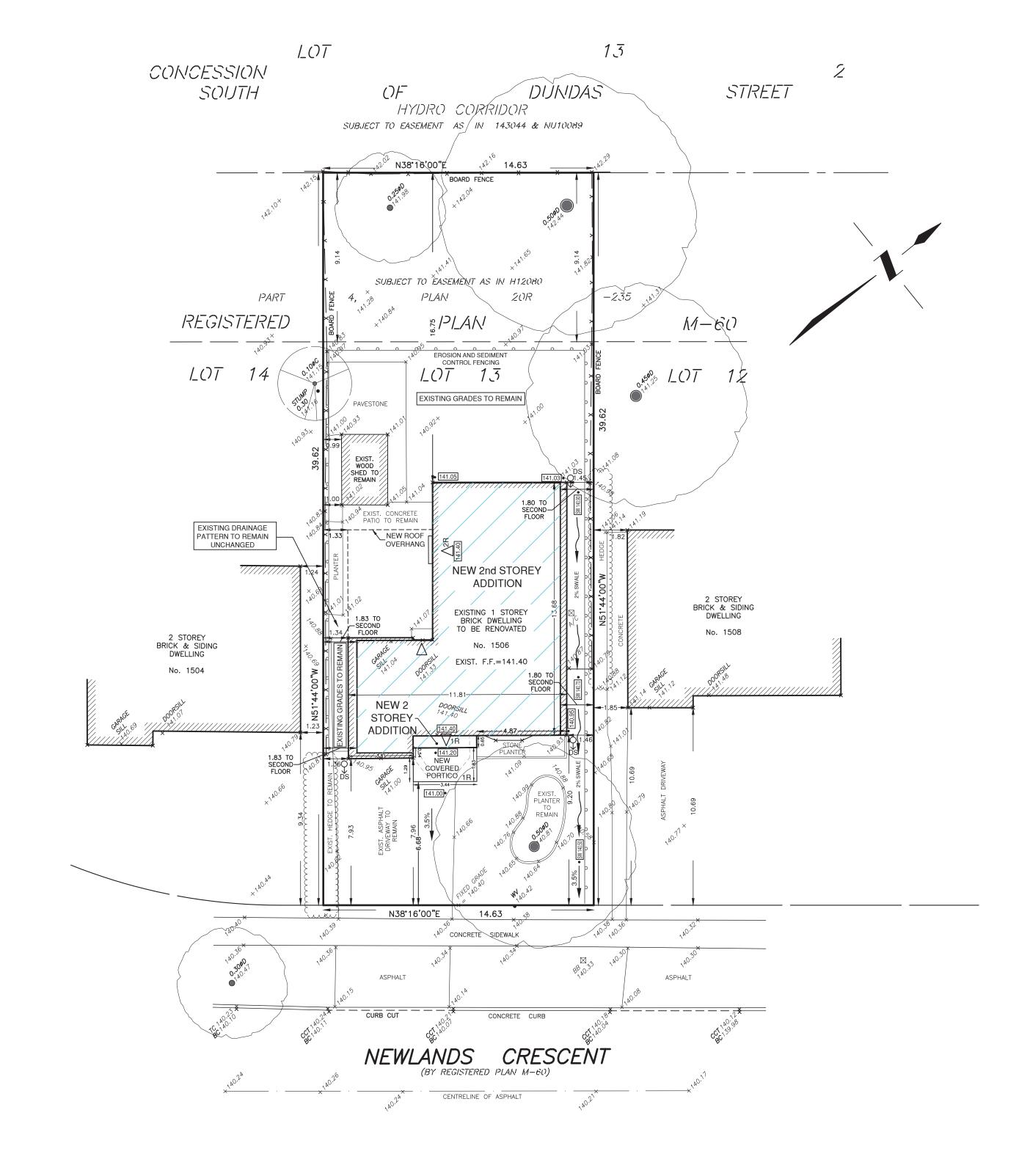
. THE HEIGHT OF THE PROPOSED ADDITION IS DESIGNED TO BE LESS

THAN 6m FROM THE CEILING OF THE EXISTING DWELLING TO THE PEAK OF THE ROOF.

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



Tree Protection and Preservation Specification No.: SS12A

Detail TP-1 - Tree Protection Detail. Protection Zone (CRZ) Distances Required 3& 11 - 40 cm 5.0 m 6.0 m 1 - 60 cm 3.6 m 71 - 80 cm 4.8 m 8.0 m 1 - 90 cm 5.4 m 9.0 m

¹ The roots of a tree can extend from the trunk to Dameter at breast height (DBH) is the measurement of tree trunk taken at 1.4 metres above 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 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

TREE PROTECTION BARRIER

- uired barrier is a 1.2 metre (4 ft) high orange plastic web snow fencing on 2" x 4" frame. Where orange plastic web snow fencing creates a restriction to sightlines, page wire fencing with reflective tape can be used. Free 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 entire duration of the project. The barriers shall be maintained erect and in good repair throughout the duration of construction operations with breaks and unsupported sections repaired immediately. Tree protection may be not be removed prior to the completion of
- construction without written authorization from the Manager of Urban Forestry or designate. 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. Where some fill or excavated material must be temporarily located near a MTPZ, a wooden barrier with silt
- fencing must be used to ensure no material enters the MTPZ. No materials or fill may be stored within the MTPZ. Equipment or vehicles shall not be operated, parked, repaired, or refueled within the MTPZ.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the
- MTPZ without written authorization from the Manager of Urbar Forestry or designate. A laminated Minimum Tree Protection Zone sign (See Detail TP-3 – Minimum Tree Protection Zone Sign) must be attached to the side of the Tree Protection where it will be visible by persons entering the site.

A) SILTATION CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR PRIOR TO REGIONAL APPROVAL THE COMMENCEMENT OF SITE GRADING WORKS. TO SATISFACTION OF THE CITY AND HALTON CONSERVATION. B) IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCESS 30 DAYS, STRIPPED/ BASE MUNICIPALITY.

ÁREAS SHALL BE STABILIZED BY SEEDING. C) THE SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EVERY RAINFALL AND/ OR EVERY WEEK. D) THE SEDIMENT CONTROL DEVICES MUST BE REPAIRED, CLEANED AND/ OR REPLACED IF

NECESSARY OR AS DIRECTED BY THE ENGINEER. CONSERVATION AUTHORITY OR THE CITY. E) ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION, GRADING, TOPSOILING AND SODDING ARE COMPLETE. F) WHEN ALL CONSTRUCTION, GRADING AND SODDING IS COMPLETED. THE SEDIMENT

CONTROL DEVICES SHALL BE REMOVED AND THE DISTURBED AREAS REINSTATED. 2. ALL CATCH BASINS ON SITE SHALL HAVE PROPER SEDIMENT CONTROLS AS NOTED HEREON.

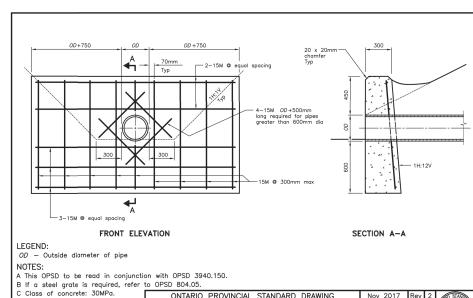
3. THE EROSION & SEDIMENT CONTROL FENCE SHALL BE AS DETAILED. 4. CONTRACTOR TO OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FOR PROPOSED WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCES.

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

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 905-825-6032) 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.



CONCRETE HEADWALL

FOR PIPE LESS THAN 900mm DIAMETER

B) BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT D) DAILY, DURING EXTENDED DURATION RAINFALL EVENTS E) AFTER SIGNIFICANT SNOW MELT 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 MOECC 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 (REAR 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

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

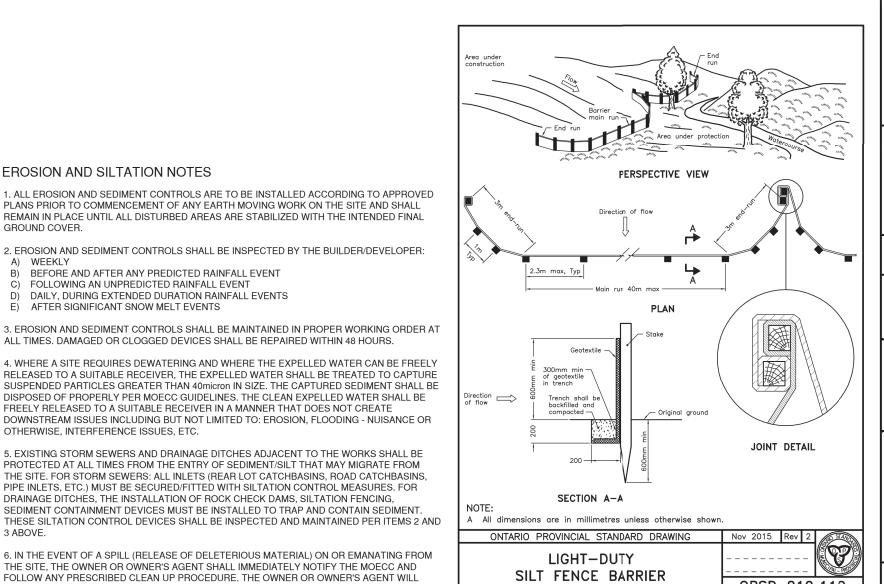
2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:

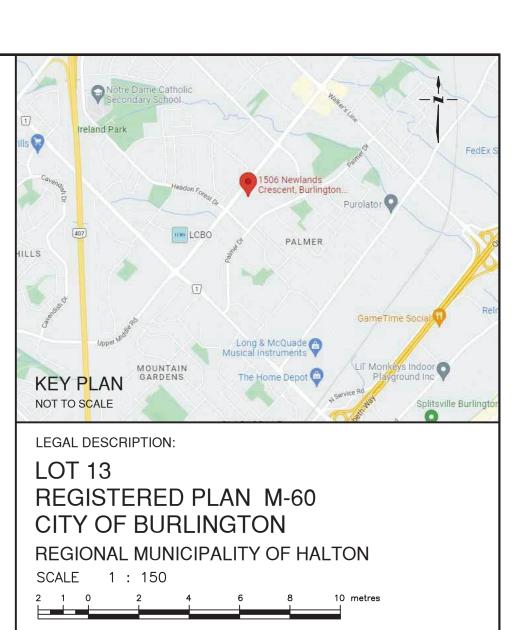
EROSION AND SILTATION NOTES

) FOLLOWING AN UNPREDICTED RAINFALL EVENT

A) WEEKLY

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 MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNER'S AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.





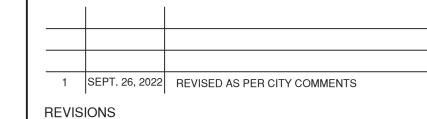
SURVEY INFORMATION SURVEY INFORMATION IS TAKEN FROM PLAN PREPARED BY TARASICK McMILLAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS, DATED JULY 29, 2021. **ELEVATION NOTE** ELEVATIONS ARE REFERRED TO GEODETIC DATUM AND WERE DERIVED FROM CITY OF BURLINGTON BENCHMARK No. 452, HAVING A PUBLISHED ELEVATION OF 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** FIRE HYDRANT MANHOLE WOOD UTILITY POLE ENTRY POINT AT LOWER LEVEL ENTRY POINT AT GROUND FLOOR DENOTES EXISTING SPOT ELEVATION DENOTES DENOTES PROPOSED SPOT ELEVATION DENOTES PROPOSED RAINWATER DOWNSPOUT O- DS ⊗ AD DENOTES AREA DRAIN DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 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.



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 PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PAIRERNS OF ADJACENT PROPERTIES.

DATE: SEPTEMBER 26, 2022 MISSISSAUGA, ONTARIO

APPLICANT/ OWNER NIKOLA REPAR 1506 NEWLANDS CRESCENT

BURLINGTON, ON, L7M 1N9 905-749-1274

DESP FILE No.

SITE GRADING & SERVICING PLAN

PROJECT:

PROPOSED 2nd STOREY ADDITION

1506 NEWLANDS CRESCENT, BURLINGTON

LAND 4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2 TEL: (905) 569-8849 FAX: (905) 569-3160

E-MAIL: office@tmksurveyors.com

SCALE: 1:150 DRAWN BY: T.K. FILE No. 9055-SGP-2022-09-26