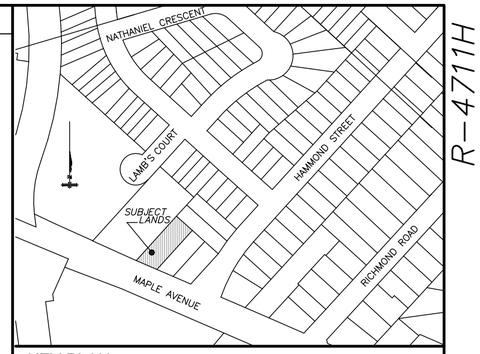
GRANT BURLIE



KEY PLAN N.T.S.

R-4711H

SITE PLAN SHOWING PROPOSED STRUCTURE AT
759 MAPLE AVENUE
IN THE

CITY OF BURLINGTON

SCALE 1:200

0 5 10 metres

DAWID SZEREMETA O.L.S.

NOTE
THE ABOVE LANDS ARE LEGALLY DESCRIBED AS:
PART OF LOT 50
REGISTERED PLAN No.99

Caution:
This is not a plan of survey and shall not be used except for the purpose indicated in the title block.

NOTE
THE BOUNDARIES MEASUREMENTS AND THE ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM A SURVEYOR' REAL PROPERTY REPORT PREPARED BY A. J. CLARKE & ASSOCIATES LIMITED DATED DECEMBER 22, 2022 (INDEXED R-4711)

TOPOGRAPHIC DETAIL DERIVED FROM PLAN R-4711, HAS BEEN REVISED TO REFLECT UPDATED TREE INVENTORY FROM SITE VISIT DATED AUGUST 2023



KNOWN AS **MAPLE AVENUE**
(SAND ROAD BY REGISTERED PLAN 99)

MUNICIPAL No 759 MAPLE AVENUE, BURLINGTON
PROPOSED STREET TOWN HOUSES
TWO STOREY DWELLING
"H-RM5" ZONING

	REQUIRED	PROPOSED
MIN. LOT AREA	200.0m²	1072.65m²
MAX. LOT COVERAGE	35%	(GROUND FLOOR AREA=293.04m²) 27%
MIN. LOT WIDTH	6.80m	21.29m
MIN. FRONT YARD	6.00m	8.74m
MIN. SIDE YARD	1.20m INTERIOR 0.0m	2.00m INTERIOR 0.0m
MIN. REAR YARD	9.00m	9.44m
STREET SIDE YARD	4.00m	6.00m
MIN LENGTH FOR DRIVEWAY	5.50m	5.70m
MIN. WIDTH PARKING SPACE	2.75m	2.75m
BUILDING HEIGHT (ROOF RIDGE)		14.21m
BUILDING HEIGHT (ROOF PARAPET WALL)		14.48m

LEGEND:

CPED	DENOTES CABLE PEDESTAL
BPED	DENOTES BELL PEDESTAL
CB	DENOTES CATCH BASIN
WV	DENOTES WATER VALVE
HYD	DENOTES FIRE HYDRANT
CS	DENOTES CURB STOP
LS	DENOTES LIGHT STANDARD
CB	DENOTES CATCH BASIN
400ø	DENOTES TREE DIAMETER (mm)
(91.45)	DENOTES PROPOSED GRADE AS PREPARED BY ARCADIS DATED SEPTEMBER 26, 2024 (PROJECT No. 145256 SHEET SG-01)

DENOTES DECIDUOUS TREE

DENOTES TREE TO BE REMOVED

ASSOCIATION OF ONTARIO LAND SURVEYORS
D. SZEREMETA
2131

SEPTEMBER 30, 2024
DATE

BEARINGS NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF PART 1 AS SHOWN ON PLAN 20R-5319, HAVING A BEARING OF N65°46'15"W

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

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BENCH MARK
CITY OF HAMILTON
MONUMENT No: 07720100049

RIB WITH BRASS CAP
MONUMENT IS LOCATED AT THE EAST SIDE OF BAY FRONT PARK, 85m WEST OF THE CENTERLINE OF BAY STREET NORTH AND 22m SOUTHWEST OF THE CENTERLINE OF HARBOUR FRONT DRIVE.

ELEVATION= 85.227m

NOTE:
A. J. CLARKE & ASSOCIATES LTD. is not liable for use of this REPORT by any party or parties for FUTURE TRANSACTIONS or for any unrelated purposes.

This REPORT reflects conditions at time of survey. UPDATING may be required to issue ADDITIONAL COPIES subsequent to DATE of the SURVEYOR'S CERTIFICATE.

A. J. Clarke and Associates Ltd.
SURVEYORS • ENGINEERS • PLANNERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

DRAWN BY:	CHECKED BY:	PROJECT No.	INDEX No.
MW	DS	228185R	R-4711H

R-4711H

H:\20\RP\99\LOT50\759 Maple Avenue\Current\R-4711H.dwg