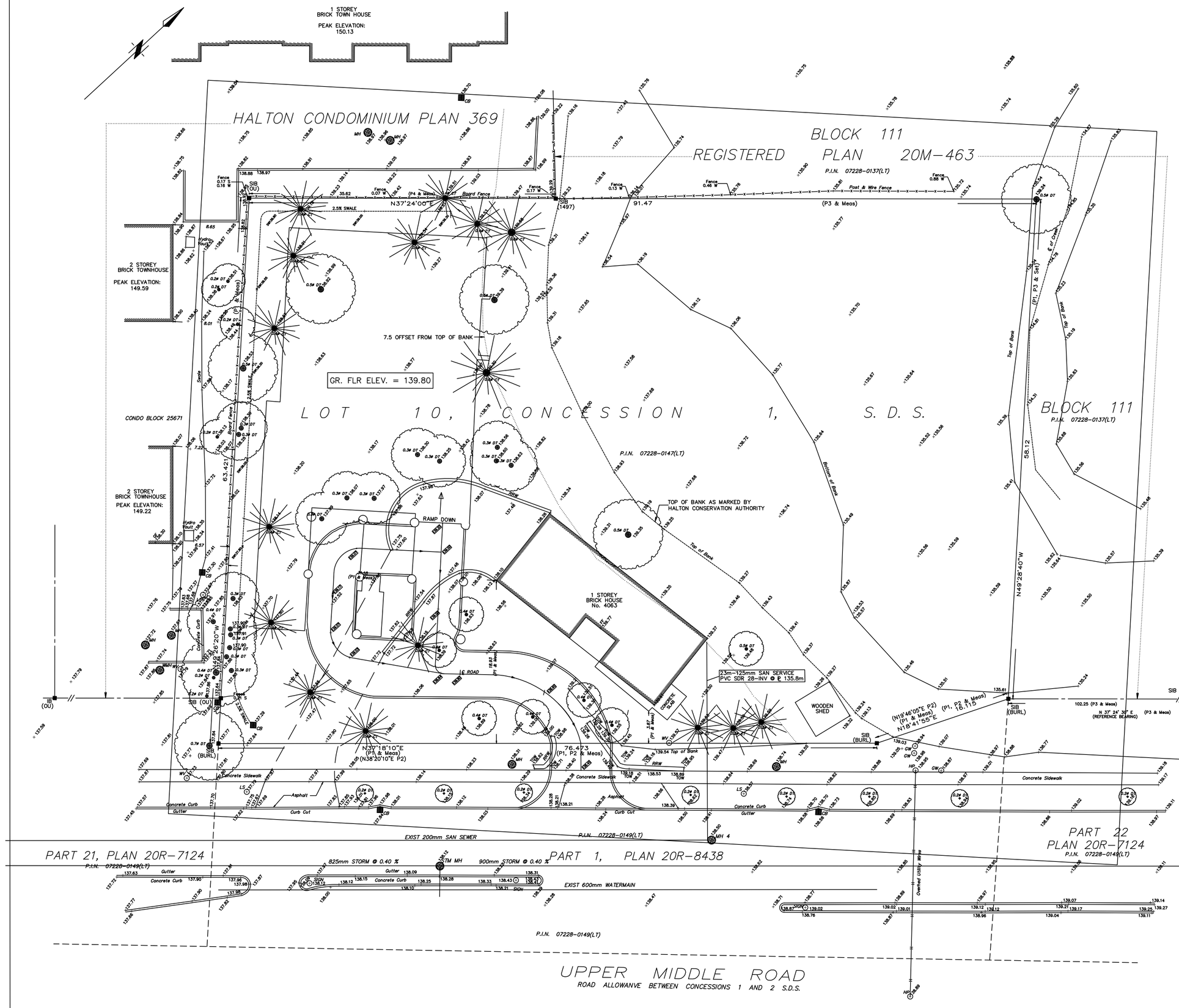
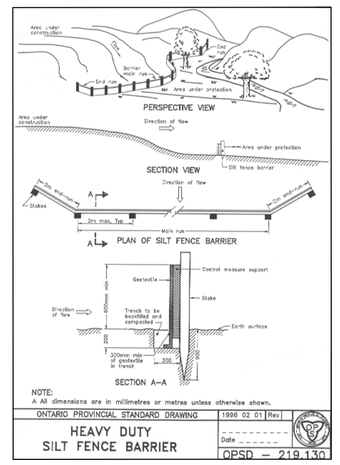
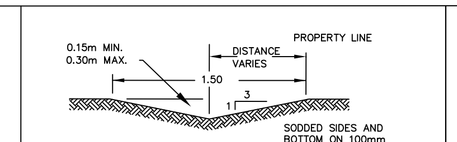


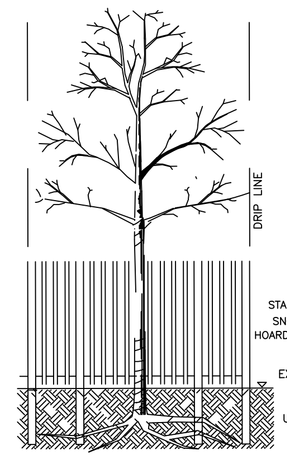




TYPICAL SWALE WITH SUBDRAIN CROSS-SECTION

LEGEND

197.00	DENOTES PROPOSED ELEVATION
* 197.00	DENOTES EXISTING ELEVATION
SW197.00	DENOTES PROPOSED ELEVATION OF SWALE.
TW197.00	DENOTES TOP OF WALL
	DENOTES SWALE
195	DENOTES ORIGINAL GROUND CONTOURS
	DENOTES NEW ASPHALT
0.356 DT	DENOTES TRUNK DIAMETER & DECIDUOUS TREE
	DENOTES CHAIN LINK FENCE



TREE HOARDING DETAIL

10 STOREY
APPARTMENT BUILDING
(APPROXIMATE LOCATION, N.T.S.)
PEAK ELEVATION:
173.89

SITE & SERVICING PLAN

PT LOT 10, CON. 1 SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF NELSON)
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 300 m.

5 0 5 10 METRES 15 20

ASHENHURST NOUWENS LIMITED 2013

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

SITE PLAN FILE APPLICATION No. :
PROJECT NAME :
TYPE OF DEVELOPMENT : HIGH DENSITY RESIDENTIAL
DATE :
MUNICIPAL ADDRESS : 4063 UPPER MIDDLE ROAD
CITY OF BURLINGTON

ZONING

LOT AREA:	
LOT FRONTAGE	
MAXIMUM COVERAGE	
PROPOSED COVERAGE	
PROPOSED GROUND FLOOR AREA:	
PROP. G.F.A.(main hse & mtce autos)	
TOTAL AREA OF FRONT YARD	
TOTAL AREA OF LANDSCAPING	
TOTAL BASEMENT FLOOR AREA:	
FINISHED BASEMENT FLOOR AREA:	
UNFINISHED BASEMENT FLOOR AREA:	
MAXIMUM G.F.A.	
MAXIMUM BUILDING ROOF RIDGE HEIGHT	
PROPOSED BUILDING ROOF RIDGE HEIGHT	
MIDPOINT GRADE	
MINIMUM FRONT YARD SETBACK	
PROPOSED FRONT YARD SETBACK	
MINIMUM SIDE YARD SETBACK	
PROPOSED SIDE YARD SETBACK	
MINIMUM REAR YARD SETBACK	
PROPOSED REAR YARD SETBACK	

LEGEND

-○-	DENOTES	STANDARD IRON BAR	
-□-	DENOTES	IRON BAR	
-□-	DENOTES	IRON BAR	
CM	DENOTES	CONCRETE MONUMENT	
OU	DENOTES	ORIGIN UNKNOWN	
Y	DENOTES	YATES & YATES, O.L.S	
■- FOUND □- PLANTED			

FF =	FINISHED FLOOR ELEVATION	WV =	WATER VALVE
GF =	GARAGE FLOOR ELEVATION	MH =	MANHOLE
CT =	CONIFEROUS TREE	HP =	HYDRO POLE
DT =	DECIDUOUS TREE	BRW =	BRICK RETAINING WAL
CL/F =	CHAIN LINK FENCE	RRW =	ROCK RETAINING WAL
BF =	BOARD FENCE	WRW =	WOOD RETAINING WALL
SAP =	SAPLING		

P1 DENOTES PLAN OF SURVEY BY ASHENHURST NOUWENS LTD, DATED JULY 15, 2002.
P2 DENOTES P2 - PLAN 20R-8438
FF DENOTES FINISHED FLOOR ELEVATION
GF DENOTES GARAGE FLOOR ELEVATION
CT DENOTES CONIFEROUS TREE
DT DENOTES DECIDUOUS TREE
WV DENOTES WATER VALVE
CB DENOTES CATCH BASIN
MH DENOTES MANHOLE
WMH DENOTES WATER MANHOLE
HP DENOTES HYDRO POLE
RRW DENOTES ROCK RETAINING WALL
LS DENOTES LIGHT STANDARD
GW DENOTES GUY WIRE

PROPOSED SILT FENCE
= PROPOSED DOWN SPOUT
DENOTES TREE TO BE REMOVED
DENOTES DECIDUOUS TREE TO REMAIN
DENOTES CONIFEROUS TREE TO REMAIN

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF UPPER MIDDLE ROAD AS SHOWN ON REGISTERED PLAN No. 417 HAVING A BEARING OF N37°24'30"E.

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED, EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

BENCHMARK
CITY OF BURLINGTON BENCHMARK No. 429
BRASS PLAQUE SET ON THE NORTHWEST FACE OF HEADER WALL ON WEST END OF BRIDGE OVER SHORACRES CREEK ON UPPER MIDDLE ROAD, 380m EAST OF WALKERS LINE, 15± EAST AND 40cm BELOW TOP OF WALL.
ELEVATION=139.935

THIS SURVEY WAS PREPARED FOR MICHAEL CORRADO AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY.
NONE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF JANUARY, 2013.

JANUARY 24, 2013
DATE

GUIDO V. CONSOLI
ONTARIO LAND SURVEYOR

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

SIGNED: ..... DATED: 2013

BUSINESS & TECHNICAL SERVICES
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. Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

UNDERGROUND SERVICES NOTE
UNDERGROUND SERVICES HAVE BEEN DERIVED FROM PLAN 8-12177, BY HALTON REGION, PUBLIC WORKS AND THE CITY OF BURLINGTON AND HAVE NOT BEEN VERIFIED IN THE FIELD.

WATER TAP TO BE PERFORMED BY REGION OF HALTON FORCES ONLY.
THE EXISTING WATER SERVICE MUST BE INSPECTED AT THE PROPERTY LINE BY REGIONAL INSPECTOR.
THE EXISTING WATER SERVICE MAY BE RE-USED PROVIDED IT MEETS CURRENT REGIONAL STANDARDS
EXISTING WATER SERVICE TO BE DISCONNECTED AT THE MAIN BY THE CONTRACTOR, IF DEEMED UNACCEPTABLE.

SANITARY TAP TO BE PERFORMED BY REGION OF HALTON FORCES ONLY
THE EXISTING SANITARY SERVICE MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR, AND TELEVISED BY REGIONAL FORCES PRIOR TO CONNECTION
EXISTING SANITARY SERVICE TO BE DISCONNECTED AT THE MAIN BY THE CONTRACTOR, IF DEEMED UNACCEPTABLE.

ASHENHURST NOUWENS LIMITED
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS
315 YORK BOULEVARD, SUITE 201, HAMILTON, ONTARIO L8R-3K5
ESTABLISHED 1956
TELEPHONE: (905) 529-6316
(905) 529-4314
FAX: (905) 529-6651
e-mail: anl@ashenhurstnouwens.com

DRAWN BY	CALC'D BY	CHK'D BY	FILE No.
			13006 BLDG HEIGHT