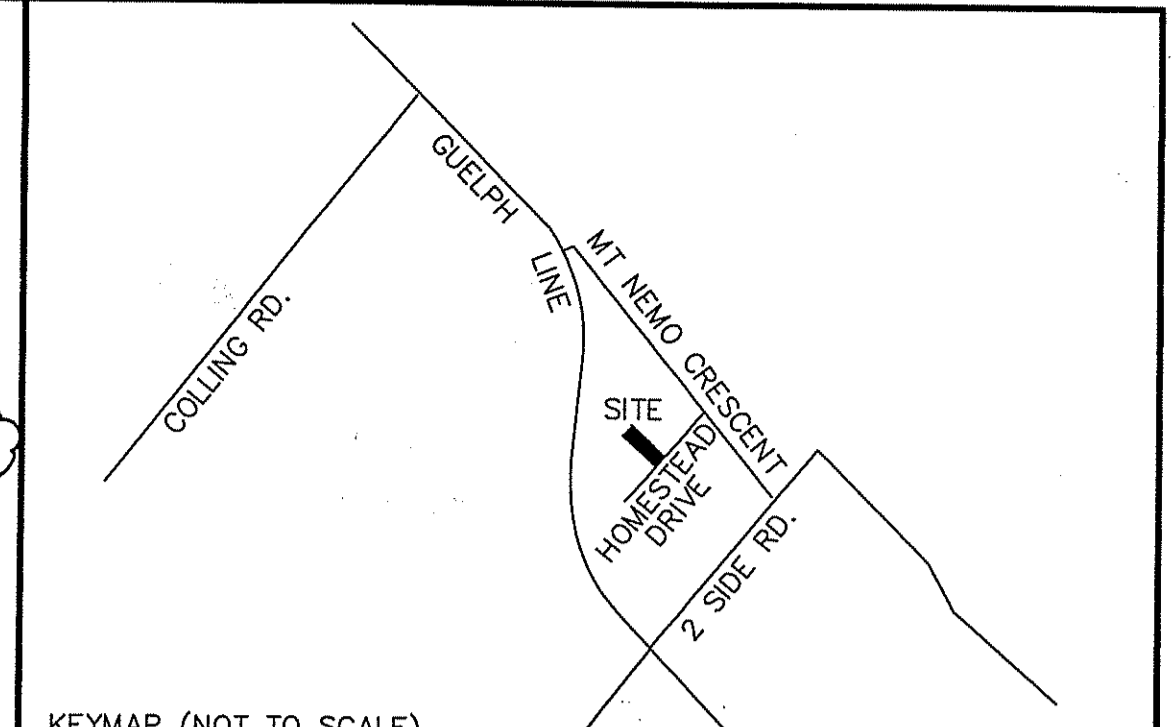
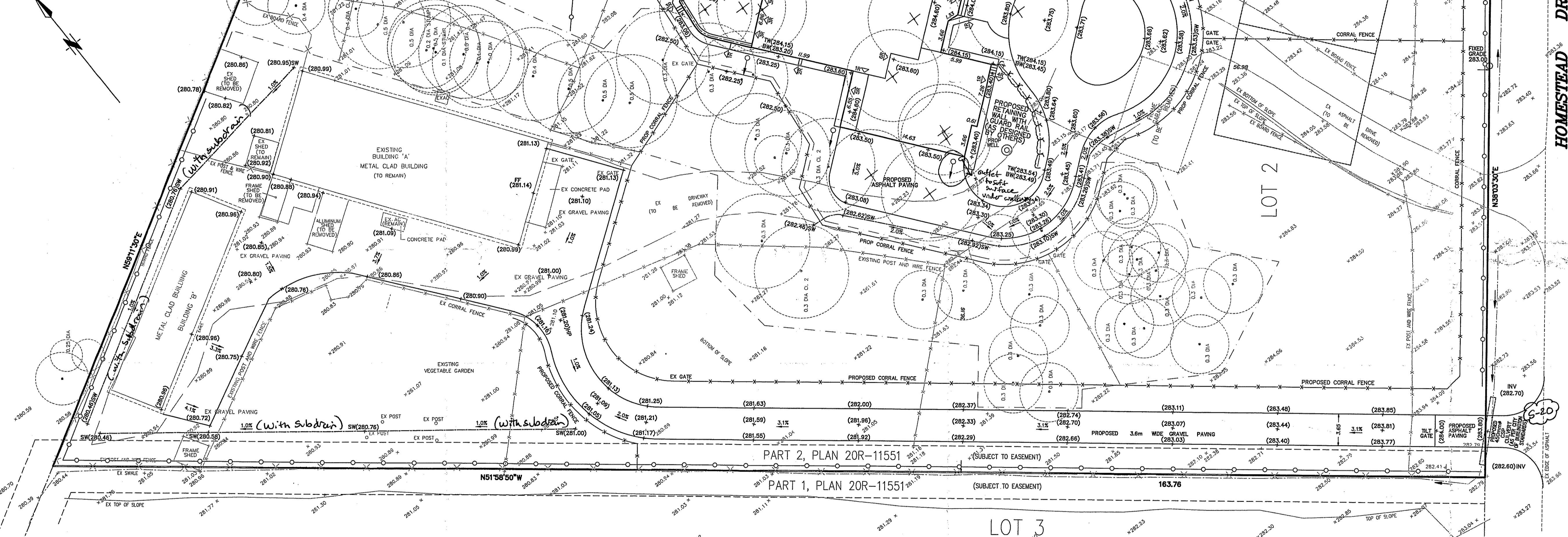


NOTES:  
 1. MIN SLOPE ON REAR YARD SWALES TO BE 1.0%  
 2. REAR YARD SWALES WITH SLOPES LESS THAN 2.0% TO BE PROVIDED WITH SUBDRAINS  
 3. ALL SUBDRAIN TO OUTLET TO CATCH BASIN OR OTHER SUITABLE OUTLET



**LEGEND**

- (93.75) SW PROPOSED SWALE ELEVATION
- 93.44 EXISTING ELEVATION
- (93.75) PROPOSED ELEVATION
- PROPOSED SURFACE FLOW DIRECTION & GRADE
- PROPOSED SWALE
- SILT FENCE & LIMIT OF GRADING
- EXISTING TREE
- ⊗ EXISTING TREE TO BE REMOVED
- PROPOSED ENTRANCE LOCATION
- TREE PROTECTION ZONE
- LOCATION AND DIRECTION OF FLOW OF DOWNSPOUTS
- LOCATION AND DIRECTION OF SUMP PUMP
- 20mm WATER METER LOCATION
- FG FIXED GRADE ELEVATION

**DRAWING NOTE:**  
 SURVEY, TOPOGRAPHICAL INFORMATION AND UTILITY LOCATIONS WERE TAKEN FROM PLAN BY J. D. BARNES

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

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

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

**SIGNED:**  
 DATE: \_\_\_\_\_  
 INFRASTRUCTURE PLANNING & POLICY  
 The Applicant show be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardes, 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 905-825-6322) Furthermore, all water quality tests must be completed to Halton Region's satisfaction, before the water supply can be turned on.

No.	DATE	BY	DESCRIPTION
0	JUNE 29, 2017	EA	ISSUED FOR REVIEW

**REVISIONS**

**ENGINEER'S STAMP**

**CITY OF BURLINGTON ENGINEERING DEPARTMENT SITE PLAN REVIEW**

REVIEWED BY: *A. Simpson*  
 DATE: June 29, 2017

**OWNER:** BRE/INX FINE HOMES  
**ZONING:** NEC DEV CONTROL AREA  
**MUNICIPAL ADDRESS:** 2613 HOMESTEAD DRIVE  
**LEGAL DESCRIPTION:** LOT 2, REGISTERED PLAN 20M-579  
**CITY OF BURLINGTON**

DWELLING	ZONING	PROPOSED
LOT FRONTAGE	60 m	10.7 m (est.)
LOT AREA	N/A	1.32 ha (est.)
LOT COVERAGE	N/A	22.9%
REAR YARD SETBACK	10.00 m	56.98 m
FRONT YARD SETBACK	N/A	53.03 m
RIGHT YARD SETBACK	5.00 m	21.25 m
LEFT YARD SETBACK	5.00 m	36.16 m
HEIGHT (PEAK OF ROOF)	11.0 m	11.4 m
BUILDING AREA/FOOT PRINT EXC DECKS/PORCHES		48.7 m <sup>2</sup>

**GENERAL:**  
 1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE ENGINEER OF WATERWORKS AND GASWORKS DEPARTMENT.  
 2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING GASMAINS, WATERMAINS, TELEVISION CABLES, HYDRO, TELEPHONE CABLES, ETC.  
 3. ALL SURVEY INFORMATION ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY.  
 4. BUILDING ENVELOPES SHOWN ARE LOCATED BASED ON ZONING REQUIREMENTS.  
 5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE NECESSARY PERMITS APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:  
 -BUILDING PERMIT  
 -SCHEM AND WATER REMITS  
 -ROAD CUTS PERMITS  
 -APPROXIMATE APPROVAL PERMITS  
 -COMMITTEE OF ADJUSTMENT  
 -ENCROACHMENT AGREEMENTS (IF REQ'D)

**ROADWORKS:**  
 1. ALL ROAD RENOVATION MUST BE IN ACCORDANCE WITH CITY OF BURLINGTON STANDARD DRAWING S-114 AND S-114A and S-20

**PRIVATE DRAINS:**  
 1. BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE ONTO LANDSCAPED AREA VIA SPLASH PADS A MIN. OF 0.6m FROM THE BUILDING FACE.  
 2. SUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED IN EACH DWELLING TO PUMP THE BUILDING WASTING TILES TO GRADE VIA CONCRETE SPLASH PADS A MIN OF 0.6m AWAY FROM THE FOUNDATION WALL. THE SUMP OUTLET PIPE SHALL EXTEND A MINIMUM OF 150mm ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO GRADE.

**GRADING:**  
 1. LOT GRADING IS TO CONFORM TO THE LATEST REVISION OF THE CITY OF BURLINGTON LOT GRADING POLICY.  
 2. ALL ELEVATIONS ALONG AFFECTED PROPERTY LINES TO MATCH EXISTING ELEVATIONS AND ALL GRADING SHALL NOT ADVERSELY AFFECT SHEET FLOW FROM ADJACENT LANDS.  
 3. ALL IMPORTED FILL TO BE CLEAN AND ENVIRONMENTALLY SAFE CLAY, COMPACTED TO 95% S.P.D. USE OF VIBRATION OR COMPACTOR WHILE COMPACTING IS NOT PERMITTED.  
 4. ALL CURB STOPS AND VALVES MUST BE CERTIFIED TO BE IN WORKING ORDER AT THE TIME OF ISSUANCE OF THE FINAL LOT GRADING CERTIFICATE. FINAL LOT GRADING CERTIFICATES MUST INCLUDE A STATEMENT ATTENDING THE DATE OF INSPECTION AND THAT THE WATER BOX AT GRADE AND FOUND TO BE FREE FROM DAMAGE OR DEFECT.  
 5. ALL DISTURBED AREAS WITHIN THE ROAD ALLOWANCE SHALL BE RESTORED TO EXISTING CONDITION OR BETTER.  
 6. ALL DISTURBED BOUNDARY AREAS ARE TO BE RENOVATED WITH 100mm TOPSOIL AND NO. 1 NURSERY SOIL IN ACCORDANCE WITH OPSS 803 AND TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.

**GENERAL GRADING NOTES:**  
 1. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATION WITH SMOOTHED SLOPES (MIN 3% TO 1%) AND/OR RETAINING WALLS AS SPECIFIED.  
 2. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC. SHALL BE PLACED A MIN. OF 0.10m OFF THE PROPERTY LINE. ALL WALLS 1.0m OR HIGHER SHALL BE DESIGNED BY A P-ENGINEER. A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD SWALES.  
 3. RETAINING WALLS 0.6m IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING OR PROPOSED GRADING.  
 4. EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.  
 5. SLOPE OF SWALES FOR BOTH BACK TO FRONT AND FRONT TO BACK GRADING SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33% GRADE (3:1 SLOPES).  
 6. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED PROVIDED A 150mm SUBDRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET, WITH A MIN. 0.3m COVER OVER THE SUBDRAIN, OR OTHER NOTATION INDICATED.  
 7. MINIMUM GRADE FOR A WRAP-AROUND SWALE IN THE BACKYARD SHALL BE 1.0%.  
 8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.  
 9. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm MIN. ABOVE FINISHED GRADE.  
 10. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7%. REVERSE SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.  
 11. GARAGE FLOOR ELEVATIONS TO BE SET MINIMUM 0.3m HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED.  
 12. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM OF 95% SPD, UNLESS OTHERWISE SPECIFIED.  
 13. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS AND PROTECTION SCHEMATICS, ETC. REFER TO TREE PROTECTION PLAN.  
 14. LOT GRADING FOR ALL LOTS IN THE DEVELOPMENT SHALL CONFORM STRICTLY WITH THIS PLAN, ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE CITY, SHALL RESULT IN NON-ACCEPTANCE OF THE DEVELOPMENT BY THE CITY.

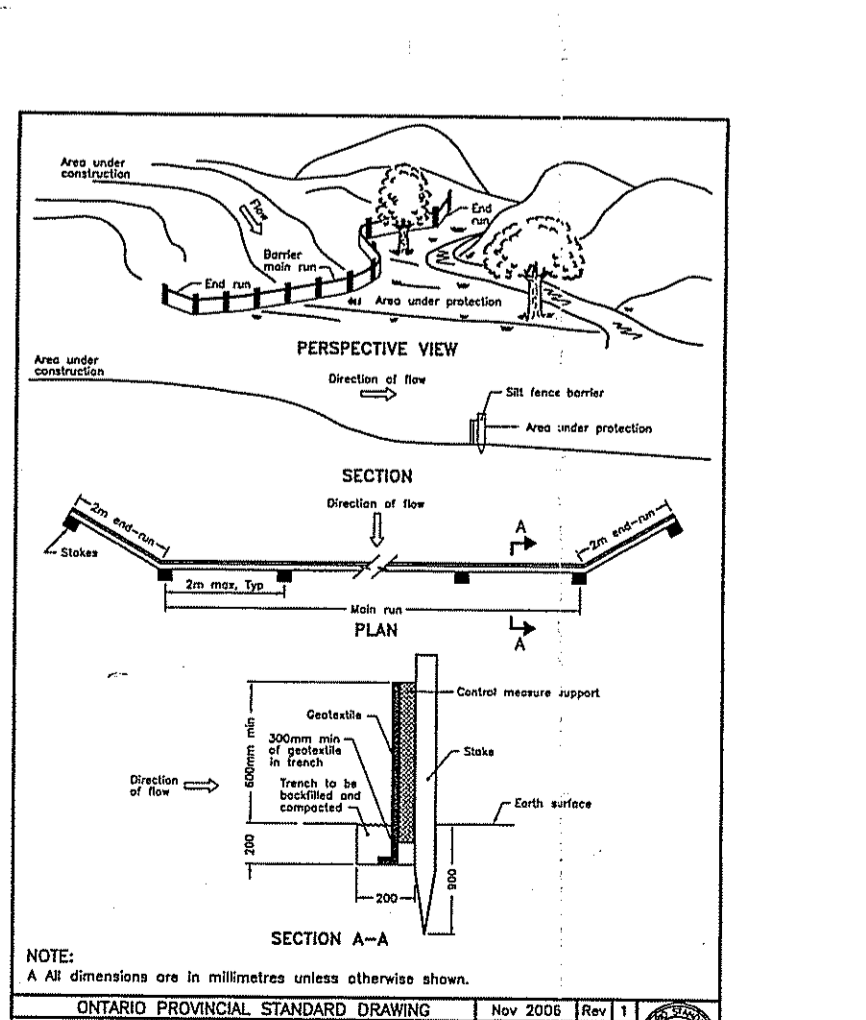
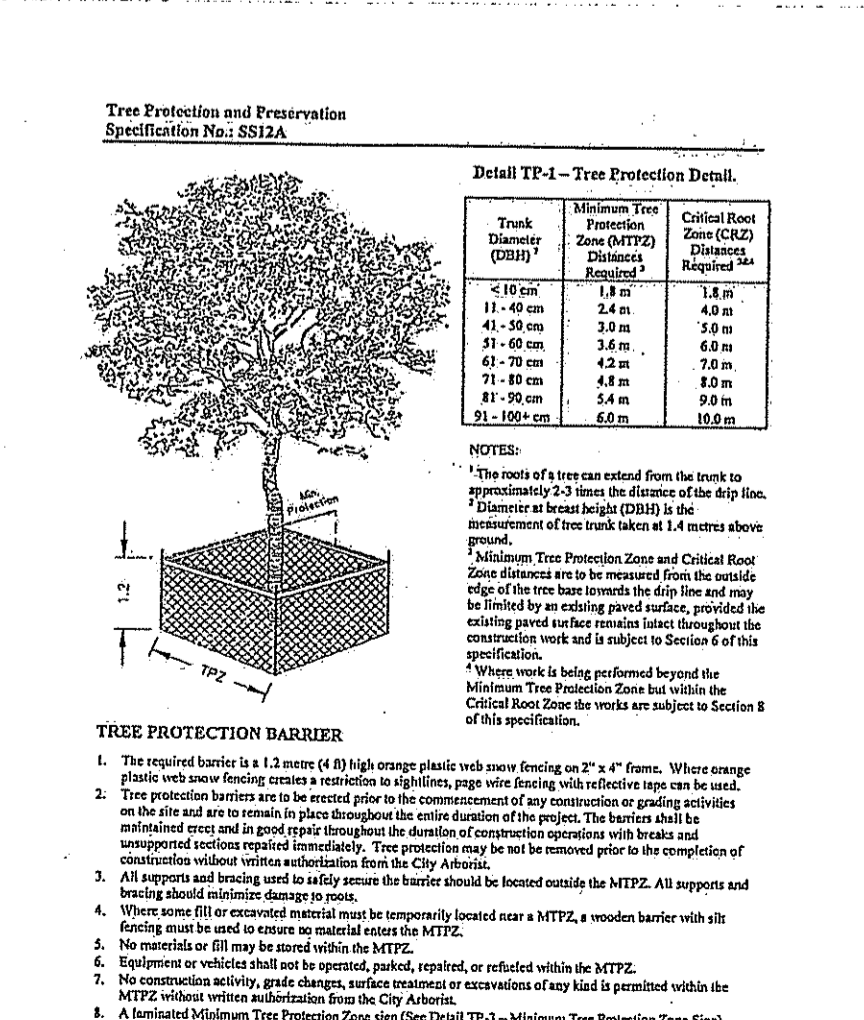
**15. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.**  
 16. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.  
 17. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VALVES AND OTHER STREET FURNITURE ARE A MIN OF 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.  
 18. EXISTING GRAVEL AREAS AROUND THE CITY TREE ALONG (CABANA) IS TO BE CAREFULLY REMOVED, TOP SOIL, ASSES AND RE-COORDDED.

**COMPACTON REQUIREMENTS:**  
 1. ALL BEDDING AND BACKFILL MATERIAL ROAD SUBGRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS ETC. SHALL BE COMPACTED TO A MIN. 95% SPD UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL ENGINEER. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.  
 2. ALL GRANULAR ROAD MATERIALS SHALL BE COMPACTED TO A MIN 95% SPD.

**SILTATION AND EROSION CONTROL:**  
 1. SILT FENCE IN ACCORDANCE WITH OPSS 218.130 SHALL BE PLACED AROUND THE SITE AND AS REQUIRED BY THE CITY OF BURLINGTON AND REGION OF HALTON. SILT FENCE MUST BE INSPECTED THROUGHOUT THE TOTAL WIDTH OF THE SMALL SHALL NOT EXCEED THE CITY OF BURLINGTON AND THE REGION OF HALTON.

**BACKYARD GRADING:**  
 1. DEFINITION: "REQUIRED BACKYARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY-LAW OR BY-LAW.  
 2. THE MAXIMUM SLOPE IN THE BACKYARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACKYARD SHALL BE 5% EXCEPT AS SET OUT IN THE ITEMS BELOW.  
 3. THE 5% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE SIDES OR BACK OF THE LOT, PROVIDED THE TOTAL WIDTH OF THE SWALE SHALL NOT EXCEED ONE (1) METRE ON EACH LOT.  
 4. WHERE THE 5% RESTRICTION ON THE BACKYARD GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND BACK OF THE LOT, SLOPES WITH A MAXIMUM OF 3:1.  
 5. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.  
 6. THE 5% RESTRICTION DOES NOT PRECLUDE RETAINING WALLS IN THE REQUIRED BACKYARD PROVIDING TERRACES ARE MAINTAINED TO THE 5% GRADE AS SET OUT IN ITEM 4.  
 7. ABOVE THE INTENTION OF THIS PROVISION IS TO PROVIDE FLEXIBILITY OF GRADING TO ACCOMMODATE DIFFERENT PROPERTIES.  
 8. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARD AND BACK YARDS, OUTSIDE THE AREA DOWNS IN ITEM 4 ABOVE, PROVIDED THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (MIN 3%:1V).

**ROOFWATER LEADERS:**  
 1. ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6m FROM THE BUILDING FACE.



**PLAN SHOWING PROPOSED SITE, SERVICING & GRADING PLAN ON PART OF LOT 2, REG'D PLAN No. 20M-579 BEING 2613 HOMESTEAD DRIVE CITY OF BURLINGTON**

**ASHENHURST NOUWENS & ASSOCIATES INC.**  
 Professional Engineers & Ontario Land Surveyors  
 225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R 1B1  
 (905) 529-6316 (905) 529-4314 1-800-824-6224  
 FAX: (905) 529-6651 e-mail: an@ashenhurstnouwens.com

BENCHMARK No. 043890294  
 A BRONZE CAP IN BEDROCK, LOCATED 1344 METRES SOUTH OF MT. MEMO CRESCENT AND 16.4 METRES FROM CENTRELINE OF GUELPH LINE

ELEVATION = 282.07m  
 DWN BY: EA CHK BY: DDN DWG No. 17034 SGP  
 SCALE: 1 : 250  
 DATE: JUNE 29, 2017

535-010/16