

MANDATORY STANDARD NOTES FOR GRADING PLANS

1. ALL FOOTING FORMWORK ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACING OF ANY CONCRETE.
2. PRIOR TO THE SUPERSTRUCTURE WORKS PROCEEDING AND THE RELEASE OF THE COMPLETION STAGE PERMIT, THE OWNER'S CONSULTANT MUST CERTIFY THAT THE TOP OF FOUNDATIONS ARE IN CONFORMITY WITH THE GRADING PLAN REVIEWED BY THE TOWN.
3. ALL RAINWATER LEADERS SHALL DISCHARGE ONTO CONCRETE SPLASH PADS AT GROUND LEVEL AT THE LOCATIONS INDICATED ON THIS PLAN.
4. EXISTING BOUNDARY ELEVATIONS ALONG THE SITE PERIMETER SHALL REMAIN UNDISTURBED. DRAINAGE RECEIVED FROM ADJACENT PROPERTIES SHALL BE ACCOMMODATED AND DRAINAGE FROM THE SUBJECT LANDS SHALL BE SELF-CONTAINED.
5. ALL YARD AREAS SHALL RECEIVE A MINIMUM OF 100MM OF TOPSOIL PLUS SOD.
6. PURSUANT TO BY-LAW NO.41-07, ALL TREES WITHIN 6 METERS OF THE CONSTRUCTION ACTIVITY* MUST BE PROTECTED USING THE PROTECTION FENCING CONSISTENT WITH THE DETAIL ON THE BACK OF THE TREE DECLARATION PAGE WHILE WORK IS UNDERWAY. ALL WORKS MUST BE KEPT OUTSIDE OF THE MINIMUM PROTECTION ZONE(MPZ) FOR ALL TREES. ANY WORKS WITHIN THE MPZ COUNT AS INJURY. DESTRUCTION/INJURY TO TREE GREATER THAN OR EQUAL TO 20CM DBH WITHOUT A PERMIT WOULD BE A CONTRAVENTION OF THE BY-LAW AND MAY RESULT IN CHARGES BEING LAID.
7. BOUNDARY TREES: IN ADDITION TO THE MUNICIPAL BY-LAWS, IT IS REQUIRED BY LAW IN THE PROVINCE OF ONTARIO TO OBTAIN THE CONSENT OF ANY BOUNDARY TREES OWNED PRIOR TO INJURING OR REMOVING THAT TREE. PARAGRAPH 10 OF THE FORESTRY ACT, R.S.O. 1990, C.F.28 STATES THAT: 10.(2) EVERY TREE WHOSE TRUNK IS GROWING ON THE BOUNDARY BETWEEN ADJOINING LANDS IS THE COMMON PROPERTY OF THE OWNERS OF THE ADJOINING LANDS. 1998, C. 18, SCHED. 1S.21. (3) EVERY PERSON WHO INJURES OR DESTROYS A TREE GROWING ON THE BOUNDARY BETWEEN ADJOINING LANDS WITHOUT THE CONSENT OF THE LAND OWNERS IS GUILTY OF AN OFFENCE UNDER THIS ACT. 1998, C.18, SCHED. 1, S. 21. THE DETERMINATION OF OWNERSHIP OF THE SUBJECT TREE(S) IS THE RESPONSIBILITY OF THE APPLICANT. ANY CIVIL OR COMMON-LAW ISSUES BETWEEN PROPERTY OWNERS WITH RESPECT TO JOINT/MULTIPLE OWNERSHIP OF TREES MUST BE RESOLVED BY THE APPLICANT. A PERMIT/APPROVAL TO INJURE OR DESTROY (A) TREE(S) ON PRIVATE PROPERTY DOES NOT GRANT AUTHORITY TO ENCROACH IN ANY MANNER OR ENTER ONTO ADJACENT PRIVATE PROPERTIES. PLEASE CONTACT A PARK & NATURAL HERITAGE PLANNING REPRESENTATIVE IF YOU REQUIRE MORE INFORMATION.
8. THE OWNER SHALL CONTACT THE PUBLIC WORKS OPERATIONS DIVISION OF THE COMMUNITY SERVICES DEPARTMENT AND MAKE ARRANGEMENTS NECESSARY FOR DRIVEWAY ACCESS AND SITE SERVICE CONNECTIONS.
9. THE OWNER SHALL CONTACT THE TOWN BUILDING SERVICES DIVISION A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION OF ANY RETAINING WALL DEEMED TO BE A "DESIGNATED STRUCTURE" IN ORDER TO ARRANGE FOR ANY NECESSARY INSPECTIONS.
10. THE OWNER IS RESPONSIBLE TO ENSURE ALL CONSTRUCTION ACTIVITY AND FINAL PRODUCT CONFORMS TO ALL TOWN BYLAWS AND TOWN STANDARDS.
11. FOR PROPOSED INFILTRATION GALLERIES, THE OWNER SHALL PROVIDE THE TOWN WITH CONSTRUCTION PHOTOS AFTER EXCAVATION OF THE GALLERY AND TRENCHES FOR ROOF DRAIN PIPE CONNECTIONS. PRIOR TO BACKFILLING, THE OWNER SHALL ALSO PROVIDE CONSTRUCTION PHOTOS AFTER INSTALLATION OF CLEAR STONE AND ROOF DRAIN PIPE.
12. THE OWNER IS RESPONSIBLE TO ENSURE ALL CONSTRUCTION AND GRADING IS IN CONFORMITY WITH THIS APPROVED SITE GRADING PLAN OR SITE ALTERATION PLAN AND TO THE SATISFACTION OF THE TOWN STAFF. ANY DEVIATION FROM THIS APPROVED SITE GRADING PLAN OR SITE ALTERATION PLAN COULD RESULT IN AN AMENDMENT TO THE SITE PLAN AGREEMENT OR SITE ALTERATION PERMIT AND/OR DELAY RELEASE OF THE SECURITY DEPOSIT.

*CONSTRUCTION ACTIVITY INCLUDES, BUT IS NOT LIMITED TO: DEMOLITION WORK; SOIL EXCAVATION; GRADING OR BORING; CARPENTRY; ELECTRICAL OR PLUMBING WORK; AND, MOVEMENT/STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, VEHICLES, SOIL OR DEBRIS.

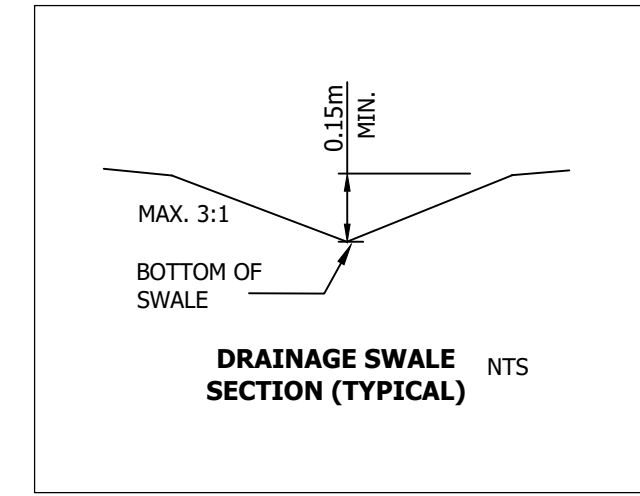
NOTE:

1. CONTRACTOR IS RESPONSIBLE TO INSPECT AND MAINTAIN ALL ESC MEASURES BEFORE AND AFTER STORM EVENTS (WIND, RAIN, SNOW, ETC).
2. CONTRACTOR IS RESPONSIBLE TO ENSURE ALL EXCAVATIONS ON THE PROPERTY ARE PROPERLY SHORED AND WILL NOT NEGATIVELY AFFECT NEIGHBORING PROPERTIES.
3. ANY INCREASED DRAINAGE RUNOFF ONTO ADJACENT PRIVATE PROPERTIES REQUIRES SIGN OFF FROM THE ADJACENT PROPERTY OWNER.
4. EXISTING DRAINAGE SWALES ARE NOT PERMITTED TO BE BLOCKED, DIVERTED, AND/OR FILLED/REMOVED WITHOUT WRITTEN PERMISSION FROM THE TOWN.
5. EXISTING DRAINAGE ONTO THE SUBJECT PROPERTY CANNOT BE BLOCKED OR DIVERTED.
6. BOTTOMCENTER OF SWALES ALONG PROPERTY LINES ARE TO BE LOWER THAN EXISTING GRADE AT PROPERTY LINE.

REFERENCES:

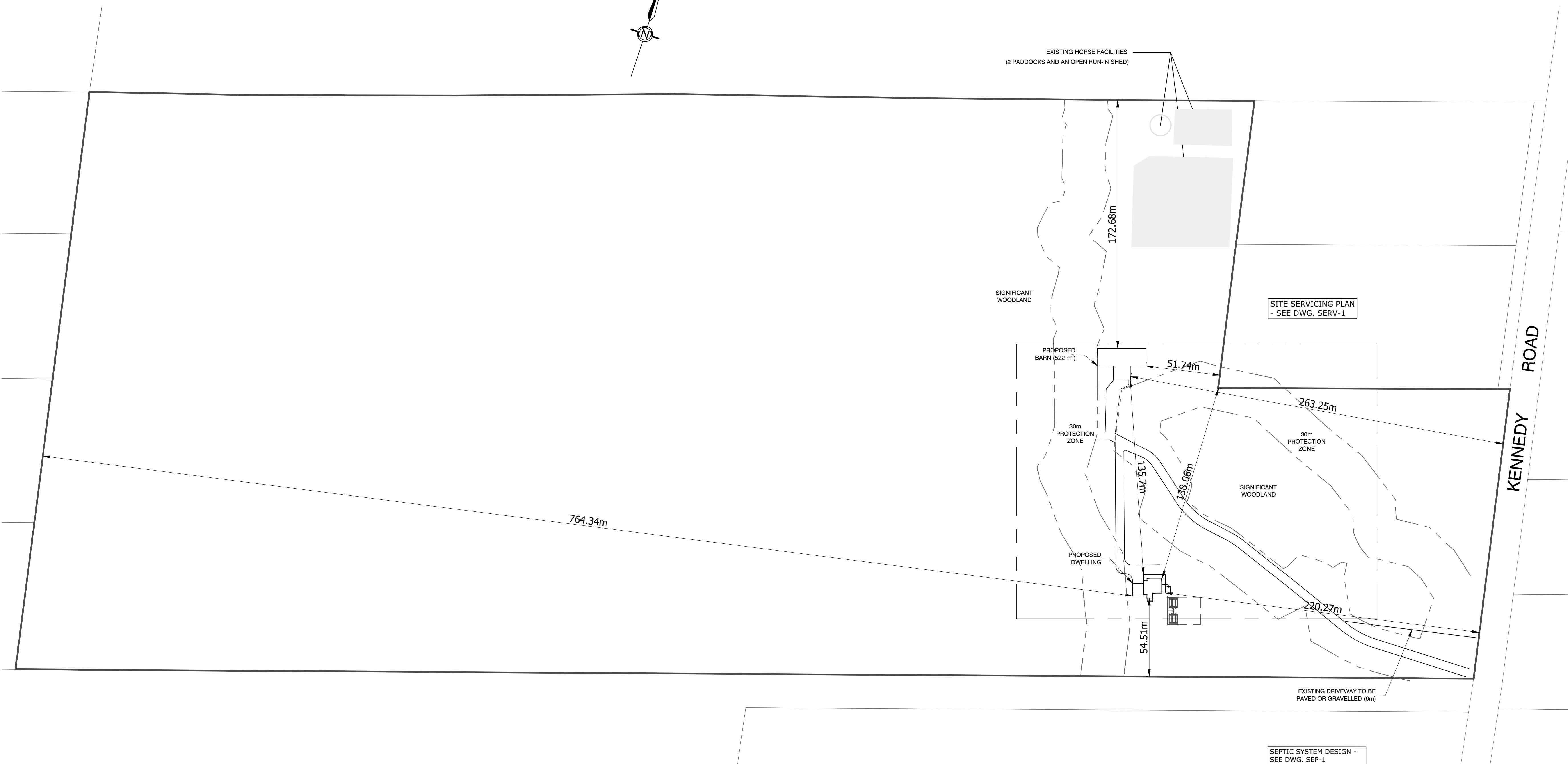
- 1) TOPOGRAPHIC SURVEY BY JOE TOPO
- 2) SITE PLAN BY MSPC

LOT AREA:	366,211 sq.m
PROP. HSE:	210.6 sq.m
PROP. BARN:	520.0 sq.m
TOTAL:	730.6 sq.m
LOT COVERAGE:	0.20 %



REFERENCE: NATURAL HERITAGE EVALUATION REPORT BY RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

SITE SERVICING PLAN - SEE DWG. SERV-1



SEPTIC SYSTEM DESIGN - SEE DWG. SEP-1

OVERALL SITE PLAN



REV.1-MAY 2023: ENLARGED FILTER BED

MILLAR FARMS
PT LOT 8, CONC. 5
#18396 KENNEDY ROAD,
TOWN OF EAST GWILLIMBURY

OVERALL SITE PLAN

BJH Engineering Ltd.
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PROJECT NO.: **22-1751**
DRAWING NO.: **SP-1**

Date: DEC 2023
Scale: 1 : 1,500
Designed By: BH
Drawn By: BH