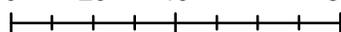


LOCATION MAP



SUBJECT LAND

0 20 40 80 Meters



N



GENERAL NOTES:

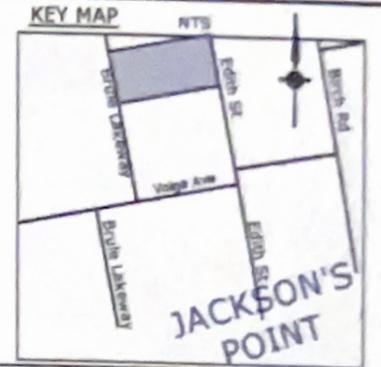
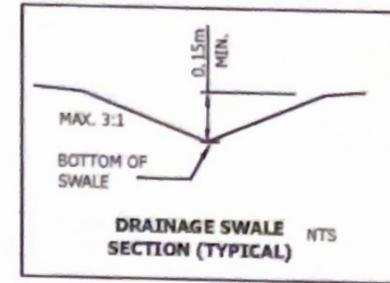
1. ALL SETBACKS AND ELEVATIONS TO BE CONFIRMED BY O.L.S. PRIOR TO PLACING ANY CONCRETE.
2. CONTRACTOR SHALL VERIFY BUILDING ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE FOUNDATION WORKS.
3. ALL GRADING TO BE COMPLETED IN STRICT ACCORDANCE WITH THE APPROVED PLAN. THE TOWN WILL BE CONSULTED PRIOR TO ANY CHANGES BEING MADE TO THE SITE GRADING. A REVISED PLAN OR AS-BUILT DRAWING MAY BE REQUIRED AT THE DISCRETION OF THE TOWN;
4. ALL DISTURBED AREAS SHALL BE RESTORED WITH 150MM TOPSOIL AND STABILIZED WITH SEED OR SOD;
5. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE PRIOR TO CONSTRUCTION, AND MAINTAINED FOR THE DURATION OF THE PROJECT;
6. DRAINAGE SWALES SHALL HAVE A MINIMUM DEPTH OF 0.15M AND ALL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 3:1;
7. SURFACE AND ROOF RUNOFF SHALL BE DIRECTED AS DETAILED;
8. THE CONSULTANT'S FINAL LOT GRADING CERTIFICATE IS REQUIRED (IF REQUESTED) TO BE PROVIDED PRIOR TO THE TOWN'S FINAL INSPECTION AND DEPOSIT RELEASE.

LOT AREA: 2,844.7 sq. m
 HSE FOOTPRINT: 409.9 sq. m (INCL. PORCH)
 LOT COVERAGE: 14.4%

ENTRANCE SPECIFICATIONS:
 - CULVERT MUST BE DUAL-WALL HDPE WITH SMOOTH INTERIOR
 - 320kPa MIN. STIFFNESS
 - 400mm DIA. MINIMUM UNLESS APPROVED BY TOWN DEVELOPMENT ENGINEERING
 - CULVERT MUST BE 0.9M MIN. FROM PL
 - INSTALLATION AS PER TOWN OF GEORGINA STANDARD DWG. GR-9

HOUSE ELEVATIONS:
 FFF = 102.07
 TFW = 101.77
 BS = 99.37
 USF = 99.22

NOTE: CONTRACTOR SHALL VERIFY BUILDING ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE FOUNDATION WORKS.



LEGEND

- 100.02 EXISTING ELEVATIONS
- (99.95) SWALE ELEVATIONS
- 100.07 PROPOSED ELEVATIONS
- ↘ ROOF DOWNSPOUTS
- SWALE DIRECTIONS
- ↖ SURFACE DRAINAGE DIRECTIONS
- HP HYDRO POLE



LOTS 170 & 171
 JUDGE'S PLAN
 #44 EDITH STREET
 TOWN OF GEORGINA

SITE GRADING DRAINAGE
 PLAN - SWIMMING POOL

BJH Engineering Ltd.
 #25944 WOODBINE AVENUE,
 KESWICK, ONT L4P 0L1
 phone: 1.888.530.0699
 email: bjhongconsulting@gmail.com
 www.bjhengineering.ca

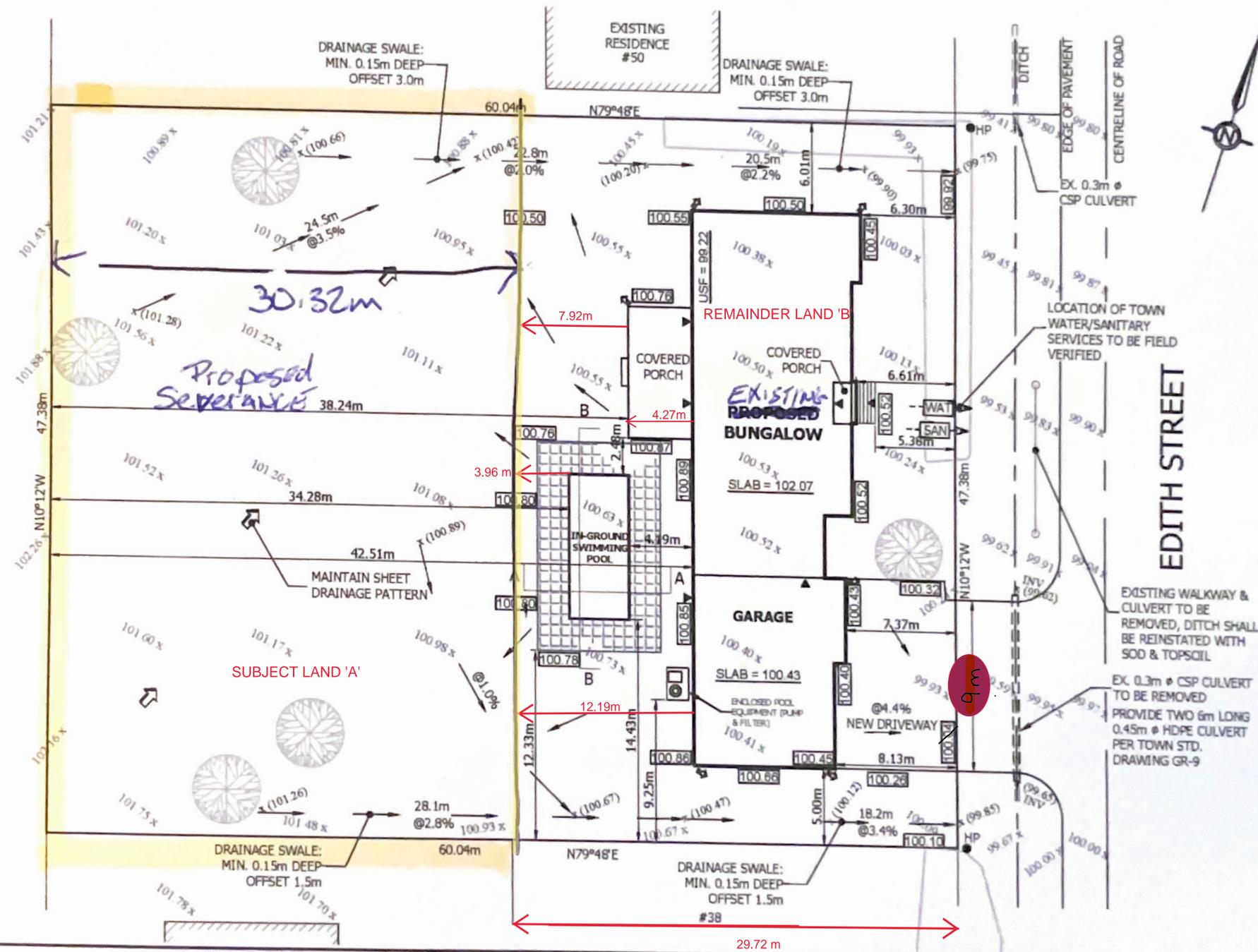
PROJECT NO.: 21-1599
 DRAWING NO.: GP-1

Date: OCT 2022
 Scale: 1 : 300
 Designed By: BJH
 Drawn By: BJH

ALL REQUIREMENTS SHALL CONFORM TO TOWN OF GEORGINA BY-LAW 2008-0079 (BU-1)

BRULE LAKEWAY

EDITH STREET



Site Photos

44 Edith Street
Facing North



44 Edith Street
Facing South



44 Edith Street
Facing East



44 Edith Street
Facing West



44 Edith Street
Facing South



44 Edith Street
Facing East



Department/Agency	Date Received	Response:
Building Division		
Building/Plumbing Inspector	March 7, 2024	No Objection. Water and sewers
Clerks Division		
Community Services		
Development Engineering	March 8, 2024	<p>The Development Engineering Division has the following comments for Consent Application No. B01-24:</p> <ol style="list-style-type: none"> 1. The Owner is advised that, prior to the issuance of a building permit for development on Subject Land 'A', the applicant/owner shall provide a Lateral Application with initial payment of \$15,000 along with a Professionally Engineered Site Servicing Plan indicating the existing and proposed water and sanitary lateral locations and inverts of same. 2. The Owner is advised that depending on the proposal at the building/engineering permit stage, the portion of swale currently shown on Subject Land 'A' on the north and south sides of the property may have to be reconfigured to ensure proper drainage is maintained.
Development Planning	March 11, 2024	The Owner submits and obtain approval for a minor variance application to permit the shipping container for storage on the remainder lands.
Economic Development	March 4, 2024	No Objections
Georgina Fire Department	March 6, 2024	No comments
Municipal Law		
Operations & Infrastructure		
Development Planning		
Tax & Revenue	March 1, 2024	No tax concerns
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)		
Chippewas of Georgina		
C.N. Business Development & Real Estate		
Enbridge Gas		
Hydro One		

Consolidated Comments for B01-24 - 44 Edith Street.

Lake Simcoe Region Conservation Authority (LSRCA)	March 8, 2024	No Comments
Ministry of the Environment		
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation		
Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		
Rogers		
Southlake Regional Health Centre		
York Catholic Separate District School Board		
York Region - Community Planning & Development Services	March 4, 2024	The Regional Municipality of York has completed its review of consent application B01-24 and has the following comment: 1. Prior to the approval of the Consent application, the Town of Georgina shall confirm that adequate water supply and sewage capacity have been allocated for the proposed new lot.
York Region District School Board	March 5, 2024	No comments
York Regional Police		