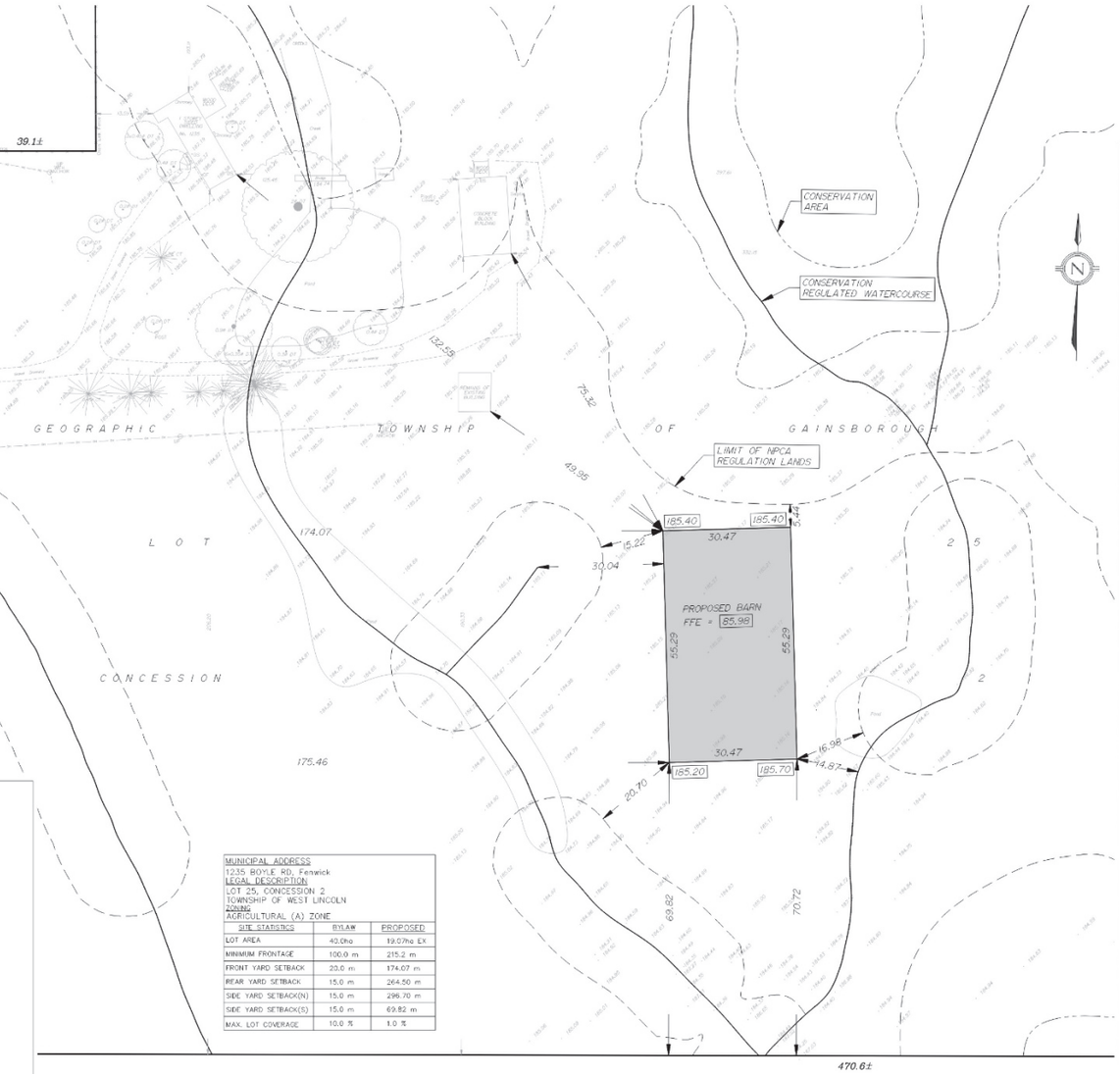
GENERAL NOTES

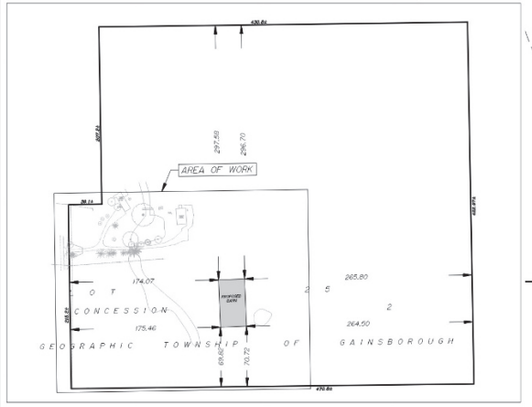
1. THIS/THESE PLAN(S) IS/ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED BY THE ENGINEER AND INDICATED SUITABLE FOR CONSTRUCTION ON THE DRAWING.
2. THIS/THESE PLAN(S) IS/ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BARICH GRENKIE SURVEYING LIMITED.
3. INFORMATION REGARDING ANY EXISTING SERVICES AND/OR UTILITIES SHOWN ON THE APPROVED SET OF CONSTRUCTION DRAWINGS ARE FURNISHED AS THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE SEES FIT WITH THE UNDERSTANDING THAT THE OWNER AND ME AGENTS DISCLAIM ALL RESPONSIBILITY FOR ITS ACCURACY AND/OR SUFFICIENCY. THE CONTRACTOR SHALL TAKE SUCH FURTHER STEPS AS HE SEES FIT TO CONFIRM THE LOCATION OF ALL UTILITIES.
4. SITE PLAN INFORMATION TAKEN FROM FIELD WORK BY BARICH GRENKIE SURVEYING LTD.
5. THIS/THESE PLAN(S) TO BE USED FOR SERVICING AND GRADING ONLY. FOR BUILDING LOCATION REFER TO TO THE SITE PLAN.
6. MUNICIPAL APPROVAL OF THESE DRAWINGS IS FOR MATERIAL AND COMPLIANCE WITH CITY/TOWN STANDARDS AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION OF THE WORKS BY THE CITY/TOWN STAFF DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS NOR RELIEVE THE CONTRACTOR OF CERTIFICATION OF ALL WORKS BY THE OWNER'S ENGINEER.
7. ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED WRITTEN APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY OF HAMILTON AND THE THE ENGINEER.
8. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING
   - ROAD CUT PERMITS
   - SEWER PERMITS
   - WATER APPROVAL PERMITS
   - DISCHARGE OF SERVICES
   - COMMITTEE OF ADJUSTMENT
   - ENCROACHMENT AGREEMENTS
9. PRIOR TO CONSTRUCTION THE CONTRACTOR MUST :
   i. CHECK AND VERIFY ALL DIMENSIONS AND EXISTING ELEVATIONS WHICH INCLUDE BUT ARE NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS, EXISTING INVERTS AND REPORT FINDINGS IN WRITING TO THE ENGINEER.
   ii. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENCES.
   iii. VERIFY ALL FINISHED FLOOR ELEVATIONS AND RATIONALIZE ELEVATIONS WHICH MY APPEAR INCORRECT ON THE PLANS WITH THE ARCHITECTURAL DRAWINGS.
   iv. ENSURE THAT DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
   v. NOTIFY THE ENGINEER OF THE PROPOSED CONSTRUCTION SCHEDULE FOR COORDINATION OF NECESSARY INSPECTIONS.
13. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEER 48 HOURS PRIOR TO THE COMMENCING SITE WORKS TO ARRANGE FOR INSPECTION. THE ENGINEER SHALL DETERMINE THE EXTENT OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF THE UNDERGROUND SERVICE INSTALLATION AS MANDATED BY THE ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2. GENERAL REVIEW. FAILURE TO MAKE SUITABLE ARRANGEMENTS FOR INSPECTION WILL LEAD TO POST CONSTRUCTION SITING AND INSPECTION AS DETERMINED BY THE ENGINEER, THE COSTS OF WHICH SHALL BE BORNE BY THE OWNER AS A PRIORITY CHARGE ON THE PROPERTY. THE COSTS OF THE OWNER FOR UN-INSPECTED WORKS MAY BE WITHHELD UNTIL THE COMPLETION OF THE POST CONSTRUCTION INSPECTION AND TESTING TO THE SATISFACTION OF THE ENGINEER.
15. INSPECTION BY THE OWNER'S ENGINEER IS FOR CERTIFICATION AND GENERAL CONFORMANCE PURPOSES AND DOES NOT CERTIFY LINE AND GRADE OR IMPLY AN ASSURANCE OF QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THE INSTALLATION OF THE WORKS TO PROPER LINE, GRADE AND QUALITY TO CURRENT INDUSTRY STANDARDS.
12. ANY UTILITY RELOCATIONS AND RESTORATIONS DUE TO THE DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER AND SHALL BE COORDINATED BY THE CONTRACTOR.
13. ALL RESTORATIONS AND RECONSTRUCTIONS SHALL BE COMPLETED TO MATCH EXISTING CONDITIONS OR BETTER AND ARE TO BE PERFORMED TO THE SATISFACTION OF THE ENGINEER AND THE CITY/TOWN STANDARDS.
14. THE SITE SERVICING CONTRACTOR SHALL TERMINATE ALL SERVICES 1.0m FROM THE BUILDING FACE. GRADING
1. GENERAL GRADING
   A. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES 3Min. IN TO 1V, AND/OR RETAINING WALLS AS SPECIFIED.
   B. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0M OR HIGHER SHALL BE DESIGNED BY A P.ENG.
   C. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD GRADES.
   D. RETAINING WALLS 0.6m IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAILING. ALL WALLS 1.0M OR HIGHER SHALL BE DESIGNED BY A P.ENG. GUARDS FOR RETAINING WALLS SHALL BE PLACED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.
   E. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm (MIN) ABOVE FINISHED GRADE.
   F. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.5%. REVERSED SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.
   G. 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.
   H. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF THE GRADING PERMIT. THE PERMISSION MUST BE OBTAINED AS SOON AS POSSIBLE AFTER COMMENCING THE WORK. THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
   I. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED OVER THAT WORD VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.0m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.
   J. ANY CHANGES IN GRADES AND CATCH BASINS REQUIRE THE APPROVAL OF THE CITY'S MANAGER OF DEVELOPMENT ENGINEERING.
   K. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 50% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
   L. SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33.3% GRADE (3:1 SLOPE).
   M. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED, PROVIDED A 150mmØ SUBDRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE, CONNECTED TO A SUITABLE OUTLET (WITH A MINIMUM 0.3m COVER (MIN THE SUBDRAIN), OR OTHER MITIGATION MEASURES.
   N. MINIMUM GRADE FOR REAR-AROUND SWALE IN BACKYARDS SHALL BE 1.0%.
   O. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED IN A STRAIGHT LINE.
   P. GARAGE FLOOR ELEVATIONS TO BE SET 0.3m HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
   Q. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% S.P.D. (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 300mm.

COMPACTION REQUIREMENTS
UNLESS OTHERWISE NOTED OR DIRECTED BY THE GEOTECHNICAL CONSULTANT, THE FOLLOWING SHALL APPLY:
   A. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUB-GRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS, ETC., SHALL BE COMPACTED TO MIN. 98% SPD. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
   B. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO 98% SPD.
   C. FOR ALL SEWERS AND WATERMAINS IN FILL SECTIONS, THE COMPACTION SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO LAYING OF PIPE.

SILTATION AND EROSION CONTROL
   A. SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED.
   B. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL, AS DIRECTED AND TO THE SATISFACTION OF THE OF CITY/TOWN AND/OR THE CONSERVATION AUTHORITY.
   C. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE ENGINEER, THE CITY/TOWN AND/OR THE CONSERVATION AUTHORITY.



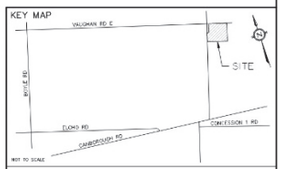
OVERALL SITE PLAN
N.T.S.



MUNICIPAL ADDRESS
1235 BOYLE RD, Fenwick
LEGAL DESCRIPTION
LOT 25, CONCESSION 2
TOWNSHIP OF WEST LINCOLN
ZONING
AGRICULTURAL (A) ZONE

SITE STATISTICS	BYLAW	PROPOSED
LOT AREA	40.0ha	19.07ha EX
MINIMUM FRONTAGE	100.0 m	215.2 m
FRONT YARD SETBACK	20.0 m	174.07 m
REAR YARD SETBACK	15.0 m	264.50 m
SIDE YARD SETBACK(N)	15.0 m	296.70 m
SIDE YARD SETBACK(S)	15.0 m	69.82 m
MAX. LOT COVERAGE	10.0 %	1.0 %

KEY MAP



ADDRESS: *1235 BOYLE RD, FENWICK*

SITE AND GRADING PLAN OF
LOT 25
CONCESSION 2
IN THE
TOWNSHIP OF WEST LINCOLN

BARICH GRENKIE SURVEYING LTD.
A DIVISION OF GEOMAPLE
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METRIC
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

CB	DENOTES CATCH BASIN
DT	DENOTES DECIDUOUS TREE
CT	DENOTES CONIFEROUS TREE
	DENOTES SERVICE VALVE
	DENOTES SUBJECT LANDS BOUNDARY
	DENOTES LOT LINE
	DENOTES LIMIT OF STREET
	DENOTES FENCE LINE
N-E-S-W	DENOTES NORTH-EAST-SOUTH-WEST
100.00	DENOTES EXISTING ELEVATION
100.00	DENOTES PROPOSED ELEVATION
	DENOTES WATERCOURSE
	DENOTES NPCA REGULATION LANDS
	DENOTES CONSERVATION AREA

ELEVATION NOTE
ELEVATIONS ARE GEODETIC ORIGIN (CGVD-1928:78), AND ARE DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0

NO.	DATE	BY	REVISIONS
1	08/19/2026	DC	ISSUED PER TOWN COMMENTS
0	07/20/2026	DC	ISSUED FOR REVIEW

				DATE
DESIGN	DC	CHK'D	DJ	AUGUST 19, 2026
DRAWN	DC	CHK'D	DJ	

Scale 1:500
10 5 0 10 20 30 METRES

APPROVALS

STAMP
LICENSED PROFESSIONAL ENGINEER
M. FATHI
100056843
AUG 19 2026
PROVINCE OF ONTARIO

Barich Grenkie Surveying Ltd.
PROFESSIONAL SURVEYORS AND ENGINEERS
301 HWY No. 8 (2ND FLOOR) - STONEY CREEK, ON
(905) 662-6797
A DIVISION OF GEOMAPLE

DWN BY: DC
CHK BY: MF
JOB No. 26-3455

CLIENT
ADAM HICKEY

PROJECT NAME
PROPOSED BARN
1235 BOYLE RD

TITLE
SITE GRADING PLAN

PROJECT No. 26-3455
DRAWING No. 26-3455 SGP