ESSA ROAD

CONNECT TO EX. 200mmø WATERMAIN WITH TAPPING SLEEVE AND VALVE(TYP.)

TURN OFF MAIN STOP AND CUT EX. WATER SERVICE AT MAIN(TYP.)

EX. 200mmø PVC WATERMAIN(APPROX.)

EX. CONCRETE S/W(APPROX.)

EX. BACK OF CURB(APPROX.)

EX. EDGE OF PAVEMENT(APPROX.)

EX. 78.0m 600mmø CONCRETE STORM SEWER

EX. 50.0m 750mmø CONCRETE STORM SEWER

EX. CB

EX. H&V

EX. CBMH 5
T/G 308.77
E INV. 305.24
S INV. 305.37

EX. CBMH 6
T/G 307.22
E INV. 303.38
N INV. 303.56
S INV. 304.48

EX. SANMH SAB05110
T/G 308.74
N INV. 305.24
S INV. 305.37

EX. SANMH SAB05111
T/G 307.41
SE INV. 304.52
NE INV. 304.64
SW INV. 304.64

EX. CB
T/G 308.28

EX. CB
T/G 307.68

EX. CB
T/G 307.26

EX. 98.5 250mmø PVC SANITARY SEWER

EX. 80.0 250mmø PVC SANITARY SEWER

EX. WATER SERVICE(APPROX.)

EX. SAN SERVICE

EX. 525mmø CONCRETE STORM SEWER @ 0.50%

EX. 600mmø CONCRETE STORM SEWER @ 0.30%

PROPOSED 600mmø PVC DOMESTIC WATER SERVICE

PROPOSED 150mmø PVC FIRE SERVICE

ABANDONED ALL EXISTING WATER SERVICES TO SITE(TYP.)

EX. FIBRE OPTIC DUCT BANK TO BE LOCATED THROUGH SUE LEVEL A INSPECTION ALONG PROPERTY FRONTAGE PRIOR TO CONSTRUCTION.

SEE SHEET DET-2 FOR ROAD CROSSING DETAIL

CONTRACTOR TO CONFIRM EX. INVERT ELEVATIONS PRIOR TO CONSTRUCTION

EX. DICB WITH HEADWALL
T/G 305.96
INV.303.51

EXISTING SIDEWALK

CUT AND CAP EX. SANITARY LATERALS AT PROPERTY LINE(TYP.)

PROVIDE MIN. 0.50m VERTICAL SEPARATION BETWEEN WATER AND STORM SEWER

CROSSING
SAN INV.304.48
STM OBV.304.15

DICB#2(3:1)
T/G 305.90(LOW)
INV. 303.83

205.14(P1,P2,P4,CALC&ME

68.58 (P4&SET)

ROD IRON FENCE

N42°54'30"E 69.50 (P2&MEAS)

PART 3

PART 6

EASEMENT 5.0m

56.5m 250mmø STORM @ 2.7%

PROPOSED TRANSFORMER PAD

3.62

DICB#1(3:1)
T/G 306.80(LOW)
NE 305.33

N42°51'40"E
N42°54'30"E(P2)
23.13
(P2&MEAS)

N42°54'30"E
N42°54'30"E(P2)
13.07
13.03(P2)

*N42°59'40"E
N42°54'30"E(P2)
9.83

EX. SANMH SAB05113
T/G 306.36
NE INV. 304.48
S INV. 304.47

REMOVE EX. HEADWALL INSTALL STMMH#1(1800mmø) ON EX. 525mmø SEWER
T/G 307.70
SW INV. 303.80
S INV. 303.65
NW INV. 303.51(MATCH EX.)
E INV. 303.65

13.5m 250mmø STORM @ 1.2%

TERMINATE SERVICES 1.5m FROM FOUNDATION WALL

3.0m 250mmø STORM @ 2.0%

75mmø ORIFICE RESTRICTION

CDS STORMFILTER UNIT (SEE DETAIL ON DET-2)
OUTLET INV.303.81
INLET INV.304.50
T/G 307.86±

MAINTENANCE ACCESS
T/G 307.80

4.0m

PART 4
LAN 51R-10274

7.00(P4&MEAS)

CONCRETE WALKWAY

60.96(P3)
60.91(P2)
60.9½

EXISTING RESIDENTIAL 3-STOREY BRICK BUILDING

6 STOREY 69 UNIT RESIDENTIAL BUILDING
F.F.308.60

MECH PENTHOUSE

STAIR B

STAIR A

ELEV.

CANOPY

LANDSCAPE

CONCRETE

SIAMESE CONNECTION

TYPE A

TYPE B

LOADING SPACE

AREA DRAIN
T/G=307.70

U/G SWM TANK
INSIDE DIMENSIONS (16.5mx1.5m)
MIN. TANK VOLUME=48m³
(SEE DETAIL ON SHEET DET-2)

1.5M CONC. SIDEWALK

LINE OF U/G PARKING

7.5m EASEMENT

RAMP DN

SAN INV. 304.56±

ACO KLASSIK DRAIN K200(OR EQUIVALENT)
T/G 305.45

TERMINATE SERVICES 1.5m FROM FOUNDATION WALL

AIR EXHAUST SHAFT

N11°31'00"W

N11°39'10"W

7.00(P4&MEAS)

1.69

21.94(P3)
21.79(MEAS)
N52°38'10"E

BOARD FENCE

60.85

62.54

6.0m 250mmø SANITARY SEWER @ 2.0%

CORE IN AND CONNECT TO EX. SANMH SAB05114 WITH PRE-MAUFACTURED RUBBER BOOT(KOR-N-SEAL)
INV.304.40
CONTRACTOR TO CONFIRM EX. ELEVATIONS PRIOR TO CONSTRUCTION

EX. SANMH SAB05114
T/G 307.84
N INV. 304.30

EX. 22.5m 300mmø PVC SANITARY SEWER

EX. SANMH SAB05115
T/G 308.41

EXISTING RESIDENTIAL

PIN 58733-0397

PIN 58733-0398

PIN 58733-0399

PIN 58733-0400

PIN 58733-0402

PIN 58733-0023

PART 1 PLAN 51R-24000

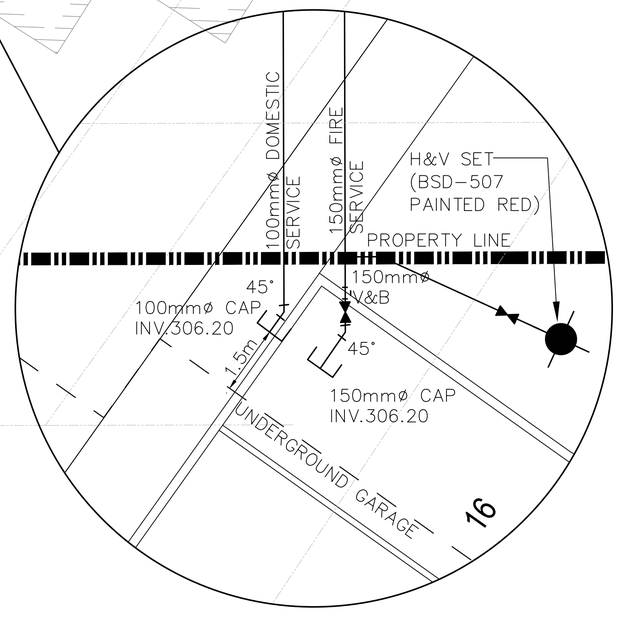
PART 1, PLAN 51R-24000

SUBJECT TO EASEMENT No.5 RO1235192

PART 1 PLAN BLOCK REGIS

PART 2

PART 5



LEGEND

- PROPOSED CATCHBASIN
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED SANITARY MANHOLE/CLEANOUT
- EX. SANITARY MANHOLE
- EX. CATCH BASIN
- EX. CATCH BASIN MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- L.S. PROPOSED LAMP STANDARD

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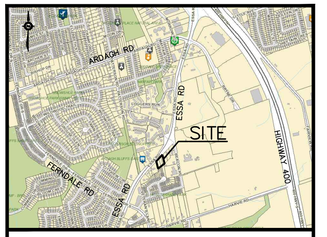
The position of existing above ground and underground utilities and facilities are not necessarily shown on the drawings, and where shown, the accuracy of the position of such utilities and facilities is not guaranteed. Before starting work, the contractor shall confirm the exact location of all existing utilities and facilities, and shall assume all liability for damage to them

Drawings shall not be used for construction unless sealed and signed. All work to be performed in accordance with the Occupational Health & Safety Act 1990.

Any errors and/or omissions shall be reported to Pinestone Engineering Ltd. without delay.



NOTES

1. TOPOGRAPHIC SURVEY AND LEGAL PROVIDED BY J.D. BARNES SURVEYING AUG 11, 2016
2. SITE PLAN PROVIDED BY McKNIGHT CHARRON ARCHITECTS LTD.
3. REFER TO GEOTECHNICAL REPORT PREPARED BY WSP FOR BOREHOLE LOG INFORMATION.
4. REFER TO DRAWING ESC-1 FOR EROSION AND SEDIMENT CONTROL DETAILS.
5. METER INSTALLATION PER CITY STANDARDS BSD-533 BACKFLOW DEVICE MUST BE INSTALLED A MAXIMUM OF 3.0m DOWN STREAM OF THE WATER METER.
6. BACKFLOW DEVICE TO COMPLY WITH CITY OF BARRIE BY-LAW 2010-102 AS AMENDED.
7. ADU# TO BE CONNECTED TO SWM TANK VIA INTERNAL STORM
8. PLUMBING. REFER TO MECHANICAL PLANS FOR DETAILS.
9. THE DOMESTIC AND FIRE SERVICE ENTERING THE BUILDING SHALL HAVE RISERS CONSTRUCTED PER CITY STD. BSD-505.

BENCHMARK

MONUMENT # 03120030023
ELEVATION: 303.862
WATER RESERVOIR ON HARVIE RD 0.5km EAST OF VETERANS DRIVE
THE VERTICAL CONTROL MONUMENT IS SET FLUSH IN THE SOUTH END OF THE EAST WING WALL TO THE WATER RESERVOIR. THE TABLET IS CENTERED IN THE WALL AND 90 CM BELOW THE TOP OF THE WALL.

NO.	YY.MM.DD	REVISION	BY
1	19.09.26	REVISED PER CITY COMMENTS	J.L.

SEAL

LICENSED PROFESSIONAL ENGINEER
J.H. VOISIN
100172758
SEPT 25. 19
PROVINCE OF ONTARIO

NORTH ARROW

DESIGN BY:	J.V.
DRAWN BY:	J.L.
CHECKED	J.V.
DATE:	SEPT. 2019
SCALE:	1:200

CLIENT/PROJECT

368-376 ESSA ROAD RESIDENTIAL DEVELOPMENT

DRAWING TITLE

SITE SERVICING PLAN

PROJECT NO.	DRAWING NO.	REVISION
19-11454-B	SERV-1	1

11454-SERV-1