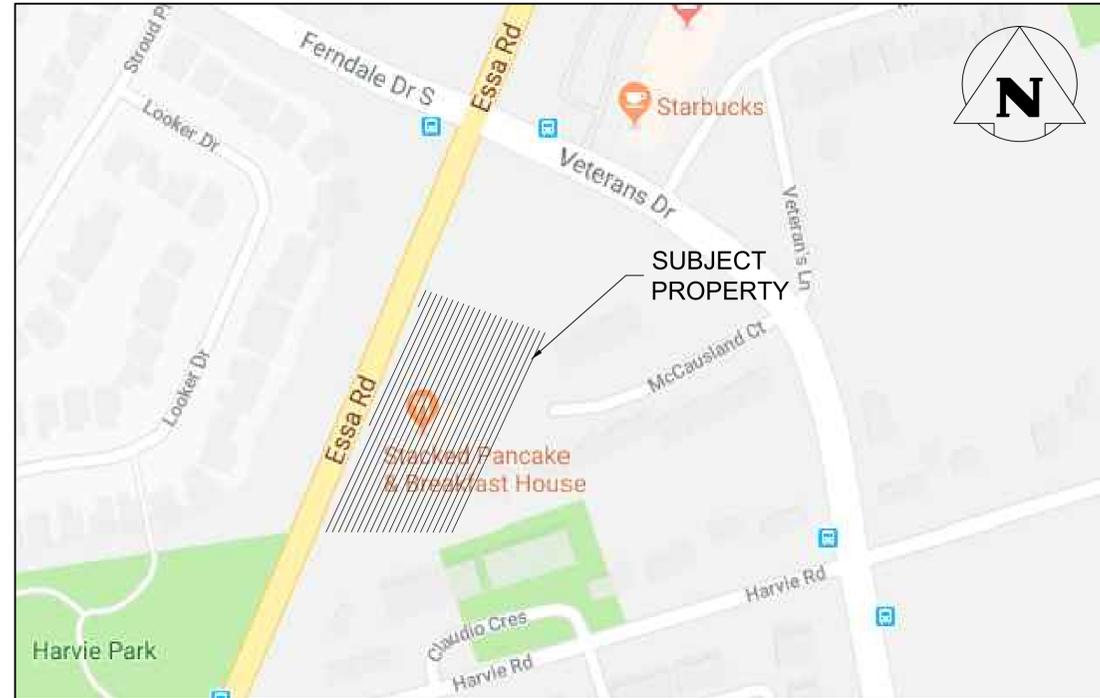


# 440 ESSA ROAD

**CITY OF BARRIE  
COUNTY OF SIMCOE**



MASTER LEGEND	
<b>EXISTING FEATURES (EX.)</b>	
	EX. CONTOUR
	EX. GRADE
	EX. TREELINE
	EX. WATERCOURSE
	EX. DITCH
	EX. WATERMAIN
	EX. WATER SERVICE
	EX. FIRE HYDRANT & VALVE
	EX. SANITARY SEWER & MANHOLE
	EX. SANITARY FORCEMAIN
	EX. SANITARY SERVICE
	EX. STORM SEWER & MANHOLE
	EX. STORM CATCHBASIN
	EX. STORM DOUBLE CATCHBASIN
	EX. STORM CATCHBASIN MANHOLE
	EX. STORM DOUBLE CATCHBASIN MANHOLE
	EX. GAS MAIN
	EX. BELL LINE
	EX. BELL PEDESTAL
	EX. CABLE TELEVISION PEDESTAL
	EX. HYDRO POLE
	EX. LIGHT STANDARD
	EX. SIGN
	EX. BUILDING
	EX. BENCHMARK NUMBER & LOCATION
	EX. BOREHOLE NUMBER & LOCATION
<b>PROPOSED FEATURES (PR.)</b>	
	PR. PROPERTY LIMITS
	PR. ELEVATION
	PR. ELEVATION (MATCH EX. ELEVATION)
	PR. SWALE & SLOPE
	PR. DITCH DRAINAGE
	PR. WATERMAIN & VALVE
	PR. WATER SERVICE
	PR. FIRE HYDRANT & VALVE
	PR. WATER VALVE CHAMBER
	PR. WATER QUALITY TESTING STATION
	PR. SANITARY SEWER & MANHOLE
	PR. SANITARY FORCEMAIN
	PR. SANITARY SERVICE
	PR. SANITARY CATCHMENT
	PR. CATCHMENT AREA ID
	PR. AREA (ha)
	PR. POPULATION (3.5 p.p.u.)
	PR. STORM SEWER & MANHOLE
	PR. CATCHBASIN
	PR. CATCHBASIN MANHOLE
	PR. DOUBLE CATCHBASIN MANHOLE
	PR. STORM CATCHMENT
	PR. CATCHMENT AREA ID
	PR. RUNOFF COEFFICIENT
	PR. DRAINAGE AREA (ha)
	PR. CURB CUT
	PR. CANADA POST COMMUNITY MAIL BOX
	PR. TRANSFORMER
	PR. STOP SIGN
	PR. NAME SIGN
	PR. NO PARKING SIGN
	PR. FENCE
	PR. BUILDING ENVELOPE
	PR. LIGHT DUTY SILT FENCE
	PR. HEAVY DUTY SILT FENCE
	PR. STRAW BALE CHECK FLOW
	PR. ROCK CHECK DAM
	PR. SLOPE (3:1 MAX.)
	PR. TREE PRESERVATION AREA
	PR. TOPSOIL STOCKPILE LOCATION

DRAWING	TITLE
101	GENERAL SITE SERVICING PLAN
102	GENERAL GRADING PLAN
103	REMOVALS & EROSION & SEDIMENT CONTROL PLAN
104	CONSTRUCTION NOTES & STANDARD DETAILS
105	PAVEMENT MARKING & SIGNAGE PLAN

MUNICIPALITY

CITY OF BARRIE  
70 COLLIER STREET  
P.O. BOX 400  
BARRIE, ONTARIO, L4M 4T5

DEVELOPER

ONE URBAN DEVELOPMENTS INC.  
28 RIVALDA ROAD  
TORONTO, ON M9M 2M3

DEVELOPER'S ENGINEER

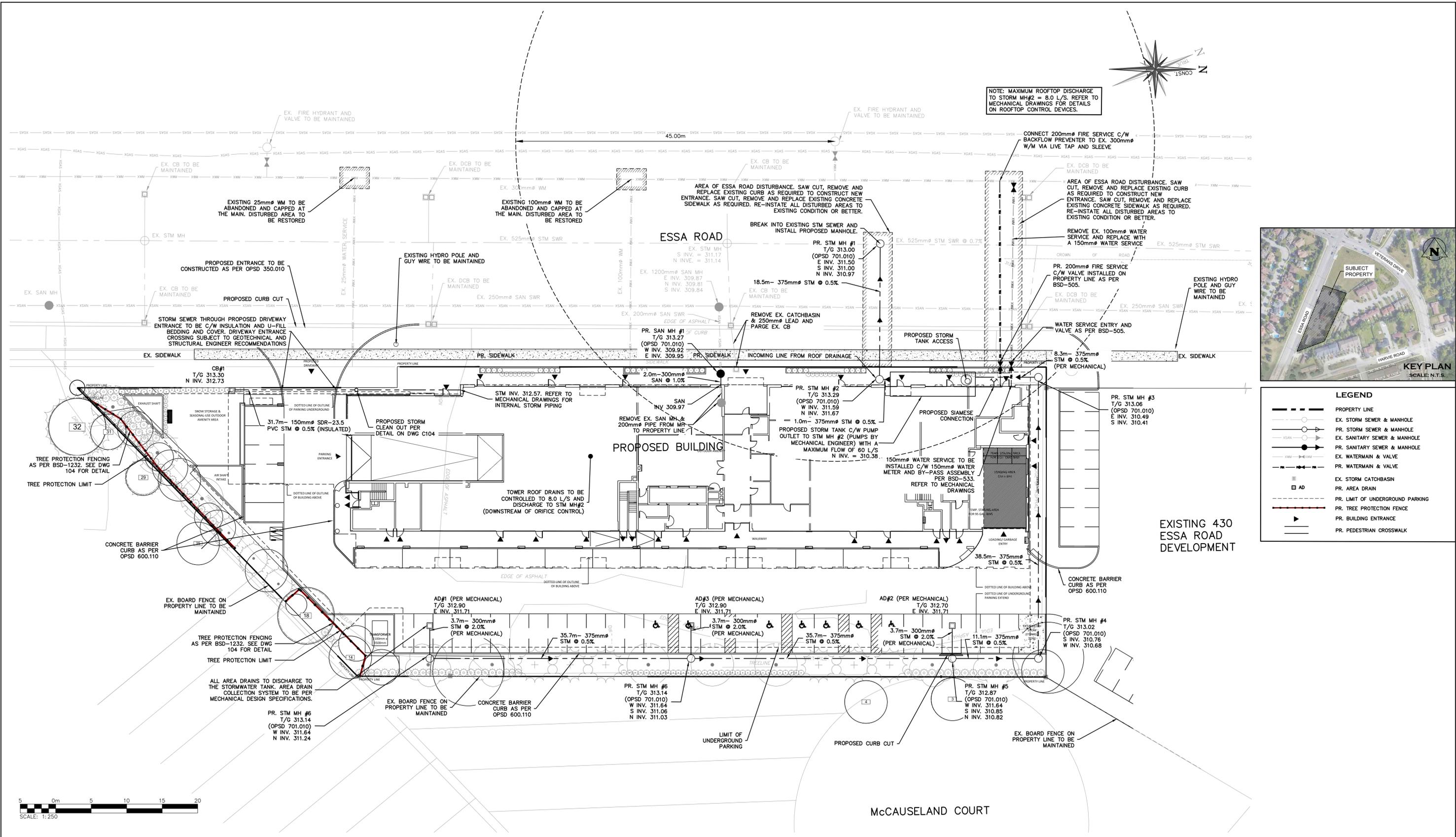


57 JOHN STREET WEST  
P.O. BOX 1011  
BRADFORD, ON L3Z 2B4  
905-952-3111 T  
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LANDSCAPE ARCHITECT

STUDIO TLA  
20 CHAMPLAIN BOULEVARD, SUITE 102  
TORONTO, ON M3H 2Z1

**PROJECT NO.: 1321-5312  
4TH SPA SUBMISSION**



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**TOPOGRAPHIC SURVEY:**  
TOPOGRAPHIC SURVEY PROVIDED BY RUDY MAK SURVEYING LTD.

**BENCHMARK NOTE:**  
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No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR 1ST SUBMISSION SPA	12/22/2020
2	ISSUED FOR 2ND SUBMISSION SPA	04/30/2021
3	ISSUED FOR BLDG PERMIT & SPA SUBMISSION	12/22/2022
4	ISSUED FOR 4TH SUBMISSION SPA	06/02/2023



City: \_\_\_\_\_

Engineer: **R.A. ALEXANDER**  
100213083  
June 2, 2023  
PROVINCE OF ONTARIO

Engineer: **B. D. LAYTON**  
100543645  
JUNE 2, 2023  
PROVINCE OF ONTARIO

Project: **440 ESSA ROAD**  
**CITY OF BARRIE**

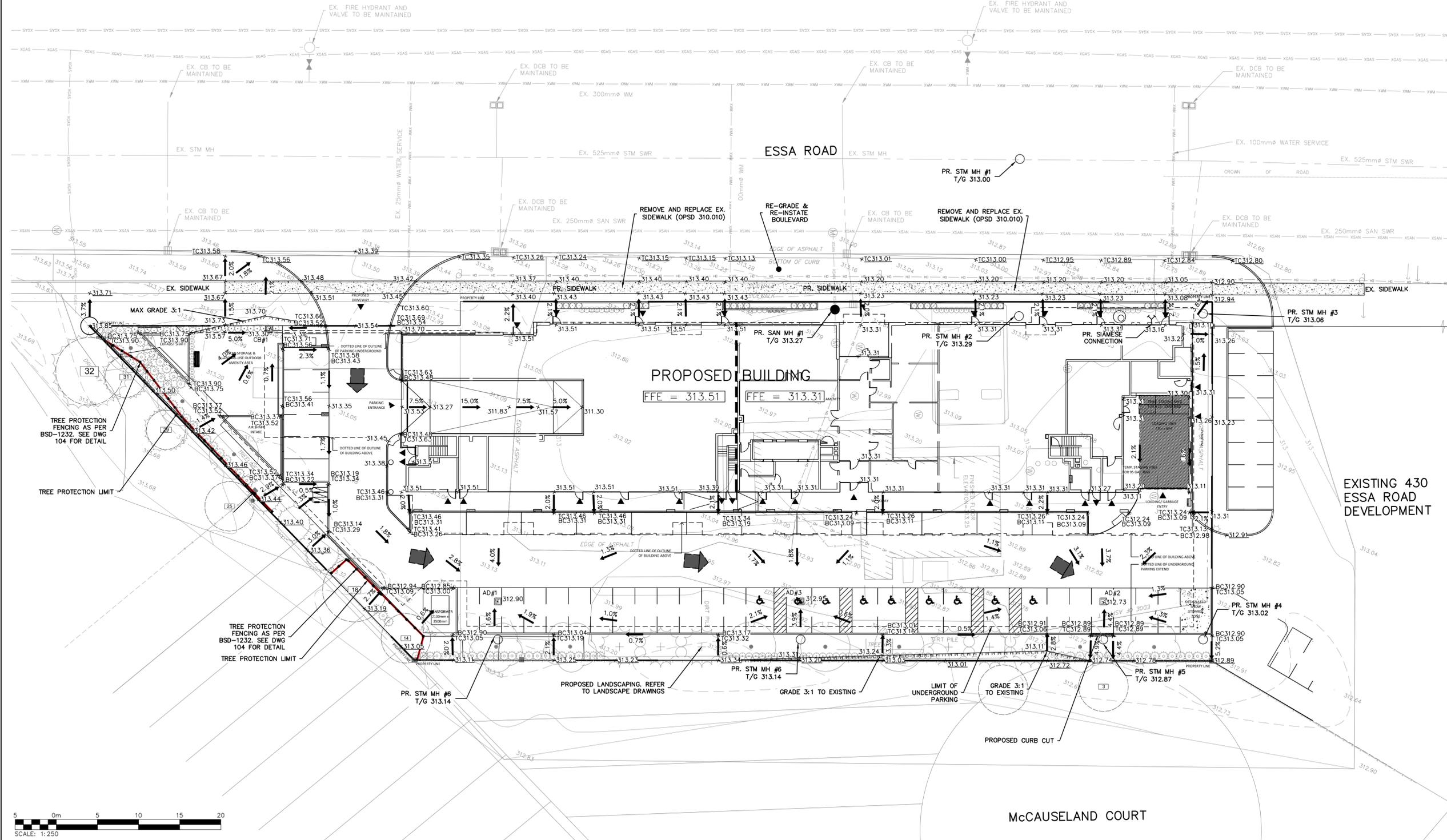
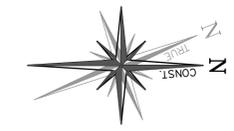
Drawing: **GENERAL SITE SERVICING PLAN**

**CROZIER CONSULTING ENGINEERS**

57 JOHN STREET WEST  
P.O. BOX 1011  
BRADFORD, ON L3Z 2B4  
905-952-3111 T  
WWW.CFCROZIER.CA

Drawn By: B.L. Design By: N.C./B.L. Project: **1321-5312**

Check By: R.A.A. Scale: 1:250 Drawing: **101**



LEGEND	
	PROPERTY LINE
	PR. ELEVATION
	PR. ELEVATION (MATCH EX. ELEVATION)
	PR. ELEVATION (TOP OF CURB)
	PR. ELEVATION (BOTTOM OF CURB)
	PR. SLOPE (3:1 MAX.)
	EMERGENCY OVERLAND FLOW ROUTE
	EX. STORM CATCHBASIN
	PR. AREA DRAIN
	PR. BUILDING ENTRANCE
	PR. PEDESTRIAN CROSSWALK
	PR. LIMIT OF UNDERGROUND PARKING
	PR. TREE PROTECTION FENCE



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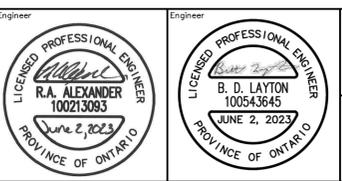
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**TOPOGRAPHIC SURVEY:**  
TOPOGRAPHIC SURVEY PROVIDED BY RUDY MAK SURVEYING LTD.

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4	ISSUED FOR 4TH SUBMISSION SPA	06/02/2023



City: \_\_\_\_\_

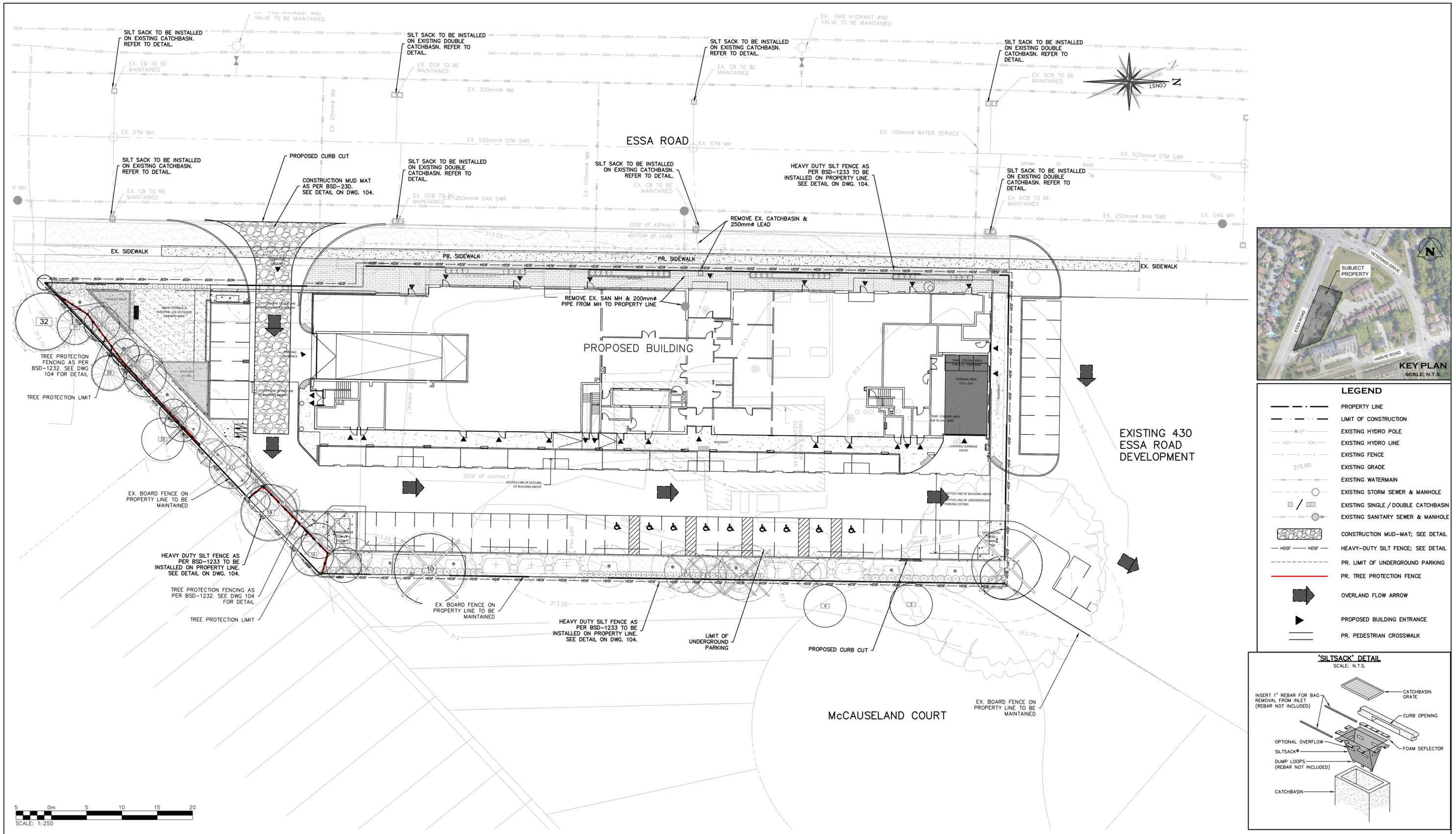
Project: **440 ESSA ROAD  
CITY OF BARRIE**

Drawing: **GENERAL GRADING PLAN**

57 JOHN STREET WEST  
P.O. BOX 1011  
BRADFORD, ON L3Z 2B4  
905-952-3111 T  
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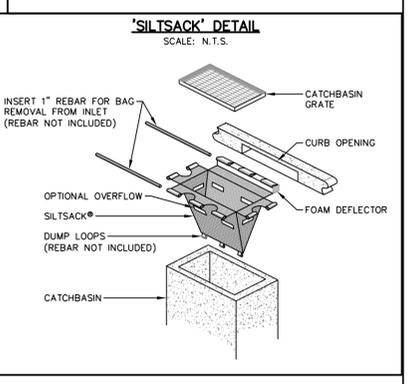
Drawn By: B.L. Design By: N.C./B.L. Project: **1321-5312**

Check By: R.A.A. Check By: R.A.A. Scale: 1:250 Drawing: **102**



**LEGEND**

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- EXISTING HYDRO POLE
- EXISTING HYDRO LINE
- EXISTING FENCE
- EXISTING GRADE
- EXISTING WATERMAIN
- EXISTING STORM SEWER & MANHOLE
- EXISTING SINGLE / DOUBLE CATCHBASIN
- EXISTING SANITARY SEWER & MANHOLE
- CONSTRUCTION MUD-MAT; SEE DETAIL
- HEAVY-DUTY SILT FENCE; SEE DETAIL
- PR. LIMIT OF UNDERGROUND PARKING
- PR. TREE PROTECTION FENCE
- OVERLAND FLOW ARROW
- PROPOSED BUILDING ENTRANCE
- PR. PEDESTRIAN CROSSWALK

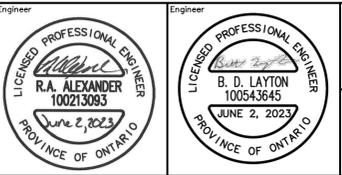


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TOPOGRAPHIC SURVEY PROVIDED BY RUDY MAK SURVEYING LTD.  
**BENCHMARK NOTE:**  
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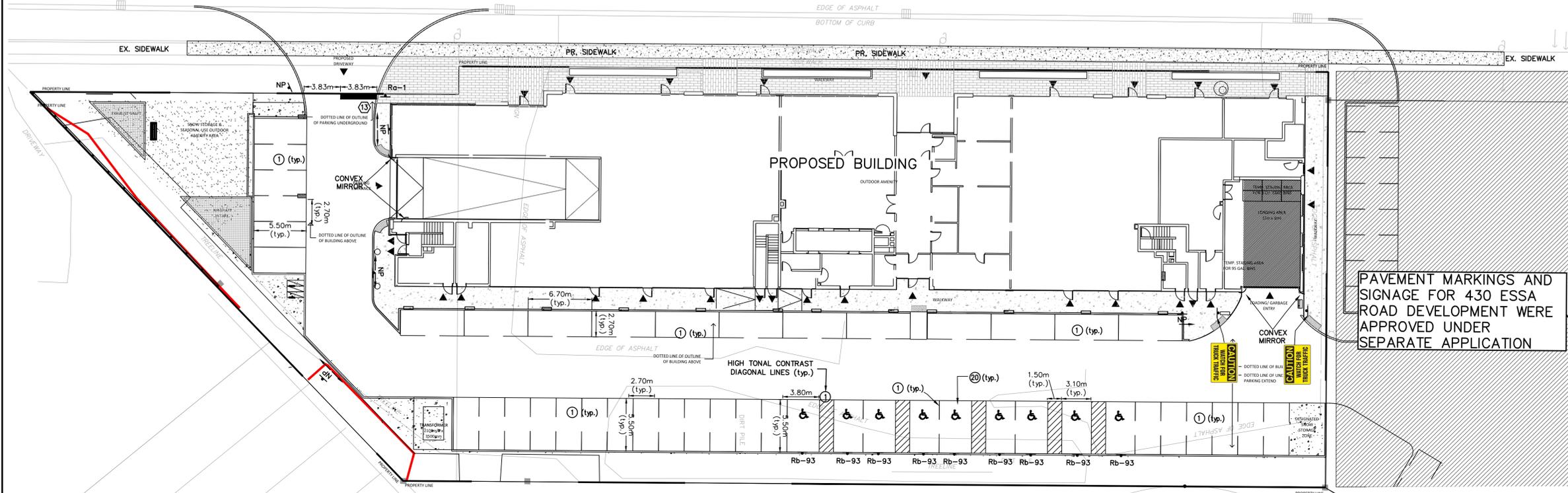
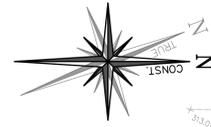
Project: **440 ESSA ROAD CITY OF BARRIE**  
 Drawing: **REMOVALS AND EROSION & SEDIMENT CONTROL PLAN**

**CROZIER CONSULTING ENGINEERS**  
 57 JOHN STREET WEST  
 P.O. BOX 1011  
 BRADFORD, ON L3Z 2B4  
 905-952-3111 T  
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Drawn By: B.C. Design By: N.C./B.L. Project: **1321-5312**  
 Check By: R.A.A. Scale: 1:250 Drawing: **103**



ESSA ROAD



PAVEMENT MARKINGS AND SIGNAGE FOR 430 ESSA ROAD DEVELOPMENT WERE APPROVED UNDER SEPARATE APPLICATION



LEGEND

- PR. PEDESTRIAN CROSSWALK
- CONVEX MIRROR
- SIGNAGE**
- ▲ Rb-93 ACCESSIBLE PARKING
- ▲ NP NO PARKING/FIRE ROUTE SIGN, SEE DETAIL
- ▲ Ra-1 STOP SIGN
- CAUTION** WATCH FOR TRUCK TRAFFIC

NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH BOOK 5 (REGULATORY SIGNS) AND BOOK 11 (PAVEMENT, HAZARD & DELINEATION MARKINGS).
2. PAVEMENT MARKINGS FOR PARKING STALLS TO CONFORM TO OPSS 1712.
3. ADDITIONAL TRAFFIC SIGNAGE AND MIRRORS TO BE PROVIDED FOR THE UNDERGROUND PARKING
4. SIGNS TO BE WALL MOUNTED WHERE APPLICABLE

PAVEMENT MARKINGS LEGEND

1	SOLID YELLOW, 10cm
13	SOLID WHITE, 30cm
20	SYMBOLS
] [ LIMITS OF MARKINGS	

NOTES:

1. USE (1) TO DENOTE PAVEMENT MARKING, PAINT
2. USE (13) TO DENOTE PAVEMENT MARKING, DURABLE

**FIRE ROUTE SIGNAGE AND INSTALLATION SPECIFICATIONS**

**SIGN REQUIREMENTS**

1. SIGNS SHALL COMPLY WITH THE ATTACHED FIGURE 5.
2. ALL SIGN SHALL HAVE APPROPRIATE RADIUS, CORNER AS PER DIAGRAM OR 4 cm RADIUS.
3. ALL SHARP EDGES REMOVED FROM SIGN BLANKS. COMPLETED SIGNS SHALL HAVE 11mm X 18mm SLOTTED HOLES TO ACCEPT METRIC OR IMPERIAL MOUNTING WITH HOLES 3cm-12cm FROM OUTER EDGE OR AS PER DIAGRAM.
4. CENTRE OF MOUNTING SLOTS SHALL BE EQUAL TO MULTIPLE OF 5.08cm (2 INCHES) CENTRALLY LOCATED ON BLANK. ON STEEL BLANKS, FABRICATIONS SHALL BE FABRICATED BEFORE GALVANIZING AS TO PREVENT CORROSION. ON ALUMINUM BLANKS, FABRICATING SHALL BE PERFORMED PRIOR TO PAINTING AND BAKING.
5. FINISHED SIGNS AND SYMBOLS SHALL BE APPLIED TO 1.63mm UTILITY GRADE ALUMINUM WITH BRIGHT WHITE MILL BAKED FINISH ON BOTH SIDES. ALL INKS SHALL BE FACES TO CONFORM TO REG. 486 OF THE HIGHWAY TRAFFIC ACT.
6. ALL LETTERING TO MEET M.T.O. STANDARDS.
7. ALL COLOURS TO MEET M.T.O. STANDARDS.

**DETAIL 1**  
FIRE ROUTE SIGN DETAIL  
SCALE: N.T.S.

McCAUSELAND COURT



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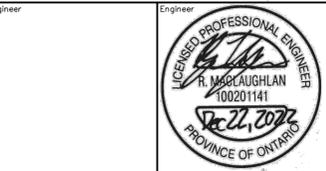
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440 ESSA ROAD  
CITY OF BARRIE

Drawing  
**PAVEMENT MARKING AND SIGNAGE PLAN**

57 JOHN STREET WEST  
P.O. BOX 10111  
BARRIE, ON L3Z 2B4  
905-952-3111 T  
WWW.CFCROZIER.CA

Drawn By: N.C. Design By: N.C./B.L. Project: **1321-5312**

Check By: R.A. Check By: G.M. Scale: 1:250 Drawing: **105**