

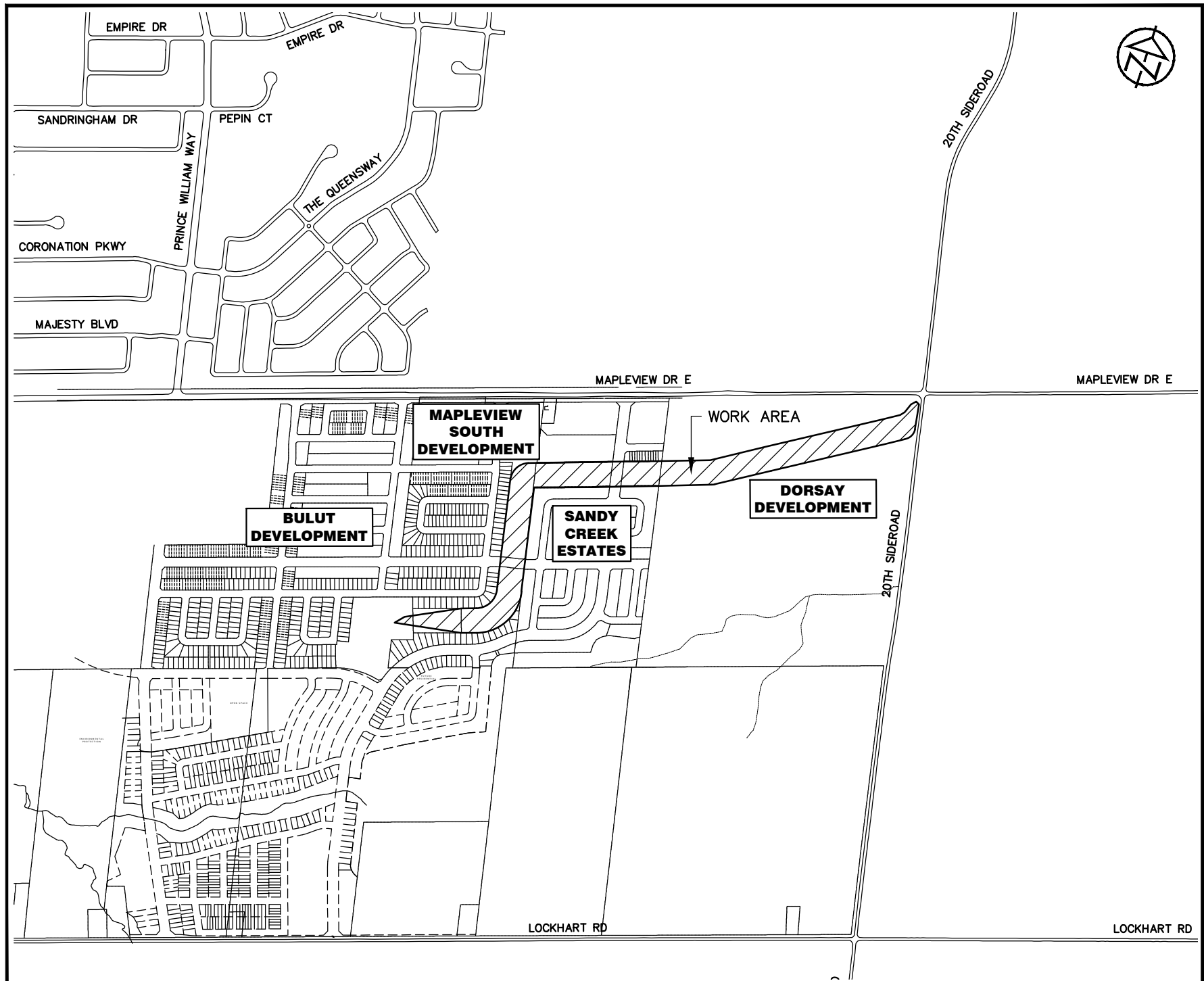
SANDY COVE CREEK REALIGNMENT

SANDY COVE CREEK LANDOWNERS GROUP

CITY OF BARRIE

KEY PLAN

NOT TO SCALE



INDEX

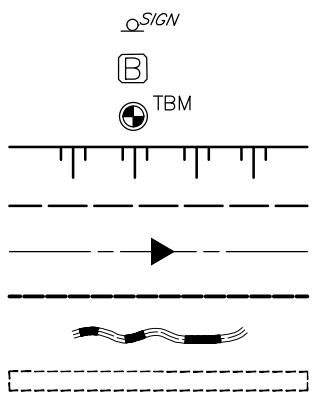
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August 10, 2023



RE-ISSUED FOR APPROVALS
JULY 2023
TATHAM FILE NO. 417427

- LEGEND
- EXISTING CONTOUR
 - EXISTING PROPERTY LINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - EXISTING C/L DITCH
 - EXISTING TOP OF DITCH
 - EXISTING FENCE LINE
 - EXISTING WOOD FENCE
 - EXISTING C/L OF CREEK
 - EXISTING BANKS
 - EXISTING EDGE OF VEGETATION
 - EXISTING CULVERT
 - EXISTING HYDRO POLE
 - EXISTING CATCHBASIN
 - EXISTING WATER VALVE
 - EXISTING LIGHT STANDARD

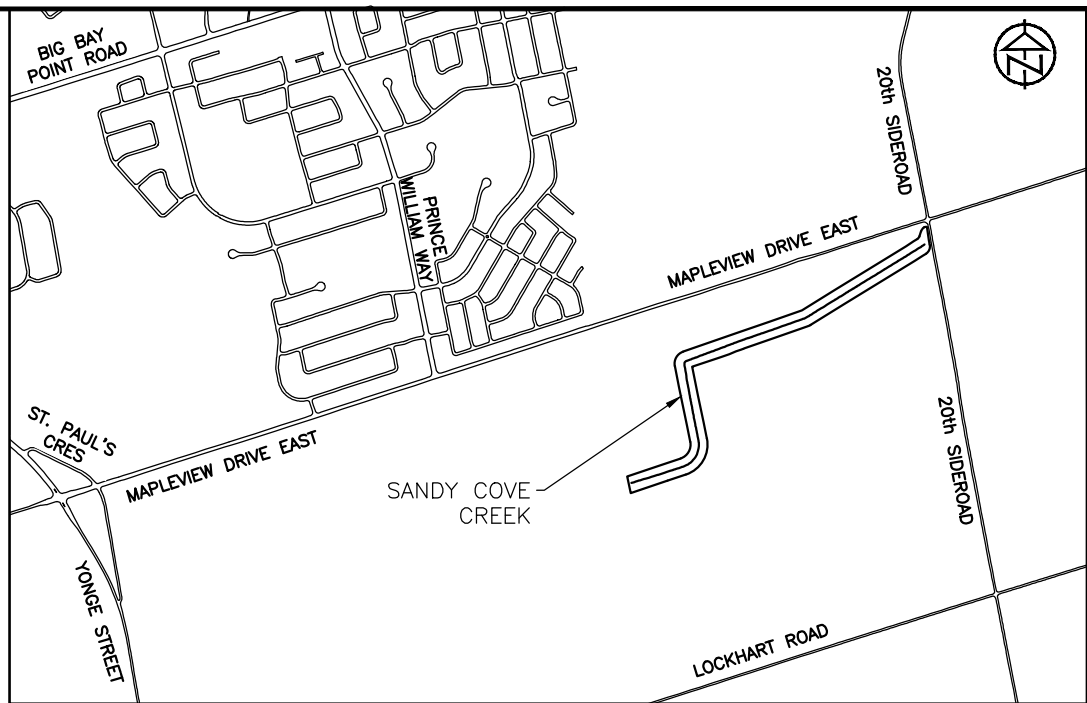
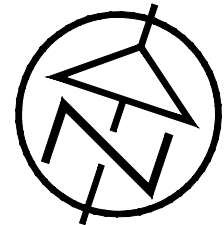


- EXISTING ROAD SIGN
- EXISTING BELL PEDESTAL
- EXISTING TEMPORARY BENCHMARK
- PROPOSED GRADE SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CREEK CENTERLINE
- LIMIT OF GRADING
- PROPOSED POOLS AND RIFFLES
- PROPOSED CULVERT

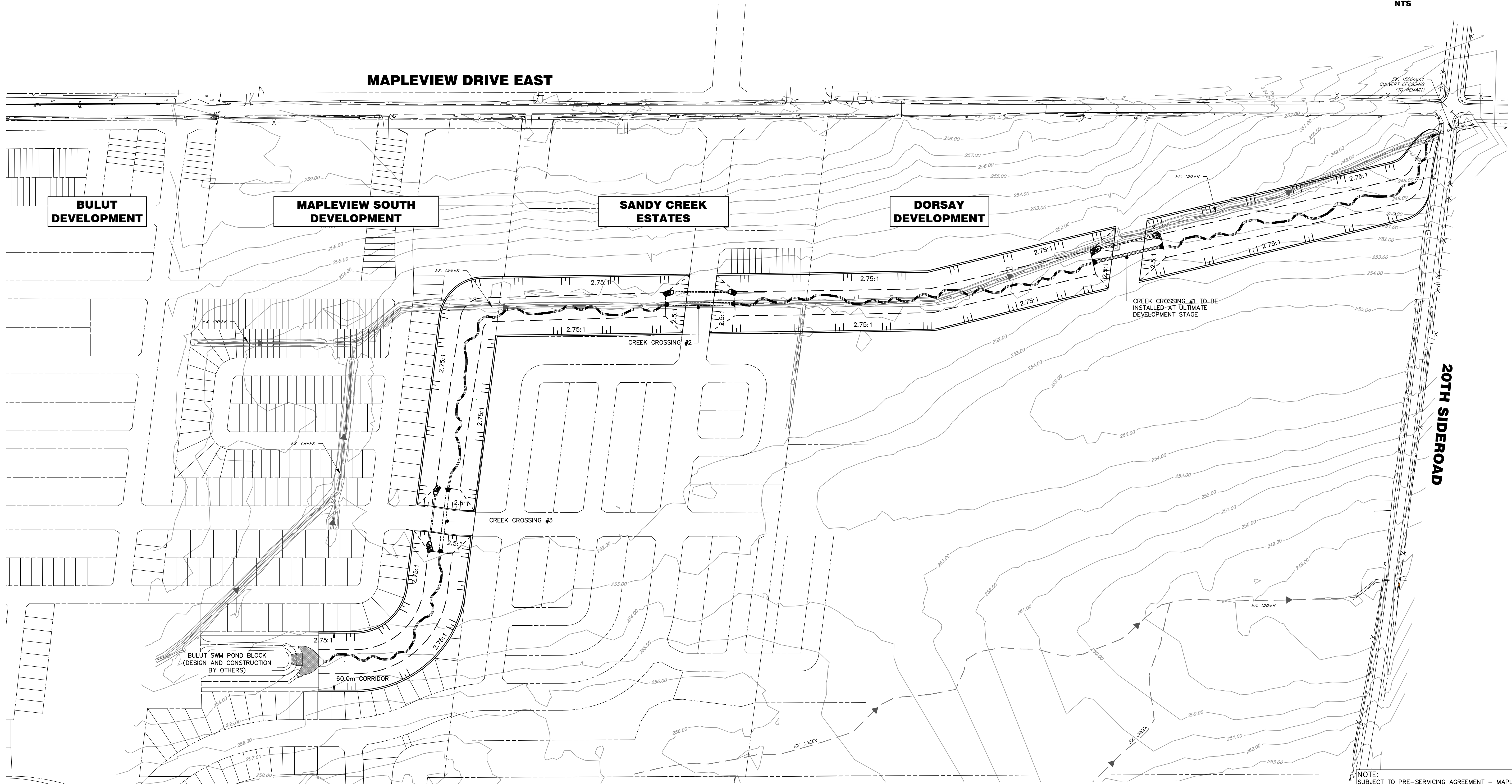
NOTE:
FUTURE DEVELOPMENT LANDS ADJACENT TO THE NATURAL HERITAGE (CREEK) CORRIDOR MUST RESPECT GRADING DESIGN OF THE CHANNEL (I.E. MAXIMUM OR MINIMUM BANK ELEVATIONS) AS NOTED IN DRAWINGS PP-1 TO PP-3. GRADING, FILLING AND RESTORATION OF THE BANKS WITHIN THE NATURAL HERITAGE (CREEK) CORRIDOR IS EXPECTED TO BE REQUIRED DURING THE CONSTRUCTION OF THE ADJACENT DEVELOPMENT LANDS.

PRIOR TO FUTURE WORKS WITHIN THE NATURAL HERITAGE (CREEK) CORRIDOR (TO BE COMPLETED BY THE ADJACENT LANDOWNER), THE FOLLOWING IS TO BE COMPLETED:

1. SILT FENCE MUST BE INSTALLED AT THE LIMIT OF WORK WITHIN THE NATURAL HERITAGE (CREEK) CORRIDOR.
2. A PRE-CONSTRUCTION INSPECTION OF THE EX. CHANNEL MUST BE COMPLETED AND DOCUMENTED BY THE CONTRACT ADMINISTRATOR.
3. ANY DAMAGE TO THE CHANNEL AS A RESULT OF WORKS COMPLETED BY THE ADJACENT LANDOWNER MUST BE REPAIRED AND MONITORED BY THE ADJACENT LANDOWNER AT THE EXPENSE OF THE ADJACENT LANDOWNER.



KEY PLAN
NTS



NOTE:
SUBJECT TO PRE-SERVICING AGREEMENT - MAPLEVIEW SOUTH (INNISFIL) LTD, SANDY CREEK ESTATES INC. & DIV DEVELOPMENT (BARRIE) LTD.

DISCLAIMER AND COPYRIGHT

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BENCHMARKS

VERTICAL BENCHMARK: 03120110016 (2nd ORDER)
ELEVATION: 268.852
HORIZONTAL BENCHMARK: 03120110016 (2nd ORDER)
NORTHING: 4911024.443 EASTING: 612156.298

VERTICAL BENCHMARK: 03120110020 (2nd ORDER)
ELEVATION: 261.551
HORIZONTAL BENCHMARK: 03120110020 (2nd ORDER)
NORTHING: 4912264.861 EASTING: 611717.143

NOTES

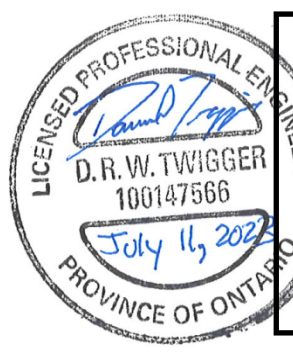
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TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN PROVIDED BY RUDY MAK SURVEYING LTD. COMPLETED JULY 2012. RECEIVED OCTOBER 25, 2018.

GROUNDWATER ELEVATIONS ARE INFERRED FROM LIMITED SUBSURFACE INFORMATION. FIELD CONDITIONS MAY VARY.

No.	REVISION DESCRIPTION	DATE
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6.	RE-ISSUED FOR APPROVALS & TENDER	MAY 31/23
7.	RE-ISSUED FOR APPROVALS	JULY 11/23

ENGINEER STAMP



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August 10, 2023

SANDY COVE CREEK LANDOWNERS GROUP
SANDY COVE CREEK REALIGNMENT
CITY OF BARRIE

GENERAL PLAN



DESIGN: NM	FILE: 417427	DWG:
DRAWN: LCG/LMB	DATE: JAN 2019	
CHECK: DRT	SCALE: 1:2000	

GP-1

WELL ID	GROUNDWATER ELEVATION	DATE
AZIMUTH (FINGER LAKES)		
MW 101	256.80	N/A
MW 102	254.60	N/A
MW 103A	252.30	N/A
MW 103B	252.30	N/A
MW 106	253.10	N/A
MW 107	255.80	N/A
MW 108	254.70	N/A
MW 109	N/A	N/A
MW 109B	252.25	N/A
TP1	257.90	N/A
TP2	DRY	N/A
TP3	253.20	N/A
TP4	DRY	N/A
TP5	254.70	N/A
TP6	251.30	N/A
TP7	251.10	N/A
TP8	251.50	N/A
TP9	252.20	N/A

CAMBIUM (MVS)		
BH101-18	255.80	NOV 5 2018
BH102-18	255.70	NOV 5 2018
BH103-18	255.69	NOV 5 2018
BH104-18	254.90	NOV 5 2018
BH105-18	253.84	NOV 5 2018
BH106-18	252.98	NOV 5 2018
BH107-18	255.01	NOV 5 2018
BH108-18	253.50	NOV 5 2018
BH109-18	252.50	NOV 5 2018
BH110-18	253.26	NOV 5 2018
BH111-18	253.48	NOV 5 2018
BH112-18	253.22	NOV 5 2018
BH113-18	255.65	NOV 5 2018
BH114-18	255.46	NOV 5 2018
BH115-18	255.62	NOV 5 2018

CAMBIUM (SANDY COVE CREEK)		
BH201-18	250.41	SEPT 26 2018
BH202-18	249.88	SEPT 26 2018
BH203-18	249.13	SEPT 26 2018
BH204-18	249.79	SEPT 26 2018
BH205-18	-	SEPT 26 2018
BH206-18	-	SEPT 26 2018
BH207-18	253.68	SEPT 26 2018
BH208-18	255.69	SEPT 26 2018

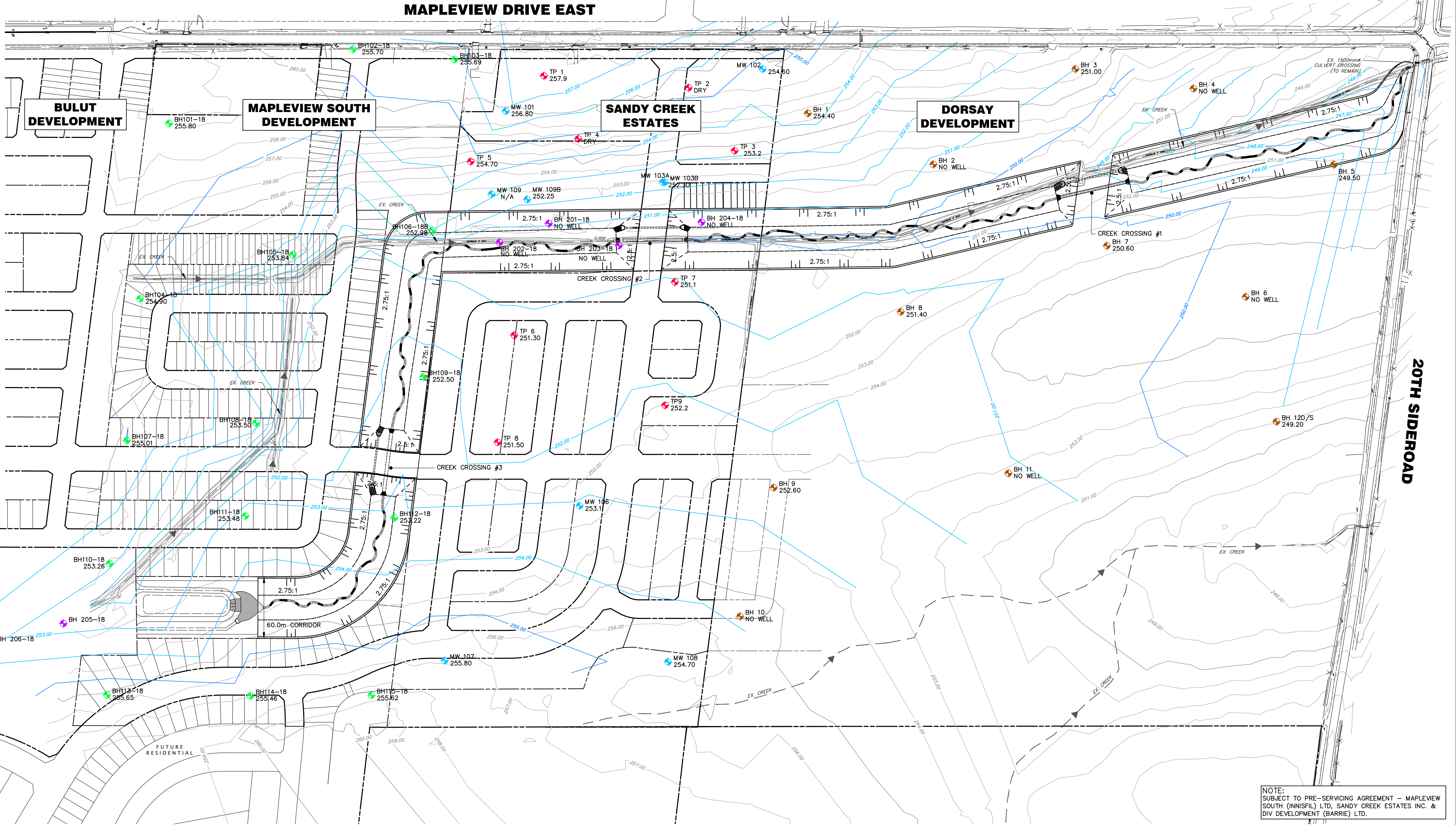
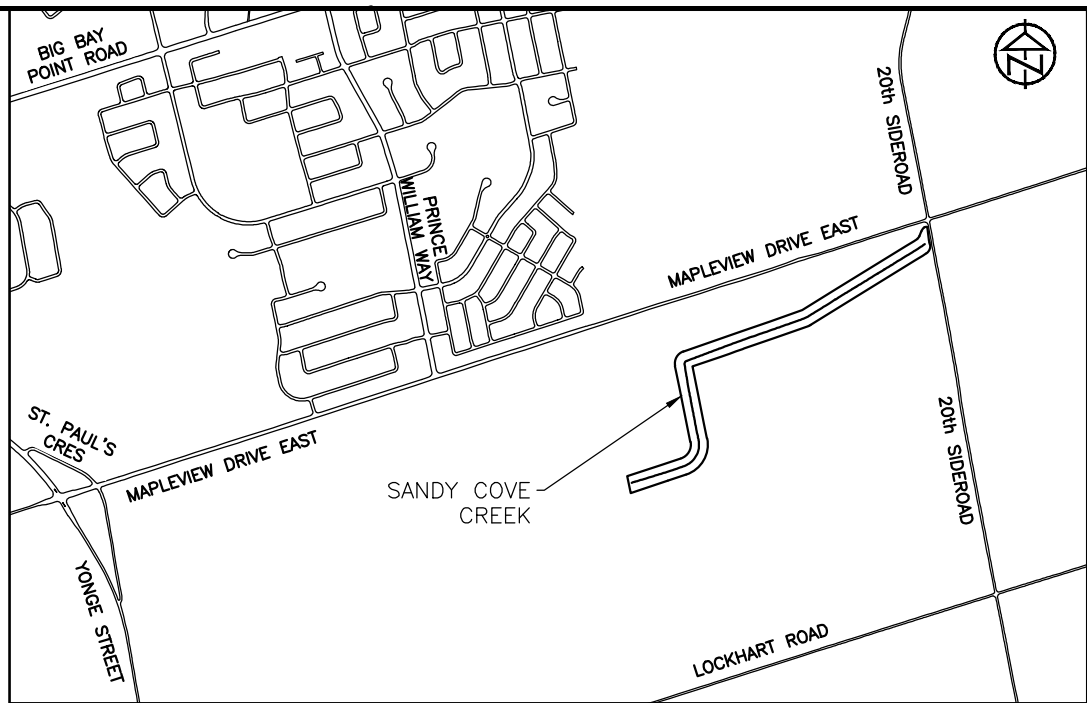
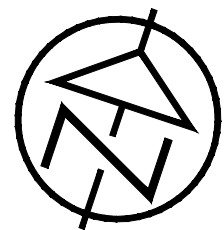
SOIL ENGINEERS LTD. (DORSAY)		
BH 1	254.40	NOV 18 2016
BH 2	NO WELL	NOV 18 2016
BH 3	251.00	NOV 18 2016
BH 4	NO WELL	NOV 18 2016
BH 5	249.50	NOV 18 2016
BH 6	NO WELL	NOV 18 2016
BH 7	250.60	NOV 18 2016
BH 8	251.40	NOV 18 2016
BH 9	252.60	NOV 18 2016
BH 10	NO WELL	NOV 18 2016
BH 11	NO WELL	NOV 18 2016
BH 12D/S	249.20	NOV 18 2016

LEGEND	
	SOIL ENGINEERS LTD. (DORSAY)
	CAMBIUM (MVS)
	CAMBIUM (SANDY COVE CREEK)
	AZIMUTH (FINGER LAKES)

LEGEND	
	EXISTING CONTOUR
	EXISTING PROPERTY LINE
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	EXISTING EDGE OF GRAVEL
	EXISTING C/L DITCH
	EXISTING TOP OF DITCH
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	EXISTING CATCHBASIN
	EXISTING WATER VALVE
	EXISTING LIGHT STANDARD

	EXISTING ROAD SIGN
	EXISTING BELL PEDESTAL
	EXISTING TEMPORARY BENCHMARK
	PROPOSED GRADE SLOPE
	PROPOSED BOTTOM OF SLOPE
	PROPOSED CREEK CENTERLINE
	LIMIT OF GRADING
	PROPOSED POOLS AND RIFFLES
	PROPOSED CULVERT
	APPROXIMATE GROUNDWATER ELEV.(m)
	MW/BH LOCATION

NOTE: GROUNDWATER ELEVATIONS ARE INFERRED FROM LIMITED SUBSURFACE INFORMATION. FIELD CONDITIONS MAY VARY.



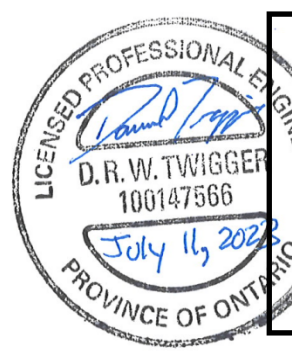
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HORIZONTAL BENCHMARK: 03120110020 (2nd ORDER) NORTHING: 4912264.861 EASTING: 611717.143

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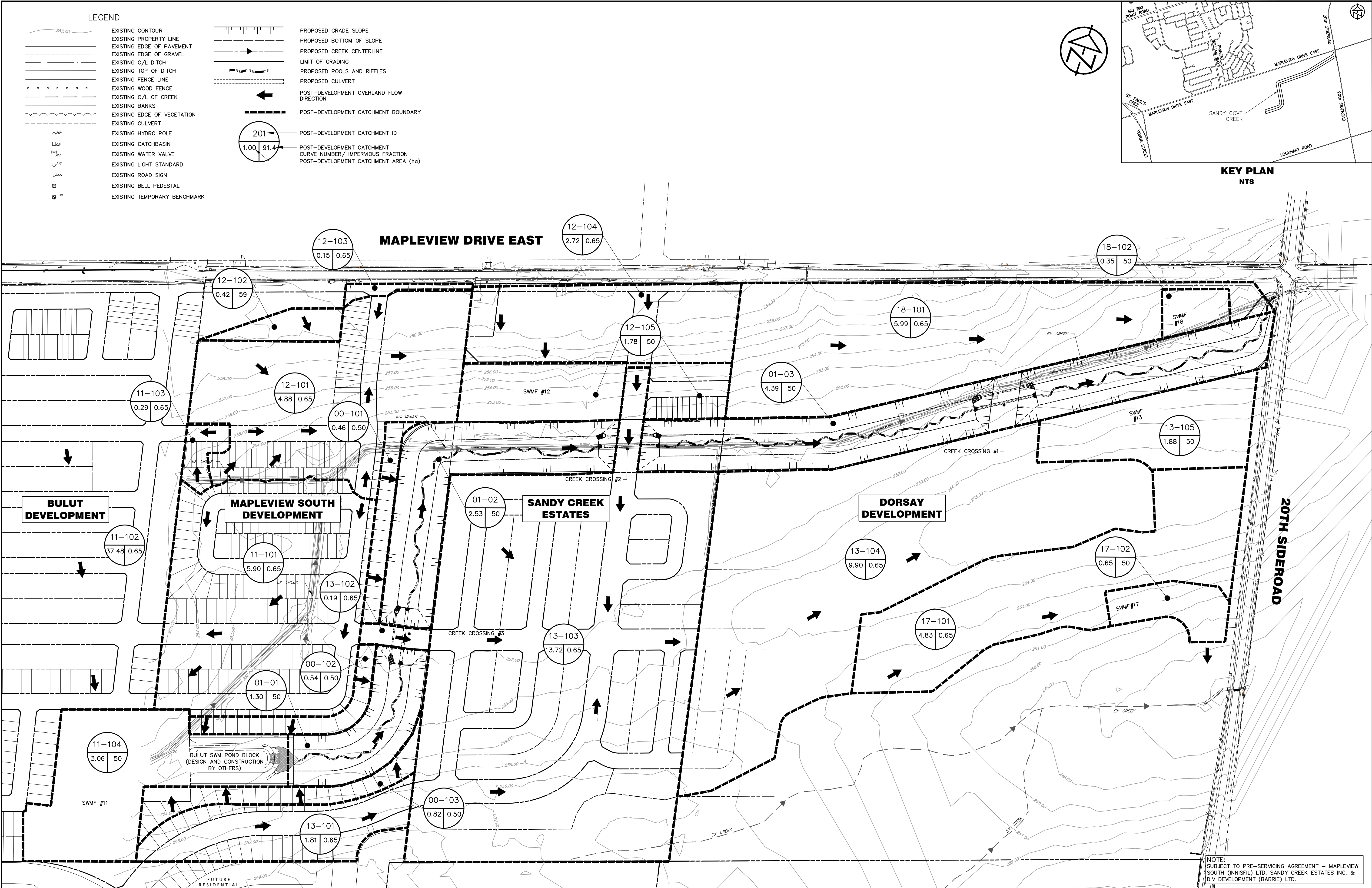
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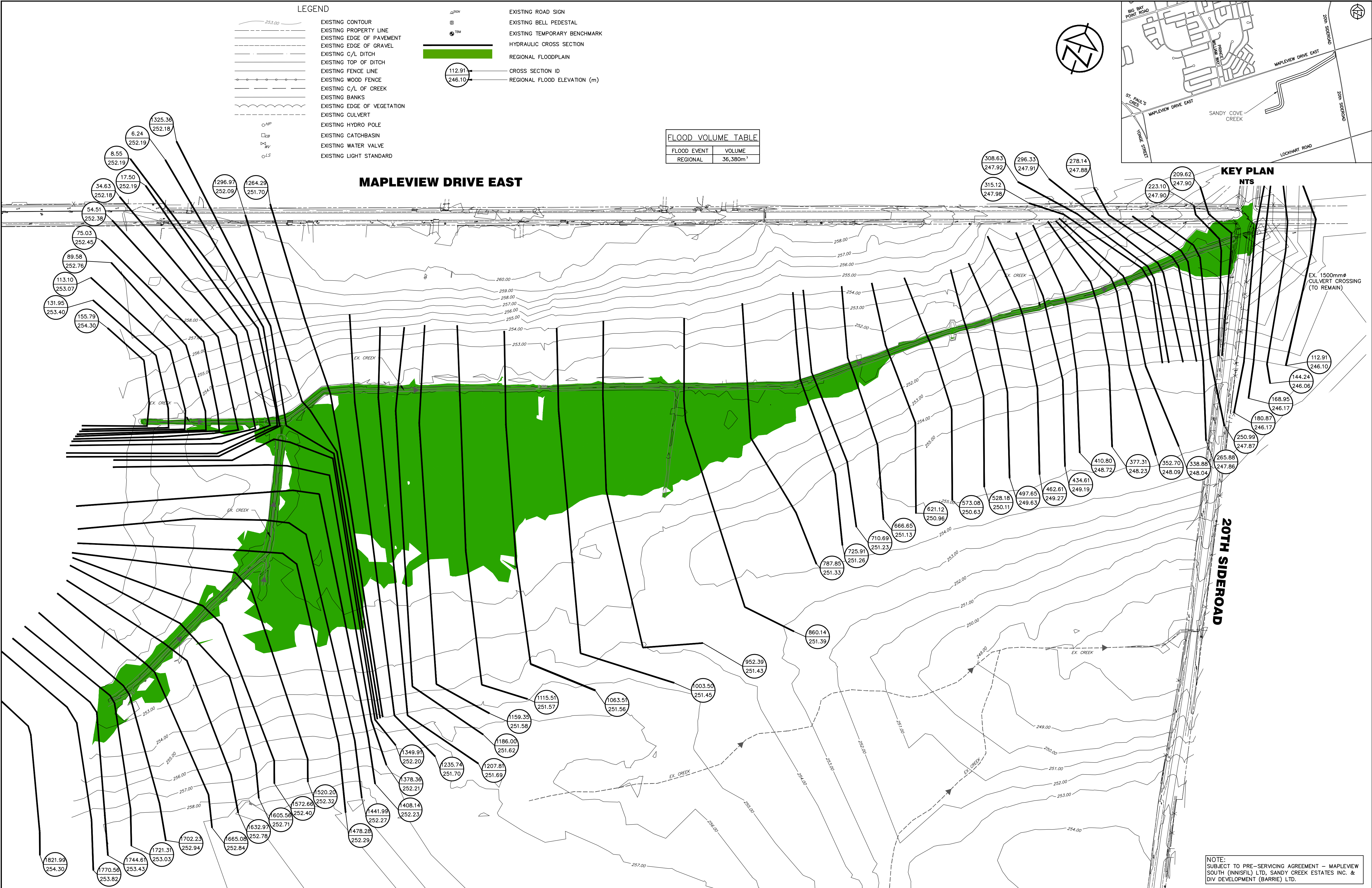


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August 10, 2023

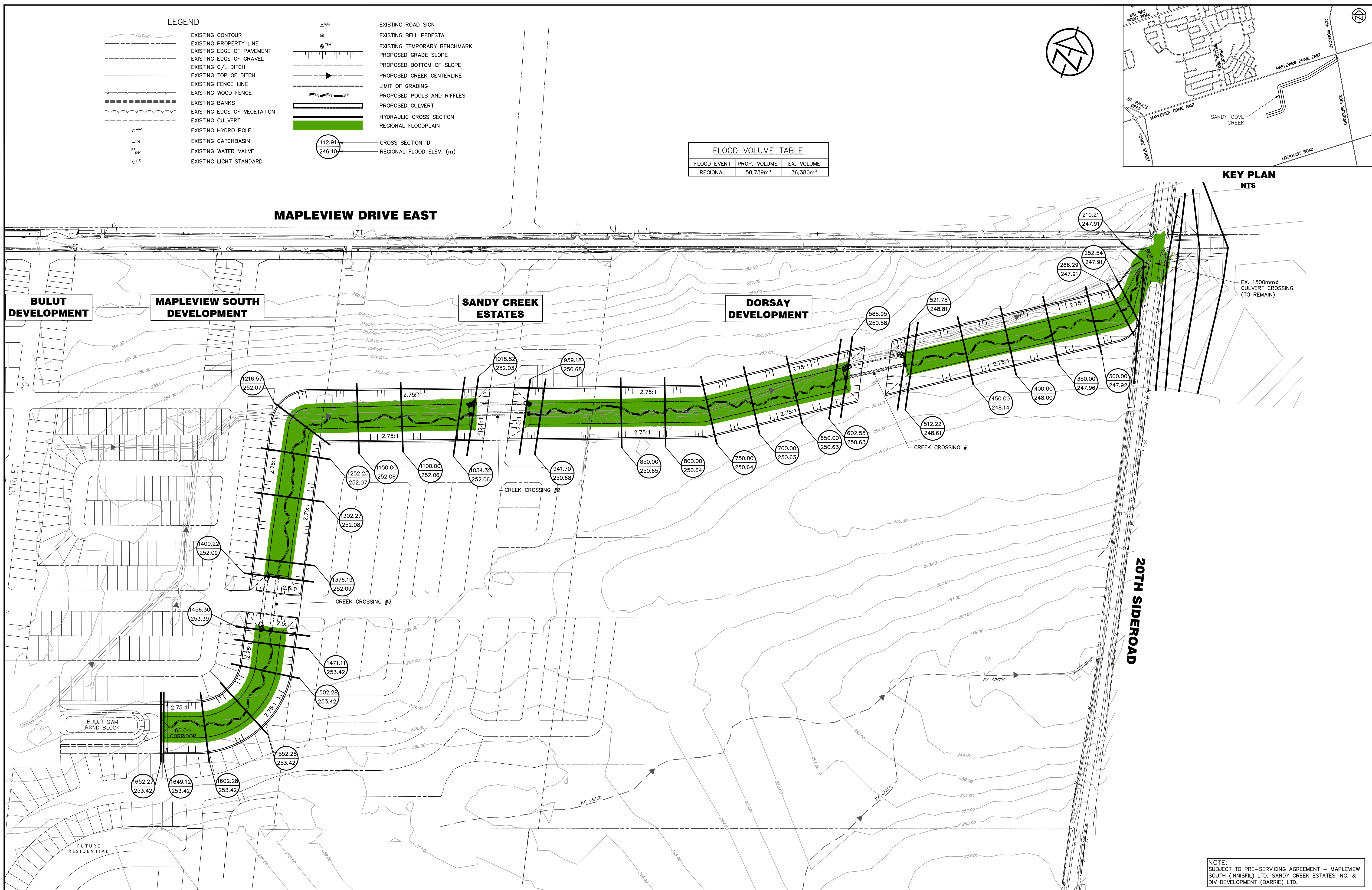
SANDY COVE CREEK LANDOWNERS GROUP
SANDY COVE CREEK REALIGNMENT
CITY OF BARRIE
GROUNDWATER MAPPING PLAN

DESIGN: NM	FILE: 417427	DWG: GW-1
DRAWN: LCG/LMB	DATE: JAN 2019	
CHECK: DRT	SCALE: 1:2000	





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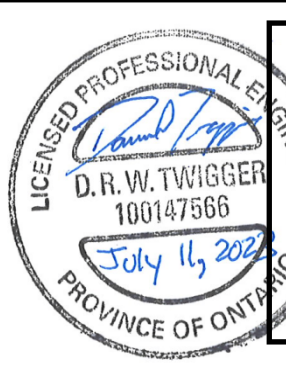
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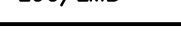
THE CITY OF BARRIE

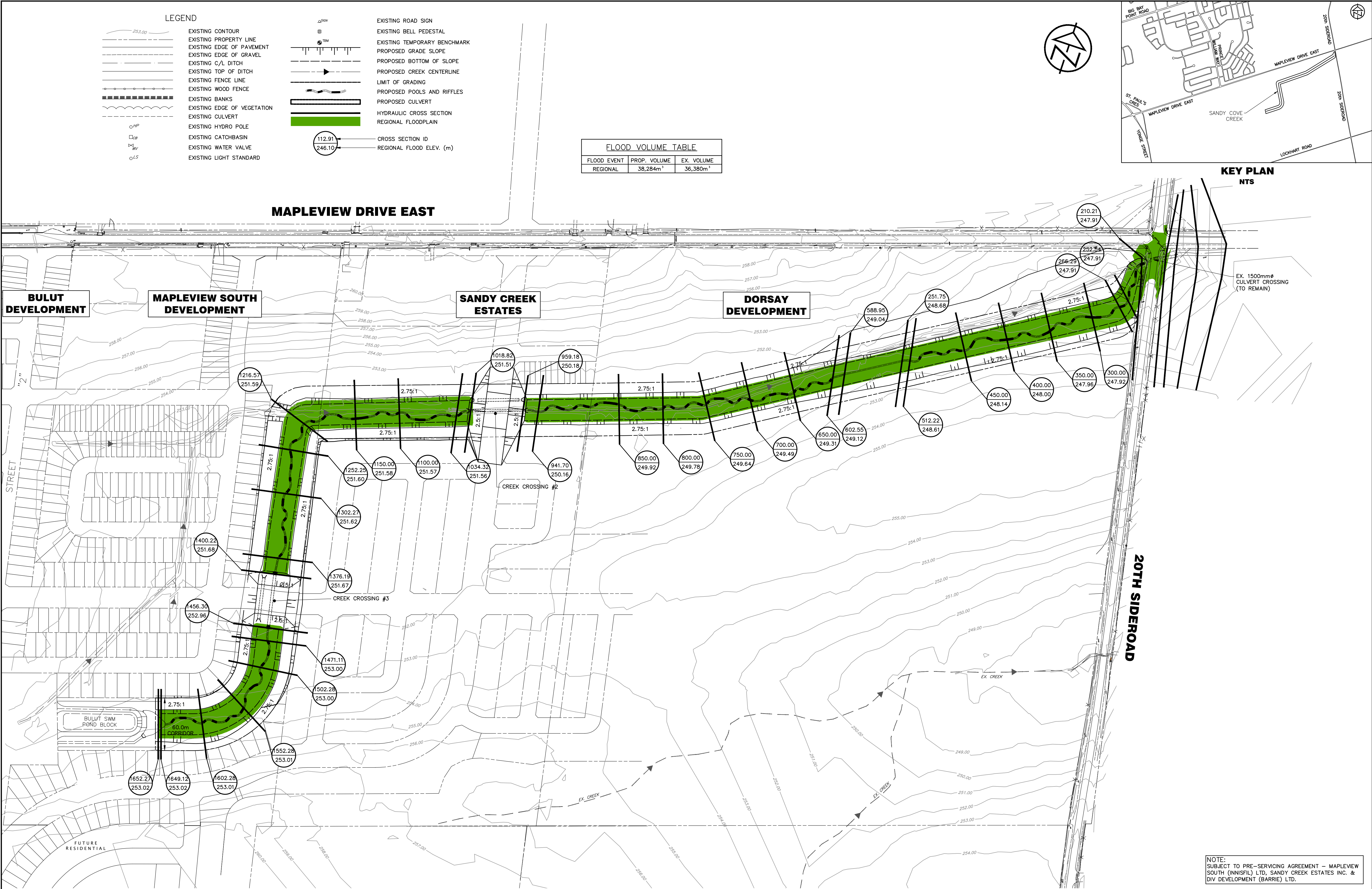
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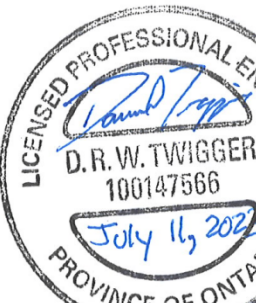
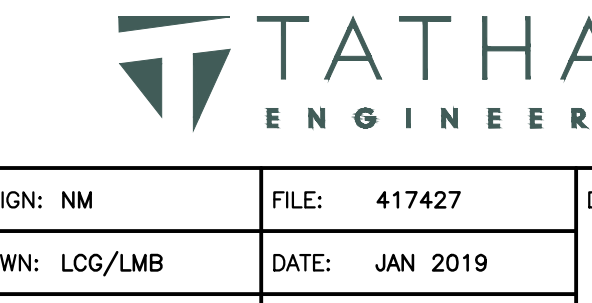
August 10, 2023

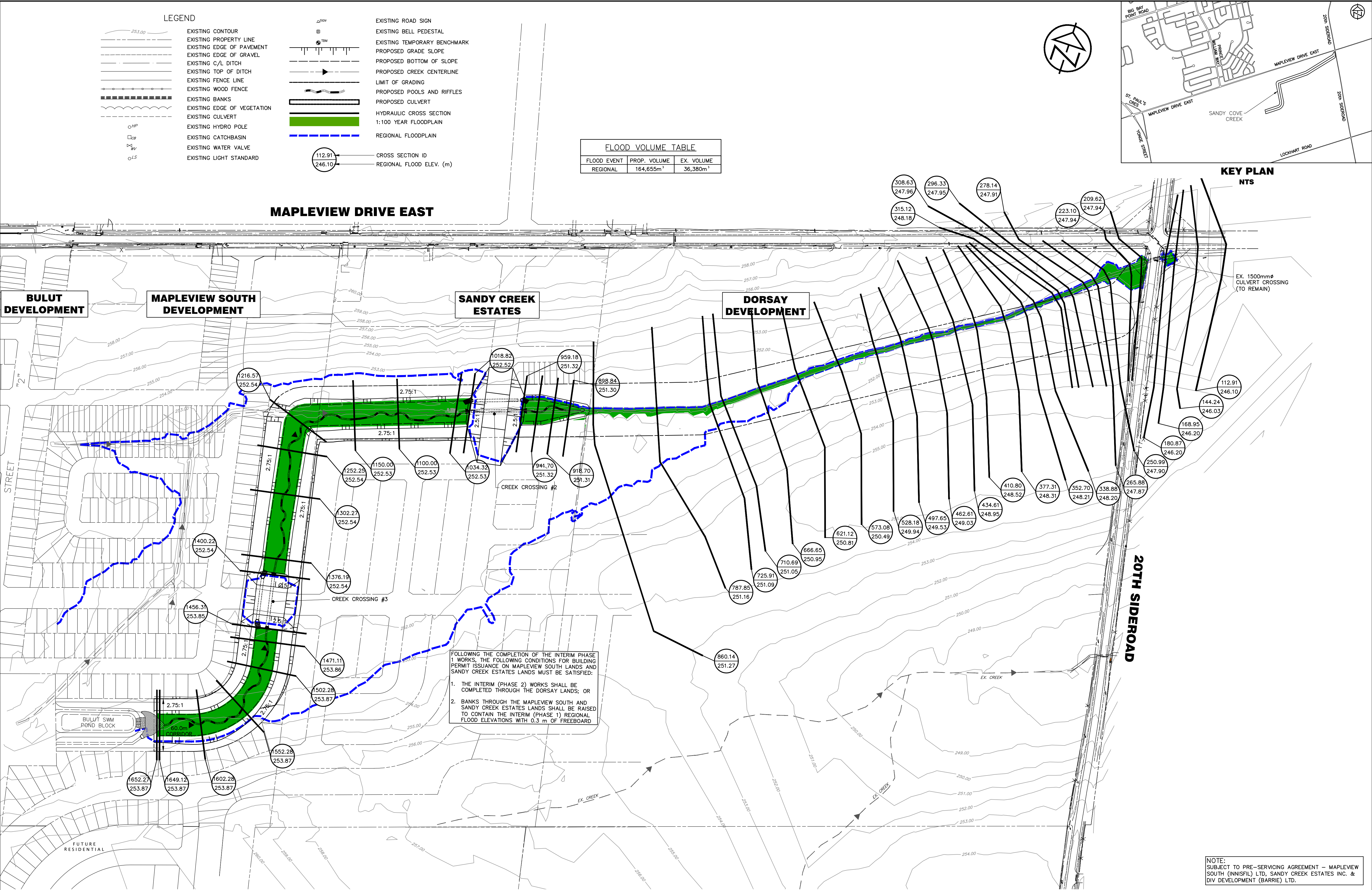
**SANDY COVE CREEK LANDOWNERS GROUP
SANDY COVE CREEK REALIGNMENT
CITY OF BARRIE**

PROPOSED ULTIMATE CONDITION REGIONAL FLOODPLAIN MAPPING PLAN

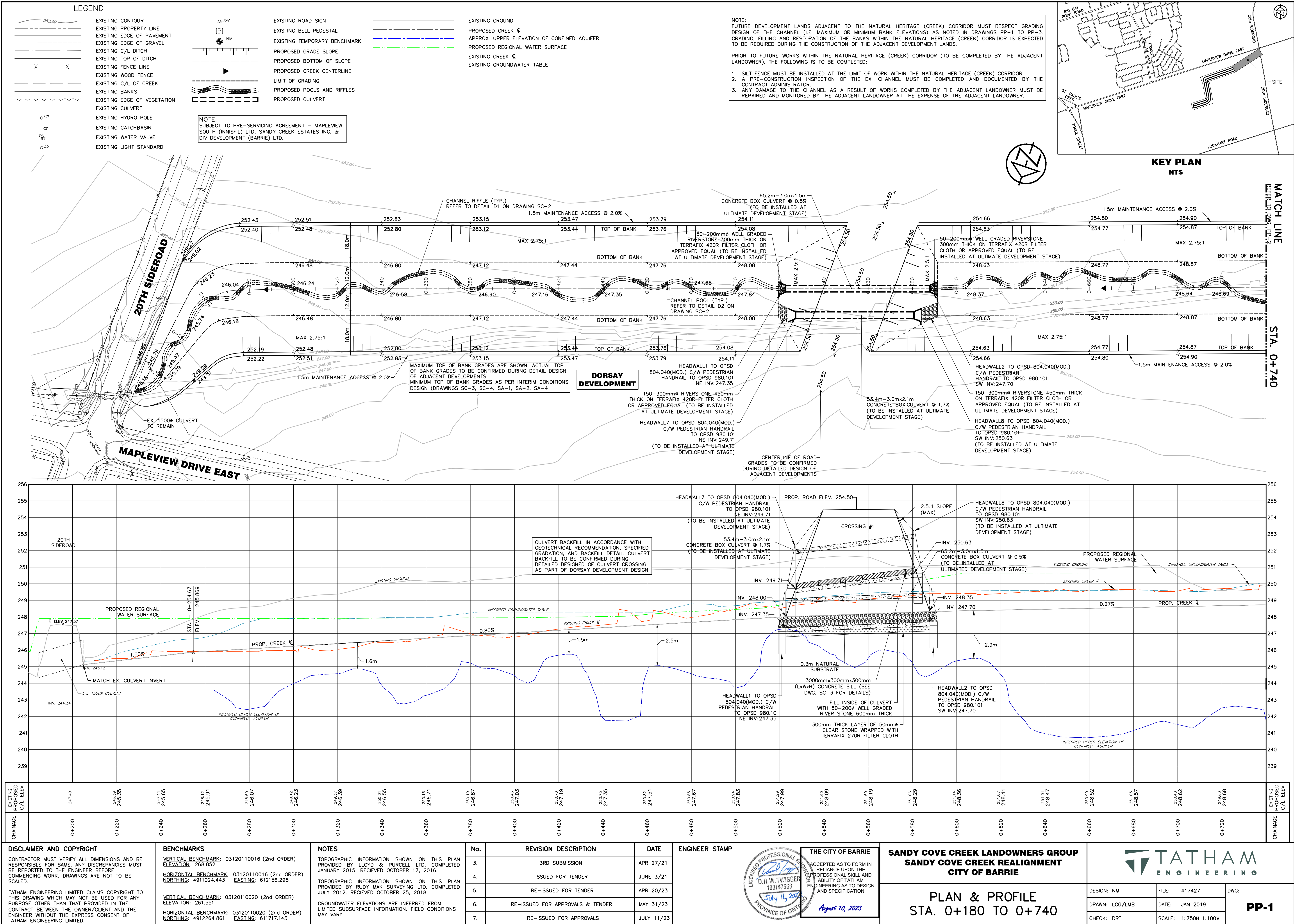
			
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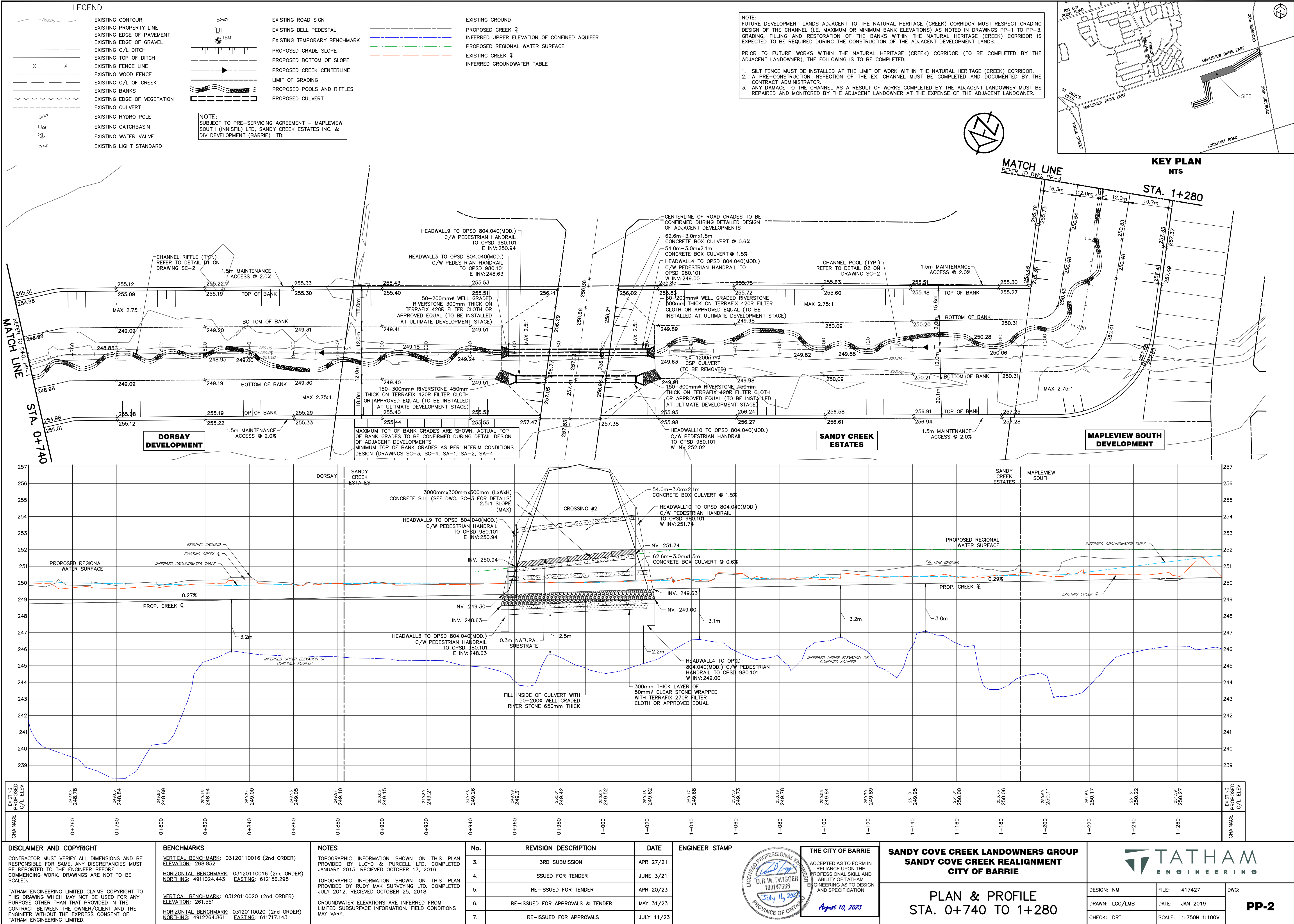


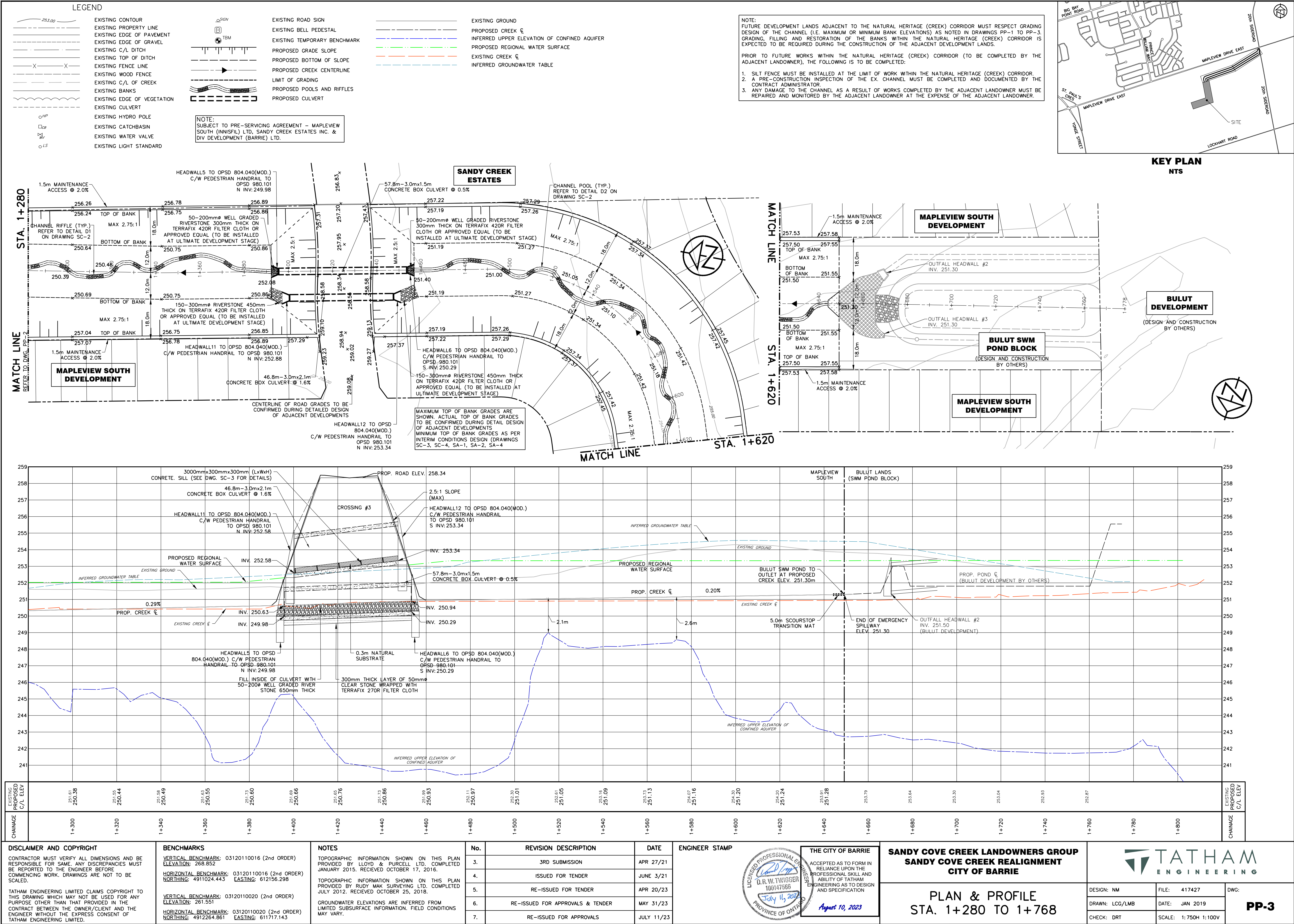
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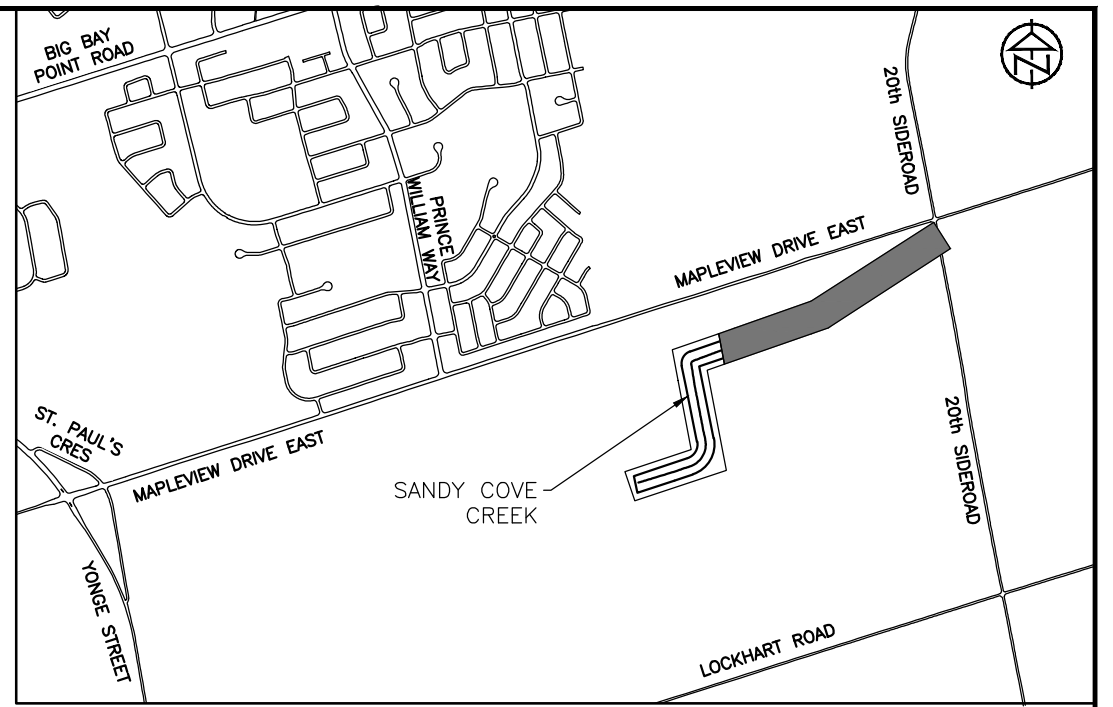
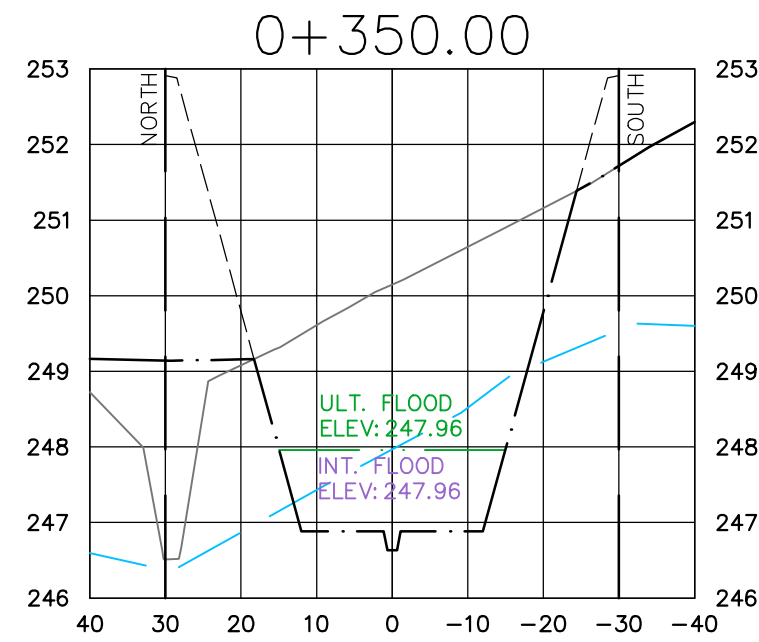
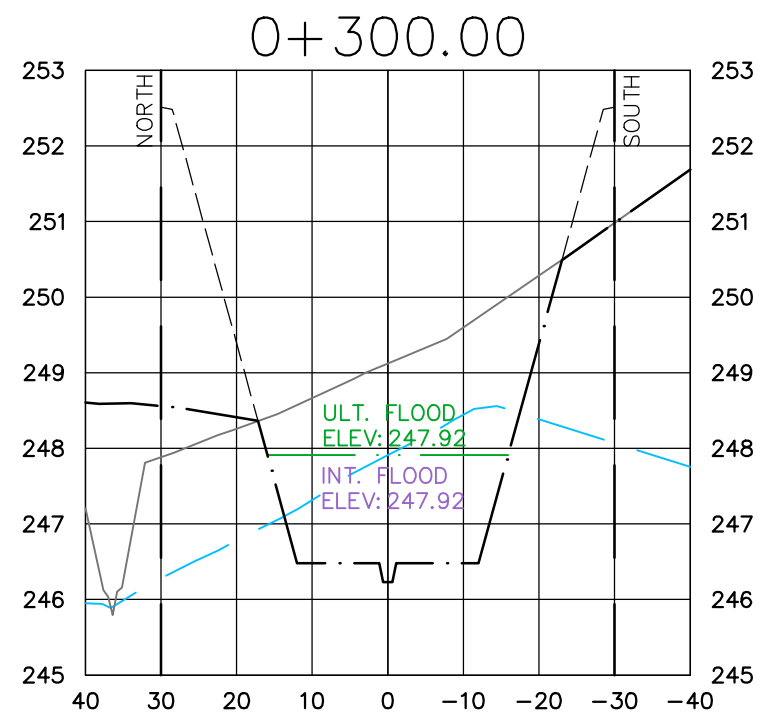
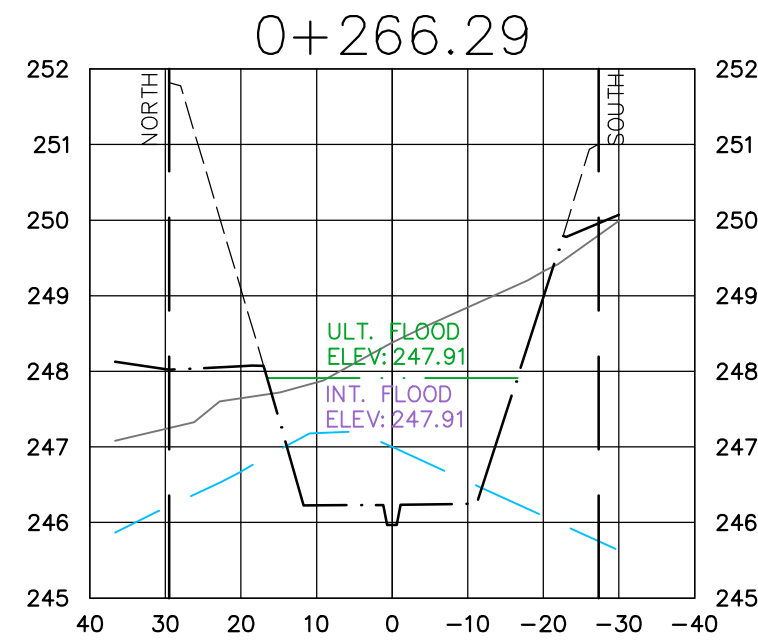
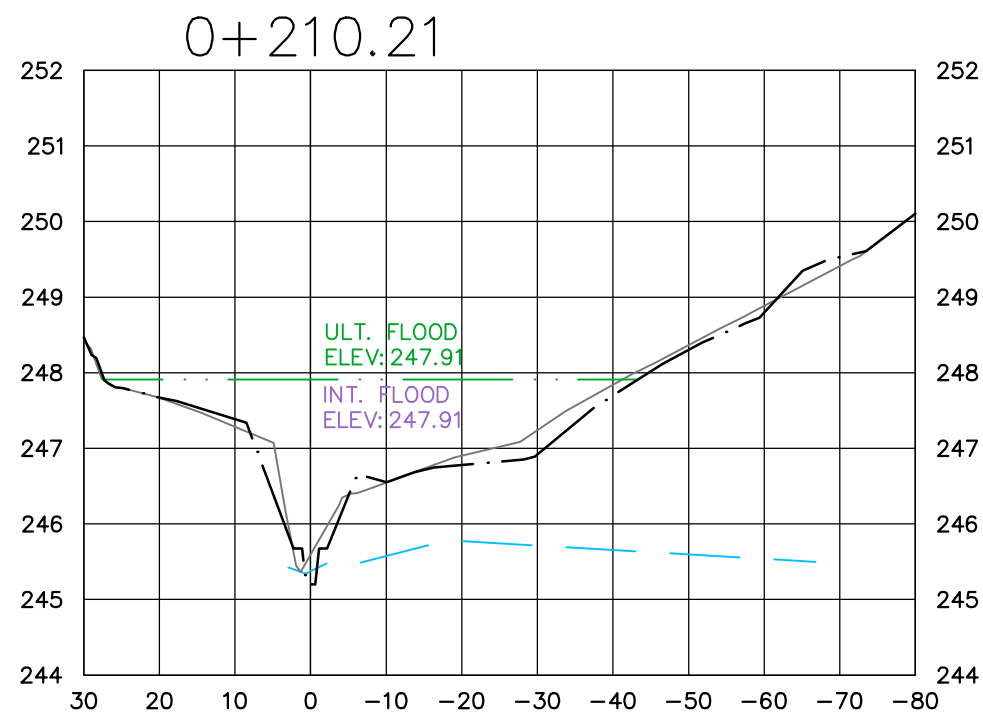


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KEY PLAN
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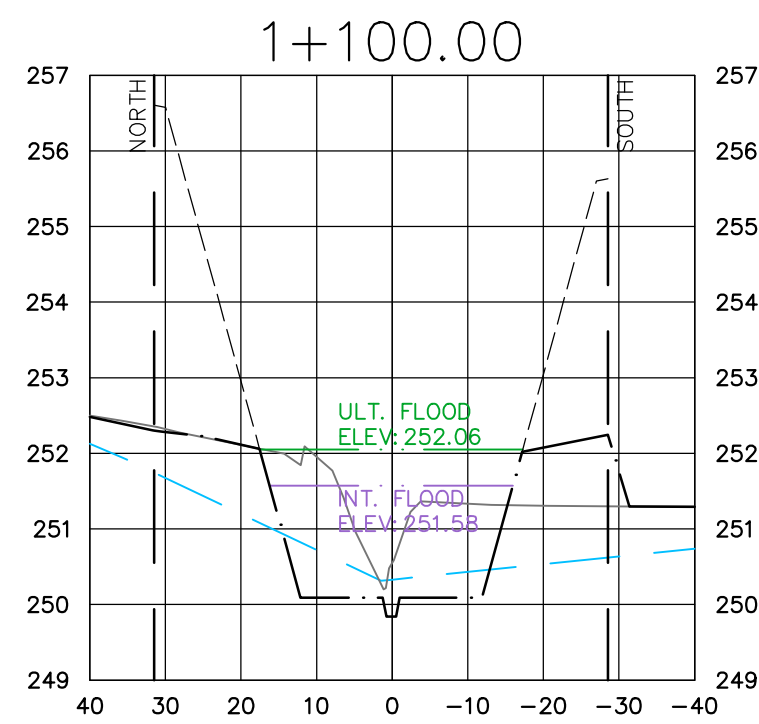
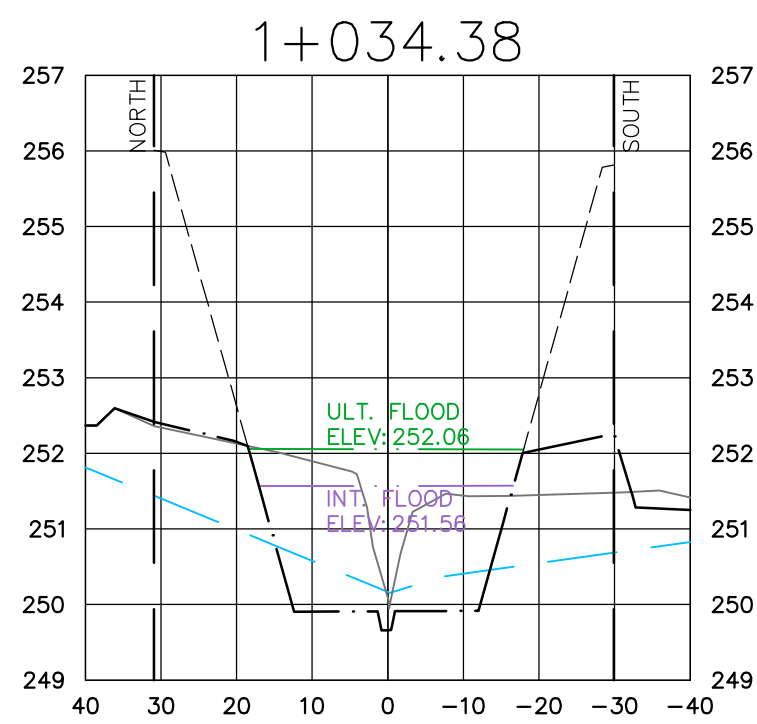
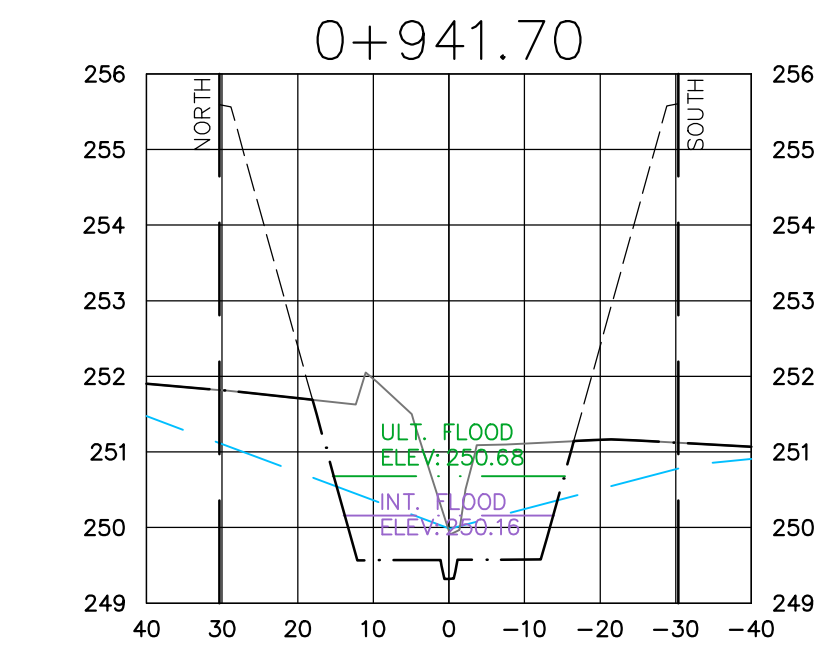
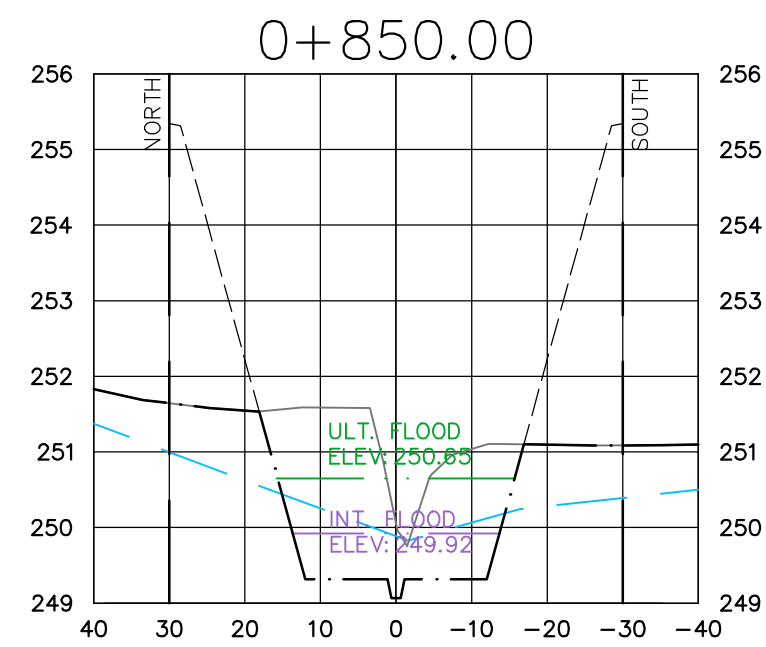
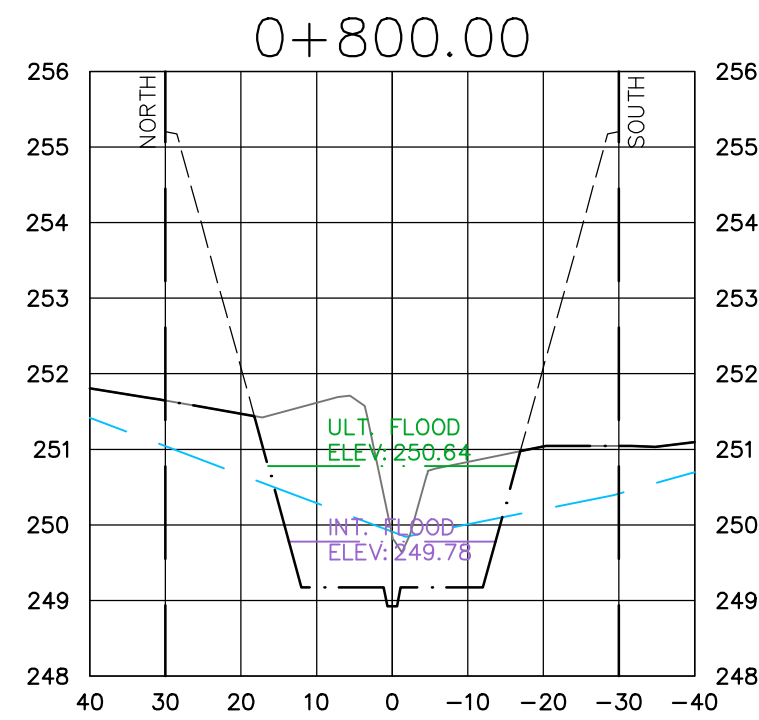
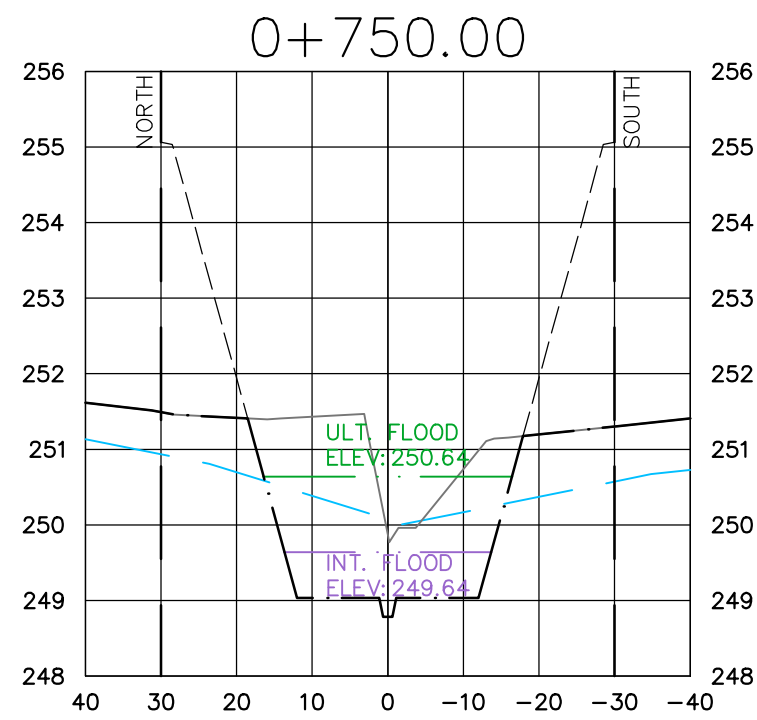
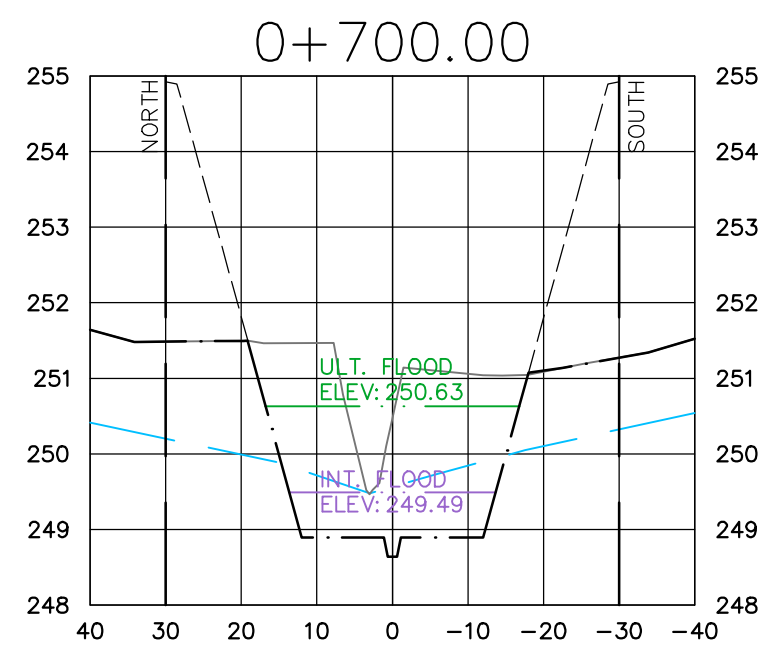
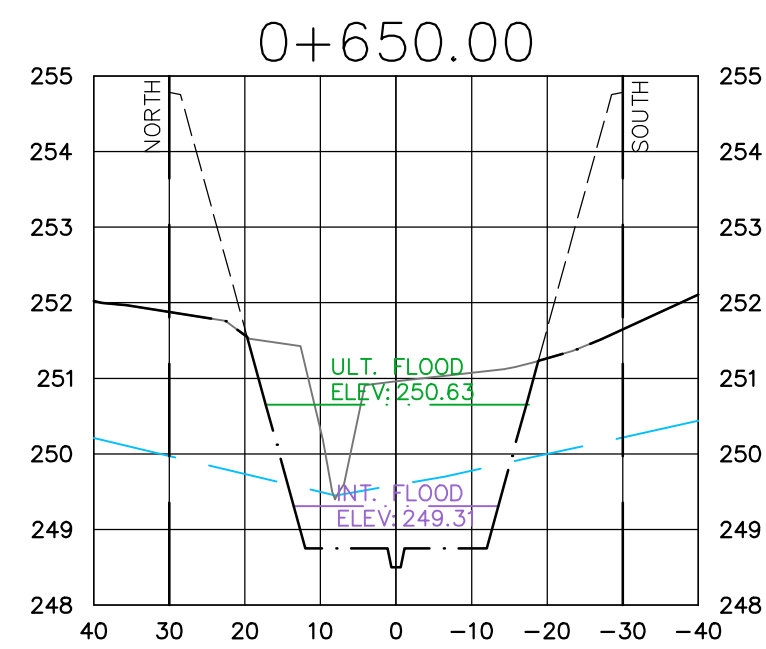
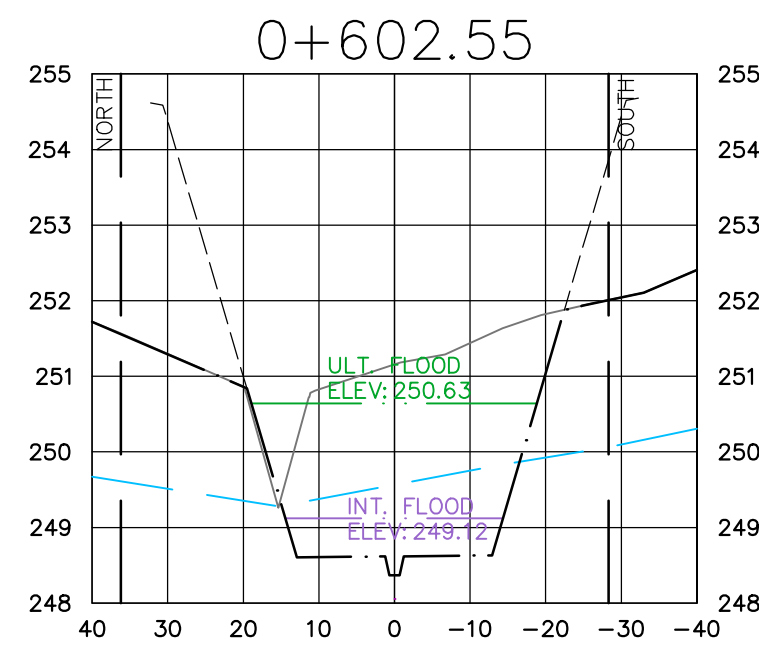
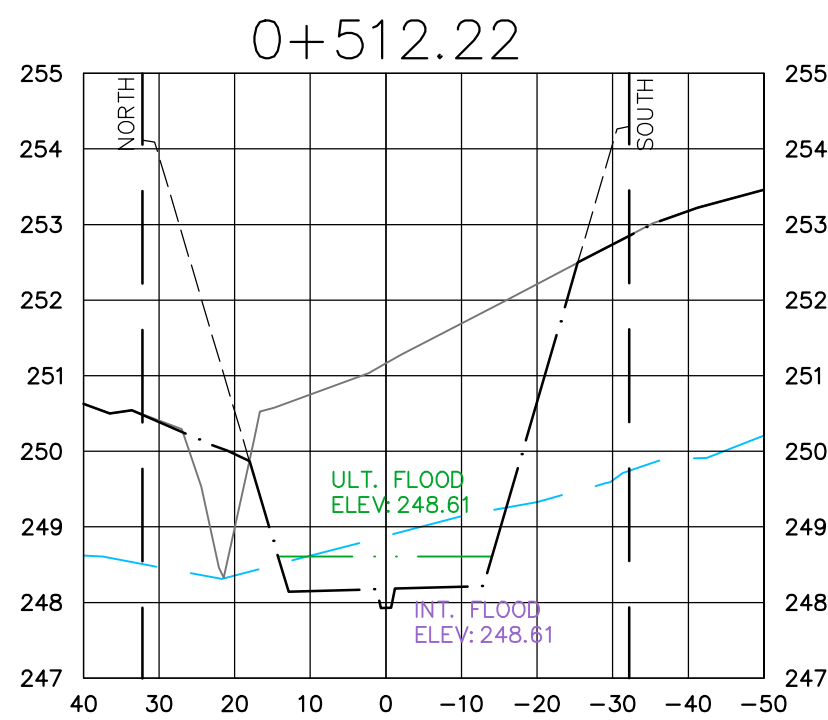
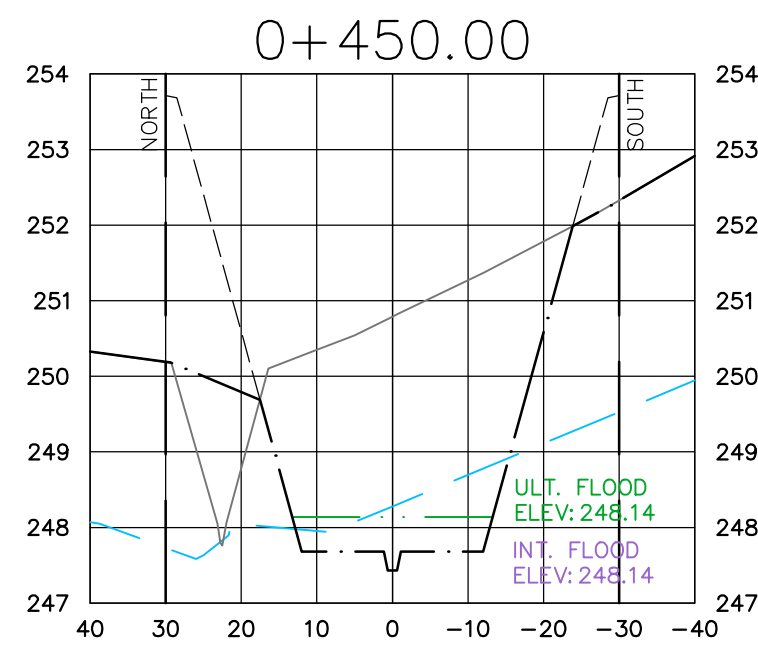
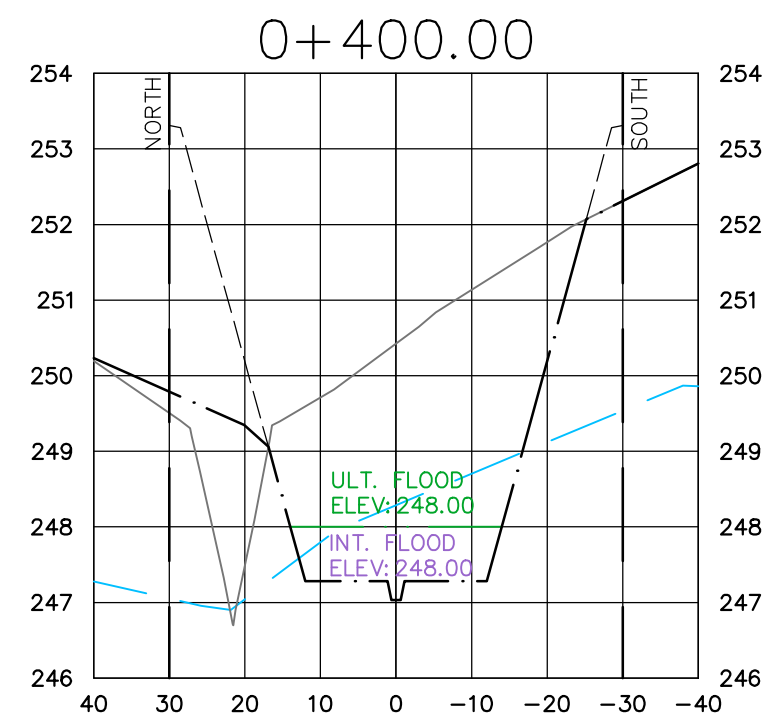
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BENCHMARKS

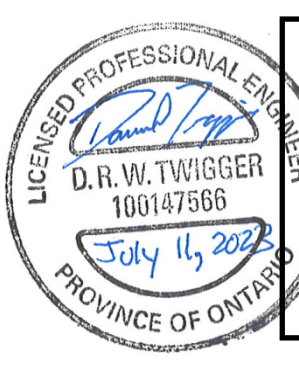
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ENGINEER STAMP



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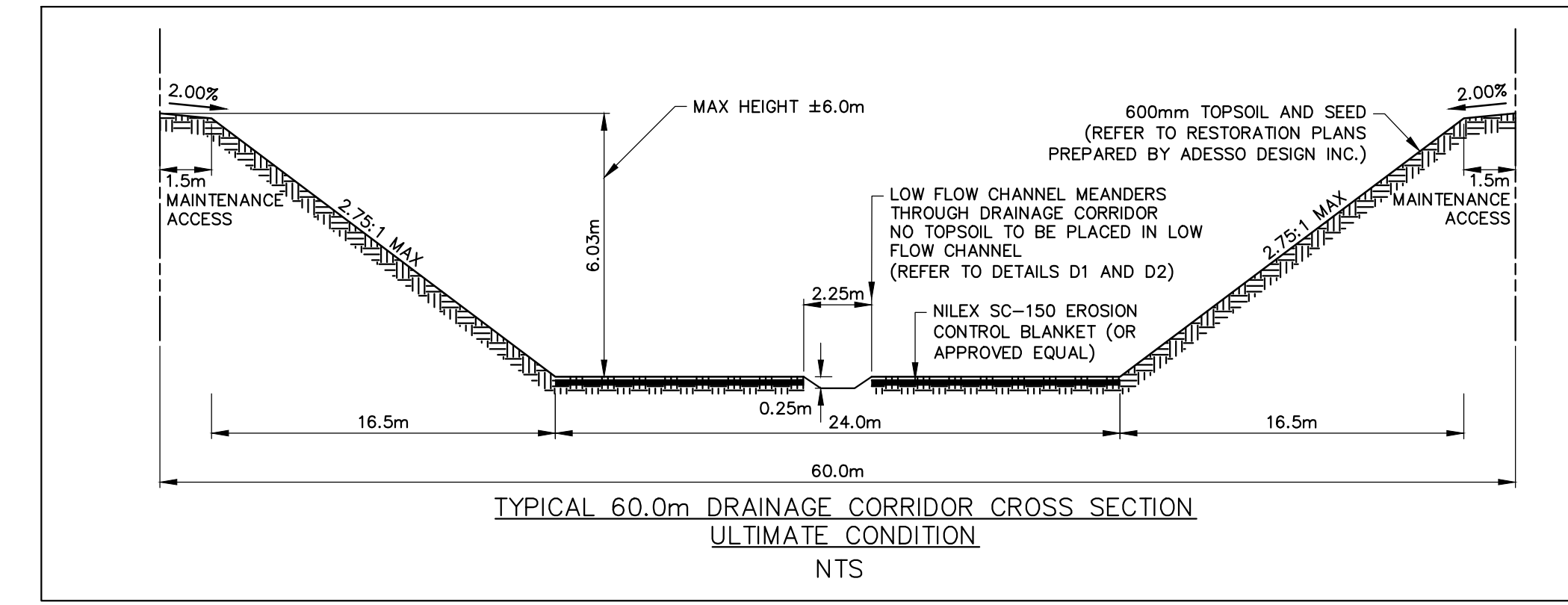
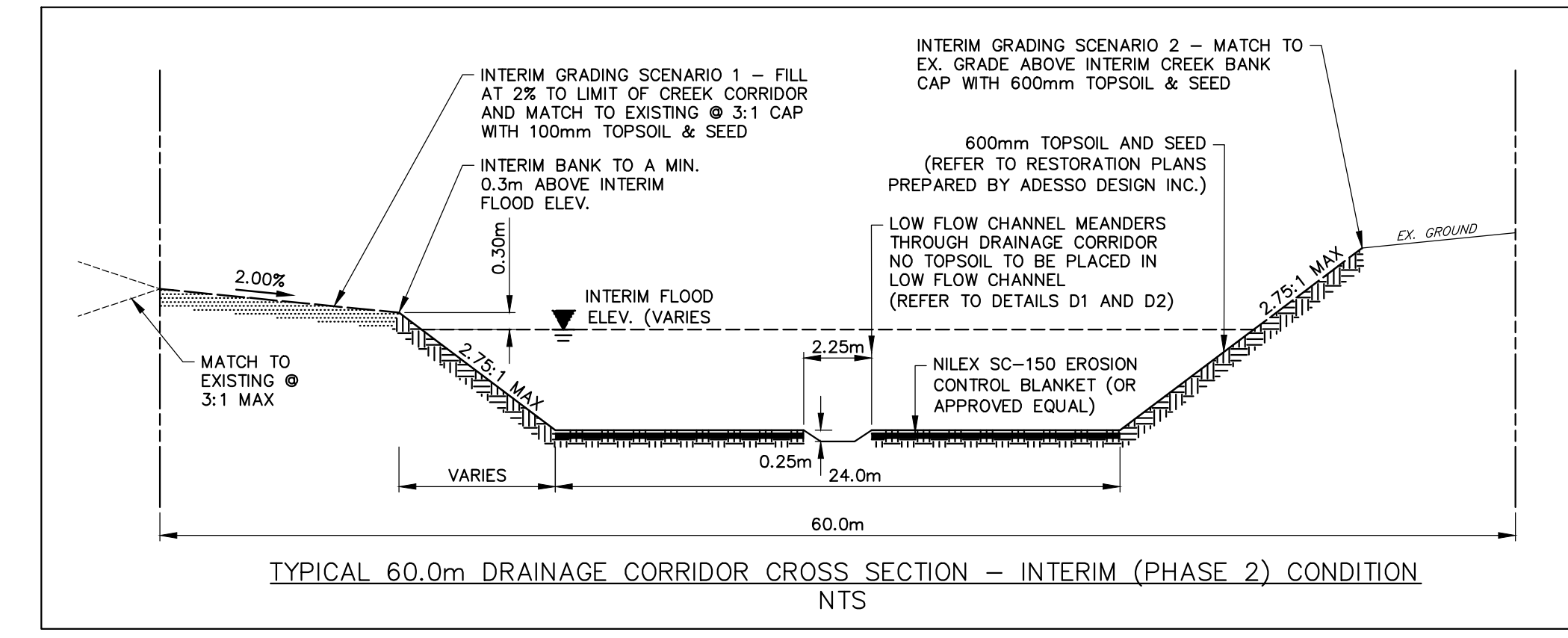
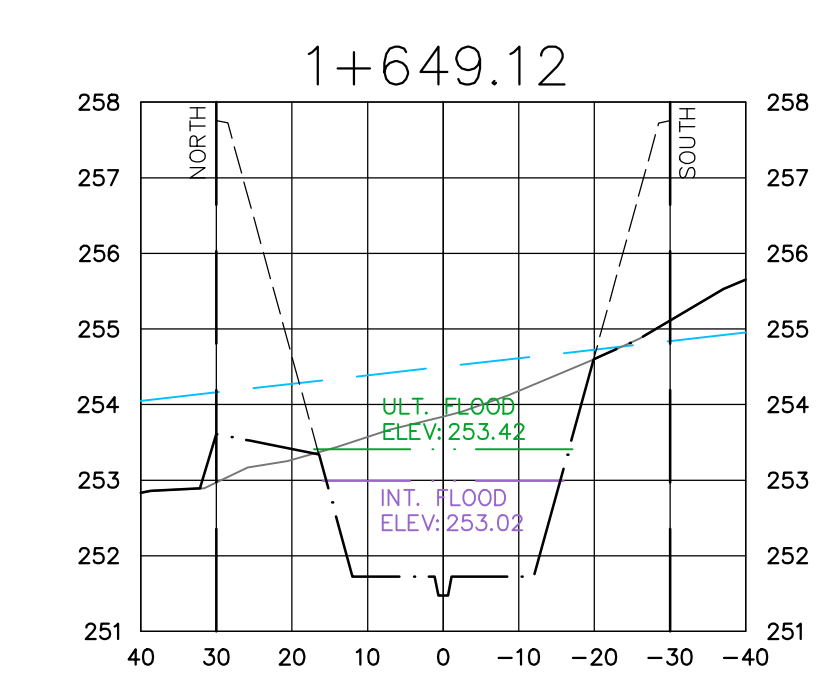
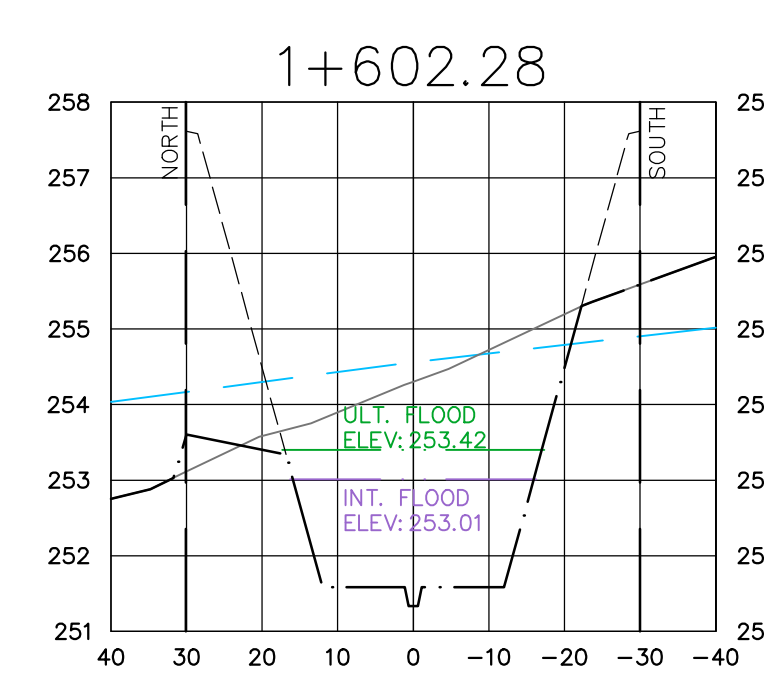
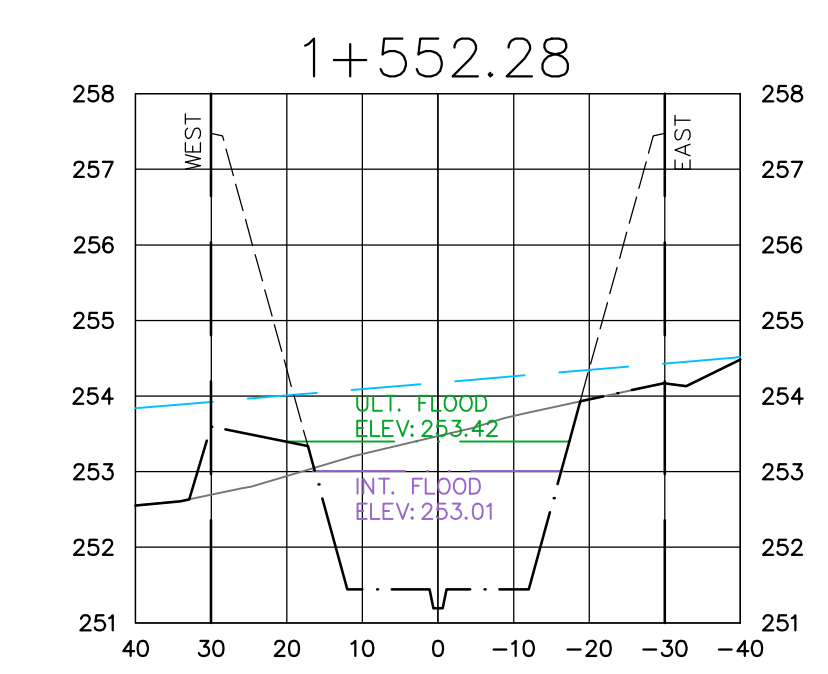
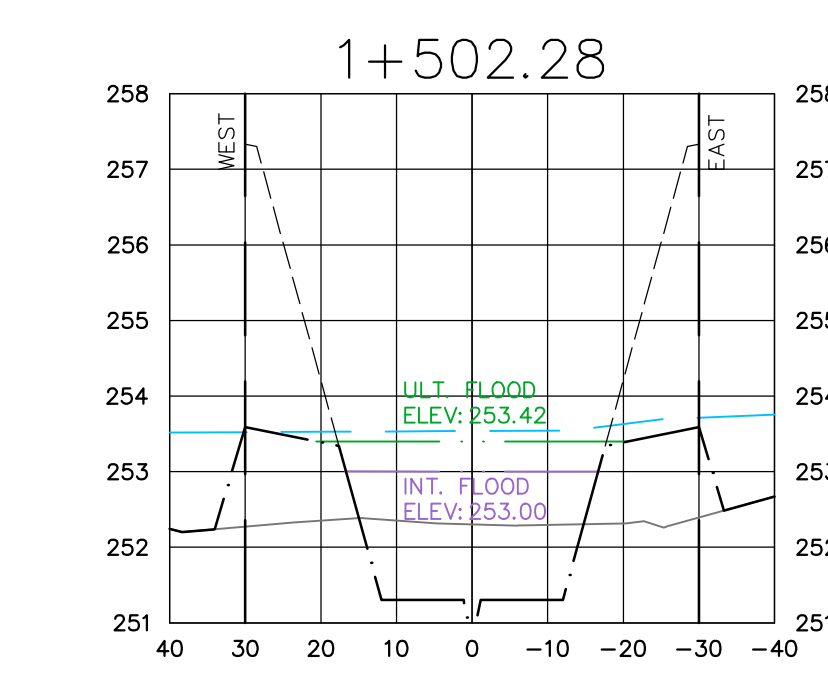
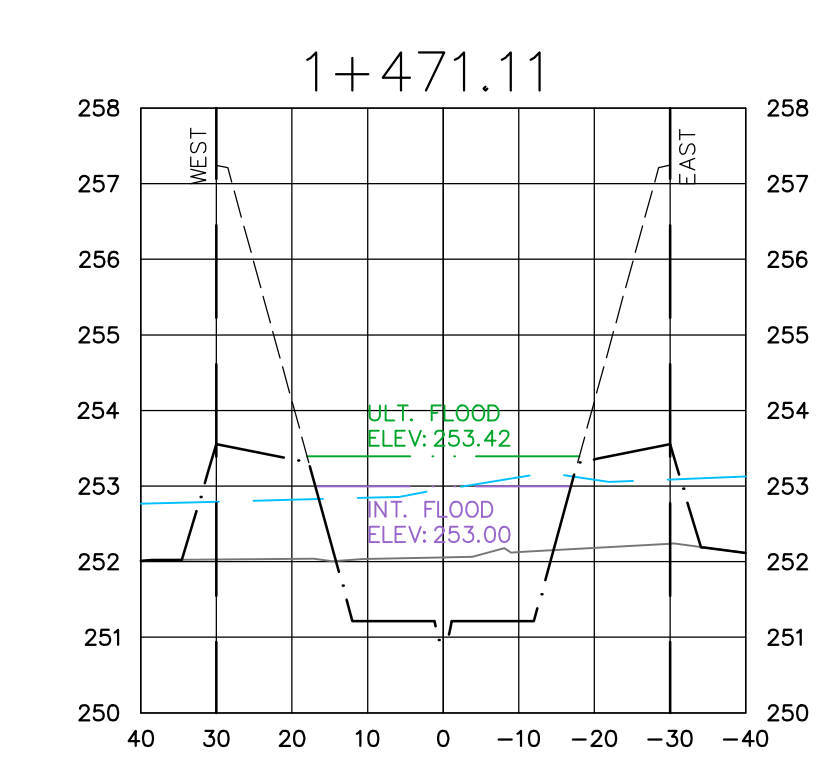
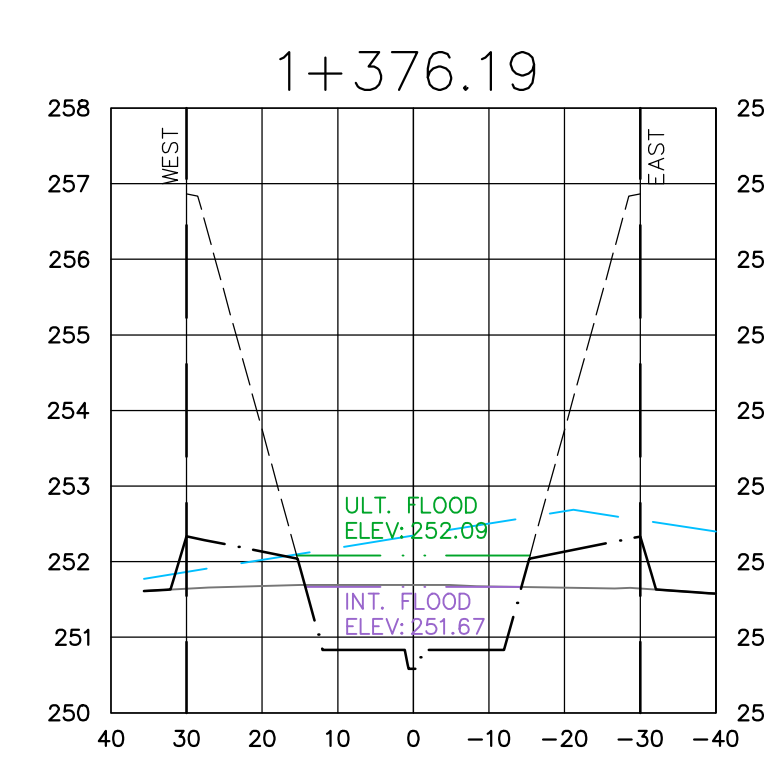
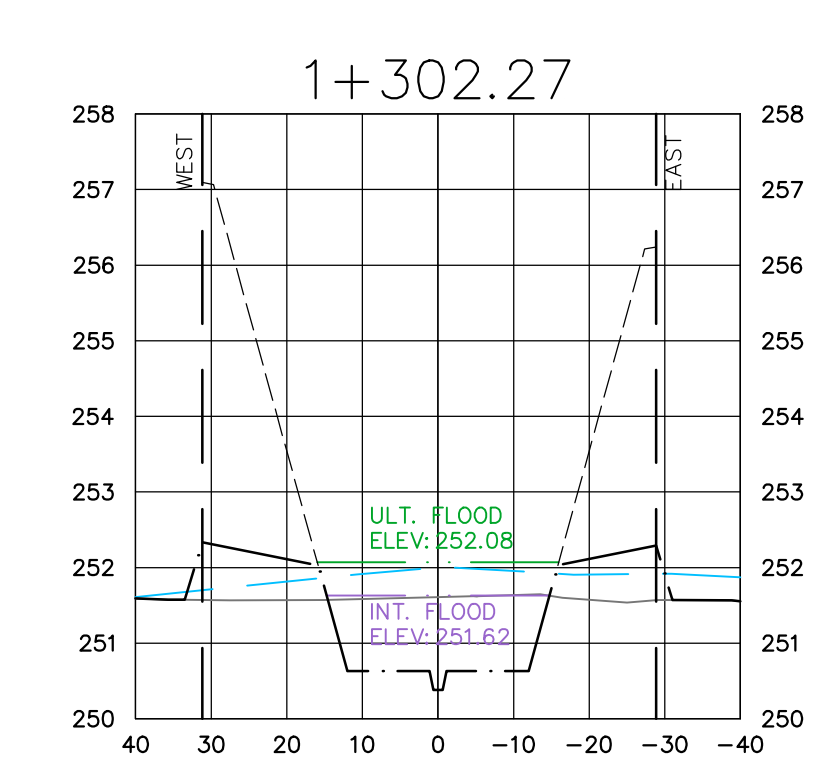
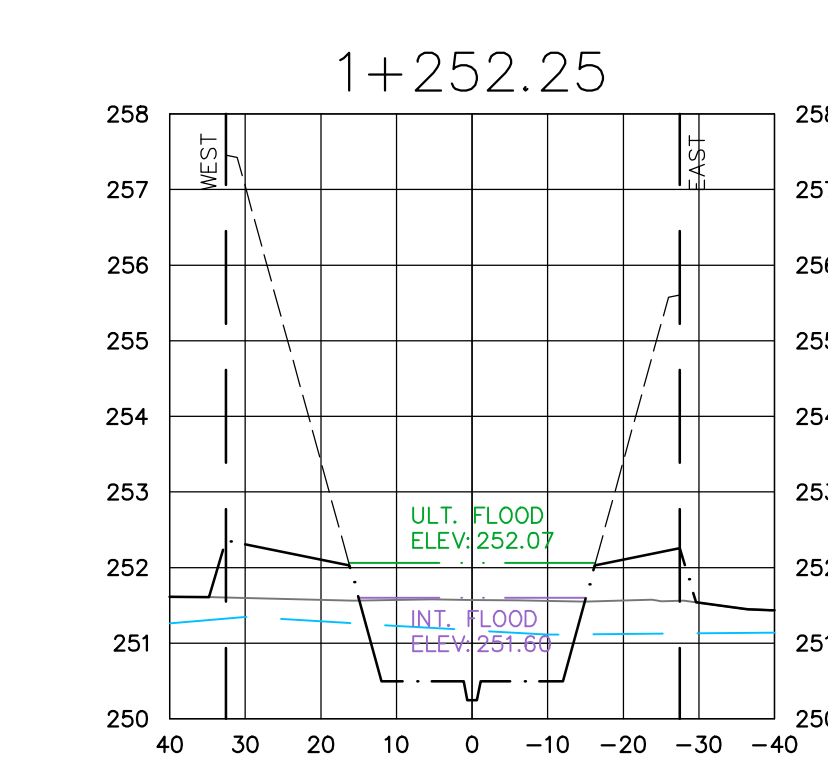
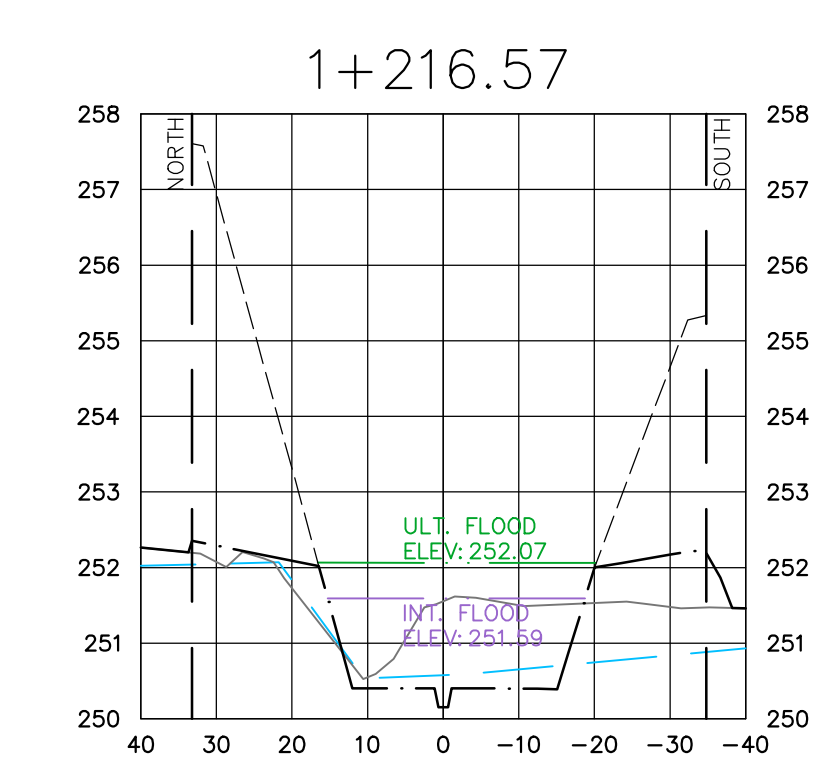
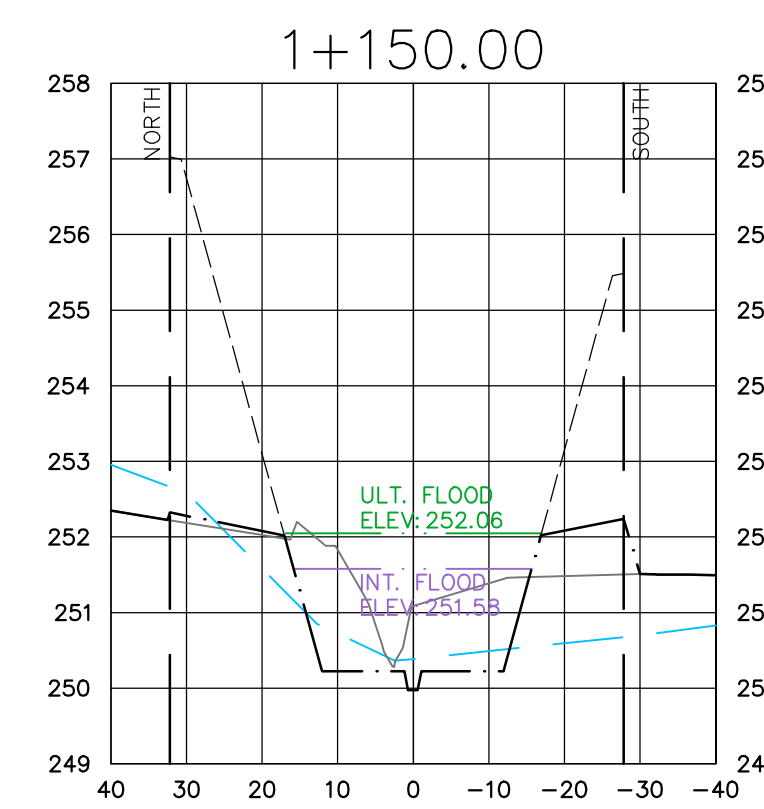
SANDY COVE CREEK LANDOWNERS GROUP
SANDY COVE CREEK REALIGNMENT
CITY OF BARRIE

SECTIONS
STA. 0+210.21 TO STA. 1+100
INTERIM & ULTIMATE CONDITIONS

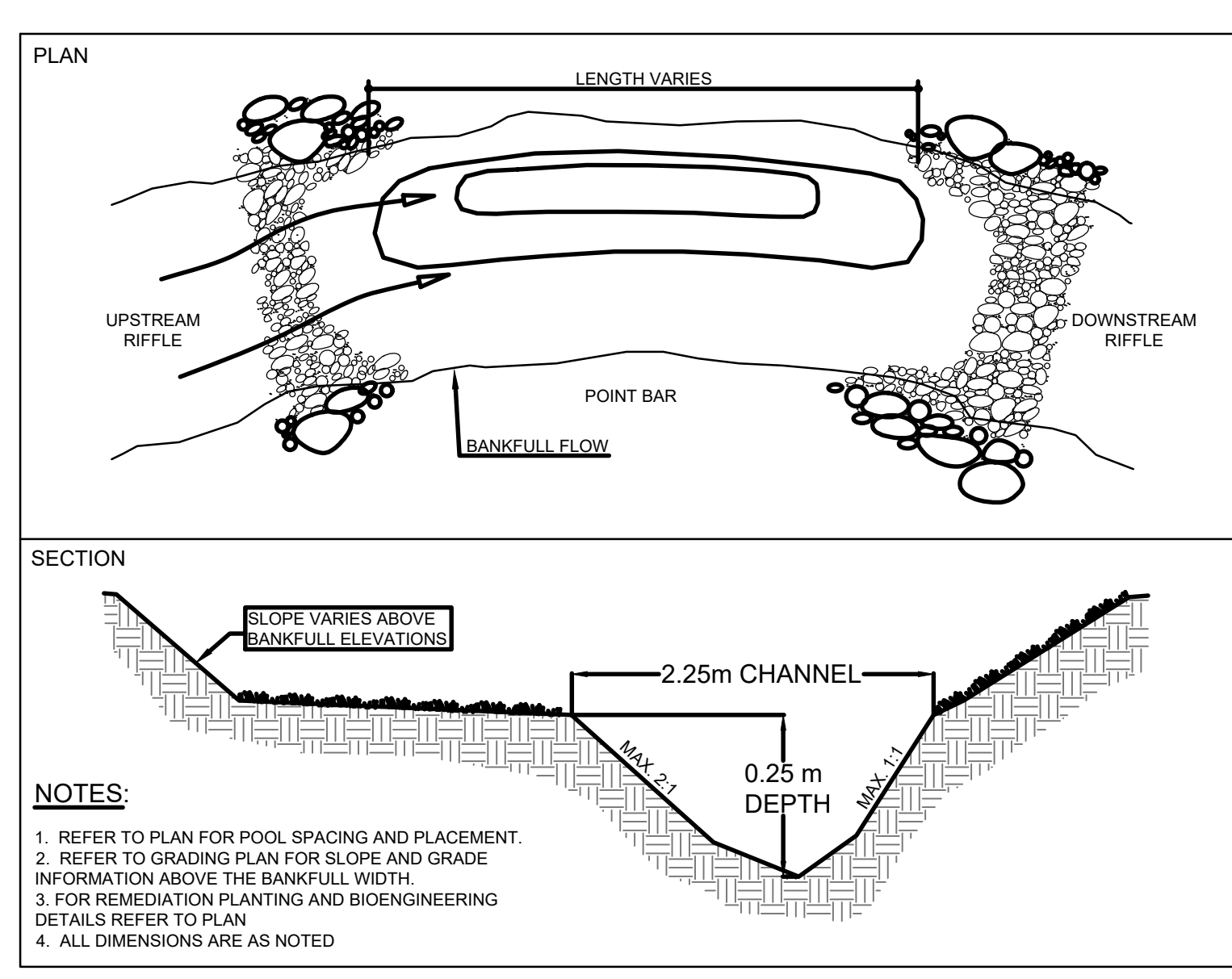
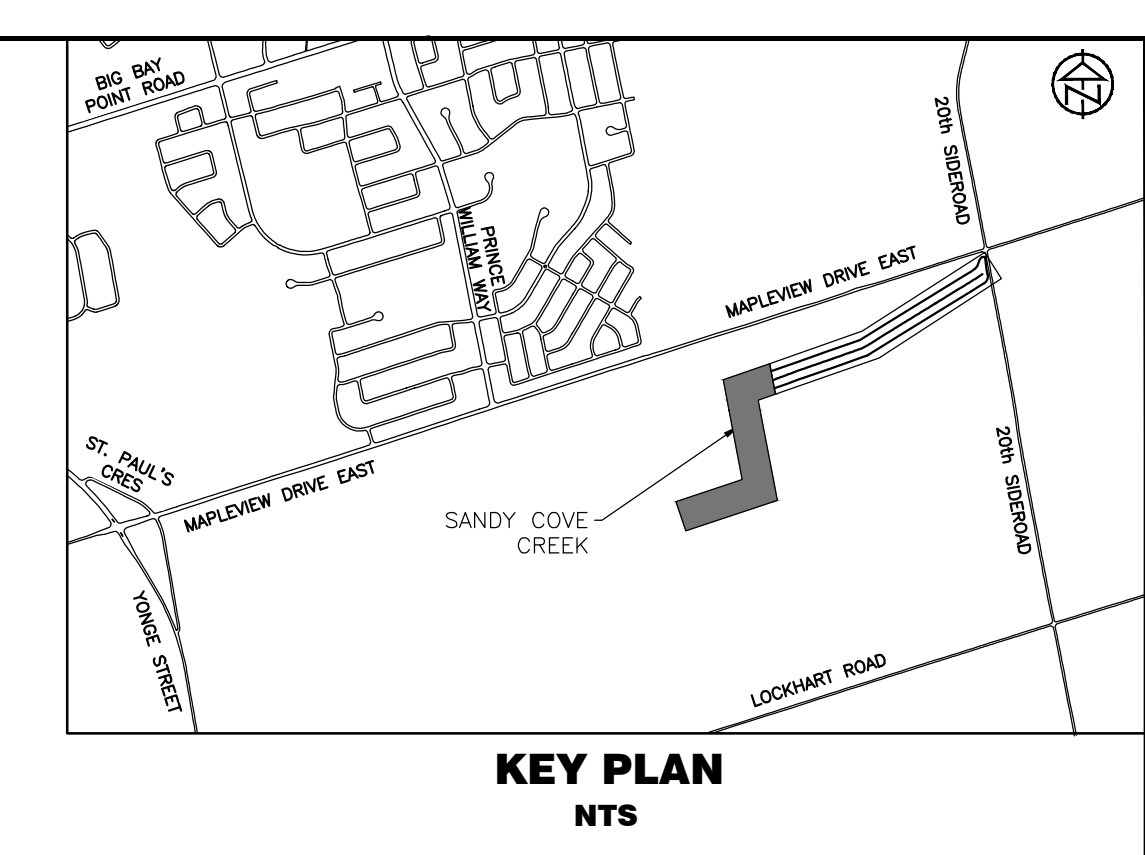


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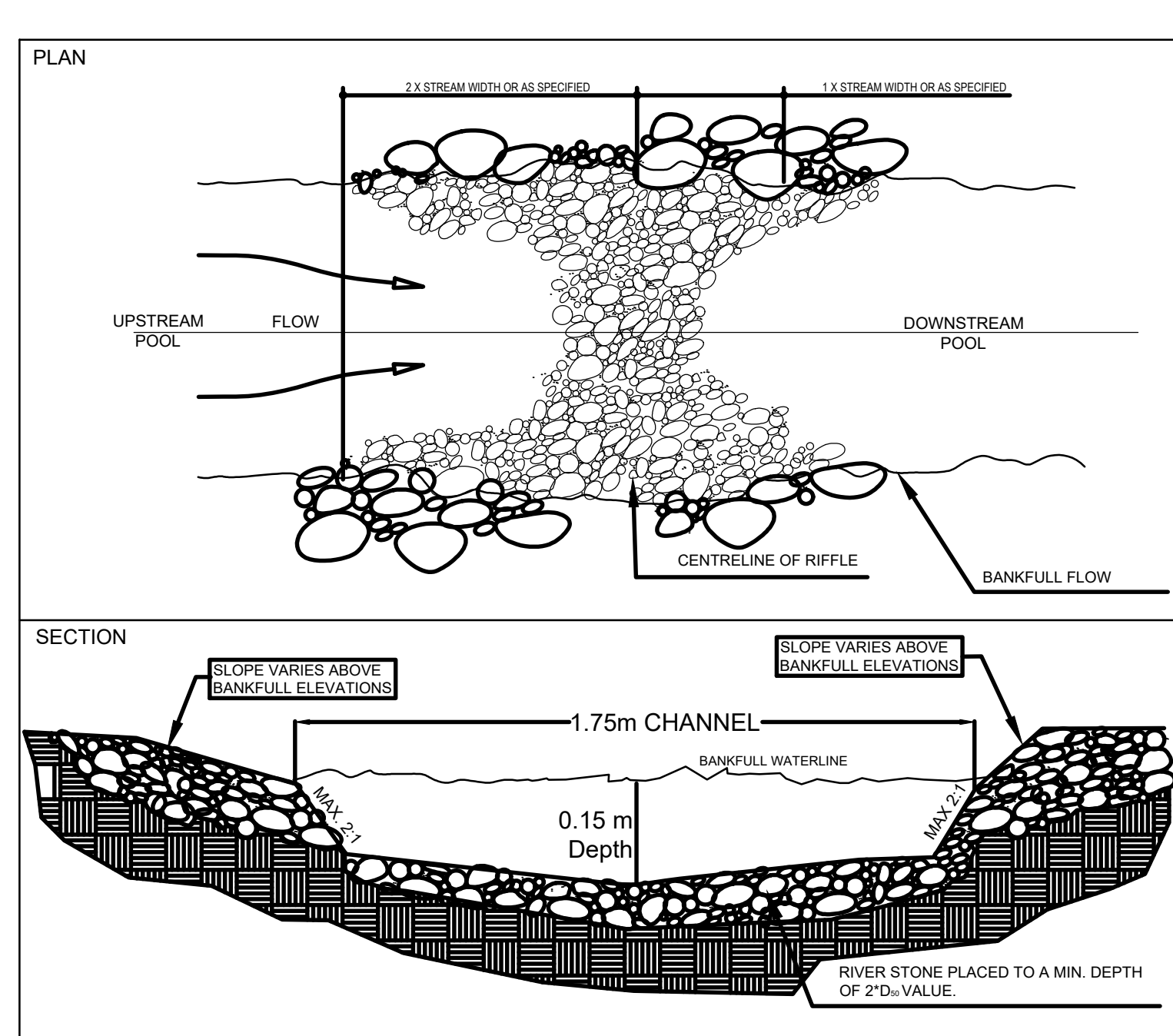
SC-1



STONE SIZING GRADATION 100mm RIFFLE STONE (mm)	
200-250	5%
150-200	15%
100-150	30%
50-100	25%
25-50	15%
GRANULAR B	10%
SUM	100%
ADD ADDITIONAL GRANULAR B TO FILL INTERSTITIAL VOIDS AS NECESSARY	



D2 CHANNEL POOL (TYPICAL)
N.T.S.
DETAIL PROVIDED BY WATER'S EDGE



D1 CHANNEL RIFFLE (TYPICAL)
N.T.S.
DETAIL PROVIDED BY WATER'S EDGE

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ENGINEER STAMP

D.R.W. TWIGGER
100147866
July 11, 2023
PROVINCE OF ONTARIO

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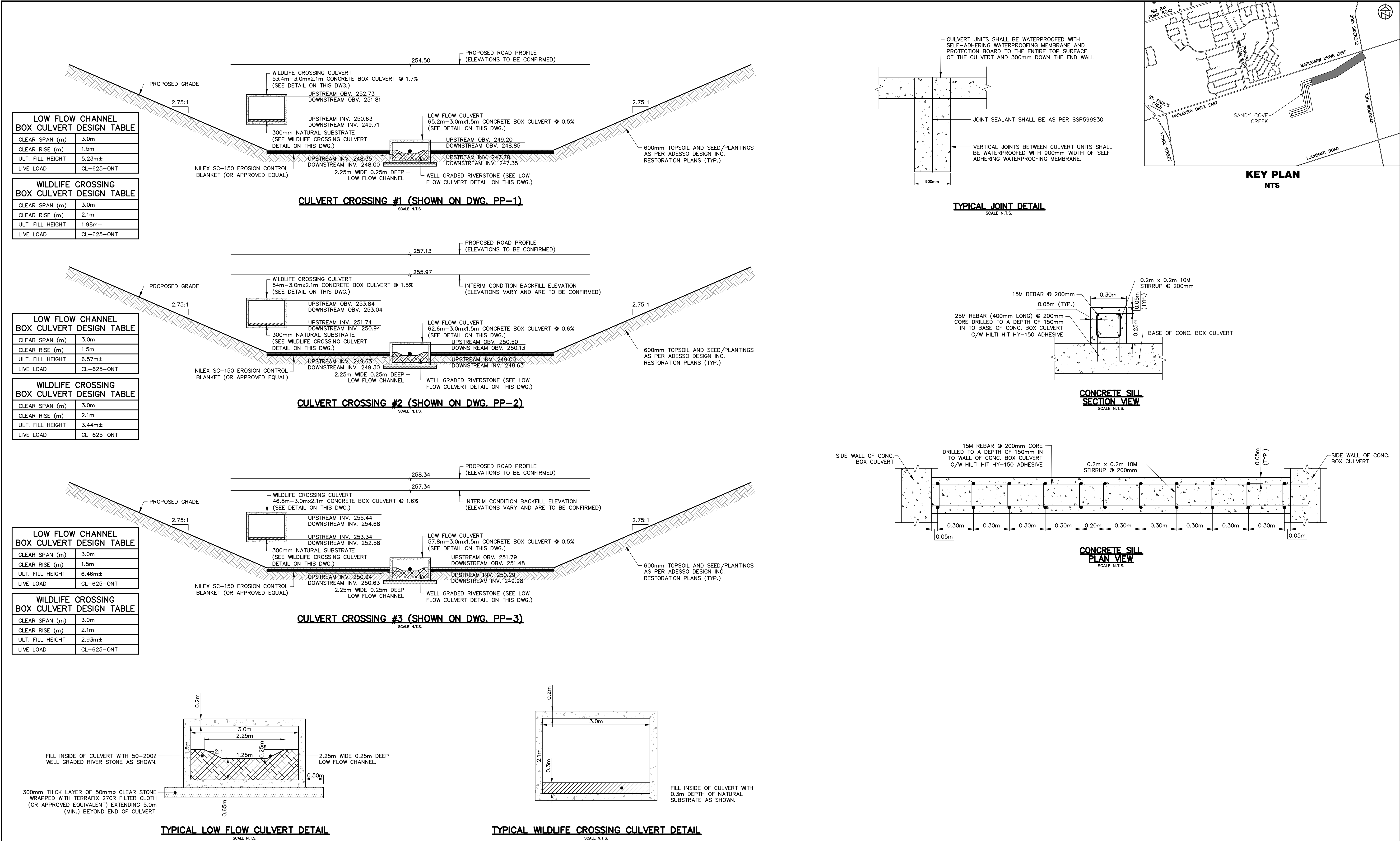
**SANDY COVE CREEK LANDOWNERS GROUP
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**SECTIONS AND DETAILS
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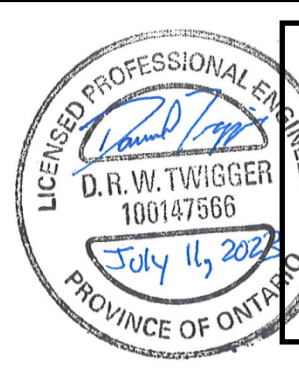
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NORTHING: 4912264.861 EASTING: 611717.143

NOTES

TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN PROVIDED BY LLOYD & PURCELL LTD. COMPLETED JANUARY 2015. RECEIVED OCTOBER 17, 2016.
TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN PROVIDED BY RUDY MAK SURVEYING LTD. COMPLETED JULY 2012. RECEIVED OCTOBER 25, 2018.
GROUNDWATER ELEVATIONS ARE INFERRED FROM LIMITED SUBSURFACE INFORMATION. FIELD CONDITIONS MAY VARY.

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
4.	ISSUED FOR TENDER	JUNE 3/21	
5.	RE-ISSUED FOR TENDER	APR 20/23	
6.	RE-ISSUED FOR APPROVALS & TENDER	MAY 31/23	
7.	RE-ISSUED FOR ADDENDUM 1	JUNE 14/23	
8.	RE-ISSUED FOR APPROVALS	JULY 7/23	



THE CITY OF BARRIE
ACCEPTED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF TATHAM ENGINEERING AS TO DESIGN AND SPECIFICATION
August 10, 2023

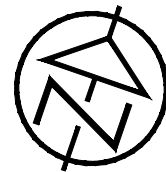
SANDY COVE CREEK LANDOWNERS GROUP
SANDY COVE CREEK REALIGNMENT
CITY OF BARRIE

CULVERT CROSSING SECTIONS
& DETAILS

DESIGN: NM	FILE: 417427	DWG:
DRAWN: LCG/LMB	DATE: JAN 2019	
CHECK: DRT	SCALE: AS NOTED	

SC-3

NOTE:
SUBJECT TO PRE-SERVICING AGREEMENT - MAPLEVIEW SOUTH (INNISFIL) LTD, SANDY CREEK ESTATES INC. & DIV DEVELOPMENT (BARRIE) LTD.

**SA-1**

LEGEND

EXISTING CONTOUR	
EXISTING BELL PEDESTAL	
EXISTING HYDRO POLE	
EXISTING CULVERT	
EXISTING BOREHOLE/MONITORING WELL #	
HEAVY DUTY SILT FENCE (BSD-23E)	
FIBRE ROLL FLOW CHECK DAM (OPSD 219.191)	
PROPOSED SWALE	
CREEK MEANDER	

NOTES

- I HAVE REVIEWED THE PLANS FOR THE PRE-GRADING AS DEPICTED ON DRAWINGS SA-1 TO SA-2 AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.
- STOCKPILE LOCATIONS TO BE CONFIRMED IN THE FIELD WITH THE CONTRACT ADMINISTRATOR.

SITE DATA TABLE

TOTAL SITE AREA:	9.02 Ha
SITE ALTERATION AREA (PHASE 2):	4.02 Ha
EXISTING LAND USE:	AGRICULTURAL
PROPOSED LAND USE:	CREEK CORRIDOR
PREDOMINANT SOIL TYPE:	SAND

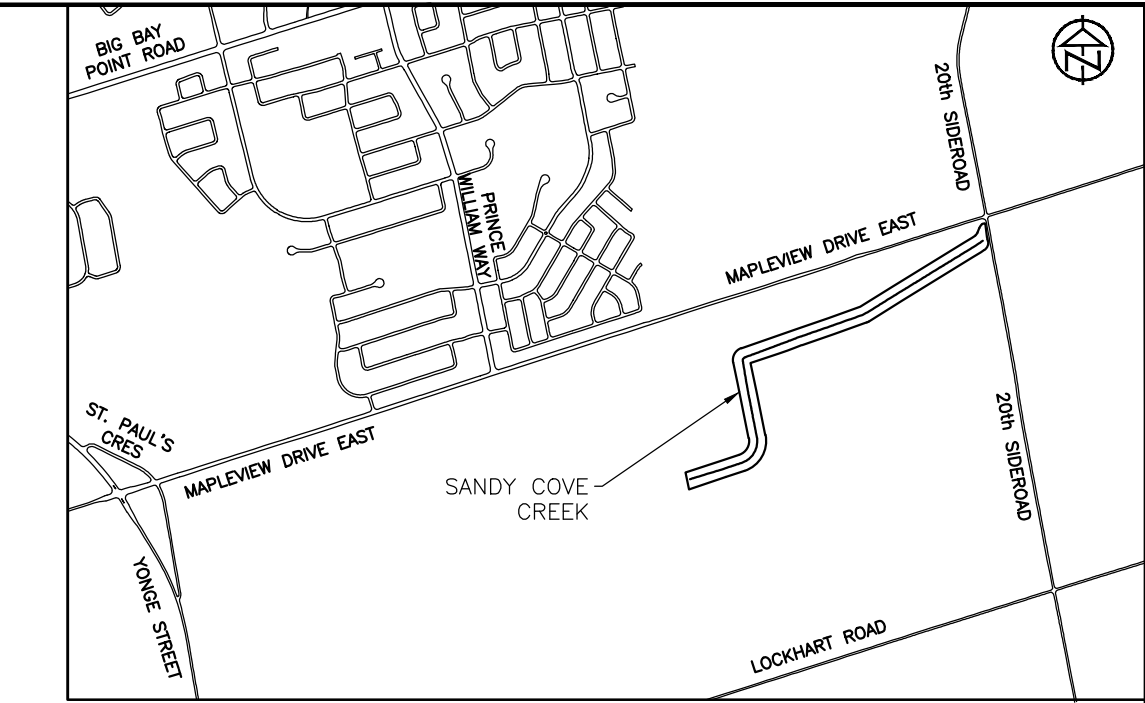
PHASE 2 - ESTIMATED CONSTRUCTION SCHEDULE

ACTIVITY:	EST. START DATE:	EST. COMPLETION DATE:
1. INSTALL SILT FENCE	TBD	TBD
2. STRIP & STOCKPILE TOPSOIL	TBD	TBD
3. EARTHWORKS	TBD	TBD

DORSAY DEVELOPMENT

MAPLEVIEW DRIVE EAST

KEY PLAN
NTS



SANDY CREEK ESTATES

54.0m-5.0m x 2.1m
CONCRETE BOX
CULVERT @ 1.5%
W INV: 251.74
E INV: 250.94

62.6m-3.0m x 1.5m @
CONCRETE BOX
CULVERT @ 0.6%
W INV: 249.00
E INV: 248.63

NOTE:
SUBJECT TO PRE-SERVICING AGREEMENT - MAPLEVIEW
SOUTH (INNISFIL) LTD, SANDY CREEK ESTATES INC. &
DIV DEVELOPMENT (BARRIE) LTD.

DISCLAIMER AND COPYRIGHT

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TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.

BENCHMARKS

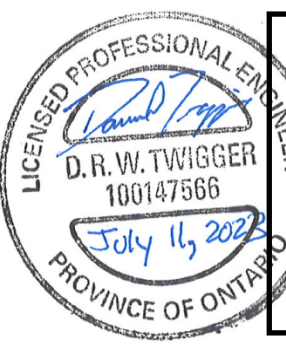
VERTICAL BENCHMARK: 03120110016 (2nd ORDER)
ELEVATION: 268.852
HORIZONTAL BENCHMARK: 03120110016 (2nd ORDER)
NORTHING: 4911024.443 EASTING: 612156.298
VERTICAL BENCHMARK: 03120110020 (2nd ORDER)
ELEVATION: 261.551
HORIZONTAL BENCHMARK: 03120110020 (2nd ORDER)
NORTHING: 4912264.661 EASTING: 611717.143

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TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN PROVIDED BY RUDY MAK SURVEYING LTD. COMPLETED JULY 2012. RECEIVED OCTOBER 25, 2018.
SITE PLAN PREPARED BY KLM PLANNING PARTNERS INC. RECEIVED SEPTEMBER 11th, 2018.

No.	REVISION DESCRIPTION	DATE
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4.	RE-ISSUED FOR TENDER	APR 20/23
5.	RE-ISSUED FOR APPROVALS & TENDER	MAY 31/23
6.	RE-ISSUED FOR APPROVALS	JULY 11/23

ENGINEER STAMP



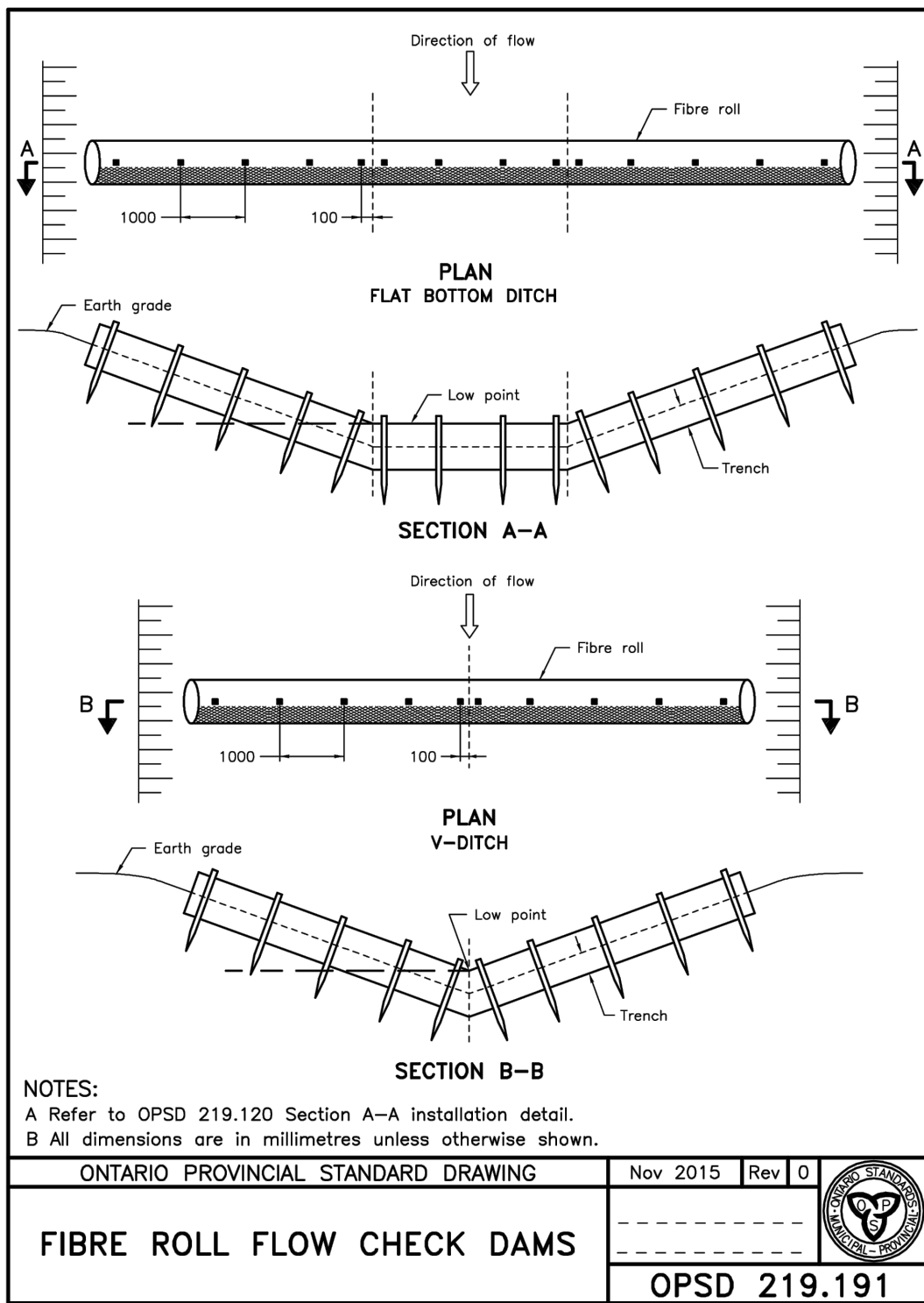
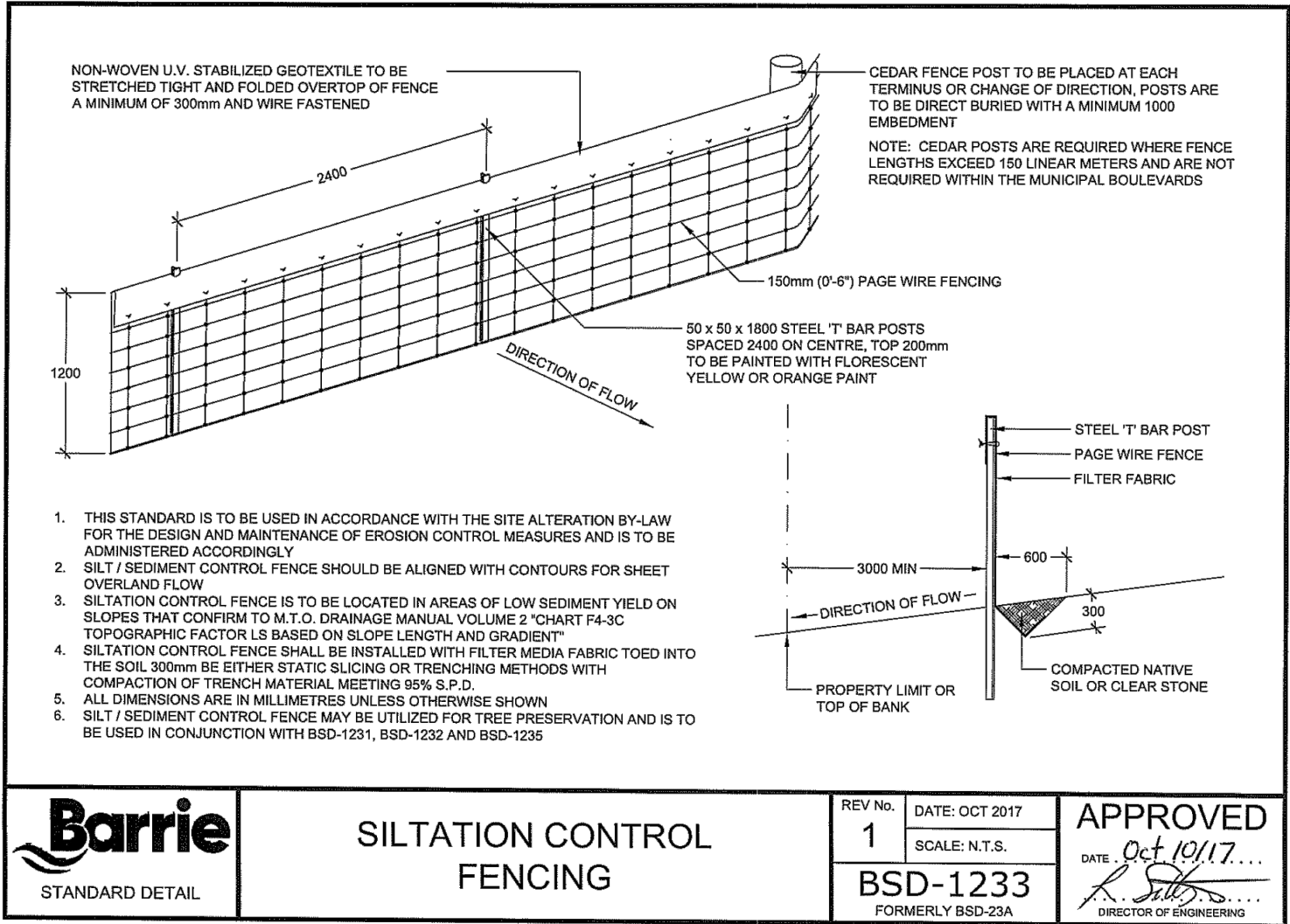
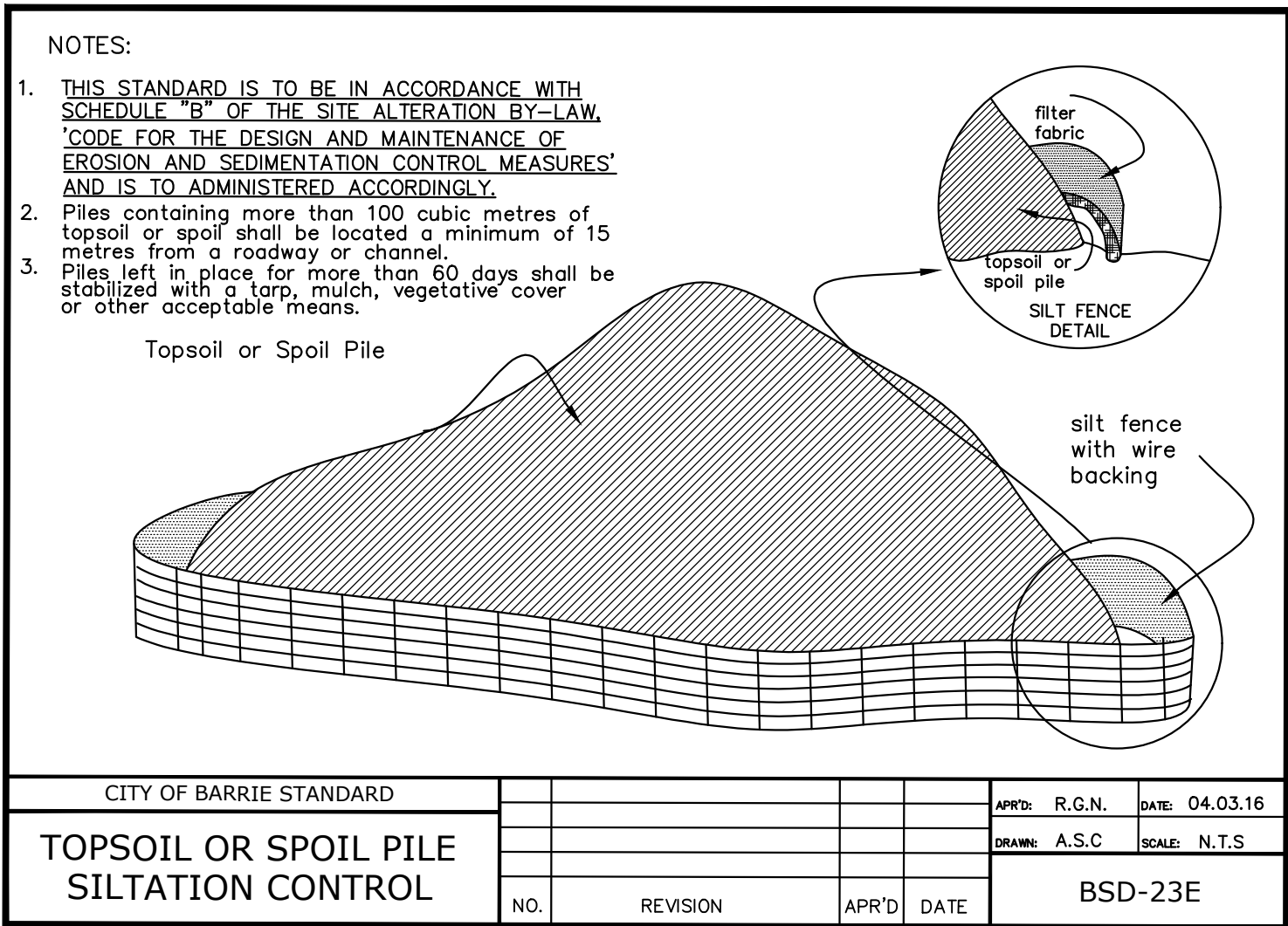
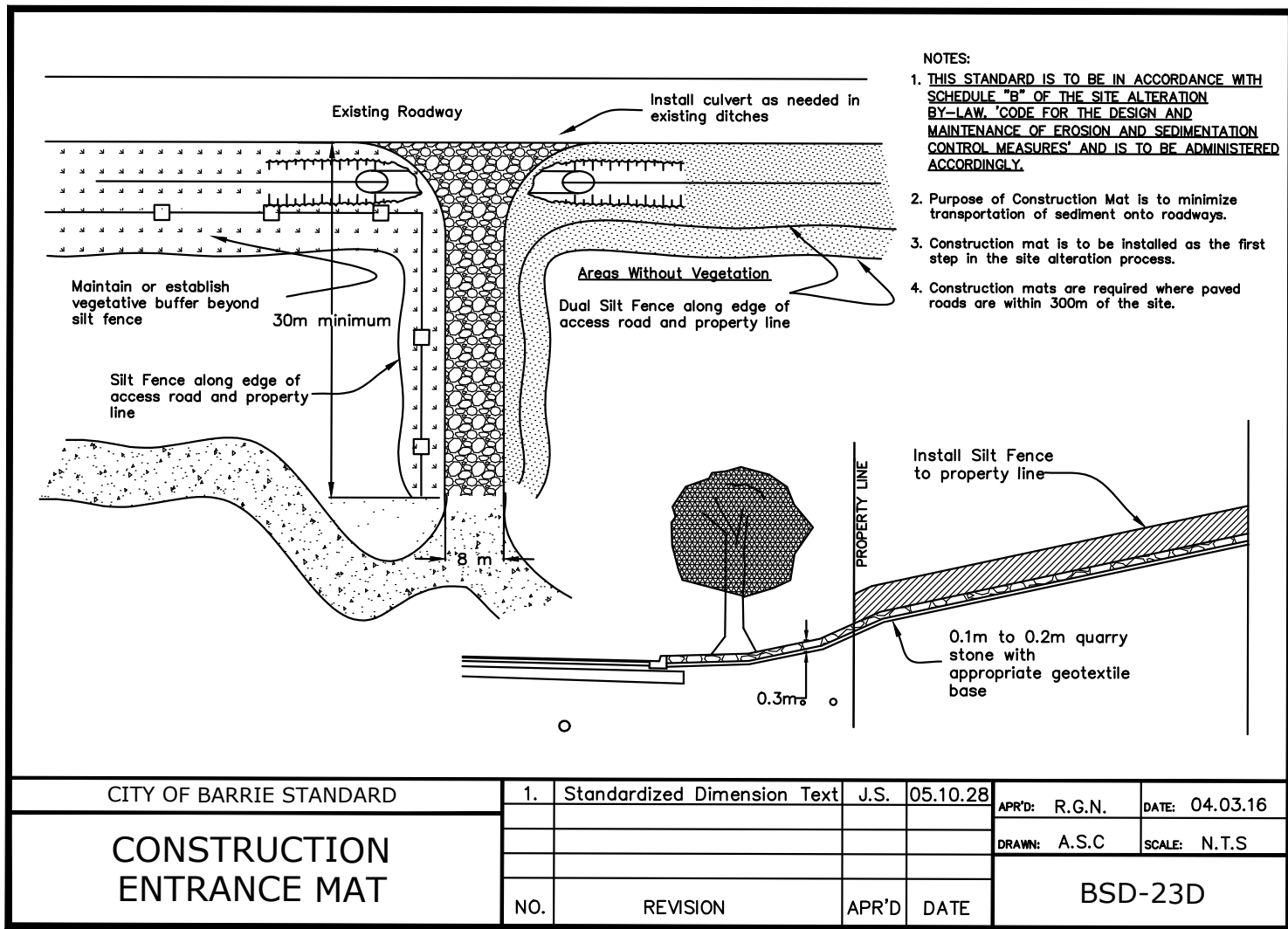
THE CITY OF BARRIE
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ENGINEERING AS TO DESIGN
AND SPECIFICATION
August 10, 2023

SANDY COVE CREEK LANDOWNERS GROUP
SANDY COVE CREEK REALIGNMENT
CITY OF BARRIE

SITE ALTERATION PLAN
INTERIM (PHASE 2) CONDITION



DESIGN: NM	FILE: 417427	DWG: SA-2
DRAWN: LCG/LMB	DATE: AUG 2019	
CHECK: DRT	SCALE: 1:1000	



EROSION & SEDIMENT CONTROL

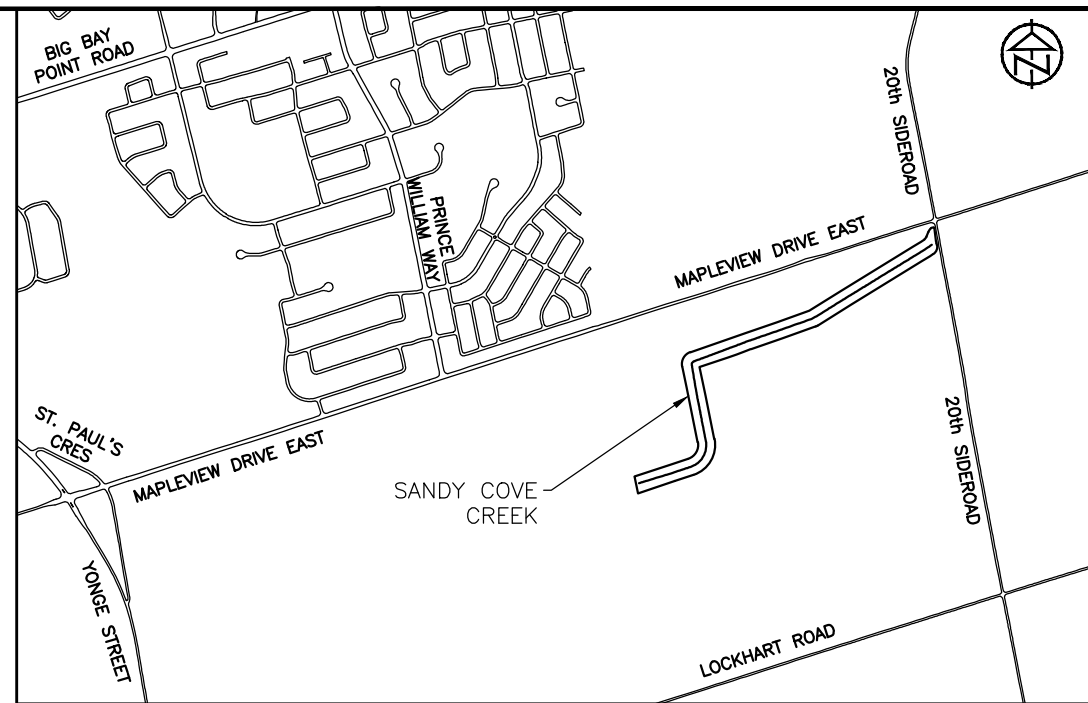
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. EROSION AND SEDIMENT CONTROL MEASURES THAT ARE DESIGNED TO CONTROL RUNOFF FROM SPECIFIC AREAS MUST BE INSTALLED PRIOR TO ANY DISTURBANCE OF THAT PART OF THE SITE. THE LOCATION OF ALL EROSION AND SEDIMENT CONTROL WORKS TO BE REVIEWED ON SITE AND MAY BE REVISED AS DIRECTED BY THE ENGINEER.
2. THE CONTRACTOR MAY CONSIDER ALTERNATIVE EROSION AND SEDIMENT CONTROL MEASURES. SUCH MEASURES MUST BE PRESENTED IN WRITING TO THE ENGINEER FOR APPROVAL BY THE CITY OF BARRIE.
3. THE CONTRACTOR SHALL HAVE MATERIALS AVAILABLE ON-SITE TO REPAIR SEDIMENT AND EROSION CONTROL MEASURES IN THE EVENT OF UNFORESEEN CONDITIONS: HIGH WATER, EXTREME RAINFALL EVENTS, ETC.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED, CLEANED AND MAINTAINED BY THE CONTRACTOR AFTER EACH STORM EVENT. ALL WORKS WILL BE INSPECTED BY THE ENGINEER BI-WEEKLY AND AFTER EACH MAJOR STORM EVENT.
5. CONSTRUCTION OF ALL EROSION AND SEDIMENT CONTROL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING STEPS:
 - INSTALL STONE MUD MAT AS PER BSD-23E.
 - INSTALL SILT FENCE AS PER BSD-1233.
 - INSTALL FIBRE ROLL FLOW CHECK DAMS AS PER OPSD 219.191.
 - INSTALL ROCK FLOW CHECK DAM AS PER OPSD 219.210.
6. ALL CONSTRUCTION VEHICLES TO ACCESS SITE USING THE DESIGNATED CONSTRUCTION ENTRANCES OR AS DIRECTED BY THE CONTRACT ADMINISTRATOR.
7. EROSION AND SEDIMENT CONTROL MEASURES TO BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS ESTABLISHED AND LANDSCAPING IS COMPLETE AND AS APPROVED BY THE ENGINEER.
8. ALL STOCKPILE LOCATIONS ARE TO BE APPROVED BY THE ENGINEER.
9. PROVIDE SNOW FENCE OR APPROVED EQUAL ACROSS ALL CONSTRUCTION ENTRANCES DURING PERIODS OF INACTIVITY.
10. CONSTRUCTION AREAS THAT EXCEED 30 DAYS OF INACTIVITY SHALL BE STABILIZED BY SEEDING. THIS SHALL INCLUDE STOCKPILES OF FILL AND TOPSOIL.

CULVERT NOTES

1. ALL DESIGN LOADS NOTED ON DRAWINGS ARE WORKING LOADS.
 2. THE CONC. BOX CULVERT INSTALLATION SHALL INCLUDE ALL REMOVALS, DISPOSAL, REINSTATEMENT, EXCAVATION, DEWATERING, SUPPLY, PLACEMENT AND COMPACTION OF BEDDING, EMBEDMENT WITHIN THE PIPE, COVER AND BACKFILL, RIP-RAP AND RIVER STONE NECESSARY TO COMPLETE THE WORK.
 3. PIPE EMBEDMENT SHALL BE IN ACCORDANCE WITH OPSD 802.020, 802.024, 803.031, WHERE "F" IS EQUAL TO 1.6m.
 4. THE CONC. BOX CULVERT WORKS SHALL BE CONSTRUCTED UNDER DRY CONDITIONS. THE CONTRACTOR SHALL MAKE ALL PROVISIONS NECESSARY TO PREVENT FLOW OF WATER INTO THE EXCAVATION AND SHALL PROVIDE AND KEEP IN OPERATION ON EACH SECTION OF THE WORK WHEN AND WHERE NECESSARY, DEWATERING SYSTEMS OF SUFFICIENT CAPACITY TO KEEP THE BOTTOM OF THE EXCAVATION TRENCH DRY AND FREE FROM WATER AT ALL TIMES UNTIL THE SECTION OF WORK HAS BEEN COMPLETED.
 5. THE CONC. BOX CULVERTS SHALL BE SUPPORTED ON NATIVE SOIL OR ENGINEERED FILL HAVING THE FOLLOWING MINIMUM ALLOWABLE BEARING CAPACITY:
 - CROSSING #1: 200KPa
 - CROSSING #2: 100KPa
 - CROSSING #3: 85KPa
- BEARING CAPACITY SHALL BE CONFIRMED IN FIELD BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION OF CULVERT.
6. BACKFILL TO BE PLACED SIMULTANEOUSLY ON BOTH SIDES OF THE CULVERT KEEPING THE HEIGHT OF THE BACKFILL APPROXIMATELY THE SAME. AT NO TIME SHALL THE DIFFERENCE IN ELEVATION BE GREATER THAN 500mm.

GENERAL NOTES

1. ALL STANDARDS, MANUALS, AND CODES REFERENCED IN THIS SET OF DRAWINGS REFER TO THE MOST RECENTLY IMPLEMENTED VERSION/EDITION.
2. ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY CITY OF BARRIE ENGINEERING DESIGN STANDARDS, AND SECONDLY ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND DRAWINGS (OPSD).
3. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH OPSS MUNI 401, MUNI 421, 490, 491, 492, 501, 517, 539, 805, 821, 902, 1005 AND 1801.
4. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT OF ONTARIO.
5. THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS. CHECK ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
6. CONTRACTOR TO CONFIRM RELATED DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
7. ALL ELEVATIONS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
8. ALL FILL USED IN SLOPES, BERMS, AND/OR EMBANKMENTS IS TO BE COMPACTED TO A MINIMUM OF 98% SPMDD



KEY PLAN NTS

NOTE:
SUBJECT TO PRE-SERVICING AGREEMENT – MAPLEVIEW SOUTH (INNISFIL) LTD, SANDY CREEK ESTATES INC. & DIV DEVELOPMENT (BARRIE) LTD.

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BENCHMARKS

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ELEVATION: 268.852

HORIZONTAL BENCHMARK: 03120110016 (2nd ORDER)
NORTHING: 4911024.443 EASTING: 612156.298

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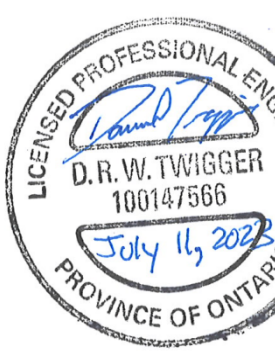
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ENGINEER STAMP



SANDY COVE CREEK LANDOWNERS GROUP SANDY COVE CREEK REALIGNMENT CITY OF BARRIE

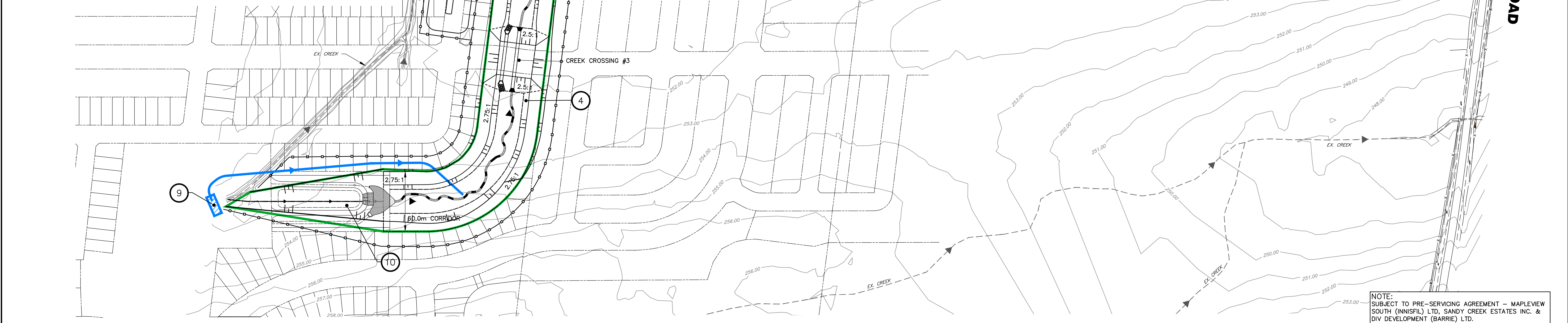
SITE ALTERATION PLAN DETAILS & NOTES



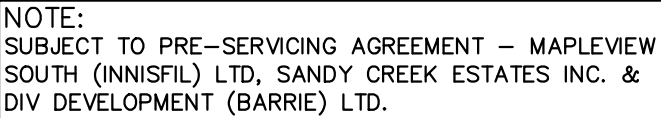
DESIGN: NM	FILE: 417427	DWG:
DRAWN: LCG/LMB	DATE: AUG 2019	SA-3
CHECK: DRT	SCALE: N.T.S.	

CONTRACTOR TO CONFIRM FOLLOWING PHASING AND SCHEDULE UPON AWARD, SUBJECT TO APPROVAL OF CONTRACT ADMINISTRATOR AND OR ENGINEER:		
PHASE	DESCRIPTION	DOES FISH/FISH HABITAT TIMING WINDOW APPLY?
1	INSTALL SILTATION AND EROSION CONTROL MEASURES (HEAVY DUTY SILT FENCE) IN ACCORDANCE WITH DWG. SA-1, SA-2 AND SA-3.	NO
2	CLEAR TREES AND GRUB VEGETATION THROUGHOUT WORK AREA TO WITHIN 3m OF THE EXISTING WATERCOURSE.	NO
3	STRIP TOPSOIL THROUGHOUT WORK AREA TO WITHIN 3m OF THE EXISTING WATERCOURSE AND STOCKPILE TOPSOIL IN DESIGNATED LOCATION AS PER DWG. SA-1.	NO
4	CONSTRUCT CHANNEL ON MAPLEVIEW SOUTH DEVELOPMENT LANDS WHERE CHANNEL IS OFFSET FROM THE EXISTING WATERCOURSE. DO NOT CONNECT REALIGNED CHANNEL TO EXISTING WATERCOURSE OUTSIDE OF THE IN-WATER WORKS TIMING WINDOW.	NO
5	A) STARTING AT THE DOWNSTREAM END, INSTALL COFFER DAMS AND STREAMFLOW BY-PASS SYSTEM TO ISOLATE REACH OF WATERCOURSE THAT CAN BE REALIGNED AND CONSTRUCTED IN A REASONABLE PERIOD OF TIME AS RECOMMENDED BY THE CONTRACTOR AND APPROVED BY THE CONTRACT ADMINISTRATOR. B) COMPLETE FISH REMOVAL AND RELOCATION IN ISOLATED REACH OF WATERCOURSE. C) CLEAR TREES AND GRUB REMAINING VEGETATION ALONG ISOLATED REACH OF WATERCOURSE. D) STRIP TOPSOIL REMAINING ALONG ISOLATED REACH OF WATERCOURSE AND STOCKPILE TOPSOIL IN DESIGNATED LOCATION AS PER DWG. SA-1. E) CONSTRUCT LOW FLOW CHANNEL AND GRADE 24m WIDE FLOODPLAIN CORRIDOR THROUGH ISOLATED REACH OF WATERCOURSE. F) PLACE TOPSOIL AND SEED WITHIN 24m WIDE FLOODPLAIN CORRIDOR AS PER LANDSCAPE PLANS. G) INSTALL ADDITIONAL SILTATION AND EROSION CONTROL MEASURES THROUGH ISOLATED REACH OF WATERCOURSE.	YES
6	UPON COMPLETION OF DOWNSTREAM MOST WORKS, INSTALL A COFFER DAM AT THE UPSTREAM END OF THE NEXT REACH OF WATERCOURSE TO BE ISOLATED AND INSTALL STREAMFLOW BY-PASS SYSTEM TO DISCHARGE TO BOTH THE POOL CREATED AND THE DOWNSTREAM REACH OF SANDY COVE CREEK ACROSS THE DORSAY DEVELOPMENT LANDS UNTIL THE POOL IS FULL AND OVERTOPPING. THEN THE DISCHARGE CAN BE DIRECTED ENTIRELY INTO THE POOL.	YES
7	UPON COMPLETION OF THE DOWNSTREAM WORKS, INSTALL A COFFER DAM AT THE UPSTREAM END OF THE NEXT REACH OF WATERCOURSE TO BE ISOLATED AND INSTALL STREAMFLOW BY-PASS SYSTEM (TO DISCHARGE INTO DOWNSTREAM REACH). REMOVE DOWNSTREAM MOST COFFER DAM AND DOWNSTREAM STREAMFLOW BY-PASS. REPEAT PHASE 5B THROUGH 5G ON NEWLY ISOLATED REACH OF WATERCOURSE.	YES
8	CONTINUE PROCESS MOVING UPSTREAM UNTIL ENTIRE LOW FLOW CHANNEL AND 24m WIDE FLOODPLAIN CORRIDOR ARE CONSTRUCTED. CONNECT REALIGNED CHANNEL ON MAPLEVIEW SOUTH DEVELOPMENT LANDS TO DOWNSTREAM CHANNEL.	YES
9	INSTALL COFFER DAM AND STREAMFLOW BY-PASS IN WATERCOURSE ON UPSTREAM SIDE OF FUTURE BULUT SWM POND. STREAMFLOW BY-PASS TO DISCHARGE INTO REALIGNED CHANNEL.	YES
10	CONSTRUCT TEMPORARY SWALE BETWEEN EXISTING WATERCOURSE AND REALIGNED CHANNEL AS PER DWG. SA-1.	YES
11	REMOVE COFFER DAMS AND STREAMFLOW BY-PASS SYSTEM.	YES
12	COMPLETE REMAINING BANK GRADING OUTSIDE 24m WIDE FLOODPLAIN CORRIDOR AND PLACE TOPSOIL AND SEED ON BANKS AS PER LANDSCAPE PLANS.	NO
13	COMPLETE LANDSCAPING OF 24m WIDE FLOODPLAIN CORRIDOR AS PER LANDSCAPE PLANS.	

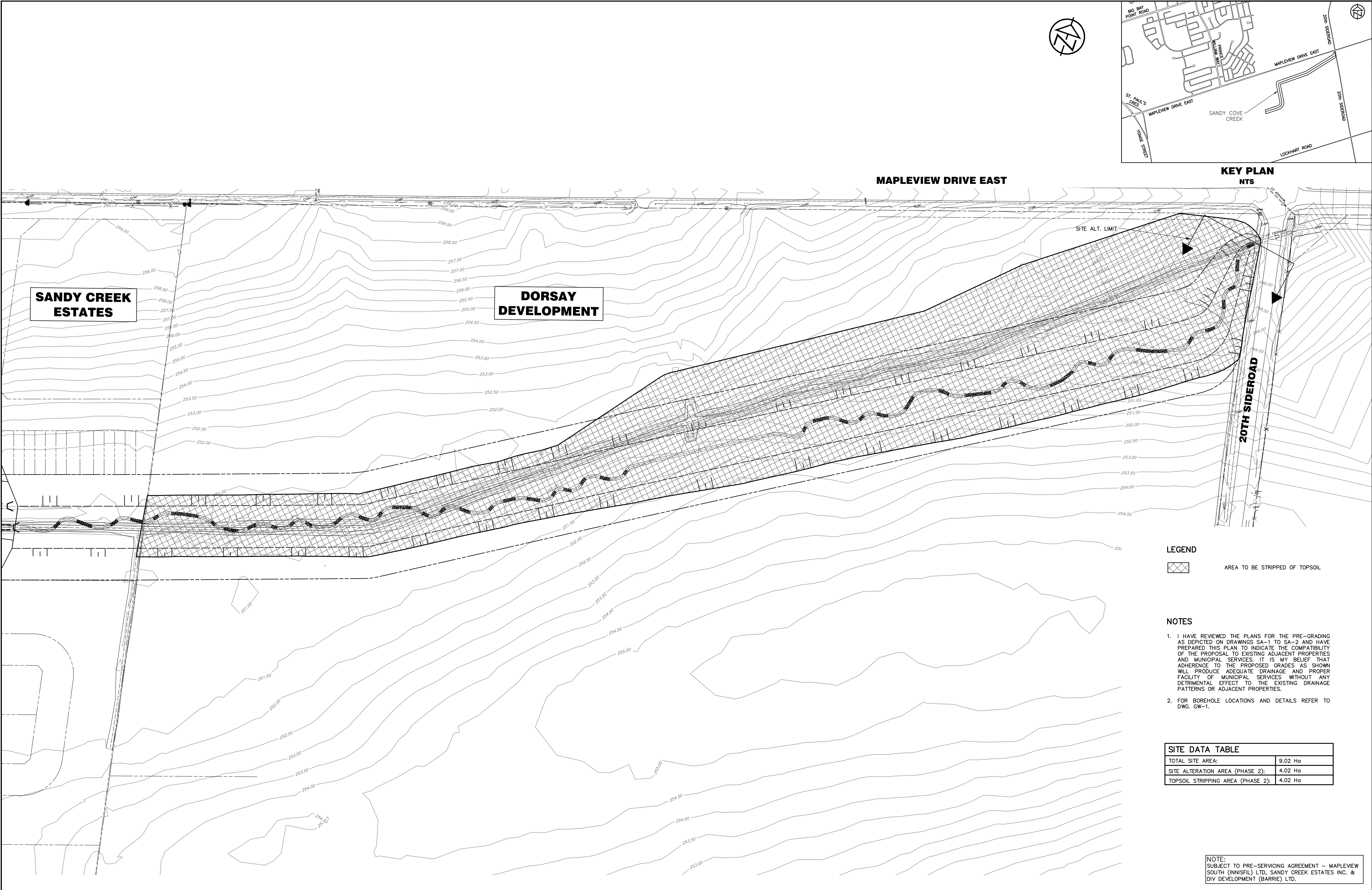
- NOTES:
- SILTATION AND EROSION CONTROL MEASURES TO REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED AND THE CHANNEL HAS STABILIZED TO THE DISCRETION OF THE CONTRACT ADMINISTRATOR.
 - THE LOW FLOW CHANNEL AND 24m WIDE FLOODPLAIN CORRIDOR THROUGH THE WORK AREA (WITH THE EXCEPTION OF THE AREAS OF REALIGNED CHANNEL OFFSET FORM THE WATERCOURSE) TO BE CONSTRUCTED BETWEEN JULY 15 AND SEPTEMBER 30. THE CONTRACTOR TO PROVIDE THE NECESSARY EQUIPMENT AND STAFF TO COMPLETE THE WORKS IN THIS WINDOW.
 - THE BANK GRADING AS DESCRIBED IN PHASE 11 AND LANDSCAPING DESCRIBED IN PHASE 12 CAN BE COMPLETED AFTER SEPTEMBER 30 (IN-WATER WORKS TIMING WINDOW DOES NOT APPLY TO THESE WORKS).
 - CONSTRUCTION ACCESS PREVIOUSLY INSTALLED AS PART OF ONGOING SITE WORKS.
 - THE CONSTRUCTION PHASING PLAN IS SUBJECT TO CHANGE FROM RECOMMENDATIONS OF THE CONTRACTOR AND APPROVAL OF THE CONTRACT ADMINISTRATOR.
 - CULVERT CROSSINGS #2 AND #3 ARE TO BE CONSTRUCTED AT THE SAME TIME AS THE LOW FLOW CHANNEL AND 24 M WIDE FLOODPLAIN.



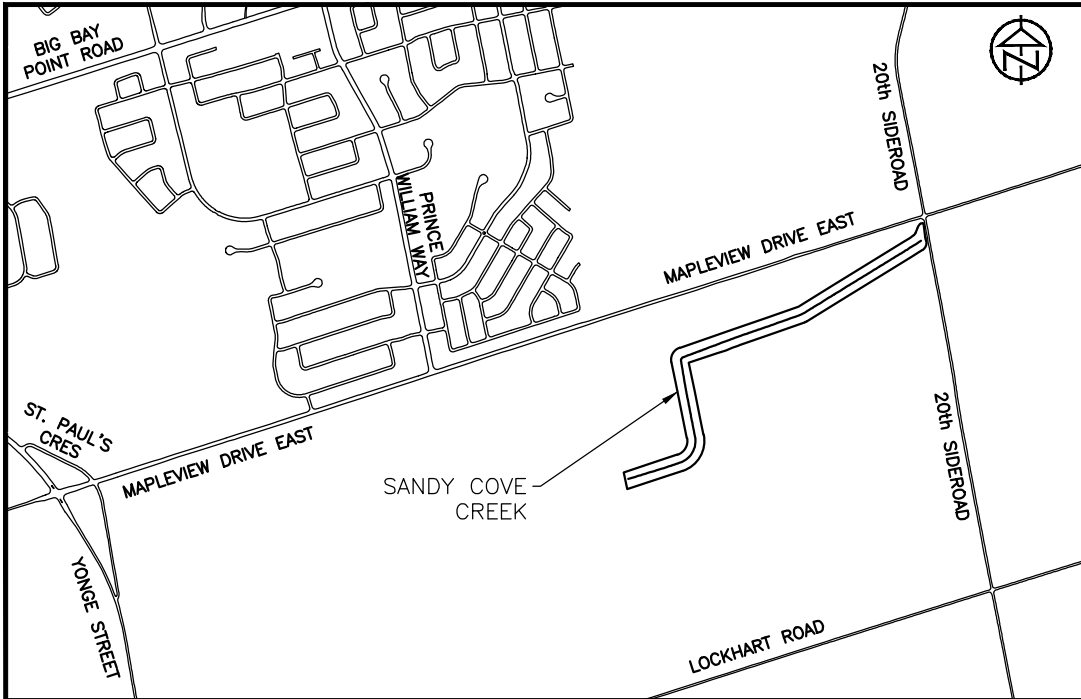
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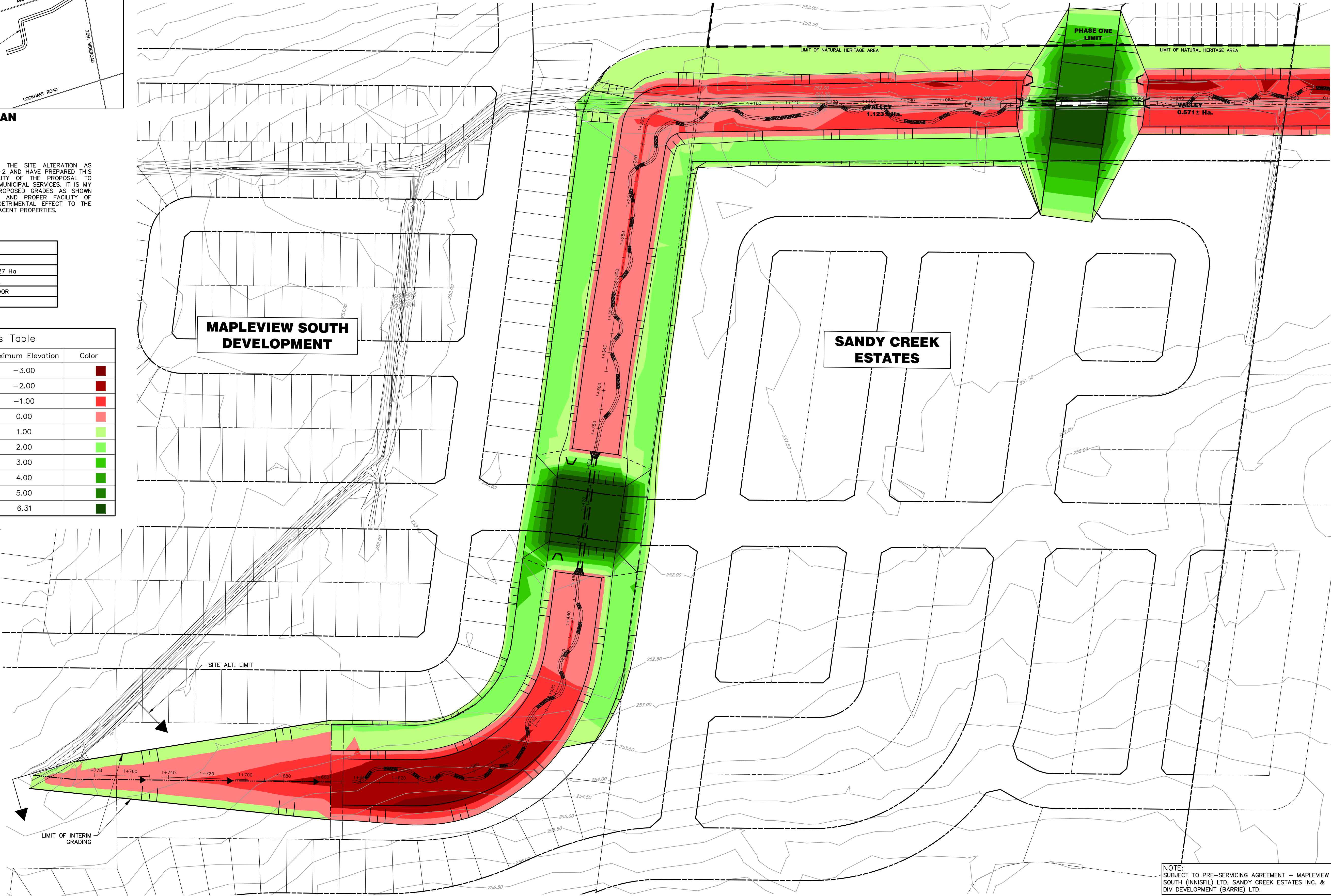
**KEY PLAN
NTS**

NOTES

1. I HAVE REVIEWED THE PLANS FOR THE SITE ALTERATION AS DEPICTED ON DRAWINGS SA-1 TO SA-2 AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

SITE DATA TABLE	
TOTAL SITE AREA:	9.02 Ha
SITE ALTERATION AREA:	(PHASE 1) 5.27 Ha
EXISTING LAND USE:	AGRICULTURAL
PROPOSED LAND USE:	CREEK CORRIDOR
PREDOMINANT SOIL TYPE:	SAND

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-3.91	-3.00	Dark Red
2	-3.00	-2.00	Red
3	-2.00	-1.00	Light Red
4	-1.00	0.00	Pink
5	0.00	1.00	Light Green
6	1.00	2.00	Green
7	2.00	3.00	Dark Green
8	3.00	4.00	Forest Green
9	4.00	5.00	Dark Forest Green
10	5.00	6.31	Very Dark Green



NOTE:
SUBJECT TO PRE-SERVICING AGREEMENT - MAPVIEW SOUTH (INNISFIL) LTD, SANDY CREEK ESTATES INC. & DIV DEVELOPMENT (BARRIE) LTD.

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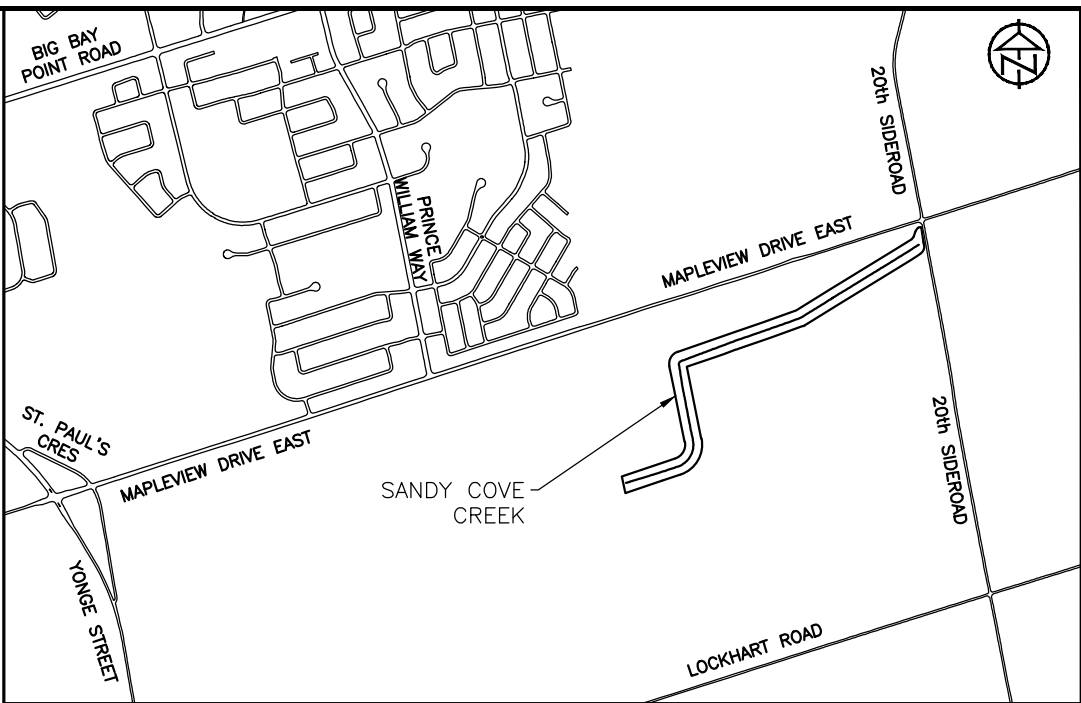
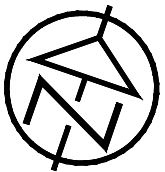
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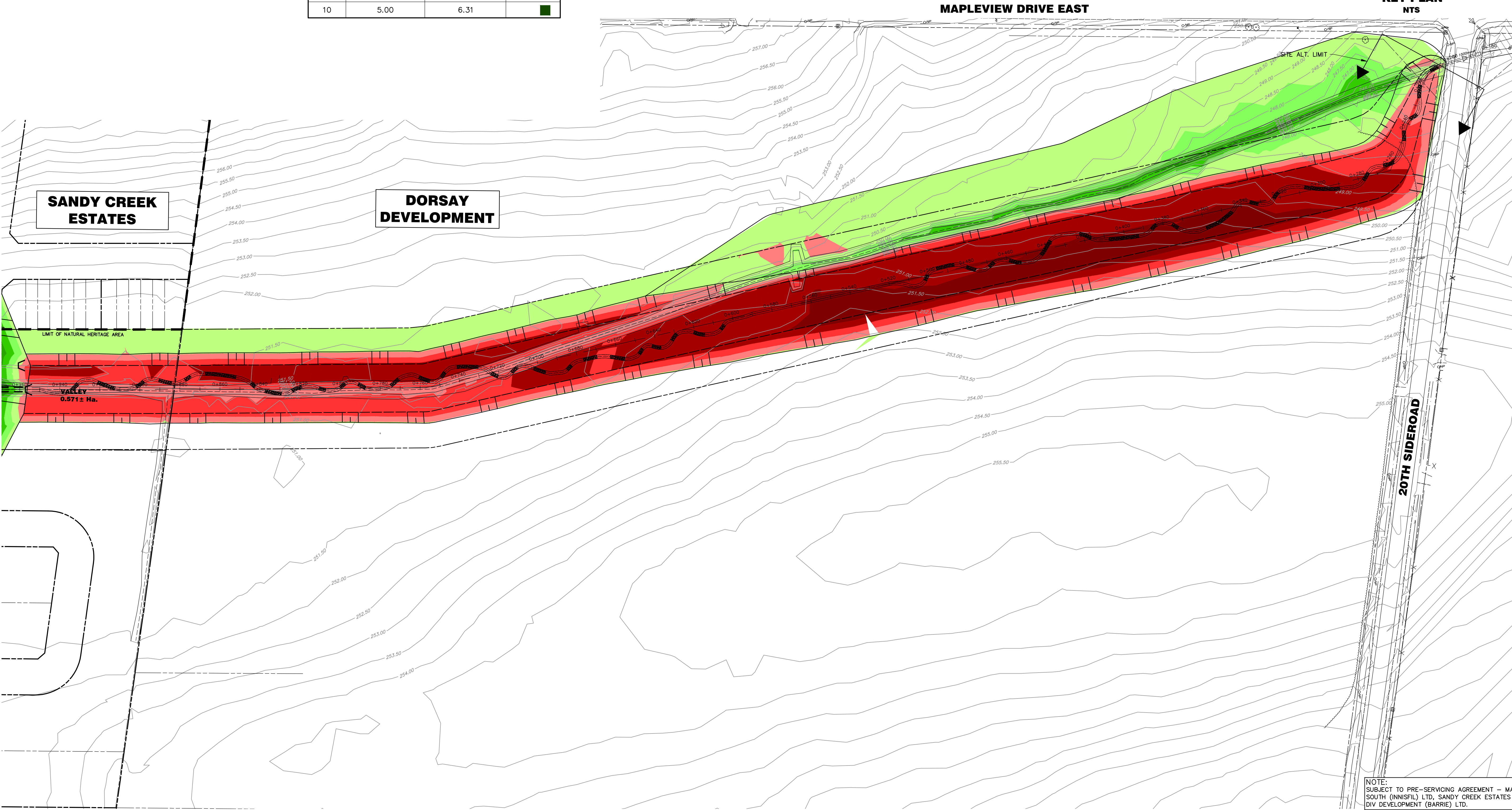
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KEY PLAN
NTS



NOTE:
SUBJECT TO PRE-SERVICING AGREEMENT – MAPLEVIEW SOUTH (INNISFIL) LTD, SANDY CREEK ESTATES INC. & DIV DEVELOPMENT (BARRIE) LTD.

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BENCHMARKS

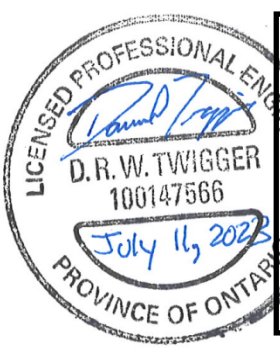
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ENGINEER STAMP



THE CITY OF BARRIE
ACCEPTED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF TATHAM ENGINEERING AS TO DESIGN AND SPECIFICATION
August 10, 2023

SANDY COVE CREEK LANDOWNERS GROUP
SANDY COVE CREEK REALIGNMENT
CITY OF BARRIE

EARTHWORKS
CUT/FILL GRADATION
INTERIM (PHASE 2) CONDITION



DESIGN: NM	FILE: 417427	DWG:
DRAWN: LCG/LMB	DATE: AUG 2019	
CHECK: DRT	SCALE: 1:1000	

EA-2

11. All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
12. All work to be carried out in accordance with the by-laws of the Landscape Architect and City of Barrie Parks Planning.
13. Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect and the City of Barrie Parks Planning before any work is carried out.
14. It is the contractor's responsibility to determine existing service locations.
15. Existing locations of plant material will be determined by placement of site services.
16. All plant material locations to be staked or marked out and confirmed by Landscape Architect and City of Barrie prior to installation.
17. Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed).
18. Supply all plant material according to details shown.
19. Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disbursed soil areas around trees and shrubs to be covered with a 100mm thick layer of mulch such as "Canada Red" or "Go-Bark" mulch, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
20. Contractor to utilize layout dimensions where provided.
21. Plant material best adapted to site conditions, including or to accommodate mature size of plant material.
22. All support systems must be removed by the contractor at time of removal. No ties or other support systems to remain.
23. An effort should be made to salvage topsoil present on site, especially where native wetland plants are growing, and reuse to provide a local seed bank. Please ensure that only topsoil with no invasive species is considered for salvaging to avoid the introduction and spread of invasive species. All topsoil must be tested in accordance with the City of Barrie topsoil standards at a rate of approximately 1,000 cubic metres. Soil amendment if required must be completed prior to placement. Refer to acceptable topsoil parameter table provided by the City of Barrie.
24. Supply and place topsoil in accordance with Canadian Landscape Standard Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 600mm unless otherwise specified.
25. "Native topsoil salvaged to be re-used on site to be unenclosed in any way from the local materials. Soil amendment if required to remove roots and wood debris. Refer to the Canadian Landscape Standard Section 6, Growing Medium for other applicable standards.
26. Supply and place seed in accordance with Canadian Landscape Standard Section 7, Lawns & Grasses and Section 10, Turfgrass/Soil/unless otherwise specified.
27. Supply and place seed in accordance with Canadian Landscape Standard Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 5:1 or greater slopes to be seeded with facier. Contractor to provide necessary erosion control products as required to ensure soil stabilization and proper seed germination.
28. All dimensions in millimeters unless otherwise noted.
29. If discrepancies arise between plant material counts on drawings and the actual plants in the growing shed be considered correct.
30. Contractor to provide minimum two (2) years warranty (including trees on municipal property from date accepted on all work unless otherwise specified). If any plant material is found to be defective, 80% must be documented. Failed stock should be replaced to meet this requirement.
31. Any site plan or grading and servicing shown is for information only.
32. All work to be carried out in accordance with the by-laws of the Landscape Architect.
33. Not for construction unless stamped, signed and dated by Landscape Architect.
34. All work to be reproduced without written consent from Landscape Architect.
35. Approval of landscape plan to be obtained from municipal.
36. All plant material to be planted a minimum of 1.0m from any swales.
37. For grading and servicing information refer to the consulting Engineer's drawings.
38. For electrical information and power distribution refer to the electrical consultant's drawings.

PARAMETER	UNIT OF MEASURE	REQUIREMENT
pH	-	5.5 - 7.5
Organic Matter	%	4 - 15
Total Salts	mmhos/cm	<1.5
Phosphorous	ppm	10 - 60
Potassium	ppm	80 - 250
Calcium	ppm	1000 - 4000
Magnesium	ppm	100 - 300
Chloride	ppm	<100
Sodium	ppm	<200
Sodium Absorption	ratio	<15
Sand Fraction	%	20 - 75
Silt Fraction	%	5 - 50
Clay Fraction	%	5 - 30
Atrazine	ppm	<0.05

ENLARGEMENTS
'B' INTERIM PHASE 1 - DRAWING L-3a
'C' INTERIM PHASE 2 - DRAWING L-3b
'H' ULTIMATE - DRAWING L-7

MAPLEVIEW
DEVELOPMENT

FENCING AS PER BSD-1210 WILL BE INSTALLED AS PART OF THE ADJACENT DEVELOPMENT PROCESS AND IS NOT INCLUDED IN THE SCOPE OF THIS PROJECT

'D' INTERIM PHASE 1 - DRAWING L-4a
'E' INTERIM PHASE 2 - DRAWING L-4b
'F' ULTIMATE - DRAWING L-8

[illegible]

	SHRUBS ≥60cm	TREES ≥60mm cal.	SEEDED AREA
FLOODPLAIN at 35% density	6,535	87	14,688.93m ²
UPLAND at 50% density	17,175	232	34,467.44m ² *includes 1.5m maintenance strip
DECOMMISSIONED EXISTING CHANNEL			11,077.17m ²

1. Areas to be seeded with naturalization mix shall receive an application of naturalization seed at the rate of 25kg/hectare or 2 kg/100m² for spot applications, in the following mixture:

*apply with Annual Rye (Ryegrass) nursecrop at 12kg/hectare.

2. Contractor responsible for soil test to determine fertilizer rates. Results of soil test shall be provided to the Landscape Architect for review and approval.
3. Hydraulic mulch to be approved by the Landscape Architect shall be applied at the rate of 2100kg per hectare.
4. The contractor shall not carry out the work under adverse weather conditions such as high wind, frozen ground or ground covered with snow.
5. Grade sub-grade, eliminate uneven areas and low spots, ensure positive drainage. Remove debris, roots, branches, stumps in excess of 50mm diameter and other deleterious materials. Remove stumps that are 100mm or more in diameter. Remove stumps less than 100mm; dispose of removed material as directed by Landscape Architect.
6. Grade seed bed for terrace/sloping to a uniform surface and remove vegetation which may interfere with seeding operations. Loosen soil to depth of 25mm minimum and remove stumps and foreign material from surface to a depth of 25mm.
7. All areas to be terrace/sloped to receive 450mm of topsoil.
8. Seeded areas to be maintained by contractor ensuring adequate water, fertilizer, maintenance and repair until seeded areas are growing well. Areas to be seeded will be re-seeded in following spring, one month after start of growing season provided acceptance conditions are fulfilled.
9. All disturbed areas to be terrace/sloped with seed mixes as shown above in landscape plan and/or landscape areas as part of the proposed interim condition (phase 1 and phase 2) works.

#	DATE	DESCRIPTION
1	2022-05-27	Issued for submission
2	2023-04-18	Issued for submission
3	2023-06-02	Issued for submission
4	2023-07-12	Issued for tender

ACCEPTED AS TO FORM IN
RELIANCE UPON THE
PROFESSIONAL SKILL AND
ABILITY OF ADESSO DESIGN
INC. AS TO DESIGN AND
SPECIFICATION

August 10, 2023

CLIENT
Sandy Cove Creek Landowners Group

MUNICIPALITY
City of Barrie

PROJECT
Sandy Cove Creek Restoration
Barrie

MUNICIPAL FILE NUMBER
DO8-HE 417427

SHEET
Landscape Key Plan

L-1

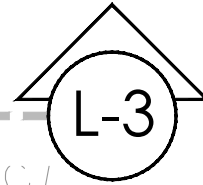
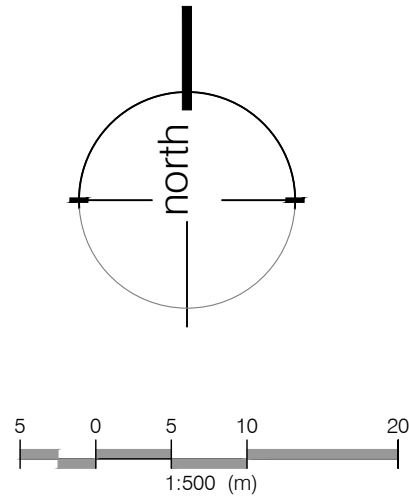
adesso design inc.
landscape architecture



69 John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
www.adessodesigninc.ca

LANDSCAPE NOTES:

- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Complete all work to the satisfaction of the Landscape Architect and City of Barrie Parks Planning.
- Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect and City of Barrie Parks Planning before proceeding.
- It is the contractor's responsibility to determine existing service locations.
- Exact locations of plant material will be determined by placement of site services.
- All plant material locations to be staked or marked out and approved by Landscape Architect and City of Barrie prior to installation.
- Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- Install plant material according to details shown.
- Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as "Canada Red" or "Giro-Bark" mulch, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
- Contractor to utilize layout dimensions where provided.
- Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
- All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
- An effort should be made to salvage topsoil present on site, especially where native wetland plants are growing, and reuse to provide a local seed bank. Please ensure that only topsoil with NATIVE, non-invasive plants is considered for salvaging to avoid the introduction and spread of invasive species. All topsoil must be tested in accordance with the City of Barrie topsoil standards at a rate of one (1) test per 4,000 cubic meters. Soil amendment if required must be completed prior to placement. Refer to acceptable topsoil parameter table provided by the City of Barrie.
- Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 600mm unless otherwise specified.
- *Native topsoil salvaged to be re-used on site to be unscreened in order to retain the local seed bank. An effort should be made to remove roots and wood debris. Refer to the Canadian Landscape Standard section 6 - Growing Medium for other applicable standards.
- Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod) unless otherwise specified.
- Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 3:1 or greater slopes to be seeded with facier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
- All dimensions in millimeters unless otherwise noted.
- If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
- Contractor to provide minimum two (2) years warranty (including trees on municipal property) from date accepted on all work unless otherwise specified. At the end of this period, minimum survivability of 80% must be documented. Failed stock should be replaced to meet this requirement.
- Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
- Not for construction unless stamped, signed and dated by Landscape Architect.
- Drawings not to be reproduced without written consent from Landscape Architect.
- Approval of landscape plan to be obtained from municipality.
- All plant material to be planted a minimum of 1.0m from any swales or ditches.
- For grading and servicing information refer to the consulting Engineer's drawings.
- For lighting information and power distribution refer to the electrical consultant's drawings.



JTH
NT

CREATE TEMPORARY SWALE
TO PROVIDE POSITIVE
DRAINAGE TO DRAINAGE TO
PROPOSED CHANNEL
- PART A LIMIT

MATCH TO EXISTING

MAX 2.0%

(1) Acer saccharinum
(50) Sambucus canadensis
EX. 252.87

(35) Cephalanthus occidentalis
(1) Larix laricina
EX. 253.05

(3) Quercus macrocarpa
(35) Alnus incana
EX. 252.57

(50) Ilex verticillata
(50) Viburnum trilobum
EX. 252.67

(50) Ilex verticillata
(50) Physocarpus opulifolius
EX. 252.30

(50) Sambucus canadensis
(2) Larix laricina
EX. 252.09

ROCK PILE - OPTION B
- SEE DETAIL D2, LD-11

ROCK PILE - OPTION A
- SEE DETAIL D2, LD-11

(50) Sambucus canadensis
(50) Ilex verticillata
(50) Physocarpus opulifolius
EX. 252.04

(50) Sambucus canadensis
(50) Ilex verticillata
(50) Physocarpus opulifolius
EX. 252.04

(50) Sambucus canadensis
(50) Ilex verticillata
(50) Physocarpus opulifolius
EX. 252.04

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(50) Physocarpus opulifolius
EX. 252.04

(50) Sambucus canadensis
(50) Ilex verticillata
(50) Physocarpus opulifolius
EX. 252.04

PROPOSED BIODEGRADABLE EROSION CONTROL
BLANKET TO BE APPLIED THROUGHOUT THE ENTIRE
CHANNEL AS PART OF THE INTERIM CONDITION
WORKS (PHASE 1)
- REFER TO TERRASEED NOTES ON L-1

PROPOSED UPLAND SEED MIX TO BE
APPLIED AS PART OF THE INTERIM
CONDITION WORKS
- REFER TO TERRASEED NOTES ON L-1

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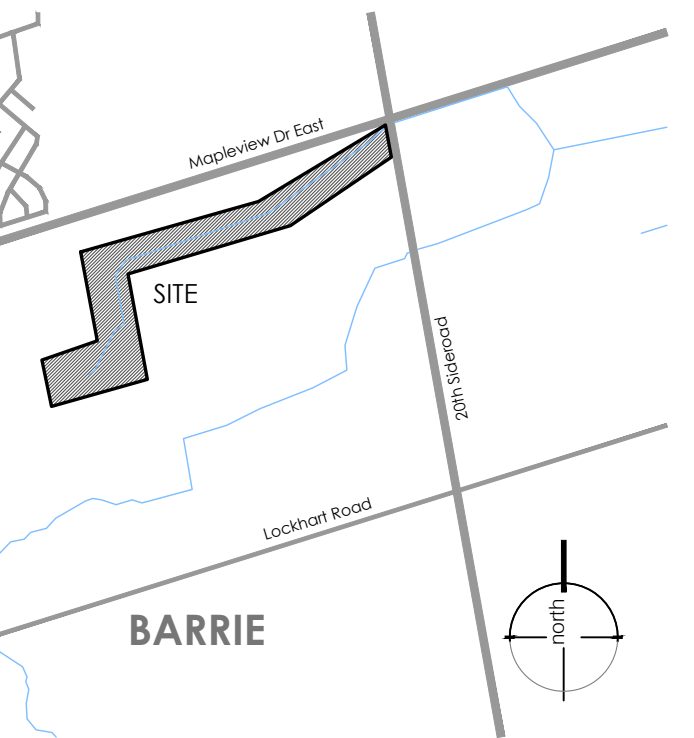
PROPOSED UPLAND SEED MIX TO BE
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CONDITION WORKS
- REFER TO TERRASEED NOTES ON L-1

KEY MAP - N.T.S.



LEGEND

- property line
- proposed coniferous tree
- proposed deciduous tree
- proposed shrub
- min. 600mm topsoil, fine grade & seed - seasonally flooded (CSC Seed Mix 8240)
- min. 600mm topsoil, fine grade & seed - Simcoe County Native seed mix
- existing elevation
- proposed elevation
- turtle nesting area
- rock pile/hibernacula
- brush pile
- snag
- wildlife directional fence

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2022-05-27	Issued for submission
2	2023-04-18	Issued for submission
3	2023-06-02	Issued for submission
4	2023-07-12	Issued for tender

STAMP



THE CITY OF BARRIE
ACCEPTED AS TO FORM IN
RELIANCE UPON THE
PROFESSIONAL SKILL AND
ABILITY OF ADESSO DESIGN
INC. AS TO DESIGN AND
SPECIFICATION
August 10, 2023

CLIENT
Sandy Cove Creek Landowners Group

MUNICIPALITY
City of Barrie

PROJECT
Sandy Cove Creek Restoration
Barrie

MUNICIPAL FILE NUMBER
DO8-HE 417427

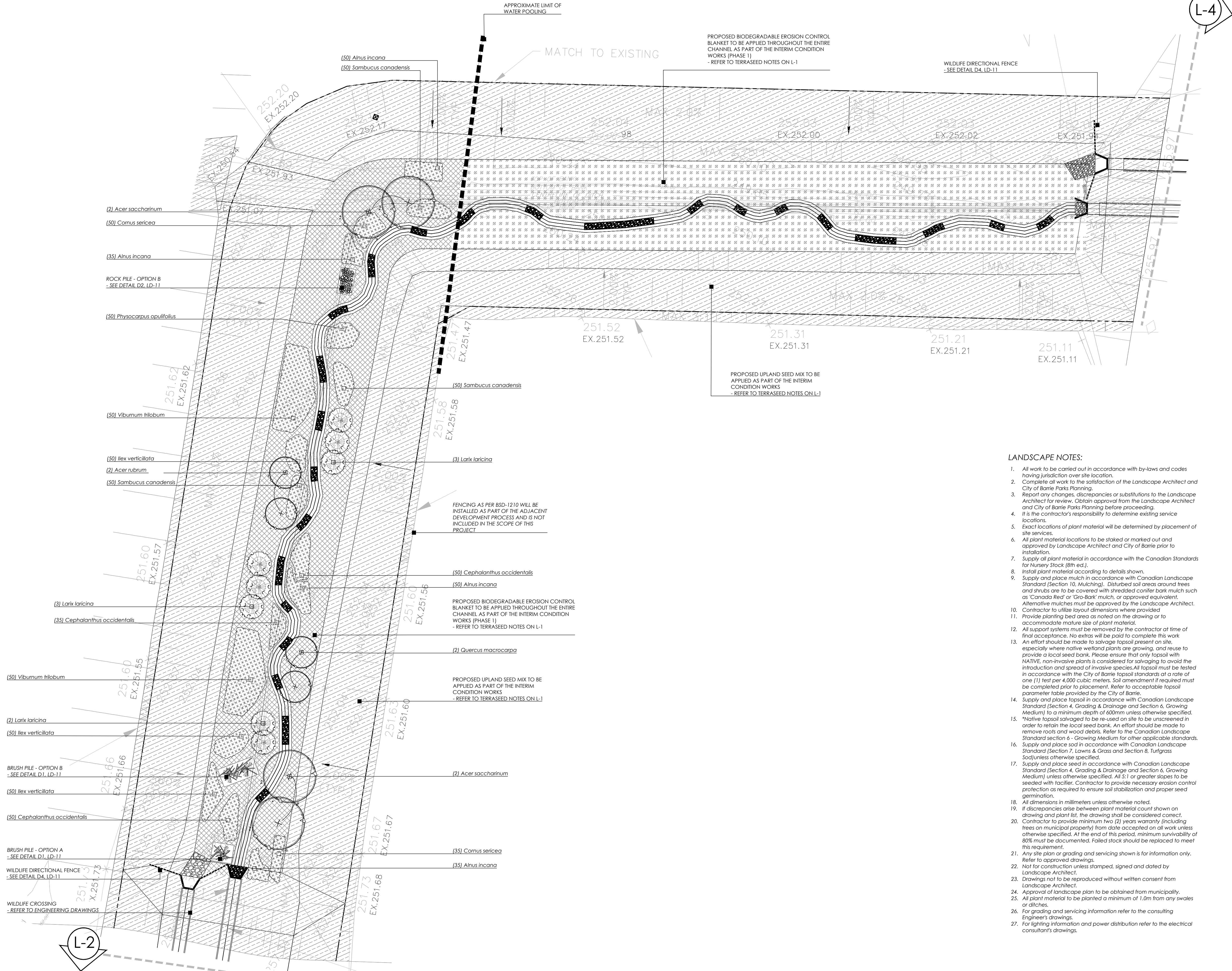
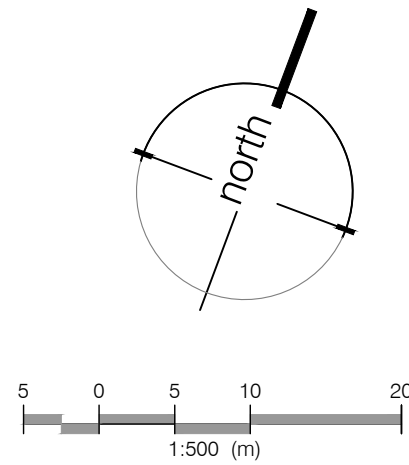
SHEET
Landscape Plan
Enlargement

adesso design inc.
landscape architecture

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L-2

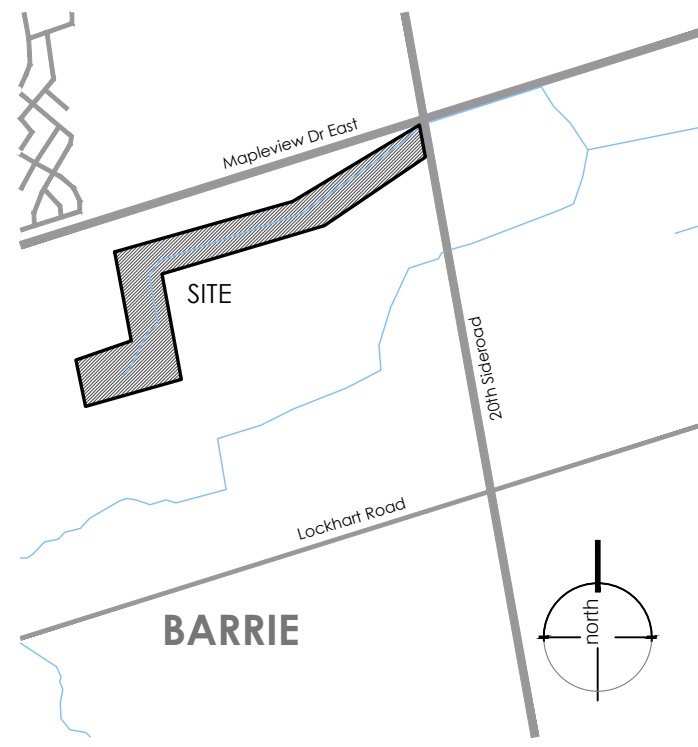
ENLARGEMENT 'A' - INTERIM PHASE 1
SCALE 1:500



LANDSCAPE NOTES:

- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Complete all work to the satisfaction of the Landscape Architect and City of Barrie Parks Planning.
- Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect and City of Barrie Parks Planning before proceeding.
- It is the contractor's responsibility to determine existing service locations.
- Exact locations of plant material will be determined by placement of site services.
- All plant material locations to be staked or marked out and approved by Landscape Architect and City of Barrie prior to installation.
- Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- Install plant material according to details shown.
- Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as "Canada Red" or "Gro-Bark" mulch, or approved equivalent. Alternative mulches must be approved by the Landscape Architect. Contractor to utilize layout dimensions where provided.
- Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
- All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
- An effort should be made to salvage topsoil present on site, especially where native wetland plants are growing, and reuse to provide a local seed bank. Please ensure that only topsoil with NATIVE, non-invasive plants is considered for salvaging to avoid the introduction and spread of invasive species. All topsoil must be tested in accordance with the City of Barrie topsoil standards at a rate of one (1) test per 4,000 cubic meters. Soil amendment if required must be completed prior to placement. Refer to acceptable topsoil parameter table provided by the City of Barrie.
- Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 600mm unless otherwise specified.
- *Native topsoil salvaged to be reused on site to be unrestricted in order to retain the local seed bank. An effort should be made to remove roots and wood debris. Refer to the Canadian Landscape Standard section 6 - Growing Medium for other applicable standards.
- Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod) unless otherwise specified.
- Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. At 5:1 or greater slopes to be seeded with facier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
- All dimensions in millimeters unless otherwise noted.
- If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
- Contractor to provide minimum two (2) years warranty (including trees on municipal property) from date accepted on all work unless otherwise specified. At the end of this period, minimum survivability of 80% must be documented. Failed stock should be replaced to meet this requirement.
- Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
- Not for construction unless stamped, signed and dated by Landscape Architect.
- Drawings not to be reproduced without written consent from Landscape Architect.
- Approval of landscape plan to be obtained from municipality.
- All plant material to be planted a minimum of 1.0m from any swales or ditches.
- For grading and servicing information refer to the consulting Engineer's drawings.
- For lighting information and power distribution refer to the electrical consultant's drawings.

KEY MAP - N.T.S.



LEGEND

- property line
- proposed coniferous tree
- proposed deciduous tree
- proposed shrub
- min. 600mm topsoil, fine grade & seed - seasonally flooded (OSC Seed Mix 8240)
- min. 600mm topsoil, fine grade & seed - Simcoe County Native seed mix
- min. 600mm topsoil, fine grade with erosion control blanket & seed - seasonally flooded (OSC Seed Mix 8240)
- existing elevation
- proposed elevation
- turtle nesting area
- rock pile/hibernacula
- brush pile
- snag
- wildlife directional fence

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
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August 10, 2023

CLIENT
Sandy Cove Creek Landowners Group

MUNICIPALITY
City of Barrie

PROJECT
Sandy Cove Creek Restoration
Barrie

MUNICIPAL FILE NUMBER
DO8-HE 417427

SHEET
Landscape Plan
Enlargement

L-3a

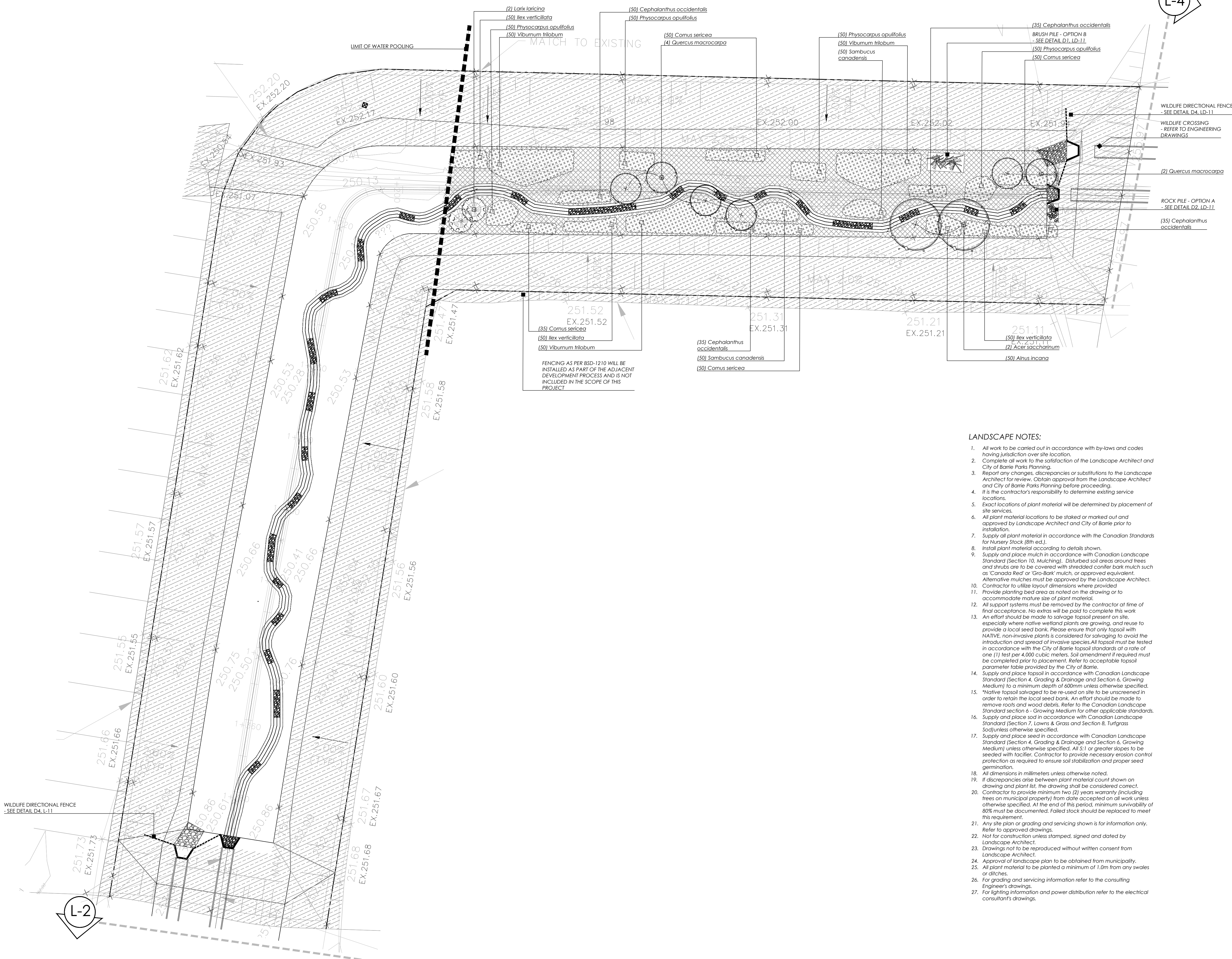
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landscape architecture



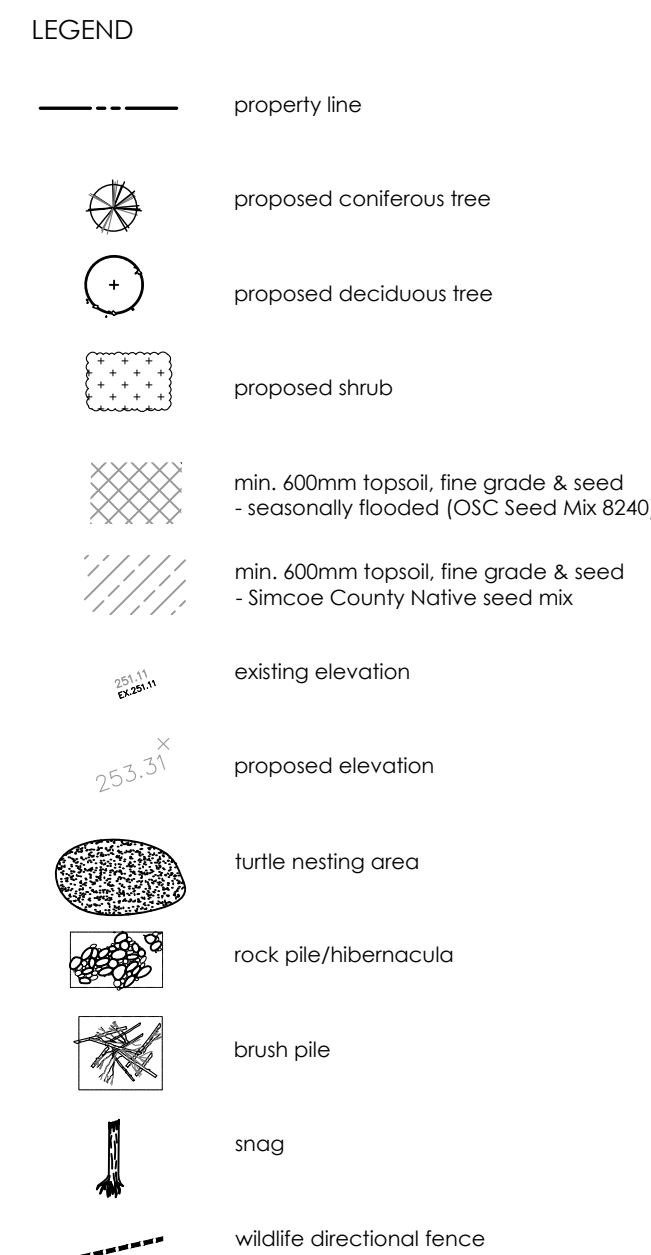
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t. 905.526.8876
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ENLARGEMENT 'B' - INTERIM PHASE 1

SCALE 1:500



SCALE 1:500



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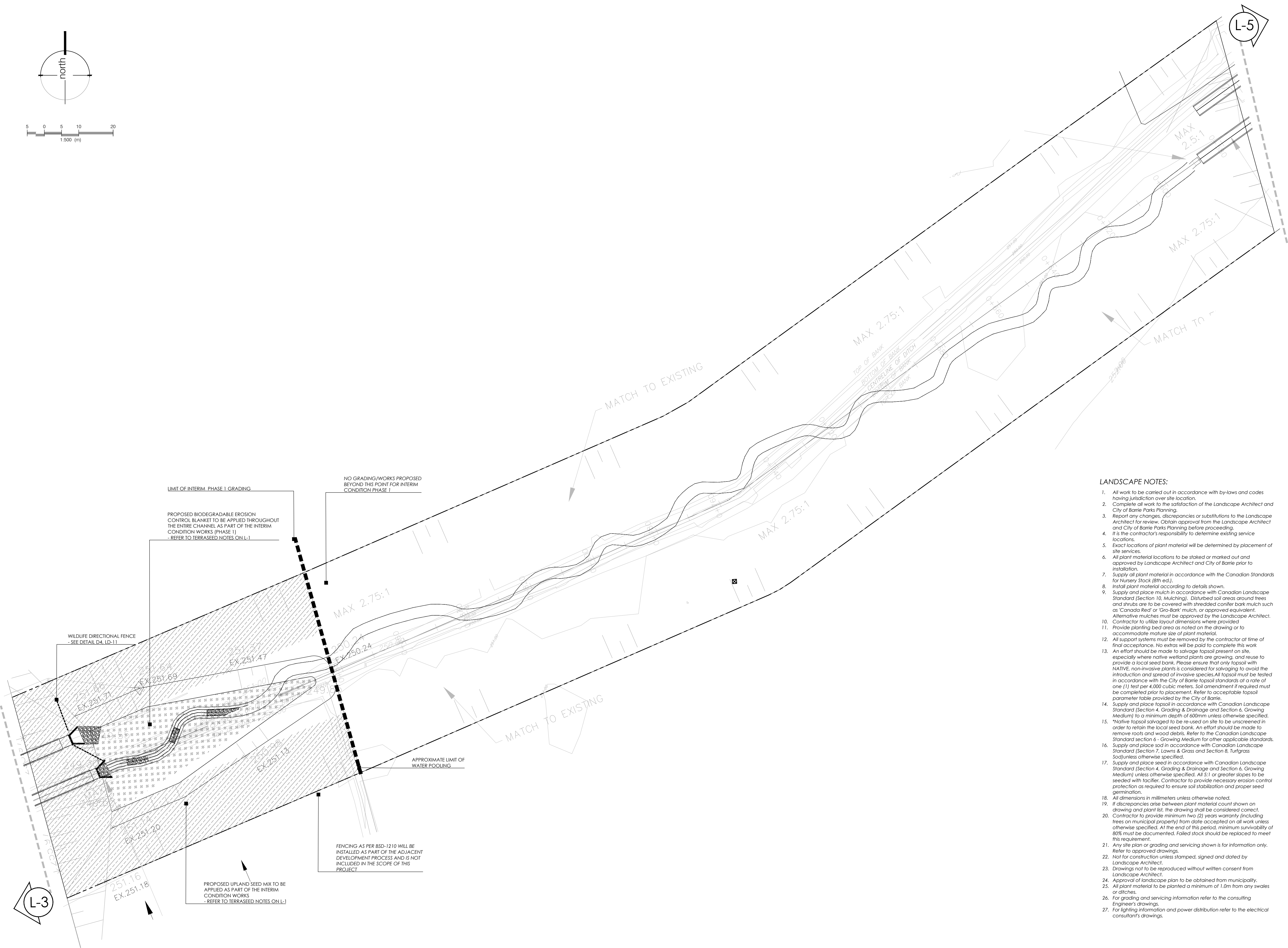
SHEET
Landscape Plan
Enlargement

L-3b

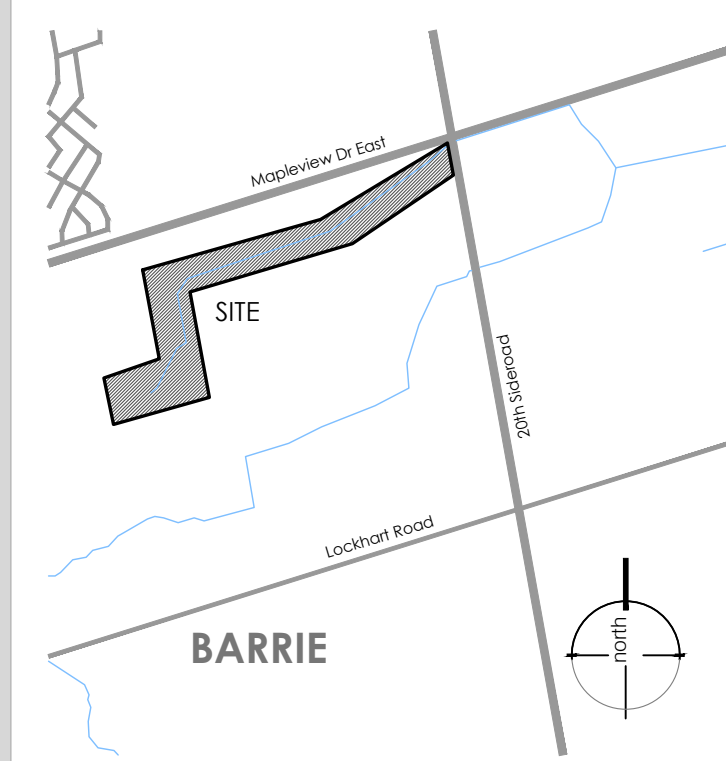
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SCALE 1:500



- property line
- min. 600mm topsoil, fine grade with erosion control blanket & seed
- seasonally flooded (OSC Seed Mix 8240)
- min. 600mm topsoil, fine grade & seed
- Simcoe County Native seed mix
- existing elevation
- proposed elevation
- wildlife directional fence

#	DATE	DESCRIPTION
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August 10, 2023

MUNICIPALITY
City of Barrie

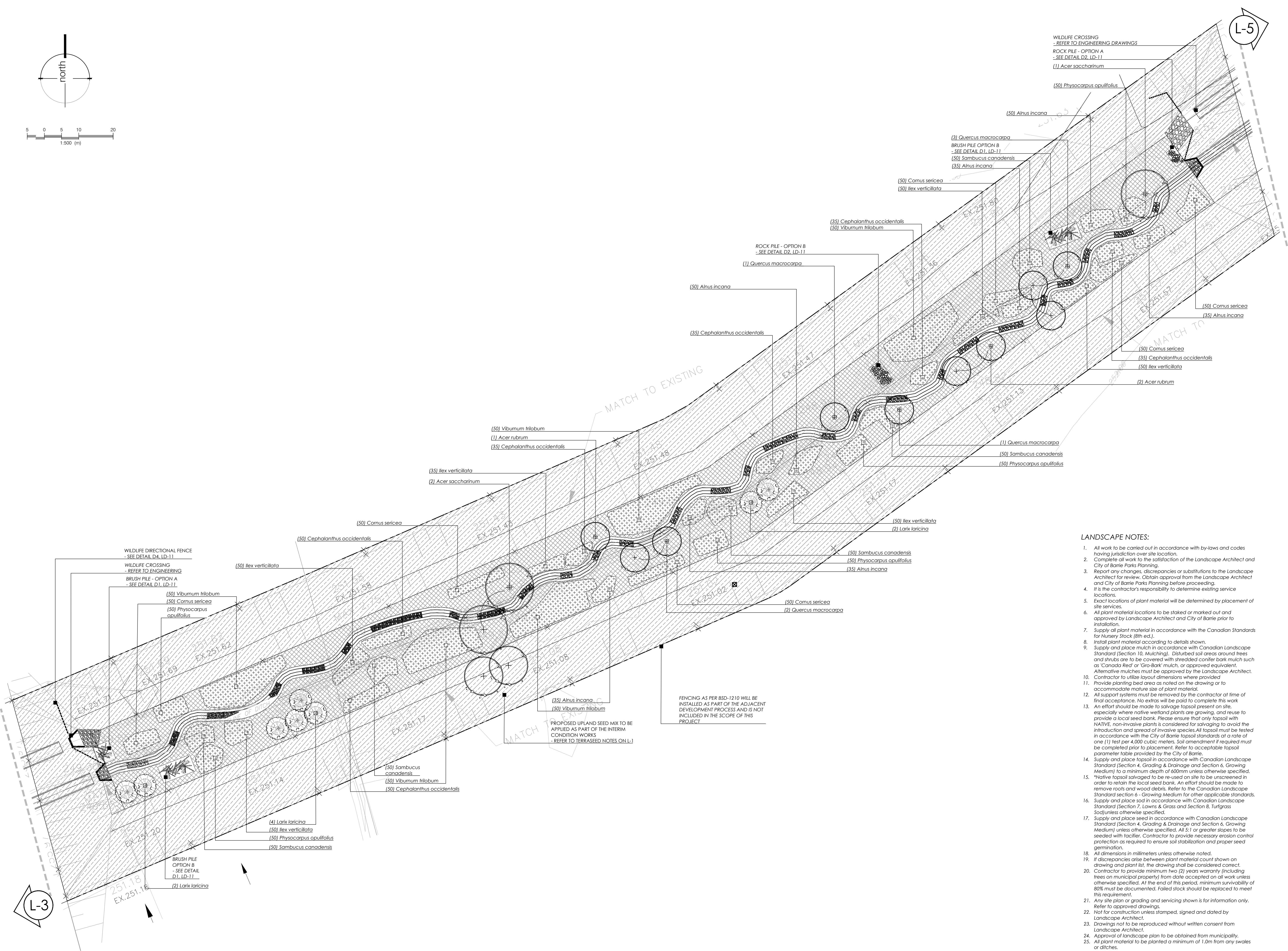
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SHEET
Landscape Plan
Enlargement

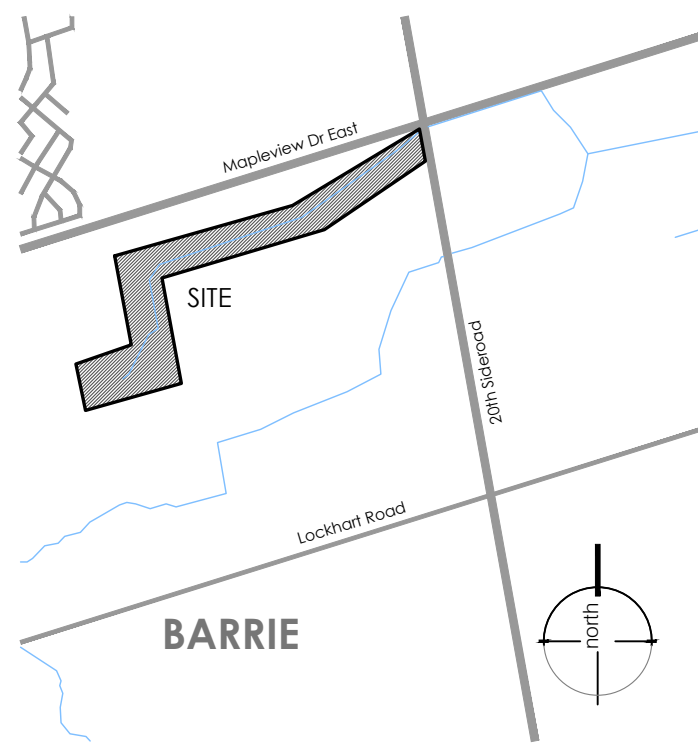
L-4a

adesso design inc.
landscape architecture





SCALE 1:500



	property line
	proposed coniferous tree
	proposed deciduous tree
	proposed shrub
	min. 600mm topsoil, fine grade & seed - seasonally flooded (OSC Seed Mix 8240)
	min. 600mm topsoil, fine grade & seed - Since County Native seed mix
	existing elevation
	proposed elevation
	turtle nesting area
	rock pile/hibernacula
	brush pile
	snag
	wildlife directional fence

1. All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
2. Complete all work to the satisfaction of the Landscape Architect and the City of Barrie Parks Planning Department.
3. Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect or City of Barrie Parks Planning before proceeding.
4. It is the contractor's responsibility to determine existing service locations.
5. Exact locations of plant material will be determined by placement of survey stakes.
6. All plant material locations to be staked or marked out and approved by Landscape Architect and City of Barrie prior to installation.
7. Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
8. Install plant material in accordance with details shown.
9. Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark much such as Red or Redwood twigs, or approved equivalent.
10. Alternative mulches must be approved by the Landscape Architect.
11. Contractor to utilize layout dimensions where provided.
12. Provide planting bed area as noted on the drawing or to approximate material dimensions.
13. All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
14. All areas should be covered to prevent topsoil present on site, especially where native wetland plants are growing, and reuse to provide a local seed bank. Please ensure that only topsoil with minimal invasive species is used. The contractor is responsible for the introduction and spread of invasive species. All topsoil must be tested in accordance with the City of Barrie Topsoil standards at a rate of one (1) test per 4,000 cubic meters. Soil amendment if required must be in strict compliance with the City of Barrie's acceptable topsoil parameter table provided by the City of Barrie.
15. Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4 - Growing Medium) to a minimum depth of 600mm unless otherwise specified.
16. "Native topsoil salvaged to be re-used on site to be unscreened in order to retain the local seed bank. An effort should be made to remove rocks and woody debris from the salvaged topsoil. Use the Standard section 6 - Growing Medium for other applicable standards.
17. Supply and place soil in accordance with Canadian Landscape Standard (Section 7 - Landscaping Grass and Section 8 - Turfgrass Sod/unless otherwise specified.
18. Supply and place seed in accordance with Canadian Landscape Standard (Section 4 - Growing Medium) unless otherwise specified. All S1/1 or greater slopes to be seeded with facier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
19. All dimensions in millimeters unless otherwise noted.
20. If discrepancies arise between plant material count shown on drawing and plant material delivered, the contractor shall be responsible. Contractor to provide minimum two (2) years warranty including trees on municipal property. At the end of this period, annual survivability of 80% must be documented. Failed stock should be replaced to meet this requirement.
21. Any site plan or grading and servicing shown is for information only. Refer to approved drawings for details.
22. Not for construction unless stamped, signed and dated by the Landscape Architect.
23. Details to be used to be made to a 1/8" = 1'-0" scale.
24. Approval of landscape plan to be obtained from municipally.
25. All plant material to be planted a minimum of 1.0m from any swales or ditches.
26. For grading and servicing information refer to the consulting Engineer's drawings.
27. For information and power distribution refer to the electrical consultant's drawings.

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SHEET
Landscape Plan
Enlargement

L-4b

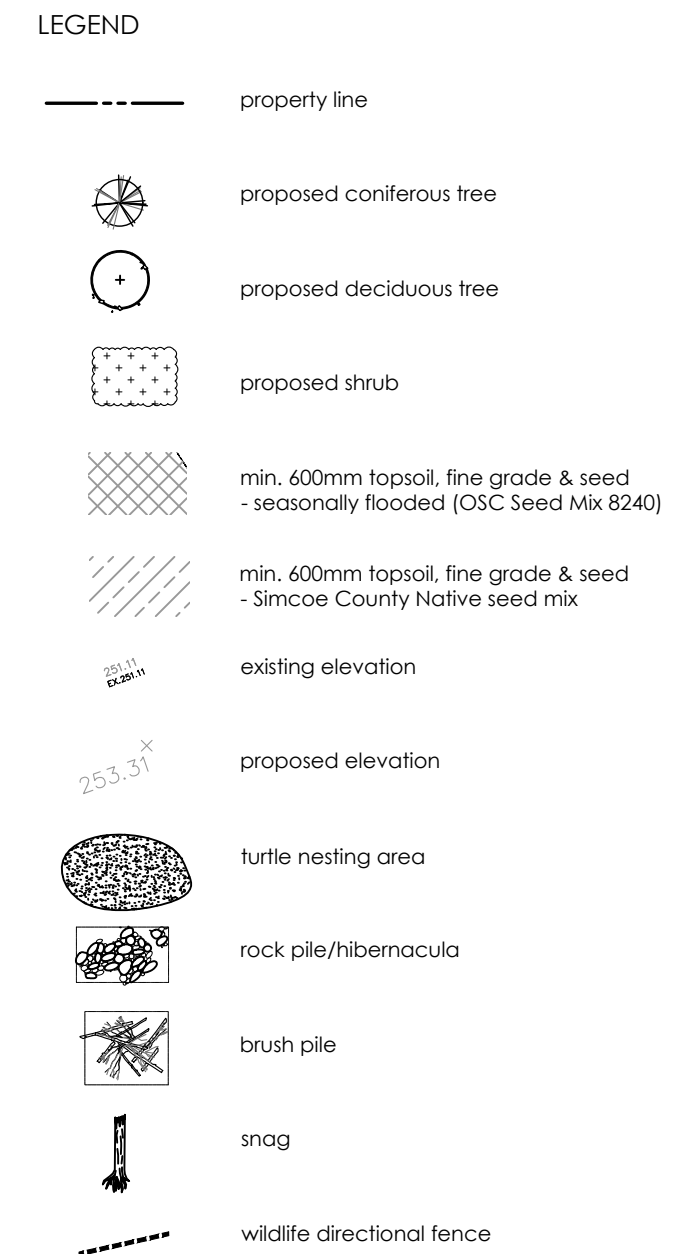
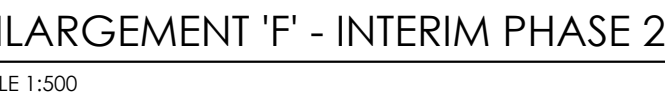
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TREES	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>COND.</u>	<u>MATURE HT. (M)</u>	<u>MATURE SPR. (M)</u>	<u>O.C. (M)</u>	<u>REMARKS</u>
4	Acer rubrum	Red Maple	60mm Cal.	W.B.	15.0	12.0	As Shown	Native to Ontario
7	Acer saccharinum	Silver Maple	60mm Cal.	W.B.	20.0	18.0	As Shown	Native to Ontario
8	Quercus macrocarpa	Burr Oak	60mm Cal.	W.B.	20.0	13.0	As Shown	Native to Ontario
<u>CONIFEROUS TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>COND.</u>	<u>MATURE HT. (M)</u>	<u>MATURE SPR. (M)</u>	<u>O.C. (M)</u>	<u>REMARKS</u>
14	Larix laricina	Tamarack	200cm Ht.	W.B.	8.0	8.0	As Shown	Native to Ontario
<u>FLOODPLAIN</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>COND.</u>	<u>MATURE HT. (M)</u>	<u>MATURE SPR. (M)</u>	<u>O.C. (M)</u>	<u>REMARKS</u>
325	Alnus incana	Speckled Alder	Size 60cm	#3 cont.	6.0	5.0	1.0	Native to Ontario
325	Cephalanthus occidentalis	Buttonbush	60cm	#3 cont.	1.75	1.75	1.0	Native to Ontario
200	Cornus sericea	Red Osier Dogwood	60cm	#3 cont.	1.75	2.0	1.0	Native to Ontario
350	Ilex verticillata	Winterberry Holly	60cm	#3 cont.	1.75	1.75	1.0	Native to Ontario
200	Physocarpus opulifolius	Common Ninebark	60cm	#3 cont.	1.75	1.75	1.0	Native to Ontario
400	Sambucus canadensis	Elderberry	60cm	#3 cont.	2.5	2.0	1.0	Native to Ontario
250	Viburnum trilobum	American Cranberrybush	60cm	#3 cont.	3.0	3.0	2.5	Native to Ontario

<u>TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>COND.</u>	<u>MATURE HT. (M)</u>	<u>MATURE SPR. (M)</u>	<u>O.C. (M)</u>	<u>REMARKS</u>
5	Acer rubrum	Red Maple	60mm Col.	W.B.	15.0	12.0	As Shown	Native to Ontario
8	Acer saccharinum	Silver Maple	60mm Col.	W.B.	20.0	18.0	As Shown	Native to Ontario
18	Quercus macrocarpa	Burr Oak	60mm Col.	W.B.	20.0	13.0	As Shown	Native to Ontario
<u>CONIFEROUS TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>COND.</u>	<u>MATURE HT. (M)</u>	<u>MATURE SPR. (M)</u>	<u>O.C. (M)</u>	<u>REMARKS</u>
23	Larix laricina	Tamarack	200cm Ht.	W.B.	8.0	8.0	As Shown	Native to Ontario
<u>FLOODPLAIN</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>COND.</u>	<u>MATURE HT. (M)</u>	<u>MATURE SPR. (M)</u>	<u>O.C. (M)</u>	<u>REMARKS</u>
545	Alnus incana	Speckled Alder	60cm	#3 cont.	6.0	5.0	1.0	Native to Ontario
630	Cephalanthus occidentalis	Buttonbush	60cm	#3 cont.	1.75	1.75	1.0	Native to Ontario
735	Cornus sericea	Red Osier Dogwood	60cm	#3 cont.	1.75	2.0	1.0	Native to Ontario
605	Ilex verticillata	Winterberry Holly	60cm	#3 cont.	1.75	1.75	1.0	Native to Ontario
700	Physocarpus opulifolius	Common Ninebark	60cm	#3 cont.	1.75	1.75	1.0	Native to Ontario
650	Sambucus canadensis	Elderberry	60cm	#3 cont.	2.5	2.0	1.0	Native to Ontario
620	Viburnum trilobum	American Cranberrybush	60cm	#3 cont.	3.0	3.0	2.5	Native to Ontario



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4	2023-07-12	Issued for tender

CLIENT
Sandy Cove Creek Landowners Group

MUNICIPALITY
City of Barrie

PROJECT
Sandy Cove Creek Restoration
Barrie

MUNICIPAL FILE NUMBER
DO8-HE 417427

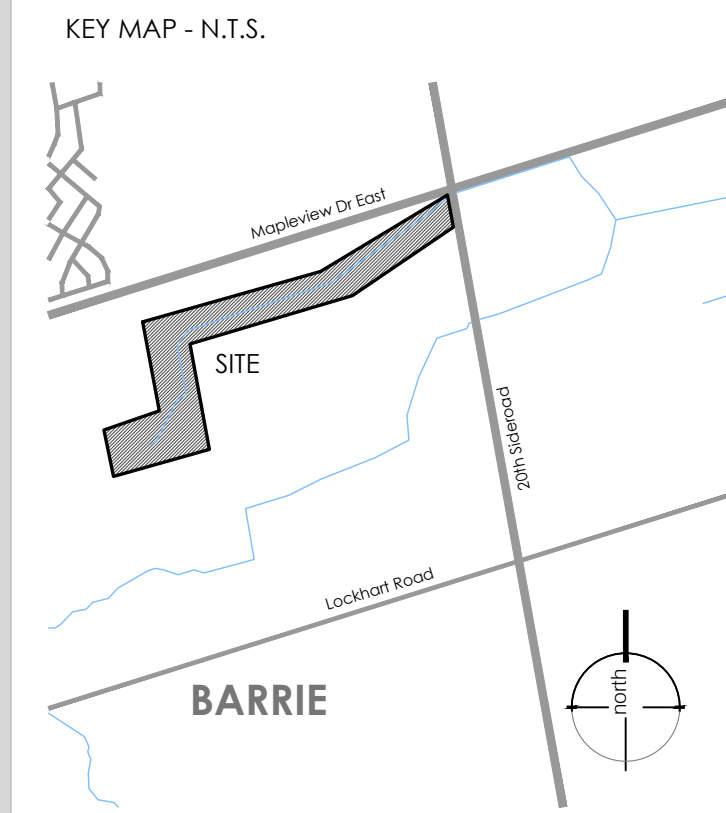
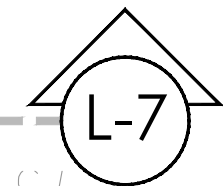
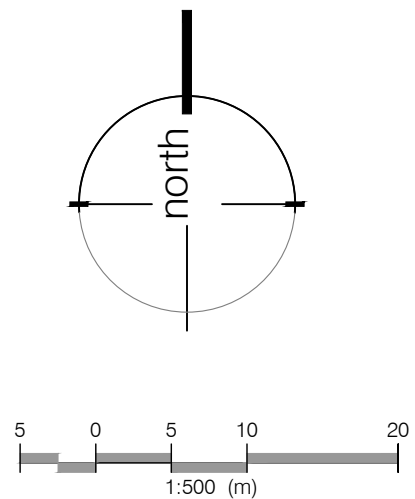
SHEET
Landscape Plan
Enlargement

L-5

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landscape architecture

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t. 905.526.8876
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1. All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
2. Complete all work to the satisfaction of the Landscape Architect and the Ontario Parks Planning and Design Department.
3. Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before any work commencing beyond the site location.
4. It is the contractor's responsibility to determine existing service locations.
5. Exact locations of plant material will be determined by placement of site location markers.
6. All plant material locations to be staked or marked out and approved by Landscape Architect and City of Barrie prior to installation.
7. Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
8. Install plant material according to details shown.
9. Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as "Forest Floor" or "Golf-Bark" type, or approved equivalent.
10. Alternative mulches must be approved by the Landscape Architect.
11. Contractor to utilize layout dimensions where provided.
12. All planting beds to be covered to prevent soil erosion, paving or to accommodate mature size of plant material.
13. All support systems must be removed by the Contractor at time of final acceptance. No extras will be paid to complete this work.
14. Contractor to be responsible to salvage topsoil present on site, especially where native wetland plants are growing, and reuse to provide a local seed bank. Please ensure that only topsoil with $\geq 10\%$ native invasive plant species is salvaged. No amendment if required must be made prior to placement. Refer to acceptable topsoil parameter table provided by the City of Barrie.
15. Supply and place topsoil in accordance with Canadian Landscape Standard (Section 6 - Growing Medium and Section 8, Turfgrass). Medium to a minimum depth of 600mm unless otherwise specified.
16. "Native topsoil salvaged to be re-used on site to be unscreened in order to retain the native seed bank. No amendment if required.
17. Remove roots and wood debris. Refer to the Canadian Landscape Standard section 6 - Growing Medium for other applicable standards.
18. Supply and place seed in accordance with Canadian Landscape Standard (Section 7 - Land Use, Grass and Section 8, Turfgrass). Seed/unless otherwise specified.
19. Supply and place seed in accordance with Canadian Landscape Standard (Section 6 - Growing Medium and Section 8, Turfgrass). Medium unless otherwise specified. All S:1 or greater slopes are to be seeded with turfseed. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
20. All dimensions in millimeters unless otherwise noted.
21. If discrepancies arise between plant material count shown on drawings and plant list, the drawing shall be considered correct.
22. Contractor to provide minimum two (2) years material inventory on trees in municipal property from date accepted on all work unless otherwise specified. All material inventory to be maintained at 80% must be documented. Failed stock should be replaced to meet this requirement.
23. Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
24. Not for construction unless stamped, signed and dated by Landscape Architect.
25. Drawings are to be reproduced without written consent from the Landscape Architect.
26. Approval of Landscape Plan to be obtained from municipality.
27. All plant material to be planted a minimum of 1.0m from any swales.
28. For grading and servicing information refer to the consulting Engineer's drawings.
29. For information and power distribution refer to the electrical consultant's drawings.



	property line
	proposed coniferous tree
	proposed deciduous tree
	proposed shrub
	min. 600mm topsoil, fine grade & seed - Simcoe County Native seed mix
	existing elevation
	proposed elevation
	turtle nesting area
	rock pile/hibernacula
	brush pile
	snag
	wildlife directional fence

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4	2023-07-12	Issued for tender

ACCEPTED AS TO FORM IN
RELIANCE UPON THE
PROFESSIONAL SKILL AND
ABILITY OF ADESSO DESIGN
INC. AS TO DESIGN AND
SPECIFICATION

August 10, 2023

MUNICIPALITY
City of Barrie

MUNICIPAL FILE NUMBER
DO8-HE 417427

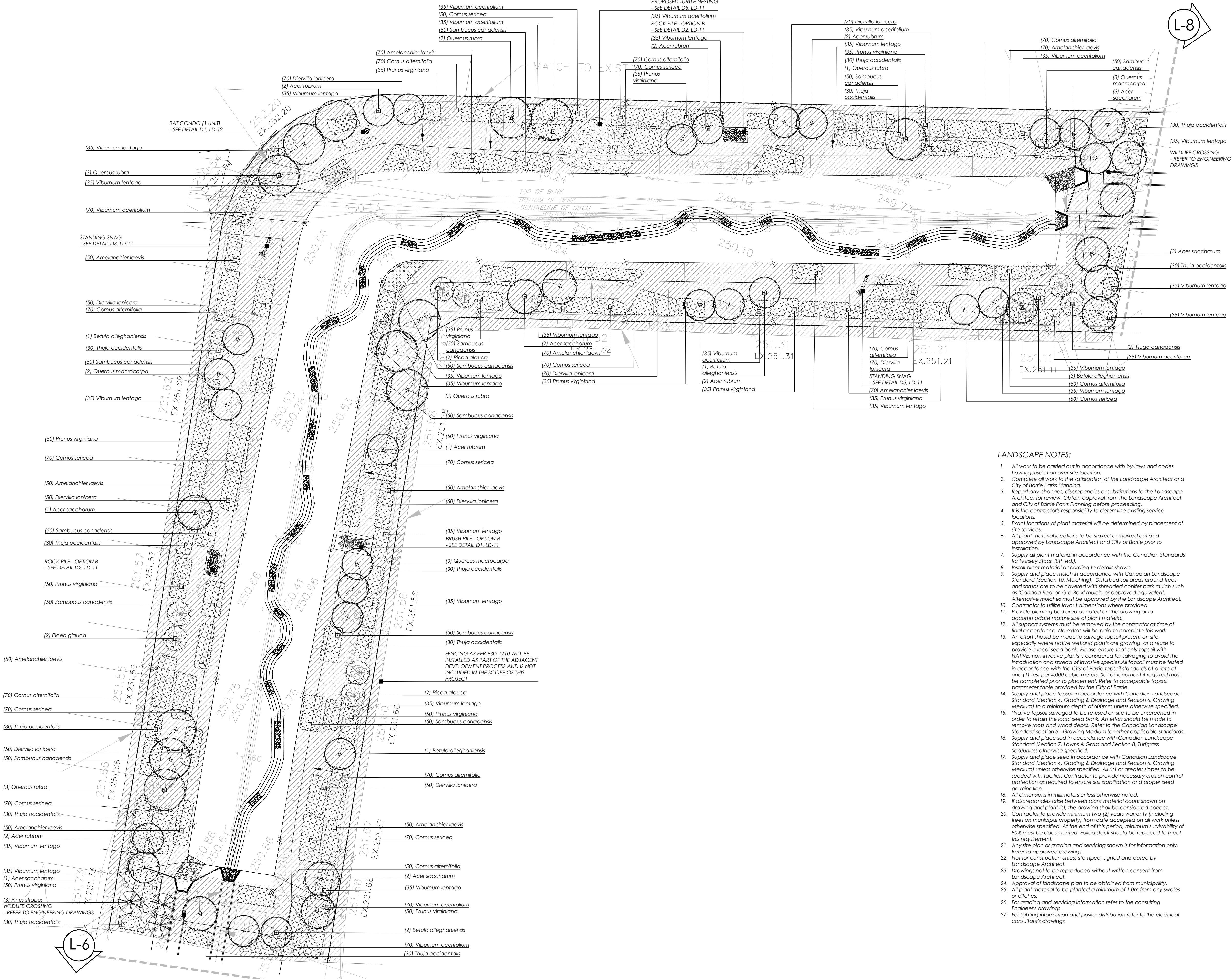
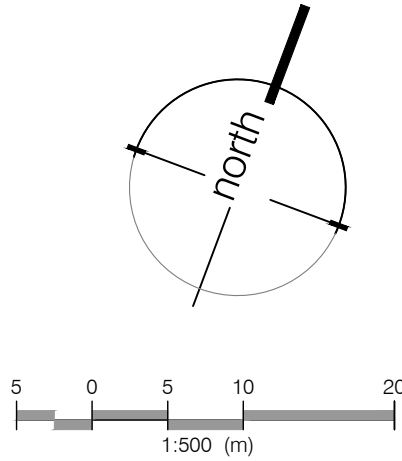
SHEET
Landscape Plan
Enlargement

L-6

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landscape architecture



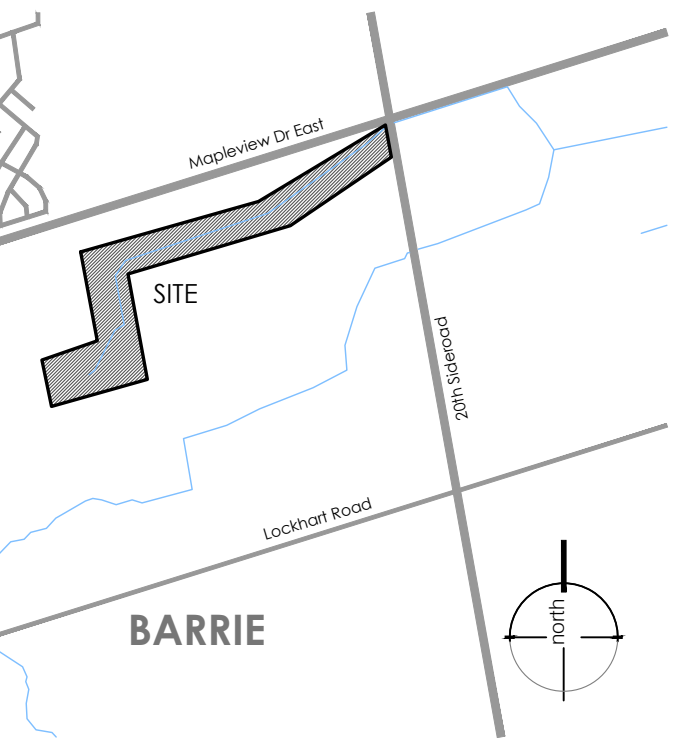
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www.adessodesigninc.ca



LANDSCAPE NOTES:

- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Complete all work to the satisfaction of the Landscape Architect and City of Barrie Parks Planning.
- Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect and City of Barrie Parks Planning before proceeding.
- It is the contractor's responsibility to determine existing service locations.
- Exact locations of plant material will be determined by placement of site services.
- All plant material locations to be staked or marked out and approved by Landscape Architect and City of Barrie prior to installation.
- Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- Install plant material according to details shown.
- Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as "Canada Red" or "Gro-Bark" mulch, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
- Contractor to utilize layout dimensions where provided.
- Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
- All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
- An effort should be made to salvage topsoil present on site, especially where native wetland plants are growing, and reuse to provide a local seed bank. Please ensure that only topsoil with NATIVE, non-invasive plants is considered for salvaging to avoid the introduction and spread of invasive species. All topsoil must be tested in accordance with the City of Barrie topsoil standards at a rate of one (1) test per 4,000 cubic meters. Soil amendment if required must be completed prior to placement. Refer to acceptable topsoil parameter table provided by the City of Barrie.
- Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 600mm unless otherwise specified. "Native topsoil salvaged to be re-used on site to be unscreened in order to retain the local seed bank. An effort should be made to remove roots and wood debris. Refer to the Canadian Landscape Standard section 6 - Growing Medium for other applicable standards.
- Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod) unless otherwise specified.
- Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. At 5:1 or greater slopes to be seeded with tacifer. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
- All dimensions in millimeters unless otherwise noted.
- If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
- Contractor to provide minimum two (2) years warranty including trees on municipal property from date accepted on all work unless otherwise specified. At the end of this period, minimum survivability of 80% must be documented. Failed stock should be replaced to meet this requirement.
- Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
- Not for construction unless stamped, signed and dated by Landscape Architect.
- Drawings not to be reproduced without written consent from Landscape Architect.
- Approval of landscape plan to be obtained from municipality.
- All plant material to be planted a minimum of 1.0m from any swales or ditches.
- For grading and servicing information refer to the consulting Engineer's drawings.
- For lighting information and power distribution refer to the electrical consultant's drawings.

KEY MAP - N.T.S.



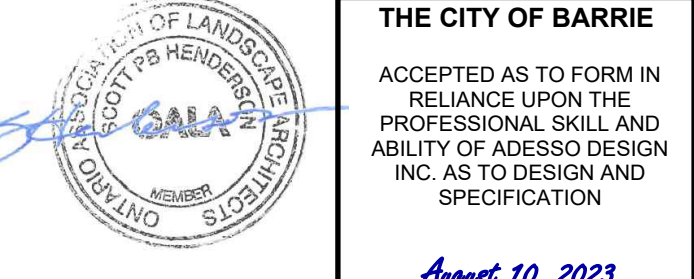
LEGEND

- property line
- proposed coniferous tree
- proposed deciduous tree
- proposed shrub
- min. 600mm topsoil, fine grade & seed - Simcoe County Native seed mix
- existing elevation
- proposed elevation
- turtle nesting area
- rock pile/hibernacula
- brush pile
- snag
- wildlife directional fence

REVISIONS/ SUBMISSIONS

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STAMP



CLIENT
Sandy Cove Creek Landowners Group

MUNICIPALITY
City of Barrie

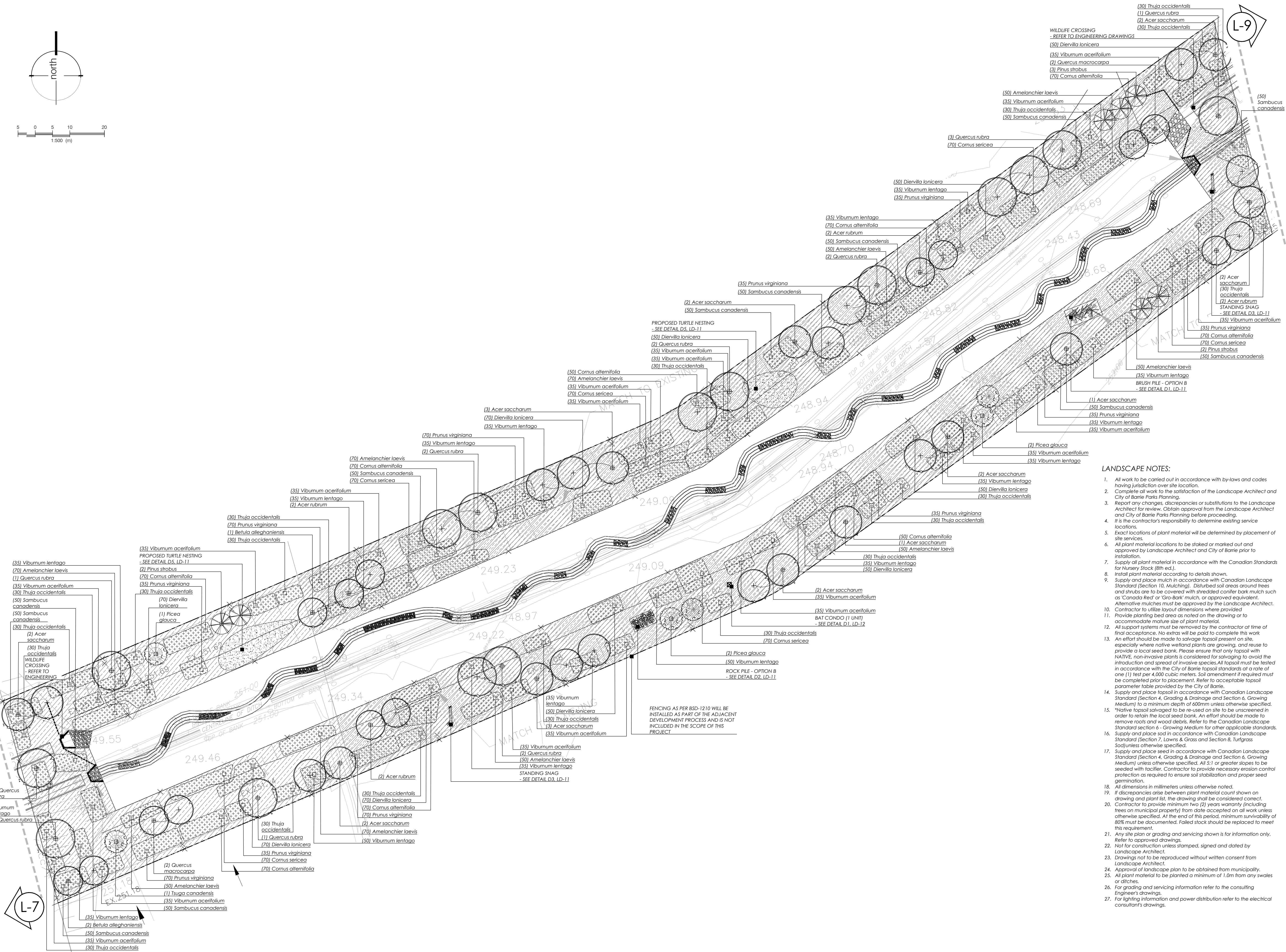
PROJECT
Sandy Cove Creek Restoration
Barrie

MUNICIPAL FILE NUMBER
DO8-HE 417427

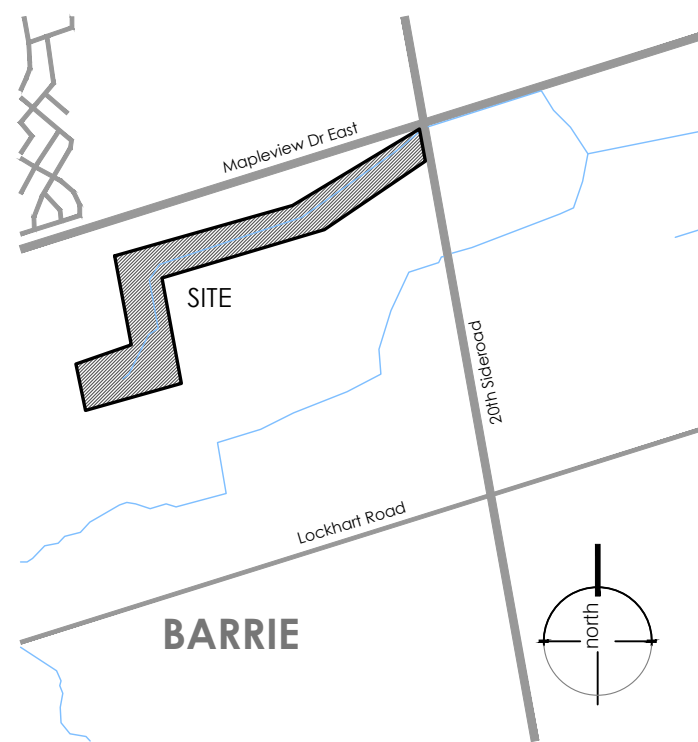
SHEET
Landscape Plan
Enlargement

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landscape architecture

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SCALE 1:500



	property line
	proposed coniferous tree
	proposed deciduous tree
	proposed shrub
	min. 600mm topsoil, fine grade & seed mix - Simcoe County Native seed mix
	existing elevation
	proposed elevation
	turtle nesting area
	rock pile/hibernacula
	brush pile
	snag
	wildlife directional fence

1. All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
2. Complete all work to the satisfaction of the Landscape Architect and the City of Barrie.
3. Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before any change is made to the approved drawings.
4. It is the contractor's responsibility to determine existing service locations.
5. Excavations of plant material will be determined by placement of site services.
6. All plant material locations to be staked or marked out and approved by Landscape Architect and City of Barrie prior to installation.
7. Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed).
8. Install plant material according to details shown.
9. Supply and place mulch in accordance with Canadian Landscape Standard [Section 10.1, Mulching]. Disturbed soil areas around trees and shrubs are to be covered with shredded carbon bark mulch such as "Forest Guard" or "Grass Guard" mulch, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
10. Contractor to utilize layout dimensions where provided.
11. All planting bed areas are to be covered with a growing or organic mulch to accommodate mature size of plant material.
12. All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
13. All material to be made to save for topsoil present on site, especially where native wetland plants are growing, and reuse to provide a local seed bank. Please ensure that only topsoil with a maximum of 100,000 bacteria per cubic meter is used. The introduction and spread of invasive species. All topsoil must be tested in accordance with the City of Barrie topsoil standards at a rate of one (1) test per 4,000 sq. meters. Soil amendments are required must be provided prior to placement. Refer to acceptable topsoil parameter table provided by the City of Barrie.
14. Supply and place topsoil in accordance with Canadian Landscape Standard Section 4 - Grading & Drainage and Section 6 - Growing Medium) to a minimum depth of 600mm unless otherwise specified.
15. *Native topsoil saved and re-used on the site to be unsecured in a pile. The pile is to be located in an area that is not subject to removal roots and wood debris. Refer to the Canadian Landscape Standard Section 6 - Growing Medium for other applicable standards.
16. Supply and place soil in accordance with Canadian Landscape Standard Section 7 - Grading & Drainage and Section 8 - Turfgrass/Soil unless otherwise specified.
17. Supply and place seed in accordance with Canadian Landscape Standard Section 9 - Seeding and Sodding and Section 6 - Growing Medium) unless otherwise specified. All S1 or greater species seeds to be seeded with faciliator. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
18. All dimensions in millimeters unless otherwise noted.
19. If discrepancies arise between plant material quantity shown on drawings and quantity of plant material to be considered correct.
20. Contractor to provide minimum two (2) years warranty including trees on municipal property. All trees on this period must show signs of survival at minimum. At the end of this period, minimum 80% must be documented. Failed trees must be replaced to meet this requirement.
21. Any site plan or grading and servicing shown is for information only and not for construction unless otherwise noted.
22. No for construction unless stamped, signed and dated by Landscape Architect.
23. All work to be approved by the City of Barrie and the Landscape Architect.
24. Approval of landscape plan to be obtained from municipality.
25. All plant material to be planted a minimum of 1.0m from any swales.
26. For grading and servicing information refer to the consulting Engineer's drawings.
27. For electrical layout and power distribution refer to the electrical consultant's drawings.

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PROFESSIONAL SKILL AND
ABILITY OF ADESSO DESIGN
INC. AS TO DESIGN AND
SPECIFICATION

August 10, 2023

CLIENT August 10, 2017
Sandy Cove Creek Landowners Group

MUNICIPALITY
City of Barrie

PROJECT
Sandy Cove Creek Restoration
Barrie

MUNICIPAL FILE NUMBER
DO8-HE 417427

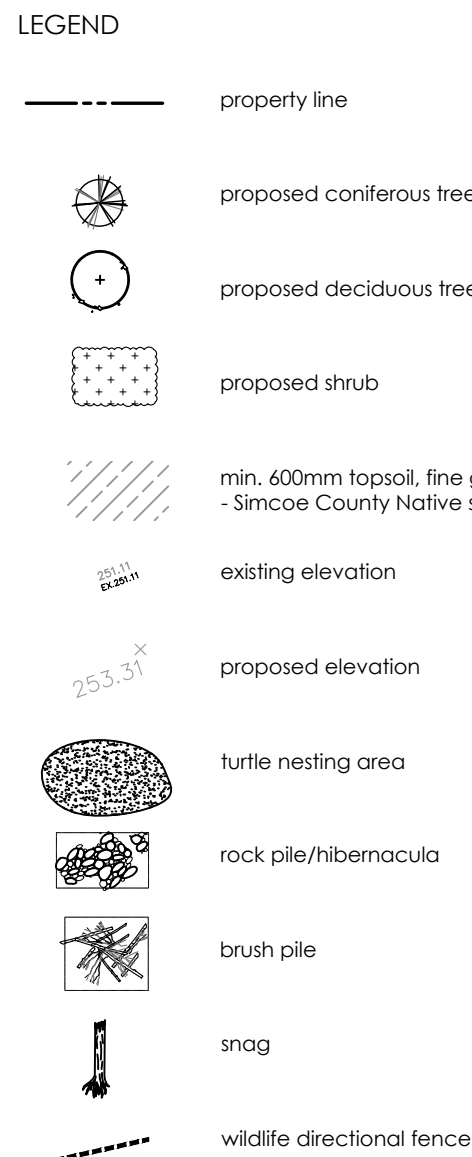
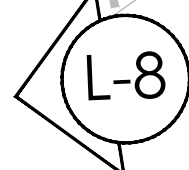
SHEET
Landscape Plan
Enlargement

L-8

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landscape architecture



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- ## LANDSCAPE NOTES:
1. All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
 2. Complete all work to the satisfaction of the Landscape Architect and City of Banke Parks Planning.
 3. Refer to attached drawings, specifications or substitutions to the Landscape Architect for Review. Obtain approval from the Landscape Architect and City of Banke Parks Planning before proceeding.
 4. It is the contractor's responsibility to determine existing service locations.
 5. Exact locations of plant material will be determined by placement of site services.
 6. All plant material locations to be stocked or marked out and approved by Landscape Architect and City of Banke prior to installation.
 7. Supply of plant material in accordance with the Canadian Standards Association (CSA) Standard 88th ed.
 8. Install plant material according to details shown.
 9. Supply and place mulch in accordance with Canadian Bark mulch standards (CSA Standard 88th ed). All trees, shrubs and trees and shrubs are to be covered with shredded conifer bark mulch such as "Canada Red" or "Gru-Bark" mulch, or approved equivalent. Alternative mulch types must be approved by the Landscape Architect.
 10. Contractor to utilize correct dimensions where provided.
 11. Provide planned bare area as noted on the drawing or to accommodate mature size of plant material.
 12. All plant material must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
 13. An effort should be made to salvage topsoil present on site, especially where native wetland plants are growing, and reuse to replace local seed bank. Please ensure that only topsoil with NATIVE, non-invasive plants is considered for salvaging to avoid the introduction and spread of invasive species. All topsoil must be tested for weed seeds and must meet the minimum standards of a rate of one (1) test per 4,000 cubic meters. Soil amendment if required must be completed prior to placement. Refer to acceptable topsoil parameter table provided by the City of Banke.
 14. The contractor shall follow the Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 600mm unless otherwise specified.
 15. The contractor shall follow the Canadian Landscape Standard in order to retain the local seed bank. An effort should be made to remove roots and wood debris. Refer to the Canadian Landscape Standard section 6 - Growing Medium for other appropriate standards.
 16. The contractor shall follow the Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod/Inlays) unless otherwise specified.
 17. Supply and place sod in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All S1 or greater slopes to be seeded with turfgrass. Contractor to provide necessary erosion control practices as required to ensure soil stabilization and proper seed germination.
 18. All dimensions in millimeters unless otherwise noted.
 19. All dimensions arise from the base of the finished ground shown on drawing and plant list, the drawing shall be considered correct.
 20. Contractor to provide minimum two (2) years warranty (including trees on municipal property) from date accepted on all work unless otherwise specified. At the end of this period, minimum survivability of 80% must be documented. Failed stock should be replaced to meet this requirement.
 21. Any site plan or grading and servicing notes & for information only, refer to approved drawings.
 22. Not for construction unless stamped, signed and dated by Landscape Architect.
 23. Drawings are to be reproduced without written consent from Landscape Architect.
 24. Approval of landscape plan to be obtained from municipal.
 25. All plant material to be planted a minimum of 1.0m from any swales or structures.
 26. For grading and servicing information refer to the consulting Engineer's drawings.
 27. For electrical and power distribution refer to the electrical consultant's drawings.

REVISIONS/ SUBMISSIONS		
#	DATE	DESCRIPTION
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STAMP



THE CITY OF BARRIE

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RELIANCE UPON THE
PROFESSIONAL SKILL AND
ABILITY OF ADESSO DESIGN
INC. AS TO DESIGN AND
SPECIFICATION

August 10, 2023

CLIENT
Sandy Cove Creek Landowners Group

MUNICIPALITY
City of Barrie

PROJECT
Sandy Cove Creek Restoration
Barrie

MUNICIPAL FILE NUMBER
DO8-HE 417427

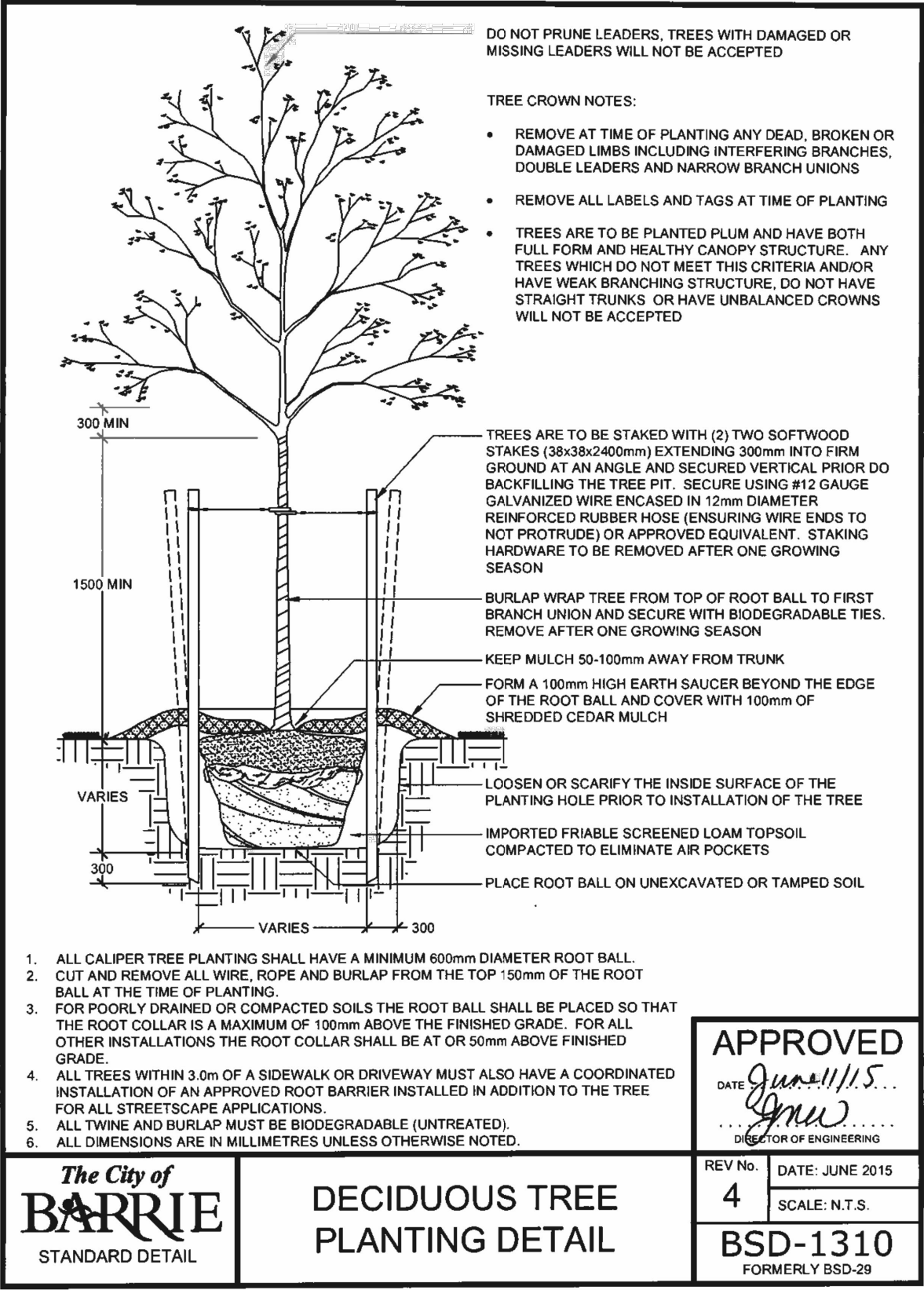
SHEET
Landscape Plan
Enlargement

L-9

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landscape architecture

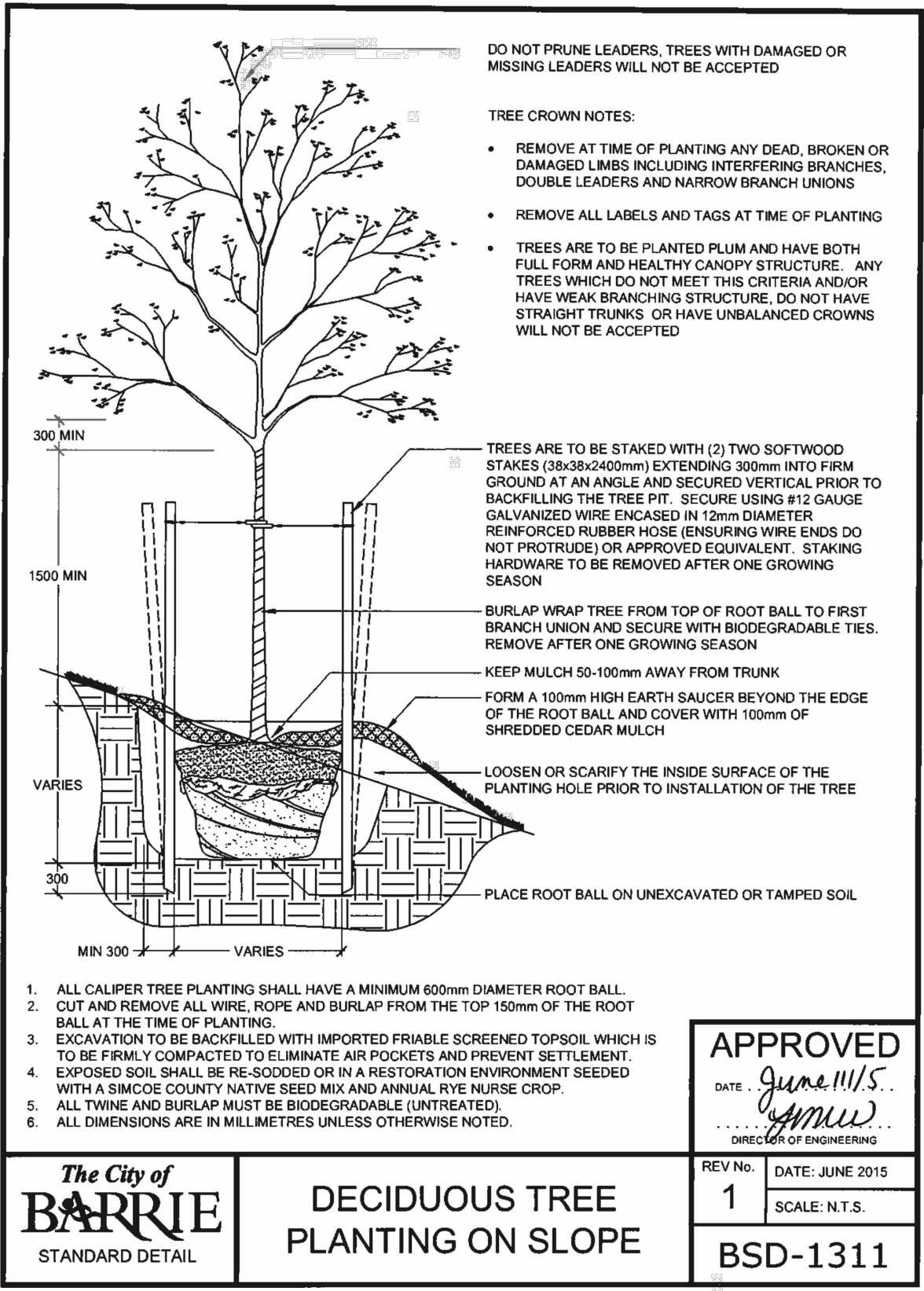


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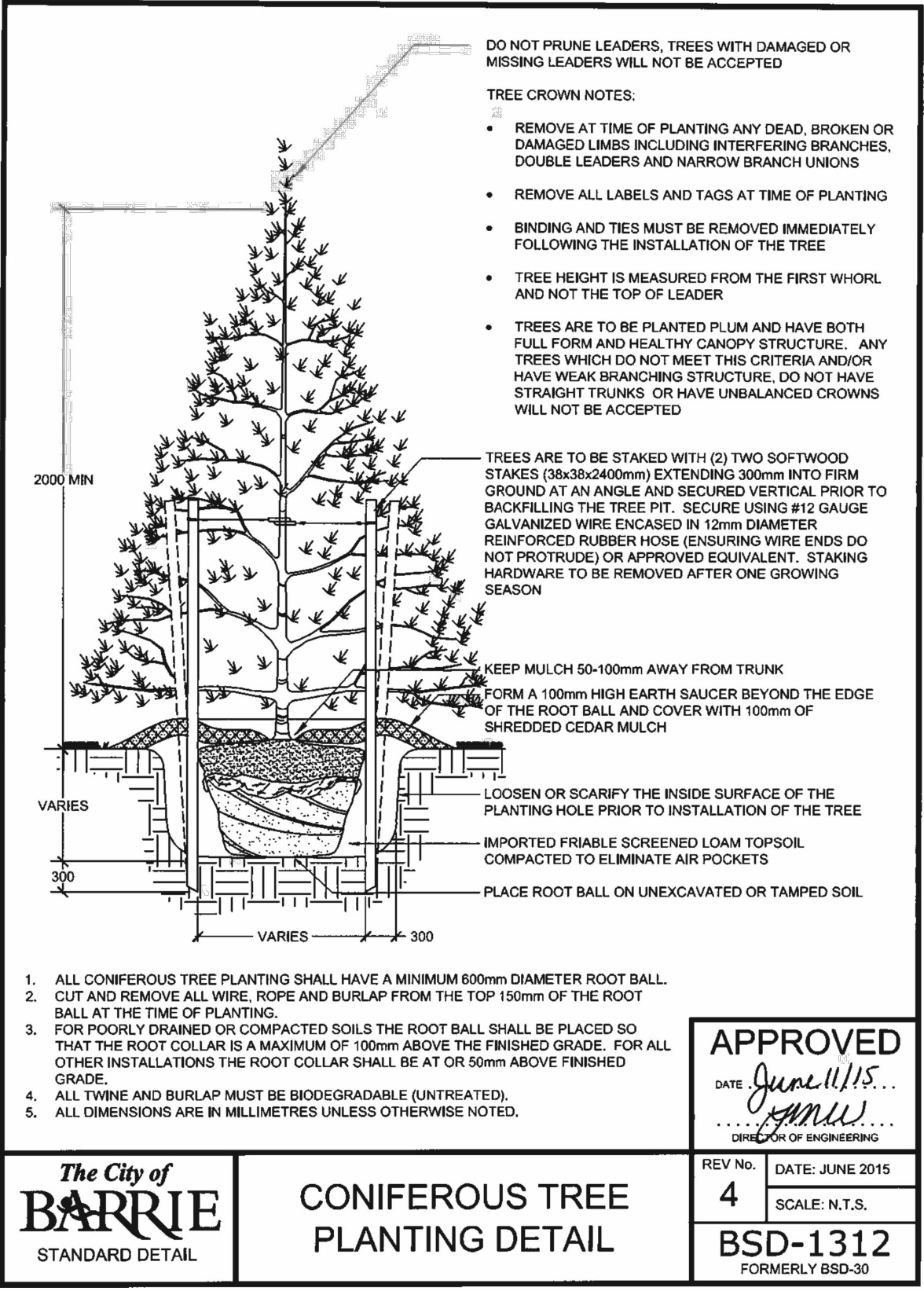
Balled & Burlapped/ Wire Basket Deciduous Tree - City of Barry Detail

SCALE: NTS



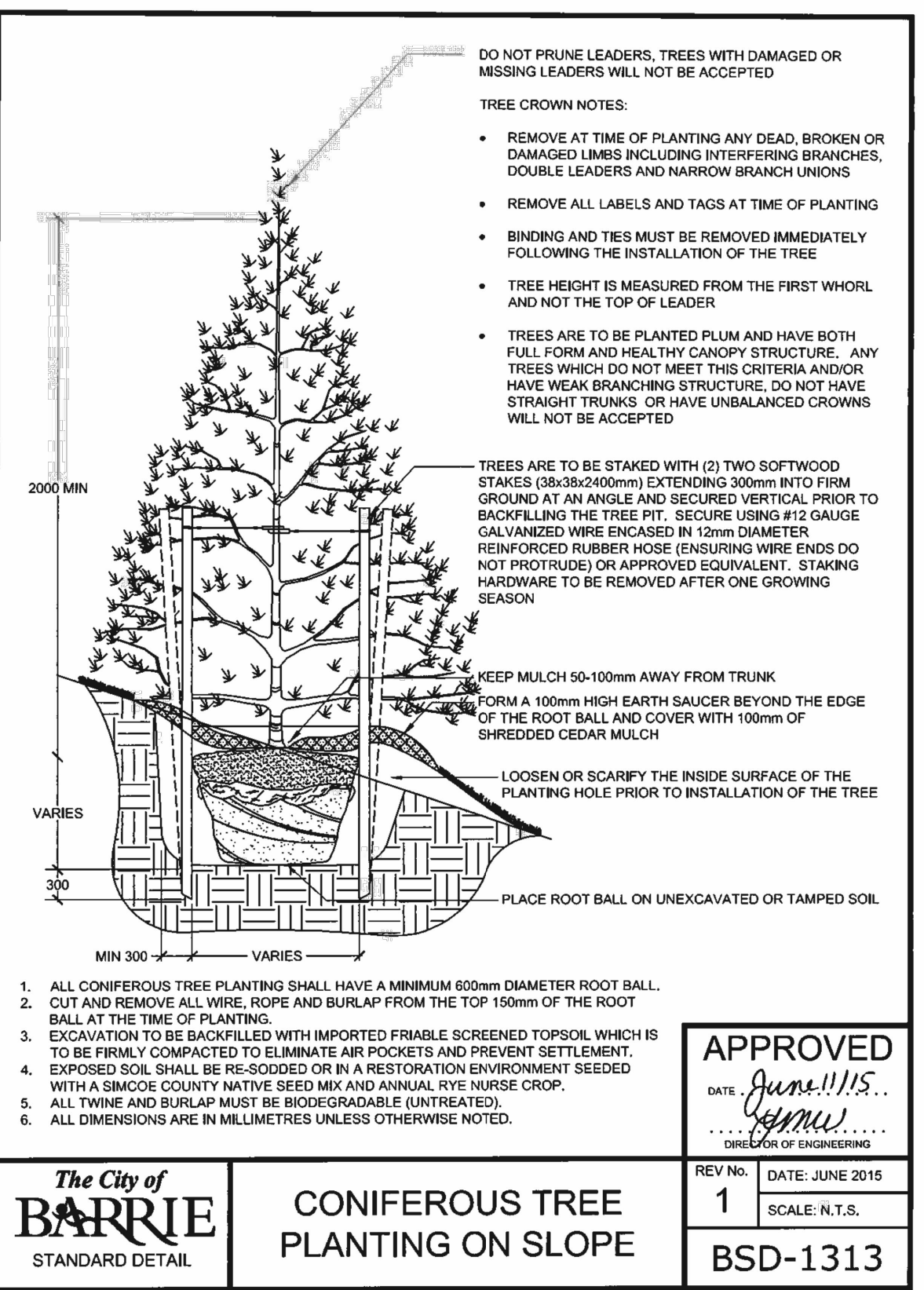
Slope Planting Deciduous Tree - City of Barry Detail

SCALE: NTS



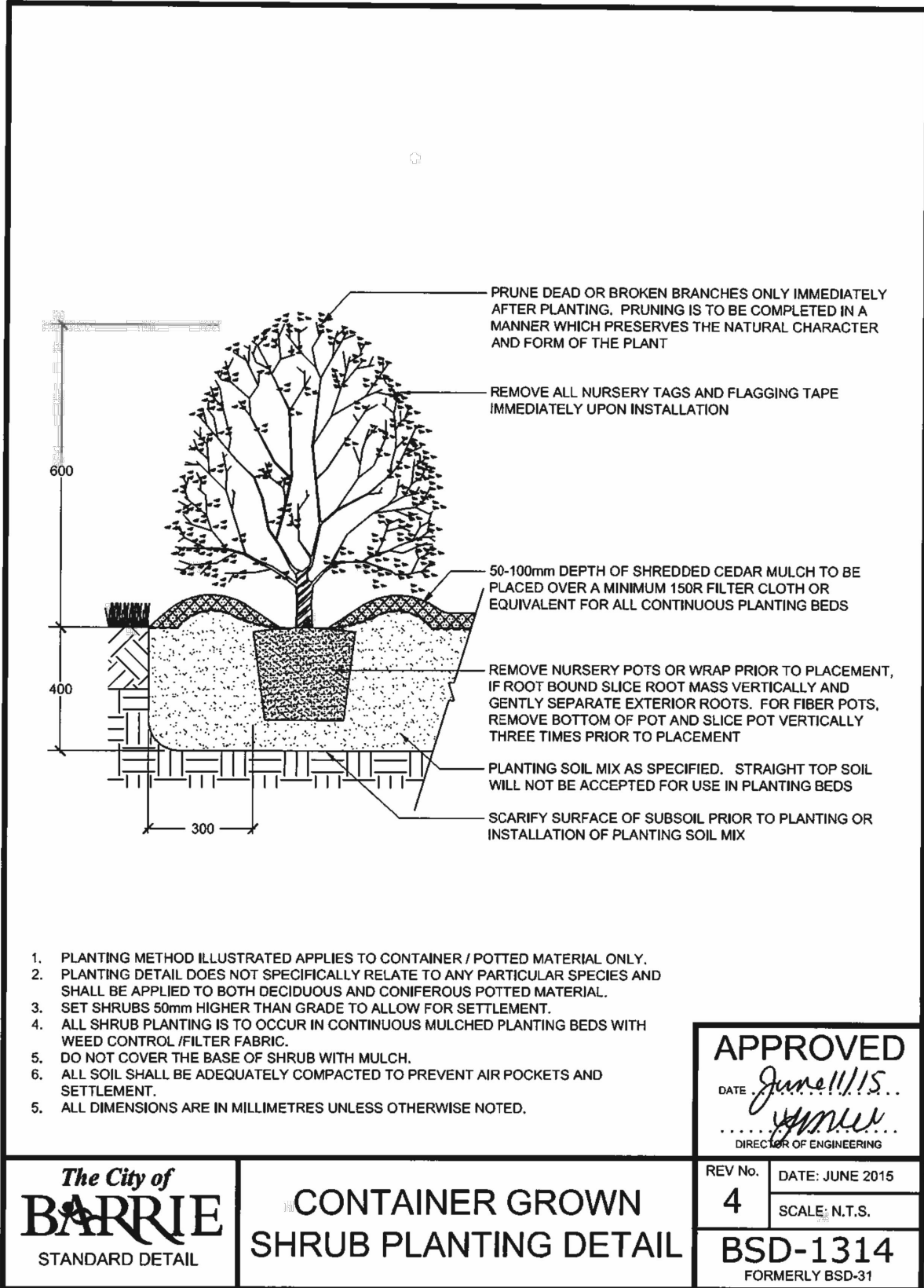
Balled & Burlapped/ Wire Basket Coniferous Tree - City of Barry Detail

SCALE: NTS



Slope Planting Coniferous Tree - City of Barry Detail

SCALE: NTS



Container Grown Shrub - City of Barry Detail

SCALE: NTS

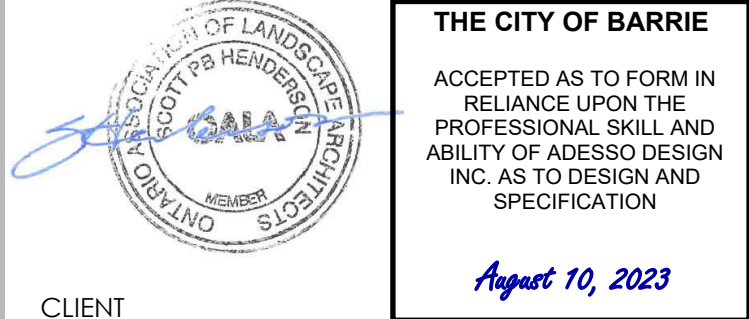
PLANTING NOTES:

- Soil mixture: four (4) parts native soil, one (1) part well rotted compost, if existing soil is not suitable provide triple mix topsoil or approved equal.
- Saucer shall be soaked with water and mulched immediately following planting.
- Massed shrubs shall be planted in continuous mulched beds unless otherwise noted.
- Staking schedule:
 - two (2) softwood stakes 38x38x2400 as per Barrie Standard Detail.
- All support systems must be removed once tree is established.
- All trees to be straight and planted vertically regardless of slope.
- Top of root flare shall be positioned 30mm above grade.
- The following depths of soil are required for planting:
 - 60cm of topsoil across entire valley
 - 90cm of topsoil for trees

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MUNICIPALITY
City of Barrie

PROJECT
Sandy Cove Creek Restoration
Barrie

MUNICIPAL FILE NUMBER
DO8-HE 417427

SHEET
Landscape Details

LD-10

adesso design inc.
landscape architecture



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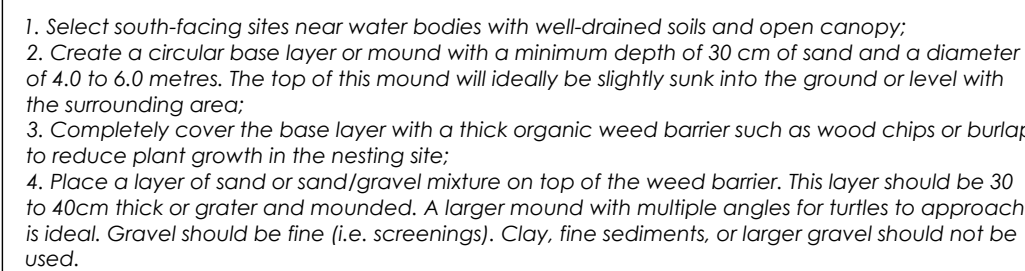


SCALE: NTS



SCALE: NTS

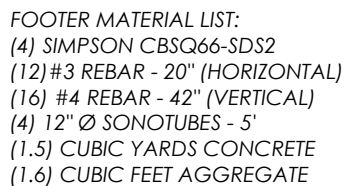
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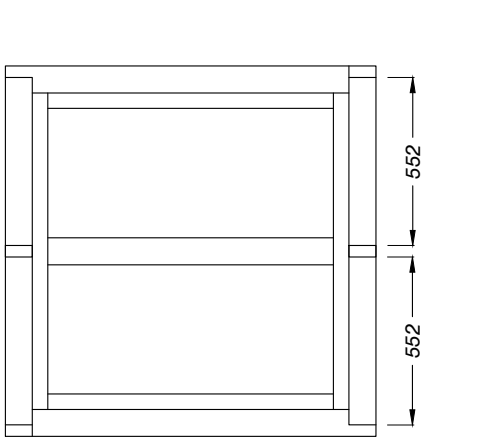
5
LD-11

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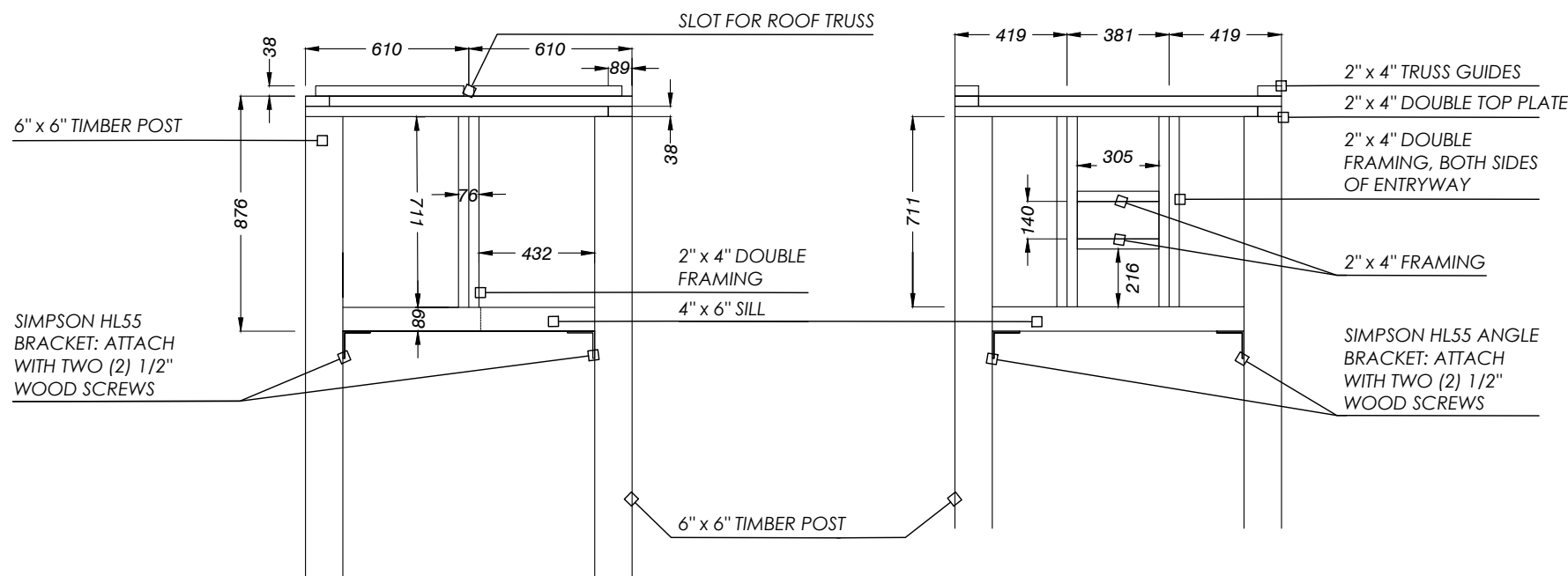
POST FOOTERS



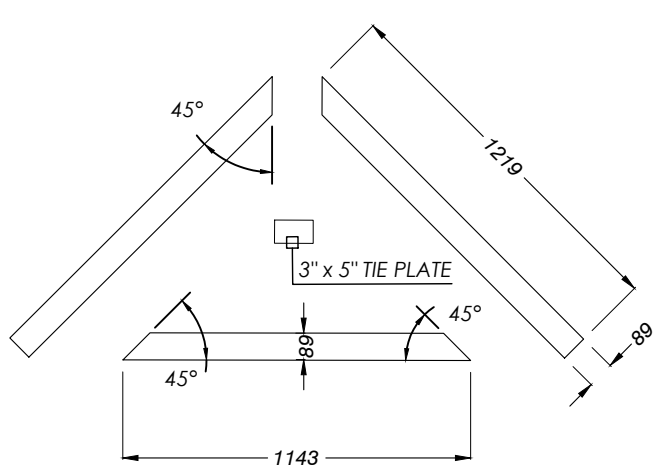
TOP VIEW: FRONT ORIENTATION



ELEVATION: FRONT & BACK

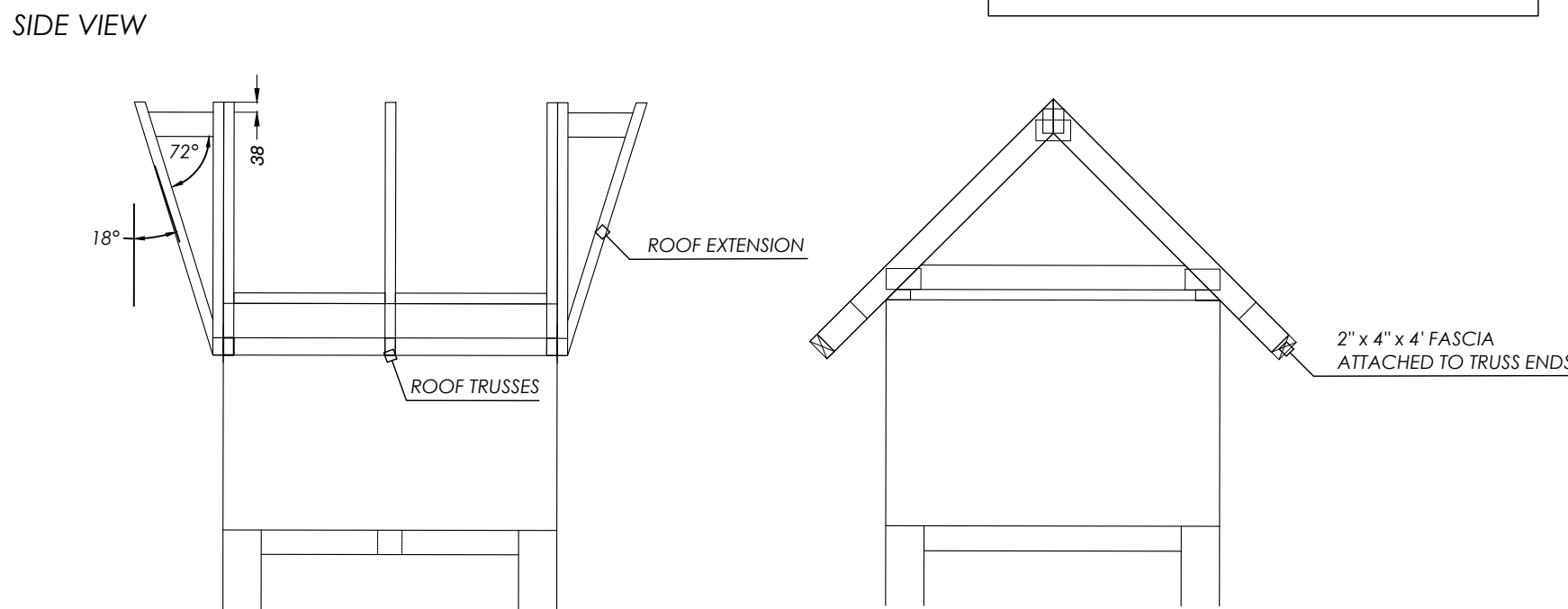


ROOF TRUSS DETAIL

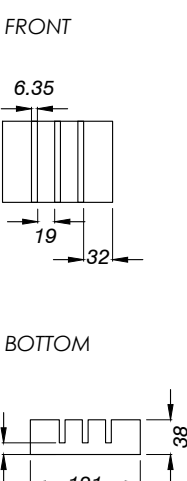


NOTE:

1. Truss surfaces must be roughened for bat movement
2. Extensions constructed of 2" x 4" lumber
3. Three (3) roof trusses required, constructed of 2" x 4" lumber, six (6) tie plates for each truss (three (3) per side).



PEAK BAFFLE SPACER

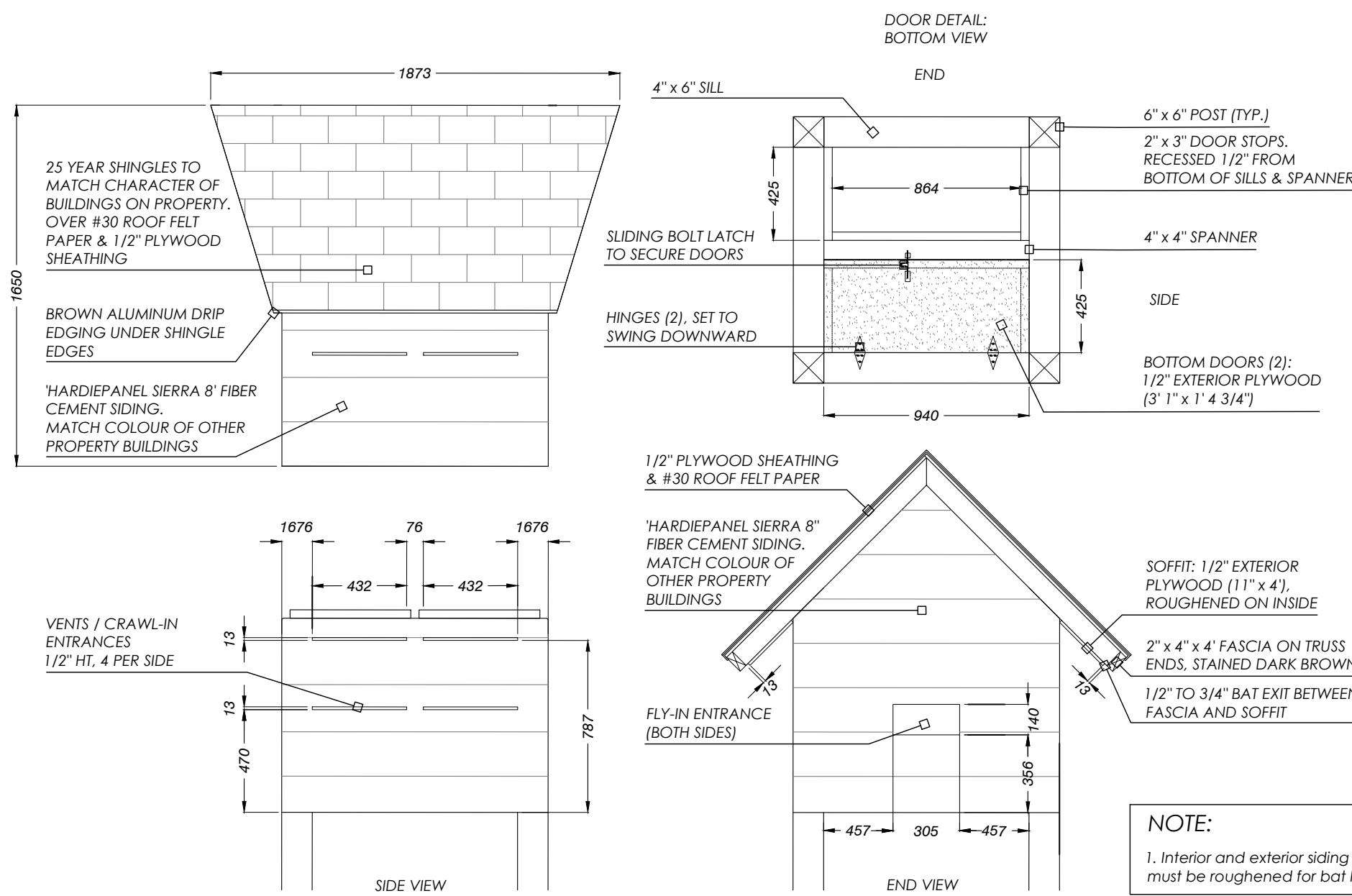


EIGHT (8) BAFFLE SPACERS
REQ'D: TWO (2) NEAR ROOF
PEAK AND TWO (2) NEAR
BOTTOM OF TRUSSES FOR
EACH SECTION.
AFTER ATTACHED, SLIDE THREE
(3) 2" HIGH IN FROM BOTTOM.
SECURE AT BOTTOM WITH 1
1/4" MULTI-PURPOSE SCREWS.
WIDTH OF BAFFLES SHOULD BE
MEASURED AND CUT
FOLLOWING PLACEMENT OF
SPACERS (APPROX. 1' 8 3/4")



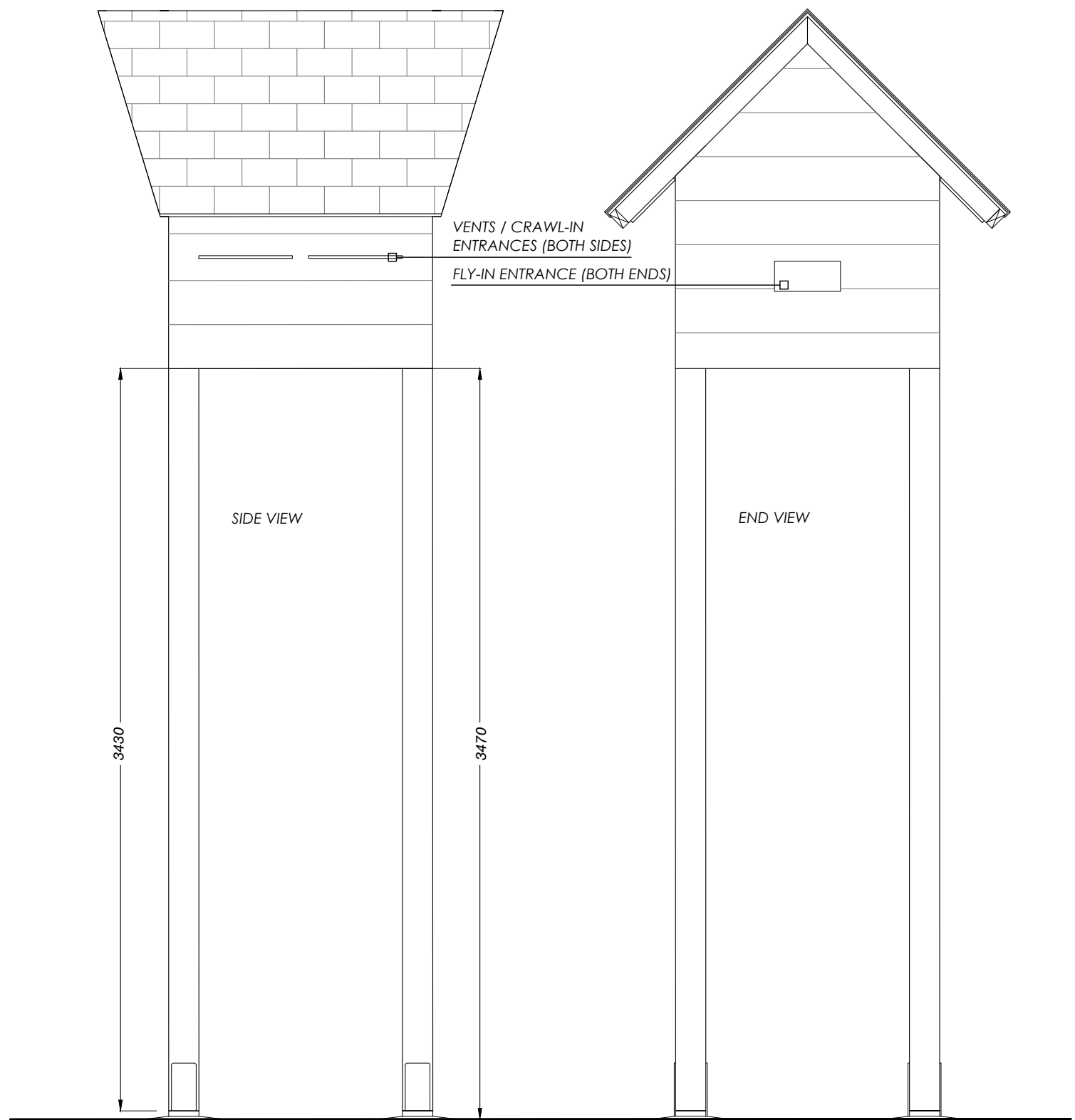
ROOST BAFFLES ARE BUNDLED TOGETHER WITH 3/8" ROD AND 3/4" LONG PIECES OF SCHEDULE 40, 3/4" PVC PIPE

EXTERIOR FINISHES



NOTE:
1. Interior and exterior siding surfaces must be roughened for bat landing

ELEVATIONS



#	DATE	DESCRIPTION
1	2022-05-27	Issued for submission
2	2023-04-18	Issued for submission
3	2023-06-02	Issued for submission
4	2023-07-12	Issued for tender

STAMP



THE CITY OF BARRIE

ACCEPTED AS TO FORM IN
RELIANCE UPON THE
PROFESSIONAL SKILL AND
ABILITY OF ADESSO DESIGN
INC. AS TO DESIGN AND
SPECIFICATION

August 10, 2023

CLIENT Sandy Cove Creek Landowners Group

MUNICIPALITY
City of Barrie

PROJECT
Sandy Cove Creek Restoration
Barrie

MUNICIPAL FILE NUMBER
DO8-HE 417427

SHEET

Landscape Details

Habitat Structures

LD-12

adesso design inc.
landscape architecture



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