

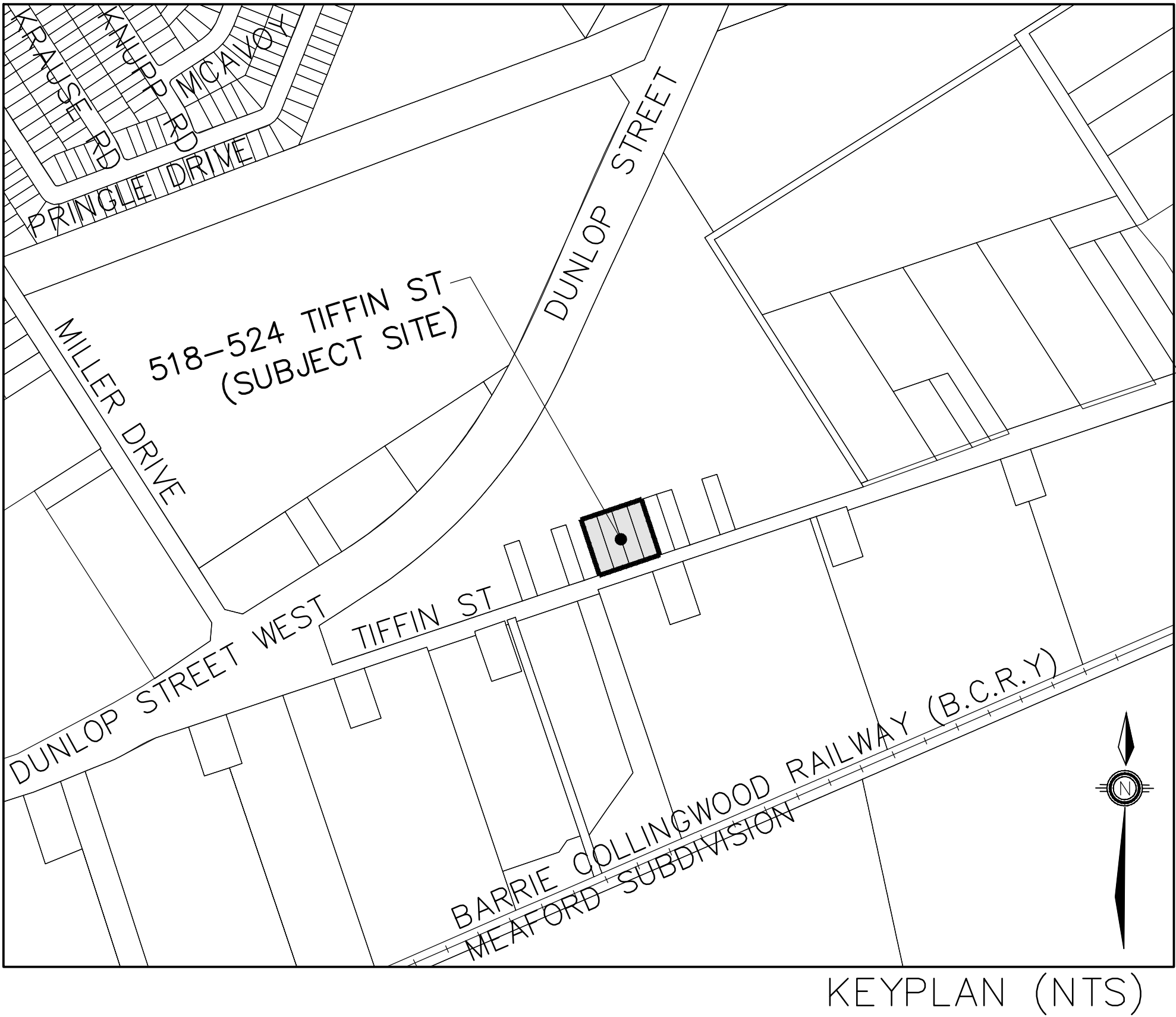
PIONEER FAMILY POOLS INC.
518-524 TIFFIN STREET, CITY OF BARRIE

PLAN OF SURVEY OF PART OF WEST HALF OF LOT 25,
CONCESSION 7 (GEOGRAPHIC TOWNSHIP OF VESPRA)
CITY OF BARRIE
COUNTY OF SIMCOE

CITY OF BARRIE FILE No.: D28-025-2024

THE JONES CONSULTING GROUP LTD. DRAWING LIST

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KEYPLAN (NTS)

MUNICIPALITY:

CITY OF BARRIE
70 COLLIER STREET (BOX 400)
BARRIE, ON L4M 4T5
PH. 705.726.4242
FAX 705.739.4243

CLIENT:

PIONEER FAMILY POOLS INC.
42 ANNE STREET SOUTH
BARRIE, ONTARIO L4N 2C9

DEVELOPER'S ENGINEER:



229 Mapleview Dr. E, Unit 1
Barrie, ON L4N 0W5
P. 705.734.2538
F. 705.734.1056

G:\Eng_3D\PIO-21060\Design\Drawings\PIO-21060_Little and General Notes.dwg Layout:GN-1 Plotted Sep 24, 2024 @ 2:38pm by cpgagnon The Jones Consulting Group Ltd.

GENERAL NOTES			
1. DRAWINGS			
A. ALL DRAWINGS SHALL BE PRODUCED IN ACCORDANCE WITH CURRENT CITY OF BARRIE STANDARDS & SYMBOLS FOR PLAN & PROFILE DRAWINGS, GENERAL SERVICE PLANS AND LOT GRADING PLANS.			
2. MEASUREMENTS			
A. ALL DIMENSIONS ARE IN METRES, EXCEPT PIPE DIAMETERS, WHICH ARE IN MILLIMETRES, UNLESS SPECIFIED OTHERWISE.			
3. GENERAL			
A. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF BARRIE STANDARD DRAWINGS (BSD) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).			
B. ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY CITY OF BARRIE STANDARD DRAWINGS (BSD) AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).			
C. LOCATION OF EXISTING SERVICES ARE NOT GUARANTEED. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.			
D. A ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE ROADS AND PARKS OPERATIONS BRANCH PRIOR TO THE COMMENCEMENT OF WORK WITHIN ANY CITY RIGHT-OF-WAY.			
E. A SITE ALTERATION PERMIT IS REQUIRED FROM THE ENGINEERING DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY EARTH WORKS ON THE SITE.			
F. NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.			
G. GRANULAR MATERIAL, USED FOR BACKFILL, SHALL BE PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.			
H. ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER, AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.			
I. ALL SILT CONTROL AND EROSION PROTECTION DEVICES ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETE AND THE GRASS HAS ESTABLISHED GROWTH, SUBJECT TO APPROVAL BY THE CITY ENGINEERING DEPARTMENT.			
		Development General Notes	REV No. 5 DATE: APR 2023 SCALE: N.T.S. G200B

STORM SEWER			
A. STORM SEWER TO BE PROVIDED ON ALL ROADS WITH CURB AND GUTTER.			
B. PLACE ALL CATCH BASIN LATERALS AT 2% GRADE UNLESS OTHERWISE NOTED. PIPE SIZE MINIMUM 250mm DIA. SINGLE - 300mm DIA. DOUBLE.			
C. STORM SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS PER OPSD-802.010 (GRAN. 'A' EMBEDMENT MATERIAL) FOR FLEXIBLE PIPES AND OPSD-802.030 OR 802.031 CLASS B (GRAN. 'A' BEDDING MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF ENGINEERING.			
D. MAINTENANCE HOLE TOPS (FRAMES) AND CATCH BASIN (FRAMES) ARE TO BE SET TO BASE COURSE ASPHALT GRADE AND THEN ADJUSTED TO FINAL GRADE WHEN THE TOP LIFT OF ASPHALT IS PLACED. ALL ADJUSTMENT WILL BE ACCORDANCE WITH 850-N2.			
E. STORM SEWER TO BE LOCATED OFFSET 3.0m SOUTH OR EAST OF CENTRELINE UNLESS OTHERWISE SPECIFIED.			
F. ALL CONNECTIONS TO THE STORM MAIN SHALL BE MADE WITH A STORM MANHOLE OR APPROVED FACTORY TEE CONNECTION AS PER OPSD-708.01 OR 708.03.			
G. PIPE MATERIAL TO BE REINFORCED CONCRETE WITH A MINIMUM STRENGTH OF 50 N/m ² mm CERTIFIED TO C.S.A. STANDARD A247.2-1982, CLASS 50-D (PREVIOUSLY C.S.A. STANDARD A257.2-1974, CLASS II) OR PVC CERTIFIED TO C.S.A. STANDARDS 182.2 AND 182.4.			
H. STORM SEWER TO BE MINIMUM 300mm DIAMETER WITH JOINTS CONFORMING TO C.S.A. STANDARD A257.3.			
I. ALL PIPE BEDDING MUST CONFORM TO OPSD, MAXIMUM COVER TABLE. NO FLEXIBLE PIPE SEWERS WILL BE INSTALLED WITH A DEPTH OF COVER GREATER THAN 6 METRES UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF ENGINEERING.			
J. ALL PIPE HANDLING INSTALLATIONS MUST BE IN STRICT COMPLIANCE WITH MANUFACTURERS INSTALLATION GUIDES AND THE O.C.P.A. OR UNIBELL GUIDELINES.			
K. SUMP PUMP DISCHARGE PIPING IN BOULEVARD: IN THE EVENT OF OVERACTIVE SUMP PUMP ACTIVITY, A 150mm DIAMETER PVC DR-28 SEWER MAY BE INSTALLED, WHEN SO DIRECTED BY THE DIRECTOR OF ENGINEERING, ALONG THE FRONTAGES OF DESIGNATED LOTS, WITH AN OFFSET OF 0.6m FROM BACK OF CURB. THIS SEWER IS TO BE CAPPED AT THE UPSTREAM END AND IS TO OUTLET INTO THE NEAREST CATCHBASIN DOWNSTREAM. DEPTH OF SEWER IS TO BE EQUAL TO SUBDRAIN DEPTH. NOT TO BE DIRECTLY CONNECTED TO FOUNDATION DRAINS.			
		Storm Sewers General Notes	REV No. 5 DATE: APR 2023 SCALE: N.T.S. D788

EROSION CONTROL NOTES

- THE ACCOMPANYING PLANS SET OUT THE MEASURES THAT WILL BE TAKEN BY THE DEVELOPER AND ITS CONTRACTORS TO CONTROL DOWNSTREAM SEDIMENT TO THE LOWEST LEVEL PRACTICALLY ACHIEVABLE. THE CONDITIONS AND TECHNIQUES SET OUT ON ARE TO BE FOLLOWED UNLESS APPROVED OTHERWISE BY THE CONTRACT ADMINISTRATOR, CONSERVATION AUTHORITY AND/OR MUNICIPALITY.
- ALL TEMPORARY SILT CONTROL AND EROSION PROTECTION DEVICES (I.E. SILT FENCING, DRAINAGE SWALES, ROCK CHECK DAMS, SEDIMENT BASIN, GRAVEL ACCESS PAD, ETC.) SHALL BE CONSTRUCTED PRIOR TO COMMENCEMENT OF SITE WORKS AND SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETE AND THE GRASS HAS ESTABLISHED GROWTH, SUBJECT TO APPROVAL BY THE CITY ENGINEERING DEPARTMENT.
- ALL SEDIMENTATION CONTROL MEASURES ARE TO BE INSPECTED REGULARLY (MINIMUM WEEKLY), AS WELL AS AFTER EVERY RAINFALL EVENT AND ANY DAMAGED SILT CONTROL AND EROSION PROTECTION DEVICES SHALL BE PROMPTLY REPAIRED OR REPLACED BY THE CONTRACTOR.
- THE CONTRACTOR MUST USE MATERIALS, CONSTRUCTION PRACTICES, AND MITIGATION TECHNIQUES IN ORDER TO PREVENT THE UNAUTHORIZED HARMFUL ALTERATION, DISRUPTION OR DESTRUCTION OF VEGETATION OR THE IMPAIRMENT OF WATER QUALITY.
- THE CONTRACTOR SHALL BE PREPARED FOR UNEXPECTED CONDITIONS AND ACCORDINGLY HAVE STOCKPILED MATERIALS ON SITE FOR NECESSARY REPAIRS AS A RESULT OF FAILED OR INADEQUATE CONTROL MEASURES.
- AREAS WITHOUT STABLE GROUND COVER SHALL BE PROTECTED WITH SILTATION CONTROL FENCING, STRAW MULCH, ETC, AND MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BECOME ESTABLISHED IN THE SUBSEQUENT GROWING SEASON.
- ALL EXPOSED SOIL MUST BE GRADED TO A STABLE SLOPE AND TREATED AS QUICKLY AS POSSIBLE TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE SITE. ALL AREA STRIPPED OF VEGETATIVE COVER FOR LONGER THAN 30 DAYS SHALL BE TOPSOILED AND SEEDED AT THE DIRECTION OF THE ENGINEER.
- ALL SITE DRAINAGE TO OUTLET VIA SHEET DRAINAGE, BERMS OR SWALES (AS NECESSARY) TO FACILITATE THE COMPLETION OF GRADING WORKS. THE CONTRACTOR SHALL CONSTRUCT ANY ADDITIONAL SWALES OR BERMS THAT MAY BE NECESSARY TO DIRECT RUN-OFF IN A CONTROLLED MANNER OF SUITABLE QUALITY.
- ALL CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE FROM PROPOSED CONSTRUCTION ACCESS VIA THE GRAVEL ACCESS PAD.
- ANY DEWATERING WASTE SHALL BE DISCHARGED TO A VEGETATED AREA AT LEAST 30m FROM ANY WATERCOURSE AND FILTERED. FILTERING METHODS MUST BE APPROVED BY THE SITE INSPECTOR.
- TECHNIQUES FOR EROSION AND SEDIMENT CONTROLS ARE TO ADHERE TO ACCEPTED ENGINEERING PRACTICE AND MUNICIPAL, CONSERVATION AUTHORITY AND ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL OBTAIN A CURRENT COPY AND BECOME FAMILIAR WITH OPSS 805; CONSTRUCTION SPECIFICATION FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS APPLICABLE MUNICIPAL STANDARDS AND/OR APPROVAL AGENCY STANDARDS.
- THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES, SUCH MEASURES MUST BE PRESENTED IN WRITING FOR APPROVAL BY THE CONTRACT ADMINISTRATOR AND MUST BE APPROVED IN WRITING BY THE APPLICABLE APPROVAL AGENCIES.
- REFER TO DRAWINGS EP-1 TO EP-2 FOR ADDITIONAL INFORMATION.

GRADING NOTES

- ALL DISTURBED AREAS TO BE RESTORED TO EXISTING CONDITIONS OR BETTER. GRASSED LANDSCAPE AREAS TO RECEIVE A MIN. 200mm DEPTH OF TOPSOIL AND SOD IMMEDIATELY FOLLOWING COMPLETION OF GRADING.
- ALL SLOPES ALONG BERMS AND DITCHES TO BE MAXIMUM SLOPES OF 3:1, UNLESS OTHERWISE NOTED.

ENGINEERING NOTES

UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE FOLLOWING REQUIREMENTS SHALL APPLY TO THE WORKS.

- ALL MEASUREMENTS FOR THIS PROJECT ARE IN METERS, EXCEPT PIPE DIAMETERS WHICH IS IN MILLIMETRES, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- ALL MECHANICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, RULES AND REGULATIONS, TO MEET THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AND TO MEET THE DESIGN INTENT.
- ALL WORK AND MATERIALS WITHIN THE PROPERTY BOUNDARIES SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE, WHERE THERE IS A CONFLICT BETWEEN THE FOLLOWING NOTES AND SPECIFICATIONS AND THE ONTARIO BUILDING CODE, THE DECISION OF THE CHIEF BUILDING OFFICIAL WILL GOVERN.
- INFORMATION ON EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY UTILITY LOCATES PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL INFORM THE SITE (PROJECT) MANAGER A MINIMUM 24 HOURS IN ADVANCE OF HIS INTENTION TO COMMENCE WORK. CONTRACTOR SHALL AT ALL TIMES, PROVIDE SUITABLE BARRICADES AND FLAGGING PROTECTION IN ACCORDANCE WITH THE MINISTRY OF LABOUR PRACTICES, AND OCCUPATIONAL HEALTH AND SAFETY ACT.
- THESE NOTES ARE GENERAL IN NATURE; FOR SPECIFIC DETAILS REFER TO CITY OF BARRIE AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- SEWER PIPE MATERIAL (IF APPLICABLE): -POLYVINYL CHLORIDE PIPE SHALL CONFORM TO CSA-B-182.1 AND CSA-B-182.2 WITH BELL AND SPIGOT RUBBER GASKETED JOINTS COMPLYING WITH CSA-B182.2 AND CSA-B182.3. SANITARY PIPE SHALL BE SDR-35 AND ALL SANITARY SERVICE LATERALS TO BE SDR-28.
- SEWER BEDDING WILL CONFORM TO O.P.S.D. 802.030 FOR RIGID PIPE INSTALLATION AND O.P.S.D. 802.010 FOR FLEXIBLE PIPE INSTALLATION. NATIVE MATERIAL USED FOR BACKFILL SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER.
- ALL TRENCHES ARE TO BE BACKFILLED WITH NATIVE MATERIAL AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY OR AS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IN ADDITION, ALL STRUCTURES WITHIN TRAVELLED PORTION OF THE ROAD & PARKING AREAS SHALL HAVE NATIVE 1:4 FROST TAPERS FROM FROST LINE TO SUBGRADE.
- MANHOLES:
-STEPS SHALL BE ALUMINUM ALLOY O.P.S.D. 405.010 SOLID CIRCULAR ALUMINUM OR APPROVED EQUAL.
-FRAMES AND COVERS SHALL BE DOMINION WHEEL FOUNDRIES DESIGN STD. 579 OR APPROVED EQUAL AND SHALL CONFORM TO O.P.S.D. 401.010 TYPE 'A'.
-SANITARY MANHOLES ARE TO HAVE CORE AND SEAL GASKETS ON ALL PIPE CONNECTIONS. 1200 DIAMETER MANHOLES - O.P.S.D. 701.010
-MANHOLE BENCHING SHALL EXTEND TO PIPE OVERT AND SHALL BE IN ACCORDANCE WITH DETAILS SHOWN AS PER OPSD 1004.010 -SAFETY PLATFORMS SHALL BE AS PER OPSD 404.020.
- ROAD MAKE-UP: (REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY GEI CONSULTANTS DATED MARCH 4, 2022)

LIGHT DUTY
-40mm HL3 (OPSS 1150) WITH PG 58-28 ASPHALT CEMENT SURFACE COURSE ASPHALTIC CONCRETE
-50mm HL8 (OPSS 1150) WITH PG 58-28 ASPHALT CEMENT BINDER COURSE ASPHALTIC CONCRETE
-150mm OPSS GRANULAR "A" BASE COURSE
-300mm OPSS GRANULAR "B" SUBBASE COURSE

HEAVY DUTY
-40mm HL3 (OPSS 1150) WITH PG 58-28 ASPHALT CEMENT SURFACE COURSE ASPHALTIC CONCRETE
-70mm HL8 (OPSS 1150) WITH PG 58-28 ASPHALT CEMENT BINDER COURSE ASPHALTIC CONCRETE
-150mm OPSS GRANULAR "A" BASE COURSE
-450mm OPSS GRANULAR "B" SUBBASE COURSE

LEGAL AND TOPOGRAPHICAL
LEGAL AND TOPOGRAPHICAL INFORMATION TAKEN FROM RUDY MAK
FILE No. 1558670PoPo
LOT 9 REGISTERED PLAN 51M-378, CITY OF BARRIE, COUNTY OF SIMCOE.

BENCHMARK:
VERTICAL CONTROL #1: CONCRETE BRIDGE CARRYING HWY 400 OVER TIFFIN STREET, 1.2 KM NORTH OF HWY 400 AND HWY 27 (ESSA RD) INTERCHANGE AND 1.2 KM SOUTH OF HWY 400 AND 80 (DUNDAS ST) INTERCHANGE. TABLET IS SET HORIZONTALLY IN EAST FACE OF NORTH CONCRETE ON N.E. CORNER, 180m BELOW TOP OF COPING AND 7.3m EAST OF CENTERLINE OF HWY 400 NORTHBOUND LANE. ELEV. 232.053
VERTICAL CONTROL #2: PROVISIONAL DESCRIPTION PROVISION BARRIE BRIDGE CARRYING ACCESS TO HIGHWAY NO. 400 WEST TO AROUND FOR NORTHBOUND TRAFFIC OVER HIGHWAY NO. 400. TABLET SET HORIZONTALLY IN EAST FACE OF WEST WALL, 18.4 M NORTH OF SOUTHEAST CORNER, 24 CM ABOVE ELEV. 232.038
HORIZONTAL CONTROL #1: BARRIE - CONCRETE PIER ON SOUTHWEST SIDE OF TIFFIN STREET, APPROXIMATELY 45 M NORTHWEST OF LANEWAY TO RESIDENCE, 2.8 M SOUTHEAST OF A "ONE WAY DO NOT ENTER" SIGN, 4.8 M NORTHWEST OF A DIAMOND SHAPED CHECKERBOARD TRAFFIC SIGN, 6.6 M SOUTH OF CATCH BASIN BETWEEN TIFFIN STREET AND EXIT RAMP FROM HIGHWAY NO. 20 TO TIFFIN STREET, TABLET IN TOP, ESTABLISHED BY TOPOGRAPHICAL SURVEY.
HORIZONTAL #2: LOCATED ON THE NORTH SIDE OF TIFFIN STREET AT PATTERSON ROAD BETWEEN THE CURB LINE AND THE SIDEWALK AT THE END OF A HYDRO ANCHOR. NOTE: A PROTECTIVE WATER VALVE COVER HAS BEEN PLACED OVER MONUMENT CAP.

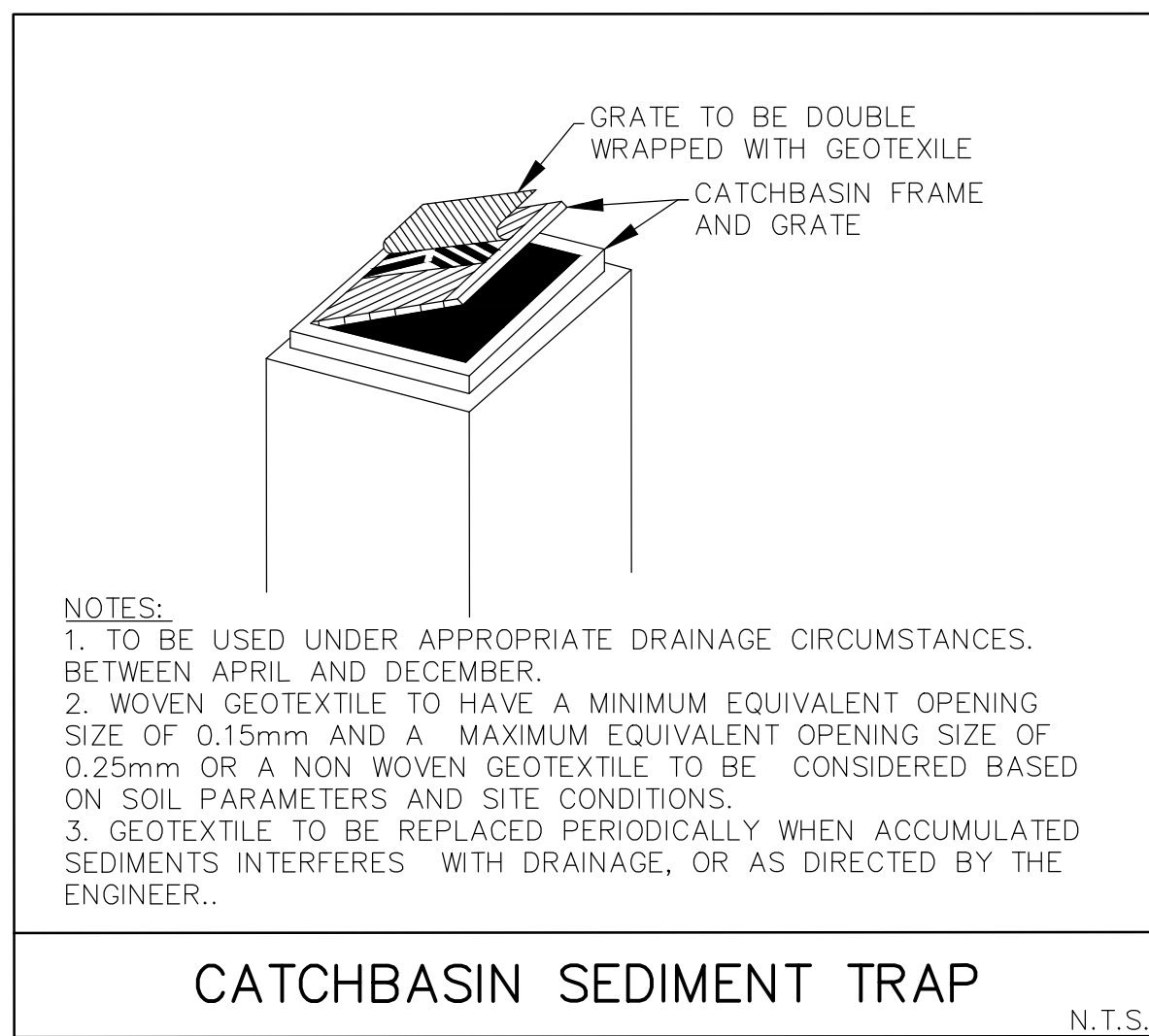
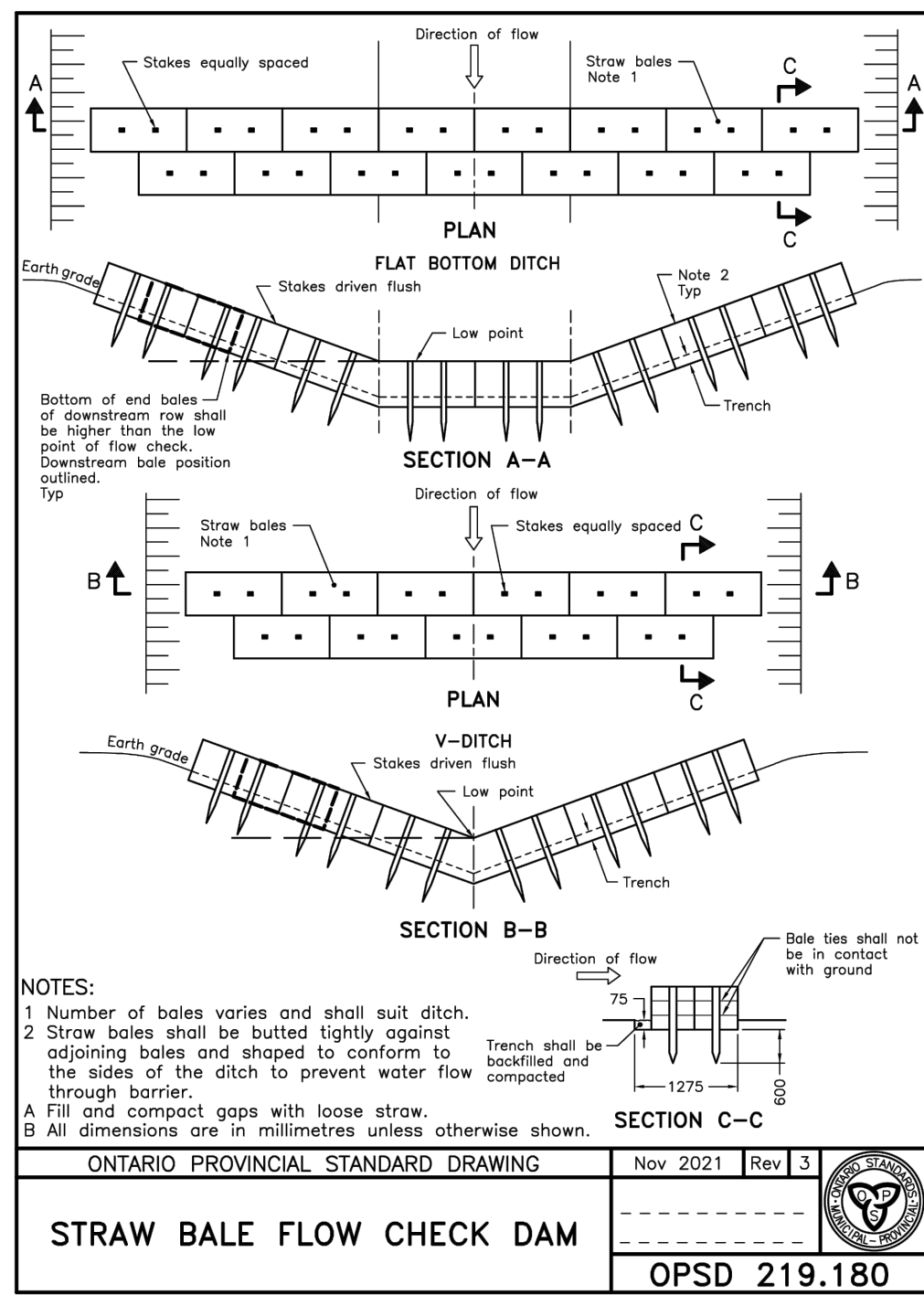
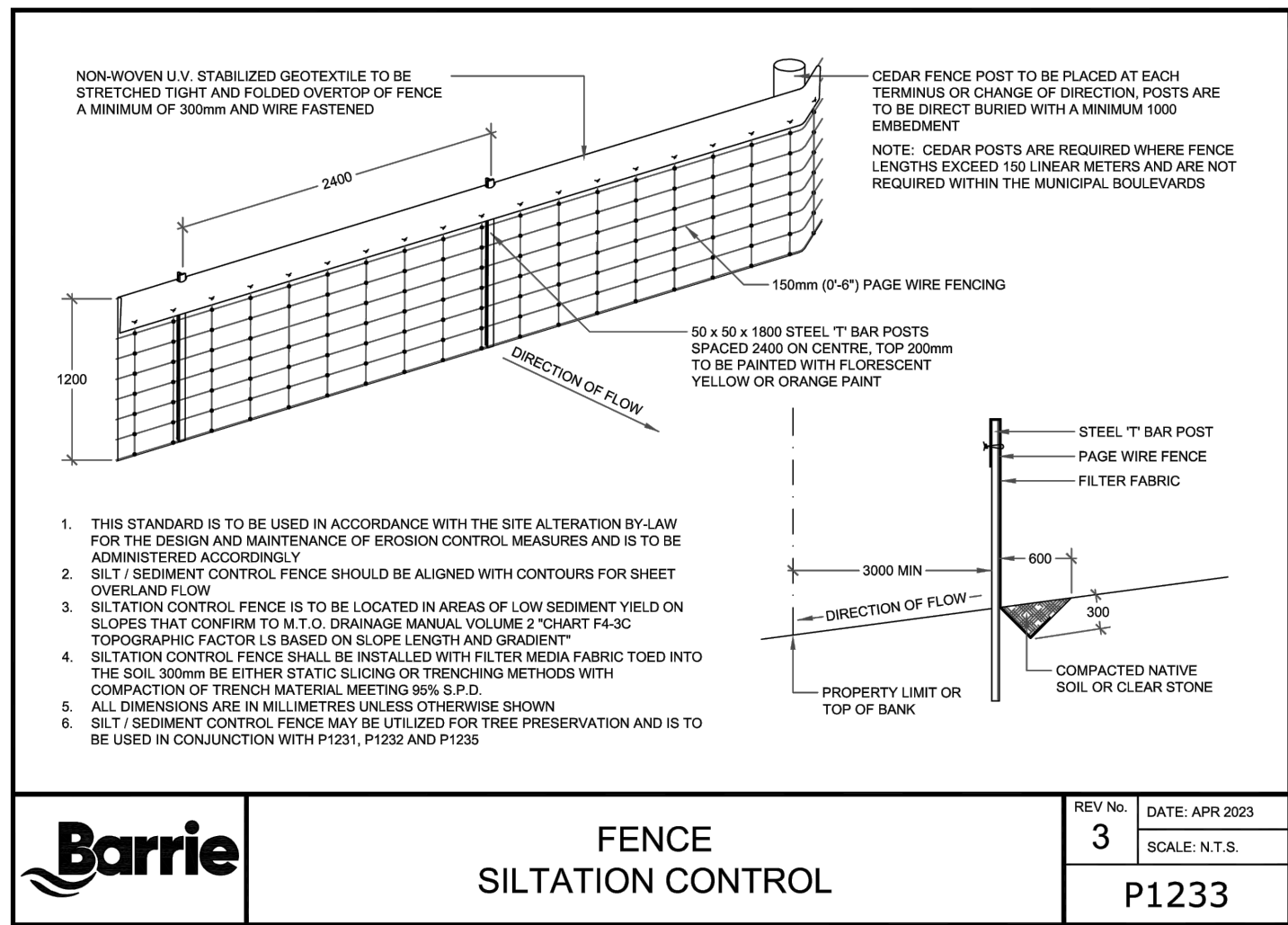
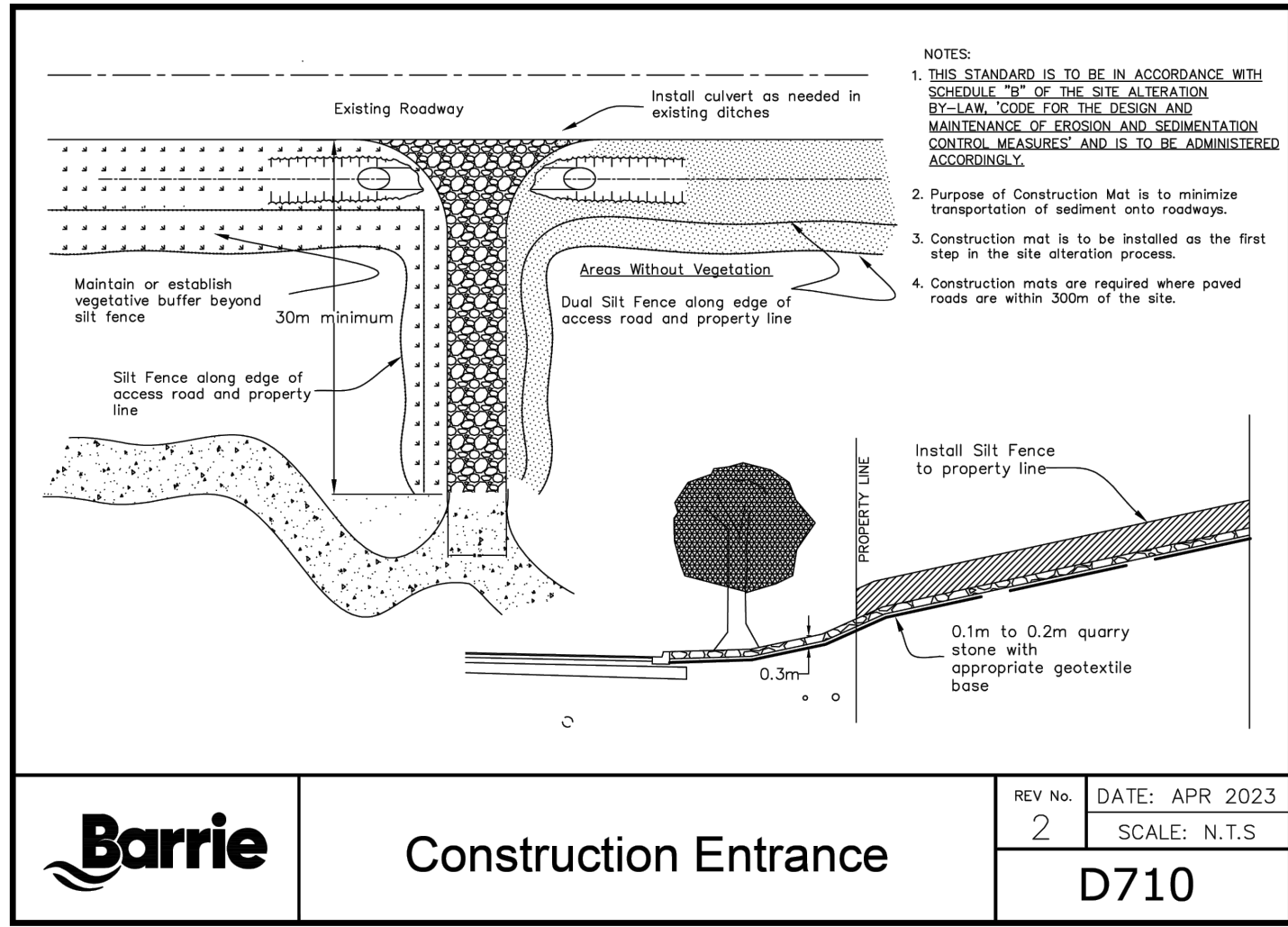
1.	THIRD SUBMISSION	SEP 2024	JWI	
NO.	REVISIONS	DATE	INITIAL	



PIONEER FAMILY POOLS INC.
518-524 TIFFIN STREET
BARRIE, ONTARIO

GENERAL NOTES

		229 Mapleview Dr. E. Unit 1 Barrie, ON L4N 0W6 P. 705.734.2538 F. 705.734.1058	
DESIGN	CG	SCALE: NTS	DATE JULY 2024
DRAWN	CG	PROJECT	DWG. NO
CHECKED	JWI	PIO-21060	GN-1



EROSION CONTROL NOTES

1. THE ACCOMPANYING PLANS SET OUT THE MEASURES THAT WILL BE TAKEN BY THE DEVELOPER AND ITS CONTRACTORS TO CONTROL DOWNSTREAM SEDIMENT TO THE LOWEST LEVEL PRACTICALLY ACHIEVABLE. THE CONDITIONS AND TECHNIQUES SET OUT ARE TO BE FOLLOWED UNLESS APPROVED OTHERWISE BY THE CONTRACT ADMINISTRATOR, CONSERVATION AUTHORITY AND/OR MUNICIPALITY.
2. ALL TEMPORARY SILT CONTROL AND EROSION PROTECTION DEVICES (I.E. SILT FENCING, DRAINAGE SWALES, ROCK CHECK DAMS, SEDIMENT BASIN, GRAVEL ACCESS PAD, ETC.) SHALL BE CONSTRUCTED PRIOR TO COMMENCEMENT OF SITE WORKS AND SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETE AND THE GRASS HAS ESTABLISHED GROWTH, SUBJECT TO APPROVAL BY THE CITY ENGINEERING DEPARTMENT.
3. ALL SEDIMENTATION CONTROL MEASURES ARE TO BE INSPECTED REGULARLY (MINIMUM WEEKLY), AS WELL AS AFTER EVERY RAINFALL EVENT AND ANY DAMAGED SILT CONTROL AND EROSION PROTECTION DEVICES SHALL BE PROMPTLY REPAIRED OR REPLACED BY THE CONTRACTOR.
4. THE CONTRACTOR MUST USE MATERIALS, CONSTRUCTION PRACTICES, AND MITIGATION TECHNIQUES IN ORDER TO PREVENT THE UNAUTHORIZED HARMFUL ALTERATION, DISRUPTION OR DESTRUCTION OF VEGETATION OR THE IMPAIRMENT OF WATER QUALITY.
5. THE CONTRACTOR SHALL BE PREPARED FOR UNEXPECTED CONDITIONS AND ACCORDINGLY HAVE STOCKPILED MATERIALS ON SITE FOR NECESSARY REPAIRS AS A RESULT OF FAILED OR INADEQUATE CONTROL MEASURES.
6. AREAS WITHOUT STABLE GROUND COVER SHALL BE PROTECTED WITH SILTATION CONTROL FENCING, STRAW MULCH, ETC., AND MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BECOME ESTABLISHED IN THE SUBSEQUENT GROWING SEASON.
7. ALL EXPOSED SOIL MUST BE GRADED TO A STABLE SLOPE AND TREATED AS QUICKLY AS POSSIBLE TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE SITE. ALL AREA STRIPPED OF VEGETATIVE COVER FOR LONGER THAN 30 DAYS SHALL BE TOPSOILED AND SEEDED AT THE DIRECTION OF THE ENGINEER.
8. ALL SITE DRAINAGE TO OUTLET VIA SHEET DRAINAGE, BERMS OR SWALES (AS NECESSARY) TO FACILITATE THE COMPLETION OF GRADING WORKS. THE CONTRACTOR SHALL CONSTRUCT ANY ADDITIONAL SWALES OR BERMS THAT MAY BE NECESSARY TO DIRECT RUN-OFF IN A CONTROLLED MANNER OF SUITABLE QUALITY.
9. ALL CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE FROM PROPOSED CONSTRUCTION ACCESS VIA THE GRAVEL ACCESS PAD.
10. ANY DEWATERING WASTE SHALL BE DISCHARGED TO A VEGETATED AREA AT LEAST 30M FROM ANY WATERCOURSE AND FILTERED. FILTERING METHODS MUST BE APPROVED BY THE SITE INSPECTOR.
11. TECHNIQUES FOR EROSION AND SEDIMENT CONTROLS ARE TO ADHERE TO ACCEPTED ENGINEERING PRACTICE AND MUNICIPAL, CONSERVATION AUTHORITY AND ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL OBTAIN A CURRENT COPY AND BECOME FAMILIAR WITH SPSS 809: CONSTRUCTION SPECIFICATION FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS APPLICABLE MUNICIPAL STANDARDS AND/OR APPROVAL AGENCY STANDARDS.
12. THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES. SUCH MEASURES MUST BE PRESENTED IN WRITING FOR APPROVAL BY THE CONTRACT ADMINISTRATOR AND MUST BE APPROVED IN WRITING BY THE APPLICABLE APPROVAL AGENCIES.

NOTE:
"I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF 518-524 TIFFIN STREET 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 SURFACE DRAINAGE AND PROPER FACILITY OF MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES."

CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS PROVIDED FOR CONTRACTING GUIDANCE:

1. CONSTRUCT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INCLUDING SILT FENCE, TREE PRESERVATION FENCE, MUD MATS, CHECK DAMS, SEDIMENT BASIN, SWALES/BERMS, ETC.
2. PROCEED WITH REMOVALS.
3. PROCEED WITH STRIPPING AND REMOVAL OF TOPSOIL. TOPSOIL TO BE STORED ON-SITE AS REQUIRED TO FACILITATE RESTORATION OF SITE.
4. PROCEED WITH EARTH EXCAVATION AND PRE-GRADING.
5. PROCEED WITH SITE WORKS I.E. SITE SERVING AND SURFACE WORKS INSTALLATIONS.
6. RESTORATION OF DISTURBED AREAS.
7. REMOVAL OF SEDIMENT AND EROSION CONTROLS.

NOTE SILTATION AND EROSION CONTROL MEASURES ARE TO BE MONITORED AND MAINTAINED THROUGHOUT CONSTRUCTION AND NECESSARY REPAIRS TO BE PROMPTLY COMPLETED AS REQUIRED.

CONTINGENCY PLAN

IF UNFORESEEN EVENTS CAUSE THE STRATEGIES SET OUT IN THIS PLAN TO BE INSUFFICIENT OR INAPPROPRIATE TO MEET THE OBJECTIVE, THE CONTRACTOR IS EXPECTED TO RESPOND IN A TIMELY MANNER WITH ALL REASONABLE MEASURES CONSISTENT WITH SAFETY, TO PREVENT, COUNTERACT OR REMEDY DOWNSTREAM SEDIMENTATION AND EROSION.

SPILL REPORTING PROCEDURES ESTABLISHED BY MOE SHALL BE USED TO REPORT UNEXPECTED DISCHARGE OF SILT, SEDIMENT OR OTHER DELETERIOUS SUBSTANCES. THE MINISTRY OF ENVIRONMENT & CLIMATE CHANGE SHALL BE NOTIFIED VIA THE SPILLS ACTION CENTRE (1-800-268-8060). IN THE EVENT OF A SPILL THE MNR SHALL BE NOTIFIED AS WELL, THE ON-CALL CITY OF BARRIE ENVIRONMENTAL OFFICER SHOULD ALSO BE NOTIFIED VIA CELL PHONE AT (705)725-3374.

IF APPROVAL AGENCIES DETERMINE THAT LONG TERM DAMAGE TO THE NATURAL ENVIRONMENT HAS OCCURRED DUE TO FAILURE OF THIS PLAN TO CONTROL SEDIMENTS, A RESTORATION PLAN WILL BE DEVELOPED BY THE CONTRACTOR IN CONSULTATION WITH, AND APPROVAL FROM THE APPROPRIATE AGENCIES FOR IMPLEMENTATION BY THE CONTRACTOR.

LEGAL AND TOPOGRAPHICAL				BENCHMARK:															
LEGAL AND TOPOGRAPHICAL INFORMATION TAKEN FROM RUDY MAK FILE NO. 15586ToPo. LOT 9 REGISTERED PLAN 51M-378, CITY OF BARRIE, COUNTY OF SIMCOE.				VERTICAL CONTROL #1: CONCRETE BRIDGE CARRYING HWY 400 OVER TIFFIN STREET, 1.2 KM NORTH OF HWY 400 AND HWY 27 (LESA RD) INTERCHANGE AND 1.2 KM SOUTH OF HWY 400 AND 80 (DUNDAS ST) INTERCHANGE. TABLET SET HORIZONTALLY IN EAST FACE OF NORTH CONCRETE ON N.E. CORNER, 180m BELOW TOP OF COPING AND 7.3m EAST OF CENTERLINE OF HWY 400 NORTHBOUND LANE. ELEV. 232.038				VERTICAL CONTROL #2: PROVISIONAL DESCRIPTION PROVISIONAL BARRIE BRIDGE CARRYING ACCESS TO HIGHWAY NO. 40 WEST TO AVONDA FOR NORTHBOUND TRAFFIC OVER HIGHWAY NO. 400. TABLET SET HORIZONTALLY IN EAST FACE OF WEST WALL, 18.4 M NORTH OF SOUTHEAST CORNER, 24 M ABOVE ELEV. 232.038				HORIZONTAL CONTROL #1: BARRIE - CONCRETE PIER ON SOUTHWEST SIDE OF TIFFIN STREET, APPROXIMATELY 45 M NORTHWEST OF LANEWAY TO RESIDENCE, 2.8 M SOUTHEAST OF A "ONE WAY DO NOT ENTER" SIGN, 4.8 M NORTHWEST OF A DIAMOND SHAPED CHECKERBOARD TRAFFIC SIGN, 6.6 M SOUTH OF CATCH BASIN BETWEEN TIFFIN STREET AND EXIT RAMP FROM HIGHWAY NO. 40 TO TIFFIN STREET, TABLET IN TOP, ESTABLISHED BY TOPOGRAPHICAL SURVEY.				HORIZONTAL CONTROL #2: LOCATED ON THE NORTH SIDE OF TIFFIN STREET AT PATTERSON ROAD BETWEEN THE CURB LINE AND THE SIDEWALK AT THE END OF A HYDRO ANCHOR. NOTE: A PROTECTIVE WATER VALVE COVER HAS BEEN PLACED OVER MONUMENT CAP.			
				1.				THIRD SUBMISSION				SEP 2024				JWI			
				NO.				REVISIONS				DATE				INITIAL			

MILLER DRIVE
(ORIGINAL ROAD ALLOWANCE
BETWEEN CONCESSIONS 7 AND 8)

SOUTHWEST CORNER OF
LOT 25, CONCESSION 7

450mm CSP CULVERT
W INV.234.21
E INV.234.23

EXISTING BUILDING

LOT 530

PART 1, PLAN 51R-37191
PIN 58764-0143 (LT)

PART 1, PLAN 51R-37191
PIN 58764-0143 (LT)

LOT 524

LOT 522

LOT 520

LOT 518

LOT 516

LOT 514

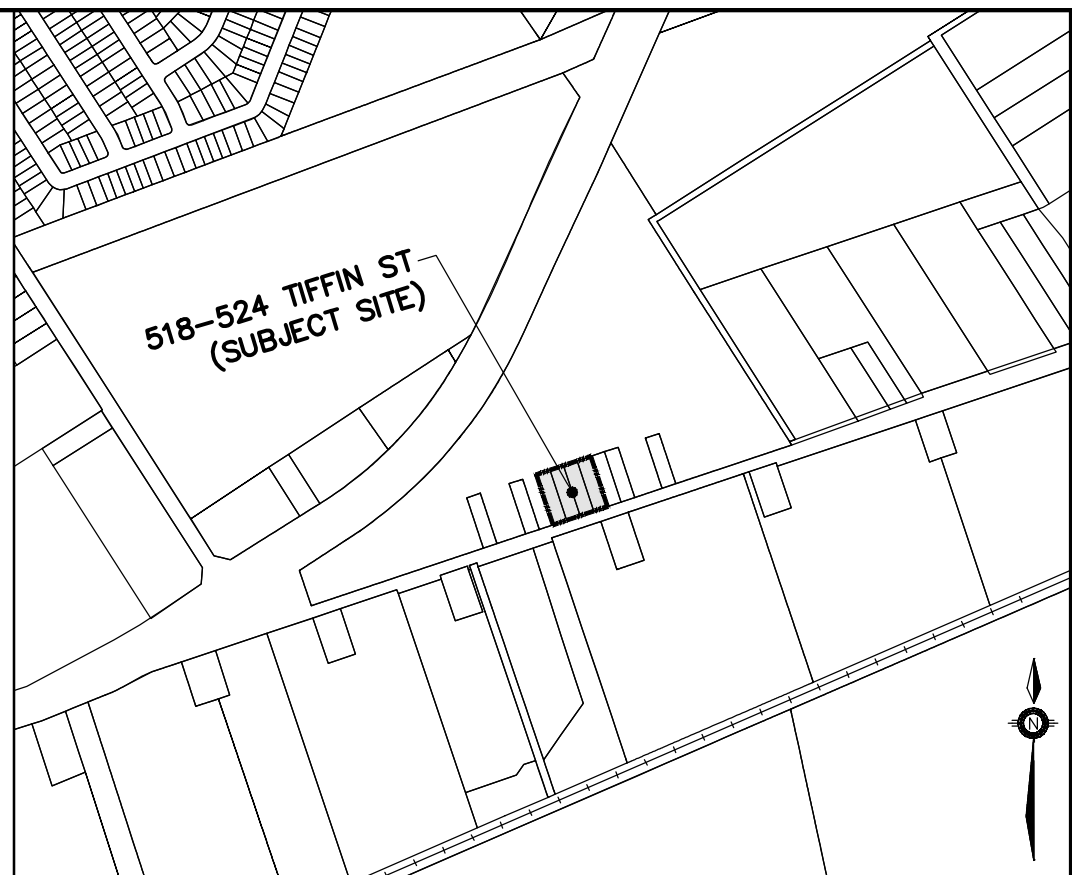
PART 1
PIN 58764-0143 (LT)

PLAN 51R - 37191

PART 2
PIN 58764-0114 (LT)

TIFFIN STREET

PIN 58764-0001 (LT)



KEY PLAN
NTS

LEGEND

- EX. CONTOUR AND ELEVATION
- EX. HYDRANT AND VALVE
- EX. VALVE
- EX. HYDRO POLE AND OVERHEAD CABLE
- BOUNDARY LIMIT
- EXISTING OVERLAND FLOW DIRECTION
- CATCHMENT BOUNDARY
- IMPERVIOUS AREA

CATCHMENT AREA ID NUMBER → 101 | 24% | ← IMPERVIOUSNESS %
0.3619 ← AREA (ha.)

LEGAL AND TOPOGRAPHICAL
LEGAL AND TOPOGRAPHICAL INFORMATION TAKEN FROM RUDY MAK
FILE No. 15586Topo.
LOT 9 REGISTERED PLAN S1M-378, CITY OF BARRIE, COUNTY OF
SIMCOE.

BENCHMARK:
VERTICAL CONTROL #1: CONCRETE BRIDGE CARRYING HWY 400 OVER TIFFIN STREET, 1.2 KM NORTH OF
APPROXIMATELY 45 M NORTHWEST OF LANEWAY TO RESIDENCE, 2.8 M SOUTHEAST OF A "T" JUNCTION
INTERCHANGE. TABLET IS SET HORIZONTALLY IN EAST FACE OF NORTH CONCOURSE ON N.E. CORNER, 180M
SOUTH OF CATCH BASIN BETWEEN TIFFIN STREET AND EXIT RAMP FROM HIGHWAY NO. 26 TO TIFFIN
STREET, TABLET IN TOP ESTABLISHED BY TOPOGRAPHICAL SURVEY.
HORIZONTAL CONTROL #2: CONCRETE PER ON SOUTHWEST SIDE OF TIFFIN STREET
APPROXIMATELY 45 M NORTHWEST OF LANEWAY TO RESIDENCE, 2.8 M SOUTHEAST OF A "T" JUNCTION
INTERCHANGE. TABLET IS SET HORIZONTALLY IN EAST FACE OF NORTH CONCOURSE ON N.E. CORNER, 180M
SOUTH OF CATCH BASIN BETWEEN TIFFIN STREET AND EXIT RAMP FROM HIGHWAY NO. 26 TO TIFFIN
STREET, TABLET IN TOP ESTABLISHED BY TOPOGRAPHICAL SURVEY.
HORIZONTAL CONTROL #3: LOCATION ON THE NORTH SIDE OF TIFFIN STREET AT PATTERSON ROAD BETWEEN THE
CURB LINE AND THE SIDEWALK AT THE END OF A HYDRO ANCHOR, NOTE: A PROTECTIVE WATER VALVE
COVER HAS BEEN PLACED OVER MONUMENT CAP.

NO.	REVISIONS	DATE	INITIAL
4.	THIRD SUBMISSION	SEP 2024	JWI
3.	SECOND SUBMISSION	APR 2023	JWI
2.	OPA AND ZBA SUBMISSION	APR 2022	NWB
1.	EXISTING SURVEY	DEC 2021	NWB



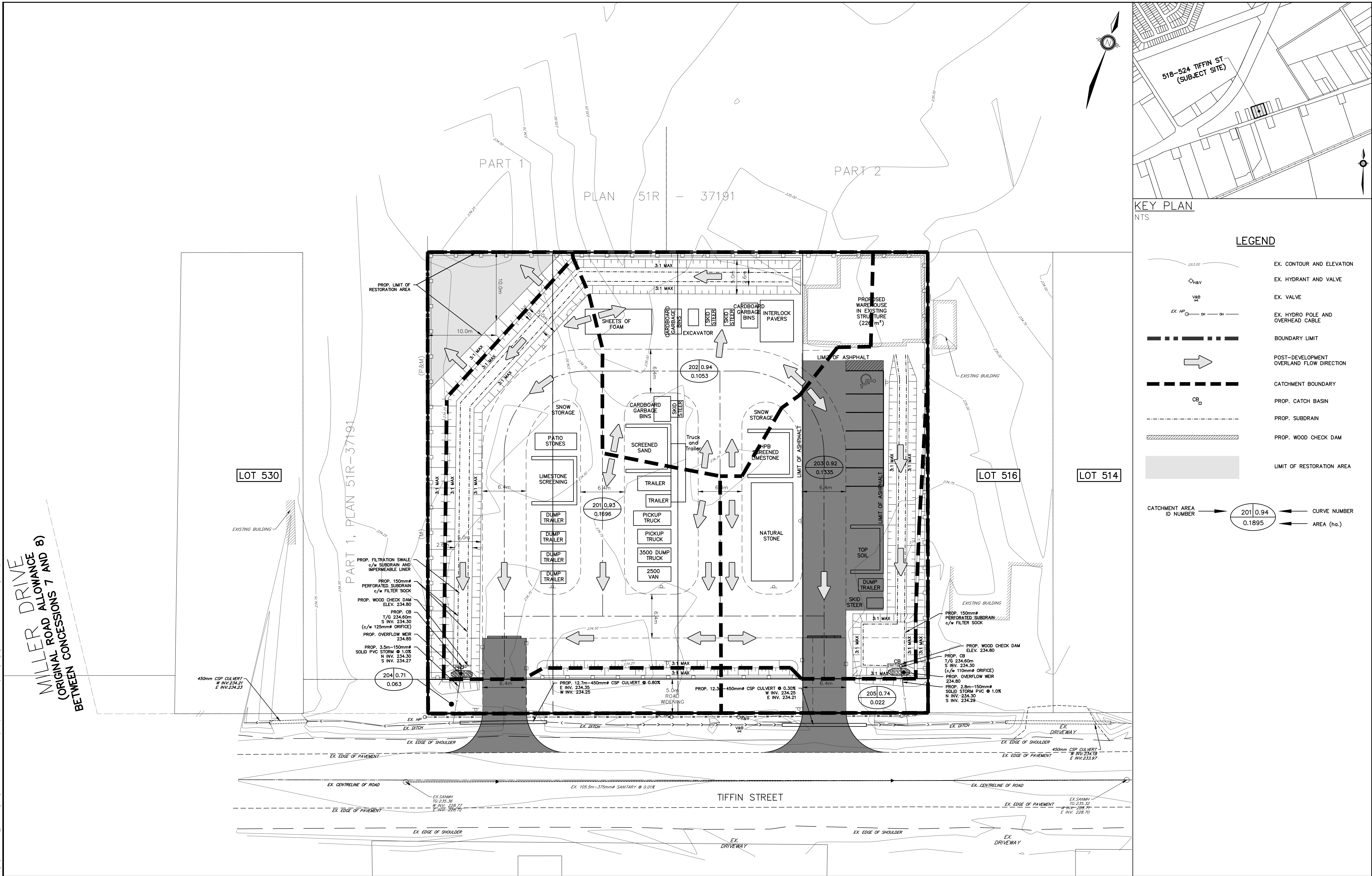
PIONEER FAMILY POOLS INC.
518-524 TIFFIN STREET
BARRIE, ONTARIO
PRE-DEVELOPMENT
DRAINAGE AREA PLAN



229 Mapleview Dr. E. Unit 1
Barrie, ON L4N 0W6
P. 705.734.2538
F. 705.734.1056

DESIGN	CG	SCALE: 1:250	DATE	FEB 2022
DRAWN	CG	PROJECT	DWG. NO	
CHECKED	JWI	PIO-21060	STM-1	

G:\Eng_3D\PIO-21060\Design\Drawings\PIO-21060_Base.dwg Layout:STM-2 Plotted Sep. 24, 2024 @ 4:07pm by caggon The Jones Consulting Group Ltd.



LEGAL AND TOPOGRAPHICAL				BENCHMARK:				LEGAL AND TOPOGRAPHICAL INFORMATION TAKEN FROM RUDY MAK FILE No. 15586Topo: LOT 9 REGISTERED PLAN 51M-378, CITY OF BARRIE, COUNTY OF SIMCOE.			
4.	THIRD SUBMISSION	SEP 2024	JWI	3.	SECOND SUBMISSION	APR 2023	JWI	2.	OPA AND ZBA SUBMISSION	APR 2022	NWB
2.	OPA AND ZBA SUBMISSION	APR 2022	NWB	1.	EXISTING SURVEY	DEC 2021	NWB	1.	EXISTING SURVEY	DEC 2021	NWB
NO.	REVISIONS	DATE	INITIAL	NO.	REVISIONS	DATE	INITIAL	NO.	REVISIONS	DATE	INITIAL

VERTICAL CONTROL #1: CONCRETE BRIDGE CARRYING HWY 400 OVER TIFFIN STREET, 1.2 KM NORTH OF HWY 400 AND HWY 27 (LESA RD INTERCHANGE AND 1.2 KM SOUTH OF HWY 400 AND 80 (DUNDAS ST) INTERCHANGE). TABLET IS SET HORIZONTALLY IN EAST FACE OF NORTH CONCRETE ON N.E. CORNER, 180m BELOW TOP OF CURBING AND 7.3m EAST OF CENTERLINE OF HWY 400 NORTHBOUND LANE. ELEV. 232.038

VERTICAL CONTROL #2: PROVISIONAL DESCRIPTION PROVISION BARRIE BRIDGE CARRYING ACCESS TO HIGHWAY NO. 40 WEST TO AROUND FOR NORTHBOUND TRAFFIC OVER HIGHWAY NO. 400. TABLET SET HORIZONTALLY IN EAST FACE OF WEST WALL, 18.4 M NORTH OF SOUTHEAST CORNER, 24 CM ABOVE ELEV. 232.038

HORIZONTAL CONTROL #1: BARRIE - CONCRETE PER ON SOUTHWEST SIDE OF TIFFIN STREET, APPROXIMATELY 45 M NORTHWEST OF LANEWAY TO RESIDENCE, 2.8 M SOUTHWEST OF A "T" JUNCTION. NOT ENTER "SON, 4.8 M NORTHWEST OF A DIAMOND SHAPED CHECKBOARD TRAFFIC SIGN, 6.6 M SOUTH OF CATCH BASIN BETWEEN TIFFIN STREET AND EXIT RAMP FROM HIGHWAY NO. 26 TO TIFFIN STREET, TABLET IN TOP, ESTABLISHED BY TOPOGRAPHICAL SURVEY.

HORIZONTAL #2: LOCATED ON THE NORTH SIDE OF TIFFIN STREET AT PATTERSON ROAD BETWEEN THE CURB LINE AND THE SIDEWALK AT THE END OF A HYDRO ANCHOR, NOTE: A PROTECTIVE WATER VALVE COVER HAS BEEN PLACED OVER MONUMENT CAP.

DESIGN CG

DRAWN CG

CHECKED JWI

SCALE: 1:250

PROJECT PIO-21060

DATE FEB 2022

DWG. NO STM-2

PIONEER FAMILY POOLS INC.
518-524 TIFFIN STREET
BARRIE, ONTARIO

POST-DEVELOPMENT
DRAINAGE AREA PLAN

24-09-24

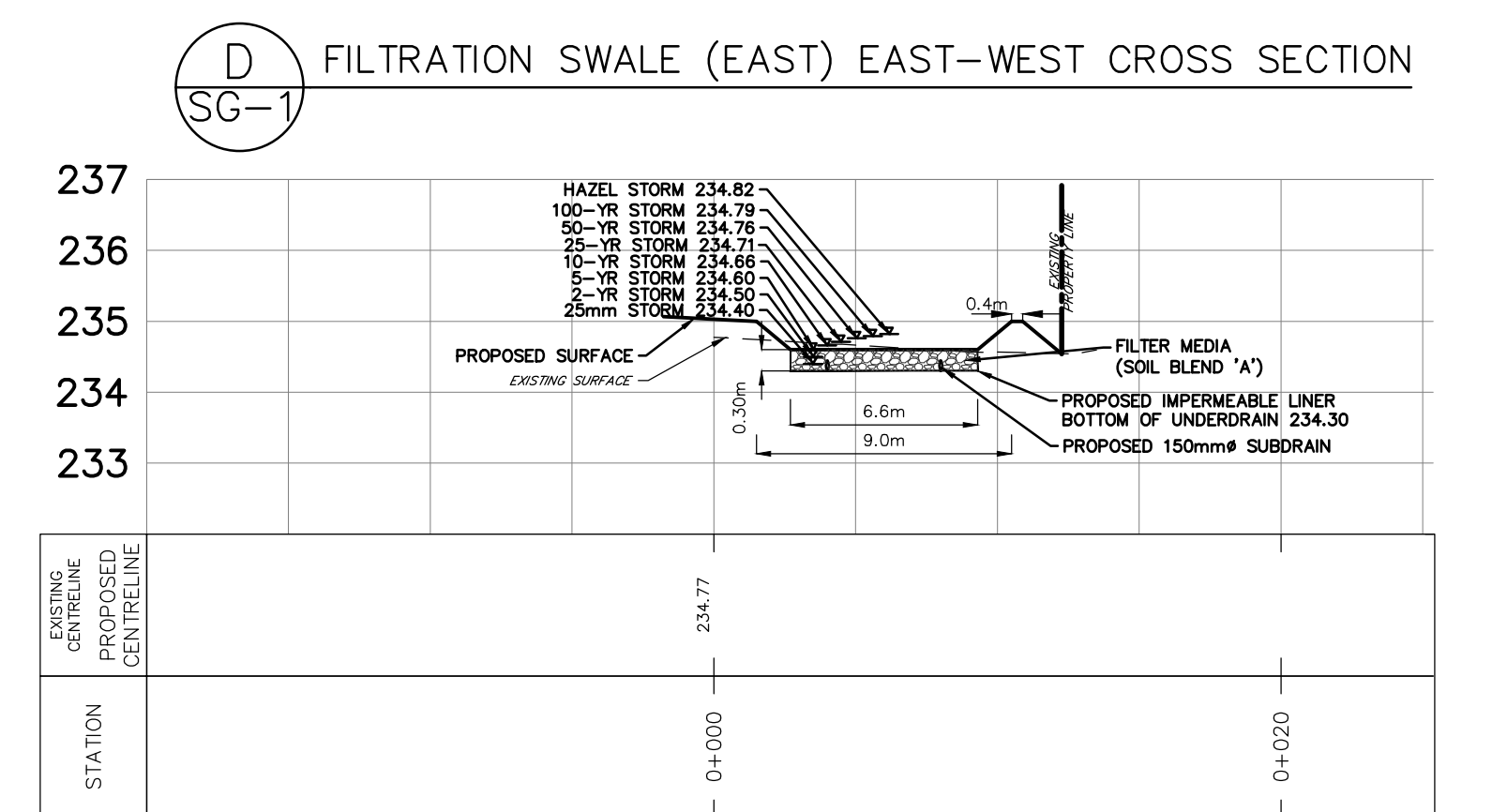
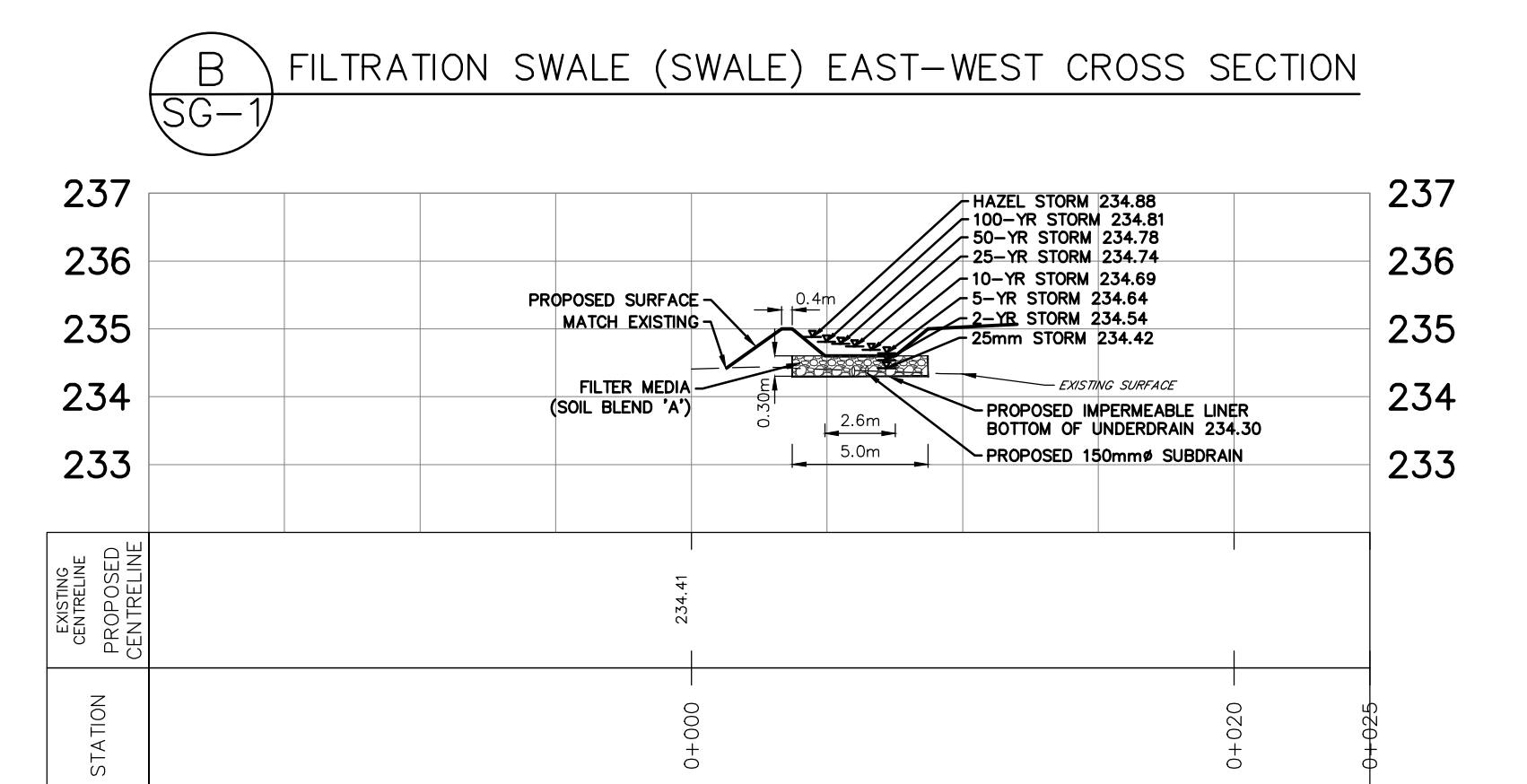
J. W. INGRAM
100143779
24-09-24
PROVINCE OF ONTARIO

JONES
CONSULTING GROUP LTD.
PLANNERS & ENGINEERS

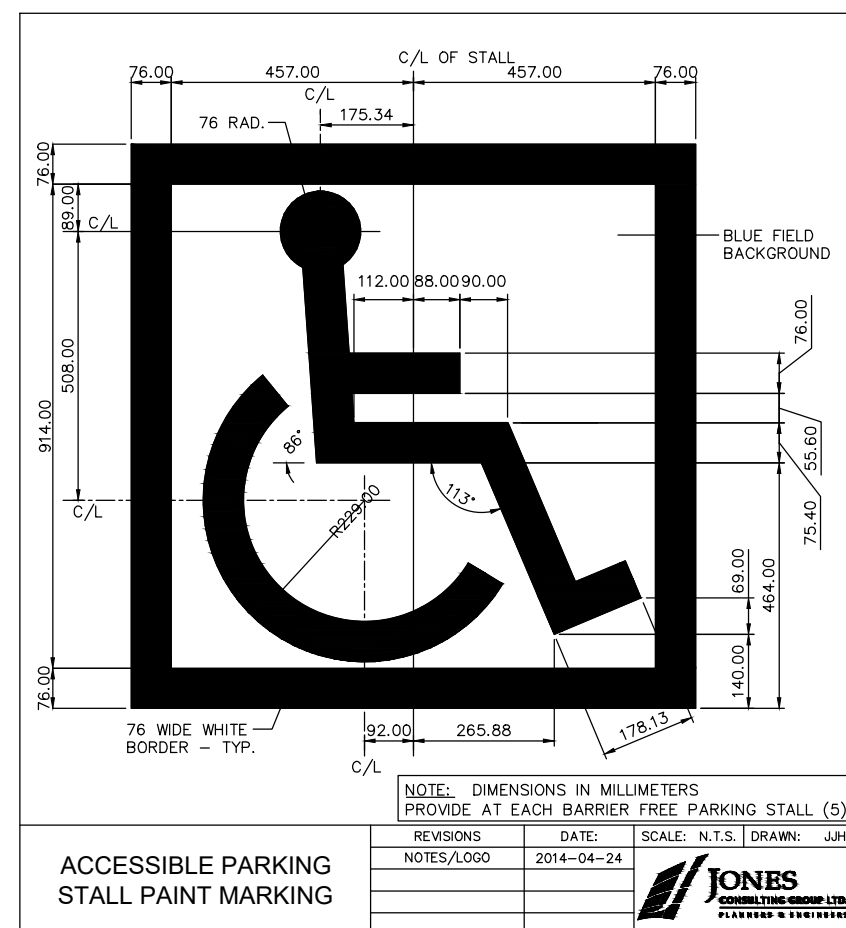
229 Mapleview Dr. E. Unit 1
Barrie, ON L4N 0W5
P. 705.734.2538
F. 705.734.1058

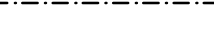
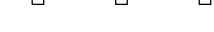
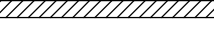
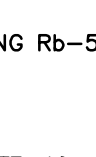
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<u>LEGAL AND TOPOGRAPHICAL</u> LEGAL AND TOPOGRAPHICAL INFORMATION TAKEN FROM RUDY MAK FILE NO. 15596 TOP. LOT 9 REGISTERED PLAN 51M-378, CITY OF BARRIE, COUNTY OF SIMCOE.	BENCHMARK: VERTICAL CONTROL #1: CONCRETE BRIDGE CARRYING HWY 400 OVER TEFFIN STREET, 1.2 KM NORTH OF HWY 400 AND HWY 57 (ESSA RD) INTERCHANGE AND 1.2 KM SOUTH OF HWY 400 AND 80 (DUNLOP RD) INTERCHANGE. TABLE 18.1 SET HORIZONTALLY IN EAST FACE OF NORTH CURBLINE ON N.E. CORNER. ELEVATION 239.923. VERTICAL CONTROL #2: PERSONAL DESCRIPTION PROVIDED. MARKER BRIDGE CARRYING ACCESS TO HORTONVALE RD. OVER TEFFIN STREET. OVER HIGHWAY 400. ROAD 100.00 M. TABLE 18.1 SET HORIZONTALLY IN WEST FACE OF WEST WALL 18.4 M NORTH OF SOUTHEAST CORNER, 24 CM ABOVE HIGHWAY 400 LEVEL. ELEV. 233.059 HORIZONTAL CONTROL #1: BARRIE – CONCRETE PIER ON SOUTHWEST SIDE OF TEFFIN STREET APPROXIMATELY 48 M NORTHWEST OF 1ST INTERCHANGE. 2.8 M EAST OF 1ST TIE. THIS WAY DO NOT ENTER SIGN, 4.5 M NORTHWEST OF A DIAMOND SHAPED ONE-WAY TRAFFIC SIGN, 6.6 M SOUTH OF CARVE MARK BETWEEN TEFFIN STREET AND DUTY ROAD. FROM HIGHWAY 400 TO TEFFIN STREET, TABLE 1 IN TOP. ESTABLISHED BY TOPOGRAPHICAL SURVEY. HORIZONTAL #2: LOCATED ON THE NORTH SIDE OF TEFFIN STREET AT PATTERSON ROAD BETWEEN THE CURVE LINE AND THE SIDEWALK AT THE END OF A HYDRO ANCHOR, NOTE A PROTECTIVE WATER VALVE COVER HAS BEEN PLACED OVER MONUMENT GUY.					PIONEER FAMILY POOLS INC. 518-524 TIFFIN STREET BARRIE, ONTARIO	 JONES CONSULTING GROUP LTD. PLANNERS & ENGINEERS 229 Mapleview Dr. E, Unit 1 Barrie, ON L4N 0W5 P. 705.734.2558 F. 705.734.1056	DESIGN CG DRAWN CG CHECKED JWI	SCALE: 1:250 PROJECT PIO-21060 DATE JULY 2024 DWG. № SS-1
	THIRD SUBMISSION	SEP 2024	JWI						
	SECOND SUBMISSION	APR 2023	JWI						
	OPA AND ZBA SUBMISSION	APR 2022	NWB						
	EXISTING SURVEY	DEC 2021	NWB						
	REVISIONS	DATE	INITIAL						

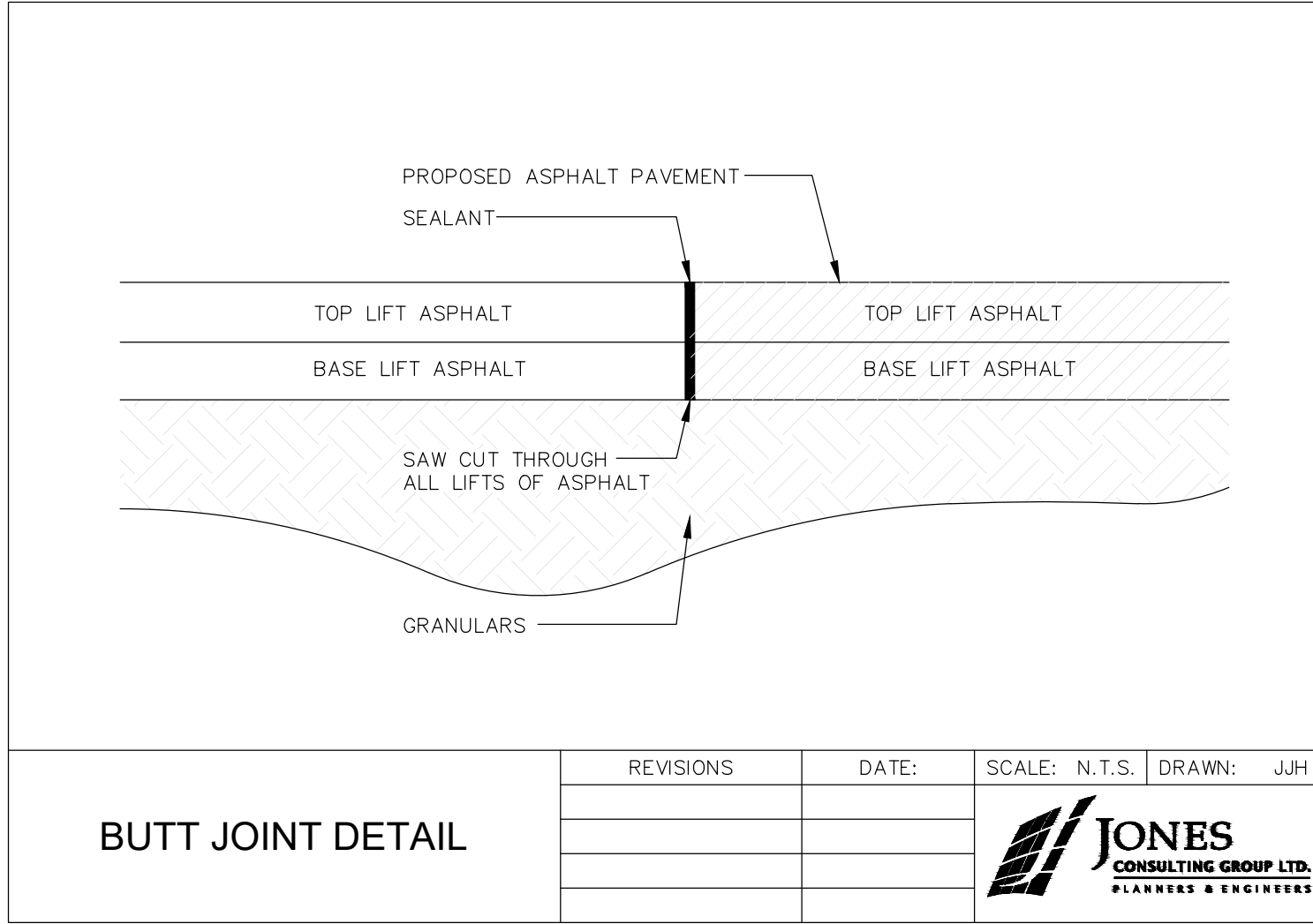
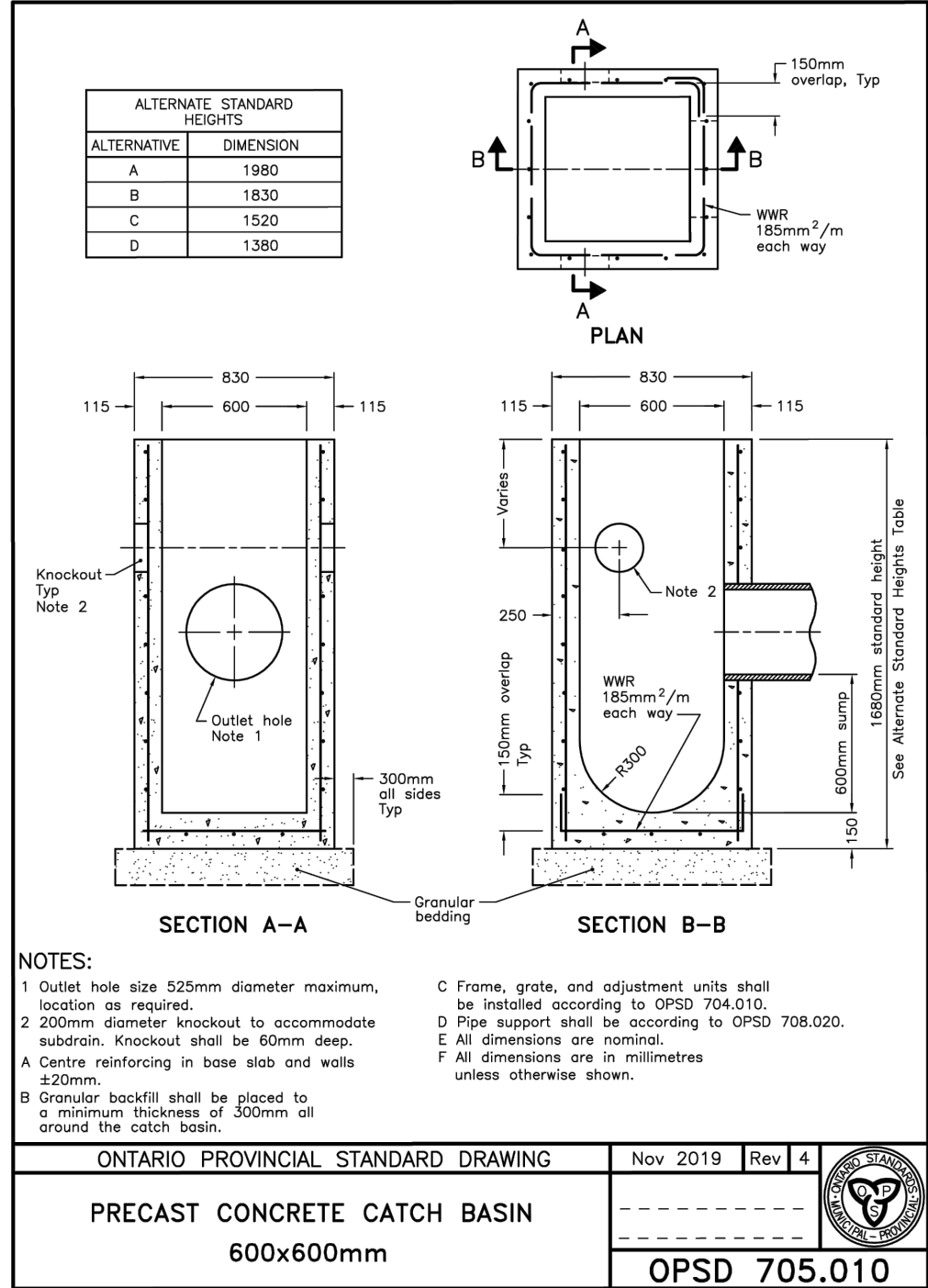
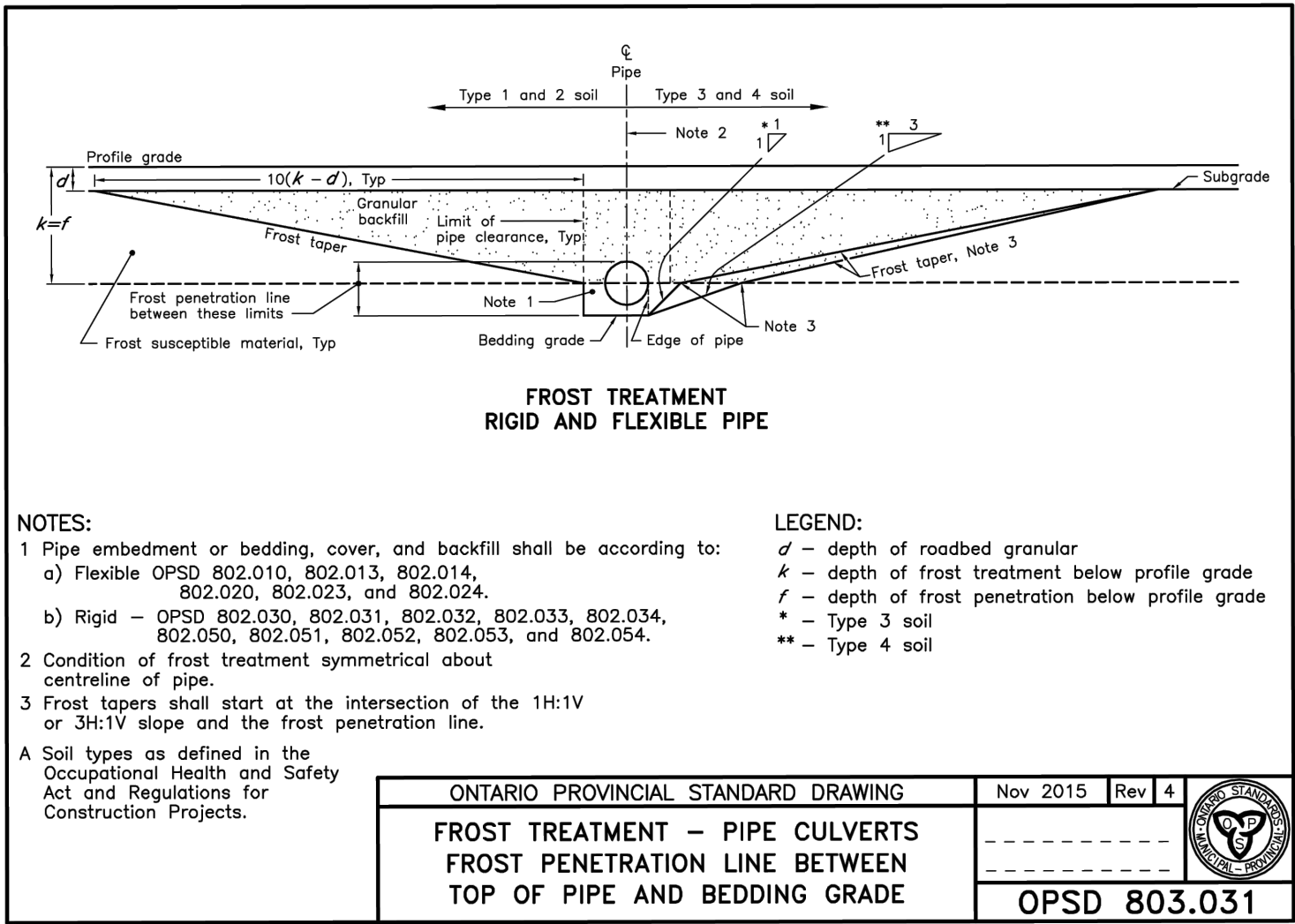
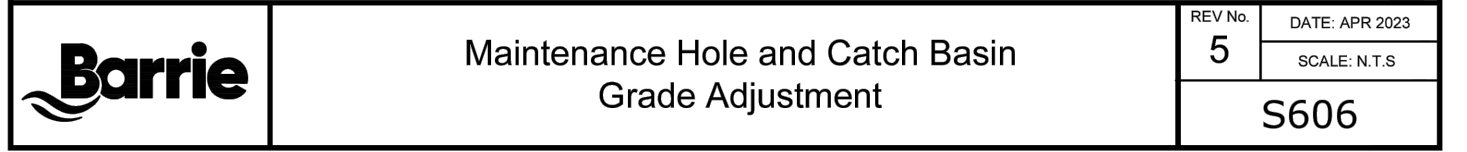
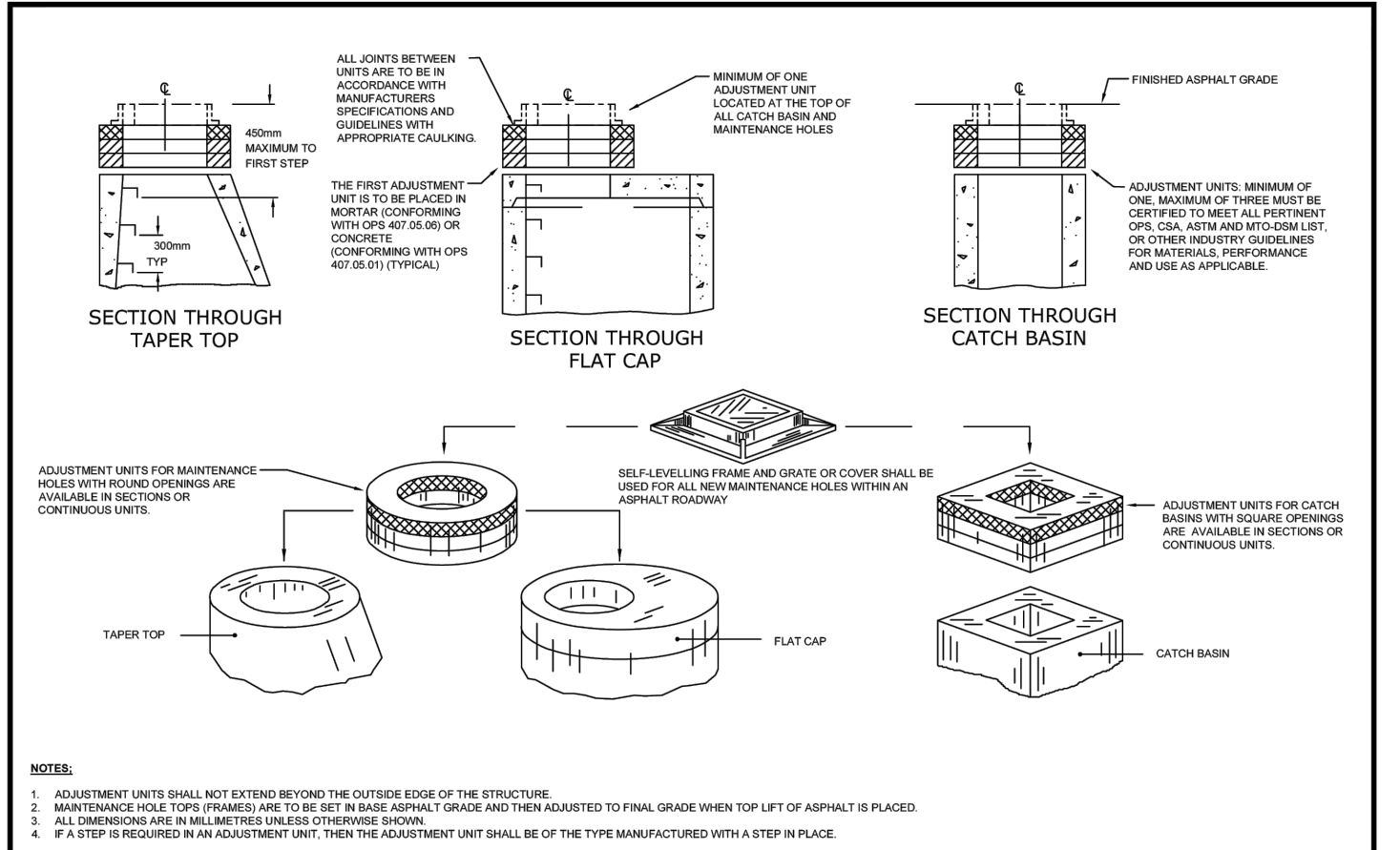
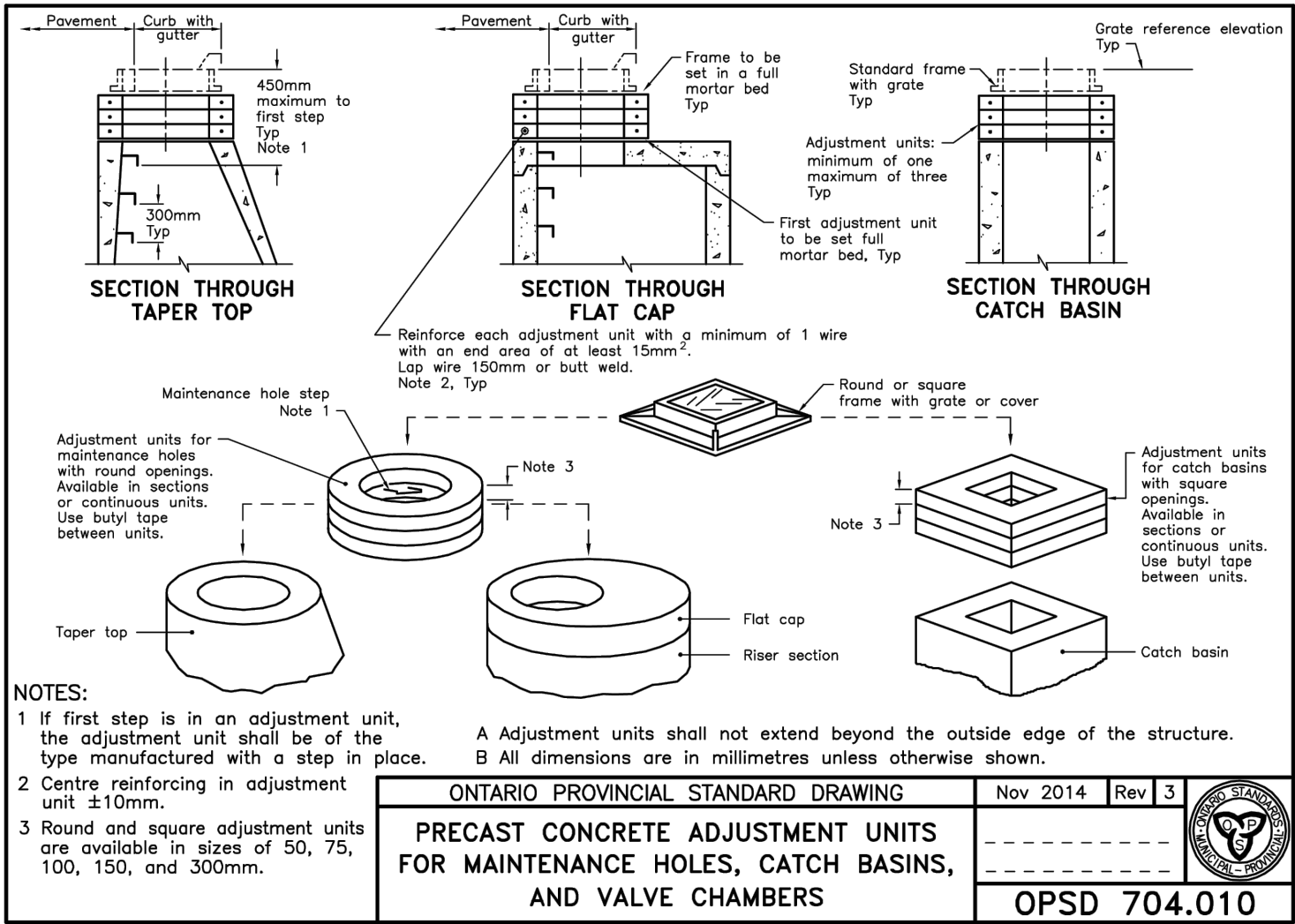


**229 Mapleview Dr. E, Unit 1
Barrie, ON L4N 0W5
P. 705.734.2538
F. 705.734.1056**



	EX. HYDRANT AND VALVE
V&B BY	EX. VALVE
EX. HP  OH — OH —	EX. HYDRO POLE AND OVERHEAD CABLE
	EX. DITCH
CB 	PROP. CATCH BASIN
	PROP. SWALE
	PROP. SUBDRAIN
	PROP. FENCE
	PROP. WOOD CHECK DAM
	PROP. STOP SIGN Ra-1
	PROP. NO PARKING — FIRE ROUTE MODIFIED Rb-51
	PROP. ACCESSIBLE PARKING BY PERMIT ONLY RB-93
	PROP. NO PARKING Rb-51
	PROP. SOLID WHITE, 10cm THICK
	PROP. STOP BAR, 60cm THICK
	LIMIT OF RESTORATION AREA

 JONES CONSULTING GROUP LTD. PLANNERS & ENGINEERS		229 Mapleview Dr. E. Unit 1 Barrie, ON L4N 0W5 P. 705.734.2558 F. 705.734.1056	
DESIGN	CG	SCALE: 1:250	DATE JULY 2024
DRAWN	CG	PROJECT	DWG. NO
CHECKED	JWI	PIO-21060	PM-1



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LEGAL AND TOPOGRAPHICAL		BENCHMARK:									
LEGAL AND TOPOGRAPHICAL INFORMATION TAKEN FROM RUDY MAK FILE NO. 15586Topo.		VERTICAL CONTROL #1: CONCRETE BRIDGE CARRYING HWY 400 OVER TIFIN STREET, 1.2 KM NORTH OF HWY 400 AND HWY 27 (ESSA RD) INTERCHANGE, 1.2 KM SOUTH OF HWY 400 AND 80 (DUNDAS ST) INTERCHANGE. TABLET IS SET HORIZONTALLY IN EAST FACE OF NORTH CORNER ON N.E. CORNER, 180M BELOW TOP OF CORNER AND 7.3M EAST OF CENTERLINE OF HWY 400 NORTHBOUND LANE. ELEV. 232.038									
LOT 9 REGISTERED PLAN 51M-378, QTY OF BARRIE, COUNTY OF SIMCOE.		VERTICAL CONTROL #2: PROVISIONAL DESCRIPTION PROVISION BARRIE BRIDGE CARRYING ACCESS TO HIGHWAY NO. 40 WEST TO ANGUS FOR NORTHBOUND TRAFFIC OVER HIGHWAY NO. 400. TABLET SET HORIZONTALLY IN EAST FACE OF WEST WALL, 18.4 M NORTH OF SOUT-EAST CORNER, 24 M ABOVE HIGHWAY NO. 400 LEVEL. ELEV. 232.038									
		HORIZONTAL CONTROL #1: BARRIE - CONCRETE PER ON SOUTHWEST SIDE OF TIFIN STREET, APPROXIMATELY 45 M NORTHWEST OF LANEWAY TO RESIDENCE, 2.8 M SOUTHEAST OF A "T" JUNCTION. TABLET IS SET HORIZONTALLY IN EAST FACE OF NORTH CORNER OF N.E. CORNER, 180M BELOW TOP OF CORNER AND 7.3M EAST OF CENTERLINE OF HWY 400 NORTHBOUND LANE. ELEV. 232.038									
		HORIZONTAL CONTROL #2: LOCATION ON THE NORTH SIDE OF TIFIN STREET AT PATTERSON ROAD BETWEEN THE CURB LINE AND THE SIDEWALK AT THE END OF A HYDRO ANCHOR. NOTE: A PROTECTIVE WATER VALVE COVER HAS BEEN PLACED OVER MONUMENT CAP.									