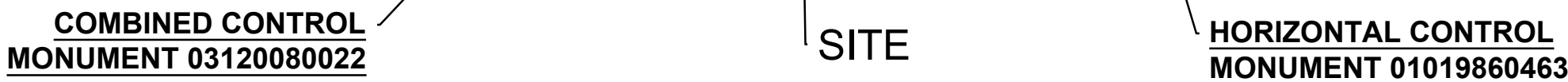


<u>GENERAL NOTES - SANITARY SEWER</u>									
<u>SANITARY SERVICE LATERALS</u> A. SANITARY LATERAL CONNECTION TO BE LOCATED AT THE CENTRELINE OF THE LOT AND CAPPED. B. LOCATION OF LATERAL TO BE MARKED 2.0m PAST PROPERTY LINE WITH A 50 x 100mm WOOD MARKER, PAINTED GREEN, EXTENDING FROM SERVICE INVERT TO 300mm ABOVE GROUND LEVEL. C. PIPE TO BE MINIMUM 100 mm DIA. PVC SDR28; RUBBER GASKET TYPE JOINTS AND SHALL CONFORM TO C.S.A. (B-182.2.3.4) (COLOURED) FOR A RESIDENTIAL HOUSE AND 150mm MINIMUM DIA. PVC SDR28 FOR INDUSTRIAL/COMMERCIAL DEVELOPMENT. D. MINIMUM DEPTH OF LATERAL AT PROPERTY LINE SHALL BE 2.4m MEASURED FROM THE SEWER OBVERT TO FINISHED GROUND SURFACE ELEVATION UNLESS NOTED OTHERWISE. E. ALL CONNECTIONS TO NEW SANITARY MAINS SHALL BE PRE-MANUFACTURED, FABRICATED TEES, CONNECTIONS TO EXISTING SANITARY MAINS SHALL BE MADE WITH APPROVED FACTORY MADE TEES OR INSERT-A-Tees IN STRICT ACCORDANCE TO MANUFACTURERS GUIDELINES. F. MINIMUM PIPE SLOPE TO BE 2.0%, MAXIMUM 6.0% (SEE OPSR-1006.010, 1006.020).									
CITY OF BARRIE STANDARD									
							AWTD:	R.G.N.	DATE: 92.05.15
GENERAL NOTES SANITARY SEWERS		2. OPSD NUMBERS REVISED		K.C.	2008.08.17	DESIGN:	L.A.J.	SCALE:	N.T.S.
		1. CHANGES TO B. TO G.		K.C.	95.04.24	BSD-N4			
		NO. REVISION		APRD	DATE				

[illegible]

<u>CONTROL MONUMENTS</u>	<u>COMBINED CONTROL MONUMENTS</u>
<u>HORIZONTAL CONTROL MONUMENT</u>	<u>THE HORIZONTAL MONUMENT 0312080602</u>
<u>THE HORIZONTAL MONUMENT 01019886046</u>	
THE HORIZONTAL MONUMENT IS LOCATED IN PAVED DRIVEWAY UNDER WATER VALVE COVER ON THE WEST SIDE OF OF INNISFIL STREET IMMEDIATELY NORTH OF #108 MULCASTER STREET.	LOCATED ON THE SE CORNER OF INNISFIL STREET AND VESPRIA STREET APPROXIMATELY 19.5M FROM CENTERLINE OF INNISFIL STREET AND APPROXIMATELY 13M FROM CENTERLINE OF VESPRIA STREET. NOTE: A PROTECTIVE WATER VALVE COVER HAS BEEN PLACED OVER MONUMENT CAP.
NORTHING (SECOND ORDER): 4916487.811	NORTHING (SECOND ORDER): 4918161.491
EASTING (SECOND ORDER): 604617.9	EASTING (SECOND ORDER): 603925.428
	VERTICAL (SECOND ORDER): 222.437



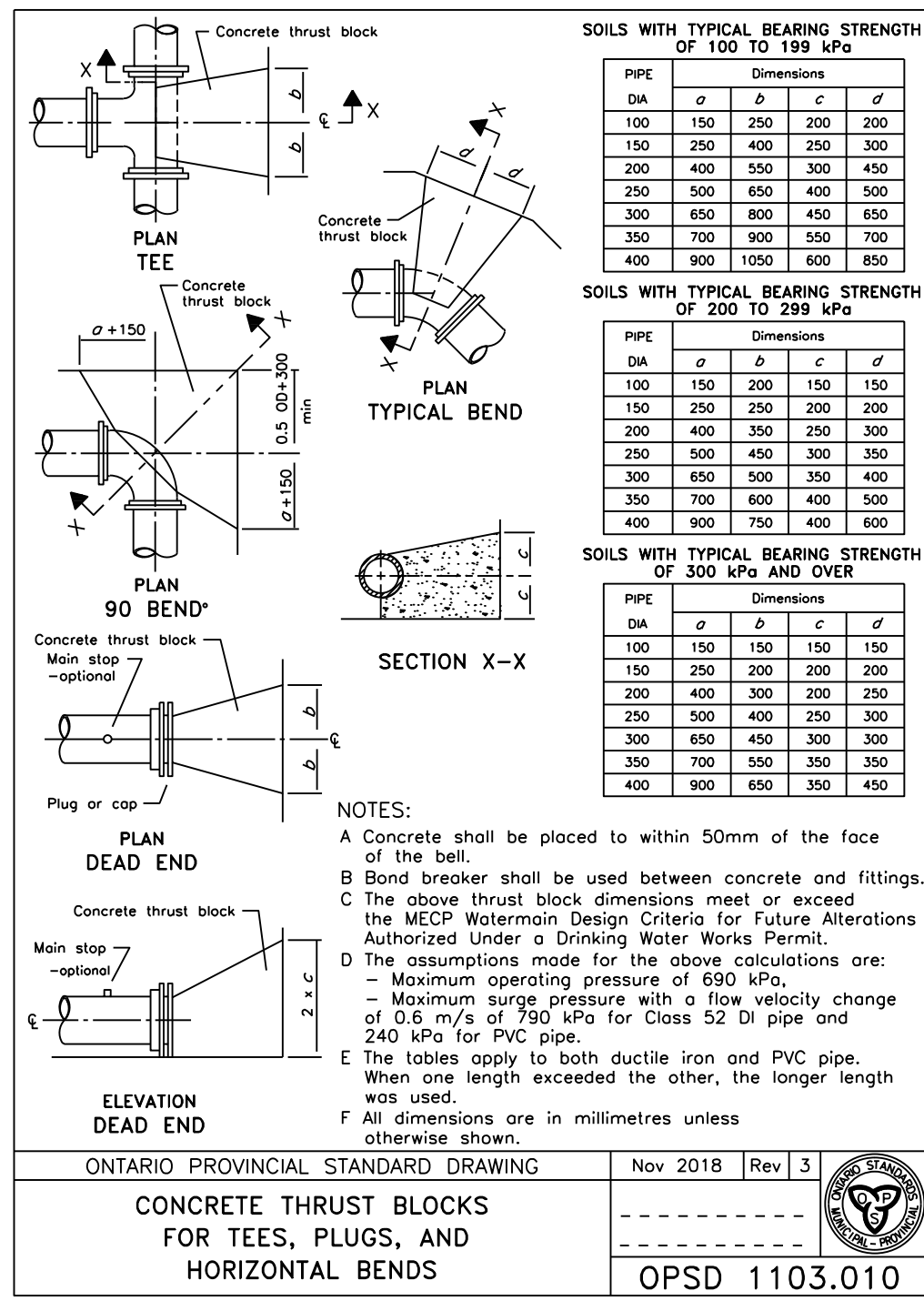
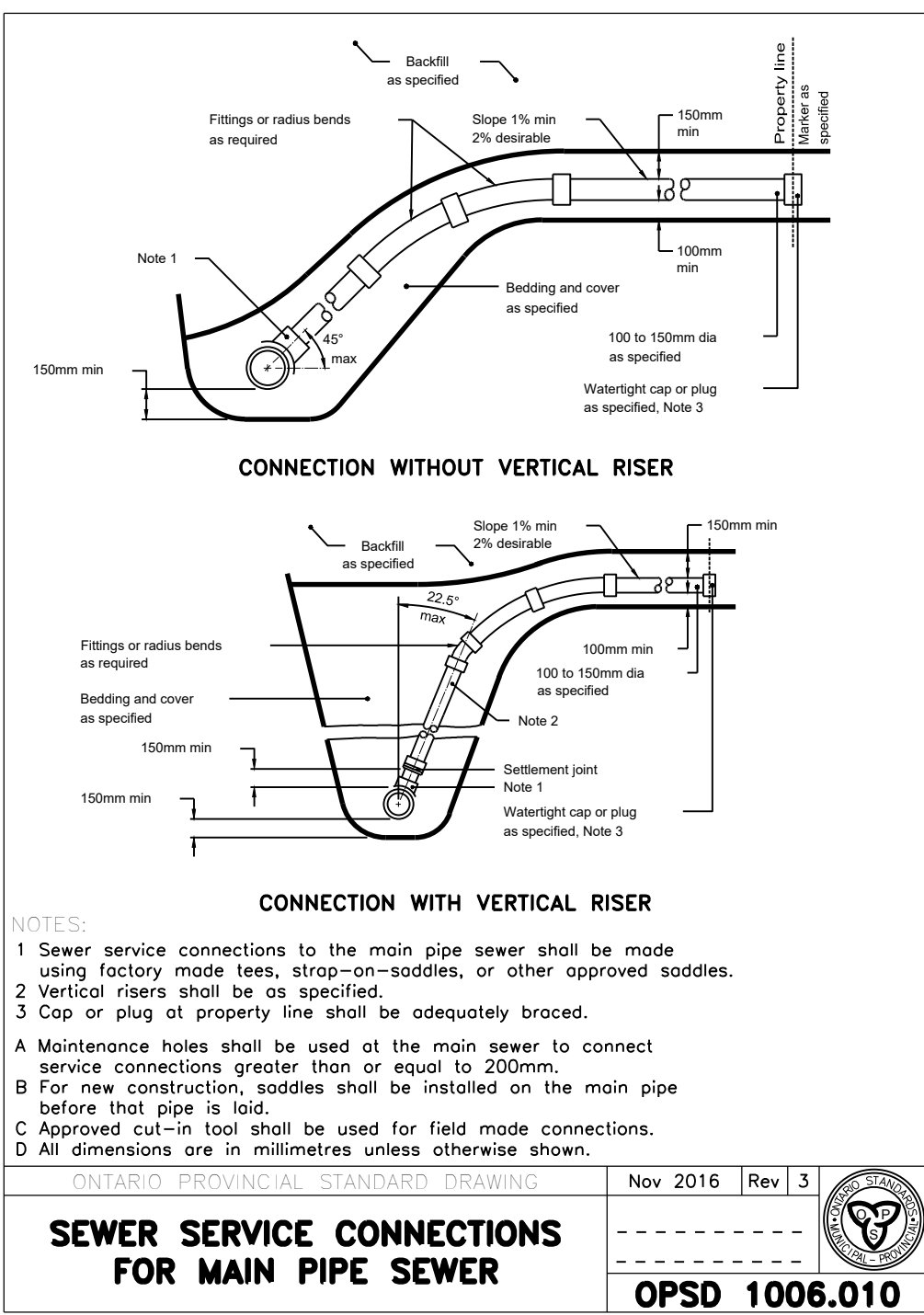
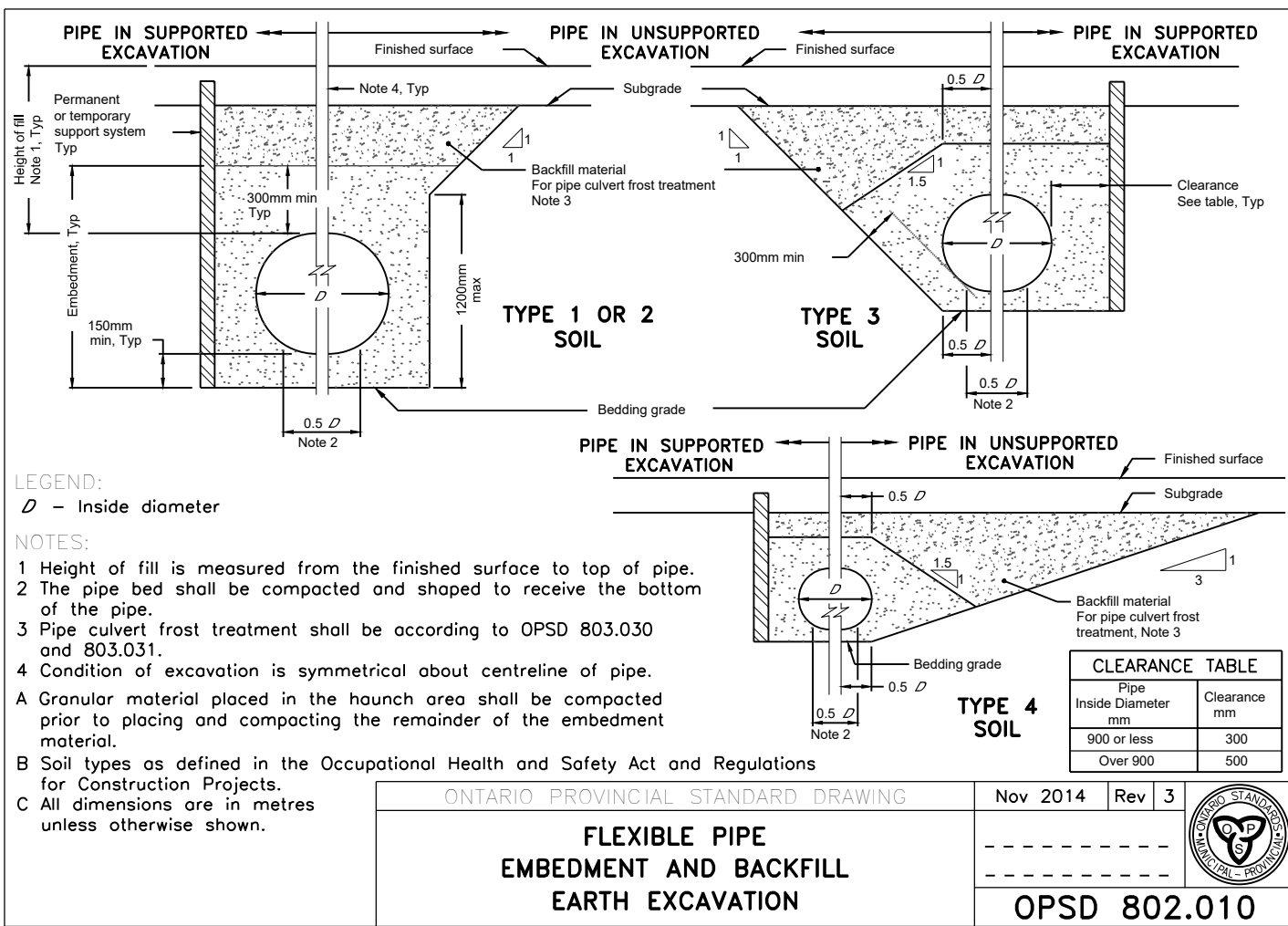
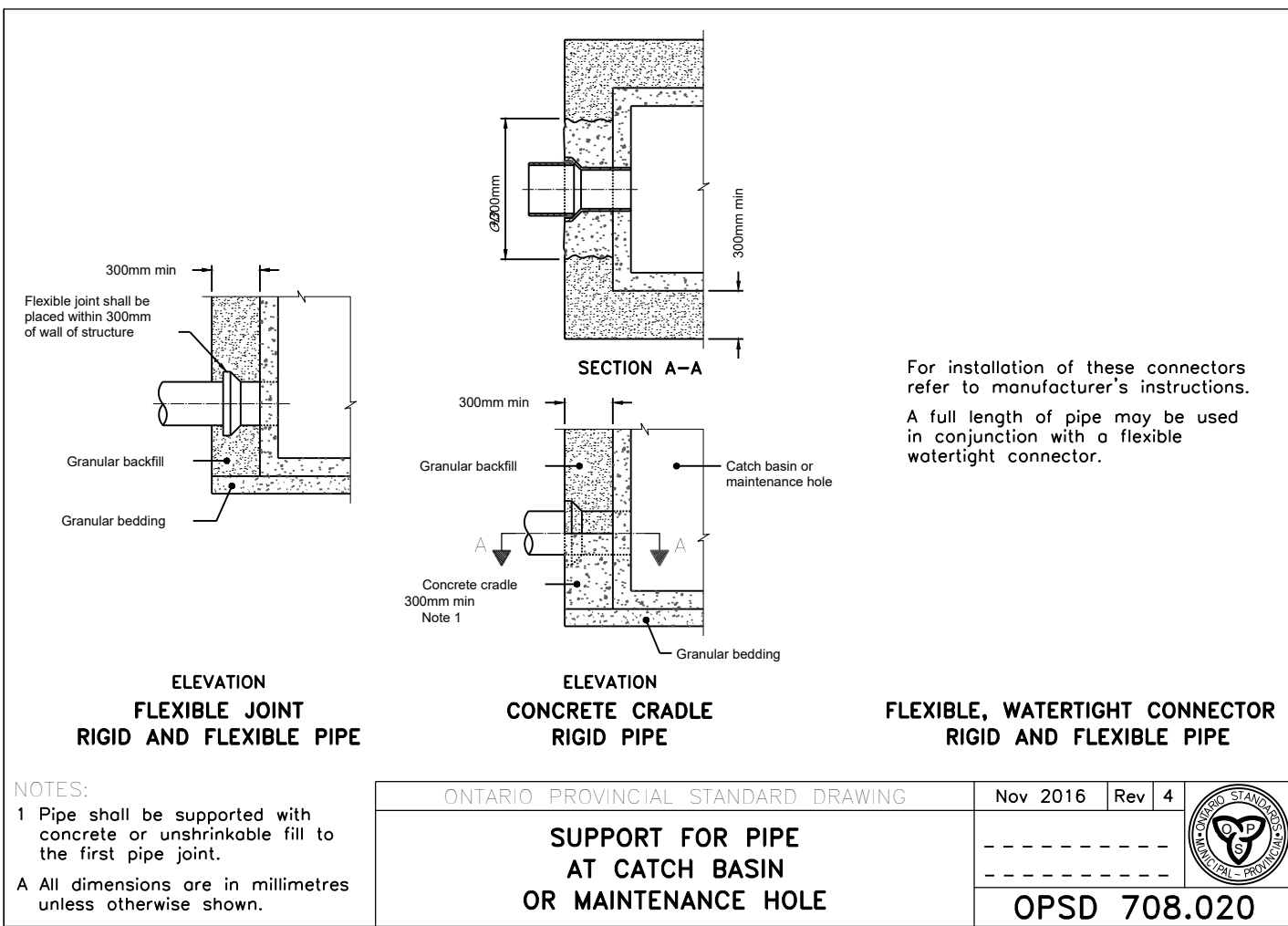
CORAL SOPHIA HOUSING
117 BAYFIELD ST.
BARRIE, ONTARIO
COUNTY OF SIMCOE

CITY OF BARRIE NOTES

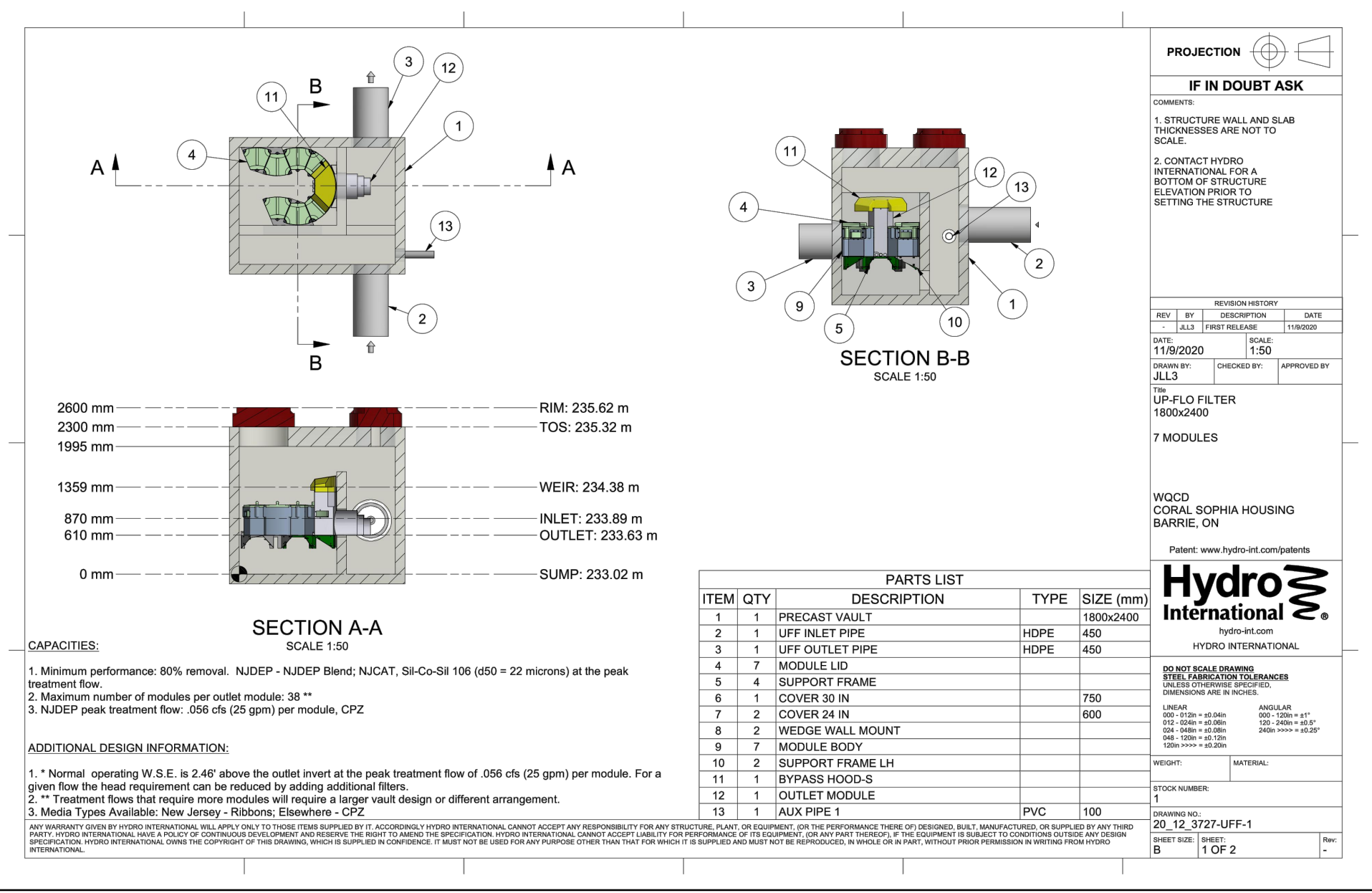
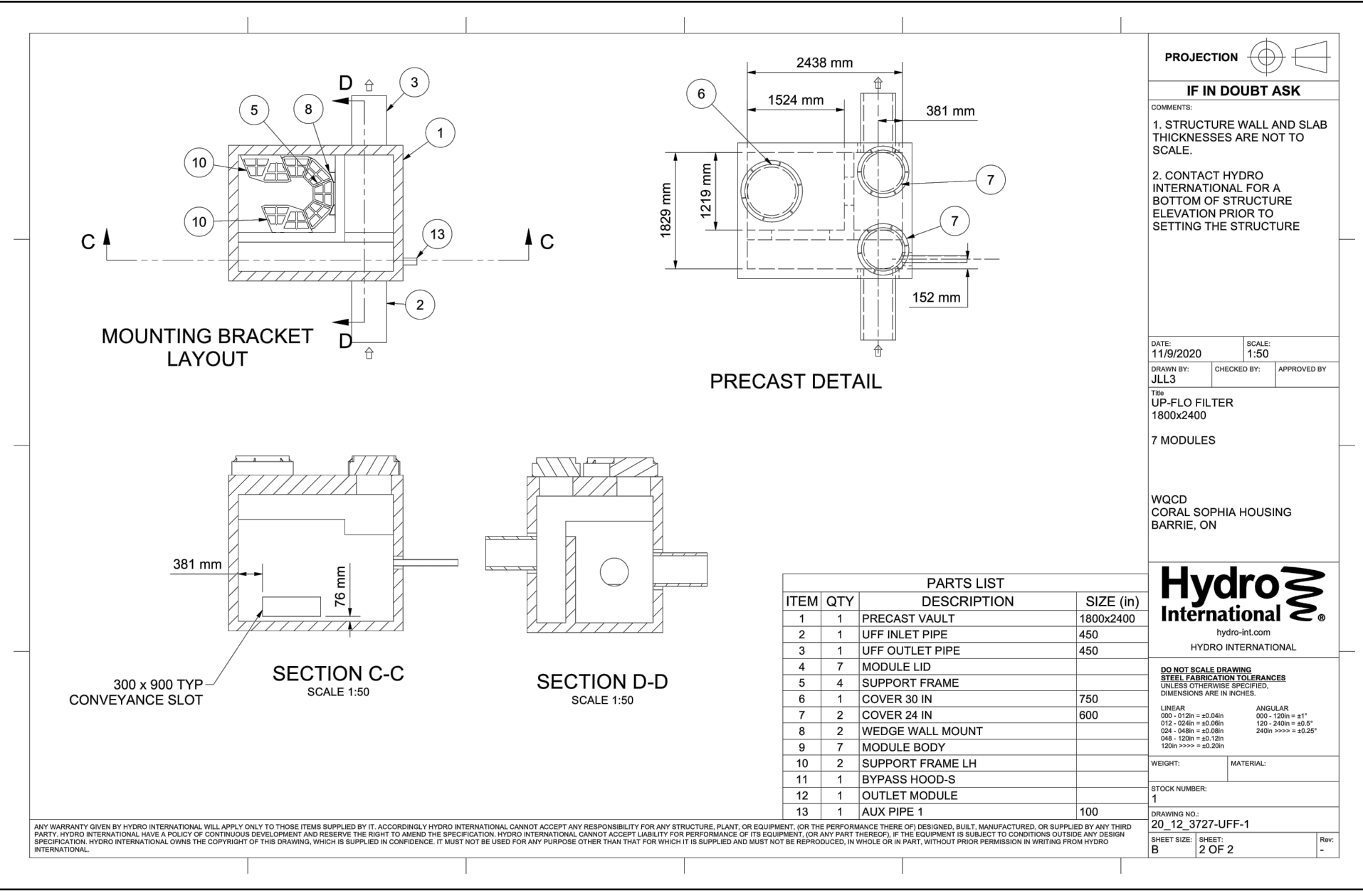
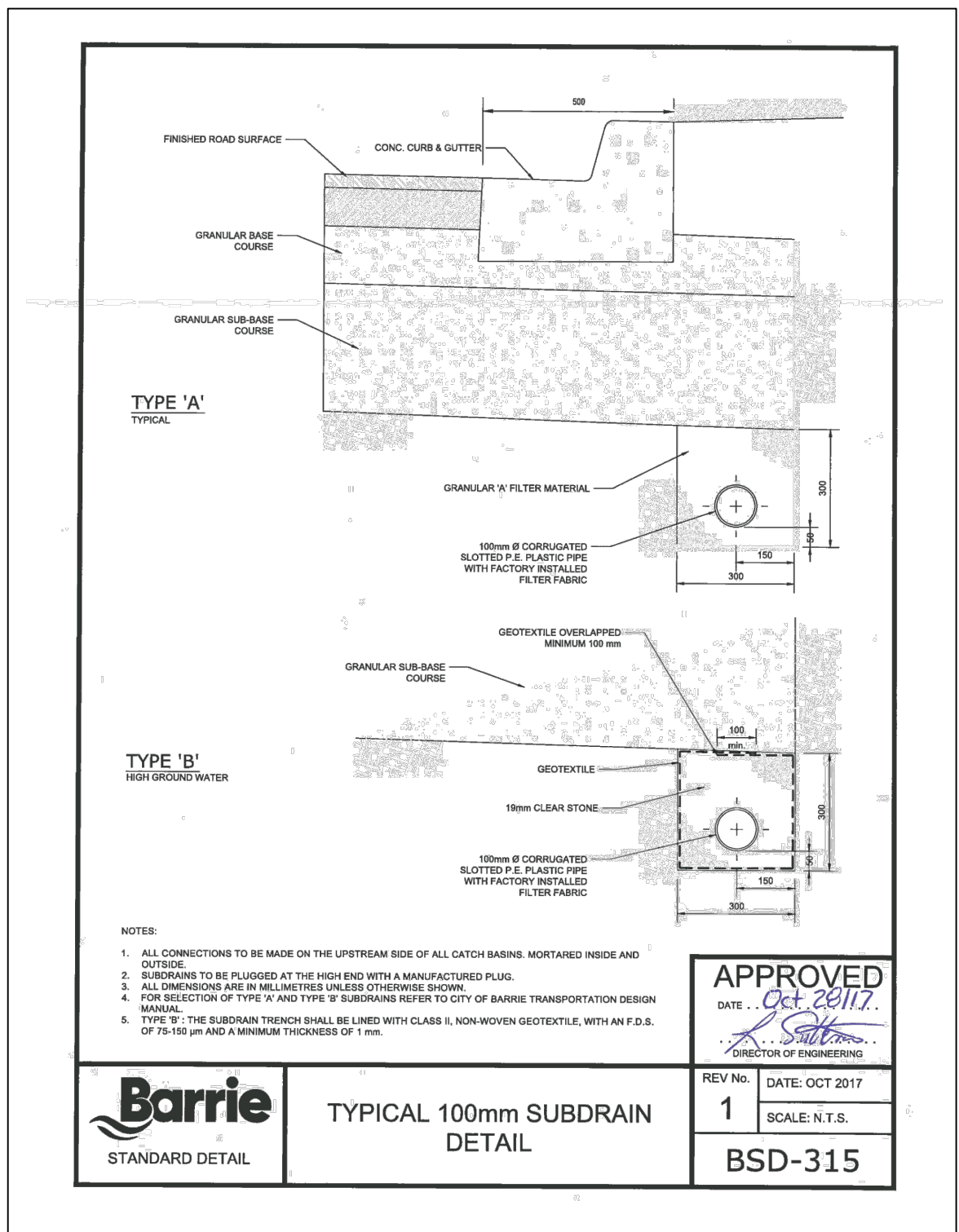
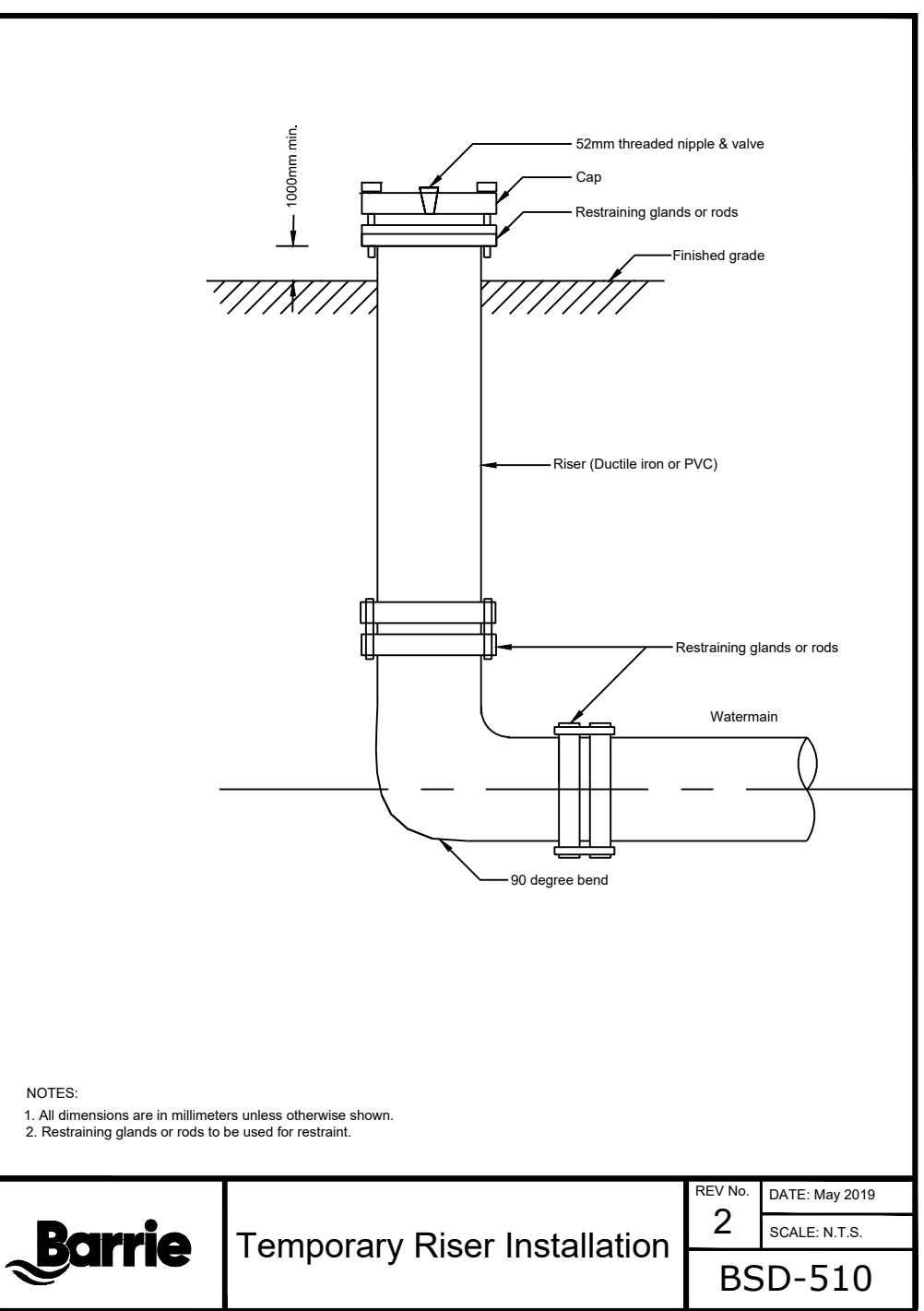
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& Associates Inc.
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 FAX (705) 726-0331
 TOLL FREE (877) 726-1141



KEY MAP
N.T.S.
LEGEND



CORAL SOPHIA HOUSING
117 BAYFIELD ST.
BARRIE, ONTARIO
COUNTY OF SIMCOE

DETAILS

PROJECT NO. 17-3103 DRWG NO. 3103-DET3

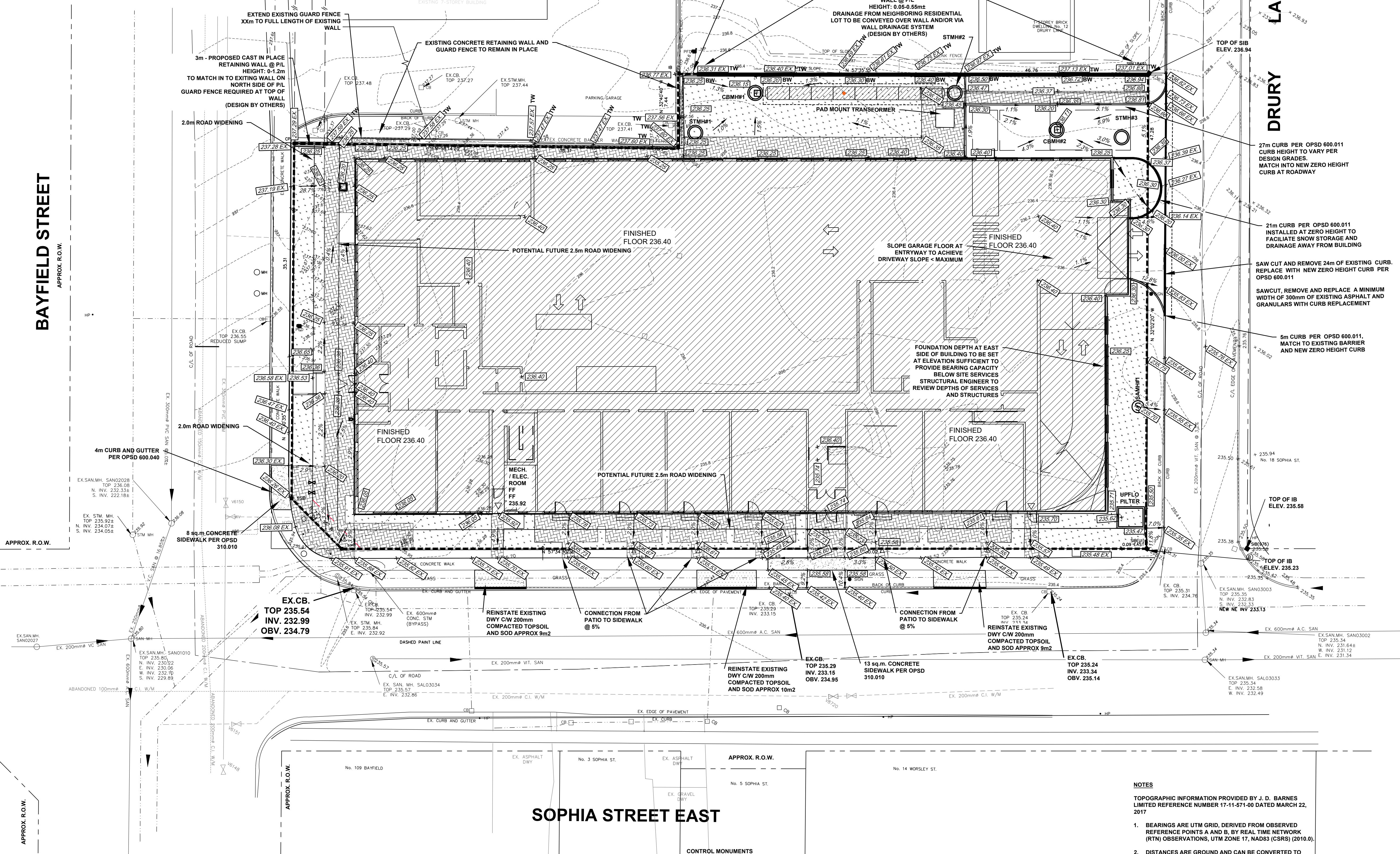
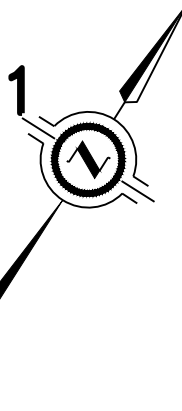
DATE APRIL 2020 SCALE: N.T.S.

DRAWN: BDD/BWB CHECKED: APPROVED:

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FAX: (705) 728-6331
TOLL FREE: (877) 728-1141

PART OF LOTS 9, 10 AND 11
REGISTERED PLAN 31
CITY OF BARRIE
COUNTY OF SIMCOE4 0 4 8 12 metres
SCALE 1:200

SOPHIA STREET EAST

CONTROL MONUMENTS

HORIZONTAL CONTROL MONUMENT

THE HORIZONTAL MONUMENT 01019860463

THE HORIZONTAL MONUMENT IS LOCATED IN PAVED DRIVEWAY UNDER WATER VALVE COVER ON THE WEST SIDE OF MULCASTER STREET IMMEDIATELY NORTH OF #108 MULCASTER STREET.

NORTHING (SECOND ORDER): 4916487.811
EASTING (SECOND ORDER): 604671.596

COMBINED CONTROL MONUMENTS

THE HORIZONTAL MONUMENT 01020080022

LOCATED ON THE SE CORNER OF INNISFIL STREET AND VESPERA STREET APPROXIMATELY 18.5M FROM CENTERLINE OF INNISFIL STREET AND APPROXIMATELY 13M FROM CENTERLINE OF VESPERA STREET.
NOTE: A PROTECTIVE WATER VALVE COVER HAS BEEN PLACED OVER MONUMENT CAP.

NORTHING (SECOND ORDER): 4915161.491
EASTING (SECOND ORDER): 603625.428
VERTICAL (SECOND ORDER): 222.437

NOTES

TOPOGRAPHIC INFORMATION PROVIDED BY J. D. BARNES LIMITED REFERENCE NUMBER 17-11-571-00 DATED MARCH 22, 2017

- BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999702.
- ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM BENCH MARK NO 03120080022 HAVING A PUBLISHED ELEVATION OF 222.437 METRES.

UNDERGROUND SERVICES AND UTILITIES LOCATION AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND COMPILED FROM COUNTY OF SIMCOE DRAWING NUMBER 2002-02 SHEET PP7, SHEET PP2 AND CONTRACT NUMBER 71-31 DRAWING NO. 71-41.

TOPOGRAPHIC CONTOURS BY SKELTON BRUMWELL UTILIZING TOPOGRAPHIC INFORMATION BY J. D. BARNES LIMITED AS NOTED ABOVE.

SITE



KEY MAP

N.T.S.
LEGEND

-----	DEVELOPMENT BOUNDARY
-----	EXISTING LIMIT OF R.O.W.
-----	FOUND SQUARE IRON BARS
-----	EXISTING ELEVATIONS
-----	EXISTING CATCH BASIN
-----	EXISTING STORM MANHOLE
-----	EXISTING STORM SEWER
-----	EXISTING SANITARY MANHOLE
-----	EXISTING SANITARY SEWER
-----	EXISTING SANITARY SERVICE
-----	EXISTING FIRE HYDRANT PER TOPO SURVEY
-----	EXISTING WATER VALVE PER TOPO SURVEY
-----	EXISTING CURB STOP PER TOPO SURVEY
-----	EXISTING WATERMAIN
-----	EXISTING ELECTRICAL MANHOLE
-----	EXISTING LIGHT STANDARD
-----	EXISTING HYDRO POLE
-----	EXISTING OVERHEAD HYDRO
-----	EXISTING BELL PEDESTAL
-----	EXISTING SIGN
-----	EXISTING 1.00 m CONTOUR
-----	EXISTING 0.50 m CONTOUR
-----	EXISTING MONITORING WELL
-----	PROP. SPOT ELEVATION
-----	PROP. TOP OF CURB SPOT ELEVATION
-----	PROP. TOP OF WALL SPOT ELEVATION
-----	PROP. BOTTOM OF WALL SPOT ELEVATION
-----	PROPOSED GRADE
-----	PROPOSED TREES AND/OR SHRUBS
-----	PROPOSED VEGETATED SURFACE
-----	PROPOSED PERMEABLE PAVING WITH UNDERDRAIN

SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION	CHECKED
1.	MARCH 20, 2020	ISSUED FOR PRE-CONSULTATION	BWB
2.	APRIL 2020	SUBMISSION FOR REZONING	BWB
3.	2020 11 16	ISSUED FOR SITE PLAN APPROVAL	BWB

CORAL SOPHIA HOUSING
117 BAYFIELD ST.
BARRIE, ONTARIO
COUNTY OF SIMCOE

SITE GRADING PLAN

PROJECT NO. 17-3103	DRWG NO. 3103-GP1
DATE: APRIL 2020	SCALE: 1:200 HOR.
DRAWN: BDD/BWB	CHECKED: APPROVED:

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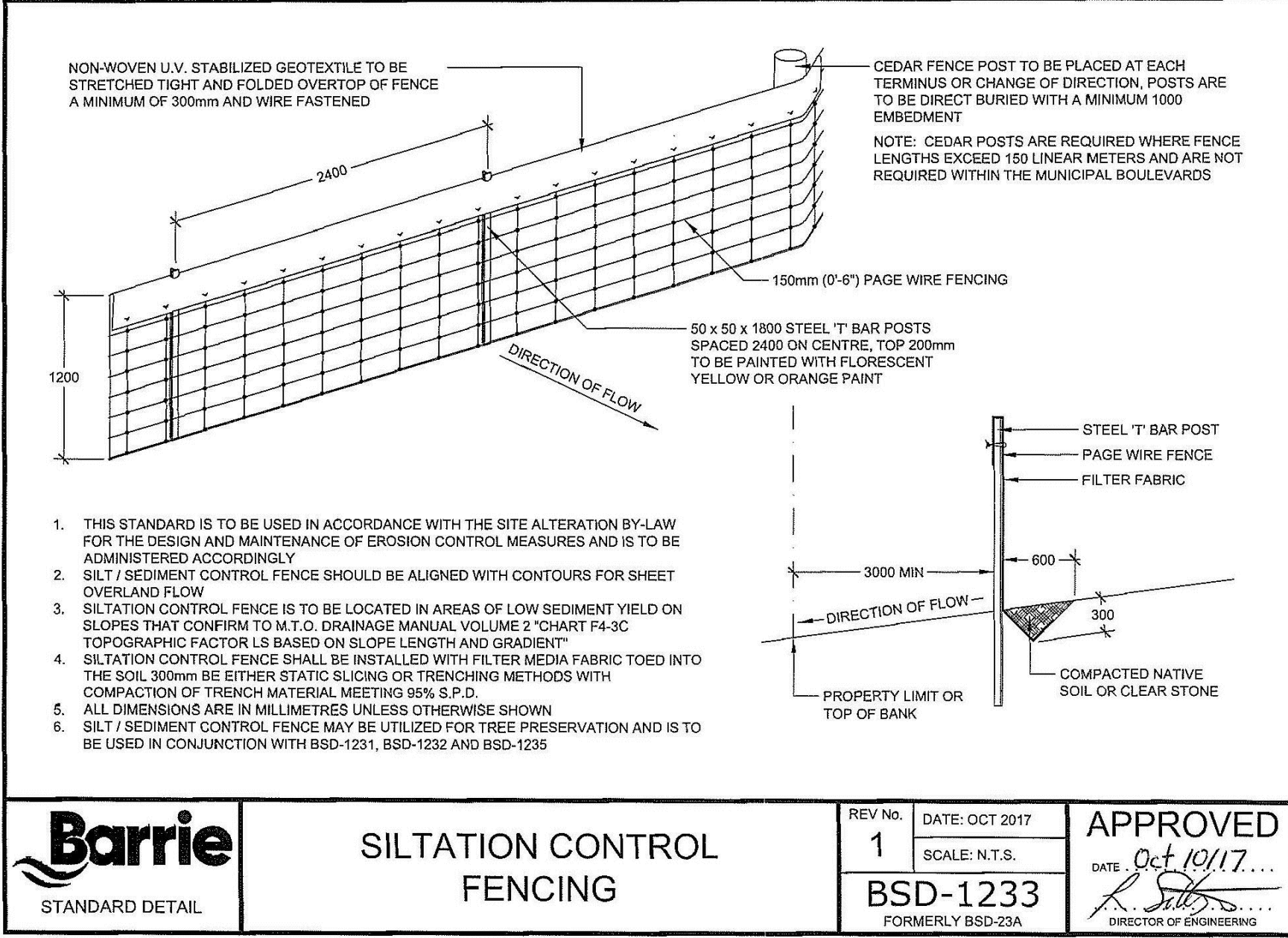
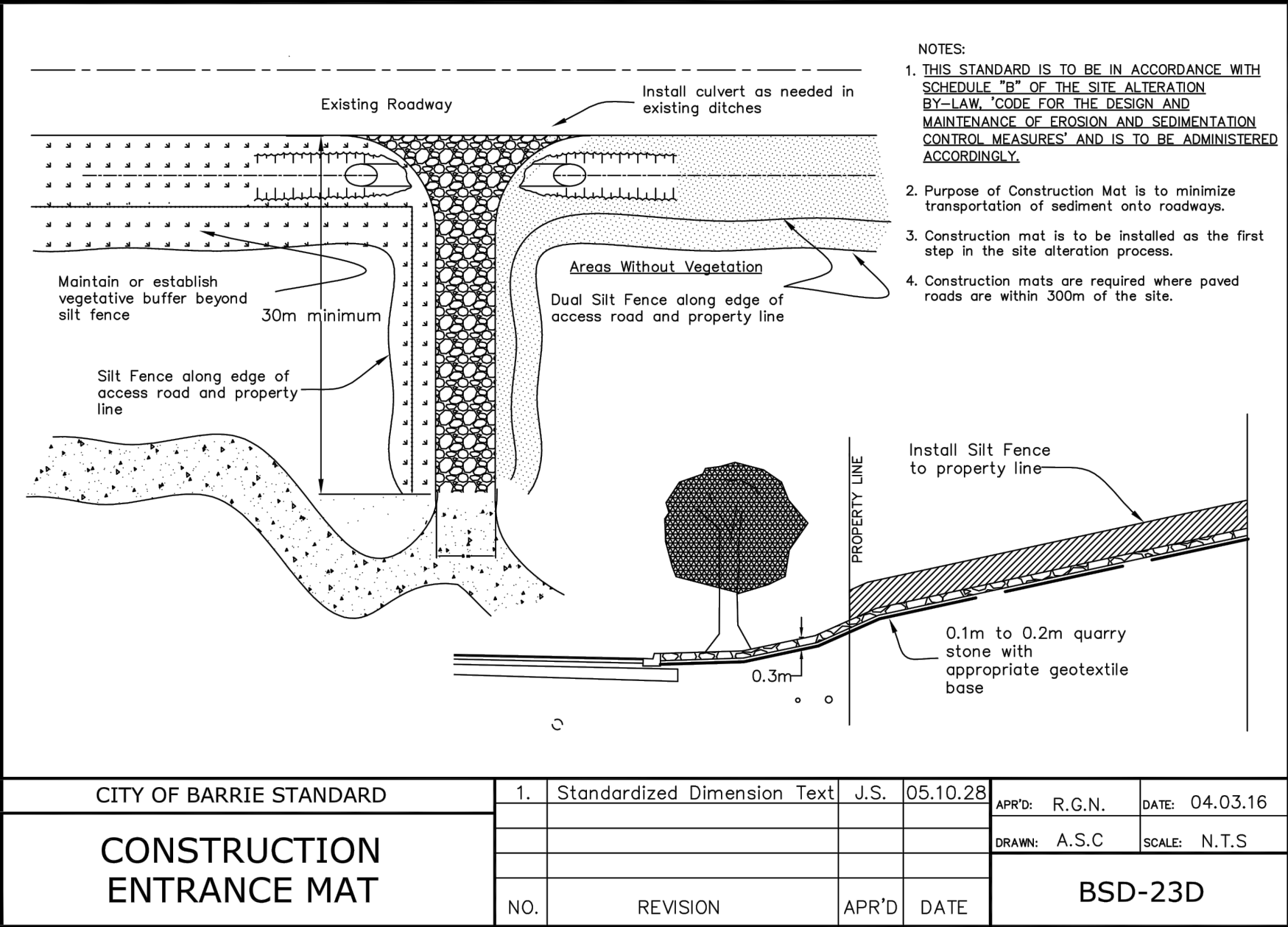
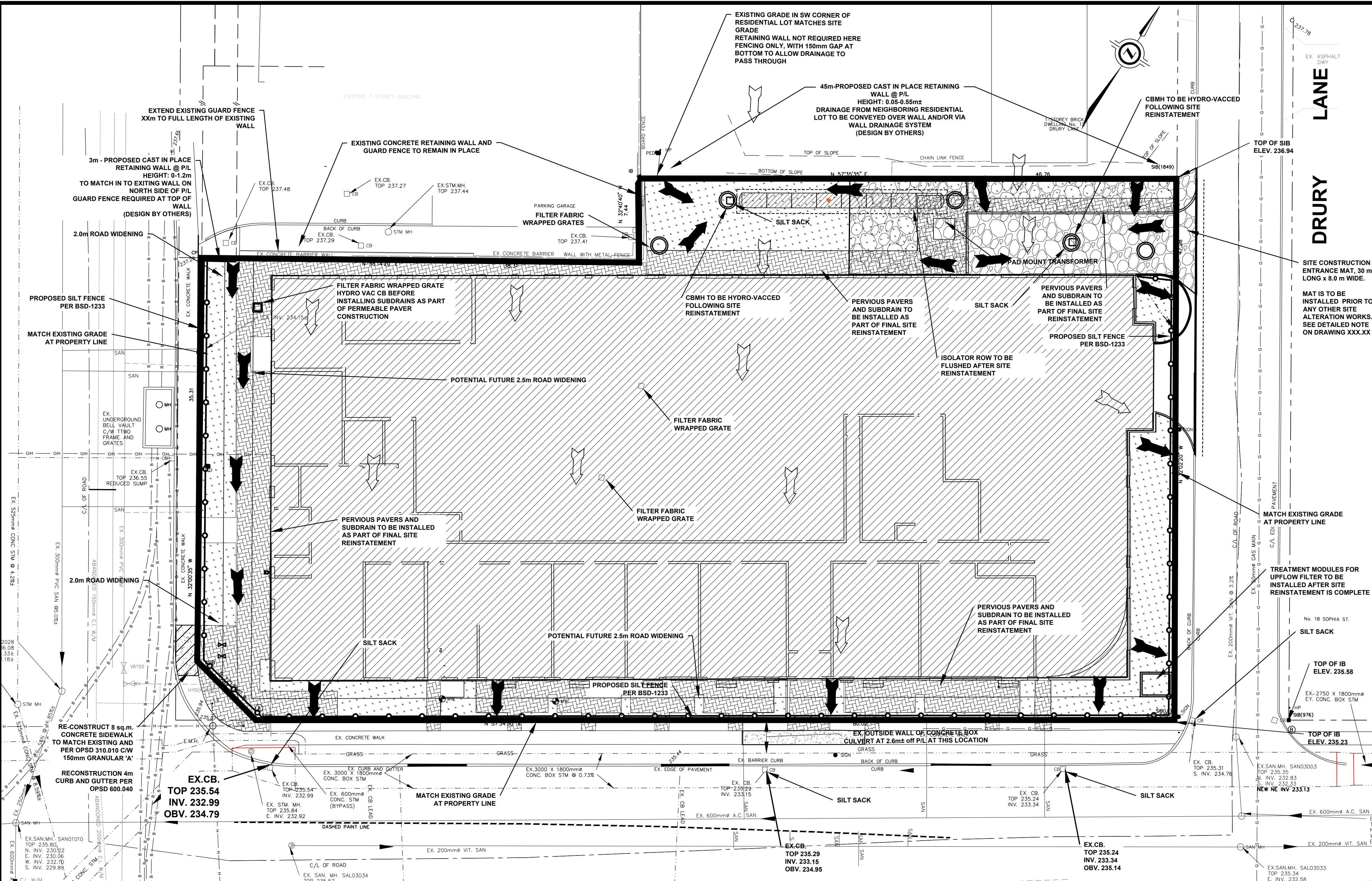
93 BELL FARM ROAD, SUITE 107
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TOLL FREE: (877) 726-1141



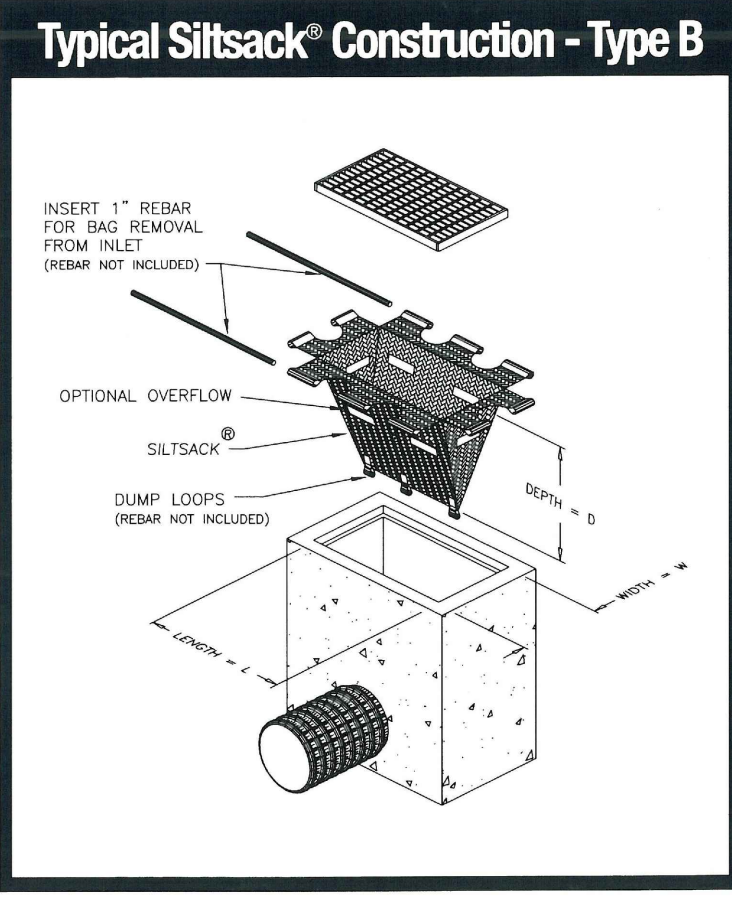
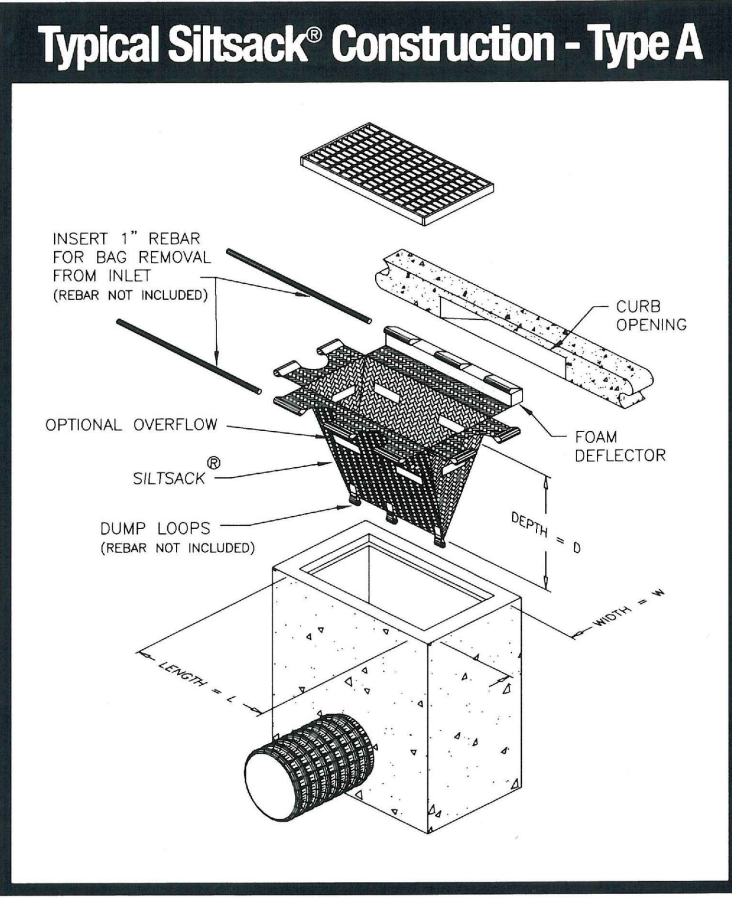
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TOLL FREE (877) 726-1141



PART OF LOTS 9, 10 AND 11
REGISTERED PLAN 31
CITY OF BARRIE
COUNTY OF SIMCOE

- EROSION AND SILTATION CONTROLS**
- THE CONTRACTOR SHALL:
- BE RESPONSIBLE FOR ALL SILT CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.
 - BE RESPONSIBLE FOR THE CONTROL OF ON-SITE SURFACE AND GROUNDWATER AT ALL TIMES.
 - PROMPTLY MAINTAIN, REPAIR, AND/OR REPLACE ALL EROSION AND SILTATION CONTROLS, AS WELL AS REMOVE AND DISPOSE OF ALL ACCUMULATED SEDIMENTS AS NECESSARY.
 - PROMPTLY REMOVE ALL MUD AND DEBRIS FROM THE CONSTRUCTION ACCESS MAT AND ALL ROADS, AS NECESSARY. REMOVAL METHOD SHALL INCLUDE FLUSHING AND SWEEPING.
 - CONSTRUCTION AREAS THAT EXCEED 30 DAYS OF INACTIVITY SHALL BE STABILIZED BY SEEDING. THIS SHALL INCLUDE STOCKPILES OF FILL AND TOPSOIL.
 - BE RESPONSIBLE FOR IMPLEMENTATION AND ADHERENCE TO THE STAGING PLAN, AS SHOWN ON THIS DRAWING.
 - NOT ALLOW EFFLUENT FROM SITE DEWATERING OPERATIONS TO DISCHARGE DIRECTLY INTO RECEIVING BODIES OF WATER OR STREAMS.
 - MAINTAIN ALL ROADS AFFECTED BY CONSTRUCTION FREE OF SEDIMENT BY SWEEPING AS NECESSARY OR AS DIRECTED BY THE CONTRACT ADMINISTRATOR OR TOWNSHIP.
 - IMPLEMENT APPROPRIATE DUST CONTROL MEASURES TO PREVENT EXCESSIVE DUST ON SITE OR MIGRATION OF DUST TO ADJACENT PROPERTIES.
 - MAINTAIN ON SITE AT ALL TIMES AT LEAST 50m OF ADDITIONAL FENCING AND SUPPORTS TO BE ABLE TO CONDUCT EMERGENCY REPAIRS OF PERIMETER SILTATION FENCE.
- THE ENGINEER MAY, AT HIS DISCRETION, DIRECT THE CONTRACTOR TO MAINTAIN, REPAIR, REPLACE, AND/OR UPGRADE ANY AND ALL EROSION AND SILTATION CONTROL MEASURES.
- THE ENGINEER SHALL DETERMINE WHEN THE SITE IS SUFFICIENTLY STABLE AND EROSION AND SILTATION CONTROLS ARE NO LONGER REQUIRED.
- ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER.



SITE

KEY MAP
N.T.S.
LEGEND

DEVELOPMENT BOUNDARY

EXISTING LIMIT OF R.O.W.
FOUND IRON BAR
FOUND SQUARE IRON BARS
EXISTING ELEVATIONS
EXISTING CATCH BASIN
EXISTING STORM MANHOLE
EXISTING STORM SEWER
EXISTING SANITARY MANHOLE
EXISTING SANITARY SEWER
EXISTING FIRE HYDRANT PER TOPO SURVEY
EXISTING WATER VALVE PER TOPO SURVEY
EXISTING CURB STOP PER TOPO SURVEY
EXISTING WATERMAIN
EXISTING ELECTRICAL MANHOLE
EXISTING LIGHT STANDARD
EXISTING HYDRO POLE
EXISTING OVERHEAD HYDRO
EXISTING BELL PEDESTAL
EXISTING GAS
EXISTING UNDERGROUND BELL
EXISTING SIGN

SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION	CHECKED
1.	2020 11 16	ISSUED FOR SITE PLAN APPROVAL	BWB

CORAL SOPHIA HOUSING
117 BAYFIELD ST.
BARRIE, ONTARIO
COUNTY OF SIMCOE

SEDIMENT AND EROSION CONTROL PLAN

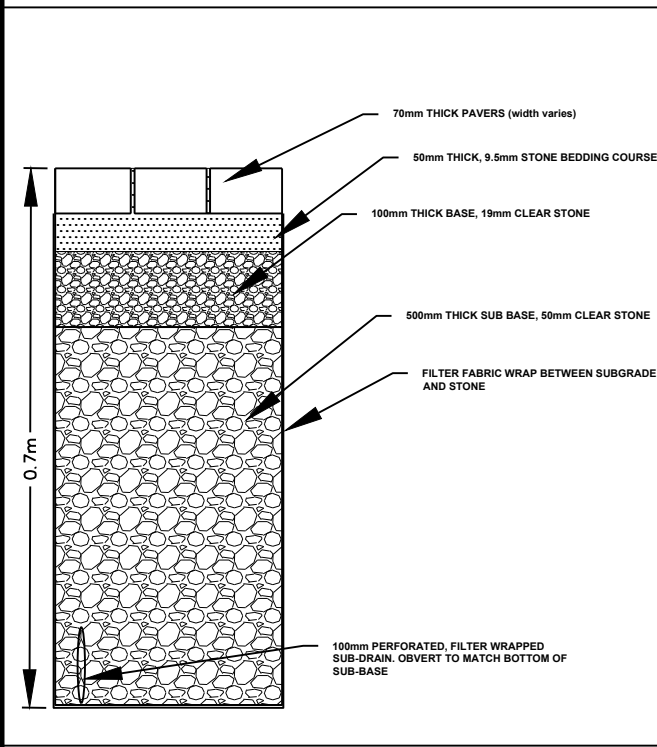
PROJECT NO. 17-3103	DRWG NO. 3103-SCP
DATE: APRIL 2020	SCALE: 1:200 HOR.
DRAWN: BDD/BWB	CHECKED: [Signature]
APPROVED: [Signature]	

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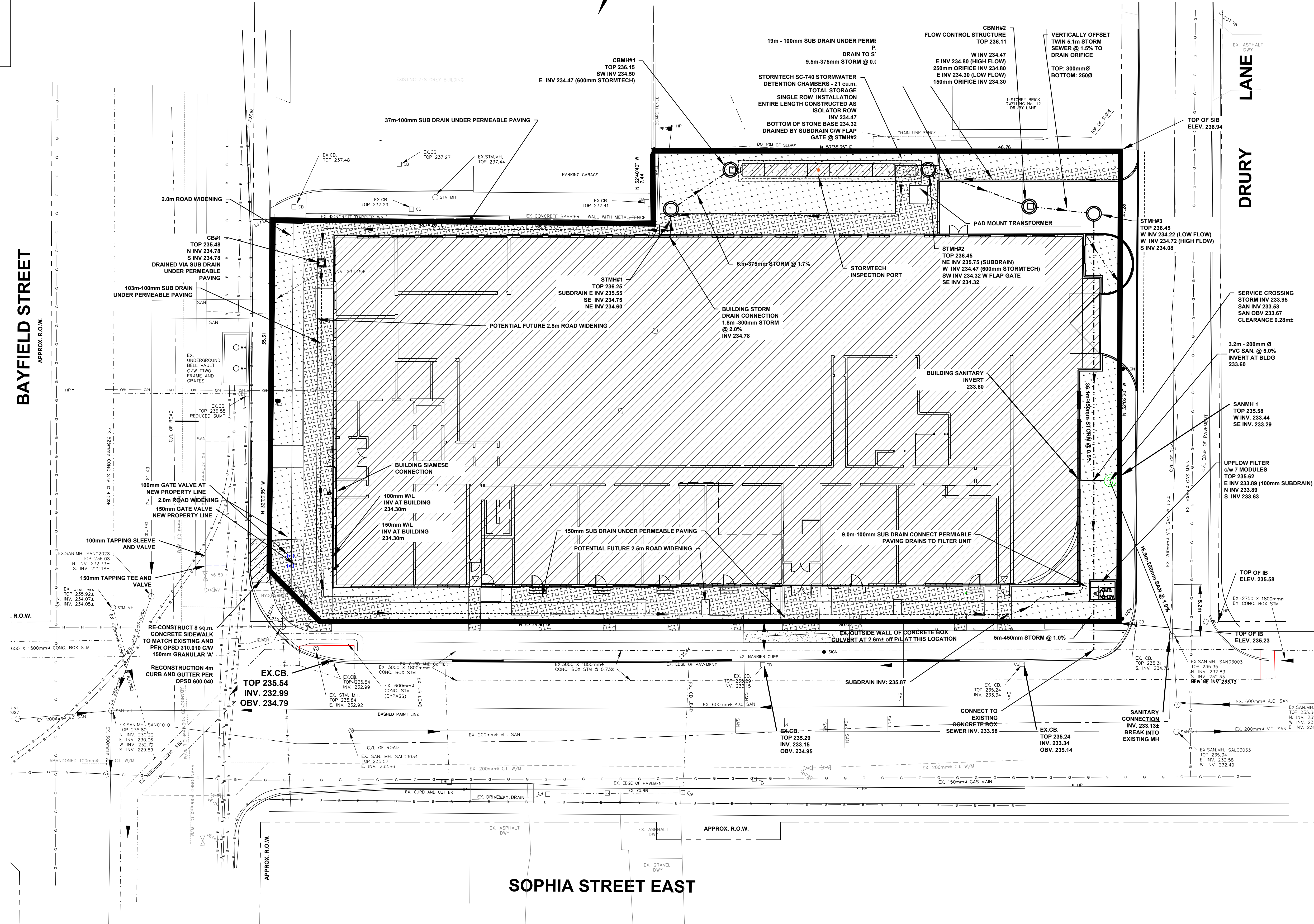
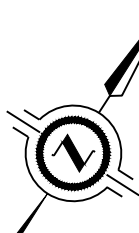
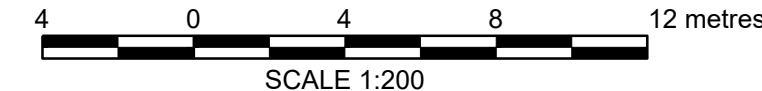
3103 - SS1



PERMEABLE PAVER
TYPICAL DETAIL
SCALE 1:100 H, 1:10 V

BAYFIELD STREET
APPROX. R.O.W.

PART OF LOTS 9, 10 AND 11
REGISTERED PLAN 31
CITY OF BARRIE
COUNTY OF SIMCOE

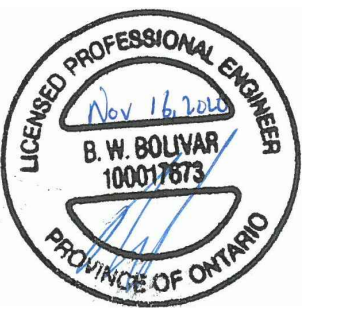


KEY MAP
N.T.S.
LEGEND

-----	DEVELOPMENT BOUNDARY
■ IB	EXISTING LIMIT OF R.O.W.
□ SB	FOUND IRON BAR
□ CB	FOUND SQUARE IRON BARS
○ STM MH	EXISTING CATCH BASIN
○ SAN MH	EXISTING STORM MANHOLE
○ SAN SAN	EXISTING STORM SEWER
○ SAN MH	EXISTING SANITARY MANHOLE
○ SAN SAN	EXISTING SANITARY SEWER
○ SAN MH	EXISTING SANITARY SERVICE
○ SAN SAN	EXISTING FIRE HYDRANT PER TOPO SURVEY
○ SAN MH	EXISTING WATER VALVE PER TOPO SURVEY
○ SAN SAN	EXISTING CURB STOP PER TOPO SURVEY
○ SAN MH	EXISTING WATERMAIN
○ SAN SAN	EXISTING ELECTRICAL MANHOLE
○ SAN MH	EXISTING LIGHT STANDARD
○ SAN SAN	EXISTING HYDRO POLE
○ SAN MH	EXISTING OVERHEAD HYDRO
○ SAN SAN	EXISTING BELL PEDESTAL
○ SAN MH	EXISTING GAS
○ SAN SAN	EXISTING UNDERGROUND BELL
○ SAN MH	EXISTING SIGN
○ SAN SAN	PROP. SANITARY MANHOLE
○ SAN MH	PROP. SANITARY SEWER
○ SAN SAN	PROP. STORM SEWER
○ SAN MH	PROP. STORM MANHOLE
○ SAN SAN	PROP. CATCH BASIN MANHOLE
○ SAN MH	PROP. SUBDRAIN
○ SAN SAN	PROPOSED PERMEABLE PAVING WITH UNDERDRAIN

SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION	CHECKED
1.	MARCH 20, 2020	ISSUED FOR PRE-CONSULTATION	BWB
2.	APRIL 2020	PRE-DEVELOPMENT SUBMISSION	BWB
3.	2020 11 16	ISSUED FOR SITE PLAN APPROVAL	BWB

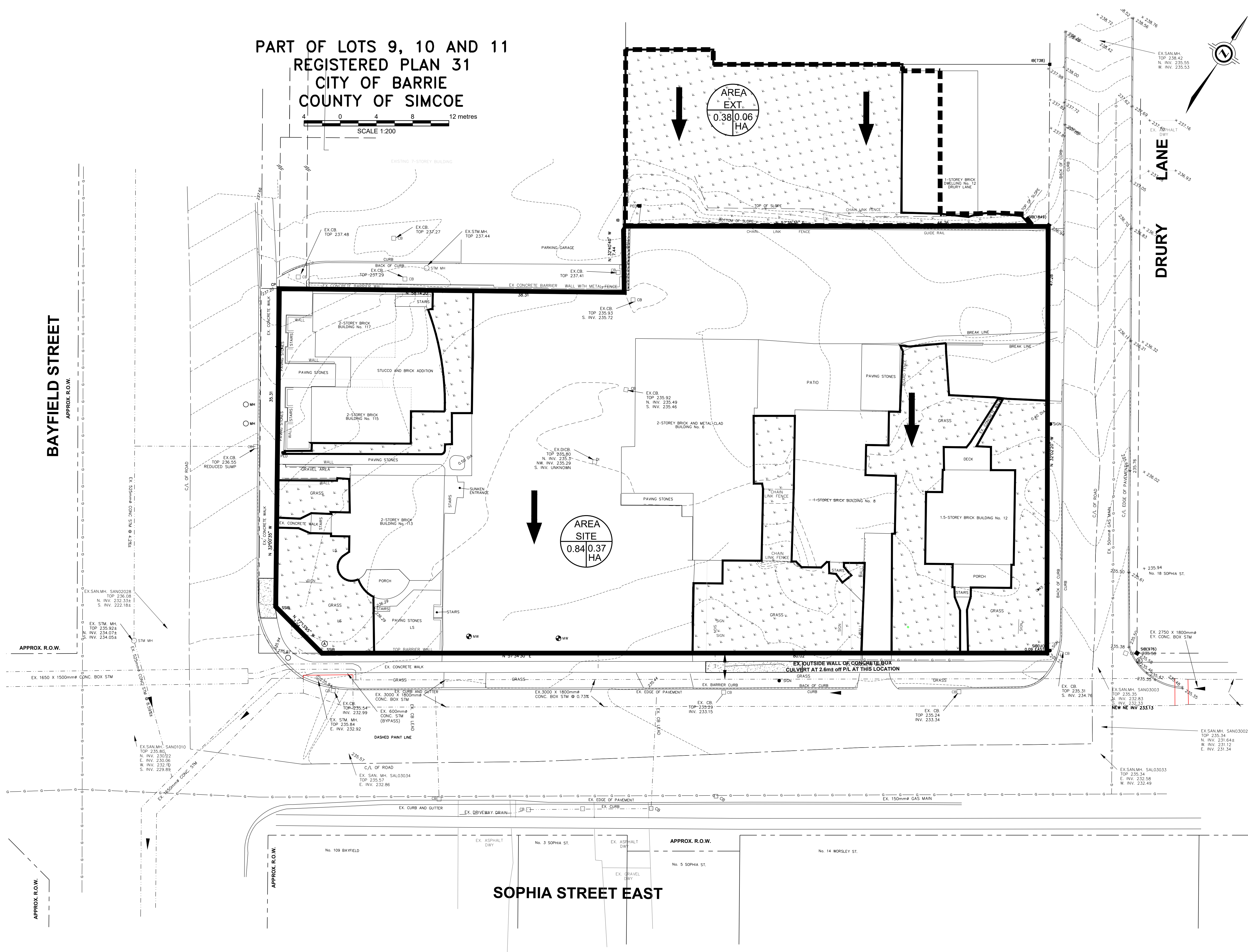


CORAL SOPHIA HOUSING
117 BAYFIELD ST.
BARRIE, ONTARIO
COUNTY OF SIMCOE

SITE SERVICING PLAN ABOVE GROUND

PROJECT NO. 17-3103	DRWG NO. 3103-SS1
DATE APRIL 2020	SCALE: 1:200 HOR.
DRAWN: BDD/BWB	CHECKED: APPROVED:
SBA Skelton Brumwell & Associates Inc. ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS	
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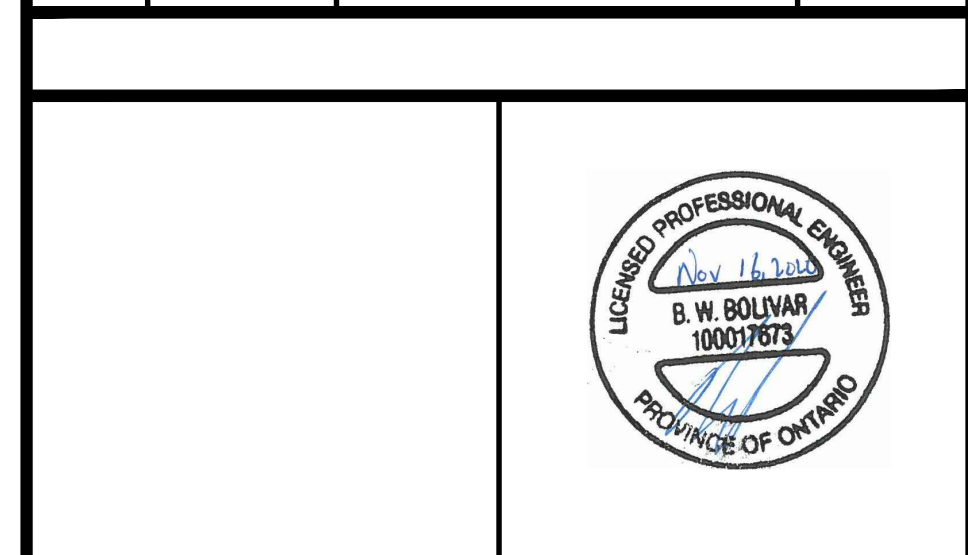


KEY MAP
N.T.S.
LEGEND

- DEVELOPMENT BOUNDARY
- EXISTING LIMIT OF R.O.W.
- FOUND SQUARE IRON BARS
- FOUND SQUARE IRON BARS
- EXISTING ELEVATIONS
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SIGN
- EXISTING TREE WITH TRUNK DIAMETER
- EXISTING 1.00 m CONTOUR
- EXISTING 0.50 m CONTOUR
- EXISTING MONITORING WELL
- CATCHMENT ID
- CATCHMENT AREA
- RATIONAL C FACTOR (100 YEAR)
- CATCHMENT BOUNDARY
- EXTERNAL CATCHMENT BOUNDARY
- OVERLAND FLOW DIRECTION
- PERVIOUS AREA

SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION	CHECKED
1	APRIL 2020	SUBMISSION FOR REZONING	BWB
2	2020 11 16	ISSUED FOR SITE PLAN APPROVAL	BWB



CORAL SOPHIA HOUSING
117 BAYFIELD ST.
BARRIE, ONTARIO
COUNTY OF SIMCOE

EXISTING DRAINAGE CATCHMENT PLAN

PROJECT NO. 17-3103
DATE: APRIL 2020
DRAWN: BDD/BWB
CHECKED: []
APPROVED: []

DRWG NO. SWM1
SCALE: 1:200 HOR.
APPROVED: []

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PART OF LOTS 9, 10 AND 11
REGISTERED PLAN 31
CITY OF BARRIE
COUNTY OF SIMCOE

SCALE 1:200
4 0 4 8 12 metres

AREA
EXT
0.38/0.06
HA

AREA
202
0.95/0.31
HA

AREA
201
0.50/0.07
HA

SITE

KEY MAP
N.T.S.
LEGEND

- DEVELOPMENT BOUNDARY
EXISTING LIMIT OF R.O.W.
FOUND IRON BAR
FOUND SQUARE IRON BARS
EXISTING ELEVATIONS
EXISTING CATCH BASIN
EXISTING STORM MANHOLE
EXISTING STORM SEWER
EXISTING SIGN
EXISTING TREE WITH TRUNK DIAMETER
EXISTING 1.00 m CONTOUR
EXISTING 0.50 m CONTOUR
EXISTING MONITORING WELL
CATCHMENT ID
CATCHMENT AREA
RATIONAL C FACTOR (100 YEAR)
CATCHMENT BOUNDARY
EXTERNAL CATCHMENT BOUNDARY
OVERLAND FLOW DIRECTION
PERVIOUS AREA
PROPOSED BUILDING

SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION	CHECKED
1	APRIL 2020	SUBMISSION FOR REZONING	BWB
2	2020 11 16	ISSUED FOR SITE PLAN APPROVAL	BWB



CORAL SOPHIA HOUSING
117 BAYFIELD ST.
BARRIE, ONTARIO
COUNTY OF SIMCOE

PROPOSED CATCHMENT PLAN

PROJECT NO. 17-3103	DRWG NO. SWM2
DATE APRIL 2020	SCALE: 1:200 HOR.
DRAWN: BDD/BWB	CHECKED: APPROVED:

SBA Skelton Brumwell & Associates Inc.
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TOLL FREE (877) 726-1141

NOTES

TOPOGRAPHIC INFORMATION PROVIDED BY J. D. BARNES
LIMITED REFERENCE NUMBER 17-11-571-00 DATED MARCH 22, 2017

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TOPOGRAPHIC CONTOURS BY SKELTON BRUMWELL UTILIZING TOPOGRAPHIC INFORMATION BY J. D. BARNES LIMITED AS NOTED ABOVE.

CONTROL MONUMENTS

HORIZONTAL CONTROL MONUMENT

THE HORIZONTAL MONUMENT 01019860463

THE HORIZONTAL MONUMENT IS LOCATED IN PAVED DRIVEWAY UNDER WATER VALVE COVER ON THE WEST SIDE OF MULCASTER STREET IMMEDIATELY NORTH OF #108 MULCASTER STREET.

NORTHING (SECOND ORDER): 4916487.811
EASTING (SECOND ORDER): 604671.596

HORIZONTAL MONUMENT 03120040046

THE HORIZONTAL MONUMENT 03120040046 IS LOCATED IN QUEEN'S PARK ON SOUTH-EAST CORNER OF ROSS STREET AND PARKSIDE DRIVE. NOTE: A PROTECTIVE WATER VALVE COVER HAS BEEN PLACED OVER MONUMENT CAP.

NORTHING (SECOND ORDER): 4916082.772
EASTING (SECOND ORDER): 603662.430

SOPHIA STREET EAST

CONTROL MONUMENTS

HORIZONTAL CONTROL MONUMENT

THE HORIZONTAL MONUMENT 01019860463

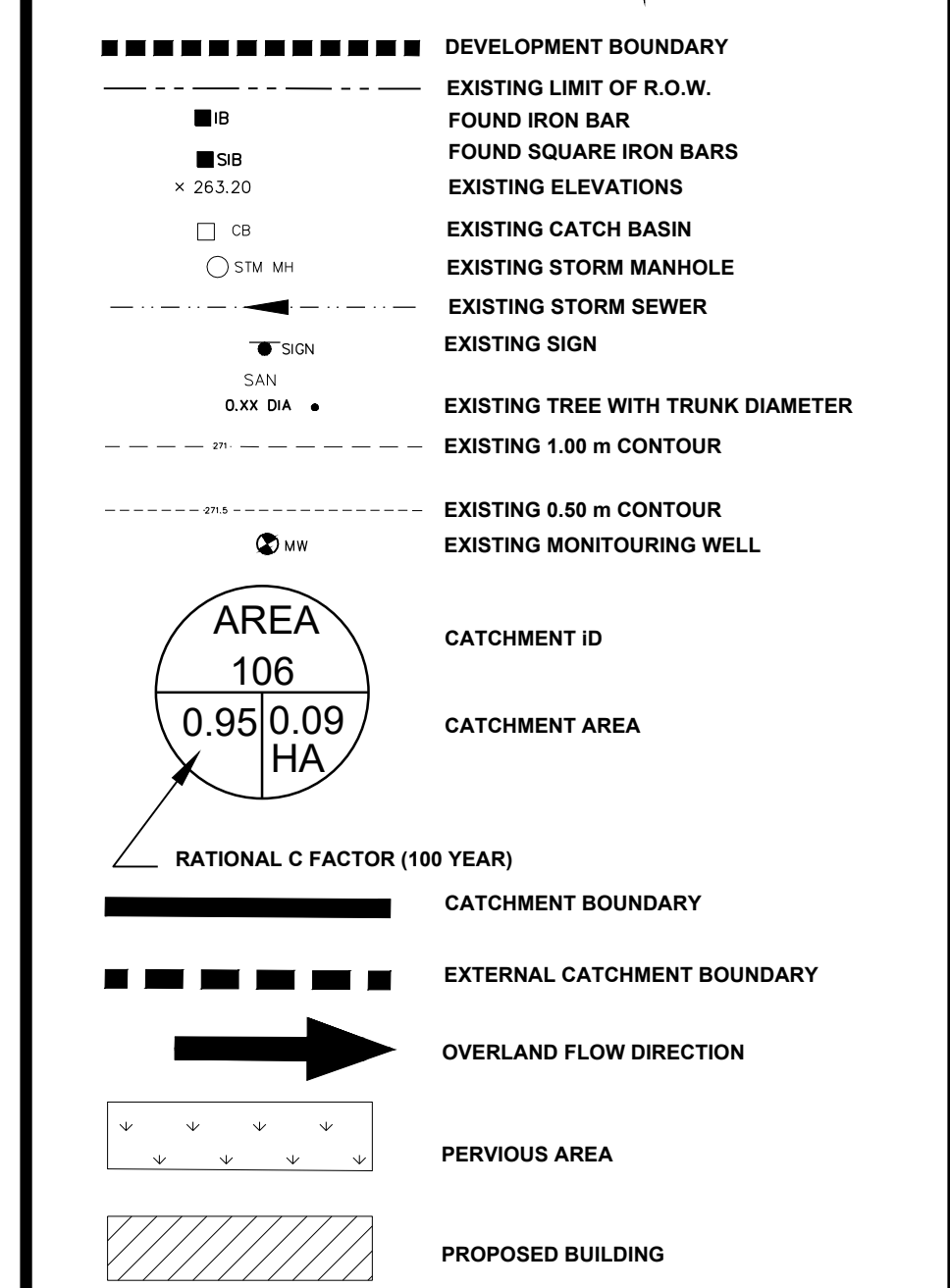
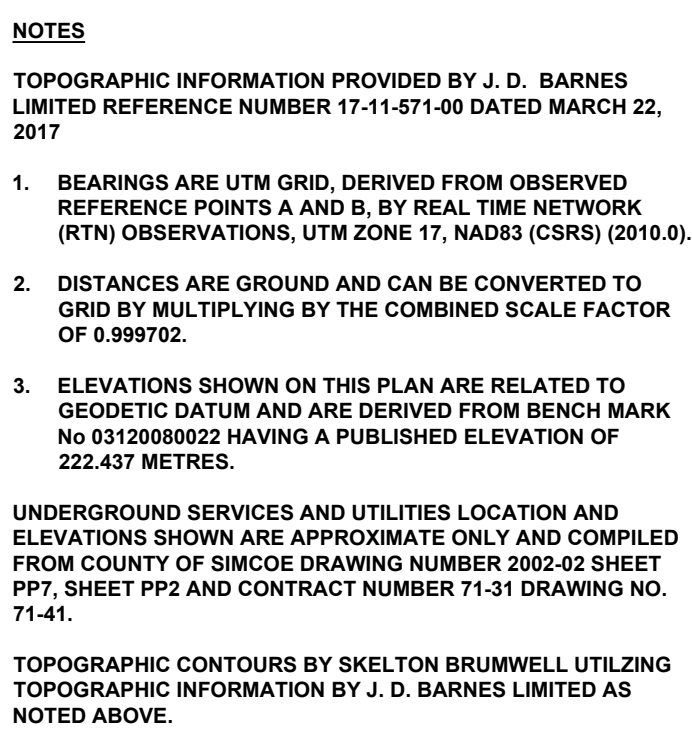
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SCHEDULE OF REVISIONS			
NO.	DATE	DESCRIPTION	CHECKED
1	APRIL 2020	SUBMISSION FOR REZONING	BWB
2	2020 11 16	ISSUED FOR SITE PLAN APPROVAL	BWB



CORAL SOPHIA HOUSING
117 BAYFIELD ST.
BARRIE, ONTARIO
COUNTY OF SIMCOE

STORM SEWER CATCHMENT PLAN

PROJECT NO. 17-3103		DRWG NO. SWM3
DATE APRIL 2020		SCALE: 1:200 HOR.
DRAWN: BDD/BWB	CHECKED:	APPROVED:

SBA Skelton Brumwell
& Associates Inc.
 ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS

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