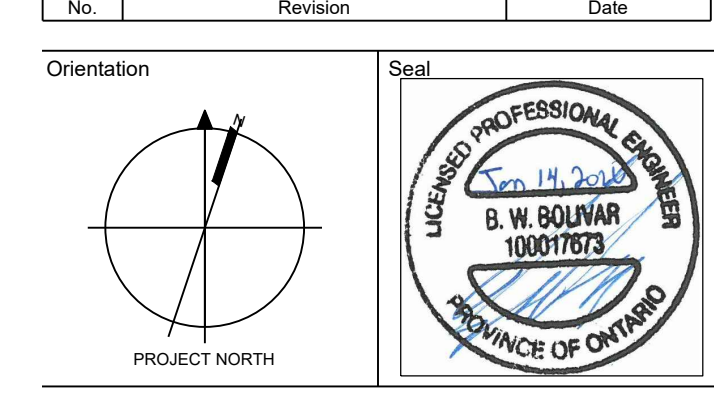


KEY PLAN - 217 DUNLOP STREET EAST PROPERTY  
SCALE: N.T.S.

- LEGEND**
- x 222.85 MET. EXISTING ELEVATION
  - + 225.50 + 223.35 PROPOSED ELEVATION
  - PROP. CB PROPOSED CATCH BASIN
  - PROP. STMMH PROPOSED STORM MAINTENANCE HOLE
  - PROP. CBMH PROPOSED CATCH BASIN MAINTENANCE HOLE
  - PROP. SANMH PROPOSED SANITARY MAINTENANCE HOLE
  - EXISTING CURB
  - EXISTING PAVEMENT
  - EXISTING FENCE
  - EXISTING LOT
  - EXISTING BUILDINGS
  - EXISTING SIDEWALK
  - EXISTING TREE LINE
  - EX. SAN. MH. EXISTING SANITARY MAINTENANCE HOLE
  - EX. STM. EXISTING STORM MAINTENANCE HOLE
  - EX. CB EXISTING CATCH BASIN
  - EXISTING STORM SEWER
  - W EXISTING WATER MAIN
  - WS EXISTING WATER SERVICE
  - EXISTING UNDERGROUND BELL
  - EXISTING UNDERGROUND CCTV
  - EXISTING UNDERGROUND GAS
  - EXISTING UNDERGROUND HYDRO
  - EXISTING UNDERGROUND CONDUIT
  - EXISTING ABOVEGROUND BELL
  - EXISTING ABOVEGROUND CCTV
  - EXISTING ABOVEGROUND HYDRO

No.	Revision	Date
4	ISSUED SITE PLAN APPLICATION	2021.01.15
3	ISSUED FOR PERMITS APPLICATION	2020.12.15
2	REVISED SITE PLAN	2020.07.30
1	PRELIMINARY DESIGN	2020.07.17



All dimensions to be checked and verified on the job by the Contractor. Any discrepancies are to be reported to the Consultant prior to action. Only the latest approved drawings to be used for construction in accordance with all applicable codes, by laws and regulations. All drawings remain the property of the Consultant.

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Project Information

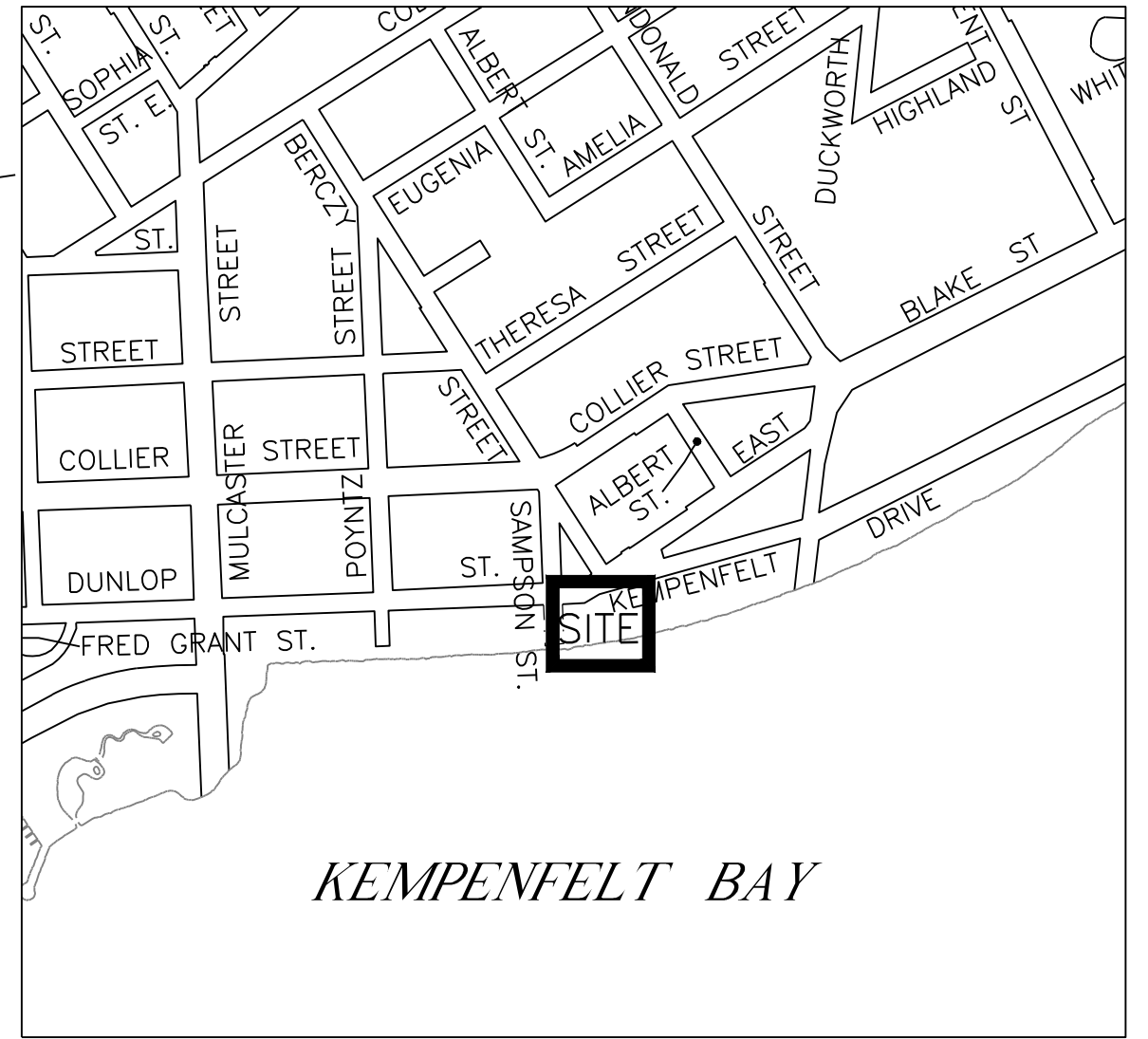
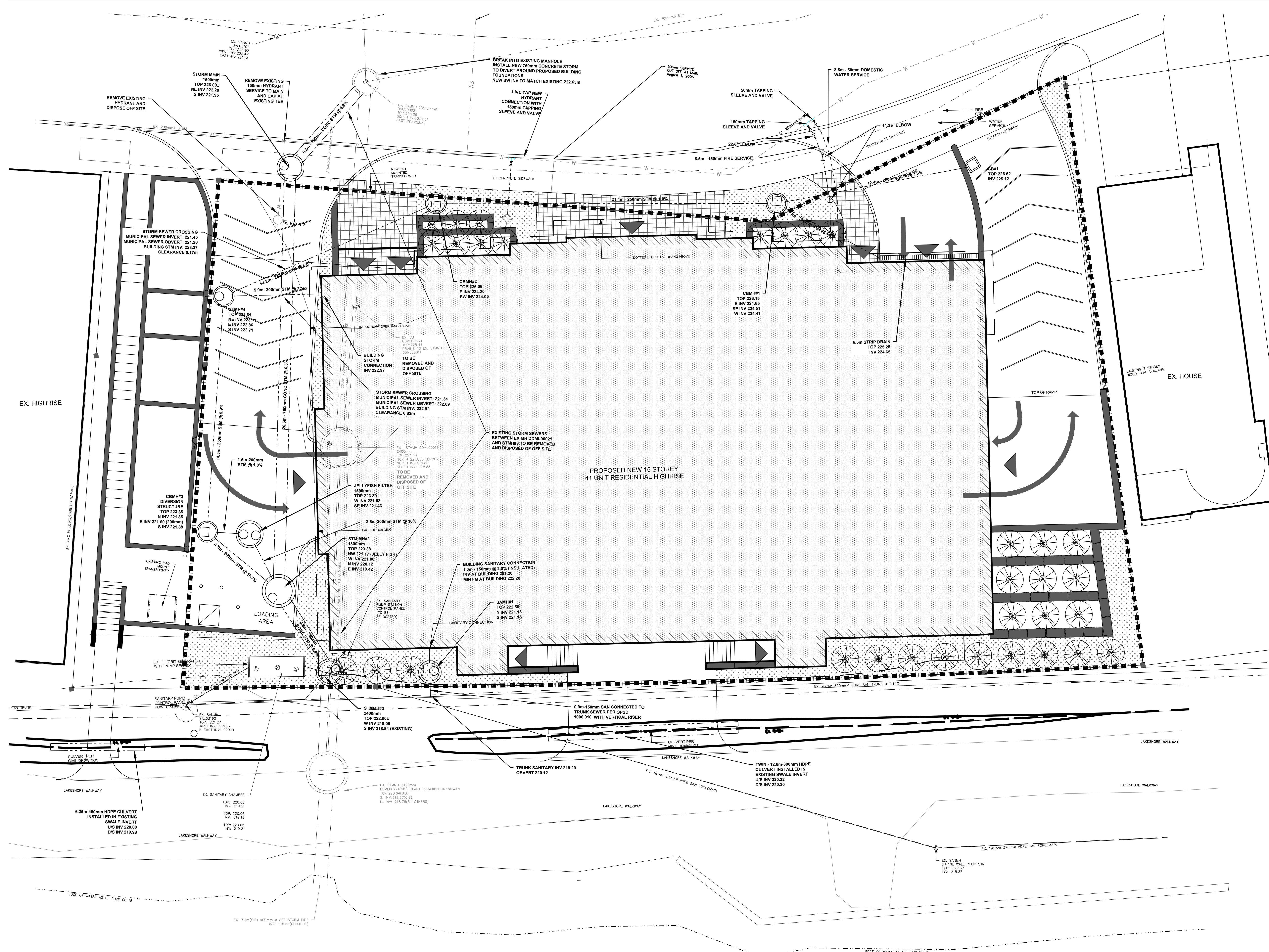
**217 Dunlop St. East**

217 Dunlop Street E., Barrie ON

For  
PBM Realty Holdings Inc.

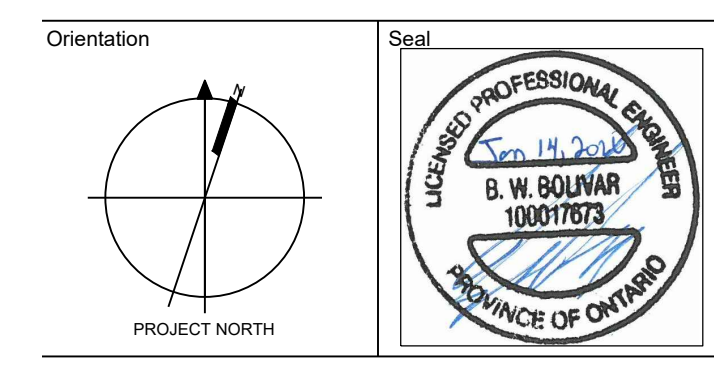
Drawing Title  
**Civil - Site Grading**

Date	Project No	Drawing No
Drawn by BDD/BWB	3315	C001
Scale 1:100		



- LEGEND**
- PROP. CB PROPOSED CATCH BASIN
  - PROP. STM#H PROPOSED MAINTENANCE HOLE
  - PROP. CBM#H PROPOSED CATCH BASIN MAINTENANCE HOLE
  - PROPOSED STORM MAIN
  - PROPOSED SANITARY MAINTENANCE HOLE
  - PROPOSED SANITARY MAIN
  - PROPOSED WATER MAIN
  - EXISTING CURB
  - EXISTING PAVEMENT
  - EXISTING FENCE
  - EXISTING LOT
  - EXISTING BUILDINGS
  - EXISTING SIDEWALK
  - EXISTING TREE LINE
  - EX.SAN.M#H EXISTING SANITARY MAINTENANCE HOLE
  - EXISTING SANITARY SEWER
  - EX.STM#H EXISTING STORM MAINTENANCE HOLE
  - EX.CB#H EXISTING STORM CATCH BASIN
  - EXISTING STORM SEWER
  - EXISTING WATER MAIN
  - WS EXISTING WATER SERVICE
  - EXISTING UNDERGROUND BELL
  - EXISTING UNDERGROUND CCTV
  - EXISTING UNDERGROUND GAS
  - EXISTING UNDERGROUND HYDRO
  - EXISTING UNDERGROUND CONDUIT
  - EXISTING ABOVEGROUND BELL
  - EXISTING ABOVEGROUND CCTV
  - EXISTING ABOVEGROUND HYDRO

No.	Revision	Date
4	ISSUED SITE PLAN APPLICATION	2021.01.15
3	ISSUED FOR PERMITS APPLICATION	2020.12.15
2	REVISED SITE PLAN	2020.07.30
1	PRELIMINARY DESIGN	2020.07.17



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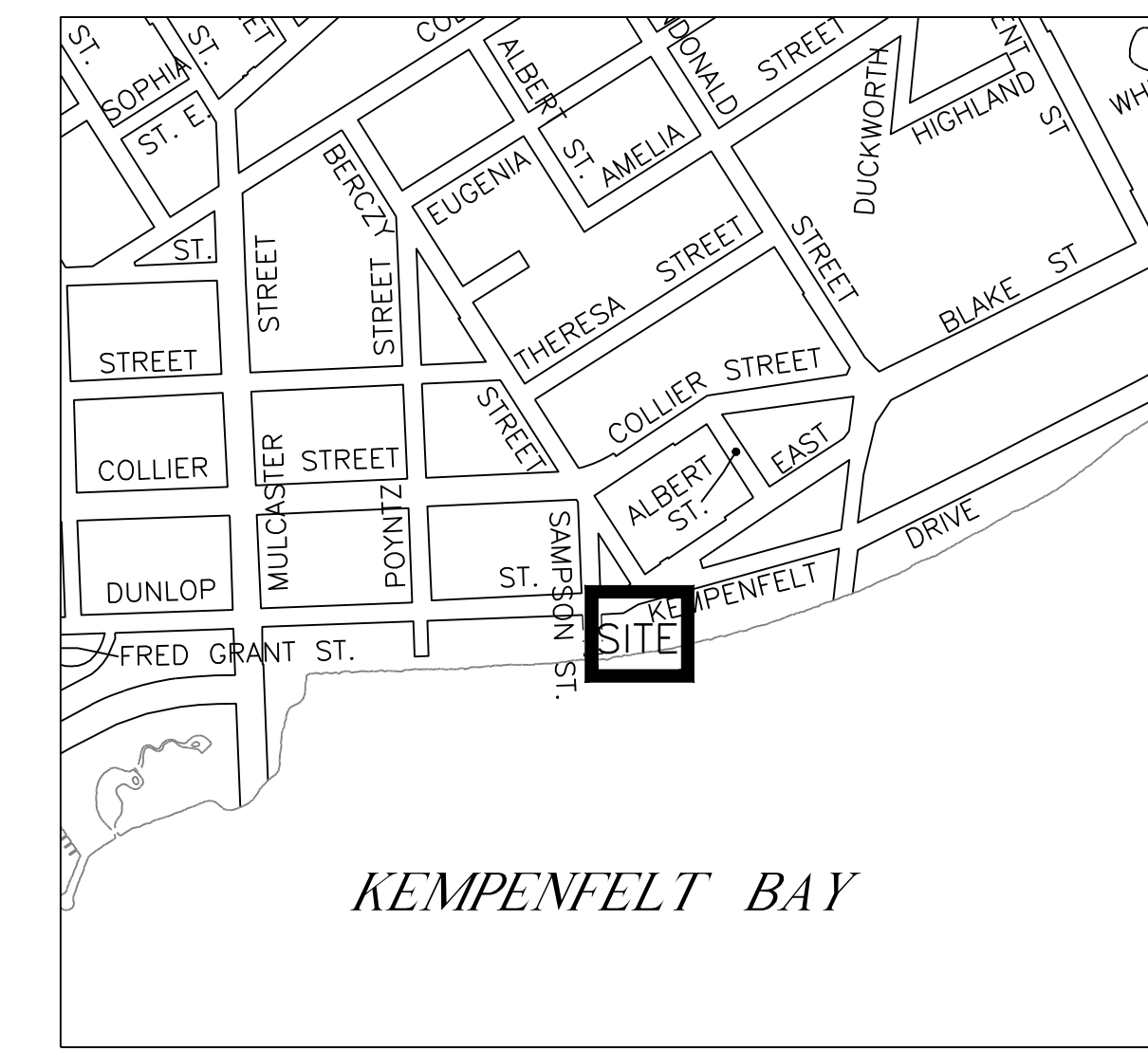
**SBA Skelton Brumwell & Associates Inc.**  
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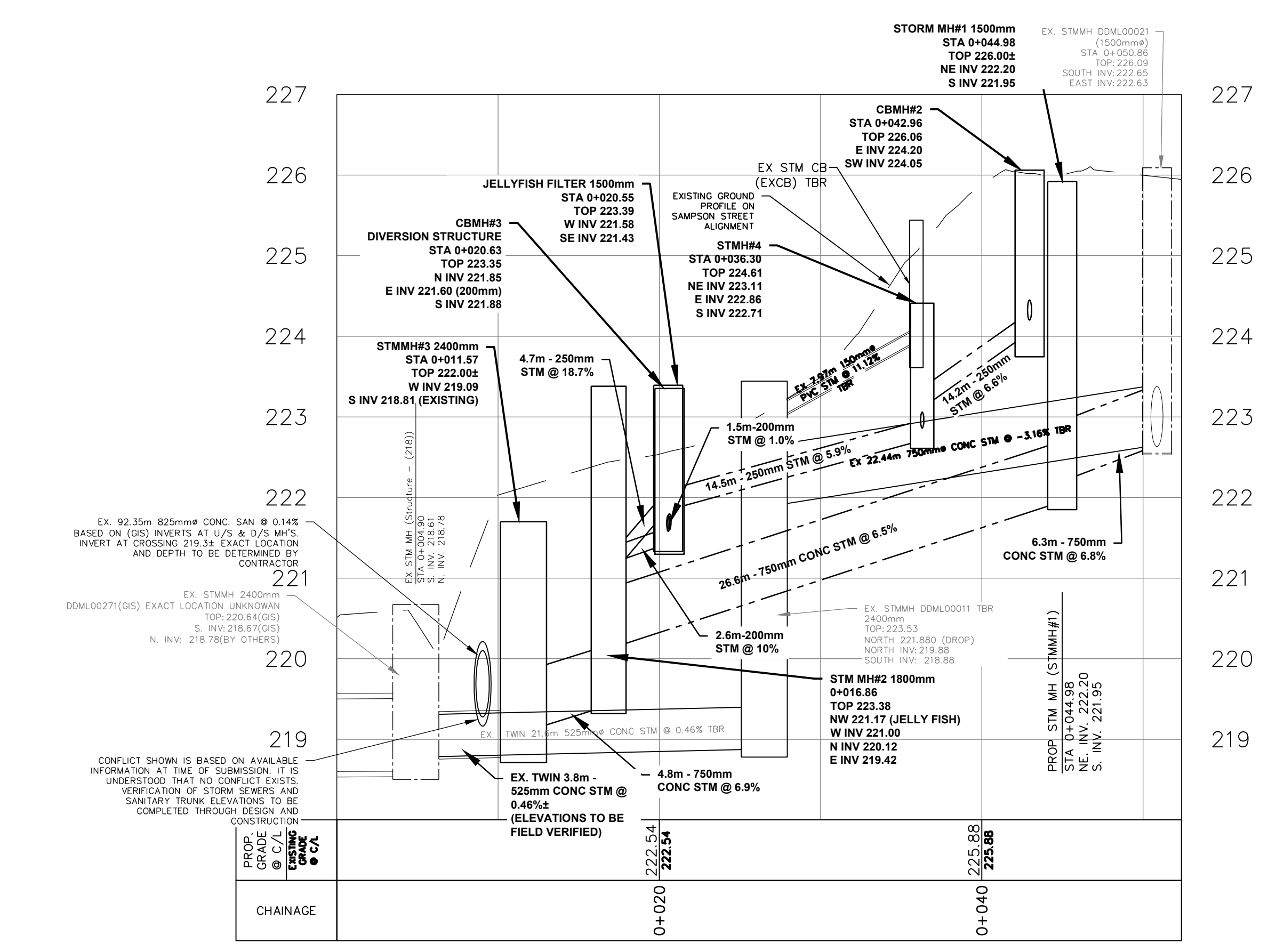
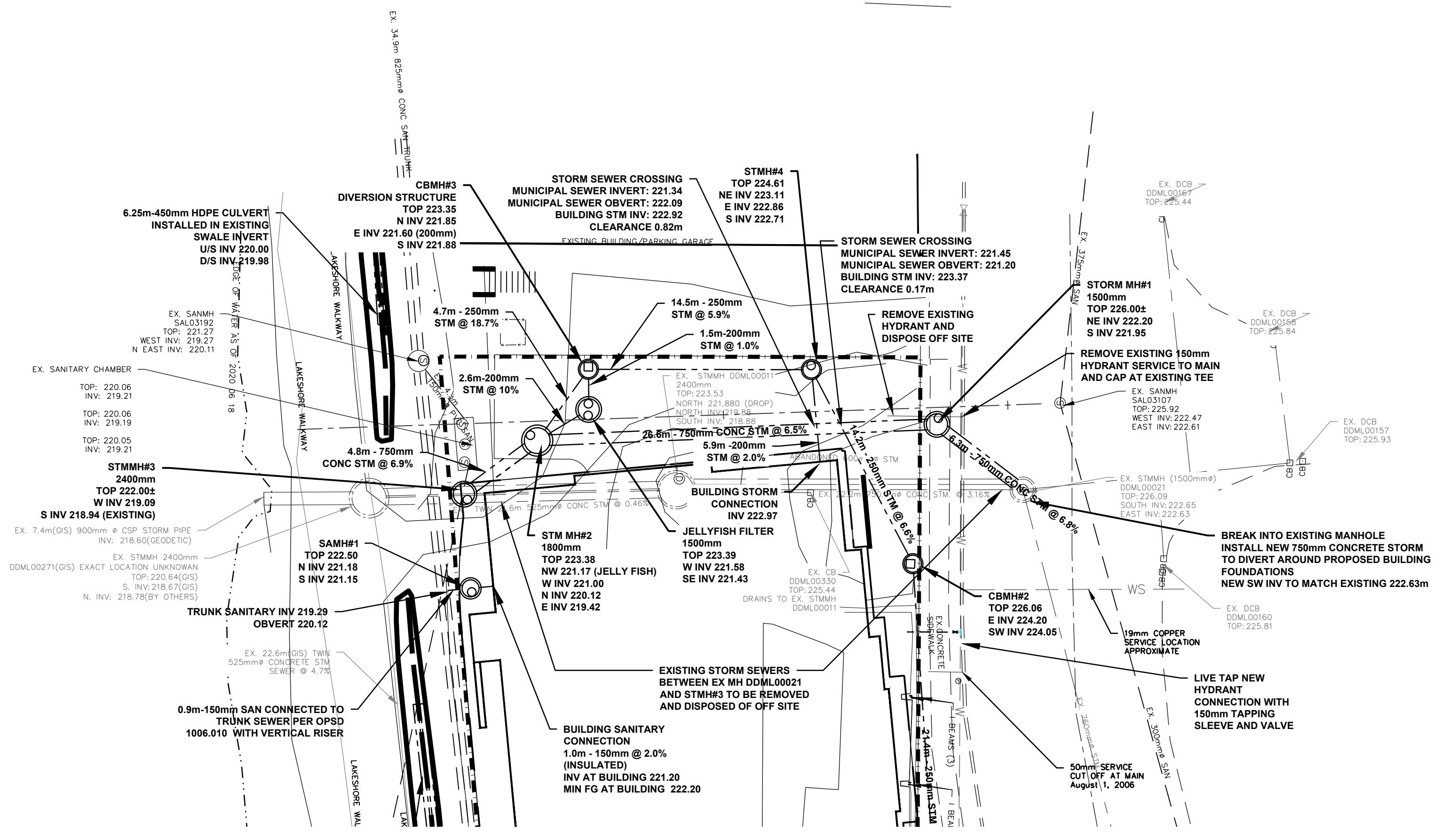
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Project Information  
**217 Dunlop St. East**  
217 Dunlop Street E., Barrie ON  
For PBM Realty Holdings Inc.  
Drawing Title  
**Civil - Site Servicing**

Date	Project No	Drawing No
Drawn by BDD/BWB	3315	C002
Scale 1:100		

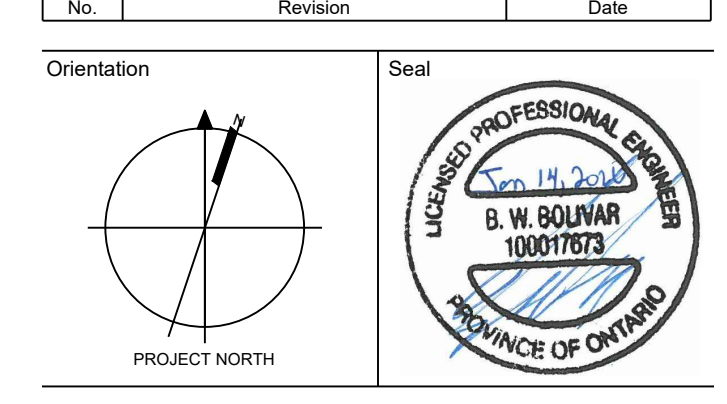


KEY PLAN - 217 DUNLOP STREET EAST PROPERTY  
SCALE: 1:N.T.S.



- LEGEND**
- PROP. CB PROPOSED CATCH BASIN
  - PROP. STMMH PROPOSED MAINTENANCE HOLE
  - PROP. CBMH PROPOSED CATCH BASIN MAINTENANCE HOLE
  - PROPOSED STORM MAIN
  - PROP. SANMH PROPOSED SANITARY MAINTENANCE HOLE
  - PROPOSED WATER MAIN
  - EXISTING CURB
  - EXISTING PAVEMENT
  - X EXISTING FENCE
  - EXISTING LOT
  - EXISTING BUILDINGS
  - EXISTING SIDEWALK
  - EXISTING TREE LINE
  - EX. SAN.MH. EXISTING SANITARY MAINTENANCE HOLE
  - EXISTING SANITARY SEWER
  - EX. STM. EXISTING STORM MAINTENANCE HOLE
  - EX. CB EXISTING STORM CATCH BASIN
  - EXISTING STORM SEWER
  - W EXISTING WATER MAIN
  - WS EXISTING WATER SERVICE
  - EXISTING UNDERGROUND BELL
  - EXISTING UNDERGROUND CCTV
  - EXISTING UNDERGROUND GAS
  - EXISTING UNDERGROUND HYDRO
  - EXISTING UNDERGROUND CONDUIT
  - EXISTING ABOVEGROUND BELL
  - EXISTING ABOVEGROUND CCTV
  - EXISTING ABOVEGROUND HYDRO

No.	Revision	Date
4	ISSUED SITE PLAN APPLICATION	2021.01.15
3	ISSUED FOR REZONING APPLICATION	2020.12.15
2	REVISED SITE PLAN	2020.07.30
1	PRELIMINARY DESIGN	2020.07.17



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Project Information

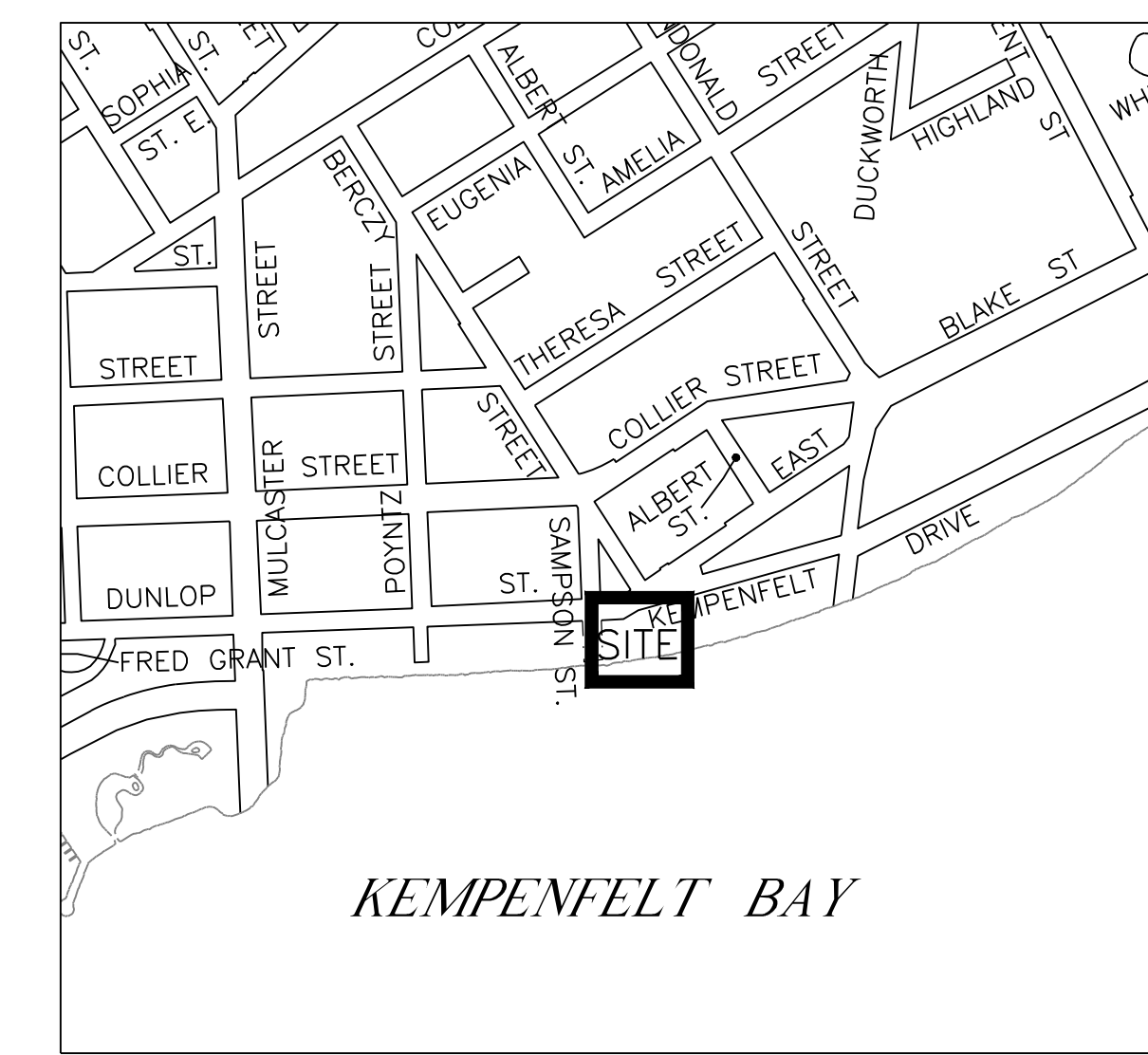
**217 Dunlop St. East**

217 Dunlop Street E., Barrie ON

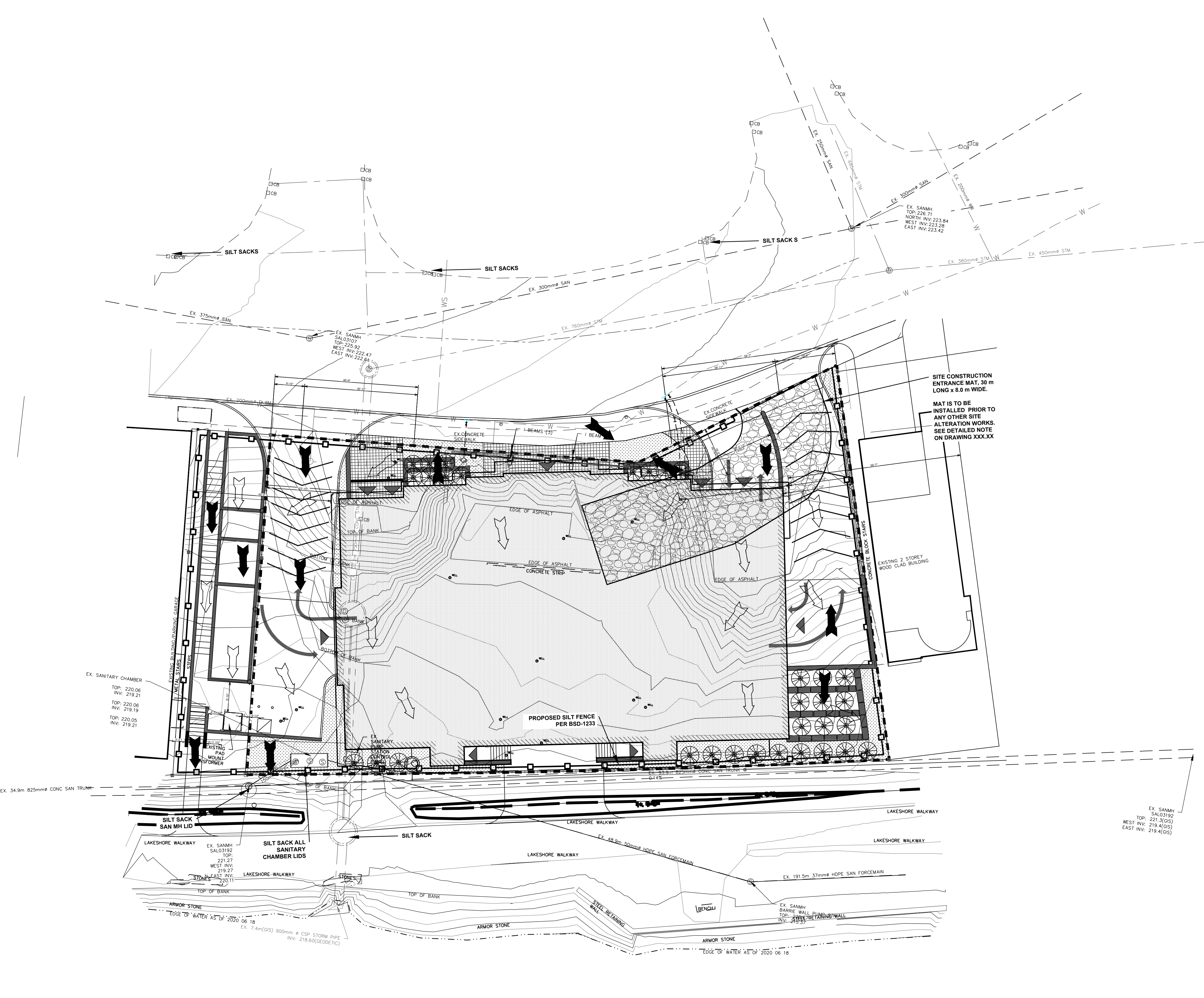
For  
PBM Realty Holdings Inc.

Drawing Title  
**Civil - Plan and Profile of Proposed Storm Sewer**

Date	Project No	Drawing No
Drawn by BDD/BWB	3315	C003
Scale 1:250 H:150 V		



KEY PLAN - 217 DUNLOP STREET EAST PROPERTY  
SCALE: N.T.S.



**EROSION AND SILTATION CONTROLS**

THE CONTRACTOR SHALL:

1. BE RESPONSIBLE FOR ALL SILT CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.
2. BE RESPONSIBLE FOR THE CONTROL OF ONSITE SURFACE AND GROUNDWATER AT ALL TIMES.
3. PROMPTLY MAINTAIN, REPAIR, AND/OR REPLACE ALL EROSION AND SILTATION CONTROLS, AS WELL AS REMOVE AND DISPOSE OF ALL ACCUMULATED SEDIMENTS AS NECESSARY.
4. PROMPTLY REMOVE ALL MUD AND DEBRIS FROM THE CONSTRUCTION ACCESS MAT AND ALL ROADS, AS NECESSARY. REMOVAL METHOD SHALL INCLUDE FLUSHING AND SWEEPING.
5. CONSTRUCTION AREAS THAT EXCEED 30 DAYS OF INACTIVITY SHALL BE STABILIZED BY SEEDING. THIS SHALL INCLUDE STOCKPILES OF FILL AND TOPSOIL.
6. BE RESPONSIBLE FOR IMPLEMENTATION AND ADHERENCE TO THE STAGING PLAN, AS SHOWN ON THIS DRAWING.
7. NOT ALLOW EFFLUENT FROM SITE DEWATERING OPERATIONS TO DISCHARGE DIRECTLY INTO RECEIVING BODIES OF WATER OR STREAMS.
8. MAINTAIN ALL ROADS AFFECTED BY CONSTRUCTION FREE OF SEDIMENT BY SWEEPING AS NECESSARY OR AS DIRECTED BY THE CONTRACT ADMINISTRATOR OR TOWNSHIP.
9. IMPLEMENT APPROPRIATE DUST CONTROL MEASURES TO PREVENT EXCESSIVE DUST ON SITE OR MIGRATION OF DUST TO ADJACENT PROPERTIES.
10. 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 SWEEP ADJACENT ROADS THAT ARE ADVERSELY IMPACTED BY CONSTRUCTION TRAFFIC.

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.

**LEGEND**

[Symbol]	PROPOSED SILT FENCE
[Symbol]	PROPOSED OVERLAND FLOW
[Symbol]	EXISTING OVERLAND FLOW
[Symbol]	EXISTING CURB
[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING LOT
[Symbol]	EXISTING BUILDINGS
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING SANITARY MAINTENANCE HOLE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING STORM MAINTENANCE HOLE
[Symbol]	EXISTING STORM CATCH BASIN
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING WATER SERVICE
[Symbol]	EXISTING UNDERGROUND BELL
[Symbol]	EXISTING UNDERGROUND CCTV
[Symbol]	EXISTING UNDERGROUND HYDRO
[Symbol]	EXISTING UNDERGROUND CONDUIT
[Symbol]	EXISTING ABOVEGROUND BELL
[Symbol]	EXISTING ABOVEGROUND CCTV
[Symbol]	EXISTING ABOVEGROUND HYDRO

**SEQUENCE OF CONTROLS**

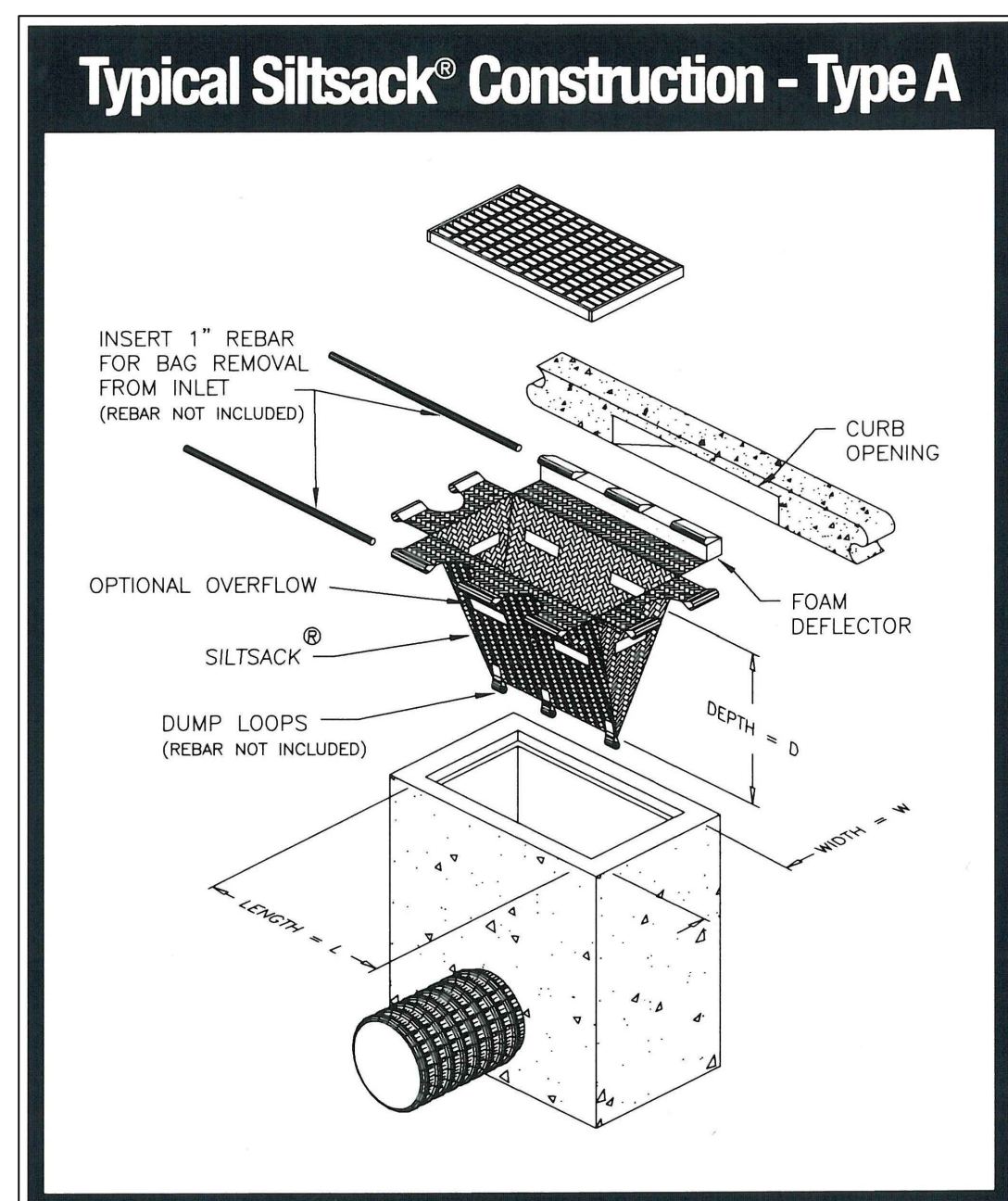
PRIOR TO DISTURBING SOILS ON SITE FOR CONSTRUCTION RELATED ACTIVITIES:

1. INSTALL SILT SACKS ON SURROUNDING AREA CATCH BASINS.
2. INSTALL FILTER FABRIC WRAP ON EXISTING CATCH BASINS INTERIOR TO SITE CUT AND PLUG EXISTING STORM LEADS AS EARLY AS POSSIBLE IN THE CONSTRUCTION SEQUENCE.
3. INSTALL PERIMETER SILTATION FENCING. THIS MAY BE AFFIXED TO SITE HOARDING.
4. INSTALL MUD MAT AT CONSTRUCTION VEHICLE ENTRANCE.
5. INSTALL SILT SACKS ON NEW INTERIOR SITE CATCH BASINS AND CATCH BASIN MANHOLES AS THEY ARE INSTALLED.
6. SITE EROSION CONTROLS MAY BE REMOVED ONCE THE SITE IS BEING PREPARED FOR FINAL REINSTATEMENT.
7. CLEAN SITE STORM STRUCTURES ONCE SITE HAS BEEN REINSTATED

**MUD MAT**

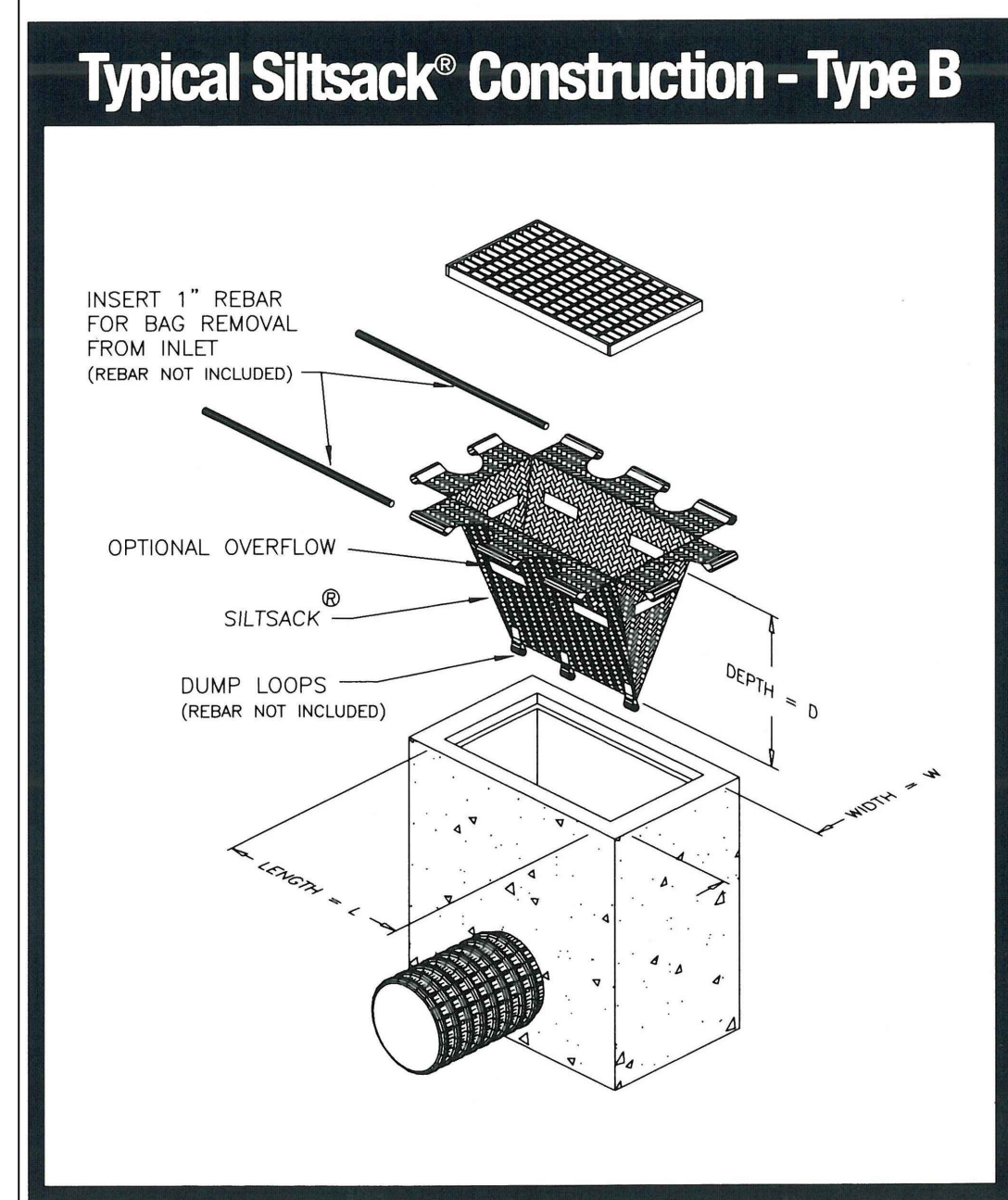
MUD MATS ARE TO BE USED FOR ALL CONSTRUCTION ENTRANCES AND EXIST LOCATIONS. THEY ARE TO BE A MINIMUM OF 30m LONG, 5m WIDE AND 450mm THICK.

MAT TO BE CONSTRUCTED WITH 50mm CLEAR STONE FOR 10m FROM THE STREET. THE BALANCE TO BE CONSTRUCTED WITH 150mm RIP RAP STONE.



No.	Revision	Date
4	ISSUED SITE PLAN APPLICATION	2021.01.15
3	REVISED FOR REZONING APPLICATION	2020.12.15
2	REVISED SITE PLAN	2020.07.30
1	PRELIMINARY DESIGN	2020.07.17

Orientation: PROJECT NORTH



Project Information

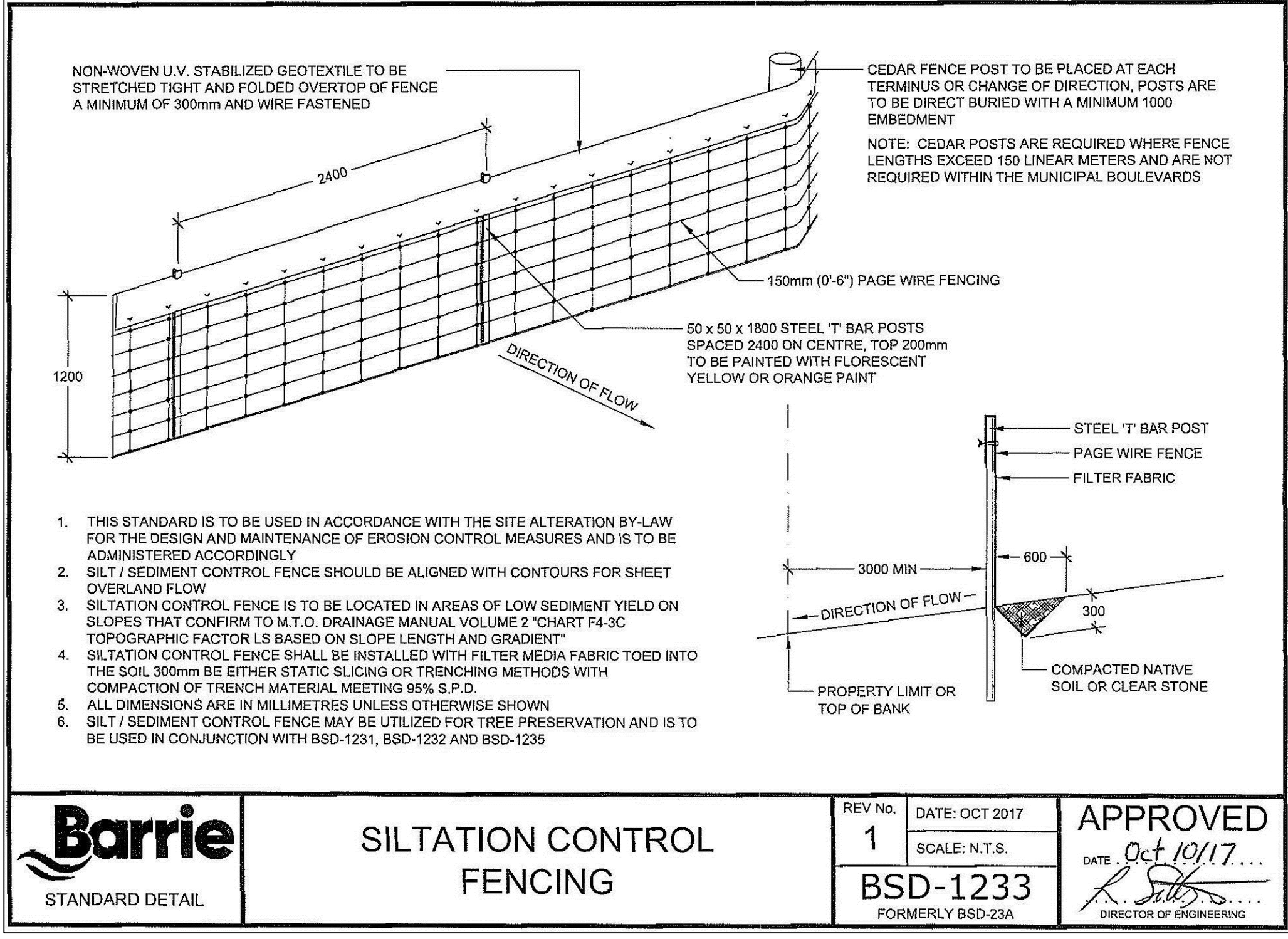
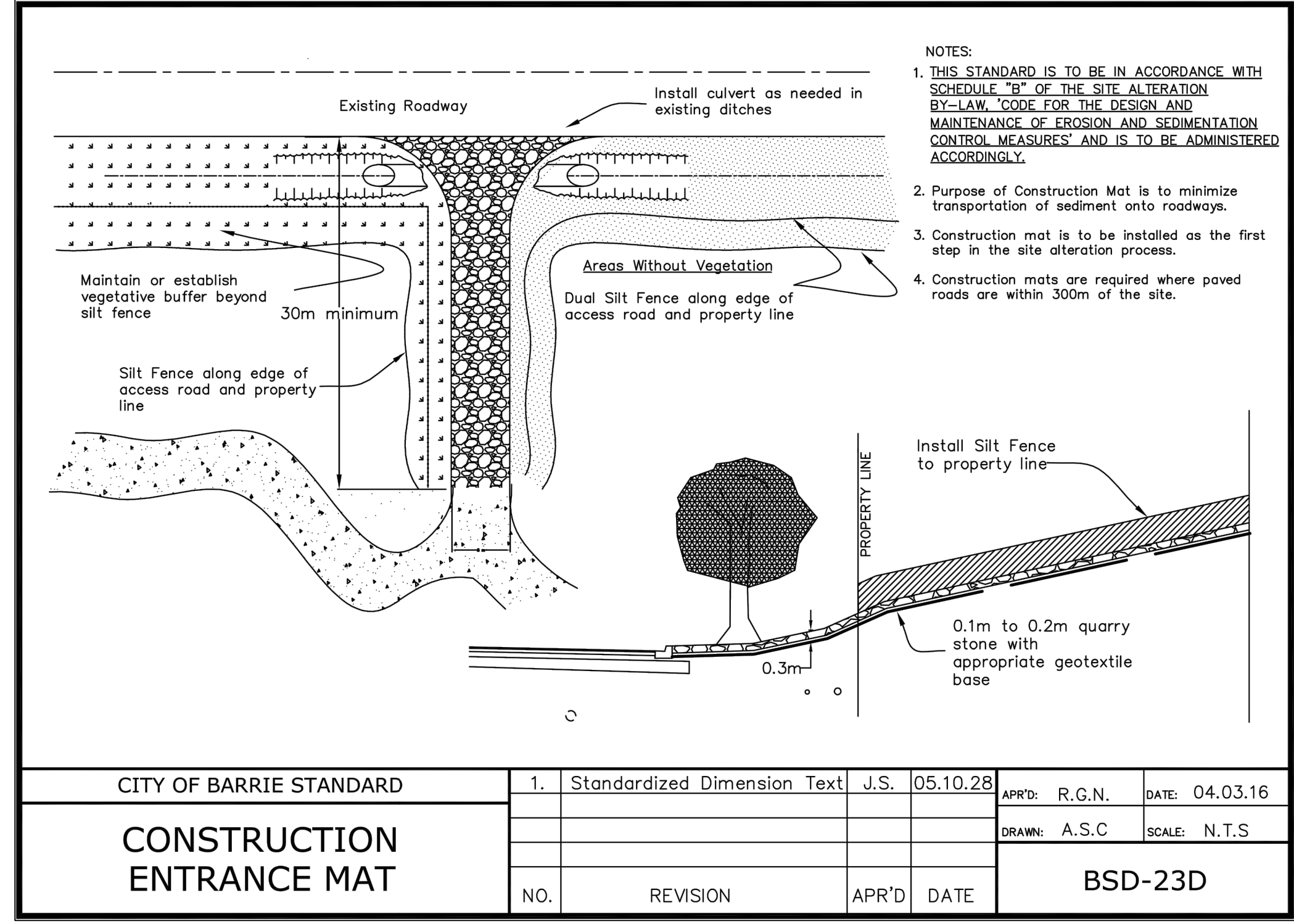
217 Dunlop St. East

217 Dunlop Street E., Barrie ON

For: PBM Realty Holdings Inc.

Drawing Title: Civil - Sediment and Erosion Control Plan

Date	Project No	Drawing No
Drawn by BDD/BWB	3315	C004
Scale	1:100	



CITY OF BARRIE STANDARD

CONSTRUCTION ENTRANCE MAT

1.	Standardized Dimension Text	J.S.	05.10.28	APRD: R.G.N.	DATE: 04.03.16
NO.	REVISION	APR'D	DATE		

BSO-23D

**Barrie** STANDARD DETAIL

SILTATION CONTROL FENCING

REV No 1 DATE: OCT 2017 SCALE: N.T.S.

APPROVED DATE: Oct 10/17

BSD-1233 FORMERLY BSD-23A

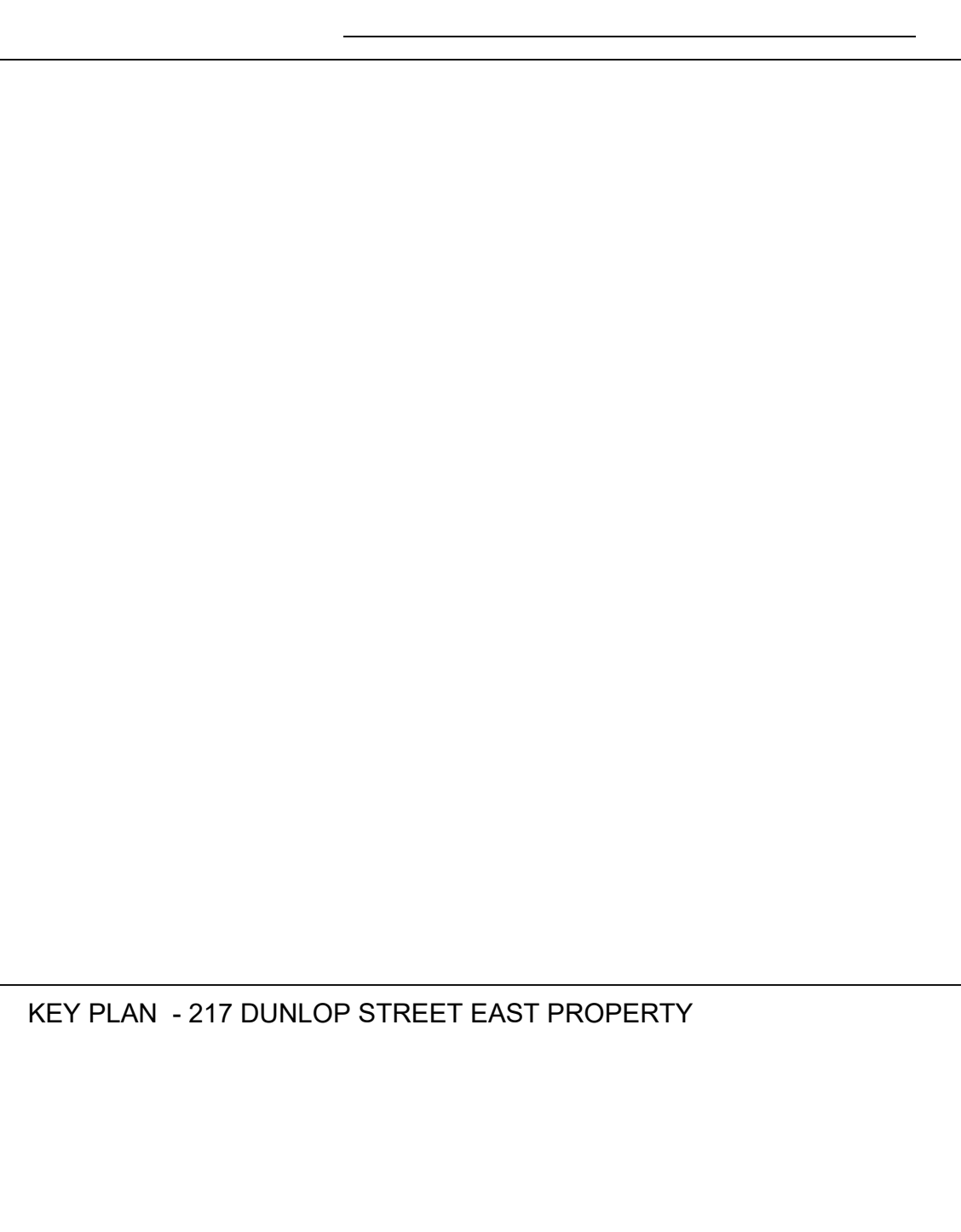
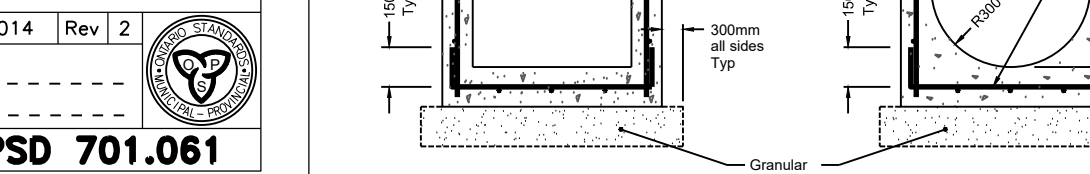
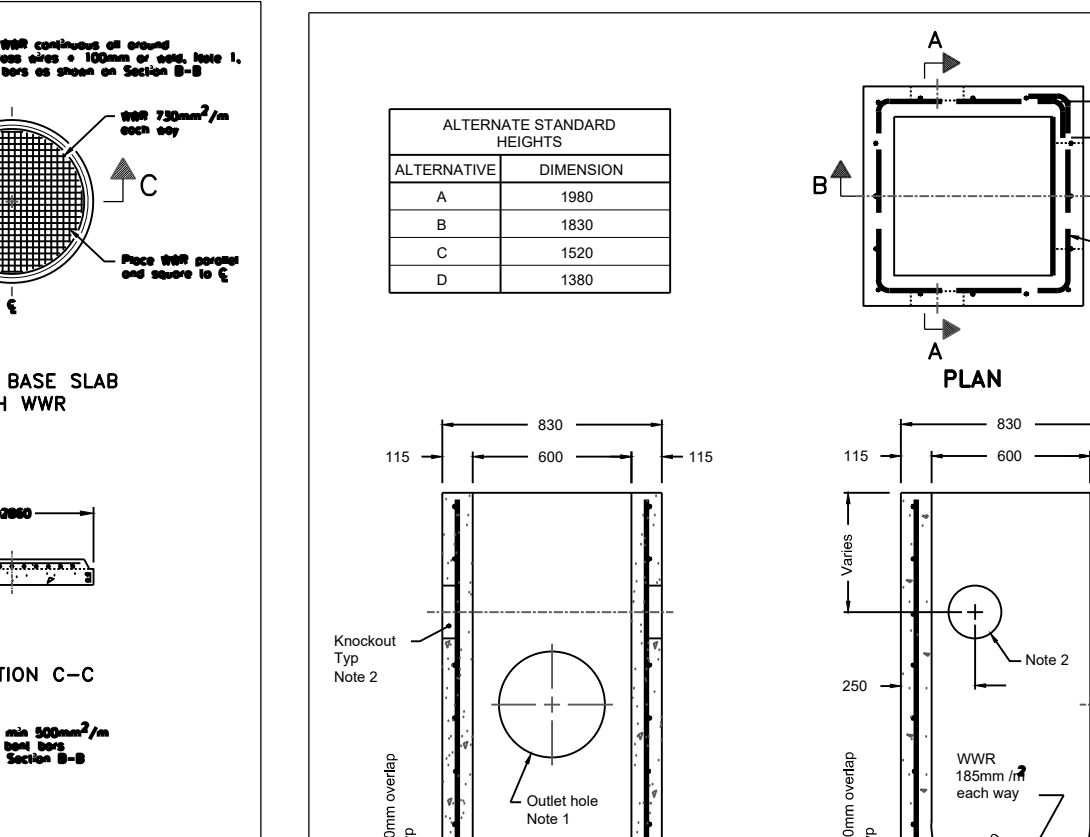
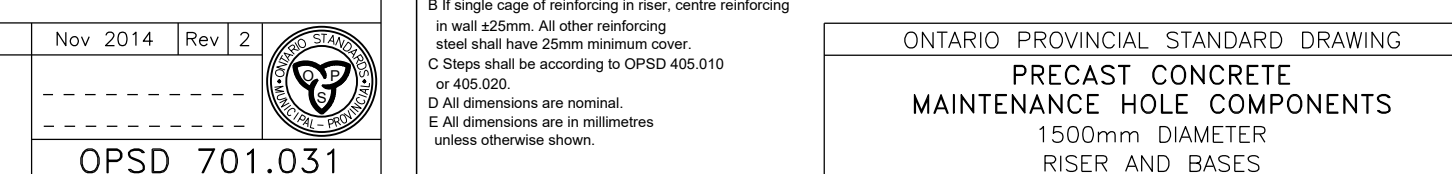
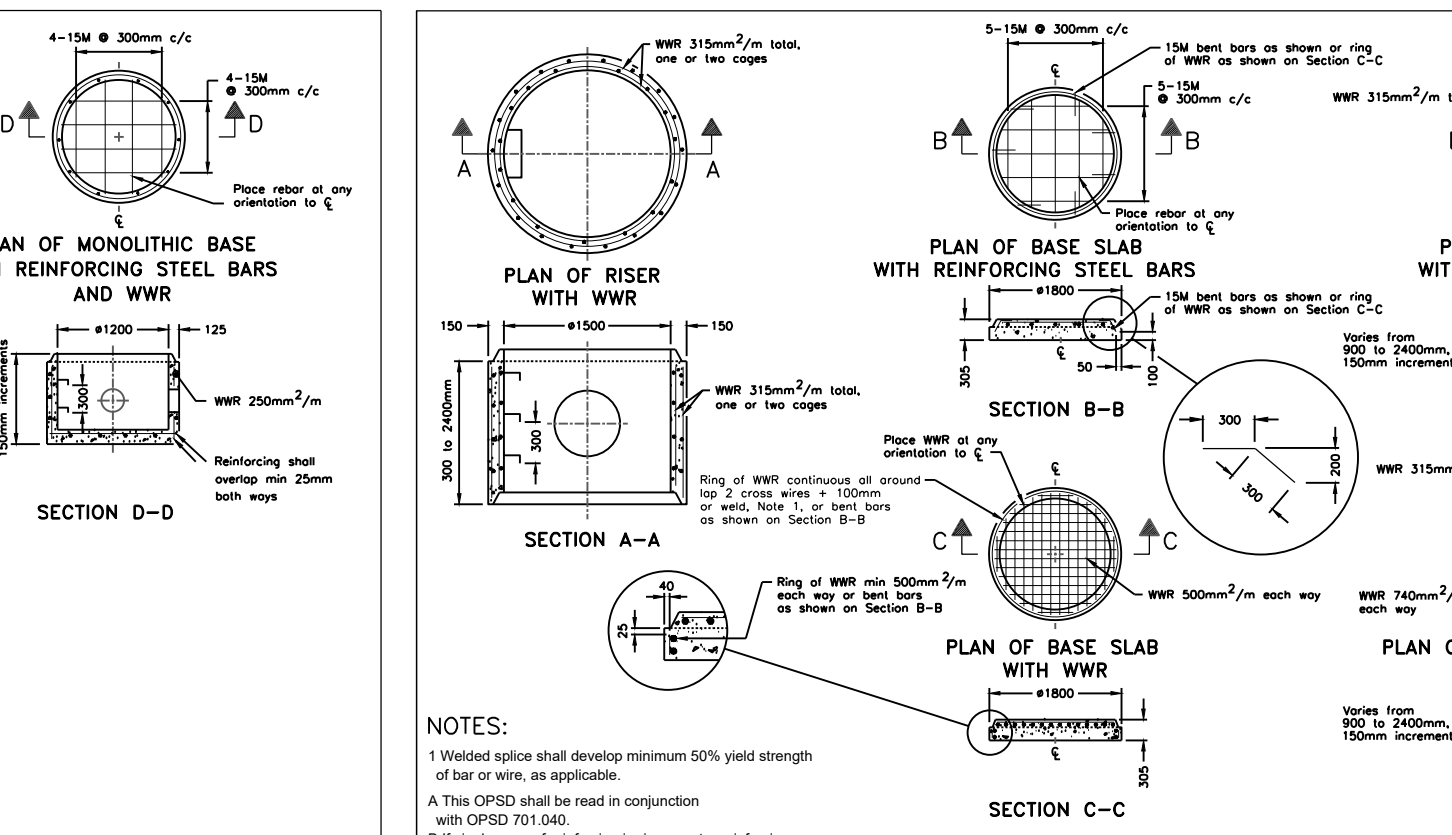
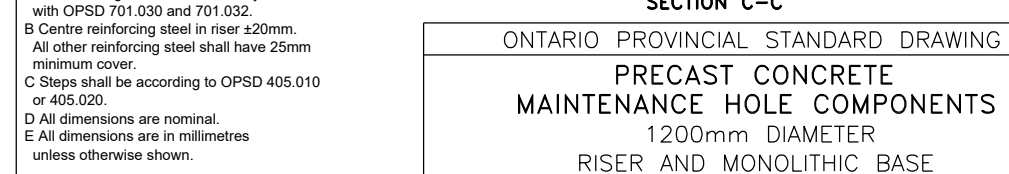
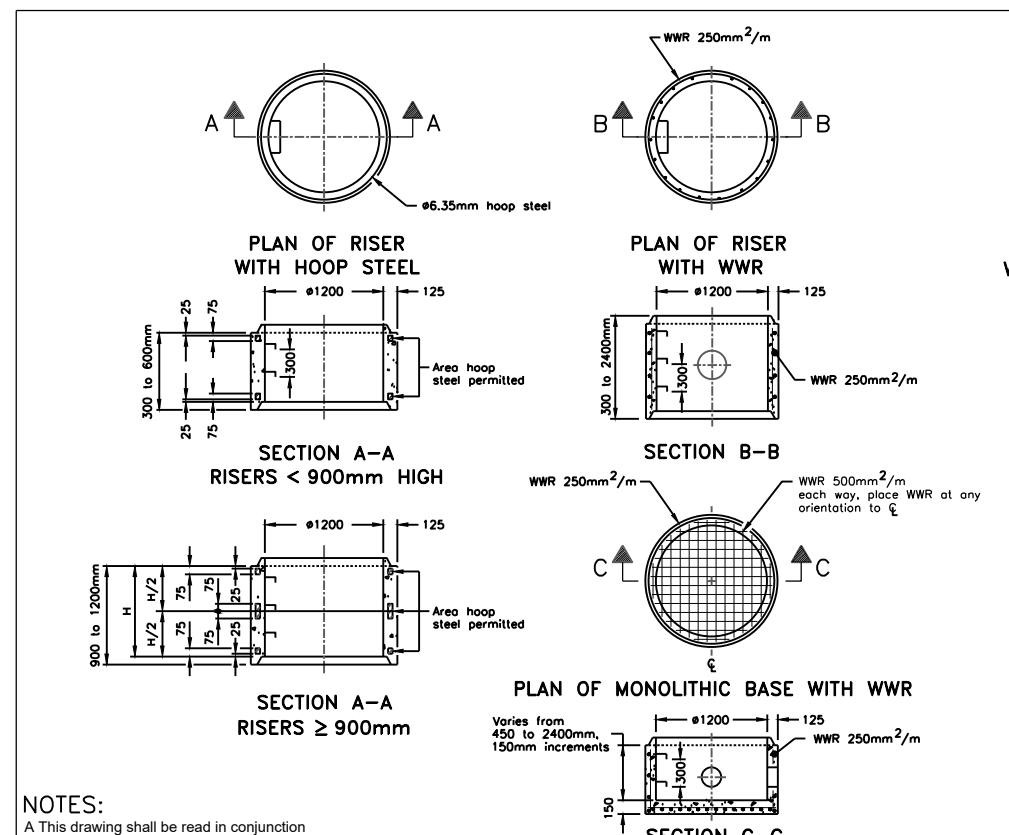
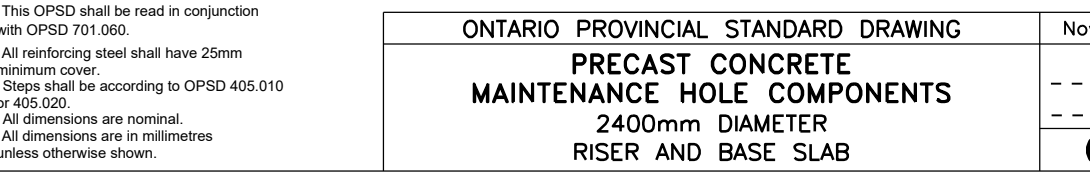
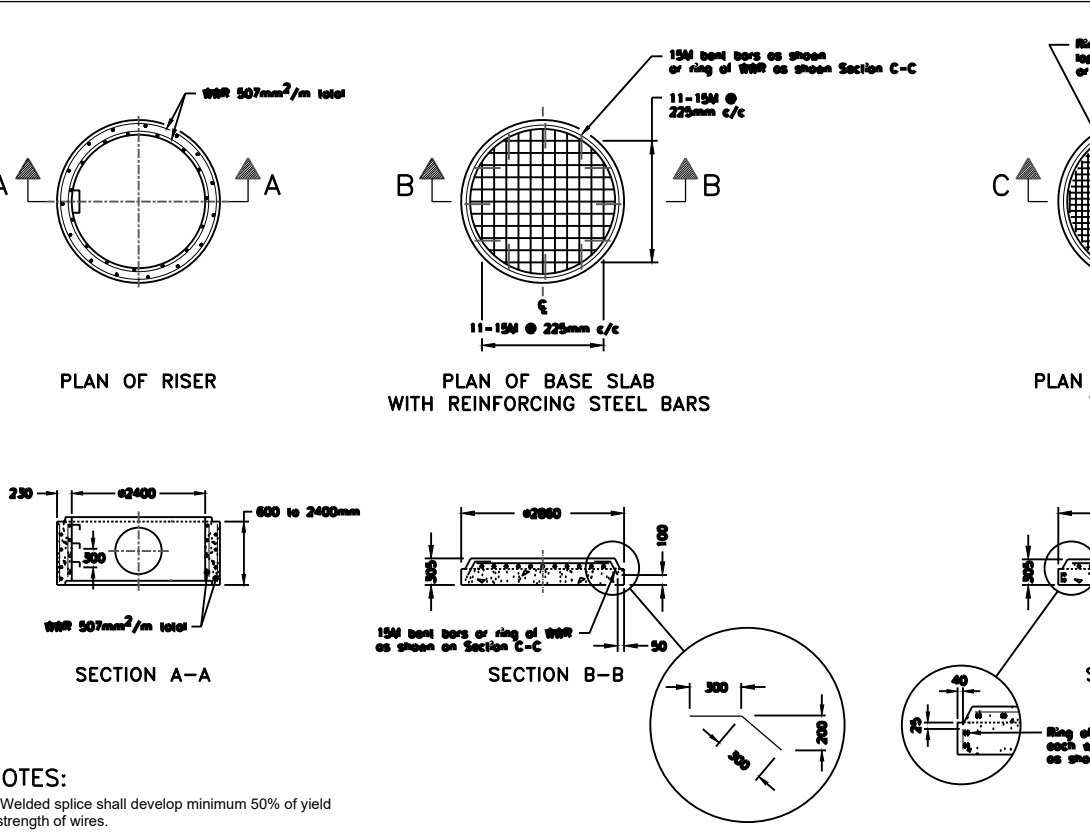
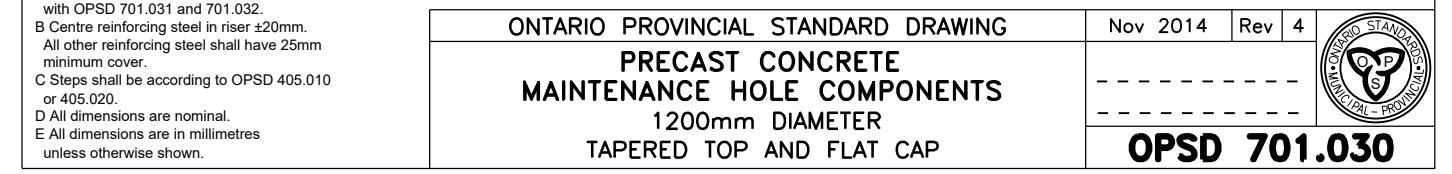
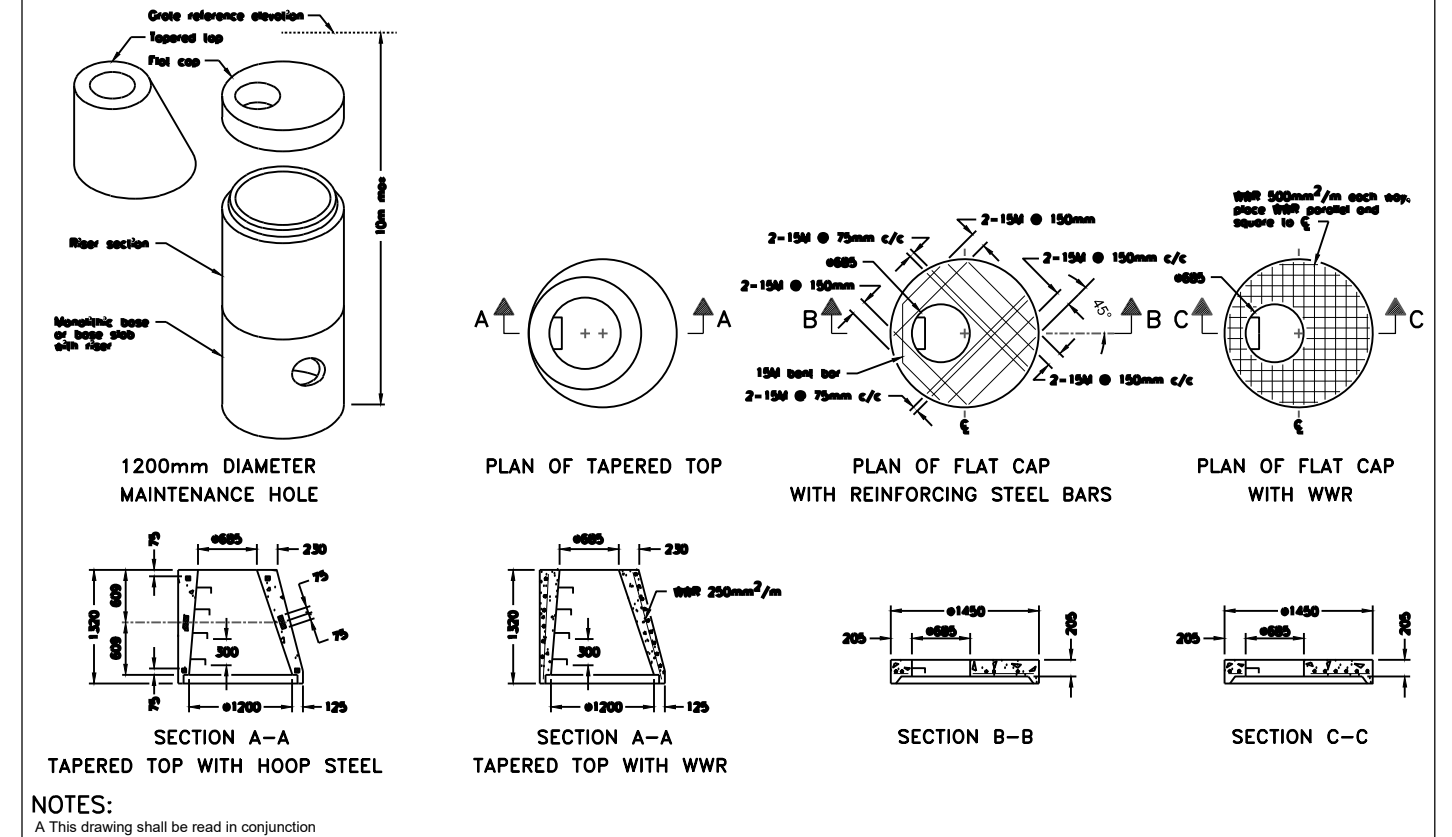
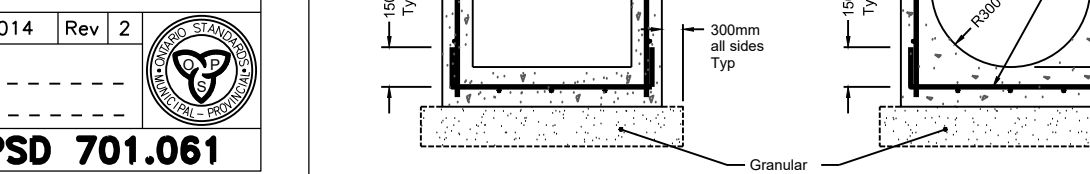
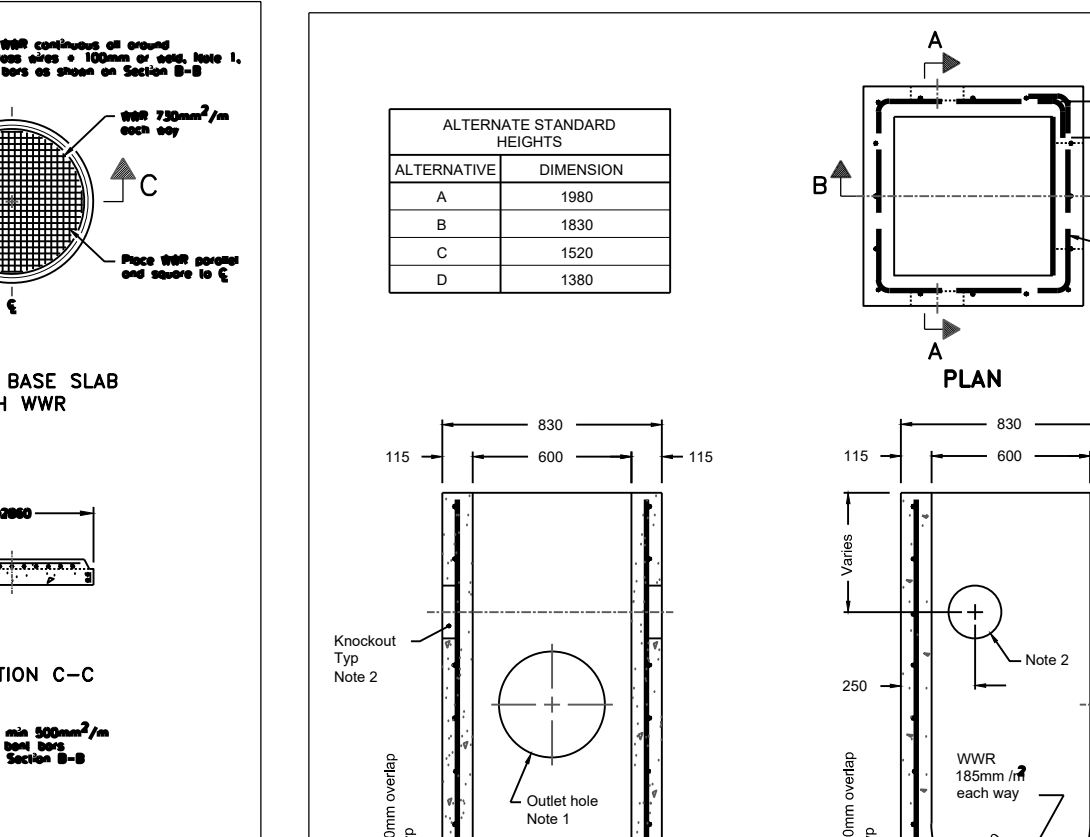
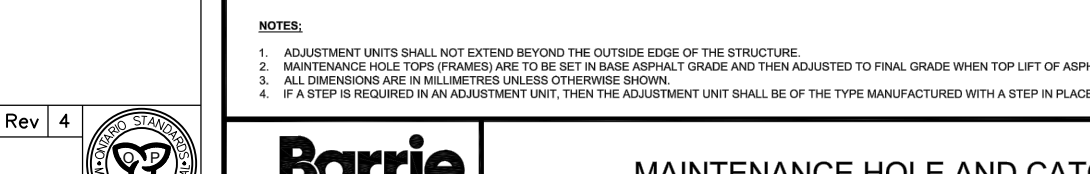
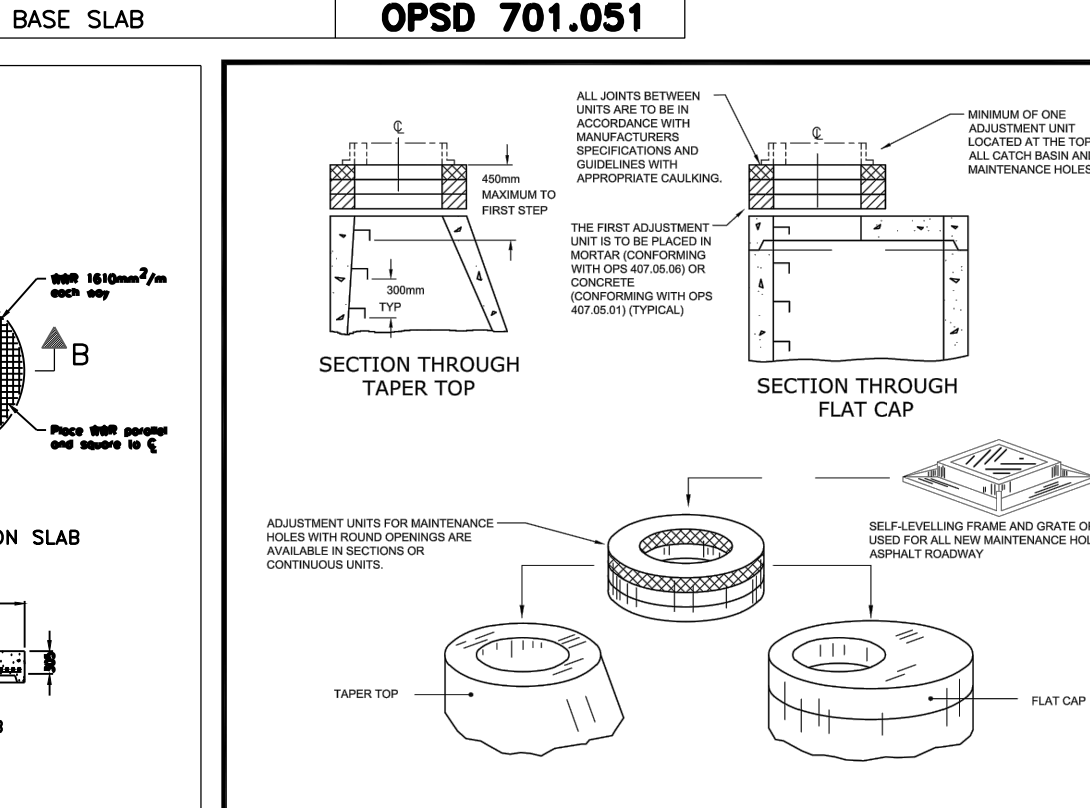
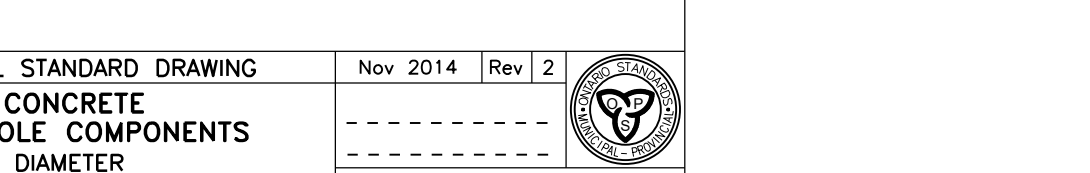
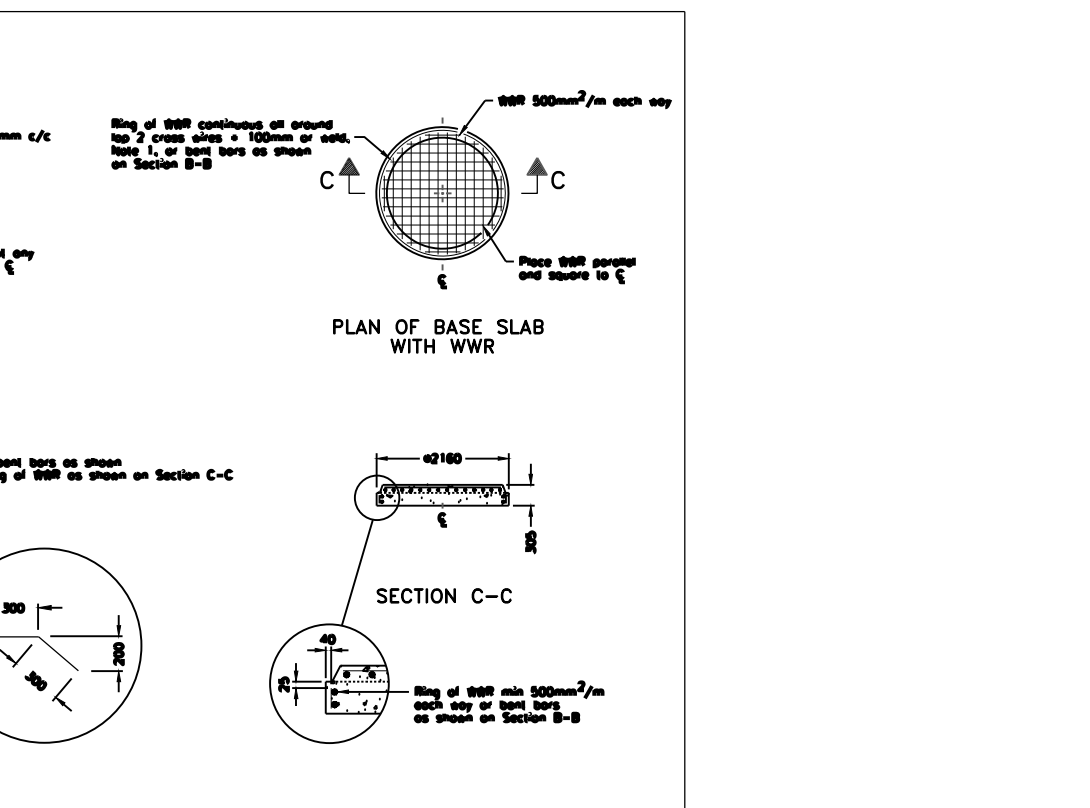
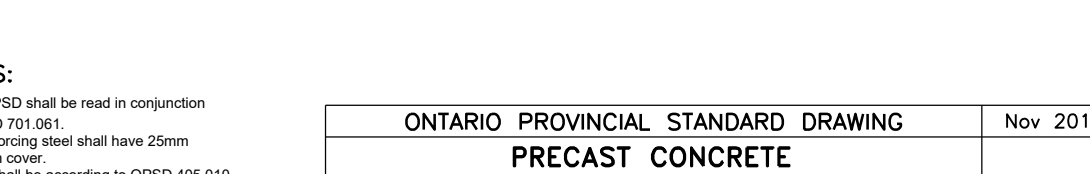
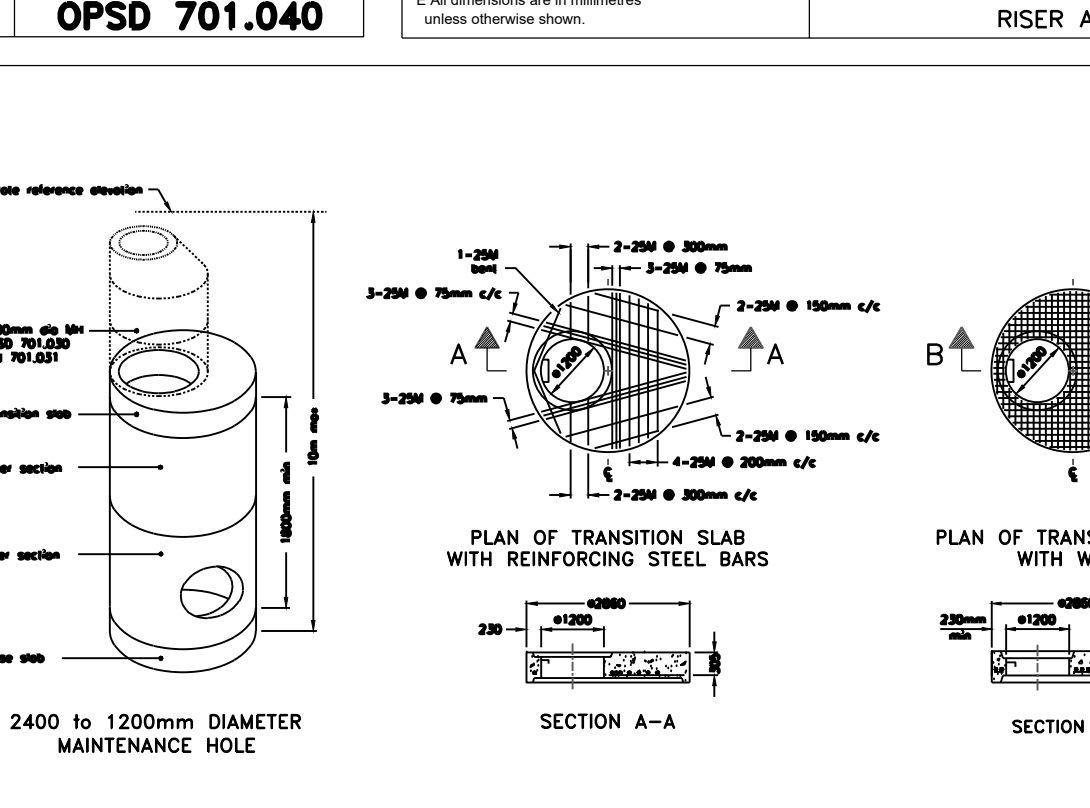
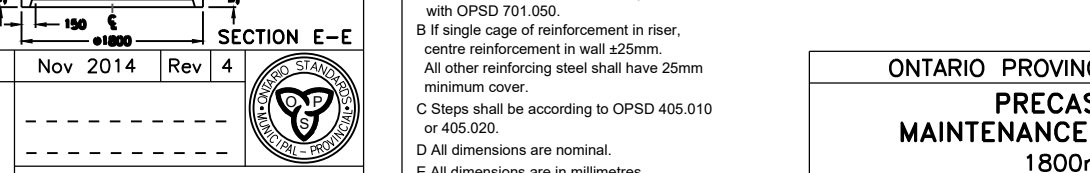
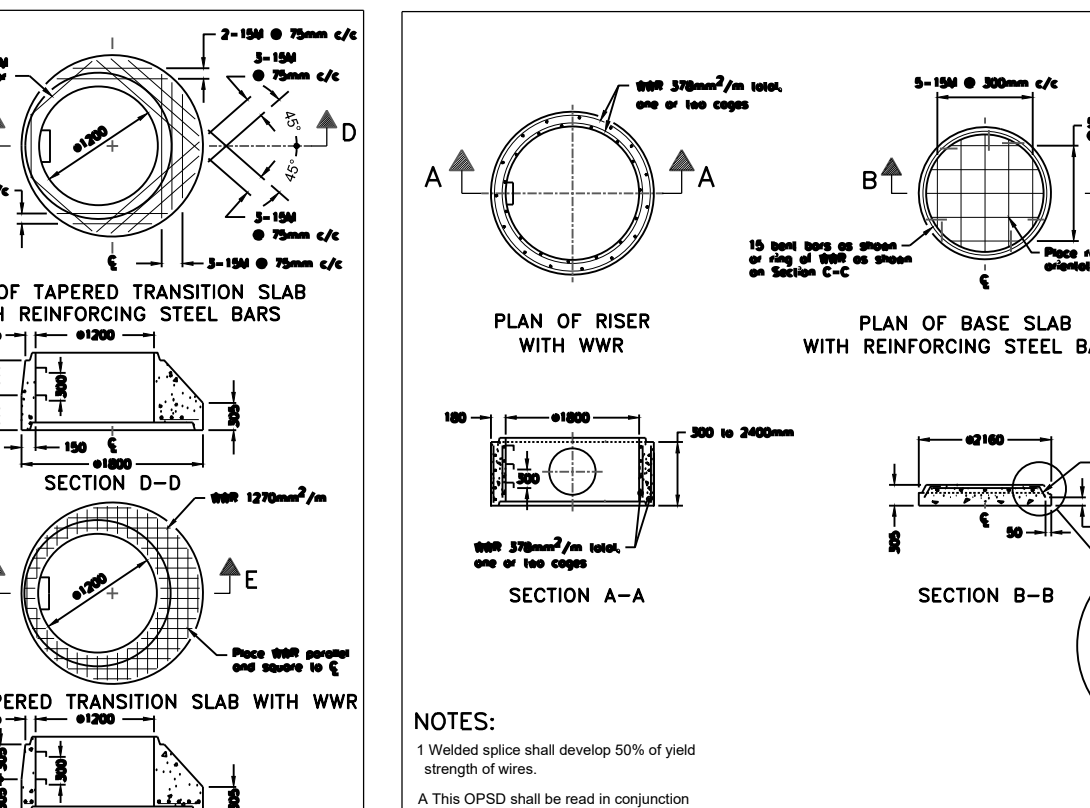
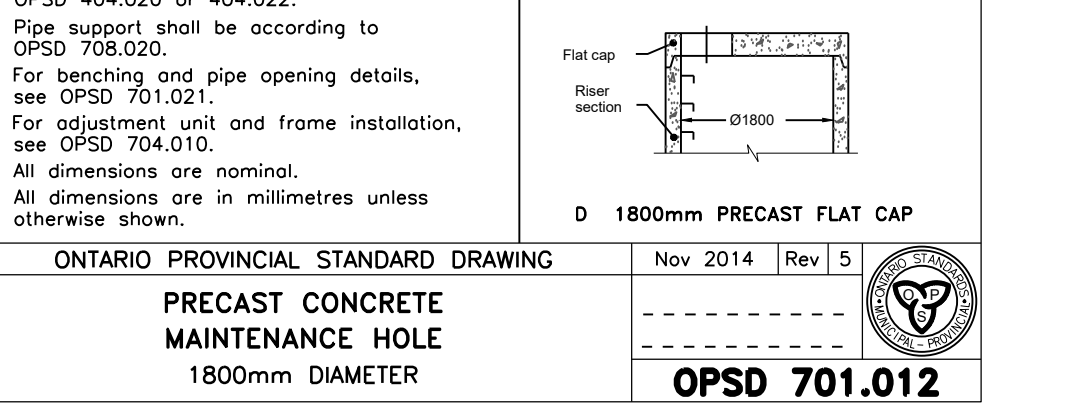
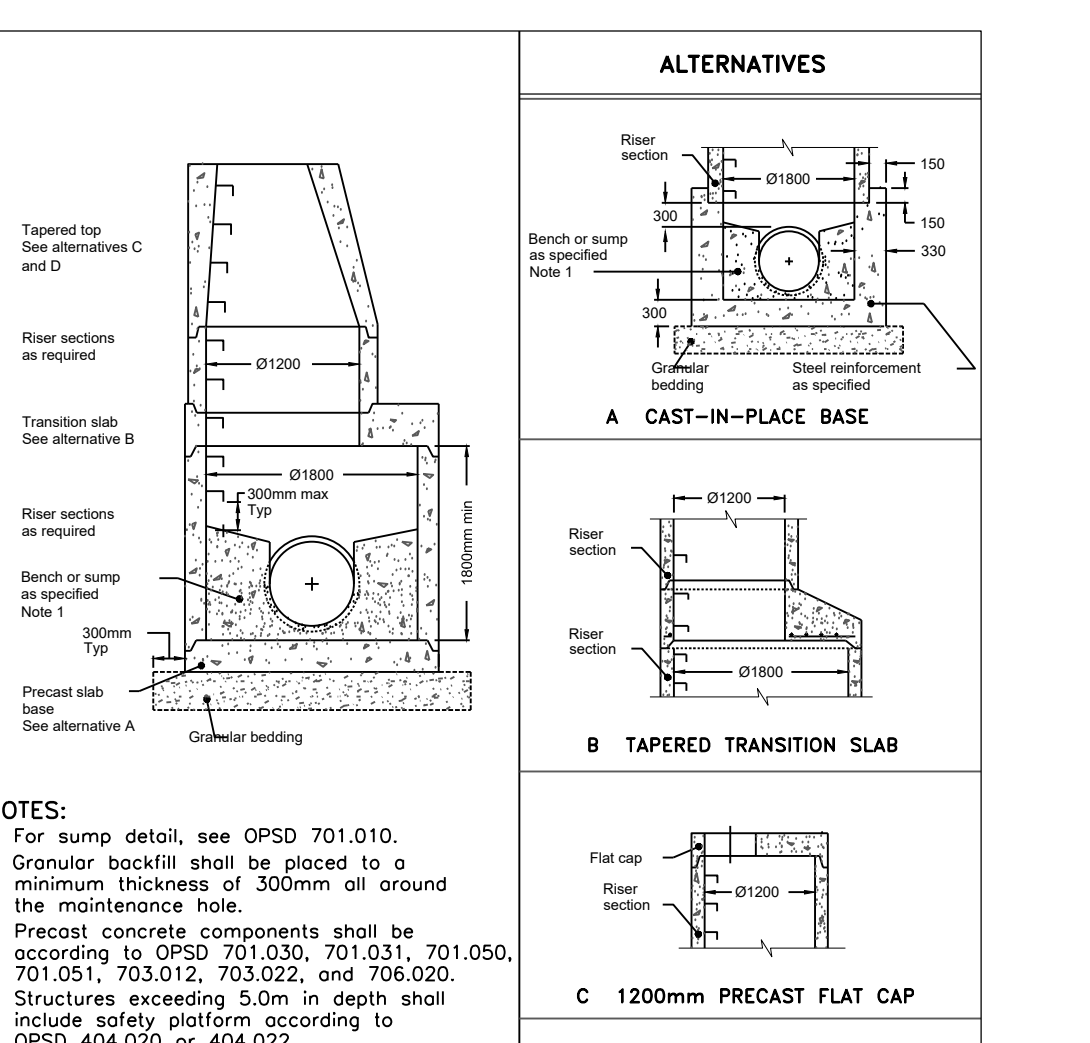
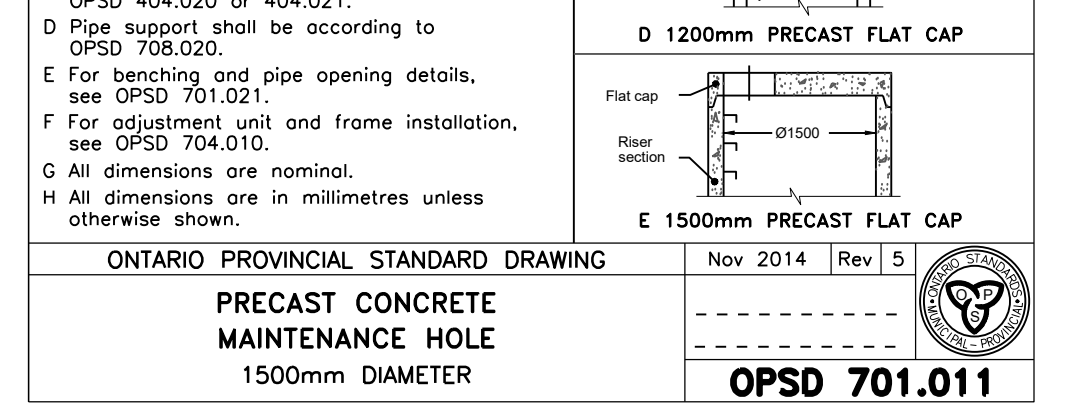
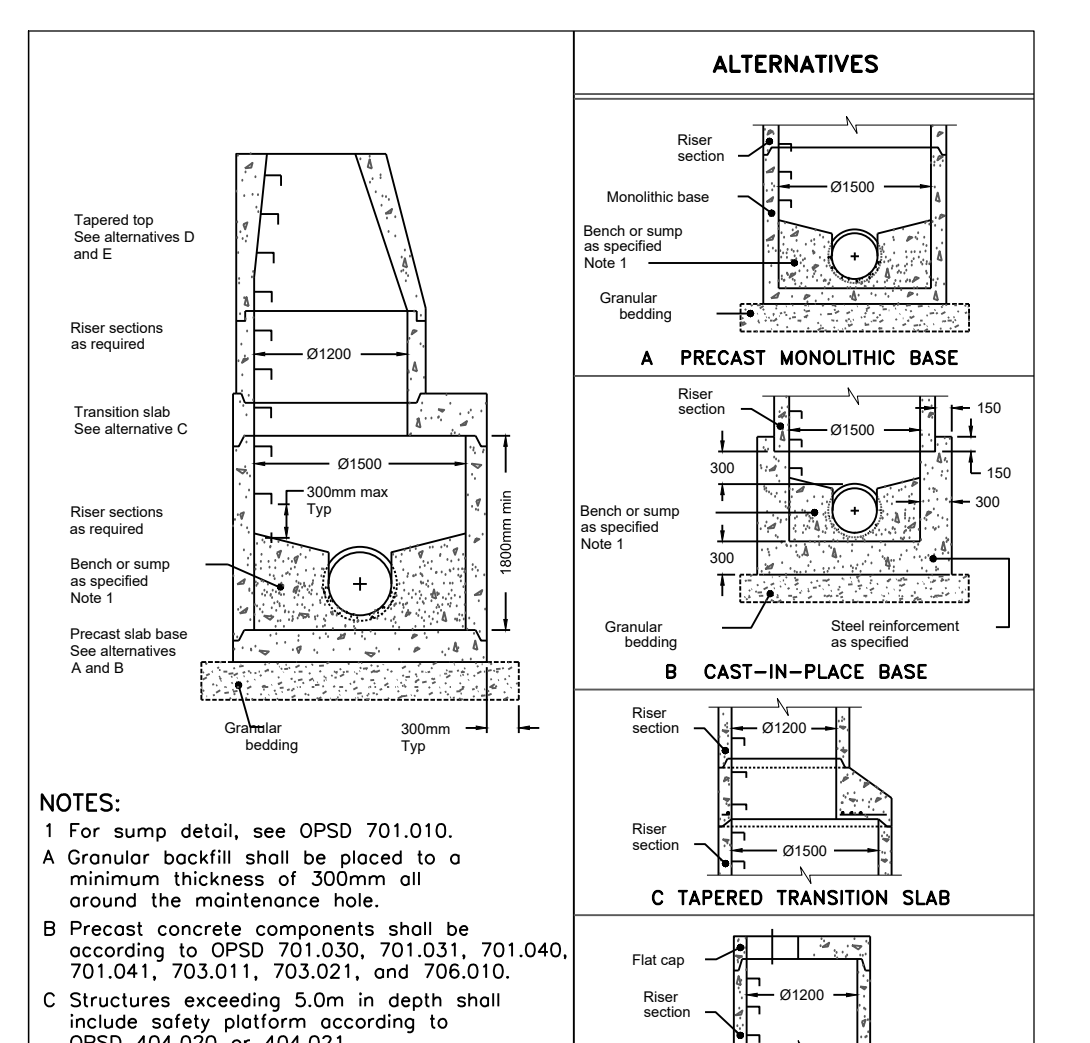
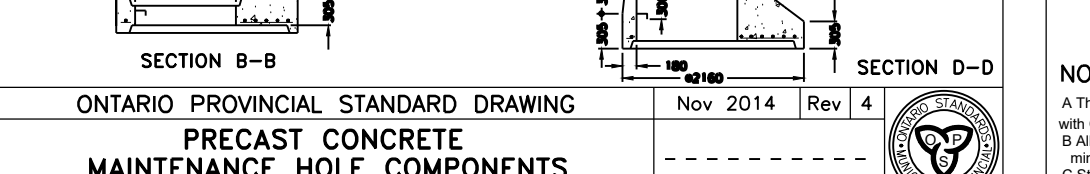
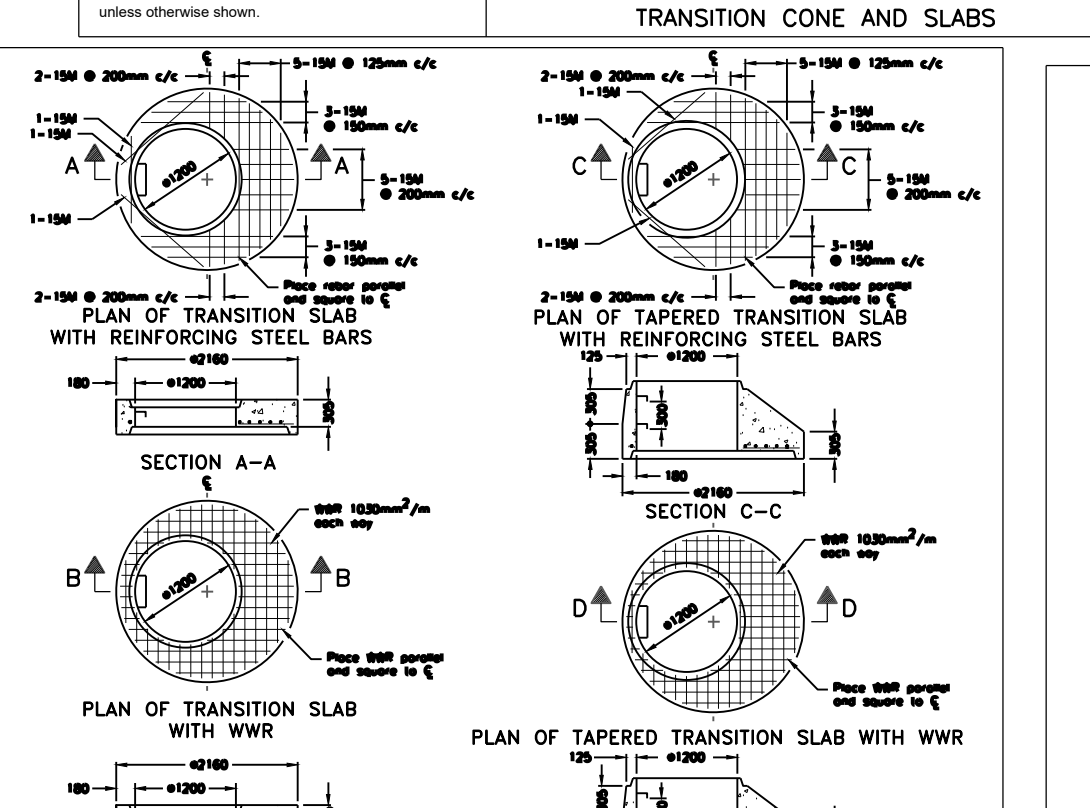
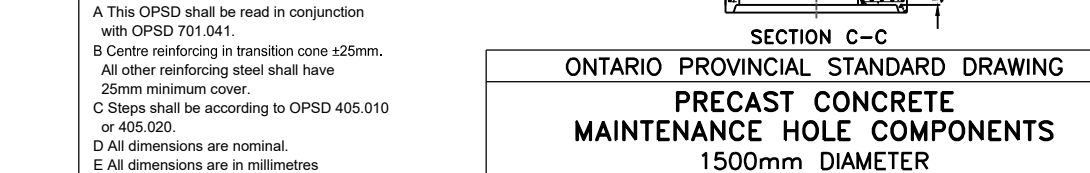
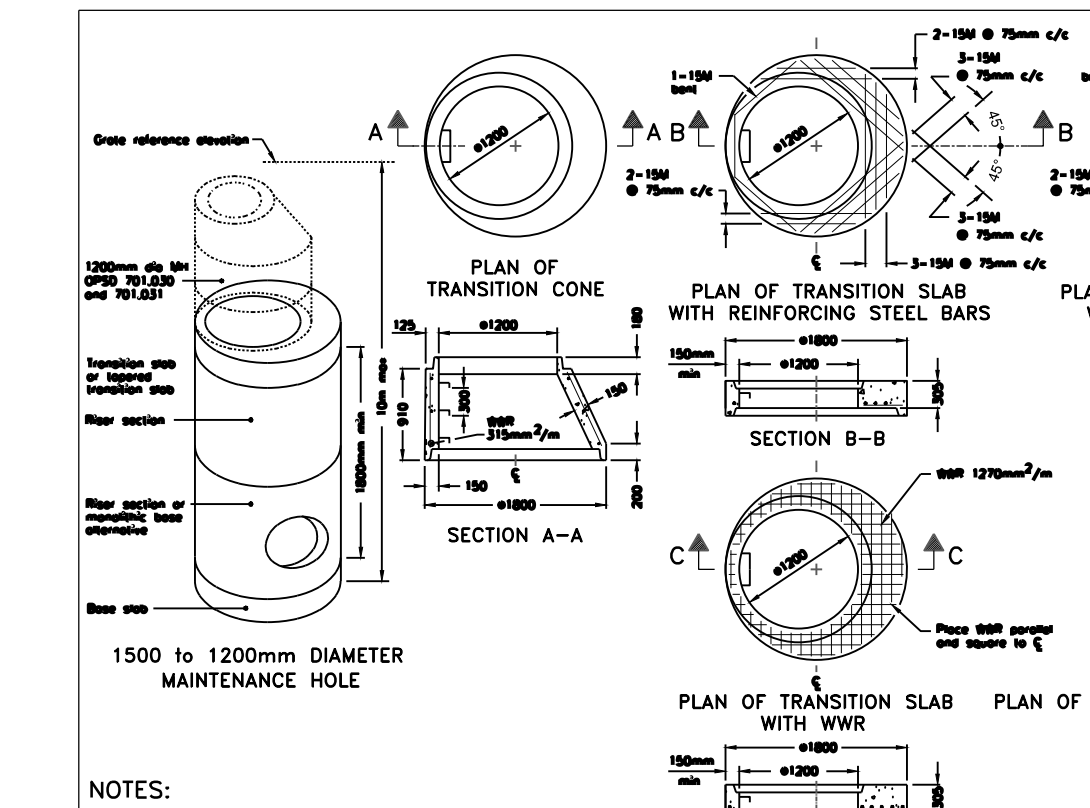
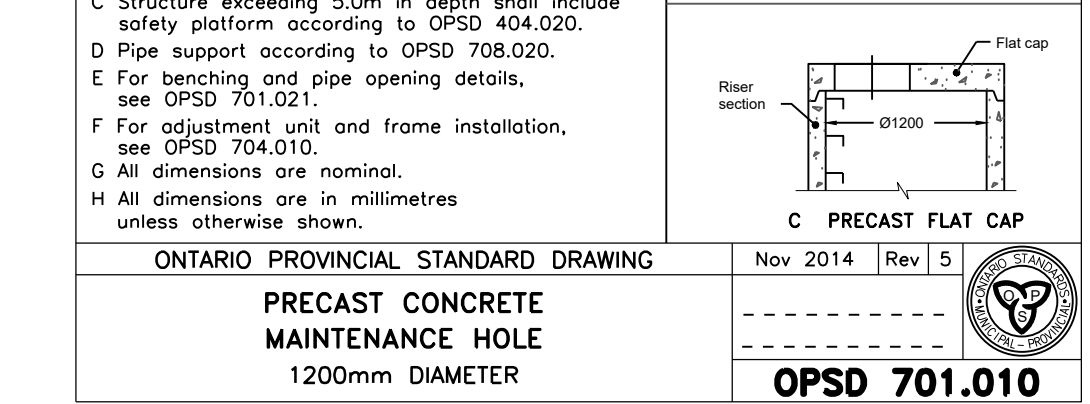
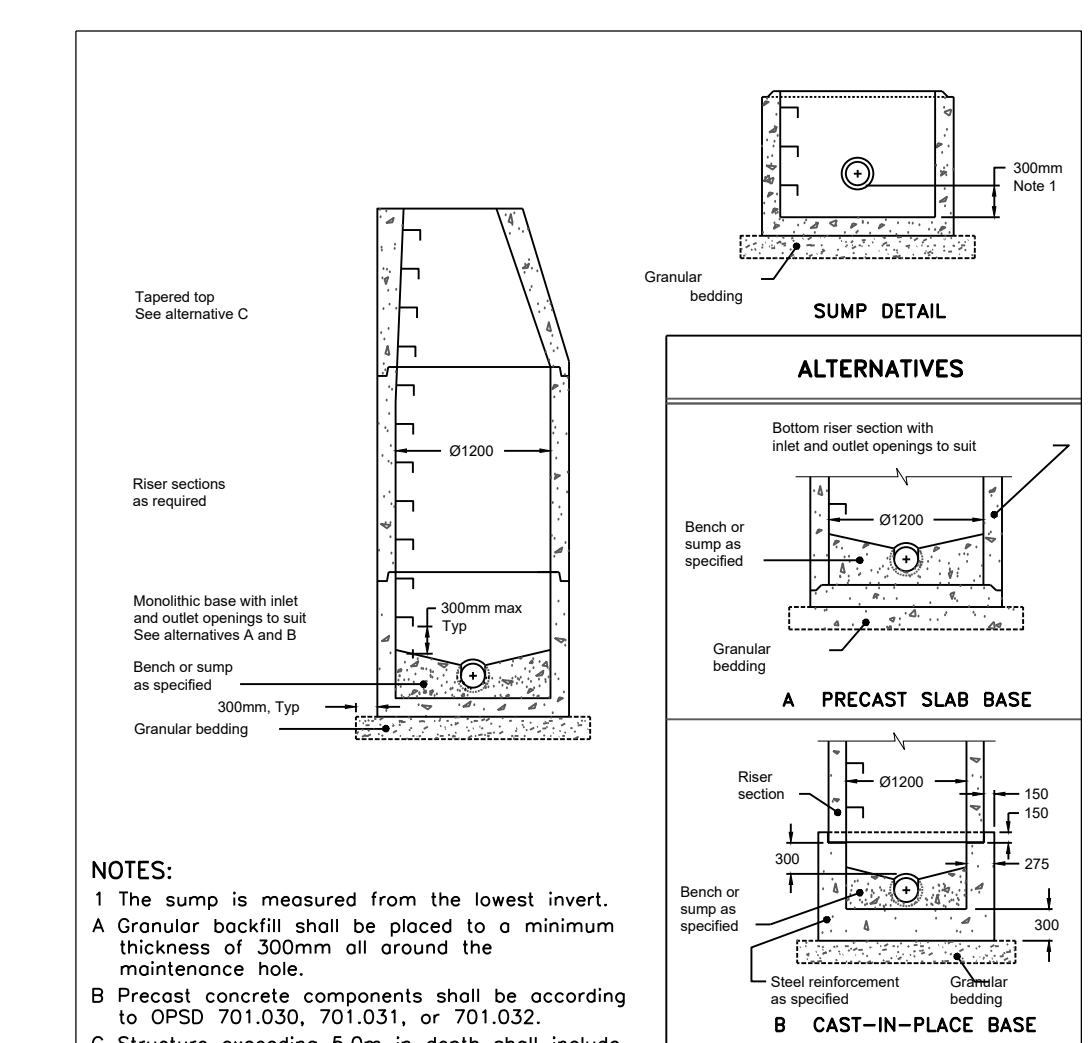
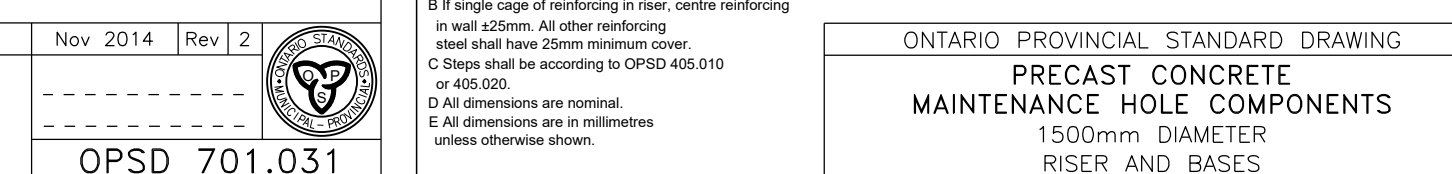
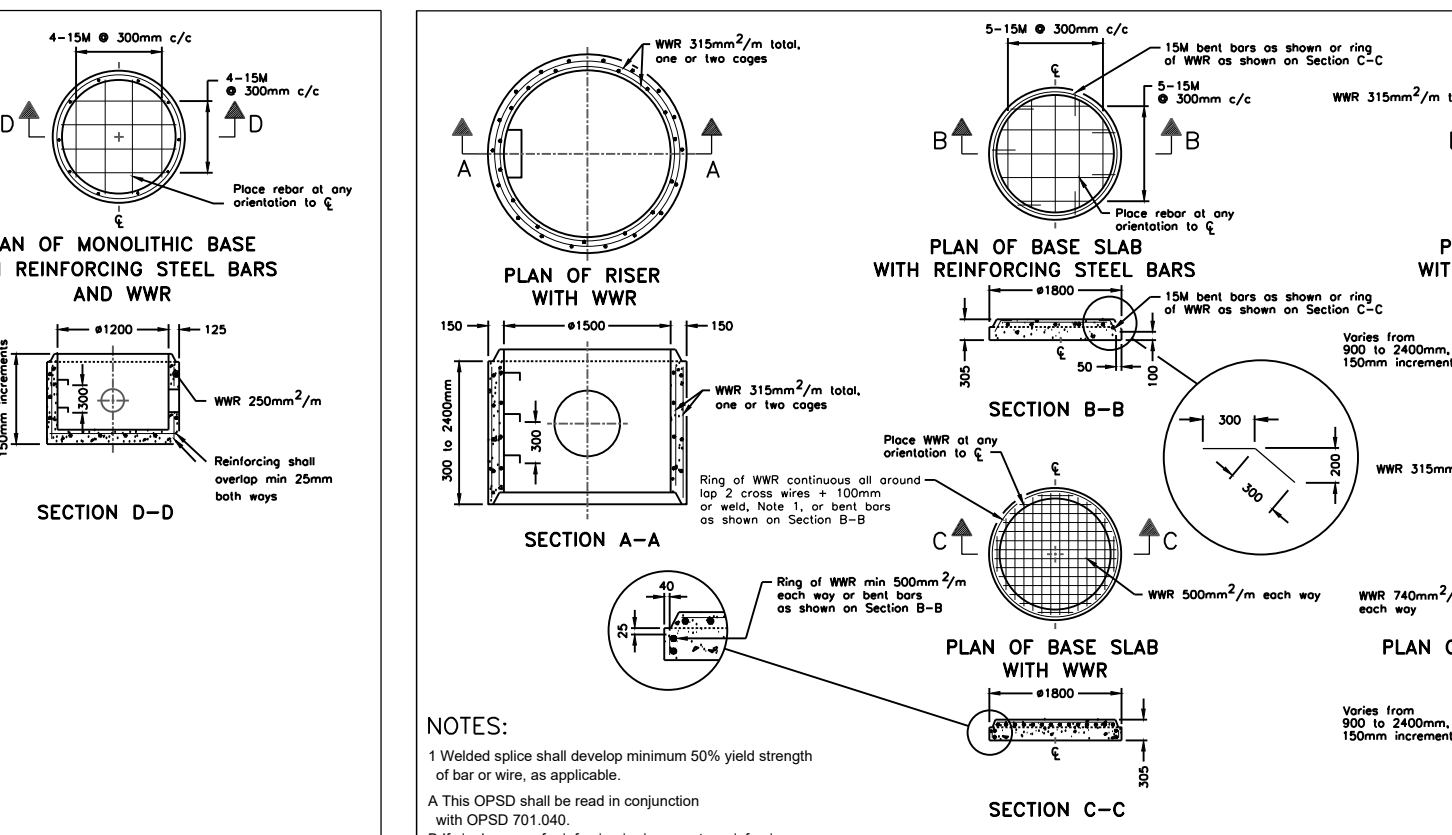
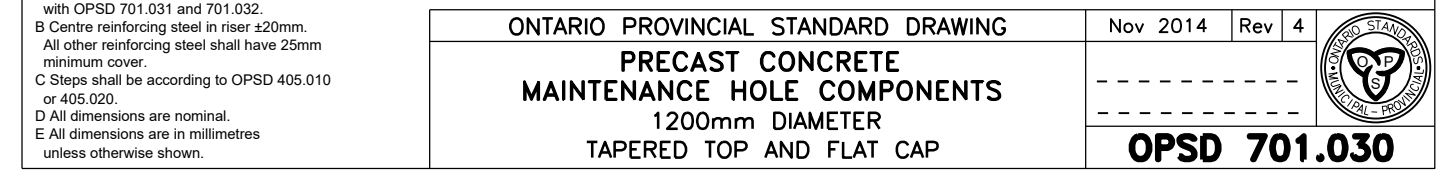
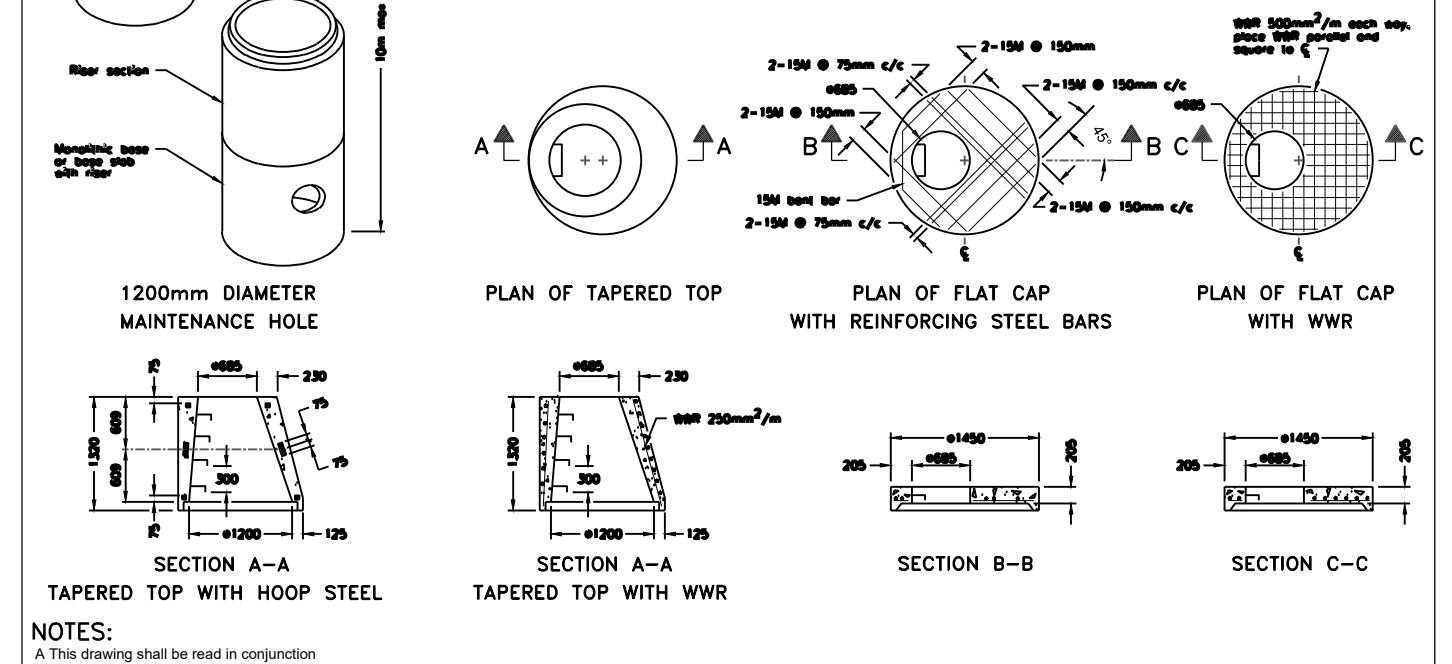
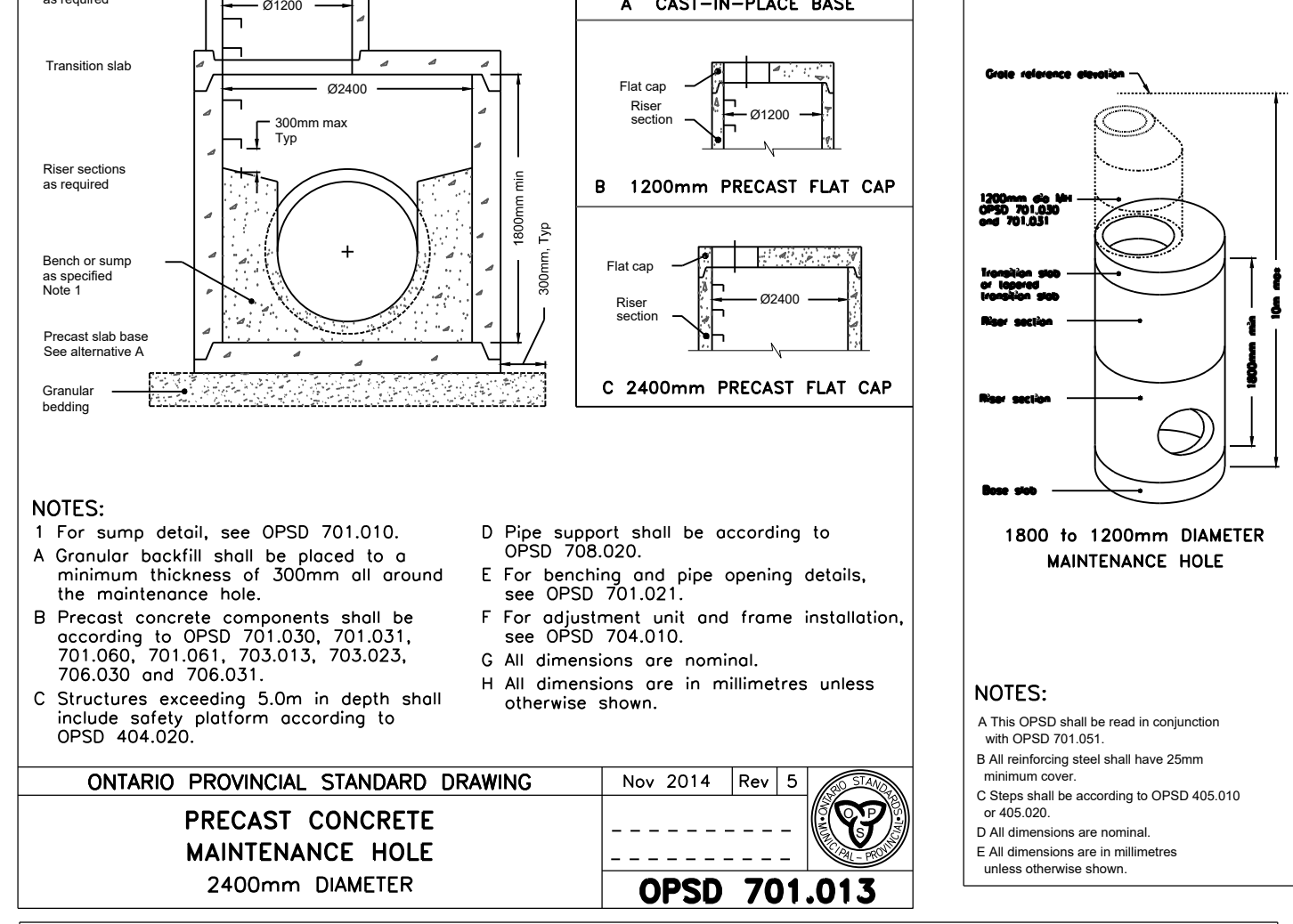
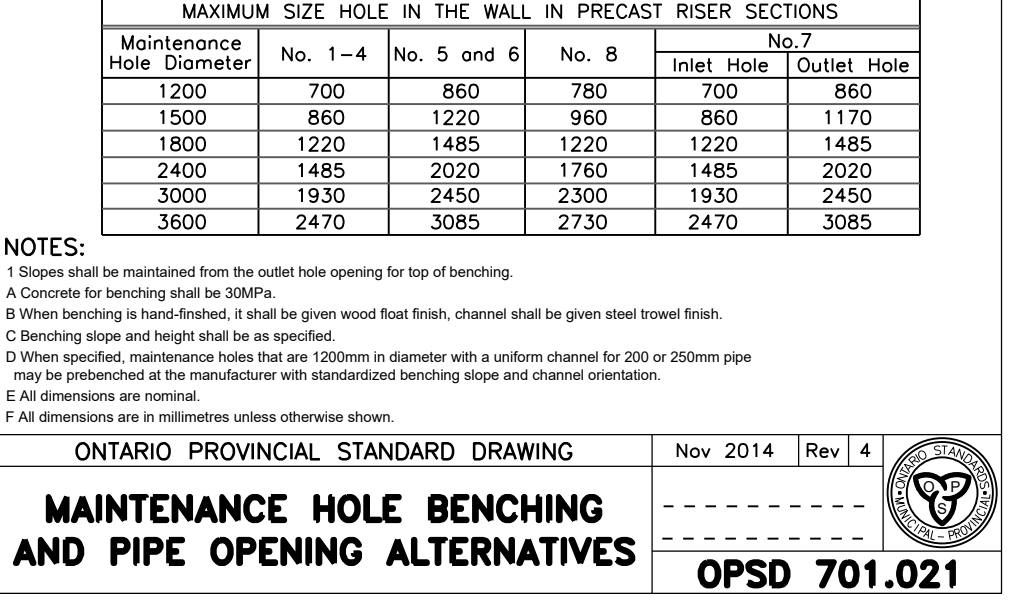
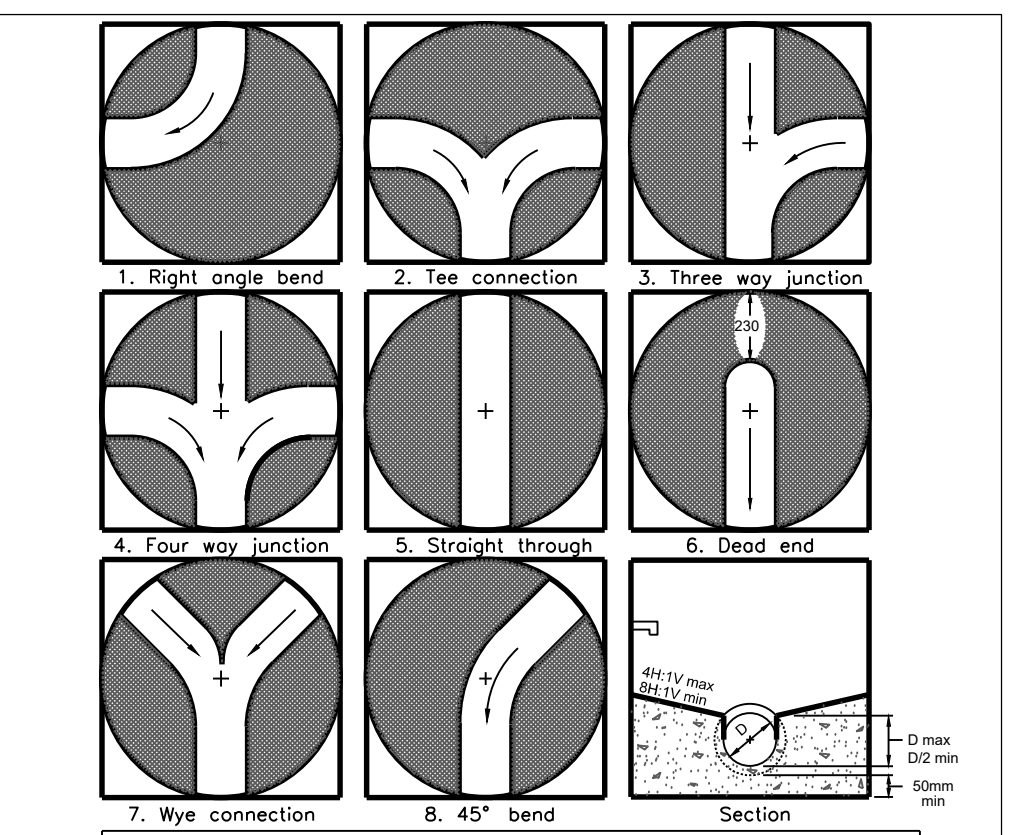
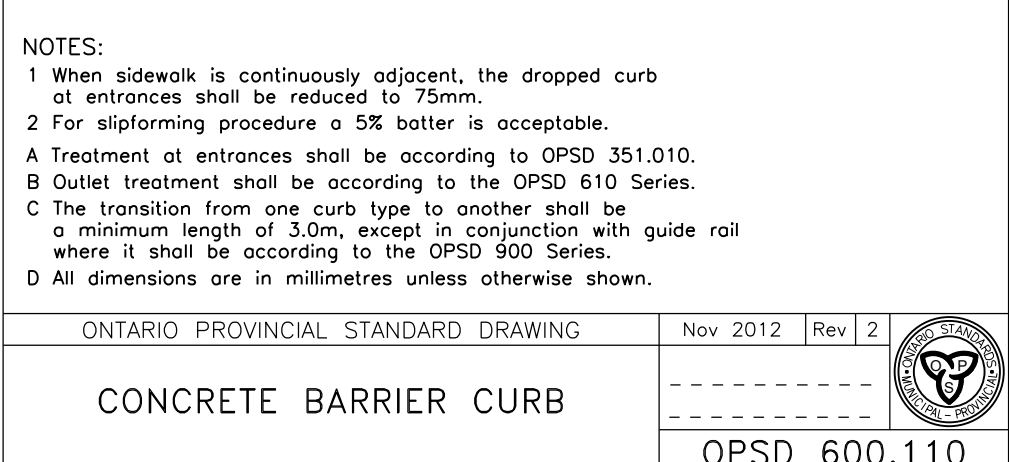
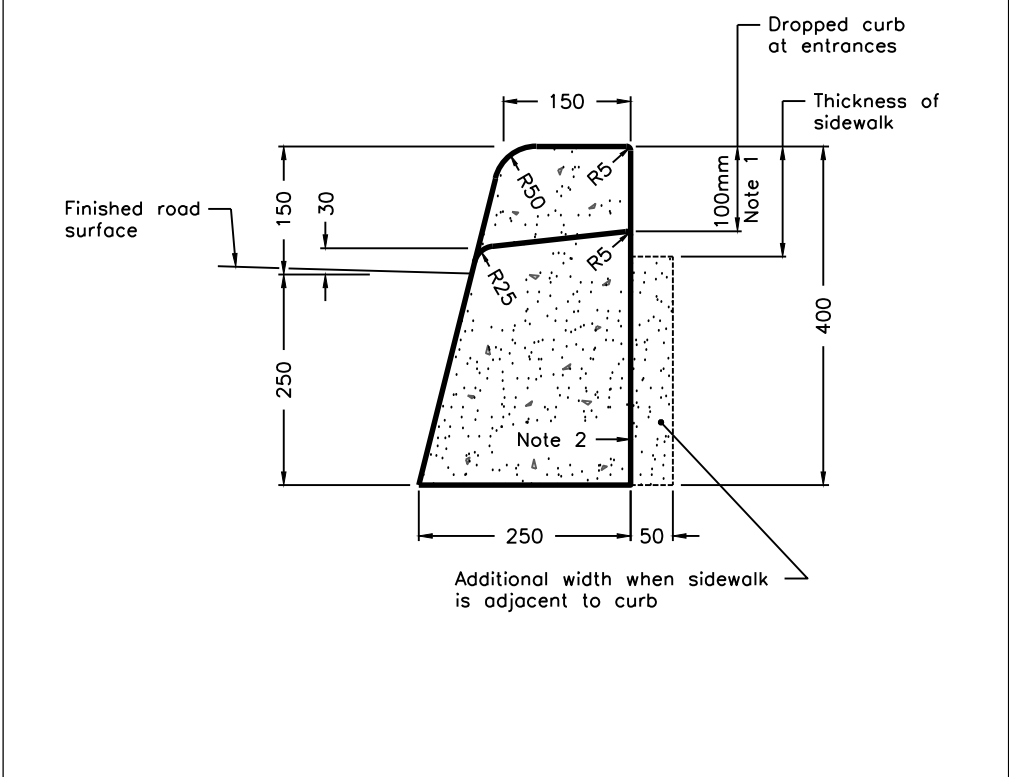
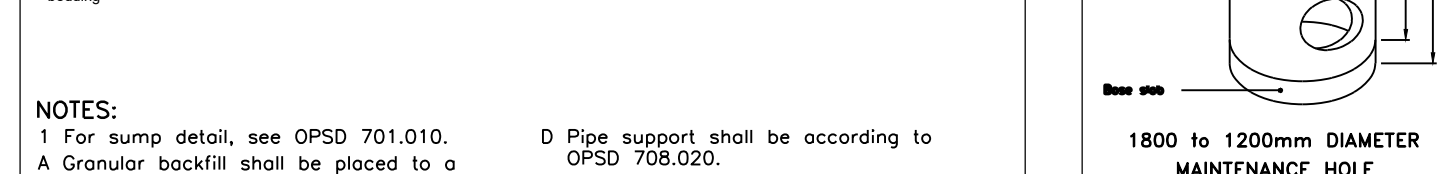
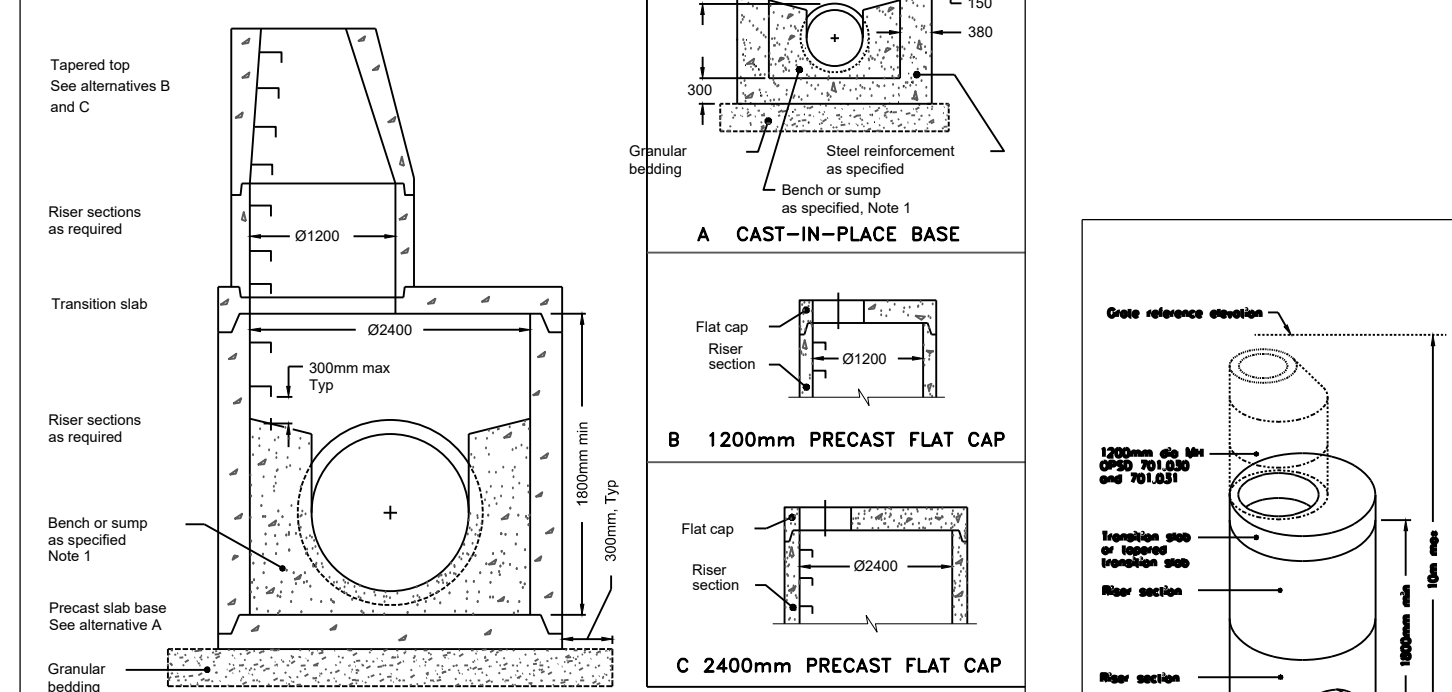
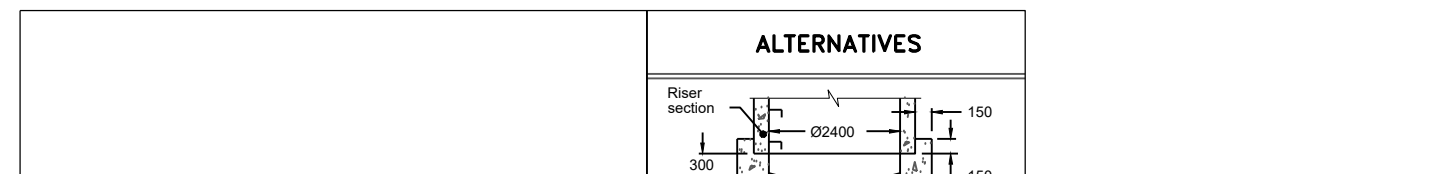
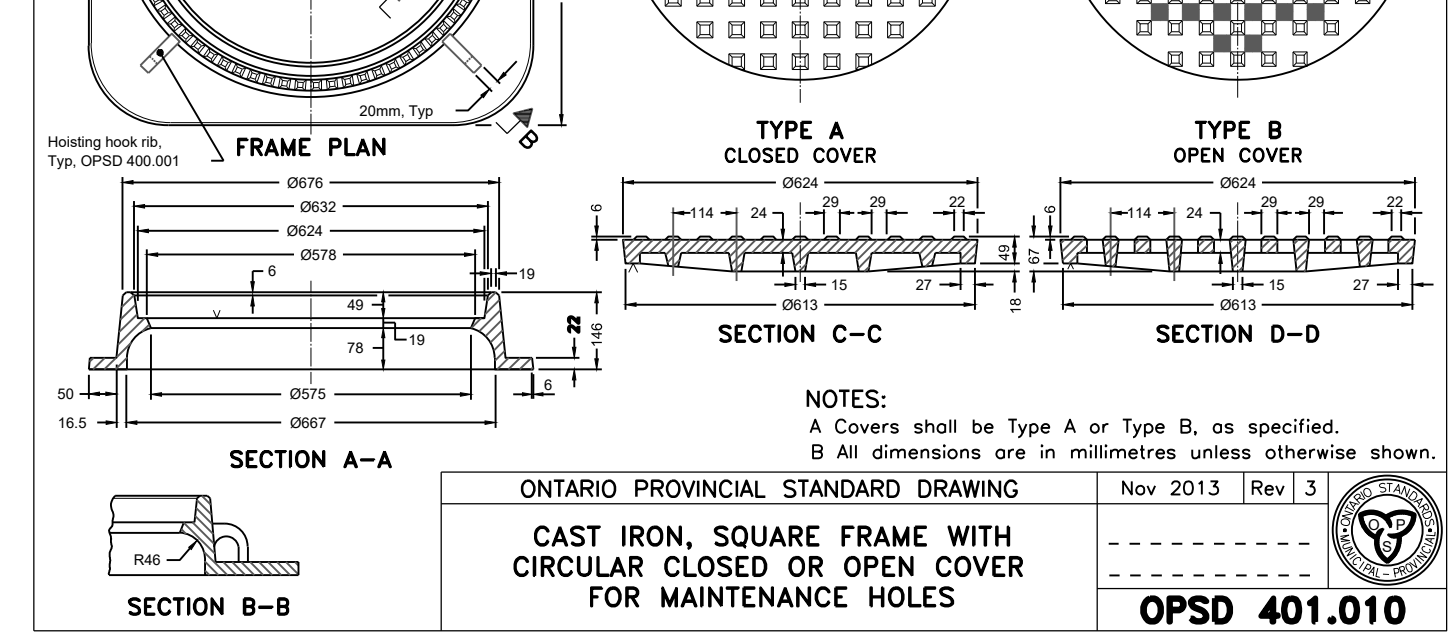
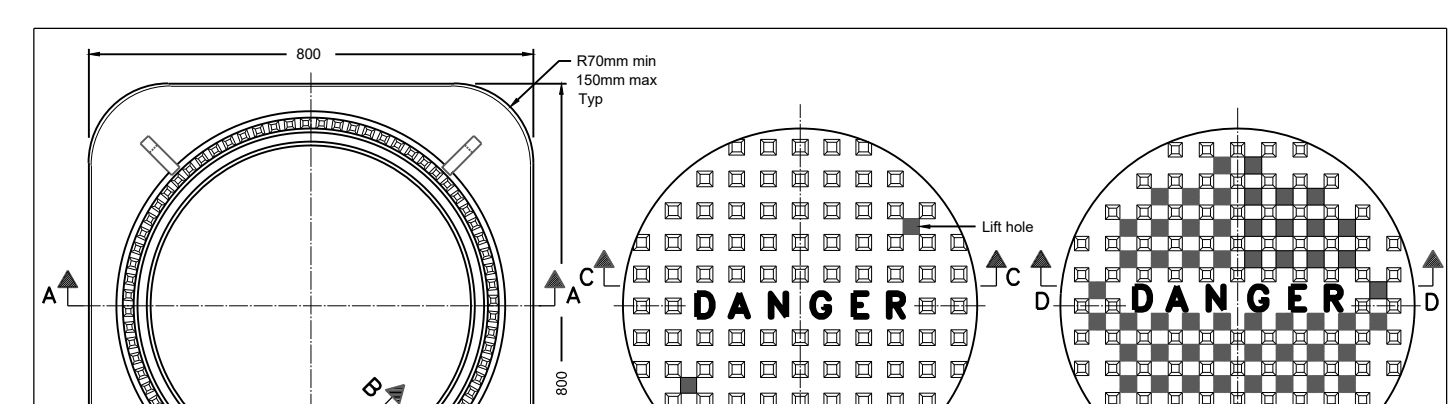
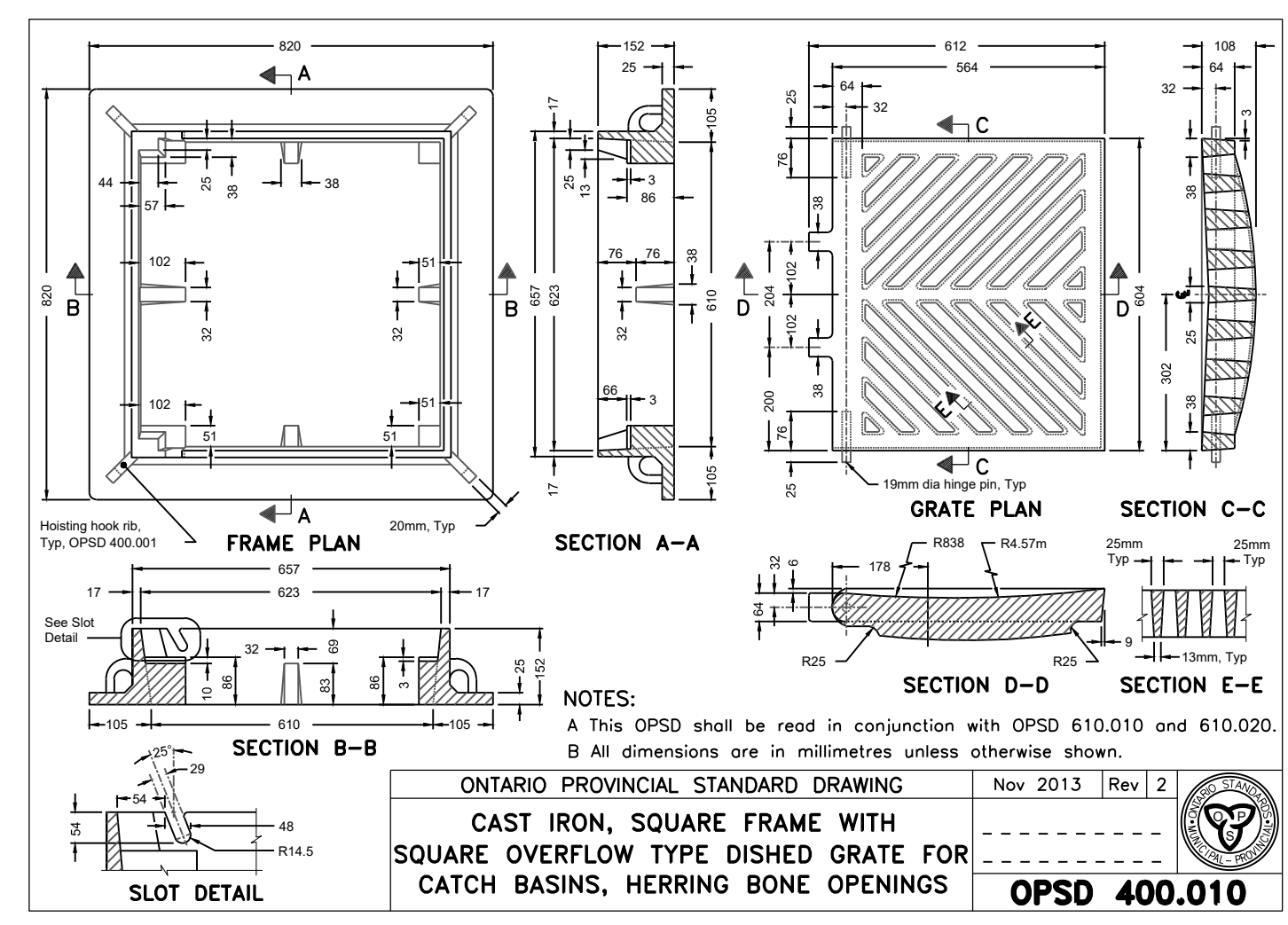
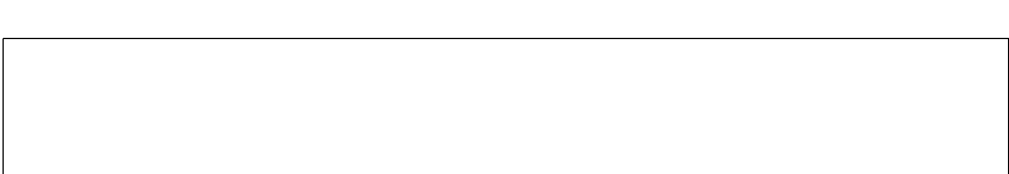
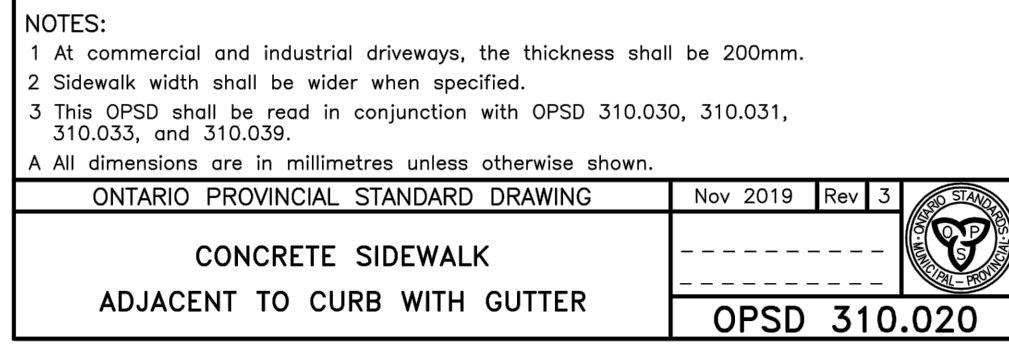
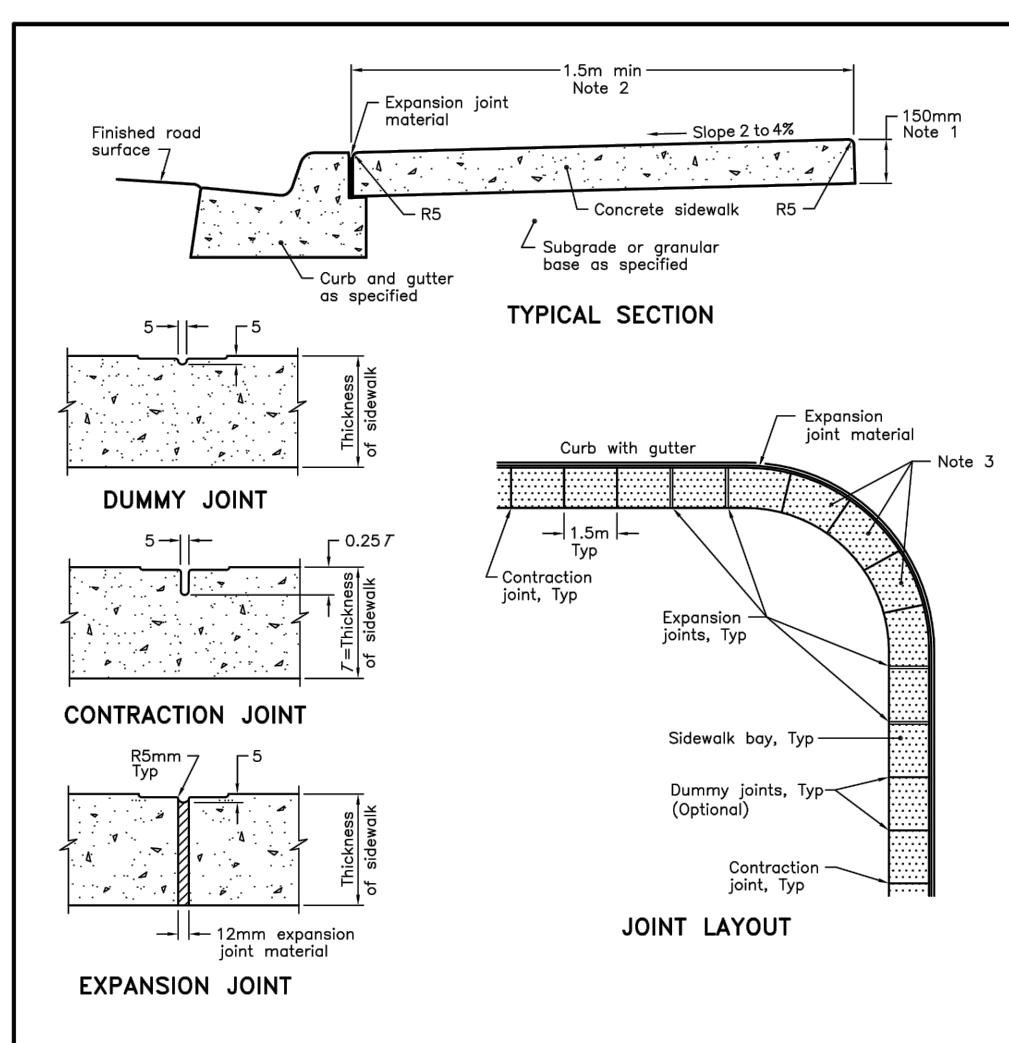
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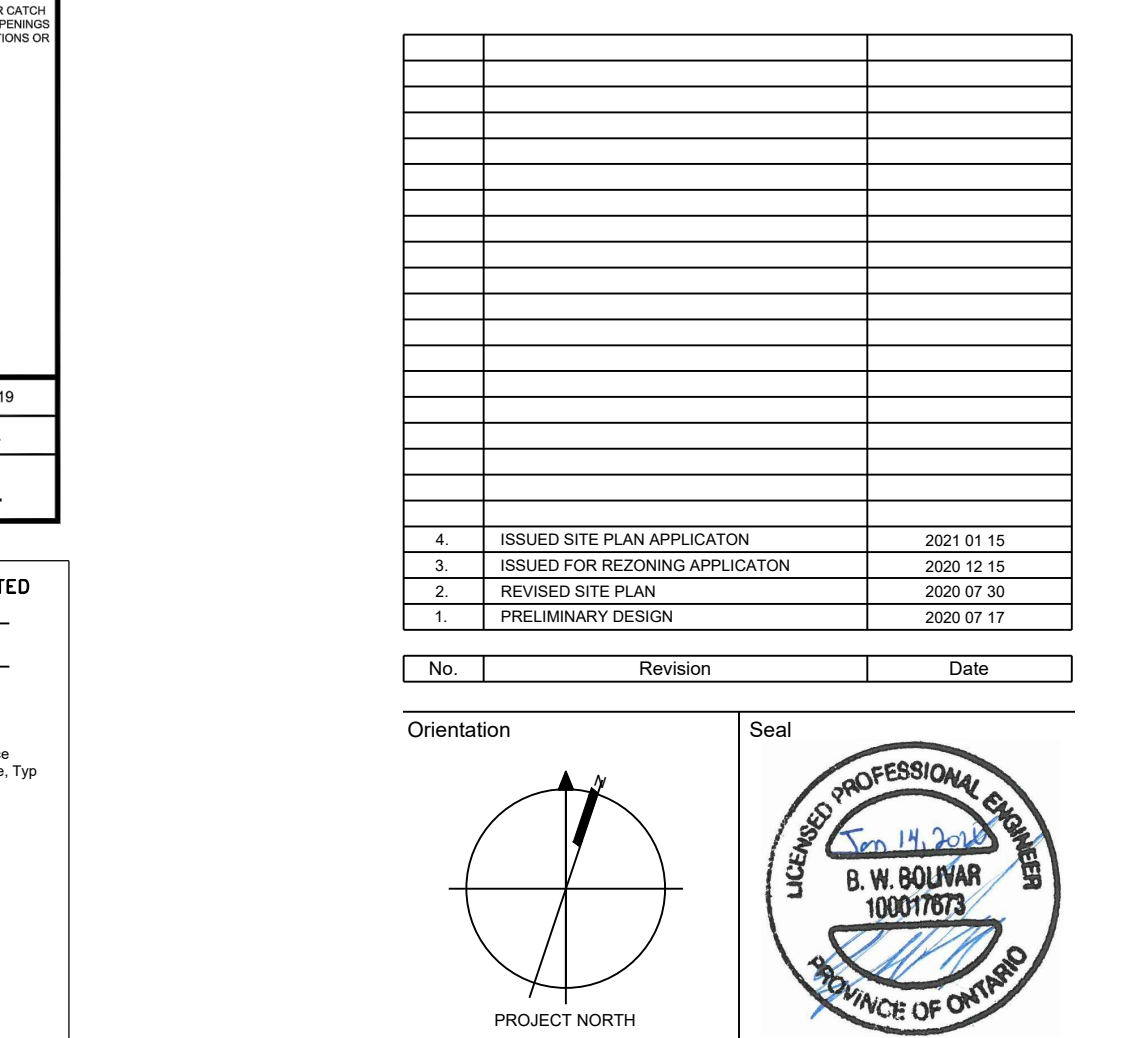
**SBA Skelton Brumwell & Associates Inc.**  
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No.	Revision	Date
4	ISSUED SITE PLAN APPLICATION	2021.01.15
3	ISSUED FOR PERMITS APPLICATION	2020.12.15
2	REVISED SITE PLAN	2020.07.30
1	PRELIMINARY DESIGN	2020.07.17



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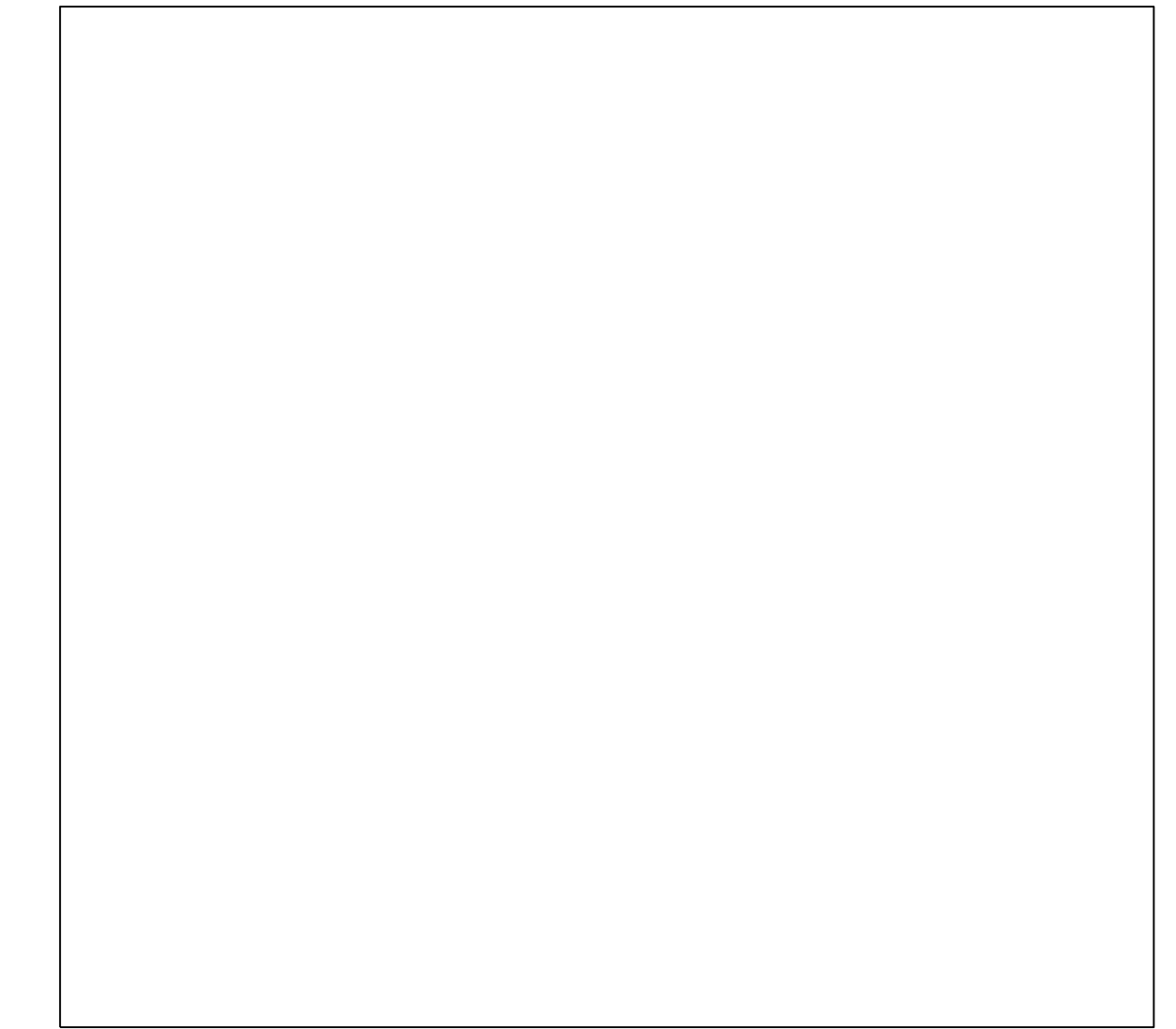
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 www.skeltonbrumwell.ca TOLL FREE: (877) 726-1141

Project Information  
 217 Dunlop St. East  
 217 Dunlop Street E., Barrie ON  
 For PBM Realty Holdings Inc.  
 Drawing Title: Civil - Details Plan

Date	Project No	Drawing No

Drawn by: BDD/BWB  
 Scale: N.T.S.

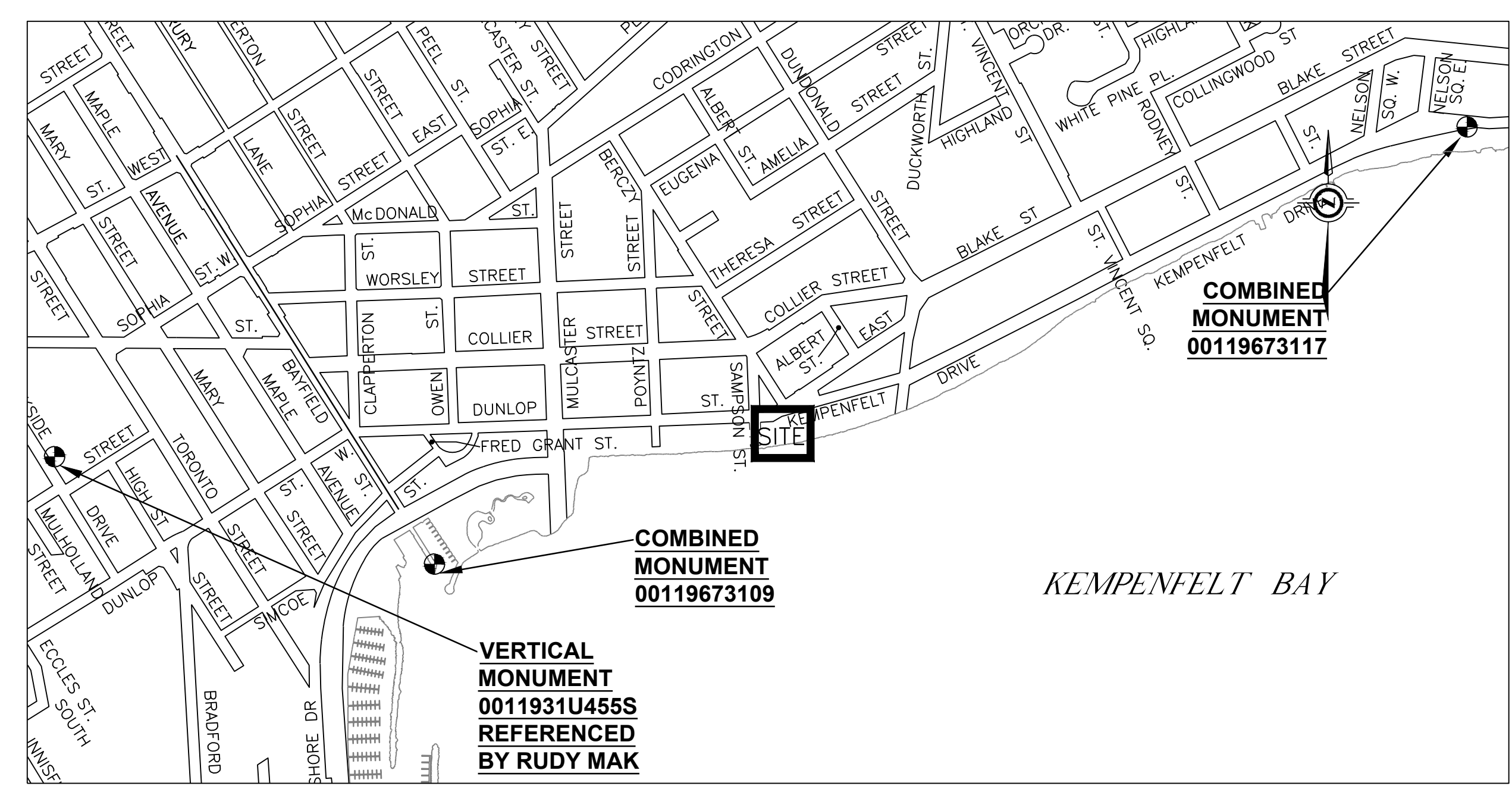


KEY PLAN - 217 DUNLOP STREET EAST PROPERTY

**CONTROL MONUMENTS**  
 VERTICAL MONUMENT (CGVD28.78):  
 0011931U4555  
 ELEVATION: 229.099  
 LOCATION: BARRIE FUNDAMENTAL BENCH-MARK IN QUEENS PARK, 12.2 M NORTHEAST OF CURB AT NORTHEAST SIDE OF PARKSIDE DRIVE, 1.9 M NORTHEAST OF BOUNDARY BETWEEN PARK AND DRILL HALL GROUNDS, TABLET IN TOP

**COMBINED CONTROL MONUMENTS**  
 THE COMBINED MONUMENT 00119673117  
 CITY OF BARRIE: BARRIE CONCRETE PIER AT GROUND LEVEL, ON SOUTH SIDE OF KEMPENFELT DRIVE, 0.7 MM EAST OF ST. VINCENT SQUARE. TABLET IN TOP, 80.2 M EAST OF FIRE HYDRANT ON CORNER OF NELSON STREET EAST OF KEMPENFELT DRIVE, 13.0 M WEST OF A TELEPHONE POLE WITH A SWITCH BOX. (THE TELEPHONE POLE IS OPPOSITE NO. 278 KEMPENFELT DRIVE), ESTABLISHED BY TOPOGRAPHICAL SURVEY.  
 NORTHING (SECOND ORDER): 4916800.747  
 EASTING (SECOND ORDER): 606573.792  
 VERTICAL (CGVD28.78) (SECOND ORDER): 227.969

THE COMBINED MONUMENT 00119673109  
 CITY OF BARRIE: BARRIE GOVT WHARF AT SE END OF BAYFIELD ST, 3.8 M W OF E CORNER OF BEND IN WHARF AND 4.8 M E OF W CORNER OF BEND. (BRASS CAP TAB SET FLUSH WITH CONC SURFACE NEAR END OF WHARF, ESTABLISHED BY TOPOGRAPHICAL SURVEY. CONC WHARF HAS BEEN PAVED OVER, BUT TAB IS STILL VISIBLE.  
 NORTHING (SECOND ORDER): 4916700.133  
 EASTING (SECOND ORDER): 604482.066  
 VERTICAL (CGVD28.78) (SECOND ORDER): 220.210



KEMPENFELT BAY

LEGEND

No.	Revision	Date
4	ISSUED SITE PLAN APPLICATION	2021.01.15
3	ISSUED FOR REZONING APPLICATION	2020.12.15
2	REVISED SITE PLAN	2020.07.30
1	PRELIMINARY DESIGN	2020.07.17

Orientation

Seal

All dimensions to be checked and verified on the job by the Contractor. Any discrepancies are to be reported to the Consultant prior to action. Only the latest approved drawings to be used for construction in conformance with all applicable codes, by laws and regulations. All drawings remain the property of the Consultant.

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Project Information  
**217 Dunlop St. East**

217 Dunlop Street E., Barrie ON  
 For  
 PBM Realty Holdings Inc.

Drawing Title  
**Civil - Details Plan**

Date	Project No	Drawing No
Drawn by BDD/BWB	3315	C007
Scale N.T.S.		