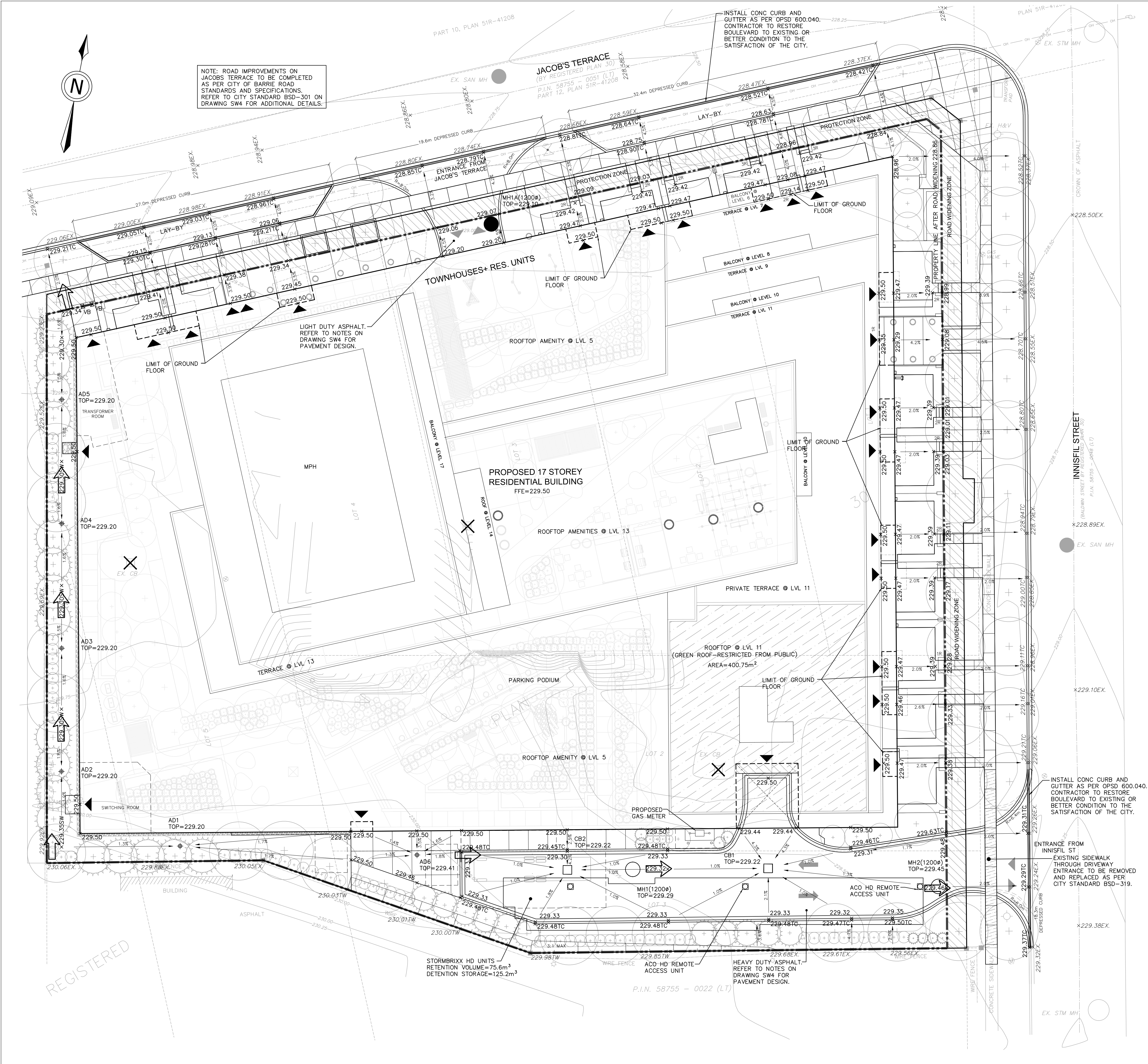




NOTE: ROAD IMPROVEMENTS ON JACOB'S TERRACE TO BE COMPLETED AS PER CITY OF BARRIE ROAD STANDARDS AND SPECIFICATIONS. REFER TO CITY STANDARD BSD-301 ON DRAWING SW4 FOR ADDITIONAL DETAILS.

- LEGEND**
- OVERLAND FLOW ROUTE
 - x 161.14 FINISHED GROUND
 - x 159.12TC TOP OF CURB ELEVATION
 - x 159.12TW TOP OF WALL ELEVATION
 - x 161.99SW SWALE ELEVATION
 - x 159.46EX EXISTING GROUND ELEVATION
 - STORM MANHOLE
 - SANITARY MANHOLE
 - CATCHBASIN
 - ⊕ AREA DRAIN
 - [229.10] PROPOSED ELEVATION AT ENTRANCE
 - LIMIT OF GROUND FLOOR
 - PROPERTY LINE
 - ✕ EXISTING STRUCTURES TO BE REMOVED AND DISPOSED OF OFF SITE

GENERAL NOTES

1. DRAWINGS
- THE NOTES ON THIS SHEET APPLY TO ALL WORKS UNDER THIS CONTRACT UNLESS OTHERWISE NOTED ON THE SPECIFIC DETAIL DRAWINGS.
- THE STANDARD DRAWINGS OF THE CITY OF BARRIE, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS) AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) CONSTITUTE PART OF THE PLANS OF THIS CONTRACT.
- ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY CITY OF BARRIE AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS.
- THE STANDARD DRAWINGS INCLUDED WITH THESE PLANS ARE PROVIDED FOR CONVENIENCE ONLY AND ARE NOT TO BE CONSTRUED TO BE A COMPLETE SET FOR THE PURPOSE OF THE CONTRACT. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL RELEVANT STANDARD DRAWINGS AND SPECIFICATIONS AS REQUIRED FOR THIS CONTRACT.
2. MEASUREMENTS
- ALL DIMENSIONS ARE IN METRES EXCEPT PIPE DIAMETERS, WHICH ARE IN MILLIMETRES (mm), UNLESS SPECIFIED OTHERWISE.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
3. GENERAL
- EXISTING SERVICES AND UTILITIES SHOWN ON THE CONTRACT DRAWINGS ARE BASED ON THE BEST INFORMATION AVAILABLE AND THEIR LOCATIONS ARE NOT GUARANTEED. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE WISHES WITH THE UNDERSTANDING THAT THE OWNER DISCLAIMS ALL RESPONSIBILITY FOR ITS ACCURACY AND/OR SUFFICIENCY. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- A ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE MUNICIPAL WORKS DEPARTMENT 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK WITHIN ANY CITY RIGHT-OF-WAY. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL BY THE ENGINEER AND THE CITY.
- PRIOR TO COMMENCING ANY WORK, INSTALL SNOW FENCING ALONG THE DRIP LINE OF THE DESIGNATED TREES AS SHOWN ON THE DRAWINGS. REFERENCE SHOULD ALSO BE MADE TO THE TREE PRESERVATION REQUIREMENTS AS SHOWN ON THE LANDSCAPE ARCHITECTS PLAN. MAINTAIN THE FENCE AT ALL TIMES TO ENSURE THAT ACCESS TO THE AREA BENEATH THE TREES IS PREVENTED. STORAGE OF EQUIPMENT AND SUPPLIES SHALL NOT BE PERMITTED WITHIN THIS AREA.
- 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'S DIRECTOR OF MUNICIPAL WORKS.
- NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- GRANULAR MATERIAL, USED FOR BACKFILL, SHALL BE PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
- UTILITY CROSSINGS, WHERE REQUIRED, SHALL BE SUPPORTED AS PER THE APPLICABLE UTILITY COMPANY CONCERNED.
- THE CONTRACTOR IS RESPONSIBLE (IF REQUIRED) FOR SUPPORTING ANY EXISTING UTILITIES AND/OR STRUCTURES IN ACCORDANCE WITH THE SPECIFICATIONS OF THE UTILITY COMPANY CONCERNED.
- ALL DISTURBED AREAS WITHIN THE MUNICIPAL RIGHT OF WAY ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER, AS DETERMINED BY THE CITY MUNICIPAL WORKS DEPARTMENT. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING 100mm OF SCREENED TOPSOIL AND No.1 NURSERY SOD UNLESS NOTED OTHERWISE.
- WRITTEN PERMISSION SHALL BE OBTAINED BY THE DEVELOPER FROM THE OWNERS OF THE LANDS EXTERNAL TO THE SUBJECT PROPERTY PRIOR TO UNDERTAKING ANY WORK ON THEIR PROPERTY. THE WORK TO BE UNDERTAKEN ON THESE LANDS INCLUDES TREE REMOVAL AND CONSTRUCTING SERVICED ROADWAYS. GRADING AS REQUIRED TO MATCH EXISTING GROUND INTO THE PROPOSED STREET LINE ELEVATIONS SHALL BE DONE AT A MAXIMUM SLOPE OF 3:1. FURTHERMORE, ALL DISTURBED AREAS WITHIN THE ADJACENT LANDS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
- ALL GRADING MUST CONFORM TO THE CITY OF BARRIE LOT GRADING POLICIES CURRENTLY IN EFFECT.
- ALL REMOVALS ARE TO BE CARRIED OUT IN ACCORDANCE WITH OPSS 510.
- DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS 517 AND 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION. ALL ENGINE DRIVEN PUMPS ARE TO BE ADEQUATELY SILENCED FOR OPERATION IN RESIDENTIAL AREAS.

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

ADDITIONAL NOTES:

THE DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF SRN ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY SRN ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. SRN ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC. ENGINEERING INFORMATION SHOWN ON THIS DRAWING REFER TO APPROPRIATE ENGINEERS DRAWINGS BEFORE PROCEEDING WITH ANY WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION (UNLESS OTHERWISE NOTED). NO INVESTIGATION HAS BEEN OR REPORTED ON BY THIS OFFICE IN REGARD TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE ERECTION OF THEIR WORK REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

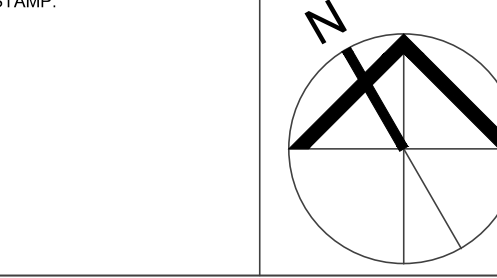
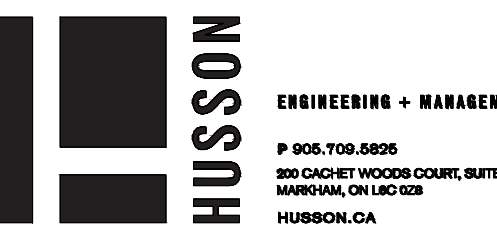


BENCHMARK
SITE BENCHMARK IS THE TOP OF THE SIB NEAR THE NORTHEAST CORNER OF LOT 1, HAVING AN ELEVATION OF 228.40

NO.	DATE	REVISION	COMMENT
1	22-04-21	ISSUED FOR SPA	

SRN ARCHITECTS INC SHALL NOT BE RESPONSIBLE FOR:

1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED
2. TRANSMISSIONS OF ANY VIRUS OR DAMAGE TO RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED



CLIENT:
TYPHON GROUP LTD.

PROJECT:
RESIDENTIAL DEVELOPMENT
272 INNISFIL STREET
BARRIE, ON, L4N 3G1

DRAWING TITLE:
GRADING PLAN

DATE:	22-04-21	SCALE:	1:200
DRAWN BY:	MA	CHECKED BY:	CHG
PROJECT NUMBER:	221278	DRAWING NUMBER:	SW1