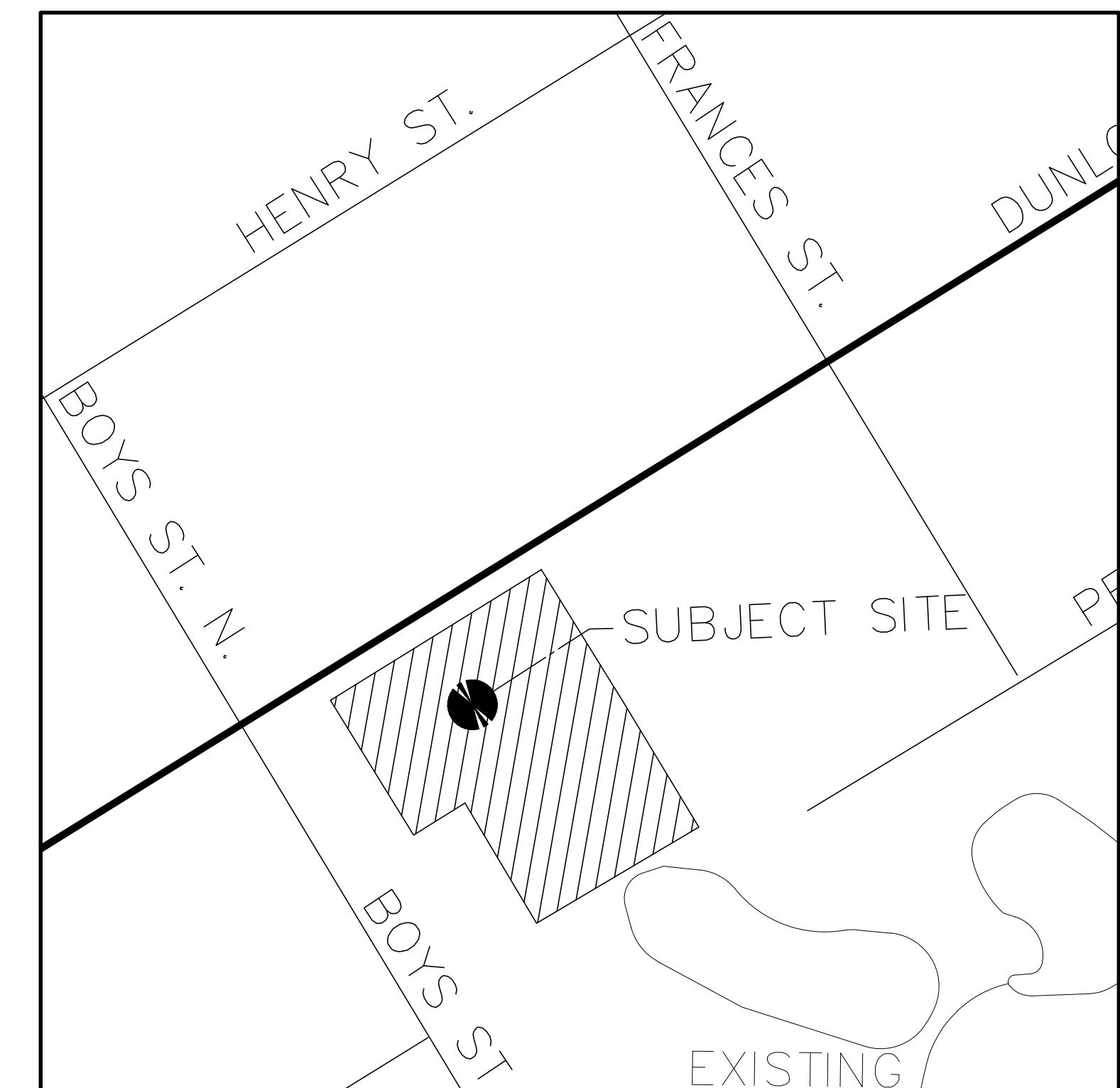


12081.01
GRAY - APARTMENT BUILDING
233, 237, 241, & 245 DUNLOP STREET WEST
BARRIE, ONTARIO

DRAWING LIST

ND-1	NOTES AND DETAILS
ND-2	NOTES AND DETAILS
SS-1	SITE SERVICING PLAN
SG-1	SITE GRADING PLAN
STM-1	PRE-DEVELOPMENT STORM CATCHMENT PLAN
STM-2	POST-DEVELOPMENT STORM CATCHMENT PLAN
PS-1	SITE PARKING AND SIGNAGE PLAN
EPR-1	ENVIRONMENTAL PROTECTION AND REMOVALS PLAN



MUNICIPALITY

CITY OF BARRIE
70 COLLIER ST.
BARRIE, ON
L4M 4T5

CLIENT

MDM DEVELOPMENTS
190 HOTCHKISS ST.
GRAVENHURST, ON
P1P 1H6



PEARSON
ENGINEERING
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GENERAL NOTES

1. DRAWINGS

- ALL DIMENSIONS ARE IN METERS, EXCEPT PIPE DIAMETERS, WHICH ARE IN MILLIMETERS, UNLESS SPECIFIED OTHERWISE.
- ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF BARRIE STANDARD DRAWINGS (BSD) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).
- ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY CITY OF BARRIE STANDARD DRAWINGS (BSD) AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).
- 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.
- RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FROM THE ENGINEERING DEPARTMENT (OPERATIONS CENTER, 165 FERNDAL DR. NORTH) PRIOR TO THE COMMENCEMENT OF WORK WITHIN ANY CITY RIGHT-OF-WAY.
- A SITE ALTERATION PERMIT IS REQUIRED FROM THE ENGINEERING DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY EARTH WORKS ON THE SITE.
- 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.
- ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER, AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.
- 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.
- REMOVAL AND SALVAGE OF CITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO ROADWAY AND PARKING LOT ILLUMINATION, PAY AND DISPLAY MACHINE, PARKING METERS, PARKING LOT SIGNAGE, ETC. SHALL BE COORDINATED WITH THE APPROPRIATE CITY STAFF.

2. SANITARY

- SEWERS SHALL BE CONSTRUCTED WITH BEDDINGS 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.
- MAXIMUM DEFLECTION FROM COMBINED LIVE AND DEAD LOADING SHALL NOT EXCEED ANY C.S.A., O.P.S. OR MANUFACTURERS RECOMMENDED SPECIFICATIONS.
- PVC, CONCRETE AND PROFILE WALL PVC SEWERS SHALL HAVE RUBBER GASKET TYPE JOINTS AND SHALL BE CERTIFIED TO CONFORM TO ALL APPLICABLE CURRENT C.S.A. SPECIFICATIONS.
- CONCRETE SANITARY SEWERS SHALL HAVE A MINIMUM STRENGTH OF 50 N/m² CONFORMING TO CSA STANDARD A257.2-1982, CLASS 50-D (PREVIOUSLY C.S.A. STANDARD A257.2-1974, CLASS II).
- MAINTENANCE HOLE TOPS (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 BSD-N2.
- ALL CONNECTIONS TO NEW SANITARY MAINS SHALL BE PRE-MANUFACTURED, FABRICATED TEES. CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE MADE WITH APPROVED FACTORY MADE TEES OR INSERTA-TEES IN STRICT ACCORDANCE TO MANUFACTURERS GUIDELINES.
- 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.
- ALL CONNECTIONS TO NEW SANITARY MAINS SHALL BE PRE-MANUFACTURED, FABRICATED TEES. CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE MADE WITH APPROVED FACTORY MADE TEES OR INSERTA-TEES IN STRICT ACCORDANCE TO MANUFACTURERS GUIDELINES.

3. WATERMAIN

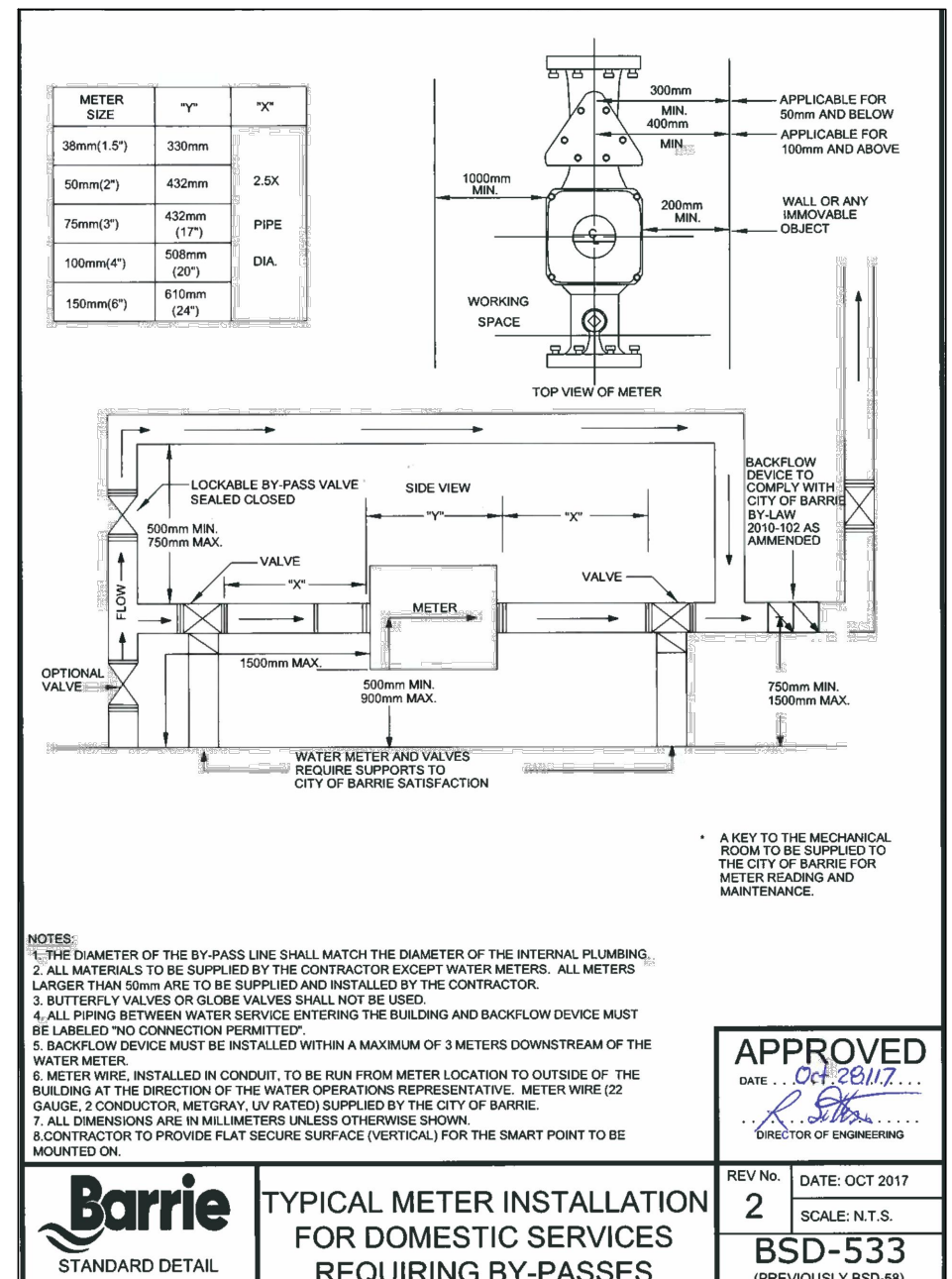
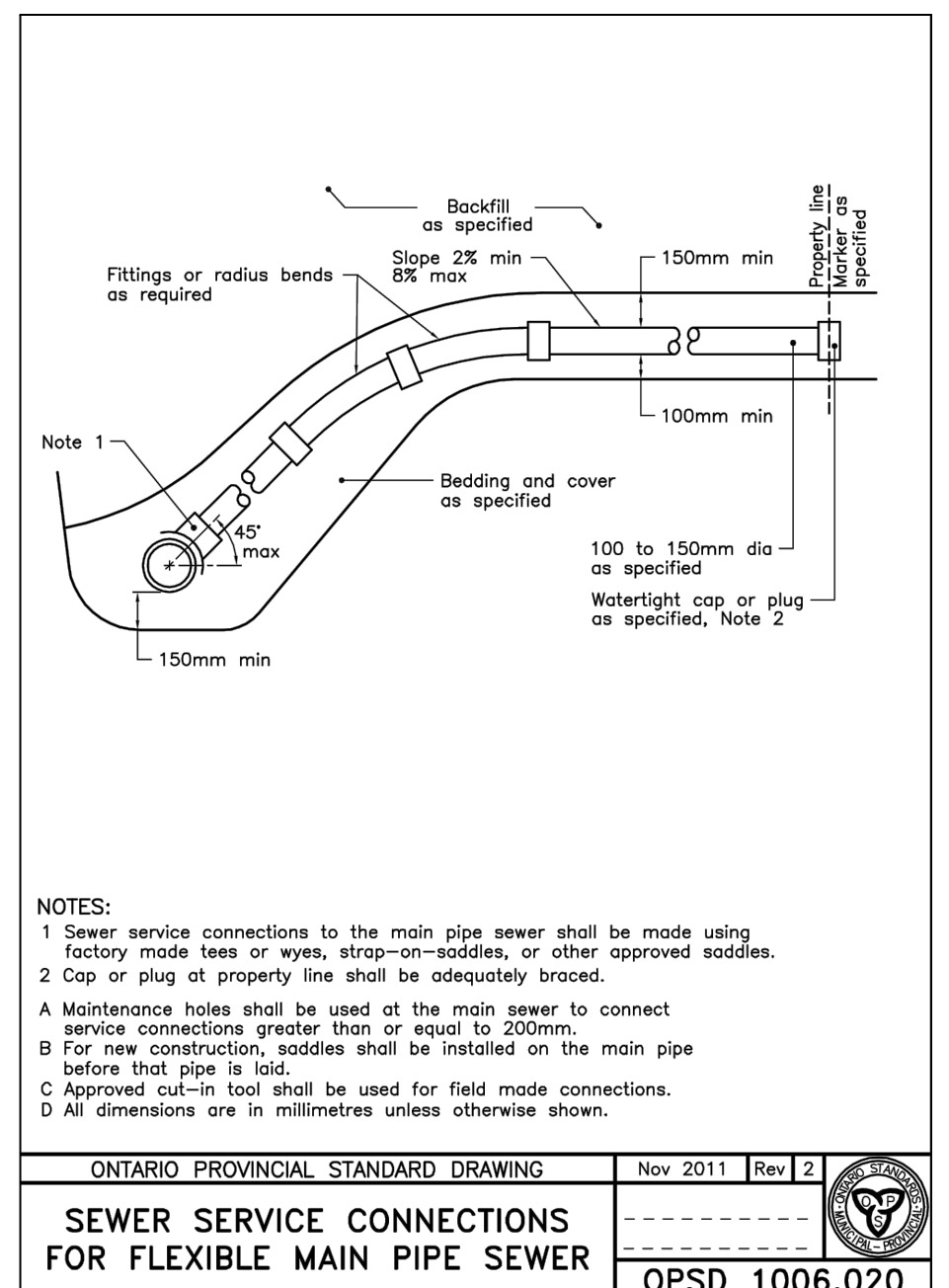
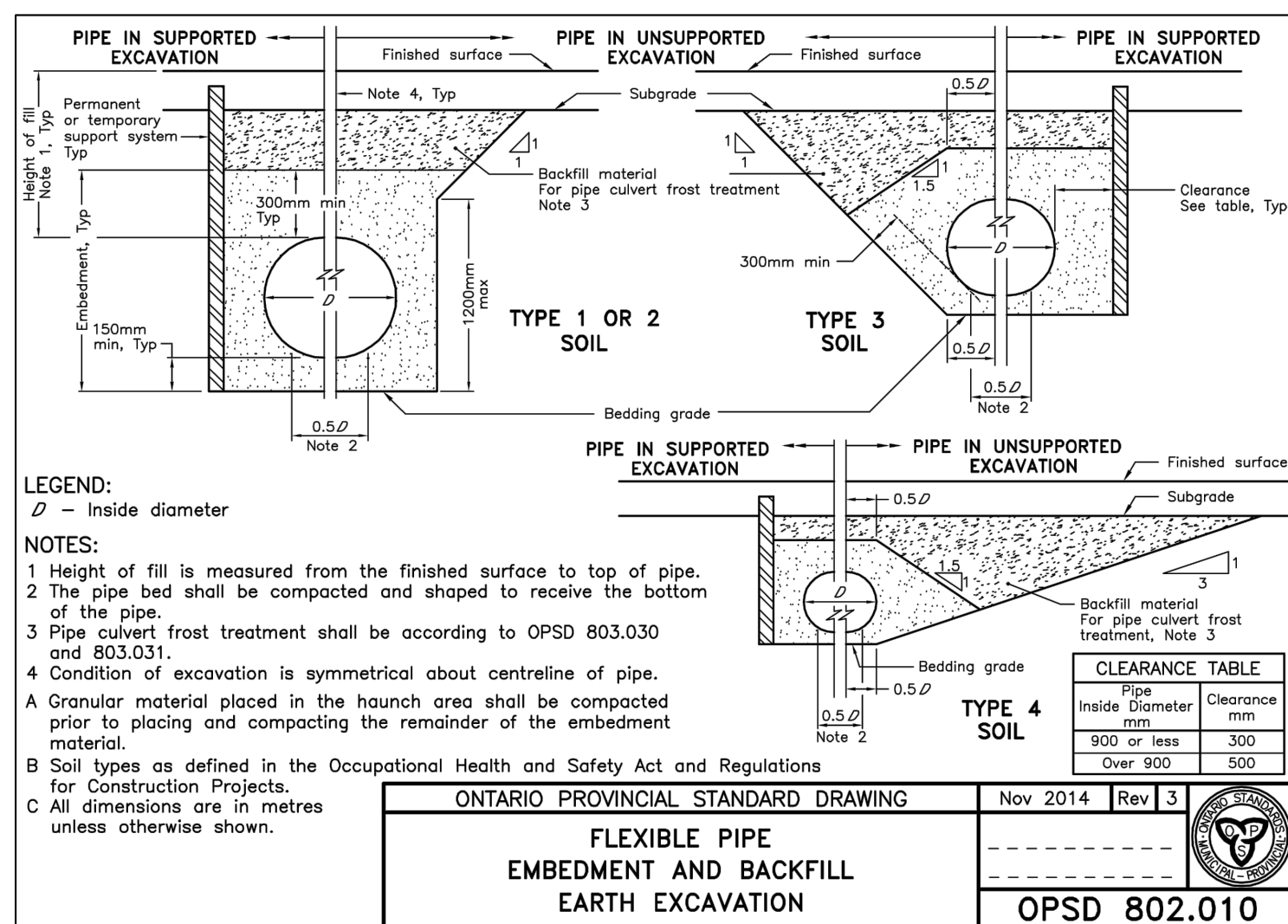
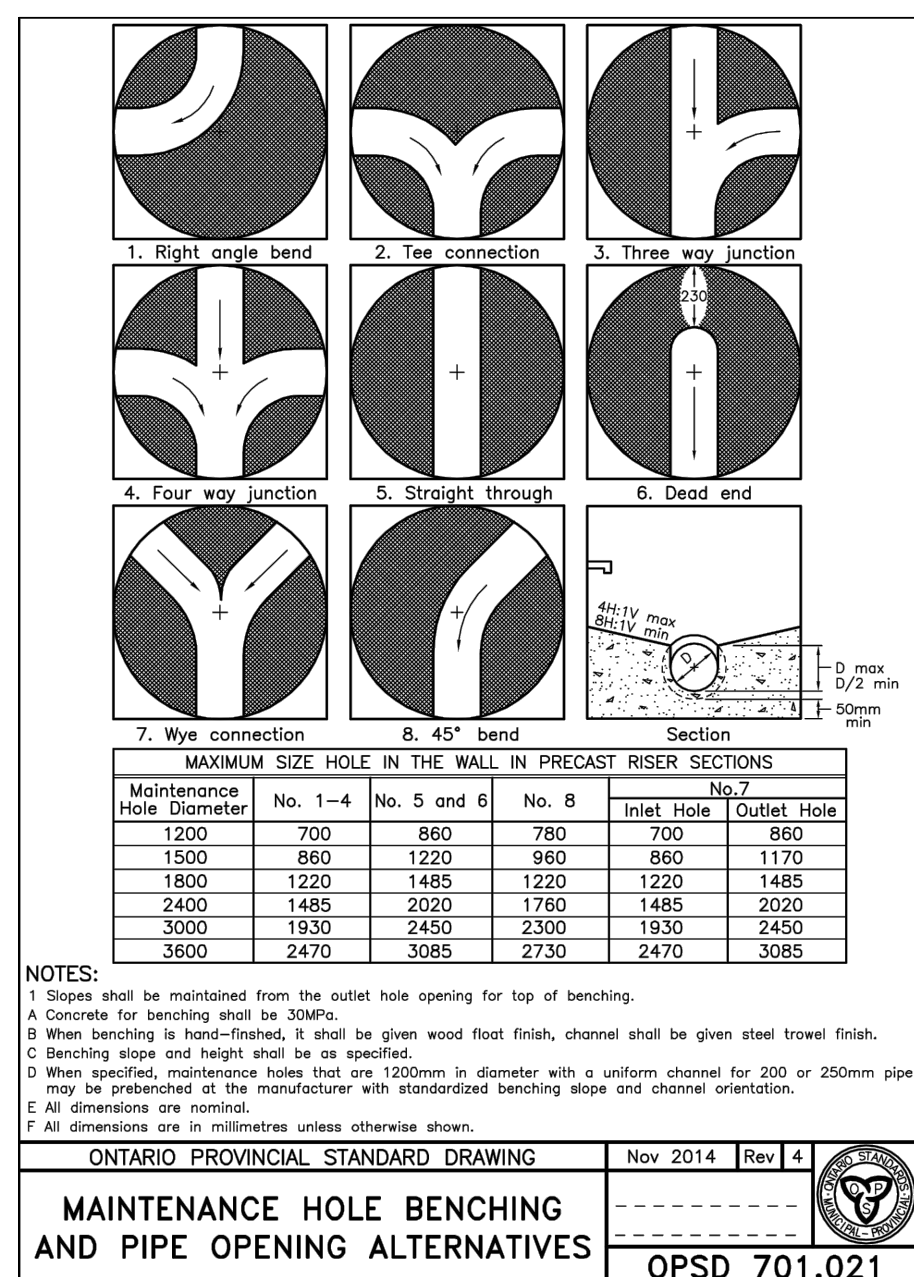
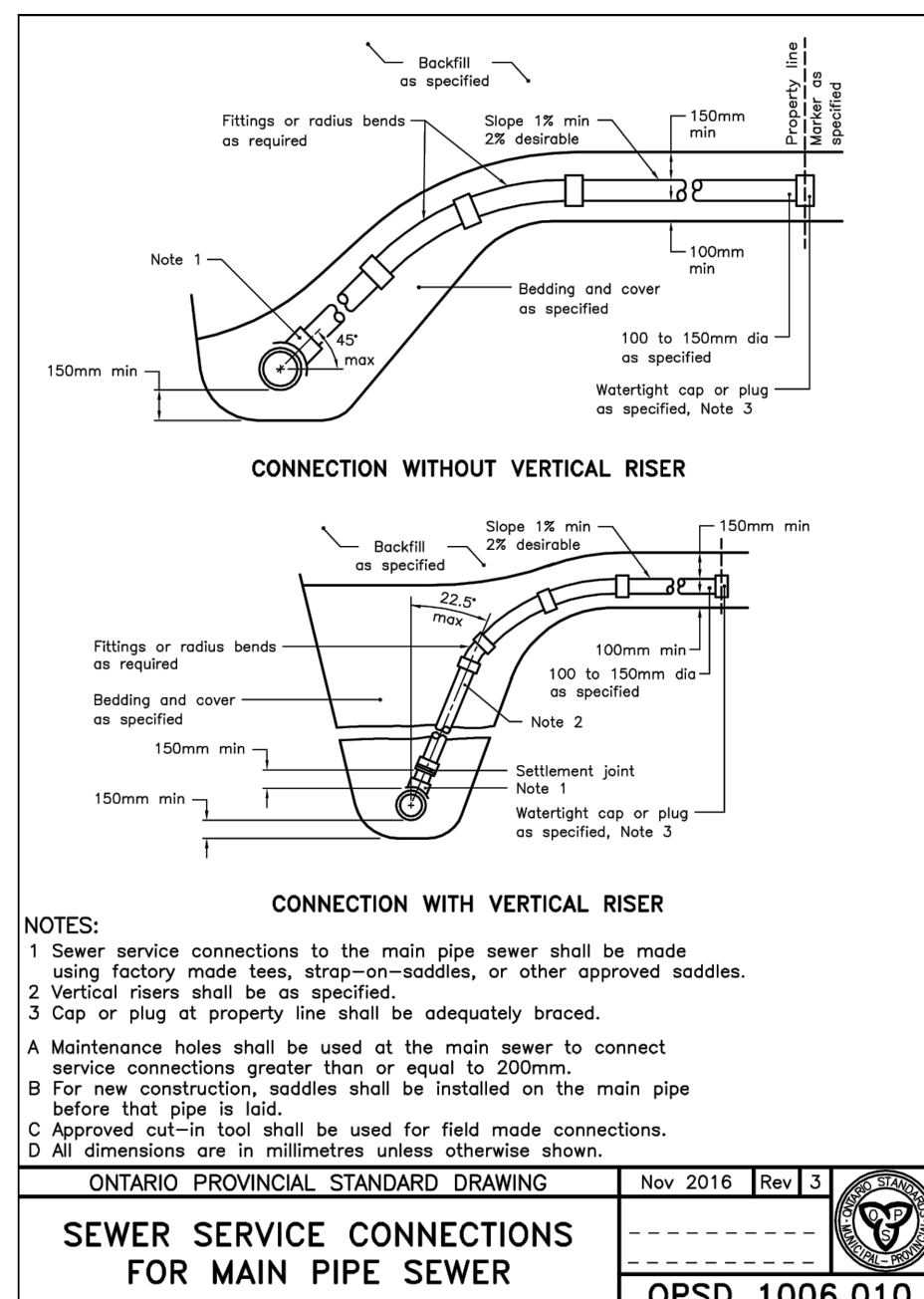
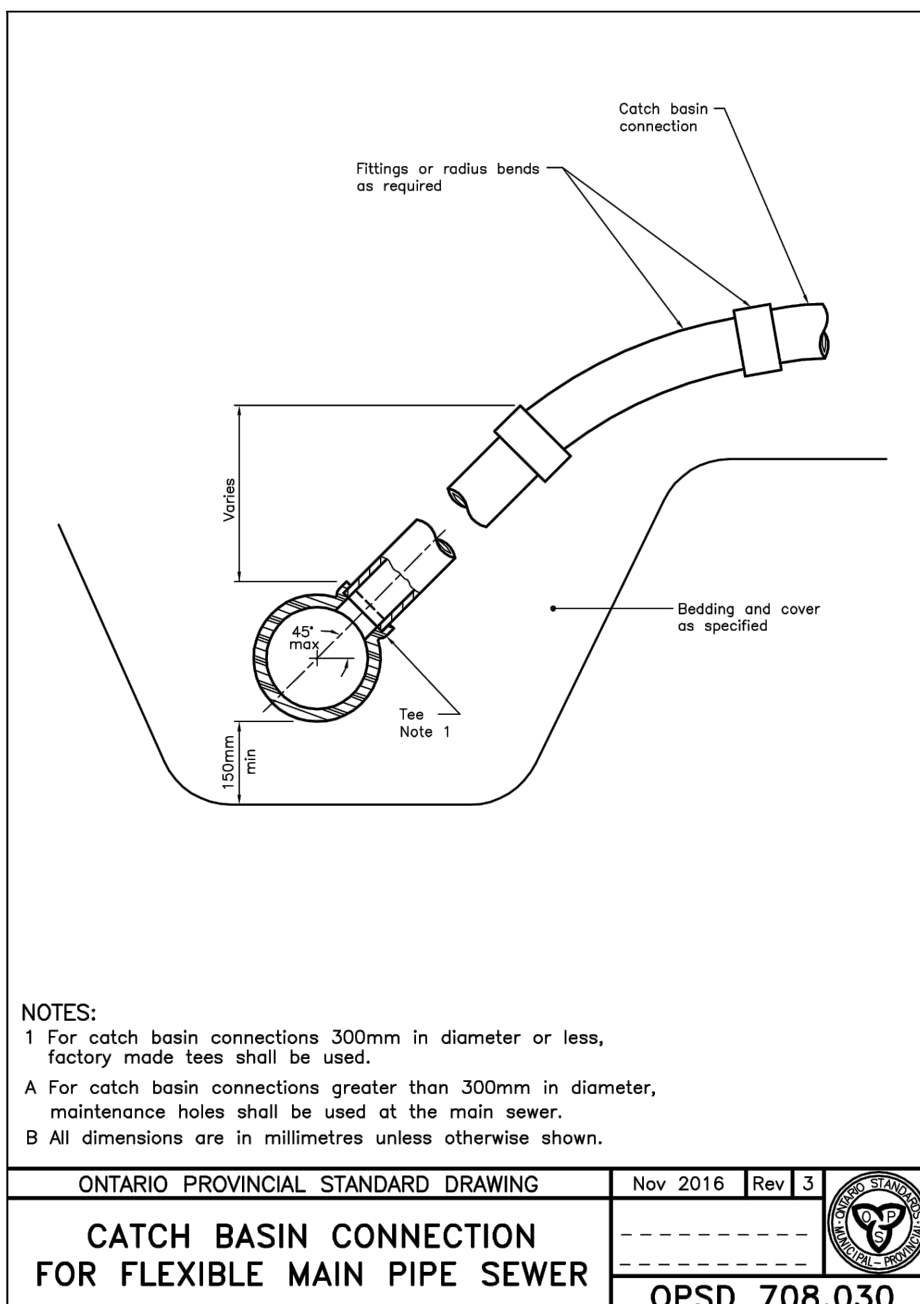
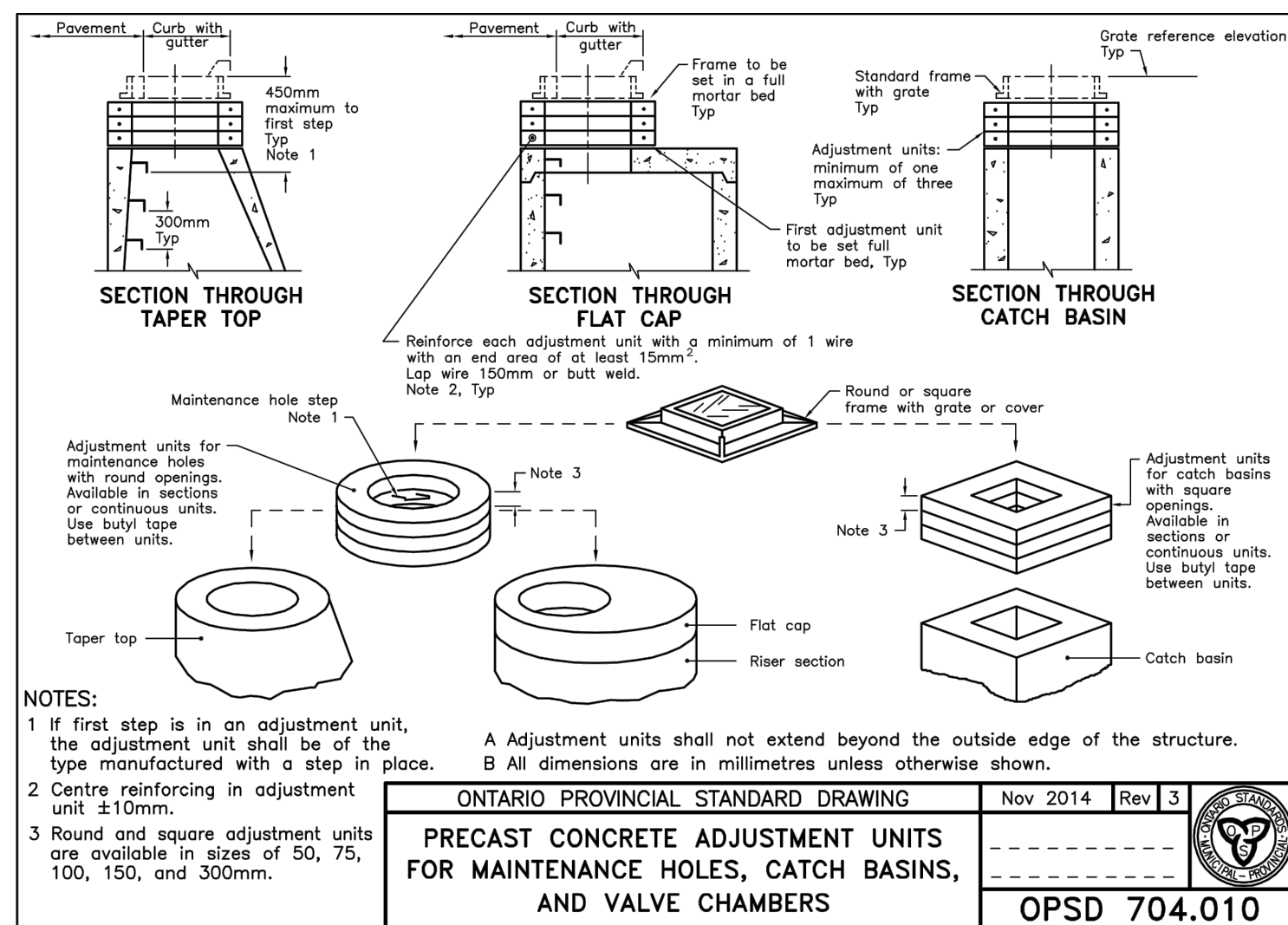
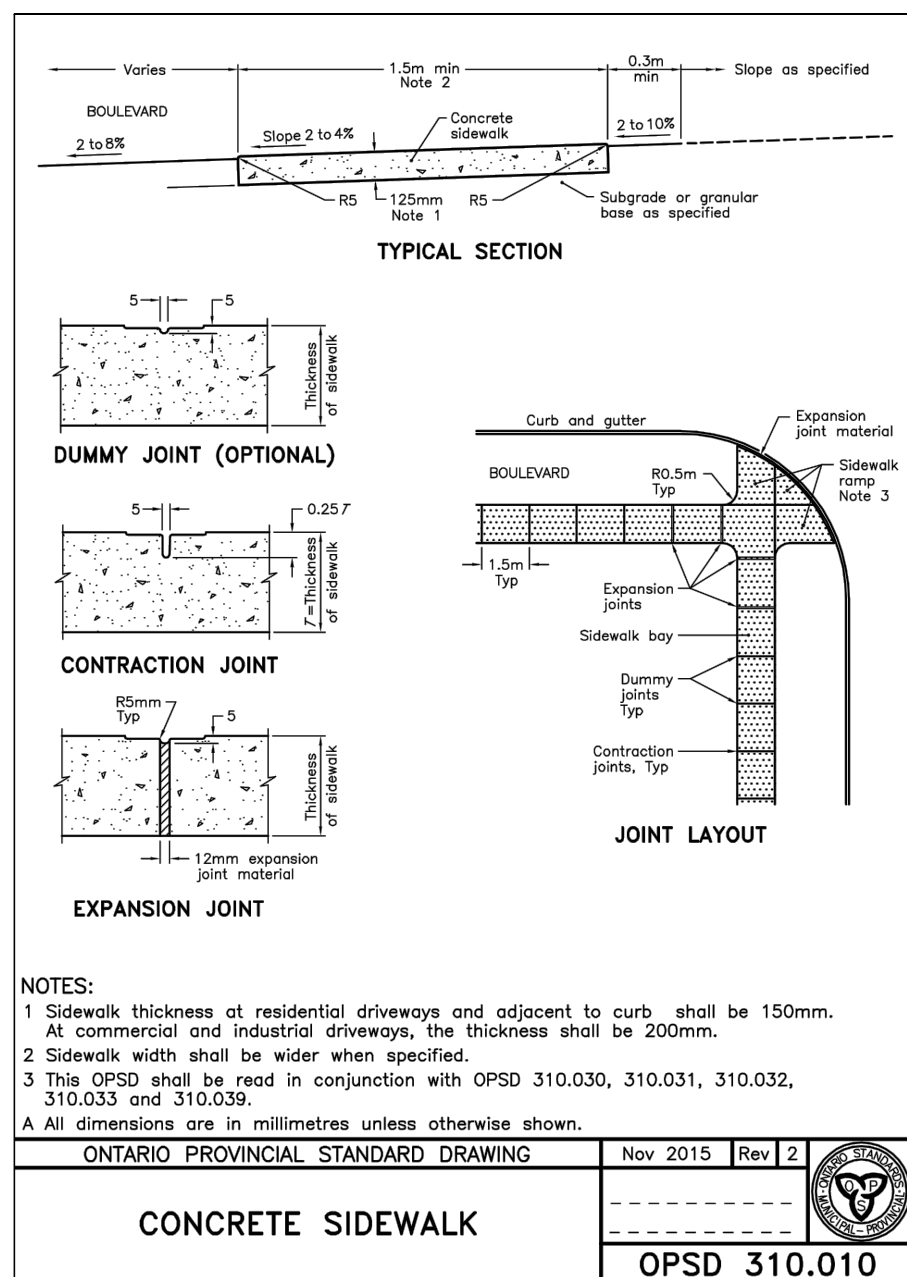
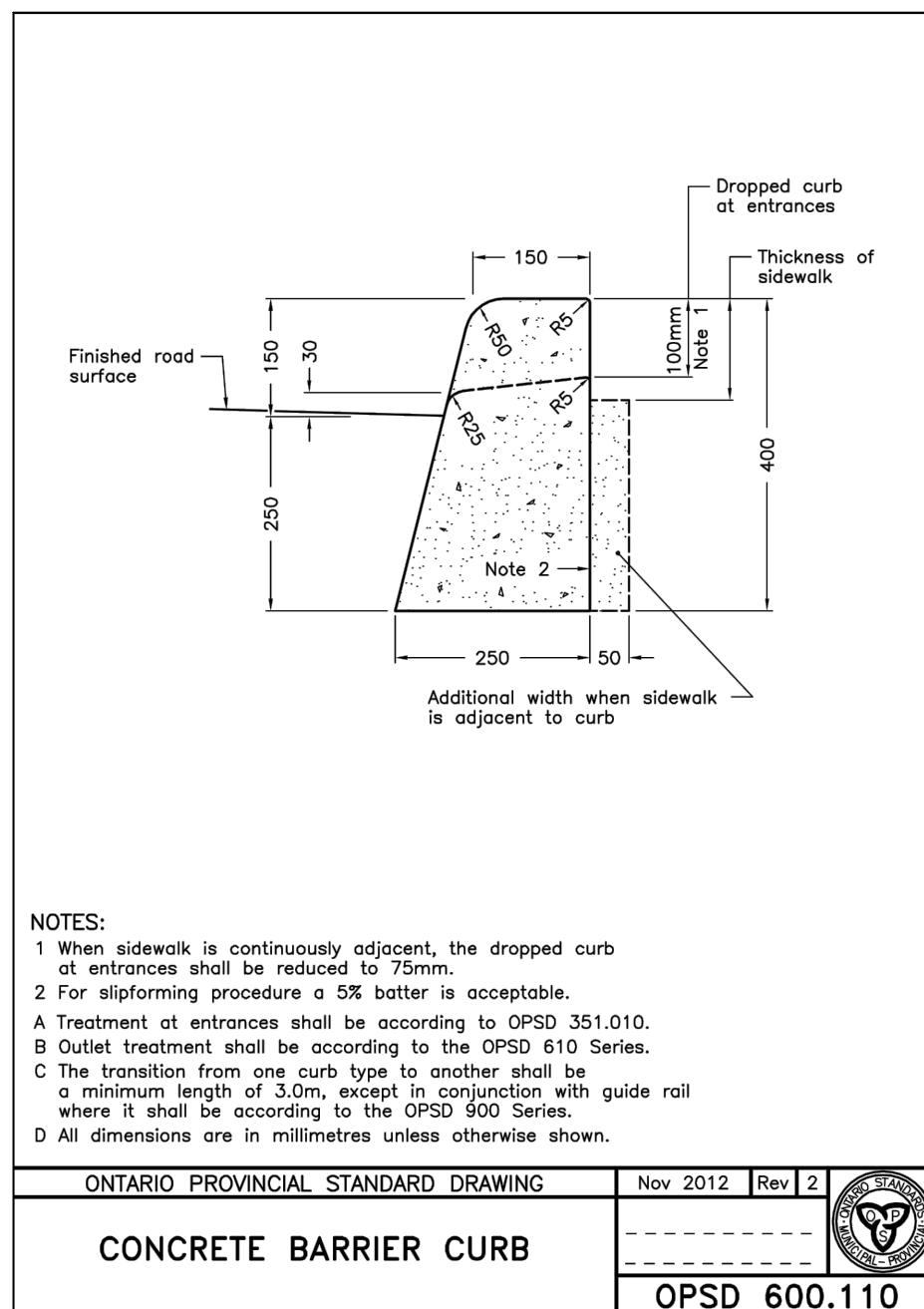
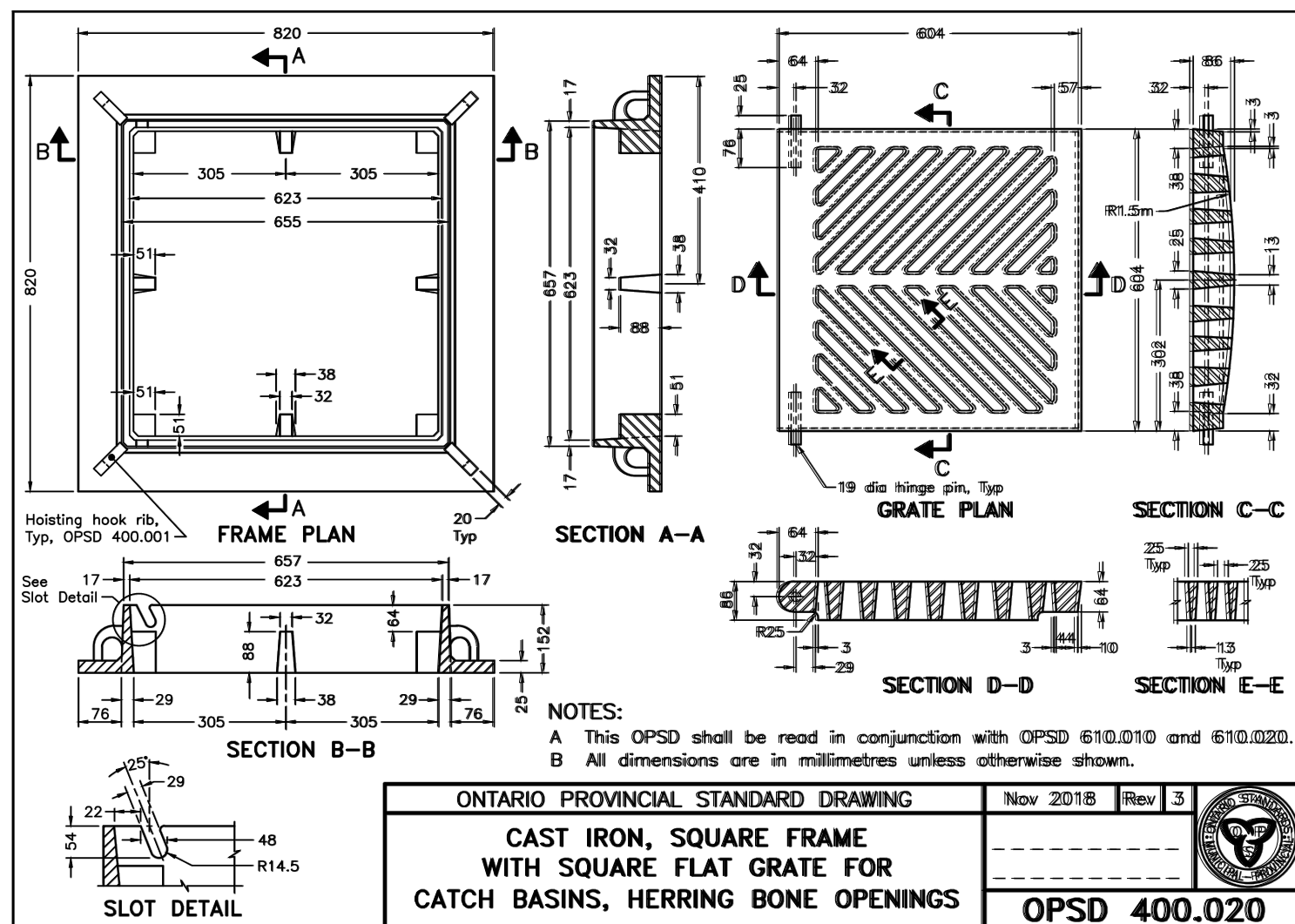
- CONTRACTORS SHALL INFORM THE CITY OF BARRIE WATER OPERATIONS DEPARTMENT A MINIMUM OF 48 HOURS IN ADVANCE OF THEIR INTENTIONS TO PERFORM WORK ON WATER INFRASTRUCTURE.
- OPERATION OF HYDRANTS AND VALVES ON THE POTABLE WATER SYSTEM BY OTHER THAN QUALIFIED WATER OPERATIONS STAFF IS PROHIBITED BY CURRENT BY-LAW. CITY SERVICE FEES ARE PER THE CURRENT FEES BY-LAW. THE CITY'S WATER OPERATIONS STAFF WILL SWAB, PRESSURE TEST, CHLORINATE AND FLUSH ALL NEW WATERMANS.
- MINIMUM COVER OVER WATERMAIN SHALL BE 1.7m. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAIN AND SEWERS SHALL BE 2.5m. WHERE WATERMAIN CONFLICTS WITH SEWER PIPES, DEFLECT WATERMAIN HORIZONTALLY OR VERTICALLY WHILE PROVIDING A MINIMUM OF 0.5m CLEARANCE BETWEEN WATERMAIN AND SEWERS. MAINTAIN MINIMUM DEPTH OF COVER AT ALL TIMES.
- WATERMAIN SHALL BE INSTALLED IN BEDDING AS PER OPSD 802.010 (GRANULAR 'A' EMBEDMENT MATERIAL) FOR FLEXIBLE PIPES AND OPSD 802.030 OR 802.031 CLASS 'B' (GRANULAR 'A' BEDDING MATERIAL, GRANULAR 'A' OR SELECT NATIVE COVER MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF WATER OPERATIONS ALTERNATIVE EMBEDMENT MATERIAL - SAND MEETING GRADATION REQUIREMENTS OF OPSD-MUN1004.05.07 COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY IS PERMISSIBLE WHERE NOTED IN STANDARD DETAILS. GEOTECHNICAL CERTIFICATION OF MATERIAL AND COMPACTION TESTING MUST BE PROVIDED EVERY 150 METRES. THE COMPACTION TESTING MUST INCLUDE THE ENTIRE EMBEDMENT ENVELOPE (HAUNCHES, BEDDING, TOP OF PIPE AND COVER).
- COPPER WATER MAINS AND SERVICES 19mm to 50mm IN DIAMETER SHALL BE EMBEDDED IN SAND 100 mm ABOVE AND BELOW TO CONFORM TO OPSD-MUN1 1004.05.07.
- RESTRAINING WILL BE REQUIRED ON ALL HYDRANTS. THRUST BLOCKS, AS PER OPSD 1103.010 AND 1103.020. RESTRAINING DEVICES MAY BE REQUIRED IN ADDITION TO STANDARD CONCRETE THRUST BLOCKING WHERE SOIL CONDITIONS WARRANT AT THE CITY'S DISCRETION.
- NEW WATERMANS TO BE PVC DR18 CL150 MINIMUM; DUCTILE IRON CL52AS PER THE APPROVED MANUFACTURERS PRODUCTS FOR LINEAR WATER SYSTEMS LIST.
- TRACING WIRE SHALL BE #12 AWG HIGH STRENGTH COPPER CLAD (HS-CSS) AND SHALL BE INSTALLED ON THE TOTAL LENGTH OF ALL WATERMAIN AND BROUGHT UP AT EACH HYDRANT AND CONNECTED TO FLANGE BOLT. ALL SPLICES TO UTILIZE CONNECTORS AS PER THE APPROVED MANUFACTURERS PRODUCTS FOR LINEAR WATER SYSTEMS LIST.
- ALL WATER SERVICES SHALL BE MINIMUM 25mm TYPE 'K' COPPER OR 25mm CROSS-LINKED POLYETHYLENE UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF WATER OPERATIONS. WATER SERVICE SADDLES SHALL BE USED WHEN TAPPING INTO PVC WATERMAIN.
- SERVICE TAPPINGS SHALL BE PLACED AT A MINIMUM SEPARATION OF 1.0m AND A MINIMUM OF 0.6m FROM JOINTS. (ENDS OF PIPE)
- RISER PIPES ARE TO BE INSTALLED AS PER BSD-510, AND REMOVED AS DIRECTED. SWABBING SCHEDULE TO BE SUPPLIED BY A WATER OPERATIONS FIELD REPRESENTATIVE. ALL RISERS ARE TO BE RESTRAINED OR THRUST BLOCKED.
- ALL NEW CURB STOPS AND BOXES TO BE LOCATED AT PROPERTY LINE AND OUT OF DRIVEWAYS AND SIDEWALKS.

4. STORM

- 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.
- 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 BSD-N2.
- 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.
- PIPE MATERIAL TO BE REINFORCED CONCRETE WITH A MINIMUM STRENGTH OF 50 N/m² 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.
- STORM SEWER TO BE MINIMUM 300 mm DIAMETER WITH JOINTS CONFORMING TO C.S.A. STANDARD A257.3.
- 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 METERS UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF ENGINEERING.
- ALL PIPE HANDLING INSTALLATIONS MUST BE IN STRICT COMPLIANCE WITH MANUFACTURES INSTALLATION GUIDES AND THE O.C.P.A. OR UNBELT GUIDELINES.

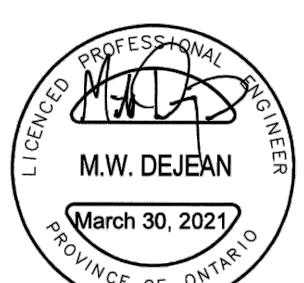
5. OTHER

- SIDEWALKS TO COMPLY WITH OPSD-310.010 AND ARE TO BE 1.5 m WIDE. MINIMUM THICKNESS AS FOLLOWS :
 - RESIDENTIAL DRIVEWAY 150 mm
 - COMMERCIAL/INDUSTRIAL DRIVEWAY 200 mm (REINFORCEMENT AS PER OPSD IF REQUIRED)
 - WHEN NO DRIVEWAY IS PRESENT, 125 mm.
 - NATIVE SUBGRADE SHALL HAVE A CROSSFALL OF 3% AND THE MATERIAL SHALL BE APPROVED BY A SOILS CONSULTANT AND IS SUBJECT TO APPROVAL BY THE DIRECTOR OF ENGINEERING.
 - ALL CURB RADI TO BE MINIMUM OF 9.0 m AT THE ENTRANCE.
 - NATIVE SUBGRADE TO BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AND SHALL BE PROOF ROLLED.
 - MORTAR IS USED FOR LEVELING OF PRECAST UNITS ONLY. THE THICKNESS OF MORTAR WILL BE 10mm TO FILL ALL VOIDS CREATED BY IRREGULARITIES IN THE PRECAST UNITS TO ENSURE AN EVEN SURFACE ONLY.
 - NON-COMPRESSIBLE BACK FILL WILL BE USED DURING REBUILDING, ADJUSTING, OR ANY OTHER APPLICABLE CATCH BASIN OR MAINTENANCE HOLE WORKS.
- ### 6. DEWATERING
- DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSD 517 AND 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION.
 - ANY DEWATERING THAT IS TO BE DISCHARGED TO THE STORM SEWER SHALL HAVE THE EFFLUENT QUALITY MEET PROVINCIAL WATER QUALITY OBJECTIVES (PWQO) AND THE CITY OF BARRIE SEWER USE BY-LAW 2012-172.
 - ANY DEWATERING THAT IS TO BE DISCHARGED TO THE SANITARY SEWER SHALL HAVE EFFLUENT QUALITY MEET CITY OF BARRIE BY-LAW 2012-172 AND MUST BE PRE-APPROVED BY THE ENVIRONMENTAL AND WASTEWATER OPERATIONS STAFF.
 - A PERMIT TO TAKE WATER (PTTW) FROM THE MOECC IS REQUIRED IF DEWATERING OCCURS AND VOLUMES EXCEED GREATER THAN 50,000 L PER DAY.
 - THE DISCHARGE OF ANY WATER SHALL BE CONTROLLED IN A MANNER SO AS TO AVOID EROSION AND SEDIMENTATION OF THE RECEIVING AREA.



7.	REVISED FOR SITE PLAN AMMENDMENT	03/30/21	JPE
6.	REVISED BASED ON CAR PORT LOCATION	12/16/20	JPE
5.	REVISED SERVICING/GRADING	10/29/20	JPE
4.	ISSUED FOR TENDER	06/15/20	JPE
3.	ISSUED FOR APPROVAL	03/12/20	JPE
NO.	REVISION NOTE	DATE	BY

BENCHMARK:	
HORIZONTAL	
MTO MONUMENT 03120040023 MONUMENT CAP IS LOCATED ON THE NORTHEAST CORNER OF DUNLOP ST. W AND ECCLES ST BETWEEN THE SIDEWALK AND THE PROPERTY LINE.	
MTO MONUMENT 03120080022 MONUMENT CAP IS LOCATED ON THE SE CORNER OF INNISFL ST. W AND VESPERA ST APPROXIMATELY 18.5M FROM CENTERLINE OF INNISFL ST AND APPROXIMATELY 13M FROM CENTERLINE OF VESPERA ST.	
VERTICAL	
MTO MONUMENT 0011931U4555 ELEVATION 228.735 BARRIE FUNDAMENTAL BENCH-MARK IN QUEENS PARK, 12.2 M NORTHEAST OF CURB AT NORTHEAST SIDE OF PARKSIDE DRIVE, 1.8 M NORTHEAST OF BOUNDARY BETWEEN PARK AND DRILL HALL GROUNDS, TABLET IN TOP.	
MTO MONUMENT 0011984U119 ELEVATION 232.085 BARRIE FEDERAL BUILDING, AT CORNER OF COLLIER AND OWEN STREETS, TABLET IN EAST SIDE SMOOTH STONE FOUNDATION WALL, IN CENTRE OF FIRST STONE NORTH OF NOTCH IN WALL, 7.0 M NORTH OF SOUTHEAST CORNER OF BUILDING, 30 CM BELOW BRICK SINDING.	



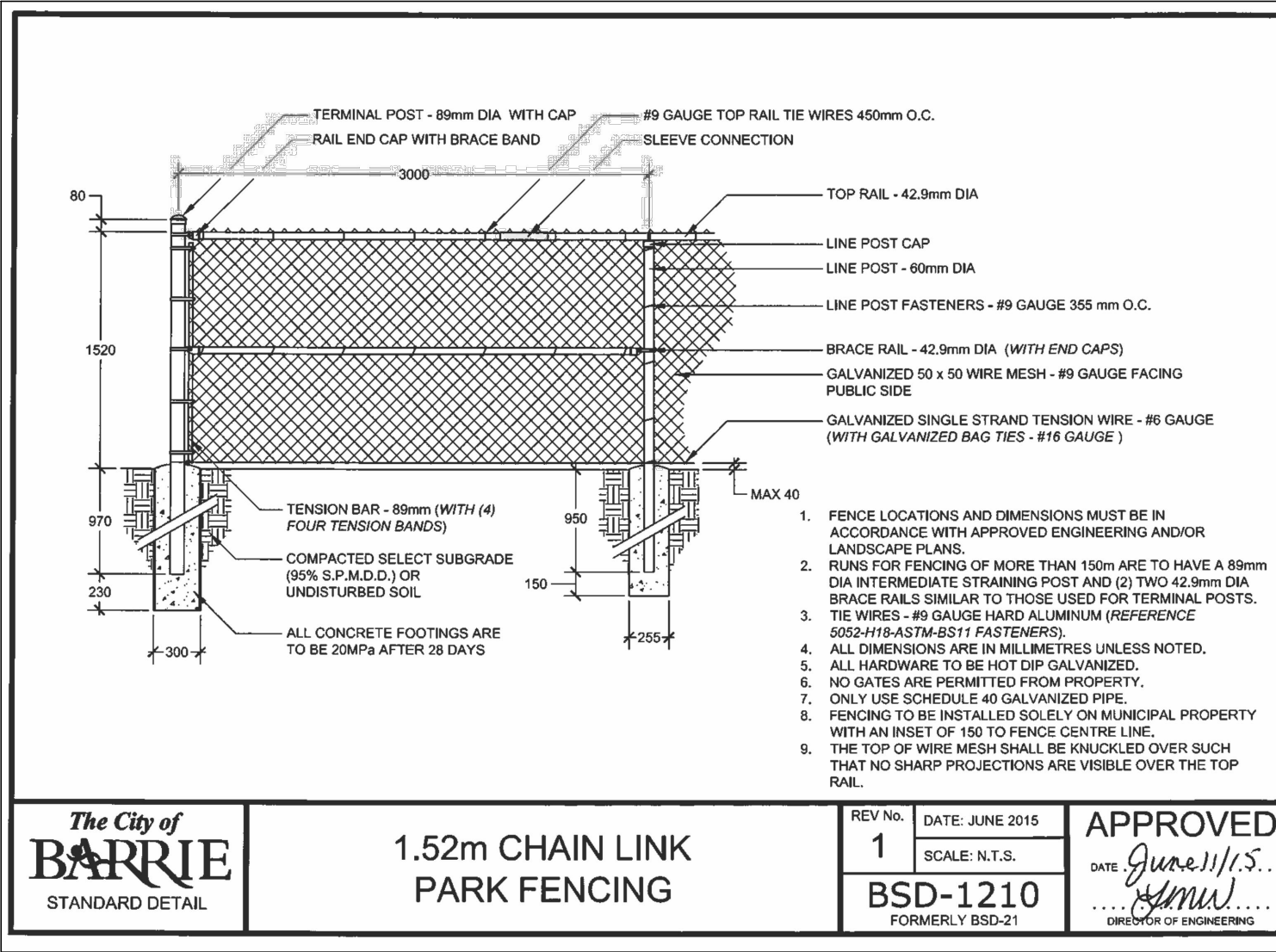
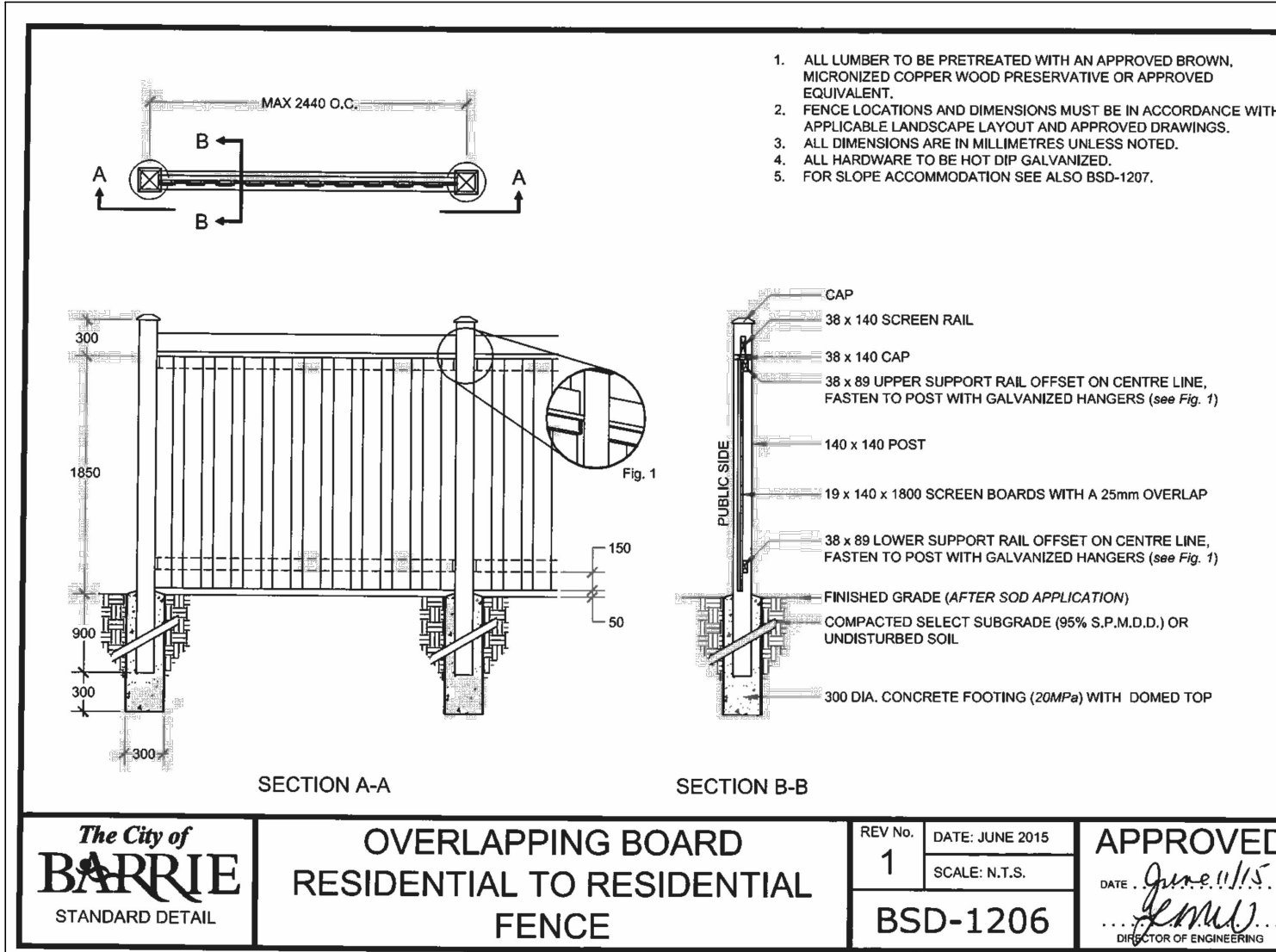
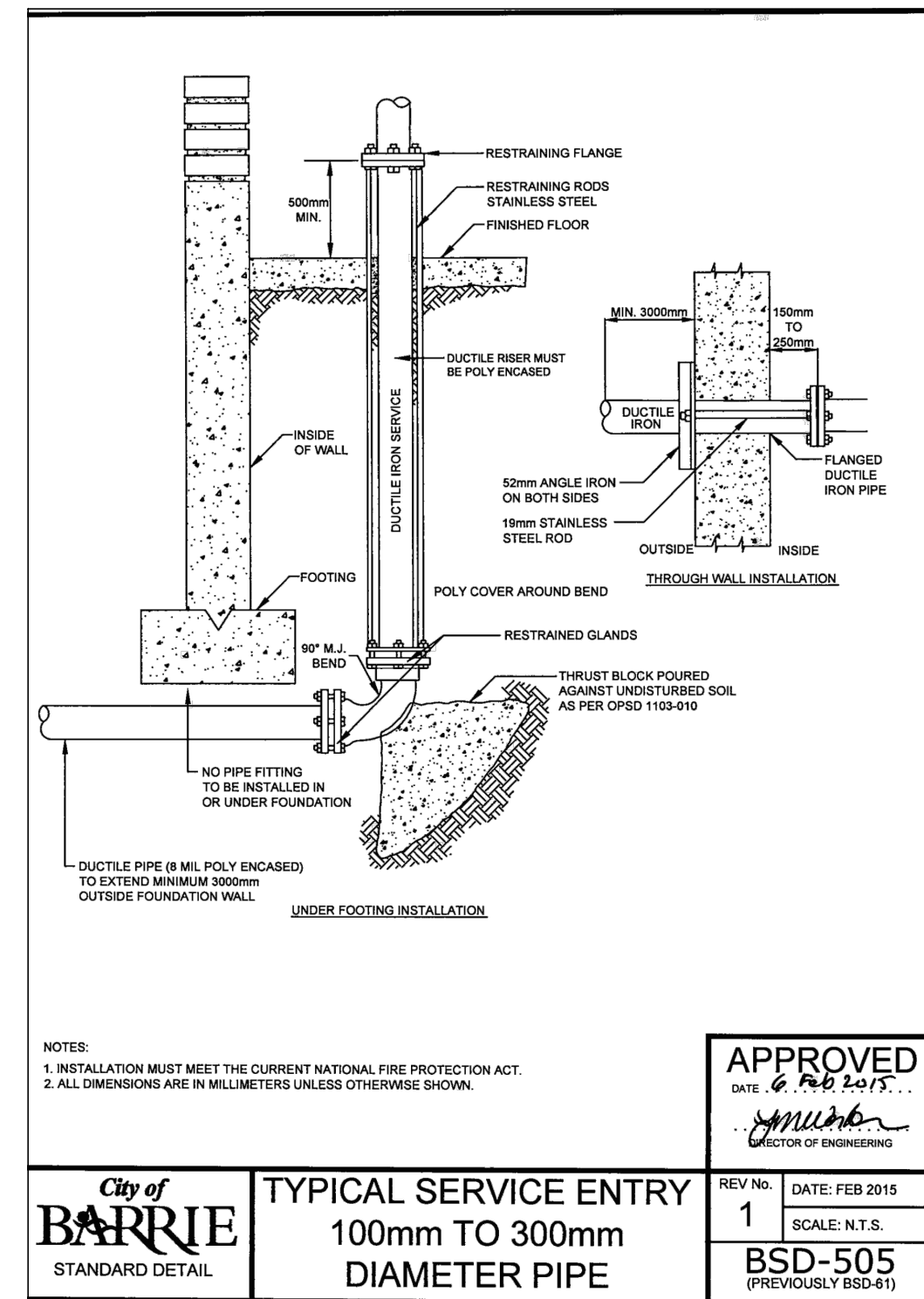
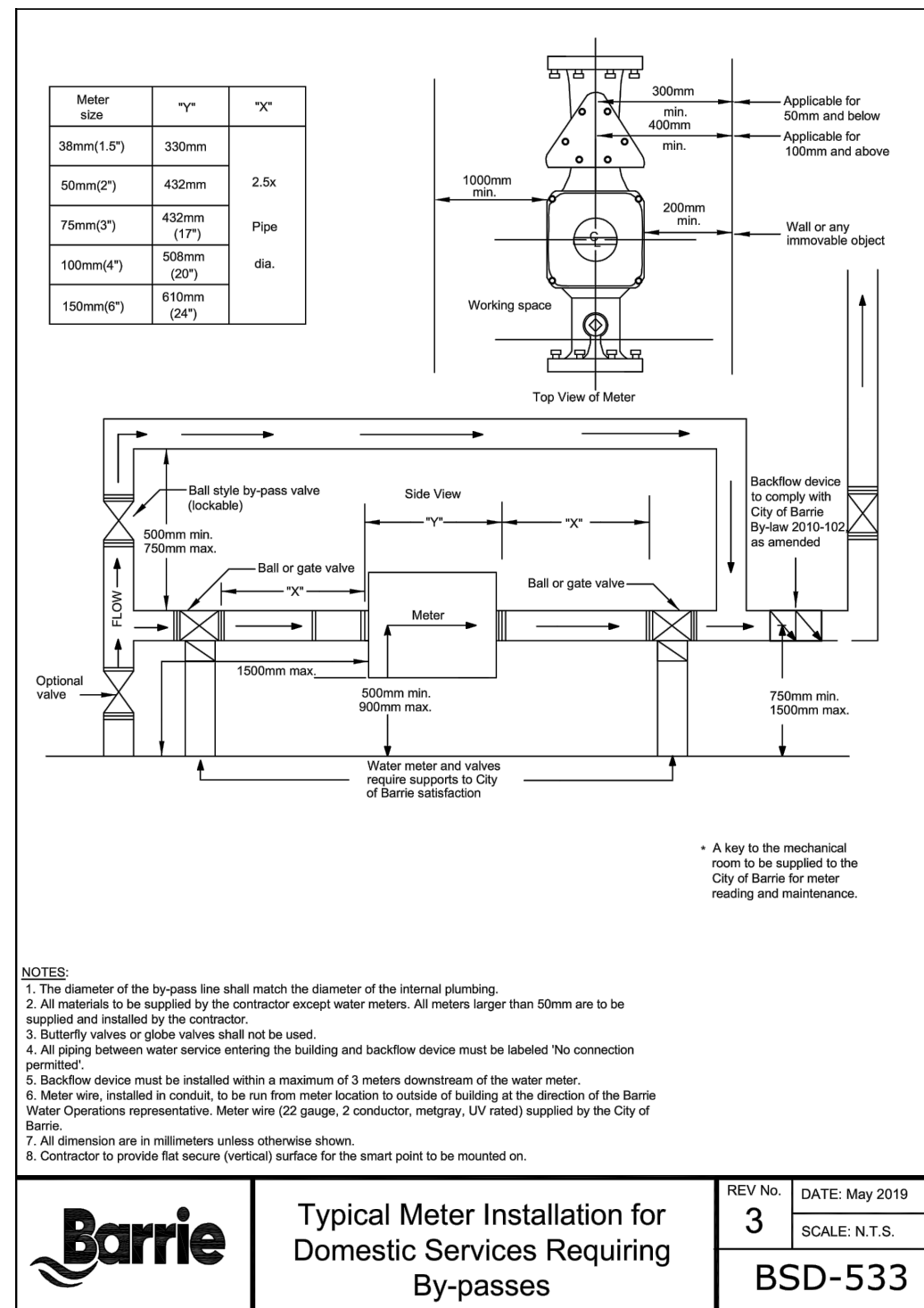
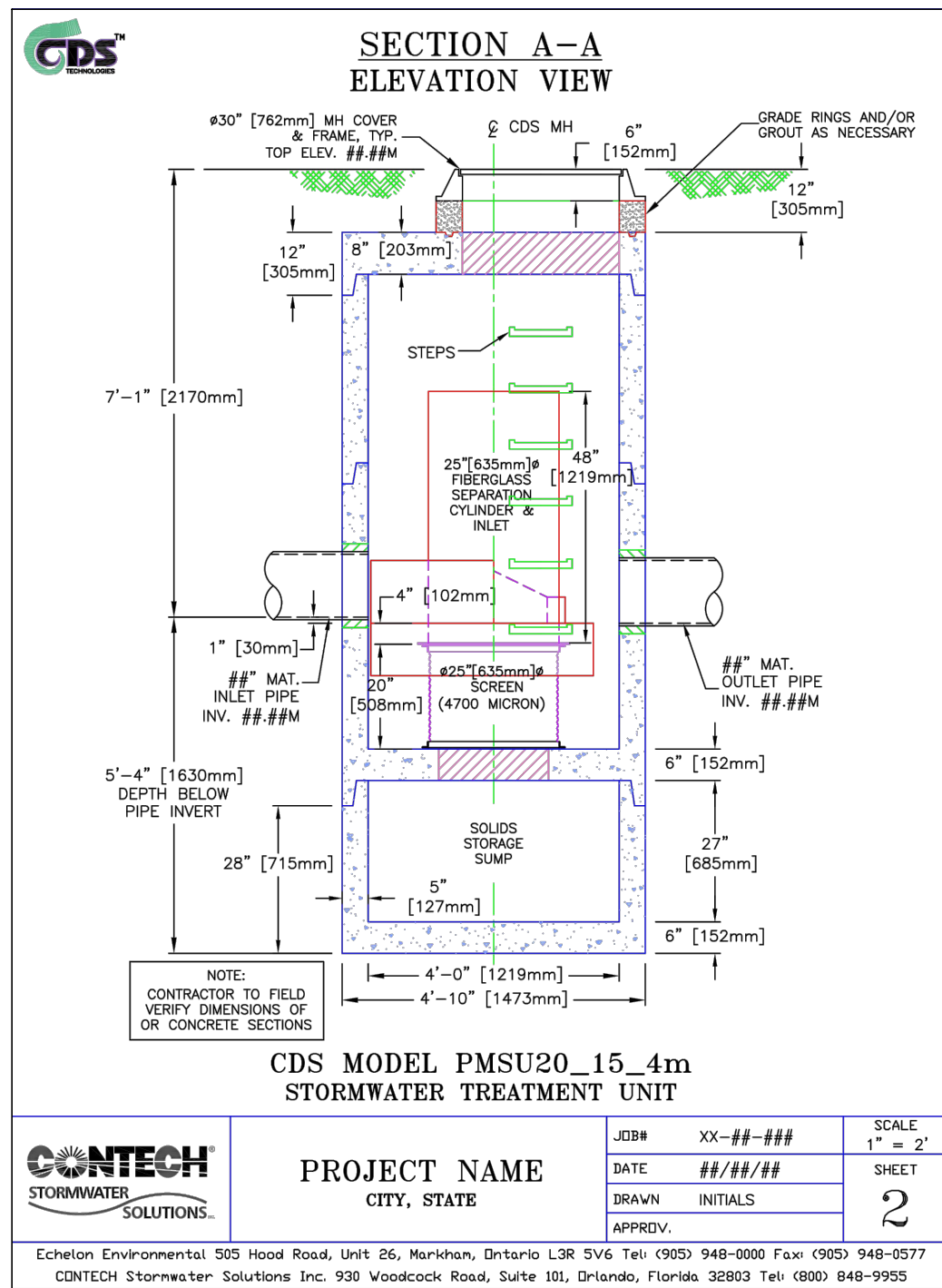
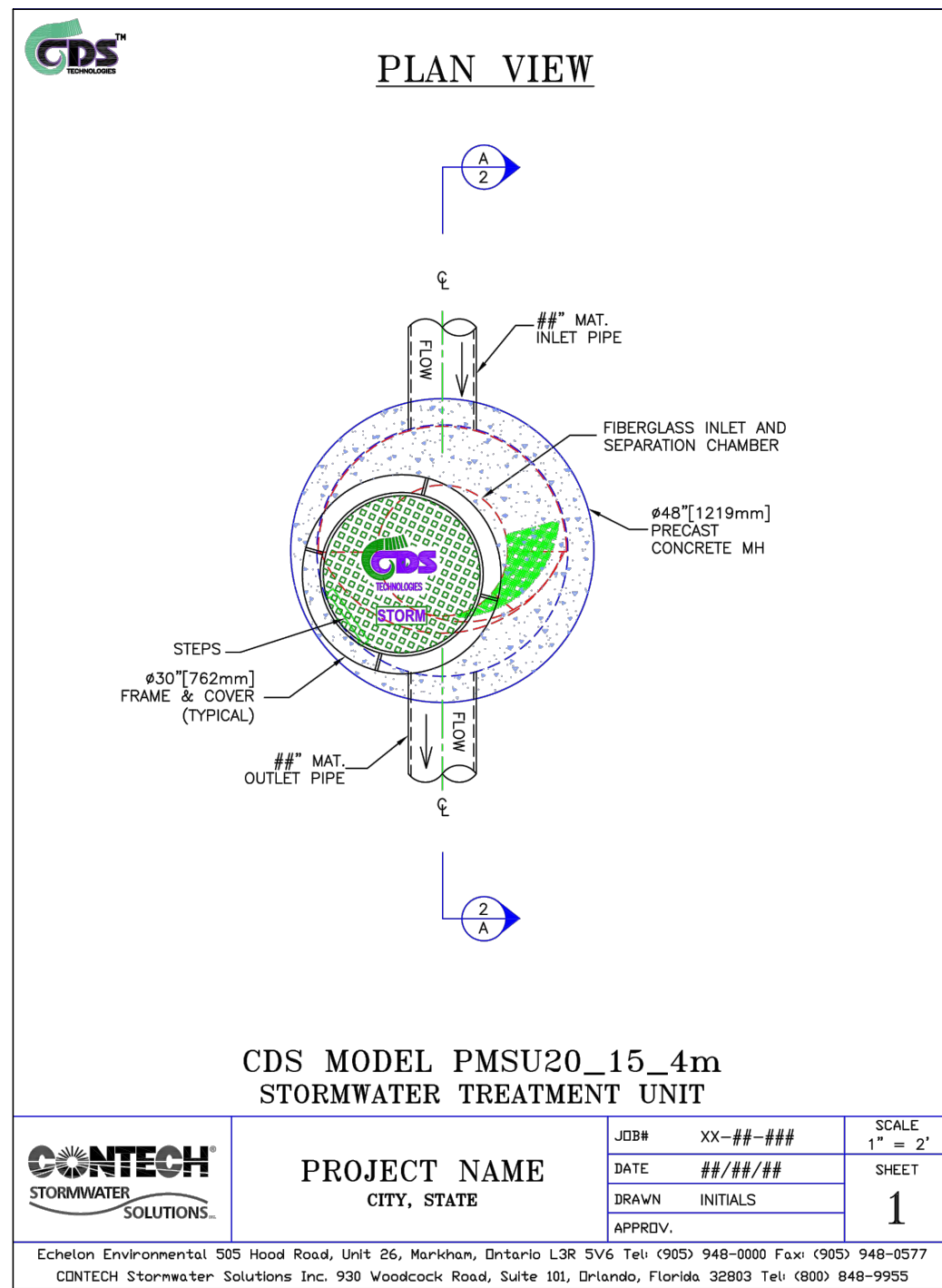
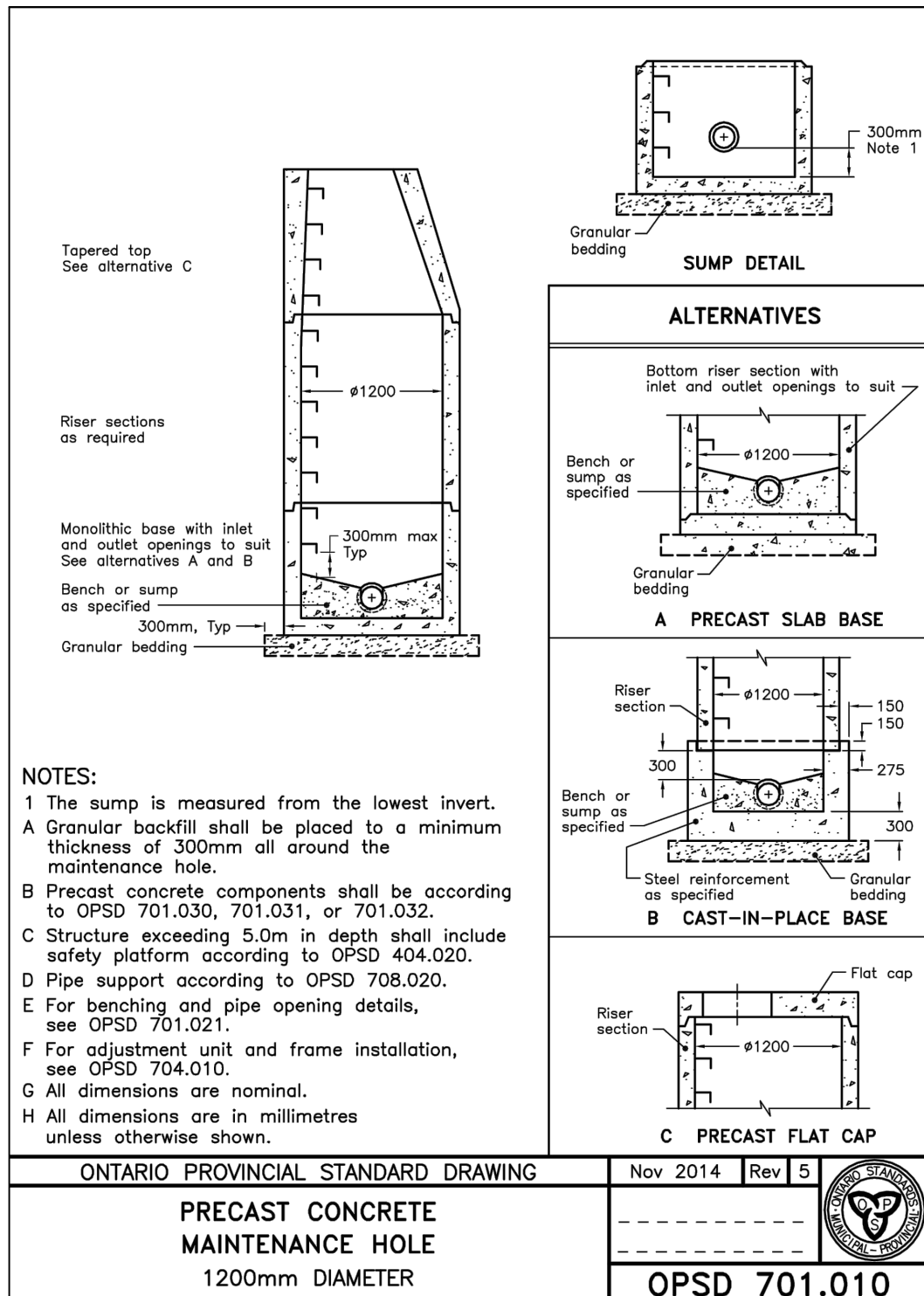
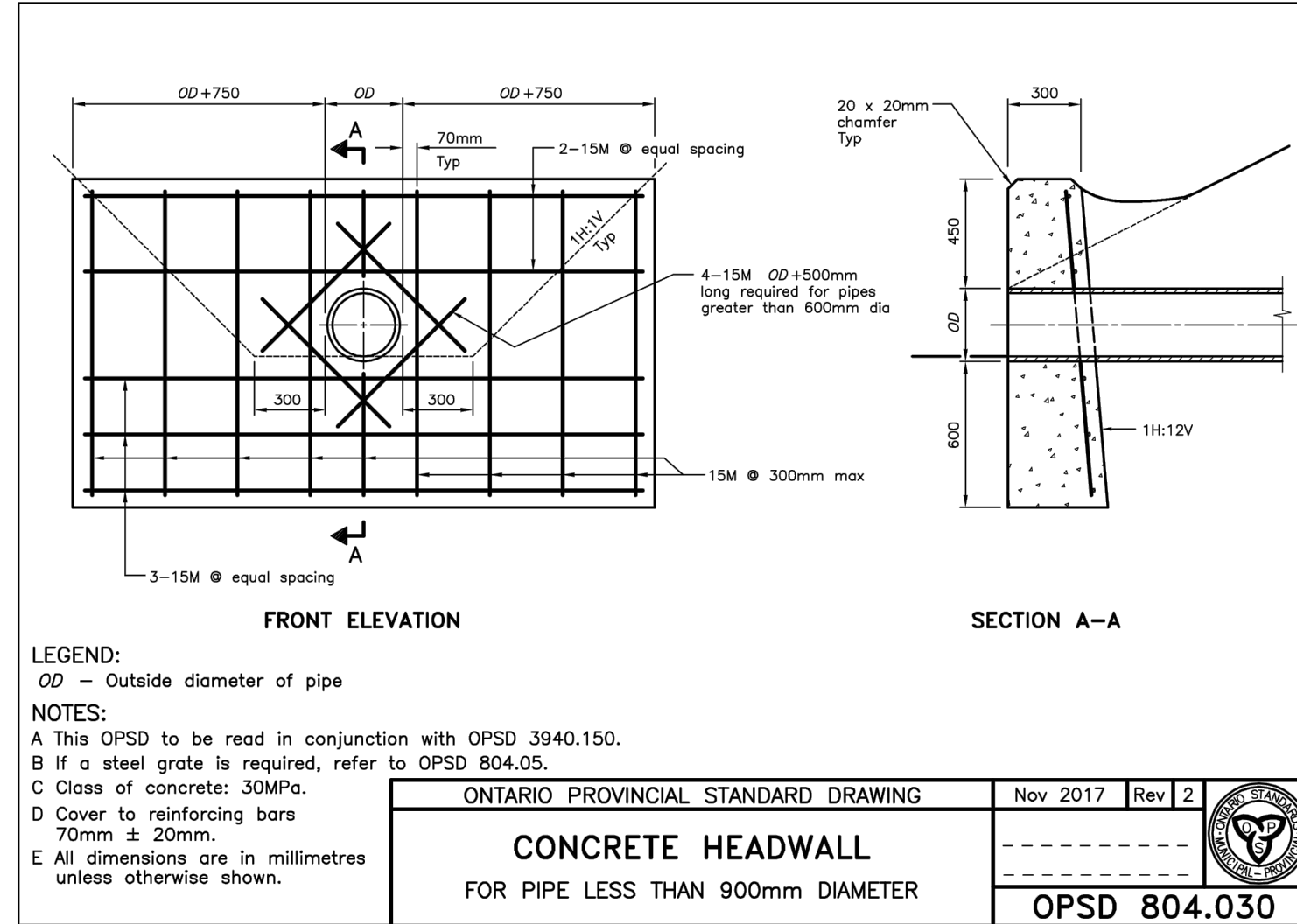
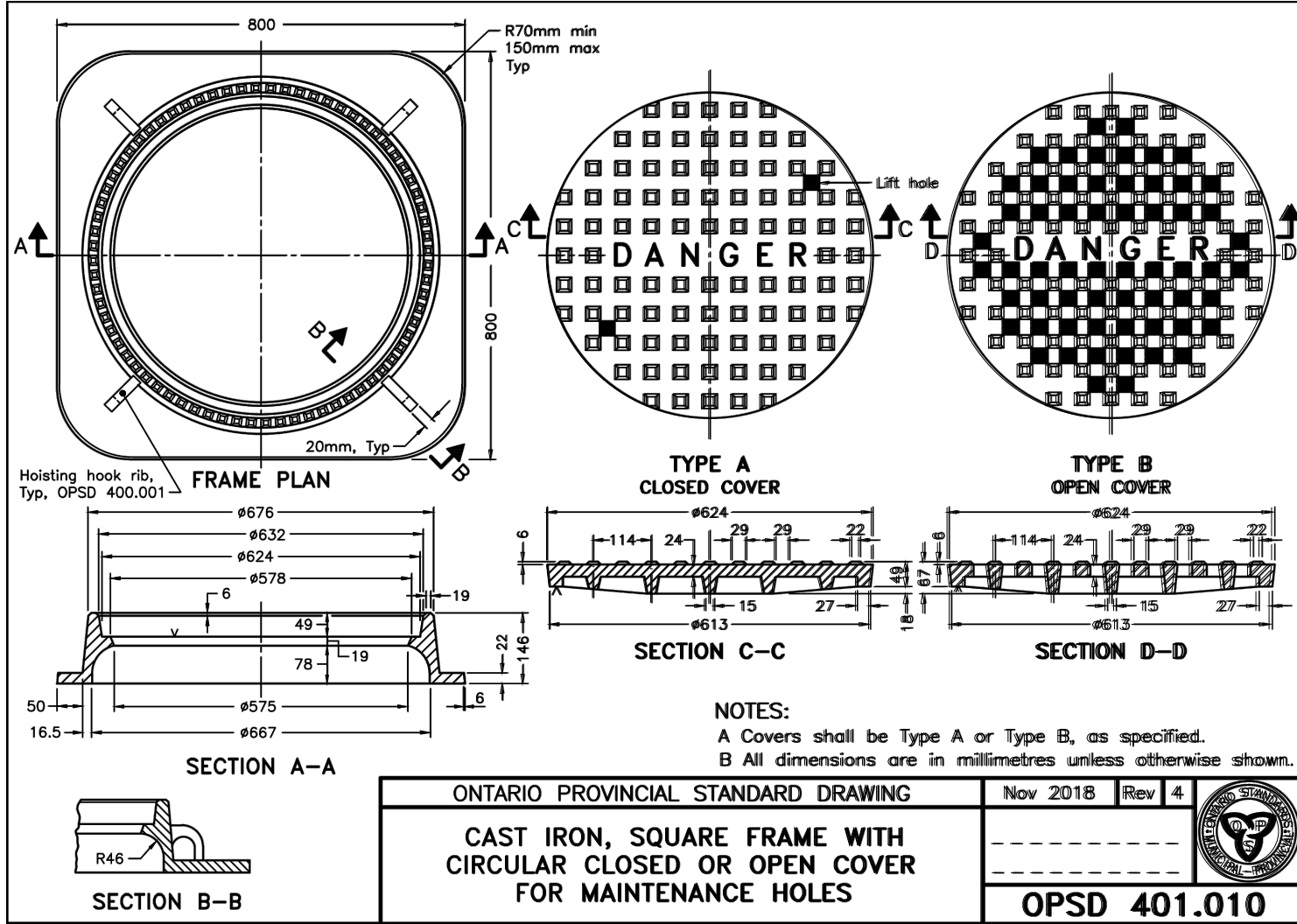
MDM DEVELOPMENTS
233 DUNLOP STREET WEST
CITY OF BARRIE

NOTES & DETAILS



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DESIGNED BY	TA/MJWP	HORIZ SCALE	PROJECT #	12081.01
DRAWN BY	MJWP	VERT SCALE	DRAWING #	ND-1
CHECKED BY	MWD	DATE	REVISION #	7



7.	REVISED FOR SITE PLAN AMMENDMENT	03/30/21	JPE	BENCHMARK:
6.	REVISED BASED ON CAR PORT LOCATION	12/16/20	JPE	HORIZONTAL
5.	REVISED SERVICING/GRADING	10/29/20	JPE	MTD MONUMENT 03120040023 MONUMENT CAP IS LOCATED ON THE NORTHEAST CORNER OF DUNLOP ST. W AND ECCLES ST BETWEEN THE SIDEWALK AND THE PROPERTY LINE.
4.	ISSUED FOR TENDER	06/15/20	JPE	AND ECCLES ST BETWEEN THE SIDEWALK AND THE PROPERTY LINE.
3.	ISSUED FOR APPROVAL	03/12/20	JPE	MTD MONUMENT 03120080022 MONUMENT CAP IS LOCATED ON THE SE CORNER OF INNISFIL ST AND VESPERA ST APPROXIMATELY 15.5M FROM CENTERLINE OF INNISFIL ST AND APPROXIMATELY 13M FROM CENTERLINE OF VESPERA ST.
NO.	REVISION NOTE	DATE	BY	VERTICAL
				MTD MONUMENT 0011931U4555 ELEVATION 228.735 BARRIE FUNDAMENTAL BENCH-MARK IN QUEENS PARK, 12.2 M NORTHEAST OF CURB AT NORTHEAST SIDE OF PARKSIDE DRIVE, 1.8 M NORTHEAST OF BOUNDARY BETWEEN PARK AND DRILL HALL GROUNDS, TABLET IN TOP.
				MTD MONUMENT 0011984U119 ELEVATION 232.085 BARRIE FEDERAL BUILDING, AT CORNER OF COLLIER AND OWEN STREETS, TABLET IN EAST SIDE
				SMOOTH STONE FOUNDATION WALL, IN CENTRE OF FIRST STONE NORTH OF NOTCH
				IN WALL, 7.0 M NORTH OF SOUTHEAST CORNER OF BUILDING, 30 CM BELOW BRICK SIDING.



MDM DEVELOPMENTS
233 DUNLOP STREET WEST
CITY OF BARRIE

NOTES & DETAILS

DESIGNED BY	TA/MJWP	HORIZ SCALE	PROJECT #
DRAWN BY	MJWP	VERT SCALE	DRAWING #
CHECKED BY	MWD	DATE	REVISION #
		APRIL 2019	7

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PROJECT # 12081.01
ND-2



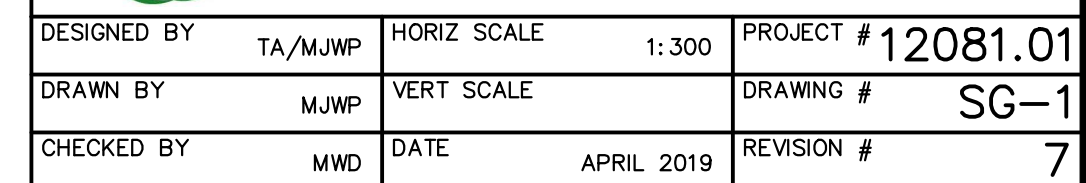
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AND GUYANA ST BETWEEN THE SIDEWALK AND THE PROPERTY LINE.
MTO MONUMENT 03120080022 MONUMENT CAP IS LOCATED ON THE SE CORNER OF INNISFIL ST AND
VESPERA ST APPROXIMATELY 18.5M FROM CENTERLINE OF INNISFIL ST AND APPROXIMATELY 13M FROM
VESPERA ST.
VERTICAL
MTO MONUMENT 00119310455 ELEVATION 228.735 BARRIE FUNDAMENTAL BENCHMARK LOCATED IN QUEENS
PARK ON THE NORTHEAST OF CURB AT NORTHEAST SIDE OF PARKSIDE DRIVE, 1.8 M NORTHEAST OF
BOUNDARY BETWEEN PARK AND DRILL HALL GROUNDS, TABLET IN TOP.
MTO DOCUMENT 00119840119 ELEVATION 230.056 BARRIE FUND.
BUILDING, AT CORNER OF COLLIER AND OWEN STREETS, TABLET IN EAST SIDE
FOUNDATION WALL IN SHEDS. FIRST FLOOR ELEVATION 230.056 M.
IN WALL, 7.0 M NORTH OF SOUTHEAST CORNER OF BUILDING, 0.3 CM BELOW BRICK SIDING.

CONTRACTOR TO CONFIRM LOCATION AND SIZE OF EXISTING SERVICES PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES

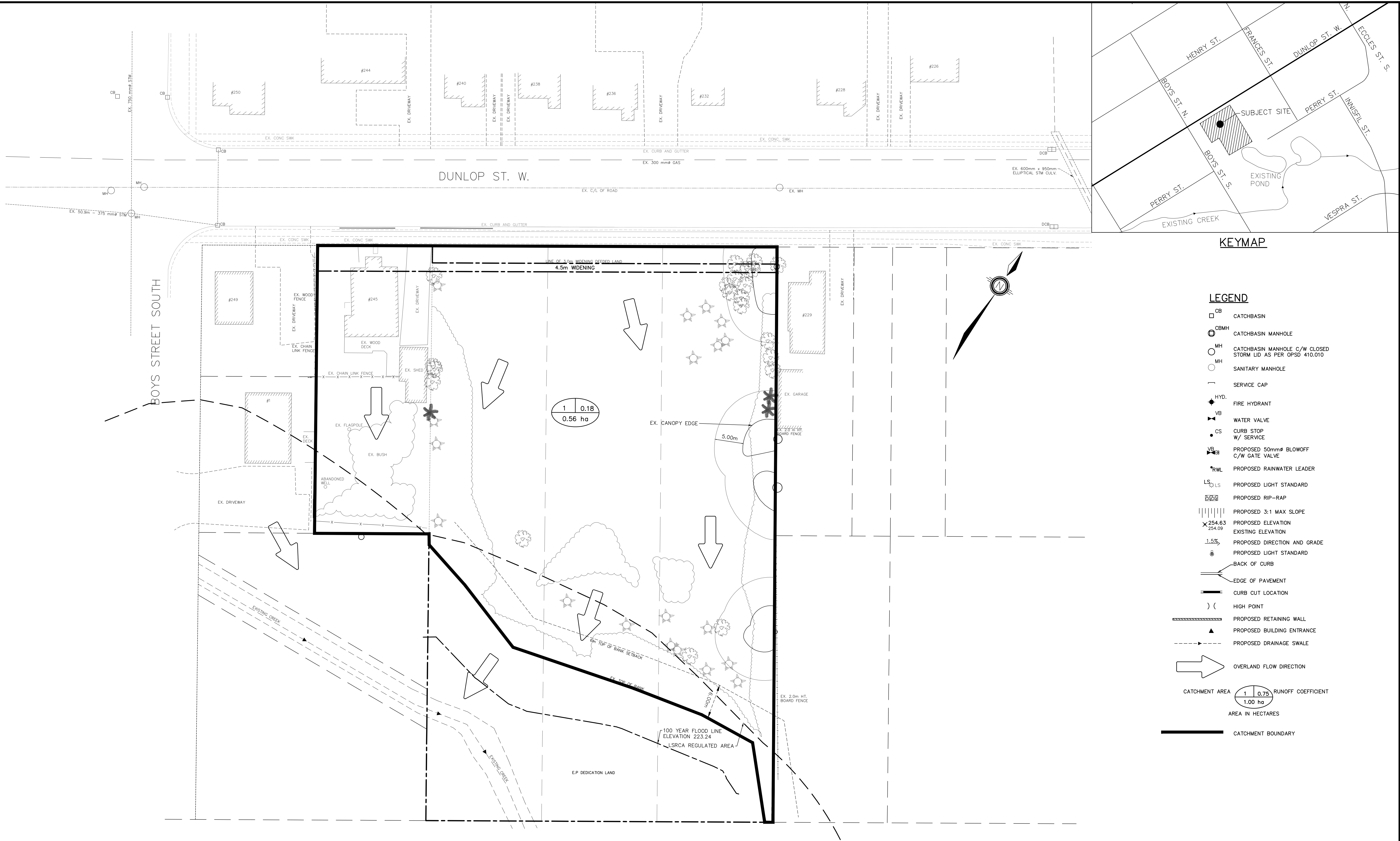
		PEARSON ENGINEERING PEARSONENG.COM PH. 705.719.4785	
DESIGNED BY	TA/MJMP	HORIZ SCALE	1:300
DRAWN BY	MJMP	VERT SCALE	DRAWING # 12081.01
CHECKED BY	MWD	DATE	APRIL 2019
		REVISION #	SS-1
			7



BENCHMARK:
HORIZONTAL
MTO MONUMENT 00120040023 MONUMENT CAP IS LOCATED ON THE NORTHEAST CORNER OF DUNLOP ST. W
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MTO MONUMENT 00120080022 MONUMENT CAP IS LOCATED ON THE SE CORNER OF INNISNIL ST AND
VESPERA ST APPROXIMATELY 18.5M FROM ELEVATION OF INNISNIL ST AND APPROXIMATELY 13M FROM
CENTERLINE OF VESPERA ST
VERTICAL
MTO MONUMENT 00119304555 CENELENE 228.735 BARRIE FUNDAMENTAL BENCH MARK IN QUEENS
PARK NORTHEAST OF CURB AT NORTHEAST SIDE OF PARKSIDE DRIVE, 1.8 M NORTHEAST OF
BOUNDARY BETWEEN PARK AND DRILL HALL GROUNDS, TABLET IN TOP.
MTO MONUMENT 00119401191 ELEVATION 232.055 BARRIE FEDERAL
FOUNDATION, AT CORNER OF COLLIER AND OWEN STREETS, TABLET IN EAST SIDE
OF BUILDING WALL, IN SHED AT FIRST CORNER OF COLLIER AND OWEN STREETS, 1.8 M HIGH
IN WALL, 7.0 M NORTH OF SOUTHEAST CORNER OF PARKSIDE, 13 CM BELOW BRICK SIDING.



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7.	REVISED FOR SITE PLAN AMMENDMENT	03/30/21	JPE
6.	REVISED BASED ON CAR PORT LOCATION	12/16/20	JPE
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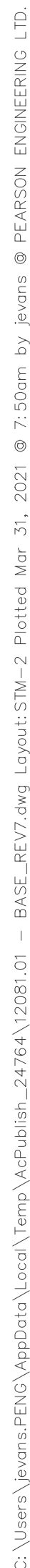
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MTO MONUMENT 03120080022 MONUMENT CAP IS LOCATED ON THE SE CORNER OF INNISFIL ST AND APPROXIMATELY 13M FROM CENTERLINE OF VESPRE ST.
VERTICAL
MTO MONUMENT 0011931U4555 ELEVATION 228.735 BARRIE FUNDAMENTAL BENCH-MARK IN QUEENS PARK, 12.2 M NORTHEAST OF CURB AT NORTHEAST SIDE OF PARKSIDE DRIVE, 1.8 M NORTHEAST OF BOUNDARY BETWEEN PARK AND DRILL HALL GROUNDS, TABLET IN TOP.
MTO MONUMENT 0011984U119 ELEVATION 232.085 BARRIE FEDERAL BUILDING, AT CORNER OF COLLIER AND OWEN STREETS, TABLET IN EAST SIDE SMOOTH STONE FOUNDATION WALL, IN CENTRE OF FIRST STONE NORTH OF NOTCH IN WALL, 7.0 M NORTH OF SOUTHEAST CORNER OF BUILDING, 30 CM BELOW BRICK SIDING.



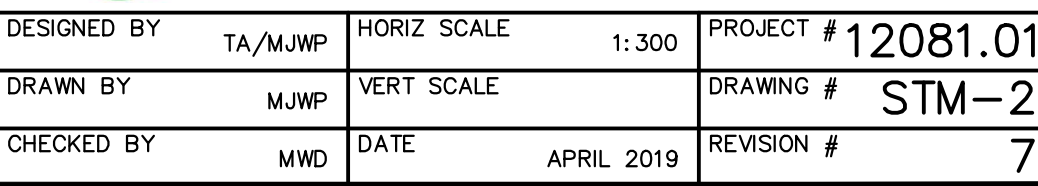
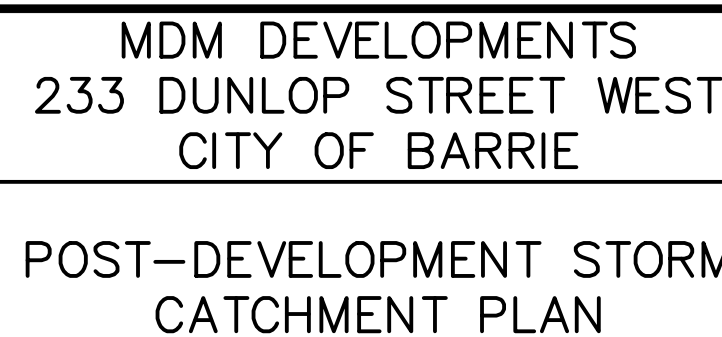
MDM DEVELOPMENTS
233 DUNLOP STREET WEST
CITY OF BARRIE

PRE-DEVELOPMENT STORM
CATCHMENT PLAN

		PROJECT # 12081.01	
DESIGNED BY	TA/MJWP	HORIZ SCALE	1:300
DRAWN BY	MJWP	VERT SCALE	DRAWING #
CHECKED BY	MWD	DATE	APRIL 2019
REVISION #			7

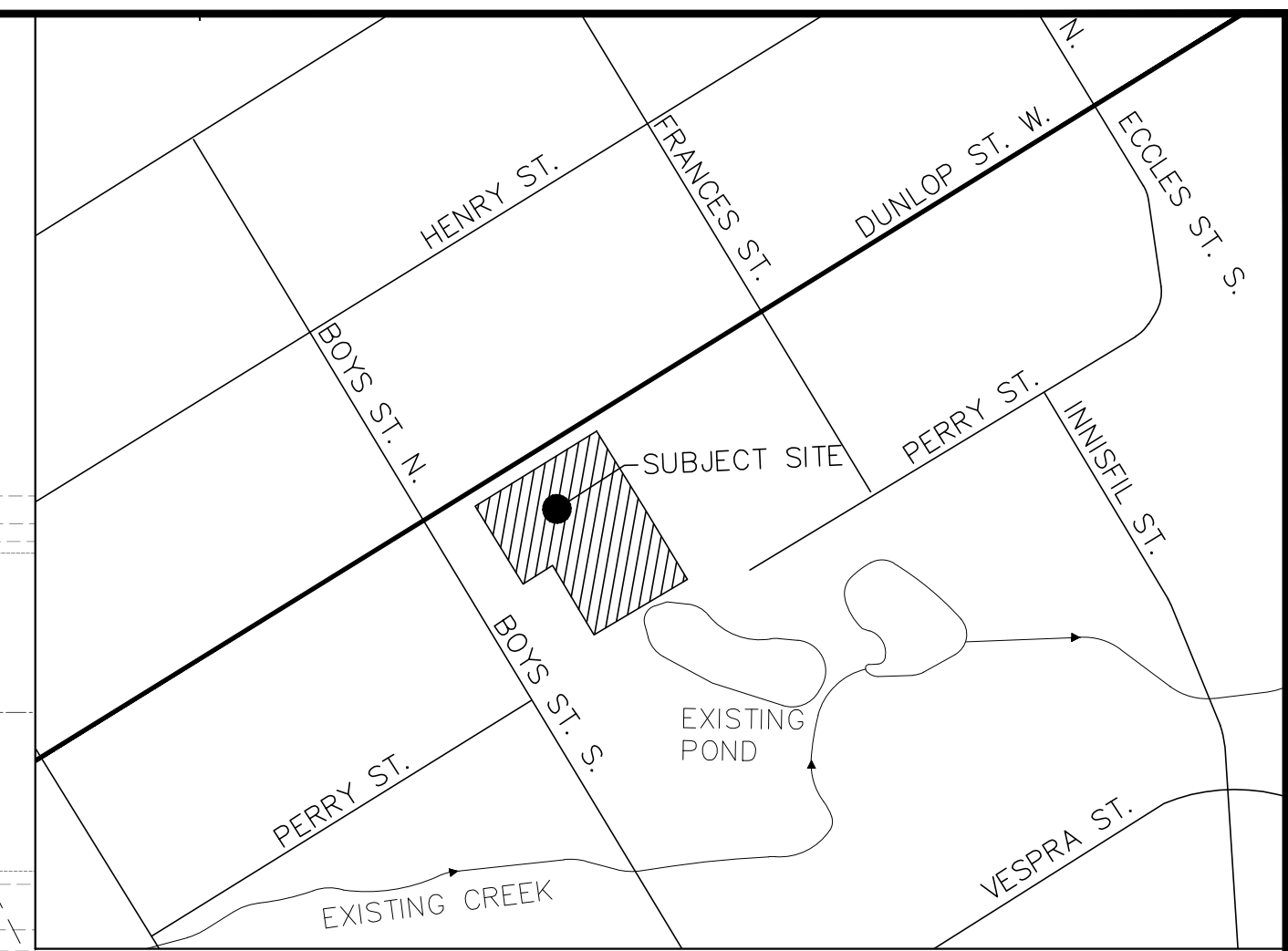
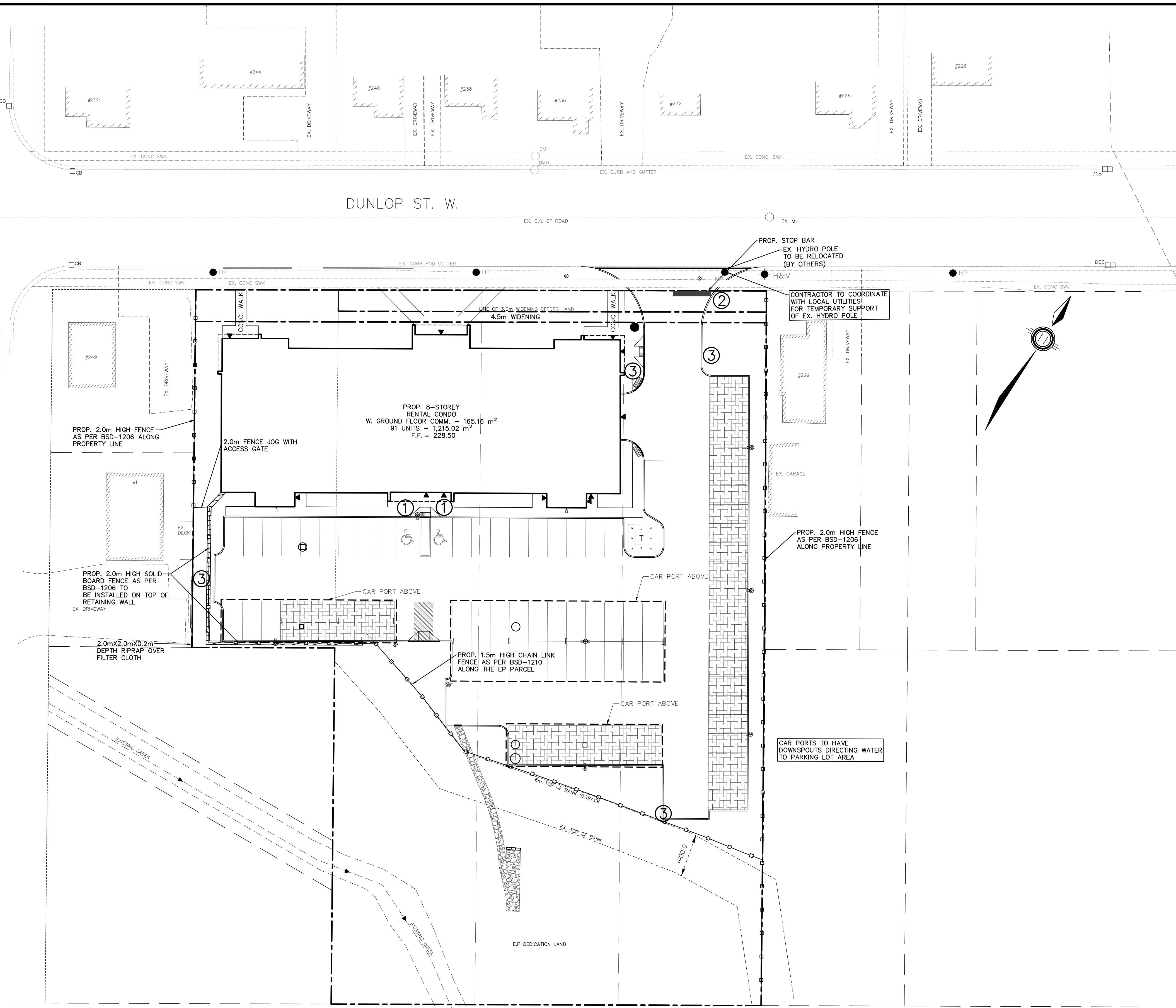


BENCHMARK:
HORIZONTAL
MTO MONUMENT 03120404023 MONUMENT CAP IS LOCATED ON THE NORTHEAST CORNER OF DUNLOP ST. W AND ECOLLES ST BETWEEN THE SIDEWALK AND THE PROPERTY LINE.
MTO MONUMENT 0302080022 MONUMENT CAP IS LOCATED ON THE SE CORNER OF INNISFILL ST AND ECOLLES ST 18.54M FROM CENTERLINE OF INNISFILL ST AND APPROXIMATELY 13M FROM CENTERLINE OF VESPRIA ST.
VERTICAL
MTO MONUMENT 0319310455 ELEVATION 228.735 BARRIE FUNDAMENTAL BENCH-MARK IN QUEENS PARK, 12.2 M NORTHEAST OF CURB AT NORTHEAST SIDE OF PARKSIDE DRIVE, 1.8 M NORTHEAST OF BOUNDARY BETWEEN PARK AND DRILL HALL GROUNDS. TABLE IN TOP.
MTO MONUMENT 0319840119 ELEVATION 232.085 BARRIE FEDERAL BUILDING, AT CORNER OF COLLIER AND OWEN STREETS, TABLET IN EAST SIDE OF CONCRETE FOUNDATION WALL IN CENTRE OF NORTH WALL OF NOTCH IN WALL, 7.0 M NORTH OF SOUTHEAST CORNER OF BUILDING, 30 CM BELOW BRICK SIDING.



P:\Autodesk Vault\Working Folders\12081.01 - Grey - 233 Dunlop St., Barrie\Engineering\12081.01 - BASE_REV7.dwg Layout-PS-1 Plotted Mar 31, 2021 @ 9:16am by jjeans @ PEARSON ENGINEERING LTD.

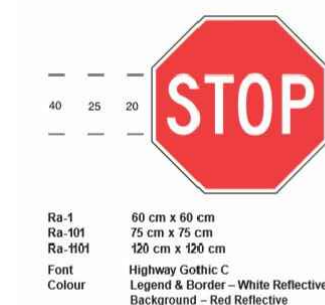
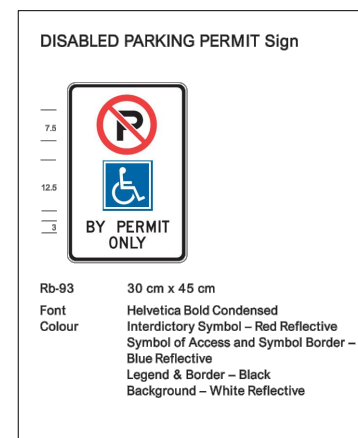
BOYS STREET SOUTH



KEYMAP

LEGEND

- CB CATCHBASIN
- CBMH CATCHBASIN MANHOLE
- MH CATCHBASIN MANHOLE C/W CLOSED STORM LID AS PER OPSD 410.010
- MH SANITARY MANHOLE
- SC SERVICE CAP
- HYD. FIRE HYDRANT
- VB WATER VALVE
- CS CURB STOP W/ SERVICE
- PROPOSED 50mmØ BLOWOFF C/W GATE VALVE
- PROPOSED LIGHT STANDARD
- BACK OF CURB
- EDGE OF PAVEMENT
- CURB CUT LOCATION
- HIGH POINT
- PROPOSED RETAINING WALL
- PROPOSED BUILDING ENTRANCE
- PROPOSED DRAINAGE SWALE
- STOP BAR (WHITE): INTERSECTION STOP LINES



7.	REVISED FOR SITE PLAN AMMENDMENT	03/30/21	JPE
6.	REVISED BASED ON CAR PORT LOCATION	12/16/20	JPE
5.	REVISED SERVICING/GRADING	10/29/20	JPE
4.	ISSUED FOR TENDER	06/15/20	JPE
3.	ISSUED FOR APPROVAL	03/12/20	JPE
NO.	REVISION NOTE	DATE	BY

BENCHMARK:
HORIZONTAL
MTO MONUMENT 03120040023 MONUMENT CAP IS LOCATED ON THE NORTHEAST CORNER OF DUNLOP ST. W. AND ECCLES ST BETWEEN THE SIDEWALK AND THE PROPERTY LINE.
MTO MONUMENT 03120080022 MONUMENT CAP IS LOCATED ON THE SE CORNER OF INNISFIL ST AND VESPRAS ST APPROXIMATELY 15.5M FROM CENTERLINE OF INNISFIL ST AND APPROXIMATELY 13M FROM CENTERLINE OF VESPRAS ST.
VERTICAL
MTO MONUMENT 0011931U4555 ELEVATION 228.735 BARRIE FUNDAMENTAL BENCH-MARK IN QUEENS PARK, 12.2 M NORTHEAST OF CURB AT NORTHEAST SIDE OF PARKSIDE DRIVE, 1.8 M NORTHEAST OF BOUNDARY BETWEEN PARK AND DRILL HALL GROUNDS, TABLET IN TOP.
MTO MONUMENT 0011984U119 ELEVATION 232.085 BARRIE FEDERAL BUILDING, AT CORNER OF COLLIER AND OWEN STREETS, TABLET IN EAST SIDE SMOOTH STONE FOUNDATION WALL, IN CENTRE OF FIRST STONE NORTH OF NOTCH IN WALL, 7.0 M NORTH OF SOUTHEAST CORNER OF BUILDING, 30 CM BELOW BRICK SIDING.

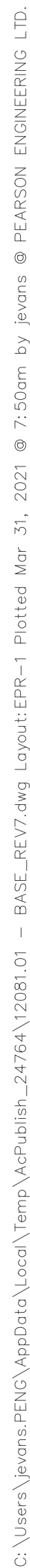


MDM DEVELOPMENTS
233 DUNLOP STREET WEST
CITY OF BARRIE

SITE PARKING AND SIGNAGE PLAN

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	TA/MJWP	HORIZ SCALE	1:300	PROJECT #	12081.01
DRAWN BY	MJWP	VERT SCALE		DRAWING #	PS-1
CHECKED BY	MWD	DATE	APRIL 2019	REVISION #	7



1. OVERALL SITE AREA – 0.72 ha
2. EXISTING LAND USE – RESIDENTIAL & VACANT

1. ENGINEER TO BE NOTIFIED PRIOR TO INITIATION OF ANY ON SITE WORKS.
2. SILT FENCE AND CONSTRUCTION ACCESS MATS TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORKS ONSITE.
3. VEGETATION REMOVAL MAY COMMENCE AFTER ALL SILT FENCE IS INSTALLED AND APPROVED BY THE ENGINEER.
4. COMMENCEMENT WITH EARTH EXCAVATION AND SERVING TO BE REMOVED FROM SITE - NO STOCKPILE.
5. EROSION CONTROL MEASURES TO BE MAINTAINED AS DIRECTED BY THE ENGINEER DURING THE CONSTRUCTION PERIOD.
6. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.
7. ALL DISTURBED GROUND LEFT INACTIVE FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR
8. PERMEABLE PAVERS WILL BE CONSTRUCTED ONCE THE SITE HAS COMPLETED FINAL GRADING WORKS.
9. PERMEABLE PAVERS AND INFILTRATION TANK AREAS NOT TO BE COMPACTED.

1. DISTURBED AREAS THAT HAVE FAILED TO HAVE STABLE GROUND COVER ESTABLISHED BY OCTOBER 30TH SHALL BE PROTECTED WITH A SILTATION CONTROL FENCE OR STRAW MULCH ETC. AND MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION BECOMES ESTABLISHED IN THE DISTURBED AREAS.

2. ANY DRAINAGE FACILITY SHALL BE DISCHARGED TO VEGETATED AREA AT LEAST 30m FROM ANY WATERCOURSE AND FILTERING. FILTERING METHODS MUST BE APPROVED BY THE SITE ADMINISTRATOR. DISCHARGE TO MUNICIPAL SERVICES MUST BE APPROVED BY THE CITY OF BARRIE PRIOR TO STARTING WORK AND ADHERE TO CITY OF BARRIE STANDARDS.

3. THE SILTATION CONTROL FENCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH GRADING ACTIVITIES. SILT FENCE TO BE INSPECTED AND REPAIRED OR REPLACED IF DAMAGED AS DIRECTED BY THE SITE ADMINISTRATOR. SILT CONTROLS TO BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAIN EVENT. INSTALLATION SHALL BE TO THE MANUFACTURER'S SUGGESTED SPECIFICATIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT AREAS. HAVE STOCKPILED MATERIALS ON SITE FOR NECESSARY REPAIRS AS A RESULT OF FAILED OR INADEQUATE CONTROL MEASURES. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK, AND AFTER EVERY RAINFALL EVENT.

5. THE CONTRACTOR SHALL OBTAIN CURRENT AND ACCURATE SIMILAR WITH 104-177, CONSTRUCTION SPECIFICATION FOR SEDIMENT AND EROSION CONTROL MEASURES AS WELL AS ANY OTHER APPLICABLE STANDARDS.

6. THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES. SUCH MEASURES SHOULD BE PRESENTED IN WRITING FOR APPROVAL OF THE SITE ADMINISTRATOR AND MUST BE APPROVED IN WRITING BY THE CITY OF BARRIE.

7. THE TOPS OF ALL FILTER FABRIC MUST BE A MINIMUM OF 1.0 METRES ABOVE THE GROUND LEVEL AND ATTACHED TO THE FENCE WITH A CONTINUOUS STEEL WIRE. ALTERNATIVELY, THE FILTER FABRIC MUST BE FOLDED OVER THE TOP OF THE FENCE AND ATTACHED TO THE FENCE WITH WIRE LOOPED THROUGH THE FABRIC ON BOTH SIDES OF THE TOP OF THE FENCE. FILTER FABRIC SHALL BE SECURED TO THE FENCE WITH WIRE.

8. ALL DISTURBED GROUND LEFT INACTIVE SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, OR COVERING OR OTHER EQUIVALENT CONTROL MEASURES. THIS PERIOD OF INACTIVITY SHALL BE AT THE DISCRETION OF THE CITY OF BARRIE.

9. MAINTENANCE OF ENGINEERING DESIGN SHALL NOT EXCEED 10% OF THE TOTAL PROJECT BUDGET. THE CONTRACTOR SHALL INSTALL AND MAINTAIN CATCHBASIN SEDIMENT BARRIERS THROUGHOUT THE SITE DURING ALL CONSTRUCTION ACTIVITIES IN ORDER TO TRAP SEDIMENT. REFER TO DETAIL.



1. TO BE USED UNDER APPROPRIATE DRAINAGE CIRCUMSTANCES, BETWEEN **APRIL** AND **DECEMBER**.
2. WOVEN GEOTEXTILE TO HAVE A MINIMUM EQUIVALENT OPENING SIZE OF 0.15mm AND A MAXIMUM EQUIVALENT OPENING SIZE OF 0.25mm OR A NON WOVEN GEOTEXTILE TO BE CONSIDERED BASED ON SOIL PARAMETERS AND SITE CONDITIONS.
3. GEOTEXTILE TO BE REPLACED PERIODICALLY WHEN ACCUMULATED SEDIMENTS INTERFERES WITH DRAINAGE, OR AS DIRECTED BY THE TRANSPORTATION AND WORKS DEPARTMENT



1	SWM GUIDELINES UPDATE	06.2016	SEDIMENT CONTROL FENCE		DATE: 06.2016
					SCALE: NTS
NO.	REVISION	DATE			LSRCA ESC-4



1	SWM GUIDELINES UPDATE	06.2016	CONSTRUCTION ACCESS MAT		DATE: 06.2016
					SCALE: NTS
NO.	REVISION	DATE			LSRCA ESC-3

	DATE: 06.2016
	SCALE: NTS

LSRCA FSC-1

1	SWM GUIDELINES UPDATE	06.2016	EROSION AND SEDIMENT CONTROL PLAN NOTES	DATE: 06.2016
				SCALE: NTS
				LSRCA ESC-1
NO.	REVISION	DATE		

BENCHMARK:

HORIZONTAL

TO MONUMENT 01270040623 MONUMENT CAP IS LOCATED ON THE NORTHEAST CORNER OF DUNLOP ST. W AND EIGHTH ST BETWEEN THE SIDEWALK AND THE PROPERTY LINE.

TO MONUMENT 01270080022 MONUMENT CAP IS LOCATED ON THE SE CORNER OF INNISFILL ST AND VESPA ST APPROXIMATELY 19.5M FROM CENTERLINE OF INNISFILL ST AND APPROXIMATELY 13M FROM CENTERLINE OF VESPA ST.

VERTICAL

TO MONUMENT 01193144555 ELEVATION 228.735 BARRIE FOUNDATION BENCH-MARK IN QUEENS PARK AT THE INTERSECTION OF KENNEDY RD AND HURONTARIO DRIVE, 1.8M NORTHEAST OF BOUNDARY BETWEEN PARK AND DRILL HALL QUARTERS; TABLET IN TOP.

TO MONUMENT 01198401111 ELEVATION 232.085 BARRIE FOUNDATION BENCH-MARK IN QUEENS PARK AT THE INTERSECTION OF COLLIER AND QUEEN STS.; TABLET IN EAST SIDE SMOOTH STONE FOUNDATION WALL, IN CENTRE OF FIRST STREET NORTH OF NOTCH BETWEEN COLLIER AND QUEEN STS.; TABLET IN CONCRETE CURB ON WEST SIDE OF SIDING.



ENVIRONMENTAL PROTECTION AND REMOVALS PLAN



PEARSON
ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	TA/MJWP	HORIZ SCALE	1:300	PROJECT #	12081.01
DRAWN BY	MJWP	VERT SCALE		DRAWING #	EPR-1
CHECKED BY	MWD	DATE	APRIL 2019	REVISION #	7