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Any errors and/or omissions shall be reported to Pinestone Engineering Ltd. without delay.



KEY MAP

NOTES

1. TOPOGRAPHIC SURVEY COMPLETED JOETOPO, DECEMBER 2014, NOVEMBER 2016.
2. REFER TO GEOTECHNICAL REPORT PREPARED BY GOLDER ASSOCIATES SEPTEMBER 2017 FOR BOREHOLE INFORMATION.

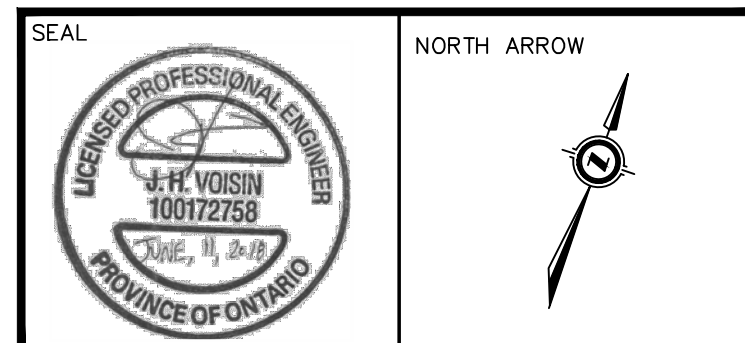
LEGEND

- EXISTING TREE
- LIMIT OF EXISTING VEGETATION
- EX. SANITARY MANHOLE
- EX. CATCH BASIN
- EX. CATCH BASIN MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING CSV
- DIRECTION OF MAJOR OVERLAND FLOW
- 17-2 APPROXIMATE BOREHOLE LOCATION

BENCHMARK

TBM#1 - TOP NUT OF HYDRANT 3628
ELEVATION 252.83

NO.	YY.MM.DD	REVISION	BY
4	18.06.11	REVISED BUILDING 1 SIDEWALK GRADES	G.N.
3	18.04.26	SITE PLAN REVISION	G.N.
2	18.02.14	SITE PLAN REVISION	G.N.
1	12.12.14	SITE PLAN REVISION	G.N.

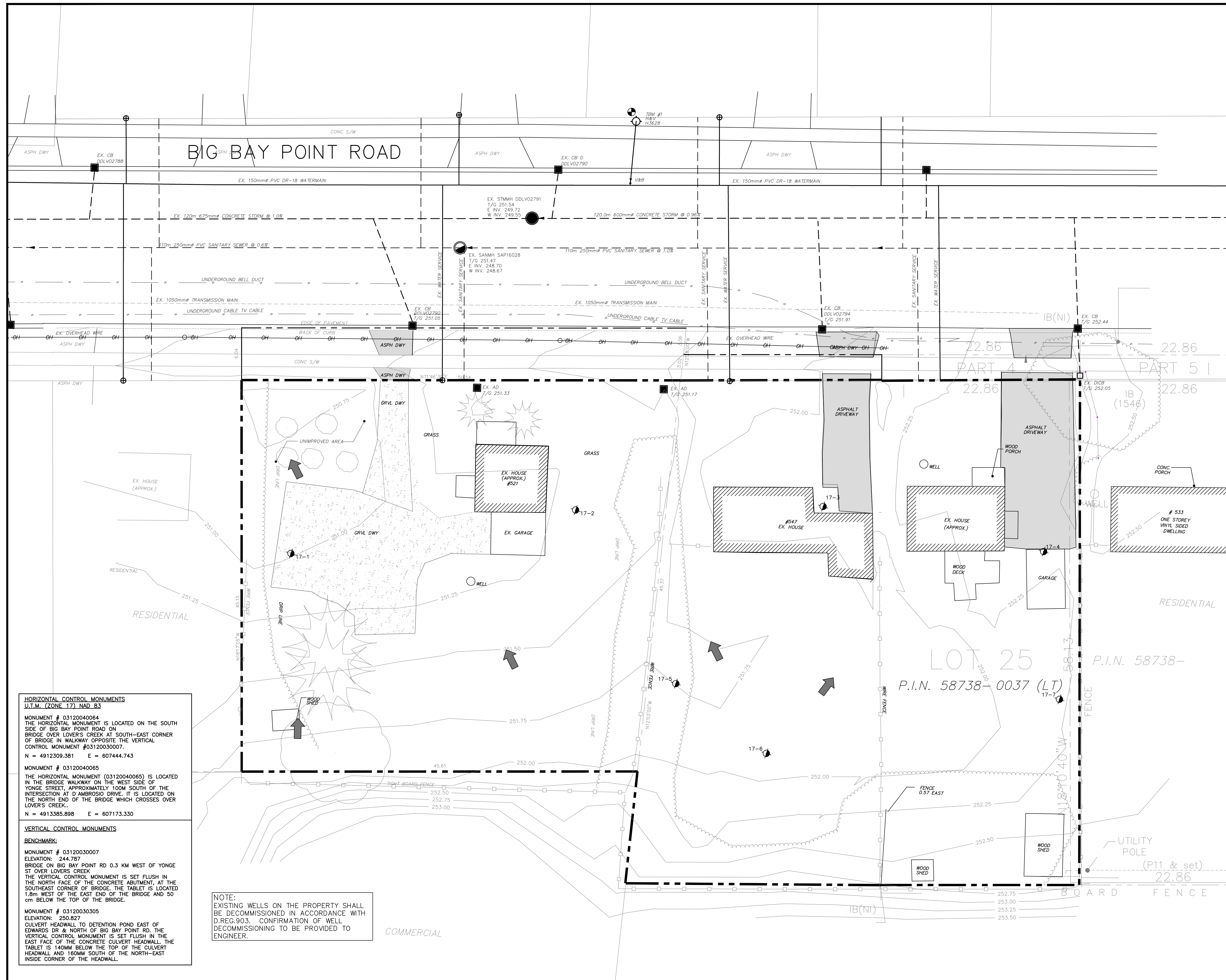


DESIGN BY:	J.V.
DRAWN BY:	G.N.
CHECKED	J.V.
DATE:	SEPTEMBER 2017
SCALE:	1:200

CLIENT/PROJECT
**521 - 531 BIG BAY POINT ROAD
TOWNHOUSE DEVELOPMENT**

DRAWING TITLE
EXISTING CONDITIONS PLAN

PROJECT NO. 14-111381-B	DRAWING NO. EX-1	REVISION 4
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HORIZONTAL CONTROL MONUMENTS U.T.M. (ZONE 17) NAD 83

MONUMENT # 03120040064
THE HORIZONTAL MONUMENT IS LOCATED ON THE SOUTH SIDE OF BIG BAY POINT ROAD ON THE BRIDGE OVER LOVER'S CREEK AT SOUTH-EAST CORNER OF BRIDGE IN WALKWAY OPPOSITE THE VERTICAL CONTROL MONUMENT #03120030007.
N = 4912309.381 E = 607444.743

MONUMENT # 03120040065
THE HORIZONTAL MONUMENT (03120040065) IS LOCATED IN THE BRIDGE WALKWAY ON THE WEST SIDE OF YONGE STREET, APPROXIMATELY 100M SOUTH OF THE INTERSECTION AT D'AMBROSIO DRIVE. IT IS LOCATED ON THE NORTH END OF THE BRIDGE WHICH CROSSES OVER LOVER'S CREEK.
N = 4913385.898 E = 607173.330

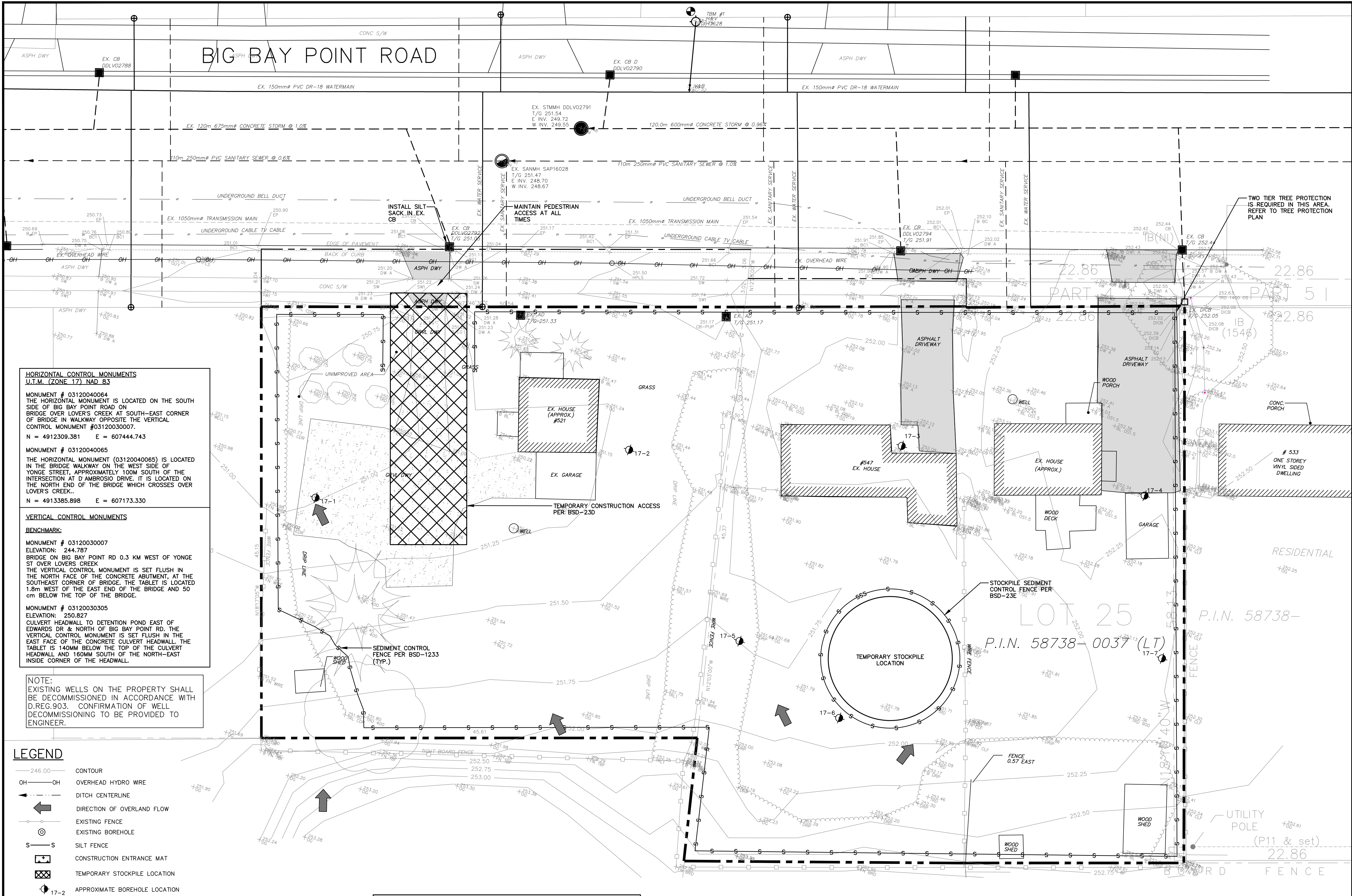
VERTICAL CONTROL MONUMENTS

BENCHMARK:

MONUMENT # 03120030007
ELEVATION: 244.787
BRIDGE ON BIG BAY POINT RD 0.3 KM WEST OF YONGE ST OVER LOVER'S CREEK
THE VERTICAL CONTROL MONUMENT IS SET FLUSH IN THE NORTH FACE OF THE CONCRETE ABUTMENT, AT THE SOUTHEAST CORNER OF BRIDGE. THE TABLET IS LOCATED 1.8m WEST OF THE EAST END OF THE BRIDGE AND 50 cm BELOW THE TOP OF THE BRIDGE.

MONUMENT # 03120030305
ELEVATION: 250.827
CULVERT HEADWALL TO DETENTION POND EAST OF EDWARDS DR & NORTH OF BIG BAY POINT RD. THE VERTICAL CONTROL MONUMENT IS SET FLUSH IN THE EAST FACE OF THE CONCRETE CULVERT HEADWALL. THE TABLET IS 140MM BELOW THE TOP OF THE CULVERT HEADWALL AND 160MM SOUTH OF THE NORTH-EAST INSIDE CORNER OF THE HEADWALL.

NOTE:
EXISTING WELLS ON THE PROPERTY SHALL BE DECOMMISSIONED IN ACCORDANCE WITH D.REG.903. CONFIRMATION OF WELL DECOMMISSIONING TO BE PROVIDED TO ENGINEER.



HORIZONTAL CONTROL MONUMENTS
U.T.M. (ZONE 17) NAD 83

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- LEGEND**
- 246.00— CONTOUR
 - OH— OVERHEAD HYDRO WIRE
 - +---+---+ DITCH CENTERLINE
 - ➔ DIRECTION OF OVERLAND FLOW
 - EXISTING FENCE
 - ⊙ EXISTING BOREHOLE
 - S—S SILT FENCE
 - CONSTRUCTION ENTRANCE MAT
 - TEMPORARY STOCKPILE LOCATION
 - 17-2 APPROXIMATE BOREHOLE LOCATION

EROSION CONTROL NOTES:

- All silt fencing to be installed prior to any grading or excavation.
- Erosion control fencing to be installed around the base of all stockpiles.
- Additional erosion control measures may be required as site development progresses. Contractor to provide all additional erosion control structures as directed by the engineer.
- Pinestone Engineering Ltd. to monitor erosion control structures to ensure fencing is installed and maintenance is performed to municipal requirements.
- Erosion control structures to be monitored regularly and after every rainfall. Any damage repaired immediately. Sediments to be removed when accumulations reach a maximum of 1/2 the height of the fence.
- All erosion control structures to remain in place until all disturbed ground have been re-stabilized either by paving or restoration of vegetative ground cover.
- No alternate methods of erosion protection shall be permitted unless approved Pinestone Engineering Ltd. and the municipal department of public works.
- Install mud mat prior to any grading works onsite.
- Contractor is responsible for municipal roadway to be cleared of all sediments from vehicular tracking etc. at the end of each day.

NOTE:
SEDIMENT CONTROL FENCE TO MATCH LIMITS OF TREE PROTECTION ZONES. SEE TREE PROTECTION PLAN FOR DETAILS.



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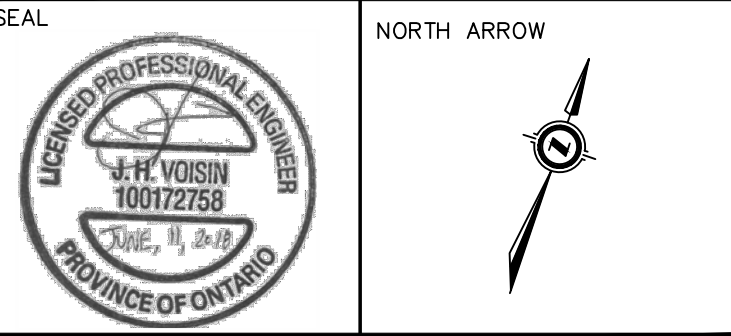
Any errors and/or omissions shall be reported to Pinestone Engineering Ltd. without delay.



- KEY MAP NOTES**
- TOPOGRAPHIC SURVEY COMPLETED JOETOPO, DECEMBER 2014, NOVEMBER 2014
 - LEGAL INFORMATION PROVIDED AND SITE PLAN PROVIDED BY INNOVATIVE PLANNING SOLUTIONS.
 - REFER TO ESC-2 FOR EROSION AND SEDIMENT CONTROL DETAILS.
 - REFER TO LANDSCAPE PLANS FOR THE TREE PROTECTION AND TREE REMOVAL DETAILS.

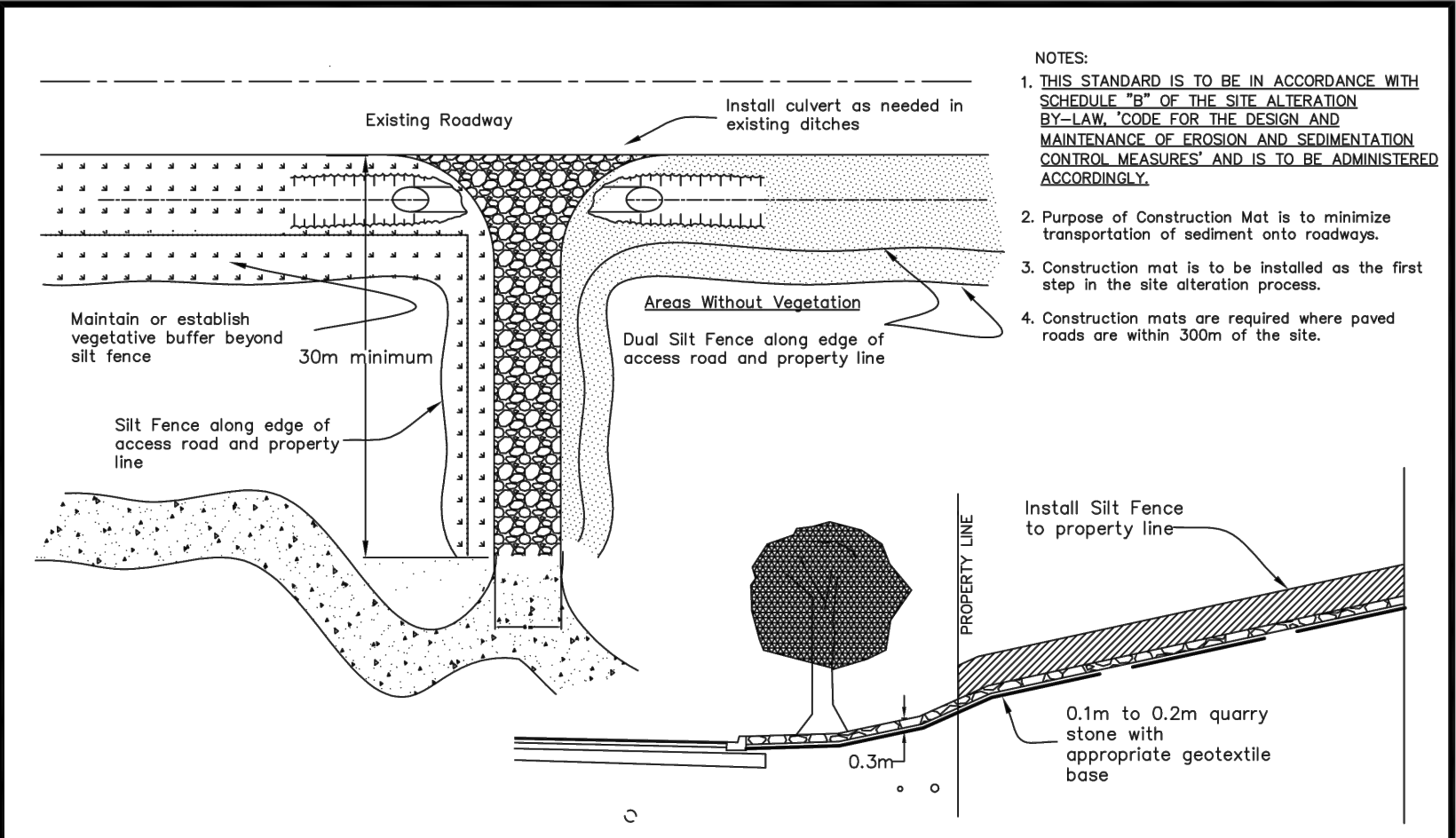
BENCHMARK
TBM#1 - TOP NUT OF HYDRANT 3628
ELEVATION 252.83

NO.	YY.MM.DD	REVISION	BY
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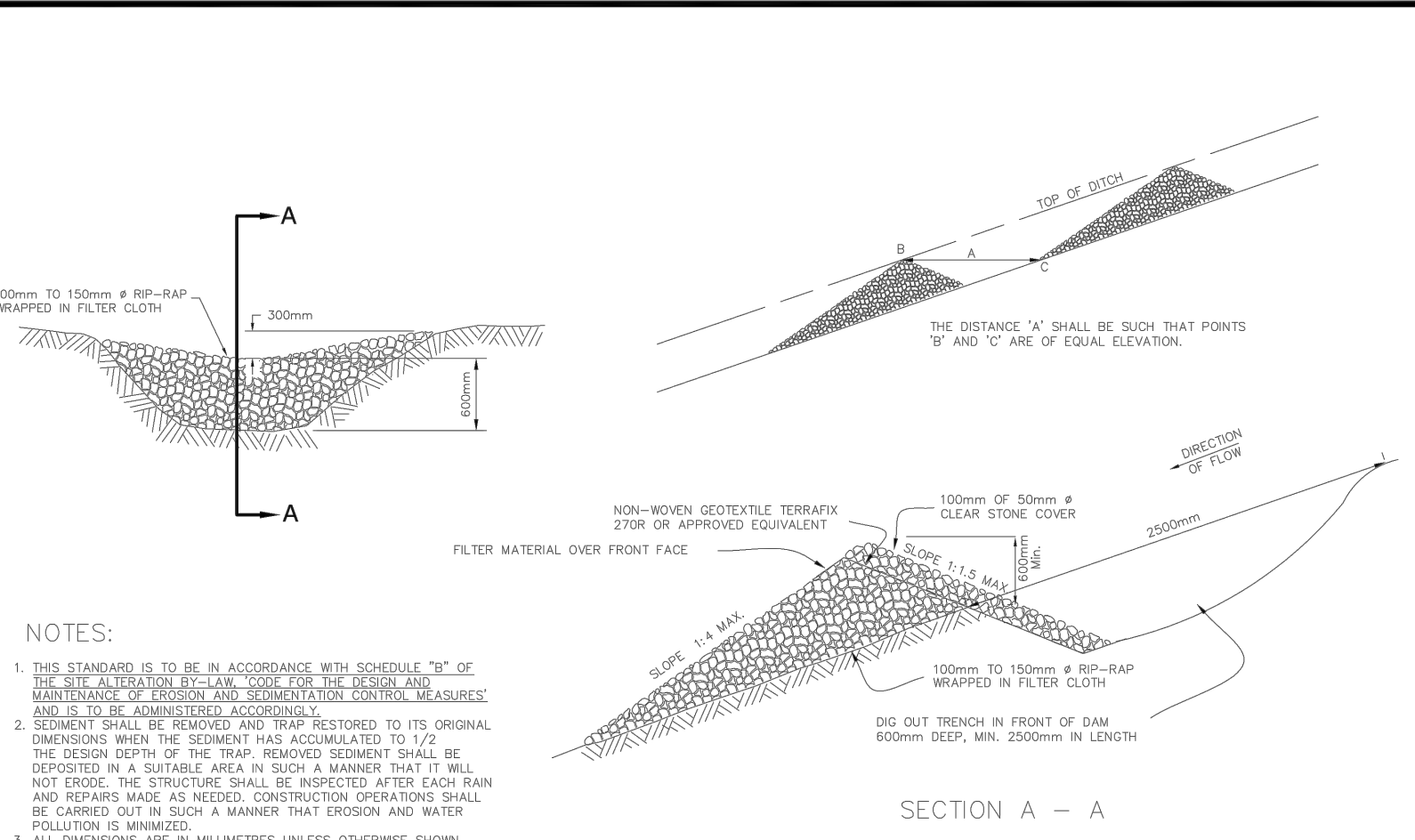
DESIGN BY:	J.V.
DRAWN BY:	G.N.
CHECKED	J.V.
DATE:	JULY 2017
SCALE:	1:200

CLIENT/PROJECT		
521 - 531 BIG BAY POINT ROAD TOWNHOUSE DEVELOPMENT		
DRAWING TITLE		
EROSION AND SEDIMENT CONTROL PLAN		
PROJECT NO.	DRAWING NO.	REVISION
14-111381-B	ESC-1	4



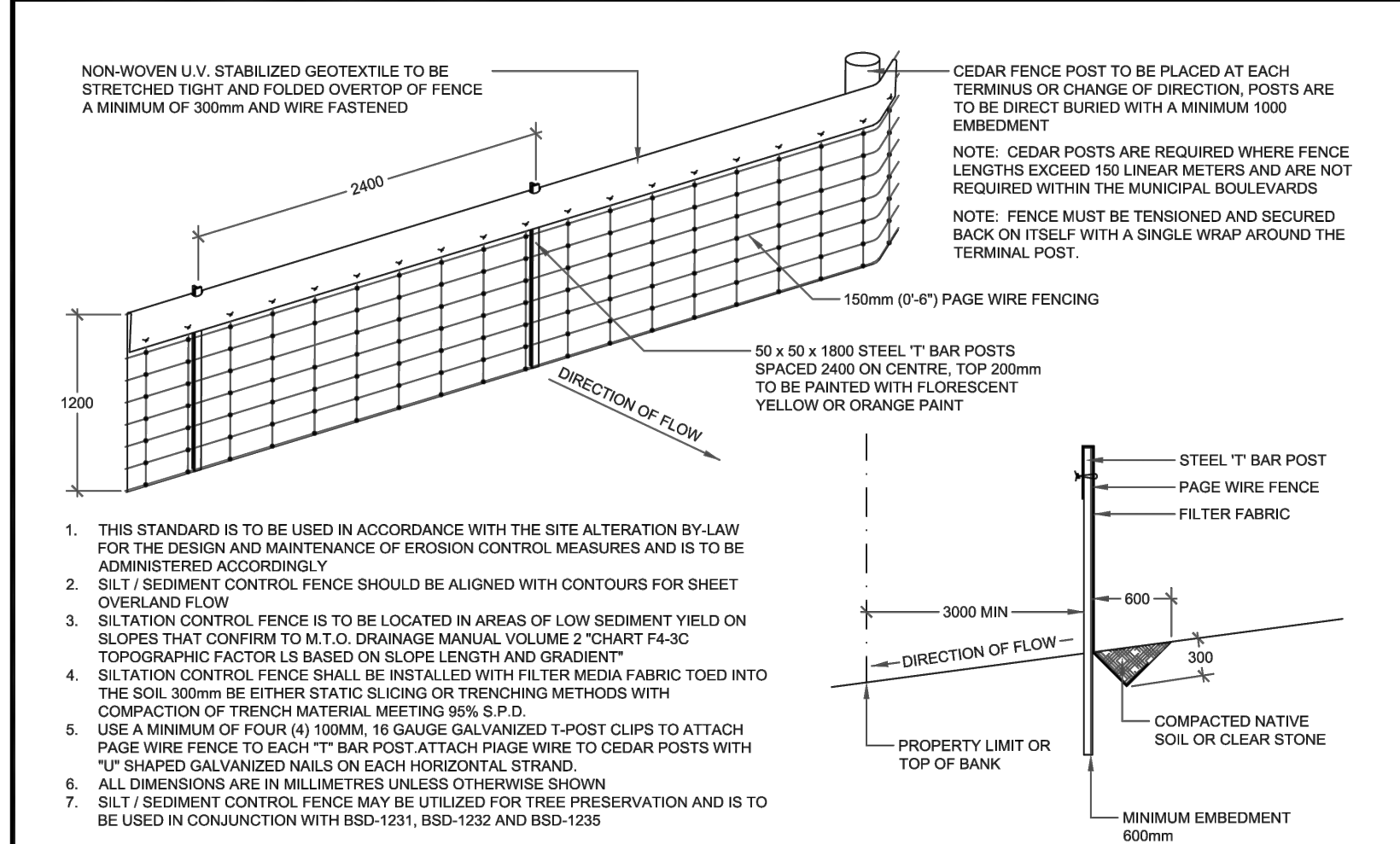
- NOTES:
1. THIS STANDARD IS TO BE IN ACCORDANCE WITH SCHEDULE "B" OF THE SITE ALTERATION BY-LAW, "CODE FOR THE DESIGN AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES" AND IS TO BE ADMINISTERED ACCORDINGLY.
 2. Purpose of Construction Mat is to minimize transportation of sediment onto roadways.
 3. Construction mat is to be installed as the first step in the site alteration process.
 4. Construction mats are required where paved roads are within 300m of the site.

CITY OF BARRIE STANDARD	1.	Standardized Dimension Text	J.S.	05.10.28	APR'D: R.G.N.	DATE: 04.03.16
CONSTRUCTION ENTRANCE MAT					DRAWN: A.S.C	SCALE: N.T.S.
	NO.	REVISION	APR'D	DATE	BSD-23D	



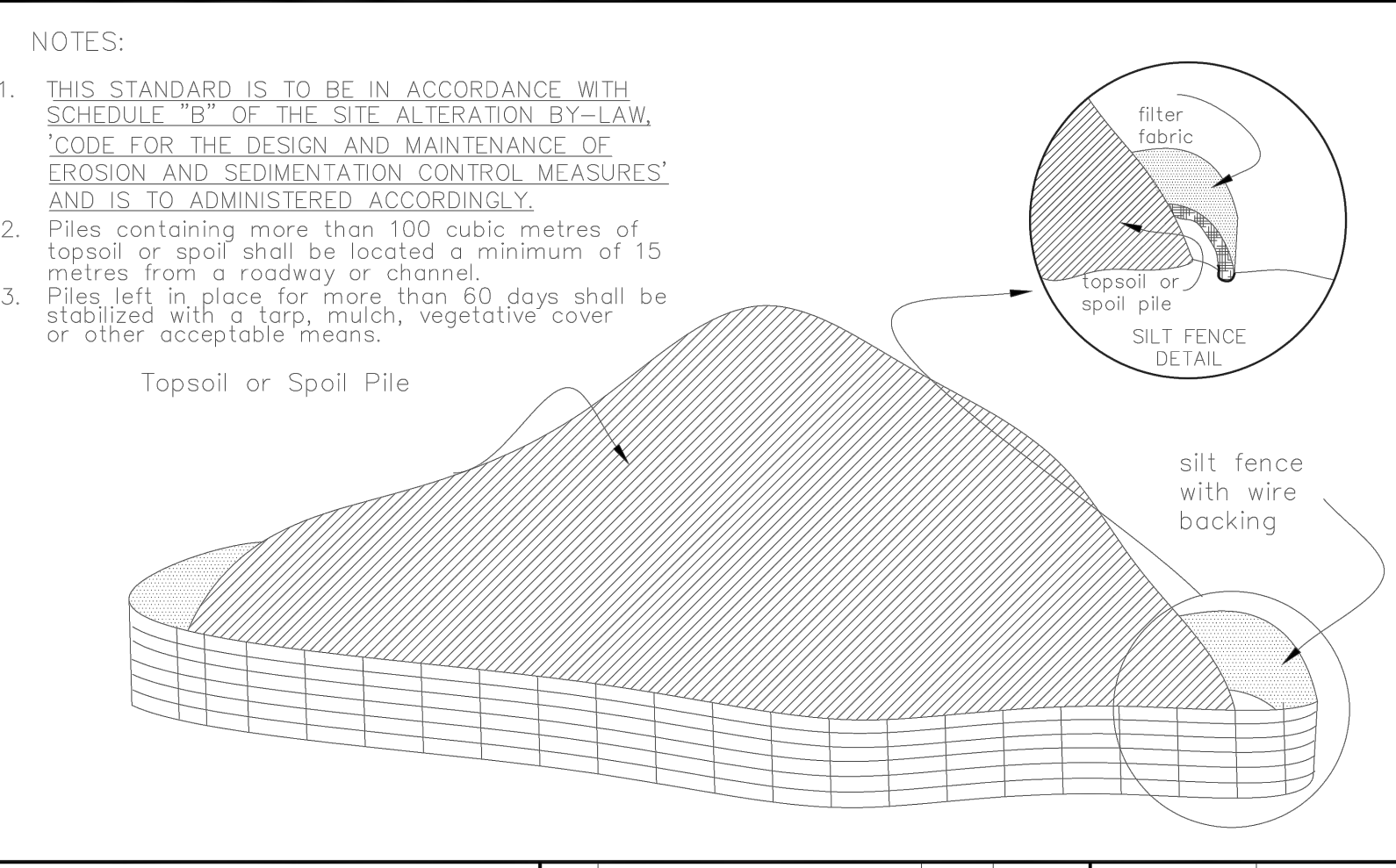
- NOTES:
1. THIS STANDARD IS TO BE IN ACCORDANCE WITH SCHEDULE "B" OF THE SITE ALTERATION BY-LAW, "CODE FOR THE DESIGN AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES" AND IS TO BE ADMINISTERED ACCORDINGLY.
 2. SEGMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
 3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

CITY OF BARRIE STANDARD	2.	MODIFICATIONS BY ENV. SER.		2004.04.09	APR'D: R.G.N.	DATE: 04.03.16
TYPICAL GRANULAR EROSION CONTROL DEVICE	1.	TRENCH ADDED AND FABRIC EXTENDED INTO IT	B.R.	2003.02.19	DRAWN: L.A.J.	SCALE: N.T.S.
	NO.	REVISION	APR'D	DATE	BSD-23B	

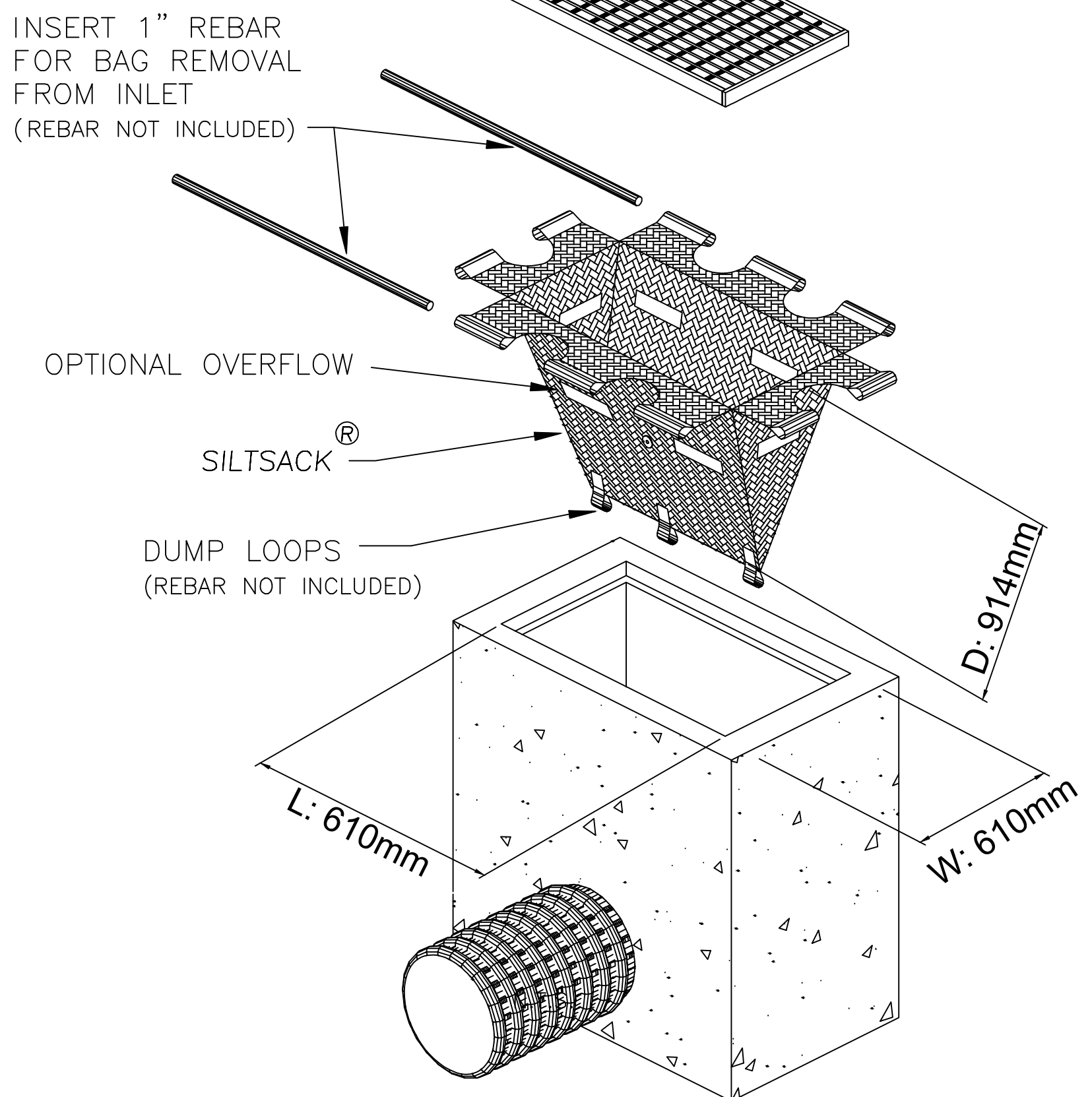


- NOTES:
1. THIS STANDARD IS TO BE USED IN ACCORDANCE WITH THE SITE ALTERATION BY-LAW FOR THE DESIGN AND MAINTENANCE OF EROSION CONTROL MEASURES AND IS TO BE ADMINISTERED ACCORDINGLY.
 2. SILT / SEDIMENT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
 3. SILTATION CONTROL FENCE IS TO BE LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CONFIRM TO M.T.O. DRAINAGE MANUAL VOLUME 2 "CHART F4-3C TOPOGRAPHIC FACTOR LS BASED ON SLOPE LENGTH AND GRADIENT".
 4. SILTATION CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TOED INTO THE SOIL 300mm BE EITHER STATIC SLICING OR TRENCHING METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% S.P.D.
 5. USE A MINIMUM OF FOUR (4) 100MM, 16 GAUGE GALVANIZED T-POST CLIPS TO ATTACH PAGE WIRE FENCE TO EACH "T" BAR POST. ATTACH PAGE WIRE TO CEDAR POSTS WITH "U" SHAPED GALVANIZED NAILS ON EACH HORIZONTAL STRAND.
 6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
 7. SILT / SEDIMENT CONTROL FENCE MAY BE UTILIZED FOR TREE PRESERVATION AND IS TO BE USED IN CONJUNCTION WITH BSD-1231, BSD-1232 AND BSD-1235.

The City of BARRIE STANDARD DETAIL	REV No. 1	DATE: APR 2014	APPROVED
SILTATION CONTROL FENCING	SCALE: N.T.S.		DATE:
	BSD-1233		DIRECTOR OF ENGINEERING
	FORMERLY BSD-23A		



CITY OF BARRIE STANDARD				APR'D: R.G.N.	DATE: 04.03.16
TOPSOIL OR SPOIL PILE SILTATION CONTROL				DRAWN: A.S.C	SCALE: N.T.S.
	NO.	REVISION	APR'D	DATE	BSD-23E



TYPICAL SLIT SACK CONSTRUCTION TYPE B



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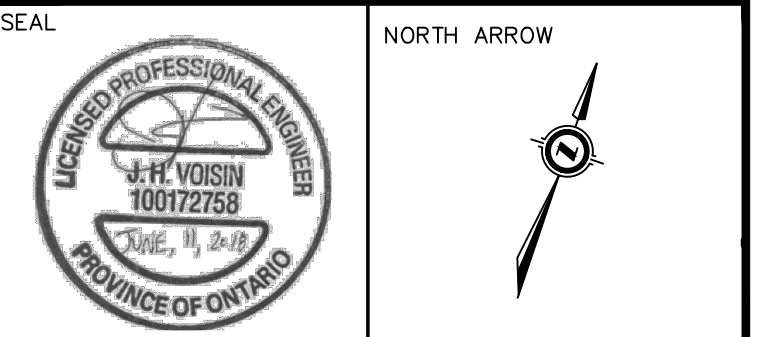
- KEY MAP
- NOTES
1. TOPOGRAPHIC SURVEY COMPLETED JOETOPO, DECEMBER 2014, NOVEMBER 2016.
 2. LEGAL INFORMATION PROVIDED AND SITE PLAN PROVIDED BY INNOVATIVE PLANNING SOLUTIONS.

- LEGEND
- 246.00 CONTOUR
 - OH-OH OVERHEAD HYDRO WIRE
 - DITCH CENTERLINE
 - DIRECTION OF OVERLAND FLOW
 - EXISTING FENCE
 - EXISTING BOREHOLE
 - S-S SILT FENCE
 - CONSTRUCTION ENTRANCE MAT
 - TEMPORARY STOCKPILE LOCATION

BENCHMARK

BM#1 - TOP NUT OF HYDRANT 3628 ELEVATION 252.83

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2	18.02.14	SITE PLAN REVISION	G.N.
1	12.12.14	SITE PLAN REVISION	G.N.
NO.	YY.MM.DD	REVISION	BY



DESIGN BY:	J.V.
DRAWN BY:	G.N.
CHECKED:	J.V.
DATE:	JULY 2017
SCALE:	1:200

CLIENT/PROJECT		
521 - 531 BIG BAY POINT ROAD TOWNHOUSE DEVELOPMENT		
DRAWING TITLE		
EROSION AND SEDIMENT CONTROL PLAN		
PROJECT NO.	DRAWING NO.	REVISION
14-11138.1-B	ESC-2	4

BIG BAY POINT ROAD

LEGEND

- PROPOSED CATCHBASIN
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED SANITARY MANHOLE
- CURB STOP VALVE
- PROPOSED HYDRANT
- EX. SANITARY MANHOLE
- EX. CATCH BASIN
- EX. CATCH BASIN MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- DIRECTION OF MAJOR OVERLAND FLOW
- INTERLOCKING PAVING STONES (SEE LANDSCAPE PLAN)

BENCHMARK



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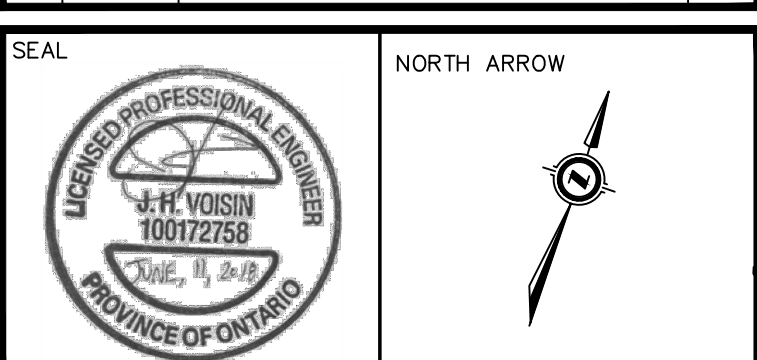
KEY MAP

NOTES

1. TOPOGRAPHIC SURVEY COMPLETED JOETOPO, DECEMBER 2014, NOVEMBER 2016.
2. SITE PLAN PROVIDED BY pml.A ARCHITECTS.
3. REFER TO LANDSCAPE PLANS FOR TREE FENCE LOCATIONS.
4. REFER TO SITE PLAN FOR PARKING DIMENSIONS AND CURB RADI.
5. ROOF DRAINAGE SHALL BE DIRECTED TO SWM TANK.
6. LANDSCAPE RETAINING WALLS TO BE PROTERRA MANUFACTURED BY OAKS LANDSCAPE PRODUCTS.

● TBM #1 - TOP NUT OF HYDRANT 3628
ELEVATION 252.63

NO.	YY-MM-DD	REVISION	BY
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DESIGN BY:	J.V.
DRAWN BY:	G.N.
CHECKED:	J.V.
DATE:	JULY 2017
SCALE:	1:200

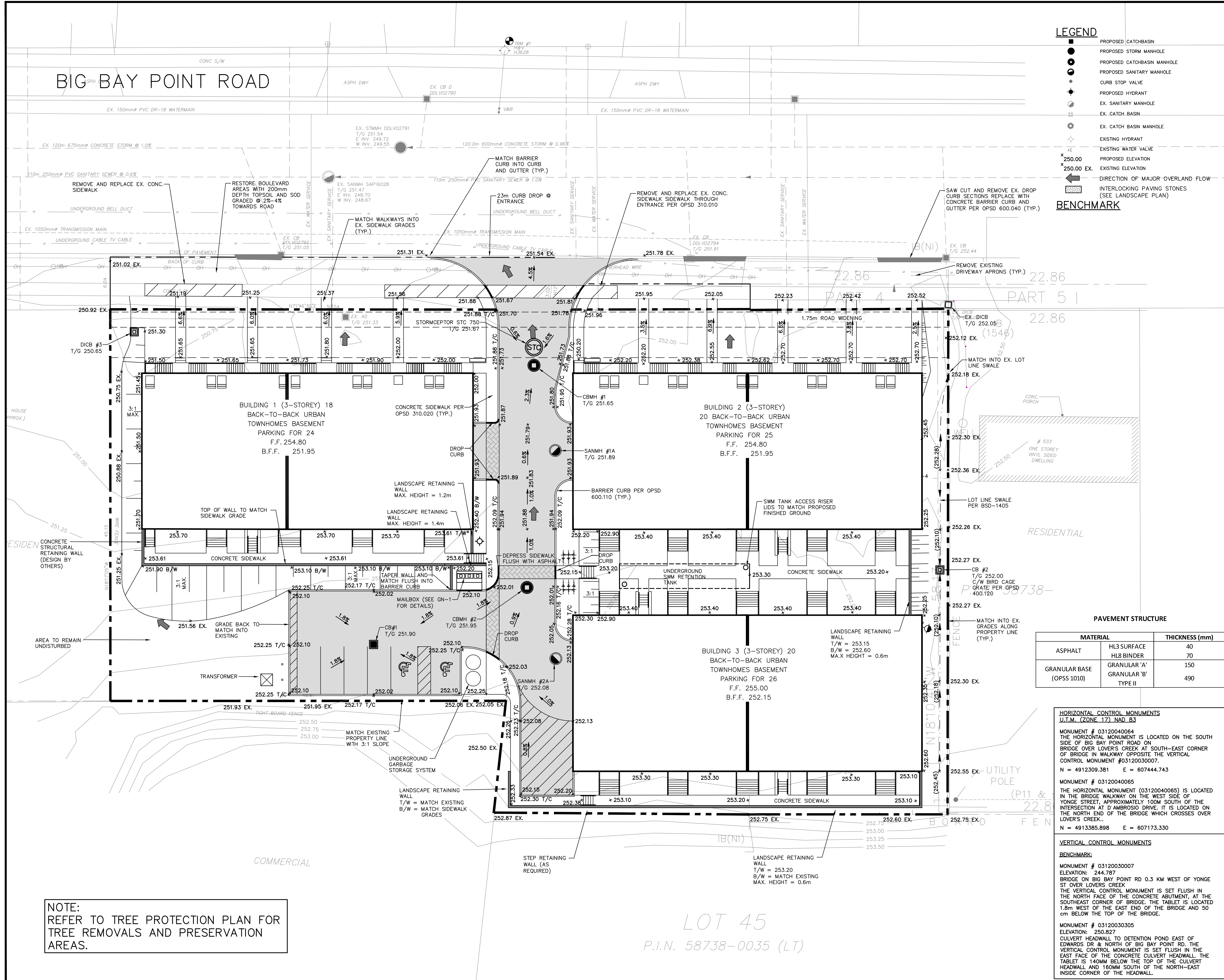
CLIENT/PROJECT

**521 - 531 BIG BAY POINT ROAD
TOWNHOUSE DEVELOPMENT**

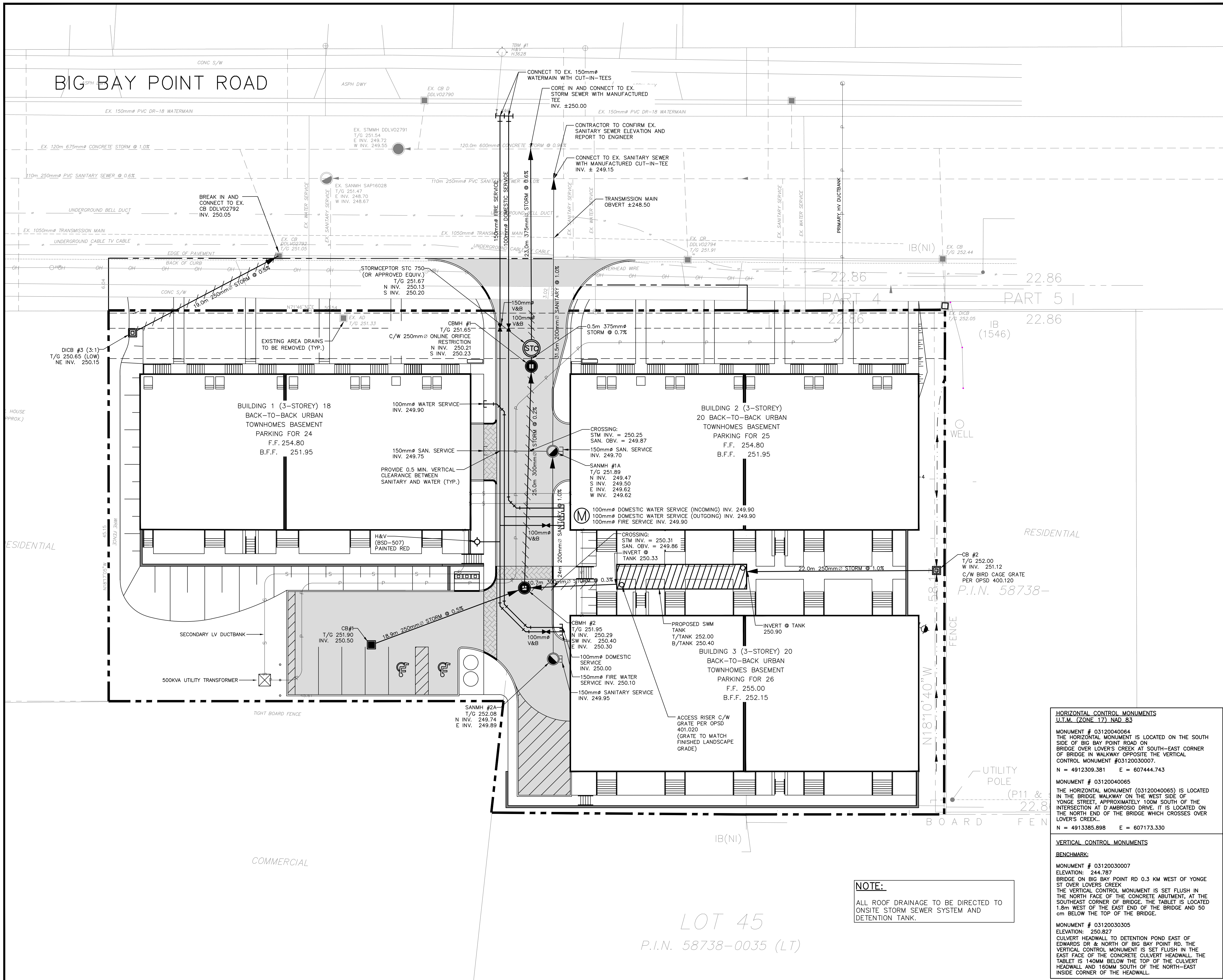
DRAWING TITLE

GRADING PLAN

PROJECT NO. 14-11138.1-B	DRAWING NO. GP-1	REVISION 4
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NOTE:
REFER TO TREE PROTECTION PLAN FOR
TREE REMOVALS AND PRESERVATION
AREAS.





PINESTONE ENGINEERING LIMITED | www.pel.ca

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- ### KEY MAP NOTES
1. TOPOGRAPHIC SURVEY COMPLETED JOETOP, DECEMBER 2014, NOVEMBER 2016.
 2. SITE PLAN PROVIDED BY pmla ARCHITECTS.
 3. METER INSTALLATION PER CITY STANDARD BSD-533.
 4. BACKFLOW DEVICE MUST BE INSTALLED A MAXIMUM OF 3.0m DOWNSTREAM OF THE WATER METER.
 5. BACKFLOW DEVICE TO COMPLY WITH CITY OF BARRIE BY-LAW 2010-102 AS AMENDED.
 6. THE DOMESTIC AND FIRE SERVICES ENTERING THE BUILDING SHALL HAVE RISERS CONSTRUCTED PER CITY STANDARD BSD-505.
 7. REMOVE EXISTING SERVICES TO CITY OF BARRIE STANDARDS.

- ### LEGEND
- PROPOSED CATCHBASIN
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED SANITARY MANHOLE
 - CURB STOP VALVE
 - PROPOSED HYDRANT
 - WATER METER LOCATION
 - STORM PIPE INSULATION
 - PRIMARY HV DUCTBANK
 - SECONDARY LV DUCTBANK

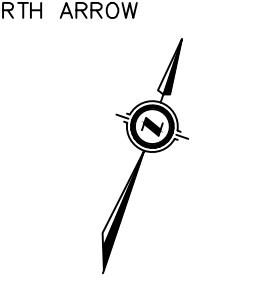
BENCHMARK

TBM#1 - TOP NUT OF HYDRANT 3628 ELEVATION 252.83

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SEAL



NORTH ARROW

DESIGN BY:	J.V.
DRAWN BY:	G.N.
CHECKED:	J.V.
DATE:	JULY 2017
SCALE:	1:200

CLIENT/PROJECT

521 - 531 BIG BAY POINT ROAD TOWNHOUSE DEVELOPMENT

DRAWING TITLE

SERVICING PLAN

PROJECT NO.	DRAWING NO.	REVISION
14-111381-B	SERV-1	4

HORIZONTAL CONTROL MONUMENTS
U.T.M. (ZONE 17) NAD 83

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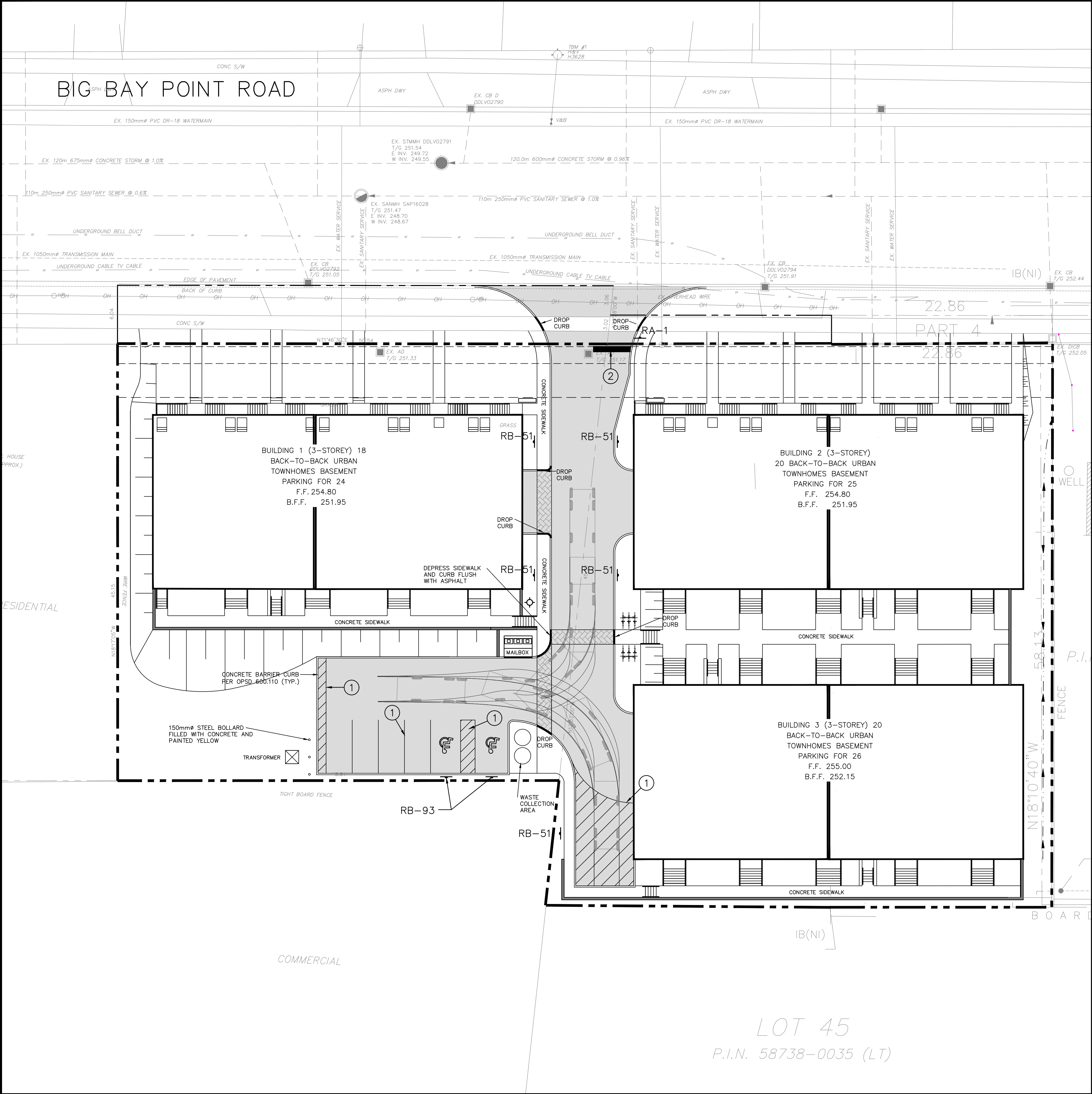
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BENCHMARK:

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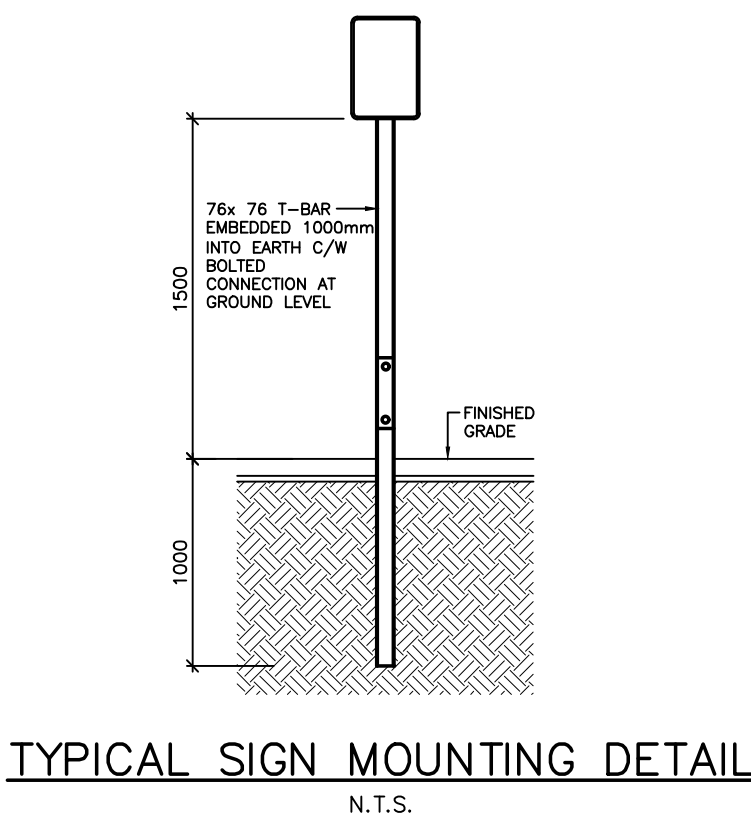


PAVEMENT MARKING AND SIGNAGE NOTES:

- 1. PROVIDE ALL SITE SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON SITE PLAN AND PAVEMENT MARKING AND SIGNAGE PLAN.
- 2. FINAL LOCATION OF FIRE ROUTE SIGNAGE TO BE DETERMINED IN FIELD BY LOCAL FIRE DEPARTMENT.
- 3. SIGNAGE AND LINE PAINTING TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 4. REFER TO SITE PLAN FOR BARRIER FREE PARKING SIGNAGE DETAILS.
- 5. PAVEMENT MARKING TO CONFORM WITH OPSS.710 AND 1712.
- 6. ALL STRIPPING TO BE 100mm WIDE AND WHITE.

LEGEND

- ① SOLID WHITE, 10cm WIDTH
- ② SOLID WHITE 60cm WIDTH
- PROPOSED ASPHALT AREA
- PROPOSED SIGN
- PROPOSED SIGN FACE (DIRECTION)
- RA-1 STOP SIGN
- RB-51 NO PARKING (AT ANY TIME)
- RB-93 NO PARKING (BY PERMIT ONLY)
- WASTE DISPOSAL TRUCK TURNING PATH



HORIZONTAL CONTROL MONUMENTS
U.T.M. (ZONE 17) NAD 83

MONUMENT # 03120040064
THE HORIZONTAL MONUMENT IS LOCATED ON THE SOUTH SIDE OF BIG BAY POINT ROAD ON BRIDGE OVER LOVER'S CREEK AT SOUTH-EAST CORNER OF BRIDGE IN WALKWAY OPPOSITE THE VERTICAL CONTROL MONUMENT #03120030007.

N = 4912309.381 E = 607444.743

MONUMENT # 03120040065
THE HORIZONTAL MONUMENT (03120040065) IS LOCATED IN THE BRIDGE WALKWAY ON THE WEST SIDE OF YONGE STREET, APPROXIMATELY 100M SOUTH OF THE INTERSECTION AT D'AMBROSIO DRIVE. IT IS LOCATED ON THE NORTH END OF THE BRIDGE WHICH CROSSES OVER LOVER'S CREEK..

N = 4913385.898 E = 607173.330

VERTICAL CONTROL MONUMENTS

BENCHMARK:

MONUMENT # 03120030007
ELEVATION: 244.787
BRIDGE ON BIG BAY POINT RD 0.3 KM WEST OF YONGE ST OVER LOVER'S CREEK
THE VERTICAL CONTROL MONUMENT IS SET FLUSH IN THE NORTH FACE OF THE CONCRETE ABUTMENT, AT THE SOUTHEAST CORNER OF BRIDGE. THE TABLET IS LOCATED 1.8m WEST OF THE EAST END OF THE BRIDGE AND 50 cm BELOW THE TOP OF THE BRIDGE.

MONUMENT # 03120030305
ELEVATION: 250.827
CULVERT HEADWALL TO DETENTION POND EAST OF EDWARDS DR & NORTH OF BIG BAY POINT RD. THE VERTICAL CONTROL MONUMENT IS SET FLUSH IN THE EAST FACE OF THE CONCRETE CULVERT HEADWALL. THE TABLET IS 140MM BELOW THE TOP OF THE CULVERT HEADWALL AND 160MM SOUTH OF THE NORTH-EAST INSIDE CORNER OF THE HEADWALL.

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Drawings shall not be used for construction unless sealed and signed. All work to be performed in accordance with the Occupational Health & Safety Act 1990.

Any errors and/or omissions shall be reported to Pinestone Engineering Ltd. without delay.

KEY MAP NOTES

1. TOPOGRAPHIC SURVEY COMPLETED JOETOPO, DECEMBER 2014, NOVEMBER 2016.
2. LEGAL INFORMATION PROVIDED AND SITE PLAN PROVIDED BY INNOVATIVE PLANNING SOLUTIONS.
3. LIGHT FIXTURE TYPE 'A' IS REQUIRED TO HAVE A BACKING SHIELD.

BENCHMARK

TBM#1 - TOP NUT OF HYDRANT 3628
ELEVATION 252.83

4	18.06.11	REVISED BUILDING 1 SIDEWALK GRADES	G.N.
3	18.04.26	SITE PLAN REVISION	G.N.
2	18.02.14	SITE PLAN REVISION	G.N.
1	12.12.14	SITE PLAN REVISION	G.N.

NO.	YY.MM.DD	REVISION	BY

NORTH ARROW

DESIGN BY:	J.V.
DRAWN BY:	G.N.
CHECKED:	J.V.
DATE:	JULY 2017
SCALE:	1:200

CLIENT/PROJECT

521 - 531 BIG BAY POINT ROAD TOWNHOUSE DEVELOPMENT

DRAWING TITLE

PAVEMENT MARKINGS AND SIGNAGE PLAN

PROJECT NO.	DRAWING NO.	REVISION
14-11138.1-B	PM-1	4

LOT 45
P.I.N. 58738-0035 (LT)

PARKING LOT/DRIVEWAY NOTES

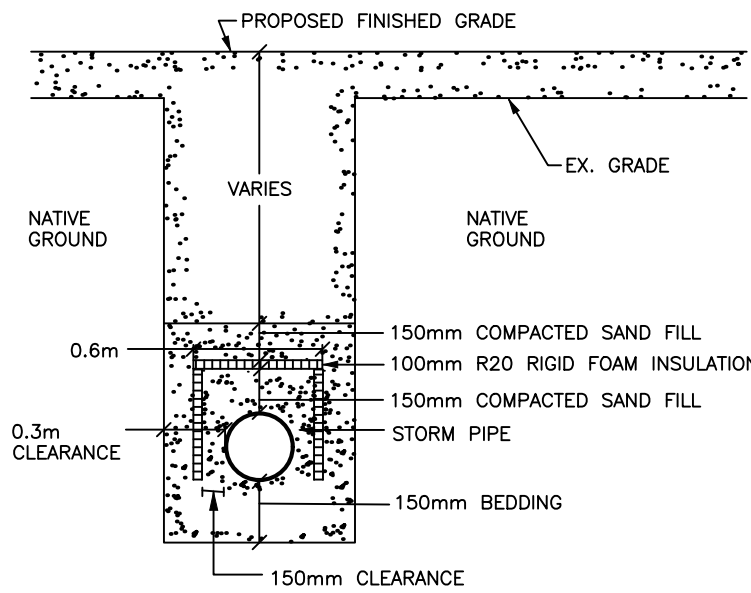
- 1) EXISTING SOILS AND GRANULAR MATERIALS TO BE REMOVED TO THE LIMITS SHOWN ON THE DRAWINGS AND ANY SURPLUS IS TO BE DISPOSED OFF-SITE AT A LOCATION CHOSEN BY, AND PAID FOR, BY THE CONTRACTOR.
- 2) PROPOSED SUB-GRADE TO BE INSPECTED AND PROOF-ROLLED IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER AND APPROVED PRIOR TO PLACEMENT OF GRANULAR "B". DEFICIENT AREAS ARE TO BE SUB-EXCAVATED AND REPLACED WITH GRANULAR "B" AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- 3) THE GRANULAR SUB-BASE IS TO BE INSPECTED AND PROOF-ROLLED IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER AND APPROVED PRIOR TO PLACEMENT OF THE GRANULAR "A".
- 4) THE GRANULAR BASE IS TO BE INSPECTED AND PROOF-ROLLED IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER AND APPROVED PRIOR TO PLACEMENT OF THE ASPHALT.
- 5) CONTRACTOR TO PROVIDE SAMPLES OF GRANULAR MATERIALS AND THE ASPHALT MIX DESIGNS TO THE GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- 6) GRANULAR MATERIALS TO BE UNIFORMLY COMPACTED TO MINIMUM 100% STANDARD PROCTOR MAXIMUM DRY DENSITY. HOT LAID ASPHALT TO BE ROLLED UNIFORMLY TO A MINIMUM OF 97% MARSHALL BULK DENSITY.
- 7) GRASSED AREAS DISTURBED DURING CONSTRUCTION TO BE RESTORED WITH MINIMUM 200mm TOPSOIL AND SOD.
- 8) TOPSOIL SHALL CONFORM TO OPSS 570, EXCEPT THAT TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND NOT LESS THAN 2% FOR SANDY LOAMS, WITH AN ACIDITY VALUE RANGING FROM P.H. 6.0 TO P.H. 7.5 AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE FREE FROM ANY ADMIXTURE OF SUBSOIL, CLAY LUMPS, STONES GREATER THAN 25MM IN DIAMETER AND ANY OTHER EXTRANEEOUS MATTER.
- 9) SOD SHALL CONFORM TO OPSS 571.

GENERAL NOTES

- A. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF BARRIE STANDARD DRAWINGS (BSD) AND ONTARIO PROVINCIAL STANDARD DRAWINGS.
- B. ORDER OF PRECEDENCE OF STANDARD DRAWINGS 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 WORK.
- D. A RIGHT OF WAY ACTIVITY PERMIT IS REQUIRED FROM THE CITY OF BARRIE OPERATIONS DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE.
- E. A SITE ALTERATION PERMIT IS REQUIRED FROM THE ENGINEERING DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS ON THE SITE.
- F. NATIVE MATERIAL SUITABLE FOR BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DENSITY.
- G. GRANULAR MATERIAL USED FOR BACKFILL, SHALL E 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.

RESTORATION NOTES

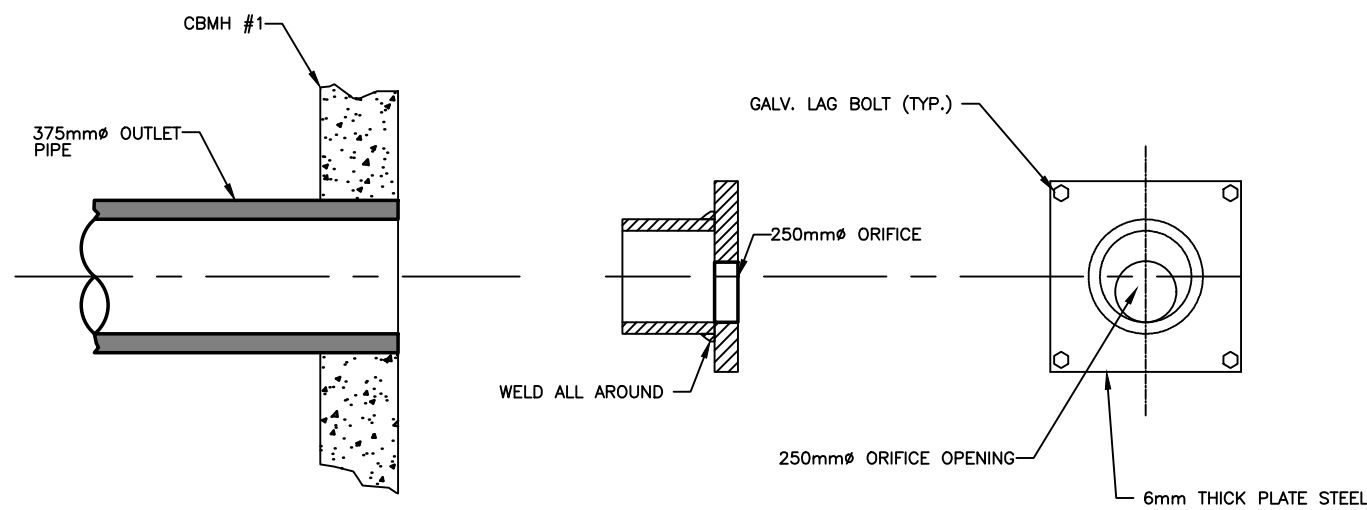
- A. REINSTATE ROADS TO PREVIOUS CONDITION OR BETTER. MINIMUM 40mm HL3, 100mm HL4, 150mm GRANULAR "A" AND 500mm GRANULAR "B"
- B. CONTRACTOR TO RESTORE DRIVEWAYS AND BOULEVARD IN AREAS DISTURBED BY CONSTRUCTION TO EQUAL OR BETTER CONDITIONS.
- C. MINIMUM GRAVEL DRIVEWAY RESTORATION TO BE 150mm, GRANULAR "A", ASPHALT DRIVEWAY RESTORATION TO BE 50mm OF HL3, AND 200mm GRANULAR "A"
- D. ALL GRASSED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 200mm DEPTH TOPSOIL AND SOD. MAINTAIN UNTIL ESTABLISHED.
- E. ALL RESTORATION WORK TO BE COMPLETED TO THE SATISFACTION OF THE ENGINEER. F. DRIVEWAYS TO BE 50mm HL3 WITH 200mm GRANULAR "A" MINIMUM.



NOTE: SEWER PIPES TO BE INSULATED WHERE COVER IS LESS THAN 1.5m.

PIPE INSULATION DETAIL

N.T.S.



ONLINE ORIFICE DETAIL

N.T.S.

GENERAL NOTES - STORM SEWER

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 BSD-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/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 MANUFACTURES INSTALLATION GUIDES AND THE O.C.P.A. OR UNSPELL 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.

CITY OF BARRIE STANDARD	4. NOTE "X" - SUMP PUMP DISCHARGE PIPING	B.R.	2003.01.07	APPR'D:	R.G.N.	DATE:	92.05.15
GENERAL NOTES STORM SEWERS	3. NOTE "Y" & "C" - "DIRECTOR OF ENGINEERING"	B.R.	2002.10.28	DRAWN: L.A.J. SCALE: N.T.S.			
	2. NOTE "C" OPSD NUMBER REVISION	K.C.	2000.03.16				
	1. NOTE "D" CHANGED	K.C.	98.03.30				
		NO.	REVISION	APPR'D	DATE	BSD-N5	

GENERAL NOTES - SANITARY SEWER

SANITARY SEWERS

- A. SANITARY SEWER TO BE LOCATED AT THE CENTRELINE OF THE ROAD.
- B. 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.
- C. MAXIMUM DEFLECTION FROM COMBINED LIVE AND DEAD LOADING SHALL NOT EXCEED ANY C.S.A., O.P.S. OR MANUFACTURES RECOMMENDED SPECIFICATIONS.
- D. 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.
- E. CONCRETE SANITARY SEWERS SHALL HAVE A MINIMUM STRENGTH OF 50 N/m/mm CONFORMING TO CSA STANDARD A257.2-1982, CLASS 50-D (PREVIOUSLY C.S.A. STANDARD A257.2-1974, CLASS II).
- F. 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.
- G. 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 MANUFACTURES GUIDELINES.

CITY OF BARRIE STANDARD	4. NOTE "B" - "ENGINEERING"	B.R.	2002.10.28	APPR'D:	R.G.N.	DATE:	92.05.15
GENERAL NOTES SANITARY SEWERS	3. NOTE "B" OPSD NUMBER REVISION	K.C.	2000.03.16	DRAWN: L.A.J. SCALE: N.T.S.			
	2. NOTE "C" CHANGED	K.C.	98.03.30				
	1. CHANGES TO B. TO G.	K.C.	95.04.24				
		NO.	REVISION	APPR'D	DATE	BSD-N3	

GENERAL NOTES - WATERMAIN

1. 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.
2. 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.
3. 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.
4. 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 "X" 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 OPS8 MUNI 1004.05.07 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).
5. COPPER WATER MAINS AND SERVICES 25mm TO 50mm IN DIAMETER SHALL BE EMBEDDED IN SAND 100mm ABOVE AND BELOW TO CONFORM TO OPS8 MUNI 1004.05.07.
6. 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.
7. NEW WATERMANS TO BE PVC DR18 CL150 MINIMUM, DUCTILE IRON CL52 AS PER THE APPROVED MANUFACTURERS PRODUCTS FOR LINEAR WATER SYSTEMS LIST.
8. TRACING WIRE SHALL BE #12 AWG HIGH STRENGTH COPPER CLAD (H5-C52) 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.
9. 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.
10. SERVICE TAPPINGS SHALL BE PLACED AT A MINIMUM SEPARATION OF 1.0m AND A MINIMUM OF 0.6m FROM JOINTS. (ENDS OF PIPE)
11. 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.
12. ALL NEW CURB STOPS AND BOXES TO BE LOCATED AT PROPERTY LINE AND OUT OF DRIVEWAYS AND SIDEWALKS.

City of BARRIE STANDARD DETAIL	GENERAL NOTES - WATERMAIN	REV No.	DATE: MAY 2015	APPROVED DATE: <i>May 24/15</i> <i>[Signature]</i> DIRECTOR OF ENGINEERING
		2	SCALE: N.T.S.	
		BSD-500		

GENERAL NOTES - SANITARY SEWER

SANITARY SERVICE LATERALS

- 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 OVERTO 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 SEWER SHALL BE MADE WITH APPROVED FACTORY MADE TEES OR INSERTA-TEES IN STRICT ACCORDANCE TO MANUFACTURES GUIDELINES.
- F. MINIMUM PIPE SLOPE TO BE 2.0%, MAXIMUM 8.0% (SEE OPSD-1006.010, 1006.020).

CITY OF BARRIE STANDARD					APPR'D:	R.G.N.	DATE:	92.05.15
GENERAL NOTES SANITARY SEWERS	2.	OPSD NUMBERS REVISED	K.C.	2000.08.17	DRAWN:	L.A.J.	SCALE:	N.T.S.
	1.	CHANGES TO B. TO G.	K.C.	95.04.24				
	NO.	REVISION		APPR'D	DATE	BSD-N4		



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Any errors and/or omissions shall be reported to Pinestone Engineering Ltd. without delay.



KEY MAP

4	18.06.11	REVISED BUILDING 1 SIDEWALK GRADES	G.N.
3	18.04.26	SITE PLAN REVISION	G.N.
2	18.02.14	SITE PLAN REVISION	G.N.
1	12.12.14	SITE PLAN REVISION	G.N.
NO. YY.MM.DD		REVISION	BY

SEAL	NORTH ARROW

DESIGN BY:	J.V.
DRAWN BY:	G.N.
CHECKED:	J.V.
DATE:	SEPTEMBER 2017
SCALE:	N.T.S.

CLIENT/PROJECT		
521 - 531 BIG BAY POINT ROAD TOWNHOUSE DEVELOPMENT		
DRAWING TITLE		
GENERAL NOTES AND DETAILS		
PROJECT NO.	DRAWING NO.	REVISION
14-111381-B	GN-1	4

