

GENERAL NOTES:

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
- ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE

ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.

- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOW.
- ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, AND MTD.
- NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.

SITE GRADING:

- SIDEWALK TO BE REMOVED AND REPLACED AS PER CITY OF BARRIE STANDARDS AS DIRECTED BY THE ENGINEERING DEPARTMENT.
- ALL DISTURBED GRASSSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER WITH SOD ON MIN 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
- ALL GRANULAR BASE AND SUB-BASE MATERIALS SHALL BE GRADED AND

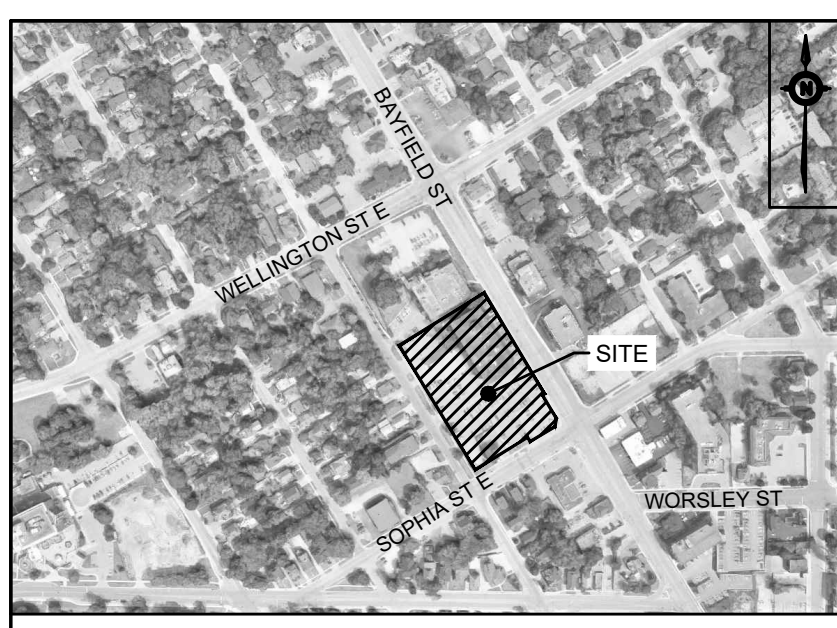
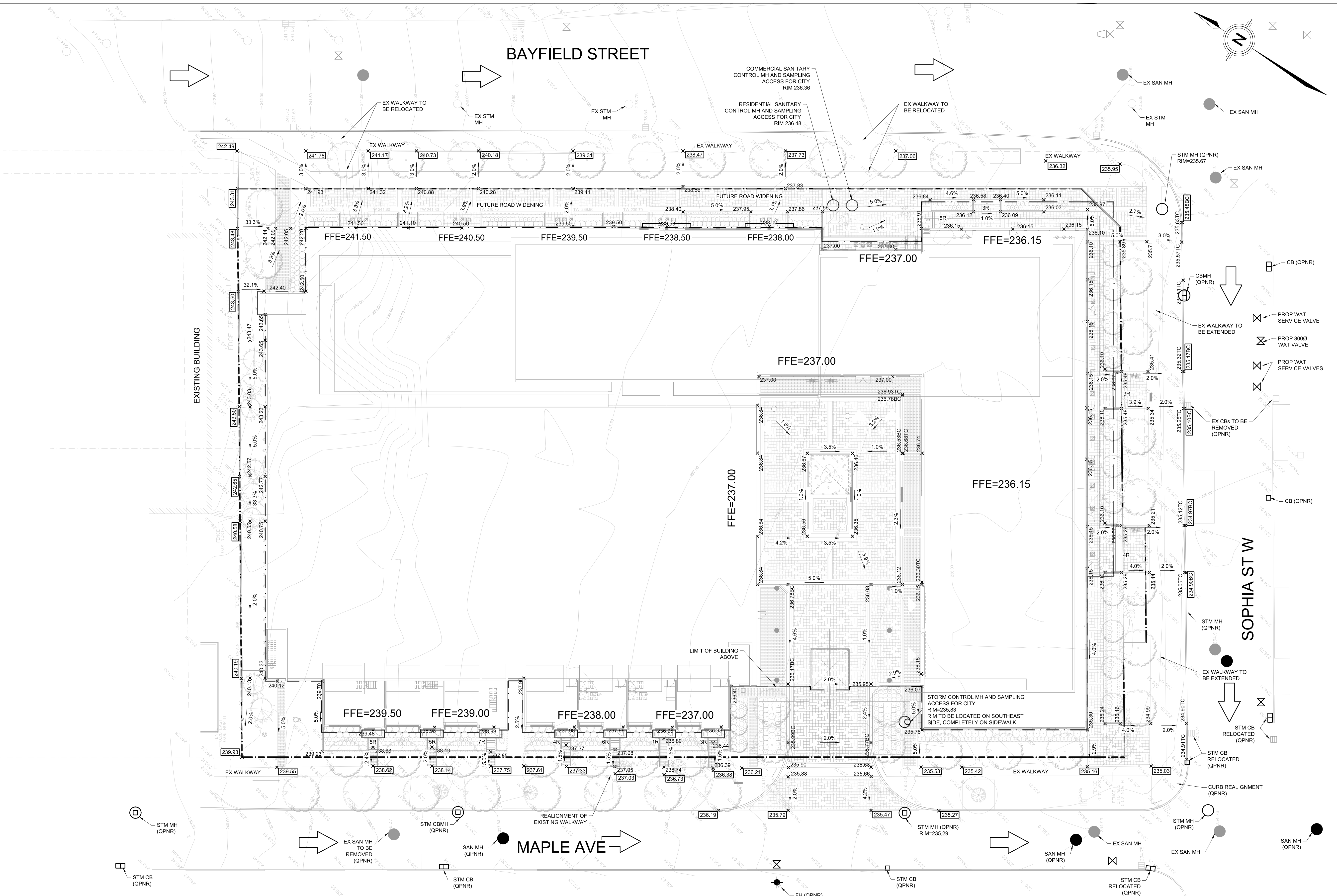
COMPACTED TO 98% STANDARD PROCTOR DENSITY, FREE OF DEPRESSIONS AS PER THE GEOTECHNICAL REPORT.

- THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED BASED ON SPECIFICATIONS AS PER THE GEOTECHNICAL REPORT.
- ALL BARRIER CURBS WITHIN THE SITE TO BE CONSTRUCTED AS PER DETAIL ON DRAWING D1, UNLESS OTHERWISE SPECIFIED.
- TRENCH BACKFILL WITHIN THE RIGHT OF WAY SHALL BE UNSHINKABLE FILL AND SHALL EXTEND TO THE BASE OF ASPHALT. LANDSCAPED AREA MAY BE EXEMPTED.
- ALL WORK SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF CITY ROAD OCCUPANCY PERMIT.
- INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMAINS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED BY THE MUNICIPALITY.
- STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT.
- TRANSITIONS WITHIN THE SUBGRADE WITHIN 1.2m FROM THE TOP OF PAVEMENT SHOULD INCLUDE 3H:1V TRANSITIONS.
- EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
- ALL PAVEMENT MARKING, LINE PAINTING, DIRECTIONAL LINES/ARROWS ETC. SHALL BE PLACED IN ACCORDANCE WITH THE ARCHITECTURAL SITE

PLAN OR THE OWNER'S TRAFFIC ENGINEERING CONSULTANT'S DRAWINGS. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT IN ACCORDANCE WITH OPS5 1712.

- WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS FOR THE RETAINING WALL (INCLUDE RAILINGS IF APPLICABLE) TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY STRUCTURAL AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVING, GRADING, AND SITE ELECTRICAL DRAWINGS.

QUEEN'S PARK NEIGHBOURHOOD RENWAL (QPNR) PROJECT INCLUDES THE RECONSTRUCTION OF INFRASTRUCTURE AND ROADWAYS IN THE QUEEN'S PARK NEIGHBOURHOOD. PHASE A1 OF THE PROGRAM INVOLVES ROAD RECONSTRUCTION, SIDEWALK REPLACEMENTS, WATERMAIN REPLACEMENT, SANITARY SEWER REPLACEMENT, STORM SEWER REPLACEMENT AND UPGRADES, AND LOCAL DRAINAGE IMPROVEMENTS ALONG MAPLE AVENUE (FROM WELLINGTON STREET W. TO SOPHIA STREET W.), SOPHIA STREET W. (FROM ROSS STREET TO BAYFIELD STREET), AND MARY STREET (FROM WELLINGTON STREET W. TO SOPHIA STREET W.). THE LSR SUBMISSION DRAWINGS (DATED JAN 17, 2022) WERE OBTAINED FROM THE CITY AND HAVE BEEN USED IN THIS PROPOSED DESIGN. INFRASTRUCTURE PROPOSED AS PART OF THE QPNR HAS BEEN IDENTIFIED ON THE DRAWING.



KEY PLAN
N.T.S.

LEGEND
SEE ABBREVIATIONS BELOW

- 200.00 0.5% MH 1A PROPOSED ITEMS
- 200.00 0.5% EX MH 1A EXISTING ITEMS
- LIMIT OF PROPERTY LINE
- FUTURE ROAD WIDENING
- ▷ BUILDING ENTRANCE
- 200.00 PROP ELEVATION TO MATCH EXISTING
- EMERGENCY OVERLAND FLOW ROUTE
- SANITARY MH
- STM MH / CBMH / DCBMH / OGS
- CB / DCB / AD / TD
- ⊕ HYDRANT / SIAMESE / METER CHAMBER
- ⊗ VALVE BOX / VALVE CHAMBER

BENCHMARK: ELEVATIONS ARE GEODETIC, IN METRES, AND DERIVED FROM: CITY OF BARRIE DATUM

BEARING: BEARINGS ARE UTM GRID AND ARE REFERRED TO: THE CENTRAL MERIDIAN ZONE 17(81°W) AND ARE DERIVED FROM GPS OBSERVATION IN WGS84 AND CALIBRATED TO NAD 83.

SITE PLAN: ONESPACE UNLIMITED INC., AUGUST 19, 2022

SURVEY: CDN LAND SURVEYORS INC., MAY 20, 2008

NO.	ISSUE	DATE	BY
5	ISSUED FOR SPA RE-SUBMISSION	2022-10-14	L.P.
4	ISSUED FOR SPA RE-SUBMISSION	2022-04-08	C.B.
3	REISSUED FOR SPA	2022-03-21	C.B.
2	REISSUED FOR REZONING/SPA	2020-06-15	B.D.
1	ISSUED FOR REZONING/SPA	2020-04-30	B.D.

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- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO TMIG 48 HOURS PRIOR TO ANY CONSTRUCTION.

ABBREVIATIONS	BC	CHLORIDE
GENERAL:	C&G = BOTTOM OF CURB	HYD = HYDRO LINE
PROP = PROPOSED	C&G = CURBS & GUTTER	GAS = GAS LINE
EX = EXISTING	TW = TOP OF WALL	OHW = OVERHEAD WIRE
QPNR = QUEEN'S PARK NEIGHBOURHOOD RENEWAL	BW = BOTTOM OF WALL	CONC = CONCRETE
SERVICING:	STM = STORM	MH = MAINTENANCE
SAN = SANITARY	WAT = WATER	CB = HOLE
ELEVATIONS:	PVC = POLYVINYL	AD = AREA DRAIN
TC = TOP OF CURB		TD = TRENCH DRAIN



8800 DUFFERIN STREET, SUITE 200 VAUGHAN, ON L4K 0C5
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GRADING PLAN

136 BAYFIELD

ROCKAP HOLDINGS

SCALE: 1:250	PROJECT # 19501
DATE: JANUARY 2020	DRAWING #
DRAWN BY: C.B.	G1
DESIGNED BY: C.B.	
CHECKED BY: B.D.	

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- PRIOR TO COMMENCING WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR OR DEVELOPER WILL REQUIRE A RIGHT-OF-WAY ACTIVITY PERMIT FROM THE CITY OF BARRIE'S OPERATIONS DEPARTMENT AT 165 FERNDALE DRIVE NORTH.
- ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, AND MTD.
- NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.

WATERMAINS:

- WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-19 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CAN3 B137-3-M1886 WITH GASKETED BELL END C/W #14 AWG SOLID COPPER TRACER WIRE.
- WATERMAINS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 300mm OVER AND 50mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING. ALL WATERMAINS AND SERVICES SHALL HAVE 1.80m MINIMUM COVER.
- BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
- COVER REQUIRED ON WATERMAIN IS 1.8m MINIMUM.
- ALL WATERMAIN HORIZONTAL AND VERTICAL BENDS, JOINTS AND PLUGS TO BE MECHANICALLY RESTRAINED. THRUST BLOCKS/MECHANICAL RESTRAINTS MUST BE INSTALLED ON ALL WATERMAIN BENDS, TEES, AND PLUGS AS PER LOCAL MUNICIPAL STANDARDS.
- ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
- BUILDING SERVICE VALVES TO BE 3.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12m BACK FROM STUB.
- PROVISIONS FOR FLUSHING WATERMAINS MUST BE PROVIDED WITH A MINIMUM 50mm OUTLET FOR MAINS 100mm AND LARGER. FLUSHING POINTS MATCHING THE SIZE OF THE PIPE MUST BE PROVIDED AT THE END OF EACH COPPER MAIN, FIRE MAIN FLUSHING OUTLETS TO BE 100mm DIAMETER MINIMUM OR A HYDRANT. FLUSHING POINTS MUST BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN.
- ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH LOCAL MUNICIPAL AND PROVINCIAL GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.
- BOTH THE FIRE AND DOMESTIC WATER SERVICES MUST COMPLY WITH THE CURRENT BUILDING CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B-64 SERIES STANDARDS.

SANITARY & STORM SEWER:

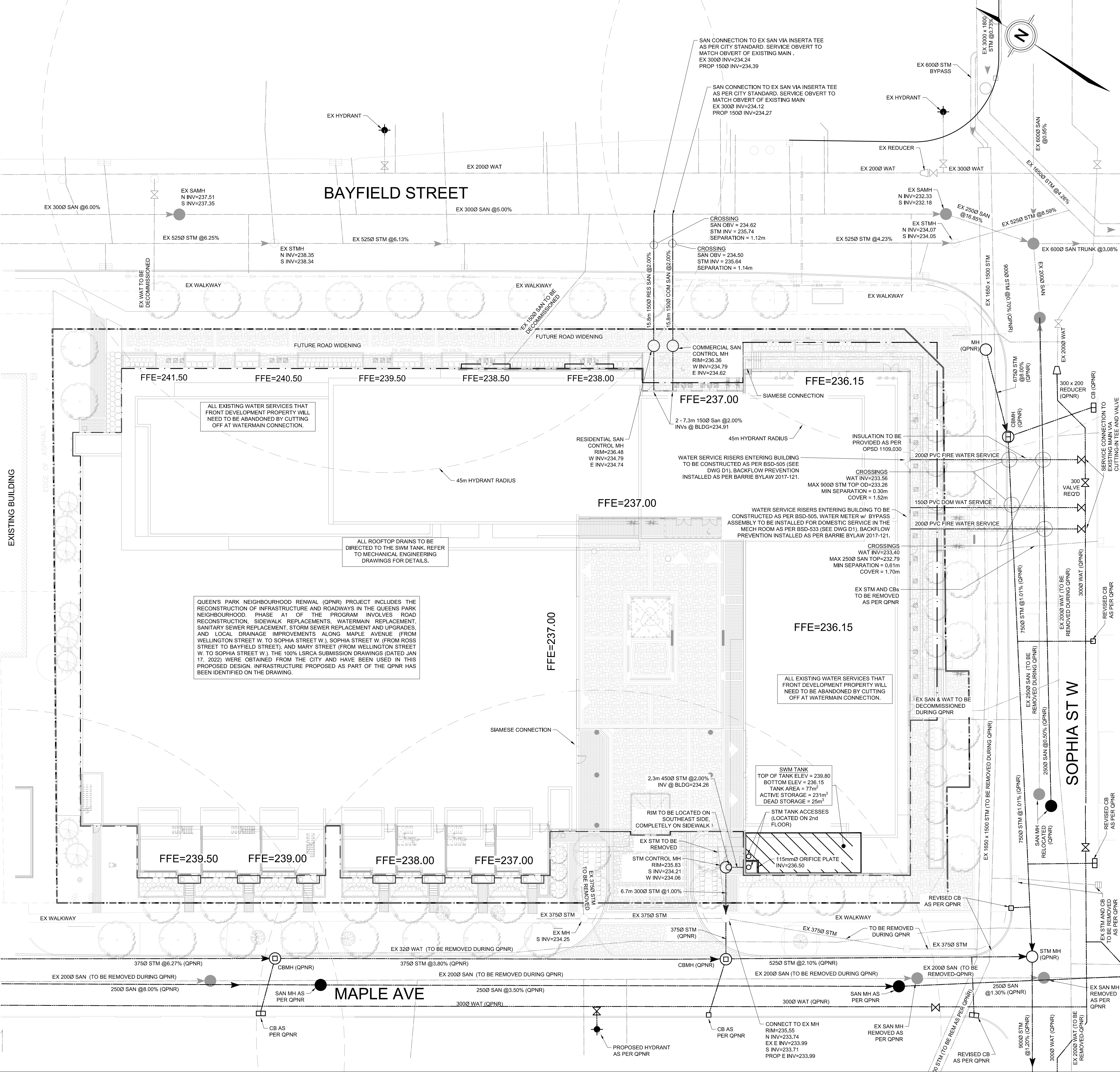
- MANHOLES SHALL BE AS PER OPSD 701.010 AND OPSD 701.011. FRAMES AND COVERS SHALL BE AS PER OPSD 401.010. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 5.0m.
- MAIN LINE PVC PIPE AS PER SDR-35 CSA B182.2-06 CERTIFIED ASTM D3034-04A, F5740-3. SERVICE CONNECTION PVC PIPE TO BE AS PER SDR-28 CSA B 182.2-06 CERTIFIED ASTM D3034-04A.
- CONCRETE PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSD 802.030. PVC PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSD 802.030 TO TOP OF SEWER WITH A MINIMUM 300mm SAND COVER OVER PIPE NATIVE BACKFILL TO BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
- ALL STORM SEWER PIPES UP TO 450mm DIA. SHALL BE PVC SDR-35 OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES 625mm DIA. AND LARGER SHALL BE CONCRETE AND EQUAL TO C.S.A. SPECIFICATIONS A257.2 REINFORCED CLASSES AS SPECIFIED (65-D, 100-D, 140-D) OR LATEST AMENDMENT UNLESS OTHERWISE SPECIFIED.
- ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL CSA SPECIFICATIONS B182.2-M1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mmØ MINIMUM, PVC CLASS DR 28 INSTALLED AT 2° AND ANY COLOUR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
- SANITARY MAINTENANCE HOLES SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 401.030.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033.
- ALL MANHOLE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY.
- ALL BLIND CONNECTIONS TO MATCH THE INVERT OF THE CATCH BASIN LEAD TO THE SPRINGLINE OF THE STORM PIPE. OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.00% AND DROP INTO PIPE.
- UNLESS OTHERWISE NOTED, CATCHBASIN LEADS SHALL BE 250mmØ AT MINIMUM 1.00% SLOPE.
- THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT, TWO (2) CD COPIES AND ONE (1) VIDEO TAPE IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.
- THE CONTRACTOR SHALL CONTACT THE MUNICIPALITY AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE EXISTING SANITARY & STORM MANHOLE.
- SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSHRINKABLE FILL.

CITY OF BARRIE - SANITARY SERVICE LATERALS:

- 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.
- MINIMUM DEPTH OF LATERAL AT PROPERTY LINE SHALL BE 2.4m MEASURED FROM THE SEWER OBVERT TO FINISHED GROUND SURFACE ELEVATION UNLESS NOTED OTHERWISE.
- 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.
- MINIMUM PIPE SLOPE TO BE 2.0%, MAXIMUM 8.0% (SEE OPSD-1006 010, 1006 020)

CITY OF BARRIE - STORM SEWER:

- ALL CATCH BASIN LATERALS AT 2% GRADE UNLESS OTHERWISE NOTED. PIPE SIZE MINIMUM 250mm DIA. SINGLE, 300mm DIA. DOUBLE.
- 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 IN ACCORDANCE WITH OPSD-802.010.
- 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/mm² CERTIFIED TO C.S.A. STANDARD A247.2-1982, CLASS 50-0 (PREVIOUSLY C.S.A. STANDARD A257.2-1974, CLASS II) OR PVC CERTIFIED TO C.S.A. STANDARDS 182.2 AND 182.4.
- 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.
- ALL PIPE HANDLING INSTALLATIONS MUST BE IN STRICT COMPLIANCE WITH MANUFACTURERS INSTALLATION GUIDES AND THE O.C.P.A. OR UNIBELL GUIDELINES.



KEY PLAN
N.T.S.

LEGEND
SEE ABBREVIATIONS BELOW

- 200.00 0.5% MH 1A
- 200.00 0.5% EX MH 1A
- LIMIT OF PROPERTY LINE
- FUTURE ROAD WIDENING
- PROP RETAINING WALL
- BUILDING ENTRANCE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- SAN MH / PIPE STUB / PIPE OUTLET
- STM MH / CBMH / DCBMH / OGS
- CB / DCB / AD / TD
- HYDRANT / SIAMESE / METER CHAMBER
- VALVE BOX / VALVE CHAMBER
- WAT BENDS: 11.25° / 22.5° / 45° / 90°
- WAT TEE / CROSS / REDUCER
- INSULATION AS PER OPSD 1109.030

BENCHMARK:	ELEVATIONS ARE GEODETIC, IN METRES, AND DERIVED FROM CITY OF BARRIE DATUM		
BEARING:	BEARINGS ARE UTM GRID AND ARE REFERRED TO: THE CENTRAL MERIDIAN ZONE 17(81°W) AND ARE DERIVED FROM GPS OBSERVATION IN WGS84 AND CALIBRATED TO NAD 83.		
SITE PLAN:	ONESPACE UNLIMITED INC., AUGUST 19, 2022		
SURVEY:	CDN LAND SURVEYORS INC., MAY 20, 2008		
5	ISSUED FOR SPA RE-SUBMISSION	2022-10-14	L
4	ISSUED FOR SPA RE-SUBMISSION	2022-04-08	C
3	REISSUED FOR SPA	2022-03-21	C
2	REISSUED FOR REZONING/SPA	2020-06-15	B
1	ISSUED FOR REZONING/SPA	2020-04-30	B
NO.	ISSUE	DATE	

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ABBREVIATIONS	BC = BOTTOM OF CURB C&G = CURBS & GUTTER TW = TOP OF WALL BW = BOTTOM OF WALL	CHLORIDE HYD = HYDRO LINE GAS = GAS LINE OHV = OVERHEAD WIRE CONC = CONCRETE MH = MAINTENANCE HOLE = HOLE CB = CATCH BASIN AD = AREA DRAIN TD = TRENCH DRAIN
GENERAL:	PROP = PROPOSED EX = EXISTING QPNR = QUEEN'S PARK NEIGHBORHOOD RENEWAL	SERVICING: STM = STORM SAN = SANITARY WAT = WATER PVC = POLYVINYL
ELEVATIONS:	TC = TOP OF CURB	



SERVICING PLAN

SCALE:	1:250	PROJECT #	19501
DATE:	JANUARY 2020	DRAWING #	S1
DRAWN BY:	C.B.		
DESIGNED BY:	C.B.		
CHECKED BY:	B.D.		

EROSION & SEDIMENT CONTROL NOTES:

1. ALL NEW AND EXISTING CATCHBASINS AND CATCHBASIN MANHOLES ON-SITE OR IN ADJACENT STREETS SHALL HAVE THE UNDERSIDE OF THE GRATE COVERED WITH TERRAFIX 240R NON-WOVEN GEOTEXTILE DURING CONSTRUCTION. CONTRACTOR SHALL REGULARLY CLEAN SEDIMENT AND DEBRIS FROM THESE GEOTEXTILE PIECES. CONTRACTOR SHALL DISPOSE WITH THESE PIECES AT THE END OF CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
2. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS AND PROPERTIES FREE OF DUST, MUD, AND OTHER REFUSE THROUGHOUT DURATION OF CONSTRUCTION. ANY CLEANING OF ADJACENT AREAS DURING CONSTRUCTION SHALL BE PAID BY THE CONTRACTOR.
3. HOARDING OR SNOW FENCING SHALL BE ERECTED AND MAINTAINED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASE.
4. FILTER FABRIC SHALL BE PLACED UNDER ALL STREET CATCHBASINS. GRATES, SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL CURBS ARE CONSTRUCTED AND BOULEVARDS AND BACKYARDS ARE GRADED AND SODDED. FILTER FABRIC USED FOR SEDIMENT CONTROL SHALL BE TERRA-FIX 240R AN APPROVED EQUIVALENT. MUD TRACKING AND DUST MUST BE CONTROLLED ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY.
6. ALL SEDIMENT CONTROL MEASURES SUCH AS SEDIMENT CONTROL FENCE, TEMPORARY PONDS, CONSTRUCTION ACCESS MATS, SEDIMENT TRAPS, SWALES AND CHECK DAMS MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE WORKS.
7. SEDIMENT CONTROL SHOULD BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY SIGNIFICANT RAINFALL EVENT. REPAIRS TO ESC MEASURES MUST BE COMPLETED IN A TIMELY MANNER TO PREVENT SEDIMENT MIGRATION.
8. ADDITIONAL MATERIALS SUCH AS CLEAR STONE, FILTER FABRIC, PUMPS, HOSES AND SILT-SOXX TO BE KEPT ONSITE AT ALL TIMES FOR CONDUCTING REPAIRS TO SEDIMENT CONTROL MEASURES.
9. ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN THIRTY DAYS ARE TO BE STABILIZED.
10. THE STABILIZATION SEED MIXTURE IS TO BE AS SPECIFIED ON THE EROSION AND SEDIMENT CONTROL PLAN.
11. THE STABILIZATION SEED MIXTURE IS TO BE APPLIED AT A MINIMUM RATE OF 25 KG/HA.
12. ENGINEERED CHANGES TO THE ESC MEASURES MAY BE NEEDED AS SITE CONDITIONS CHANGE THROUGHOUT THE CONSTRUCTION PROCESS. THESE UPDATES MUST REFLECT BEST MANAGEMENT PRACTICES TO CONTROL SEDIMENT AND EROSION ONSITE AND SHOULD BE COMPLETED BASED ON DIRECTION FROM THE SITE ENGINEER. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY AN ENGINEER THROUGHOUT THE CONSTRUCTION PROCESS.
13. THE CONSTRUCTION ENTRANCE MAT IS TO BE INSTALLED AS THE FIRST STEP IN THE SITE ALTERATION PROCESS.
14. SEDIMENT CONTROL FENCE IS TO BE INSTALLED DOWNSLOPE OF ALL DISTURBED AREAS. A DOUBLE ROW OF SEDIMENT CONTROL FENCE IS TO BE INSTALLED SURROUNDING ALL NATURAL HERITAGE MEASURES AND AS DIRECTED BY THE SITE ENGINEER. SEDIMENT CONTROL FENCE IS TO BE AS PER LSRCA STANDARD ESC-4 OR ESC-5 AS A MINIMUM. LIGHT DUTY SEDIMENT CONTROL FENCE IS NOT ACCEPTABLE.
15. CUT-OFF SWALES OR DITCHES ARE TO BE INSTALLED AS SHOWN ON THE ESC PLANS AND AS NECESSARY BASED ON CHANGING SITE CONDITIONS TO DIRECT OVERLAND FLOW TO THE APPROPRIATE SEDIMENT TRAP OR TEMPORARY SEDIMENT POND.
16. CHECK DAMS ARE TO BE INSTALLED IN ALL SWALES AND DITCHES IN ACCORDANCE WITH DRAWING LSRCA ESC-2, AS A MINIMUM.
17. TEMPORARY SEDIMENT TRAPS ARE TO BE CONSTRUCTED AT THE BEGINNING OF SITE GRADING AND IF THE SITE DRAINAGE CHANGES DURING CONSTRUCTION, IT MAY BE NECESSARY FOR TEMPORARY SWALES TO BE CONSTRUCTED TO DIRECT SITE FLOWS TO THE TEMPORARY SEDIMENT TRAPS DURING ROUGH GRADING AND AS CONSTRUCTION PROGRESSES.
18. TEMPORARY SEDIMENT POND(S) ARE TO BE CONSTRUCTED AT THE BEGINNING OF SITE TRADING AND IF THE SITE DRAINAGE CHANGES DURING CONSTRUCTION, IT MAY BE NECESSARY FOR TEMPORARY SWALES TO BE CONSTRUCTED TO DIRECT SITE FLOWS TO THE TEMPORARY SEDIMENT POND(S) DURING ROUGH TRADING AND AS CONSTRUCTION PROGRESSES.
19. FILTERDRAIN SILT-SOXX OR APPROVED EQUIVALENT TO BE INSTALLED DOWNSTREAM FROM SEDIMENT TRAP AND TEMPORARY SEDIMENT POND OUTLETS TO A MINIMUM HEIGHT OF 300MM.
20. IF STOCKPILES ARE USED ON-SITE FOR THE STORAGE OF EXCESS MATERIAL, THEY ARE TO BE IN ACCORDANCE WITH DETAIL DRAWING LSRCA ESC-6 OR BETTER.
21. ANY DEWATERING OCCURRING ONSITE MUST BE IN ACCORDANCE WITH AN APPROVED DEWATERING PLAN. ADDITIONAL DEWATERING REQUIREMENTS MAY BE DEEMED NECESSARY AND SHALL BE IMPLEMENTED AS DIRECTED BY THE ENGINEER, CONTRACT ADMINISTRATOR OR LOCAL MUNICIPALITY.
22. THE SITE TRAILER IS TO BE LOCATED ONLY AT THE DESIGNATED LOCATION SHOWN ON THE PLANS.
23. EQUIPMENT AND HYDROCARBON STORAGE IS TO OCCUR ONLY WITHIN THE DESIGNATED AREA SHOWN ON THE PLANS.
24. REFUELLING IS TO TAKE PLACE ONLY WITHIN THE DESIGNATED AREA SHOWN ON THE PLANS AND SHALL BE A MINIMUM OF THIRTY METRES FROM ANY WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREA.
25. AN APPROVED SPILLS MANAGEMENT PLAN IS TO BE KEPT ONSITE.
26. SPILL CLEANUP EQUIPMENT SUCH AS ABSORPTIVE MEDIA IS TO BE MAINTAINED ONSITE FOR IMMEDIATE USE IN THE EVENT OF A SPILL.
27. SPILLS ARE TO BE REPORTED IMMEDIATELY TO THE MOECC SPILLS ACTION CENTRE AT 1-800-268-6060.
28. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEAN-UP AND RESTORATION, INCLUDING ALL COSTS, DUE TO THE RELEASE OF SEDIMENT FROM THE SITE.
29. LOW IMPACT DEVELOPMENT (LID) MEASURES ARE NOT TO BE USED AS SEDIMENT CONTROL DEVICES.
30. ADDITIONAL SEDIMENT CONTROL DEVICES MAY BE DEEMED NECESSARY AND AS SITE CONDITIONS CHANGE AND SHALL BE INSTALLED AS DIRECTED BY THE SITE ENGINEER, CONTRACT ADMINISTRATOR OR LOCAL MUNICIPALITY.

SEDIMENT CONTROL INSTRUCTIONS:

1. THE CONTRACTOR SHALL MAINTAIN A SUPPLY OF SEDIMENT FENCE, CLEAR STONE AND FILTER FABRIC ON-SITE FOR EMERGENCY USE. SEDIMENT FENCE WILL BE INSTALLED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.
2. SITE INSPECTOR SHALL VERIFY THAT THE SEDIMENTATION CONTROLS ARE INTACT ON WEEKLY BASIS AND AFTER ALL RAINFALL EVENTS. DEFICIENCIES SHALL BE REPORTED TO THE CONTRACTOR AND REPAIRED IMMEDIATELY.
3. MONTHLY INSPECTION REPORTS SHALL BE PREPARED BY THE INSPECTOR.
4. UPON IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL, THE CONTRACTOR IS TO CONFIRM WITH THE INSPECTOR THAT THE CONTROLS ARE OPERATING TO THEIR SATISFACTION. ADDITIONAL MEASURES MAY BE REQUIRED AT THE RECOMMENDATIONS OF THE ENGINEER AND/OR INSPECTOR.
5. POSITIVE DRAINAGE TO THE SEDIMENT BASINS SHALL BE MAINTAINED DURING CONSTRUCTION.

GRATE TO BE DOUBLE WRAPPED TERRAFIX 240R NON-WOVEN GEOTEXTILE

NOTES:

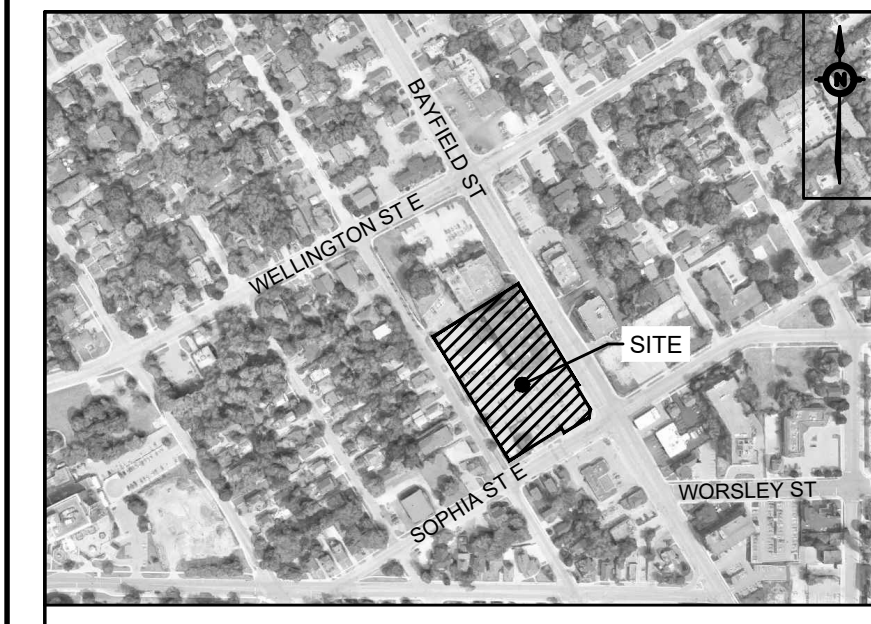
- WOVEN GEOTEXTILE TO HAVE A MINIMUM EQUIVALENT OPENING SIZE OF 0.15mm AND A MAXIMUM EQUIVALENT OPENING SIZE OF 0.25mm.
- WOVEN GEOTEXTILE TO BE MAINTAINED AND REINSTATE PERIODICALLY WHEN ACCUMULATED SEDIMENTS INTERFERE WITH DRAINAGE.
- CLEAR STONE TO BE PLACED ON TOP OF WRAPPED CATCHBASIN TO PROTECT GEOTEXTILE FROM LARGE OBJECTS.

INLET SEDIMENT CONTROL

N.T.S.

BAYFIELD STREET

MAPLE AVE



KEY PLAN
N.T.S.
LEGEND

- ADDRESS:
136 BAYFIELD
CITY OF BARRIE, SIMCOE COUNTY
- SEE ABBREVIATIONS BELOW
- 200.00 0.5% PROPOSED ITEMS
 - 200.00 0.5% EXISTING ITEMS
 - 200.00 0.5% EX MH 1A
 - LIMIT OF PROPERTY LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
 - SAN MH / PIPE STUB / PIPE OUTLET
 - STM MH / CBMH / DCBMH / OGS
 - CB / DCB / AD / TD
 - HYDRANT / SIAMSE / METER CHAMBER
 - VALVE BOX / VALVE CHAMBER
 - WAT TEE / CROSS / REDUCER
 - CONSTRUCTION HOARDING
 - CONSTRUCTION ENTRANCE/ MUDMAT
 - INLET SEDIMENT CONTROL DEVICE

BENCHMARK: ELEVATIONS ARE GEODETIC, IN METRES, AND DERIVED FROM: CITY OF BARRIE DATUM

BEARING: BEARINGS ARE UTM GRID AND ARE REFERRED TO: THE CENTRAL MERIDIAN ZONE 17(81°W) AND ARE DERIVED FROM GPS OBSERVATION IN WGS84 AND CALIBRATED TO NAD 83.

SITE PLAN: ONESPACE UNLIMITED INC., AUGUST 19, 2022

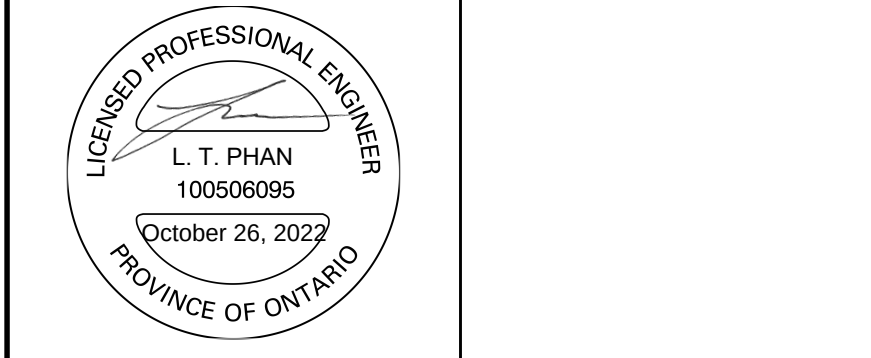
SURVEY: CDN LAND SURVEYORS INC., MAY 20, 2008

NO.	ISSUE	DATE	BY
5	ISSUED FOR SPA RE-SUBMISSION	2022-10-14	L.P.
4	ISSUED FOR SPA RE-SUBMISSION	2022-04-08	C.B.
3	REISSUED FOR SPA	2022-03-21	C.B.
2	REISSUED FOR REZONING/SPA	2020-06-15	B.D.
1	ISSUED FOR REZONING/SPA	2020-04-30	B.D.

DRAWING NOTES NOT FOR CONSTRUCTION

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3. THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO TMIG 48 HOURS PRIOR TO ANY CONSTRUCTION.

ABBREVIATIONS					
GENERAL:		BC = BOTTOM OF CURB	CHLORIDE		
PROP = PROPOSED		C&G = CURB & GUTTER	HYD = HYDRO LINE		
EX = EXISTING		TW = TOP OF WALL	GAS = GAS LINE		
QPNR = QUEEN'S PARK NEIGHBORHOOD RENEWAL		BW = BOTTOM OF WALL	OHW = OVERHEAD W		
ELEVATIONS:		SERVICING:	CONC = CONCRETE		
TC = TOP OF CURB		STM = STORM	MH = MAINTENANCE		
		SAN = SANITARY	HOLE		
		WAT = WATER	CB = CATCH BASIN		
		PVC = POLYVINYL	AD = AREA DRAIN		
			TD = TRENCH DRAIN		



EROSION AND SEDIMENT CONTROL PLAN

136 BAYFIELD

ROCKPAC HOLDINGS

SCALE: 1:250	PROJECT # 19501
DATE: JANUARY 2020	DRAWING #
DRAWN BY: C.B.	E1
DESIGNED BY: C.B.	
CHECKED BY: B.D.	

