

CITY OF OWEN SOUND
KEY PLAN
NOT TO SCALE

- NOTES :
1. TOPOGRAPHIC SURVEY COMPLETED BY GM BLUEPLAN ON NOVEMBER 11 AND 24, 2021.
 2. ALL DIMENSIONS AND ELEVATIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
 3. PLANS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS. SPECIFICALLY THE ARCHITECTURAL PLAN TAKES PRECEDENCE OVER ENGINEERING PLANS. REPORT ANY DISCREPANCIES TO ARCHITECT AND ENGINEER.
 4. PROPERTY BOUNDARIES PER PLAN OF SURVEY OF PART OF LOTS 1 TO 4 EAST OF BAY STREET AND ALL OF LOTS 2 AND 3 WEST OF HILL STREET COMPLETED BY HEWETT AND MILNE DATED NOVEMBER 12, 2018.
 5. PROPERTIES AT 1043 AND 1057 3RD AVE EAST ARE TO BE MERGED.

- LEGEND :
- +202.63 EXISTING ELEVATION
 - ◆ BOREHOLE LOCATION AND NUMBER
 - 426.5 — EXISTING GROUND CONTOUR
 - EXISTING DECIDUOUS TREE
 - ⊛ EXISTING CONIFEROUS TREE

BENCH MARKS :

BENCHMARK #1 - ELEV = 181.31
SIB ON SOUTHWEST PROPERTY CORNER OF 1057 3RD AVENUE EAST. (AS SHOWN)

BENCHMARK #2 - ELEV = 181.44
CONCRETE PIN ON NORTHEAST CORNER OF 368 10TH STREET EAST, APPROXIMATELY 20M NORTH OF SOUTHEAST CORNER OF PROPERTY. (AS SHOWN)

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



1	APR 10 2022	SUBMITTED FOR CLIENT REVIEW	IEE
NO.	DATE	REVISION DESCRIPTION	CHKD



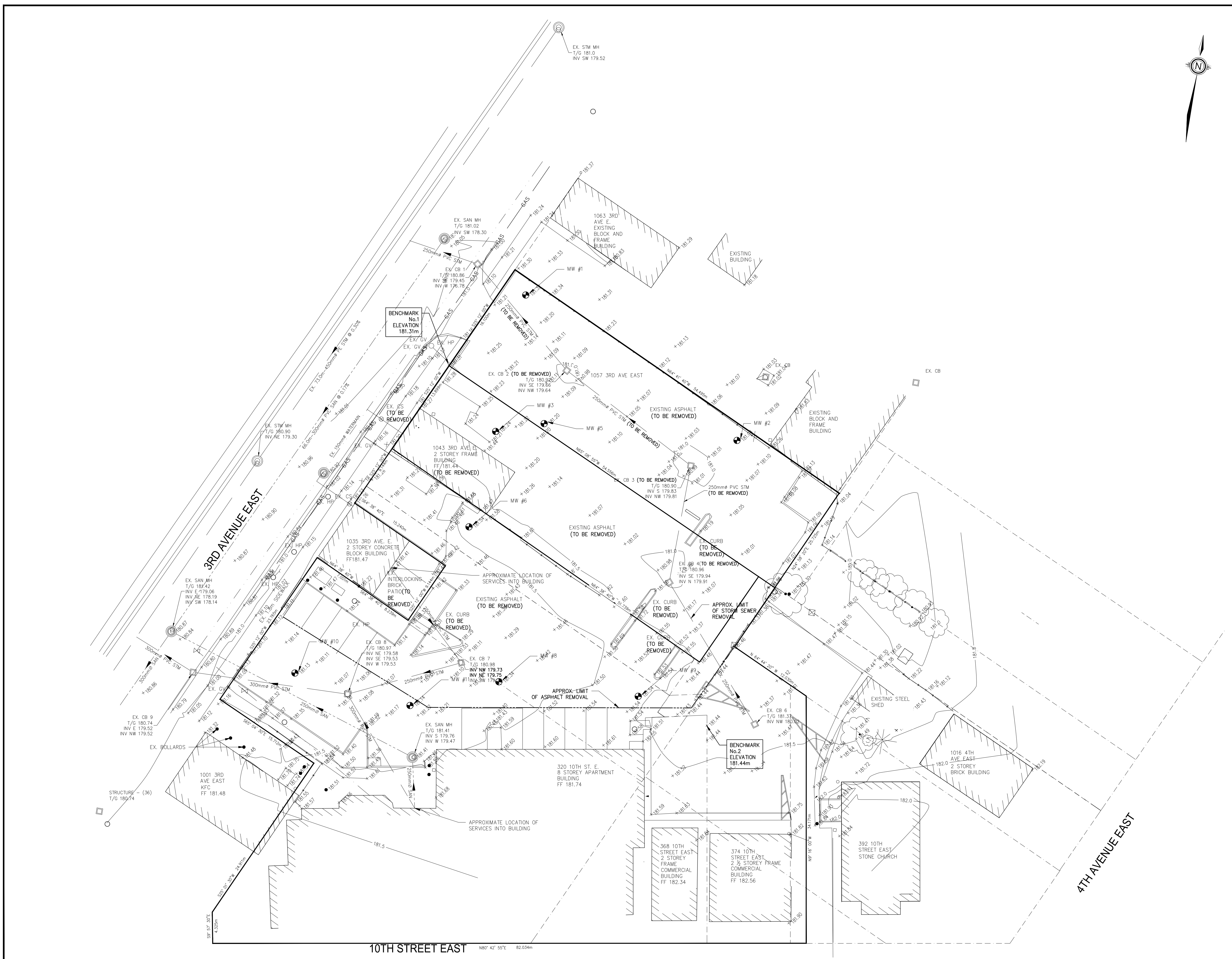
PROPOSED ST. CLARE PLACE

LUTHERAN SOCIAL SERVICES

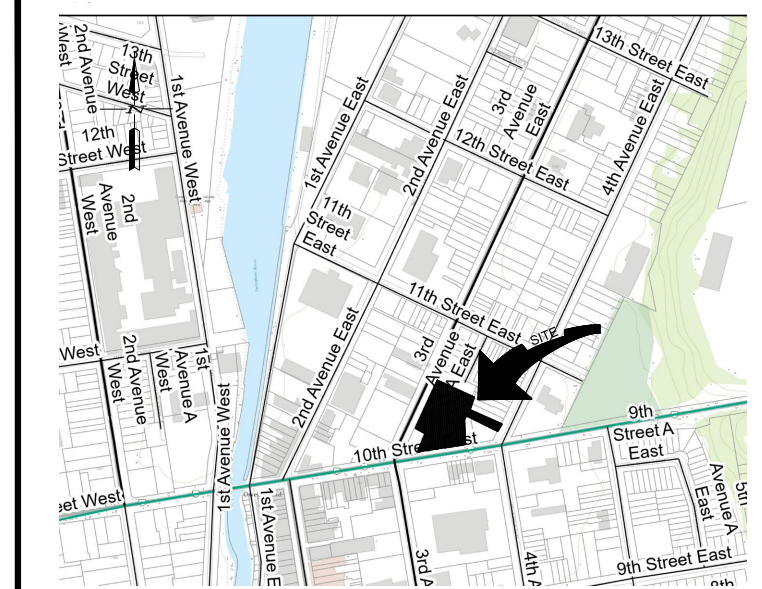
1043 - 1057 3RD AVENUE EAST
CITY OF OWEN SOUND

EXISTING CONDITIONS PLAN

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
RLH	WED	221130-2	SP1
DESIGNED BY:	DATE:	SCALE:	
WED	JAN. 10, 2022	1:250	



10TH STREET EAST N80° 42' 55"E 62.034m



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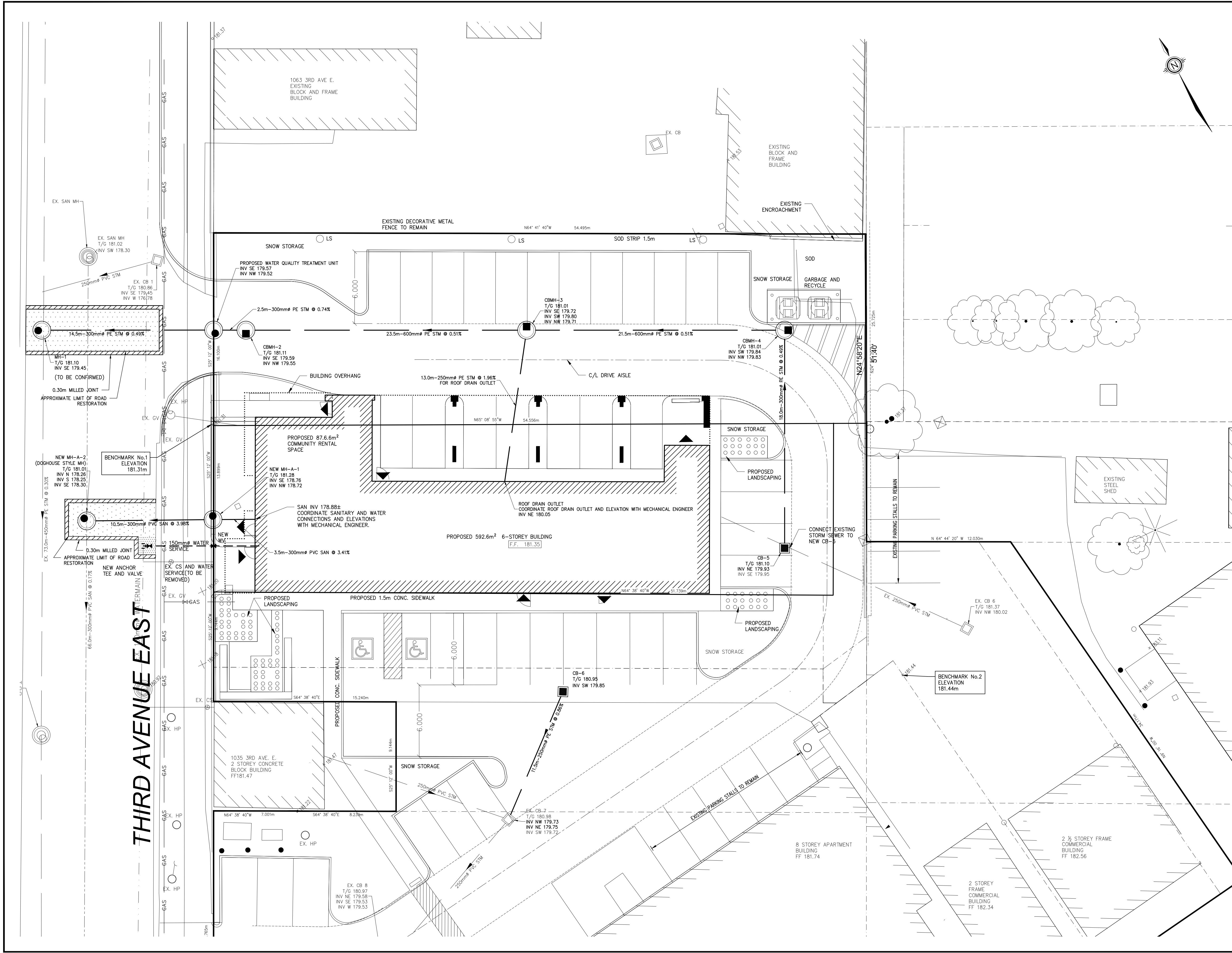


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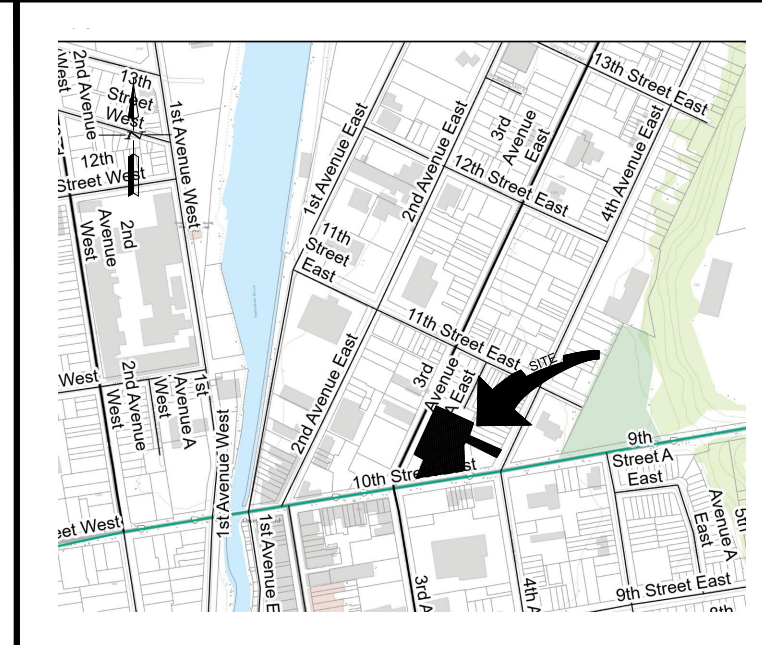
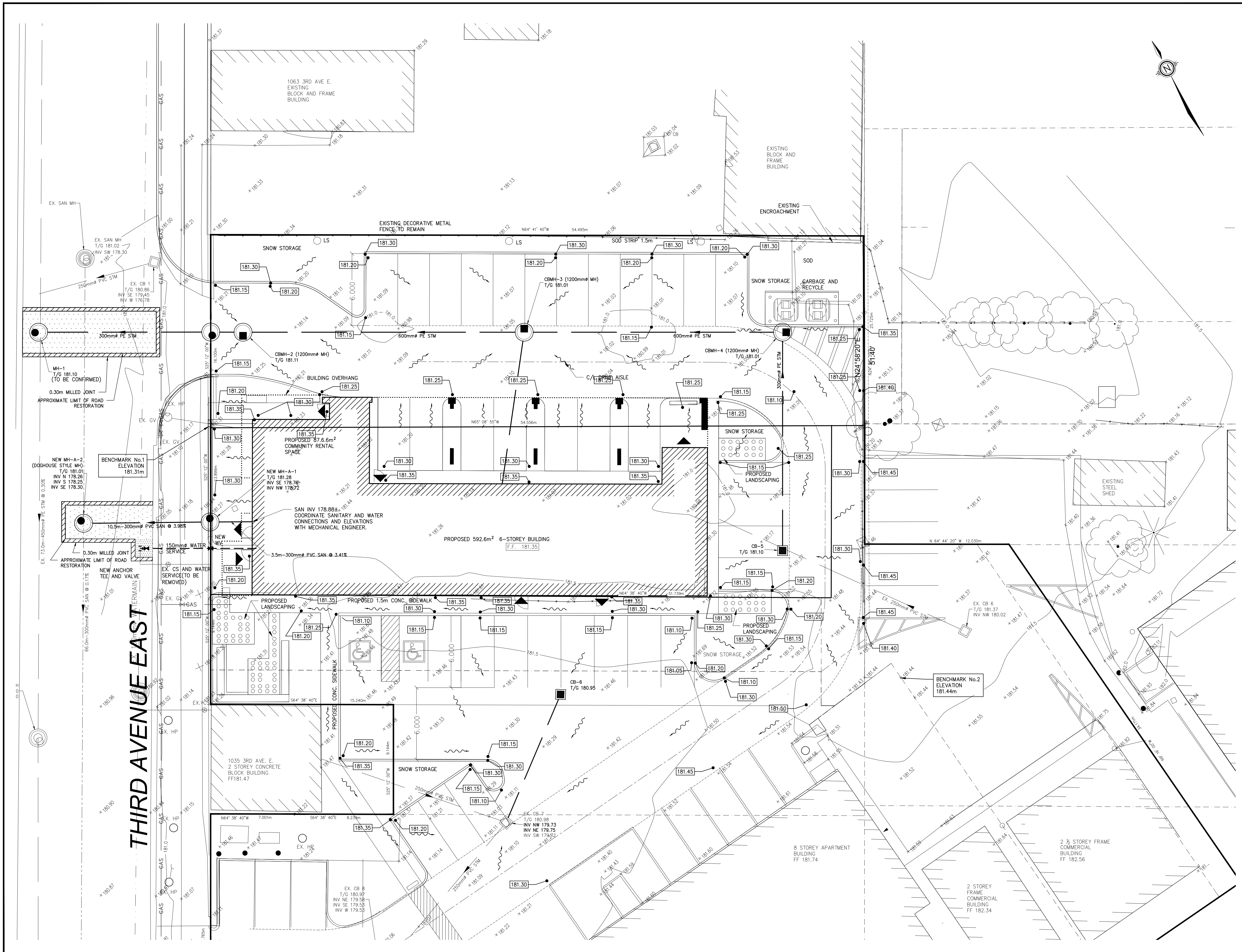


PROPOSED ST. CLARE PLACE
LUTHERAN SOCIAL SERVICES
1043 - 1057 3RD AVENUE EAST
CITY OF OWEN SOUND

SERVICING PLAN			
DRAWN BY: RJW	APPROVED BY: WED	PROJECT NO.: 221130-2	DRAWING NO.: SP2
DESIGNED BY: WED	DATE: JAN 10, 2022	SCALE: 1:150	



THIRD AVENUE EAST



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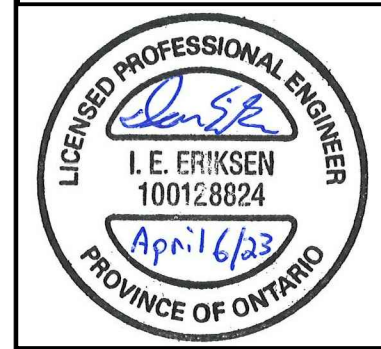
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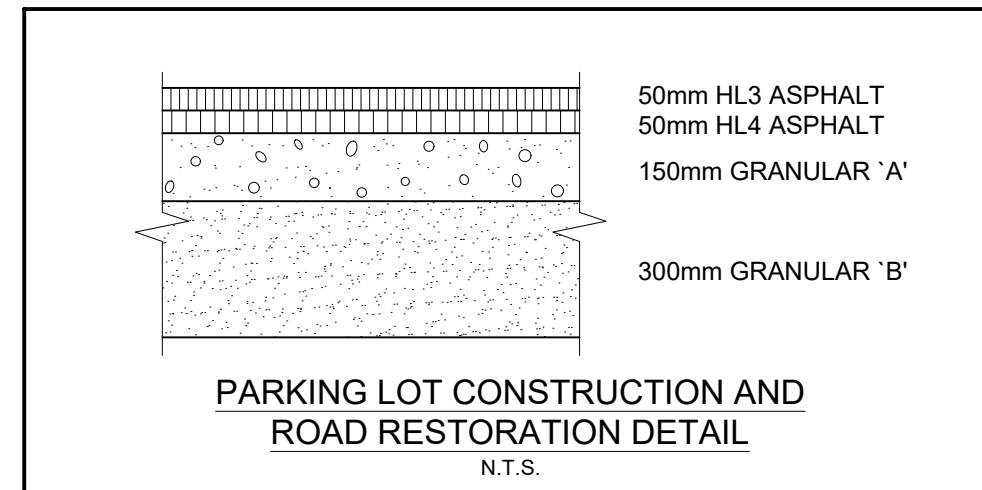
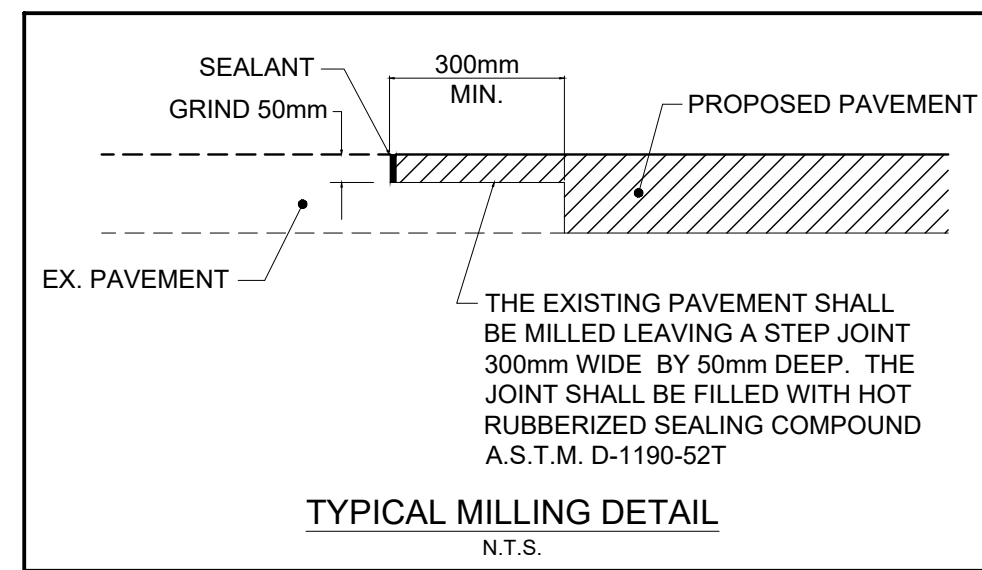
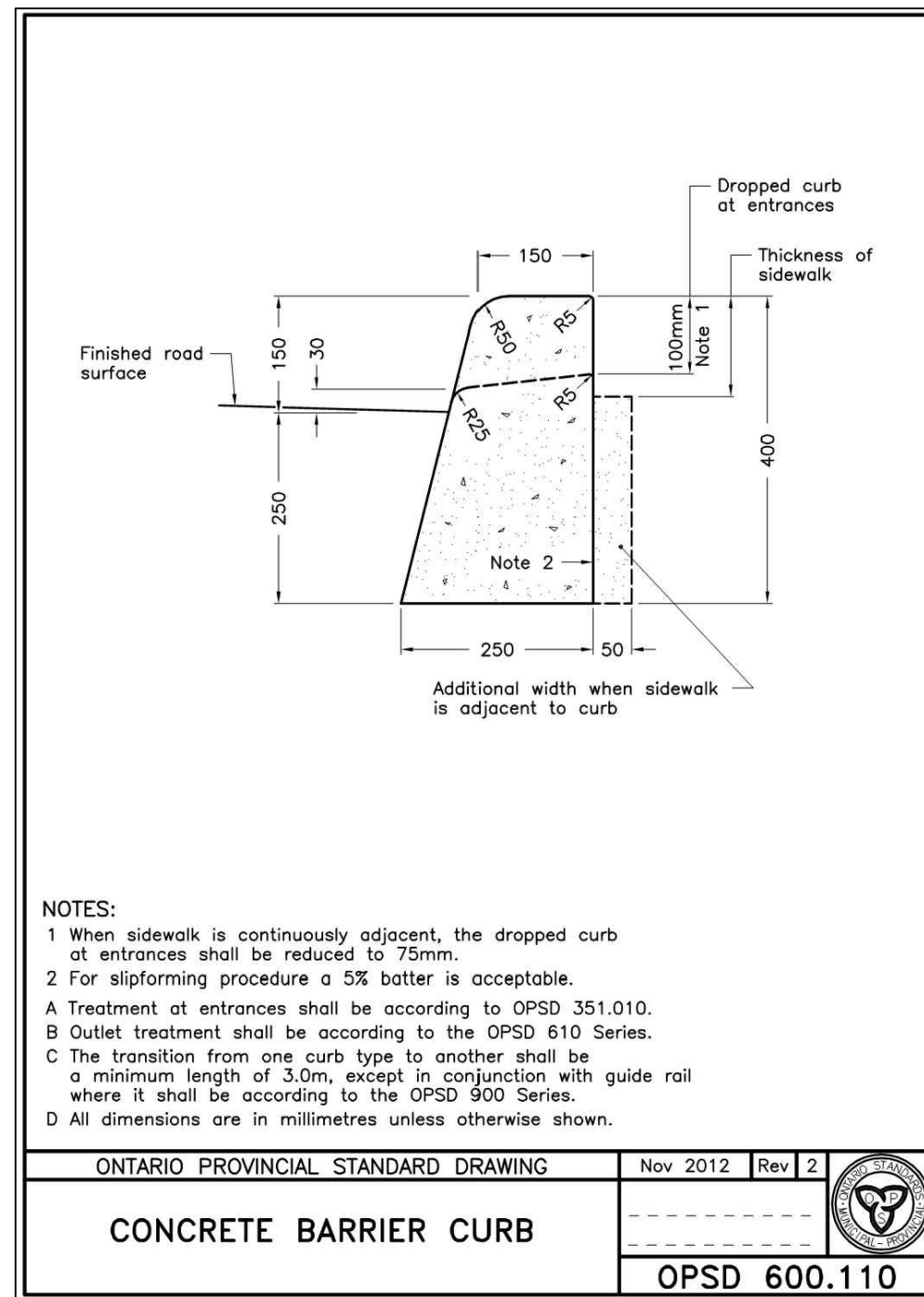
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GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
1260 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3
TEL: 519-378-1905 www.blueplan.ca

PROPOSED ST. CLARE PLACE			
LUTHERAN SOCIAL SERVICES			
1043 - 1057 3RD AVENUE EAST CITY OF OWEN SOUND			
GRADING AND DRAINAGE PLAN			
DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
RJW	WED	221130-2	SP3
DESIGNED BY:	DATE:	SCALE:	
WED	JAN. 10, 2022	1:150	



GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS THE STANDARD CITY OF OWEN SOUND, MTO AND OPSD DRAWINGS AND OPSD ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
- REFER TO O.B.C. - 2012 STANDARDS AND SPECIFICATIONS AND CITY SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
- EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCRoACH ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS, ROAD CUTS, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL PLANS, SERVICING PLANS, LANDSCAPE PLAN, SITE ELECTRICAL PLANS, AND ANY OTHER PLANS OR DRAWINGS WHICH DEPICT WORKS THAT ARE PROPOSED FOR THIS SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR THE CITY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ONTARIO.
- THE CONTRACTOR SHALL ENDEAVOUR TO PREVENT MUD TRACKING ONTO EXISTING RIGHT-OF-WAYS AND SHALL PROVIDE FOR CLEANUP AT HIS OWN EXPENSE AS DIRECTED BY THE CITY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE CONTROLLING MEASURES AS DIRECTED BY THE CITY.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN THE FIELD.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY.
- BLASTING WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE CITY.
- ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- TACTILE WALKING SURFACE INDICATOR PLATES (TWSIs) ARE TO BE RED PAINTED CAST IRON.

GENERAL TESTING AND INSPECTION NOTES

- TESTING OF ALL SERVICES BY GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING GM BLUEPLAN ENGINEERING LIMITED FOR THE COMPLETION OF ALL REQUIRED SITE INSPECTIONS WITH MINIMUM 48 HOURS NOTICE.
- SANITARY AND STORM SEWER INSTALLATION REQUIRES FIELD INSPECTION BY SITE SERVICING ENGINEER.
- STORM SEWER TO BE FLUSHED AND INSPECTED BY CCTV VIDEO CAMERA TESTING COMPANY IN ACCORDANCE WITH OPSS-406.

SEDIMENT AND EROSION CONTROL NOTES

- SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED AND THAT BARRIERS AND SEDIMENTATION FACILITIES WITHIN THE SITE ARE PROVIDED TO CONTROL ANY EROSION THAT DOES OCCUR.
- CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCED OF IMMEDIATE CONSTRUCTION.
- STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. STOCKPILES SHOULD NOT BE LOCATED IMMEDIATELY ADJACENT TO DITCHES OR ROAD ALLOWANCES. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES. A PERIMETER DITCH LEADING TO A SETTLING AREA OR SEDIMENTATION TRAP SHOULD BE INSTALLED AROUND THE STOCKPILE. MATERIALS SURPLUS TO THE NEEDS OF THE SITE DEVELOPMENT ARE TO BE REMOVED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MUNICIPAL ROADWAYS AND SIDEWALKS ARE CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.
- ALL DISTURBED AREAS NOT INCLUDED IN CONSTRUCTION TO BE RE-TOPSOILED AND RE-SEEDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.

SERVICING NOTES - STORM

- ALL STORM SEWERS TO BE HDPE PS 320 WATERTIGHT IN ACCORDANCE WITH CSA-B182.8 OR LATEST REVISIONS UNLESS OTHERWISE NOTED.
- BEDDING FOR PVC AND HDPE STORM SEWERS AS PER OPSD 802.010 OR OPSD-802.013 AS APPROPRIATE, GRANULAR 'A', COMPACTED TO 98% SPD.
- EXISTING SEWER INVERTS, MATERIAL TYPE, AND SIZE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CATCHBASINS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 705.010. ALL CATCHBASIN FRAMES AND COVERS AS PER OPSD 400.100. CATCHBASIN MANHOLES PER OPSD-701.010. ALL EXISTING SEWERS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

SANITARY

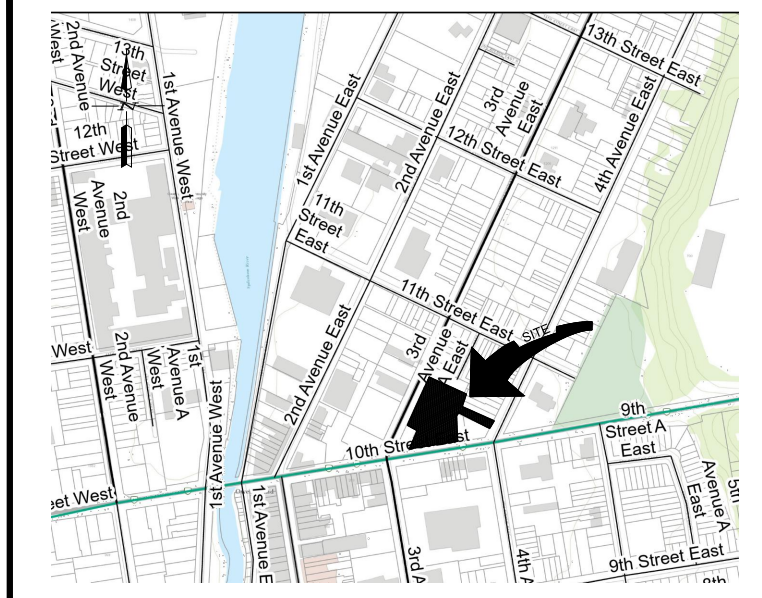
- ALL SANITARY SERVICES TO BE PVC-DR 28 AS PER OPSD-1006.010.
- EXISTING SEWER INVERTS, MATERIAL TYPE, AND SIZE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL RELOCATION, RECONSTRUCTION AND RESTORATION TO BE PERFORMED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS. BENCHING AS PER OPSD-701.021.
- BEDDING FOR PVC SANITARY SEWERS AS OPSD-802.010 GRANULAR 'A' BEDDING AND COVER COMPACTED TO 95% SPMD.
- ALL CONNECTIONS WITHIN PAVED PORTIONS OF EXISTING ROADS TO BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO 98% SPMD.
- ALL TESTING OF SANITARY SERVICES TO BE IN ACCORDANCE WITH O.B.C. - 2012 AND CITY SPECIFICATIONS.
- SANITARY MANHOLES TO BE PER OPSD-701.010, FRAME AND GRATE PER OPSD-401.010, TYPE A.

WATER

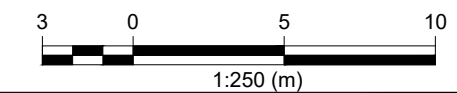
- ALL WATERMAIN MATERIALS, INSTALLATION METHODS AND TESTING SHALL CONFORM TO OBC-2012 AND CITY SPECIFICATIONS. ALL WATERMANS AND SERVICES TO BE INSTALLED AS PER CITY OF OWEN SOUND SPECIFICATIONS.
- 250mmØ WATERMAIN TO BE PVC-DR 18 CL 250 CONFORMING TO AWWA C900 c/w COPPER-HEAD 12.30 BHS TRACER WIRE BETWEEN HYDRANTS OR OTHER CONDUCTING APPURTENANCES.
- ALL WATERMAIN FITTINGS AND APPURTENANCES TO BE SELECTED FROM THE CITY'S APPROVED MATERIAL LIST FOR WATERMANS.
- WATERMANS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 0.5m AND HORIZONTAL SEPARATION OF 2.5m BETWEEN ANY SEWER OR MANHOLE.
- ALL WORKS WITHIN CITY RIGHT-OF-WAY TO BE COORDINATED WITH PERFORMED BY CITY WATER DEPARTMENT.
- CONTRACTOR TO CONFIRM THE SIZE, LOCATION, OBVERTS AND MATERIAL TYPE OF EXISTING WATER SERVICE AND WATERMAIN AT THE START OF CONSTRUCTION.
- ALL RELOCATION, RECONSTRUCTION AND RESTORATION TO BE PERFORMED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- ALL CONNECTIONS WITH PAVED PORTIONS OF EXISTING ROADS TO BE BACKFILLED WITH GRANULAR 'A' MATERIAL OR AS PER LATEST CITY SPECIFICATIONS.
- FLUSHING, SWABBING, AND TESTING OF WATERMAIN SHALL BE CONDUCTED BY THE CONTRACTOR AS PER ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.
- VALVE AND BOX TO BE INSTALLED AS PER CITY SPECIFICATIONS.
- CONTRACTORS INSTALLATION AND CERTIFICATION SHALL CONFORM TO THE MOST RECENT VERSION OF NFPA-24 STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.
- ALL JOINTS FOR PRIVATE FIRE SERVICE MAIN TO BE RESTRAINED WITH LOCKING MECHANICAL JOINTS OR OTHER APPROVED SYSTEM UNDER NFPA-24, INCLUDING ALL BELL AND SPIGOT JOINTS.
- BACKFLOW PREVENTION IS TO BE PROVIDED FOR THE WATER SUPPLY INTERNAL TO PREVENT CONTAMINATION IN ACCORDANCE WITH CITY POLICY 047.

GRADING

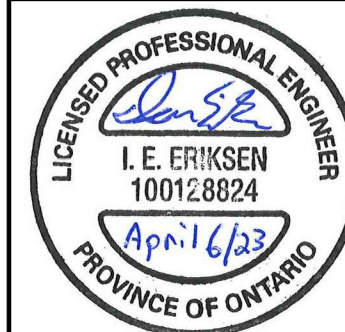
- THE GRADING PLAN IS TO BE READ WITH THE SITE SERVICES DRAWINGS.
- CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION TO PREVIOUS CONDITION OR BETTER.
- ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 98% Sd. PROCTOR DRY DENSITY. ALL FILL WITHIN THE SITE PARKING AREA TO BE COMPACTED TO A MIN. OF 95% SPD. THE SUITABILITY OF ALL FILL MATERIALS ARE TO BE CONFIRMED BY A RECOGNIZED SOILS CONSULTANT TO THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION OF ANY ROAD BASE MATERIALS.
- GRASS AREAS TO BE RESTORED WITH 100mm TOPSOIL (OPSS 802) AND SOD (OPSS 803) UNLESS OTHERWISE NOTED BY ARCHITECT.
- ALL COMPACTION TO BE CONFIRMED BY A GEOTECHNICAL CONSULTANT.
- ALL CURBS ARE TO BE 150mm ABOVE THE PROPOSED GUTTER LINE (GL) UNLESS NOTED OTHERWISE.
- PAVEMENT GRADE SHALL BE MIN. 1%, MAX. 6%.
- SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS NOTED OTHERWISE.



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DETAILS AND NOTES

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