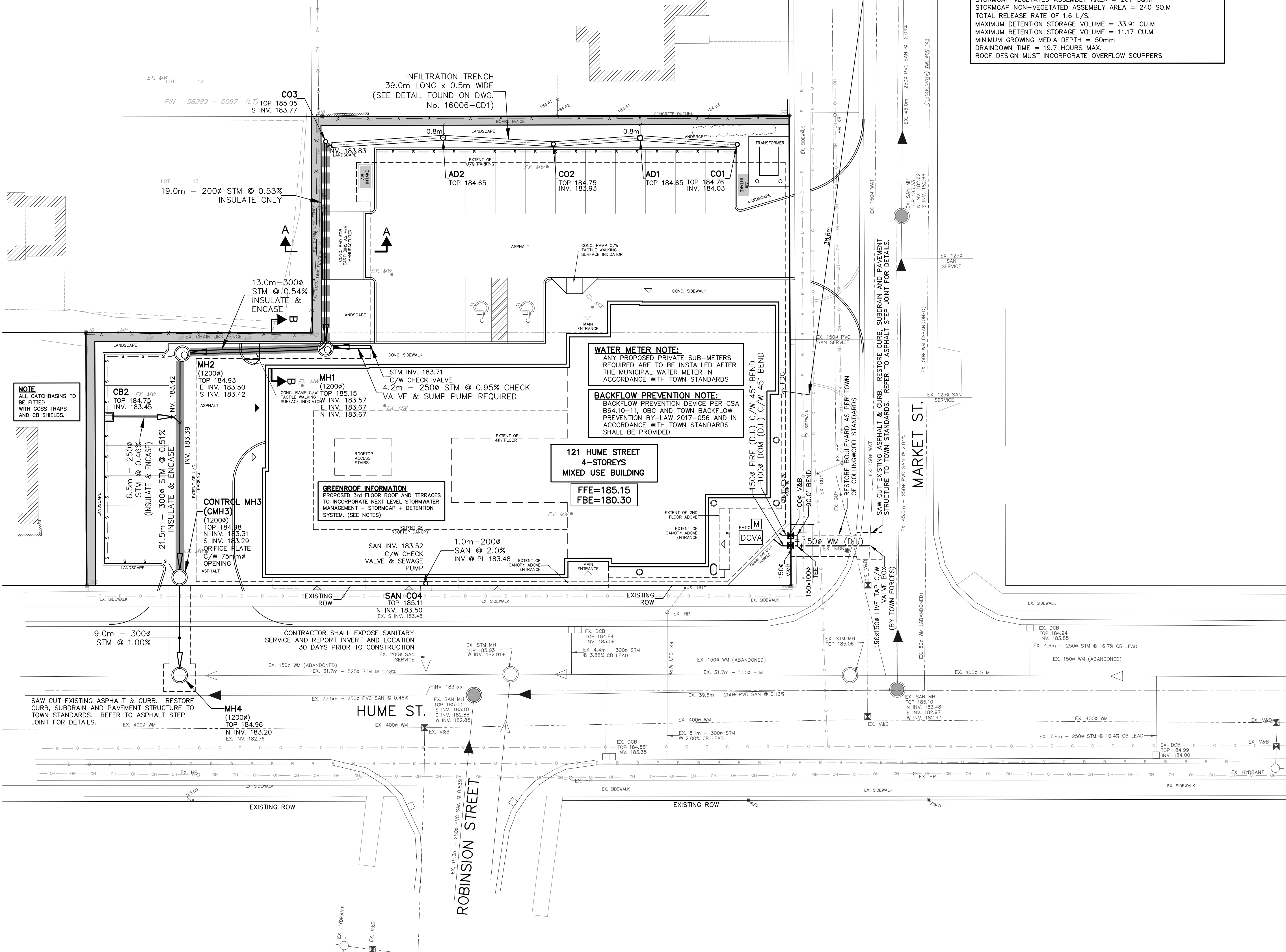


LOT 12  
PART 3 PLAN 51R - 7180  
PIN 58289 - 0093 (L7)



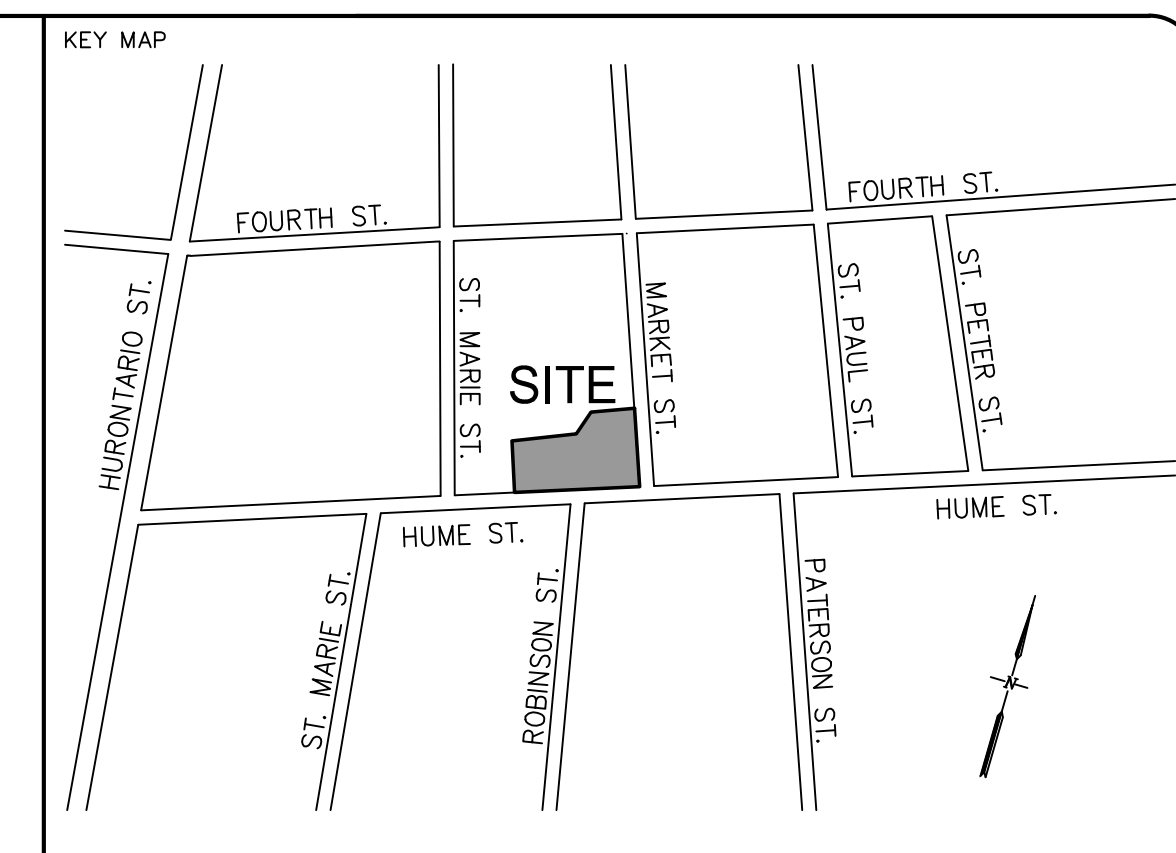
**ROOF DRAIN INFORMATION**  
PROPOSED 4<sup>TH</sup> FLOOR ROOF TO HAVE TOTAL OF 2 DRAINS. EACH DRAIN TO HAVE 1 CONTROL FLOW WEIR FOR A TOTAL OF 2 WEIRS. EACH WEIR IS TO BE RATED FOR 1.09 L/S AT THE MAXIMUM PONDING DEPTH FOR A TOTAL RELEASE RATE OF 2.18 L/S.  
MAXIMUM PONDING DEPTH = 72 mm  
ROOF SLOPE = 51mm RISE  
MAXIMUM PONDING VOLUME = 19.2 cu.m  
DRAINAGE TIME = 17.5 HOURS MAX.  
ROOF DESIGN MUST INCORPORATE OVERFLOW SCUPPERS

**GREEN ROOF INFORMATION (NEXT LEVEL SWM\*)**  
PROPOSED 3<sup>RD</sup> FLOOR ROOF TO HAVE TOTAL OF 4 DRAINS. STORMCAP VEGETATED ASSEMBLY AREA = 267 SQ.M  
STORMCAP NON-VEGETATED ASSEMBLY AREA = 240 SQ.M  
TOTAL RELEASE RATE OF 1.6 L/S  
MAXIMUM DETENTION STORAGE VOLUME = 33.91 CU.M  
MINIMUM RETENTION STORAGE VOLUME = 11.17 CU.M  
MINIMUM GROWING MEDIA DEPTH = 50mm  
DRAINAGE TIME = 18.9 HOURS MAX.  
ROOF DESIGN MUST INCORPORATE OVERFLOW SCUPPERS

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1) PLAN OF LOTS 13 AND 14 WEST OF MARKET STREET AND PART OF LOT 14 EAST OF ST. MARIE STREET REGISTERED PLAN 144 TOWN OF COLLINGWOOD COUNTY OF SIMCOE

**BOUNDARY PLAN PREPARED BY:**  
SEXTON McKay LIMITED  
ONTARIO LAND SURVEYORS  
COMPLETED ON NOVEMBER 02, 2012

**SURVEY PREPARED BY:**  
BETTER MEASURES  
ONTARIO LAND SURVEYORS  
COMPLETED ON MAY 01, 2017



**DRAWING NOTES:**

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
  2. DO NOT SCALE DRAWINGS.
  3. REPORT ALL ERRORS, OMISSIONS OR DISCREPANCIES TO URBAN WATERSHED GROUP LIMITED IMMEDIATELY UPON DISCOVERY.
  4. USE ONLY LATEST REVISIONS OF THIS DRAWING THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
  5. THE DRAWINGS ARE THE PROPERTY OF URBAN WATERSHED GROUP LIMITED AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE OF THIS PLAN IS PROHIBITED.
- GENERAL NOTES:**
1. ELEVATIONS AND DISTANCES ARE EXPRESSED IN METRES AND DECIMAL PARTS THEREOF.
  2. BOUNDARY INFORMATION SHOWN HEREON BASED ON A PLAN OF SURVEY PLAN BY EPLETT & WOROBEC SURVEYING LTD PROJECT No. 11-4597 APPROVED: JUNE 1, 2011
  3. ELEVATIONS HAVE BEEN PROVIDED BY BETTER MEASURES SURVEYORS.
  4. ALL ELEVATIONS ARE GEODETIC.
  5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS UNLESS NOTED.
  6. LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND SERVICES SHOWN ON THE PLAN ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES.
  7. ALL WORK WITHIN THE ROAD ALLOWANCE IS TO BE IN ACCORDANCE WITH THE TOWN OF COLLINGWOOD STANDARDS AND SPECIFICATIONS.
  8. ALL DIMENSIONS AND ELEVATIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
  9. TRAFFIC CONTROLS TO CONFORM TO THE LATEST REVISION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND ONTARIO TRAFFIC MANUAL TEMPORARY CONDITIONS (BOOK 7).
  10. STREET AND TRAFFIC SIGNS AS PER TOWN OF COLLINGWOOD STANDARDS.

**LOCATES AND LIABILITY:**

1. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO THE ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWN OF COLLINGWOOD.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY, AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE LOCATION OF SUCH UTILITIES ARE NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE OR RESTORATION TO SAME.
3. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS WITH EXISTING SERVICES.

**STORM SEWER NOTES:**

1. ALL SITE DRAINAGE POSSIBLE, INCLUDING ALL ROOF AND ASPHALT DRAINAGE IS TO BE DIRECTED TO THE STORM WATER MANAGEMENT SYSTEM.
2. BEDDING AND BACKFILL FOR STORM PIPE TO BE AS PER OPSD 802.010, GRANULAR "A", UNLESS NOTED.
3. STORM SEWER CULVERTS TO BE 2.0M THICK CORRUGATED STEEL PIPE.
4. MANHOLES AS PER OPSD 701.01, 701.02, 701.03, 701.04, 701.05 AND, 701.06.
5. MANHOLE BENCHING AS PER OPSD 701.021.
6. MANHOLE STEPS AS PER OPSD 405.01.
7. CATCHBASINS AS PER OPSD 705.01 AND OPSD 705.02.
8. FRAMES AND COVERS TO BE LABELLED "STORM" AS PER OPSD-400.10.
9. STORM PIPE TO BE CONCRETE AS PER STD D85 RE-ENFORCED CONCRETE OR CLASS III (E.S.) CONCRETE FOR GREATER THAN 600MM DIAMETER.
10. "BIG O" BOSS 2000 SMOOTH WALLED PIPE FOR 600mm DIAMETER AND LESS.
11. CIRCULAR RIGID PIPE, BEDDING AS PER OPSD 802.030 AND OPSD 802.031 CLASS B, GRANULAR "A"
12. ELLIPTICAL RIGID PIPE, BEDDING AS PER OPSD 802.030 AND OPSD 802.031.
13. FOR TYPE 2 SOILS AND FLEXIBLE PIPES, BEDDING AS PER OPSD 802.010 GRANULAR "A".
14. SINGLE CATCHBASIN LEADS TO BE 2500# DOUBLE CATCHBASIN LEADS TO BE 3000mm.
15. PIPE SUPPORT AT MANHOLES AND CATCHBASINS AS PER OPSD 705.02.
16. BACKFILL AND BEDDING MATERIAL TO BE COMPACTED TO A MINIMUM DRY DENSITY OF 98% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
17. ALL CATCHBASINS TO BE FITTED WITH GOSS TRAPS AND CB SHIELDS.

**SANITARY SEWER NOTES:**

1. SANITARY MANHOLES TO BE 1200mm PRE CAST IN CONFORMANCE WITH OPSD 1001.01, 701.010 AND 701.030
2. MANHOLE BENCHING AS PER OPSD 701.021.
3. MANHOLE DROP STRUCTURES AS PER OPSD-1003.02, IF REQUIRED.
4. FRAME AND COVERS TO BE LABELLED "SANITARY" AS PER OPSD 401.01.
5. SANITARY MANHOLES TO HAVE 1 TO 3 MULTI-LOCK ADJUSTMENT UNITS BELOW THE FRAME AS PER OPSD 704.010. LIFT HOLES TO BE FITTED WITH WATER TIGHT RUBBER PLUGS.
6. SANITARY SERVICE LATERALS TO BE 100mm PVC SDR-26 WITH A 2.0% MINIMUM SLOPE.
7. SANITARY SERVICE CONNECTIONS AS PER OPSD-1006.02, GRANULAR "A" BEDDING.
8. SANITARY PIPE BEDDING AND BACKFILL TO BE GRANULAR "A" COMPACTED TO 95% SPO MINIMUM. COVER MATERIAL TO BE GRANULAR "A" AS PER OPSD 802.010.
9. 1500mm RADIUS BENDS TO BE USED ON SANITARY SEWER CONNECTIONS WHERE THE ANGLE OF CONNECTION BETWEEN THE SERVICE AND SEWER EXCEEDS 90 DEGREES.

**WATERMAIN NOTES:**

1. WATERMAIN PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE AS APPROVED BY THE UTILITY. PRESSURE WATERMAIN SHALL BE CLASS 350 DUCTILE IRON PIPE
2. 50mm COPPER WATER SERVICE SHALL BE ASTM B88 TYPE "K" SOFT COPPER.
3. BEDDING AND COVER TO BE OPSD - 802.010, GRANULAR "A" EMBEDMENT MATERIAL OR OTHER APPROVED HOMOGENEOUS GRANULAR MATERIAL.
4. TRENCH BACKFILL TO BE SELECT NATIVE MATERIAL AS APPROVED BY ENGINEER OR IMPROVED GRANULAR MATERIAL.
5. THRUST BLOCKS TO BE OPSD - 1103.010 AND 1103.020 WHERE SUITABLE SOILS ARE ENCOUNTERED.
6. SERVICE CONNECTIONS TO OPSD - 1104.010, 100 mm GRANULAR "A" EMBEDMENT AND COVER OVER PIPE. TERMINATE AT PROPERTY LINE C/W CURB STOP AND BOX, TESTING TAIL TO SURFACE ATTACHED TO A 38mm x 89mm MARKER POST PAINTED BLUE.
7. HYDRANTS TO BE OPSD - 1105.010. DRAIN PIPES SHALL BE INSTALLED WHERE HIGH WATER TABLE IS ENCOUNTERED.
8. BACKFILL AND EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
9. MINIMUM COVER ON WATER MAIN AND SERVICES TO BE 1.70m.
10. GATE VALVES, BENDS AND HYDRANT LEADS AND FITTINGS TO BE CONNECTED WITH ROMAX GRIP RING RESTRAINING CLAMP.
11. VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWERS TO BE A MINIMUM OF 0.50m WHERE WATER MAIN IS BELOW OR ABOVE SEWER.
12. HORIZONTAL CLEARANCE BETWEEN WATERMAIN AND SEWERS TO BE A MINIMUM OF 2.50m.
13. WATER SERVICE 19mm TO 25mm SHALL BE DIRECT TAP PER OPSD 1104.010.
14. GENERAL INSTALLATION AND TESTING OF WATER MAIN AND APPURTENANCES TO BE IN ACCORDANCE WITH O.P.S.S. 701 AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS.
15. WATERMANS ARE NOT TO BE CONNECTED TO EXISTING WATERMANS UNTIL BACTERIOLOGICAL TESTING HAS BEEN SUCCESSFULLY COMPLETED.
16. FOLLOWING TESTING, CONTRACTOR SHALL OPERATE EACH WATER SERVICE TO VERIFY FULL FLOW AND PRESSURE AT THE CURB STOP TO THE SATISFACTION OF THE TOWN ENGINEER.
17. ALL FITTING SHALL BE MECHANICAL JOINT DUCTILE IRON TO MEET AWWA/ANSI C153/A 21.53 SPECIFICATION. ALSO ALL MECHANICAL JOINTS SHALL USE ROLMAC GRIPPER RING RESTRAINING GLANDS FOR PIPES UP TO 300mm.
18. THE PROPOSED FACILITIES WILL REQUIRE PREMISE PROTECTION BACKFLOW PREVENTION DEVICES AS PER CSA B64.10-11/B64.10.1-11, OBC AND THE TOWNS BACKFLOW PREVENTION BY-LAW 2017-056. IT SHOULD BE NOTED THAT THE DEVICE WILL REQUIRE ANNUAL TESTING, WITH ALL ASSOCIATED COSTS THE RESPONSIBILITY OF THE OWNER.

**CONTRACTORS NOTE:**

AT THE TIME OF TENDER, THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND INVESTIGATE ALL EXISTING SERVICES, WATERMANS, UTILITIES AND SEWERS AT POINTS OF CROSSING THEIR SATISFACTION AND MODIFY THEIR QUOTATION ACCORDINGLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE ADJUSTMENT OF ALL UTILITIES, SEWERS AND WATERMANS AS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE SITE SERVICING.

**CONTRACTOR TESTING AND REPORTING:**

UPON COMPLETION OF THE SEWER INSTALLATION THE CONTRACTOR SHALL COMPLETE TESTING AS REQUIRED WHICH WILL INCLUDE, BUT NOT BE LIMITED TO, CCTV, DEFLECTION, INFILTRATION / EXFILTRATION AND AIR TESTING. THE WATERMAIN SHALL ALSO BE TESTED FOR CONTINUITY, PRESSURE AND CHLORINATION. ALL TESTING SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPAL AND ONTARIO BUILDING CODE STANDARDS. RESULTS SHALL BE FORWARDED TO THE ARCHITECT AND URBAN WATERSHED GROUP IMMEDIATELY FOLLOWING THE TEST. THE CONTRACTOR SHALL ALSO SUBMIT AS-BUILT ELEVATIONS AND LOCATIONS OF THE SERVICING AND GRADING IMMEDIATELY FOLLOWING CONSTRUCTION OF EACH STAGE OF WORK.

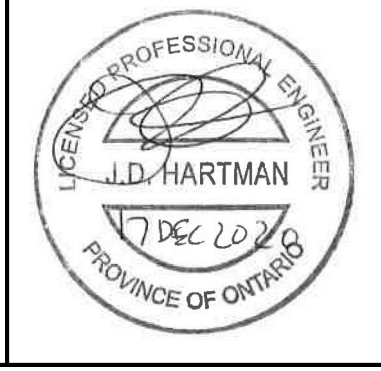
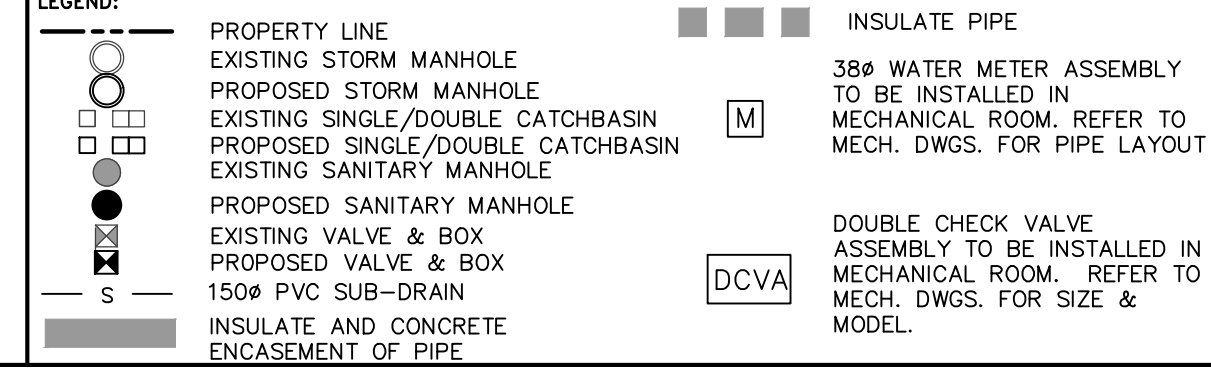
**NOTE:**

ALL DRAWINGS IN THIS SET SHALL BE READ IN CONJUNCTION WITH EACH OTHER. DRAWINGS INCLUDE THE FOLLOWING:

1. SITE GRADING PLAN
2. SITE SERVICING PLAN
3. EROSION & SEDIMENT CONTROL PLAN
4. CONSTRUCTION DETAILS PLAN

NO.	DESCRIPTION	BY	DATE
7.	ISSUED FOR SITE PLAN APPROVAL	B.K.	2020/12/17
6.	ISSUED FOR SITE PLAN APPROVAL	B.K.	2020/07/06
5.	ISSUED FOR REVIEW	P.E.	2020/01/09
4.	REVISED SITE PLAN	P.E.	2019/12/05
3.	REVISED SITE PLAN	P.E.	2019/11/21
2.	DELETE WATER WELL NOTE	B.K.	2017/06/02
1.	ISSUED FOR REVIEW	B.K.	2017/05/29

**BENCHMARK:**  
**TEMPORARY SITE BENCHMARK 184.98m**  
TEMPORARY SITE BENCHMARK ON TOP NUT OF FIRE HYDRANT ON MARKET STREET AS ILLUSTRATED ON THIS PLAN HAVING AN ELEVATION OF 184.98 METRES



CONSULTANT

15955 AIRPORT ROAD, SUITE 304  
CALEDON EAST, ONTARIO, L7C 1H9  
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**Urban Watershed Group Ltd.**  
A Member of the GREENLAND Group of Companies  
urbanwater@grland.com

DESIGNED BY: P. ELLIS	DATE: MAY 09, 2017
DRAWN BY: B. KLESS	SURVEYED BY: BETTER MEASURES O.L.S.
CHECKED BY: J. HARTMAN	DWG. No. 16006-SS1
SCALE: 1:200	

CLIENT NAME:  
**PROPOSED MIXED USE DEVELOPMENT**

121 HUME STREET  
COLLINGWOOD, ONTARIO  
DRAWING NAME: **FILE No. D11420**

**SITE SERVICING PLAN**