

JAMES STREET WEST

WATER SERVICE INSTALLATION NOTE:

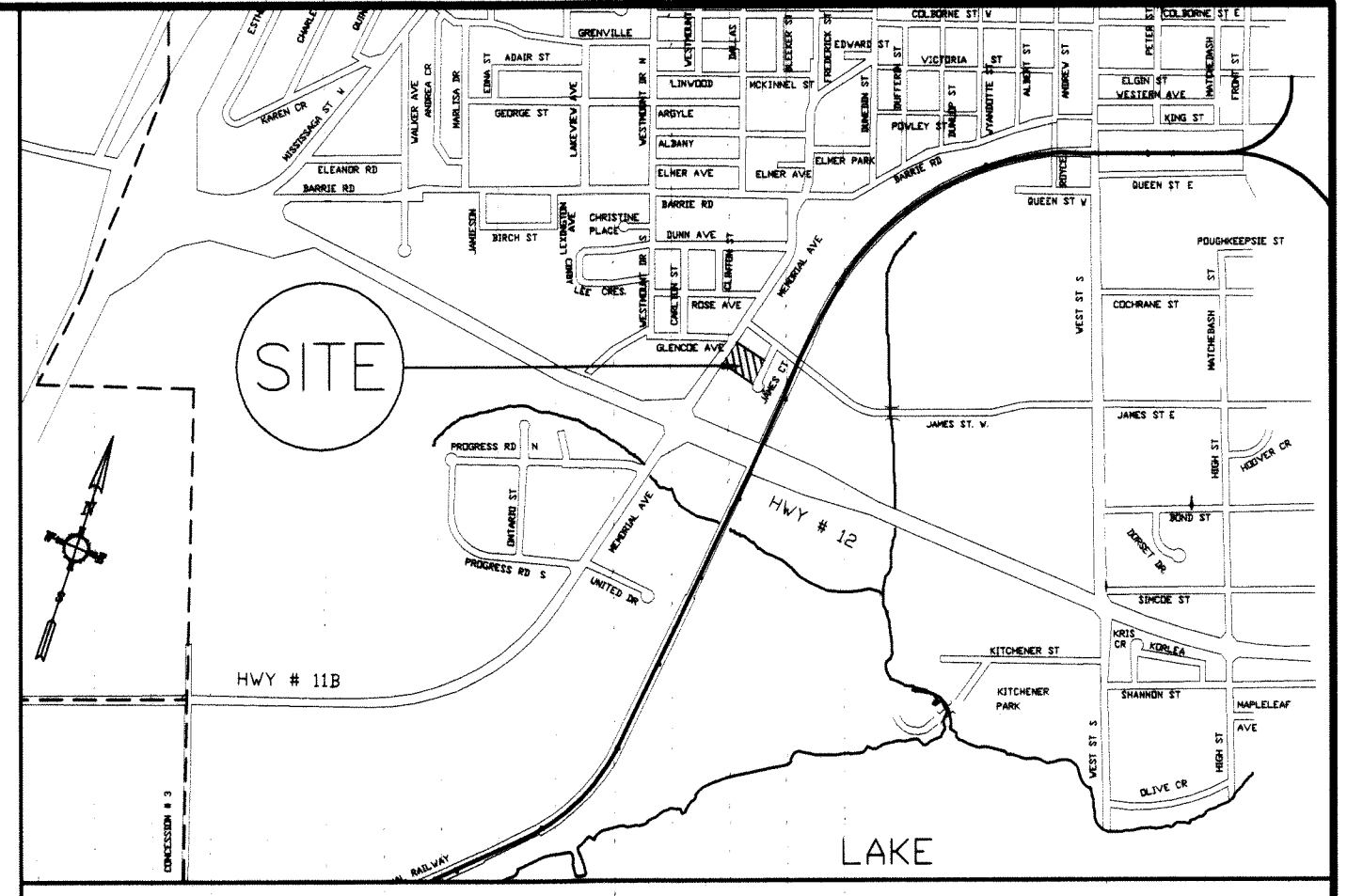
THE PROPOSED NEW 50mm $\phi$  WATER SERVICE FOR 298 MEMORIAL AVENUE IS TO BE SCHEDULED WITH AND INSTALLED BY THE CITY OF ORILLIA FORCES TO P/L AT THE APPLICANT'S EXPENSE. CONTACT MR. KEN VAN WYCK (SUPERINTENDENT OF COLLECTION/DISTRIBUTION AT 705-325-2293) TO SCHEDULE.

**CITY OF ORILLIA**  
PLANNING & DEVELOPMENT DEPARTMENT

REVIEWED  
REVIEWED AS MODIFIED  
REVISE AND RE-SUBMIT FOR REVIEW  
NOT REVISED

THIS REVIEW BY THE UNDERSIGNED IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT BUT NO APPROVAL IS GIVEN OR RESPONSIBILITY ASSUMED BY THE UNDERSIGNED FOR THE DETAIL DESIGN INHERENT IN THE SHOP DRAWINGS OR FOR CORRECTNESS OF ELEVATIONS, DIMENSIONS OR DETAILS OR CONFORMITY TO SPECIFICATIONS, WHICH REMAIN THE RESPONSIBILITY OF THE CONTRACTOR, PROFESSIONAL ENGINEER OR ARCHITECT SUBMITTING SAME.

DATE *April 30<sup>th</sup> 2015* BY *[Signature]*



KEY PLAN (NOT TO SCALE)

**NOTE:**  
DISTANCES AND ELEVATIONS ARE EXPRESSED IN METRES AND DECIMAL PARTS THEREOF.

ALL ELEVATIONS ARE GEODETIC REFERRED TO THE RAISED TURNING ARROW ON FIRE HYDRANT #493 LOCATED ON THE NORTH SIDE OF JAMES STREET JUST WEST OF THE INTERSECTION OF JAMES STREET AND JAMES COURT, HAVING AN ELEVATION OF 221.944m GEODETIC (NAD 29).

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES.

ALL DIMENSIONS AND ELEVATIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

TOPOGRAPHIC FIELD WORK COMPLETED ON NOVEMBER 30, 2010.

BOUNDARY INFORMATION HEREON IS COMPILED FROM A PLAN AND FIELD NOTES OF SURVEY BY DEARDEN AND STANTON LTD., DATED JUNE 7, 1982, 51R-11113 AND OCT 28, 1983, 51R-12205.

BOUNDARY HAS NOT BEEN VERIFIED BY REGISTRY OFFICE SEARCH AND FIELD WORK.

PROPERTY SIDELINE GRADES OF ADJACENT PROPERTIES ARE TO REMAIN AS EXISTING.

MAXIMUM CONTINUOUS LANDSCAPED SIDE SLOPES NOT TO EXCEED 3:1.

ALL DISTURBED AREAS TO BE SOODED OVER 100MM OF TOPSOIL.

LOT AREA: 6560.1 m<sup>2</sup> ±  
EXISTING ZONING: C3-25\* (SPECIAL PURPOSE COMMERCIAL)

FOR SPECIFIC SITE PLAN, LANDSCAPING AND PHASING INFORMATION, SEE PLANS BY MORGAN PLANNING AND DEVELOPMENT INC.

FOR MECHANICAL AND ELECTRICAL INFORMATION SEE PLANS BY OTHERS.

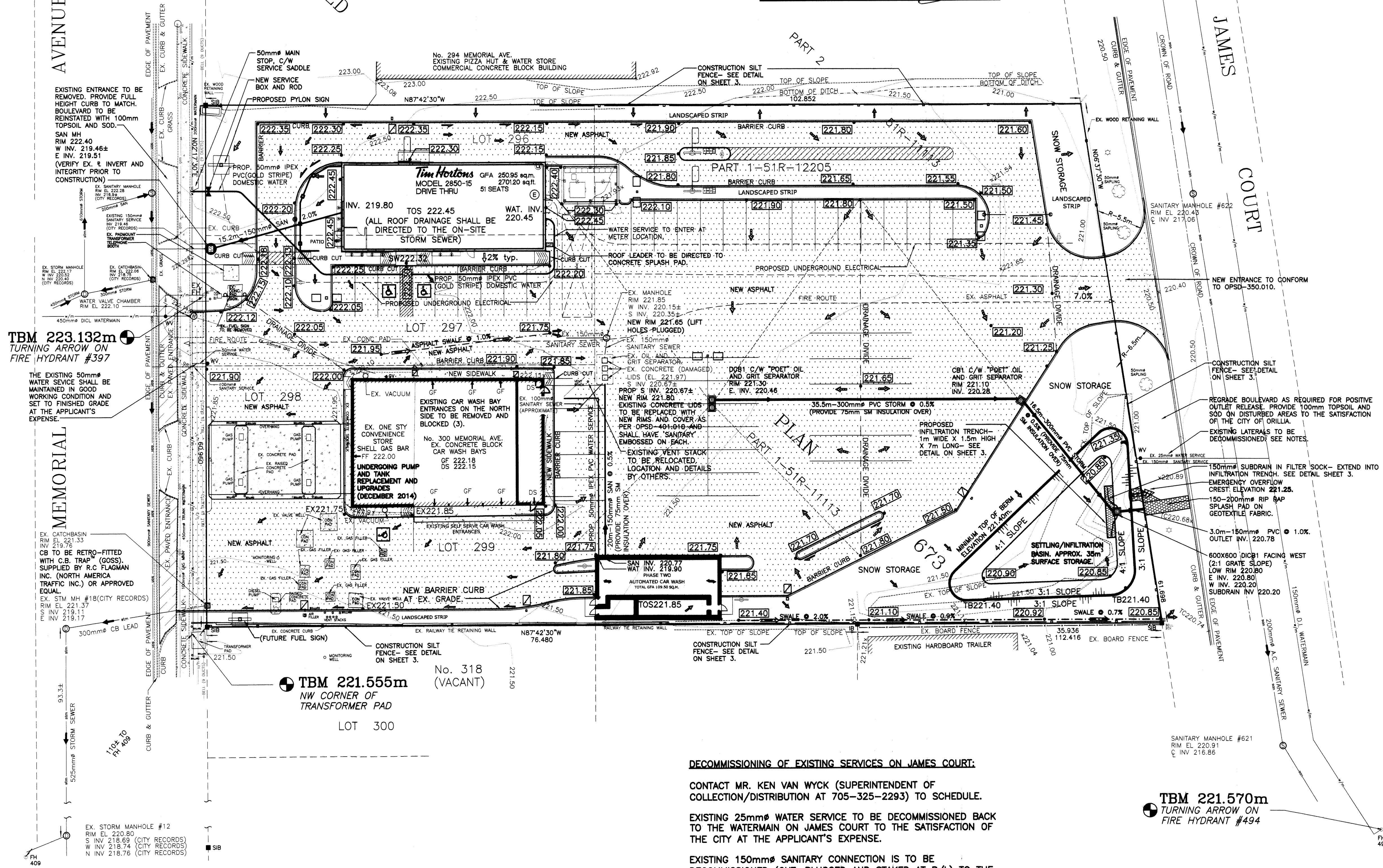
FOR NOTES AND DETAILS, SEE SHEET 3.

AVENUE

MEMORIAL

JAMES

COURT



TBM 223.132m  
TURNING ARROW ON  
FIRE HYDRANT #397

TBM 221.555m  
NW CORNER OF  
TRANSFORMER PAD

TBM 221.570m  
TURNING ARROW ON  
FIRE HYDRANT #494

**DECOMMISSIONING OF EXISTING SERVICES ON JAMES COURT:**

CONTACT MR. KEN VAN WYCK (SUPERINTENDENT OF COLLECTION/DISTRIBUTION AT 705-325-2293) TO SCHEDULE.

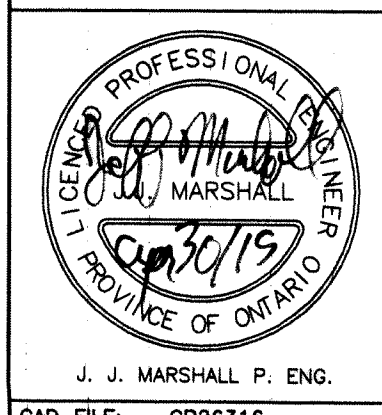
EXISTING 25mm $\phi$  WATER SERVICE TO BE DECOMMISSIONED BACK TO THE WATERMAIN ON JAMES COURT TO THE SATISFACTION OF THE CITY AT THE APPLICANT'S EXPENSE.

EXISTING 150mm $\phi$  SANITARY CONNECTION IS TO BE DECOMMISSIONED (CUT, PLUGGED AND STAKED AT P/L) TO THE SATISFACTION OF THE CITY AT THE APPLICANT'S EXPENSE.

6	30/04/15	RELEASED FOR APPROVAL STAMPING	J.J.M.
5	12/03/15	REVISED AS PER SITE PLAN MODIFICATIONS AND CITY OF ORILLIA COMMENTS	J.J.M.
4	13/01/15	REVISED AS PER SITE PLAN MODIFICATIONS	J.J.M.
3	09/01/15	DRAWING SET RELEASED FOR CITY OF ORILLIA REVIEW	J.J.M.
2	11/12/14	DRAWING SET RELEASED FOR PRELIMINARY REVIEW	J.J.M.
1	07/01/11	TOPOGRAPHIC INFORMATION RELEASED FOR COMMENT	J.J.M.

LEGEND

<ul style="list-style-type: none"> <li>● BENCHMARK</li> <li>■ SURVEY BAR FOUND</li> <li>□ SURVEY BAR PLANTED</li> <li>● TSP - TRAVERSE POINT</li> <li>● CV - EXISTING GAS VALVE</li> <li>● GS - EXISTING CURB STOP</li> <li>● WV - EXISTING WATER VALVE</li> <li>○ FH - EXISTING FIRE HYDRANT</li> <li>○ AN - EXISTING ANCHOR</li> <li>○ H - EXISTING HYDRO POLE</li> <li>○ H&amp;B - EXISTING HYDRO AND BELL</li> <li>○ LS - EXISTING LIGHT POST</li> <li>○ W - EXISTING WELL</li> <li>○ BUCT - EXISTING BELL BOX</li> <li>○ EXISTING CABLE TV BOX</li> <li>○ EXISTING STORM MANHOLE</li> <li>○ EXISTING SANITARY MANHOLE</li> <li>○ EXISTING TREE</li> </ul>	<ul style="list-style-type: none"> <li>● PROPOSED FIRE HYDRANT</li> <li>● PROPOSED SANITARY MANHOLE</li> <li>● PROPOSED STORM MANHOLE</li> <li>● PROPOSED WATER VALVE</li> <li>● PROPOSED LIGHT POST</li> <li>● CATCHBASIN</li> <li>● DITCH INLET CATCHBASIN</li> <li>● DOUBLE CATCHBASIN</li> <li>● EXISTING GRATE</li> <li>● PROPOSED GRADE</li> <li>● BW - BOTTOM OF WALL</li> <li>● TW - TOP OF WALL</li> <li>● □ DOUBLE LIGHT STANDARD</li> <li>● □ SINGLE LIGHT STANDARD</li> </ul>
--	---



**LOT GRADING, SITE SERVICING AND STORMWATER MANAGEMENT PLAN**  
No. 298/300 MEMORIAL AVE. & No. 9 JAMES CRT.  
LOTS 296-299 & PART LOT 361  
REGISTERED PLAN 673  
**CITY OF ORILLIA**  
**COUNTY OF SIMCOE**  
(PREPARED FOR 1728333 ONTARIO INC.)

CAD FILE: CP26316  
CITY OF ORILLIA FILES: 011-251-021-009  
DRAWN: KR/CP  
CHECKED: J. J. MARSHALL P. ENG.  
DATE: JANUARY 7, 2011  
SCALE: 1:250

**DEARDEN AND STANTON LTD.**  
ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS  
CONSULTING ENGINEERS  
86 COLLESTER STREET E. 1<sup>ST</sup> FLD.  
PHONE: (705)325-9551 FAX: (705)325-0241  
www.deardenandstanton.com

DWG. NO. E-2381LGSWM

**ORILLIA - ONTARIO**