

LOCATION PLAN
N.T.S.

- NOTES**
1. TOPOGRAPHICAL SURVEY PERFORMED BY GEI CONSULTANTS CANADA, LTD. ON NOVEMBER 28, 2022.
 2. HORIZONTAL COORDINATES AND DISTANCES ON THIS PLAN ARE ADJUSTED GROUND COORDINATES AND DISTANCES DERIVED FROM UTM 17N NAD83 (CSRS-V7) GRID COORDINATES.
 3. ELEVATIONS ON THIS PLAN ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD2878) BY CONVERTING ELLIPSOIDAL HEIGHTS TO ORTHOMETRIC ELEVATIONS USING THE HT2.0(2010) GEOD MODEL PROVIDED BY NATURAL RESOURCES CANADA.
 4. COORDINATES AND ELEVATIONS ON THIS PLAN ARE BASED ON OBSERVATIONS FROM A NETWORK OF PERMANENT GPS/GNSS REFERENCE STATIONS.
 5. THIS IS NOT A LEGAL PLAN. THE LEGAL BOUNDARY INFORMATION FOR THE SUBJECT AREA WAS OBTAINED FROM PLAN 16M-75, PREPARED BY HEWITT AND MILNE ONTARIO LAND SURVEYORS LTD., OLS, DATED SEPTEMBER 10, 2020. THIS INFORMATION MAY NOT BE COMPLETE OR FINAL. IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY AND CONFIRM ALL LEGAL BOUNDARY INFORMATION CONTAINED HEREIN.
 6. REMOTE SENSING DATA SUCH AS LIDAR HAS BEEN USED FOR PORTIONS OF THIS PLAN. CERTAIN SMALL FEATURES OR UTILITIES MAY NOT BE VISIBLE DUE TO OBSTRUCTION. ACCURACY MAY VARY IN AREAS WITH DENSE VEGETATION OR WATER ABOVE SURFACE. AREAS OF IMPORTANCE MAY REQUIRE VERIFICATION BY CONVENTIONAL SURVEY METHODS.

LIST OF DRAWINGS

EX-01	EXISTING CONDITIONS PLAN
SG-01	SITE GRADING PLAN
SS-01	SITE SERVICING PLAN
DD-01	DETAILS AND NOTES
DD-02	STANDARDS

SITE PLAN INFORMATION	SURVEYOR INFORMATION
GEI CONSULTANTS CANADA, LTD. 1260 2ND AVENUE EAST UNIT 1 OWEN SOUND, ON N4K 2J3 PHONE: (519) 376-1805 WEBSITE: geiconsultants.com	HEWITT AND MILNE LIMITED ONTARIO LAND SURVEYORS 302 8th STREET EAST OWEN SOUND, ON N4K 5P1 PHONE: (519) 376-5028 E-MAIL: hards@hmls.com

BENCHMARK No. 1 - 224.72m
 TOP OF SOUTH WEST CORNER OF CONCRETE TRANSFORMER PAD, LOCATED AT THE NORTH WEST CORNER OF BLOCK 6, PLAN 16M-75.

BENCHMARK No. 2 - 225.80m
 TOP OF NUT ON FIRE HYDRANT LOCATED AT END OF 15th AVENUE EAST CUL-DE-SAC.

No.	DATE	ISSUE/REVISION	INITIAL
2	08/04/2026	ISSUED FOR ZBA SUBMISSION	JBS
1	18/03/2026	ISSUED FOR REVIEW	JBS

PRELIMINARY
NOT FOR CONSTRUCTION

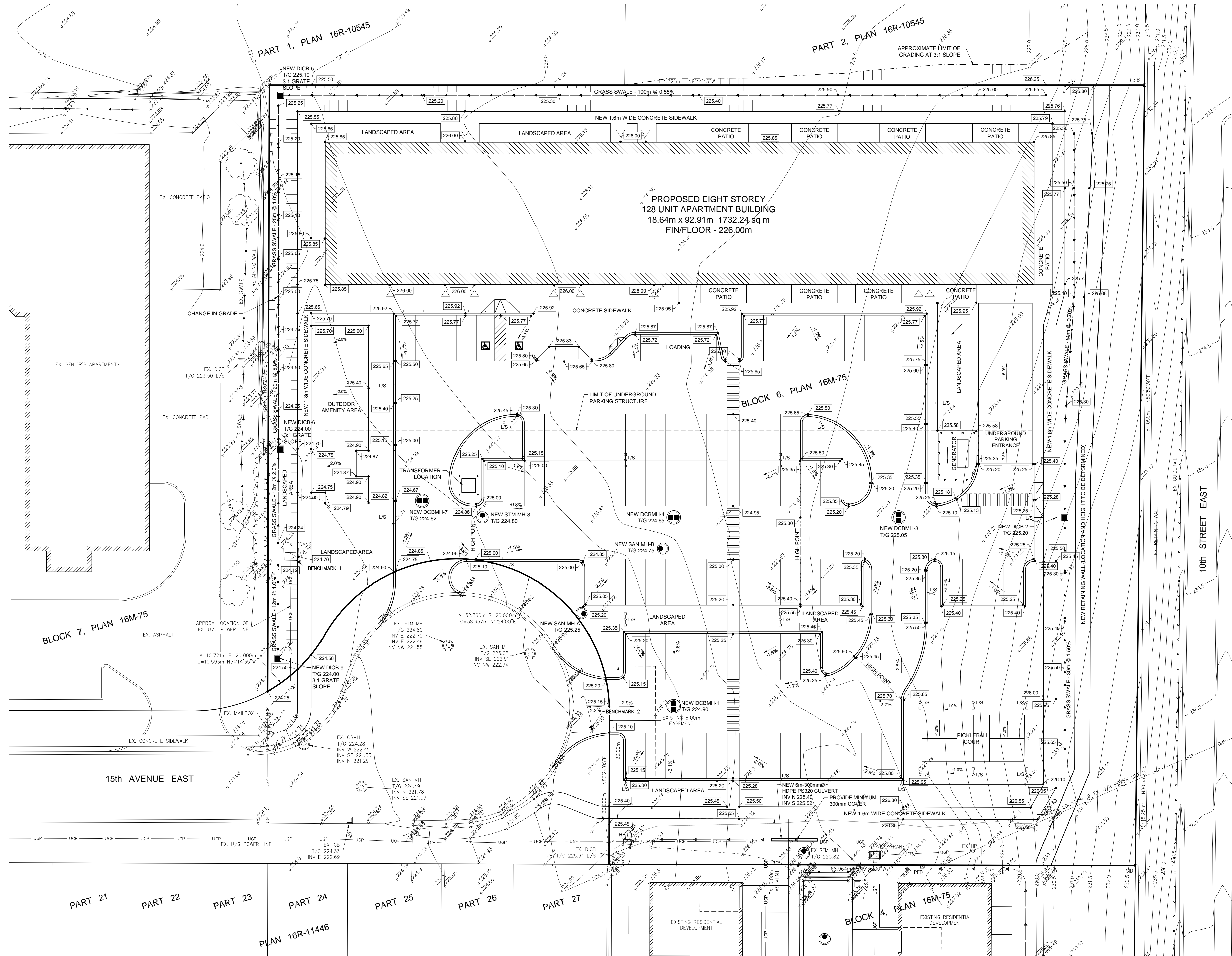
CITY OF OWEN SOUND
 EAST COURT RESIDENCE APARTMENTS
 15th AVENUE EAST
 OWEN SOUND, ONTARIO

EXISTING CONDITIONS PLAN



DESIGNED BY: CSLH	DATE: FEB 2026	CHECKED BY: JBS
DRAWN BY: KB	PROJECT No: 2401411	DRAWING No: EX-01
SCALE: 1:250		

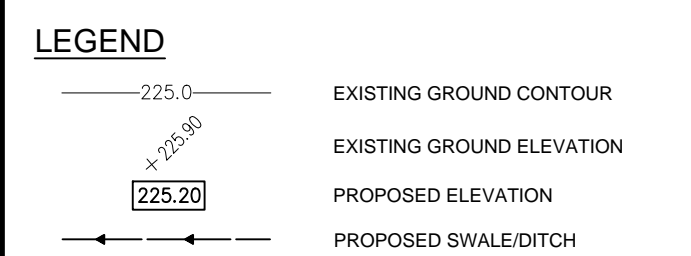




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CITY OF OWEN SOUND
EAST COURT RESIDENCE APARTMENTS
15th AVENUE EAST
OWEN SOUND, ONTARIO



DESIGNED BY: CSLH	DATE: FEB 2026	CHECKED BY: JBS
DRAWN BY: KB	PROJECT No: 2401411	DRAWING No: SG-01
SCALE: 1:250		



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. MULTIPLE BENCHMARKS SHALL BE VERIFIED.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS THE STANDARD CITY OF OWEN SOUND, GREY COUNTY, MTO AND OPS DRAWINGS AND SPECIFICATIONS ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
- REFER TO O.B.C. - 2024 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 OWNER'S CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS, ROAD CUTS, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC.
- PRIOR TO CONSTRUCTION, THE ENGINEER IS TO BE NOTIFIED BY THE OWNER AND THE CONTRACTOR AS TO THE EXTENT OF THE CONSTRUCTION LIMITS THEY PROPOSE. THE CITY BUILDING AND PLUMBING OFFICIALS ARE TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE SERVING 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 ENDEAVOR 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.
- THE CONTRACTOR IS TO OBTAIN, AND PAY FOR ANY NECESSARY PERMITS FOR ANY CITY ROAD CUTS FOR THE INSTALLATION OF SANITARY, STORM, AND WATER SERVICE CONNECTIONS, ROAD CUTS TO BE RESTORED AS PER THE CITY'S SATISFACTION.
- ANY UTILITY RELOCATIONS DUE TO THIS DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER.
- ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.
- 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.
- CONSTRUCTION ACCESS SHALL BE CONSTRUCTED WITH A MIN. OF 450mm THICK CRUSHED STONE BASE FROM EDGE OF PAVEMENT TO THE PROPERTY LINE TO THE SATISFACTION OF THE CITY.
- ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.
- WHEN CITY STANDARD DRAWINGS ARE REFERRED TO THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING TO HAVE THE MOST CURRENT ISSUE.
- TESTING OF ALL SERVICES BY GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY BUILDING DEPARTMENT AND GEI CONSULTANTS CANADA LTD. FOR THE COMPLETION OF ALL REQUIRED SITE INSPECTIONS.

GRADING NOTES

- CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION TO PREVIOUS CONDITION OR BETTER.
- ALL DRIVEWAY AND GRADING MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS.
- ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 95% STANDARD PROCTOR MEDIAN DRY DENSITY. ALL FILL WITHIN THE SITE PARKING AREA TO BE COMPACTED TO A MIN. OF 98% SPMD. THE SUITABILITY OF ALL FILL MATERIALS ARE TO BE CONFIRMED BY A RECOGNIZED SOILS CONSULTANT TO GEI CONSULTANTS CANADA LTD. PRIOR TO INSTALLATION OF ANY ASPHALT BASE MATERIALS.
- LANDSCAPING SHALL NOT ENCRoACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
- SILT FENCE(S) TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS. SILTATION CONTROL METHODS ARE TO BE AS NOTED ON THE DRAWINGS IN THE LOCATIONS SHOWN AND SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL BE IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES.
- ANY CHANGES IN GRADES, CATCH BASINS, SERVICE LATERALS, STORM AND SANITARY SEWERS REQUIRE THE APPROVAL OF GEI CONSULTANTS CANADA LTD.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY.
- ALL LANDSCAPING TO BE INSTALLED AS SOON AS POSSIBLE OR PRIOR TO THE END OF THE FIRST GROWING SEASON. LANDSCAPING TO BE MAINTAINED UNTIL IT IS ESTABLISHED.
- ALL CURBS ARE TO BE 150mm ABOVE THE PROPOSED GUTTER LINE (GL) UNLESS NOTED OTHERWISE.
- PAVEMENT GRADE SHALL BE MIN. 0.5%, MAX. 8%.
- DRAINAGE SWALES SHALL BE MIN. 2%, MAX. 8%, UNLESS NOTED OTHERWISE.
- SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE NOTED.

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.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SEDIMENT POND OR STORAGE AREA MUST BE ESTABLISHED TO COLLECT SURFACE DRAINAGE FROM ALL AREAS THAT WILL BE DISTURBED. WATER PUMPED FROM EXCAVATIONS OR DEWATERING OPERATIONS MUST BE DIRECTED TO THE SEDIMENT POND.
- ALL SILT FENCING TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING EXCAVATION AS PER OPSD-219-110 AND 219-131. FABRIC SHALL BE 270R OR APPROVED.
- CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCE 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.
- EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MANHOLES CATCH BASINS, DITCHES, SWALES AND WATERCOURSES.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
- THE DESIGN CONSULTANT IS TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.
- EROSION CONTROL STRUCTURES ARE TO BE MONITORED REGULARLY AND ANY DAMAGE TO STRUCTURES REPAIRED IMMEDIATELY. INSPECTION SHALL OCCUR AFTER EVERY RAINFALL EVENT OF 19mm OR GREATER AND SEDIMENT IS TO BE REMOVED WHEN ACCUMULATION REACHES A MAXIMUM OF 1/2 THE HEIGHT OF THE SEDIMENT FENCE HEIGHT. CLOGGED FILTER MATERIALS SUCH AS CRUSHED STONE, STRAW BALES OR FILTER CLOTH MUST BE REPLACED AS REQUIRED.
- ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
- NO ALTERNATIVE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGN CONSULTANT AND THE CITY'S WORKS DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT CITY ROADWAYS 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-SEED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.
- STOCKPILES NOT REMOVED WITHIN 30 DAYS REQUIRE STABILIZATION BY HYDROSEEDING.
- EXTRA EROSION AND SEDIMENT CONTROL MATERIALS TO BE KEPT ON SITE IN ORDER TO REPAIR OR REPLACE DAMAGED SECTIONS IMMEDIATELY.

SERVICING NOTES

STORM

- ALL STORM SEWERS 375mmØ AND SMALLER TO BE PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS. 450mmØ AND LARGER TO BE CONCRETE IN ACCORDANCE WITH CSA A257.2, CLASS 65D OR LATEST REVISIONS, UNLESS OTHERWISE NOTED.
- BEDDING FOR PVC PIPE AS PER OPSD-802.010, GRANULAR 'A', COMPACTED TO 95% SPMD.
- 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 CITY DIRECTOR OF PUBLIC WORKS.
- ALL CATCHBASINS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 705.010, ALL CATCHBASIN FRAMES AND COVERS AS PER OPSD 400.110.
- PRECAST MANHOLES TO BE MANUFACTURED TO REQUIREMENTS OF CSA A257.4 AND A.S.T.M. DESIGNATION C478M. 1200mmØ MANHOLES AS PER OPSD 701.010 1500mmØ MANHOLES AS PER OPSD 701.011 MANHOLE FRAMES AND COVERS AS PER 30-58.
- ALL TESTING OF STORM SERVICES TO BE IN ACCORDANCE WITH O.B.C. - 2024 AND CITY SPECIFICATIONS.
- ALL MAINTENANCE HOLES AND CATCHBASIN MAINTENANCE HOLES SHALL BE BENCHMARKED UP TO 3/4 HEIGHT REGARDLESS OF PIPE SIZE. ALL BENCHMARKING SHALL SLOPE UP AND AWAY FROM THE PIPE AT 8% SLOPE. STORM SEWER MAINTENANCE HOLES SHALL NOT BE PRE-BENCHMARKED BY THE MANUFACTURER EXCEPT IN NEW DEVELOPMENT. BENCHMARKING MAINTENANCE HOLES MUST BE COMPLETED DURING CONSTRUCTION ON SITE.
- ALL CONNECTIONS TO STORM MANHOLES TO BE MADE WITH A KOR-N-SEAL ADAPTOR.
- IT IS THE OWNER'S RESPONSIBILITY TO CONDUCT ROUTINE INSPECTION AND MAINTENANCE OF OIL AND GRIT INTERCEPTION DEVICES OR SYSTEMS INSTALLED OR CONSTRUCTED ON THE OWNER'S PROPERTY.

SANITARY

- ALL SANITARY SEWERS ARE TO BE PVC-DR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS, RUBBER GASKET, SERVICES TO BE PVC-DR 28.
- 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 CITY DIRECTOR OF PUBLIC WORKS.
- PROVIDE WATER TIGHT COVERS FOR SANITARY MANHOLES LOCATED IN PONDING AREAS.
- PRECAST MANHOLES TO BE MANUFACTURED TO REQUIREMENTS OF CSA A257.4 AND A.S.T.M. DESIGNATION C478M. 1200MM MANHOLES AS PER OPSD 701.010, 1500MM MANHOLES AS PER OPSD 701.011 MANHOLE FRAMES AND COVERS AS PER OPSD 401.010 TYPE 'A'
- BENCHMARK AS PER OPSD-701.021, TO SPRING LINE OF PIPE.
- BEDDING FOR PVC SANITARY SEWERS AS PER OPSD-802.010, GRANULAR 'A' COMPACTED TO 95% SPMD.
- ALL CONNECTIONS WITH PAVED PORTIONS OF EXISTING ROADS TO BE BACKFILLED WITH GRANULAR MATERIAL OR LATEST CITY SPECIFICATIONS AND COMPACTED TO 98% SPMD.
- ALL TESTING OF SANITARY SERVICES TO BE IN ACCORDANCE WITH O.B.C. - 2024 AND CITY SPECIFICATIONS.
- ALL CONNECTIONS TO SANITARY MANHOLES TO BE MADE WITH A KOR-N-SEAL ADAPTOR.

WATER

- WATER SERVICE PIPE TO BE PVC-DR 18 CL 150 CONFORMING TO CSA B137.3, INCLUDING 12 GAUGE 'S' STRAND TRACER WIRE BETWEEN HYDRANTS OR OTHER CONDUITING APPURTENANCES. PIPE SHALL HAVE A MINIMUM COVER OF 2.0m. ALL WATERMAIN JOINTS TO BE APPROVED PUSH-ON, MECHANICAL OR FLANGE TYPE JOINTS AS REQUIRED FOR 1000 kPa RATED PRESSURE. CORROSION PROTECTION FOR ALL FITTINGS, VALVES AND HYDRANTS (HYPROTEC OR EQUAL).
- CLASS 'B' BEDDING AS PER OPSD-802.030 (RIGID PIPE) OR BEDDING AS PER OPSD-802.010 (FLEXIBLE PIPE) USING GRANULAR 'A'.
- 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 PERFORMED BY CITY FORCES UPON APPLICATION.
- CONTRACTOR TO CONFIRM THE SIZE, LOCATION AND MATERIAL TYPE OF EXISTING WATER SERVICE AND WATERMAIN PRIOR TO COMMENCING ANY WORK.
- EXISTING WATERMAIN OBVERTS TO BE CONFIRMED ON SITE AT THE TIME OF CONSTRUCTION.
- ALL RELOCATION, RECONSTRUCTION AND RESTORATION TO BE PERFORMED TO THE SATISFACTION OF THE CITY 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 AS PER ONTARIO PROVINCIAL STANDARD SPECIFICATIONS
- VALVE AND BOX TO BE INSTALLED AS PER CITY SPECIFICATIONS.
- HYDRANTS SHALL CONFORM TO AND SHALL BE INSTALLED AS PER CITY SPECIFICATIONS.
- ALL WATERMAIN MATERIALS, INSTALLATION METHODS AND TESTING SHALL CONFORM TO OBC-2024 AND CITY SPECIFICATIONS.

CURBING/ SIDEWALK/ ASPHALT/ DRIVEWAYS:

- ALL PROPOSED INTERNAL CURBING TO BE BARRIER CURB TYPE AS PER OPSD-600.080. ALL TOPS OF CURBS TO BE 150mm ABOVE PROPOSED ASPHALT, UNLESS OTHERWISE NOTED.
- ALL PROPOSED ROAD CUTS TO BE PERFORMED AND RESTORED TO THE SATISFACTION OF CITY FORCES UPON APPLICATION.
- ALL CONCRETE SIDEWALKS TO BE MINIMUM 150mm THICK (200mm THROUGH ENTRANCES) AND HAVE 150mm GRANULAR 'A' BEDDING (98% SPMD). TO BE INSTALL AS PER OPSD-310.010.
- CONCRETE SIDEWALK RAMPS AS PER OPSD 310.030.
- ALL SIDEWALK CONNECTIONS ABUTTING BUILDING ENTRANCES ARE TO HAVE A DOWEL CONNECTION.
- SIDEWALKS ADJACENT TO CURB SHALL BE INSTALLED PER OPSD-310.020.

GENERAL TESTING AND INSPECTION NOTES

- ALL SANITARY AND STORM SEWER IS TO BE MANDREL TESTED PRIOR TO FINAL ACCEPTANCE BY THE ENGINEER. ALL MANDREL TESTING AS PER OPS5 410.
- ALL SANITARY AND STORM PIPING MATERIAL AS PER OBC 2024 AND THE CITY SERVING STANDARDS.
- LEAKAGE TESTING OF SANITARY SEWERS IS REQUIRED AS PER OPS5 410 AND THE CITY SERVING STANDARDS.
- ALL SANITARY AND STORM REQUIRE FIELD INSPECTION BY THE SITE SERVING ENGINEER DURING INSTALLATION. INSPECTION SERVICES REQUIRE A MINIMUM OF 48 HOURS NOTICE.
- ALL WATERMAIN REQUIRES FILED INSPECTION BY THE SITE SERVING ENGINEER DURING INSTALLATION. INSPECTION SERVICES REQUIRE A MINIMUM OF 48 HOURS NOTICE.
- ALL WATERMAIN IS TO BE SUPPLIED AND INSTALLED AS PER OBC 2024 AND THE CITY SERVING STANDARDS.
- ALL NEW WATERMAIN IS TO BE CLEANED AND TESTED AS PER THE CITY SERVING STANDARDS. FOR TEMPORARY CONNECTIONS, FOR TESTING PURPOSES, A BACKFLOW DEVICE (ACCEPTABLE BY THE LOCAL CITY) IS TO BE INSTALLED AND TESTED ON SITE BY A LICENSED PLUMBER.
- THE SITE SERVING ENGINEER TO BE ON SITE FOR ALL TESTING AND SWABBING OF NEW WATERMANS.
- THE CITY MUST APPROVE ALL TESTING AND TEST RESULTS PRIOR TO PERMITTING FINAL CONNECTION TO THE CITY SYSTEM.

UTILITY/ SERVICE ISOLATION

- ALL SERVICES AND/OR UTILITIES LOCATED ON CONCRETE SIDEWALKS OR CURBS TO BE ISOLATED FROM THE SIDEWALK OR CURB AS PER OPSD 310.040.

UTILITY SUPPORTS AND TRENCHES

- ALL EXISTING SERVICES, UTILITIES AND CATCHBASIN LEADS ARE TO BE SUPPORTED IN ACCORDANCE WITH O.B.C. - 2024 AND CITY SPECIFICATIONS.
- ALL UTILITIES SHALL BE LOCATED, SUPPORTED AND PROTECTED TO THE SATISFACTION OF THE UTILITY COMPANY DURING THE CONSTRUCTION PERIOD.



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TOP OF NUT ON FIRE HYDRANT LOCATED AT END OF 15th AVENUE EAST CUT-DE-GAC.

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2	08/04/2026	ISSUED FOR REVIEW SUBMISSION	JBS
1	18/03/2026	ISSUED FOR REVIEW	JBS

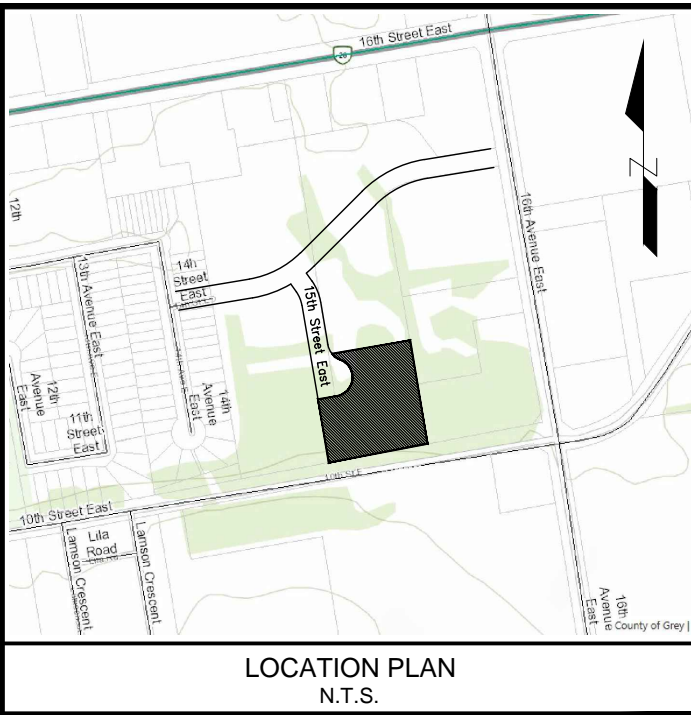
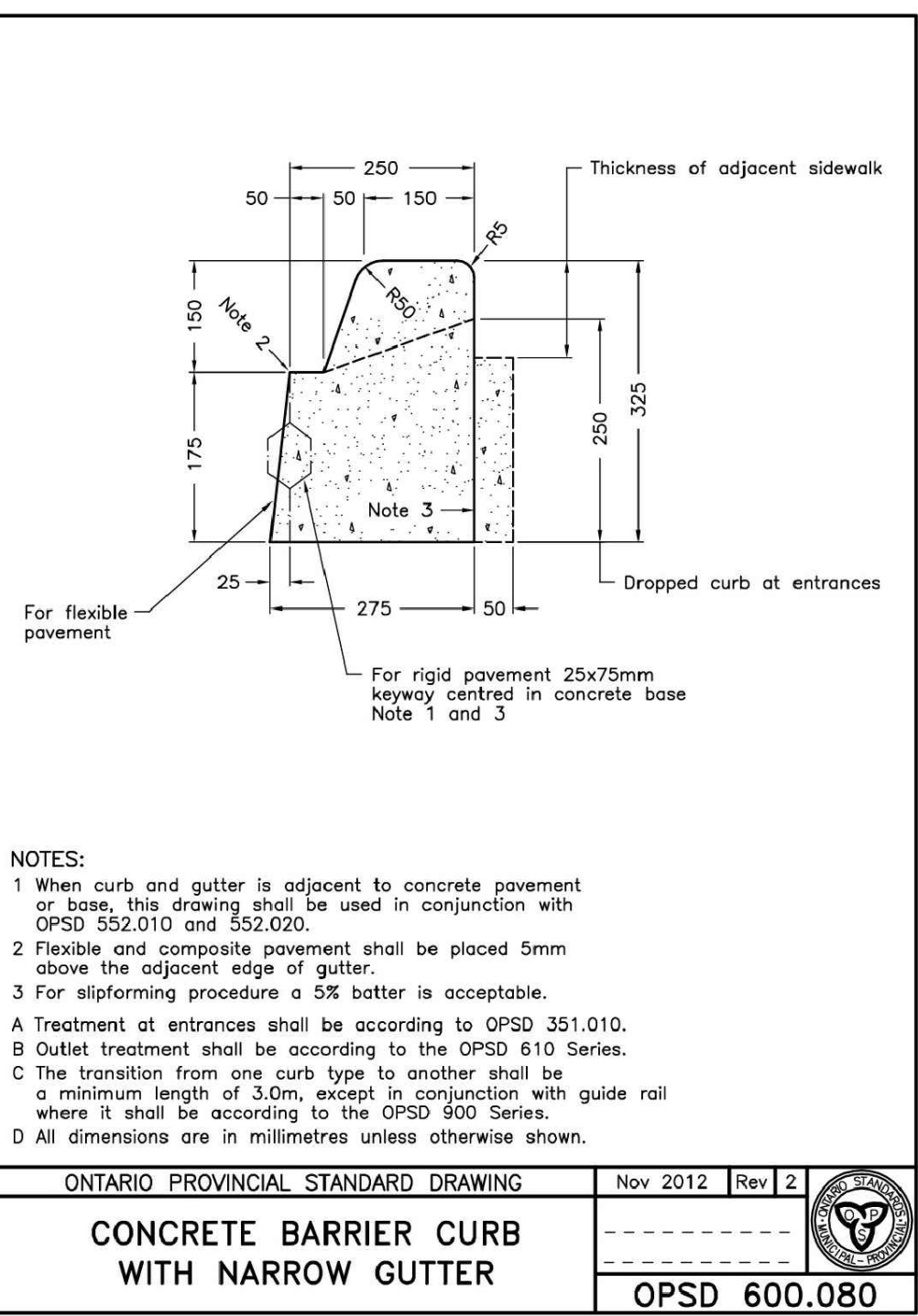
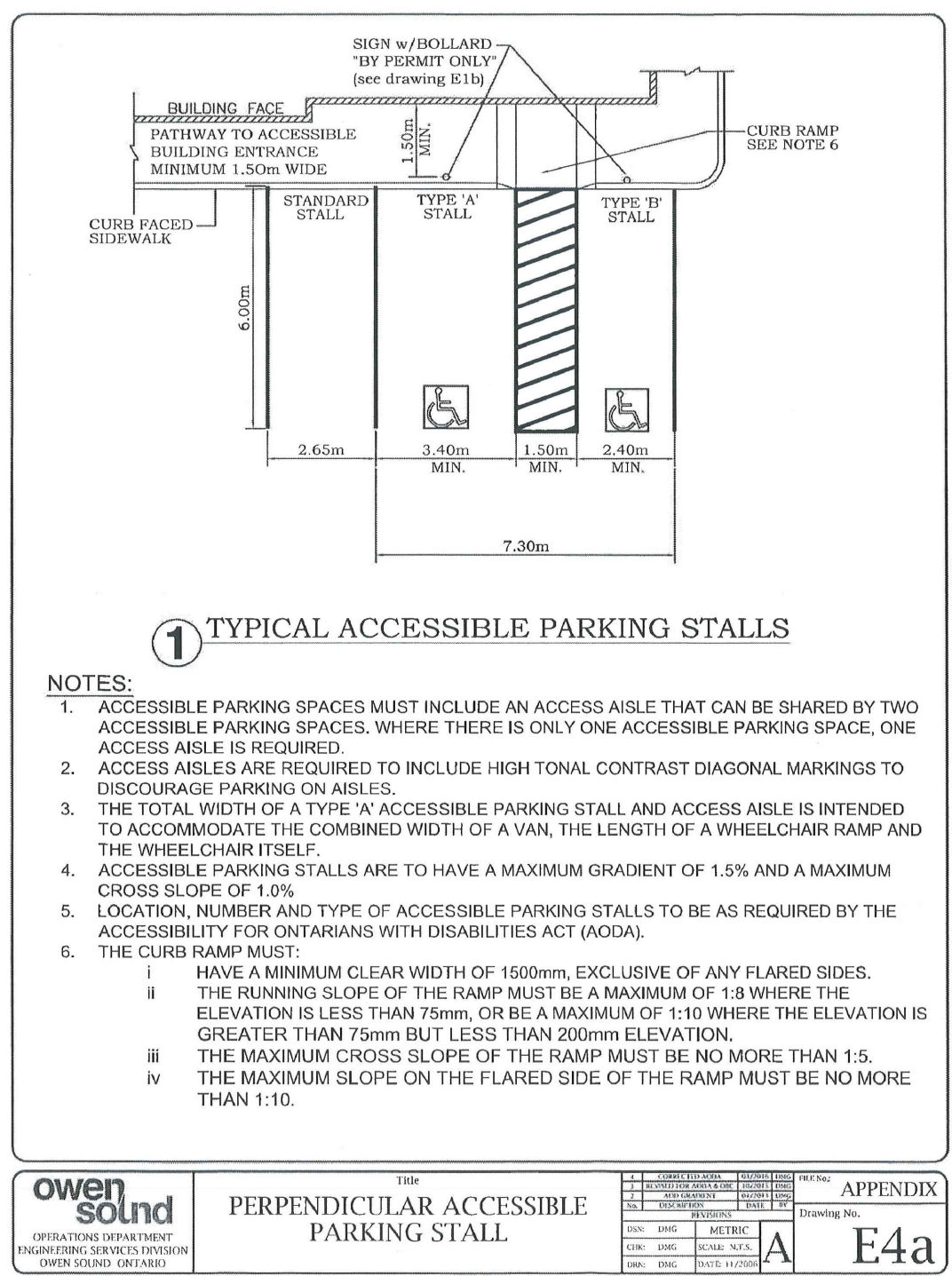
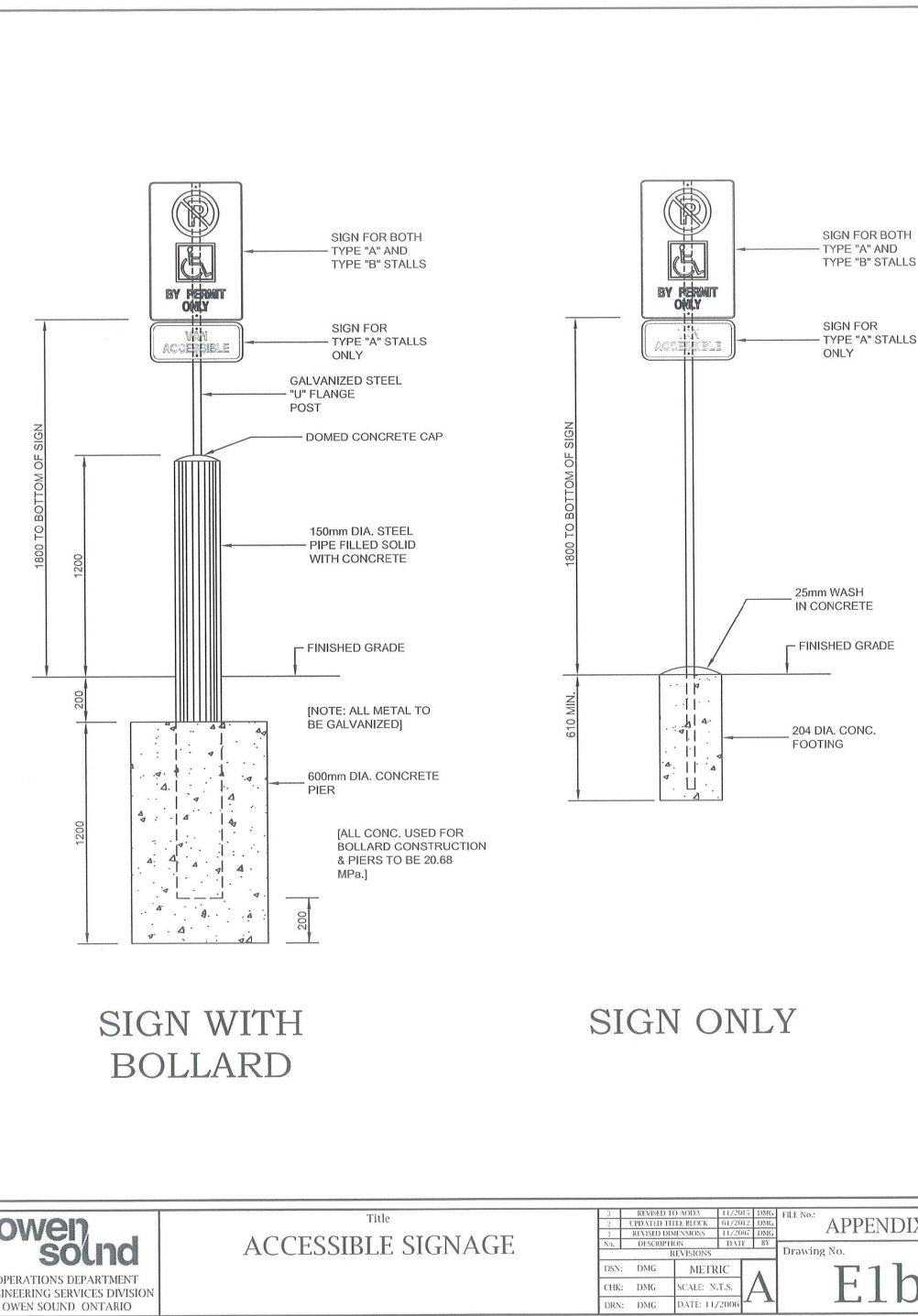
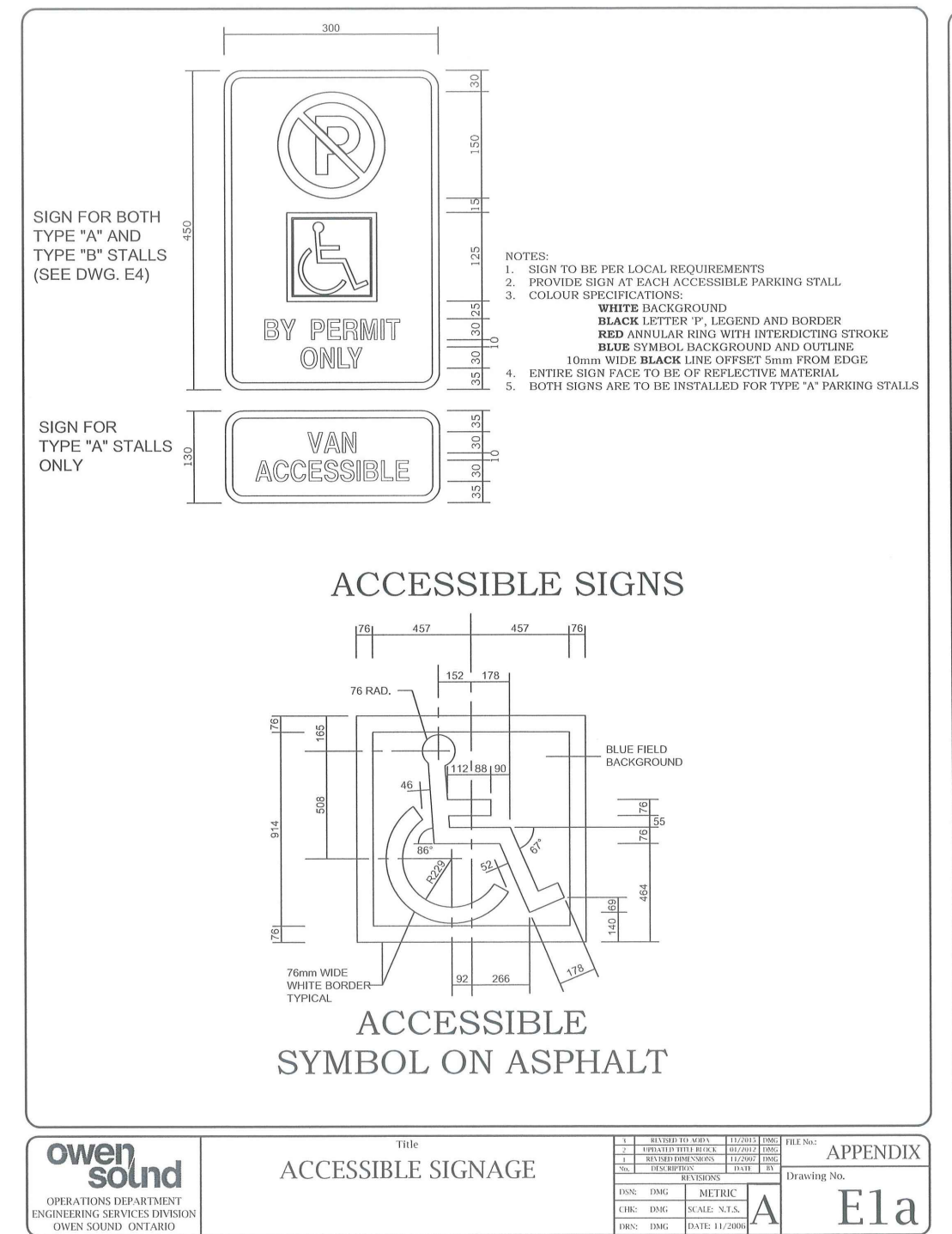
PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF OWEN SOUND
EAST COURT RESIDENCE APARTMENTS
15th AVENUE EAST
OWEN SOUND, ONTARIO

DETAILS AND NOTES

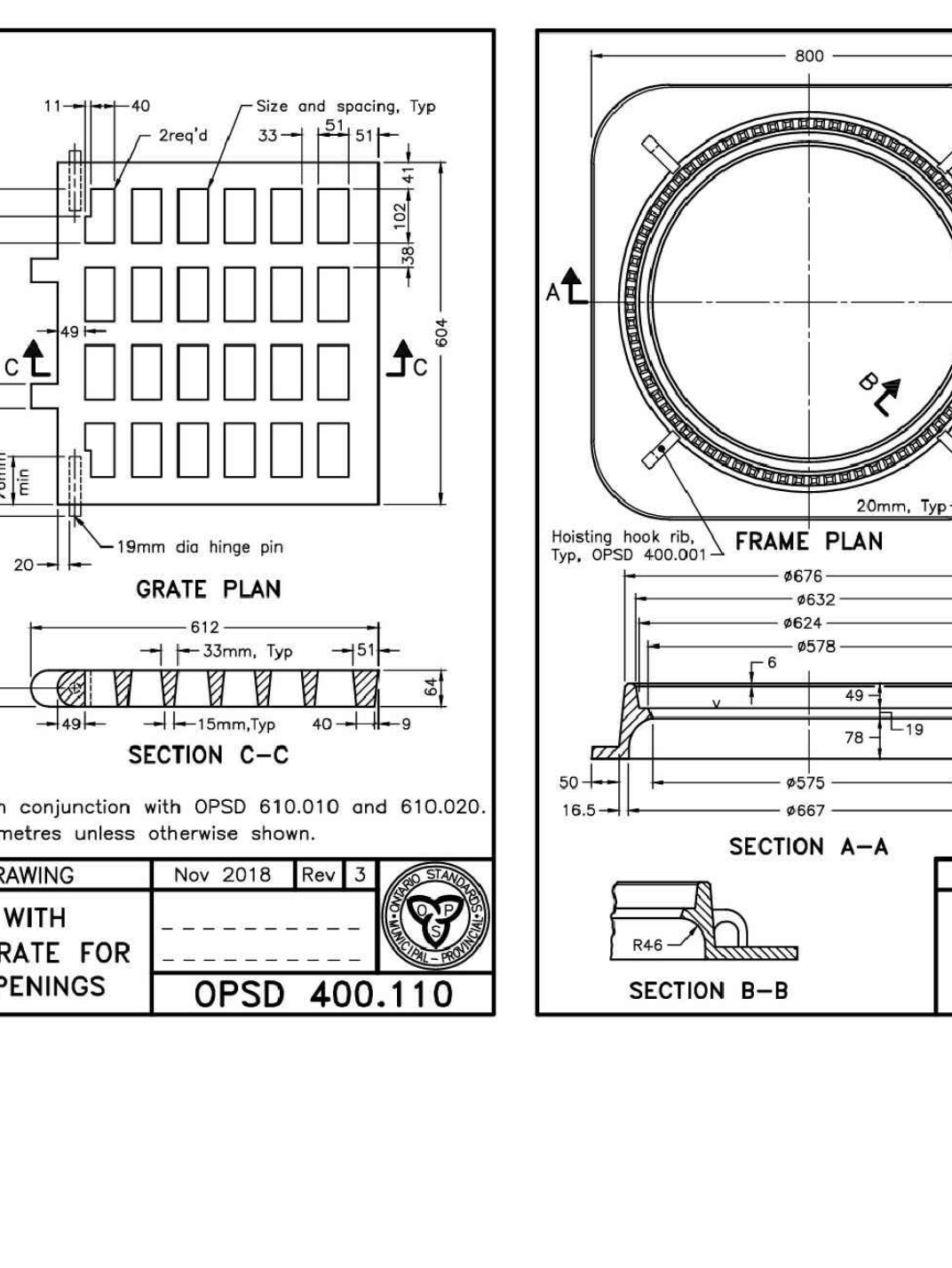
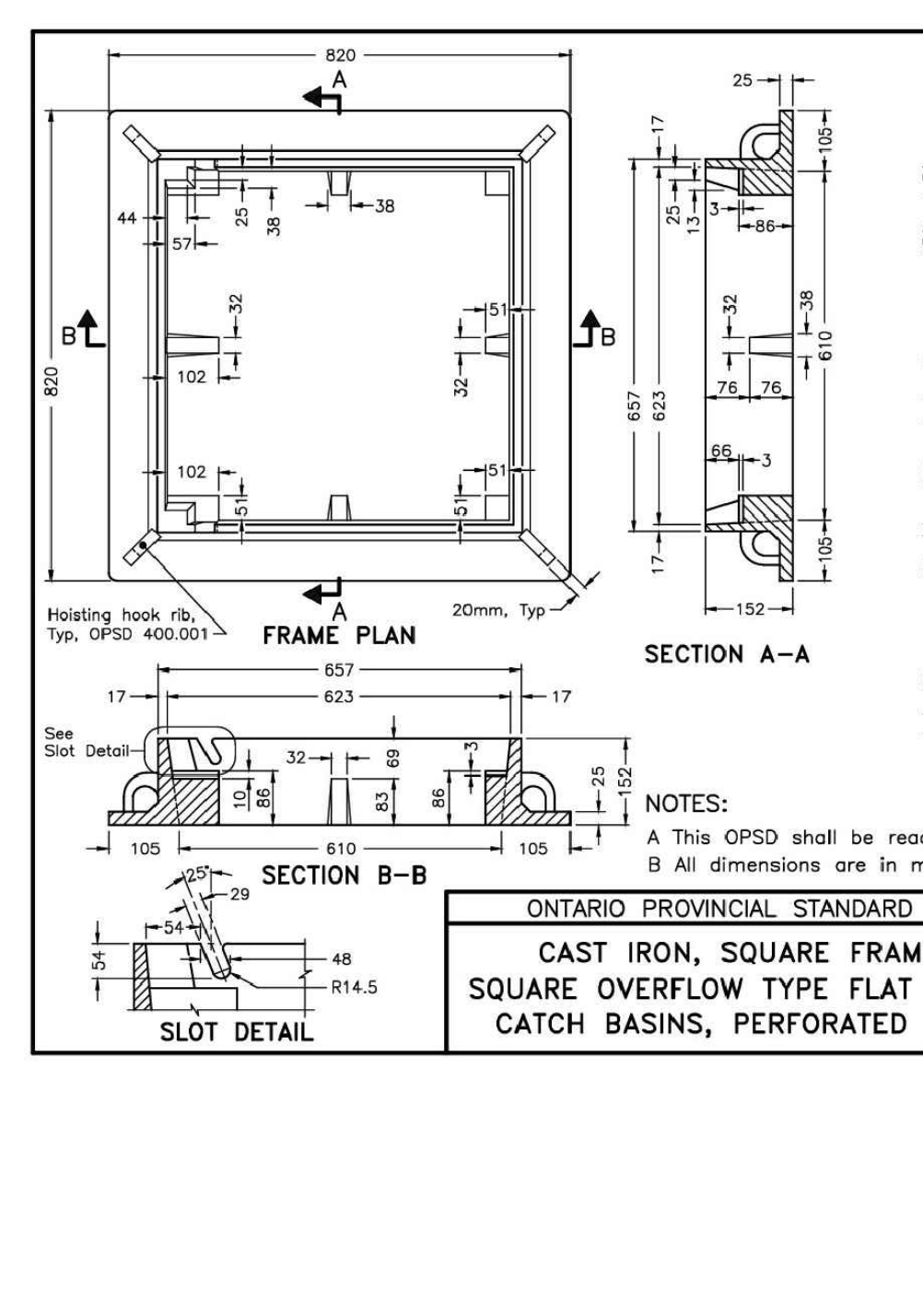
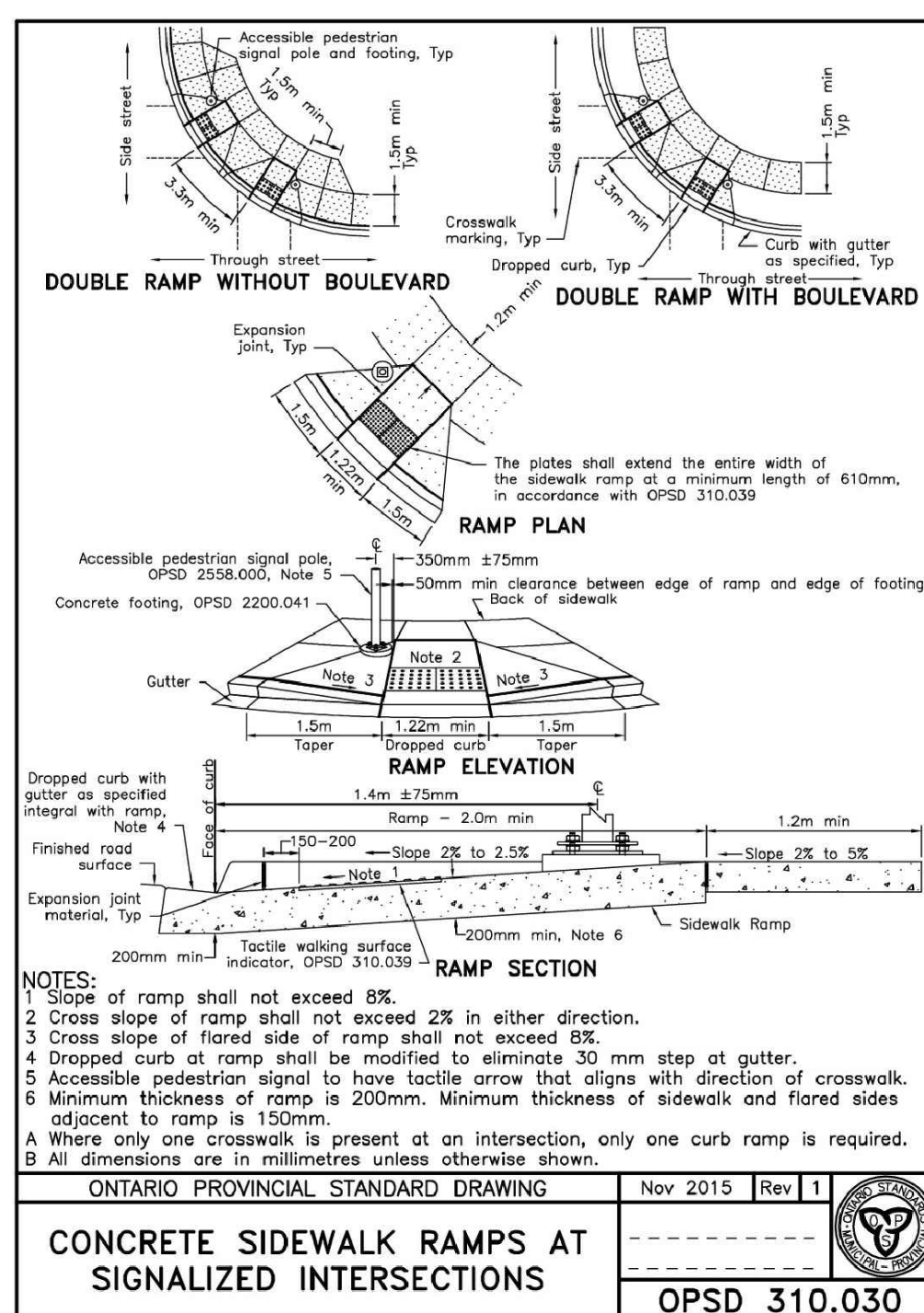
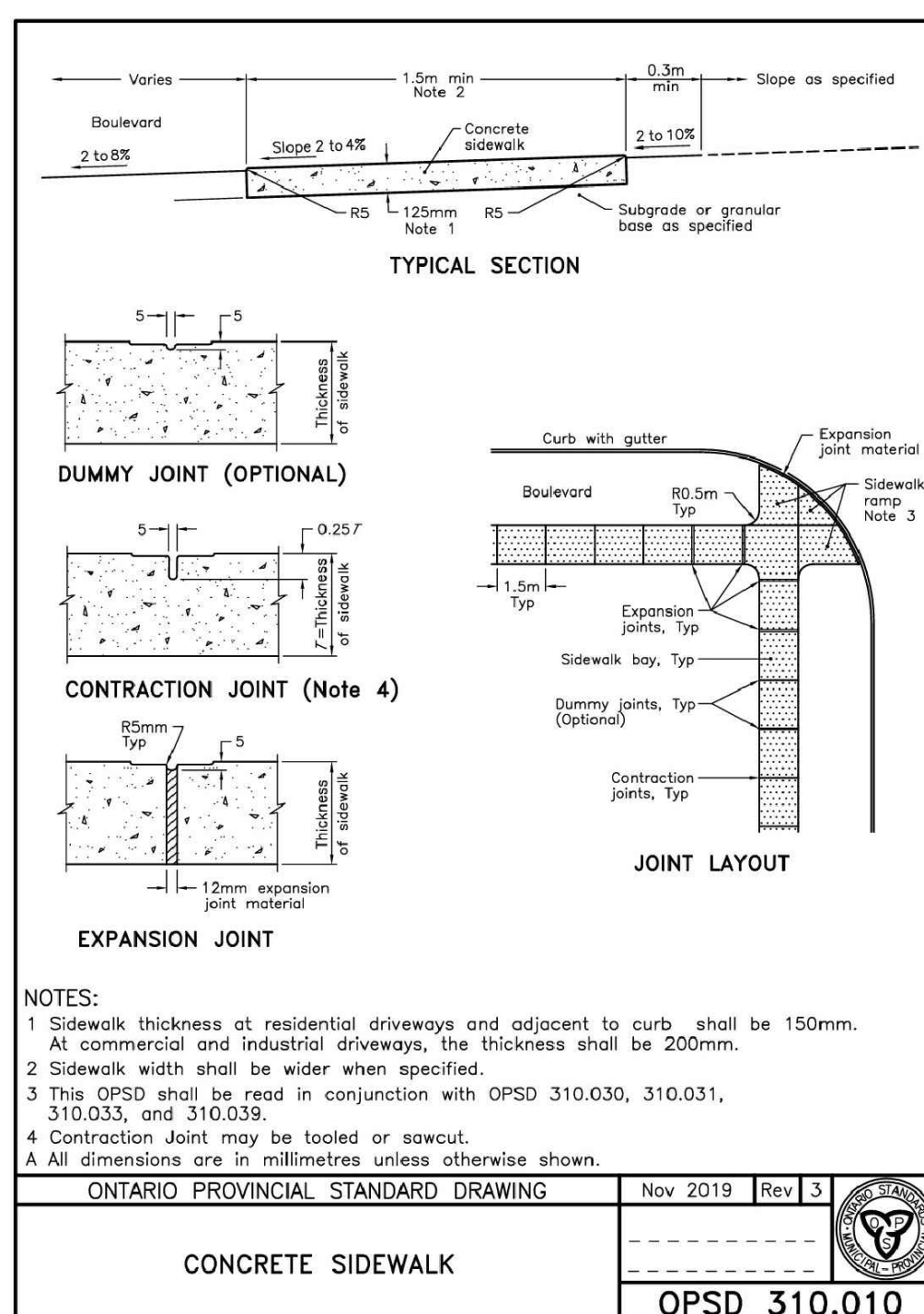
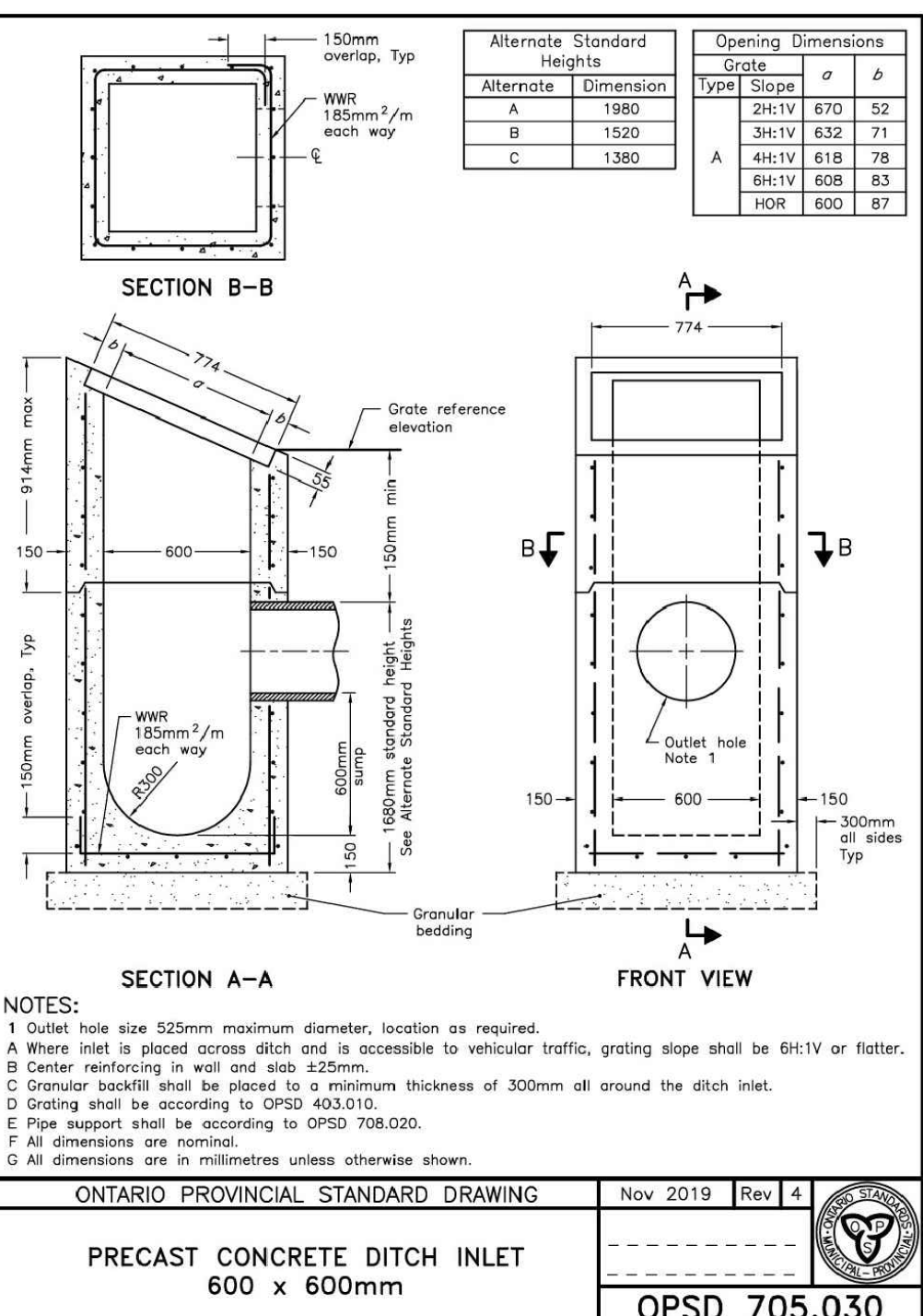
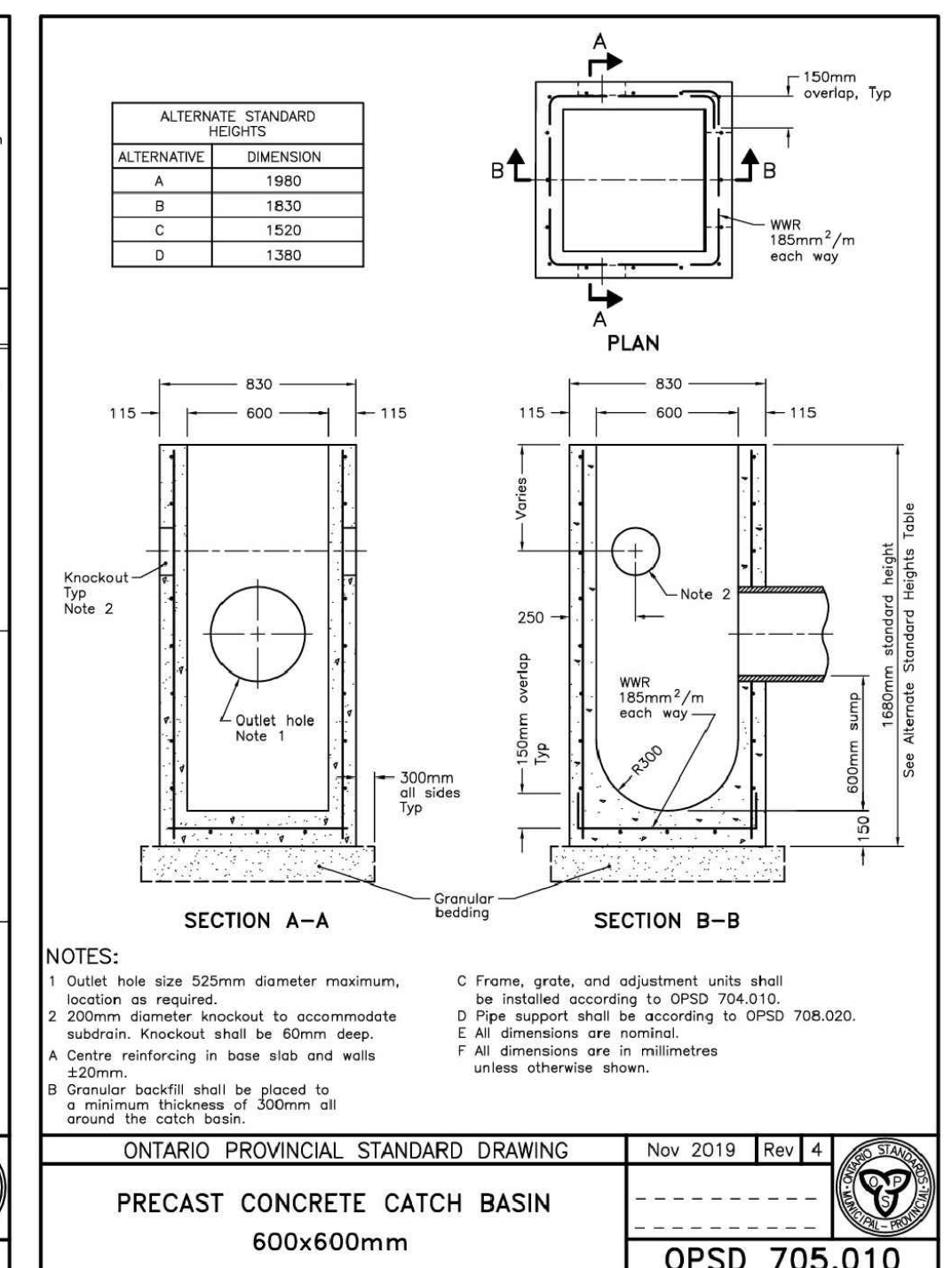
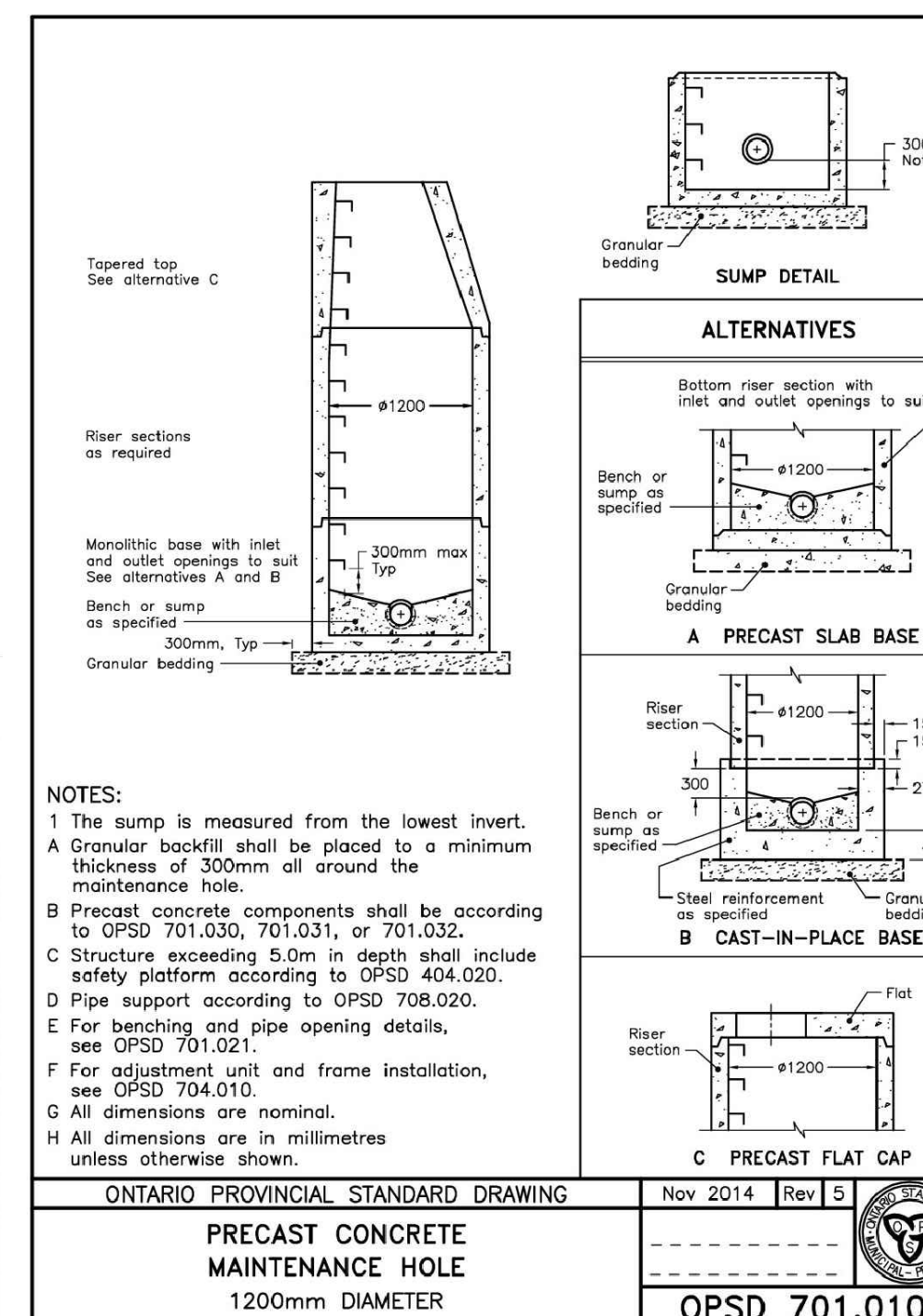
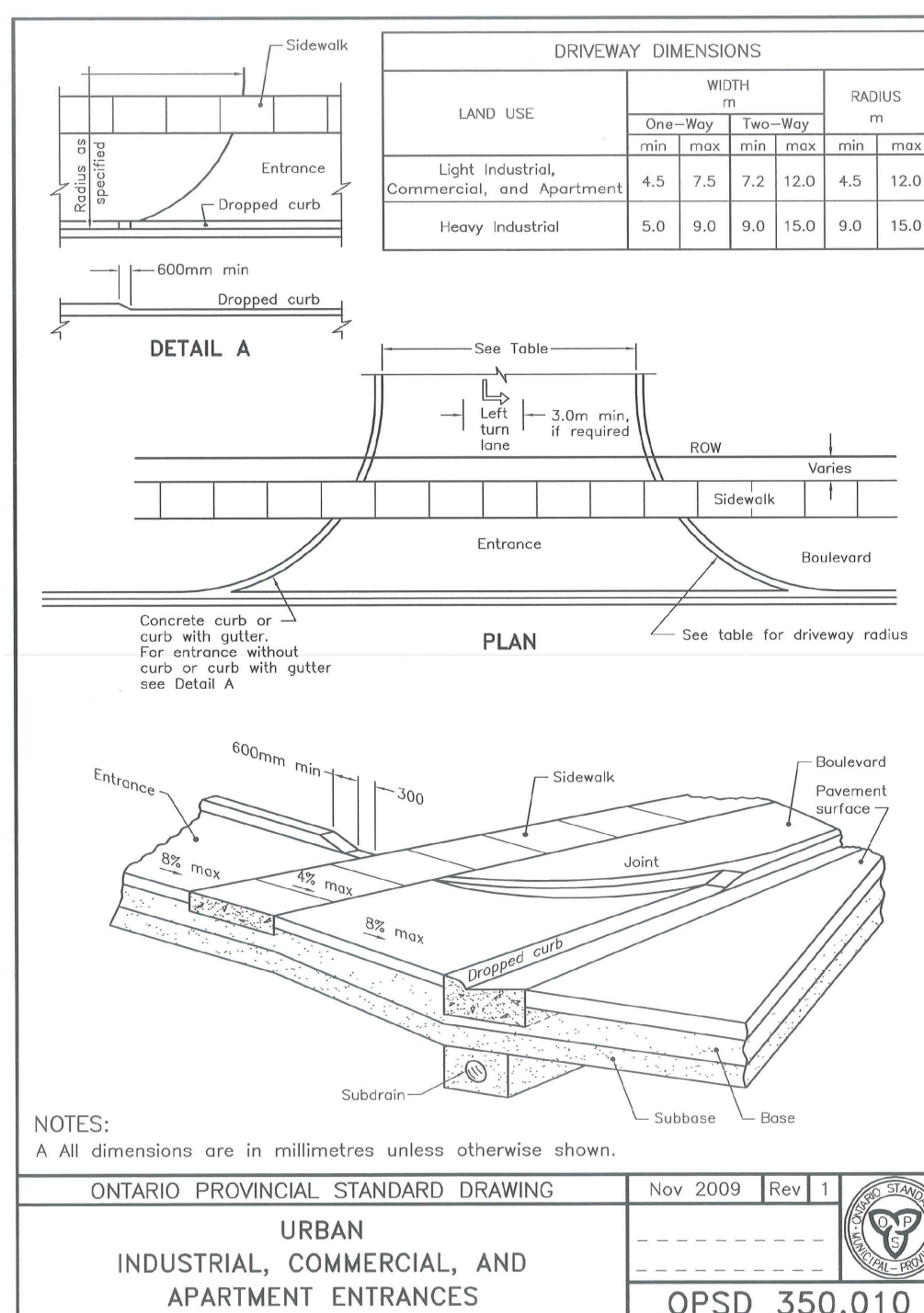
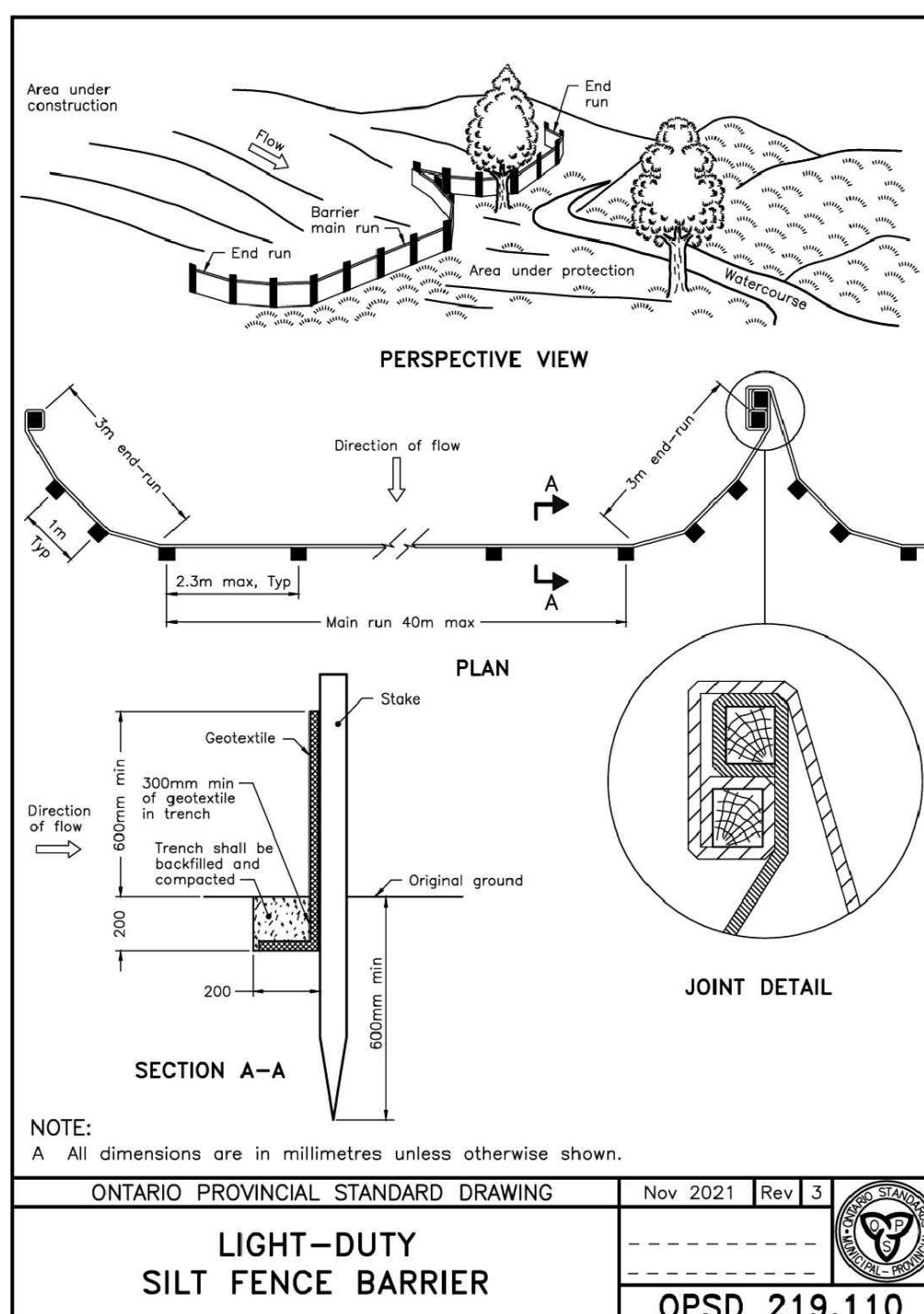
GEI CONSULTANTS CANADA, LTD.
2180-2ND AVENUE EAST
OWEN SOUND, ONTARIO N4K 2J3
(519)376-1805

DESIGNED BY: CSLH	DATE: FEB 2026	CHECKED BY: JBS
DRAWN BY: KB	PROJECT No: 2401411	DRAWING No: DD-01
SCALE: N.T.S.		



NOTES

- TOPOGRAPHICAL SURVEY PERFORMED BY GEI CONSULTANTS CANADA, LTD. ON NOVEMBER 28, 2022.
- HORIZONTAL COORDINATES AND DISTANCES ON THIS PLAN ARE ADJUSTED GROUND COORDINATES AND DISTANCES DERIVED FROM UTM 17N NAD83 (CSRS-V7) GRID COORDINATES.
- ELEVATIONS ON THIS PLAN ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD2878) BY CONVERTING ELLIPSOIDAL HEIGHTS TO ORTHOMETRIC ELEVATIONS USING THE HT2(0210) GEOD MODEL PROVIDED BY NATURAL RESOURCES CANADA.
- COORDINATES AND ELEVATIONS ON THIS PLAN ARE BASED ON OBSERVATIONS FROM A NETWORK OF PERMANENT GPS/GNSS REFERENCE STATIONS.
- THIS IS NOT A LEGAL PLAN. THE LEGAL BOUNDARY INFORMATION FOR THE SUBJECT AREA WAS OBTAINED FROM PLAN 18M-75, PREPARED BY HEWETT AND MILNE ONTARIO LAND SURVEYORS LTD., OLS, DATED SEPTEMBER 10, 2020. THIS INFORMATION MAY NOT BE COMPLETE OR FINAL. IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY AND CONFIRM ALL LEGAL BOUNDARY INFORMATION CONTAINED HEREIN.
- REMOTE SENSING DATA SUCH AS LIDAR HAS BEEN USED FOR PORTIONS OF THIS PLAN. CERTAIN SMALL FEATURES OR UTILITIES MAY NOT BE VISIBLE DUE TO OBSTRUCTION. ACCURACY MAY VARY IN AREAS WITH DENSE VEGETATION OR WATER ABOVE SURFACE. AREAS OF IMPORTANCE MAY REQUIRE VERIFICATION BY CONVENTIONAL SURVEY METHODS.



LIST OF DRAWINGS

NO.	DATE	ISSUE/REVISION	INITIAL
2	08/04/2026	ISSUED FOR ZBA SUBMISSION	JBS
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SITE PLAN INFORMATION

TOP OF SOUTH WEST CORNER OF CONCRETE TRANSFORMER PAD, LOCATED AT THE NORTH WEST CORNER OF BLOCK 6, PLAN 18M-75.

BENCHMARK No. 1 - 224.72m

TOP OF SOUTH WEST CORNER OF CONCRETE TRANSFORMER PAD, LOCATED AT THE NORTH WEST CORNER OF BLOCK 6, PLAN 18M-75.

BENCHMARK No. 2 - 225.80m

TOP OF NUT ON FIRE HYDRANT LOCATED AT END OF 15th AVENUE EAST CUL-DE-SAC.

PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF OWEN SOUND

EAST COURT RESIDENCE APARTMENTS
15th AVENUE EAST
OWEN SOUND, ONTARIO

STANDARDS

GEI Consultants
GEI CONSULTANTS CANADA, LTD.
2780-2ND AVENUE EAST
OWEN SOUND, ONTARIO N4K 2J3
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DESIGNED BY: CSLH DATE: FEB 2026 CHECKED BY: JBS
DRAWN BY: KB PROJECT No: 2401411 DRAWING No: DD-02
SCALE: N.T.S.