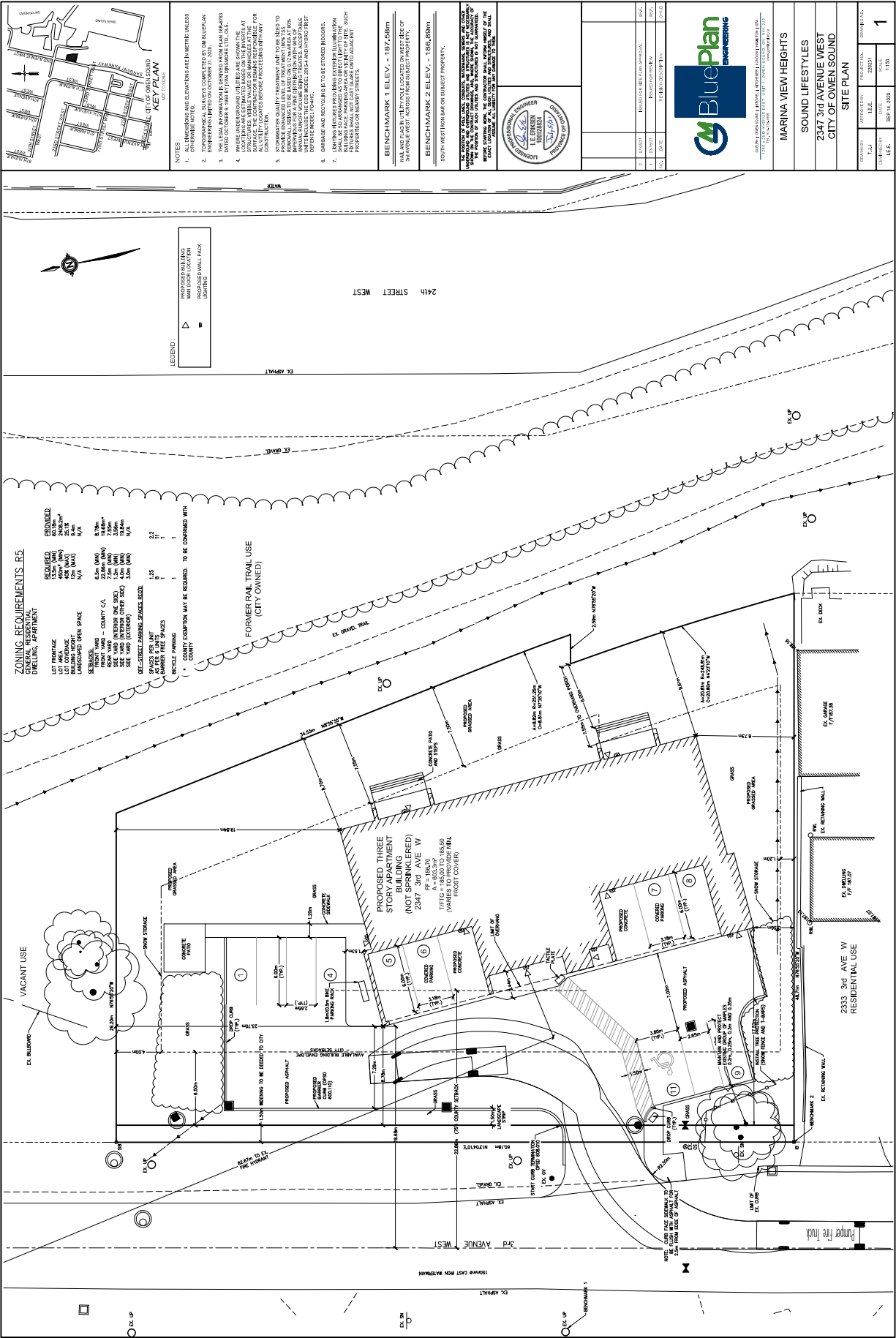
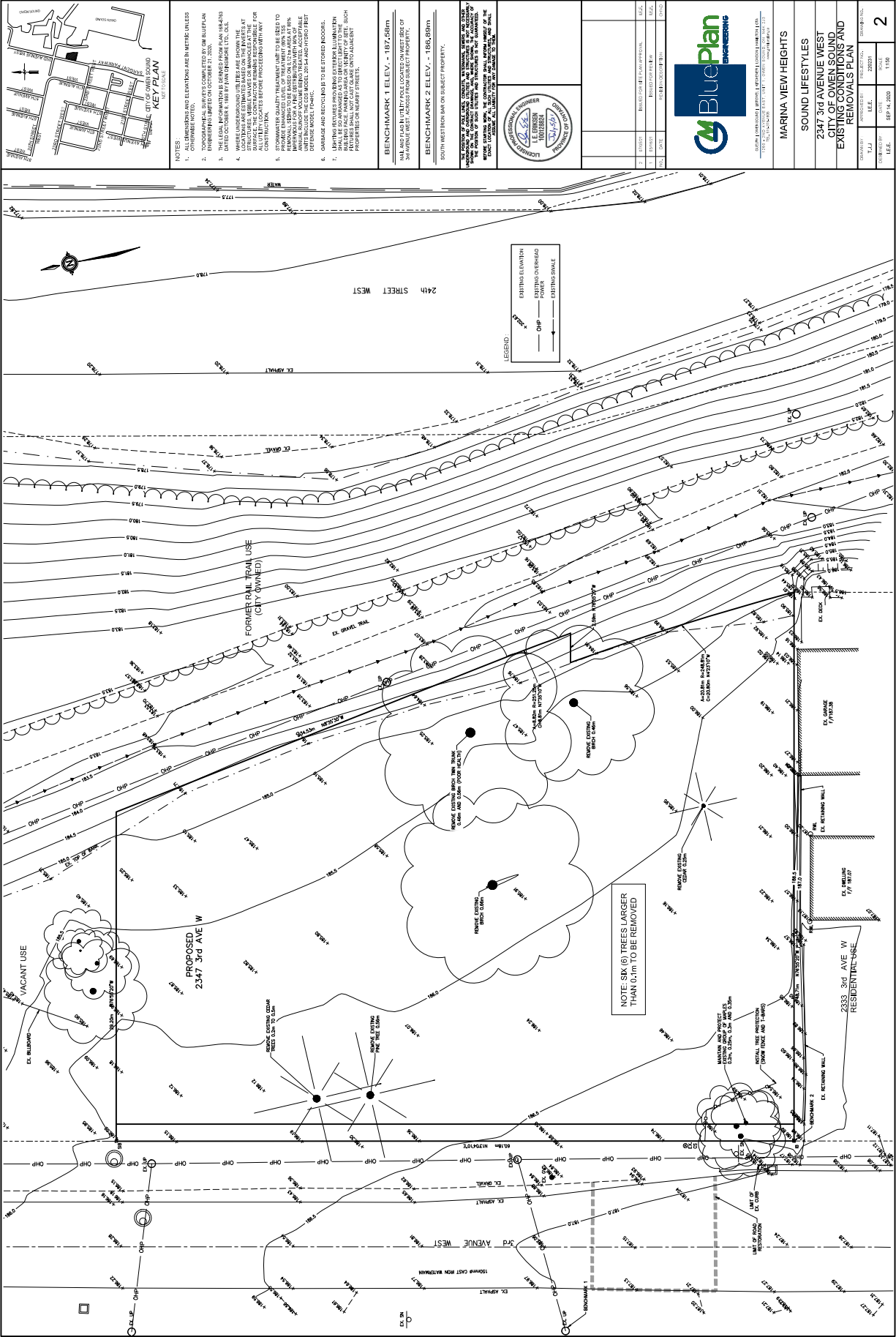
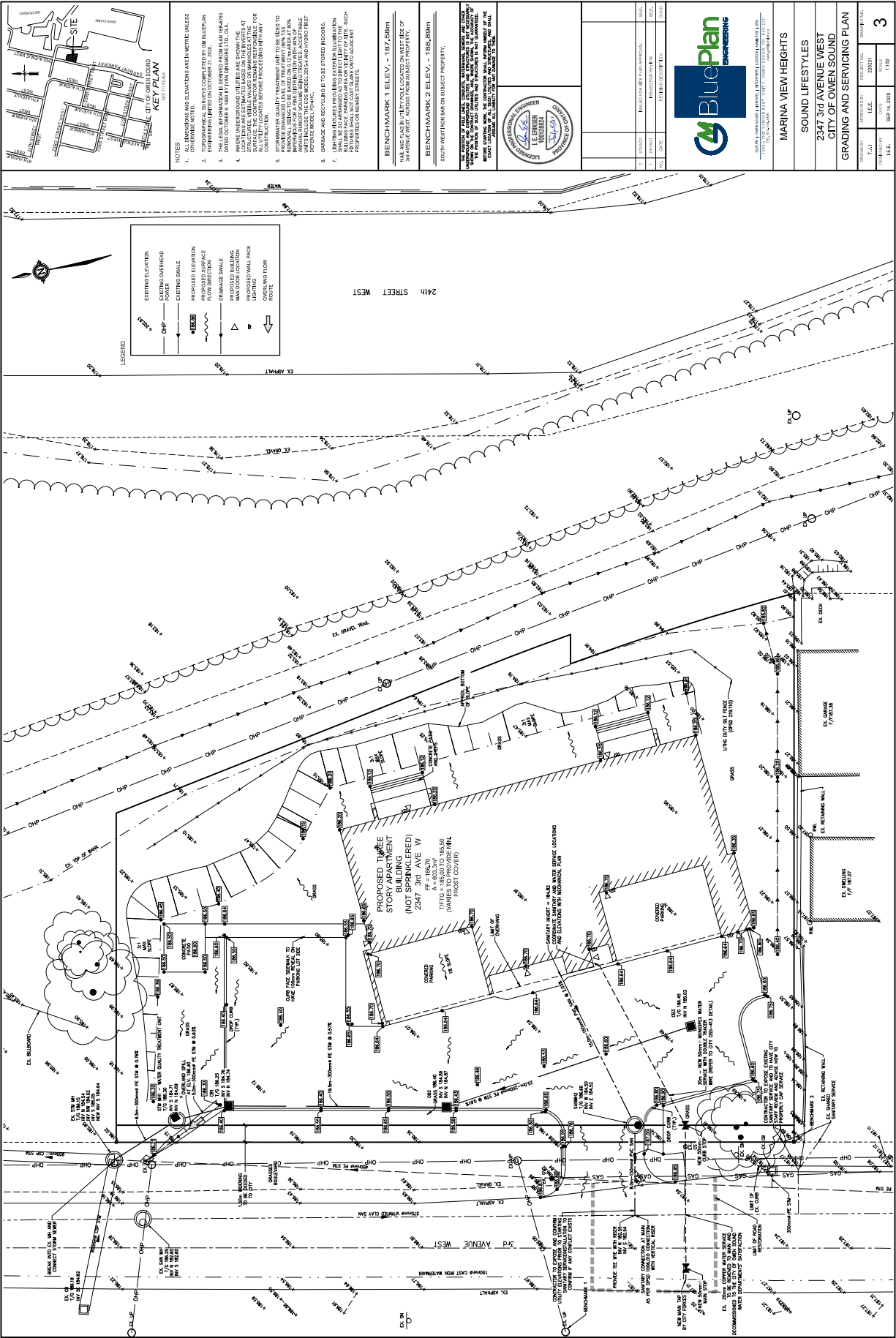


SCHEDULE D

SCHEDULE D – SITE PLAN







DRAWN BY: T.J.J	APPROVED BY: L.E.E.	PROJECT NO.: 220231	DRAWING NO.: 3
DESIGNED BY: L.E.E.	DATE: SEP 14, 2020	SCALE: 1:150	

MARINA VIEW HEIGHTS
SOUND LIFESTYLES
2347 3rd AVENUE WEST CITY OF OWEN SOUND
GRADING AND SERVICING PLAN

BluePlan
ENGINEERING

[illegible]

BENCHMARK 2 ELEV. - 186.89m

SOUTH WEST/IRON BAR ON SUBJECT PROPERTY.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONJECTURE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE OF VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE OF VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES IN ALL COUNTRIES. THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE

BENCHMARK 1 ELEV. = 187.58m

NAIL AND FLAG IN UTILITY POLE LOCATED ON WEST SIDE OF 3rd AVENUE WEST, ACROSS FROM SUBJECT PROPERTY.

5. **STORMWATER QUALITY TREATMENT UNIT** TO BE SIZED TO PROVIDE REMOVAL LEVEL OF TREATMENT 100% TSS REMOVAL. SIZING TO BE BASED ON 0.12 IN AREA AT 1% IMPEDANCE FOR A LINE DISTRIBUTION WITH 40% COVERAGE. THE TREATMENT UNIT SHALL BE DESIGNED TO TREAT FLOW UNITS INCLUDE THE CGS MODEL 2015-4 AND HYDRO FIRST DEFENSE MODEL 2014-1C.
6. **GARBAGE AND RECYCLING** TO BE STORED IN BINS.
7. **LIGHTING FEATURES PROVIDING EXTERIOR ILLUMINATION** SHALL BE INSTALLED TO PROVIDE ILLUMINATION OF THE BUILDING FACE. PARKING LOT LIGHTS SHALL BE INSTALLED AT SUCH DISTANCES THAT NOT CAST GLARE ONTO ADJACENT PROPERTY OR NEARBY STREETS.

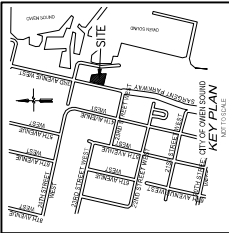
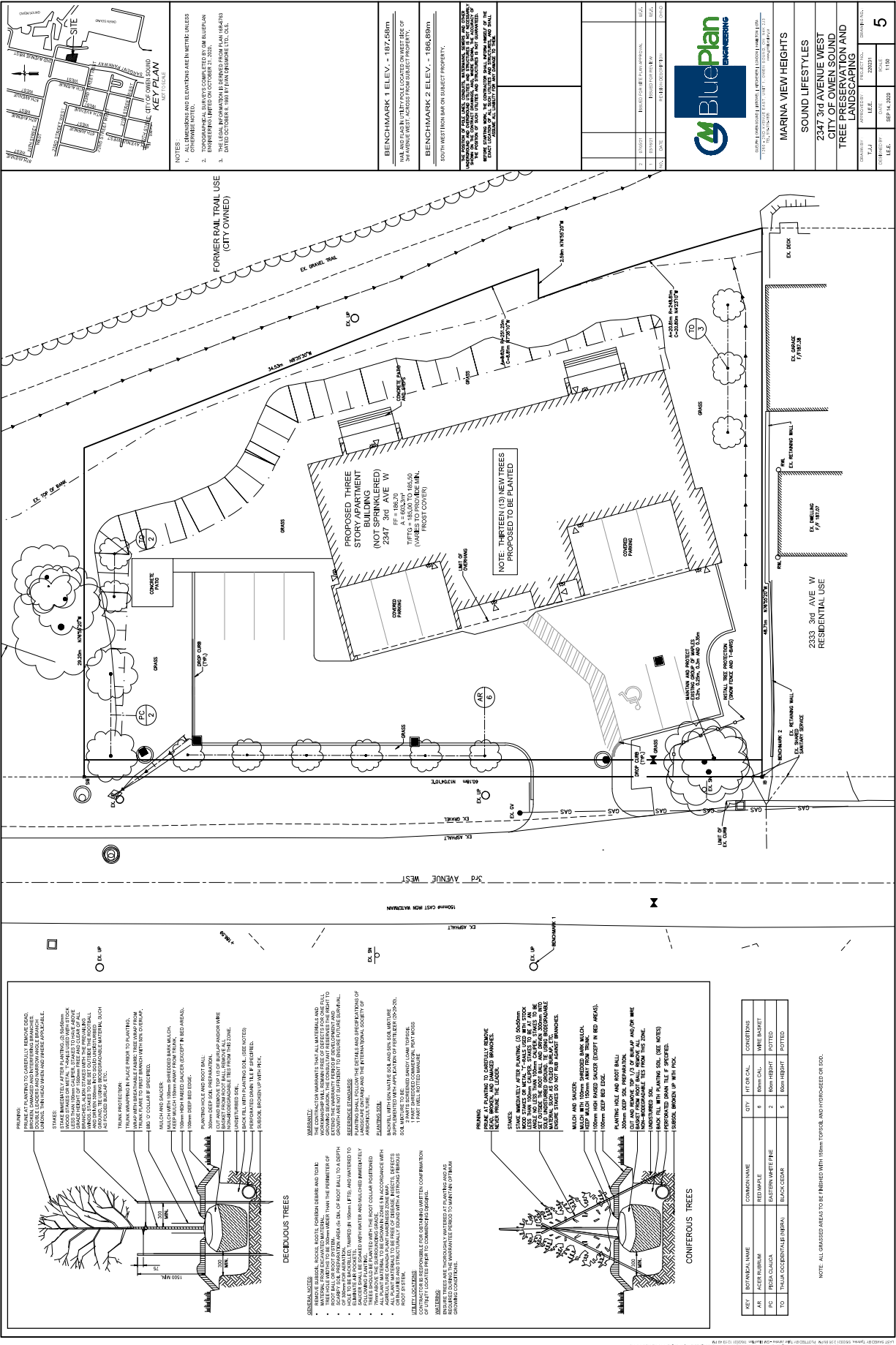
NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
2. TOPOGRAPHICAL SURVEYS COMPLETED BY OM BLUEPLAN ENGINEERING LIMITED ON OCTOBER 21, 2020.
3. THE LEGAL INFORMATION IS DERIVED FROM PLAN H184763 DATED OCTOBER 4, 1993 BY VAN DUSEN MORE L.L.C.
4. WHERE UNDERGROUND UTILITIES ARE SHOWN THE LOCATIONS ARE ESTIMATED BASED ON THE PLANS AT CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURFACE. THE CONTRACTOR REMAINS RESPONSIBLE FOR

KEY PLAN
NOT TO SCALE

LINDSAY
OWEN SOUND
2180 STREET WEST
2180 STREET EAST
2180 STREET WEST
2180 STREET EAST

[illegible]



NOTES

1. ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OWEN SOUND PRIOR TO CONSTRUCTION.

3. THE LEGAL INFORMATION DERIVED FROM PLAN 184-453 DATED OCTOBER 6, 2009 BY PLAN PREPARER LTD. (L.P.P.)

BENCHMARK 1 ELEV. = 187.58m

THIS BENCHMARK IS LOCATED ON THE CORNER OF 3RD AVENUE WEST AND 2347 3RD AVENUE WEST. THE BENCHMARK IS A CONCRETE PIERCE WITH A METAL ROD AND A PLATE.

BENCHMARK 2 ELEV. = 186.89m

THIS BENCHMARK IS LOCATED ON THE CORNER OF 3RD AVENUE WEST AND 2347 3RD AVENUE WEST. THE BENCHMARK IS A CONCRETE PIERCE WITH A METAL ROD AND A PLATE.

SOIL TEST RESULTS ON SUBJECT PROPERTY.

THE SOIL TEST RESULTS INDICATE THAT THE SOIL IS A CLAYEY SILT. THE SOIL IS OF A MEDIUM TO HIGH PLASTICITY. THE SOIL IS OF A MEDIUM TO HIGH PLASTICITY.

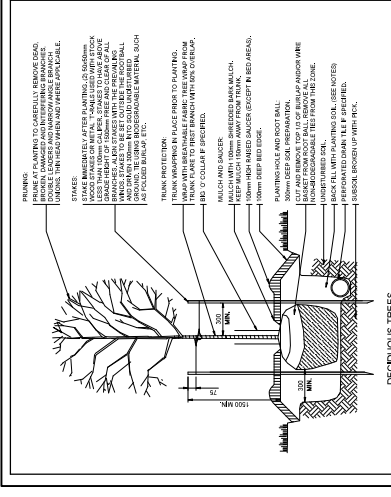
THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OWEN SOUND PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OWEN SOUND PRIOR TO CONSTRUCTION.

NO.	REVISION	DATE	BY	APP.
1	ISSUED FOR PERMIT	2023	BLUEPLAN	
2	ISSUED FOR PERMIT	2023	BLUEPLAN	



SOUND LIFESTYLES	
2347 3rd AVENUE WEST	
CITY OF OWEN SOUND	
TREE PRESERVATION AND LANDSCAPING	
DATE	SEP 14, 2023
BY	BLUEPLAN
APP.	BLUEPLAN
NO.	110
5	



DECIDUOUS TREES

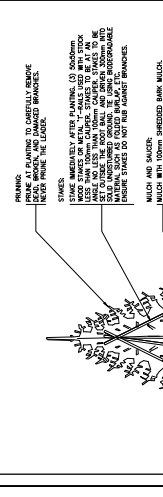
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CONIFEROUS TREES

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CONIFEROUS TREES

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KEY	SYMBOLICAL NAME	COMMON NAME	QTY	HT OR CAL.	CONTAINER
AR	ARCEUTICUM	RED MAPLE	6	80mm CAL.	WIRE BASKET
PC	PRINCEA CLAUDEA	EASTERN WHITE PINE	2	80mm HEIGHT	POTTED
TO	TRIALIA OCCIDENTALE INFINA	BLACK CEDAR	5	80mm HEIGHT	POTTED

NOTE: ALL GRASSED AREAS TO BE PLANTED WITH 100mm TOPSOIL AND HYDROSEED OR SOD.