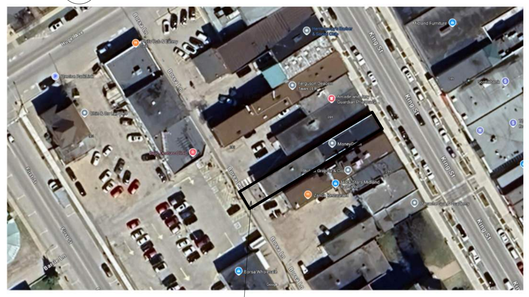
SITE STATISTICS For 288 KING STREET, MIDLAND, ONTARIO

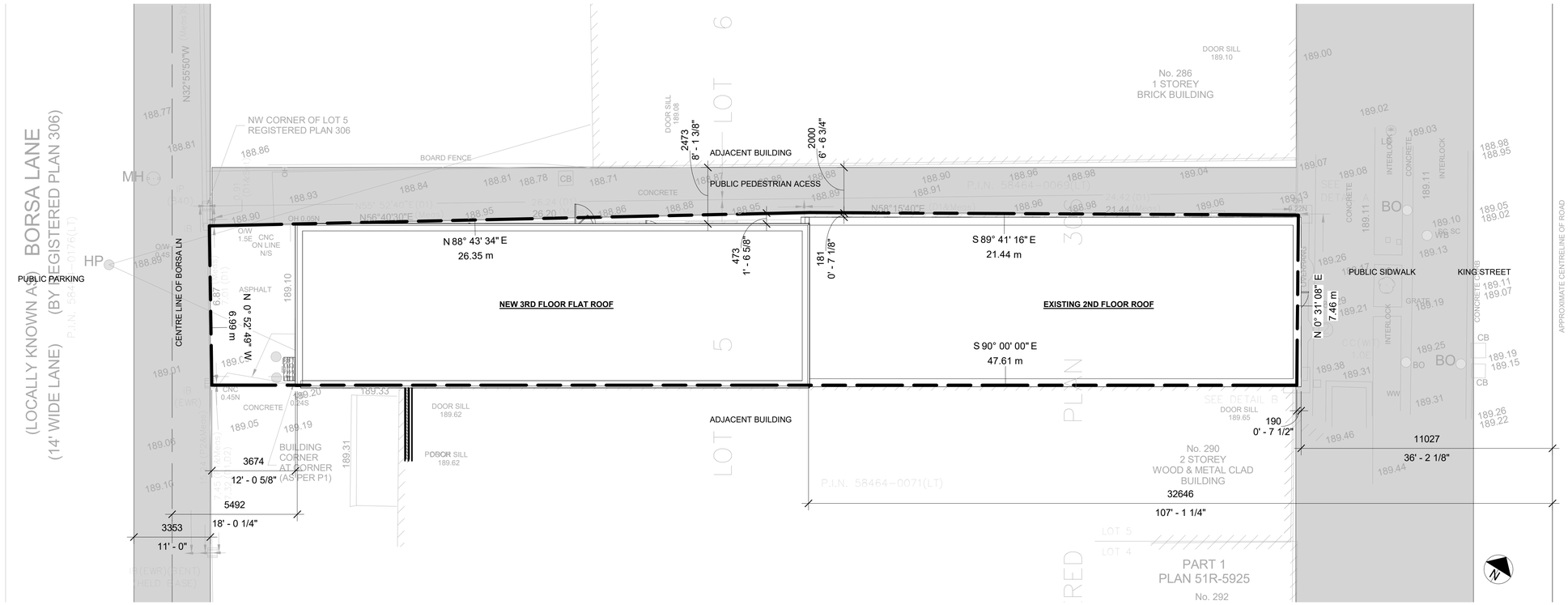
DC Downtown Core Commercial Zone – Section 6 of by law

PROVISION / ITEM	ALLOWED / REQ'D	UNITS		PROPOSED	UNITS	COMMENTS
LOT AREA	0	S.M.	MIN.	347.00	S.M.	EXISTING
LOT FRONTAGE	0	M	MIN.	7.35	M	EXISTING
FSI (FLOOR SPACE INDEX) FOR LOT COVERAGE	1		MAX.	1		Per Section 3.26 FSI (floor space index) max is 1 hence a maximum GFA same as main floor for each floor level above the main floor allowed.
BUILDING FOOTPRINT	n/a	S.M.	MAX.	319.70	S.M.	
BUILDING HEIGHT	7 to 13	M	MIN to MAX.	9.57	M	
GROSS FLOOR AREA (not including stairs and landings per zoning defn of GFA)						
BASEMENT FLOOR	n/a	S.M.	MAX.	138.1	S.M.	**EXISTING**
GROUND FLOOR	n/a	S.M.	MAX.	277.3	S.M.	EXISTING WITH REAR INTERIOR RENOVATION AND EXTENSION
SECOND FLOOR	n/a	S.M.	MAX.	271.7	S.M.	EXISTING WITH REAR INTERIOR RENOVATION
THIRD FLOOR	n/a	S.M.	MAX.	139.7	S.M.	NEW ADDITION
TOTAL GFA		**S.M.**	**MAX.**	**826.8**	**S.M.**	
SETBACKS						
FRONT YARD	0 to 1	M	MIN to MAX.	0	M	EXISTING
REAR YARD	0	M	MIN.	3.71	M	EXISTING
SIDE YARD EXTERIOR	0	M	MIN.	0	M	EXISTING
PARKING						Parking per section 4.1.2. says no minimum parking required within the street boundaries within which this lot falls into. No parking is required for the units within the lot.
LOADING						Per section 4.1.10 loading zone not required for DC zones

2 REAR



PROJECT LOCATION



1 Site
1 : 100

JULIUS HORVATH ARCHITECT INC.
25 Bonny Meadows Dr,
Aurora, Ontario, ON, L4G 6M9
C: 289-380-0407
E: julius@jhorvatharchitect.com
www.jhorvatharchitect.com

ONTARIO ASSOCIATION OF ARCHITECTS
JULIUS J. HORVATH
LICENCE
6896

No.	Description	Date
1	CLIENT REVIEW	2025-07-06
2	PRESUBMISSION APP	2025-07-08
5	PERMIT REVISION	2025-10-02
7	SPA	2025-11-28

-
288 KING STREET,
MIDLAND, ONTARIO
3RD FLOOR ADDITION

SITE PLAN

Project number	202505
Date	JULY 7, 2025
Drawn by	JHA INC
Checked by	JHA INC

A110

Scale 1 : 100

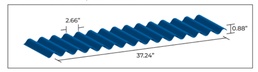
2025-11-28 10:48:07 AM

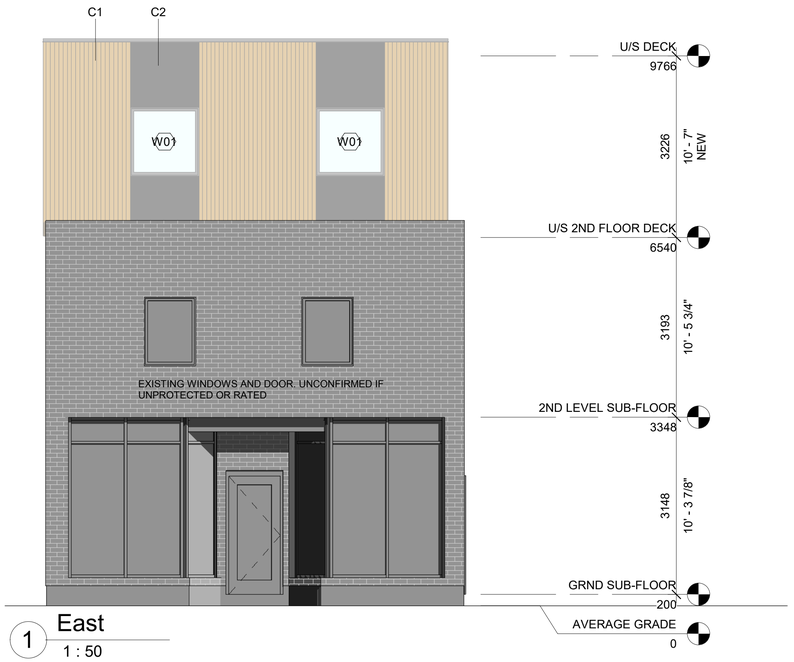
3 North
1 : 50

WINDOW COMPARISON OF EXISTING REMOVED AGAINST NEW (NORTH ELEVATION) NOT INCLUDING FUTURE THIRD FLOOR ADDITION
- EXISTING TO BE REMOVED - 1.16 M X 1.64 M = 1.9 SM X 4 OF THEM = 7.6 SM
- NEW W1 - 1.219 M X 1.219 M = 1.49 SM X 3 = 4.46 SM.
- NEW W2 - 1.219 X 0.610 M = 0.74 SM X 4 = 2.97 SM.
- TOTAL NEW WINDOWS = 7.43 SM

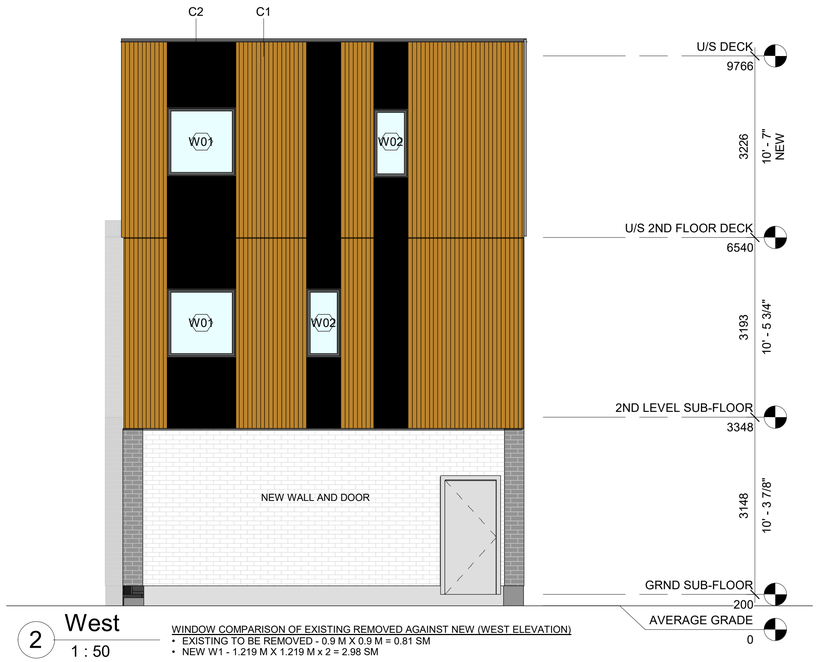
CLADDING FINISH
- MATERIAL: 7/8" CORRUGATED METAL PANEL FROM AGWAY METALS INC.
- C1 - FIELD COLOUR; QC28326 COFFEE
- C2 - ACCENT COLOUR; QC28262 BLACK

7/8" CORRUGATED | CORRUGUÉ 7/8"





1 East
1 : 50



2 West
1 : 50

WINDOW COMPARISON OF EXISTING REMOVED AGAINST NEW (WEST ELEVATION)
- EXISTING TO BE REMOVED - 0.9 M X 0.9 M = 0.81 SM
- NEW W1 - 1.219 M X 1.219 M x 2 = 2.98 SM

JULIUS HORVATH ARCHITECT INC.
25 Bonny Meadows Dr,
Aurora, Ontario, ON, L4G 6M9
C: 289-380-0407
E: julius@jhorvatharchitect.com
www.jhorvatharchitect.com

ONTARIO ASSOCIATION OF ARCHITECTS
JULIUS J. HORVATH
LICENCE
6896

ARCHITECT'S STAMP RELATES ONLY TO THE ARCHITECTURAL ITEMS SHOWN ON THIS DRAWING.

No.	Description	Date
1	CLIENT REVIEW	2025-07-06
2	PRESUBMISSION APP	2025-07-08
5	PERMIT REVISION	2025-10-02
7	SPA	2025-11-28

-
288 KING STREET,
MIDLAND, ONTARIO
3RD FLOOR ADDITION

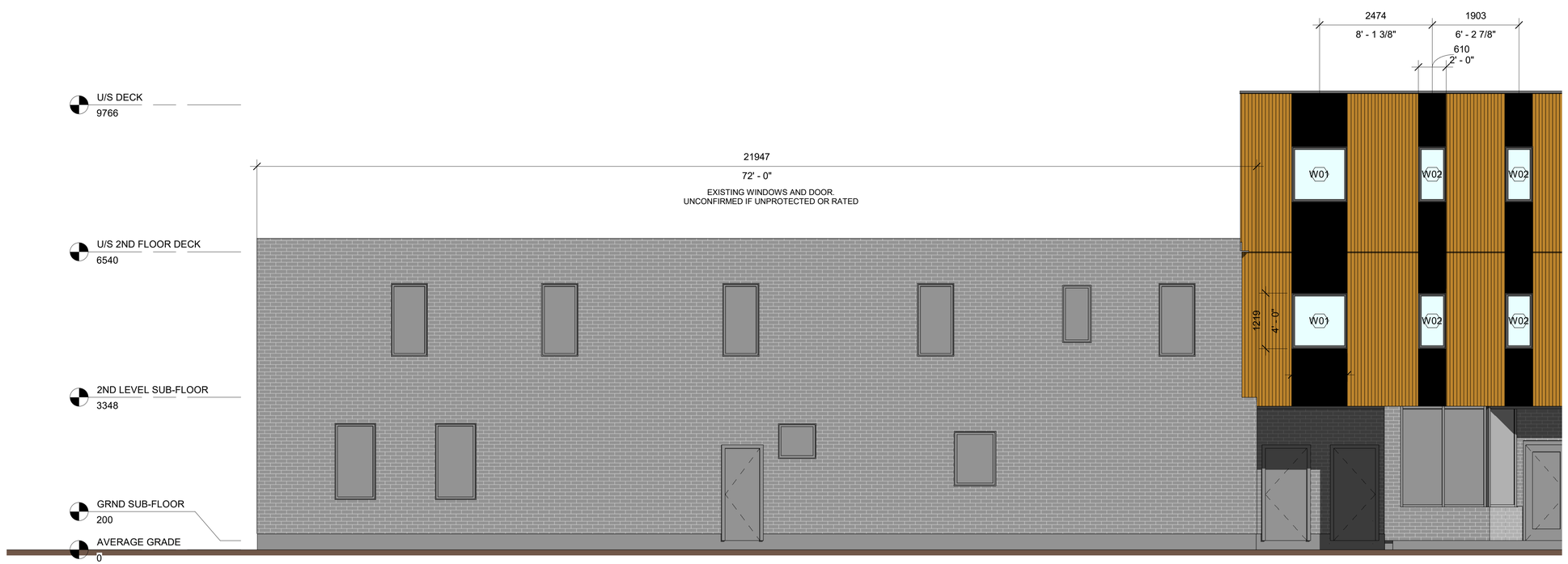
ELEVATIONS EXTERIOR

Project number	202505
Date	JULY 7, 2025
Drawn by	JHA INC
Checked by	JHA INC

A600

Scale 1 : 50

2025-11-28 10:48:10 AM



1 North Existing
1 : 50

JULIUS HORVATH ARCHITECT INC.
25 Bonny Meadows Dr,
Aurora, Ontario, ON, L4G 6M9
C: 289-380-0407
E: julius@jhorvatharchitect.com
www.jhorvatharchitect.com

ONTARIO ASSOCIATION OF ARCHITECTS
JULIUS J. HORVATH
LICENCE
6896

No.	Description	Date
1	CLIENT REVIEW	2025-07-06
2	PRESUBMISSION APP	2025-07-08
5	PERMIT REVISION	2025-10-02
7	SPA	2025-11-28

-
288 KING STREET,
MIDLAND, ONTARIO
3RD FLOOR ADDITION

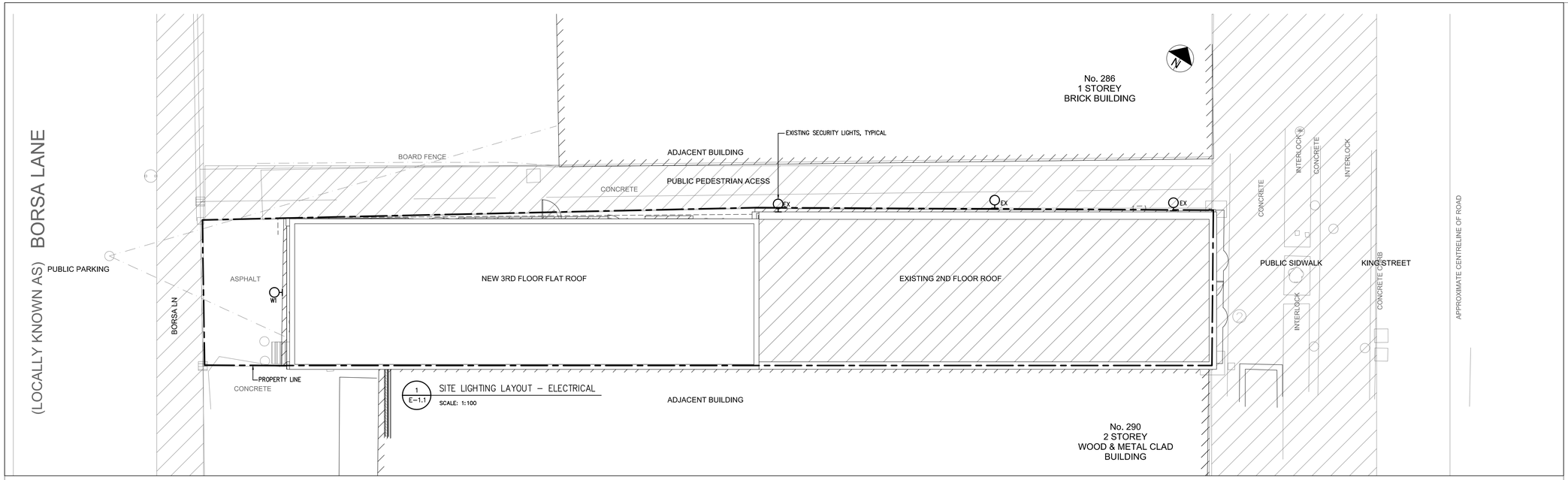
ELEVATIONS EXTERIOR

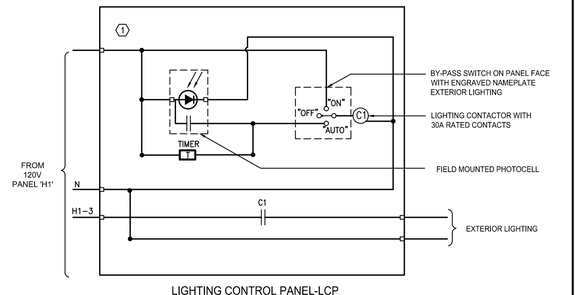
Project number	202505
Date	JULY 7, 2025
Drawn by	JHA INC
Checked by	JHA INC

A605

Scale 1 : 50

2025-11-28 10:48:11 AM





LIGHTING CONTROL PANEL-LCP

NOTES:

1. LCP, CSA/NEMA 2 ENCLOSURE, C/W LOCKABLE HINGED DOOR, WALL MOUNTED, BESIDE POWER PANEL WITH WARNING SIGN ON PANEL FACE "MULTI SOURCE OF SUPPLY, ALL SUPPLY CIRCUIT BREAKERS MUST BE OPENED TO ENSURE COMPLETE DE-ENERGIZATION OF THE PANEL".

2 / E-1.1 EXTERIOR LIGHTING CONTROL SCHEMATIC

SCALE: N.T.S.

DRAWING LIST	
DWG. NO.	DRAWING TITLE
E-1.1	SITE LIGHTING LAYOUT & DETAILS - ELECTRICAL
E-1.2	SITE LIGHTING PHOTOMETRIC ANALYSIS - ELECTRICAL

LUMINAIRE SCHEDULE					
TYPE	SYMBOL	DESCRIPTION	LAMP	BALLAST	REMARKS
W1	⏚	EXTERIOR FULL CUT-OFF LED WALLPACK, DARK SKY CERTIFICATE, TYPE 2 DISTRIBUTION, MOUNT AT 3500mm AFG, BLACK FINISH. APPLICATION: EXTERIOR	6.6W LED, 3000K, 850 LUM	120V ELECTRONIC LED DRIVER	CURRENT LIGHTING BEACON #VPW1 SERIES OR APPROVED EQUAL.

HL ENGINEERING LTD
7725 BIRCHMOUNT RD, UNIT 46, MARKHAM,
ON L3R 9X3 905-713-0003 www.hlengineering.ca

LICENSED PROFESSIONAL ENGINEER
M. J. LI
NOV. 03, 2025
25029B
PROVINCE OF ONTARIO

No.	Description	Date
1	Issued for SPA	2025-11-03

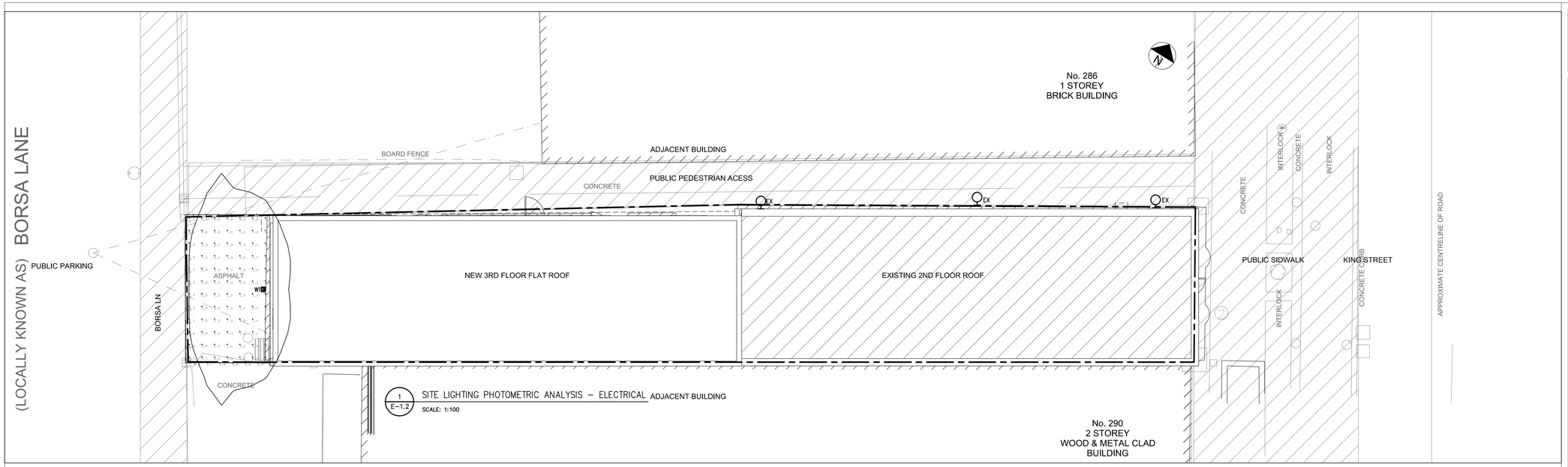
288 KING STREET,
MIDLAND, ONTARIO

SITE LIGHTING LAYOUT & DETAILS - ELECTRICAL

Project number	25029B
Date	JULY 7, 2025
Drawn by	FRL
Checked by	MJL

E-1.1

Scale N.T.S.



1 / E-1.2 SITE LIGHTING PHOTOMETRIC ANALYSIS – ELECTRICAL ADJACENT BUILDING

SCALE: 1:100

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ASPHALT Planar	Illuminance	Fc	1.05	1.5	0.5	2.10	3.00
PROPERTY LINE	Illuminance	Fc	0.60	0.8	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	[MANUFAC]	Mounting Height	BUG Rating
◘	1	W1	Single	VPW1-24L-10-3K7-2	0.900	850	6.6	BEACON	3.5	B0-U0-G0

HL ENGINEERING LTD
7725 BIRCHMOUNT RD, UNIT 46, MARKHAM,
ON L3R 9X3 905-713-0003 www.hlengineering.ca

LICENSED PROFESSIONAL ENGINEER
M. J. LI
NOV. 03, 2025
25029B
PROVINCE OF ONTARIO

No.	Description	Date
1	Issued for SPA	2025-11-03

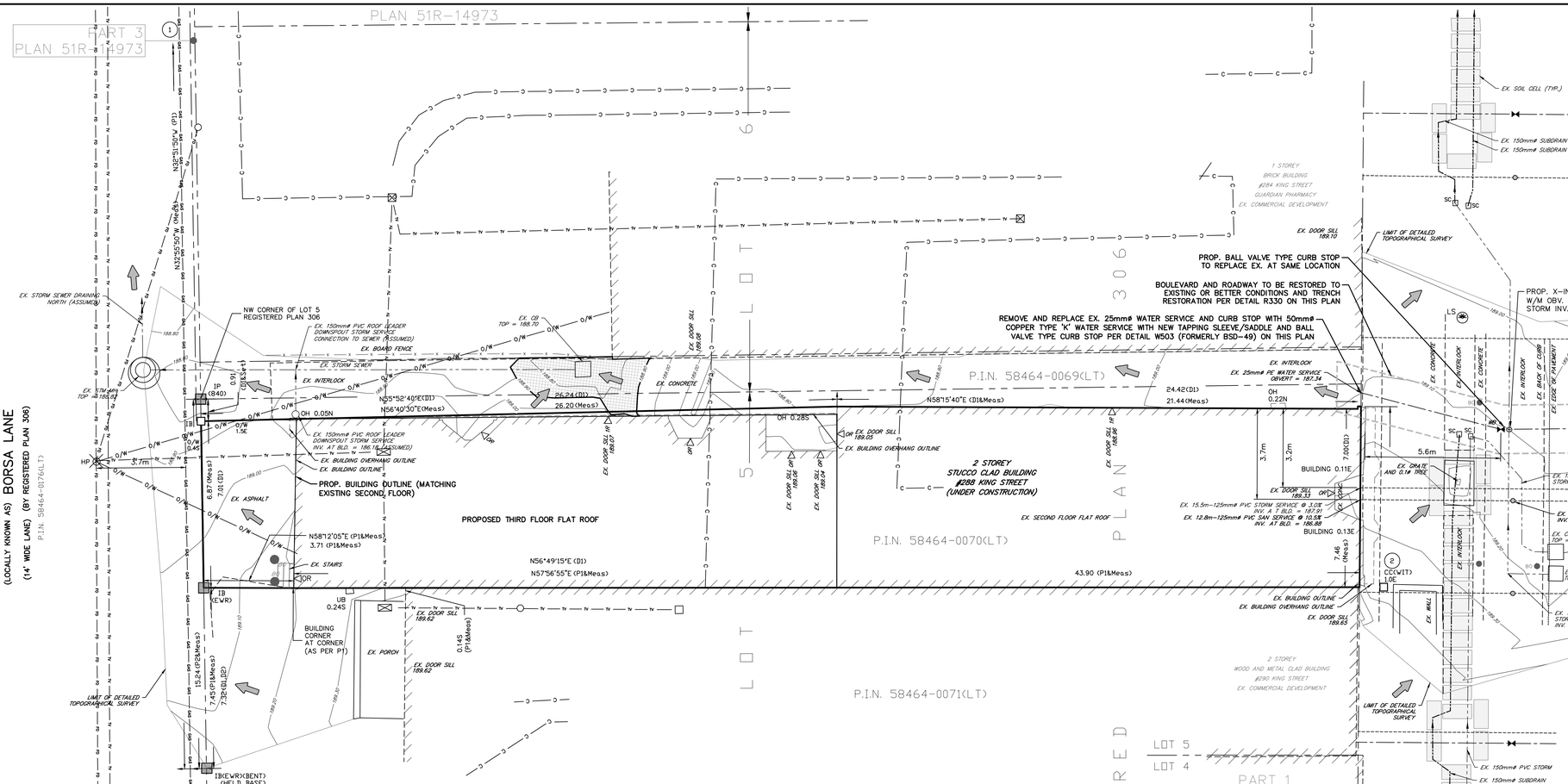
288 KING STREET,
MIDLAND, ONTARIO

SITE LIGHTING PHOTOMETRIC ANALYSIS - ELECTRICAL

Project number	25029B
Date	JULY 7, 2025
Drawn by	FRL
Checked by	MJL

E-1.2

Scale AS SHOWN



GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. THE DETAILED TOPOGRAPHIC SURVEY INFORMATION FOR 288 KING STREET HAS BEEN PROVIDED BY DELPH & JENKINS NORTH LTD., DATED OCT. 9, 2024.
3. THE LEGAL SURVEY INFORMATION HAS BEEN TAKEN FROM THE SURVEYOR'S REAL PROPERTY REPORT OF PART OF LOT 5 (WEST SIDE OF KING STREET), REGISTERED PLAN 306, TOWN OF MIDLAND, COUNTY OF SIMCOE, PREPARED BY DELPH & JENKINS NORTH LTD., DATED OCT. 9, 2025.
4. THE EXISTING SERVICING INFORMATION HAS BEEN TAKEN FROM THE TOWN OF MIDLAND KING STREET REJUVENATION AS-BUILT DRAWING SET PREPARED BY TATHAM ENGINEERING, DATED APRIL 2022, AND THE 288 KING STREET SERVICE RECORD SHEET, DATED MARCH 2021, AND IS ONLY APPROXIMATE.

SURVEY BENCHMARK INFORMATION:

1. VERTICAL DATUM: DETERMINED BY REALTIME CAN-NET NETWORK OBSERVATIONS (CANADIAN GEODETIC DATUM (CGVD), 1928, 1978 ADJUSTMENT).
2. OBSERVE REFERENCE POINTS UTM (NAD83, CSRS 2010)
   2.1. PLAN COORDINATE 1 – N 4955711.031, E 588197.433
   2.2. PLAN COORDINATE 2 – N 4955710.862, E 588255.427
3. BEARING ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2 BY REAL TIME CAN-NET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).

No.	REVISIONS	DATE	INITIAL
0	FIRST SUBMISSION	NOV 2025	JP

LICENSED PROFESSIONAL ENGINEER
A.M. PARKER
100146408
2025/11/27
PROVINCE OF ONTARIO

MIXED-USE SITE PLAN DEVELOPMENT
288 KING STREET
TOWN OF MIDLAND, SIMCOE COUNTY

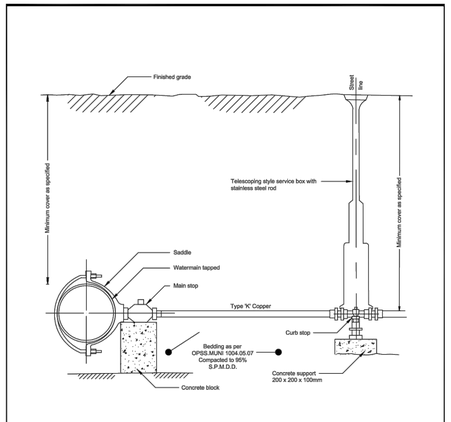
SITE SERVICING PLAN

PARKER CONSULTING ENGINEERS LTD.
ADDRESS: 43 HIAWATHA DRIVE, PORT SYDNEY, ONTARIO, P0B 1L0
TELEPHONE: (705) 796-7208 EMAIL: ParkerConsultingEngineers@Outlook.com

DESIGN: JP	SCALE: 1:100	DATE: NOVEMBER 2025	
DRAWN: PCEL-CAD	PROJECT No: 2509001	DRAWING No: SS-1	
CHECKED: JP			

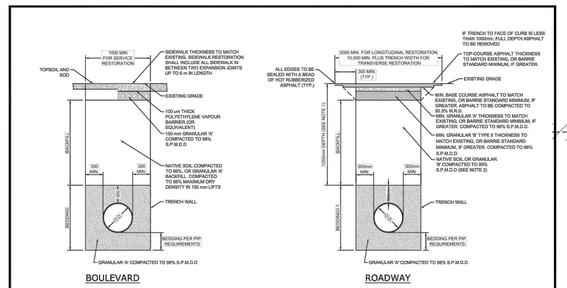
LEGEND

PROPERTY LINE	
IB IP	EXISTING LEGAL IRON BAR / IRON PIPE
WV	EXISTING WATERMAIN VALVE
OR	EXISTING ENTRANCE / DOOR AND RISERS
BO	EXISTING BOLLARD
LS	EXISTING LIGHT STANDARD
	EXISTING OVERLAND FLOW DIRECTION
44.50	EXISTING CONTOUR AND ELEVATION
X X X X X X	EXISTING FENCE
HP O/W O/W	EXISTING OVERHEAD HYDRO AND POLE
H H	EXISTING UNDERGROUND HYDRO
GAS GAS GAS	EXISTING GAS MAIN
C C	EXISTING BELL CABLE / CONDUIT
TV FO	EXISTING ROGERS BURIED CABLE, OVERHEAD FIBER, PEDESTAL, AND BUILDING CONNECTION
EX. CB4	EXISTING CATCH BASIN
EX.STM1	EXISTING STORM MAINTENANCE HOLE, SEWER AND FLOW DIRECTION
SC	EXISTING STORM CLEANOUT, SUBDRAIN AND FLOW DIRECTION
	EXISTING SANITARY CLEANOUT, SERVICE AND FLOW DIRECTION
SAN MH1A	EXISTING SANITARY MAINTENANCE HOLE, SEWER AND FLOW DIRECTION
	EXISTING PONDING LIMITS



Notes
1. Any junction made in a service pipe between main stop and curb stop is to be made with approved couplings (for 50mm services only).
2. All water services are to be installed at a right angle to the watermain.
3. All tappings are to be at a 3 or 9 o'clock position only.
4. 9150mm (36") stainless steel service box rod required.
5. See drawing W504 for 38mm and 50mm non-copper water services.
6. All dimensions are in millimetres unless otherwise shown.

		REV No.	DATE: Sept 2024
	Water Service Copper 38mm & 50mm	3	SCALE: N.T.S.
			W503



NOTES:
1. FROST TAPER USED IF DEPTH IS LESS THAN 1200mm
2. UNSHRINKABLE FILL TO BE USED IN INTERSECTIONS AND ON HIGH VOLUME ARTERIAL/COLLECTOR ROADS.
3. ENHANCED TRENCH RESTORATION TECHNIQUES MAY BE REQUIRED BY THE APPLICABLE CITY OF BARRIE DEPARTMENT ABOVE AND BEYOND WHAT IS SHOWN ON THIS DRAWING.
4. ALL DIMENSIONS SHOWN IN MILLIMETRES UNLESS OTHERWISE NOTED.

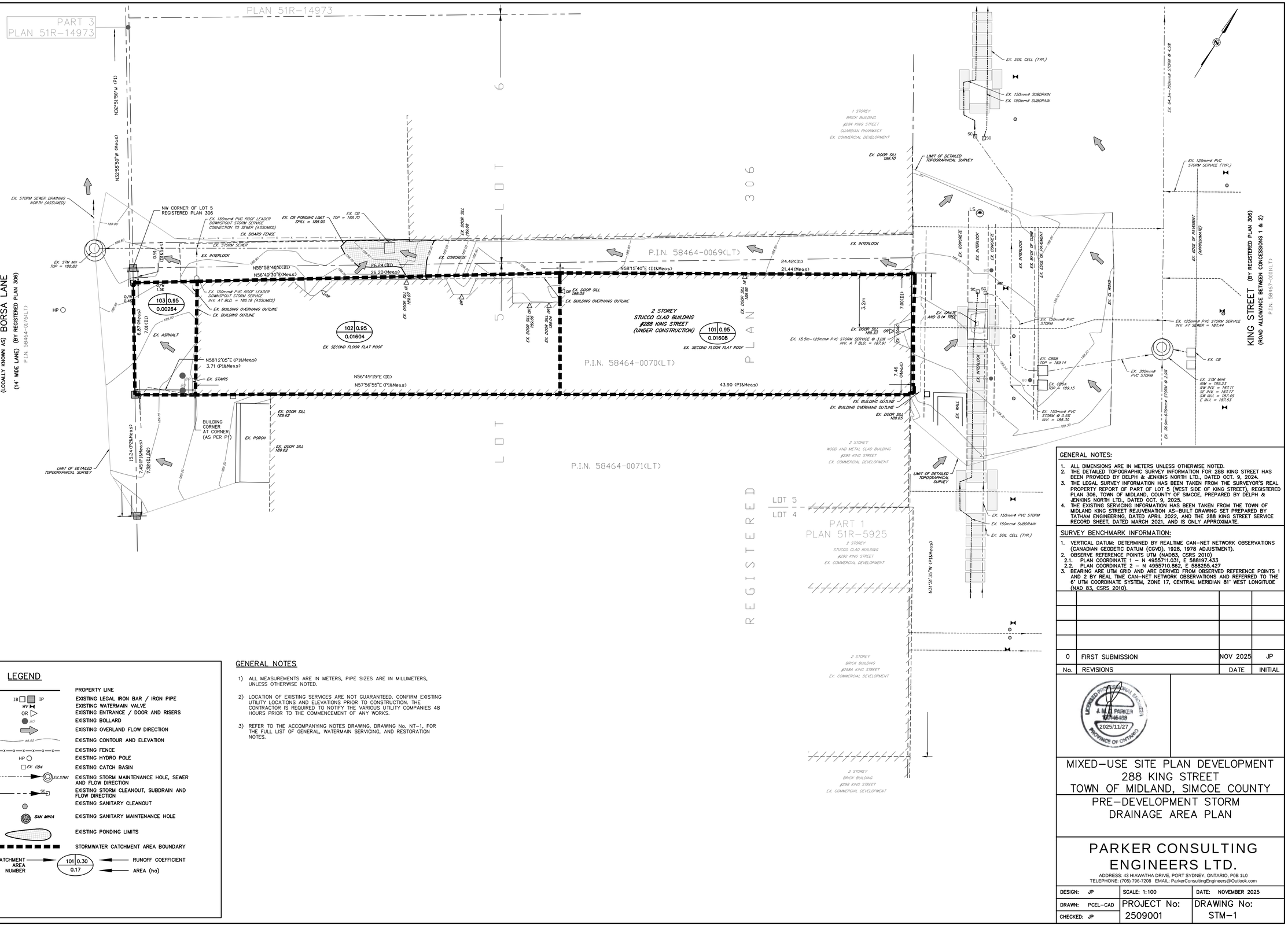
BOULEVARD ROADWAY

		REV No.	DATE: AUG 2023
	TRENCH RESTORATION	3	SCALE: N.T.S.
			R330

GENERAL NOTES

1) ALL MEASUREMENTS ARE IN METERS, PIPE SIZES ARE IN MILLIMETERS, UNLESS OTHERWISE NOTED.
2) LOCATION OF EXISTING SERVICES ARE NOT GUARANTEED. CONFIRM EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3) ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE TOWN OF MIDLAND PRIOR TO THE COMMENCEMENT OF WORK WITHIN ANY TOWN RIGHT-OF-WAY.
4) ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY TOWN OF MIDLAND ENGINEERING DEVELOPMENT DESIGN STANDARDS, SECONDLY THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).
5) REFER TO THE ACCOMPANYING NOTES DRAWING, DRAWING No. NT-1, FOR THE FULL LIST OF GENERAL, WATERMAIN SERVICING, AND RESTORATION NOTES.

C:\Users\Parker\OneDrive\PCEL\Projects\2509001-288 King St\04-CAD\2509001-BASE-KING.dwg Layout:SS-1 Plotted Nov 27, 2025 @ 12:57pm by Parker



LEGEND

- PROPERTY LINE
- IB / IP — EXISTING LEGAL IRON BAR / IRON PIPE
- WV — EXISTING WATERMAIN VALVE
- OR — EXISTING ENTRANCE / DOOR AND RISERS
- BO — EXISTING BOLLARD
- EXISTING OVERLAND FLOW DIRECTION
- 44.50 — EXISTING CONTOUR AND ELEVATION
- EXISTING FENCE
- HP — EXISTING HYDRO POLE
- EX. CB4 — EXISTING CATCH BASIN
- EX.STM1 — EXISTING STORM MAINTENANCE HOLE, SEWER AND FLOW DIRECTION
- SC — EXISTING STORM CLEANOUT, SUBDRAIN AND FLOW DIRECTION
- EXISTING SANITARY CLEANOUT
- SAN MH1A — EXISTING SANITARY MAINTENANCE HOLE
- EXISTING PONDING LIMITS
- STORMWATER CATCHMENT AREA BOUNDARY
- CATCHMENT AREA NUMBER — 101 | 0.30 — RUNOFF COEFFICIENT
- 0.17 — AREA (ha)

GENERAL NOTES

1) ALL MEASUREMENTS ARE IN METERS, PIPE SIZES ARE IN MILLIMETERS, UNLESS OTHERWISE NOTED.
2) LOCATION OF EXISTING SERVICES ARE NOT GUARANTEED. CONFIRM EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3) REFER TO THE ACCOMPANYING NOTES DRAWING, DRAWING No. NT-1, FOR THE FULL LIST OF GENERAL, WATERMAIN SERVICING, AND RESTORATION NOTES.

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. THE DETAILED TOPOGRAPHIC SURVEY INFORMATION FOR 288 KING STREET HAS BEEN PROVIDED BY DELPH & JENKINS NORTH LTD., DATED OCT. 9, 2024.
3. THE LEGAL SURVEY INFORMATION HAS BEEN TAKEN FROM THE SURVEYOR'S REAL PROPERTY REPORT OF PART OF LOT 5 (WEST SIDE OF KING STREET), REGISTERED PLAN 306, TOWN OF MIDLAND, COUNTY OF SIMCOE, PREPARED BY DELPH & JENKINS NORTH LTD., DATED OCT. 9, 2025.
4. THE EXISTING SERVICING INFORMATION HAS BEEN TAKEN FROM THE TOWN OF MIDLAND KING STREET REJUVENATION AS-BUILT DRAWING SET PREPARED BY TATHAM ENGINEERING, DATED APRIL 2022, AND THE 288 KING STREET SERVICE RECORD SHEET, DATED MARCH 2021, AND IS ONLY APPROXIMATE.

SURVEY BENCHMARK INFORMATION:

1. VERTICAL DATUM: DETERMINED BY REALTIME CAN-NET NETWORK OBSERVATIONS (CANADIAN GEODETIC DATUM (CGVD), 1928, 1978 ADJUSTMENT).
2. OBSERVE REFERENCE POINTS UTM (NAD83, CSRS 2010)
   - 2.1. PLAN COORDINATE 1 – N 4955711.031, E 588197.433
   - 2.2. PLAN COORDINATE 2 – N 4955710.862, E 588255.427
3. BEARING ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2 BY REAL TIME CAN-NET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).

No.	REVISIONS	DATE	INITIAL
0	FIRST SUBMISSION	NOV 2025	JP

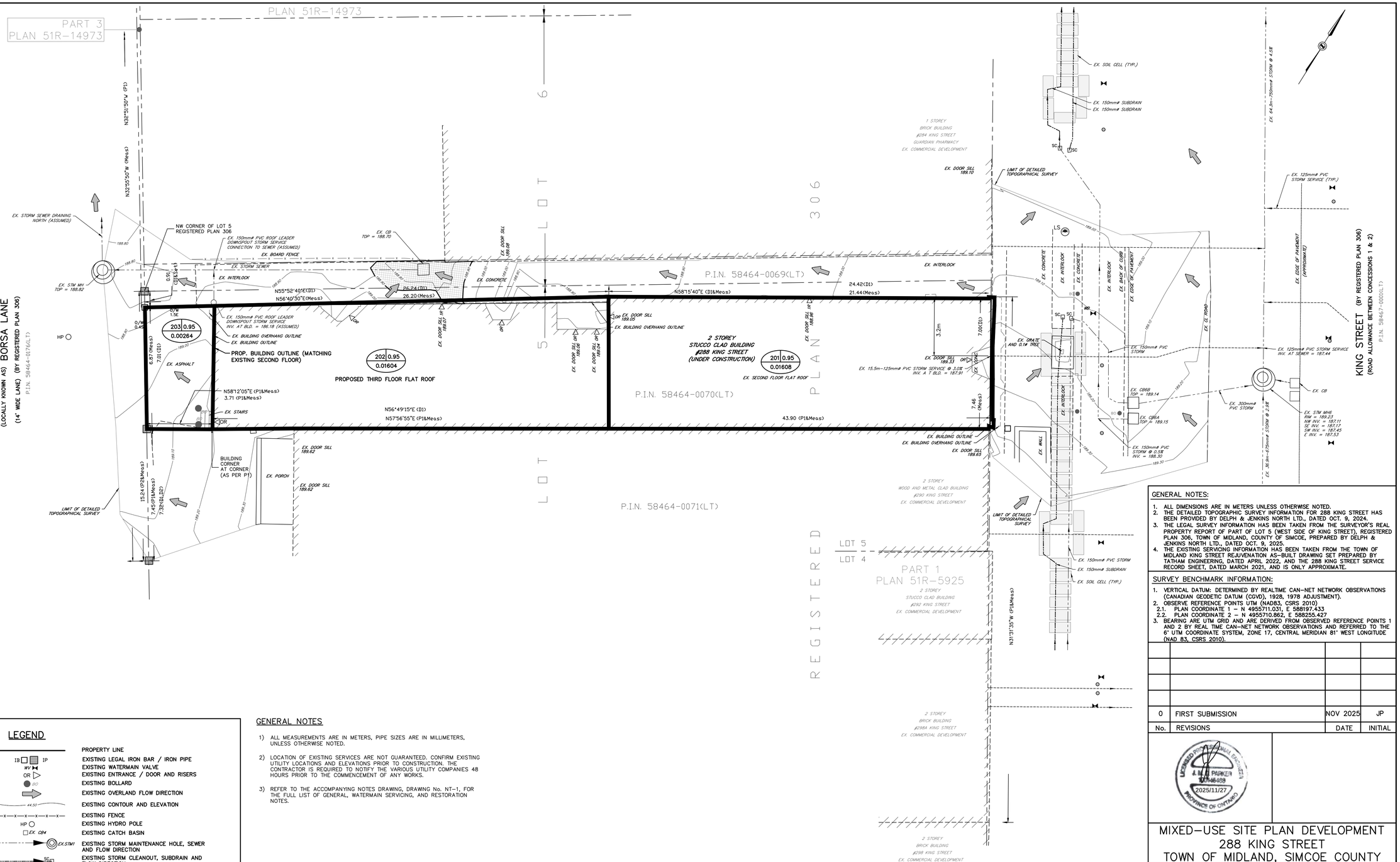
LICENSED PROFESSIONAL ENGINEER
J. M. PARKER
100146359
2025/11/27
PROVINCE OF ONTARIO

MIXED-USE SITE PLAN DEVELOPMENT
288 KING STREET
TOWN OF MIDLAND, SIMCOE COUNTY

PRE-DEVELOPMENT STORM DRAINAGE AREA PLAN

PARKER CONSULTING ENGINEERS LTD.
ADDRESS: 43 HIAWATHA DRIVE, PORT SYDNEY, ONTARIO, P0B 1L0
TELEPHONE: (705) 796-7208 EMAIL: ParkerConsultingEngineers@Outlook.com

DESIGN: JP	SCALE: 1:100	DATE: NOVEMBER 2025
DRAWN: PCEL-CAD	PROJECT No: 2509001	DRAWING No: STM-1
CHECKED: JP		



LEGEND

- PROPERTY LINE
- IB / IP — EXISTING LEGAL IRON BAR / IRON PIPE
- WV — EXISTING WATERMAIN VALVE
- OR — EXISTING ENTRANCE / DOOR AND RISERS
- BO — EXISTING BOLLARD
- EXISTING OVERLAND FLOW DIRECTION
- 44.50 — EXISTING CONTOUR AND ELEVATION
- EXISTING FENCE
- HP — EXISTING HYDRO POLE
- EX. CB# — EXISTING CATCH BASIN
- EX.STM1 — EXISTING STORM MAINTENANCE HOLE, SEWER AND FLOW DIRECTION
- SC — EXISTING STORM CLEANOUT, SUBDRAIN AND FLOW DIRECTION
- EXISTING SANITARY CLEANOUT
- SAN MH1A — EXISTING SANITARY MAINTENANCE HOLE
- EXISTING PONDING LIMITS
- STORMWATER CATCHMENT AREA BOUNDARY
- CATCHMENT AREA NUMBER: 101 | 0.30 — RUNOFF COEFFICIENT
- 0.17 — AREA (ha)

GENERAL NOTES

1) ALL MEASUREMENTS ARE IN METERS, PIPE SIZES ARE IN MILLIMETERS, UNLESS OTHERWISE NOTED.
2) LOCATION OF EXISTING SERVICES ARE NOT GUARANTEED. CONFIRM EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3) REFER TO THE ACCOMPANYING NOTES DRAWING, DRAWING No. NT-1, FOR THE FULL LIST OF GENERAL, WATERMAIN SERVICING, AND RESTORATION NOTES.

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. THE DETAILED TOPOGRAPHIC SURVEY INFORMATION FOR 288 KING STREET HAS BEEN PROVIDED BY DELPH & JENKINS NORTH LTD., DATED OCT. 9, 2024.
3. THE LEGAL SURVEY INFORMATION HAS BEEN TAKEN FROM THE SURVEYOR'S REAL PROPERTY REPORT OF PART OF LOT 5 (WEST SIDE OF KING STREET), REGISTERED PLAN 306, TOWN OF MIDLAND, COUNTY OF SIMCOE, PREPARED BY DELPH & JENKINS NORTH LTD., DATED OCT. 9, 2025.
4. THE EXISTING SERVICING INFORMATION HAS BEEN TAKEN FROM THE TOWN OF MIDLAND KING STREET REJUVENATION AS-BUILT DRAWING SET PREPARED BY TATHAM ENGINEERING, DATED APRIL 2022, AND THE 288 KING STREET SERVICE RECORD SHEET, DATED MARCH 2021, AND IS ONLY APPROXIMATE.

SURVEY BENCHMARK INFORMATION:

1. VERTICAL DATUM: DETERMINED BY REALTIME CAN-NET NETWORK OBSERVATIONS (CANADIAN GEODETIC DATUM (CGVD), 1928, 1978 ADJUSTMENT).
2. OBSERVE REFERENCE POINTS UTM (NAD83, CSRS 2010)
   2.1. PLAN COORDINATE 1 – N 4955711.031, E 588197.433
   2.2. PLAN COORDINATE 2 – N 4955710.862, E 588255.427
3. BEARING ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2 BY REAL TIME CAN-NET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).

No.	REVISIONS	DATE	INITIAL
0	FIRST SUBMISSION	NOV 2025	JP

LICENSED PROFESSIONAL ENGINEER
J. M. PARKER
100146409
2025/11/27
PROVINCE OF ONTARIO

MIXED-USE SITE PLAN DEVELOPMENT
288 KING STREET
TOWN OF MIDLAND, SIMCOE COUNTY

POST-DEVELOPMENT STORM DRAINAGE AREA PLAN

PARKER CONSULTING ENGINEERS LTD.
ADDRESS: 43 HIAWATHA DRIVE, PORT SYDNEY, ONTARIO, P0B 1L0
TELEPHONE: (705) 796-7208 EMAIL: ParkerConsultingEngineers@Outlook.com

DESIGN: JP	SCALE: 1:100	DATE: NOVEMBER 2025
DRAWN: PCEL-CAD	PROJECT No: 2509001	DRAWING No: STM-2
CHECKED: JP		

TOWN OF MIDLAND GENERAL NOTES

1) ALL MEASUREMENTS ARE IN METERS, PIPE SIZES ARE IN MILLIMETERS, UNLESS OTHERWISE NOTED.

2) LOCATION OF EXISTING SERVICES ARE NOT GUARANTEED. CONFIRM EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORKS.

3) ONTARIO PROVINCIAL STANDARDS SPECIFICATIONS (OPSS), ONTARIO PROVINCIAL STANDARD (OPSD), AND THE TOWN OF MIDLAND'S STANDARDS SHALL APPLY TO ALL WORKS TAKING PLACE IN THE TOWN BOUNDARIES.

4) ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY TOWN OF MIDLAND ENGINEERING DEVELOPMENT DESIGN STANDARDS, SECONDLY THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).

5) ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE TOWN OF MIDLAND PRIOR TO THE COMMENCEMENT OF WORK WITHIN ANY TOWN RIGHT-OF-WAY.

6) CONTRACTOR SHALL COORDINATE HIS WORK SUCH THAT HE DOES NOT INTERFERE WITH WORK BEING UNDERTAKEN BY A UTILITY COMPANY.

7) UTILITIES CROSSING, WHERE REQUIRED, SHALL BE SUPPORTED AS PER OPSD 1007.01 AND ANY EXISTING STRUCTURES SHALL BE PROPERLY SUPPORTED.

8) DRIVEWAY ACCESS TO OCCUPIED RESIDENCES SHALL BE RESTORED AT THE END OF EACH WORKING DAY.

9) NATIVE MATERIAL SUITABLE FOR BACKFILL SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY, UNLESS OTHERWISE NOTED. ENGINEERED FILL (ON LOTS). SHALL BE COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.

10) GRANULAR MATERIAL AND BEDDING MATERIAL SHALL BE PLACED IN LAYERS 150mm IN DEPTH AND COMPACTED TO 98% (ROAD GRAN "A" & GRAN "B") OR 98% (BEDDING AND COVER) STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS DIRECTED BY THE SOILS CONSULTANT.

11) ALL DISTURBED AREAS WITHIN EXISTING MUNICIPAL RIGHT-OF-WAYS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITIONS OR BETTER AS DETERMINED BY THE TOWN OF MIDLAND (MIN.150MM TOPSOIL AND SOD). ALL OTHER DISTURBED AREAS TO BE TOPSOILED AND SEEDED PRIOR TO ACCEPTANCE.

12) ALL SILT CONTROL AND EROSION PROTECTION DEVICES ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETE, THE GRASS HAS ESTABLISHED GROWTH AND APPROVED BY TOWN ENGINEER.

13) ALL GRADING MUST BE CONFIRMED BY THE TOWN OF MIDLAND ENGINEERING DEPARTMENT.

14) ALL SIDEWALKS SHALL BE CONSTRUCTED ON A PROPERLY CONSTRUCTED FOUNDATION OF 150mm MINIMUM DEPTH OF GRANULAR "A" AND BE PAVED WITH CONCRETE FULL WIDTH. THICKNESS TO BE 200mm ACROSS COMMERCIAL AND INDUSTRIAL ENTRANCES. ALL CONCRETE MATERIALS AND WORK SHALL CONFORM TO OPSS USING THE TOWN OF MIDLAND CONCRETE MIX DESIGN.

15) CHAIN LINK FENCE INSTALLED AS PER OPSD 972.130 WITH TOP RAIL, KNUCKLED TOP EDGE FASTNERS, KNUCKLED BOTTOM EDGE AND NO. 9 GAUGE WIRE.

16) ALL SEWER SYSTEMS INCLUDING SERVICE CONNECTIONS TO THE PROPERTY LINE, MANHOLES AND CATCHBASINS SHALL BE THOROUGHLY FLUSHED AND/OR CLEANED OF DEBRIS AND ALL PIPES SHALL BE TESTED IN ACCORDANCE WITH OPS AND SHALL BE INSPECTED BY AN APPROVED VIDEO CAMERA TESTING COMPANY AND THE TOWN ENGINEER SHALL BE PROVIDED A COPY OF APPROPRIATE DATA UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL. ANY SECTION OF SEWER OR SERVICE CONNECTION THAT FAIL TO MEET THE REQUIREMENTS SHALL BE REPAIRED OR REPLACED AT THE DIRECTION OF THE TOWN ENGINEER. ONLY CHEMICAL PRESSURE GROUTING REPAIR TECHNIQUES WILL BE CONSIDER ACCEPTABLE.

TOWN OF MIDLAND WATERMAIN NOTES

1) A) WATERMAIN MATERIAL TO BE PVC(CLASS 235, DR-18) AND, SHALL SATISFY AWWA C900-16 SPECIFICATION.

   B) MECHANICAL JOINT FITTINGS MEETING AWWA SPECIFICATIONS C-907 AND CSA B137.2 SHALL BE USED WHERE APPLICABLE ON 150mm TO 400mmØ PVC WATERMAIN. SHOULD DUCTILE IRON MECHANICAL JOINT FITTINGS BE EMPLOYED THE CONTRACTOR SHALL INSTALL SACRIFICIAL CAPS ON EVERY NUTS ON EVERY BOLT. PVC JOINTS USING MECHANICAL JOINT FITTINGS ARE TO BE SQUARE CUT, NOT BEVELED.

   C) MINIMUM RESIDENTIAL SERVICE TO BE 25mm MUNICIPEX WITH TRACERWIRE.

2) A) WATERMAIN SHALL BE CONSTRUCTED WITH BEDDING AS PER OPSD 802.010 GRANULAR "A" FOR FLEXIBLE PIPES AS OPSD 802.030 OR 802.031 CLASS "B" , GRANULAR "A" BEDDING MATERIAL OR SELECT NATIVE COVER MATERIAL FOR RIGID PIPE UNLESS OTHER APPROVED BY THE TOWN OF MIDLAND.

   B) SERVICES 25mm TO 50mm IN DIAMETER SHALL BE EMBEDDED IN SAND OR "A" GRAVEL 100mm ABOVE AND BELOW TO CONFORM TO OPSS 1004.05.

3) CONTRACTOR SHALL INFORM THE TOWN OF MIDLAND A MINIMUM OF 48 HOURS IN ADVANCE IF THEIR INTENTIONS TO COMMENCE WORK.

4) CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION AND MATERIALS TO INSTALL ON INITIAL TIE-IN REQUIRED TO FACILITATE THE TESTING OF THE NEWLY INSTALLED DISTRIBUTION SYSTEM PRIOR TO CONNECTIONS TO THE EXISTING SYSTEM. WATERMAIN TO BE PRESSURE TESTED, SWABBED AND CHLORINATED BY THE CONTRACTOR, UPON SUCCESSFUL TEST RESULTS. THE FINAL TIE-IN TO BE COMPLETED BY CONTRACTOR WITH THE TOWN OF MIDLAND SUPERVISION AND ASSISTANCE WITH OPERATING THE EXISTING WATER SYSTEM FOR A WATER SYSTEM SHUT-OFF. RISER PIPES ARE TO BE INSTALLED AS PER STANDARD, AND REMOVED AS DIRECTED. SWABBING/TESTING SCHEDULE TO BE SUPPLIED BY THE CONTRACTOR TO THE TOWN OF MIDLAND TO REVIEW AND APPROVE.

5) THE CONTRACTOR IS RESPONSIBLE FOR THE SWABBING, PRESSURE TESTING, CHLORINATION AND FLUSHING BEYOND THE INITIAL PROCEDURE WILL BE AT THE CONTRACTORS EXPENSES AND AT THE DISCRETION OF THE TOWN OF MIDLAND. THE CONTRACTOR SHALL MAKE ALL CONNECTIONS TO THE EXISTING WATERMAINS INCLUDING EXCAVATION, BACKFILLING, AND MATERIALS AS REQUIRED, UNDER THE TOWN OF MIDLANDS SUPERVISION.

6) CONTRACTOR TO USE THE TOWN OF MIDLAND WATERMAIN COMMISSIONING PROCEDURE. GENERAL INSTALLATION AND TESTING WATERMAIN AND APPURTENANCES TO BE IN ACCORDANCE WITH OPSS 421.MUNI, OPSS 411 AND TOWN WATERMAIN COMMISSIONING PROCEDURE.

   A) ALL WATERMAINS ARE TO BE SWABBED USING A MINIMUM OF 2 CLEAN NEW MARKED SWABS 2" LARGER THAN THE PIPE DIAMETER AND FLUSHED BY THE CONTRACTOR'S ENGINEER AND THE TOWN'S REPRESENTATIVE TO BE PRESENT DURING THE TESTING.

   B) WATERMAINS SHALL NOT BE CONNECTED TO THE EXISTING WATERMAIN UNTIL BACTERIOLOGICAL TESTING HAS BEEN SUCCESSFULLY COMPLETED.

   C) THE TOWN AND ENGINEER TO RECEIVE A MINIMUM 72 HOURS NOTICE PRIOR TO TESTING OF THE WATERMAINS.

7) ALL NEW SERVICE BOXES TO BE LOCATED ON PROPERTY LINE AND OUT OF THE DRIVEWAY AND SIDEWALKS.

8) NO WATERMAIN IS TO BE LAID ON FILL UNTIL THE DENSITY REPORT HAS BEEN SUBMITTED TO AND APPROVED BY THE ENGINEER. FILL TO BE PLACED TO 0.6m MINIMUM ABOVE THE TOP OF THE WATERMAIN GRADED AND COMPACTED AS PER OPSS 501. TESTS SHALL BE TAKEN ALONG THE CENTER LINE OF THE WATERMAIN AND 2.5m EITHER SIDE OF THE WATERMAIN AT A MAXIMUM INTERVAL OF 30m FOR EACH 0.6m LIFT. ALL TEES, HORIZONTAL BENDS, AND BRANCH VALVES IN FILL AREAS TO BE TIED WITH TIE RODS IN ADDITION TO CONCRETE BLOCKING ACCORDING TO NOTE 8.

9) A) THRUST BLOCKING: CONCRETE THRUST BLOCKS ARE TO BE INSTALLED AT ALL TEES, BENDS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER AS PER OPSD 1103.010 AND 1103.020 AND THE TOWN OF MIDLAND STANDARD DRAWINGS STD-R13. AT ALL THRUST BLOCK LOCATIONS RESTRAINING DEVICES ARE REQUIRED IN ADDITION TO STANDARD CONCRETE THRUST BLOC: KING.

   B) ALL SEGMENTS OF THE FITTING AND THE WATERMAIN AT THE THRUST BLOCK LOCATION SHALL BE RESTRAINED AT LEAST 10m EACH SIDE OF THE THRUST BLOCK WHERE THE DEFLECTION ANGLE AT THE THRUST IS MORE THAN 11-1/4". TIE RODS AND CLAMPS SHALL BE GIVEN TWO COATS OF BITUMASTIC PAINT.

   C) IMPORTED GRANULAR FILL (OPS GRANULAR "A" OR EQUIVALENT) IS TO BE USED BEHIND THE THRUST BLOCK AND FOR A MINIMUM DISTANCE OF 2m EACH SIDE OF THE THRUST BLOCK. THIS IMPORTED GRANULAR FILL IS TO BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR MAXIMUM DRY DENSITY. PRIOR TO CONSTRUCTION OF THE THRUST BLOCKS THE CONTRACTOR SHALL OBTAIN THE WRITTEN APPROVAL OF THE BACKFILL FROM A QUALIFIED GEOTECHNICAL ENGINEER.

10) ROMAC GRIP RINGS TO BE USED ON ALL MECHANICAL FITTINGS.

11) CONTRACTOR TO PERFORM CONSTRUCTION SUCH THAT WATER SERVICE IS MAINTAINED AT ALL TIMES.

12) TRACING WIRE TO BE INSTALLED ON TOTAL LENGTH OF PVC WATERMAIN (#12 TWU STRANDED COPPER FOR OPEN CUT CONSTRUCTION OR #8 TWU FOR DIRECTIONAL BORING INSTALLATION), BROUGHT TO SURFACE AT ALL WATER VALVE BOXES AND COILED UNDER THE VALVE BOX CAPS.

13) INSULATE WATER SERVICES WITH HI-40 INSULATION WHERE 0.5m SEPARATED FROM OTHER UTILITIES CANNOT BE MAINTAINED. INSULATION TO EXTEND 0.5M BEYOND OUTSIDE DIAMETER OF BOTH PIPES.

14) WHERE WATER SERVICES CONFLICT WITH OTHER UTILITIES, DEFLECT SERVICE SO AS TO PROVIDE A MIN. 0.5m CLEARANCE. MAINTAIN MIN. DEPTH OF COVER AT ALL TIMES.

15) SERVICE CONNECTIONS SHALL BE PLACED AT A MINIMUM SEPARATION OF 1.0m AND A MINIMUM OF 0.6m FROM JOINTS. (ENDS OF PIPE).

16) MINIMUM HORIZONTAL CLEARANCE BETWEEN WATERMAIN AND SEWERS TO BE 2.5 METERS.

17) A) FIRE HYDRANT TO BE CANADA VALVE CENTURY/PREMIERE MODEL OPENING COUNTER CLOCKWISE, AWWA C502 WITH STORTZ PUMPER ATTACHMENTS (SEE TOWN OF MIDLAND, TYPICAL HYDRANT AND VALE INSTALLATION DETAIL ON STD-R6)

   B) VALVES: MUELLER RESILIENT SEAT AWWA C509

   C) VALVE BOXES: BIBBY

   D) SADDLES: ROCKWELL 371 & 372

   E) MAIN STOP: MUELLER AWWA C800

   F) CURB STOP: MUELLER AWWA C800

   G) SERVICE BOXES: MUELLER WITH STAINLESS STEEL RODS

18) FIRE HYDRANT TO BE OFFSET 0.3m FROM ANY PROPERTY LINE, AND 1.5m FROM ANY DRIVEWAY.

19) MINIMUM DEPTH OF COVER OVER WATERMAIN TO BE 1.8m AS SHOWN IN THE TOWN OF MIDLAND STANDARD DETAILS.

20) WHERE 25mm SERVICE CANNOT MAINTAIN 1.7m DUE TO ELEVATIONS OF UTILITIES, THE CONTRACTOR SHALL INSTALL 4.0m OF 100MM PVC SDR28 LINER A MINIMUM OF 0.5m BELOW THE UTILITY.

21) WHERE WATERMAIN CONFLICTS WITH SEWER PIPES, DEFLECTION WATERMIAN OVER SEWERS. DO NOT USE BENDS IF POSSIBLE. PROVIDE A MINIMUM OF 0.5m CLEARANCE BETWEEN WATERMAIN AND SEWERS. MAINTAIN MINIMUM DEPTH OF COVER OF 1.7m AT ALL TIMES.

22) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAIN AND SEWERS TO BE 2.5m.

23) ALL VALVES TO BE RESILIENT CLOW CANADA F6100 SEAT GALE VALVES.

24) PRESSURE REDUCING VALVES SHALL BE CLA-VAL MODEL 90-48 (OR EQUIVALENT) COMPLETE WITH DURTLYN SLEEVES AND PRESSURE GAUGES IN 1500 VALVE CHAMBER OPSD 1101.010 C/W SUMP.

25) DOUBLE CHECK VALVES (FOR FUTURE PRIVATE SITE PLAN WORKS) SHALL BE 150mm WATTS SERIES 909 OR APPROVED EQUIVALENT.

26) VALVES IN EXC ESS OF 1.7m IN DEPTH SHALL REQUIRE A VALVE STEM EXTENSION.

27) RISER PIPES ARE TO BE INSTALLED AS PER STANDARD, AND REMOVED DIRECTED.

28) CATHODIC PROTECTION OF ALL WATERMAIN FITTINGS AND APPURTENANCES TO BE PROVIDED AS PER TOWN STANDARD. THE ANODE SHALL BE CONNECTED USING THE "CADWELD" METHOD INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL "CADWELDS" ARE TO BE COVERED WITH ROYSTON HANDY CAMP PATCH. THE ANODE SHALL BE CONNECTED TO MAIN STOP AND CURB STOP IN CONJUNCTION WITH AN ELECTRICAL BRASS GROUNDING CLAMP. ALL FITTING BOLTS ARE TO BE FITTED WITH 19mm SACRIFICIAL ZINC CAPS.

TOWN OF MIDLAND ROAD NOTES

1. SUBGRADE AND BOULEVARD MATERIAL TO BE COMPACTED TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMDD.

2. GRANULAR A AND B TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 100% OF THE MATERIAL'S RESPECTIVE SPMDD.

3. CURB AND GUTTER TO BE BARRIER CURB AS PER OPSD 600.010 (COMMERCIAL, MULTI-RESIDENTIAL, RESIDENTIAL) IN ALL ROADS. CURBS TO BE SINGE STAGE ONLY, UNLESS APPROVED BY TOWN OF MIDLAND.

4. ROAD WORKS TO CONFORM TO STD-R1 TO STD-R5, R.O.W 20m, 26m, AND 30m.

5. ROADS SHALL BE KEPT CLEAN DURING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE.

6. SIDEWALKS TO COMPLY WITH OPSD 310.010 AND ARE TO BE 1.5M WIDE. MINIMUM THICKNESS AS FOLLOWS:
   A) RESIDENTIAL DRIVEWAY 150mm
   B) COMMERCIAL/INDUSTRIAL DRIVEWAY 200mm (REINFORCEMENT AS PER OPSS IF REQUIRED)

7. NATIVE SUBGRADE SHALL HAVE A CROSSFALL OF 3% AND THE MATERIAL SHALL BE APPROVED BY A GEOTECHNICAL CONSULTANT.

8. ROAD SURFACE TO HAVE AN CROSS FALL OF 2%.

9. ALL CURB RADII TO BE MINIMUM OF 10.0 METERS AT THE EDGE OF ASPHALT.

10. CURBS TO BE DEPRESSED AT INTERSECTION FOR SIDEWALKS PER OPSD 310.030.

11. NATIVE SUBGRADE TO BE COMPACTED TO MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY AND SHALL BE TESTED BY THE GEOTECHNICAL CONSULTANT.

12. THE ROAD AND CROSS SECTION SHALL INCORPORATE 150mm B SUBDRAIN WITH FACTORY INSTALLED FILTER FABRIC (OPSD 216.021) AS REQUIRED.

13. GRADE AND CROSS FALL ADJUSTMENT OF MAINTENANCE HOLE AND CATCHBASIN FRAMES SHALL BE MADE USING PRODUCTS SPECIFICALLY MANUFACTURED FOR THAT PURPOSE. CAST IRON ADJUSTMENT UNITS SHALL BE USED FOR ALL MAINTENANCE HOLE AND CATCH BASIN GRATES TO BE SET AT PROPER GRADES FOR SURFACE COURSE ASPHALT ONLY. ALL OTHER ADJUSTMENTS UNITS FOR ALL MAINTENANCE AND CATCHBASIN FRAME AND GRATES SHALL BE CONCRETE (PER OPSD 704.010). ALL MAINTENANCE, CATCH BASINS, ETC SHALL HAVE A MAX OF 300MM OF ADJUSTMENT TO ALLOW FOR FUTURE ADJUSTMENT UP OR DOWN.

14. ADJUSTMENT UNITS SHALL BE CERTIFIED TO MEET ALL PERTINENT OPS, CSA, ASTM, AND MTO-DSM LIST, OR OTHER INDUSTRY GUIDELINES FOR MATERIALS, PERFORMANCE AND USE AS APPLICABLE.

15. ADJUSTMENT UNITS AND JOINTS SHALL BE SEALED AND OR PARGED IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND GUIDELINES.

16. MORTAR SHALL BE USED FOR LEVELING PRECAST UNITS ONLY, THE THICKNESS OF MORTAR SHALL BE 10mm TO FILL ALL VOIDS CREATED BY IRREGULARITIES IN THE PRECAST UNITS TO ENSURE AN EVEN SURFACE ONLY.

17. NON-COMPRESSIBLE BACKFILL SHALL BE USED DURING REBUILDING, ADJUSTING, OR ANY OTHER APPLICABLE CATCHBASIN OR MAINTENANCE HOLES WORKS.

18. DRIVEWAY APRONS TO BE CONSTRUCTED
   A) RESIDENTIAL – MIN 50mm HL3 ON MIN. 200mm GRAN "A".
   B) COMMERCIAL – MIN 50mm HL3 ON MIN. 250mm GRAN "A" AND MIN 300mm GRAN "B".

19. UNDERGROUND CONDUIT:
   THE CONTRACTOR SHALL SUPPLY AND INSTALL 100MM "HEAVY-WALLED" RIGID PVC CONDUIT, SCEOTRE/CANRON TYPE 2 OR APPROVED EQUIVALENT AS PER CSA STANDARDS C22. NO. 212.2 ALL COUPLINGS, ELBOWS, ETC. SHALL BE BONDED WITH ADHESIVES RECOMMENDED BY THE CONDUIT MANUFACTURER IN A MANNER THAT PREVENTS THE ENTRY OF MOISTURE AND BACKFILL MATERIAL, ETC. THE CONDUIT SHALL BE INSTALLED IN LOCATIONS, AS NOTED ON THE CONTRACT DRAWINGS, AT A MINIMUM DEPTH F 0.6m BELOW FINISHED GRADE. BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF PSS FORM 1010, GRAN "A" AND GRAN "B" TYPE 1 AND SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY. EARTH BACKFILL SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY.

20. A 400N TEST STRENGTH NYLON ROPE "FISH LINE" SHALL BE PLACED WITHIN EACH RUN OF CONDUIT WITH 1.5M OF EXCESS ROPE LEFT COILED WITHIN THE CHAMBERS AT EACH END OF THE CONDUIT.

21. CONCRETE ELECTRICAL HANDHOLES:
   HANDHOLES SHALL INCLUDE CAST IRON COVERS, SONO TUBES AND CONCRETE. THE INSIDE DIAMETER SHALL BE 0.46M. OAKS PRECAST OR APPROVED EQUIVALENT HANDHOLES THAT CONFORM TO OPSD 211.02 MAY BE USED. CAST IN PLACE HANDHOLES MUST HAVE INSIDE CHAMBERS SONO TUBE REMOVE WHEN CONCRETE HAS HARDENED. THE NUMBER AND ORIENTATION OF CHAMBER ENTRY SLEEVES SHALL BE IN ACCORDANCE WITH THE CONTRACT DRAWINGS. THE TOP OF THE JUNCTION BOX SHALL BE SET TO AN ELEVATION THAT CONFORMS TO THE SURROUNDING ELEMENTS (E.G. CURBS, SIDEWALK, ETC.). ALL HANDHOLES SHALL HAVE LIDS FASTENED AND LIFT RINGS REMOVED.

22. EACH CHAMBER SHALL PROVIDE FOUR (4) SPARE AND CAPPED ENTRY SLEEVES SPACED EVENLY AT NINETY DEGREE INTERVALS AROUND THE CIRCUMFERENCE OF THE CHAMBER IN ADDITION TO THE ENTRY POINTS FOR THE ROAD CROSSING CONDUITS.

23. DURING INSTALLATION OF UNDERGROUND CONDUIT AND CONCRETE ELECTRICAL HANDLES FOR THE TRAFFIC SIGNALS, A REPRESENTATIVE FROM THE TOWN OF MIDLAND PUBLIC WORKS DEPARTMENT IS TO BE PRESENT

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. THE DETAILED TOPOGRAPHIC SURVEY INFORMATION FOR 288 KING STREET HAS BEEN PROVIDED BY DELPH & JENKINS NORTH LTD., DATED OCT. 9, 2024.
3. THE LEGAL SURVEY INFORMATION HAS BEEN TAKEN FROM THE SURVEYOR'S REAL PROPERTY REPORT OF PART OF LOT 5 (WEST SIDE OF KING STREET), REGISTERED PLAN 306, TOWN OF MIDLAND, COUNTY OF SIMCOE, PREPARED BY DELPH & JENKINS NORTH LTD., DATED OCT. 9, 2025.
4. THE EXISTING SERVICING INFORMATION HAS BEEN TAKEN FROM THE TOWN OF MIDLAND KING STREET REJUVENATION AS-BUILT DRAWING SET PREPARED BY TATHAM ENGINEERING, DATED APRIL 2022, AND THE 288 KING STREET SERVICE RECORD SHEET, DATED MARCH 2021, AND IS ONLY APPROXIMATE.

SURVEY BENCHMARK INFORMATION:

1. VERTICAL DATUM: DETERMINED BY REALTIME CAN-NET NETWORK OBSERVATIONS (CANADIAN GEODETIC DATUM (CGVD), 1928, 1978 ADJUSTMENT).
2. OBSERVE REFERENCE POINTS UTM (NAD83, CSRS 2010)
   2.1. PLAN COORDINATE 1 – N 4955711.031, E 588197.433
   2.2. PLAN COORDINATE 2 – N 4955710.862, E 588255.427
3. BEARING ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2 BY REAL TIME CAN-NET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).

No.	REVISIONS	DATE	INITIAL
0	FIRST SUBMISSION	NOV 2025	JP

LICENSED PROFESSIONAL ENGINEER
J. M. PARKER
100146489
2025/11/27
PROVINCE OF ONTARIO

MIXED-USE SITE PLAN DEVELOPMENT
288 KING STREET
TOWN OF MIDLAND, SIMCOE COUNTY

NOTES

PARKER CONSULTING ENGINEERS LTD.
ADDRESS: 43 HIAWATHA DRIVE, PORT SYDNEY, ONTARIO, P0B 1L0
TELEPHONE: (705) 796-7208 EMAIL: ParkerConsultingEngineers@Outlook.com

DESIGN: JP	SCALE: 1:100	DATE: NOVEMBER 2025
DRAWN: PCEL-CAD	PROJECT No: 2509001	DRAWING No: NT-1
CHECKED: JP		