

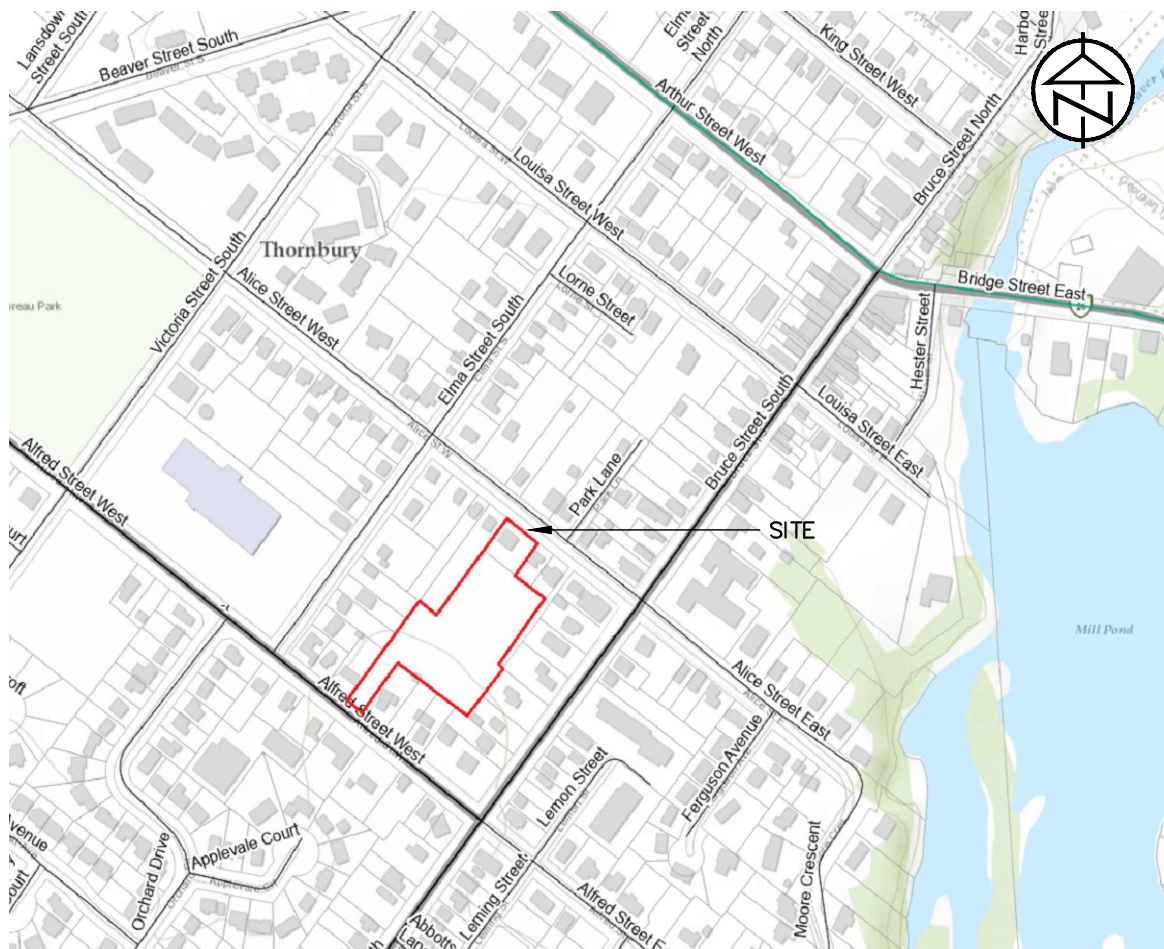
PHEASANT RUN REALTY HOLDING INC.

24 ALFRED STREET WEST

TOWN OF THE BLUE MOUNTAINS

LEGEND

KEY PLAN



INDEX

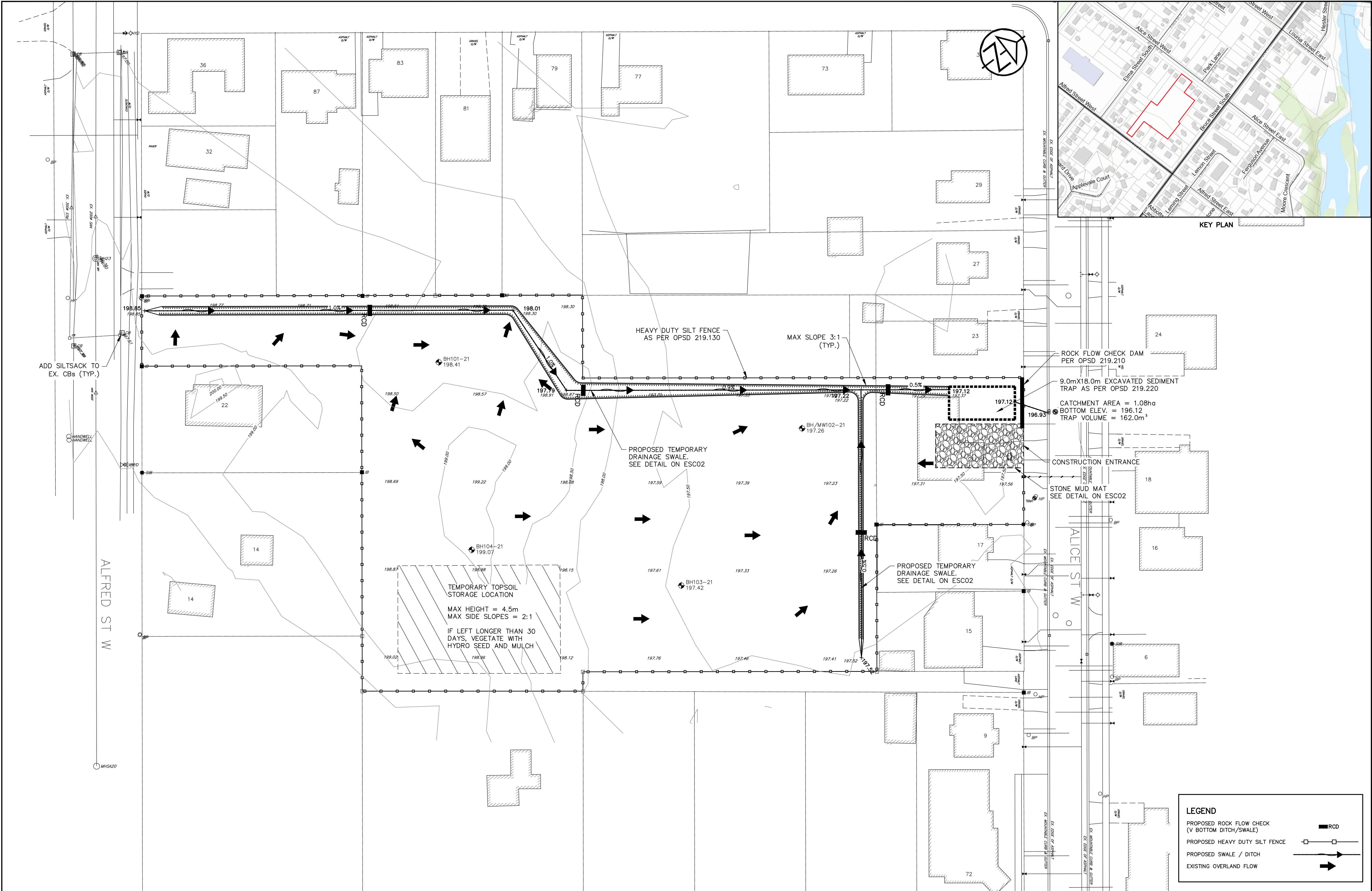
DWG NO.	DESCRIPTION
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EXISTING CATCH BASIN	_____
TACTILE SURFACE INDICATORS	_____
TRANSFORMER	_____
SWITCHGEAR	_____
LIGHTING PEDESTAL	_____



1ST SUBMISSION

CONTRACT No. 121108



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BENCHMARKS

TBM1 – ELEVATION 197.30
BASE OF SIB ON WEST SIDE OF ALICE ST W

TBM2 – ELEVATION 197.28
TOP OF LID OF MHS15 ON ALICE ST W

NOTES

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1.	1ST SUBMISSION	2022-02-09
2.	REVISED AS PER DRC COMMENTS	2022-05-27

ENGINEER STAMP

2022 05 27

D. M. CASULLA

LICENCED PROFESSIONAL ENGINEER

PROVINCE OF ONTARIO

24 ALFRED STREET
TOWN OF THE BLUE MOUNTAINS

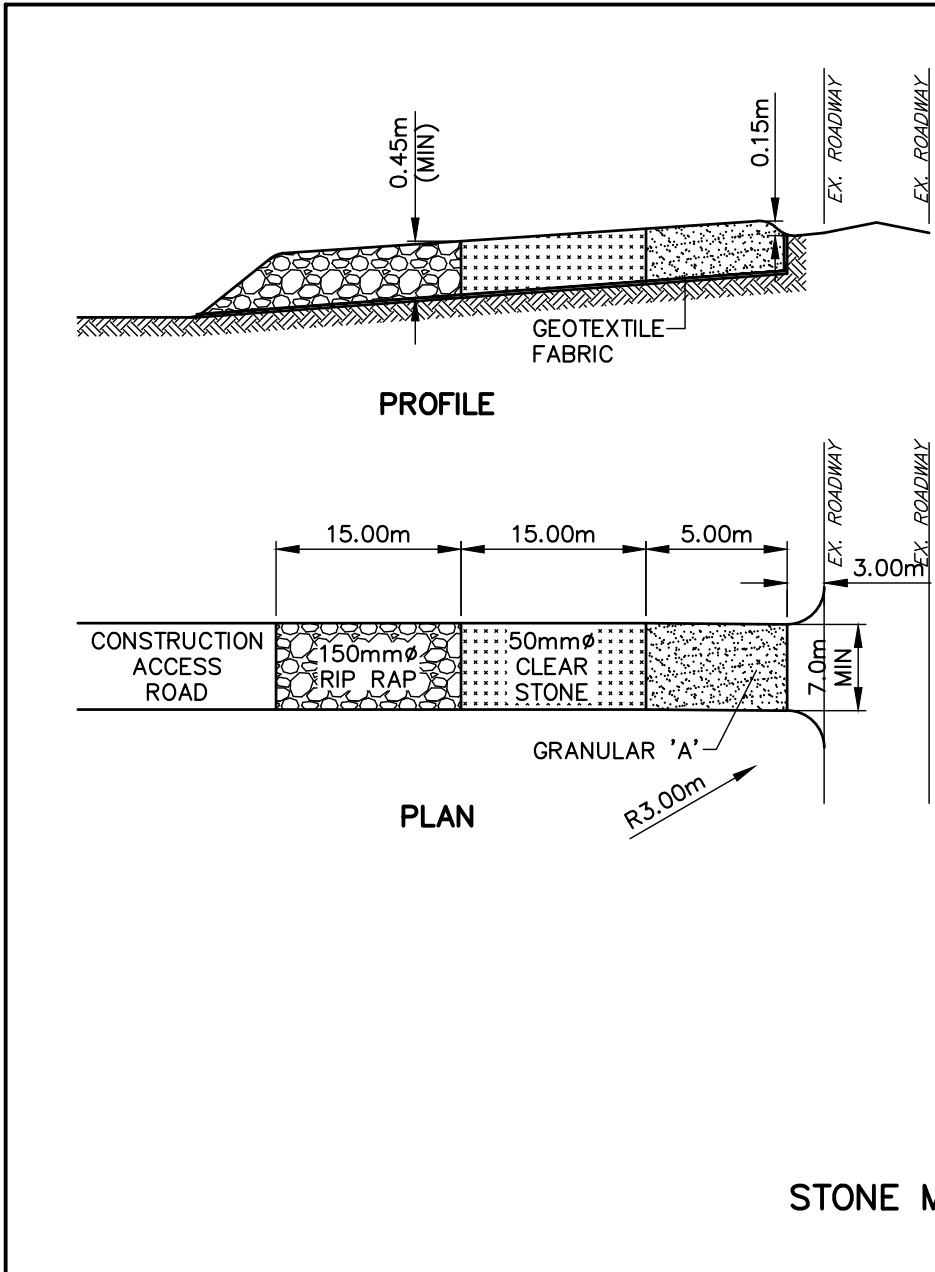
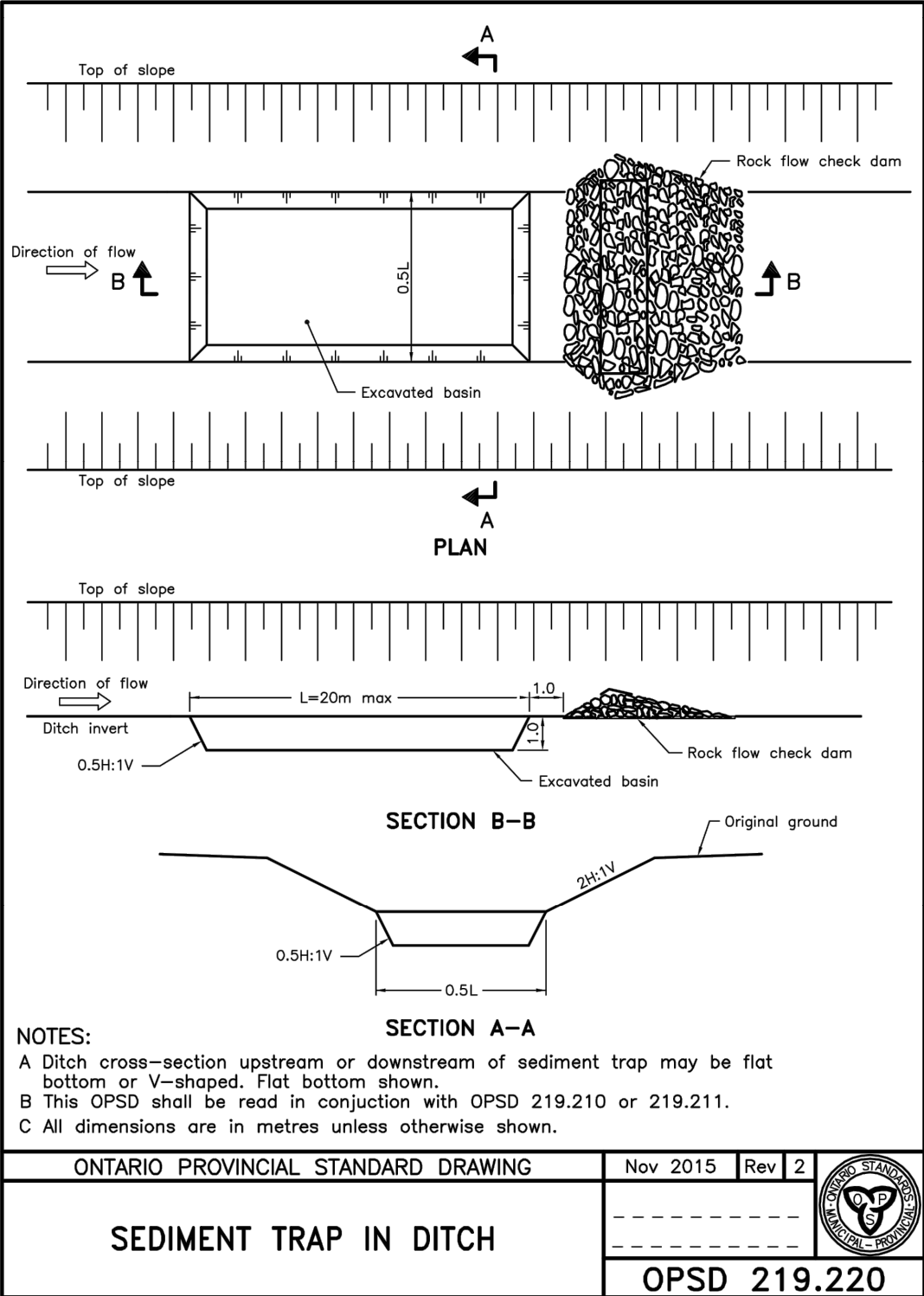
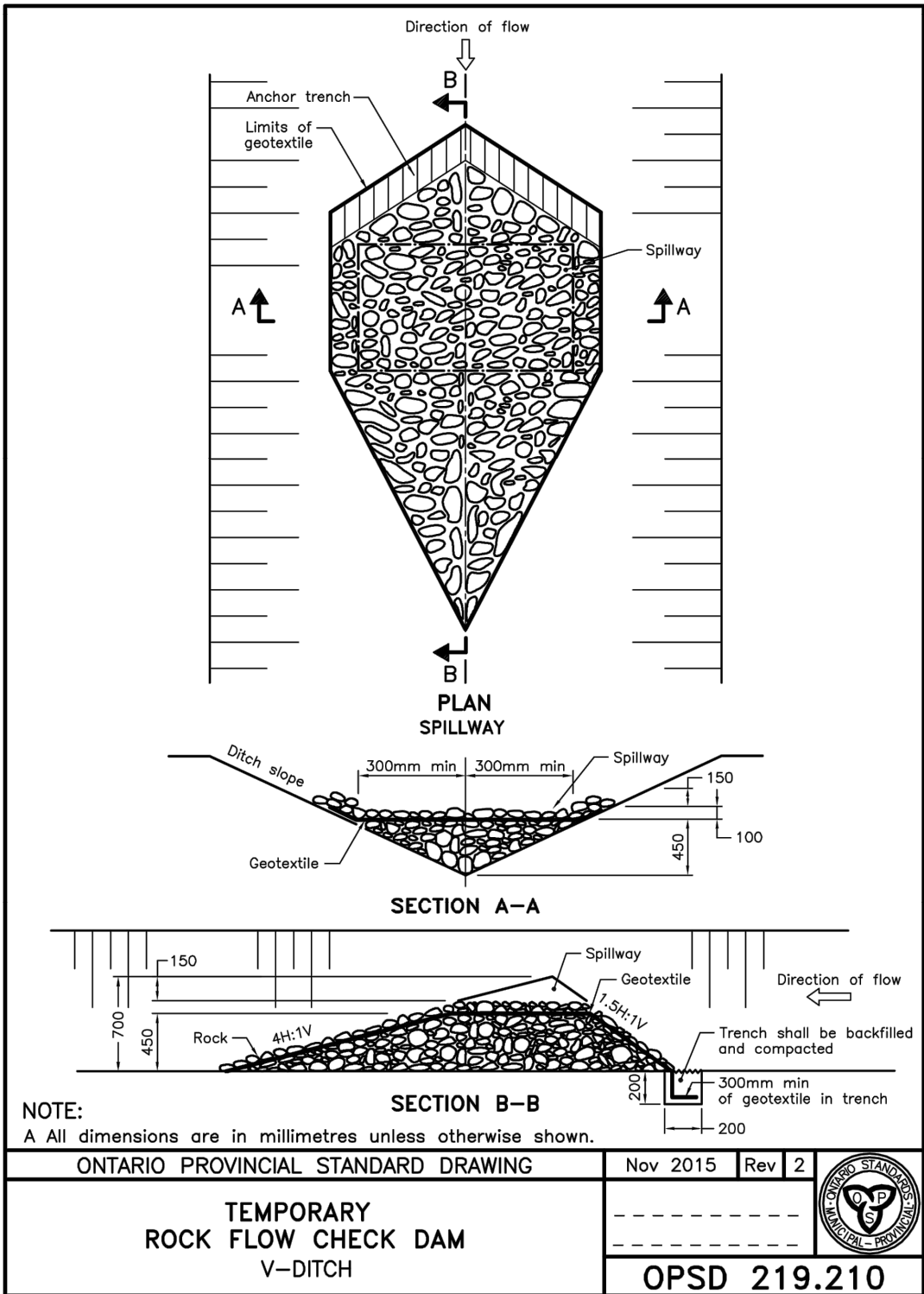
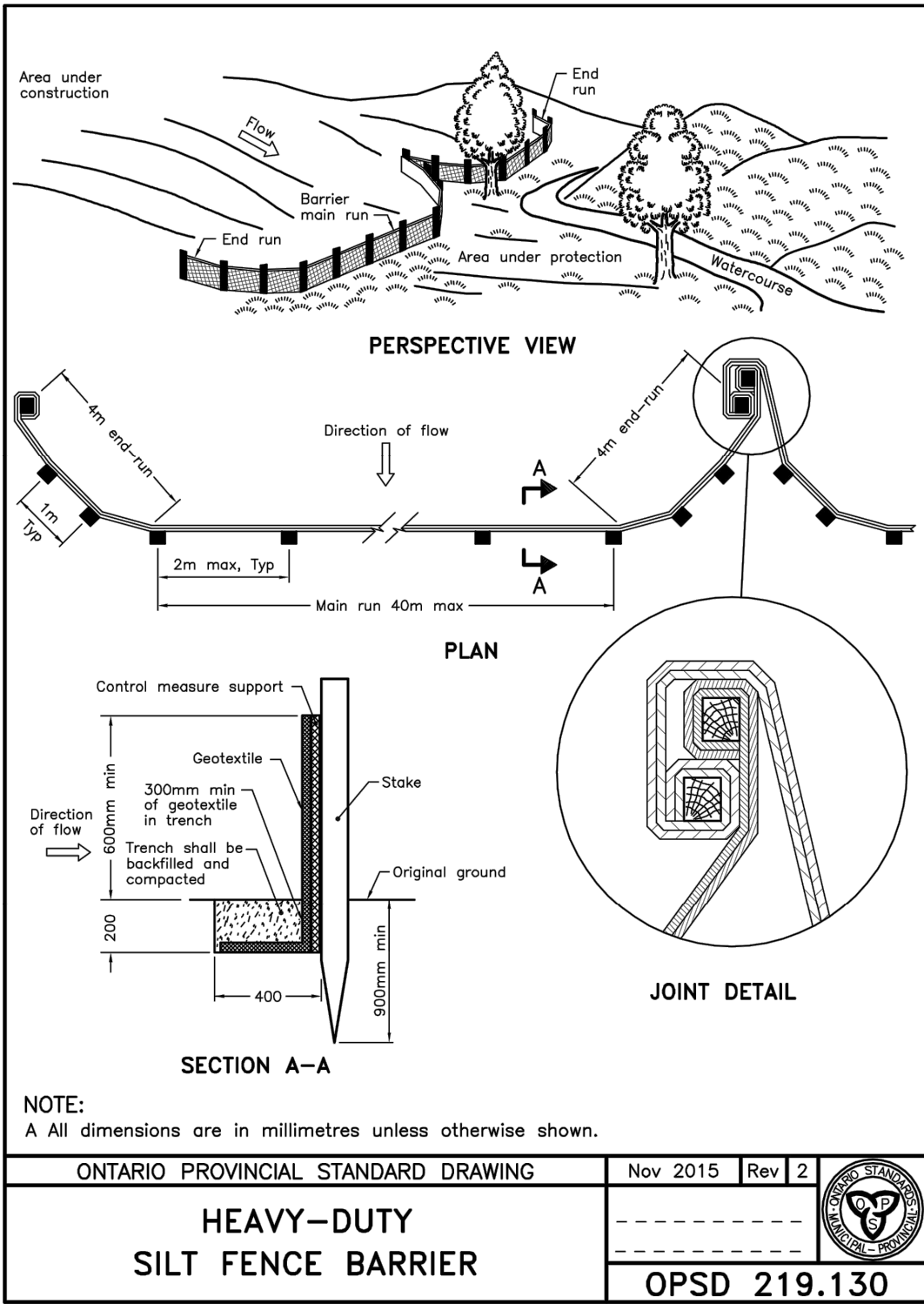
EROSION AND SEDIMENT CONTROL PLAN

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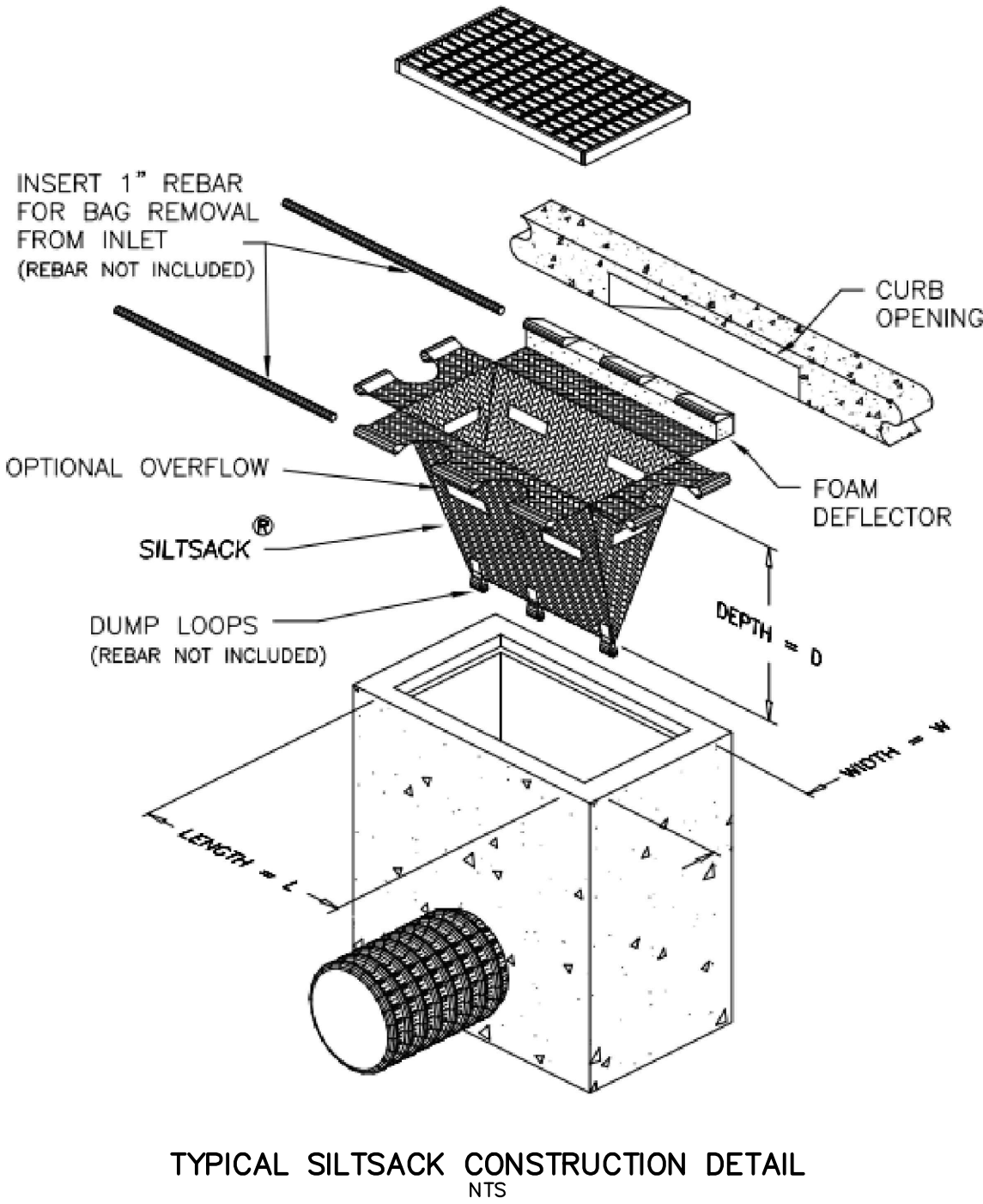
NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SEDIMENT AND EROSION CONTROL MEASURES THAT ARE DESIGNED TO CONTROL RUNOFF FROM SPECIFIC AREAS MUST BE INSTALLED PRIOR TO ANY DISTURBANCE OF THAT PART OF THE SITE. THE LOCATION OF ALL SILTATION AND EROSION CONTROL WORKS TO BE REVIEWED ON SITE AND MAY BE REVISED AS DIRECTED BY THE ENGINEER.
2. THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES. SUCH MEASURES MUST BE PRESENTED IN WRITING TO THE ENGINEER FOR APPROVAL BY THE TOWN OF THE BLUE MOUNTAINS.
3. THE CONTRACTOR SHALL HAVE MATERIALS AVAILABLE ON SITE TO REPAIR SEDIMENT AND EROSION CONTROL MEASURES IN THE EVENT OF UNFORESEEN CONDITIONS SUCH AS HIGH WATER, EXTREME RAINFALL EVENTS, ETC.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED, CLEANED AND MAINTAINED BY THE CONTRACTOR AFTER EACH STORM EVENT. ALL WORKS WILL BE INSPECTED BY THE ENGINEER BI-WEEKLY AND AFTER EACH MAJOR STORM EVENT.
5. CONSTRUCTION OF ALL SILTATION AND EROSION CONTROL WORK IS TO BE IN ACCORDANCE WITH THE FOLLOWING STEPS:
- 5.1. INSTALL NEW OR MAINTAIN EXISTING STONE MUD MAT AS PER DETAIL.
- 5.2. INSTALL SILT FENCE AS PER TOWN OF THE BLUE MOUNTAINS STANDARDS (OPSD 219.130)
- 5.3. INSTALL TEMPORARY CATCH BASIN SEDIMENT TRAPS ON ALL NEW AND EXISTING CATCH BASINS. SEDIMENT TRAPS TO BE RECTANGULAR CBST BY LAYFIELD OR APPROVED EQUAL. ALL CATCH BASINS TO REMAIN SCREENED UNTIL BASE COURSE ASPHALT IS PLACED AND LOT GRADING IS COMPLETE.
6. ALL CONSTRUCTION VEHICLES TO ACCESS SITE USING THE DESIGNATED CONSTRUCTION ACCESS POINTS.
7. EROSION AND SEDIMENT CONTROL MEASURES TO BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS ESTABLISHED AND LANDSCAPING IS COMPLETE AND APPROVED BY THE ENGINEER.
8. STOCKPILE LOCATIONS ARE TO BE APPROVED BY THE ENGINEER.
9. PROVIDE FENCE OR APPROVED EQUAL ACROSS ALL CONSTRUCTION ACCESSES DURING PERIODS OF INACTIVITY.
10. CONSTRUCTION AREAS THAT EXCEED 30 DAYS OF INACTIVITY SHALL BE STABILIZED BY SEEDING IN ACCORDANCE WITH TOWN STANDARDS. THIS IS TO INCLUDE STOCKPILES OF FILL AND TOPSOIL.



NOTES

1. STONE SIZE — THE STONE PAD SHALL BE A MIN. 450 mm THICK. USE GRANULAR 'A' FOR THE FIRST 5 m FROM THE PROPERTY LINE, 50 mm Ø CLEAR STONE FOR NEXT 15 m AND 150 mm Ø RIP RAP FOR THE REMAINING 15 m.
2. LENGTH — AS REQUIRED BUT NOT LESS THAN 35 m.
3. WIDTH — 7.0 m MIN. BUT NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS.
4. GEOTEXTILE FABRIC — TERRAFIX 270R OR APPROVED EQUAL TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
5. SURFACE WATER — ALL SURFACE WATER FLOWING OR DIRECTED TOWARD CONSTRUCTION ACCESS SHALL BE DIRECTED ACROSS THE ACCESS THROUGH A TEMPORARY CULVERT.
6. MAINTENANCE — THE CONTRACTOR SHALL MAINTAIN THE MUD MAT IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
7. WASHING — WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ACCESS ONTO THE PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. INSPECTION & MAINTENANCE — REQUIRED MAINTENANCE AFTER EACH RAIN EVENT SHALL BE PROVIDED BY THE CONTRACTOR.
9. REMOVAL — STONE MUD MAT TO REMAIN IN PLACE UNTIL COMMENCEMENT OF ROAD CONSTRUCTION



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BENCHMARKS

TBM1 — ELEVATION 197.30
BASE OF SIB ON WEST SIDE OF ALICE ST W

TBM2 — ELEVATION 197.28
TOP OF LID OF MHSAT5 ON ALICE ST W

NOTES

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ENGINEER STAMP



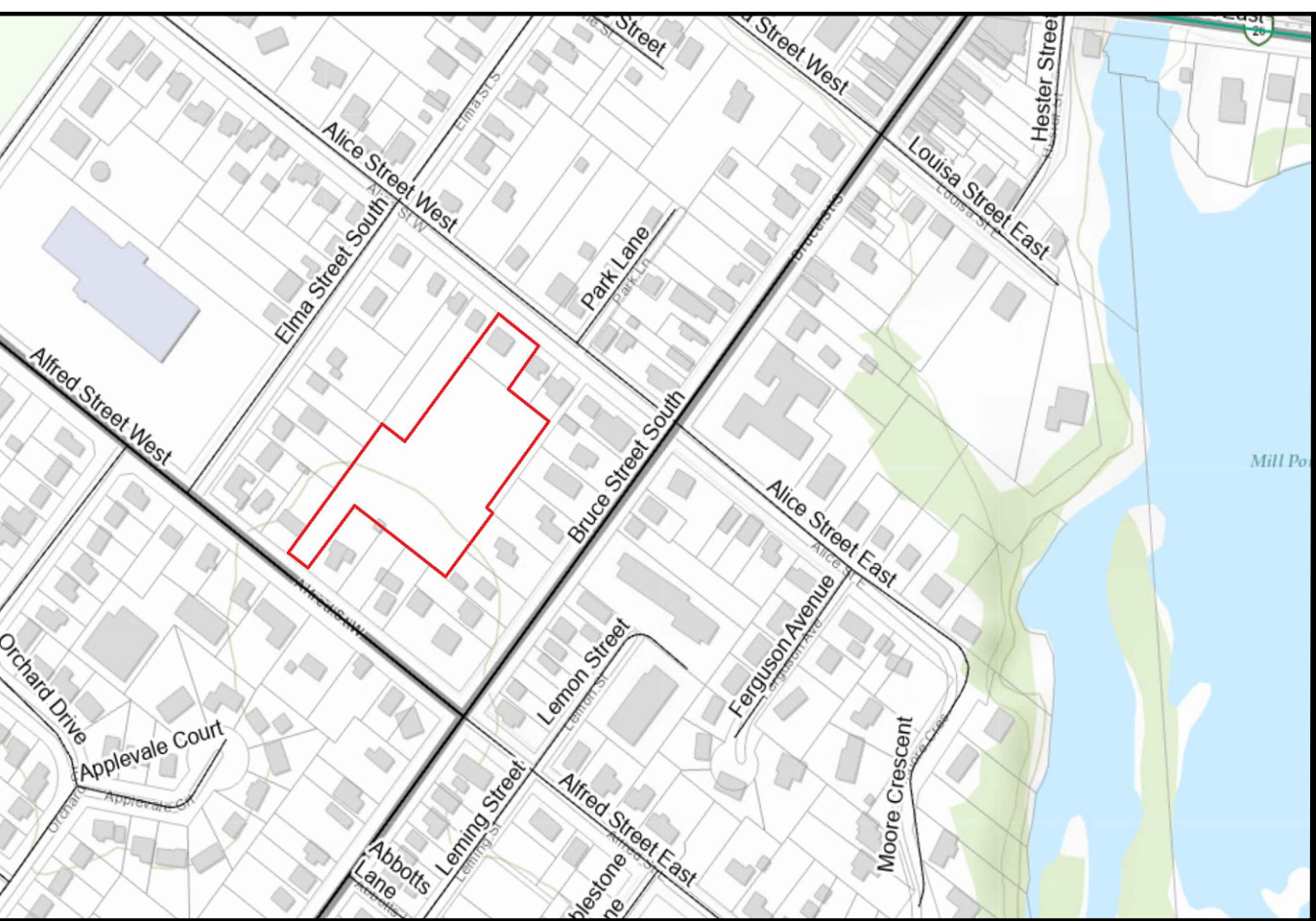
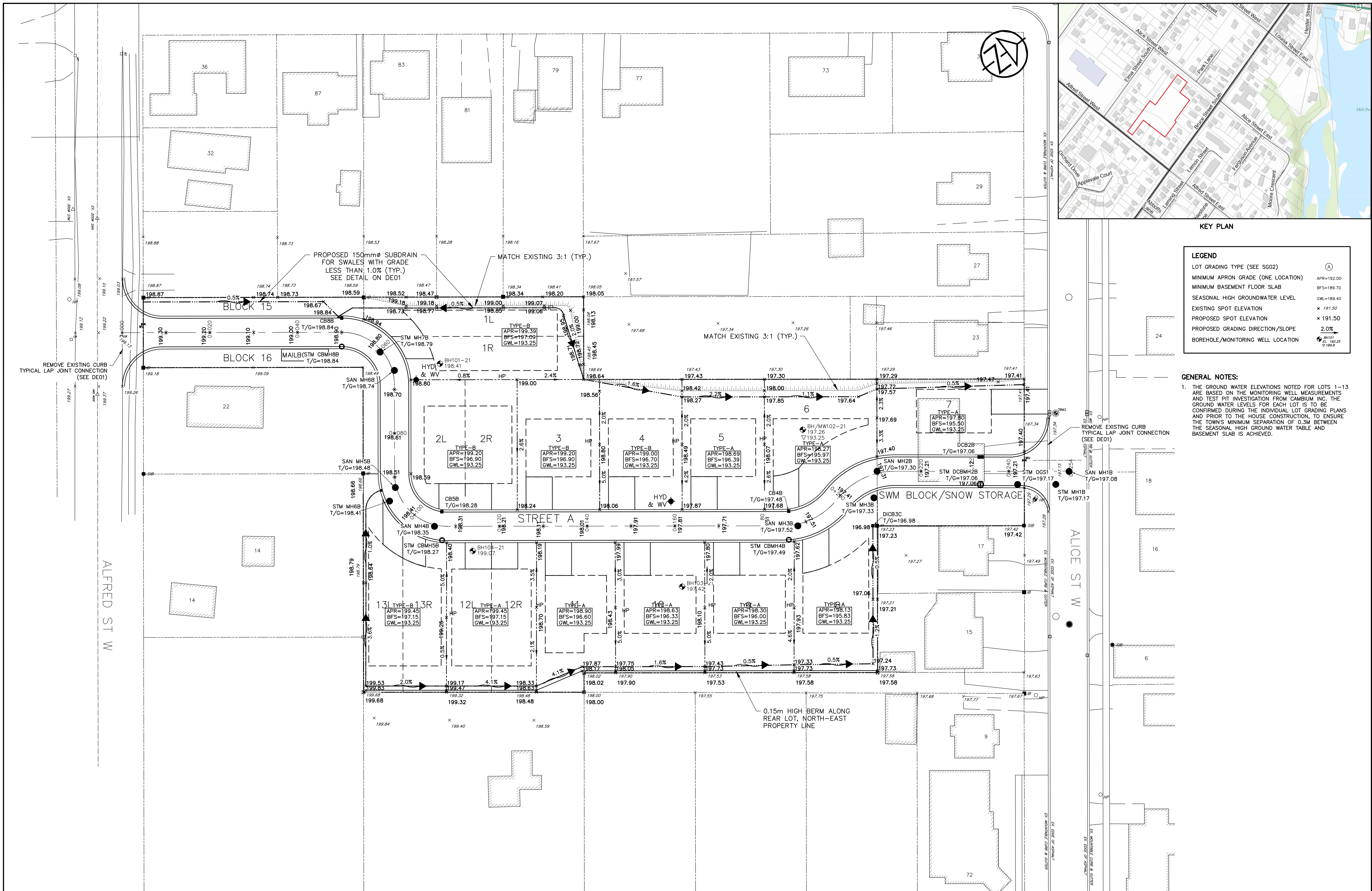
24 ALFRED STREET
TOWN OF THE BLUE MOUNTAINS

EROSION AND SEDIMENT CONTROL DETAILS



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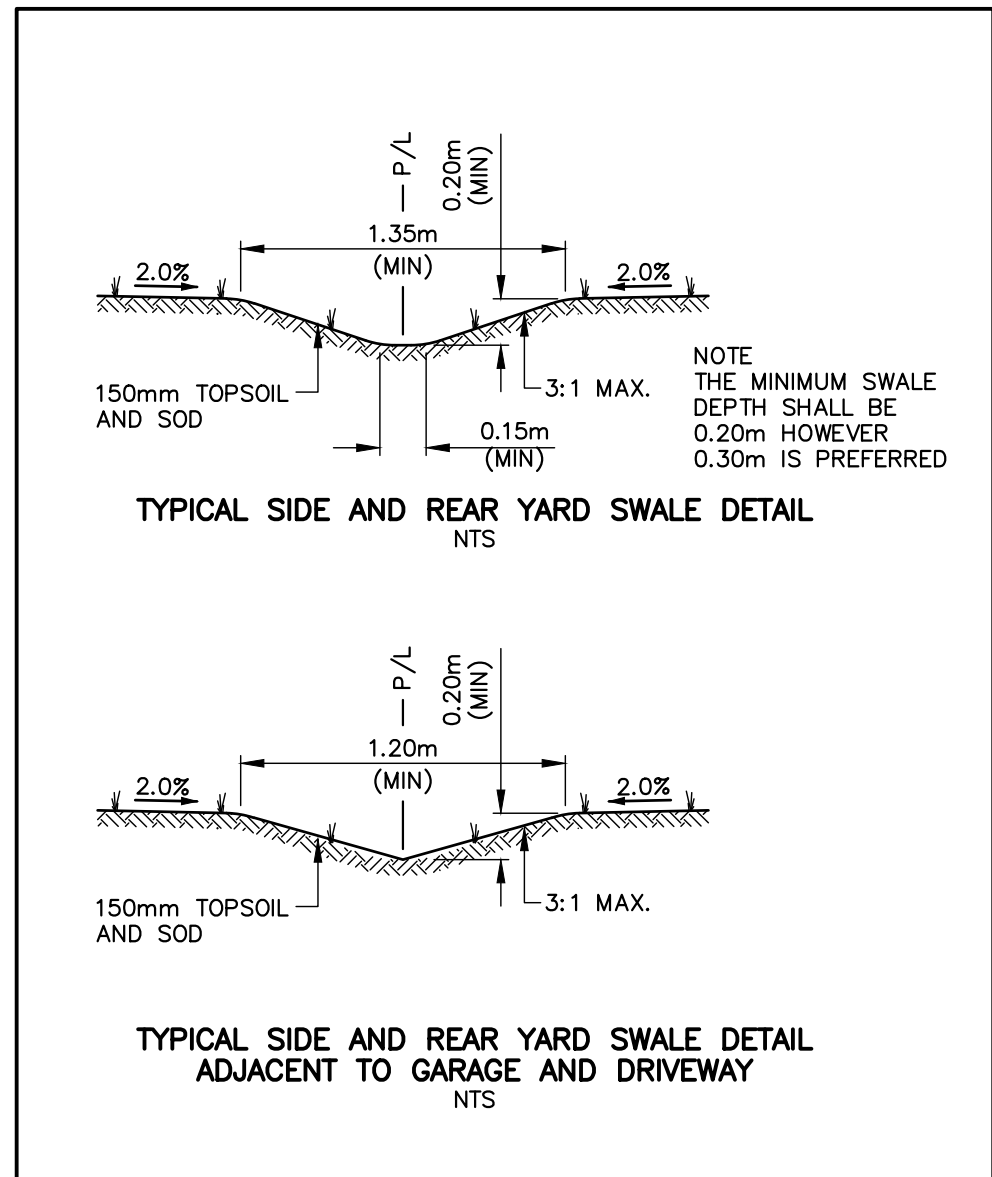
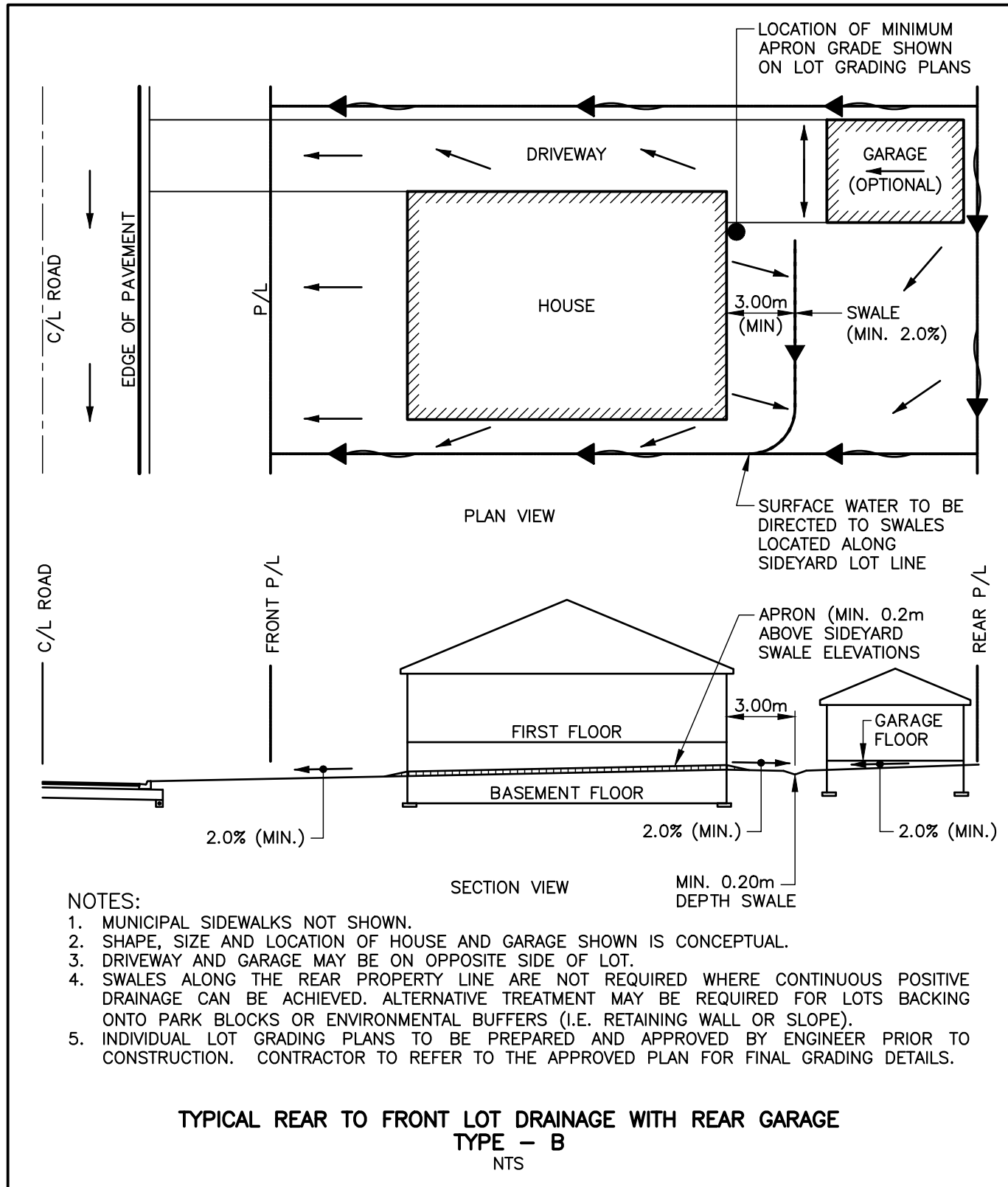
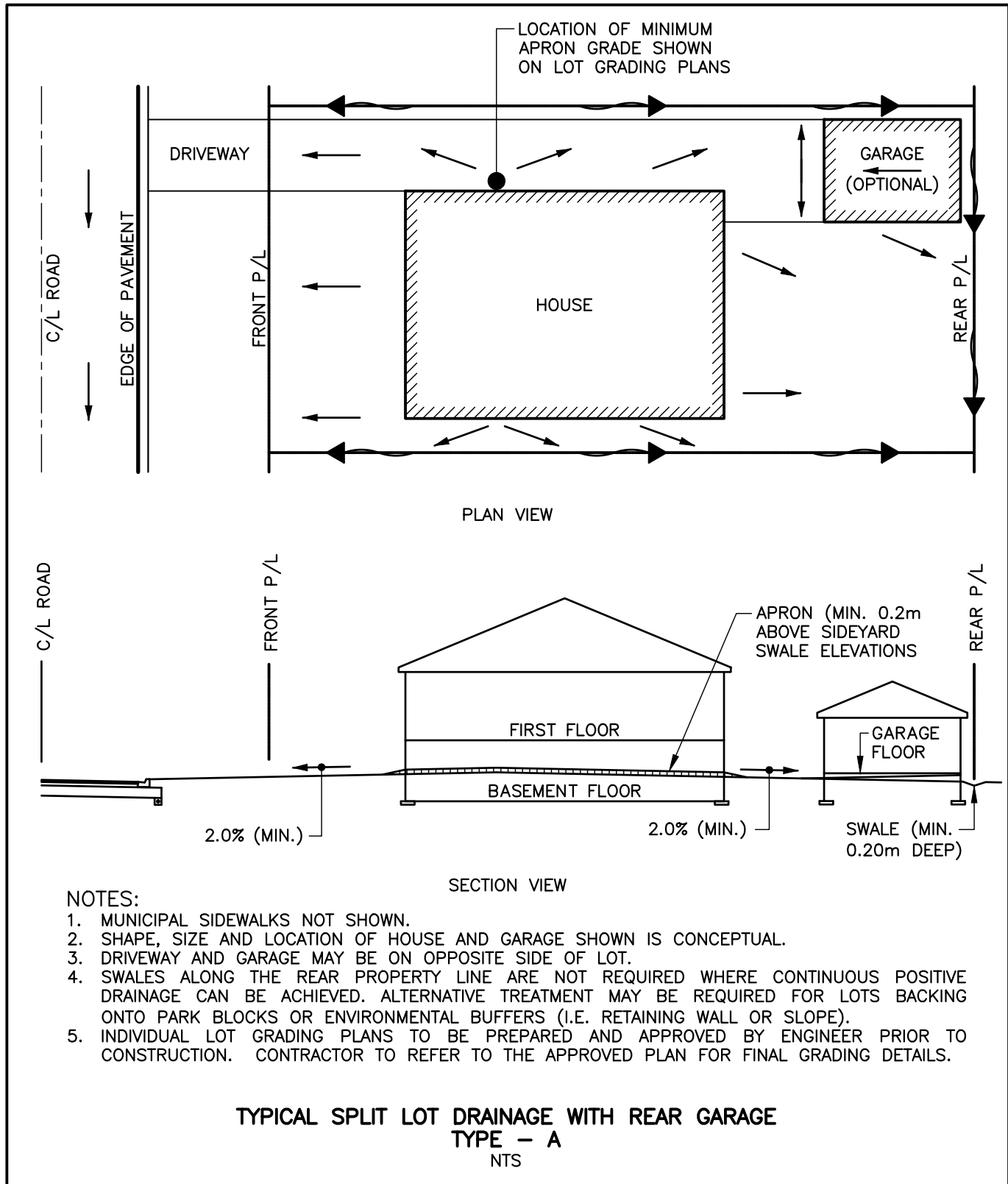
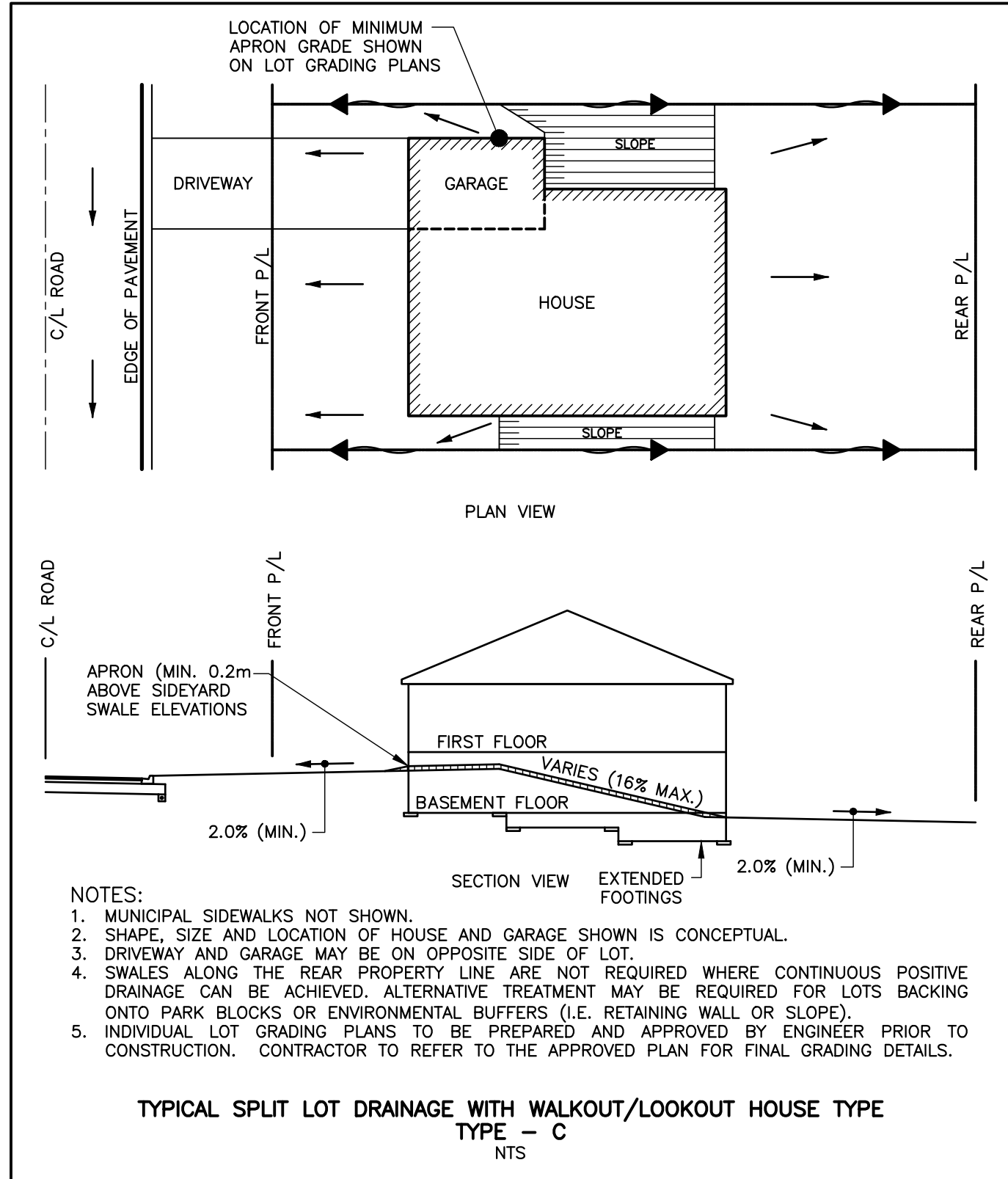
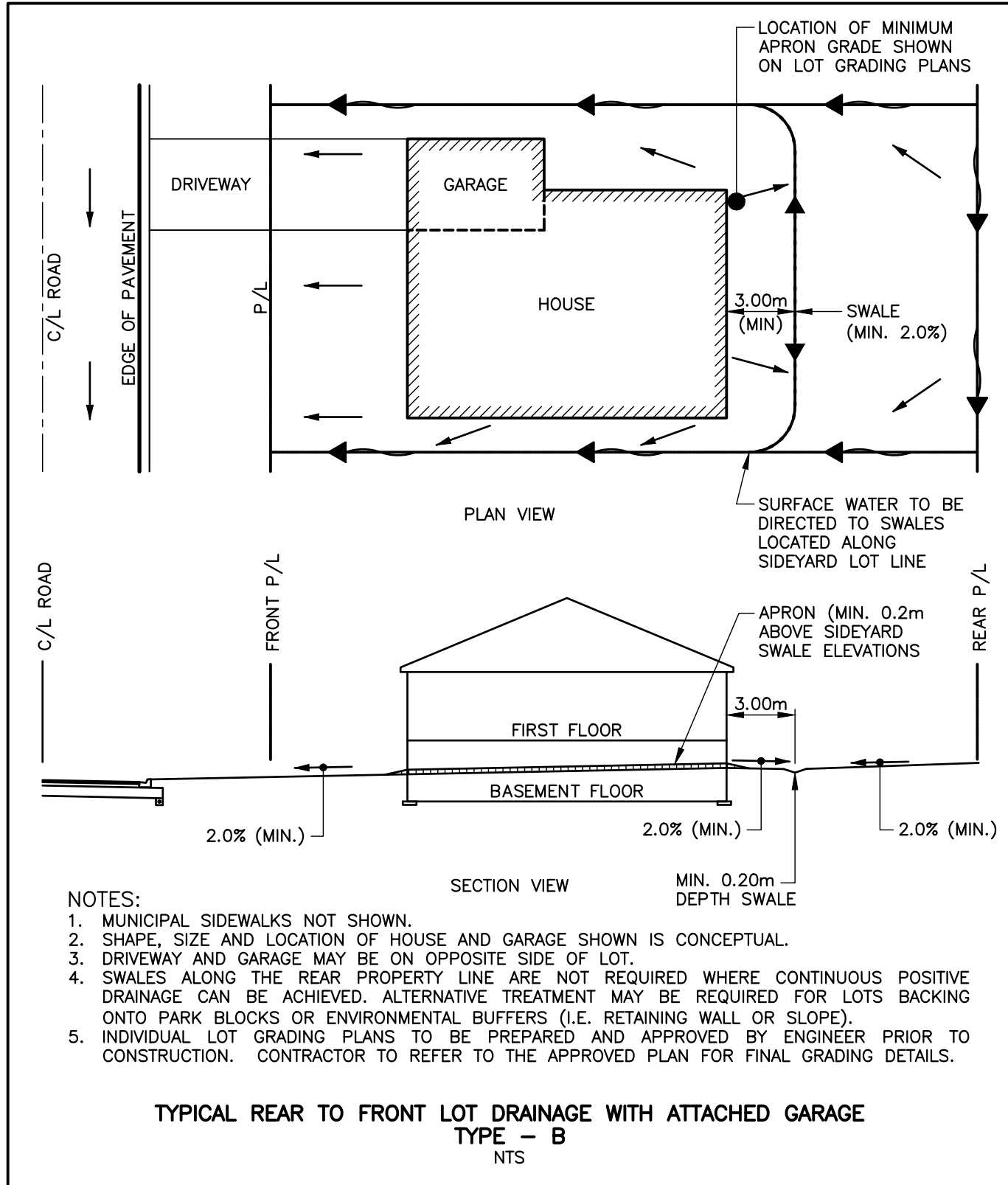
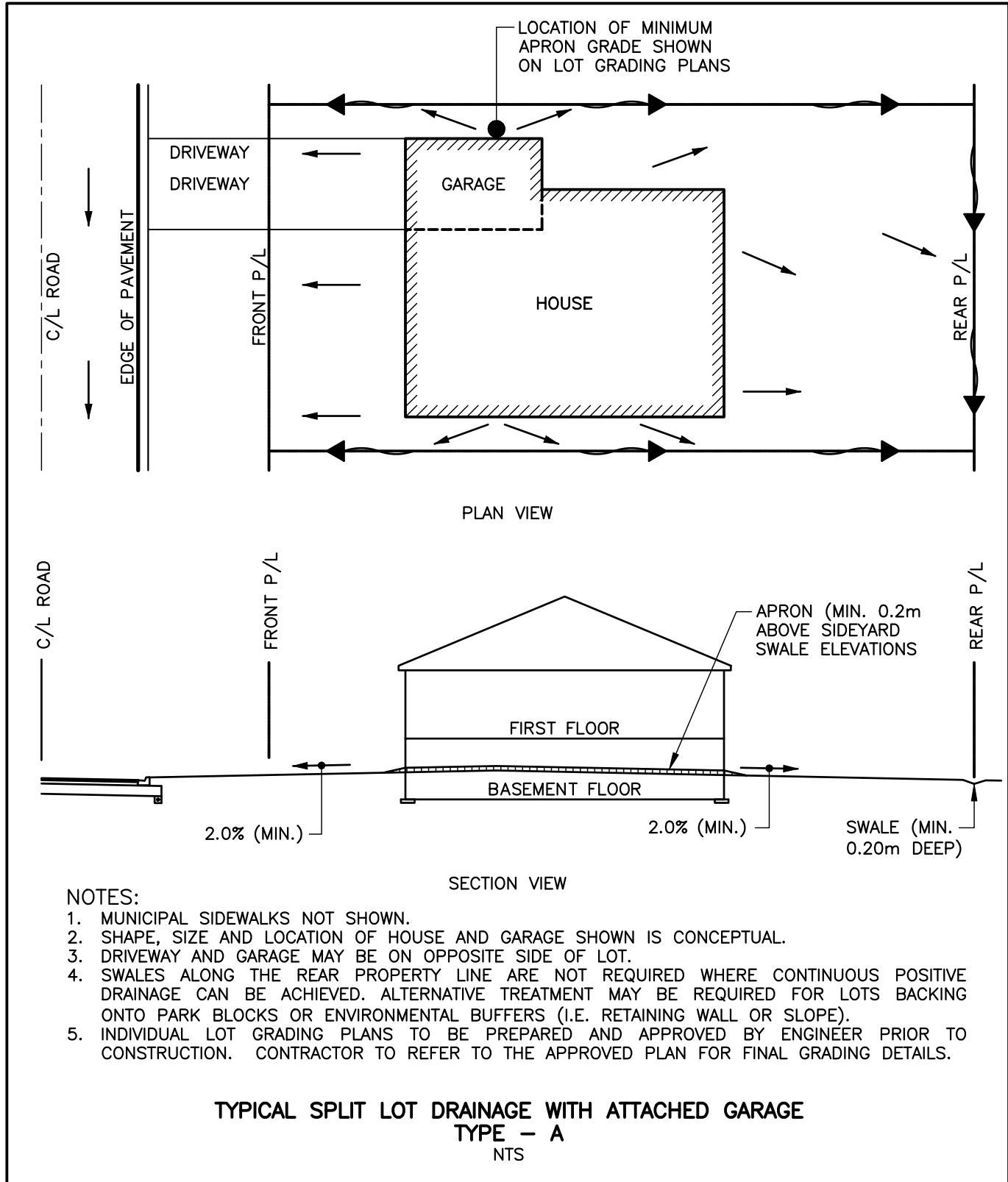


KEY PLAN

LEGEND	
LOT GRADING TYPE (SEE SG02)	(A)
MINIMUM APRON GRADE (ONE LOCATION)	APR=192.00
MINIMUM BASEMENT FLOOR SLAB	BFS=189.70
SEASONAL HIGH GROUNDWATER LEVEL	GWL=189.40
EXISTING SPOT ELEVATION	x 191.50
PROPOSED SPOT ELEVATION	x 191.50
PROPOSED GRADING DIRECTION/SLOPE	2.0%
BOREHOLE/MONITORING WELL LOCATION	BH101 G. 192.25 198.8

- GENERAL NOTES:
1. THE GROUND WATER ELEVATIONS NOTED FOR LOTS 1-13 ARE BASED ON THE MONITORING WELL MEASUREMENTS AND TEST PIT INVESTIGATION FROM CAMBLUM INC. THE GROUND WATER LEVELS FOR EACH LOT IS TO BE CONFIRMED DURING THE INDIVIDUAL LOT GRADING PLANS AND PRIOR TO THE HOUSE CONSTRUCTION, TO ENSURE THE TOWN'S MINIMUM SEPARATION OF 0.3M BETWEEN THE SEASONAL HIGH GROUND WATER TABLE AND BASEMENT SLAB IS ACHIEVED.

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							SITE GRADING PLAN									



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BENCHMARKS

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BASE OF HP ON ALICE ST W

TBM2 - ELEVATION 196.96
TOP OF STM MH6 LID ON ALICE ST W

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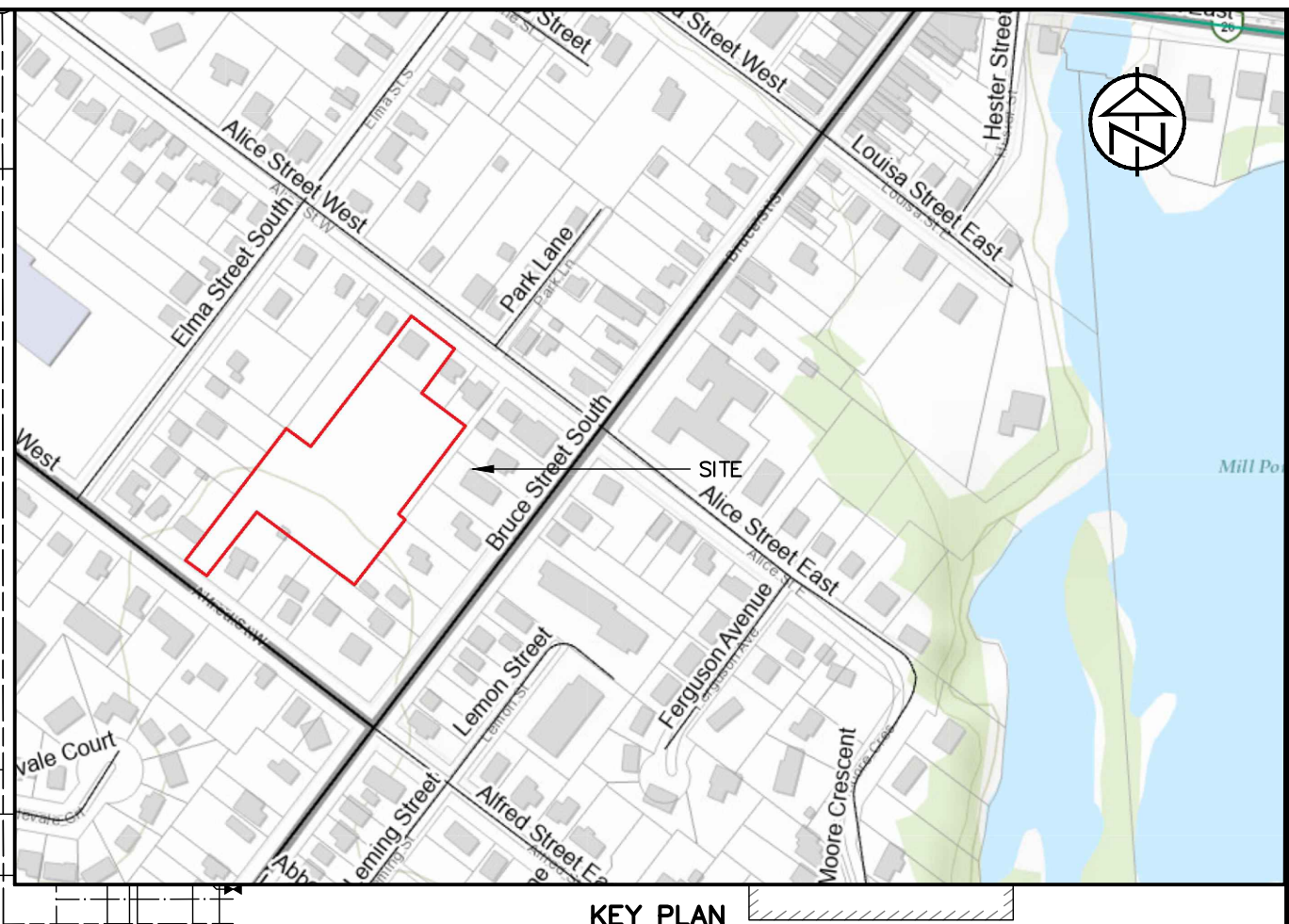
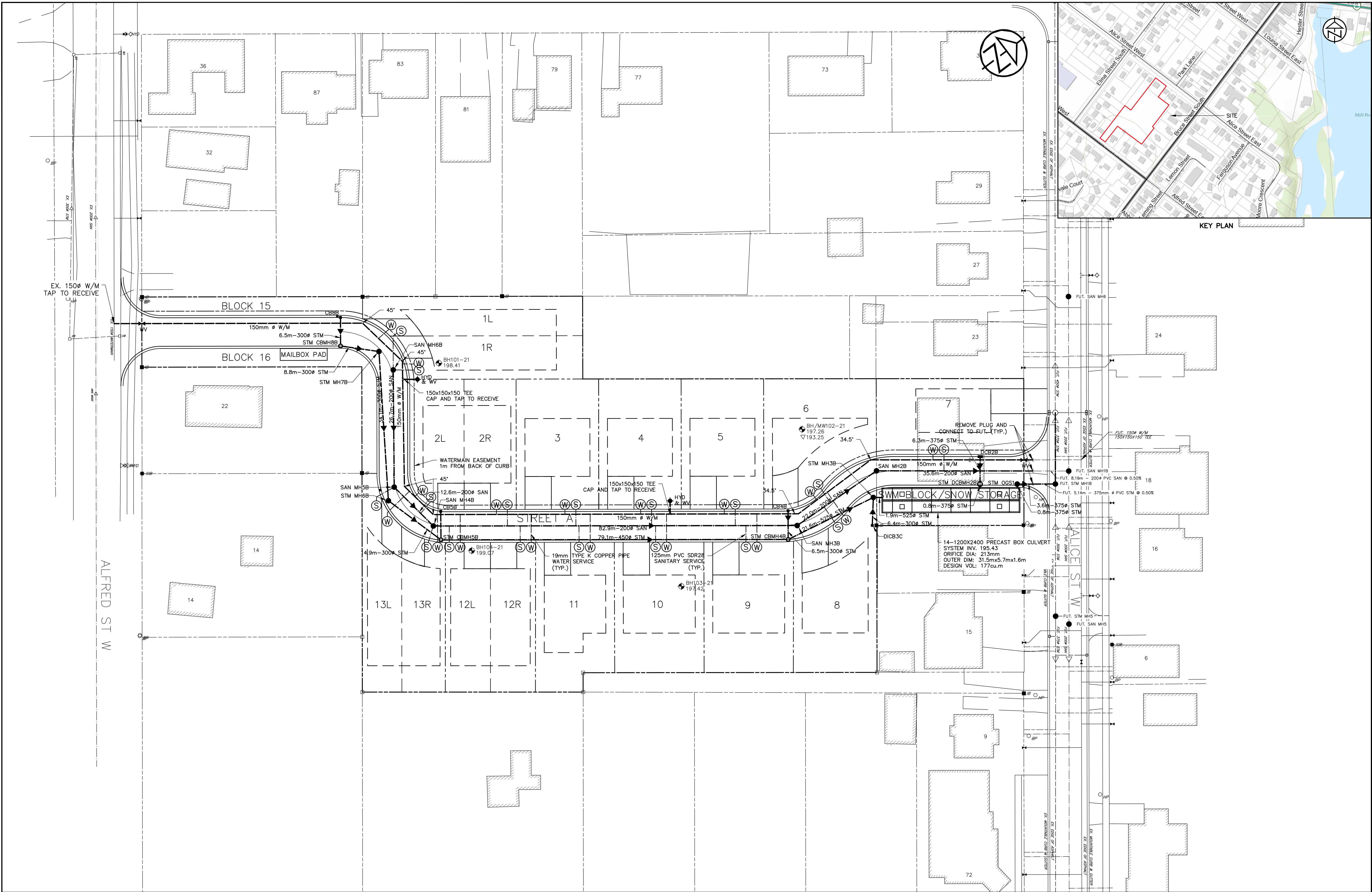


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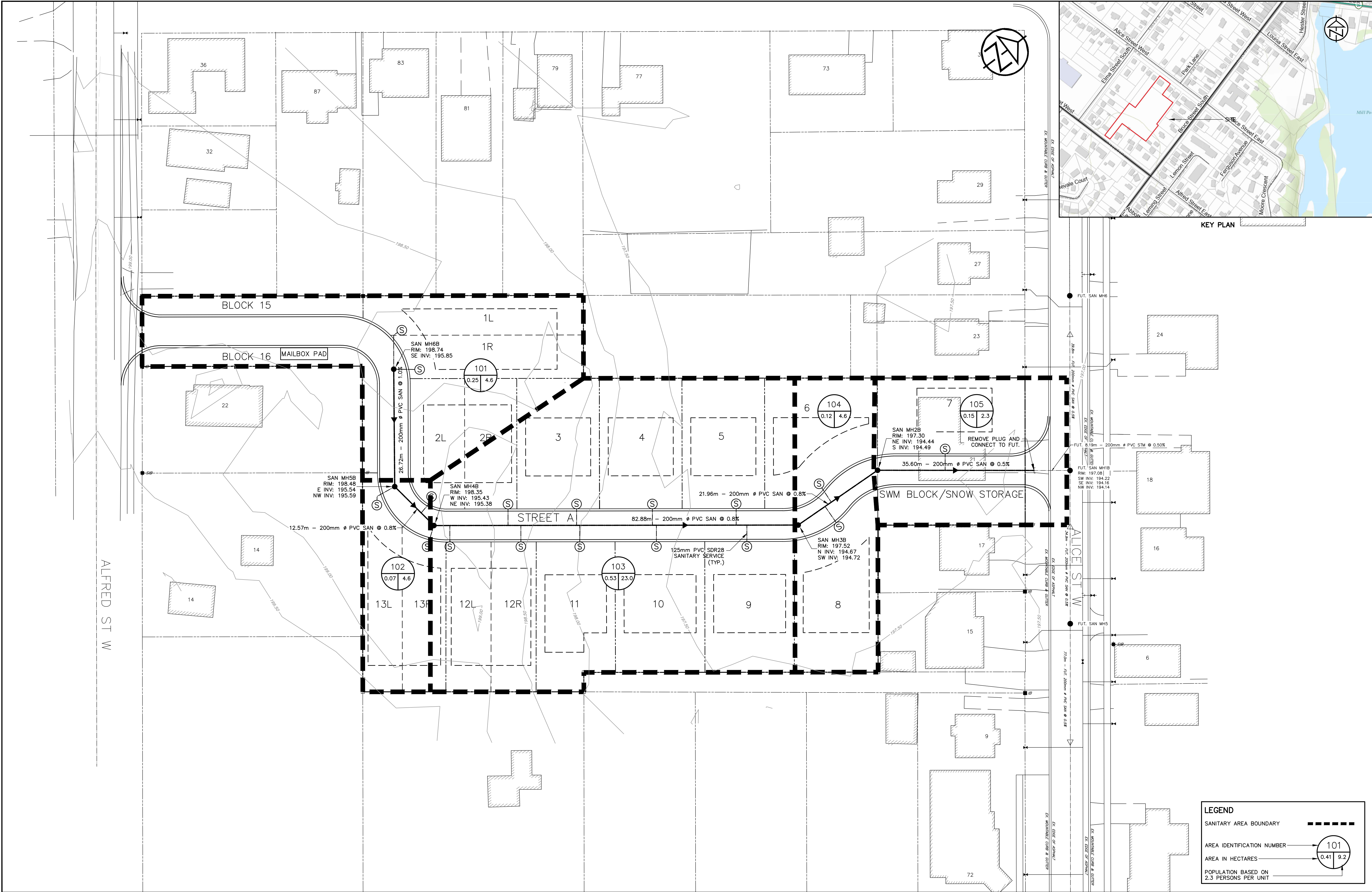
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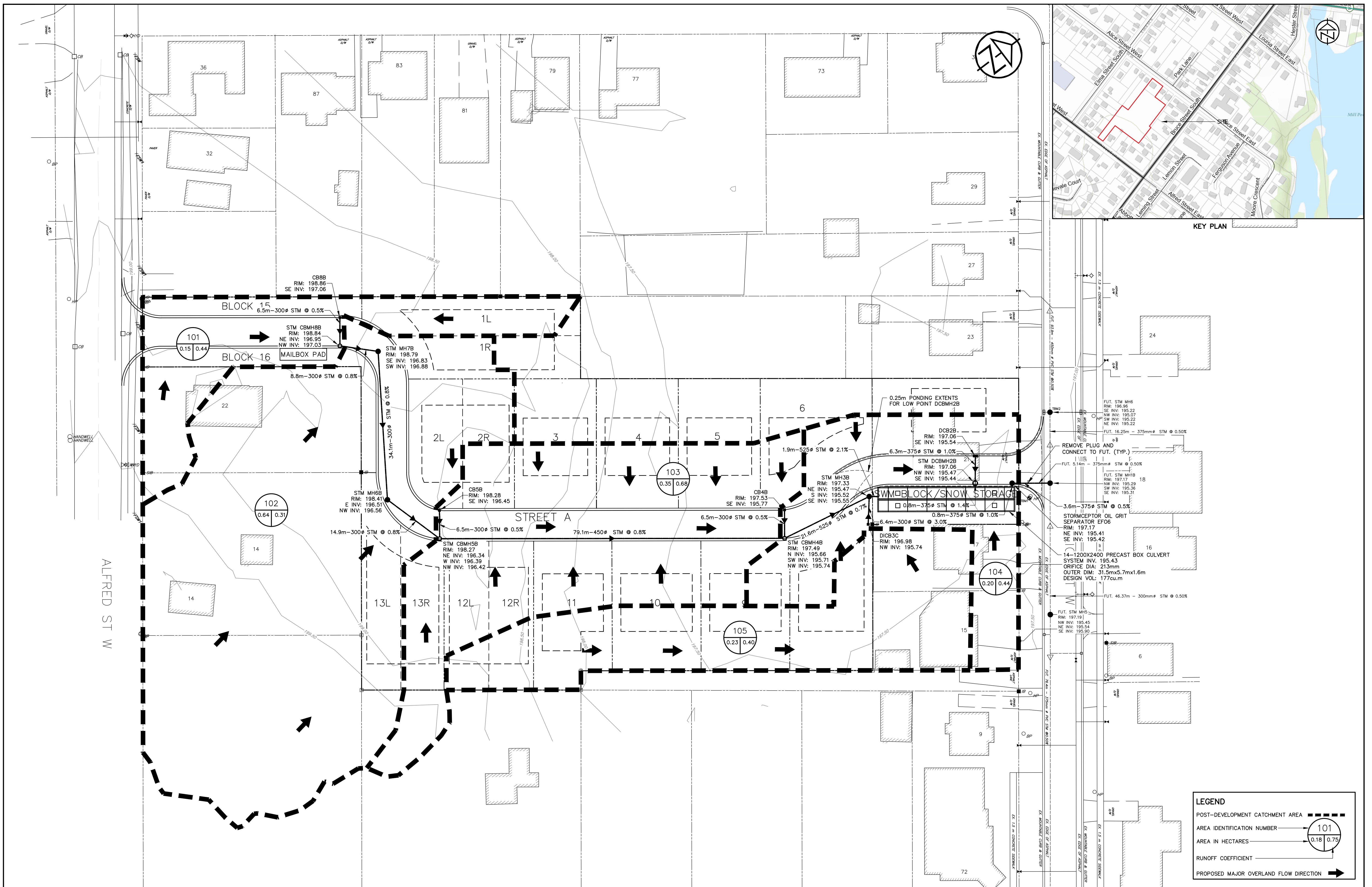
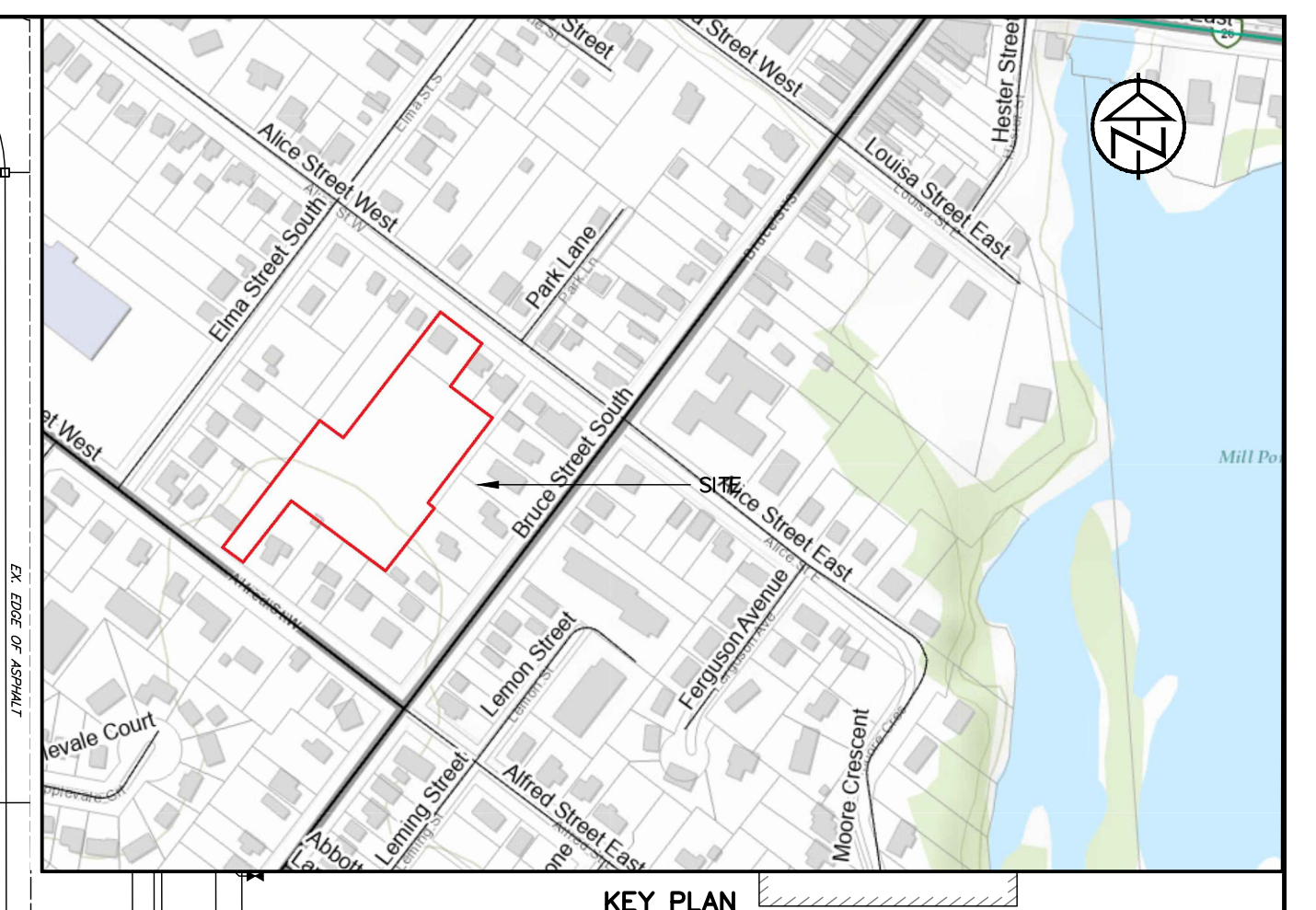
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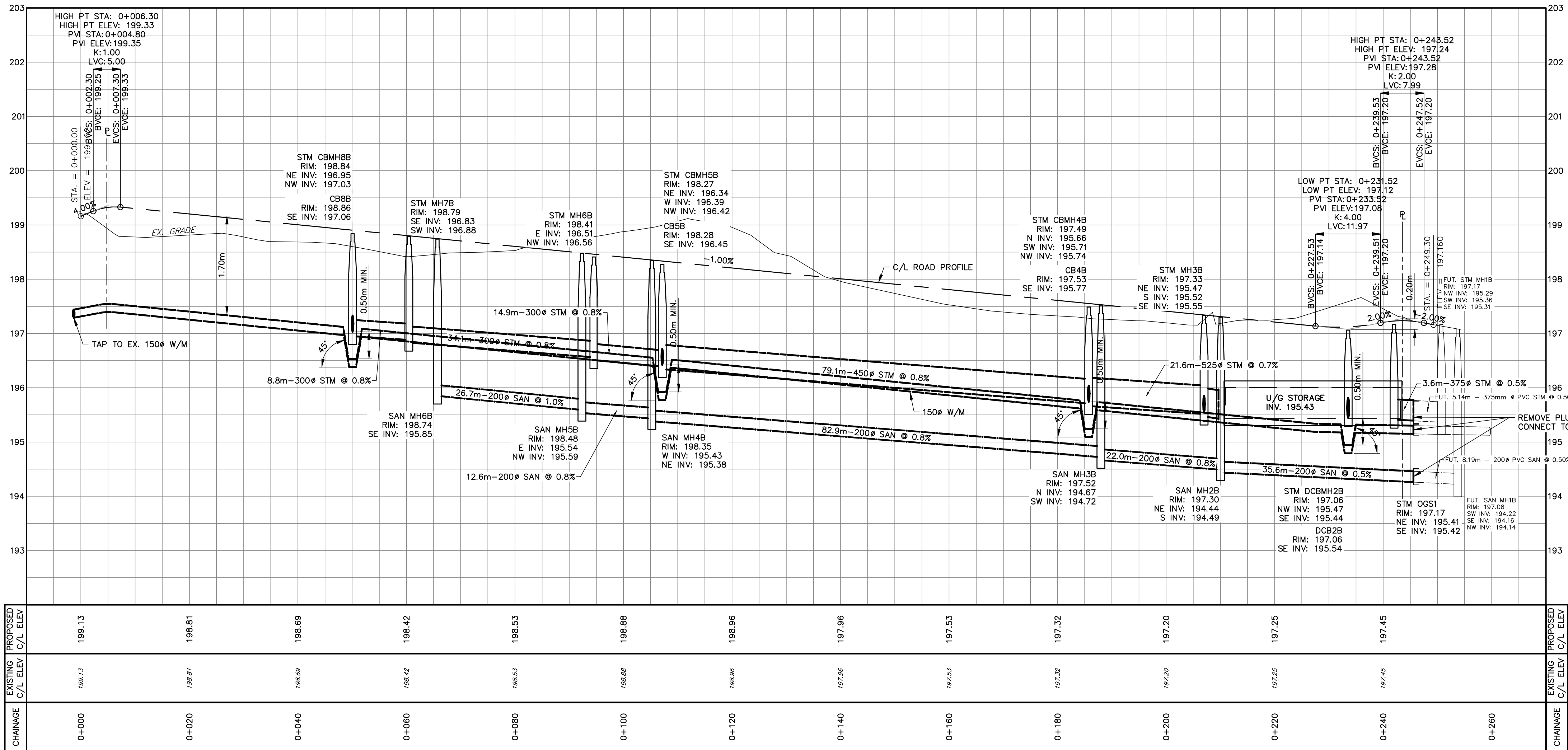
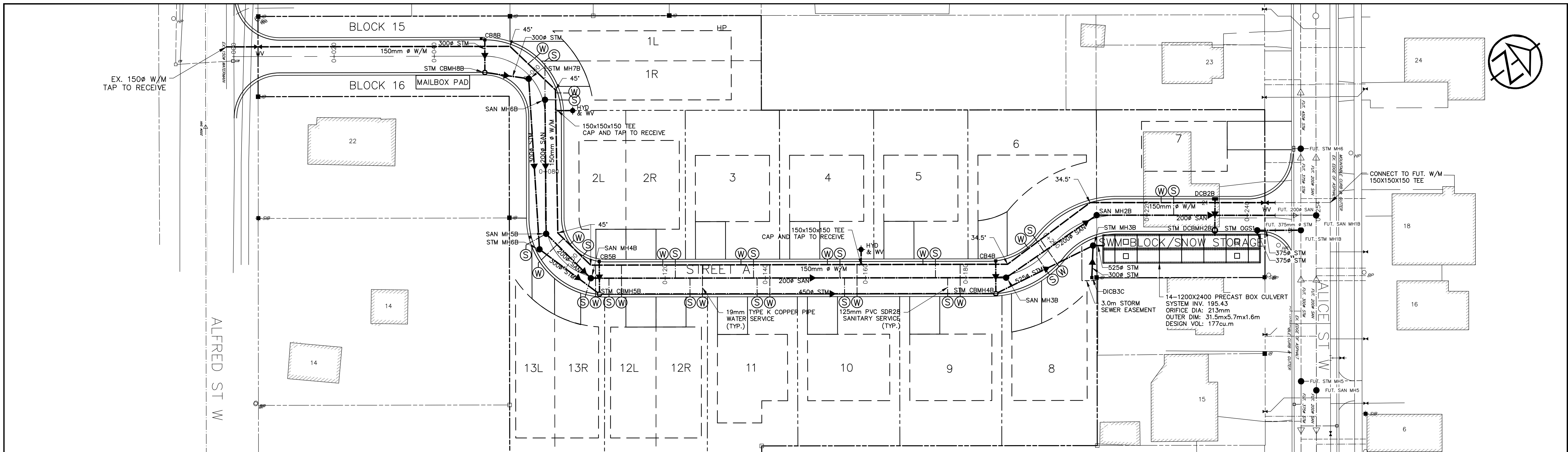
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STORM DRAINAGE PLAN			DESIGN: KG DRAWN: KG CHECK: DC	FILE: 121108 DATE: FEB 2022 SCALE: 1:400	DWG: STM01												



DISCLAIMER AND COPYRIGHT

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BENCHMARKS

TBM1 – ELEVATION 197.30
BASE OF SIB ON WEST SIDE OF ALICE ST W

TBM2 – ELEVATION 197.28
TOP OF LID OF MHSAT5 ON ALICE ST W

NOTES

LEGAL SURVEY INFORMATION AND LOT DIMENSIONS SHOWN ON THIS PLAN ARE TAKEN FROM A SURVEY PLAN PREPARED BY ZUBEK, EMO, PATTEN & THOMSEN LIMITED, DATED APRIL 3, 2012 WHICH MAY NOT BE FINAL AND ARE NOT GUARANTEED. THE FINAL REGISTERED PLAN OF SUBDIVISION SHALL BE REFERRED TO FOR CONFIRMATION OF THE DATA.

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No.	REVISION DESCRIPTION	DATE
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2.	REVISED AS PER DRC COMMENTS	2022-05-27

ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER
2022.05.27
D. M. CASILLO
PROVINCE OF ONTARIO

24 ALFRED STREET
TOWN OF THE BLUE MOUNTAINS

PLAN AND PROFILE
STREET A

DESIGN: KG

DRAWN: KG

CHECK: DC

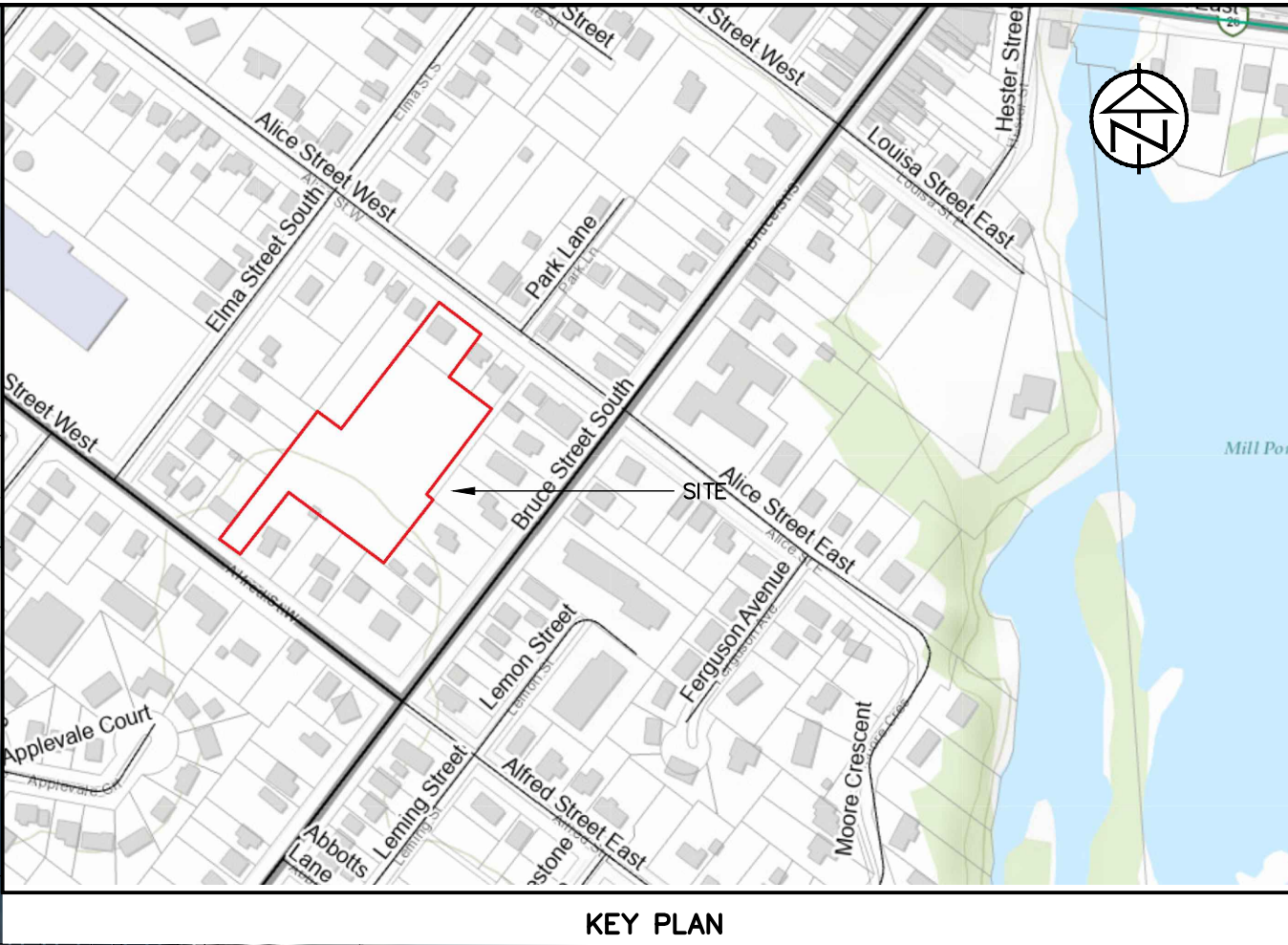
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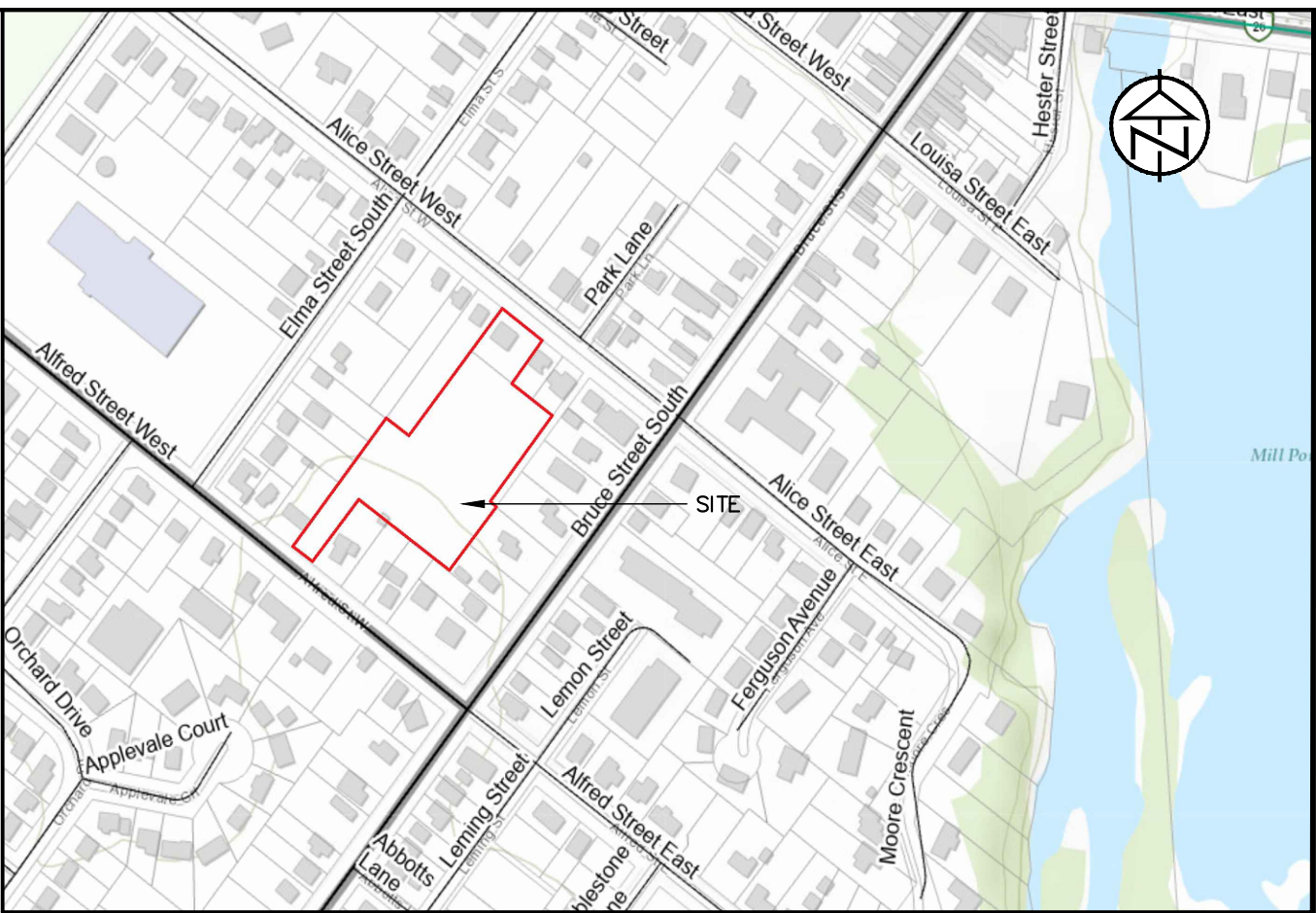
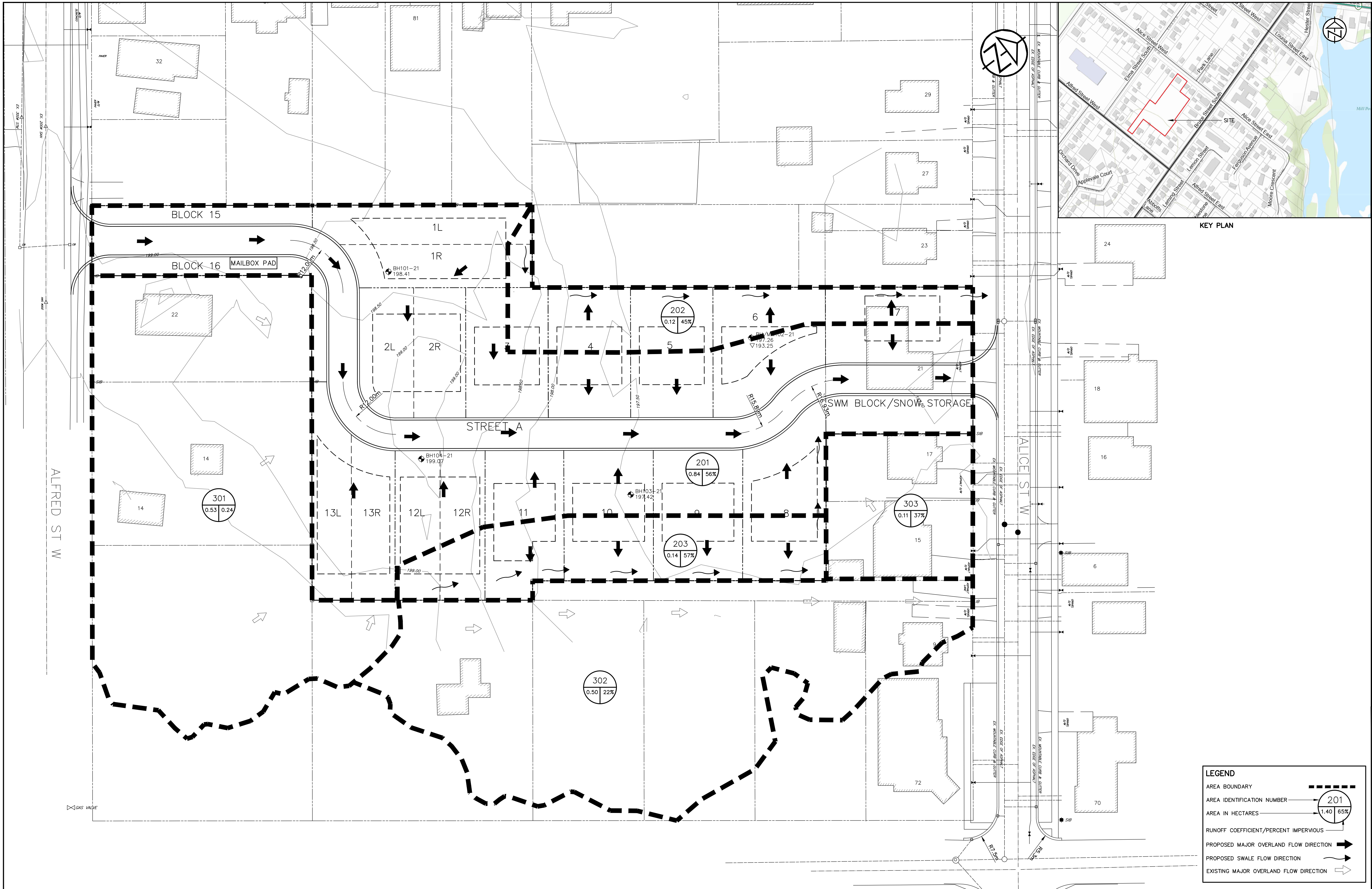
PP01



LEGEND

- AREA BOUNDARY
- AREA IDENTIFICATION NUMBER
- AREA IN HECTARES
- RUNOFF COEFFICIENT/PERCENT IMPERVIOUS
- EXISTING MAJOR OVERLAND FLOW DIRECTION

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KEY PLAN

LEGEND

- AREA BOUNDARY
- AREA IDENTIFICATION NUMBER
- AREA IN HECTARES
- RUNOFF COEFFICIENT/PERCENT IMPERVIOUS
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