

CONSTRUCTION NOTES:

GENERAL

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. SEDIMENT AND EROSION CONTROL MEASURES THAT ARE DESIGNED TO CONTROL RUNOFF FROM SPECIFIC AREAS MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO SITE.
- THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES. SUCH MEASURES MUST BE PRESENTED IN WRITING FOR APPROVAL OF THE CONTRACT ADMINISTRATOR AND THE TOWN.
- THE CONTRACTOR SHALL HAVE MATERIALS AVAILABLE ON-SITE TO REPAIR SEDIMENT AND EROSION CONTROL MEASURES IN THE EVENT OF UNFORESEEN CONDITIONS: HIGHWATER, EXTREME RAINFALL EVENTS, ETC.
- MUD MATS TO BE CONSTRUCTED AT SITE ACCESS POINT FROM STREET B.
- NO MAINTENANCE, REPAIR WORK OR CONSTRUCTION EQUIPMENT IS ALLOWED WITHIN 30m OF AN EXISTING WATERCOURSE EXCEPT AS NOTED.
- TEMPORARY TOPSOIL STOCKPILES ARE TO BE A MAXIMUM OF 5m HIGH WITH MAXIMUM 2:1 SIDE SLOPE AND BE PROVIDED WITH THE NECESSARY SEDIMENT AND EROSION CONTROL FEATURES PRIOR TO CONSTRUCTION. IF THE TOPSOIL STOCK PILES ARE TO REMAIN FOR A PERIOD LONGER THAN 30 DAYS, STOCKPILES SHALL BE SEEDED. CONTRACTOR TO ENSURE POSITIVE DRAINAGE THROUGH SITE SUCH THAT NO UPSTREAM OR DOWNSTREAM IMPACT OCCURS DURING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN ALL ADJACENT ROADWAYS AS REQUIRED OR AS DIRECTED BY SITE ENGINEER OR TOWN.

MAINTENANCE & OPERATION OF SEDIMENT CONTROLS

A) SILT FENCE

- SILT FENCE MUST BE INSPECTED WEEKLY FOR RIPS OR TEARS, BROKEN STAKES, BLOW-OUTS AND ACCUMULATION OF SEDIMENT.
- SILT FENCE MUST BE INSPECTED IMMEDIATELY AFTER EVERY RAIN STORM EVENT OR AS DIRECTED BY SITE ENGINEER.
- SEDIMENT DEPOSITS MUST BE REMOVED FROM SILT FENCE WHEN ACCUMULATION REACHES 50% OF THE HEIGHT OF THE FENCE.
- ALL SILT FENCES MUST BE REMOVED ONLY WHEN THE ENTIRE SITE IS STABILIZED AND AS DIRECTED BY THE SITE ENGINEER.
- SILT FENCE TO BE INSTALLED ALONG PROPERTY LINE AND ALONG LIMITS OF PROTECTED AREAS.

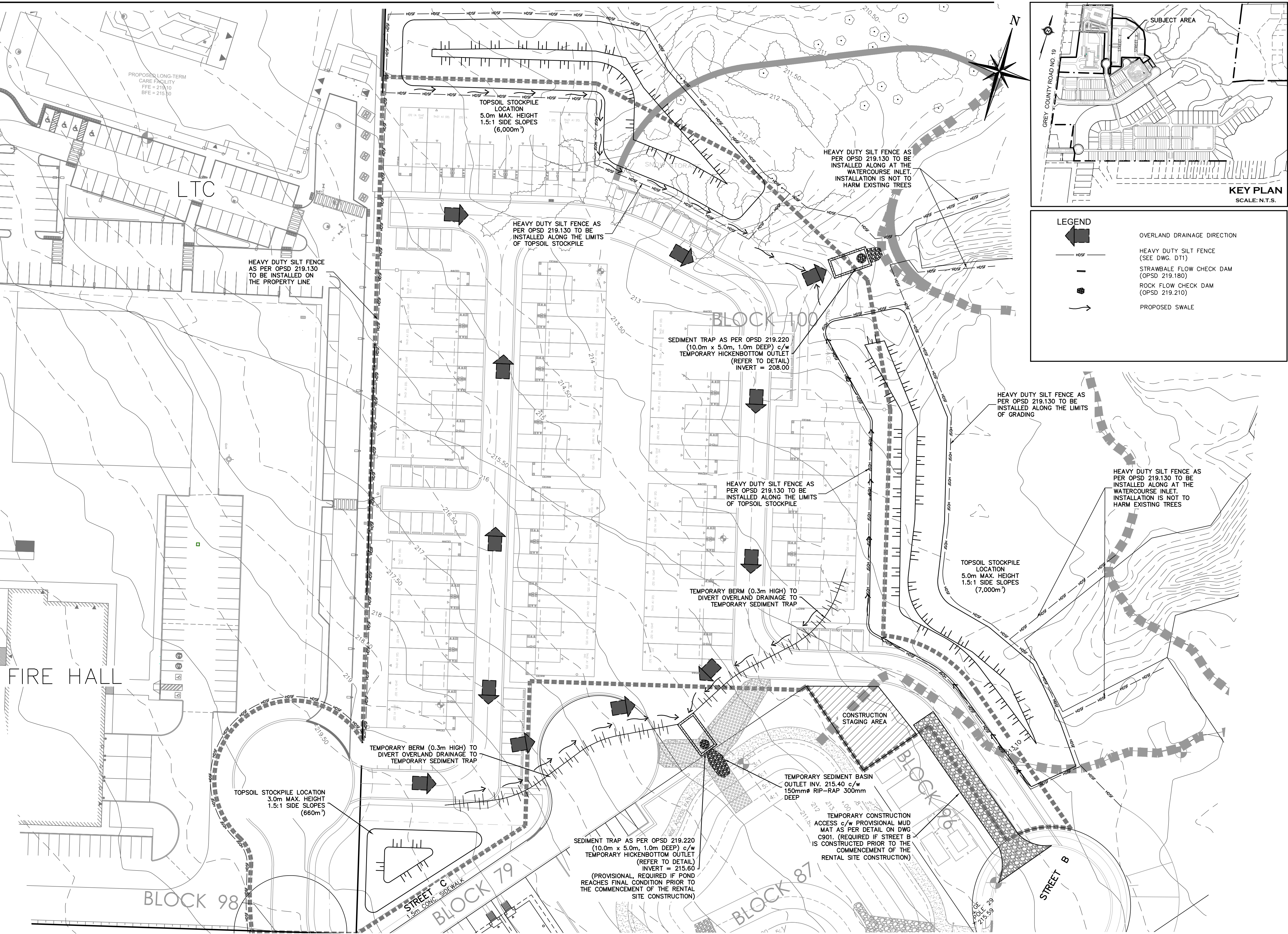
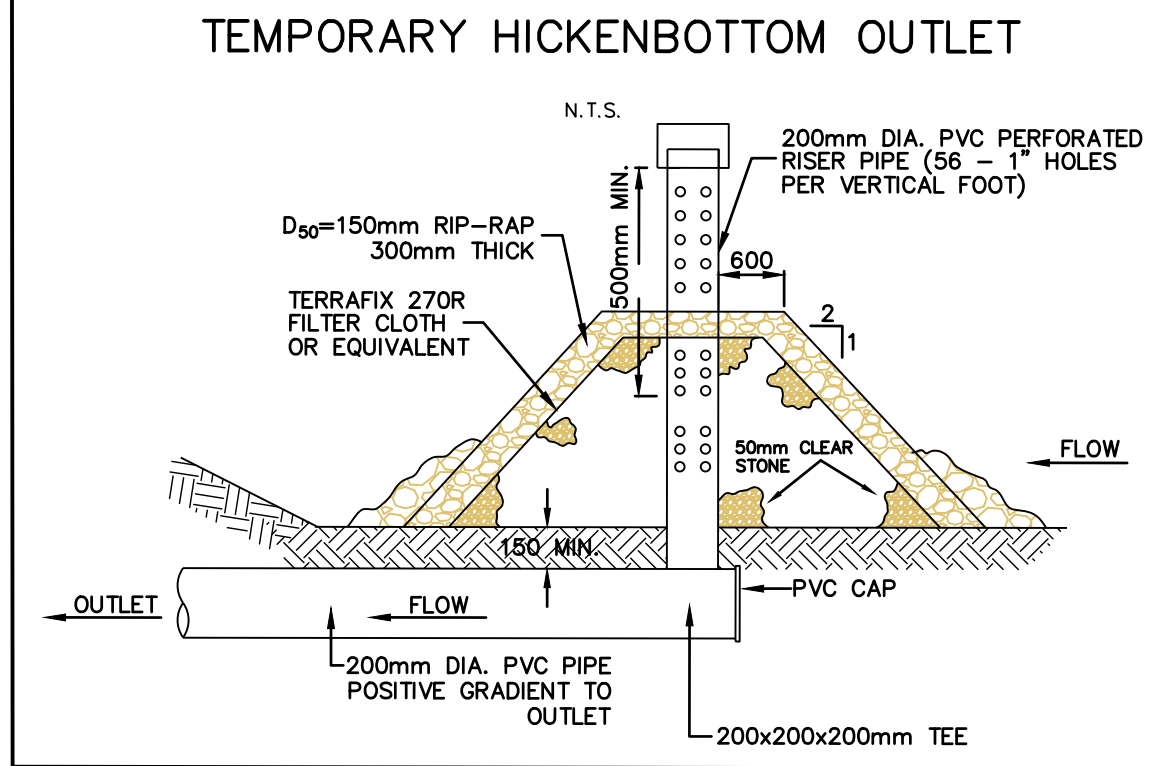
B) MUD MAT

- GEOTEXTILE (TERRAFIX 270R OR APPROVED EQUAL) TO BE PLACED AS SEPARATION BARRIER BETWEEN EXISTING GROUND AND CLEAR STONE.
- INSPECT MUD MAT WEEKLY TO ASSESS CONDITION AND TO ENSURE OPERATION EFFICIENCY.
- SUPPLY AND PLACE ADDITIONAL STONE TO PREVENT MUD TRACKING AS DIRECTED BY SITE ENGINEER.
- MUD MAT TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR AS DIRECTED BY SITE ENGINEER.

BEST CONSTRUCTION PRACTICES

IMPLEMENTATION OF BEST CONSTRUCTION PRACTICES WILL REDUCE THE POTENTIAL FOR SPILLS OR OTHER MATERIALS/EQUIPMENT ENTERING THE WATERCOURSE. THE FOLLOWING MEASURES WILL BE EMPLOYED:

- ALL EQUIPMENT MAINTENANCE AND REFUELLING WILL BE CONTROLLED TO PREVENT DISCHARGE OF PETROLEUM PRODUCTS. VEHICULAR MAINTENANCE AND REFUELLING SHALL BE CONDUCTED AT LEAST 30m DISTANCE FROM THE WATERCOURSE AND ITS BANKS.
- CONSTRUCTION MATERIAL, EXCESS MATERIAL, CONSTRUCTION DEBRIS AND EMPTY CONTAINERS WILL BE STORED AT LEAST 30m DISTANCE FROM THE WATERCOURSE AND ITS BANKS.
- A "SPILL RESPONSE PLAN" AND THE APPROPRIATE CONTINGENCY MATERIALS TO ABSORB OR CONTAIN ANY PETROLEUM PRODUCTS THAT MAY BE ACCIDENTALLY DISCHARGES WILL BE ON SITE AT ALL TIMES



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- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.

TEMPORARY BENCHMARKS

SBM#1--ELEVATION: 227.78
CONCRETE PIN IN HYDRO POLE AT SOUTH EAST CORNER OF GREY ROAD No. 19 AND STREET B INTERSECTION.

Town

No. ISSUE

0	ISSUED FOR 1st SUBMISSION SPA	2026/06/26
1	ISSUED FOR 2nd SUBMISSION SPA	2026/09/29

DATE: YYYY/MM/DD

Engineer



Engineer

Project

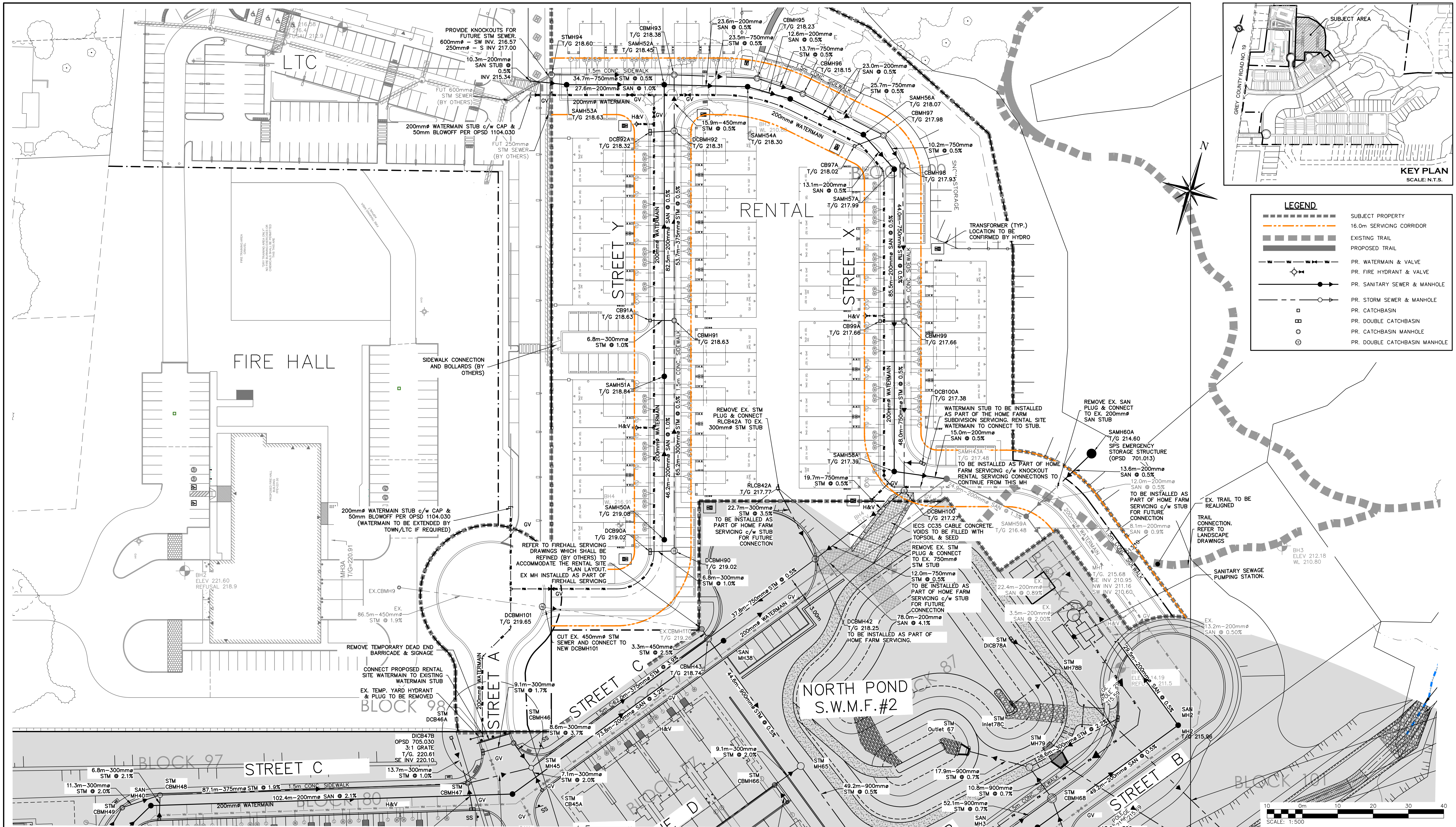
HOME FARM RENTAL DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

Drawing

EROSION AND SEDIMENT
CONTROL PLAN



Drawn By	B.B.	Design By	B.B.	Project	721-3464
Check By	B.H./J.E./R.W.	Check By	B.H./J.E./R.W.	Drawing	C201



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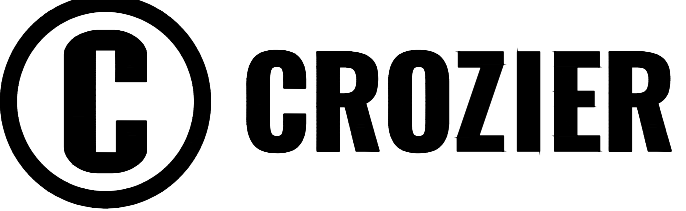
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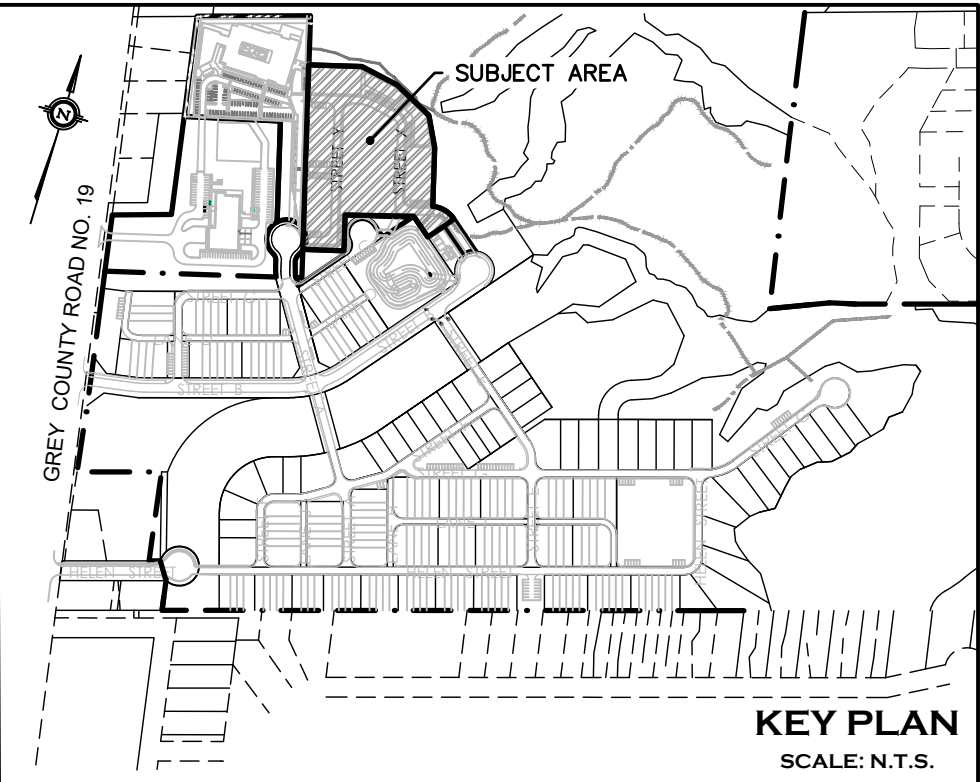
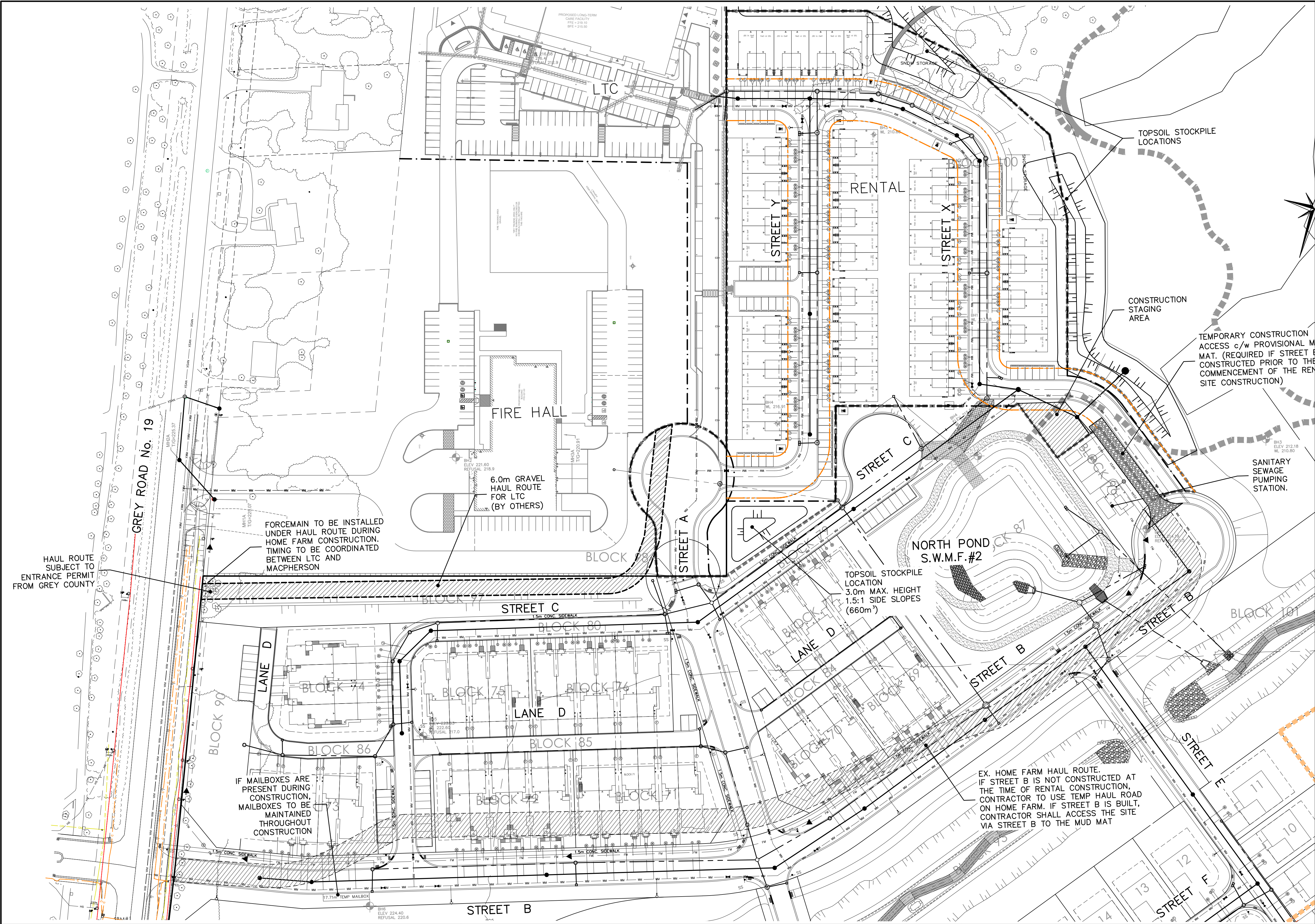
HOME FARM RENTAL DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

GENERAL SERVICING PLAN



CROZIER

Drawn By	B.B.	Design By	B.B.	Project	721-3464
Check By	B.H./J.E./R.W.	Check By	B.H./J.E./R.W.	Drawing	C301



LEGEND	
	SUBJECT PROPERTY
	16.0m SERVICING CORRIDOR
	EXISTING TRAIL
	PROPOSED TRAIL
	PR. WATERMAIN & VALVE
	PR. FIRE HYDRANT & VALVE
	PR. SANITARY SEWER & MANHOLE
	PR. STORM SEWER & MANHOLE
	PR. CATCHBASIN
	PR. DOUBLE CATCHBASIN
	PR. CATCHBASIN MANHOLE
	PR. DOUBLE CATCHBASIN MANHOLE

- GENERAL NOTES**
- HAUL ROUTES SHALL INCLUDE CUT OFF SWALES ON UP STREAM SIDE DIRECTED TO SEDIMENT BASINS.
 - STOCKPILES AND CONSTRUCTION RELATED MATERIALS TO BE PROPERTY CONTAINED (SILT FENCING) AND SEPARATED A MINIMUM OF 30m FROM ANY WATERBODY.
 - NO STORAGE, MAINTENANCE OR REFUELLING OF EQUIPMENT IS ALLOWED WITHIN 30m OF AN EXISTING WATERCOURSE.
 - A SPILL RESPONSE PLAN AND THE APPROPRIATE CONTINGENCY MATERIALS TO ABSORB OR CONTAIN ANY PETROLEUM PRODUCTS THAT MAY BE ACCIDENTALLY DISCHARGED TO BE ON SITE AT ALL TIMES.



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Engineer

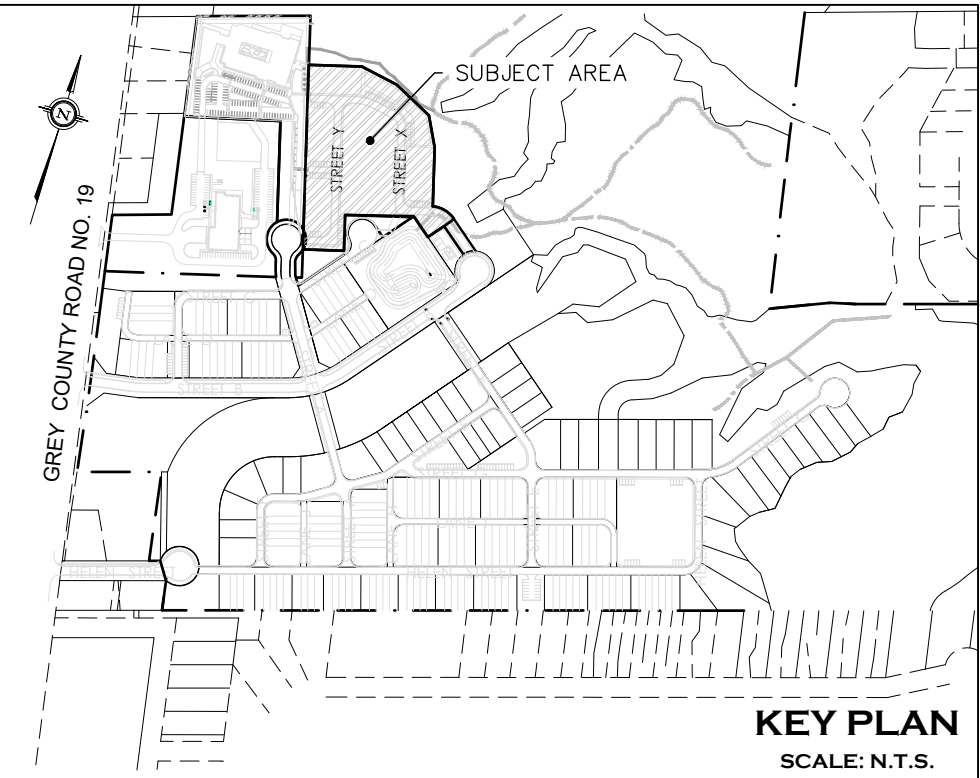
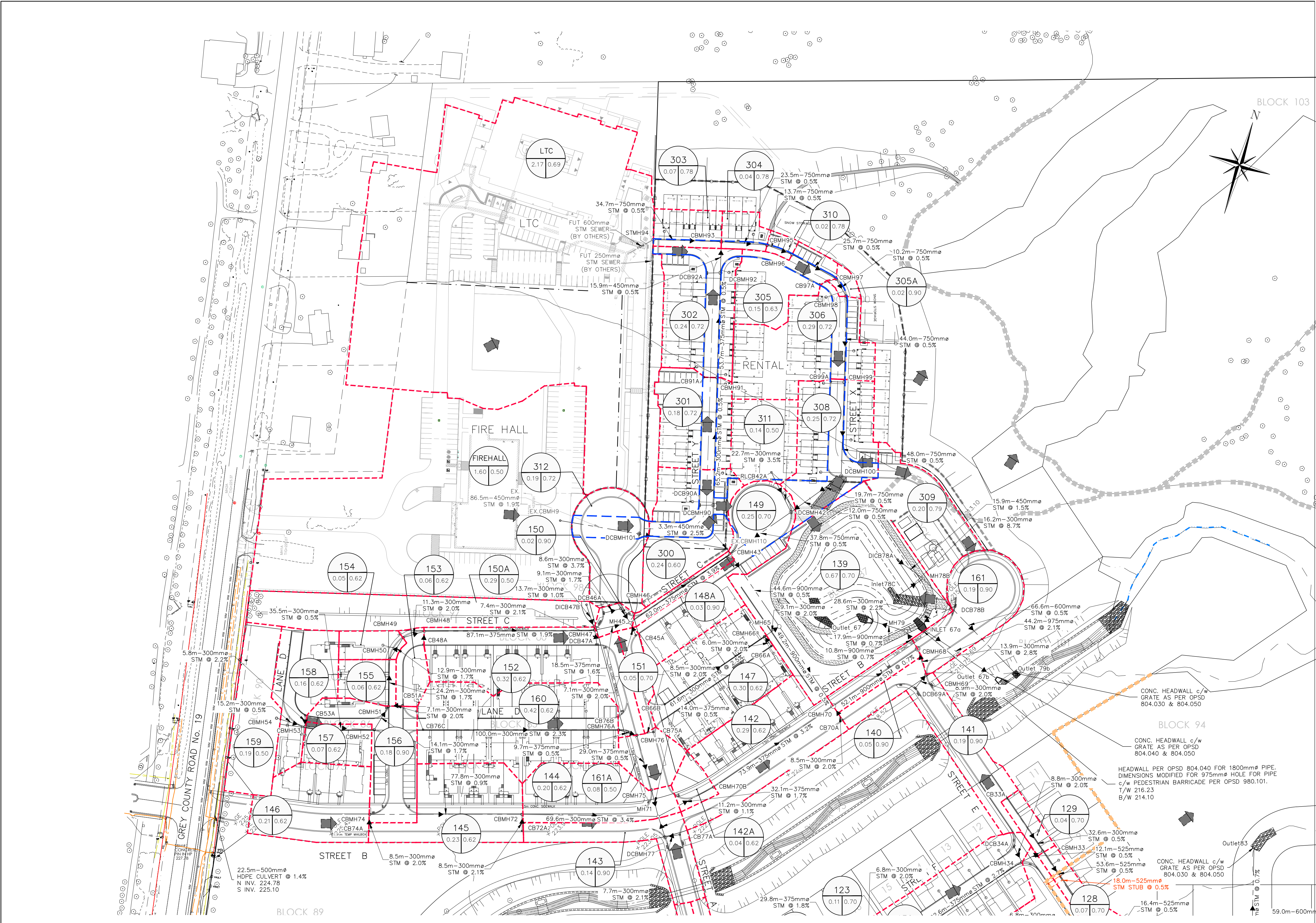
Engineer

Project

HOME FARM RENTAL DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

COORDINATION PLAN

Drawn By	B.B.	Design By	B.B.	Project	721-3464
Check By	B.H./J.E./R.W.	Check By	B.H./J.E./R.W.	Drawing	C202



LEGEND

- SUBJECT PROPERTY
- PR. DRAINAGE CATCHMENTS
- PR. STORM SEWER & MANHOLE
- DRAINAGE I.D.
- RUNOFF COEFFICIENT
- AREA (ha)
- OVERLAND FLOW EASEMENT



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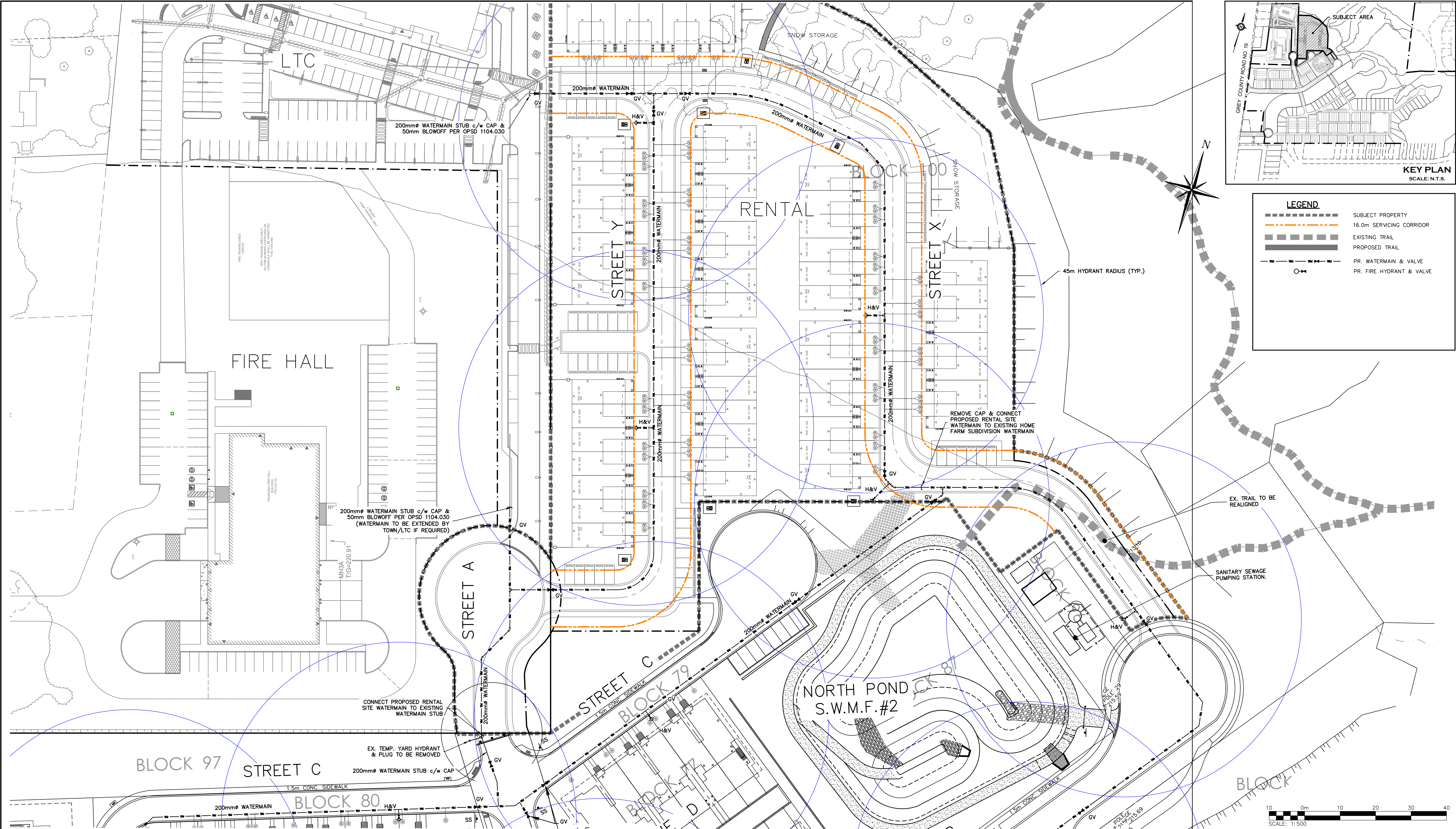
Engineer	Project

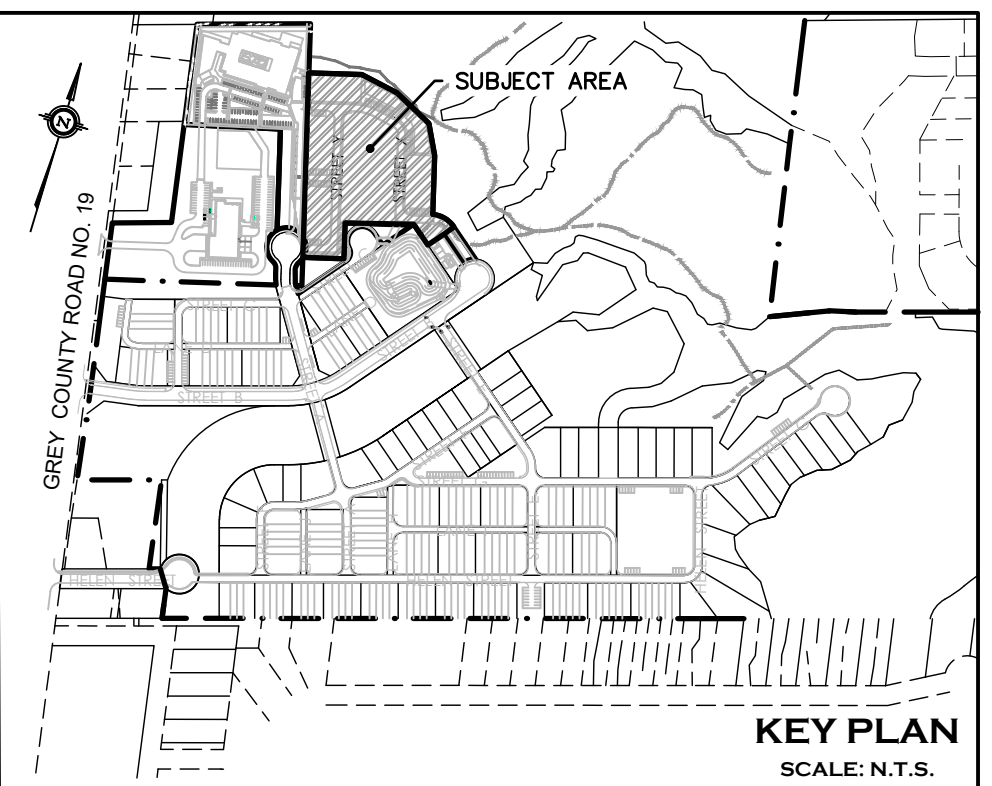
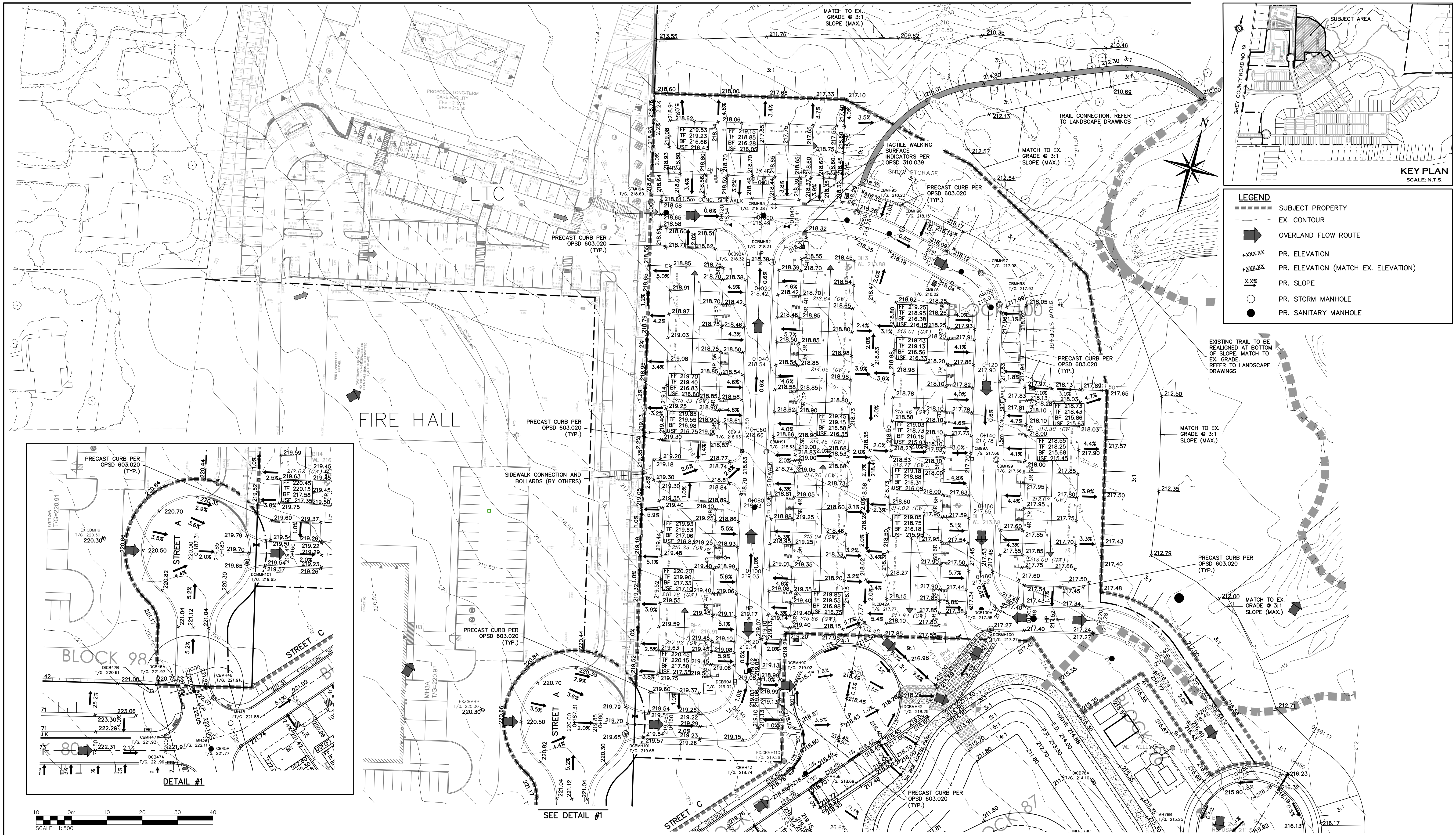
HOME FARM RENTAL DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

STORM DRAINAGE AREA PLAN



Drawn By	B.B.	Design By	B.B.	Project	721-3464
Check By	B.H./J.E./R.W.	Check By	B.H./J.E./R.W.	Drawing	C302





LEGEND	
	SUBJECT PROPERTY
	EX. CONTOUR
	OVERLAND FLOW ROUTE
+XXX.XX	PR. ELEVATION
+XXX.XX	PR. ELEVATION (MATCH EX. ELEVATION)
X.X%	PR. SLOPE
	PR. STORM MANHOLE
	PR. SANITARY MANHOLE

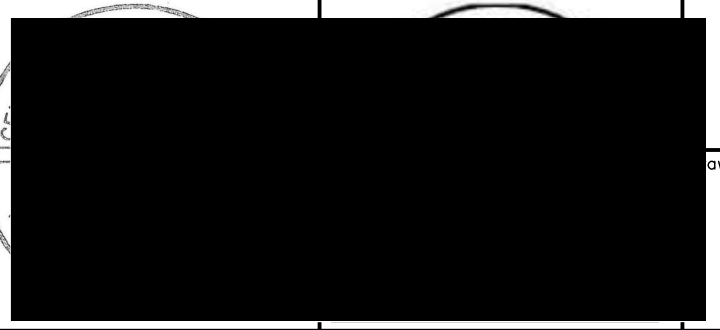
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Engineer



Engineer

Project

HOME FARM RENTAL DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

SITE GRADING PLAN



Drawn By	B.B.	Design By	B.B.	Project	721-3464
Check By	B.H./J.E./R.W.	Check By	B.H./J.E./R.W.	Drawing	C401



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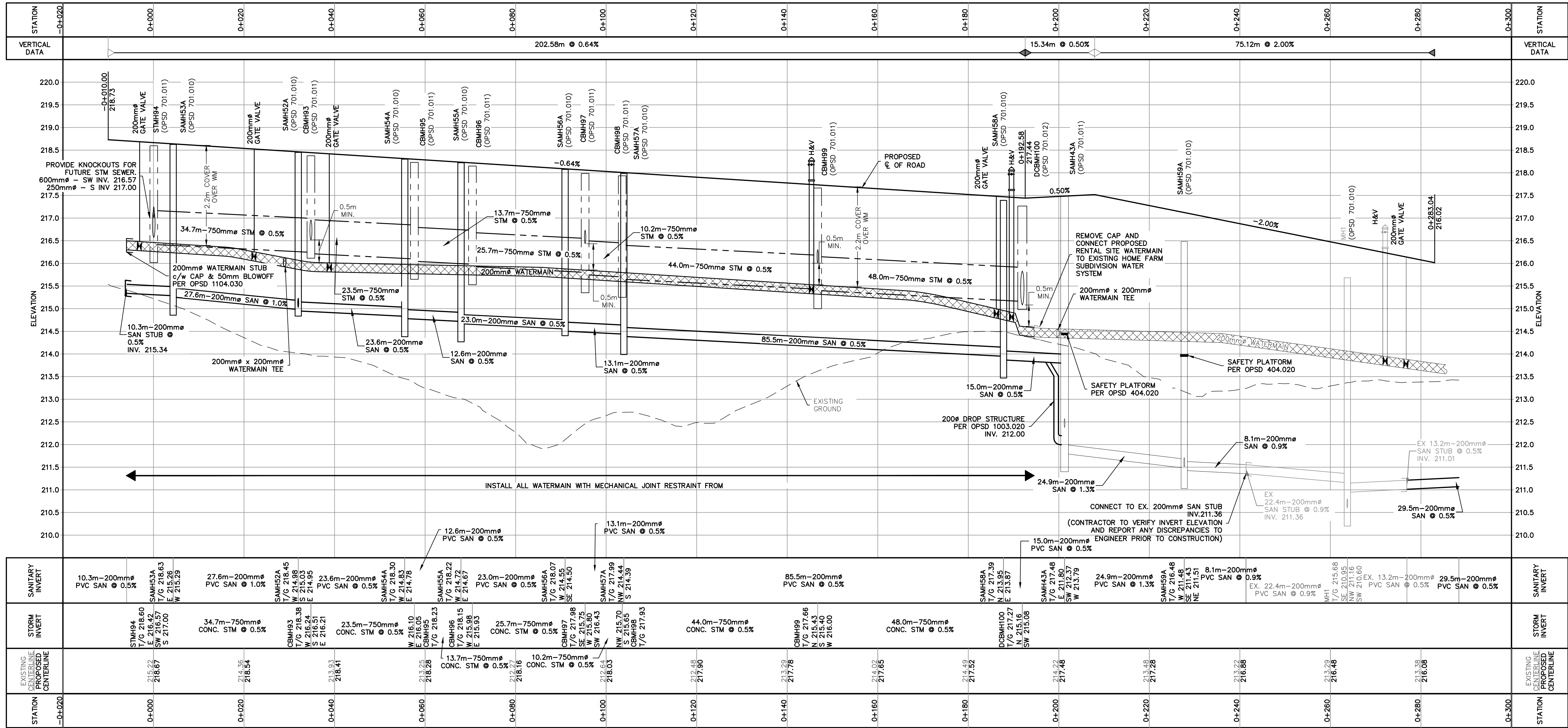
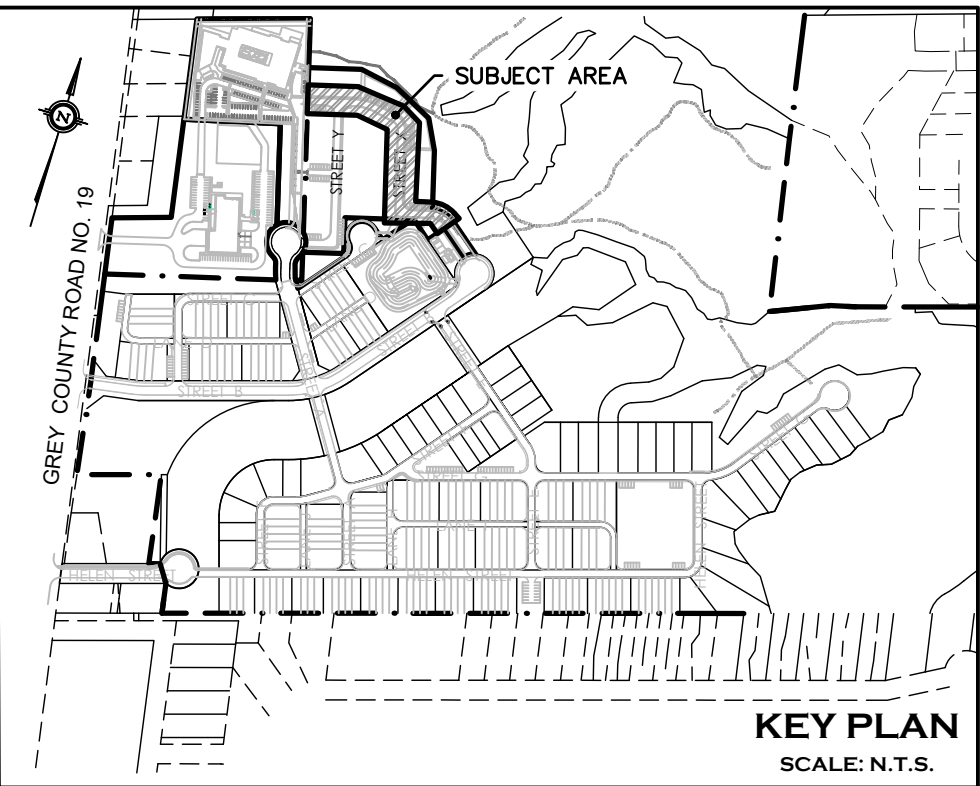
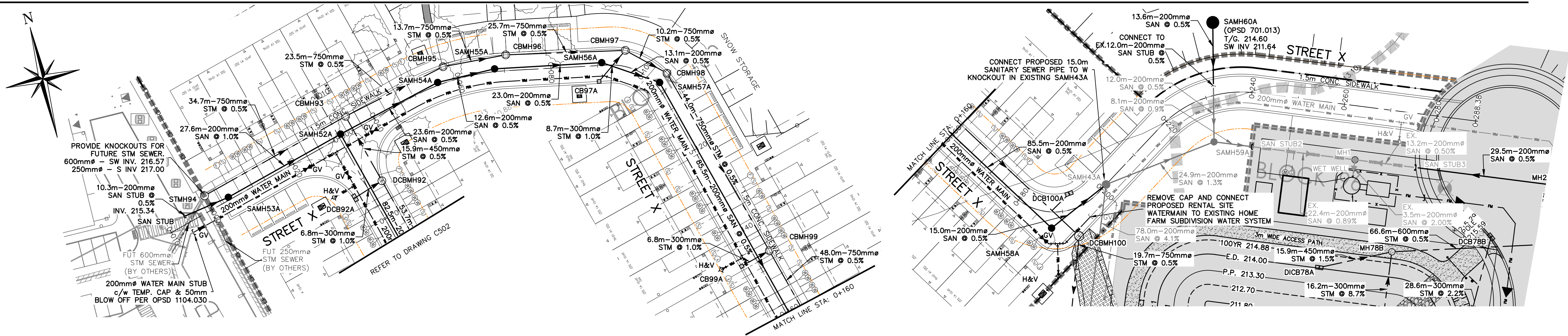
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HOME FARM RENTAL DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

FUTURE PARKING SPACES
GRADING PLAN

C CROZIER

Drawn By	B.B.	Design By	B.B.	Project	721-3464
Check By	B.H./J.E./R.W.	Check By	B.H./J.E./R.W.	Drawing	C402



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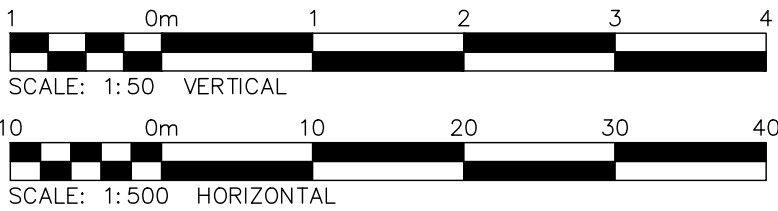
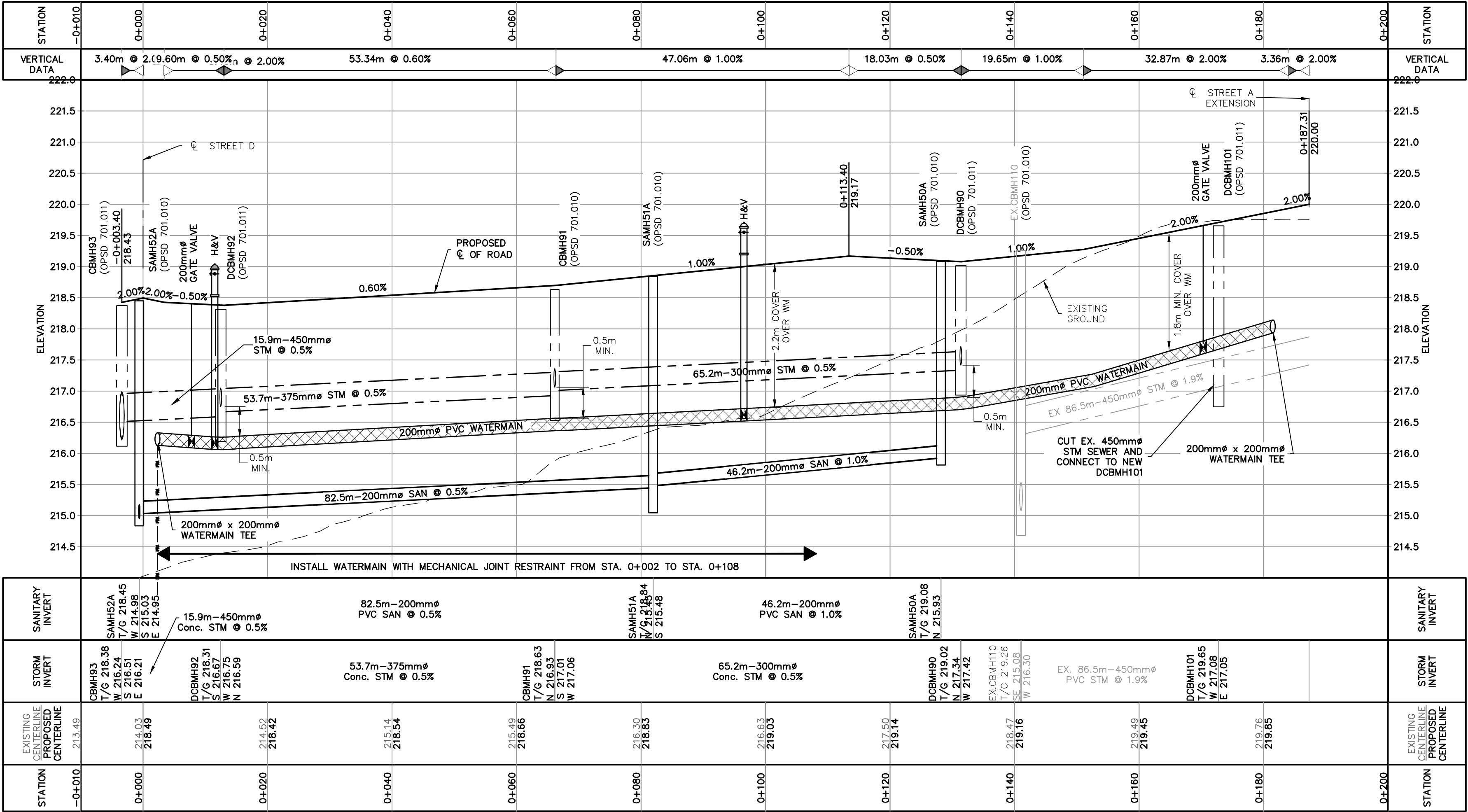
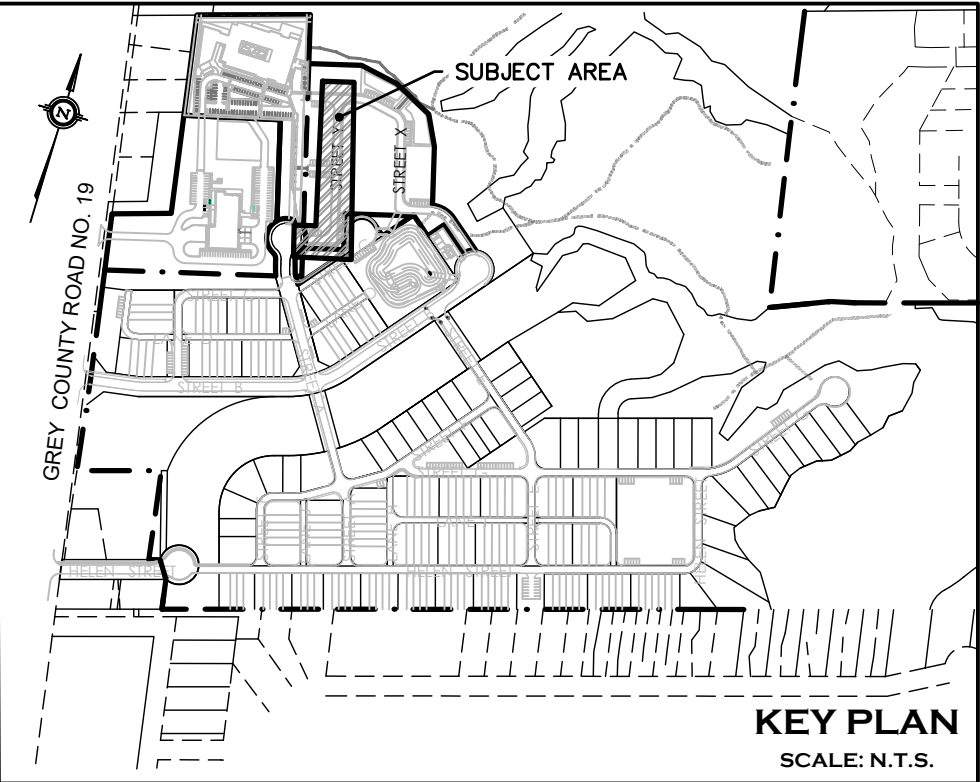
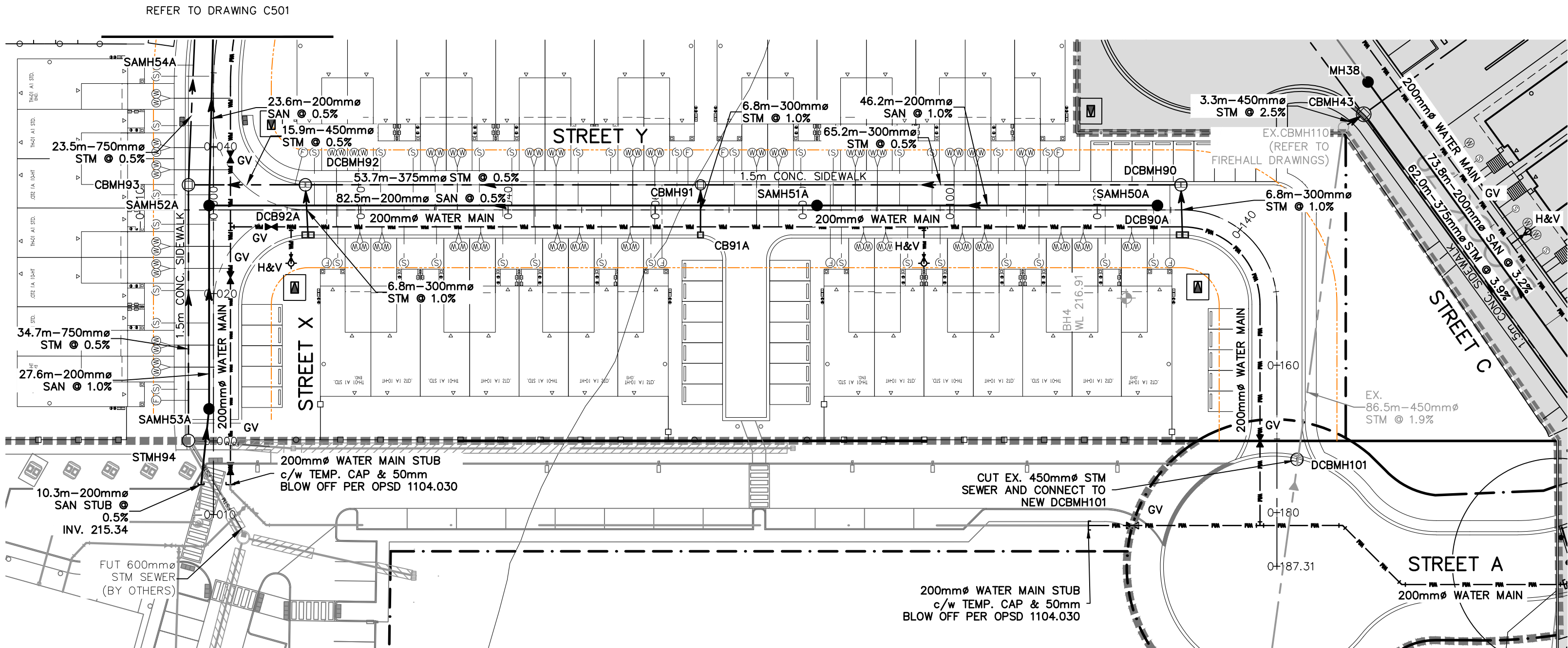
Engineer

Project

HOME FARM RENTAL DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS
PLAN AND PROFILE
STREET 'X'
(STA 0+000 TO STA 0+300)



Drawn By B.B. Design By B.B. Project 721-3464
Check By B.H./J.E./R.W. Check By B.H./J.E./R.W. Drawing C501



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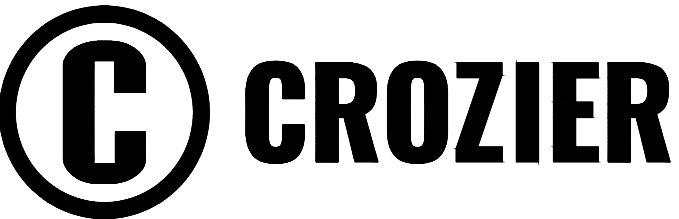
Engineer

Engineer

Project

HOME FARM RENTAL DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

PLAN AND PROFILE
STREET 'Y'
(STA 0+000 TO STA 0+200)



Drawn By	B.B.	Design By	B.B.	Project	721-3464
Check By	B.H./J.E./R.W.	Check By	B.H./J.E./R.W.	Drawing	C502

1. ALL EXISTING UNDERGROUND UTILITIES AND SERVICES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ANY SITE ILLUMINATION TO BE DIRECTED DOWNWARD AND INTERNAL TO SITE ONLY.
3. DETAILS ON PROPOSED PLANTING, LANDSCAPE FEATURES, SITE TREATMENTS ARE PREPARED BY LANDSCAPE ARCHITECT.
4. ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE TOWN PRIOR TO ANY WORKS COMPLETED WITHIN THE MUNICIPAL RIGHT-OF-WAY (ROW). CONTRACTOR IS RESPONSIBLE TO RETAIN PERMIT.
5. ALL BOULEVARDS & DISTURBED AREAS ARE TO BE RESTORED TO EXISTING CONDITIONS OR BETTER, 100mm TOPSOIL & SEED UNLESS OTHERWISE NOTED.
6. CLEAR STONE WRAPPED IN FILTER CLOTH CAN BE SUBSTITUTED FOR BEDDING MATERIAL IF APPROVED BY THE GEOTECHNICAL ENGINEER.
7. ALL PROPERTY BARS TO BE PROTECTED DURING CONSTRUCTION. BARS ARE TO BE PLACED BY O.L.S. AT CONTRACTOR'S EXPENSE IF DAMAGED OR REMOVED.
8. DOWNGRAVING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS-517 & 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING WECP PERMIT IF REQUIRED.
9. ALL RIP-RAP/GABION MATTRESSES TO BE PLACED UPON FILTER CLOTH.
10. THE NOTES ON THIS SHEET APPLY TO ALL WORKS UNDER THIS CONTRACT UNLESS OTHERWISE NOTED ON THE PLAN AND PROFILE DRAWINGS AND/OR SPECIFIC DETAIL DRAWINGS.
11. ALL MATERIALS TO COMPLY WITH THE MANUFACTURER'S SPECIFICATIONS PER APPROVED PRODUCTS AS LISTED IN TOWN MATERIALS SPECIFICATIONS.
12. THE STANDARD DRAWINGS OF THE TOWN OF BLUE MOUNTAIN, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS) AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) CONSTITUTE PART OF THE PLANS OF THIS CONTRACT. IN THE ORDER OF PRECEDENCE OF THE DRAWINGS, THE FIRSTLY TOWN OF BLUE MOUNTAIN STANDARD DRAWINGS, AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RELEVANT STANDARD DRAWINGS AND SPECIFICATIONS AS REQUIRED FOR THIS CONTRACT.
14. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHOWN ON THE ENGINEERING DRAWINGS ARE IN METERS OR MILLIMETERS.
15. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
16. PRIVATE STREET SIGNS TO BE BLUE AND PUBLIC STREET SIGNS TO BE GREEN IN ACCORDANCE WITH ENGINEERING STANDARDS.

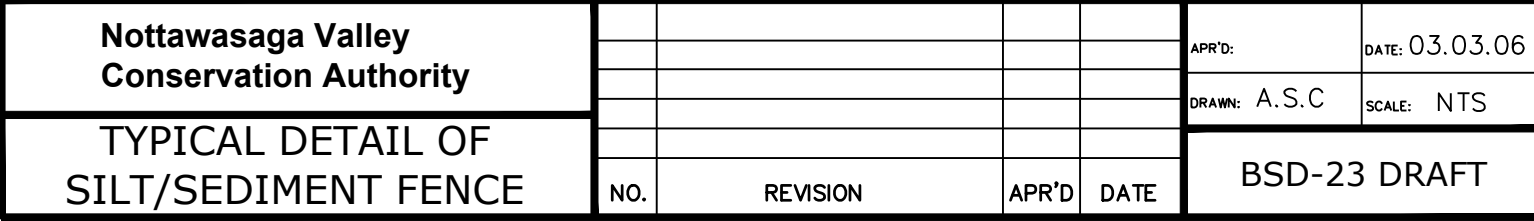
1. ALL EXCAVATION SHALL CONFORM TO THE CURRENT ONTARIO PROVINCIAL SPECIFICATION FOR GRADING OPSS 206. THE DEVELOPER SHALL RETAIN A QUALIFIED SOILS CONSULTANT TO CARRY OUT COMPACTION TESTS ON THE COMPACTED SUBGRADE AND SUBSEQUENT LAYS OF GRANULAR BASE MATERIAL BEFORE PLACEMENT OF NEXT GRANULAR OR ASPHALT LAY.
2. ALL VEGETATION, Boulders Over 150mm ϕ , TOPSOIL AND ORGANIC OR FROST-SUSCEPTIBLE MATERIALS, SHALL BE REMOVED FROM THE ROAD BASE TO A DEPTH OF AT LEAST 1.20m BELOW FINISHED GRADE AND REPLACED WITH SUITABLE MATERIAL.
3. ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE REMOVED FROM THE ENTIRE "ROAD CORRIDOR" AND DEPOSITED OFF THE SITE TO A DISPOSAL AREA APPROVED BY THE SITE ENGINEER.
4. THE SUB-GRADE SHALL BE SHAPED TO CONFORM TO THE REQUIRED LONGITUDINAL GRADE AND CROSS-SECTION AND SHALL HAVE A CROSSFALL OF 3% FROM THE SOUTH OR EAST SIDE TO THE NORTH OR WEST SIDE OF THE ROADWAY.
5. NATIVE SUB-GRADE TO BE GRADED, COMPACTED AND PROOF-ROLLED PRIOR TO PLACEMENT OF GRANULARS. COMPACTION TO BE MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD), ALL IDENTIFIED SOFT AND WEAK SPOTS SHALL BE EXCAVATED AND BACKFILLED WITH A SUITABLE GRANULAR BASE MATERIAL.
6. THE GRANULAR BASE SHALL BE LAID IN CURVE, SMOOTH, PROPERLY GRADED SLOPE GRAD, AND SHALL BE SPREAD FOR THE REQUIRED WIDTH OF THE EDGE OF SUB-GRADE. THE GRANULAR ROAD BASE SHALL CONSIST OF A BOTTOM COURSE OF 450mm MIN. CONSOLIDATED GRANULAR "B" MATERIAL FULL WIDTH ACROSS THE ROADWAY AND A TOP COURSE OF 150mm GRANULAR "A" MATERIAL FULL WIDTH ACROSS THE ROADWAY AND CONFORMING IN ALL RESPECTS TO THE MINISTRY OF TRANSPORTATION ONTARIO PROVINCIAL STANDARD SPECIFICATIONS OPSS 1010.
7. THE GRANULAR BASE MATERIAL SHALL BE THOROUGHLY COMPACTED TO A MINIMUM OF 150mm MAXIMUM COMPACTION DEPTHS, AND EACH LAYER SHALL BE THOROUGHLY COMPACTED TO 100% SPMD.
8. NO GRANULAR BASE SHALL BE PLACED UNTIL THE GRADE ON WHICH IT IS TO BE LAID HAS BEEN INSPECTED AND APPROVED BY THE SOILS CONSULTANT.
9. ALL ROADWAY CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO ONTARIO PROVINCIAL STANDARD SPECIFICATION OPSS-PROV.
10. AS SOON AS THE GRANULAR BASE HAS BEEN COMPLETED IT SHALL BE THOROUGHLY COMPACTED AND SHAPED AND THE BASE COURSE ASPHALT PLACED. THE BASE COURSE SHALL CONSIST OF 50mm OF HL4 BASE COURSE ASPHALT. THE SURFACE COURSE SHALL CONSIST OF 50mm OF SURF COURSE ASPHALT. THE ASPHALT WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO PROVINCIAL SPECIFICATION OPSS 100.
11. THE ASPHALT COMPONENTS SHOULD BE COMPACTED TO 92% MAXIMUM RELATIVE DENSITY, AS PER OPSS/MIN 310.
12. JOINTS WITH EXISTING ASPHALT TO BE SAW CUT STRAIGHT PRIOR TO LACING NEW ASPHALT AND TACK COAT APPLIED TO EXISTING ASPHALT.
13. ALL CURBS, MANHOLES, VALVES, ETC. ARE TO BE INSTALLED TO MATCH GRADE OF BASE COURSE OF ASPHALT AND UP/ON FINISHED GRADE OF LANDSCAPING. UPON PLACEMENT OF SURFACE COURSE OF ASPHALT ALL APPURTENANCES LOCATED IN ROADWAY SHALL BE RAISED TO MATCH FINISHED GRADE.
14. ALL ROAD CROSSING CULVERTS TO BE HDPE 320 KPa PIPE TO CL-625 CSA S6 UNLESS NOTED OTHERWISE. THE MINIMUM COVER DEPTH SHALL BE 1000mm. ALL CULVERTS TO BE INSTALLED WITH FROST PATER TREATMENT PER OPSD 803.030 OR 803.031 & RIP RAP END TREATMENT PER OPSD 810.010. MINIMUM COVER TO BE 0.3m (0.5m RECOMMENDED) AT ALL POINTS ALONG CULVERTS.
15. PERFORATED SUBDRAIN (100mm ϕ FOR INTERNAL ROADWAYS & 150mm ϕ FOR PUBLIC ROADS) SHALL BE INSTALLED CONCENTRICALLY TO BOTH SIDES OF ALL ROADS WHERE THE TOWN OF URBAN ROAD SECTION ARE BEING APPLIED UNLESS SOIL CONDITIONS WARRANT OTHERWISE, AND CONNECTED TO STORM SEWER SYSTEMS, ALL SUBDRAINS ARE TO BE INSTALLED IN ACCORDANCE WITH OPSS/MIN. 405 AND OPSS 421.
16. GRADEPADS TO BE CONSTRUCTED PER SAME MAKE-UP AS SIDEWALKS.
17. CURBS SHALL BE CONSTRUCTED AND INSTALLED TO FACILITATE SAFE PEDESTRIAN MOVEMENT AND ENCOURAGE PEDESTRIAN TRAFFIC. ALL CONCRETE SIDEWALK RAMPS SHALL INCLUDE TACTILE WALKING SURFACE INDICATORS IN ACCORDANCE WITH OPSD 310.039.

1. STORM SEWER PIPE SHALL BE CONSTRUCTION CONCRETE CL-650 NON-REINFORCED CONCRETE PIPE. MAY BE USED FOR SIZES OF MAINLINE SEWER UP TO AND INCLUDING 375mm². REINFORCED CONCRETE PIPE MAY BE USED FOR ALL SIZES OF MAINLINE SEWER.
2. MINIMUM PIPE SIZE, INCLUDING CATCHBASIN LEADS, SHALL BE 300mm².
3. RIGID PIPE BEDDING SHALL BE IN ACCORDANCE WITH OPSS 401. BEDDING AND BACKFILLING TO BE IN ACCORDANCE WITH OPSS 802.030, 802.031, 802.032, 802.033 OR 802.034 AS APPLICABLE. UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL CONSULTANT.
4. FLEXIBLE PIPE BEDDING SHALL BE IN ACCORDANCE WITH OPSS 401. BEDDING AND BACKFILLING TO BE IN ACCORDANCE WITH OPSS 802.010, 802.013, OR 802.014 AS APPLICABLE. UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL CONSULTANT.
5. PRECAST STORM MANHOLES SHALL BE PER OPSS 701.010 (1200mm²), 701.011 (1500mm²) OR 701.012 (1800mm²). WITH FRAME AND GRATE PER OPSS 705.010 (SINGLE) OR 705.020 (DOUBLE). ALLOW RECTANGULAR LADDER ROPS OPSS 405.010.
6. CATCHBASIN MANHOLE FRAME AND GRATE PER OPSS 400.020. BENCHING SHALL BE PROVIDED IN ALL MANHOLES IN ACCORDANCE WITH OPSS 710.021.
7. EXTERNAL DROP STRUCTURES SHALL BE PROVIDED WHEN THE DIFFERENCE IN INVERT ELEVATION IS GREATER THAN 600mm. ALL MAINTENANCE HOLES FOR STRUCTURES ARE TO BE IN ACCORDANCE WITH OPSS 1003.010. THE USE OF INVERT DROP STRUCTURES IS NOT PERMITTED.
8. PRECAST CATCHBASINS ARE TO BE OPSS 705.010 (SINGLE) OR 705.020 (DOUBLE) WITH FRAME AND GRATE OPSS 400.020. ALL CATCHBASINS AND CATCHBASIN MANHOLES SHALL HAVE SUMPS PER OPSS 705.010.
9. ALL CONNECTIONS OF FLEXIBLE SEWER PIPE TO ANY STRUCTURE SHALL BE WATERTIGHT. CONNECTIONS TO ALL STRUCTURES INCLUDING EXIST. AND TRULVERT END TREATMENT SHALL BE IN ACCORDANCE WITH OPSS 708.020. BE GROUDED IN PLACE. PIPE SUPPORT AT ALL STRUCTURES TO BE IN ACCORDANCE WITH OPSS 708.020.
10. ROOF LEADERS SHALL NOT BE DIRECTLY CONNECTED TO THE TOWN SEWER SYSTEMS. LEADERS SHALL DISCHARGE TO SPLASH PANS IN LANDSCAPED AREAS DRAINING TO SIDE YARD SWALES AND DIRECTED TO THE REAR OF THE LOT WHERE POSSIBLE AS PER TOWN STANDARD DRAWING 4.1A (URBAN). LEADERS SHALL BE TERMINATED AT PROPERTY LINE.
11. FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSS 701.100. FROST STRAPS SHALL BE CONTINUOUS AND EXTEND A MINIMUM OF 4m BELOW GRADE.
12. CULVERTS ARE NOT TO EXTEND TO DITCH INVERT BUT ARE TO BE 0.6m SHORTER TO AVOID IMPEDING DITCH FLOW.
13. THE MINIMUM SIZE FOR ROAD CROSSING CULVERTS SHALL BE 600mm. CULVERTS SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 421. AND TRULVERT END TREATMENT SHALL BE IN ACCORDANCE WITH OPSS 421. APPROPRIATE OPSS. ENTRANCE AND OTHER INLINE DITCH CULVERTS SHALL BE MINIMUM 500mm DIAMETER AND A MAXIMUM LENGTH OF 9m WITHOUT PROVIDING ACCESS.
14. FOUNDATION DRAINS SHALL NOT BE CONNECTED DIRECTLY TO THE TOWN SEWER SYSTEMS UNDER ANY CIRCUMSTANCES. A SUMP PUMP SYSTEM WITH DISCHARGE TO A 100mm² RESIDENTIAL STORM SEWER SERVICE CONNECTION WITH AN AIR GAP AS PER TOWN STANDARD DRAWING 4.1A (URBAN). WHERE STORM SEWER CONNECTIONS ARE NOT AVAILABLE, THE SUMP PUMP SYSTEM SHALL DISCHARGE TO A SPLASH PAN IN A LANDSCAPED AREA WITH THE WATER DRAINING TO SIDE YARD SWALES AND DIRECTED TO THE REAR OF THE LOT WHERE POSSIBLE AS PER TOWN STANDARD DRAWING 4.1B (RURAL).
15. SERVICE CONNECTIONS:
 - A. STORM SERVICE CONNECTIONS ARE PERMITTED ONLY BY SERVICE CONNECTION. WYE (DOUBLE) CONNECTIONS ARE NOT PERMITTED.
 - B. STORM SERVICES SHALL HAVE A MINIMUM 1.2m COVER AND SHALL BE INSTALLED WITH A MINIMUM GRADE OF 1.0%.
 - C. ALL STORM SERVICE CONNECTIONS TO THE MAINLINE SHALL BE PREFABRICATED TEES OR FACTORY-MADE FITTINGS.
 - D. ALL SERVICE CONNECTIONS TO THE MAINLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 1.0m. SERVICE LINE WITH A GASKETED CAP/PLUG AND A 38mm x 89mm MARKER EXTENDING A MINIMUM OF 600mm ABOVE GRADE AND PAINTED WHITE.

1. ALL WATERMAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPSS MUNI 441 AND AWWA C605-94 STANDARDS, LATEST REVISION..
2. WATERMAIN PIPE SHALL BE PVC D1818 (SIZES UP TO 3000mm), CONFORMING TO AWWA C900. ALL PIPE MATERIALS SHALL MEET NSF/ANSI 61 CERTIFICATION. A DIFFERENT PIPE STRENGTH OR TYPE MAY BE REQUIRED BY THE SPECIFICATIONS FOR SPECIAL APPLICATIONS.
3. WATERMAIN DEFLECTION NOT TO EXCEED MANUFACTURER'S RECOMMENDATIONS. WHERE DEFLECTION CAN NOT MEET MANUFACTURER'S RECOMMENDATIONS, CONTRACTOR TO INSTALL THE REQUIRED MANUFACTURED BEND AS NECESSARY.
4. WATERMAIN BEDDING SHALL BE GRANULAR "A" OR AN APPROVED EQUIVALENT AS PER OPSD 802.010 AND AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
5. THE COMPLETE WATER SYSTEM INCLUDING SERVICE CONNECTIONS TO THE PROPERTY LINE AND HYDRANTS SHALL BE TESTED IN ACCORDANCE WITH "THE BLUE MOUNTAIN WATERMAIN COMMISSIONING PROTOCOL" AVAILABLE ON THE TOWN'S WEBSITE. TESTING OF THE WATER SYSTEM SHALL BE DONE WITH THE PARTICIPATION OF THE WATER DEPARTMENT.
6. ALL TESTING REQUIRES NOTIFICATION IN WRITING, 48 HOURS PRIOR TO ALL TESTING.
7. ALL CONNECTIONS TO EXISTING MUNICIPAL SUPPLY MAINS MUST BE WITNESSED AND INSPECTED BY THE MUNICIPALITY OR REPRESENTATIVE AND GIVING 48 HOURS NOTICE PRIOR TO BACKFILLING OPERATIONS.
8. THE PVC PIPE INSTALLATION SHALL INCLUDE TRACER WIRE. TRACER WIRE TO BE 10 GAUGE, MULTI-STRAND SHALL BE USED. ATTENTION TO BE GIVEN TO THE LENGTH OF THE TRACER WIRE. ALL CONNECTIONS SHALL BE MADE WITH "DRYCONUM WATERPROOF CONNECTORS" OR APPROVED EQUIV. MUNICIPALITY MUST BE ON SITE DURING ANY TRACER WIRE CONTINUITY TESTING.
9. THE MINIMUM COVER ON WATERMAINS SHALL BE 1.7m. WHEN COVER IS LESS THAN 1.7m, CONTRACTOR TO PROVIDE INSULATION PER DETAIL ON DWG D13.
10. A MINIMUM HORIZONTAL SEPARATION OF 2.5m SHALL BE MAINTAINED BETWEEN THE WATERMAIN AND ANY SEWER.
11. CORROSION PROTECTION REQUIRED ON AWO AND METALLIC FITTINGS AND PIPE AS PER OPS3 702 & TOWN STANDARD.
12. MECHANICAL JOINT RESTRAINTS SHALL BE REQUIRED AT ALL CHANGES IN PIPE DIRECTION, TERMINATIONS AND ANY LOCATION WHERE THRU PRESSURES MAY OCCUR. WHERE SOIL CONDITIONS ARE SUSPECT, SUCH AS IN DISTURBED SOILS OR SOILS WITH BEARING CAPACITY OF LESS THAN 200kPa, PIPE RESTRAINTERS SHALL BE USED. SEE TOWN STANDARDS OF APPROPRIATE PRODUCT REQUIREMENTS. THE USE OF THREADED RODS IN JOINT RESTRAINT IS NOT PERMISSIBLE. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF MECHANICAL RESTRAINT INSTALLATION LOCATIONS PRIOR TO WATERMAIN INSTALLATION.
13. ALL HYDRANTS SHALL BE PAINTED CHROME YELLOW. ALL HYDRANTS SHALL HAVE A FLEXSTEAK HYDRANT MARKER MODEL C804, 1.2m LONG, COLOUR YELLOW WITH A REFLECTIVE HYDRANT GRAPHIC ON BOTH SIDES AT THE TOP OF THE MARKER. THE REQUIRED HYDRANT MARKER IS POSITIONED ON THE RIGHT FOOT AS VIEWED FROM THE STREET.
14. ISOLATION VALVES SHALL BE RESILIENT WEDGE GATE VALVES WITH MECHANICAL JOINT ENDS, OPEN LEFT. CAP COVER ISOLATION VALVE BRACKETOR SHALL BE VB 2200 SLIDE TYPE 1.65 TO 2.15 OR CAT VB-0003 ITEM VB6684 COMPOSITE COMPLETE WITH GUIDE PLATE AND DUCTILE ADJUSTABLE TOP AND LID OR APPROVED EQUIV. CAP WITH CAP COVER BLVD.
15. VALVE BOX COVER TO BE STAMPED "WATER".

1. MAIN SEWERS SHALL BE PVC SD 35" WITH RUBBER GASKET CONNECTIONS AND MIN. SIZE OF 200mmø. ALL SANITARY SERVICE CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF CSO AND OPSS.
2. SANITARY FORCEMAIN PIPE DESIGN SHOULD REFERENCE MECP GUIDELINES, ONTARIO PROVINCIAL STANDARDS AND TO REQUIREMENTS.
3. RIGID PIPE BEDDING SHALL BE IN ACCORDANCE WITH OPSS 401.0R AS INCREASED BY THE GEOTECHNICAL REPORT. BEDDING AND BACKFILLING TO BE IN ACCORDANCE WITH OPSD 802.030, 802.031, 802.032, 802.033 OR 802.034 AS APPLICABLE.
4. FLEXIBLE PIPE BEDDING SHALL BE IN ACCORDANCE WITH OPSS 401 OR AS INCREASED BY THE GEOTECHNICAL REPORT. BEDDING AND BACKFILLING TO BE IN ACCORDANCE WITH OPSD 802.010, 802.013, OR 802.014 AS APPLICABLE.
5. PRECAST SANITARY MANHOLES SHALL CONFORM WITH OPSD 701.010 (1200mmø) WITH HOLLOW RECTANGULAR LADDER RUNGS OPSD 405.010. BENCHING SHALL BE PROVIDED IN ALL MANHOLES AS PER OPSD 701.021.
5. EXTERNAL DROP STRUCTURES SHALL BE PROVIDED WHEN THE DIFFERENCE IN INVERT ELEVATION IS GREATER THAN 1.000m. ALL MAINTENANCE HOLE DROP STRUCTURES ARE TO BE IN ACCORDANCE WITH OPSD 1003.010. THE USE OF INTERNAL DROP STRUCTURES IS NOT PERMITTED.
6. ALL CONNECTIONS OF FLEXIBLE SEWER PIPE TO ANY STRUCTURE SHALL BE WATERTIGHT. CONNECTIONS TO ALL STRUCTURES INCLUDING EXISTING STRUCTURES WILL REQUIRE A CORED PIPE OPENING. RIGID PIPE SHALL BE GROUPE TIAE. PIPE SUPPORT AT ALL STRUCTURES TO BE IN ACCORDANCE WITH OPSD 708.020.
7. IN AREAS WHERE MAINTENANCE HOLES ARE LOCATED AREAS WHERE STORMWATER OVERLAND FLOW OR STORMWATER SURFACE FLOWING IS DESIGNED TO TAKE PLACE A WATERTIGHT MAINTENANCE HOLE COVER SHALL BE USED AS PER OPSD 401.050. NO MORE THAN TWO CONSECUTIVE MAINTENANCE HOLES IN SERIES MAY HAVE WATER COVERS WITHOUT PROVIDING SUPPLEMENTAL VENTILATION.
8. MANHOLE COVERS SHALL BE JW150 COVERED OR 401.010A (OR APPROVED EQUAL) AND INSTALLED AS PER MUNICIPAL STANDARD.
9. HOUSE SERVICE CONNECTIONS SHALL BE PVC SD 28" WITH RUBBER GASKET CONNECTIONS AND SHALL BE 125mmø. SERVICE CONNECTIONS TO HAVE A MINIMUM 2.0% SLOPE. SANITARY SERVICES TO BE TERMINATED AT LIMIT OF SERVICE CORRIDOR WITH INVERT MINIMUM 0.5m BELOW UNDERSIDE OF FOOTING OF UNIT. EACH PROPERTY IS PERMITTED ONLY ONE SERVICE CONNECTION. WYE (DOUBLE) CONNECTIONS ARE NOT PERMITTED.
10. SHOP MANUFACTURED "TEE" CONNECTIONS SHALL BE USED FOR HOUSE SERVICE CONNECTIONS ON 200mm and 250mm SEWERS.
11. ALL 125mmø SERVICE CONNECTIONS SHALL BE LOCATED AT THE LIMITS OF THE SERVING CORRIDOR WITH A 125mmX100mm REDUCER, WATER TIGHT PLUG SUITABLY BRACED TO WITHSTAND TEST PRESSURES & 89mm x 38mm WOODEN MARKER PLACED FROM THE INVERT OF THE CONNECTION TO 600mm ABOVE GRADE PAINTED GREEN.
12. ALL LPS CURB STOPS ARE TO HAVE 89mm x 38mm WOODEN MARKER PLACED FROM THE INVERT OF THE CONNECTION TO 600mm ABOVE GRADE PAINTED GREEN. LPS CURB STOPS MUST BE EASILY DIFFERENTIATED FROM WATER CURB STOPS.
13. FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSD 701.100. FROST STRAPS SHALL BE CONTINUOUS AND EXTEND A MINIMUM OF 4m BELOW GRADE.
14. THE COMPLETE SEWER SYSTEM INCLUDING SERVICE CONNECTIONS TO THE PROPERTY LINE AND MAINTENANCE HOLES SHALL BE TESTED IN ACCORDANCE WITH OPSS AND THE BLUE MOUNTAIN SANITARY SEWER COMMISSIONING PROTOCOL (DROPTING) TEST. TESTING SHALL BE REQUIRED ON ALL PIPE WORKS PRIOR TO TOWN ACCEPTANCE. ALL PIPE WORKS SHALL HAVE A CCTV INSPECTION AS PER OPSS 409 COMPLETED AS PART OF THE PRELIMINARY AND FINAL ACCEPTANCE INSPECTIONS.

KEY PLAN
SCALE: N.T.S.



TYPICAL LOT GRADING RELATIONSHIPS
SCALE: N.T.S.

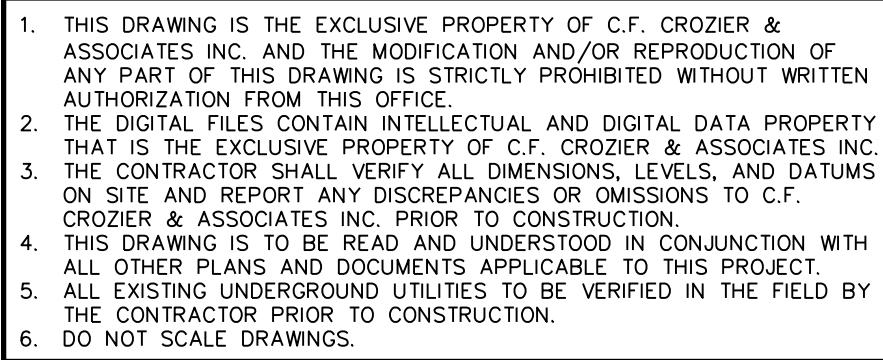
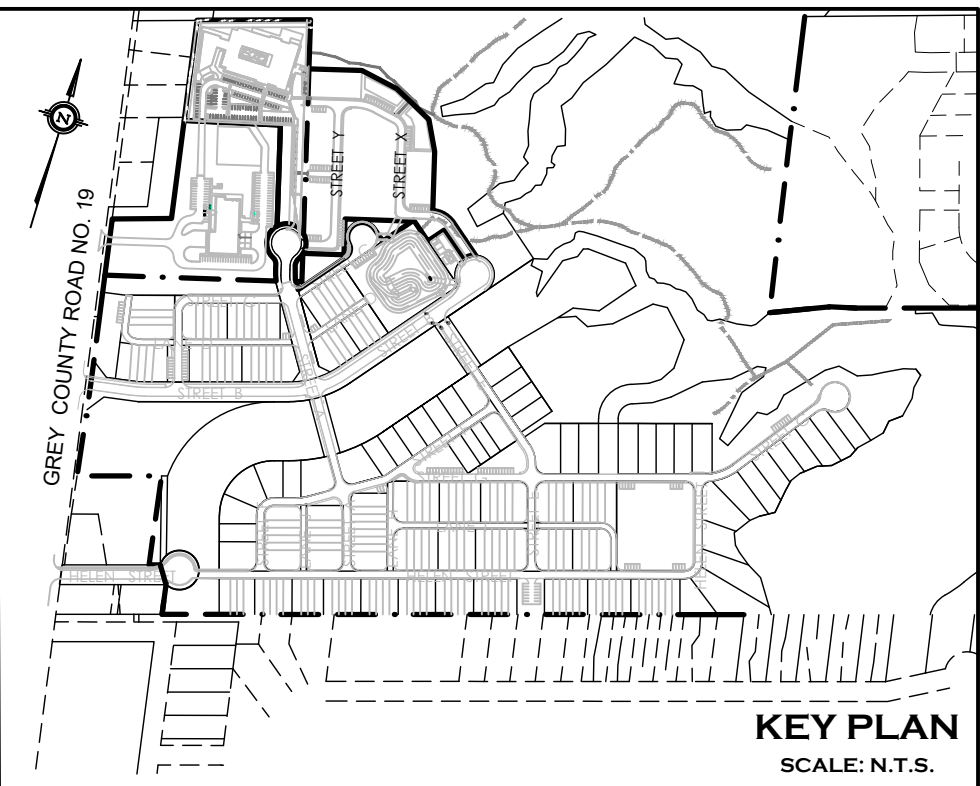
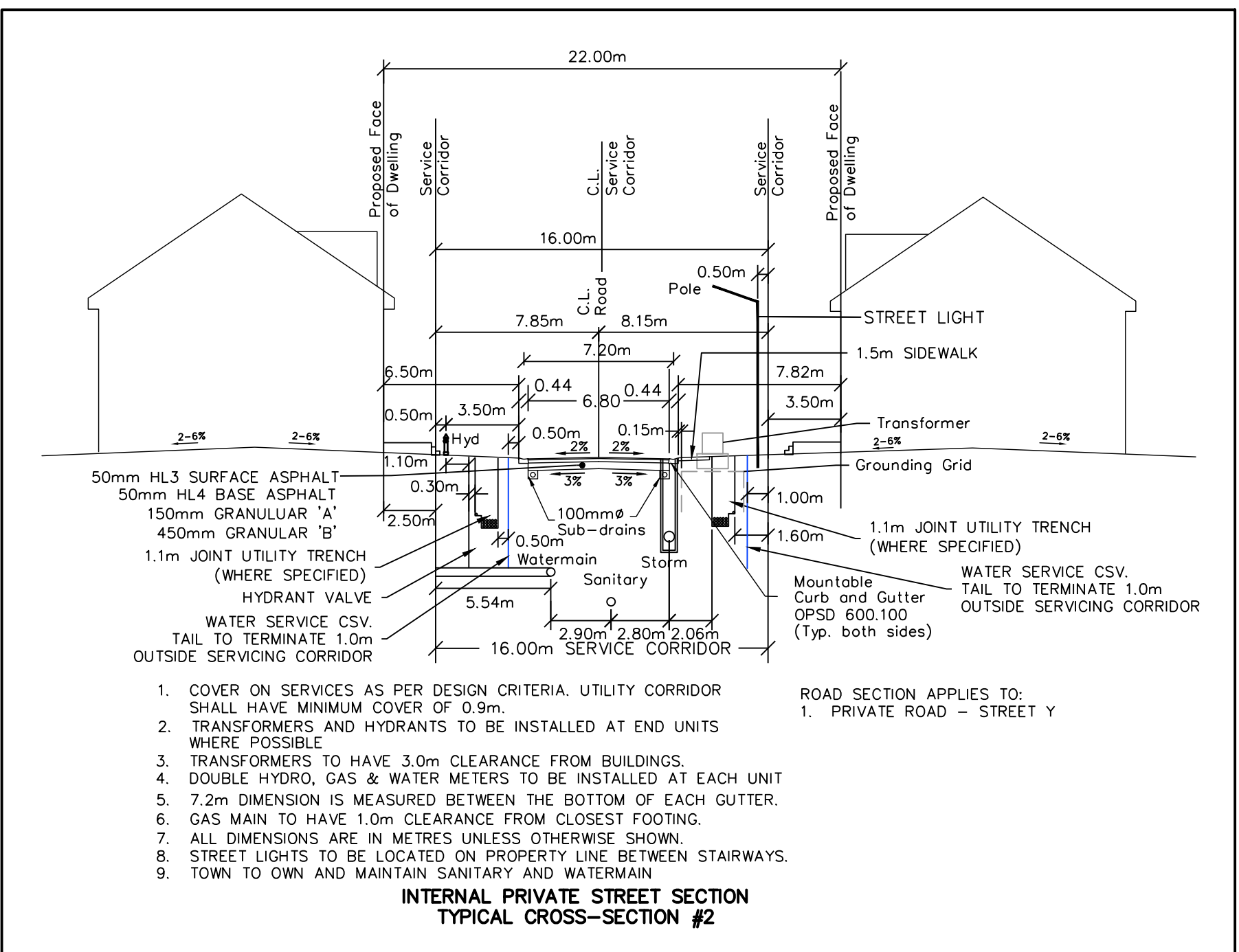
ELEVATION 'B'
SPLIT LOT DRAINAGE

ELEVATION 'A'
REAR TO FRONT DRAINAGE

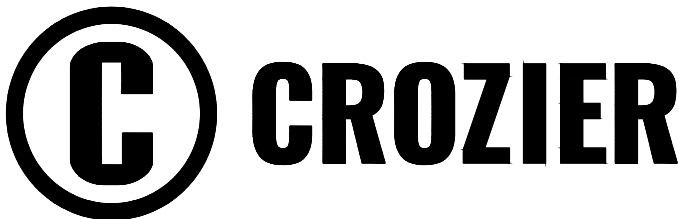
1. ROOF DRAINS TO DISCHARGE TO SWALES AS SPECIFIED.
2. MAXIMUM SLOPE ON DRIVEWAY TO BE 8.0% AS MEASURED ALONG THE $\frac{1}{2}$ G. OF DRIVEWAY.
3. REQUIRED MINIMUM SLOPE OF THE REAR YARD AREA SHALL BE GRADED AT 2%-5% SLOPE.
4. GRADE AROUND HOUSES SHALL BE MINIMUM OF 2% AWAY FROM HOUSES.
5. RETAINING WALLS, TIMBER OR OF ANY OTHER MATERIAL, TO BE APPROVED BY THE TOWN OF THE BLUE MOUNTAINS BUILDING DEPARTMENT.
6. TOP OF FOUNDATION WALL TO BE MINIMUM 0.15m (MIN.) ABOVE FINISHED GRADE.
7. TERRACE REQUIRED SLOPE IN FRONT YARD EXCEEDS 1.0% TERRACING HIGH DIFFERENCE TO BE A MAXIMUM OF 6.0m WITH A SLOPE OF 3:1.
8. CUT-OFF SWALES TO BE CONSTRUCTED AT A MINIMUM 2.0% GRADE AND BE CONTINUOUS WITH SIDE YARD SWALE. CUT-OFF SWALE TO BE A MINIMUM OF 0.15m LOWER THAN GRADE AT HOUSE FOR LOTS WITH BACK TO FRONT DRAINAGE THAT DO NOT DRAIN ABUTTING LOTS TO THE REAR.
9. INTERCEPTOR SWALES TO BE CONSTRUCTED AT A MINIMUM 2.0% GRADE. FLOW FROM INTERCEPTOR SWALE TO SIDE YARD SWALE BY MEANS OF 2.0m RADII (MIN.) CURVE. HIGH POINT TO BE CONSTRUCTED 2.0m (MIN.) FROM THE $\frac{1}{2}$ G. OF THE SIDE YARD SWALE ON THE LOWER LOT.
10. INTERCEPTOR SWALE TO BE CONSTRUCTED ON THE HIGH LOT. INTERCEPTOR SWALES TO BE MINIMUM 0.15m DEEP.
11. SIDE YARD SWALE DEPTH TO BE A MINIMUM 0.15m FOR ALL LOTS.
12. SIDE YARD SWALES TO BE CONTINUOUS AT A MINIMUM 2.0% GRADE AND A MAXIMUM 6.0% GRADE.
13. 150mm TOPSOIL SHALL BE APPLIED TO EACH LOT PRIOR

Figure 10 is a cross-sectional diagram of a road with a 3:1 slope. The diagram shows a road cross-section with a 3:1 slope. Key dimensions include a 0.15m depth for the base layer, a 1.2m width for the top layer, and a 0.60m width for the bottom layer. The road is labeled "H LOT" and "REG. LOT LINE".

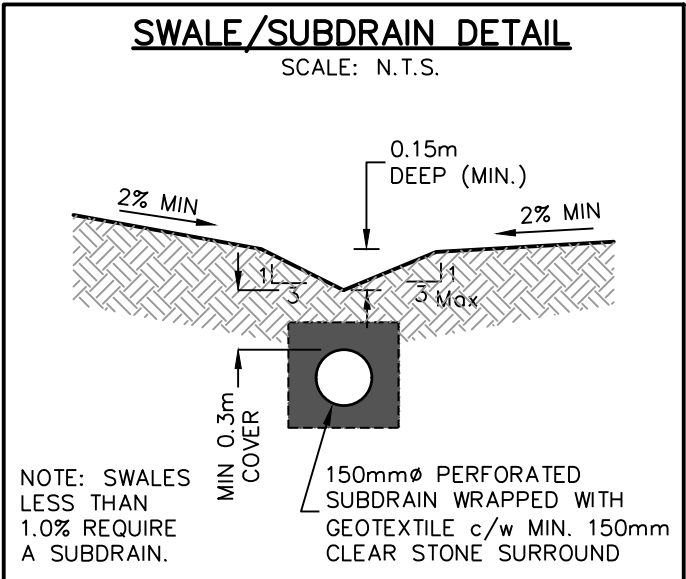
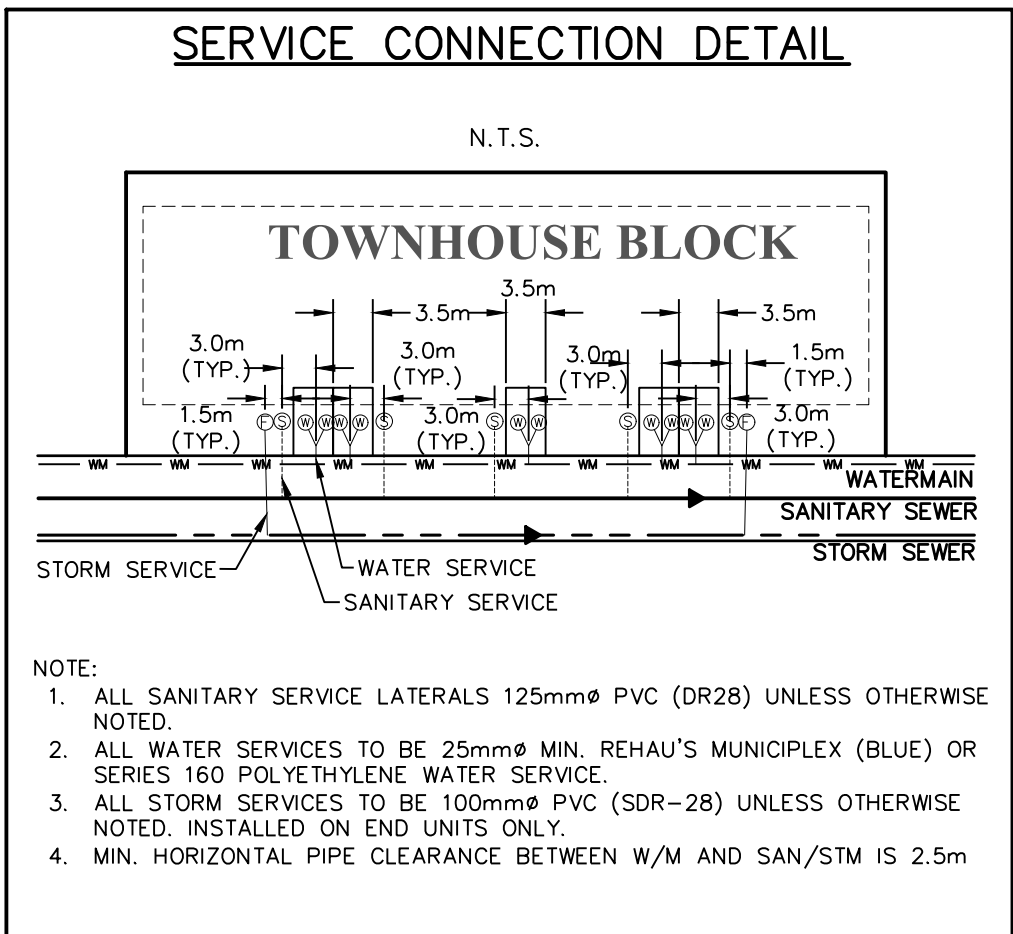
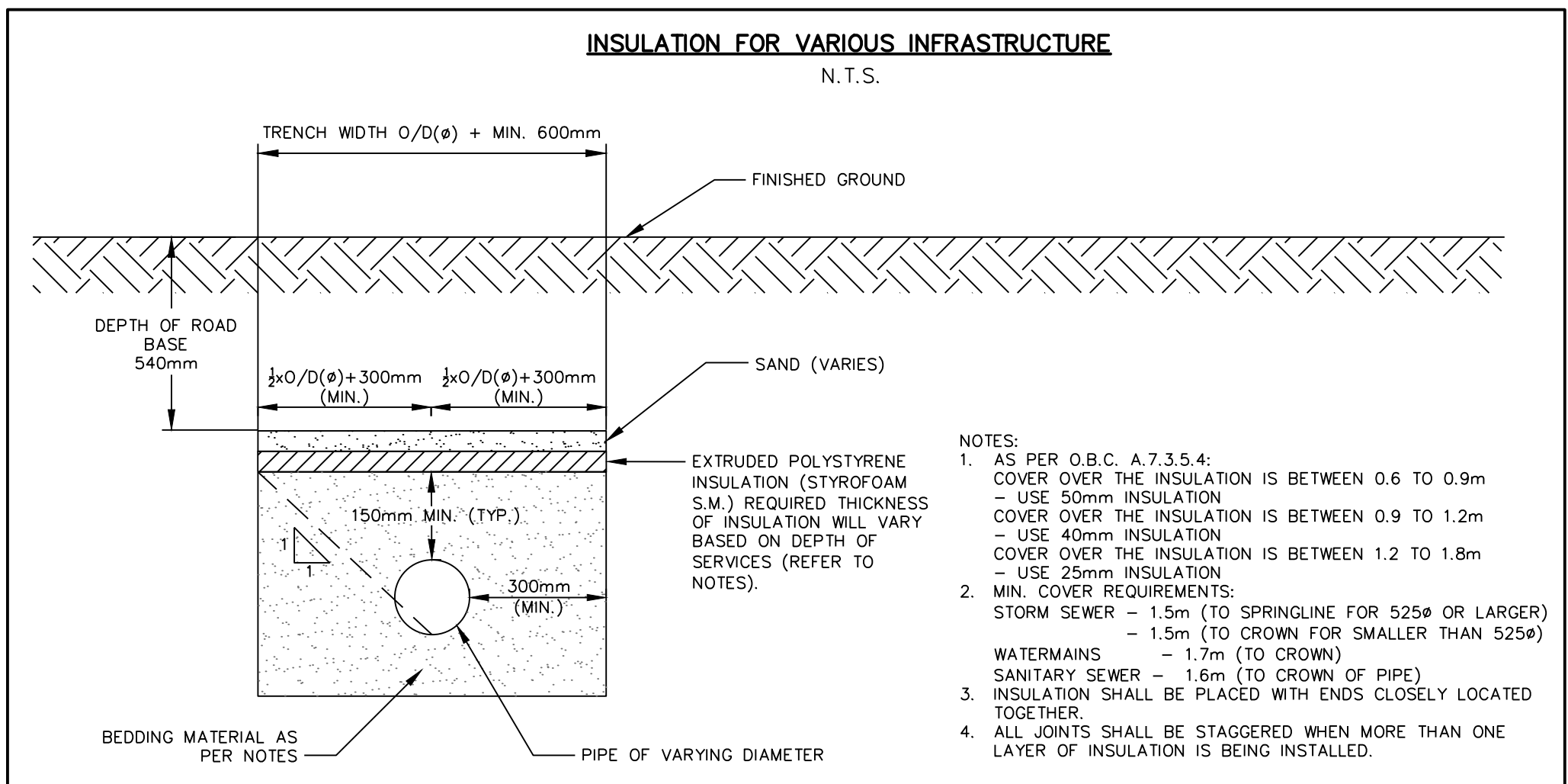
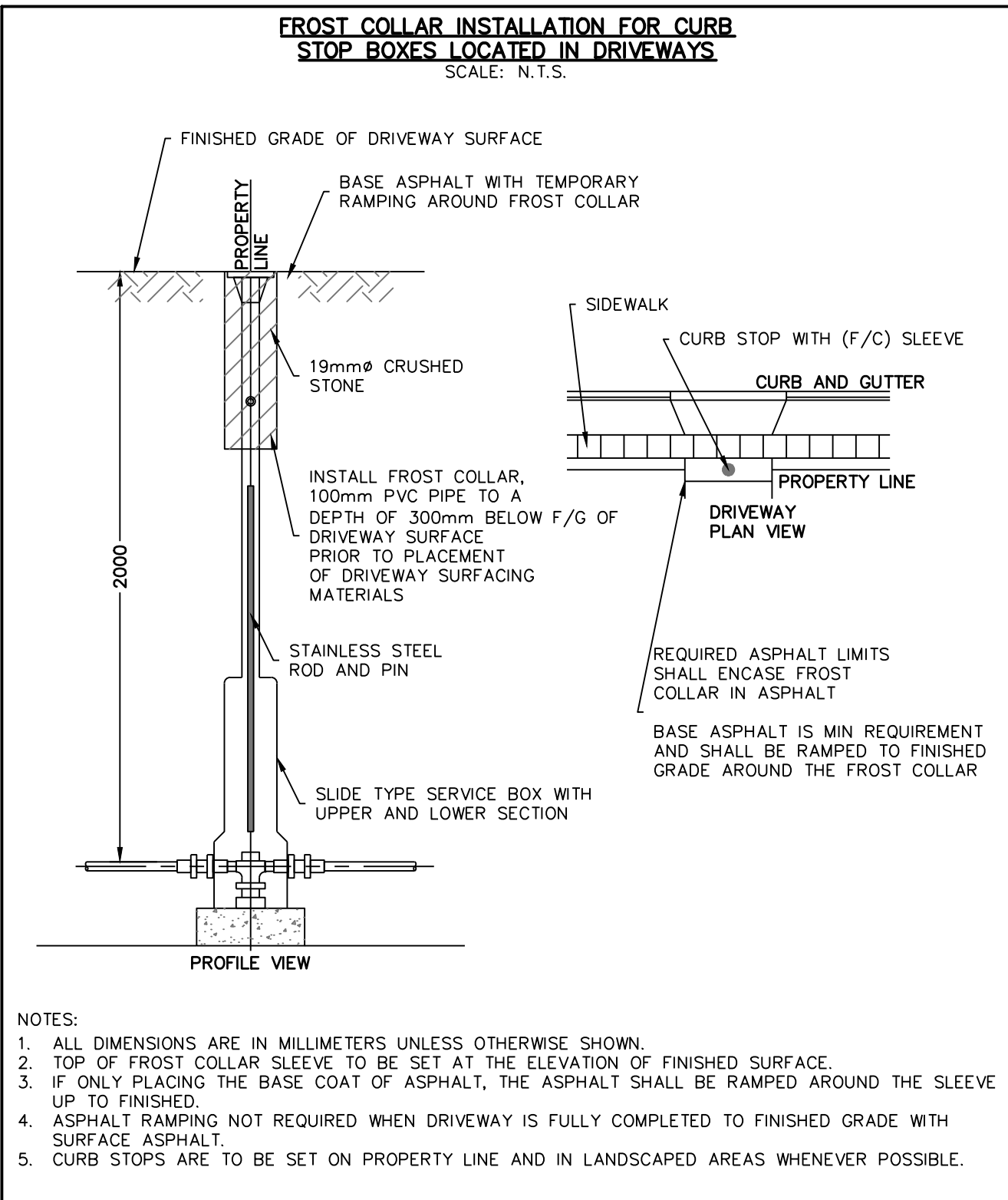
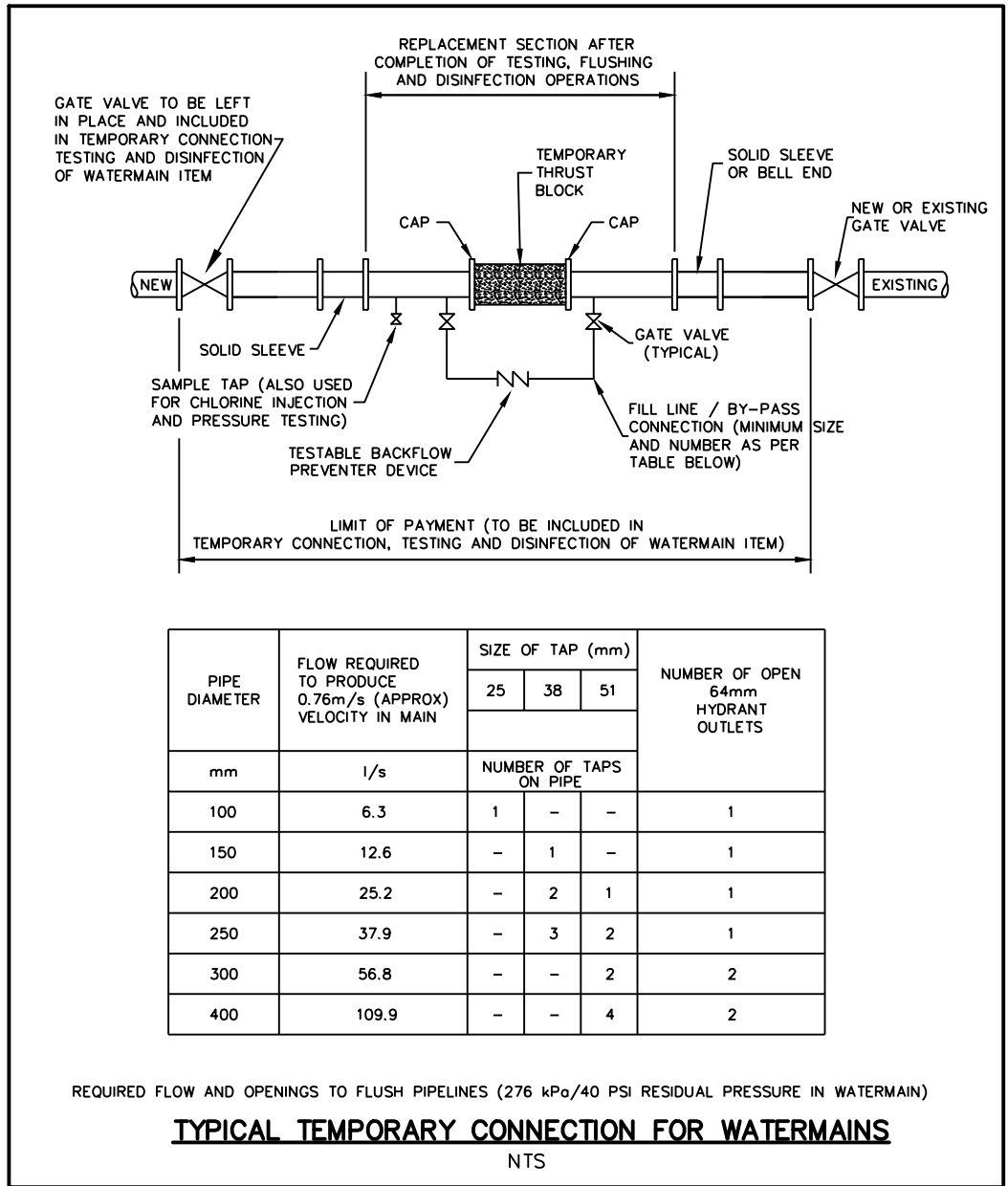
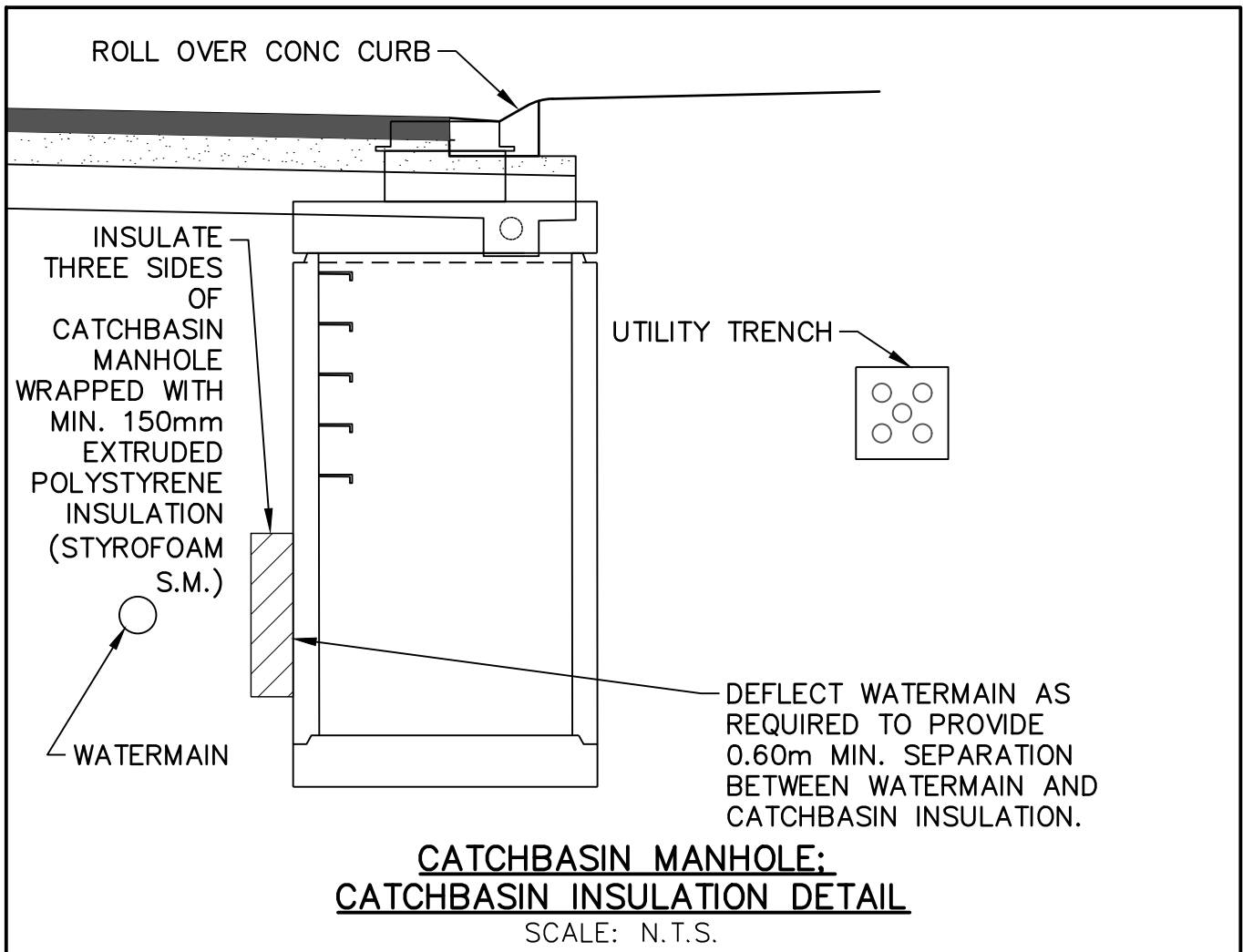
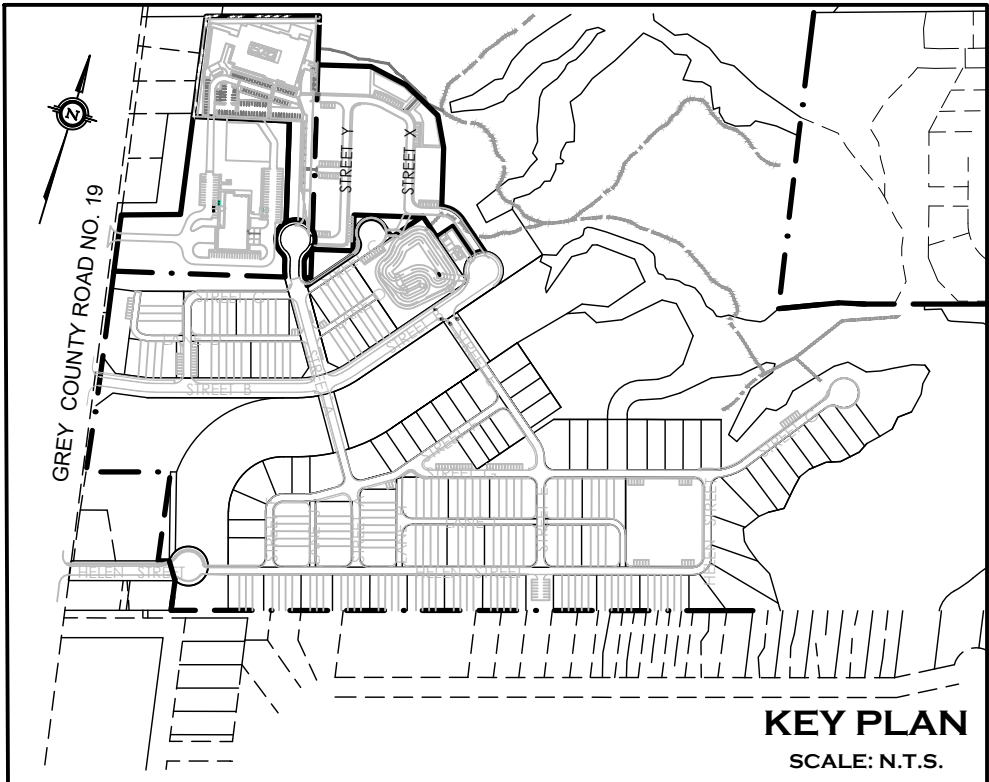
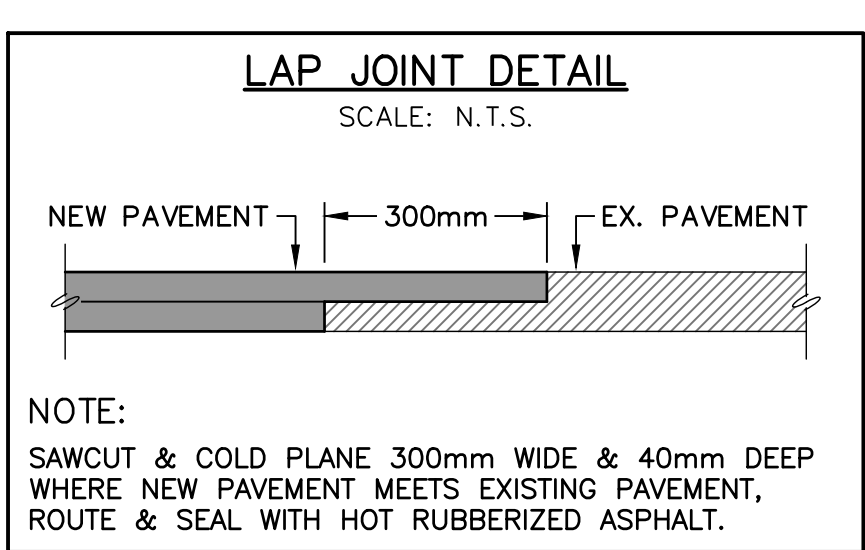
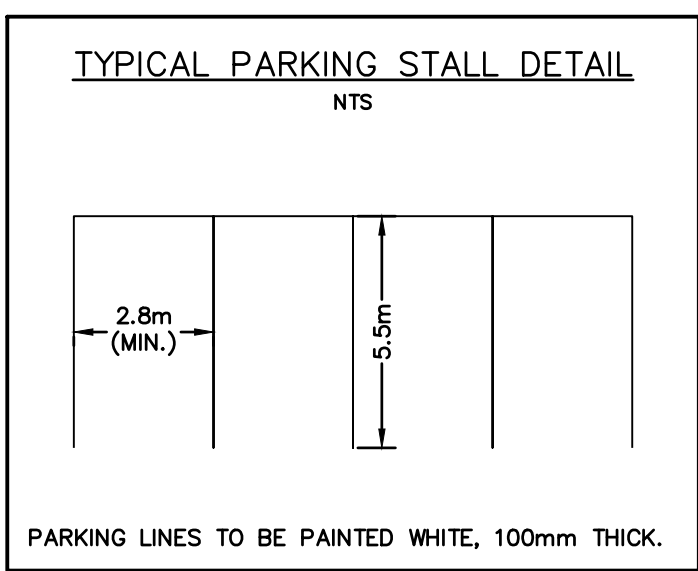
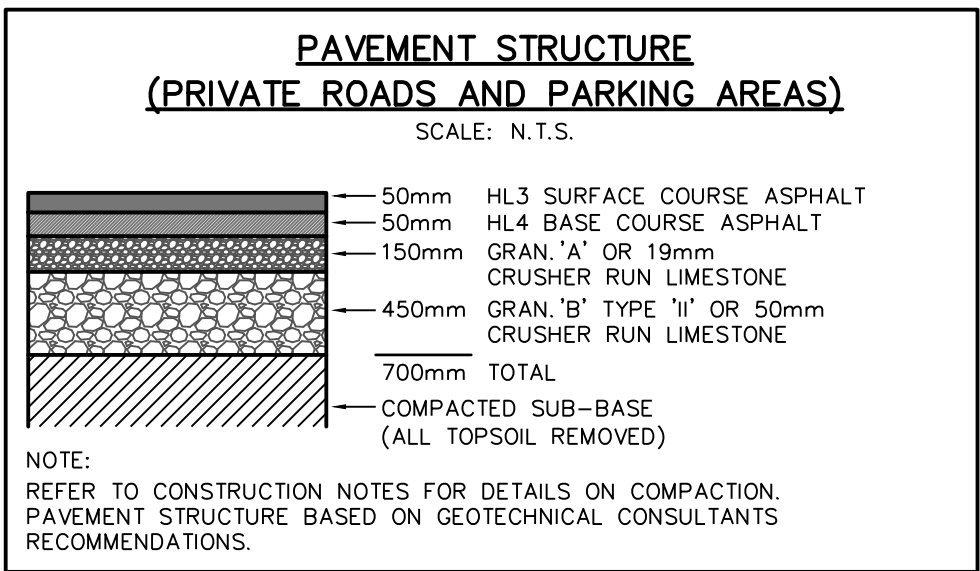
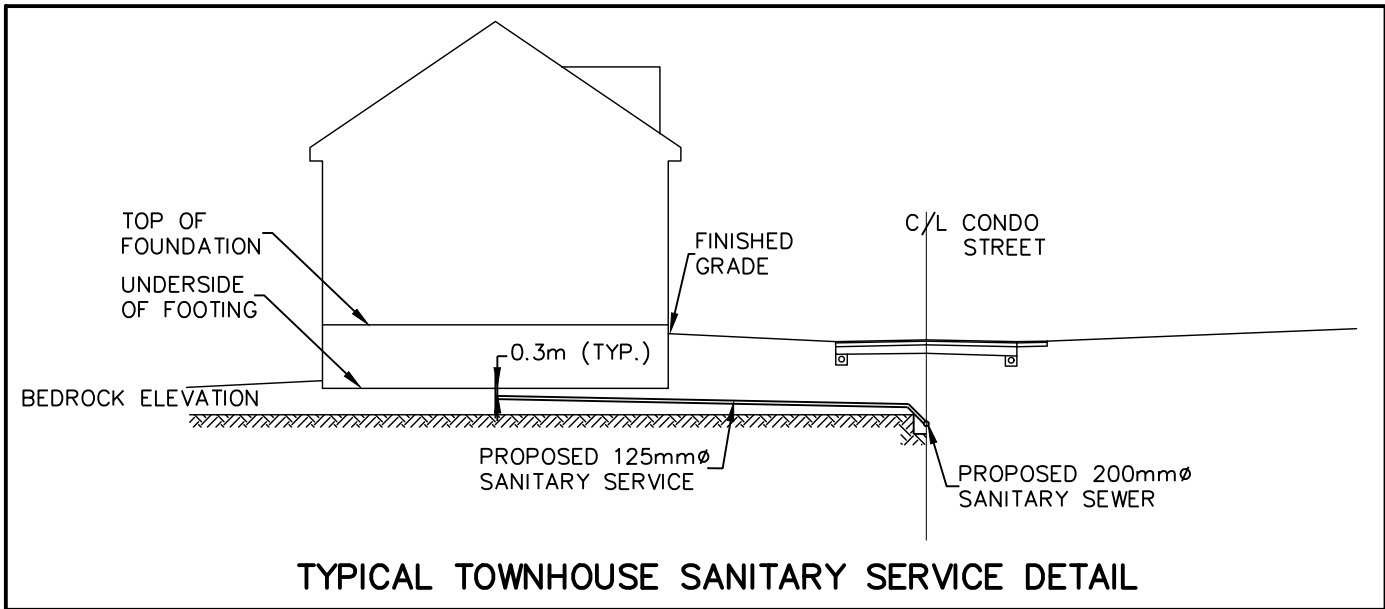
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE MODIFICATION AND/OR REPRODUCTION OF ANY PART OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM THIS OFFICE.	TEMPORARY BENCHMARKS SBM#1-ELEVATION: 227.78 CONCRETE PIN IN HYDRO POLE AT SOUTH EAST CORNER OF GREY ROAD NO. 19 AND STREET B INTERSECTION.	Sheet	No.	ISSUE	DATE: YYYY/MM/DD	Engineer	Engineer	Project	HOME FARM RENTAL DEVELOPMENT TOWN OF THE BLUE MOUNTAINS		CONSTRUCTION NOTES AND DETAILS	Drawn By	B.B.	Design By	B.B.	Project	721-3464
												Check By	B.H./J.E./R.W.	Check By	B.H./J.E./R.W.	Drawing	C901
2. THE DIGITAL FILES CONTAIN INTELLECTUAL AND DIGITAL DATA PROPERTY THAT IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO C.F. CROZIER & ASSOCIATES INC. PRIOR TO CONSTRUCTION.																	
4. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.																	
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.																	
6. DO NOT SCALE DRAWINGS.																	

[illegible]

TYPICAL ROAD CROSS SECTIONS



Drawn By B.B.	Design By B.B.	Project 721-3464
Check By B.H./J.E./R.W.	Check By B.H./J.E./R.W.	Drawing C902



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- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.

TEMPORARY BENCHMARKS

SBM#1—ELEVATION: 227.78
CONCRETE PIN IN HYDRO POLE AT SOUTH EAST CORNER OF GREY ROAD No. 19 AND STREET B INTERSECTION.

Town

No.

ISSUE

DATE: YYYY/MM/DD

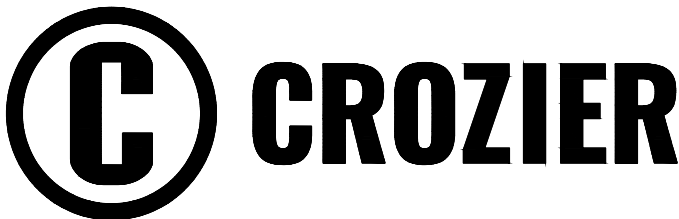
Engineer

Engineer

Project

HOME FARM RENTAL DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

TYPICAL DETAILS



Drawn By B.B. Design By B.B. Project 721-3464
Check By B.H./J.E./R.W. Check By B.H./J.E./R.W. Drawing C903