

BOYNTON COURT

THE TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

SHEET NUMBER	SHEET TITLE
I00	COVER SHEET
I01	GENERAL SERVICING PLAN
I02	OVERALL GRADING PLAN
I03A	BOYNTON COURT - PLAN & PROFILE
I03B	VICTORIA STREET - PLAN & PROFILE
I04	SANITARY DRAINAGE PLAN
I05	STORMWATER DRAINAGE PLAN
I06	EROSION & SEDIMENT CONTROL PLAN
I07	NOTES AND DETAILS
TMP-I	TREE MANAGEMENT PLAN
LD-I	LANDSCAPE DETAILS



MUNICIPALITY

TOWN OF THE BLUE MOUNTAINS
32 MILL STREET
THORNBURY, NOH 2P0

DEVELOPER

61 ALFRED STREET WEST GP INC
550 PARKSIDE DRIVE, UNIT B14–B15,
WATERLOO, ON, N2L 5V4

DEVELOPER’S ENGINEER & LANDSCAPE ARCHITECT



ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705-446-3510 T
705-446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

MASTER LEGEND

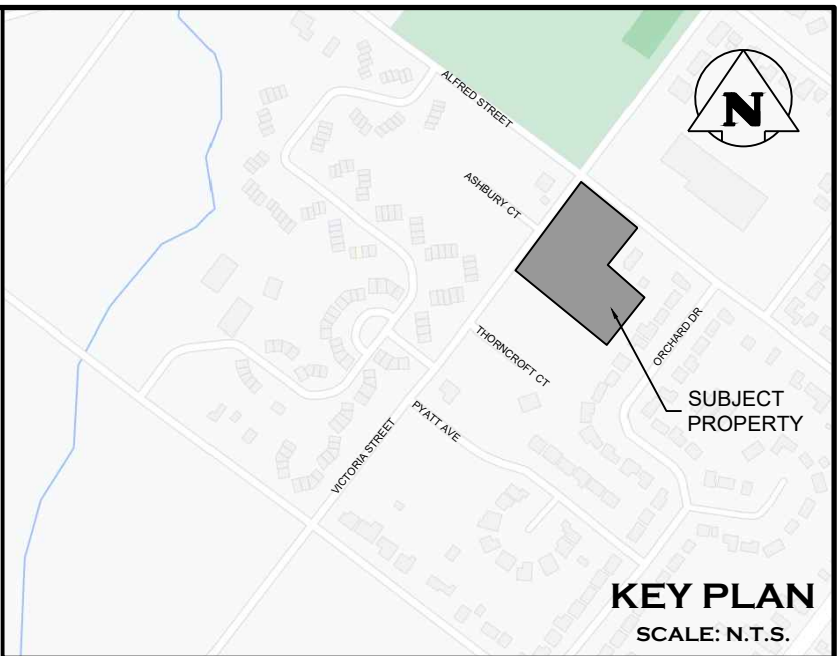
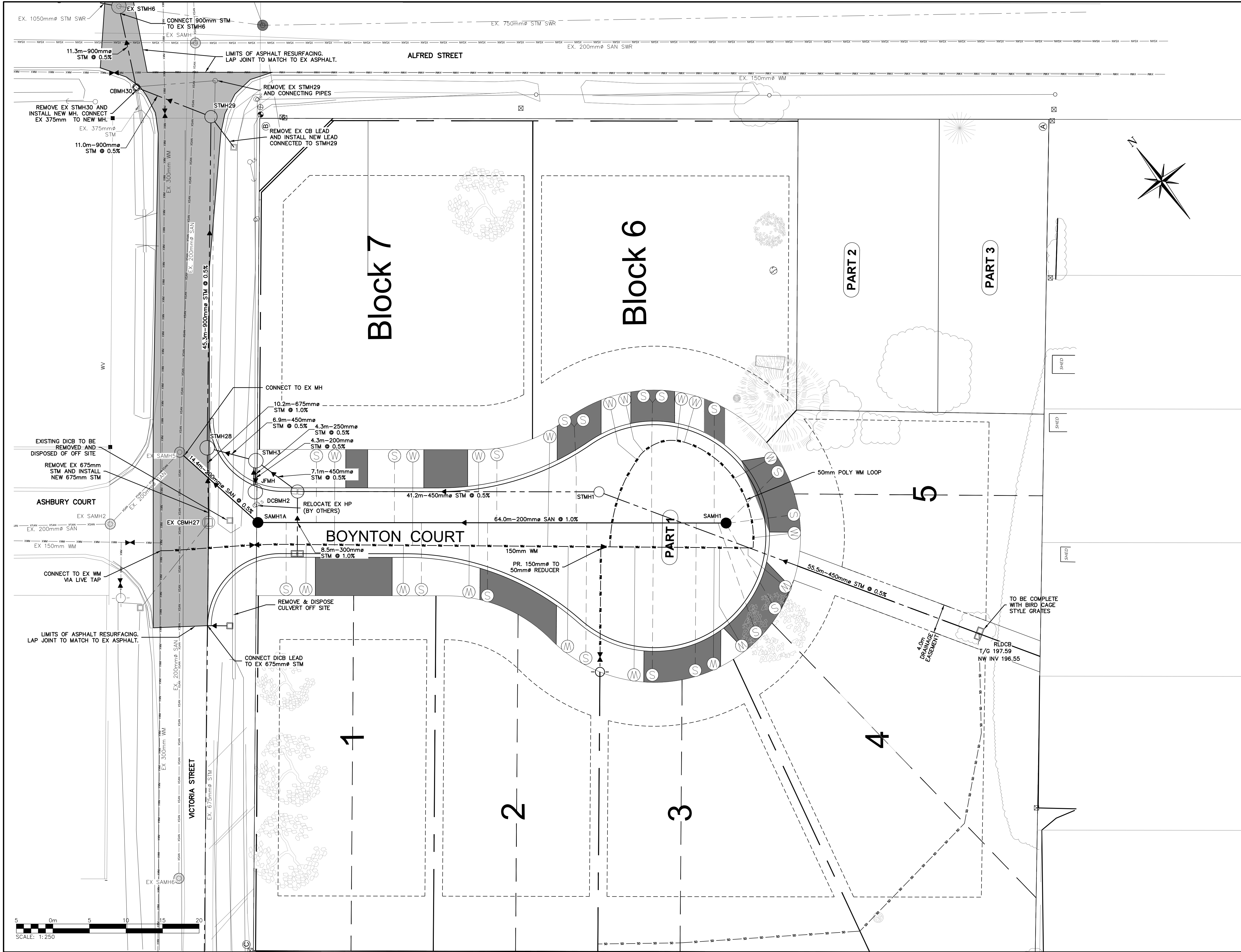
EXISTING FEATURES (EX.)

	EX. CONTOUR
	EX. GRADE
	EX. TREELINE
	EX. WATERCOURSE
	EX. DITCH
	EX. WATERMAIN
	EX. WATER SERVICE
	EX. FIRE HYDRANT & VALVE
	EX. SANITARY SEWER & MANHOLE
	EX. SANITARY FORCEMAIN
	EX. SANITARY SERVICE
	EX. STORM SEWER & MANHOLE
	EX. STORM CATCHBASIN
	EX. STORM DOUBLE CATCHBASIN
	EX. STORM CATCHBASIN MANHOLE
	EX. STORM DOUBLE CATCHBASIN MANHOLE
	EX. GAS MAIN
	EX. BELL LINE
	EX. BELL PEDESTAL
	EX. CABLE TELEVISION PEDESTAL
	EX. HYDRO POLE
	EX. LIGHT STANDARD
	EX. SIGN
	EX. BUILDING
	EX. BENCHMARK NUMBER & LOCATION
	EX. BOREHOLE NUMBER & LOCATION

PROPOSED FEATURES (PR.)

	PR. PROPERTY LIMITS
	PR. ELEVATION
	PR. ELEVATION (MATCH EX. ELEVATION)
	PR. SWALE & SLOPE
	PR. DITCH DRAINAGE
	PR. WATERMAIN & VALVE
	PR. WATER SERVICE
	PR. FIRE HYDRANT & VALVE
	PR. WATER VALVE CHAMBER
	PR. WATER QUALITY TESTING STATION
	PR. SANITARY SEWER & MANHOLE
	PR. SANITARY FORCEMAIN
	PR. SANITARY SERVICE
	PR. SANITARY CATCHMENT
	CATCHMENT AREA ID
	AREA (ha)
	POPULATION (3.5 p.p.u.)
	PR. STORM SEWER & MANHOLE
	PR. CATCHBASIN
	PR. DOUBLE CATCHBASIN
	PR. CATCHBASIN MANHOLE
	PR. DOUBLE CATCHBASIN MANHOLE
	PR. STORM CATCHMENT
	CATCHMENT AREA ID
	RUNOFF COEFFICIENT
	DRAINAGE AREA (ha)
	PR. CURB CUT
	PR. CANADA POST COMMUNITY MAIL BOX
	PR. TRANSFORMER
	PR. STOP SIGN
	PR. NAME SIGN
	PR. NO PARKING SIGN
	PR. FENCE
	PR. BUILDING ENVELOPE
	PR. LIGHT DUTY SILT FENCE
	PR. HEAVY DUTY SILT FENCE
	PR. STRAW BALE CHECK FLOW
	PR. ROCK CHECK DAM
	PR. SLOPE (3:1 MAX.)
	PR. TREE PRESERVATION AREA
	PR. TOPSOIL STOCKPILE LOCATION

PROJECT No.: 1284-4979
1ST SUBMISSION



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TEMPORARY BENCHMARKS	
TBM#1 - TOP NUT OF FIRE HYDRANT LOCATED AT THE SOUTH WEST CORNER OF ALFRED AND VICTORIA INTERSECTION ELEV = 198.90 (TO BE CONFIRMED)	
SURVEY COMPLETED BY HEWITT AND MILNE LTD, OCTOBER 18 2018	
No.	ISSUE
0	ISSUED FOR 1st SUBMISSION

Engineer	Engineer
<div>PRELIMINARY</div> <div>NOT TO BE USED FOR CONSTRUCTION</div>	

Project

BOYNTON COURT
TOWN OF THE BLUE MOUNTAINS

Drawing

GENERAL SERVICING PLAN

C

CROZIER

CONSULTING ENGINEERS

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Drawn By

M.V.R.

Design By

M.V.R.

Project

1284-4979

Check By

A.J.S.

Check By

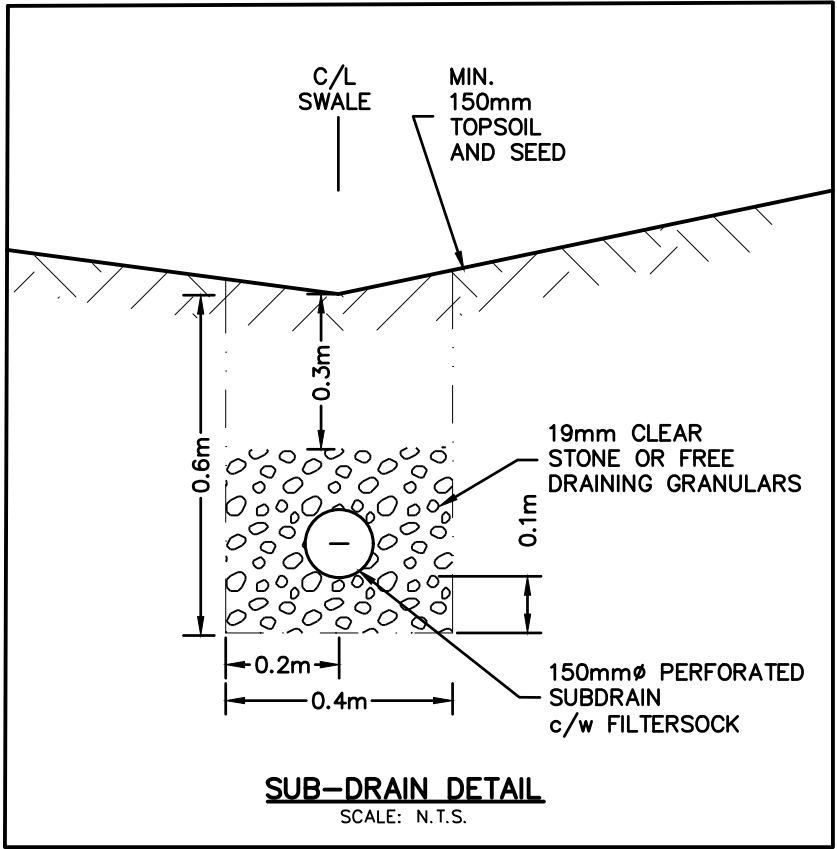
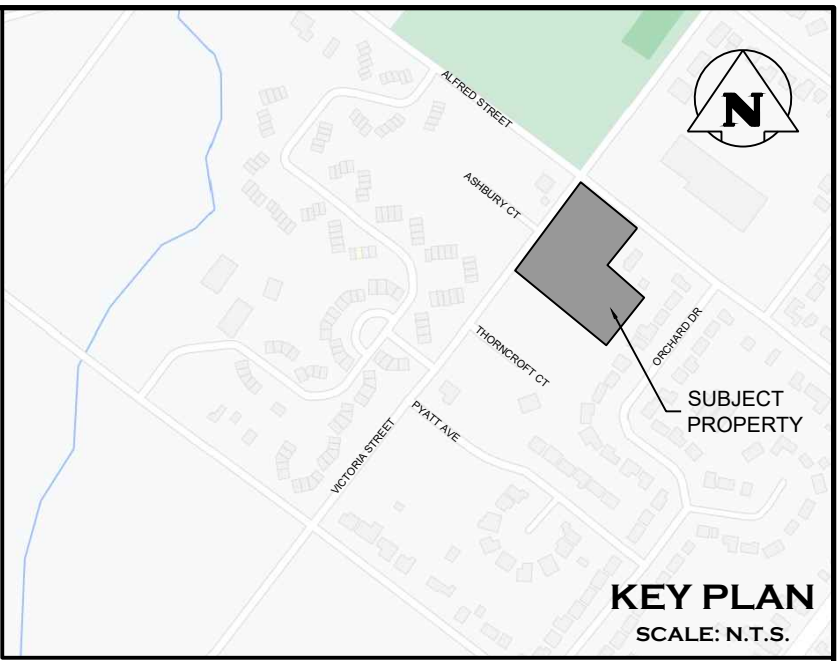
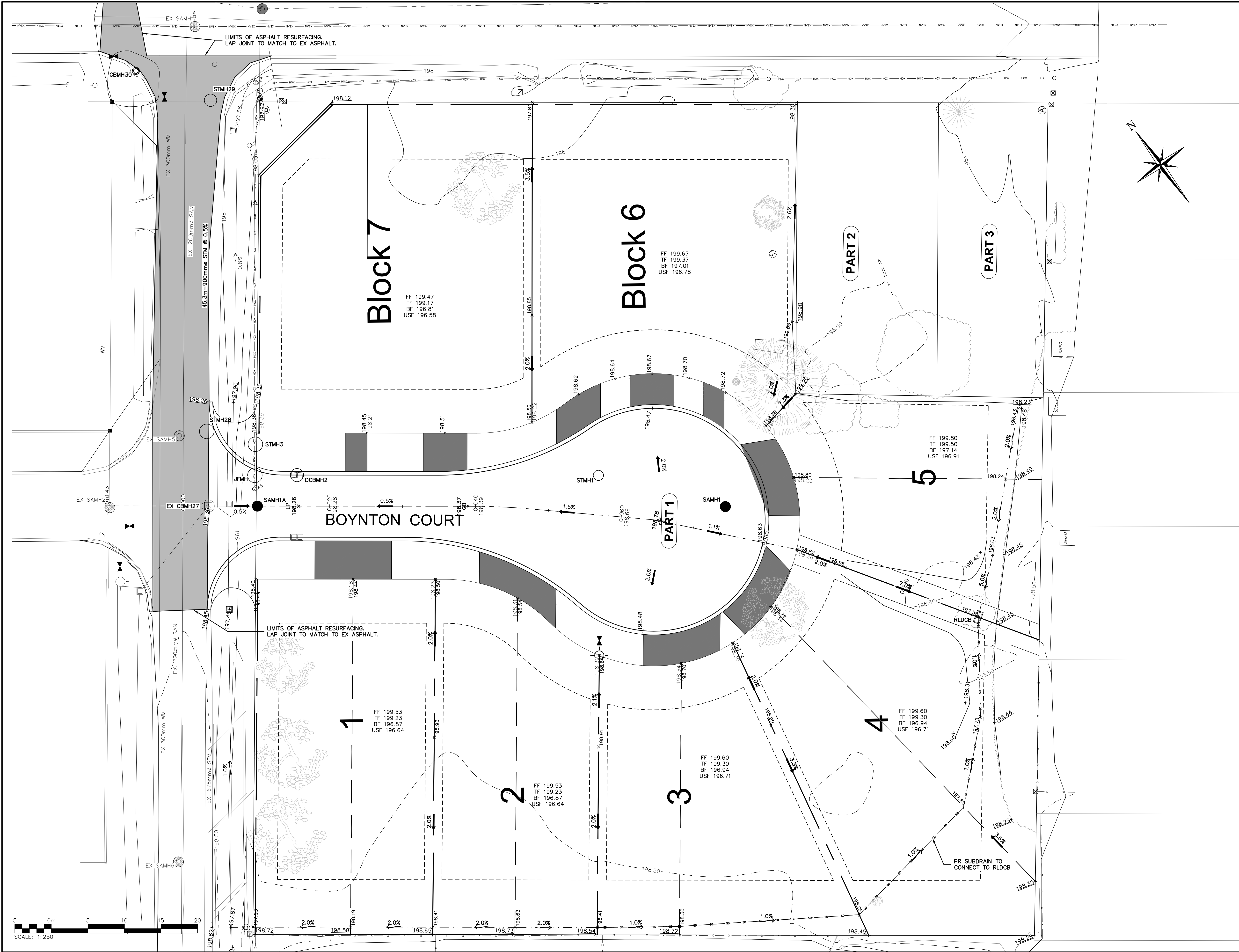
D.R.P.

Scale

1:1000

Drawing

101



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Engineer

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Project
**BOYNTON COURT
TOWN OF THE BLUE MOUNTAINS**

Drawing
OVERALL GRADING PLAN

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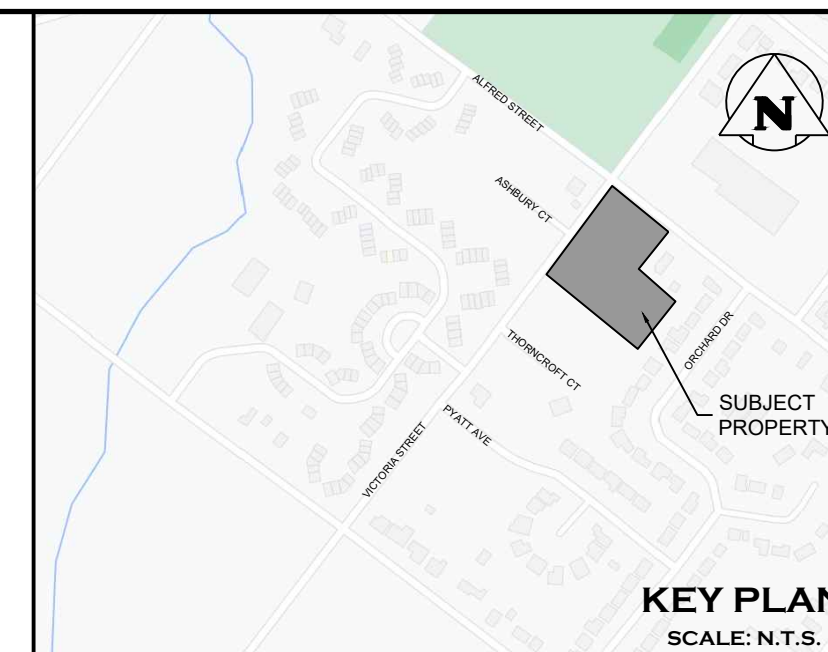
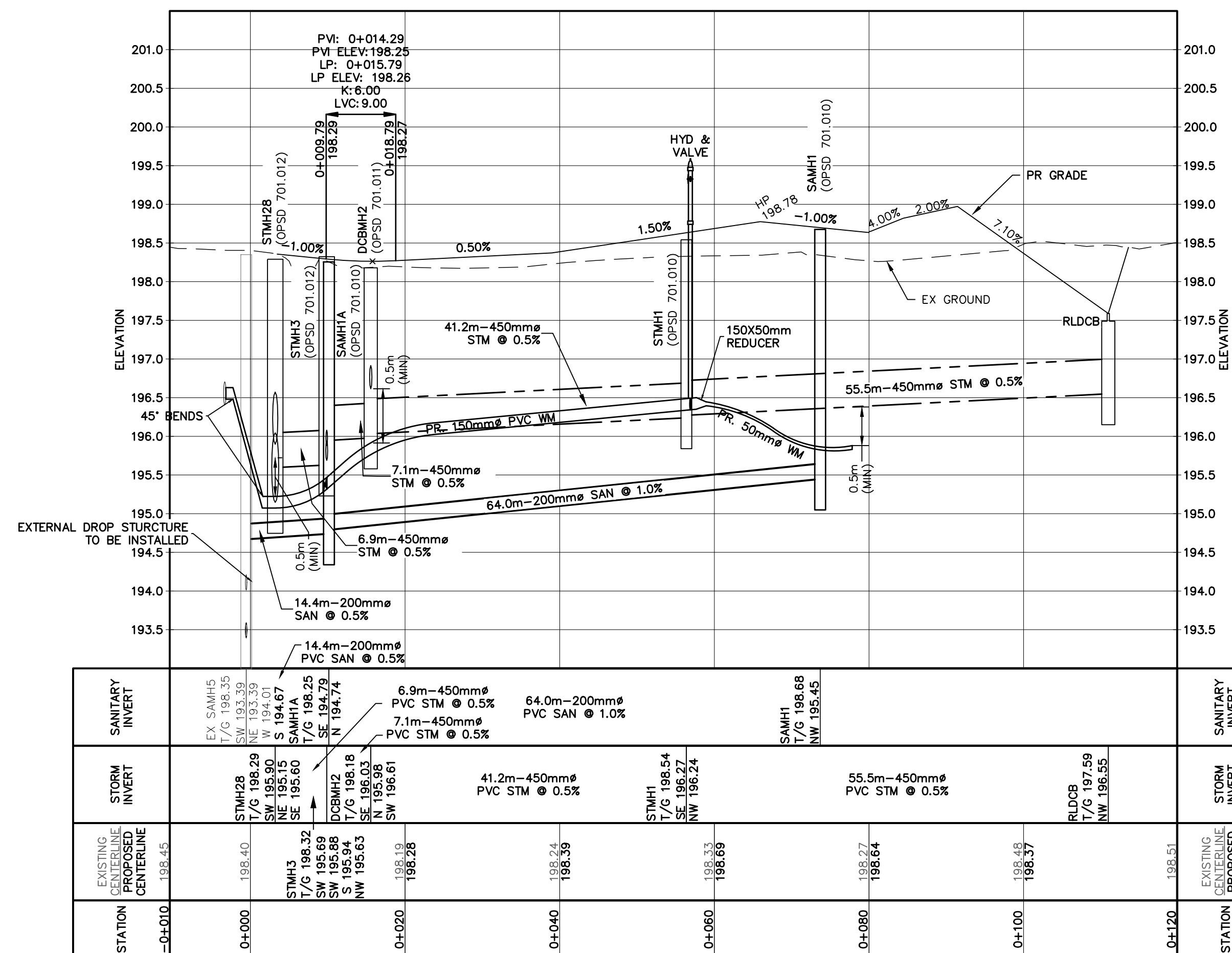
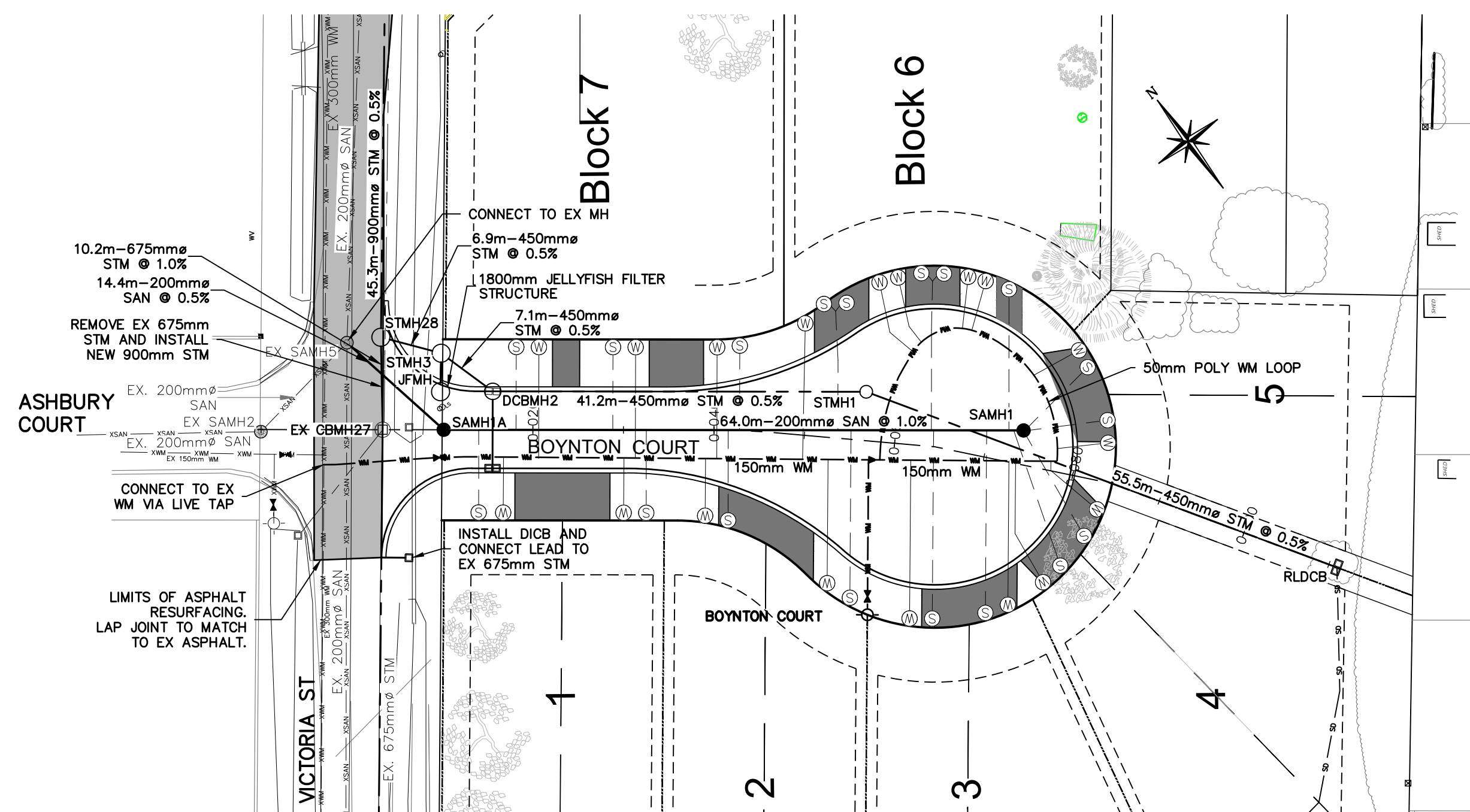
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1284-4979

Check By
A.J.S.

Check By
D.R.P.

Scale
1:250

Drawing
102

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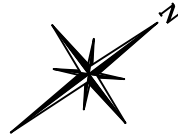
BOYNTON COURT
TOWN OF THE BLUE MOUNTAINS

BOYNTON COURT - PLAN & PROFILE



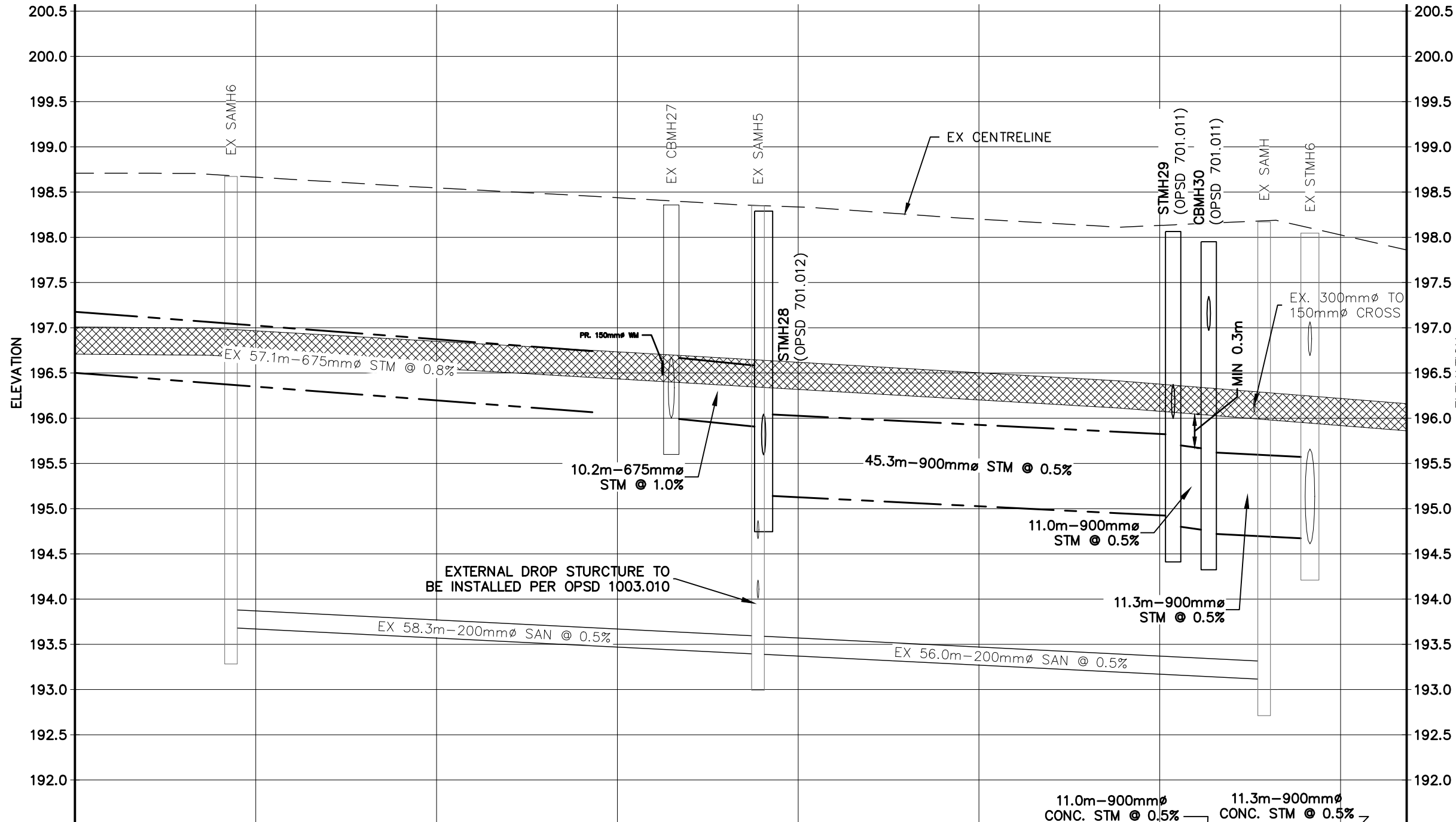
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Drawn By	M.V.R.	Design By	M.V.R.	Project	1284-497	
Check By	A.J.S.	Check By	D.R.P.	Scale	1: 500	Drawing



KEY PLAN
SCALE: N.T.S.

ALL EXISTING FEATURES ARE DRAWN PER AS BUILT
INFORMATION PROVIDED BY



STATION	EXISTING CENTERLINE PROPOSED CENTERLINE	STORM INVERT	SANITARY INVERT
0+000	198.71		EX SAMH6 T/G 198.67 NW 193.68
0+020	198.66 198.66	57.1m-675mmØ CONC. STM @ 0.8%	58.3m-200mmØ PVC SAN @ 0.5%
0+040	198.55 198.55		10.2m-675mmØ CONC. STM @ 1.0%
0+060	198.44 198.44	EX CSM27 T/G 198.56 NW 196.00 SW 196.00 S 196.00	EX SAMH5 T/G 198.35 NW 193.39 SW 194.01 S 194.67
0+080	198.34 198.34		56.0m-200mmØ PVC SAN @ 0.5%
0+100	198.20 198.20	45.3m-900mmØ CONC. STM @ 0.5%	
0+120	198.13 198.13	CBM130 T/G 197.95 SE 194.76 NW 194.77 SW 194.72	STM29 T/G 198.06 SW 194.92 NW 194.81 S 195.00
0+140	198.03 198.03	EX STMH6 T/G 198.05 NW 194.61 SW 195.69	EX SAMH T/G 198.17 SW 193.11
0+147	197.86 197.86	STORM INVERT	SANITARY INVERT

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TEMPORARY BENCHMARKS

TBM#1- TOP NUT OF FIRE HYDRANT LOCATED AT THE SOUTH WEST
CORNER OF ALFRED AND VICTORIA INTERSECTION
ELEV = 198.90 (TO BE CONFIRMED)

SURVEY COMPLETED BY HEWETT AND MILNE LTD, OCTOBER 18 2018

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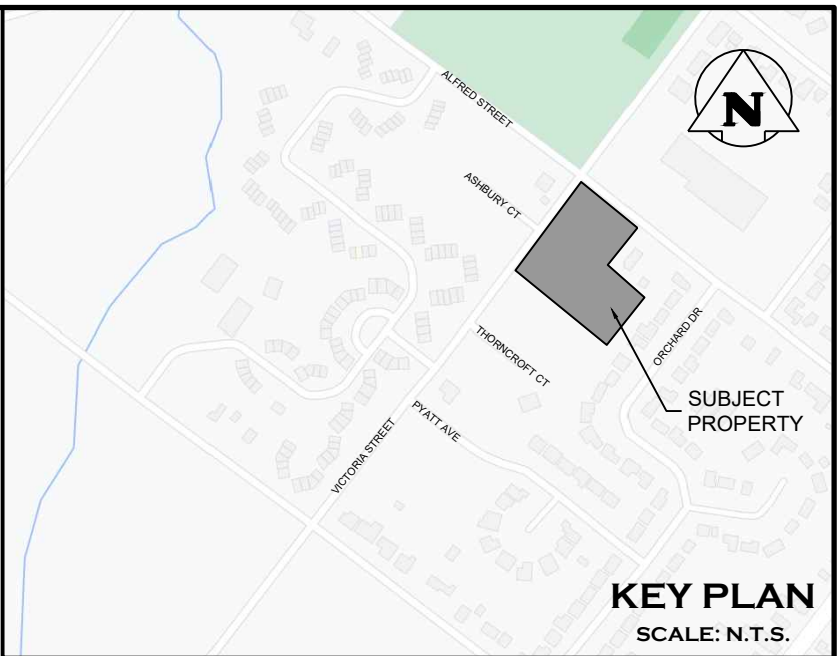
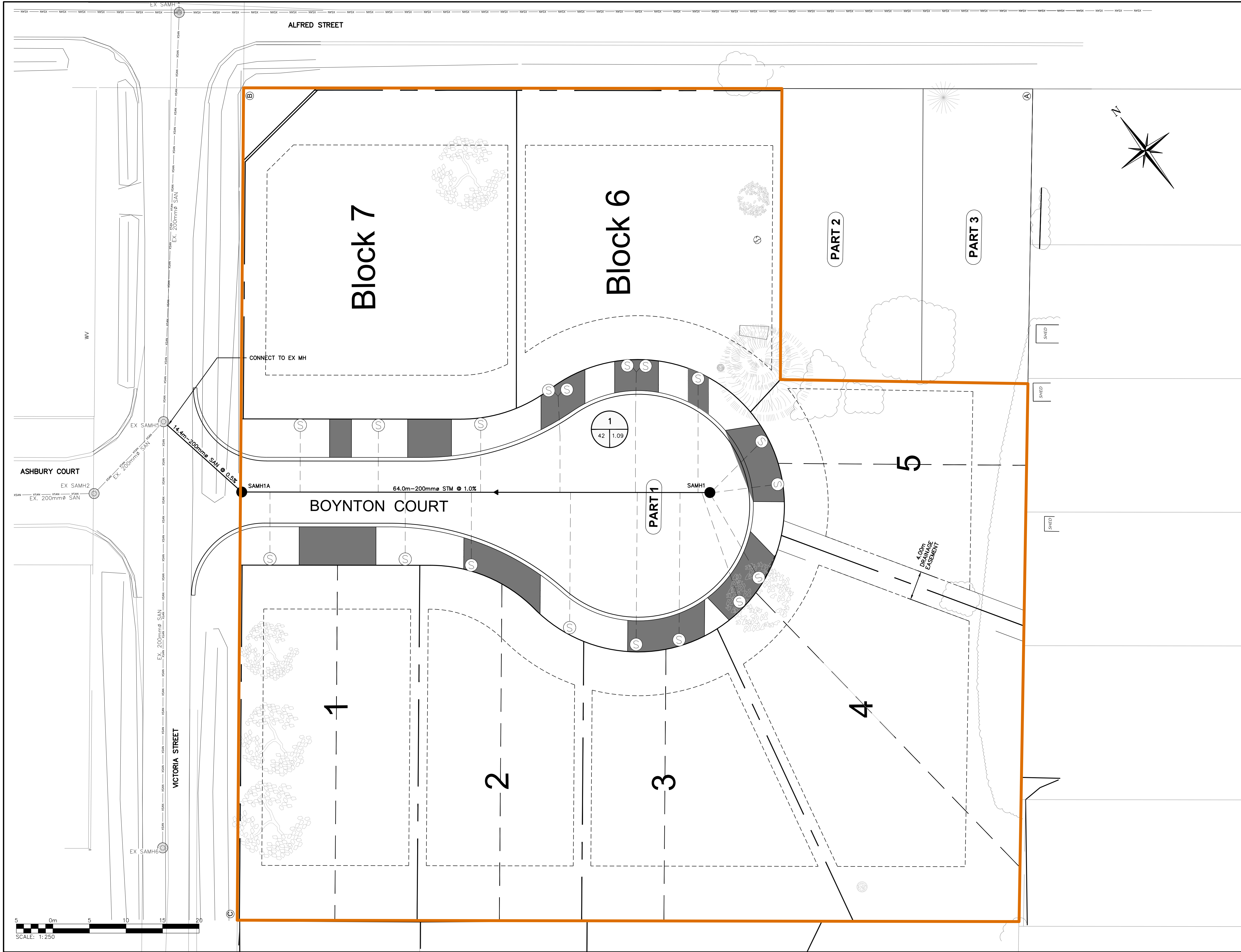
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Project	BOYNTON COURT TOWN OF THE BLUE MOUNTAINS
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Drawn By	M.V.R.	Design By	M.V.R.	Project	1284-4979
Check By	A.J.S.	Check By	D.R.P.	Scale	1: 500
				Drawing	103B



LEGEND

- P-WATERMAIN
- P-SANITARY SEWER
- P-LOT LINES
- PROPERTY LIMITS
- X-SANITARY SEWER
- P-SANITARY SERVICE
- CATCHMENT ID
- RUN OFF COEFFICIENT
- CATCHMENT AREA (ha)

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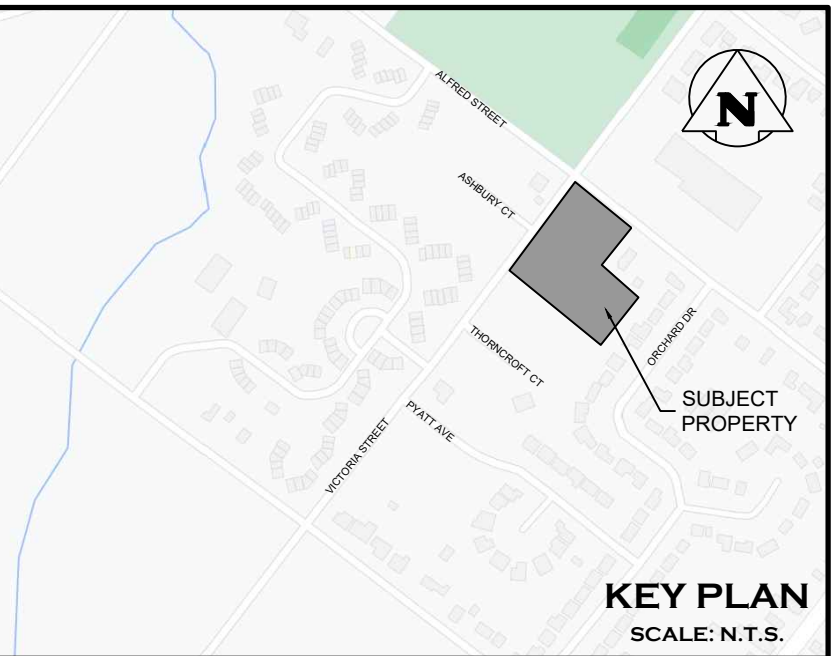
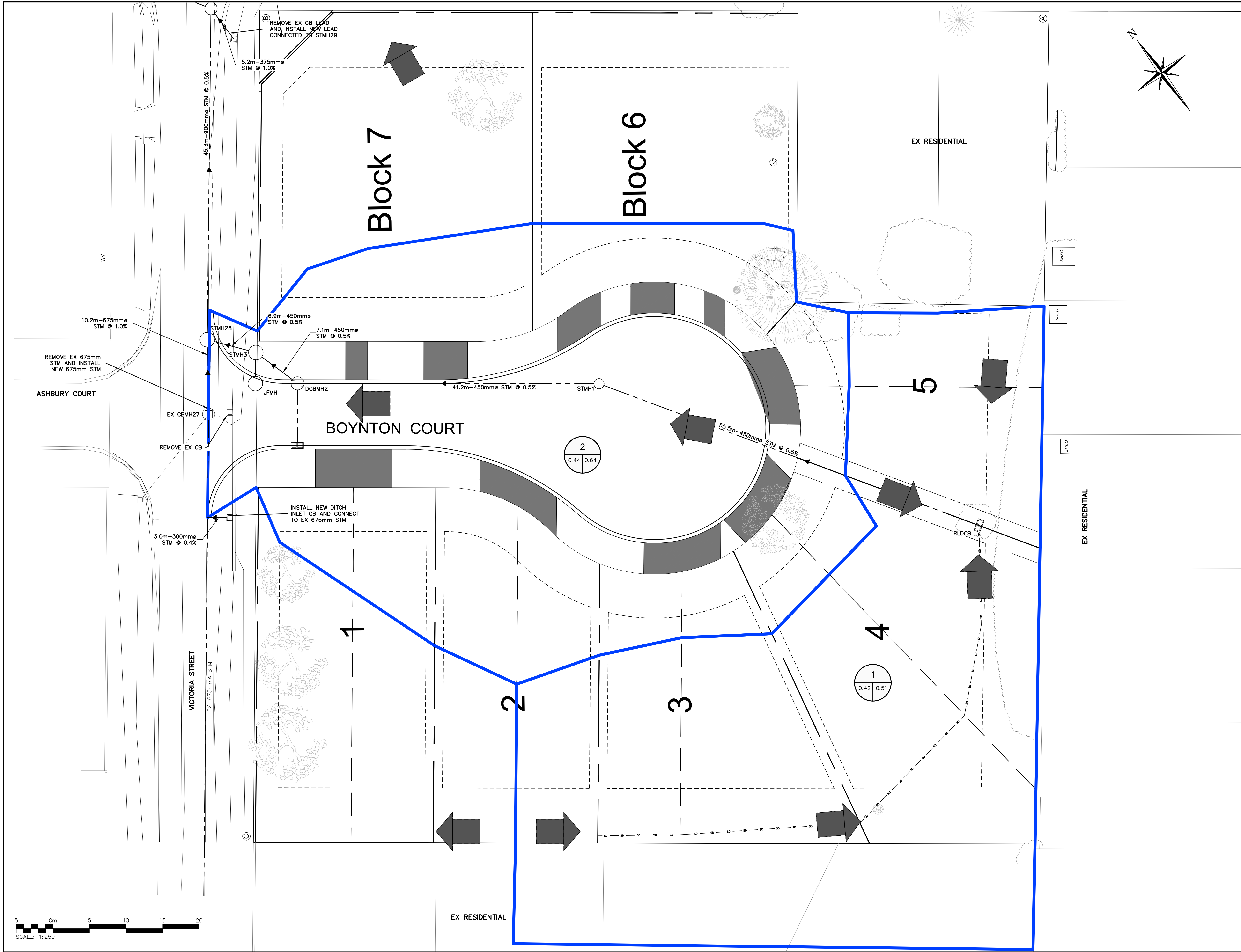
Project
**BOYNTON COURT
TOWN OF THE BLUE MOUNTAINS**

Drawing
SANITARY DRAINAGE PLAN

CROZIER
CONSULTING ENGINEERS

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Drawn By M.V.R.	Design By M.V.R.	Project 1284-4979
Check By A.J.S.	Check By D.R.P.	Scale 1:250
		Drawing 104



LEGEND

	P-SWALE
	P-STORM SEWER
	DOUBLE CATCHBASIN
	MAINTENANCE HOLE
	CATCHBASIN
	PROPERTY BOUNDARY
	INTERNAL DRAINAGE AREA
	X-STORM SEWER
	X-ELEVATION
	CATCHMENT ID
	RUN OFF COEFFICIENT
	CATCHMENT AREA (ha)
	INTERNAL OVERLAND FLOW ARROW

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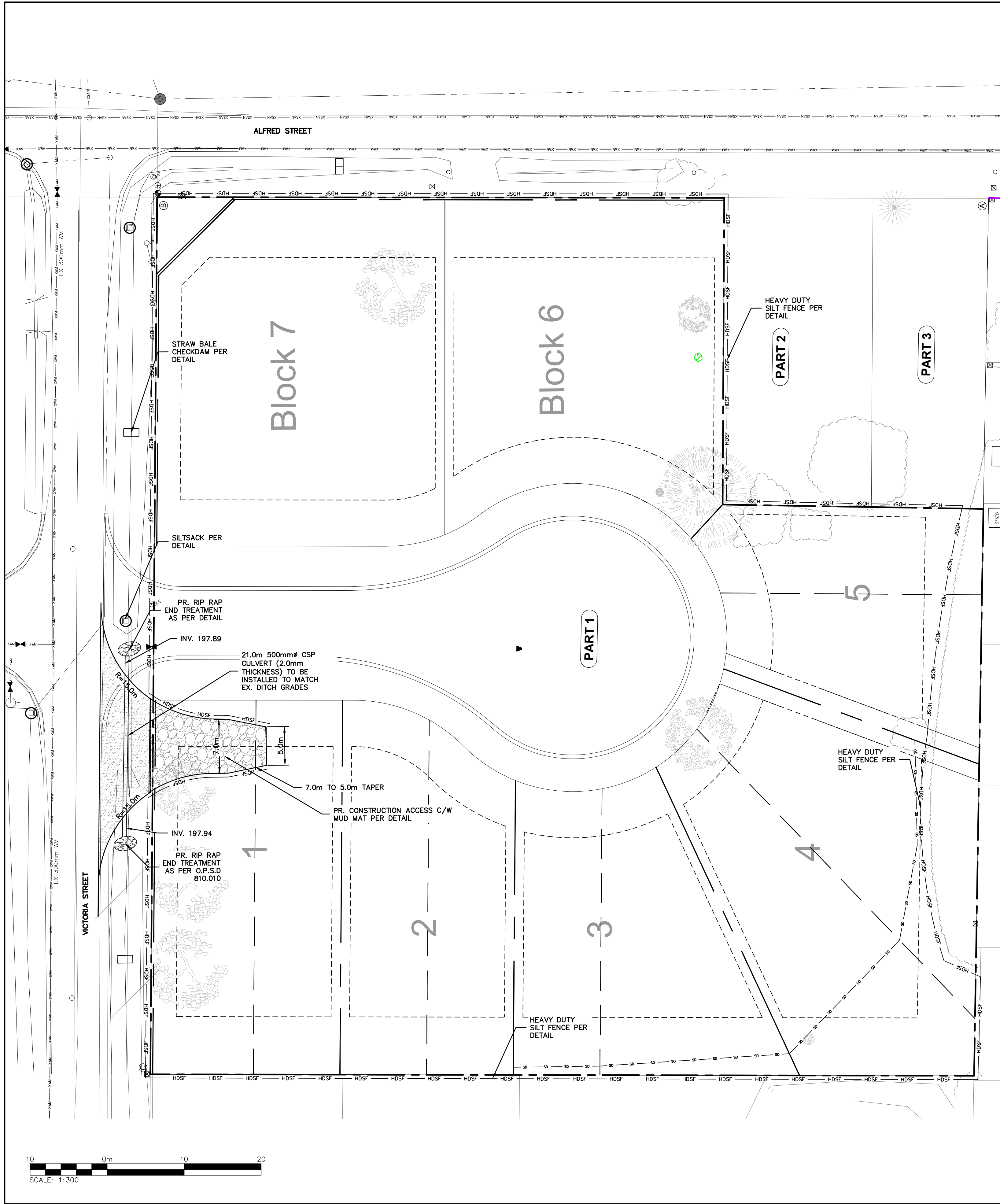
Project
**BOYNTON COURT
TOWN OF THE BLUE MOUNTAINS**

Drawing
STORMWATER DRAINAGE PLAN

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Check By	A.J.S.	Check By	D.R.P.	Scale	1:250
				Drawing	105



GENERAL NOTES:

1. ALL CONSTRUCTION EQUIPMENT TO USE MAIN ACCESS POINT, LOCATED AT VICTORIA STREET, AS INDICATED ON THIS DRAWING. MUD MAT TO BE CONSTRUCTED AT ACCESS POINT.
2. ALL SEDIMENT AND EROSION CONTROL FACILITIES AND WORKS ARE TO BE CONSTRUCTED AND IN PLACE TO THE APPROVAL OF THE SITE ENGINEER PRIOR TO ANY GRADING OPERATIONS COMMENCING. TYPICAL WORKS INCLUDE SILT FENCING AND MUD MAT.
3. ALL TEMPORARY STOCKPILES ARE TO BE PROVIDED WITH THE NECESSARY SEDIMENT & EROSION CONTROL FEATURES.
4. NO TREE CLEARING OR DISTURBANCE OF LANDS WILL OCCUR WITHIN SPECIFIED BUFFERS ALONG PROPERTY LINES AND INTERNAL TO SITE.
5. EXISTING DRAINAGE PATTERNS ON THE PROPERTY TO BE MAINTAINED DURING OPERATIONS.
6. ALL STOCKPILES THAT ARE TO REMAIN LONGER THAN 60 DAYS ARE TO BE CAPPED WITH TOPSOIL (IF REQUIRED) AND HYDROSEEDDED

MAINTENANCE & OPERATIONS OF SEDIMENT CONTROLS

SILT FENCE

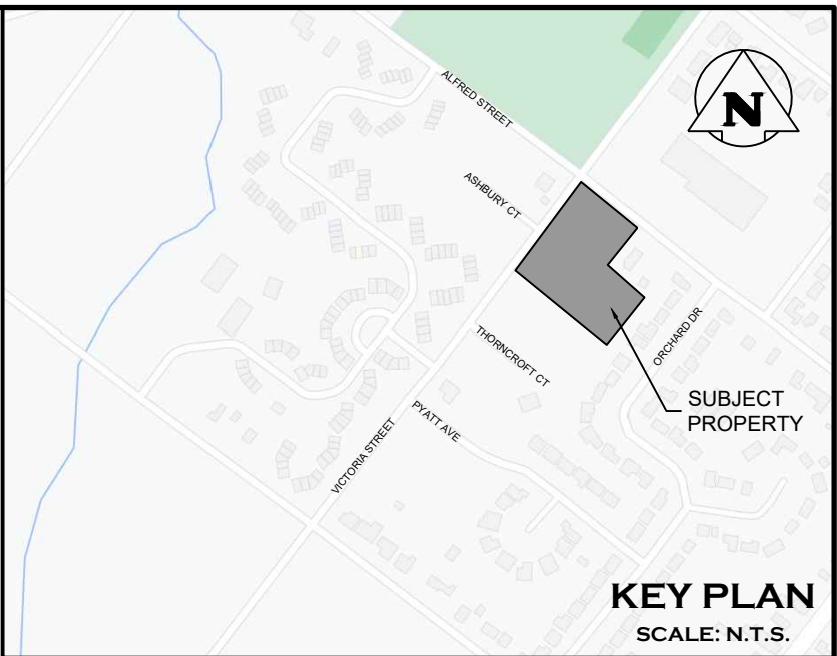
1. SILT FENCE MUST BE INSPECTED WEEKLY FOR RIPS OR TEARS, BROKEN STAKES, BLOW-OUTS AND ACCUMULATION OF SEDIMENT.
2. SILT FENCE MUST BE INSPECTED FOLLOWING ALL 15mm OR GREATER RAIN STORM EVENT OR AS DIRECTED BY SITE ENGINEER.
3. SEDIMENT MUST BE REMOVED FROM SILT FENCE WHEN ACCUMULATION REACHES 50% OF THE HEIGHT OF THE FENCE.
4. ALL SILT FENCES MUST BE REMOVED ONLY WHEN THE ENTIRE SITE IS STABILIZED AND AS DIRECTED BY THE SITE ENGINEER.

MUD MAT

1. INSPECT MUD MAT WEEKLY TO ASSESS CONDITION AND ENSURE OPERATION EFFICIENCY.
2. SUPPLY AND PLACE ADDITIONAL CLEAR STONE AS DIRECTED BY SITE ENGINEER.
3. MUD MAT TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR AS DIRECTED BY SITE ENGINEER.

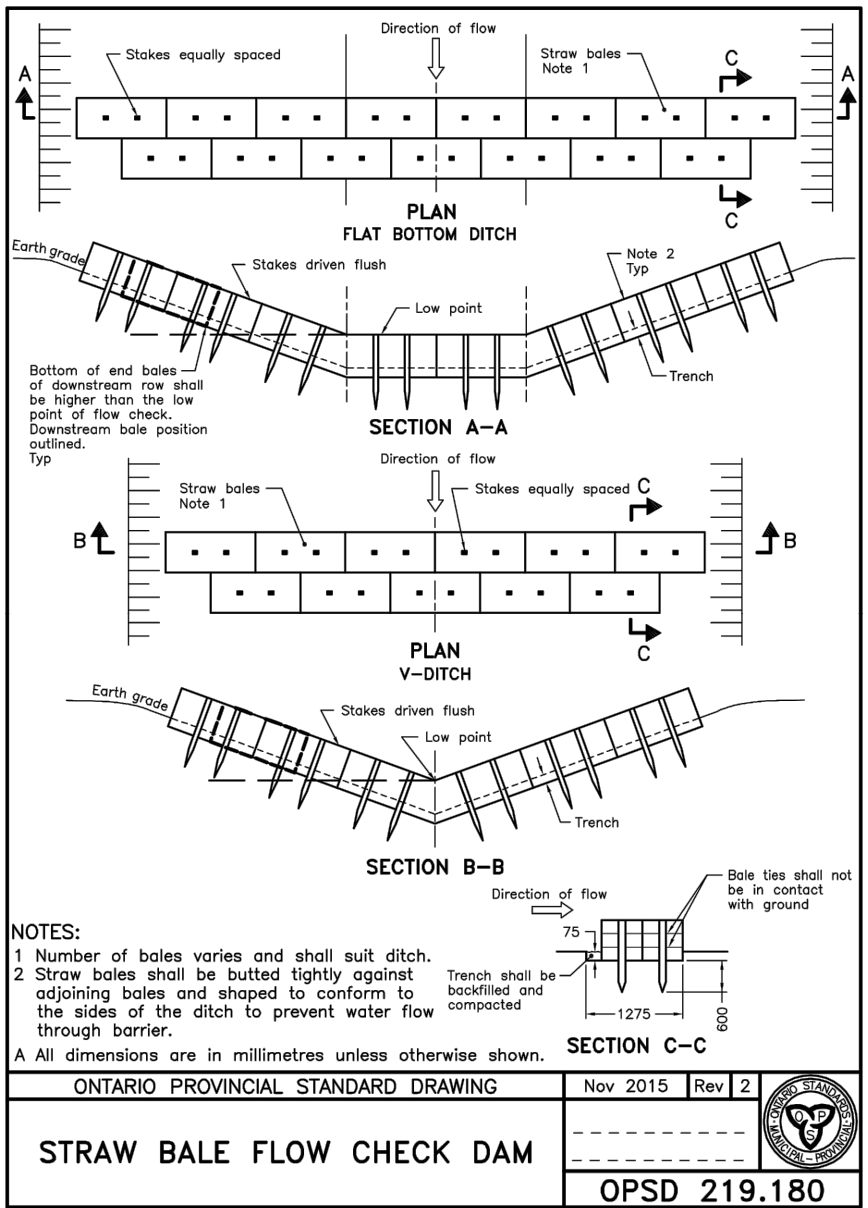
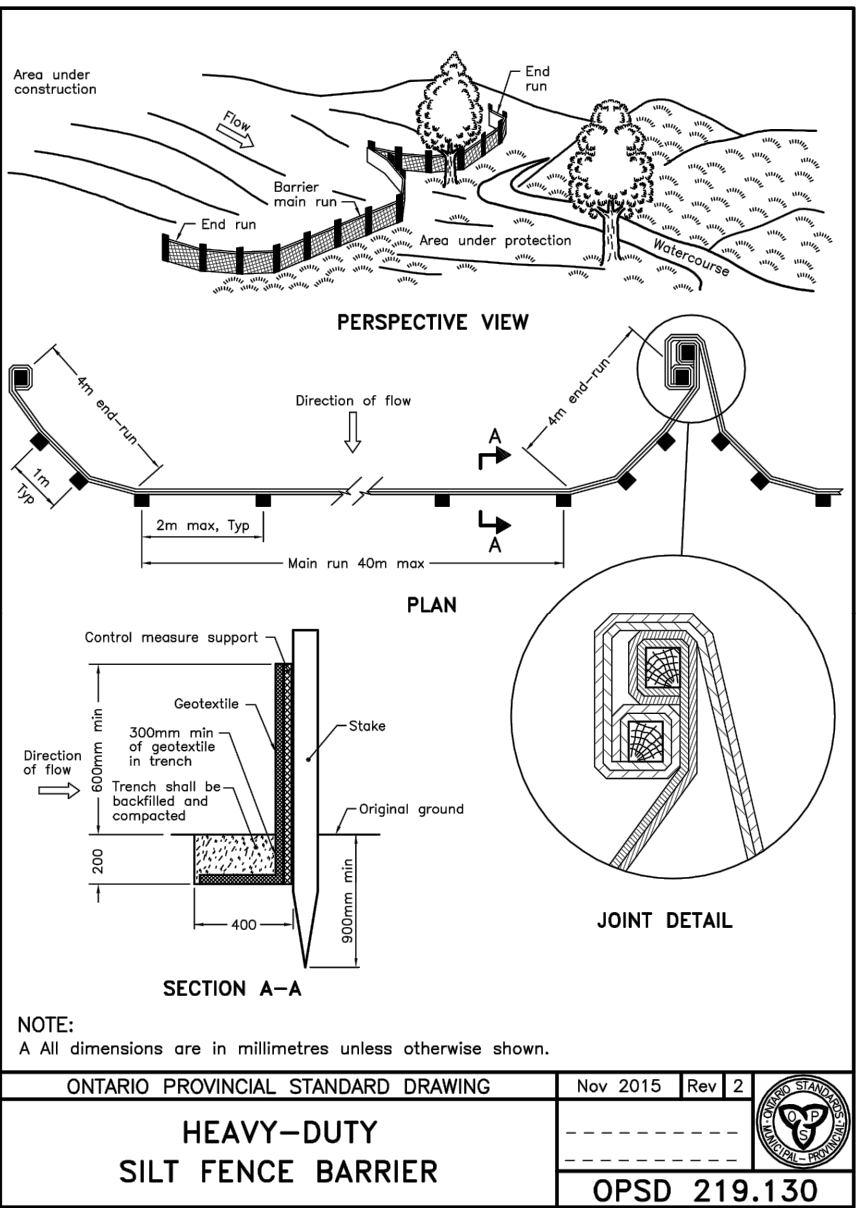
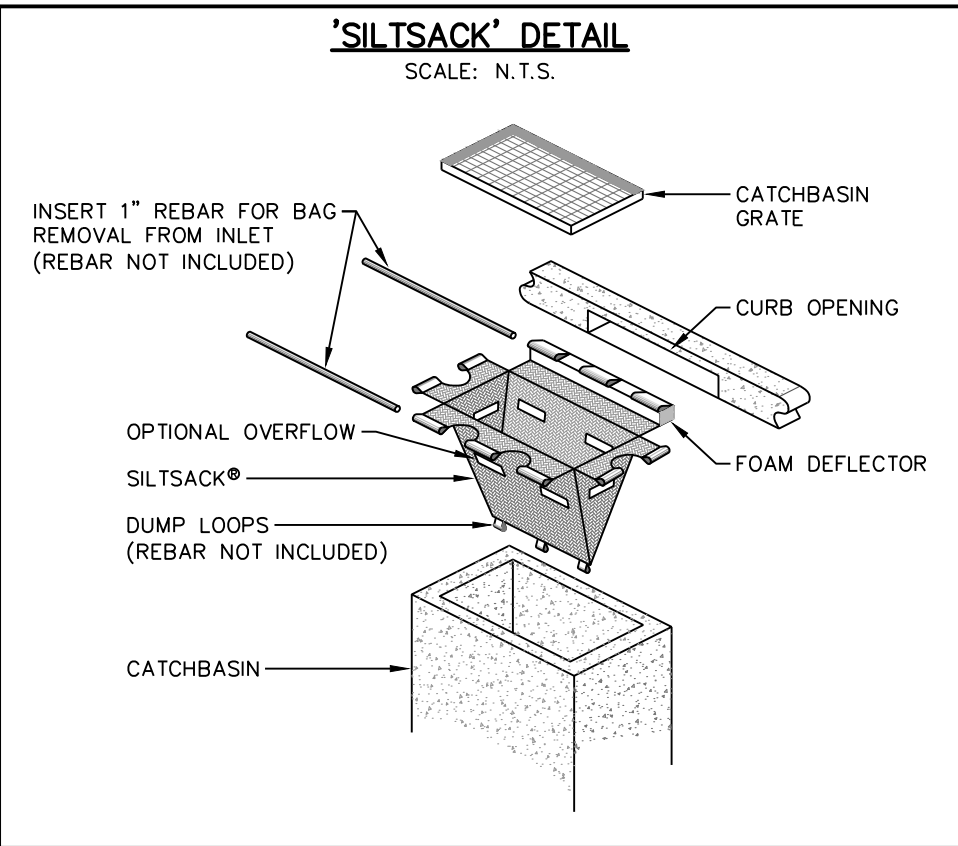
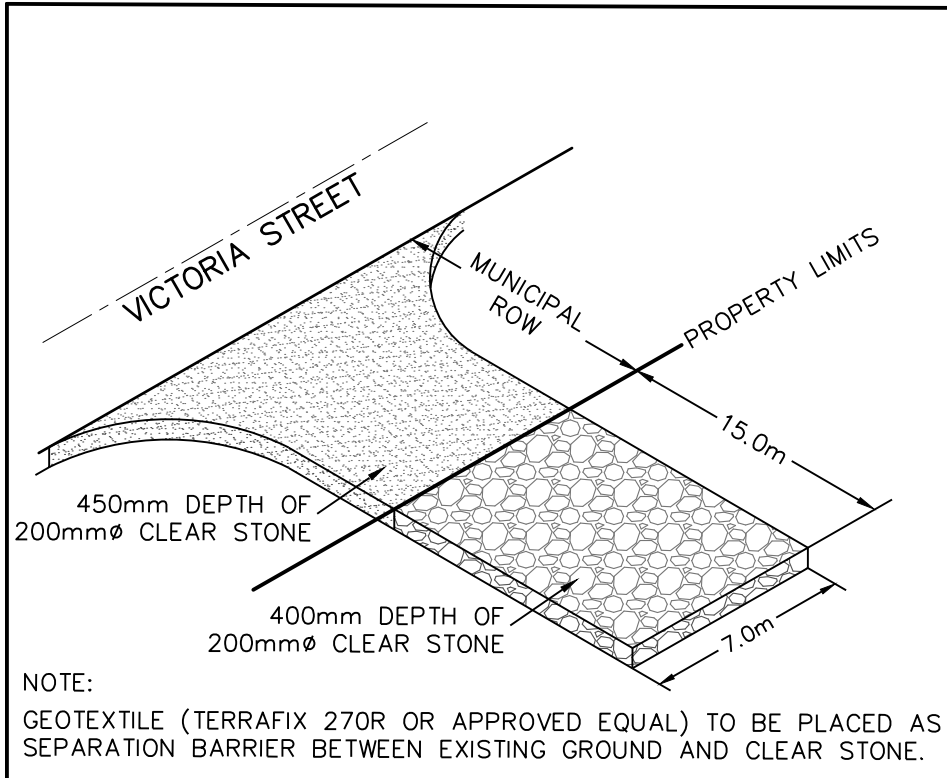
DECOMMISSIONING

1. FOLLOWING COMPLETION OF CONSTRUCTION AND AS DIRECTED BY SITE ENGINEER, ALL EROSION AND SEDIMENT CONTROL WORKS ARE TO BE REMOVED INCLUDING ANY ACCUMULATED SEDIMENT.
2. ALL WORKS LOCATED OUTSIDE THE PROPOSED STOCKPILE AREA ARE TO BE GRADED TO MATCH EXISTING SURROUNDING GROUND AND HYDROSEEDDED.



LEGEND

- PROPERTY BOUNDARY
- HEAVY DUTY SILT FENCE
- TOPSOIL REMOVAL AREA
- PR. CONSTRUCTION MUD MAT
- PR. SILTSACK
- PR. STRAWBALE CHECKDAM



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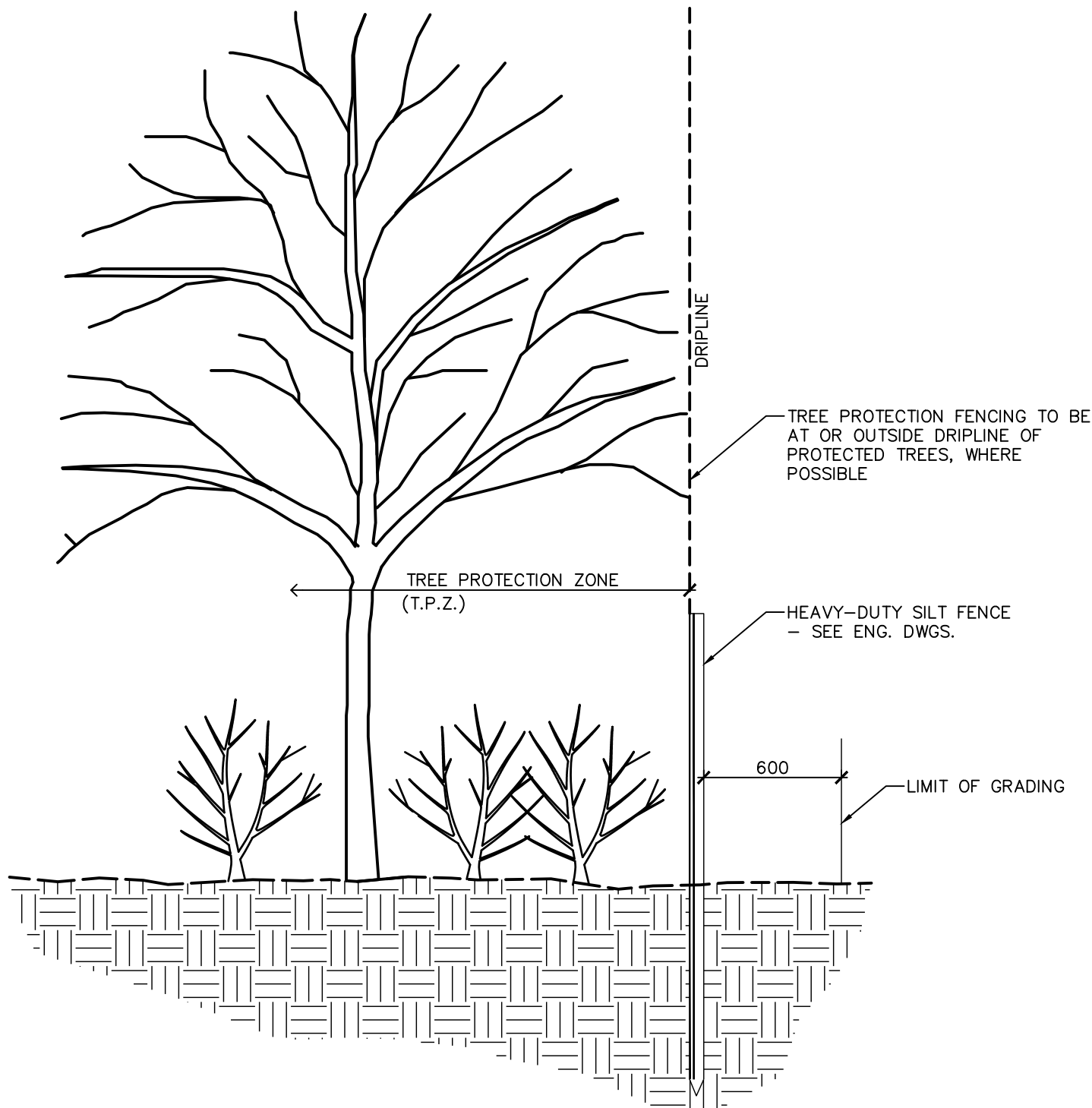
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Check By	A.U.S.	Check By	D.R.P.	Scale	1:1000
				Drawing	106

ID No.	Botanical Name	Common Name	Quantity	Trunk DBH (cm) (Diameter at Breast Height)	Canopy Radius (m)	Condition	Directive	Comment
1	<i>Acer platanoides</i> 'Crimson King'	Crimson King Maple	1	20	2	Good	Remove	Will be impacted by construction and grading
2	<i>Picea species</i>	Spruce	1	58	5	Good/Fair	Remove	Limbed up, will be impacted by grading
3	<i>Picea species</i>	Spruce	1	51	4.5	Good/Fair	Remove	Limbed up, will be impacted by grading
4	<i>Acer saccharinum</i>	Silver Maple	1	40	3.2	Good/Fair	Remove	Leaning north and suckering from trunk flare on south side
5	<i>Acer saccharinum</i>	Silver Maple	1	multi-stemmed coppice (2 to 5)	1.2	Poor	Remove	Poor form, will be impacted by grading
6	<i>Picea abies</i> (hedgerow)	Norway Spruce (hedgerow)	5	26 to 40cm*	4 to 5	Good/Poor	Protected	On adjacent property
	<i>Picea glauca</i> (hedgerow)	White Spruce (in hedgerow)	1	10*	1	Poor	Protected	On adjacent property
7	<i>Pinus strobus</i> (hedgerow)	Eastern White Pine (hedgerow)	14	20 to 53*	5 to 6	Good/Fair	Protected	On adjacent property
8	<i>Populus species</i>	Poplar	1	84*	5	Good/Fair	Protected	On adjacent property
9	<i>Acer platanoides</i>	Norway Maple	1	7	0.9	Good	Remove	Will be impacted by grading
10	<i>Thuja occidentalis</i> (clump)	Eastern White Cedar	1	multi-stem	0.9	Fair	Remove	Will be impacted by grading
11	<i>Pyrus species</i>	Pear	1	multi-stem 15 to 40*	2.7	Fair/Poor	Remove	Will be impacted by grading
12	<i>Pyrus species</i>	Pear	1	multi-stem 15 to 40*	3	Fair/Poor	Remove	Will be impacted by grading
13	<i>Pyrus species</i>	Pear	1	multi-stem 15 to 40*	3	Fair/Poor	Remove	Will be impacted by grading
14	<i>Pyrus species</i>	Pear	1	multi-stem 15 to 40*	2.7	Fair/Poor	Remove	Will be impacted by grading
	* estimated (DBH cm) due to restricted access to tree trunk							



- NOTES:
- 1.0 TREE PROTECTION
1. INSTALL TREE PROTECTION FENCING IN LOCATIONS INDICATED IN CONTRACT DRAWINGS.
 2. WHERE POSSIBLE, TREE PROTECTION FENCING LOCATION TO BE AT OR OUTSIDE THE DRIPLINE OF PROTECTED TREES, WHICH IS DEFINED AS THE CIRCLE THAT COULD BE DRAWN ON THE SOIL AROUND A TREE DIRECTLY UNDER THE TIPS OF ITS OUTERMOST AND WIDEST BRANCHES.
 3. LOCATION OF TREE PROTECTION FENCE SHALL BE CONFIRMED ON-SITE BY THE LANDSCAPE ARCHITECT BEFORE COMMENCEMENT OF TREE CLEARING OPERATIONS.
 2. AS PART OF THE TREE REMOVAL OPERATION ALL STEMS, LIMBS AND STUMPS SHOULD BE REMOVED FROM THE SITE.
 3. THE ROOT SYSTEMS FROM ALL EXISTING VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM CONSTRUCTION.
 10. NO STORAGE OF MATERIALS OR EQUIPMENT WITHIN THE TREE PROTECTION ZONE IS PERMITTED. NO EQUIPMENT OR MATERIALS SHALL HIT OR DAMAGE TREES DESIGNATED TO BE PRESERVED.
 11. NO ROOT CUTTING OR MOVEMENT OF VEHICLES IS PERMITTED IN THE TREE PROTECTION ZONE.
 12. FENCE BARRIERS MUST REMAIN IN FUNCTIONAL CONDITION UNTIL ALL SITE WORKS INCLUDING LANDSCAPING ARE COMPLETED.
 13. THE CONTRACTOR SHALL REMOVE TREE PROTECTION FENCING AFTER THE COMPLETION OF ALL SITE WORKS FOLLOWING WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- 2.0 HAZARD TREE MANAGEMENT
1. SELECTIVE REMOVAL OF HAZARDOUS TREES WITHIN THE TREE PROTECTION ZONE WILL BE DETERMINED ON-SITE BY THE LANDSCAPE ARCHITECT.
 2. WHERE REMOVALS ARE REQUIRED, THE FELLING ZONE SHOULD ALLOW THE TREES TO FALL WITHOUT DAMAGE TO EXISTING STRUCTURES, OR TREES (BRANCHES & TRUNKS) TO REMAIN.
 3. SHOULD NO CLEAR FELLING ZONE EXIST, THE TREE SHALL BE CUT INCREMENTALLY FROM TOP TO BOTTOM AND LOWERED TO THE GROUND WITH ROPES.
 4. ANY ROOTS THAT BECOME EXPOSED DURING CONSTRUCTION SHALL BE CLEANLY CUT.

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LD1

TREE PROTECTION FENCE

NTS

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.

3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.

4. DO NOT SCALE THE DRAWINGS.

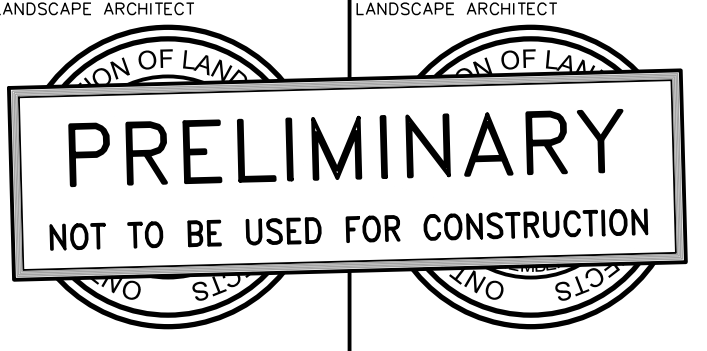
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

Town

No.	ISSUE / REVISION	DATE: MM/DD/YYYY
1.	ISSUED FOR FIRST SUBMISSION	10/25/2021



Project

BOYNTON COURT
THE TOWN OF THE BLUE MOUNTAINS

Drawing

LANDSCAPE DETAILS



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Scale	AS SHOWN	Date	2021.10.19	Check By	
				Drawing	LD-1