BOYNTON COURT

THE TOWN OF THE BLUE MOUNTAINS **COUNTY OF GREY**

SHEET NUMBER

101

103A

104

106

107

TMP-I

LD-I

SHEET TITLE

COVER SHEET

GENERAL SERVICING PLAN

OVERALL GRADING PLAN

BOYNTON COURT - PLAN & PROFILE

VICTORIA STREET - PLAN & PROFILE

SANITARY DRAINAGE PLAN

STORMWATER DRAINAGE PLAN

EROSION & SEDIMENT CONTROL PLAN

NOTES AND DETAILS

TREE MANAGEMENT PLAN

LANDSCAPE DETAILS



TOWN OF THE BLUE MOUNTAINS 32 MILL STREET

<u>DEVELOPER</u>

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

MUNICIPALITY

THORNBURY, NOH 2PO



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 PR. ELEVATION (MATCH EX. ELEVATION) PR. FIRE HYDRANT & VALVE PR. WATER VALVE CHAMBER PR. WATER QUALITY TESTING STATION — 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. CANADA POST COMMUNITY MAIL BOX PR. TRANSFORMER PR. STOP SIGN PR. NAME SIGN PR. NO PARKING SIGN PR. BUILDING ENVELOPE PR. LIGHT DUTY SILT FENCE PR. STRAW BALE CHECK FLOW PR. ROCK CHECK DAM 1111 PR. SLOPE (3:1 MAX.)

PR. TREE PRESERVATION AREA

PR. TOPSOIL STOCKPILE LOCATION

MASTER LEGEND

EX. CONTOUR

EX. WATER SERVICE

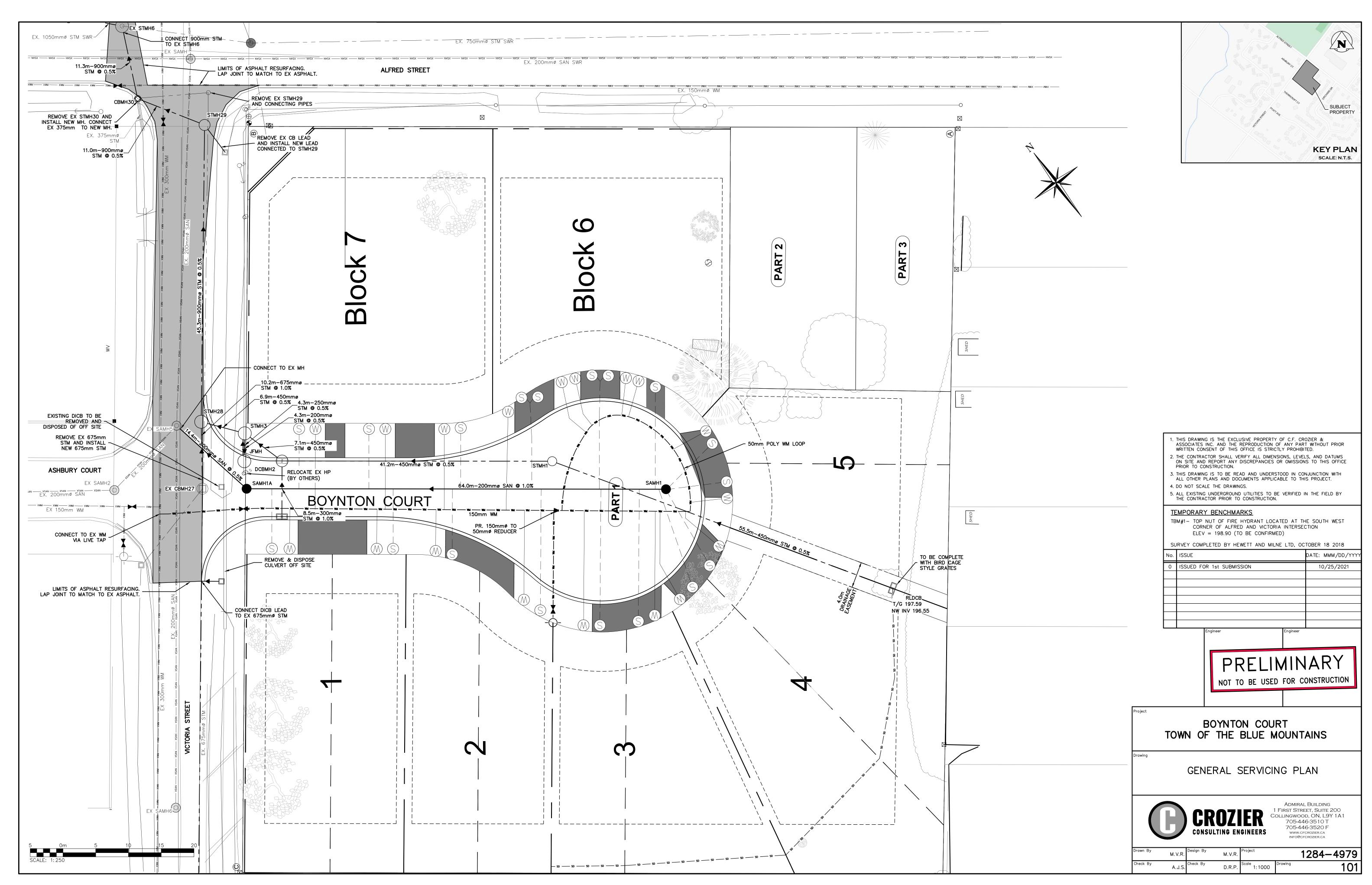
EX. STORM CATCHBASIN

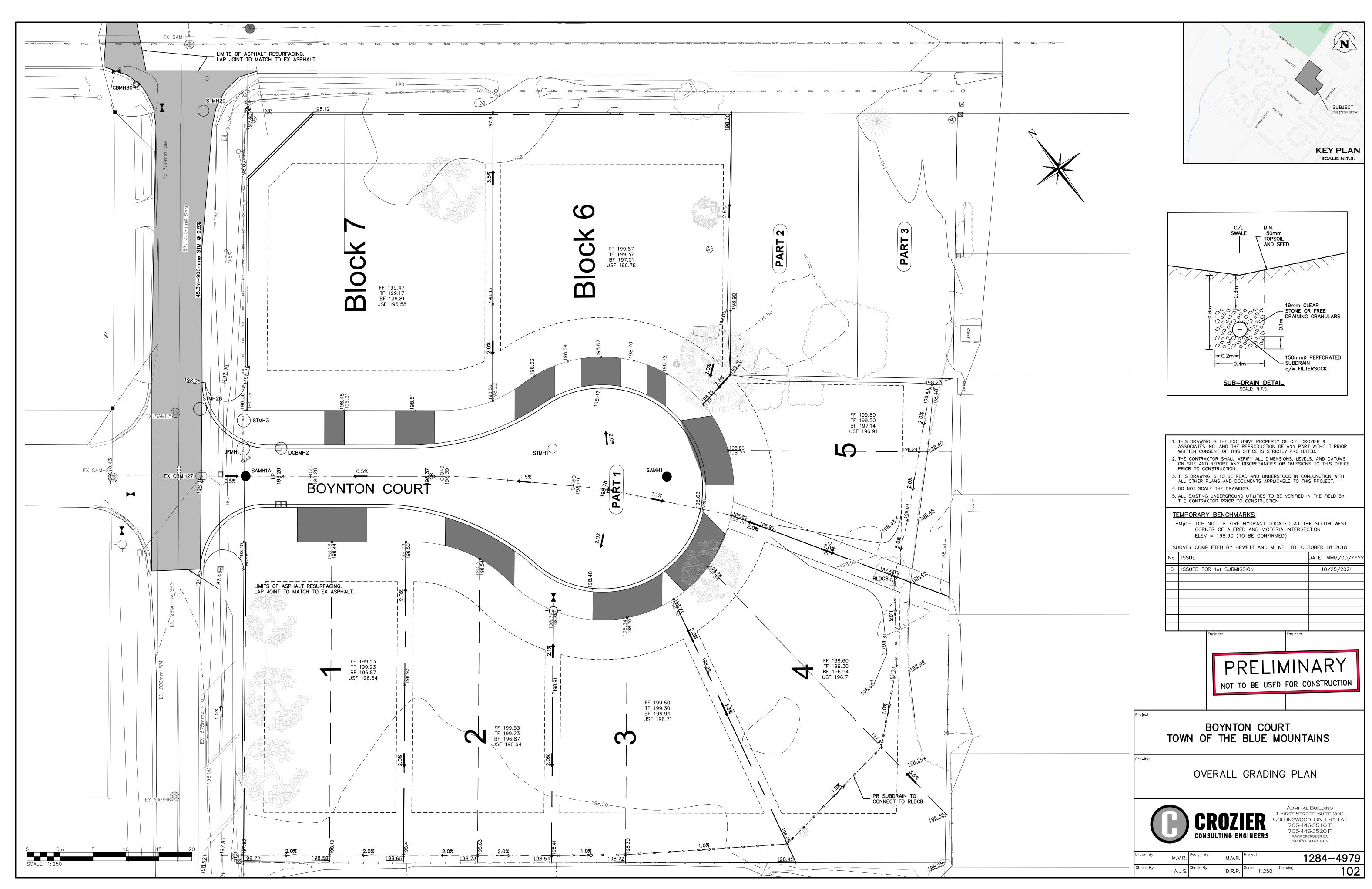
EX. STORM DOUBLE CATCHBASIN EX. STORM CATCHBASIN MANHOLE

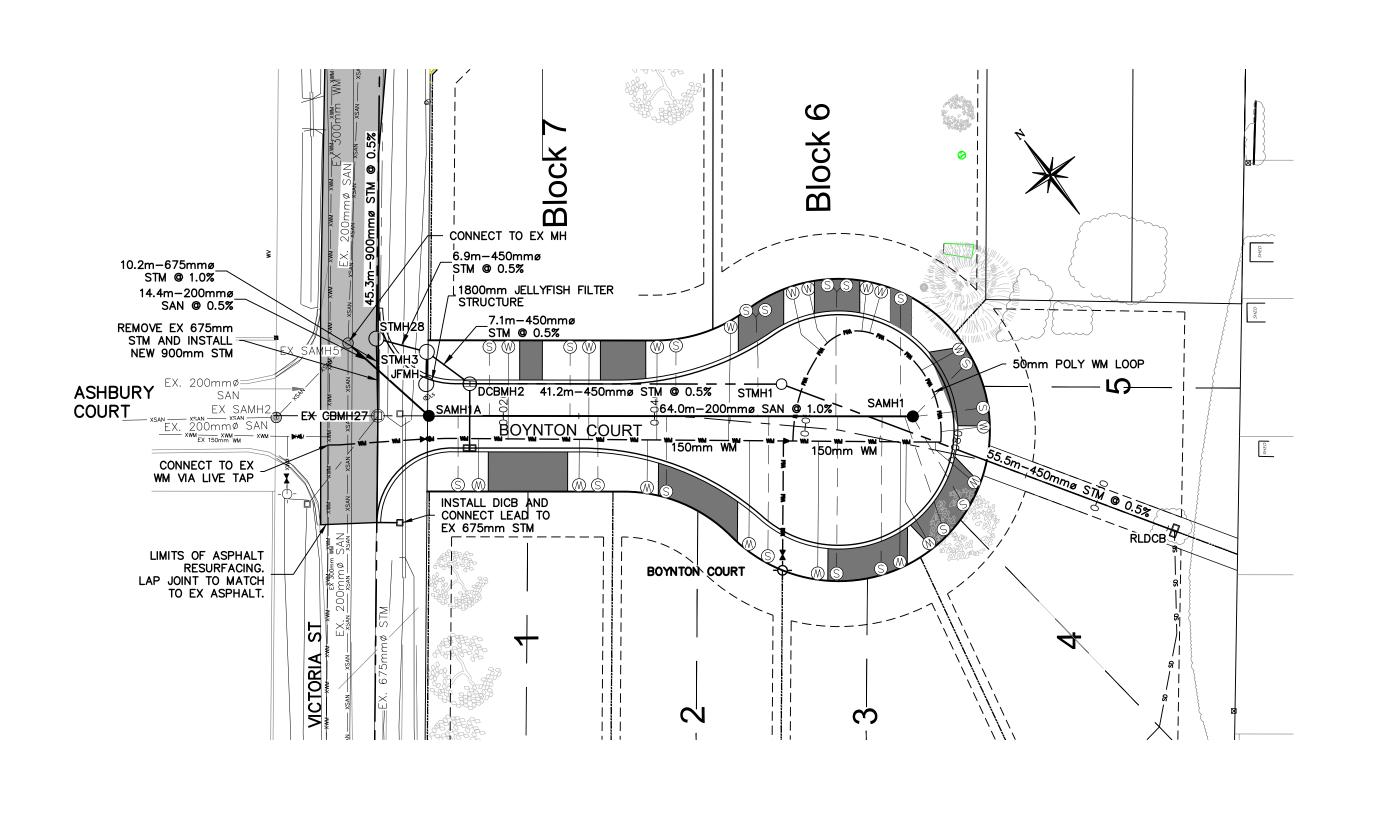
EX. STORM DOUBLE CATCHBASIN MANHOLE

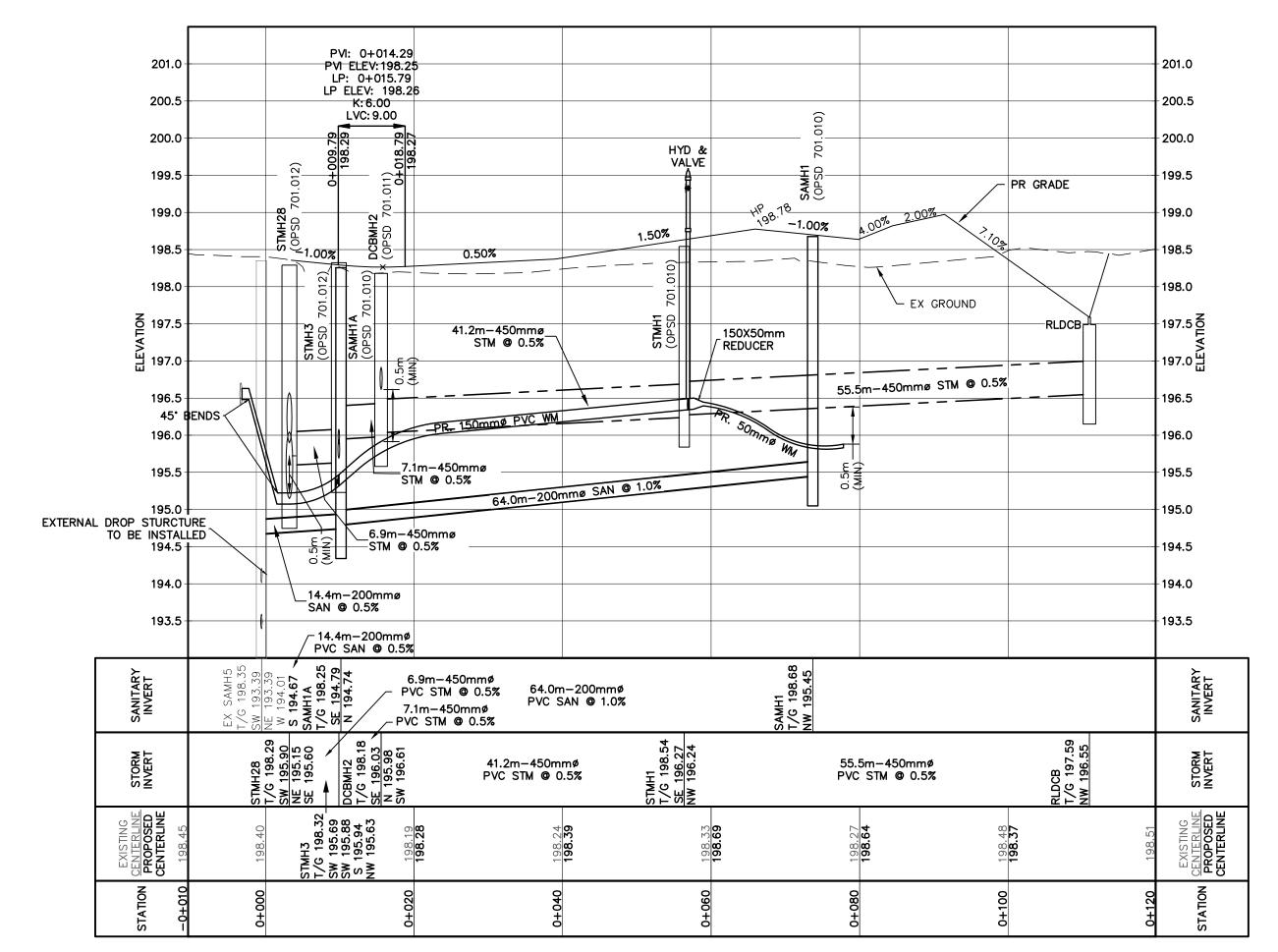
EXISTING FEATURES (EX.)

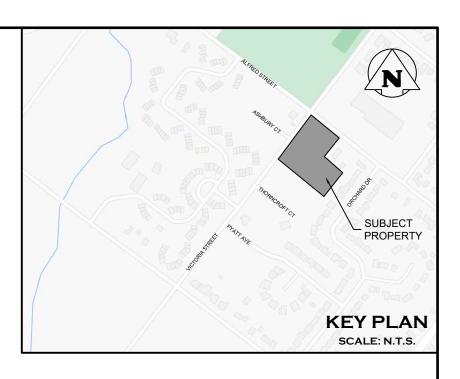
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 4. DO NOT SCALE THE DRAWINGS.

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

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

No.	ISSUE	DATE: MMM/DD/YYYY
0	ISSUED FOR 1st SUBMISSION	10/25/2021

PRELIMINARY
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BOYNTON COURT TOWN OF THE BLUE MOUNTAINS

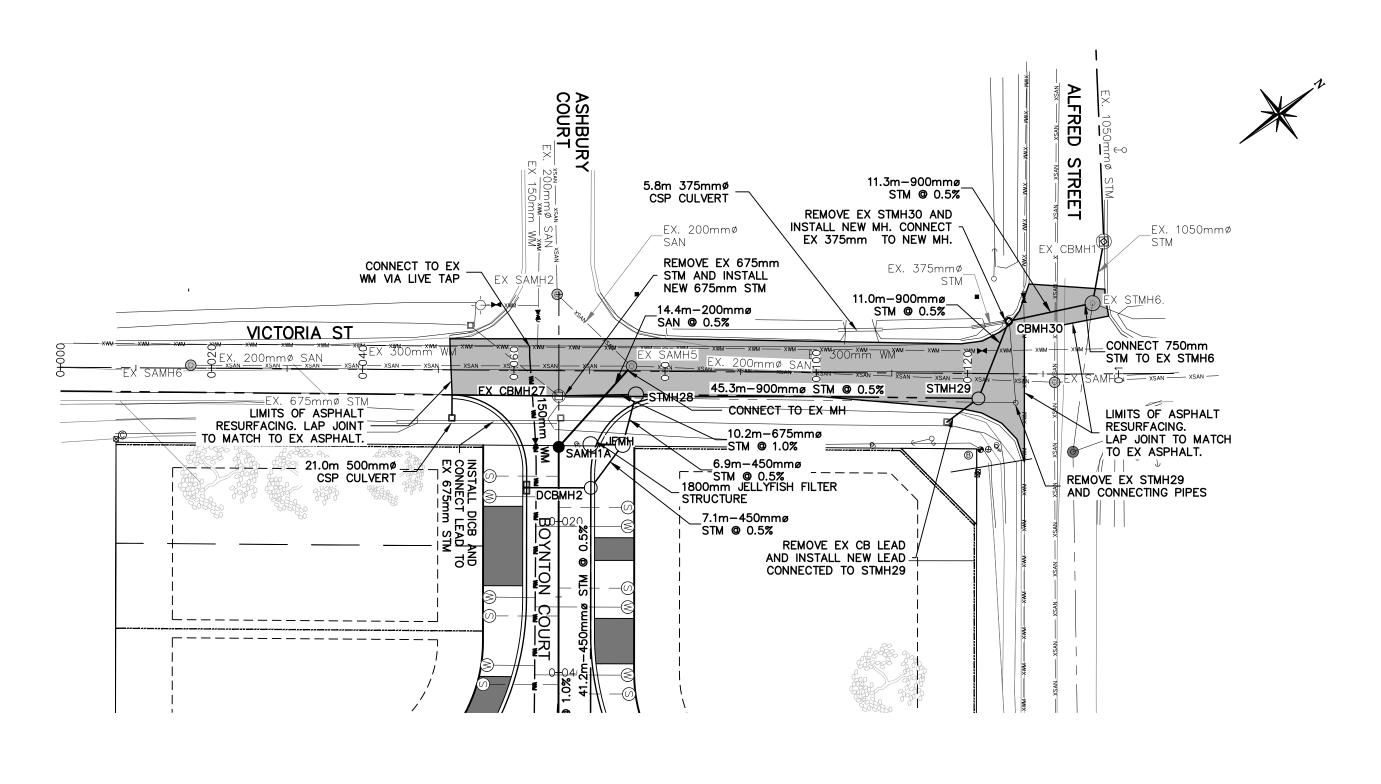
BOYNTON COURT - PLAN & PROFILE

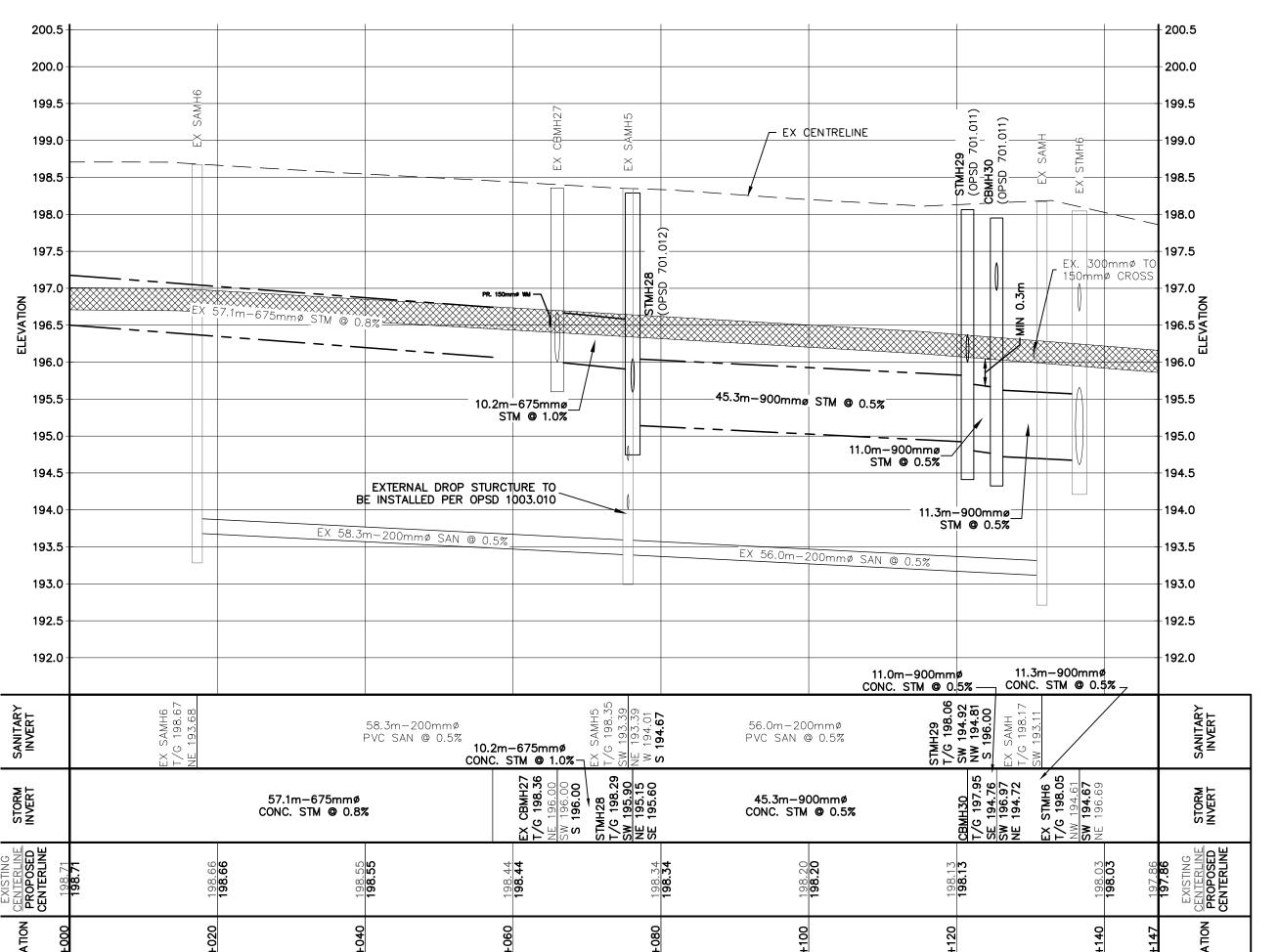


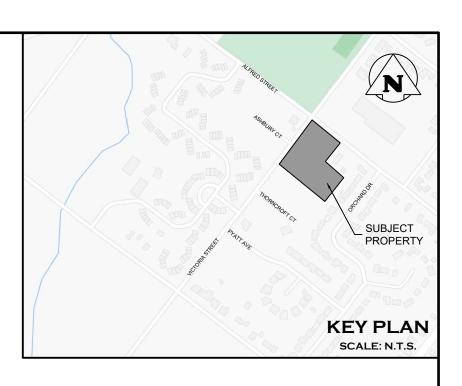
ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705-446-3510 T
705-446-3520 F
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 M.V.R.
 Design By
 M.V.R.
 Project
 1284—4979

 Check By
 A.J.S.
 Check By
 D.R.P.
 Scale 1:500
 Drawing
 103A







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VICTORIA STREET - PLAN & PROFILE

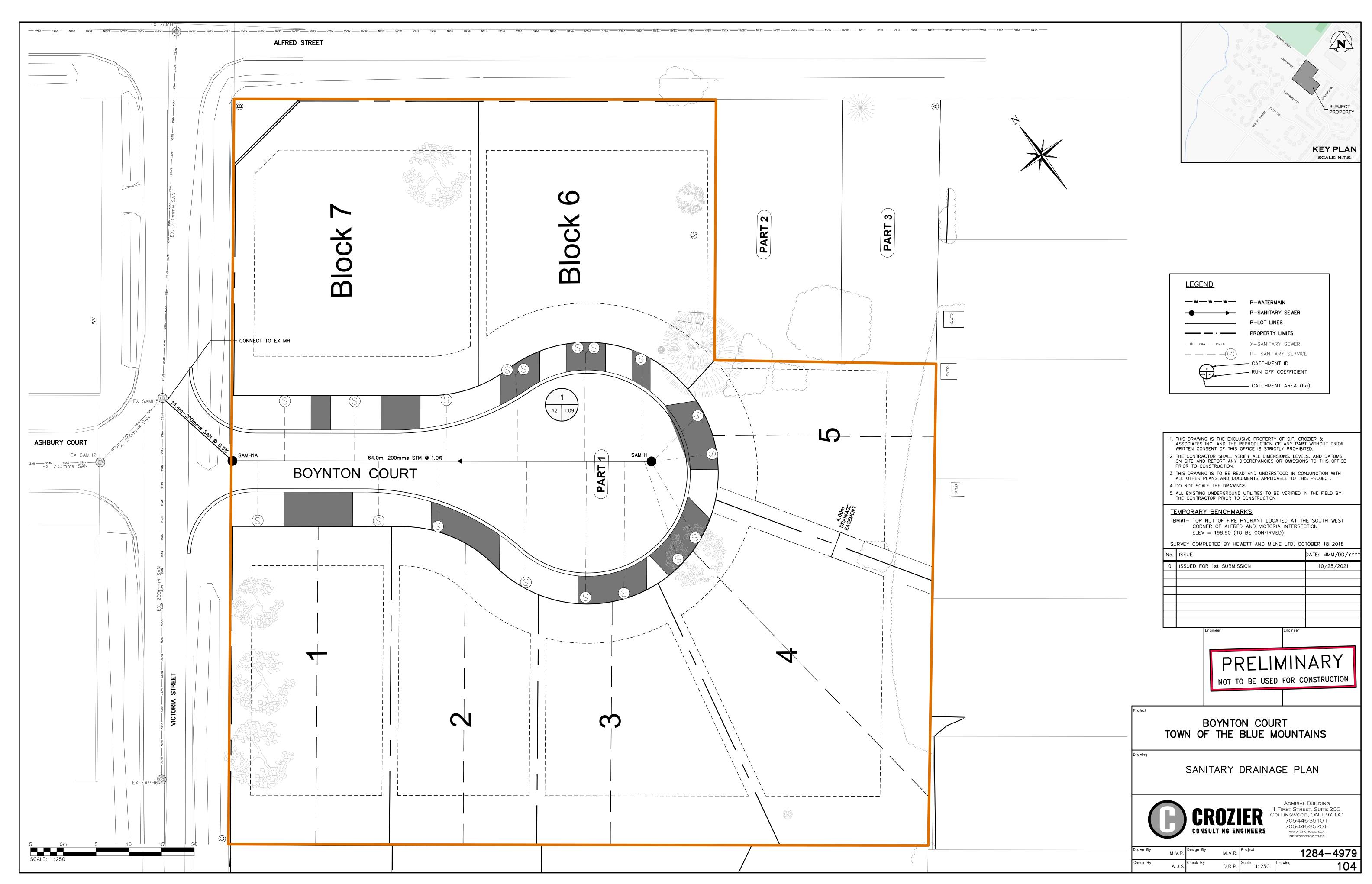


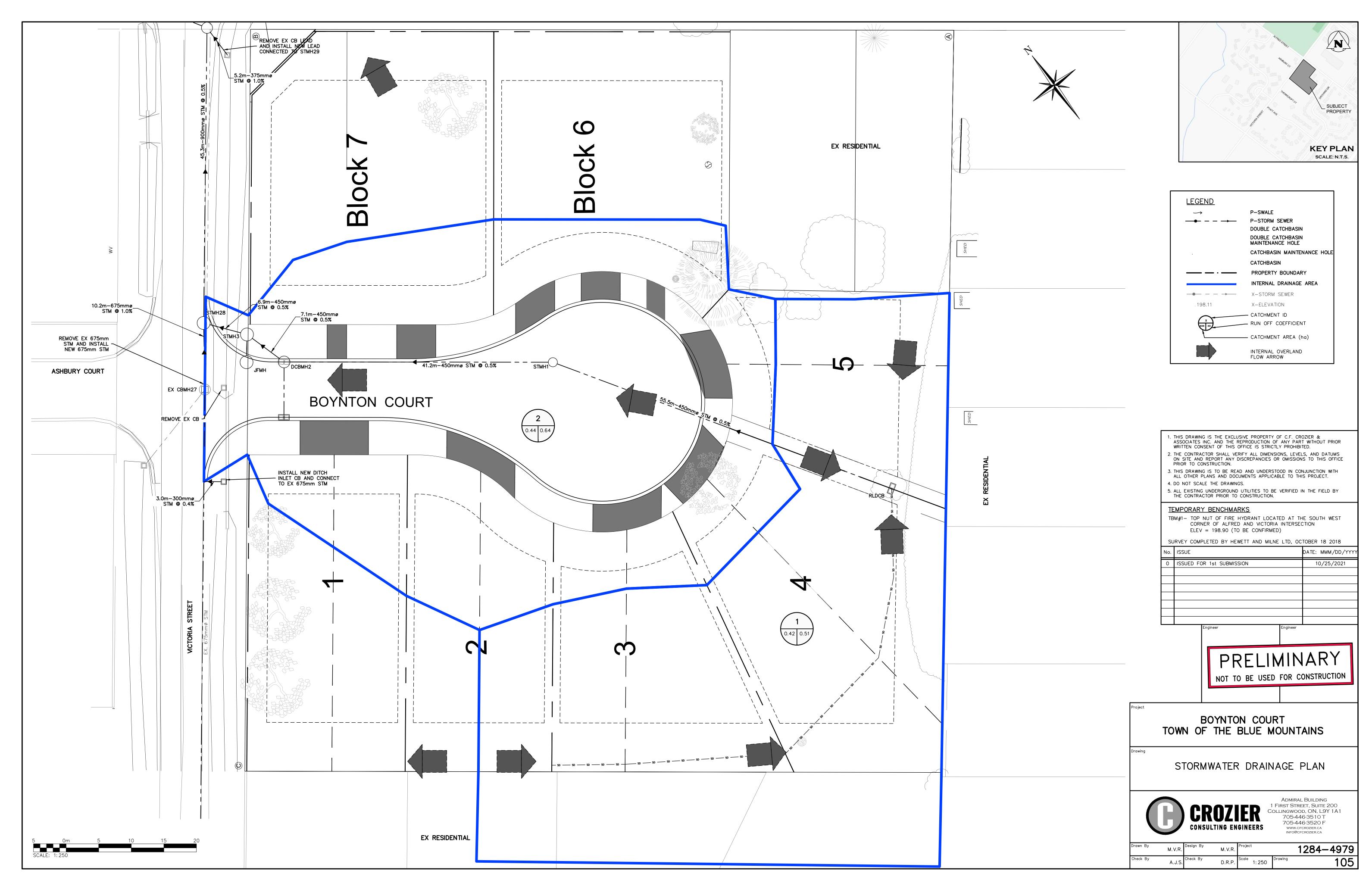
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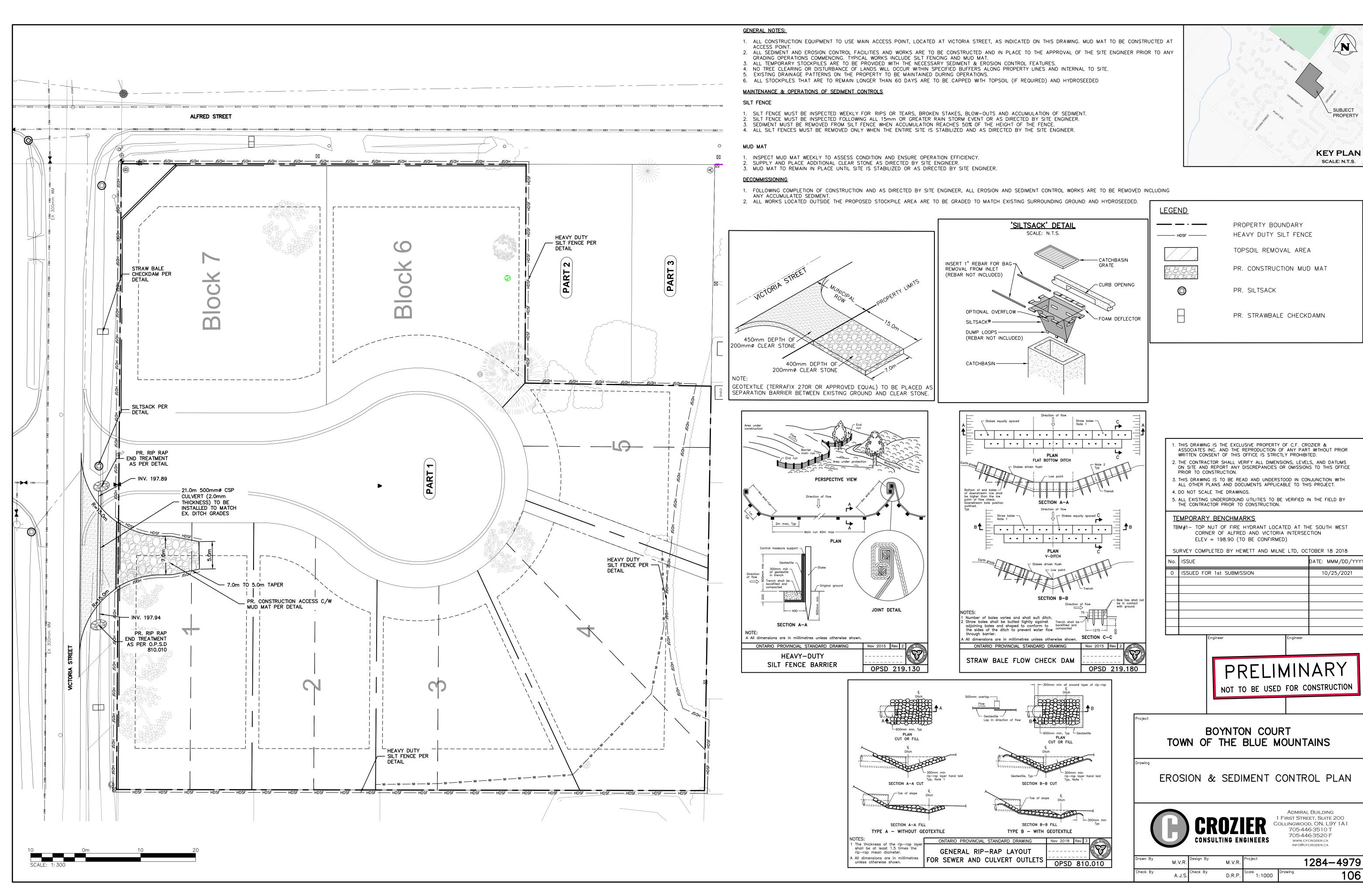
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M.V.R. Design By M.V.R. Project 1284—4979

Check By A.J.S. Check By D.R.P. Scale 1:500 Drawing 103B







CONSTRUCTION NOTES

- ALL EXISTING UNDERGROUND UTILITIES AND SERVICES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY SITE ILLUMINATION TO BE DIRECTED DOWNWARD AND INTERNAL TO SITE ONLY.
- DETAILS ON PROPOSED PLANTING, LANDSCAPE FEATURES, SITE TREATMENTS ARE PREPARED BY LANDSCAPE ARCHITECT.
- 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.
- ALL BOULEVARDS & DISTURBED AREAS ARE TO BE RESTORED TO EXISTING CONDITIONS OR BETTER, 150mm TOPSOIL & SEED UNLESS OTHERWISE NOTED. CLEAR STONE WRAPPED IN FILTER CLOTH CAN BE SUBSTITUTED FOR BEDDING MATERIAL IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- ALL PROPERTY BARS TO BE PROTECTED DURING CONSTRUCTION. BARS ARE TO BE PLACED BY O.L.S. AT CONTRACTOR'S EXPENSE IF DAMAGED OR
- DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS-517 & 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING M.E.C.P. PERMIT IF REQUIRED.
- ALL RIP-RAP/GABION MATTRESSES TO BE PLACED UPON FILTER CLOTH.). SIGNAGE TO BE INSTALL PER TOWN STANDARDS. STREET SIGNS AND STOP SIGNS TO BE INSTALLED ON SEPARATE POSTS.
- PLACEMENT OF FILL WITHIN ROADWAYS AND LOT AREAS TO BE REVIEWED AND APPROVED BY GEOTECHNICAL CONSULTANT,

GENERAL

- 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 COMPLETED SUBGRADE AND SUBSEQUENT LIFTS
- OF GRANULAR BASE MATERIAL BEFORE PLACEMENT OF NEXT GRANULAR OR ASPHALT LIFT.
- ALL VEGETATION, BOULDERS OVER 150mmø, 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. ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE REMOVED FROM THE ENTIRE ROAD CORRIDOR AND DEPOSITED OFF THE SITE TO A DISPOSAL AREA
- APPROVED BY THE CONTRACT ADMINISTRATOR. 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 CENTRELINE OF ROADWAY TO THE EDGES OF ROADWAY.
- 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 (SPMDD). ALL IDENTIFIED SOFT AND WEAK SPOTS SHALL BE EXCAVATED AND BACKFILLED WITH A SUITABLE GRANULAR BASE MATERIAL. PROOF-ROLL TO BE OBSERVED AND ACCEPTED BY THE MUNICIPALITY AND GEOTECHNICAL ENGINEER PRIOR TO FIRST LIFT OF GRANULAR
- THE GRANULAR BASE SHALL BE LAID ON DRY, SMOOTH, PROPERLY GRADED SUB-GRADE, AND SHALL BE SPREAD FOR THE REQUIRED WIDTH TO MEET 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 CONSOLIDATED GRANULAR 'A' MATERIAL FULL WIDTH ACROSS THE ROADWAY AND
- CONFORMING IN ALL RESPECTS TO THE MINISTRY OF TRANSPORTATION ONTARIO PROVINCIAL STANDARD SPECIFICATIONS 1010. THE GRANULAR MATERIAL SHALL BE SPREAD IN LAYERS OF 150mm MAXIMUM COMPACTED DEPTHS, AND EACH LAYER SHALL BE THOROUGHLY COMPACTED
- NO GRANULAR BASE SHALL BE PLACED UNTIL THE GRADE ON WHICH IT IS TO BE LAID HAS BEEN INSPECTED AND APPROVED BY THE GEOTECHNICAL
- CONSULTANT AND CONTRACT ADMINISTRATOR.). ALL GRANULAR CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO ONTARIO PROVINCIAL STANDARD SPECIFICATION OPSS 314.
- 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 MIN. THICKNESS OF HL4 BASE COURSE ASPHALT. THE SURFACE COURSE SHALL CONSIST OF 40mm MIN. THICKNESS OF HL3 SURFACE COURSE ASPHALT. ASPHALT WORK SHALL CONFORM IN ALL RESPECTS TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS
- THE ASPHALT COMPONENTS SHOULD BE COMPACTED TO 92% MAXIMUM RELATIVE DENSITY, AS PER OPSS 310. . JOINTS WITH EXISTING ASPHALT TO BE SAW CUT STRAIGHT PRIOR TO PLACING NEW ASPHALT AND TACK COAT APPLIED TO EXISTING ASPHALT AND CURB
- 4. ALL SERVICES, MANHOLES, VALVES, ETC. ARE TO BE INSTALLED TO MATCH GRADE OF BASE COURSE OF ASPHALT AND/OR FINISHED GRADE OF LANDSCAPING. UPON PLACEMENT OF SURFACE COURSE OF ASPHALT ALL APPURTENANCES LOCATED IN ROADWAY SHALL BE RAISED TO MATCH FINISHED
- S. PERFORATED SUBDRAIN (100mmø), WRAPPED IN FILTER CLOTH IS TO BE PLACED WITH 0.3m COVER BELOW ROADSIDE DITCH WHERE GRADE IS LESS THEN 2% AND TERMINATED IN THE STORM SEWER SYSTEM WHERE APPROPRIATE. WHERE LOCATION OF SUBDRAINS ARE NOT IN WELL DRAINED NATIVE SAND OR WELL DRAINED IMPORTED GRANULAR, THE SUBDRAIN SHALL HAVE GEOTEXTILE WRAP AND BE SURROUNDED ON ALL SIDES WITH 150mm OF 19mm CLEAR STONE AND CLEAR STONE TO BE COMPLETELY WRAPPED IN FABRIC.

STORM SEWER

- MAIN SEWERS SHALL BE PVC PIPE (OPSS 410), MIN. PIPE STIFFNESS SHALL BE 320kPa OR CONCRETE A257.2 CLASS 65D (MIN.). ALL PIPE TO BE JOINED WITH A GASKETTED BELL & SPIGOT SYSTEM.
- MINIMUM PIPE SIZE, INCLUDING CATCHBASIN LEADS, SHALL BE 300mmø.
- STORM SEWER EMBEDMENT SHALL CONFORM WITH OPSD 802.010 USING GRANULAR 'A'. PRECAST STORM MANHOLES SHALL BE PER OPSD 701.010 (1200mmø) OR 701.011 (1500mmø) WITH FRAME AND GRATE PER OPSD 401.010 TYPE 'A' AND HOLLOW RECTANGULAR LADDER RUNGS OPSD 405.010. CATCHBASIN MANHOLE FRAME AND GRATE PER OPSD 400.020. BENCHING SHALL BE PROVIDED IN ALL MANHOLES.
- PRECAST CATCHBASINS ARE TO BE OPSD 705.010 (SINGLE) OR 705.020 (DOUBLE) WITH FRAME AND GRATE OPSD 400.020. ALL CATCHBASINS AND CATCHBASIN MANHOLES SHALL HAVE SUMPS.
- FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSD 701.100. CULVERTS TO HAVE MIN. 300mm COVER WHERE POSSIBLE.

WATERMAIN

- ALL CONSTRUCTION TO CONFORM TO AWWA C605-94 AND AWWA C600-99 STANDARDS.
- WATERMAIN PIPE SHALL BE PVC DR18 (SIZES UP TO 300mmø), CONFORMING TO AWWA C900. A DIFFERENT PIPE STRENGTH OR TYPE MAY BE REQUIRED BY THE MUNICIPALITY FOR SPECIAL CONDITIONS.
- 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.
- WATERMAIN SHALL BE BEDDED IN ACCORDANCE WITH OPSD 802.010 WITH GRANULAR 'A'. WATERMAIN TO BE TESTED AND APPROVED PER THE TOWN OF THE BLUE MOUNTAINS - WATERMAIN COMMISSIONING PROTOCOL STANDARD (2021)
- CONTRACTOR TO SUBMIT WATERMAIN COMMISSIONING PLAN TO CONTRACT ADMINISTRATOR AND MUNICIPALITY 2 WEEKS BEFORE WATERMAIN INSTALLATION
- ALL TESTING REQUIRES NOTIFICATION IN WRITING, 72 HOURS PRIOR TO ALL TESTING.
- ALL CONNECTIONS TO EXISTING MUNICIPAL SUPPLY MAINS MUST BE INSPECTED BY THE MUNICIPALITY OR REPRESENTATIVE AND GIVING 72 HOURS NOTICE PRIOR TO CONNECTION AND BACKFILLING OPERATIONS.
- THE PVC PIPE INSTALLATION SHALL INCLUDE TRACER WIRE. TRACER WIRE TO BE 10 GAUGE, MULTI-STRAND SHALL BE PLACED ON TOP & ATTACHED IN TWO PLACES ON EACH LENGTH OF PVC WATERMAIN. ALL CONNECTIONS SHALL BE MADE WITH "DRYCONN WATERPROOF CONNECTORS" OR APPROVED EQUAL. MUNICIPALITY MUST BE ON SITE DURING ANY TRACER WIRE CONTINUITY TESTING.
- THE MINIMUM COVER ON WATERMAINS SHALL BE 1.7m. WHEN COVER IS LESS THAN 1.7m, CONTRACTOR TO PROVIDE INSULATION PER DETAIL ON DWG 107. . CATHODIC PROTECTION REQUIRED ON ALL METALLIC FITTINGS AND PIPE AS PER OPSS 702 & TOWN STANDARD.
- THRUST BLOCKS OR JOINT RESTRAINTS SHALL BE REQUIRED AT ALL CHANGES IN PIPE DIRECTION, TERMINATIONS AND ANY LOCATION WHERE THRUST PRESSURES MAY OCCUR. WHERE SOIL CONDITIONS ARE SUSPECT, SUCH AS IN DISTURBED SOILS OR SOILS WITH BEARING CAPACITY OF LESS THAN 200kPg. PIPE RESTRAINERS SHALL BE USED. SEE TOWN STANDARDS OF APPROPRIATE PRODUCT REQUIREMENTS. THE USE OF THREADED RODS IN JOINT RESTRAINT
- !. FIRE HYDRANTS SHALL BE CANADA VALVE, OPEN LEFT. PAINTED CHROME YELLOW COMPLETE WITH FLEX STAKE HYDRANT MARKER, MODEL FHV802, 1.2m
- 13. CONTRACTOR TO INSTALL STAR PIPE CANADA FROST COLLAR SERVICE CURBSTOP LOCATED WITHIN DRIVEWAYS. SEE DETAIL SHEET DWG 107

B) SERVICES

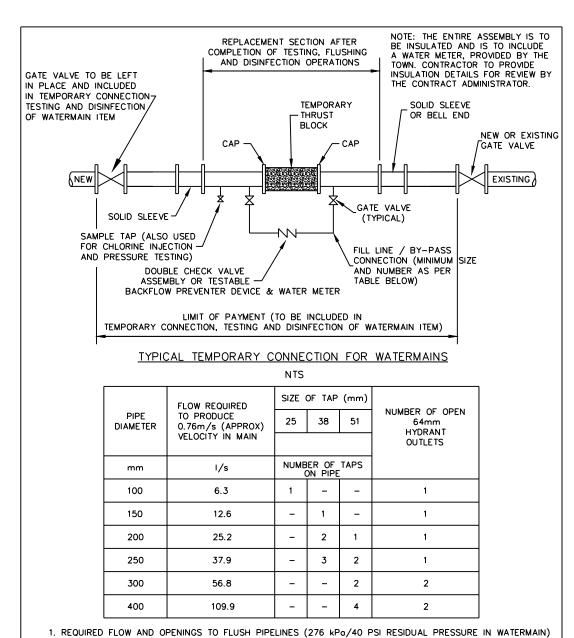
- EACH HOUSING UNIT SHALL HAVE A SEPARATE 20mmø MIN. TYPE 'K' COPPER OR 25mm MIN POLYETHYLENE WATER SERVICE. A CURB STOP AND EXTENSION SERVICE BOX AND MAIN STOP MUST BE INSTALLED ON EACH SERVICE USING COMPRESSION JOINT FITTINGS.
- WATER SERVICE FITTINGS SHALL BE AS FOLLOWS:
- -MAIN STOPS ARE TO BE CAMBRIDGE BRASS 301NL SERIES -CURB STOPS ARE TO BE SELF DRAINING, CAMBRIDGE BRASS 202NL SERIES.
- -SERVICE BOXES ARE TO BE OF ALL IRON/STEEL CONSTRUCTION AND SUPPLIED WITH STAINLESS STEEL SADDLES, CAMBRIDGE BRASS 8403 SERIES.
- CURB STOPS SHALL BE LOCATED 1.30m FROM BUILDING ENVELOPE & SUPPLIED WITH A 89mm X 38mm MARKER FROM THE INVERT OF THE SERVICE TO 600mm ABOVE GRADE PAINTED BLUE.
- SERVICE CONNECTIONS TO WATERMAINS SHALL BE MADE BY DIRECT TAPPING OR WITH BROAD BAND STAINLESS STEEL SADDLES. SERVICE SADDLES TO BE ROBAR 2706 DOUBLE STRAP & TAPPING SADDLE TO BE ROBAR 6906. SERVICE CONNECTIONS SHALL BE LEFT WITH A TAIL 1m ABOVE FINAL GRADE & CAPPED OR CRIMPED.
- SERVICE CONNECTIONS WITH RESIDUAL PRESSURES EXCEEDING 550 kPa (80psi) MUST BE EQUIPPED WITH PRESSURE REDUCING DEVICES UPSTREAM OF WATER METER IN FUTURE HOMES.
- SERVICES TO BE INSTALLED WITH TRACER WIRE TERMINATING UP CURB STOP VALVE. TRACER WIRE TO BE 10 GAUGE, MULTISTRAND AND PLACED PARALLEL WITH SERVICE. MUNICIPALITY TO CONFIRM TRACER WIRE INSTALLATION AND FUNCTIONALITY VIA CATHODIC TESTING POST-INSTALLATION..

SANITARY SEWERS

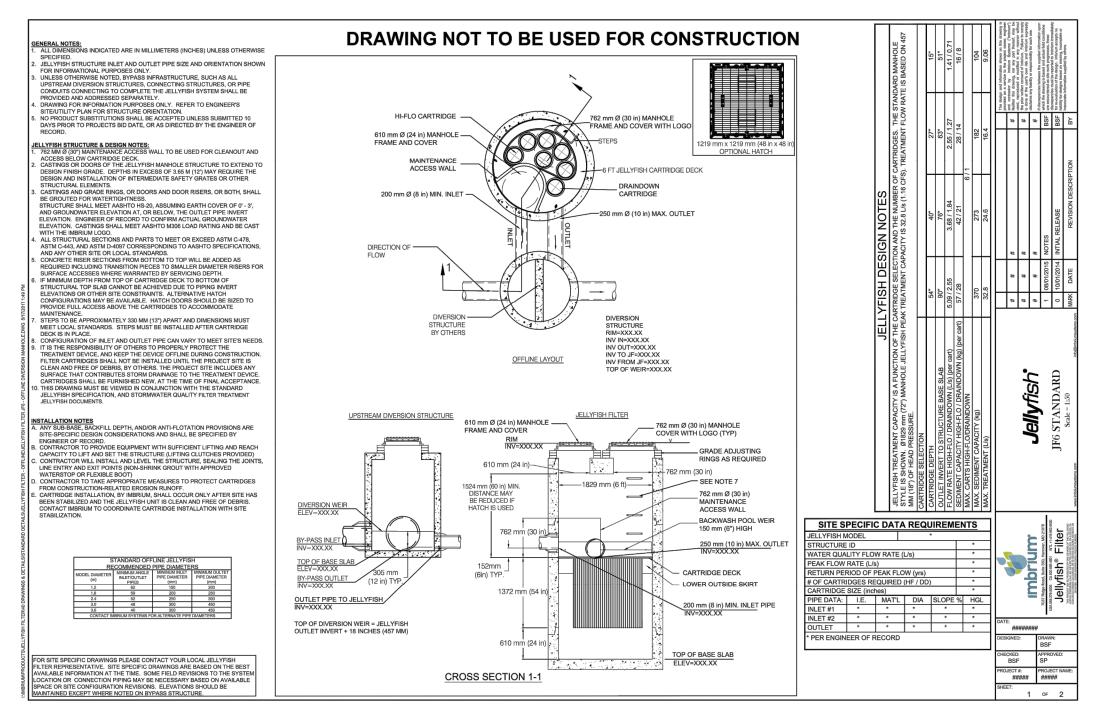
- MAIN SEWERS SHALL BE PVC SDR 35 WITH RUBBER GASKET CONNECTIONS AND MIN. SIZE OF 200mmø. ALL SANITARY SEWER PIPES SHALL CONFORM TO
- THE REQUIREMENTS OF CSA AND OPSS.
- SANITARY SEWER EMBEDMENT SHALL CONFORM WITH OPSD 802.010 USING GRANULAR 'A'. PRECAST SANITARY MANHOLES SHALL CONFORM WITH OPSD 701.010 (1200mmø) WITH HOLLOW RECTANGULAR LADDER RUNGS OPSD 405.010. BENCHING
- SHALL BE PROVIDED IN ALL MANHOLES. MANHOLE COVERS SHALL BE CAMRON DS579 (OR APPROVED EQUAL) AND INSTALLED AS PER MUNICIPAL STANDARD.
- HOUSE SERVICE CONNECTIONS SHALL BE PVC SDR 28 WITH RUBBER GASKET CONNECTIONS AND SHALL BE 125mmø MIN. SERVICE CONNECTIONS TO HAVE A MINIMUM 2.0% SLOPE
- SHOP MANUFACTURED "TEE" CONNECTIONS SHALL BE USED FOR HOUSE SERVICE CONNECTIONS ON 200mm AND 250mm SEWERS
- ALL 125mmø SERVICE CONNECTIONS SHALL BE TERMINATED 1.0m FROM THE PROPERTY LINE WITH A 125mmX100mm REDUCER, PLUG SUITABLY BRACED TO WITHSTAND TEST PRESSURES & 89mm X 38mm MARKER PLACED FROM THE INVERT OF THE CONNECTION TO 600mm ABOVE GRADE PAINTED GREEN. CONNECTION TO MANHOLES SHALL ENTER THE MANHOLE NO HIGHER THAN 600MM ABOVE THE LOWEST INVERT EXCEPT AS OTHERWISE APPROVED BY THE
- FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSD 701.100.

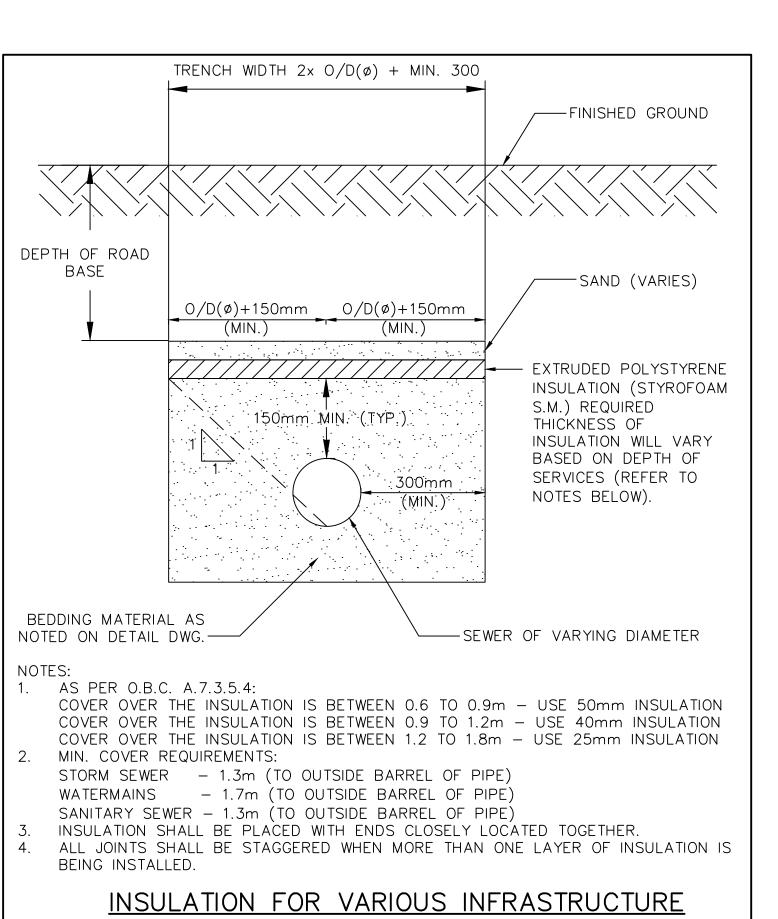
GENERAL NOTES:

- MAXIMUM SLOPE ON DRIVEWAY TO BE 6.0% AS MEASURED ALONG THE & OF DRIVEWAY. MIN. SLOPE IN GRASSED AREAS TO BE 2.0%, MAX. SLOPE IN GRASSED AREAS TO BE 6.0%.
- RETAINING WALLS, TIMBER OR OF ANY OTHER MATERIAL TO BE APPROVED BY THE TOWN OF THE BLUE MOUNTAINS BUILDING DEPARTMENT.
- TOP OF FOUNDATION WALL TO BE MINIMUM 0.20m (MIN.) ABOVE FINISHED GRADE. CUT-OFF SWALES TO BE CONSTRUCTED AT A MINIMUM 2.0% GRADE AND TO BE CONTINUOUS WITH SIDE YARD SWALE.
- CUT-OFF SWALES 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.
- INTERCEPTOR SWALES TO BE CONSTRUCTED AT A MINIMUM 1.0% GRADE. INTERCEPTOR SWALES TO BE MINIMUM 0.20m
- SIDE YARD SWALE DEPTH TO BE A MINIMUM 0.15m DEPTH, 0.30m DEPTH PREFERRED, FOR ALL LOTS. SIDE YARD SWALES
- TO BE CONTINUOUS AT A MINIMUM 2.0% GRADE. 8. 150mm TOPSOIL SHALL BE APPLIED TO EACH LOT PRIOR TO SODDING.

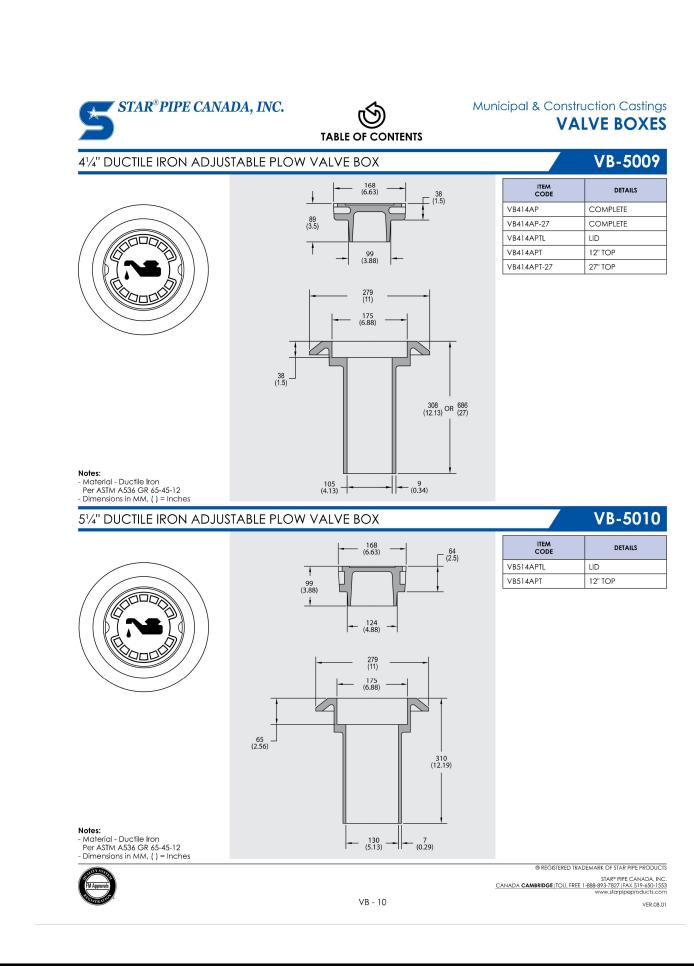


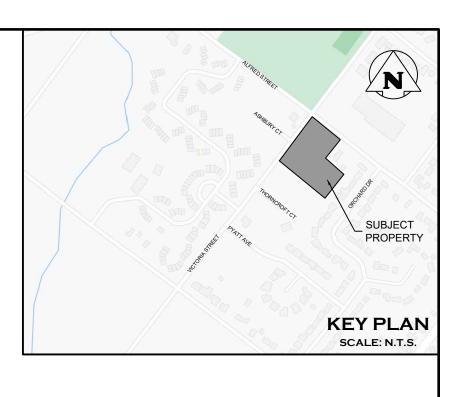
2. BACKFLOW PREVENTOR FOR TEMP WATERMAIN CONNECTION TO BE CERTIFIED BY TOWN AFTER INSTALLATION

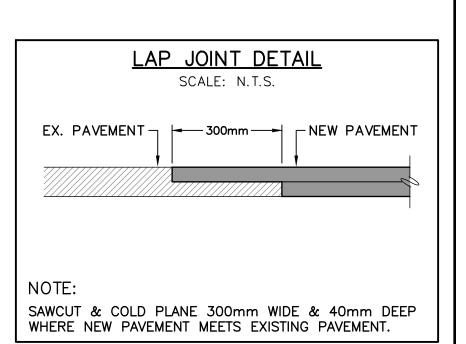




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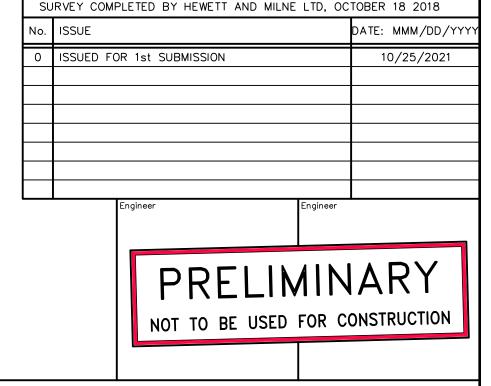
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BOYNTON COURT TOWN OF THE BLUE MOUNTAINS

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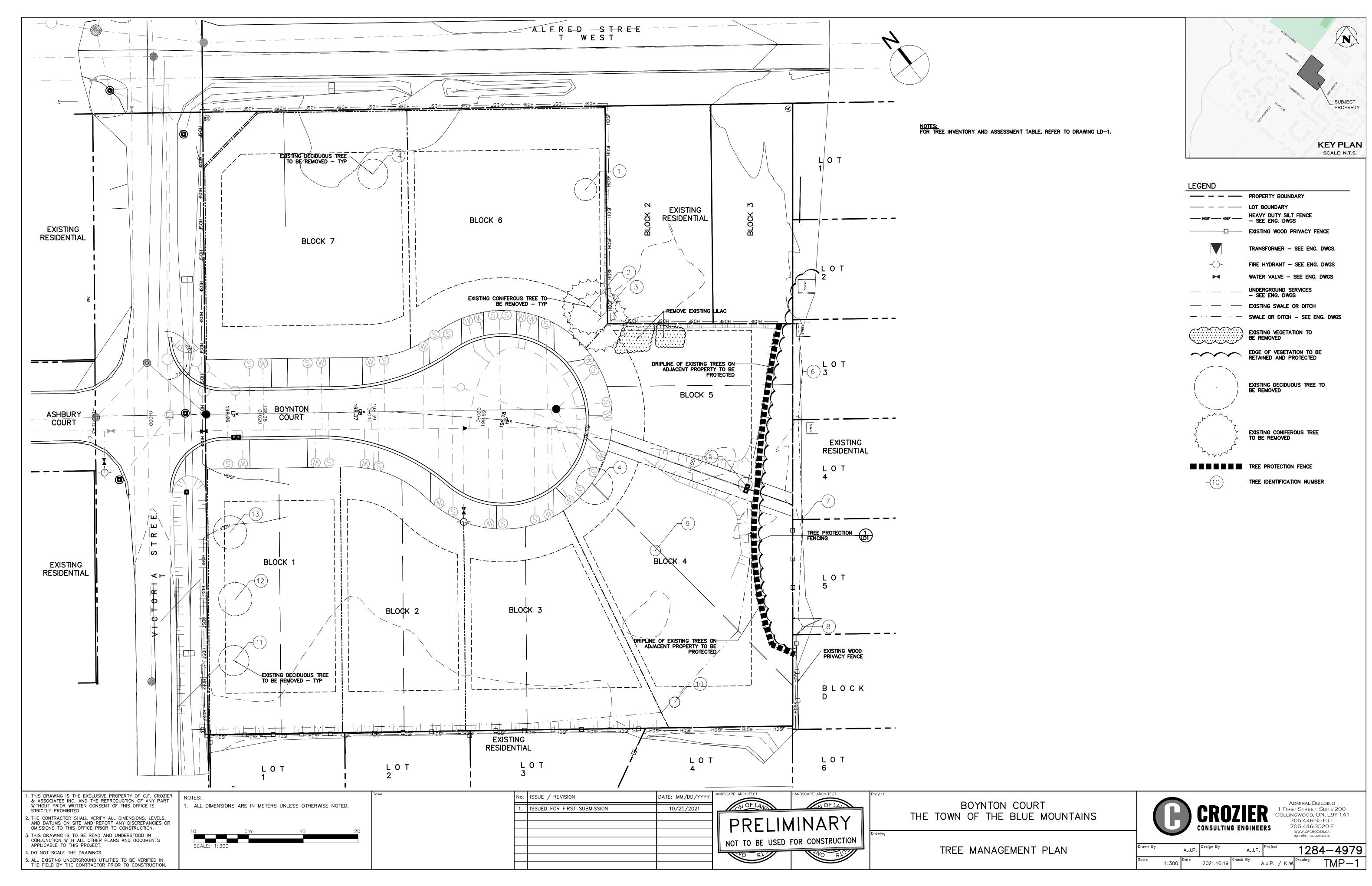
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ADMIRAL BUILDING

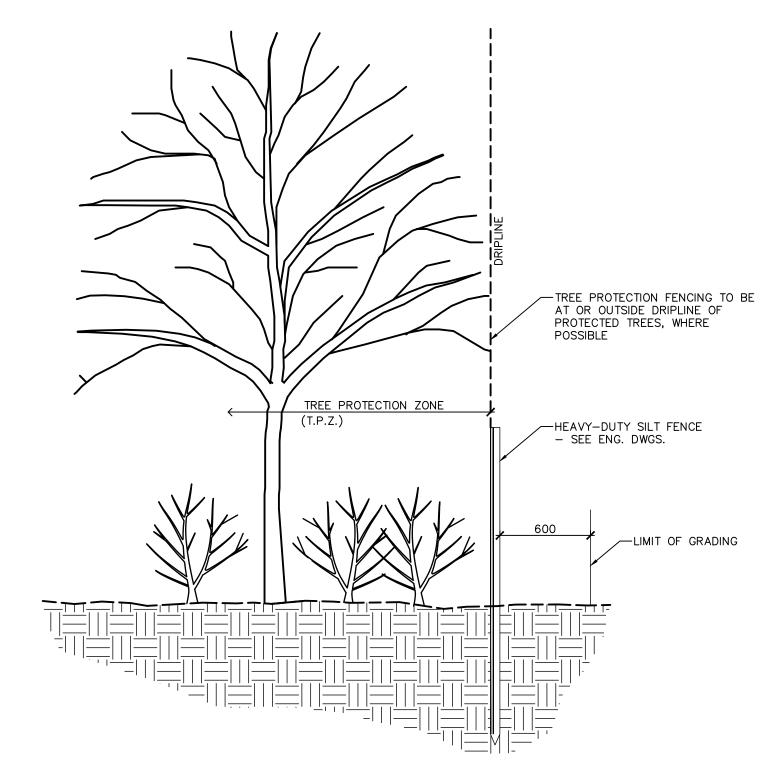
FIRST STREET, SUITE 200

LINGWOOD, ON, L9Y 1A1

D.R.P.



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



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
- 2. AS PART OF THE TREE REMOVAL OPERATION ALL STEMS, LIMBS AND STUMPS SHOULD BE REMOVED FROM
- 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.

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. . ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

o. SSUE / REVISION DATE: MM/DD/YYYY ISSUED FOR FIRST SUBMISSION 10/25/2021



BOYNTON COURT THE TOWN OF THE BLUE MOUNTAINS

1284-4979 A.J.P 2021.10.19 AS SHOWN

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LANDSCAPE DETAILS