LORA BAY PHASE 4

TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

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MUNICIPALITY

TOWN OF THE BLUE MOUNTAINS
32 MILL STREET
THORNBURY, N0H 2P0

DEVELOPER

LORA BAY CORPORATION
40 HURON STREET, SUITE 300
COLLINGWOOD, ONTARIO, L9Y 4R3

DEVELOPER'S ENGINEER

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a
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signature
date: 23-Apr-2021

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

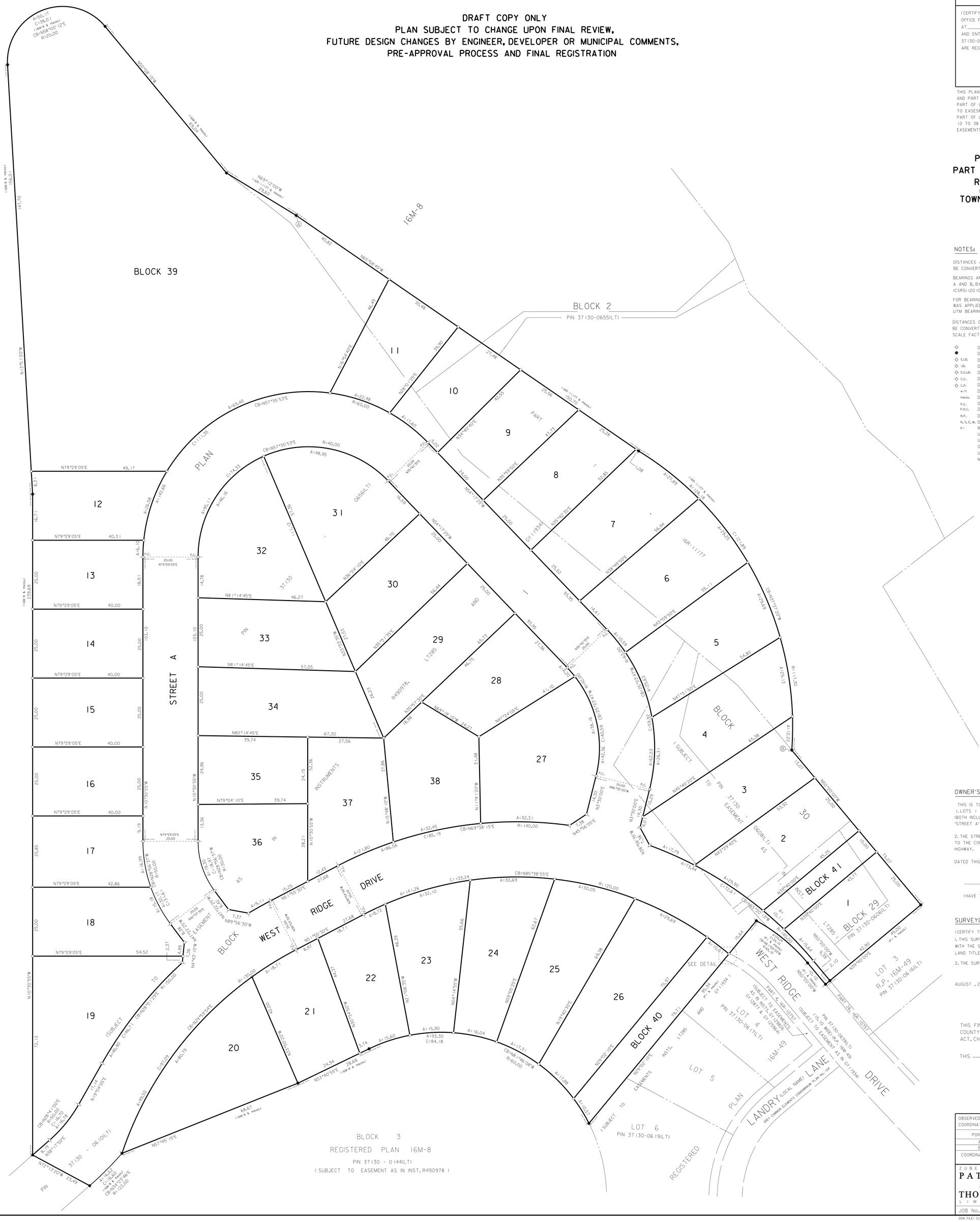
PROPOSED FEATURES (PR.)

- PR. PROPERTY LIMITS
- PR. ELEVATION
- PR. ELEVATION (MATCH EX. ELEVATION)
- PR. SWALE & SLOPE
- PR. DITCH DRAINAGE
- PR. WATERMAIN & VALVE
- PR. GATE 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 (2.3 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

HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK
SW	SIDEWALK

PROJECT No.: 469-3061
REISSUED FOR SUBDIVISION AGREEMENT

DRAFT COPY ONLY
PLAN SUBJECT TO CHANGE UPON FINAL REVIEW,
FUTURE DESIGN CHANGES BY ENGINEER, DEVELOPER OR MUNICIPAL COMMENTS,
PRE-APPROVAL PROCESS AND FINAL REGISTRATION



PLAN 16M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF GREY (No. 16) AT______ O'CLOCK ON THE _____ DAY OF __________ 2020 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 37130-000(LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. ____________

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 37130-0606(LT), PIN 37130-0608, AND PART PIN 37130-0656(LT)
PART OF LOTS 1 TO 5 AND ALL BLOCK 41 ON THIS PLAN ARE SUBJECT TO EASESMENT AS IN INST. LT285
PART OF LOTS 2 TO 11 AND PART OF BLOCK 39 AND ALL OF LOTS 12 TO 38 AND BLOCK 40 ON THIS PLAN ARE SUBJECT TO EASEMENTS AS IN INSTS. R490978, LT285 AND GY11934

PLAN OF SUBDIVISION OF PART OF BLOCKS 2, 3, 29 AND 30 REGISTERED PLAN 16M-8

(FORMERLY TOWNSHIP OF COLLINGWOOD)

TOWN OF THE BLUE MOUNTAINS COUNTY OF GREY

SCALE 1:500

0 2 4 6 8 10 20 METRES

NOTES:

DISTANCES AND COORDINATES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (2010).

FOR BEARING COMPARISONS, A ROTATION OF 0°18′10" COUNTER-CLOCKWISE WAS APPLIED TO THE BEARINGS ON PLAN 16M-8 TO CONVERT TO UTM BEARINGS.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999586.

⌑	DENOTES SET
■	DENOTES FOUND
⌑ S.I.B.	DENOTES STANDARD IRON BAR
⌑ I.B.	DENOTES IRON BAR
⌑ S.S.I.B.	DENOTES SHORT STANDARD IRON BAR
⌑ C.C.	DENOTES CUT CROSS
⌑ C.P.	DENOTES CONCRETE PIN
wit	DENOTES WITNESS
meas.	DENOTES MEASURE
P.C.	DENOTES POINT OF CURVATURE
P.R.C.	DENOTES POINT OF REVERSE CURVATURE
R.P.	DENOTES REGISTERED PLAN
N, S, E, W,	DENOTES NORTH, SOUTH, EAST, WEST
P1	REFERES TO REGISTERED PLAN 16M-49.

UNLESS OTHERWISE INDICATED ALL SET BARS ARE I.B.
UNLESS OTHERWISE INDICATED ALL SET BARS MARKED P.C. OR P.R.C. ARE S.S.I.B.
UNLESS OTHERWISE NOTED ALL FOUND BARS ARE MARKED ZUMO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 38 (BOTH INCLUSIVE), AND BLOCKS 39 TO 41 (BOTH INCLUSIVE) AND THE STREETS NAMELY WEST RIDGE DRIVE AND "STREET A" HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.

2. THE STREET WEST RIDGE DRIVE AND "STREET A" ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS AS PUBLIC HIGHWAY.

DATED THIS____DAY OF AUGUST 2020

LARRY DUNN
I HAVE THE AUTHORITY TO BIND THIS CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE TH DAY OF AUGUST 2020

AUGUST , 2020 ________________ O.L.S.

PAUL R. THOMSEN
ONTARIO LAND SURVEYOR
COLLINGWOOD

THIS FINAL PLAN OF SUBDIVISION IS APPROVED BY THE COUNTY OF GREY UNDER SECTION 51(58) OF THE PLANNING ACT, CHAPTER P13, R.S.O. 1990 AS AMENDED.

THIS ________ DAY OF________________ 2020.

DIRECTOR OF PLANNING

OBSERVED REFERENCE POINTS: UTM ZONE 17, NAD83 (CSRS) (2010)
COORDINATES TO RURAL ACCURACY PER SEC. 14(2) OF O. REG. 216/10.

POINT ID	NORTHING	EASTING
A	4937207.43	539319.00
B	4937049.61	539730.94

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

ZUBEK, EMO
PATTEN & THOMSEN
LIMITED

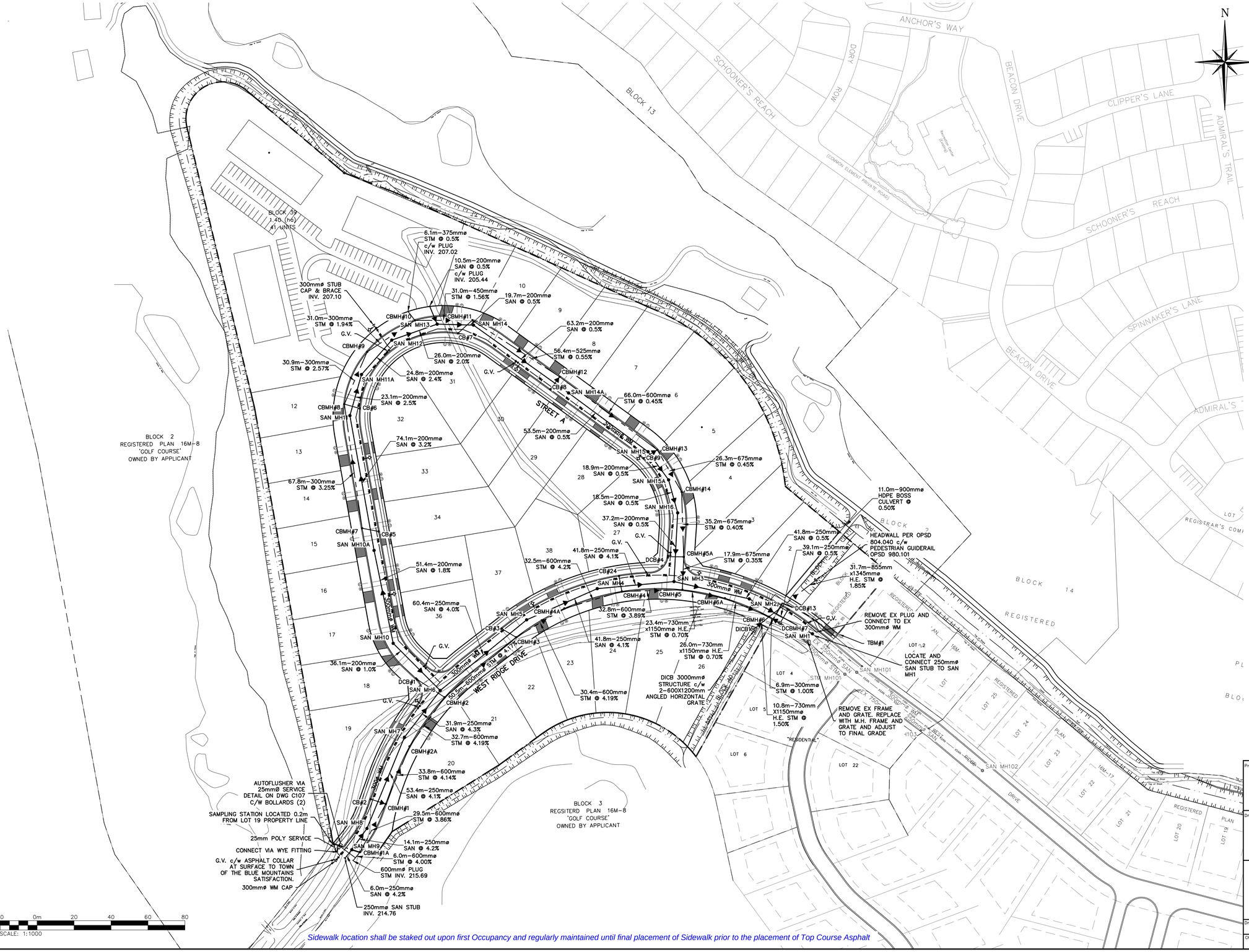
ONTARIO LAND SURVEYORS
200 MOUNTAIN ROAD
UNIT 4
COLLINGWOOD, ONTARIO L9Y 4V5
PHONE: (705) 445-4910

JOB No. 2020-01 SURVEY FOR: LORA BAY CORPORATION

DGN FILE= C:\DGN\ 2020-DC\ LB-PH4-M.DGN

CURVE DATA

LOT NO.	RADIUS (METRES)	ARC (METRES)	CHORD (METRES)	BEARING ° ′ "
1	140.00	15.64	15.63	N 53 19 32 W
2	140.00	29.90	29.85	N 66 58 01 W
3	140.00	17.79	17.78	N 76 43 33 W
3	117.30	12.22	12.21	N 9 18 08 W
4	117.30	29.13	29.05	N 19 24 02 W
4	62.00	26.31	26.12	N 8 39 37 W
5	62.00	25.63	25.45	N 32 39 40 W
5	117.30	29.69	29.61	N 33 45 56 W
6	117.30	29.25	29.17	N 48 09 35 W
6	62.00	10.59	10.58	N 49 23 48 W
7	117.30	27.89	27.82	N 62 06 52 W
10	60.00	17.60	17.53	N 62 41 34 W
11	60.00	22.98	22.84	N 82 03 32 W
12	60.00	26.58	26.37	N 8 00 01 E
13	60.00	6.10	6.09	N 7 36 08 W
17	50.00	16.99	16.91	N 20 14 46 W
18	50.00	15.18	15.12	N 38 40 33 W
20	130.00	80.79	79.50	N 25 52 31 E
21	130.00	18.71	18.69	N 47 48 05 E
22	120.00	8.72	8.72	N 54 00 28 E
22	60.00	15.60	15.56	N 61 07 58 E
23	60.00	15.90	15.86	N 76 10 36 E
23	120.00	32.10	32.00	N 63 45 10 E
24	120.00	30.69	30.61	N 78 44 30 E
24	60.00	16.04	16.00	N 88 34 10 W
25	60.00	17.31	17.25	N 72 38 40 W
25	120.00	30.05	29.97	N 86 45 29 W
26	120.00	29.69	29.62	N 72 29 45 W
26	60.00	17.88	17.81	N 55 32 41 W
27	140.00	32.31	32.24	N 80 44 16 E
27	42.00	38.16	36.86	N 22 31 40 W
28	42.00	4.21	4.20	N 51 25 19 W
31	40.00	48.95	45.95	N 89 20 45 W
32	40.00	46.16	43.64	N 23 32 30 E
36	150.00	9.11	9.11	N 50 11 10 E
37	140.00	21.80	21.77	N 56 23 06 E
38	140.00	32.45	32.38	N 67 29 07 E
BLOCK 40	60.00	10.57	10.56	N 42 16 04 W
BLOCK 40	120.00	10.01	10.01	N 63 01 03 W
BLOCK 41	140.00	10.11	10.11	N 58 46 44 W



Town of Blue Mountains
Planning and Development Services
Accepted For Construction
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signature
date 23-Sept-2024

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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 ADJACENT TO EXISTING LOT #3
N – 10,641.63
E – 9,598.90
Z – 207.95

No.	ISSUE	DATE: MM/DD/YYYY
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6	ISSUED FOR PRE-SERVICING	04/30/2020
7	ISSUED FOR PRE-SERVICING	06/03/2020
8	ISSUED FOR SUBDIVISION AGREEMENT	08/21/2020
9	REISSUED FOR SUBDIVISION AGREEMENT	09/22/2020

Engineer

LICENSED PROFESSIONAL ENGINEER
A. J. SPENCER
100227111
SEPT 22,2020
PROVINCE OF ONTARIO

Engineer

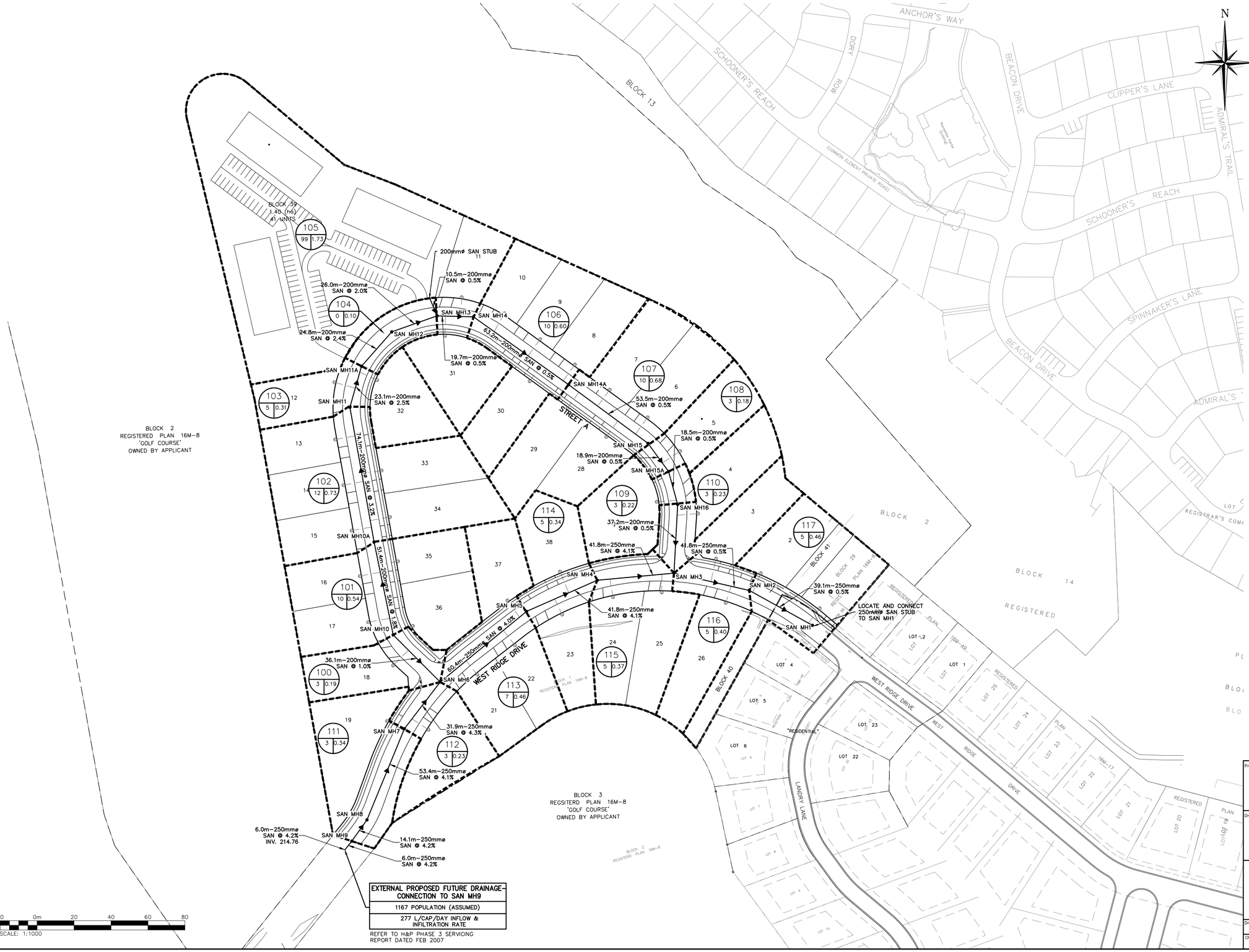
Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
GENERAL SERVICING PLAN

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	M.V.R.	Design By	M.V.R.	Project	469–3061
Check By	A.S.	Check By	K.M.	Scale 1:1000	Drawing C101

Sidewalk location shall be staked out upon first Occupancy and regularly maintained until final placement of Sidewalk prior to the placement of Top Course Asphalt



LEGEND

- PR. SANITARY SEWER & MANHOLE
- PR. SANITARY FORCEMAIN
- PR. SANITARY SERVICE
- PR. SANITARY CATCHMENT
- 11 / 0.14 — CATCHMENT AREA ID / AREA (ha)
- POPULATION (2.3 p.p.u.)

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
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signature
date 23-Sept-2020

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E – 9,598.90
Z – 207.95

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7	ISSUED FOR PRE–SERVICING	06/03/2020
8	ISSUED FOR SUBDIVISION AGREEMENT	08/21/2020
9	REISSUED FOR SUBDIVISION AGREEMENT	09/22/2020

Engineer

LICENSED PROFESSIONAL ENGINEER
A. J. SPENCER
100227111
SEPT 22,2020
PROVINCE OF ONTARIO

Engineer

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
SANITARY DRAINAGE PLAN

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	Design By	Project	
M.V.R.	M.V.R.	469–3061	
Check By	Check By	Scale	Drawing
A.S.	K.M.	1:1000	C102

Town of Blue Mountains
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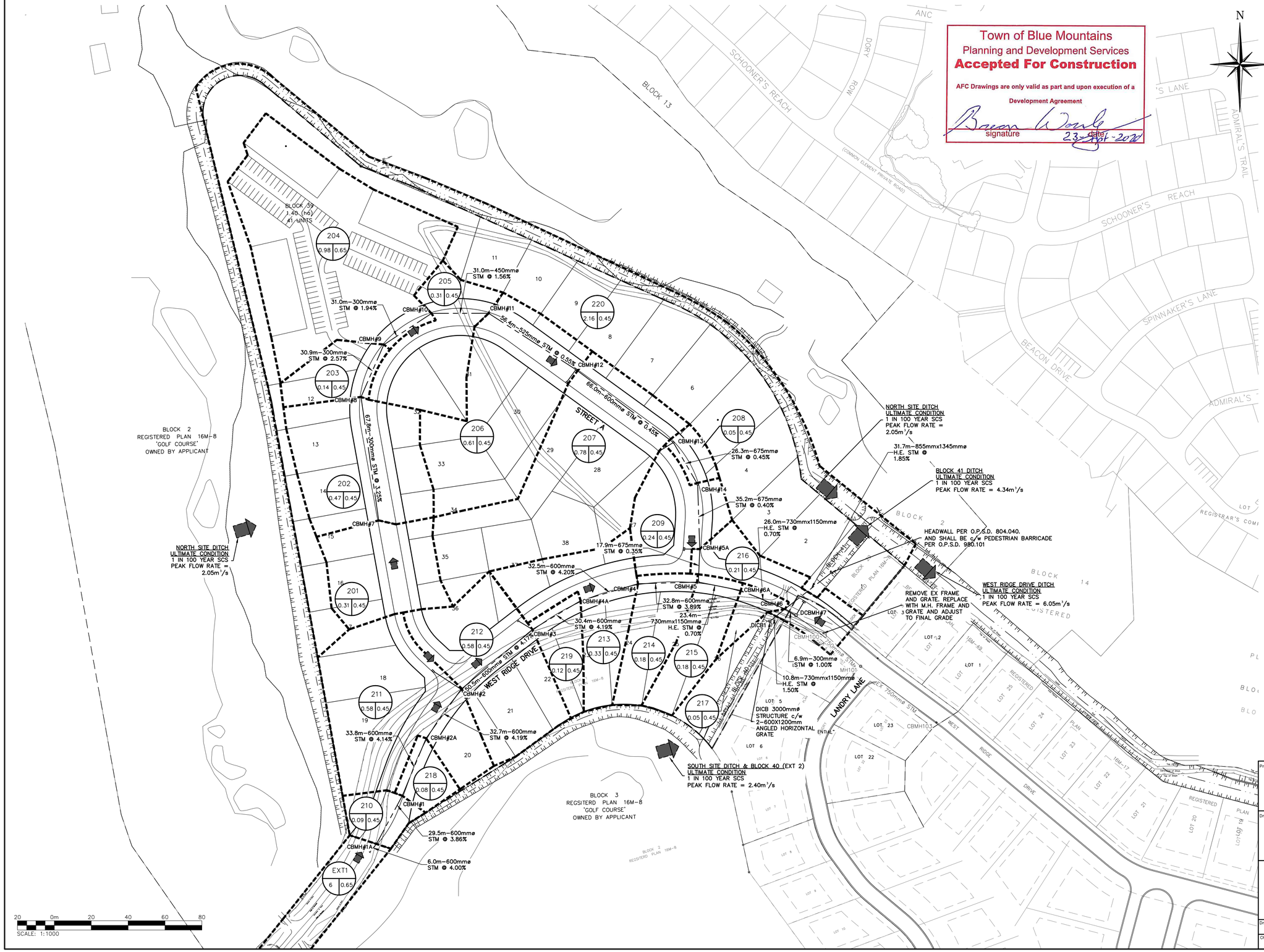

LEGEND

- PR. STORM SEWER & MANHOLE
- PR. CATCHBASIN
- PR. DOUBLE CATCHBASIN
- PR. CATCHBASIN MANHOLE
- PR. DOUBLE CATCHBASIN MANHOLE
- PR. STORM CATCHMENT
- 102 — CATCHMENT AREA ID
- 0.23 — RUNOFF COEFFICIENT
- 0.78 — DRAINAGE AREA (ha)
- MAJOR OVERLAND FLOW ROUTE

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Engineer

LICENSED PROFESSIONAL ENGINEER
A. J. SPENCER
100227111
SEPT 22,2020
PROVINCE OF ONTARIO

Engineer

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
STORMWATER DRAINAGE PLAN

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
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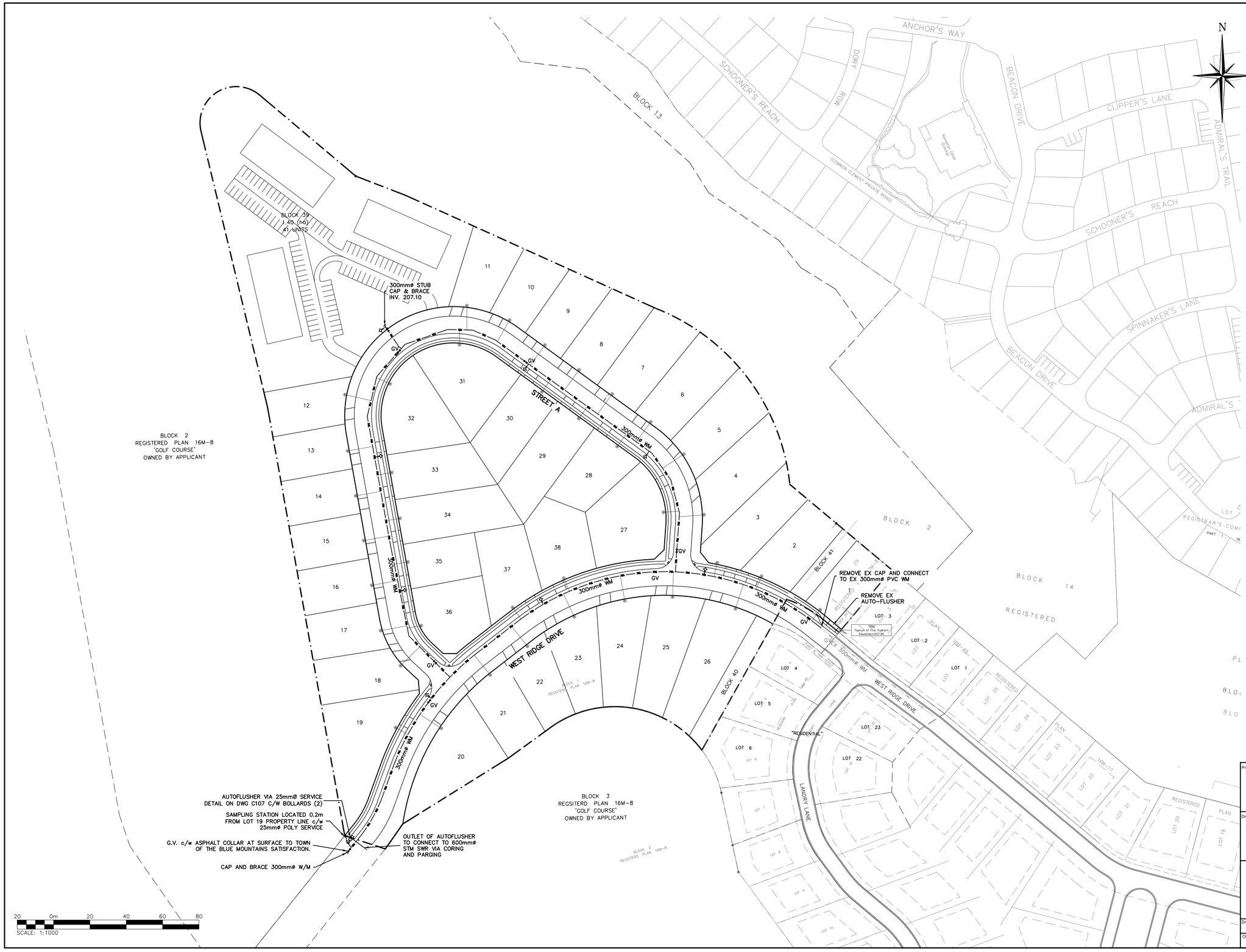

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Planning and Development Services
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signature date 23-Sept-2020

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100227111
SEPT 22,2020
PROVINCE OF ONTARIO

Engineer

Project

LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing

WATER DISTRIBUTION PLAN

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
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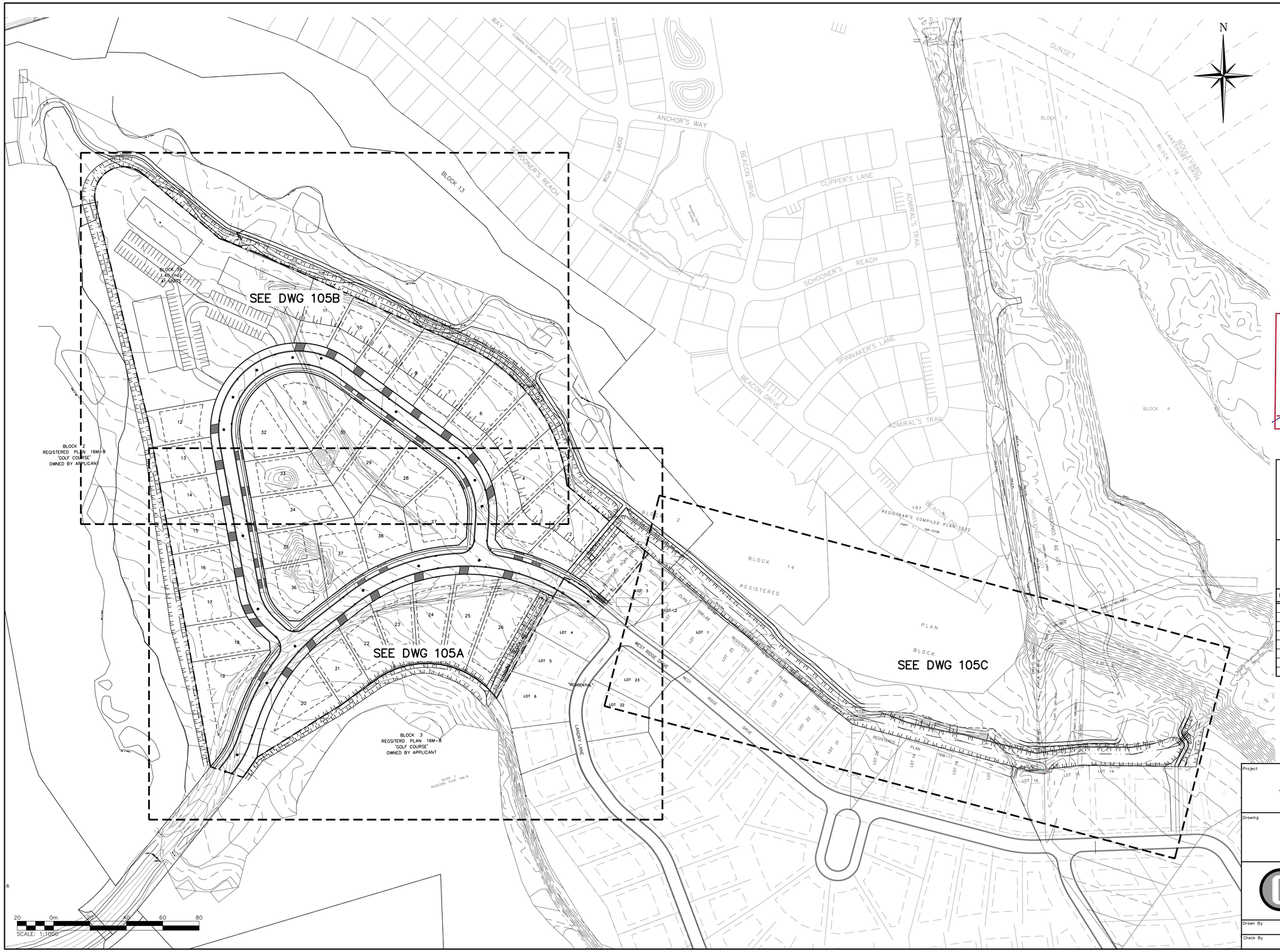

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Engineer

LICENSED PROFESSIONAL ENGINEER
A. J. SPENCER
100227111
SEPT 22,2020
PROVINCE OF ONTARIO

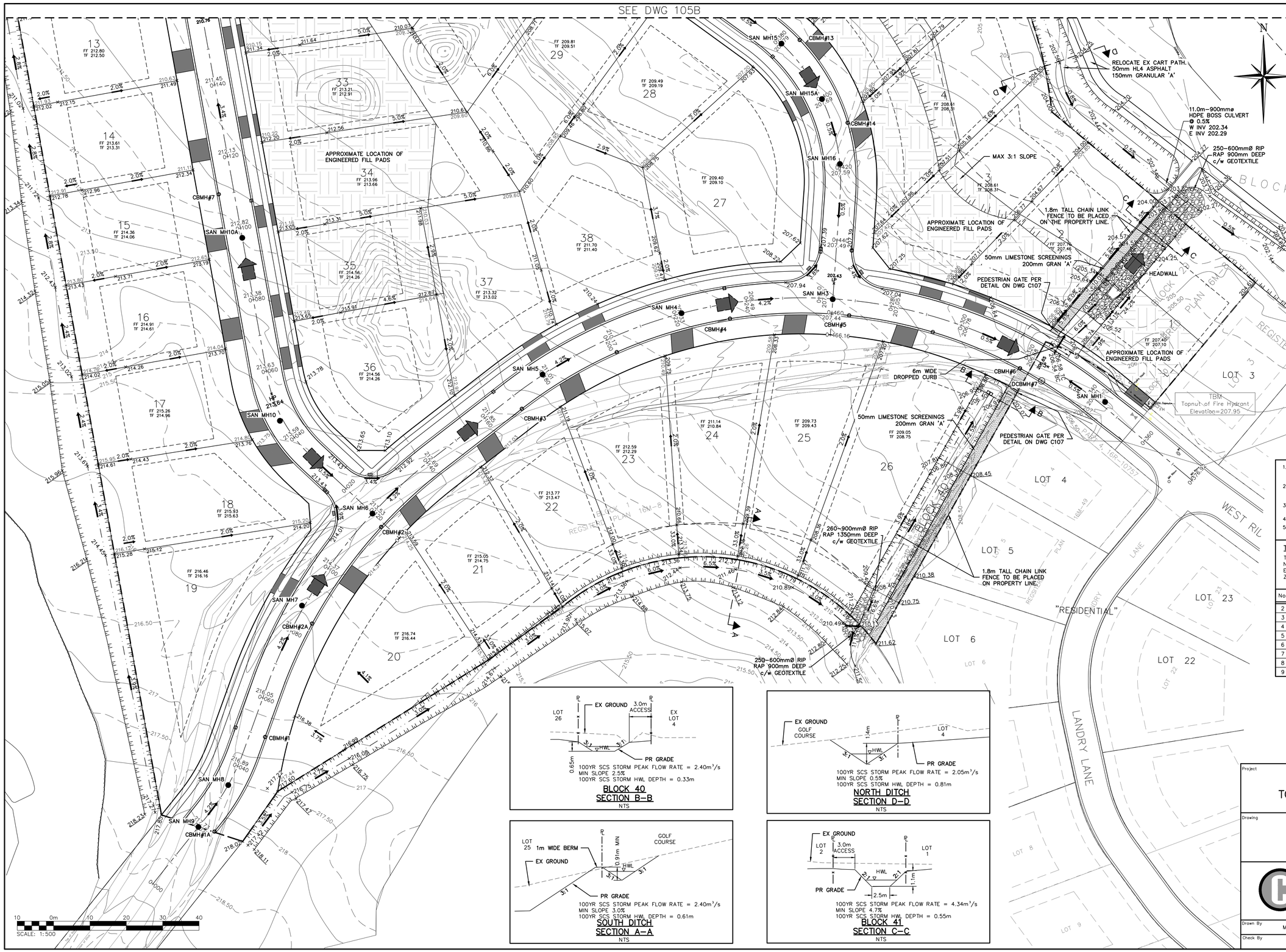
Engineer

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
GRADING INDEX PLAN

CROZIER
CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	M.V.R.	Design By	M.V.R.	Project	469–3061
Check By	A.S.	Check By	K.M.	Scale Custom	Drawing C105



LEGEND

APPROXIMATE ENGINEERED FILL LOCATION

BLOCK 40 SECTION B–B
NTS

NORTH DITCH SECTION D–D
NTS

SOUTH DITCH SECTION A–A
NTS

BLOCK 41 SECTION C–C
NTS

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
signature 23-04-2021

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TEMPORARY BENCHMARKS

TBM#1–TOP NUT OF FIRE HYDRANT ADJACENT TO EXISTING LOT #3
N – 10,641.63
E – 9,598.90
Z – 207.95

No.	ISSUE	DATE: MM/DD/YYYY
2	ISSUED FOR 2ND SUBMISSION	01/31/2020
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8	ISSUED FOR SUBDIVISION AGREEMENT	08/21/2020
9	REISSUED FOR SUBDIVISION AGREEMENT	09/22/2020

Engineer

LICENSED PROFESSIONAL ENGINEER
A. J. SPENCER
100227111
SEPT 22,2020
PROVINCE OF ONTARIO

Engineer

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
GRADING PLAN SOUTH

CROZIER CONSULTING ENGINEERS
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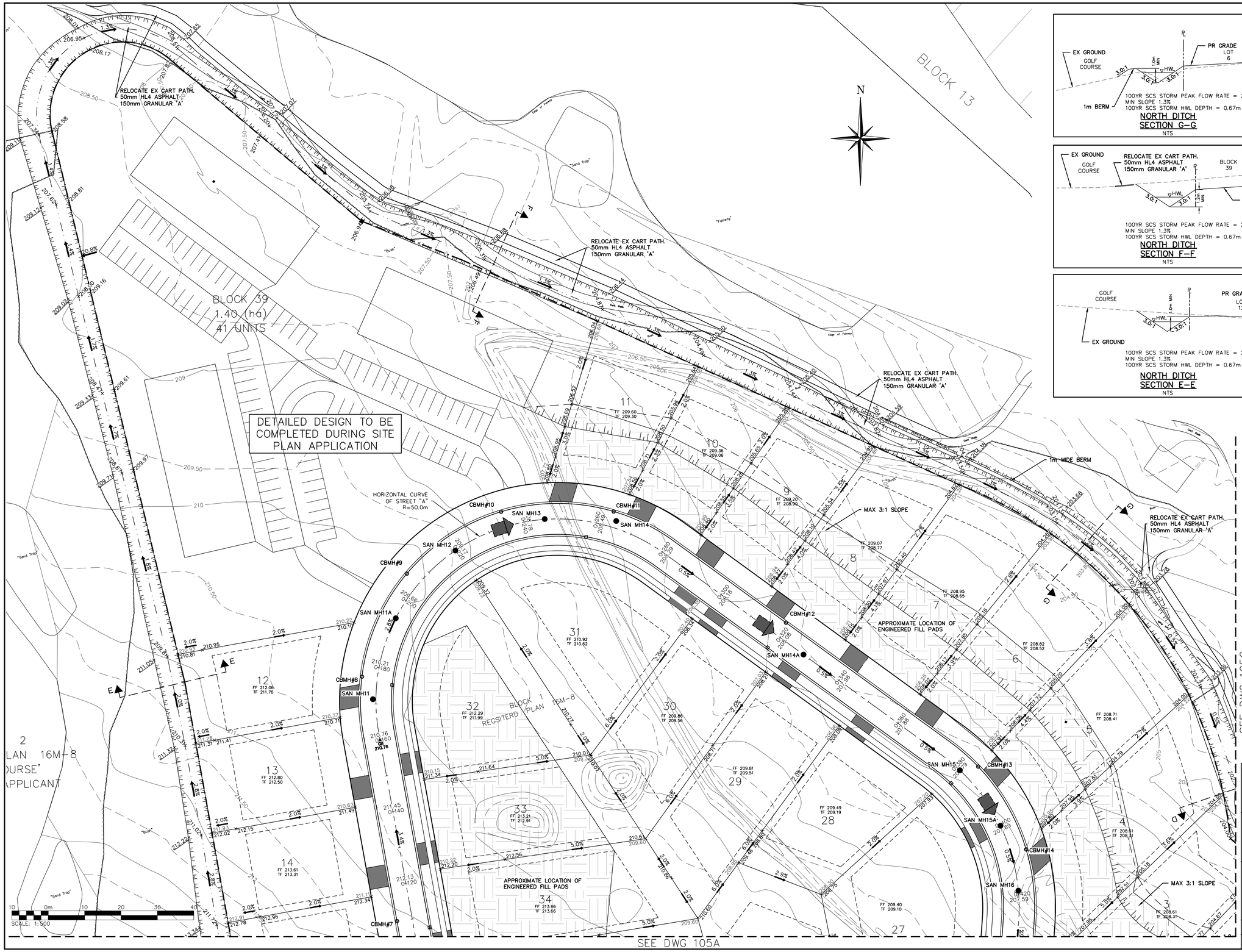
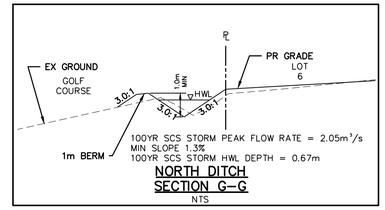
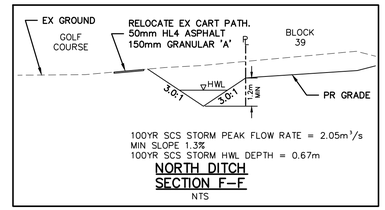
Check By	A.S.	Check By	K.M.	Scale 1:500	Drawing C105A

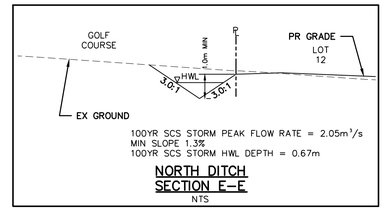




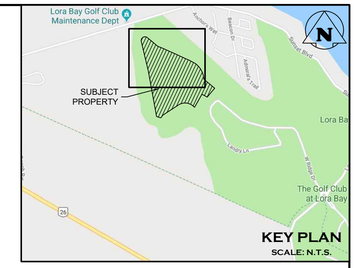
NORTH DITCH
SECTION G–G
NTS



NORTH DITCH
SECTION F–F
NTS



NORTH DITCH
SECTION E–E
NTS



LEGEND

APPROXIMATE ENGINEERED FILL LOCATION

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

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signature — date: 23-Sept-2020

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Engineer

LICENSED PROFESSIONAL ENGINEER — A. J. SPENCER 100227111 — SEPT 22,2020 — PROVINCE OF ONTARIO

Engineer

Project

LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing

GRADING PLAN NORTH

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
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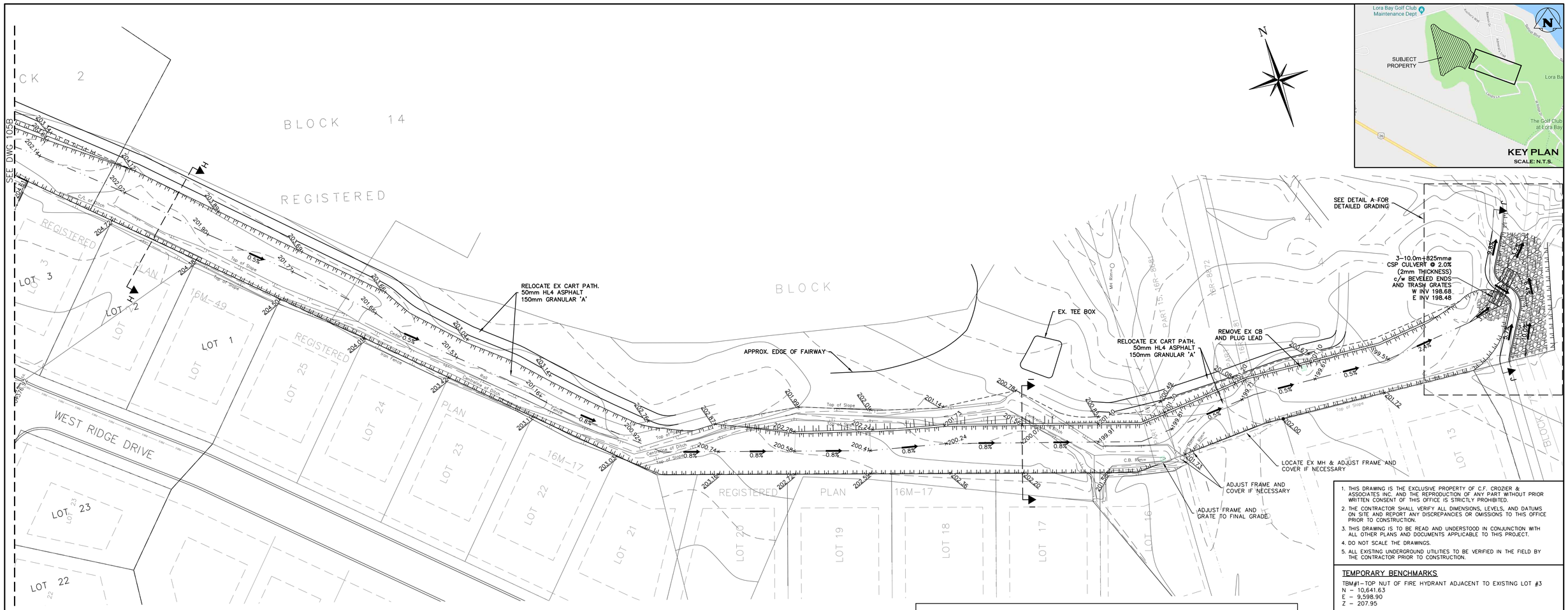
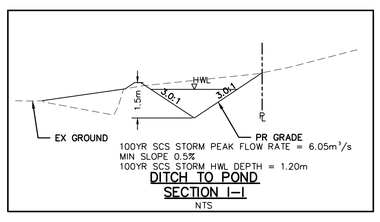
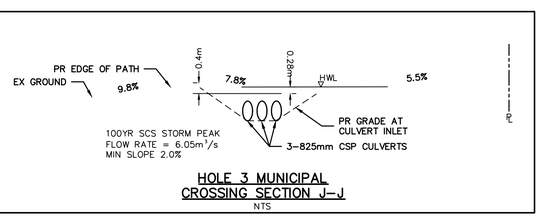


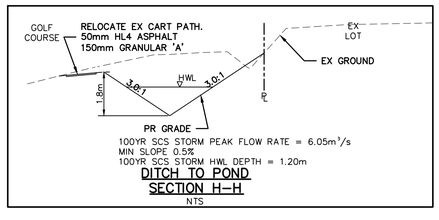
KEY PLAN
SCALE: N.T.S.



DITCH TO POND
SECTION I-I
NTS



HOLE 3 MUNICIPAL
CROSSING SECTION J-J
NTS



DITCH TO POND
SECTION H-H
NTS

10 0m 10 20 30 40
SCALE: 1:500

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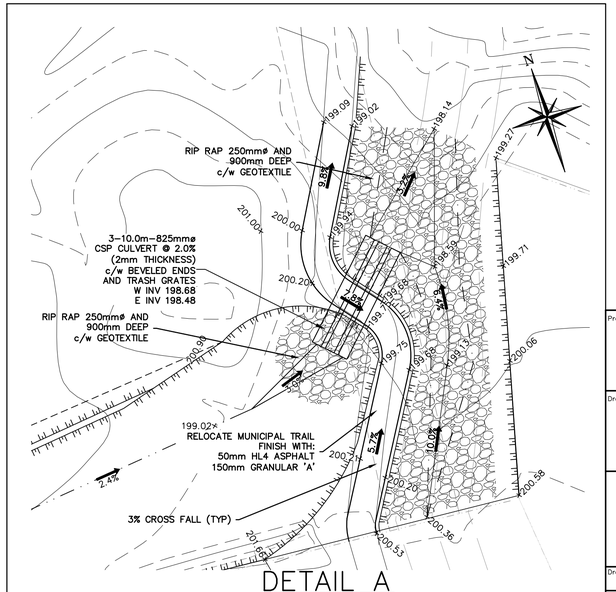

DETAIL A
1:250

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Engineer
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A. J. SPENCER
100227111
SEPT 22,2020
PROVINCE OF ONTARIO
Engineer

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LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
GRADING PLAN DITCH TO POND

CROZIER
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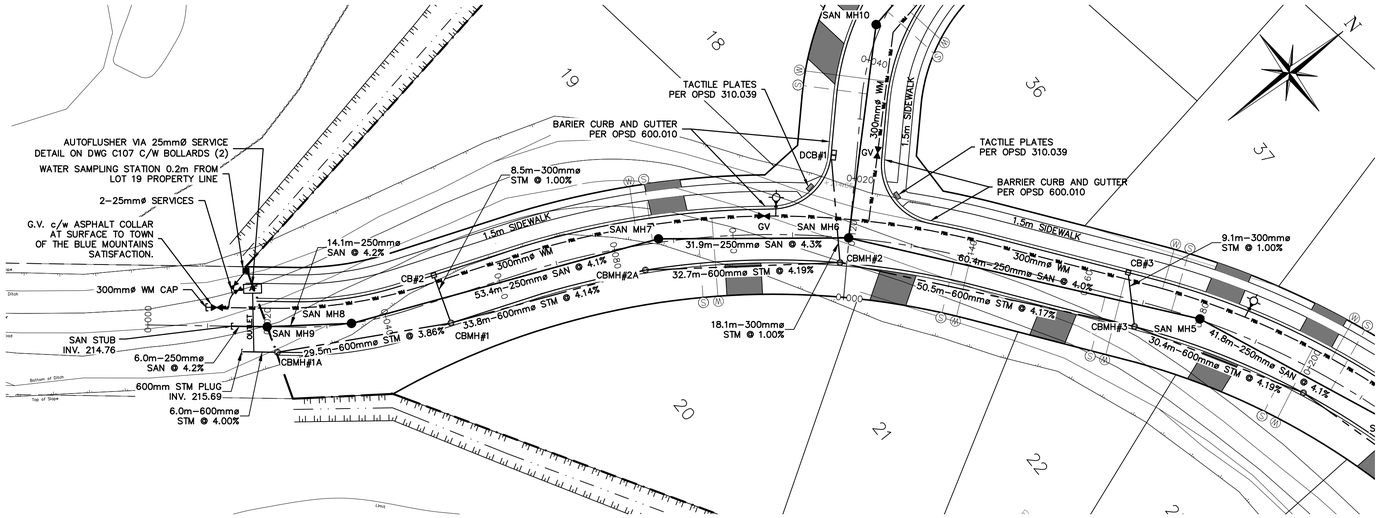

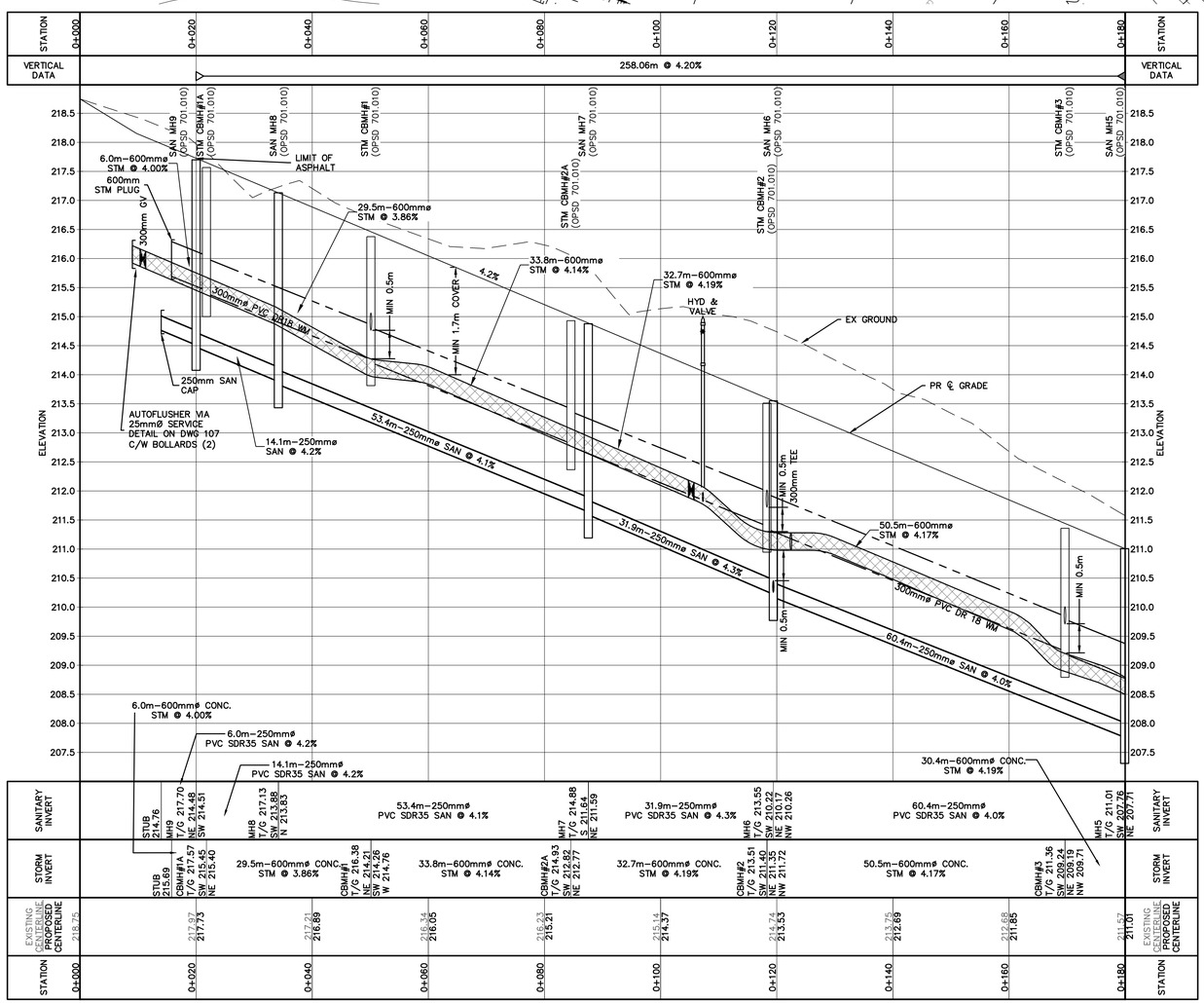

SCALE: 1:50

SCALE: 1:500

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SEPT 22,2020
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Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
WEST RIDGE DRIVE - STA 0+000 TO STA 0+180

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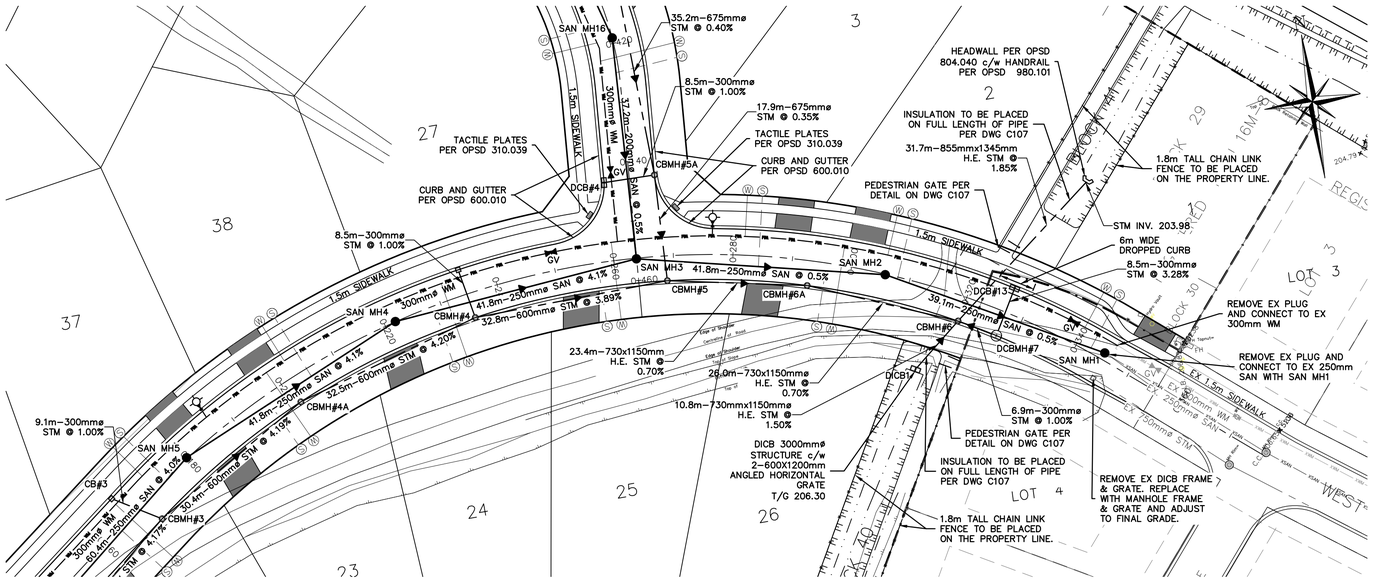

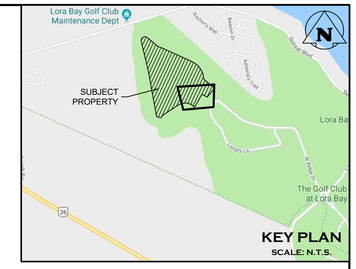

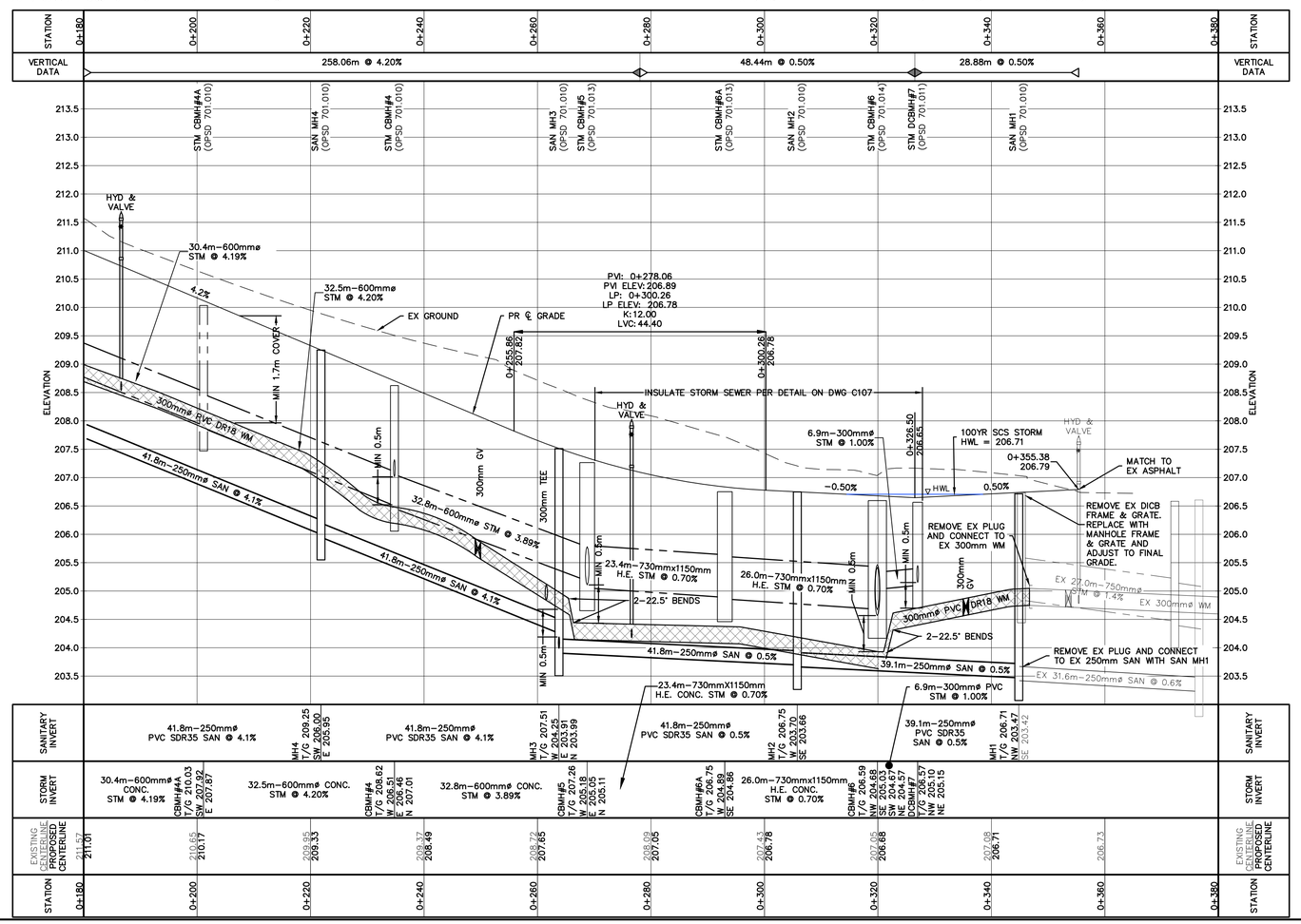

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WEST RIDGE DRIVE – STA 0+180 TO STA 0+380

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SCALE: 1:50
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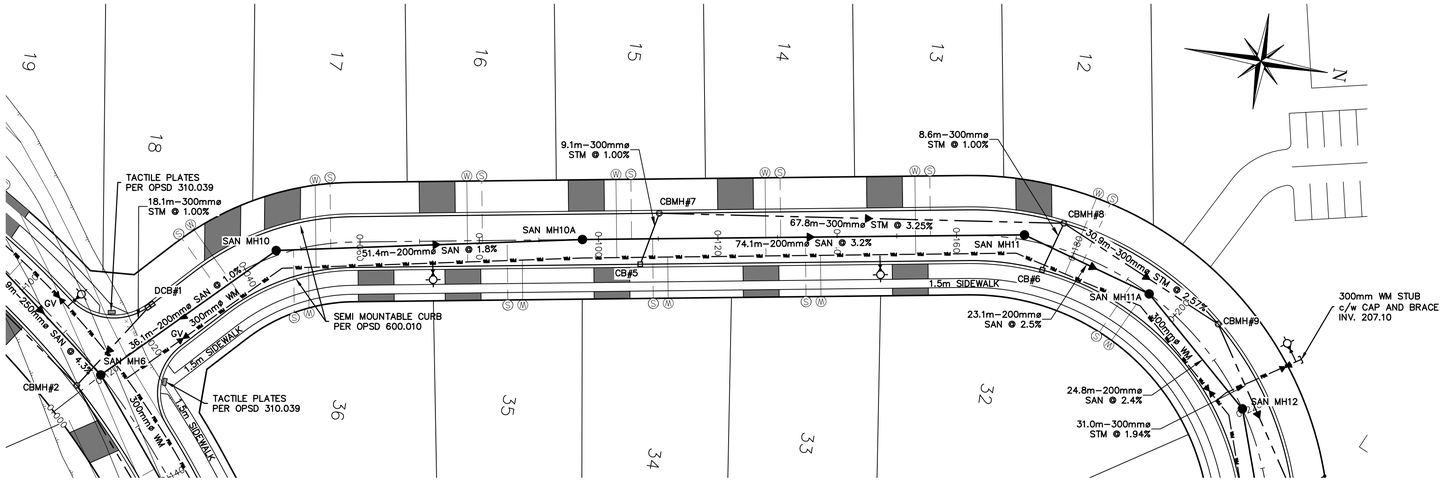

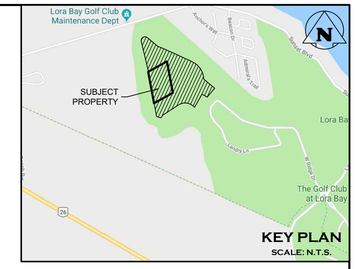

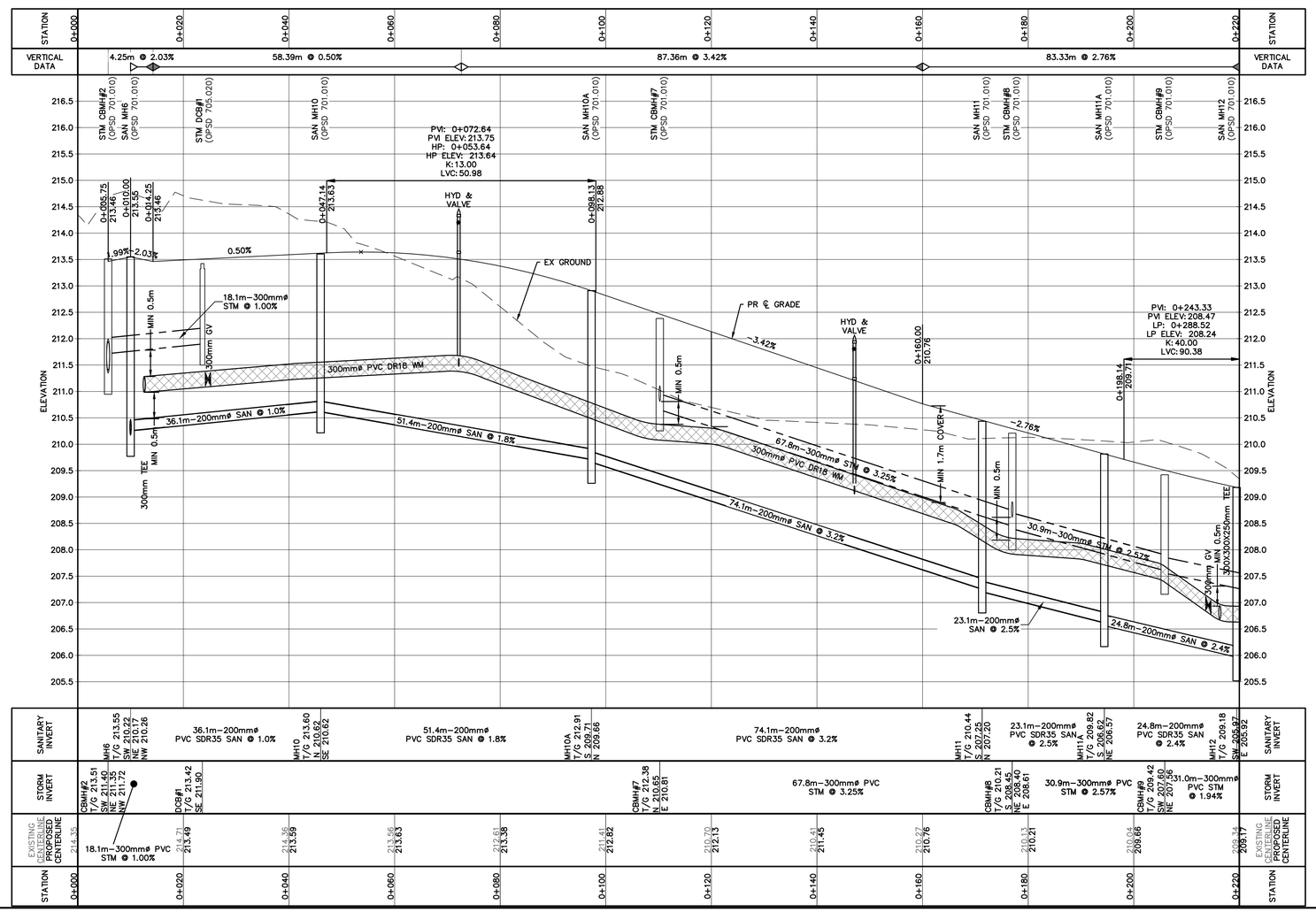

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Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
STREET A – STA 0+000 TO STA 0+220

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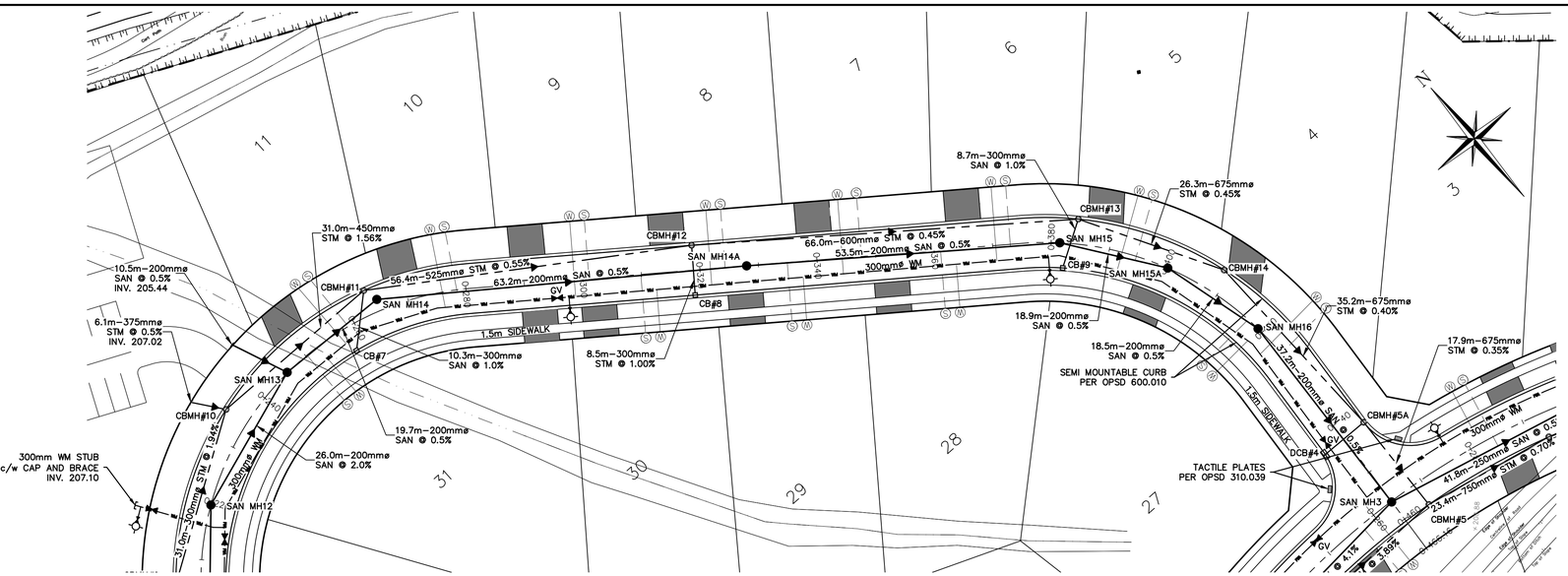

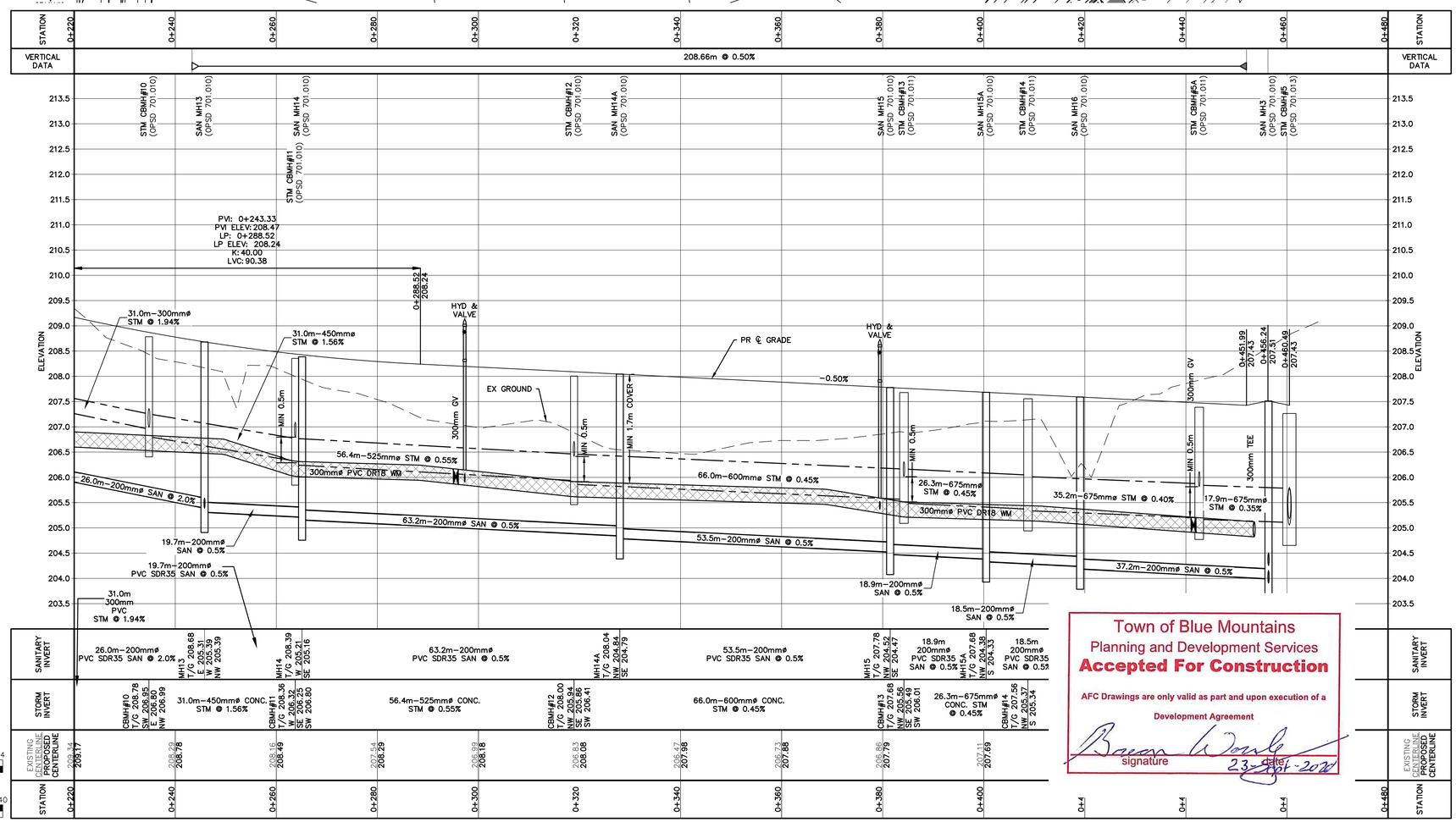

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LORA BAY PHASE 4
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Drawing

STREET A – STA 0+220 TO STA 0+460

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Drawn By	M.V.R.	Design By	M.V.R.	Project	469–3061
Check By	A.S.	Check By	K.M.	Scale H–1:500 V–1:50	Drawing C106D

SCALE: 1:50

SCALE: 1:500

CONSTRUCTION NOTES

GENERAL

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, 200mm 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. 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.
9. ALL RIP-RAP/GABION MATTRESSES TO BE PLACED UPON FILTER CLOTH.
10. SIGNAGE TO BE INSTALLED PER TOWN STANDARDS. STREET SIGNS AND STOP SIGNS TO BE INSTALLED ON SEPARATE POSTS.

ROADS

1. ALL EXCAVATION SHALL CONFORM TO THE CURRENT ONTARIO PROVINCIAL SPECIFICATION FOR GRADING OPSS 206.
2. 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.
3. 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.
4. 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.
5. 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 0.5m FROM BACK OF CURB.
6. 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 MATERIAL. MUNICIPALITY TO BE NOTIFIED OF GRANULAR 'B' PROOF ROLL AND GIVEN THE OPTION TO ATTEND.
7. 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.
8. THE GRANULAR MATERIAL SHALL BE SPREAD IN LAYERS OF 150mm MAXIMUM COMPACTED DEPTHS, AND EACH LAYER SHALL BE THOROUGHLY COMPACTED TO 100% SPMDD.
9. 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.
10. ALL GRANULAR CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO ONTARIO PROVINCIAL STANDARD SPECIFICATION OPSS 314.
11. 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 310.
12. THE ASPHALT COMPONENTS SHOULD BE COMPACTED TO 92% MAXIMUM RELATIVE DENSITY, AS PER OPSS 310.
13. JOINTS WITH EXISTING ASPHALT TO BE SAW CUT STRAIGHT PRIOR TO PLACING NEW ASPHALT AND TACK COAT APPLIED TO EXISTING ASPHALT AND CURB SURFACES.
14. 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 GRADE.
15. SUBDRAINS TO BE LOCATED AS PER PHASE 4 ROADWAY DETAIL ON DWG. C107 AND O.P.S.D. 207.030. GRANULAR A EMBEDMENT MATERIAL OR APPROVED EQUIVALENT TO BE USED. 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

1. 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 GASKETED BELL & SPIGOT SYSTEM.
2. MINIMUM PIPE SIZE, INCLUDING CATCHBASIN LEADS, SHALL BE 300mmø.
3. STORM SEWER EMBEDMENT SHALL CONFORM WITH OPSD 802.010 USING GRANULAR 'A'.
4. PRECAST STORM MANHOLES SHALL BE PER OPSD 701.010 (1200mmø), 701.011 (1500mmø), 701.012 (1800ø), 701.013 (2400ø), OR 701.014 (3000ø) WITH FRAME AND GRATE PER OPSD 401.010 TYPE 'A' AND HOLLOW RECTANGULAR LADDER RUNGS PER OPSD 405.010. BENCHING SHALL BE PROVIDED IN ALL MANHOLES.
5. 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.
6. FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSD 701.100.
7. CULVERTS TO HAVE MIN. 300mm COVER WHERE POSSIBLE. CULVERT MATERIAL TO BE PER TOWN STANDARD OR APPROVAL EQUIVALENT.
8. MINIMUM COVER ON STORM SEWER & CATHBASINS LEADS TO BE PER TOWN STANDARD. CONTRACTOR TO APPLY INSULATION AS PER DETAIL ON DWG C107 WHERE MINIMUM COVER IS NOT OBTAINED.
9. STORM PIPE 450mm IN DIAMETER AND GREATER SHALL BE CONCRETE PIPE. ALL PIPE SMALLER THAN 450mm IN DIAMETER SHALL BE P.V.C.

WATERMAIN

A) PIPING

1. ALL CONSTRUCTION TO CONFORM TO AWWA C605-94 AND AWWA C600-99 STANDARDS. MATERIALS TO MEET NSF 60, 61 & 372.
2. WATERMAIN PIPE SHALL BE PVC DR18 (SIZES UP TO AND INCLUDING 300mmø), CONFORMING TO AWWA C900. A DIFFERENT PIPE STRENGTH OR TYPE MAY BE REQUIRED BY THE MUNICIPALITY FOR SPECIAL CONDITIONS.
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 SHALL BE BEDDED IN ACCORDANCE WITH OPSD 802.010 WITH GRANULAR 'A'.
5. WATERMAIN TO BE TESTED AND APPROVED PER THE TOWN OF THE BLUE MOUNTAINS – WATERMAIN COMMISSIONING PROTOCOL STANDARD (MAY 2007). CONTRACTOR TO SUBMIT WATERMAIN COMMISSIONING PLAN TO CONTRACT ADMINISTRATOR AND MUNICIPALITY 2 WEEKS BEFORE WATERMAIN INSTALLATION BEGINS.TESTING SHALL NOT COMMENCE UNTIL WATERMAIN COMMISSIONING PLAN IS APPROVED BY CONTRACT ADMINISTRATOR & MUNICIPALITY.
6. ALL TESTING REQUIRES NOTIFICATION IN WRITING, 48 HOURS PRIOR TO ALL TESTING.
7. ALL CONNECTIONS TO EXISTING MUNICIPAL SUPPLY MAINS MUST BE WITNESSED BY THE MUNICIPALITY OR REPRESENTATIVE AND GIVING 48 HOURS NOTICE PRIOR TO CONNECTION AND BACKFILLING OPERATIONS.
8. 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.
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 C107.
10. CATHODIC PROTECTION REQUIRED ON ALL METALLIC FITTINGS AND PIPE AS PER OPSS 702 & TOWN STANDARD.
11. 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 200kPa, PIPE RESTRAINERS SHALL BE USED. SEE TOWN STANDARDS OF APPROPRIATE PRODUCT REQUIREMENTS. THE USE OF THREADED RODS IN JOINT RESTRAINT IS NOT PERMISSIBLE.
12. FIRE HYDRANTS SHALL BE CANADA VALVE, OPEN LEFT. PAINTED CHROME YELLOW COMPLETE WITH FLEX STAKE HYDRANT MARKER, MODEL FHVB02, 1.5m TALL, WITH A 0.3m X 0.3m REFLECTIVE SIGN WITH A HYDRANT SYMBOL.

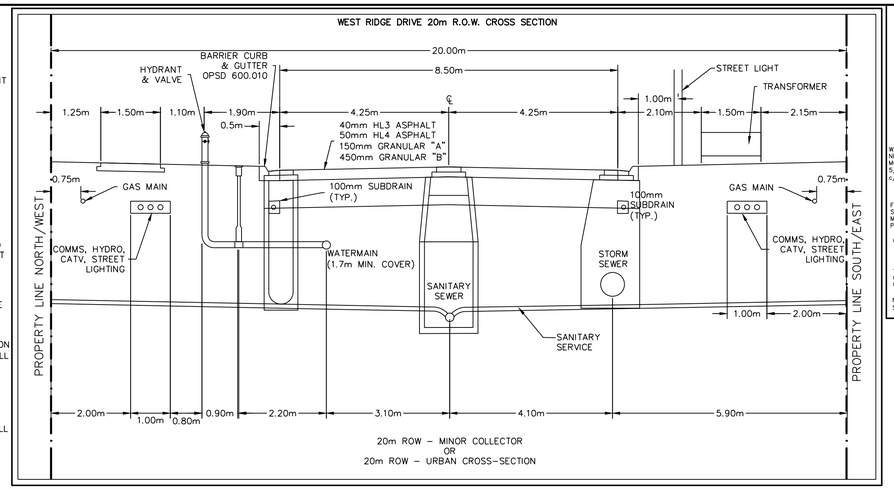
B) SERVICES

1. EACH HOUSING UNIT SHALL HAVE A SEPARATE 20mmø MIN. TYPE 'K' COPPER OR 25mmø POLY WATER SERVICE. A CURB STOP AND EXTENSION SERVICE BOX AND MAIN STOP MUST BE INSTALLED ON EACH SERVICE USING COMPRESSION JOINT FITTINGS.
2. 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.
   - IF CURB STOP IS LOCATED IN DRIVEWAY, A VB-5009 4 ¼" ADJUSTABLE PLOW VALVE BOX SHALL BE INSTALLED PER TOWN STANDARDS.
3. CURB STOPS SHALL BE LOCATED AT PROPERTY LIMITS & SUPPLIED WITH A 89mm X 38mm MARKER FROM THE INVERT OF THE SERVICE TO 600mm ABOVE GRADE PAINTED BLUE. A VB-5009 4 ¼" ADJUSTABLE PLOW VALVE BOX SHALL BE INSTALLED PER TOWN STANDARDS.
4. SERVICE CONNECTIONS TO WATERMAINS SHALL BE MADE BY DIRECT TAPPING OR WITH BROAD BAND STAINLESS STEEL SADDLES. SERVICE SADDLES TO BE STAINLESS STEEL 8403 SERIES DOUBLE STRAP & TAPPING SADDLE TO BE CAMBRIDGE BRASS 8403 STAINLESS.
5. SERVICE CONNECTIONS SHALL BE LEFT WITH A TAIL 1m ABOVE FINAL GRADE & CAPPED OR CRIMPED.
6. SERVICE CONNECTIONS WITH RESIDUAL PRESSURES EXCEEDING 550 kPa (80psi) MUST BE EQUIPPED WITH PRESSURE REDUCING DEVICES UPSTREAM OF WATER METER IN FUTURE HOMES.
7. 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 CONTINUITY TESTING POST-INSTALLATION.

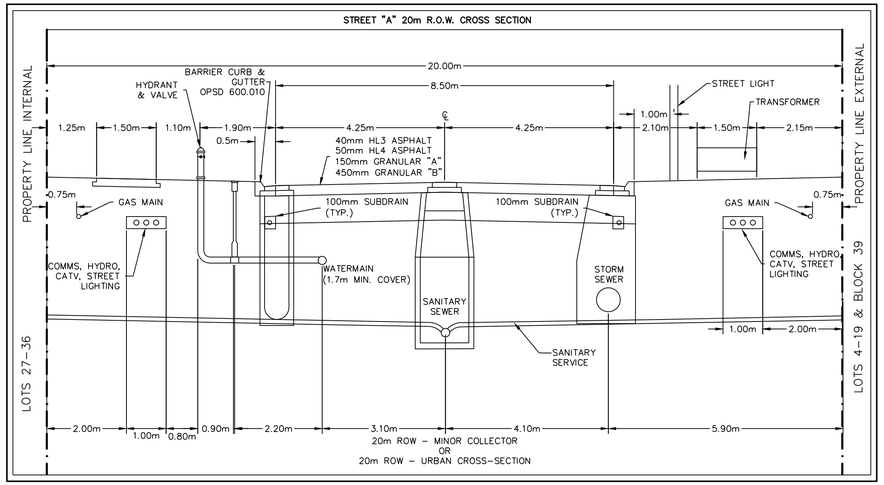
SANITARY SEWERS

1. 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.
2. SANITARY SEWER EMBEDMENT SHALL CONFORM WITH OPSD 802.010 USING GRANULAR 'A'.
3. PRECAST SANITARY MANHOLES SHALL CONFORM WITH OPSD 701.010 (1200mmø) WITH HOLLOW RECTANGULAR LADDER RUNGS PER OPSD 405.010. BENCHING SHALL BE PROVIDED IN ALL MANHOLES.
4. MANHOLE COVERS SHALL BE CAMRON DS579 (OR APPROVED EQUAL) AND INSTALLED AS PER MUNICIPAL STANDARD.
5. 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.
6. SHOP MANUFACTURED "TEE" CONNECTIONS SHALL BE USED FOR HOUSE SERVICE CONNECTIONS ON 200mm AND 250mm SEWERS.
7. CONNECTION TO MANHOLES SHALL ENTER THE MANHOLE NO HIGHER THAN 600MM ABOVE THE LOWEST INVERT EXCEPT AS OTHERWISE APPROVED BY THE TOWN.
8. FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSD 701.100.

WEST RIDGE DRIVE 20m R.O.W. CROSS SECTION

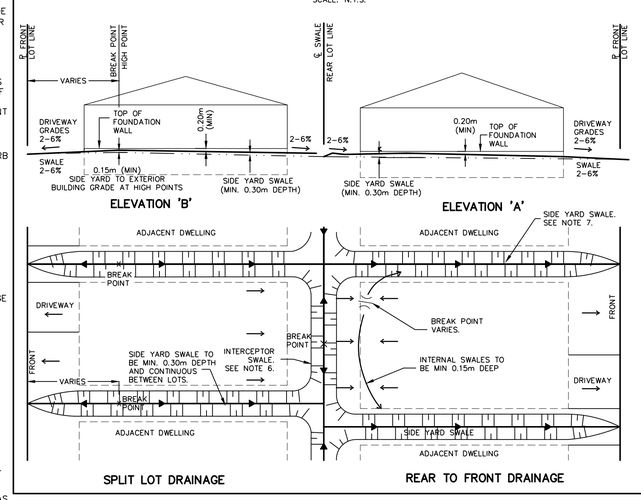


STREET "A" 20m R.O.W. CROSS SECTION



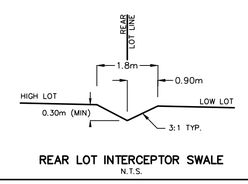
TYPICAL INTERIOR LOT GRADING RELATIONSHIPS (LOTS 27–38)

SCALE: N.T.S.



GENERAL NOTES:

1. MAXIMUM SLOPE ON DRIVEWAY TO BE 6.0% AS MEASURED ALONG THE ℄ OF DRIVEWAY WITHIN PROPERTY LIMITS.
2. MINIMUM SLOPE ON DRIVEWAY & BOULEVARD WITHIN THE MUNICIPAL ROW TO BE 2% AND MAXIMUM SLOPE TO BE 4%
3. MIN. SLOPE IN GRASSED AREAS TO BE 2.0%, MAX. SLOPE IN GRASSED AREAS TO BE 6.0%
4. RETAINING WALLS AND MATERIAL USED TO BE APPROVED BY THE TOWN OF THE BLUE MOUNTAINS BUILDING DEPARTMENT.
5. TOP OF FOUNDATION WALL TO BE MINIMUM 0.20m (MIN.) ABOVE THE HIGHEST FINISH GRADE.
6. INTERCEPTOR SWALES TO BE CONSTRUCTED AT A MINIMUM 2.0% GRADE. INTERCEPTOR SWALES TO BE MINIMUM 0.30m DEPTH.
7. SIDE YARD SWALE DEPTH TO BE A MINIMUM 0.30m FOR ALL LOTS. SIDE YARD SWALES TO BE CONTINUOUS AT A MINIMUM 2.0% GRADE.
8. 200mm TOPSOIL SHALL BE APPLIED TO EACH LOT PRIOR TO SODDING.

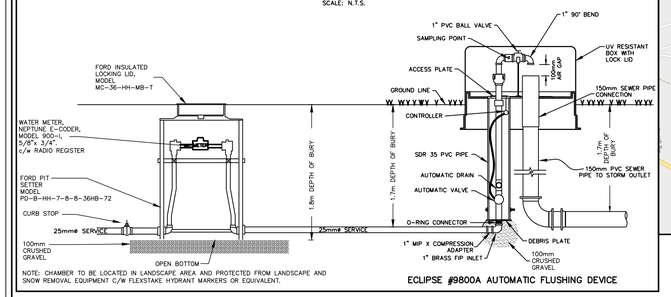


REAR LOT INTERCEPTOR SWALE

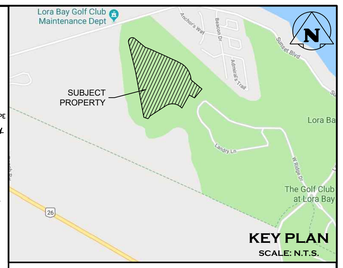
N.T.S.

AUTO FLUSH AND WATER METER CHAMBER DETAIL

SCALE: N.T.S.



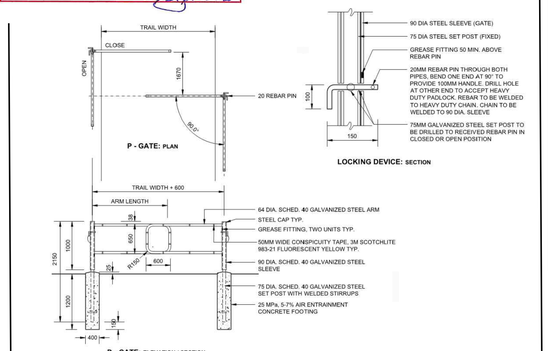
ECLIPSE #9800A AUTOMATIC FLUSHING DEVICE



Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
Signature
Date: 23 Sept 2020

ARM LENGTH SCHEDULE:

TRAIL WIDTH	ARM LENGTH
2400 MM	1800 MM
3000 MM	2100 MM

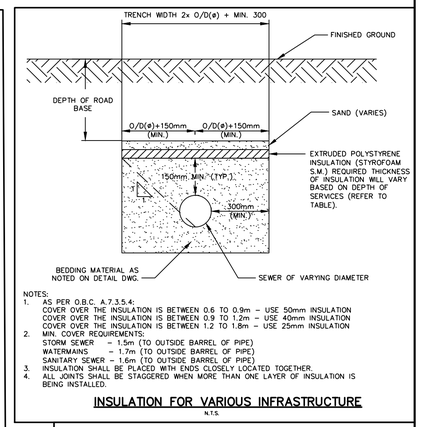


NOTES:

1. ALL PIPE AND COMPONENTS TO BE GALVANIZED AFTER FABRICATION (TYP.).
2. ALL PIPE SHALL BE SCHEDULE 40 STEEL.
3. ALL WELDS TO BE 5 MM CONTINUOUS SEAM AND GROUND SMOOTH.
4. CONTRACTOR TO SUPPLY HEAVY DUTY PADLOCK AS REQUIRED.
5. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
6. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

PEDESTRIAN GATE DETAIL

N.T.S.

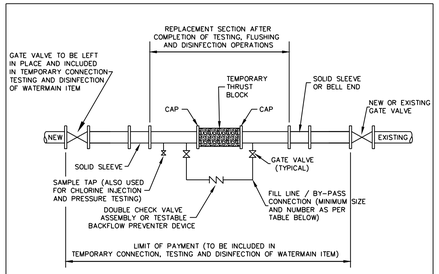


NOTES:

1. AS PER O.B.C. A.7.3.5.4:
   COVER OVER THE INSULATION IS BETWEEN 0.6 TO 0.9m – USE 50mm INSULATION
   COVER OVER THE INSULATION IS BETWEEN 0.9 TO 1.2m – USE 40mm INSULATION
   COVER OVER THE INSULATION IS BETWEN 1.2 TO 1.8m – USE 25mm INSULATION
2. MIN. COVER REQUIREMENTS:
   STORM SEWER – 1.5m (TO OUTSIDE BARREL OF PIPE)
   WATERMAINS – 1.7m (TO OUTSIDE BARREL OF PIPE)
   SANITARY SEWER – 1.6m (TO OUTSIDE BARREL OF PIPE)
3. INSULATION SHALL BE PLACED WITH ENDS CLOSELY LOCATED TOGETHER.
4. ALL JOINTS SHALL BE STAGGERED WHEN MORE THAN ONE LAYER OF INSULATION IS BEING INSTALLED.

INSULATION FOR VARIOUS INFRASTRUCTURE

N.T.S.



TYPICAL TEMPORARY CONNECTION FOR WATERMAINS

NTS

PIPE DIAMETER	FLOW REQUIRED TO PRODUCE 0.76m/s (APPROX) VELOCITY IN MAIN	SIZE OF TAP (mm)			NUMBER OF OPEN 64mm HYDRANT OUTLETS
		25	38	51	
mm	l/s	NUMBER OF TAPS ON PIPE			
100	6.3	1	–	–	1
150	12.6	–	1	–	1
200	25.2	–	2	1	1
250	37.9	–	3	2	1
300	56.8	–	–	2	2
400	109.9	–	–	4	2

REQUIRED FLOW AND OPENINGS TO FLUSH PIPELINES (276 kPa/40 PSI RESIDUAL PRESSURE IN WATERMAIN)

TEMPORARY BENCHMARKS

TBM#1–TOP NUT OF FIRE HYDRANT ADJACENT TO EXISTING LOT #3
N – 10,641.63
E – 9,598.90
Z – 207.95

No.	ISSUE	DATE: MM/DD/YYYY
2	ISSUED FOR 2ND SUBMISSION	01/31/2020
3	ISSUED FOR TENDER	02/06/2020
4	ISSUED FOR MECP ECA APPLICATION	02/28/2020
5	ISSUED FOR MATERIAL ORDERING	04/15/2020
6	ISSUED FOR PRE-SERVICING	04/30/2020
7	ISSUED FOR PRE-SERVICING	06/03/2020
8	ISSUED FOR SUBDIVISION AGREEMENT	08/21/2020
9	REISSUED FOR SUBDIVISION AGREEMENT	09/22/2020

Engineer

LICENSED PROFESSIONAL ENGINEER
A. J. SPENCER
100227111
SEPT 22,2020
PROVINCE OF ONTARIO

Engineer

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
NOTES AND DETAILS

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Drawn By	M.V.R.	Design By	M.V.R.	Project	469–3061
Check By	A.S.	Check By	K.M.	Scale NTS	Drawing C107

Town of Blue Mountains
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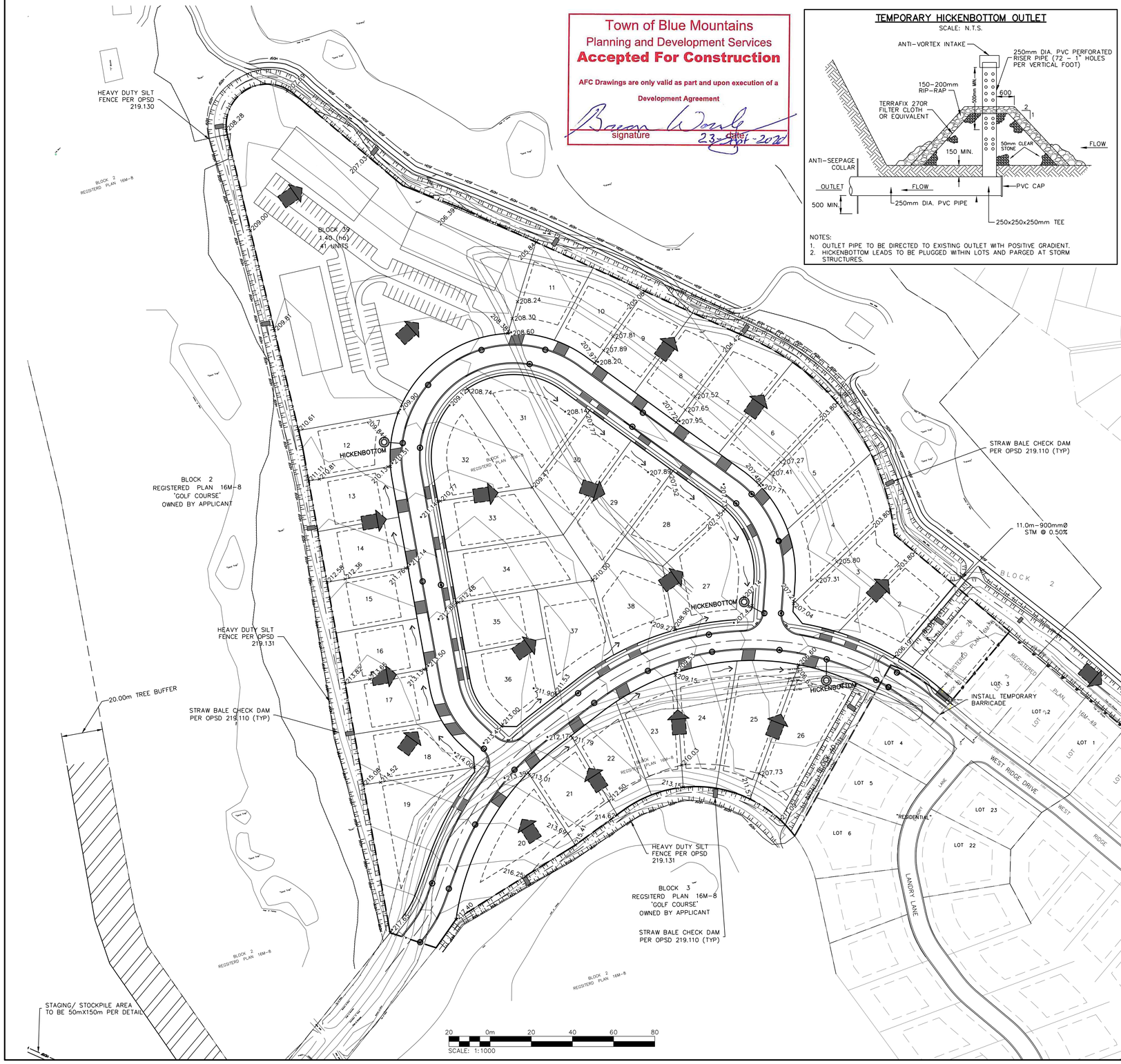
signature
date 23-Sept-2021



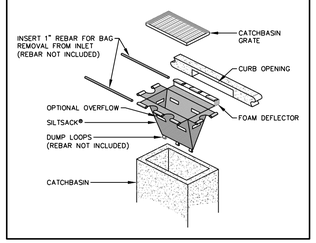
TEMPORARY HICKENBOTTOM OUTLET

SCALE: N.T.S.

NOTES:
1. OUTLET PIPE TO BE DIRECTED TO EXISTING OUTLET WITH POSITIVE GRADIENT.
2. HICKENBOTTOM LEADS TO BE PLUGGED WITHIN LOTS AND PARGED AT STORM STRUCTURES.

'SILTSACK' DETAIL

SCALE: N.T.S.



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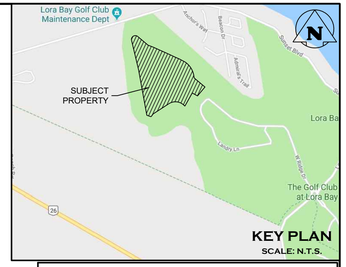
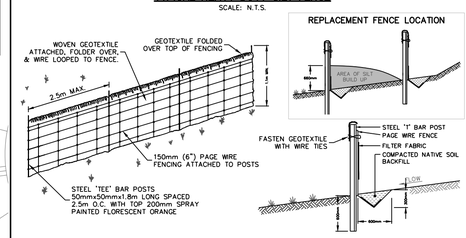


LEGEND

	LIMITS OF PHASE 4
	PR. BUILDING ENVELOPE
HDSF HDSF HDSF	PR. HEAVY DUTY SILT FENCE PER DETAIL
	PR. MUD MAT
	PR. SILTSACK PER DETAIL
	PR. STRAW BALE CHECK DAM
	TREE BUFFER AREA
+204.79	PRE-GRADE ELEVATION
+*204.79	R.O.W. ELEVATION BEFORE TOPSOIL

TYPICAL HEAVY DUTY SILT FENCE

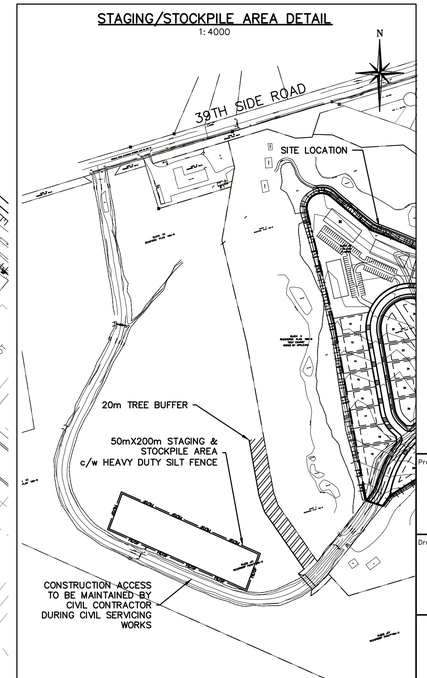
SCALE: N.T.S.



NOTES:
1. SILT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
2. SILT CONTROL FENCE IS TO BE LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CONFORM TO MTO DRAINAGE MANUAL VOLUME 2 "CHART F4-3C TOPOGRAPHIC FACTOR LS BASED ON SLOPE LENGTH AND GRADIENT."
3. SILT CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TOED INTO THE SOIL A MIN. OF 300mm BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% INSITU SOIL STRENGTH.
4. STEEL "TEE" BAR POSTS ARE TO BE SPACED MAX. 2.5m ON CENTER WITH A MIN. HEIGHT OF 1.1m.
5. FROZEN GROUND CONDITIONS REQUIRE FILTER FABRIC TO BE BACKFILLED IN TRENCH WITH CLEAR STONE.
6. GEOTEXTILE FABRIC TO BE COMPRISED OF WOVEN OR NON-WOVEN U.V. STABILIZED MATERIAL. FABRIC TO BE FOLDED OVER TOP OF FENCE MIN. 300mm AND WIRE FASTENED.

STAGING/STOCKPILE AREA DETAIL

1:4000



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.

TEMPORARY BENCHMARKS

TBM#1 - TOP NUT OF FIRE HYDRANT ADJACENT TO EXISTING LOT #3
N - 10,641.63
E - 9,598.90
Z - 207.95

No.	ISSUE	DATE: MM/DD/YYYY
2	ISSUED FOR 2ND SUBMISSION	01/31/2020
3	ISSUED FOR TENDER	02/06/2020
4	ISSUED FOR MECP ECA APPLICATION	02/28/2020
5	ISSUED FOR MATERIAL ORDERING	04/15/2020
6	ISSUED FOR PRE-SERVICING	04/30/2020
7	ISSUED FOR PRE-SERVICING	06/03/2020
8	ISSUED FOR SUBDIVISION AGREEMENT	08/21/2020
9	REISSUED FOR SUBDIVISION AGREEMENT	09/22/2020

Engineer
LICENSED PROFESSIONAL ENGINEER
A. J. SPENCER
100227111
SEPT 22,2020
PROVINCE OF ONTARIO
Engineer

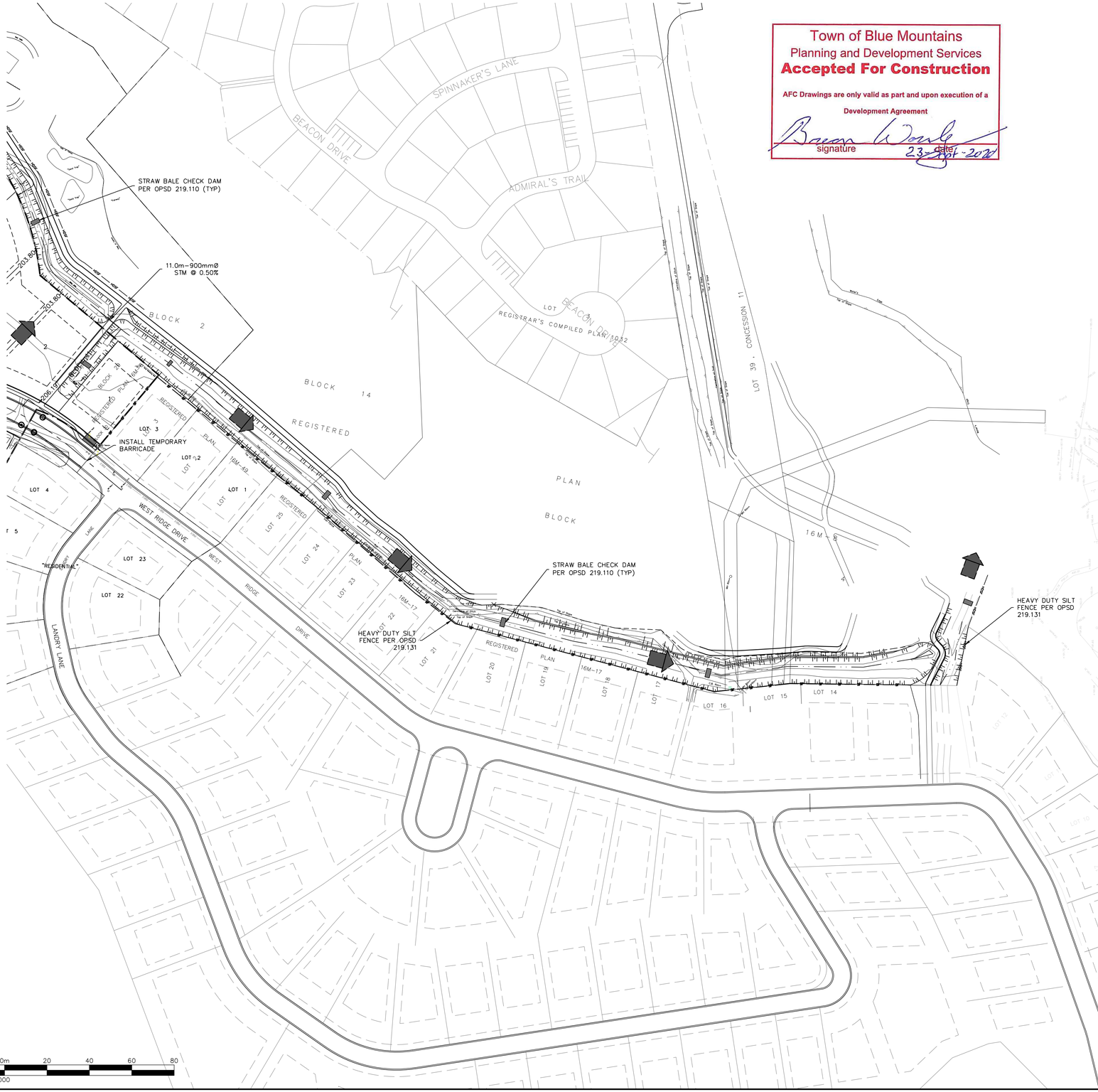
Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
EROSION & SEDIMENT CONTROL & TREE PRESERVATION PLAN 1

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	M.V.R.	Design By	M.V.R.	Project	469-3061
Check By	A.S.	Check By	K.M.	Scale 1:1000	Drawing C108A

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a
Development Agreement
signature
date: 23-Sept-2020



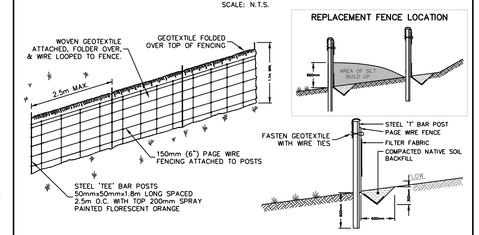
NOTE:
FOR DITCH GRADING REFER TO DRAWING C105C

LEGEND

- LIMITS OF PHASE 4
- PR. BUILDING ENVELOPE
- HDSF — PR. HEAVY DUTY SILT FENCE PER DETAIL
- PR. MUD MAT
- PR. SILTSACK PER DETAIL
- PR. STRAW BALE CHECK DAM
- TREE BUFFER AREA

TYPICAL HEAVY DUTY SILT FENCE

SCALE: N.T.S.



NOTES:
1. SILT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
2. SILT CONTROL FENCE IS TO BE LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CONFORM TO MTO DRAINAGE MANUAL VOLUME 2 "CHART F4-3C TOPOGRAPHIC FACTOR LS BASED ON SLOPE LENGTH AND GRADIENT."
3. SILT CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TOED INTO THE SOIL A MIN. OF 300mm BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% INSITU SOIL STRENGTH.
4. STEEL 'TEE' BAR POSTS ARE TO BE SPACED MAX. 2.5m ON CENTER WITH A MIN. HEIGHT OF 1.1m.
5. FROZEN GROUND CONDITIONS REQUIRE FILTER FABRIC TO BE BACKFILLED IN TRENCH WITH CLEAR STONE.
6. GEOTEXTILE FABRIC TO BE COMPRISED OF WOVEN OR NON-WOVEN U.V. STABILIZED MATERIAL. FABRIC TO BE FOLDED OVER TOP OF FENCE MIN. 300mm AND WIRE FASTENED.

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

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Engineer

LICENSED PROFESSIONAL ENGINEER
A. J. SPENCER
100227111
SEPT 22,2020
PROVINCE OF ONTARIO

Engineer

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
EROSION & SEDIMENT CONTROL & TREE PRESERVATION PLAN 2

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
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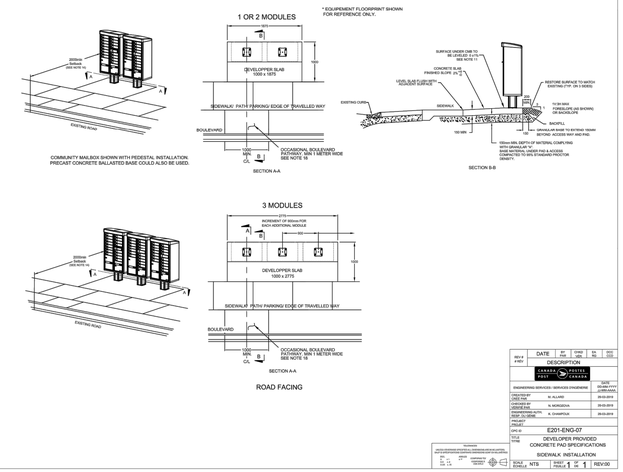
Drawn By	M.V.R.	Design By	M.V.R.	Project	469-3061
Check By	A.S.	Check By	K.M.	Scale 1:1000	Drawing C108B

UTILITY DUCT SUMMARY

LENGTH (m)	REQUIRED QUANTITY (HYDRO)	ADDITIONAL QUANTITY REQUIRED (COMMS)	TOTAL DUCTS AT EACH CROSSING	APPROXIMATE CHAINAGE
12.1	4	6	10	0+309 WEST RIDGE DRIVE
12.1	3	5	8	0+177 WEST RIDGE DRIVE
12.1	8	4	12	0+109 WEST RIDGE DRIVE
12.1	3	3	6	0+075 STREET A
12.1	5	3	8	0+184 STREET A
12.1	5	5	10	0+377 STREET A

NOTES:

1. THIS DRAWING IS ONLY TO BE USED ON ROADS WITH POSTED LIMITS OF 60 KM/H OR LESS AND LOW TRAFFIC VOLUME (<750 HOT AS PER TRANSPORTATION ASSOCIATION OF CANADA'S GEOMETRIC DESIGN FOR CANADIAN ROADS- (CHAPTER 7- ROADSIDE DESIGN).
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE, AGRA BY LOCAL MUNICIPAL BY-LAWS AND REGULATORY AGENCIES THAT MAY AFFECT THE WORK.
3. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS AND ASSUME RESPONSIBILITY FOR EXISTING SERVICES (WATER, POWER, SEWAGE, GAS ETC.) THAT EXIST AT THE SITE.
4. CONCRETE SLAB TO HAVE A MINIMUM THICKNESS OF 150 mm.
5. CONCRETE SLAB SHALL BE PLACED ON 150 mm MINIMUM THICK BASE OF GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
6. GRANULAR BASE SHALL BE PLACED ON SOIL CAPABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF NOT LESS THAN 30 kPa.
7. CONCRETE CONSTRUCTION SHALL CONFORM TO CSA A23.1.
8. CONCRETE TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH CSA A23.2 AND CSA 23.2.
9. CSA A23.1 CONCRETE EXPOSURE CLASSIFICATION TO BE C-1 WITH THE FOLLOWING PROPERTIES:
   - MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 35 MPA
   - MINIMUM WATER TO CEMENTING MATERIALS RATIO: 0.40
   - MAXIMUM COARSE AGGREGATE SIZE: 20 mm
   - MAXIMUM SLUMP: 80 mm
   - AIR CONTENT: 5% TO 8%
10. SURFACE OF SLAB TO BE SLOPED 2% -0/+4% TO THE NEAREST PLUVIAL DRAIN.
11. TOP OF SLAB TO HAVE A TEXTURED BROOM FINISH TO CSA A23.1. EDGES OF SLAB TO HAVE A SMOOTH TOOLED FINISH.
12. SLAB REINFORCEMENT TO BE 152mm X 152mm, MW 25.8 X MW 25.8 WELDED WIRE FABRIC CONFORMING TO ASTM 185MM. REINFORCEMENT TO BE PLACED AT MID-DEPTH OF SLAB OR APPROVED EQUIVALENT.
13. APPLY PIGMENTED CURING COMPOUND TO SURFACE OR REBAR OF SLAB IN ACCORDANCE WITH ASTM C309 TYPE 2 WHITE COLOUR, CLASS B DESIGN.
14. PROVIDE A MINIMUM SETBACK DISTANCE OF 2000 mm FROM ANY EDGE OF MAILBOX TO NEAREST EDGE OF TRAVELLED ROADWAY.
15. ALL SITE LOCATIONS REQUIRE CPC AND MUNICIPAL APPROVAL.
16. IF SITE CONDITIONS LIMIT PLACEMENT, CONTACT CPC FOR ASSISTANCE.
17. LARGER FACIN AND NUMBER OF MOXES PERMITTED WITH CPC INPUT.
18. BOULEVARD CUT-THROUGH ONLY REQUIRED IF THERE IS NO ACCESS POINT WITHIN 30.5 METERS.
19. DRAINAGE MUST ALWAYS BE AWAY FROM ACCESS AND CONCRETE PRECAST PAD. WATER CAN NOT POOL AT SITE - ACCOUNT FOR SNOW AND MELTING CONDITIONS.



REV #	DATE	BY	CHKD	EX. NO.	REV DATE
1	2019-12-19	M.V.R.	A.S.		

DESCRIPTION

CANADA POST POSTES CANADA

ENGINEERING SERVICES / SERVICES D'INGÉNIERIE

DESIGN/DIMENSIONNEMENT (CREE/CRÉÉ)	M. ALLARD	2019-03-2019
DRAWN/DESSINÉ (CHKD/VÉRIFIÉ)	M. MUROUYA	2019-03-2019
DISAPPROVED/REFUSÉ (APPROVED/APPROUVÉ)	A. CHAMPOUX	2019-03-2019

PROJECT (PROJET) E201-ENG-07

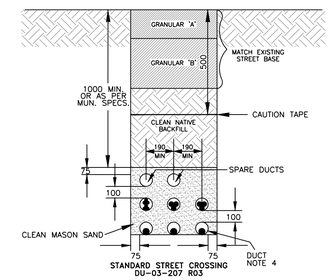
TITLE (TITRE) DEVELOPER PROVIDED CONCRETE PAD SPECIFICATIONS

SIDEWALK INSTALLATION

SCALE (ÉCHELLE) NTS | SHEET (FEUILLE) 1 OF 1 | REV 00

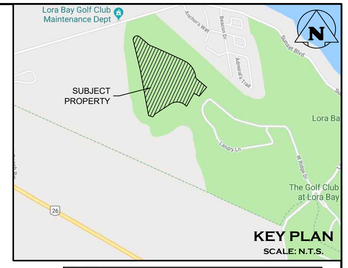
TYPICAL DUCT BANK ROAD CROSSING DETAIL

NTS, DIMENSIONS SHOWN IN MILLIMETRES (mm)



STANDARD STREET CROSSING DU-03-207 R03

NOTES:
1. ALL DIMENSIONS ARE IN mm UNLESS STATED OTHERWISE.
2. STREET CROSSING DUCTS TO BE INSTALLED AS PER MUNICIPAL SPECIFICATIONS TO A 1000mm MINIMUM DEPTH FROM FINAL GRADE. CENTER POINT TO BE ELEVATED TO PROVIDE 3% SLOPE TO EXTREMITIES.
3. BACKFILLING & COMPACTION SHALL BE AS PER MUNICIPAL SPECIFICATIONS, COMPACTION SHALL BE A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
4. IF TRENCH BOTTOM IS NOT LEVELED, FREE OF STONES & SHARP OBJECTS, MASON SAND SHALL BE PLACED IN THE TRENCH BOTTOM BEFORE INSTALLING DUCTS.
5. PRIMARY CABLES SHALL BE IN THE LOWER DUCTS AND SECONDARY CABLES IN THE UPPER DUCTS.
6. THIS DRAWING ALSO APPLIES TO CABLES INSTALLED ACROSS DRIVEWAYS IN INDUSTRIAL & COMMERCIAL SUBDIVISIONS AND UNDER PAVED PARKING AREAS.
7. IN CASE OF ABSENCE OF SECONDARY CABLES IN THE TRENCH, THE PRIMARY CABLES CAN BE PLACED IN THE MIDDLE LEVEL DUCTS.



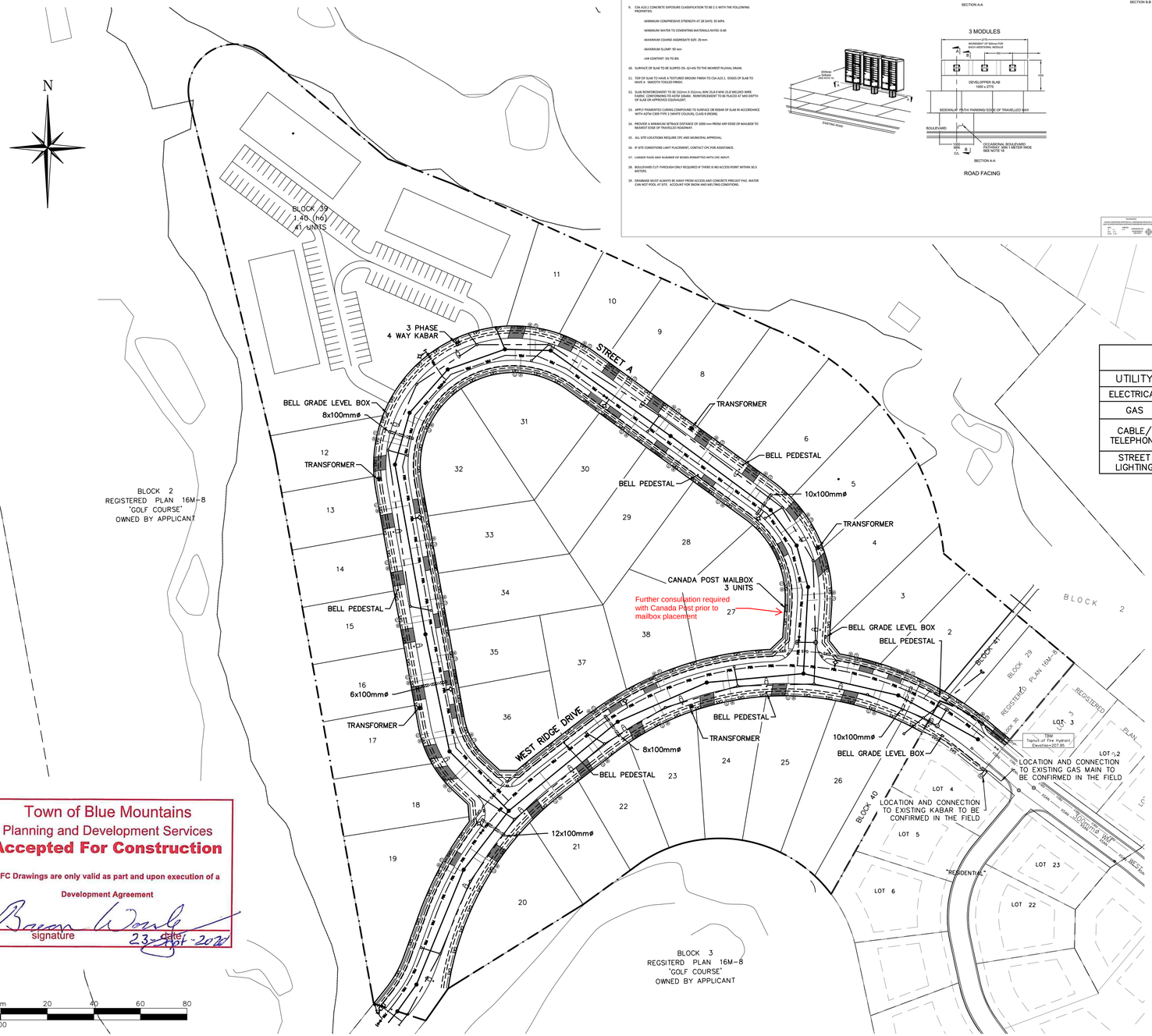
LEGEND

- PROPOSED GAS MAIN — GAS — GAS — GAS — GAS —
- PROPOSED JOINT UTILITY TRENCH
- DUCT CROSSING
- PROPOSED BELL PEDESTALS
- PROPOSED KABAR
- EXISTING KABAR
- PROPOSED STREET LIGHT
- PROPOSED HYDRO TRANSFORMER

CAUTION:
THE POSITION OF THE POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF THE UTILITIES AND STRUCTURES ARE NOT GUARANTEED. CONTRACTOR TO VERIFY LOCATION OF UTILITIES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOTE:
REFER TO TYPICAL ROAD SECTION ON DRAWING 107.

NOTE:
UTILITY LOCATIONS ARE SUBJECT TO CHANGE BASED ON APPROVED UTILITY DESIGNS.



Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
signature date 23-Jul-2020

UTILITY DESIGN SUMMARY

UTILITY	COMPANY	DRAWING NO.	REV. DATE
ELECTRICAL	HYDRO ONE NETWORKS INC.	00336-20-020	MAY 21, 2020
GAS	UNION GAS	07-20-388	JULY 17, 2020
CABLE/ TELEPHONE	ROGERS	S200686-F3	JULY 24, 2020
	BELL	S42473	AUG 11, 2020
STREET LIGHTING	C.F. CROZIER & ASSOCIATES	E100	AUG 21, 2020

COMPOSITE UTILITY PLAN FOR INFORMATION PURPOSES ONLY

THIS PLAN HAS BEEN PREPARED BY C.F. CROZIER & ASSOCIATES INC. TO CONSOLIDATE THE DESIGNS COMPLETED BY THE RESPECTIVE UTILITIES. OUR FIRM HAS REVIEWED EACH UTILITY DESIGN TO CONFIRM IT COMPLIES WITH THE APPLICABLE MUNICIPAL GUIDELINES AND ROAD STANDARDS AND TO CONFIRM THERE ARE NO CONFLICTS WITH THE PROPOSED CIVIL SERVICING AND DRAINAGE SYSTEMS. WE HAVE NOT CHECKED NOR ACCEPT RESPONSIBILITY FOR THE ACCURACY AND VERACITY OF EACH UTILITY DESIGN. ANY USE WHICH A THIRD PARTY MAKES OF THIS PLAN, OR ANY RELIANCE ON OR DECISIONS BASED ON IT, ARE THE RESPONSIBILITIES OF SUCH THIRD PARTIES. IT IS RECOMMENDED THAT DURING CONSTRUCTION THE THIRD PARTY REFERENCE OR MAKE USE OF THE APPROVED FOR CONSTRUCTION PLANS PREPARED BY EACH RESPECTIVE UTILITY.

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.
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TBM#1-TOP NUT OF FIRE HYDRANT ADJACENT TO EXISTING LOT #3
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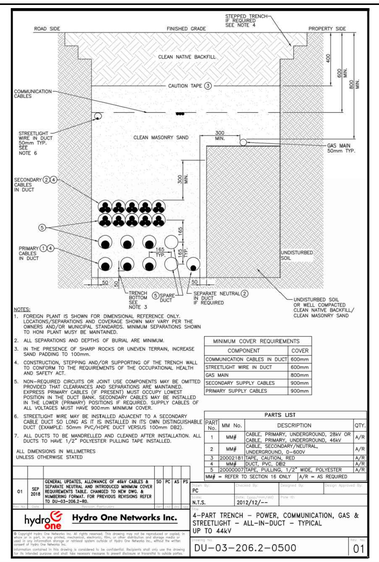
Engineer: LICENSED PROFESSIONAL ENGINEER A. J. SPENCER 100227111 SEPT 22,2020 PROVINCE OF ONTARIO

Engineer



NOTES:
1. FOREIGN PLANT IS SHOWN FOR DIMENSIONAL REFERENCE ONLY. LOCATIONS/SEPARATIONS AND COVERAGE SHOWN MAY VARY PER THE OWNERS AND/OR MUNICIPAL STANDARDS. MINIMUM SEPARATIONS SHOWN TO HONI PLANT MUST BE MAINTAINED.
2. ALL SEPARATIONS AND DEPTHS OF BURIAL ARE MINIMUM.
3. IN THE PRESENCE OF SHARP ROCKS OR UNEVEN TERRAIN, INCREASE SAND PADDING TO 100mm.
4. CONSTRUCTION, STEPPING AND/OR SUPPORTING OF THE TRENCH WALL TO CONFORM TO THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT.
5. NON-REQUIRED CIRCUITS OR JOINT USE COMPONENTS MAY BE OMITTED FROM THE DRAWING FOR CLARITY. IN THE LOWER DUCTS, SECONDARY OR EXPRESS PRIMARY CABLES (IF PRESENT) MUST OCCUPY LOWEST POSITION IN THE DUCT BANK. SECONDARY CABLES MAY BE INSTALLED IN THE LOWER (PRIMARY) POSITIONS IF REQUIRED. SUPPLY CABLES OF ALL VOLTAGES MUST HAVE 900mm MINIMUM COVER.
6. STREETLIGHT WIRE MAY BE INSTALLED ADJACENT TO A SECONDARY CABLE DUCT SO LONG AS IT IS INSTALLED IN ITS OWN DISTINGUISHABLE DUCT (EXAMPLE: 50mm PVC/HDPE DUCT VERSUS 100mm ORG).
7. ALL DUCTS TO BE MANDRELLED AND CLEANED AFTER INSTALLATION. ALL DUCTS TO HAVE 1/2" POLYESTER PULLING TAPE INSTALLED.

ALL DIMENSIONS IN MILLIMETRES
UNLESS OTHERWISE STATED

MINIMUM COVER REQUIREMENTS	
COMPONENT	COVER
COMMUNICATION CABLES IN DUCT	600mm
STREETLIGHT WIRE IN DUCT	600mm
GAS MAIN	800mm
SECONDARY SUPPLY CABLES	900mm
PRIMARY SUPPLY CABLES	900mm

PARTS LIST			
PART No.	MM No.	DESCRIPTION	QTY.
1	MM#	CABLE, PRIMARY, UNDERGROUND, 28kV OR CABLE, PRIMARY, UNDERGROUND, 46kV	A/R
2	MM#	CABLE, SECONDARY/NEUTRAL, UNDERGROUND, 0-600V	A/R
3	20002	STRUT, CAUTION, RED	A/R
4	MM#	STRUT, PVC, GREY	A/R
5	20000	TAPE, PULL, 1/2" WIDE, POLYESTER	A/R
MM# = REFER TO SECTION 18 ONLY			A/R = AS REQUIRED

REV	DATE	DESCRIPTION	SD	PC	AS	PI
01	SEP 2016	GENERAL UPDATES; ALLOWANCE OF 46kV CABLES & SEPARATE NEUTRAL AND INTERDUCED MINIMUM COVER REQUIREMENTS TABLE; CHANGED TO NEW DWG. #; REMOVED DIMENSIONS FOR PREVIOUS REVISIONS; REFER TO 30-03-206.2-06.				

PC 2012/12/-- | N.T.S. 2012/12/--

hydro one — Hydro One Networks Inc.

4-PART TRENCH - POWER, COMMUNICATION, GAS & STREETLIGHT - ALL-IN-DUCT - TYPICAL UP TO 44kV

DU-03-206.2-0500 | 01

Project: LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing: COMPOSITE UTILITY PLAN

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
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INFO@CFCROZIER.CA

Drawn By	M.V.R.	Design By	M.V.R.	Project	469-3061
Check By	A.S.	Check By	K.M.	Scale 1:1000	Drawing C109

LEGEND

- PROPERTY BOUNDARY
- BUILDING ENVELOPE
- TREE PROTECTION FENCE
- EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
- EXISTING VEGETATION TO BE REMOVED

NOTES:

1.0 EXISTING VEGETATION

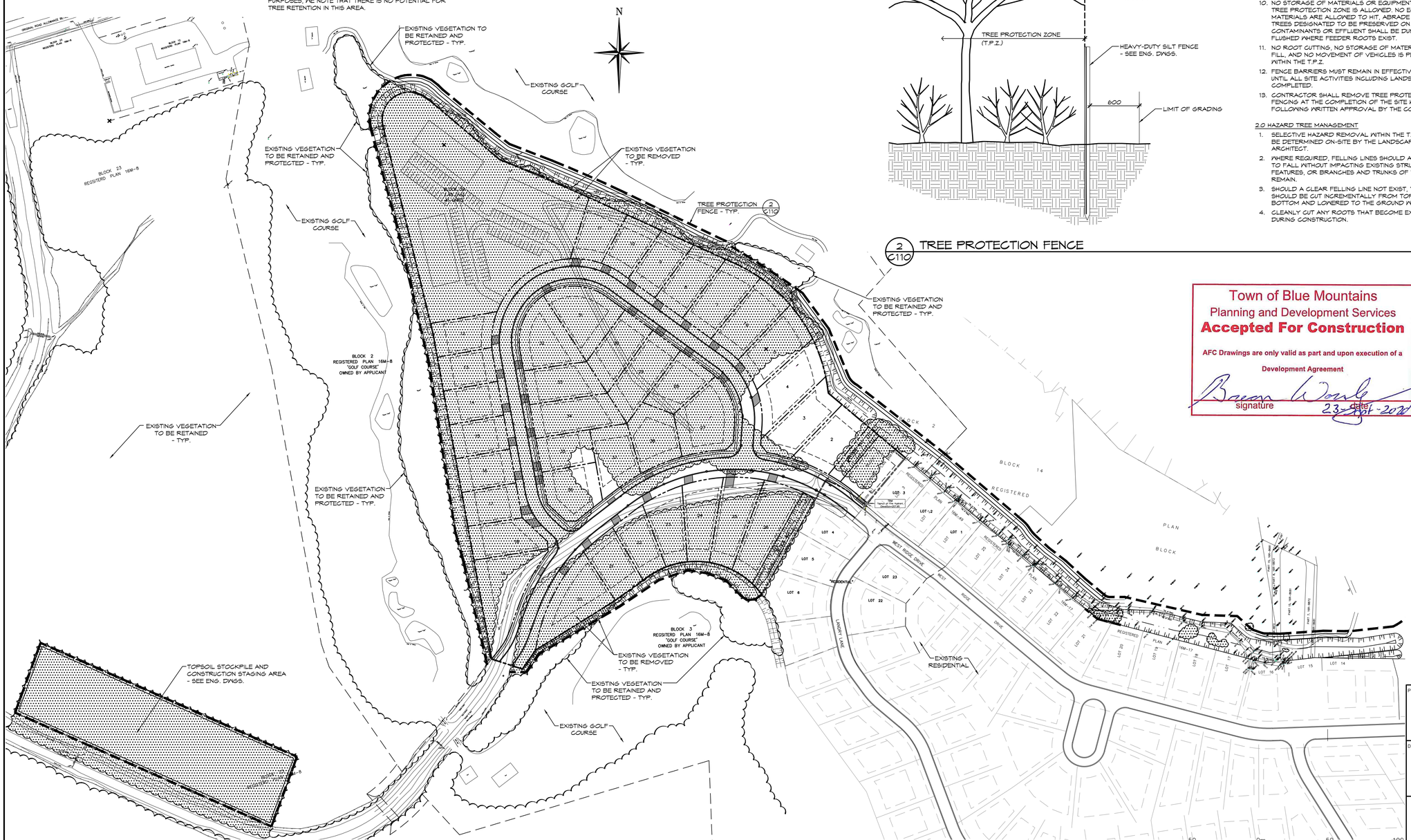
1. AS DESCRIBED IN THE UPDATED PHASE 4 EIS (AUGUST 17, 2018) THE VEGETATION IS COMPRISED OF GREEN ASH, TREMBLING ASPEN, WHITE ELM, PUSSY WILLOW, COMMON BUCKTHORN, CHOKE CHERRY, RED-OSIER DOGWOOD, WILD GRAPE, ALTERNATED-LEAVED DOGWOOD, POISON IVY AND MISSOURI WILLOW. NO SPECIES AT RISK VEGETATION IS PRESENT WITHIN THE PROPOSED REMOVAL AREA.

2.0 VEGETATION REMOVAL RATIONALE

1. FOR SERVICING, GRADING AND DRAINAGE INFORMATION SEE ENGINEERING DRAWINGS.
2. WE NOTE THAT ALL LOTS REQUIRE CUT OR FILL TO FACILITATE THE GRADING AND DRAINAGE REQUIREMENTS, WE NOTE THAT THERE IS NO POTENTIAL FOR TREE RETENTION IN THESE AREAS.
3. BLOCK 39 REQUIRES PRE-GRADING FOR DRAINAGE PURPOSES, WE NOTE THAT THERE IS NO POTENTIAL FOR TREE RETENTION IN THIS AREA.
4. WE NOTE REAR YARD SWALES ARE TO BE CONSTRUCTED BEHIND LOTS 27-39, THIS DRAINAGE REQUIREMENT DOES NOT ALLOW FOR TREE RETENTION IN THIS AREA.

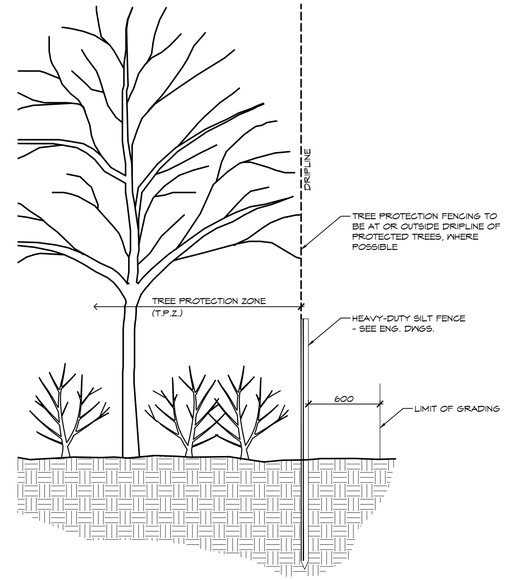
3.0 POST LANDSCAPE RECOMMENDATION:

1. THE HOME OWNER SHOULD BE ENCOURAGED TO REFOREST/ NATURALIZE AREAS OF TREE REMOVAL ONCE THE HOME IS CONSTRUCTED AS PART OF THE RESIDENTIAL LANDSCAPE PLAN.



1 C110 TREE MANAGEMENT PLAN

1:1,500



2 C110 TREE PROTECTION FENCE

1:25

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 NIDEST BRANCHES.
3. LOCATION OF TREE PROTECTION FENCE SHALL BE CONFIRMED ON-SITE BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF TREE CLEARING OPERATIONS.
2. AS PART OF ANY TREE REMOVAL OPERATION ALL STEMS, LIMBS AND STUMPS SHOULD BE REMOVED FROM THE SITE.
3. FOR EXISTING VEGETATION TO REMAIN: PROTECT VEGETATION AND ROOT SYSTEM FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM CONSTRUCTION.
10. NO STORAGE OF MATERIALS OR EQUIPMENT WITHIN THE TREE PROTECTION ZONE IS ALLOWED. NO EQUIPMENT OR MATERIALS ARE ALLOWED TO HIT, ABRADE OR DAMAGE TREES DESIGNATED TO BE PRESERVED ON SITE. NO CONTAMINANTS OR EFFLUENT SHALL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS EXIST.
11. NO ROOT CUTTING, NO STORAGE OF MATERIALS OR FILL, AND NO MOVEMENT OF VEHICLES IS PERMITTED WITHIN THE T.P.Z.
12. FENCE BARRIERS MUST REMAIN IN EFFECTIVE CONDITION UNTIL ALL SITE ACTIVITIES INCLUDING LANDSCAPING ARE COMPLETED.
13. CONTRACTOR SHALL REMOVE TREE PROTECTION FENCING AT THE COMPLETION OF THE SITE WORKS FOLLOWING WRITTEN APPROVAL BY THE CONSULTANT.

2.0 HAZARD TREE MANAGEMENT

1. SELECTIVE HAZARD REMOVAL WITHIN THE T.P.Z. SHALL BE DETERMINED ON-SITE BY THE LANDSCAPE ARCHITECT.
2. WHERE REQUIRED, FELLING LINES SHOULD ALLOW TREES TO FALL WITHOUT IMPACTING EXISTING STRUCTURES, FEATURES, OR BRANCHES AND TRUNKS OF TREES TO REMAIN.
3. SHOULD A CLEAR FELLING LINE NOT EXIST, THE TREE SHOULD BE CUT INCREMENTALLY FROM TOP TO BOTTOM AND LOWERED TO THE GROUND WITH ROPES.
4. CLEANLY CUT ANY ROOTS THAT BECOME EXPOSED DURING CONSTRUCTION.

KEY PLAN
SCALE: N.T.S.

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
signature
date 23-April-2020

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.

TEMPORARY BENCHMARKS

TBM#1 – TOP NUT OF FIRE HYDRANT ADJACENT TO EXISTING LOT #3
N – 10,641.63
E – 9,598.90
Z – 207.95

No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR SITE ALTERATION PRE-SERVICING	02/28/2020

Landscape Architect: ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS, KATE WARD PARKER, 02/28/2020, MEMBER

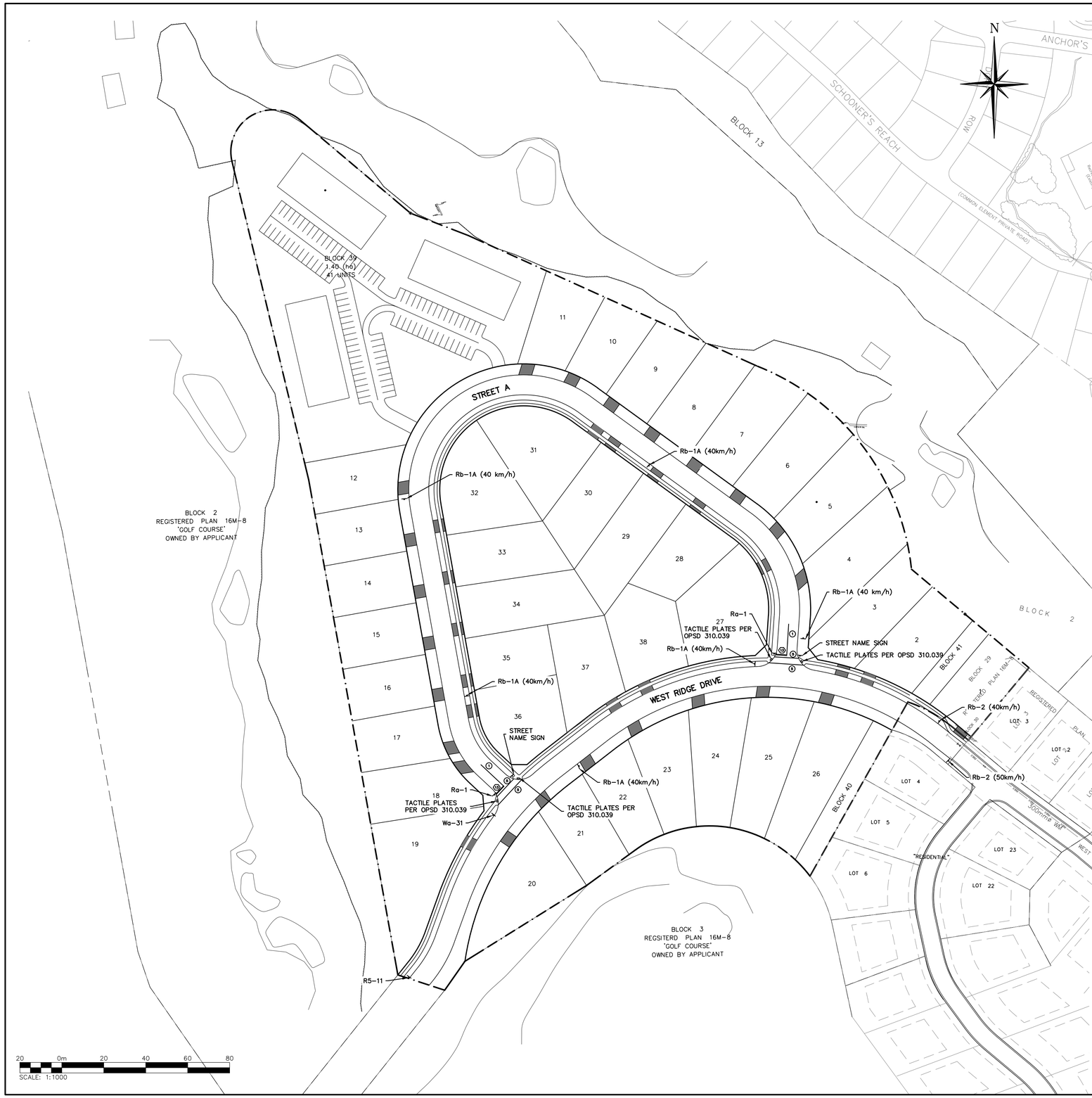
Engineer: LICENSED PROFESSIONAL ENGINEER, K. A. MORRIS, PROVINCE OF ONTARIO

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
TREE MANAGEMENT PLAN

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	Design By	Project	
K.W.	K.W.		469-3061
Check By	Check By	Scale	Drawing
K.W.	K.M.	AS SHOWN	C110



20 0m 20 40 60 80
SCALE: 1:1000

PAVEMENT MARKINGS LEGEND

1	SOLID YELLOW, 10cm
5	SOLID WHITE, 10cm
13	SOLID WHITE, 30cm

NOTES:
1. USE ① TO DENOTE PAVEMENT MARKING
2. USE ① TO DENOTE PAVEMENT MARKING, DURABLE

Rb-2 SPEED LIMIT BEGINS
60cm x 90cm

Rb-1A SPEED LIMIT
60cm x 90cm

Wa-31 NO EXIT SIGN
45cm x 45cm

Ra-1 STOP SIGN
60cm x 60cm

R5-11 AUTHORIZED
VEHICLES ONLY
30cm X 24cm

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TEMPORARY BENCHMARKS

TBM#1-TOP NUT OF FIRE HYDRANT ADJACENT TO EXISTING LOT #3
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No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR TOWN REVIEW	07/17/2020
1	ISSUED FOR SUBDIVISION AGREEMENT	08/07/2020
2	REISSUED FOR SUBDIVISION AGREEMENT	09/22/2020

Engineer

LICENSED PROFESSIONAL ENGINEER
A. J. SPENCER
100227111
SEPT 22,2020
PROVINCE OF ONTARIO

Engineer

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a
Development Agreement
signature
date: 23-Sept-2020

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
SIGNAGE PLAN

CROZIER
CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
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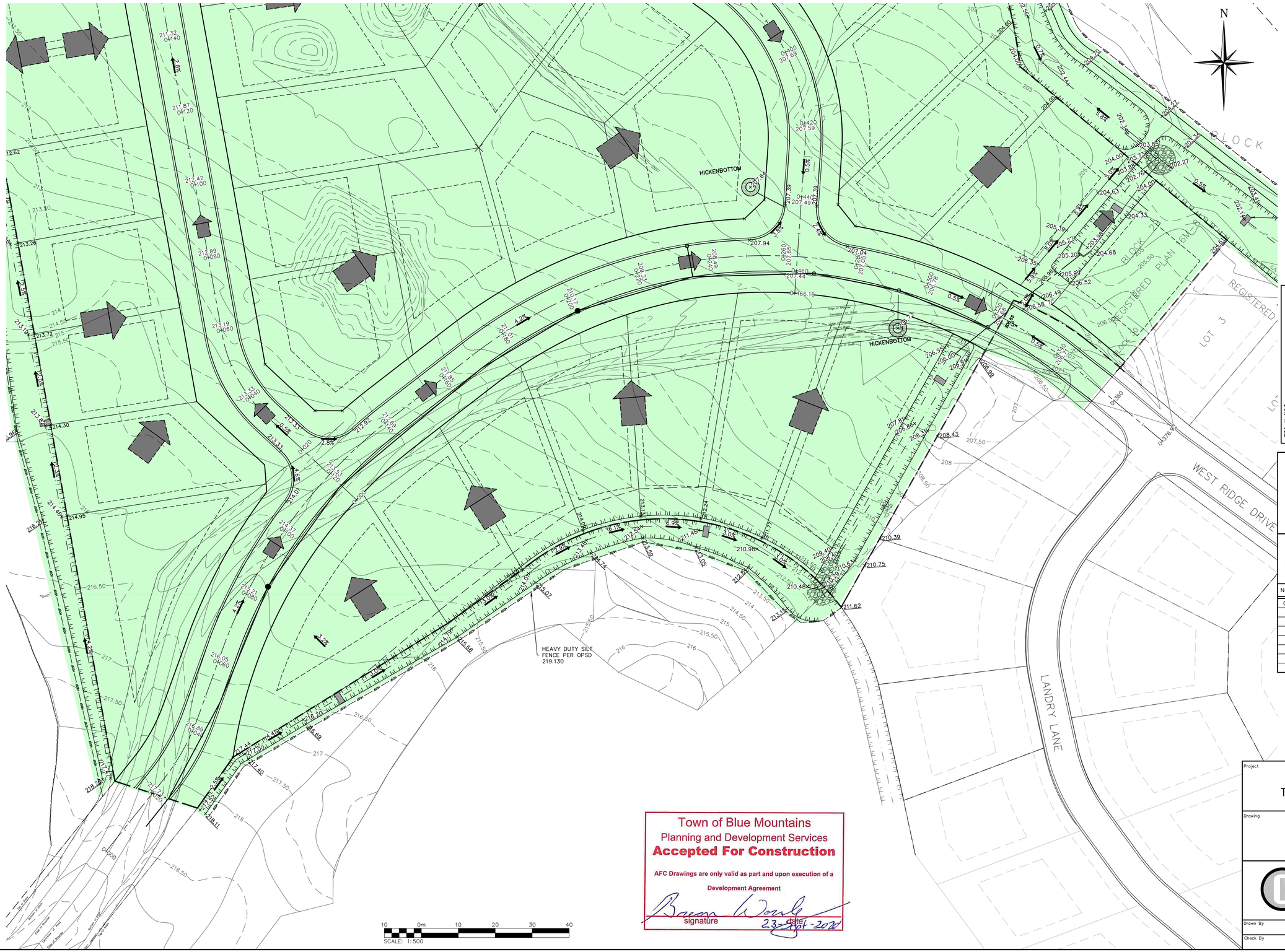
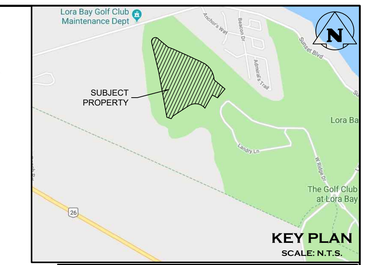
Drawn By	M.V.R.	Design By	M.V.R.	Project	469-3061
Check By	A.S.	Check By	K.M.	Scale 1:1000	Drawing C111





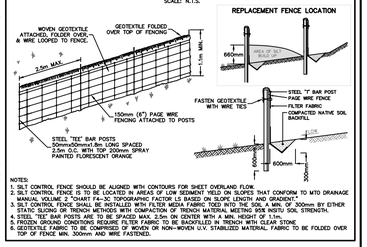
KEY PLAN
SCALE: N.T.S.

LEGEND

- LIMITS OF PHASE 4
- PR. BUILDING ENVELOPE
- HDSF — HDSF — HDSF — PR. HEAVY DUTY SILT FENCE PER DETAIL
- PR. STRAW BALE CHECK DAM
- TREE BUFFER AREA
- SITE ALTERATION LIMITS

TYPICAL HEAVY DUTY SILT FENCE

SCALE: N.T.S.



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3. SILT CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TIED INTO THE SOIL A MIN. OF 300mm BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% INSITU SOIL STRENGTH.
4. STEEL "TEE" BAR POSTS ARE TO BE SPACED MAX. 2.5m ON CENTER WITH A MIN. HEIGHT OF 1.1m.
5. FROZEN GROUND CONDITIONS REQUIRE FILTER FABRIC TO BE BACKFILLED IN TRENCH WITH CLEAR STONE.
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TEMPORARY BENCHMARKS

TBM#1 – TOP NUT OF FIRE HYDRANT ADJACENT TO EXISTING LOT #3
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No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR SITE ALTERATION & PRE-SERVICING	02/28/2020

Engineer
LICENSED PROFESSIONAL ENGINEER
A. J. SPENCER
100227111
February 28, 2020
469-3061
PROVINCE OF ONTARIO

Engineer
LICENSED PROFESSIONAL ENGINEER
K. A. MORRIS
PROVINCE OF ONTARIO

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
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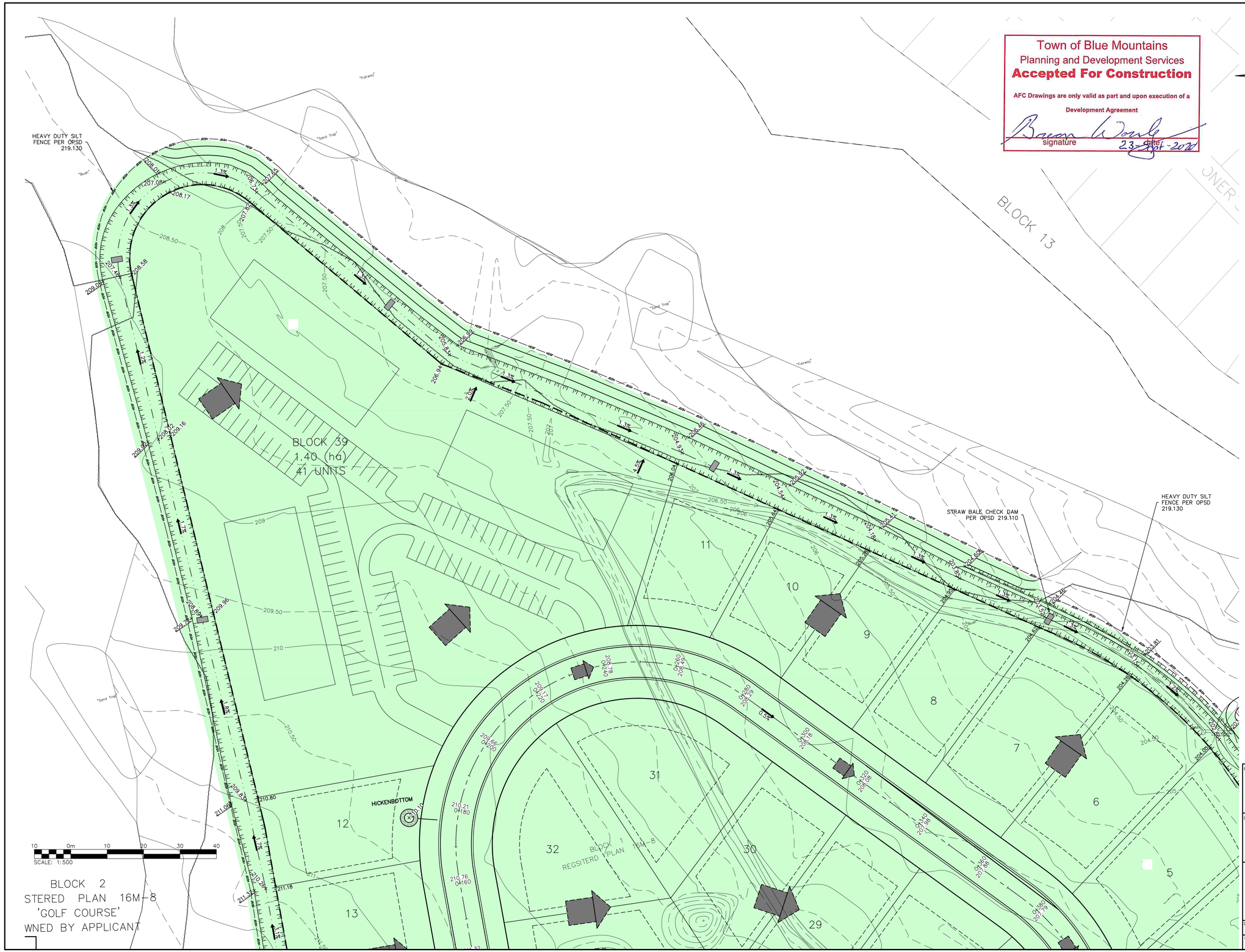
signature
date 23-Apr-2021

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
SITE ALTERATION PLAN 1

CROZIER
CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	Design By	Project
M.V.R.	M.V.R.	469–3061
Check By	Check By	Scale / Drawing
A.S.	K.M.	1:500 / C120



Town of Blue Mountains
Planning and Development Services
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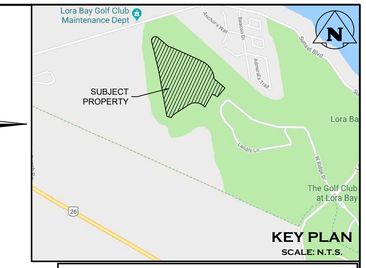
signature date 23-Apr-2021

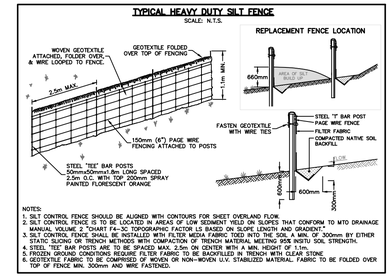


LEGEND

- LIMITS OF PHASE 4
- PR. BUILDING ENVELOPE
- PR. HEAVY DUTY SILT FENCE PER DETAIL
- PR. STRAW BALE CHECK DAM
- TREE BUFFER AREA
- SITE ALTERATION LIMITS

TYPICAL HEAVY DUTY SILT FENCE

SCALE: N.T.S.



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3. SILT CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TOED INTO THE SOIL A MIN. OF 300mm BY EITHER PLOWING OR TRENCHING. FABRIC SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE FENCE WITH WIRE TIES TO ENSURE SOIL STRENGTH.
4. STEEL "ISEE" BAR POSTS ARE TO BE SPACED MAX. 2.5m ON CENTER WITH A MIN. HEIGHT OF 1.1m.
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TEMPORARY BENCHMARKS

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No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR SITE ALTERATION & PRE-SERVICING	02/28/2020

Engineer: LICENSED PROFESSIONAL ENGINEER — A. J. SPENCER — 100227111 — February 26, 2020 — PROVINCE OF ONTARIO

Engineer: LICENSED PROFESSIONAL ENGINEER — K. A. MORRIS — PROVINCE OF ONTARIO

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
SITE ALTERATION PLAN 2

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	Design By	Project	
M.V.R.	M.V.R.	469–3061	
Check By	Check By	Scale	Drawing
A.S.	K.M.	1:500	C121

Town of Blue Mountains
Planning and Development Services
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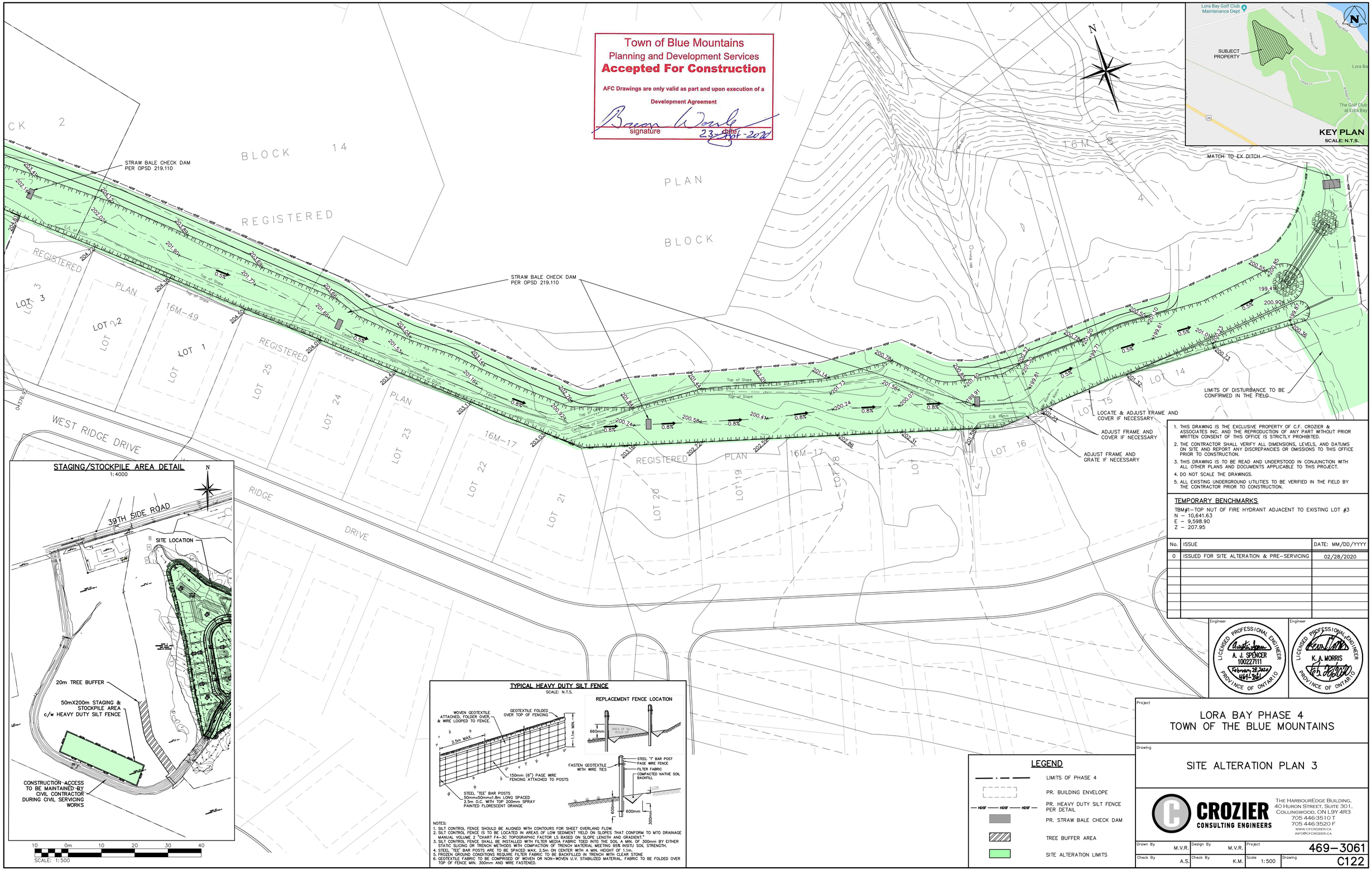
signature date 23-Jul-2020



STAGING/STOCKPILE AREA DETAIL

1:4000

TYPICAL HEAVY DUTY SILT FENCE

SCALE: N.T.S.

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LEGEND

- LIMITS OF PHASE 4
- PR. BUILDING ENVELOPE
- PR. HEAVY DUTY SILT FENCE PER DETAIL
- PR. STRAW BALE CHECK DAM
- TREE BUFFER AREA
- SITE ALTERATION LIMITS

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0	ISSUED FOR SITE ALTERATION & PRE-SERVICING	02/28/2020

Engineer: LICENSED PROFESSIONAL ENGINEER A. J. SPENCER 100227111 February 28, 2020 PROVINCE OF ONTARIO

Engineer: LICENSED PROFESSIONAL ENGINEER K. A. MORRIS PROVINCE OF ONTARIO

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
SITE ALTERATION PLAN 3

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
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Drawn By	Design By	Project	
M.V.R.	M.V.R.	469-3061	
Check By	Check By	Scale	Drawing
A.S.	K.M.	1:500	C122

ELECTRICAL SPECIFICATIONS

GENERAL

1. CONFORM TO THE GENERAL CONDITIONS OF THE CONTRACT.
2. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND PAY FOR NECESSARY INSPECTION PERTAINING TO THE INSTALLATION OF THEIR WORK.
3. WORK MUST BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO ELECTRICAL SAFETY CODE, ONTARIO BUILDING CODE, ONTARIO FIRE CODE, OCCUPATIONAL HEALTH AND SAFETY ACT, AND LOCAL CODES, MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CANADIAN STANDARDS ASSOCIATION, AND LOCAL CODES.
4. DO NOT REDUCE THE STANDARDS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS BY APPLYING ANY OF THE CODES REFERRED TO HEREIN.
5. PROVIDE ALL MATERIALS AND DEVICES, ALL LABOUR AND TOOLS, AS WELL AS ANY MISCELLANEOUS MATERIALS REQUIRED TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.
6. ELECTRICAL EQUIPMENT IS SHOWN NOT TO SCALE (N.T.S.) ON DRAWINGS.
7. ALL ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED ELECTRICIANS HOLDING A VALID CERTIFICATE OF QUALIFICATION.
8. CONTRACTOR SHALL MAKE A PERSONAL SITE VISIT TO CONFIRM ALL QUANTITIES, LOCATIONS, AND ARRANGEMENTS BEFORE PROCEEDING WITH THE WORK. CLAIMS FOR EXTRAS WILL NOT BE ACCEPTED FOR WORK RESULTING FROM CONDITIONS THAT WOULD HAVE BEEN EVIDENT UPON THOROUGH EXAMINATION OF THE SITE.
9. REPAIR OR PAY FOR ALL DAMAGE TO THE BUILDING INCURRED BY THE WORK OF THIS DIVISION.
10. THE OWNER'S PROPERTY MUST BE KEPT IN TIDY CONDITION. PROMPTLY REMOVE GARBAGE FROM THE SITE.
11. COORDINATE THE INSTALLATION OF WORK WITH OTHER TRADES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LAYOUT OF EQUIPMENT AND MATERIALS AND ENSURING THERE ARE NO INTERFERENCES WITH OTHER SYSTEMS.
12. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF THEIR WORK.
13. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND BACK FILL REQUIRED FOR THE INSTALLATION OF UNDERGROUND WORK. BACK FILL MATERIAL MUST BE CLEAN AND PROPERLY COMPACTED.
14. EQUIPMENT SHALL BE INSTALLED, TESTED, AND ADJUSTED AS PER THE MANUFACTURER'S INSTRUCTIONS, AND AS NECESSARY TO ENSURE OPTIMUM PERFORMANCE. EQUIPMENT SHALL BE INSTALLED TO ALLOW FOR EASY ACCESS AND MAINTENANCE.
15. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
16. MATERIALS AND EQUIPMENT SHALL BE NEW AND TOP QUALITY, EXCEPT WHERE NOTED OTHERWISE.
17. THIS SPECIFICATION SHALL BE CONSIDERED TO BE THE BASE BID SPECIFICATION AND CONTRACTORS MUST CARRY THE BASE BID MANUFACTURER'S IN THEIR QUOTATION. ALTERNATE MANUFACTURER'S OF EQUIPMENT CAN ONLY BE OFFERED AS PROPOSED ALTERNATES WITH THE CORRESPONDING PRICE REDUCTIONS CLEARLY SHOWN ON A SEPARATE SHEET IF NECESSARY.
18. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM TO THE OWNER SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
19. ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
20. ENSURE THAT ALL EQUIPMENT SUPPLIED IS SUITABLE FOR THE RESPECTIVE VOLTAGE.

TEMPORARY FACILITIES AND WASTE DISPOSAL

1. PROVIDE TEMPORARY STORAGE AS REQUIRED FOR ELECTRICAL CONSTRUCTION EQUIPMENT AND MATERIALS. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SECURITY OF MATERIALS AND EQUIPMENT ON THE JOB SITE.
2. REMOVE ALL CONSTRUCTION WASTE FROM SITE.
3. APPLY WASTE MANAGEMENT FOR REDUCTION, RECYCLING AND REUSE.

SUBMITTALS

1. SUBMIT SHOP DRAWINGS OR PRODUCT DATA SHEETS, AS APPROPRIATE, TO CONTRACT ADMINISTRATOR FOR ALL ELECTRICAL EQUIPMENT AND DEVICES.
2. CHANGES TO THE CONTRACT RESULTING FROM UNFORESEEN SITE CONDITIONS, OR CHANGES REQUIRED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION SHALL BE SUBMITTED TO THE CONSULTANT.
3. ONE (1) FULL SIZE SET OF AS-BUILT DRAWINGS AND SPECIFICATIONS SHALL BE MARKED AND SUBMITTED TO THE CONTRACT ADMINISTRATOR.
4. CERTIFICATE OF INSPECTION AND APPROVAL FROM THE ELECTRICAL SAFETY AUTHORITY SHALL BE SUBMITTED TO THE CONTRACT ADMINISTRATOR.
5. PROVIDE OPERATION AND MAINTENANCE (O&M) MANUALS, TEST RESULTS, CERTIFICATES, AND WARRANTIES. CONTRACTOR SHALL CREATE FIRST PAGE WITH CHART CLEARLY SHOWING REQUIRED MAINTENANCE ACTIVITIES AND ASSOCIATED SCHEDULE PER MANUFACTURER'S RECOMMENDATIONS.
6. O&M DOCUMENTATION SHALL INCLUDE INSTRUCTIONS FOR INSTALLATION, START-UP, SHUT-DOWN, ADJUSTMENTS, OPERATION, LUBRICATION, SPARE PARTS, SAFETY PRECAUTIONS, TROUBLESHOOTING, AND OTHER INFORMATION AS RECOMMENDED BY THE MANUFACTURER.
7. INCLUDE TEST RESULTS IN O&M MANUALS.

GENERAL PRODUCT REQUIREMENTS

1. ALL MATERIAL SHALL BE COMMERCIAL GRADE, NEW, WITHOUT DEFECT, AND C.S.A. APPROVED INCLUDING CONTROL PANEL AND COMPONENT ASSEMBLIES UNLESS NOTED OTHERWISE.
2. PROVIDE APPROPRIATE ACCESSORIES TO COMPLETE THE INSTALLATION INCLUDING, BUT NOT LIMITED TO FASTENINGS, SUPPORTS, CONNECTORS, SEALANTS.
3. ALL CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE.
4. REMOVE BURRS AND SHARP EDGES.
5. PROVIDE SPARE PARTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PAINT, FINISHES LABELING AND SIGNAGE

1. PROVIDE CERTIFICATION LABELS AND WARNING SIGNAGE IN ACCORDANCE WITH THE ELECTRICAL CODE.
2. PROVIDE LABELS ON ELECTRICAL DISTRIBUTION EQUIPMENT TO WARN PERSONS OF POTENTIAL ELECTRIC SHOCK AND ARC FLASH HAZARDS. THE OWNER SHALL PROVIDE ARC FLASH RATINGS WHERE REQUIRED.
3. CLEARLY IDENTITY ALL DISTRIBUTION PANELS, DISCONNECTS, CONTROL PANELS, MARSHALLING CABINETS, MOTOR STARTERS WITH LAMACOID LABELS.
4. PROVIDE COMPLETE, CLEARLY LEGIBLE PANEL DIRECTORY MOUNTED INSIDE THE DOOR OF EACH DISTRIBUTION PANEL. DETERMINE ALL LOADS AND INCLUDE IN PANEL DIRECTORY.

ELECTRICAL EXECUTION REQUIREMENTS

1. PROVIDE APPROPRIATE ACCESSORIES TO COMPLETE THE INSTALLATION INCLUDING, BUT NOT LIMITED TO FASTENINGS, SUPPORTS, CONNECTORS, SEALANTS.
2. INSTALL ALL MATERIALS IN A NEAT WORKMAN LIKE MANNER, PLUMB, SQUARE AND STRAIGHT WITH RESPECT TO BUILDING LINES.
3. MAINTAIN PHASE SEQUENCE AND COLOUR CODING.
4. ENSURE THAT SLEEVES AND OPENINGS FOR THIS DIVISION ARE INSTALLED IN FOOTINGS, FOUNDATIONS, AND SLABS BEFORE CONCRETE IS POURED.
5. BE PRESENT DURING EXCAVATING AND BACKFILLING WORK WHERE ELECTRICAL SERVICES ARE INSTALLED-ENSURE ROUTE, DEPTH, AND BACKFILL MATERIALS ARE AS SPECIFIED. PROVIDE MARKING TAPES. ARRANGE INSPECTIONS PRIOR TO BACKFILL.
6. COORDINATE THE INSTALLATION OF REQUIRED SUPPORTING DEVICES AND SET SLEEVES IN CAST-IN-PLACE CONCRETE, MASONRY WALLS, AND OTHER STRUCTURAL COMPONENTS AS THEY ARE CONSTRUCTED.
7. COORDINATE ARRANGEMENT, MOUNTING AND SUPPORT OF ELECTRICAL EQUIPMENT:
   - 7.1. TO PROVIDE FOR EASE OF MAINTENANCE, OPERATION OF DOORS AND ACCESS POINTS, AND DISCONNECTION OF THE EQUIPMENT WITH MINIMUM INTERFERENCE TO OTHER INSTALLATIONS;
   - 7.2. SUCH THAT RACEWAYS, CABLES, WIREWAYS, AND CABLE TRAYS WILL BE CLEAR OF OBSTRUCTIONS AND OF THE WORKING AND ACCESS SPACE OF OTHER EQUIPMENT;
   - 7.3. SUCH THAT NAMEPLATES AND LABELS ARE VISIBLE.

RACEWAY, JUNCTION BOXES AND ENCLOSURES

1. CLEAN CONDUIT OF OBSTRUCTIONS BEFORE PULLING WIRE.
2. PROVIDE KNOCK-OUT PLUGS AND COVER PLATES TO COVER ALL REMAINING OPENINGS ON PANELS AND JUNCTION BOXES.
3. ENSURE WEATHERPROOF ENCLOSURES ARE SEALED TIGHT EXCEPT FOR ANY APPROPRIATE DRAIN HOLES OR VENTS.
4. PROVIDE BUSHINGS FOR PIPE SLEEVES TO PROTECT EMERGING CONDUCTORS.
5. PROVIDE SLEEVES FOR PENETRATIONS UNLESS CORE-DRILLED HOLES OR FRAMED OPENINGS ARE USED.
6. SEAL SPACE OUTSIDE OF SLEEVES WITH GROUT. PROMPTLY PACK GROUT SOLIDLY BETWEEN SLEEVE AND WALL SO NO VOIDS REMAIN. TOOL EXPOSED SURFACES SMOOTH; PROTECT GROUT WHILE CURING. PROVED WEATHERPROOF SEALS FOR EXTERIOR PENETRATIONS.
7. TEMPORARILY SEAL CONDUIT ENDS WHERE EXPOSED TO DIRT, FIBERS OR FLYINGS, WATER, OR FALLING DEBRIS DURING CONSTRUCTION.
8. USE FITTINGS WITH EQUAL PROTECTION TO ENCLOSURE TYPE TO SEAL OUT WATER/OIL.
9. PROTECT ENCLOSURES WITH SEALS/COVERS WHERE EXPOSED TO DIRT, FIBERS OR FLYINGS, WATER, FALLING DEBRIS, OR OTHER CONTAMINANTS DURING CONSTRUCTION.

PANELBOARDS, SPLITTERS AND DISCONNECT SWITCHES

1. COVER EXPOSED PANELS TO PROTECT FROM DUST, PAINT AND OTHER CONTAMINANTS DURING CONSTRUCTION. CLEAN OUT DUST AND DEBRIS BEFORE ENERGIZING.

WIRES AND CABLES

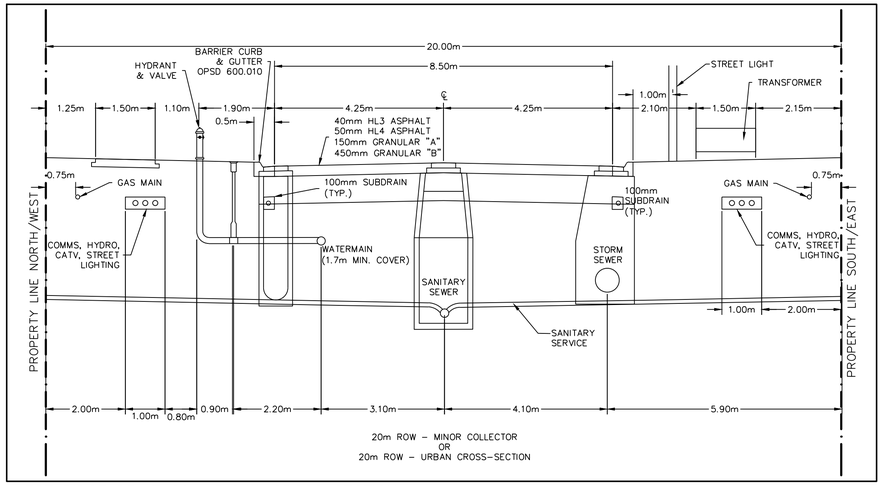
1. DO NOT SPLICE.
2. ALL CONDUCTORS: COPPER.
3. CONDUCTORS #14AWG AND LARGER: STRANDED.
4. PULL CABLE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, USING CABLE GRIPS AND LUBRICANT SUITABLE FOR THE TYPE OF CABLE.

GROUNDING AND BONDING

1. GROUNDING REQUIREMENTS ARE GENERALLY NOT SHOWN ON THE DRAWINGS. PROVIDE ALL GROUNDING PER THE LATEST ONTARIO ELECTRIC SAFETY CODE (OESC), ELECTRICAL SAFETY AUTHORITY (ESA) OR ANY OTHER LOCAL AUTHORITY REGARDLESS OF WHETHER IT HAS BEEN SHOWN. THIS INCLUDES EQUIPMENT GROUNDING AS WELL AS SYSTEM (SERVICE) AND DISTRIBUTION GROUNDING. PROVIDE ADDITIONAL SPECIFIC PROVISIONS AS INDICATED, INCLUDING GROUND CONNECTIONS. PROVIDE THESE INSTALLATIONS TO ELECTRICAL SAFETY CODE REGULATIONS. COLLECT ALL GROUNDING CONNECTIONS AT A COMMON POINT WHICH IN TURN IS CONNECTED TO THE MAIN SERVICE GROUND.
2. ARRANGE GROUNDS SUCH THAT UNDER NORMAL OPERATION CONDITIONS CURRENT FLOW IN ANY GROUND CONDUCTOR IS NOT OBJECTIONABLE AND WILL NOT HARM PERSONNEL OR EQUIPMENT. ARRANGE SERVICE GROUNDS AND DISTRIBUTIONS GROUND RESISTANCE READINGS WITHIN VALUES REQUIRED BY THE ELECTRICAL SAFETY CODE.

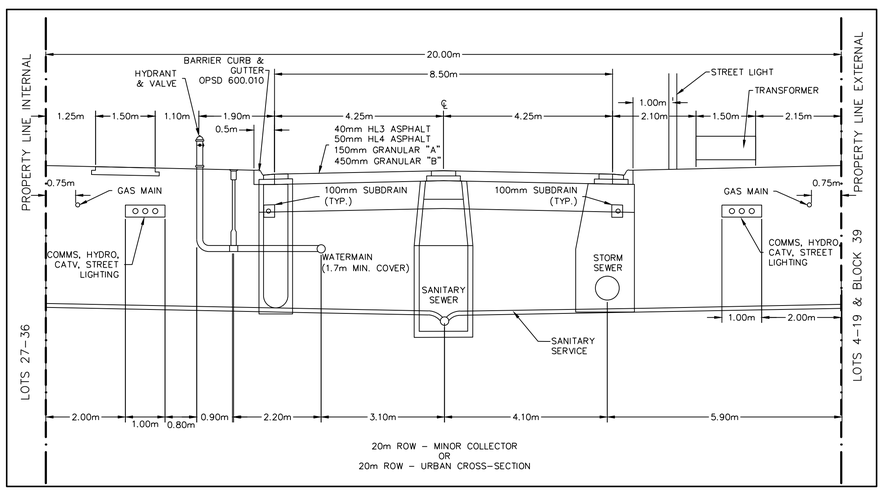
FIELD QUALITY CONTROL

1. CAREFULLY CHECK WIRING FOR EACH SYSTEM TO ENSURE THAT THE SYSTEM WILL FUNCTION PROPERLY AS INDICATED BY WIRING AND SCHEMATIC DIAGRAMS AND DESCRIPTION OF OPERATION.
2. TEST THE ELECTRICAL INSTALLATION FOR PROPER AND SAFE OPERATION IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS.
3. REPLACE COMPONENTS DAMAGED DURING TESTING AT NO ADDITIONAL COST TO THE OWNER.
4. MEGGER ALL POWER CIRCUITS 600V AND ABOVE.
5. INSTRUCT OWNER OR OWNER'S REPRESENTATIVE IN OPERATION OF SYSTEMS.



WEST RIDGE DRIVE 20m R.O.W. CROSS SECTION

SCALE: N.T.S.



STREET "A" 20m R.O.W. CROSS SECTION

SCALE: N.T.S.

ELECTRICAL LEGEND	
LIGHTING	
	PROPOSED POLE MOUNTED LUMINAIRE
	EXISTING POLE MOUNTED LUMINAIRE
POWER SYSTEMS	
	STREET LIGHTING PEDESTAL
	HYDRO TRANSFORMER
X	CONCRETE ENCASED DUCT BANK (X DENOTE NUMBER OF DUCTS FOR LIGHTING CABLES ONLY)
CIVIL	
	PROPERTY LINE
GAS	PROPOSED GAS
	PROPOSED STORM AND MANHOLE
	PROPOSED SANITARY AND MANHOLE
WM	PROPOSED WATERMAIN, GATE VALVE AND HYDRANT
	PROPOSED SANITARY SERVICE
	PROPOSED WATERMAIN SERVICE
	PROPOSED CATCHBASIN, DOUBLE CATCHBASIN AND CATCHBASIN MANHOLE
XGAS	EXISTING GAS
	EXISTING STORM AND MANHOLE
XSAN	EXISTING SANITARY AND MANHOLE
XWM	EXISTING WATERMAIN, GATE VALVE AND HYDRANT
	EXISTING FORCE MAIN
	EXISTING CATCHBASIN, DOUBLE CATCHBASIN AND CATCHBASIN MANHOLE
ABBREVIATIONS	
EX.	EXISTING

ELECTRICAL DRAWING LIST

E001	ELECTRICAL SPECIFICATIONS, LEGEND & DRAWING LIST
E100	SITE PLAN – PHOTOMETRIC
E101	LIGHTING DETAILS AND SCHEDULES
E300	SITE PLAN – ELECTRICAL
E400	ELECTRICAL DETAILS

No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR TENDER	07/30/2020
1	ISSUED FOR SUBDIVISION AGREEMENT	08/21/2020

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
signature date: 23-Sept-2020

Engineer

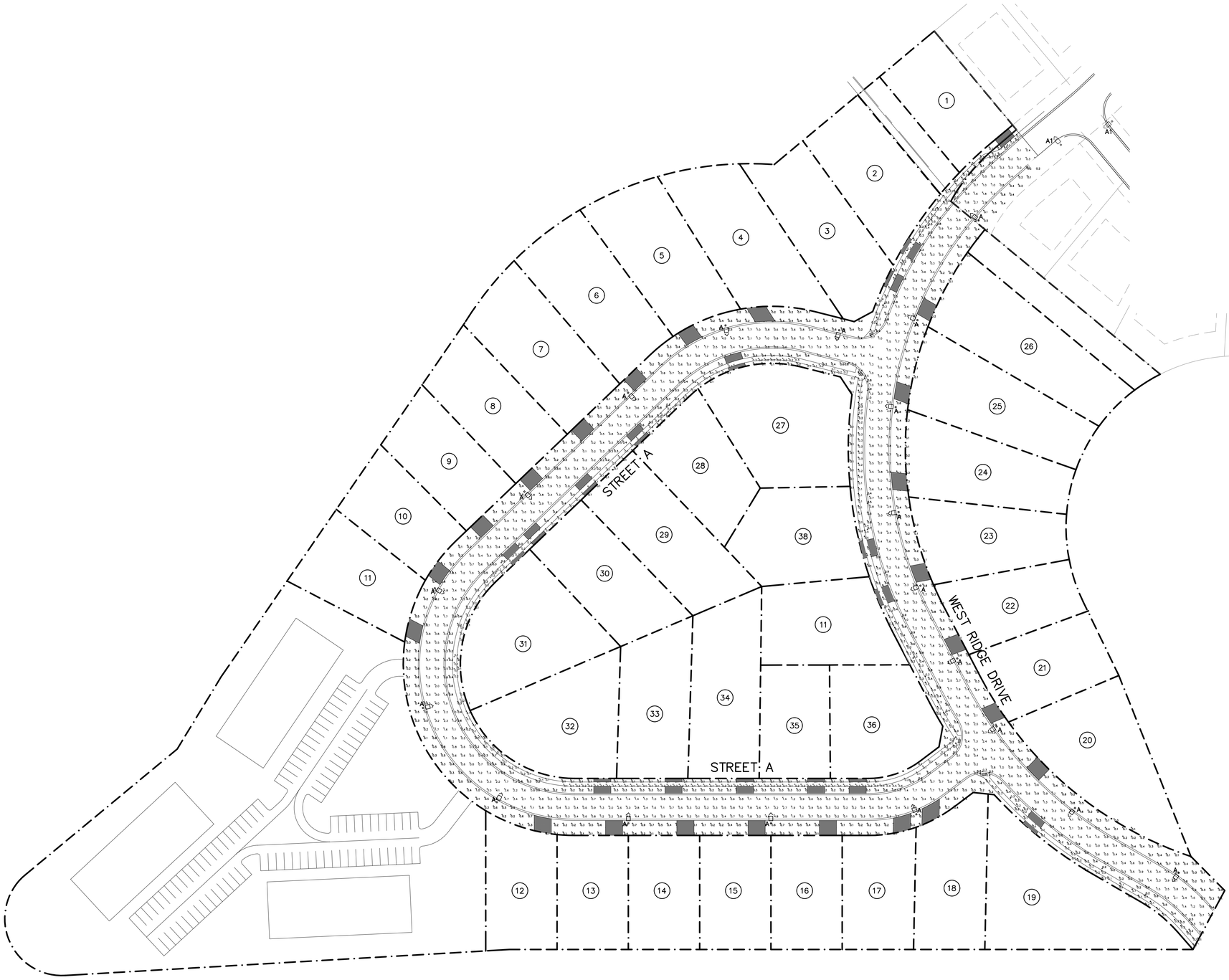
Engineer: LICENSED PROFESSIONAL ENGINEER N. J. MACDONALD 100227379 PROVINCE OF ONTARIO

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
ELECTRICAL SPECIFICATIONS, LEGEND & DRAWING LIST

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	Design By	Project
J.R.B./I.S.	J.R.B./N.J.M.	469-3061
Check By	**Check By**	**Scale / Drawing**
	N.J.M.	N.T.S. / E001



KEY PLAN
SCALE: N.T.S.

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
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signature
date: 23-Sept-2020

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.

No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR TENDER	07/30/2020
1	ISSUED FOR SUBDIVISION AGREEMENT	08/21/2020

Engineer

Engineer

LICENSED PROFESSIONAL ENGINEER
N.J. MACDONALD
100227379
PROVINCE OF ONTARIO

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
SITE PLAN – PHOTOMETRIC

SITE PLAN – PHOTOMETRIC
SCALE: 1:750

15 0m 15 30 45 60
SCALE: 1:750

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
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Drawn By	Design By	Project	
J.R.B./I.S.	J.R.B./N.J.M.		469–3061
Check By	Check By	Scale	Drawing
	N.J.M.	1:750	E100

LUMINAIRE SCHEDULE

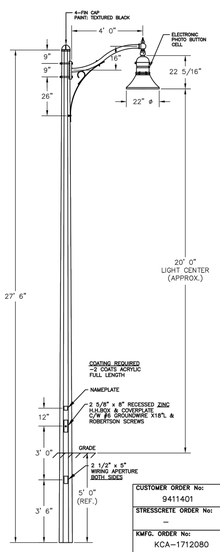
SYMBOL	LABEL	MANUFACTURER	CATALOG NUMBER	LIGHT LOSS FACTOR	MOUNTING HEIGHT	WATTAGE	DESCRIPTION
•□>	A	KING	K820–P4FL–III–75(SSL)–8060	0.81	MOUNTED ON 20' POLE ON 4' MAST ARM	75W	PROPOSED FLAT GLASS LENS, TYPE III, 8000 SERIES, 4000K SOLID STATE LIGHTING
•□>	A1	KING	K820–HGFL–III–100(MOG)–HPS–120–KPLA0	0.81	MOUNTED ON 12' POLE ON 3' MAST ARM	100W	EXISTING FLAT GLASS LENS, TYPE III, 8000 SERIES, HIGH PRESSURE SODIUM

STATISTICS SCHEDULE

DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN
STREET A	×	1.4 fc	5.1 fc	0.1 fc	14:1
STREET A – WALKWAY	+	0.2 fc	0.6 fc	0.1 fc	2:1
WEST RIDGE DRIVE	+	1.6 fc	5.1 fc	0.1 fc	16:1
WEST RIDGE DRIVE – WALKWAY	✳	0.2 fc	0.9 fc	0.1 fc	2:1

TYPE A

REV.	ALTERATION	DATE	BY



LUMINAIRE SPECIFICATIONS

CATALOGUE NO.: K820–P4FL–III–75(SSL)–8060
–120:277–KPL10–PBC–4K

QUANTITY:
GLOBE MAT'L: FLAT ARRAY, FLAT LENS
IES CLASSIFIC.: TYPE III
WATTAGE: 75W (8060 SERIES)
LIGHT SOURCE: SOLID STATE LIGHTING
LINE VOLTAGE: 120:277V
CCT: 4000K
PAINT: TEXTURED BLACK
OPTIONS: KPL–10 LEVELING DEVICE
& PHOTO BUTTON CELL

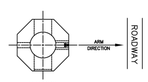
ARM SPECIFICATIONS

CATALOGUE NO.: KA30–S–1–4'
QUANTITY:
MATERIAL: ALUMINUM
PAINT: TEXTURED BLACK
OPTIONS: KPL10 LEVELING DEVICE

POLE SPECIFICATIONS

CATALOGUE NO.: E275–APO–G–E11
S/F KA30–S–4' C/W FC

QUANTITY:
SECTION: OCTAGONAL
COLOUR: ECLIPSE
FINISH: ETCHED
POLE TOP: 5 3/8" FL/FL
POLE BUTT: 8 7/8" FL/FL
POLE LENGTH: 27' 6"
APPROX WEIGHT: 1,170 lbs.
MIN. RACEWAY: 1 1/8" ø



H.H.BOX
NAMEPLATE
THRU APERTURES
TOP VIEW

CUSTOMER APPROVAL & DATE:

CUSTOMER ORDER No:
9411401
STRESSCRETE ORDER No:
–
KMFG. ORDER No:
KCA–1712080
KING U.S. ORDER No:
–

King Luminaire • StressCrete • Est. 1953
STRESSCRETE GROUP

Manufacturing Locations:
Burlington, Ontario 1–800–268–7809
Northport, Alabama 1–800–435–6563
Atchison, Kansas 1–800–837–1024
Jefferson, Ohio 1–800–268–7809

PROJECT/CUSTOMER:

DRAWN BY:	AT:	CHECKED BY:	DATE:	REVISION:
D.M.	SC1		01/03/18	

DRAWING TYPE: APPROVAL/MFG. DWG.
DRAWING NUMBER: KCA–1712080–1

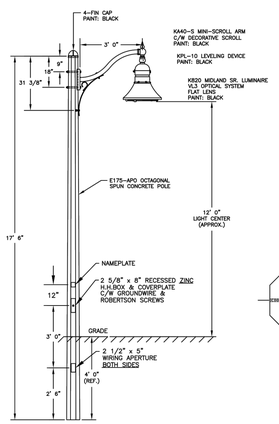
Notes:
StressCrete makes no claims that the reference embedment depth shown is suitable for supporting this structure. It is recommended that a competent professional evaluate the soils present on site, confirming required embedment depth, hole diameter and backfill material to be used.

TYPE A1

REV.	ALTERATION	DATE	BY

KING UL ORDER NO.	CUSTOMER ORDER NO.:
32084	9411523
KING CAN. ORDER NO.	STRESSCRETE ORDER NO.:
8944	25755A

POLE TOP DETAIL



LUMINAIRE SPECIFICATIONS

CATALOGUE NO.: K820–HGFL–III–100(MOG)
–HPS–120–KPL10
GLOBE MAT'L: GLASS, FLAT LENS
IES CLASSIFIC.: TYPE III
WATTAGE: 100W
LIGHT SOURCE: HIGH PRESSURE SODIUM
LINE VOLTAGE: 120V
PAINT: BLACK
OPTIONS: KPL–10 LEVELING DEVICE

ARM SPECIFICATIONS

CATALOGUE NO.: KA40–S–3'
MATERIAL: ALUMINUM
PAINT: BLACK

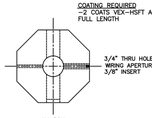
POLE SPECIFICATIONS

CATALOGUE NO.: E175–APO–G–E11
S/F KA40–S–3' C/W FC

SECTION: OCTAGONAL
COLOUR: ECLIPSE
FINISH: ETCHED
POLE TOP: 5 3/8" FL/FL
POLE BUTT: 7 9/16" FL/FL
POLE LENGTH: 17' 6"
APPROX WEIGHT: 646 lbs.

COLOUR & FINISH:
ECLIPSE
BK5599–3.5–100–BF

COATING REQUIRED
–2 COATS VEX–HSFT ACRYLIC
FULL LENGTH



H.H.BOX
NAMEPLATE
THRU APERTURE
TOP VIEW

CUSTOMER APPROVAL: _____

KING LUMINAIRE COMPANY INC.
840 WALKER'S LINE, P.O. BOX 70, BURLINGTON, ONTARIO, CANADA L7R 3X9
P.O. BOX 398 JEFFERSON, OHIO 44047 ROUTE 45N U.S.A. 44047

DRAWING NAME:	DWG NUMBER	DATE:	DWG BY:	REV.
APPROVAL/MFG DWG	8944–2	9/21/05	M.L.	

PROJECT/CUSTOMER: LORA BAY
CHK BY:
\KC–ORDER\8944

THE FOLLOWING NOTATIONS APPLY TO ALL LUMINAIRES, UNLESS OTHERWISE NOTED:

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE PHOTOCELL FOR EACH LIGHT. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH LIGHT MANUFACTURER.ø

No.	ISSUE	DATE: MM/DD/YYYY
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1	ISSUED FOR SUBDIVISION AGREEMENT	08/21/2020

Engineer

Engineer

LICENSED PROFESSIONAL ENGINEER
N.J. MACDONALD
100227379
PROVINCE OF ONTARIO

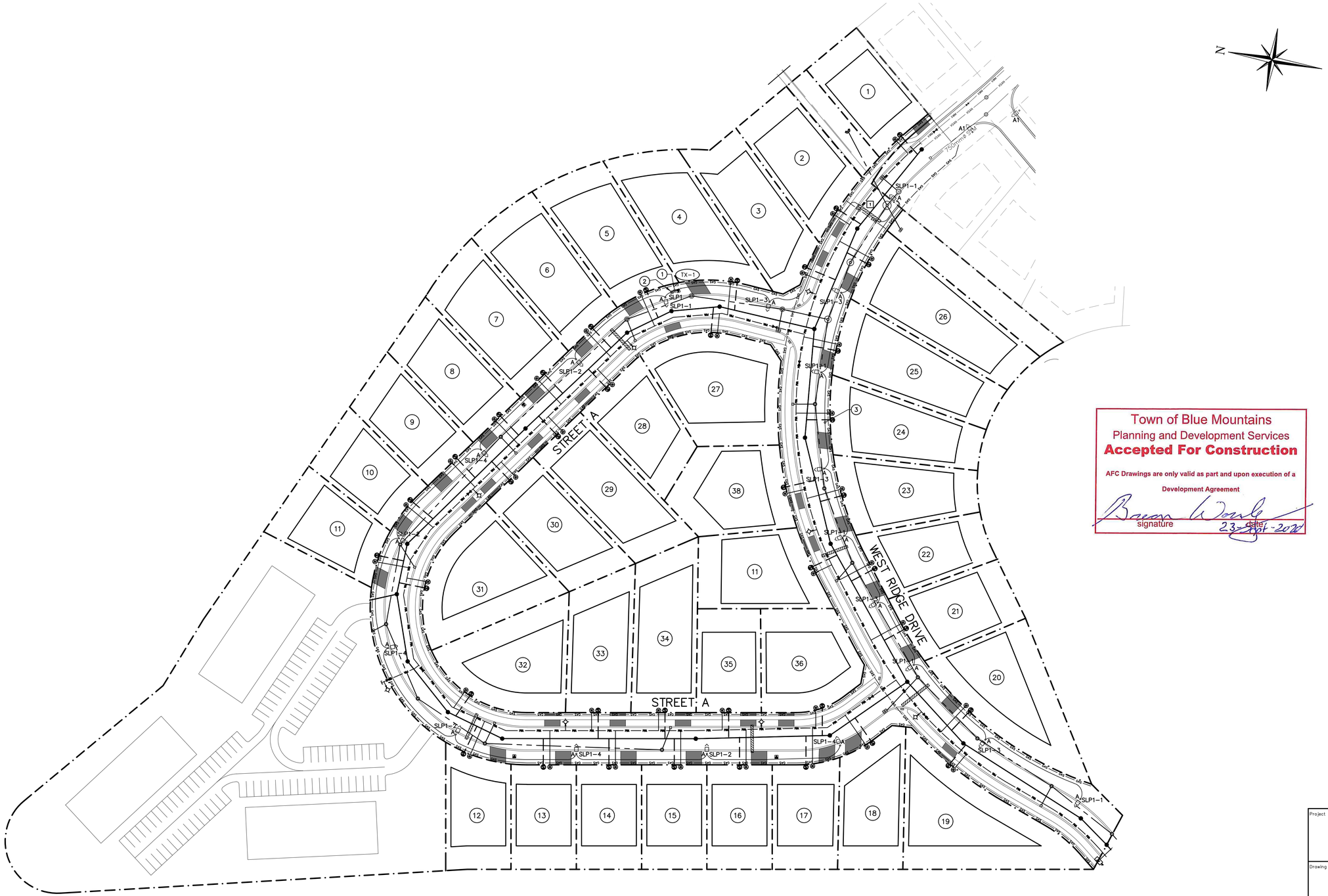
Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
signature
date: 23-Aug-2021

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
LIGHTING DETAILS AND SCHEDULES

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	Design By	Project	
J.R.B./I.S.	J.R.B./N.J.M.		469–3061
Check By	Check By	Scale	Drawing
	N.J.M.	N.T.S.	E101



GENERAL NOTES:

1. SUPPLY AND INSTALL MUNICIPAL STREET LIGHTING IN JOINT TRENCH WITH POWER, TELEPHONE AND CABLE UTILITY IN CONFORMANCE WITH THE TOWN OF THE BLUE MOUNTAINS MUNICIPAL SERVICING STANDARDS (LATEST EDITION) AND SPECIFICATIONS PER HYDRO ONE NETWORKS INC. DWG. NO. DU-03-206.2 (JOINT TRENCH – POWER, COMMUNICATION & GAS, STREETLIGHT – ALL IN DUCT – TYPICAL). BACKFILL TO MUNICIPAL STANDARD TO MATCH EXISTING OR BETTER. ALL WORK DONE TO OESC STANDARDS (LATEST EDITION).
2. ELECTRICAL CONTRACTOR SHALL SUPPLY SECONDARY CABLES AND PROVIDE CONNECTION TO THE STREET LIGHTING PEDESTAL. HYDRO ONE TO PROVIDE TERMINATIONS AT THE TRANSFORMER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH HYDRO ONE.
3. ALL ROAD CROSSINGS ARE TO BE TO HYDRO ONE AND MUNICIPAL STANDARDS.
4. ELECTRICAL CONTRACTOR TO ENSURE THERE IS A 3.0m CLEARANCE BETWEEN THE PROPOSED LIGHT AND FIRE HYDRANT LOCATIONS. COORDINATE EXACT LOCATION AND REQUIREMENTS IN THE FIELD PRIOR TO ROUGH-IN.

DRAWING NOTES:

1. PROVIDE 100mm CONDUIT IN DUCTBANK AS SHOWN.
2. PROVIDE STREET LIGHTING PEDESTAL. REFER TO DRAWING E400 FOR MORE INFORMATION.
3. PROVIDE 50mm CONDUIT IN DUCTBANK AS SHOWN.

Town of Blue Mountains
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signature
date 23-Apr-2021

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.

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1	ISSUED FOR SUBDIVISION AGREEMENT	08/21/2020

Engineer

Engineer

LICENSED PROFESSIONAL ENGINEER
N.J. MACDONALD
100227379
PROVINCE OF ONTARIO

Project
LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing
SITE PLAN – ELECTRICAL

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
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WWW.CFCROZIER.CA
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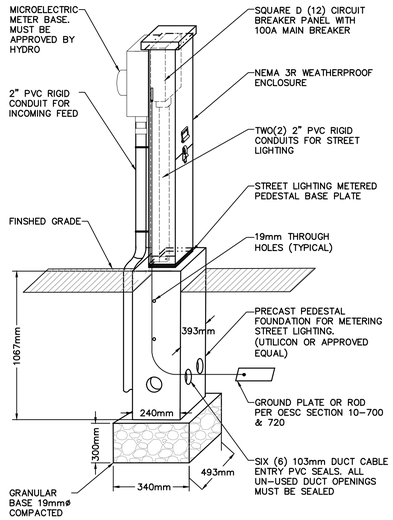
Drawn By	Design By	Project
J.R.B./I.S.	J.R.B./N.J.M.	469-3061
Check By	Check By	Scale / Drawing
	N.J.M.	1:750 / E300

SITE PLAN – ELECTRICAL
SCALE: 1:750

15 0m 15 30 45 60
SCALE: 1:750

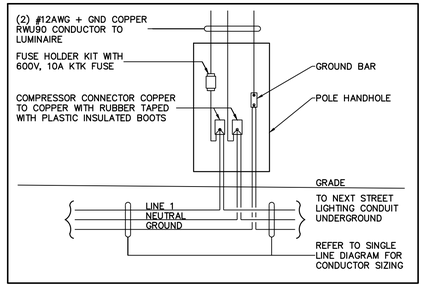


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.
2. BASIS DESIGN IS PEDESTAL SOLUTIONS INC. SLT2 ENCLOSURE WITH METER.

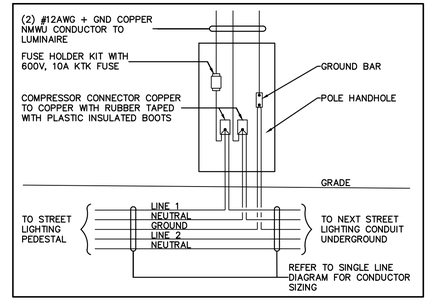
STREET LIGHTING PEDESTAL WITH METER SOCKET AND PANEL DETAIL

SCALE: N.T.S.



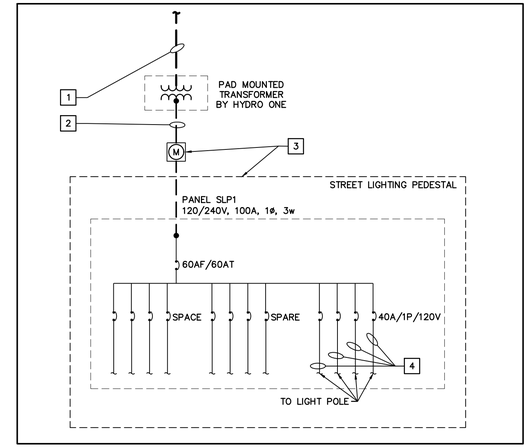
STREET LIGHTING WIRING DETAIL

SCALE: N.T.S.



STREET LIGHTING WIRING DETAIL

SCALE: N.T.S.



ELECTRICAL SINGLE LINE DIAGRAM

SCALE: N.T.S.

SINGLE LINE DIAGRAM NOTES:

1. HYDRO ONE SHALL SUPPLY PRIMARY CABLES AND TERMINATE PRIMARY & SECONDARY CABLES AT TRANSFORMER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH HYDRO ONE.
2. PROVIDE THREE (3) #2 AWG + GND IN 100mm DUCT BANK. PROVIDE CONNECTION TO THE STREET LIGHTING PEDESTAL. LEAVE SUFFICIENT SECONDARY CABLE FOR HYDRO ONE TO MAKE SECONDARY TRANSFORMER TERMINATIONS.
3. PROVIDE STREET LIGHTING PEDESTAL, 60A MAIN CIRCUIT BREAKER, 120/240V, 2 POLE WITH EIGTH (8) 40A, 1ø, 120V C/W METER BASE, 22kAIC, PEDESTAL SOLUTIONS INC. HYDRO ONE TO INSTALL THE HYDRO METER.
4. PROVIDE TWO (2) #4 AWG + GND IN 50mm DUCT BANK.

STREET LIGHTING PEDESTAL (SLP1) 120/240V, 1Ø, 3 WIRE, 60 AMP MAIN CIRCUIT BREAKER, 22kAIC

CCT	DESCRIPTION	VOLT AMPERES	POLE	AMP	WIRE SIZE (AWG)			AMP	POLE	VOLT AMPERES	DESCRIPTION	CCT
1	WEST RIDGE DRIVE	450	1	40	4		4	40	1	300	STREET A	2
3	WEST RIDGE DRIVE	375	1	40	4		4	40	1	300	STREET A	4
5	SPARE		1	40				40	1		SPARE	6
7	SPARE		1	40				40	1		SPARE	8
9	SPACE										SPACE	10
11	SPACE										SPACE	12
SUB-TOTAL (kVA)		0.75								0.675		
GRAND TOTAL (kVA)		1.425	DEMAND FACTOR		100%		ESTIMATED DEMAND LOAD (kVA, A)		1.425	5.94		

No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR TENDER	07/30/2020
1	ISSUED FOR SUBDIVISION AGREEMENT	08/21/2020

Engineer

Engineer

LICENSED PROFESSIONAL ENGINEER
N. J. MACDONALD
100227379
PROVINCE OF ONTARIO

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
signature
date: 23-Sept-2020

Project

LORA BAY PHASE 4
TOWN OF THE BLUE MOUNTAINS

Drawing

ELECTRICAL DETAILS

CROZIER CONSULTING ENGINEERS
THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
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INFO@CFCROZIER.CA

Drawn By	Design By	Project	
J.R.B./I.S.	J.R.B./N.J.M.	469-3061	
Check By	Check By	Scale	Drawing
	N.J.M.	N.T.S.	E400