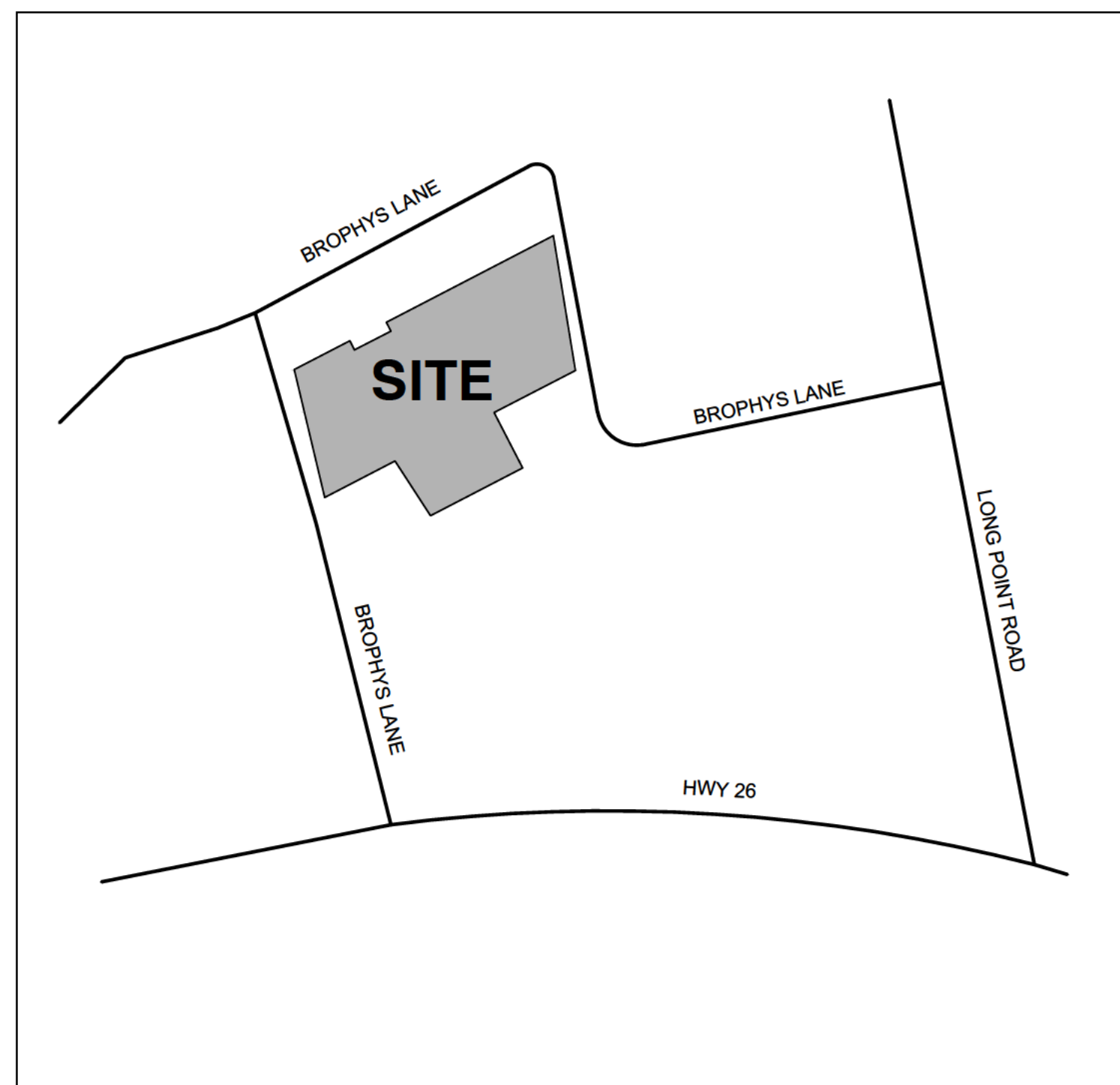


32 MILL STREET
THE BLUE MOUNTAINS, ON
N0H 2P0
T: (519)–599–3131



SITE LOCATION
N.T.S.



DRAWING INDEX

20-7031-C01	COVER SHEET
20-7031-C02	SITE GRADING PLAN
20-7031-C03	SITE SERVICING PLAN - NORTH
20-7031-C04	SITE SERVICING PLAN - SOUTH
20-7031-C05	STORM DRAINAGE AREA PLAN - PRE
20-7031-C06	STORM DRAINAGE AREA PLAN - POST
20-7031-C07	SANITARY DRAINAGE AREA PLAN
20-7031-C08	EROSION & SEDIMENT CONTROL PLAN
20-7031-C09	EROSION & SEDIMENT CONTROL DETAILS
20-7031-C10	PLAN & PROFILE BROPHYS LANE (0+000 - 0+180)
20-7031-C11	PLAN & PROFILE BROPHYS LANE (0+180 - 0+360)
20-7031-C12	PLAN & PROFILE LANE A (0+000-0+300)
20-7031-C13	STANDARD NOTES
20-7031-C14	STANDARD DETAILS
20-7031-C15	STANDARD DETAILS
20-7031-C16	RETAINING WALL DETAILS
20-7031-C17	COMPOSITE UTILITY PLAN
20-7031-C18	COMPOSITE UTILITY PLAN

OWNER'S ENGINEER:



Aplin & Martin Consultants Ltd.
405 - 55 St. Clair Ave. West, O.N. Canada M4V 2Y7
Tel: (416) 644-1900, Fax: (416) 644-1889, Email: general@aplinmartin.com

APLIN MARTIN PROJECT No. 20-7031

DEVELOPER ADDRESS:

246 RIVERSIDE DRIVE, TORONTO, ON M6S 4A9

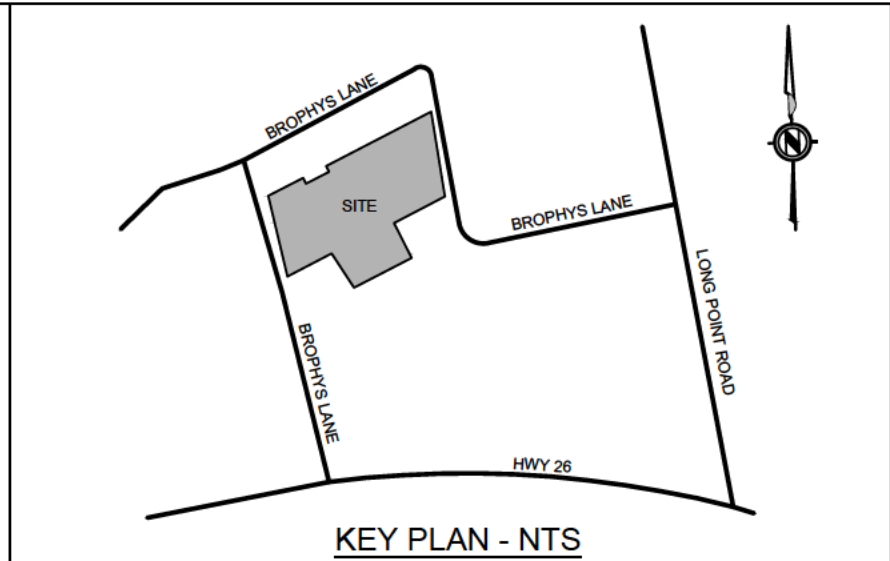
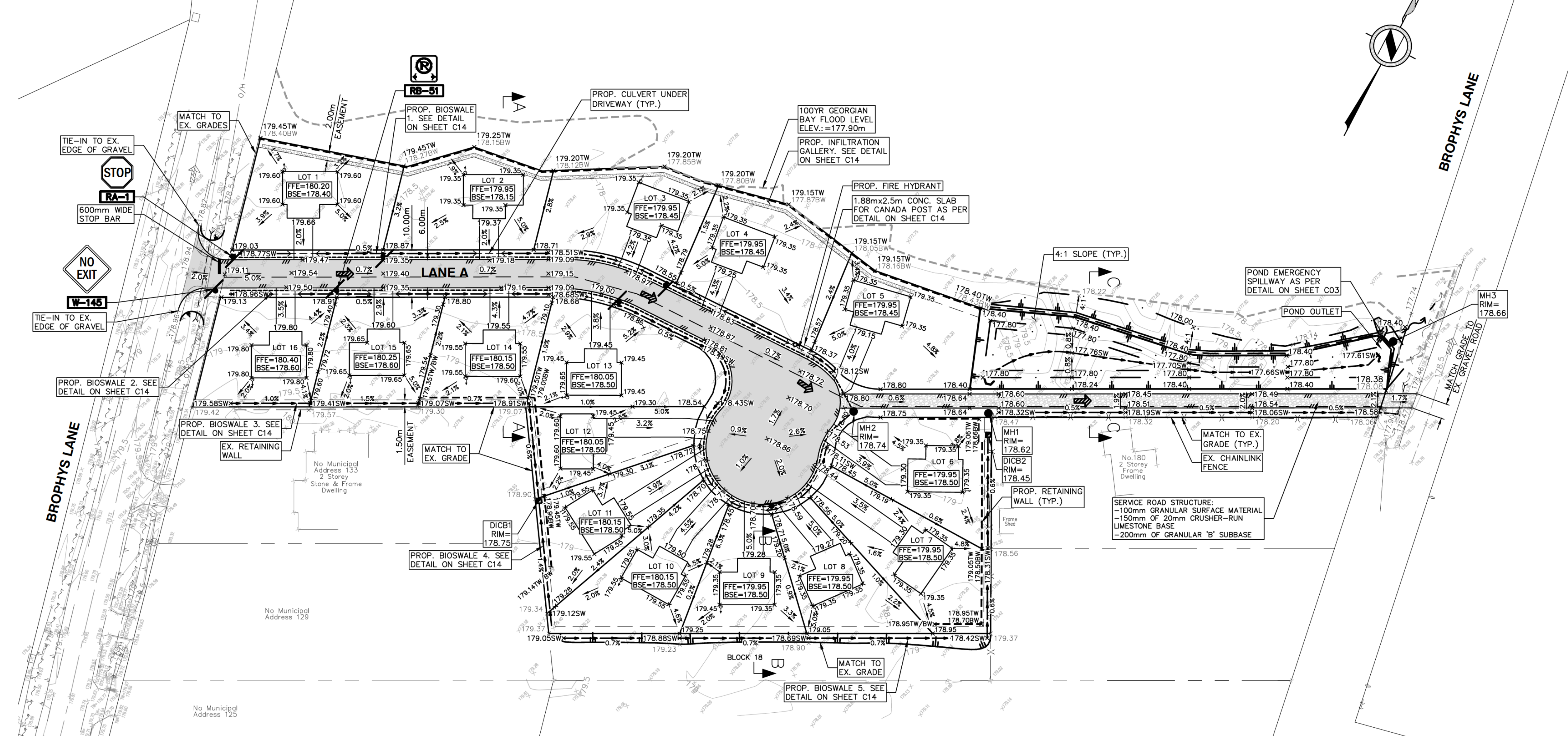
PROJECT LOCATION:

139 BROPHYS LANE, BLUE MOUNTAIN, ON

LEGAL DESCRIPTION:

PLAN OF LOT 89, REGISTERED PLAN 529, (FORMERLY
TOWNSHIP OF COLLINGWOOD), TOWN OF THE BLUE
MOUNTAINS, COUNTRY OF GREY

NOTE:
WORK ON BROPHY'S LANE IN TOWN R.O.W.
REQUIRES SUPERVISION BY THE
GEOTECHNICAL REPRESENTATIVE. ROAD TO
BE RESTORED TO TOWN STANDARDS OR AS
RECOMMENDED BY THE GEOTECHNICAL FIRM
AND TO THE SATISFACTION OF THE TOWN.



LEGEND	
PROPERTY LINE	---
EASEMENT	---
GEORGIAN BAY FLOOD LEVEL	---
EXISTING RETAINING WALL	---
EXISTING FENCE	---
EXISTING SWALE	---
PROPOSED SWALE	---
PROPOSED RETAINING WALL	---
PROPOSED TOP OF BANK	---
PROPOSED BOTTOM OF BANK	---
PROPOSED STORM CULVERT	---
PROPOSED EDGE OF PAVEMENT	---
PROPOSED INFILTRATION TRENCH	---
ASPHALT	---
GRAVEL	---
ASPHALT DRIVEWAY	---
EXISTING GROUND CONTOUR	---
EXISTING TOPO POINT	---
EXISTING/PROPOSED ELEVATION	---
PROPOSED SWALE ELEVATION	---
TOP/BOTTOM OF WALL ELEVATION	---
GRADE	---
EXISTING/PROPOSED OVERLAND FLOW ROUTE	---
FFE - FIRST FLOOR ELEVATION (m)	---
BSE - BASEMENT SLAB ELEVATION (m)	---
PROPOSED DITCH INLET CATCH BASIN	---
EXISTING/PROPOSED MANHOLE	---
EXISTING/PROPOSED FIRE HYDRANT	---
PROPOSED SIGNAGE	---
ROOFWATER LEADER	---

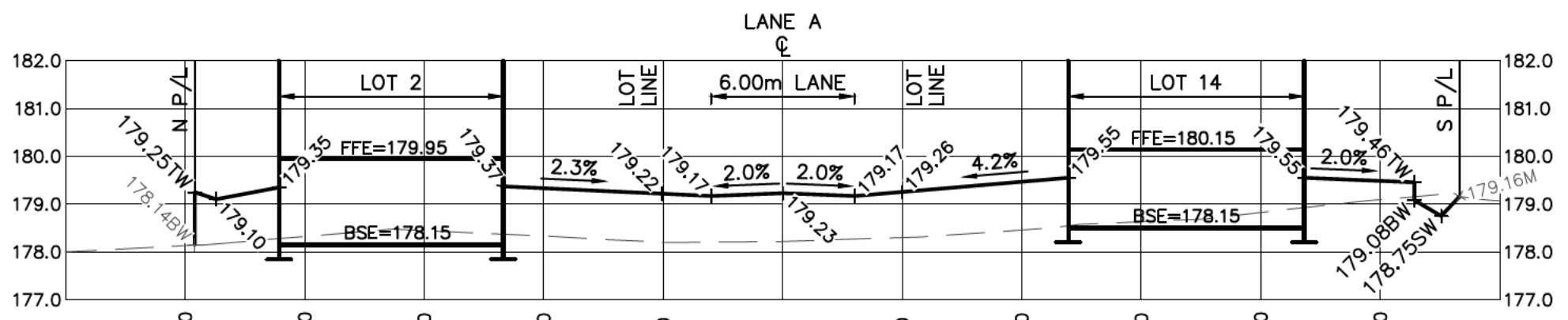
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2	10/09/2021	SECOND SUBMISSION	JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION	JL/JC	CAB

ENGINEER STAMP	BENCHMARK

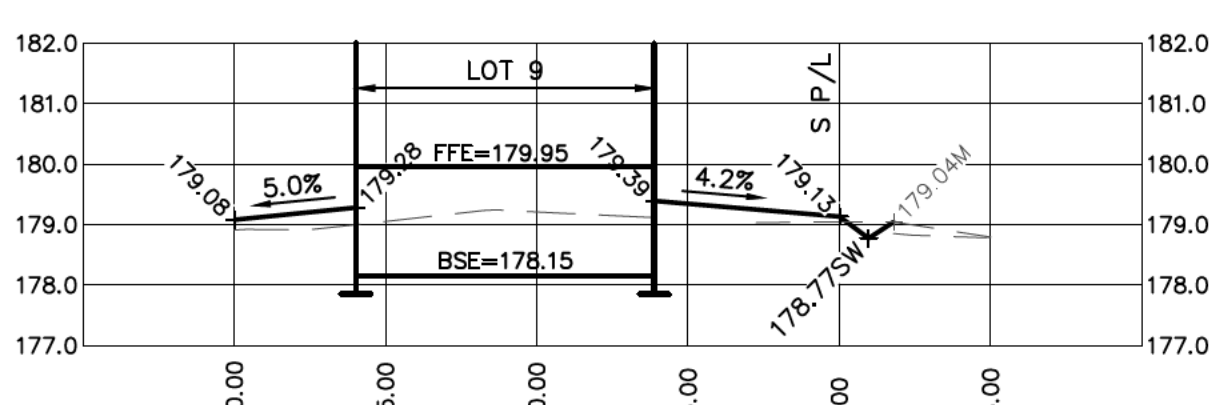
CLIENT	PROJECT

DRAWING TITLE

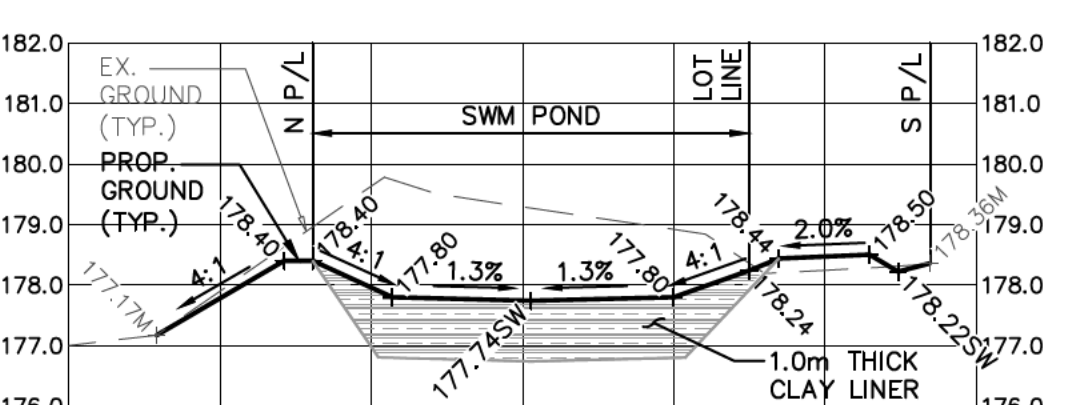
DESIGN	DATE	SCALE



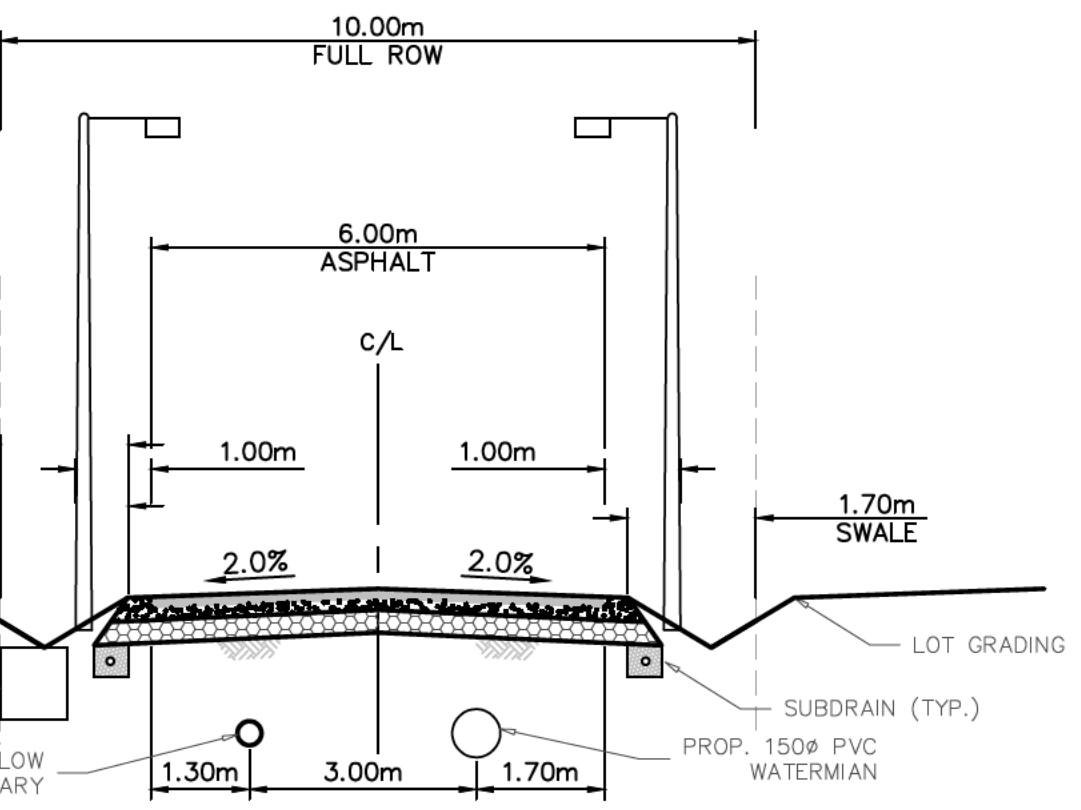
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SCALE: H:1:250 V:1:125



SECTION B-B
SCALE: H:1:250 V:1:125



SECTION C-C
SCALE: H:1:250 V:1:125

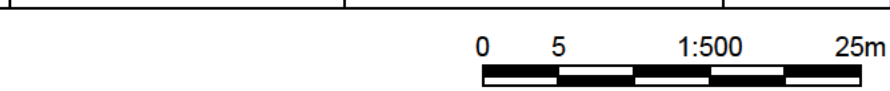


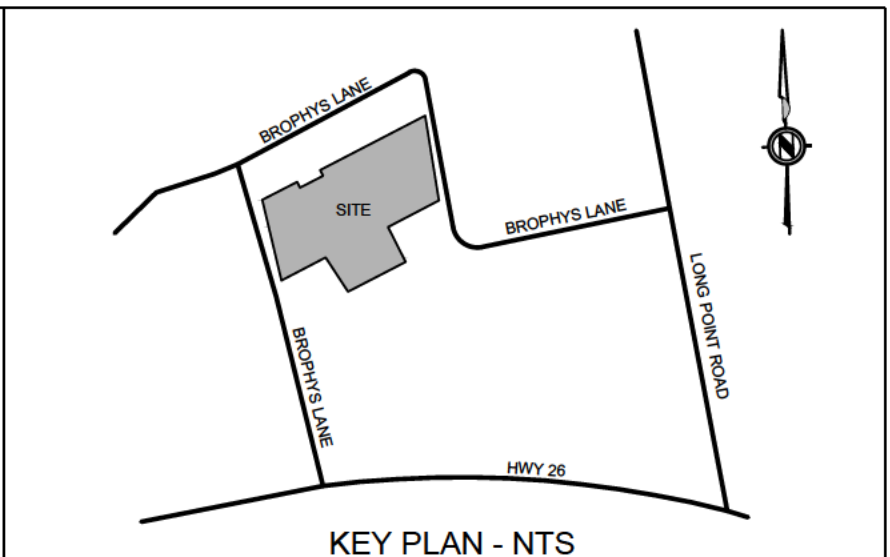
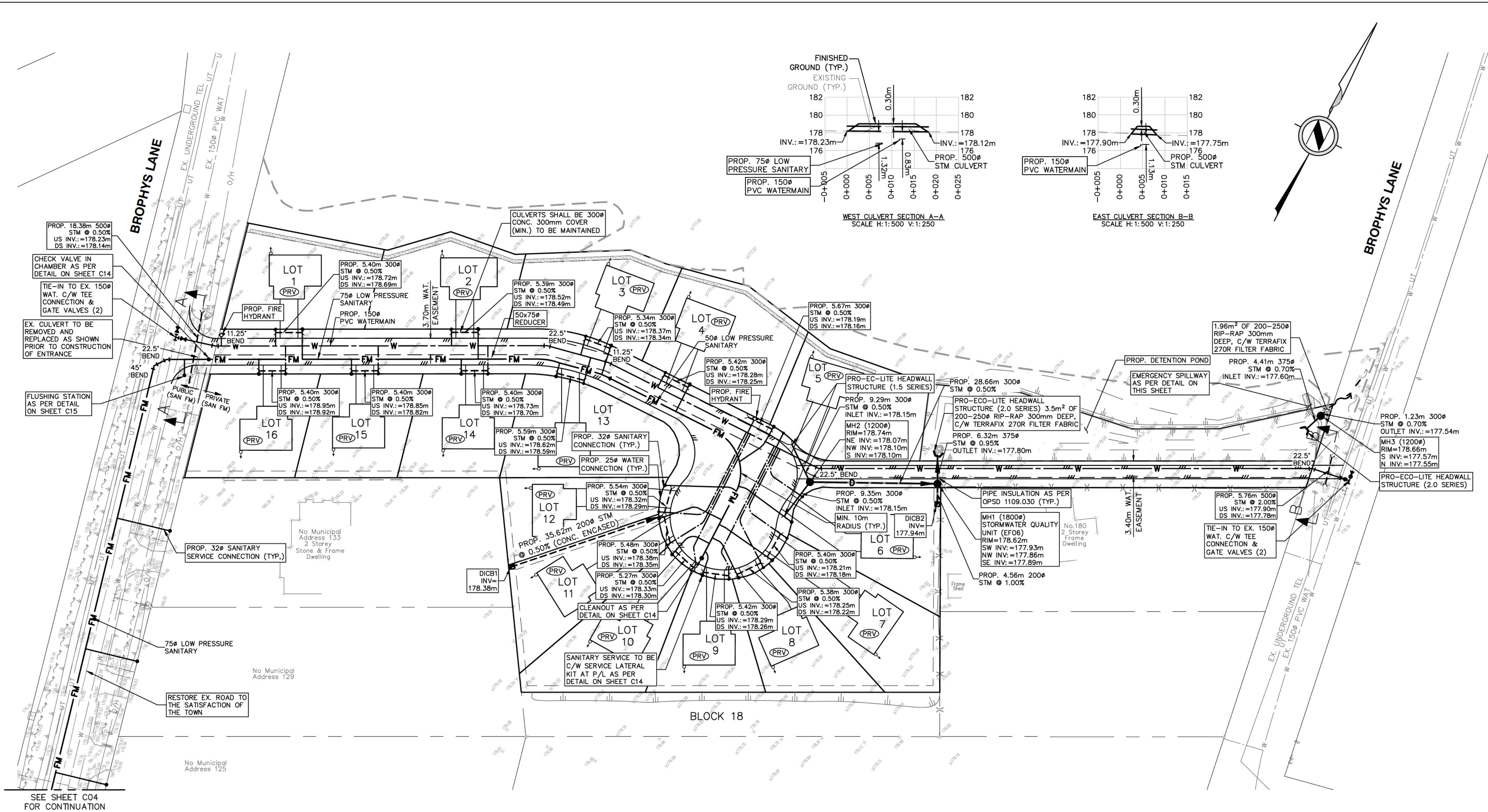
TYPICAL 10.0m R.O.W. ROAD
CROSS SECTION
SCALE: N.T.S.

RECOMMENDED PAVEMENT STRUCTURE THICKNESS	
PAVEMENT LAYER	HEAVY DUTY PAVEMENT (FIRE ROUTES, PARKING FOR DELIVERY TRUCKS)
ASPHALTIC CONCRETE	40mm HL 3 80mm HL 8
OPSS GRANULAR 'A' BASE (OR 20mm CRUSHER RUN LIMESTONE)	150mm
OPSS GRANULAR 'B' (OR 50mm CRUSHER RUN LIMESTONE)	300mm

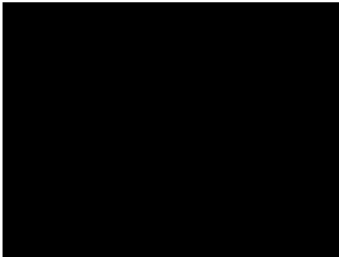
Building Elevation Table					
Lot #	Estimated Seasonal High Groundwater Levels	Underside of Footings (USF)	Basement Slab Elevation (BSE)	Top of Foundation Wall (TFW)	First Floor Elevation (FFE)
1	177.81	178.10	178.40	179.90	180.20
2	177.81	177.85	178.15	179.65	179.95
3	178.13	178.15	178.45	179.65	179.95
4	178.13	178.15	178.45	179.65	179.95
5	178.13	178.15	178.45	179.65	179.95
6	178.17	178.20	178.50	179.65	179.95
7	178.17	178.20	178.50	179.65	179.95
8	178.17	178.20	178.50	179.65	179.95
9	178.17	178.20	178.50	179.65	179.95
10	178.17	178.20	178.50	179.65	180.15
11	178.17	178.20	178.50	179.65	180.15
12	178.17	178.20	178.50	179.75	180.05
13	178.17	178.20	178.50	179.75	180.05
14	178.17	178.20	178.50	179.85	180.15
15	178.17	178.30	178.60	179.95	180.25
16	178.17	178.30	178.60	180.10	180.40

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LEGEND	
PROPERTY LINE	— W —
EXISTING WATERMAIN	— UT —
EXISTING UNDERGROUND TELECOMMUNICATION	— O/H —
EXISTING OVERHEAD HYDRO	— FM —
EXISTING EDGE OF GRAVEL	— D —
PROPOSED TOP OF BANK	— W —
PROPOSED BOTTOM OF BANK	— W —
EXISTING TOP OF BANK	— W —
EXISTING DITCH CENTERLINE	— W —
EXISTING RETAINING WALL	— W —
PROPOSED LOW PRESSURE SANITARY	— FM —
PROPOSED STORM SEWER	— D —
PROPOSED WATERMAIN	— W —
PROPOSED STORM CULVERT	— W —
PROPOSED SANITARY SERVICE C/W VALVE BOX	— W —
PROPOSED WATER SERVICE C/W CURB STOP	— W —
PROPOSED EDGE OF PAVEMENT	— W —
PROPOSED INFILTRATION TRENCH	— W —
EXISTING/PROPOSED FIRE HYDRANT	— W —
EXISTING WATER VALVE	— W —
EXISTING/PROPOSED MANHOLE	— W —
EXISTING BELL PEDESTAL	— W —
EXISTING HYDRO POLE	— W —
EXISTING GUY WIRE	— W —
INTERNAL PRESSURE REDUCING VALVE	— W —

2	10/09/2021	SECOND SUBMISSION		JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION		JL/JC	CAB
REV	DATE	DESCRIPTION		BY	APP
		PART OF LOT 89, REGISTERED PLAN 529, (FORMERLY TOWNSHIP OF COLLINGWOOD), TOWN OF THE BLUE MOUNTAINS, COUNTRY OF GREY LEGAL DESCRIPTION			
		ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK. BENCHMARK No. : 001199720314, ELEVATION = 178.304m (DATUM: CGVD28: 78) BENCHMARK			
ENGINEER STAMP					



CLIENT	L&W PROPERTIES LTD. 246 RIVERSIDE DRIVE TORONTO, ON, M6S 4A9
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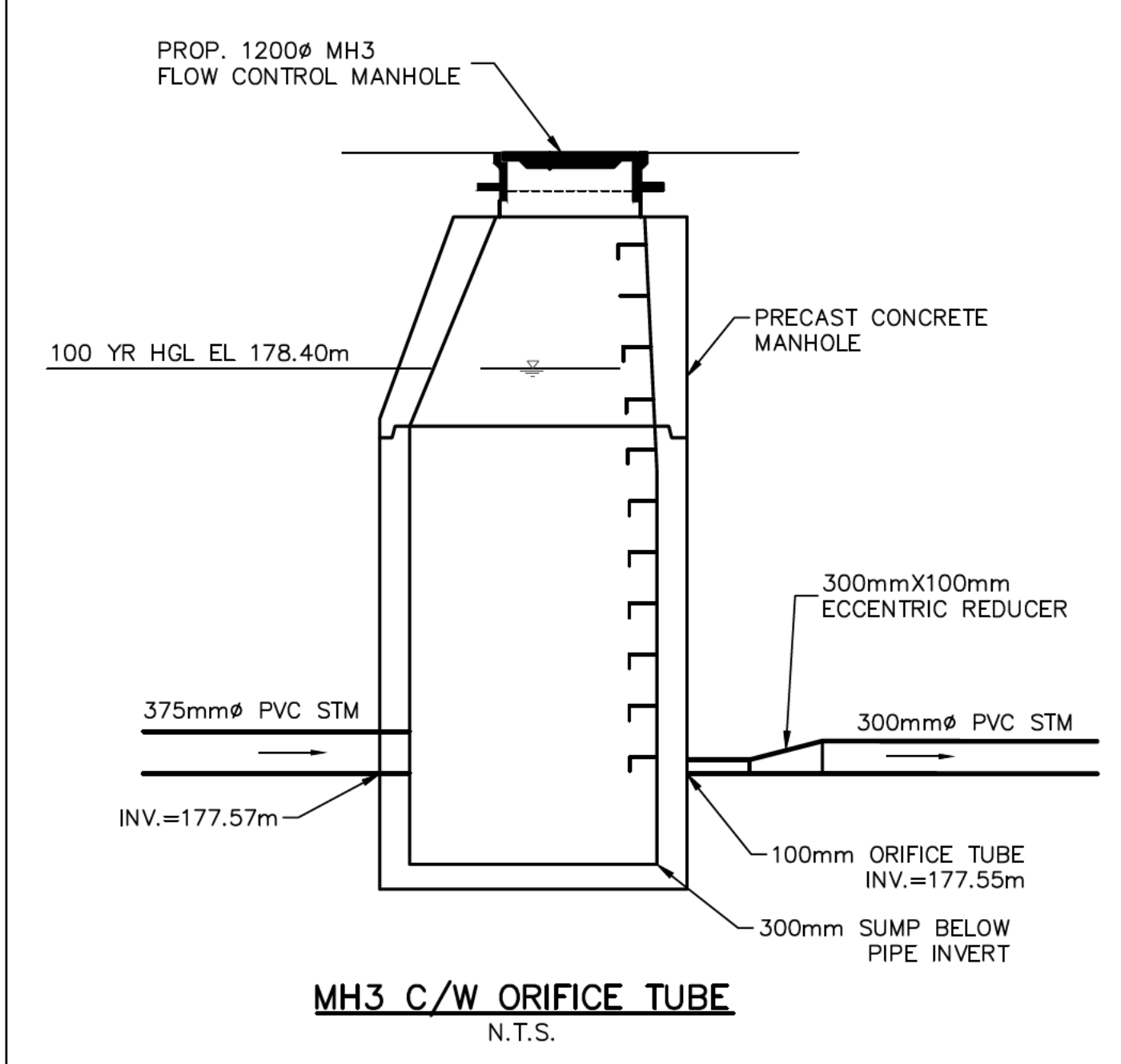
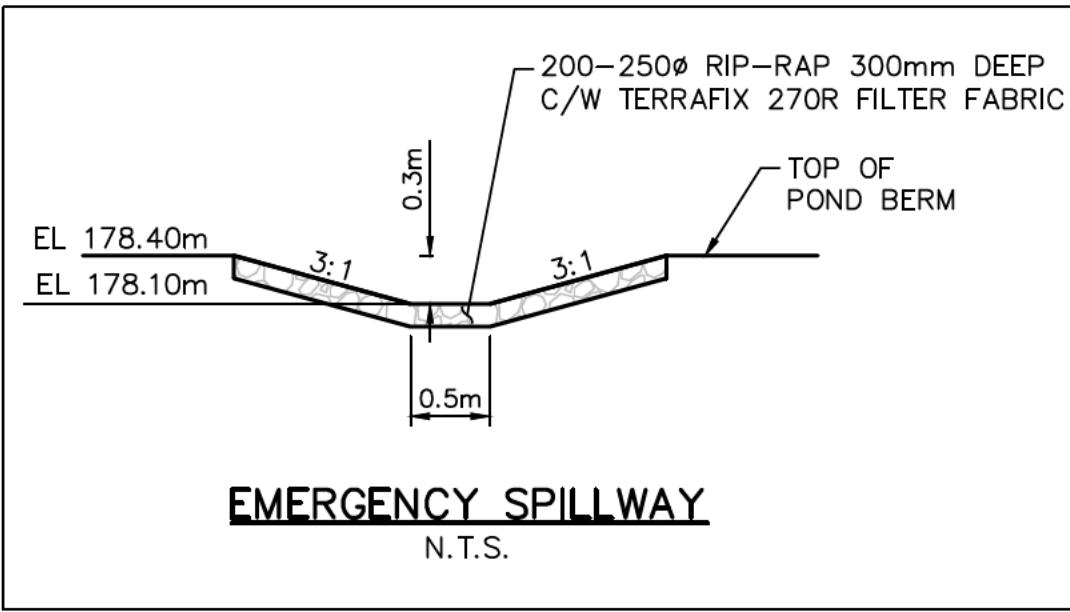
PROJECT	PROPOSED DETACHED RESIDENTIAL SUBDIVISION 139 BROPHY'S LANE BLUE MOUNTAIN, ON
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DRAWING TITLE	SITE SERVICING PLAN - NORTH
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TOWN FILE: P2452E

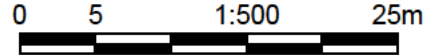
DESIGN JL/JC	DATE NOVEMBER, 2020	SCALE H: 1:500 V: N/A
DRAWN SG	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C03	REV. 1
APPROVED CAB		

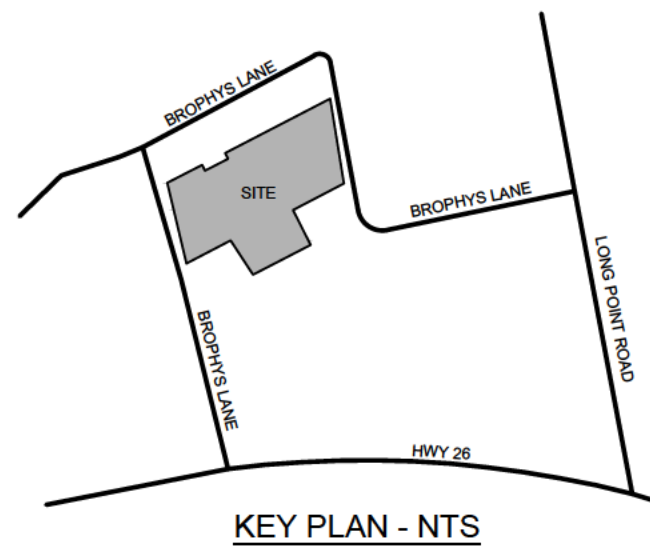
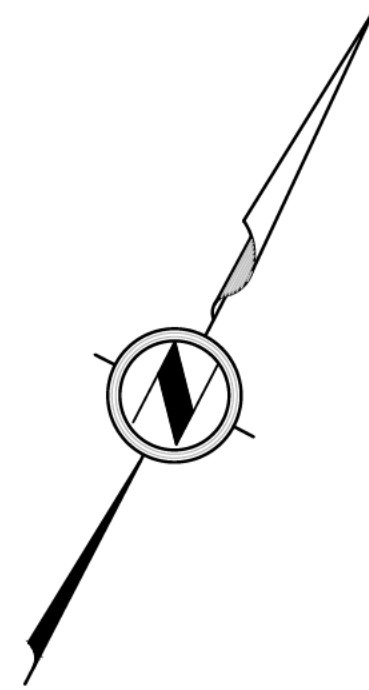
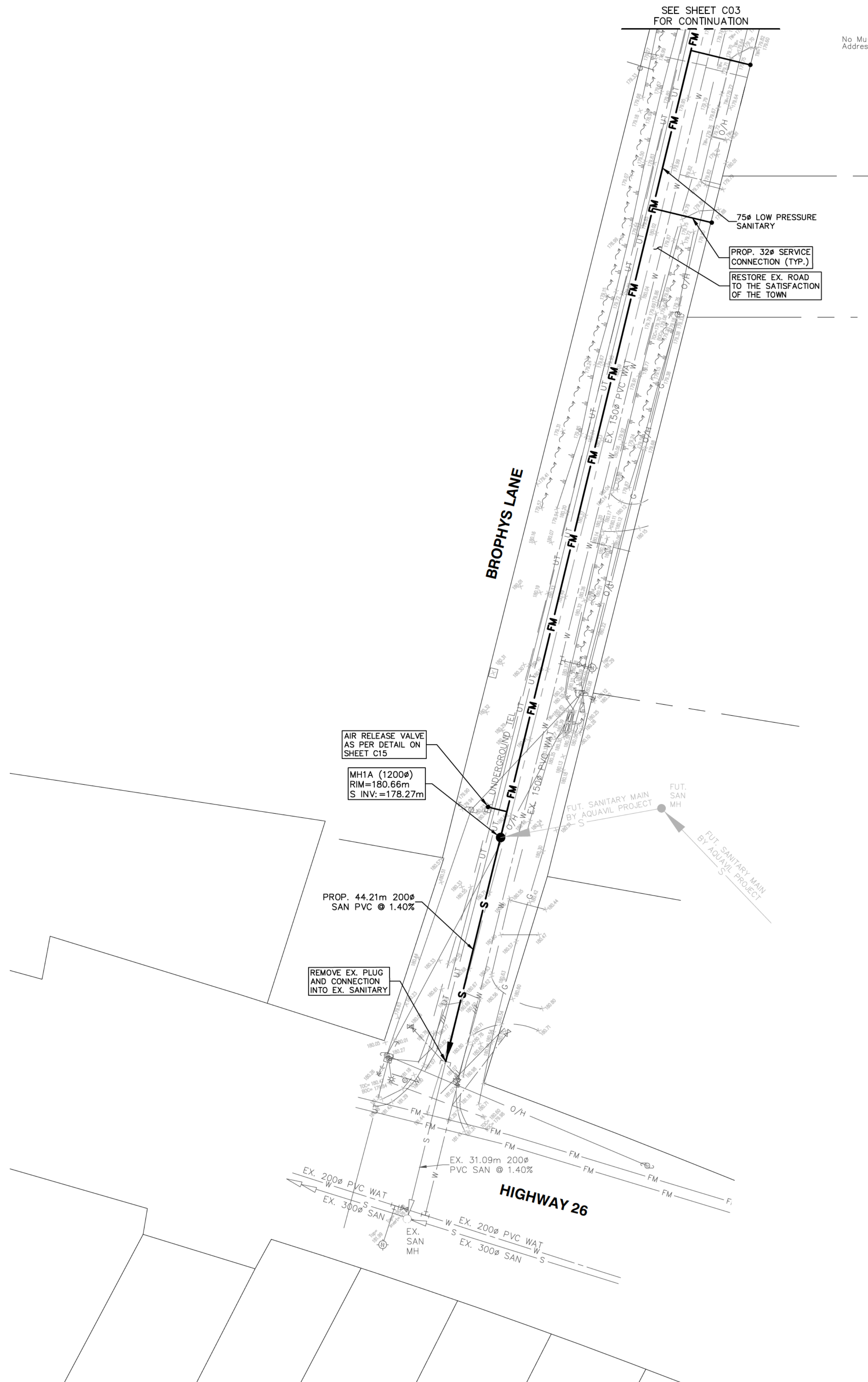
- NOTES**
- ALL RESIDENTIAL DWELLINGS TO COME COMPLETE WITH INDIVIDUAL INTERNAL WATER METERS WITHIN THE UNITS.
 - ALL RESIDENTIAL SUMP PUMPS TO BE DISCHARGED AT GRADE DIRECTED TOWARDS RIGHT-OF-WAY.
 - ALL RESIDENTIAL DWELLINGS TO COME COMPLETE WITH INTERNAL GRINDER PUMPS AND DISCHARGED TO THE 32" LOW-PRESSURE SANITARY SERVICE LATERAL. REFER TO PUMP STATION SPECIFICATIONS ON THIS SHEET.
 - ONE-WAY EMERGENCY & RESIDENTIAL ACCESS TO BE MAINTAINED DURING CONSTRUCTION OF WORKS ON BROPHY'S.
 - EXTERNAL WORKS ON BROPHY'S LANE REQUIRES A MUNICIPAL AND OCCUPANCY PERMIT FROM THE TOWN.
 - RESIDENTIAL CURB CAPS, ISOLATION VALVES AND FLUSHING CONNECTION VALVE BOX CAPS TO BE DENOTED "SEWER".
 - FORCEMAIN TESTING AS PER OPSS 412 IS TO BE THE TOWN'S SATISFACTION (PLAN TO BE SUBMITTED WELL IN ADVANCE).
 - CONNECTIONS TO MAINTENANCE HOLES MUST BE WATERTIGHT WITH MECHANICAL CONNECTOR.
 - TRACER WIRE TO BE INSTALLED ON LOW PRESSURE FORCEMAIN.



WATERMAIN JOINT RESTRAINT CALCULATION DATA				
CONTRACTOR SHALL INSTALL APPROVED JOINT RESTRAINTS ON ALL W/W JOINTS FOR THE IDENTIFIED LENGTH ON BOTH SIDES OF FITTING				
PIPE MATERIAL: PVC SOIL TYPE: SM (SANDY SILT) FACTOR OF SAFETY: 2.0 TRENCH TYPE: 5 (PIPE COMPLETELY EMBEDDED IN BEDDING MATERIAL) TEST PRESSURE: 200 PSI				
JOINT RESTRAINT LENGTHS				
FITTING TYPE	DEPTH (m)	MAINLINE DIA. (mm)	MAINLINE RESTRAINED LENGTH (m)	BRANCH RESTRAINED LENGTH (m)
11.25	1.7	150	1.0	-
22.5	1.7	150	1.5	-
TEE	1.7	150	2.0	4.0

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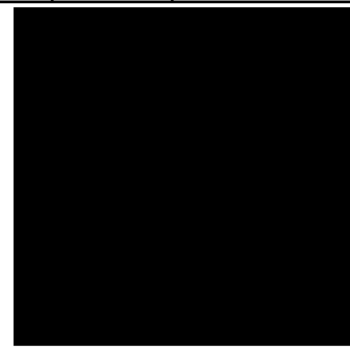




LEGEND

PROPERTY LINE	---
EXISTING SANITARY SEWER	--- S ---
EXISTING WATERMAIN	--- W ---
EXISTING UNDERGROUND TELECOMMUNICATION	--- UT ---
EXISTING GAS MAIN	--- G ---
EXISTING RETAINING WALL	---
EXISTING EDGE OF GRAVEL	---
EXISTING EDGE OF PAVEMENT	---
EXISTING TOP OF BANK	---
EXISTING DITCH CENTERLINE	---
PROPOSED SANITARY SEWER	--- S ---
PROPOSED LOW PRESSURE SANITARY	--- FM ---
PROPOSED SANITARY SERVICE	---
EXISTING FIRE HYDRANT	---
EXISTING WATER VALVE	---
EXISTING/PROPOSED MANHOLE	---
EXISTING BELL PEDESTAL	---
EXISTING HYDRO POLE	---
EXISTING GUY WIRE	---

2	10/09/2021	SECOND SUBMISSION	JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION	JL/JC	CAB
REV	DATE	DESCRIPTION	BY	APP



PART OF LOT 89, REGISTERED PLAN 529, (FORMERLY TOWNSHIP OF COLLINGWOOD), TOWN OF THE BLUE MOUNTAINS, COUNTRY OF GREY

LEGAL DESCRIPTION

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK. BENCHMARK No. : 00119972U314, ELEVATION = 178.304m (DATUM: CGVD28: 78)

BENCHMARK



Aplin & Martin Consultants Ltd.
405 - 55 St. Clair Ave. West, O.N. Canada M4V 2Y7
Tel: (416) 644-1900, Fax: (416) 644-1889, Email: general@aplinmartin.com

CLIENT

L&W PROPERTIES LTD.
246 RIVERSIDE DRIVE
TORONTO, ON, M6S 4A9

PROJECT

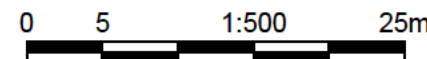
PROPOSED DETACHED RESIDENTIAL SUBDIVISION
139 BROPHY'S LANE
BLUE MOUNTAIN, ON

DRAWING TITLE

SITE SERVICING PLAN - SOUTH

TOWN FILE: P2452E

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		DATE NOVEMBER, 2020 PROJECT NO. 20-7031	SCALE H: 1:500 V: N/A
		DRAWING NO. C04	REV. 1





KEY PLAN - NTS

LEGEND

PROPERTY LINE
CATCHMENT BOUNDARY LINE
GENERAL STORM FLOW DIRECTION
CONTOURS
CATCHMENT No. 101
CN NUMBER 50 2.0
CATCHMENT AREA (HECTARES)

2	10/09/2021	SECOND SUBMISSION	JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION	JL/JC	CAB
REV	DATE	DESCRIPTION	BY	APP

ENGINEER STAMP

PART OF LOT 89, REGISTERED PLAN 529, (FORMERLY TOWNSHIP OF COLLINGWOOD), TOWN OF THE BLUE MOUNTAINS, COUNTRY OF GREY

LEGAL DESCRIPTION

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BENCHMARK

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

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CLIENT

L&W PROPERTIES LTD.
246 RIVERSIDE DRIVE
TORONTO, ON, M6S 4A9

PROJECT

PROPOSED DETACHED RESIDENTIAL SUBDIVISION
139 BROPHY'S LANE
BLUE MOUNTAIN, ON

DRAWING TITLE

STORM DRAINAGE AREA PLAN - PRE
TOWN FILE: P2452E

DESIGN JL/JC
DRAWN SG
CHECKED CAB
APPROVED CAB

DATE NOVEMBER, 2020
PROJECT NO. 20-7031

DRAWING NO. **C05**

SCALE H: 1:1000 V: N/A

REV. 1

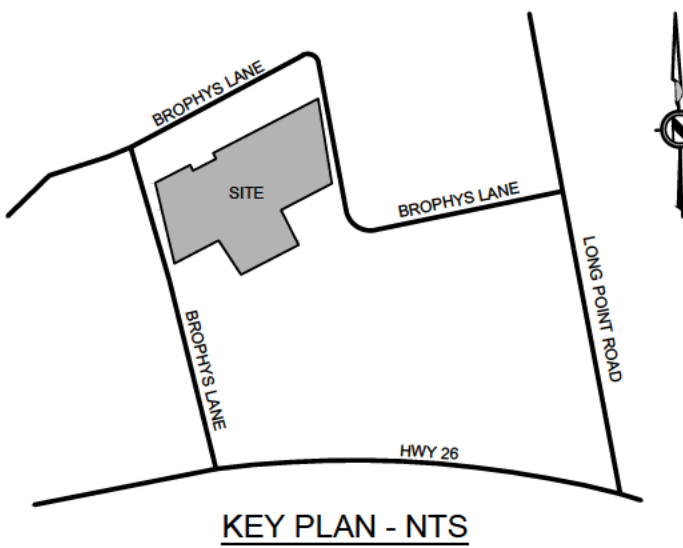
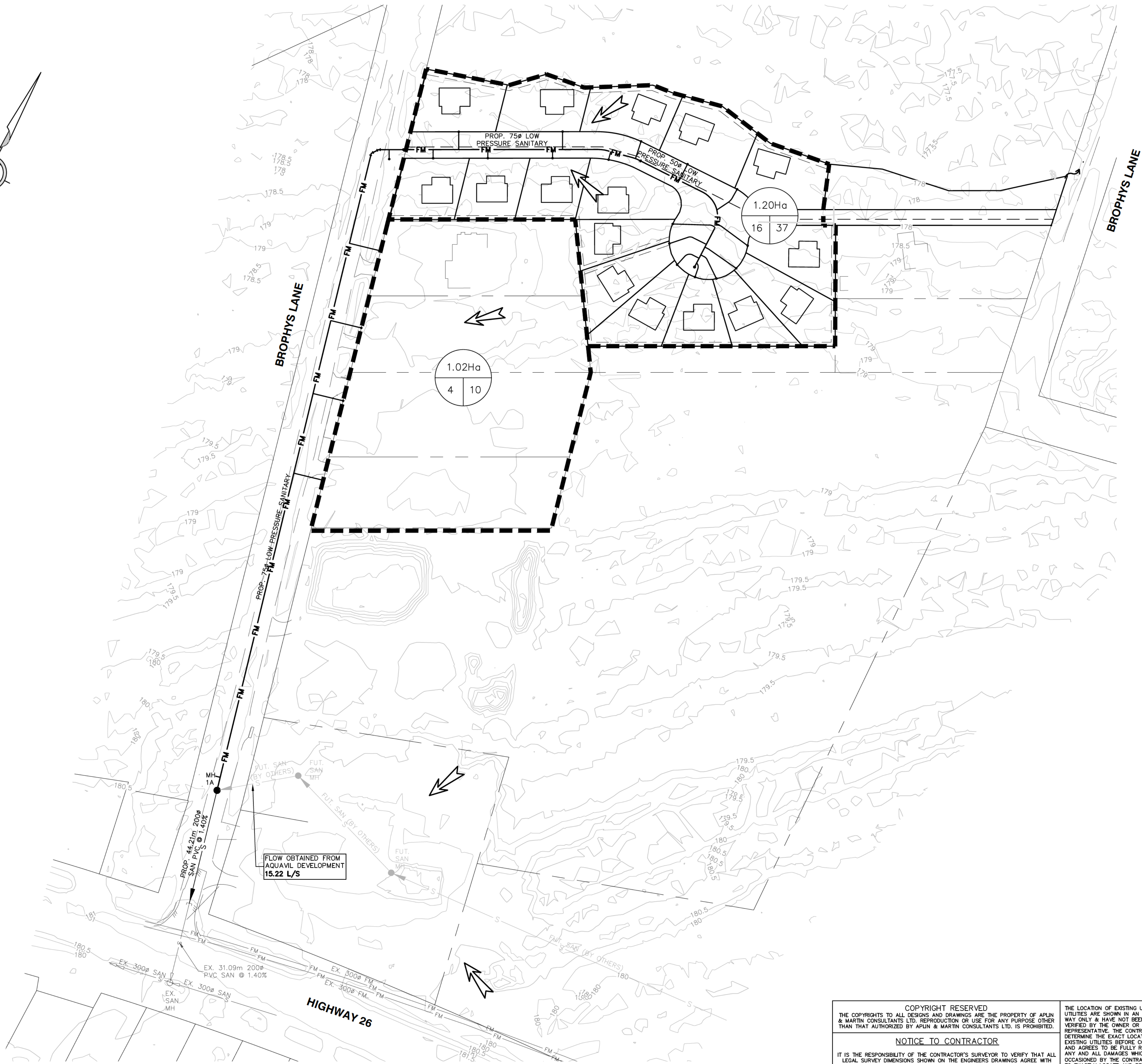
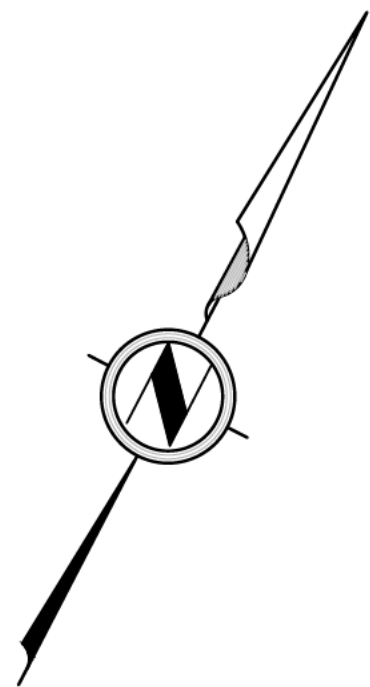
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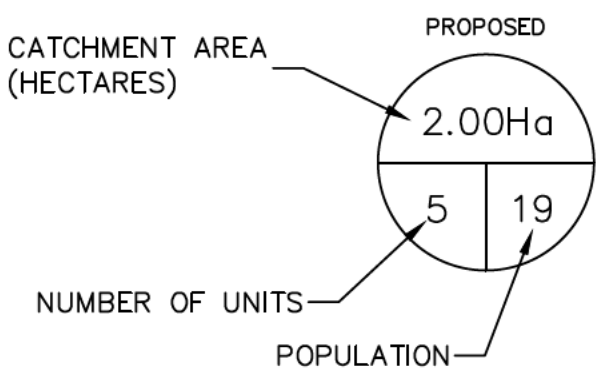
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0 10 1:1000 50m

Sup: C05 - 2021 - 4-29-2021 - M&A DGN 2020-03-7031\DWG\ON SITE - PRODUCTION C05-7031 - C05 - STM Drainage Area Plan Pre-dwg/C05 - STM Dwg - ags0201



LEGEND	
EXISTING PROPERTY LINE	---
CATCHMENT BOUNDARY LINE	---
EXISTING SANITARY SEWER	S ---
PROPOSED SANITARY SEWER	S ---
FUTURE SANITARY SEWER (BY OTHERS)	S ---
PROPOSED SANITARY LOW PRESSURE	FM ---
PROPOSED SANITARY LOW PRESSURE SERVICE CONNECTION	FM ---
EXISTING/PROPOSED/FUTURE SANITARY MANHOLE	O / ● / ●
CONTOURS	179.5
EXTERNAL FLOW DIRECTION	→



REV	DATE	DESCRIPTION	BY	APP
2	10/09/2021	SECOND SUBMISSION	JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION	JL/JC	CAB

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CLIENT	L&W PROPERTIES LTD. 246 RIVERSIDE DRIVE TORONTO, ON, M6S 4A9
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PROJECT	PROPOSED DETACHED RESIDENTIAL SUBDIVISION 139 BROPHY'S LANE BLUE MOUNTAIN, ON
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DRAWING TITLE	SANITARY DRAINAGE AREA PLAN
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TOWN FILE: P2452E

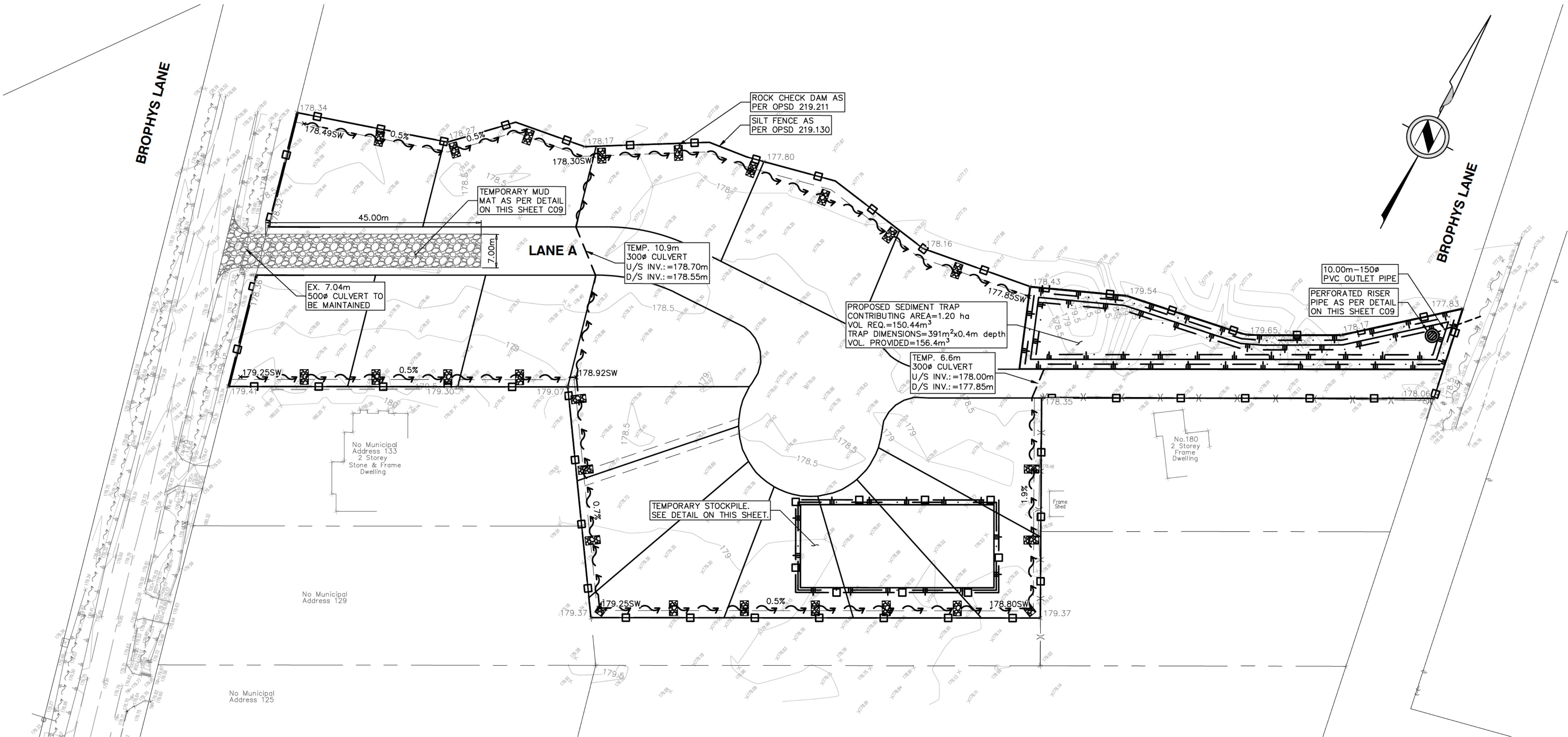
DESIGN JL/JC	DATE NOVEMBER, 2020	SCALE H: 1:750 V: N/A
DRAWN SG	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C07	REV. 1
APPROVED CAB		

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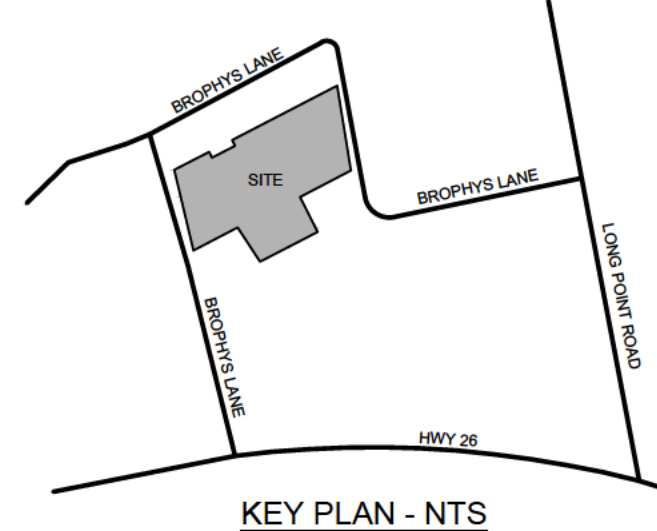
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0 7.5 1:750 37.5m



EROSION AND SEDIMENT CONTROL

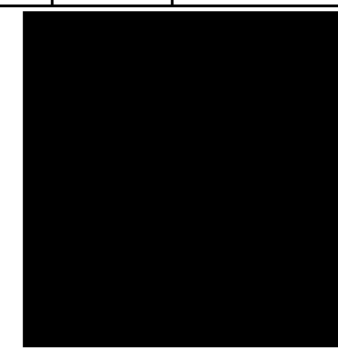
1. EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED OR REPLACED WITHIN 48 HOURS OF INSPECTION OR BOTH.
2. ALL DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
3. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREA. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS AND THE ENGINEER SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MATERIALS TO BE KEPT ON SITE AND USED AS NECESSARY.
4. ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE AND REFUELING WILL BE CONDUCTED A MINIMUM OF 30 M FROM THE WATER.
5. ALL GRADES WITHIN THE REGULATORY FLOOD PLAN WILL BE ALL GRADES WITHIN THE REGULATORY FLOOD PLAN WILL BE MAINTAINED OR MATCHED.
6. THE SEDIMENT AND EROSION CONTROL MEASURES THAT ARE NOTED ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND THE DISTURBED AREAS ARE REVEGETATED AND/OR OTHERWISE STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION ACTIVITIES.



LEGEND

GRAVEL ACCESS PAD	
SILT FENCE	
CUT OFF SWALE	
TOP OF BANK	
BOTTOM OF BANK	
TEMPORARY STORM CULVERT	
EXISTING CONTOURS	
GRAVEL CHECK DAM (15m SPACING)	

REV	DATE	DESCRIPTION	BY	APP
2	10/09/2021	SECOND SUBMISSION	JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION	JL/JC	CAB



ENGINEER STAMP

PART OF LOT 89, REGISTERED PLAN 529, (FORMERLY TOWNSHIP OF COLLINGWOOD), TOWN OF THE BLUE MOUNTAINS, COUNTRY OF GREY

LEGAL DESCRIPTION

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK. BENCHMARK No. : 00119972U314, ELEVATION = 178.304m (DATUM: CGVD28: 78)

BENCHMARK



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CLIENT

L&W PROPERTIES LTD.
246 RIVERSIDE DRIVE
TORONTO, ON, M6S 4A9

PROJECT

PROPOSED DETACHED RESIDENTIAL SUBDIVISION
139 BROPHY'S LANE
BLUE MOUNTAIN, ON

DRAWING TITLE

EROSION & SEDIMENT CONTROL PLAN
TOWN FILE: P2452E

DESIGN JL/JC DRAWN SG CHECKED CAB APPROVED CAB	DATE NOVEMBER, 2020 PROJECT NO. 20-7031	SCALE H: 1:500 V: N/A
	DRAWING NO. C08	REV. 1

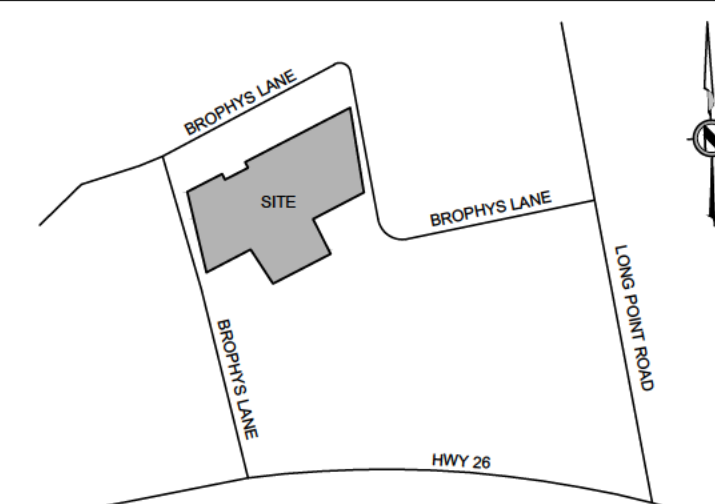


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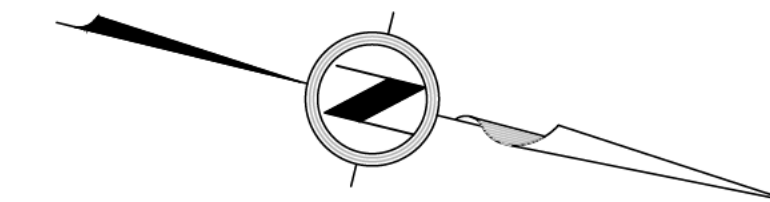
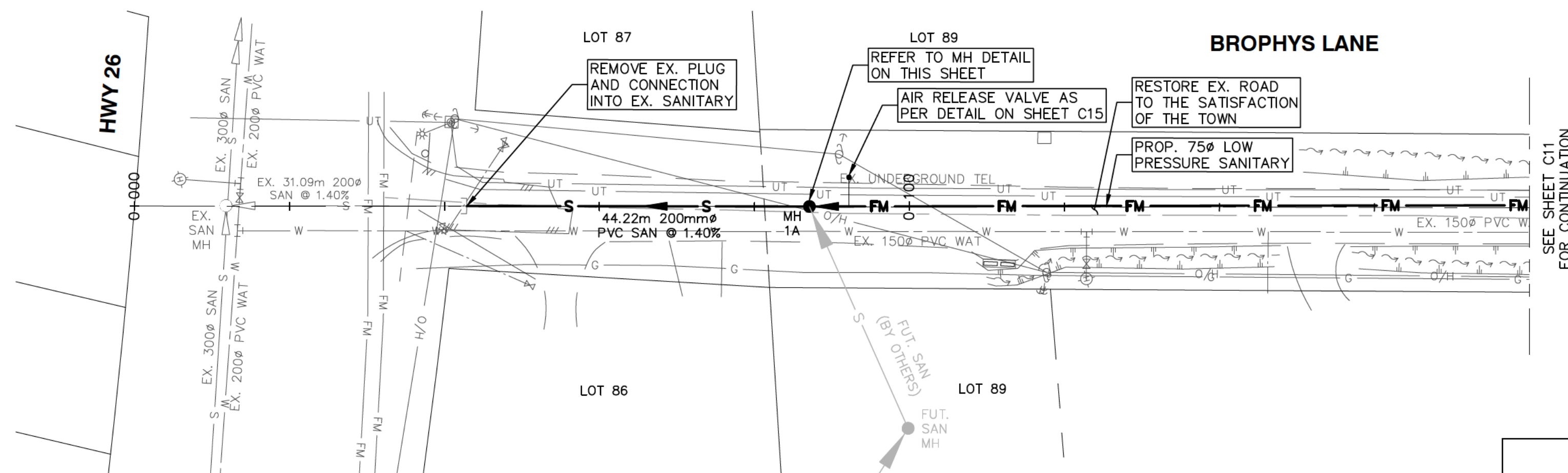
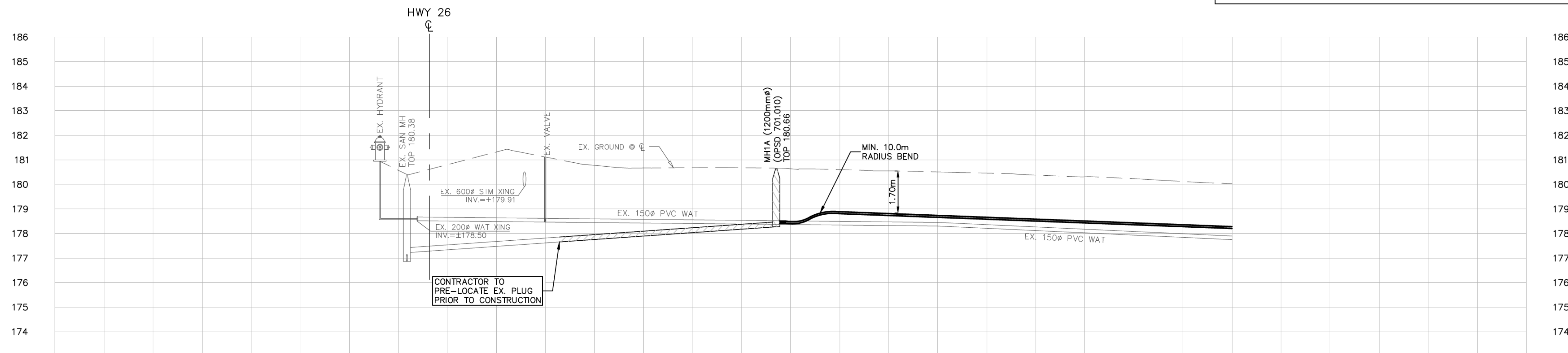
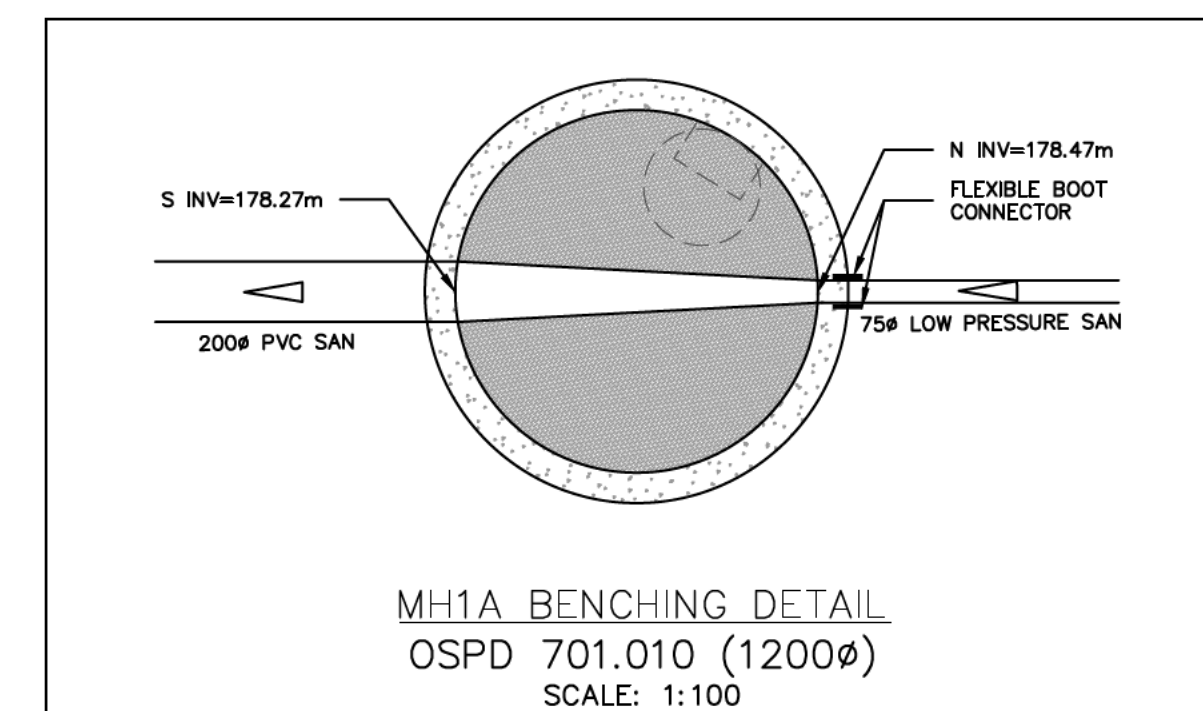
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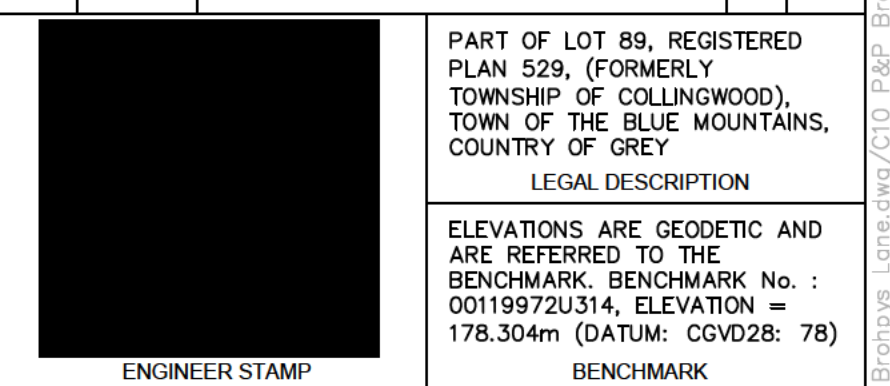
KEY PLAN - NTS

LEGEND

PROPERTY LINE	
EXISTING SANITARY SEWER	S
EXISTING WATERMAIN	W
EXISTING UNDERGROUND TELECOMMUNICATION	UT
EXISTING GAS MAIN	G
EXISTING OVERHEAD HYDRO	O/H
EXISTING RETAINING WALL	
EXISTING EDGE OF GRAVEL	
EXISTING EDGE OF PAVEMENT	
EXISTING TOP OF BANK	
EXISTING DITCH CENTERLINE	
PROPOSED SANITARY SEWER	S
PROPOSED LOW PRESSURE SANITARY	FM
PROPOSED SANITARY SERVICE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING/PROPOSED MANHOLE	
EXISTING BELL PEDESTAL	
EXISTING HYDRO POLE	
EXISTING GUY WIRE	

SEE SHEET C11
FOR CONTINUATION

2	10/09/2021	SECOND SUBMISSION	JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION	JL/JC	CAB
REV	DATE	DESCRIPTION	BY	APP



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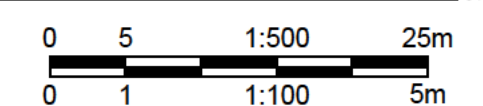
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TORONTO, ON, M6S 4A9

PROJECT	PROPOSED DETACHED RESIDENTIAL SUBDIVISION 139 BROPHY'S LANE BLUE MOUNTAIN, ON
---------	---

DRAWING TITLE

**PLAN & PROFILE BROPHYS LANE
(0+000 - 0+180)**

DESIGN JL/JC		DATE NOVEMBER, 2020	SCALE H: 1: 500 V: 1: 100
DRAWN SG		PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C10		REV. 1
APPROVED CAB			



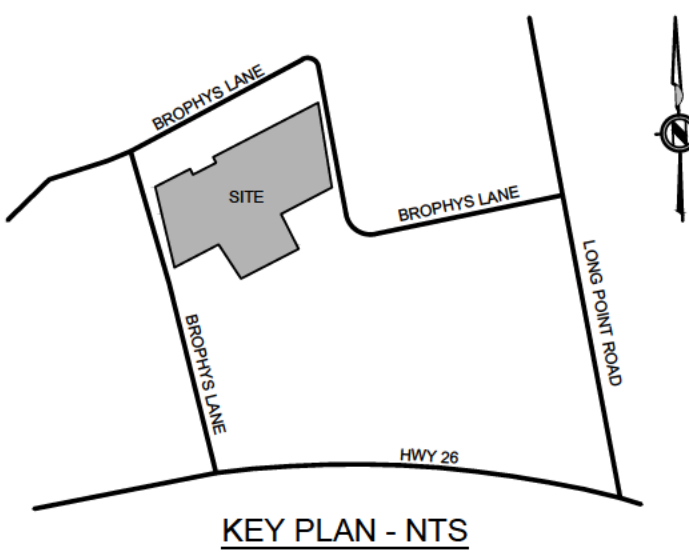
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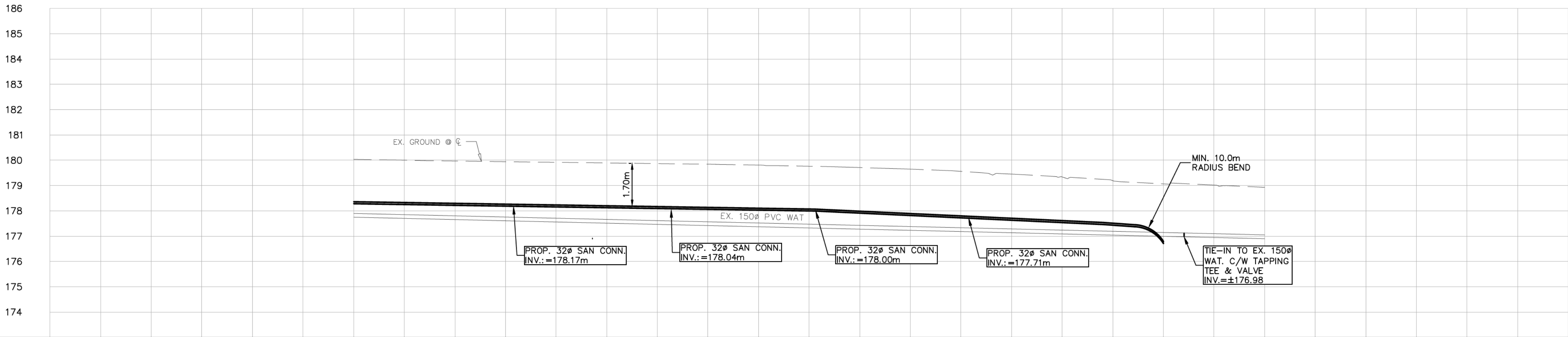
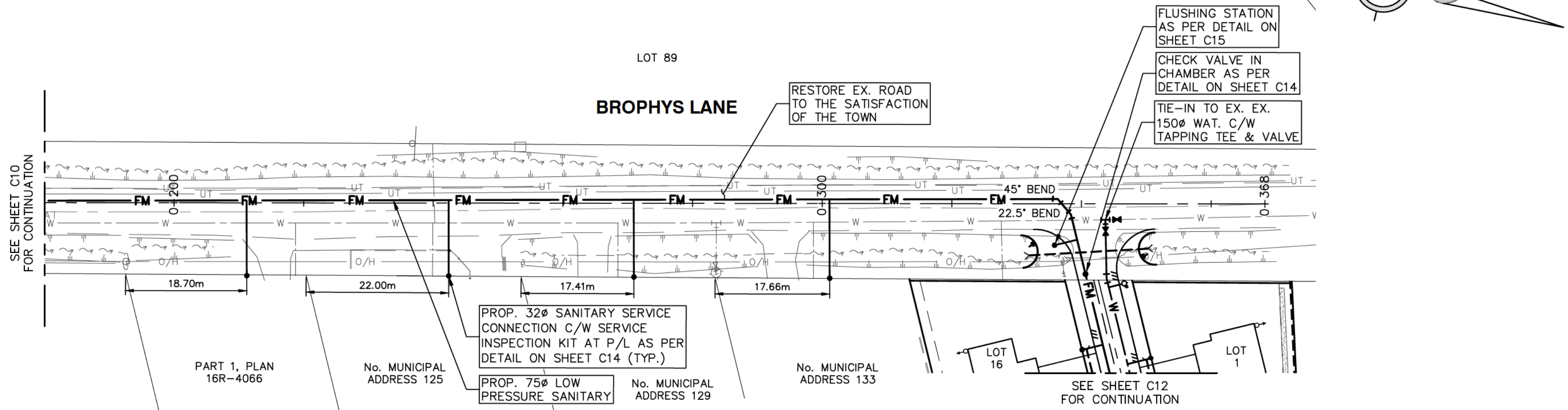
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LEGEND

PROPERTY LINE	---
EXISTING WATERMAIN	— W —
EXISTING UNDERGROUND TELECOMMUNICATION	— UT —
EXISTING OVERHEAD HYDRO	— O/H —
EXISTING EDGE OF GRAVEL	—
EXISTING TOP OF BANK	—
EXISTING DITCH CENTERLINE	—
EXISTING RETAINING WALL	—
PROPOSED LOW PRESSURE SANITARY	— FM —
PROPOSED STORM SEWER	—
PROPOSED WATERMAIN	— W —
PROPOSED STORM CULVERT	—
PROPOSED SANITARY SERVICE	—
PROPOSED WATER SERVICE	—
PROPOSED SWALE	—
PROPOSED EDGE OF PAVEMENT	—
EXISTING FIRE HYDRANT	—
EXISTING WATER VALVE	—
EXISTING/PROPOSED MANHOLE	—
EXISTING BELL PEDESTAL	—
EXISTING HYDRO POLE	—
EXISTING GUY WIRE	—



PROPOSED STORM SEWER INVERT																																	
PROPOSED SANITARY SEWER INVERT		160.35m 75Ø HDPE DR11 LOW PRESSURE SANIATRY																															
EXISTING PROPOSED ELEVATION	180.51	180.46	180.38	180.31	180.23	180.12	180.04	180.00	179.80	179.94	179.92	179.91	179.79	179.81	179.81	179.76	179.71	179.65	179.56	179.45	179.34	179.20	179.07	179.02	178.93								
CHAINAGE	0+120	0+130	0+140	0+150	0+160	0+170	0+180	0+190	0+200	0+210	0+220	0+230	0+240	0+250	0+260	0+270	0+280	0+290	0+300	0+310	0+320	0+330	0+340	0+350	0+360	0+370	0+380	0+390	0+400	0+410	0+420		

2	10/09/2021	SECOND SUBMISSION		JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION		JL/JC	CAB
REV	DATE	DESCRIPTION		BY	APP
		PART OF LOT 89, REGISTERED PLAN 529, (FORMERLY TOWNSHIP OF COLLINGWOOD), TOWN OF THE BLUE MOUNTAINS, COUNTRY OF GREY.			
		LEGAL DESCRIPTION			
		ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK. BENCHMARK No. : 00119972U314, ELEVATION = 178.304m (DATUM: CGVD28: 78)			
		BENCHMARK			



APLIN MARTIN

ENGINEERING ARCHITECTURE PLANNING SURVEYING

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PROJECT

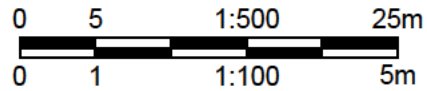
PROPOSED DETACHED
RESIDENTIAL SUBDIVISION
139 BROPHY'S LANE
BLUE MOUNTAIN, ON

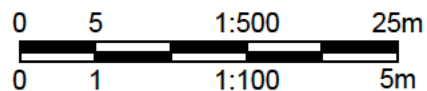
DRAWING TITLE

PLAN & PROFILE BROPHY'S LANE
(0+180 - 0+360)

TOWN FILE: P2452E

DESIGN JL/JC	DATE NOVEMBER, 2020	SCALE H: 1: 500 V: 1: 100
	PROJECT NO. 20-7031	
DRAWN SG		
CHECKED CAB	DRAWING NO. C11	REV. 1
APPROVED CAB		





ENGINEERING DRAWING NOTES

GENERAL

1.

GRANULAR BACKFILL AROUND MANHOLES AND CATCHBASINS SHALL BE GRANULAR 'B' COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 100% S.P.M.D.D
2.

MINIMUM WIDTH OF BENCHING IN MANHOLES SHALL BE 230MM OR AS SPECIFIED ON DRAWINGS.
3.

MANHOLE AND CATCHBASIN COVERS SHALL BE SET FLUSH WITH HL8 ASPHALT AND ADJUSTED TO GRADE PRIOR TO INSTALLING TOP COURSE OF ASPHALT.
4.

ALL MANHOLE CHAMBER OPENING SHALL BE LOCATED ON THE UPSTREAM SIDE OF THE MANHOLE.
5.

UNLESS OTHERWISE NOTED, DIMENSIONS FROM STREET LINE ARE TO CENTERLINE OF SEWER OR MANHOLE..
6.

THE FOLLOWING PAVEMENT STRUCTURES (COMPACTED DEPTH) SHALL BE USED, UNLESS OTHERWISE SPECIFIED:
PAVEMENT STRUCTURES:

–

40mm OF HL3 ASPHALT SURFACE COURSE

–

80mm OF HL8 ASPHALT BASE COURSE

–

150mm OF 20mm CRUSHER–RUN LIMESTONE BASE

–

300mm OF GRANULAR 'B' SUBBASE
9.

DRIVEWAYS SHALL BE PAVED IN ACCORDANCE WITH THE FOLLOWING:

–

40mm OF HL3 SURFACE ASPHALT

–

40mm OF HL8 ASPHALT

–

150mm OF 20mm CRUSHER–RUN LIMESTONE BASE

–

200mm OF GRANULAR 'B' SUBBASE
10.

GRANULAR 'A' AND GRANULAR 'B' BASE MATERIALS ARE TO BE COMPACTED TO 100% SPMD.
11.

SUBGRADE IS TO BE COMPACTED TO 98% SPMD FOR AT LEAST THE UPPER 500mm UNLESS ACCEPTED BY THE GEOTECHNICAL ENGINEER.
12.

A PROOF ROLL IS REQUIRED OF THE ROAD SUBBASE AND SHALL BE WITNESSED BY THE TOWN, GEOTECHNICAL CONSULTANT AND CONTRCTOR. A PROOF ROLL OF GRANULAR B MAY BE REQUIRED AT THE TOWN OR GEOTECHNICAL CONSULTANT'S DISCRETION.
13.

SILTATION AND EROSION CONTROL WORKS SHALL BE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS DRAWING NUMBER 20–7031–C08.
14.

SILTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
15.

FOR DETAILS NOT SHOWN ON THESE DRAWINGS, REFERENCE SHOULD BE MADE TO THE DESIGN STANDARDS OF THE TOWN OF THE BLUE MOUNTAINS.
16.

DESIGN BASED ON THE TOWN OF THE BLUE MOUNTAINS STANDARDS (CURRENT EDITION)
17.

AN IN–DEPTH COMMUNICATION PLAN AND MEASURES WILL BE REQUIRED TO BE SUBMITTED TO THE TOWN'S SATISFACTION PRIOR TO CONSTRUCTION. THE PLAN WILL ADDRESS ITEMS SUCH AS, BUT NOT LIMITED TO, PROJECT NOTIFICATION SIGNS, NOTICE TO EXISTING RESIDENTS, AND NOTIFICATION TO THE TOWN AT CONSTRUCTION MLESTONES.

EROSION & SEDIMENT CONTROL

1.

SEDIMENT AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTIONS PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER.
2.

THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO PREVENT SEDIMENT RELEASES TO THE NATURAL ENVIRONMENT.
3.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE INSPECTED WEEKLY, AFTER EVERY RAINFALL AND SIGNIFICANT SNOW MELT EVENT, AND DAILY DURING PERIODS OF EXTENDED RAIN OR SNOW MELT.
4.

ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
5.

ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE WILL BE CONDUCTED 30 METERS FROM THE WATER.
6.

ALL DISTURBED AREAS WILL BE STABILIZED AND RESTORED WITH NATIVE/NON–INVASIVE SPECIES UPON COMPLETION OF THE WORK.
7.

A REHABILITATION PLAN IS TO BE IMPLEMENTED TO RESTORE THE CONSTRUCTION SITE BACK TO ITS PRE– CONSTRUCTION STATE, OR BETTER.
8.

THE CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS WILL BE CONDUCTED DURING FAVORABLE WEATHER CONDITIONS.

GRADING

1.

ALL EXTERNAL SITE AREAS DISTURBED BY THE ACTIVITIES OF THE CONTRACTOR SHALL BE RESTORED TO EXISTING CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWN. GRASSED AREAS SHALL BE RESTORED BY PLACING 150mm TOPSOIL AND SOD. ALL BOULEVARDS TO BE SODDED.
2.

TOPSOIL IN FILL AREAS TO BE STRIPPED. ALL FILL MATERIAL SHALL BE APPROVED FOR SUITABILITY BY THE GEOTECHNICAL ENGINEER PRIOR TO ANY FILLING OR REUSE OF EXCAVATED MATERIAL. APPROVED FILL MATERIAL SHALL BE COMPACTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3.

ALL RAINWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL.
4.

THE SOIL'S CONSULTANT SHALL VERIFY THE SUITABILITY OF THE ENGINEERED FILL AT THE SOURCE PRIOR TO HAULING ANY MATERIAL ON SITE.
5.

ALL FILL SHALL BE PLACED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (SPD) IN MAXIMUM 0.20m LIFTS TO SUBGRADE. FILL SHALL BE COMPACTED TO 98% SPD AS DIRECTED BY THE CONSULTANT.
6.

EXISTING BOUNDARY ELEVATION ALONG THE SITE PERIMETER SHALL REMAIN UNDISTURBED. DRAINAGE RECEIVED FROM ADJACENT PROPERTIES SHALL BE ACCOMMODATED AND DRAINAGE FROM THE SUBJECT LANDS SHALL BE SELF–CONTAINED.
7.

PAVEMENT GRADES (MIN. 0.5%, MAX. 6.0%).
8.

DRIVEWAY GRADES (MIN. 2.0%, MAX. 6.0%).
9.

BOULEVARD GRADES ARE TO BE (MIN. 2.0% TO MAX. 5.0%).
10.

DRAINAGE SWALES WITH GRADES (MIN. 2.0%, MAX. 5.0%).
11.

MINIMUM DEPTH OF PONDING FOR A SWALE SHALL BE 350mm.
12.

MAXIMUM GRADE BETWEEN HOUSES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL.
13.

SLOPES IN LANDSCAPED AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL WITH A MAXIMUM VERTICAL ELEVATION NOT IN EXCESS OF THE APPLICABLE TOWN STANDARD.
14.

ALL GRADING TO CONFORM TO THE TOWN OF THE BLUE MOUNTAINS CRITERIA AND O.P.S.D.
15.

ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN CRITERIA, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF THE BLUE MOUNTAINS AND O.P.S.D.

WATERMAIN

1.

WATERMAINS 150mmØ TO 300mmØ SHALL BE PVC CL. 150 (DR–18) CONFORMING TO A.W.W.A. C905 AND C.S.A. B137.3 OR LATEST REVISION THEREOF WITH GASKETED JOINTS AND BE PROVIDED WITH 10 GAUGE SOLID COPPER TRACER WIRE.
2.

A MIN. HORIZONTAL SEPARATION OF 2.5m AND A MIN. VERTICAL SEPARATION OF 0.30m BETWEEN WATERMAINS AND SEWERS MUST BE MAINTAINED IF WATERMAIN IS ABOVE SEWER OR 0.50m ABOVE WATERMAIN, OUTSIDE TO OUTSIDE OF PIPES.
3.

WATERMAIN BEDDING AND EMBEDMENT MATERIAL SHALL BE GRANULAR AS PER O.P.S.D. 802.010 GRANULAR 'A' TO CONFORM TO O.P.S.S. 1010.
4.

ALL HYDRANTS SHALL BE MUELLER (CENTURY) OR AVK (2780 SERIES), OPEN LEFT AND SHALL BE PAINTED CHROME YELLOW. ALL HYDRANTS SHALL HAVE A FLEXSTAKE HYDRANT MARKER MODEL FHV804, 1.2m LONG, COLOUR YELLOW WITH A REFLECTIVE HYDRANT GRAPHIC ON BOTH SIDES AT THE TOP OF THE MARKER AND PROVIDE STORZ FITTING ON ALL STEAMER PORTS.
5.

A SECONDARY FIRE HYDRANT MARKER SHALL BE INSTALLED 0.3m BEHIND EACH HYDRANT. THE SIGN SHALL BE REFLECTIVE WITH A RED HYDRANT ON A WHITE BACKGROUND AND MEASURE 0.3m x 0.3m. THE SIGN SHALL BE MOUNTED 1.5m ABOVE GRADE.
6.

ALL PLUGS, CAPS, TEES AND BENDS SHALL HAVE THRUST BLOCKS OR BE MECHANICALLY RESTRAINED.
7.

THRUST BLOCKS TO CONFORM TO O.P.S.S. 1103.010 (HORIZONTAL) AND JOINT RESTRAINTS ARE AS PER THE TOWN OF THE BLUE MOUNTAINS SPECIFICATIONS.
8.

MINIMUM DEPTH OF COVER OVER WATERMAIN SHALL BE 1.70m AND MAXIMUM DEPTH SHALL BE 2.5m.
9.

GATE VALVES SHALL BE RESIDENT SEAT VALVES WITH MECHANICAL JOINT, OPEN LEFT, MUELLER (A–2360 OR A–2361), CLOW F–6100) OR AVK (SERIES 45/65). VALVE BOXES SHALL BE BIBBY OR STAR (VB666A) C/W GUIDE PLATE AND DUCTILE ADJUSTABLE TOP AND LID.
10.

WATER SERVICE CONNECTIONS SHALL BE 25mm DIAMETER TYPE 'K' SOFT COPPER, REHAU'S MUNICPLEX (BLUE) OR SERIES 160 PE C/W SHUT OFF AT PROPERTY LINE AS PER THE TOWN OF THE BLUE MOUNTAINS SPECIFICATIONS.
11.

CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER THE TOWN OF THE BLUE MOUNTAINS SPECIFICATIONS.
12.

ALL TESTING TO BE IN ACCORDANCE WITH THE TOWN'S WATERMAIN COMMISSIONING PROTOCOL.
13.

ALL CHEMICALS AND MATERIALS USED IN THE ALTERATION OR OPERATION OF THE DRINKING WATER SYSTEM SHALL MEET ALL APPLICABLE STANDARDS SET BY BOTH THE AMERICAN WATER WORKS ASSOCIATION ("AWWA") AND THE AMERICAN NATIONAL STANDARDS INSTITUTE ("ANSI") SAFETY CRITERIA STANDARDS NSF/60, NSF/61 AND NSF/372.
14.

PROOF OF NSF CERTIFICATION FOR ALL COMPONENTS IS REQUIRED FOR CONNECTIONS OF NEW WATERMAIN TO TOWN SYSTEM, PER THE TOWN'S WATERMAIN COMMISSIONING PROTOCOL.

SANITARY SEWERS

1.

SANITARY MANHOLES AS PER O.P.S.D. 701.010 WITH FRAMES AND COVERS AS PER O.P.S.D. 401.010 TYPE 'A'.
2.

SANITARY MANHOLE TOPS TO BE STAMPED "SANITARY". SANITARY SEWER PIPES SHALL BE PVC OR CONCRETE AND AS SHOWN ON DRAWINGS. PVC PIPE SHALL BE SDR–35 CONFORMING TO C.S.A. SPECIFICATION B182.2–M1990 AND B182.4–M1992 OR LATEST REVISION THEREOF. 300mm AND SMALLER CONCRETE PIPES TO BE NON–REINFORCED EXTRA STRENGTH CONFORMING TO C.S.A. SPECIFICATION A257.1–M1982 DR LATEST REVISION THEREOF.
3.

ALL STRUCTURES TO HAVE FROST STRAPS AS PER OPSD 701.100.
4.

BEDDING FOR PVC SANITARY SEWERS TO BE AS PER O.P.S.D. 802.010 WITH GRANULAR 'A' BEDDING AND O.P.S.D 802.030. CLASS 'B' WITH GRANULAR 'A' BEDDING FOR CONCRETE PIPES.
5.

BENCHING TO BE AS PER O.P.S.D. 701.021 WITH MINIMUM WIDTH OF 230mm OR AS SPECIFIED ON DRAWINGS.
6.

SAFETY PLATFORMS TO BE AS PER O.P.S.D. 404.020 AND TO BE INSTALLED IN MANHOLES WHERE DEPTH EXCEEDS 5.0m.
7.

DROP STRUCTURES SHALL BE AS PER O.P.S.D. 1003.010 OR 1003.020.
8.

SANITARY LATERALS TO BE 125mm DIAMETER PVC SDR–28 CONFORMING TO C.S.A. SPECIFICATION B182.2.

LOW PRESSURE SANITARY SEWER

1.

LOW PRESSURE SANITARY SYSTEM TO BE SDR11 HDPE FUSION WELD JOINTS, WITH TRACER WIRE.
2.

FLUSHING PORTS IN CHAMBERS, EQUIPPED WITH QUICK CONNECT FITTINGS, REQUIRED ALONG THE LOW PRESSURE SANITARY MAIN, IN THE TOWN ROW (OR CONDOMINIUM COMMON ELEMENT) AT SHARP BENDS, INCLUDING TEE INTERSECTIONS AND A MINIMUM 300 M SPACING.
3.

INSULATION WHEN COVER IS LESS THAN 1.7m.
4.

SERVICE LATERALS KITS SHALL INCLUDE STAINLESS CHECK VALVE/CURB STOP VALVE ASSEMBLY LOCATED ENTIRELY WITHIN TOWN ROAD ROW (OR CONDOMINIUM COMMON ELEMENT). SERVICE BOX TO HAVE STAINLESS STEEL STEM. VALVE BOX COVERS TO BE STAMPED "SEWER".
5.

SERVICE LATERAL PIPING TO BE MINIMUM 32mm DIA. POLYETHYLENE (PE) DR–11 TUBING, COMPRESSION JOINT CONNECTIONS REQUIRING A STAINLESS–STEEL TUBE LINER WITH A FLUTED END AS SUPPLIED BY THE CORPORATION STOP MANUFACTURER.
6.

ALL STRUCTURES TO HAVE FROST STRAPS AS PER OPSD 701.100.

STORM SEWERS

1.

STORM SEWER PIPES 300mm AND 375mm SHALL BE C.S.A. B182.4 RIBBED PVC SDR 35 CONFORMING TO C.S.A. SPECIFICATION B182.2–M1990 AND B182.4–M1992 OR LATEST REVISION THEREOF. STORM SEWER PIPES INCLUDING AND LARGER THAN 450mmØ SHALL BE REINFORCED CONCRETE CONFORMING TO C.S.A. SPECIFICATION A257.2–M1982 OR LATEST REVISION THEREOF. PIPE JOINTS SHALL BE BY MEANS OF APPROVED RUBBER GASKETS CONFORMING TO C.S.A. SPECIFICATION A257.3–M1982 OR LA TEST REVISION THEREOF.
2.

SEWER BEDDING AND BACKFILL FOR STORM SEWER SHALL BE AS PER O.P.S.D. 802.030 CLASS 'B' WITH GRANULAR 'A' BEDDING FOR CONCRETE PIPE, 802.010 FOR PVC PIPE AND 802.050 CLASS 'B' BEDDING FOR HORIZONTAL ELLIPTICAL PIPE.
3.

STORM MANHOLES AS PER O.P.S.D. 701.010, 701.011, 701.012, 701.013 AND WITH SIZE AS NOTED ON DRAWINGS.
4.

FRAME AND COVER AS PER O.P.S.D. 401.010 TYPE 'B'. SAFETY PLATFORMS AS PER O.P.S.D. 404.020 AND SHALL BE INSTALLED IN MANHOLES WHERE DEPTH EXCEEDS 5.0m. STORM MANHOLE BENCHING TO BE TO OBVERT OF PIPE AND AS PER O.P.S.D. 701.021. MINIMUM 230mm IN WIDTH AND TO CROWN OR AS SPECIFIED ON DRAWINGS.
5.

ALL STRUCTURES TO HAVE FROST STRAPS AS PER OPSD 701.100.
6.

CATCHBASINS SHALL BE AS PER O.P.S.D. 705.020 (DOUBLE) AND 705.010 (SINGLE) WITH FRAMES AND GRATES AS PER O.P.S.D. 400.100. CATCHBASIN CONNECTIONS SHALL BE AS PER O.P.S.D. 708.030. CATCH BASIN LATERAL – 300mmØ.
7.

DITCH INLET CATCH BASINS SHALL CONFORM TO OPSD 705.10 WITH FRAME AND GRATE AS PER OPSD 403.010.

UTILITY NOTES

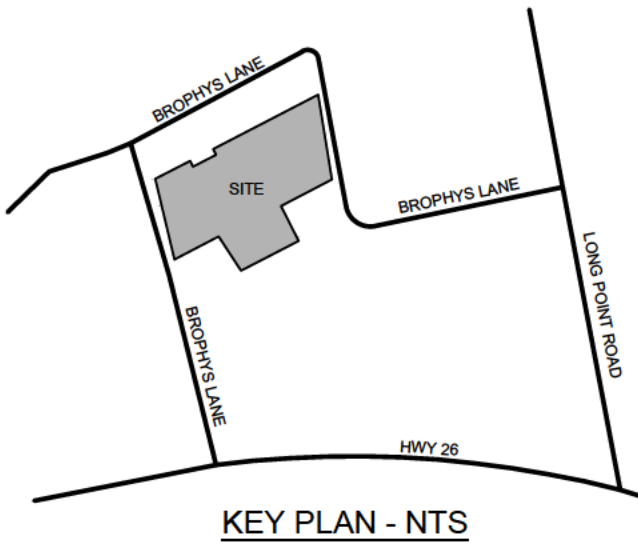
1.

THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF UTILITIES BY CONSULTING THE APPROPRIATE MUNICIPAL AND/OR UTILITY AUTHORITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
2.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE PROTECTION FOR UTILITIES AGAINST DAMAGE DURING CONSTRUCTION.
3.

UTILITY DUCTS SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF ROAD BASE CONSTRUCTION AND CAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY AUTHORITY.
4.

PRIOR TO INSTALLING UTILITIES, BOULEVARD GRADING SHALL BE COMPLETED TO WITHIN 150mm OF PROPOSED FINAL GRADING ELEVATIONS.



LEGEND

2	10/09/2021	SECOND SUBMISSION	JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION	JL/JC	CAB

REV	DATE	DESCRIPTION	BY	APP
		ENGINEER STAMP		
		PART OF LOT 89, REGISTERED PLAN 529, (FORMERLY TOWNSHIP OF COLLINGWOOD), TOWN OF THE BLUE MOUNTAINS, COUNTRY OF GREY LEGAL DESCRIPTION ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK. BENCHMARK No. : 00119972U314, ELEVATION = 178.304m (DATUM: CGVD28: 78) BENCHMARK		

APLIN MARTIN

ENGINEERING ARCHITECTURE PLANNING SURVEYING

Aplin & Martin Consultants Ltd.

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CLIENT

L&W PROPERTIES LTD.

246 RIVERSIDE DRIVE

TORONTO, ON, M6S 4A9

PROJECT

PROPOSED DETACHED RESIDENTIAL SUBDIVISION

139 BROPHY'S LANE

BLUE MOUNTAIN, ON

DRAWING TITLE

STANDARD NOTES

TOWN FILE: P2452E

DESIGN JL/JC	DATE NOVEMBER, 2020	SCALE N/A
DRAWN SG	PROJECT NO. 20–7031	
CHECKED CAB	DRAWING NO. C13	REV. 1
APPROVED CAB		

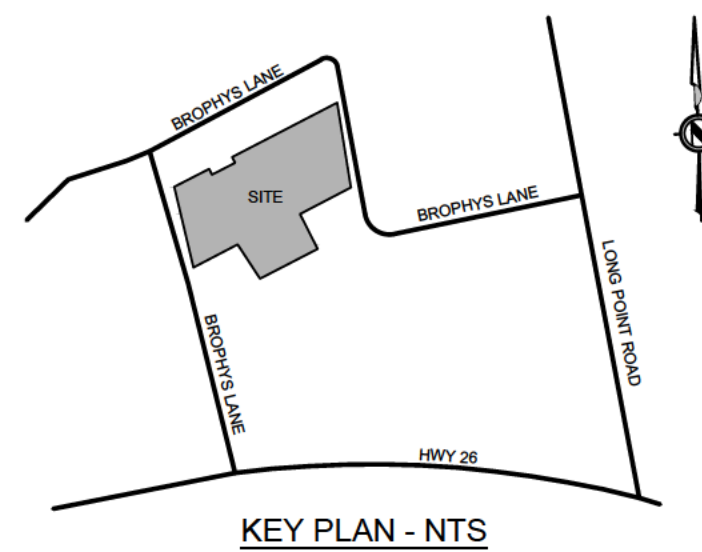
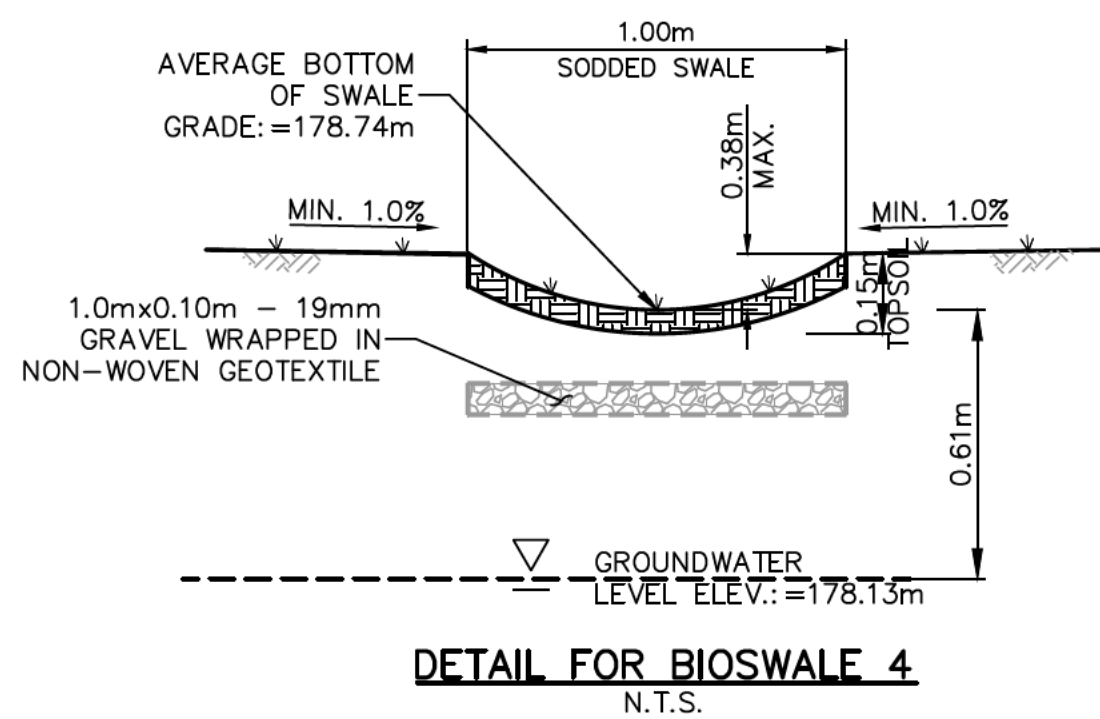
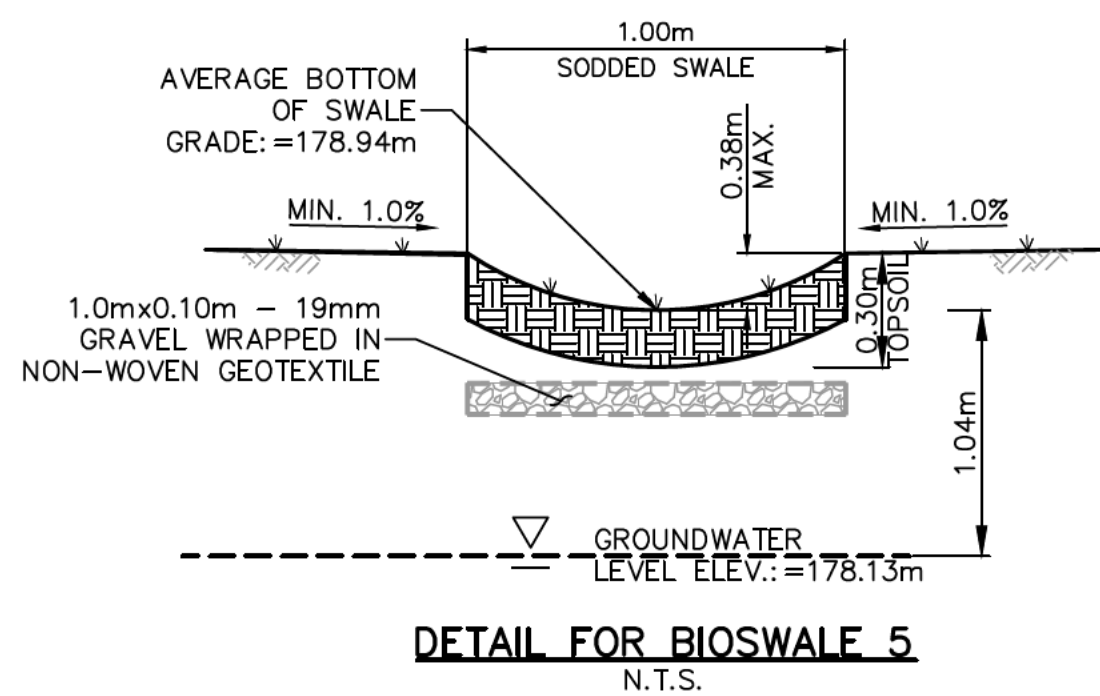
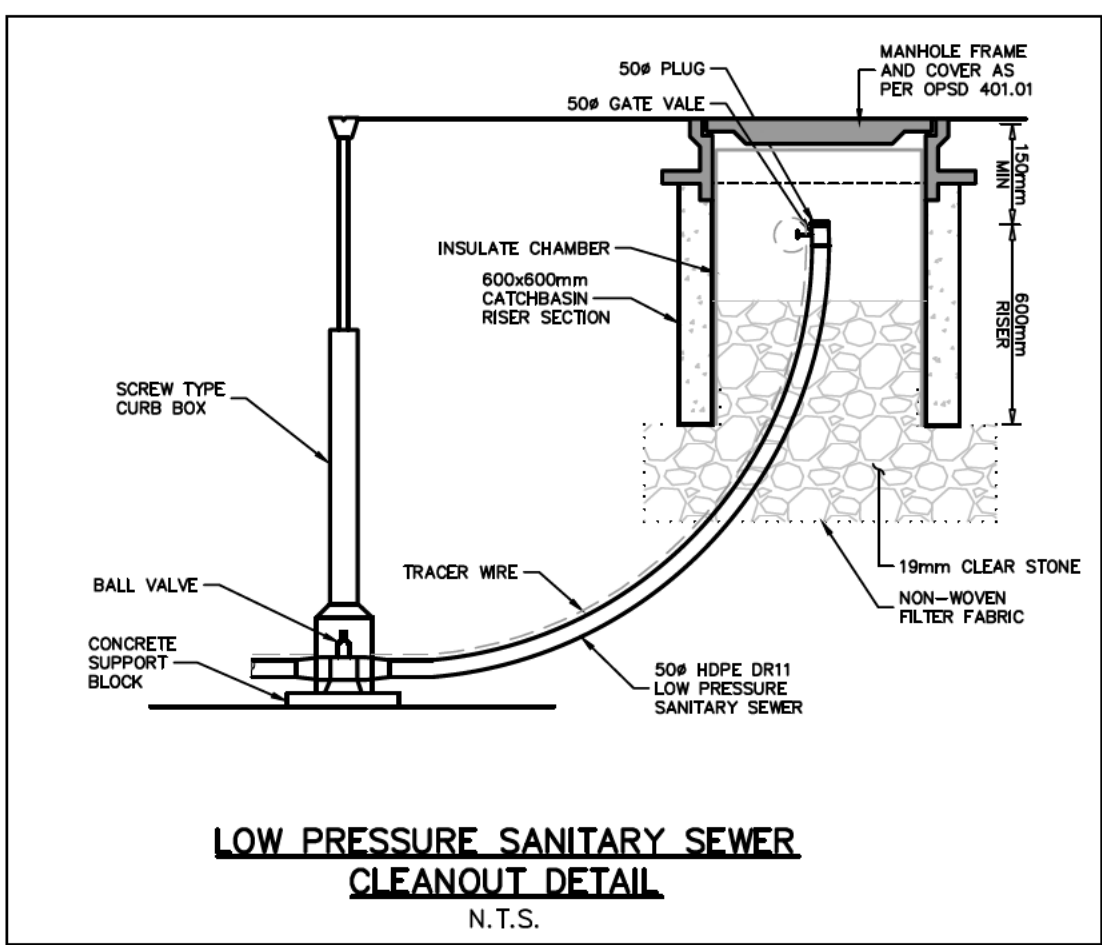
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NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY & HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LEGEND

2	10/09/2021	SECOND SUBMISSION	JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION	JL/JC	CAB

REV	DATE	DESCRIPTION	BY	APP
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PROJECT

**PROPOSED DETACHED
RESIDENTIAL SUBDIVISION**
139 BROPHY'S LANE
BLUE MOUNTAIN, ON

DRAWING TITLE

STANDARD DETAILS

TOWN FILE: P2452E

DESIGN JL/JC	DATE NOVEMBER, 2020	SCALE
DRAWN SG	PROJECT NO. 20-7031	N/A
CHECKED CAB	DRAWING NO.	REV.
APPROVED CAB	C14	1

GENERAL NOTES

- THIS DRAWING IS ONLY TO BE USED ON ROADS WITH POSTED LIMITS OF 60 KM/H OR LESS AND LOW TRAFFIC VOLUME (DO NOT ALTER THE TRANSPORTATION ASSOCIATION OF CANADA'S GEOMETRIC DESIGN FOR CANADIAN ROADS - CHAPTER 7: ROADSIDE DESIGN).
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE, AS AMENDED BY LOCAL MUNICIPAL BY-LAWS AND REGULATORY AGENCIES THAT MAY AFFECT THE WORK.
- THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS AND ASSUME RESPONSIBILITY FOR EXISTING SERVICES (WATER, POWER, SEWAGE, GAS ETC.) THAT EXIST AT THE SITE.
- CONCRETE SLAB TO HAVE A MINIMUM THICKNESS OF 150 mm.
- CONCRETE SLAB SHALL BE PLACED ON 150 mm MINIMUM THICK BASE OF GRANULAR MATERIAL (SP5 GRANULAR "B" OR EQUIVALENT) COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- GRANULAR BASE SHALL BE PLACED ON SOLID CAPABLE OF SUSTAINING A BEARING PRESSURE OF NOT LESS THAN 30 KPA.
- CONCRETE CONSTRUCTION SHALL CONFORM TO CSA A23.1.
- CONCRETE TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH CSA A23.1 AND CSA 23.2.
- 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: 90 mm
 AIR CONTENT: 5% to 8%
- TOP OF SLAB TO HAVE A TEXTURED BROOM FINISH TO CSA A23.1. EDGES OF SLAB TO HAVE A SMOOTH TOUGLED FINISH.
- SLAB REINFORCEMENT TO BE 152mm x 152mm, MW 25.8 x MW 25.8 WELDED WIRE FABRIC CONFORMING TO ASTM A646. REINFORCEMENT TO BE PLACED AT MID-DEPTH OF SLAB OR APPROVED EQUIVALENT.
- APPLY FINISHED CURBS CONFORMING TO SURFACE OR REAR OF SLAB IN ACCORDANCE WITH ASTM C939 TYPE 2 (WHITE COLOUR, CLASS B) REINFORCED.
- PROVIDE A MINIMUM SETBACK DISTANCE OF 2000 mm FROM ANY EDGE OF MAILBOX TO NEAREST EDGE OF TRAVELLED ROADWAY.
- ALL SITE LOCATIONS REQUIRE OPC AND MUNICIPAL APPROVAL.
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*** EQUIPMENT FLOORPLAN SHOWN FOR REFERENCE ONLY.**

1 OR 2 MODULES

SECTION AA - ROAD FACING

SECTION B-B

3 MODULES

SECTION AA - ROAD FACING

SECTION B-B

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1 OR 2 MODULES

SECTION AA - ROAD FACING

SECTION B-B

3 MODULES

SECTION AA - ROAD FACING

SECTION B-B

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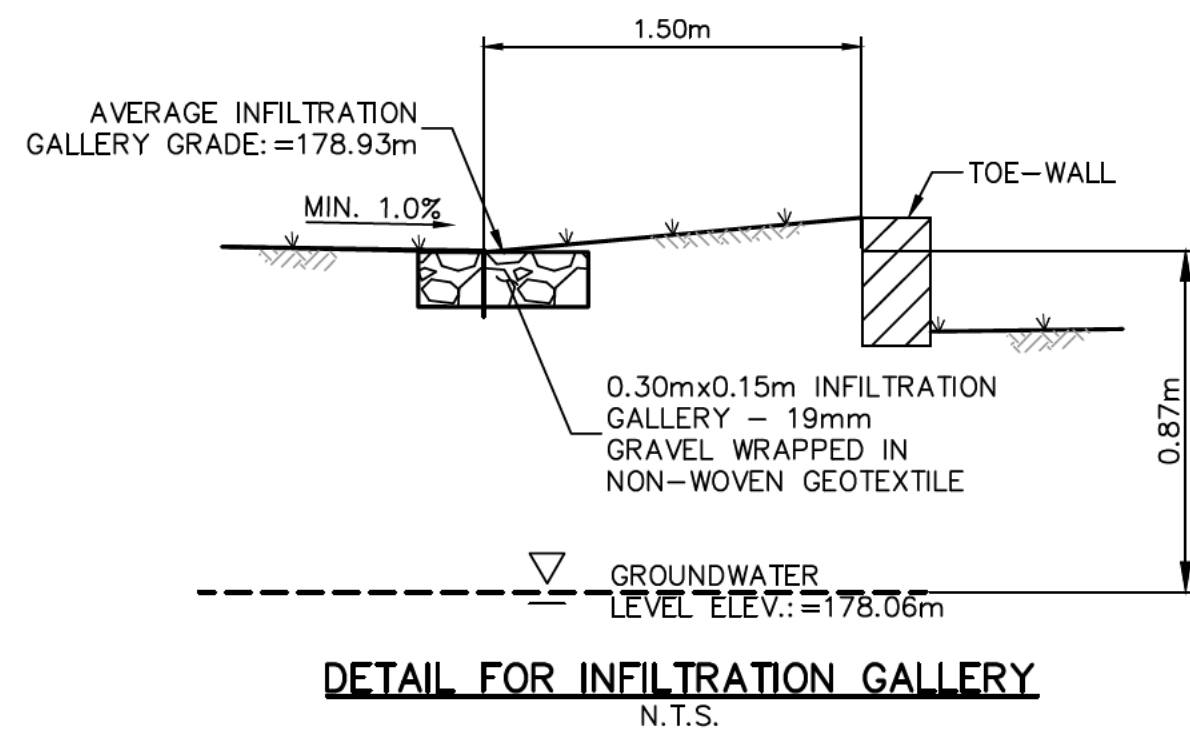
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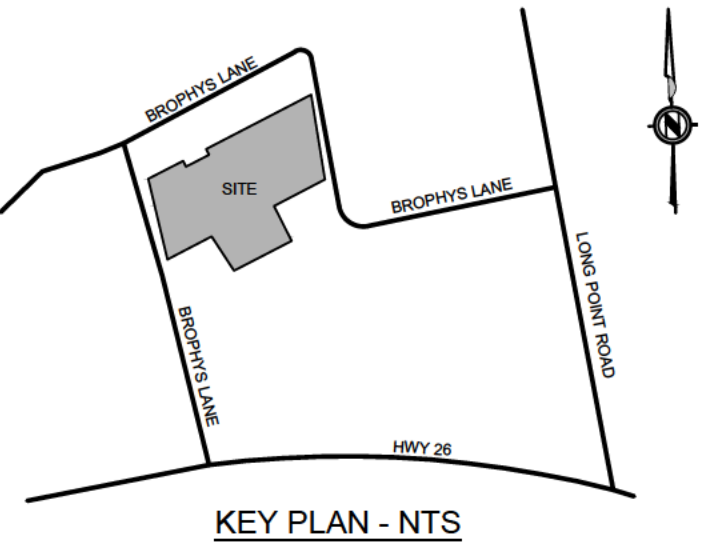
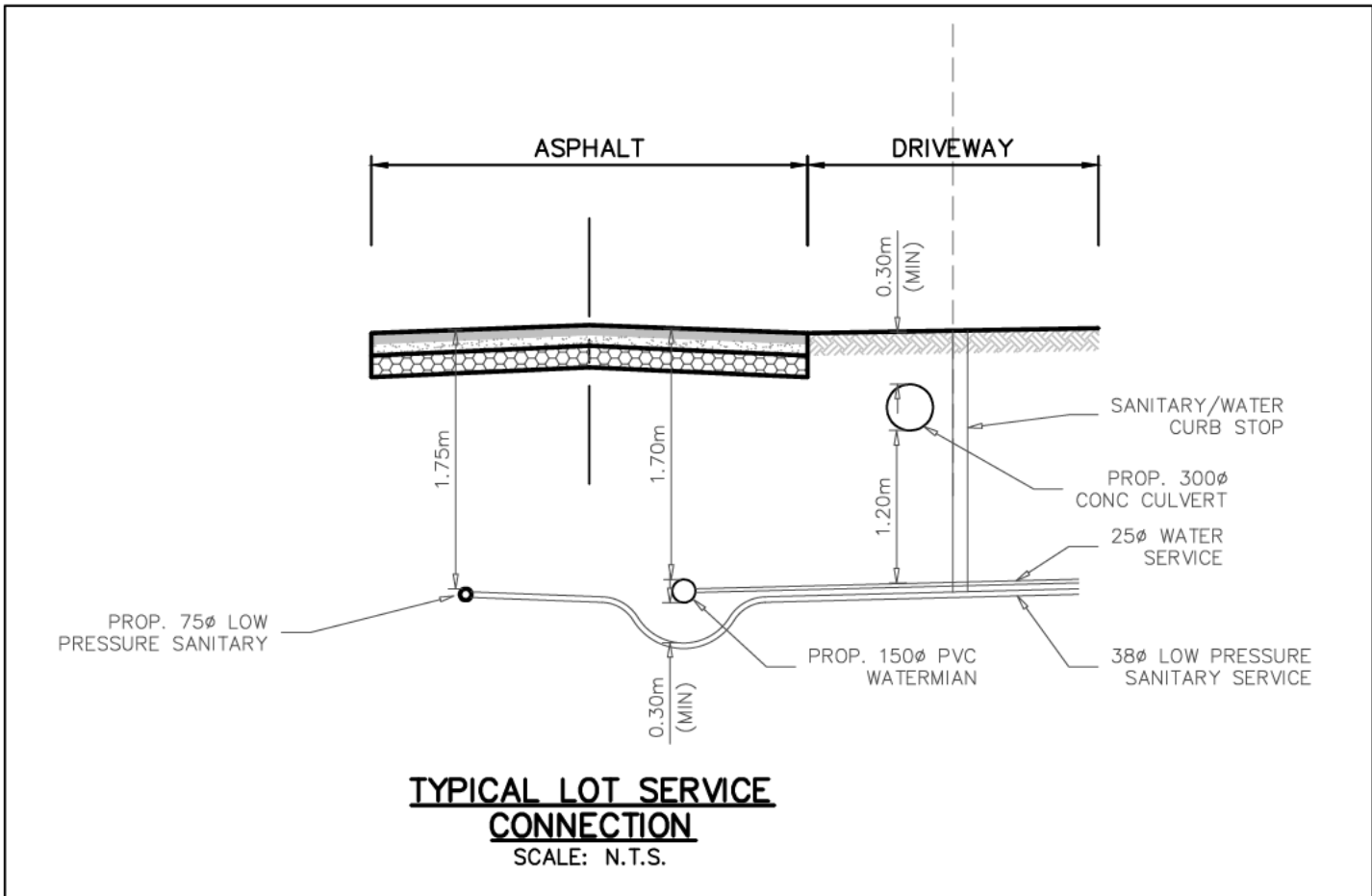
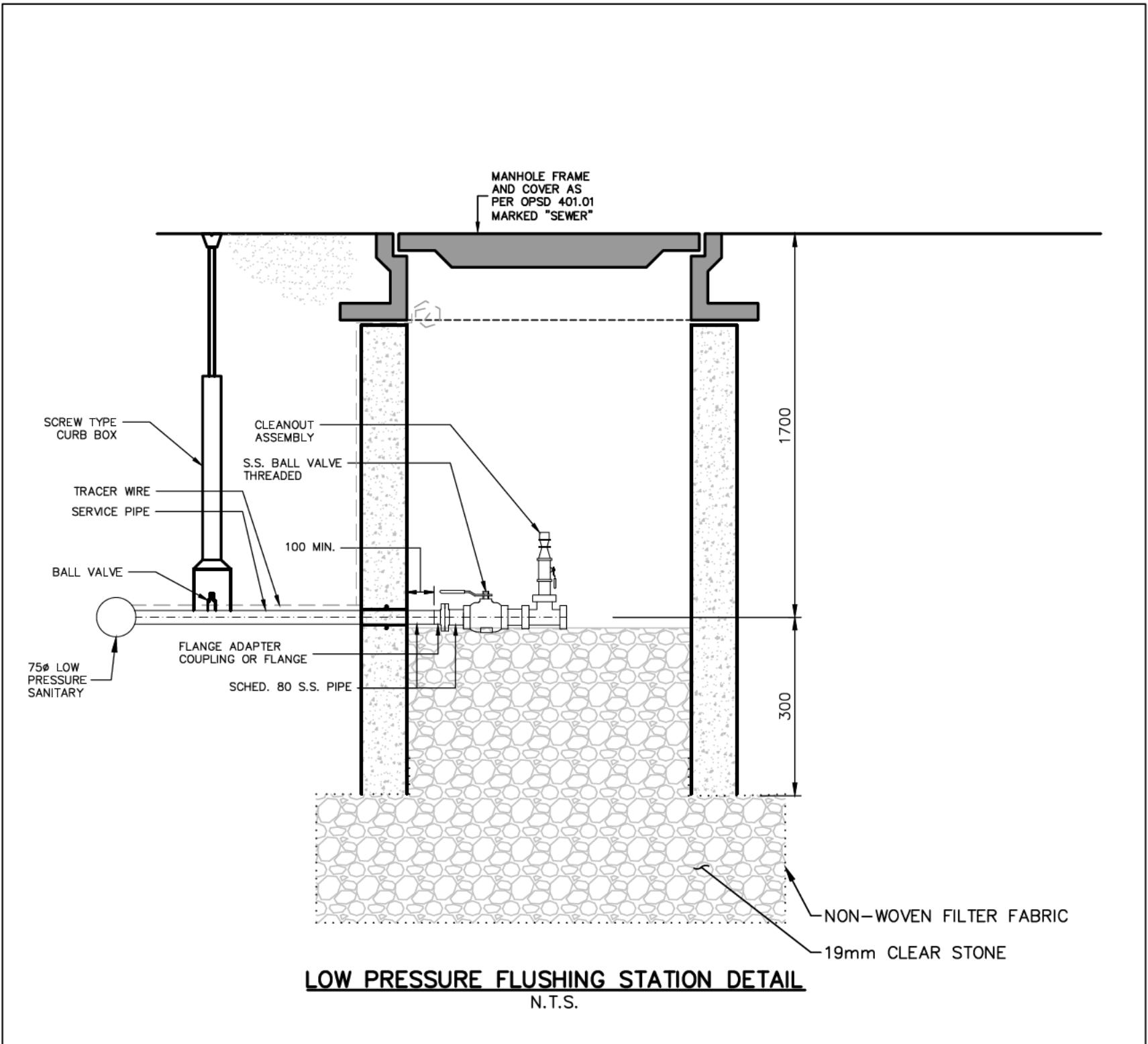
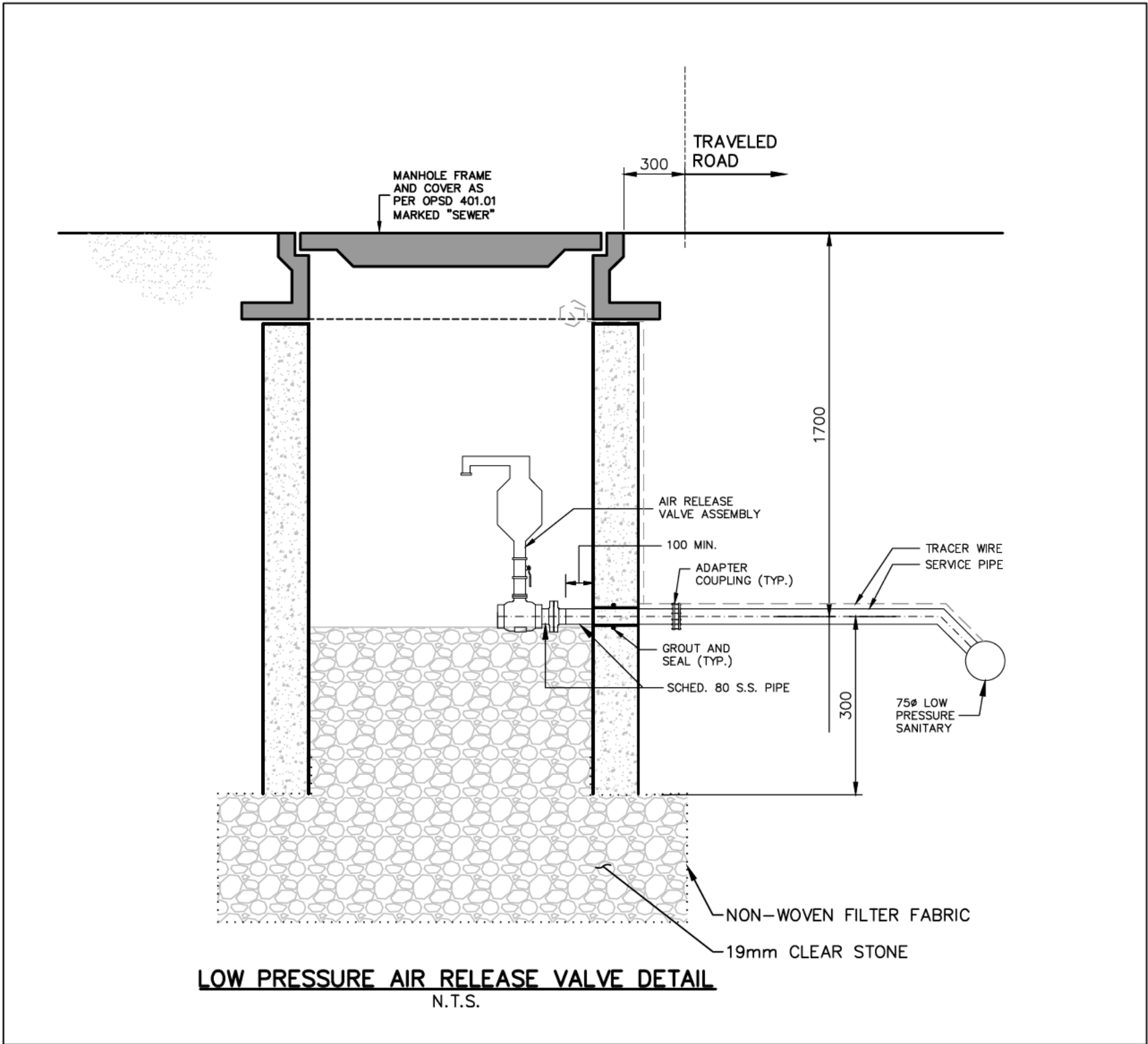
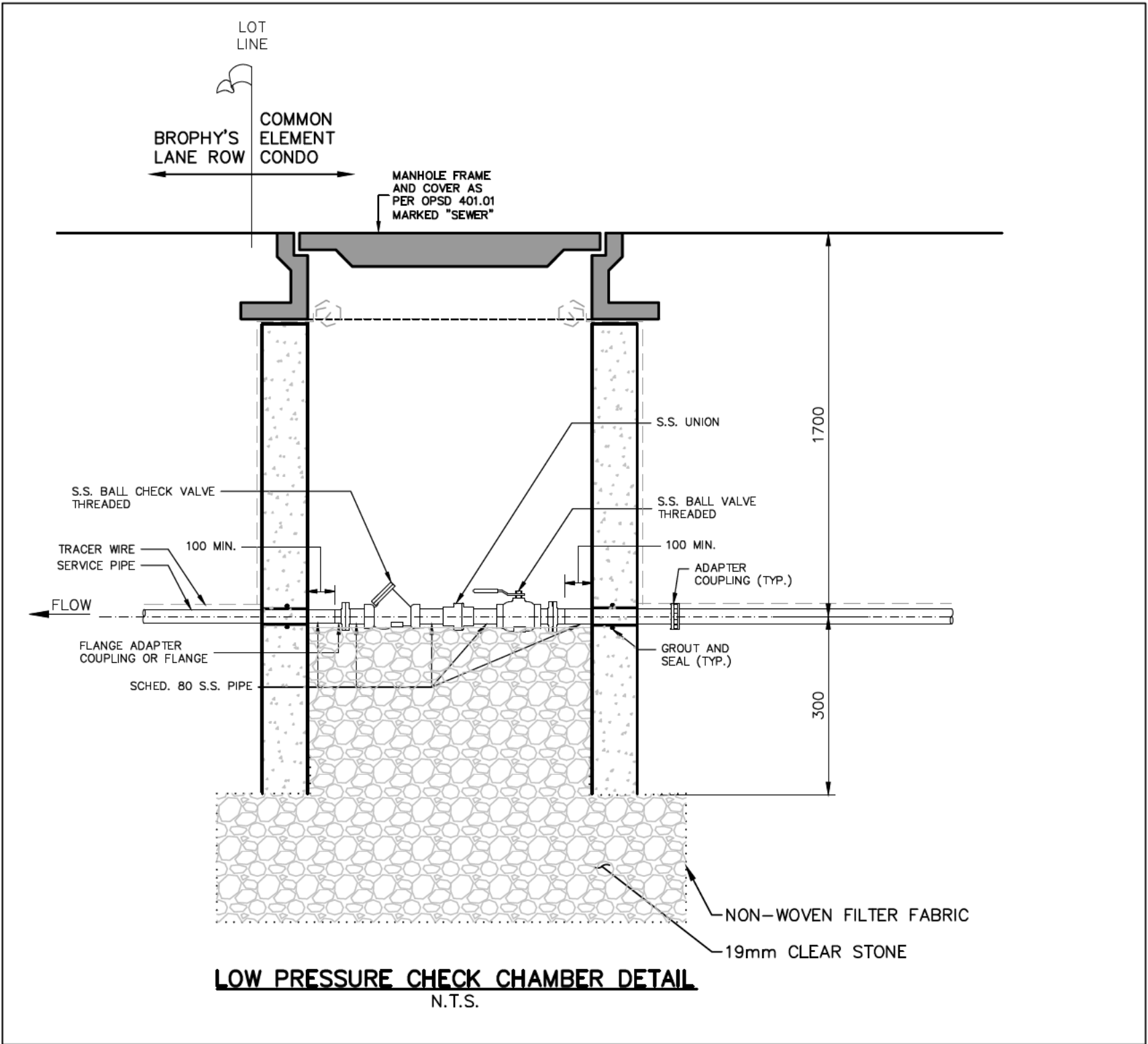
1 OR 2 MODULES

SECTION AA - ROAD FACING

SECTION B-B

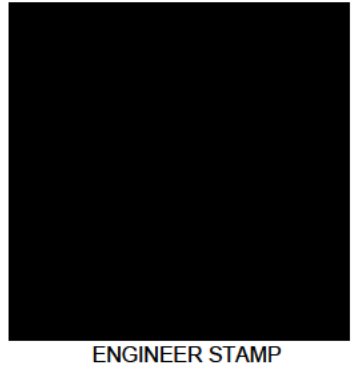
3 MODULES





LEGEND

REV	DATE	DESCRIPTION	BY	APP
2	10/09/2021	SECOND SUBMISSION	JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION	JL/JC	CAB



ENGINEER STAMP

PART OF LOT 89, REGISTERED PLAN 529, (FORMERLY TOWNSHIP OF COLLINGWOOD), TOWN OF THE BLUE MOUNTAINS, COUNTRY OF GREY

LEGAL DESCRIPTION

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK. BENCHMARK No. : 00119972U314, ELEVATION = 178.304m (DATUM: CGVD28: 78) BENCHMARK



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PROJECT

PROPOSED DETACHED RESIDENTIAL SUBDIVISION
139 BROPHY'S LANE
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DRAWING TITLE

STANDARD DETAILS

TOWN FILE: P2452E

DESIGN JL/JC	DATE NOVEMBER, 2020	SCALE N/A
DRAWN SG	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C15	REV. 1
APPROVED CAB		

TYP. MAX. HEIGHT SECTION NTS

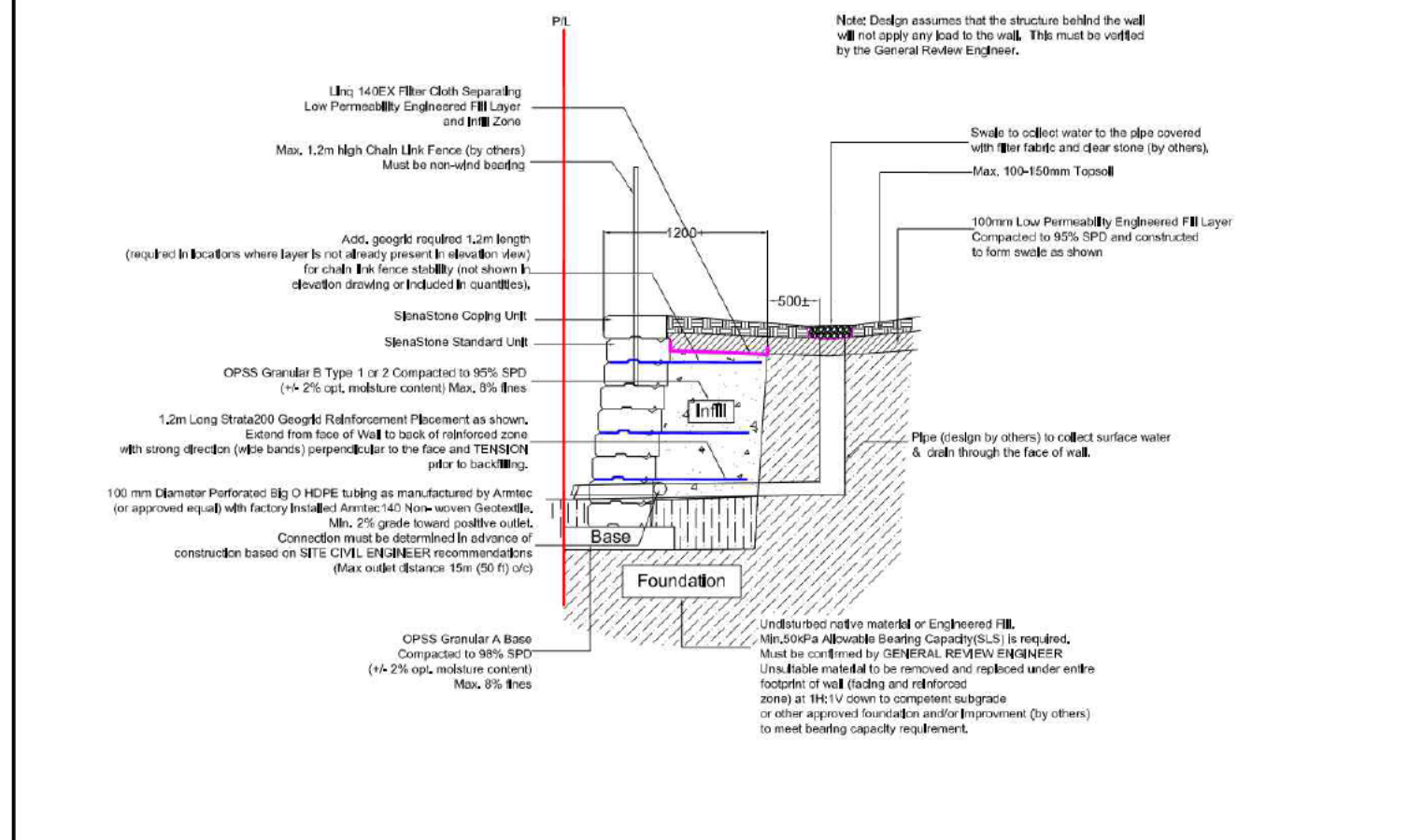


TABLE 1.0 - SOIL ZONES AND ASSUMED PROPERTIES

Soil Region	Retention Fill	Retention Soil	Foundation Soil	Base	Drainage (m, m, m, m, m)
Drainage (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)
Drainage (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)
Drainage (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)
Drainage (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)
Drainage (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)
Drainage (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)
Drainage (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)
Drainage (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)
Drainage (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)	Fill (m, m, m, m, m)

TABLE 2.0 - DESIGN INFORMATION

Design Info	Design Info	Design Info	Design Info	Design Info
Design Info	Design Info	Design Info	Design Info	Design Info
Design Info	Design Info	Design Info	Design Info	Design Info
Design Info	Design Info	Design Info	Design Info	Design Info
Design Info	Design Info	Design Info	Design Info	Design Info
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Design Info	Design Info	Design Info	Design Info	Design Info
Design Info	Design Info	Design Info	Design Info	Design Info
Design Info	Design Info	Design Info	Design Info	Design Info
Design Info	Design Info	Design Info	Design Info	Design Info

Project:
Proposed Subdivision, 139 Brophy's Lane, Blue Mountain, ON
RSS Project No: 202108015

SienaStone®
Geogrid Reinforced Segmental Retaining Wall

Drawn By: CYK
Design: CYK
Check: CYK
Date: Sept 3, 2021
Dwg No: 1 of 1
Dwg File: 20210804RWY1

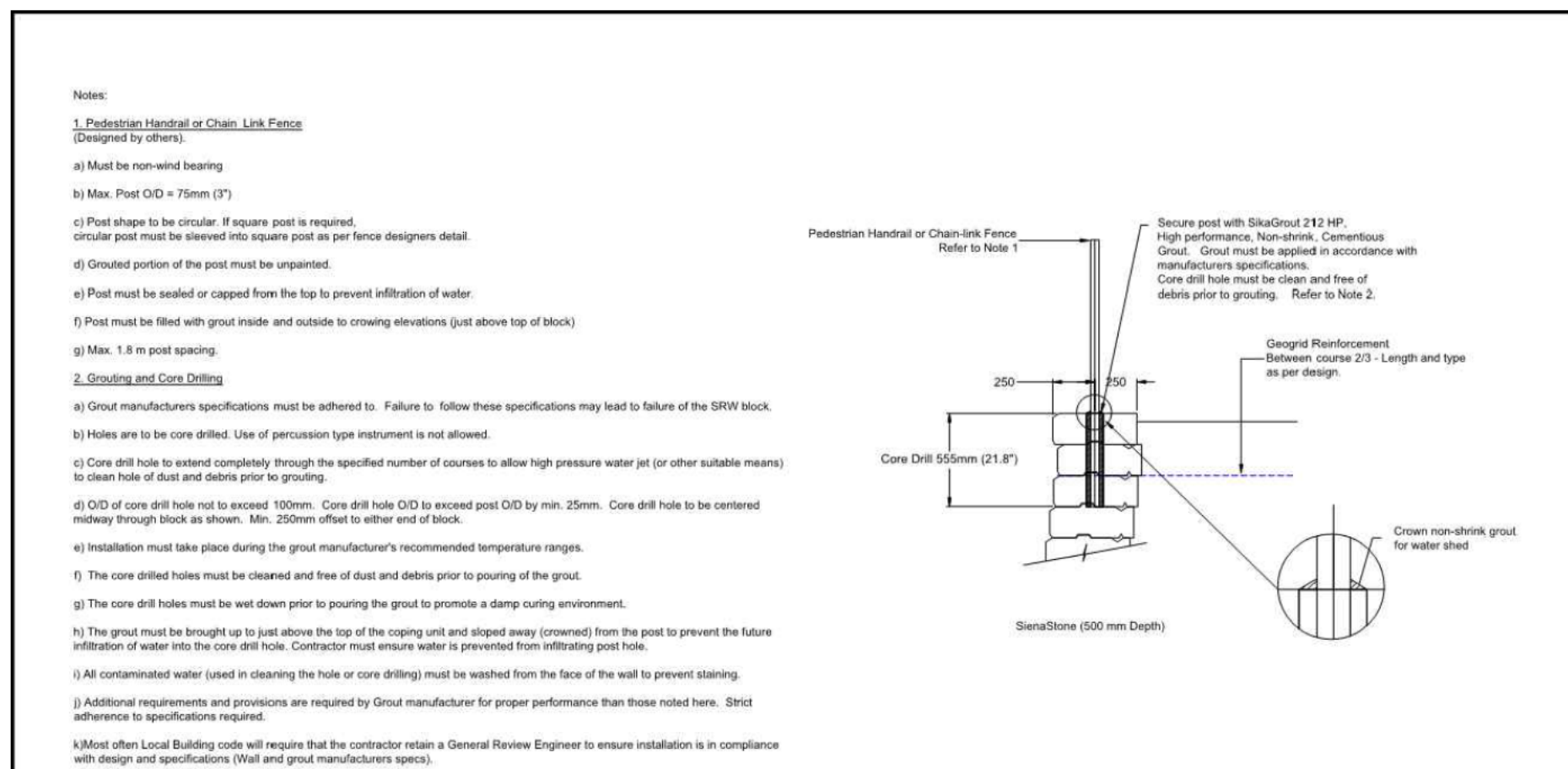


No.	Date	By	Revision



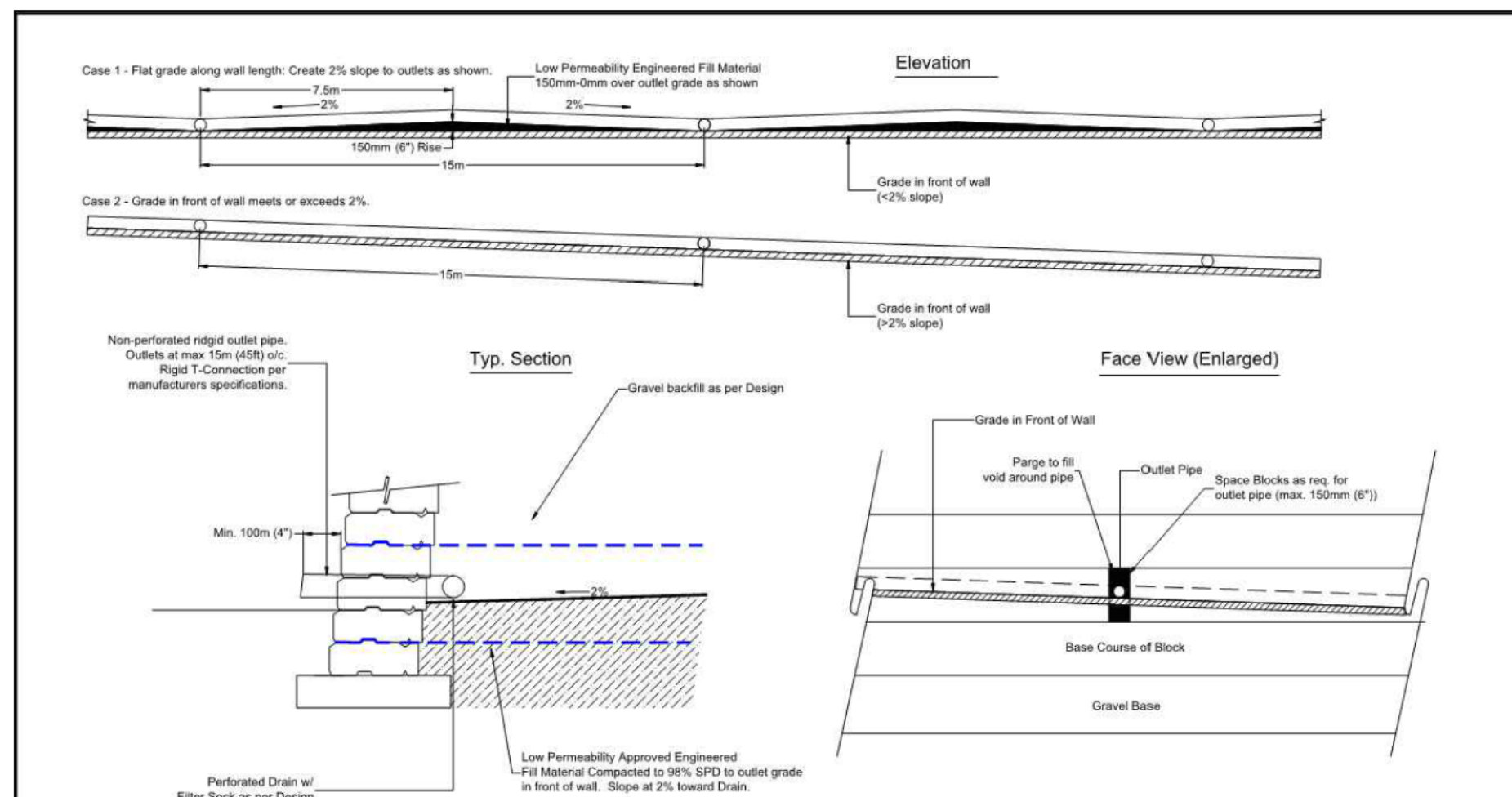
SienaStone®
Typical Swale Detail

SS2DET006.DWG



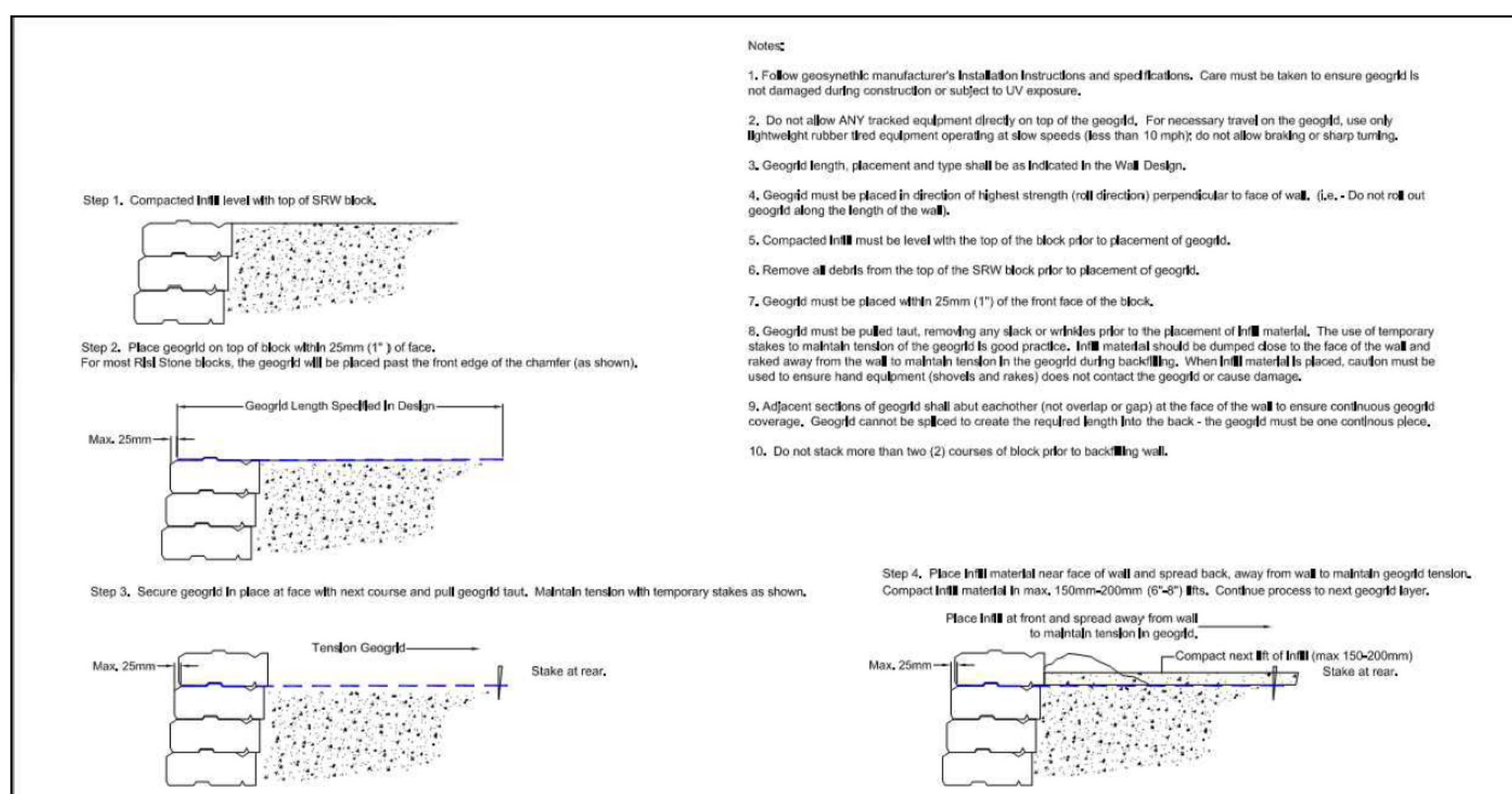
SienaStone®
Pedestrian Handrail Detail

SS2DET008.DWG



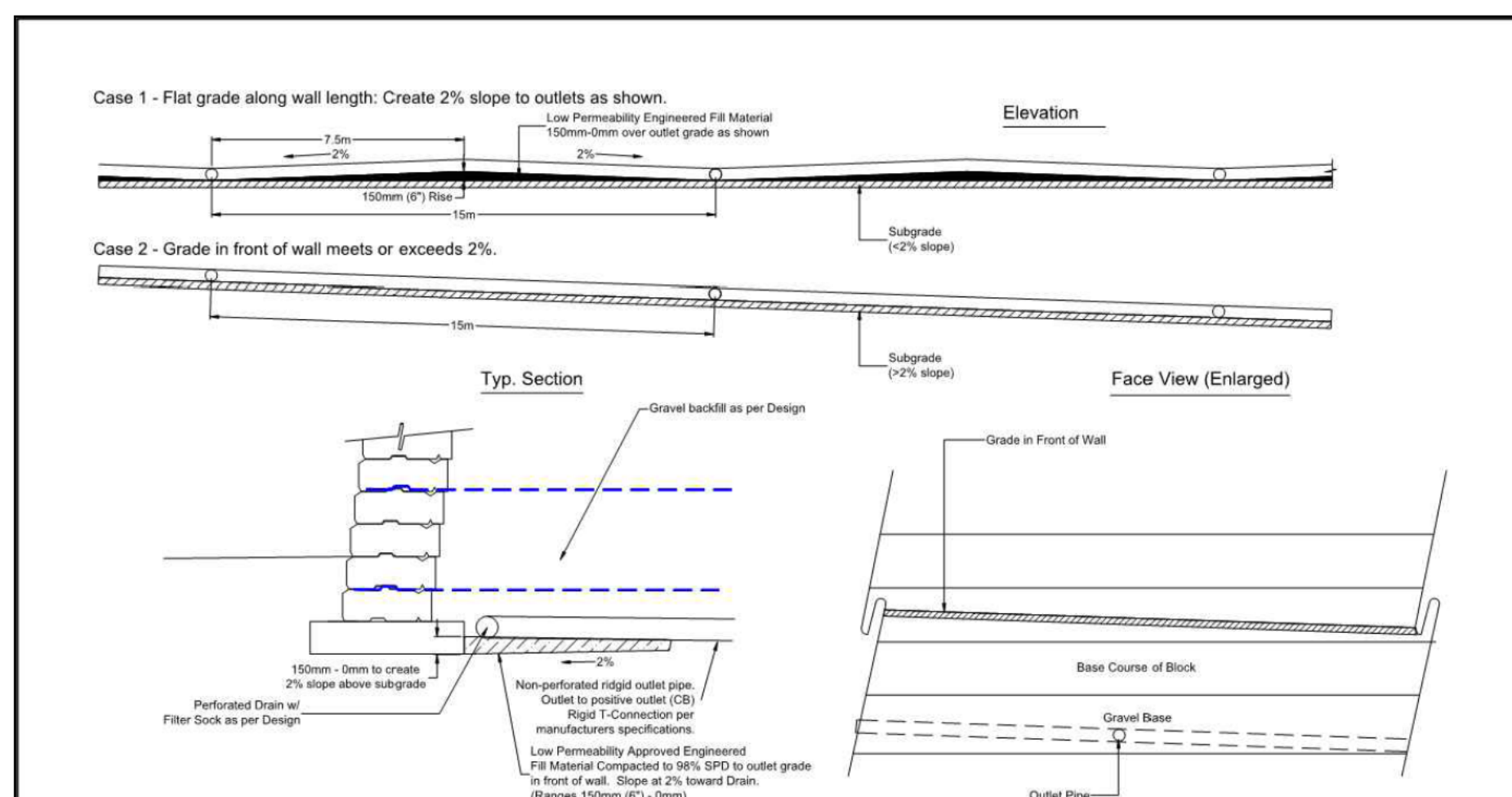
SienaStone®
Drainage Option
Drain through face of wall

SS2DET005.DWG



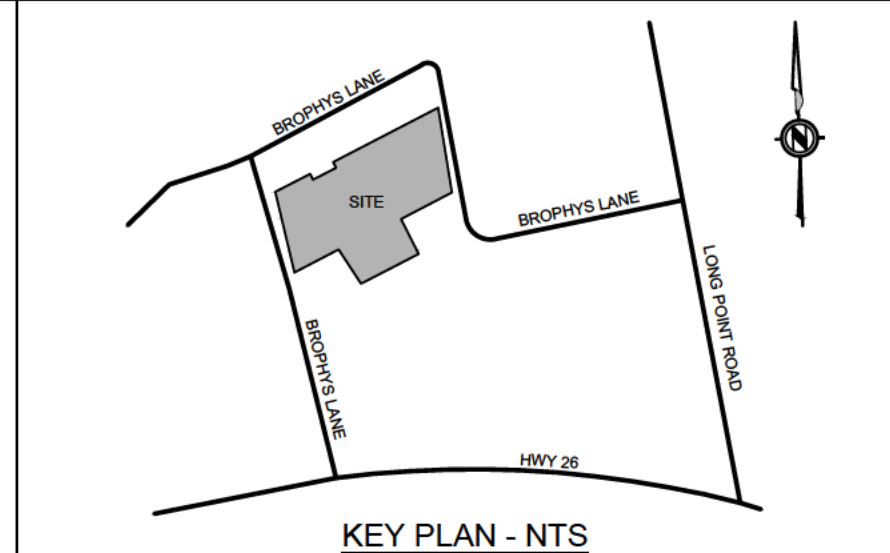
SienaStone®
Geogrid Placement

SS2DET007.DWG



SienaStone®
Drainage Option
Outlet at base

SS2DET004.DWG



LEGEND

REV	DATE	DESCRIPTION	BY	APP
2	10/09/2021	SECOND SUBMISSION	JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION	JL/JC	CAB

ENGINEER STAMP

PART OF LOT 89, REGISTERED PLAN 529, (FORMERLY TOWNSHIP OF COLLINGWOOD), TOWN OF THE BLUE MOUNTAINS, COUNTRY OF GREY

LEGAL DESCRIPTION

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK. BENCHMARK No. : 00119972U314, ELEVATION = 178.304m (DATUM: CGVD28: 78) BENCHMARK

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Aplin & Martin Consultants Ltd.
405 - 55 St. Clair Ave. West, O.N. Canada M4V 2Y7
Tel: (416) 644-1900, Fax: (416) 644-1889, Email: general@aplinmartin.com

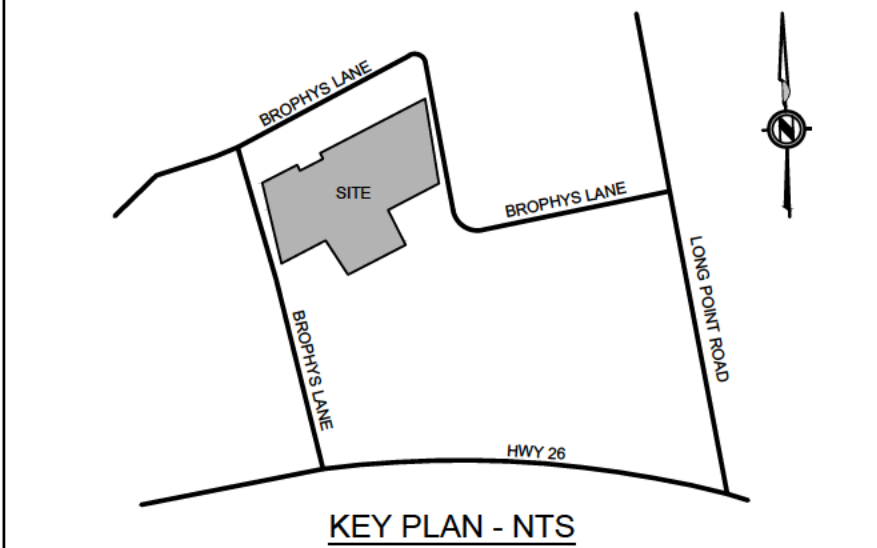
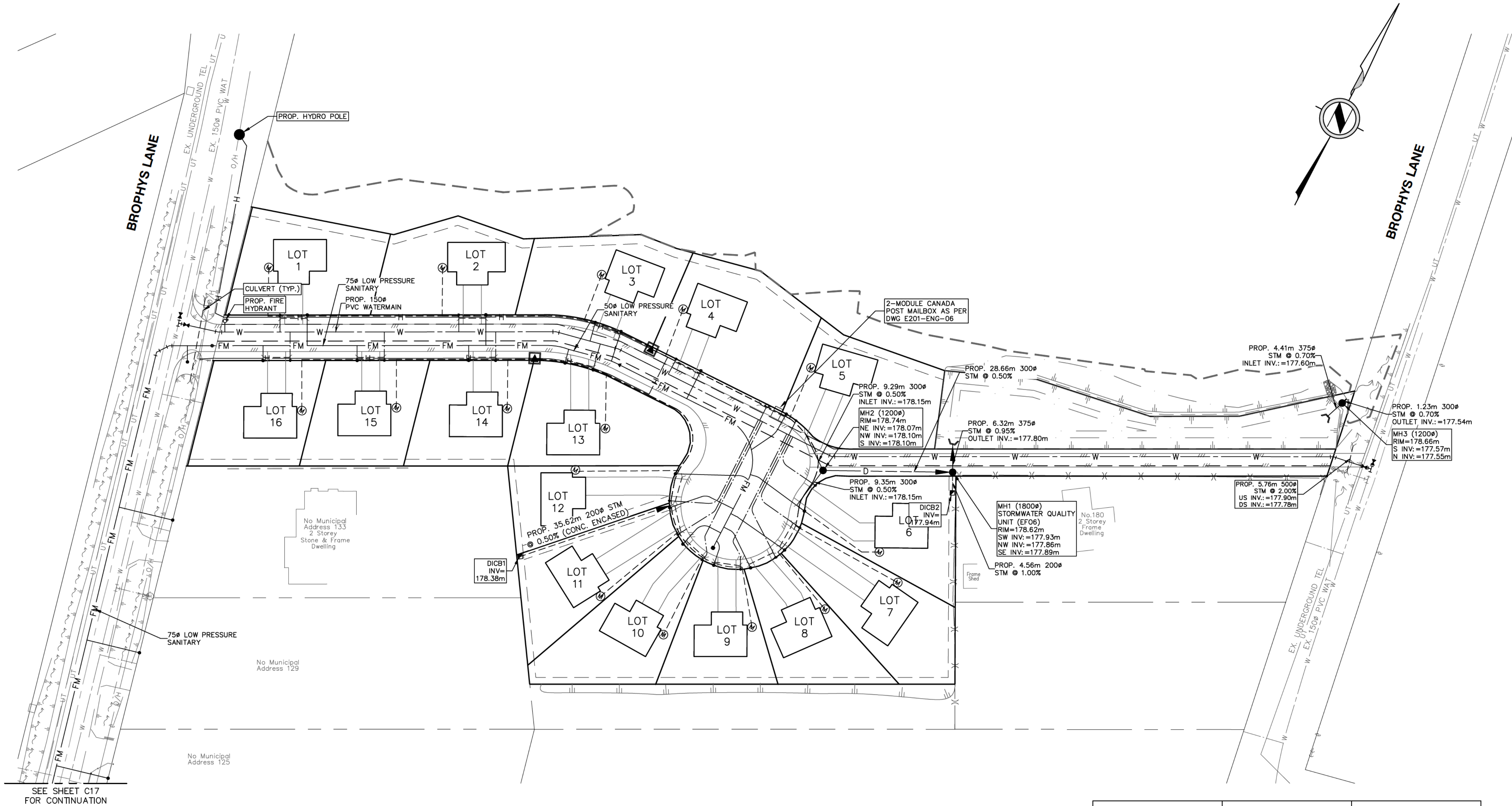
CLIENT

L&W PROPERTIES LTD.
246 RIVERSIDE DRIVE
TORONTO, ON, M6S 4A9

PROJECT

PROPOSED DETACHED RESIDENTIAL SUBDIVISION
139 BROPHY'S LANE
BLUE MOUNTAIN, ON

DESIGN JL/JC	DATE NOVEMBER, 2020	SCALE N/A
DRAWN SG	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C16	REV. 1
APPROVED CAB		



LEGEND	
PROPERTY LINE	—
EXISTING WATERMAIN	— W —
EXISTING UNDERGROUND TELECOMMUNICATION	— UT —
EXISTING OVERHEAD HYDRO	— O/H —
EXISTING EDGE OF GRAVEL	—
PROPOSED TOP OF BANK	—
PROPOSED BOTTOM OF BANK	—
EXISTING TOP OF BANK	—
EXISTING DITCH CENTERLINE	—
EXISTING RETAINING WALL	—
PROPOSED HYDRO DISTRIBUTION	— H —
PROPOSED UNDERGROUND HYDRO	— FM —
PROPOSED LOW PRESSURE SANITARY	— D —
PROPOSED STORM SEWER	— W —
PROPOSED WATERMAIN	—
PROPOSED STORM CULVERT	—
PROPOSED SANITARY SERVICE C/W VALVE BOX	—
PROPOSED WATER SERVICE C/W CURB STOP	—
PROPOSED EDGE OF PAVEMENT	—
EXISTING/PROPOSED FIRE HYDRANT	—
EXISTING WATER VALVE	—
EXISTING/PROPOSED MANHOLE	—
EXISTING BELL PEDESTAL	—
EXISTING HYDRO POLE	—
EXISTING GUY WIRE	—
METER BASE	—
PROPOSED TRANSFORMER	—

REV	DATE	DESCRIPTION	BY	APP
2	10/09/2021	SECOND SUBMISSION	JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION	JL/JC	CAB

PART OF LOT 89, REGISTERED PLAN 529, (FORMERLY TOWNSHIP OF COLLINGWOOD), TOWN OF THE BLUE MOUNTAINS, COUNTRY OF GREY

LEGAL DESCRIPTION

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK. BENCHMARK No. : 00119972U314, ELEVATION = 178.304m (DATUM: CGVD28: 78)

BENCHMARK

Aplin & Martin Consultants Ltd.
405 - 55 St. Clair Ave. West, O.N. Canada M4V 2Y7
Tel: (416) 644-1900, Fax: (416) 644-1889, Email: general@aplinmartin.com

CLIENT

L&W PROPERTIES LTD.
246 RIVERSIDE DRIVE
TORONTO, ON, M6S 4A9

PROJECT

PROPOSED DETACHED RESIDENTIAL SUBDIVISION
139 BROPHY'S LANE
BLUE MOUNTAIN, ON

DRAWING TITLE

COMPOSITE UTILITY PLAN

TOWN FILE: P2452E

DESIGN JL/JC	DATE NOVEMBER, 2020	SCALE H: 1:500 V: N/A
DRAWN SG	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C17	REV. 1
APPROVED CAB		

REVIEWED	BY	DATE
BELL CANADA		
HYDRO ONE		
ENBRIDGE GAS		
ROGERS		
CANADA POST		

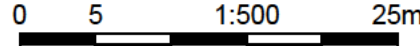
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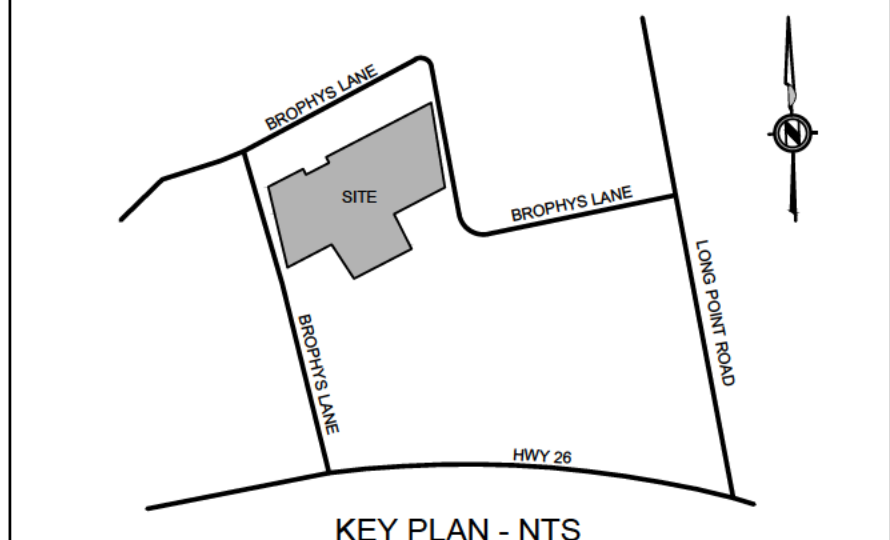
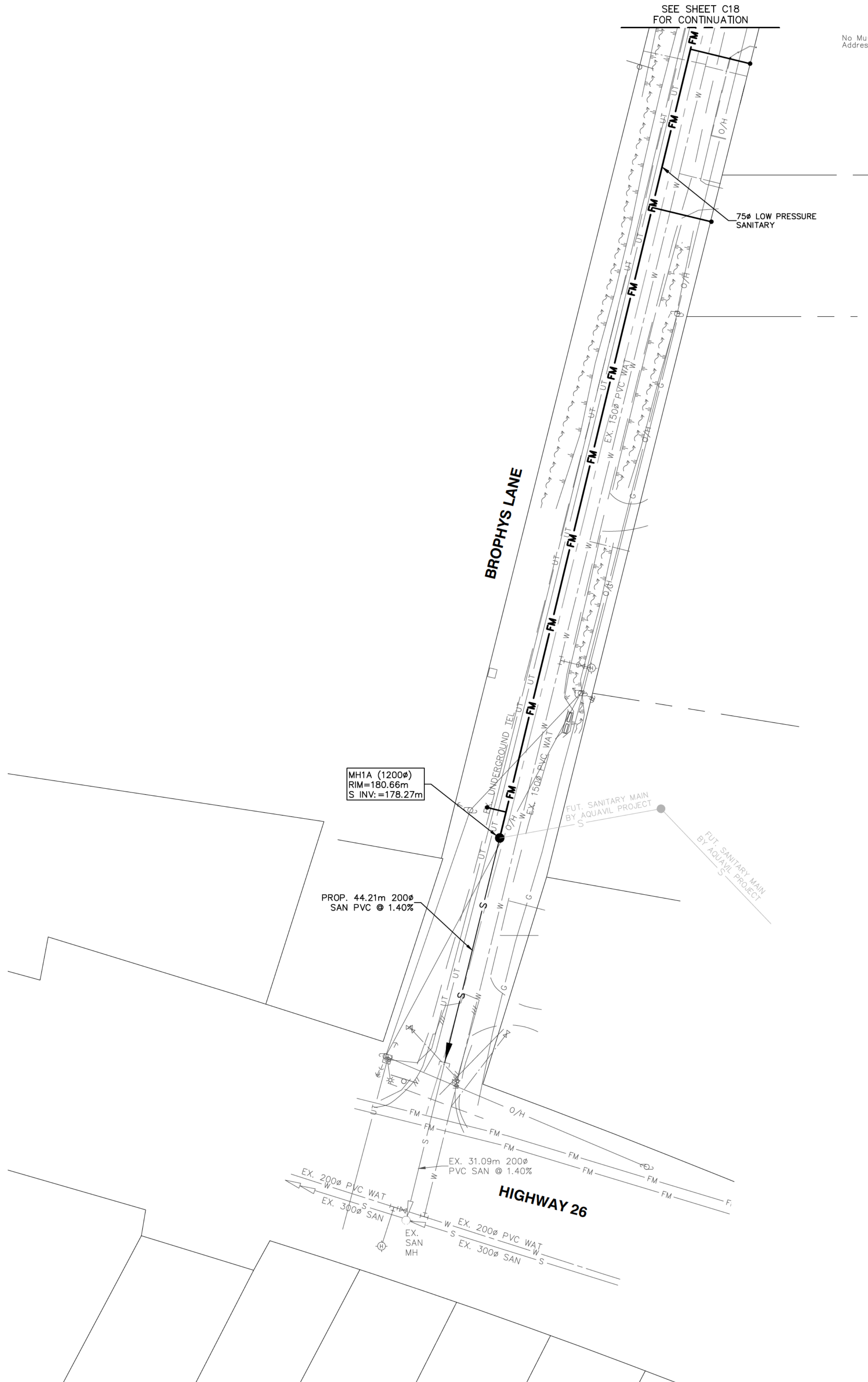
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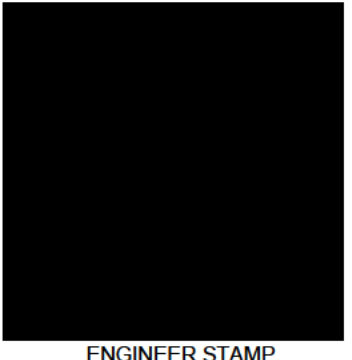
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LEGEND	
PROPERTY LINE	---
EXISTING SANITARY SEWER	— S —
EXISTING WATERMAIN	— W —
EXISTING UNDERGROUND TELECOMMUNICATION	— UT —
EXISTING GAS MAIN	— G —
EXISTING RETAINING WALL	---
EXISTING EDGE OF GRAVEL	---
EXISTING EDGE OF PAVEMENT	---
EXISTING TOP OF BANK	---
EXISTING DITCH CENTERLINE	---
EXISTING FIRE HYDRANT	⊕
EXISTING WATER VALVE	⊕
EXISTING/PROPOSED MANHOLE	⊕
EXISTING BELL PEDESTAL	⊕
EXISTING HYDRO POLE	⊕
EXISTING GUY WIRE	→

REV	DATE	DESCRIPTION	BY	APP
2	10/09/2021	SECOND SUBMISSION	JL/JC	CAB
1	27/04/2021	FIRST SUBMISSION	JL/JC	CAB



ENGINEER STAMP

PART OF LOT 89, REGISTERED PLAN 529, (FORMERLY TOWNSHIP OF COLLINGWOOD), TOWN OF THE BLUE MOUNTAINS, COUNTRY OF GREY

LEGAL DESCRIPTION

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BENCHMARK



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PROJECT

PROPOSED DETACHED RESIDENTIAL SUBDIVISION
139 BROPHY'S LANE
BLUE MOUNTAIN, ON

DRAWING TITLE

COMPOSITE UTILITY PLAN

TOWN FILE: P2452E		
DESIGN JL/JC	DATE NOVEMBER, 2020	SCALE H: 1:500 V: N/A
DRAWN SG	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C18	REV. 1
APPROVED CAB		

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