Staff Report

Planning & Development Services – Planning Division

Report To: **Committee of the Whole Meeting**
Meeting Date: November 2, 2021
Report Number: PDS.21.124
Title: P2806 Second Nature, Block 152 – Holding '-h7' Removal
Prepared by: Travis Sandberg, Planner II

A. Recommendations

THAT Council receive Staff Report PDS.21.124, entitled "P2806 Second Nature, Block 152 – Holding '-h7' Removal";

AND THAT Council enact a By-law to remove the Holding ('-h7') symbol from those lands described as "Collingwood Concession 1, Part Lot Concession 17, Registered Plan 16R-11030, Part 2".

B. Overview

The purpose of this report is to provide review and recommendation to Council to authorize the removal of the Holding ('-h7') symbol from the lands legal described as Collingwood Concession 1, Part Lot Concession 17, Registered Plan 16R-11030, Part 2, and referred to as Block 152, Second Nature. The Removal of the Holding Symbol will facilitate the issuance of Building Permits to allow for the construction of residential dwelling units in accordance with the Official Plan, Zoning By-law, and the executed Site Plan Agreement. While staff appreciate the comments from residents regarding growth and the buildout of developments in the area, this specific process (lifting of Hold) is not the appropriate tool to manage the matters that have been raised. Rather, lifting of the Hold is a very straightforward process whereby the Town has already provided zoning with a specific list of things that are to be done prior to Council lifting the Hold.

C. Background

The Town received an application from the property owner of the Subject Lands requesting removal of the Holding ('-h7') symbol to allow building permits to be issued for the construction of sixty (60) residential townhouse units on the subject lands in accordance with the provisions of the R2-53 zone of Zoning By-law 2018-65, and the Site Plan Approval originally granted by the Town on June 30, 2020.

Location

The subject lands are located within the general vicinity of the Blue Mountains Resort Village area and was originally contemplated for development as Block 285 in the Westbrook Lands Master Development Agreement executed on May 15, 2000 ("the Master Development Agreement"). Since execution of the Master Development Agreement, various redline revisions have resulted in the subject lands now being referred to as Block 152, which is the final development block associated with the Second Nature development. A Location Map and Aerial Photograph of the subject lands

are provided in Figures 1 and 2.

Figure 1: Location Key Map

Figure 2: Aerial Photo

Existing Site Plan Approval

The subject lands received Site Plan Approval from the Town originally on June 30, 2020, which outlines the intended development for the subject lands. The approved Site Plan Drawings are attached and provides for the development of a total of sixty (60) residential townhouse units on the subject lands (see Attachment 1). The development is to proceed via the terms of the Executed Site Plan Agreement as a Standard Phased Condominium. The Condominium Corporation will be established through the County of Grey Condominium Exemption process, in accordance with Section 9 of the *Condominium Act.*

A Site Plan Agreement was executed by the Town for the development of the lands on October 22, 2021. There had been a delay with the execution of the Agreement given that the property ownership had changed after June 2020. The Accepted for Construction drawings, including detailed engineering design and building elevations, are contained in the Agreement. An appropriate Letter of Credit and Certificate of Insurance have also been provided in accordance with the requirements of the Site Plan Agreement.

Current Application

The current Owner has made application to remove the Holding '-h7' symbol from the subject lands to allow the issuance of Building Permits for the residential dwelling units within the subject site. As a pre-condition to the issuance of Building Permits for the lands, it is required to remove the Holding '-h7' symbol through the enactment of an Amending Zoning By-law approved by Council (see Attachment 2 for Draft By-law).

In accordance with Part 10.2.7 of the Zoning By-law, the Holding '-h7' provision applies to lands that have received Zoning Approval and/or Draft Plan Approval for a future Plan of Condominium. The Holding '-h7' symbol may be lifted upon the following:

i) Execution of a Development Agreement
ii) Granting of Site Plan Approval or the Registration of a Plan of Condominium

D. Analysis

The lands are zoned Residential 'R2-53-h7' in the Town of The Blue Mountains Zoning By-law 2018-65. The R2 zone category permits the construction of semi-detached, duplex, townhouse, tri-plex, and multiple unit residential dwelling units, and accessory structures and uses thereto. Exception 53, as applies to the subject lands, permits a maximum of sixty (60) dwelling units to be constructed.

The Holding '-h7' symbol requires the Execution of a Development Agreement and the granting of Site Plan Approval or the Registration of a Plan of Condominium to be completed prior to building permits being issued for new dwelling units.

Planning Staff are satisfied that the requirements to lift the Holding '-h7' symbol from the lands have been met. An executed Site Plan Agreement is now complete, and a Site Plan Approval has been granted, as outlined in the Background section of this report.

Holding '-h' symbols can only be removed by Council by way of By-law. A draft Holding '-h7' Removal By-law is attached to this report (see Attachment 2).

Notice of Intent to lift the Holding symbol was provided in accordance with Section 36 of the Planning Act. Comments were received from the general public which are provided below (unedited) for Council's information.

Author	Comment
Tania Osmond	I am an owner of a property in Blue Mountains, and I have been shocked and dismayed at the overdevelopment of the town in recent years. It has caused loss of wildlife, greenery, additional traffic, noise, and loss of the character that motivated us to initially invest in our property in 2013. As much as we think Collingwood is a wonderful place to live, this pace of development is clearly unstainable and undesirable. I urge the Town's Council to consider a moratorium, like the one in Collingwood, on any new large-scale development for several years until the true impact of the current developments is known. Although one could argue that property values are increasing, the quality of life is of even greater importance, and I would rather pay higher taxes if the issue is revenue shortfall in allowing these developments. With already so many more households added in the past few years, there is a considerably larger tax base already without further expansion. I strongly oppose the proposal to remove a holding symbol on Block 152, Second Nature (Town File #P2806). Please register/include this response in the Council's file and meeting agenda for November 1, as well as send my any other avenues for expressing my and my neighbours' views.

	There should be an open meeting for residents to express their views on this change before any decision is made. Please let me know when this is scheduled.
Sandy and Dennis Proudlove	I want to express my extreme distress at the total devastation that is taking place behind our houses. All trees have been cut when we believed there would be some green space left. We have owned this property since 1967 and it is more than upsetting to see piles of dirt and rocks which will be there for god knows how long. We have an STA and this will directly affect out business. Ugly, ugly view. Constant construction for, again, god knows how long. The dust and dirt which just caused us to have our A.C's cleaned at a cost of $600. Another problem I see is people cutting thru our property to get to mountain. Perhaps a fence would help. We have construction from Windfall behind us and Second Nature beside us. This is intolerable. And what does an h7 symbol mean? We are very, very unhappy with this development.

In response Planning staff can advise Council (and residents) that these lands are pre-designated in the Town's Official Plan, and pre-zoned in the Town's Zoning By-law, for residential development. The lands are part of a larger Plan of Subdivision intended for residential development. The opportunity for public input (and the right to appeal) regarding the development of these lands for residential purposes was concluded by those earlier public land-use planning processes.

While staff appreciate the comments from residents regarding growth and the buildout of developments, this specific process (lifting of Hold) is not the appropriate tool to manage the matters that have been raised. Rather, lifting of the Hold is a very straightforward process whereby the Town has already provided zoning with a specific list of things that are to be done prior to Council lifting the Hold. If the Town delays or refuses to lift the Hold for reasons that are not directly related to specific Holding provisions, the unnecessary delay could likely expose the Town to further legal action, including but not limited to, an appeal to the Ontario Land Tribunal.

E. Strategic Priorities

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Environmental Impacts, if any, would have been reviewed by Town Staff and Conservation Authority Staff as part of the earlier Subdivision review and approvals process and are mitigated in the Accepted For Construction design.

G. Financial Impacts

Financial obligations related to this development were collected at time of the Subdivision Agreement.

It is noted that Municipal Development Charges for the service categories in By-law 2014-51, excluding for Roads and Related, Waterworks System and Sanitary Sewage System service categories, shall be paid by the Lot Owner at the time a Building Permit is issued, in accordance with the registered Subdivision Agreement.

A decision by a municipality not to remove a Holding symbol may be subject to an appeal to the Ontario Land Tribunal (OLT) by the applicant only. Depending on the scope of the appeal and the Town's involvement in such proceedings, additional financial obligations may be required.

H. In Consultation With

Trevor Houghton, Manager of Community Planning

Brian Worsley, Manager of Development Engineering

I. Public Engagement

Notice of Intent to remove the Holding Zone has been circulated to the Owner and to residents within 120m of the subject lands. Under the Planning Act no separate Public Meeting is required prior to removal of a Holding symbol.

Any comments regarding this report should be submitted to Travis Sandberg, planning@thebluemountains.ca

J. Attached

1. Approved Site Plan Drawings
2. Draft Holding 'h' Removal By-law

Respectfully submitted,

Travis Sandberg
Planner II

Trevor Houghton, RPP, MCIP
Manager of Community Planning

Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services

For more information, please contact:
Travis Sandberg, Planner II
Planning@thebluemountains.ca
519-599-3131 extension 283

Report Approval Details

Document Title:	PDS.21.124 P2806 Second Nature, Block 152 - Holding 'H' Removal.docx
Attachments:	- PDS.21.124 Attachment 1.pdf - PDS.21.124 Attachment 2.pdf
Final Approval Date:	Oct 25, 2021

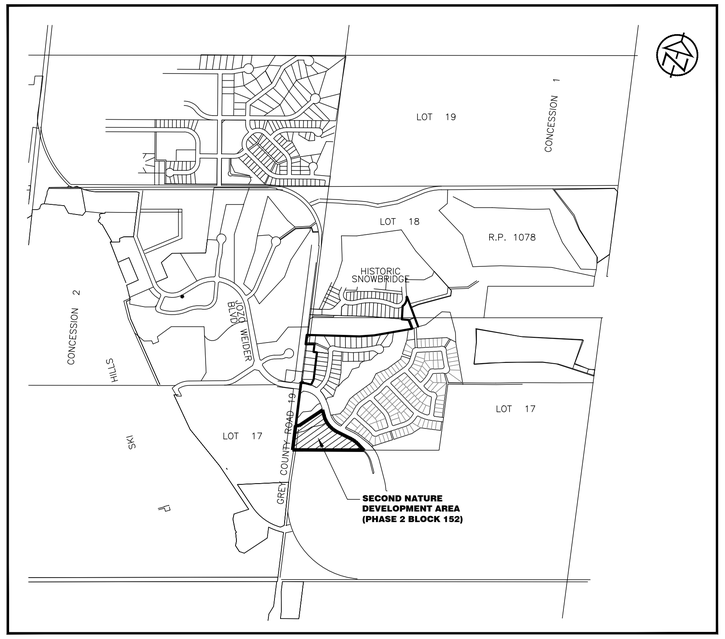
This report and all of its attachments were approved and signed as outlined below:

Trevor Houghton - Oct 22, 2021 - 2:02 PM

Nathan Westendorp - Oct 25, 2021 - 12:18 PM

MANORWOOD HOMES - SECOND NATURE

TOWN OF THE BLUE MOUNTAINS



KEY PLAN

The Consultant shall provide a Communications Plan to notify the Town and Area Residents of significant Construction activities to the satisfaction of the Town.

At a minimum the Plan will provide:

•Bi-weekly schedules of intended site activities.
•Installation of a Project Notification Sign, 1.2 m x 2.4 m minimum, to Town template, at each construction access to the Lands and visually obvious to the public, at least two (2) weeks before the construction start date, and maintained for full duration of construction.
•Notification of the construction project to property owners within a 120 m boundary of the site property lines via hand/mail delivery.
•A minimum of two (2) weeks notice following Town approval and prior to commencement of:
- *•Significant site activities such as site alteration works e.g. tree clearing, site in filling, off site haulage of material, site servicing/grading operations, connections to Town infrastructure, utility works, placement of asphalt, concrete curbs and sidewalk, and landscaping.*
- *•Off-site works on Town Owned Lands/Roads following receipt of a Municipal Land Use Permit (MLUP).*

TATHAM ENGINEERING

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
signature — date: April 21-2021
Re-Certified — date: Oct-14-2021

PHASE 2 BLOCK - 152
Contract No. : 117227
4TH SUBMISSION
DATE: APRIL 27, 2020

MANORWOOD HOMES - SECOND NATURE
TOWN OF THE BLUE MOUNTAINS

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CUP–1	COMPOSITE UTILITY PLAN
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LANDSCAPE

Dwg.	Description
LP–1	PLANTING PLAN
LP–2	PLANTING PLAN
LD–1	LANDSCAPE DETAILS

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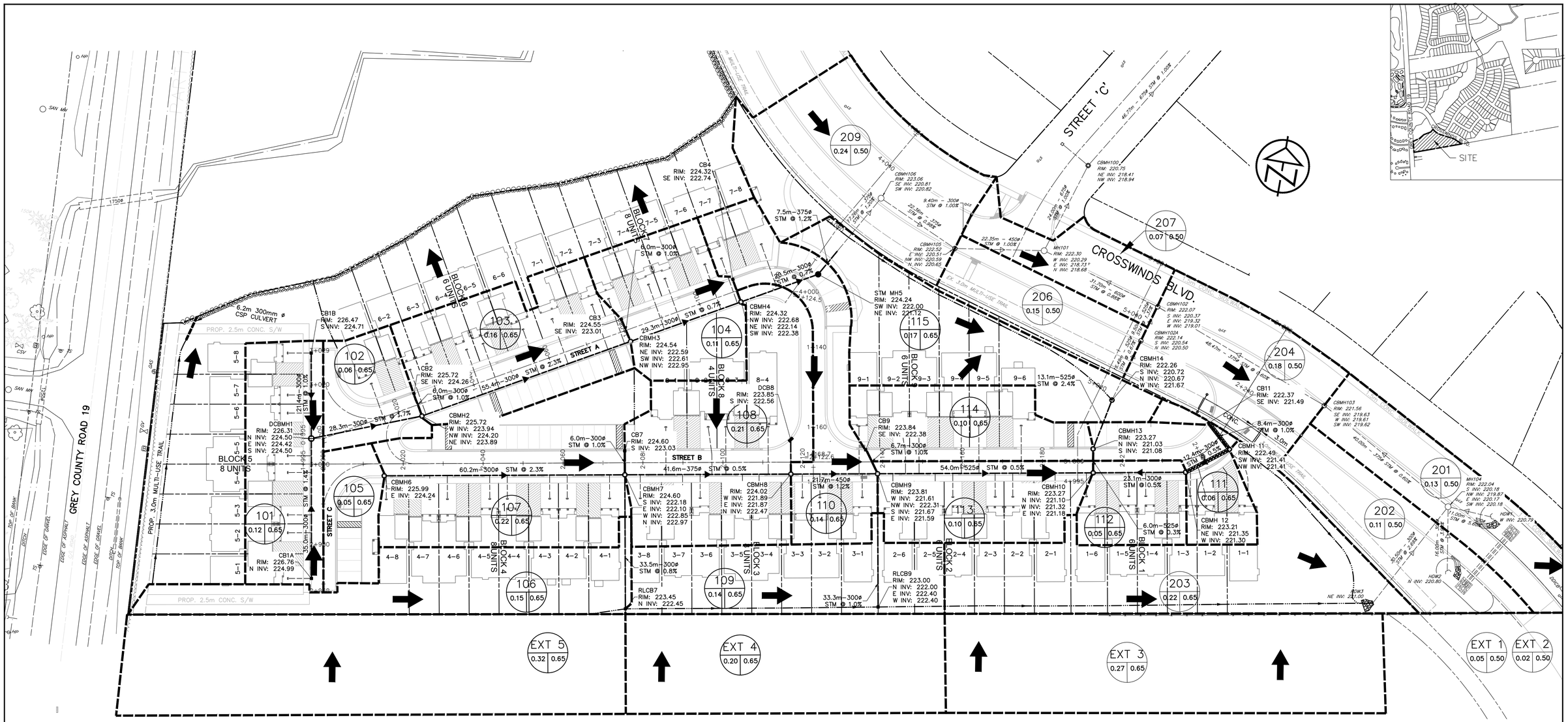
LEGEND

PROPERTY LINE	
EXISTING CENTERLINE	
PROPOSED CENTERLINE	
EXISTING EDGE OF ASPHALT	
PROPOSED EDGE OF ASPHALT	
EXISTING EDGE OF SHOULDER	
PROPOSED EDGE OF SHOULDER	
EXISTING DITCH/DIRECTION OF FLOW	
PROPOSED DITCH/DIRECTION OF FLOW	
EXISTING SANITARY SEWER/SIZE/DIRECTION OF FLOW	200ø SAN
PROPOSED SANITARY SEWER/SIZE/DIRECTION OF FLOW	200ø SAN
EXISTING SANITARY SERVICE	
PROPOSED SANITARY SERVICE	
EXISTING SANITARY FORCEMAIN/SIZE/DIRECTION OF FLOW	200ø SAN F/M
EXISTING WATERMAIN/SIZE	150ø W/M
PROPOSED WATERMAIN/SIZE	150ø W/M
EXISTING WATER SERVICE	
PROPOSED WATER SERVICE	
EXISTING STORM SEWER/SIZE/DIRECTION OF FLOW	375ø STM
PROPOSED STORM SEWER/SIZE/DIRECTION OF FLOW	375ø STM
PROPOSED STORM SERVICE	
EXISTING CULVERT	
PROPOSED CULVERT	
PROPOSED SWALE LOCATION	
PROPOSED JOINT HYDRO, BELL AND ROGERS	
EXISTING GAS MAIN	
PROPOSED GAS MAIN	
EXISITNG FENCELINE	
PROPOSED FENCELINE	
EXISTING BUSHLINE	
EXISTING CONTOUR	179.00
EXISTING SPOT ELEVATION	× 179.00
PROPOSED SPOT ELEVATION	×179.00
EXISTING GRADING DIRECTION	
PROPOSED GRADING DIRECTION	
EXISTING TEMPORARY BENCHMARK	TBM
EXISTING STANDARD IRON BAR	SIB
EXISTING BOREHOLE/NUMBER	BH9
EXISTING GAS VALVE	GAS
EXISTING HYDRO TRANSFORMER	
EXISTING CABLE PEDESTAL	
EXISTING BELL PEDESTAL	
EXISTING BELL MAINTENANCE HOLE	BELL MH
EXISTING BELL POLE	BP
EXISTING HYDRO POLE	HP
EXISTING HYDRO GUY WIRE	
PROPOSED LIGHT STANDARD	LS
EXISTING TRAFFIC SIGN	TS
PROPOSED TRAFFIC SIGN	TS
PROPOSED STOP SIGN	STOP SIGN
PROPOSED STREET NAME SIGN	STREET NAME SIGN
PROPOSED SIGN (MISCELLANEOUS)	SIGN
EXISTING DECIDUOUS TREE	
EXISTING CONIFEROUS TREE	
EXISTING SANITARY MAINTENANCE HOLE/NUMBER	SAN MH17
PROPOSED SANITARY MAINTENANCE HOLE/NUMBER	SAN MH17
PROPOSED SANITARY CLEAN OUT	CO
EXISTING HYDRANT AND VALVE	HYD & WV
PROPOSED HYDRANT AND VALVE	HYD & WV
EXISTING WATER VALVE	
PROPOSED WATER VALVE	WV
PROPOSED CURB STOP VALVE	CSV
EXISTING BLOW–OFF	BLOWOFF
PROPOSED BLOW–OFF	BLOWOFF
EXISTING WATERMAIN PLUG AND THRUST BLOCK	
PROPOSED WATERMAIN PLUG AND THRUST BLOCK	
EXISTING STORM MAINTENANCE HOLE/NUMBER	STM MH20
PROPOSED STORM MAINTENANCE HOLE/NUMBER	STM MH9
EXISTING CATCH BASIN/NUMBER	CBMH 18
PROPOSED CATCH BASIN/NUMBER	CB1
PROPOSED CATCH BASIN MAINTENANCE HOLE/NUMBER	CBMH12
PROPOSED DOUBLE CATCH BASIN MAINTENANCE HOLE/NUMBER	DCBMH4
PROPOSED DOUBLE CATCH BASIN/NUMBER	DCB1
PROPOSED DITCH INLET/NUMBER	DICB2
TACTILE SURFACE INDICATORS	

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
signature — date: April-21-2021
Re-Certified — date: Oct-14-2021

TATHAM ENGINEERING

PHASE 2 BLOCK - 152
Contract No. : 117227



LEGEND

- CATCHMENT ID — 101
- AREA IN HECTARES — 0.12
- RUNOFF COEFFICIENT — 0.65
- POST-DEVELOPMENT CATCHMENT AREA
- EXISTING CATCHMENT AREA (PHASE 2)
- PROPOSED OVERLAND FLOW DIRECTION

DISCLAIMER AND COPYRIGHT

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

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BENCHMARKS

TBM1 – ELEVATION 226.036
TOP NUT FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF MOUNTAIN DRIVE AND JOZO WEIDER BOULEVARD (99-21)

TBM2 – ELEVATION 224.127
RAIL ROAD SPIKE IN WEST FACE OF HYDRO POLE LOCATED AT THE SOUTH WEST CORNER OF GREY ROAD 19 AND JOZO WEIDER BOULEVARD

NOTES

Town of Blue Mountains
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signature — date April-21-2021
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No.	REVISION DESCRIPTION	DATE
1.	1ST SUBMISSION	JUL 4/19
2.	2ND SUBMISSION	NOV 20/19
3.	3RD SUBMISSION	MAR 20/20
4.	4TH SUBMISSION	APR 27/20

ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER — D. J. HURLEY — Apr 27/20 — PROVINCE OF ONTARIO

MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

STORM DRAINAGE PLAN

TATHAM ENGINEERING

DESIGN: DEP/AO	FILE: 117227	DWG:
DRAWN: DEP	DATE: SEP 2017	
CHECK: DJH	SCALE: 1:500	

Drawing Name: 117227_SD01.dwg, Plotted: Apr 29, 2020

STORM SEWER DESIGN SHEET - 5 YEAR (DESIGN)

Approved:

TATHAM ENGINEERING

IDF Curve Coefficients		
Storm	A	B
2 Year	22.300	-0.714
5 Year	**29.100**	**-0.724**
25 Year	39.300	-0.734
100 Year	47.700	-0.738

Manning's Coefficient	
CSP	0.024
Conc.	0.013
PVC	0.009

Project Name: Second Nature - Block 152
Project Number: 117227
Municipality: Town of The Blue Mountains
Designed By: LC
Date: December 19, 2018
Revised By: AO
Date: February 14, 2020
Checked By: JPA
Date: February 14, 2020
Revision Numbe 6

STREET NAME	AREA LABEL	UPSTREAM MAINTENANCE HOLE	DOWNSTREAM MAINTENANCE HOLE	TRIBUTARY AREA - A	RUNOFF COEFFICIENT - C	INDIVIDUAL A x C	CUMULATIVE AREA	CUMULATIVE A x C	TIME OF CONCENTRATION	RAINFALL INTENSITY	PEAK FLOW	MANNING'S ROUGHNESS COEFFICIENT	LENGTH	SLOPE	ACTUAL DIAMETER	FULL FLOW VELOCITY	FULL FLOW CAPACITY	ACTUAL VELOCITY	TIME OF FLOW	CALCULATED PIPE DIAMETER	PERCENT PIPE FULL	TIME OF CONCENTRATION
		MH No.	MH No.	ha			ha		min.	mm/hr	cms		m	m/m	mm	m/s	cms	m/s	min	mm	%	min
Phase 2																						
Crosswinds Boulevard	201 + EXT2	HDW1	STM MH104	0.15	0.50	0.08	0.15	0.08	15.00	79.39	**0.017**	**0.013**	11.0	**5.6%**	**300**	3.24	**0.229**	1.81	0.10	112	**7.2%**	15.10
Crosswinds Boulevard	202 + EXT1	HDW2	STM MH104	0.16	0.50	0.08	0.16	0.08	15.00	79.39	**0.018**	**0.013**	16.0	**3.9%**	**300**	2.70	**0.191**	1.61	0.17	123	**9.2%**	15.17
Block 152	203 + EXT3	HDW3	STM MH104	0.49	0.65	0.32	0.49	0.32	15.00	79.39	**0.070**	**0.013**	30.5	**2.7%**	**300**	2.25	**0.159**	2.04	0.25	221	**44.2%**	15.25
Crosswinds Boulevard		STM MH104	CBMH103	-	-	-	0.80	0.47	15.25	78.45	**0.103**	**0.013**	40.0	**0.6%**	**375**	1.23	**0.136**	1.23	0.54	338	**76.0%**	15.79
Crosswinds Boulevard	204	CBMH103	CBMH102	0.18	0.50	0.09	0.98	0.56	15.79	76.49	**0.120**	**0.013**	48.5	**0.6%**	**375**	1.23	**0.136**	1.23	0.66	358	**88.3%**	16.45
Street B	105	CBMH6	CBMH7	0.05	0.65	0.03	0.05	0.03	15.00	79.39	**0.007**	**0.013**	60.2	**2.3%**	**300**	2.07	**0.147**	1.04	0.96	97	**4.9%**	15.96
Street B	106 + EXT5	RLCB 7	CBMH7	0.47	0.65	0.31	0.47	0.31	15.00	79.39	**0.067**	**0.013**	33.5	**0.8%**	**300**	1.22	**0.086**	1.22	0.46	273	**77.9%**	15.46
Street B	107	CBMH7	CBMH8	0.22	0.65	0.14	0.74	0.48	15.96	75.89	**0.101**	**0.013**	41.6	**0.5%**	**375**	1.12	**0.124**	1.12	0.62	348	**81.8%**	16.58
Street B	108	CBMH8	CBMH9	0.21	0.65	0.14	0.95	0.62	16.58	73.83	**0.127**	**0.013**	21.7	**1.2%**	**450**	1.96	**0.312**	1.74	0.21	321	**40.5%**	16.79
	109 + EXT4	RLCB9	CBMH9	0.34	0.65	0.22	0.34	0.22	15.00	79.39	**0.049**	**0.013**	33.3	**1.0%**	**300**	1.37	**0.097**	1.28	0.43	232	**50.4%**	15.43
Street B	110	CBMH9	CBMH10	0.14	0.65	0.09	1.43	0.93	16.79	73.17	**0.189**	**0.013**	54.0	**0.5%**	**525**	1.40	**0.304**	1.39	0.65	439	**62.1%**	17.44
Street B	111	CBMH11	CBMH12	0.06	0.65	0.04	0.06	0.04	15.00	79.39	**0.009**	**0.013**	12.4	**0.5%**	**300**	0.97	**0.068**	0.62	0.33	138	**12.6%**	15.33
Street B	112	CBMH12	CBMH10	0.05	0.65	0.03	0.11	0.07	15.33	78.14	**0.016**	**0.013**	23.1	**0.5%**	**300**	0.97	**0.068**	0.73	0.53	172	**22.7%**	15.86
Street B	113	CBMH10	CBMH13	0.10	0.65	0.07	1.64	1.07	17.44	71.19	**0.211**	**0.013**	6.0	**0.3%**	**525**	1.09	**0.236**	1.09	0.09	503	**89.5%**	17.53
Street B	114	CBMH13	CBMH14	0.10	0.65	0.07	1.74	1.13	17.53	70.92	**0.223**	**0.013**	13.1	**2.4%**	**525**	3.08	**0.666**	2.60	0.08	348	**33.4%**	17.61
Street B	115	CBMH14	CBMH102A	0.17	0.65	0.11	1.91	1.24	17.61	70.68	**0.244**	**0.013**	16.5	**0.7%**	**525**	1.66	**0.360**	1.66	0.17	453	**67.7%**	17.78
Crosswinds Boulevard	206	CBMH102A	CBMH102	0.15	0.50	0.08	2.06	1.32	17.78	70.20	**0.257**	**0.013**	9.5	**1.4%**	525	2.33	**0.503**	2.19	0.07	408	**51.0%**	17.85
Crosswinds Boulevard	207	CBMH102	STM MH101	0.07	0.50	0.03	3.11	1.91	16.45	74.27	**0.395**	**0.013**	31.7	**1.0%**	600	2.17	**0.614**	2.17	0.24	508	**64.3%**	16.69
Street C	101	DCBMH1	CBMH2	0.12	0.65	0.08	0.12	0.08	15.00	79.39	**0.017**	**0.013**	28.3	**1.7%**	**300**	1.78	**0.126**	1.18	0.40	142	**13.6%**	15.40
Street A	102	CBMH2	CBMH3	0.06	0.65	0.04	0.18	0.12	15.40	77.89	**0.025**	**0.013**	55.4	**2.3%**	**300**	2.07	**0.147**	1.46	0.63	155	**17.3%**	16.03
Street A	103	CBMH3	CBMH4	0.16	0.65	0.10	0.34	0.22	16.03	75.66	**0.046**	**0.013**	29.3	**0.7%**	**300**	1.14	**0.081**	1.11	0.44	244	**57.4%**	16.47
Street A	104	CBMH4	STM MH5	0.11	0.65	0.07	0.45	0.29	16.47	74.19	**0.060**	**0.013**	22.3	**0.7%**	**300**	1.14	**0.081**	1.14	0.32	269	**74.5%**	16.80
Street A	-	STM MH5	STM MH106	-	-	-	0.45	0.29	16.80	73.15	**0.059**	**0.013**	22.7	**1.2%**	**375**	1.74	**0.192**	1.43	0.26	241	**30.9%**	17.06
Crosswinds Boulevard		STM MH106	CBMH105	-	-	-	0.45	0.29	17.06	72.33	**0.059**	**0.013**	22.4	**1.0%**	**375**	1.59	**0.175**	1.33	0.28	249	**33.5%**	17.34
Crosswinds Boulevard	209	CBMH105	STM MH101	0.24	0.50	0.12	0.69	0.41	17.34	71.48	**0.082**	**0.013**	22.3	**1.0%**	450	1.79	**0.285**	1.44	0.26	281	**28.6%**	17.60
Phase 3																						
Street 'C'	-	STM MH101	CBMH100	-	-	-	3.80	2.33	16.69	73.48	**0.475**	**0.013**	24.0	**1.0%**	675	2.35	**0.841**	2.28	0.18	545	**56.5%**	16.87
Street 'C'	301	CBMH100	CBMH200	0.10	0.50	0.05	3.90	2.38	16.87	72.93	**0.481**	**0.013**	41.5	**1.8%**	675	3.15	**1.128**	2.84	0.24	490	**42.7%**	17.11
Street 'C'	302	CBMH200	STM MH201	0.25	0.50	0.13	4.15	2.50	17.11	72.18	**0.501**	**0.013**	11.4	**0.7%**	675	1.97	**0.703**	1.97	0.10	594	**71.3%**	17.21
Street 'C'	-	STM MH201	CBMH202	-	-	-	4.15	2.50	17.21	71.88	**0.499**	**0.013**	36.7	**1.1%**	675	2.46	**0.882**	2.39	0.26	545	**56.6%**	17.46
Street 'C'	303	CBMH202	CBMH203	0.03	0.50	0.01	4.17	2.51	17.46	71.12	**0.496**	**0.013**	25.0	**2.0%**	675	3.32	**1.189**	2.98	0.14	486	**41.8%**	17.60
Street 'C'	304	CBMH203	STM MH204	0.29	0.50	0.15	4.46	2.66	17.60	70.71	**0.522**	**0.013**	47.9	**2.6%**	675	3.79	**1.355**	3.33	0.24	472	**38.5%**	17.84
Street 'G'	-	STM MH205	DCBMH206	-	-	-	-	-	15.00	79.39	**0.006**	**0.013**	82.3	**0.5%**	**300**	0.97	**0.068**	0.56	2.43	120	**8.8%**	17.43
Street 'G'	305	DCBMH206	STM MH204	0.91	0.50	0.45	0.91	0.45	17.43	71.21	**0.090**	**0.013**	18.9	**0.5%**	**375**	1.12	**0.124**	1.12	0.28	332	**72.5%**	17.71
Street 'C'	306	STM MH204	CBMH207	0.11	0.50	0.05	5.48	3.17	17.84	70.02	**0.616**	**0.013**	55.3	**0.8%**	**675**	2.10	**0.752**	2.10	0.44	626	**81.9%**	18.28
Street 'C'	307	CBMH207	STM MH208	0.22	0.50	0.11	5.70	3.28	18.28	68.80	**0.626**	**0.013**	45.1	**0.8%**	**675**	2.10	**0.752**	2.10	0.36	630	**83.2%**	18.64
Street 'E'		CBMH209	CBMH210	-	-	-	-	-	15.00	79.39	**0.006**	**0.013**	62.9	**0.6%**	**300**	1.06	**0.075**	0.60	1.74	116	**8.0%**	16.74
Street 'E'	308	CBMH210	DCBMH211	0.47	0.50	0.24	0.47	0.24	16.74	73.33	**0.048**	**0.013**	69.3	**0.5%**	300	0.97	**0.068**	0.97	1.19	263	**70.6%**	17.93
Street 'E'	309	DCBMH211	STM MH208	0.84	0.50	0.42	1.31	0.66	17.93	69.77	**0.127**	**0.013**	20.0	**0.5%**	**450**	1.27	**0.202**	1.26	0.26	379	**63.1%**	18.20
Street 'C'	310	STM MH208	CBMH212	0.10	0.50	0.05	7.11	3.98	18.64	67.84	**0.750**	**0.013**	45.6	**0.8%**	**750**	2.25	**0.996**	2.25	0.34	674	**75.4%**	18.98
Street 'C'	311	CBMH212	STM MH213	0.16	0.50	0.08	7.27	4.06	18.98	66.96	**0.756**	**0.013**	55.2	**0.8%**	**750**	2.25	**0.996**	2.25	0.41	676	**75.9%**	19.38
Street 'D'	-	DCBMH214	DCBMH215	-	-	-	-	-	15.00	79.39	**0.006**	**0.013**	86.9	**0.5%**	**300**	0.97	**0.068**	0.56	2.57	120	**8.8%**	17.57
Street 'D'	312	DCBMH215	STM MH213	0.67	0.50	0.33	0.67	0.33	17.57	70.81	**0.066**	**0.013**	15.6	**0.5%**	**300**	0.97	**0.068**	0.97	0.27	295	**96.1%**	17.84
Street 'C'	313	STM MH213	CBMH216	0.08	0.50	0.04	8.02	4.44	19.38	65.94	**0.813**	**0.013**	32.7	**0.6%**	825	2.08	**1.112**	2.08	0.26	733	**73.1%**	19.65
Street 'C'	314	CBMH216	CBMH217	0.09	0.50	0.05	8.11	4.48	19.65	65.30	**0.813**	**0.013**	32.8	**0.6%**	825	2.08	**1.112**	2.08	0.26	733	**73.1%**	19.91

STREET NAME	AREA LABEL	UPSTREAM MAINTENANCE HOLE	DOWNSTREAM MAINTENANCE HOLE	TRIBUTARY AREA - A	RUNOFF COEFFICIENT - C	INDIVIDUAL A x C	CUMULATIVE AREA	CUMULATIVE A x C	TIME OF CONCENTRATION	RAINFALL INTENSITY	PEAK FLOW	MANNING'S ROUGHNESS COEFFICIENT	LENGTH	SLOPE	ACTUAL DIAMETER	FULL FLOW VELOCITY	FULL FLOW CAPACITY	ACTUAL VELOCITY	TIME OF FLOW	CALCULATED PIPE DIAMETER	PERCENT PIPE FULL	TIME OF CONCENTRATION
		MH No.	MH No.	ha			ha		min.	mm/hr	cms		m	m/m	mm	m/s	cms	m/s	min	mm	%	min
Phase 1																						
Street 'B'	106	CBMH9	CBMH8	0.31	0.55	0.17	0.31	0.17	15.00	79.39	**0.038**	**0.013**	44.4	**1.9%**	**300**	1.89	**0.134**	1.52	0.49	187	**28.2%**	15.49
Street 'B'	105	CBMH8	CBMH7	0.26	0.55	0.14	0.57	0.31	15.49	77.58	**0.068**	**0.013**	46.0	**0.5%**	**375**	1.08	**0.119**	1.04	0.74	303	**56.9%**	16.22
Street 'B'	104	CBMH7	CBMH6	0.33	0.55	0.18	0.90	0.49	16.22	75.01	**0.103**	**0.013**	37.8	**0.5%**	**375**	1.16	**0.128**	1.16	0.55	346	**80.5%**	16.77
Street 'B'	103	CBMH6	CBMH5	0.27	0.55	0.15	1.16	0.64	16.77	73.24	**0.130**	**0.013**	42.0	**0.5%**	**450**	1.23	**0.195**	1.23	0.57	386	**66.6%**	17.34
Street 'B'	102	CBMH5	STMMH4	0.29	0.55	0.16	1.46	0.80	17.34	71.49	**0.159**	**0.013**	32.6	**0.5%**	**450**	1.25	**0.200**	1.25	0.43	413	**79.7%**	17.77
Street 'B'	101	STMMH4	STMMH1	0.25	0.65	0.16	1.71	0.96	17.77	70.22	**0.188**	**0.013**	32.5	**1.3%**	600	2.50	**0.705**	1.98	0.27	365	**26.6%**	18.05
Block 161	-	STM MH1	STM MH9	-	-	-	1.71	0.96	18.05	69.45	**0.186**	**0.013**	75.0	**0.3%**	600	1.15	**0.325**	1.11	1.13	486	**57.2%**	19.17
Block 161	-	STM MH9	CBMH217	-	-	-	1.71	0.96	19.17	66.47	**0.178**	**0.013**	49.0	**0.3%**	600	1.19	**0.336**	1.13	0.73	472	**52.9%**	19.90
Phase 3																						
Street 'C'	315	CBMH217	STM MH218	0.30	0.50	0.15	10.12	5.60	19.91	64.68	**1.005**	**0.013**	38.9	**0.2%**	**1050**	1.41	**1.221**	1.41	0.46	976	**82.3%**	20.37
Street 'C'	-	STM MH218	CBMH219	-	-	-	10.12	5.60	20.37	63.62	**0.989**	**0.013**	38.6	**0.2%**	**1050**	1.41	**1.221**	1.41	0.46	970	**81.0%**	20.83
Street 'C'	316	CBMH219	DCBMH220	0.34	0.50	0.17	10.46	5.77	20.83	62.61	**1.003**	**0.013**	73.4	**0.2%**	**1050**	1.41	**1.221**	1.41	0.87	975	**82.1%**	21.69
Street 'C'	317	DCBMH220	DCBMH221	0.62	0.50	0.31	11.07	6.07	21.69	60.78	**1.026**	**0.013**	17.9	**0.2%**	**1050**	1.41	**1.221**	1.41	0.21	983	**84.0%**	21.90
Street 'H'	-	STM MH201	CBMH223	-	-	-	-	-	15.00	79.39	**0.006**	**0.013**	79.4	**2.0%**	**300**	1.93	**0.137**	0.94	1.41	93	**4.4%**	16.41
Street 'H'	318	CBMH223	CBMH224	0.63	0.50	0.31	0.63	0.31	16.41	74.41	**0.065**	**0.013**	47.2	**0.8%**	**300**	1.22	**0.086**	1.22	0.64	269	**75.2%**	17.05
Street 'H'	319	CBMH224	CBMH225	0.34	0.50	0.17	0.97	0.48	17.05	72.37	**0.097**	**0.013**	27.0	**0.8%**	**375**	1.42	**0.157**	1.41	0.32	313	**61.9%**	17.37
Street 'H'	320	CBMH225	CBMH226	0.34	0.50	0.17	1.31	0.65	17.37	71.40	**0.130**	**0.013**	48.9	**0.8%**	**375**	1.42	**0.157**	1.42	0.57	349	**82.8%**	17.94
Street 'G'	-	STM MH205	DCBMH227	-	-	-	-	-	15.00	79.39	**0.006**	**0.013**	51.6	**0.8%**	**300**	1.22	**0.086**	0.67	1.28	110	**6.9%**	16.28
Street 'G'	321	DCBMH227	CBMH226	0.70	0.50	0.35	0.70	0.35	16.28	74.82	**0.073**	**0.013**	21.3	**0.8%**	**300**	1.22	**0.086**	1.22	0.29	282	**84.6%**	16.57
Street 'H'	322	CBMH226	CBMH228	0.21	0.50	0.11	2.22	1.11	17.94	69.74	**0.215**	**0.013**	67.3	**0.5%**	**525**	1.40	**0.304**	1.40	0.80	461	**70.8%**	18.74
Street 'H'	323	CBMH228	CBMH229	0.47	0.50	0.24	2.70	1.33	18.74	67.57	**0.253**	**0.013**	33.9	**0.5%**	**525**	1.40	**0.304**	1.40	0.40	490	**83.2%**	19.14
Street 'H'	324	CBMH229	DCBMH230	0.16	0.50	0.08	2.86	1.43	19.14	66.54	**0.264**	**0.013**	25.5	**0.5%**	**525**	1.40	**0.304**	1.40	0.30	498	**86.8%**	19.45
Street 'H'	325	DCBMH230	STM MH231	0.44	0.50	0.22	3.29	1.65	19.45	65.79	**0.301**	**0.013**	18.7	**0.5%**	600	1.54	**0.434**	1.54	0.20	523	**69.3%**	19.65
Street 'E'	-	CBMH209	STM MH231	-	-	-	-	-	15.00	79.39	**0.006**	**0.013**	41.3	**1.0%**	**300**	1.37	**0.097**	0.73	0.94	106	**6.2%**	15.94
Street 'E'		STM MH231	CBMH232			-	3.29	1.65	19.65	65.30	**0.299**	**0.013**	34.9	**0.5%**	600	1.54	**0.434**	1.54	0.38	521	**68.8%**	20.03
Street 'E'	326	CBMH232	DCBMH233	0.24	0.50	0.12	3.54	1.77	20.03	64.40	**0.316**	**0.013**	37.1	**0.5%**	**600**	1.54	**0.434**	1.54	0.40	533	**72.9%**	20.43
Block 162 (Note 5,6,7)	327	DDICB116	STM MH234	2.37	0.65	1.54	2.37	1.54	41.51	62.60	**0.597**	**0.013**	5.5	**1.1%**	**600**	2.28	**0.644**	2.28	0.04	583	**92.7%**	41.55
Street 'E'	-	STM MH234	STM MH236	-	-	-	2.37	1.54	41.55	62.56	**0.597**	**0.013**	48.4	**1.0%**	**600**	2.17	**0.614**	2.17	0.37	593	**97.2%**	41.92
Street 'E'	-	STM MH236	DCBMH233	-	-	-	2.37	1.54	41.92	62.15	**0.595**	**0.013**	48.6	**1.0%**	**600**	2.17	**0.614**	2.17	0.37	593	**96.9%**	42.29
Street 'D'	328	DCBMH233	DCBMH234	0.32	0.50	0.16	3.86	1.93	20.43	63.48	**0.935**	**0.013**	20.0	**0.5%**	**825**	1.90	**1.015**	1.90	0.18	800	**92.1%**	20.61
Street 'D'	329	DCBMH234	CBMH235	0.12	0.50	0.06	3.98	1.99	20.61	63.09	**0.944**	**0.013**	68.9	**0.5%**	**825**	1.90	**1.015**	1.90	0.60	802	**93.0%**	21.21
Street 'D'	330	CBMH235	DCBMH236	0.41	0.50	0.20	4.39	2.19	21.21	61.78	**0.971**	**0.013**	21.5	**0.5%**	**825**	1.90	**1.015**	1.90	0.19	811	**95.7%**	21.40
Street 'D'	331	DCBMH236	CBMH237	0.42	0.50	0.21	4.81	2.40	21.40	61.39	**1.005**	**0.013**	28.6	**0.5%**	**825**	1.90	**1.015**	1.90	0.25	822	**99.0%**	21.65
Street 'D'	-	CBMH237	DCBMH214	-	-	-	4.81	2.40	21.65	60.87	**1.001**	**0.013**	36.9	**0.5%**	**825**	1.90	**1.015**	1.90	0.32	820	**98.6%**	21.97
Street 'C'	332	DCBMH214	CBMH238	0.60	0.50	0.30	5.41	2.70	21.97	60.22	**1.047**	**0.013**	42.5	**0.5%**	**900**	2.01	**1.280**	2.01	0.35	834	**81.8%**	22.33
Street 'C'	333	CBMH238	STM MH239	0.27	0.50	0.14	5.68	2.84	22.33	59.53	**1.064**	**0.013**	43.8	**0.5%**	**900**	2.01	**1.280**	2.01	0.36	840	**83.1%**	22.69
Street 'C'	-	STM MH239	CBMH241	-	-	-	5.68	2.84	22.69	58.84	**1.059**	**0.013**	19.2	**0.5%**	**900**	2.01	**1.280**	2.01	0.16	838	**82.7%**	22.85
Street 'C'	334	CBMH241	STM MH243	0.61	0.50	0.31	6.29	3.15	22.85	58.54	**1.106**	**0.013**	35.4	**0.5%**	**900**	2.01	**1.280**	2.01	0.29	852	**86.4%**	23.14
Lot 79 / Lot 78 (Note 6,7)	335	DICB244	STM MH243	0.87	0.75	0.65	0.87	0.65	15.00	132.69	**0.241**	**0.013**	57.2	**1.0%**	**450**	1.79	**0.285**	1.79	0.53	422	**84.4%**	15.53
Street 'C'	-	STM MH243	CBMH246	-	-	-	6.29	3.15	23.14	58.00	**1.342**	**0.013**	19.8	**0.3%**	**1050**	1.73	**1.496**	1.73	0.19	1008	**89.7%**	23.33
Street 'C'	336	CBMH246	CBMH247	0.27	0.50	0.14	6.56	3.28	23.33	57.66	**1.361**	**0.013**	31.6	**0.3%**	**1050**	1.73	**1.496**	1.73	0.30	1013	**91.0%**	23.64
Street 'C'	337	CBMH247	DCBMH221	0.20	0.50	0.10	6.76	3.38	23.64	57.12	**1.372**	**0.013**	65.1	**0.3%**	**1050**	1.73	**1.496**	1.73	0.63	1016	**91.7%**	24.27
Block 203	338	DCBMH221	STM MH248	0.29	0.50	0.14	18.12	9.60	24.27	56.05	**2.330**	**0.013**	51.7	**0.2%**	**1500**	1.79	**3.161**	1.79	0.48	1337	**73.7%**	24.75
Block 203	-	STM MH248	STM MH249	-	-	-	18.12	9.60	24.75	55.25	**2.309**	**0.013**	10.3	**0.2%**	**1500**	1.79	**3.161**	1.79	0.10	1333	**73.0%**	24.84
Block 203	-	STM MH249	HEADWALL	-	-	-	18.12	9.60	24.84	55.10	**2.305**	**0.013**	21.6	**0.2%**	**1500**	1.79	**3.161**	1.79	0.20	1332	**72.9%**	25.04

Notes:
1. Refer to Storm Drainage Plan drawing STM-1 and drawing STM-2 for Second Nature Phase 3, prepared by Tatham Engineering Limited for catchment areas and pipe details downstream of Block 152.
2. Runoff coefficients based on The Blue Mountains Engineering Standards, 2009.
3. Phase 1 pipe length, size and diameter based on as-built field records, Phase 2 and Phase 3 pipe length, size and diameter based on Accepted for Construction drawings.
4. Highlighted diameters have been manually upsized one pipe diameter size.
5. Flows from the 100-year design storm from Phase 2 lands (0.329 cms) are conveyed in a proposed ditch located in Block 162 and is collected in the storm sewer system via DDICB234.
6. Time of Concentration calculated manually using the Bransby-Williams or Airport method. A minimum time of concentration of 15 minutes was used as specified in The Blue Mountains Engineering Standards, 2009..
7. 100 Year Runoff Coefficient $C_{100} = C_5 * 0.5 + 0.5$

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BENCHMARKS

TBM1 – ELEVATION 226.036
TOP NUT FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF MOUNTAIN DRIVE AND JOZO WEIDER BOULEVARD (99–21)

TBM2 – ELEVATION 224.127
RAIL ROAD SPIKE IN WEST FACE OF HYDRO POLE LOCATED AT THE SOUTH WEST CORNER OF GREY ROAD 19 AND JOZO WEIDER BOULEVARD

NOTES

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
signature — date Apr 1-21-2021
Re-Certified — date Oct-14-2021

No.	REVISION DESCRIPTION	DATE
1.	2ND SUBMISSION	NOV 20/19
2.	3RD SUBMISSION	MAR 20/20
3.	4TH SUBMISSION	APR 27/20

ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER — D. J. HURLEY — Apr 27/20 — PROVINCE OF ONTARIO

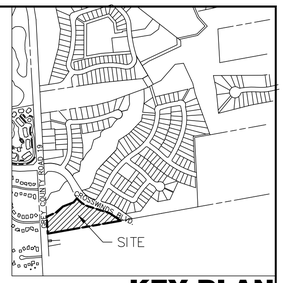
MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

STORM DESIGN SHEET

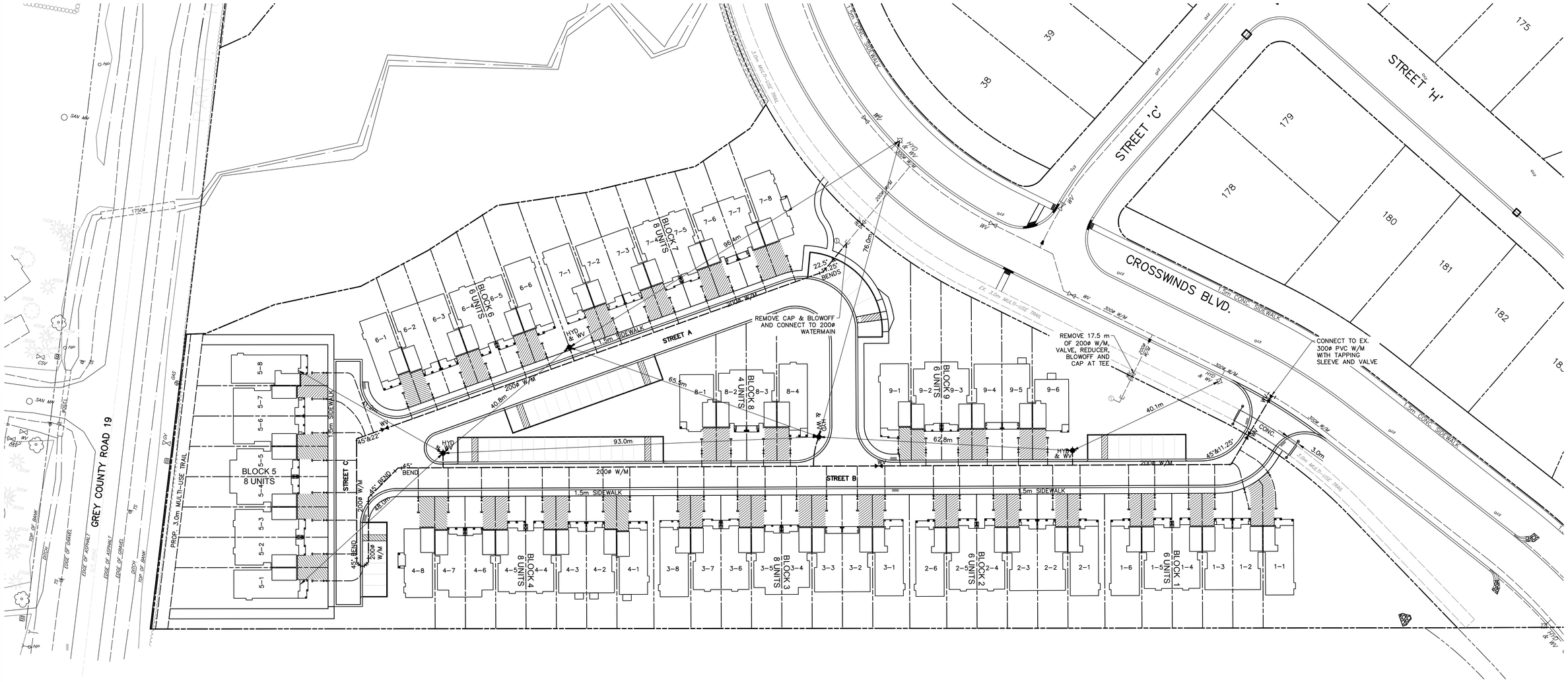
TATHAM ENGINEERING

DESIGN: DEP/AO	FILE: 117227	DWG:
DRAWN: DEP	DATE: SEP 2017	**SD-2**
CHECK: DJH	SCALE: 1:500	

Drawing Name: 117227_SD01.dwg, Plotted: Apr 29, 2020



KEY PLAN



DISCLAIMER AND COPYRIGHT

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BENCHMARKS

TBM1 – ELEVATION 226.036
TOP NUT FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF MOUNTAIN DRIVE AND JOZO WEIDER BOULEVARD (99–21)

TBM2 – ELEVATION 224.127
RAIL ROAD SPIKE IN WEST FACE OF HYDRO POLE LOCATED AT THE SOUTH WEST CORNER OF GREY ROAD 19 AND JOZO WEIDER BOULEVARD

NOTES

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
signature — date: April 1-21-2021
Re-Certified — date: Oct-14-2021

No.	REVISION DESCRIPTION	DATE
1.	2ND SUBMISSION	NOV 20/19
2.	3RD SUBMISSION	MAR 20/20
3.	4TH SUBMISSION	APR 27/20

ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER
D. J. HURLEY
Apr 27/20
PROVINCE OF ONTARIO

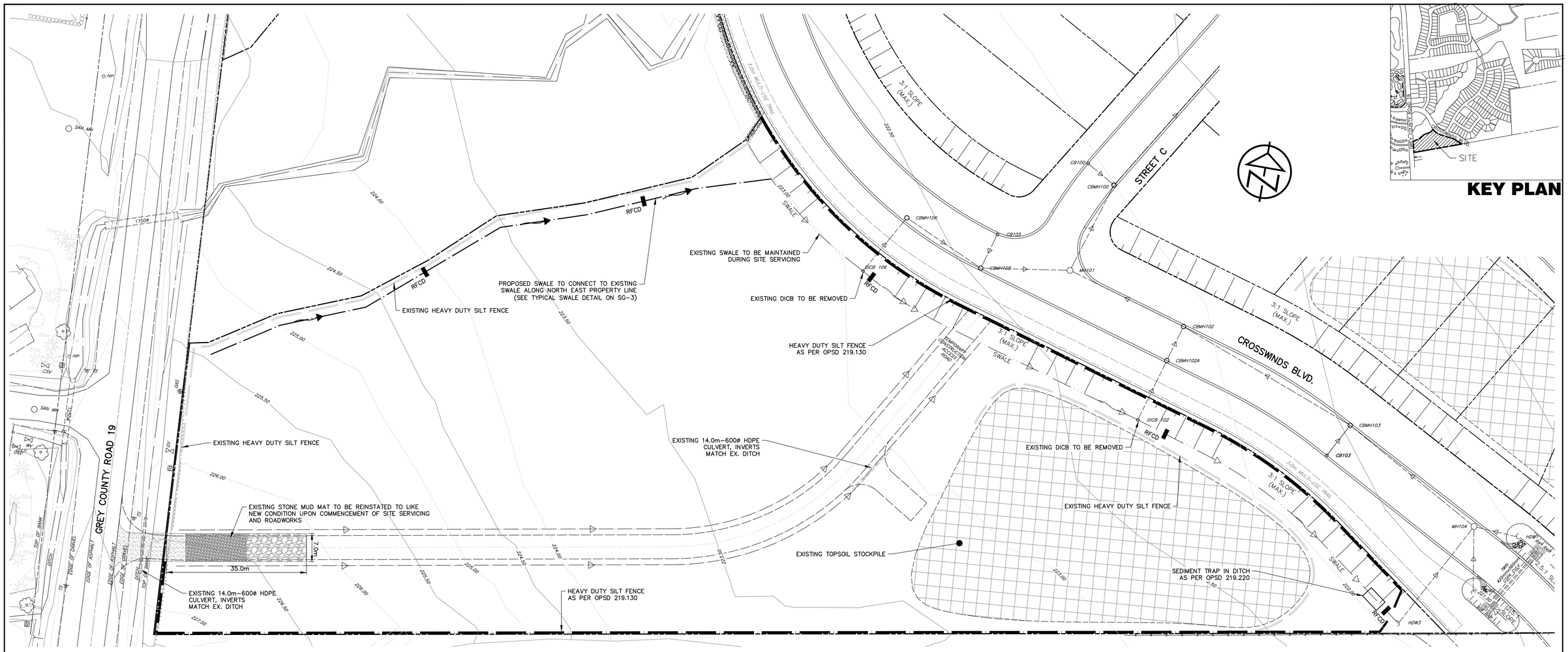
MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

WATER DISTRIBUTION PLAN

TATHAM ENGINEERING

DESIGN: VP/AO	FILE: 117227	DWG:
DRAWN: VP	DATE: SEP 2017	**WD-1**
CHECK: DJH	SCALE: 1:500	

Drawing Name: 117227_WD01.dwg, Plotted: Apr 29, 2020



SILTATION & EROSION CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SEDIMENT AND EROSION CONTROL MEASURES THAT ARE DESIGNED TO CONTROL RUNOFF FROM SPECIFIC AREAS MUST BE INSTALLED PRIOR TO ANY DISTURBANCE OF THAT PART OF THE SITE. THE LOCATION OF ALL SILTATION AND EROSION CONTROL WORKS TO BE REVIEWED ON SITE AND MAY BE REVISED AS DIRECTED BY THE ENGINEER.
2. THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES. SUCH MEASURES MUST BE PRESENTED IN WRITING TO THE ENGINEER FOR APPROVAL BY THE TOWN OF THE BLUE MOUNTAINS AND THE GREY SAUBLE CONSERVATION AUTHORITY.
3. THE CONTRACTOR SHALL HAVE MATERIALS AVAILABLE ON-SITE TO REPAIR SEDIMENT AND EROSION CONTROL MEASURES IN THE EVENT OF UNFORESEEN CONDITIONS: HIGH WATER, EXTREME RAINFALL EVENTS, ETC.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED, CLEANED AND MAINTAINED BY THE CONTRACTOR AFTER EACH STORM EVENT. ALL WORKS WILL BE INSPECTED BY THE ENGINEER BI-WEEKLY AND AFTER EACH MAJOR STORM EVENT.
5. CONSTRUCTION OF ALL SILTATION AND EROSION CONTROL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING STEPS:
   - 5.1. INSTALL STONE MUD MAT AS PER TOWN STANDARD.
   - 5.2. INSTALL SILT FENCE AS PER OPSD 219.130.
   - 5.3. INSTALL ROCK FLOW CHECKS AS PER OPSD 219.210.
   - 5.4. INSTALL TEMPORARY CATCH BASIN SEDIMENT TRAPS ON ALL NEW AND EXISTING CATCH BASIN STRUCTURES. SEDIMENT TRAPS TO BE RECTANGULAR CBST BY LAYFIELD OR APPROVED EQUAL. ALL CATCH BASIN SEDIMENT TRAPS TO REMAIN IN PLACE AND MAINTAINED REGULARLY UNTIL BASE COURSE ASPHALT IS PLACED AND LOT GRADING IS COMPLETE.
6. ALL CONSTRUCTION VEHICLES TO ACCESS SITE USING THE DESIGNATED CONSTRUCTION ACCESS.
7. EROSION AND SEDIMENT CONTROL MEASURES TO BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS ESTABLISHED AND LANDSCAPING IS COMPLETE AND AS APPROVED BY THE ENGINEER.
8. STOCKPILE LOCATIONS ARE TO BE APPROVED BY THE ENGINEER.
9. PROVIDE FENCE OR APPROVED EQUAL ACROSS ALL CONSTRUCTION ACCESSES DURING PERIODS OF INACTIVITY.
10. CONSTRUCTION AREAS THAT EXCEED 30 DAYS OF INACTIVITY SHALL BE STABILIZED BY SEEDING AND/OR AS DIRECTED BY THE TOWN. THIS IS TO INCLUDE STOCKPILES OF FILL AND TOPSOIL.

STONE MUD MAT NOTES:

1. LENGTH AS REQUIRED BUT NOT LESS THAN 35m.
2. WIDTH OF 7m BUT NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS.
3. TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) TO BE PLACED OVER THE ENTIRE AREA OF MAT PRIOR TO PLACING STONE.
4. ACCESSES SHALL BE PROVIDED WITH A CULVERT IF REQUIRED FOR ROADSIDE SURFACE DRAINAGE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ACCESS AND PROVIDE ADDITIONAL STONE TO THE SATISFACTION OF THE TOWN SUCH THAT SEDIMENT IS NOT TRACKED ONTO THE ADJACENT ROADWAY.
6. THE TOWN'S ENGINEER MAY DIRECT ADDITIONAL MEASURES TO BE TAKEN TO ELIMINATE MUD TRACKING UP TO AND INCLUDING VEHICLE WASHING PRIOR TO EXITING THE SITE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SEDIMENT THAT IS TRACKED ONTO MUNICIPAL RIGHTS-OF-WAY TO THE SATISFACTION OF THE TOWN.
8. STONE MUD MAT SHALL BE INSPECTED DAILY AND REINSTATED ACCORDINGLY.

LEGEND

- PROPOSED SILT FENCE
- EXISTING SILT FENCE
- RFCD — ROCK FLOW CHECK DAM
- PROPOSED INTERCEPTOR SWALE
- EXISTING INTERCEPTOR SWALE

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RAIL ROAD SPIKE IN WEST FACE OF HYDRO POLE LOCATED AT THE SOUTH WEST CORNER OF GREY ROAD 19 AND JOZO WEIDER BOULEVARD

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ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER — D. J. HURLEY — Apr 27/20 — PROVINCE OF ONTARIO

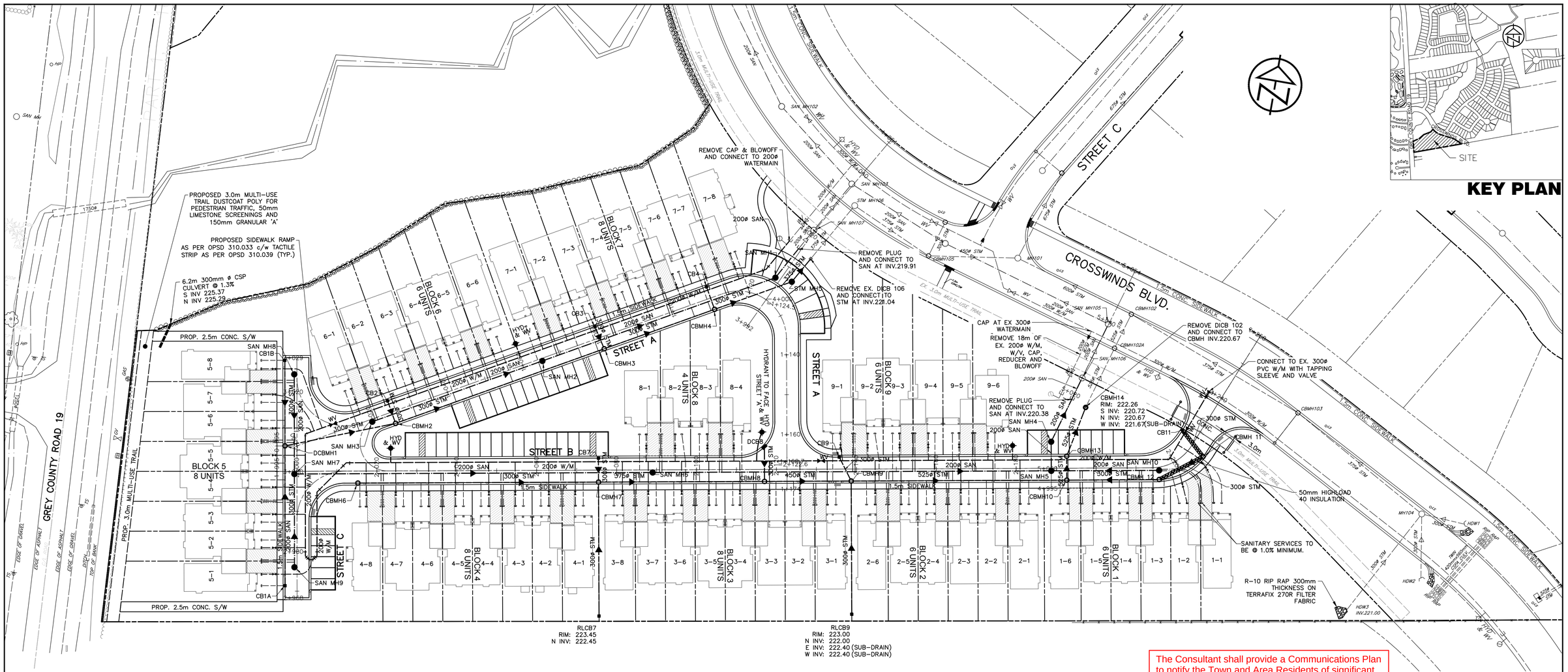
MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

EROSION AND SEDIMENT CONTROL PLAN

TATHAM ENGINEERING

DESIGN: VP	FILE: 117227	DWG: ES-1
DRAWN: VP	DATE: SEP 2017	
CHECK: DJH	SCALE: 1:500	

Drawing Name: 117227_ES01.dwg, Plotted: Apr 29, 2020



The Consultant shall provide a Communications Plan to notify the Town and Area Residents of significant Construction activities to the satisfaction of the Town.

At a minimum the Plan will provide:

- Bi-weekly schedules of intended site activities.
- Installation of a Project Notification Sign, 1.2 m x 2.4 m minimum, to Town template, at each construction access to the Lands and visually obvious to the public, at least two (2) weeks before the construction start date, and maintained for full duration of construction.
- Notification of the construction project to property owners within a 120 m boundary of the site property lines via hand/mail delivery.
- A minimum of two (2) weeks notice following Town approval and prior to commencement of:
  - *Significant site activities such as site alteration works e.g. tree clearing, site in filling, off site haulage of material, site servicing/grading operations, connections to Town infrastructure, utility works, placement of asphalt, concrete curbs and sidewalk, and landscaping.*
  - *Off-site works on Town Owned Lands/Roads following receipt of a Municipal Land Use Permit (MLUP).*

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ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER — D. J. HURLEY — Apr 27/20 — PROVINCE OF ONTARIO

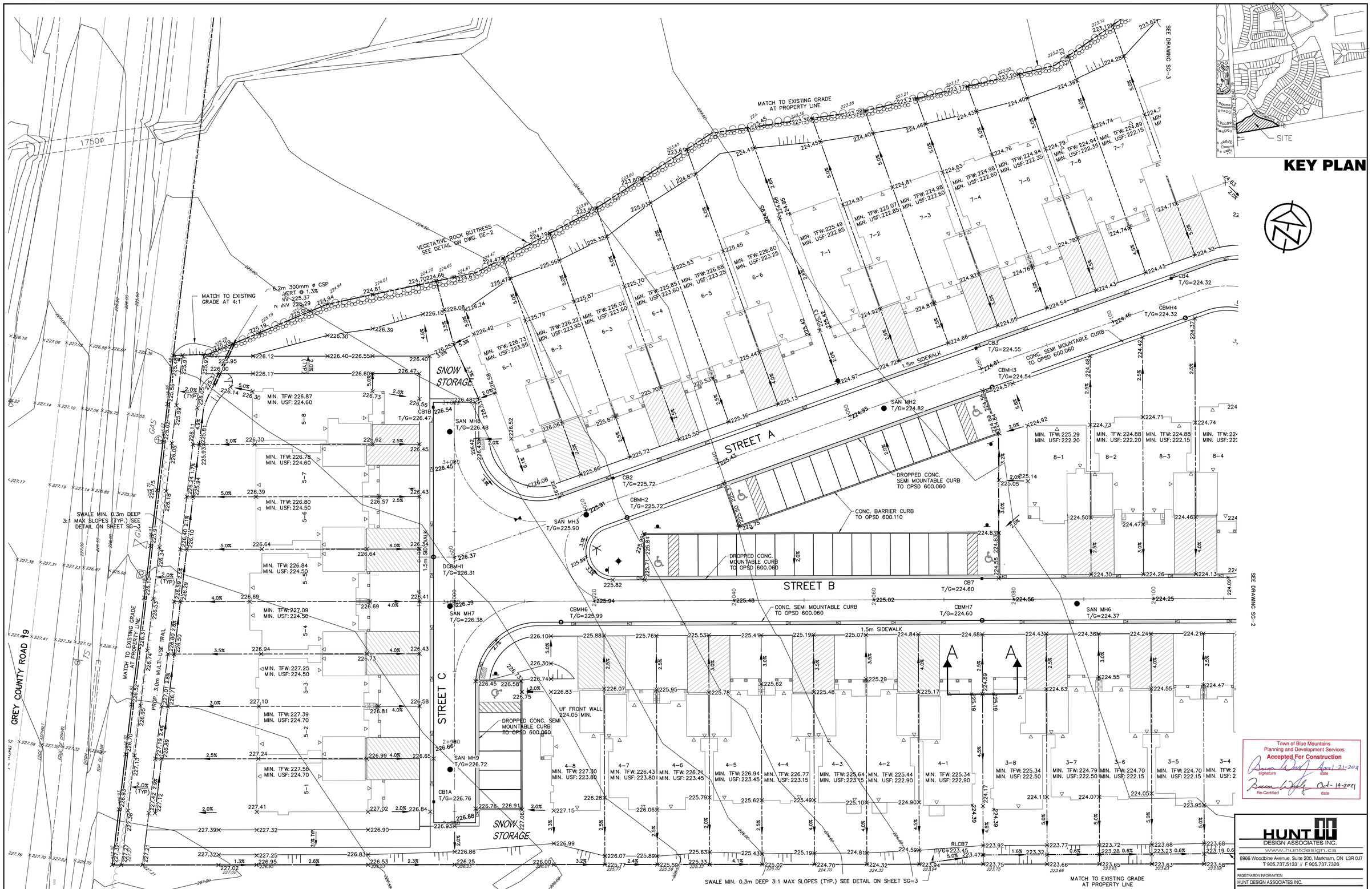
MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

SITE SERVICING PLAN

TATHAM ENGINEERING

DESIGN: MR/AO	FILE: 117227	DWG:
DRAWN: MR	DATE: SEP 2017	SS-1
CHECK: DJH	SCALE: 1:500	

Drawing Name: 117227_SS01.dwg, Plotted: Apr 29, 2020



Town of Blue Mountains
Planning and Development Services
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HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca
8966 Woodbine Avenue, Suite 200, Markham, ON L3R 0J7
T 905.737.5133 // F 905.737.7326
REGISTRATION INFORMATION
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Drawing Name: 117227_SG01.dwg, Plotted: Apr 29, 2020

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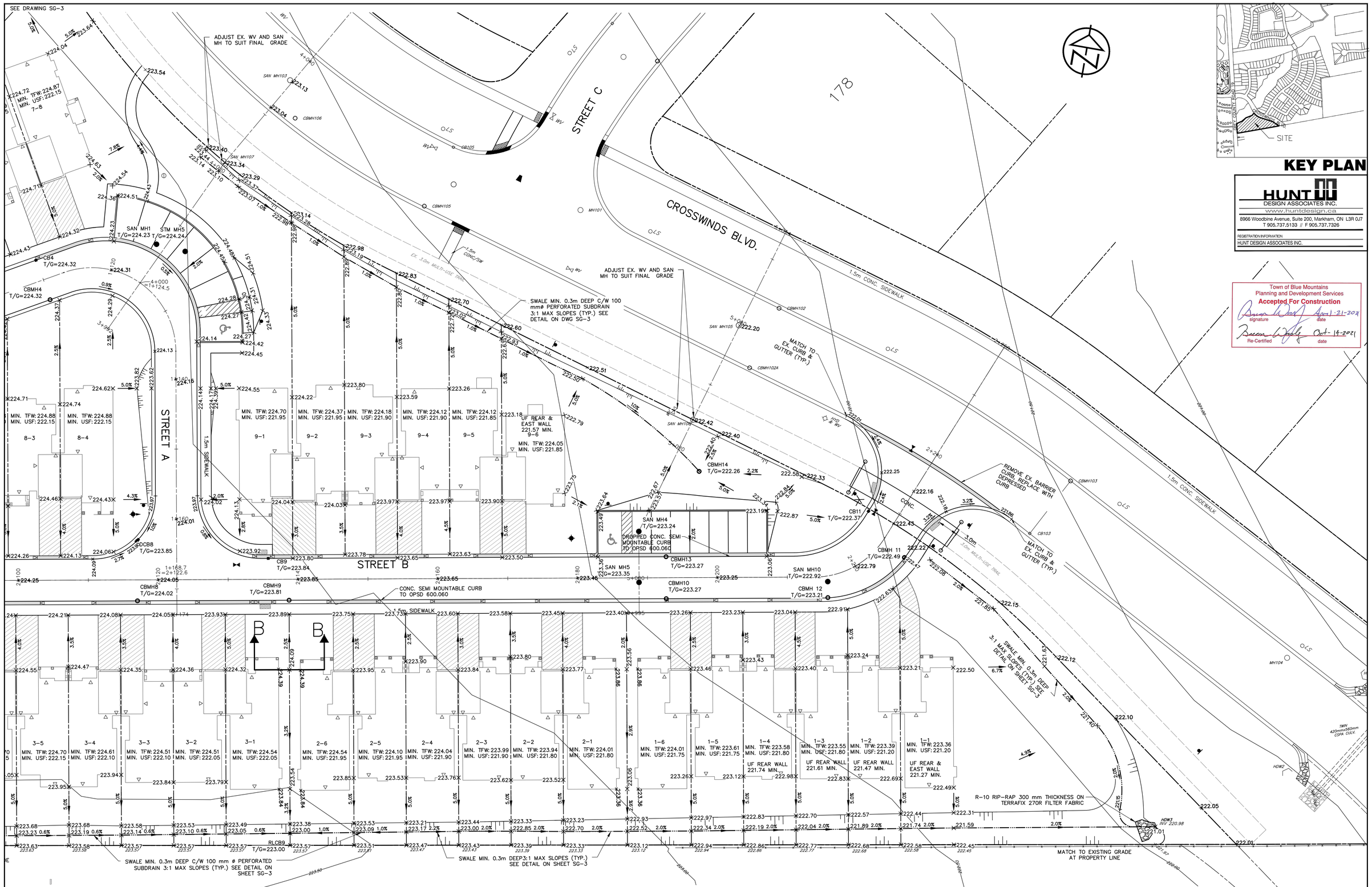
LICENSED PROFESSIONAL ENGINEER — D. J. HURLEY — Apr 27/20 — PROVINCE OF ONTARIO

MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

SITE GRADING PLAN

TATHAM ENGINEERING

DESIGN: MR/AO	FILE: 117227	DWG:
DRAWN: MR	DATE: SEP 2017	**SG-1**
CHECK: DJH	SCALE: 1:250	



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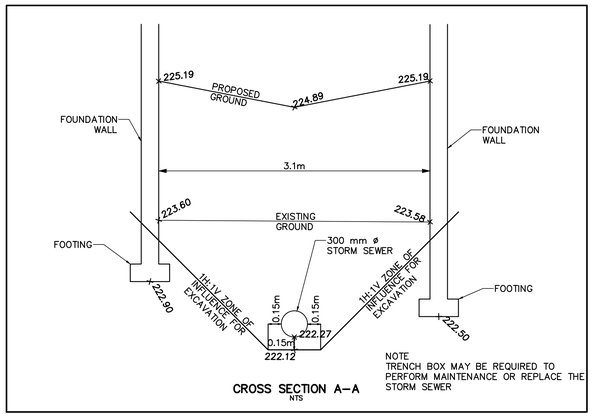
MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

SITE GRADING PLAN

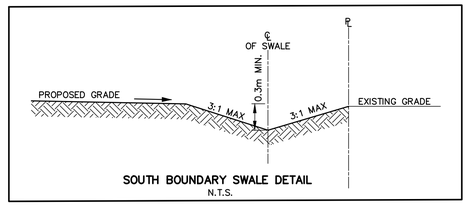
TATHAM ENGINEERING

DESIGN: MR/AO	FILE: 117227	DWG:
DRAWN: MR	DATE: SEP 2017	**SG-2**
CHECK: DJH	SCALE: 1:250	

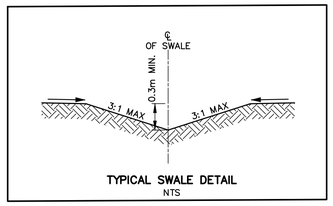
Drawing Name: 117227_SG01.dwg, Plotted: Apr 29, 2020



CROSS SECTION A–A
NTS



SOUTH BOUNDARY SWALE DETAIL
N.T.S.



TYPICAL SWALE DETAIL
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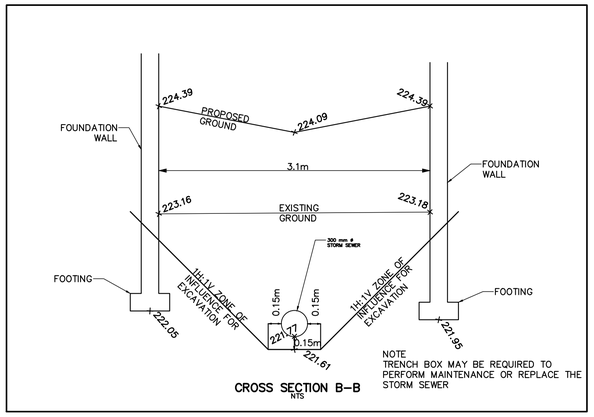

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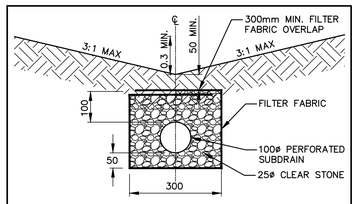
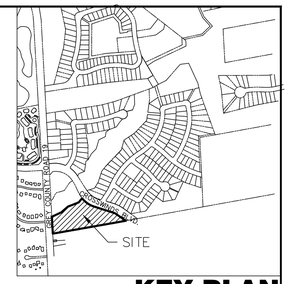
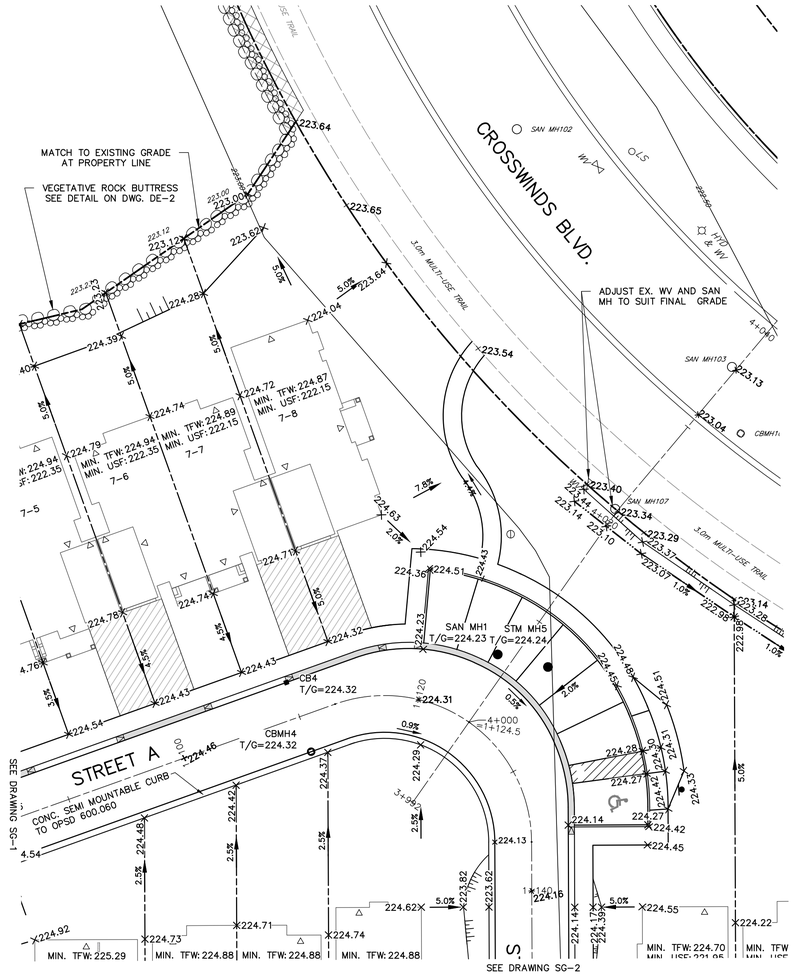


TYPICL SWALE C/W 100mmø PERFORATED SUBDRAIN
NTS



KEY PLAN



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1.	3RD SUBMISSION	MAR 20/20
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ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER — D. J. HURLEY — Apr 27/20 — PROVINCE OF ONTARIO

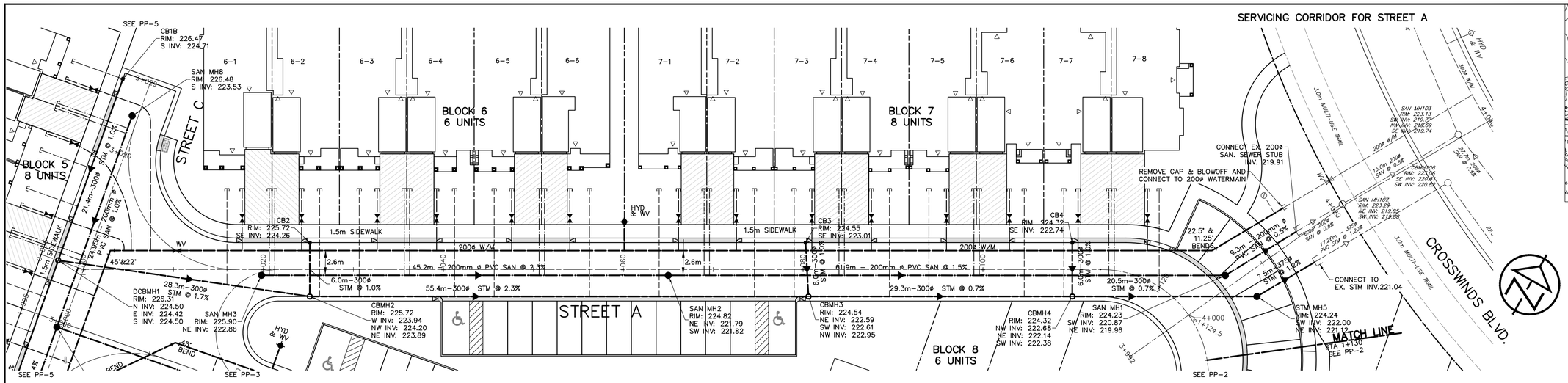
MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

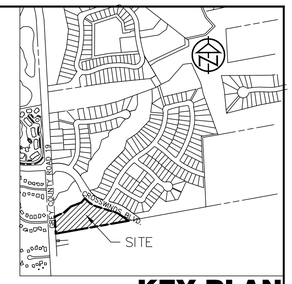
SITE GRADING AND DETAILS PLAN

TATHAM ENGINEERING

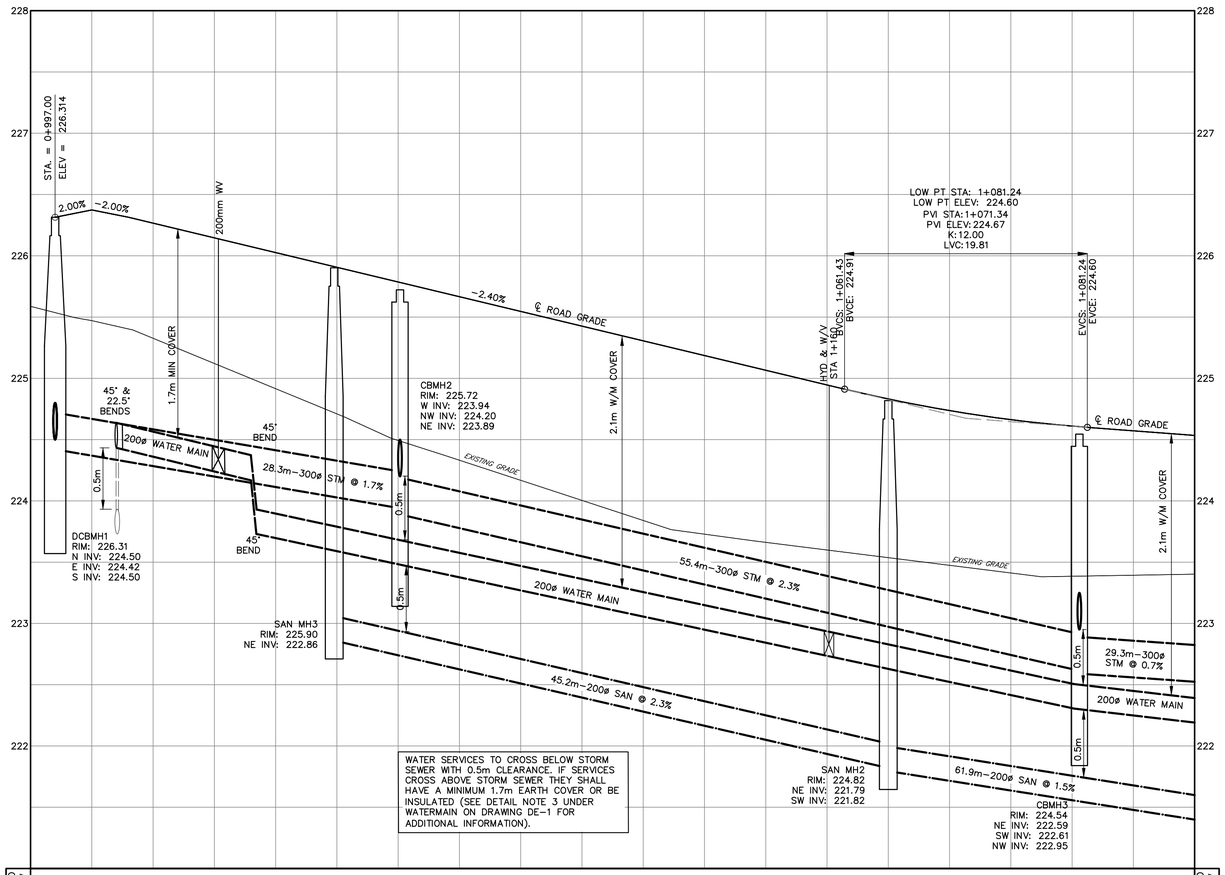
DESIGN: MR/AO	FILE: 117227	DWG: SG-3
DRAWN: SBU	DATE: SEP 2017	
CHECK: DJH	SCALE: 1:250	

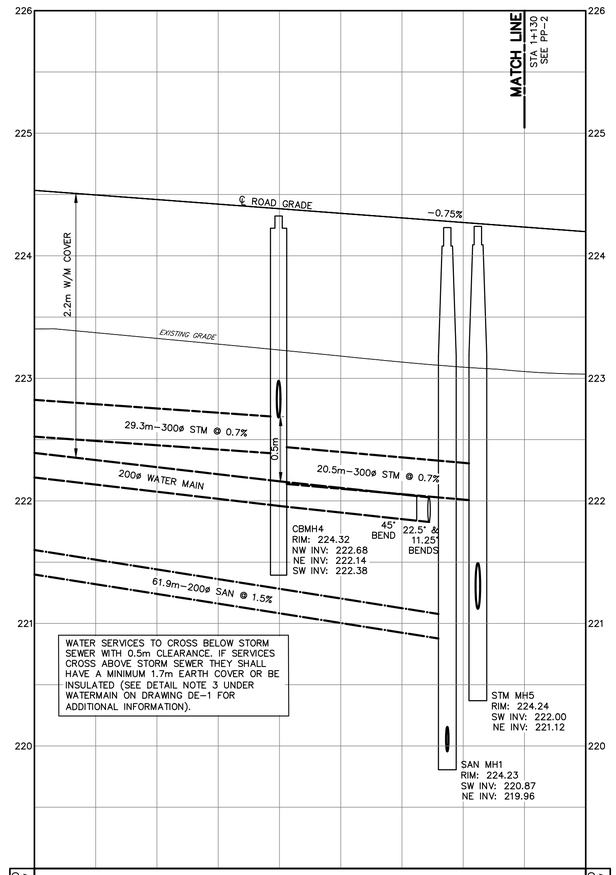
Drawing Name: 117227_SG01.dwg, Plotted: Apr 29, 2020





KEY PLAN





CHAINAGE	1+000	1+020	1+040	1+060	1+080	1+100	1+120
PROPOSED C/L ELEV	226.37	225.91	225.43	224.95	224.61	224.46	224.31
EXISTING C/L ELEV	225.47	224.71	224.00	223.60	223.38	223.33	223.13

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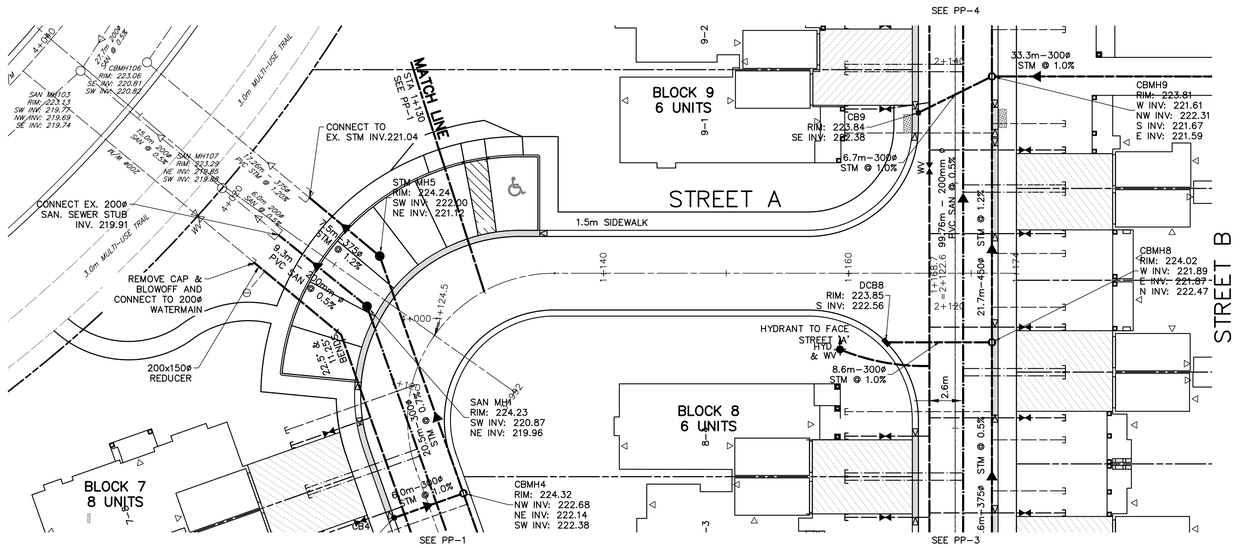
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

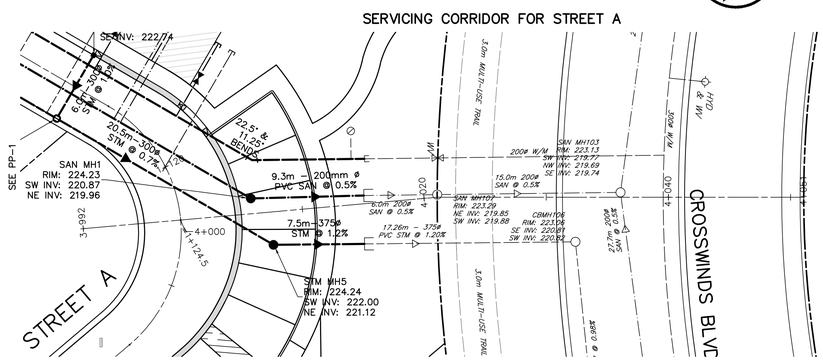
PLAN AND PROFILE
STREET A
STA. 0+995 TO STA. 1+130

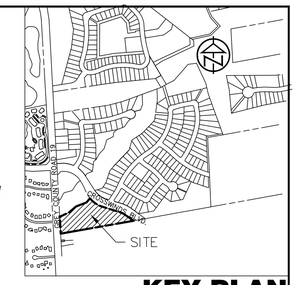
TATHAM ENGINEERING

DESIGN: VP	FILE: 117227	DWG:
DRAWN: VP	DATE: SEP 2017	**PP-1**
CHECK: DJH	SCALE: 1:250/1:25	

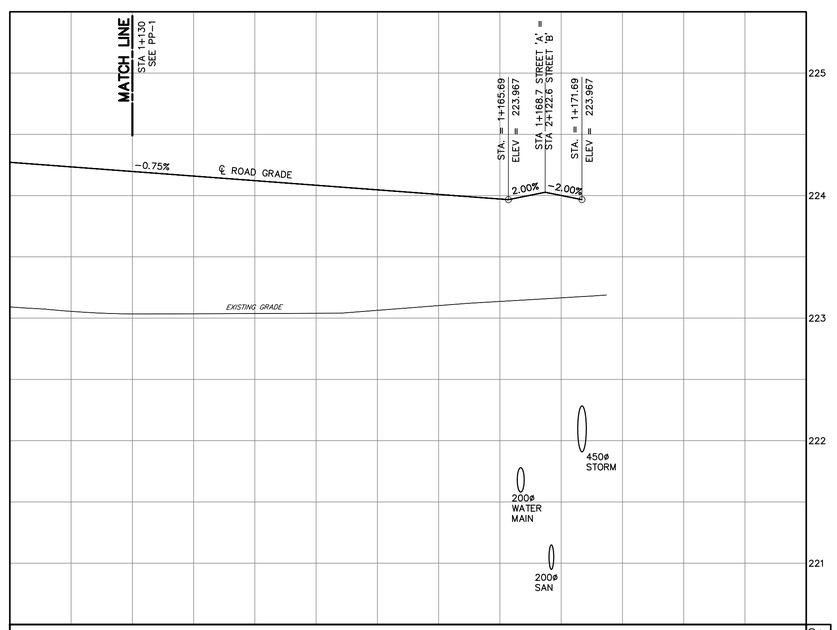
Drawing Name: 117227_PP01.dwg, Plotted: Apr 29, 2020

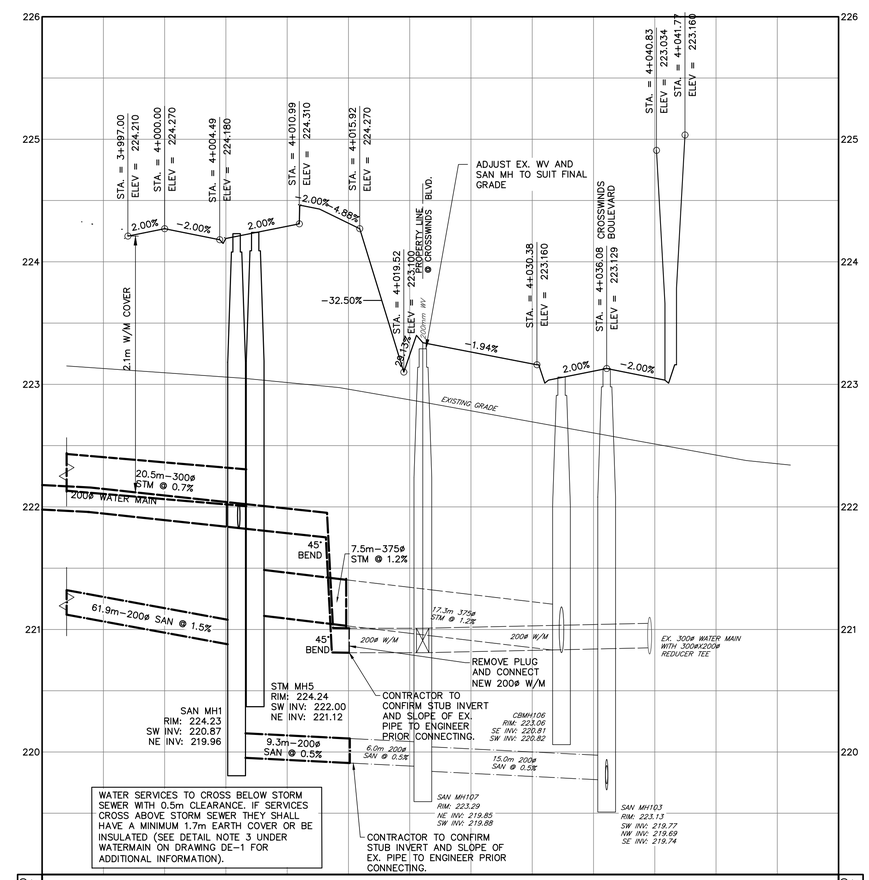






KEY PLAN





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BENCHMARKS

TBM1 – ELEVATION 226.036
TOP NUT FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF MOUNTAIN DRIVE AND JOZO WEIDER BOULEVARD (99–21)

TBM2 – ELEVATION 224.127
RAIL ROAD SPIKE IN WEST FACE OF HYDRO POLE LOCATED AT THE SOUTH WEST CORNER OF GREY ROAD 19 AND JOZO WEIDER BOULEVARD

NOTES

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
signature — date: April-21-2021
Re-Certified — date: Oct-14-2021

No.	REVISION DESCRIPTION	DATE
1.	2ND SUBMISSION	NOV 20/19
2.	3RD SUBMISSION	MAR 20/20
3.	4TH SUBMISSION	APR 27/20

ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER
D. J. HURLEY
Apr 27/20
PROVINCE OF ONTARIO

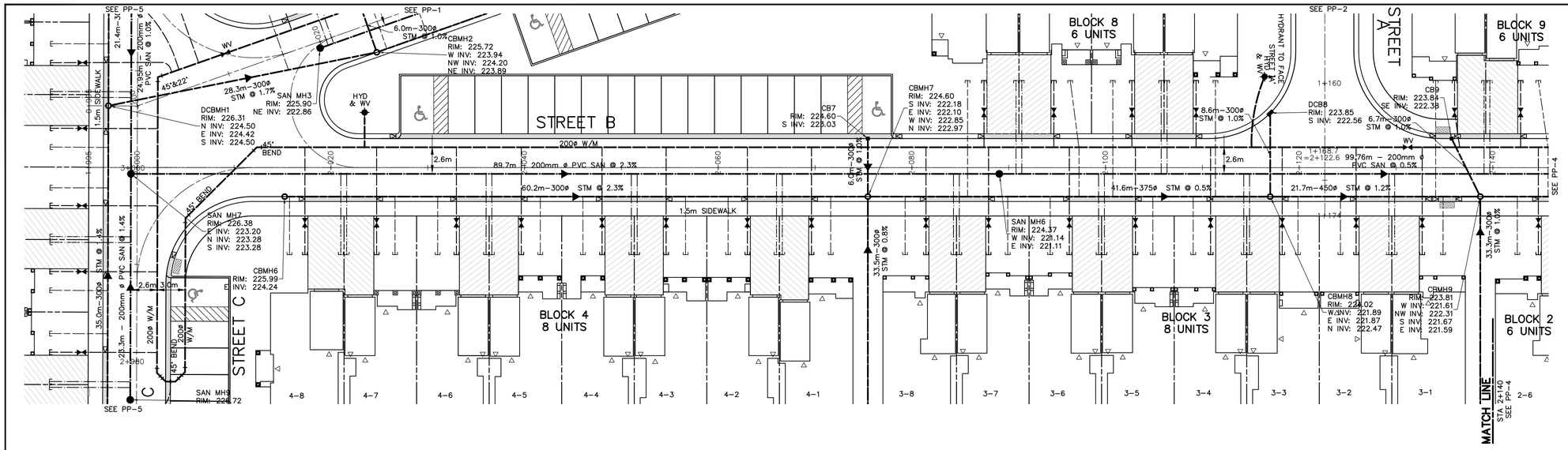
MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

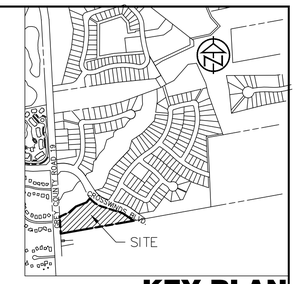
PLAN AND PROFILE
STREET A STA. 1+130 TO STA. 1+174
SERVICE CORRIDOR STA. 3+992 TO STA. 4+051

TATHAM ENGINEERING

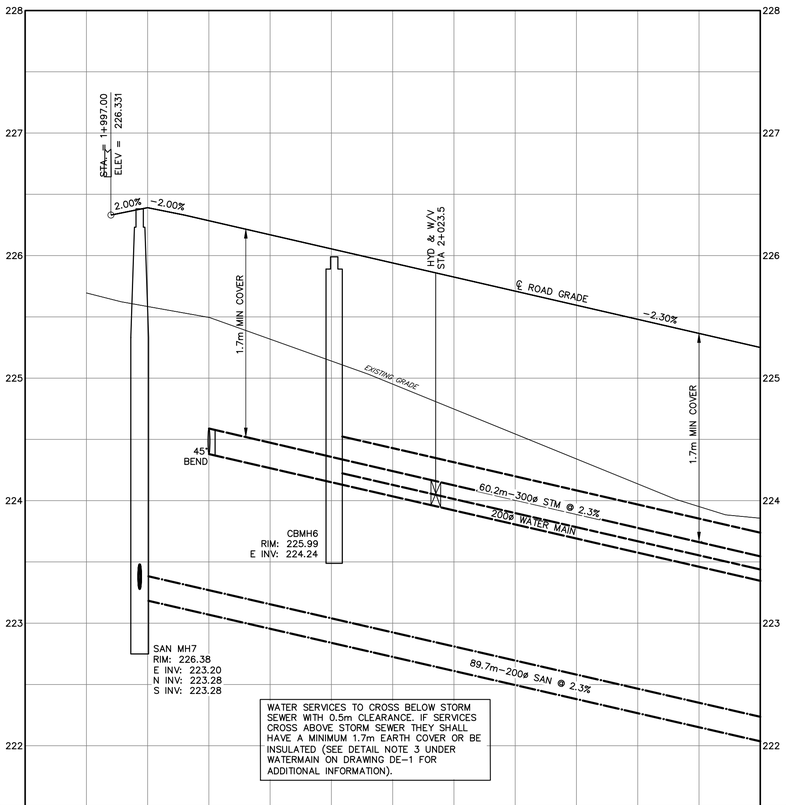
DESIGN: VP	FILE: 117227	DWG: PP-2
DRAWN: VP	DATE: SEP 2017	
CHECK: DJH	SCALE: 1:250/1:25	

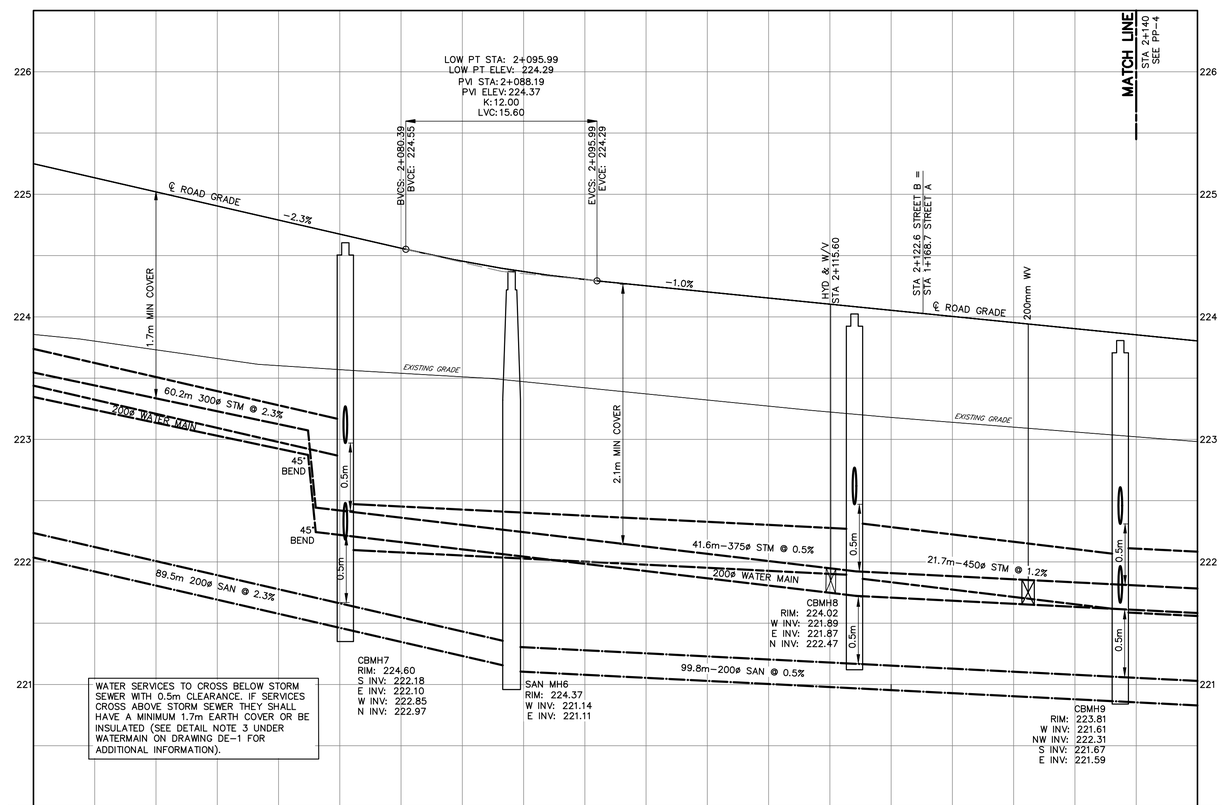
Drawing Name: 117227_PP01.dwg, Plotted: Apr 29, 2020





KEY PLAN





CHAINAGE	2+000	2+020	2+040
EXISTING C/L ELEV	225.58	224.95	224.14
PROPOSED C/L ELEV	226.39	225.94	225.48

CHAINAGE	2+060	2+080	2+100	2+120	2+140
EXISTING C/L ELEV	223.73	223.54	223.37	223.18	223.02
PROPOSED C/L ELEV	225.02	224.56	224.25	224.05 224.03	223.85

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Drawing Name: 117227_PP01.dwg, Plotted: Apr 29, 2020

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ENGINEER STAMP

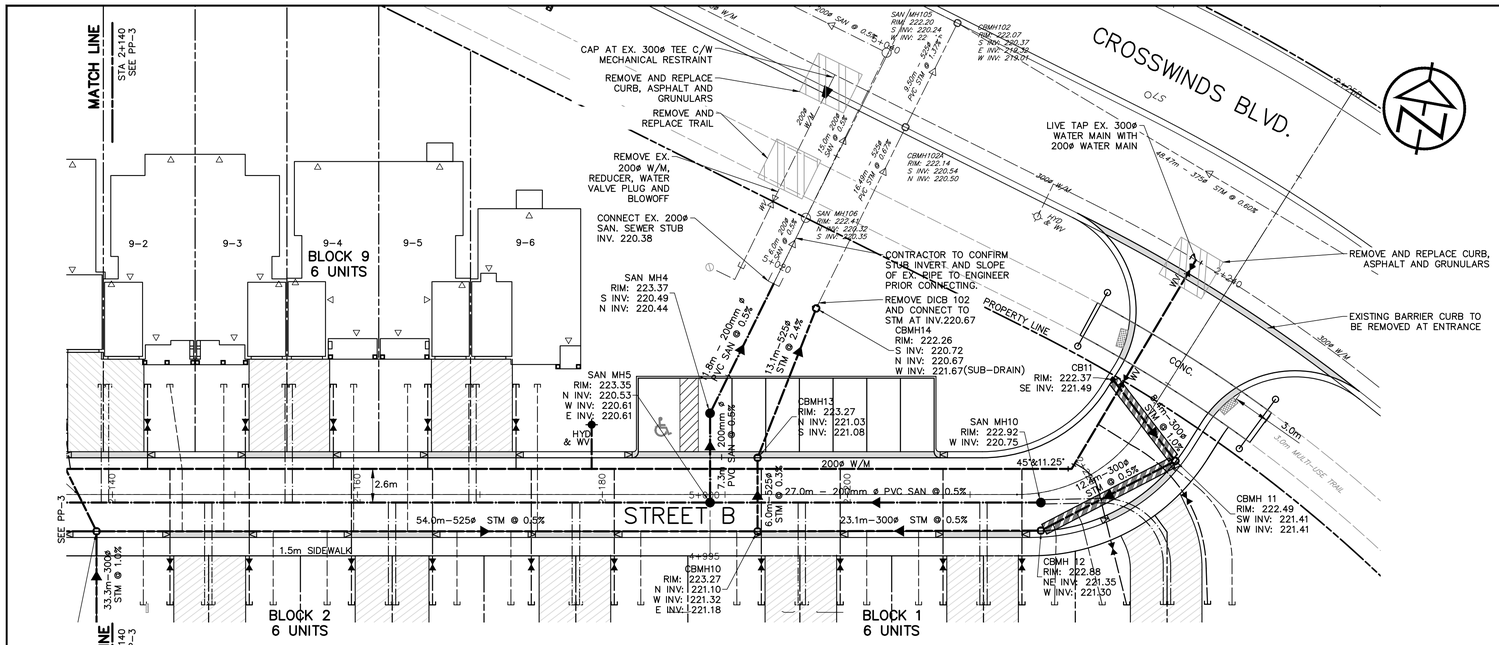
LICENSED PROFESSIONAL ENGINEER
D. J. HURLEY
Apr 27/20
PROVINCE OF ONTARIO

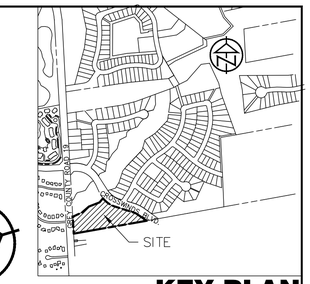
MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

PLAN AND PROFILE
STREET B
STA. 1+995 TO STA. 2+140

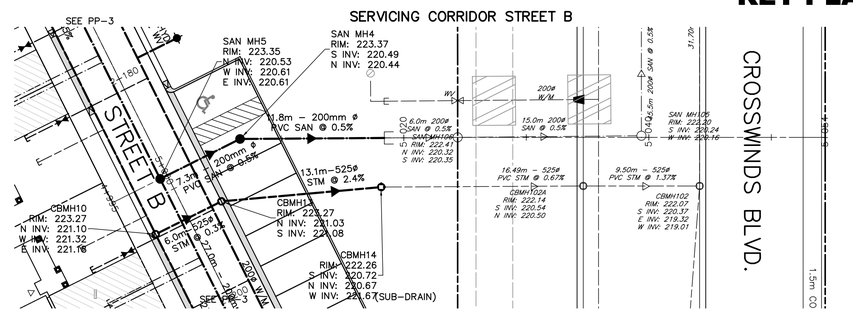
TATHAM ENGINEERING

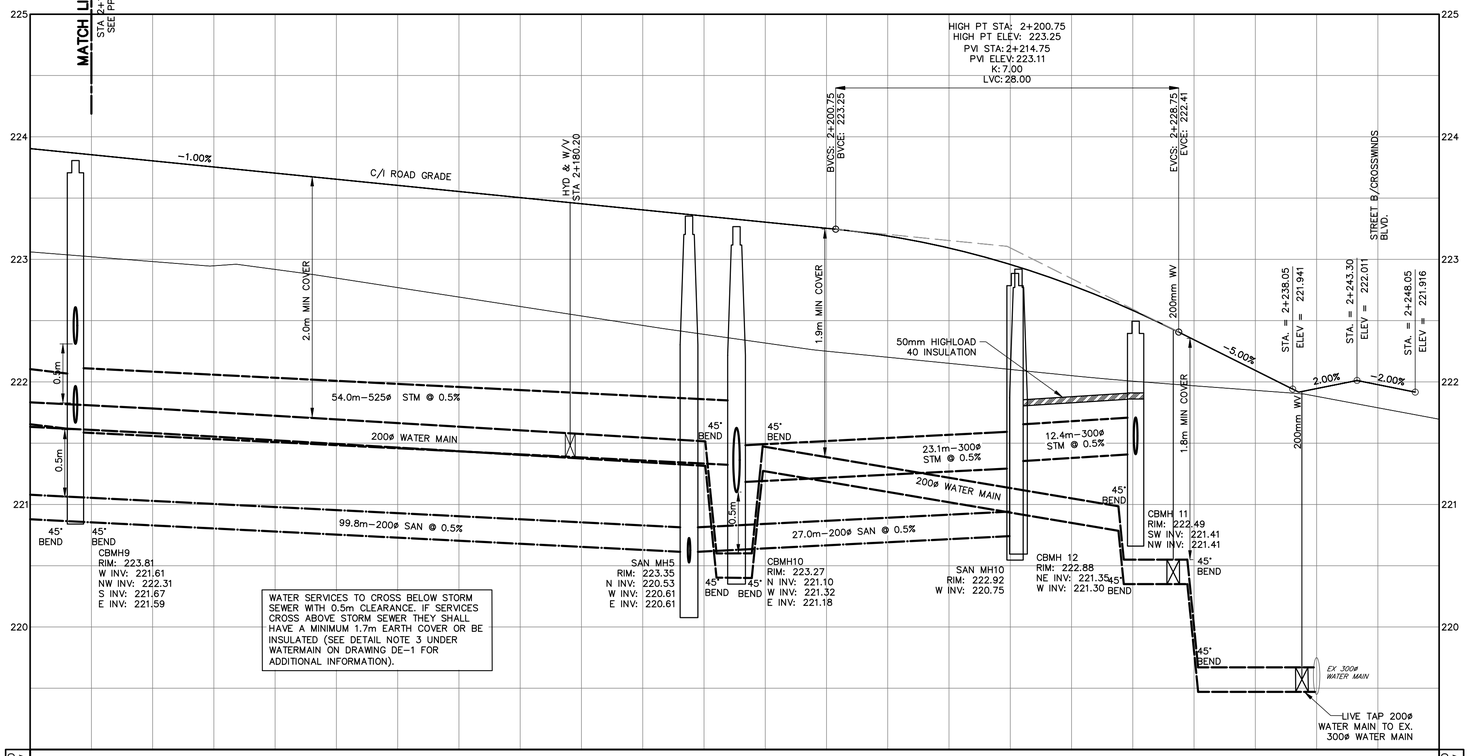
DESIGN: VP	FILE: 117227	DWG:
DRAWN: VP	DATE: SEP 2017	PP-3
CHECK: DJH	SCALE: 1:250	

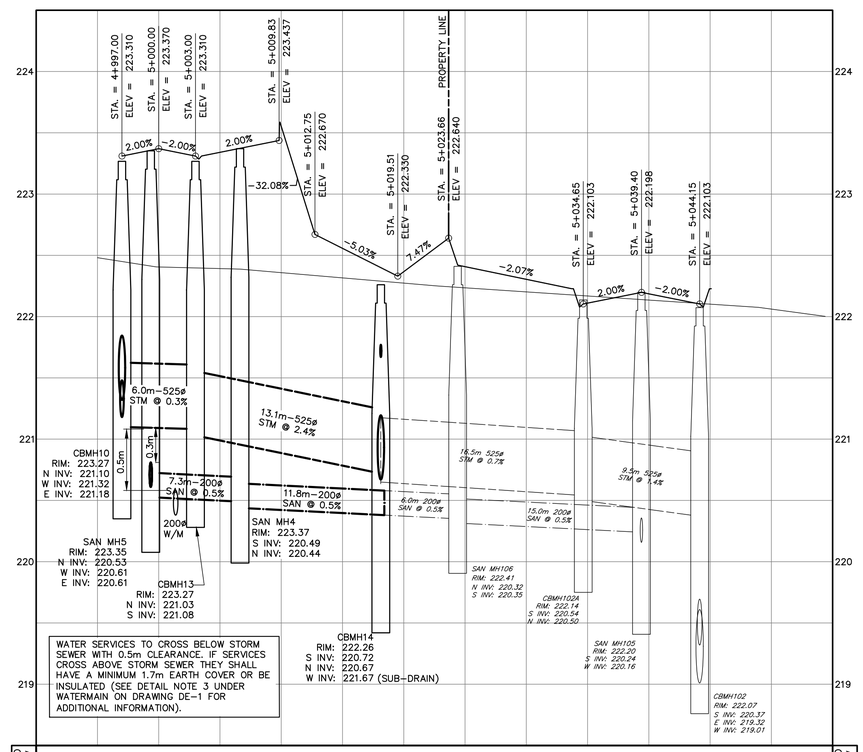




KEY PLAN







CHAINAGE	2+140	2+160	2+180	2+200	2+220	2+240
PROPOSED C/L ELEV	223.85	223.65	223.45	223.25	222.79	221.95
EXISTING C/L ELEV	223.02	222.85	222.54	222.25	222.05	221.88

CHAINAGE	5+000	5+020	5+040
PROPOSED C/L ELEV	223.37	222.37	222.19
EXISTING C/L ELEV	222.41	222.27	222.13

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BENCHMARKS

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TBM2 – ELEVATION 224.127
RAIL ROAD SPIKE IN WEST FACE OF HYDRO POLE LOCATED AT SOUTH WEST CORNER OF GREY ROAD 19 AND JOZO WEIDER BOULEVARD

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Town of Blue Mountains
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ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER — D. J. HURLEY — Apr 27/20 — PROVINCE OF ONTARIO

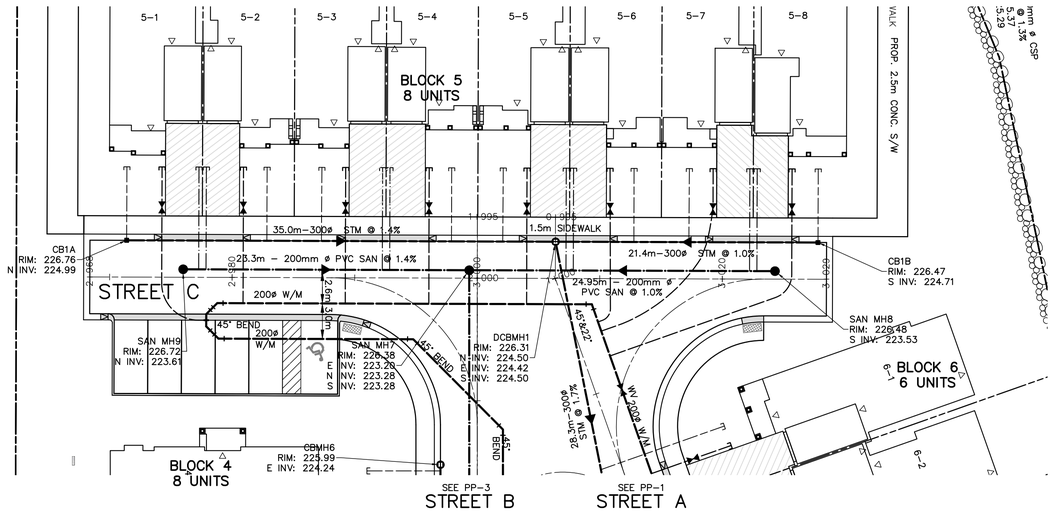
MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

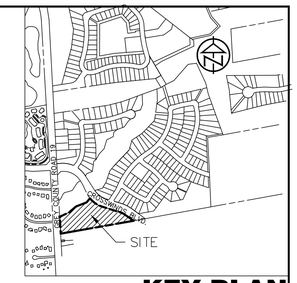
PLAN AND PROFILE
STREET B STA. 2+140 TO STA. 2+258
SERVICE CORRIDOR STA. 4+995 TO STA. 5+054

TATHAM ENGINEERING

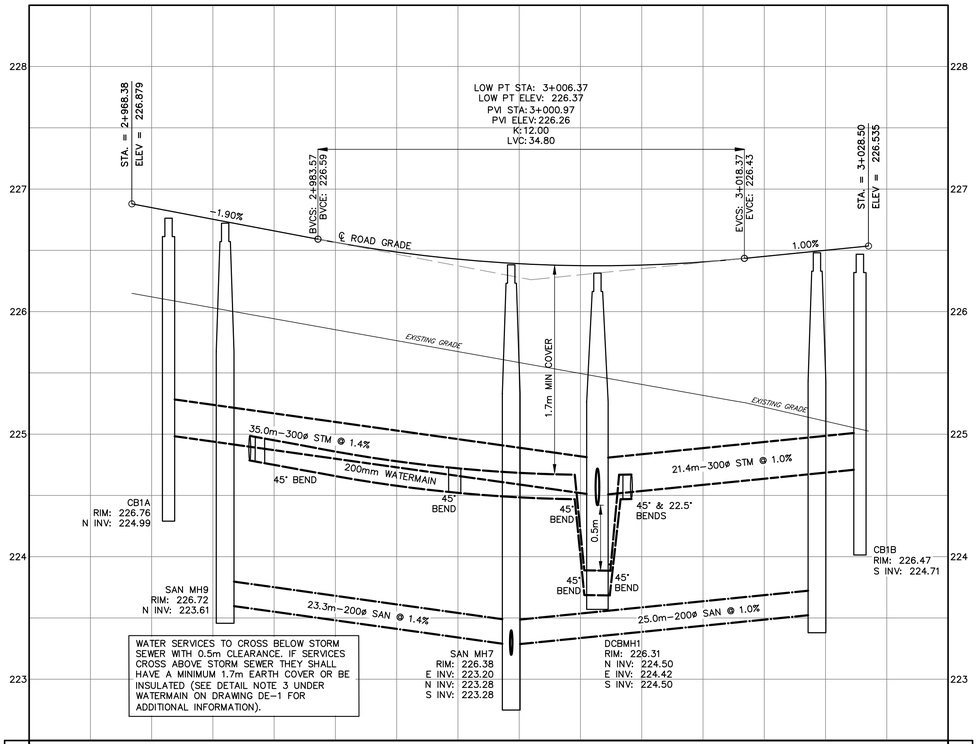
DESIGN: VP	FILE: 117227	DWG: PP-4
DRAWN: VP	DATE: SEP 2017	
CHECK: DJH	SCALE: 1:250	

Drawing Name: 117227_PP01.dwg, Plotted: Apr 29, 2020





KEY PLAN



WATER SERVICES TO CROSS BELOW STORM SEWER WITH 0.5m CLEARANCE. IF SERVICES CROSS ABOVE STORM SEWER THEY SHALL HAVE A MINIMUM 1.7m EARTH COVER OR BE INSULATED (SEE DETAIL NOTE 3 UNDER WATERMAIN ON DRAWING DE-1 FOR ADDITIONAL INFORMATION).

PROPOSED C/L ELEV	226.88	226.66	226.39	226.45	226.54	PROPOSED C/L ELEV
EXISTING C/L ELEV	226.13	225.94	225.58	225.22	225.03	EXISTING C/L ELEV
CHAINAGE	2+970	2+980	3+000	3+020	3+028	CHAINAGE

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ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER
D. J. HURLEY
Apr.27/20
PROVINCE OF ONTARIO

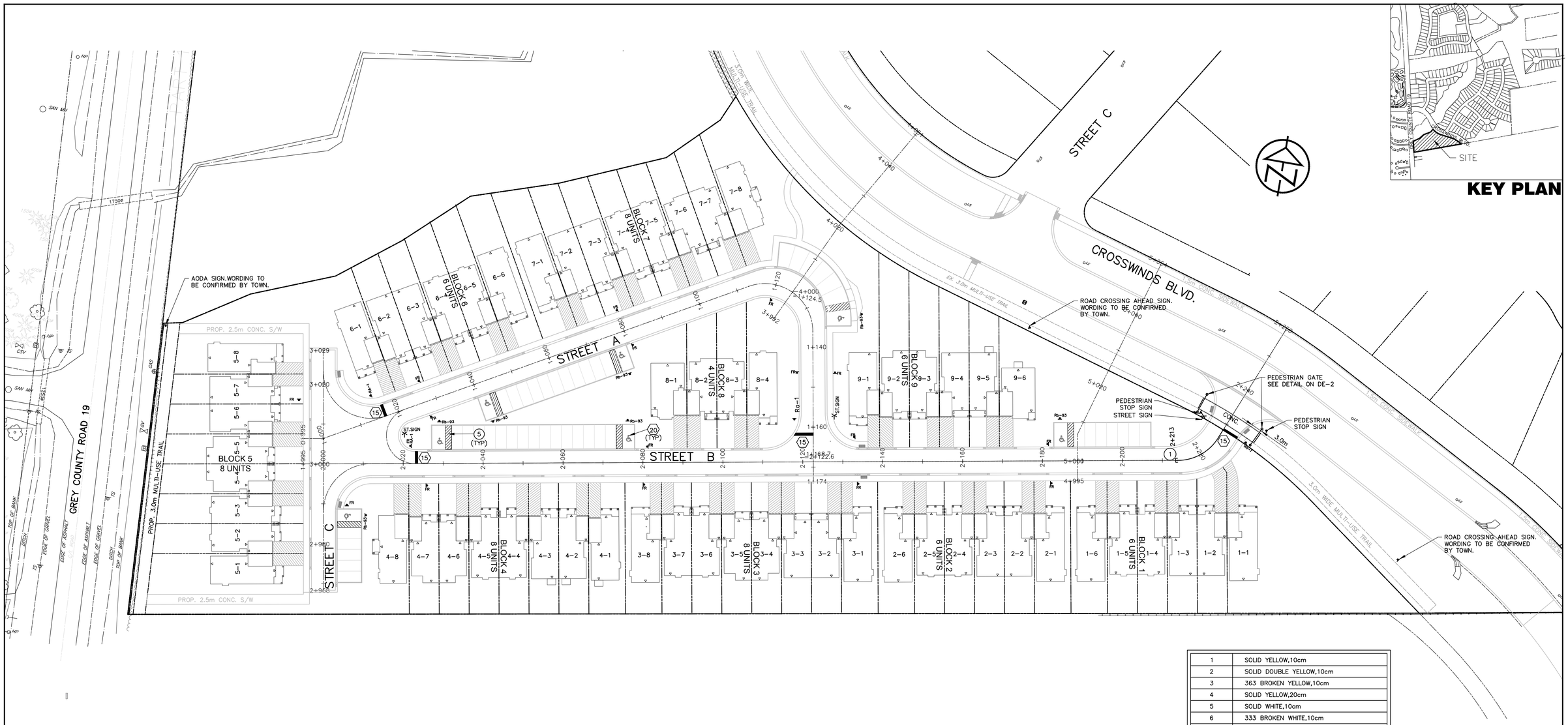
MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

PLAN AND PROFILE
STREET C
STA. 2+968 TO STA. 3+029

TATHAM ENGINEERING

DESIGN: VP	FILE: 117227	DWG:
DRAWN: VP	DATE: SEP 2017	PP-5
CHECK: DJH	SCALE: 1:250	

Drawing Name: 117227_PP01.dwg, Plotted: Apr 29, 2020



KEY PLAN

1	SOLID YELLOW,10cm
2	SOLID DOUBLE YELLOW,10cm
3	363 BROKEN YELLOW,10cm
4	SOLID YELLOW,20cm
5	SOLID WHITE,10cm
6	333 BROKEN WHITE,10cm
7	363 BROKEN WHITE,10cm
8	393 BROKEN WHITE,10cm
9	SOLID WHITE,20cm
10	111 BROKEN WHITE,20cm
11	333 BROKEN WHITE,20cm
12	333 BROKEN WHITE,30cm
13	SOLID WHITE,30cm
14	SOLID WHITE,45cm
15	SOLID WHITE,60cm
16	1-0.6-1 WHITE,45cm
17	1.8-1.8-1.8 WHITE,20cm
20	SYMBOLS
] [	LIMITS OF MARKINGS

NOTES:

1. 333, 363, 393, Denotes Pavement Marking Spacing (ie., 3 m line, 3 m gap, 3 m line)
2. (1) Denotes PAVEMENT MARKING, PAINT
3. [1] Denotes PAVEMENT MARKING, TEMPORARY
4. △1 Denotes PAVEMENT MARKING, TEMPORARY-REMOVABLE
5. (1) Denotes PAVEMENT MARKING, DURABLE

FR Ra-1 Rb-93

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Town of Blue Mountains
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2.	4TH SUBMISSION	APR 27/20

ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER — D. J. HURLEY — Apr 27/20 — PROVINCE OF ONTARIO

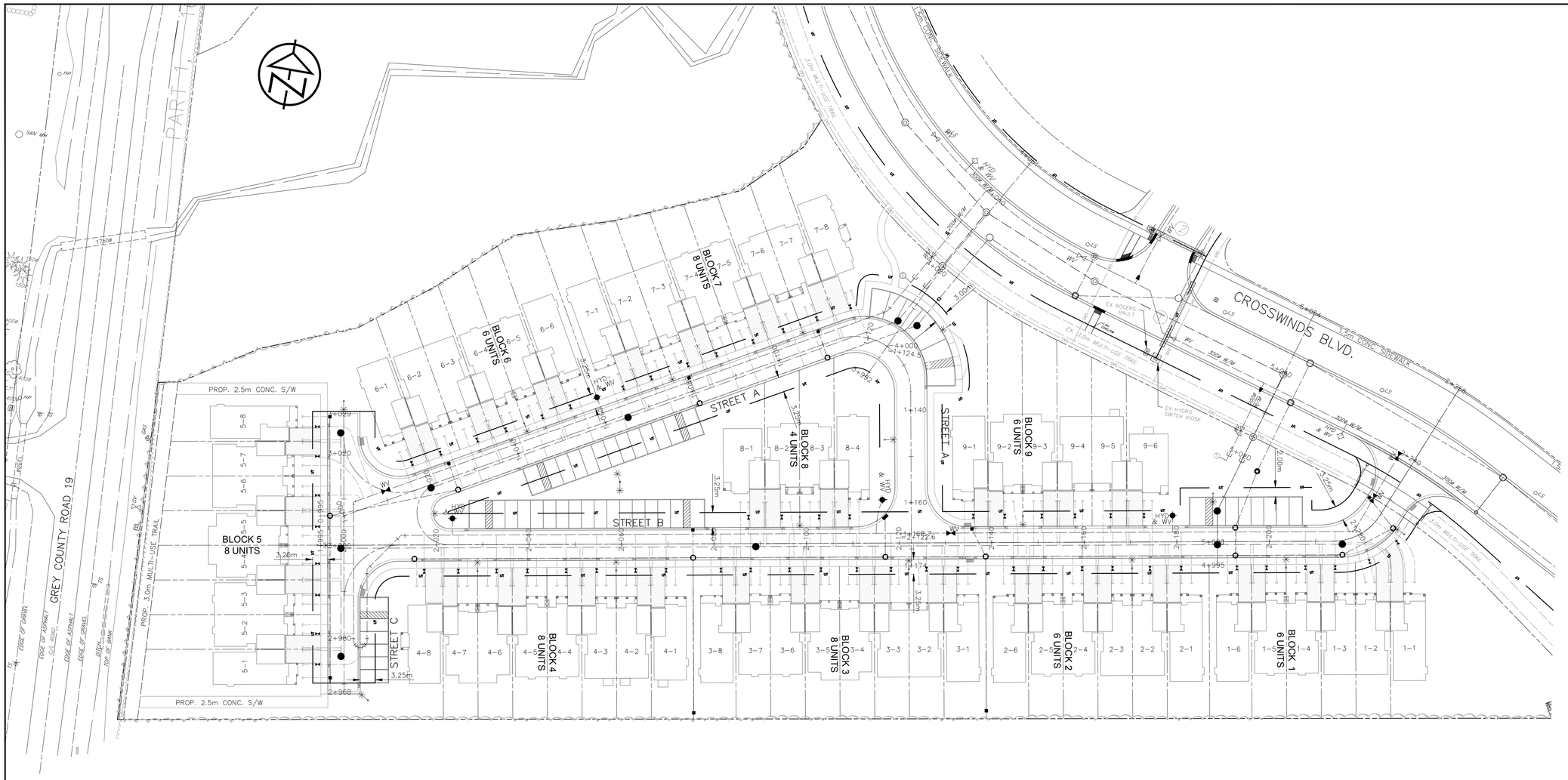
MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

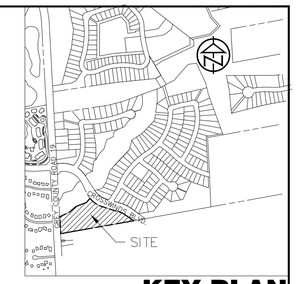
PAVEMENT MARKING AND SIGNAGE PLAN

TATHAM ENGINEERING

DESIGN: SBU	FILE: 117227	DWG:
DRAWN: SBU	DATE: SEP 2017	**PM-1**
CHECK: DJH	SCALE: 1:500	

Drawing Name: 117227_PM01.dwg, Plotted: Apr 29, 2020





KEY PLAN

LEGEND

- PROP. STOP SIGN
- PROP. STREET SIGN
- PROP. LIGHT STANDARD
- PROP. WALKWAY LIGHT BOLLARD
- PROPOSED HYDRO TRANSFORMER & GROUND GRID
- HCBG — PROPOSED ROAD CROSSING INCL. H–HYDRO, C–CABLE, B–BELL, G–GAS (GAS NO DUCT) NOTE: CONCRETE TO BE ENCASED TO 0.30m PAST BACK OF CURB.
- UT — PROPOSED UTILITY TRENCH
- H — PROP. HYDRO SERVICE
- PROP. BELL PEDESTAL (PHASE 1 ONLY)
- PROP. BELL – FLUSH TO GRADE LEVEL BOX IN BLVD. (LARGE)
- PROP. BELL – FLUSH TO GRADE LEVEL BOX AT LOT (SMALL)
- PROP. CABLE PEDESTAL
- PROP. GAS VALVE
- PROP. CANADA POST MAILBOX MODEL E201 WITH E101 CONC. BASE.
- BLOCK 2/6 UNITS — BLOCK/UNITS NUMBER
- 2–4 — BLOCK/UNIT NUMBER
- PROP. SANITARY SERVICE
- PROP. STORM SERVICE
- PROP. WATER SERVICE

NOTES

THIS PLAN TO BE USED FOR REFERENCE PURPOSES ONLY. SEE PLANS BY UTILITY PROVIDERS FOR CONSTRUCTION DETAILS.

REFER TO TYPICAL ROAD CROSS SECTION ON DWG. DE–1 FOR LOCATION OF UTILITIES.

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ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER — D. J. HURLEY — Apr 27/20 — PROVINCE OF ONTARIO

MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

COMPOSITE UTILITY PLAN

TATHAM ENGINEERING

DESIGN: AO	FILE: 117227	DWG:
DRAWN: SBU	DATE: SEP 2017	**CUP-1**
CHECK: DJH	SCALE: 1:500	

Drawing Name: 117227_CUP-1.dwg, Plotted: Apr 29, 2020

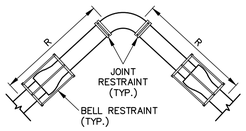


FIGURE 1
HORIZONTAL BEND

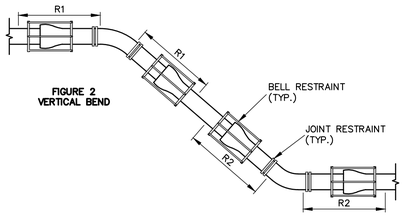


FIGURE 2
VERTICAL BEND

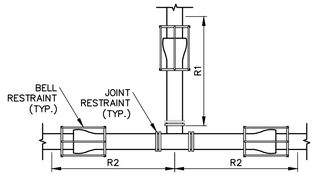


FIGURE 3
TEE

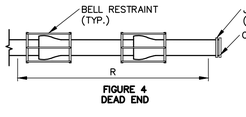


FIGURE 4
DEAD END

CHARACTERISTICS USED TO CALCULATE RESTRAINT LENGTH

PIPE MATERIAL: PVC
SOIL TYPE: ML (SILTS, VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS)
SAFETY FACTOR: 1.5 TO 1
TRENCH TYPE: 5 (PIPE BEDDED IN COMPACT GRANULAR MATERIAL)
DEPTH OF BURY: 1.8m (6 ft)
TEST PRESSURE: 1035 kPa (150 p.s.i.)

PROGRAM: SIGMA IRON – RESTRAINT LENGTH CALCULATOR 1.0

TABLE 2: PIPE RESTRAINT SCHEDULE FOR PVC TEES
(ALL JOINTS AND BELLS LOCATED WITHIN THE CALCULATED RESTRAINT LENGTH SHALL BE RESTRAINED WITH APPROVED BELL AND JOINT RESTRAINTS)

TEES			
NOMINAL PIPE DIA.	BRANCH PIPE DIA.	RESTRAINT 1 LENGTH (m)	RESTRAINT 2 LENGTH (m)
150	150	4.6	3.0
200	150	2.4	3.0
150	200	9.8	3.0
200	200	7.9	3.0
300	150	0.3	3.0
300	200	4.0	3.0
300	300	14.3	3.0

TABLE 1: PIPE RESTRAINT SCHEDULE FOR PVC PIPE
(ALL JOINTS AND BELLS LOCATED WITHIN THE CALCULATED RESTRAINT LENGTH SHALL BE RESTRAINED WITH APPROVED BELL AND JOINT RESTRAINTS)

		HORIZONTAL BEND	VERTICAL BEND		DEAD END (NO BEND ANGLE)
PIPE DIA.	BEND ANGLE	RESTRAINT LENGTH (m)	RESTRAINT 1 LENGTH (m)	RESTRAINT 2 LENGTH (m)	RESTRAINT LENGTH (m)
150ø	90°	3.7	–	–	11.6
	45°	1.6	4.9	1.5	
	22.5°	0.9	2.5	0.9	
	11°	0.6	1.3	0.6	
200ø	90°	4.6	–	–	15.0
	45°	2.2	6.1	2.2	
	22.5°	0.9	3.1	1.0	
	11°	0.6	1.6	0.6	
300ø	90°	6.4	–	–	21.4
	45°	2.8	8.9	2.8	
	22.5°	1.5	4.3	1.5	
	11°	0.9	3.4	0.9	

NOTES
1. CONTRACTOR TO REPORT IN WRITING TO THE ENGINEER ANY CHANGES TO SOIL OR SITE CHARACTERISTIC THAT MAY ALTER THE PIPE RESTRAINT CALCULATION.
2. THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THRUST RESTRAINT REQUIREMENTS WITH THE PIPE AND RESTRAINT MANUFACTURERS.
3. VALVES TO BE RESTRAINED AS IF THEY ARE DEAD ENDS.

GENERAL

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH TOWN OF THE BLUE MOUNTAINS STANDARDS AND OPS STANDARDS. WHERE CONFLICT OCCURS, TOWN STANDARDS TO GOVERN.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETERS AND ALL ELEVATIONS ARE IN METERS.
3. THE CONTRACTOR MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. THE OWNER'S ENGINEER SHALL PROVIDE BENCHMARK ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK.
5. ALL PROPERTY BARS TO BE PRESERVED AND REPLACED BY OLS AT CONTRACTOR'S EXPENSE IF REMOVED/DAMAGED DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE SUPPLY OF TEMPORARY WATER AND POWER.
7. DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS.MUNI 517 AND OPSS.MUNI 518. MAINTAIN ALL TRENCHES IN A DRY CONDITION. A MECP PERMIT TO TAKE WATER (PTTW) WILL BEEN OBTAINED FOR THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT ALL DEWATERING WORKS ARE IN ACCORDANCE WITH THE PERMIT.
8. ALL TOPSOIL SHALL BE STRIPPED AND STOCKPILED AT A LOCATION APPROVED BY THE ENGINEER. ALL LOTS TO BE ROUGH GRADED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY PRIOR TO PLACING ANY ROADWAY GRANULAR MATERIALS.
9. ALL ENGINE DRIVEN PUMPS TO BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.
10. GENERAL INSTALLATION AND TESTING OF SEWERS, WATERMAIN AND APPURTENANCES TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND FURTHER SUPPORTED AS NECESSARY BY OPSS 407, OPSS 408, OPSS.MUNI 409, OPSS.MUNI 410, OPSS.MUNI 421, AND OPSS.MUNI 441 AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS.
11. ALL MAINTENANCE HOLES ARE 1200 mm DIAMETER, UNLESS OTHERWISE SPECIFIED.
12. ALL STRUCTURES TO BE INSTALLED WITH FROST STRAPS TO OPSD 701.100.
13. PIPE SUPPORT AT ALL STRUCTURES TO OPSD 708.020.
14. ALL MAINTENANCE HOLE AND CATCH BASIN FRAME AND GRATES TO BE SET TO BASE COURSE ASPHALT ELEVATION IN ACCORDANCE WITH OPSD 704.010. FRAME AND GRATES TO BE RAISED TO FINISHED GRADE PRIOR TO THE PLACEMENT OF SURFACE COURSE ASPHALT USING CONCRETE ADJUSTMENT UNITS. MAXIMUM COMBINED HEIGHT OF ADJUSTMENT UNITS SHALL BE 300 mm.
15. TRENCH BACKFILL TO BE SELECT NATIVE MATERIAL OR IMPORTED SELECT SUBGRADE MATERIAL TO OPSS.MUNI 1010. BACKFILL TO BE PLACED IN MAXIMUM 200 mm THICK LIFTS (OR AS OTHERWISE DIRECTED BY THE GEOTECHNICAL CONSULTANT) AND COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
16. PIPE EMBEDMENT TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMDD. BACKFILL AND EMBEDMENT TO OPSD 802.010 (FLEXIBLE PIPE), GRANULAR 'A' EMBEDMENT OR OPSD 802.031 (RIGID PIPE) CLASS "B", GRANULAR 'A' BEDDING, GRANULAR 'B' COVER (MAX. AGGREGATE SIZE 25 mm). MINIMUM BEDDING DEPTH 150 mm, MINIMUM COVER DEPTH 300 mm ON ALL PIPES. WHERE EXCESSIVELY WET OR POOR SUBGRADE IS ENCOUNTERED AT THE INVERT LEVEL, IT MAY BE NECESSARY TO INCREASE THE BEDDING THICKNESS.
17. CLEAR STONE COMPLETELY WRAPPED IN FILTER FABRIC MAY BE SUBSTITUTED FOR EMBEDMENT MATERIAL IF APPROVED BY THE ENGINEER.
18. DISTURBED AREAS TO BE REINSTATED TO PREVIOUS CONDITION OR BETTER.
19. REINSTATEMENT OF ALL DISTURBED BOULEVARDS AND DITCHES TO INCLUDE REGRADING, PLACEMENT OF TOPSOIL AND SOD/SEED IN ACCORDANCE WITH OPSS 802, OPSS.MUNI 803 AND OPSS.MUNI 804. SOD TO BE STAKED WHERE NECESSARY TO AVOID MOVEMENT.
20. TRAFFIC MARKERS AND SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7.
21. LOCATIONS OF EXISTING UTILITIES ARE NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL EXISTING INFRASTRUCTURE/FACILITIES AS WELL AS NOTIFYING ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND CO–ORDINATE CONSTRUCTION ACCORDINGLY.
22. ALL ON–SITE MATERIAL SHALL BE PROPERLY STORED, SECURED, MONITORED AND COVERED AS REQUIRED. SPECIFICALLY, ALL PVC PIPE SHALL BE COVERED WHILE STORED ON–SITE.
23. ALL SIGNAGE TO COMPLY WITH THE TOWN OF THE BLUE MOUNTAINS SIGN BY–LAW.
24. ALL FUTURE FENCING SHALL BE INSTALLED WHOLLY ON PRIVATE LAND.

ROADS

1. SUBGRADE AND BOULEVARD MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMDD. SUBGRADE TO BE PROOF ROLLED AND CERTIFIED PRIOR TO PLACING GRANULAR 'B'.
2. GRANULAR 'A' AND 'B' TO BE COMPACTED TO A DRY DENSITY OF 100% OF THE MATERIAL'S RESPECTIVE SPMDD.
3. ASPHALT TO BE COMPACTED TO A MINIMUM OF 97% OF THE MARSHALL BULK DENSITY.
4. ROADWAYS TO BE CONSTRUCTED WITH MIN. 450 mm GRANULAR 'B', 150 mm GRANULAR 'A', 80 mm HL8 ASPHALT, AND 40 mm HL3 ASPHALT.
5. JOINTS WITH EXISTING ASPHALT TO BE SAW CUT STRAIGHT PRIOR TO PLACING NEW ASPHALT. WHERE EXISTING ASPHALT IS THICKER THAN 75 mm, A 500 mm WIDE BY 40 mm DEEP LAP JOINT SHALL BE GROUND INTO EXISTING ASPHALT PRIOR TO THE PLACEMENT OF SURFACE COURSE ASPHALT.
6. ALL GRANULAR AND ASPHALT MATERIAL TO BE PLACED IN ACCORDANCE WITH OPSS.MUNI 310 AND OPSS.MUNI 314.
7. STOP SIGNS AND STREET SIGNS TO BE INSTALLED PER TOWN STANDARDS AND ONTARIO TRAFFIC MANUAL BOOK 7.
8. TACK COAT TO BE APPLIED AT THE DIRECTION OF THE ENGINEER.
9. CONCRETE CURB TO OPSD 600.060 AND OPSD 600.110 (AS SPECIFIED) AND OPSS.MUNI 353.
   CURB DEPRESSIONS AT SIDEWALK CROSSINGS IN ACCORDANCE WITH OPSD 310.033.
   CURB DEPRESSIONS AT DRIVEWAYS IN ACCORDANCE WITH OPSD 351.010.
10. CONCRETE CURB TERMINATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 608.010.
11. CONCRETE SIDEWALK TO OPSD 310.020, CONCRETE SIDEWALK RAMPS TO OPSD 310.033 AND OPSS 351. SUBBASE TO CONSIST OF 150 mm DEPTH GRANULAR 'A'.
12. UNPAINTED CAST IRON TACTILE WALKING SURFACE INDICATOR COMPONENTS TO BE IN ACCORDANCE WITH OPSD 310.039
13. ASPHALT DRIVEWAYS TO BE CONSTRUCTED WITH A MINIMUM OF 65 mm OF HL3A ASPHALT AND 200 mm GRANULAR 'A'.
14. GRANULAR TRAILS TO BE CONSTRUCTED WITH 100 mm COMPACTED LIMESTONE SCREENINGS AND 100 mm GRANULAR 'A'. ASPHALT TRAILS TO BE CONSTRUCTED WITH 150 mm GRANULAR 'B', 100 mm GRANULAR 'A' AND 50 mm HL3 SURFACE COURSE ASPHALT.
15. 100 mm DIAMETER PIPE SUBDRAINS SHALL BE PROVIDED ON BOTH SIDES OF THE ROAD IN ACCORDANCE WITH OPSS.MUNI 405 AND OPSD 216.021, UNWRAPPED TRENCH, GRANULAR 'A' EMBEDMENT.
16. SUBDRAINS TO BE PERFORATED, COMPLETE WITH FILTER SOCK, OTHER THAN THE 2.0 m SECTION IMMEDIATELY UPSTREAM OF ALL STRUCTURES WHICH SHALL BE NON–PERFORATED.

STORM SEWER

1. STORM MAINTENANCE HOLES AND CATCH BASIN MAINTENANCE HOLES IN ACCORDANCE WITH OPSD 701.010 and 701.011,
2. MAINTENANCE HOLES TO BE BENCHED TO OPSD 701.021. MINIMUM BENCHING WIDTH SHALL BE 230 mm. CATCH BASIN MAINTENANCE HOLES TO HAVE A SUMP PER OPSD 701.010.
3. MAINTENANCE HOLE AND CATCH BASIN MAINTENANCE HOLE STEPS TO OPSD 405.010.
4. MAINTENANCE HOLE FRAMES AND GRATES TO OPSD 401.010, TYPE 'A' CLOSED COVER.
5. CATCH BASINS AND DOUBLE CATCH BASINS TO OPSD 705.010 AND 705.020 C/W 600 mm SUMP. CATCH BASINS AND DOUBLE CATCH BASINS FRAMES AND GRATES TO OPSD 400.020, REAR LOT CATCH BASINS FRAME AND GRATES TO OPSD 400.120. FRAME AND GRATES WITHIN ROAD TO BE INSTALLED IN THE CURB LINE TO OPSD 610.010.
6. DITCH INLETS TO OPSD 705.030, GRATES INSTALLED IN ACCORDANCE WITH OPSD 403.010 (4:1 SLOPE UNLESS OTHERWISE SPECIFIED), C/W 600 mm SUMP. REAR LOT DITCH INLET CATCH BASINS WITHOUT SUMP.
7. CATCH BASIN LEADS – 300 mm DIA. SINGLE AND 300 mm DIA. DOUBLE. CATCH BASIN CONNECTIONS TO OPSD 708.010 AND OPSD 708.030.
8. RESIDENTIAL STORM SERVICE CONNECTIONS TO TOWN STD. DRAWING ST–STD–SUMP, 100 mm DIAMETER, GRANULAR 'A' EMBEDMENT (MIN. 150 mm BEDDING AND 300 mm COVER), USING PREMANUFACTURED CONNECTIONS TO THE MAIN. TERMINATE WHERE SHOWN C/W A CAP/PLUG AND A 38 mm X 89 mm MARKER PLACED FROM THE INVERT TO 600 mm ABOVE FINISHED GRADE PAINTED WHITE. MINIMUM GRADE TO BE 1.0%. TERMINATE AT AN OBVERT ELEVATION AT LEAST 1.4 m BELOW PROPOSED GRADE AND BE EXTENDED 5.5 m BEHIND BACK OF CURB.
9. STORM SEWERS WITH LESS THAN 1.5 m OF COVER REQUIRE 50 mm OF INSULATION INSTALLED PER THE DETAIL DRAWING.

SANITARY SEWER

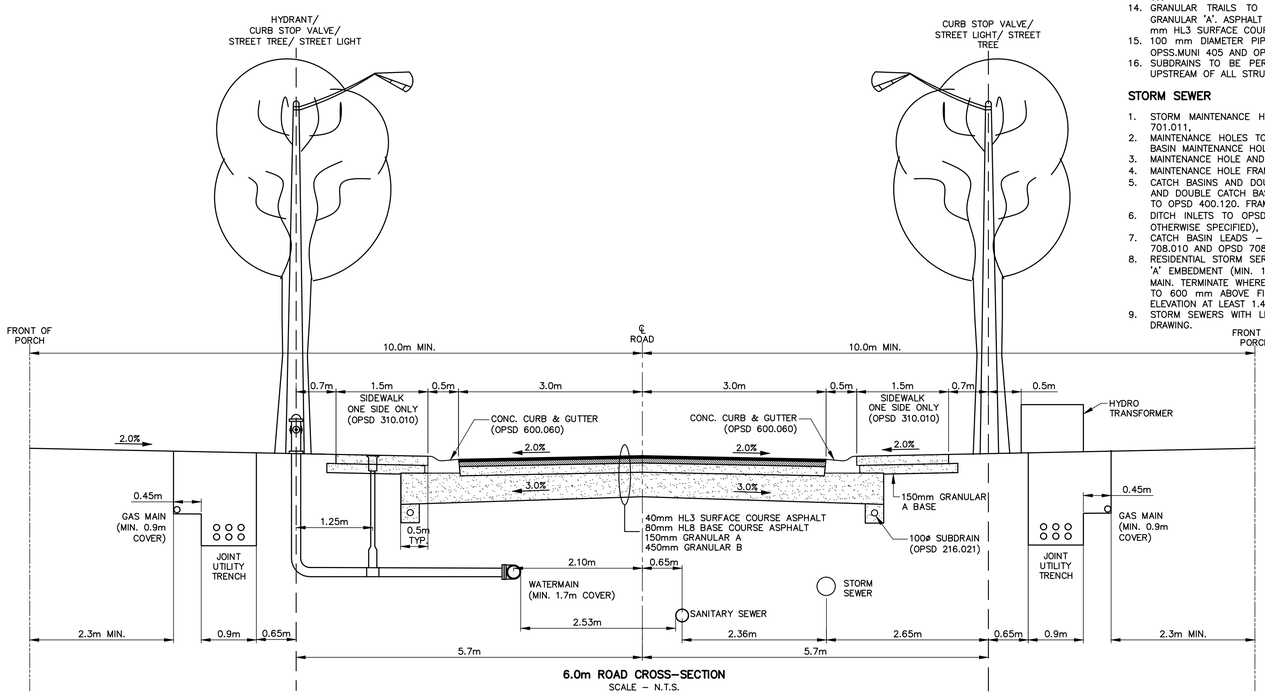
1. SANITARY MAINTENANCE HOLES TO OPSD 701.010.
2. SANITARY MAINTENANCE HOLES TO BE BENCHED TO OPSD 701.021 ALL CONNECTIONS TO MAINTENANCE HOLES TO INCLUDE A KOR–N–SEAL RUBBER BOOT PIPE CONNECTION.
3. MAINTENANCE HOLE STEPS TO OPSD 405.010
4. MAINTENANCE HOLE FRAME AND COVER TO OPSD 401.010, TYPE 'A' CLOSED COVER.
5. MAINTENANCE HOLE STRUCTURES EXCEEDING 5.0m IN DEPTH TO INCLUDE SAFETY PLATFORM TO OPSD 404.020.
6. DROP STRUCTURES AT MAINTENANCE HOLES TO OPSD 1003.020.
7. RESIDENTIAL SERVICE CONNECTIONS TO OPSD 1006.010, WITH AN APPROVED MANUFACTURED TEE AT THE MAIN, 125 mm DIAMETER, GRANULAR 'A' EMBEDMENT (MIN. 150mm BEDDING AND 300 mm COVER).
8. RESIDENTIAL SERVICE CONNECTIONS TO BE TERMINATED 5.5m BEHIND BACK OF CURB WITH PLUG SUITABLY BRACED TO WITHSTAND TEST PRESSURES AND A 38mm x 89mm MARKER PLACED FROM THE INVERT OF THE CONNECTION TO 600 mm ABOVE FINISHED GRADE PAINTED GREEN. MINIMUM GRADE OF SERVICE TO BE 2%, MAXIMUM GRADE TO BE 8%. TERMINATE AT AN ELEVATION AT LEAST 2.7m BELOW PROPOSED GRADE AT TERMINATION POINT.
9. RADIUS BENDS TO BE USED ON ALL SEWER CONNECTIONS WHERE THE ANGLE OF CONNECTION BETWEEN THE SERVICE AND SEWER EXCEEDS 90°.

WATERMAIN

1. ALL WORK ON EXISTING WATERMAIN TO BE COORDINATED WITH THE TOWN.
2. MINIMUM GROUND COVER OVER WATERMAIN, SERVICE LATERALS AND HYDRANT LEADS TO BE 1.7m AT ALL POINTS, MAXIMUM GROUND COVER OVER WATERMAIN TO BE 2.5 m.
3. WHERE SPECIFIED, INSULATION TO BE INSTALLED OVER WATERMAIN OR SERVICES WITH LESS THAN 1.7m DEPTH OF COVER AS NOTED ON THE DRAWINGS OR MINIMUM AS FOLLOWS:
   3.1 DEPTH OF COVER BETWEEN 1.4 TO 1.7m REQUIRES 50mm INSULATION.
   3.2 DEPTH OF COVER BETWEEN 1.2 TO 1.7m REQUIRES 100mm INSULATION.
   3.3 WATERMAIN NOT TO BE INSTALLED WITH LESS THAN 1.2 METRES DEPTH OF COVER.
4. THRUST BLOCKS OR PIPE RESTRAINTS TO BE PROVIDED AT ALL CHANGES IN PIPE DIRECTION, TERMINATIONS AND ANY LOCATION WHERE THRUST PRESSURES MAY OCCUR. WATER VALVES SHALL BE RESTRAINED ON EITHER SIDE TO THE SAME STANDARD THAT A DEAD END WOULD BE. WHERE SOIL CONDITIONS ARE SUSPECT, SUCH AS IN DISTURBED SOILS OR SOILS WITH BEARING STRENGTH OF LESS THAN 200 kPa, PIPE RESTRAINERS SHALL BE USED. IN LIEU OF THRUST BLOCKS PIPE RESTRAINTS FOR PVC SHALL BE PER TOWN STANDARDS, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. THREADED ROD IN JOINT RESTRAINT IS NOT PERMISSIBLE. THRUST BLOCKS TO OPSD 1103.010 AND 1103.020.
5. CATHODIC PROTECTION OF ALL WATERMAIN FITTINGS AND APPURTENANCES TO BE PROVIDED AS PER TOWN STANDARD (SEE CHART).
6. RESIDENTIAL SERVICE CONNECTIONS TO OPSD 1104.010, 25 mm DIAMETER, 300 mm DEPTH GRANULAR 'A' EMBEDMENT.
7. RESIDENTIAL SERVICE CONNECTIONS TO HAVE CURB STOP INSTALLED 2.15m BEHIND BACK OF CURB ON SIDEWALK SIDE OF ROAD AND 1.8m BEHIND BACK OF CURB ON SIDE OF ROAD WITHOUT SIDEWALK. SERVICE ON HOUSE SIDE OF CURB STOP SHALL BE EXTENDED 5.5 m BEHIND BACK OF CURB WITH MIN. 1.7m COVER AND 300mm DEPTH EMBEDMENT THEN TESTING TAIL SHALL BE EXTENDED TO SURFACE CAPPED OR CRIMPED AND A 38mm x 89mm MARKER FROM INVERT OF SERVICE TO 600 mm ABOVE GRADE PAINTED BLUE. THE TESTING TAIL SHALL INCLUDE MINIMUM 3 m LENGTH OF SERVICE PIPE ABOVE GRADE.
8. HYDRANTS TO BE INSTALLED TO OPSD 1105.010.
9. HYDRANTS TO BE PAINTED CHROME YELLOW AND INCLUDE A FLEXSTAKE HYDRANT MARKER MODEL FHV804, 1.2 m LONG, COLOUR YELLOW WITH REFLECTIVE GRAPHIC ON BOTH SIDES AT THE TOP OF THE MARKER. MARKER TO BE POSITIONED ON THE RIGHT PORT AS VIEWED FROM THE STREET. A FIRE HYDRANT MARKER POST AND SIGN SHALL BE INSTALLED 0.3 m BEHIND EACH HYDRANT. THE SIGN SHALL BE REFLECTIVE WITH A RED HYDRANT ON A WHITE BACKGROUND AND MEASURE 0.3 x 0.3 m. THE SIGN SHALL BE MOUNTED 1.5 m ABOVE GRADE.
10. ALL PVC WATERMAIN AND PE RESIDENTIAL SERVICES TO HAVE TRACER WIRE BETWEEN HYDRANTS AND OTHER CONDUCTING APPURTENANCES. CONTRACTOR SHALL TEST ALL TRACER WIRE TO CONFIRM CONNECTIVITY.
11. TRACER WIRE TO BE 10 GAUGE, MULTI–STRAND SHALL BE PLACED ON TOP AND ATTACHED IN TWO PLACES ON EACH LENGTH OF PVC OR PE PIPE. ALL CONNECTIONS SHALL BE MADE WITH "DRYCONN WATERPROOF CONNECTORS" OR APPROVED EQUAL.
12. VERTICAL CLEARANCE BETWEEN WATERMAINS AND SEWERS TO BE A MINIMUM OF 0.5m WHEN WATERMAIN IS BELOW THE SEWERS, HORIZONTAL CLEARANCE BETWEEN WATERMAINS AND SEWERS TO BE A MINIMUM OF 2.5m.
13. ALL WATER SERVICES TO INCLUDE THE INSTALLATION OF AN INDIVIDUAL PRV WITHIN EACH UNIT. PRVs TO BE SUPPLIED AND INSTALLED BY THE BUILDER DURING HOUSE CONSTRUCTION.
14. THE COMPLETE WATER SYSTEM, INCLUDING RESIDENTIAL SERVICE CONNECTIONS TO THE CURB STOP VALVE AND HYDRANTS SHALL BE TESTED IN ACCORDANCE WITH THE TOWN'S WATERMAIN COMMISSIONING PROTOCOL. CONTRACTOR TO PROVIDE DETAILED WRITTEN WATERMAIN COMMISSIONING PROTOCOL FOR APPROVAL PRIOR TO COMMENCING TESTING OPERATIONS. CONNECTIONS TO EXISTING MAINS SHALL NOT BE MADE UNTIL WRITTEN AUTHORIZATION IS PROVIDED BY THE ENGINEER AND THE TOWN.
15. FOLLOWING TESTING, CONTRACTOR SHALL OPERATE EACH SERVICE TO VERIFY FULL FLOW AND PRESSURE AT CURB STOP TO SATISFACTION OF THE ENGINEER.
16. WATER VALVES TO BE OPERATED BY TOWN STAFF ONLY.

MATERIALS

1. ALL MATERIAL TO COMPLY WITH CSA, OPSS AND TOWN STANDARDS.
2. SANITARY SEWER – PVC DR 35.
3. SANITARY SERVICE CONNECTIONS – PVC SDR 28.
4. STORM SEWER – PVC SDR 35 OR CONCRETE 65–D. ALL SEWER TO BE JOINED WITH A GASKETED BALL AND SPIGOT SYSTEM. NON–REINFORCED CONCRETE PIPE MAY BE USED FOR SIZES UP TO AND INCLUDING 375 mm DIA. REINFORCED CONCRETE PIPE MAY BE USED FOR ALL SIZES OF SEWER.
5. STORM SERVICE CONNECTIONS – PVC SDR 28, COLOUR WHITE.
6. PERFORATED SUBDRAIN – BIG 'O' WITH GEOTEXTILE FILTER SOCK OR APPROVED EQUAL.
7. ALL CHEMICALS AND MATERIALS USED IN THE ALTERATION OR OPERATION OF THE DRINKING WATER SYSTEM THAT COMES IN CONTACT WITH WATER WITHIN THE 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 NSF372.
8. WATERMAIN – PVC DR 18.
9. WATER SERVICE CONNECTIONS TO BE 25 mm DIA. TYPE 'K' COPPER PIPE OR REHAU'S MUNICIPLEX (BLUE) POLYETHYLENE MEETING ANSI/AWWA C904.
10. WATER SERVICE FITTINGS SHALL BE:
    10.1. MAIN STOP – MUELLER B25008 OR CAMBRIDGE BRASS SERIES 301NL
    10.2. CURB STOP – MUELLER B25209 OR CAMBRIDGE BRASS SERIES 202NL
    10.3. SERVICE SADDLE – ROBAR 2626 DOUBLE STRAP OR CAMBRIDGE BRASS 8403 DOUBLE BOLT
    10.4. TAPPING SLEEVE – ROBAR 6606
    10.5. SERVICE BOXES– MUELLER A–726, STAINLESS STEEL RODS
    10.6. PIPE RESTRAINERS – SIGMA C–900.
11. HYDRANTS – MUELLER CENTURY OR AVK 2780 SERIES NOSTALGIC STYLE DRY BARREL, OPEN LEFT, WITH STORTZ CONNECTIONS ON ALL STEAMER PORTS. HYDRANT SETS SHALL BE INSTALLED NOT LESS THAN 0.9 m FROM THE CENTER OF THE VALVE TO THE CENTER OF THE HYDRANT. A HYDRANT SIGN AND YELLOW FLEX MARKER SHALL BE INSTALLED 1m BEHIND THE HYDRANT. TRACER WIRE SHALL BE ATTACHED TO THE OUTSIDE OF THE VALVE BOX AND WIRE BROUGHT INTO VALVE BOX UNDER CAP.
12. LIVE TAP SADDLES TO BE EPOXY COATED COMPLETE WITH STAINLESS STEEL BOLTS.
13. MECHANICAL JOINT DUCTILE FITTINGS TO AWWA/ANSI C153/A21.53. INCLUDING PROTECTO–CAPS, CAT NO. 175P190 OR APPROVED EQUAL.
14. ISOLATION VALVES TO BE RESILIENT SEAT GATE VALVES WITH MECHANICAL JOINTS, OPEN COUNTER CLOCKWISE, CLOW OR MUELLER. VALVE BOXES TO BE BIBBY OR STAR PIPE SLIDE TYPE UPPER AND LOWER MVB COMPOSITE COMPLETE WITH GUIDE PLATE AND DUCTILE ADJUSTABLE TOP AND LID OR APPROVED EQUAL. CAPS TO BE PAINTED BLUE.
15. ALL WATERMAIN FITTINGS TO HAVE ZINC NUTS.
16. ALL SPECIFIED AGGREGATES TO OPSS.MUNI 1010.
17. FILTER FABRIC – TERRAFIX 270R OR APPROVED EQUAL.
18. INSULATION – STYROFOAM HIGHLOAD 40 EXTRUDED POLYSTYRENE FOAM INSULATION, 50mm THICK SHEETS.



6.0m ROAD CROSS–SECTION
SCALE – N.T.S.

ANODE SIZING CHART FOR ZINC ANODES

WTM/FITTING	ANODE SIZE (kg)	SPACING
100 mm	2.3	PER LENGTH OVER 3.0 m OR FITTING OF SIMILAR SIZE
150 mm	2.3	PER LENGTH OVER 3.0 m OR FITTING OF SIMILAR SIZE
200 mm	5.5	PER LENGTH OVER 3.0 m OR FITTING OF SIMILAR SIZE
250 mm	5.5	PER LENGTH OVER 3.0 m OR FITTING OF SIMILAR SIZE
300 mm	11	PER LENGTH OVER 3.0 m OR FITTING OF SIMILAR SIZE
COPPER SERVICE	2.3	AT EACH CURBSTOP
HYDRANT	5.5	AT HYDRANT BASE
VALVE	5.5	AT EACH VALVE
SERVICE SADDLE	2.3	AT EACH SERVICE SADDLE (CONNECT WIRE TO BOLT ON SADDLE TIGHT BETWEEN 2 NUTS)
TEES, ELBOWS ETC.	2.3	ON EACH FITTING FOR 100 mm – 150 mm PIPE
TEES, ELBOWS ETC.	5.5	ON EACH FITTING FOR 200 mm – 300 mm PIPE

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BENCHMARKS

TBM1 – ELEVATION 226.036
TOP NUT FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF MOUNTAIN DRIVE AND JOZO WEIDER BOULEVARD (99–21)

TBM2 – ELEVATION 224.127
RAIL ROAD SPIKE IN WEST FACE OF HYDRO POLE LOCATED AT THE SOUTH WEST CORNER OF GREY ROAD 19 AND JOZO WEIDER BOULEVARD

NOTES

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
signature — April-21-2021 date
Re-Certified — Oct-14-2021 date

No.	REVISION DESCRIPTION	DATE
1.	1ST SUBMISSION	JUL 4/19
2.	2ND SUBMISSION	NOV 20/19
3.	3RD SUBMISSION	MAR 20/20
4.	4TH SUBMISSION	APR 27/20

ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER — D. J. HURLEY — Apr. 27/20 — PROVINCE OF ONTARIO

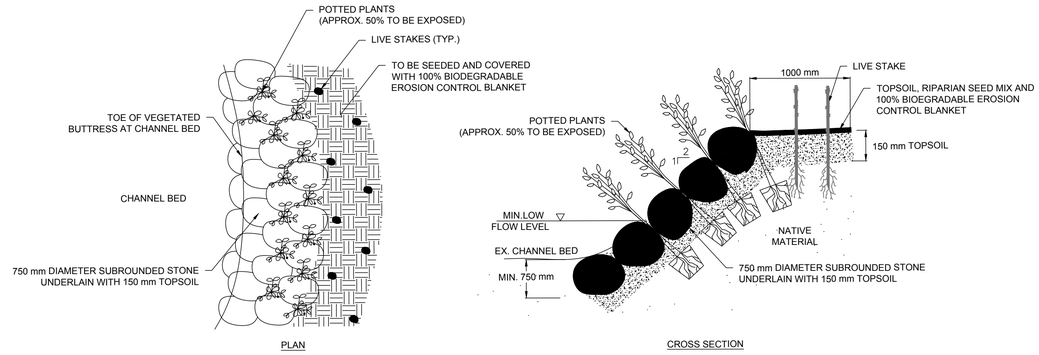
MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

DETAILS & NOTES

TATHAM ENGINEERING

DESIGN: DEP/AO	FILE: 117227	DWG:
DRAWN: DEP	DATE: SEP 2017	DE-1
CHECK: DJH	SCALE: AS NOTED	

Drawing Name: 117227_DE01.dwg, Plotted: Apr 29, 2020



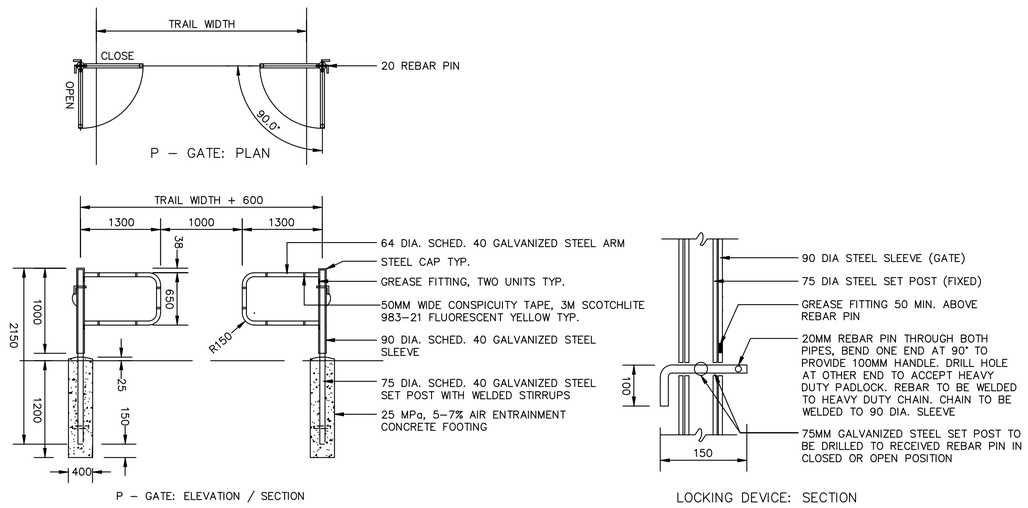
CONSTRUCTION NOTES

1. VEGETATED ROCK BUTTRESS TO BE INSTALLED IN LIFTS.
2. TOE STONES TO BE EMBEDDED INTO CHANNEL BED.
3. INSTALL PLANTS 1 m O/C IN EACH LAYER.
4. LATERALLY STAGGER EACH SUCCESSIVE LAYER OF PLANTS TO AVOID VERTICAL STACKING.
5. PLANTING SPECIES PLACEMENT SHOULD BE RANDOM.

POTTED PLANTINGS SPECIES AND QUANTITIES

COMMON NAME	SPECIES	CONDITION
RED OSIER DOGWOOD	*Salix discolor*	1 m ht. POTTED
SANDBAR WILLOW	*Salix exigua*	1 m ht. POTTED
SHINING WILLOW	*Salix lucida*	1 m ht. POTTED

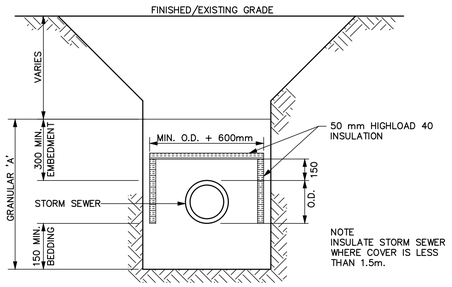
VEGETATED ROCK BUTTRESS
N.T.S



NOTES:

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. LOCATION OF GATES TO BE FIELD STAKED BY CONTRACTOR FOR REVIEW BY TOWN. LOCATION TO BE APPROVED PRIOR TO INSTALLATION.

TRAIL SWING GATES
NTS



TYPICAL STORM SEWER INSULATION DETAIL
NOT TO SCALE

DISCLAIMER AND COPYRIGHT

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BENCHMARKS

TBM1 – ELEVATION 226.036
TOP NUT FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF MOUNTAIN DRIVE AND JOZO WEIDER BOULEVARD (99–21)

TBM2 – ELEVATION 224.127
RAIL ROAD SPIKE IN WEST FACE OF HYDRO POLE LOCATED AT THE SOUTH WEST CORNER OF GREY ROAD 19 AND JOZO WEIDER BOULEVARD

NOTES

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
signature — April-21-2021 date
Re-Certified — Oct-14-2021 date

No.	REVISION DESCRIPTION	DATE
1.	3RD SUBMISSION	MAR 20/20
2.	4TH SUBMISSION	APR 27/20
2.	UPDATED PEDESTRIAN GATE DETAIL	MAY 21/20

ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER
D. J. HURLEY
May 21, 2020
PROVINCE OF ONTARIO

MANORWOOD HOMES - SECOND NATURE
PHASE 2 BLOCK - 152
TOWN OF THE BLUE MOUNTAINS

DETAILS

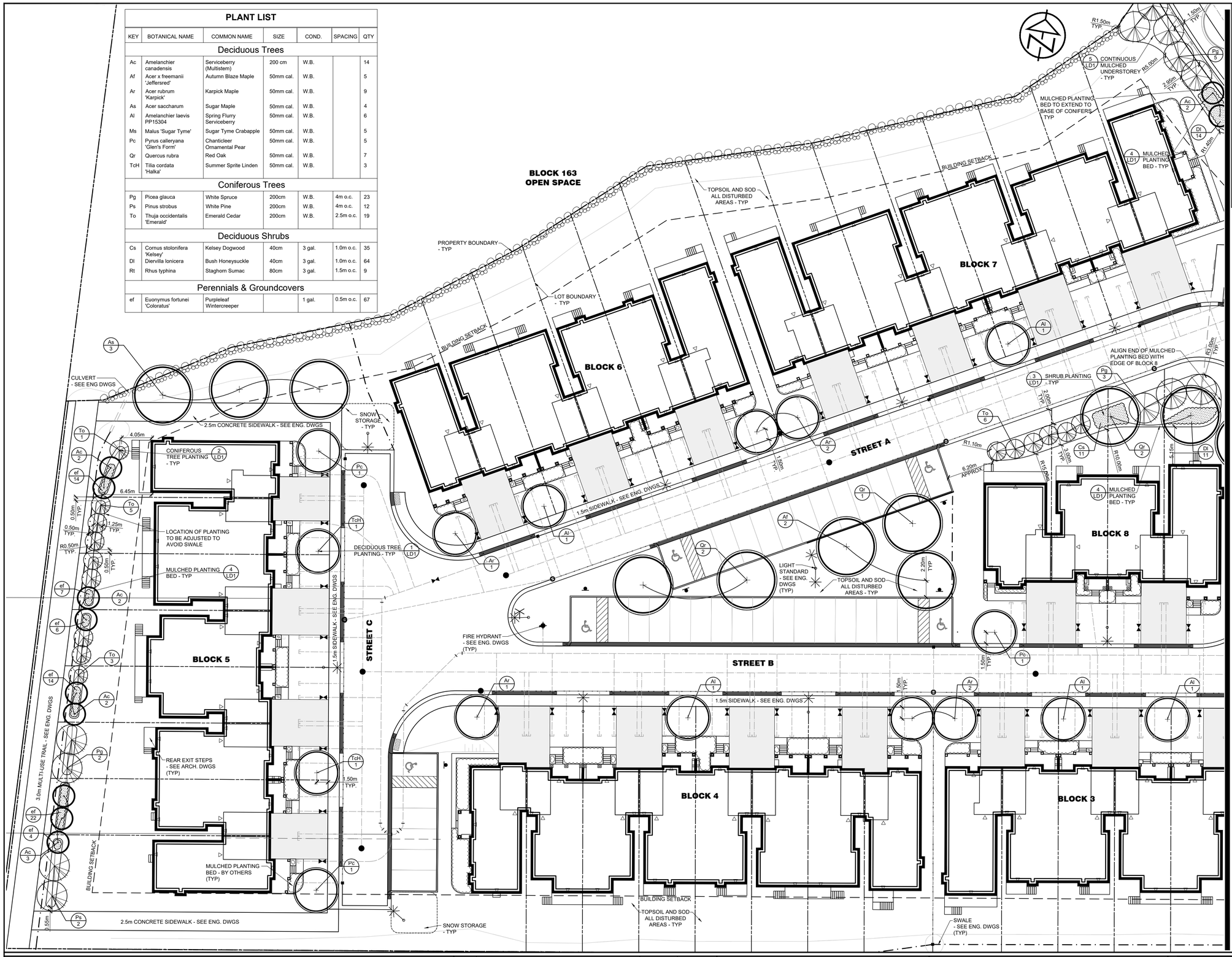
TATHAM ENGINEERING

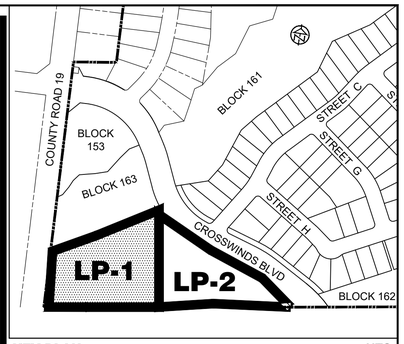
DESIGN: DEP/AO	FILE: 117227	DWG:
DRAWN: DEP	DATE: SEP 2017	DE-2
CHECK: DJH	SCALE: AS NOTED	

Drawing Name: 117227_DE01.dwg, Plotted: May 21, 2020

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	QTY
Deciduous Trees						
Ac	Amelanchier canadensis	Serviceberry (Multistem)	200 cm	W.B.		14
Af	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	50mm cal.	W.B.		5
Ar	Acer rubrum 'Karpick'	Karpick Maple	50mm cal.	W.B.		9
As	Acer saccharum	Sugar Maple	50mm cal.	W.B.		4
Al	Amelanchier laevis PP15304	Spring Flurry Serviceberry	50mm cal.	W.B.		6
Ms	Malus 'Sugar Tyme'	Sugar Tyme Crabapple	50mm cal.	W.B.		5
Pc	Pyrus calleryana 'Glen's Form'	Chanticleer Ornamental Pear	50mm cal.	W.B.		5
Qr	Quercus rubra	Red Oak	50mm cal.	W.B.		7
TcH	Tilia cordata 'Halka'	Summer Sprite Linden	50mm cal.	W.B.		3
Coniferous Trees						
Pg	Picea glauca	White Spruce	200cm	W.B.	4m o.c.	23
Ps	Pinus strobus	White Pine	200cm	W.B.	4m o.c.	12
To	Thuja occidentalis 'Emerald'	Emerald Cedar	200cm	W.B.	2.5m o.c.	19
Deciduous Shrubs						
Cs	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	40cm	3 gal.	1.0m o.c.	35
Dl	Diervilla lonicera	Bush Honeysuckle	40cm	3 gal.	1.0m o.c.	64
Rt	Rhus typhina	Staghorn Sumac	80cm	3 gal.	1.5m o.c.	9
Perennials & Groundcovers						
ef	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper		1 gal.	0.5m o.c.	67





KEY PLAN NTS

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- HYDRO TRANSFORMER - SEE ENG. DWGS
- HYD & WV — FIRE HYDRANT - SEE ENG. DWGS
- SIGN - SEE ENG. DWGS
- CATCHBASIN - SEE ENG. DWGS
- MANHOLE - SEE ENG. DWGS
- LIGHT STANDARD - SEE ENG. DWGS
- UNDERGROUND SERVICES - SEE ENG. DWGS
- SWALE - SEE ENG. DWGS
- SNOW STORAGE - SEE ENG DWGS
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB GROUPING
- MULCHED PLANTING BED - BY OTHERS
- SPECIES / QUANTITIY — SP / QTY — PLANT REFERENCE TAG

GENERAL NOTES

1. DEPICTED ON THIS PLAN ARE THE SPECIES AND THE APPROXIMATE LOCATION OF STREET TREES. ONCE DRIVEWAYS, SERVICES, UTILITIES, LIGHT STANDARDS AND OTHER ABOVE AND BELOW GROUND FEATURES ARE INSTALLED, THE EXACT LOCATION OF STREET TREES WILL BE STAKED ON SITE AND APPROVED BY THE LANDSCAPE ARCHITECT AND TOWN PRIOR TO PLANTING.
2. TREE PITS AND PLANTING BEDS FOR ALL TREES AND SHRUBS LOCATED WITHIN 1 METER OF UNDERGROUND UTILITIES OR SERVICES ARE TO BE HAND DUG.
3. ACTUAL LAYOUT OF TREES SHALL BE IN ACCORDANCE WITH THE FOLLOWING 'TABLE OF OFFSETS' ;

TABLE OF OFFSETS THE FOLLOWING MINIMUM CLEARANCES FOR TREES SHALL APPLY:	
FIRE HYDRANTS	3.0m
DRIVEWAYS	1.5m
NEIGHBOURHOOD MAILBOXES	3.0m
HYDRO TRANSFORMERS	3.0m
BELL OR CABLE PEDESTALS	1.0m
STREETLIGHT POLES	5.0m
UNDERGROUND SERVICES	1.0m
FACE OF ALL WARNING SIGNS	18.0m

4. WHEN THE MINIMUM DISTANCES NOTED IN THE 'TABLE OF OFFSETS' CANNOT BE ACHIEVED, STREET TREES SHALL BE PLANTED IN AN ALTERNATE LOCATION APPROVED OR STIPULATED BY THE TOWN.
5. ALL PLANTING TO BE IN ACCORDANCE WITH NOTES AND DETAILS ON LD-1.

Town of Blue Mountains
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NOTES

1. BASE PLAN PREPARED BY TATHAM ENGINEERING (APRIL, 2020).
2. ALL DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.

NO.	REVISIONS	DATE	INITIAL
1.	SECOND SUBMISSION	APR. 27/20	AB

APPROVED

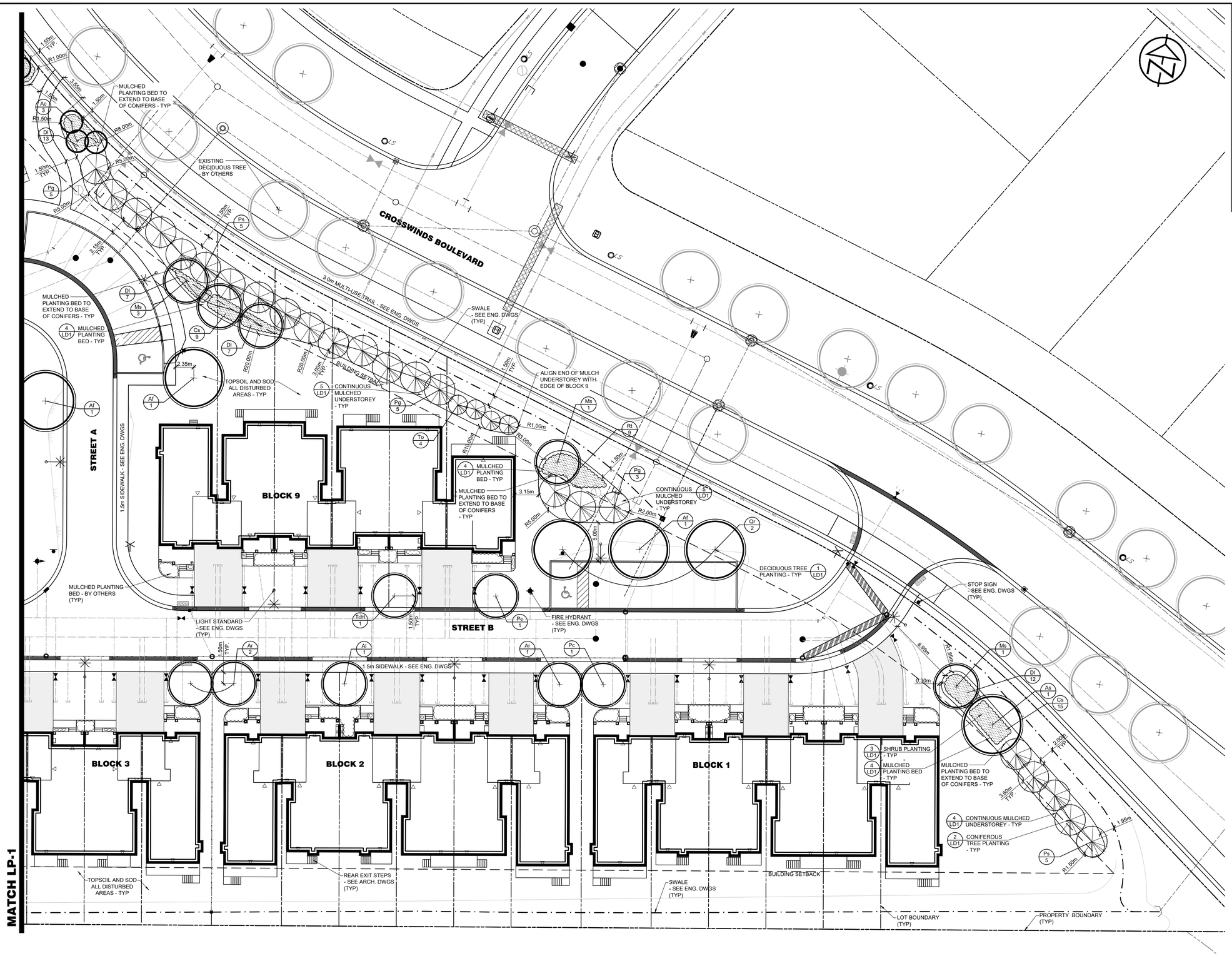
ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — ALISON M. BONO — APR. 27/20 — OALA MEMBER

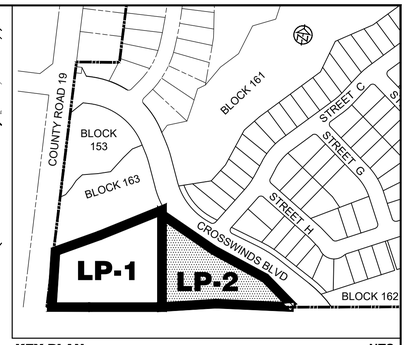
SECOND NATURE
BLOCK 152
TOWN OF THE BLUE MOUNTAINS

PLANTING PLAN

ENVISIONTATHAM
115 Sandford Fleming Drive, Suite 200, Collingwood, ON L9Y 5A6
Tel. 705.445.0422
inquiry@envision-tatham.com

SCALE: 1:250		JOB NO.	ET115014-2
DESIGN: AB	CHECKED: AB	DWG.	**LP-1**
DRAWN: AJS	DATE: NOV. 21, 2019		





KEY PLAN NTS

LEGEND

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- UNDERGROUND SERVICES - SEE ENG. DWGS
- SWALE - SEE ENG. DWGS
- SNOW STORAGE - SEE ENG DWGS
- BOULEVARD TREE - BY OTHERS
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB GROUPING
- MULCHED PLANTING BED - BY OTHERS
- SPECIES / QUANTITIY — SP / QTY — PLANT REFERENCE TAG

NOTES

1. FOR PLANT LIST AND TREE LAYOUT NOTES SEE DRAWING LP-1.
2. FOR PLANTING DETAILS AND NOTES SEE DRAWING LD-1.

Town of Blue Mountains
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NOTES

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2. ALL DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.

NO.	REVISIONS	DATE	INITIAL
1.	SECOND SUBMISSION	APR. 27/20	AB

APPROVED

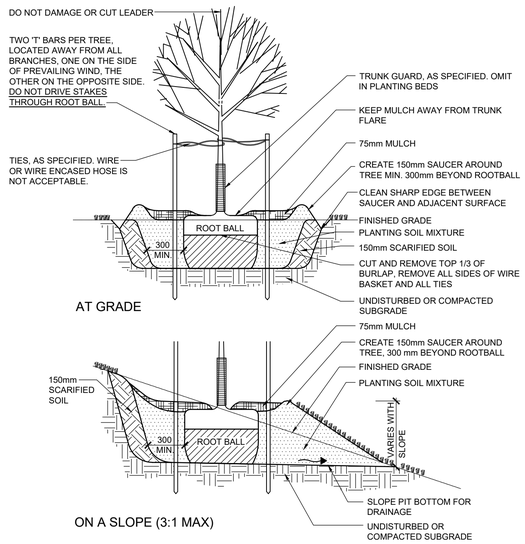
ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — ALISON M. BOND — APR. 27/20 — OALA MEMBER

SECOND NATURE
BLOCK 152
TOWN OF THE BLUE MOUNTAINS

PLANTING PLAN

ENVISIONTATHAM
115 Sandford Fleming Drive, Suite 200, Collingwood, ON L9Y 5A6
Tel. 705.445.0422
inquiry@envision-tatham.com

SCALE: 1:250		JOB NO.	ET115014-2
DESIGN: AB	CHECKED: AB	DWG.	**LP-2**
DRAWN: AJS	DATE: NOV. 21, 2019		

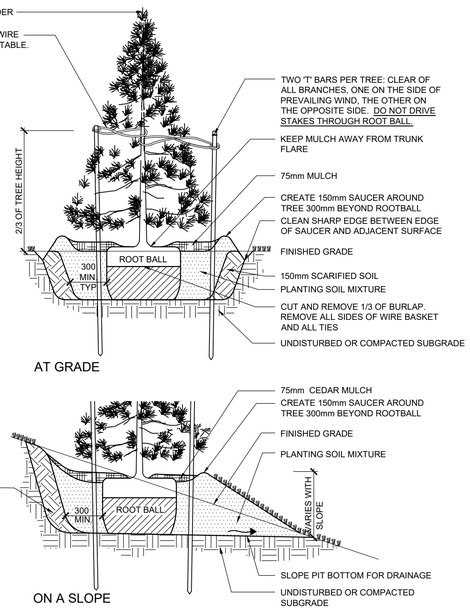


NOTES

1. ALL MATERIALS ARE SPECIFIED IN THE GENERAL PLANTING NOTES.
2. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
3. POSITION CROWN OF ROOT BALL 75mm ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
4. CORRECTIVE PRUNE TO RETAIN NATURAL FORM OF TREE AS DIRECTED BY THE LANDSCAPE ARCHITECT, INCLUDING REMOVAL OF DEAD, BROKEN, OR CROSSING BRANCHES. DO NOT REMOVE MORE THAN 20% OF LIVE CANOPY.
5. FOR TREES PLANTED WITHIN PLANTING OR SHRUB BEDS, DELETE SAUCER AROUND BASE OF TREE.
6. NO TREE PITS SHALL BE LEFT OPEN OVERNIGHT.
7. STAKES AND TIES TO BE REMOVED ONE YEAR AFTER PLANTING.

1 LD1 DECIDUOUS TREE PLANTING

NTS



NOTES

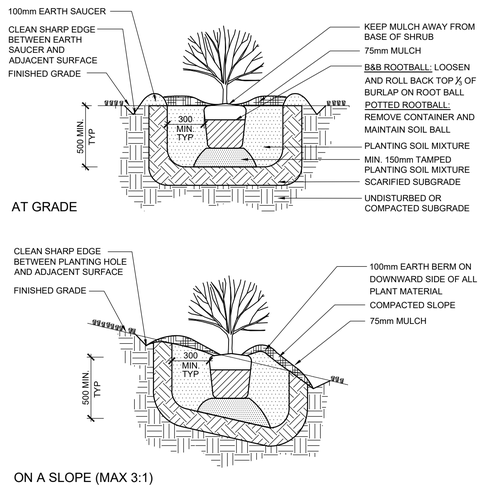
1. ALL MATERIALS ARE AS SPECIFIED IN THE GENERAL PLANTING NOTES.
2. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
3. POSITION CROWN OF ROOT BALL 75mm ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
4. CORRECTIVELY PRUNE TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT, INCLUDING REMOVAL OF DEAD OR BROKEN BRANCHES. DO NOT REMOVE MORE THAN 20% OF LIVE CANOPY. PRUNING TO BE UNDERTAKEN BY ISA CERTIFIED ARBORIST.
5. FOR TREES PLANTED WITHIN PLANTING OR SHRUB BEDS, DELETE SAUCER AROUND BASE OF TREE.
6. NO TREE PITS SHALL BE LEFT OPEN OVERNIGHT.
7. REMOVE STAKES AND TIES ONE YEAR AFTER PLANTING.

2 LD1 CONIFEROUS TREE PLANTING

NTS

NOTES

1. ALL MATERIALS ARE SPECIFIED IN THE GENERAL PLANTING NOTES.
2. FOR SHRUBS PLANTED IN SHRUB BEDS, DELETE SAUCER AROUND BASE OF SHRUB.
3. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
4. POSITION CROWN OF ROOT BALL 25mm ABOVE FINISH GRADE TO ALLOW FOR SETTLING.



3 LD1 SHRUB PLANTING

NTS

GENERAL NOTES

1.0 PLANTING

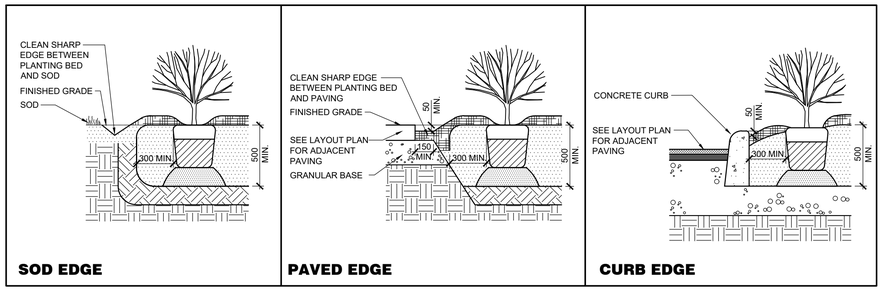
1. SUPPLY AND INSTALL TREES, SHRUBS AND GROUNDCOVERS IN ACCORDANCE WITH THE APPLICABLE DETAILS AND SPECIFICATIONS.
2. PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD (LATEST EDITION), PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS, EXCEPT WHERE SPECIFIED OTHERWISE.
3. ALL PLANTS SHALL BE SUPPLIED AS SPECIFIED IN THE 'PLANT LIST'. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
4. ALL MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. MULCH TO BE SHREDDED CEDAR BARK FREE OF DYES AND CHEMICALS, OR APPROVED EQUAL.
6. PLANTING SOIL MIXTURE SHALL BE TWO PARTS SCREENED TOPSOIL TO ONE PART SCREENED COMPOST WITH BONEMEAL APPLIED AT A RATE OF 0.6KG PER CUBIC METRE, AS SPECIFIED. CONTRACTOR SHALL PROVIDE SOURCE AND SAMPLE OF SOIL MIXTURE, AS SPECIFIED, FOR APPROVAL PRIOR TO COMMENCING WORK.
7. TREE STAKES TO BE 1800mm LONG HEAVY DUTY GAUGE T-BARS.
8. TIES SHALL BE WOVEN POLYPROPYLENE PROPRIETARY TIE SYSTEMS THAT REMAIN FLEXIBLE DURING WINTER MONTHS. 50mm WIDE BURLAP STRIPS LOOPED IN A LOOSE FIGURE 8 AND SECURED WITH WIRE TIES ARE ALSO ACCEPTABLE.
9. TRUNK PROTECTION TO BE 100mm DIA. HDPE PIPE, 500mm LONG OR TO LOWEST BRANCH, EXCEPT IN SWM PONDS AND NATURALIZATION AREAS WHERE IT IS TO BE WHITE SPIRAL PLASTIC TREE GUARD.
10. STAKES AND TIES SHALL BE REMOVED 1 YEAR AFTER PLANTING.
11. TRUNK PROTECTION SHALL BE REMOVED AT COMPLETION OF WARRANTY PERIOD.
12. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND OFFSITE DISPOSAL OF EXCAVATED MATERIAL FROM PLANTING BED CONSTRUCTION AND TREE PIT EXCAVATION.

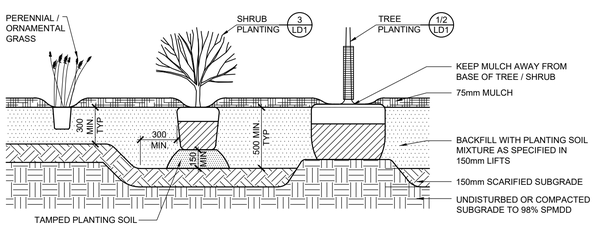
2.0 TOPSOIL & FINISH GRADING

1. ALL TOPSOIL AND FINISH GRADING SHALL BE IN ACCORDANCE WITH OPSS 802, UNLESS OTHERWISE SPECIFIED.
2. SUPPLY, PLACE, FINE GRADE, AND COMPACT SPECIFIED DEPTH OF IMPORTED SCREENED TOPSOIL MEETING THE SPECIFICATIONS FOR 'TOPSOIL' FOR ALL DISTURBED AREAS.
3. TOPSOIL SHALL BE IMPORTED TOPSOIL. PROVIDE SOURCE AND SAMPLE FOR APPROVAL BY CONSULTANT PRIOR TO THE SUPPLY, HAULING OR PLACEMENT. THE APPROVED SOURCE MUST NOT BE CHANGED WITHOUT FURTHER APPROVAL BY THE CONSULTANT.
4. TOPSOIL SHALL BE FRIABLE LOAM, NEITHER HEAVY CLAY NOR MATERIAL OF A VERY LIGHT SANDY NATURE. CONTAINING MINIMUM OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% FOR SANDY LOAMS, TO MAXIMUM OF 25% BY VOLUME. TOPSOIL SHALL BE FREE OF SUBSOIL, CLAY LUMPS, ROOTS OVER 25 mm IN DIAMETER, GRASS, TOXIC MATERIALS, STONES, OR FOREIGN OBJECTS, HAVING AN ACIDITY RANGE (PH) OF 5.5 - 7.5 AND BE REASONABLY FREE OF WEEDS. TOPSOIL CONTAINING CRABGRASS, COUCHGRASS, OR OTHER NOXIOUS WEEDS IS NOT ACCEPTABLE. TOPSOIL SHALL BE FRIABLE WHEN MOIST.
5. SCHEDULE PLACING OF TOPSOIL MIXTURE AND FINISH GRADING TO PERMIT SOD AND SEEDING OPERATIONS UNDER OPTIMUM GROWING CONDITIONS.
6. NO WORK SHALL PROCEED IF THE SITE AND SOIL MATERIALS ARE EXCESSIVELY WET.
7. TOPSOIL SHALL BE SPREAD TO A MINIMUM UNIFORM DEPTH OF 150mm FOR ALL GENERAL LANDSCAPE AREAS AND BE 15mm BELOW FINISHED GRADE FOR AREAS TO BE SODDED.
8. ROLL AND COMPACT TOPSOIL TO BETWEEN 83 AND 87% SPMDD, UNLESS OTHERWISE INDICATED.
9. TOLERANCES: ALL TOPSOIL FINISH GRADE SURFACES SHALL ON COMPLETION BE SHAPED TO THE GRADES AND CROSS SECTIONS SPECIFIED WITHIN THE FOLLOWING VERTICAL TOLERANCES OF ESTABLISHED GRADE OVER A 3.0m STRAIGHTEDGE (NOT BE UNIFORMLY HIGH OR LOW):
   1. GENERAL LANDSCAPE AREAS, EMBANKMENTS, DITCHES AND SWALES: +/-25mm
   2. SPORTS FIELDS - BASEBALL DIAMOND OUTFIELD: +/-10mm
10. GRADE TO ELIMINATE ROUGH SPOTS, LOW AND UNEVEN AREAS, AND ENSURE SMOOTH TRANSITIONS AND POSITIVE DRAINAGE. PREPARE LOOSE FRIABLE BED BY MEANS OF CULTIVATION AND SUBSEQUENT RAKING.
11. LEAVE SURFACES SMOOTH, UNIFORM, AND FIRM AGAINST FOOTPRINTS, WITH A FINE, LOOSE TEXTURE BEFORE SOD IS PLACED.
12. SURPLUS/ UNSUITABLE OR CONTAMINATED TOPSOIL OR DELETERIOUS MATERIAL SHALL BE DISPOSED OFF-SITE IN LOCATION APPROVED BY THE CONSULTANT.

3.0 SODDING

1. SODDING SHALL BE IN ACCORDANCE WITH OPSS 803, UNLESS OTHERWISE SPECIFIED.
2. SOD SHALL BE NUMBER ONE GRADE TURFGRASS NURSERY SOD WITH A KENTUCKY BLUEGRASS SOD CLASSIFICATION.
3. SOD SHALL BE GROWN AND SOLD IN ACCORDANCE WITH THE 'SPECIFICATIONS FOR TURFGRASS SOD FOR ONTARIO' PUBLISHED BY THE NURSERY SOD GROWERS ASSOCIATION (N.S.G.A.) AND SHALL BE ESPECIALLY SOWN AND CULTIVATED IN NURSERY FIELDS AS TURFGRASS CROP.
4. SODDING MAY BE PERFORMED AT ANY TIME BETWEEN MAY 1ST AND NOVEMBER 15TH.
5. SOD SHALL BE DELIVERED TO SITE WITHIN 24 HOURS OF BEING LIFTED IN COMPLETE ROLLS. SMALL IRREGULAR OR BROKEN PIECES OF SOD WILL NOT BE ACCEPTED.
6. LAY SOD WITHIN 36 HOURS OF BEING LIFTED OR WITHIN 24 HOURS OF BEING LIFTED IF AIR TEMPERATURE EXCEEDS 20°.
7. DURING WET WEATHER ALLOW SOD TO DRY SUFFICIENTLY TO PREVENT TEARING DURING LIFTING AND HANDLING.
8. DURING DRY WEATHER, PROTECT SOD FROM DRYING OUT AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT DROPPING OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
9. LAY SOD SECTIONS IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS OR OPEN JOINTS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
10. ENSURE FINISHED SOD SURFACE IS FLUSH WITH ADJOINING GRASS AREAS, PAVEMENT OR TOP SURFACE OF CURBS.
11. LAY SOD SECTIONS LONGITUDINALLY ALONG CONTOURS OF SLOPES AND START LAYING SOD AT BOTTOM OF SLOPES.
12. PEG SOD ON SLOPES STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL, 100mm BELOW TOP EDGE AT 200mm ON CENTRE FOR FIRST SOD SECTIONS ALONG CONTOURS OF SLOPES AND NOT LESS THAN 4 PEGS PER SQUARE METRE WITH PEGS DRIVEN TO 50 MM ABOVE SOIL SURFACE OF SOD SECTIONS.
13. SOD STAKING SHALL BE WITH WOODEN PEGS AT 17 X 8 X 200mm, OR APPROVED EQUAL.
14. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 100mm OF TOPSOIL.
15. PROVIDE CLOSE CONTACT BETWEEN THE SOD AND THE UNDERLYING ROOT ZONE MIX BY ROLLING WITH A LIGHT ROLLER. IMPERFECTIONS IN THE SURFACE LEVEL SHOULD BE CORRECTED PRIOR TO THE LAYING OF THE SOD AND NOT BY ROLLING WITH A HEAVY ROLLER. USE OF HEAVY ROLLER TO CORRECT IRREGULARITIES TO GRADE IS NOT PERMITTED.
16. MAINTENANCE DURING THE ESTABLISHMENT PERIOD SHALL CONSIST OF BUT NOT BE LIMITED TO WATERING IN SUFFICIENT QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN CONTINUOUS SUBSOIL MOISTURE IMMEDIATELY UNDER SOD TO A DEPTH OF 75-100mm, ROLLING TO REMOVE MINOR DEPRESSIONS OR IRREGULARITIES, WEED CONTROL TO ENSURE THAT NON-SPECIFIED VEGETATION SHALL NOT EXCEED 5%, AND MOWING AT LEAST TWICE TO MAINTAIN GRASS AT A 40mm HEIGHT (AFTER GRASS REACHED 60mm HEIGHT).
17. REMOVE WOODEN SOD PEGS AFTER SOD HAS ESTABLISHED WITH APPROVAL OF THE CONSULTANT.



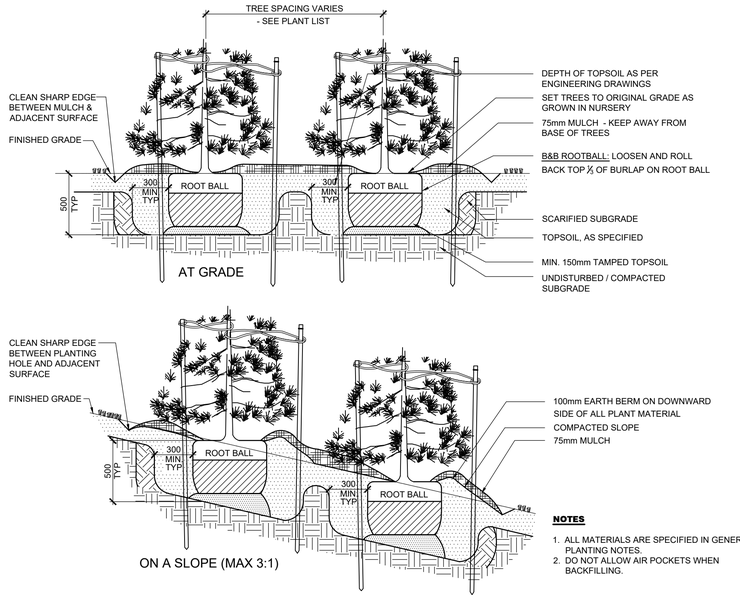


NOTES

1. ALL MATERIALS ARE SPECIFIED IN THE GENERAL PLANTING NOTES.
2. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
3. ENSURE SOIL SETTLEMENT HAS OCCURRED PRIOR TO MULCHING.
4. PLANTING SOIL DEPTH MAY BE 300mm (MIN.) UNDER PERENNIALS.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND OFFSITE DISPOSAL OF EXCAVATED MATERIAL FROM PLANTING BED CONSTRUCTION.

4 LD1 MULCHED PLANTING BED

NTS



NOTES

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5 LD1 CONTINUOUS MULCHED UNDERSTOREY

NTS

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Planning and Development Services
Accepted For Construction
signature — date: April-21-2021
Re-Certified — date: Oct-14-2021

CONTRACT DRAWINGS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

ENVISION-TATHAM CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE LANDSCAPE ARCHITECT WITHOUT THE EXPRESS CONSENT OF ENVISION-TATHAM

NOTES

1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE INDICATED.

NO.	REVISIONS	DATE	INITIAL
1.	SECOND SUBMISSION	APR. 27/20	AB

APPROVED

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — ALISON M. BOND — APR. 27/20 — OALA MEMBER

SECOND NATURE
BLOCK 152
TOWN OF THE BLUE MOUNTAINS

LANDSCAPE DETAILS

ENVISIONTATHAM
115 Sandford Fleming Drive, Suite 200, Collingwood, ON L9Y 5A6
Tel. 705.445.0422
inquiry@envision-tatham.com

SCALE: AS SHOWN		JOB NO.	ET115014-2
DESIGN: AB	CHECKED: AB	DWG.	LD-1
DRAWN: AJS	DATE: NOV. 21, 2019		

The Corporation of the Town of The Blue Mountains

By-Law Number 2021 –

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "Blue Mountains Zoning By-law 2018-65";

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary and in the public interest to pass a by-law to amend By-law No. 2018-65;

And Whereas pursuant to the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows*:*

1. The Zoning By-law of the Blue Mountains being By-law 2018-65, is hereby amended by removing the Holding '-h7' symbol from the lands lying and being in the Town of The Blue Mountains comprised of Concession 1, Part Lot 17, Registered Plan 16R-11030, Part 2, and as outlined in Schedule 'A-1' to this By-law.

2. That Schedule 'A-1' is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the date of enactment.

Enacted and passed this day of November 2021.

_____

Alar Soever, Mayor

_____

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2021-___ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the day of November 2021.

Dated at the Town of The Blue Mountains, this day of November 2021.

_____

Corrina Giles, Clerk

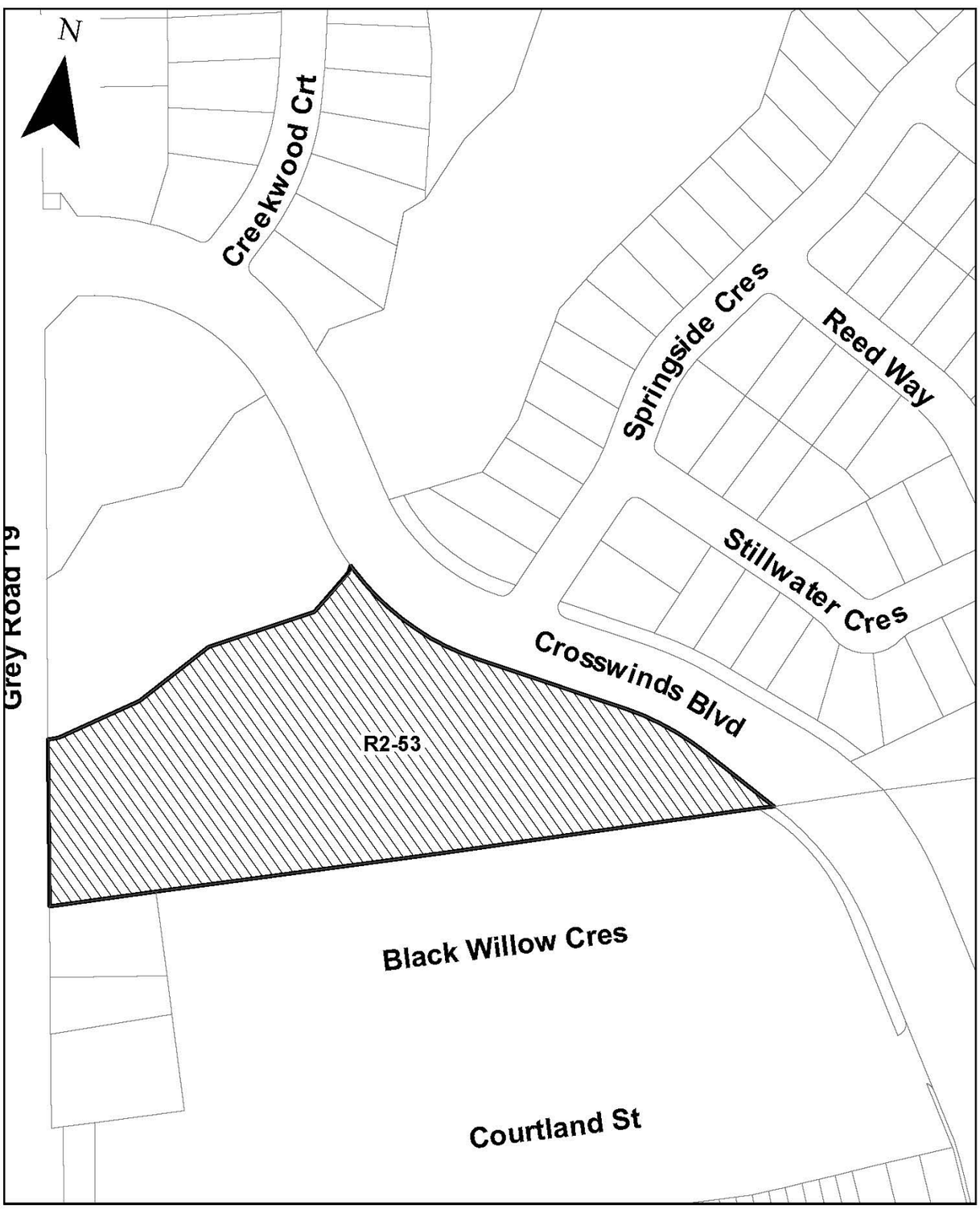
Town of The Blue Mountains
Schedule 'A-1'

By-Law No._____

Legend

Subject Lands of this Amendment

Area to be rezoned from R2-53-h7 to R2-53



Date: 2021-09-28