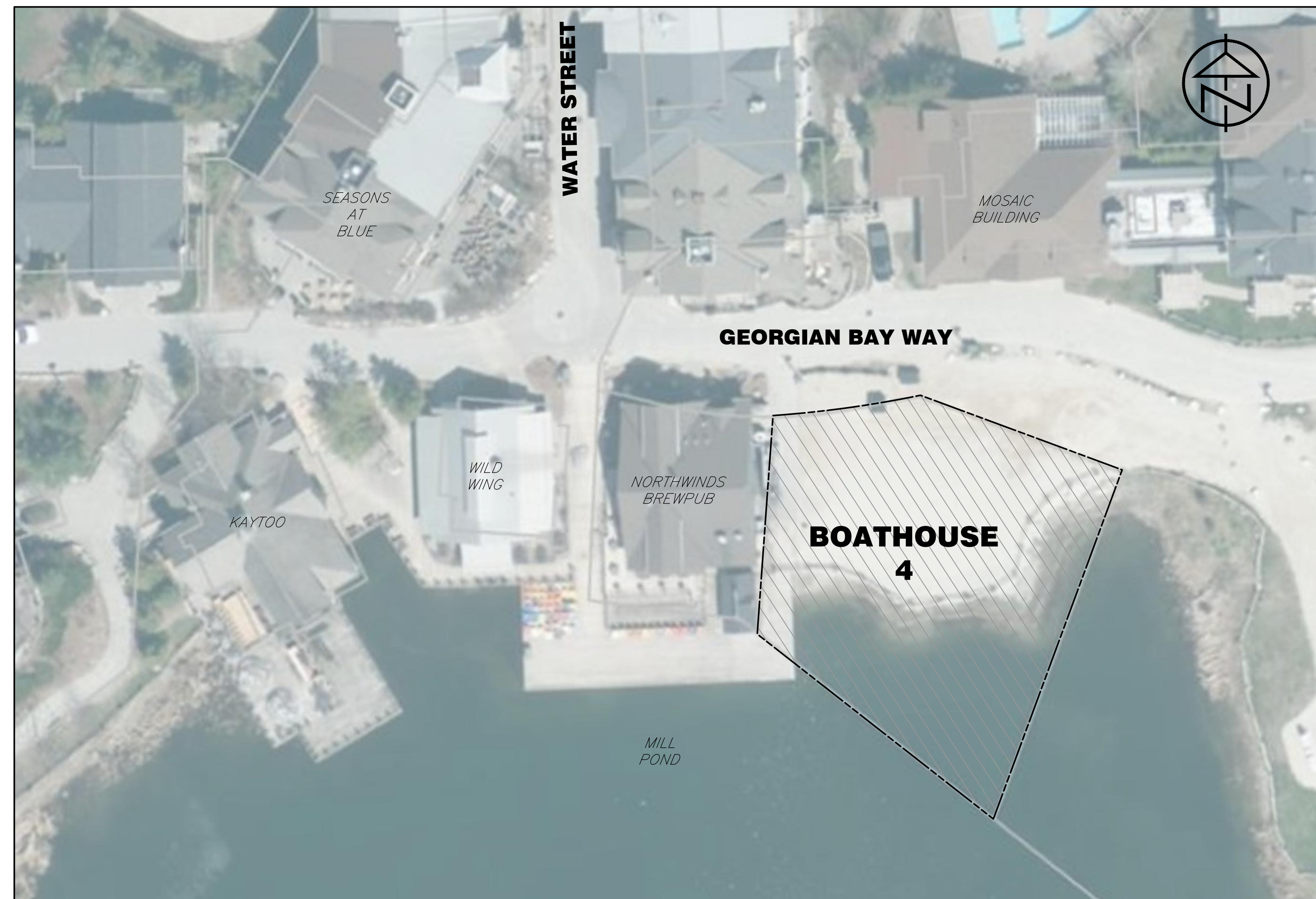


BOATHOUSE 4 BYDEM BH INC. TOWN OF THE BLUE MOUNTAINS



**FIFTH ENGINEERING SUBMISSION
TATHAM PROJECT NO. 122123**

**Town of Blue Mountains
Planning and Development Services
Accepted For Construction**

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Development Agreement**

signature

date

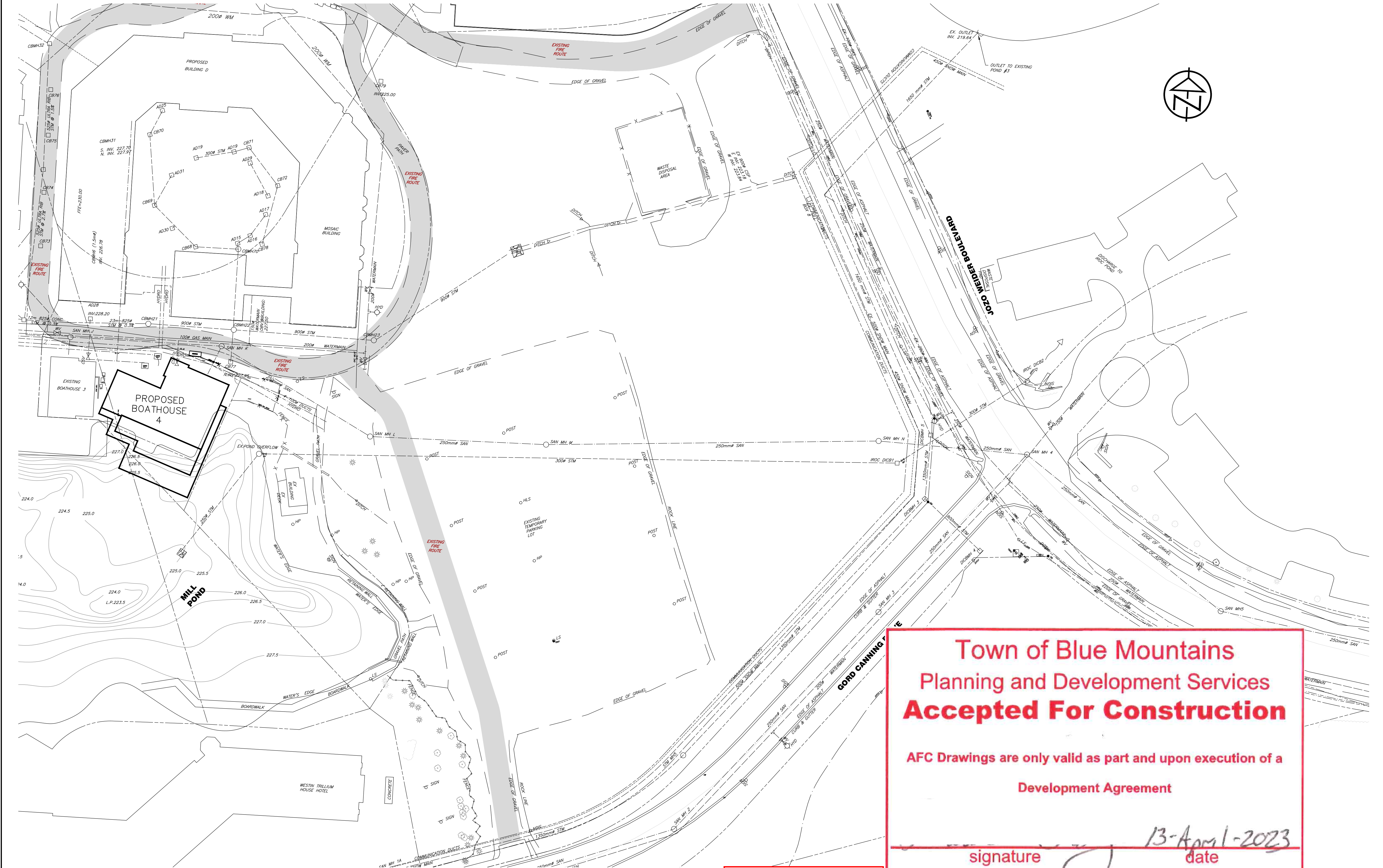
13-April-2023

DRAWING INDEX

- | | | |
|----------------------------------|---|------|
| 1. EXISTING CONDITIONS PLAN | - | EC01 |
| 2. SITE WORKS PLAN | - | SS01 |
| 3. SITE SERVING AND GRADING PLAN | - | SW01 |

LEGEND




- | | |
|----------|------------------------------|
| + 100.00 | EXISTING ELEVATION |
| x 262.25 | PROPOSED ELEVATION |
| --- | EXISTING WATERMAIN |
| --- | EXISTING SANITARY |
| --- | PROPERTY BOUNDARY |
| --- | PROPOSED SWALE |
| --- | PROPOSED OVERLAND FLOW |
| --- | PROPOSED GRADE AND DIRECTION |

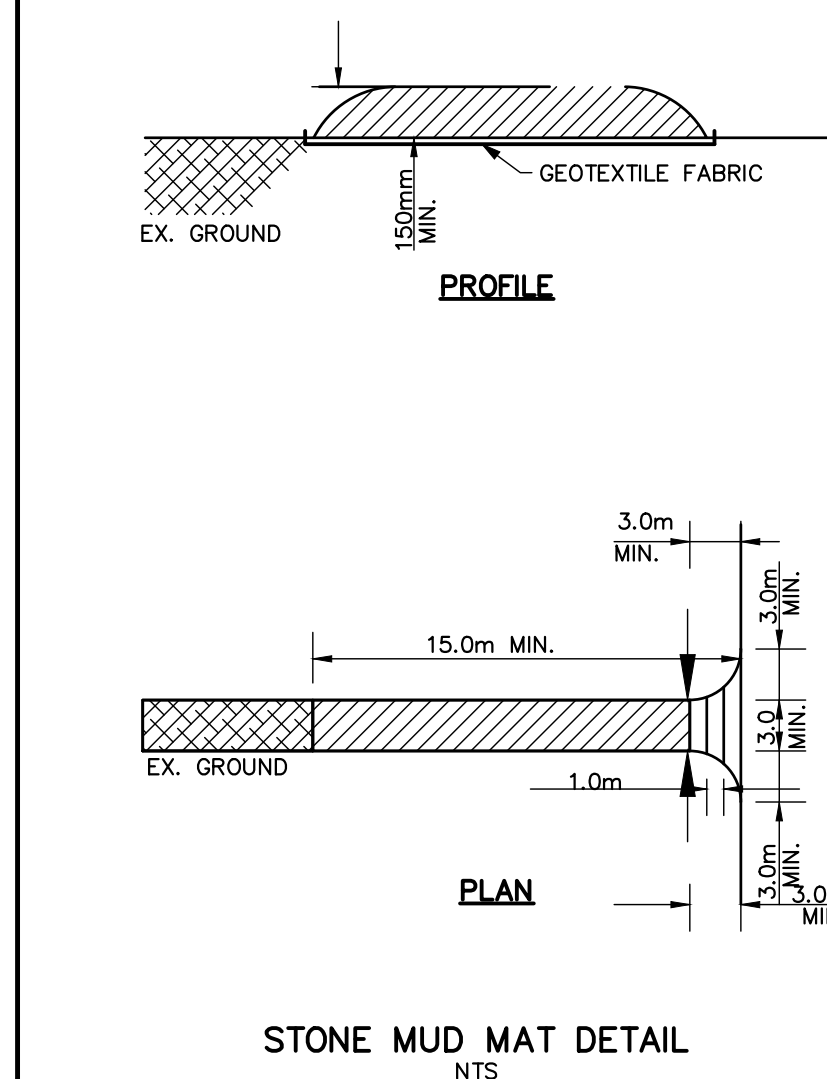
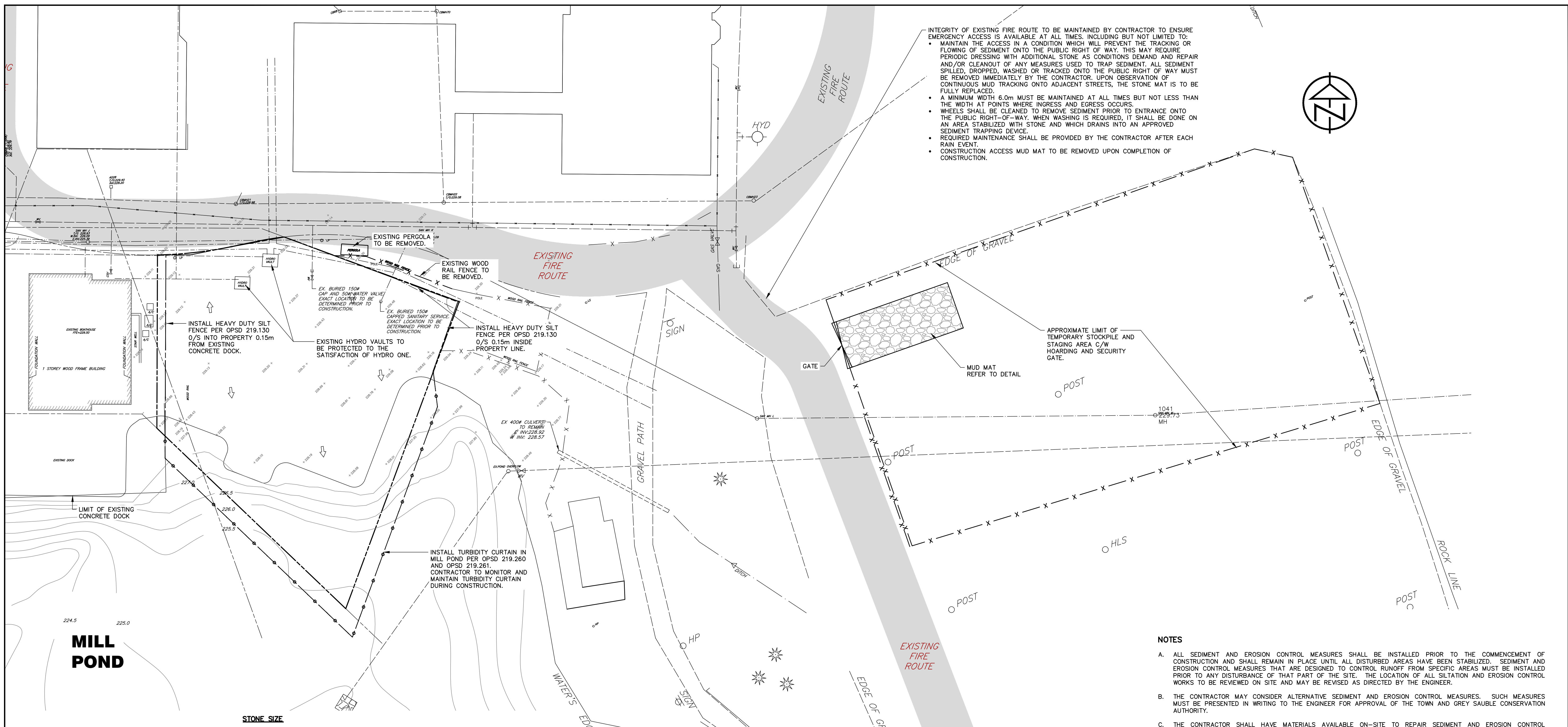


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STONE SIZE
THE STONE PAD SHALL BE A MIN. 150mm THICK. USE 50#mm STONE OR RECLAIMED CONCRETE EQUIVALENT FOR FIRST 10m FROM ADJACENT ROAD & 150mm# STONE FOR REMAINDER OF STONE PAD.

LENGTH
AS REQUIRED BUT NOT LESS THAN 15m (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 10m MIN. LENGTH WOULD APPLY).

WIDTH
3m MIN. BUT NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS.

GEOTEXTILE FABRIC
(TERRAFIX 270R OR EQUAL) WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.

SURFACE WATER
ALL SURFACE WATER FLOWING OR DIRECTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

MAINTENANCE
THE CONTRACTOR SHALL MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR. UPON OBSERVATION OF CONTINUOUS MUD TRACKING ONTO ADJACENT STREETS, THE STONE MAT IS TO BE FULLY REPLACED.

WASHING
WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

INSPECTION AND REQUIRED MAINTENANCE AFTER EACH RAIN SHALL BE PROVIDED BY THE CONTRACTOR.

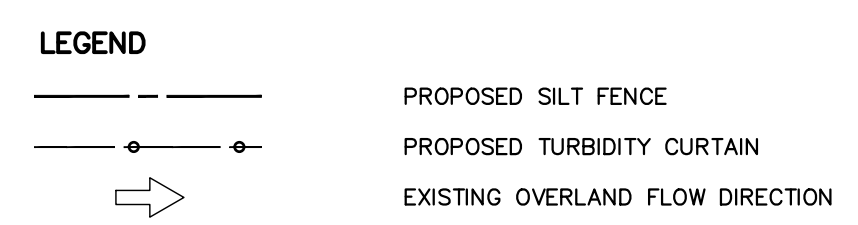
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- NOTES**
- A. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. SEDIMENT AND EROSION CONTROL MEASURES THAT ARE DESIGNED 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.
 - B. THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES. SUCH MEASURES MUST BE PRESENTED IN WRITING TO THE ENGINEER FOR APPROVAL OF THE TOWN AND GREY SAUBLE CONSERVATION AUTHORITY.
 - C. 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.
 - D. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED, CLEANED AND MAINTAINED BY THE CONTRACTOR AFTER EACH STORM EVENT. ALL WORKS WILL BE REVIEWED BY THE ENGINEER BI-WEEKLY AND AFTER EACH MAJOR STORM EVENT.
 - E. CONSTRUCTION OF ALL SILTATION AND EROSION CONTROL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING STEPS:
 - 1. INSTALL STONE MUD MAT AS PER DETAIL.
 - 2. INSTALL SILT FENCE TO OPSD 219.130.
 - 3. INSTALL ROCK CHECK DAMS AS PER OPSD 219.211 INCLUDING AN EXCAVATED SEDIMENT TRAP IN DITCH TO OPSD 219.220 (WHERE SHOWN).
 - 4. INSTALL STRAW BALE FLOW CHECKS AS PER OPSD 219.180.
 - 5. INSTALL TEMPORARY CATCH BASIN SEDIMENT TRAPS ON ALL NEW AND EXISTING CATCH BASINS. SEDIMENT TRAPS TO BE RECTANGULAR CBST BY LAYFIED OR APPROVED EQUAL. ALL CATCH BASINS TO REMAIN SCREENED UNTIL BASE COURSE ASPHALT IS PLACED AND LOT GRADING IS COMPLETE.
 - 6.
 - F. ALL CONSTRUCTION VEHICLES TO ACCESS SITE USING THE DESIGNATED CONSTRUCTION ACCESS.
 - G. EROSION AND SEDIMENT CONTROL MEASURES TO BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS ESTABLISHED AND LANDSCAPING IS COMPLETE AND APPROVED BY THE ENGINEER.
 - H. STOCKPILE LOCATIONS ARE TO BE APPROVED BY THE ENGINEER.
 - I. PROVIDE SAFETY FENCE OR APPROVED EQUAL ACROSS ALL CONSTRUCTION ENTRANCES DURING PERIODS OF INACTIVITY.
 - J. CONSTRUCTION AREAS THAT EXCEED 30 DAYS OF INACTIVITY SHALL BE STABILIZED BY SEEDING IN ACCORDANCE WITH THE GREY SAUBLE CONSERVATION AUTHORITY AND TO INCLUDE STOCKPILES OF FILL AND TOPSOIL.



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. TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.	DRAWING REFERENCES TOPOGRAPHIC AND LEGAL SURVEY COMPLETED BY KRCMAR SURVEYORS LTD. FIELD WORK COMPLETED ON MARCH 16, 2022.	BENCHMARKS BM#1 - ELEV: 222.901 BENCHMARK No. 01019840962. REFER TO TOPOGRAPHIC SURVEY COMPLETED BY KRCMAR SURVEYORS LTD.	No.	REVISION DESCRIPTION	DATE	<div><div>This Drawing is For</div><div>INFORMATION</div><div>ONLY</div><div>This Drawing should not be redistributed beyond the intended recipient</div></div>	<div><div>BOATHOUSE 4</div><div>BLUE MOUNTAIN VILLAGE</div><div>TOWNSHIP OF BLUE MOUNTAIN</div></div> <div><div>SITE WORKS AND</div><div>COORDINATION PLAN</div></div>	<div><div></div><div>DESIGN: KRS</div><div>DRAWN: EL</div><div>CHECK: KRS</div></div> <div><div>FILE: 122123</div><div>DATE: JUNE/22</div><div>SCALE: 1:150</div></div> <div>DWG: SW-1</div>
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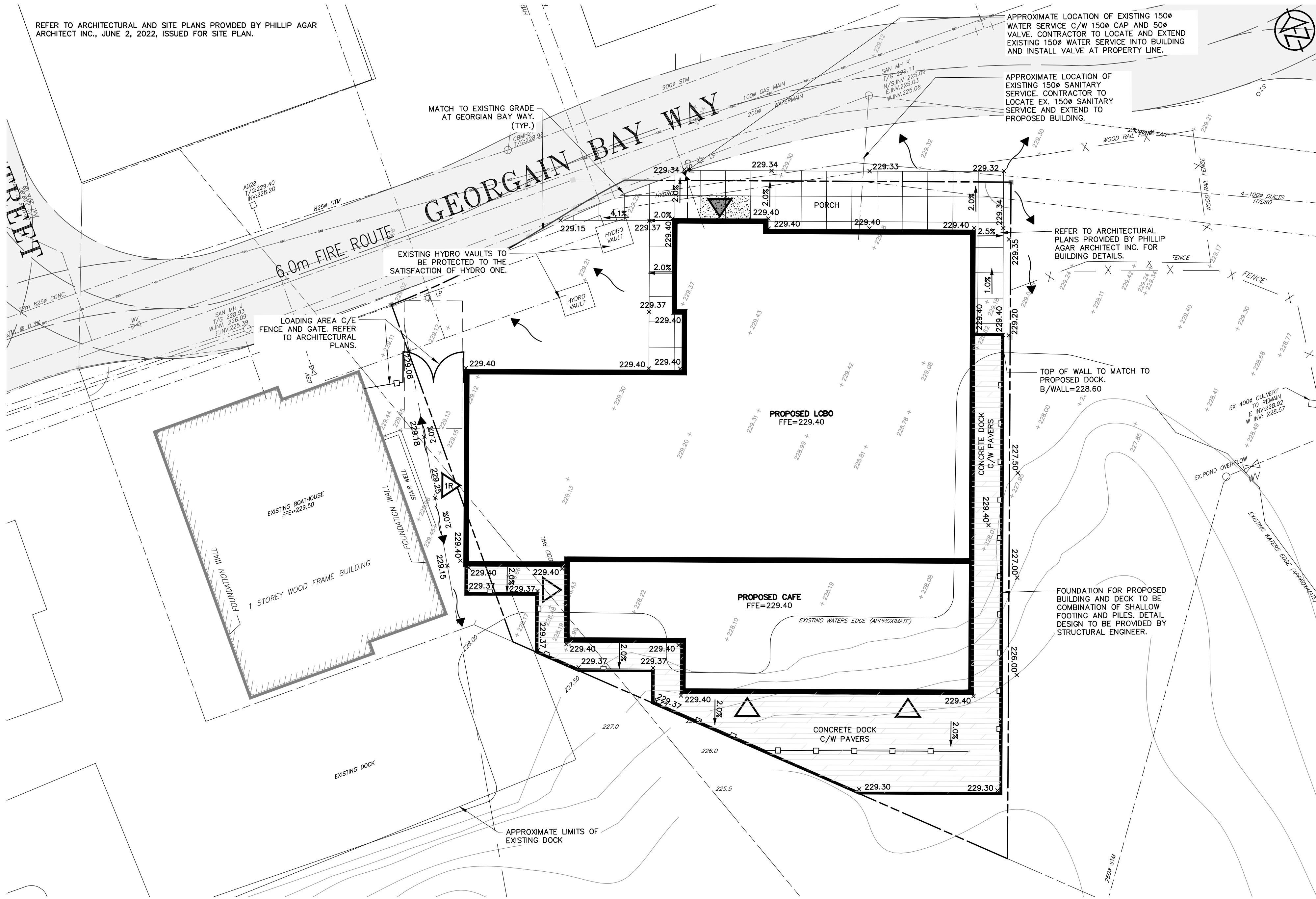
GENERAL

- A. 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.
B. THE OWNERS WILL OBTAIN ANY PERMITS.
C. THE OWNERS ENGINEER SHALL PROVIDE BENCHMARK ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK.
D. ALL PROPERTY BARS TO BE PRESERVED AND REPLACED BY C/S AT CONTRACTORS EXPENSE IF REMOVED DURING CONSTRUCTION.
E. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE SUPPLY OF TEMPORARY WATER AND POWER.
F. DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS 517 AND OPSS 518. MAINTAIN ALL TRENCHES IN A DRY CONDITION.
G. ALL ENGINE DRIVEN PUMPS TO BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.
H. GENERAL INSTALLATION AND TESTING OF SEWERS TO BE IN ACCORDANCE WITH OPSS 407, 408, 409 (CCTV), 410, AND 450 AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS.
I. ALL MAINTENANCE HOLES ARE 1200 mm DIAMETER, UNLESS OTHERWISE SPECIFIED.
J. ALL STRUCTURES TO BE INSTALLED WITH FROST STRAPS TO OPSS 701.100.
K. PIPE SUPPORT AT ALL STRUCTURES TO OPSS 708.020.
L. ALL MAINTENANCE HOLE FRAME AND GRATES TO BE SET TO FINISHED GRADE ELEVATION IN ACCORDANCE WITH OPSS 704.010. FRAME AND GRATES TO BE RAISED TO FINISHED GRADE PRIOR TO THE PLACEMENT OF UNIT PAVERS USING CONCRETE ADJUSTMENT UNITS. MAXIMUM COMBINED HEIGHT OF ADJUSTMENT UNITS SHALL BE 450 mm.
M. TRENCH BACKFILL TO BE SELECT NATIVE MATERIAL OR IMPORTED SELECT SUBGRADE MATERIAL TO OPSS 1010. BACKFILL TO BE PLACED IN MINIMUM 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).
N. PIPE EMBEDMENT TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMDD. BACKFILL AND EMBEDMENT TO OPSS 802.010 (FLEXIBLE PIPE), GRANULAR 'A' EMBEDMENT OR OPSS 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.
O. CLEAR STONE COMPLETELY WRAPPED IN FILTER FABRIC MAY BE SUBSTITUTED FOR EMBEDMENT MATERIAL IF APPROVED BY THE ENGINEER.
P. DISTURBED AREAS TO BE REINSTATED UP TO AND INCLUDING UNDERSIDE OF BRICK PAVES SCREENING OR UNDERSIDE OF TOPSOIL.
Q. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL EXISTING INFRASTRUCTURE/FACILITIES INCLUDING HEAT TRACE AS WELL AS NOTIFYING ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND CO-ORDINATE CONSTRUCTION ACCORDINGLY.
R. 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.

MATERIALS

- A. ALL MATERIAL TO COMPLY WITH CSA, OPSS AND TOWN STANDARDS.
B. SANITARY SERVICE CONNECTIONS - PVC SDR 28.
C. ALL SPECIFIED AGGREGATES TO OPSS 1010.
D. WATER SERVICE TO BE PVC DR 18.

REFER TO ARCHITECTURAL AND SITE PLANS PROVIDED BY PHILLIP AGAR ARCHITECT INC., JUNE 2, 2022, ISSUED FOR SITE PLAN.



ADDITIONAL NOTES:

- SANITARY SEWER MAY BE ADJUSTED DURING CONSTRUCTION TO AVOID CONFLICTS WITH EXISTING FEATURES.
- CONTRACTOR IS RESPONSIBLE FOR UTILITY AND SERVICING LOCATES INCLUDING HEAT TRACE.
- CONTRACTOR SHALL ASSUME THAT THERE ARE FULL UTILITY SERVICES TO EACH DWELLING (GAS, BELL, CABLE TV, HYDRO), WHICH ARE NOT NECESSARILY SHOWN ON THE DRAWINGS AND SHALL WORK AROUND ALL EXISTING SERVICES AS NECESSARY TO COMPLETE THE WORK.

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DRAWING REFERENCES

TOPOGRAPHIC AND LEGAL SURVEY COMPLETED BY KRCMAR SURVEYORS LTD. FIELD WORK COMPLETED ON MARCH 16, 2022.

BENCHMARKS

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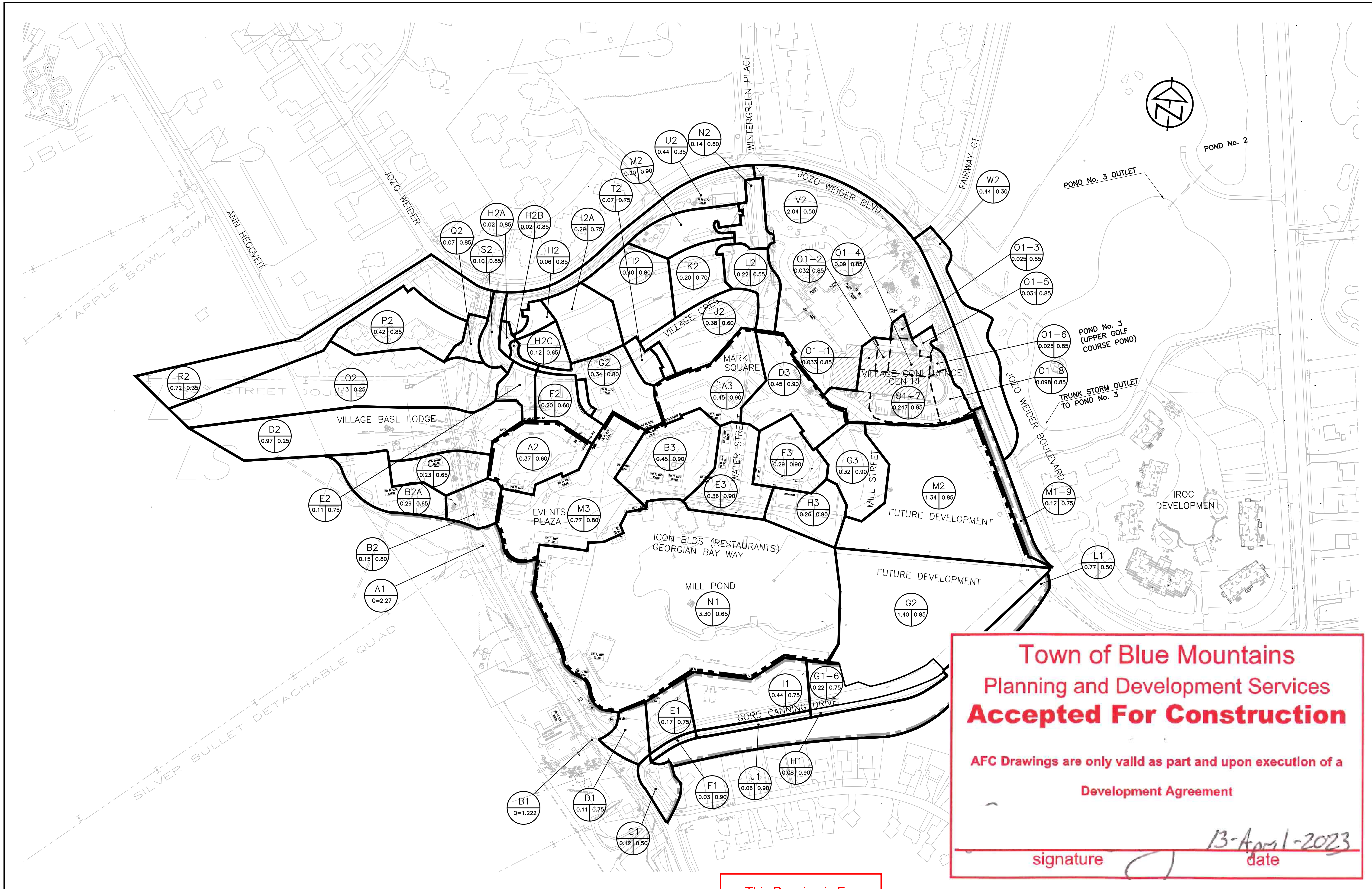
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4.	REVISED GRADING	JAN.31/23

**BOATHOUSE 4
BLUE MOUNTAIN VILLAGE
TOWNSHIP OF BLUE MOUNTAIN**

**SITE SERVICING &
GRADING PLAN**

**TATHAM
ENGINEERING**


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<div>OVERALL STORM DRAINAGE PLAN</div>												

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