PANTONE CAPITAL INC.

Lot 31 Clark St. Site Plan

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CTI PLAN AND PROFILE

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CLARK STREET

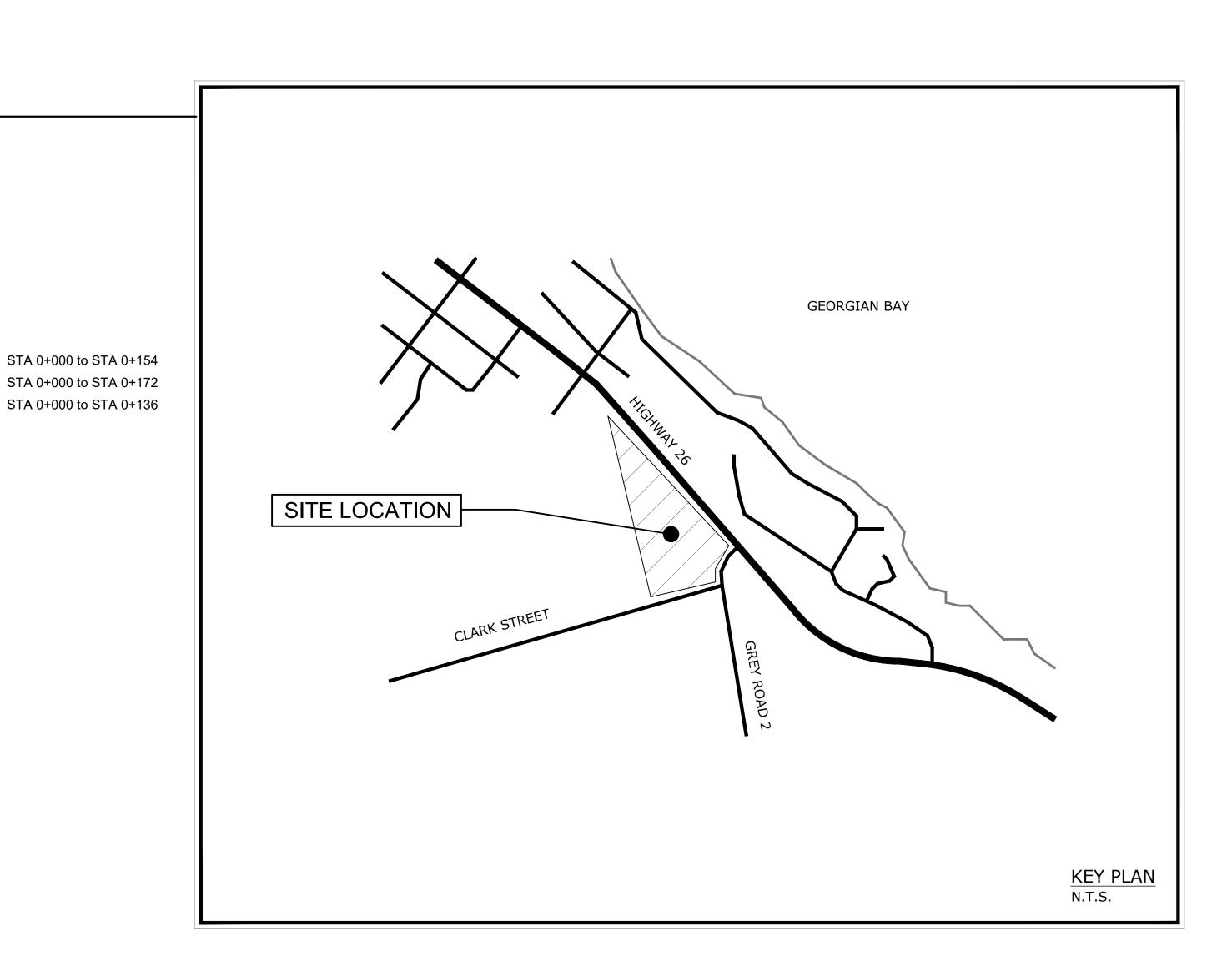
GREY ROAD 2

C14 EXTERNAL EROSION AND SEDIMENT CONTROL PLAN

C16 STANDARD DETAIL

C16 STANDARD DETAILS

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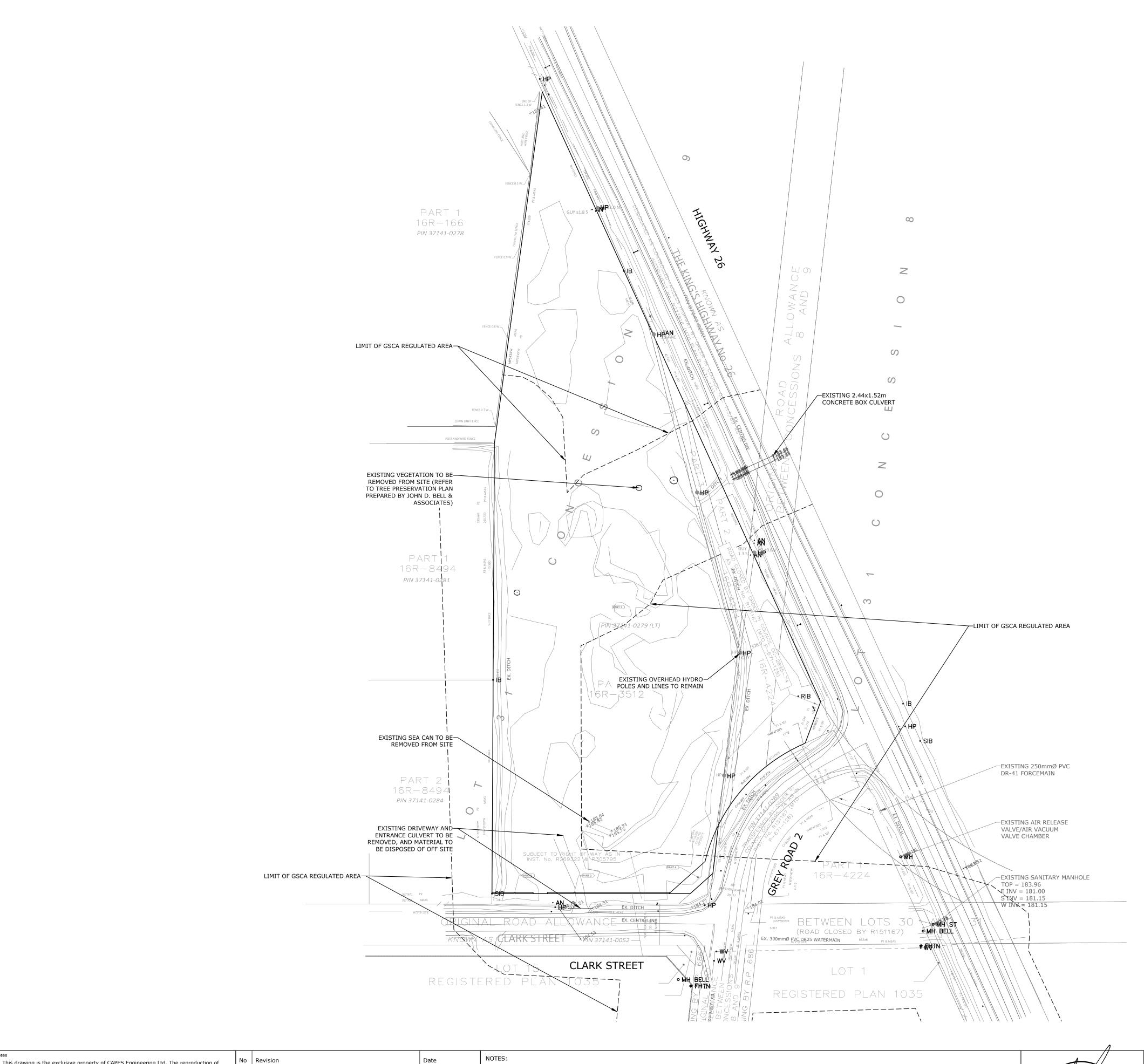
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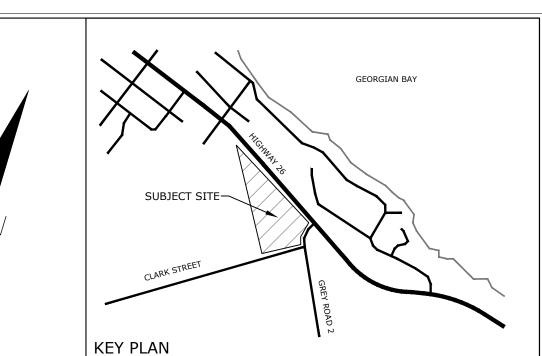
Project No. 2021-185

REVISED FOR APPROVALS - 24/06/28









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No	Revision	Date
1	ISSUED FOR APPROVALS	22/12/08
2	REVISED FOR APPROVALS	23/12/07
3	REVISED FOR APPROVALS	24/06/28

TOPOGRAPHIC SURVEY PREPARED BY SMC GEOMATICS, ELEVATIONS SHOWN ARE GEODETIC

BENCHMARK: NAIL IN HYDRO POLE AT SOUTH END OF SUBJECT SITE, ELEVATION 185.392

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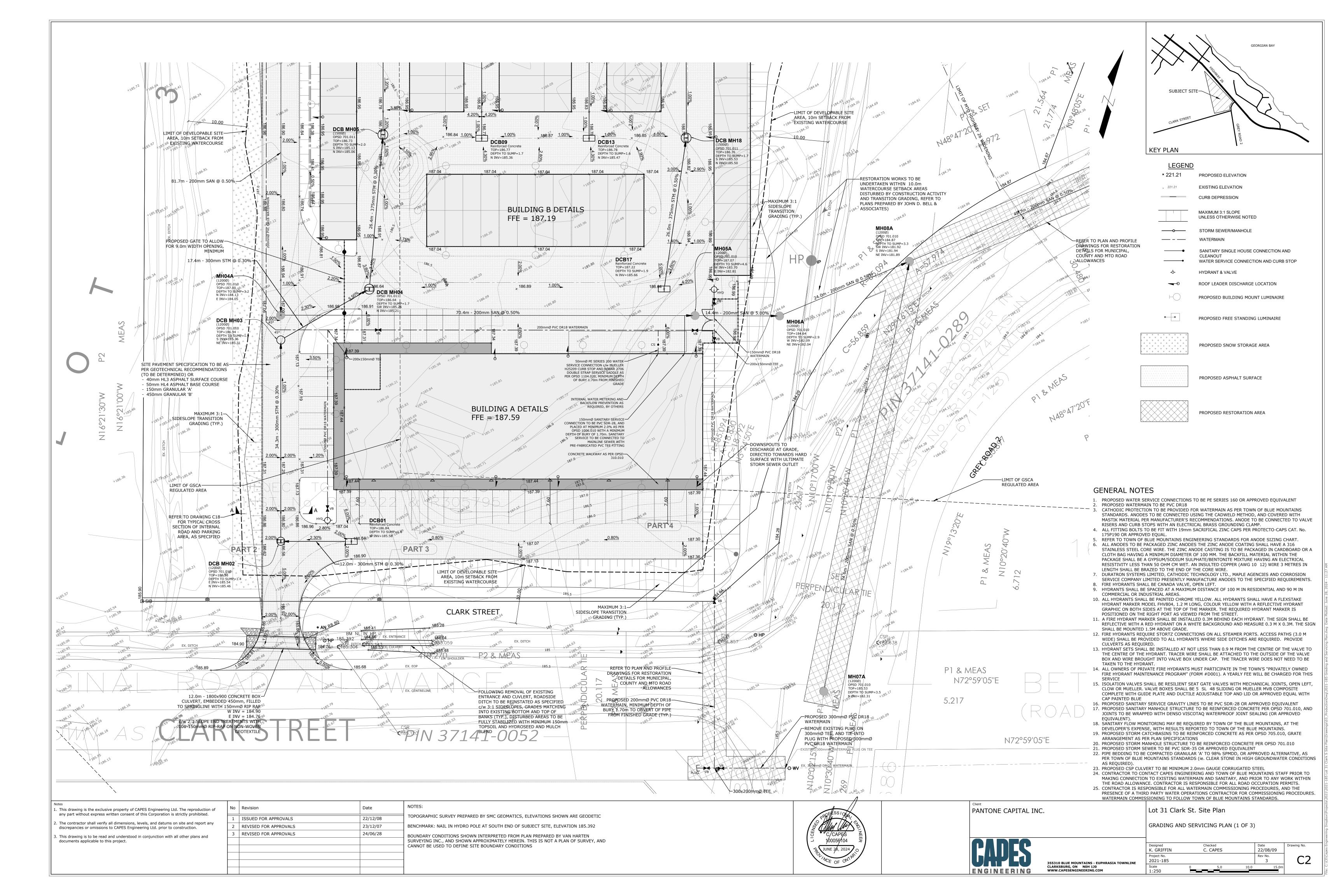
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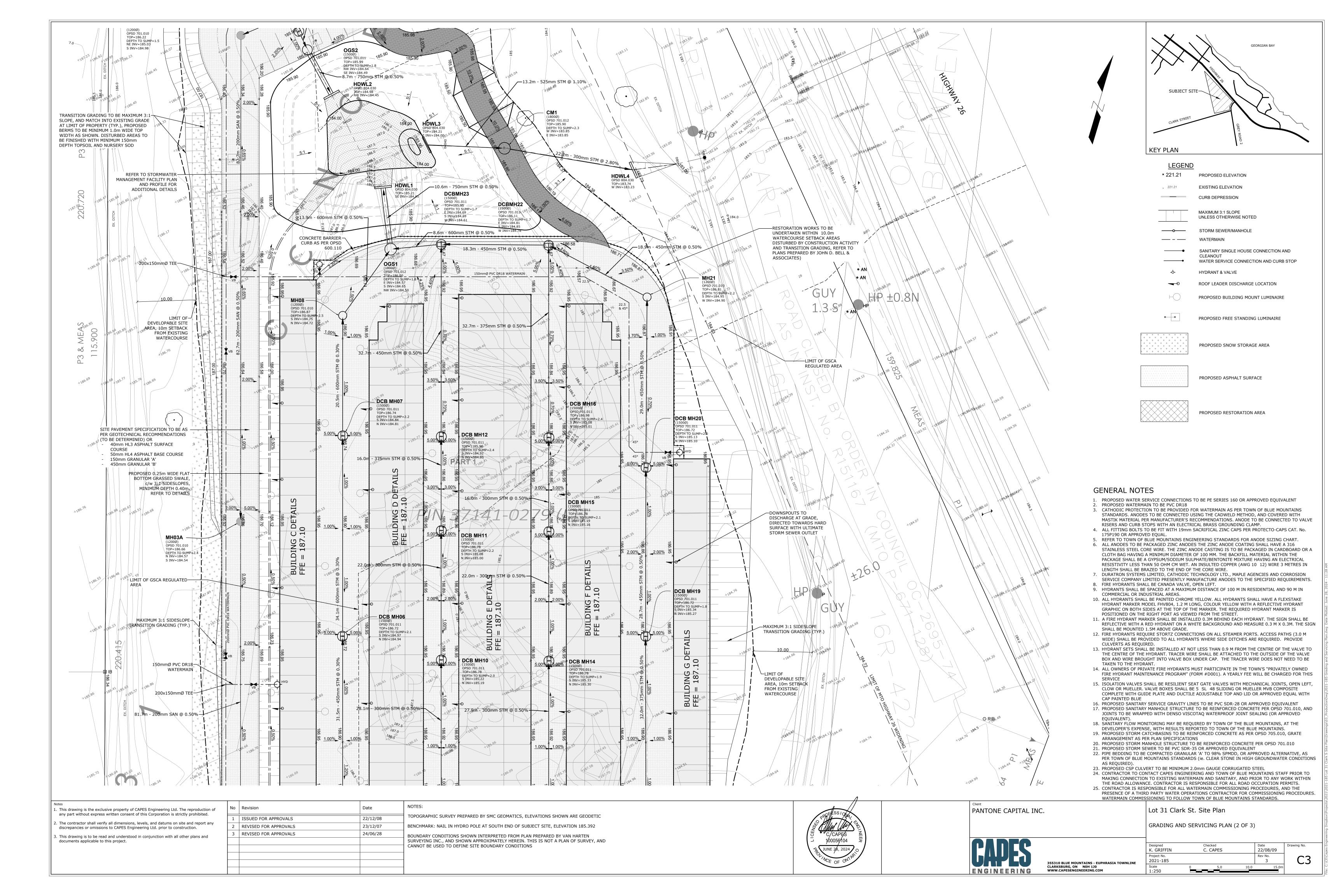
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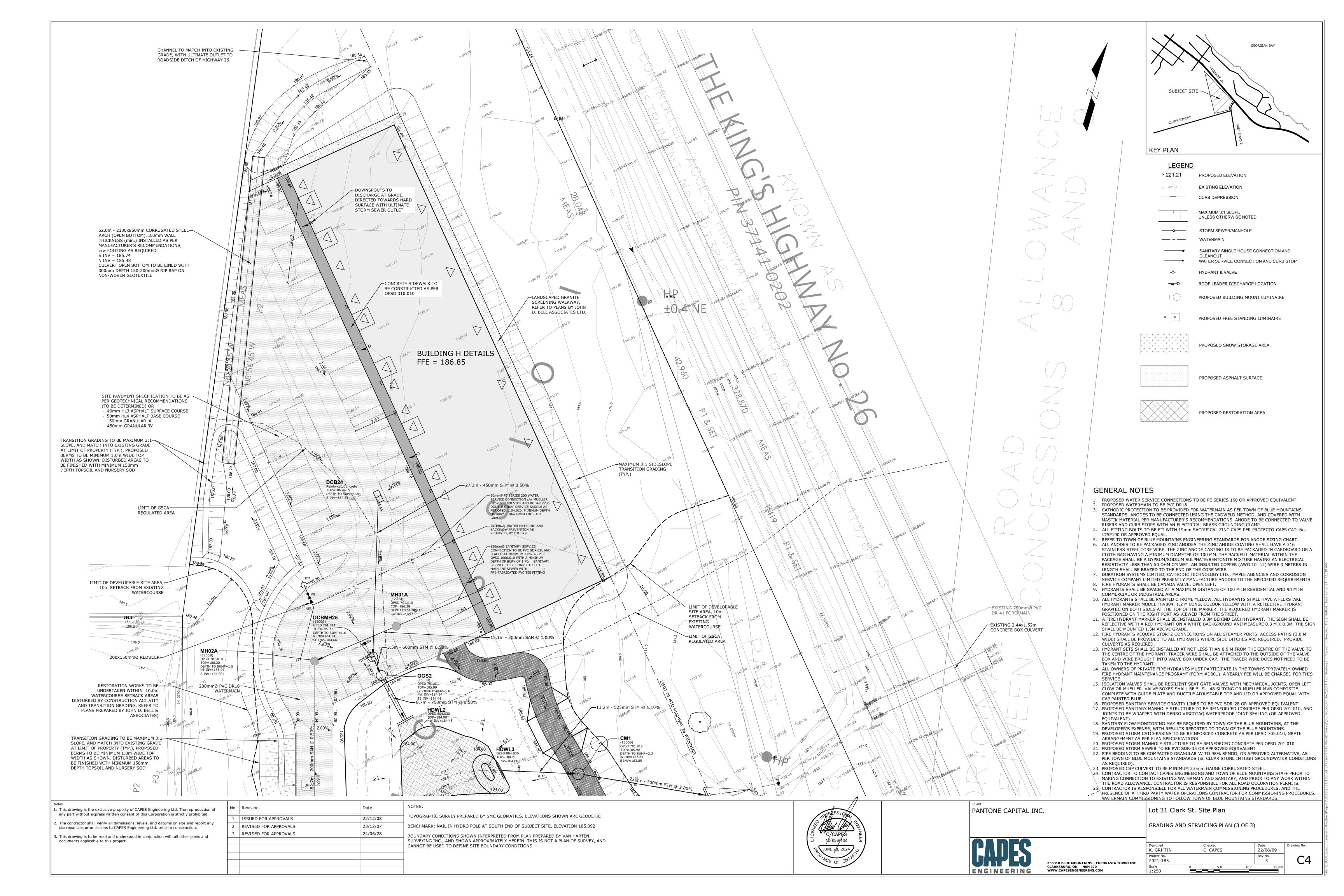


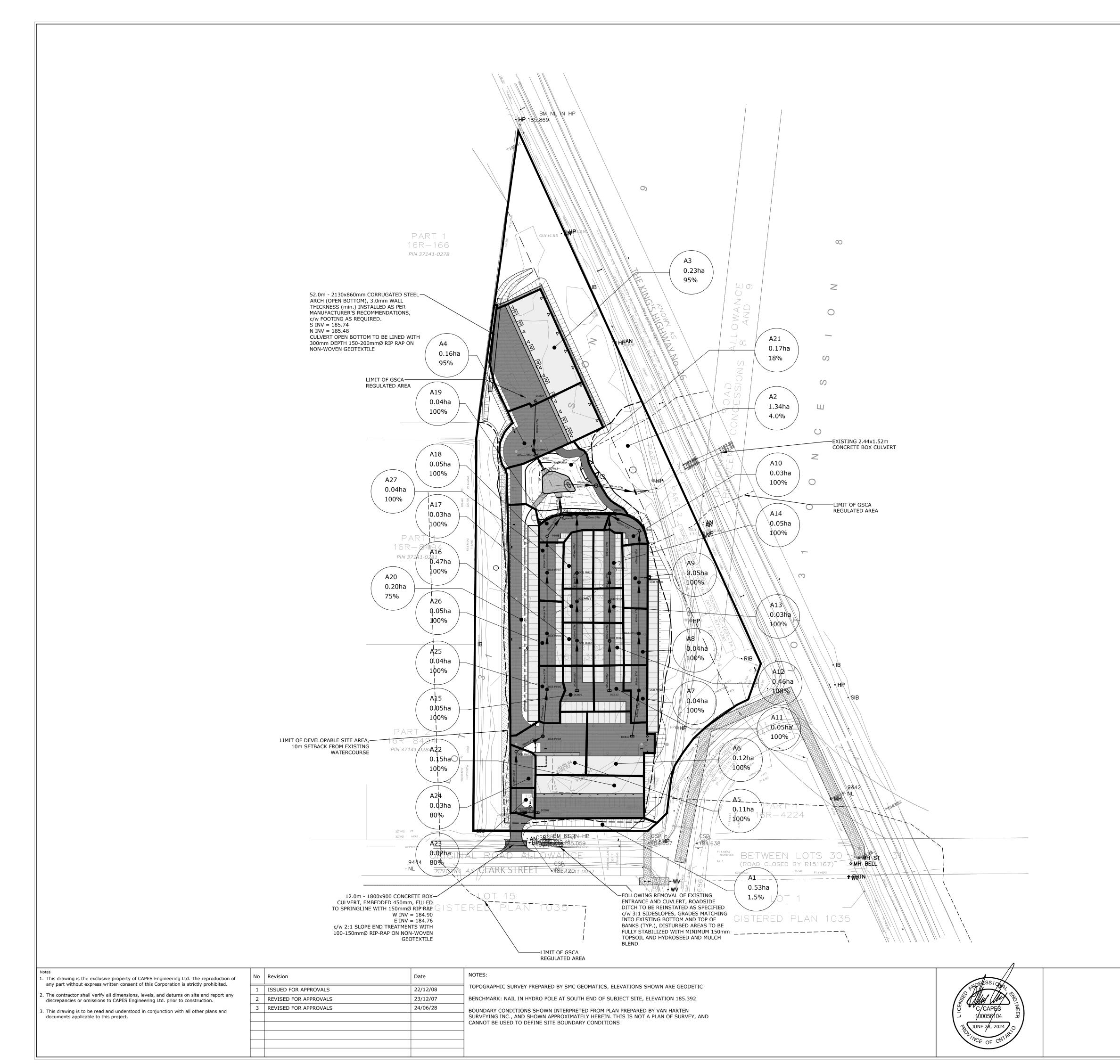
355310 BLUE MOUNTAINS - EUPHRASIA TOWN CLARKSBURG, ON NOH 1JO WWW.CAPESENGINEERING.COM	.INE

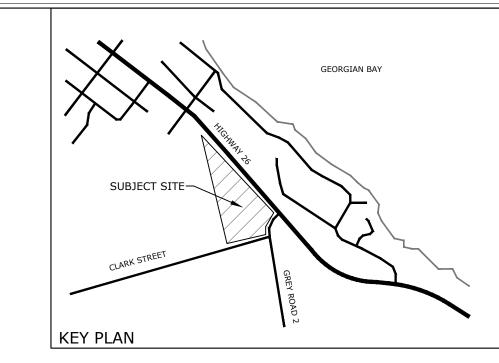
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K. GRIFFIN		C. CAPES		22/08/09	
Project No.				Rev No.	
2021-185				3	
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LEGEND

DRAINAGE AREA ID

O.68ha DRAINAGE AREA, HECTARES

100% IMPERVIOUS

DRAINAGE AREA BOUNDARY

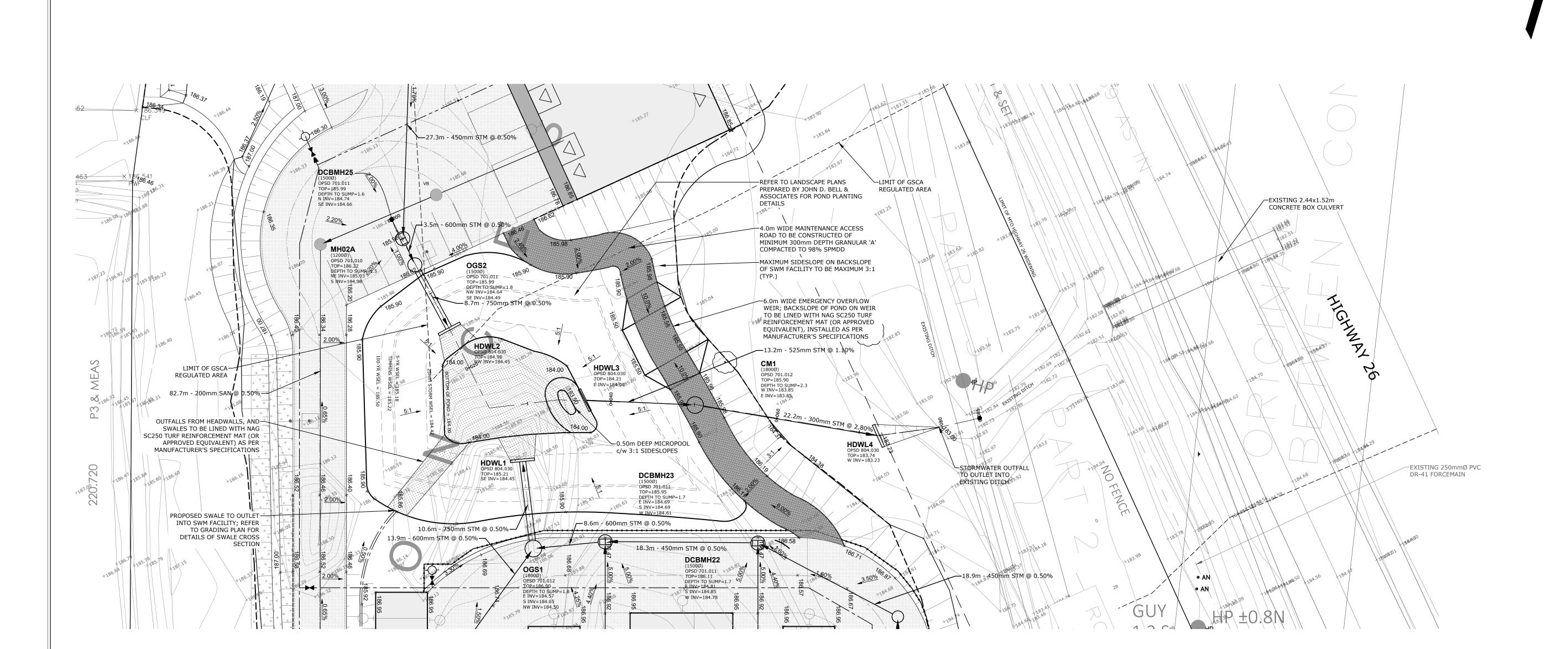
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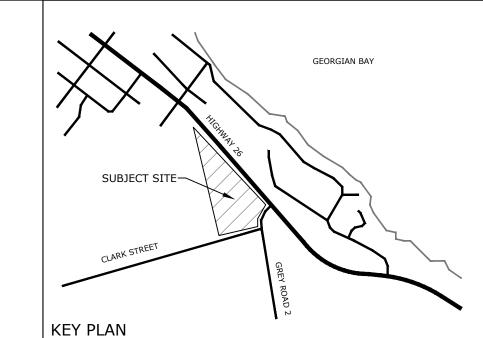
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POST DEVELOPMENT DRAINAGE AREA PLAN



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CLARKSBURG, ON NOH 1J0
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LEGEND	
× 221.21	PROPOSED ELEVATION
× 221.21	EXISTING ELEVATION
	CURB DEPRESSION
	MAXIMUM 3:1 SLOPE UNLESS OTHERWISE NOTED
	STORM SEWER/MANHOLE
	WATERMAIN
	SANITARY SINGLE HOUSE CONNECTION AND CLEANOUT
	WATER SERVICE CONNECTION AND CURB STO

HYDRANT & VALVE

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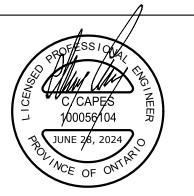
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Lot 31 Clark St. Site Plan

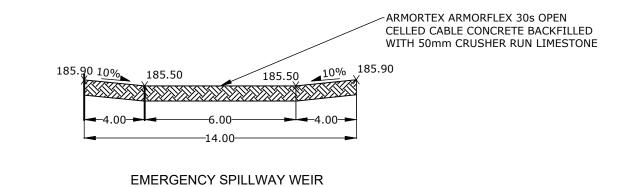
STORMWATER MANAGEMENT FACILITY PLAN

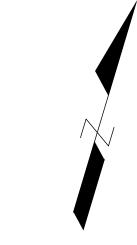


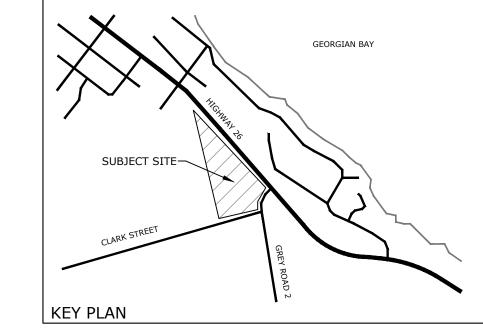
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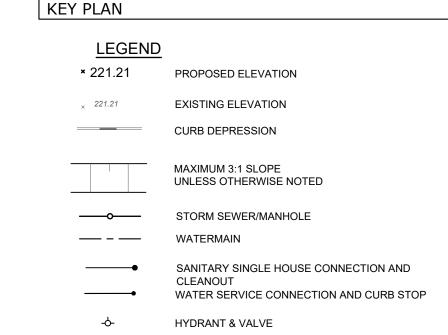
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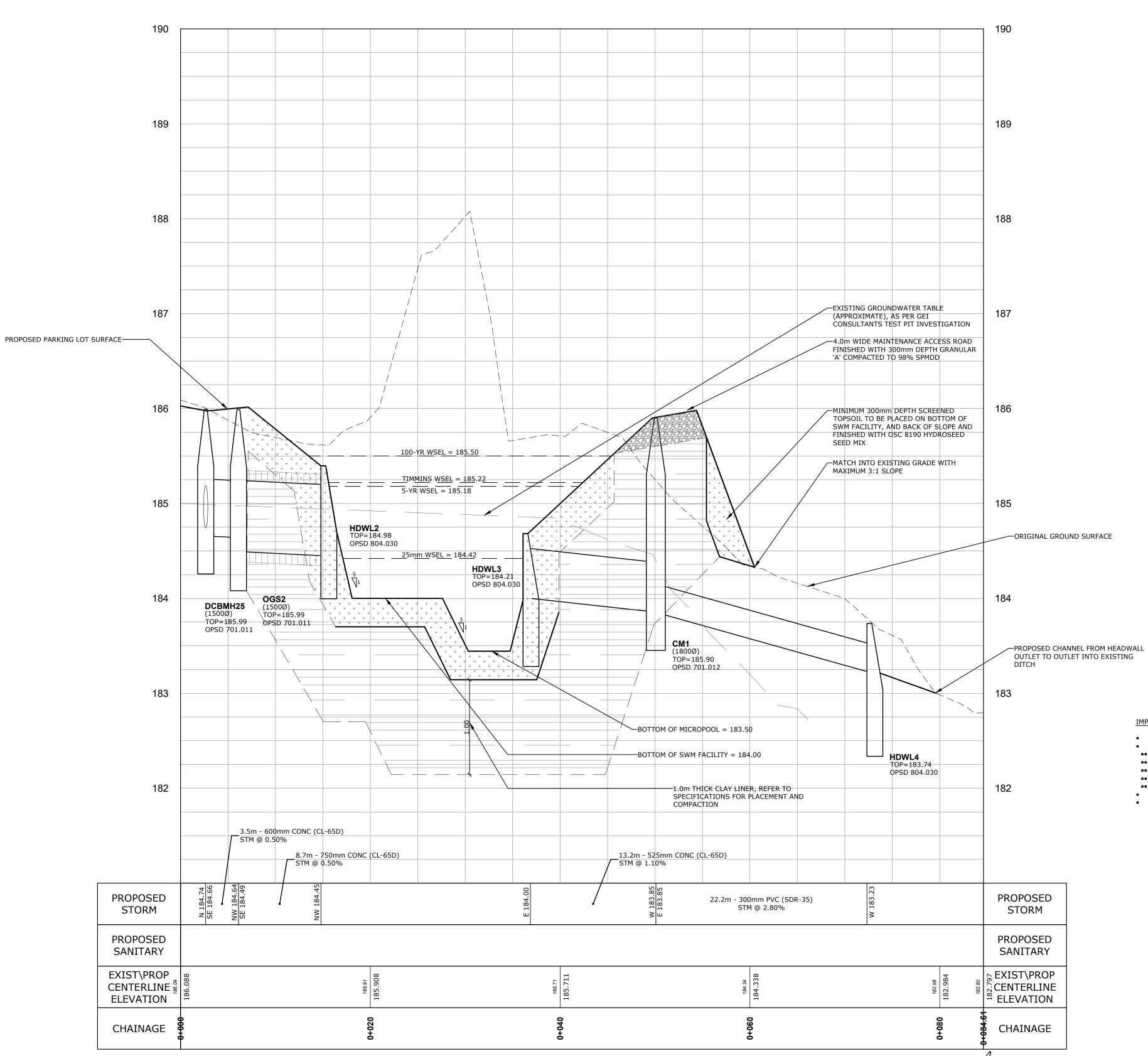
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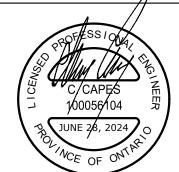


IMPORTED CLAY LINER DESIGN NOTES

- MATERIAL USED FOR POND LINER TO HAVE BULK PERMEABILITY ON THE ORDER OF 10-9 m/s OR LOWER GRAIN SIZE DISTRIBUTION OF THE CLAY LINER MUST CONFORM TO:
- •• NO PARTICLE GREATER THAN 100mm DIMENSION
- NOT GREATER THAN 15% OF THE MATERIAL LARFER THE 4.75mm (No. 4 SIEVE)
- •• MINIMUM 35% OF THE MATERIAL FINER THAN 0.075mm (ie. PASSING No. 200 SIEVE) MINIMUM 15% FINER THAN 0.002mm (CLAY SIZE)
- NOT GREATER THAN 5% ORGANIC CONTENT, NO VISIBLE ROOTS OR TOPSOIL
 LINER MATERIAL TO BE PLACED AT WATER CONTENT 2 TO 3 PERCENT WET OF THE OPTIMUM MOISTURE CONTENT
- LINER TO BE CONSTRUCTED IN LIFTS NOT EXCEEDING 150mm THICK, AND BE COMPACTED TO A MINIMUM 95% SPMDD UNDER FULL TIME INSPECTION OF A GEOTECHNICAL ENGINEER.

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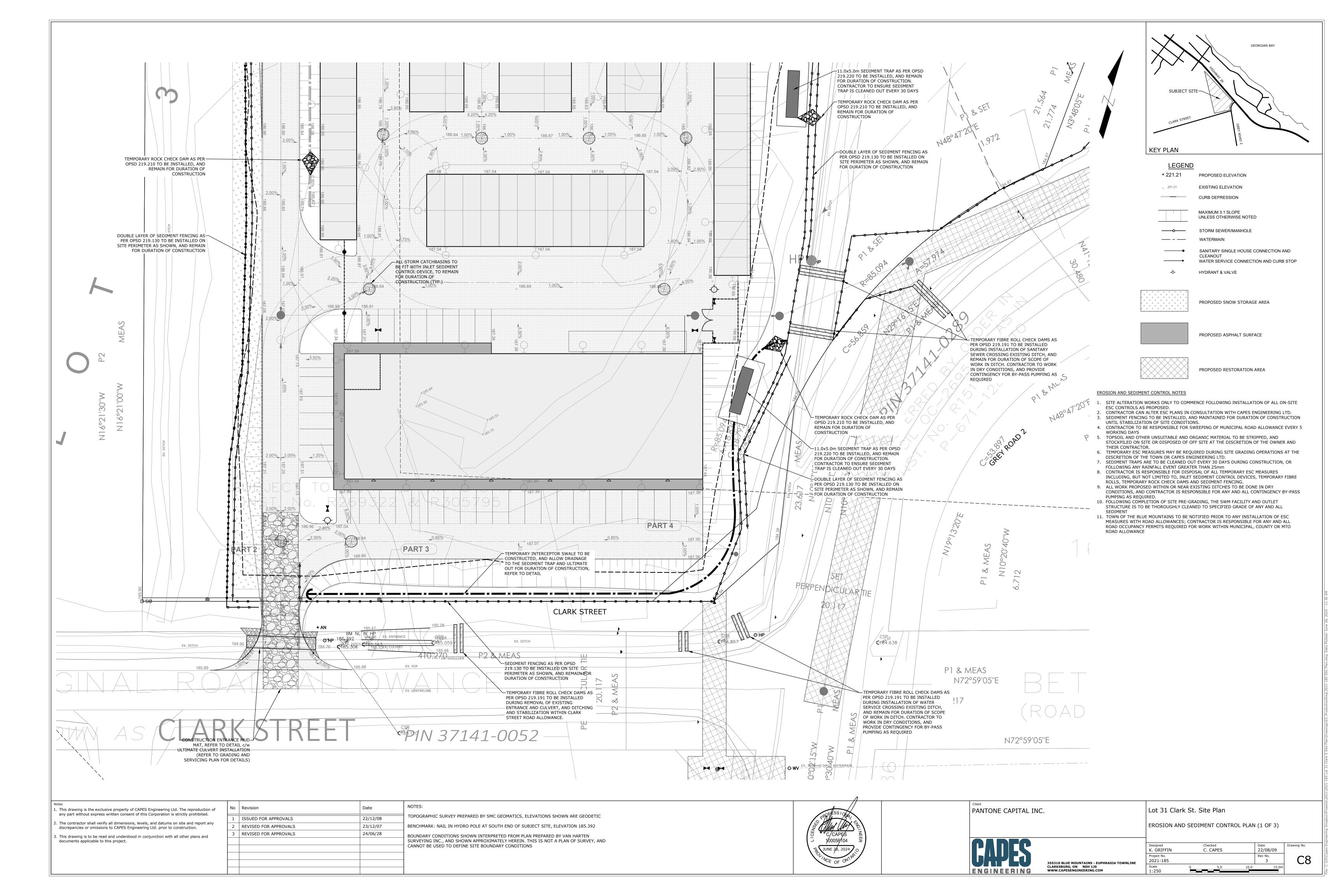
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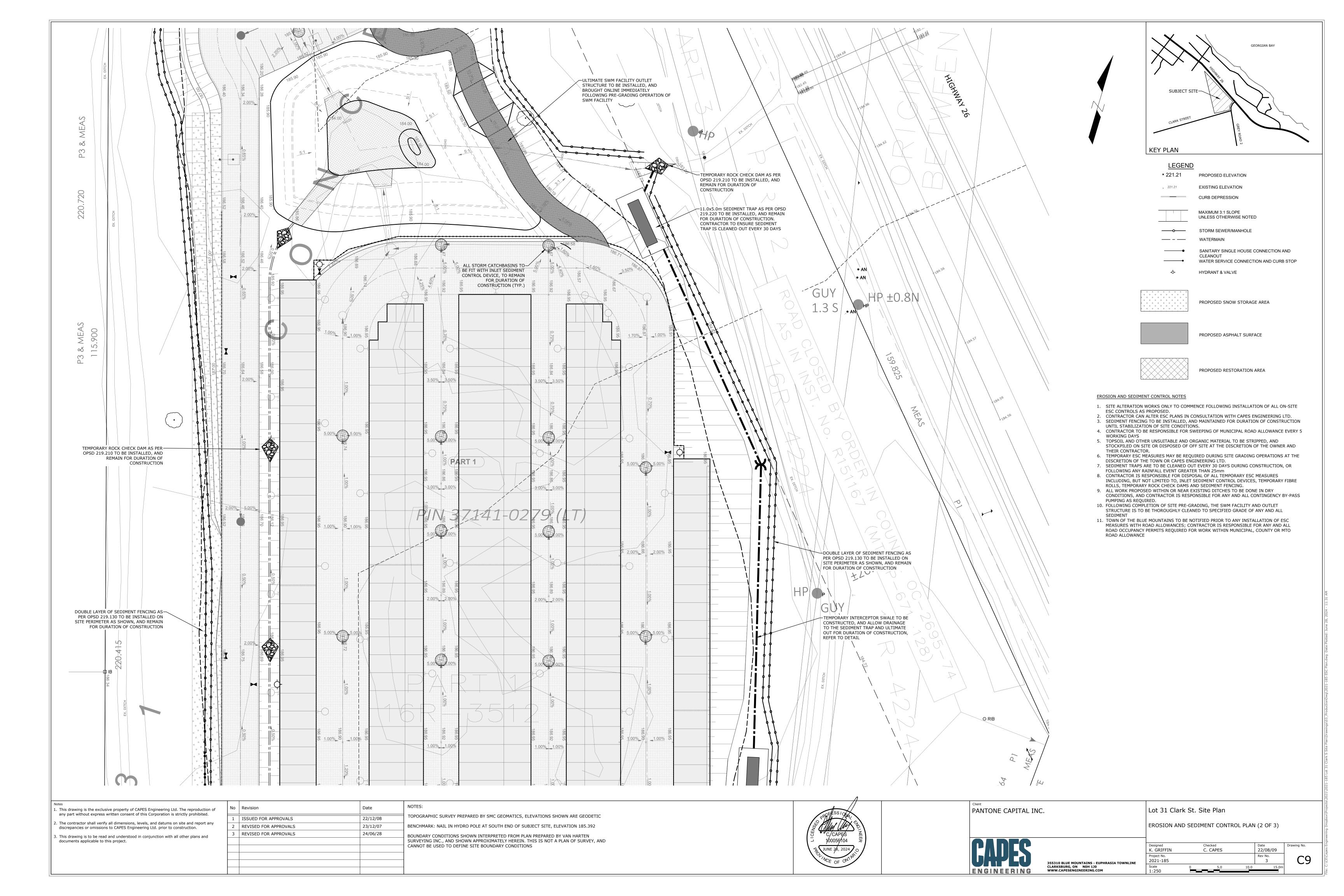
STORMWATER MANAGEMENT FACILITY PROFILE

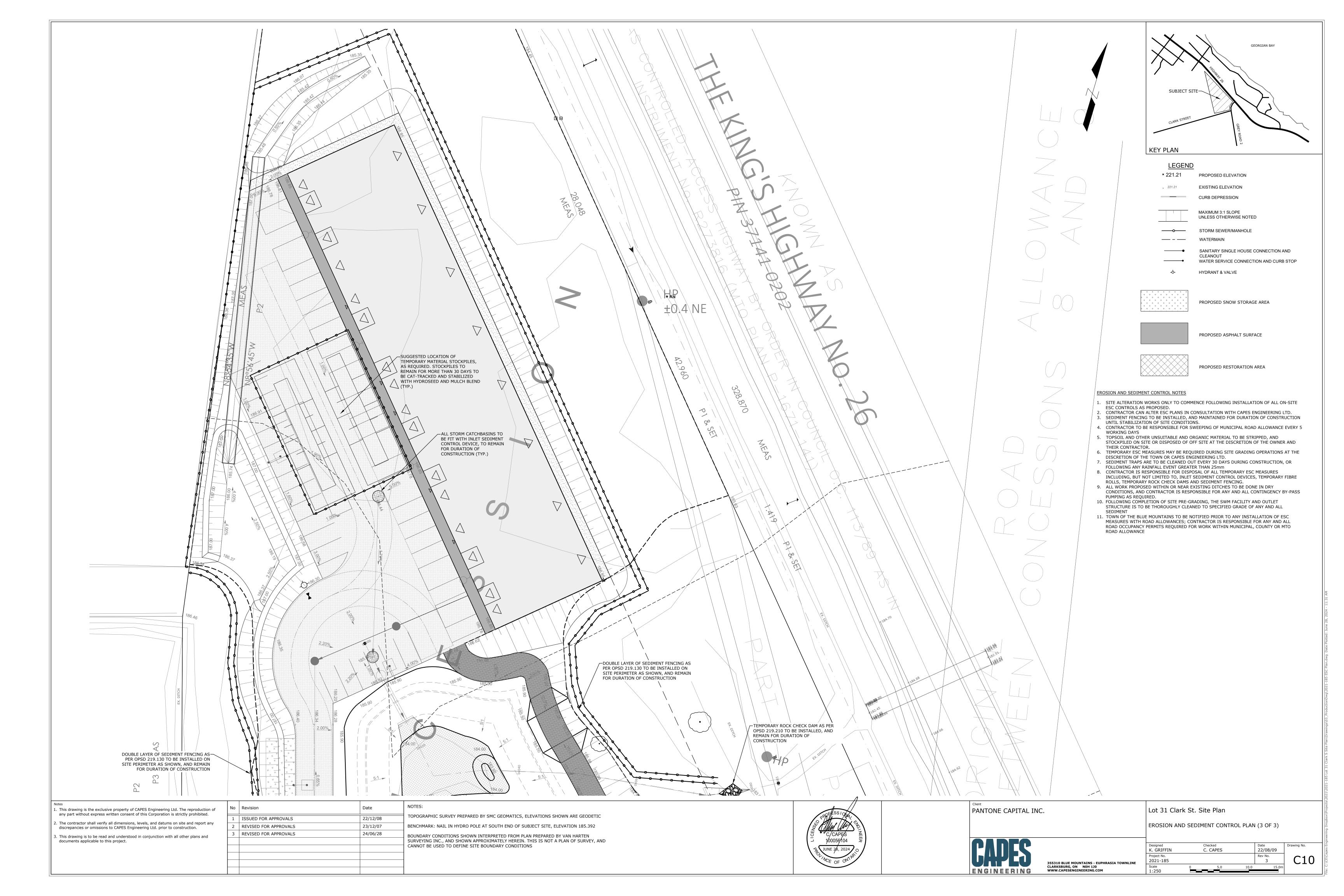


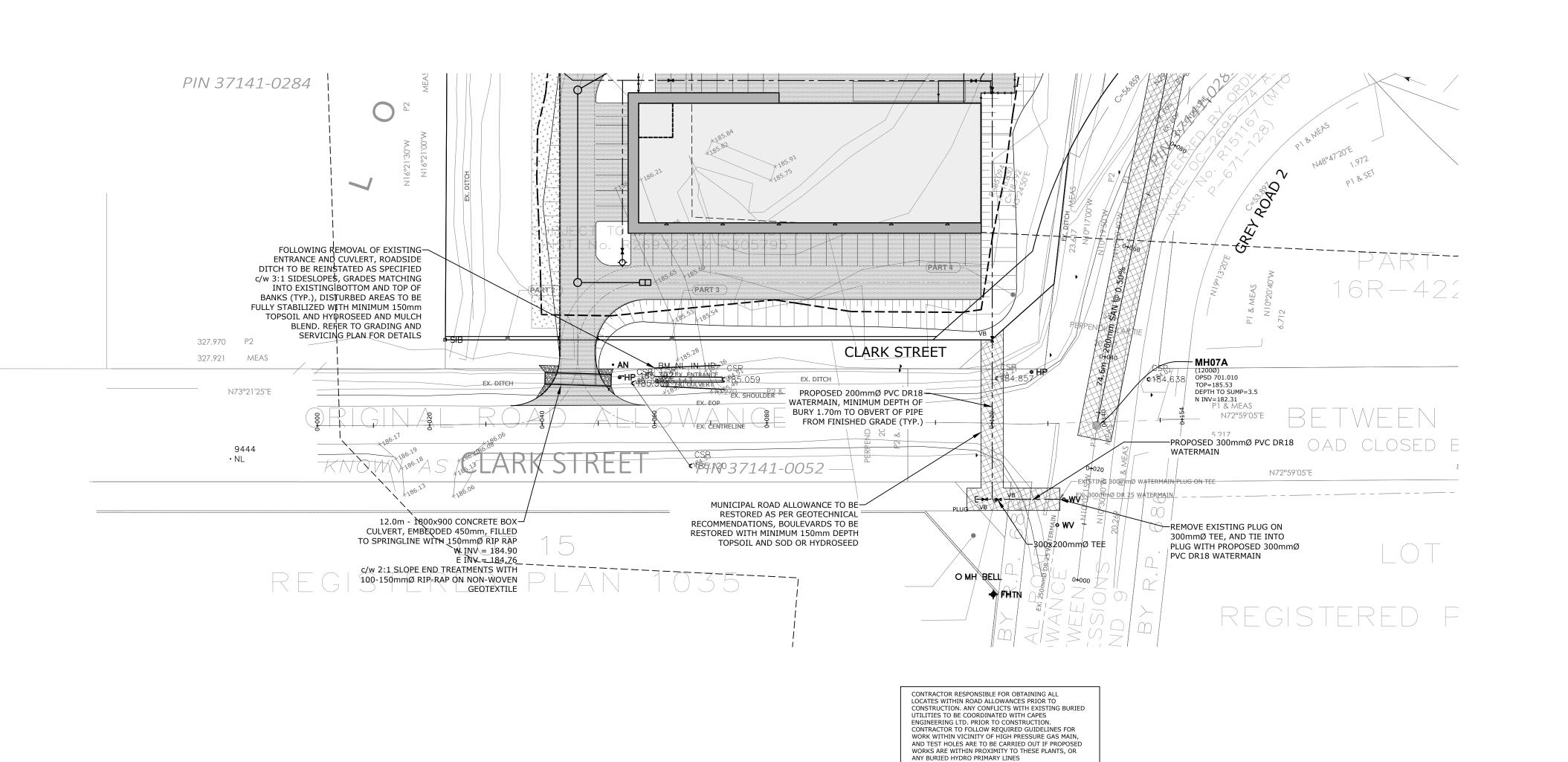
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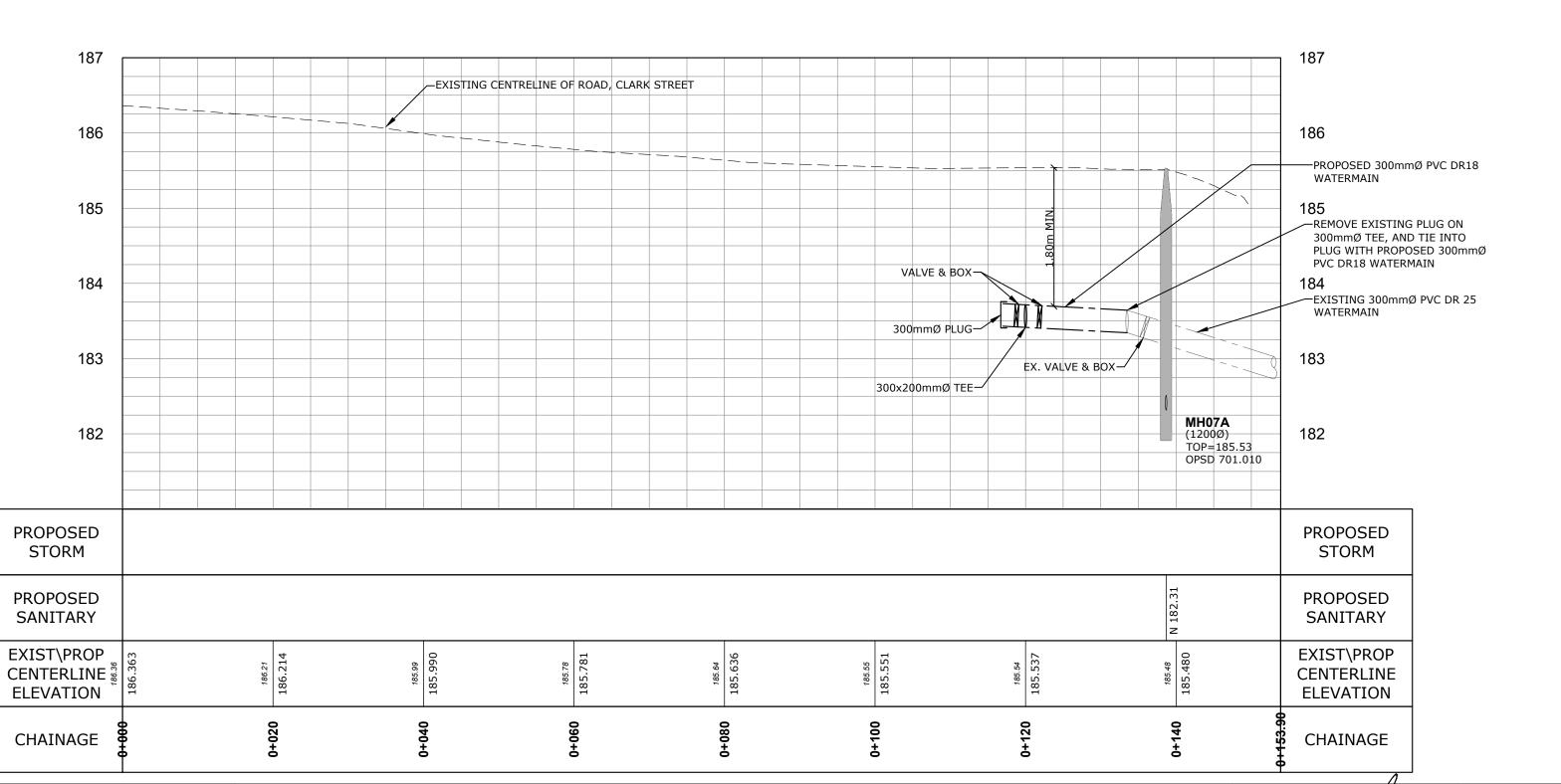
Drawing No. K. GRIFFIN C. CAPES 22/08/09 2021-185 H 1:250 V 1:25











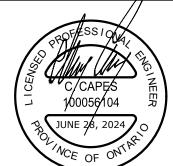
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PANTONE CAPITAL INC.

PLAN AND PROFILE CLARK STREET

H 1:500 V 1:50



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Lot 31 Clark St. Site Plan

STA 0+000 to STA 0+154 K. GRIFFIN C. CAPES 22/08/09 Project No. 2021-185

GEORGIAN BAY

SUBJECT SITE-

LEGEND

PROPOSED ELEVATION

EXISTING ELEVATION

CURB DEPRESSION

MAXIMUM 3:1 SLOPE

WATERMAIN

CLEANOUT

HYDRANT & VALVE

1. PROPOSED WATER SERVICE CONNECTIONS TO BE PE SERIES 160 OR

CADWELD METHOD, AND COVERED WITH MASTIK MATERIAL PER

5. REFER TO TOWN OF BLUE MOUNTAINS ENGINEERING STANDARDS FOR

ALL ANODES TO BE PACKAGED ZINC ANODES THE ZINC ANODE COATING

BE A GYPSUM/SODIUM SULPHATE/BENTONITE MIXTURE HAVING AN

7. DURATRON SYSTEMS LIMITED, CATHODIC TECHNOLOGY LTD., MAPLE AGENCIES AND CORROSION SERVICE COMPANY LIMITED PRESENTLY

9. HYDRANTS SHALL BE SPACED AT A MAXIMUM DISTANCE OF 100 M IN RESIDENTIAL AND 90 M IN COMMERCIAL OR INDUSTRIAL AREAS. 10. ALL HYDRANTS SHALL BE PAINTED CHROME YELLOW. ALL HYDRANTS SHALL HAVE A FLEXSTAKE HYDRANT MARKER MODEL FHV804, 1.2 M LONG, COLOUR

11. A FIRE HYDRANT MARKER SHALL BE INSTALLED 0.3M BEHIND EACH

MANUFACTURE ANODES TO THE SPECIFIED REQUIREMENTS.

8. FIRE HYDRANTS SHALL BE CANADA VALVE, OPEN LEFT.

RIGHT PORT AS VIEWED FROM THE STREET.

MOUNTED 1.5M ABOVE GRADE.

TO BE TAKEN TO THE HYDRANT.

CAP PAINTED BLUE

OPSD 701.010

APPROVED EQUIVALENT

PROTECTO-CAPS CAT. No. 175P190 OR APPROVED EQUAL.

3. CATHODIC PROTECTION TO BE PROVIDED FOR WATERMAIN AS PER TOWN OF BLUE MOUNTAINS STANDARDS. ANODES TO BE CONNECTED USING THE

MANUFACTURER'S RECOMMENDATIONS. ANODE TO BE CONNECTED TO VALVE

SHALL HAVE A 316 STAINLESS STEEL CORE WIRE. THE ZINC ANODE CASTING IS TO BE PACKAGED IN CARDBOARD OR A CLOTH BAG HAVING A MINIMUM DIAMETER OF 100 MM. THE BACKFILL MATERIAL WITHIN THE PACKAGE SHALL

ELECTRICAL RESISTIVITY LESS THAN 50 OHM CM WET. AN INSULTED COPPER (AWG 10 12) WIRE 3 METRES IN LENGTH SHALL BE BRAZED TO THE END OF

YELLOW WITH A REFLECTIVE HYDRANT GRAPHIC ON BOTH SIDES AT THE TOP OF THE MARKER. THE REQUIRED HYDRANT MARKER IS POSITIONED ON THE

HYDRANT, THE SIGN SHALL BE REFLECTIVE WITH A RED HYDRANT ON A WHITE BACKGROUND AND MEASURE 0.3 M X 0.3M. THE SIGN SHALL BE

12. FIRE HYDRANTS REQUIRE STORTZ CONNECTIONS ON ALL STEAMER PORTS. ACCESS PATHS (3.0 M WIDE) SHALL BE PROVIDED TO ALL HYDRANTS WHERE

SIDE DITCHES ARE REQUIRED. PROVIDE CULVERTS AS REQUIRED.

13. HYDRANT SETS SHALL BE INSTALLED AT NOT LESS THAN 0.9 M FROM THE

SHALL BE ATTACHED TO THE OUTSIDE OF THE VALVE BOX AND WIRE

14. ALL OWNERS OF PRIVATE FIRE HYDRANTS MUST PARTICIPATE IN THE

#D001). A YEARLY FEE WILL BE CHARGED FOR THIS SERVICE

15. ISOLATION VALVES SHALL BE RESILIENT SEAT GATE VALVES WITH

16. PROPOSED SANITARY SERVICE GRAVITY LINES TO BE PVC SDR-28 OR

WATERPROOF JOINT SEALING (OR APPROVED EQUIVALENT). 18. PROPOSED STORM CATCHBASINS TO BE REINFORCED CONCRETE AS PER OPSD 705.010, GRATE ARRANGEMENT AS PER PLAN SPECIFICATIONS 19. PROPOSED STORM MANHOLE STRUCTURE TO BE REINFORCED CONCRETE PER

17. PROPOSED SANITARY MANHOLE STRUCTURE TO BE REINFORCED CONCRETE

20. PROPOSED STORM SEWER TO BE PVC SDR-35 OR APPROVED EQUIVALENT

APPROVED ALTERNATIVE, AS PER TOWN OF BLUE MOUNTAINS STANDARDS (ie. CLEAR STONE IN HIGH GROUNDWATER CONDITIONS AS REQUIRED). 22. PROPOSED CSP CULVERT TO BE MINIMUM 2.0mm GAUGE CORRUGATED

ALLOWANCE. CONTRACTOR IS RESPONSIBLE FOR ALL ROAD OCCUPATION

PROCEDURES, AND THE PRESENCE OF A THIRD PARTY WATER OPERATIONS

21. PIPE BEDDING TO BE COMPACTED GRANULAR 'A' TO 98% SPMDD, OR

23. CONTRACTOR TO CONTACT CAPES ENGINEERING AND TOWN OF BLUE MOUNTAINS STAFF PRIOR TO MAKING CONNECTION TO EXISTING WATERMAIN AND SANITARY, AND PRIOR TO ANY WORK WITHIN THE ROAD

24. CONTRACTOR IS RESPONSIBLE FOR ALL WATERMAIN COMMISSIONING

CONTRACTOR FOR COMMISSIONING PROCEDURES. WATERMAIN COMMISSIONING TO FOLLOW TOWN OF BLUE MOUNTAINS STANDARDS.

PER OPSD 701.010, AND JOINTS TO BE WRAPPED WITH DENSO VISCOTAQ

CENTRE OF THE VALVE TO THE CENTRE OF THE HYDRANT. TRACER WIRE

BROUGHT INTO VALVE BOX UNDER CAP. THE TRACER WIRE DOES NOT NEED

TOWN'S "PRIVATELY OWNED FIRE HYDRANT MAINTENANCE PROGRAM" (FORM

MECHANICAL JOINTS, OPEN LEFT, CLOW OR MUELLER. VALVE BOXES SHALL BE 5 SL 48 SLIDING OR MUELLER MVB COMPOSITE COMPLETE WITH GUIDE PLATE AND DUCTILE ADJUSTABLE TOP AND LID OR APPROVED EQUAL WITH

RISERS AND CURB STOPS WITH AN ELECTRICAL BRASS GROUNDING CLAMP. 4. ALL FITTING BOLTS TO BE FIT WITH 19mm SACRIFICAL ZINC CAPS PER

UNLESS OTHERWISE NOTED

STORM SEWER/MANHOLE

SANITARY SINGLE HOUSE CONNECTION AND

WATER SERVICE CONNECTION AND CURB STOP

× 221.21

× 221.21

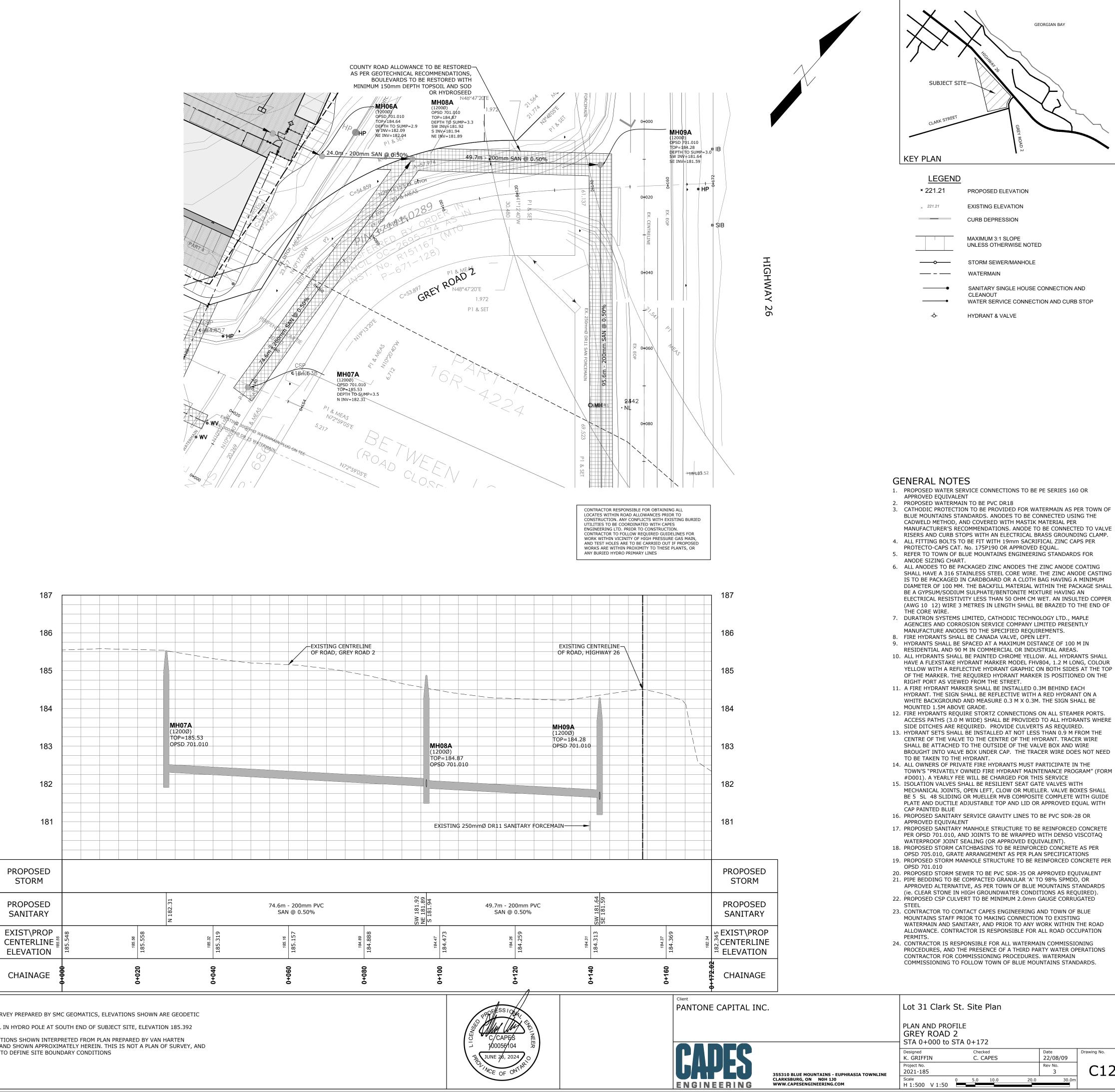
GENERAL NOTES

APPROVED EQUIVALENT

ANODE SIZING CHART.

2. PROPOSED WATERMAIN TO BE PVC DR18

KEY PLAN



3. CATHODIC PROTECTION TO BE PROVIDED FOR WATERMAIN AS PER TOWN OF BLUE MOUNTAINS STANDARDS. ANODES TO BE CONNECTED USING THE

ALL ANODES TO BE PACKAGED ZINC ANODES THE ZINC ANODE COATING SHALL HAVE A 316 STAINLESS STEEL CORE WIRE. THE ZINC ANODE CASTING IS TO BE PACKAGED IN CARDBOARD OR A CLOTH BAG HAVING A MINIMUM DIAMETER OF 100 MM. THE BACKFILL MATERIAL WITHIN THE PACKAGE SHALL ELECTRICAL RESISTIVITY LESS THAN 50 OHM CM WET. AN INSULTED COPPER (AWG 10 12) WIRE 3 METRES IN LENGTH SHALL BE BRAZED TO THE END OF

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13. HYDRANT SETS SHALL BE INSTALLED AT NOT LESS THAN 0.9 M FROM THE CENTRE OF THE VALVE TO THE CENTRE OF THE HYDRANT. TRACER WIRE BROUGHT INTO VALVE BOX UNDER CAP. THE TRACER WIRE DOES NOT NEED

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PROCEDURES, AND THE PRESENCE OF A THIRD PARTY WATER OPERATIONS

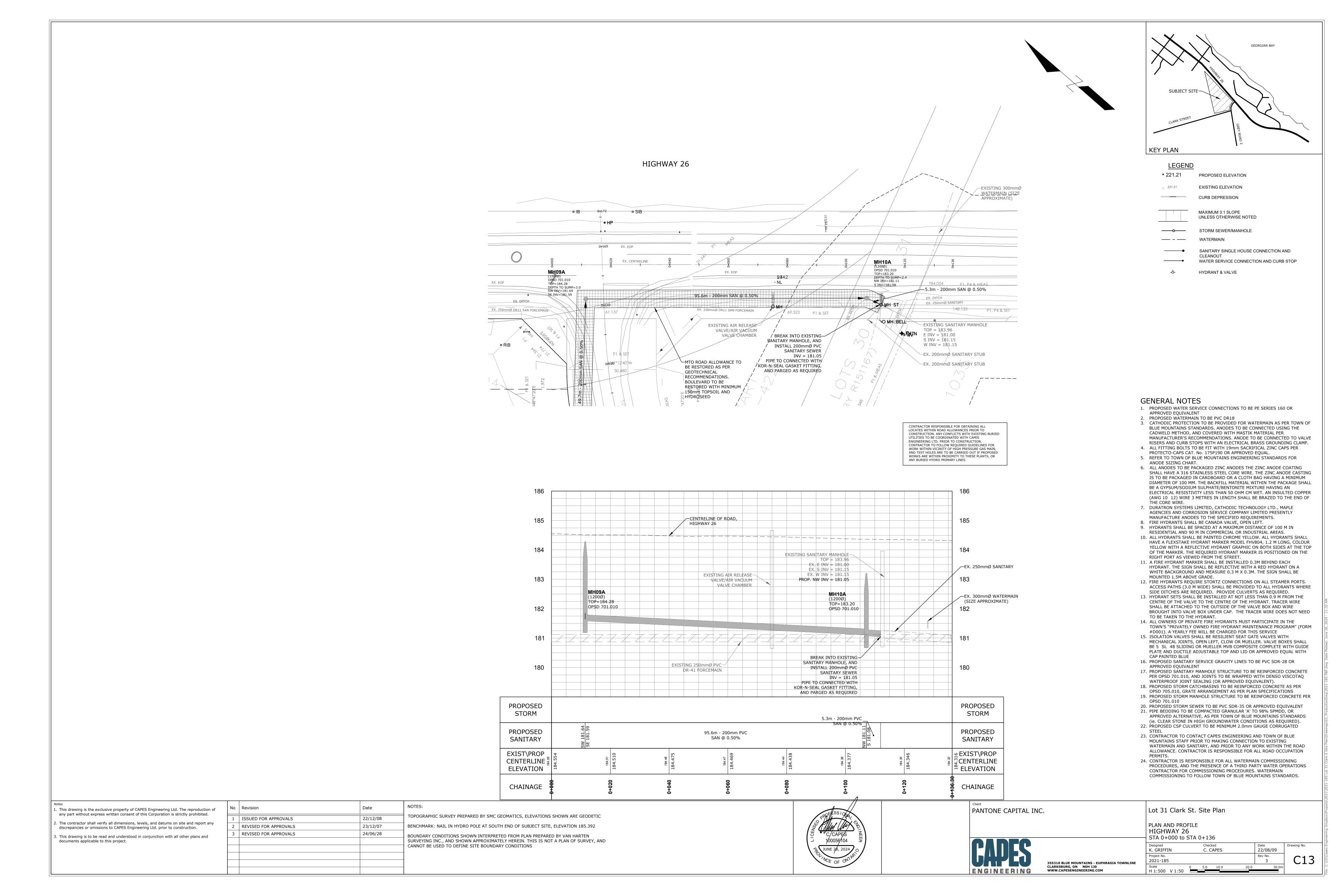
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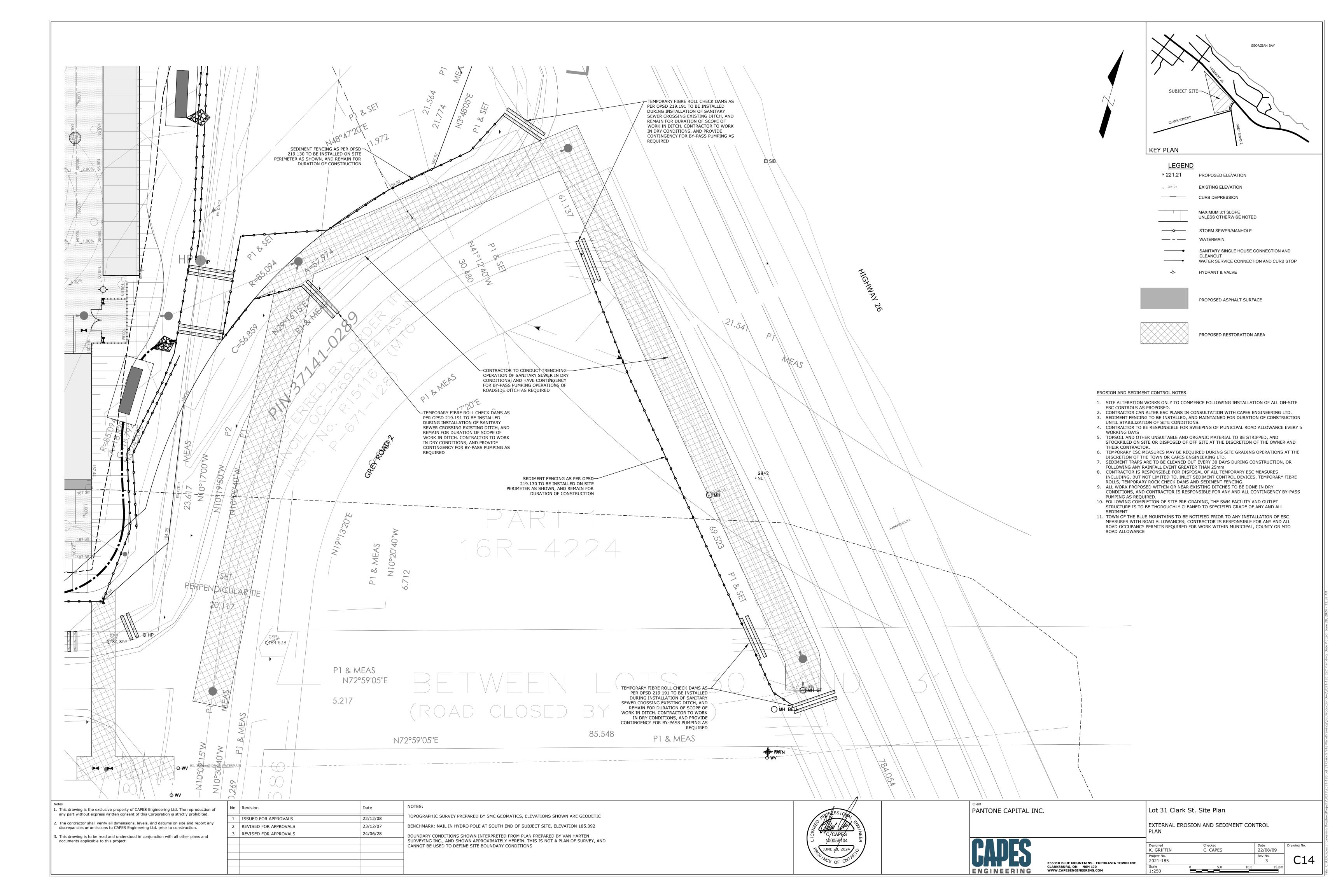
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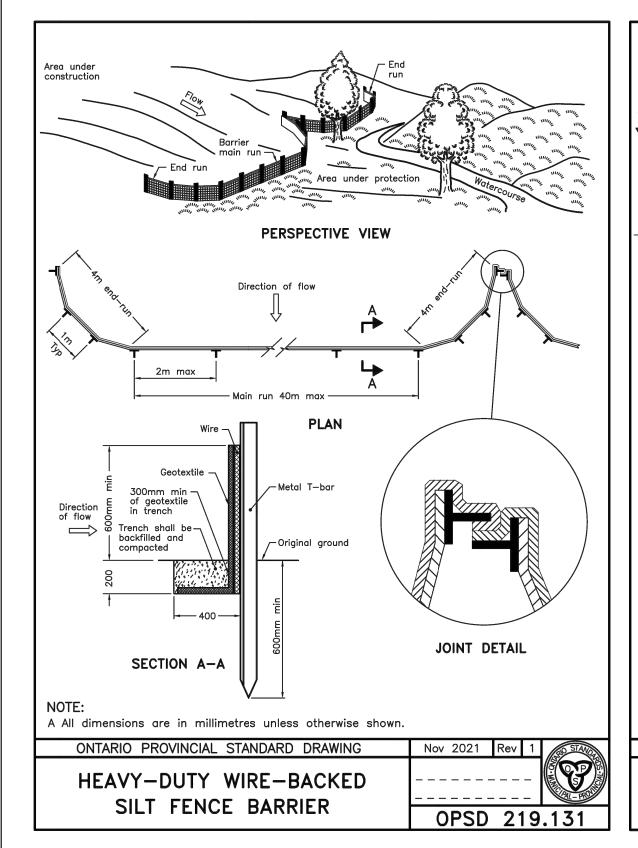
Revision ISSUED FOR APPROVALS 22/12/08 REVISED FOR APPROVALS 23/12/07 24/06/28 REVISED FOR APPROVALS

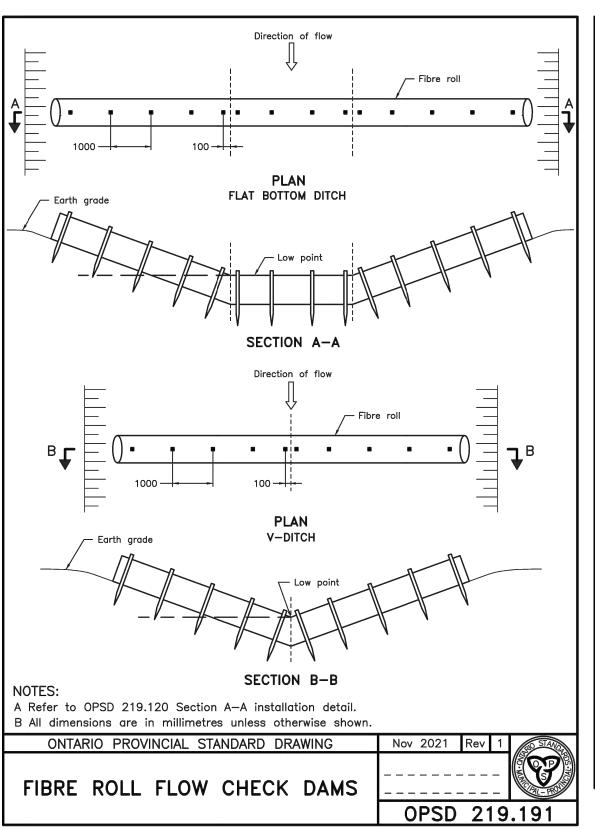
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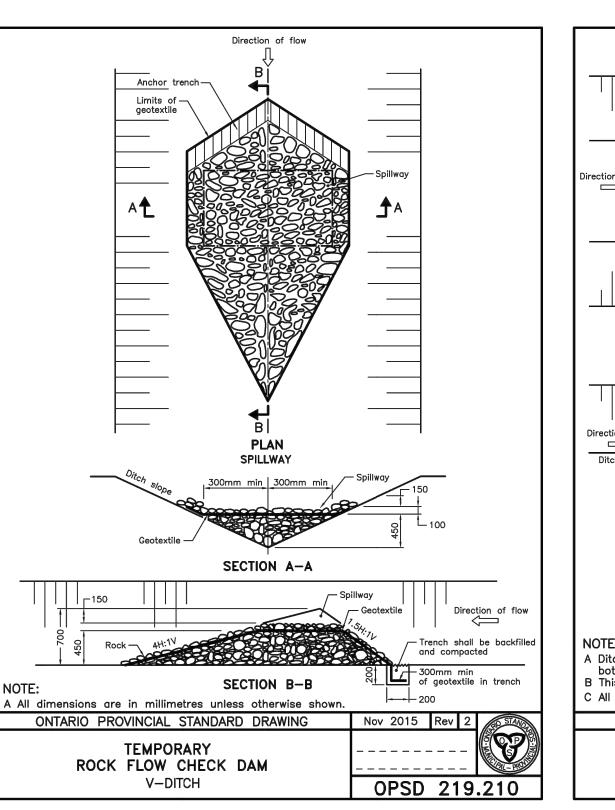
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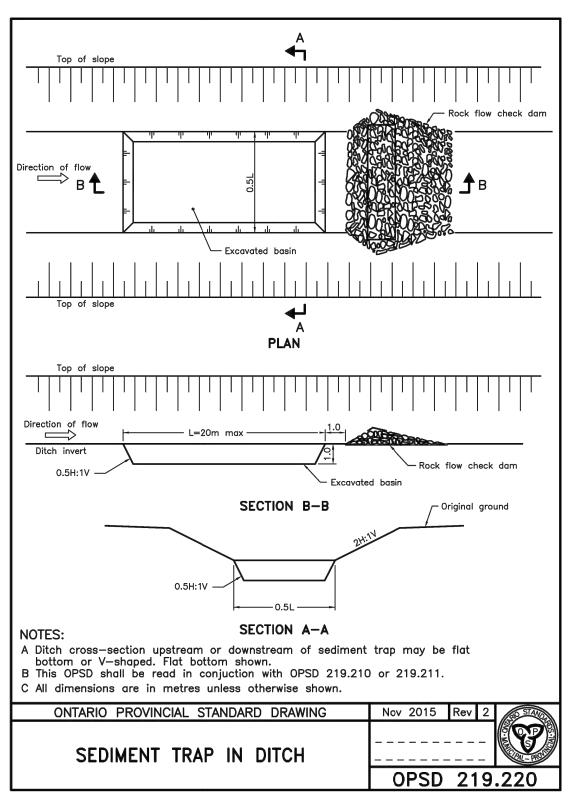


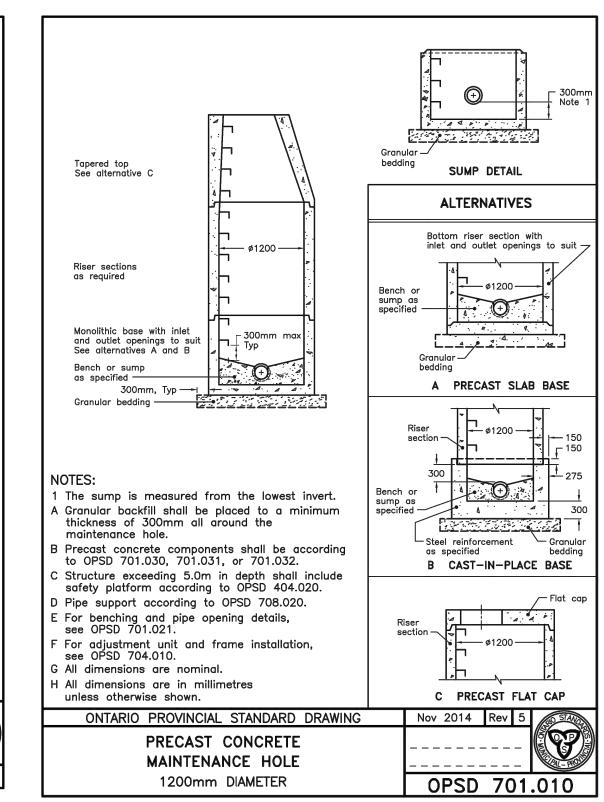


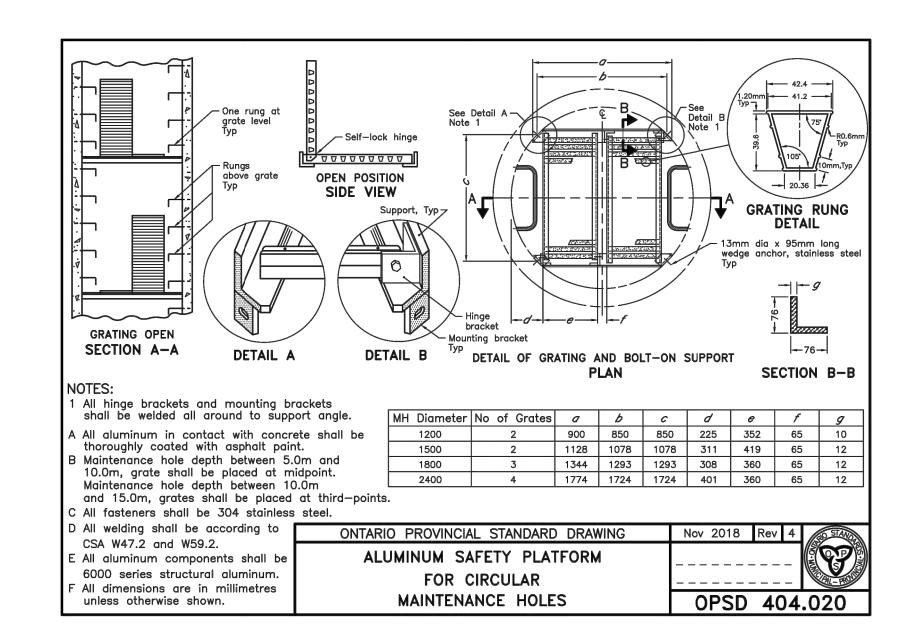


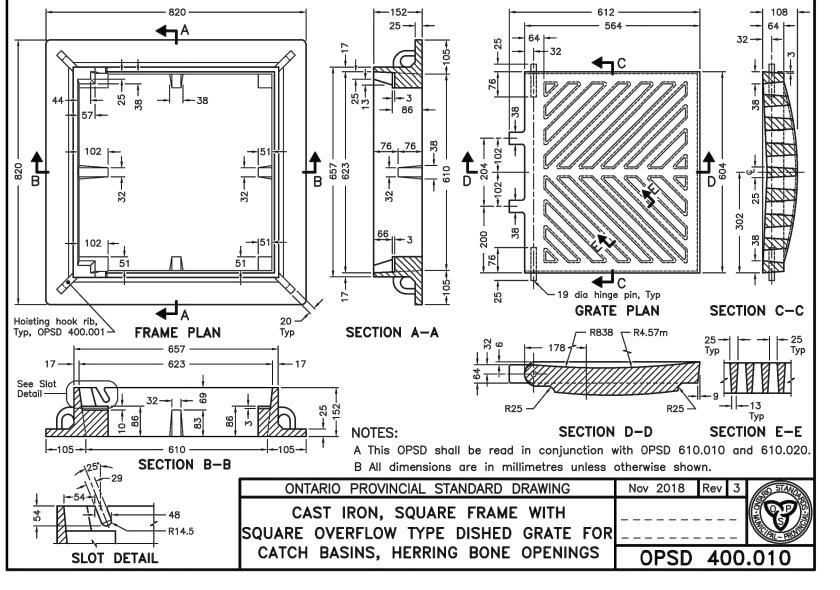


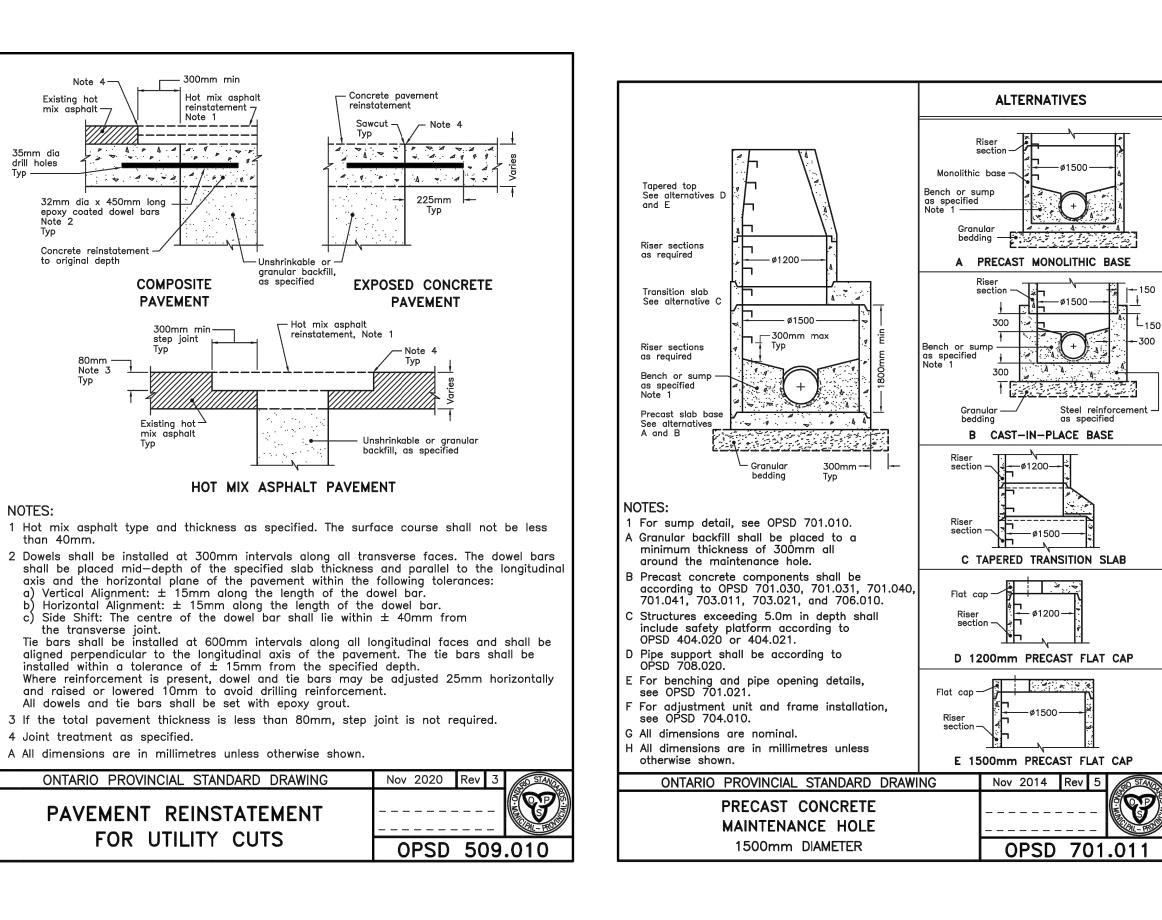










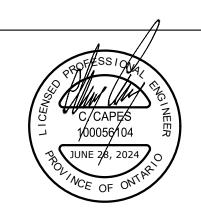


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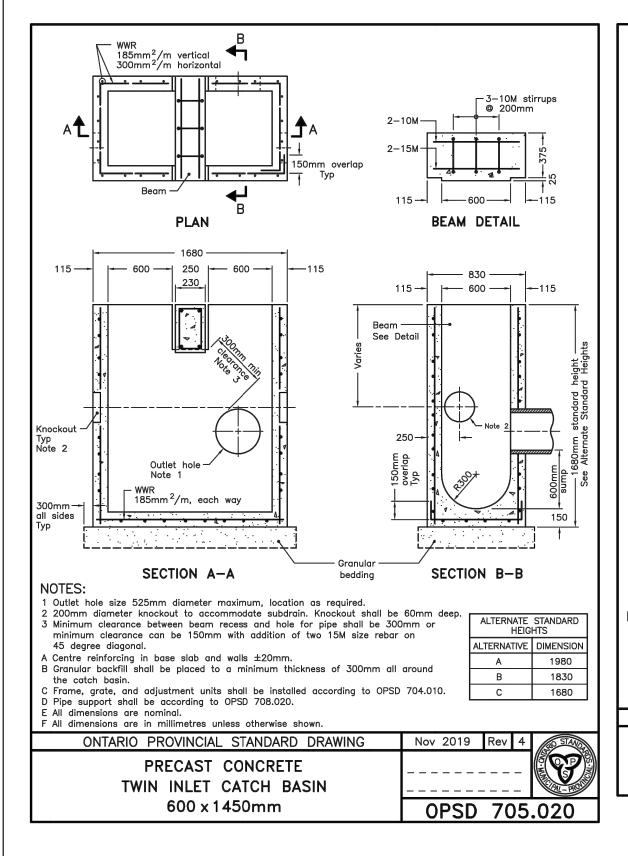
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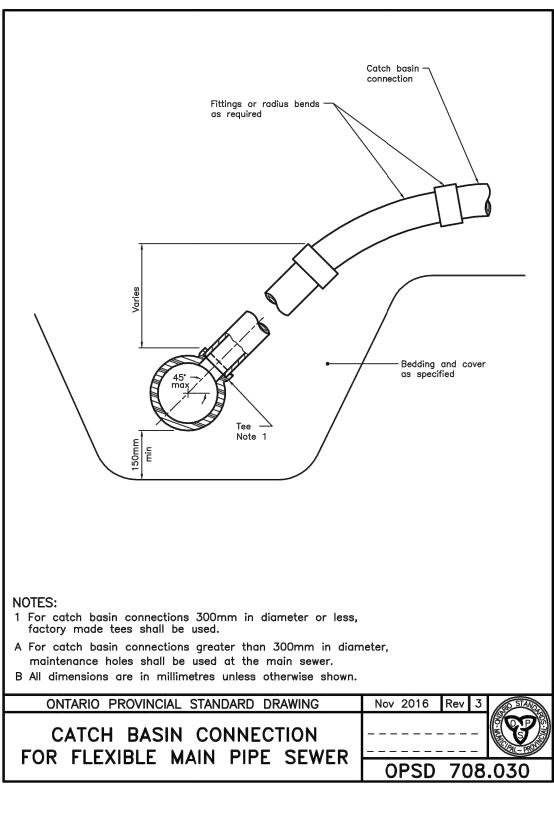


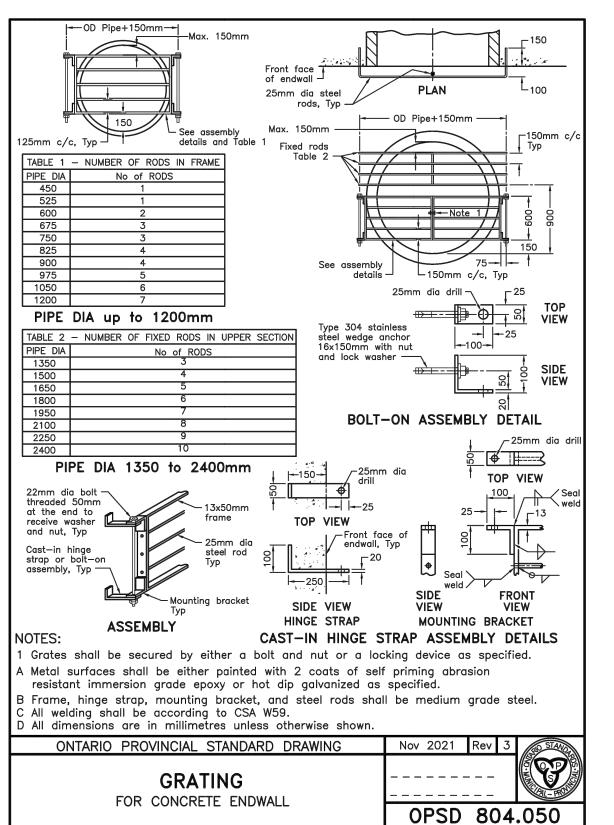
Client	
PANTONE CAPITAL INC.	Lot 31 Clark St. Site Plan
	STANDARD DETAILS
	STANDARD DETAILS

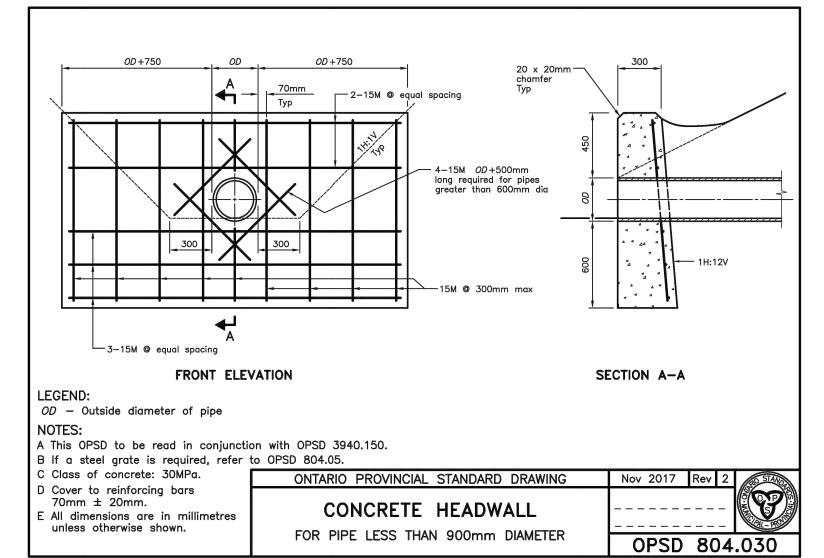


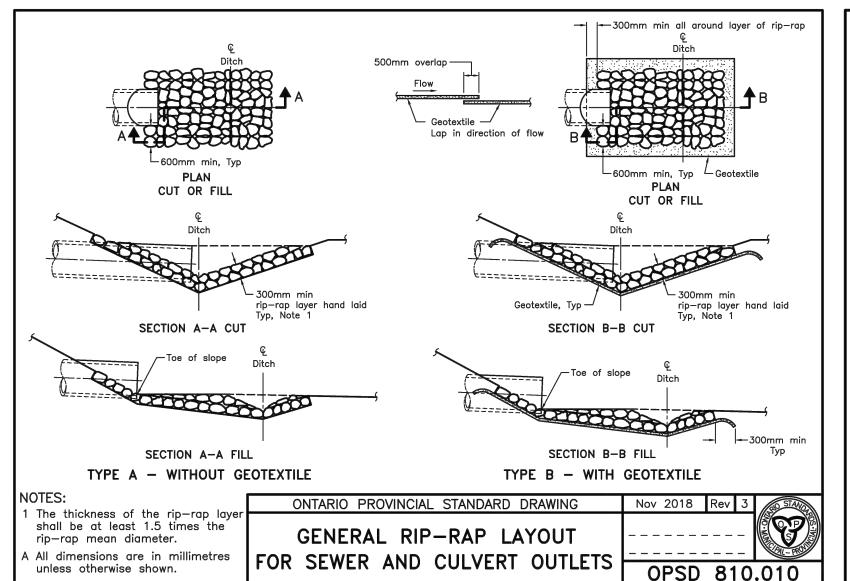
Designed	Checked	Date	Drawing No.
K. GRIFFIN	C. CAPES	22/08/09	
Project No.		Rev No.	\rceil
2021-185		3	C15
Scale		•	1
AS NOTED			

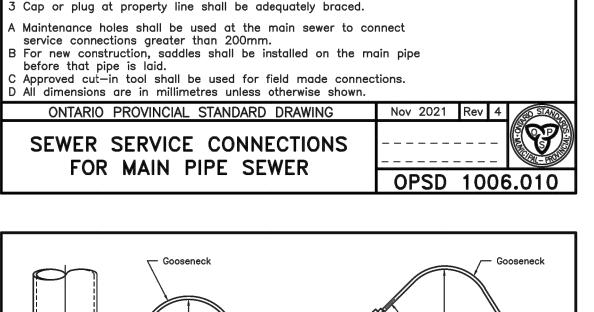












Fittings or radius bends —

as required

as required

as specified

Bedding and cover

Vertical risers shall be as specified.

Slope 1% min ─

as specified

Slope 1% min ─

CONNECTION WITHOUT VERTICAL RISER

- Backfill — 2% desirable

CONNECTION WITH VERTICAL RISER

Sewer service connections to the main pipe sewer shall be made

using factory made tees, strap—on—saddles, or other approved saddles.

as specified

100 to 150mm dia as specified Watertight cap or plug —

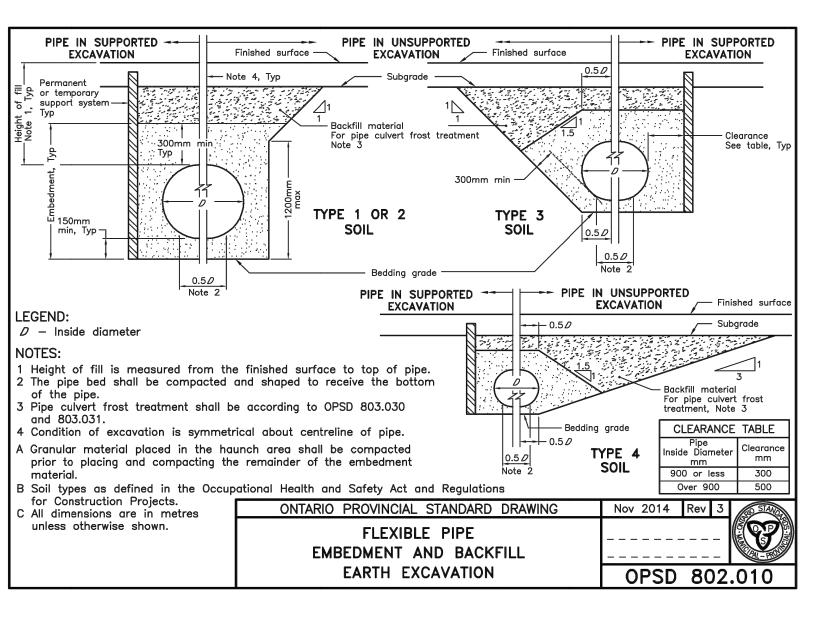
as specified, Note 3

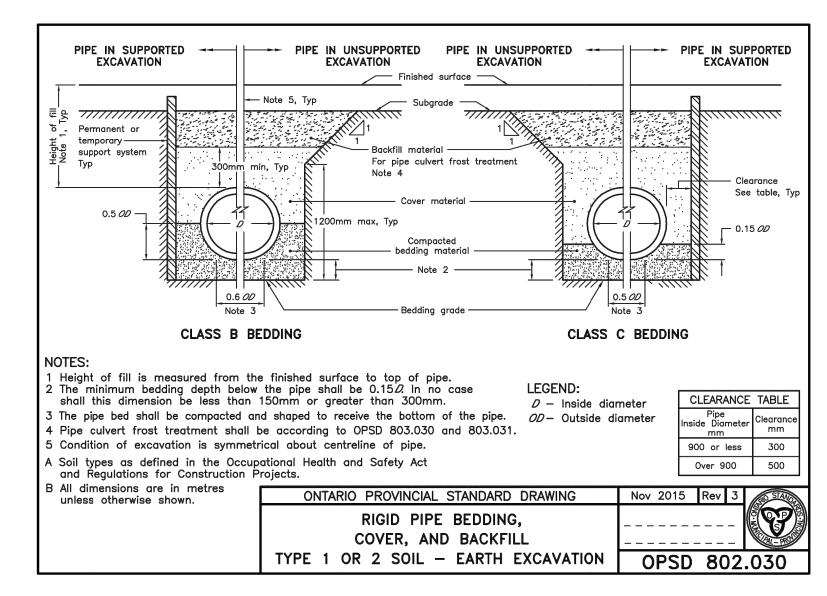
100mm min-

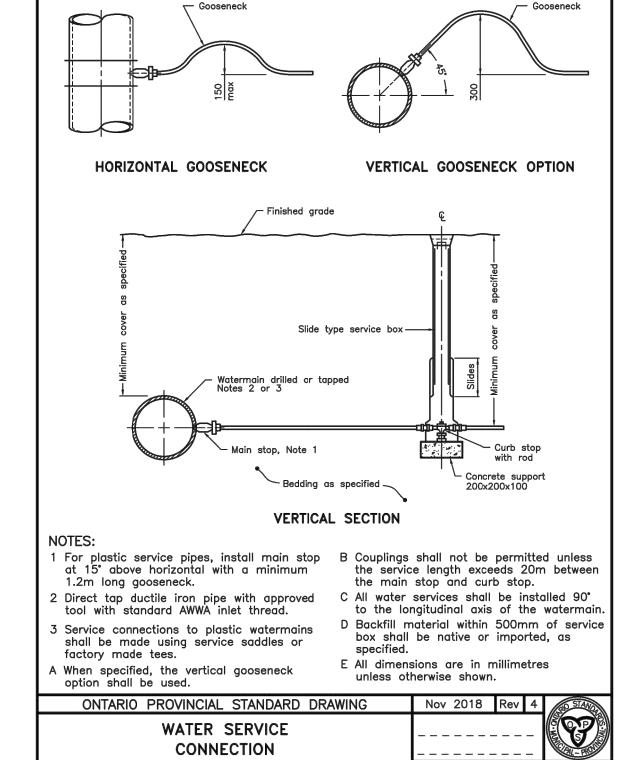
100 to 150mm diaas specified

Watertight cap or plug —

as specified, Note 3







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:	No	Revision	Date
	1	ISSUED FOR APPROVALS	22/12/08
	2	REVISED FOR APPROVALS	23/12/07
	3	REVISED FOR APPROVALS	24/06/28

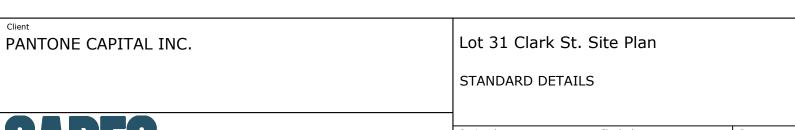
NOTES:

TOPOGRAPHIC SURVEY PREPARED BY SMC GEOMATICS, ELEVATIONS SHOWN ARE GEODETIC

BENCHMARK: NAIL IN HYDRO POLE AT SOUTH END OF SUBJECT SITE, ELEVATION 185.392

BOUNDARY CONDITIONS SHOWN INTERPRETED FROM PLAN PREPARED BY VAN HARTEN SURVEYING INC., AND SHOWN APPROXIMATELY HEREIN. THIS IS NOT A PLAN OF SURVEY, AND CANNOT BE USED TO DEFINE SITE BOUNDARY CONDITIONS





19 and 25mm DIAMETER SIZES



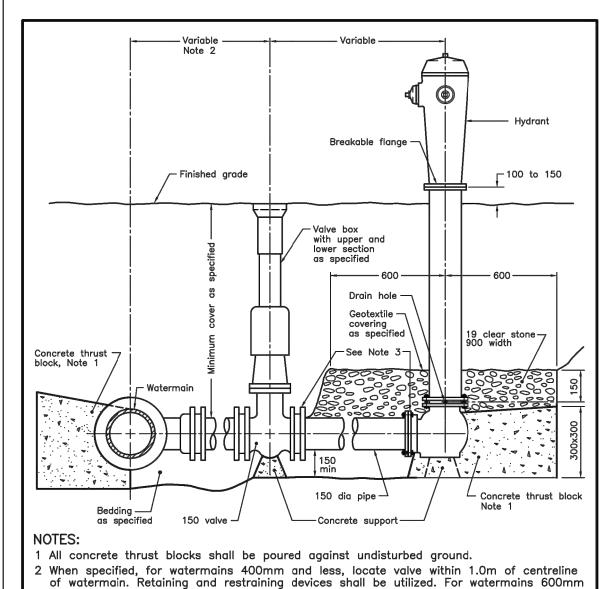
Designed Checked Date 22/08/09

K. GRIFFIN C. CAPES 22/08/09

Project No. Rev No. 3

Scale AS NOTED

OPSD 1104.010



of watermain. Retaining and restraining devices shall be utilized. For watermains 600mm and over, bolt valve with flanged end directly to flanged tee.

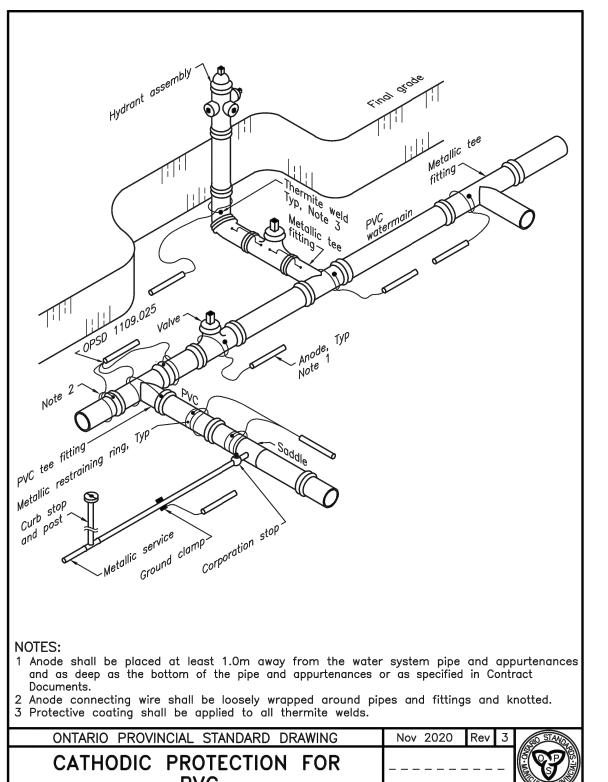
3 Retaining and restraining devices shall be as specified. A Bond breaker shall be used between the concrete and the fittings and

B Bolts and nuts for buried flange to flange connections shall be stainless steel. When required, flange of standpipe extensions shall not be in frost zone. D This OPSD shall be read in conjunction with OPSD 1103.010 and 1103.020. E Backfill material within 500mm of service box shall be native or imported, as specified.

F Tracer wire shall be installed as specified. G All dimensions are in millimetres unless otherwise shown.

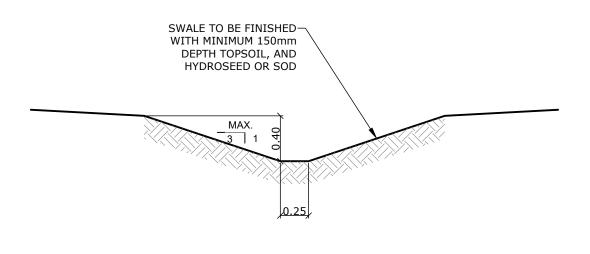
ONTARIO PROVINCIAL STANDARD DRAWING

HYDRANT INSTALLATION

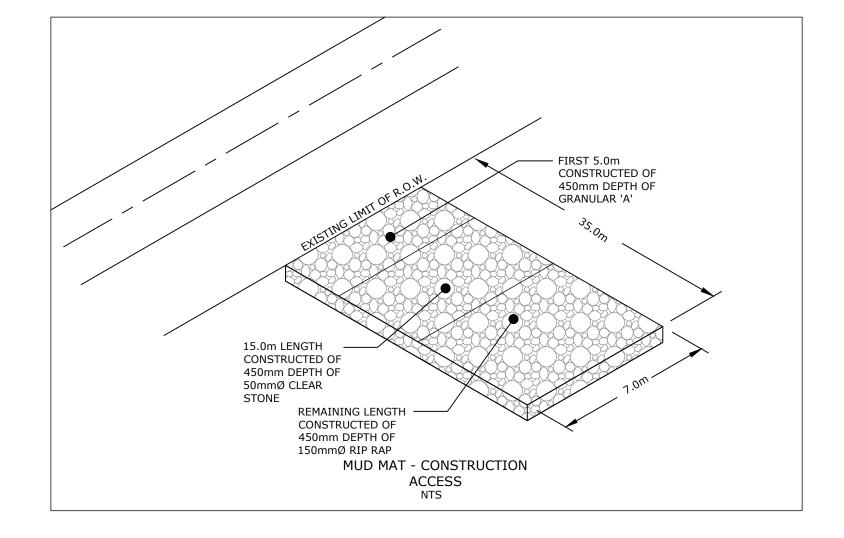


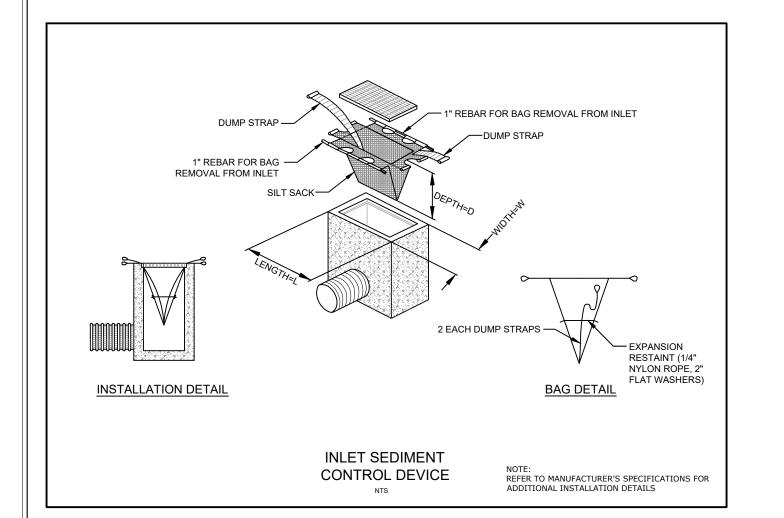
OPSD 1109.011

WATERMAIN SYSTEMS



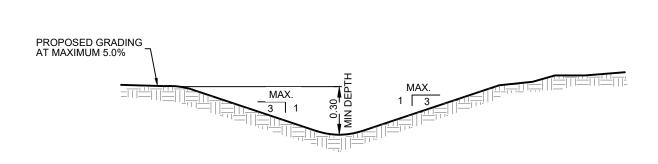
TYPICAL SWALE N.T.S.



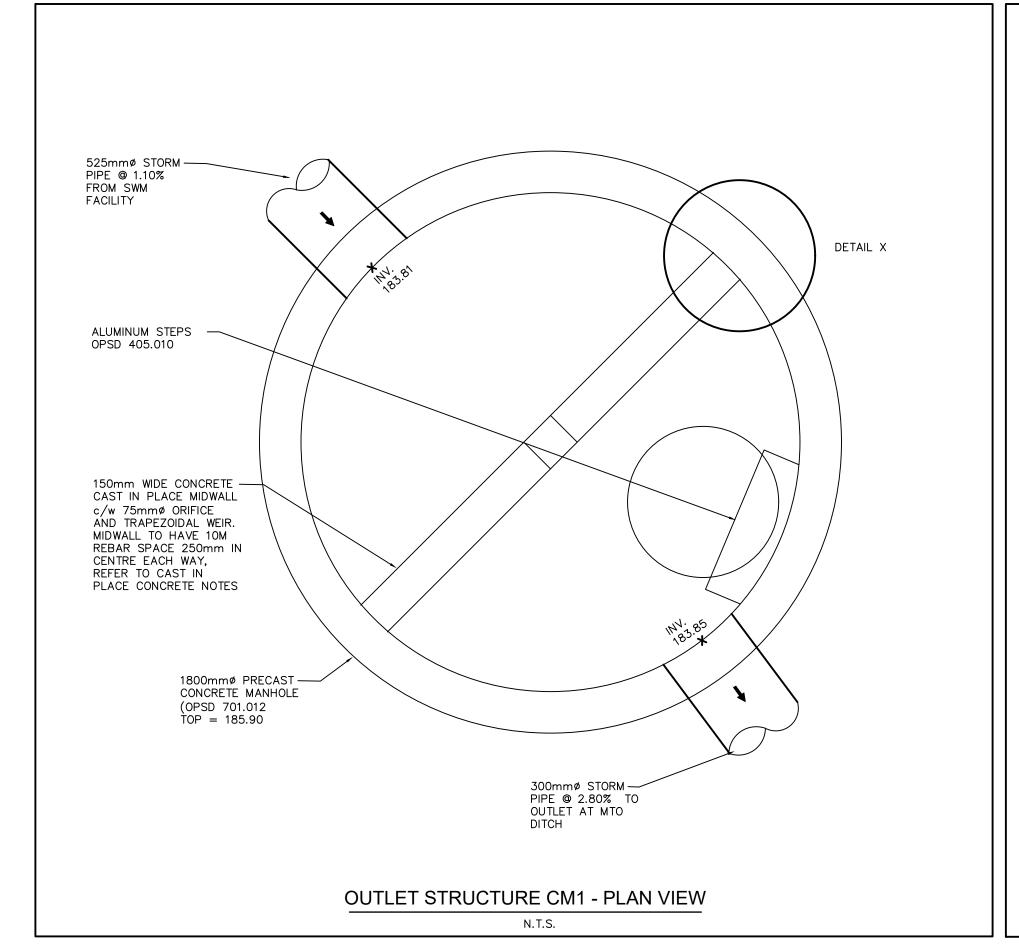


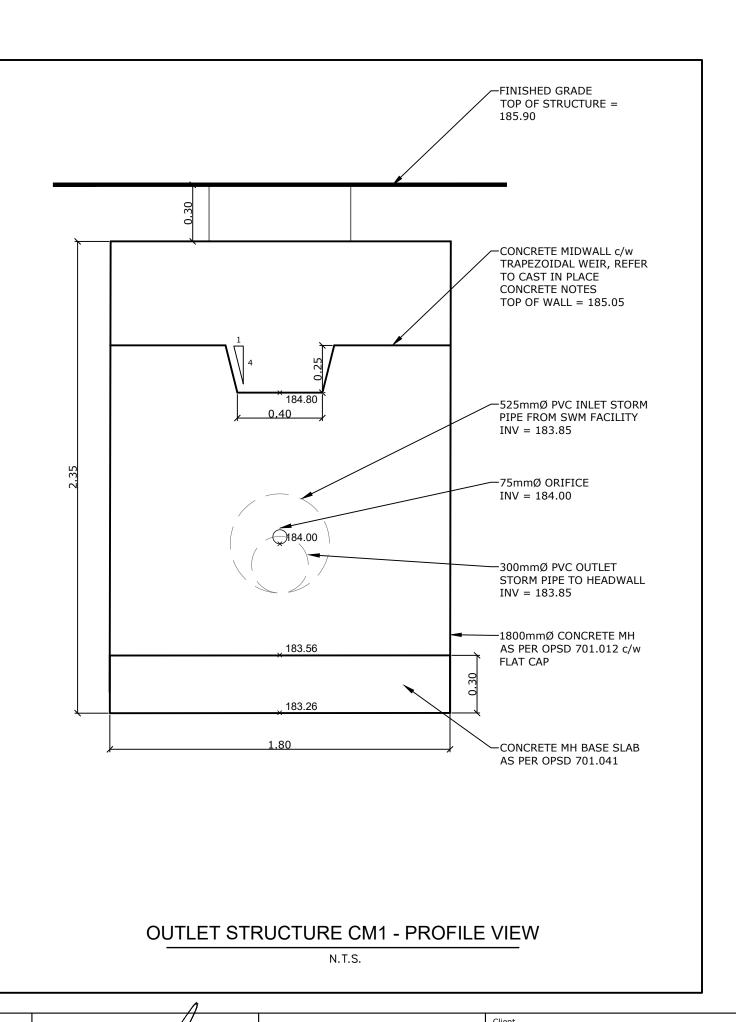
Nov 2018 Rev 3

OPSD 1105.010



TEMPORARY INTERCEPTOR SWALE N.T.S.





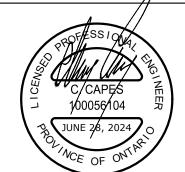
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Client	
PANTONE CAPITAL INC.	Lot 31 Clark St. Site Plan
	STANDARD DETAILS
	317114071110 02171120

BASE SEE

OPSD 701.051

CAST IN PLACE CONCRETE NOTES:

FOR WORK OF OTHER SECTIONS.

GRADE 400R.

REINFORCING STEEL.

THAN 15 DEGREES CELSIUS.

15M HORIZONTAL

LAP SPLICE VERTICAL

CONTINUOUS WATERSTOP-

STEEL

BUTYL SEAL IN PC JOINTS

TOLERANCÈS, AND FINISHING CONCRETE.

AGGREGATE TO BE 20mm DIAMETER. 1.3. AIR-ENTRAINING ADMIXTURE: TO ASTM C260.

GENERAL

1. CONFORM TO CSA — A23 SERIES OF STANDARDS, AND THE RSIC MANUAL OF STANDARD PRACTICE (LATEST EDITION) FOR DESIGN, MATERIALS, CONSTRUCTION, CURING, TESTING,

1.2. WATER, FINE AGGREGATES, COARSE AGGREGATES: TO CSA-A23.1. MAXIMUM COARSE

1.5. CURING-SEALING COMPOUND: WHEN WATER CURING IS NOT PRACTICAL AS APPROVED BY

1.6. HYDROPHILLIC TYPE WATERSTOP: HYDROTITE CJK - BY MME MULTIURETHANES (1 800 663 \parallel

1.7. REINFORCING STEEL: NEW, DEFORMED, BILLET-STEEL BARS TO CSA STANDARDS G30.18,

SUPPLY CONCRETE AS PER CSA A23.1-09, PERFORMANCE BASED SPECIFICATION CLEARLY COORDINATING MIX DESIGNATIONS WITH STRUCTURAL AND ARCHITECTURAL CRITERIA FOUND

WITHIN THE CONTRACT DOCUMENTS. FOR ALL CONCRETE MIXES CLEARLY IDENTIFY AND CONFIRM THE UNDERSTANDING OF THE CONCRETE REQUIREMENTS IN WRITING PRIOR TO

PRODUCTION FOR ALL MIXES. SUCH A SUBMISSION SHALL INCLUDE, AS A MINIMUM; THE

LOCATION OF EACH MIX DESIGN TO BE USED IN THE STRUCTURE, THE CEMENT TYPE, ALL

SUPPLEMENTARY MATERIALS, CLASS OF EXPOSURE, COMPRESSIVE STRENGTHS, AGGREGATE SIZE, AND CONCRETE DENSITY. USE READY-MIXED CONCRETE TO GIVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 35 MPa @ 28 DAYS, WITH EXPOSURE CLASS C1. COORDINATE WITH THE GENERAL CONTRACTOR WITH RESPECT TO WORKABILITY ISSUES, AND CONFIRM THE CRITERIA IN THE SUBMISSION (SLUMP, PUMP MIX, DESIGN CONCRETE TEMPERATURE, ETC.).

PROVIDE STEEL CHAIRS OR CONCRETE SPACERS TO MAINTAIN SPECIFIED 60mm COVER TO

AND COLD JOINTS, CHIPS AND SPALLS. PATCH DEFECTS AND TIE HOLES.

CONCRETE SHALL BE FREE FROM HONEYCOMBING, VOIDS, LOSS OF FINES, VISIBLE FLOW LINES

LAP ALL REINFORCING WITH CLASS B' SPLICES U/N. ALL STEEL MUST BE ADEQUATELY TIED AND ACCURATELY PLACED PRIOR TO THE COMMENCEMENT OF ANY CONCRETE POUR.

PROTECT FRESH CONCRETE FROM PREMATURE DRYING, SUNSHINE, EXCESSIVELY HOT OR COLD

TEMPERATURE FOR AS LONG AS REQUIRED FOR HYDRATION OF THE CEMENT AND CURING OF THE CONCRETE. REFER TO CSA A23.1 FOR HOT AND COLD WEATHER CONCRETING PRACTICES.

PROTECT FRESH CONCRETE FROM COLD TEMPERATURES BELOW 5 DEGREES CELSIUS. PROVIDE

- CONTINUOUS HYDROPHILLIC TYPE WATERSTOP CLOSE TO MID-THICKNESS

10M DOWEL X 350 LONG HORIZONTAL

GROUT INTO MANHOLE USING HILTI

LAP WITH HORIZONTAL STEEL.

____60mm MIN. CONCRETE COVER TO STEEL

OFFSET TO AVOID BASE REINFORCING

— ELEVATION

- WATERSTOP

- 75ø ORIFICE INV = 184.00SEE CIVIL

> - 90mm MIN. DOWEL EMBEDMEN1

PLANS

<u>10M X 50</u>0 DOWELS @

250 C/C VERTICAL GROUT WITH HILTI

"ICE" EPOXY RESIN

185.05

-10M @ 250 AT C/C EACH WAY

- FORM ORIFICE

-10M X 500 DOWELS

15M HORIZONTAL

@ TOP

OF WALL

- 40mm EMBEDMENT

"ICE" EPOXY RESIN.

— 25mm CHAMFER TOP EDGE

TEMPORARY HEAT FOR A MINIMUM OF 3 DAYS TO MAINTAIN A TEMPERATURE OF GREATER

TEMPERATURES AND MECHANICAL INJURY. MAINTAIN AT A RELATIVELY CONSTANT

DETAIL X

SECTION Y

SECTION Z-Z

N.T.S.

N.T.S.

N.T.S.

THE ENGINEER, USE A CLEAR LIQUID PRODUCT TO ASTM C-309, TYPE 1. USE SEALTIGHT

1.1. CEMENT GENERAL TYPE GU PORTLAND CEMENT TO CSA A3001.

1.4. CHEMICAL ADMIXTURES: TO ASTM C494 OR ASTM C1017.

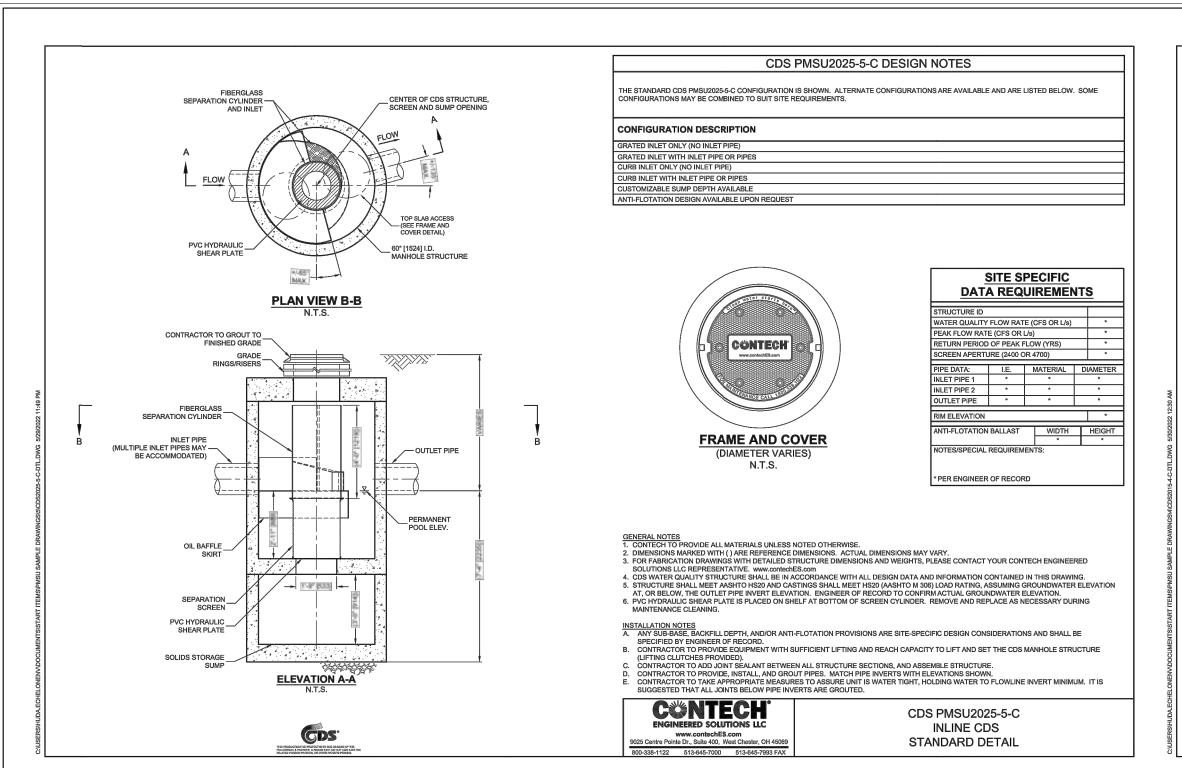
VOCOMP20 BY W.R. MEADOWS OF CANADA LIMITED.

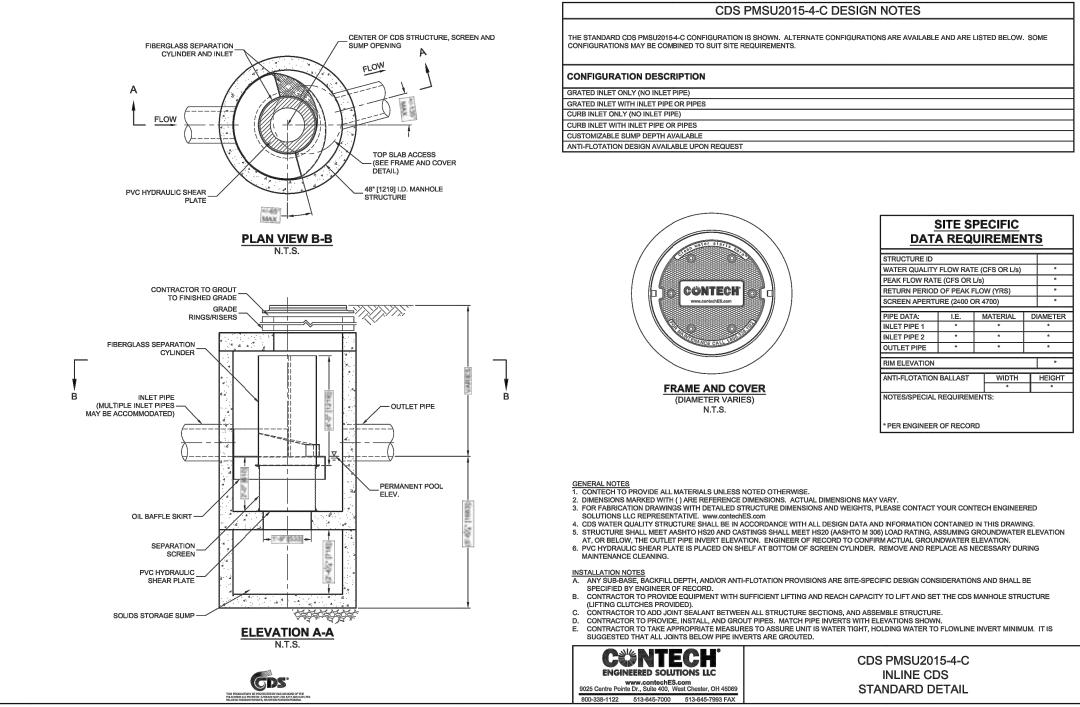
XECUTION
. USE VIBRATORS FOR CONSOLIDATION OF CONCRETE.

INSTALL, OR SUPPLY AND INSTALL, ANCHORAGE, FASTENINGS AND BLOCKING AS REQUIRED,

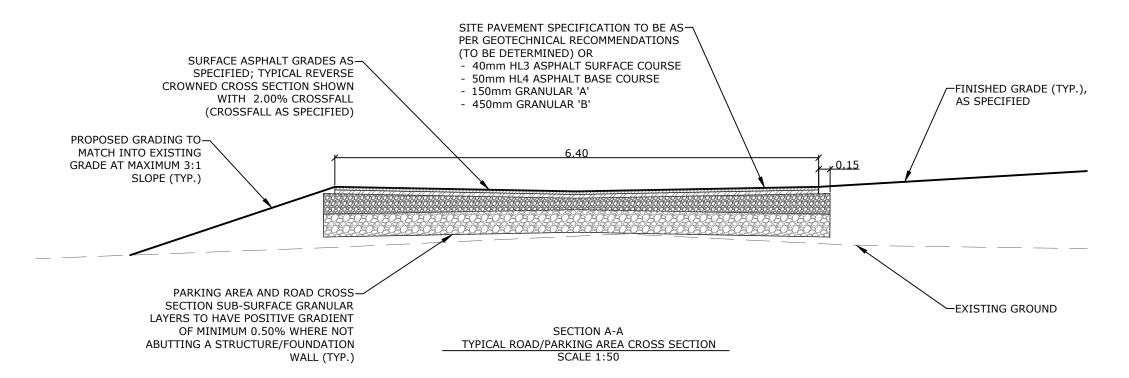
355310 BLUE MOUNTAINS - EUPHRASIA TOWN CLARKSBURG, ON NOH 1J0 WWW.CAPESENGINEERING.COM

				T
	Designed K. GRIFFIN	Checked C. CAPES	Date 22/08/09	Drawing No.
NLINE	Project No. 2021-185		Rev No.	C17
	Scale AS NOTED			





OGS1 DETAIL



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Lot 31 Clark St. Site Plan
STANDARD DETAILS



	K. GRIFFIN
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	Scale AS NOTED

Checked C. CAPES

Rev No.
3

C18