L&W PROPERTIES LTD.

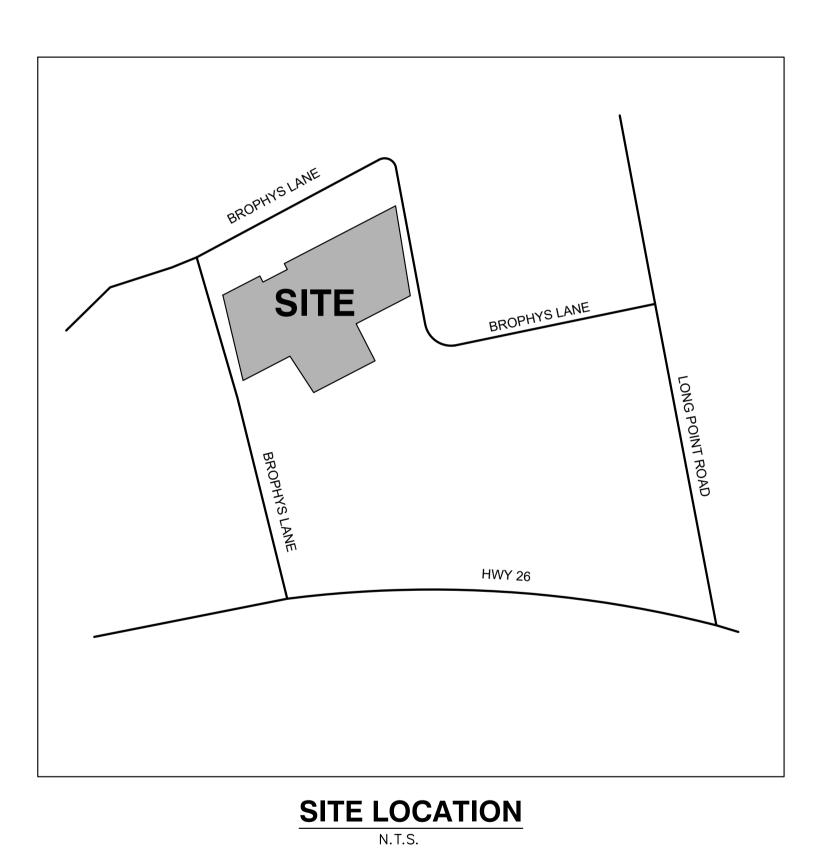
PROPOSED DETACHED RESIDENTIAL SUBDIVISION

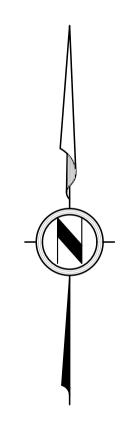
P2452E



MUNICIPALITY: TOWN OF THE BLUE MOUNTAINS

32 MILL STREET THE BLUE MOUNTAINS, ON NOH 2PO T: (519)-599-3131





This Drawing is For This Drawing should not be redistributed beyond the intended recipient

DRAWING INDEX

20-7031-C01 COVER SHEET

20-7031-C02 SITE GRADING PLAN

20-7031-C03 GRADING CROSS-SECTIONS

20-7031-C04 SITE SERVICING PLAN N

20-7031-C06 STORM DRAINAGE AREA PLAN - PRE

20-7031-C07 STORM DRAINAGE AREA PLAN - POST

20-7031-C08 SANITARY DRAINAGE AREA PLAN

20-7031-C09 EROSION & SEDIMENT CONTROL PLAN

20-7031-C10 EROSION & SEDIMENT CONTROL DETAILS

PLAN & PROFILE LAWRENCE STREET

20-7031-C13 (0+000-0+300)

20-7031-C14 STANDARD NOTES

20-7031-C15 STANDARD DETAILS

20-7031-C16 STANDARD DETAILS

20-7031-C17 RETAINING WALL DETAILS

20-7031-C18 COMPOSITE UTILITY PLAN

20-7031-C19 COMPOSITE UTILITY PLAN

20-7031-C20 COORDINATION PLAN

20-7031-C21 TOWN CONSTRUCTION NOTES

OWNER'S ENGINEER:



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

Town of Blue Mountains Planning and Development Services **Accepted For Construction Pre-Servicing Only** AFC Drawings are only valid as part and upon execution of a

DEVELOPER ADDRESS:

246 RIVERSIDE DRIVE, TOROI

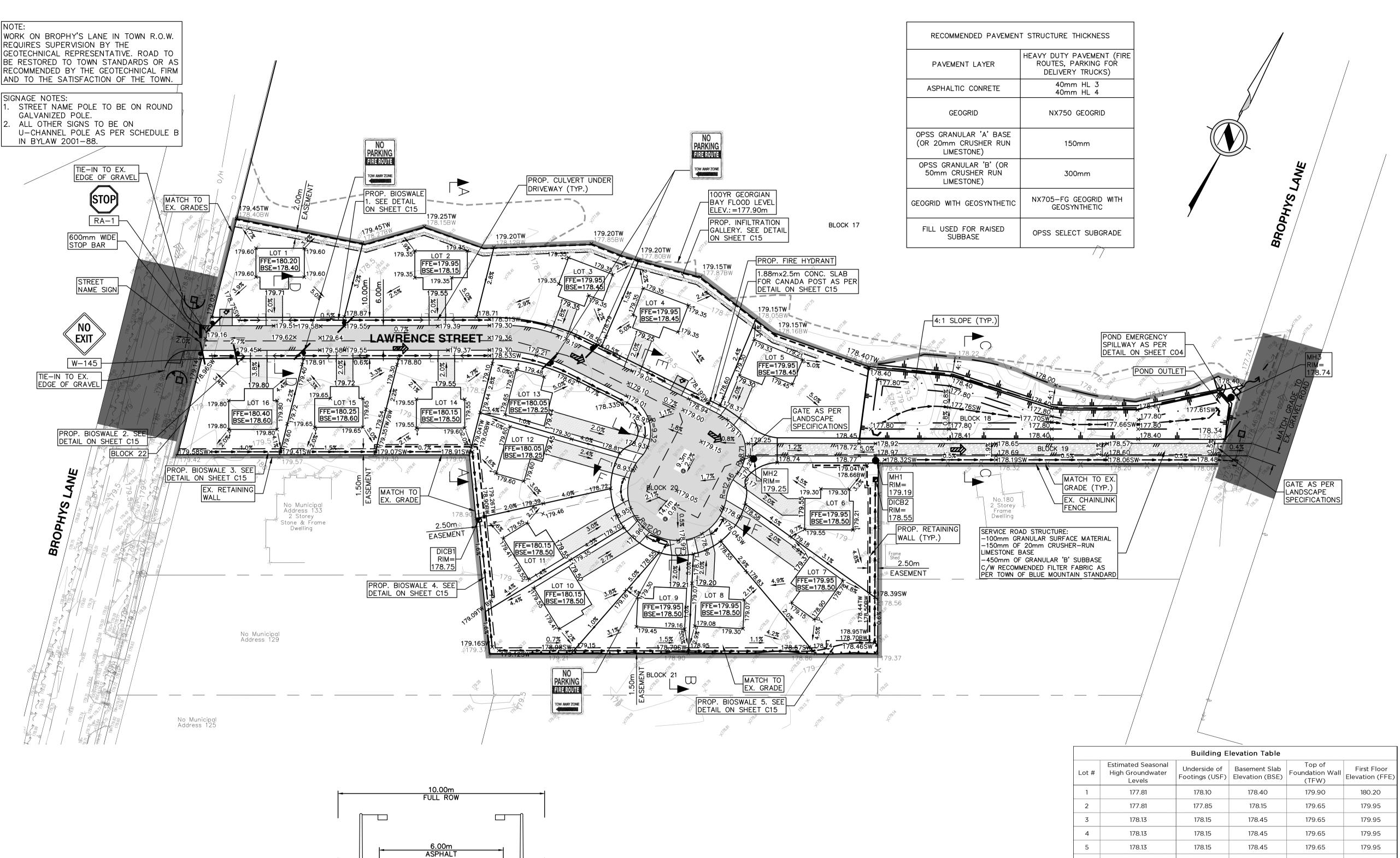
PROJECT LOCATION:

139 BROPHYS LANE, BLUE N

LEGAL DESCRIPTION:

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

APLIN MARTIN PROJECT No. 20-7031



PROP. FIRE

- PROP 420x560ø CSP CULVERT

— 1500 HYDRANT LEAD

HYDRANT

TRANSFORMER BOXES OR

PEDESTALS (BLANKET ----EASEMENT FOR HYDRO)

2.20m

PROP. 75¢ LOW .

PRESSURE SANITARY

LOT GRADING -

TRENCH

JOINT UTILITY

1.00m

1.30m

3.00m

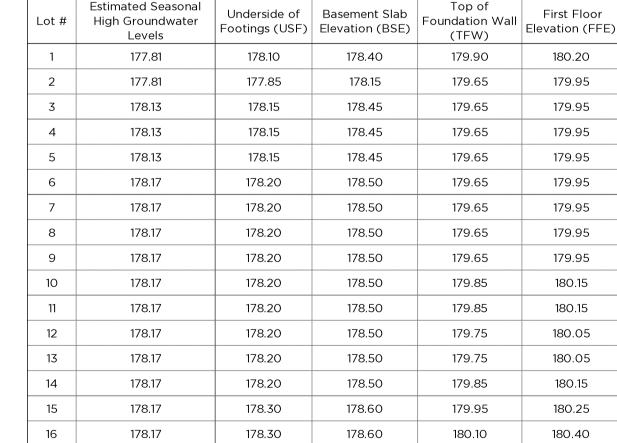
TYPICAL 10.0m R.O.W. ROAD

CROSS SECTION

1.00m

2.0%

2.50m GAS



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Town of Blue Mountains

Planning and Development Services

Accepted For Construction

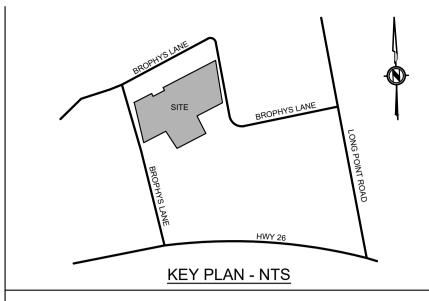
Pre-Servicing Only

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NOTICE TO CONTRACTOR

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



<u>LEGEND</u>
PROPERTY LINE
EASEMENT
GEORGIAN BAY FL

FLOOD LEVEL EXISTING RETAINING WALL EXISTING FENCE EXISTING SWALE PROPOSED SWALE PROPOSED RETAINING WALL PROPOSED TOP OF BANK PROPOSED BOTTOM OF BANK

PROPOSED STORM CULVERT PROPOSED EDGE OF PAVEMENT PROPOSED INFILTRATION TRENCH

ASPHALT GRAVEL ASPHALT DRIVEWAY

EXISTING GROUND CONTOUR EXISTING TOPO POINT EXISTING/PROPOSED ELEVATION PROPOSED SWALE ELEVATION TOP/BOTTOM OF WALL ELEVATION

EXISTING/PROPOSED OVERLAND FLOW ROUTE FFE - FIRST FLOOR ELEVATION (m) BSE - BASEMENT SLAB ELEVATION (m)

PROPOSED DITCH INLET CATCH BASIN EXISTING/PROPOSED MANHOLE EXISTING/PROPOSED FIRE HYDRANT PROPOSED SIGNAGE

ROOFWATER LEADER WORKS WITHIN SHADED AREA ARE TO BE EXCLUDED FOR PRE-SERVICING

LIMIT OF PRE-SERVICING

8	24/11/2023	SEVENTH SUBMISSION	JC	CAB
7	27/10/2023	SIXTH SUBMISSION	JC	CAB
6	17/07/2023	FIFTH SUBMISSION	JC	CAB
5A	09/05/2023	FINAL CUP SUBMISSION	JC	CAB
5	17/02/2023	FOURTH SUBMISSION	JC	CAB
REV	DATE	DESCRIPTION	BY	APP



TOWNSHIP OF COLLINGWOOD),
TOWN OF THE BLUE MOUNTAINS,
COUNTRY OF GREY ELEVATIONS ARE GEODETIC AND

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

PART OF LOT 89, REGISTERED

PLAN 529, (FORMERLY

 \succ - - - - - - -

 \times 179.22

×179.37 **/×178.56**

×178.69SW

×178.95TW/BW

2.0%

BSE=178.15

 \circ / \bullet ⊕/ଫ଼

ENGINEER STAMP

ENGINEERING ARCHITECTURE PLANNING SURVEYING

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

CLIENT

L&W PROPERTIES LTD.

246 RIVERSIDE DRIVE TORONTO, ON, M6S 4A9

PROPOSED DETACHED **RESIDENTIAL SUBDIVISION**

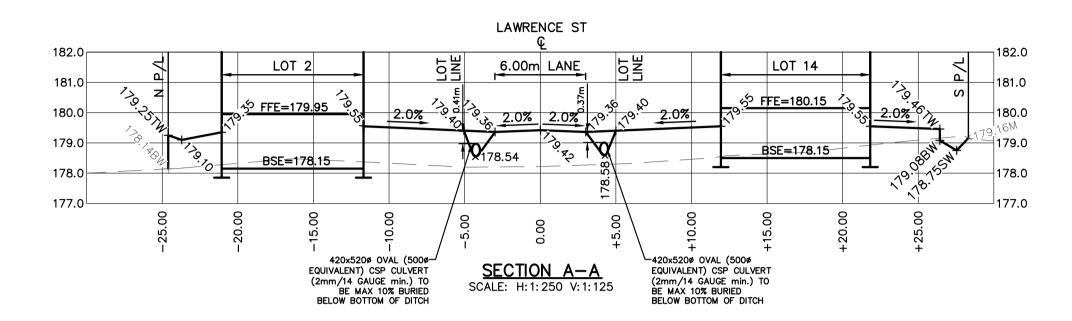
139 BROPHY'S LANE **BLUE MOUNTAIN, ON**

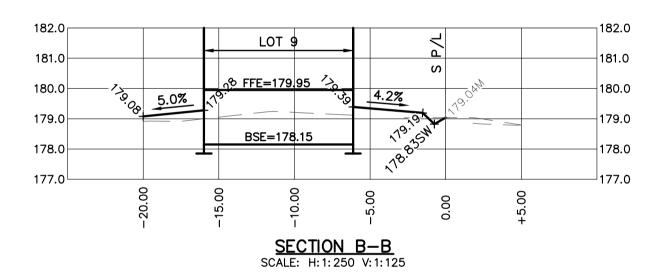
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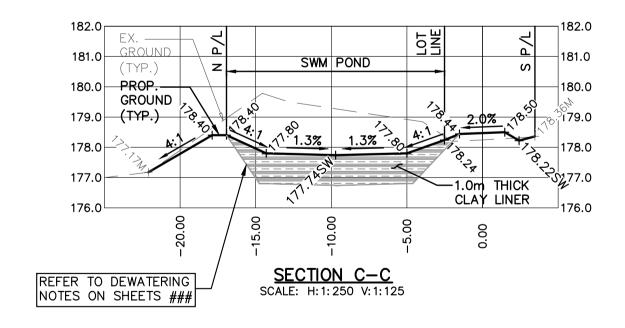
SITE GRADING PLAN

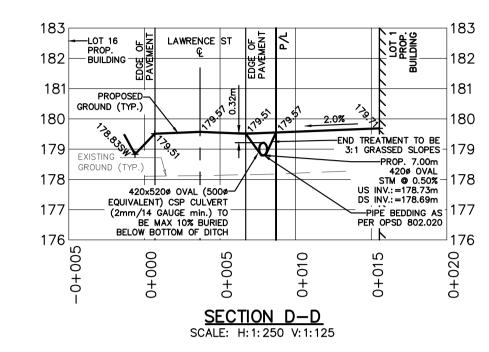
T	OWN FILE: P2452E
	DATE

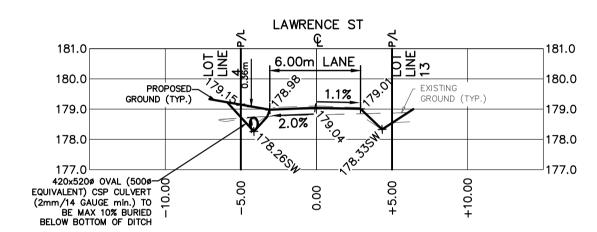
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OUND IMATE	DESIGN JC	DATE NOVEMBER, 2020	SCALE H·	1: 500
SHALL ALL	DRAWN JC	PROJECT NO. 20-7031		
NG WORK, BLE FOR	CHECKED	DRAWING NO.		REV.
DRAWN SHALL ALL NG WORK, CHECKED NOVEMBER, 2020 PROJECT NO. 20-7031		8		
ANY AND			EMBER, 2020 JECT NO. 7031 WING NO. H: 1: 500 V: N/A REV.	



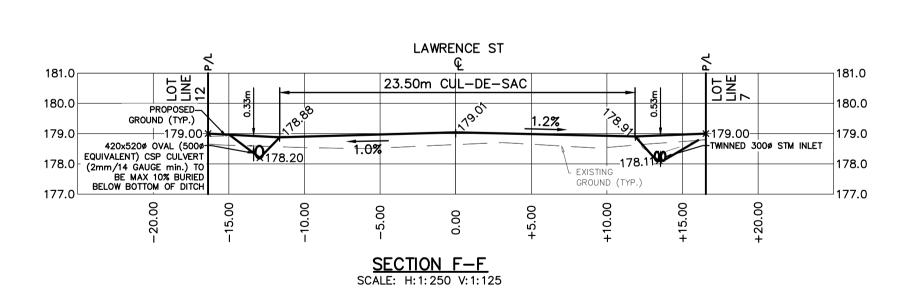








<u>SECTION E-E</u> SCALE: H:1:250 V:1:125





Pre-servicing Agreement

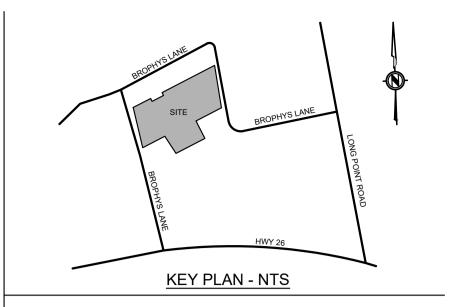
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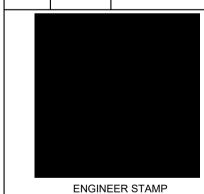
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LEGEND

					.0
8	24/11/2023	SEVENTH SUBMISSION	JC	CAB	cesar
7	27/10/2023	SIXTH SUBMISSION	JC	CAB	
6	17/07/2023	FIFTH SUBMISSION	JC	CAB	ection
5A	09/05/2023	FINAL CUP SUBMISSION	JC	CAB	ss-Se
5	17/02/2023	FOURTH SUBMISSION	JC	CAB	Cros
REV	DATE	DESCRIPTION	BY	APP	ding



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

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

BENCHMARK

APLIN MARTIN ENGINEERING ARCHITECTURE PLANNING SURVEYING

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

L&W PROPERTIES LTD.
246 RIVERSIDE DRIVE

TORONTO, ON, M6S 4A9

PROPOSED DETACHED
RESIDENTIAL SUBDIVISION

139 BROPHY'S LANE BLUE MOUNTAIN, ON

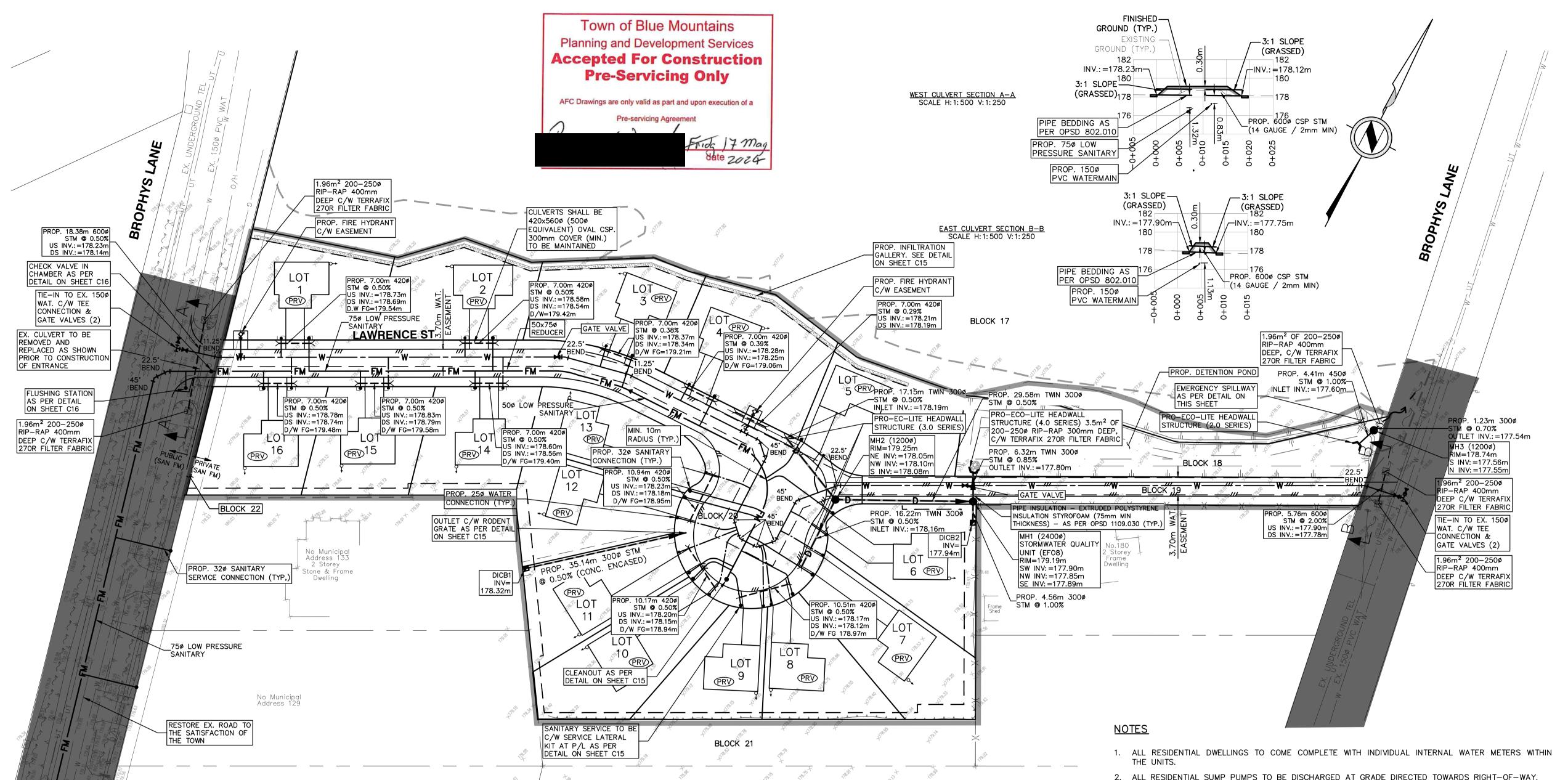
DRAWING TITLE

GRADING CROSS-SECTIONS

TOWN FILE: P2452E

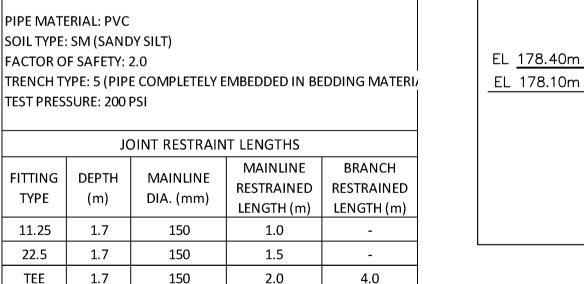
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LΥ	DESIGN JC	DATE NOVEMBER, 2020	SCALE H·	1:500
	JC NOVEMBER, 2020 DRAWN JC PROJECT NO. 20-7031 CHECKED CAB CO3			
ו אל				REV.
ND	-	DATE NOVEMBER, 2020 PROJECT NO. 20-7031 DRAWING NO.	8	

0 5 1:500 25



CULVERT NOTES

WATERMAIN JOINT RESTRAINT CALCULATION DATA CULVERTS ON BROPHY'S LANE (EAST SIDE AND WEST SIDE). CONTRACTOR SHALL INSTALL APPROVED JOINT RESTRAINTS ON



SECTION	EST. DEWATERING RATE (L/DAY)	DEWATERING RATE WITH 1.5x OR 2500L SAFETY FACTOR (L/DAY)
LOT 1	322	2,500
LOT 2	799	2,500
LOTS 3-5	841	2,500
LOTS 6-14	12,333	18,500
LOTS 15-16	11,928	17,892
SITE SERVICING	36,061	54,092
SWM POND	69,937	104,906

ALL W/M JOINTS FOR THE IDENTIFIED LENGTH ON BOTH SIDES OF

JOINT RESTRAINT LENGTHS

MAINLINE

DIA. (mm)

150

150

MAINLINE

RESTRAINED

LENGTH (m)

1.0

1.5

2.0

FITTING

FITTING

TYPE

11.25

22.5

TEE

-PRECAST CONCRETE

300mmX100mm

-100mm ORIFICE TUBE

-300mm SUMP BELOW

ECCENTRIC REDUCER

300mmø PVC STM

INV.=177.55m

PIPE INVERT

MANHOLE

PIPE MATERIAL: PVC

SOIL TYPE: SM (SANDY SILT)

FACTOR OF SAFETY: 2.0

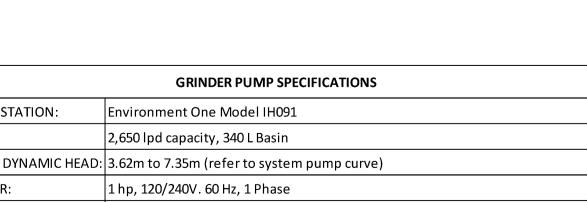
TEST PRESSURE: 200 PSI

DEPTH

1.7

1.7

1.7



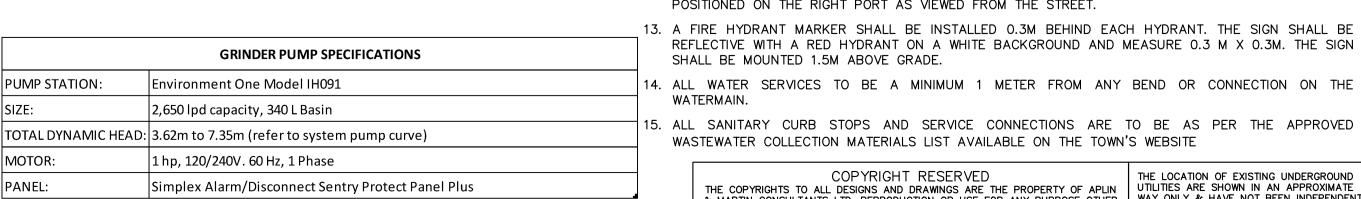
1. CULVERT WALL THICKNESS TO BE 2 MM/14 GAUGE FOR SITE ENTRANCE

-200-250¢ RIP-RAP 400mm DEEP

C/W TERRAFIX 270R FILTER FABRIC

-TOP OF

POND BERM



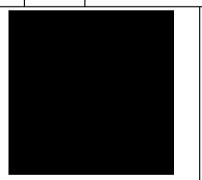
*Approved equivalent pump stations will require a full submittal to the Engineer & Town for approval

EMERGENCY SPILLWAY

KEY PLAN - NTS

KEY PLAN	- 1110
LEGEND	
PROPERTY LINE	
EXISTING WATERMAIN EXISTING UNDERGROUND TELECOMMUNICATION EXISTING OVERHEAD HYDRO	W ut
EXISTING EDGE OF GRAVEL	
PROPOSED TOP OF BANK	
PROPOSED BOTTOM OF BANK	
EXISTING TOP OF BANK	
EXISTING DITCH CENTERLINE	~ 7
EXISTING RETAINING WALL	
PROPOSED LOW PRESSURE SANITARY	FM -
PROPOSED STORM SEWER	<u>—D——</u>
PROPOSED WATERMAIN	— W—— -
PROPOSED STORM CULVERT PROPOSED SANITARY SERVICE C/W VALVE BOX PROPOSED WATER SERVICE C/W CURB STOP PROPOSED EDGE OF PAVEMENT	
PROPOSED INFILTRATION TRENCH	
EXISTING/PROPOSED FIRE HYDRANT	· · · · / ~
PROPOSED HYDRANT LEAD & VALVE	 8
EXISTING/PROPOSED WATER VALVE	⋈/₩
EXISTING/PROPOSED MANHOLE	○/●
EXISTING BELL PEDESTAL	
EXISTING HYDRO POLE	C
EXISTING GUY WIRE	\rightarrow
INTERNAL PRESSURE REDUCING VALVE	PRV

		<u> </u>		·			Φ.
N	REV	DATE	DES	SCRIPTION	BY	APP	rvicin
	5	17/02/2023	FOURT	H SUBMISSION	JC	CAB	g Plc
	5A	09/05/2023	FINAL CU	JP SUBMISSION	JC	CAB	N up
	6	17/07/2023	FIFTH	SUBMISSION	JC	CAB	jces
	7	27/10/2023	SIXTH	SUBMISSION	S	CAB	sario
	8	24/11/2023	SEVENT	H SUBMISSION	JC	CAB	



WORKS WITHIN SHADED AREA ARE TO BE

EXCLUDED FOR PRE-SERVICING

LIMIT OF PRE-SERVICING

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

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



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3. ALL RESIDENTIAL DWELLINGS TO COME COMPLETE WITH INTERNAL GRINDER PUMPS AND DISCHARGED

4. ONE-WAY EMERGENCY & RESIDENTIAL ACCESS TO BE MAINTAINED DURING CONSTRUCTION OF WORKS

5. EXTERNAL WORKS ON BROPHY'S LANE REQUIRES A MUNICIPAL AND OCCUPANCY PERMIT FROM THE

6. RESIDENTIAL CURB CAPS, ISOLATION VALVES AND FLUSHING CONNECTION VALVE BOX CAPS TO BE

7. FORCEMAIN TESTING AS PER OPSS 412 IS TO BE THE TOWN'S SATISFACTION (PLAN TO BE SUBMITTED

11. UNDERSIDE OF FOOTING ELEVATION (USF) OF EACH BUILDINGS HAS BEEN DESIGNED TO BE LOCATED

ABOVE THE APRIL 15, 2021 HIGH WATER TABLE ELEVATION. THEREFORE, PERMANENT DEWATERING OR

PERMANENT GROUNDWATER SEEPAGE IS NOT EXPECTED TO BE REQUIRED. EXCAVATIONS BELOW THE

WATER TABLE MAY BE REQUIRED FOR THE INSTALLATION OF THE GRANULAR BASE OR OTHER WORKS

BELOW THE USF. DEWATERING ,AY ALSO BE REQUIRED FOR SITE SERVICING PARTICULARLY IN THE

VICINITY OF MH1 AND THE TIE-IN TO THE EXISTING 150mm WATERMAIN (APPENDIX A). THE BASE OF

THE CLAY LINER FOR THE SWM POND IS PROPOSED TO BE INSTALLED AT AN ELEVATION OF 176.74

MASL, WHICH WILL BE BELOW THE GROUNDWATER TABLE, AND WILL REQUIRED ACTIVE DEWATERING

HYDRANT MARKER MODEL FHV804, 1.2 M LONG, COLOUR YELLOW WITH A REFLECTIVE HYDRANT

GRAPHIC ON BOTH SIDES AT THE TOP OF THE MARKER. THE REQUIRED HYDRANT MARKER IS

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

ALL UNDERGROUND UTILITIES.

12. ALL HYDRANTS SHALL BE PAINTED CHROME YELLOW. ALL HYDRANTS SHALL HAVE A FLEXSTAKE

8. CONNECTIONS TO MAINTENANCE HOLES MUST BE WATERTIGHT WITH MECHANICAL CONNECTOR.

9. TRACER WIRE TO BE INSTALLED ON LOW PRESSURE FORCEMAIN.

POSITIONED ON THE RIGHT PORT AS VIEWED FROM THE STREET.

WASTEWATER COLLECTION MATERIALS LIST AVAILABLE ON THE TOWN'S WEBSITE

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LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH

DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD

THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY

10. END TO END CULVERT SPACING TO BE 4.0m MIN.

SHALL BE MOUNTED 1.5M ABOVE GRADE.

ON THIS SHEET.

ON BROPHY'S.

DENOTED "SEWER".

WELL IN ADVANCE.

DURING INSTALLATION.

WATERMAIN.

TO THE 320 LOW-PRESSURE SANITARY SERVICE LATERAL. REFER TO PUMP STATION SPECIFICATIONS

L&W PROPERTIES LTD.

TORONTO, ON, M6S 4A9

PROJECT PROPOSED DETACHED RESIDENTIAL SUBDIVISION

BLUE MOUNTAIN, ON

DRAWING TITLE

SITE SERVICING PLAN N

TOWN FILE: P2452E

ENGINEER STAMP

246 RIVERSIDE DRIVE

139 BROPHY'S LANE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE NOVEMBER, 2020 H: 1: 500 WAY ONLY & HAVE NOT BEEN INDEPENDENTL VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL PROJECT NO. V: N/A 20-7031 EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR CHECKED DRAWING NO. REV. ANY AND ALL DAMAGES WHICH MIGHT BE C04 OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND APPROVED

No Municipal Address 125

MH3 C/W ORIFICE TUBE

SEE SHEET CO5

FOR CONTINUATION

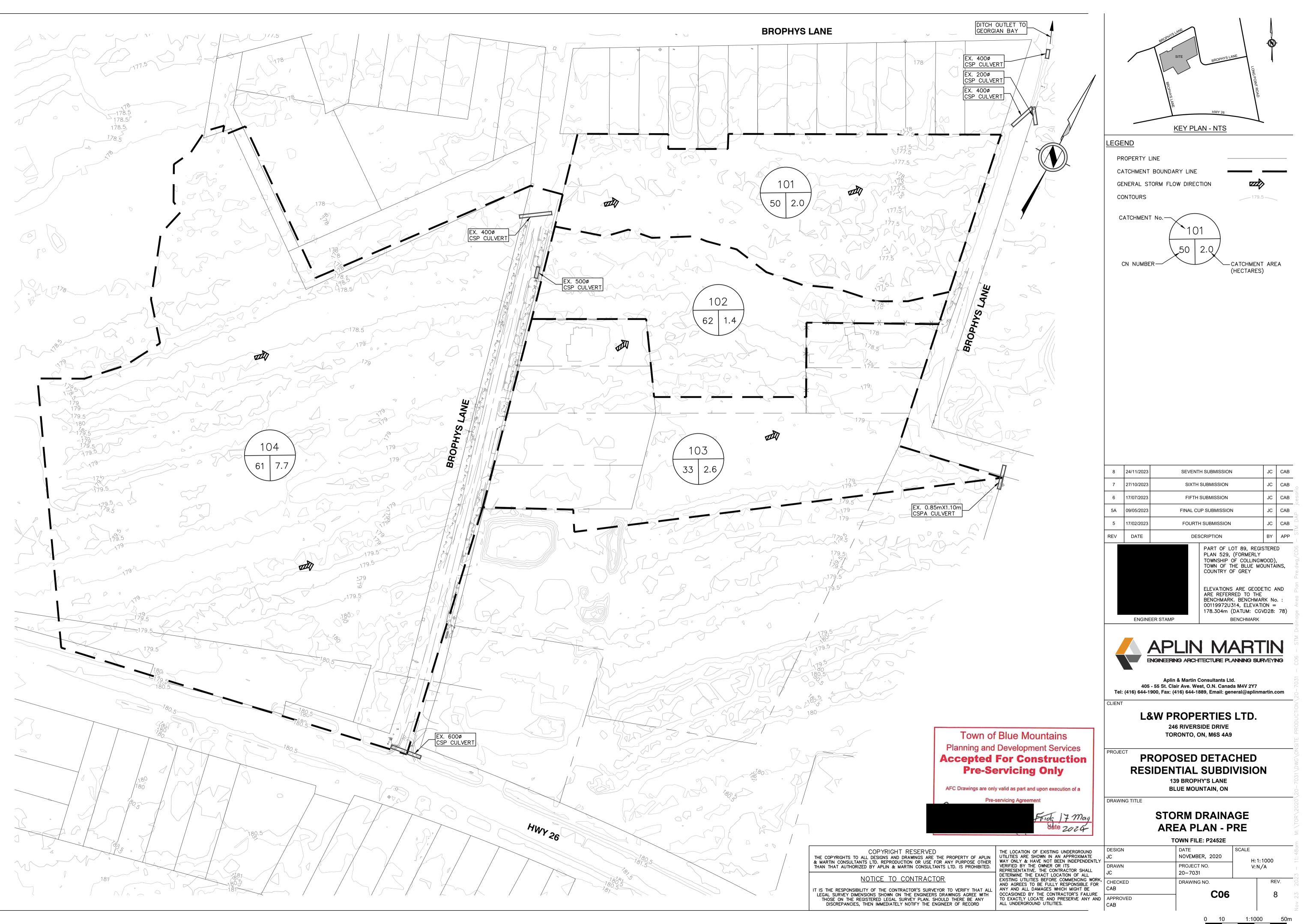
PROP. 1200ø MH3

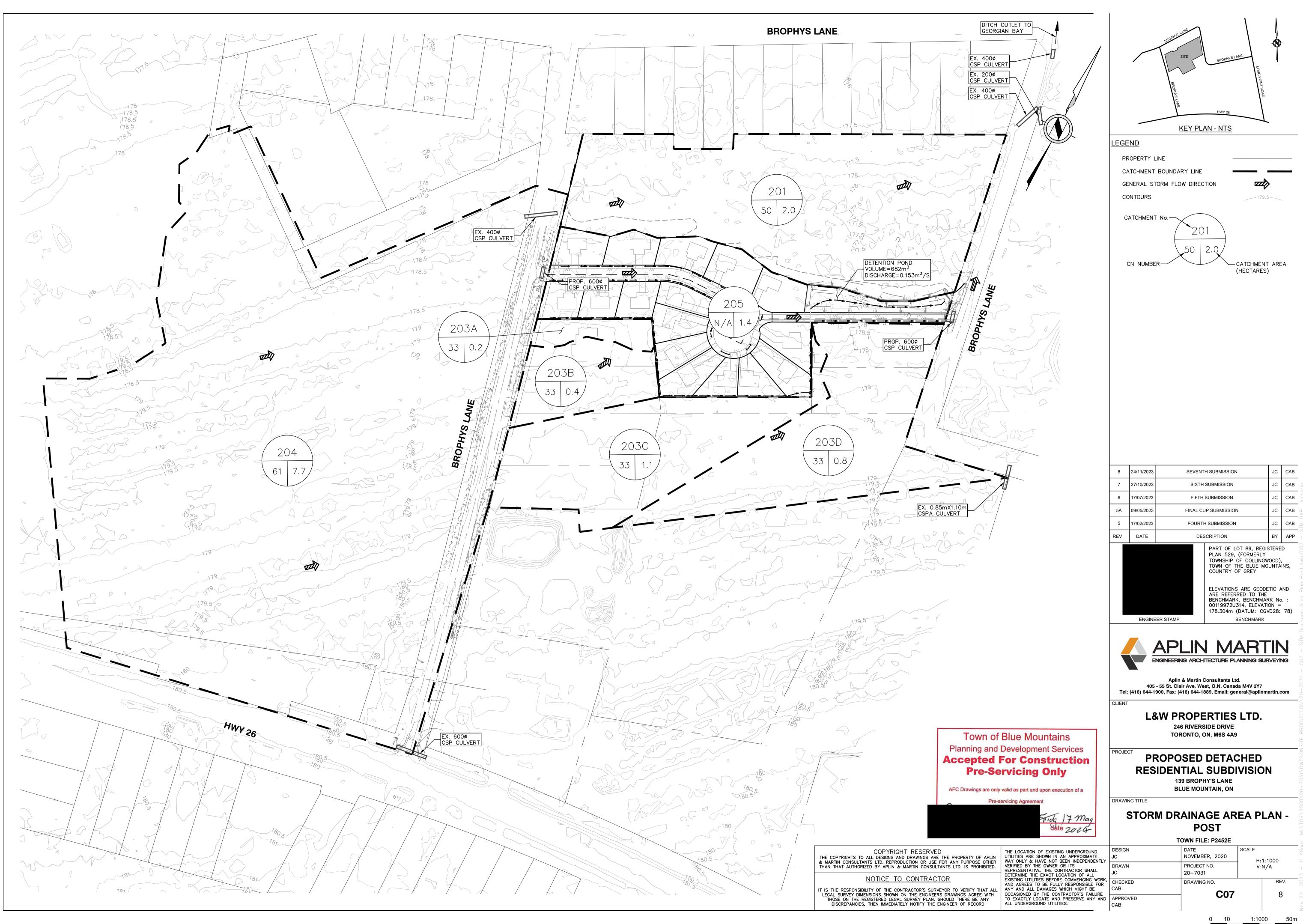
100 YR HGL EL 178.40m

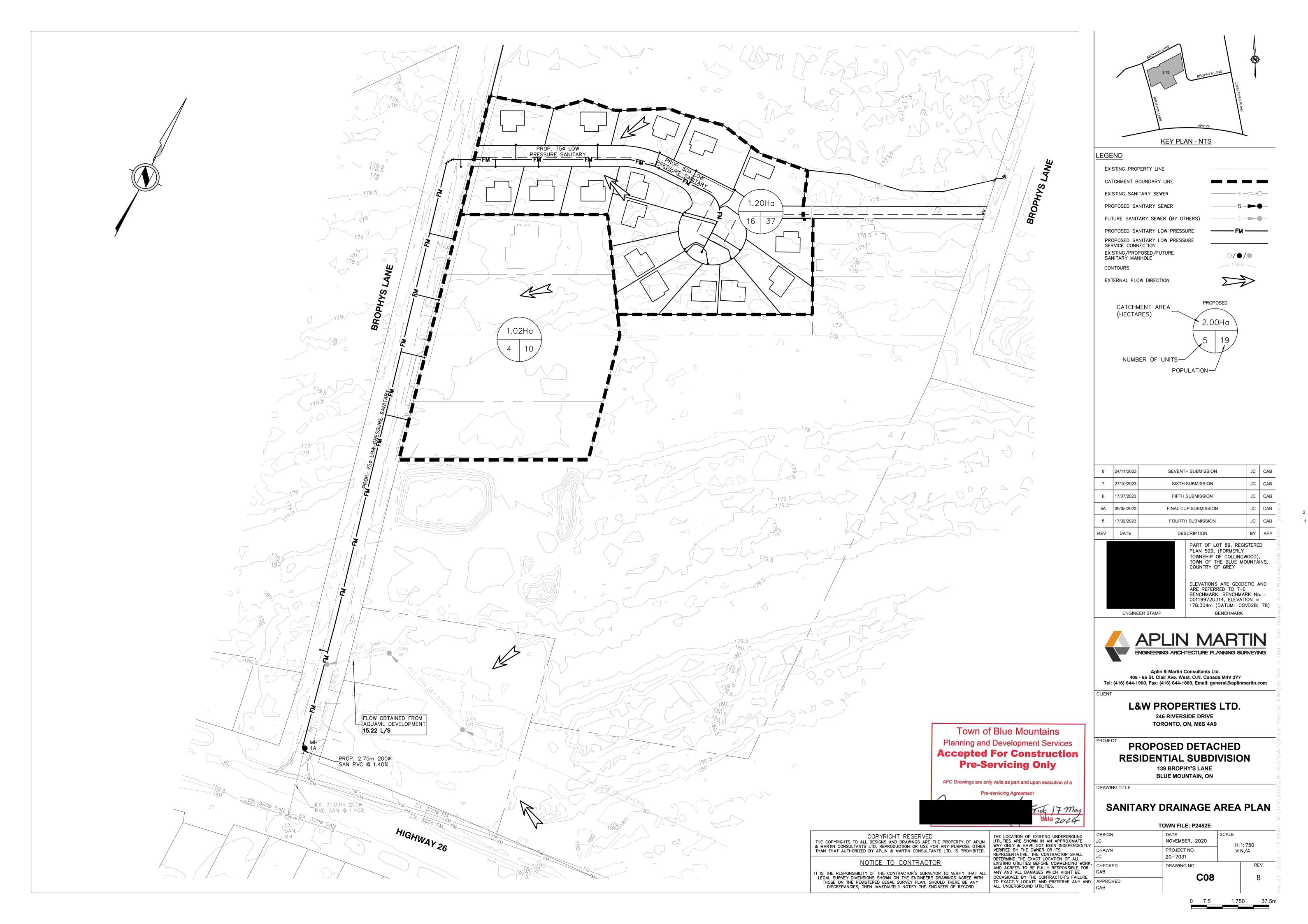
375mmø PVC STM

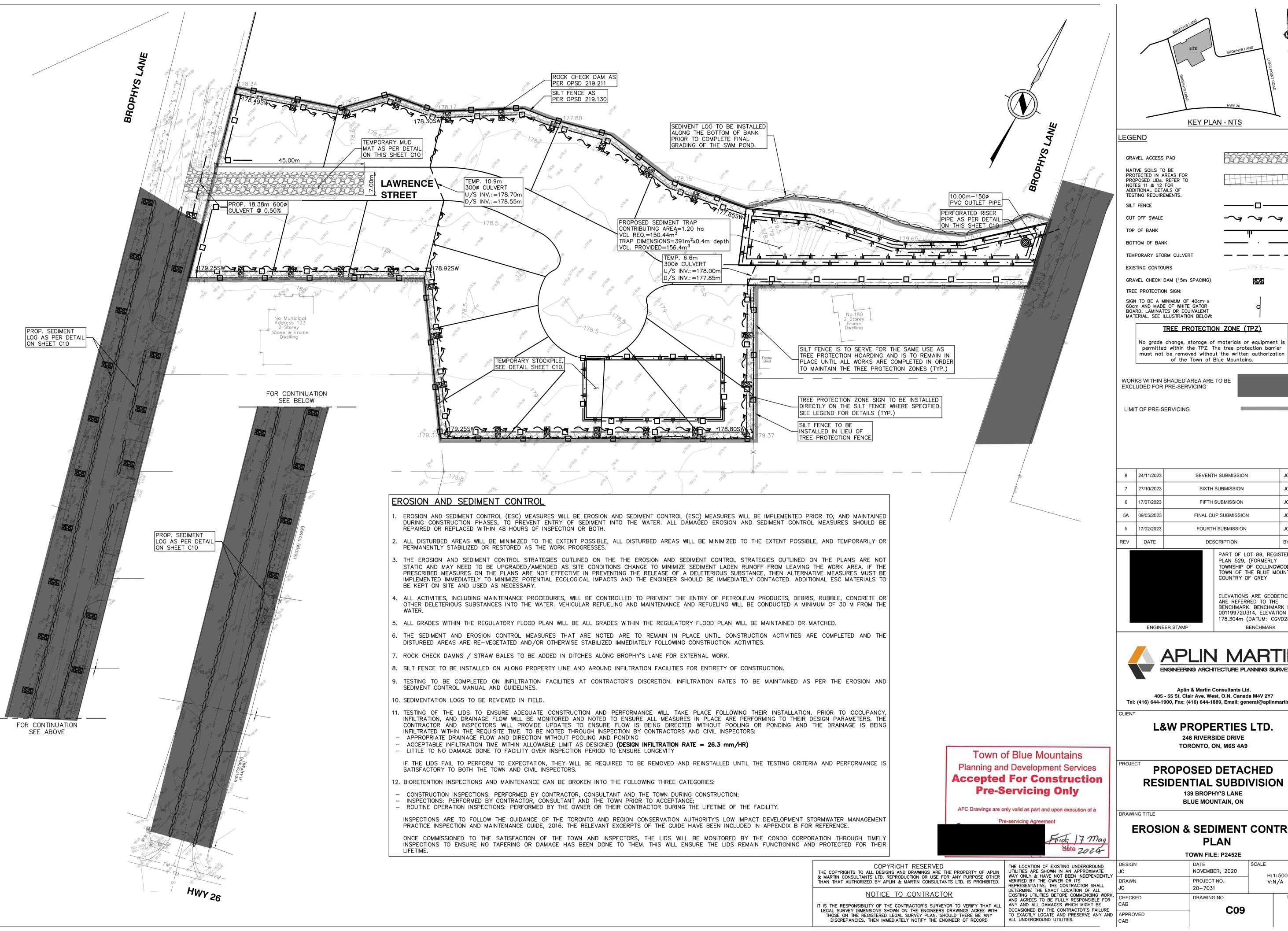
INV.=177.56m-

FLOW CONTROL MANHOLE











permitted within the TPZ. The tree protection barrier must not be removed without the written authorization

CAB CAB JC CAB JC CAB JC CAB BY APP

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

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

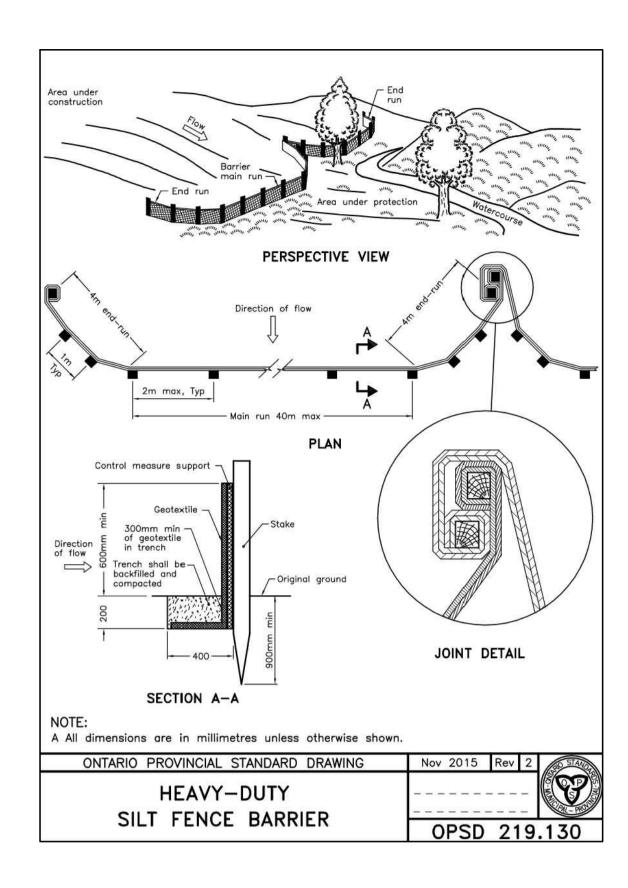


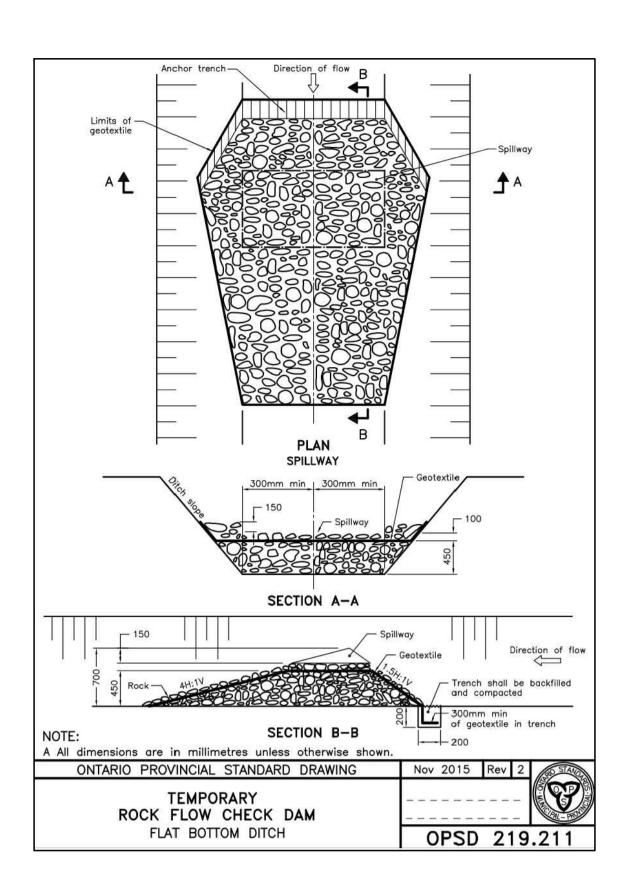
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PROPOSED DETACHED RESIDENTIAL SUBDIVISION

EROSION & SEDIMENT CONTROL

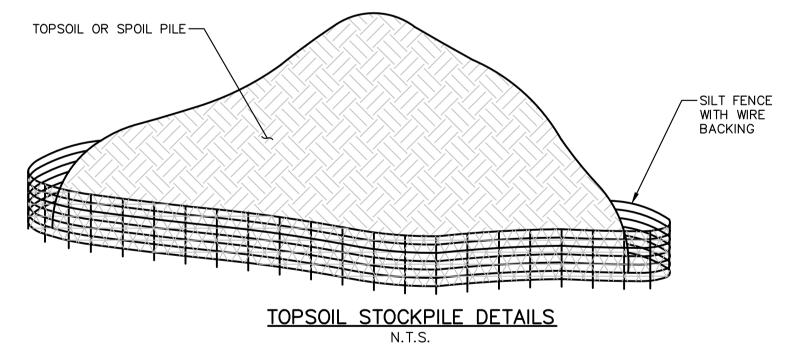
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ALL .L	DRAWN JC	PROJECT NO. 20-7031		H: 1: 500 V: N/A REV.
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	APPROVED CAB	C09		0

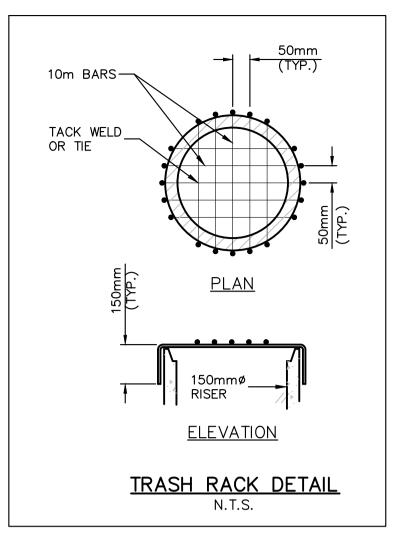


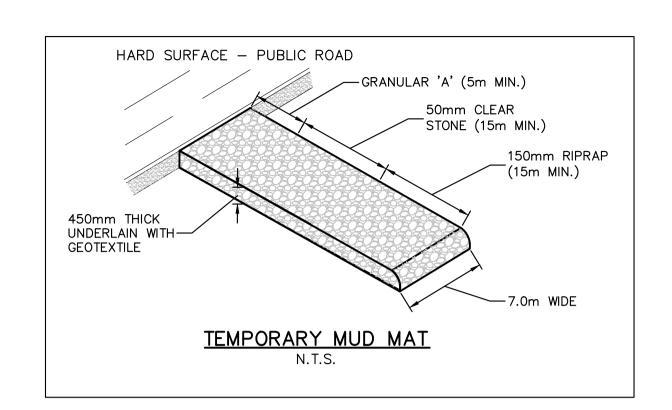


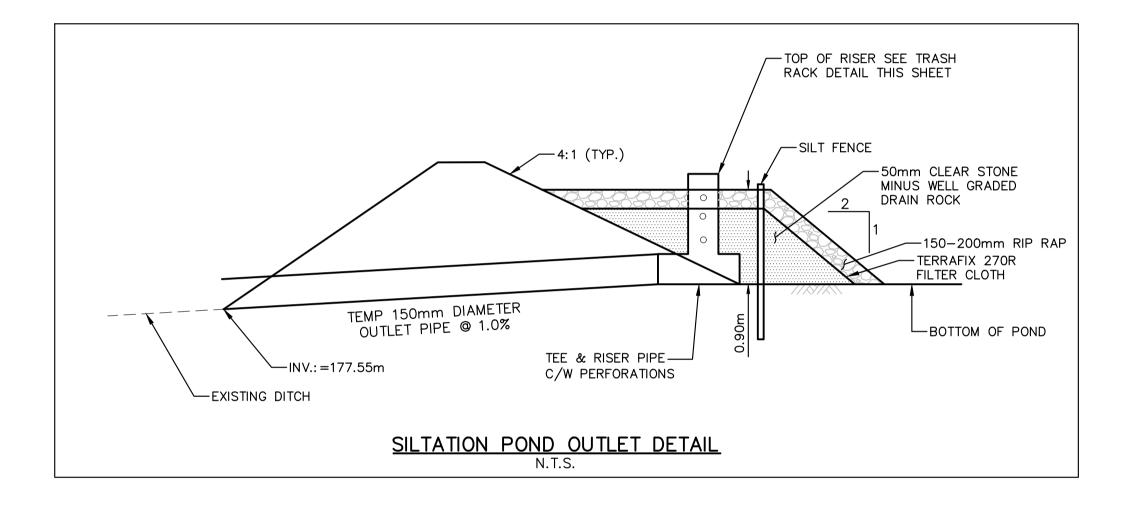
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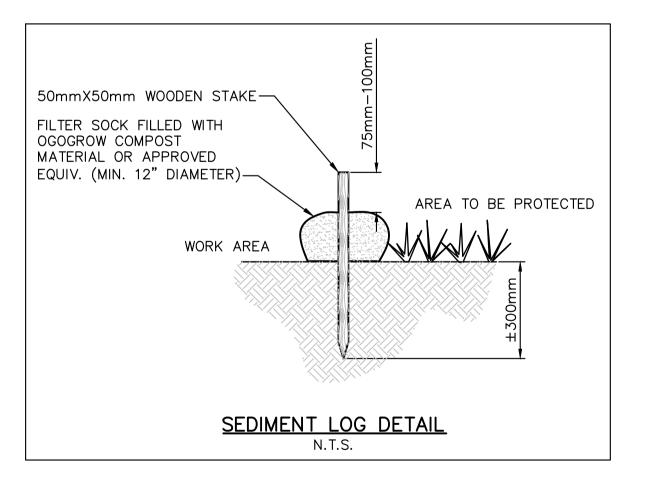
- PILES CONTAINING MORE THAN 100 CUBIC METERS OF TOPSOIL OR SPOIL SHALL BE LOCATED A MINIMUM OF 15 METERS FROM A ROADWAY, WATERCOURSE OR CHANNEL.
- 2. PILES LEFT IN PLACE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH A TARP, MULCH, VEGETATIVE COVER OR OTHER ACCEPTABLE MEANS.
- 3. ONTARIO REGULATION 406/19 , EXCESS SOIL MANAGEMENT TO APPLY.







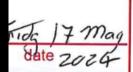






AFC Drawings are only valid as part and upon execution of a

re-servicina Aareement



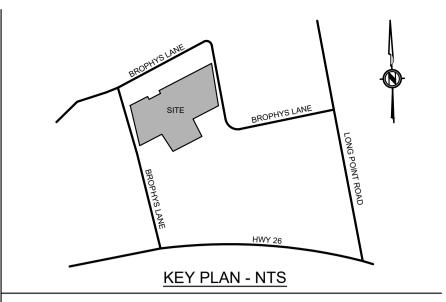
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NOTICE TO CONTRACTOR

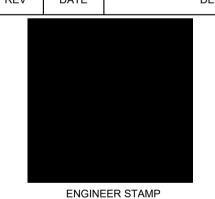
IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD

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LEGEND

8 24/11/2023 SEVENTH S		SEVENTH SUBMISSION	JC	CAB
7	7 27/10/2023 SIXTH SUBMISSION		JC	CAB
6	17/07/2023	FIFTH SUBMISSION	JC	CAB
5A	09/05/2023	FINAL CUP SUBMISSION	JC	CAB
5	17/02/2023	FOURTH SUBMISSION	JC	CAB
REV	DATE	DESCRIPTION	BY	APP



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

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

BENCHMARK

APLIN MARTIN ENGINEERING ARCHITECTURE PLANNING SURVEYING

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

L&W PROPERTIES LTD.

246 RIVERSIDE DRIVE TORONTO, ON, M6S 4A9

PROPOSED DETACHED
RESIDENTIAL SUBDIVISION
139 BROPHY'S LANE

BLUE MOUNTAIN, ON

DRAWING TITLE

EROSION & SEDIMENT CONTROL DETAILS

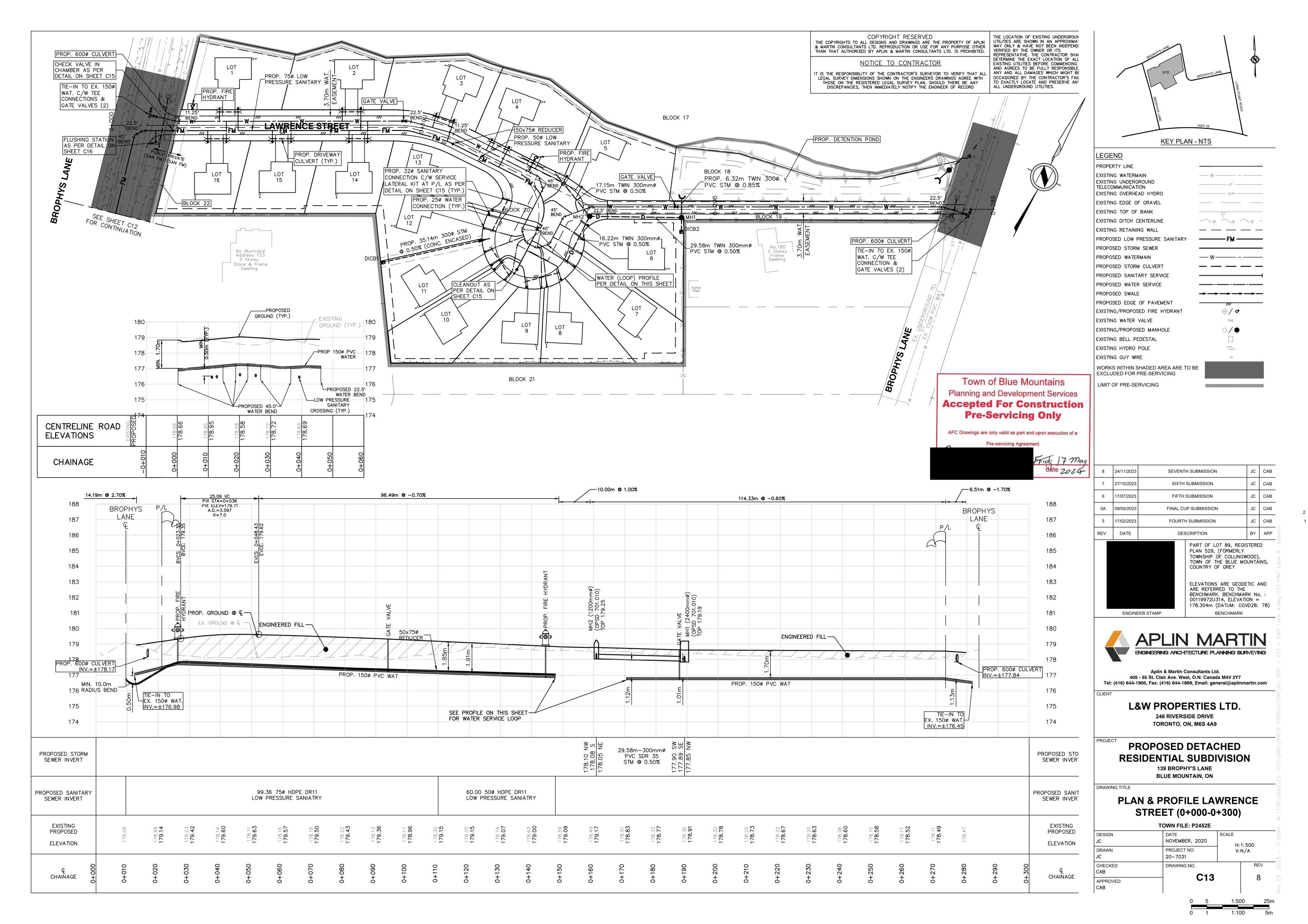
TOWN FILE: P2452E

 DESIGN
 DATE NOVEMBER, 2020
 SCALE

 DRAWN
 PROJECT NO. 20-7031
 REV.

 CHECKED CAB
 DRAWING NO.
 REV.

 APPROVED CAB
 8



ENGINEERING DRAWING NOTES

GENERAL

- 1. GRANULAR BACKFILL AROUND MANHOLES AND CATCHBASINS SHALL BE GRANULAR 'B' COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 100% S.P.M.D.D
- 2. MINIMUM WIDTH OF BENCHING IN MANHOLES SHALL BE 230MM OR AS SPECIFIED ON DRAWINGS.
- 3. MANHOLE AND CATCHBASIN COVERS SHALL BE SET FLUSH WITH HL8 ASPHALT AND ADJUSTED TO GRADE PRIOR TO INSTALLING TOP COURSE OF ASPHALT.
- 4. ALL MANHOLE CHAMBER OPENING SHALL BE LOCATED ON THE UPSTREAM SIDE OF THE MANHOLE.
- 5. UNLESS OTHERWISE NOTED, DIMENSIONS FROM STREET LINE ARE TO CENTERLINE OF SEWER OR MANHOLE..
- 6. THE FOLLOWING PAVEMENT STRUCTURES (COMPACTED DEPTH) SHALL BE USED, UNLESS OTHERWISE SPECIFIED:
- PAVEMENT STRUCTURES:
- 40mm OF HL3 ASPHALT SURFACE COURSE
- 40mm OF HL4 ASPHALT BASE COURSE 150mm OF 20mm CRUSHER-RUN LIMESTONE BASE
- 450mm OF GRANULAR 'B' SUBBASE
- GEOTEXTILE FILTER FABRIC (TERRAFIX 270R OR EQUIVALENT)
- 9. DRIVEWAYS SHALL BE PAVED IN ACCORDANCE WITH THE FOLLOWING:
- 40mm OF HL3 SURFACE ASPHALT
- 40mm OF HL8 ASPHALT
- 150mm OF 20mm CRUSHER-RUN LIMESTONE BASE
- 200mm OF GRANULAR 'B' SUBBASE
- 10. ASPHALTIC CONCRETE MATERIALS TO BE COMPACTED TO 97% MAXIMUM RELATIVE DENSITY (MRD).
- 11. GRANULAR 'A' AND GRANULAR 'B' BASE MATERIALS ARE TO BE COMPACTED TO 100% SPMDD.
- 12. SUBGRADE IS TO BE COMPACTED TO 98% SPMDD FOR AT LEAST THE UPPER 500mm UNLESS ACCEPTED BY THE GEOTECHNICAL ENGINEER AS PART OF THE SUBGRADE PREPARATION, PROPOSED PARKING AREAS AND ACCESS ROADWAYS SHOULD BE STRIPPED OF TOPSOIL AND OTHER OBVIOUS OBJECTIONABLE MATERIAL. FILL REQUIRED TO RAISED GRADES TO DESIGN ELEVATIONS SHOULD CONFORM TO BACKFILL REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT. THE SUBGRADE SHOULD BE PROPERLY SHAPED, CROWNED THEN PROOF-ROLLED. SOFT OR SPONGY SUBGRADE AREAS SHOULD BE SUB-EXCAVATED AND PROPERLY REPLACED WITH SUITABLE APPROVED BACKFILL COMPACTED TO 98% SPMDD.
- 13. A PROOF ROLL IS REQUIRED OF THE ROAD SUBBASE AND SHALL BE WITNESSED BY THE TOWN, GEOTECHNICAL CONSULTANT AND CONTRCTOR. A PROOF ROLL OF GRANULAR B MAY BE REQUIRED AT THE TOWN OR GEOTECHNICAL CONSULTANT'S DISCRETION.
- 14. SILTATION AND EROSION CONTROL WORKS SHALL BE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS DRAWING NUMBER 20-7031-C09.
- 15. SILTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- 16. FOR DETAILS NOT SHOWN ON THESE DRAWINGS, REFERENCE SHOULD BE MADE TO THE DESIGN STANDARDS OF THE TOWN OF THE BLUE MOUNTAINS.
- 17. DESIGN BASED ON THE TOWN OF THE BLUE MOUNTAINS STANDARDS (CURRENT EDITION)
- 18. AN IN-DEPTH COMMUNICATION PLAN AND MEASURES WILL BE REQUIRED TO BE SUBMITTED TO THE TOWN'S SATISFACTION PRIOR TO CONSTRUCTION. THE PLAN WILL ADDRESS ITEMS SUCH AS. BUT NOT LIMITED TO, PROJECT NOTIFICATION SIGNS, NOTICE TO EXISTING RESIDENTS, AND NOTIFICATION TO THE TOWN AT CONSTRUCTION MILESTONES.
- 19. LID PROTECTION/COMMISSIONING PROTOCOL AND PERFORMANCE TESTING WILL BE RESPONSIBILITY OF THE DEVELOPER AND CONDO CORPORATION.

EROSION & SEDIMENT CONTROL

- 1. SEDIMENT AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTIONS PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER
- 2. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO PREVENT SEDIMENT RELEASES TO THE NATURAL ENVIRONMENT.
- 3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE INSPECTED WEEKLY, AFTER EVERY RAINFALL AND SIGNIFICANT SNOW MELT EVENT. AND DAILY DURING PERIODS OF EXTENDED RAIN OR SNOW MELT.
- 4. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
- 5. ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE WILL BE CONDUCTED 30 METERS FROM THE WATER.
- 6. ALL DISTURBED AREAS WILL BE STABILIZED AND RESTORED WITH NATIVE/NON-INVASIVE SPECIES UPON COMPLETION OF THE WORK.
- 7. A REHABILITATION PLAN IS TO BE IMPLEMENTED TO RESTORE THE CONSTRUCTION SITE BACK TO ITS PRE- CONSTRUCTION STATE, OR BETTER.
- 8. THE CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS WILL BE CONDUCTED DURING FAVORABLE WEATHER CONDITIONS.

<u>GRADING</u>

- 1. ALL EXTERNAL SITE AREAS DISTURBED BY THE ACTIVITIES OF THE CONTRACTOR SHALL BE RESTORED TO EXISTING CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWN. GRASSED AREAS SHALL BE RESTORED BY PLACING 150mm TOPSOIL AND SOD. ALL BOULEVARDS TO BE SODDED.
- 2. TOPSOIL IN FILL AREAS TO BE STRIPPED. ALL FILL MATERIAL SHALL BE APPROVED FOR SUITABILITY BY THE GEOTECHNICAL ENGINEER PRIOR TO ANY FILLING OR REUSE OF EXCAVATED MATERIAL. APPROVED FILL MATERIAL SHALL BE COMPACTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- 3. ALL RAINWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL.
- 4. THE SOIL'S CONSULTANT SHALL VERIFY THE SUITABILITY OF THE ENGINEERED FILL AT THE SOURCE PRIOR TO HAULING ANY MATERIAL ON SITE.
- 5. ALL FILL SHALL BE PLACED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (SPD) IN MAXIMUM 0.20m LIFTS TO SUBGRADE. FILL SHALL BE COMPACTED TO 98% SPD AS DIRECTED BY THE CONSULTANT.
- 6. EXISTING BOUNDARY ELEVATION ALONG THE SITE PERIMETER SHALL REMAIN UNDISTURBED. DRAINAGE RECEIVED FROM ADJACENT PROPERTIES SHALL BE ACCOMMODATED AND DRAINAGE FROM THE SUBJECT LANDS SHALL BE SELF-CONTAINED.
- 7. PAVEMENT GRADES (MIN. 0.5%, MAX. 6.0%).
- 8. DRIVEWAY GRADES (MIN. 2.0%, MAX. 6.0%).
- 9. BOULEVARD GRADES ARE TO BE (MIN. 2.0% TO MAX. 5.0%).
- 10. DRAINAGE SWALES WITH GRADES (MIN. 2.0%, MAX. 5.0%).
- 11. MINIMUM DEPTH OF PONDING FOR A SWALE SHALL BE 350mm.
- 12. MAXIMUM GRADE BETWEEN HOUSES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL.
- 13. SLOPES IN LANDSCAPED AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL WITH A MAXIMUM VERTICAL ELEVATION NOT IN EXCESS OF THE APPLICABLE TOWN STANDARD.
- 14. ALL GRADING TO CONFORM TO THE TOWN OF THE BLUE MOUNTAINS CRITERIA AND O.P.S.D.
- 15. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN CRITERIA, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF THE BLUE MOUNTAINS AND O.P.S.D.

WATERMAIN

- 1. WATERMAINS 150mmø TO 300mmø SHALL BE PVC CL. 150 (DR-18) CONFORMING TO A.W.W.A. C905 AND C.S.A. B137.3 OR LATEST REVISION THEREOF WITH GASKETED JOINTS AND BE PROVIDED WITH 10 GAUGE SOLID COPPER TRACER WIRE.
- 2. A MIN. HORIZONTAL SEPARATION OF 2.5m AND WATERMAIN IS TO BE INSTALLED 0.50m ABOVE SEWER. OUTSIDE TO OUTSIDE OF PIPES.
- 3. WATERMAIN BEDDING AND EMBEDMENT MATERIAL SHALL BE GRANULAR AS PER O.P.S.D. 802.010 GRANULAR 'A' TO CONFORM TO O.P.S.S. 1010.
- 4. ALL HYDRANTS SHALL BE MUELLER (CENTURY) OR AVK (2780 SERIES), OPEN LEFT AND SHALL BE PAINTED CHROME YELLOW. ALL HYDRANTS SHALL HAVE A FLEXSTAKE HYDRANT MARKER MODEL FHV804, 1.2m LONG, COLOUR YELLOW WITH A REFLECTIVE HYDRANT GRAPHIC ON BOTH SIDES AT THE TOP OF THE MARKER AND PROVIDE STORZ FITTING ON ALL STEAMER PORTS.
- 5. A SECONDARY FIRE HYDRANT MARKER SHALL BE INSTALLED 0.3m BEHIND EACH HYDRANT. THE SIGN SHALL BE REFLECTIVE WITH A RED HYDRANT ON A WHITE BACKGROUND AND MEASURE 0.3m X 0.3m. THE SIGN SHALL BE MOUNTED 1.5m ABOVE GRADE.
- 6. ALL PLUGS, CAPS, TEES AND BENDS SHALL BE MECHANICALLY RESTRAINED.
- 7. JOINT RESTRAINTS ARE AS PER THE TOWN OF THE BLUE MOUNTAINS SPECIFICATIONS.
- 8. MINIMUM DEPTH OF COVER OVER WATERMAIN SHALL BE 1.70m AND MAXIMUM DEPTH SHALL BE 2.5m.
- 9. GATE VALVES SHALL BE RESIDENT SEAT VALVES WITH MECHANICAL JOINT, OPEN LEFT, MUELLER (A-2360 OR A-2361), CLOW F-6100) OR AVK (SERIES 45/65), VALVE BOXES SHALL BE BIBBY OR STAR (VB666A) C/W GUIDE PLATE AND DUCTILE ADJUSTABLE TOP AND LID.
- 10. WATER SERVICE CONNECTIONS SHALL BE 25mm DIAMETER TYPE 'K' SOFT COPPER, REHAU'S MUNICIPLEX (BLUE) OR SERIES 160 PE C/W SHUT OFF AT PROPERTY LINE AS PER THE TOWN OF THE BLUE MOUNTAINS SPECIFICATIONS.
- 11. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER THE TOWN OF THE BLUE MOUNTAINS SPECIFICATIONS.
- 12. ALL TESTING TO BE IN ACCORDANCE WITH THE TOWN'S WATERMAIN COMMISSIONING PROTOCOL.
- 13. ALL CHEMICALS AND MATERIALS USED IN THE ALTERATION OR OPERATION OF THE DRINKING WATER SYSTEM SHALL MEET ALL APPLICABLE STANDARDS SET BY BOTH THE AMERICAN WATER WORKS ASSOCIATION ("AWWA") AND THE AMERICAN NATIONAL STANDARDS INSTITUTE ("ANSI") SAFETY CRITERIA STANDARDS NSF/60, NSF/61 AND
- 14. PROOF OF NSF CERTIFICATION FOR ALL COMPONENTS IS REQUIRED FOR CONNECTIONS OF NEW WATERMAIN TO TOWN SYSTEM, PER THE TOWN'S WATERMAIN COMMISSIONING PROTOCOL.

STRUCTURE BUOYANCY NOTES

1. THE GEOTECHNICAL ENGINEER IS TO REVIEW BUOYANCY CONDITIONS IN THE FIELD DURING CONSTRUCTION. IF THE COMBINATION OF THE WEIGHT OF THE STRUCTURE AND THE MOBILIZED FRICTIONAL RESISTANCE BETWEEN THE BURIED PORTION OF THE EXTERIOR WALLS AND THE BACKFILL MATERIALS IS INSUFFICIENT TO RESIST THE UPLIFT FORCES DURING ANY STAGE OF THE CONSTRUCTION AND/OR DURING THE OPERATION OF THE STRUCTURE. THEN THE SHORING WALLS USED FOR THE SUPPORT OF EXCAVATION CAN BE LEFT IN PLACE AND CONNECTED TO THE STRUCTURE TO INCREASE THE UPLIFT RESISTANCE. OTHERWISE. A FAIL-SAFE SYSTEM OF GROUTED GROUND ANCHORS IS NEEDED. REFER TO GEOTECHNICAL MEMORANDUM BY PALMER DATED OCTOBER 27, 2023.

SANITARY SEWERS

- 1. SANITARY MANHOLES AS PER O.P.S.D. 701.010 WITH FRAMES AND COVERS AS PER O.P.S.D. 401.010 TYPE 'A'.
- 2. SANITARY MANHOLE TOPS TO BE STAMPED "SANITARY". SANITARY SEWER PIPES SHALL BE PVC OR CONCRETE AND AS SHOWN ON DRAWINGS. PVC PIPE SHALL BE SDR-35 CONFORMING TO C.S.A. SPECIFICATION B182.2-M1990 AND B182.4-M1992 OR LATEST REVISION THEREOF. 300mm AND SMALLER CONCRETE PIPES TO BE NON-REINFORCED EXTRA STRENGTH CONFORMING TO C.S.A. SPECIFICATION A257.1-M1982 DR LATEST REVISION THEREOF.
- 3. ALL STRUCTURES TO HAVE FROST STRAPS AS PER OPSD 701.100.
- 4. BEDDING FOR PVC SANITARY SEWERS TO BE AS PER O.P.S.D. 802.010 WITH GRANULAR 'A' BEDDING AND O.P.S.D 802.030. CLASS 'B' WITH GRANULAR 'A' BEDDING FOR CONCRETE PIPES.
- 5. BENCHING TO BE AS PER O.P.S.D. 701.021 WITH MINIMUM WIDTH OF 230mm OR AS SPECIFIED ON DRAWINGS.
- 6. SAFETY PLATFORMS TO BE AS PER O.P.S.D. 404.020 AND TO BE INSTALLED IN MANHOLES WHERE DEPTH EXCEEDS 5.0m.
- 7. DROP STRUCTURES SHALL BE AS PER O.P.S.D. 1003.010 OR 1003.020.
- 8. SANITARY LATERALS TO BE 125mm DIAMETER PVC SDR-28 CONFORMING TO C.S.A. SPECIFICATION B182.2.

LOW PRESSURE SANITARY SEWER

- 1. LOW PRESSURE SANITARY SYSTEM TO BE SDR11 HDPE FUSION WELD JOINTS, WITH TRACER WIRE.
- 2. FLUSHING PORTS IN CHAMBERS, EQUIPPED WITH QUICK CONNECT FITTINGS, REQUIRED ALONG THE LOW PRESSURE SANITARY MAIN, IN THE TOWN ROW (OR CONDOMINIUM COMMON ELEMENT) AT SHARP BENDS, INCLUDING TEE INTERSECTIONS AND A MINIMUM 300 M SPACING.
- 3. INSULATION WHEN COVER IS LESS THAN 1.7m.
- 4. SERVICE LATERALS KITS SHALL INCLUDE STAINLESS CHECK VALVE/CURB STOP VALVE ASSEMBLY LOCATED ENTIRELY WITHIN TOWN ROAD ROW (OR CONDOMINIUM COMMON ELEMENT). SERVICE BOX TO HAVE STAINLESS STEEL STEM. VALVE BOX COVERS TO BE STAMPED "SEWER".
- 5. SERVICE LATERAL PIPING TO BE MINIMUM 32mm DIA, POLYETHYLENE (PE) DR-11 TUBING, COMPRESSION JOINT CONNECTIONS REQUIRING A STAINLESS-STEEL TUBE LINER WITH A FLUTED END AS SUPPLIED BY THE CORPORATION STOP MANUFACTURER.
- 6. ALL STRUCTURES TO HAVE FROST STRAPS AS PER OPSD 701.100.

STORM SEWERS

- 1. STORM SEWER PIPES 300mm AND 375mm SHALL BE C.S.A. B182.4 RIBBED PVC SDR 35 CONFORMING TO C.S.A. SPECIFICATION B182.2-M1990 AND B182.4-M1992 OR LATEST REVISION THEREOF. STORM SEWER PIPES INCLUDING AND LARGER THAN 45Dmmo SHALL BE REINFORCED CONCRETE CONFORMING TO C.S.A. SPECIFICATION A257.2-M1982 OR LATEST REVISION THEREOF. PIPE JOINTS SHALL BE BY MEANS OF APPROVED RUBBER GASKETS CONFORMING TO C.S.A. SPECIFICATION A257.3-M1982 OR LA TEST REVISION
- 2. DITCH CULVERTS ALONG BROPHY'S LANE SHALL BE EQUIPPED WITH RIP-RAP AS END-TREATMENT, WHILE DRIVEWAY CULVERTS ON-SITE ARE TO HAVE GRASS AS END-TREATMENT
- 3. SEWER BEDDING AND BACKFILL FOR STORM SEWER SHALL BE AS PER O.P.S.D. 802.030 CLASS 'B' WITH GRANULAR 'A' BEDDING FOR CONCRETE PIPE, 802.010 FOR PVC PIPE AND 802.050 CLASS 'B' BEDDING FOR HORIZONTAL ELLIPTICAL PIPE.
- 4. STORM MANHOLES AS PER O.P.S.D. 701.010, 701.011, 701.012, 701.013 AND WITH SIZE AS NOTED ON DRAWINGS.
- 5. FRAME AND COVER AS PER O.P.S.D. 401.010 TYPE 'B'. SAFETY PLATFORMS AS PER O.P.S.D. 404.020 AND SHALL BE INSTALLED IN MANHOLES WHERE DEPTH EXCEEDS 5.0m. STORM MANHOLE BENCHING TO BE TO OBVERT OF PIPE AND AS PER O.P.S.D. 701.021. MINIMUM 230mm IN WIDTH AND TO CROWN OR AS SPECIFIED ON DRAWINGS.
- 6. ALL STRUCTURES TO HAVE FROST STRAPS AS PER OPSD 701.100.
- 7. CATCHBASINS SHALL BE AS PER O.P.S.D. 705.020 (DOUBLE) AND 705.010 (SINGLE) WITH FRAMES AND GRATES AS PER O.P.S.D. 400.100. CATCHBASIN CONNECTIONS SHALL BE AS PER O.P.S.D. 708.030. CATCH BASIN LATERAL - 300mmø.
- 8. DITCH INLET CATCH BASINS SHALL CONFORM TO OPSD 705.10 WITH FRAME AND GRATE AS PER OPSD 403.010.

UTILITY NOTES

- 1. THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF UTILITIES BY CONSULTING THE APPROPRIATE MUNICIPAL AND/OR UTILITY AUTHORITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE PROTECTION FOR UTILITIES AGAINST DAMAGE DURING CONSTRUCTION.
- 3. UTILITY DUCTS SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF ROAD BASE CONSTRUCTION AND CAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY AUTHORITY.
- 4. PRIOR TO INSTALLING UTILITIES, BOULEVARD GRADING SHALL BE COMPLETED TO WITHIN 150mm OF PROPOSED FINAL GRADING ELEVATIONS.

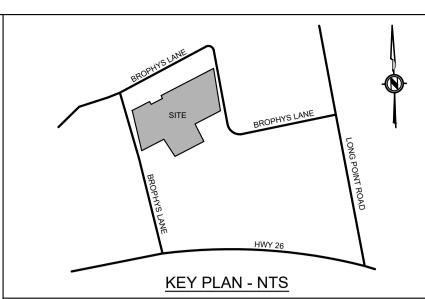
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LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY

DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD

UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY & HAVE NOT BEEN INDEPENDE VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING AND AGREES TO BE FULLY RESPONSIBLE T IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAIL TO EXACTLY LOCATE AND PRESERVE ANY ALL UNDERGROUND UTILITIES.

THE LOCATION OF EXISTING UNDERGROUND



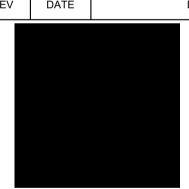
LEGEND

Town of Blue Mountains Planning and Development Services **Accepted For Construction Pre-Servicing Only**

AFC Drawings are only valid as part and upon execution of a

Pre-servicing Agreement date 2024

8	24/11/2023	SEVENTH SUBMISSION	JC	CAB
7	27/10/2023	SIXTH SUBMISSION	JC	CAB
6	17/07/2023	FIFTH SUBMISSION	JC	CAB
5A	09/05/2023	FINAL CUP SUBMISSION	JC	CAB
5	17/02/2023	FOURTH SUBMISSION	JC	CAB
REV	DATE	DESCRIPTION	BY	APP



ENGINEER STAMP

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

ELEVATIONS ARE GEODETIC AND

BENCHMARK

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

ENGINEERING ARCHITECTURE PLANNING SURVEYING

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

L&W PROPERTIES LTD.

246 RIVERSIDE DRIVE TORONTO, ON, M6S 4A9

PROJECT PROPOSED DETACHED RESIDENTIAL SUBDIVISION 139 BROPHY'S LANE

DRAWING TITLE

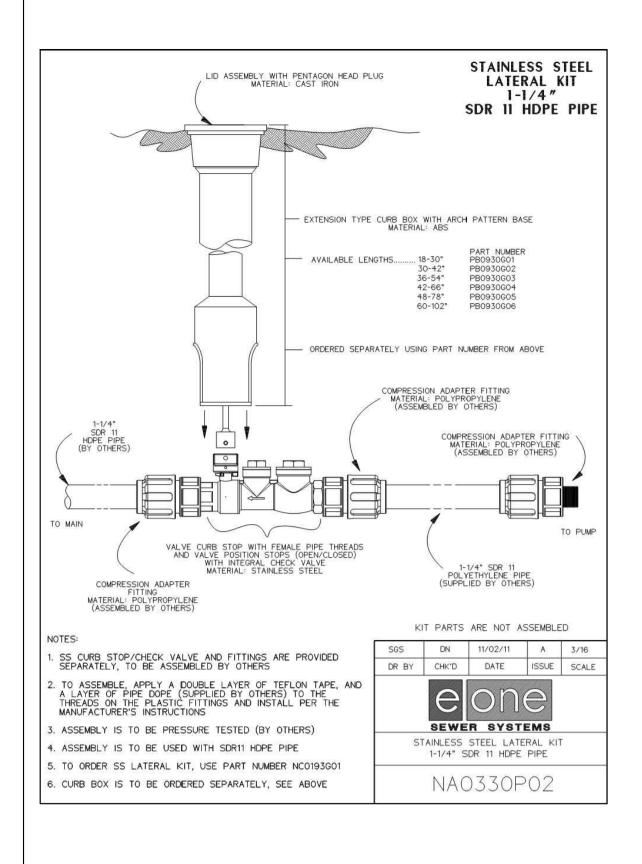
CLIENT

STANDARD NOTES

BLUE MOUNTAIN, ON

TOWN FILE: P2452E

	-				
D E ENTLY	DESIGN JC	DATE NOVEMBER, 2020	SCALE N/A		
.L	DRAWN JC	PROJECT NO. 20-7031			
WORK, FOR URE	CHECKED CAB	DRAWING NO.		REV.	
' AND	APPROVED	C14		8	



NOTES:

. CONCRETE CONSTRUCTION SHALL CONFORM TO CSA A23.1.

-MINIMUM WATER TO CEMENTING MATERIALS RATIO: 0.40

-MAXIMUM COARSE AGGREGATE SIZE: 20 mm

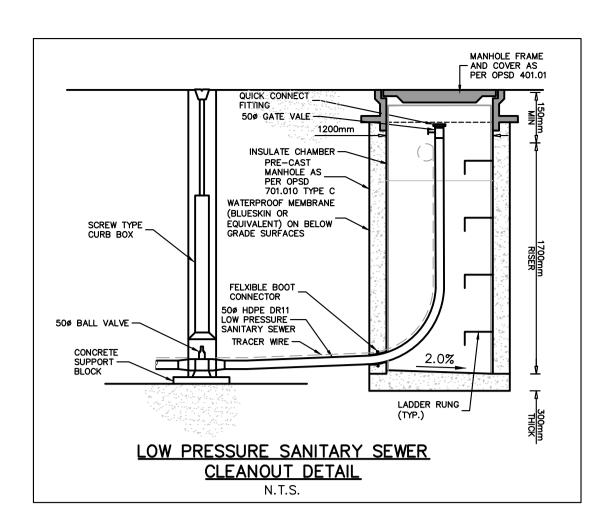
-MAXIMUM SLUMP; 90 mm

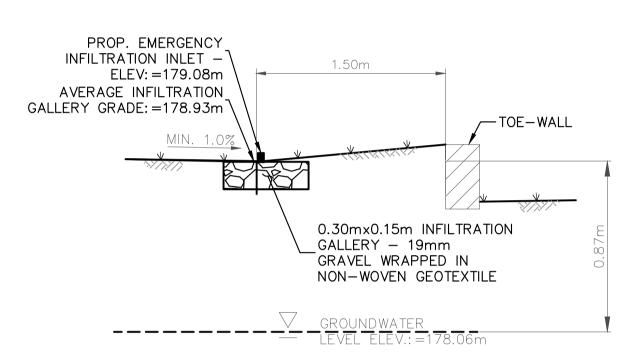
NEAREST EDGE OF TRAVELLED ROADWAY

15. ALL SITE LOCATIONS REQUIRE CPC AND MUNICIPAL APPROVAL

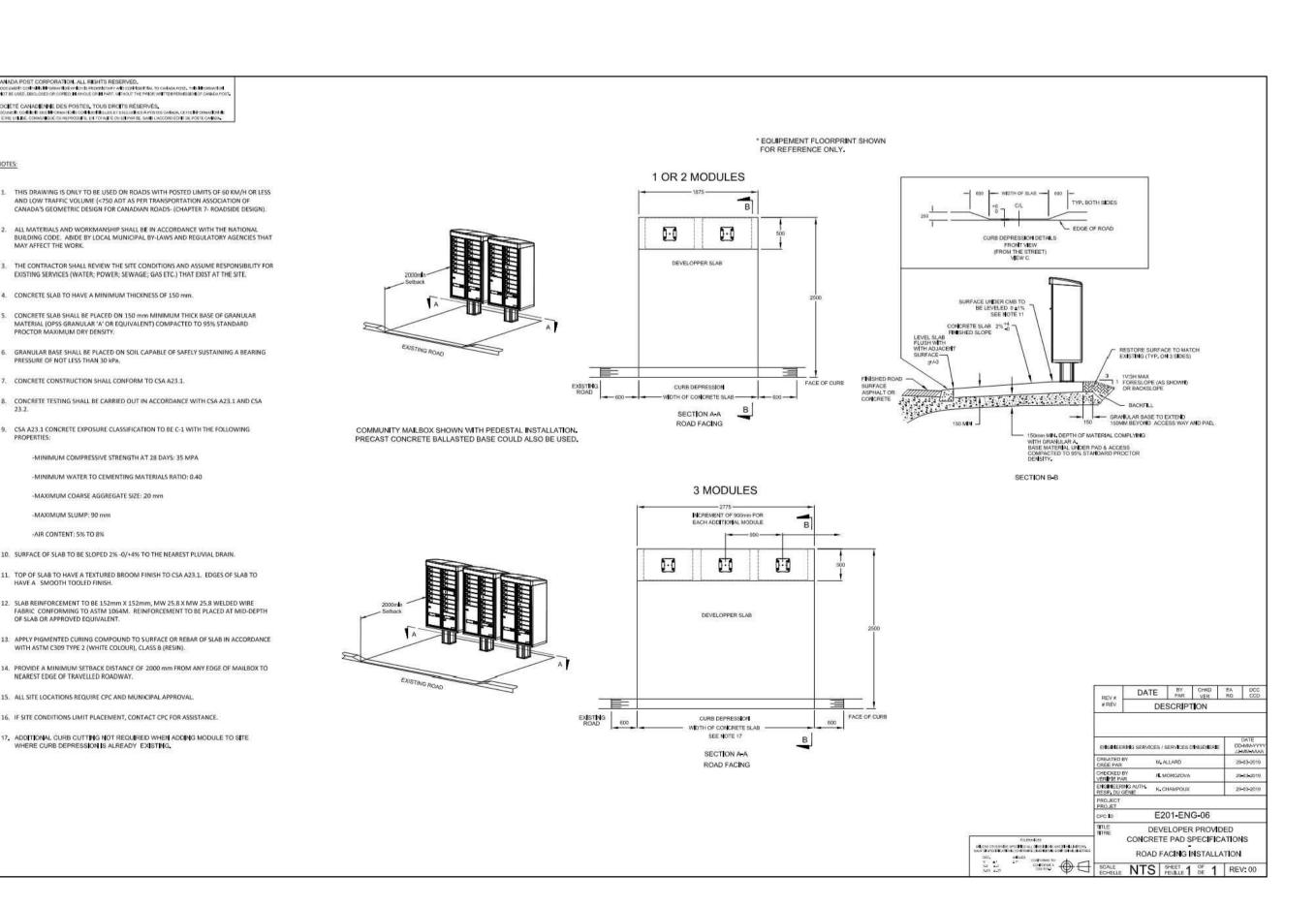
16. IF SITE CONDITIONS LIMIT PLACEMENT, CONTACT CPC FOR ASSISTANCE.

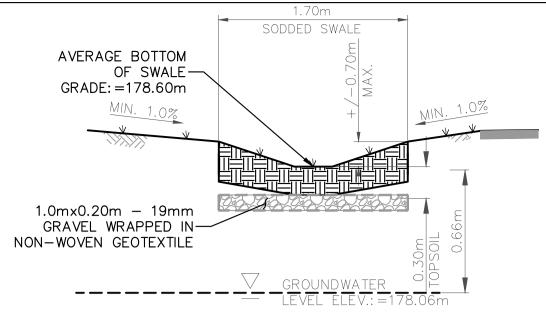
-AIR CONTENT: 5% TO 8%



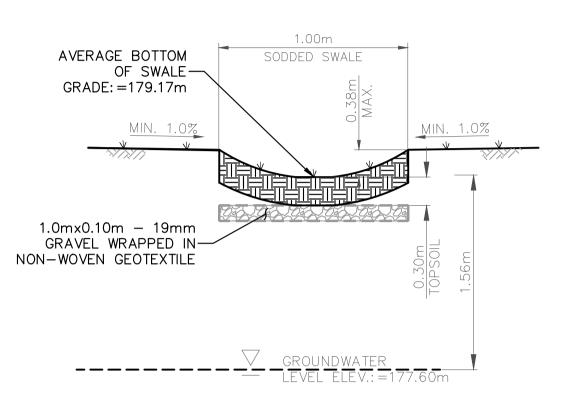


DETAIL FOR INFILTRATION GALLERY

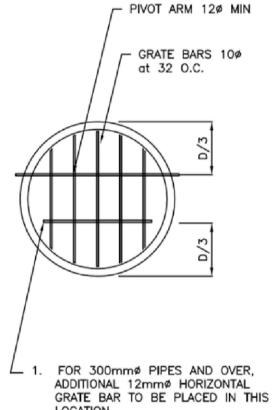




DETAIL FOR BIOSWALES 1 AND 2

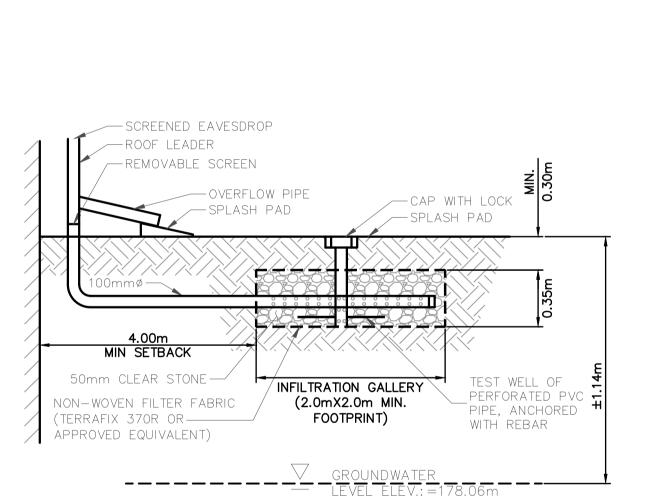


DETAIL FOR BIOSWALE 3



- 2. FOR PIPES LESS THAN 300mmø, NO HORIZONTAL GRATE BARS REQUIRED.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- 4. ALL MATERIALS TO BE DOUBLE HOT DIPPED GALVANIZED TO: CSA G164-M.

RODENT GRATE DETAIL



SODDED SWALE

DETAIL FOR BIOSWALE 5

SODDED SWALE

GROUNDWATER PLEVEL ELEV.: = 178.13m

GROUNDWATER

LEVEL ELEV.: = 178.13m

DETAIL FOR BIOSWALE 4

AVERAGE BOTTOM

GRADE: =178.94m

1.0mx0.10m - 19mm

NON-WOVEN GEOTEXTILE

GRAVEL WRAPPED IN-

AVERAGE BOTTOM

GRADE: =178.74m

1.0mx0.10m - 19mm

NON-WOVEN GEOTEXTILE

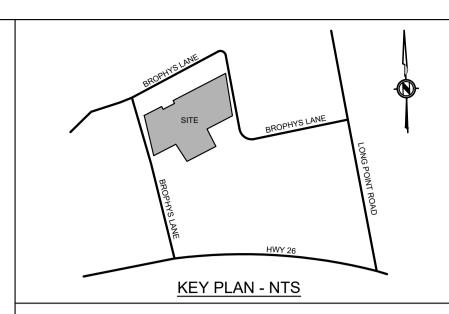
GRAVEL WRAPPED IN-

OF SWALE-

OF SWALE-

MIN. 1.0%

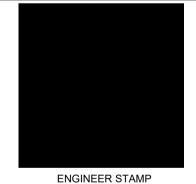
INFILTRATION GALLERY DETAIL
N.T.S.



LEGEND

Town of Blue Mountains Planning and Development Services **Accepted For Construction Pre-Servicing Only** AFC Drawings are only valid as part and upon execution of a **Pre-servicing Agreement** Wate 2024

8	24/11/2023	SEVENTH SUBMISSION	S	CAB
7	27/10/2023	SIXTH SUBMISSION	S	CAB
6	17/07/2023	FIFTH SUBMISSION	S	CAB
5A	09/05/2023	FINAL CUP SUBMISSION	S	CAB
5	17/02/2023	FOURTH SUBMISSION	JC	САВ
REV	DATE	DESCRIPTION	BY	APP



PLAN 529, (FORMERLY TOWNSHIP OF COLLINGWOOD), TOWN OF THE BLUE MOUNTAINS, COUNTRY OF GREY LEGAL DESCRIPTION

PART OF LOT 89, REGISTERED

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

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

L&W PROPERTIES LTD.

246 RIVERSIDE DRIVE TORONTO, ON, M6S 4A9

PROJECT PROPOSED DETACHED **RESIDENTIAL SUBDIVISION**

139 BROPHY'S LANE **BLUE MOUNTAIN, ON**

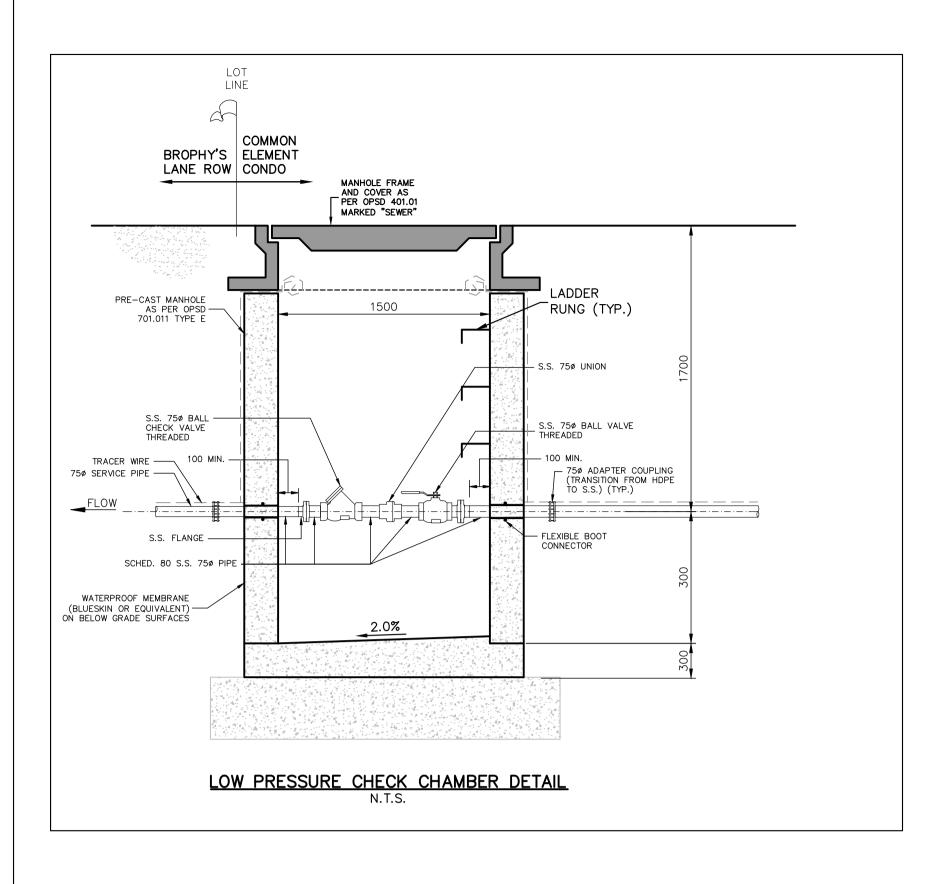
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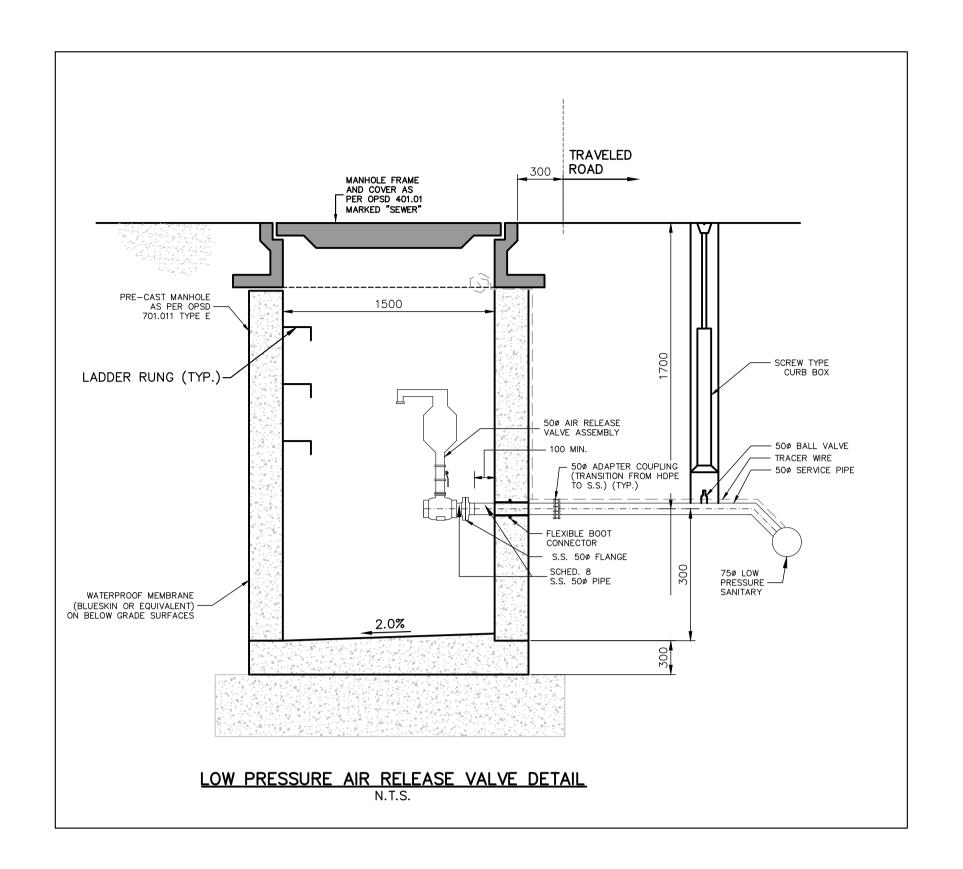
DESIGN

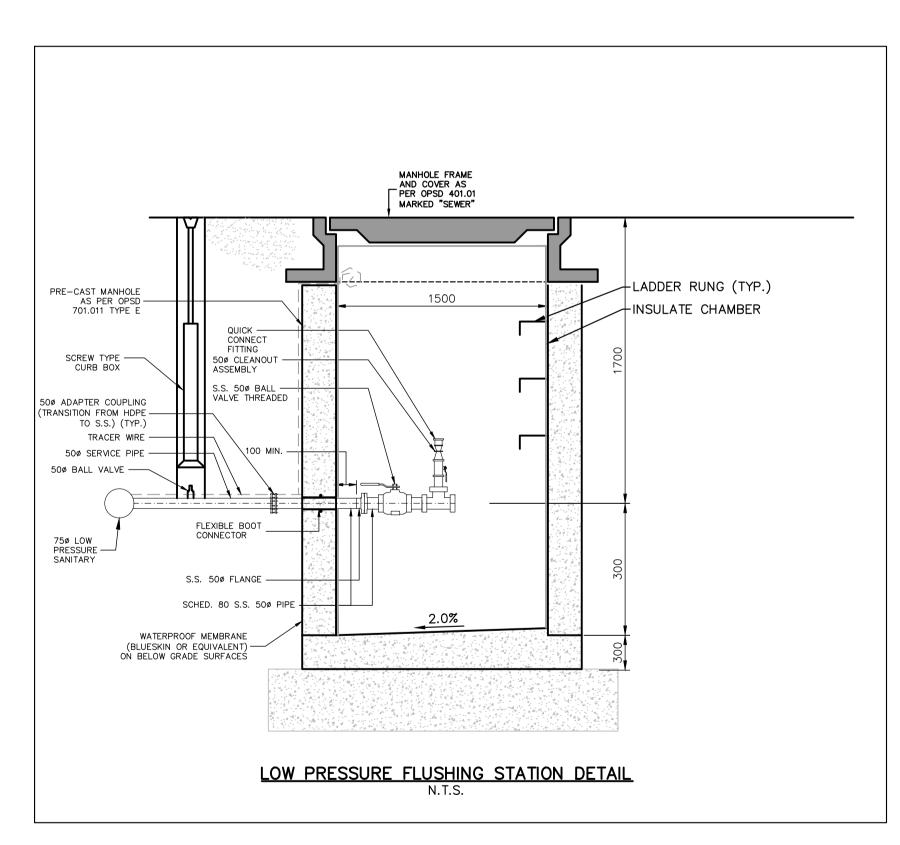
STANDARD DETAILS

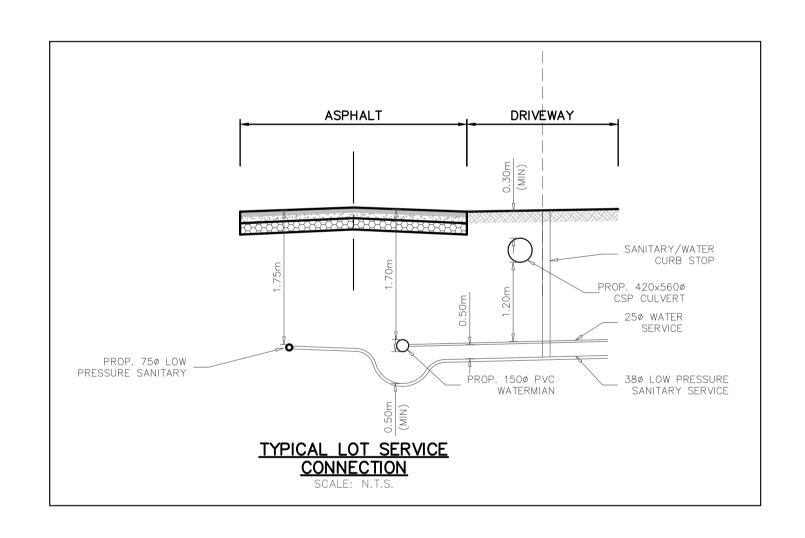
TOWN FILE: P2452E NOVEMBER, 2020 N/A PROJECT NO. 20-7031

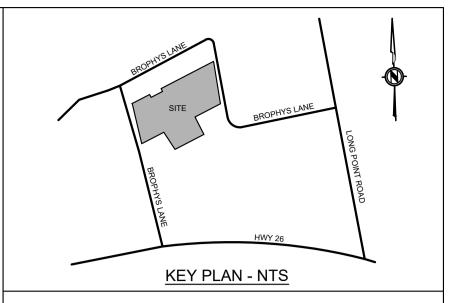
DRAWN CHECKED DRAWING NO. REV. CAB C15 8 APPROVED CAB









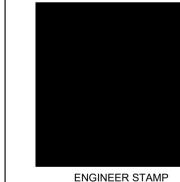


<u>LEGEND</u>

Town of Blue Mountains Planning and Development Services **Accepted For Construction Pre-Servicing Only**

AFC Drawings are only valid as part and upon execution of a **Pre-servicing Agreement**

8	24/11/2023	SEVENTH SUBMISSION	JC	CAB
7	27/10/2023	SIXTH SUBMISSION	JC	САВ
6	17/07/2023	FIFTH SUBMISSION	S	САВ
5A	09/05/2023	FINAL CUP SUBMISSION	JC	CAB
5	17/02/2023	FOURTH SUBMISSION	JC	CAB
REV	DATE	DESCRIPTION	BY	APP



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

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

BENCHMARK

ENGINEER STAMP

ENGINEERING ARCHITECTURE PLANNING SURVEYING

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

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246 RIVERSIDE DRIVE TORONTO, ON, M6S 4A9

PROJECT PROPOSED DETACHED RESIDENTIAL SUBDIVISION

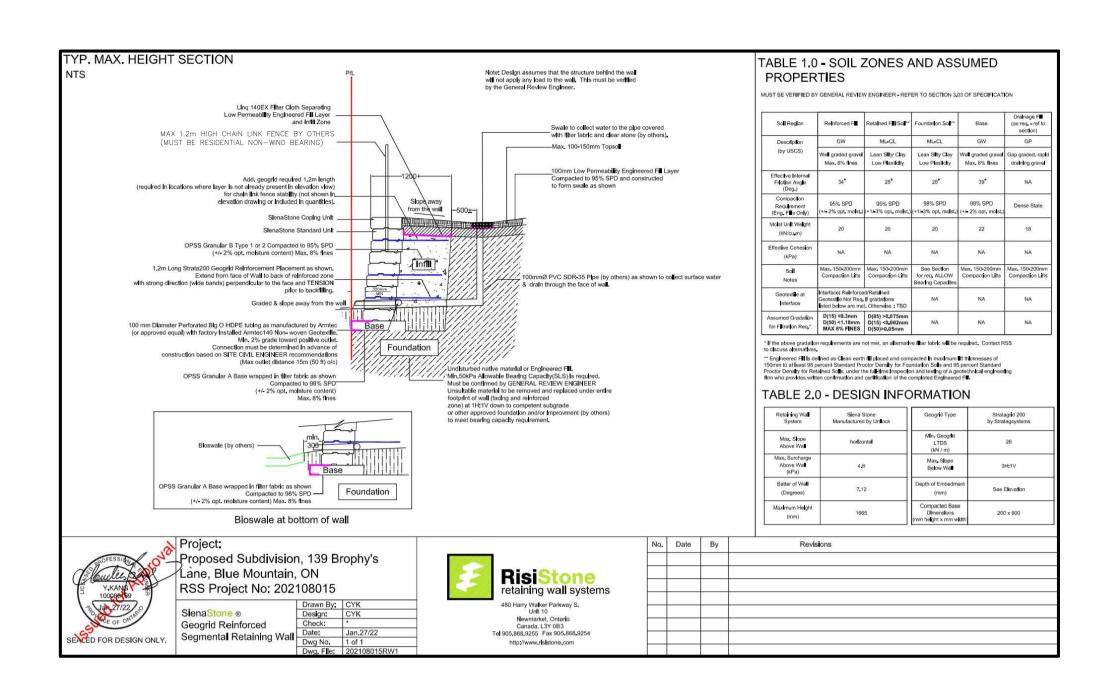
139 BROPHY'S LANE **BLUE MOUNTAIN, ON**

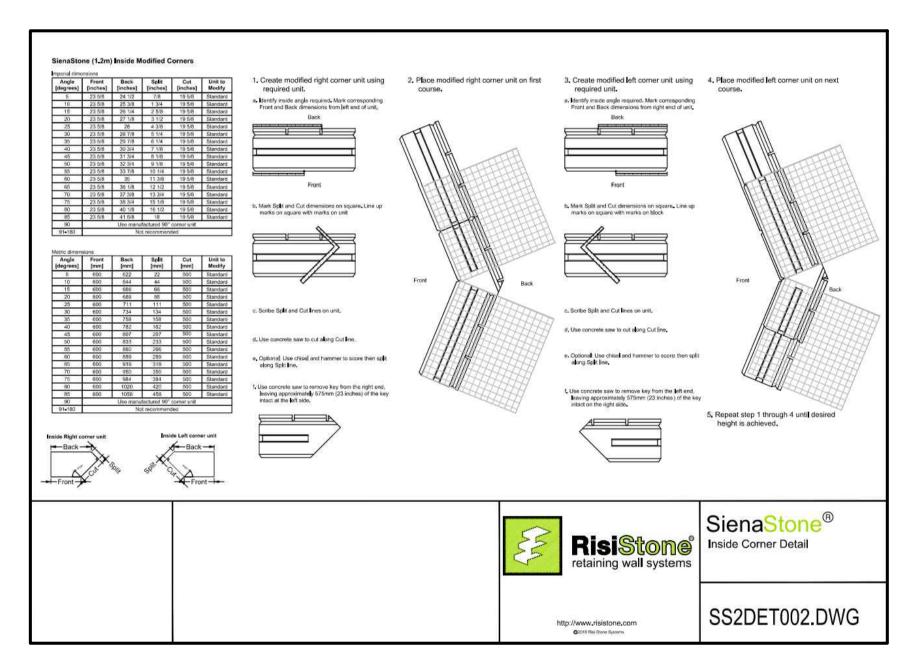
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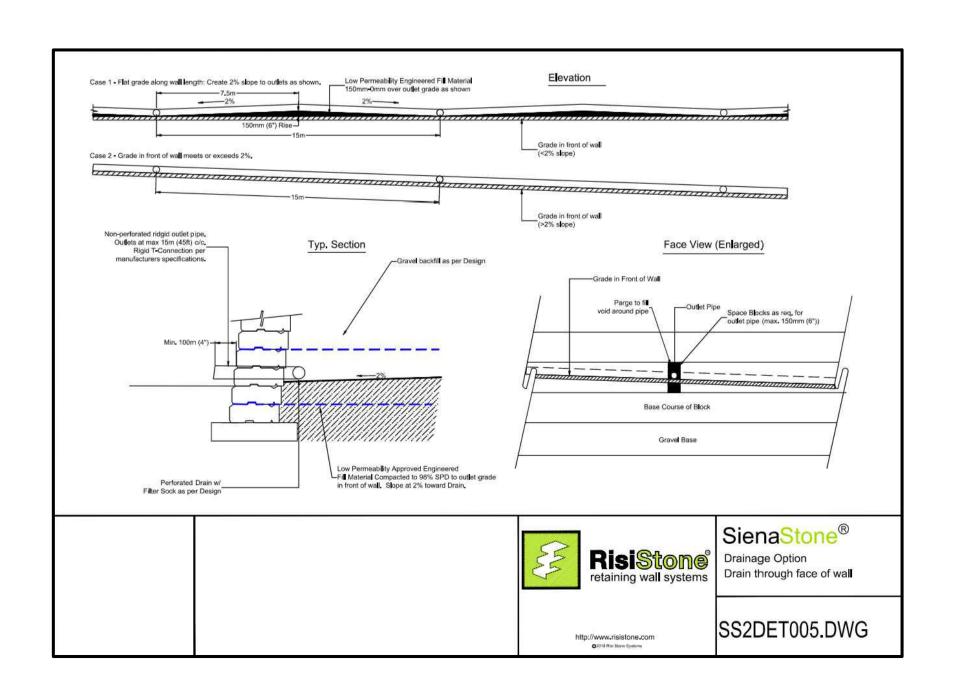
STANDARD DETAILS

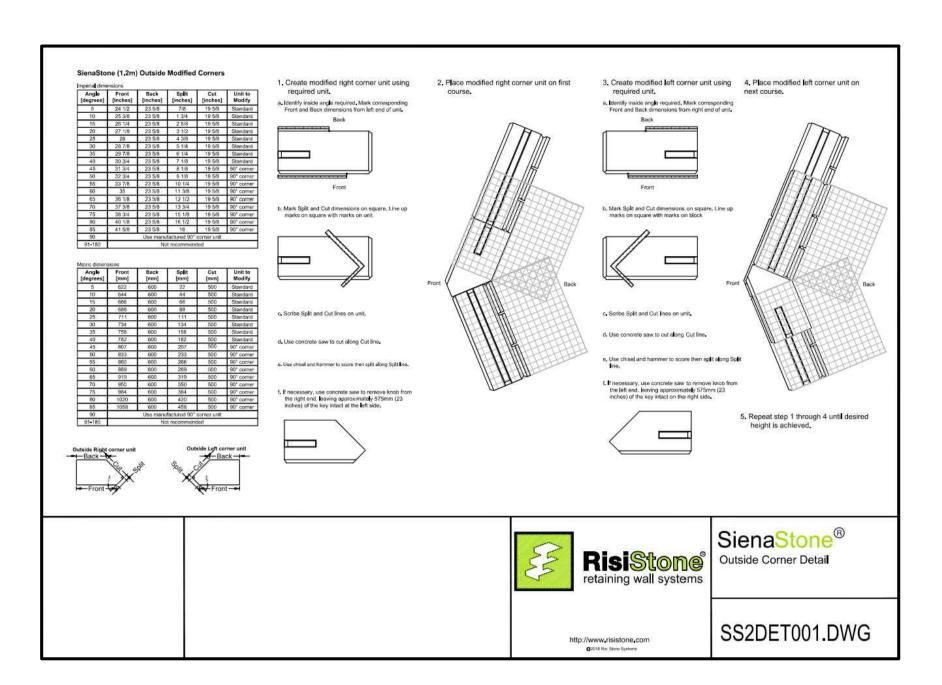
TOWN FILE: P2452E

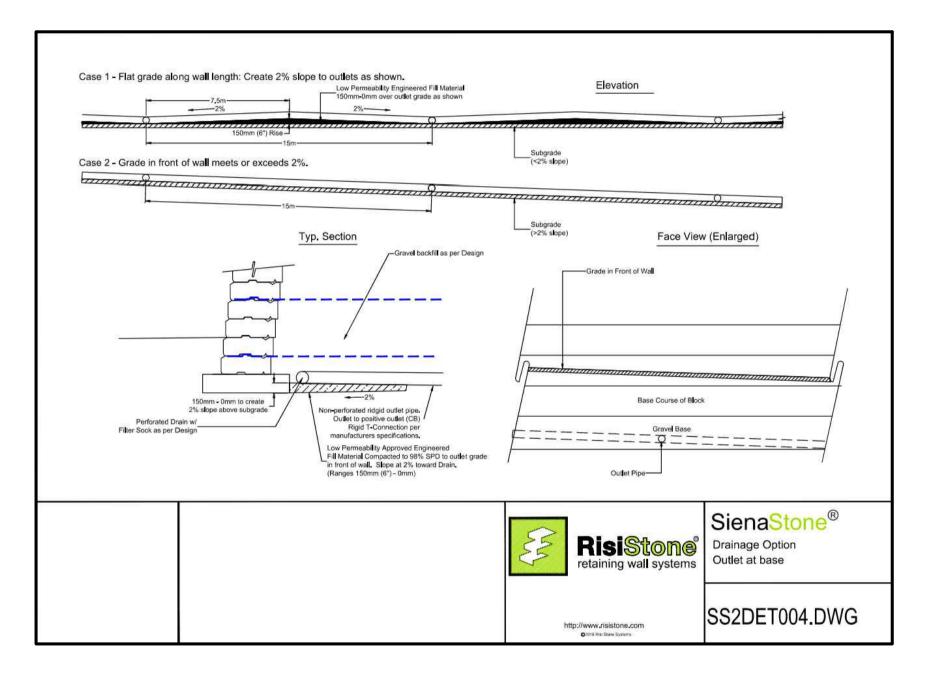
DESIGN	DATE	SCALE				
JC	NOVEMBER, 2020					
DRAWN	PROJECT NO.	N/	′ A			
JC	20-7031					
CHECKED	DRAWING NO.		REV.			
CAB	016		0			
APPROVED	C16		8			
CAB						



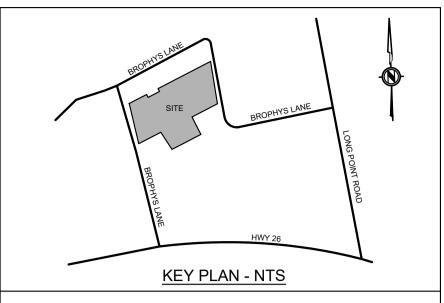








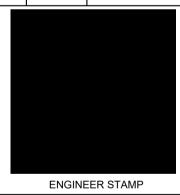




<u>LEGEND</u>



8	24/11/2023	SEVENTH SUBMISSION	JC	CAB
7	27/10/2023	SIXTH SUBMISSION	JC	CAB
6	17/07/2023	FIFTH SUBMISSION	JC	CAB
5A	09/05/2023	FINAL CUP SUBMISSION	JC	CAB
5	17/02/2023	FOURTH SUBMISSION	JC	CAB
REV	DATE	DESCRIPTION	BY	APP



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

LEGAL DESCRIPTION

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BENCHMARK

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

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CLIENT

L&W PROPERTIES LTD.

246 RIVERSIDE DRIVE TORONTO, ON, M6S 4A9

PROPOSED DETACHED
RESIDENTIAL SUBDIVISION

139 BROPHY'S LANE BLUE MOUNTAIN, ON

DRAWING TITLE

DESIGN

DRAWN

CAB

CHECKED

APPROVED CAB

RETAINING WALL DETAILS

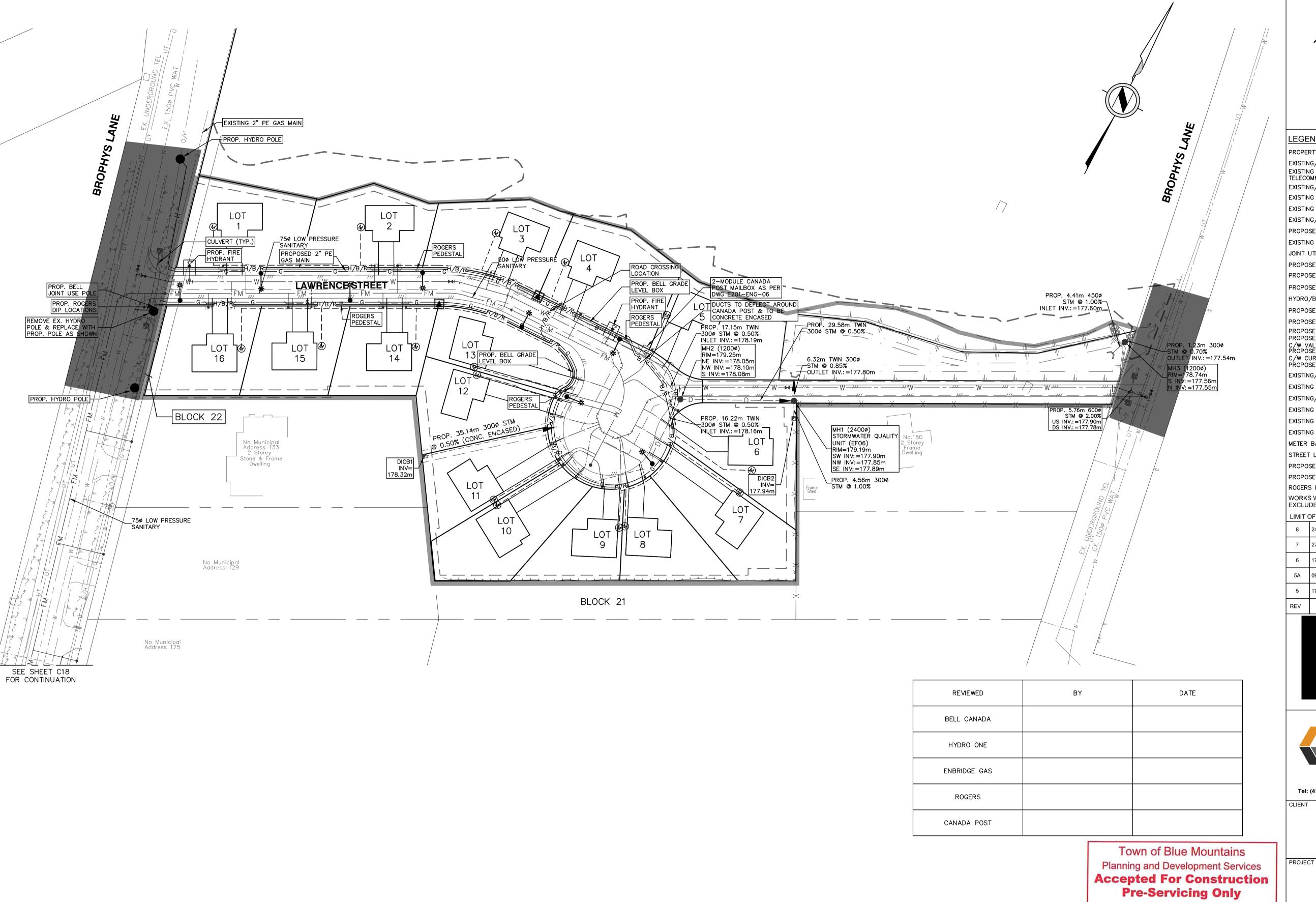
DATE SCALE NOVEMBER, 2020

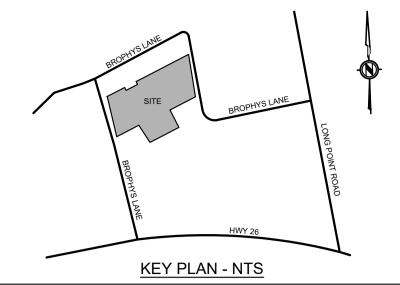
PROJECT NO. 20–7031

DRAWING NO.

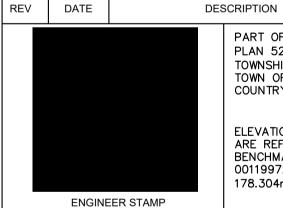
C17

REV.





LEGEND PROPERTY LINE EXISTING/PROPOSED WATERMAIN	w	_
EXISTING/PROPOSED WATERMAIN —	w	_
,	w	
EXISTING UNDERGROUND TELECOMMUNICATION UT		-
EXISTING/PROPOSED GAS MAIN		-
EXISTING OVERHEAD HYDRO ———— 0/H —		_
EXISTING EDGE OF GRAVEL		_
EXISTING/PROPOSED TOP OF BANK	·li	-
PROPOSED BOTTOM OF BANK		_
EXISTING DITCH CENTERLINE	\sim_{7}	_
JOINT UTILITY TRENCH		_
PROPOSED HYDRO DISTRIBUTION $$		_
PROPOSED STREETLIGHT DISTRIBUTION		-
PROPOSED UNDERGROUND HYDRO —————H—		_
HYDRO/BELL/ROGERS ——H/B/R-		_
PROPOSED LOW PRESSURE SANITARYFM -		_
PROPOSED STORM SEWER PROPOSED STORM CULVERT PROPOSED SANITARY SERVICE C/W VALVE BOX PROPOSED WATER SERVICE C/W CURB STOP PROPOSED EDGE OF PAVEMENT		- - • •
EXISTING/PROPOSED FIRE HYDRANT		
EXISTING WATER VALVE		
EXISTING/PROPOSED MANHOLE		
EXISTING BELL PEDESTAL		
EXISTING HYDRO POLE		
EXISTING GUY WIRE \rightarrow		
METER BASE M		
STREET LIGHT ◆ ★		
PROPOSED TRANSFORMER		
PROPOSED BELL GRADE LEVEL BOX		
ROGERS PEDESTAL 🗵		
WORKS WITHIN SHADED AREA ARE TO BE EXCLUDED FOR PRE-SERVICING		
LIMIT OF PRE-SERVICING		
8 24/11/2023 SEVENTH SUBMISSION	JC	СА



27/10/2023

17/02/2023

6 17/07/2023

5A 09/05/2023

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

CAB

JC CAB

JC CAB

JC CAB

BY APP

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



SIXTH SUBMISSION

FIFTH SUBMISSION

FINAL CUP SUBMISSION

FOURTH SUBMISSION

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Aplin & Martin Consultants Ltd.

246 RIVERSIDE DRIVE

L&W PROPERTIES LTD.

TORONTO, ON, M6S 4A9

PROPOSED DETACHED **RESIDENTIAL SUBDIVISION** 139 BROPHY'S LANE

BLUE MOUNTAIN, ON

DRAWING TITLE

AFC Drawings are only valid as part and upon execution of a

Pre-servicing Agreement

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NOTICE TO CONTRACTOR

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

Fida 17 Mag

COMPOSITE UTILITY PLAN

TOWN FILE: P2452E

			OVVIN I ILL. FZ45ZL			8
	THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY & HAVE NOT BEEN INDEPENDENTLY	DESIGN JC	DATE NOVEMBER, 2020	SCALE H:	1: 500	1.50
	VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL	DRAWN JC	PROJECT NO. 20-7031		N/A	,
L	EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE	CHECKED CAB	DRAWING NO.		REV.	-
	TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	APPROVED CAB	CIO		0	





KEY PLAN - NTS	
LEGEND	
PROPERTY LINE	
PROPOSED ROAD EDGE	
EXISTING ROAD EDGE	///
DIRECTION OF CONSTRUCTION TRAFFIC	-
TREE PROTECTION SIGN. SEE SHEET CO9 FOR DETAILS	d

8	24/11/2023	SEVENTH SUBMISSION	JC	CAB
7	27/10/2023	SIXTH SUBMISSION	JC	CAB
6	17/07/2023	FIFTH SUBMISSION	JC	CAB
5A	09/05/2023	FINAL CUP SUBMISSION	JC	CAB
5	17/02/2023	FOURTH SUBMISSION	JC	CAB
REV	DATE	DESCRIPTION	BY	APP

5. CONSTRUCTION

5.1. Construction Preparation & Requirements

The purpose of this section is to outline the requirements and best practices for construction of municipal infrastructure and private works in the Town of The Blue Mountains. These equirements are to provide direction and outline expectations to the developers, engineers and constructors related to the construction of infrastructure and works but does not relieve the developer or proponent of the infrastructure and works of the responsibility for submitting a completed project demonstrating competent engineering in full compliance with all applicable legislation, Town Standards and relevant guidelines.

Site development shall require full time inspection by the developer's Engineer of Record during

any construction activities associated with underground construction or construction that requires ongoing QA/QC (i.e. curb pouring, paving, etc.). Non-resident inspection is acceptable for construction stages that can be readily corrected if deficiencies are found upon inspection 5.1.2. Health and Safety

Throughout the life of all construction projects, it is the responsibility of all personnel to adhere to the requirements outlined in the current version of the Occupational Health & Safety Act

The Developer or Proponent shall be responsible to ensure that their employees, constructors, and consulting engineers comply with the regulations and requirements set out in the OHSA. Other regulations that are of concern on all construction sites include: traffic control, confined space entry, working from heights, trench safety, working in noisy environments, Workplace Hazardous Material Information System (WHIMIS)

The Constructor of any works occurring on Town Land shall have a written Traffic Control Plan and traffic control measures in place as defined in the Plan. Constructors working in new subdivisions shall be advised that the rights-of way, blocks, and roads in the new subdivision are Town Land once the subdivision is assumed and are considered open roads once occupancy is granted to any home in the subdivision.

 $Developer\ or\ Proponent\ shall\ ensure\ that\ staging/storage\ of\ material\ on\ open\ roads\ or\ sidewalks$ are removed, and the road/sidewalk cleaned by 4:30 pm each day Monday to Friday. No staging/storage of materials is allowed on weekends or holidays or between November 1st and April 1st which is the winter control season. At no time shall staging/storage of material restrict an open road to less than a 6.0 m wide clear route for emergency vehicle passage. Emergency vehicles have planned routes through the road network for emergency response and they rely on these routes to be clear of obstructions. Construction equipment and vehicles associated with the construction must also adhere to the same restrictions as staging and storage of material on open roads.

Town of The Blue Mountains Engineering Standards – May 29 2023

- · The contractor shall assume responsibility of ordering and placing all signage and pavement markings as required for traffic control and traffic notification and info engineer of any impacts on the schedule.
- The engineer assumes responsibility of being the point contact for the Town and the public and shall oversee the implementation of the plan.
- The Town will make information prepared to communicate with those affected available on the Town website. The Town will also make information prepared available to Town and emergency services.

5.2. Municipal Infrastructure 5.2.1. General

Design or construction alterations to the AFC drawings must be reviewed and approved by the Town prior to the changes being constructed

 $\label{lem:contractor} \textbf{ Find Contractor shall have a set of clean AFC drawings updated with As-Constructed data recorded}$ on the drawings that is not older than two working days available within 24 hours of Town request during construction. The As-Constructed redline drawings shall be presented to the engineer as a condition of Substantial Performance. The Consultant shall provide a scanned copy of the As-Constructed redline drawing to the Town as a condition the Basic Services Certificate. The As-Constructed drawings are not Record Drawings and should be considered supplemental to the Consultant's requirement to provide Record Drawings.

The Consultant shall have a clean set of AFC drawings, updated with data that will aid completion of the Record Drawings results that is not older than two working days on site at all times. The drawings shall record the location of pipe bedding, cover and trench backfill compaction testing showing both failed tests and passed tests. The location of passed test results shall be no farther part than 60 m horizontally 600 mm vertically.

Record Drawings shall be prepared in accordance with section 3.6 Record Documents. 5.2.1.1. Erosion and Sediment Control Measures During Construction

Erosion and Sediment Control (ESC) measures shall be installed as per the approved drawings

5.2.1.2. Pipe Installation Pipe (storm, sanitary, water) installation shall not commence until siltation and erosion controls

5.2.1.3. Pipe Bedding Pipe bedding shall be as per OPSS and the geotechnical report requirements. If the specified

trench width were to be exceeded during construction, a stronger pipe or an increase in bedding material shall be required.

Town of The Blue Mountains Engineering Standards – May 29 2023

Thrust restraint shall be achieved through mechanical joint restraint. The contractor shall have

the required length of joint restraint calculated for the entire water supply system prior to

beginning the water system installation. The required length of joint restraint for all locations in

The location and details of the joint restraints installed shall be recorded on the As-Constructed

The location and details of the cathodic protection installed shall be recorded on the As-

Service connections shall be installed in the Town right-of-way within 100 mm of the property

being serviced and the valve box shall be marked with a wooden marker painted blue with the

service tail attached to the marker terminating at least 600 mm above grade and capped or

The complete water system including service connections to the property line and hydrants shall

be tested in accordance with "The Blue Mountains Watermain Commissioning Protocol"

available on the Town's website. Testing of the Water System shall be done with the participation

Road work shall not commence until siltation and erosion controls measures are in place and

The Record Drawings shall contain all actual elevations, grades, lengths, locations, material types,

sizes of the works incorporated into the complete road system. Elevations of at 40m interval

Proof rolls of the sub-grade and sub-base shall be done in coordination with the Town Inspector.

Entrances are the section of a driveway that is constructed between the travelled portion of the

Page 131 of 139

potential discharge route from the construction is prepared

Sub-grade at centreline and the theoretical edge of asphalt.

Town of The Blue Mountains Engineering Standards – May 29 2023

Top of road base at centreline and theoretical edge of asphalt.

Top of base asphalt at centreline and theoretical edge of asphalt.

the system shall be provided to the Town at the pre-construction meeting

Metallic watermain and appurtenances shall be protected with Cathodes.

5.4.2. Thrust Restraint

and Record Drawings.

5.4.3. Cathodic Protection

of the Water Department.

road and the subject lot property line.

5.5. Roads

5.5.1. Road Works

Constructed and Record Drawings.

5.1.3. Town Inspector's Responsibilities During Construction

The Town does not provide full time inspection of construction sites. The Town reserves the right to attend construction sites where works are being constructed on Town lands, future Town lands or lands under Site Plan Control. The developer or proponent of the works shall retain responsibility for the quality of the work and all construction activities regardless of attendance

As indicated in the development agreement it is the developer or proponent's responsibility to administer the conditions of the agreement, the construction activities as well as the design and inspection of said works. The role of the Town inspector shall include that they:

- · Liaise with the developer's engineer on matters pertaining to construction process
- Provide periodic site inspections to monitor adherence to municipal Engineering Standards and construction of work to approved drawings. Attendance by the Town does not relieve the developer's responsibility to assure works are constructed in conformance with Engineering Standards and or approved drawings
- Periodically inspect in conjunction with the engineer's full-time inspection the construction of sanitary and storm collection systems, water distribution systems, road
- systems, street lighting system, stormwater management facilities. Witness testing of all municipal infrastructure on Town Lands including mandrel testing and CCTV inspection of storm and sanitary sewers, leakage testing of storm and sanitary
- systems inclusive of structures, street illumination testing, traffic light system testing. Witness proof-roll of road sub-grade prior to placement of sub-base prior to placement
- Witness final grading of base by a road grader prior to placement of base asphalt.
- · Witness watermain commissioning including certification of backflow preventer if used, swabbing, pressure testing, injection of disinfecting chlorine along with flushing and sampling for bacteriological testing, receiving laboratory test results and coordination
- Participate in joint inspections with the developer's engineer for benchmark stages in the development ahead of Town certification required by the agreement
- Monitor compliance with the conditions of the development agreement.
- Review requests for security reduction and release. Review field design changes in conjunction with the manager of Development Engineering
- and Infrastructure Managers of the systems affected. Any other inspections required by the Town associated with the development.

Town of The Blue Mountains Engineering Standards – May 29 2023 Page 119 of 139

In areas where it is difficult to control the infiltration of ground water into the sewer trenches, clear stone may be used provided it is wrapped in a suitable geotextile, selected, and installed in accordance with the Geotechnical engineer's requirement.

5.2.1.4. Maintenance Holes (General) All maintenance hole installations shall include frost straps (min. 4.0 m depth) as per OPSD 701.100 (Rev November 2018). The Record Drawings shall include the details on frost straps installed during construction including the depth to which the strap is installed.

5.2.1.5. Frames and Grates (General) All maintenance structures shall include access frames and grates. Frames shall be set flush to base asphalt elevation when surface asphalt will be delayed for more than one month. Catch basin maintenance hole and catch basin frames and grates shall be set to base course asphalt elevation and the curb for 3 m behind the structures shall be temporary asphalt per OPSD

Refer to Section 4.6.4 for additional design details as required.

5.2.2. Stormwater Management System 5.2.2.1. General

Construction of the stormwater management system must consider ESCM as a priority because tormwater is the major mechanism for erosion and sediment transport on any construction site The location of the stormwater management system is typically in the route of the subdivision drainage which makes ESCM critical during construction when the land is opened and following construction when the system can collect soils being transported storm events. Construction of stormwater management facilities shall require full time inspection by the

Engineer of Record during any construction activities. 5.2.2.2. SWM Facility Acceptance for Basic Services / Final Certification Requirements

Prior to acceptance of the Stormwater Management Facility acceptance for Basic Services or Final Certification the following information shall be submitted to the Town . SWM Facility cleaning: sediment shall be completely removed from the SWM Facility

- Prior to cleaning, the developer shall conduct a topographic/bathymetric survey of the entire facility and provide the Town with the following: Plan and profile drawings matching the accepted for construction drawing set and
- nowing the design grades and existing sediment levels including sediment volume calculations. Cost estimate for sediment removal, disposal and restoration of disturbed areas.
- o Sediment removal work plan addressing dewatering pumping rate and discharge location, erosion & sediment control, sediment disposal location, temporary has route, etc.; and,
- Necessary permit and approvals from applicable agencies.

Town of The Blue Mountains Engineering Standards – May 29 2023

Town related inspections include:

- Investigate any complaints pursuant to the construction process received by the Town and forward the information to the developer, the Engineer of Record and/or the
- Periodically inspect erosion and sediment control measures (ESCM) including mud mats, temporary siltation control ponds, silt fences, straw bale, and rock flow checks, etc. to monitor proper maintenance and function of the elements is being addressed.

The Town shall report any infractions to the developer, the developer's engineer and/or the proponent for corrective action. Should the developer, the developer's engineer and/or the proponent fail to initiate corrective actions in a timely fashion the Town may decide to have corrective actions undertaken by Town forces or contract services. All related costs will be charged back to the developer or proponent as per the terms of the development agreement.

The Developer or their Engineer is responsible for notifying the Town Inspector of any milestone event as identified above for inspection/review a minimum of 48 hours in advance of any 5.1.4. Developer's Engineer, Developer or Proponent Responsibilities During Construction

The developer or proponent shall have an Engineer of Record (Licensed by PEO with a Certificate

of Authorization) engaged to represent them as per the development agreement. Where the project is of a minor nature and no development agreement is in place the developer or The role of the Engineer of Record shall include the following tasks as a minimum. Additional site-specific tasks may be necessary. The objective is that inspection reflects the Professional

- review duties of the Professional Engineer of Record for the project and ensures that quality assurance is completed for all aspects for the design for both the Town and other impacted Coordinate works within the site and ensure all documentation (drawings, certifications,
- permit etc.) are received by the Town • Review all grade sheets related to works and notify contractor if discrepancies exist
- between accepted for construction (AFC) drawings and grade sheets prior to construction. Inspection, testing and certification of all works including underground works, above ground works, excavation grading and backfill, road sub-grade, sub-base base and
- pavements, curbs and sidewalks, boulevard grading, topsoil ground cover landscaping. • Coordinate sub-consultant testing to assure test undertaken are sufficient to ensure
- · Grading inspections and certification of all lot grading and all lot grading complaints
- Review CCTV inspection video of all sanitary and storm sewer collection systems as a condition of Town certification of Basic Services and Final Certification, report all

deficiencies and provide CCTV inspection video before and after deficiencies corrected. Town of The Blue Mountains Engineering Standards – May 29 2023 Page 120 of 139

Prior to disposal of sediment, the developer shall sample the sediment following

After sediment removal and site restoration, the developer shall conduct a

The permanent and active pond volumes as designed are present

and any other hydraulic structures within the facility; and,

representative sections of the various pond sections

Drawings in AutoCAD and pdf format demonstrating:

All accumulated sediment has been removed.

as designed to the satisfaction of the Town.

A copy of an acceptance letter from the Town.

sealed by a professional engineer licensed in Ontario.

A copy of the MECP Environmental Compliance Approval

Town of The Blue Mountains Engineering Standards – May 29 2023

qualified person.

sampling report, including lad results for peer review. The report shall be signed by a

topographic/bathymetric survey of the entire facility and provide the Town with Record

o Plan and profile drawings matching the accepted for construction drawings set and

Record elevations of inlet(s), outlet(s), weirs, forebays, berms, emergency spillway

o Plan & profile record drawings of the facility showing maintenance access and

components of the facility are in good repair and that they have been installed in

conformance with the approved SWM report and detailed design. A comparison table

shall be provided showing the design and record pond attributes (inlet/outlet pipe size

and inverts, control structures, orifice size and invert, forebay berm elevation, side slopes,

emergency spill way, and any other hydraulic structures in the facility) including

stage/storage/outflow characteristics. Any deviation between design and record

information shall be identified in the report with remediation measures proposed.

The developer shall submit to the Town a completed SWM Facility General Information Form

Upon receipt of the above information, the Town will perform verification checks to confirm

sediment removal, facility permanent pool capacity, proper hydraulic and performance function,

the condition of the facility is satisfactory and will provide subsequent feedback if deficiencies

The developer shall collect field data and develop a rating curve for the hydraulic outlet

control structure(s) and submit to the Town to demonstrate that the facility is functioning

The developer shall provide the Town with Engineering Certification indicating that all

facility cross-section drawings at 20 m stations showing the design and post cleaning

Ensure all CCTV inspections are performed in conformance with the Town's

- Certification of all constructed municipal infrastructure systems.
- · Review all geotechnical testing results (soil, aggregate, concrete, and asphalt) and provide ecommendations as required. Provide trench backfill testing locations visually represented on a plan and profile drawing with the test number and compaction shows such that no test location is more than 60 m apart horizontally nor 600 mm vertically from
- Review and monitor all environmental issues including erosion control and sediment migration control (wind, water and traffic borne), noise, tree preservation, well
- monitoring, water quality requirement by authorities having jurisdiction etc. Notify the contractor of any deficiencies in the work and instructing the contractor to take appropriate corrective measures, then confirm and report to the Town the results of the
- corrective measures. Promote on-site safety.
- Ensure the site work and construction activities do not affect surrounding lands such as mud tracking, redirected runoff causing erosion, wind borne dust etc. and if present
- Respond to concerns, inquiries, complaints and provide appropriate corrective measures in a timely manner.
- Identify and record all materials incorporated into the works. Identify and reject all materials that do not meet the project specifications, Town Standards or unsuitable for installation due to condition or damage. Assure all materials incorporated are suitable for
- Distribution of all documents, reports, and test results to appropriate parties
- Coordinate and attend the project pre-construction and construction progress meetings
- Coordinate all infrastructure testing with the Town Staff. Any municipal infrastructure testing conducted without Town Staff being provided adequate notice to allow them to attend at their discretion shall be considered developer assurance testing and the system tested shall be considered untested by the Town. It is the Developer's Engineer's esponsibility to document notification of the Tow
- · Provide certification of testing, service record sheets for each lot and revised AFC drawings to record drawing standard as a condition of Town certification of Basic Services.
- Monitor the site monthly (minimum) during municipal infrastructure construction hiatus during the construction of homes and provide a report on the municipal infrastructure condition and site activity every six months following issuance of the Town certification

Town of The Blue Mountains Engineering Standards – May 29 2023

Landscaping within a SWM facility as well as stormwater management systems shall have a two-

The facility's Operation & Maintenance Manuals shall be provided to the satisfaction of the Town

Storm sewer installation shall not commence until siltation and erosion controls measures are in

place and potential discharge route from the construction is prepared. The subdivision

stormwater management facility or temporary stormwater facilities are constructed and

Design ditch grades shall be provided for the ditch inverts on the projection of side lot lines for

Sump pump discharge, rainwater leaders, roof drain leaders, area drains, field tile drains, etc.

shall not be discharged directly to the roadside or municipal ditches. Drainage of this nature may

be discharged to the surface or to a dry well on private property. Collection and concentration

of stormwater or ground water with point discharging such as a sump pump outlet shall not cause

a nuisance such as erosion, ponding, ice accretion etc. on public or private neighbouring lands.

The complete sewer system including service connections to the property line and maintenance

holes shall be tested in accordance with the requirements of OPSS for the type of pipe installed.

(Pig) test as required by OPSS is required for the type of pipe installed. All pipe works shall have

a CCTV inspection as per OPSS 409 completed as part of the preliminary and final acceptance

inspector, who will coordinate with the department responsible for operating the system at

inspections. Testing of the Storm Sewer System shall be done with the participation of the Tow

akage testing shall be conducted on the entire system including structures. Deformation gaug

5.2.2.3. Landscaping of Stormwater Management Systems

prepared to receive flows from the storm sewer construction.

Design culvert sizes shall be shown on the plan and profile drawings.

Town of The Blue Mountains Engineering Standards – May 29 2023

5.2.2.8. Connections to Ditches and Storm Sewers

5.2.2.4. Operating and Maintenance Manuals

as a condition of Certificate of basic Services.

year warranty period.

5.2.2.5. Storm Sewer

5.2.2.6. Frames and Grates

5.2.2.7. Ditches and Culvert

all blocks and lots in the subdivision

5.2.3. Testing and Acceptance

assumption.

As per Section 4.4.3.

with legislation and permitting required for site preparation in accordance with permits received and all applicable local, provincial, and federal legislation related to the works.

5.1.7. Erosion and Sediment Control Measures

Erosion and sediment control measures (ESCM) are required by the Town for any proposed site alteration. This requirement includes all sites where the land will be disturbed and prone to erosion for more than a few days inclusive of residential construction on individual lots. Prior to encement of any work, the developer/proponent shall implement an ESCM plan to effectively reduce on-site erosion and minimize off-site transport. The off-site transport mechanisms that must be addressed/protected shall include overland storm flows, existing drainage channels, municipal sewer systems, wind driven and vehicular tracking.

The condition of the erosion and sediment control measures shall be recorded at the end of each working day, prior to the start of any construction highes and following any rainfall event during a construction hiatus. Deficiencies in the siltation and erosion control measures shall be addressed immediately. Daily construction inspection reports shall be compiled and be provided to the Town monthly. Rainfall event construction inspection reports shall be provided to the Town within three days following the event.

All disturbed ground left inactive for more than 90 days shall be stabilized by seeding, sodding, mulching, covering or other equivalent measu

5.1.8. Temporary Erosion and Sediment Control Measures

5.1.10. Communication Plan

5.3. Sanitary Collection System

The temporary erosion and sediment control measures shall be installed prior to any site work. maintained during the construction period, modified if the proposed measures prove insufficient reestablished when damaged or ahead of a planned construction hiatus, and removed once the disturbed ground is restored and stabilized. These shall be completed in accordance with the approved for construction drawings, Section 4.12, Provincial Standards and permits.

Temporary erosion and sediment control measures shall also include on-going construction $housekeeping\ activities\ including\ dust\ suppression\ and\ street\ sweeping.\ All\ ESC\ systems\ shall\ be$ monitored, cleaned, and maintained throughout construction and until final vegetation is

Tree preservation measures are installed on site to protect vegetation identified for preservation throughout the construction program as indicated in the AFC drawings.

Where servicing or construction is to occur within an open public highway, easement, or open space the Engineer of Record coordinate with the Town for the development of the communication plan for the project. Adequate information shall be provided to the Town communications group to be posted on the Town Development Webpage

The communication plan must identify the responsibilities of the parties involved namely the contractor, engineer and the Town as follows:

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5.3.1. Sanitary Sewer No flow (sanitary or otherwise shall be permitted from the new system to the existing Town

owned sanitary sewer until the new sewer system is tested with the participation of the Town and a written approval, from the Town, to connect has been issued. 5.3.2. Testing and Acceptance

A commissioning plan shall be submitted to the Town for review and approval. Testing of the Sanitary Sewer System shall be coordinated with the Town Inspector with the participation of the Town department responsible for operating the system at assumption and shall strictly conform to the requirements set out in the most current revision of "The Blue Mountains Sanitary Sewer nissioning Protocol" as found on the Town website.

The complete sewer system including service connections to the property line and maintenance holes shall be tested in accordance with OPSS and "The Blue Mountains Sanitary Sewer Commissioning Protocol". Deformation gauge (Pig) test as per OPSS is required on all pipe works prior to Town acceptance. All pipe works shall have a CCTV inspection as per OPSS 409 completed as part of the preliminary and final acceptance inspections 5.3.3. Flow Monitoring until Assumption

Any system is connected to the municipal system via a public or boundary maintenance and

constructed sanitary sewers that may be assumed by the Town will have a flowmeter and

datalogger installed in the boundary maintenance hole. This unit shall monitor sanitary flow for a period of no less than twelve months after the development sanitary sewers are accepted by the Town or when a minimum of eighty percent (80%) of units are complete and occupied. The

unit shall be installed, monitored and maintained by Town or Town contracted staff. The cost of this shall be borne by the Developer 5.3.4. Sewage Pumping Station -Operation and Maintenance Manuals Sewage pumping stations and accessory equipment shall be supplied with a minimum of three complete hardcopy sets and one electronic PDF copy of operational instructions for automatic

and manual mode including program control narratives, emergency procedures, shop drawings, maintenance schedules, and such tools and spare parts as may be necessary. The engineer will

ensure that this documentation will be provided along with the necessary training for operation and maintenance of the equipment prior to commissioning. 5.4.1. Watermains

The watermain shall not be connected to the existing Town owned watermain until the new main is tested and commissioned with the participation of the Water department that will operate the system and a written approval, from the Town, to connect has been issued. A Temporary Water Connection shall be used during construction and commissioning as per Town Standard Drawing 4.7.1 in Appendix D.

Town of The Blue Mountains Engineering Standards – May 29 2023

24/11/2023 SEVENTH SUBMISSION 27/10/2023 SIXTH SUBMISSION

Town of Blue Mountains

Planning and Development Services

Accepted For Construction



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

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK. BENCHMARK No. :



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

246 RIVERSIDE DRIVE

TORONTO, ON, M6S 4A9 PROJECT

> RESIDENTIAL SUBDIVISION 139 BROPHY'S LANE

BLUE MOUNTAIN, ON

DRAWING TITLE

TOWN FILE: P2452E

UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY & HAVE NOT BEEN INDEPENDENTLY

SCALE THE LOCATION OF EXISTING UNDERGROUND NOVEMBER, 2020 N/A PROJECT NO. 20-7031 CHECKED DRAWING NO. REV. **C21** 8

Entrance grades shall conform to the Town entrance guidelines as well as the OPSS/OPSD guidelines for entrances.

- Approval to place top course asphalt is required from the Town. The following must be
- All sidewalk, curb, and boulevard work.
- Flush and sweep surface and evenly apply tack coat.

Place top course asphalt in accordance with OPSS. 5.5.4. Curbs

Prior to final acceptance of curb and gutter, all blemishes shall be rectified by removing a minimum 1.5 m section of curb and replacing. If a section less than 3.0 m is to be replaced, tw 600mm 10M rebar drilled 300mm into the existing curb on each side and grouted with epoxy

grout or approved equal. material on either side of the linear curb shall be removed to allow full depth curb forms placed concrete) abuts the curb, a minimum of 0.5 m width of the pavement shall be removed to allow

Prior to final acceptance of sidewalk, all blemishes shall be rectified by removing a minimum single panel of sidewalk and replacing.

depth of sidewalk in The Blue Mountains is 125 mm or as per OPS. Following curing, when the

5.5.3. Top Course Asphalt

- Raise maintenance hole and catch basin frames.
- Raise water valve box.
- Base course asphalt pad as required in accordance with OPSS; and, All testing of sewer and watermain has been accepted by the Town including Sewer video inspection and watermain continuity testing.
- Base asphalt has had at least one complete winter season pass to allow for settlement, Certification from Geotechnical Engineer and Engineer of Record.

The replacement curb may be placed by curb machine or hand placed form work. Existing Following curing, when the concrete has reached 75% of its design compressive strength the area on either side of the linear curb shall be prepared. Where pavement (asphalt, unit pavers or the granular payement base to be recompacted. Suitable compaction equipment shall be used to compact the granular pavement base before the pavement is reinstated. Under no

circumstances shall a concrete curb be poured against existing pavemen

The replacement sidewalk may be placed by sidewalk machine or hand placed form work. Existing material on either side of the linear curb shall be removed to allow full depth curb forms placed. Sidewalk depths shall be in accordance with Ontario Provincial Standards. The minimum

Town of The Blue Mountains Engineering Standards – May 29 2023 Page 132 of 139

concrete has reached 75% of its design compressive strength the area on either side of the linear sidewalk shall be prepared. Where pavement (asphalt, unit pavers or concrete) abuts the sidewalk, a minimum of 0.5m width of the payement shall be removed to allow the granular pavement base to be recompacted. Suitable compaction equipment shall be used to compact

the granular payement base before the payement is reinstated. Under no circumstances shall a concrete sidewalk be poured against existing pavement. 5.5.6. Testing and Acceptance

The complete road system including road structure, curbs, sidewalks, and boulevards shall be tested in accordance with the appropriate OPSS. Testing of the Road System shall be done with the participation of the Town department responsible for operating the system at assumption. A comprehensive geotechnical and material testing record shall be presented to the Town as a condition of basic Services and Completion

Full acceptance will be upon completion of the warranty period including receipt of all required

5.6. Pavement Marking and Signage 5.6.1. Pavement Marking and Signage Plan

drawing submission and recorded on the Record Drawings as a condition of Basic Services. For reconstruction projects signs may be removed during construction and replaced/reused as 5.6.2. Street Name Signs

completion of the base course asphalt road construction and prior to the issuance of Building Permits. Signs must be maintained by the Developer until "Assumption" by the Town.

the completion of the base course asphalt road construction and prior to the issuance of Building Permits. Signs must be maintained by the Developer until "Assumption" by the Town. 5.6.4. Roads Not Assumed Signs

Signs reading "Roads Not Assumed by Municipality – Use at Your Own Risk" shall be erected at

Signs shall be erected prior to the start of construction and shall be removed after assumption.

each point of access/egress to new residential and industrial subdivisions. Signs shall meet following requirements: A minimum of 1.22 m x 1.83 m.

A maximum height of 2.15 m above grade; and,

Town of The Blue Mountains Engineering Standards – May 29 2023 Page 133 of 139

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Traffic Signals shall be commissioned as per the appropriate requirements including the MTO Ontario Traffic Manual Book 12. 5.8. Street Lighting

Upon energizing the street lighting system, the electrical consultant shall carry out a field verification of the illumination design in accordance with IES specification LM-50. Upon completion of the project, the electrical engineer shall carry out a final quality verification inspection in conjunction with the Town's inspector. The project will not be deemed complete until the Town inspector is satisfied with the workmanship, has received all certification, test

Record for inclusion in the Record Drawings set for the project. 5.9. Subdivision Grading

5.9.2. Block Grading Block grading elevations shall be provided on the Record Drawings.

5.9.4. Rough Grading Prior to the issuance of any certificates by the Town accepting the Works, blocks shall be rough

graded as follows: Achieve positive drainage to the satisfaction of the Town.

 Lot corners, grade changes and spot elevations: 300 mm (or otherwise approved by the Swales and ditches, except side yard swales, without finishing topsoil: 150 mm.

5.10. Utilities

Third party utilities installation shall require non-resident engineering supervision to be approved by the Town's Engineer to confirm that installation does not compromise any municipal Compaction of backfill for utility trenches shall be 95% Standard Proctor Dry Density.

5.11. Streetscape Streetscaping shall be inspected and approved by the Engineer of Record or their Landscape Architect and coordinated with the Town Inspecto [end of Section 5]

Town of The Blue Mountains Engineering Standards – May 29 2023

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VERIFIED BY THE OWNER OR ITS
REPRESENTATIVE. THE CONTRACTOR SHALL
DETERMINE THE EXACT LOCATION OF ALL ANY AND ALL DAMAGES WHICH MIGHT BE

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KEY PLAN - NTS LEGEND

Pre-Servicing Only AFC Drawings are only valid as part and upon execution of a Pre-servicing Agreement

CAB CAB JC CAB 17/07/2023 FIFTH SUBMISSION CAB 09/05/2023 FINAL CUP SUBMISSION CAB 17/02/2023 FOURTH SUBMISSION REV BY APP

DATE DESCRIPTION

ENGINEER STAMP BENCHMARK

L&W PROPERTIES LTD.

PROPOSED DETACHED

TOWN CONSTRUCTION NOTES

5.7. Traffic Signals

All traffic control signs shall be of new material, installed, and their reflectivity confirmed via shop

For new developments, street name signs shall be supplied and installed by the Developer at the

For new developments, traffic control signs shall be supplied and installed by the Developer at

• Lettering shall be 120 mm wide by 180 mm tall, black in colour on white reflective backing.

5.6.5 Payement Markings All roadway markings shall be installed on base course asphalt as a condition of Basic Services if base course asphalt will remain as the primary surface for more than three months. The permanent roadway markings shall be installed on surface course asphalt as a condition of the Town Completion Certificate.

Prior to energizing the street lighting system, the electrical engineer shall obtain from the contractor a copy of the Electrical Safety Authority (ESA) certification and submit to the Tow

results and as-built drawings. The as-built drawings must also be provided to the Engineer of

5.9.1. Lot Grading Lot grading elevations shall be provided on the Record Drawings.

5.9.3. Retaining Walls Retaining walls details shall be provided on the Record Drawings.

Town); and,

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NOTICE TO CONTRACTOR

COPYRIGHT RESERVED

T IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALI LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD

TO EXACTLY LOCATE AND PRESERVE ANY AND APPROVED ALL UNDERGROUND UTILITIES.

EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR OCCASIONED BY THE CONTRACTOR'S FAILURE

COUNTRY OF GREY LEGAL DESCRIPTION 00119972U314, ELEVATION = 178.304m (DATUM: CGVD28: 78)