L&W PROPERTIES LTD.

PROPOSED DETACHED RESIDENTIAL SUBDIVISION

P2452E

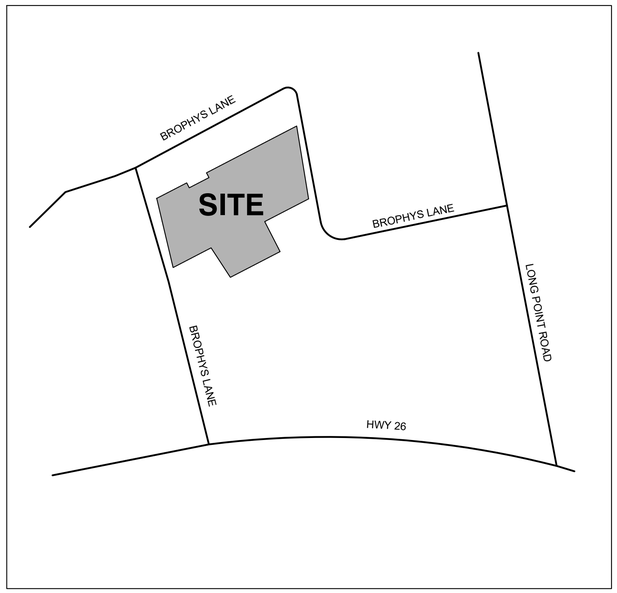
DEVELOPMENT ENGINEERING

MUNICIPALITY:
TOWN OF THE BLUE MOUNTAINS

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

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-C05	SITE SERVICING PLAN S
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
20-7031-C11	PLAN & PROFILE BROPHYS LANE (0+000 - 0+180)
20-7031-C12	PLAN & PROFILE BROPHYS LANE (0+180 - 0+360)
20-7031-C13	PLAN & PROFILE LAWRENCE STREET (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



SITE LOCATION
N.T.S.

OWNER'S ENGINEER:

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

APLIN MARTIN PROJECT No. 20-7031

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
[redacted] 4-Feb-2025
date

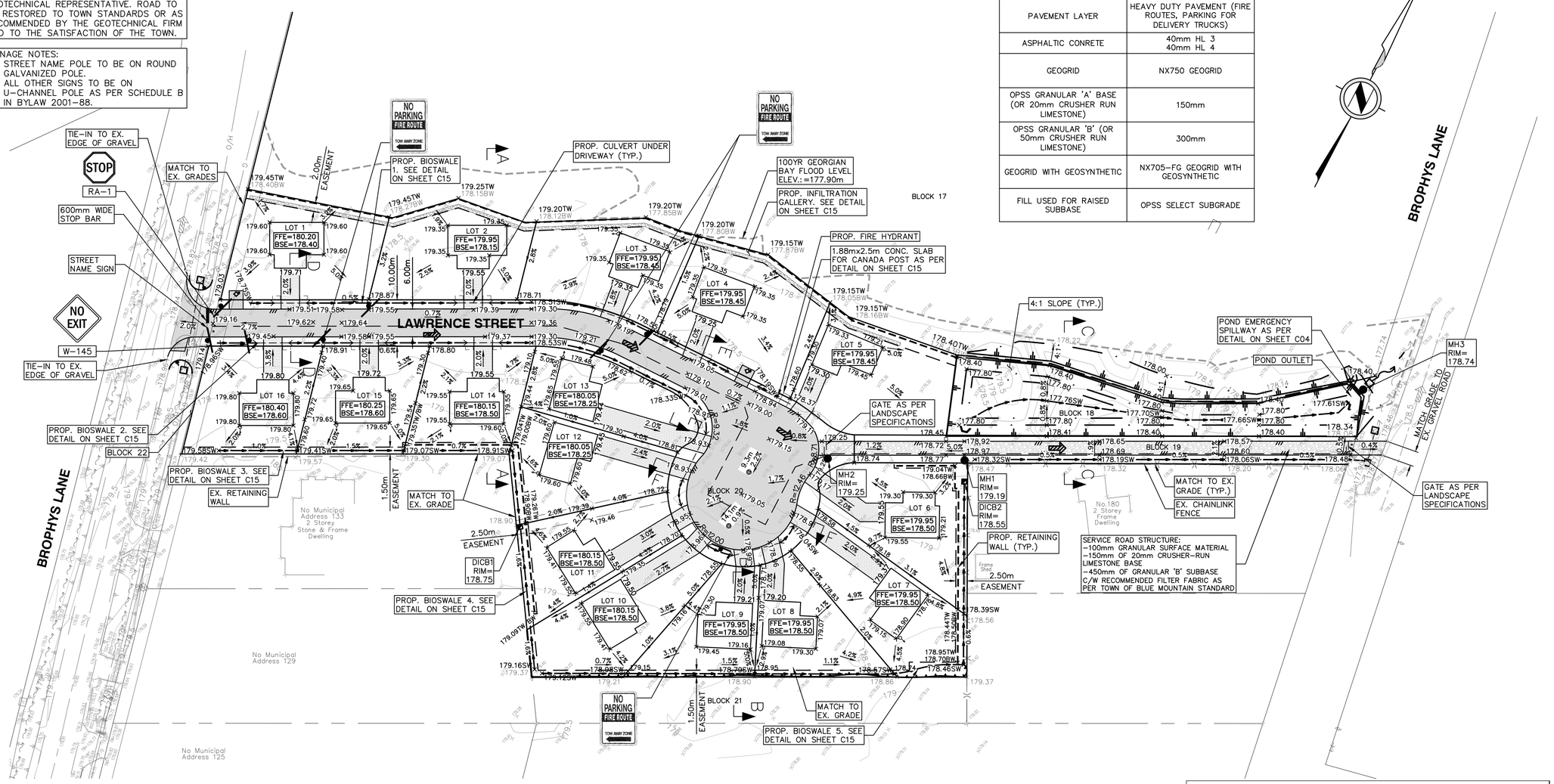
DEVELOPER ADDRESS:
246 RIVERSIDE DRIVE, TOROI

PROJECT LOCATION:
139 BROPHYS LANE, BLUE M

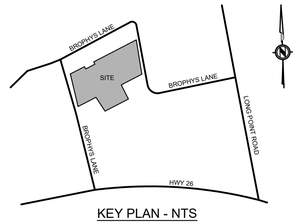
LEGAL DESCRIPTION:
PLAN OF LOT 89, REGISTERED PLAN 529, (FORMERLY TOWNSHIP OF COLLINGWOOD), TOWN OF THE BLUE MOUNTAINS, COUNTRY OF GREY

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

SIGNAGE NOTES:
1. STREET NAME POLE TO BE ON ROUND GALVANIZED POLE.
2. ALL OTHER SIGNS TO BE ON U-CHANNEL POLE AS PER SCHEDULE B IN BYLAW 2001-88.



RECOMMENDED PAVEMENT STRUCTURE THICKNESS	
PAVEMENT LAYER	HEAVY DUTY PAVEMENT (FIRE ROUTES, PARKING FOR DELIVERY TRUCKS)
ASPHALTIC CONRETE	40mm HL 3 40mm HL 4
GEOGRID	NX750 GEOGRID
OPSS GRANULAR 'A' BASE (OR 20mm CRUSHER RUN LIMESTONE)	150mm
OPSS GRANULAR 'B' (OR 50mm CRUSHER RUN LIMESTONE)	300mm
GEOGRID WITH GEOSYNTHETIC	NX705-FG GEOGRID WITH GEOSYNTHETIC
FILL USED FOR RAISED SUBBASE	OPSS SELECT SUBGRADE



KEY PLAN - NTS

LEGEND

- PROPERTY LINE
- EASEMENT
- GEORGIAN BAY FLOOD LEVEL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING SWALE
- PROPOSED SWALE
- PROPOSED RETAINING WALL
- PROPOSED TOP OF BANK
- PROPOSED BOTTOM OF BANK
- PROPOSED STORM CULVERT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED INFILTRATION TRENCH
- ASPHALT
- GRAVEL
- ASPHALT DRIVEWAY
- EXISTING GROUND CONTOUR — 178.0
- EXISTING TOPO POINT — ×179.22
- EXISTING/PROPOSED ELEVATION — ×179.37 / ×178.56
- PROPOSED SWALE ELEVATION — ×178.69SW
- TOP/BOTTOM OF WALL ELEVATION — ×178.95TW/BW
- GRADE — 2.0%
- EXISTING/PROPOSED OVERLAND FLOW ROUTE
- FFE – FIRST FLOOR ELEVATION (m) — FFE=179.95
- BSE – BASEMENT SLAB ELEVATION (m) — BSE=178.15
- PROPOSED DITCH INLET CATCH BASIN
- EXISTING/PROPOSED MANHOLE
- EXISTING/PROPOSED FIRE HYDRANT
- PROPOSED SIGNAGE
- ROOFWATER LEADER

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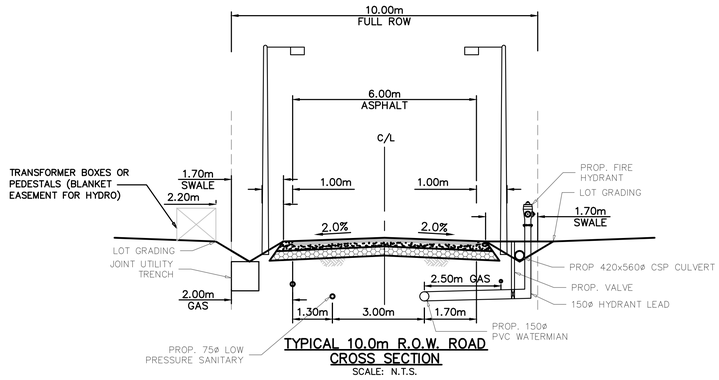
5A	09/05/2023	FINAL CUP SUBMISSION	JC	CAB
5	17/02/2023	FOURTH SUBMISSION	JC	CAB

[redacted]

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



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

Building Elevation Table

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

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CLIENT
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246 RIVERSIDE DRIVE
TORONTO, ON, M6S 4A9

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

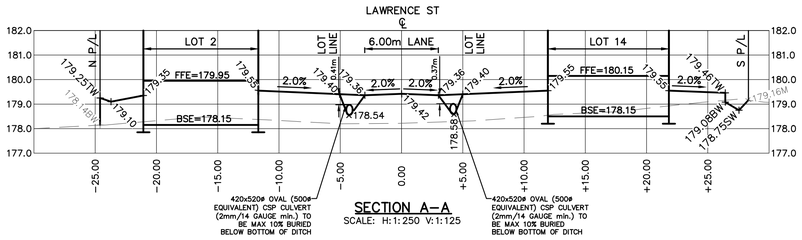
DRAWING TITLE
SITE GRADING PLAN

TOWN FILE: P2452E

DESIGN	DATE	SCALE
JC	NOVEMBER, 2020	H: 1:500 V: N/A
DRAWN JC	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C02	REV. 8
APPROVED CAB		

0 5 1:500 25m

Nov 23, 2023 – 11:47am M:\T08\2020\20-7031\DWG\SITE PRODUCTION\20-7031 – C02 – Site Grading Plan.dwg/C02 Grading Plan



SECTION A–A
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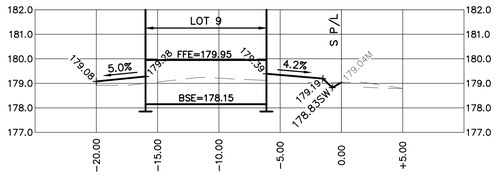

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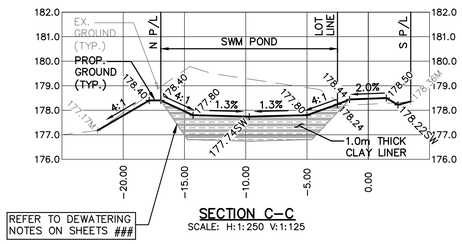

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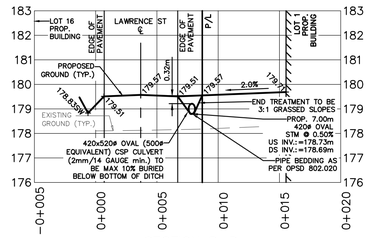

SECTION D–D
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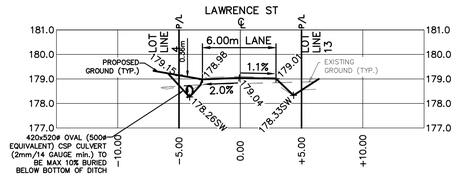

SECTION E–E
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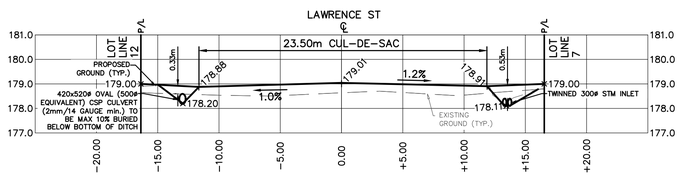
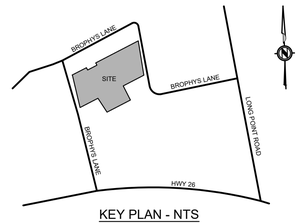


SECTION F–F
SCALE: H:1:250 V:1:125



KEY PLAN - NTS

LEGEND

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[redacted]
ENGINEER STAMP

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

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CLIENT
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246 RIVERSIDE DRIVE
TORONTO, ON, M6S 4A9

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

DRAWING TITLE
GRADING CROSS-SECTIONS

TOWN FILE: P2452E

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DESIGN JC	DATE NOVEMBER, 2020	SCALE H:1:500 V:N/A
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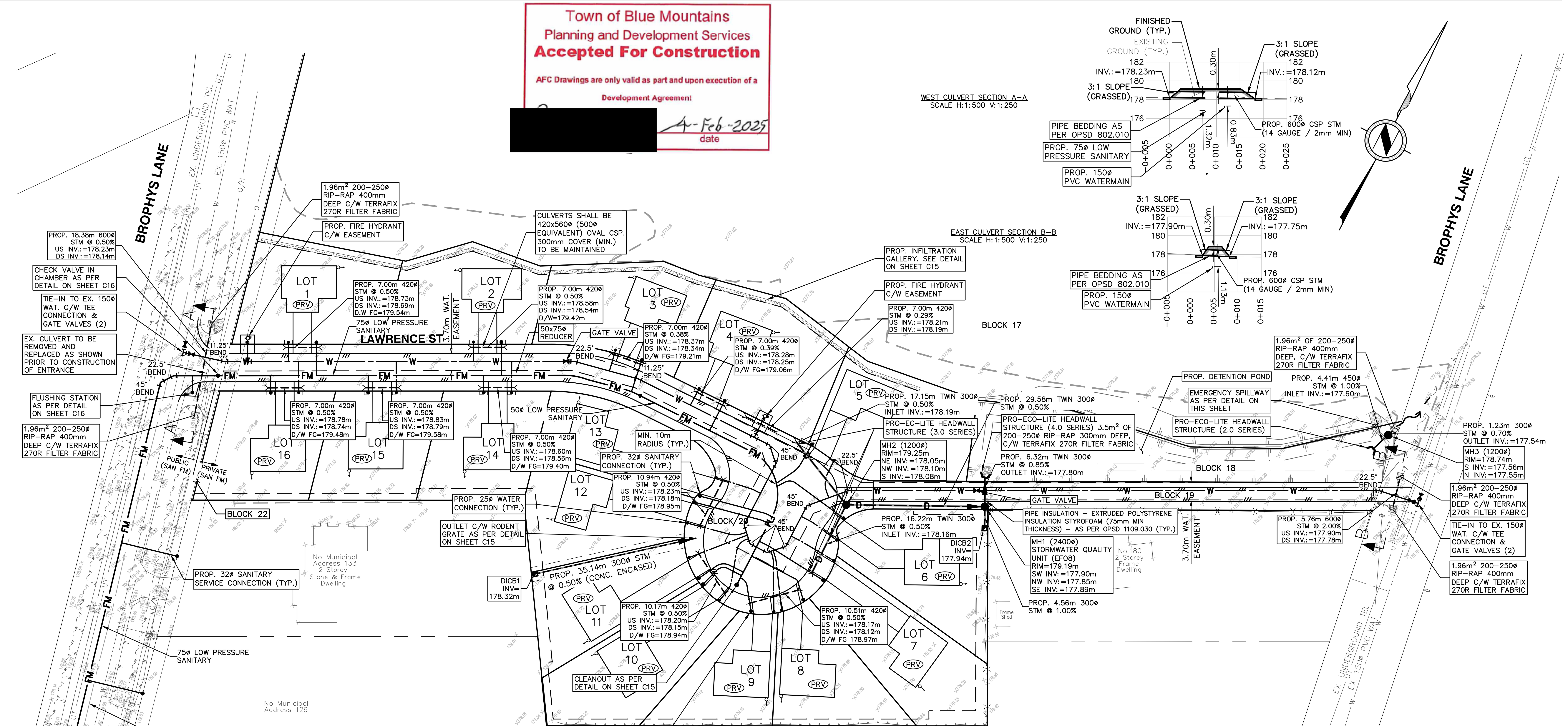
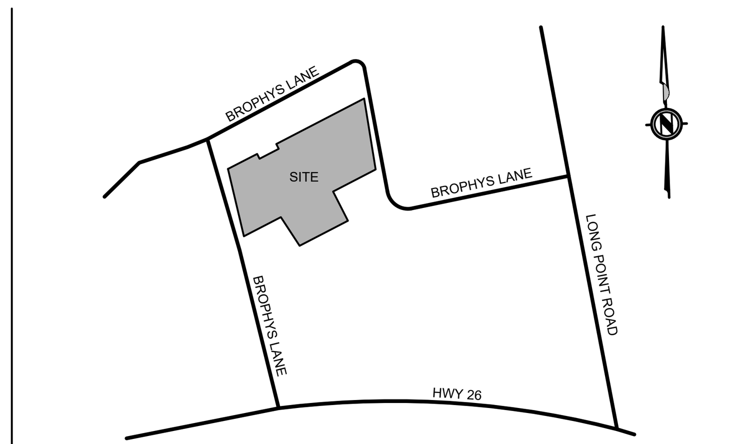
CHECKED CAB	DRAWING NO. **C03**	REV. 8
APPROVED CAB		

0 5 1:500 25m





KEY PLAN - NTS

LEGEND

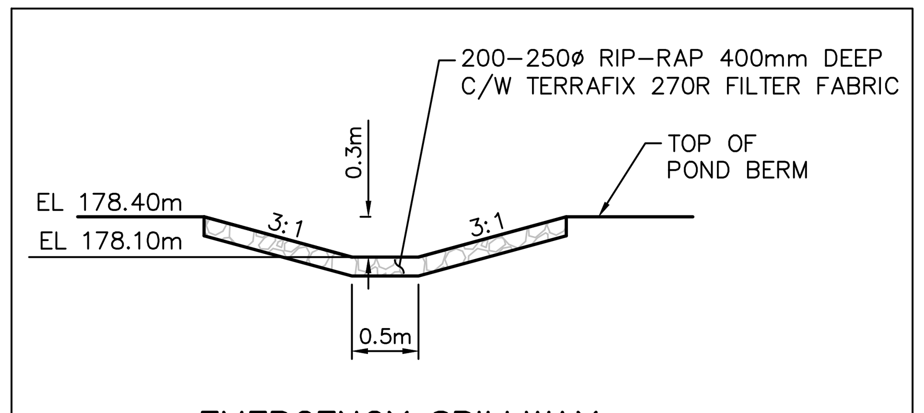
- PROPERTY LINE
- EXISTING WATERMAIN
- EXISTING UNDERGROUND TELECOMMUNICATION
- EXISTING OVERHEAD HYDRO
- EXISTING EDGE OF GRAVEL
- PROPOSED TOP OF BANK
- PROPOSED BOTTOM OF BANK
- EXISTING TOP OF BANK
- EXISTING DITCH CENTERLINE
- EXISTING RETAINING WALL
- PROPOSED LOW PRESSURE SANITARY
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- 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
- EXISTING/PROPOSED WATER VALVE
- EXISTING/PROPOSED MANHOLE
- EXISTING BELL PEDESTAL
- EXISTING HYDRO POLE
- EXISTING GUY WIRE
- INTERNAL PRESSURE REDUCING VALVE (PRV)

NOTES

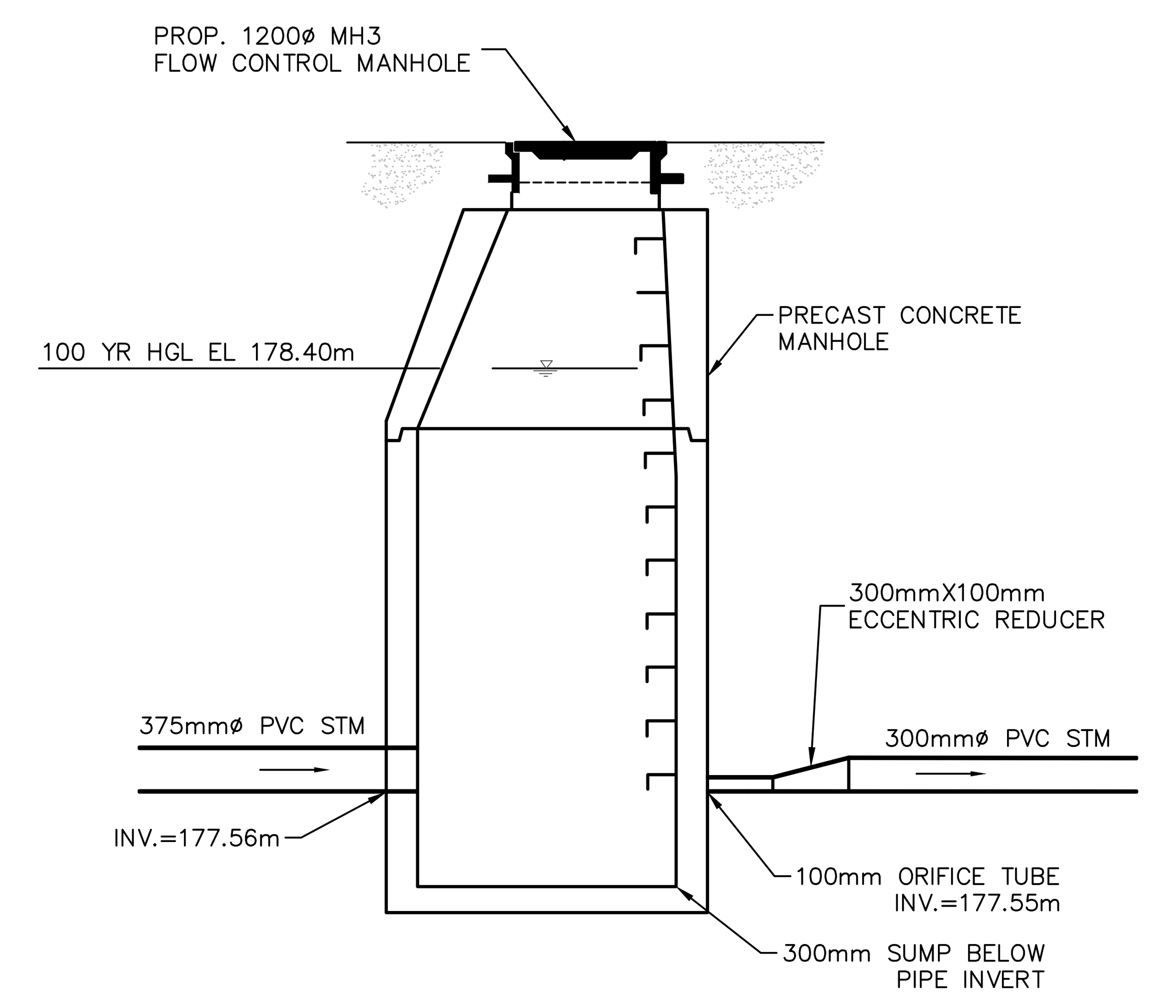
1. ALL RESIDENTIAL DWELLINGS TO COME COMPLETE WITH INDIVIDUAL INTERNAL WATER METERS WITHIN THE UNITS.
2. ALL RESIDENTIAL SUMP PUMPS TO BE DISCHARGED AT GRADE DIRECTED TOWARDS RIGHT-OF-WAY.
3. ALL RESIDENTIAL DWELLINGS TO COME COMPLETE WITH INTERNAL GRINDER PUMPS AND DISCHARGED TO THE 32ø LOW-PRESSURE SANITARY SERVICE LATERAL. REFER TO PUMP STATION SPECIFICATIONS ON THIS SHEET.
4. ONE-WAY EMERGENCY & RESIDENTIAL ACCESS TO BE MAINTAINED DURING CONSTRUCTION OF WORKS ON BROPHY'S.
5. EXTERNAL WORKS ON BROPHY'S LANE REQUIRES A MUNICIPAL AND OCCUPANCY PERMIT FROM THE TOWN.
6. RESIDENTIAL CURB CAPS, ISOLATION VALVES AND FLUSHING CONNECTION VALVE BOX CAPS TO BE DENOTED "SEWER".
7. FORCEMAIN TESTING AS PER OPSS 412 IS TO BE THE TOWN'S SATISFACTION (PLAN TO BE SUBMITTED WELL IN ADVANCE.
8. CONNECTIONS TO MAINTENANCE HOLES MUST BE WATERTIGHT WITH MECHANICAL CONNECTOR.
9. TRACER WIRE TO BE INSTALLED ON LOW PRESSURE FORCEMAIN.
10. END TO END CULVERT SPACING TO BE 4.0m MIN.
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 DURING INSTALLATION.
12. ALL HYDRANTS SHALL BE PAINTED CHROME YELLOW. ALL HYDRANTS SHALL HAVE A FLEXSTAKE 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 POSITIONED ON THE RIGHT PORT AS VIEWED FROM THE STREET.
13. A 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 0.3 M X 0.3M. THE SIGN SHALL BE MOUNTED 1.5M ABOVE GRADE.
14. ALL WATER SERVICES TO BE A MINIMUM 1 METER FROM ANY BEND OR CONNECTION ON THE WATERMAIN.
15. ALL SANITARY CURB STOPS AND SERVICE CONNECTIONS ARE TO BE AS PER THE APPROVED WASTEWATER COLLECTION MATERIALS LIST AVAILABLE ON THE TOWN'S WEBSITE

CULVERT NOTES

1. CULVERT WALL THICKNESS TO BE 2 MM/14 GAUGE FOR SITE ENTRANCE CULVERTS ON BROPHY'S LANE (EAST SIDE AND WEST SIDE).



EMERGENCY SPILLWAY
N.T.S.



MH3 C/W ORIFICE TUBE
N.T.S.

WATERMAIN JOINT RESTRAINT CALCULATION DATA

CONTRACTOR SHALL INSTALL APPROVED JOINT RESTRAINTS ON ALL W/M JOINTS FOR THE IDENTIFIED LENGTH ON BOTH SIDES OF FITTING

PIPE MATERIAL: PVC
SOIL TYPE: SM (SANDY SILT)
FACTOR OF SAFETY: 2.0
TRENCH TYPE: 5 (PIPE COMPLETELY EMBEDDED IN BEDDING MATERI/
TEST PRESSURE: 200 PSI

JOINT RESTRAINT LENGTHS

FITTING TYPE	DEPTH (m)	MAINLINE DIA. (mm)	MAINLINE RESTRAINED LENGTH (m)	BRANCH RESTRAINED LENGTH (m)
11.25	1.7	150	1.0	-
22.5	1.7	150	1.5	-
TEE	1.7	150	2.0	4.0

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

GRINDER PUMP SPECIFICATIONS	
PUMP STATION:	Environment One Model IH091
SIZE:	2,650 lpd capacity, 340 L Basin
TOTAL DYNAMIC HEAD:	3.62m to 7.35m (refer to system pump curve)
MOTOR:	1 hp, 120/240V. 60 Hz, 1 Phase
PANEL:	Simplex Alarm/Disconnect Sentry Protect Panel Plus

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

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REV	DATE	DESCRIPTION	BY	APP
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

[redacted]

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

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

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

DRAWING TITLE
SITE SERVICING PLAN N

TOWN FILE: P2452E

DESIGN	DATE	SCALE
JC	NOVEMBER, 2020	H: 1:500 V: N/A
DRAWN	PROJECT NO.	
JC	20-7031	
CHECKED	DRAWING NO.	REV.
CAB	C04	8
APPROVED		
CAB		

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Nov 23 2023 - 11:48am M:\TOR\2020\20-7031\DWG\ONSITE PRODUCTION\20-7031 - C05 - Site Servicing Plan.dwg/C04 - Site Servicing Plan N jcesario

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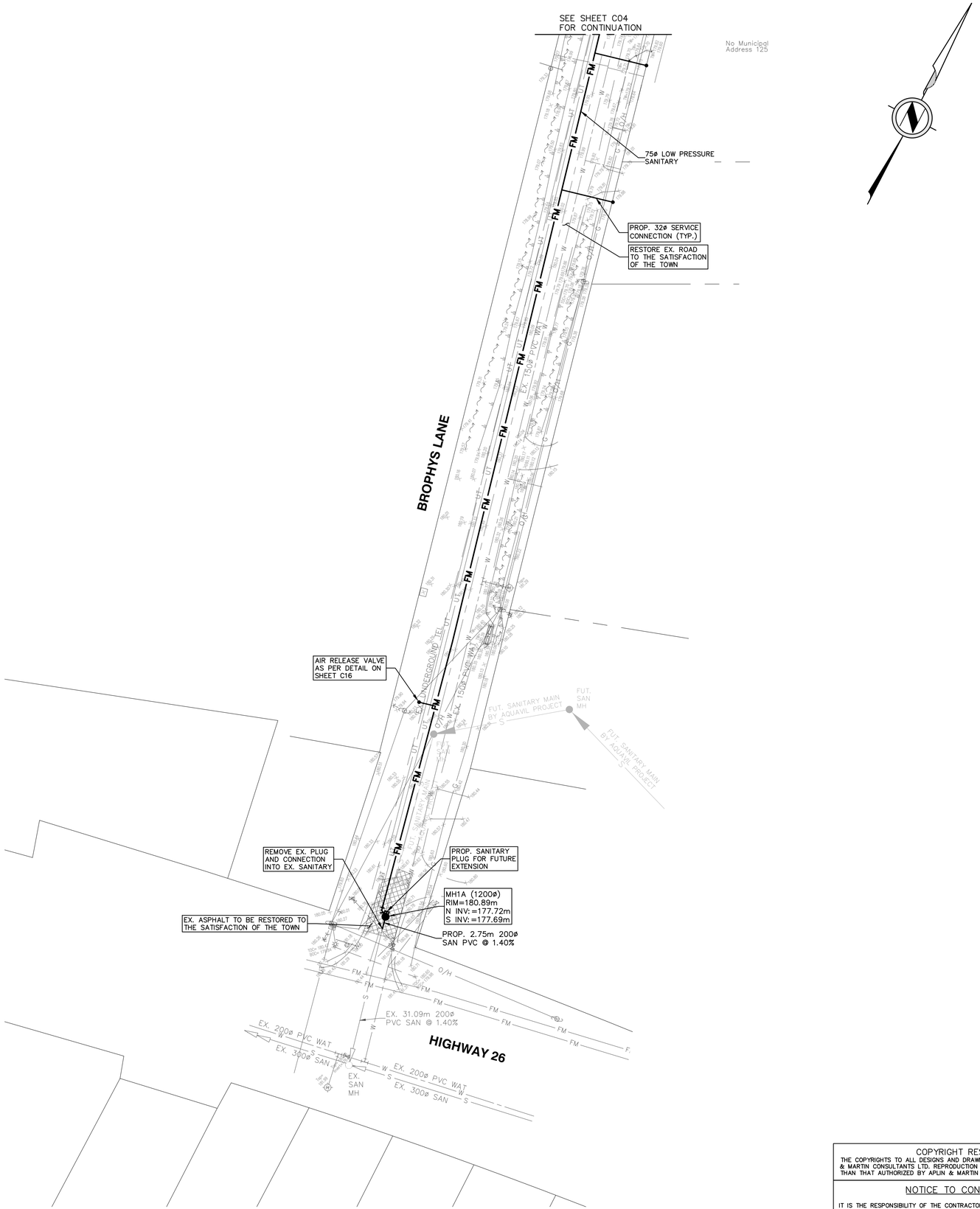

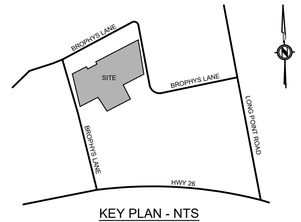

KEY PLAN - NTS

LEGEND

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

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
[redacted] 4-Feb-2025
date

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5	17/02/2023	FOURTH SUBMISSION	JC	CAB

[redacted]

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

LEGAL DESCRIPTION

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BENCHMARK

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TORONTO, ON, M6S 4A9

PROJECT

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

DRAWING TITLE

SITE SERVICING PLAN S

TOWN FILE: P2452E

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DESIGN JC	DATE NOVEMBER, 2020	SCALE H:1:500 V:N/A
DRAWN JC	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. **C05**	REV. 8
APPROVED CAB		

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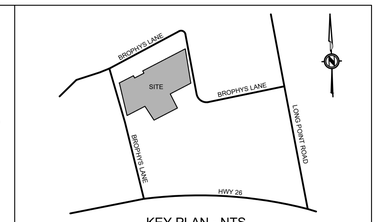

KEY PLAN - NTS

LEGEND

PROPERTY LINE

CATCHMENT BOUNDARY LINE

GENERAL STORM FLOW DIRECTION

CONTOURS 179.5

CATCHMENT No. 101

CN NUMBER 50

CATCHMENT AREA (HECTARES) 2.0

Town of Blue Mountains
Planning and Development Services
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TORONTO, ON, M6S 4A9

PROJECT

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

DRAWING TITLE

STORM DRAINAGE AREA PLAN - PRE

TOWN FILE: P2452E

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DESIGN JC	DATE NOVEMBER, 2020	SCALE H: 1:1000 V: N/A
DRAWN JC	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C06	REV. 8
APPROVED CAB		

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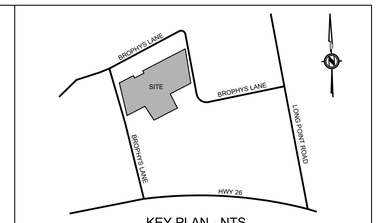

KEY PLAN - NTS

LEGEND

PROPERTY LINE

CATCHMENT BOUNDARY LINE

GENERAL STORM FLOW DIRECTION

CONTOURS 179.5

CATCHMENT No. 201

CN NUMBER 50 | CATCHMENT AREA (HECTARES) 2.0

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
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5A	09/05/2023	FINAL CUP SUBMISSION	JC	CAB
5	17/02/2023	FOURTH SUBMISSION	JC	CAB

[redacted]
ENGINEER STAMP

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

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CLIENT

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

PROJECT

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

DRAWING TITLE

STORM DRAINAGE AREA PLAN - POST

TOWN FILE: P2452E

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DRAWN JC	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C07	REV. 8
APPROVED CAB		

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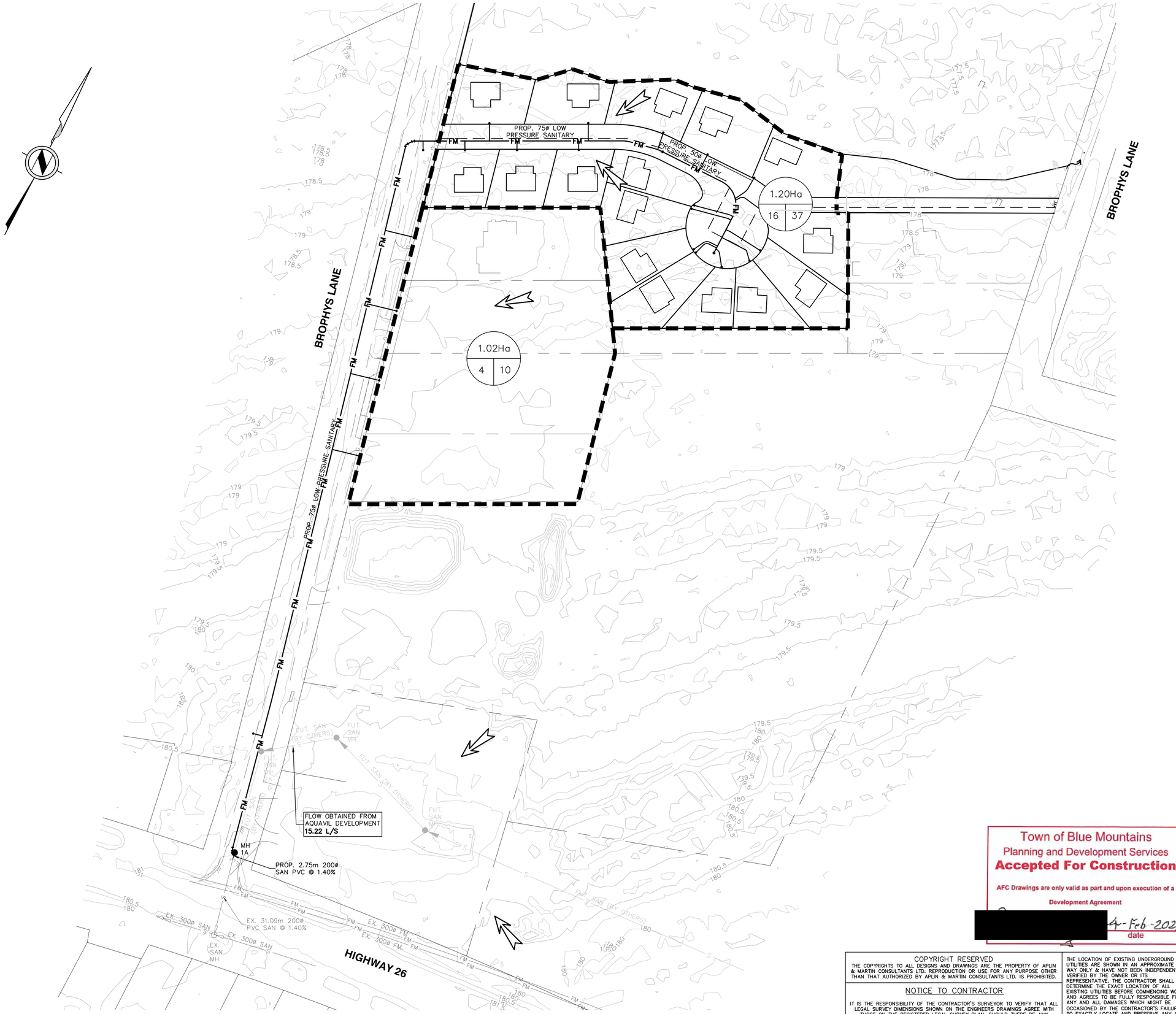

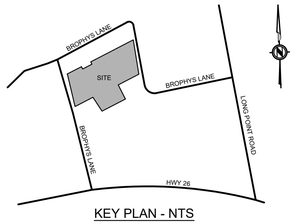

KEY PLAN - NTS

LEGEND

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

CATCHMENT AREA (HECTARES) — PROPOSED — 2.00Ha

NUMBER OF UNITS — 5

POPULATION — 19

REV	DATE	DESCRIPTION	BY	APP
8	24/11/2023	SEVENTH SUBMISSION	JC	CAB
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5A	09/05/2023	FINAL CUP SUBMISSION	JC	CAB
5	17/02/2023	FOURTH SUBMISSION	JC	CAB

[redacted]

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BENCHMARK

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CLIENT

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246 RIVERSIDE DRIVE
TORONTO, ON, M6S 4A9

PROJECT

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

DRAWING TITLE

SANITARY DRAINAGE AREA PLAN

TOWN FILE: P2452E

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
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[redacted] 4-Feb-2025
date

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DESIGN JC	DATE NOVEMBER, 2020	SCALE H:1:750 V:N/A
DRAWN JC	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C08	REV. 8
APPROVED CAB		

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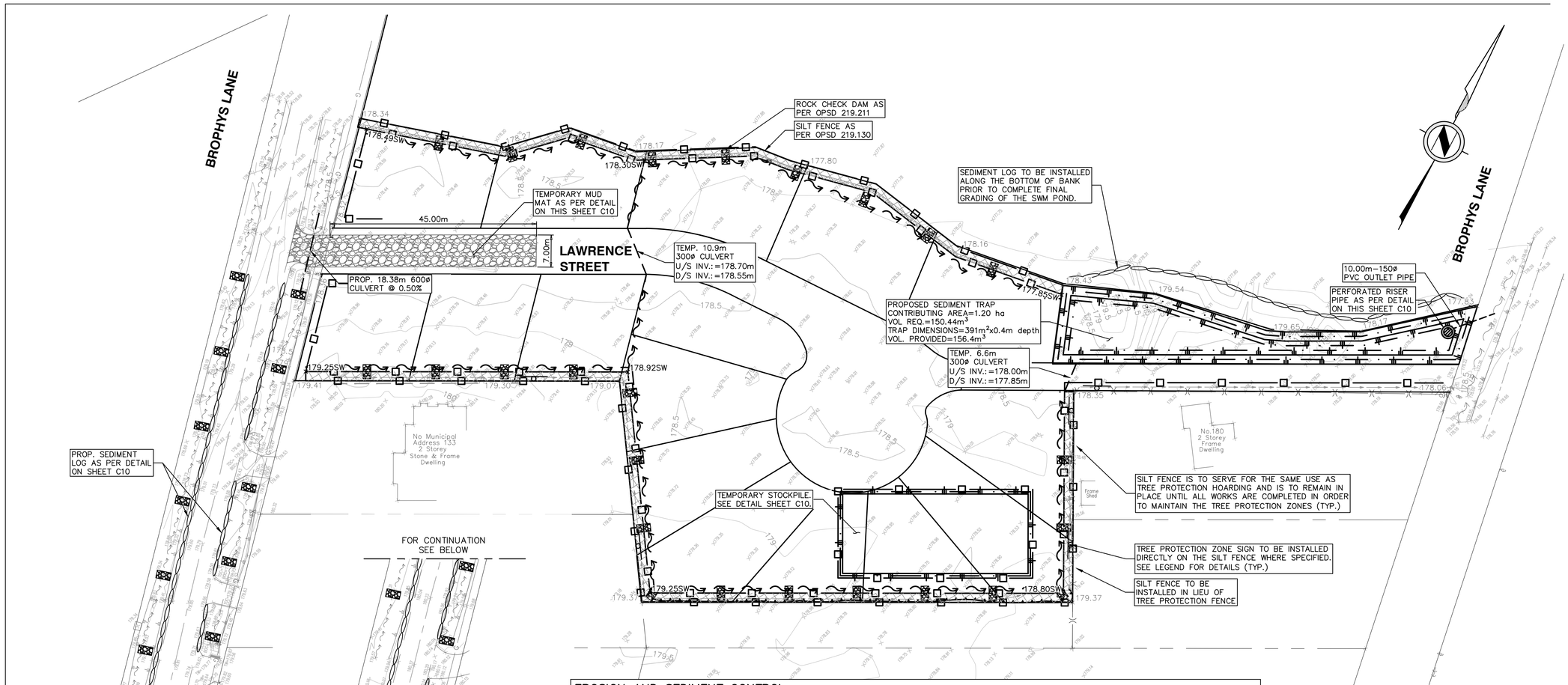
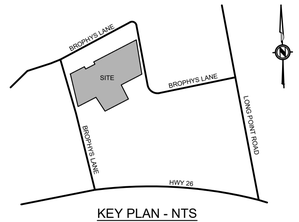
Nov 23, 2023 - 11:48am





KEY PLAN - NTS

LEGEND

- GRAVEL ACCESS PAD
- NATIVE SOILS TO BE PROTECTED IN AREAS FOR PROPOSED LIDs. REFER TO NOTES 11 & 12 FOR ADDITIONAL DETAILS OF TESTING REQUIREMENTS.
- SILT FENCE
- CUT OFF SWALE
- TOP OF BANK
- BOTTOM OF BANK
- TEMPORARY STORM CULVERT
- EXISTING CONTOURS — 178.5
- GRAVEL CHECK DAM (15m SPACING)
- TREE PROTECTION SIGN:
- SIGN TO BE A MINIMUM OF 40cm x 60cm AND MADE OF WHITE GATOR BOARD, LAMINATES OR EQUIVALENT MATERIAL. SEE ILLUSTRATION BELOW:

TREE PROTECTION ZONE (TPZ)

No grade change, storage of materials or equipment is permitted within the TPZ. The tree protection barrier must not be removed without the written authorization of the Town of Blue Mountains.

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED OR REPLACED WITHIN 48 HOURS OF INSPECTION OR BOTH.
2. ALL DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
3. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREA. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS AND THE ENGINEER SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MATERIALS TO BE KEPT ON SITE AND USED AS NECESSARY.
4. ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE AND REFUELING WILL BE CONDUCTED A MINIMUM OF 30 M FROM THE WATER.
5. ALL GRADES WITHIN THE REGULATORY FLOOD PLAN WILL BE ALL GRADES WITHIN THE REGULATORY FLOOD PLAN WILL BE MAINTAINED OR MATCHED.
6. THE SEDIMENT AND EROSION CONTROL MEASURES THAT ARE NOTED ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND THE DISTURBED AREAS ARE RE–VEGETATED AND/OR OTHERWISE STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION ACTIVITIES.
7. ROCK CHECK DAMNS / STRAW BALES TO BE ADDED IN DITCHES ALONG BROPHY'S LANE FOR EXTERNAL WORK.
8. SILT FENCE TO BE INSTALLED ON ALONG PROPERTY LINE AND AROUND INFILTRATION FACILITIES FOR ENTIRETY OF CONSTRUCTION.
9. TESTING TO BE COMPLETED ON INFILTRATION FACILITIES AT CONTRACTOR'S DISCRETION. INFILTRATION RATES TO BE MAINTAINED AS PER THE EROSION AND SEDIMENT CONTROL MANUAL AND GUIDELINES.
10. SEDIMENTATION LOGS TO BE REVIEWED IN FIELD.
11. TESTING OF THE LIDS TO ENSURE ADEQUATE CONSTRUCTION AND PERFORMANCE WILL TAKE PLACE FOLLOWING THEIR INSTALLATION. PRIOR TO OCCUPANCY, INFILTRATION, AND DRAINAGE FLOW WILL BE MONITORED AND NOTED TO ENSURE ALL MEASURES IN PLACE ARE PERFORMING TO THEIR DESIGN PARAMETERS. THE CONTRACTOR AND INSPECTORS WILL PROVIDE UPDATES TO ENSURE FLOW IS BEING DIRECTED WITHOUT POOLING OR PONDING AND THE DRAINAGE IS BEING INFILTRATED WITHIN THE REQUISITE TIME. TO BE NOTED THROUGH INSPECTION BY CONTRACTORS AND CIVIL INSPECTORS:
   - APPROPRIATE DRAINAGE FLOW AND DIRECTION WITHOUT POOLING AND PONDING
   - ACCEPTABLE INFILTRATION TIME WITHIN ALLOWABLE LIMIT AS DESIGNED **(DESIGN INFILTRATION RATE = 26.3 mm/HR)**
   - LITTLE TO NO DAMAGE DONE TO FACILITY OVER INSPECTION PERIOD TO ENSURE LONGEVITY

   IF THE LIDS FAIL TO PERFORM TO EXPECTATION, THEY WILL BE REQUIRED TO BE REMOVED AND REINSTALLED UNTIL THE TESTING CRITERIA AND PERFORMANCE IS SATISFACTORY TO BOTH THE TOWN AND CIVIL INSPECTORS.
12. BIORETENTION INSPECTIONS AND MAINTENANCE CAN BE BROKEN INTO THE FOLLOWING THREE CATEGORIES:
   - CONSTRUCTION INSPECTIONS: PERFORMED BY CONTRACTOR, CONSULTANT AND THE TOWN DURING CONSTRUCTION;
   - INSPECTIONS: PERFORMED BY CONTRACTOR, CONSULTANT AND THE TOWN PRIOR TO ACCEPTANCE;
   - ROUTINE OPERATION INSPECTIONS: PERFORMED BY THE OWNER OR THEIR CONTRACTOR DURING THE LIFETIME OF THE FACILITY.

   INSPECTIONS ARE TO FOLLOW THE GUIDANCE OF THE TORONTO AND REGION CONSERVATION AUTHORITY'S LOW IMPACT DEVELOPMENT STORMWATER MANAGEMENT PRACTICE INSPECTION AND MAINTENANCE GUIDANCE, 2016. THE RELEVANT EXCERPTS OF THE GUIDE HAVE BEEN INCLUDED IN APPENDIX B FOR REFERENCE.

   ONCE COMMISSIONED TO THE SATISFACTION OF THE TOWN AND INSPECTORS, THE LIDS WILL BE MONITORED BY THE CONDO CORPORATION THROUGH TIMELY INSPECTIONS TO ENSURE NO TAPERING OR DAMAGE HAS BEEN DONE TO THEM. THIS WILL ENSURE THE LIDS REMAIN FUNCTIONING AND PROTECTED FOR THEIR LIFETIME.

Town of Blue Mountains
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[redacted] 4-Feb-2025
date

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5	17/02/2023	FOURTH SUBMISSION	JC	CAB

[redacted]
ENGINEER STAMP

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

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

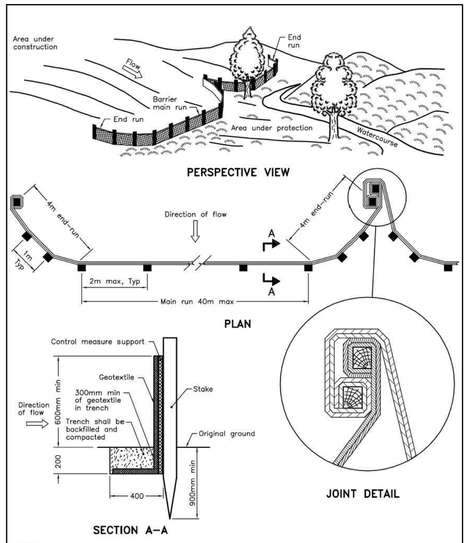
PROJECT
PROPOSED DETACHED RESIDENTIAL SUBDIVISION
139 BROPHY'S LANE
BLUE MOUNTAIN, ON

DRAWING TITLE
EROSION & SEDIMENT CONTROL PLAN
TOWN FILE: P2452E

DESIGN JC	DATE NOVEMBER, 2020	SCALE H: 1:500 V: N/A
DRAWN JC	PROJECT NO. 20–7031	
CHECKED CAB	DRAWING NO. C09	REV. 8
APPROVED CAB		

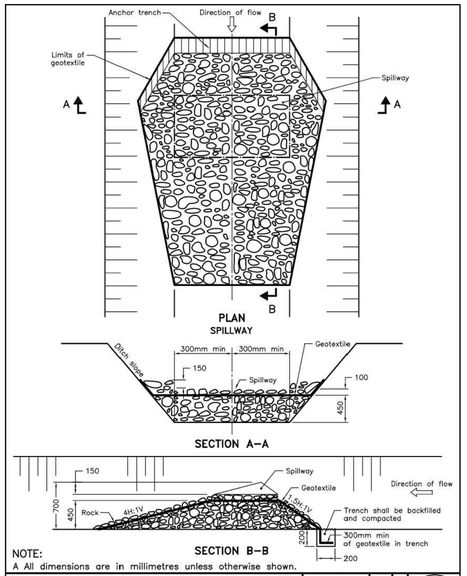
0 5 1:500 25m

M:\TOR\2020\20-7031\DWG\ONSITE PRODUCTION\20-7031 - C09-C10 - ESC Plan & Details.dwg/C09 ESC Plan - jacquelyn
Nov 23, 2023 - 11:49am



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
HEAVY–DUTY SILT FENCE BARRIER		OPSD 219.130



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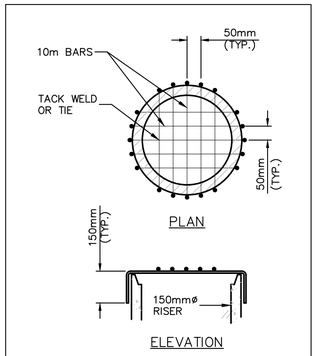
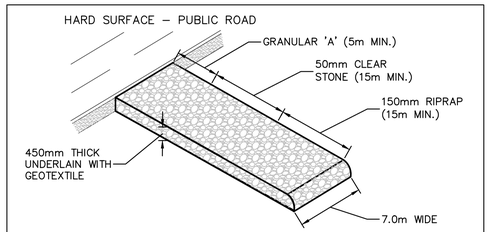
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
TEMPORARY ROCK FLOW CHECK DAM FLAT BOTTOM DITCH		OPSD 219.211



TRASH RACK DETAIL
N.T.S.



TEMPORARY MUD MAT
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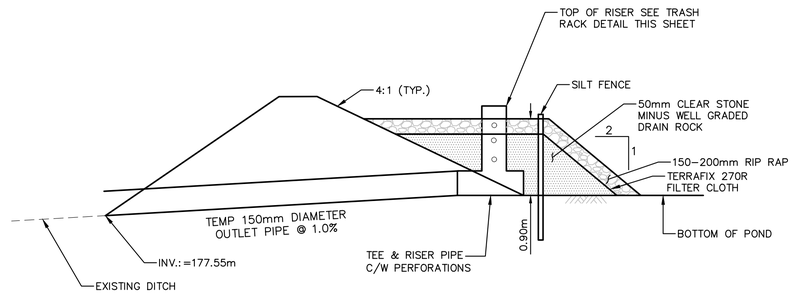
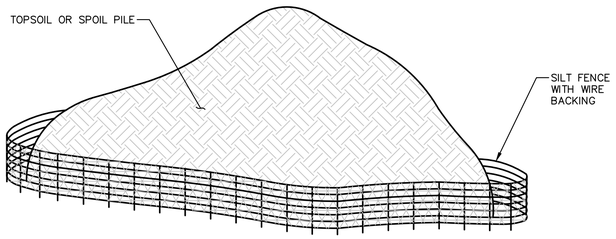


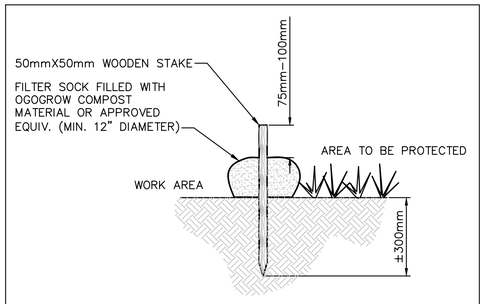
SILTATION POND OUTLET DETAIL
N.T.S.

NOTES:

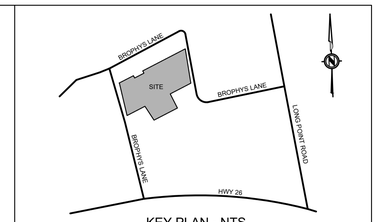
1. PILES CONTAINING MORE THAN 100 CUBIC METERS OF TOPSOIL OR SPOIL SHALL BE LOCATED A MINIMUM OF 15 METERS FROM A ROADWAY, WATERCOURSE OR CHANNEL.
2. PILES LEFT IN PLACE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH A TARP, MULCH, VEGETATIVE COVER OR OTHER ACCEPTABLE MEANS.
3. ONTARIO REGULATION 406/19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



TOPSOIL STOCKPILE DETAILS
N.T.S.



SEDIMENT LOG DETAIL
N.T.S.



KEY PLAN - NTS

LEGEND

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
[redacted] 4-Feb-2025
date

REV	DATE	DESCRIPTION	BY	APP
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

[redacted]

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

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

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

DRAWING TITLE
EROSION & SEDIMENT CONTROL DETAILS
TOWN FILE: P2452E

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

DESIGN	DATE	SCALE
JC	NOVEMBER, 2020	
DRAWN JC	PROJECT NO. 20–7031	
CHECKED CAB	DRAWING NO. C10	REV. 8
APPROVED CAB		

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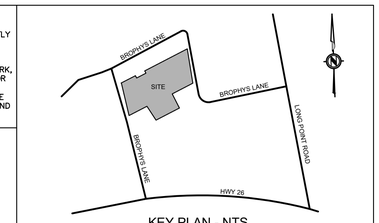
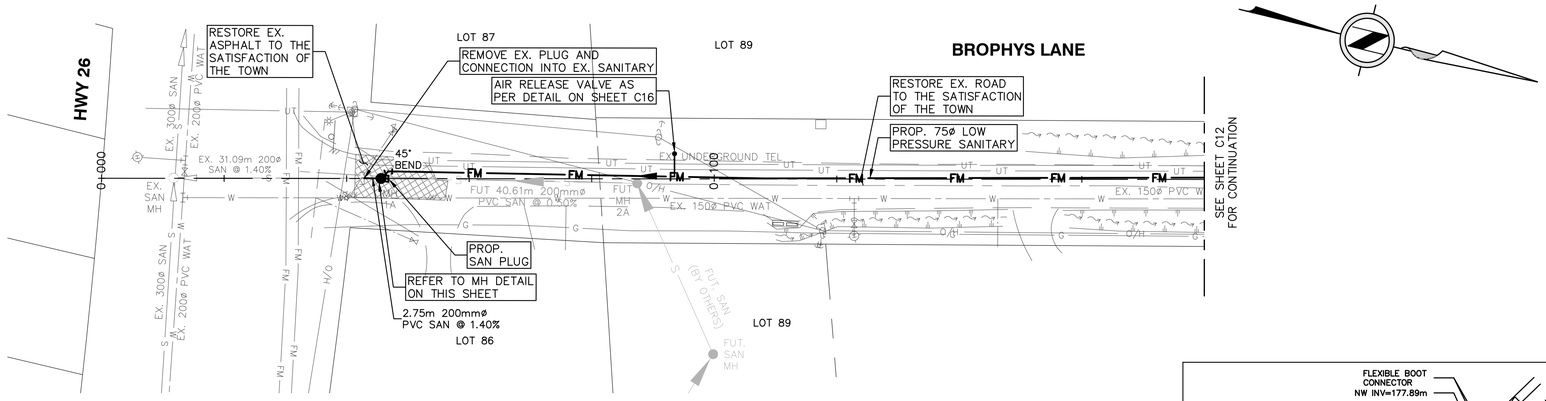
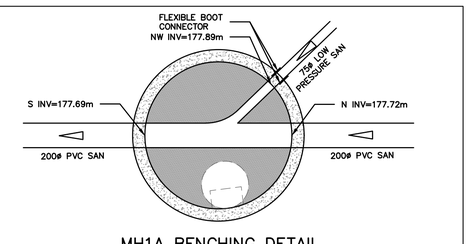


KEY PLAN - NTS

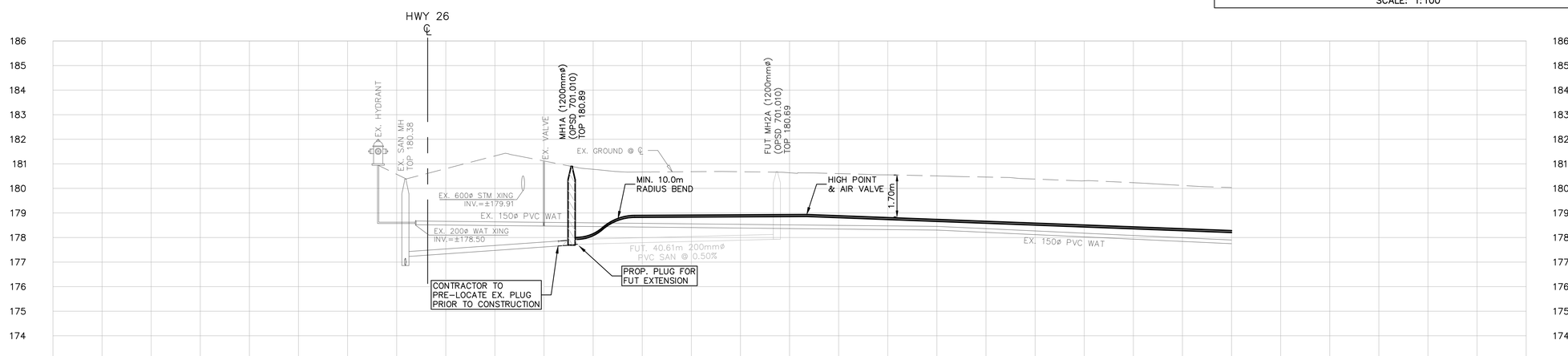
LEGEND

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





MH1A BENCHING DETAIL
OSPD 701.010 (1200ø)
SCALE: 1:100



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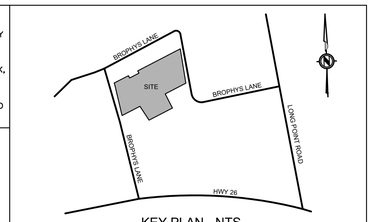

KEY PLAN - NTS

LEGEND

- PROPERTY LINE
- EXISTING WATERMAIN
- EXISTING UNDERGROUND TELECOMMUNICATION
- EXISTING OVERHEAD HYDRO
- EXISTING EDGE OF GRAVEL
- EXISTING TOP OF BANK
- EXISTING DITCH CENTERLINE
- EXISTING RETAINING WALL
- PROPOSED LOW PRESSURE SANITARY
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM CULVERT
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED SWALE
- PROPOSED EDGE OF PAVEMENT
- EXISTING FIRE HYDRANT
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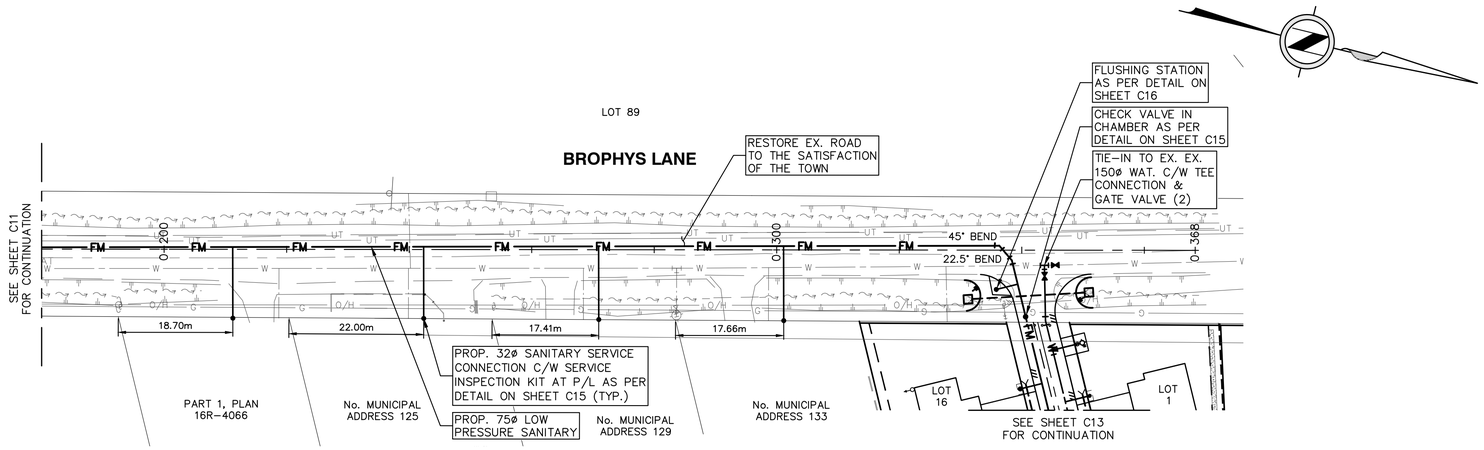

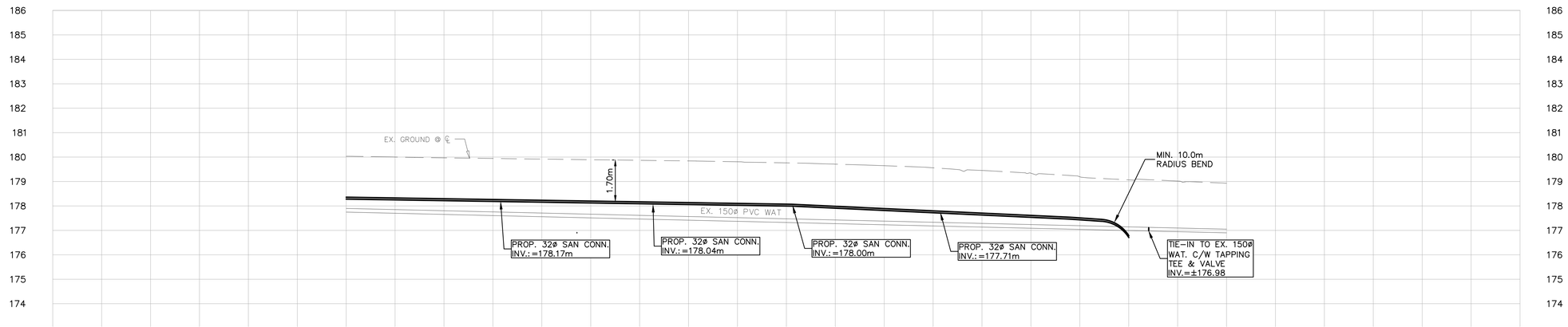

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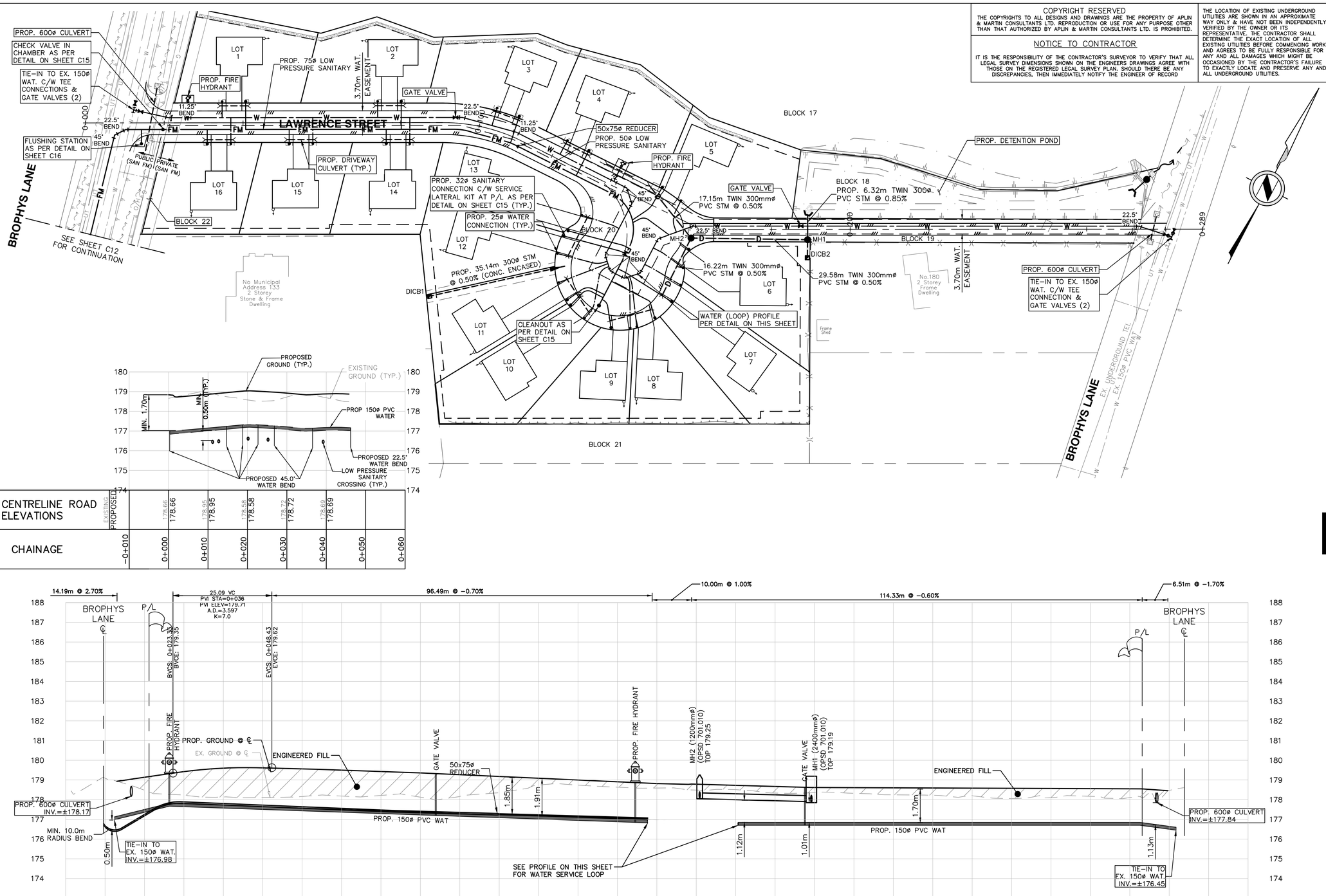

CENTRELINE ROAD ELEVATIONS									
EXISTING		178.66	178.95	178.58	178.72	178.69			
PROPOSED		178.66	178.95	178.58	178.72	178.69			
CHAINAGE	0+010	0+000	0+010	0+020	0+030	0+040	0+050	0+060	

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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.

GRADING

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

WATERMAIN

1. WATERMAINS 150mmø TO 300mmø SHALL BE PVC CL. 150 (DR–18) CONFORMING TO A.W.W.A. C905 AND C.S.A. B137.3 OR LATEST REVISION THEREOF WITH GASKETED JOINTS AND BE PROVIDED WITH 10 GAUGE SOLID COPPER TRACER WIRE.
2. A MIN. HORIZONTAL SEPARATION OF 2.5m AND 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 NSF/372.
14. PROOF OF NSF CERTIFICATION FOR ALL COMPONENTS IS REQUIRED FOR CONNECTIONS OF NEW WATERMAIN TO TOWN SYSTEM, PER THE TOWN'S WATERMAIN COMMISSIONING PROTOCOL.

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 THEREOF.
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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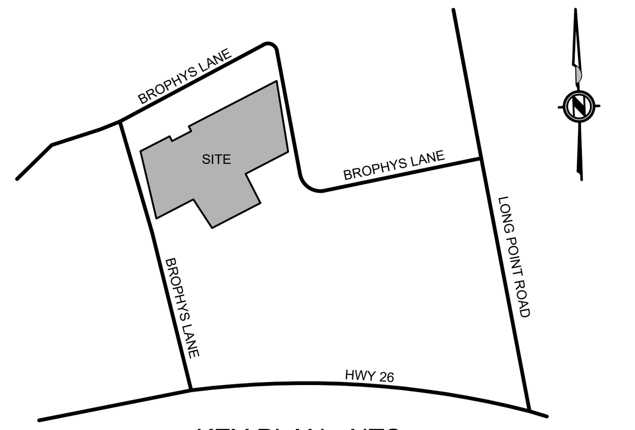
NOTICE TO CONTRACTOR

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

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



KEY PLAN - NTS

LEGEND

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement

[redacted] 4-Feb-2025
date

REV	DATE	DESCRIPTION	BY	APP
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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

[redacted]

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

LEGAL DESCRIPTION

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

BENCHMARK

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

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

CLIENT

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

PROJECT

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

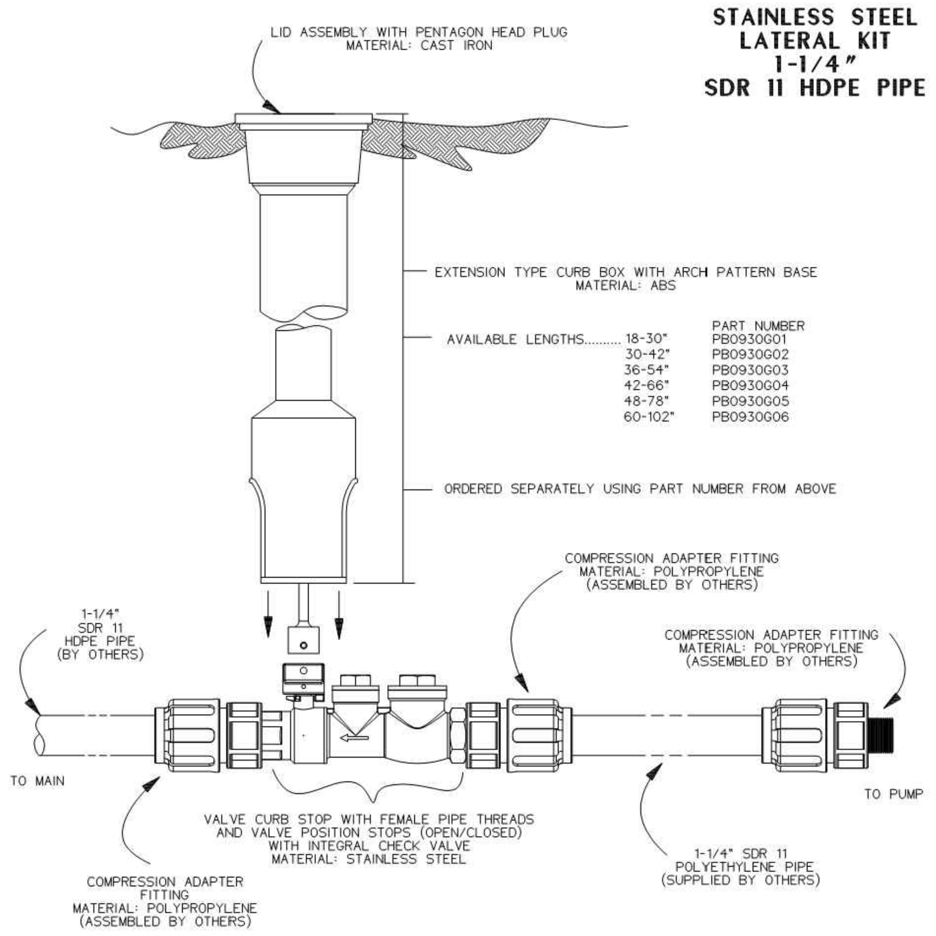
DRAWING TITLE

STANDARD NOTES

TOWN FILE: P2452E

DESIGN: JC	DATE: NOVEMBER, 2020	SCALE: N/A
DRAWN: JC	PROJECT NO.: 20–7031	
CHECKED: CAB	DRAWING NO.: C14	REV.: 8
APPROVED: CAB		

Nov 23 2023 – 11:50am M:\TOR\2020\20–7031\DWG\ONSITE PRODUCTION\20–7031 – C14 – Standard Notes.dwg/C14 Standard Notes jcesario



KIT PARTS ARE NOT ASSEMBLED

NOTES:

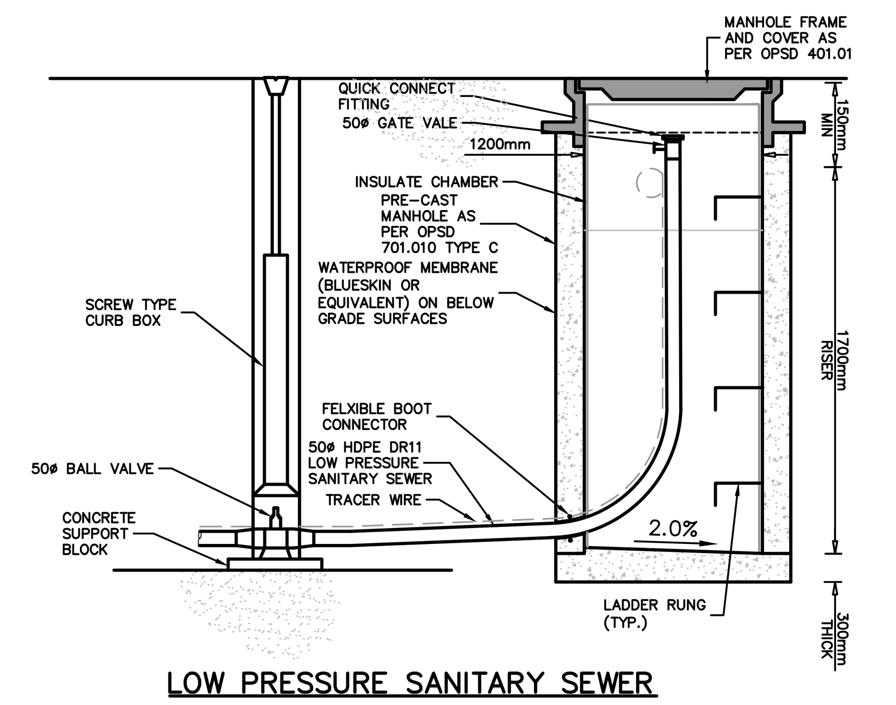
1. SS CURB STOP/CHECK VALVE AND FITTINGS ARE PROVIDED SEPARATELY, TO BE ASSEMBLED BY OTHERS
2. TO ASSEMBLE, APPLY A DOUBLE LAYER OF TEFLON TAPE, AND A LAYER OF PIPE DOPE (SUPPLIED BY OTHERS) TO THE THREADS ON THE PLASTIC FITTINGS AND INSTALL PER THE MANUFACTURER'S INSTRUCTIONS
3. ASSEMBLY IS TO BE PRESSURE TESTED (BY OTHERS)
4. ASSEMBLY IS TO BE USED WITH SDR11 HDPE PIPE
5. TO ORDER SS LATERAL KIT, USE PART NUMBER NC0193G01
6. CURB BOX IS TO BE ORDERED SEPARATELY, SEE ABOVE

SGS	DN	11/02/11	A	3/16
DR BY	CHK'D	DATE	ISSUE	SCALE

eone SEWER SYSTEMS

STAINLESS STEEL LATERAL KIT 1-1/4" SDR 11 HDPE PIPE

NA0330P02



LOW PRESSURE SANITARY SEWER CLEANOUT DETAIL
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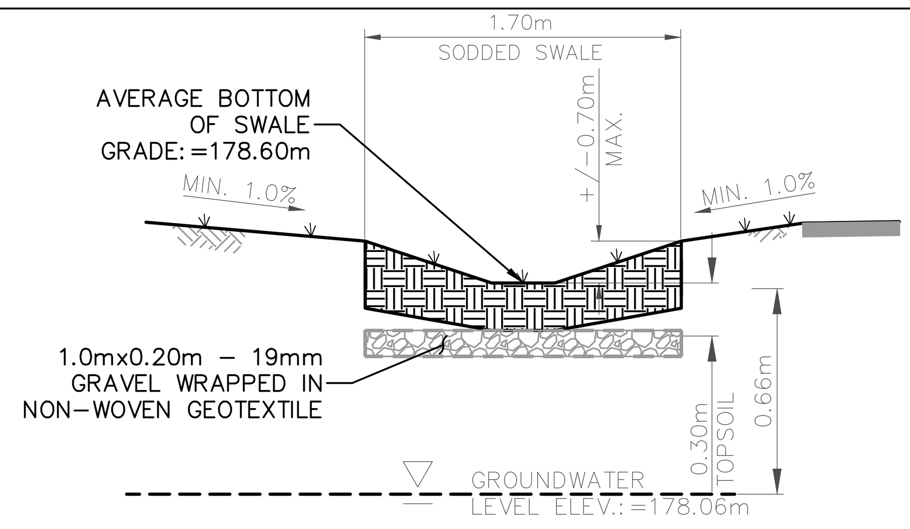

DETAIL FOR BIOSWALES 1 AND 2
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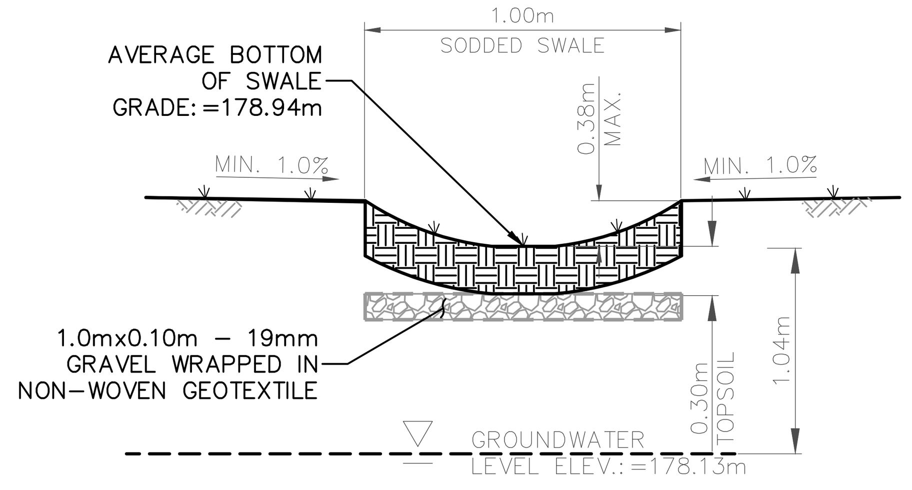

DETAIL FOR BIOSWALE 5
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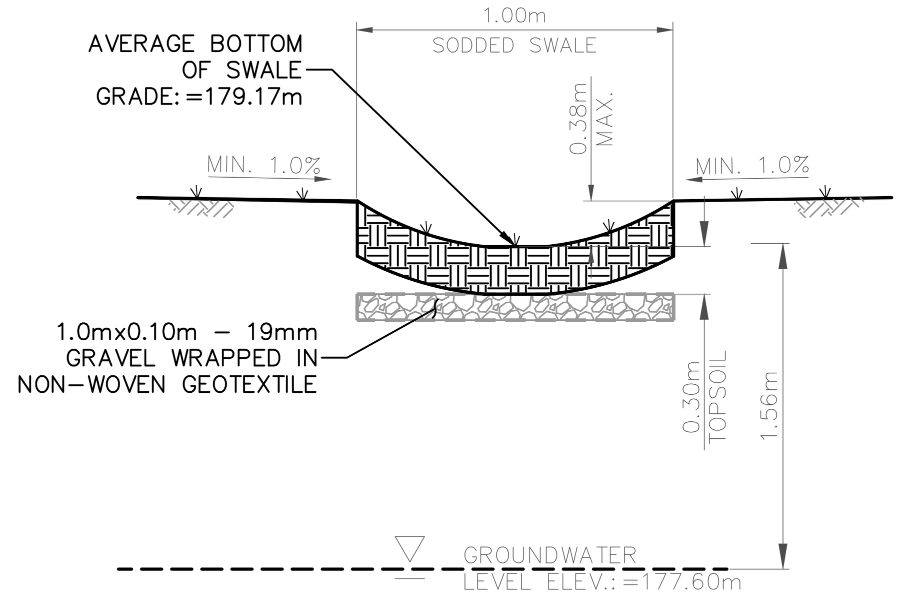

DETAIL FOR BIOSWALE 3
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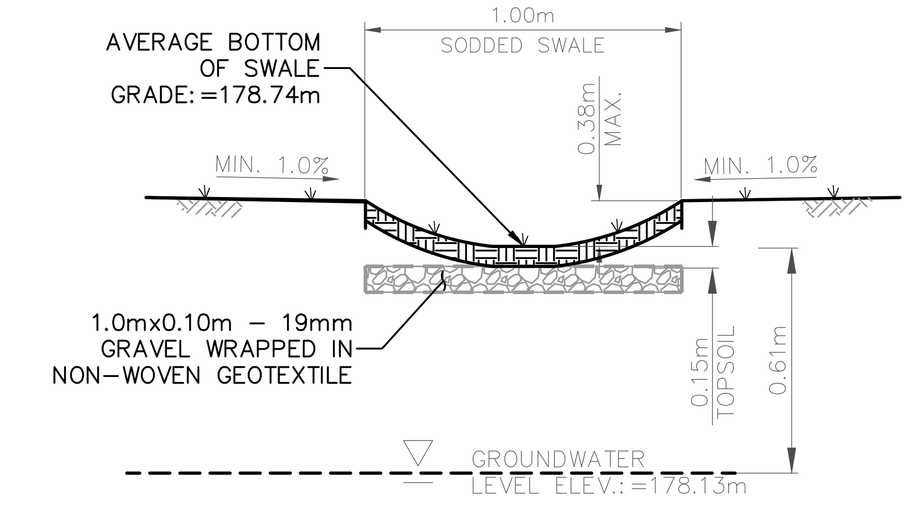

DETAIL FOR BIOSWALE 4
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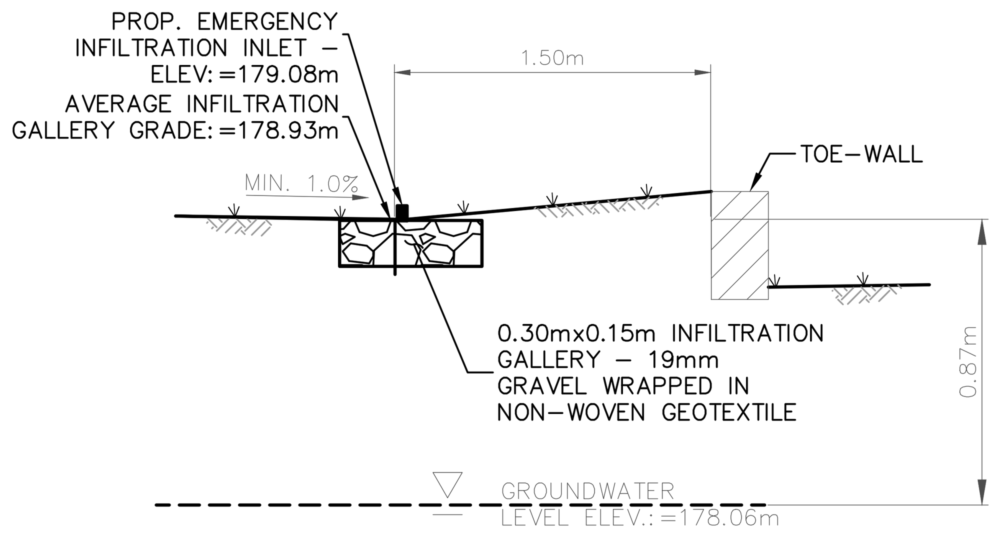

DETAIL FOR INFILTRATION GALLERY
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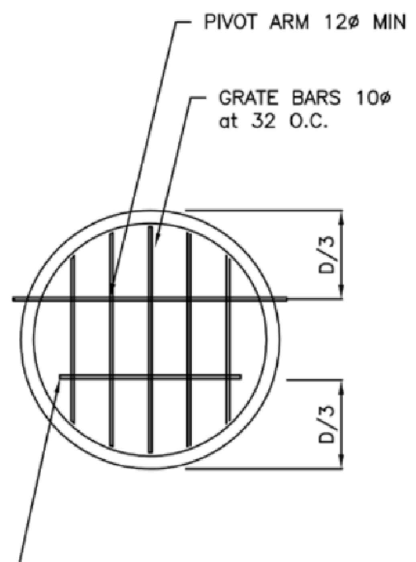
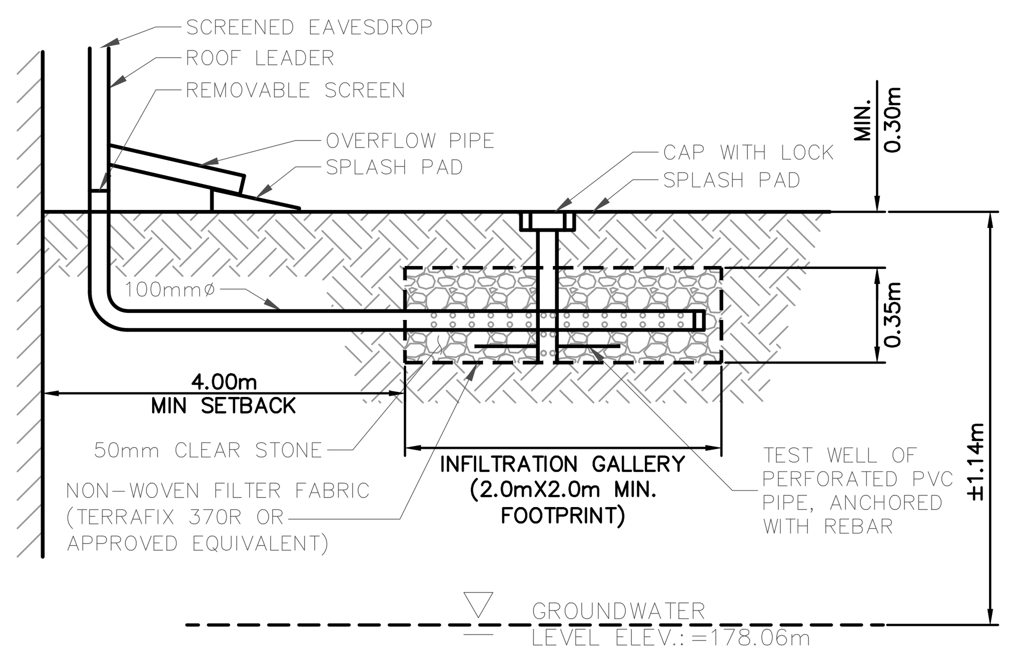


1. FOR 300mmø PIPES AND OVER, ADDITIONAL 12mmø HORIZONTAL GRATE BAR TO BE PLACED IN THIS LOCATION.
2. FOR PIPES LESS THAN 300mmø, NO HORIZONTAL GRATE BARS REQUIRED.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. ALL MATERIALS TO BE DOUBLE HOT DIPPED GALVANIZED TO: CSA G164–M.

RODENT GRATE DETAIL
N.T.S.



INFILTRATION GALLERY DETAIL
N.T.S.

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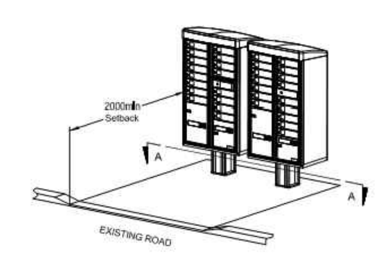
NOTES:

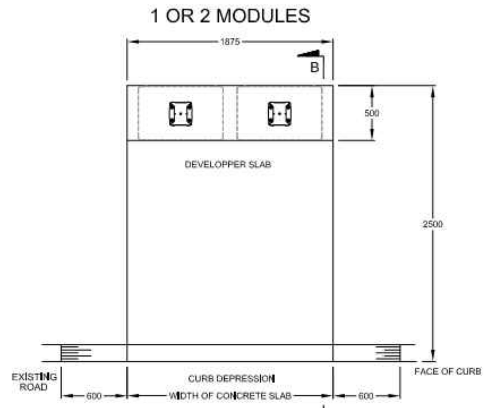
1. THIS DRAWING IS ONLY TO BE USED ON ROADS WITH POSTED LIMITS OF 60 KM/H OR LESS AND LOW TRAFFIC VOLUME (<750 ADT AS PER TRANSPORTATION ASSOCIATION OF CANADA'S GEOMETRIC DESIGN FOR CANADIAN ROADS- (CHAPTER 7- ROADSIDE DESIGN).
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE. ABIDE BY LOCAL MUNICIPAL BY-LAWS AND REGULATORY AGENCIES THAT MAY AFFECT THE WORK.
3. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS AND ASSUME RESPONSIBILITY FOR EXISTING SERVICES (WATER; POWER; SEWAGE; GAS ETC.) THAT EXIST AT THE SITE.
4. CONCRETE SLAB TO HAVE A MINIMUM THICKNESS OF 150 mm.
5. CONCRETE SLAB SHALL BE PLACED ON 150 mm MINIMUM THICK BASE OF GRANULAR MATERIAL (OPSS GRANULAR 'A' OR EQUIVALENT) COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
6. GRANULAR BASE SHALL BE PLACED ON SOIL CAPABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF NOT LESS THAN 30 kPa.
7. CONCRETE CONSTRUCTION SHALL CONFORM TO CSA A23.1.
8. CONCRETE TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH CSA A23.1 AND CSA 23.2.
9. CSA A23.1 CONCRETE EXPOSURE CLASSIFICATION TO BE C-1 WITH THE FOLLOWING PROPERTIES:
   - -MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 35 MPA
   - -MINIMUM WATER TO CEMENTING MATERIALS RATIO: 0.40
   - -MAXIMUM COARSE AGGREGATE SIZE: 20 mm
   - -MAXIMUM SLUMP: 90 mm
   - -AIR CONTENT: 5% TO 8%
10. SURFACE OF SLAB TO BE SLOPED 2% -0/+4% TO THE NEAREST PLUVIAL DRAIN.
11. TOP OF SLAB TO HAVE A TEXTURED BROOM FINISH TO CSA A23.1. EDGES OF SLAB TO HAVE A SMOOTH TOOLED FINISH.
12. SLAB REINFORCEMENT TO BE 152mm X 152mm, MW 25.8 X MW 25.8 WELDED WIRE FABRIC CONFORMING TO ASTM 1064M. REINFORCEMENT TO BE PLACED AT MID-DEPTH OF SLAB OR APPROVED EQUIVALENT.
13. APPLY PIGMENTED CURING COMPOUND TO SURFACE OR REBAR OF SLAB IN ACCORDANCE WITH ASTM C309 TYPE 2 (WHITE COLOUR), CLASS B (RESIN).
14. PROVIDE A MINIMUM SETBACK DISTANCE OF 2000 mm FROM ANY EDGE OF MAILBOX TO NEAREST EDGE OF TRAVELLED ROADWAY.
15. ALL SITE LOCATIONS REQUIRE CPC AND MUNICIPAL APPROVAL.
16. IF SITE CONDITIONS LIMIT PLACEMENT, CONTACT CPC FOR ASSISTANCE.
17. ADDITIONAL CURB CUTTING NOT REQUIRED WHEN ADDING MODULE TO SITE WHERE CURB DEPRESSION IS ALREADY EXISTING.

* EQUIPEMENT FLOORPRINT SHOWN FOR REFERENCE ONLY.

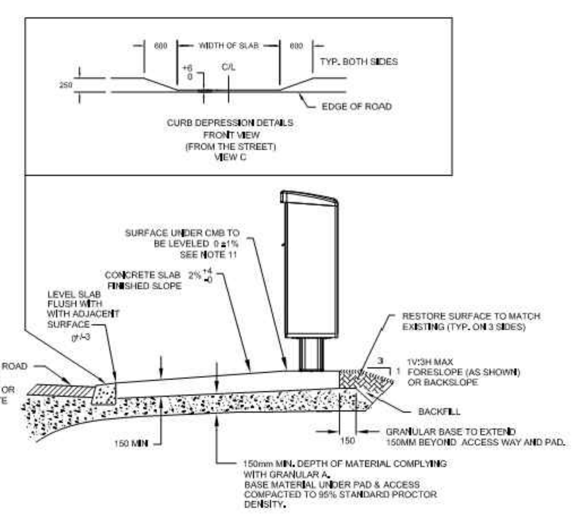


COMMUNITY MAILBOX SHOWN WITH PEDESTAL INSTALLATION.
PRECAST CONCRETE BALLASTED BASE COULD ALSO BE USED.

1 OR 2 MODULES

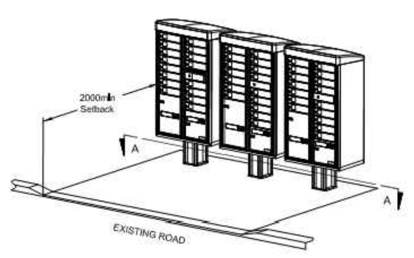


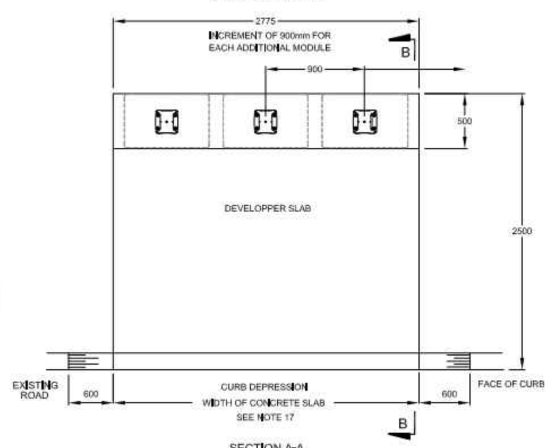
SECTION A-A
ROAD FACING



SECTION B-B

3 MODULES

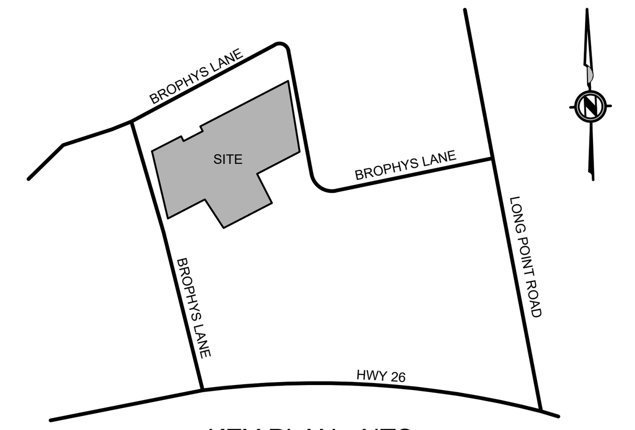




SECTION A-A
ROAD FACING

REV # / # RÉV	DATE	BY / PAR	CHKD / VER	EA / RG	DCC / CCD
	DESCRIPTION				

ENGINEERING SERVICES / SERVICES D'INGÉNIERIE		DATE DD-MM-YYYY JJ-MM-AAAA
CREATED BY / CRÉÉ PAR	M. ALLARD	29-03-2019
CHECKED BY / VÉRIFIÉ PAR	N. MOROZOVA	29-03-2019
ENGINEERING AUTH. / RESP. DU GÉNIE	K. CHAMPOUX	29-03-2019
PROJECT / PROJET		
CPC ID	E201-ENG-06	
TITLE / TITRE	DEVELOPER PROVIDED CONCRETE PAD SPECIFICATIONS - ROAD FACING INSTALLATION	
SCALE / ÉCHELLE NTS	SHEET / FEUILLE 1 OF / DE 1	REV: 00



KEY PLAN - NTS

LEGEND

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
[redacted] 4-Feb-2025
date

REV	DATE	DESCRIPTION	BY	APP
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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

[redacted]
ENGINEER STAMP

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

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

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

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

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

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

DRAWING TITLE
STANDARD DETAILS
TOWN FILE: P2452E

DESIGN JC	DATE NOVEMBER, 2020	SCALE N/A
DRAWN JC	PROJECT NO. 20–7031	
CHECKED CAB	DRAWING NO. C15	REV. 8
APPROVED CAB		

Nov 23 2023 – 11:50am M:\TOR\2020\20-7031\DWG\ONSITE PRODUCTION\20-7031 – C15-C17 – Standard Details.dwg/C15 Standard Details jcesario
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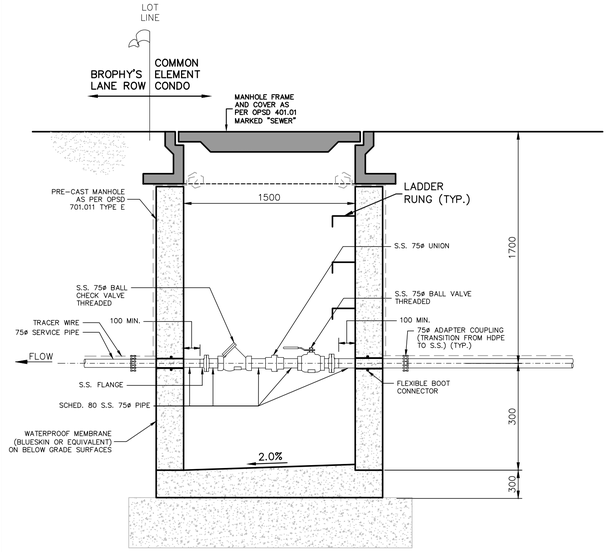
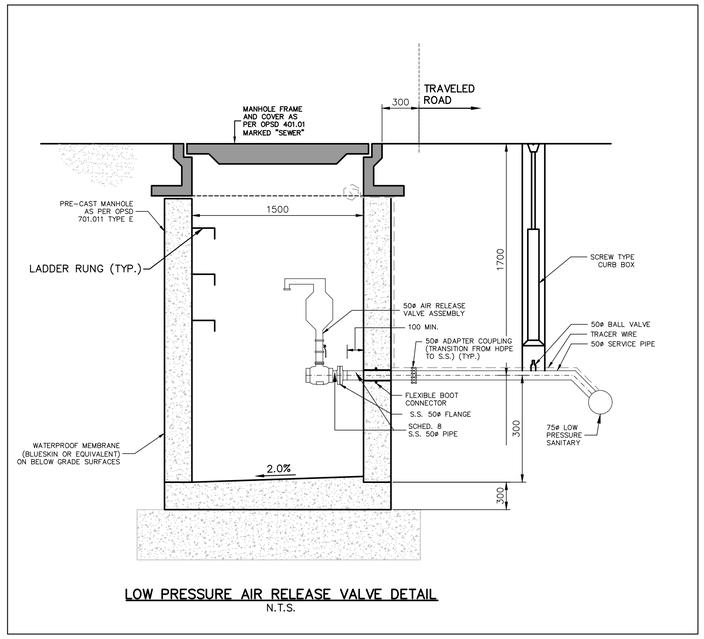
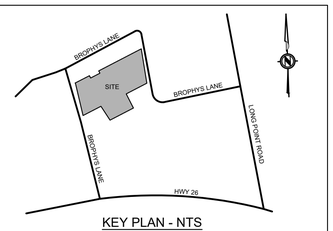


LOW PRESSURE CHECK CHAMBER DETAIL
N.T.S.

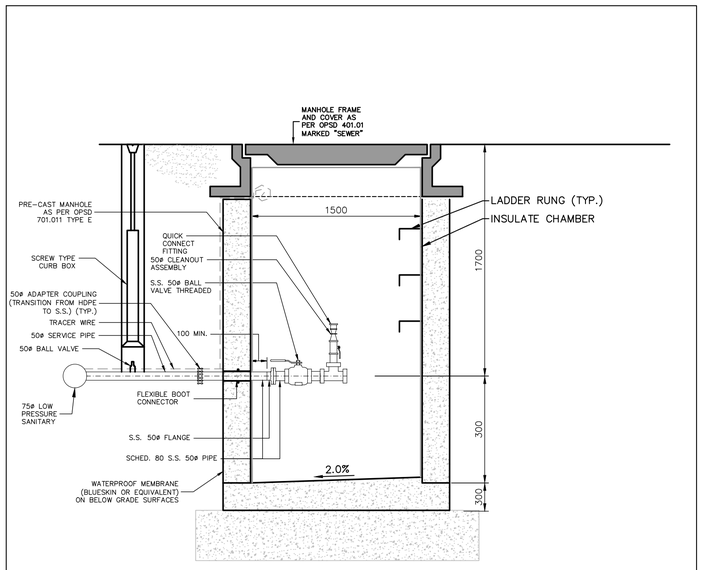


LOW PRESSURE AIR RELEASE VALVE DETAIL
N.T.S.

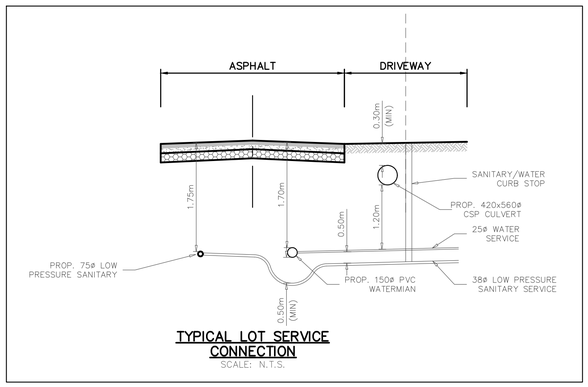


KEY PLAN - NTS

LEGEND



LOW PRESSURE FLUSHING STATION DETAIL
N.T.S.



TYPICAL LOT SERVICE CONNECTION
SCALE: N.T.S.

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
[redacted] 4-Feb-2025
date

REV	DATE	DESCRIPTION	BY	APP
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

[redacted]

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

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

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

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

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

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

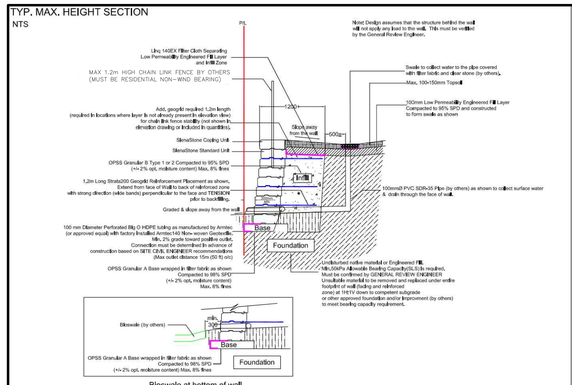
DRAWING TITLE
STANDARD DETAILS

TOWN FILE: P2452E

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

Nov 23, 2023 - 11:00am M:\CAD\2020 JOB 7031\DWG\PHASE PRODUCTION JOB 7031 - C15-C17 Standard Detailing\C16 Standard Details.dwg

TYP. MAX. HEIGHT SECTION
NTS



Bioswale at bottom of wall

TABLE 1.0 - SOIL ZONES AND ASSUMED PROPERTIES

MUST BE VERIFIED BY GENERAL REVIEW ENGINEER • REFER TO SECTION 3.03 OF SPECIFICATION

Soil Region	Reinforced Fill	Retained Fill (RF)*	Foundation Soil*	Base	Drainage Fill (at rear, not to section)
Description (by USCS)	GW	M_LCL	M_LCL	GW	GP
	Well graded gravel Max. 8% fines	Lean Silty Clay Low Plasticity	Lean Silty Clay Low Plasticity	Well graded gravel Max. 8% fines	Gap graded, round washing gravel
Effective Internal Friction Angle (Deg)	34°	28°	28°	35°	NA
Compaction Requirements (Deg. Fill Only)	98% SPD (+/-2% opt. moisture)	95% SPD (+/-2% opt. moisture)	98% SPD (+/-2% opt. moisture)	98% SPD (+/-2% opt. moisture)	Dense State
Moist Unit Weight (kN/cum)	20	20	20	22	15
Effective Cohesion (kPa)	NA	NA	NA	NA	NA
Soil Notes	Max. 150x200mm Composite Lifts	Max. 150x200mm Composite Lifts	See Section for req. ALLOW Bearing Capacities	Max. 150x200mm Composite Lifts	Max. 150x200mm Composite Lifts
Geotextile at Interface	Interface Reinforced Material Coverage Not Req. If possible to Bend below are min. Otherwise (TBD)		NA	NA	NA
Assumed Geotextile Tensile Strength (Ultimate Req.)	Qd (kN) =5.2mm Qd(kN) =1.15mm MAX 8% PRHCS	Qd(kN) =8.6*25mm Qd(kN) =5.6*25mm Qd(kN)=5.6*25mm	NA	NA	NA

* If the above gradation requirements are not met, an alternative filter fabric will be required. Contact RSS for filtration alternatives.

** Engineered Fills defined as Clean sand, Compacted to maximum 8 in thicknesses of 150mm to achieve 98 percent Standard Proctor Density for Foundation Soils and 95 percent Standard Proctor Density for Retained Soils, under the full time inspection and testing of a geotechnical engineering firm who provides written confirmation and certification of the compacted Engineered Fill.

TABLE 2.0 - DESIGN INFORMATION

Retaining Wall System	Siena Stone Manufactured by Unilock
Max. Slope Above Wall	horizontal
Max. Surcharge Above Wall (psf)	4.8
Batter of Wall (Degrees)	7.12
Mudline Height (mm)	1665

Geogrid Type	Stratagrid 200 by Stratasystems
Min. Geogrid LTDS (kN / m)	26
Max. Slope Below Wall	3H:1V
Depth of Embedment (mm)	See Elevation
Compacted Base Dimensions (mm) (subject to site visit)	200 x 900

SEALED FOR DESIGN REVIEW APPROVAL
TAKAHI TOSSOUNIDIS 100150766 JUL 27 2022 PROVINCE OF ONTARIO
SEALED FOR DESIGN ONLY.

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

SienaStone ®
Geogrid Reinforced Segmental Retaining Wall

Drawn By:	CYK
Designr:	CYK
Check:	-
Date:	Jan.27/22
Dwg No.	1 of 1
Dwg. File:	202108015RW1

RisiStone retaining wall systems
480 Harry Walker Parkway S.
Unit 10
Newmarket, Ontario
Canada, L3Y 0B3
Tel 905.868.9255 Fax 905.868.9254
http://www.risistone.com

No.	Date	By	Revisions

SienaStone (1.2m) Outside Modified Corners

Imperial dimensions

Angle (degrees)	Front (inches)	Back (inches)	Split (inches)	Cut (inches)	Unit to Modify
5	22.5/8	22.5/8	7/8	19 5/8	Standard
10	23 3/8	22 5/8	1 3/8	19 5/8	Standard
15	23 5/8	22 5/8	2 5/8	19 5/8	Standard
20	23 7/8	22 5/8	3 7/8	19 5/8	Standard
25	23 5/8	22 5/8	4 5/8	19 5/8	Standard
30	23 5/8	22 5/8	5 1/8	19 5/8	Standard
35	23 5/8	22 5/8	5 5/8	19 5/8	Standard
40	23 5/8	22 5/8	6 1/8	19 5/8	Standard
45	23 5/8	22 5/8	6 5/8	19 5/8	Standard
50	23 5/8	22 5/8	7 1/8	19 5/8	Standard
55	23 5/8	22 5/8	7 5/8	19 5/8	Standard
60	23 5/8	22 5/8	8 1/8	19 5/8	Standard
65	23 5/8	22 5/8	8 5/8	19 5/8	Standard
70	23 5/8	22 5/8	9 1/8	19 5/8	Standard
75	23 5/8	22 5/8	9 5/8	19 5/8	Standard
80	23 5/8	22 5/8	10 1/8	19 5/8	Standard
85	23 5/8	22 5/8	10 5/8	19 5/8	Standard
90	23 5/8	22 5/8	11 1/8	19 5/8	Standard
95	23 5/8	22 5/8	11 5/8	19 5/8	Standard
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105	23 5/8	22 5/8	12 5/8	19 5/8	Standard
110	23 5/8	22 5/8	13 1/8	19 5/8	Standard
115	23 5/8	22 5/8	13 5/8	19 5/8	Standard
120	23 5/8	22 5/8	14 1/8	19 5/8	Standard
125	23 5/8	22 5/8	14 5/8	19 5/8	Standard
130	23 5/8	22 5/8	15 1/8	19 5/8	Standard
135	23 5/8	22 5/8	15 5/8	19 5/8	Standard
140	23 5/8	22 5/8	16 1/8	19 5/8	Standard
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1140	23 5/8	22 5/8	116 1/8	19 5/8	Standard
1145	23 5/8	22 5/8	116 5/8	19 5/8	Standard
1150	23 5/8	22 5/8	117 1/8	19 5/8	Standard
1155	23 5/8	22 5/8	117 5/8	19 5/8	Standard
1160	23 5/8	22 5/8	118 1/8	19 5/8	Standard
1165	23 5/8	22 5/8	118 5/8	19 5/8	Standard
1170	23 5/8	22 5/8	119 1/8	19 5/8	Standard
1175	23 5/8	22 5/8	119 5/8	19 5/8	Standard
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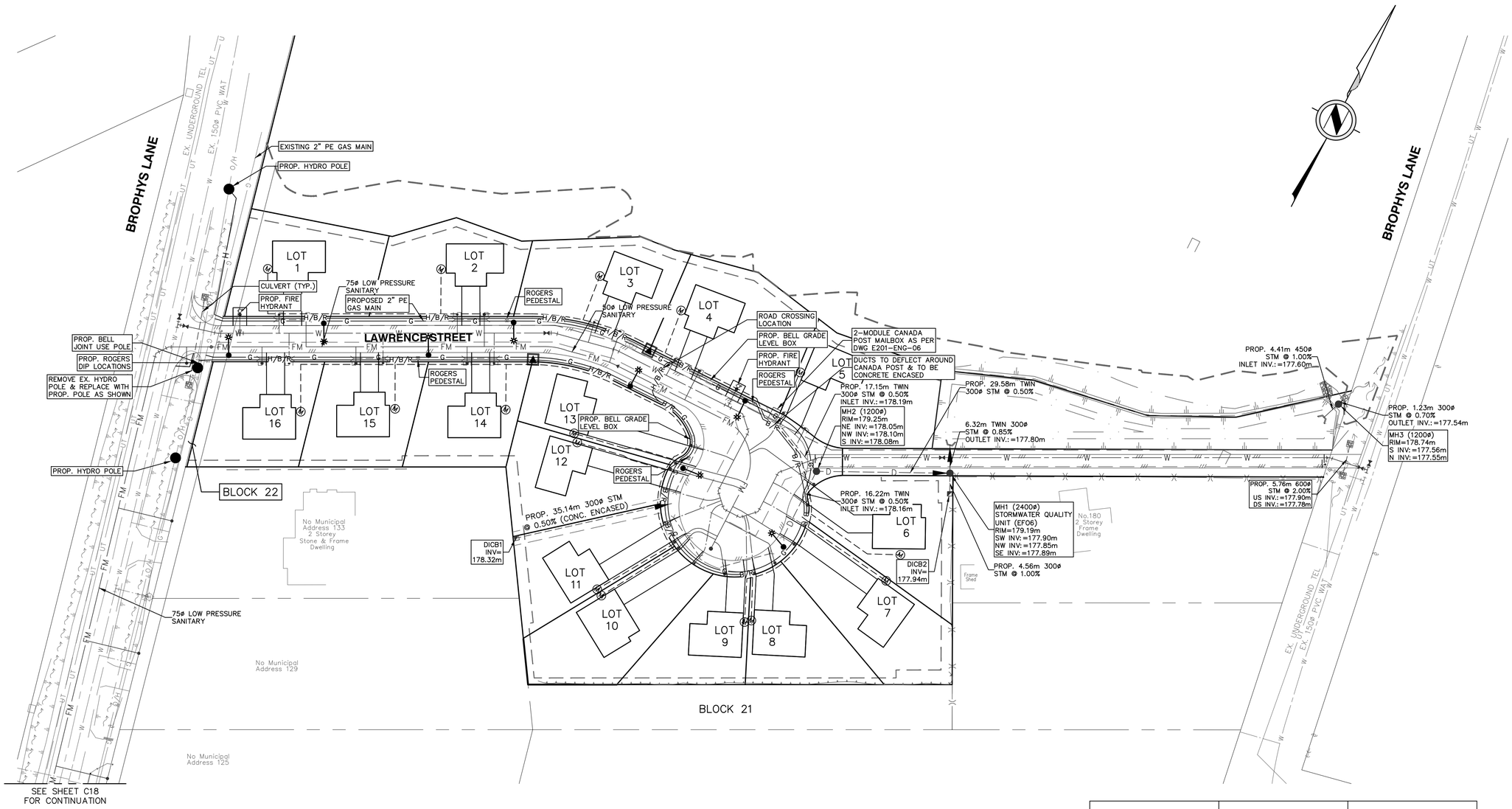
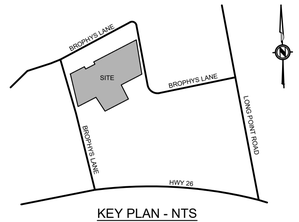
1565	23





KEY PLAN - NTS

LEGEND

- PROPERTY LINE
- EXISTING/PROPOSED WATERMAIN
- EXISTING UNDERGROUND TELECOMMUNICATION
- EXISTING/PROPOSED GAS MAIN
- EXISTING OVERHEAD HYDRO
- EXISTING EDGE OF GRAVEL
- EXISTING/PROPOSED TOP OF BANK
- PROPOSED BOTTOM OF BANK
- EXISTING DITCH CENTERLINE
- JOINT UTILITY TRENCH
- PROPOSED HYDRO DISTRIBUTION
- PROPOSED STREETLIGHT DISTRIBUTION
- PROPOSED UNDERGROUND HYDRO
- HYDRO/BELL/ROGERS
- PROPOSED LOW PRESSURE SANITARY
- 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
- METER BASE
- STREET LIGHT
- PROPOSED TRANSFORMER
- PROPOSED BELL GRADE LEVEL BOX
- ROGERS PEDESTAL

REV	DATE	DESCRIPTION	BY	APP
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

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

[redacted]

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

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
[redacted] 4-Feb-2025
date

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APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

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

CLIENT

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

PROJECT

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

DRAWING TITLE

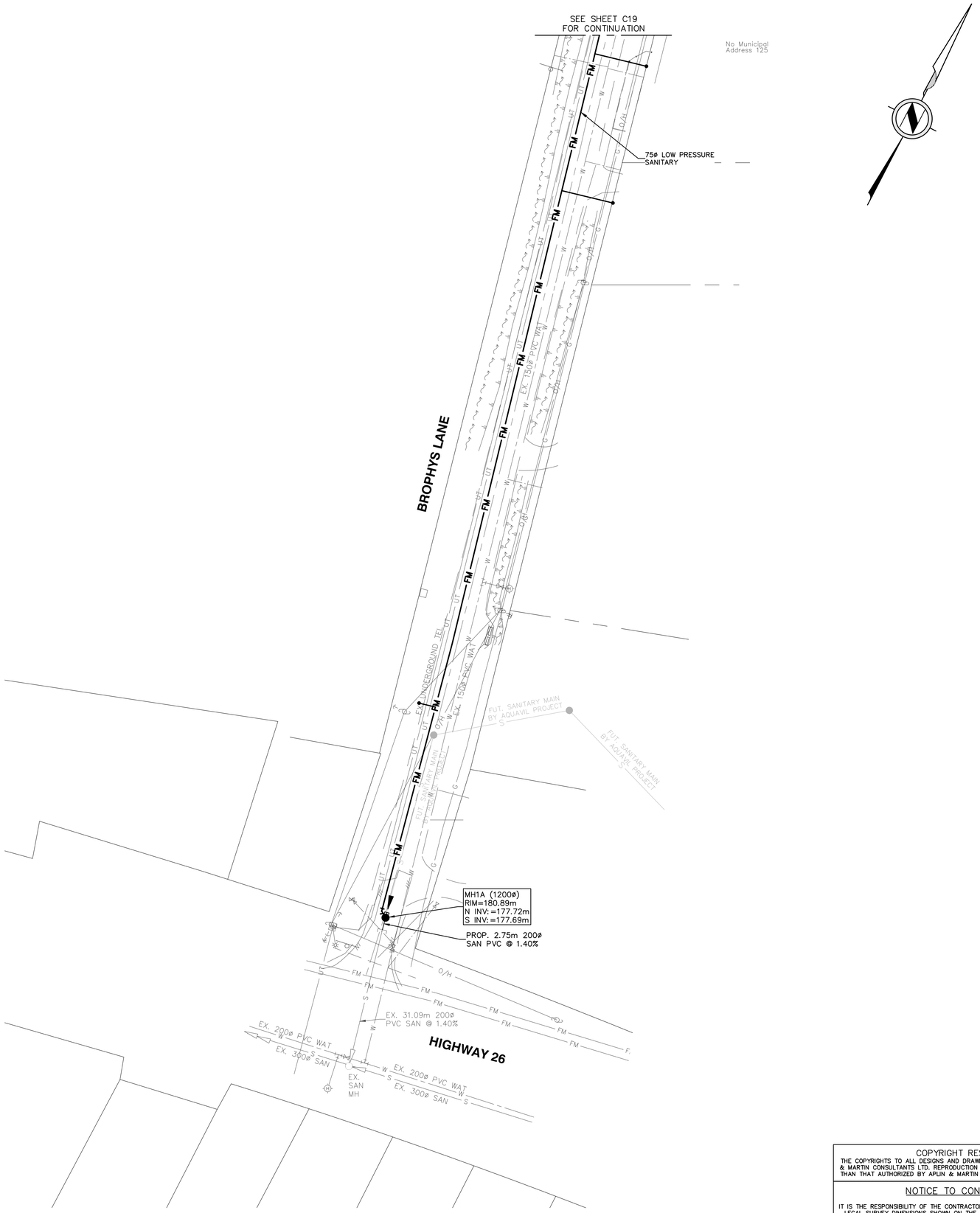
COMPOSITE UTILITY PLAN

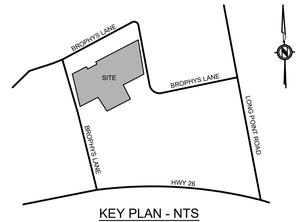
TOWN FILE: P2452E

DESIGN JC	DATE NOVEMBER, 2020	SCALE H: 1:500 V: N/A
DRAWN JC	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C18	REV. 8
APPROVED CAB		

0 5 1:500 25m

Nov 23 2023 - 11:50am M:\TOR\2020\20-7031\DWG\ONSITE PRODUCTION\20-7031 - C18-C19 - Composite Utility Plan.dwg/C18 jacquelin





KEY PLAN - NTS

LEGEND

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

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
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date

REV	DATE	DESCRIPTION	BY	APP
8	24/11/2023	SEVENTH SUBMISSION	JC	CAB
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5A	09/05/2023	FINAL CUP SUBMISSION	JC	CAB
5	17/02/2023	FOURTH SUBMISSION	JC	CAB

[redacted]

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

LEGAL DESCRIPTION

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

BENCHMARK

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

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

CLIENT

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

PROJECT

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

DRAWING TITLE

COMPOSITE UTILITY PLAN

TOWN FILE: P2452E

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DESIGN JC	DATE NOVEMBER, 2020	SCALE H: 1:500 V: N/A
DRAWN JC	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C19	REV. 8
APPROVED CAB		

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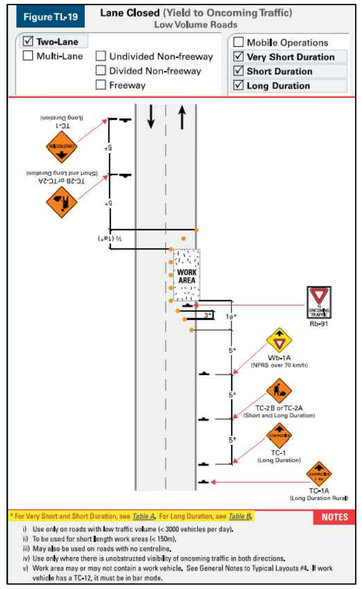

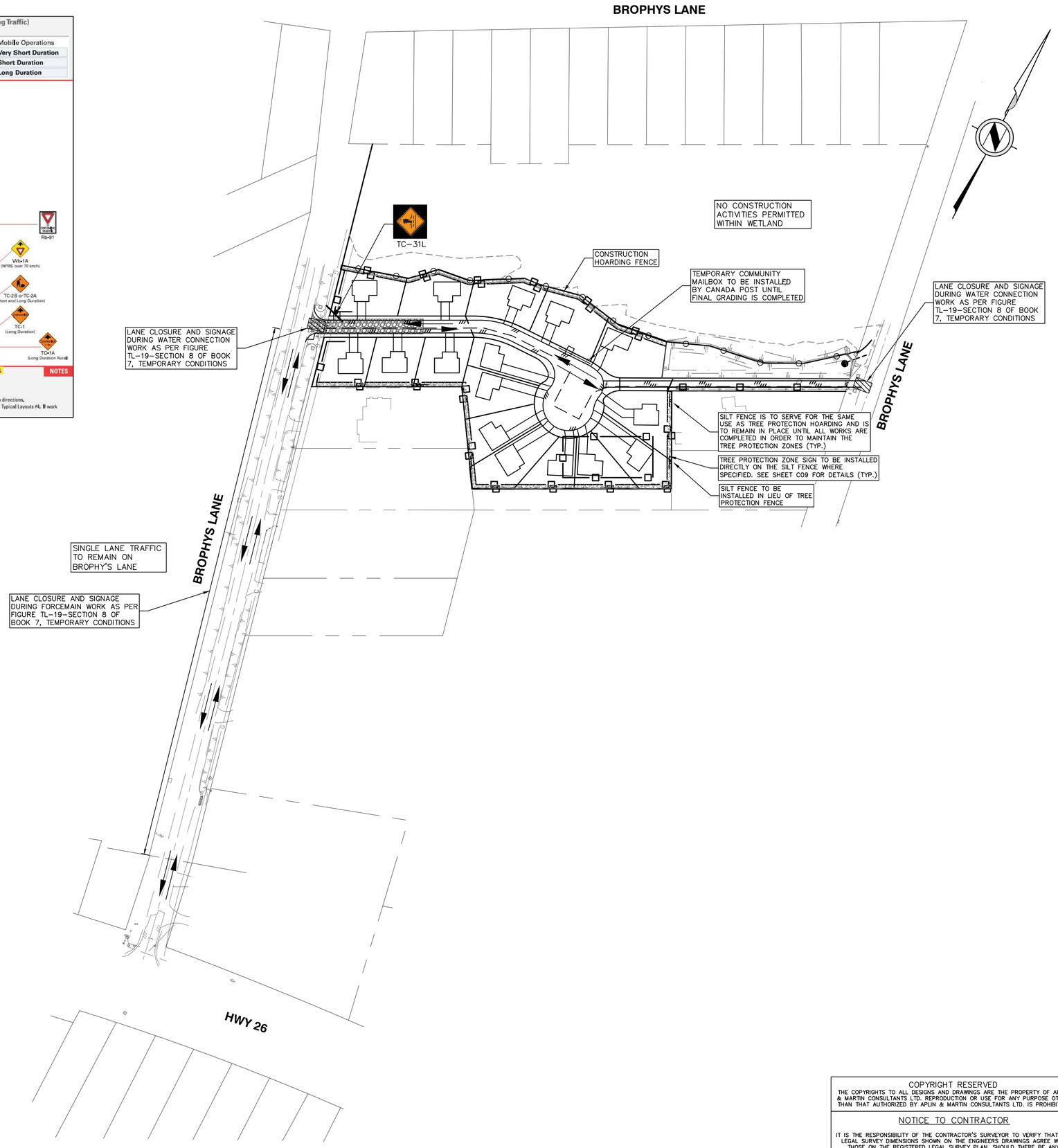

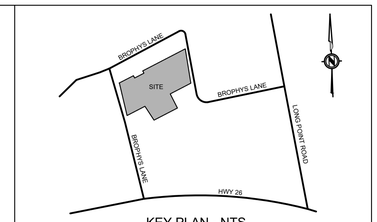

KEY PLAN - NTS

LEGEND

PROPERTY LINE

PROPOSED ROAD EDGE

EXISTING ROAD EDGE

DIRECTION OF CONSTRUCTION TRAFFIC

TREE PROTECTION SIGN. SEE SHEET C09 FOR DETAILS

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
[redacted] 4-Feb-2025
date

REV	DATE	DESCRIPTION	BY	APP
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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

[redacted]
ENGINEER STAMP

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

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

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

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

DRAWING TITLE
COORDINATION PLAN

TOWN FILE: P2452E

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DESIGN JC	DATE NOVEMBER, 2020	SCALE H:1:1000 V:N/A
DRAWN JC	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C20	REV. 8
APPROVED CAB		

0 10 1:1000 50m

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 requirements 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.

5.1.1. General

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 OA/OC (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 (OHSA).

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 (WHMIS)

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.

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 by the Town.

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 progress.
- 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 of base.
- 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 with the Town's Water department.
- 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 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 proponent for corrective action.
- 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 milestone.

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 proponent may represent themselves.

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 stakeholders.

- 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 certification.
- 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.

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

- Certification of all constructed municipal infrastructure systems.
- Review all geotechnical testing results (soil, aggregate, concrete, and asphalt) and provide recommendations as required. Provide trench backfill testing locations visually represented on a plan and profile drawing with the test number and compaction shown such that no test location is more than 60 m apart horizontally nor 600 mm vertically from another.
- 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 coordinate immediate remediation.
- 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 the project.
- Distribution of all documents, reports, and test results to appropriate parties.
- Coordinate and attend the project pre-construction and construction progress meetings including preparation and distribution of meeting minutes.
- 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 responsibility to document notification of the Town.
- 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

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 commencement 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 hiatus 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 measures.

5.1.8. Temporary Erosion and Sediment Control Measures

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 achieved.

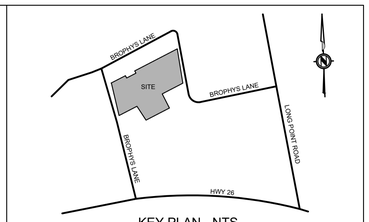
5.1.9. Tree Preservation Measures

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

5.1.10. Communication Plan

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:



KEY PLAN - NTS

LEGEND

- The contractor shall assume responsibility of ordering and placing all signage and pavement markings as required for traffic control and traffic notification and inform the 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.

The 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 apart 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 and specifications and maintained throughout construction as per section 5.1.7.

5.2.1.2. Pipe Installation

Pipe (storm, sanitary, water) installation shall not commence until siltation and erosion controls measures are in place and potential discharge route from the construction is prepared.

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.

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 601.010.

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 stormwater 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 facility cross-section drawings at 20 m stations showing the design grades and existing sediment levels including sediment volume calculations.
  - Cost estimate for sediment removal, disposal and restoration of disturbed areas.
  - Sediment removal work plan addressing dewatering pumping rate and discharge location, erosion & sediment control, sediment disposal location, temporary haul route, etc.; and,
  - Necessary permit and approvals from applicable agencies.

- Prior to disposal of sediment, the developer shall sample the sediment following acceptable methods, criteria and guidelines and provide the Town with a sediment sampling report, including lad results for peer review. The report shall be signed by a qualified person.
- After sediment removal and site restoration, the developer shall conduct a topographic/bathymetric survey of the entire facility and provide the Town with Record Drawings in AutoCAD and pdf format demonstrating:
  - All accumulated sediment has been removed.
  - Plan and profile drawings matching the accepted for construction drawings set and facility cross-section drawings at 20 m stations showing the design and post cleaning grades.
  - The permanent and active pond volumes as designed are present.
  - Record elevations of inlet(s), outlet(s), weirs, forebays, berms, emergency spillway and any other hydraulic structures within the facility; and,
  - Plan & profile record drawings of the facility showing maintenance access and representative sections of the various pond sections.
- The developer shall provide the Town with Engineering Certification indicating that all 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 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 as designed to the satisfaction of the Town.
- A copy of the MECP Environmental Compliance Approval.
- A copy of an acceptance letter from the Town.

The developer shall submit to the Town a completed SWM Facility General Information Form sealed by a professional engineer licensed in Ontario.

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 are found.

5.2.2.3. Landscaping of Stormwater Management Systems

Landscaping within a SWM facility as well as stormwater management systems shall have a two-year warranty period.

5.2.2.4. Operating and Maintenance Manuals

The facility's Operation & Maintenance Manuals shall be provided to the satisfaction of the Town as a condition of Certificate of basic Services.

5.2.2.5. Storm Sewer

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 prepared to receive flows from the storm sewer construction.

5.2.2.6. Frames and Grates

As per Section 4.4.3.

5.2.2.7. Ditches and Culverts

Design ditch grades shall be provided for the ditch inverts on the projection of side lot lines for all blocks and lots in the subdivision.

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

5.2.2.8. Connections to Ditches and Storm Sewers

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.

5.2.3. Testing and Acceptance

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. Leakage testing shall be conducted on the entire system including structures. Deformation gauge (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 inspections. Testing of the Storm Sewer System shall be done with the participation of the Town inspector, who will coordinate with the department responsible for operating the system at assumption.

5.3. Sanitary Collection System

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 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 documation will be provided along with the necessary training for operation and maintenance of the equipment prior to commissioning.

5.4. Water Distribution System

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**.

5.4.2. Thrust Restraint

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

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

5.4.3. Cathodic Protection

Metallic watermain and appurtenances shall be protected with Cathodes.

The location and details of the cathodic protection installed shall be recorded on the As-Constructed and Record Drawings.

5.4.4. Service Connections

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 crimped.

5.4.5. Testing and Acceptance

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 of the Water Department.

5.5. Roads

5.5.1. Road Works

Road work shall not commence until siltation and erosion controls measures are in place and potential discharge route from the construction is prepared.

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 intervals:

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

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

5.5.2. Entrances

Entrances are the section of a driveway that is constructed between the travelled portion of the road and the subject lot property line.

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

5.5.3. Top Course Asphalt

Approval to place top course asphalt is required from the Town. The following must be completed:

- All sidewalk, curb, and boulevard work.
- Raise maintenance hole and catch basin frames.
- Raise water valve box.
- Flush and sweep surface and evenly apply tack coat.
- 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.
- Repair any identified deficiencies.
- Base asphalt has had at least one complete winter season pass to allow for settlement,
- Certification from Geotechnical Engineer and Engineer of Record.

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, two 600mm 10M rebar drilled 300mm into the existing curb on each side and grouted with epoxy grout or approved equal.

The replacement curb may be placed by curb 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. 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 concrete) abuts the curb, a minimum of 0.5 m width of the pavement shall be removed to allow the granular pavement 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 pavement.

5.5.5. Sidewalks

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

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

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 pavement shall be removed to allow the granular pavement 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 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 documentation.

5.6. Pavement Marking and Signage

5.6.1. Pavement Marking and Signage Plan

All traffic control signs shall be of new material, installed, and their reflectivity confirmed via shop 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 required by the Town.

5.6.2. Street Name Signs

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

5.6.3. Traffic Control Signs

For new developments, traffic control signs shall be supplied and installed by the Developer at 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 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,
- Lettering shall be 120 mm wide by 180 mm tall, black in colour on white reflective backing.

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

5.6.5. Pavement 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.

5.7. Traffic Signals

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

5.8. Street Lighting

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 Town.

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 results and as-built drawings. The as-built drawings must also be provided to the Engineer of Record for inclusion in the Record Drawings set for the project.

5.9. Subdivision Grading

5.9.1. Lot Grading

Lot grading elevations shall be provided on the Record Drawings.

5.9.2. Block Grading

Block grading elevations shall be provided on the Record Drawings.

5.9.3. Retaining Walls

Retaining walls details 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 Town); and,
- 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 infrastructure.

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 Inspector.

[end of Section 5]

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
AFC Drawings are only valid as part and upon execution of a Development Agreement
[redacted] 4-Feb-2025
date

REV	DATE	DESCRIPTION	BY	APP
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

[redacted]

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

LEGAL DESCRIPTION

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

BENCHMARK

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

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

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

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

DRAWING TITLE
TOWN CONSTRUCTION NOTES

TOWN FILE: P2452E

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

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

DESIGN JC	DATE NOVEMBER, 2020	SCALE N/A
DRAWN JC	PROJECT NO. 20-7031	
CHECKED CAB	DRAWING NO. C21	REV. 8
APPROVED CAB		

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