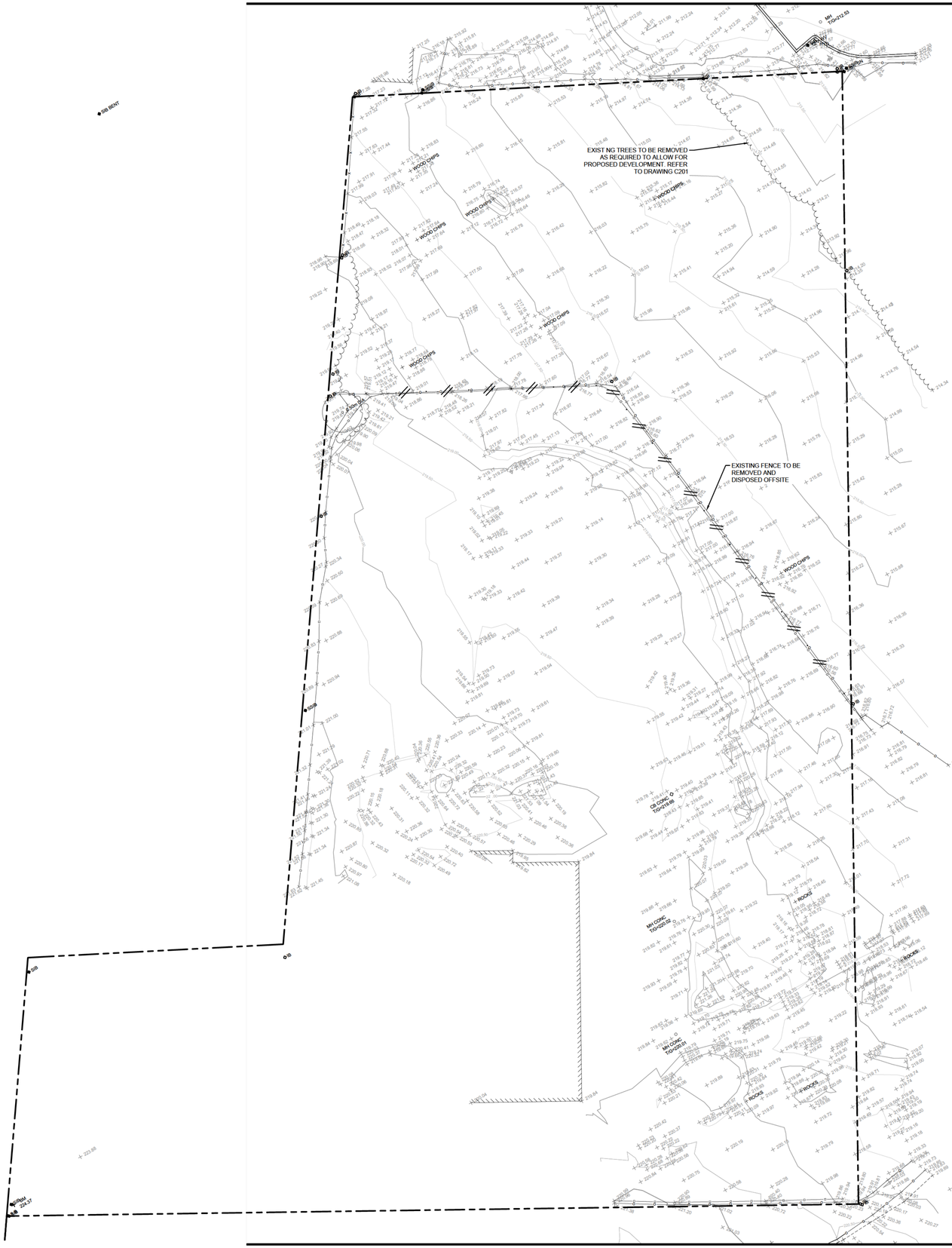
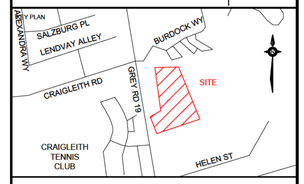


GENERAL NOTES

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2. BOREHOLE LOCATIONS AND GEOTECHNICAL NFORMATION FROM CHUNG & VANDER DOELEN ENGINEER NG LTD. DATED JUNE 2, 2026.
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peopleCare communities



PROJECT NORTH

TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
2026.06.30	ISSUED FOR SPA	
2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	

LEGEND

- BOREHOLE No. — EXIST NG BOREHOLE LOCATION
- TEST PIT No. — EXIST NG TEST PIT LOCATION
- PIEZOMETER No. — EXIST NG PIEZOMETER LOCATION
- 0.2m DIA — EXIST NG DEC DUOUS /CONIFEROUS TREE
- EXIST NG TREE DRIPLINE AND/OR VEGETATION LINE
- 325.0 — EXIST NG CONTOUR
- 325.0 — EXIST NG LIDAR CONTOUR
- REMOVALS
- EXISTING EDGE OF WATER

BENCHMARK

Y = 4929376 988 X = 553717.439 Z = 224 370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL ENTRANCE

1:500 0 5.0 10.0 25.0

CLIENT

TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)
595 Parkside Dr Suite 2, Waterloo, ON

PROJECT

LONG-TERM CARE DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

TITLE

EXISTING CONDITIONS & REMOVALS PLAN

WALTERFEDY

TORONTO | CALGARY | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

[redacted]

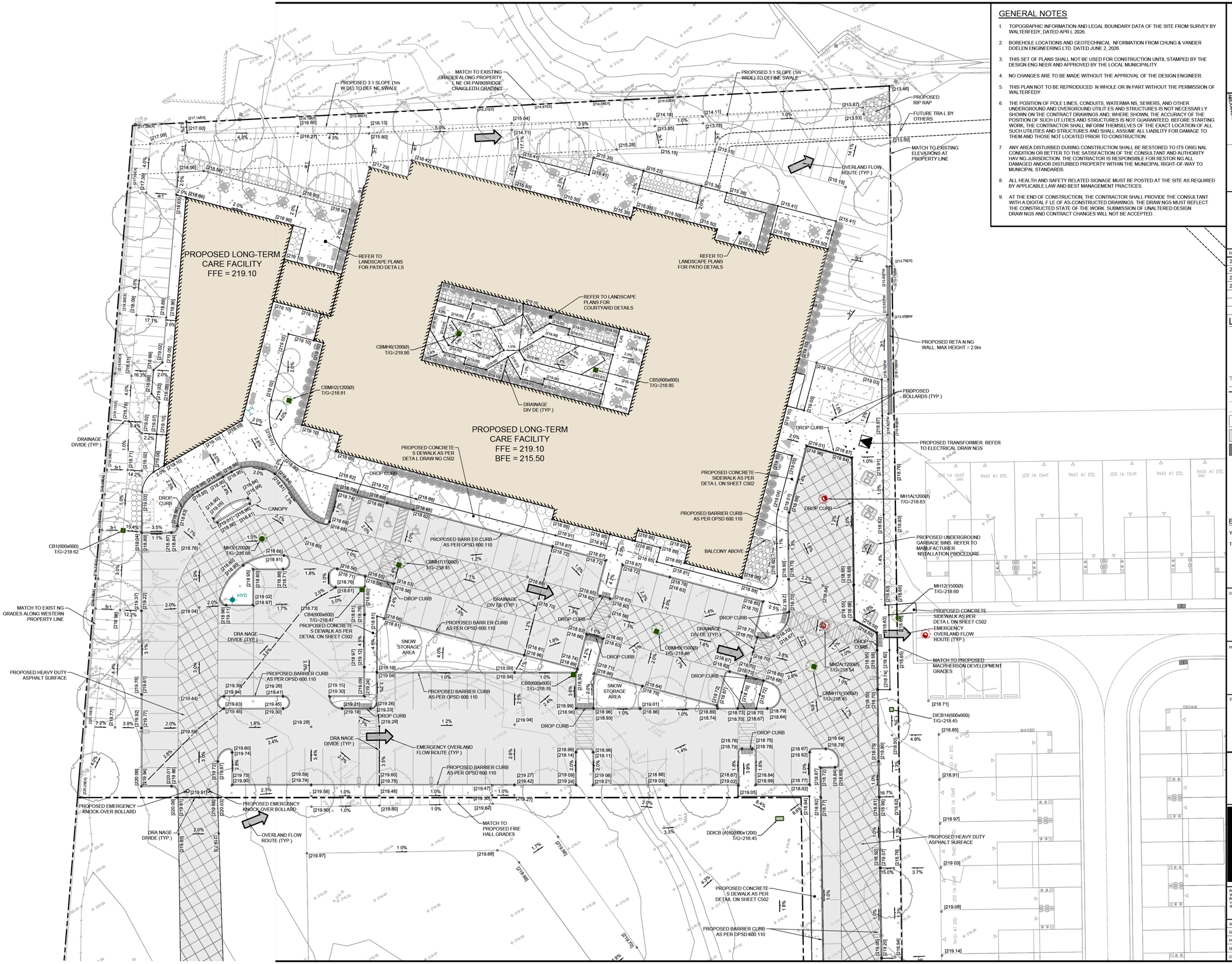
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SCALE	1:500
DATE	2026-05-22
PROJECT NO.	2026-0316-10
DRAWN BY	LH
CHECKED BY	TK

SHEET NO.

C101

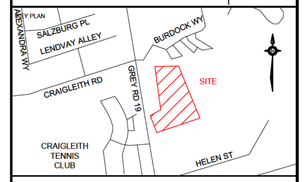


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peopleCare communities

KEY PLAN



PROJECT NORTH

TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
2026.06.30	ISSUED FOR SPA	
2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	

LEGEND

- [123.45] PROPOSED GRADE
- [123.45]EX EXIST NG GRADE
- 2.0% 2.0% PROPOSED DRAINAGE ARROW/SLOPE
- PROPOSED SWALE
- PROPOSED OVERLAND FLOW ROUTE
- PROPOSED EMBANKMENT (3:1 MAX UNLESS OTHERWISE NOTED)
- PROPOSED CHAINL NK FENCE
- 325.0 EXIST NG CONTOUR
- 325.0 EXIST NG LIDAR CONTOUR
- PROPOSED CONCRETE SURFACE
- PROPOSED LIGHT DUTY ASPHALT SURFACE
- PROPOSED HEAVY DUTY ASPHALT SURFACE

BENCHMARK

Y = 4929376 988 X = 553717 439 Z = 224 370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL ENTRANCE

1:250 (0, 2.5, 5.0, 12.50)

CLIENT

TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)
595 Parkside Dr Suite 2, Waterloo, ON

PROJECT

LONG-TERM CARE DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

TITLE

GRADING PLAN (1 OF 2)

WALTERFEDY
TORONTO | CALGARY | KITCHENER | HAMILTON
800.685.1378 walterfedy.com

[redacted]

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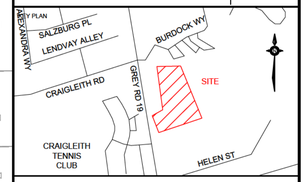
SCALE	1 250
DATE	2026-09-25
PROJECT NO.	2026-0316-10
DRAWN BY	LH
CHECKED BY	TK

SHEET NO.

C201

peopleCare communities

KEY PLAN



PROJECT NORTH

TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
2026.06.30	ISSUED FOR SPA	
2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	

LEGEND

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- [123.45]EX EXIST NG GRADE
- 2.0% 2.0% PROPOSED DRAINAGE ARROW/SLOPE
- PROPOSED SWALE
- PROPOSED OVERLAND FLOW ROUTE
- PROPOSED EMBANKMENT (3:1 MAX UNLESS OTHERWISE NOTED)
- PROPOSED CHAINL NK FENCE
- 325.0 EXIST NG CONTOUR
- 325.0 EXIST NG LIDAR CONTOUR
- PROPOSED CONCRETE SURFACE
- PROPOSED LIGHT DUTY ASPHALT SURFACE
- PROPOSED HEAVY DUTY ASPHALT SURFACE

BENCHMARK

Y = 4929376 988 X = 553717.439 Z = 224 370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL ENTRANCE

1:250 0 2.5 5.0 12.50

CLIENT

TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)

595 Parkside Dr Suite 2, Waterloo, ON

PROJECT

LONG-TERM CARE DEVELOPMENT

TOWN OF THE BLUE MOUNTAINS

TITLE

GRADING PLAN (2 OF 2)

WALTERFEDY

TORONTO | CALGARY | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

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SCALE	1:250
DATE	2026-09-25
PROJECT NO.	2026-0316-10
DRAWN BY	LH
CHECKED BY	TK

SHEET NO.

C202

GENERAL NOTES

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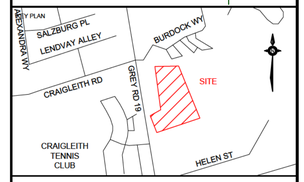
BENCHMARK

Y = 4929376.988 X = 553717.439 Z = 224.370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL ENTRANCE

peopleCare communities

KEY PLAN



PROJECT NORTH TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
2026.06.30	ISSUED FOR SPA	
2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	

LEGEND

- CB / DCB — PROPOSED CATCHBASIN / DOUBLE CATCHBASIN
- DICB/DDICB — PROPOSED DITCH NLET CATCHBASINS/DOUBLE CATCHBASIN
- CBMH / DCBMH — PROPOSED CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
- DICBMH(A)(B) — PROPOSED DITCH NLET CATCHBAS N MANHOLE (TYPE A) / (TYPLE B)
- MH — PROPOSED STORM MANHOLE
- MH — PROPOSED SANITARY MANHOLE
- HYD — PROPOSED F RE HYDRANT
- WV — PROPOSED WATERMAIN VALVE
- CS — PROPOSED CURB STOP
- REDUCER — PROPOSED REDUCER
- PROPOSED F RE DEPARTMENT CONNECTION
- EX CB / DCB — EXIST NG CATCHBASIN / DOUBLE CATCHBAS N
- EX DI — EXIST NG DITCH NLET CATCHBAS N
- EX MH — EXIST NG STORM MANHOLE
- EX CBMH / DCBMH — EXIST NG CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
- EX SAN MH — EXIST NG SANITARY MANHOLE
- EX HYD — EXIST NG F RE HYDRANT
- EX WV — EXIST NG WATERMAIN VALVE
- EX CS — EXIST NG CURB STOP
- EX WELL — EXIST NG F RE DEPARTMENT CONNECTION
- EXIST NG WELL
- PROPOSED SANITARY SEWER/SERVICE
- PROPOSED STORM SEWER/SERVICE
- PROPOSED WATERMAIN/SERVICE
- EXIST NG SANITARY SERVICE
- EXIST NG STORM SERVICE
- EXIST NG WATERMAIN
- PROPOSED SUBDRA N
- PROPOSED LAMP STANDARD
- UP / HP — PROPOSED UT LITY / HYDRO POLE
- SIGN — PROPOSED SIGN
- PR HYDRO TRANSFORMER — PROPOSED HYDRO TRANSFORMER

1:250 (0, 2.5, 5.0, 12.50)

CLIENT

TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)
595 Parkside Dr Suite 2, Waterloo, ON

PROJECT

LONG-TERM CARE DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

TITLE

SERVICING PLAN (1 OF 2)

WALTERFEDY

TORONTO | CALGARY | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

[redacted]

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SCALE	1 250
DATE	2026-09-25
PROJECT NO.	2026-0316-10
DRAWN BY	LH
CHECKED BY	TK

SHEET NO.

C301

PROPOSED LONG-TERM CARE FACILITY FFE = 219.10

PROPOSED LONG-TERM CARE FACILITY FFE = 219.10 BFE = 215.50

CBMH6 (1200ø) TG=218.90 E INV=217.646 S INV=217 586

PROPOSED 3m LONG SUBDRAIN STUB AS PER DETAIL ON SHEET C502 (TYP.)

SHALLOW PIPE INSULATION AS PER DETAIL ON SHEET C502 (TYP.)

21.3m-250mmø STM @ 1.00%

CB5 (600x600) TG=218.85 W INV=217 859

5 6m-250mmø STM @ 1 00%

INV=217.745

FIRE DEPARTMENT CONNECTION

CBMH2 (1200ø) TG=218.81 W NV=217 689 S INV=217.629

PIPE TO BE ENCASED WITH 50mm OF APPROVED HIGHLY COMPRESSIBLE MATERIAL IN LOCATIONS WHERE IT PASSES THROUGH FOUNDATION WALL. REFER TO STRUCTURAL DETA L

CBMH7 (1500ø) TG=218.45 N NV=217 406 SW NV=217 406 W NV=217.356 E INV=217 281

21.3m-250mmø STM @ 0.50%

CB1 (600x600) TG=218.62 E NV=217.725

21 3m-250mmø STM @ 1.00%

SHALLOW PIPE INSULATION AS PER DETAIL ON SHEET C502 (TYP.)

MH3 (1200ø) TG=218.68 N INV=217 522 W INV=217 512 E INV=217 462

6 9m-250mmø STM @ 1 00%

CB4 (600x600) TG=218.47 NE NV=217 474

HYD

87 0m - 150mmø WTM

40 5m-375mmø STM @ 0.60%

PROPOSED 3m LONG SUBDRAIN STUB AS PER DETA L ON SHEET C502 (TYP.)

PROPOSED LIGHT STANDARD. REFER TO ELECTRICAL DRAW NGS (TYP.)

PROPOSED BOLLARD LIGHT. REFER TO ELECTRICAL DRAWINGS (TYP.)

SHALLOW PIPE INSULATION AS PER DETA L ON SHEET C502 (TYP.)

12 2m-300mmø STM @ 2 00%

CAUTION! CROSS NG STM INV = 217 17 WTM OBV = 216.67 ENSURE MIN. 0 5m VERTICAL SEPARATION

INV=217.358

CBMH9 (1500ø) TG=218.46 W INV=217 038 SW INV=217 163 N INV=217 113 E INV=216 963

CAUTION! CROSSING STM INV = 217.184 WTM OBV = 216 650 ENSURE MIN. 0.5m VERTICAL SEPARATION

24.2m-450mmø STM @ 0.60%

CB8 (600x600) TG=218.76 NE INV=217.308

14.5m-250mmø STM @ 1 00%

CBMH11 (1500ø) TG=218.45 W INV=216 818 S INV=216 893 NE INV=216 668

CAUTION! CROSSING STM INV = 216 65 WTM OBV = 216.15 ENSURE MIN. 0.5m VERTICAL SEPARATION

SHALLOW P PE INSULATION AS PER DETAIL ON SHEET C502 (TYP.)

23 7m-375mmø STM @ 1.00%

DDICB (A)10 (600x1200) TG=218.45 N NV=217.130

0.1 MAX

119.2m - 200mmø WTM

119.2m - 200mmø WTM

MH1A (1200ø) TG=218.83 W INV=215 582 S INV=215 522

8.8m-200mmø SAN @ 1.00%

INV=215 670

INV=216.90

SPLIT TO SEPARATE DOMESTIC AND F RE SERVICES WITHIN THE BUILD NG. REFER TO MECHANICAL DRAWINGS

22 5° BEND

45° BEND

200mmø WTM

10 3m-450mmø SAN @ 0.50%

200x150 TEE

45° BEND

45° BEND

200x200 TEE

45° BEND

PROPOSED GENERATOR. REFER TO MECHANICAL DRAWINGS

PROPOSED TRANSFORMER. REFER TO ELECTRICAL DRAWINGS

MH2A (1200ø) TG=218 54 N NV=215 426 E INV=215.366

15.5m-200mmø SAN @ 0.50%

REMOVE PLUG AND CONNECT TO 200mmø SANITARY SEWER @ NV = 215.34

15 1m-600mmø STM @ 0 65%

CAUTION! CROSS NG STM INV = 216.59 SAN OBV = 215 543 ENSURE MIN. 0.5m VERTICAL SEPARATION

MH12 (1500ø) TG=218.60 SW NV=216.570 S INV=217.000 E NV=216.420

CONNECT TO PROPOSED MANHOLE AS PART OF MACPHERSON DEVELOPMENT. 600mmø KNOCKOUT PROVIDED AT NV = 216.57. 250mmø KNOCKOUT PROVIDED AT NV = 217.00

MANHOLE INSTALLED AS PART OF MACPHERSON DEVELOPMENT

CONNECT TO PROPOSED 200mmø WATERMAIN AS PART OF MACPHERSON DEVELOPMENT. CAP AND BLOW OFF TO BE REMOVED

CAUTION! CROSSING STM INV = 217 028 WTM OBV = 216.528 ENSURE MIN. 0.5m VERTICAL SEPARATION

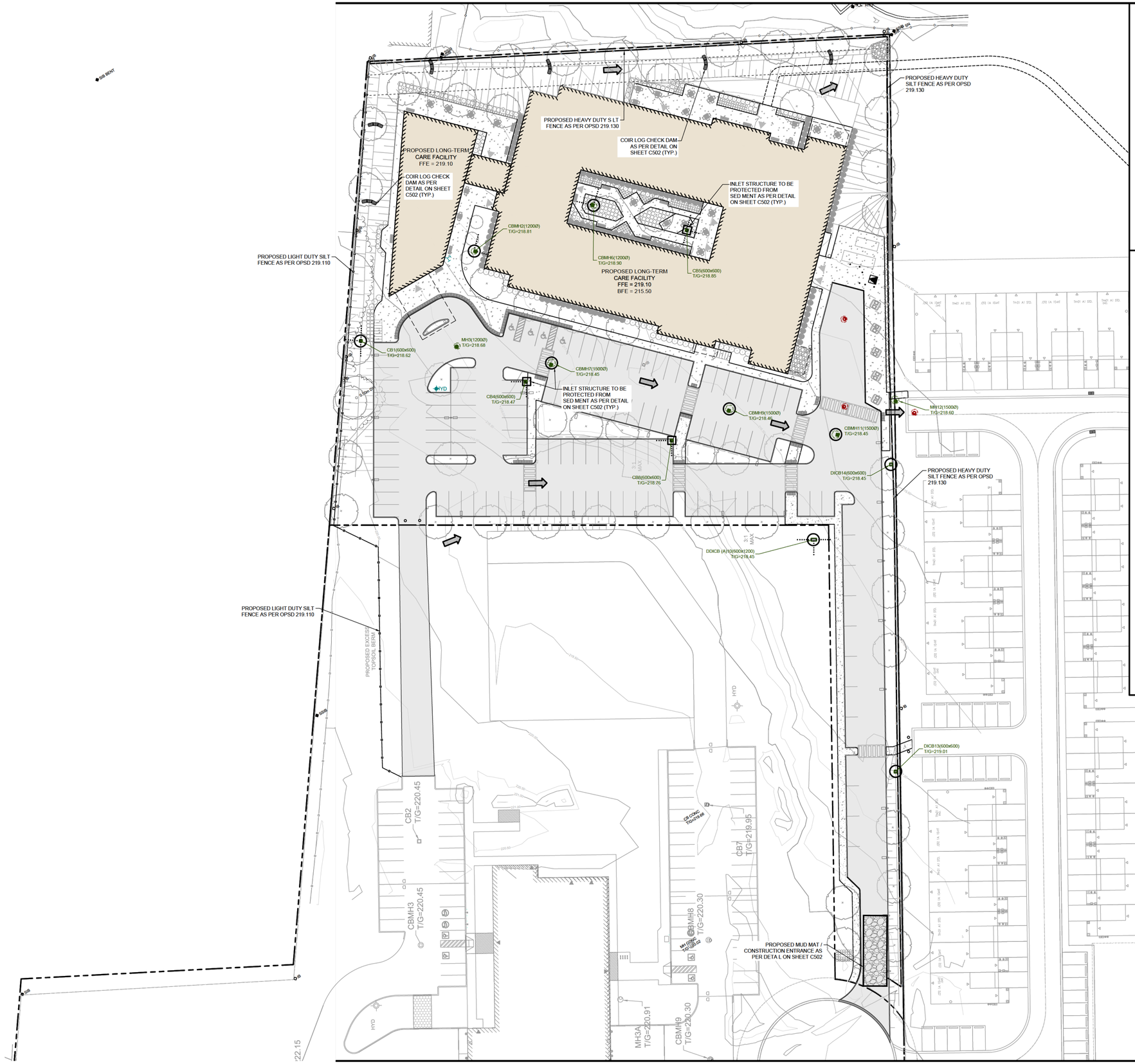
14 3m-250mmø STM @ 0.48%

DICB14 (600x600) TG=218.45 S NV=217 098 N NV=217 068

PROPOSED HYDRO DUCT BANK. REFER TO ELECTRICAL DRAW NGS

67.9m-250mmø STM @ 1.00%


CB8 (600x600)
TG=218.76
NE INV=217.308
PROPOSED 3m LONG
SUBDRAIN STUB AS PER
DETA L ON SHEET C502 (TYP.)
14 5m 250mmØ STM @ 1 00%
CBMH11 (1500Ø)
TG=218.45
W INV=216 818
S INV=216 893
NE INV=216 668
45° BEND
WM
200x200
TEE
CAUTION! CROSSING:
STM INV = 216 65
WTM OBV = 216 15
ENSURE MIN. 0 5m
VERTICAL SEPARATION
SHALLOW P PE INSULATION
AS PER DETAIL ON SHEET
C502 (TYP.)
23 7m-375mmØ
STM @ 1 42%
DDICB (A)10 (600x1200)
TG=218.45
N INV=217.130
119.2m - 200mmØ WTM
119.2m - 200mmØ WTM
119.2m - 200mmØ WTM
119.2m - 200mmØ WTM
WV
CAUTION! CROSSING:
STM INV = 217.028
WTM OBV = 216.528
ENSURE MIN. 0.5m
VERTICAL SEPARATION
14 3m-250mmØ STM @ 0.48%
DICB14 (600x600)
TG=218.45
S INV=217.098
N INV=217.068
PROPOSED HYDRO DUCT BANK
REFER TO ELECTRICAL DRAW NGS
67.9m-250mmØ STM @ 1.00%
DICB13 (600x600)
TG=219.01
N INV=217.777
PROPOSED LIGHT STANDARD.
REFER TO ELECTRICAL
DRAWINGS (TYP.)
PROPOSED HYDRO DUCT BANK
REFER TO ELECTRICAL DRAW NGS
TH-01 A1 STD.
TH-01 A1 STD. (MC)
TH-01 A1 STD. (END)
CRAIGLEITH RD
SITE
HELEN ST
peopleCare
communities
KEY PLAN
ALEXANDRA TRY
SALZBURG PL
LENDVAY ALLEY
BURDOCK WY
CRAIGLEITH RD
GREY RD 19
SITE
CRAIGLEITH TENNIS CLUB
HELEN ST
PROJECT NORTH
TRUE NORTH
DATE
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CBMH / DCBMH
PROPOSED CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
DICBMH(A)/(B)
PROPOSED DITCH INLET CATCHBAS N MANHOLE (TYPE A) / (TYPLE B)
MH
PROPOSED STORM MANHOLE
MH
PROPOSED SANITARY MANHOLE
HYD
PROPOSED F RE HYDRANT
WV
PROPOSED WATERMAIN VALVE
CS
PROPOSED CURB STOP
REDUCER
PROPOSED REDUCER
PROPOSED F RE DEPARTMENT CONNECTION
EX CB / DCB
EXIST NG CATCHBASIN / DOUBLE CATCHBAS N
EX DI
EXIST NG DITCH INLET CATCHBAS N
EX MH
EXIST NG STORM MANHOLE
EX CBMH / DCBMH
EXIST NG CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
EX SAN MH
EXIST NG SANITARY MANHOLE
EX HYD
EXIST NG F RE HYDRANT
EX WV
EXIST NG WATERMAIN VALVE
EX CS
EXIST NG CURB STOP
EXIST NG F RE DEPARTMENT CONNECTION
EX WELL
EXIST NG WELL
PROPOSED SANITARY SEWER/SERVICE
PROPOSED STORM SEWER/SERVICE
PROPOSED WATERMAIN/SERVICE
EXIST NG SANITARY SERVICE
EXIST NG STORM SERVICE
EXIST NG WATERMAIN
PROPOSED SUBDRA N
UP / HP
PROPOSED LAMP STANDARD
SIGN
PROPOSED LT LITY / HYDRO POLE
PR HYDRO TRANSFORMER
PROPOSED SIGN
PROPOSED HYDRO TRANSFORMER
1:250
0
2.5
5.0
12.50
CLIENT
TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)
595 Parkside Dr Suite 2, Waterloo, ON
PROJECT
LONG-TERM CARE DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS
TITLE
SERVICING PLAN (2 OF 2)
WALTERFEDY
TORONTO | CALGARY | KITCHENER | HAMILTON
800.685.1378 walterfedy.com
[redacted]
REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY A PART OF WF GROUP IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -
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SCALE 1:250
DATE 2026-09-25
PROJECT NO. 2026-0316-10
DRAWN BY LH
CHECKED BY TK
SHEET NO.
C302



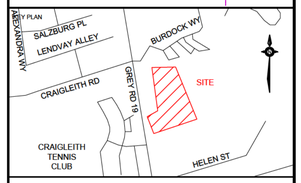
GENERAL NOTES

1. TOPOGRAPHIC NFORMATION AND LEGAL BOUNDARY DATA OF THE SITE FROM SURVEY BY WALTERFEDY, DATED APRIL 2026.
2. BOREHOLE LOCATIONS AND GEOTECHNICAL INFORMATION FROM CHUNG & VANDER DOELEN ENG NEERING LTD. DATED JUNE 2, 2026.
3. THIS SET OF PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED BY THE DESIGN ENGINEER AND APPROVED BY THE LOCAL MUNIC PALITY.
4. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
5. THIS PLAN NOT TO BE REPRODUCED IN WHOLE OR N PART WITHOUT THE PERMISSION OF WALTERFEDY.
6. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE START NG WORK, THE CONTRACTOR SHALL NFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILIT ES AND STRUCTURES AND SHALL ASSUME ALL LIAB LITY FOR DAMAGE TO THEM AND THOSE NOT LOCATED PRIOR TO CONSTRUCTION.
7. ANY AREA DISTURBED DUR NG CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CONSULTANT AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS RESPONS BLE FOR RESTORING ALL DAMAGED AND/OR DISTURBED PROPERTY WITH N THE MUNICIPAL RIGHT-OF-WAY TO MUNICIPAL STANDARDS.
8. ALL HEALTH AND SAFETY RELATED SIGNAGE MUST BE POSTED AT THE SITE AS REQU RED BY APPLICABLE LAW AND BEST MANAGEMENT PRACTICES.
9. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL PROV DE THE CONSULTANT WITH A DIGITAL FILE OF AS-CONSTRUCTED DRAW NGS. THE DRAWINGS MUST REFLECT THE CONSTRUCTED STATE OF THE WORK. SUBMISSION OF UNALTERED DESIGN DRAWINGS AND CONTRACT CHANGES W LL NOT BE ACCEPTED.

LEGEND

- PROPERTY LINE
- LEGAL EASEMENT
- BUILDING SETBACK
- SIB — STANDARD IRON BAR
- EX LS — EXIST NG LAMP STANDARD
- EX UP — EXIST NG UTILITY POLE
- EX HP — EXIST NG HYDRO POLE
- EXIST NG GUY WIRE
- EX SIGN — EXIST NG SIGN
- EX MH — EXIST NG STORM MANHOLE
- EX SAN MH — EXIST NG SANITARY MANHOLE
- EX HYD — EXIST NG F RE HYDRANT
- EX WV — EXIST NG WATERMAIN VALVE
- 325.0 — EXIST NG MAJOR CONTOUR
- EXIST NG MINOR CONTOUR
- EXIST NG EMBANKMENT
- EXIST NG DITCH CENTRELINE
- EXIST NG SILT FENCE
- EXIST NG CHAINL NK FENCE
- EXIST NG ASPHALT
- EXIST NG CONCRETE
- EXIST NG CURB
- EXIST NG GRAVEL
- PROPOSED CATCHBASIN
- CBMH — PROPOSED CATCHBASIN MANHOLE
- PROPOSED DITCH NLET CATCHBAS N
- MH — PROPOSED STORM MANHOLE
- MH — PROPOSED SANITARY MANHOLE
- HYD — PROPOSED F RE HYDRANT
- PROPOSED HEAVY DUTY SILT FENCE
- PROPOSED LIGHT DUTY S LT FENCE
- PROPOSED MUD MAT
- NLET STRUCTURE PROTECTION
- PROPOSED CHECK DAM

peopleCare communities



PROJECT NORTH

TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
2026.06.30	ISSUED FOR SPA	
2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	

BENCHMARK

Y = 4929376 988 X = 553717.439 Z = 224 370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL ENTRANCE

CLIENT

TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)
595 Parkside Dr Suite 2, Waterloo, ON

PROJECT

LONG-TERM CARE DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

TITLE

EROSION & SEDIMENT CONTROL PLAN

WALTERFEDY

TORONTO | CALGARY | **KITCHENER** | HAMILTON

800.685.1378 walterfedy.com

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SCALE	1:400
DATE	2026-09-25
PROJECT NO.	2026-0316-10
DRAWN BY	LH
CHECKED BY	TK

SHEET NO.

C401

STORM AND SANITARY SEWER

1. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS: SMOOTH PROFILES, TO OPSS 1841 AND CSA B182.2, WITH SEPARATE GASKET AND INTEGRAL BELL SYSTEM, N 6 0m NOMINAL LENGTHS AS FOLLOWS:
   - 1.1. 100-150mm OD: SDR28 PVC, WITH 625 kPa STIFFNESS.
   - 1.2. 200mm OD AND LARGER: SDR35 PVC WITH 320 kPa ST FFNESS.
2. SUBSURFACE DRAINAGE P PE AND FITT NGS: TO OPSS 405, PERFORATED PVC PIPE TO OPSS 1841 OR PE P PE TO OPSS.MUNI 1840, TO CAN/CSA-B182.1; COMPLETE WITH KNITTED SOCK GEOTEXTILE AS REQU RED (TERRAFIX 270R OR EQUIVALENT).
3. CORRUGATED STEEL PIPE (CSP): TO OPSS 1801 AND CSA G401, COMPLETE WITH COUPL NGS, NEOPRENE GASKETS, BENDS AND OTHER FITT NGS; JOINT NG TO BE 2-P ECE BAND WITH ANGLES COMPLETE WITH NEOPRENE GASKETS FOR NON-PERFORATED PIPE.
4. NON-REINFORCED CONCRETE SEWER PIPE AND FITTINGS: TO OPSS 1820, CAN/CSA-A257 AND ASTM C14.
5. RE NFORCED CONCRETE SEWER P PE AND FITT NGS - C RCULAR: TO OPSS.MUNI 1820, CAN/CSA-A257 AND ASTM C76.
6. MANHOLES AND CATCHBASIN MANHOLES TO BE PRECAST 1200mm DIAMETER WITH ALUMINUM STEPS AT 300mm SPACING AS PER OPSD 701.010 UNLESS SPEC FIED OTHERWISE.
7. CATCHBASINS TO BE 600mm SQUARE PRECAST AS PER OPSD 705.010.
8. CATCHBASIN MANHOLES AND CATCHBASINS TO HAVE A MINIMUM 600mm DEEP SUMP.
9. MANHOLE AND CATCHBASIN, FRAMES, GRATES, CASTINGS, LIDS TO BE AS PER OPSS 1850.
10. CAST IRON FRAMES AND COVERS OR GRATES- STORM SEWERS: TO OPSS 1850 AND OPSD 400.020, OPSD 401.010 (A, CLOSED).
11. CAST IRON FRAMES AND COVERS OR GRATES - SANITARY SEWERS: TO OPSS 1850, OPSD 401.010 (A, CLOSED).
12. ALL SANITARY MANHOLES LOCATED IN STORM WATER PONDING AREAS TO HAVE WATERTIGHT FRAME AND COVERS AS PER OPSD 401 030
13. STORM SEWERS AND SERVICES TO HAVE M N MUM 1.5m COVER TO TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFIC ENT, CONTRACTOR SHALL NSTALL SHALLOW BUR ED SEWER P PE N ACCORDANCE WITH APPLICABLE 'SEWER P PE INSULATION DETAIL' INDICATED IN DRAW NG DETA LS.
14. SANITARY SEWERS AND SERVICES TO HAVE A M N MUM 2.8m COVER TO TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFIC ENT, CONTRACTOR SHALL NSTALL SHALLOW BUR ED SEWER P PE N ACCORDANCE WITH APPLICABLE 'SEWER P PE INSULATION DETAIL' INDICATED IN DRAW NG DETA LS.
15. ALL PIPES, TO BE INSTALLED FLUSH WITH THE INSIDE WALLS OF THE STRUCTURE AND PARGED TO A SMOOTH F NISH.
16. ALL MANHOLES TO BE PRE-BENCHED OR BENCHED WITH 30MPa CONCRETE AS PER OPSD 701 021. BENCHING SHALL EXTEND TO THE SPR NG LINE OF LARGEST PIPE IN THE MANHOLE AND SHALL HAVE A SLOPE OF 1:8.
17. ALL STRUCTURES ARE TO BE NSTALLED WITH FROST STRAPS N ACCORDANCE WITH OPSD 701.100. FROST STRAPS SHALL BE CONTINOUS AND EXTEND TO THE BOTTOM OF THE MA NTENANCE HOLE OR A M N MUM OF 4m BELOW GRADE.
18. CONTRACTOR TO SUPPLY AND PAY FOR CCTV INSPECTION OF ALL SEWER L NES AND STRUCTURES.
19. ACCEPTANCE OF SEWER L NES AND STRUCTURES SHALL BE MADE AFTER THE CONSULTANT HAS REVIEWED THE CCTV DOCUMENTATION AND V DEOS, AND EXPRESSED N WRITING THAT THE SEWER LINES AND STRUCTURES ARE ACCEPTABLE.
20. IF CCTV INSPECTIONS SHOW ADDITIONAL CLEANING IS REQUIRED, CLEAN AND RE-INSPECT THE SEWER UNT L ACCEPTED BY THE CONSULTANT.
21. A M NIMUM OF ONE (1) AND MAXIMUM OF THREE (3) ADJUSTMENT UNITS SHALL BE INSTALLED ON EACH STRUCTURE TO A MINIMUM HEIGHT OF 75mm AND MAX MUM OF 300mm. THE FIRST ADJUSTMENT UNIT SHALL BE LAID N A FULL BED OF MORTAR AND ALIGNED WITH THE OPENING IN THE STRUCTURE. SUCCESSIVE ADJUSTMENT UNITS SHALL BE LA D PLUMB TO THE FIRST ADJUSTMENT UNIT AND SEALED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. FRAMES WITH GRATES OR COVERS SHALL BE SET N A FULL BED OF MORTAR ON THE ADJUSTMENT UNITS AND SUPPORTED USING SHIMS. ROCKS, STONES AND DEBRIS WILL NOT BE PERMITTED FOR USE AS SHIMS.

WATERMAINS

1. POLYVINYL CHLORIDE (PVC) PIPE: MANUFACTURED TO CAST RON OD (CIOD); COLOUR CODED BLUE, WITH NTEGRAL WALL THICKENED BELL DESIGNED FOR JOINT ASSEMBLY US NG AN ELASTOMERIC GASKET CONFORMING TO ASTM D3139 AND CSA B137 3., TO CSA B137.3, COMPLETE WITH TRACER W RE.
   - 1.1. 100 TO 300mm: TO AWWA C900, DR 18, IPEX OR APPROVED EQUAL.
2. MOLECULARLY ORIENTED POLYV NYL CHLORIDE (PVCO) PIPE: MANUFACTURED TO CIOD; COLOUR CODED BLUE, BIAXIALLY OR ENTED, WITH NTEGRAL WALL THICKENED BELL DESIGNED FOR JOINT ASSEMBLY USING AN ELASTOMERIC GASKET CONFORMING TO ASTM D3139 AND CSA B137.3.1, COMPLETE WITH TRACER W RE.
   - 2.1. 100 TO 300mm: TO AWWA C909, PC 1620 kPa, BIONAX OR APPROVED EQUAL.
3. ALL WATER SERVICING TO HAVE MINIMUM 1.7m COVER.
4. ALL WATER SERVICING PROVIDING FIRE FLOWS MUST BE PRESSURE TESTED TO 200 PSI AS PER THE OBC PLUMB NG CODE.
5. FITTINGS: FOR POLYV NYL CHLORIDE (PVC) AND MOLECULARLY OR ENTED POLYVINYL CHLOR DE (PVCO) P PE SHALL BE EITHER:
   - 5.1. GRAY IRON ACCORDING TO AWWA C110/A21.10.
   - 5.2. DUCT LE IRON ACCORD NG TO C110/A21.10 OR AWWA C153 AND SHALL BE CEMENT LINED ACCORDING TO AWWA C104/A21.4.
   - 5.3. INJECTION MOULDED POLYVINYL CHLORIDE, BLUE IN COLOUR AND ACCORDING TO AWWA C907 AND CSA B137 2.
   - 5.4. PREFABRICATED POLYV NYL CHLORIDE, BLUE N COLOUR AND ACCORDING TO AWWA C905 AND CSA B137 3.
6. JOINT RESTRA NTS:
   - 6.1. FOR PVC PIPE AND FITTINGS: TO ASTM F1674 AND AWWA C111, SERRATED RING TYPE; FOR PUSH ON JOINTS UN FLANGE (SER ES 1300, 1350 & 1360), EBAA (SERIES 1600, 2500 & 2800) OR CLOW (SERIES 300 & 350); OR WEDGE ACTION TYPE AS MANUFACTURED BY EBAA (SERIES 2000PV), OR UNIFLANGE (SER ES 1500) AND STAR STARGRIP 4000, 4100P.
   - 6.2. FOR PVCO PIPE. (AWWA C909) AND FITTINGS: SERRATED R NG TYPE; FOR PUSH ON JOINTS UNIFLANGE (SERIES 1360), EBAA (SER ES 2500); WEDGE ACTION TYPE AS MANUFACTURED BY CLOW (SER ES 2000 TUF GR P), STAR (STARGR P 3500).
   - 6.3. ALL MECHANICAL JOINTS IN TEMPORARY AND PERMANENT CONNECTIONS TO NCLUDE MECHANICAL JO NT RESTRAINTS.
   - 6.4. WATERMAIN FITTINGS WHICH CHANGE DIRECTIONS VERTICALLY OR HORIZONTALLY TO BE FULLY RESTRAINED BY MECHANICAL JOINT RESTRAINT OR THRUST BLOCKS (OPSD 1103.01 AND 1103 02). THREADED ROD WILL NOT BE PERMITTED.
   - 6.5. WATERMAIN FITTINGS TO BE SUPPLIED WITH MECHANICAL JO NT RESTRAINTS. FOR WATERMA N PIPE SIZES 150mmØ OR LESS ALL PIPE JO NTS TO BE RESTRAINED WITHIN 5.0m FROM ALL FITT NGS, N EACH D RECTION, UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS. FOR WATERMAIN P PE SIZES GREATER THAN 150mmØ ALL PIPE JOINTS TO BE RESTRA NED WITHIN 10 0m FROM ALL FITTING, IN EACH DIRECTION, UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS. ALL TEES TO HAVE MINIMUM 2.0m SOLID PIPE LENGTH ON EACH RUN OF THE TEE, OR PROV DE A THRUST BLOCK PER OPSD 1103.010.
7. TRACER W RE:
   - 7.1. T.W.U. #10 GAUGE SOLID COPPER WIRE.
   - 7.2. PVC WATERMAIN SHALL HAVE SOLID COPPER, AWG #10 TRACER WIRE STRAPPED TO TOP AT 5 0m INTERVALS. TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT ALL HYDRANTS AND CONNECTED TO THE LOWER FLANGE OF THE HYDRANT.
   - 7.3. DO NOT CONNECT THE TRACER WIRE ON NON-METALLIC SYSTEMS TO NEW OR EXISTING METALLIC WATERMA N PIP NG AND/OR ASSOCIATED FITTINGS.
   - 7.4. ALL CONNECTIONS MADE US NG DRYCONN WATERPROOF CONNECTIONS OR EQUIVALENT.
8. WATERMAIN VALVES, 100mm AND LARGER, SHALL BE AS PER AWWA C509-MUELLER A2360-23 OR APPROVED EQUIVALENT (OPEN LEFT) NCLUD NG VALVE BOX AND 2.3kg ANODE.
9. HYDRANTS:
   - 9.1. CONFORM TO AWWA C502 FOR DRY-BARREL HYDRANTS, OSPD 1105.010 AND PAINTED CHROME YELLOW.
   - 9.2. SHALL BE NSTALLED WITH TWO 65mm HOSE NOZZLES AT 180 DEGREES AND A 100mm ULC APPROVED STORTZ CONNECTION; 32mm SQUARE OPERAT NG NUT, OPEN COUNTER-CLOCKWISE AND HAVE MECHANICAL JO NT END; COMPLETE WITH A MAX MUM 10m LONG AND 150mm DIAMETER LEAD, 150mm GATE VALVE, ANCHOR TEE, VALVE AND BOX PROV DED IN ACCORDANCE WITH THE TOWN OF THE BLUE MOUNTAINS ENG NEER NG STANDARDS.
10. SERVICE PIPE:
    - 10.1. SERVICES 100mm OR GREATER: PVC CLASS 150 TO CSA B137.3.
11. ANODES TO BE PROVIDED AS REQU RED BY THE AUTHORITY HAV NG JURISDICTION. ANODES TO BE AT LEAST 1.0m AWAY FROM THE WATER SYSTEM APPURTENANCES AND AS DEEP AS THE BOTTOM OF THE APPURTENANCES, AND AT LEAST 1.0m APART FROM ANY OTHER ANODES.
    - 11.1. HYDRANTS - 10 9kg ZINC ANODE CONNECTED TO BOTTOM OF HYDRANT BOOT BUT
    - 11.2. RESTRAINTS, VALVES AND METALLIC FITTINGS - 5.4kg ANODE
    - 11.3. CONNECTIONS TO EXISTING IRON WATERMAINS - 14.5kg MAGNESIUM ANODE
12. PETROLATUM TAPE SYSTEMS: TO BE COMPRISED OF THREE COMPONENTS; PASTE, MASTIC, AND TAPE THAT MEET AWWA C217-09, SUPPLIED BY DENSO NORTH AMERICA NC. OR PETRO COATING SYSTEMS LTD. OR RUSTROL SYSTEMS (NTERPROVINCIAL CORROSION CONTROL COMPANY LTD.). ONLY MATERIAL FROM SUPPLIERS LISTED SHALL BE USED. AT NO TIME SHALL MATERIALS FROM EITHER SYSTEM BE UT LISED WITH ONE AND OTHER.
    - 12.1. ALL MECHANICAL JOINT RESTRAINTS TO BE WRAPPED WITH APPROVED PETROLEUM TAPE SYSTEM.
13. PROVIDE ADEQUATE SUMP BELOW CONNECTION, AND PUMP NG IF REQUIRED, TO PREVENT CONTAM NATION OF NEW WATERMAIN WITH TRENCH GROUND WATER OR ANY OTHER FOREIGN MATTER.
14. ALL WATERMA N AND SERVICE COMMISSIONING, PRESSURE/LEAKAGE TEST NG, DISINFECTION, BACTERIOLOGICAL ANALYSIS AND FLUSHING TO BE SUCCESSFULLY COMPLETED BY THE CONTRACTOR AND ACCEPTED BY THE TOWN OF THE BLUE MOUNTAINS AND CONSULTANT PRIOR TO PERMANENT CONNECTION TO WATER DISTRIBUTION SYSTEM.
    - 14.1. CONTRACTOR TO SUBMIT A WATERMAIN COMMISSIONING PLAN TO THE TOWN OF THE BLUE MOUNTAINS AND CONSULTANT AT LEAST TWO WEEKS PRIOR TO CHLORINE RESIDUAL & BACTERIOLOGICAL TESTING.

CONSTRUCTION NOTES

GENERAL

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
   - 1.1. CHECK AND VER FY ALL DIMENSIONS AND EXIST NG ELEVATIONS WHICH INCLUDES, BUT IS NOT LIMITED TO, THE BENCHMARK ELEVATIONS, EXIST NG SERVICE CONNECTIONS AND EXISTING NVERTS.
   - 1.2. OBTAIN ALL UT LITY LOCATES AND REQUIRED PERMITS AND LICENSES.
   - 1.3. VERIFY THAT THE F NISHED FLOOR ELEVATIONS AND EXIST NG FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE F NAL ARCHITECTURAL DRAWINGS.
   - 1.4. CONF RM ALL DRAW NGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
   - 1.5. REPORT DISCREPANCIES IN EXISTING CONDITION INFORMATION MMEDIATELY TO THE CONSULTANT.
2. THE CONTRACTOR SHALL ASSUME ALL LIAB LITY FOR DAMAGE TO EXISTING WORKS. DAMAGE SHALL BE RECT FIED TO THE SATISFACTION OF THE CONSULTANT AND OWNER.
3. THE CONTRACTOR IS RESPONS BLE FOR THE TEMPORARY SUPPORT AND/OR RELOCATION OF EXIST NG UT LITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE REQU REMENTS OF ALL UTILITY COMPANIES WHEN CROSSING OR WORK NG NEAR THE R PLANT.
4. THE CONTRACTOR IS RESPONS BLE FOR VER FYING THE ACCURACY OF ALL TEMPORARY BENCHMARKS ESTABLISHED FOR DESIGN PURPOSES, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANC ES TO THE CONTRACT ADM NISTRATOR BEFORE COMMENC NG WORK.
5. THE CONTRACTOR SHALL CONTACT THE CONSULTANT 48 HOURS PRIOR TO COMMENC NG WORK TO DETERMINE DEGREE OF INSPECTION AND TESTING REQU RED FOR CERT FICATION OF UNDERGROUND SERVICE NSTALLATION.
6. THE RIGHT-OF-WAY (NCLUD NG THE BOULEVARD) IS NOT TO BE USED FOR ANY CONSTRUCTION ACTIVITY UNTIL A WORK PERMIT (OR EQUIVALENT) HAS BEEN OBTA NED AS PER THE TOWN OF THE BLUE MOUNTA NS REQUIREMENTS.
7. ALL WORK ON THE MUNICIPAL RIGHT-OF-WAY WILL BE INSTALLED BY THE SITE CONTRACTOR UPON SUCCESSFUL APPLICATION FOR A WORK PERMIT (OR EQUIVALENT) BY THE CONTRACTOR.
8. LIMIT CONSTRUCTION TO ACCEPTABLE T MES WITHIN THE TOWN OF THE BLUE MOUNTAINS NOISE BYLAW. CONSTRUCTION HOURS ARE 7AM TO 7PM MONDAY TO FR DAY, THE CONTRACTOR WILL REQUIRED TO REQUEST APPROVAL FROM TOWN COUNCIL PRIOR TO COMPLETING ANY WORK OUTS DE OF REGULAR HOURS AND ON STATUTORY HOLIDAYS.
9. IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR THE R REPRESENTATIVE MUST ENCROACH ONTO PRIVATE LANDS TO UNDERTAKE ANY WORKS, THEY MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON THE PRIVATE PROPERTY TO PERFORM ANY WORKS. COPIES OF THESE LETTERS OF CONSENT MUST BE SUBMITTED TO THE TOWN OF THE BLUE MOUNTA NS ENGINEERING DEVELOPMENT DIVISION, PRIOR TO ANY WORK BE NG PERFORMED. FA LURE TO COMPLY WITH THE ABOVE IS AT THE PROPERTY OWNERS & CONTRACTOR'S OWN RISK.

TRAFFIC, ACCESS, SAFETY

1. PEDESTRIANS MUST BE ASSURED SAFE PASSAGE AT ALL TIMES. ALL PEDESTRIAN WALKWAYS MUST BE MA NTAINED AS LONG AS POSS BLE AFTER WHICH T ME IT IS TEMPORAR LY REPLACED BY A SUITABLE GRANULAR MATERIAL TO THE SATISFACTION OF THE CONSULTANT AND/OR THE TOWN OF THE BLUE MOUNTAINS.
2. ON STREET PARKING W LL NOT BE PERMITTED FOR ANY CONSTRUCTION VEHICLES OR CONSTRUCTION STAFF. THE CONTRACTOR SHALL PROV DE ADEQUATE PARK NG FAC LITIES ON SITE TO SUIT THE NATURE AND LOCATION OF THE WORK.
3. FOR EMERGENCY RESPONSE, CONTRACTOR MUST MAINTAIN CONSTRUCTION ACCESS FREE AND CLEAR OF DEBRIS, MATERIALS, VEHICLES, AND EQUIPMENT.
4. THE CONTRACTOR SHALL BE RESPONS BLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, NSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS, AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE TOWN OF THE BLUEMOUNTA NS AND THE MTO MANUAL OF UN FORM TRAFFIC CONTROL DEVICES.

REMOVALS

1. ALL REMOVALS TO BE N ACCORDANCE WITH OPSS MUNI 510.

ASPHALT

1. ASPHALT MATERIAL TO BE PROVIDED AS PER OPSS 1150 AND INSTALLED AS PER OPSS 310.
2. WHERE NEW ASPHALT ABUTS EXISTING ASPHALT, EXIST NG ASPHALT SHALL BE SAW CUT AND HAVE TACK COAT APPL ED AS PER OPSS 308 TO A CLEAN DRY FACE BEFORE NEW ASPHALT IS PLACED.
3. SUBMIT ONE COPY OF THE PROPOSED ASPHALT MIX DESIGN FOR ANY PAVING MATERIALS DIRECTLY TO THE CONSULTANT A MINIMUM OF TWO WEEKS IN ADVANCE OF SCHEDULED ASPHALT PAV NG.

CONCRETE

1. CONCRETE BARR ER CURB TO BE AS PER OPSD 600.110 - 32MPa @ 28 DAYS CONCRETE TO OPSS 353, 7±1.5% AIR ENTRA NMENT, 19mm MAX COURSE AGGREGATE, 60mm MAX SLUMP.
2. CONCRETE SIDEWALK TO BE AS PER DETAIL ON SHEET C201 - 32MPa @ 28 DAYS CONCRETE TO OPSS 351, 7±1 5% A R ENTRAINMENT, 19mm MAX COURSE AGGREGATE,, 70±20mm SLUMP.
3. UNSHRINKABLE F LL: TO OPSS 1359, 28-DAY COMPRESSIVE STRENGTH: 0.4 - 0.7 MPa, MAXIMUM 25mm COURSE AGGREGATE SIZE.
4. SUBMIT ONE COPY OF ALL PROPOSED CONCRETE MIX DESIGNS D RECTLY TO THE CONSULTANT A MINIMUM OF TWO WEEKS IN ADVANCE OF SCHEDULED CONCRETE POURING.

GRANULAR

1. ALL GRANULAR BASE, SUBBASE, SUBGRADE AND BACKFILL TO BE PROVIDED AS PER OPSS.MUNI 1010 AND INSTALLED AS PER OPSS MUNI 314.
2. COARSE GRANULAR FILL: MATERIAL AS SPEC FIED BELOW; COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY, UNLESS SPEC FIED OTHERWISE, N L FTS NOT EXCEED NG 300mm IN COMPACTED THICKNESS; MOISTURE CONTENT WITHIN PLUS OR M NUS 2% OF THE REQUIREMENTS OF ASTM D698.
   - 2.1. GRANULAR 'B', TYPE 2 TO OPSS MUNI 1010
3. F NE GRANULAR FILL: MATERIAL AS SPEC FIED BELOW; COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY, UNLESS SPEC FIED OTHERWISE, N L FTS NOT EXCEED NG 150mm IN COMPACTED THICKNESS; MOISTURE CONTENT WITHIN PLUS OR M NUS 2% OF THE REQUIREMENTS OF ASTM D698.
   - 3.1. GRANULAR 'A' TO OPSS MUNI 1010.

EARTHWORK

1. IN ACCORDANCE WITH THE TOWN OF THE BLUE MOUNTAINS BY-LAW (OR EQUIVALENT), PRE-GRAD NG OR TREE REMOVAL SHALL OCCUR, IN ADVANCE OF THE FINAL SITE PLAN ENGINEERING ACCEPTANCE, WITHOUT PERMIT. SHOULD THE DEVELOPER OR CONTRACTOR WISH TO PREPARE THE SITE FOR CONSTRUCTION PRIOR TO ENGINEERING ACCEPTANCE, AN APPLICATION FOR A SITE ALTERATION PERMIT (OR EQUIVALENT) MUST BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEERING AND CONSTRUCTION DIVISION FOR REVIEW AND APPROVAL.
2. ANY AREAS WHICH REQUIRE FILL IN EXCESS OF 0.30m ARE SUBJECT TO COMPACTION TESTS AND SUCH TESTS MUST SHOW A MINIMUM COMPACTION OF 98% SPMDD AT ALL DEPTHS.
3. RETAINING WALLS TO BE DESIGNED BY OTHERS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PROPOSED RETAINING WALLS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER CERTIFIED IN THE PROVINCE OF ONTARIO TO THE CONSULTANT, PRIOR TO CONSTRUCTION. SHOP DRAWINGS TO BE APPROVED BY CONSULTANT IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLETION (OR EQUIVALENT) COMPLETED BY THE RETAINING WALL DESIGN ENGINEER OR CERTIFIED INSPECTION COMPANY BEFORE ACCEPTANCE OF THE WORK.

TOPSOIL/SOD

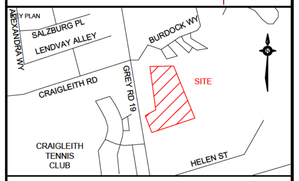
1. TOPSOIL TO BE PROVIDED AND INSTALLED AS PER OPSS 802. SOD TO BE PROV DED AND NSTALLED AS PER OPSS 803.

PAVEMENT MARK NG & SIGNS

1. PAVEMENT MARK NGS TO BE LAID OUT AS PER THE DRAWINGS AND CONTRACTOR TO CONTACT CONSULTANT TO REV EW LAYOUT PRIOR TO PAINTING. ALL PAINT LINES TO BE OF UNIFORM COLOR AND DENSITY WITH SHARP EDGES TO THE SATISFACTION OF THE CONSULTANT.
2. PAVEMENT MARK NGS TO BE:
   - 2.1. ORGANIC SOLVENT BASED TRAFFIC PAINT TO CONFORM TO OPSS 1712 AND APPLIED AS PER OPSS 710
     - 2.1.1. WHITE - CGSB 1-GP-12C WHITE 513-301
     - 2.1.2. YELLOW - SHALL MATCH EITHER THE YELLOW COLOUR CHIP OF THE MINISTRY OF TRANSPORTATION ONTARIO OR U.S. FEDERAL 595B, YELLOW 33538
3. ALL EXISTING SIGNS, MA L BOXES, POSTS, ETC., WHICH MUST BE REMOVED TO ACCOMMODATE CONSTRUCTION SHALL BE SALVAGED AND REINSTATED AS DIRECTED BY THE CONTRACT ADMINISTRATOR N EQUAL OR BETTER CONDITION. THE CONTRACTOR SHALL MAKE GOOD ANY DAMAGE CAUSED TO SUCH FACILIT ES AT HIS OWN EXPENSE. ALL EXIST NG TRAFFIC CONTROL SIGNS MUST BE REINSTATED BY THE END OF EACH WORKING DAY. EXISTING STOP CONTROL SIGNS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION TO THE SATISFACTION OF THE ROAD AUTHORITY AND THE CONTRACT ADM NISTRATOR.

peopleCare communities

KEY PLAN



PROJECT NORTH TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
2026.06.30	ISSUED FOR SPA	
2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	

BENCHMARK

Y = 4929376 988 X = 553717.439 Z = 224 370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL ENTRANCE

CLIENT

TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)
595 Parkside Dr Suite 2, Waterloo, ON

PROJECT

LONG-TERM CARE DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

TITLE

NOTES

WALTERFEDY

TORONTO | CALGARY | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

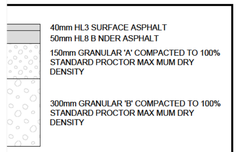
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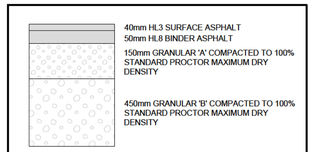
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DATE	2026-06-12
PROJECT NO.	2026-0316-10
DRAWN BY	LH
CHECKED BY	TK

SHEET NO.

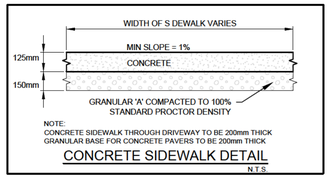
C501



.IGHT DUTY PAVEMENT STRUCTURE DETAIL
N.T.S.



HEAVY DUTY PAVEMENT STRUCTURE DETAIL
N.T.S.



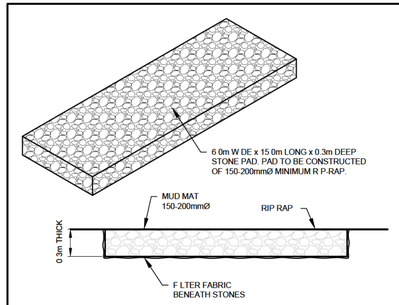
NOTE:
CONCRETE SIDEWALK THROUGH DRIVEWAY TO BE 200mm THICK
GRANULAR BASE FOR CONCRETE PAVERS TO BE 200mm THICK

CONCRETE SIDEWALK DETAIL
N.T.S.

– TERRAFIX TERRAFENCE,
TERRAFIX 270R OR
APPROVED
EQUIVALENT (500
MICRONS
MAX OPEN NG SIZE)

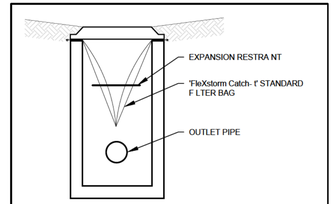
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ONTROL FILTER FABRIC
E TERRAFIX TERRAFENCE,
70R OR APPROVED EQUAL
E INSTALLED BEFORE ANY
K IS PERFORMED AND REMA N
ND IS STAB LIZED
STOCKPILES TO HAVE
ONTROL FILTER FABRIC
JND PERIMETER
R TO MONITOR AND
NCE, REMOVE SEDIMENT
D IMMEDIATELY REPAIR ANY
TER EVERY RA NFALL



NOTE:
1. MUD MAT TO BE CONSTRUCTED PRIOR TO ANY SITE WORKS AND TO BE THE DESIGNATED ACCESS FOR ALL CONSTRUCTION TRAFFIC.
2. CONTRACTOR TO CLEAN MUD MAT DAILY. MAT TO BE MAINTAINED N GOOD WORK NG ORDER UNTIL GRADING WORKS ARE COMPLETED AND GRANULAR "A" & "B" HAVE BEEN PLACED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY MUD/SEDIMENT TRACKED ON TO MUNICIPAL ROADS.

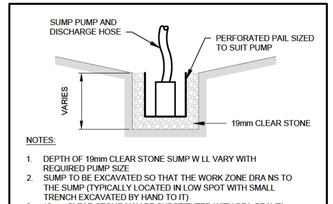
CONSTRUCTION MUD MAT DETAIL
N.T.S.



MA NTENANCE SCHEDULE:

- INSPECT AFTER EVERY MAJOR RAIN EVENT
- INSPECT EVERY 3 WEEKS M N MUM
- S LTSACK SHOULD NEVER BE OVER HALF FULL
- FULL BAG CAN BE REMOVED, DUMPED, CLEANED, AND REUSED (TO REMOVE INSERT 25mm REBAR INTO REMOVAL FLAP POCKETS) (TO DUMP NSERT 25mm REBAR NTO BOTH DUMPING STRAPS).
- ANY DEBRIS THAT ENTERS STRUCTURE TO BE CLEANED IMMEDIATELY

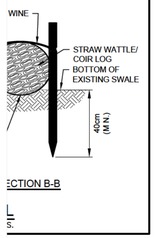
TEMPORARY SILTATION CONTROL DETAIL
N.T.S.



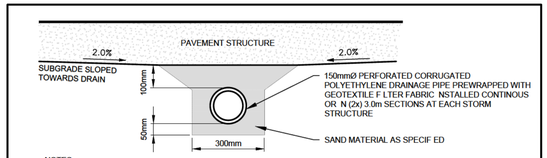
NOTES:

1. DEPTH OF 19mm CLEAR STONE SUMP W LL VARY WITH REQUIRED PUMP SIZE
2. SUMP TO BE EXCAVATED SO THAT THE WORK ZONE DRA NS TO THE SUMP (TYPICALLY LOCATED IN LOW SPOT WITH SMALL TRENCH EXCAVATED BY HAND TO IT)
3. 19mm CLEAR STONE MAY BE SUBSTITUTED WITH PEA GRAVEL
4. 5 GALLON PERFORATED PAIL IS PLACED ON A BED OF STONE AT LEAST 1/2 THICKNESS OF THE PAIL DIAMETER

DEWATERING SUMP DETAIL
N.T.S.

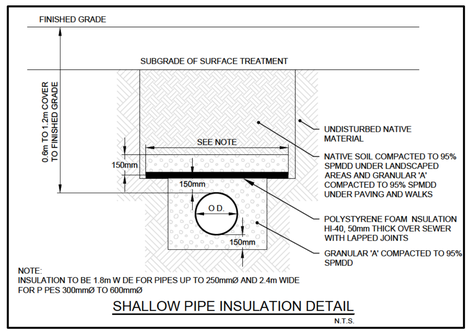


ECTION B-B
S.



NOTES:
1. PERFORATED CORRUGATED POLYETHYLENE DRAINAGE PIPE SHALL MEET THE REQUIREMENTS OF OPSS 1840.
2. P PE F LTER FABRIC CONFORMING TO OPSS 1860 FOR GEOTEXTILE CLASS 1 WITH A F LTRATION OPENING SIZE OF 150 TO 450 MICRONS SHALL BE SUPPLIED ON ALL SECTIONS OF PERFORATED PIPE.
3. LAY PERFORATED P PE WITH PERFORATIONS DOWNWARD.
4. OPEN UPSTREAM ENDS OF PIPES SHOULD BE CAPPED.
5. SUBDRA N PIPES TO BE SET ON AT LEAST 1 0% GRADE DRA N NG TO A POSITIVE FROST-FREE OUTLET.
6. BEDDING AND BACKFILL MATERIAL SHALL BE CONCRETE SAND MEETING THE GRADATION REQUIREMENTS OF OPSS 1002 (FINE AGGREGATE FOR CONCRETE)
7. DO NOT CONNECT UPSTREAM ENDS TO STRUCTURES

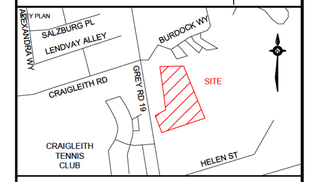
SUBDRAIN DETAIL
N.T.S.



NOTE:
INSULATION TO BE 1.8m W DE FOR PIPES UP TO 250mmØ AND 2.4m WIDE
FOR P PES 300mmØ TO 600mmØ

SHALLOW PIPE INSULATION DETAIL
N.T.S.

peopleCare communities



PROJECT NORTH
TRUE NORTH

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CHECKED BY	TK

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