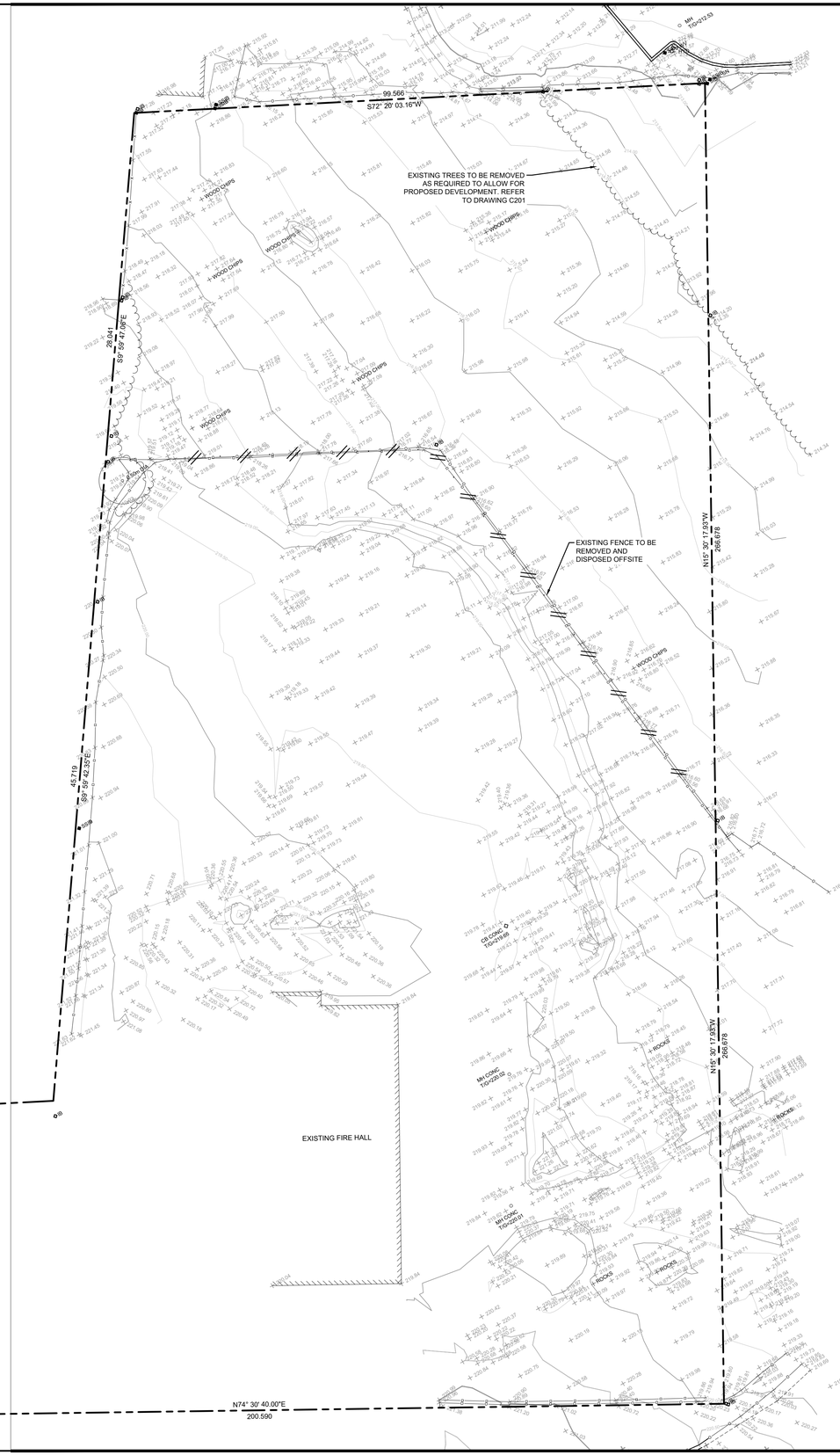
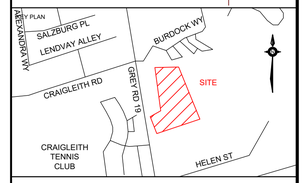


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peopleCare communities



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	
2026.10.23	60% CD	
2026.10.30	REISSUED FOR SPA	

LEGEND

- BOREHOLE No. — EXISTING BOREHOLE LOCATION
- TEST PIT No. — EXISTING TEST PIT LOCATION
- PIEZOMETER No. — EXISTING PIEZOMETER LOCATION
- 0.2m DIA — EXISTING DECIDUOUS /CONIFEROUS TREE
- EXISTING TREE DRIPLINE AND/OR VEGETATION LINE
- 325.0 — EXISTING CONTOUR
- 325.0 — EXISTING 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 SOUTH WEST OF ENTRANCE.

Y = 4930414.0 X = 553826.6 Z = 181.493

CRAIGLEITH CONCRETE CULVERT UNDER HIGHWAY NO. 26, 0.3 KM NORTHWEST OF JUNCTION OF HIGHWAY NO. 26 WITH BLUE MOUNTAIN PARK ROAD, TABLET IN SOUTH FACE OF CULVERT AT SOUTH END, 60 CM BELOW TOP AND 42 CM EAST OF WEST EDGE OF CULVERT.

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

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

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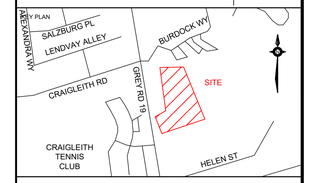
SCALE:	1:500
DATE:	2026-05-22
PROJECT NO.:	2026-0316-10
DRAWN BY:	LH
CHECKED BY:	TK

SHEET NO.: **C101**

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peopleCare communities



PROJECT NORTH

TRUE NORTH

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2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	
2026.10.23	60% CD	
2026.10.30	REISSUED FOR SPA	

LEGEND

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

BENCHMARK

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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

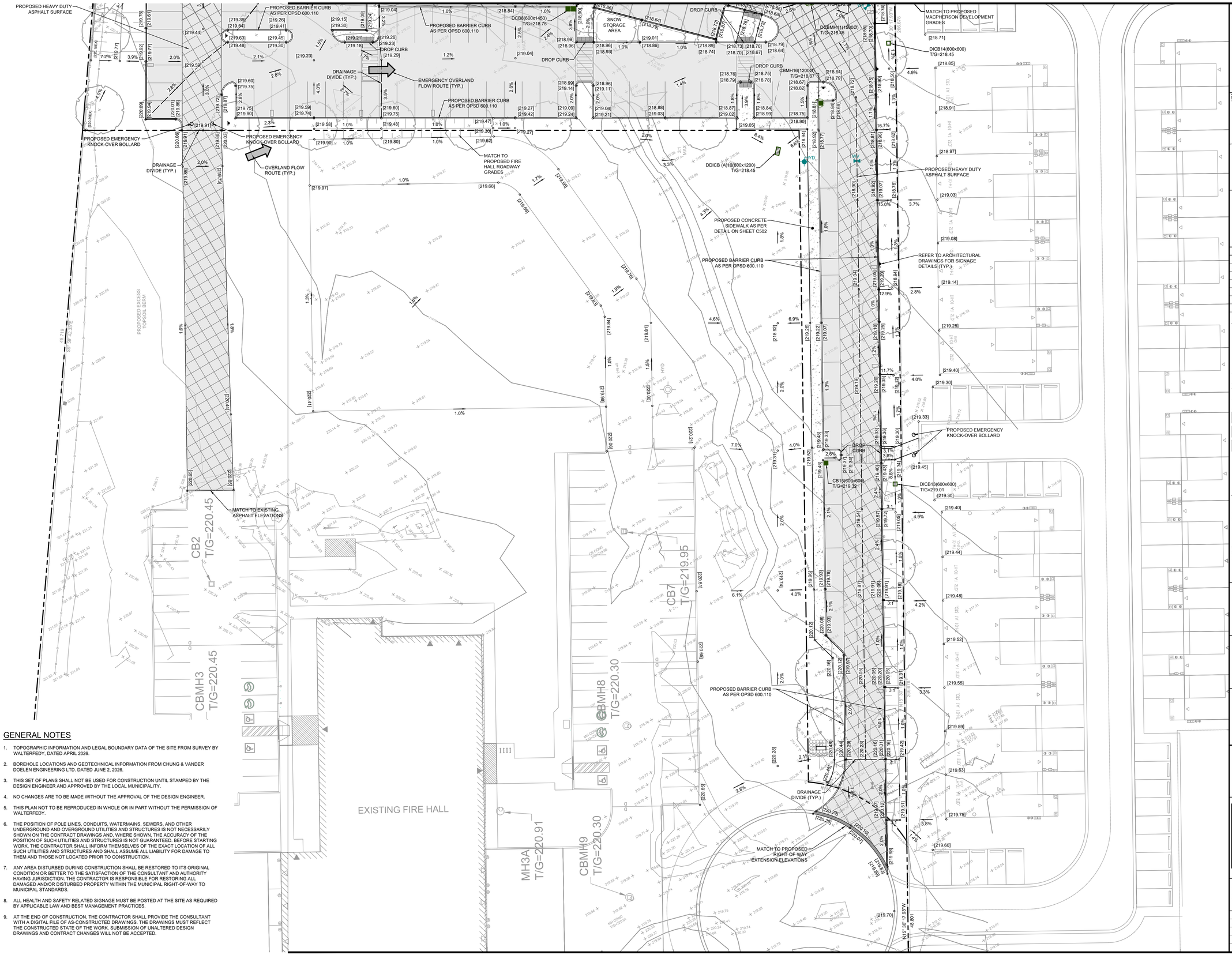
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SCALE:	1:250
DATE:	2026-10-29
PROJECT NO.:	2026-0316-10
DRAWN BY:	LH
CHECKED BY:	TK

SHEET NO.: **C201**

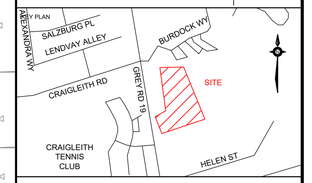


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peopleCare communities

KEY PLAN



PROJECT NORTH TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
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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

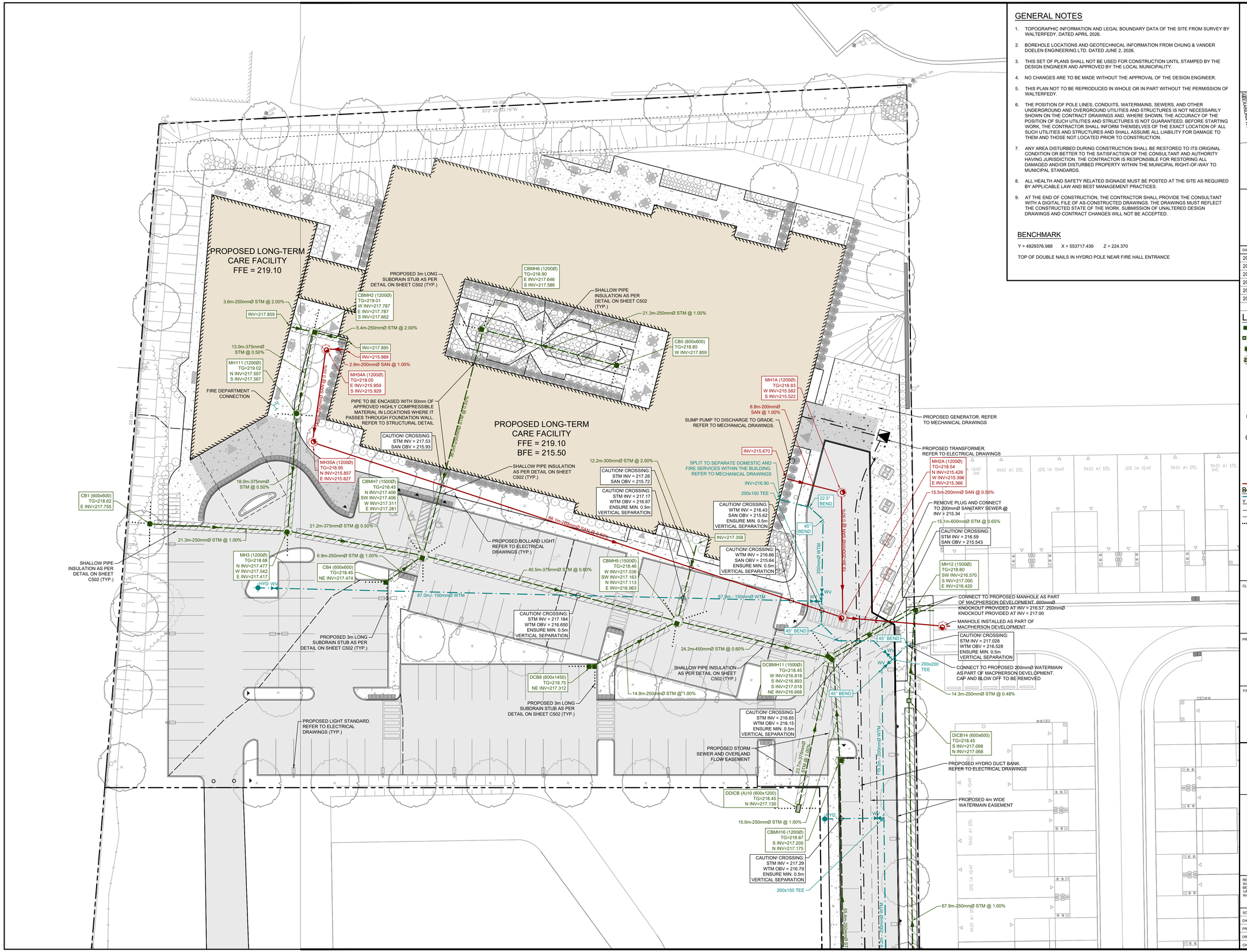
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SCALE:	1:250
DATE:	2026-10-29
PROJECT NO.:	2026-0316-10
DRAWN BY:	LH
CHECKED BY:	TK

SHEET NO.: **C202**



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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	
2026.10.23	60% CD	
2026.10.30	REISSUED FOR SPA	

LEGEND

- CB / DCB — PROPOSED CATCHBASIN / DOUBLE CATCHBASIN
- DICB/DDICB — PROPOSED DITCH INLET CATCHBASINS/DOUBLE CATCHBASIN
- CBMH / DCBMH — PROPOSED CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
- DICBMH(A)/(B) — PROPOSED DITCH INLET CATCHBASIN MANHOLE (TYPE A) / (TYPLE B)
- MH — PROPOSED STORM MANHOLE
- MH — PROPOSED SANITARY MANHOLE
- HYD — PROPOSED FIRE HYDRANT
- WV — PROPOSED WATERMAIN VALVE
- CS — PROPOSED CURB STOP
- REDUCER — PROPOSED REDUCER
- PROPOSED FIRE DEPARTMENT CONNECTION
- EX CB / DCB — EXISTING CATCHBASIN / DOUBLE CATCHBASIN
- EX DI — EXISTING DITCH INLET CATCHBASIN
- EX MH — EXISTING STORM MANHOLE
- EX CBMH / DCBMH — EXISTING CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
- EX SAN MH — EXISTING SANITARY MANHOLE
- EX HYD — EXISTING FIRE HYDRANT
- EX WV — EXISTING WATERMAIN VALVE
- EX CS — EXISTING CURB STOP
- EX WELL — EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WELL
- PROPOSED SANITARY SEWER/SERVICE
- PROPOSED STORM SEWER/SERVICE
- PROPOSED WATERMAIN/SERVICE
- EXISTING SANITARY SERVICE
- EXISTING STORM SERVICE
- EXISTING WATERMAIN
- PROPOSED SUBDRAIN
- UP / HP — PROPOSED LAMP STANDARD
- SIGN — PROPOSED UTILITY / HYDRO POLE
- PR HYDRO TRANSFORMER — PROPOSED SIGN
- PROPOSED HYDRO TRANSFORMER

BENCHMARK
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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

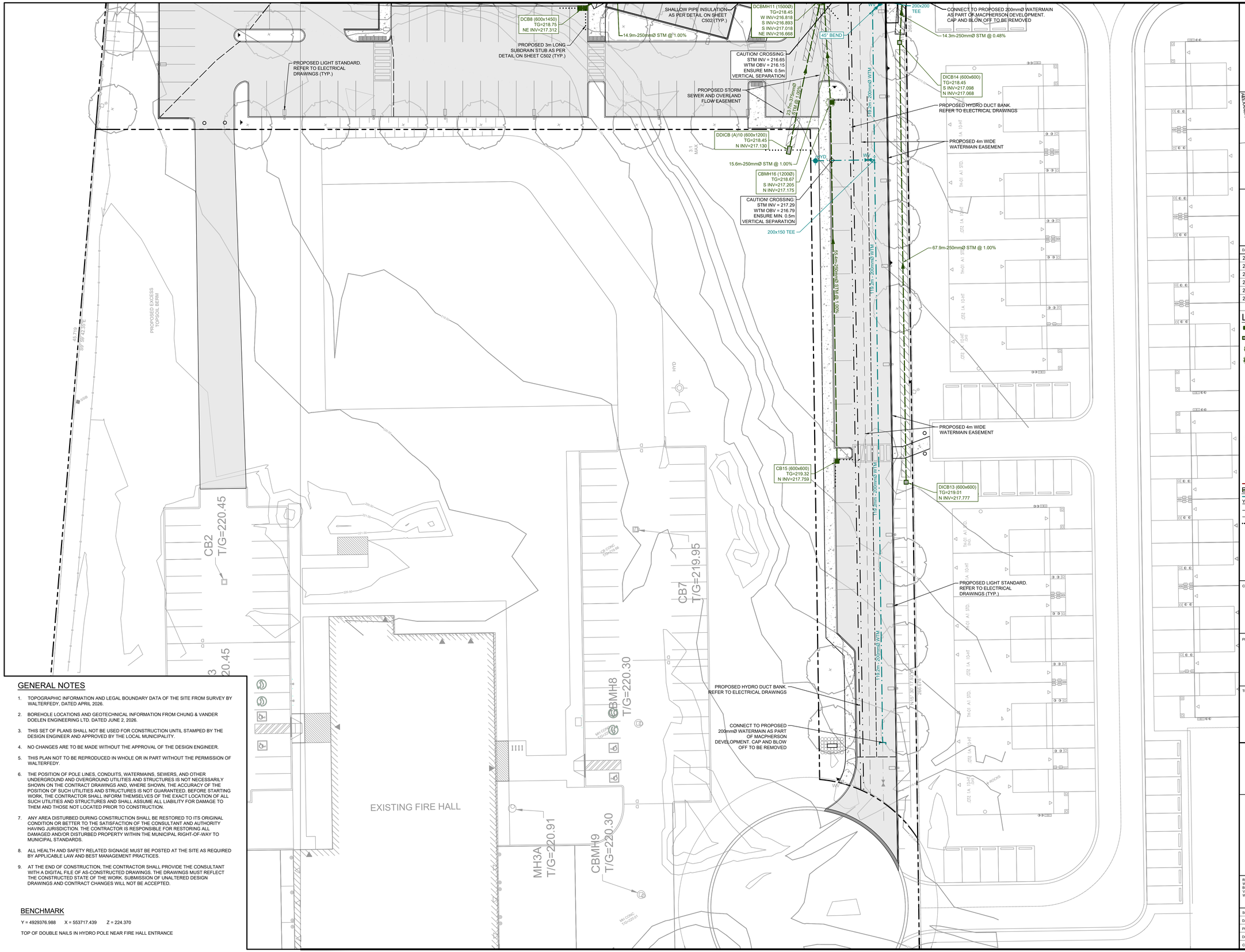
TITLE
SERVICING PLAN (1 OF 2)

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

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SCALE:	1:250
DATE:	2026-10-23
PROJECT NO.:	2026-0316-10
DRAWN BY:	LH
CHECKED BY:	TK

SHEET NO.: **C301**



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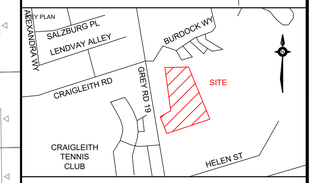
BENCHMARK

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TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL ENTRANCE

peopleCare communities

KEY PLAN



PROJECT NORTH

TRUE NORTH

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EX SAN MH	EXISTING SANITARY MANHOLE
EX HYD	EXISTING FIRE HYDRANT
EX WV	EXISTING WATERMAIN VALVE
EX CS	EXISTING CURB STOP
EX WELL	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING WELL
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UP / HP	PROPOSED UTILITY / 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 (2 OF 2)

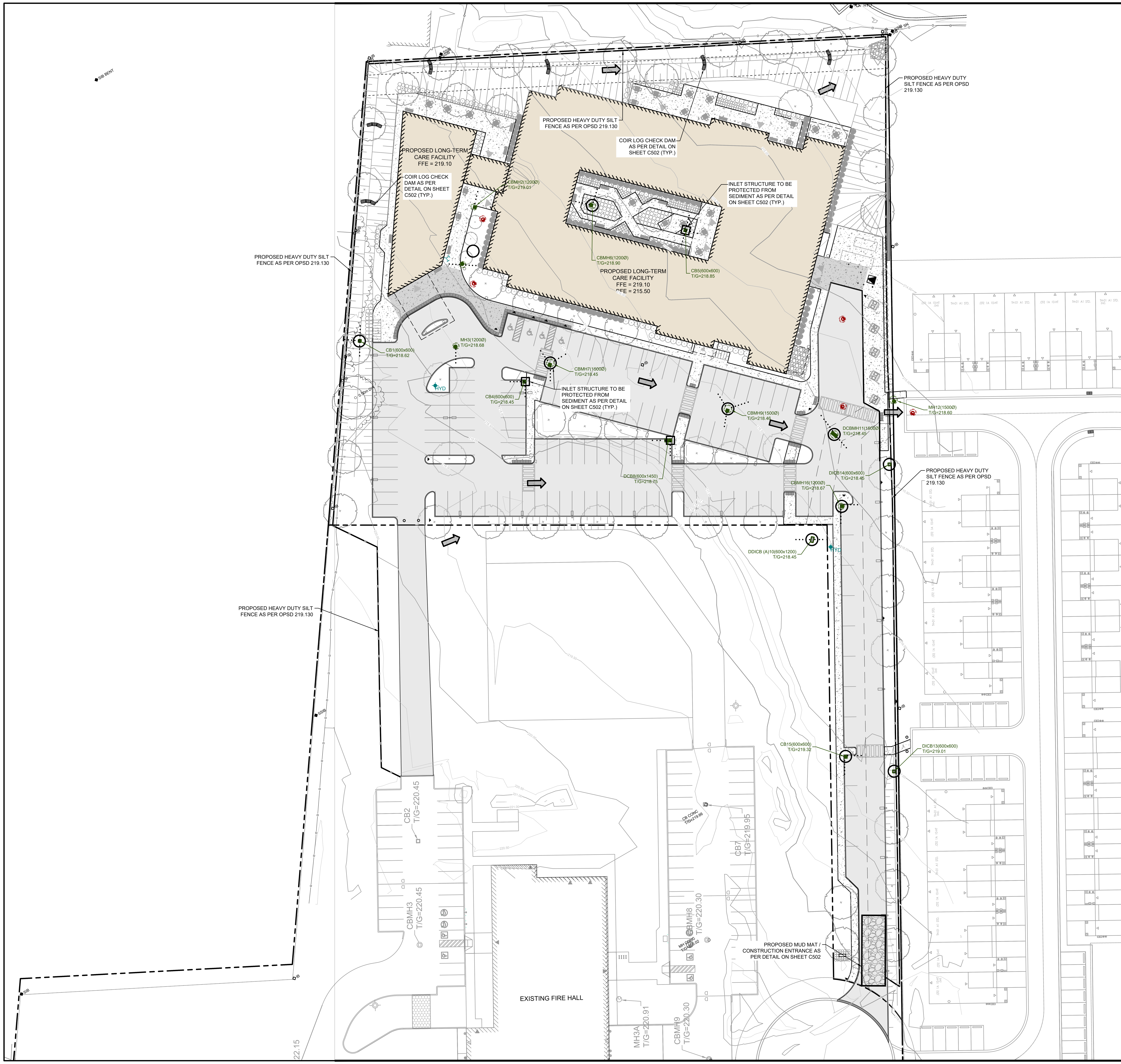
WALTERFEDY
TORONTO | CALGARY | **KITCHENER** | HAMILTON
800.685.1378 **walterfedy.com**

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SCALE:	1:250
DATE:	2026-10-23
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DRAWN BY:	LH
CHECKED BY:	TK

SHEET NO.:

C302



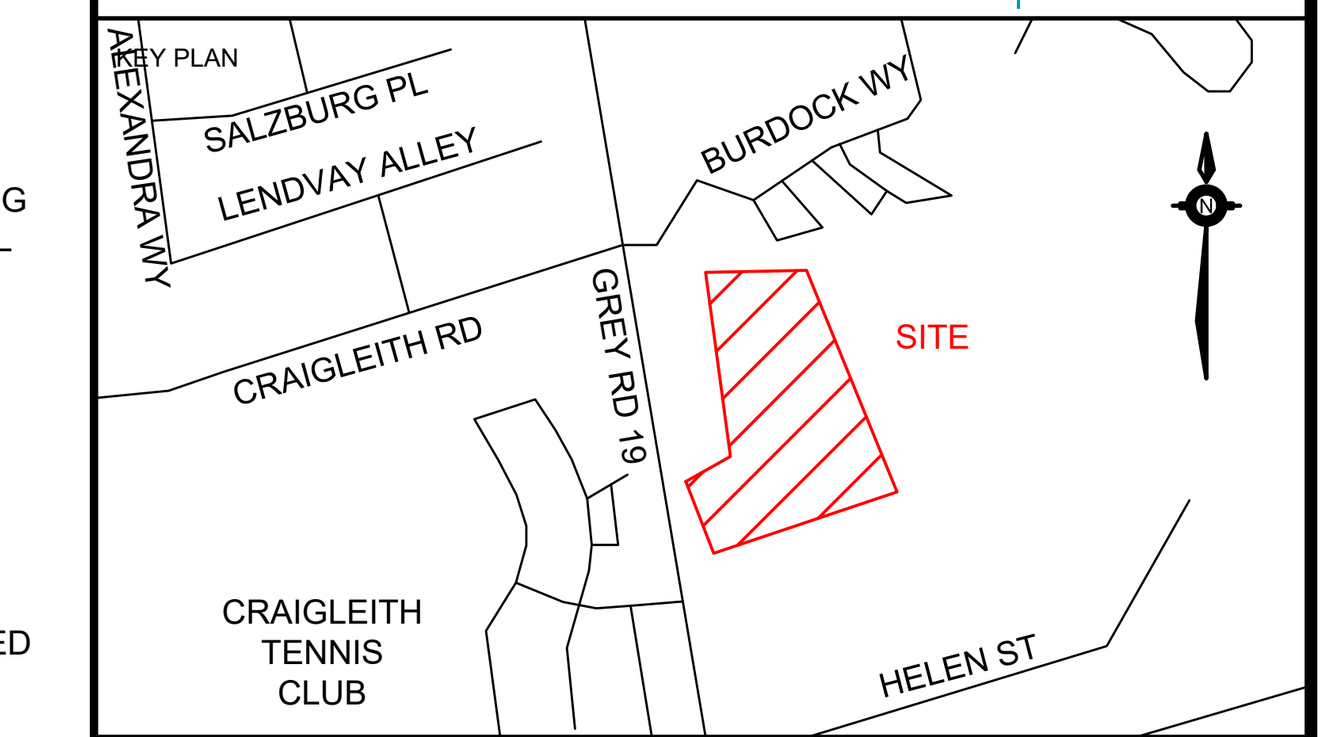
GENERAL NOTES

1. TOPOGRAPHIC INFORMATION AND LEGAL BOUNDARY DATA OF THE SITE FROM SURVEY BY WALTERFEDY, DATED APRIL 2026.
2. BOREHOLE LOCATIONS AND GEOTECHNICAL INFORMATION FROM CHUNG & VANDER DOELEN ENGINEERING 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 MUNICIPALITY.
4. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
5. THIS PLAN NOT TO BE REPRODUCED IN WHOLE OR IN 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 STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM AND THOSE NOT LOCATED PRIOR TO CONSTRUCTION.
7. ANY AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CONSULTANT AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO MUNICIPAL STANDARDS.
8. ALL HEALTH AND SAFETY RELATED SIGNAGE MUST BE POSTED AT THE SITE AS REQUIRED BY APPLICABLE LAW AND BEST MANAGEMENT PRACTICES.
9. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CONSULTANT WITH A DIGITAL FILE OF AS-CONSTRUCTED DRAWINGS. THE DRAWINGS MUST REFLECT THE CONSTRUCTED STATE OF THE WORK. SUBMISSION OF UNALTERED DESIGN DRAWINGS AND CONTRACT CHANGES WILL NOT BE ACCEPTED.

LEGEND

Symbol	Description
	PROPERTY LINE
	LEGAL EASEMENT
	BUILDING SETBACK
SIB	STANDARD IRON BAR
EX LS	EXISTING LAMP STANDARD
EX UP	EXISTING UTILITY POLE
EX HP	EXISTING HYDRO POLE
	EXISTING GUY WIRE
EX SIGN	EXISTING SIGN
EX MH	EXISTING STORM MANHOLE
EX SAN MH	EXISTING SANITARY MANHOLE
EX HYD	EXISTING FIRE HYDRANT
EX WV	EXISTING WATERMAIN VALVE
325.0	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EMBANKMENT
	EXISTING DITCH CENTRELINE
	EXISTING SILT FENCE
	EXISTING CHAINLINK FENCE
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING CURB
	EXISTING GRAVEL
	PROPOSED CATCHBASIN
CBMH	PROPOSED CATCHBASIN MANHOLE
	PROPOSED DITCH INLET CATCHBASIN
MH	PROPOSED STORM MANHOLE
MH	PROPOSED SANITARY MANHOLE
HYD	PROPOSED FIRE HYDRANT
	PROPOSED HEAVY DUTY SILT FENCE
	PROPOSED LIGHT DUTY SILT FENCE
	PROPOSED MUD MAT
	INLET 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	
2026.10.23	60% CD	
2026.10.30	REISSUED FOR SPA	

BENCHMARK

Y = 4929376.988 X = 553717.439 Z = 224.370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL SOUTH WEST OF ENTRANCE.

Y = 4930414.0 X = 553826.6 Z = 181.493

CRAIGLEITH CONCRETE CULVERT UNDER HIGHWAY NO. 26, 0.3 KM NORTHWEST OF JUNCTION OF HIGHWAY NO. 26 WITH BLUE MOUNTAIN PARK ROAD, TABLET IN SOUTH FACE OF CULVERT AT SOUTH END, 60 CM BELOW TOP AND 42 CM EAST OF WEST EDGE OF CULVERT.

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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**

[redacted]

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DATE:	2026-10-29	
PROJECT NO.:	2026-0316-10	
DRAWN BY:	LH	
CHECKED BY:	TK	

GENERAL NOTES

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7. ANY AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CONSULTANT AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO MUNICIPAL STANDARDS.
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9. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CONSULTANT WITH A DIGITAL FILE OF AS-CONSTRUCTED DRAWINGS. THE DRAWINGS MUST REFLECT THE CONSTRUCTED STATE OF THE WORK. SUBMISSION OF UNALTERED DESIGN DRAWINGS AND CONTRACT CHANGES WILL NOT BE ACCEPTED.

EROSION CONTROL NOTES

1. ALL EROSION CONTROL FENCING, TEMPORARY FILTRATION, MUD MATS AND CHECK DAMS MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CONSULTANT PRIOR TO COMMENCEMENT OF ANY AREA GRADING, EXCAVATING, OR DEMOLITION. CONTRACTOR TO NOTIFY CONSULTANT FOR INSPECTION.
2. ATTACH EROSION CONTROL FENCE TO EXISTING CHAINLINK FENCE WITHIN THE LIMITS OF THE SITE WHERE POSSIBLE.
3. EROSION CONTROL FENCING TO BE PLACED AROUND THE BASE OF ALL STOCKPILES. ALL STOCKPILES TO BE KEPT A MINIMUM OF 2.5m FROM PROPERTY LINES.
4. FILTER FABRIC TO BE TERRAFIX 270R OR APPROVED EQUIVALENT.
5. MUD MATS TO BE PROVIDED ON SITE AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. MUD MATS SHALL BE SUPPLIED AS INSTALLED AS PER THE DETAIL ON THIS SHEET. CONTRACTOR TO ENSURE ALL VEHICLES LEAVE THE SITE VIA THE MUD MAT AND THAT THE MAT IS MAINTAINED IN A MANNER TO MAXIMIZE ITS EFFECTIVENESS AT ALL TIMES.
6. ALL DITCH INLET CATCHBASINS, CATCHBASINS AND CATCHBASIN MANHOLES TO HAVE TEMPORARY FILTRATION INSTALLED AND MAINTAINED AS PER THE DETAIL ON THIS SHEET.
7. NO ALTERNATE METHODS OF EROSION CONTROL PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY CONSULTANT AND THE AUTHORITY HAVING JURISDICTION.
8. ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RE-STABILIZED EITHER BY PAVING OR RESTORATION WITH VEGETATIVE GROUND COVER.
9. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENTS FROM THE PUBLIC ROADWAY AND SIDEWALKS AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE CONSULTANT.
10. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED BY THE CONTRACTOR AFTER MAJOR RAINFALL EVENTS AND CLEANED OR REPLACED AS REQUIRED TO MEET THEIR INTENDED FUNCTION. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF ONE THIRD (1/3) THE STRUCTURE CAPACITY.
11. THE CONSULTANT SHALL MONITOR SITE DEVELOPMENT TO ENSURE ALL EROSION CONTROLS ARE INSTALLED AND MAINTAINED TO THE TOWN OF THE BLUE MOUNTAINS AND NOTTAWASAGA VALLEY CONSERVATION AUTHORITY REQUIREMENTS. CONTRACTOR TO COMPLY WITH THE CONSULTANTS INSTRUCTIONS TO INSTALL, MODIFY, OR MAINTAIN EROSION CONTROL WORKS.
12. THIS PLAN TO BE READ IN CONJUNCTION WITH THE EXISTING CONDITIONS PLAN, SITE SERVICING PLAN, GRADING PLAN, LANDSCAPING PLAN, AND THE STORM WATER MANAGEMENT REPORT DATED JUNE 2024.

GRADING NOTES

1. MATCH EXISTING GRADES AT ALL PROPERTY LINES AND/OR LIMITS OF CONSTRUCTION EXCEPT WHERE PROPOSED GRADES ARE NOTED.
2. MANAGEMENT OF EXCESS MATERIALS SHALL BE IN ACCORDANCE WITH OPSS 180. ENVIRONMENTALLY IMPACTED SOILS, WHERE AND WHEN ENCOUNTERED, SHALL BE MANAGED ON SITE AS REQUIRED UNTIL SUCH TIME THAT LABORATORY TESTING RESULTS HAVE CONFIRMED THE NATURE OF THE IMPACTS AND A SUITABLE DISPOSAL METHOD.
3. SURPLUS MATERIAL OF ALL TYPES NOT REQUIRED FOR BACKFILL, GRADING OR LANDSCAPING SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE REMOVED FROM THE SITE AS DIRECTED BY THE CONSULTANT. THE COSTS OF ALL OFFSITE DISPOSAL SHALL BE BORNE BY THE CONTRACTOR UNLESS A SPECIFIC PROVISION IS MADE IN THE CONTRACT DOCUMENTS FOR PAYMENT FROM DISPOSAL OF A SPECIFIC SURPLUS MATERIAL.
4. MATERIALS TO BE REMOVED SHALL BE NEATLY SAW-CUT ALONG ITS LIMITS, IN ADVANCE OF THE REMOVAL. THE LIMITS OF REMOVAL SHALL BE AS NOTED ON THE PLANS UNLESS AN EXTENSION OR REDUCTION OF THE MATERIAL TO BE REMOVED IS APPROVED IN ADVANCE BY THE CONSULTANT. AS SUCH, THE COSTS OF ANY OVER-EXCAVATION NOT APPROVED IN ADVANCE SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY SHALL ALSO EXTEND TO RESTORATION OR REPLACEMENT OF DISTURBED FEATURES AND SURFACES DUE TO UNAUTHORIZED EXCAVATION.
5. ALL FILL PLACED ON SITE SHALL BE COMPACTED TO 100% SPMDD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR ON THE DRAWINGS AND IN THE SPECIFICATIONS). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 200mm LIFTS EXCEPT WHERE UNDER PAVING, AND WALKS WHEN LAYERS SHALL BE 150mm MAX.
6. MAXIMUM SLOPE IN GRASSED AREAS TO BE 3:1. SLOPES GREATER THAN 3:1 TO BE LANDSCAPED WITH LOW MAINTENANCE GROUND COVER. MINIMUM SLOPE IN GRASSED AREAS TO BE 1%. GRASS SWALES WITH A SLOPE LESS THAN 1% TO BE UNDERLAIN WITH A FRENCH DRAIN.
7. FINISH GRADE AT FOUNDATION WALLS TO BE MINIMUM 150mm BELOW THE TOP OF FOUNDATION WALL/BRICK LINE UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS.
8. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE ON ALL SURFACES TO THE APPROPRIATE OUTLET STRUCTURE. AREAS OF PONDING CAUSED BY CONSTRUCTION ERROR WILL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CONSULTANT AT THE CONTRACTORS EXPENSE.
9. SHOULD THE NATURE OF THE SOIL AT THE DEPTH INDICATED PROVE UNSATISFACTORY AS DETERMINED BY THE GEOTECHNICAL ENGINEER, THE EXCAVATION SHALL BE CARRIED DOWN TO SUCH A DEEPER LEVEL AS THE GEOTECHNICAL ENGINEER MAY REQUIRE UNTIL A SATISFACTORY BEARING STRATUM IS REACHED.
   - 9.1. ALL EXTRA DEPTHS OF EXCAVATION AND FILLING MUST HAVE THEIR AREA AND VOLUME DOCUMENTED BY AN INDEPENDENT INSPECTION AND TESTING COMPANY OR THE CONSULTANT TO QUALIFY FOR PAYMENT.
   - 9.2. QUANTITIES USED FOR PAYMENT OF EXCAVATION AND FILLING AT EXTRA DEPTHS TO BE DETERMINED BY THE CONSULTANT.

GENERAL SERVICING

1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE REGULATIONS SET OUT BY THE MUNICIPALITY HAVING JURISDICTION.
2. RIGID PIPE BEDDING: CLASS 'B' AS PER OPSD 802.030 (EARTH EXCAVATION, TYPE 1 OR 2 SOIL), OPSD 802.031 (EARTH EXCAVATION, TYPE 3 SOIL), OPSD 802.032 (EARTH EXCAVATION, TYPE 4 SOIL), OPSD 802.033 (ROCK EXCAVATION), OPSD 802.034 (ORIGINAL GROUND). AS PER GEOTECHNICAL REPORT
3. FLEXIBLE PIPE BEDDING: AS PER OPSS 401, OPSD 802.010 (EARTH)
4. NATIVE OR GRANULAR FILL AS PER THE GEOTECHNICAL REPORT SHALL BE DEPOSITED IN THE TRENCH, FOR THE FULL WIDTH OF THE TRENCH, COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY IN LAYERS NOT OVER 300mm DEPTH, EXCEPT WHERE UNDER PAVING, AND WALKS WHEN LAYERS SHALL BE 150mm MAX.
5. SITE SERVICING CONTRACTOR TO TERMINATE ALL SERVICES 1.0m FROM FOUNDATION WALL AND COORDINATE WITH THE GENERAL OR MECHANICAL CONTRACTOR AS REQUIRED TO FACILITATE THE CONNECTION.
6. WHEN BELL AND SPIGOT PIPE IS LAID, THE BELL END OF THE PIPE SHALL BE LAID UPGRADE.
7. PIPE SHALL BE KEPT CLEAN AND DRY AS WORK PROGRESSES. THE TRENCH SHALL BE KEPT DRY.
8. A REMOVABLE WATERTIGHT BULKHEAD SHALL BE INSTALLED DAILY AT THE OPEN END OF THE LAST PIPE LAID.
9. PIPE SHALL NOT BE LAID UNTIL THE PRECEDING PIPE JOINT HAS BEEN COMPLETED AND THE PIPE IS BEDDED AND SECURED IN PLACE.
10. ALL PIPE ENDS SHALL BE THOROUGHLY CLEANED PRIOR TO THE INSTALLATION OF GASKETS. ALL GASKETS TO BE LUBRICATED PRIOR TO BEING INSTALLED OR AS RECOMMENDED BY THE PIPE MANUFACTURER.
11. A TEMPORARY LOCATION MARKER 50x75mm SHALL BE PLACED AT THE END OF ALL CAPPED SERVICE CONNECTIONS. THE MARKER SHALL BE PLACED 300mm ABOVE THE PLUGGED END OF THE SERVICE PIPE, CUT AT LEAST 500mm ABOVE THE FINISHED GRADE, AND MARKED WITH BRIGHT PAINT.
12. ALL MANHOLES, BASINS, CHAMBERS ETC. TO BE INSTALLED LEVEL AND PLUMB TO THE SATISFACTION OF THE CONSULTANT.

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, IN 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 STIFFNESS.
2. SUBSURFACE DRAINAGE PIPE AND FITTINGS: TO OPSS 405, PERFORATED PVC PIPE TO OPSS 1841 OR PE PIPE TO OPSS.MUNI 1840, TO CAN/CSA-B182.1; COMPLETE WITH KNITTED SOCK GEOTEXTILE AS REQUIRED (TERRAFIX 270R OR EQUIVALENT).
3. CORRUGATED STEEL PIPE (CSP): TO OPSS 1801 AND CSA G401, COMPLETE WITH COUPLINGS, NEOPRENE GASKETS, BENDS AND OTHER FITTINGS; JOINTING TO BE 2-PIECE 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. REINFORCED CONCRETE SEWER PIPE AND FITTINGS - CIRCULAR: 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 SPECIFIED OTHERWISE.
7. CATCHBASINS TO BE 600mm SQUARE PRECAST AS PER OPSD 705.010.
8. DITCH INLET CATCHBASINS TO BE 600mm x 1200mm PRECAST AS PER OPSD 705.040.
9. CATCHBASIN MANHOLES AND CATCHBASINS TO HAVE A MINIMUM 600mm DEEP SUMP.
10. MANHOLE AND CATCHBASIN, FRAMES, GRATES, CASTINGS, LIDS TO BE AS PER OPSS 1850.
11. CAST IRON FRAMES AND COVERS OR GRATES- STORM SEWERS: TO OPSS 1850 AND OPSD 400.020, OPSD 401.010 (A, CLOSED).
12. CAST IRON FRAMES AND COVERS OR GRATES - SANITARY SEWERS: TO OPSS 1850, OPSD 401.010 (A, CLOSED).
13. ALL SANITARY MANHOLES LOCATED IN STORM WATER PONDING AREAS TO HAVE WATERTIGHT FRAME AND COVERS AS PER OPSD 401.030
14. STORM SEWERS AND SERVICES TO HAVE MINIMUM 1.5m COVER TO TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED SEWER PIPE IN ACCORDANCE WITH APPLICABLE 'SEWER PIPE INSULATION DETAIL' INDICATED IN DRAWING DETAILS.
15. SANITARY SEWERS AND SERVICES TO HAVE A MINIMUM 2.8m COVER TO TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED SEWER PIPE IN ACCORDANCE WITH APPLICABLE 'SEWER PIPE INSULATION DETAIL' INDICATED IN DRAWING DETAILS.
16. ALL PIPES, TO BE INSTALLED FLUSH WITH THE INSIDE WALLS OF THE STRUCTURE AND PARGED TO A SMOOTH FINISH.
17. ALL MANHOLES TO BE PRE-BENCHED OR BENCHED WITH 30MPa CONCRETE AS PER OPSD 701.021. BENCHING SHALL EXTEND TO THE SPRING LINE OF LARGEST PIPE IN THE MANHOLE AND SHALL HAVE A SLOPE OF 1:8.
18. ALL STRUCTURES ARE TO BE INSTALLED WITH FROST STRAPS IN ACCORDANCE WITH OPSD 701.100. FROST STRAPS SHALL BE CONTINOUS AND EXTEND TO THE BOTTOM OF THE MAINTENANCE HOLE OR A MINIMUM OF 4m BELOW GRADE.
19. CONTRACTOR TO SUPPLY AND PAY FOR CCTV INSPECTION OF ALL SEWER LINES AND STRUCTURES.
20. ACCEPTANCE OF SEWER LINES AND STRUCTURES SHALL BE MADE AFTER THE CONSULTANT HAS REVIEWED THE CCTV DOCUMENTATION AND VIDEOS, AND EXPRESSED IN WRITING THAT THE SEWER LINES AND STRUCTURES ARE ACCEPTABLE.
21. IF CCTV INSPECTIONS SHOW ADDITIONAL CLEANING IS REQUIRED, CLEAN AND RE-INSPECT THE SEWER UNTIL ACCEPTED BY THE CONSULTANT.
22. A MINIMUM OF ONE (1) AND MAXIMUM OF THREE (3) ADJUSTMENT UNITS SHALL BE INSTALLED ON EACH STRUCTURE TO A MINIMUM HEIGHT OF 75mm AND MAXIMUM OF 300mm. THE FIRST ADJUSTMENT UNIT SHALL BE LAID IN A FULL BED OF MORTAR AND ALIGNED WITH THE OPENING IN THE STRUCTURE. SUCCESSIVE ADJUSTMENT UNITS SHALL BE LAID PLUMB TO THE FIRST ADJUSTMENT UNIT AND SEALED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. FRAMES WITH GRATES OR COVERS SHALL BE SET IN 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 IRON OD (CIOD); COLOUR CODED BLUE, WITH INTEGRAL WALL THICKENED BELL DESIGNED FOR JOINT ASSEMBLY USING AN ELASTOMERIC GASKET CONFORMING TO ASTM D3139 AND CSA B137.3., TO CSA B137.3, COMPLETE WITH TRACER WIRE.
   - 1.1. 100 TO 300mm: TO AWWA C900, DR 18, IPEX OR APPROVED EQUAL.
2. MOLECULARLY ORIENTED POLYVINYL CHLORIDE (PVCO) PIPE: MANUFACTURED TO CIOD; COLOUR CODED BLUE, BIAXIALLY ORIENTED, WITH INTEGRAL WALL THICKENED BELL DESIGNED FOR JOINT ASSEMBLY USING AN ELASTOMERIC GASKET CONFORMING TO ASTM D3139 AND CSA B137.3.1, COMPLETE WITH TRACER WIRE.
   - 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 PLUMBING CODE.
5. FITTINGS: FOR POLYVINYL CHLORIDE (PVC) AND MOLECULARLY ORIENTED POLYVINYL CHLORIDE (PVCO) PIPE SHALL BE EITHER:
   - 5.1. GRAY IRON ACCORDING TO AWWA C110/A21.10.
   - 5.2. DUCTILE IRON ACCORDING 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 POLYVINYL CHLORIDE, BLUE IN COLOUR AND ACCORDING TO AWWA C905 AND CSA B137.3.
6. JOINT RESTRAINTS:
   - 6.1. FOR PVC PIPE AND FITTINGS: TO ASTM F1674 AND AWWA C111, SERRATED RING TYPE; FOR PUSH ON JOINTS UNIFLANGE (SERIES 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 (SERIES 1500) AND STAR STARGRIP 4000, 4100P.
   - 6.2. FOR PVCO PIPE (AWWA C909) AND FITTINGS: SERRATED RING TYPE; FOR PUSH ON JOINTS UNIFLANGE (SERIES 1360), EBAA (SERIES 2500); WEDGE ACTION TYPE AS MANUFACTURED BY CLOW (SERIES 2000 TUF GRIP), STAR (STARGRIP 3500).
   - 6.3. ALL MECHANICAL JOINTS IN TEMPORARY AND PERMANENT CONNECTIONS TO INCLUDE MECHANICAL JOINT 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 JOINT RESTRAINTS. FOR WATERMAIN PIPE SIZES 150mmØ OR LESS ALL PIPE JOINTS TO BE RESTRAINED WITHIN 5.0m FROM ALL FITTINGS, IN EACH DIRECTION, UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS. FOR WATERMAIN PIPE SIZES GREATER THAN 150mmØ ALL PIPE JOINTS TO BE RESTRAINED 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 PROVIDE A THRUST BLOCK PER OPSD 1103.010.
7. TRACER WIRE:
   - 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 WATERMAIN PIPING AND/OR ASSOCIATED FITTINGS.
   - 7.4. ALL CONNECTIONS MADE USING 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) INCLUDING 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 INSTALLED WITH TWO 65mm HOSE NOZZLES AT 180 DEGREES AND A 100mm ULC APPROVED STORTZ CONNECTION; 32mm SQUARE OPERATING NUT, OPEN COUNTER-CLOCKWISE AND HAVE MECHANICAL JOINT END; COMPLETE WITH A MAXIMUM 10m LONG AND 150mm DIAMETER LEAD, 150mm GATE VALVE, ANCHOR TEE, VALVE AND BOX PROVIDED IN ACCORDANCE WITH THE TOWN OF THE BLUE MOUNTAINS ENGINEERING STANDARDS.
10. SERVICE PIPE:
    - 10.1. SERVICES 100mm OR GREATER: PVC CLASS 150 TO CSA B137.3.
11. ANODES TO BE PROVIDED AS REQUIRED BY THE AUTHORITY HAVING 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 INC. OR PETRO COATING SYSTEMS LTD. OR RUSTROL SYSTEMS (INTERPROVINCIAL CORROSION CONTROL COMPANY LTD.). ONLY MATERIAL FROM SUPPLIERS LISTED SHALL BE USED. AT NO TIME SHALL MATERIALS FROM EITHER SYSTEM BE UTILISED 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 PUMPING IF REQUIRED, TO PREVENT CONTAMINATION OF NEW WATERMAIN WITH TRENCH GROUND WATER OR ANY OTHER FOREIGN MATTER.
14. ALL WATERMAIN AND SERVICE COMMISSIONING, PRESSURE/LEAKAGE TESTING, 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.
    - 14.2. TOWN OF THE BLUE MOUNTAINS STAFF MUST BE PRESENT FOR ALL TESTING AND CONNECTIONS TO MUNICIPAL WATERMAIN
    - 14.3. CONTRACTOR TO SUBMIT A LIST OF PARTS USED ALONG WITH THE NSF CERTIFICATE AT THE TIME OF COMMISSIONING

CONSTRUCTION NOTES

GENERAL

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
   - 1.1. CHECK AND VERIFY ALL DIMENSIONS AND EXISTING ELEVATIONS WHICH INCLUDES, BUT IS NOT LIMITED TO, THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS.
   - 1.2. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
   - 1.3. VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND EXISTING FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
   - 1.4. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
   - 1.5. REPORT DISCREPANCIES IN EXISTING CONDITION INFORMATION IMMEDIATELY TO THE CONSULTANT.
2. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR DAMAGE TO EXISTING WORKS. DAMAGE SHALL BE RECTIFIED TO THE SATISFACTION OF THE CONSULTANT AND OWNER.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY SUPPORT AND/OR RELOCATION OF EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE REQUIREMENTS OF ALL UTILITY COMPANIES WHEN CROSSING OR WORKING NEAR THEIR PLANT.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL TEMPORARY BENCHMARKS ESTABLISHED FOR DESIGN PURPOSES, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE COMMENCING WORK.
5. THE CONTRACTOR SHALL CONTACT THE CONSULTANT 48 HOURS PRIOR TO COMMENCING WORK TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION.
6. THE RIGHT-OF-WAY (INCLUDING THE BOULEVARD) IS NOT TO BE USED FOR ANY CONSTRUCTION ACTIVITY UNTIL A WORK PERMIT (OR EQUIVALENT) HAS BEEN OBTAINED AS PER THE TOWN OF THE BLUE MOUNTAINS 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 TIMES WITHIN THE TOWN OF THE BLUE MOUNTAINS NOISE BYLAW. CONSTRUCTION HOURS ARE 7AM TO 7PM MONDAY TO FRIDAY, THE CONTRACTOR WILL REQUIRED TO REQUEST APPROVAL FROM TOWN COUNCIL PRIOR TO COMPLETING ANY WORK OUTSIDE OF REGULAR HOURS AND ON STATUTORY HOLIDAYS.
9. IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR THEIR 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 MOUNTAINS ENGINEERING DEVELOPMENT DIVISION, PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY WITH THE ABOVE IS AT THE PROPERTY OWNER'S & CONTRACTOR'S OWN RISK.

TRAFFIC, ACCESS, SAFETY

1. PEDESTRIANS MUST BE ASSURED SAFE PASSAGE AT ALL TIMES. ALL PEDESTRIAN WALKWAYS MUST BE MAINTAINED AS LONG AS POSSIBLE AFTER WHICH TIME IT IS TEMPORARILY REPLACED BY A SUITABLE GRANULAR MATERIAL TO THE SATISFACTION OF THE CONSULTANT AND/OR THE TOWN OF THE BLUE MOUNTAINS.
2. ON STREET PARKING WILL NOT BE PERMITTED FOR ANY CONSTRUCTION VEHICLES OR CONSTRUCTION STAFF. THE CONTRACTOR SHALL PROVIDE ADEQUATE PARKING FACILITIES 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 RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS, AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE TOWN OF THE BLUEMOUNTAINS AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

REMOVALS

1. ALL REMOVALS TO BE IN 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, EXISTING ASPHALT SHALL BE SAW CUT AND HAVE TACK COAT APPLIED 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 PAVING.

CONCRETE

1. CONCRETE BARRIER CURB TO BE AS PER OPSD 600.110 - 32MPa @ 28 DAYS CONCRETE TO OPSS 353, 7±1.5% AIR ENTRAINMENT, 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% AIR ENTRAINMENT, 19mm MAX COURSE AGGREGATE, 70±20mm SLUMP.
3. UNSHRINKABLE FILL: 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 DIRECTLY 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 SPECIFIED BELOW; COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY, UNLESS SPECIFIED OTHERWISE, IN LIFTS NOT EXCEEDING 300mm IN COMPACTED THICKNESS; MOISTURE CONTENT WITHIN PLUS OR MINUS 2% OF THE REQUIREMENTS OF ASTM D698.
   - 2.1. GRANULAR 'B', TYPE 2 TO OPSS.MUNI 1010
3. FINE GRANULAR FILL: MATERIAL AS SPECIFIED BELOW; COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY, UNLESS SPECIFIED OTHERWISE, IN LIFTS NOT EXCEEDING 150mm IN COMPACTED THICKNESS; MOISTURE CONTENT WITHIN PLUS OR MINUS 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-GRADING 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.

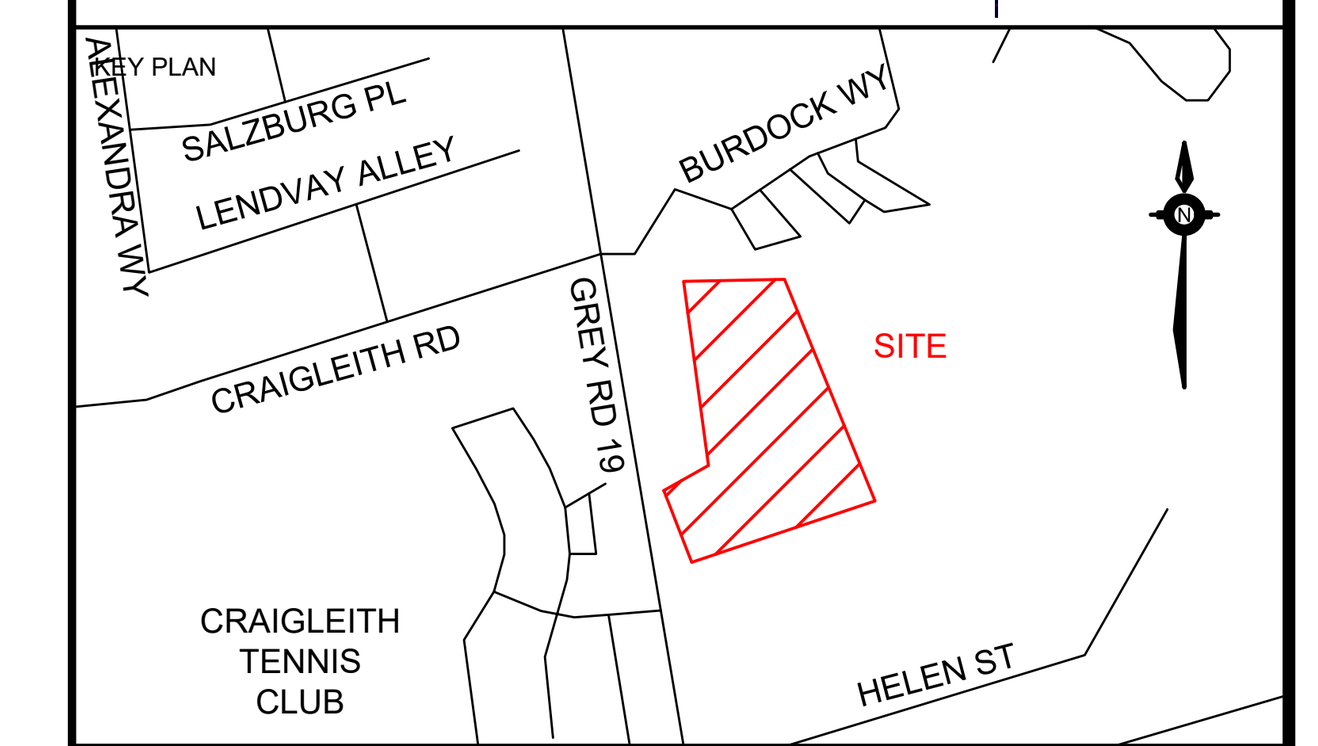
TOPSOIL/SOD

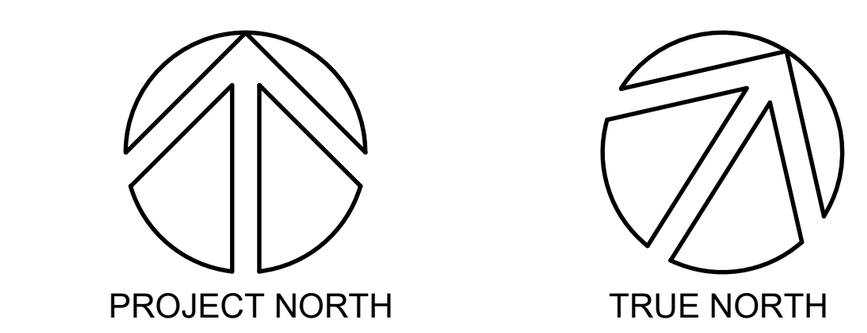
1. TOPSOIL TO BE PROVIDED AND INSTALLED AS PER OPSS 802. SOD TO BE PROVIDED AND INSTALLED AS PER OPSS 803.

PAVEMENT MARKING & SIGNS

1. PAVEMENT MARKINGS TO BE LAID OUT AS PER THE DRAWINGS AND CONTRACTOR TO CONTACT CONSULTANT TO REVIEW 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 MARKINGS 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, MAIL BOXES, POSTS, ETC., WHICH MUST BE REMOVED TO ACCOMMODATE CONSTRUCTION SHALL BE SALVAGED AND REINSTATED AS DIRECTED BY THE CONTRACT ADMINISTRATOR IN EQUAL OR BETTER CONDITION. THE CONTRACTOR SHALL MAKE GOOD ANY DAMAGE CAUSED TO SUCH FACILITIES AT HIS OWN EXPENSE. ALL EXISTING 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 ADMINISTRATOR.

peopleCare communities





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	
2026.10.23	60% CD	
2026.10.30	REISSUED FOR SPA	

BENCHMARK

Y = 4929376.988 X = 553717.439 Z = 224.370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL SOUTH WEST OF ENTRANCE.

Y = 4930414.0 X = 553826.6 Z = 181.493

CRAIGLEITH CONCRETE CULVERT UNDER HIGHWAY NO. 26, 0.3 KM NORTHWEST OF JUNCTION OF HIGHWAY NO. 26 WITH BLUE MOUNTAIN PARK ROAD, TABLET IN SOUTH FACE OF CULVERT AT SOUTH END, 60 CM BELOW TOP AND 42 CM EAST OF WEST EDGE OF CULVERT.

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

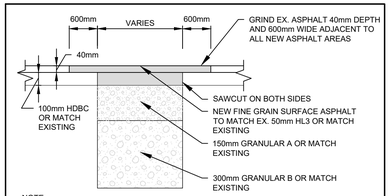
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SCALE:		SHEET NO.: C501
DATE:	2026-10-29	
PROJECT NO.:	2026-0316-10	
DRAWN BY:	LH	
CHECKED BY:	TK	

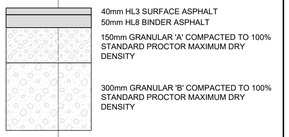


NOTE:

1. TACK COAT TO BE APPLIED TO ALL CONSTRUCTION JOINTS PRIOR TO COMPACTING ASPHALT

ASPHALT RESTORATION DETAIL

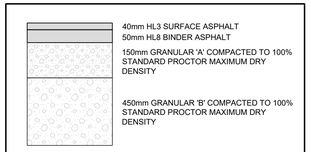
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LIGHT DUTY PAVEMENT STRUCTURE DETAIL

N.T.S.

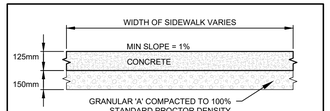
AS STATED IN GEOTECHNICAL REPORT BY CHUNG & VANDER DOELEN ENGINEERING LTD. DATED JUNE 2, 2026



HEAVY DUTY PAVEMENT STRUCTURE DETAIL

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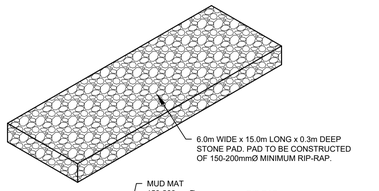
AS STATED IN GEOTECHNICAL REPORT BY CHUNG & VANDER DOELEN ENGINEERING LTD. DATED JUNE 2, 2026



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

CONCRETE SIDEWALK DETAIL

N.T.S.

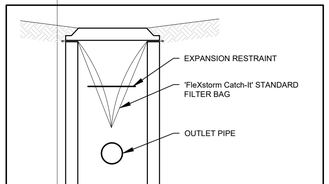


NOTE:

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 IN GOOD WORKING 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.

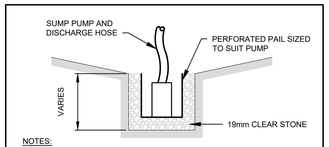


MAINTENANCE SCHEDULE:

- INSPECT AFTER EVERY MAJOR RAIN EVENT
- INSPECT EVERY 3 WEEKS MINIMUM
- SILTSACK 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 INSERT 25mm REBAR INTO BOTH DUMPING STRAPS)
- ANY DEBRIS THAT ENTERS STRUCTURE TO BE CLEANED IMMEDIATELY

TEMPORARY SILTATION CONTROL DETAIL

N.T.S.

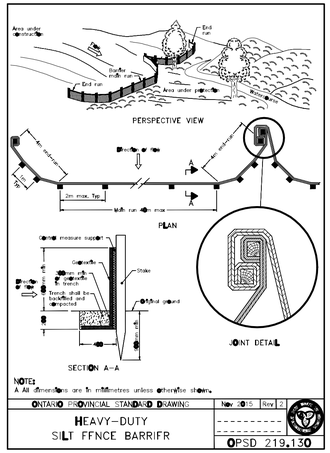


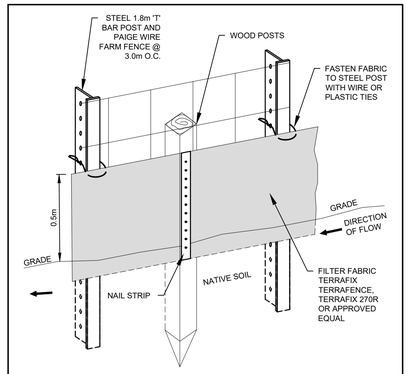
NOTES:

1. DEPTH OF 19mm CLEAR STONE SUMP WILL VARY WITH REQUIRED PUMP SIZE
2. SUMP TO BE EXCAVATED SO THAT THE WORK ZONE DRAINS 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.



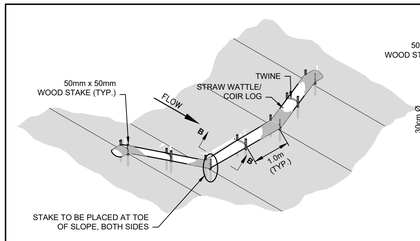


NOTES:

- SILTATION CONTROL FILTER FABRIC FENCE TO BE TERRAFIX TERRA FENCE, TERRAFIX 270R OR APPROVED EQUAL
- FENCE TO BE INSTALLED BEFORE ANY EARTHWORK IS PERFORMED AND REMAIN UNTIL GROUND IS STABILIZED
- CONTRACTOR TO MONITOR AND MAINTAIN FENCE AND IMMEDIATELY REPAIR ANY DAMAGE AFTER EVERY RAINFALL
- CONTRACTOR TO REMOVE SEDIMENT BUILD UP WHEN ACCUMULATION HAS REACHED $\frac{1}{3}$ THE HEIGHT OF THE FENCE

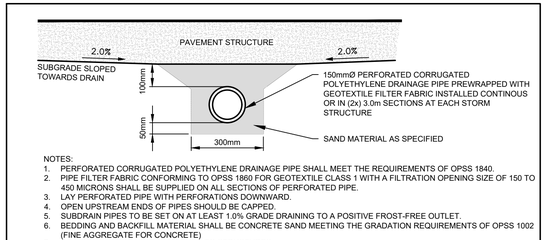
SEDIMENT CONTROL HEAVY DUTY SILT FENCE

N.T.S.



STRAW WATTLE/COIR LOG CHECK DAM DETAIL

N.T.S.

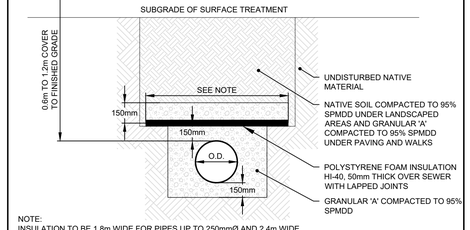


NOTES:

1. PERFORATED CORRUGATED POLYETHYLENE DRAINAGE PIPE SHALL MEET THE REQUIREMENTS OF OPSS 1840.
2. PIPE FILTER FABRIC CONFORMING TO OPSS 1860 FOR GEOTEXTILE CLASS 1 WITH A FILTRATION OPENING SIZE OF 150 TO 450 MICRONS SHALL BE SUPPLIED ON ALL SECTIONS OF PERFORATED PIPE.
3. LAY PERFORATED PIPE WITH PERFORATIONS DOWNWARD.
4. OPEN UPSTREAM ENDS OF PIPES SHOULD BE CAPPED.
5. SUBDRAIN PIPES TO BE SET ON AT LEAST 1.0% GRADE DRAINING 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.

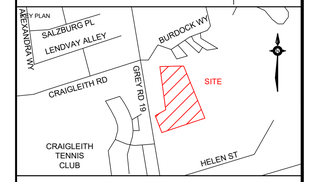


NOTE:
INSULATION TO BE 1.8m WIDE FOR PIPES UP TO 250mmØ AND 2.4m WIDE FOR PIPES 300mmØ TO 600mmØ

SHALLOW PIPE INSULATION DETAIL

N.T.S.

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PROJECT NORTH TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
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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

DETAILS

WALTERFEDY

TORONTO | CALGARY | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

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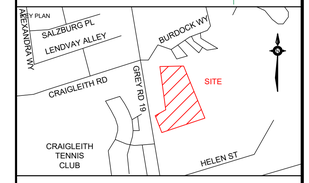
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SCALE:	
DATE:	2026-10-29
PROJECT NO.:	2026-0316-10
DRAWN BY:	LH
CHECKED BY:	TK

SHEET NO.:

C502

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	
2026.10.23	60% CD	
2026.10.30	REISSUED FOR SPA	

PROPOSED LONG-TERM CARE FACILITY FFE = 219.10

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

SNOW STORAGE

REFER TO PLANS BY CROZIER FOR EASEMENT INFORMATION REGARDING MUNICIPAL SERVICES THROUGH THE HOMEFARM RENTAL DEVELOPMENT

EASEMENT 3
COMBINED EASEMENT FOR STORM SEWER AND OVERLAND FLOW IN FAVOUR OF THE FIREHALL LANDS, AND THE WATERMAIN EASEMENT IN FAVOUR OF TOWN OF THE BLUE MOUNTAINS
AREA = 4.142 m²

PROPOSED STORM SEWER AND OVERLAND FLOW EASEMENT

EASEMENT 1
STORM SEWER AND OVERLAND FLOW EASEMENT IN FAVOUR OF FIREHALL LANDS
AREA = 158.05 m²

PROPOSED 4m WIDE WATERMAIN EASEMENT

EASEMENT 2
WATERMAIN EASEMENT IN FAVOUR OF TOWN OF THE BLUE MOUNTAINS
AREA = 513.53 m²

PROPOSED 4m WIDE WATERMAIN EASEMENT

EXISTING FIRE HALL

CB2 T/G=220.45

CBMH3 T/G=220.45

CB7 T/G=219.95

CBMH8 T/G=220.30

CBMH9 T/G=220.30

MH3A T/G=220.91

CB CONC T/G=219.58

MH CONC T/G=219.75

BENCHMARK

Y = 4929376.988 X = 553717.439 Z = 224.370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL SOUTH WEST OF ENTRANCE.

Y = 4930414.0 X = 553826.6 Z = 181.493

CRAIGLEITH CONCRETE CULVERT UNDER HIGHWAY NO. 26, 0.3 KM NORTHWEST OF JUNCTION OF HIGHWAY NO. 26 WITH BLUE MOUNTAIN PARK ROAD, TABLET IN SOUTH FACE OF CULVERT AT SOUTH END, 60 CM BELOW TOP AND 42 CM EAST OF WEST EDGE OF CULVERT.

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

EASEMENT PLAN

WALTERFEDY

TORONTO | CALGARY | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

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SCALE:	1:400
DATE:	2026-10-29
PROJECT NO.:	2026-0316-10
DRAWN BY:	LH
CHECKED BY:	TK

SHEET NO.:

C600



1 A101 MASTER SITE PLAN
Scale: 1 : 400

CLIENT LOGO

peopleCare

KEYPLAN



TRUE NORTH PROJECT NORTH

No.	ISSUANCE	DATE
1	ISSUED FOR SPA SUBMISSION	2026-06-26
2	ISSUED FOR MLTC PRELIMINARY REVIEW #1	2026-08-21
3	ISSUED FOR 50% DD	2026-08-21
4	ISSUED FOR SPA RE-SUBMISSION	2026-09-25
5	ISSUED FOR 100% DD	2026-09-28
6	ISSUED FOR MLTC PRELIMINARY REVIEW #2	2026-10-19
7	ISSUED FOR 60% CD	2026-10-20
8	ISSUED FOR SPA RE-SUBMISSION #3	2026-10-30

DISCLAIMER:

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CLIENT

PEOPLECARE

595 PARKSIDE DRIVE, SUITE 2, WATERLOO, ON N2L 0C7

PROJECT

BLUE MOUNTAIN LTC

796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L9Y 0S3

TITLE

MASTER SITE PLAN

WALTERFEDY

TORONTO | CALGARY | EDMONTON | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

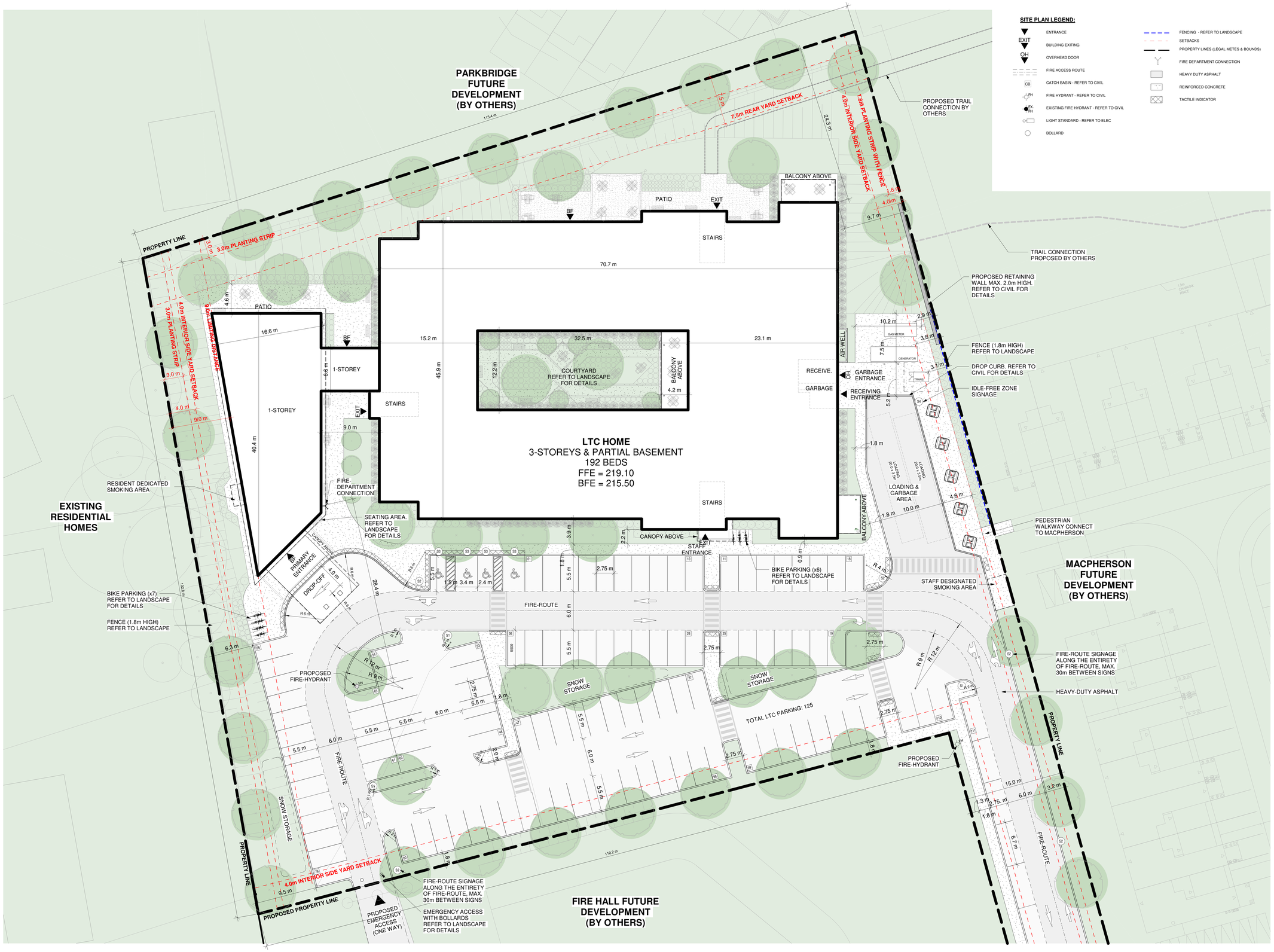
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DATE :	2026-04-27
PROJECT NO :	2026-0316-10
DRAWN BY :	SB
CHECKED BY :	AE

SHEET NO :

A101



1 A102 SITE PLAN
Scale: 1 : 200

SITE PLAN LEGEND:

- ENTRANCE
- EXIT BUILDING EXITING
- OH OVERHEAD DOOR
- FIRE ACCESS ROUTE
- CB CATCH BASIN - REFER TO CIVIL
- FH FIRE HYDRANT - REFER TO CIVIL
- EX FH EXISTING FIRE HYDRANT - REFER TO CIVIL
- LIGHT STANDARD - REFER TO ELEC
- BOLLARD
- FENCING - REFER TO LANDSCAPE
- SETBACKS
- PROPERTY LINES (LEGAL METES & BOUNDS)
- FIRE DEPARTMENT CONNECTION
- HEAVY DUTY ASPHALT
- REINFORCED CONCRETE
- TACTILE INDICATOR

CLIENT LOGO

peopleCare

KEYPLAN



TRUE NORTH PROJECT NORTH

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6	ISSUED FOR 100% DD	2026-09-28
7	ISSUED FOR MLTC PRELIMINARY REVIEW #2	2026-10-19
8	ISSUED FOR 60% CD	2026-10-20
9	ISSUED FOR SPA RE-SUBMISSION #3	2026-10-30

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CLIENT
PEOPLECARE
595 PARKSIDE DRIVE, SUITE 2, WATERLOO, ON N2L 0C7

PROJECT
BLUE MOUNTAIN LTC
796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L9Y 0S3

TITLE
SITE PLAN

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

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A102



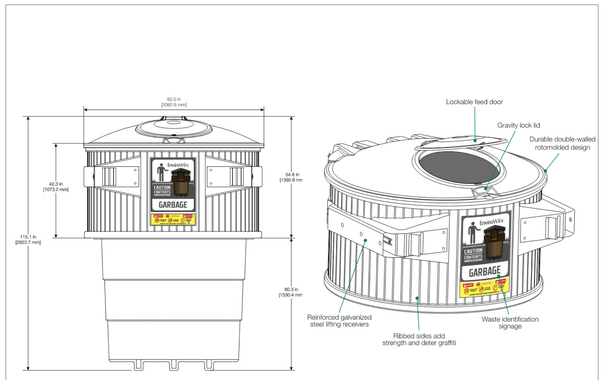
1 A103 SITE PLAN - LOADING TRUCK TURNING
Scale: 1 : 750



2 A103 SITE PLAN - GARBAGE TRUCK TURNING
Scale: 1 : 750

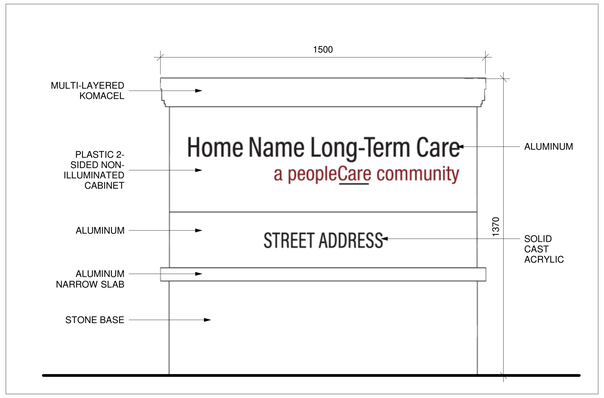


8 A103 SITE PLAN - FIRE TRUCK TURNING
Scale: 1 : 750



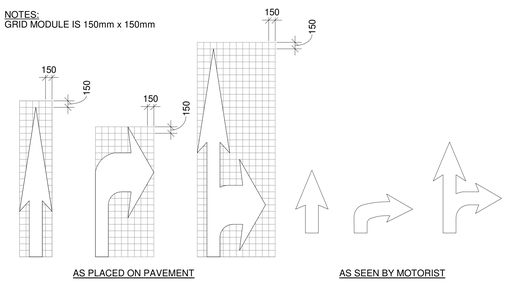
REFER TO LANDSCAPE DRAWINGS FOR INSTALLATION DETAILS

7 A103 UNDERGROUND BIN
Scale: 1 : 25

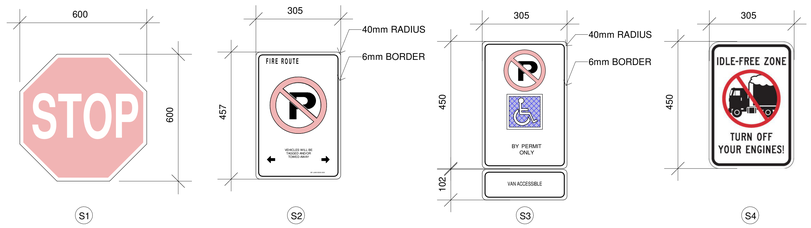


6 A103 EXTERIOR GROUND SIGN
Scale: 1 : 10

NOTES:
GRID MODULE IS 150mm x 150mm



3 A103 LINE PAINTING
Scale: 1 : 50



FIRE ROUTE SIGNAGE ALONG ENTIRETY OF FIRE-ROUTE - INDICATE APPROPRIATE LOCAL BY-LAW NUMBER

FINISHED SIGNS AND SYMBOLS SHALL BE APPLIED TO 1.63mm UTILITY GRADE ALUMINUM WITH BRIGHT WHITE MILL BAKED FINISH ON BOTH SIDES. ALL INKS SHALL BE GLOSSY

ALL LETTERING AND COLOURS TO MEET M.T.O. STANDARDS

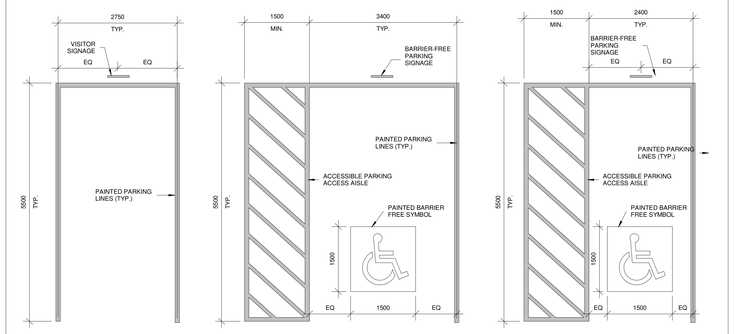
ALL SIGNAGE TO ONTARIO TRAFFIC MANUAL / MUNICIPAL STANDARDS AND DETAILS. MUST BE VERIFIED AND APPROVED PRIOR TO INSTALLATION

NOTE: ALL SIGNAGE TO MUNICIPAL STANDARDS AND DETAILS

REFER TO SITE PLAN FOR NUMBERS AND LOCATIONS OF SIGNS REQUIRED

NOTE: FINAL POSITIONING OF SIGNS TO BE DETERMINED ON SITE

4 A103 SITE TRAFFIC SIGNAGE
Scale: 1 : 25

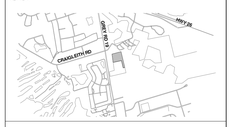


5 A103 VEHICULAR PARKING DIMENSIONS
Scale: 1 : 50

CLIENT LOGO

peopleCare

KEYPLAN



TRUE NORTH

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6	ISSUED FOR SPA RE-SUBMISSION #3	2026-10-30

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PEOPLECARE

595 PARKSIDE DRIVE, SUITE 2, WATERLOO, ON N2L 0C7

PROJECT

BLUE MOUNTAIN LTC

796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L9Y 0S3

TITLE

SITE PLAN DETAILS

WALTERFEDY

TORONTO | CALGARY | EDMONTON | KITCHENER | HAMILTON

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CHECKED BY :	AE

SHEET NO :

A103