

CONTRACT 19001

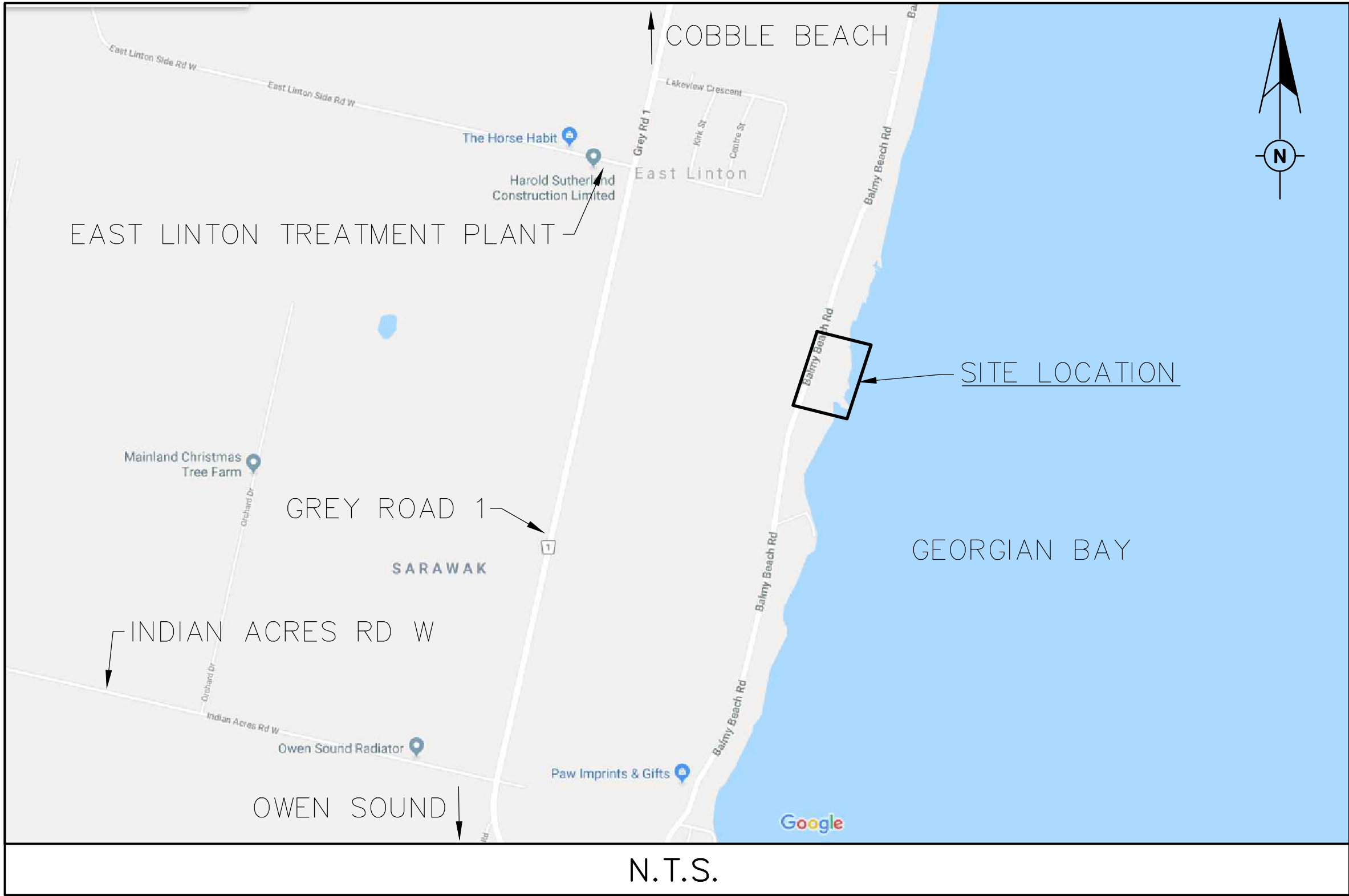
PLAN 447 LOTS 51, 52 & 52A SEVERANCE

345 & 355 BALMY BEACH ROAD (EAST LINTON)

DR. MEHRAN SHAHABI

TOWNSHIP OF GEORGIAN BLUFFS

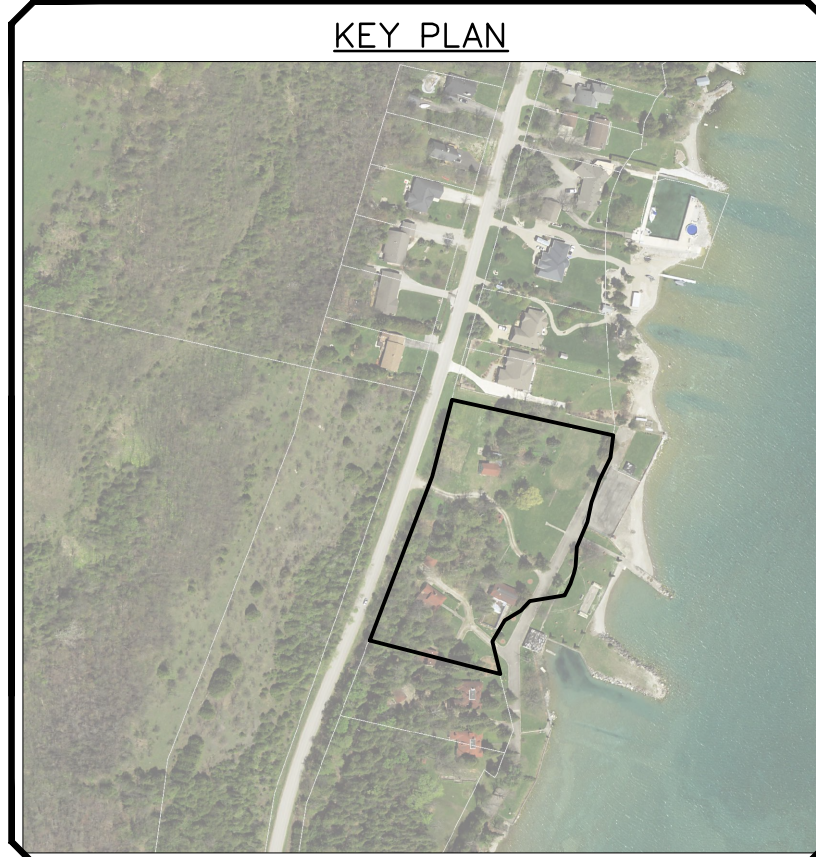
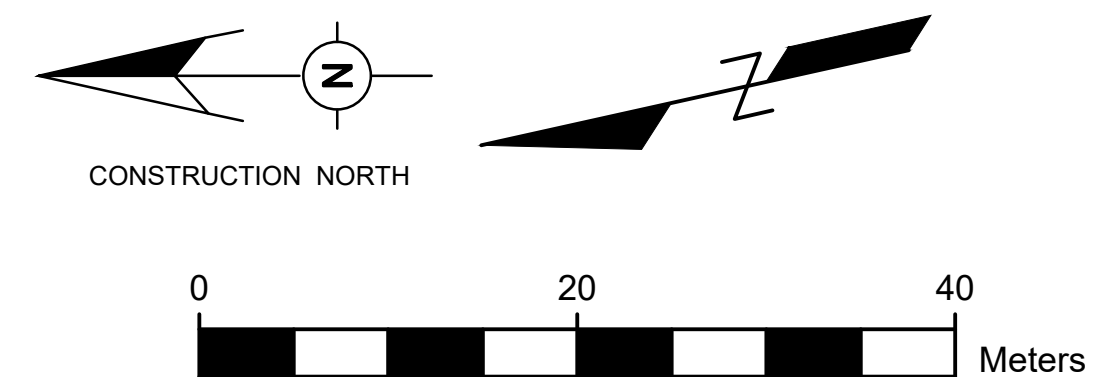
AUG. 2020



N.T.S.

DRAWING INDEX	
DRAWING No.	DRAWING NAME
19001-01	TITLE SHEET AND INDEX
19001-02	EXISTING CONDITIONS AND REMOVALS
19001-03	PROPOSED SEVERANCES
19001-04	TEST PIT LOCATIONS
19001-05	TREE RETENTION AREA
19001-06	DRAINAGE & STORMWATER MANAGEMENT

10/08/20		REVISED LOT DIMENSIONS	
DD/MM/YY		DESCRIPTION	
		REVISION / ISSUE	
Seal not valid unless signed and dated			
Unit 104D 1010 9th Avenue West, Owen Sound, ON, N4K 5R7 Telephone: (519) 372-4828			
Title: TITLE SHEET AND INDEX PLAN 447 LOTS 51, 52 & 52A BALMY BEACH RD GEORGIAN BLUFFS			
Client: DR. MEHRAN SHAHABI			
Design:	JTG	Scale:	NTS
Drawn:	TDL	Approved:	Design Engineer
Checked:	JTG		
Date:	AUG. 2020		
Drawing No.		19001-01	



LEGEND

- IB IRON BAR
- SIB STANDARD IRON BAR
- PROPERTY LINE
- - - FENCELINE
- ROAD CENTERLINE
- EX. BUILDING LAYOUT
- OVERHEAD WIRES
- UP UTILITY POLE (HYDRO)

GEORGIAN BAY WATER LEVEL = 177.05m. SURVEYED 24/05/19

ORIGINAL SURVEY PRODUCED BY EPLETT WOROBEC RAIKES SURVEYING LTD, ONTARIO LAND SURVEYORS. COMPLETED NOVEMBER 29th 2018

CAUTION: THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS, PROPERTY LINES AND OTHER UNDERGROUND AND OVERGROUND UTILITIES ARE STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES, PROPERTY LINES & STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES, PROPERTY LINES & STRUCTURES, AND SHOULD ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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ENGINEERING CONSULTANTS LTD

Unit 104D 1010 9th Avenue West, Owen Sound, ON, N4K 5R7
Telephone: (519) 372-4828

EXISTING CONDITIONS & REMOVALS

BALMY BEACH RD – GEORGIAN BLUFFS

Client: DR. MEHRAN SHAHABI

Design: JTG	Scale: 1:400
Drawn: TDL	Approved: Design Engineer
Checked: JTG	
Date: AUG. 2020	

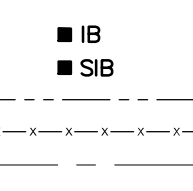
Drawing No. 19001-02



LOT SUMMARY				
LOT #	LOT FRONTAGE (m)	AVERAGE LOT WIDTH (m)	AVERAGE LOT DEPTH (m)	AREA (m²)
1	34.5m	34.5m	94.7m	3267.15m²
2	33.2m	33.2m	89.4m	2968.08m²
3	31.5m	31.5m	80.6m	2538.90m²
4	30.0m	31.5m	75.8m	2387.70m²
5	30.0m	29.7m	77.5m	2301.75m²
6	30.4m	28.4m	89.0m	2527.60m²

AREA SUMMARY		
DESCRIPTION	LOTS	AREA (m²)
RESIDENTIAL	1-6	15,991.18m²
OPEN SPACE	-	-
STORMWATER MANAGEMENT	-	-
TOTAL	6	15,991.18m²



	<p>LEGEND</p> <p>IRON BAR</p> <p>STANDARD IRON BAR</p> <p>PROPERTY LINE</p> <p>FENCELINE</p> <p>ROAD CENTERLINE</p> <p>EX. CLOSING LAYOUT</p> <p>OVERHEAD WIRES</p> <p>UTILITY POLE (HYDRO)</p> <p>DEVELOPABLE AREAS AS PER MUNICIPAL YARD SETBACKS AND GSCA SETBACK, TO INCLUDE RESIDENTIAL DWELLINGS, ALL GARAGES, OUTBUILDINGS AND SEPTIC SYSTEMS.</p>
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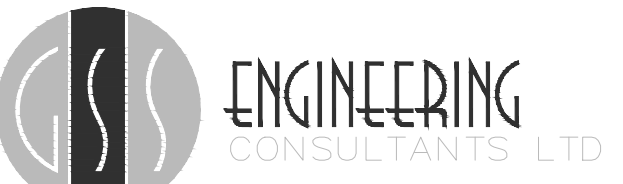
GEORGIAN BAY WATER LEVEL = 177.05m. SURVEYED 24/05/19

ORIGINAL SURVEY PRODUCED BY EPLETT WOROBEC RAIKES
SURVEYING LTD, ONTARIO LAND SURVEYORS.
COMPLETED NOVEMBER 29th 2018

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Unit 104D 1010 9th Avenue West, Owen Sound, ON, N4K 5R7
Telephone: (519) 372-4828

Title:

PROPOSED SEVERANCES
PLAN 447 LOTS 51, 52 & 52A
BALMY BEACH RD – GEORGIAN BLUFFS

Client: DR. MEHRAN SHAHABI

Design:	JTG	Scale:	1: 400
Drawn:	TDL	Approved:	 Design Engineer
Checked:	JTG		

Date:	AUG. 2020
Drawing No.	19001-03

PLOTTED: Monday, August 10, 2020 12:03:47 PM



KEY PLAN

LEGEND

- IB IRON BAR
- SIB STANDARD IRON BAR
- PROPERTY LINE
- FENCELINE
- ROAD CENTERLINE
- EX. BUILDING LAYOUT
- OVERHEAD WIRES
- UTILITY POLE (HYDRO)
- TP3 STAKED FIELD TP LOCATION FOR SEPTIC SYSTEM DESIGN (24/05/19)

GEORGIAN BAY WATER LEVEL = 177.05m. SURVEYED 24/05/19

ORIGINAL SURVEY PRODUCED BY EPLETT WROBEC RAIKES SURVEYING LTD, ONTARIO LAND SURVEYORS. COMPLETED NOVEMBER 29th 2018

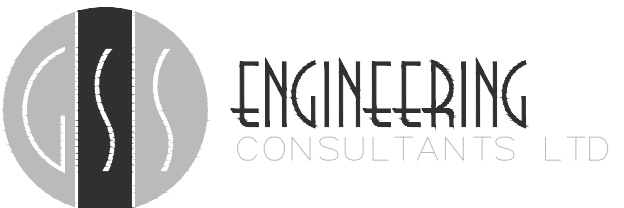
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Telephone: (519) 372-4828

Title:

TEST PIT LOCATIONS

BALMY BEACH RD - GEORGIAN BLUFFS

Client: DR. MEHRAN SHAHABI

Design: JTG Scale: 1:400

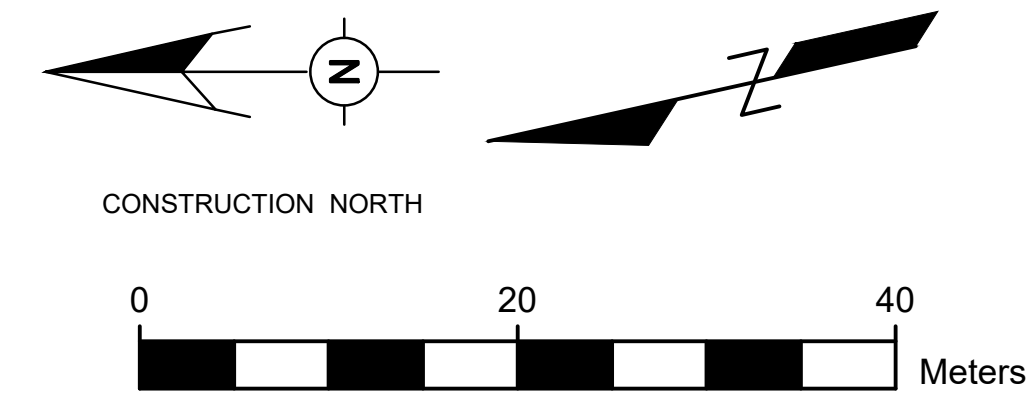
Drawn: TDL Approved: Design Engineer

Checked: JTG

Date: AUG. 2020

Drawing No. 19001-04

PLOTTED: Monday, August 10, 2020 12:04:01 PM



LEGEND	
■ IB	IRON BAR
■ SIB	STANDARD IRON BAR
---	PROPERTY LINE
---	FENCELINE
---	ROAD CENTERLINE
---	EX. BUILDING LAYOUT
---	OVERHEAD WIRES
○ UP	UTILITY POLE (HYDRO)
---	PROPOSED BUILDING ENVELOPE

GEORGIAN BAY WATER LEVEL = 177.05m. SURVEYED 24/05/19

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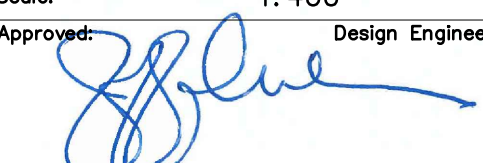


 **ENGINEERING CONSULTANTS LTD**

Unit 104D 1010 9th Avenue West, Owen Sound, ON, N4K 5R7
Telephone: (519) 372-4828

Title: **BLDG ENVELOPES FOR TREE RETENTION AREA PLAN 447 LOTS 51, 52 & 52A BALMY BEACH RD - GEORGIAN BLUFFS**

Client: **DR. MEHRAN SHAHABI**

Design: JTG	Scale: 1:400
Drawn: TDL	Approved:  Design Engineer
Checked: JTG	
Date: AUG. 2020	

Drawing No. **19001-05**

TABLE 1
Stormwater Retention Volume and Infiltration Trench Summary
Balmy Beach Subdivision
Dr. Shahabi

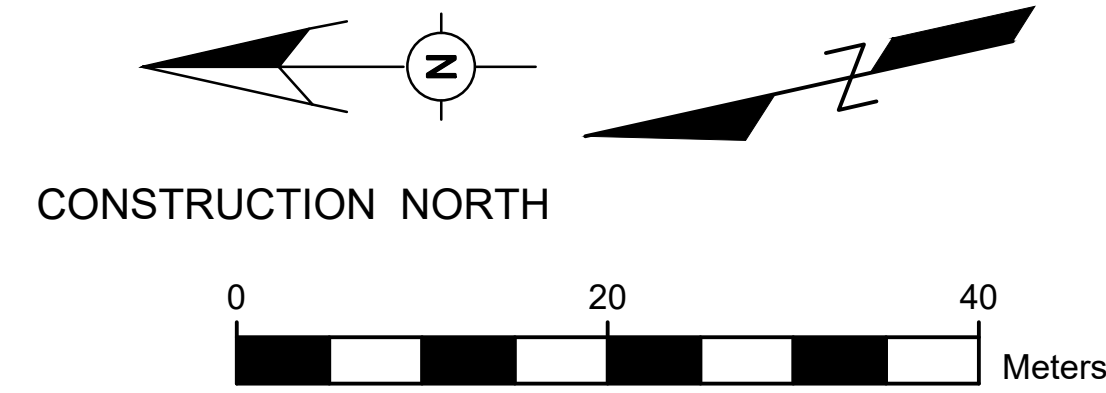
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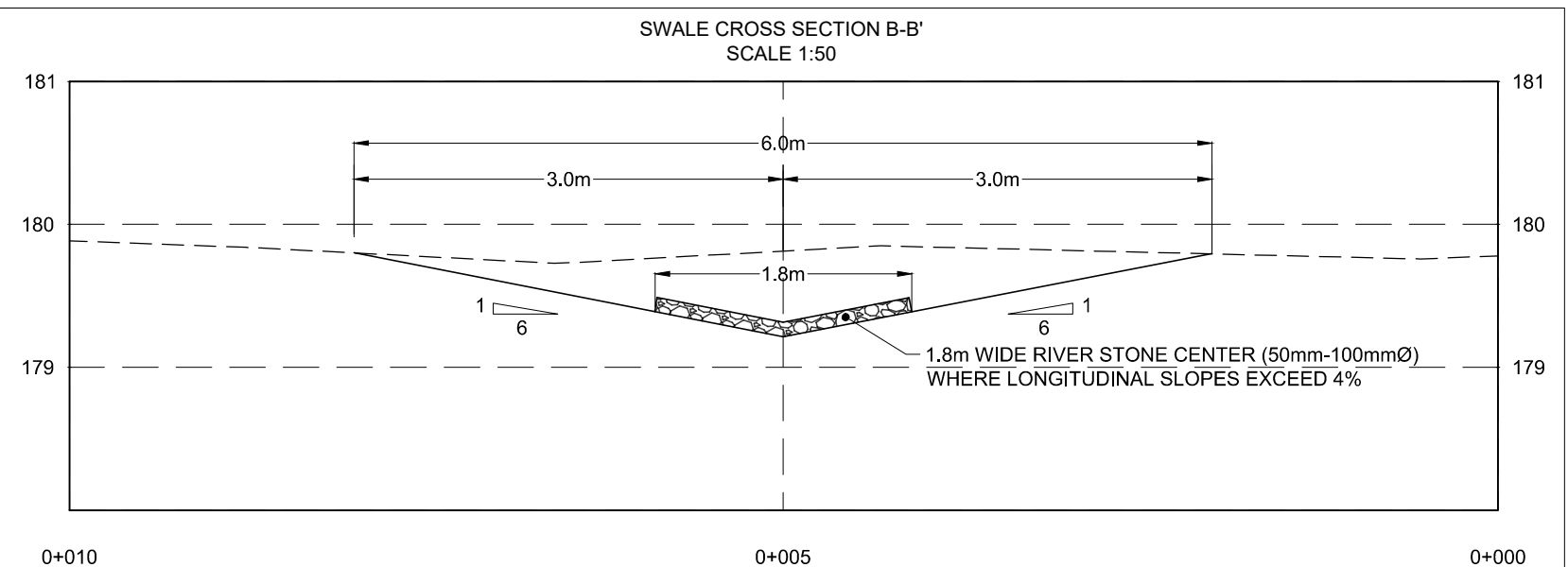
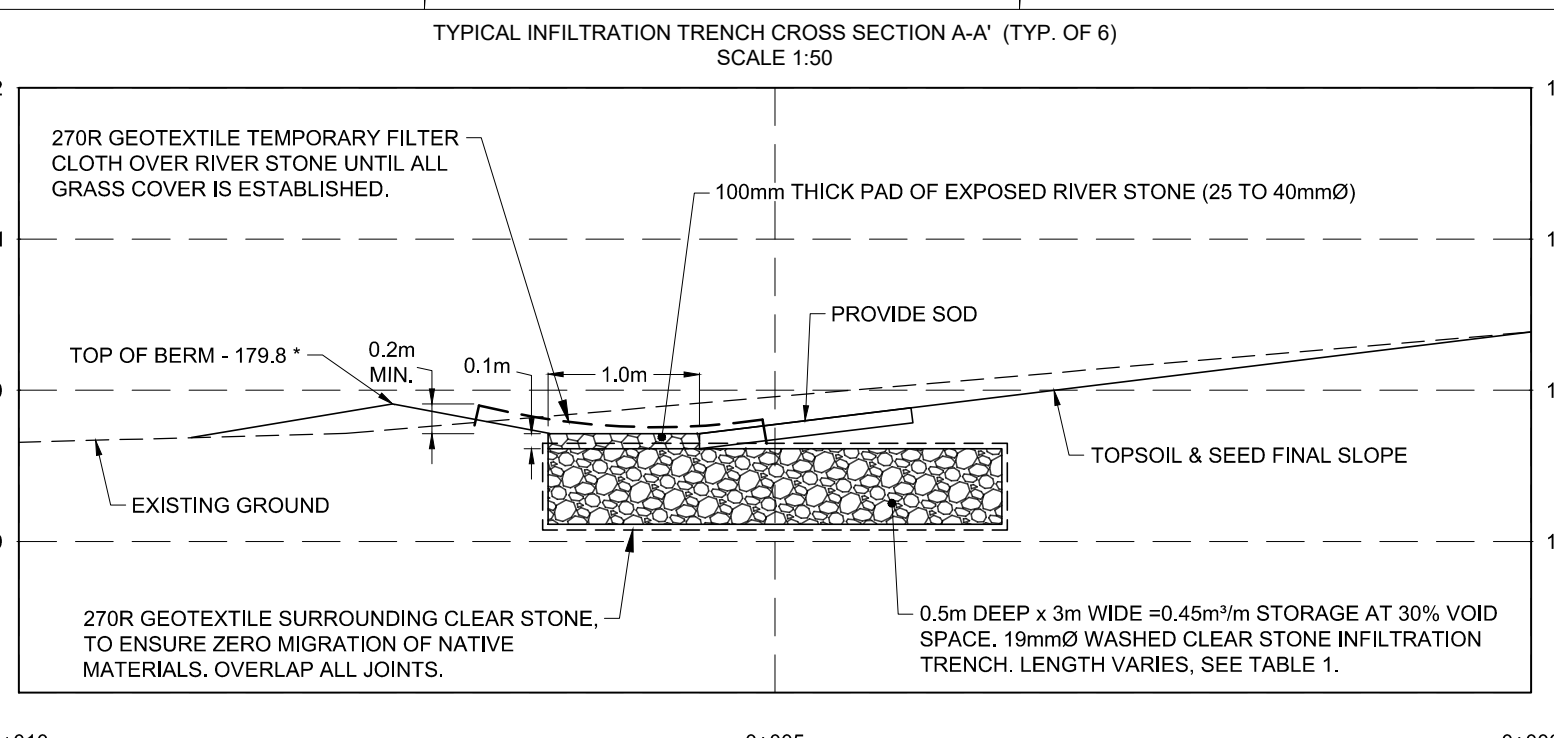
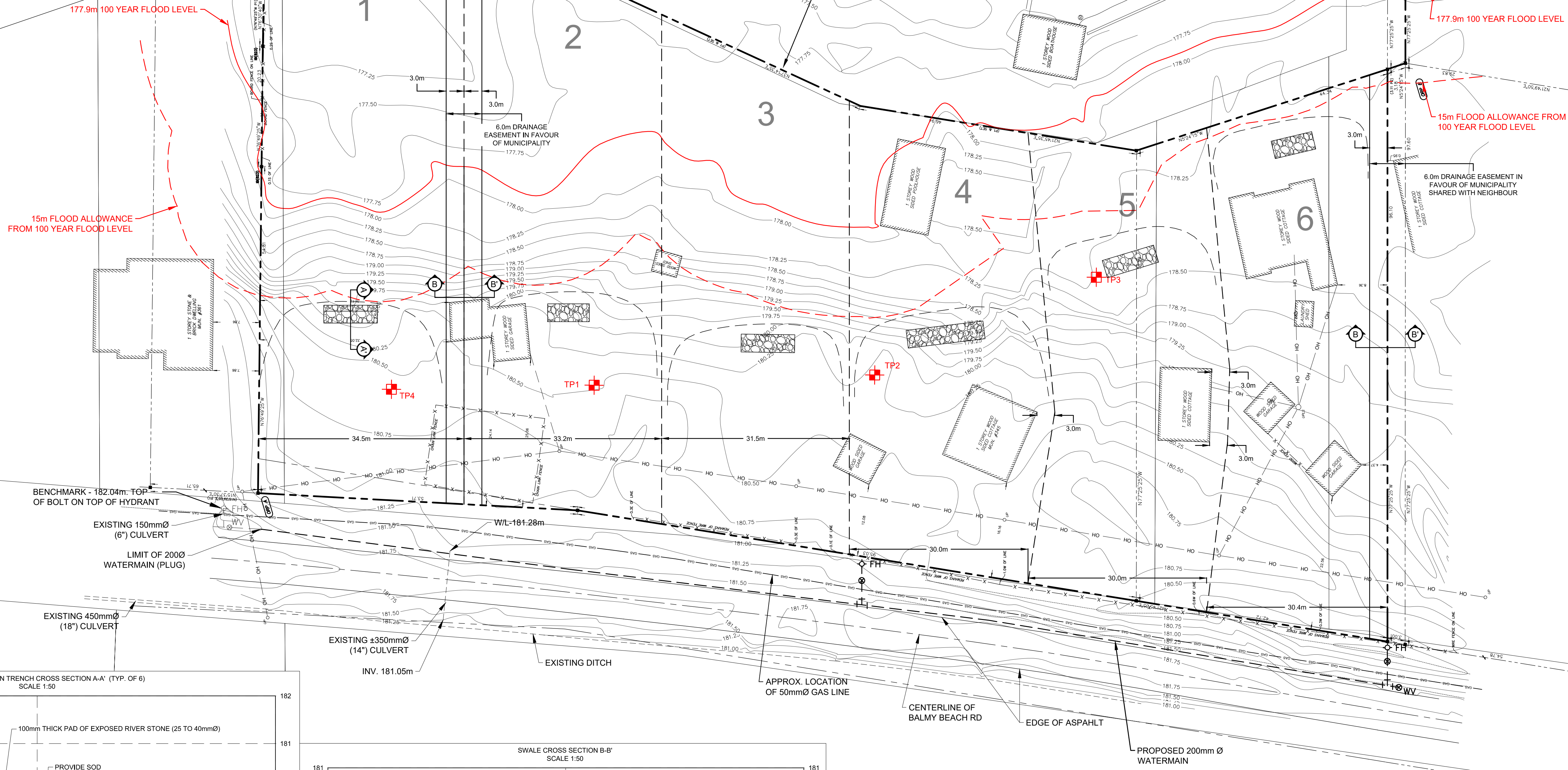
Lot Number	Width	Depth *	Area	Storage Volume Required **	Length of Infiltration Trench (based on 0.45 m³/m Storage Volume in Trench)
1	34.5 m	48 m	1,650 m²	4 m³	9 m
2	33.2 m	50 m	1,660 m²	3 m³	7 m
3	31.5 m	60 m	1,890 m²	4 m³	9 m
4	30 m	55 m	1,650 m²	6 m³	13 m
5	30 m	70 m	2,100 m²	4 m³	9 m
6	30.4 m	85 m	2,580 m²	3 m³	7 m
Total			11,530 m²	24 m³	

* Includes 10 m of road allowance. Measured to 15 m wave setback (15 m from 100-year flood line of 177.9 m).

** Based on 25 m³/ha for infiltration system providing Enhanced Protection (Table 3.2 of Storm Water Management Planning and Design Manual – MOE 2003)



LEGEND	
■ IB	IRON BAR
■ SIB	STANDARD IRON BAR
---	PROPERTY LINE
- - - -	FENCELINE
---	ROAD CENTERLINE
---	EX. BUILDING LAYOUT
---	OVERHEAD WIRES
○ U/P	UTILITY POLE (HYDRO)
+	STAKED FIELD TP LOCATION FOR SEPTIC SYSTEM DESIGN (24/05/19)
---	PROPOSED INFILTRATION TRENCH



* LOCATION OF INFILTRATION TRENCH MAY BE ADJUSTED TO ACCOMMODATE FINAL BUILDING LOCATIONS. DRAINAGE MUST BE DIRECTED TO THE INFILTRATION TRENCH. TWO SMALLER INFILTRATION TRENCHES MAY BE USED IN LIEU OF ONE, HOWEVER, THE TOTAL STORAGE VOLUME/LENGTH MUST BE EQUIVALENT TO THE VOLUMES SPECIFIED IN TABLE 1. BOTTOM OF INFILTRATION TRENCH NOT TO BE LOWER THAN 178.2m. NOTE: ADD CLEAN, PIT RUN GRAVEL FILL FOR LOTS 5 AND 6 TO RAISE INFILTRATION TRENCHES AS REQUIRED.

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L. SHAHABI
PROVINCE OF ONTARIO

ENGINEERING CONSULTANTS LTD
Unit 104D 1010 9th Avenue West, Owen Sound, ON, N4K 5R7
Telephone: (519) 372-4828

Title: DRAINAGE & STORMWATER MANAGEMENT
PLAN 447 LOTS 51, 52 & 52A
BALMY BEACH RD – GEORGIAN BLUFFS
Client: DR. MEHRAN SHAHABI
Design: JTG Scale: 1:400
Drawn: TDL Approved: Design Engineer
Checked: JTG
Date: AUG. 2020
Drawing No. 19001-06