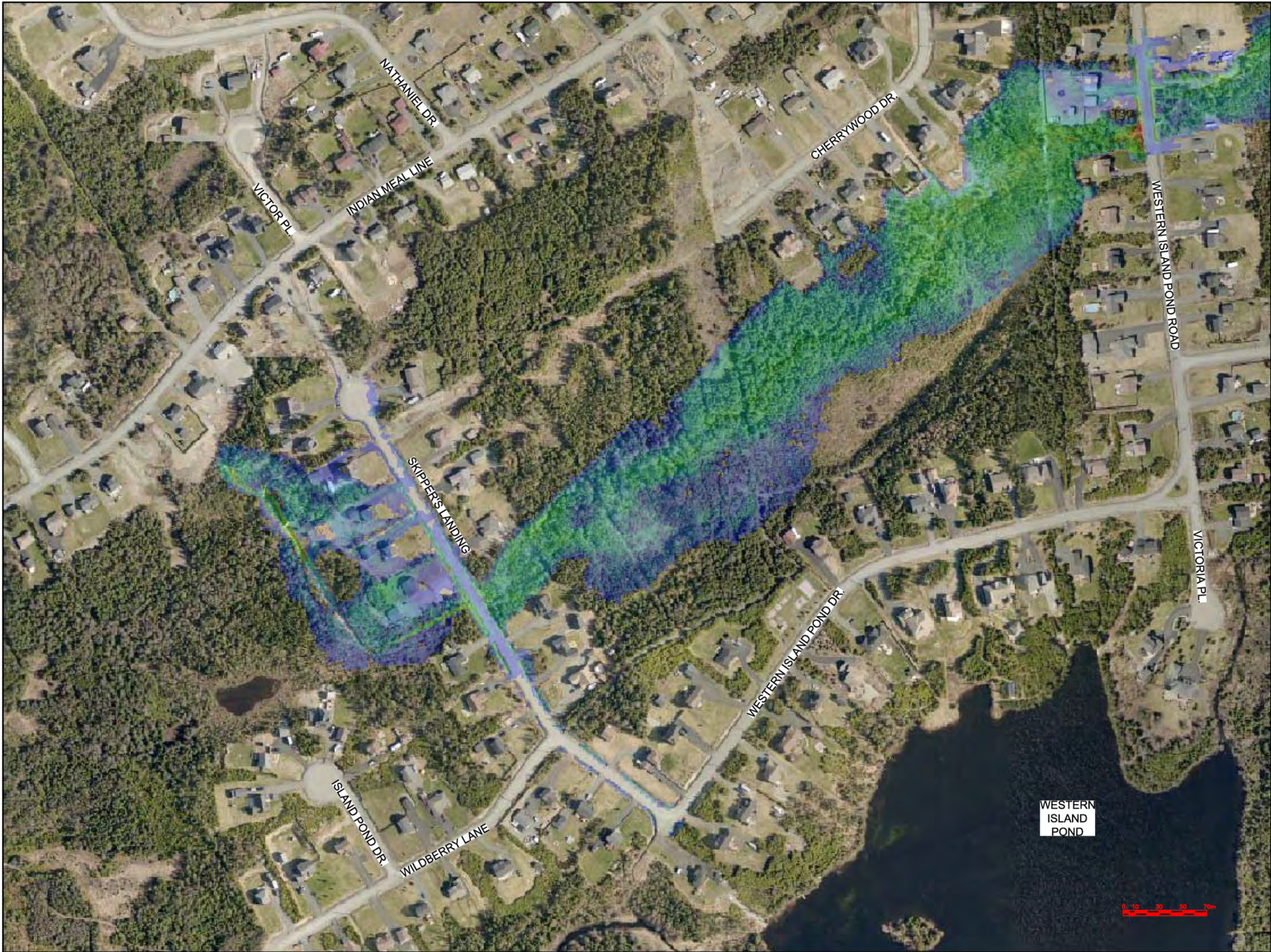


APPENDIX 'F'
EXISTING CONDITIONS – FUTURE BUILDOUT FLOODPLAINS




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B - No. OF DRAWING WHERE 'X' IS ON SITE PLAN
C - No. OF DRAWING WHERE 'X' IS DETAILED


Max Water Depth

3.743
3.327
2.911
2.496
2.080
1.664
1.248
0.832
0.416
0.000


No.	REVISIONS	APP	DWN	DATE

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Permit No. as issued by PEG N0566
which is valid for the year 2018

OWNER/CLIENT NAME:
TOWN OF TORBAY

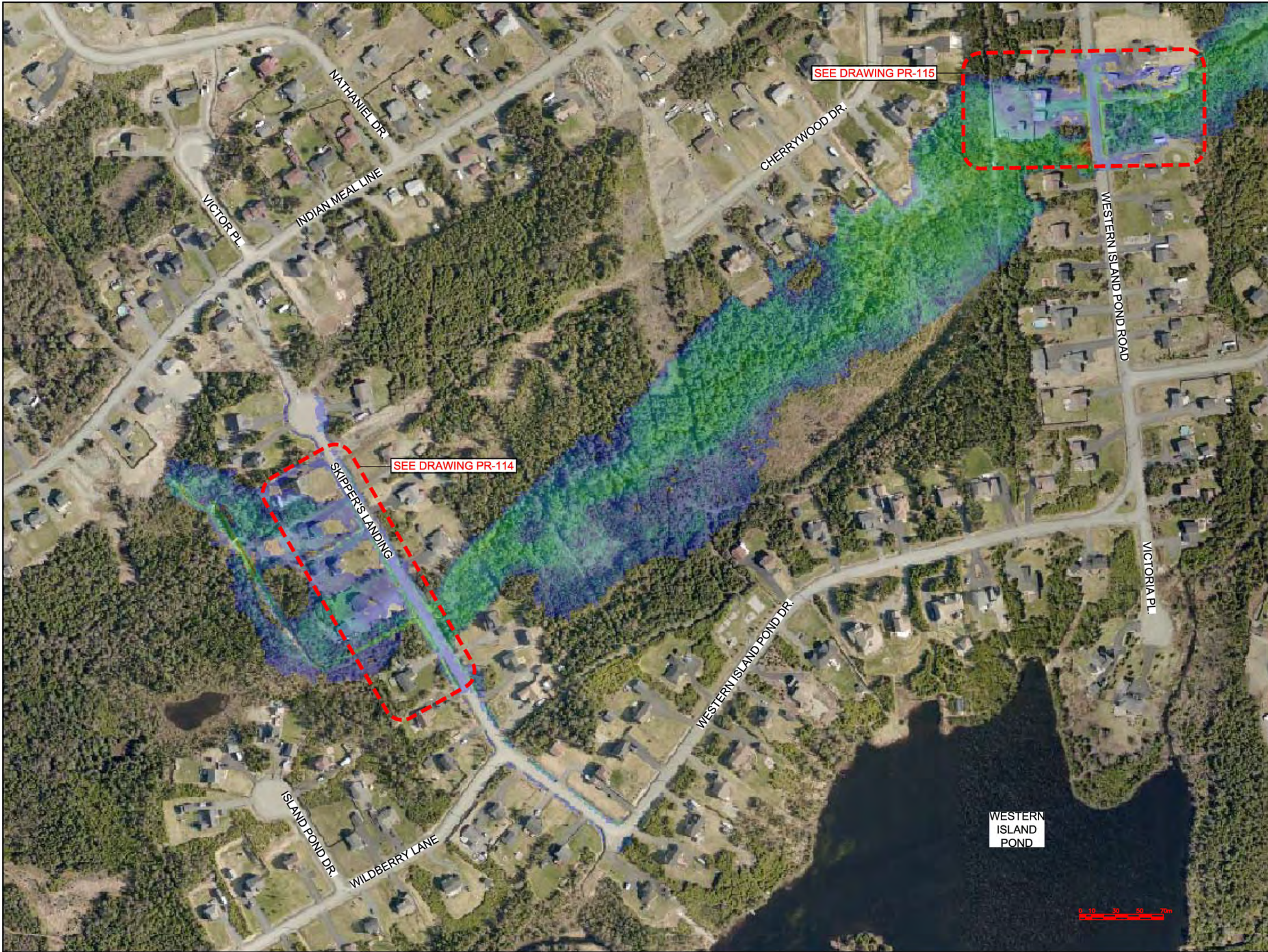
PROJECT TITLE:
**TORBAY STORMWATER
MANAGEMENT PLAN**

DRAWING TITLE:
**SKIPPERS LANDING
FLOODPLAIN EXTENTS
100 YR - 1 HR CC**

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	

DATE:	SCALE:
N/A	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2018-021	PR58	



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Max Water Depth

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3.327
2.911
2.496
2.080
1.664
1.248
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0.000

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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:
SKIPPERS LANDING FLOODPLAIN EXTENTS 100 YR - 2 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	

DATE:	SCALE:
N/A	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2018-021	PR59	



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3.743
3.327
2.911
2.496
2.080
1.664
1.248
0.832
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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:
SKIPPER'S LANDING
FLOODPLAIN EXTENTS
100 YR - 6 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	

MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2018-021	PR60	



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3.743
3.327
2.911
2.496
2.080
1.664
1.248
0.832
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No.	REVISIONS	APP	DWN	DATE

NORTH:

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OWNER/CLIENT NAME:
TOWN OF TORBAY

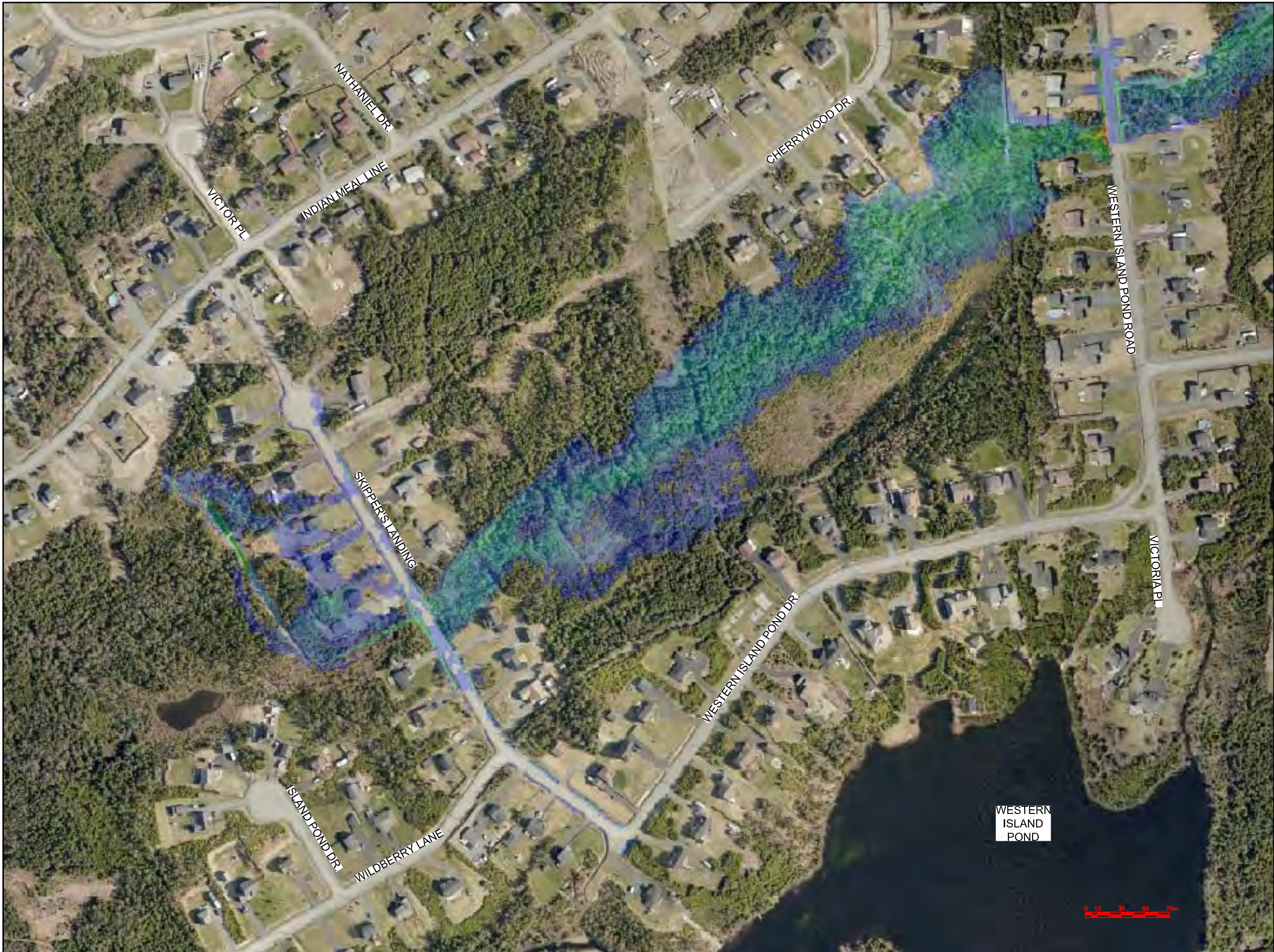
PROJECT TITLE:
TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:
SKIPPERS LANDING
FLOODPLAIN EXTENTS
100 YR - 12 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	

MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2018-021	PR61	



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Max Water Depth

3.743

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No.	REVISIONS	APP	DWN	DATE

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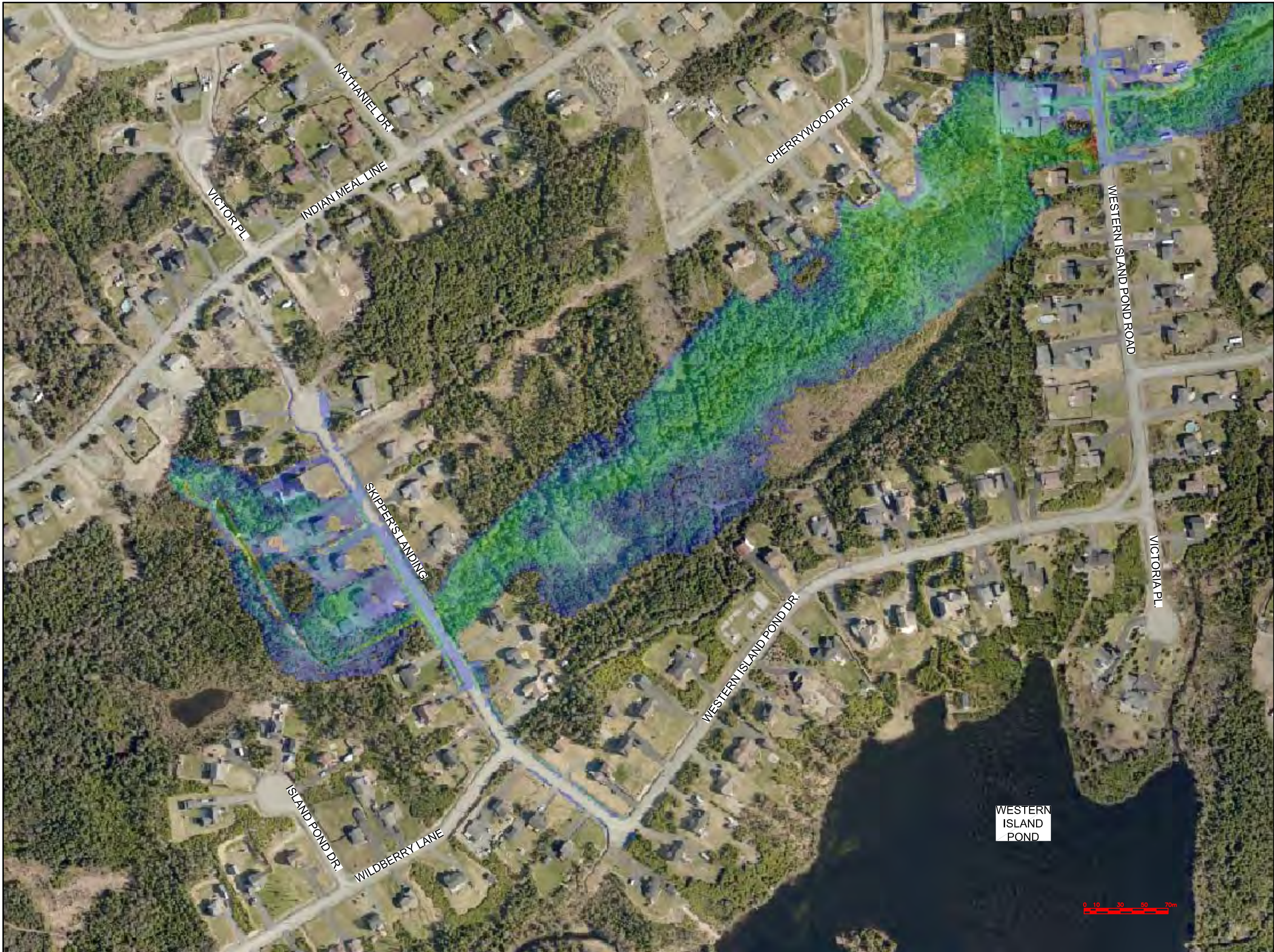
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

SKIPPERS LANDING
FLOODPLAIN EXTENTS
100 YR - 24 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR62	



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Max Water Depth

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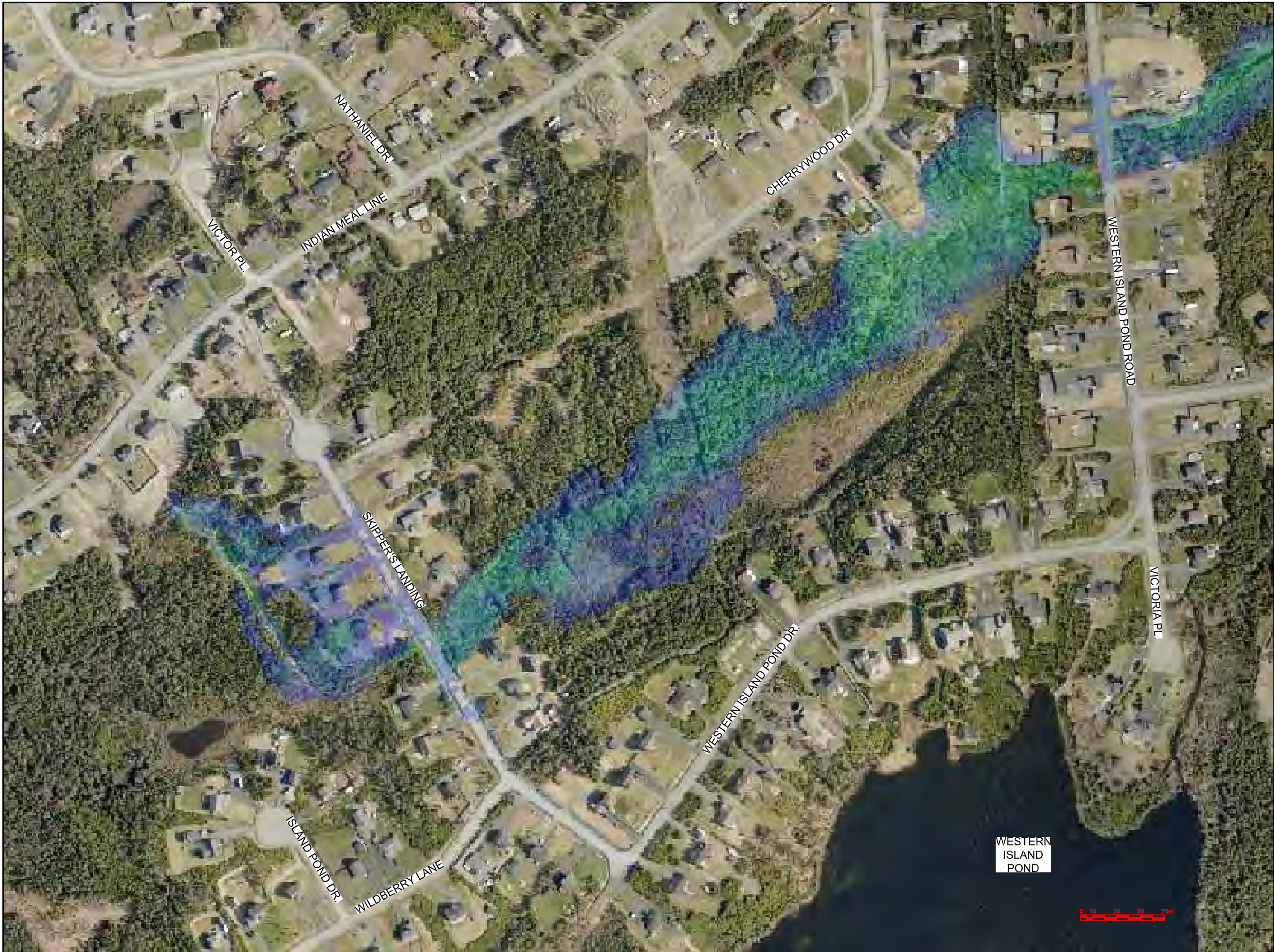
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

SKIPPERS LANDING
FLOODPLAIN EXTENTS
HURRICANE IGOR

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR63	



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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

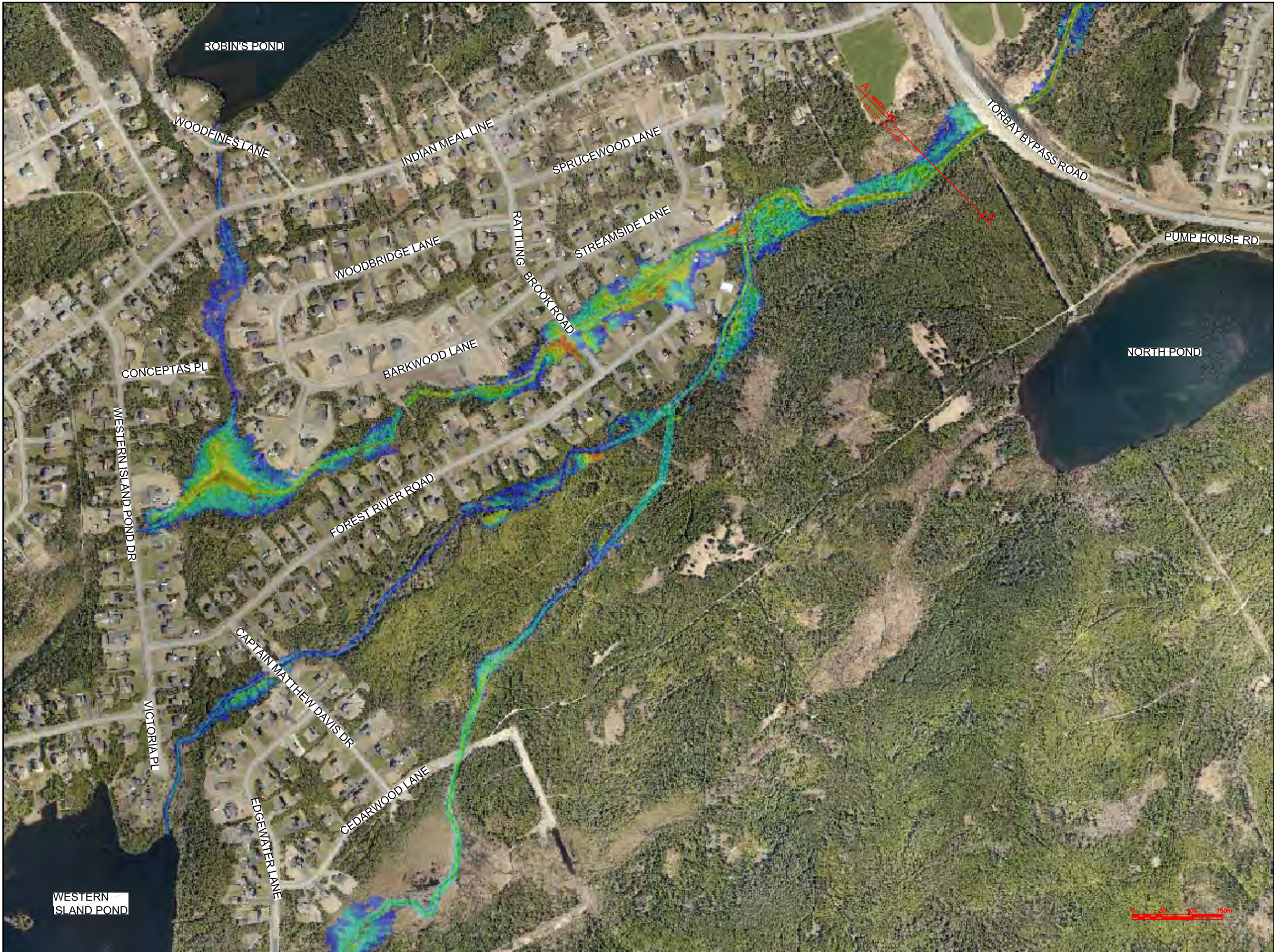
DRAWING TITLE:

SKIPPERS LANDING
FLOODPLAIN EXTENTS
HURRICANE CHANTAL

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	

MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2018-021	PR64	



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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK FLOODPLAIN EXTENTS (1 OF 2)
100 YR - 1 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	

MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2018-021	PR65	



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TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK FLOODPLAIN EXTENTS (2 OF 2)
100 YR - 1 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR66	



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3.327
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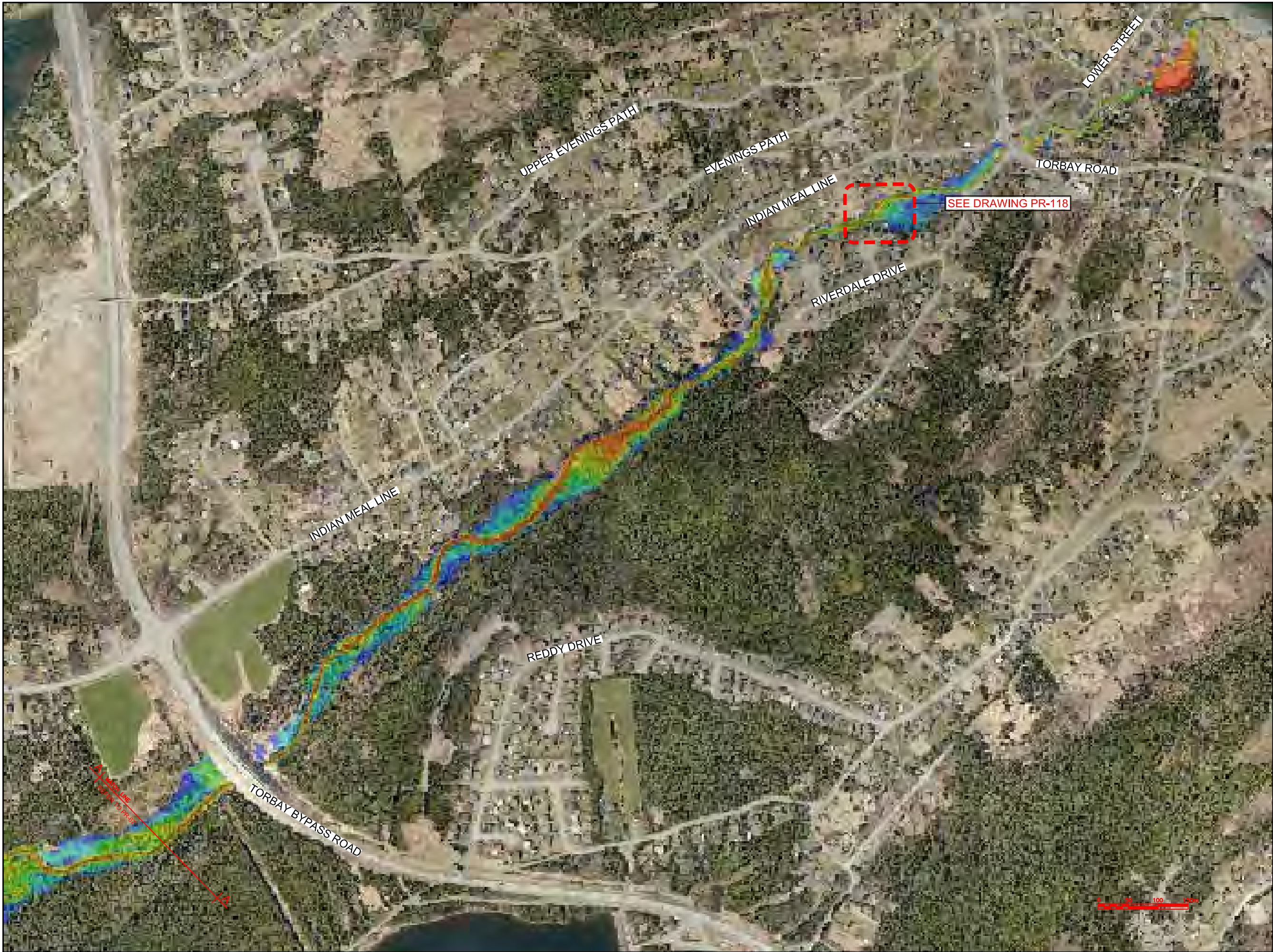
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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:
ISLAND POND BROOK
FLOODPLAIN EXTENTS (1 OF 2)
100 YR - 2 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR67	



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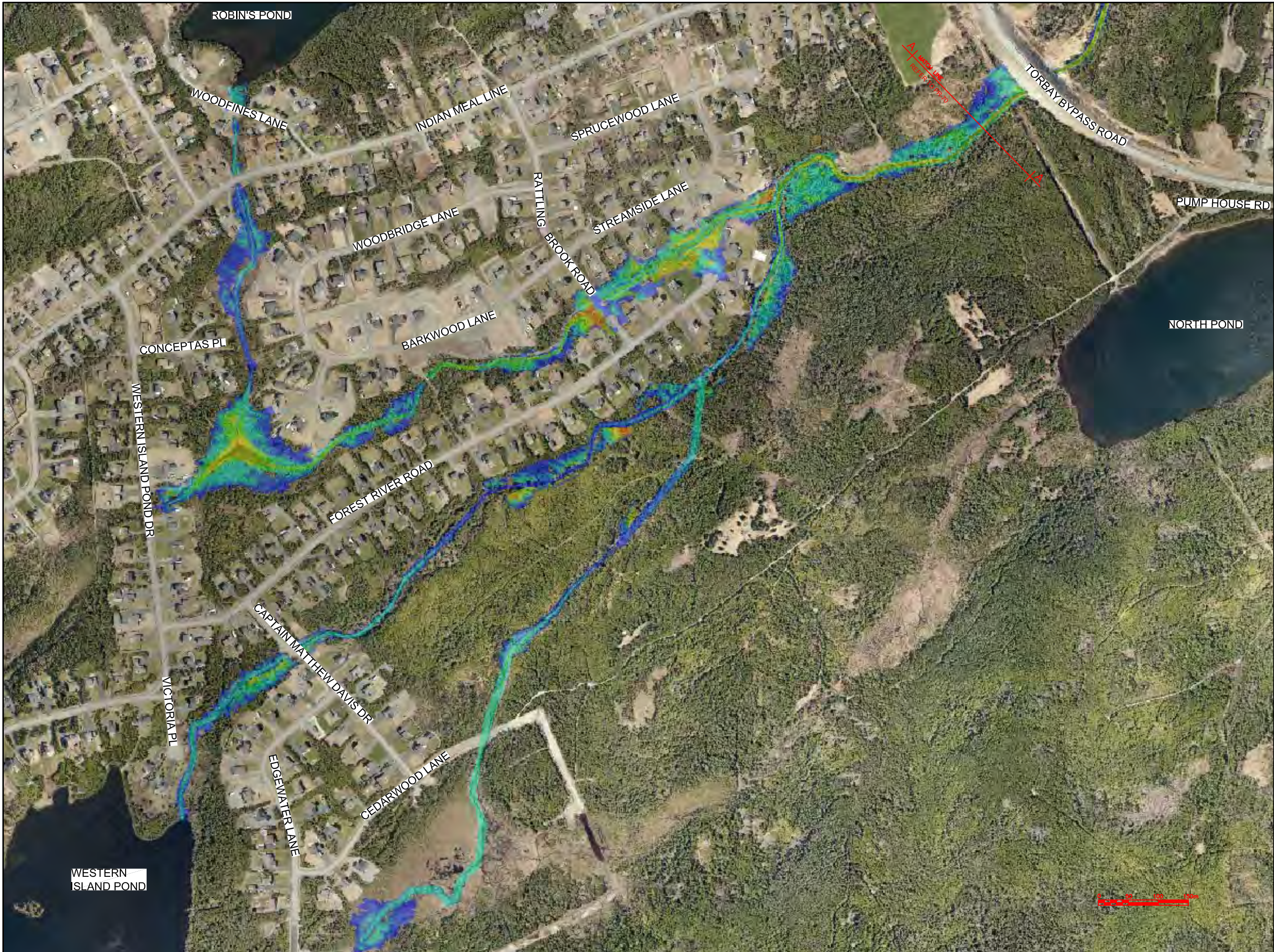
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK
FLOODPLAIN EXTENTS (2 OF 2)
100 YR - 2 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR68	



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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK
FLOODPLAIN EXTENTS (1 OF 2)
100 YR - 6 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR69	



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No.	REVISIONS				APP
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					DATE

NORTH:

STAMP:

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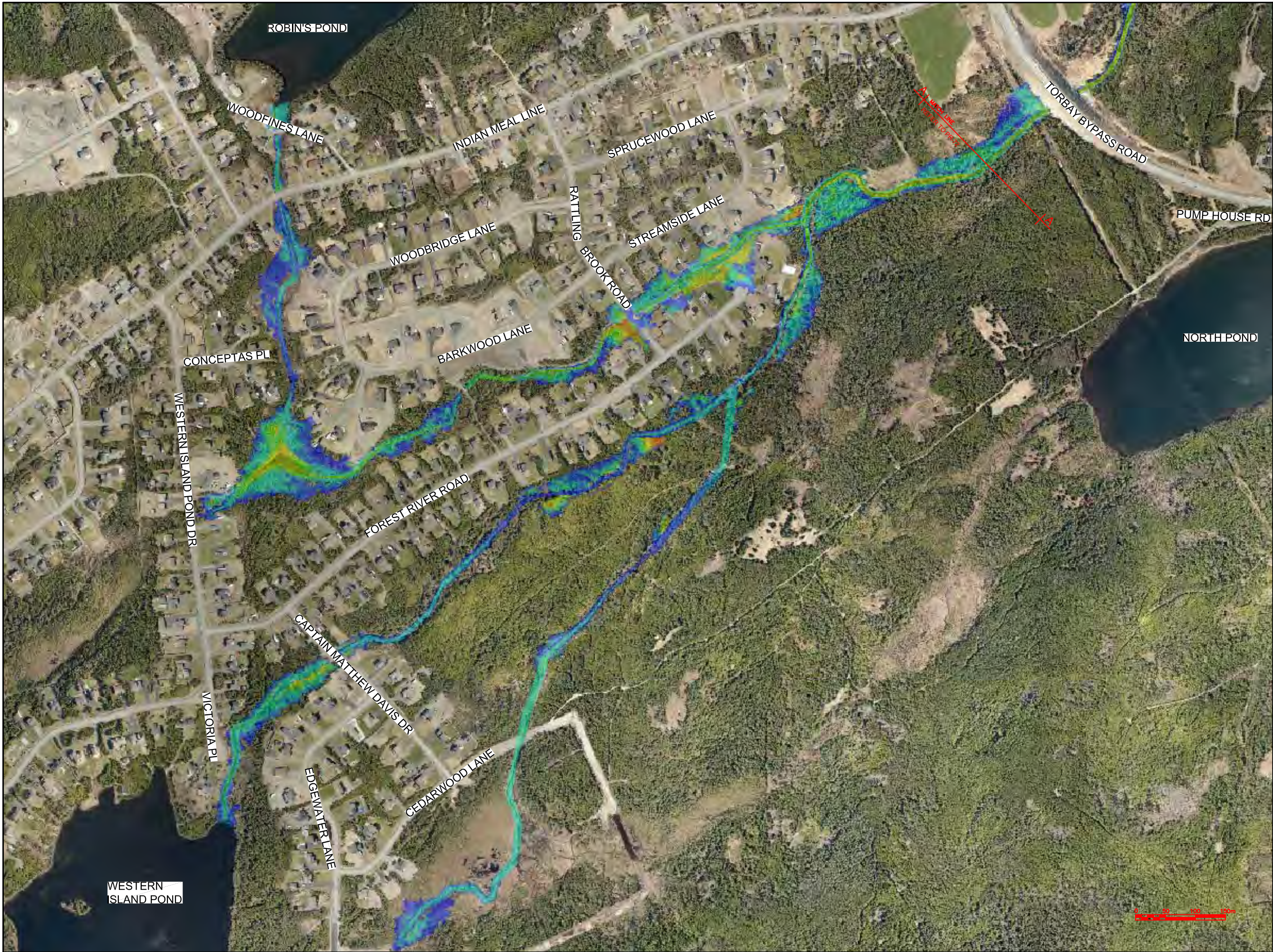
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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:
ISLAND POND BROOK
FLOODPLAIN EXTENTS (2 OF 2)
100 YR - 6 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No: N/A	DATE: NOV 2018	SCALE: AS SHOWN
PROJECT No: 2018-021	DRAWING No: PR70	REV:



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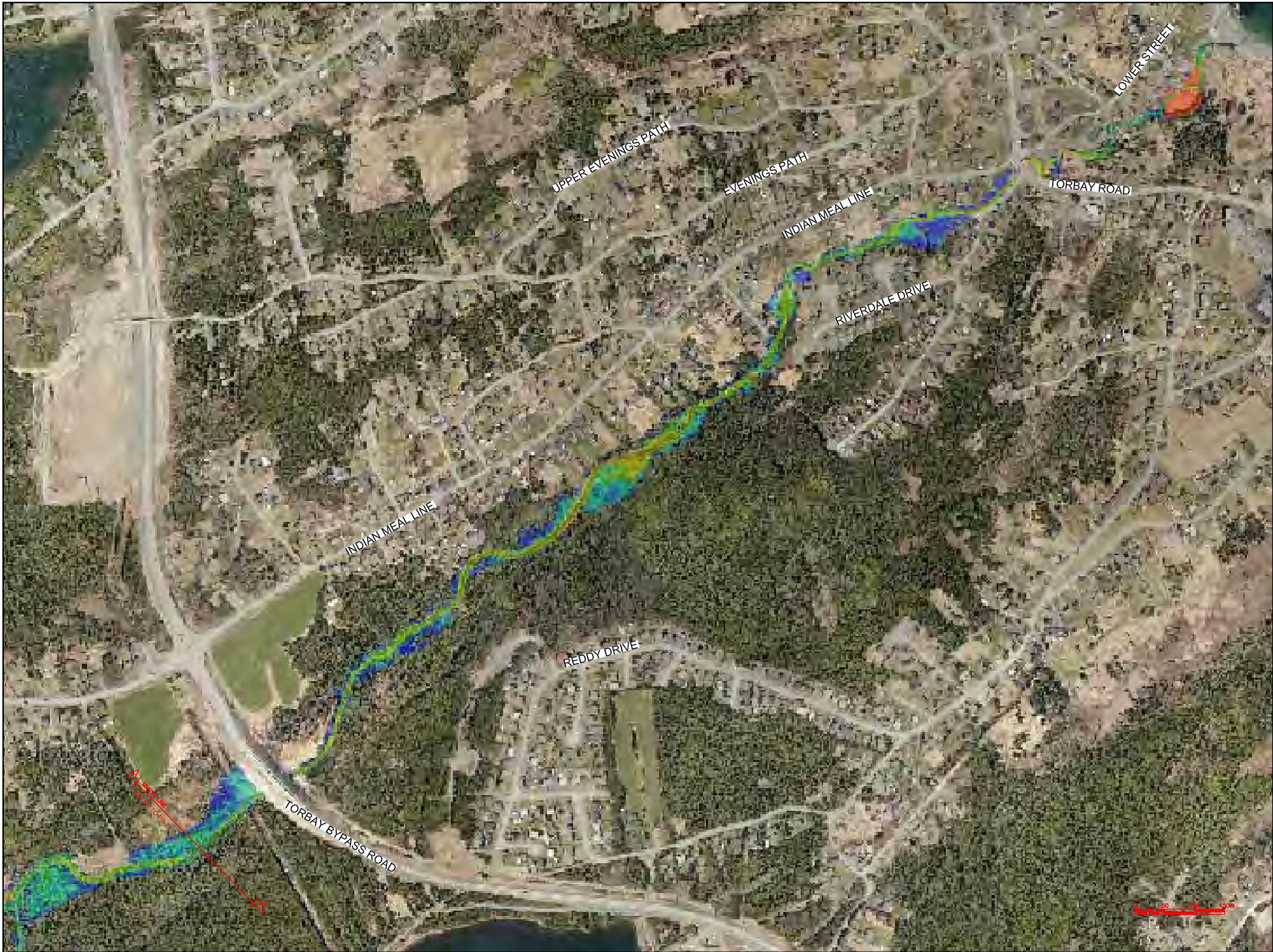
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK
FLOODPLAIN EXTENTS (1 OF 2)
100 YR - 12 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR71	



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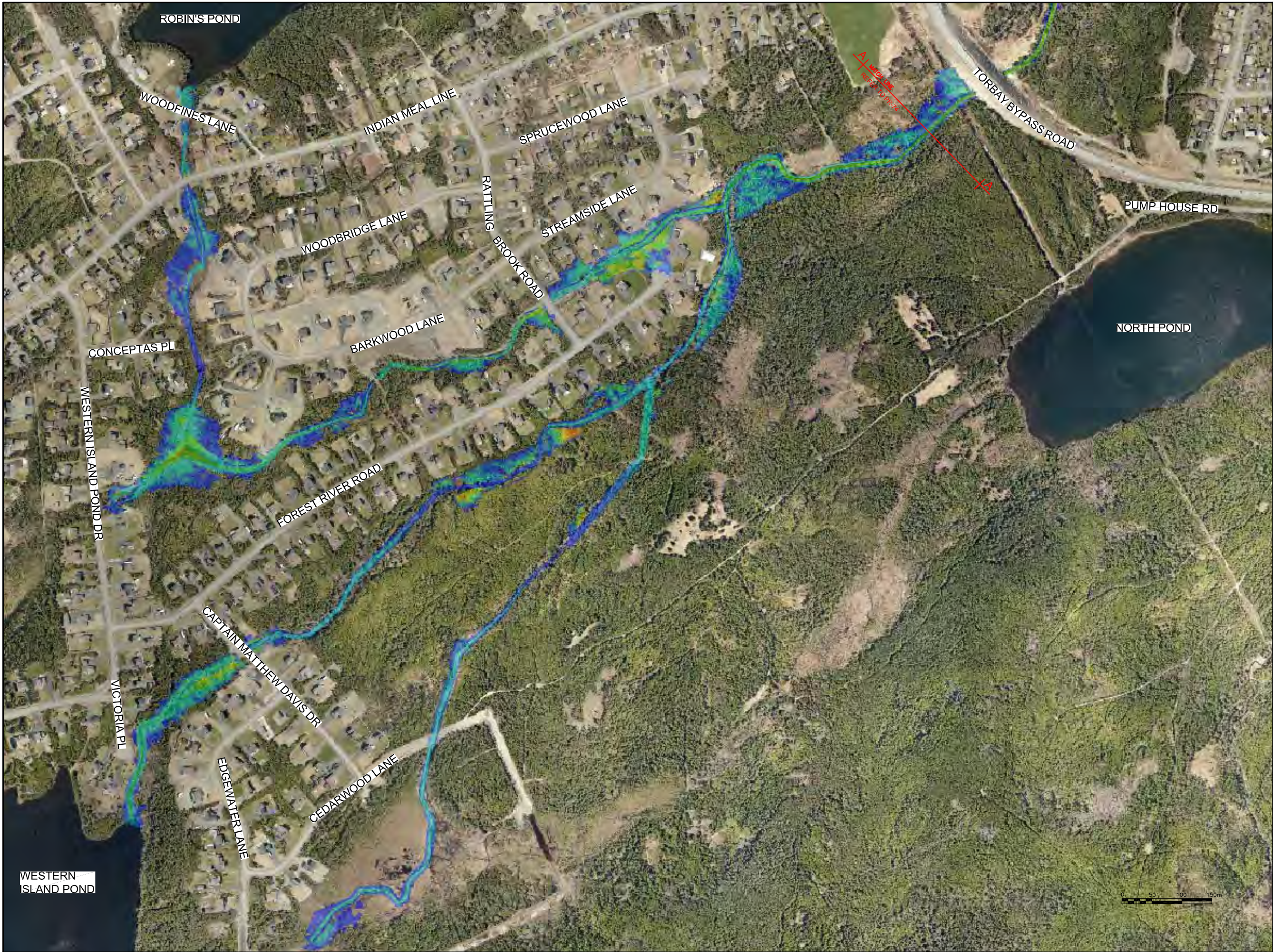
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK FLOODPLAIN EXTENTS (2 OF 2)
100 YR - 12 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR72	



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2.080
1.664
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0.832
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No.	REVISIONS	APP	DWN	DATE

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& Consulting Inc.

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Permit No. as Issued by PEG N0566
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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

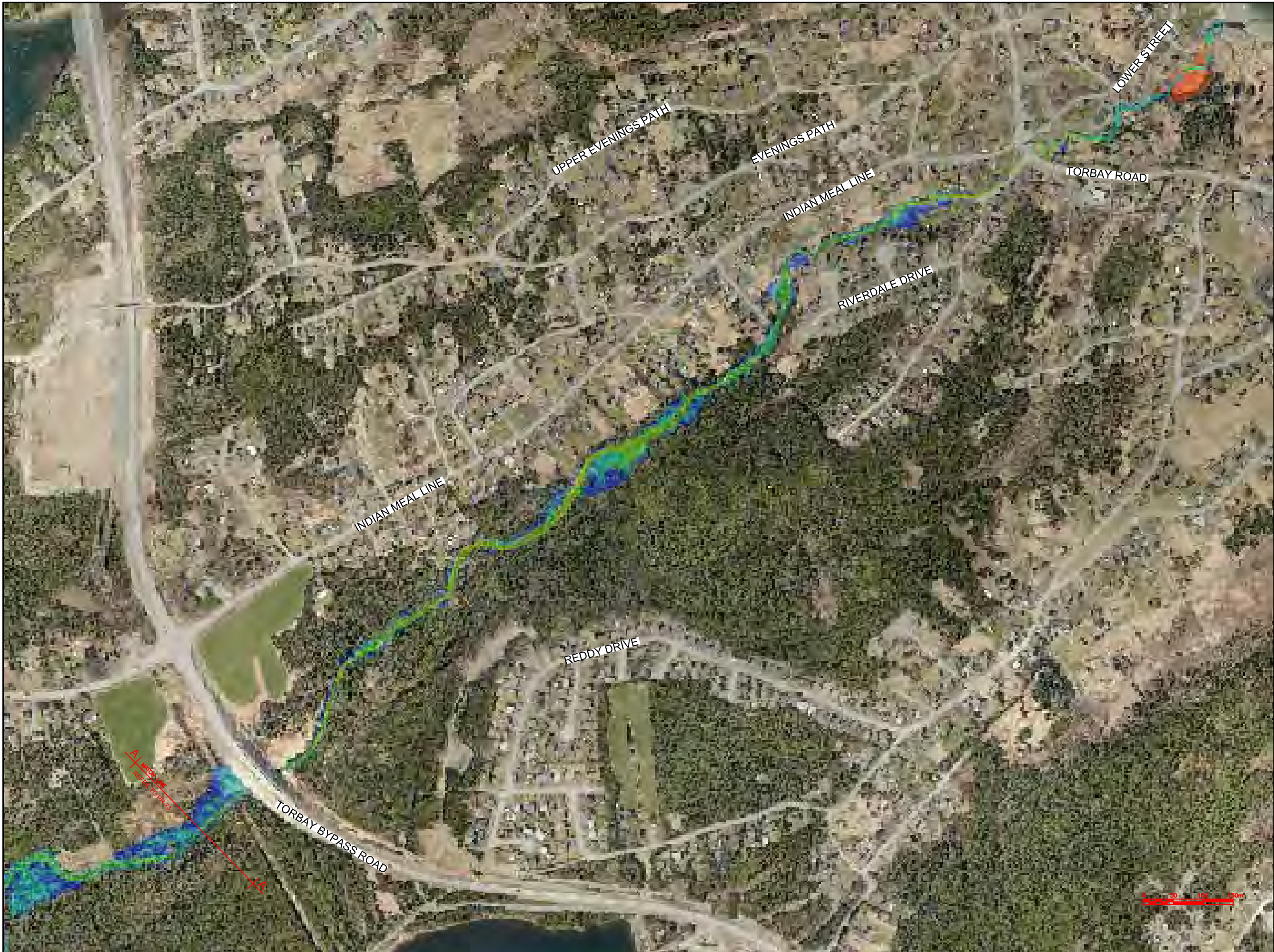
DRAWING TITLE:

ISLAND POND BROOK
FLOODPLAIN EXTENTS (1 OF 2)
100 YR - 24 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	

MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2018-021	PR73	



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A - PLAN, SECTION, ELEVATION, OR DETAIL No.

B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN

C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

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No.	REVISIONS	APP	DWN	DATE

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TOWN OF TORBAY

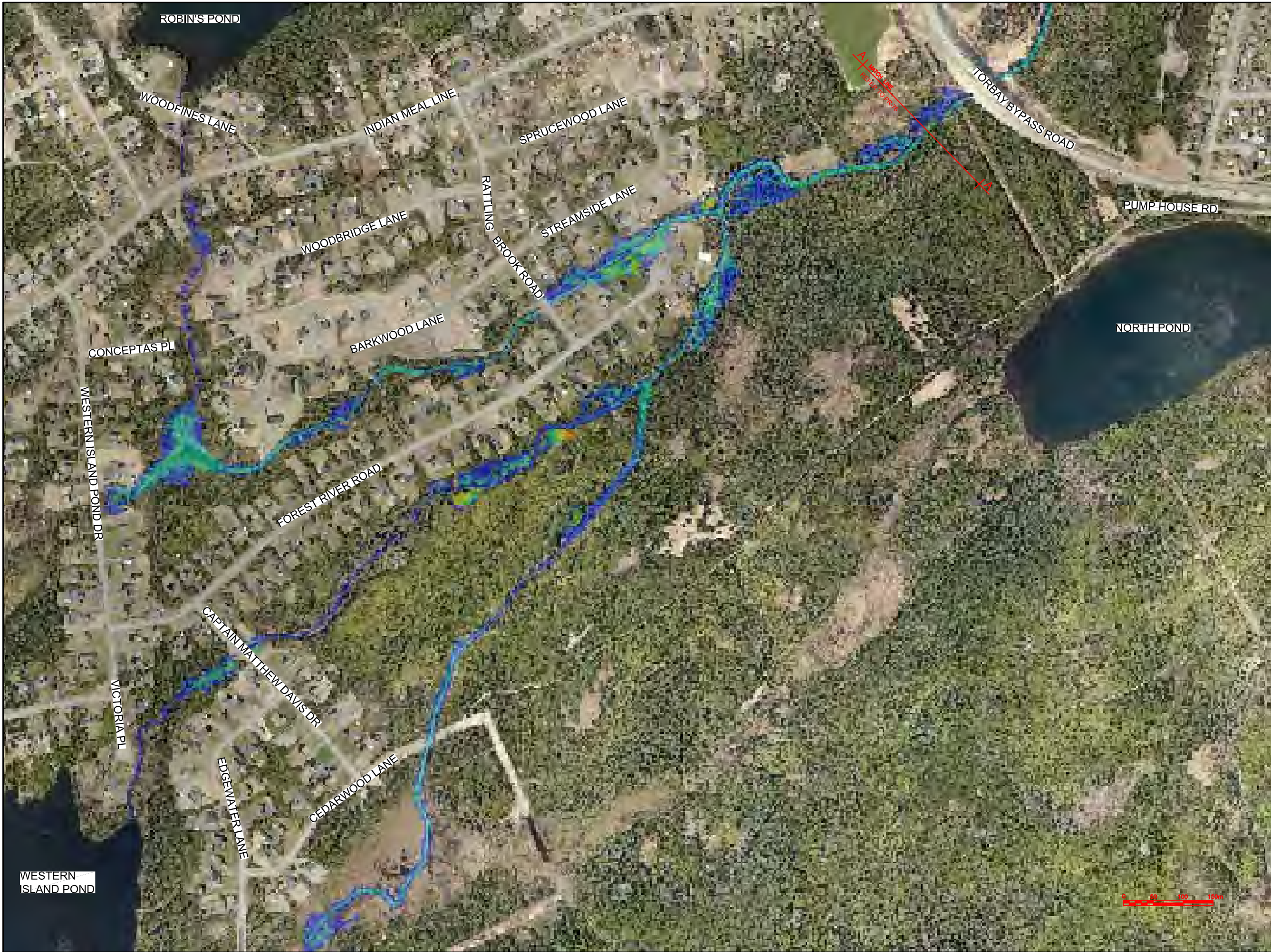
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK FLOODPLAIN EXTENTS (2 OF 2)
100 YR - 24 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR74	



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C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743

3.327

2.911

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No.	REVISIONS	APP	DWN	DATE
NORTH:		STAMP:		

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PEG

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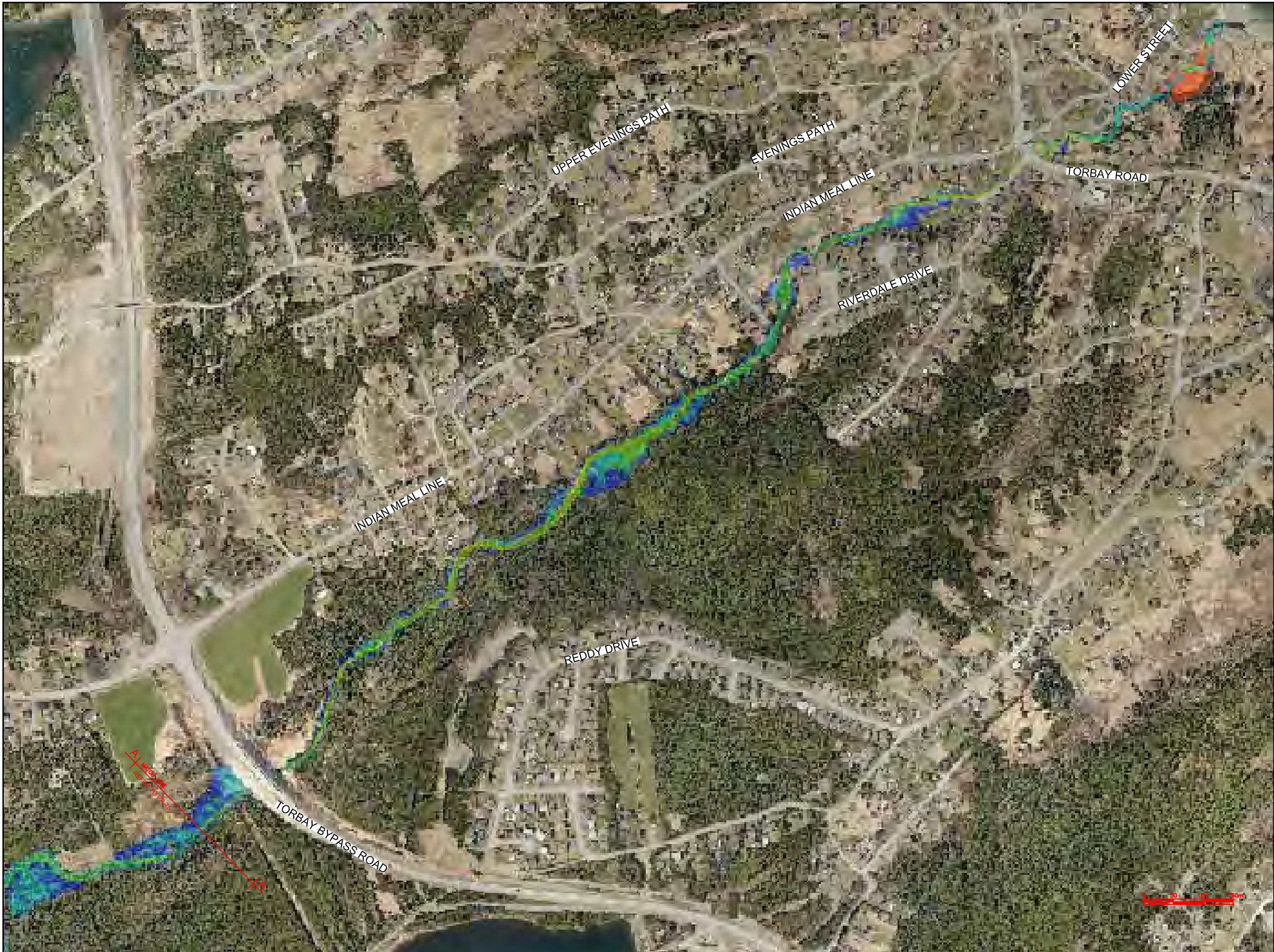
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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:
ISLAND POND BROOK FLOODPLAIN EXTENTS (1 OF 2) HURRICANE IGOR

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR75	



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B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN

C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

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No.	REVISIONS	APP	DWN	DATE

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TOWN OF TORBAY

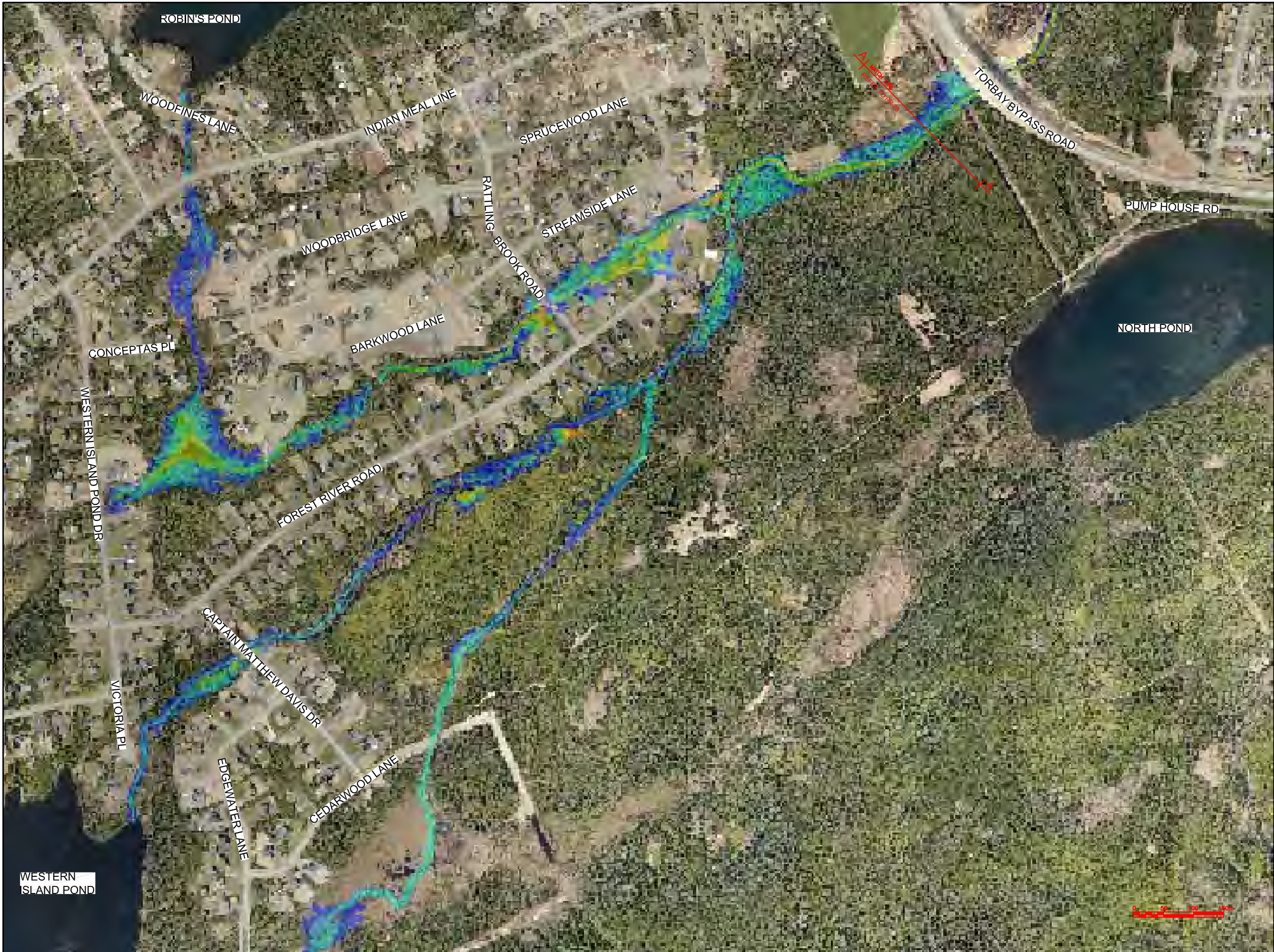
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK FLOODPLAIN EXTENTS (2 OF 2)
HURRICANE IGOR

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR76	



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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:
ISLAND POND BROOK FLOODPLAIN EXTENTS (1 OF 2) HURRICANE CHANTAL

DRAWN BY: CL	DESIGNED BY: CL	APPROVED BY:
MAE No: N/A	DATE: NOV 2018	SCALE: AS SHOWN
PROJECT No: 2018-021	DRAWING No: PR77	REV:



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B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN

C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743

3.327

2.911

2.496

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1.664

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No.	REVISIONS	APP	DWN	DATE

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TOWN OF TORBAY

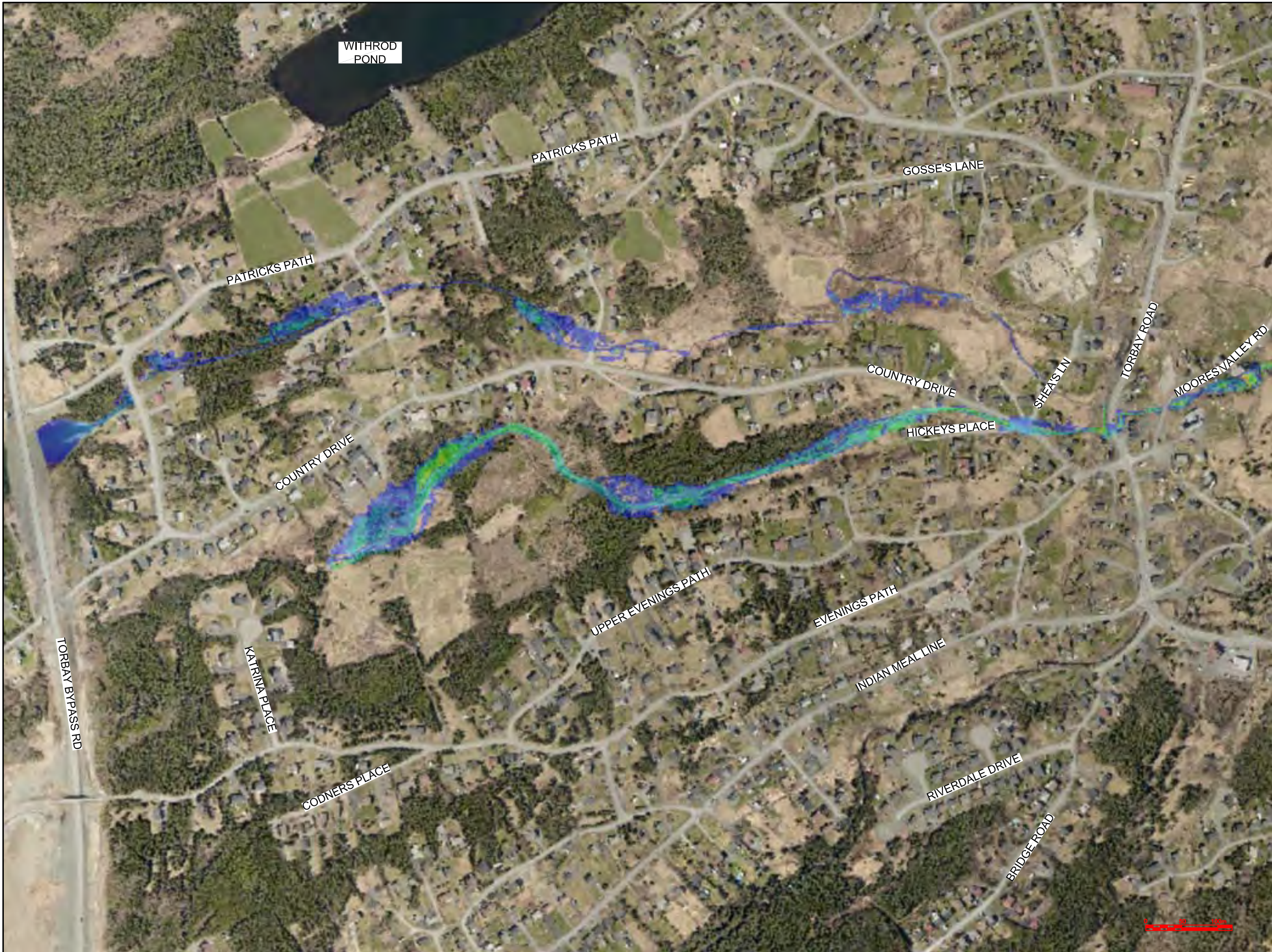
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK FLOODPLAIN EXTENTS (2 OF 2)
HURRICANE CHANTAL

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR78	



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Max Water Depth

3.743

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2.911

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No.	REVISIONS	APP	DWN	DATE

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

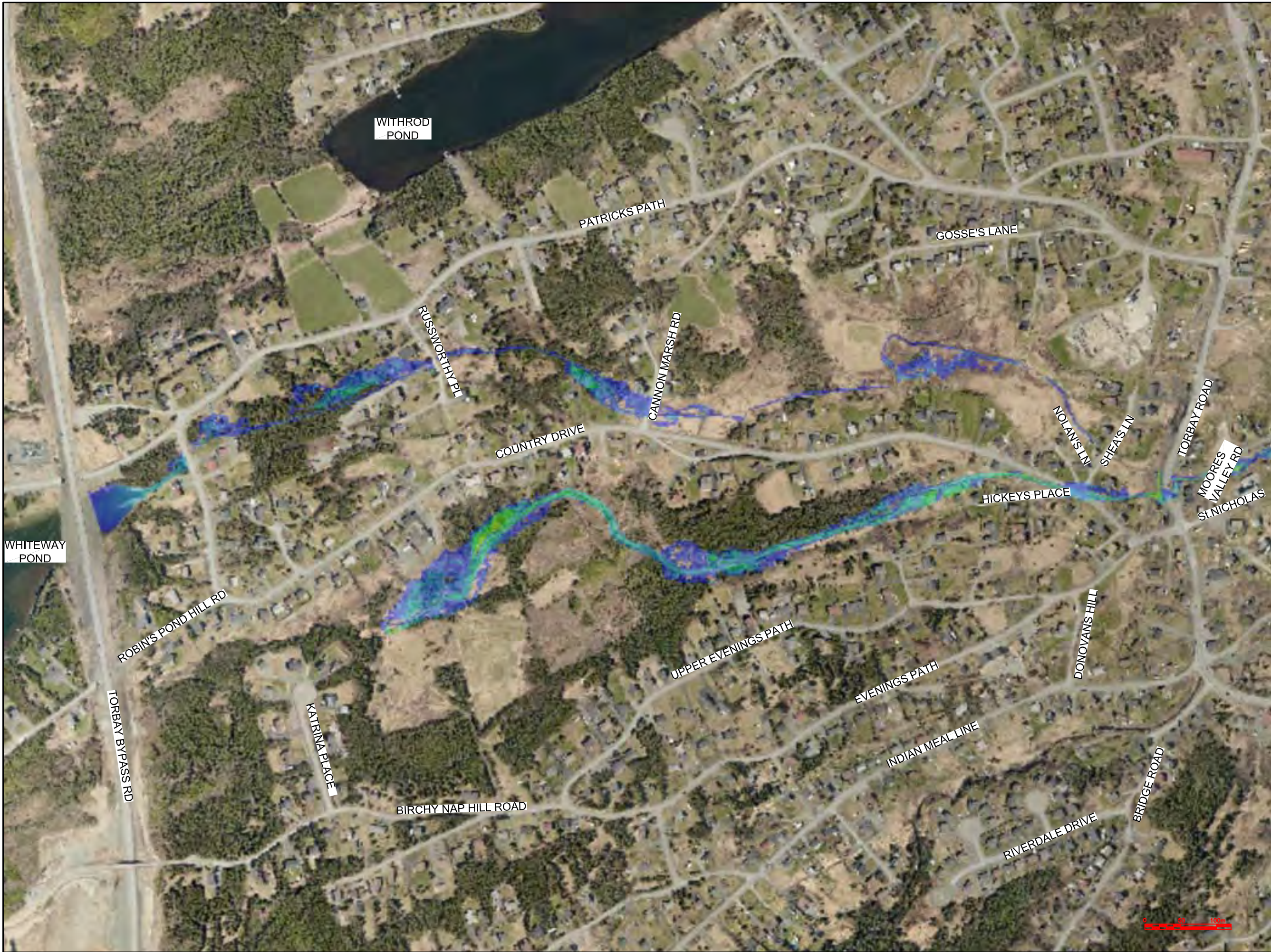
DRAWING TITLE:

WHITEWAY POND
FLOODPLAIN EXTENTS
100 YR - 1 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	

MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2018-021	PR79	



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C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743

3.327

2.911

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0.832

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No.	REVISIONS	APP	DWN	DATE

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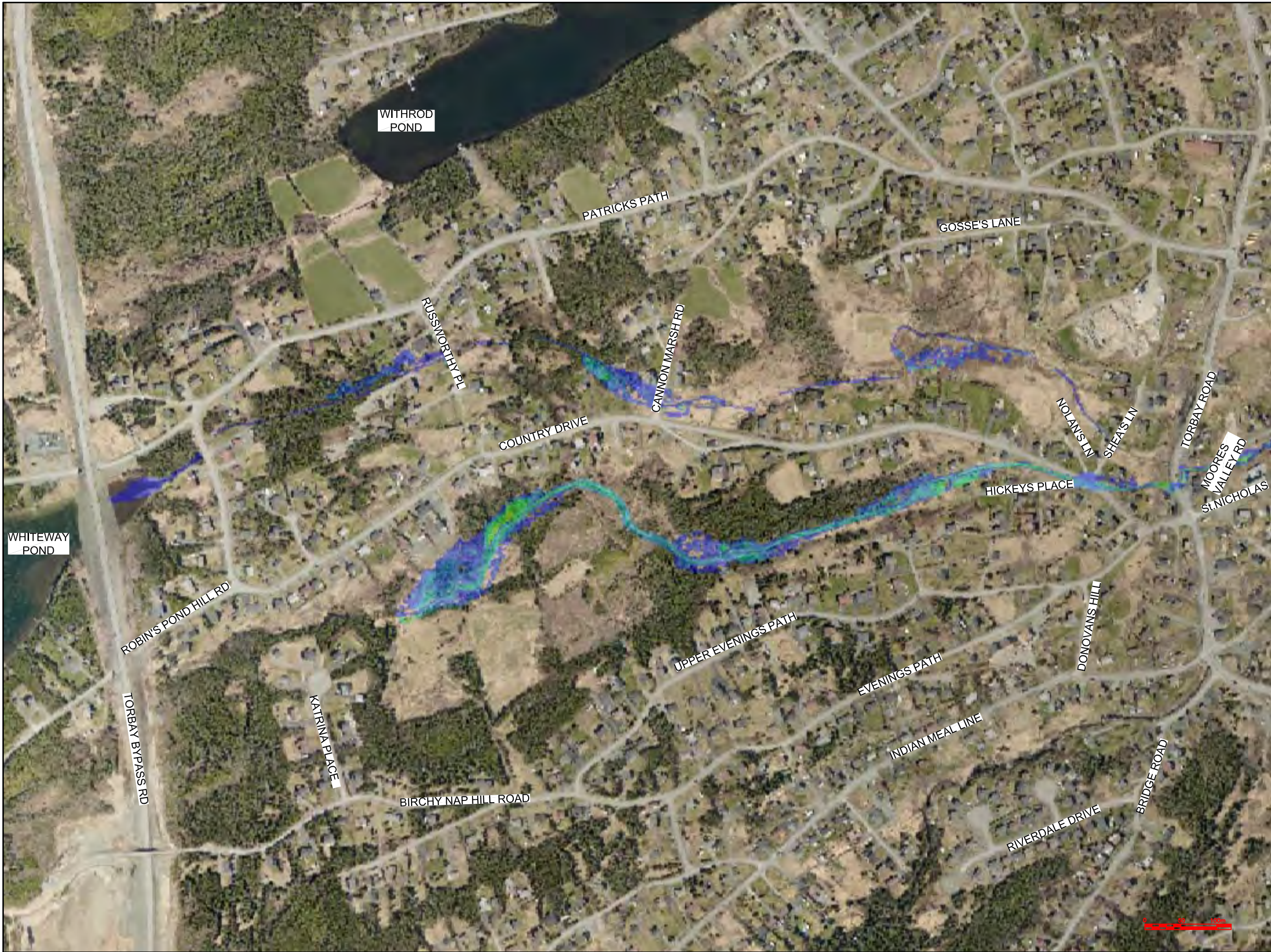
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

WHITEWAY POND
FLOODPLAIN EXTENTS
100 YR - 2 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR80	



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A - PLAN, SECTION, ELEVATION, OR DETAIL No.
B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743

3.327

2.911

2.496

2.080

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1.248

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0.416

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No.	REVISIONS	APP	DWN	DATE
NORTH:		STAMP:		

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TOWN OF TORBAY

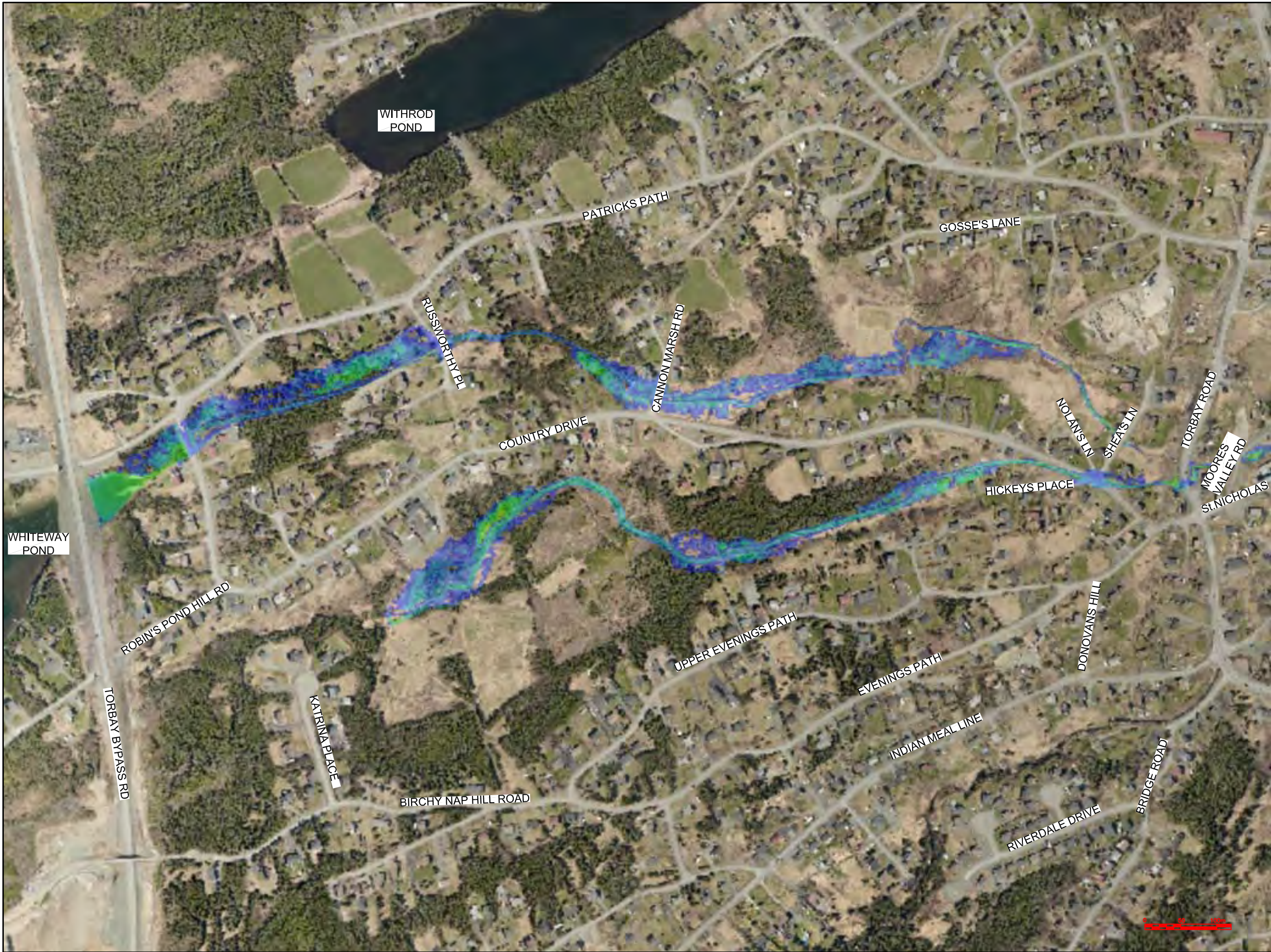
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

WHITEWAY POND
FLOODPLAIN EXTENTS
100 YR - 6 HR CC

DRAWN BY: <div>CL</div>	DESIGNED BY: <div>CL</div>	APPROVED BY:
MAE No: <div>N/A</div>	DATE: <div>NOV 2018</div>	SCALE: <div>AS SHOWN</div>
PROJECT No: <div>2018-021</div>	DRAWING No: <div>PR81</div>	REV:



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A - PLAN, SECTION, ELEVATION, OR DETAIL No.
B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743

3.327

2.911

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No.	REVISIONS	APP	DWN	DATE
NORTH:				
STAMP:				

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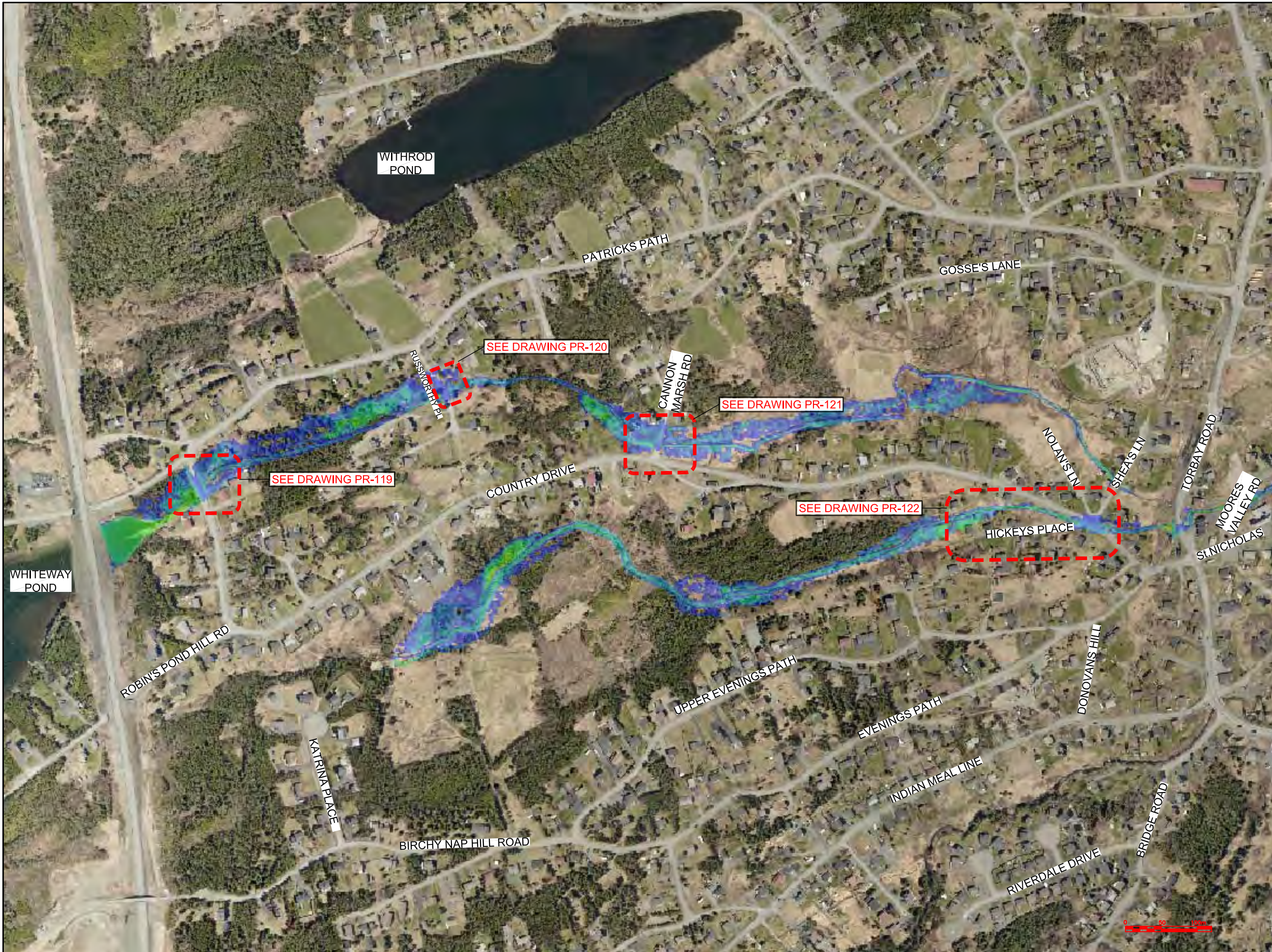
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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:
WHITEWAY POND
FLOODPLAIN EXTENTS
100 YR - 12 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR82	



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A - PLAN, SECTION, ELEVATION, OR DETAIL No.
B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
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Max Water Depth

3.743
3.327
2.911
2.496
2.080
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0.832
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No.	REVISIONS	APP	DWN	DATE

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

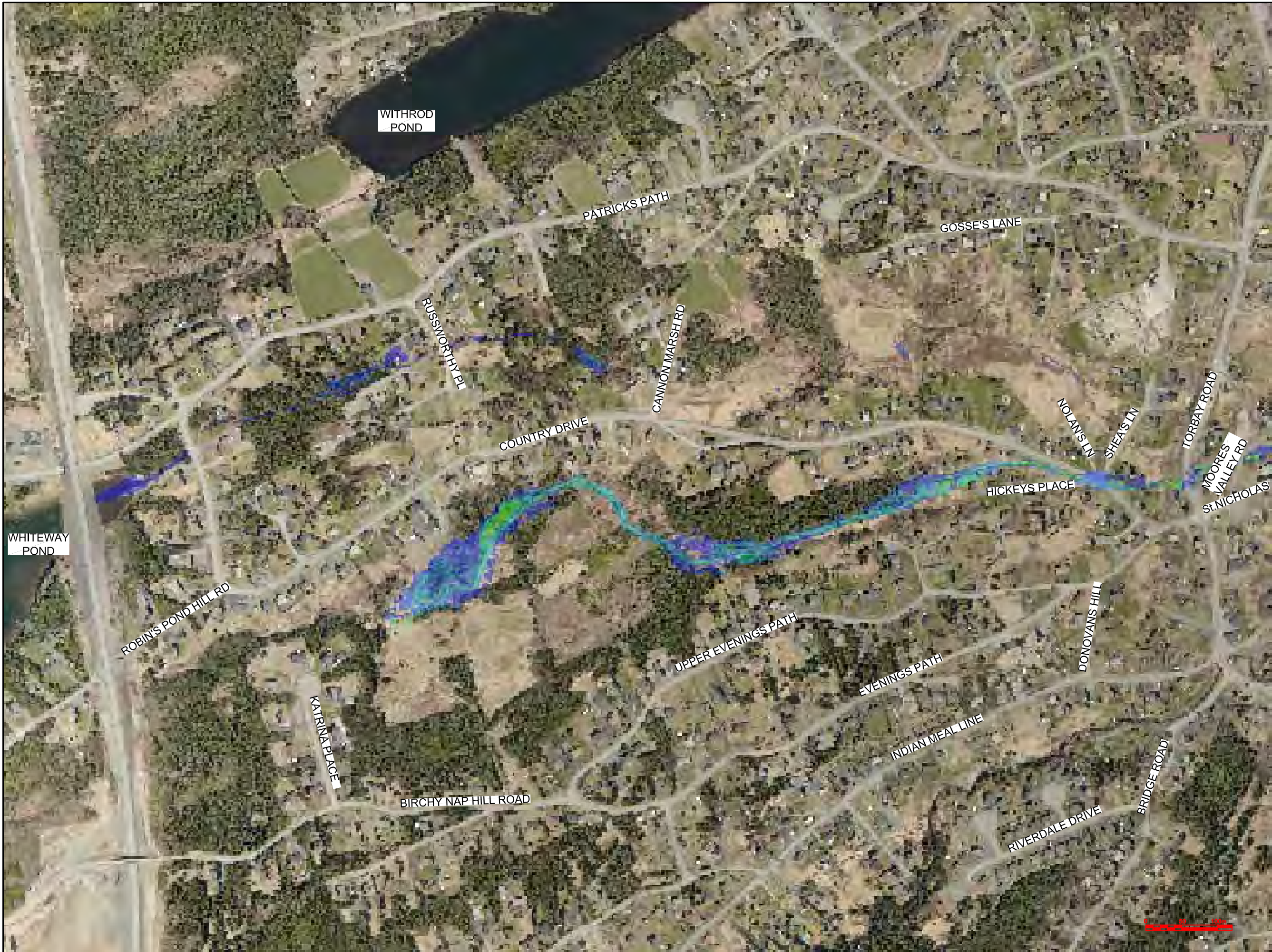
WHITEWAY POND
FLOODPLAIN EXTENTS
100 YR - 24 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	

MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2018-021	PR83	

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B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
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Max Water Depth

3.743

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No.	REVISIONS	APP	DWN	DATE

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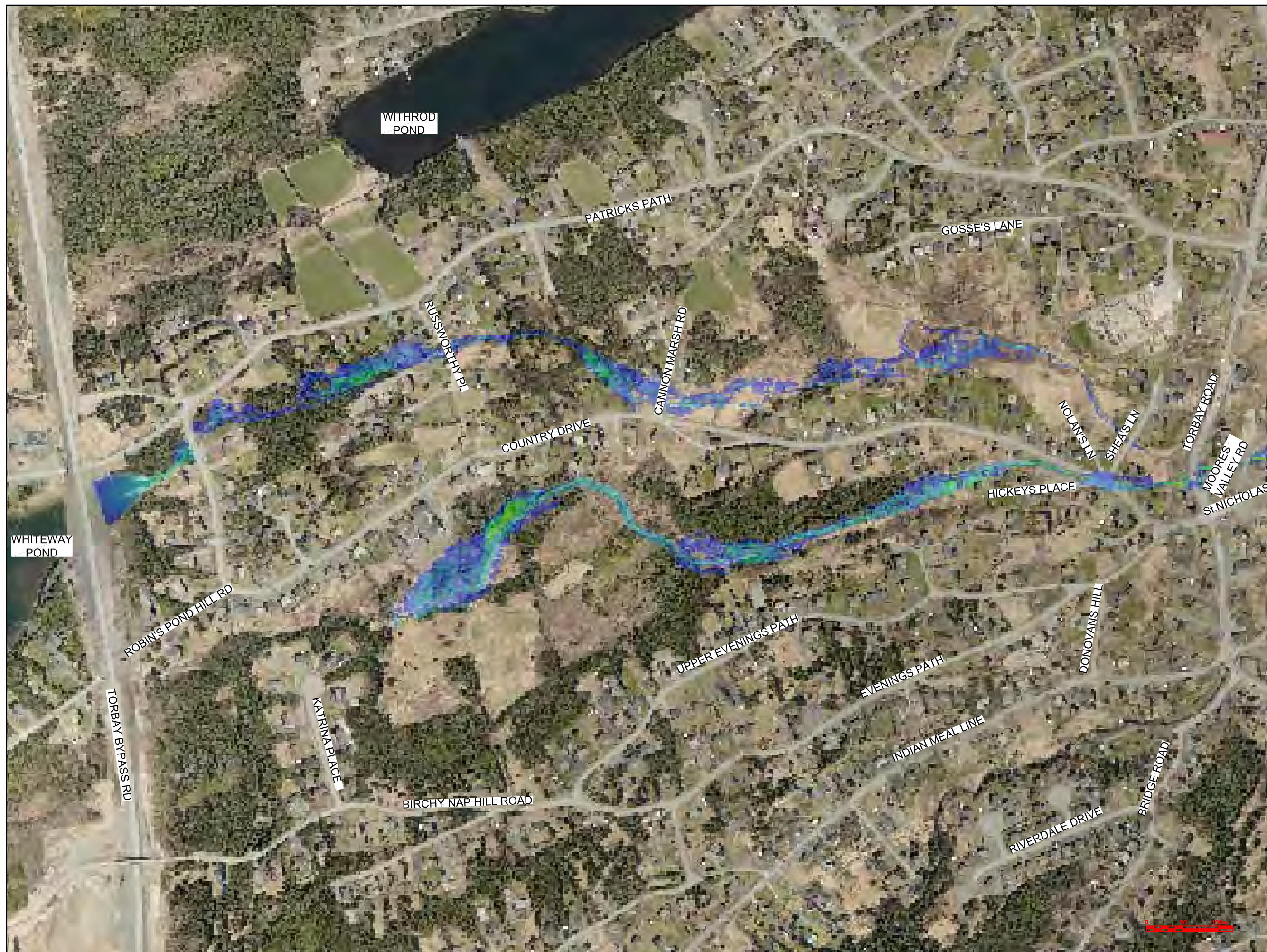
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

WHITEWAY POND
FLOODPLAIN EXTENTS
HURRICANE IGOR

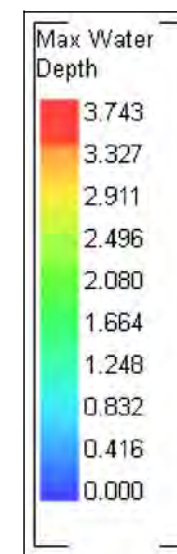
DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR84	



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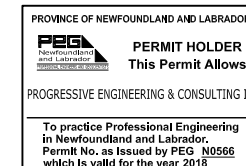


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TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

WHITEWAY POND FLOODPLAIN EXTENTS HURRICANE CHANTEL

DRAWN BY: CL	DESIGNED BY: CL	APPROVED BY:
MAE No: N/A	DATE: NOV 2018	SCALE: AS SHOWN
PROJECT No: 2018-021	DRAWING No: PR85	REV:



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Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

WATTS POND
FLOODPLAIN EXTENTS
100 YR - 1 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR86	



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Max Water Depth

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TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

WATTS POND
FLOODPLAIN EXTENTS
100 YR - 2 HR CC



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3.743

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TOWN OF TORBAY

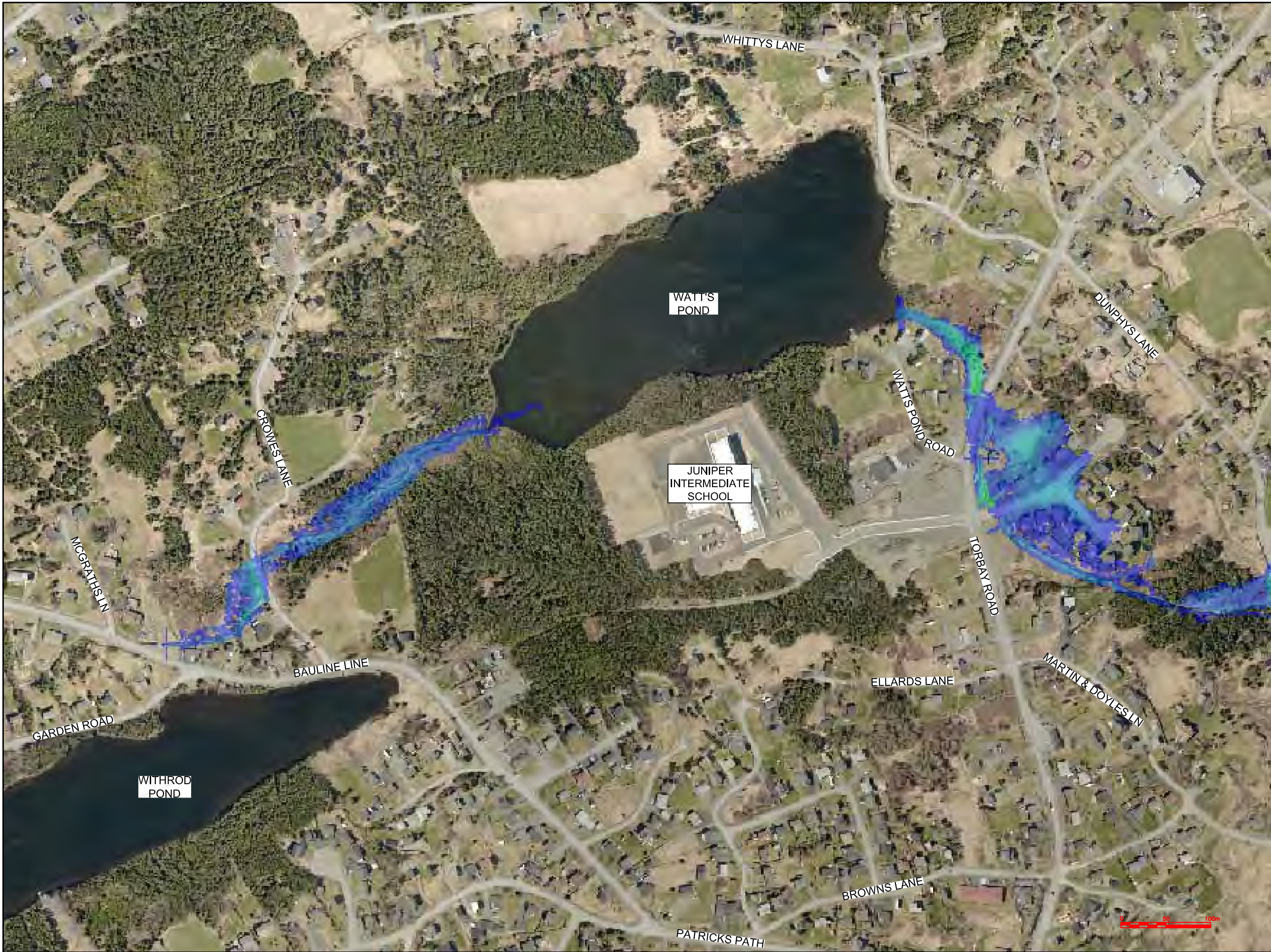
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

WATTS POND
FLOODPLAIN EXTENTS
100 YR - 6 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR88	



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A

B

C

A - PLAN, SECTION, ELEVATION, OR DETAIL No.

B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN

C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

0.000

No.	REVISIONS	APP	DWN	DATE

NORTH:

STAMP:

Progressive Engineering & Consulting Inc.

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

WATTS POND
FLOODPLAIN EXTENTS
100 YR - 12 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR89	



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B	B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
C	C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743
3.327
2.911
2.496
2.080
1.664
1.248
0.832
0.416
0.000

No.	REVISIONS	APP	DWN	DATE

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

WATTS POND
FLOODPLAIN EXTENTS
100 YR - 24 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR90	



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B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN

C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743

3.327

2.911

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2.080

1.664

1.248

0.832

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No.	REVISIONS	APP	DWN	DATE

NORTH:

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

WATTS POND
FLOODPLAIN EXTENTS
HURRICANE IGOR

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR91	



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Max Water Depth

3.743
3.327
2.911
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0.832
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No.	REVISIONS	APP	DWN	DATE

NORTH:

STAMP:

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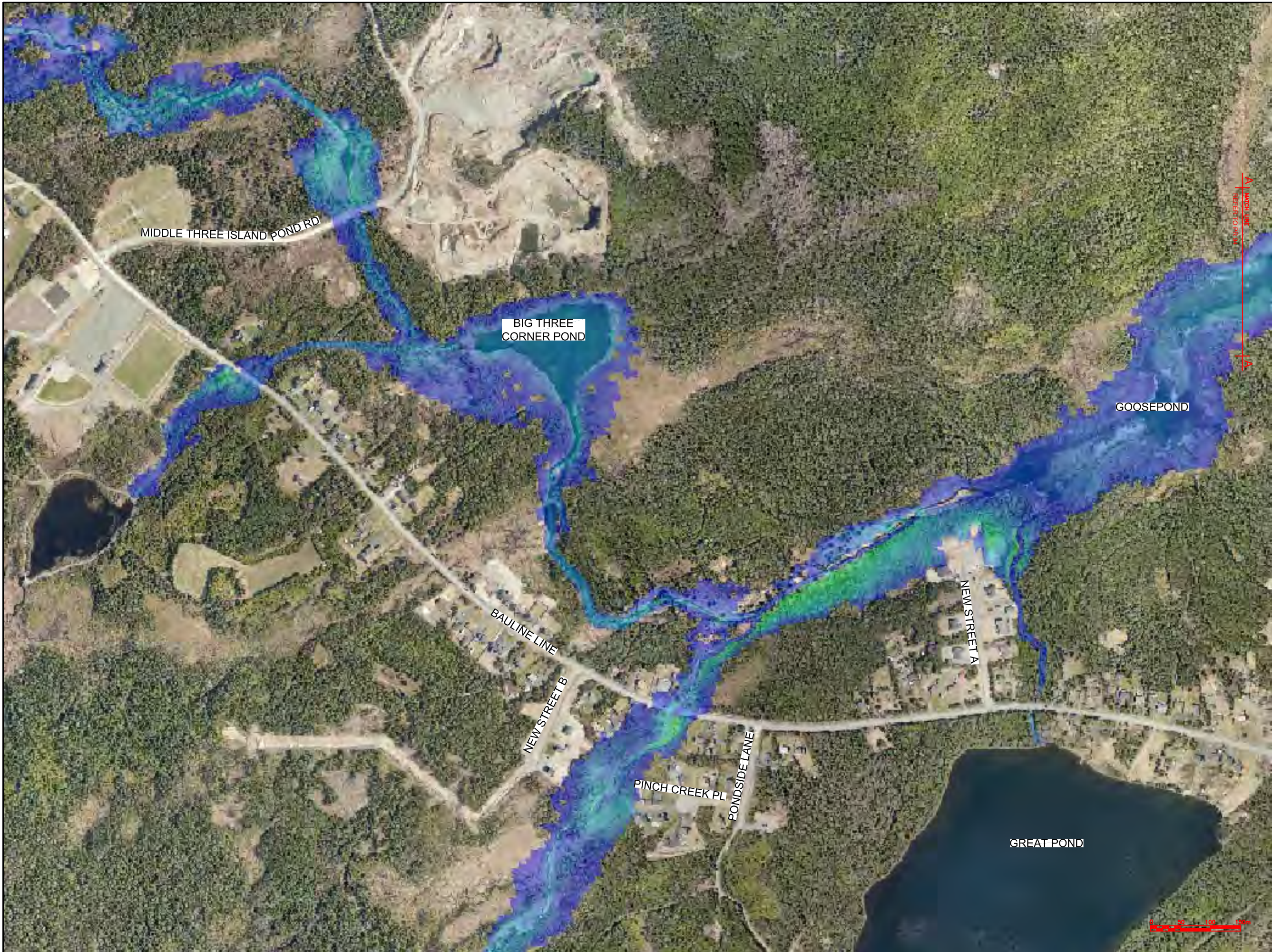
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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:
WATTS POND FLOODPLAIN EXTENTS HURRICANE CHANTAL

DRAWN BY: CL	DESIGNED BY: CL	APPROVED BY:
MAE No: N/A	DATE: NOV 2018	SCALE: AS SHOWN
PROJECT No: 2018-021	DRAWING No: PR92	REV:



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Max Water Depth

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OWNER/CLIENT NAME:

TOWN OF TORBAY

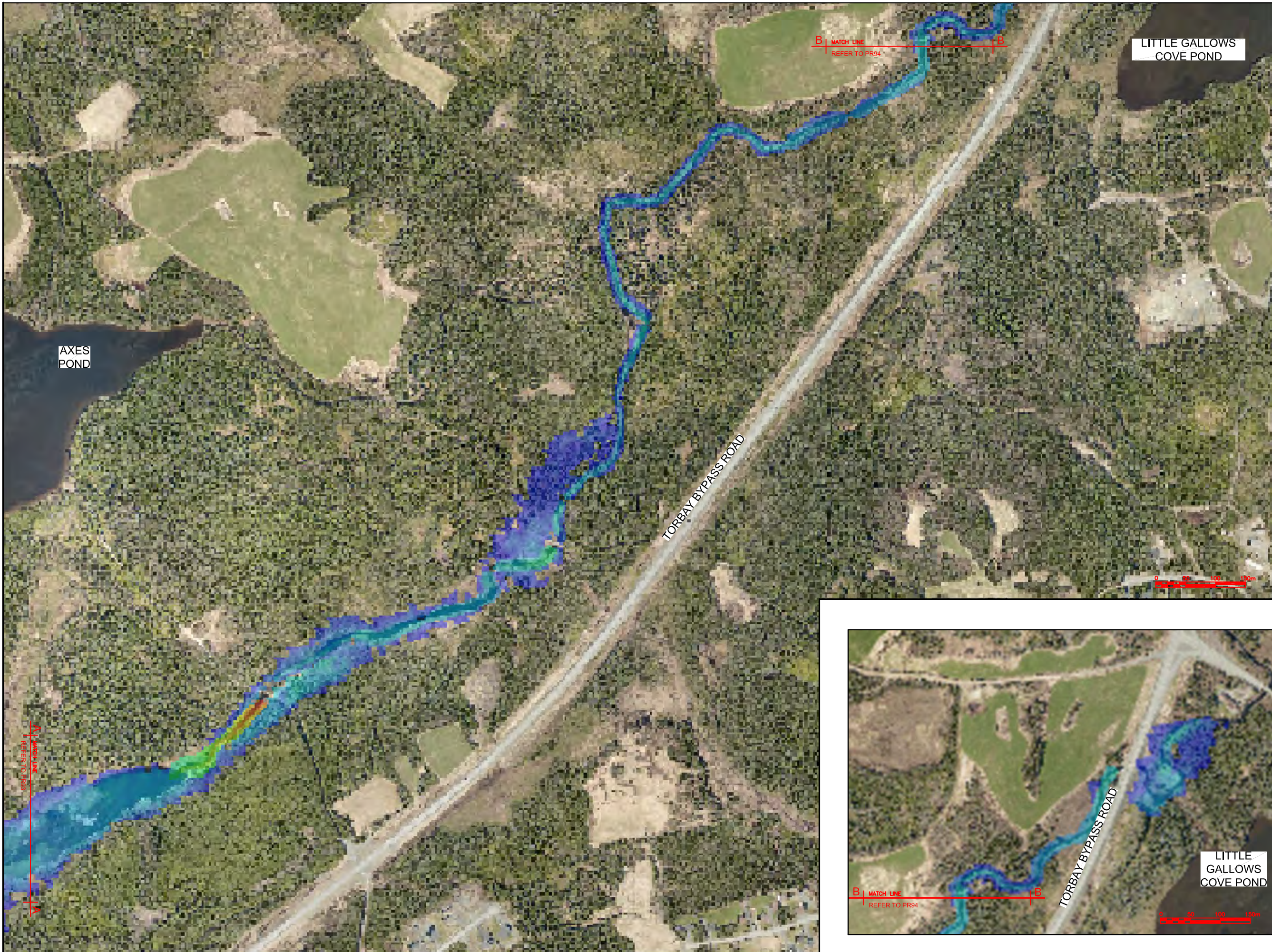
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER
FLOODPLAIN EXTENTS
100 YR - 1 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR93	



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No.	REVISIONS	APP	DWN	DATE

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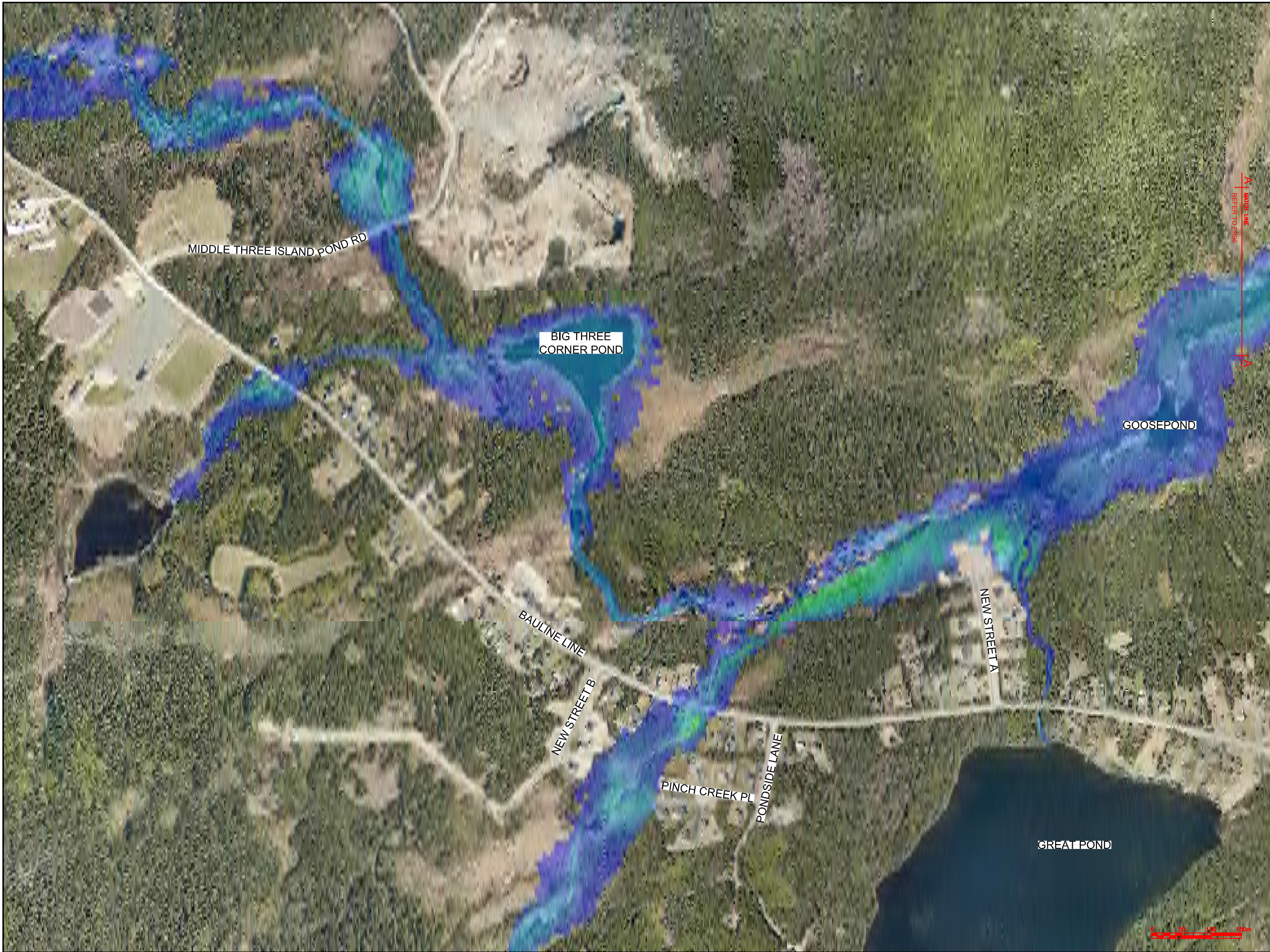
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER FLOODPLAIN EXTENTS (2 OF 2)
100 YR - 1 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR94	



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Max Water Depth

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No.	REVISIONS			APP	DWN
NORTH:		STAMP:			

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TOWN OF TORBAY

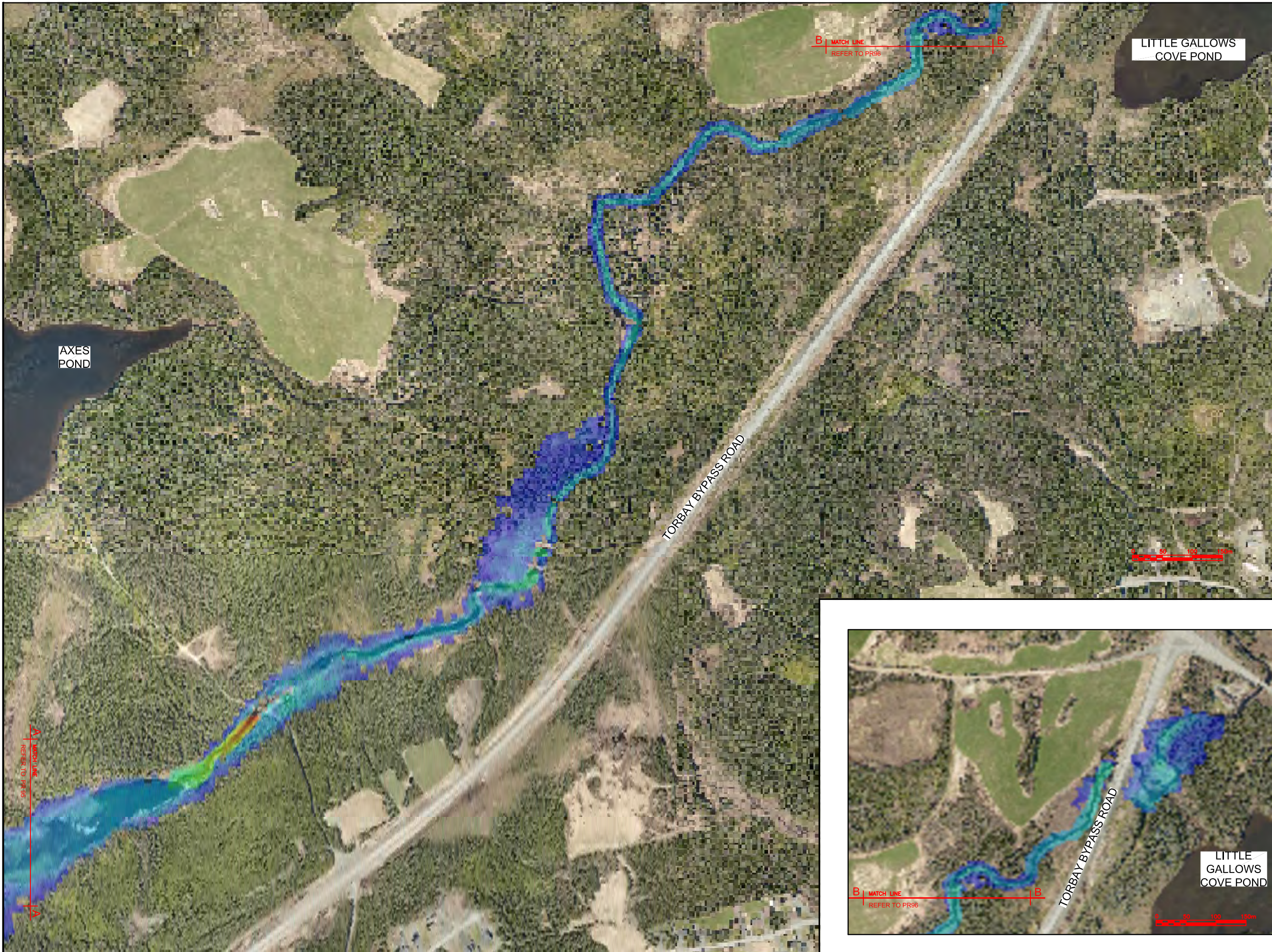
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER
FLOODPLAIN EXTENTS
100 YR - 2 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR95	



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No.	REVISIONS	APP	DWN	DATE

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OWNER/CLIENT NAME:

TOWN OF TORBAY

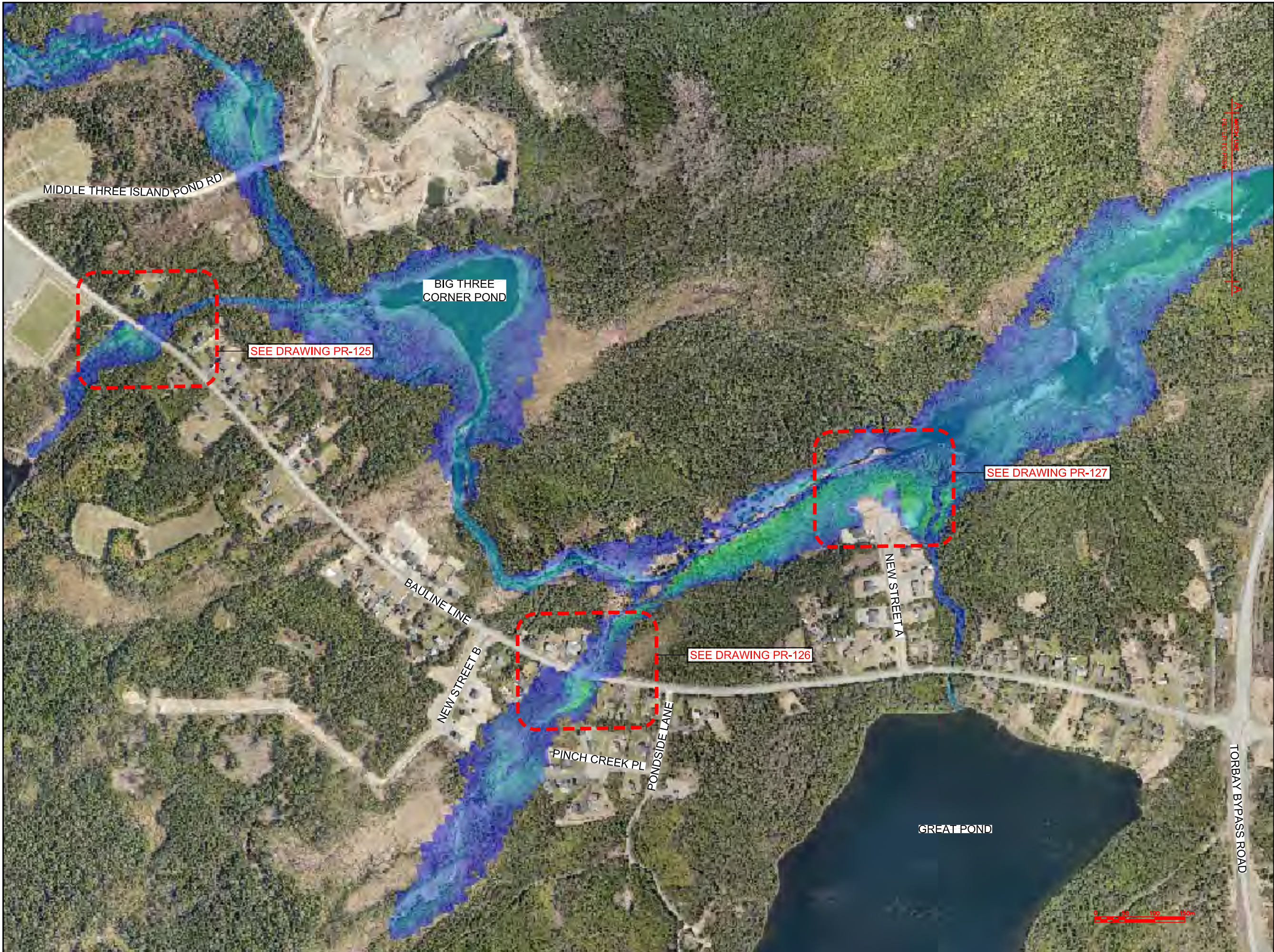
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER FLOODPLAIN EXTENTS (2 OF 2) 100 YR - 2 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR96	



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No.	REVISIONS	APP	DWN	DATE

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TOWN OF TORBAY

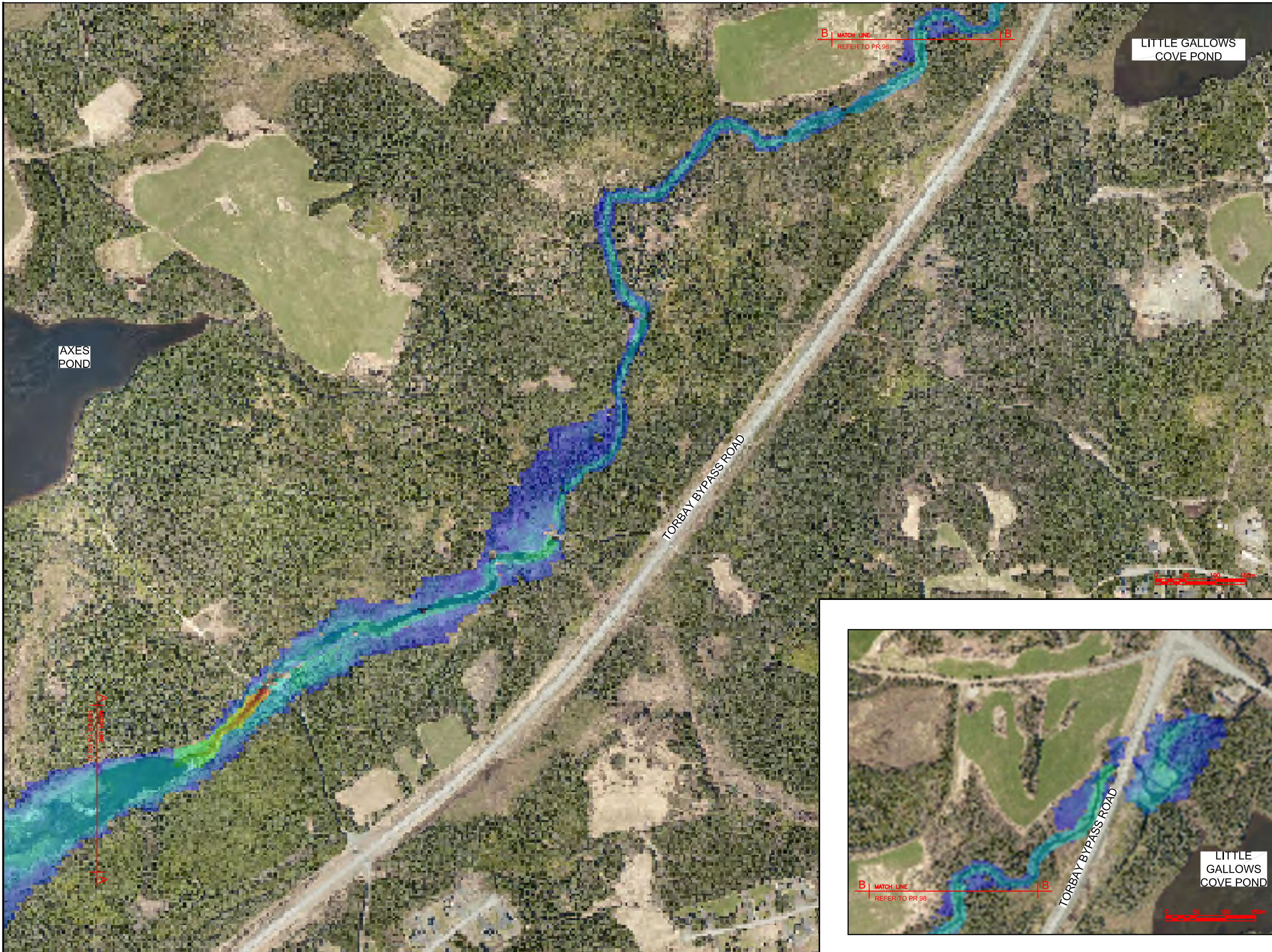
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER
FLOODPLAIN EXTENTS
100 YR - 6 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR97	



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Max Water Depth

3.743
3.327
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No.	REVISIONS	APP	DWN	DATE
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NORTH:

STAMP:

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Progressive Engineering & Consulting Inc.

PERMIT STAMP:

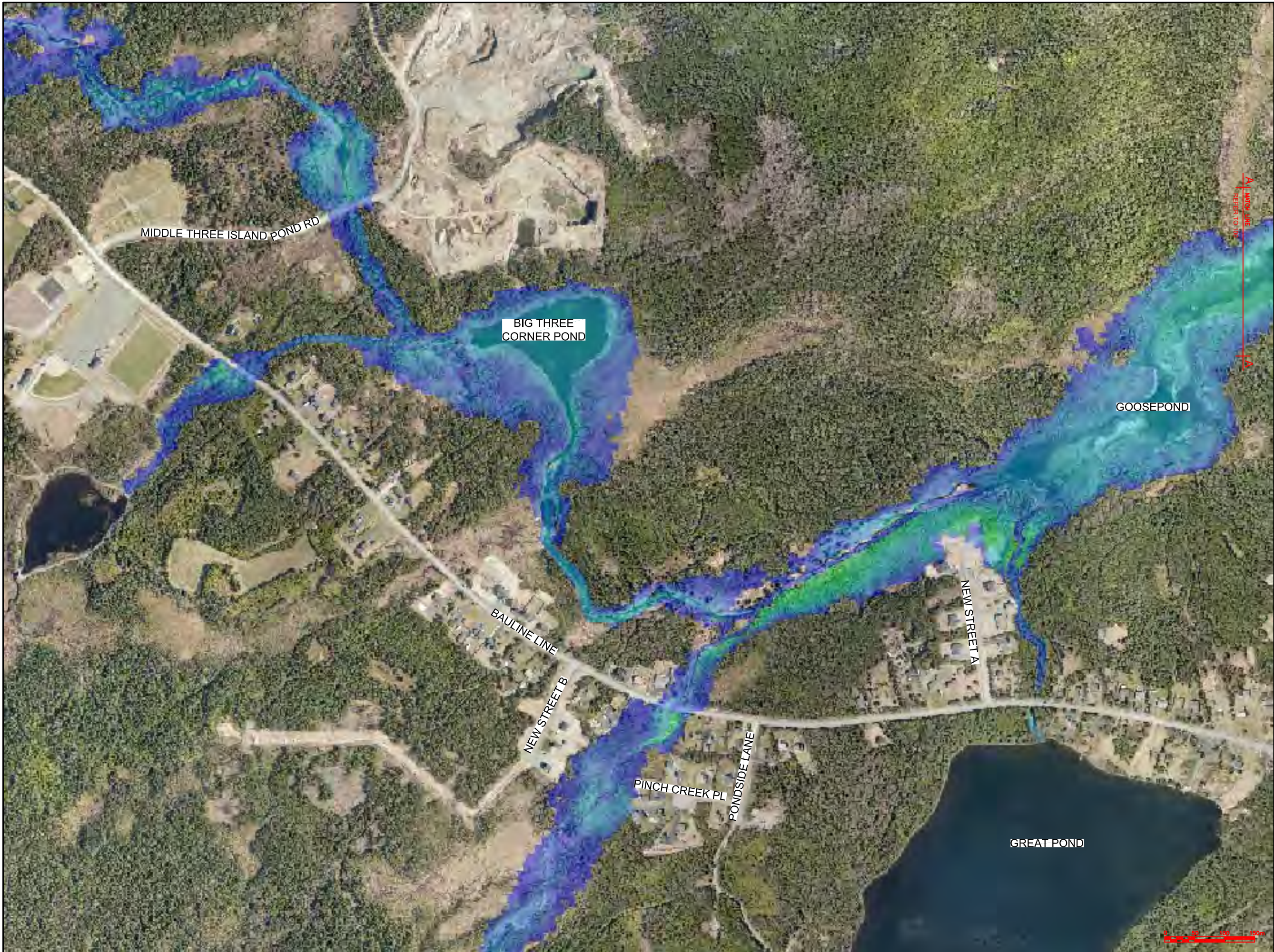
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Permit No. as Issued by PEG N0566
which is valid for the year 2018

OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:
BIG RIVER FLOODPLAIN EXTENTS (2 OF 2)
100 YR - 6 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR98	



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Max Water Depth

3.743
3.327
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No.	REVISIONS	APP	DWN	DATE

NORTH:

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

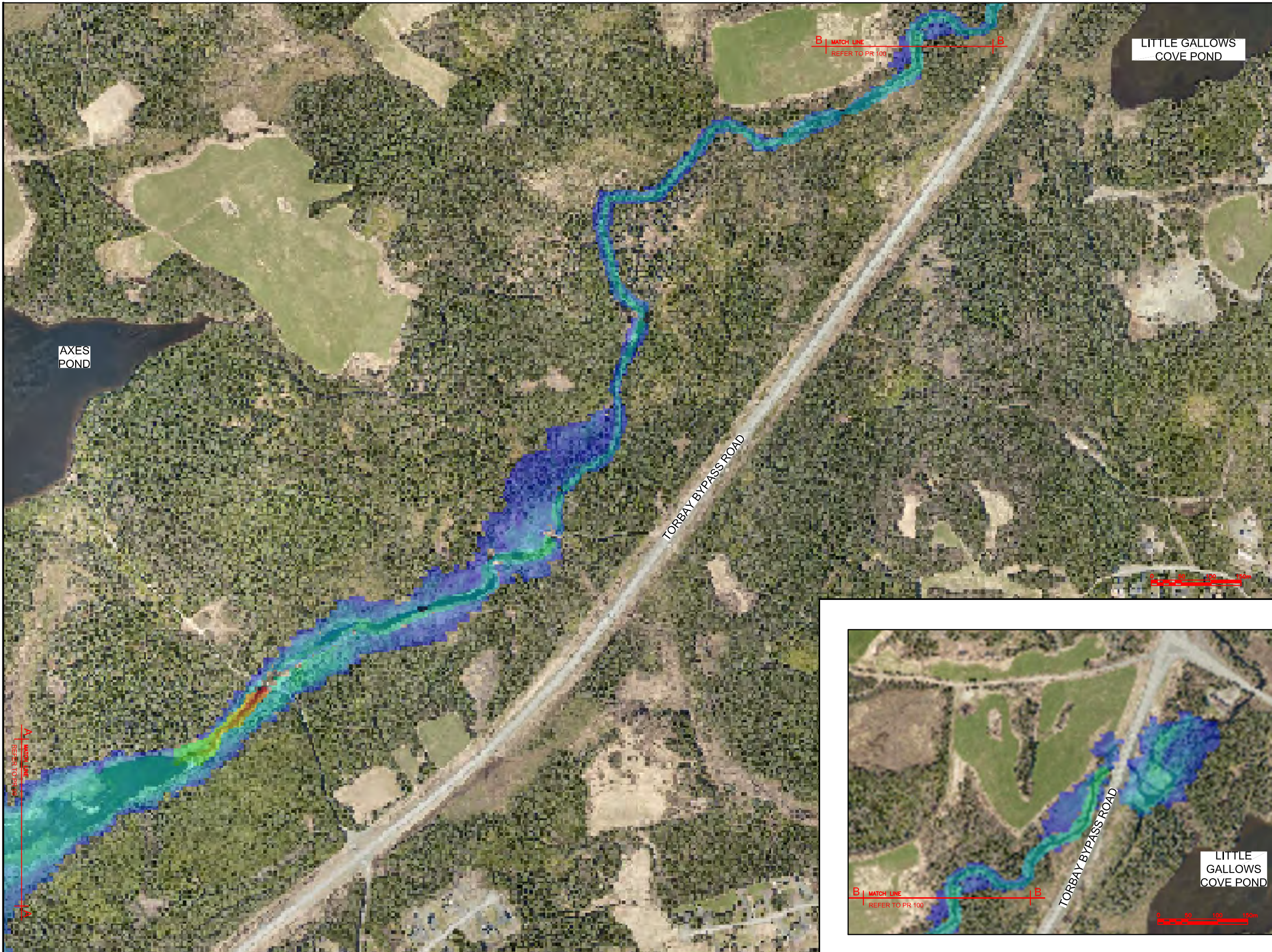
DRAWING TITLE:

BIG RIVER
FLOODPLAIN EXTENTS
100 YR - 12 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	

MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2018-021	PR99	



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Max Water Depth

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No.	REVISIONS	APP	DWN	DATE

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER FLOODPLAIN EXTENTS (2 OF 2)
100 YR - 12 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR100	



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Max Water Depth

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No.	REVISIONS	APP	DWN	DATE

NORTH:

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OWNER/CLIENT NAME:

TOWN OF TORBAY

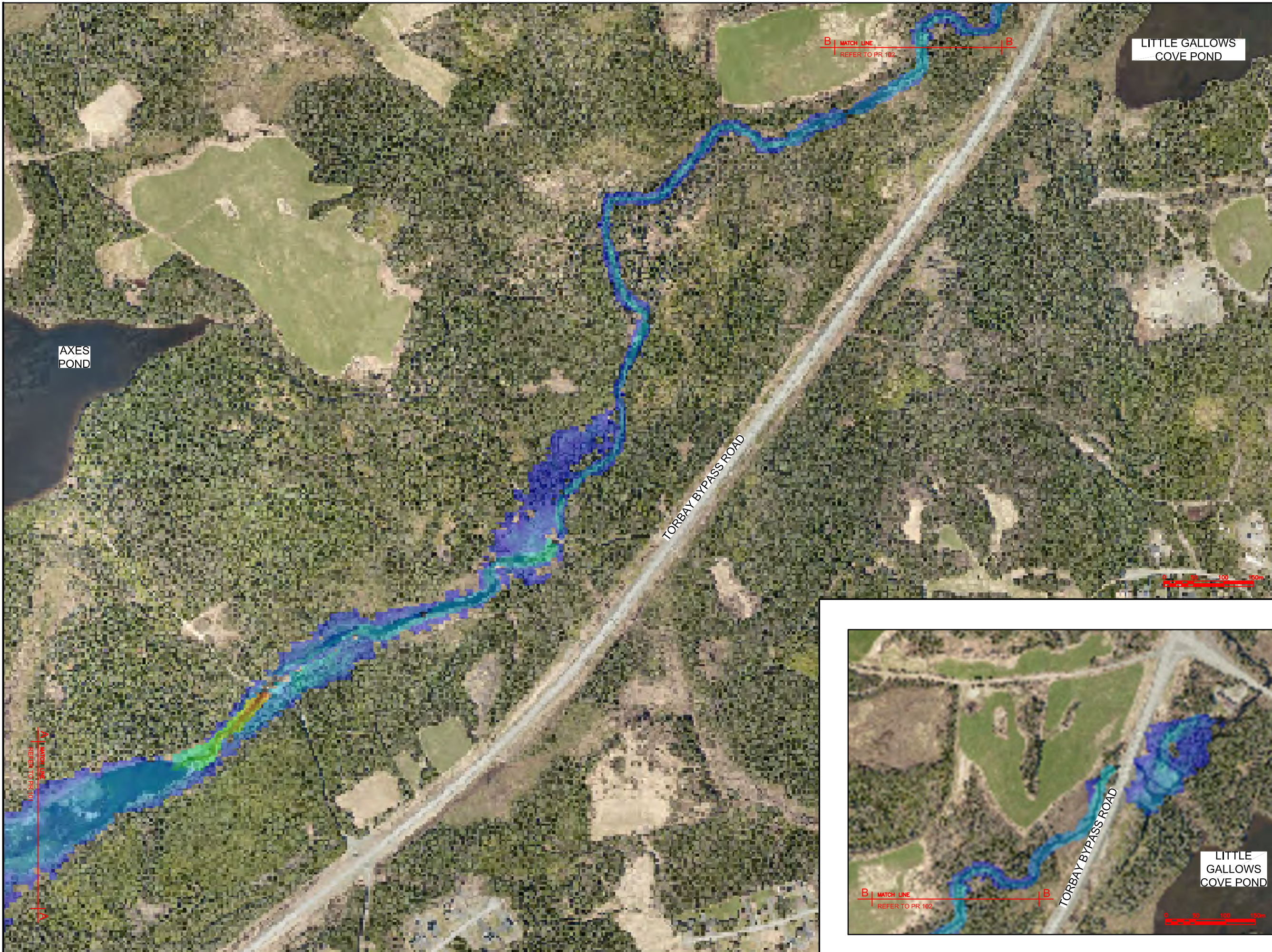
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER
FLOODPLAIN EXTENTS
100 YR - 24 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR101	



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Max Water Depth

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No.	REVISIONS	APP	DWN	DATE

NORTH:

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER FLOODPLAIN EXTENTS (2 OF 2) 100 YR - 24 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	

MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2018-021	PR102	



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Max Water Depth

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No.	REVISIONS	APP	DWN	DATE

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER
FLOODPLAIN EXTENTS
HURRICANE IGOR (1 OF 2)

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR103	



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1.664

1.248

0.832

0.416

0.000

No.	REVISIONS	APP	DWN	DATE

NORTH:

STAMP:

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PERMIT HOLDER
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in Newfoundland and Labrador.
Permit No. as Issued by PEG N0566
which is valid for the year 2018

OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER FLOODPLAIN EXTENTS
HURRICANE IGOR (2 OF 2)

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR104	



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A
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C

A - PLAN, SECTION, ELEVATION, OR DETAIL No.
B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

0.000

No.	REVISIONS	APP	DWN	DATE

NORTH:

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER
FLOODPLAIN EXTENTS
HURRICANE CHANTAL (1 OF 2)

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR105	



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A

B

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A

B

C

A

B

C

A

B

C

Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

0.000

No.	REVISIONS	APP	DWN	DATE

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER FLOODPLAIN EXTENTS HURRICAN CHANTAL (2 OF 2)

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR106	



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C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

0.000

No.	REVISIONS	APP	DWN	DATE

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

KENNEDYS BROOK
FLOODPLAIN EXTENTS
100 YR - 1 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR107	



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B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743
3.327
2.911
2.496
2.080
1.664
1.248
0.832
0.416
0.000

No.	REVISIONS	APP	DWN	DATE

NORTH:

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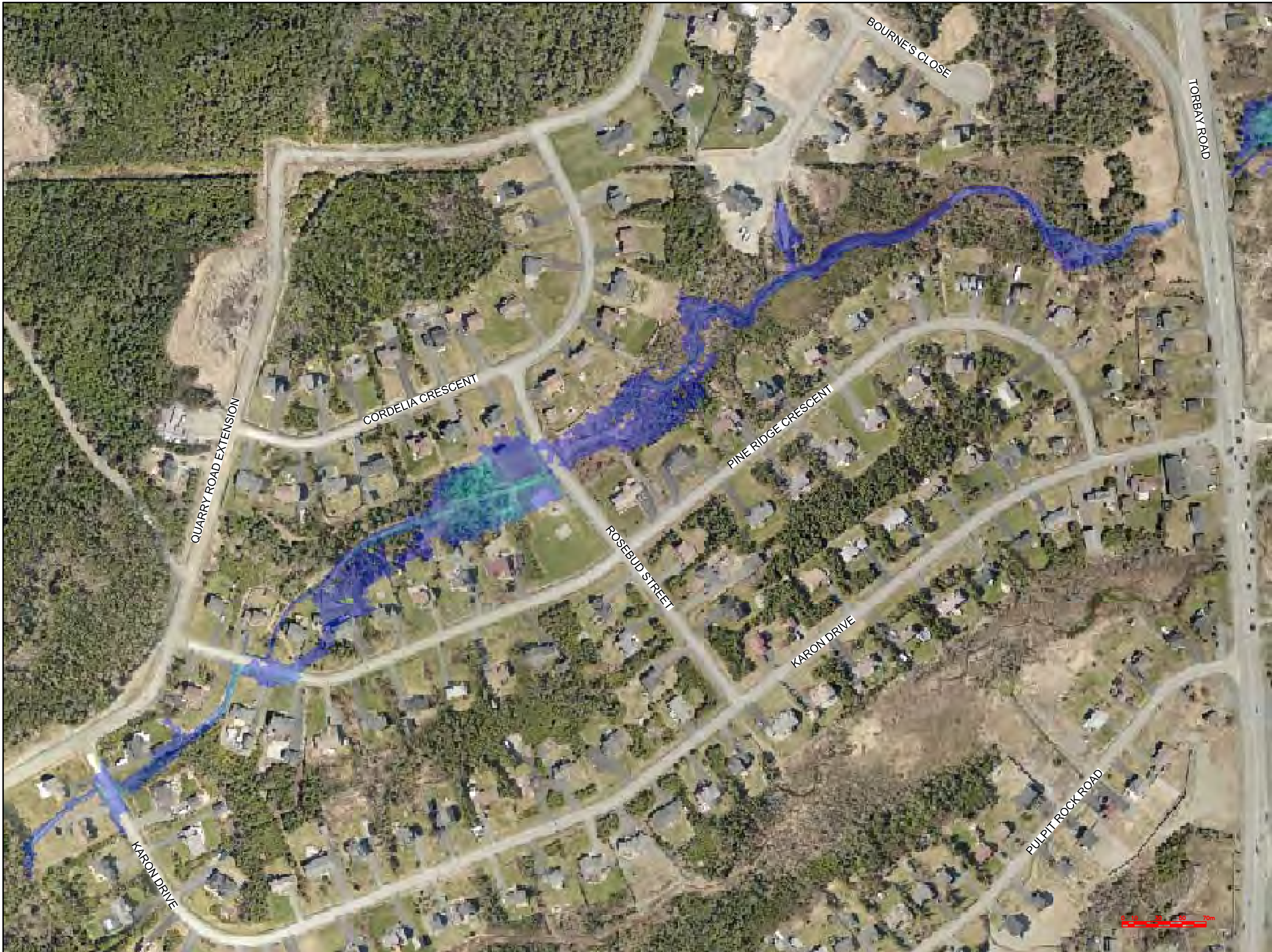
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which is valid for the year 2018

OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:
KENNEDYS BROOK
FLOODPLAIN EXTENTS
100 YR - 2 HR CC

DRAWN BY: CL	DESIGNED BY: CL	APPROVED BY:
MAE No: N/A	DATE: NOV 2018	SCALE: AS SHOWN
PROJECT No: 2018-021	DRAWING No: PR108	REV:



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B - No. OF DRAWING WHERE 'X' IS ON SITE PLAN

C - No. OF DRAWING WHERE 'X' IS DETAILED

Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

0.000

No.	REVISIONS	APP	DWN	DATE

NORTH

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

KENNEDYS BROOK
FLOODPLAIN EXTENTS
100 YR - 6 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR109	





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B - No. OF DRAWING WHERE 'X' IS ON SITE PLAN
C - No. OF DRAWING WHERE 'X' IS DETAILED

Max Water Depth


3.743
3.327
2.911
2.496
2.080
1.664
1.248
0.832
0.416
0.000

No.	REVISIONS	APP	DWN	DATE
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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:
KENNEDYS BROOK
FLOODPLAIN EXTENTS
100 YR - 24 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR111	



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Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

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No.	REVISIONS	APP	DWN	DATE

NORTH:

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OWNER/CLIENT NAME:

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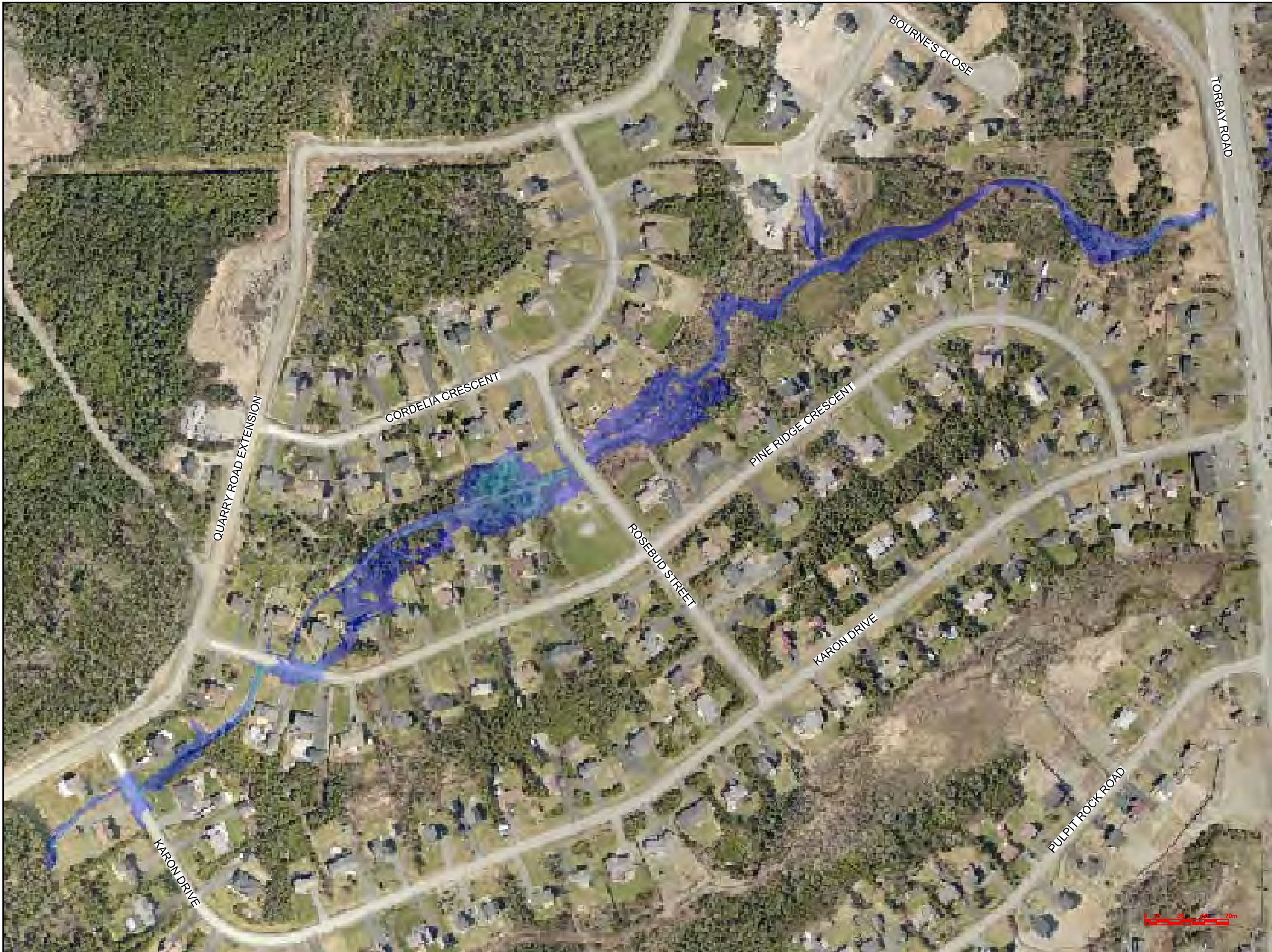
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

KENNEDYS BROOK
FLOODPLAIN EXTENTS
HURRICANE IGOR

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR112	



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Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

0.000

No.	REVISIONS	APP	DWN	DATE

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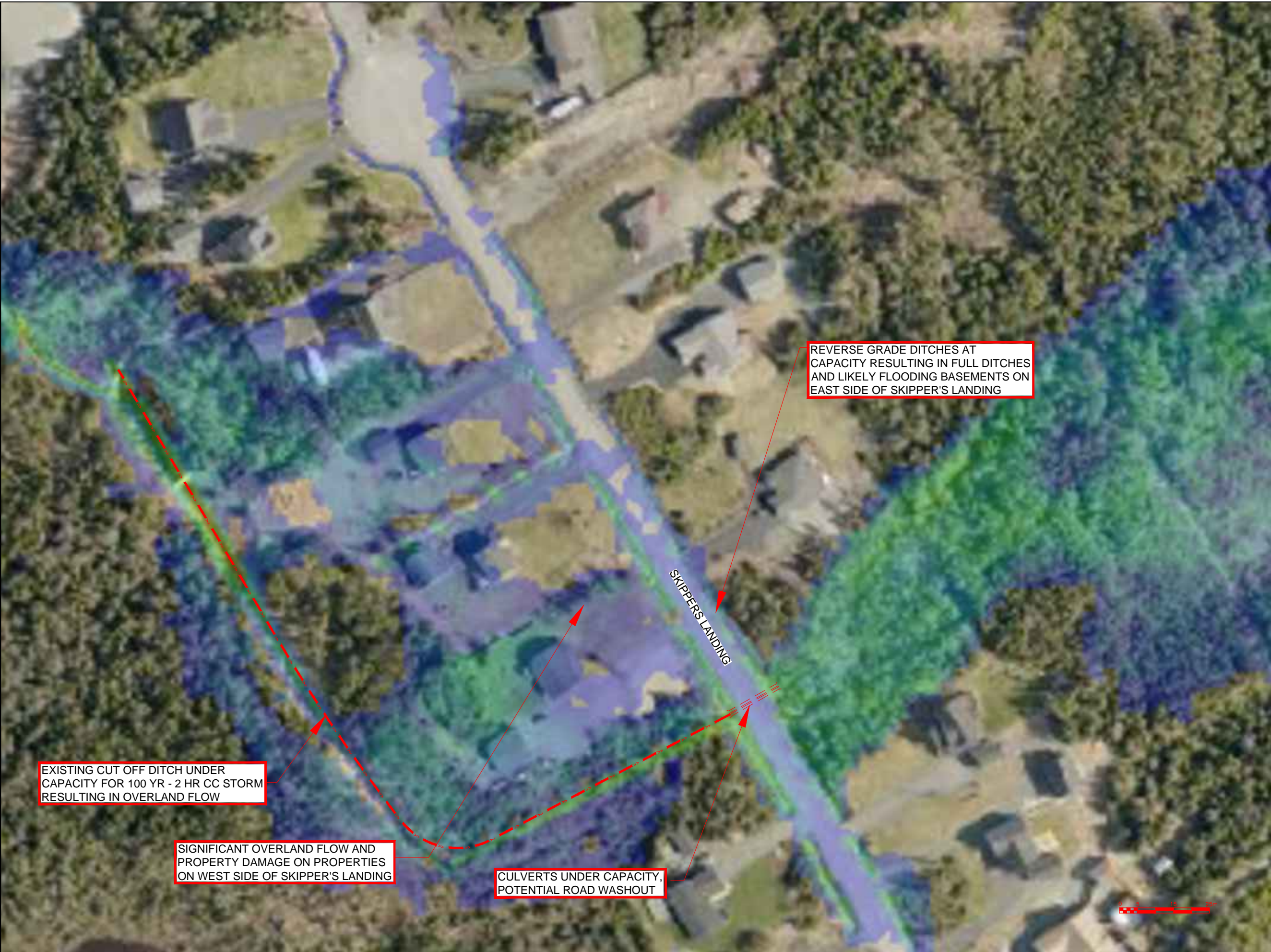
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

KENNEDYS BROOK FLOODPLAIN EXTENTS HURRICANE CHANTAL

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR113	



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Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

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No.	REVISIONS	APP	DWN	DATE

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OWNER/CLIENT NAME:

TOWN OF TORBAY

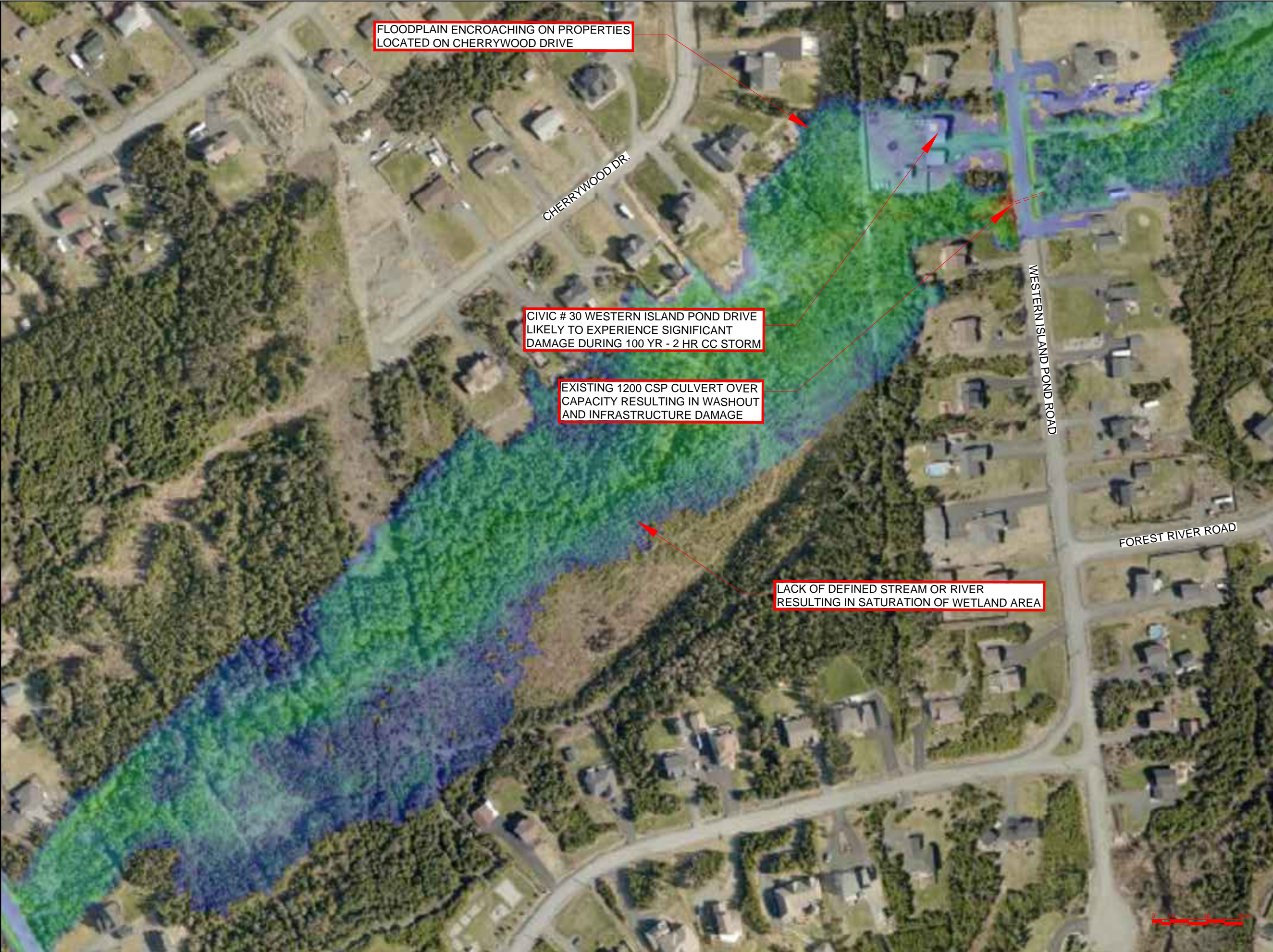
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

EXISTING SKIPPER'S LANDING
FLOODPLAIN DETAIL 1 OF 2
100 YR - 2 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR114	



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B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
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Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

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No.	REVISIONS	APP	DWN	DATE
NORTH:				
STAMP:				

PEC

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OWNER/CLIENT NAME:

TOWN OF TORBAY

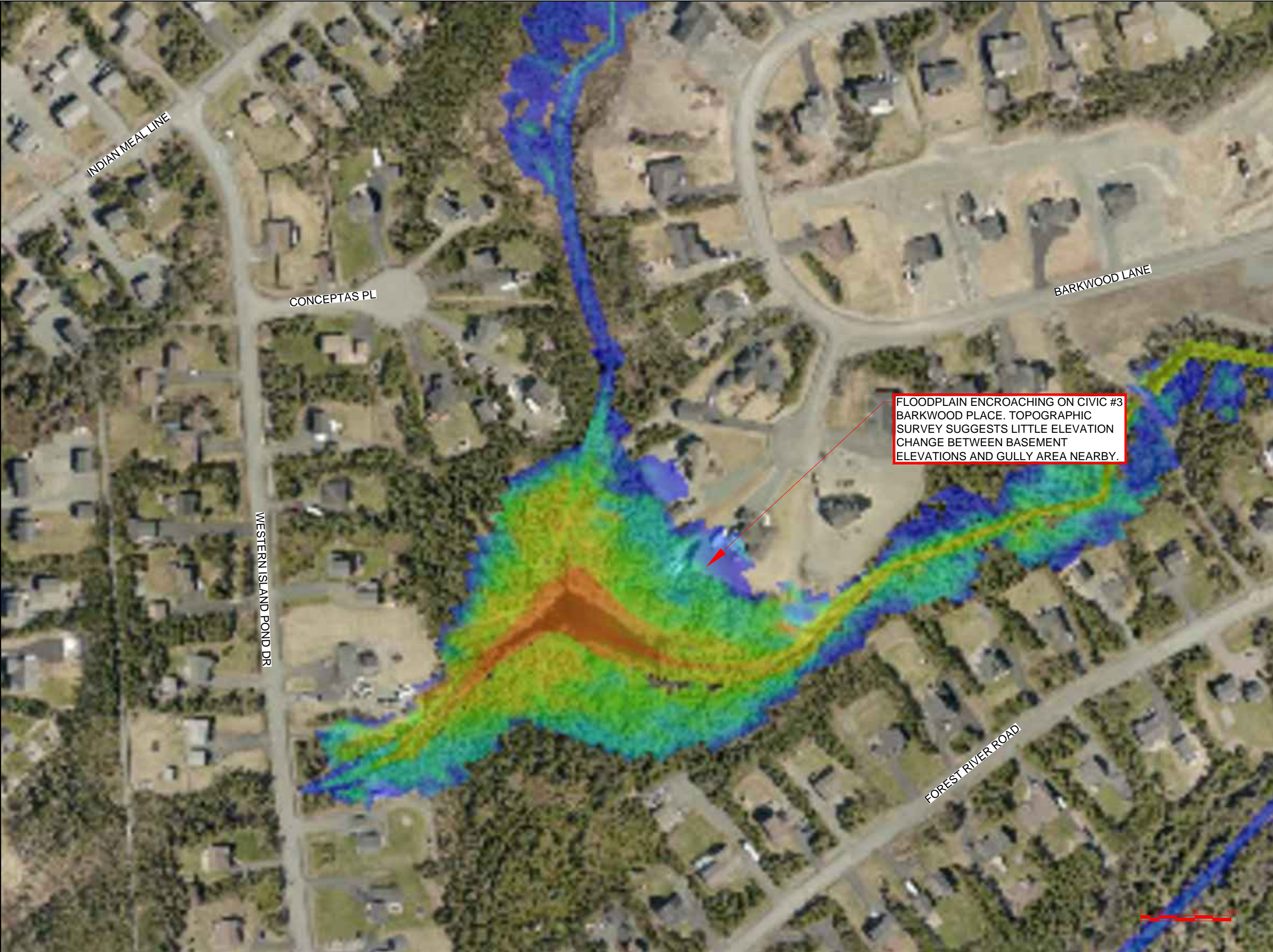
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

EXISTING SKIPPERS LANDING FLOODPLAIN DETAIL 2 OF 2
100 YR - 2 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR115	



FLOODPLAIN ENCROACHING ON CIVIC #3 BARKWOOD PLACE. TOPOGRAPHIC SURVEY SUGGESTS LITTLE ELEVATION CHANGE BETWEEN BASEMENT ELEVATIONS AND GULLY AREA NEARBY.

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Max Water Depth

3.743

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X	X			X	X	X
No.		REVISIONS		APP	DWN	DATE

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

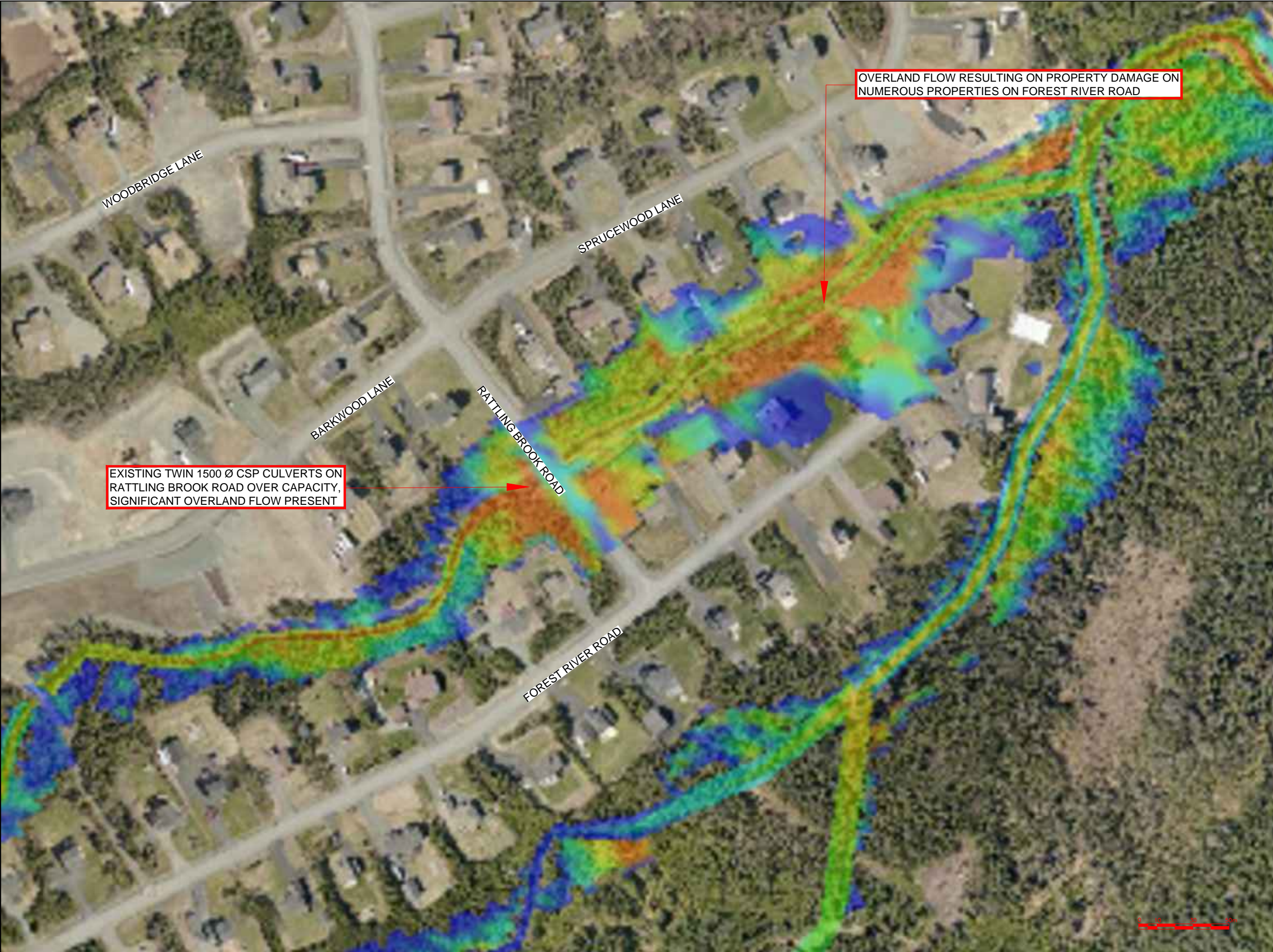
TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK FLOODPLAIN DETAIL 1 OF 3
100 YR - 2 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR116	





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Max Water Depth

3.743

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X	X					X	X	X
No.		REVISIONS				APP	DWN	DATE

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK FLOODPLAIN DETAIL 2 OF 3
100 YR - 2 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR117	



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Max Water Depth

3.743

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X	X			X	X	X
No.		REVISIONS		APP	DWN	DATE

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TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK FLOODPLAIN DETAIL 3 OF 3
100 YR - 2 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR118	



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Max Water Depth

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0.416

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X	X			X	X	X
No.		REVISIONS		APP	DWN	DATE

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

WHITEWAY POND FLOODPLAIN EXTENTS 100 YR - 24 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR119	



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X	X			X	X	X
No.		REVISIONS		APP	DWN	DATE

NORTH:

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

WHITEWAY POND
FLOODPLAIN DETAIL 4 OF 4
100 YR - 24 HR CC

DRAWN BY: <div>CL</div>	DESIGNED BY: <div>CL</div>	APPROVED BY:
MAE No: <div>N/A</div>	DATE: <div>NOV 2018</div>	SCALE: <div>AS SHOWN</div>
PROJECT No: <div>2018-021</div>	DRAWING No: <div>PR122</div>	REV:



CULVERTS CROSSING CROWE'S
LANE OVER CAPACITY RESULTING
LIKELY RESULTING IN A WASHOUT

STREAM IS FLAT AND SMALL
IN TERMS OF CAPACITY

CROWE'S LANE

BAULINE LINE

WITHROD POND

GARDEN ROAD

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B

C

A - PLAN, SECTION, ELEVATION, OR DETAIL No.

B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN

C - No. OF DRAWING WHERE 'A' IS DETAIL

Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

0.000

X	X			X	X	X
No.		REVISIONS		APP	DWN	DATE

NORTH:

STAMP:

PEC

Progressive Engineering & Consulting Inc.

PERMIT STAMP:

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PEG

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PERMIT HOLDER

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Permit No. as issued by PEG N0566
which is valid for the year 2018

OWNER/CLIENT NAME:

TOWN OF TORBAY

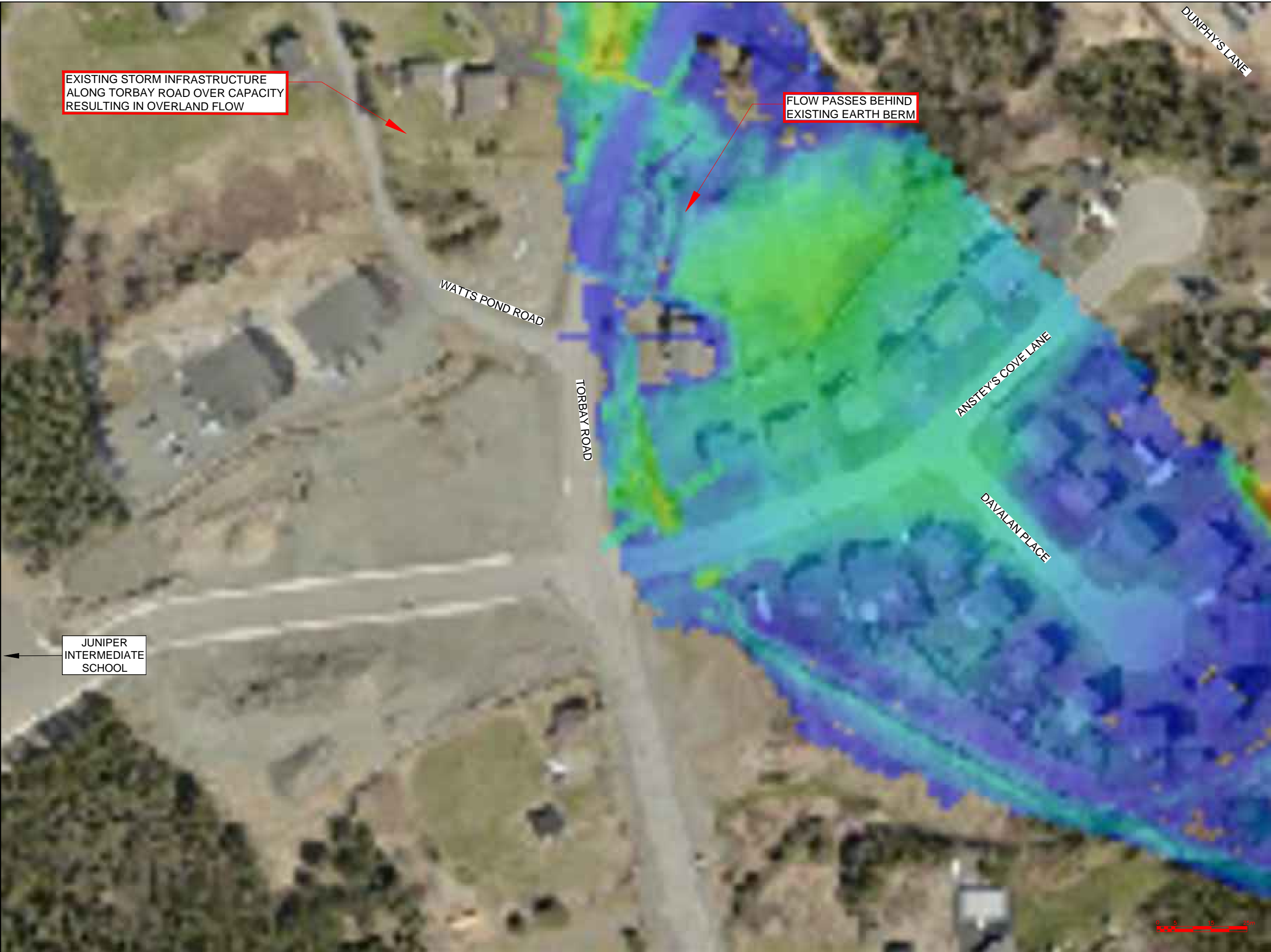
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

WATTS POND
FLOODPLAIN DETAIL 1 OF 2
100 YR - 24 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR123	



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B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743
3.327
2.911
2.496
2.080
1.664
1.248
0.832
0.416
0.000

X	X					X	X	X
No.		REVISIONS				APP	DWN	DATE

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

WATTS POND FLOODPLAIN DETAIL 2 OF 2
100 YR - 24 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	

MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2018-021	PR124	



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Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

0.000

X	X			X	X	X
No.		REVISIONS		APP	DWN	DATE

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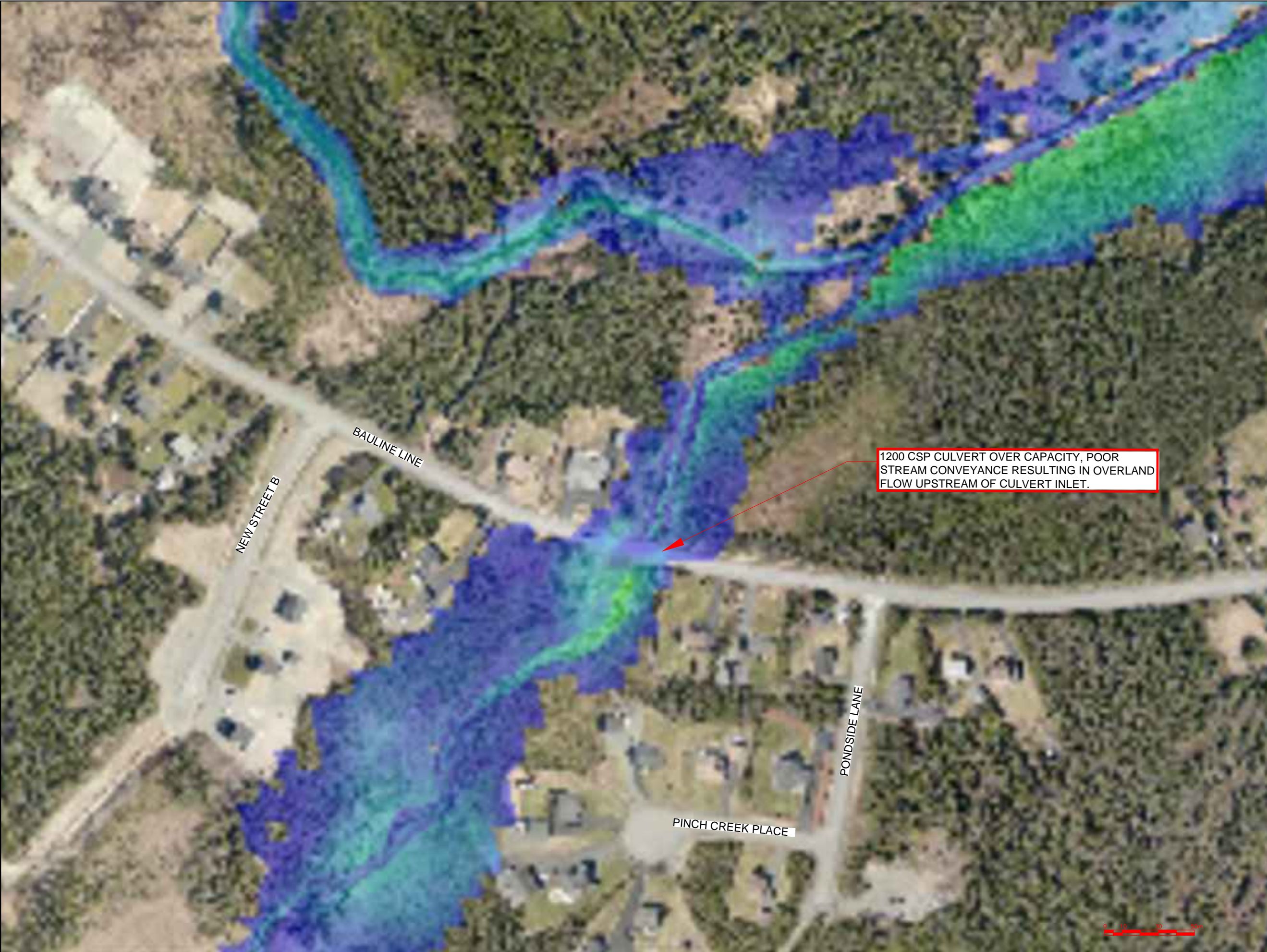
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER
FLOODPLAIN DETAIL 1 OF 3
100 YR - 6 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR125	



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Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

0.000

X	X			X	X	X
No.	REVISIONS				APP	DWN DATE

NORTH:

STAMP:

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PERMIT STAMP:

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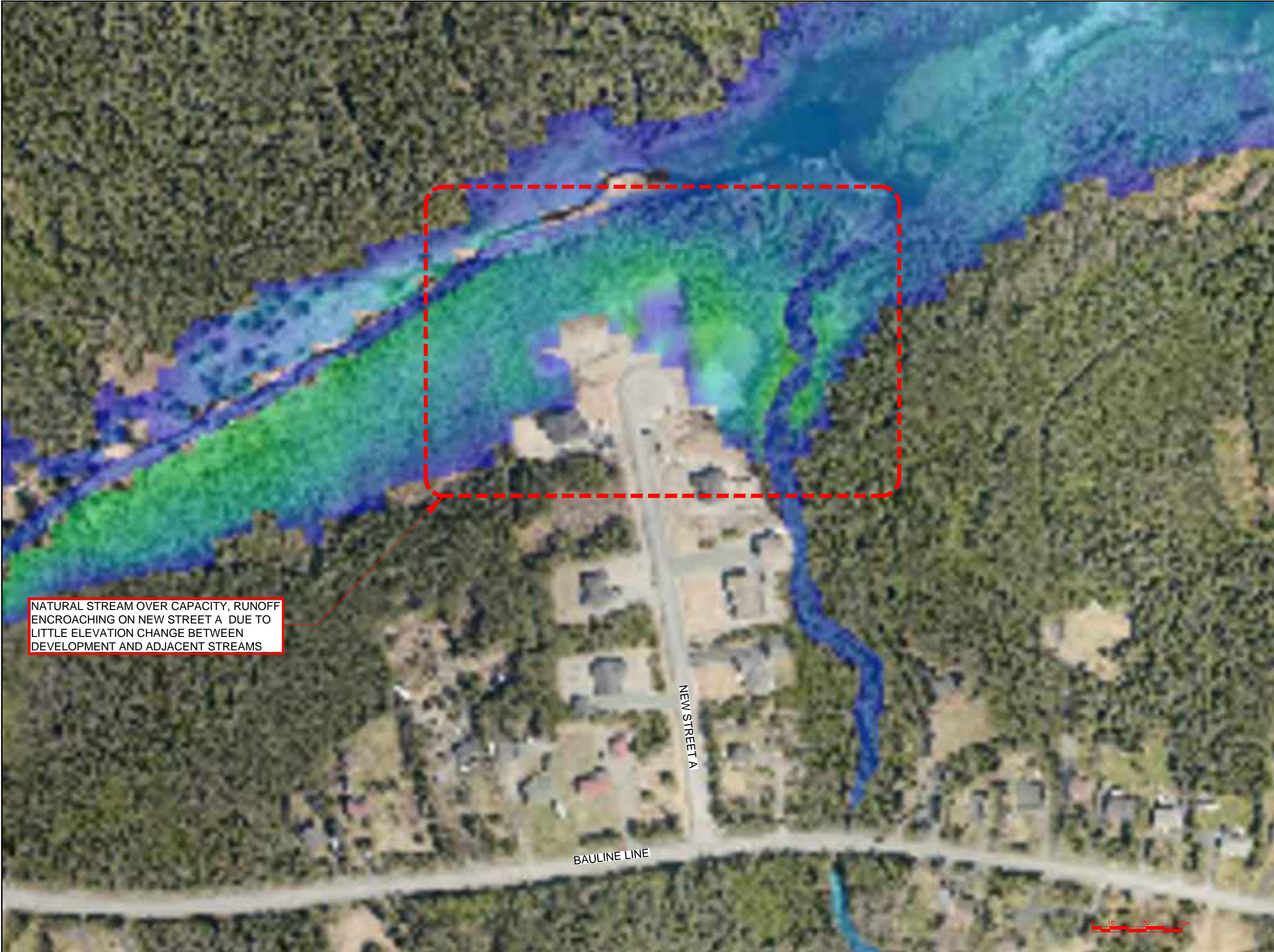
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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:
BIG RIVER
FLOODPLAIN DETAIL 2 OF 3
100 YR - 6 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR126	



NATURAL STREAM OVER CAPACITY, RUNOFF ENCROACHING ON NEW STREET A DUE TO LITTLE ELEVATION CHANGE BETWEEN DEVELOPMENT AND ADJACENT STREAMS

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Max Water Depth

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3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

0.000

X	X				X	X	X
No.		REVISIONS		APP	DWN	DATE	

NORTH:

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER
FLOODPLAIN DETAIL 3 OF 3
100 YR - 6 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR127	



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B

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Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

0.000

X	X			X	X	X
No.		REVISIONS		APP	DWN	DATE

NORTH:

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

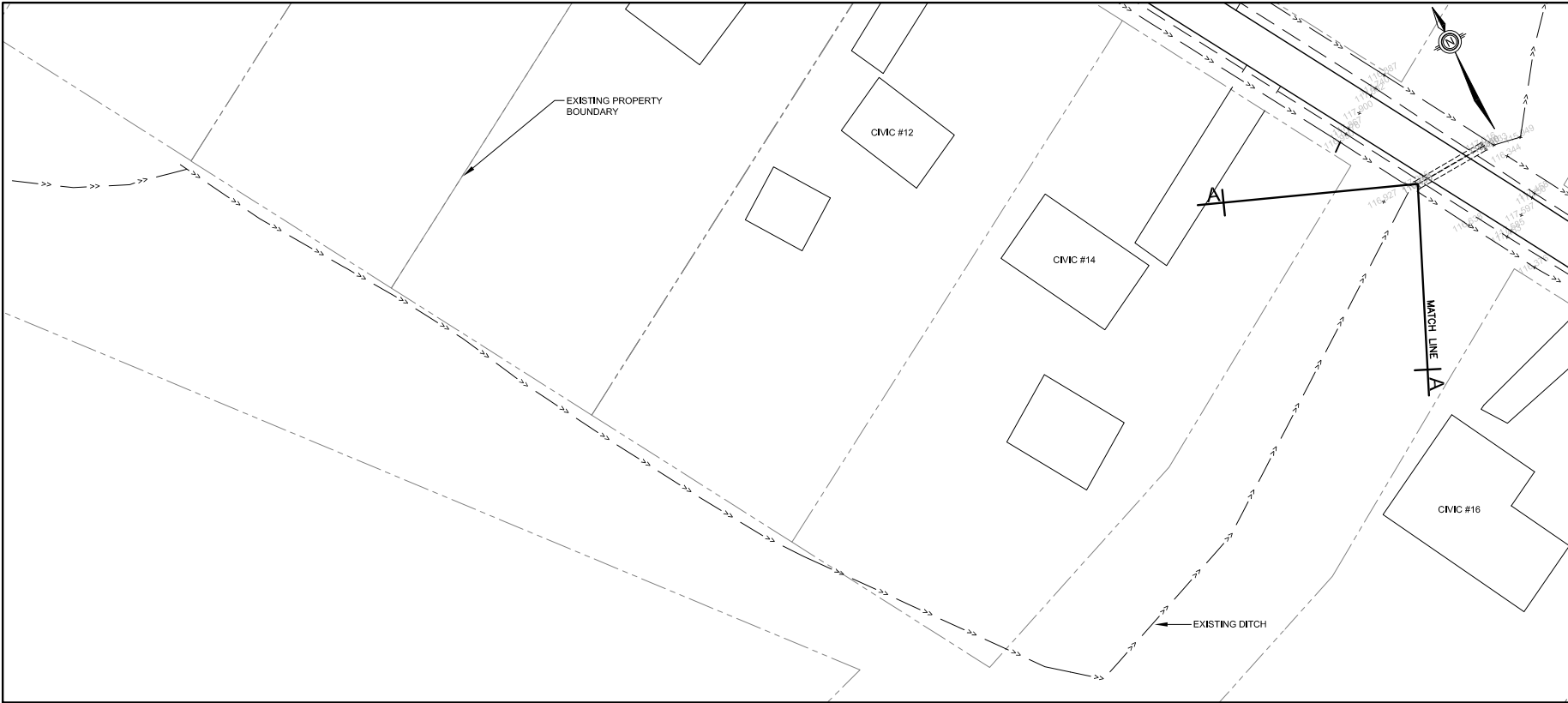
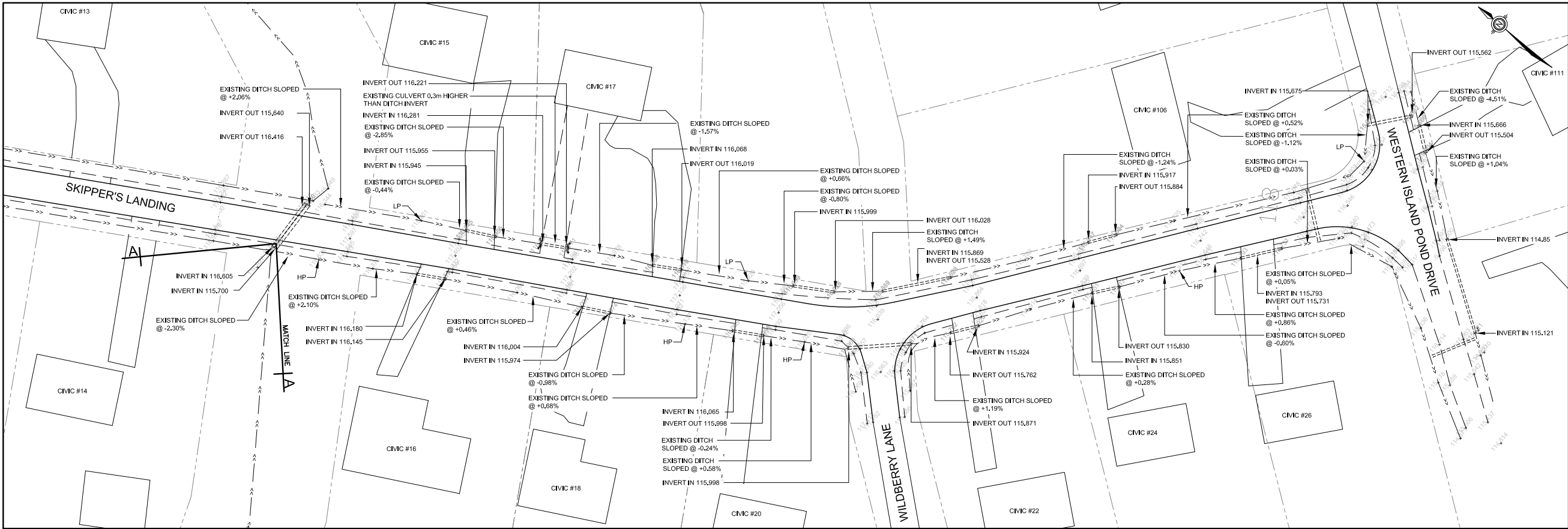
TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

KENNEDY'S BROOK
FLOODPLAIN DETAIL 1 OF 2
100 YR - 24 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR128	

APPENDIX 'G'
CONCEPT DRAWINGS – REMEDIAL UPGRADES



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LEGEND	
SYMBOL	DESCRIPTION
HP	HIGH POINT
LP	LOW POINT
==>>>==	EXISTING CULVERT
-->>>--	EXISTING DITCH

0	ISSUED FOR APPROVAL	18/03/05
No.	REVISIONS	APP DWN DATE

NORTH:

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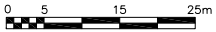
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

EXISTING SITE
PLAN (1 OF 4)

DRAWN BY:	DESIGNED BY:	APPROVED BY:
T.P.	T.P.	D.M.
MAE No:	DATE:	SCALE:
N/A	JULY 2016	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR130	0

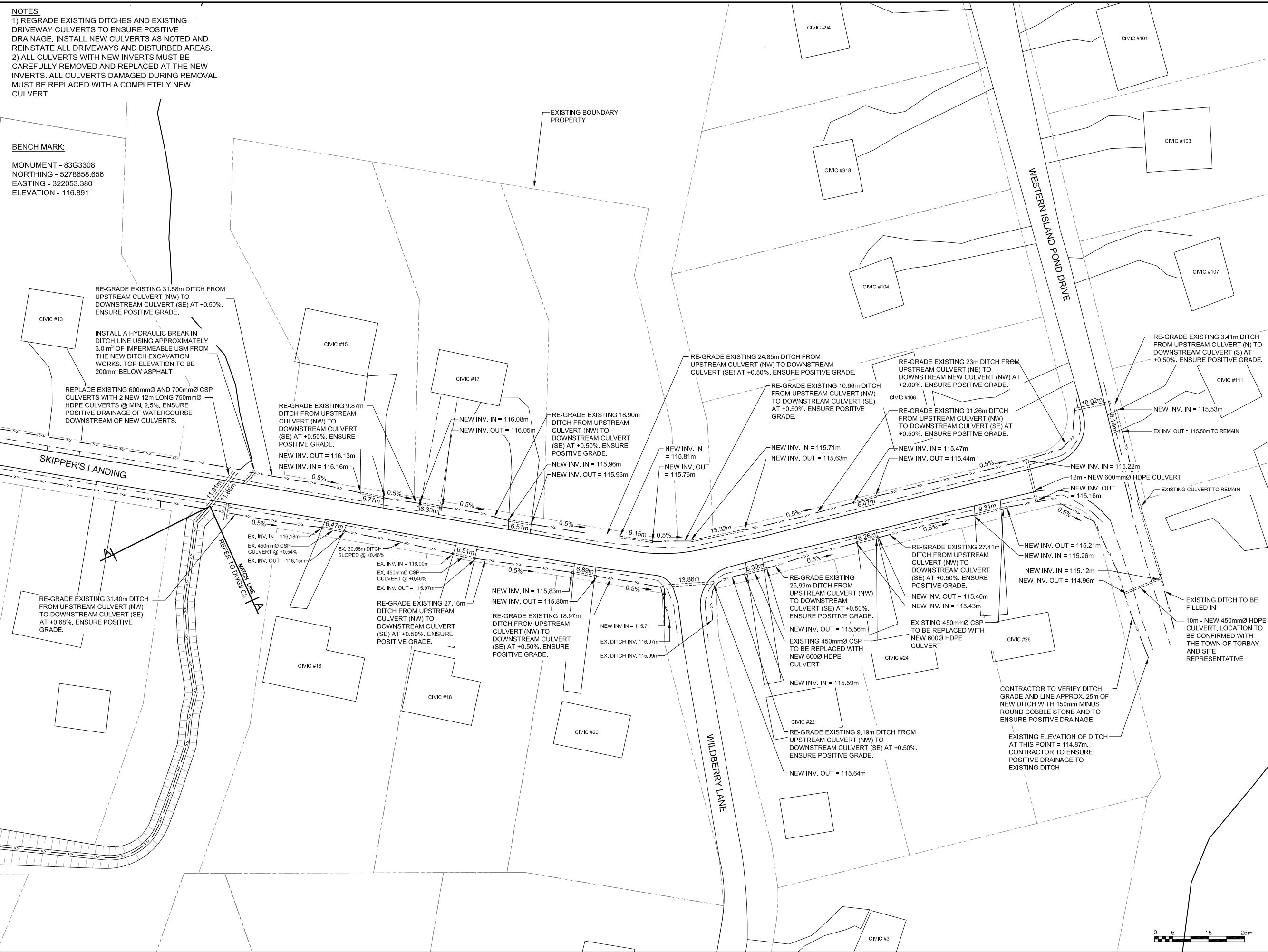


NOTES:
1) REGRADE EXISTING DITCHES AND EXISTING DRIVEWAY CULVERTS TO ENSURE POSITIVE DRAINAGE. INSTALL NEW CULVERTS AS NOTED AND REINSTATE ALL DRIVEWAYS AND DISTURBED AREAS.
2) ALL CULVERTS WITH NEW INVERTS MUST BE CAREFULLY REMOVED AND REPLACED AT THE NEW INVERTS. ALL CULVERTS DAMAGED DURING REMOVAL MUST BE REPLACED WITH A COMPLETELY NEW CULVERT.

BENCH MARK:

MONUMENT - 83G3308
NORTHING - 5278658.656
EASTING - 322053.380
ELEVATION - 116.891

EXISTING BOUNDARY
PROPERTY



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LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CULVERT
	EXISTING DITCH

0	ISSUED FOR APPROVAL		PM	18/03/05
No.	REVISIONS	APP	DWN	DATE

NORTH:

STAMP:



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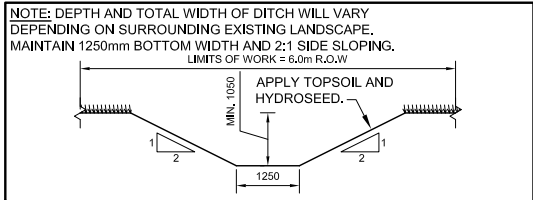
PROJECT TITLE:

**TORBAY STORMWATER
MANAGEMENT PLAN**

DRAWING TITLE:

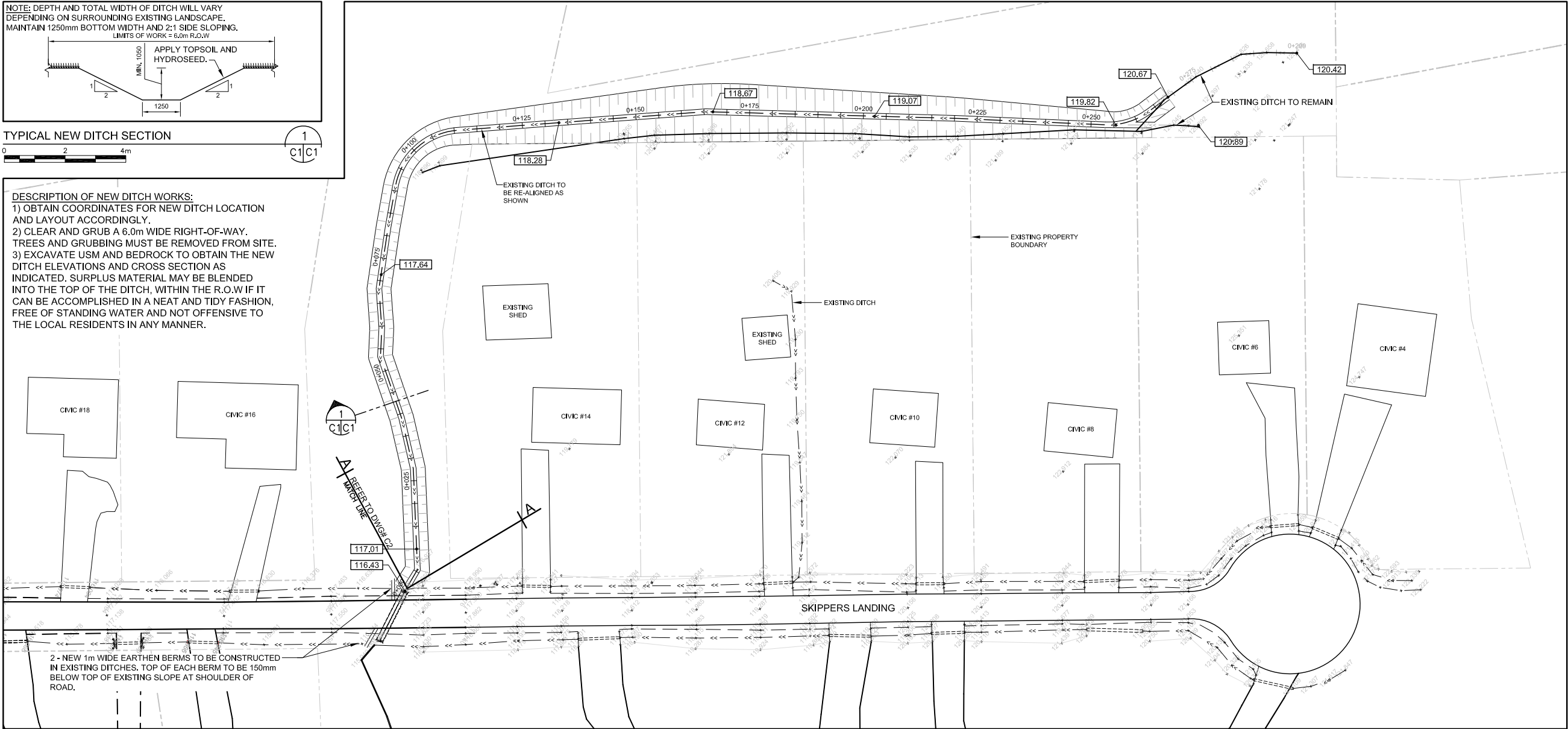
**SKIPPER'S LANDING
NEW SITE PLAN
(2 OF 4)**

DRAWN BY:	DESIGNED BY:	APPROVED BY:
T.P.	T.P.	D.M.
MAE No:	DATE:	SCALE:
N/A	JULY 2016	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR131	0

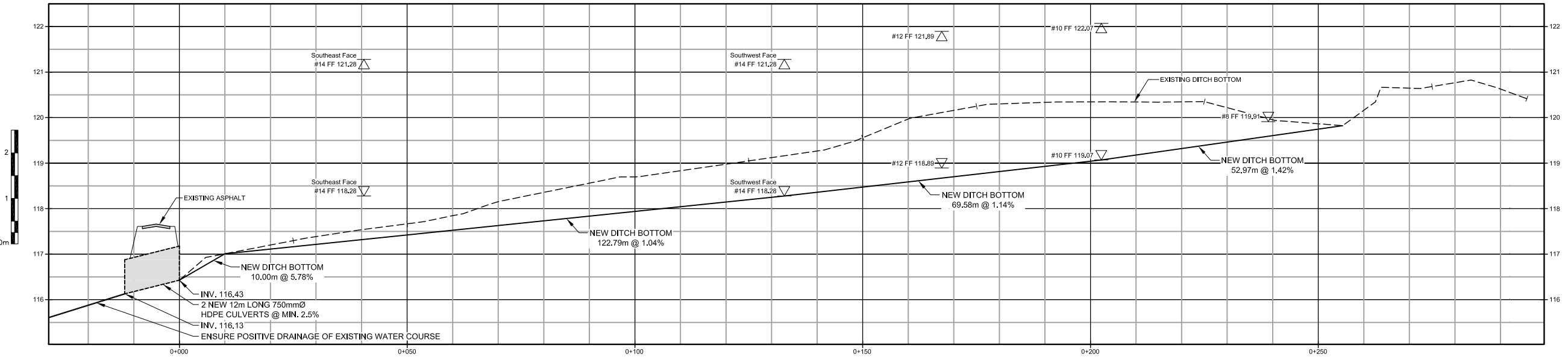
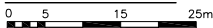


TYPICAL NEW DITCH SECTION

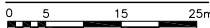
DESCRIPTION OF NEW DITCH WORKS:
1) OBTAIN COORDINATES FOR NEW DITCH LOCATION AND LAYOUT ACCORDINGLY.
2) CLEAR AND GRUB A 6.0m WIDE RIGHT-OF-WAY. TREES AND GRUBBING MUST BE REMOVED FROM SITE.
3) EXCAVATE USM AND BEDROCK TO OBTAIN THE NEW DITCH ELEVATIONS AND CROSS SECTION AS INDICATED. SURPLUS MATERIAL MAY BE BLENDED INTO THE TOP OF THE DITCH, WITHIN THE R.O.W IF IT CAN BE ACCOMPLISHED IN A NEAT AND TIDY FASHION, FREE OF STANDING WATER AND NOT OFFENSIVE TO THE LOCAL RESIDENTS IN ANY MANNER.



NEW DITCH - PLAN



NEW DITCH - PROFILE

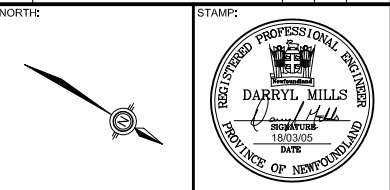


CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY PORTION OF THIS WORK. REPRODUCTIONS OF THIS DRAWING MAY HAVE BEEN REDUCED OR ENLARGED. REFER TO GRAPHIC SCALE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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LEGEND	
SYMBOL	DESCRIPTION
HP	HIGH POINT
LP	LOW POINT

0	ISSUED FOR APPROVAL	J.P.P.	D.M.	18/03/05
No.	REVISIONS	APP	DWN	DATE



Progressive Engineering
& Consulting Inc.

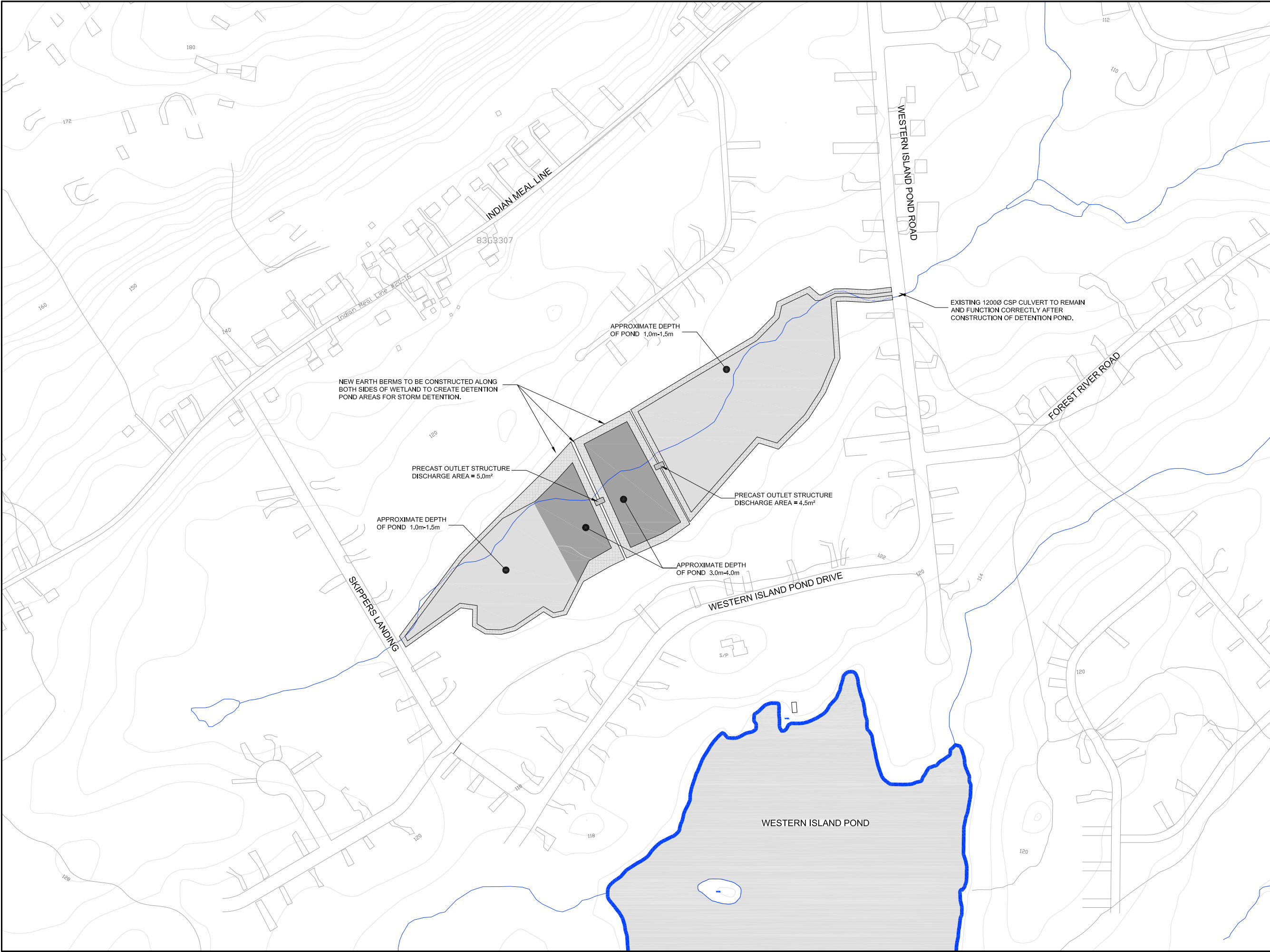
PERMIT STAMP:	
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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
**TORBAY STORMWATER
MANAGEMENT PLAN**

DRAWING TITLE:
**NEW DITCH
PLAN AND PROFILE
(3 OF 4)**

DRAWN BY: J.P.P.	DESIGNED BY: J.P.P.	APPROVED BY: D.M.
MAE No: N/A	DATE: OCT. 2017	SCALE: AS SHOWN
PROJECT No: 2018-021	DRAWING No: PR132	REV: 0



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C - No. OF DRAWING WHERE 'A' IS DETAILED

X	X	X	X	X		
No.	REVISIONS			APP	DWN	DATE

NORTH:

STAMP:

PERMIT STAMP:

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PERMIT HOLDER

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OWNER/CLIENT NAME:

TOWN OF TORBAY

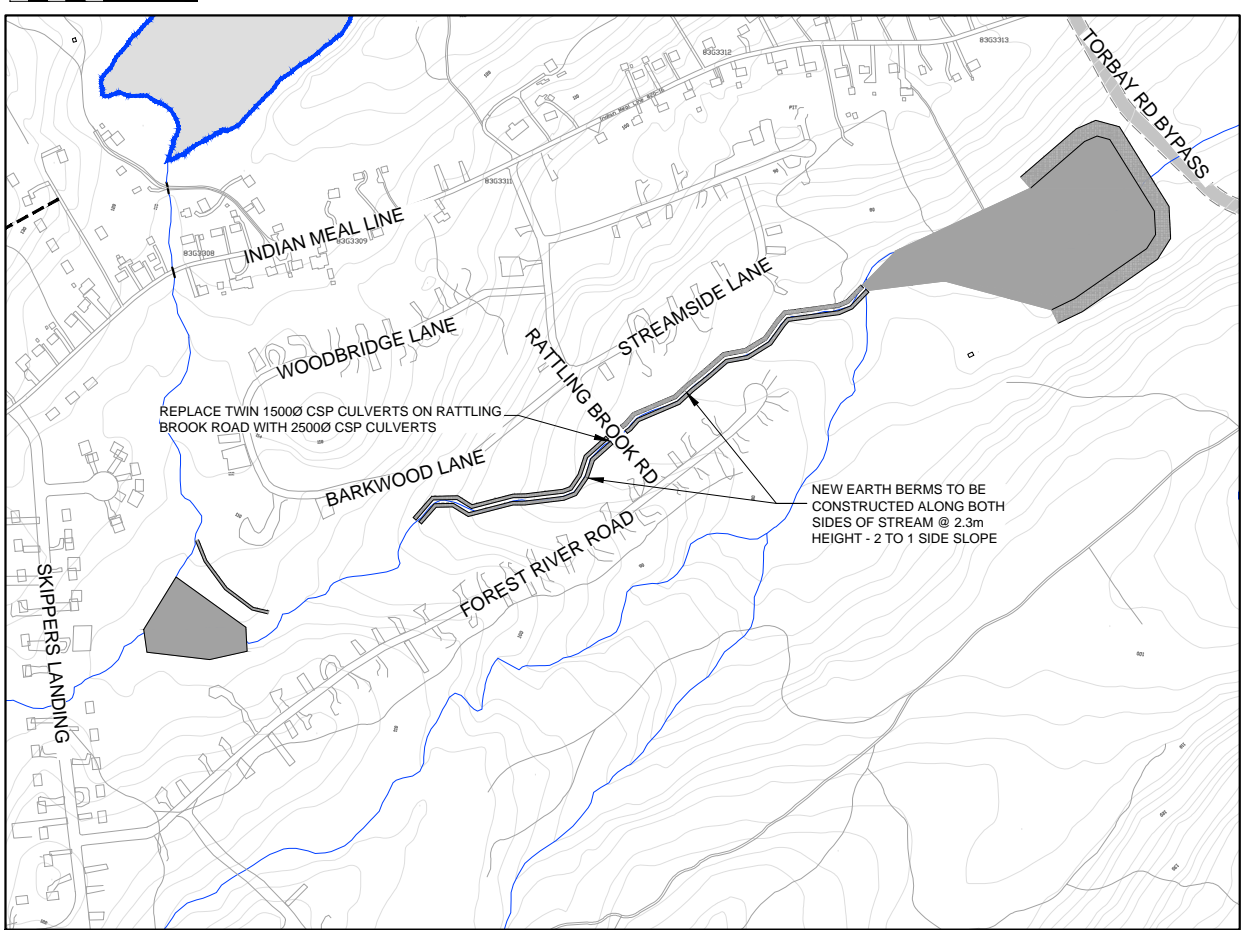
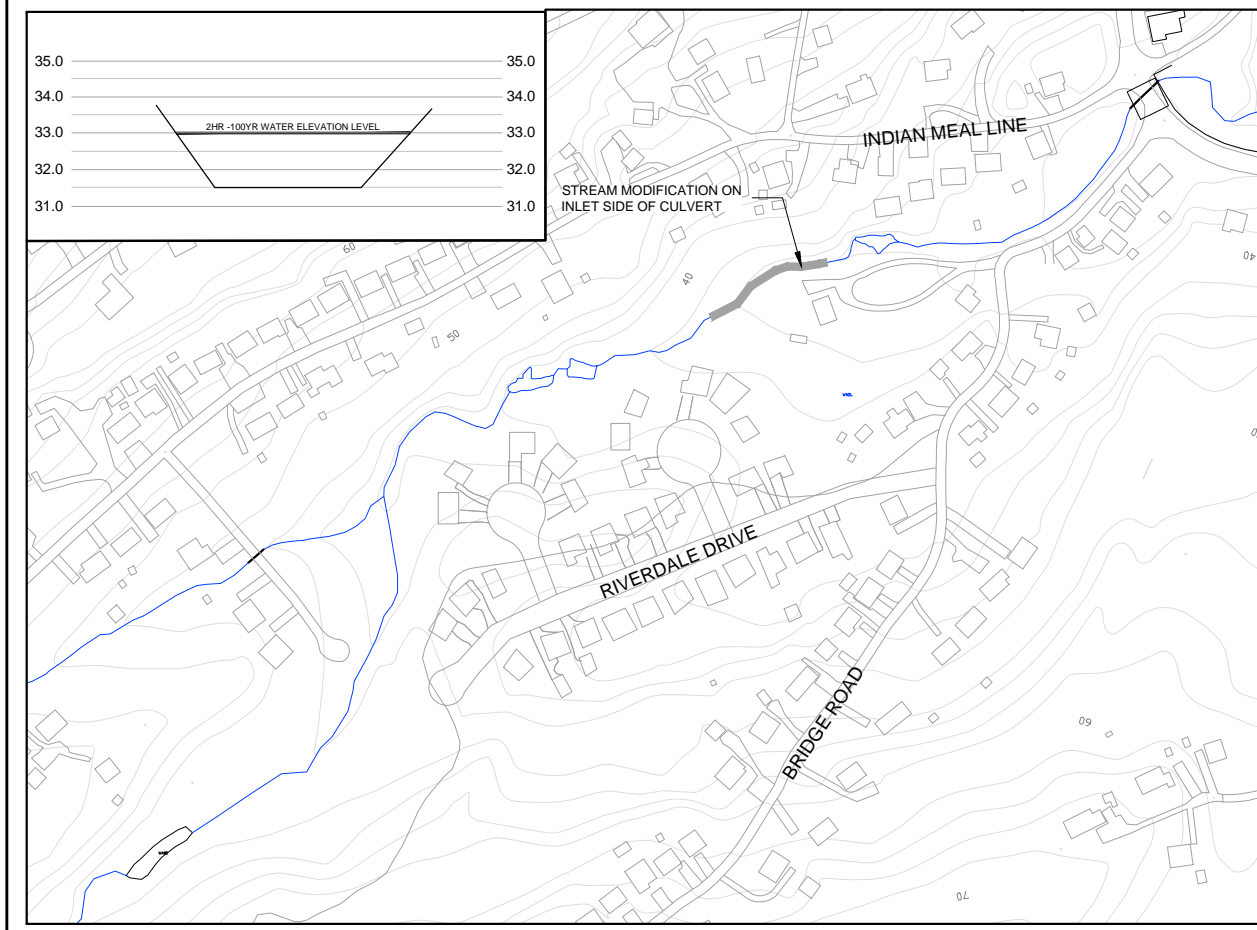
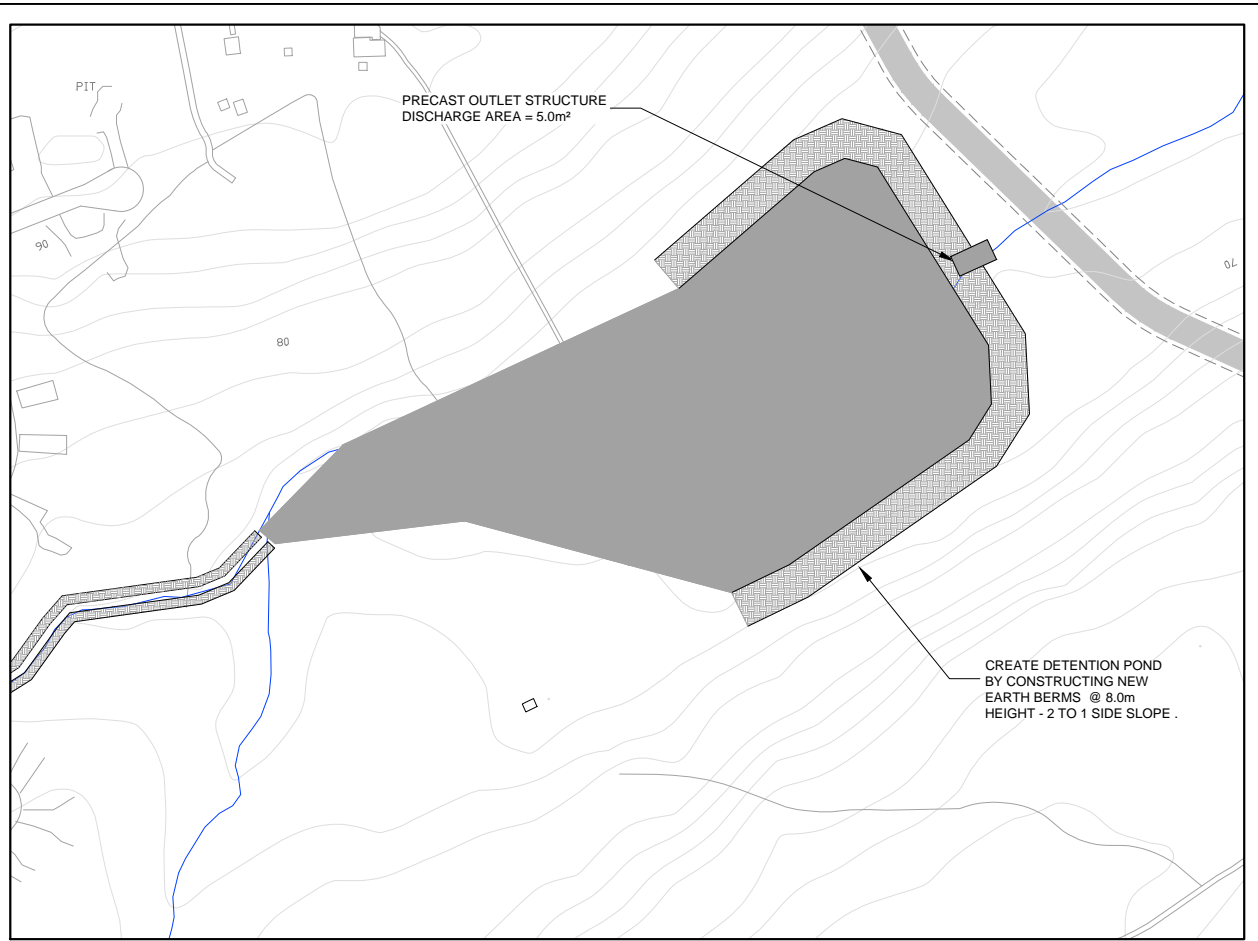
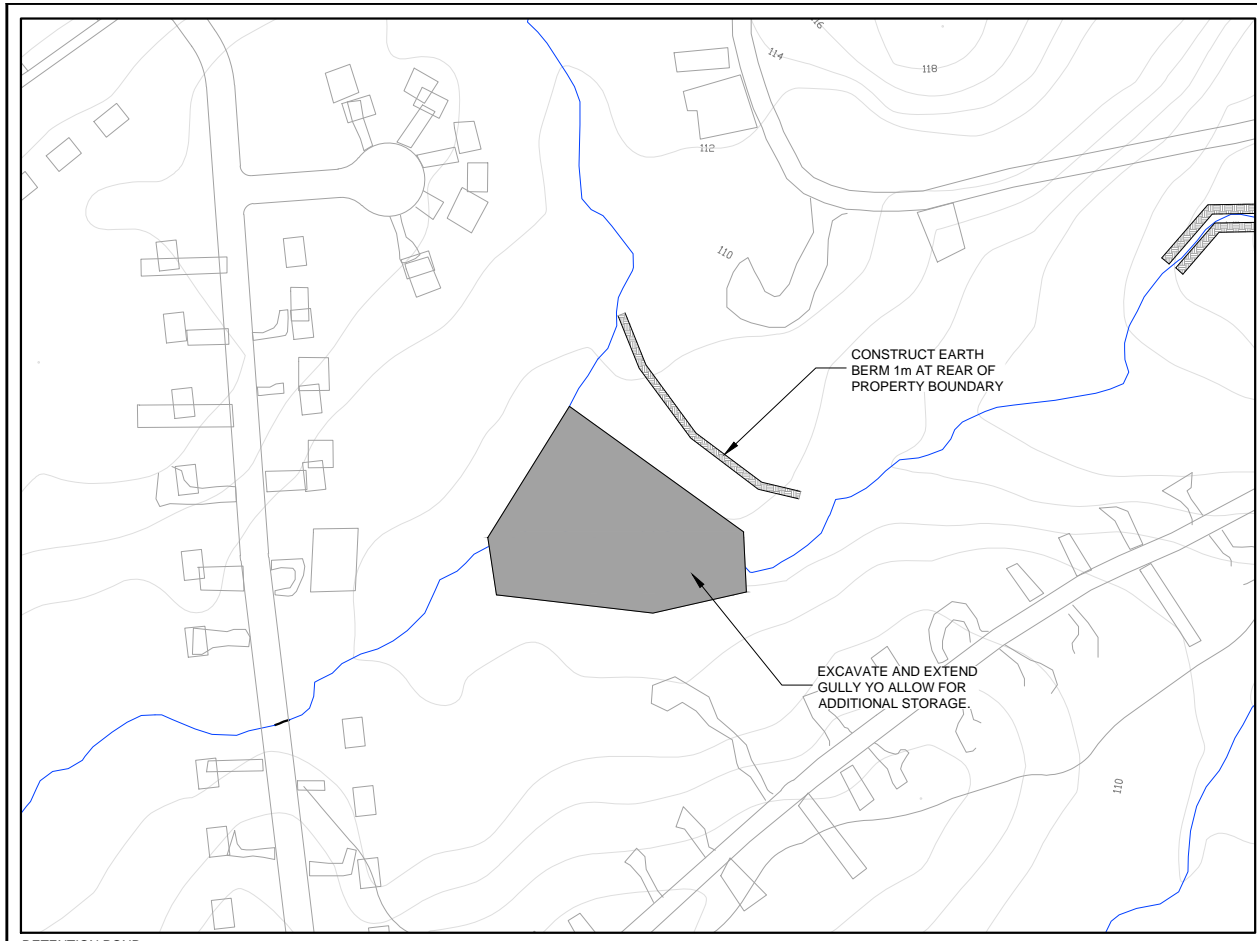
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

SKIPPERS LANDING STORM MANAGEMENT CONCEPT (4 OF 4)

DRAWN BY:	CL	DESIGNED BY:	CL	APPROVED BY:	
MAE No:	N/A	DATE:	NOV 2018	SCALE:	AS SHOWN
PROJECT No:	2018-021	DRAWING No:	PR133	REV:	



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B/C

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X	X			X	X	X
No.	REVISIONS			APP	DWN	DATE

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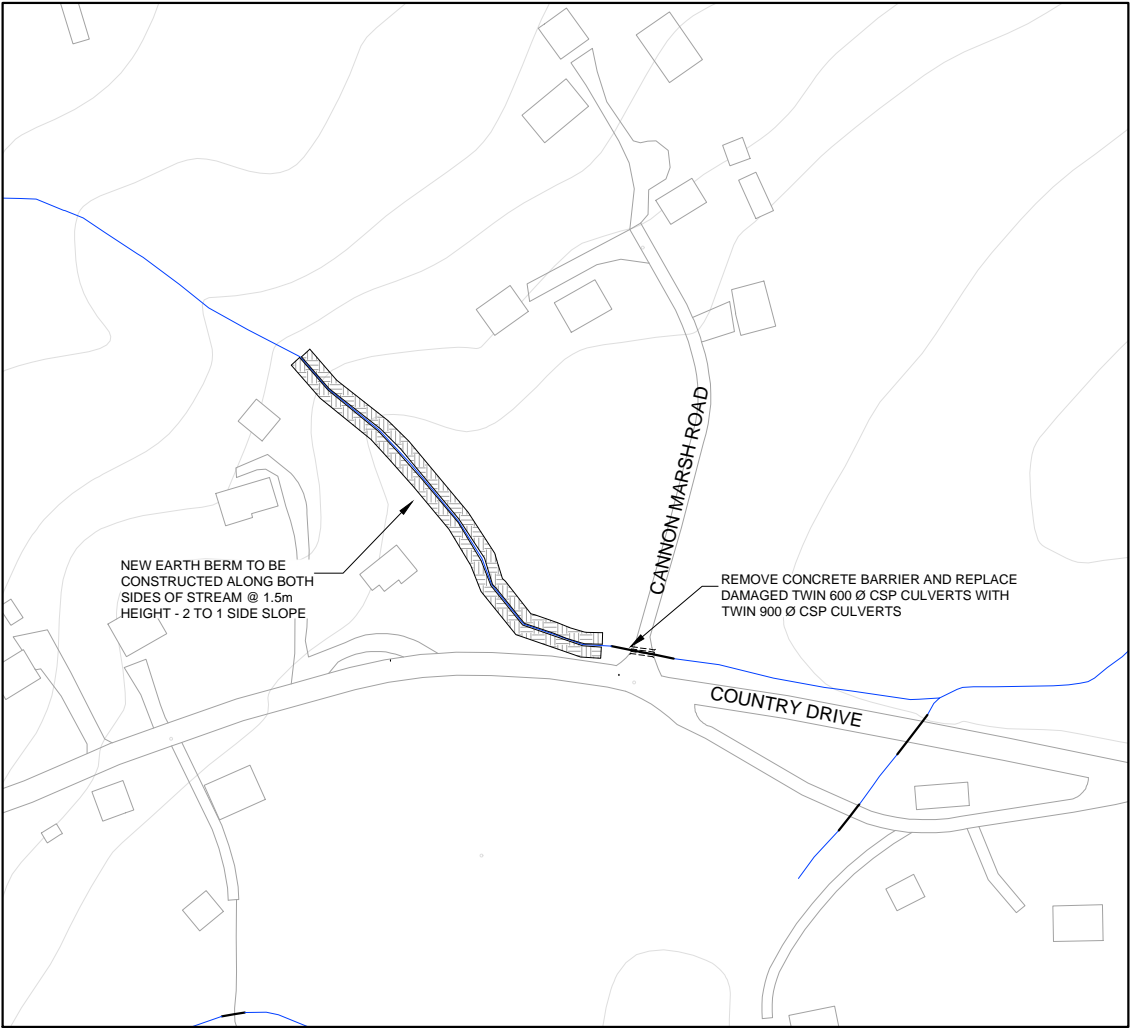
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OWNER/CLIENT NAME:
TOWN OF TORBAY

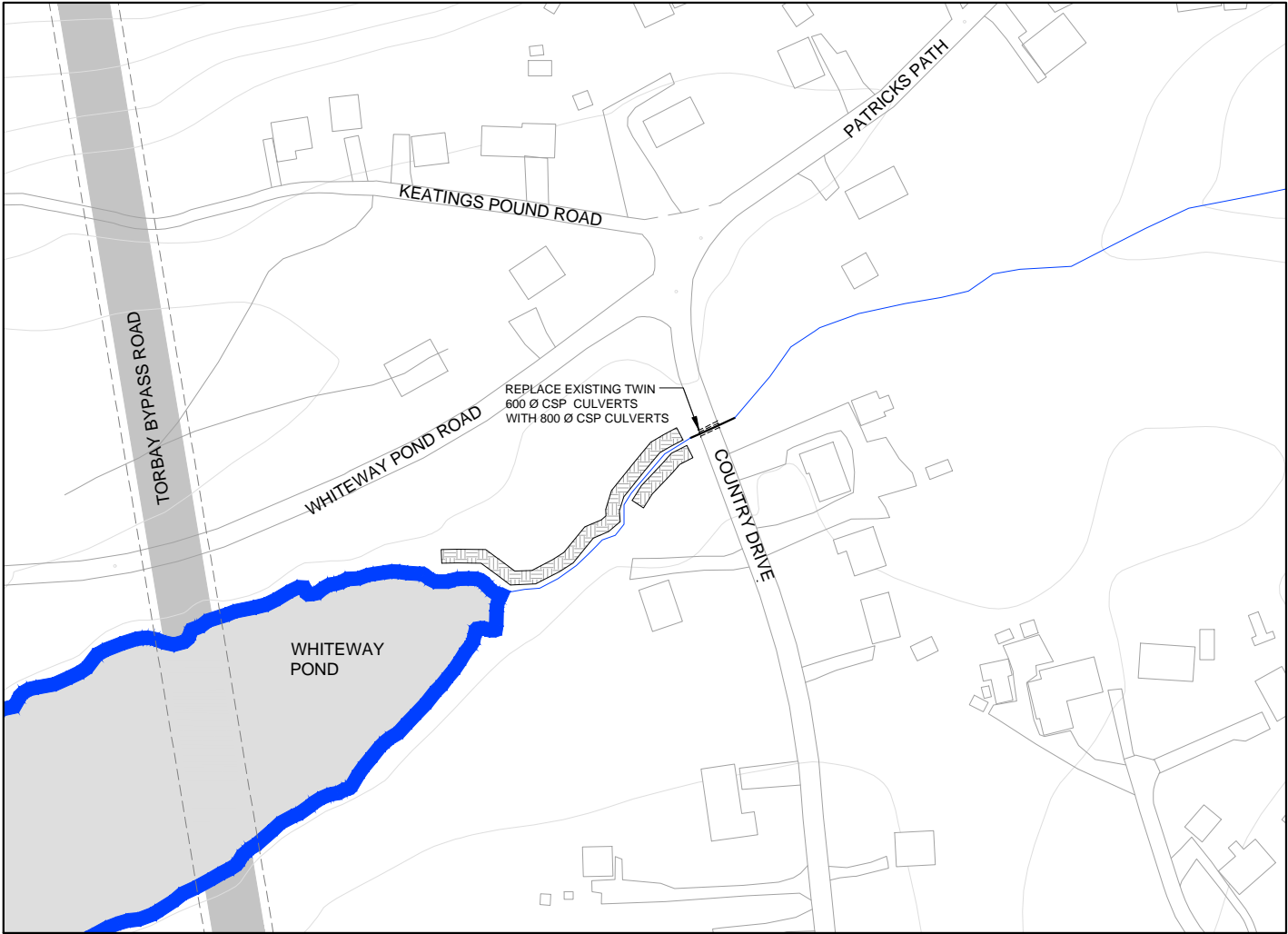
PROJECT TITLE:
TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:
ISLAND POND BROOK STORM MANAGEMENT CONCEPT 1 OF 2

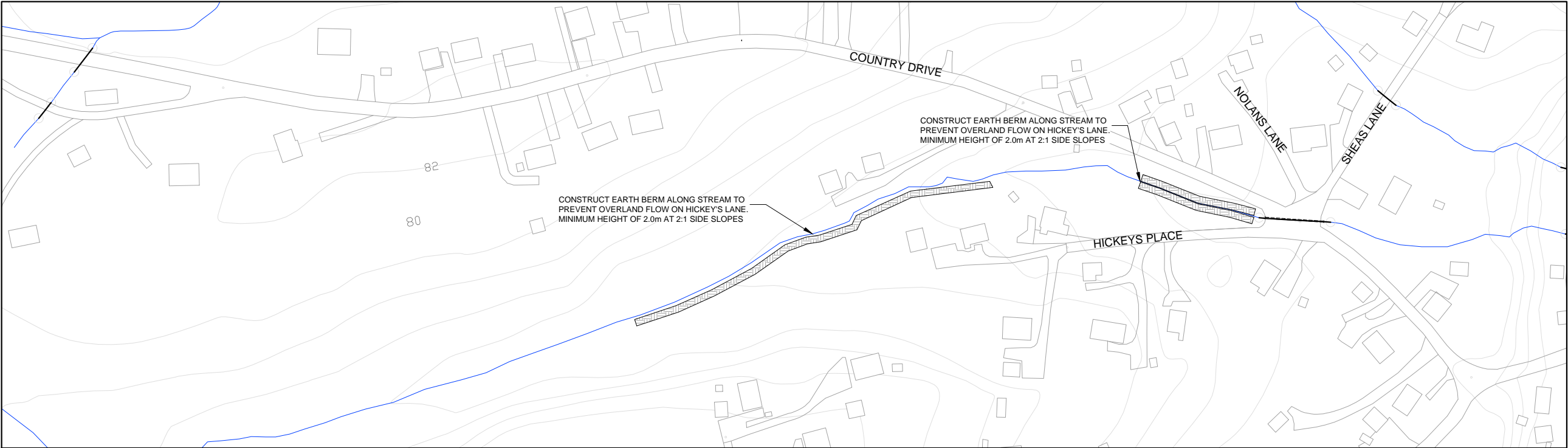
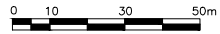
DRAWN BY: CL	DESIGNED BY: CL	APPROVED BY:
MAE No: N/A	DATE: NOV 2018	SCALE: AS SHOWN
PROJECT No: 2018-021	DRAWING No: PR134	REV:



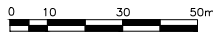
CANON MARSH ROAD UPGRADES



COUNTRY DRIVE UPGRADES



HICKEYS PLACE IMPROVEMENTS



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No.	REVISIONS	APP	DWN	DATE
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NORTH:	STAMP:
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Progressive Engineering
& Consulting Inc.

PERMIT STAMP:

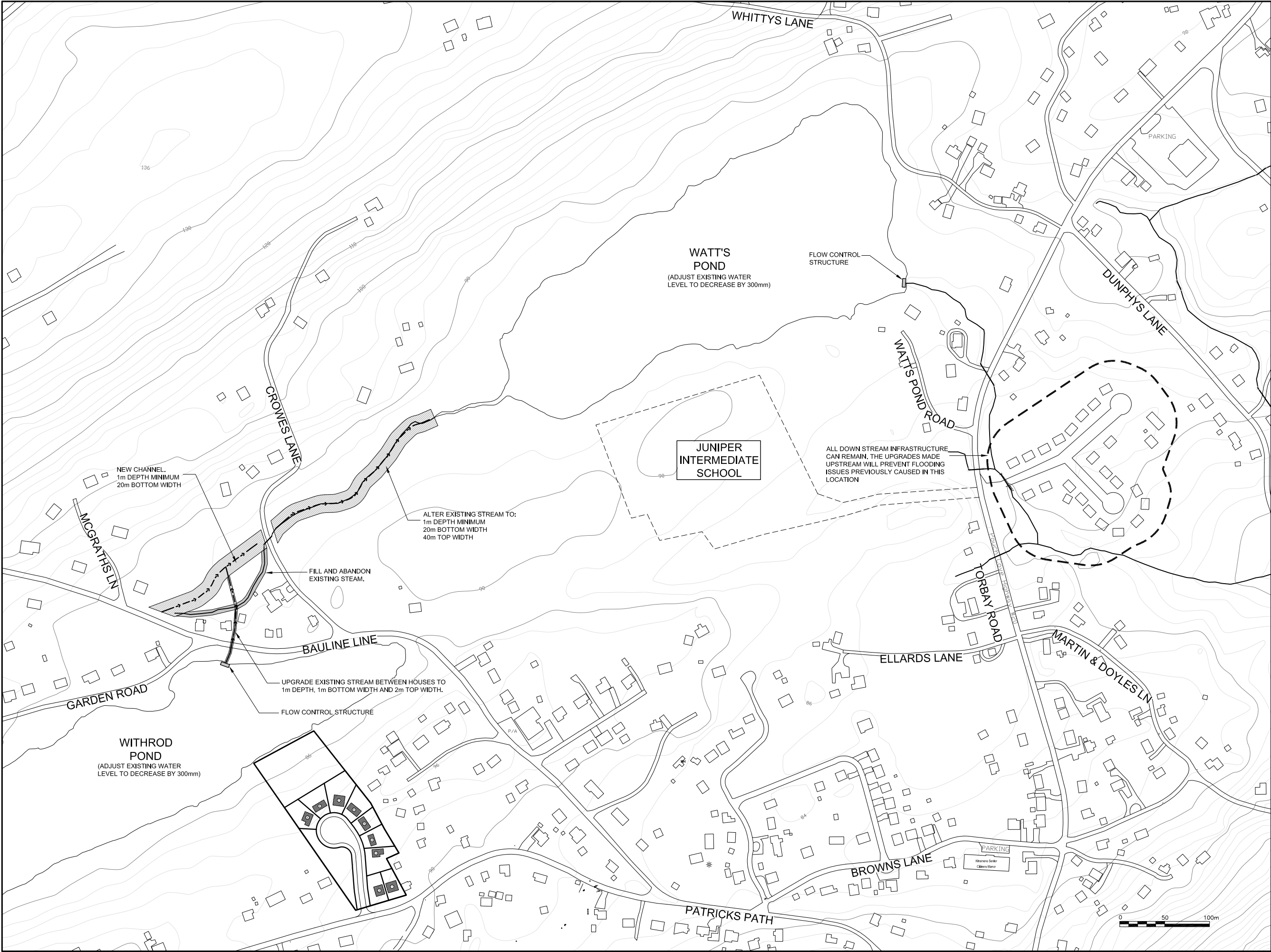
PROVINCE OF NEWFOUNDLAND AND LABRADOR	PERMIT HOLDER
	This Permit Allows
PROGRESSIVE ENGINEERING & CONSULTING INC.	
To practice Professional Engineering in Newfoundland and Labrador Permit No. as issued by PEG N0566 which is valid for the year 2018	

OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:
WHITEWAY POND
TORBAY MANAGEMENT
CONCEPT 1

DRAWN BY: CL	DESIGNED BY: CL	APPROVED BY:
MAE No: n/a	DATE: NOV 2018	SCALE: AS SHOWN
PROJECT No: 2018-021	DRAWING No: PR136	REV:



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A

B

C

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C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

0.000

No.	REVISIONS	APP	DWN	DATE

NORTH:

STAMP:

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PERMIT STAMP:

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PERMIT HOLDER

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PROGRESSIVE ENGINEERING & CONSULTING INC.

To practice Professional Engineering in Newfoundland and Labrador, Permit No. as issued by PEG N0566 which is valid for the year 2018

OWNER/CLIENT NAME:

TOWN OF TORBAY

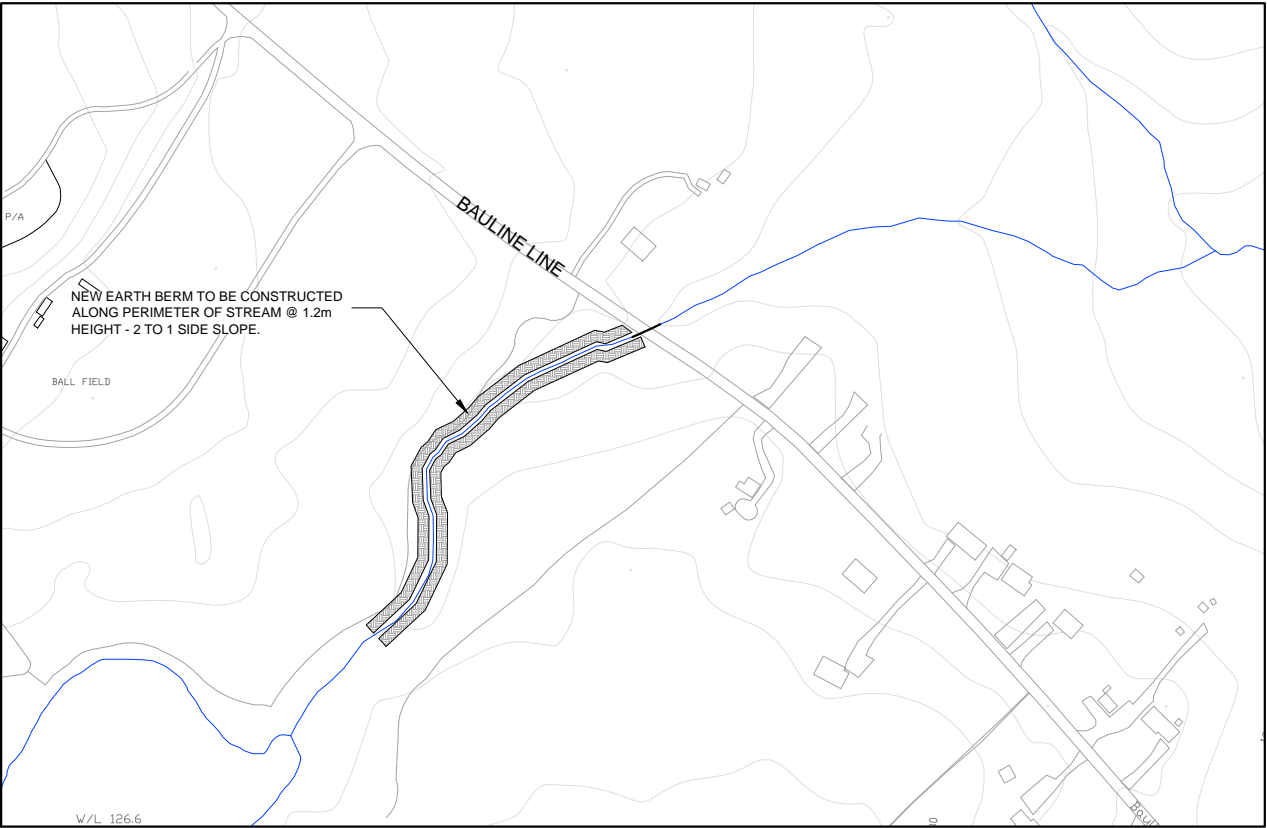
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

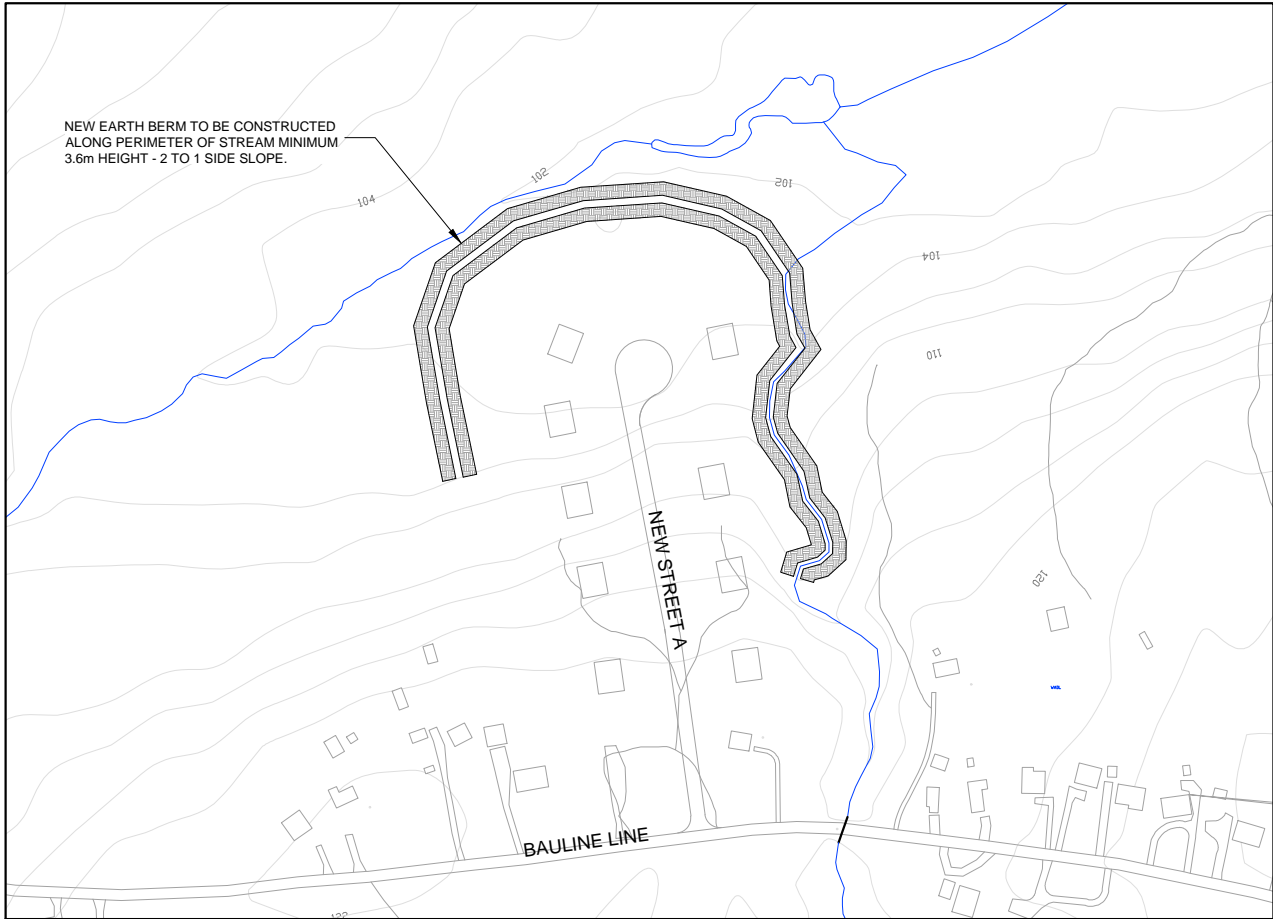
DRAWING TITLE:

WATTS POND TORBAY MANAGEMENT CONCEPT

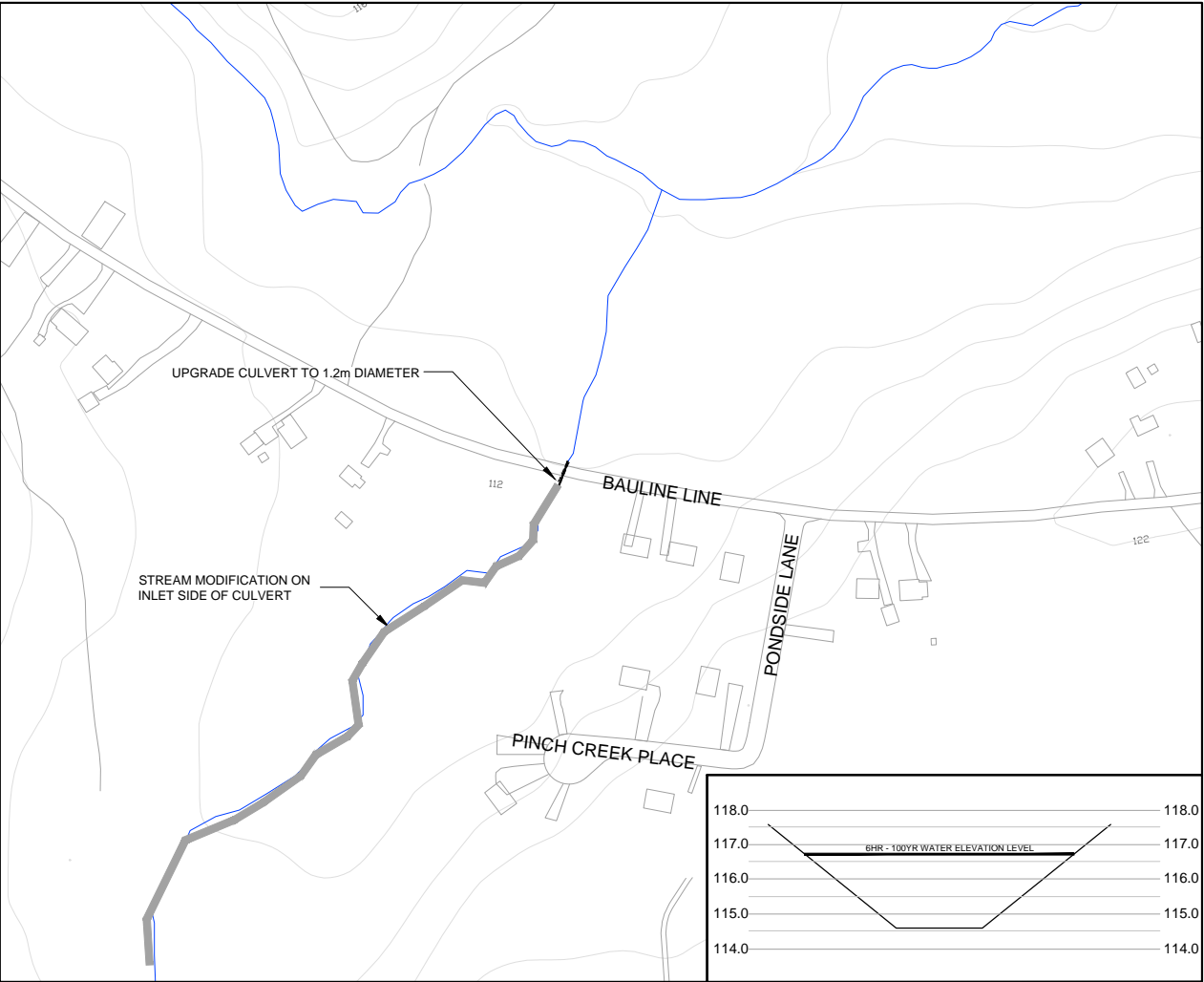
DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	DEC 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR-137	



EARTH BERMS PERIMETER OF STREAM



EARTH BERMS AROUND PROPERTIES



STREAM MODIFICATION AND UPGRADE EXISTING CULVERT

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B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
C - No. OF DRAWING WHERE 'A' IS DETAILED

X	X					X	X	X
No.	REVISIONS					APP	DWN	DATE

NORTH:	STAMP:
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Progressive Engineering
& Consulting Inc.

PERMIT STAMP:

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PROGRESSIVE ENGINEERING & CONSULTING INC.	This Permit Allows
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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:
BIG RIVER
STORM MANAGEMENT
CONCEPT 1

DRAWN BY: CL	DESIGNED BY: CL	APPROVED BY:
MAE No: N/A	DATE: NOV 2018	SCALE: AS SHOWN
PROJECT No: 2018-021	DRAWING No: PR140	REV:

APPENDIX 'H'
UPGRADED CONDITIONS FLOODPLAINS



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B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN

C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

3.743

3.327

2.911

2.496

2.080

1.664

1.248

0.832

0.416

0.000

No.	REVISIONS	APP	DWN	DATE

NORTH:

STAMP:

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Permit No. as Issued by PEG N0566
which is valid for the year 2018

OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

SKIPPER'S LANDING UPGRADED
FLOODPLAIN EXTENTS
100 YR - 2 HR

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR142	



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Max Water Depth

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No.		REVISIONS		APP	DWN
NORTH:			STAMP:		

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& Consulting Inc.

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OWNER/CLIENT NAME:

TOWN OF TORBAY

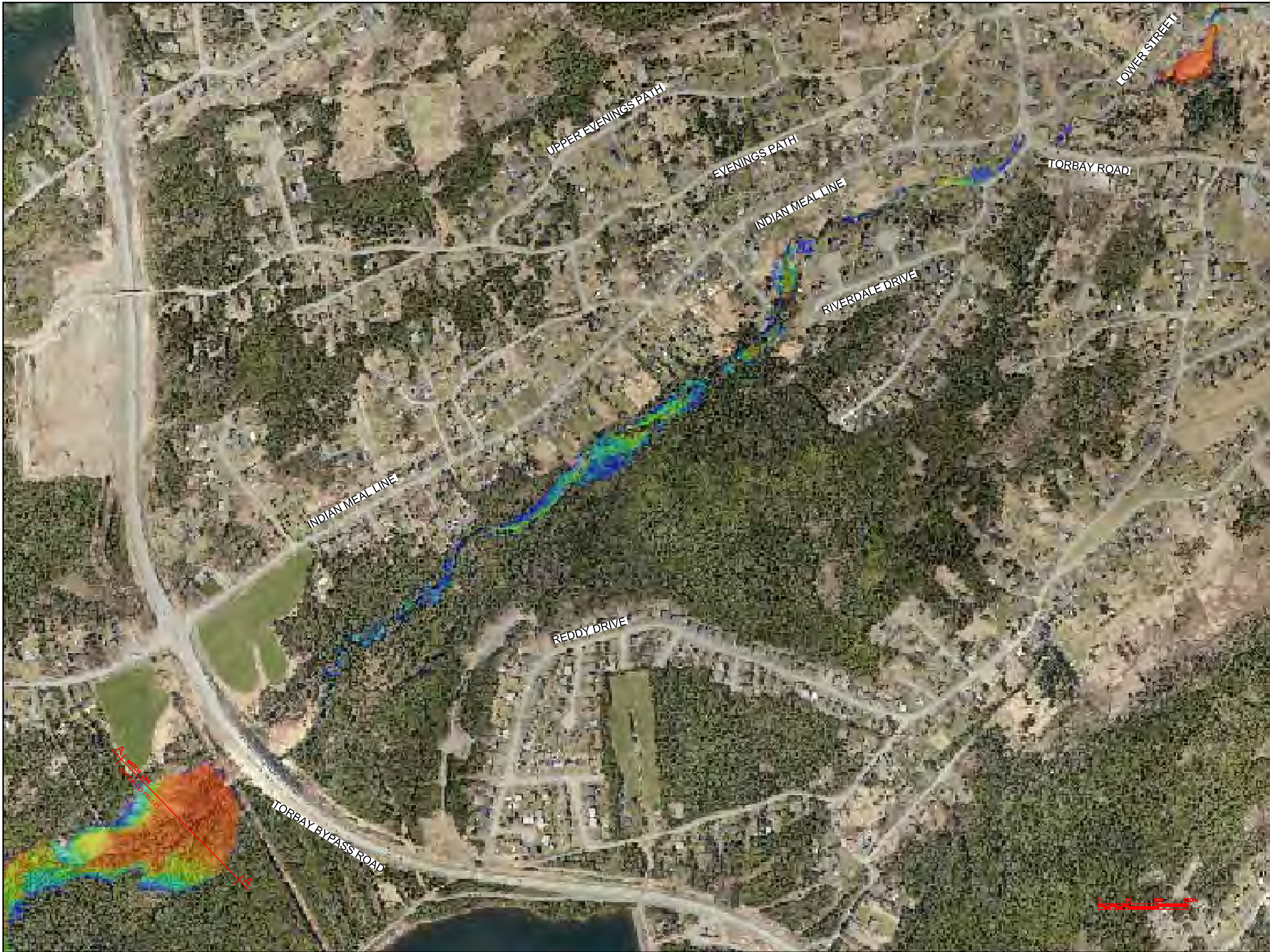
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK UPGRADED FLOODPLAIN EXTENTS (1 OF 2)
100 YR - 2 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR143	



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C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

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No.	REVISIONS	APP	DWN	DATE
NORTH:		STAMP:		

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Progressive Engineering & Consulting Inc.

PERMIT STAMP:

PROVINCE OF NEWFOUNDLAND AND LABRADOR

PEG

PERMIT HOLDER

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To practice Professional Engineering in Newfoundland and Labrador. Permit No. as Issued by PEG N0566 which is valid for the year 2018

OWNER/CLIENT NAME:

TOWN OF TORBAY

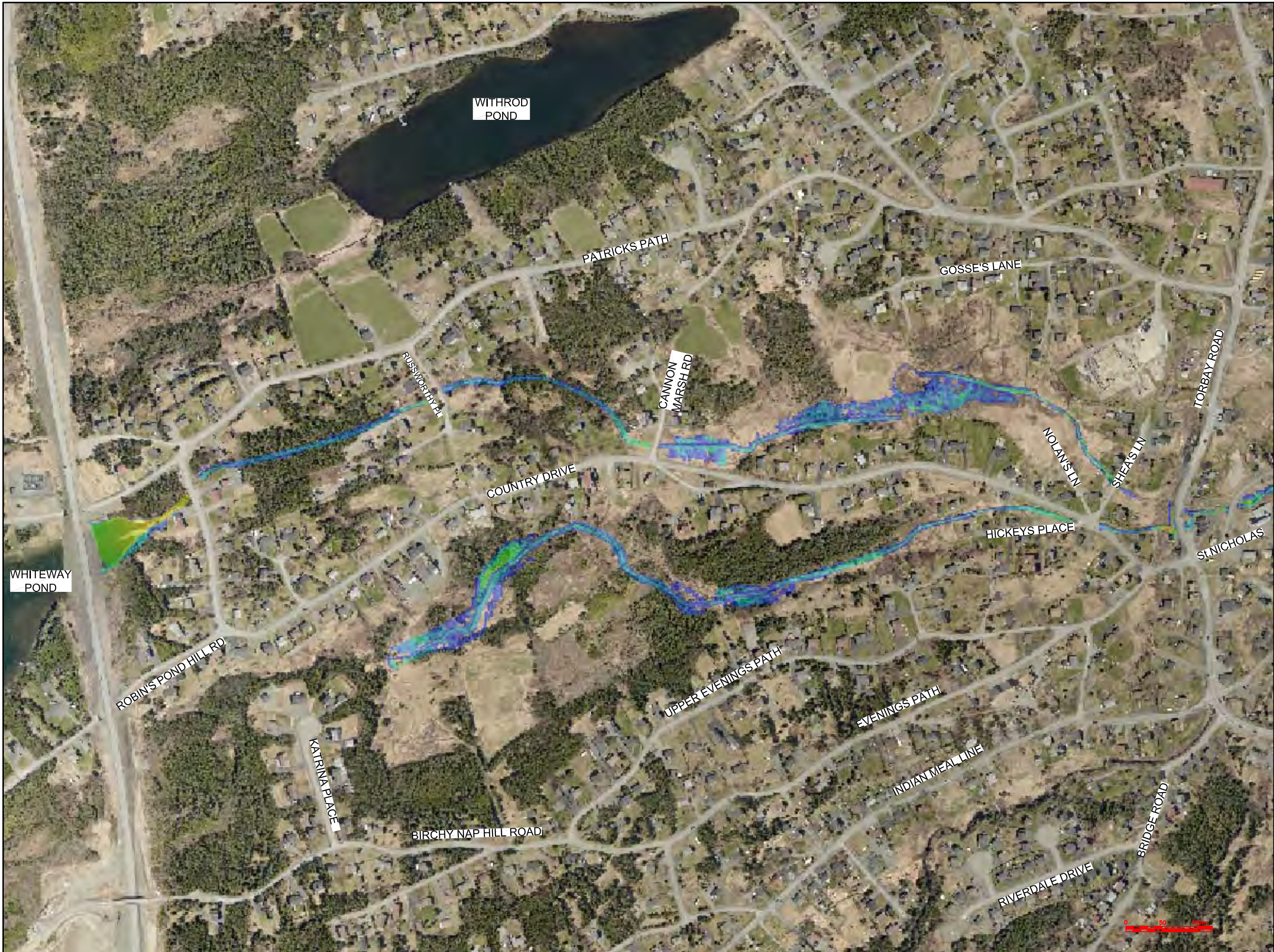
PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

ISLAND POND BROOK UPGRADED FLOODPLAIN EXTENTS (1 OF 2)
100 YR - 2 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR144	



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Max Water Depth

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No.	REVISIONS	APP	DWN	DATE

NORTH:

STAMP:

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OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

WHITEWAY POND UPGRADED FLOODPLAIN EXTENTS 100 YR - 24 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR145	



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C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

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No.	REVISIONS	APP	DWN	DATE
NORTH:				
STAMP:				

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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:
WATTS POND UPGRADED
FLOODPLAIN EXTENTS
100 YR - 24 HR CC

DRAWN BY: CL	DESIGNED BY: CL	APPROVED BY:
MAE No: N/A	DATE: NOV 2018	SCALE: AS SHOWN
PROJECT No: 2018-021	DRAWING No: PR-146	REV:



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C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

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No.	REVISIONS	APP	DWN	DATE

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TOWN OF TORBAY

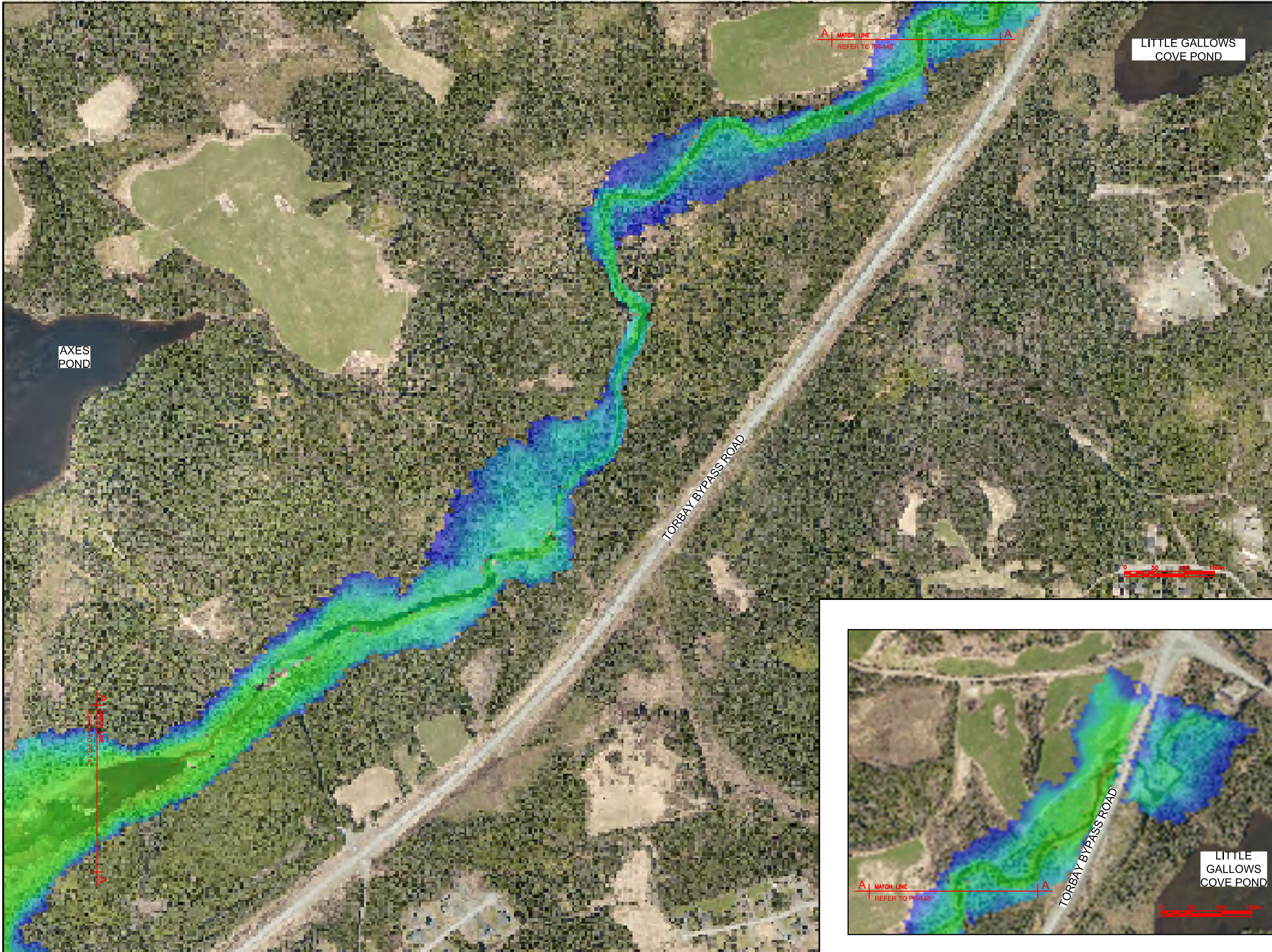
PROJECT TITLE:

TORBAY STORMWATER
MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER UPGRADED
FLOODPLAIN EXTENTS
100 YR - 6 HR

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	
MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2018-021	PR147	



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B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

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No.	REVISIONS	APP	DWN	DATE

NORTH:

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which is valid for the year 2018

OWNER/CLIENT NAME:

TOWN OF TORBAY

PROJECT TITLE:

TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:

BIG RIVER UPGRADED FLOODPLAIN EXTENTS (2 OF 2)
100 YR - 6 HR CC

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CL	CL	

MAE No:	DATE:	SCALE:
N/A	NOV 2018	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2018-021	PR148	



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C - No. OF DRAWING WHERE 'A' IS DETAILED

Max Water Depth

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No.	REVISIONS	APP	DWN	DATE

NORTH:

STAMP:

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OWNER/CLIENT NAME:
TOWN OF TORBAY

PROJECT TITLE:
TORBAY STORMWATER MANAGEMENT PLAN

DRAWING TITLE:
KENNEDYS BROOK UPGRADED FLOODPLAIN EXTENTS 100 YR - 2 HR CC

DRAWN BY: CL	DESIGNED BY: CL	APPROVED BY:
MAE No: N/A	DATE: NOV 2018	SCALE: AS SHOWN
PROJECT No: 2018-021	DRAWING No: PR149	REV:

APPENDIX 'I'
CONCEPT ESTIMATES



PROJECT: TORBAY STORMWATER MANAGEMENT PLAN

JOB #:2018-021 COST ESTIMATE - SKIPPERS LANDING DETENTION POND

BUDGET ESTIMATE: \$860,907.08

SECTION	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL
REV:A	ISSUED FOR APPROVALS	DATE:	20-Jun-19	APPROVED BY:	VB
CONSTRUCTION COST:					\$748,614.86
ENGINEERING:					\$112,292.23
TOTAL:					\$860,907.08
<u>DIVISION #1</u>					
01010	MOBILIZATION & DEMOBILIZATION (Not greater than 5% if on the Island. Or 10% if in Labrador, of Item a. "sub-total" on last page)	LS	UNIT	\$12,000.00	\$12,000.00
01020	CASH ALLOWANCE Misc Works as Directed by Owner	Allowance	Allowance	\$20,000.00	\$20,000.00
01570	TRAFFIC REGULATIONS Flagperson's Wages	HOURL	800.00	\$20.00	\$16,000.00
<u>DIVISION #2</u>					
02104	LANDSCAPING, SEEDING AND TREE PRESERVATION Supply & Placing Topsoil	M ²	9524.00	\$8.00	\$76,192.00
	Hydraulic Seeding & Mulching	M ²	9524.00	\$6.00	\$57,144.00
02111	CLEARING & GRUBBING Clearing	HA	2.70	\$2,000.00	\$5,400.00
	Grubbing	HA	2.70	\$8,000.00	\$21,600.00
02215	SITE WORK & SITE GRADING Mass Common Excavation	M ³	4700.00	\$5.00	\$23,500.00
	USM Removal	M ³	1500.00	\$30.00	\$45,000.00
	Imported Glacial Till	M ³	27606.00	\$10.00	\$276,060.00
02233	SELECTED GRANULAR BASE & SUB-BASE MATERIALS Class "A" Granular Base	tonne	100.80	\$20.00	\$2,016.00
	Class "B" Granular Base	tonne	67.20	\$22.00	\$1,478.40
02552	HOT MIX ASPHALT CONCRETE PAVING Surface Course	tonne	36.00	\$150.00	\$5,400.00
02434	PIPE CULVERTS Outlet Control Structure - Pre-Cast Concrete Headwall & Orifices	EACH	2.00	\$15,000.00	\$30,000.00

a) SUB TOTAL	\$591,790.40
b) CONTINGENCY (10%)	\$59,179.04
b) H.S.T. 15% of a & b.	\$97,645.42
c) GRAND TOTAL	\$748,614.86



PROJECT: TORBAY STORMWATER MANAGEMENT PLAN

JOB #:2018-021 COST ESTIMATE - SKIPPERS LANDING DETENTION POND

BUDGET ESTIMATE: \$860,907.08

SECTION	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL
REV:A	ISSUED FOR APPROVALS	DATE:	20-Jun-19	APPROVED BY:	VB



PROJECT: TORBAY STORMWATER MANAGEMENT PLAN

JOB #:2018-021 PRELIMINARY COST ESTIMATE - ISLAND POND CATCHMENT

BUDGET ESTIMATE: \$1,358,289.16

SECTION	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL
REV:A	ISSUED FOR APPROVALS	DATE:	20-Jun-19	APPROVED BY:	VB
CONSTRUCTION COST:					\$1,181,121.01
ENGINEERING:					\$177,168.15
TOTAL:					\$1,358,289.16
<u>DIVISION #1</u>					
01010	MOBILIZATION & DEMOBILIZATION (Not greater than 5% if on the Island. Or 10% if in Labrador, of Item a. "sub-total" on last page)	LS	UNIT	\$5,000.00	\$5,000.00
01020	CASH ALLOWANCE Misc Works as Directed by Owner	Allowance	Allowance	\$20,000.00	\$20,000.00
01570	TRAFFIC REGULATIONS Flagperson's Wages	HOURL	1000.00	\$20.00	\$20,000.00
<u>DIVISION #2</u>					
02104	LANDSCAPING, SEEDING AND TREE PRESERVATION Supply & Placing Topsoil	M ²	9500.00	\$8.00	\$76,000.00
	Hydraulic Seeding & Mulching	M ²	9500.00	\$6.00	\$57,000.00
02111	CLEARING & GRUBBING Clearing	HA	1.50	\$10,000.00	\$15,000.00
	Grubbing	HA	1.50	\$10,000.00	\$15,000.00
02215	SITE WORK & SITE GRADING Imported Glacial Till	M ³	68000.00	\$10.00	\$680,000.00
02233	SELECTED GRANULAR BASE & SUB-BASE MATERIALS Class "A" Granular Base	tonne	134.00	\$20.00	\$2,680.00
	Class "B" Granular Base	tonne	200.00	\$22.00	\$4,400.00
02552	HOT MIX ASPHALT CONCRETE PAVING Surface Course	tonne	72.00	\$150.00	\$10,800.00
02434	PIPE CULVERTS Supply & Placement of Aluminized or HDPE Culvert 2500mm Aluminized CSP	M	36.00	\$550.00	\$19,800.00
02574	RESHAPING & PATCHING ASPHALT PAVEMENT Removal of Asphalt Pavement	M ²	405.00	\$2.50	\$1,012.50
02481	CHANNEL EXCAVATION, CLEARING & DEEPENING Channel Excavation Common	M ³	350.00	\$20.00	\$7,000.00



PROJECT: TORBAY STORMWATER MANAGEMENT PLAN

JOB #:2018-021 PRELIMINARY COST ESTIMATE - ISLAND POND CATCHMENT

BUDGET ESTIMATE: \$1,358,289.16

SECTION	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL
REV:A	ISSUED FOR APPROVALS	DATE:	20-Jun-19	APPROVED BY:	VB

a) SUB TOTAL	<u>\$933,692.50</u>
b) CONTINGENCY (10%)	<u>\$93,369.25</u>
b) H.S.T. 15% of a & b.	<u>\$154,059.26</u>
c) GRAND TOTAL	<u>\$1,181,121.01</u>



PROJECT: TORBAY STORMWATER MANAGEMENT PLAN

JOB #:2018-021 PRELIMINARY COST ESTIMATE - KENNEDY'S BROOK

BUDGET ESTIMATE: \$174,419.40

SECTION	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL
REV:A	ISSUED FOR APPROVALS	DATE:	20-Jun-19	APPROVED BY:	VB
CONSTRUCTION COST: ENGINEERING: TOTAL:					\$151,669.05 \$22,750.36 \$174,419.40
<u>DIVISION #1</u>					
01010	MOBILIZATION & DEMOBILIZATION (Not greater than 5% if on the Island. Or 10% if in Labrador, of Item a. "sub-total" on last page)	LS	UNIT	\$5,000.00	\$5,000.00
01020	CASH ALLOWANCE Misc Works as Directed by Owner	Allowance	Allowance	\$20,000.00	\$20,000.00
01570	TRAFFIC REGULATIONS Flagperson's Wages	HOURL	400.00	\$20.00	\$8,000.00
<u>DIVISION #2</u>					
02104	LANDSCAPING, SEEDING AND TREE PRESERVATION Supply & Placing Topsoil	M ²	2230.82	\$8.00	\$17,846.56
	Hydraulic Seeding & Mulching	M ²	2230.82	\$6.00	\$13,384.92
02111	CLEARING & GRUBBING Clearing	HA	0.50	\$10,000.00	\$5,000.00
	Grubbing	HA	0.50	\$10,000.00	\$5,000.00
02215	SITE WORK & SITE GRADING Imported Glacial Till	M ³	2420.00	\$10.00	\$24,200.00
02233	SELECTED GRANULAR BASE & SUB-BASE MATERIALS Class "A" Granular Base	tonne	119.00	\$20.00	\$2,380.00
	Class "B" Granular Base	tonne	180.00	\$22.00	\$3,960.00
02552	HOT MIX ASPHALT CONCRETE PAVING Surface Course	tonne	60.00	\$150.00	\$9,000.00
02434	PIPE CULVERTS Supply & Placement of Aluminized or HDPE Culvert 1200mm Aluminized CSP	M	12.00	\$400.00	\$4,800.00
02574	RESHAPING & PATCHING ASPHALT PAVEMENT Removal of Asphalt Pavement	M ²	530.00	\$2.50	\$1,325.00

a) SUB TOTAL

\$119,896.48



PROJECT: TORBAY STORMWATER MANAGEMENT PLAN

JOB #:2018-021 PRELIMINARY COST ESTIMATE - KENNEDY'S BROOK

BUDGET ESTIMATE: \$174,419.40

SECTION	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL
REV:A	ISSUED FOR APPROVALS	DATE:	20-Jun-19	APPROVED BY:	VB

b) CONTINGENCY (10%)	<u>\$11,989.65</u>
b) H.S.T. 15% of a & b.	<u>\$19,782.92</u>
c) GRAND TOTAL	<u>\$151,669.05</u>



PROJECT: TORBAY STORMWATER MANAGEMENT PLAN
JOB #:2018-021 COST ESTIMATE - WATTS POND UPGRADES
BUDGET ESTIMATE: \$404,478.69

SECTION	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL
REV:A	ISSUED FOR APPROVALS	DATE:	20-Jun-19	APPROVED BY:	VB
CONSTRUCTION COST:					\$351,720.60
ENGINEERING:					\$52,758.09
TOTAL:					\$404,478.69
<u>DIVISION #1</u>					
01010	MOBILIZATION & DEMOBILIZATION (Not greater than 5% if on the Island. Or 10% if in Labrador, of Item a. "sub-total" on last page)	LS	UNIT	\$12,000.00	\$12,000.00
01020	CASH ALLOWANCE Misc Works as Directed by Owner	Allowance	Allowance	\$20,000.00	\$20,000.00
01570	TRAFFIC REGULATIONS Flagperson's Wages	HOURL	600.00	\$20.00	\$12,000.00
<u>DIVISION #2</u>					
02111	CLEARING & GRUBBING				
	Clearing	HA	1.55	\$2,000.00	\$3,100.00
	Grubbing	HA	1.55	\$8,000.00	\$12,400.00
02434	PIPE CULVERTS				
	1400mm Aluminized CSP	M	28.00	\$425.00	\$11,900.00
	Outlet Control Structure - Pre-Cast Concrete Headwall & Orifices	EACH	2.00	\$15,000.00	\$30,000.00
02481	CHANNEL EXCAVATION, CLEARING & DEEPENING				
	Channel Excavation Common	M³	8832.00	\$20.00	\$176,640.00

a) SUB TOTAL	\$278,040.00
b) CONTINGENCY (10%)	\$27,804.00
b) H.S.T. 15% of a & b.	\$45,876.60
c) GRAND TOTAL	\$351,720.60



PROJECT: TORBAY STORMWATER MANAGEMENT PLAN
JOB #:2018-021 PRELIMINARY COST ESTIMATE - WHITEWAY POND
BUDGET ESTIMATE: \$532,792.92

SECTION	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL
REV:A	ISSUED FOR APPROVALS	DATE:	20-Jun-19	APPROVED BY:	VB
CONSTRUCTION COST:					\$463,298.19
ENGINEERING:					\$69,494.73
TOTAL:					\$532,792.92
<u>DIVISION #1</u>					
01010	MOBILIZATION & DEMOBILIZATION (Not greater than 5% if on the Island. Or 10% if in Labrador, of Item a. "sub-total" on last page)	LS	UNIT	\$5,000.00	\$5,000.00
01020	CASH ALLOWANCE Misc Works as Directed by Owner	Allowance	Allowance	\$20,000.00	\$20,000.00
01570	TRAFFIC REGULATIONS Flagperson's Wages	HOURL	400.00	\$20.00	\$8,000.00
<u>DIVISION #2</u>					
02104	LANDSCAPING, SEEDING AND TREE PRESERVATION Supply & Placing Topsoil	M ²	3032.00	\$8.00	\$24,256.00
	Hydraulic Seeding & Mulching	M ²	3032.00	\$6.00	\$18,192.00
02111	CLEARING & GRUBBING Clearing	HA	0.84	\$10,000.00	\$8,400.00
	Grubbing	HA	0.84	\$10,000.00	\$8,400.00
02215	SITE WORK & SITE GRADING Imported Glacial Till	M ³	6254.44	\$40.00	\$250,177.60
02233	SELECTED GRANULAR BASE & SUB-BASE MATERIALS Class "A" Granular Base	tonne	136.06	\$20.00	\$2,721.20
	Class "B" Granular Base	tonne	90.71	\$22.00	\$1,995.53
02552	HOT MIX ASPHALT CONCRETE PAVING Surface Course	tonne	48.59	\$150.00	\$7,288.80
02434	PIPE CULVERTS Supply & Placement of Aluminized or HDPE Culvert 800mm Aluminized CSP 2.8mm or 320kPa HDPE	M	36.00	\$300.00	\$10,800.00
02574	RESHAPING & PATCHING ASPHALT PAVEMENT Removal of Asphalt Pavement	M ²	405.00	\$2.50	\$1,012.50

a) SUB TOTAL

\$366,243.63



PROJECT: TORBAY STORMWATER MANAGEMENT PLAN

JOB #:2018-021 PRELIMINARY COST ESTIMATE - WHITEWAY POND

BUDGET ESTIMATE: \$532,792.92

SECTION	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL
REV:A	ISSUED FOR APPROVALS	DATE:	20-Jun-19	APPROVED BY:	VB

b) CONTINGENCY (10%)	<u>\$36,624.36</u>
b) H.S.T. 15% of a & b.	<u>\$60,430.20</u>
c) GRAND TOTAL	<u>\$463,298.19</u>



PROJECT: TORBAY STORMWATER MANAGEMENT PLAN

JOB #:2018-021 PRELIMINARY COST ESTIMATE - BIG RIVER CATCHMENT

BUDGET ESTIMATE: \$429,005.78

SECTION	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL
REV:A	ISSUED FOR APPROVALS	DATE:	20-Jun-19	APPROVED BY:	VB
CONSTRUCTION COST:					\$373,048.50
ENGINEERING:					\$55,957.28
TOTAL:					\$429,005.78
<u>DIVISION #1</u>					
01010	MOBILIZATION & DEMOBILIZATION (Not greater than 5% if on the Island. Or 10% if in Labrador, of Item a. "sub-total" on last page)	LS	UNIT	\$5,000.00	\$5,000.00
01020	CASH ALLOWANCE Misc Works as Directed by Owner	Allowance	Allowance	\$20,000.00	\$20,000.00
01570	TRAFFIC REGULATIONS Flagperson's Wages	HOURL	600.00	\$20.00	\$12,000.00
<u>DIVISION #2</u>					
02104	LANDSCAPING, SEEDING AND TREE PRESERVATION Supply & Placing Topsoil	M ²	3219.00	\$8.00	\$25,752.00
	Hydraulic Seeding & Mulching	M ²	3219.00	\$6.00	\$19,314.00
02111	CLEARING & GRUBBING Clearing	HA	1.38	\$10,000.00	\$13,800.00
	Grubbing	HA	1.38	\$10,000.00	\$13,800.00
02215	SITE WORK & SITE GRADING Imported Glacial Till	M ³	12528.00	\$10.00	\$125,280.00
02233	SELECTED GRANULAR BASE & SUB-BASE MATERIALS Class "A" Granular Base	tonne	235.00	\$20.00	\$4,700.00
	Class "B" Granular Base	tonne	157.00	\$22.00	\$3,454.00
02552	HOT MIX ASPHALT CONCRETE PAVING Surface Course	tonne	84.00	\$150.00	\$12,600.00
02434	PIPE CULVERTS Supply & Placement of Aluminized or HDPE Culvert				
	1200mm Aluminized CSP	M	32.00	\$400.00	\$12,800.00
	2000mm Aluminized CSP	M	14.00	\$475.00	\$6,650.00
02574	RESHAPING & PATCHING ASPHALT PAVEMENT Removal of Asphalt Pavement	M ²	700.00	\$2.50	\$1,750.00
02481	CHANNEL EXCAVATION, CLEARING & DEEPENING Channel Excavation Common	M ³	900.00	\$20.00	\$18,000.00



PROJECT: TORBAY STORMWATER MANAGEMENT PLAN

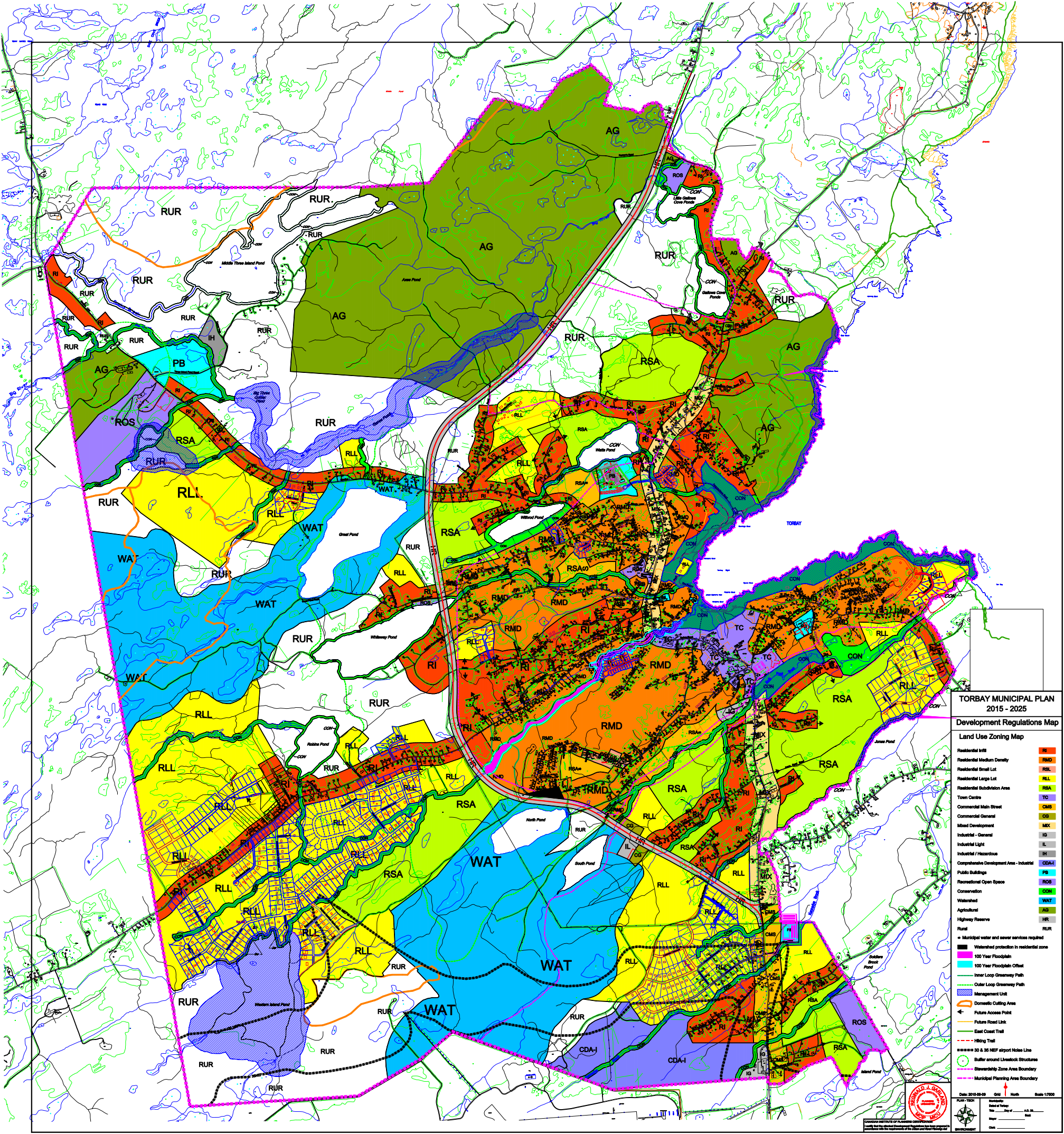
JOB #:2018-021 PRELIMINARY COST ESTIMATE - BIG RIVER CATCHMENT

BUDGET ESTIMATE: \$429,005.78

SECTION	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL
REV:A	ISSUED FOR APPROVALS	DATE:	20-Jun-19	APPROVED BY:	VB

a) SUB TOTAL	<u>\$294,900.00</u>
b) CONTINGENCY (10%)	<u>\$29,490.00</u>
b) H.S.T. 15% of a & b.	<u>\$48,658.50</u>
c) GRAND TOTAL	<u>\$373,048.50</u>

APPENDIX 'J'
TOWN OF TORBAY ZONING MAP



**TORBAY MUNICIPAL PLAN
2015 - 2025**

Development Regulations Map

Land Use Zoning Map

- | | |
|---|-------|
| Residential Infill | RI |
| Residential Medium Density | RMD |
| Residential Small Lot | RSLL |
| Residential Large Lot | RL |
| Residential Subdivision Area | RSA |
| Town Centre | TC |
| Commercial Main Street | CMS |
| Commercial General | CG |
| Mixed Development | MX |
| Industrial - General | IG |
| Industrial Light | IL |
| Industrial / Hazardous | IH |
| Comprehensive Development Area - Industrial | CDA-I |
| Public Buildings | PB |
| Recreational Open Space | ROS |
| Conservation | CON |
| Watershed | WAT |
| Agricultural | AG |
| Highway Reserve | HR |
| Rural | RUR |
- Municipal water and sewer services required
- Watershed protection in residential zone
- 100 Year Floodplain
- 100 Year Floodplain Offset
- Inner Loop Greenway Path
- Outer Loop Greenway Path
- Management Unit
- Domestic Cutting Area
- Future Access Point
- Future Road Link
- East Coast Trail
- Hiking Trail
- 30 & 30 NEP airport Noise Line
- Buffer around Livestock Structures
- Stewardship Zone Area Boundary
- Municipal Planning Area Boundary