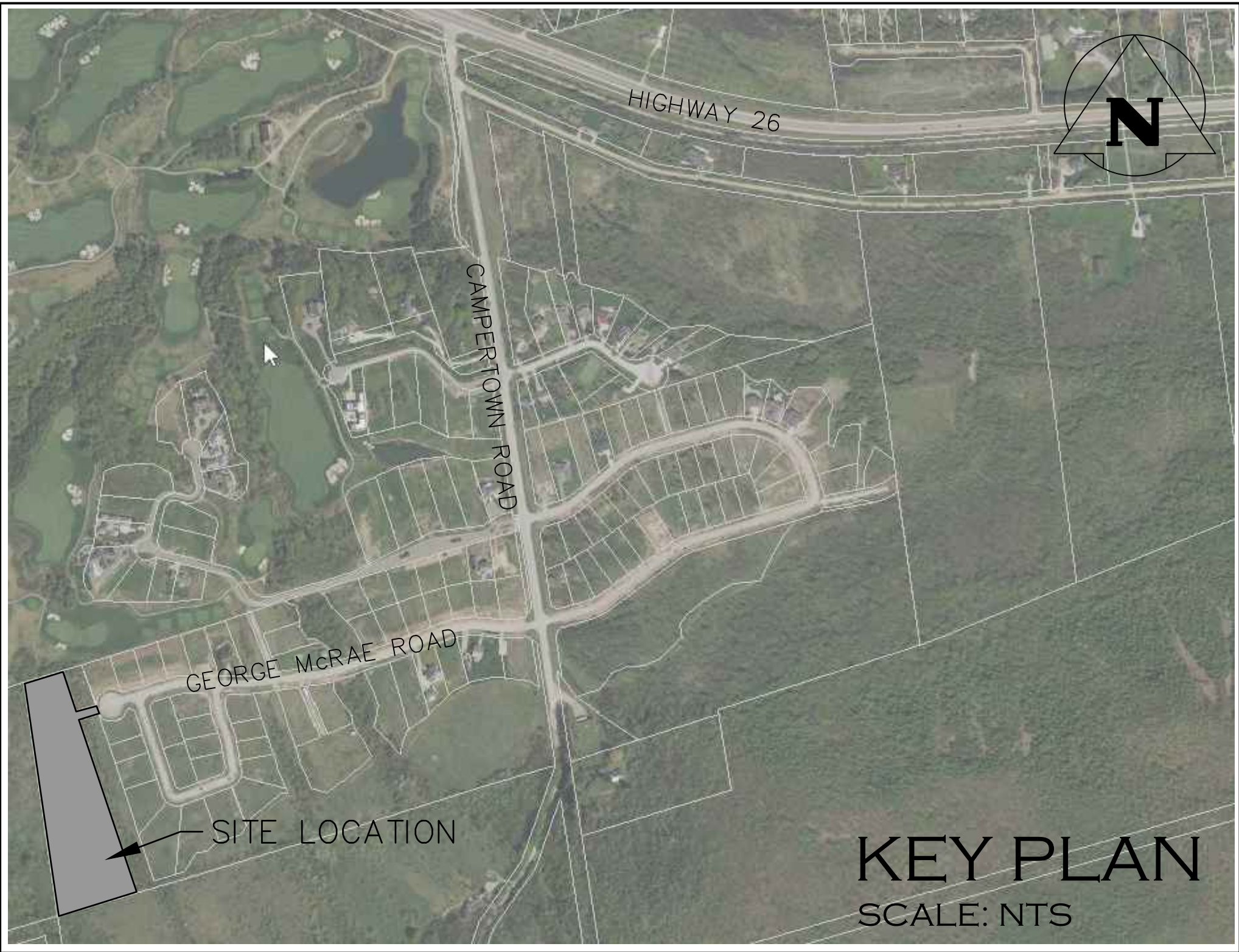


# RIDGE ESTATES BLOCK 38

## TOWN OF THE BLUE MOUNTAINS

### COUNTY OF GREY



#### DRAWING

C101  
C102  
C103.A  
C103.B  
C103.C

C104  
C105  
C106  
C107  
C108  
C109  
C110  
E001  
E100  
E101  
E110  
E111  
LP-1  
LP-2  
LD-1  
LD-2  
TMP-1

#### TITLE

DRAFT M-PLAN (PREPARED BY R-PE SURVEYING LTD.)

GENERAL SITE SERVICING PLAN  
OVERALL SITE GRADING PLAN  
PLAN & PROFILE STREET 'A' (STA. 0+000 – 0+101.06)  
PLAN & PROFILE STREET 'B' (STA. 0+000 – 0+236.28)  
PLAN & PROFILE STREET 'C' & 6m SERVICING EASEMENT (STA. 0+000 – 0+155.45)  
STORM DRAINAGE PLAN  
SANITARY DRAINAGE PLAN  
WATER DISTRIBUTION PLAN  
EROSION AND SEDIMENT CONTROL PLAN  
CONSTRUCTION NOTES & STANDARD DETAILS  
COMPOSITE UTILITY PLAN  
PAVEMENT MARKING AND SIGNAGE PLAN  
ELECTRICAL LEGEND, DRAWING LIST & TYPICAL ROAD STANDARD  
SITE PLAN – PHOTOMETRIC  
SITE LIGHTING DETAILS  
SITE PLAN – ELECTRICAL  
SITE ELECTRICAL DETAILS  
LANDSCAPE PLAN STREETScape  
LANDSCAPE PLAN BLOCK 32 PARKETTE  
LANDSCAPE DETAILS  
LANDSCAPE DETAILS  
TREE MANAGEMENT PLAN

#### MUNICIPALITY

TOWN OF THE BLUE MOUNTAINS  
32 MILL STREET  
THORNBUry, ONTARIO, N0H 2P0

#### DEVELOPER

PRIMONT (PEAKS MEADOWS) INC.  
9130 LESLIE STREET #301  
RICHMOND HILL, ON L4B 0B9

#### DEVELOPER'S ENGINEER AND LANDSCAPE ARCHITECT



ADMIRAL BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON, L9Y 1A1  
705-446-3510 T  
705-446-3520 F  
WWW.CFCROZIER.CA  
INFO@CFCROZIER.CA



#### MASTER LEGEND

##### EXISTING FEATURES (EX.)

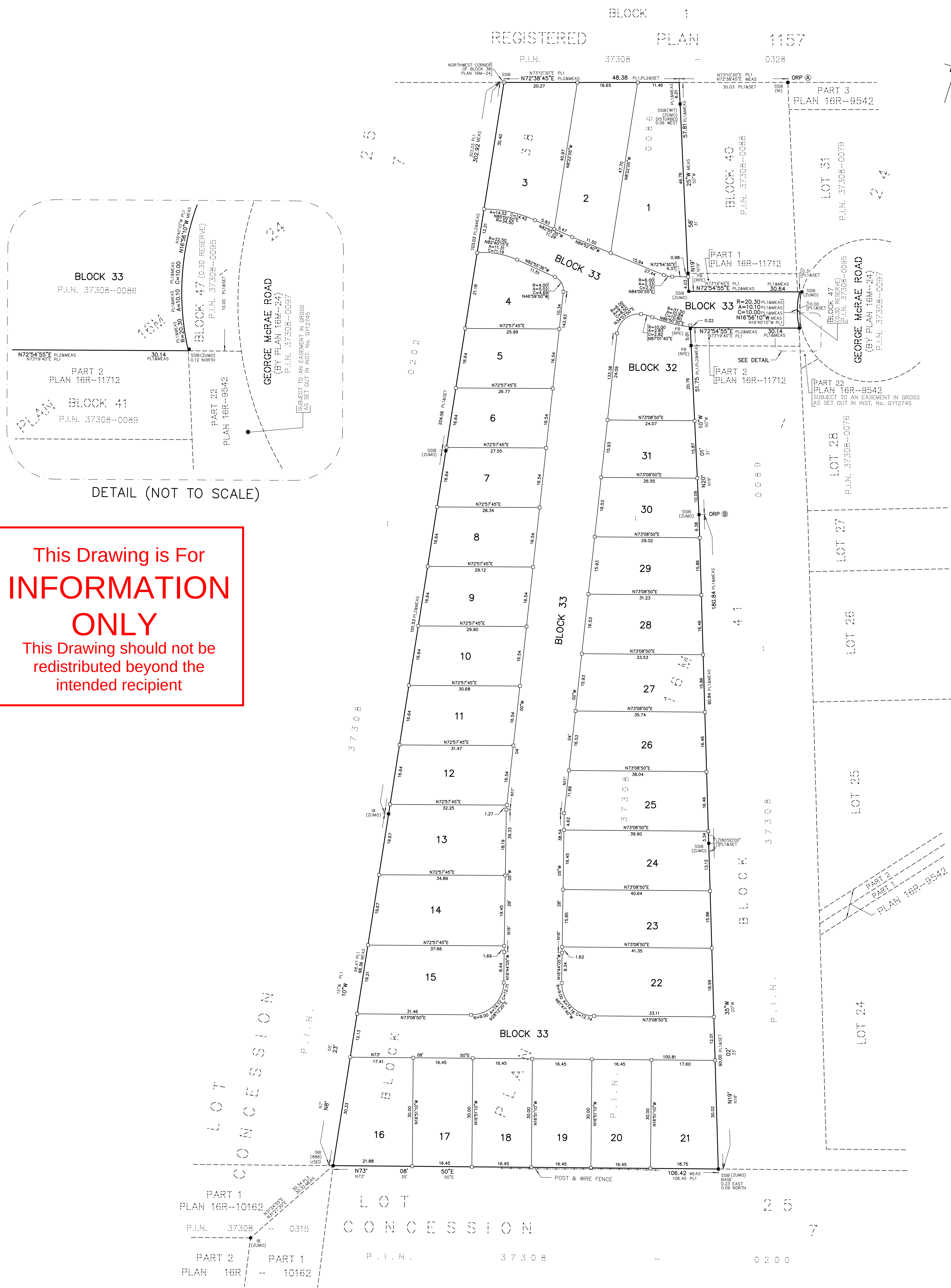
|         |                                     |
|---------|-------------------------------------|
| XXX.X   | EX. CONTOUR                         |
| +XXX.XX | EX. GRADE                           |
| ---     | EX. TREELINE                        |
| ---     | EX. WATERCOURSE                     |
| ---     | EX. DITCH                           |
| ---     | EX. WATERMAIN                       |
| ---     | EX. WATER SERVICE                   |
| ---     | EX. FIRE HYDRANT & VALVE            |
| ---     | EX. SANITARY SEWER & MANHOLE        |
| ---     | EX. SANITARY FORCEMAIN              |
| ---     | EX. SANITARY SERVICE                |
| ---     | EX. STORM SEWER & MANHOLE           |
| ---     | EX. STORM CATCHBASIN                |
| ---     | EX. STORM DOUBLE CATCHBASIN         |
| ---     | EX. STORM CATCHBASIN MANHOLE        |
| ---     | EX. STORM DOUBLE CATCHBASIN MANHOLE |
| ---     | EX. GAS MAIN                        |
| ---     | EX. BELL LINE                       |
| ---     | EX. BELL PEDESTAL                   |
| ---     | EX. CABLE TELEVISION PEDESTAL       |
| ---     | EX. HYDRO POLE                      |
| ---     | EX. LIGHT STANDARD                  |
| ---     | EX. SIGN                            |
| ---     | EX. BUILDING                        |
| BM#     | EX. BENCHMARK NUMBER & LOCATION     |
| BH#     | EX. BOREHOLE NUMBER & LOCATION      |

##### PROPOSED FEATURES (PR.)

|           |                                     |
|-----------|-------------------------------------|
| ---       | PR. PROPERTY LIMITS                 |
| +XXX.XX   | PR. ELEVATION                       |
| +XXX.XX   | PR. ELEVATION (MATCH EX. ELEVATION) |
| ---       | PR. SWALE & SLOPE                   |
| ---       | PR. DITCH DRAINAGE                  |
| ---       | PR. WATERMAIN & VALVE               |
| ---       | PR. WATER SERVICE                   |
| ---       | PR. FIRE HYDRANT & VALVE            |
| ---       | PR. WATER VALVE CHAMBER             |
| ---       | PR. WATER QUALITY TESTING STATION   |
| ---       | PR. SANITARY SEWER & MANHOLE        |
| ---       | PR. SANITARY FORCEMAIN              |
| ---       | PR. SANITARY SERVICE                |
| ---       | PR. SANITARY CATCHMENT              |
| 11        | CATCHMENT AREA ID                   |
| 0.14 2.3  | POPULATION (2.3 p.p.u.)             |
| AREA (ha) | AREA (ha)                           |
| ---       | PR. STORM SEWER & MANHOLE           |
| ---       | PR. CATCHBASIN                      |
| ---       | PR. DOUBLE CATCHBASIN               |
| ---       | PR. CATCHBASIN MANHOLE              |
| ---       | PR. DOUBLE CATCHBASIN MANHOLE       |
| ---       | PR. STORM CATCHMENT                 |
| 102       | CATCHMENT AREA ID                   |
| 0.23 0.78 | RUNOFF COEFFICIENT                  |
| ---       | DRAINAGE AREA (ha)                  |
| ---       | PR. CURB CUT                        |
| ---       | PR. CANADA POST COMMUNITY MAIL BOX  |
| ---       | PR. TRANSFORMER                     |
| ---       | PR. STOP SIGN                       |
| ---       | PR. NAME SIGN                       |
| ---       | PR. NO PARKING SIGN                 |
| ---       | PR. FENCE                           |
| ---       | PR. BUILDING ENVELOPE               |
| ---       | PR. LIGHT DUTY SILT FENCE           |
| ---       | PR. HEAVY DUTY SILT FENCE           |
| ---       | PR. STRAW BALE CHECK FLOW           |
| ---       | PR. ROCK CHECK DAM                  |
| ---       | PR. SLOPE (3:1 MAX.)                |
| ---       | PR. TREE PRESERVATION AREA          |
| ---       | PR. TOPSOIL STOCKPILE LOCATION      |
| ---       | PR. FLEXAMAT                        |

PROJECT No.: 1019-5984  
RE-ISSUED FOR AMENDED PRE-SERVICING AGREEMENT





PLAN 16M-  
I CERTIFY THAT THIS PLAN IS REGISTERED  
IN THE LAND REGISTRY OFFICE FOR THE  
LAND TITLES DIVISION OF GREY (No.16)  
AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2022 AND ENTERED IN  
PARCEL REGISTER(S) FOR PROPERTY  
IDENTIFIER(S) 37308-0086 AND THE  
REQUIRED CONSENTS ARE REGISTERED AS  
PLAN DOCUMENT No. \_\_\_\_\_  
\_\_\_\_\_  
REPRESENTATIVE FOR LAND REGISTRAR  
THIS PLAN COMPRISES ALL OF P.I.N. 37308-0086.

PLAN OF SUBDIVISION OF  
ALL OF BLOCK 38  
PLAN 16M-24  
TOWN OF THE BLUE MOUNTAINS  
COUNTY OF GREY

SCALE 1:500  
10m 20m 30m 40 metres  
R-PE SURVEYING LTD., O.L.S.

METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- NOTES
- DENOTES MONUMENT FOUND
  - DENOTES MONUMENT SET
  - PB DENOTES PLASTIC BAR
  - IB DENOTES IRON BAR
  - SIB DENOTES STANDARD IRON BAR
  - SSB DENOTES SHORT STANDARD IRON BAR
  - ORP DENOTES OBSERVED REFERENCE POINT
  - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
  - PL1 DENOTES PLAN 16M-24
  - PL2 DENOTES PLAN 16R-11712
  - PL3 DENOTES PLAN 16R-10162
  - (ZUMO) DENOTES ZUBER, EMO, PATTEN & THOMSEN LTD., O.L.S.
  - (RPE) DENOTES R-PE SURVEYING LTD., O.L.S.
  - (WIT) DENOTES WITNESS
  - (NI) DENOTES NOT IDENTIFIED
- PLASTIC BARS SET DUE TO CONSTRUCTION ACTIVITIES ON SITE.

INTEGRATION NOTE

BEARINGS ARE GRID, UTM, NAD83 (CSRS;CBNv6:2010.0), DERIVED FROM OBSERVED  
REFERENCE POINTS (A) AND (B) USING CANNET REAL TIME NETWORK STATION (RTN)  
No. PR580278925947 (NORTHING 4927419.99, EASTING 558921.55).

COORDINATES ARE UTM, ZONE 17, NAD83 (CSRS;CBNv6:2010.0), TO URBAN  
ACCURACY PER SEC. 14 (2) OF OREG. 216/10, AND CANNOT, IN THEMSELVES, BE  
USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

| POINT   | NORTHING   | EASTING   |
|---------|------------|-----------|
| ORP (A) | 4920858.47 | 547351.15 |
| ORP (B) | 4930737.24 | 547363.36 |

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY  
THE COMBINED SCALE FACTOR OF 0.999611.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE  
REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.  
DATE \_\_\_\_\_ 2022  
PRELIMINARY, NOT TO BE USED FOR SALES PURPOSES  
A. U. KUMARANAYAKE  
ONTARIO LAND SURVEYOR  
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER \_\_\_\_\_

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:  
1. LOTS 1 TO 31, BOTH INCLUSIVE, BLOCKS 32 AND 33  
HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

PRIMONT (PEAK MEADOWS) INC.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

\_\_\_\_\_  
JOE MONTESANO  
AUTHORIZED SIGNING OFFICER  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

MUNICIPAL APPROVAL

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022

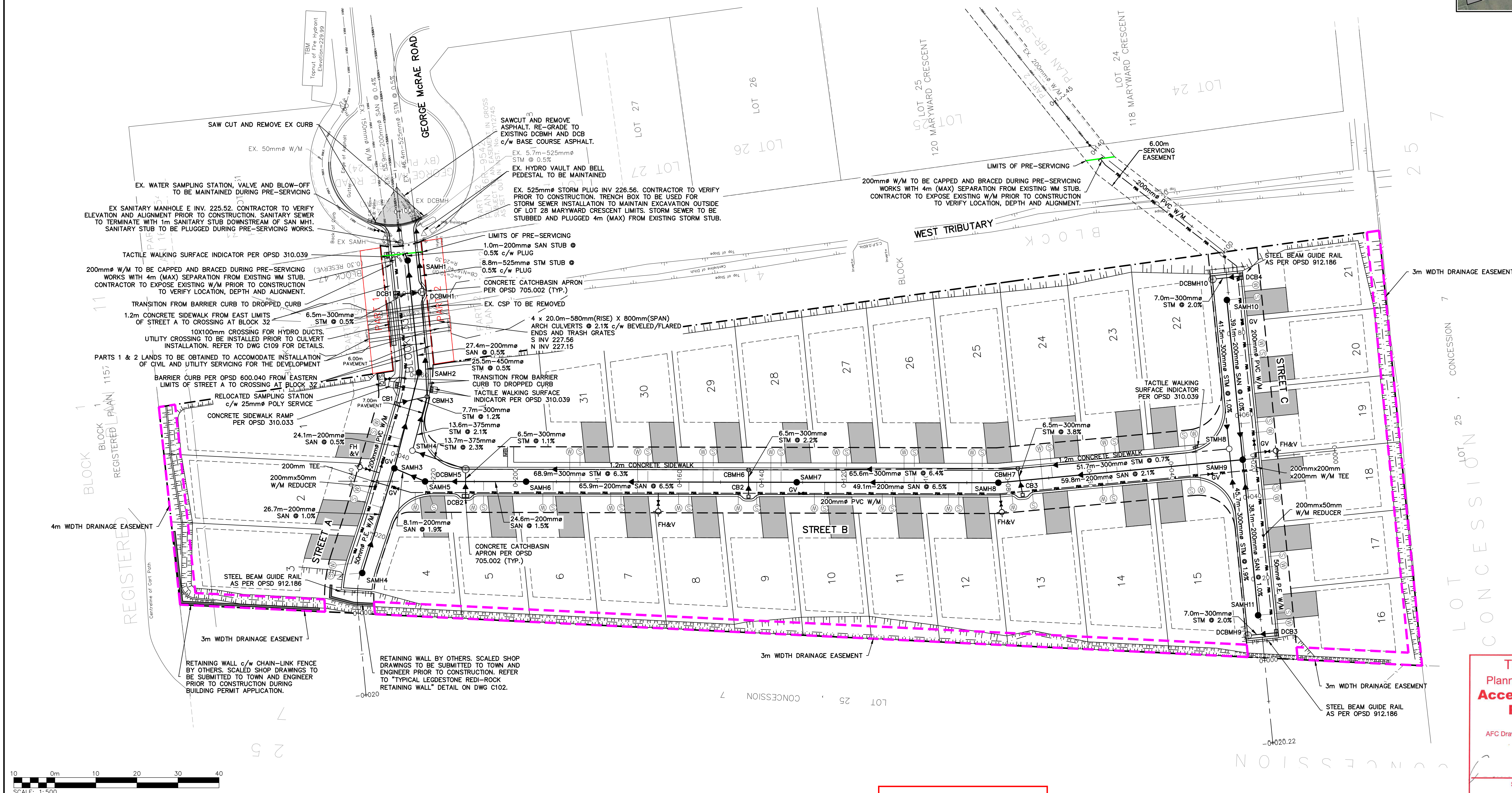
\_\_\_\_\_  
DIRECTOR OF PLANNING  
CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

**rpe** R-PE SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
643 Chrislea Road, Suite 7  
Woodbridge, Ontario L4L 8A3  
Tel. (416) 635-5000 Fax (416) 635-5001  
Tel. (905) 264-0881 Fax (905) 264-2099  
Website: www.r-pe.ca  
DRAWN: A.K./T.C. CHECKED:  
JOB No. 21-431 CAD FILE No. 21-431s01

TOTAL AREA OF SUBDIVISION = 2.368 ha.



NOTE: FOR BLOCK 32 LANDSCAPING PLANS REFER TO DWG LP-2.



| No. | ISSUE                                         | DATE: MM/DD/YYYY |
|-----|-----------------------------------------------|------------------|
| 0   | ISSUED FOR 1st SUBMISSION                     | JUL/26/2021      |
| 1   | ISSUED FOR TOWN REVIEW                        | OCT/19/2021      |
| 2   | ISSUED FOR SITE ALTERATION & TREE CLEARING    | DEC/03/2021      |
| 3   | ISSUED FOR 2nd SUBMISSION                     | DEC/22/2021      |
| 4   | ISSUED FOR 3rd SUBMISSION                     | MAY/27/2022      |
| 5   | ISSUED FOR REVIEW w UPDATED MPLAN             | JULY 21/2022     |
| 6   | ISSUED FOR AMENDED PRE-SERVICING AGREEMENT    | SEPT/21/2022     |
| 7   | RE-ISSUED FOR AMENDED PRE-SERVICING AGREEMENT | NOV/28/2022      |

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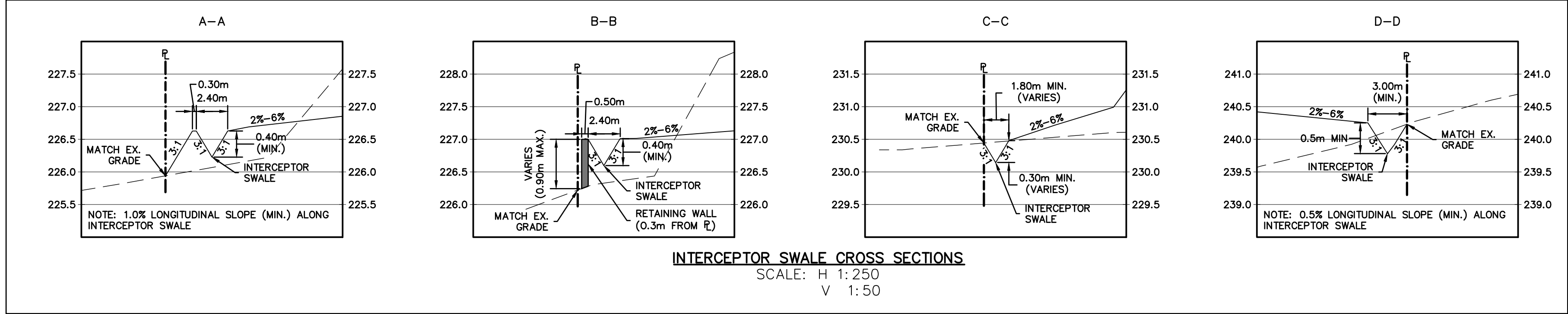
|         |                                                      |
|---------|------------------------------------------------------|
| Project | RIDGE ESTATES BLOCK 38<br>TOWN OF THE BLUE MOUNTAINS |
| Drawing | GENERAL SITE SERVICING PLAN                          |



**CROZIER**  
CONSULTING ENGINEER

|          |      |           |      |              |             |
|----------|------|-----------|------|--------------|-------------|
| Drawn By | L.W. | Design By | L.W. | Project      | 1019-5984   |
| Check By | A.S. | Check By  | K.M. | Scale 1: 500 | Drawing C10 |

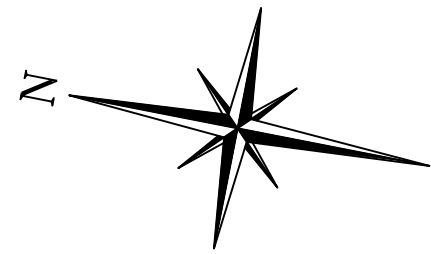




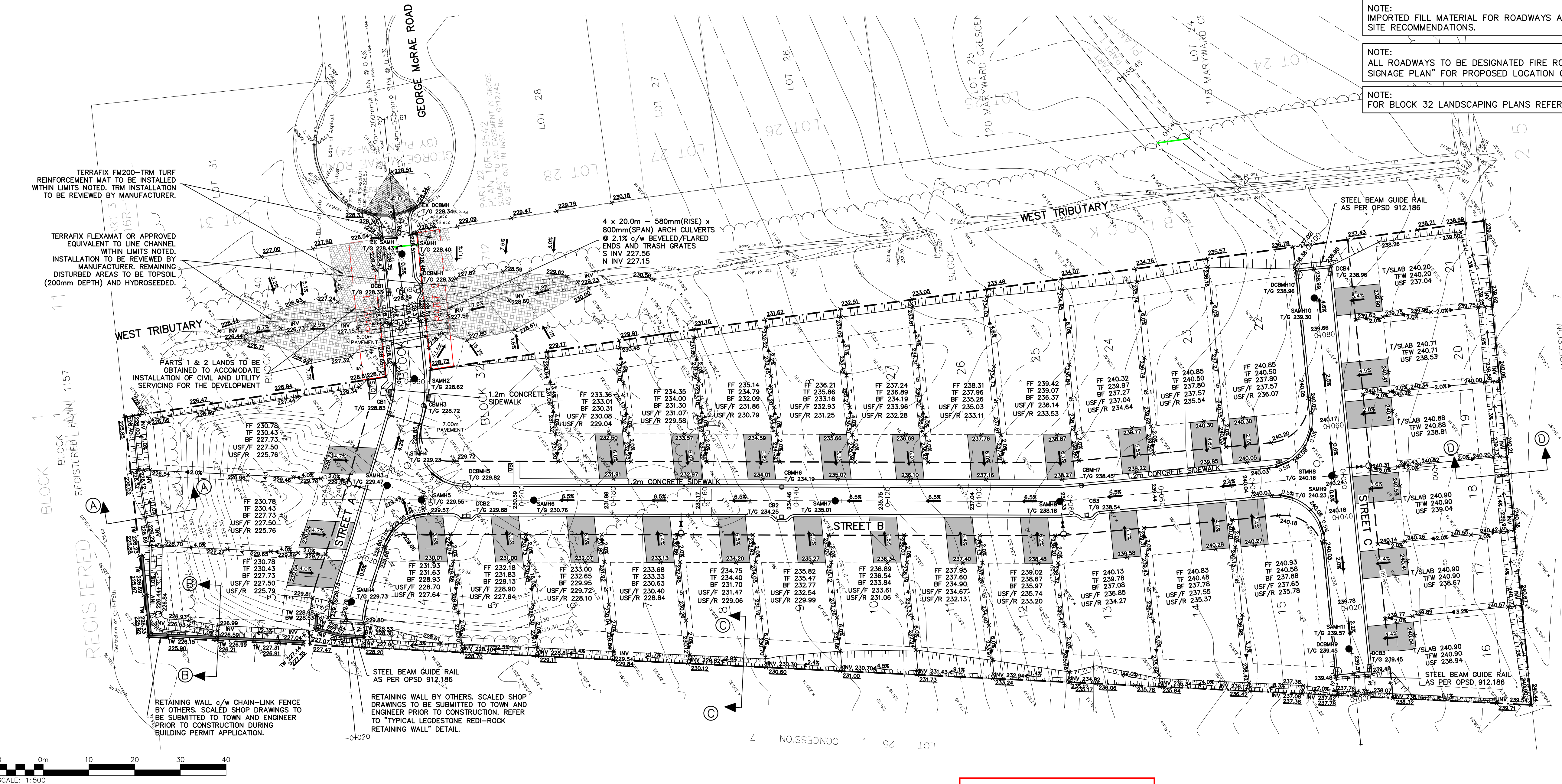
Town of Blue Mountains  
Planning and Development Services  
**Accepted For Construction  
Pre-Servicing Only**

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Pre-servicing Agreement

signature \_\_\_\_\_ date 20-Dec-2023

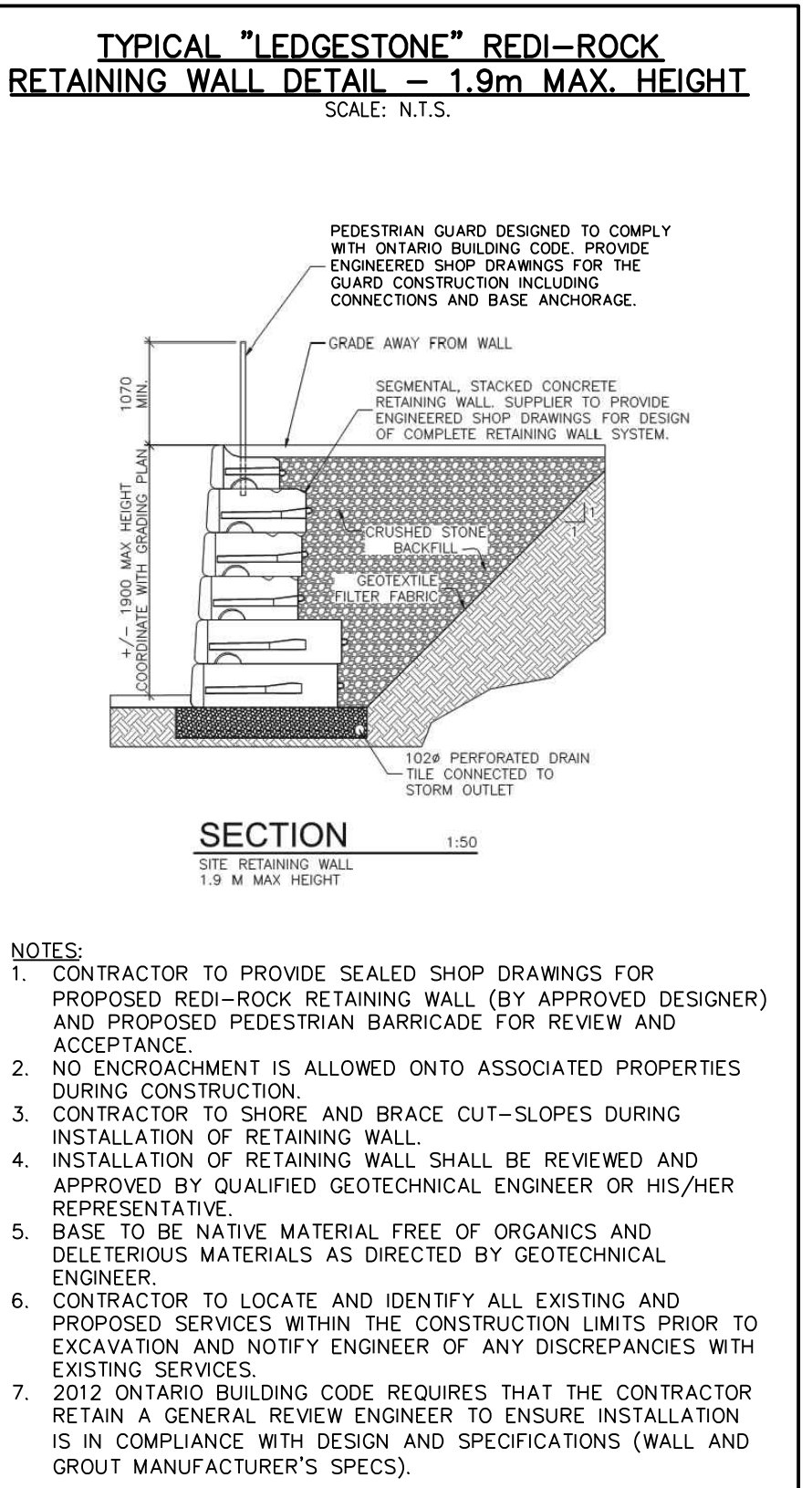


- NOTE:  
DETAILED BUILDING ELEVATION GRADING TO BE PROVIDED WITH SPECIFIC BUILDING PRODUCTS PER LOT.
- NOTE:  
EROSION PROTECTION TO BE INSTALLED WHERE PERIMETER (BACKYARD) SWALE EXCEEDS 10% LONGITUDINAL SLOPE. EROSION PROTECTION TO BE COMPLETED AS PART OF INDIVIDUAL BUILDING PERMITS.
- NOTE:  
IMPORTED FILL MATERIAL FOR ROADWAYS AND LOTS TO BE PLACED AND COMPACTED PER GEOTECHNICAL SITE RECOMMENDATIONS.
- NOTE:  
ALL ROADWAYS TO BE DESIGNATED FIRE ROUTES. REFER TO DRAWING C110 "PAVEMENT MARKINGS AND SIGNAGE PLAN" FOR PROPOSED LOCATION OF SIGNS FOR THE DEVELOPMENT.
- NOTE:  
FOR BLOCK 32 LANDSCAPING PLANS REFER TO DWG LP-2.



GRADING LEGEND

|        |                                          |
|--------|------------------------------------------|
| FF     | = FINISHED FLOOR ELEVATION               |
| TF     | = TOP OF FOUNDATION ELEVATION            |
| BF     | = BASEMENT FLOOR ELEVATION               |
| T/SLAB | = TOP OF SLAB ELEVATION                  |
| USF    | = UNDERSIDE OF FOOTING ELEVATION         |
| USF/F  | = UNDERSIDE OF FOOTING ELEVATION - FRONT |
| USF/R  | = UNDERSIDE OF FOOTING ELEVATION - REAR  |
| INV    | = INVERT ELEVATION (INTERCEPTOR SWALES)  |



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4. DO NOT SCALE THE DRAWINGS.  
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

|                                                                                      |              |
|--------------------------------------------------------------------------------------|--------------|
| TM#1                                                                                 | ELEV 229.99m |
| TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE MCRAE ROAD AT THE CORNER OF LOTS 31 AND 32. |              |
| TOPOGRAPHIC SURVEY COMPLETED BY ZUBEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.    |              |

| No. | ISSUE                                         | DATE: MM/DD/YYYY |
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| 5   | ISSUED FOR REVIEW w/ UPDATED MPLAN            | JULY/21/2022     |
| 6   | ISSUED FOR AMENDED PRE-SERVICING AGREEMENT    | SEPT/21/2022     |
| 7   | RE-ISSUED FOR AMENDED PRE-SERVICING AGREEMENT | NOV/28/2022      |

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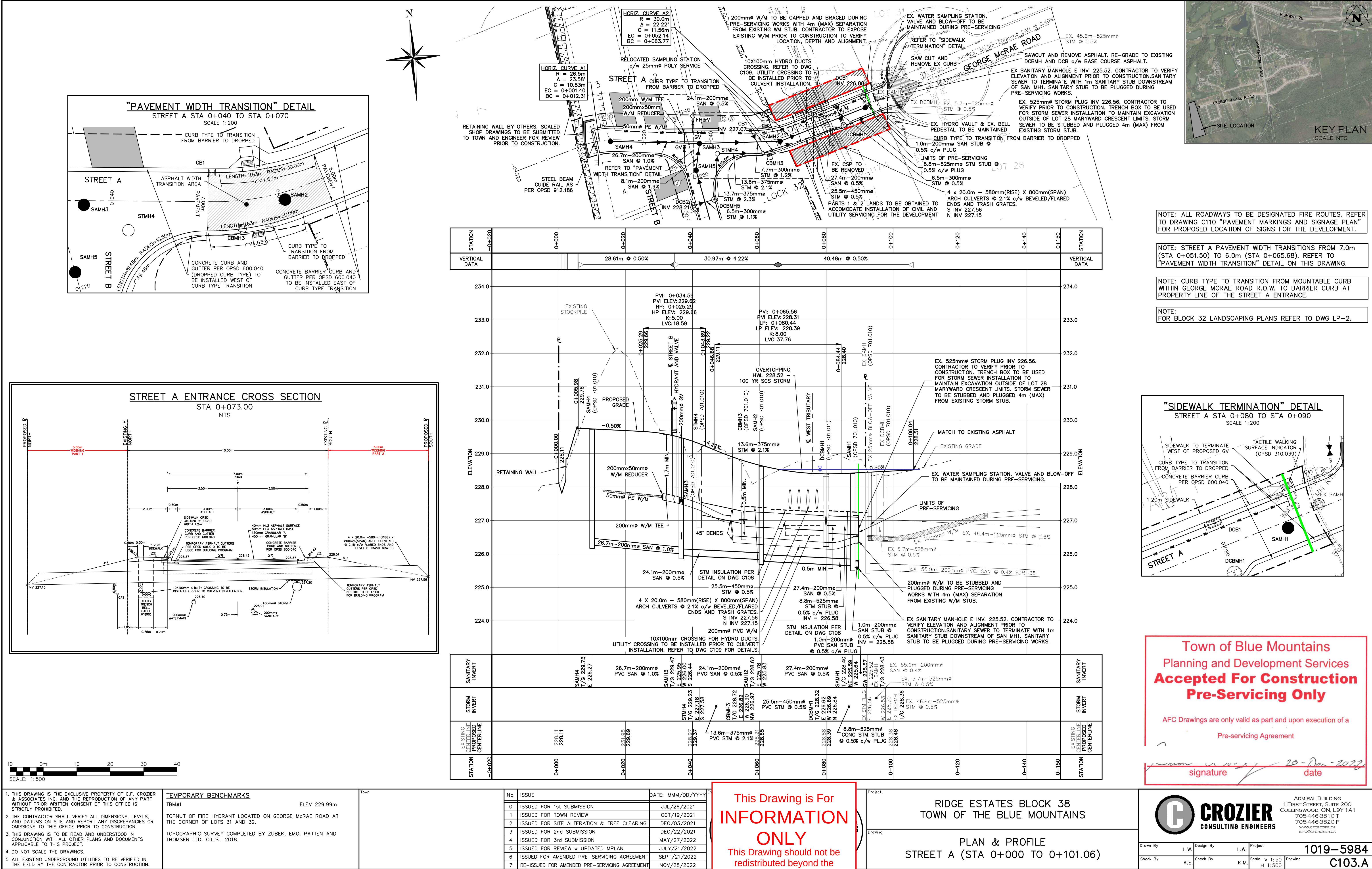
|         |                                                      |
|---------|------------------------------------------------------|
| Project | RIDGE ESTATES BLOCK 38<br>TOWN OF THE BLUE MOUNTAINS |
| Drawing | OVERALL SITE GRADING PLAN                            |



|          |      |           |      |         |           |
|----------|------|-----------|------|---------|-----------|
| Drawn By | L.W. | Design By | L.W. | Project | 1019-5984 |
| Check By | A.S. | Check By  | K.M. | Scale   | 1:500     |
|          |      |           |      | Drawing | C.102     |

ADMIRAL BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON, L9Y 1A1  
705-446-3510 F  
WWW.CFCROZIER.CA  
INFO@CFCROZIER.CA





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4. DO NOT SCALE THE DRAWINGS.

5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

**TEMPORARY BENCHMARKS**

TBM#1 ELEV 229.99m

TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE MCRAE ROAD AT THE CORNER OF LOTS 31 AND 32.

TOPOGRAPHIC SURVEY COMPLETED BY ZUBEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.

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Project  
**RIDGE ESTATES BLOCK 38**  
**TOWN OF THE BLUE MOUNTAINS**

Drawing  
**PLAN & PROFILE**  
**STREET A (STA 0+000 TO 0+101.06)**

**Town of Blue Mountains**  
Planning and Development Services  
**Accepted For Construction**  
**Pre-Servicing Only**

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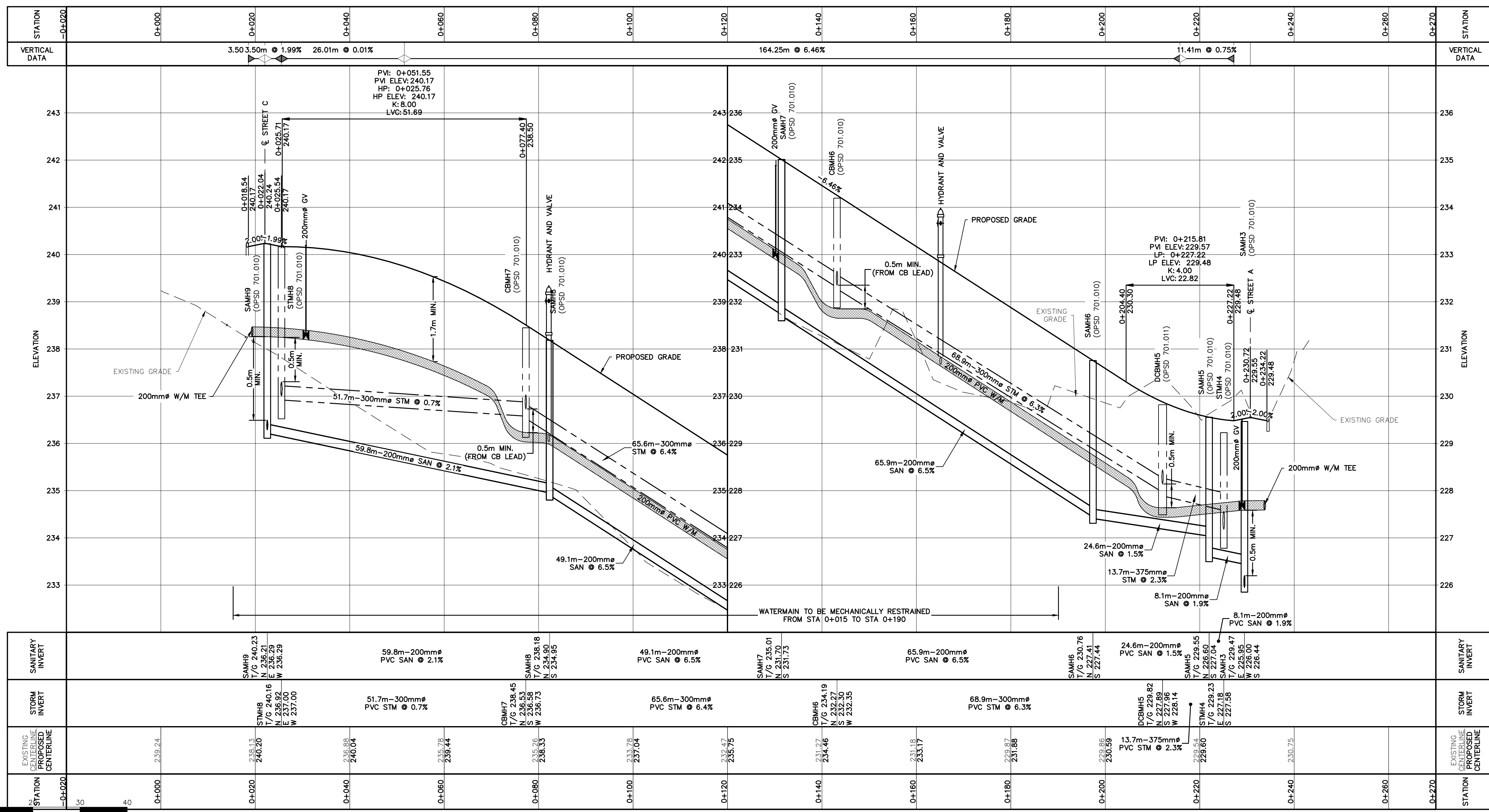
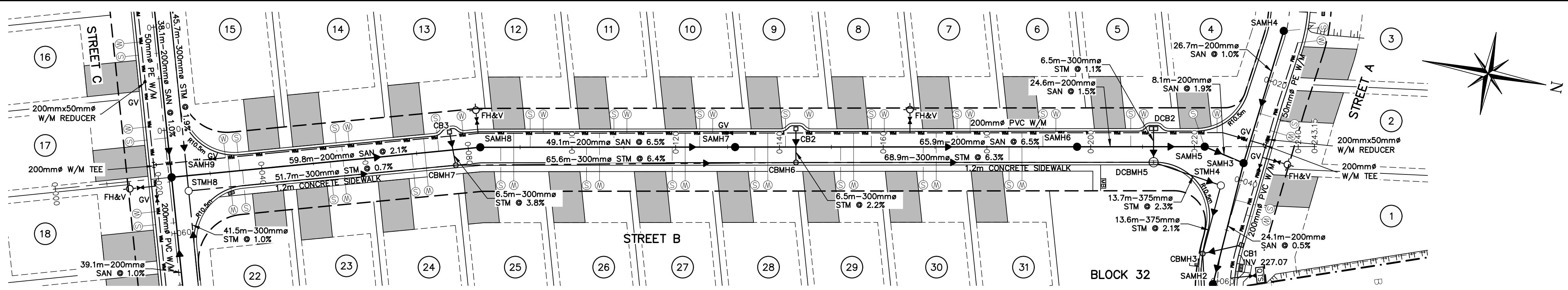
signature date 20-Dec-2022

**CROZIER**  
CONSULTING ENGINEERS

ADAM BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON, L9Y 1A1  
705-446-3510 T  
705-446-3520 F  
WWW.CFCROZIER.CA  
INFO@CFCROZIER.CA

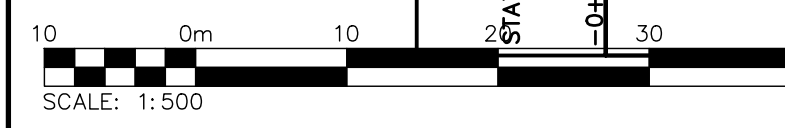
Drawn By L.W. Design By L.W. Project 1019-5984  
Check By A.S. Check By K.M. Scale V 1:500 Drawing C103.A  
H 1:500





NOTE: ALL ROADWAYS TO BE DESIGNATED FIRE ROUTES. REFER TO DRAWING C110 "PAVEMENT MARKINGS AND SIGNAGE PLAN" FOR PROPOSED LOCATION OF SIGNS FOR THE DEVELOPMENT.

NOTE: FOR BLOCK 32 LANDSCAPING PLANS REFER TO DWG LP-1.



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| TEMPORARY BENCHMARKS                                                                 |              |
|--------------------------------------------------------------------------------------|--------------|
| TBM#1                                                                                | ELEV 229.99m |
| TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE MCRAE ROAD AT THE CORNER OF LOTS 31 AND 32. |              |
| TOPOGRAPHIC SURVEY COMPLETED BY ZUBEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.    |              |

|      |  |
|------|--|
| Town |  |
|------|--|

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| 7   | RE-ISSUED FOR AMENDED PRE-SERVICING AGREEMENT | NOV/28/2022      |

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intended recipient

|         |                                                     |  |
|---------|-----------------------------------------------------|--|
| Project | RIDGE ESTATES BLOCK38<br>TOWN OF THE BLUE MOUNTAINS |  |
| Drawing | PLAN & PROFILE<br>STREET B (STA 0+000 TO 0+236.28)  |  |

**CROZIER**  
CONSULTING ENGINEERS

ADAMIRAL BUILDING  
1 FIRST STREET, SUITE 200  
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|          |      |           |      |         |                    |
|----------|------|-----------|------|---------|--------------------|
| Drawn By | L.W. | Design By | L.W. | Project | 1019-5984          |
| Check By | A.S. | Check By  | K.M. | Scale   | V 1:500<br>H 1:500 |

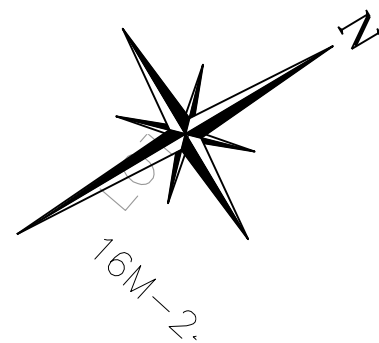
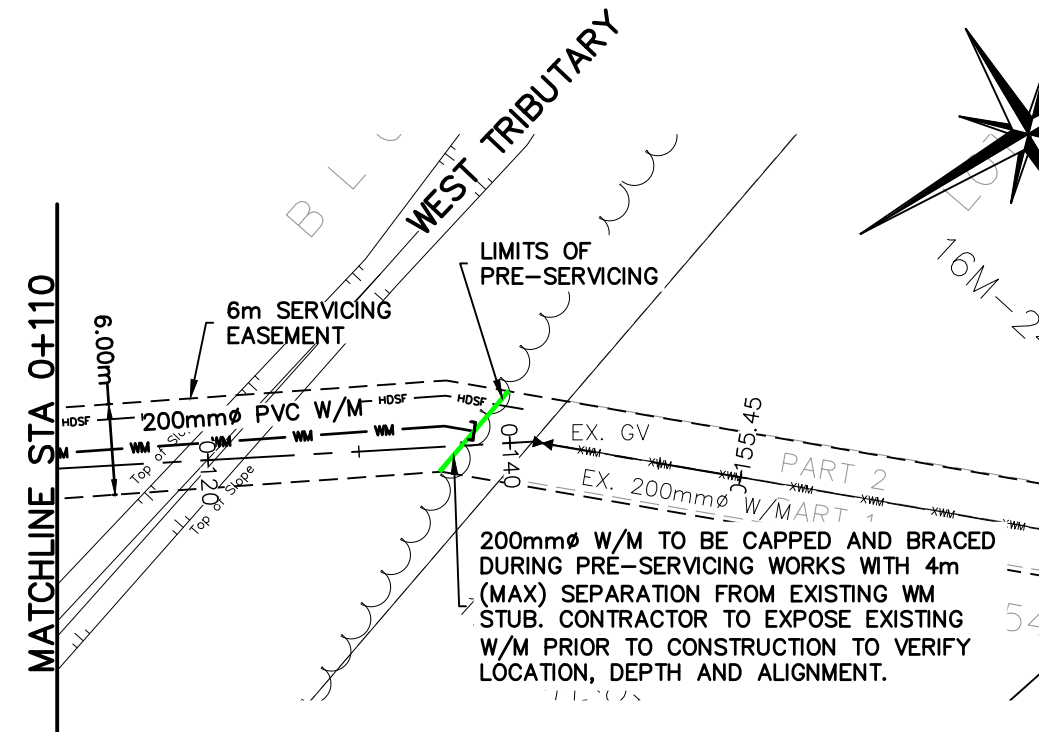
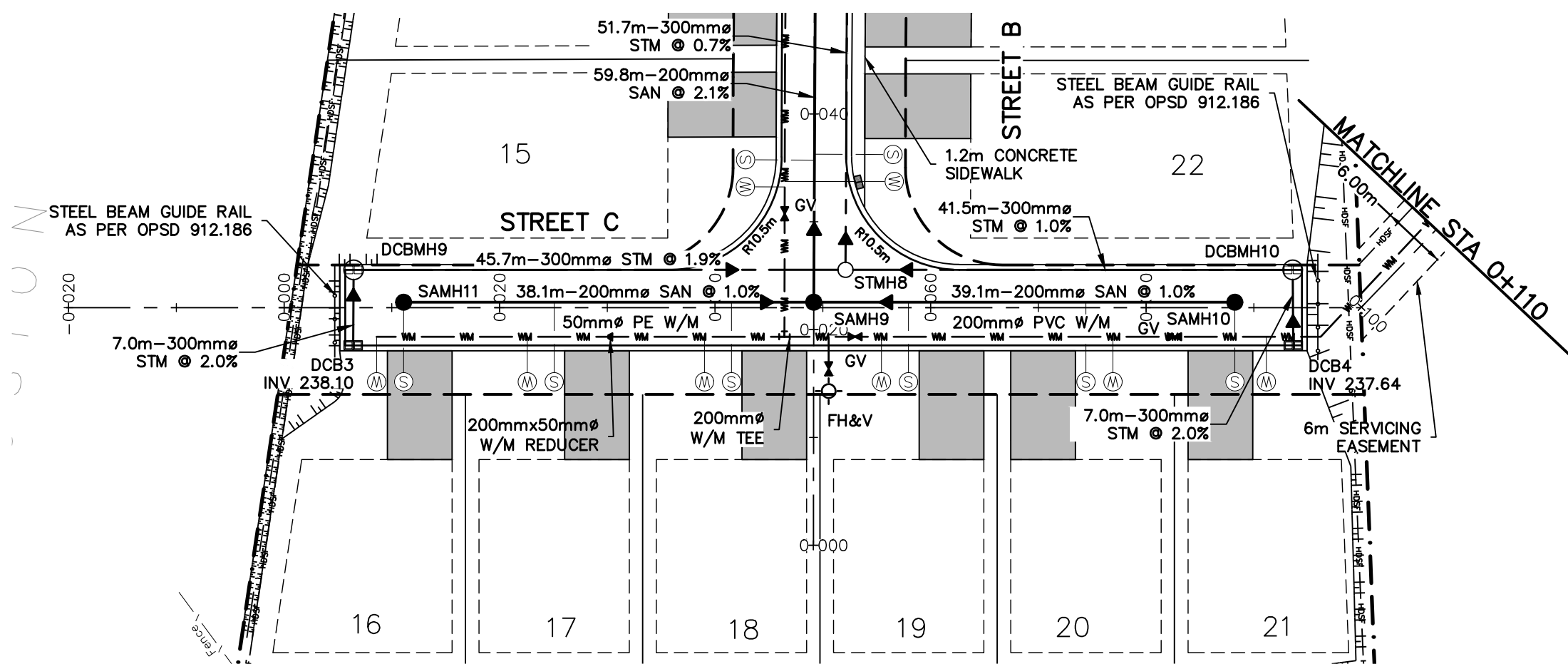
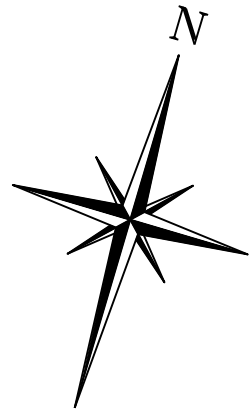
Drawing

Town of Blue Mountains  
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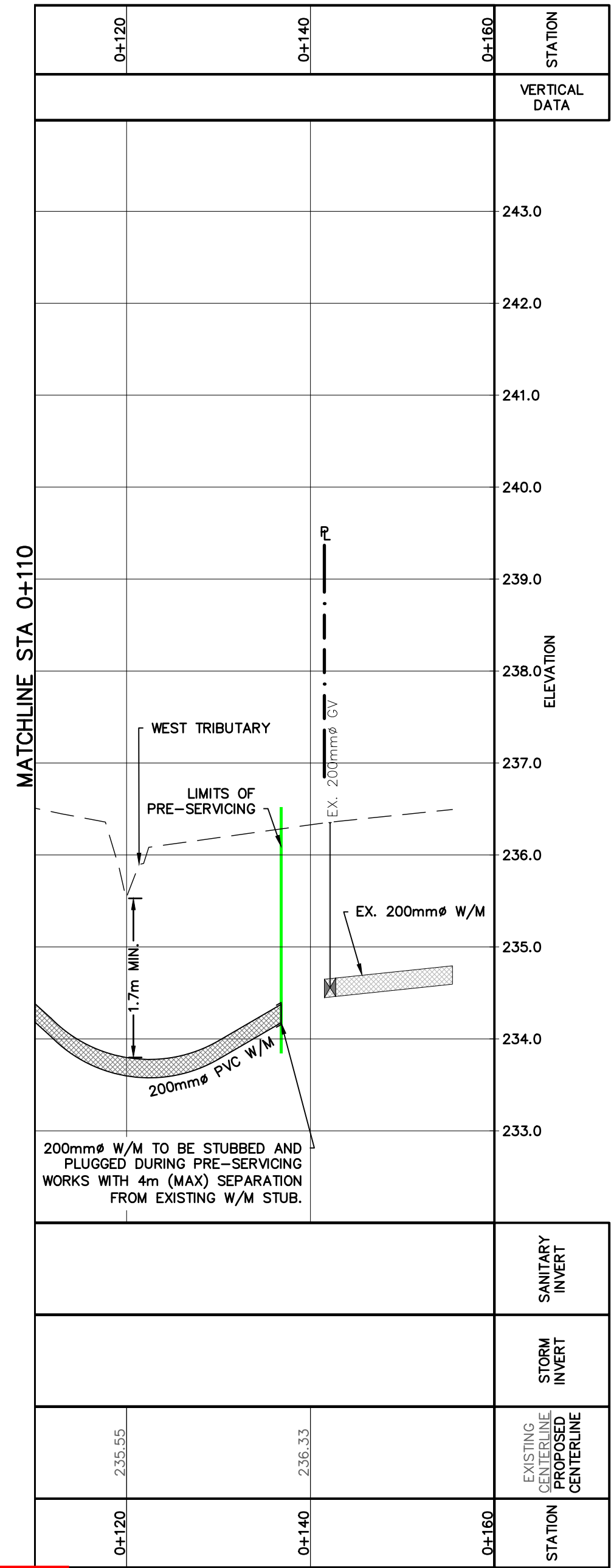
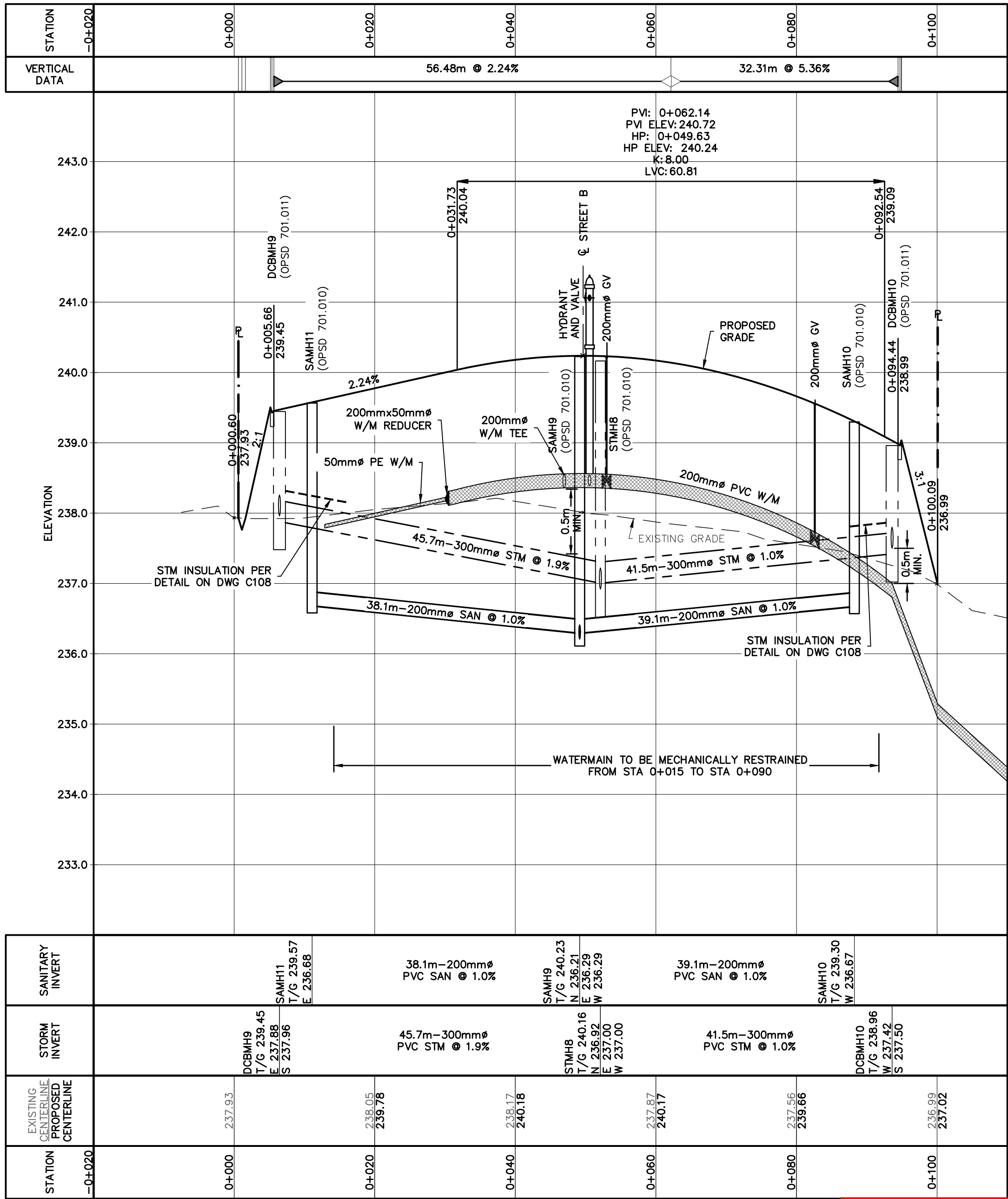
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signature *[Signature]* date 20-Dec-2022





NOTE: ALL ROADWAYS TO BE DESIGNATED FIRE ROUTES. REFER TO DRAWING C110 "PAVEMENT MARKINGS AND SIGNAGE PLAN" FOR PROPOSED LOCATION OF SIGNS FOR THE DEVELOPMENT.



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#### TEMPORARY BENCHMARKS

TBM#1 ELEV 229.99m  
TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE McRAE ROAD AT THE CORNER OF LOTS 31 AND 32.  
TOPOGRAPHIC SURVEY COMPLETED BY ZUBEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.

Town

| No. | ISSUE                                         | DATE: MM/DD/YYYY |
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| 7   | RE-ISSUED FOR AMENDED PRE-SERVICING AGREEMENT | NOV/28/2022      |

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Project  
RIDGE ESTATES BLOCK 38  
TOWN OF THE BLUE MOUNTAINS  
Drawing  
PLAN & PROFILE  
STREET C & 6m SERVICING EASEMENT  
(STA 0+000 TO 0+155.45)

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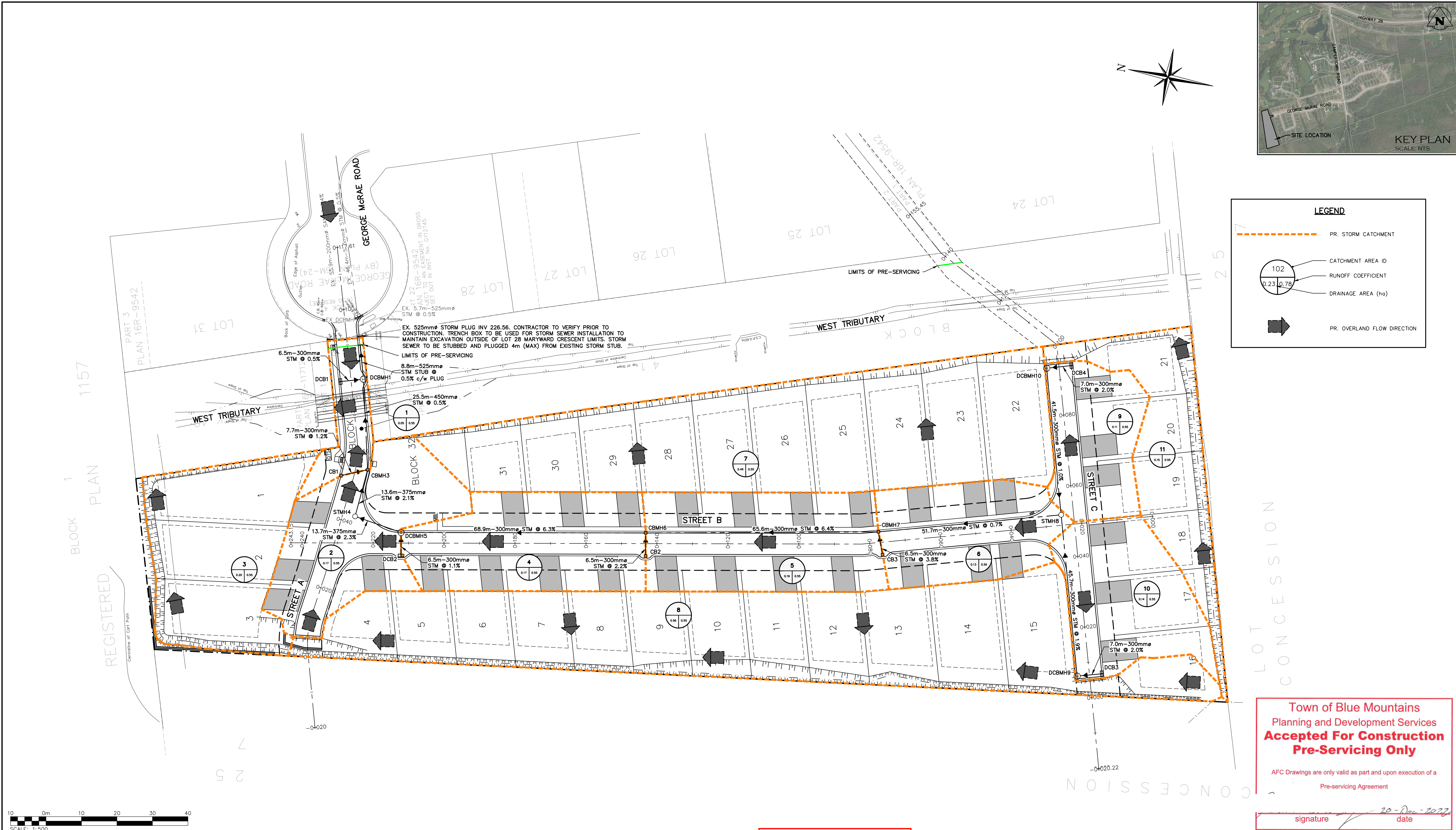


Drawn By L.W. Design By L.W. Project 1019-5984  
Check By A.S. Check By K.M. Scale V 1:50 Drawing C103.C  
H 1:500

ADMIRAL BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON. L9Y 1A1  
705-446-3510 T  
705-446-3520 F  
WWW.CFCROZIER.CA  
INFO@CFCROZIER.CA



J:\1000\010 - Sterling Group\5984\_Ridge Estates Block 38\CAD\Civil\_Sheets\5984\_C104\_STM.dwg, C104, 2022-12-02 10:15:47 AM, jperera



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**TEMPORARY BENCHMARKS**

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| TBM#1 | ELEV 229.99m |
|-------|--------------|

TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE MCRAE ROAD AT THE CORNER OF LOTS 31 AND 32.

TOPOGRAPHIC SURVEY COMPLETED BY ZUBEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.

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Project  
**RIDGE ESTATES BLOCK 38  
TOWN OF THE BLUE MOUNTAINS**

Drawing  
**STORM DRAINAGE PLAN**



**CROZIER**  
CONSULTING ENGINEERS

|          |      |           |      |         |                  |
|----------|------|-----------|------|---------|------------------|
| Drawn By | L.W. | Design By | L.W. | Project | <b>1019-5984</b> |
| Check By | A.S. | Check By  | K.M. | Scale   | 1:500            |
|          |      |           |      | Drawing | <b>C104</b>      |

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1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON, L9Y 1A1  
705-446-3510 T  
705-446-3520 F  
WWW.CFCROZIER.CA  
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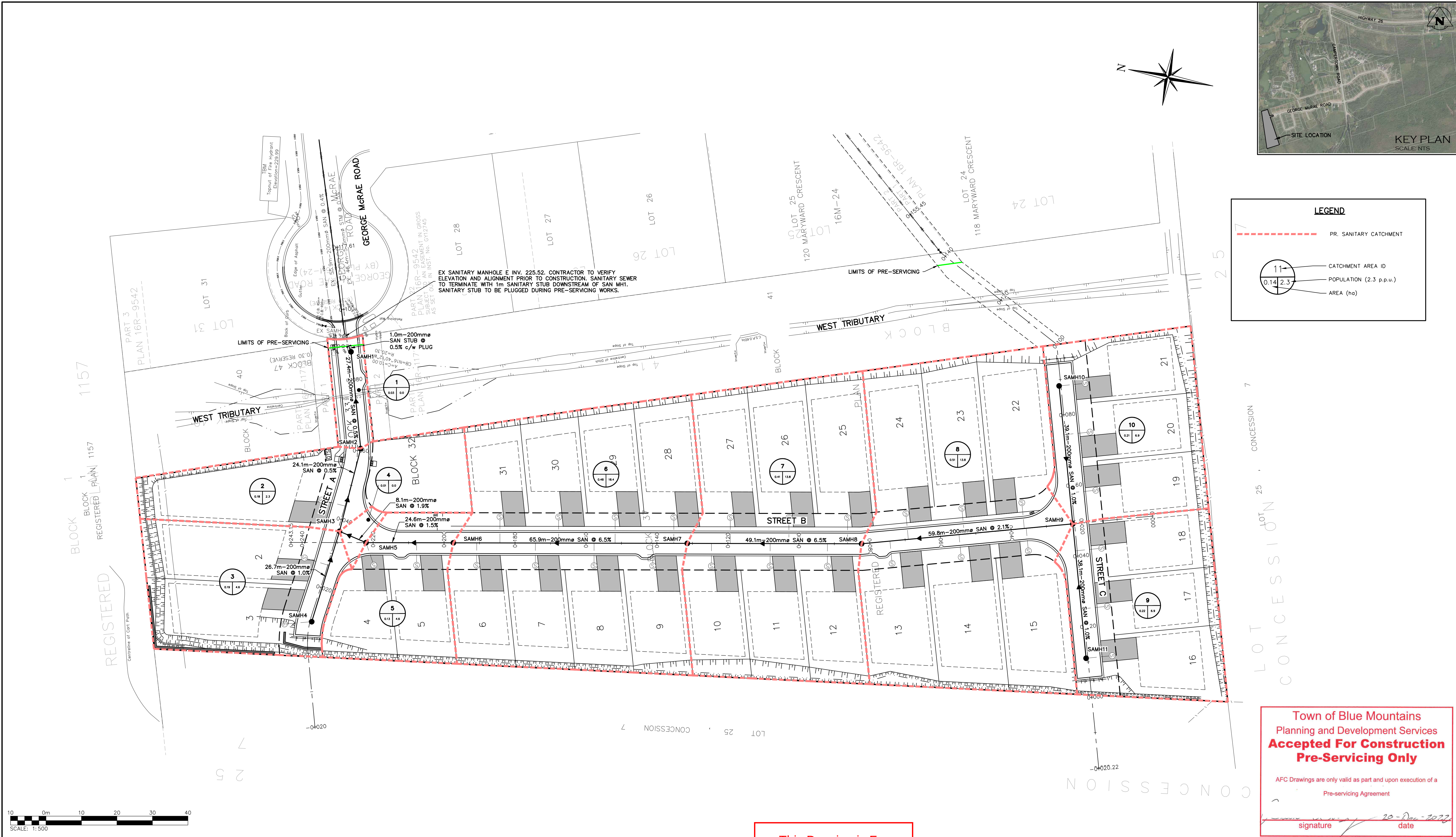
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signature *[Signature]* date *20-Dec-2022*



J:\1000\010 - Sterling Group\5984 - Georgian Ridge Estates Block 38\CADD\Civil\Sheets\5984\_C105\_SAN.dwg, C:\05\_2022\12-02 10:16:02 AM, Jperera



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**TEMPORARY BENCHMARKS**

TBM#1 ELEV 229.99m

TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE MCRAE ROAD AT THE CORNER OF LOTS 31 AND 32.

TOPOGRAPHIC SURVEY COMPLETED BY ZUBEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.

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Project  
**RIDGE ESTATES BLOCK 38  
TOWN OF THE BLUE MOUNTAINS**

Drawing  
**SANITARY DRAINAGE PLAN**

**CROZIER CONSULTING ENGINEERS**

Admiral Building  
1 First Street, Suite 200  
Collingwood, ON, L9Y 1A1  
705-446-3510 T  
705-446-3520 F  
www.cf-crozier.ca  
info@cf-crozier.ca

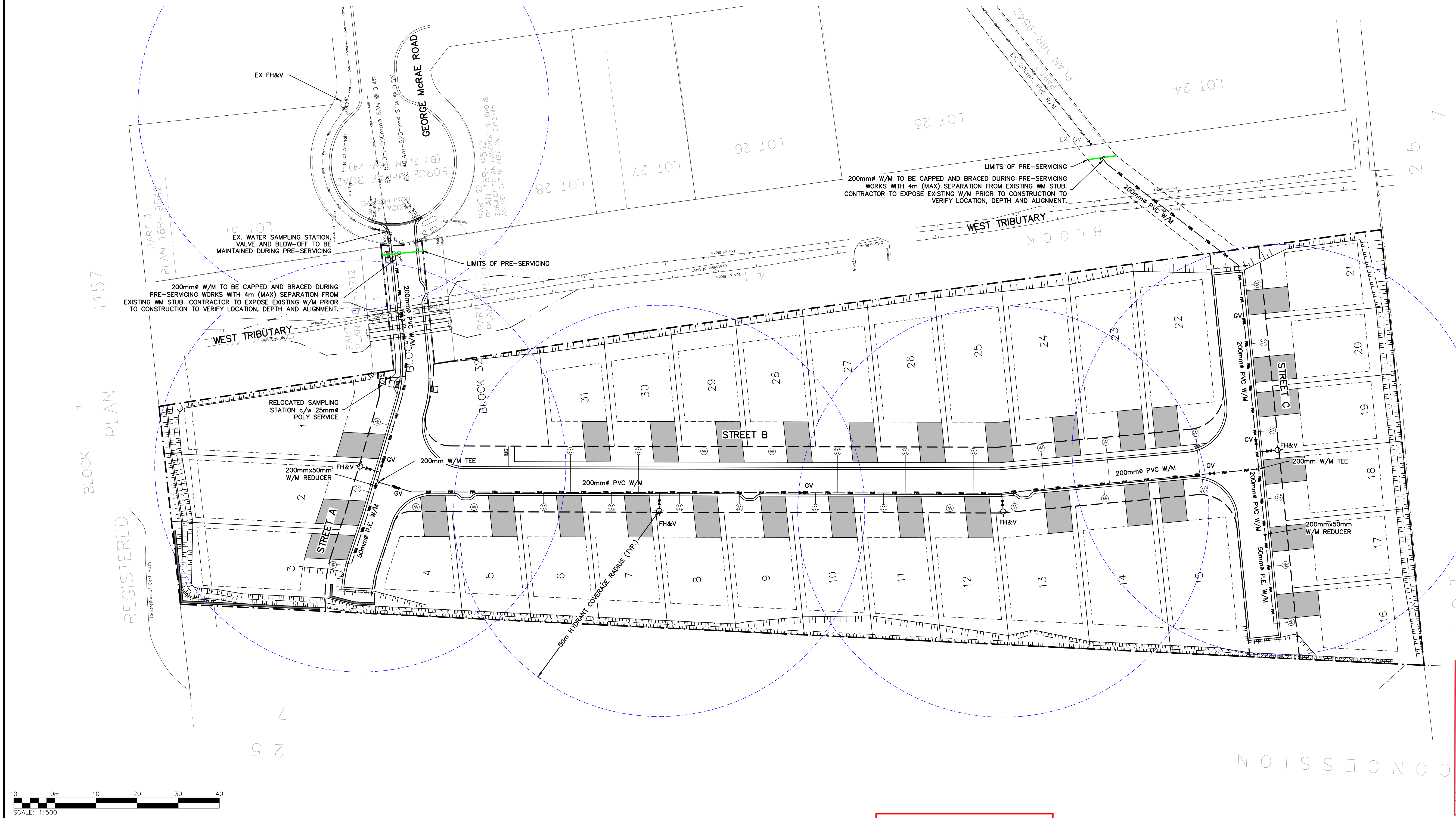
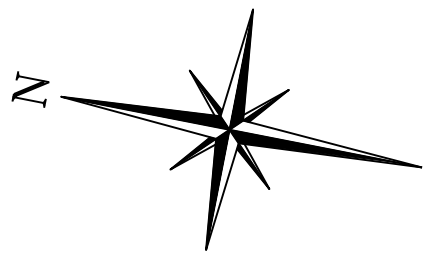
Drawn By L.W. Design By L.W. Project **1019-5984**

Check By A.S. Check By K.M. Scale 1:500 Drawing **C105**



NOTE: EXISTING WATERMAIN STUB BETWEEN LOTS 24 & 25 TO BE EXPOSED TO CONFIRM IF EXISTING WATERMAIN IS MECHANICALLY RESTRAINED, IF NOT MECHANICAL RESTRAINTS WILL BE REQUIRED. TOWN OPERATIONS STAFF SHALL BE PROVIDED WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS BEING COMPLETED.

NOTE: EXISTING WATERMAIN STUB AT THE BULB OF GEORGE McRAE TO BE EXPOSED TO CONFIRM IF EXISTING WATERMAIN IS MECHANICALLY RESTRAINED, IF NOT MECHANICAL RESTRAINTS WILL BE REQUIRED. TOWN OPERATIONS STAFF SHALL BE PROVIDED WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS BEING COMPLETED.



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signature: *[Signature]* date: 20-Dec-2022

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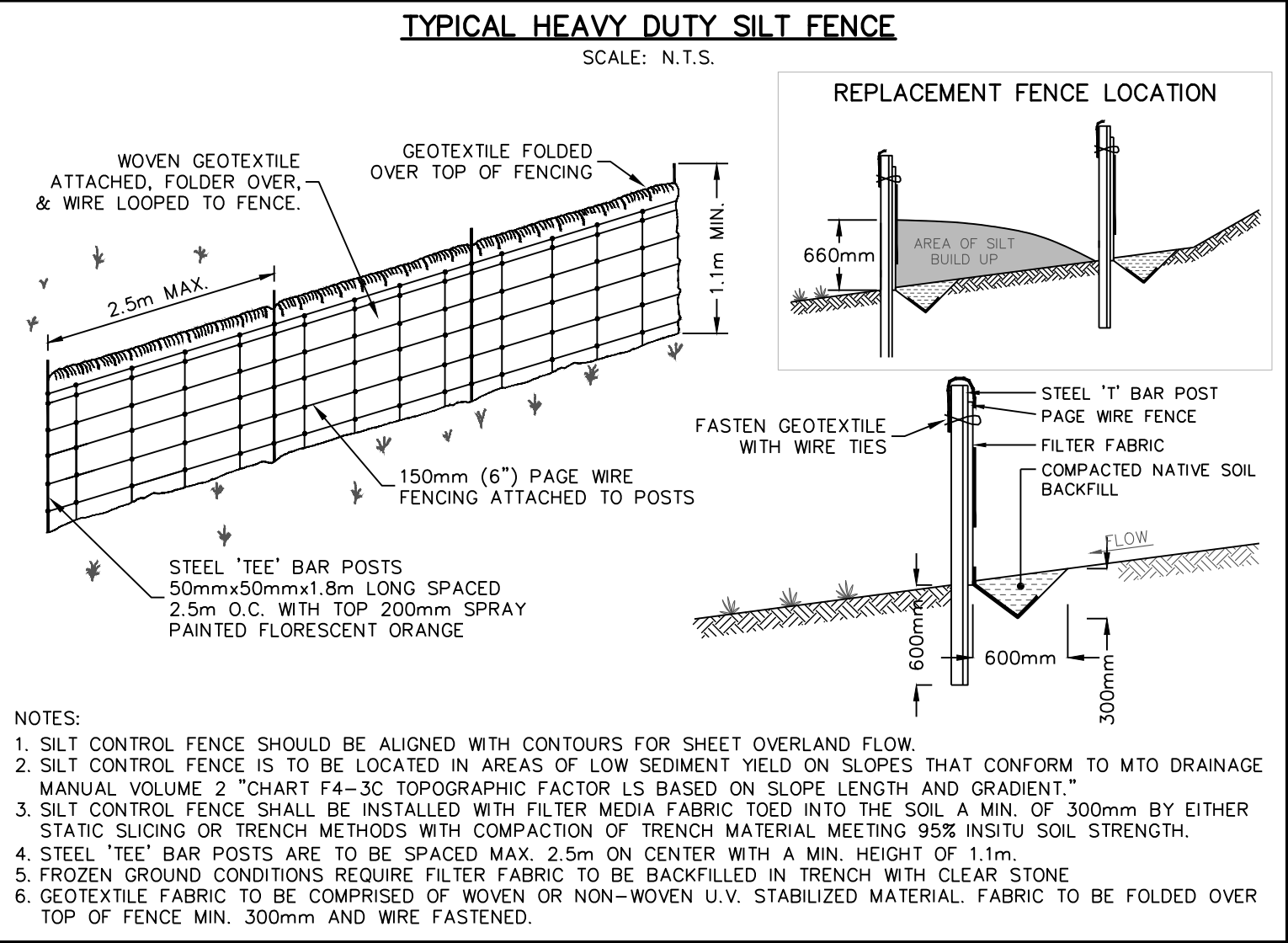
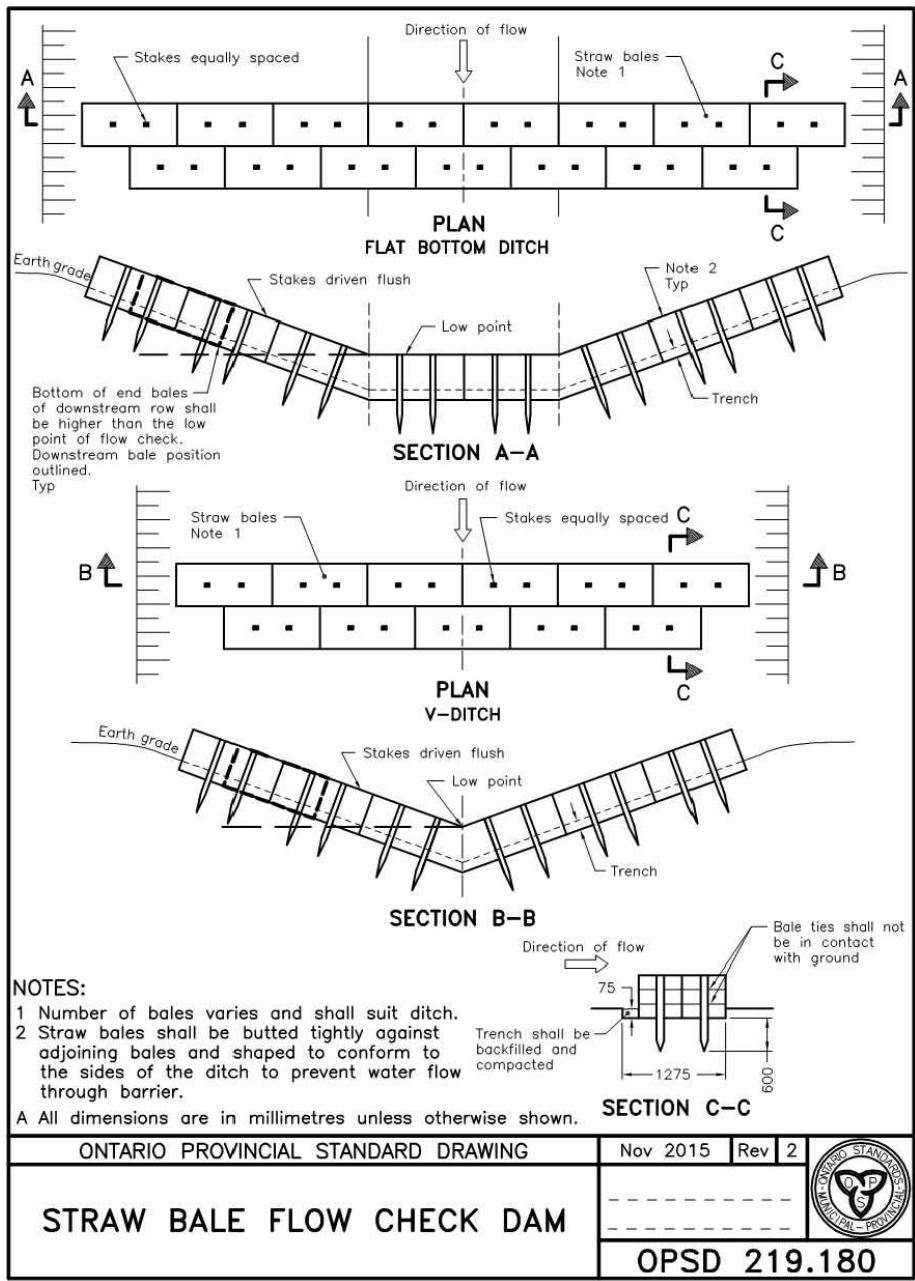
|         |                                                      |  |
|---------|------------------------------------------------------|--|
| Project | RIDGE ESTATES BLOCK 38<br>TOWN OF THE BLUE MOUNTAINS |  |
| Drawing | WATER DISTRIBUTION PLAN                              |  |

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ADMIRAL BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON, L9Y 1A1  
705-446-3510 T  
705-446-3520 F  
WWW.CFCROZIER.CA  
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|          |      |           |      |         |           |
|----------|------|-----------|------|---------|-----------|
| Drawn By | L.W. | Design By | L.W. | Project | 1019-5984 |
| Check By | A.S. | Check By  | K.M. | Scale   | 1:500     |
|          |      |           |      | Drawing | C106      |





NOTE: VEGETATION CLEARING MUST OCCUR OUTSIDE OF THE BREEDING BIRD SEASON (APRIL 15 TO AUGUST 31) IN ACCORDANCE WITH THE FEDERAL MIGRATORY BIRD CONVENTION ACT. IF TREE REMOVAL MUST OCCUR WITHIN THE BREEDING BIRD SEASON, A QUALIFIED BIOLOGIST MUST SURVEY FOR EVIDENCE OF ACTIVE BIRD NESTING (E.G., NEST BUILDING, ADULTS TENDING A NEST) IN THE STUDY AREA. FOLLOWING THIS SURVEY, THE CONTRACTOR WOULD HAVE 48 HOURS FROM THE TIME OF SURVEY COMPLETION TO REMOVE ALL TREES/VEGETATION - ASSUMING NO EVIDENCE OF ACTIVE NESTING IS FOUND. IF REMOVAL IS NOT COMPLETED WITHIN THE 48-HOUR PERIOD, ANY REMAINING TREES/VEGETATION WOULD BE RECOMMENDED TO BE RE-SURVEYED PRIOR TO THEIR REMOVAL.

NOTE: REFER TO DRAWING TMP-1 'TREE MANAGEMENT PLAN' FOR DETAILS REGARDING TREE PROTECTION AND LOCATION OF ORANGE PLASTIC CONSTRUCTION FENCING.

NOTE: PRE-GRADE OF LOTS 1-3, 22-31 & BLOCK 32 TO BE 0.45m BELOW FINISHED GRADE. PRE-GRADE OF LOTS 4-15 TO BE 0.55m BELOW FINISHED GRADE. PRE-GRADE OF LOTS 16-21 TO BE 0.15m BELOW FINISHED GRADE. PRE-GRADE OF INTERNAL ROAD ROW LIMITS TO BE 0.62m BELOW FINISHED GRADE. FILL PLACED WITHIN BUILDING ENVELOPES AND ROADWAYS TO BE COMPACTED PER GEOTECHNICAL RECOMMENDATIONS.

NOTE: POSITIVE DRAINAGE TO BE MAINTAINED DURING ROUGH GRADING.

GENERAL CONSTRUCTION NOTES:

- CONTRACTOR TO MAINTAIN DRAINAGE ONSITE TO PREVENT PONDING.
- HEAVY DUTY SILT FENCE (HDSF) TO BE INSTALLED PER OPSD 219.130.
- COMPOSITION, PRIOR TO PLACEMENT, OF IMPORTED FILL MATERIAL TO BE REVIEWED BY A QUALIFIED PROFESSIONAL PER O. REG. 153/04.
- COMPACTION OF FILL MATERIAL TO BE REVIEWED BY GEOTECHNICAL CONSULTANT ONSITE.
- OPERATIONS ASSOCIATED WITH HANDLING AND MOVEMENT OF EXCESS FILL MATERIAL SHALL FOLLOW O. REG. 406/19 AS OF JANUARY 1, 2022.
- TREE CLEARING TO BE COMPLETED TO LIMITS OF SILT FENCING AND/OR ORANGE PLASTIC CONSTRUCTION FENCING.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE MUNICIPAL ROADWAYS AND SIDEWALKS ARE CLEARED OF ALL MUD, DIRT AND DEBRIS AT ALL TIMES. STREET SWEEPING AND CLEARING MUST OCCUR AT LEAST ONCE PER WEEK AS REQUIRED OR AT THE DIRECTION OF THE TOWN OR CONTRACT ADMINISTRATOR.
- TRUCKING OPERATIONS TO BE HALTED IMMEDIATELY SHOULD TOWN STAFF IDENTIFY DETERIORATING ROAD CONDITIONS ON GEORGE MCRAE ROAD.

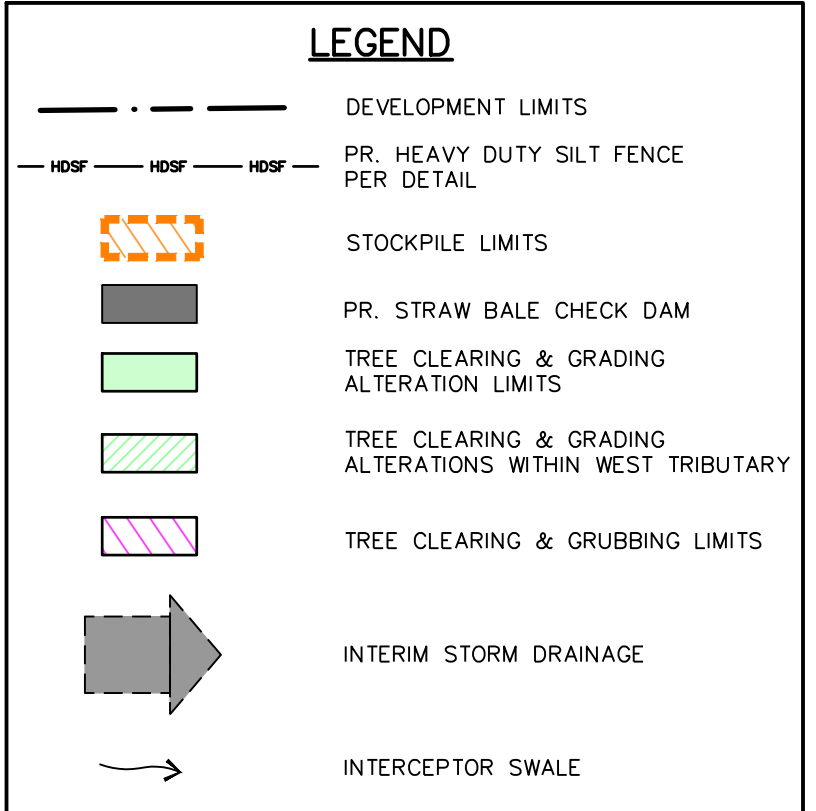
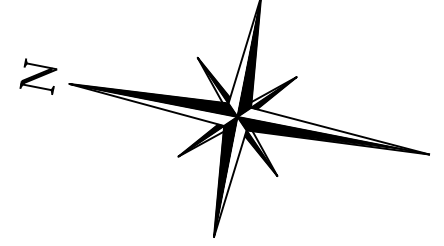
TABLE 1: EARTHWORK QUANTITIES FOR SITE PREPARATION

| Earthwork Item             | Quantity | Unit           |
|----------------------------|----------|----------------|
| Tree Clearing & Grubbing   | 19000    | m <sup>2</sup> |
| Topsoil Stripping          | 7000     | m <sup>3</sup> |
| Existing Stockpile Removal | 8800     | m <sup>3</sup> |
| Fill Importation           | 37500    | m <sup>3</sup> |

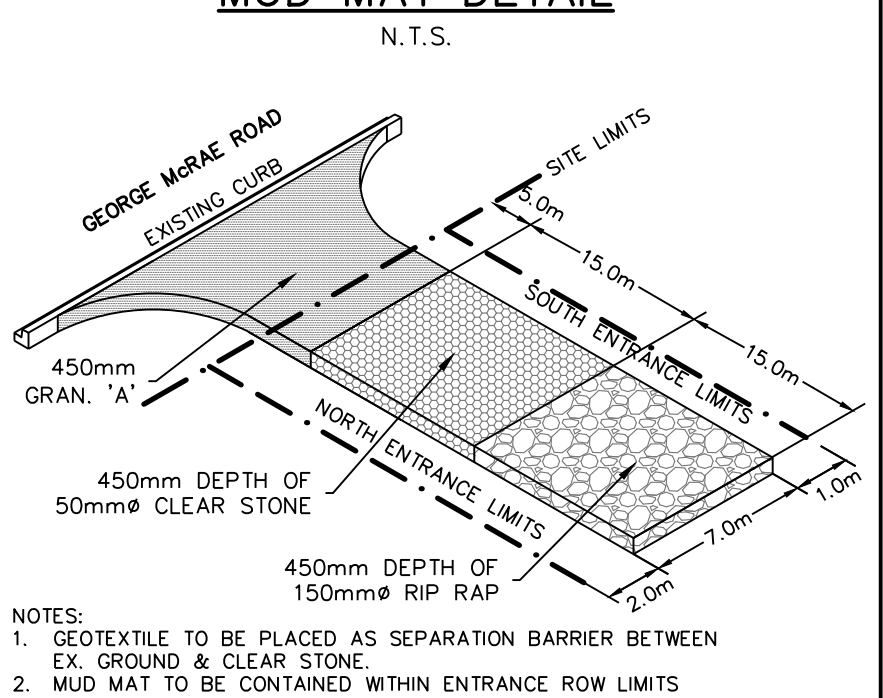
NOTE: ABOVE QUANTITIES ARE ESTIMATES BASED ON PROPOSED GRADING AND GEOTECHNICAL FINDINGS ONSITE COMPLETED BY WSP (2018). QUANTITIES ARE SUBJECT TO CHANGE BASED ON FIELD CONDITIONS.



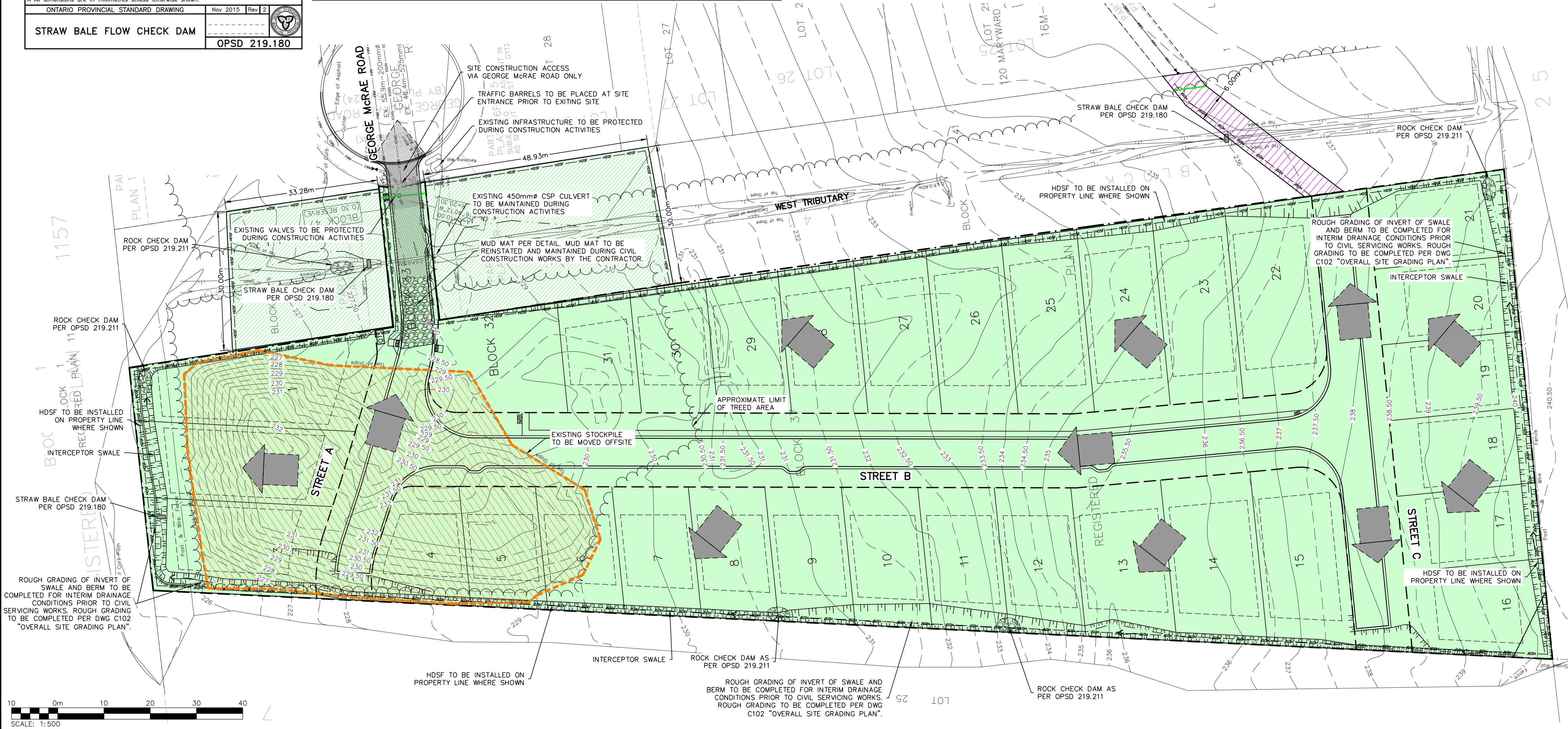
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MUD MAT DETAIL



- NOTES:
- MAINTENANCE & OPERATIONS OF SEDIMENT CONTROLS**
- SILT FENCE**
- SILT FENCE MUST BE INSPECTED WEEKLY FOR RIPS OR TEARS, BROKEN STAKES, BLOW-OUTS AND ACCUMULATION OF SEDIMENT.
  - SILT FENCE MUST BE INSPECTED FOLLOWING ALL 15mm OR GREATER RAIN STORM EVENT OR AS DIRECTED BY THE CONTRACT ADMINISTRATOR. SEDIMENT MUST BE REMOVED FROM SILT FENCE WHEN ACCUMULATION REACHES 50% OF THE HEIGHT OF THE FENCE.
  - ALL SILT FENCES MUST BE REMOVED ONLY WHEN THE ENTIRE SITE IS STABILIZED AND AS DIRECTED BY THE CONTRACT ADMINISTRATOR.
- MUD MAT**
- INSPECT MUD MAT WEEKLY TO ASSESS CONDITION AND ENSURE OPERATION EFFICIENCY.
  - SUPPLY AND PLACE ADDITIONAL GRANULAR/RIP RAP MATERIAL AS DIRECTED BY THE CONTRACT ADMINISTRATOR.
  - MUD MAT TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR AS DIRECTED BY THE CONTRACT ADMINISTRATOR.
- CHECK DAM**
- CHECK DAMS TO BE REVIEWED REGULARLY AND AFTER SIGNIFICANT RAINFALLS. CHECK DAMS ARE TO BE MAINTAINED/REPLACED IF REQUIRED.



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TEM#1 ELEV 229.99m

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TOPOGRAPHIC SURVEY COMPLETED BY ZUBEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.

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Project  
**RIDGE ESTATES BLOCK38  
TOWN OF THE BLUE MOUNTAINS**

Drawing  
**SITE ALTERATION, CONSTRUCTION ACCESS AND  
SEDIMENT & EROSION CONTROL PLAN**

**CROZIER**  
CONSULTING ENGINEERS

ADAMIRAL BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON. L9Y 1A1  
705-446-3510 F  
WWW.CFCROZIER.CA  
INFO@CFCROZIER.CA

Drawn By L.W. Design By L.W. Project  
Check By A.S. Check By K.M. Scale 1:500 Drawing  
**1019-5984  
C107**



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Planning and Development Services  
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signature

20-Dec-2022  
date

- GENERAL**
1. ALL EXISTING UNDERGROUND UTILITIES AND SERVICES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  2. ANY SITE ILLUMINATION TO BE DIRECTED DOWNWARD AND INTERNAL TO SITE ONLY.
  3. DETAILS ON PROPOSED PLANTING, LANDSCAPE FEATURES, SITE TREATMENTS ARE PREPARED BY LANDSCAPE ARCHITECT.
  4. ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE TOWN PRIOR TO ANY WORKS COMPLETED WITHIN THE MUNICIPAL RIGHT OF WAY (ROW). CONTRACTOR IS RESPONSIBLE TO RETAIN PERMIT.
  5. ALL BOULEVARDS & DISTURBED AREAS ARE TO BE RESTORED TO EXISTING CONDITIONS OR BETTER, 200mm TOPSOIL & SEED UNLESS OTHERWISE NOTED.
  6. CLEAR STONE WRAPPED IN FILTER CLOTH CAN BE SUBSTITUTED FOR BEDDING MATERIAL IF APPROVED BY THE GEOTECHNICAL ENGINEER.
  7. ALL PROPERTY BARS TO BE PROTECTED DURING CONSTRUCTION. BARS ARE TO BE PLACED BY O.L.S. AT CONTRACTOR'S EXPENSE IF DAMAGED OR REMOVED.
  8. DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS-517 & 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION. OWNER IS RESPONSIBLE FOR OBTAINING MCP PTTW IF REQUIRED.
  9. ALL RIP-RAP/GABION MATTRESSES TO BE PLACED UPON FILTER CLOTH.
  10. SIGNAGE TO BE INSTALLED PER TOWN STANDARDS. STREET SIGNS AND STOP SIGNS TO BE INSTALLED ON SEPARATE POSTS.

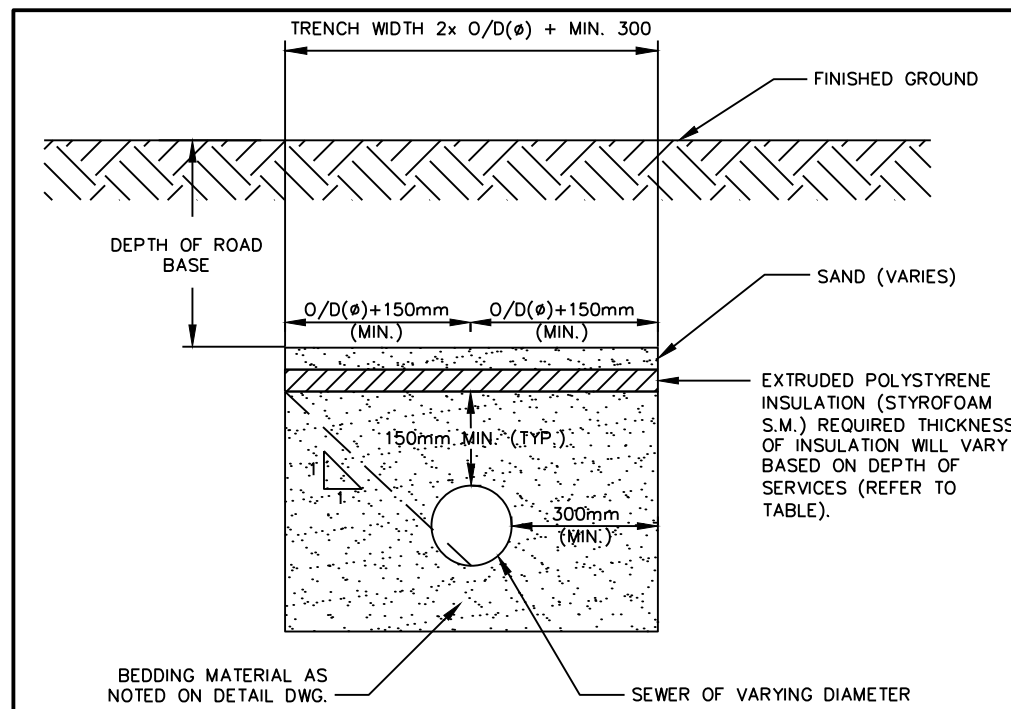
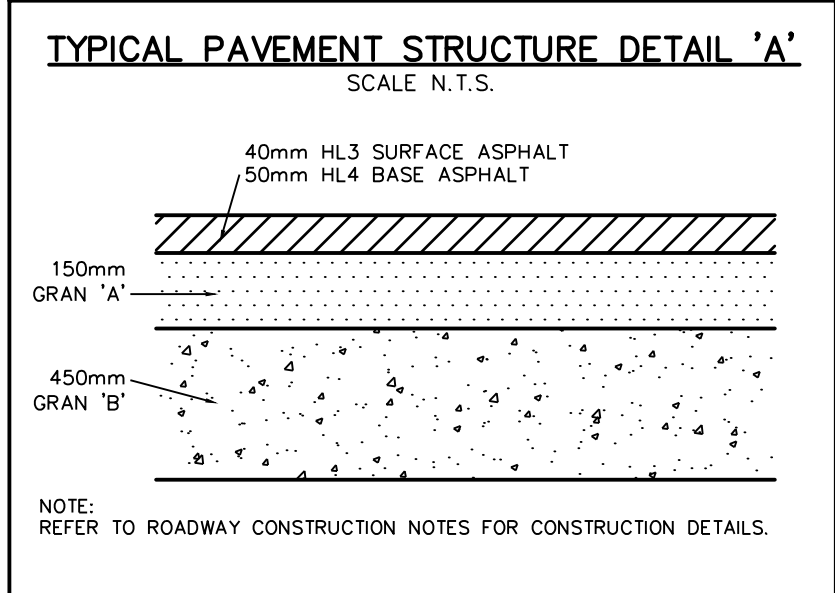
- ROADS**
1. ALL EXCAVATION SHALL CONFORM TO THE CURRENT ONTARIO PROVINCIAL SPECIFICATION FOR GRADING OPSS 206.
  2. THE DEVELOPER SHALL RETAIN A QUALIFIED SOILS CONSULTANT TO CARRY OUT COMPACTION TESTS ON THE COMPLETED SUBGRADE AND SUBSEQUENT LIFTS OF GRANULAR BASE MATERIAL BEFORE PLACEMENT OF NEXT GRANULAR OR ASPHALT LIFT.
  3. ALL VEGETATION, BOULDERS OVER 150mm $\phi$ , TOPSOIL AND ORGANIC OR FROST-SUSCEPTIBLE MATERIALS, SHALL BE REMOVED FROM THE ROAD BASE TO A DEPTH OF AT LEAST 1.20m BELOW FINISHED GRADE AND REPLACED WITH SUITABLE MATERIAL.
  4. ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE REMOVED FROM THE ENTIRE ROAD CORRIDOR AND DEPOSITED OFF THE SITE TO A DISPOSAL AREA APPROVED BY THE CONTRACT QUALIFIED PERSON.
  5. THE SUB-GRADE SHALL BE SHAPED TO CONFORM TO THE REQUIRED LONGITUDINAL GRADE AND CROSS-SECTION AND SHALL HAVE A CROSSFALL OF 3% FROM THE CENTRELIN OF ROADWAY TO 0.5m FROM BACK OF CURB.
  6. NATIVE SUB-GRADE TO BE GRADED, COMPACTED AND PROOF-ROLLED PRIOR TO PLACEMENT OF GRANULARS. COMPACTION TO BE MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPND). ALL IDENTIFIED SOFT AND WEAK SPOTS SHALL BE EXCAVATED AND BACKFILLED WITH A SUITABLE GRANULAR BASE MATERIAL PROOF-ROLL TO BE OBSERVED AND ACCEPTED BY THE MUNICIPALITY AND GEOTECHNICAL ENGINEER PRIOR TO FIRST LIFT OF GRANULAR MATERIAL. MUNICIPALITY TO BE NOTIFIED OF GRANULAR 'B' PROOF ROLL AND GIVEN THE OPTION TO ATEND.
  7. THE GRANULAR BASE SHALL BE LAID ON DRY, SMOOTH, PROPERLY GRADED SUB-GRADE, AND SHALL BE SPREAD FOR THE REQUIRED WIDTH TO MEET THE EDGE OF SUB-GRADE. THE GRANULAR ROAD BASE SHALL CONSIST OF A BOTTOM COURSE OF 450mm MIN. CONSOLIDATED GRANULAR 'B' MATERIAL FULL WIDTH ACROSS THE ROADWAY AND A TOP COURSE OF 150mm CONSOLIDATED GRANULAR 'A' MATERIAL FULL WIDTH ACROSS THE ROADWAY AND CONFORMING IN ALL RESPECTS TO THE MINISTRY OF TRANSPORTATION ONTARIO PROVINCIAL STANDARD SPECIFICATIONS 1010.
  8. THE GRANULAR MATERIAL SHALL BE SPREAD IN LAYERS OF 150mm MAXIMUM COMPACTED DEPTHS, AND EACH LAYER SHALL BE THOROUGHLY COMPACTED TO 100% SPND.
  9. NO GRANULAR BASE SHALL BE PLACED UNTIL THE GRADE ON WHICH IT IS TO BE LAID HAS BEEN INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT AND CONTRACT ADMINISTRATOR.
  10. ALL GRANULAR CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO ONTARIO PROVINCIAL STANDARD SPECIFICATION OPSS 314.
  11. AS SOON AS THE GRANULAR BASE HAS BEEN COMPLETED IT SHALL BE THOROUGHLY COMPACTED AND SHAPED AND THE BASE COURSE ASPHALT PLACED. THE BASE COURSE SHALL CONSIST OF 50mm MIN. THICKNESS OF HL4 BASE COURSE ASPHALT. THE SURFACE COURSE SHALL CONSIST OF 40mm MIN. THICKNESS OF HL3 SURFACE COURSE ASPHALT. ASPHALT WORK SHALL CONFORM IN ALL RESPECTS TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS 310.
  12. THE ASPHALT COMPONENTS SHOULD BE COMPACTED TO 92% MAXIMUM RELATIVE DENSITY, AS PER OPSS 310.
  13. TEMPORARY ASPHALT GUTTER PER OPSS 601.010 TO BE INSTALLED AS PART OF THE BASE COURSE ASPHALT WORKS. ASPHALT GUTTER TO BE SAW CUT AND REMOVED PRIOR TO INSTALLATION OF CONCRETE CURB AND GUTTER DURING SURFACE WORKS.
  14. JOINTS WITH EXISTING ASPHALT TO BE SAW CUT STRAIGHT PRIOR TO PLACING NEW ASPHALT AND TACK COAT APPLIED TO EXISTING ASPHALT AND CURB SURFACES.
  15. ALL SERVICES, MANHOLES, VALVES, ETC. ARE TO BE INSTALLED TO MATCH GRADE OF BASE COURSE OF ASPHALT AND/OR FINISHED GRADE OF LANDSCAPING. UPON PLACEMENT OF SURFACE COURSE OF ASPHALT ALL APPURTENANCES LOCATED IN ROADWAY SHALL BE RAISED TO MATCH FINISHED GRADE.
  16. SUBDRAINS TO BE LOCATED AS PER TYPICAL ROAD SECTION ON DWG. C108 AND O.P.S.D. 207.030. GRANULAR A EMBEDMENT MATERIAL OR APPROVED EQUIVALENT TO BE USED. WHERE LOCATION OF SUBDRAINS ARE NOT IN WELL DRAINED NATIVE SAND OR WELL DRAINED IMPORTED GRANULAR, THE SUBDRAIN SHALL HAVE GEOTEXTILE WRAP AND BE SURROUNDED ON ALL SIDES WITH 150mm OF 19mm CLEAR STONE AND CLEAR STONE TO BE COMPLETELY WRAPPED IN FABRIC.

- STORM SEWER**
1. MAIN SEWERS SHALL BE PVC PIPE (OPSS 410), MIN. PIPE STIFFNESS SHALL BE 320kPa OR CONCRETE A257.2 - CLASS - 650 (MIN.). ALL PIPE TO BE JOINED WITH A GASKETED BELL & SPIGOT SYSTEM.
  2. MINIMUM PIPE SIZE, INCLUDING CATCHBASIN LEADS, SHALL BE 300mm.
  3. STORM SEWER EMBEDMENT SHALL CONFORM WITH OPSS 802.010 USING GRANULAR 'A'.
  4. PRECAST STORM MANHOLES SHALL BE PER OPSS 701.010 (1200mm $\phi$ ) OR 701.011 (1500mm $\phi$ ) WITH FRAME AND GRATE PER OPSS 401.010 TYPE 'A' AND HOLLOW RECTANGULAR LADDER RUNGS PER OPSS 405.010. BENCHING SHALL BE PROVIDED IN ALL MANHOLES.
  5. PRECAST CATCHBASINS ARE TO BE OPSS 705.010 (SINGLE) OR 705.020 (DOUBLE) WITH FRAME AND GRATE OPSS 400.020. ALL CATCHBASINS AND CATCHBASIN MANHOLES SHALL HAVE SUMPS.
  6. FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSS 701.100.
  7. CULVERTS TO HAVE MIN. 300mm COVER WHERE POSSIBLE. CULVERT MATERIAL TO BE PER TOWN STANDARD OR APPROVAL EQUIVALENT.
  8. MINIMUM COVER ON STORM SEWER & CATHBASINS LEADS TO BE PER TOWN STANDARD. CONTRACTOR TO APPLY INSULATION

- AS PER DETAIL ON DWG C107 WHERE MINIMUM COVER IS NOT OBTAINED.
9. STORM PIPE 525mm IN DIAMETER AND GREATER SHALL BE CONCRETE PIPE. ALL PIPE SMALLER THAN 525mm IN DIAMETER SHALL BE P.V.C.
- WATERMAIN**
- A) PIPING**
1. ALL CONSTRUCTION TO CONFORM TO AWWA C605-94 AND AWWA C600-99 STANDARDS. MATERIALS TO MEET NSF 60, 61 & 372.
  2. WATERMAIN PIPE SHALL BE PVC DR18 (SIZES UP TO AND INCLUDING 300mm $\phi$ ), CONFORMING TO AWWA C900. A DIFFERENT PIPE STRENGTH OR TYPE MAY BE REQUIRED BY THE MUNICIPALITY FOR SPECIAL CONDITIONS.
  3. WATERMAIN DEFLECTION NOT TO EXCEED MANUFACTURER'S RECOMMENDATIONS. WHERE DEFLECTION CAN NOT MEET MANUFACTURER'S RECOMMENDATIONS, CONTRACTOR TO INSTALL THE REQUIRED MANUFACTURED BEND AS NECESSARY.
  4. WATERMAIN SHALL BE BEDDED IN ACCORDANCE WITH OPSS 802.010 WITH GRANULAR 'A'.
  5. WATERMAIN TO BE TESTED AND APPROVED PER THE TOWN OF THE BLUE MOUNTAINS - WATERMAIN COMMISSIONING PROTOCOL STANDARD (MAY 2021). CONTRACTOR TO SUBMIT WATERMAIN COMMISSIONING PLAN TO CONTRACT ADMINISTRATOR AND MUNICIPALITY 2 WEEKS BEFORE WATERMAIN INSTALLATION BEGINS TESTING SHALL NOT COMMENCE UNTIL WATERMAIN COMMISSIONING PLAN IS APPROVED BY CONTRACT ADMINISTRATOR & MUNICIPALITY.
  6. ALL TESTING REQUIRES NOTIFICATION IN WRITING, 72 HOURS PRIOR TO ALL TESTING.
  7. ALL CONNECTIONS TO EXISTING MUNICIPAL SUPPLY MAINS MUST BE WITNESSED BY THE MUNICIPALITY OR REPRESENTATIVE AND GIVING 72 HOURS NOTICE PRIOR TO CONNECTION AND BACKFILLING OPERATIONS.
  8. THE PVC PIPE INSTALLATION SHALL INCLUDE TRACER WIRE. TRACER WIRE TO BE 10 GAUGE, MULTI-STRAND SHALL BE PLACED ON TOP & ATTACHED IN TWO PLACES ON EACH LENGTH OF PVC WATERMAIN. ALL CONNECTIONS SHALL BE MADE WITH "DRYCONN WATERPROOF CONNECTORS" OR APPROVED EQUAL. MUNICIPALITY MUST BE ON SITE DURING ANY TRACER WIRE CONNECTION TESTING.
  9. THE MINIMUM COVER ON WATERMAINS SHALL BE 1.7m. WHEN COVER IS LESS THAN 1.7m, CONTRACTOR TO PROVIDE INSULATION PER DETAIL ON DWG C108.
  10. CATHODIC PROTECTION REQUIRED ON ALL METALLIC FITTINGS AND PIPE AS PER OPSS 702 & TOWN STANDARD.
  11. THRUST BLOCKS OR JOINT RESTRAINTS SHALL BE REQUIRED AT ALL CHANGES IN PIPE DIRECTION, TERMINATIONS AND ANY LOCATION WHERE THRUST PRESSURES MAY OCCUR. WHERE SOIL CONDITIONS ARE SUSPECT, SUCH AS IN DISTURBED SOILS OR SOILS WITH BEARING CAPACITY OF LESS THAN 200kPa, PIPE RESTRAINTS SHALL BE USED. SEE TOWN STANDARDS OF APPROPRIATE PRODUCT REQUIREMENTS. THE USE OF THREADED RODS IN JOINT RESTRAINT IS NOT PERMISSIBLE.
  12. FIRE HYDRANTS SHALL BE CANADA VALVE, OPEN LEFT. PAINTED CHROME YELLOW COMPLETE WITH FLEX STAKE HYDRANT MARKER, MODEL FHV804, 1.5m TALL, WITH A 0.3m X 0.3m REFLECTIVE SIGN WITH A HYDRANT SYMBOL.

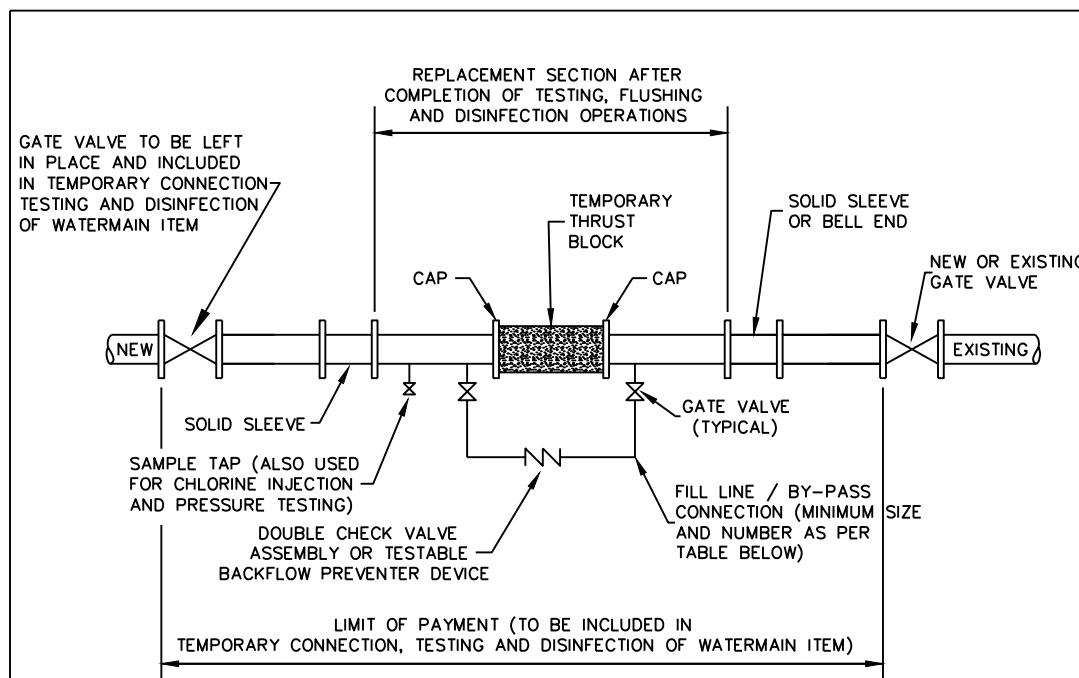
- B) SERVICES**
1. EACH HOUSING UNIT SHALL HAVE A SEPARATE 20mm $\phi$  MIN. TYPE 'K' COPPER OR 25mm $\phi$  POLY WATER SERVICE. A CURB STOP AND EXTENSION SERVICE BOX AND MAIN STOP MUST BE INSTALLED ON EACH SERVICE USING COMPRESSION JOINT FITTINGS.
  2. WATER SERVICE FITTINGS SHALL BE AS FOLLOWS:  
-MAIN STOPS ARE TO BE CAMBRIDGE BRASS 30INL SERIES.  
-CURB STOPS ARE TO BE SELF DRAINING, CAMBRIDGE BRASS 202NL SERIES.  
-SERVICE BOXES ARE TO BE OF ALL IRON/STEEL CONSTRUCTION AND SUPPLIED WITH STAINLESS STEEL SADDLES, CAMBRIDGE BRASS 8403 SERIES.  
-IF CURB STOP IS LOCATED IN DRIVEWAY, A VB-5009 4 1/4" ADJUSTABLE PLOW VALVE BOX SHALL BE INSTALLED PER TOWN STANDARDS.
  3. CURB STOPS SHALL BE LOCATED 0.3m FROM PROPERTY LINE & SUPPLIED WITH A 89mm X 38mm MARKER FROM THE INVERT OF THE SERVICE TO 600mm ABOVE GRADE. PAINTED BLUE. A VB-5009 4 1/4" ADJUSTABLE PLOW VALVE BOX SHALL BE INSTALLED PER TOWN STANDARDS IF INSTALLED WITHIN DRIVEWAY.
  4. SERVICE CONNECTIONS TO WATERMAINS SHALL BE MADE BY DIRECT TAPPING OR WITH BROAD BAND STAINLESS STEEL SADDLES. SERVICE SADDLES TO BE STAINLESS STEEL 8403 SERIES DOUBLE STRAP & TAPPING SADDLE TO BE CAMBRIDGE BRASS 8403 STAINLESS.
  5. SERVICE CONNECTIONS SHALL BE LEFT WITH A TAIL 1m ABOVE FINAL GRADE & CAPPED OR CRIMPED.
  6. SERVICE CONNECTIONS WITH RESIDUAL PRESSURES EXCEEDING 550 kPa (80psi) MUST BE EQUIPPED WITH PRESSURE REDUCING DEVICES UPSTREAM OF WATER METER IN FUTURE HOMES.
  7. SERVICES TO BE INSTALLED WITH TRACER WIRE TERMINATING UP CURB STOP VALVE. TRACER WIRE TO BE 10 GAUGE, MULTISTRAND AND PLACED PARALLEL WITH SERVICE. MUNICIPALITY TO CONFIRM TRACER WIRE INSTALLATION AND FUNCTIONALITY VIA CONTINUITY TESTING POST-INSTALLATION.

- SANITARY SEWERS**
1. MAIN SEWERS SHALL BE PVC SDR 35 WITH RUBBER GASKET CONNECTIONS AND MIN. SIZE OF 200mm $\phi$ . ALL SANITARY SEWER PIPES SHALL CONFORM TO THE REQUIREMENTS OF CSA AND OPSS.
  2. SANITARY SEWER EMBEDMENT SHALL CONFORM WITH OPSS 802.010 USING GRANULAR 'A'.
  3. PRECAST SANITARY MANHOLES SHALL CONFORM WITH OPSS 701.010 (1200mm $\phi$ ) WITH HOLLOW RECTANGULAR LADDER RUNGS PER OPSS 405.010. BENCHING SHALL BE PROVIDED IN ALL MANHOLES.
  4. MANHOLE COVERS SHALL BE CAMRON D5579 (OR APPROVED EQUAL) AND INSTALLED AS PER MUNICIPAL STANDARD.
  5. SHOP MANUFACTURED "TEE" CONNECTIONS SHALL BE USED FOR HOUSE SERVICE CONNECTIONS ON 200mm SEWERS.
  6. CONNECTION TO MANHOLES SHALL ENTER THE MANHOLE NO HIGHER THAN 600mm ABOVE THE LOWEST INVERT EXCEPT AS OTHERWISE APPROVED BY THE TOWN.
  7. FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSS 701.100.
  8. HOUSE SERVICE CONNECTIONS SHALL BE PVC SDR 28 WITH RUBBER GASKET CONNECTIONS AND SHALL BE 125mm $\phi$  MINIMUM. SERVICE CONNECTIONS TO HAVE A MINIMUM 2.0% SLOPE. SANITARY SERVICE TO BE TERMINATED 0.3m FROM PROPERTY LINE WITH A 125X100mm REDUCER. 89mmX38mm MARKER FROM THE INVERT OF THE SERVICE TO 600mm ABOVE GRADE. PAINTED GREEN TO BE PROVIDED.



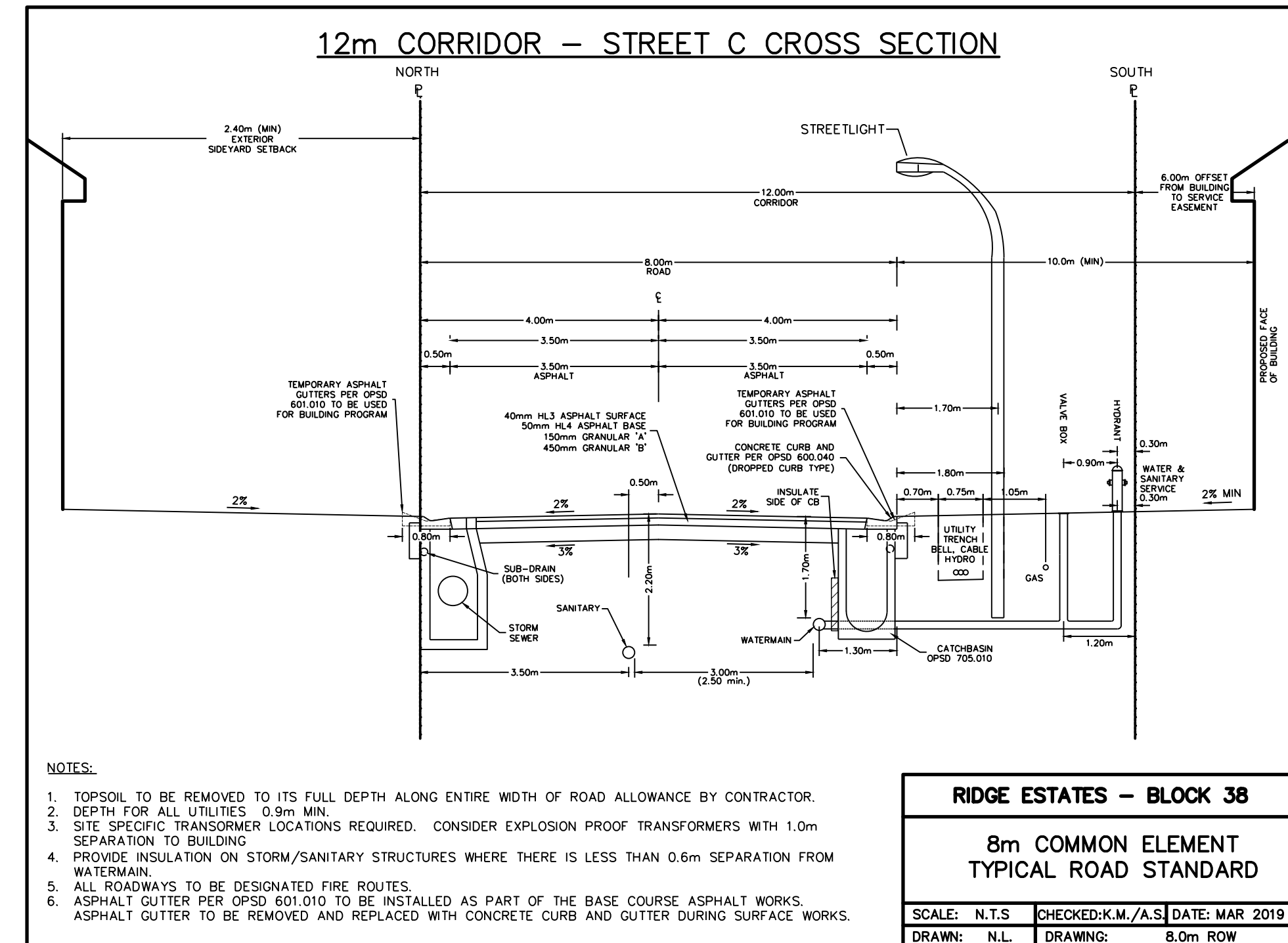
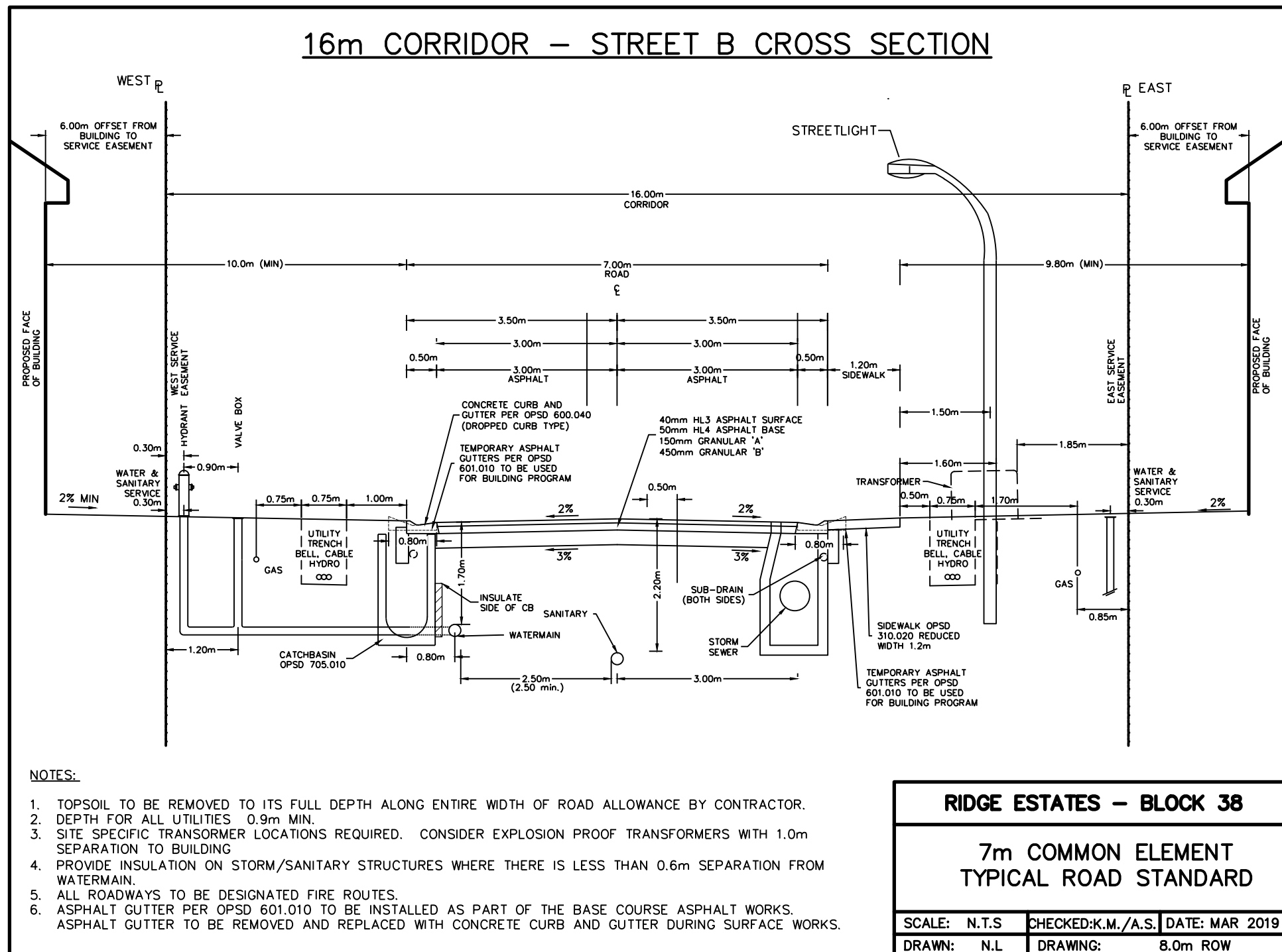
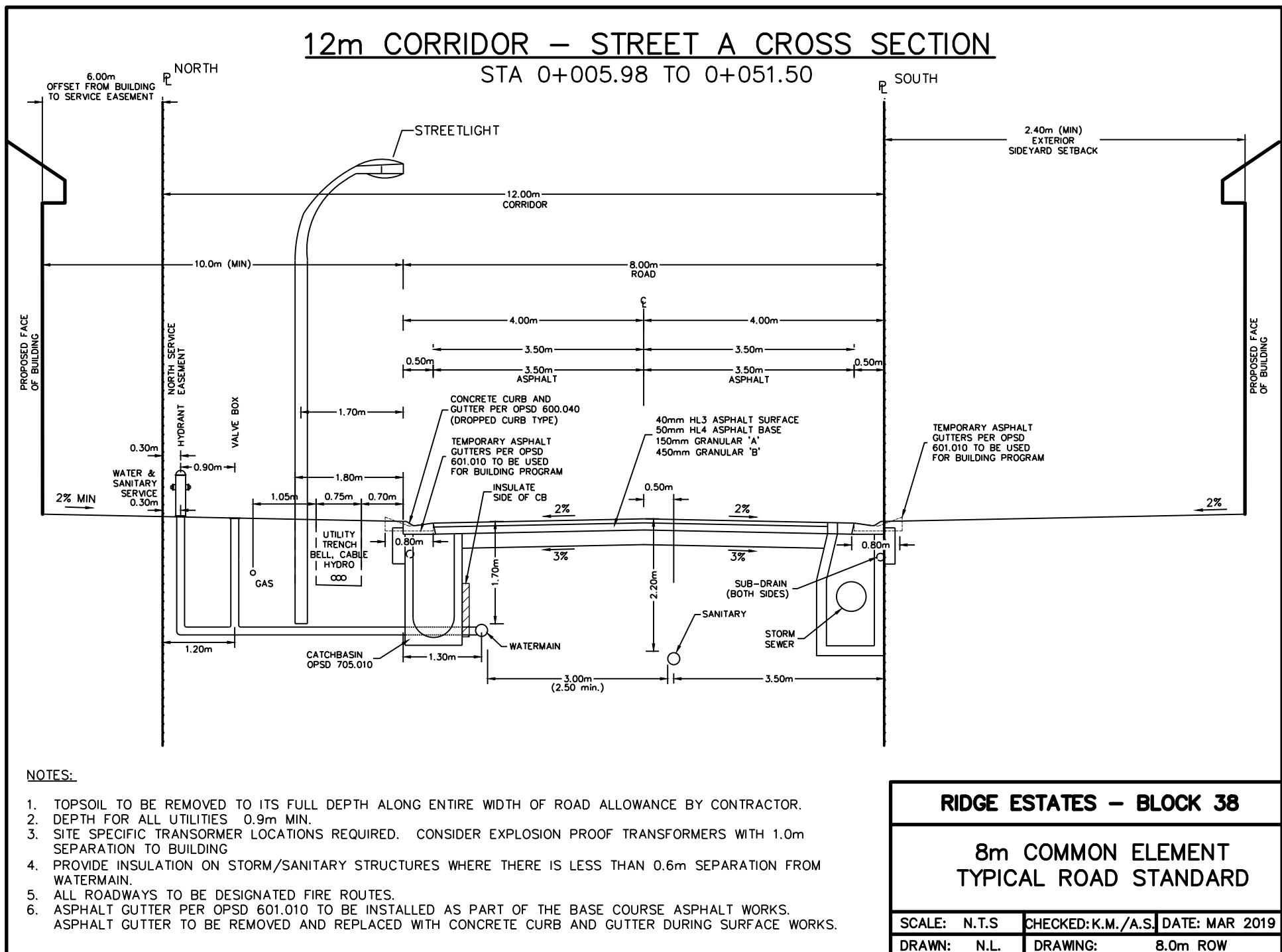
- NOTES:
1. AS PER O.B.C. A.7.3.5.4.
  2. COVER OVER THE INSULATION IS BETWEEN 0.6 TO 0.9m - USE 50mm INSULATION. COVER OVER THE INSULATION IS BETWEEN 0.9 TO 1.2m - USE 40mm INSULATION. COVER OVER THE INSULATION IS BETWEEN 1.2 TO 1.8m - USE 25mm INSULATION.
  3. MIN. COVER REQUIREMENTS:  
STORM SEWER - 1.5m (TO OUTSIDE BARREL OF PIPE)  
WATERMAINS - 1.7m (TO OUTSIDE BARREL OF PIPE)  
SANITARY SEWER - 1.6m (TO OUTSIDE BARREL OF PIPE)
  4. INSULATION SHALL BE PLACED WITH ENDS CLOSELY LOCATED TOGETHER. ALL JOINTS SHALL BE STAGGERED WHEN MORE THAN ONE LAYER OF INSULATION IS BEING INSTALLED.

REQUIRED FLOW AND OPENINGS TO FLUSH PRELINES (276 kPa/40 PSI RESIDUAL PRESSURE IN WATERMAIN)



| PIPE DIAMETER | FLOW REQUIRED TO PRODUCE 0.76m/s (APPROX) VELOCITY IN MAIN | SIZE OF TAP (mm)       |    |    | NUMBER OF OPEN 64mm HYDRANT OUTLETS |
|---------------|------------------------------------------------------------|------------------------|----|----|-------------------------------------|
|               |                                                            | 25                     | 38 | 51 |                                     |
| mm            | l/s                                                        | NUMBER OF TAPS ON PIPE |    |    |                                     |
| 100           | 6.3                                                        | 1                      | -  | -  | 1                                   |
| 150           | 12.6                                                       | -                      | 1  | -  | 1                                   |
| 200           | 25.2                                                       | -                      | 2  | 1  | 1                                   |
| 250           | 37.9                                                       | -                      | 3  | 2  | 1                                   |
| 300           | 56.8                                                       | -                      | 2  | 2  | 2                                   |
| 400           | 109.9                                                      | -                      | 4  |    | 2                                   |

REQUIRED FLOW AND OPENINGS TO FLUSH PRELINES (276 kPa/40 PSI RESIDUAL PRESSURE IN WATERMAIN)



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4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

**TEMPORARY BENCHMARKS**

TM#1 ELEV 229.99m

TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE McRAE ROAD AT THE CORNER OF LOTS 31 AND 32.

TOPOGRAPHIC SURVEY COMPLETED BY ZUBEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.

Town

| No. | ISSUE                                         | DATE: MM/DD/YYYY | Eng |
|-----|-----------------------------------------------|------------------|-----|
| 0   | ISSUED FOR 1st SUBMISSION                     | JUL/26/2021      |     |
| 1   | ISSUED FOR TOWN REVIEW                        | OCT/19/2021      |     |
| 2   | ISSUED FOR SITE ALTERATION & TREE CLEARING    | DEC/03/2021      |     |
| 3   | ISSUED FOR 2nd SUBMISSION                     | DEC/22/2021      |     |
| 4   | ISSUED FOR REVIEW                             | MAY/27/2022      |     |
| 5   | ISSUED FOR REVIEW w UPDATED MPLAN             | JULY/21/2022     |     |
| 6   | ISSUED FOR AMENDED PRE-SERVICING AGREEMENT    | SEPT/21/2022     |     |
| 7   | RE-ISSUED FOR AMENDED PRE-SERVICING AGREEMENT | NOV/28/2022      |     |

This Drawing is For  
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intended recipient

RIDGE ESTATES BLOCK38  
TOWN OF THE BLUE MOUNTAINS

CONSTRUCTION NOTES AND  
STANDARD DETAILS

Project

Drawing

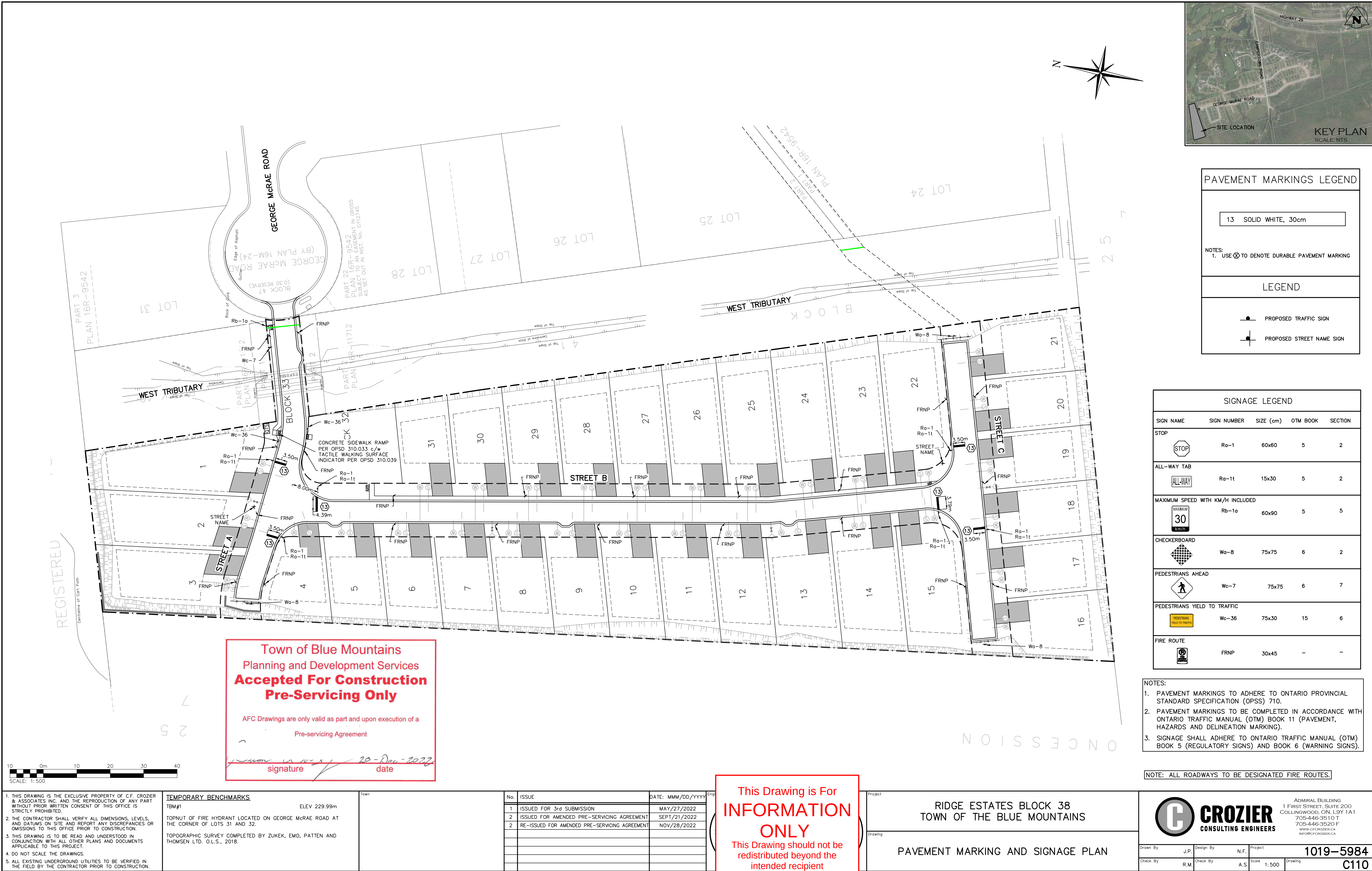
Drawn By L.W. Design By L.W. Project 1019-5984

Check By A.S. Check By K.M. Scale AS SHOWN Drawing C108

**CROZIER**  
CONSULTING ENGINEERS

ADAM BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON. L9Y 1A1  
705-446-3510 T  
705-446-3520 F  
WWW.CFCROZIER.CA  
INFO@CFCROZIER.CA





PAVEMENT MARKINGS LEGEND

13 SOLID WHITE, 30cm

NOTES:  
1. USE  TO DENOTE DURABLE PAVEMENT MARKING

LEGEND

 PROPOSED TRAFFIC SIGN

 PROPOSED STREET NAME SIGN

SIGNAGE LEGEND

| SIGN NAME                        | SIGN NUMBER | SIZE (cm) | OTM BOOK | SECTION |
|----------------------------------|-------------|-----------|----------|---------|
| STOP                             | Ra-1        | 60x60     | 5        | 2       |
| ALL-WAY TAB                      | Ra-1t       | 15x30     | 5        | 2       |
| MAXIMUM SPEED WITH KM/H INCLUDED | Rb-1a       | 60x90     | 5        | 5       |
| CHECKERBOARD                     | Wa-8        | 75x75     | 6        | 2       |
| PEDESTRIANS AHEAD                | Wc-7        | 75x75     | 6        | 7       |
| PEDESTRIANS YIELD TO TRAFFIC     | Wc-36       | 75x30     | 15       | 6       |
| FIRE ROUTE                       | FRNP        | 30x45     | -        | -       |

NOTES:  
1. PAVEMENT MARKINGS TO ADHERE TO ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) 710.  
2. PAVEMENT MARKINGS TO BE COMPLETED IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL (OTM) BOOK 11 (PAVEMENT, HAZARDS AND DELINEATION MARKING).  
3. SIGNAGE SHALL ADHERE TO ONTARIO TRAFFIC MANUAL (OTM) BOOK 5 (REGULATORY SIGNS) AND BOOK 6 (WARNING SIGNS).

NOTE: ALL ROADWAYS TO BE DESIGNATED FIRE ROUTES.

Town of Blue Mountains  
Planning and Development Services  
**Accepted For Construction  
Pre-Servicing Only**

AFC Drawings are only valid as part and upon execution of a  
Pre-servicing Agreement

signature date

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TEMPORARY BENCHMARKS

TBM#1 ELEV 229.99m  
TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE MCRAE ROAD AT THE CORNER OF LOTS 31 AND 32.  
TOPOGRAPHIC SURVEY COMPLETED BY ZUKEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.

Town

| No. | ISSUE                                         | DATE: MMM/DD/YYYY |
|-----|-----------------------------------------------|-------------------|
| 1   | ISSUED FOR 3rd SUBMISSION                     | MAY/27/2022       |
| 2   | ISSUED FOR AMENDED PRE-SERVICING AGREEMENT    | SEPT/21/2022      |
| 2   | RE-ISSUED FOR AMENDED PRE-SERVICING AGREEMENT | NOV/28/2022       |
|     |                                               |                   |
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|     |                                               |                   |
|     |                                               |                   |
|     |                                               |                   |

Project  
RIDGE ESTATES BLOCK 38  
TOWN OF THE BLUE MOUNTAINS

Drawing  
PAVEMENT MARKING AND SIGNAGE PLAN



Drawn By J.P. Design By N.F. Project 1019-5984  
Check By R.M. Check By A.S. Scale 1:500 Drawing C110

ADMIRAL BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON. L9Y 1A1  
705-446-3510 T  
705-446-3520 F  
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INFO@CFCROZIER.CA



ELECTRICAL SPECIFICATIONS

ELECTRICAL DRAWING LIST

|      |                                                  |
|------|--------------------------------------------------|
| E001 | ELECTRICAL SPECIFICATIONS, LEGEND & DRAWING LIST |
| E100 | SITE PLAN - PHOTOMETRIC                          |
| E101 | SITE LIGHTING DETAILS                            |
| E110 | SITE PLAN - ELECTRICAL                           |
| E111 | SITE ELECTRICAL DETAILS                          |

GENERAL

- CONFORM TO THE GENERAL CONDITIONS OF THE CONTRACT.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND PAY FOR NECESSARY INSPECTION PERTAINING TO THE INSTALLATION OF THEIR WORK.
- WORK MUST BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO ELECTRICAL SAFETY CODE, OCCUPATIONAL HEALTH AND SAFETY ACT, AND LOCAL CODES. MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CANADIAN STANDARDS ASSOCIATION, AND LOCAL CODES.
- DO NOT REDUCE THE STANDARDS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS BY APPLYING ANY OF THE CODES REFERRED TO HEREIN.
- PROVIDE ALL MATERIALS AND DEVICES, ALL LABOUR AND TOOLS, AS WELL AS ANY MISCELLANEOUS MATERIALS REQUIRED TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.
- ELECTRICAL EQUIPMENT IS SHOWN NOT TO SCALE (N.T.S.) ON DRAWINGS.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED ELECTRICIANS HOLDING A VALID CERTIFICATE OF QUALIFICATION.
- CONTRACTOR SHALL MAKE A PERSONAL SITE VISIT TO CONFIRM ALL QUANTITIES, LOCATIONS, AND ARRANGEMENTS BEFORE PROCEEDING WITH THE WORK. CLAIMS FOR EXTRAS WILL NOT BE ACCEPTED FOR WORK RESULTING FROM CONDITIONS THAT WOULD HAVE BEEN EVIDENT UPON THOROUGH EXAMINATION OF THE SITE.
- REPAIR OR PAY FOR ALL DAMAGE TO THE BUILDING INCURRED BY THE WORK OF THIS DIVISION.
- THE OWNER'S PROPERTY MUST BE KEPT IN TIDY CONDITION. PROMPTLY REMOVE GARBAGE FROM THE SITE.
- COORDINATE THE INSTALLATION OF WORK WITH OTHER TRADES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LAYOUT OF EQUIPMENT AND MATERIALS AND ENSURING THERE ARE NO INTERFERENCES WITH OTHER SYSTEMS.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND BACK FILL REQUIRED FOR THE INSTALLATION OF UNDERGROUND WORK. BACK FILL MATERIAL MUST BE CLEAN AND PROPERLY COMPACTED.
- EQUIPMENT SHALL BE INSTALLED, TESTED, AND ADJUSTED AS PER THE MANUFACTURER'S INSTRUCTIONS, AND AS NECESSARY TO ENSURE OPTIMUM PERFORMANCE. EQUIPMENT SHALL BE INSTALLED TO ALLOW FOR EASY ACCESS AND MAINTENANCE.
- THE ELECTRICAL CONTRACTOR SHALL GUARANTEE WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
- MATERIALS AND EQUIPMENT SHALL BE NEW AND TOP QUALITY, EXCEPT WHERE NOTED OTHERWISE. THIS SPECIFICATION SHALL BE CONSIDERED TO BE THE BASE BID SPECIFICATION AND CONTRACTORS MUST CARRY THE BASE BID MANUFACTURER'S IN THEIR QUOTATION. ALTERNATE MANUFACTURER'S OF EQUIPMENT CAN ONLY BE OFFERED AS PROPOSED ALTERNATES WITH THE CORRESPONDING PRICE REDUCTIONS CLEARLY SHOWN ON A SEPARATE SHEET IF NECESSARY.
- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM TO THE OWNER SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
- ENSURE THAT ALL EQUIPMENT SUPPLIED IS SUITABLE FOR THE RESPECTIVE VOLTAGE.

TEMPORARY FACILITIES AND WASTE DISPOSAL

- PROVIDE TEMPORARY STORAGE AS REQUIRED FOR ELECTRICAL CONSTRUCTION EQUIPMENT AND MATERIALS. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SECURITY OF MATERIALS AND EQUIPMENT ON THE JOB SITE.
- REMOVE ALL CONSTRUCTION WASTE FROM SITE.
- APPLY WASTE MANAGEMENT FOR REDUCTION, RECYCLING AND REUSE.

SUBMITTALS

- SUBMIT SHOP DRAWINGS OR PRODUCT DATA SHEETS, AS APPROPRIATE, TO CONTRACT ADMINISTRATOR FOR ALL ELECTRICAL EQUIPMENT AND DEVICES.
- CHANGES TO THE CONTRACT RESULTING FROM UNFORESEEN SITE CONDITIONS, OR CHANGES REQUIRED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION SHALL BE SUBMITTED TO THE CONSULTANT.
- ONE (1) FULL SIZE SET OF AS-BUILT DRAWINGS AND SPECIFICATIONS SHALL BE MARKED AND SUBMITTED TO THE CONTRACT ADMINISTRATOR.
- CERTIFICATE OF INSPECTION AND APPROVAL FROM THE ELECTRICAL SAFETY AUTHORITY SHALL BE SUBMITTED TO THE CONTRACT ADMINISTRATOR.

- PROVIDE OPERATION AND MAINTENANCE (O&M) MANUALS, TEST RESULTS, CERTIFICATES, AND WARRANTIES. CONTRACTOR SHALL CREATE FIRST PAGE WITH CHART CLEARLY SHOWING REQUIRED MAINTENANCE ACTIVITIES AND ASSOCIATED SCHEDULE PER MANUFACTURER'S RECOMMENDATIONS.

GENERAL PRODUCT REQUIREMENTS

- ALL MATERIAL SHALL BE COMMERCIAL GRADE, NEW, WITHOUT DEFECT, AND C.S.A. APPROVED INCLUDING CONTROL PANEL AND COMPONENT ASSEMBLIES UNLESS NOTED OTHERWISE.
- PROVIDE APPROPRIATE ACCESSORIES TO COMPLETE THE INSTALLATION INCLUDING, BUT NOT LIMITED TO FASTENINGS, SUPPORTS, CONNECTORS, SEALANTS.
- ALL CONDUCTORS SHALL BE COPPER, UNLESS NOTED OTHERWISE.
- REMOVE BURRS AND SHARP EDGES.
- PROVIDE SPARE PARTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PAINT, FINISHES LABELING AND SIGNAGE

- PROVIDE IDENTIFICATION LABELS AND WARNING SIGNAGE IN ACCORDANCE WITH THE ELECTRICAL CODE.
- PROVIDE LABELS ON ELECTRICAL DISTRIBUTION EQUIPMENT TO WARN PERSONS OF POTENTIAL ELECTRIC SHOCK AND ARC FLASH HAZARDS. THE OWNER SHALL PROVIDE ARC FLASH RATINGS WHERE REQUIRED.
- CLEARLY IDENTIFY ALL DISTRIBUTION PANELS WITH LAMACOID LABELS.
- PROVIDE COMPLETE, CLEARLY LEGIBLE PANEL DIRECTORY MOUNTED INSIDE THE DOOR OF EACH DISTRIBUTION PANEL. DETERMINE ALL LOADS AND INCLUDE IN PANEL DIRECTORY.

ELECTRICAL EXECUTION REQUIREMENTS

- PROVIDE APPROPRIATE ACCESSORIES TO COMPLETE THE INSTALLATION INCLUDING, BUT NOT LIMITED TO FASTENINGS, SUPPORTS, CONNECTORS, SEALANTS.
- INSTALL ALL MATERIALS IN A NEAT WORKMAN LIKE MANNER, PLUMB, SQUARE AND STRAIGHT WITH RESPECT TO BUILDING LINES.
- MAINTAIN PHASE SEQUENCE AND COLOUR CODING.
- ENSURE THAT SLEEVES AND OPENINGS FOR THIS DIVISION ARE INSTALLED IN FOOTINGS, FOUNDATIONS, AND SLABS BEFORE CONCRETE IS POURED.
- BE PRESENT DURING EXCAVATING AND BACKFILLING WORK WHERE ELECTRICAL SERVICES ARE INSTALLED-ENSURE ROUTE, DEPTH, AND BACKFILL MATERIALS ARE AS SPECIFIED. PROVIDE MARKING TAPES. ARRANGE INSPECTIONS PRIOR TO BACKFILL.
- COORDINATE THE INSTALLATION OF REQUIRED SUPPORTING DEVICES AND SET SLEEVES IN CAST-IN-PLACE CONCRETE, MASONRY WALLS, AND OTHER STRUCTURAL COMPONENTS AS THEY ARE CONSTRUCTED.
- COORDINATE ARRANGEMENT, MOUNTING AND SUPPORT OF ELECTRICAL EQUIPMENT:
  - TO PROVIDE FOR EASE OF MAINTENANCE, OPERATION OF DOORS AND ACCESS POINTS OF THE EQUIPMENT WITH MINIMUM INTERFERENCE TO OTHER INSTALLATIONS;
  - SUCH THAT RACEWAYS, CABLES, WIREWAYS WILL BE CLEAR OF OBSTRUCTIONS AND OF THE WORKING AND ACCESS SPACE OF OTHER EQUIPMENT;
  - SUCH THAT NAMEPLATES AND LABELS ARE VISIBLE.

RACEWAY, JUNCTION BOXES AND ENCLOSURES

- CLEAN CONDUIT OF OBSTRUCTIONS BEFORE PULLING WIRE.
- PROVIDE KNOCK-OUT PLUGS AND COVER PLATES TO COVER ALL REMAINING OPENINGS ON PANELS AND JUNCTION BOXES.
- ENSURE WEATHERPROOF ENCLOSURES ARE SEALED TIGHT EXCEPT FOR ANY APPROPRIATE DRAIN HOLES OR VENTS.
- PROVIDE BUSHINGS FOR PIPE SLEEVES TO PROTECT EMERGING CONDUCTORS.
- PROVIDE SLEEVES FOR PENETRATIONS UNLESS CORE-DRILLED HOLES OR FRAMED OPENINGS ARE USED.
- SEAL SPACE OUTSIDE OF SLEEVES WITH GROUT. PROMPTLY PACK GROUT SOLIDLY BETWEEN SLEEVE AND WALL SO NO VOIDS REMAIN. TOOL EXPOSED SURFACES SMOOTH; PROTECT GROUT WHILE CURING. PROVED WEATHERPROOF SEALS FOR EXTERIOR PENETRATIONS.
- TEMPORARILY SEAL CONDUIT ENDS WHERE EXPOSED TO DIRT, FIBERS OR FLYINGS, WATER, OR FALLING DEBRIS DURING CONSTRUCTION.
- USE FITTINGS WITH EQUAL PROTECTION TO ENCLOSURE TYPE TO SEAL OUT WATER/OIL.
- PROTECT ENCLOSURES WITH SEALS/COVERS WHERE EXPOSED TO DIRT, FIBERS OR FLYINGS, WATER, FALLING DEBRIS, OR OTHER CONTAMINANTS DURING CONSTRUCTION.

PANELBOARDS

- COVER EXPOSED PANELS TO PROTECT FROM DUST, PAINT AND OTHER CONTAMINANTS DURING CONSTRUCTION. CLEAN OUT DUST AND DEBRIS BEFORE ENERGIZING.

WIRES AND CABLES

- DO NOT SPLICE.
- ALL CONDUCTORS: COPPER.

- CONDUCTORS #14AWG AND LARGER: STRANDED.
- PULL CABLE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, USING CABLE GRIPS AND LUBRICANT SUITABLE FOR THE TYPE OF CABLE.

GROUNDING AND BONDING

- GROUNDING REQUIREMENTS ARE GENERALLY NOT SHOWN ON THE DRAWINGS. PROVIDE ALL GROUNDING PER THE LATEST ONTARIO ELECTRIC SAFETY CODE (OESC), ELECTRICAL SAFETY AUTHORITY (ESA) OR ANY OTHER LOCAL AUTHORITY REGARDLESS OF WHETHER IT HAS BEEN SHOWN. THIS INCLUDES EQUIPMENT GROUNDING AS WELL AS SYSTEM (SERVICE) AND DISTRIBUTION GROUNDING. PROVIDE ADDITIONAL SPECIFIC PROVISIONS AS INDICATED, INCLUDING GROUND CONNECTIONS. PROVIDE THESE INSTALLATIONS TO ELECTRICAL SAFETY CODE REGULATIONS. COLLECT ALL GROUNDING CONNECTIONS AT A COMMON POINT WHICH IN TURN IS CONNECTED TO THE MAIN SERVICE GROUND.
- ARRANGE GROUNDS SUCH THAT UNDER NORMAL OPERATION CONDITIONS CURRENT FLOW IN ANY GROUND CONDUCTOR IS NOT OBJECTIONABLE AND WILL NOT HARM PERSONNEL OR EQUIPMENT. ARRANGE SERVICE GROUNDS AND DISTRIBUTIONS GROUND RESISTANCE READINGS WITHIN VALUES REQUIRED BY THE ELECTRICAL SAFETY CODE.

FIELD QUALITY CONTROL

- CAREFULLY CHECK WIRING FOR EACH SYSTEM TO ENSURE THAT THE SYSTEM WILL FUNCTION PROPERLY AS INDICATED BY WIRING AND SCHEMATIC DIAGRAMS AND DESCRIPTION OF OPERATION.
- TEST THE ELECTRICAL INSTALLATION FOR PROPER AND SAFE OPERATION IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS.
- REPLACE COMPONENTS DAMAGED DURING TESTING AT NO ADDITIONAL COST TO THE OWNER.
- MEGGER ALL POWER CIRCUITS 600V AND ABOVE.
- INSTRUCT OWNER OR OWNER'S REPRESENTATIVE IN OPERATION OF SYSTEMS.

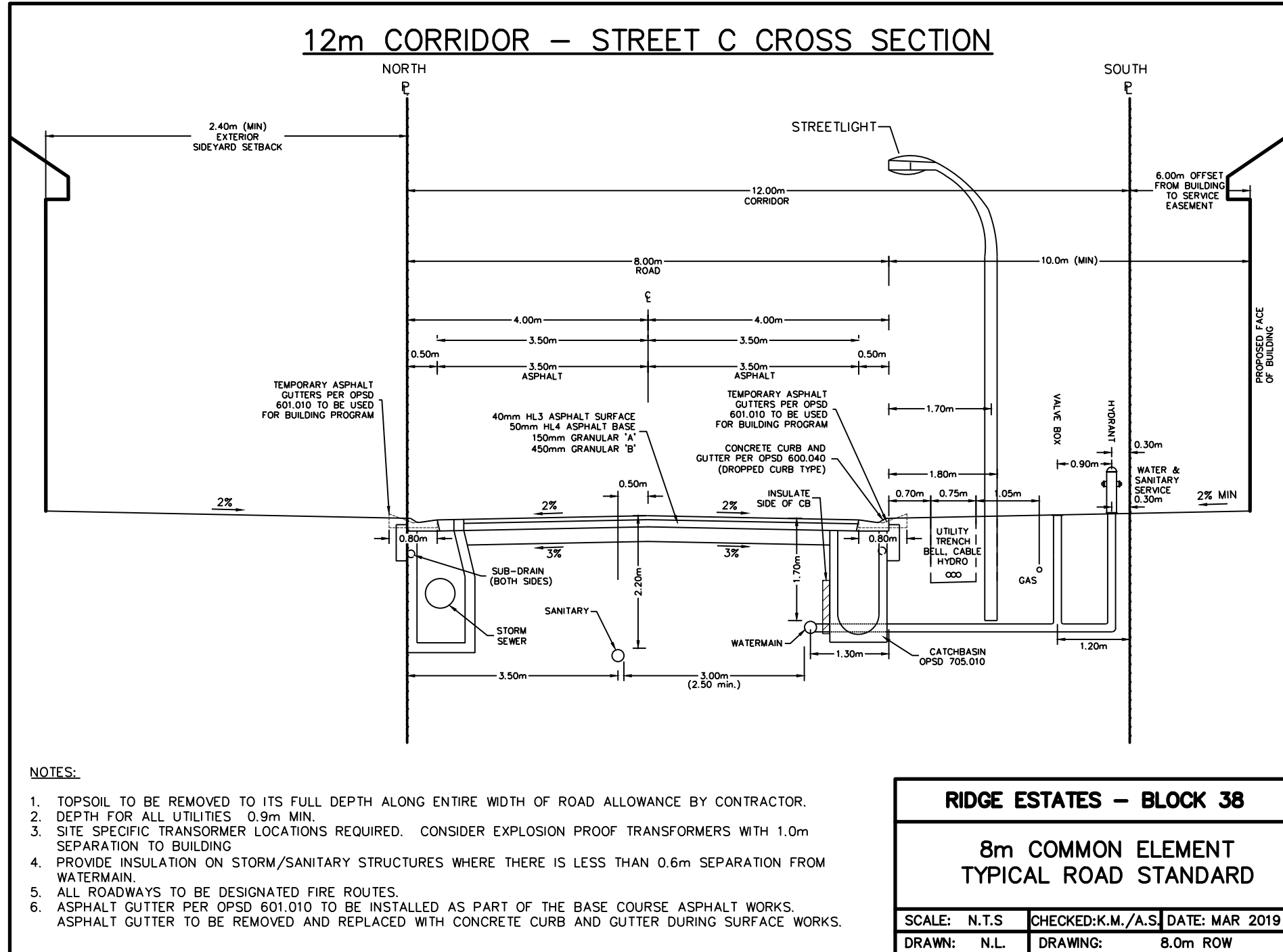
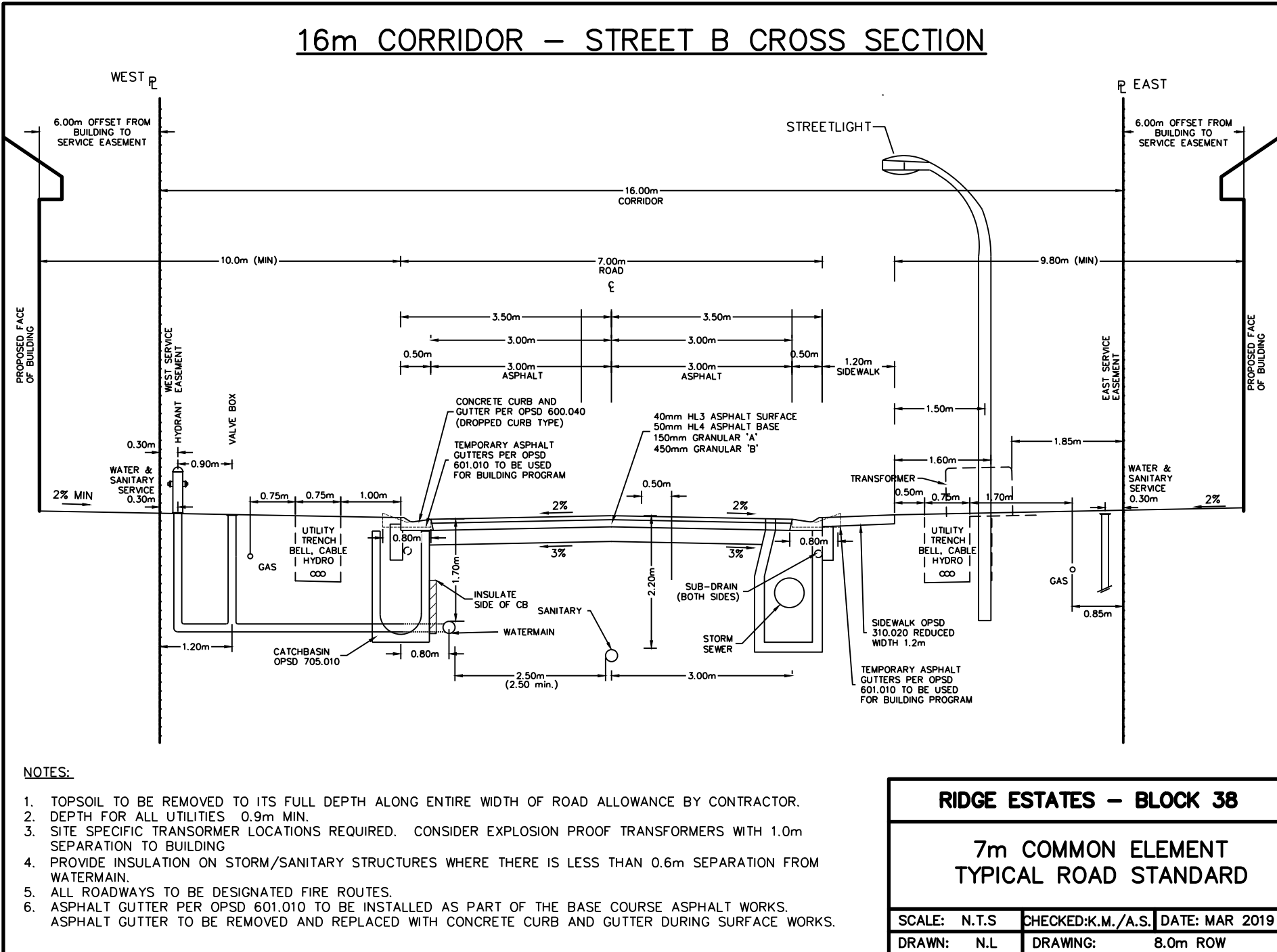
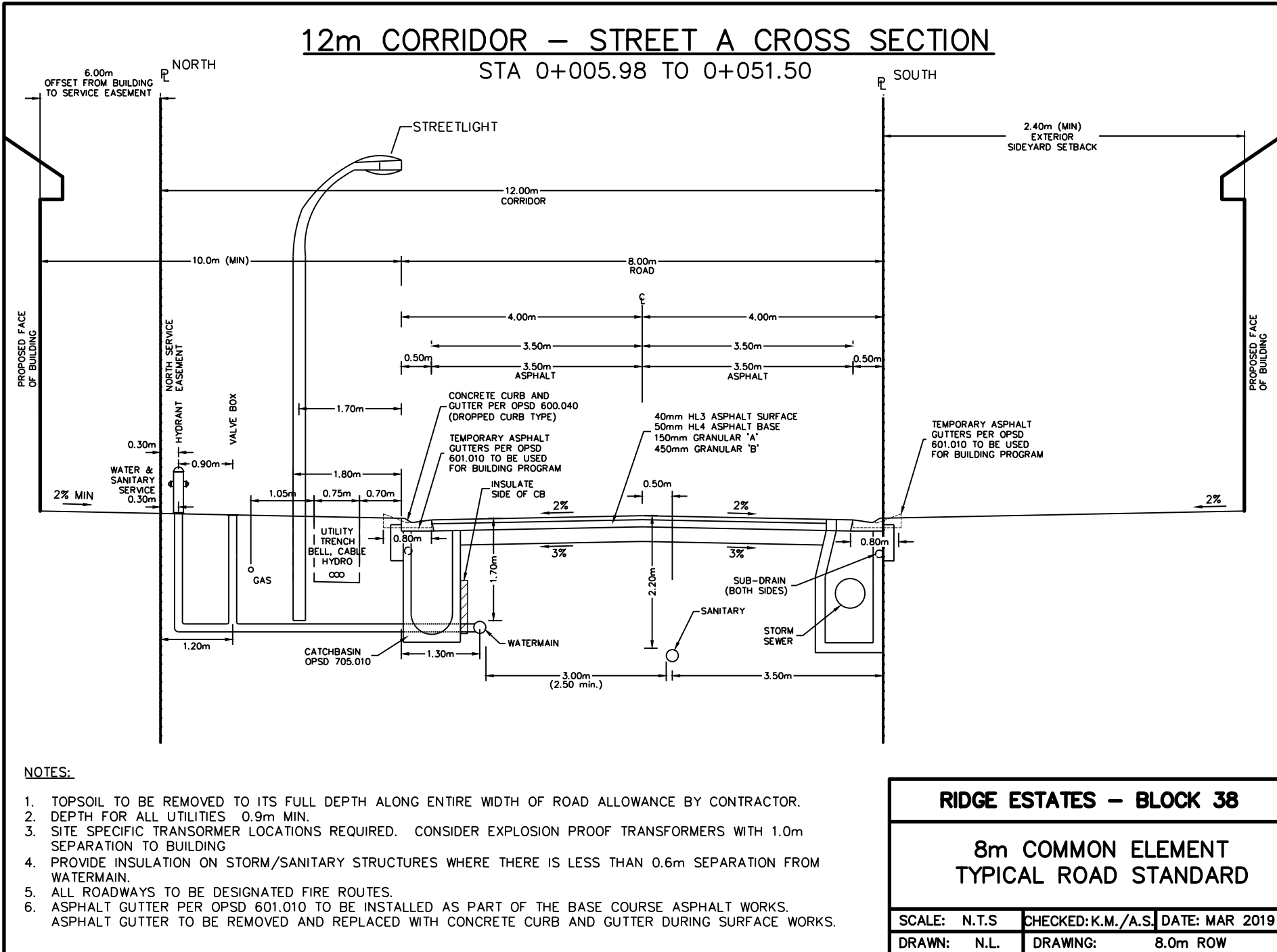
| ELECTRICAL LEGEND |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| LIGHTING          |                                                                                 |
|                   | POLE MOUNTED LIGHT FIXTURE                                                      |
| POWER SYSTEMS     |                                                                                 |
|                   | PAD MOUNTED TRANSFORMER, ARROW INDICATES OPERATING SIDE (DIRECTION OF APPROACH) |
|                   | ROAD CROSSING DUCT BANK<br>(X DENOTE NUMBER OF STREET LIGHT DUCTS)              |
|                   | LIGHTING PEDESTAL                                                               |
|                   | GROUND                                                                          |
| LINETYPES         |                                                                                 |
|                   | PROPERTY LINE                                                                   |
|                   | SECONDARY CABLE                                                                 |
|                   | EMPTY CONDUIT                                                                   |
| ABBREVIATIONS     |                                                                                 |
| MH                | MOUNTING HEIGHT                                                                 |



Town of Blue Mountains  
Planning and Development Services  
**Accepted For Construction  
Pre-Servicing Only**

AFC Drawings are only valid as part and upon execution of a  
Pre-servicing Agreement

*[Signature]* 20-Dec-2022  
signature date



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Project  
**RIDGE ESTATES BLOCK 38**  
**TOWN OF THE BLUE MOUNTAINS**

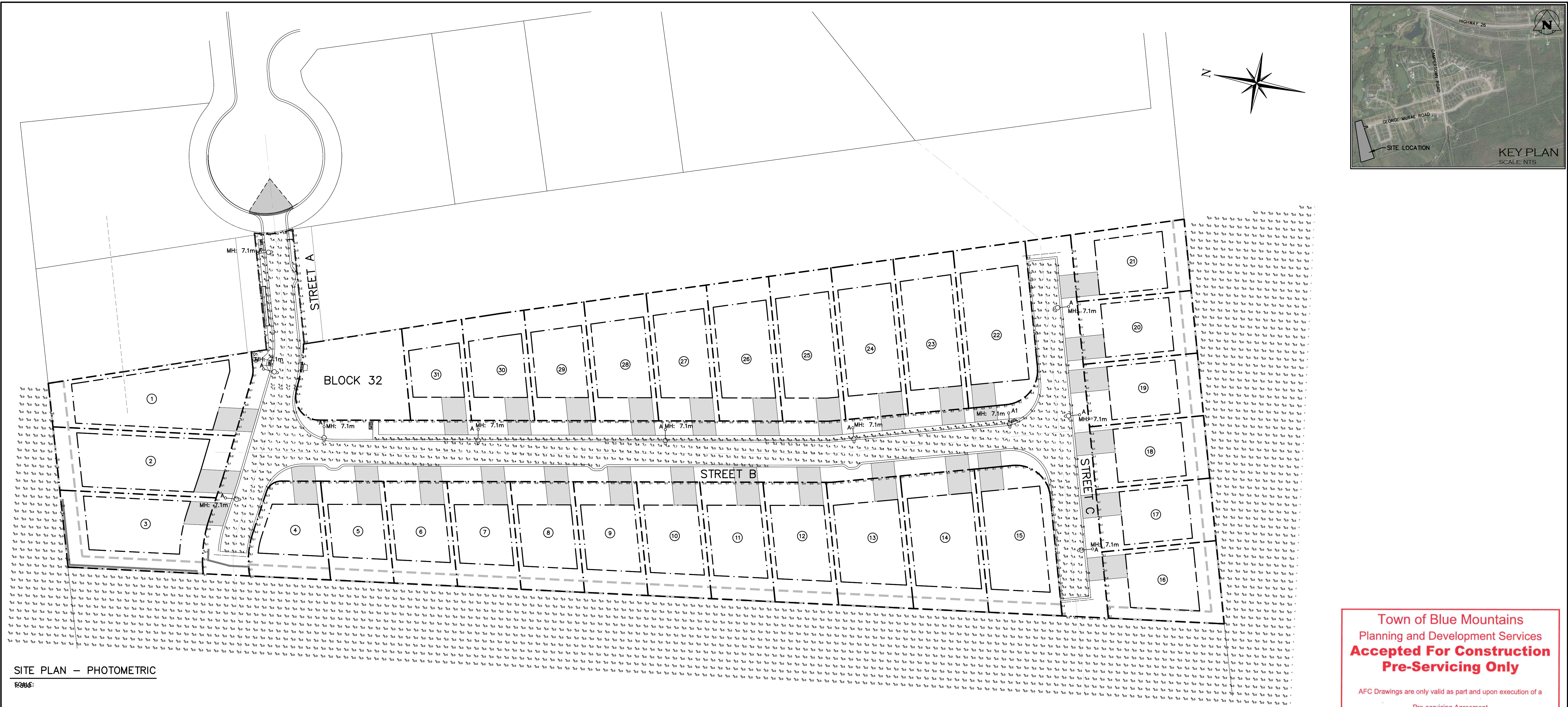
Drawing  
**ELECTRICAL LEGEND, DRAWING LIST & TYPICAL ROAD STANDARD**



Drawn By T.S.D. Design By T.S.D./P.W. Project 1019-5984  
Check By P.W. Scale N.T.S. Drawing E001

ADMIRAL BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON, L9Y 1A1  
705-446-3510 T  
705-446-3520 F  
WWW.CFCROZIER.CA  
INFO@CFCROZIER.CA





SITE PLAN – PHOTOMETRIC

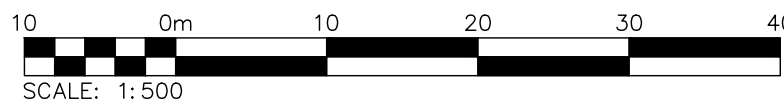
DATE:

| STATISTICS SCHEDULE              |        |        |        |        |         |
|----------------------------------|--------|--------|--------|--------|---------|
| DESCRIPTION                      | SYMBOL | AVG    | MAX    | MIN    | AVG/MIN |
| STREET A & STREET B INTERSECTION | X      | 1.0 fc | 2.6 fc | 0.2 fc | 4.9:1   |
| STREET B & STREET C INTERSECTION | X      | 1.2 fc | 2.8 fc | 0.3 fc | 3.9:1   |
| STREET A                         | +      | 0.9 fc | 1.9 fc | 0.3 fc | 3.0:1   |
| STREET B                         | +      | 0.6 fc | 1.9 fc | 0.1 fc | 6.0:1   |
| STREET C                         | +      | 0.9 fc | 1.9 fc | 0.2 fc | 4.3:1   |
| STREET A SIDEWALK                | *      | 0.3 fc | 0.4 fc | 0.1 fc | 2.7:1   |
| STREET B SIDEWALK                | *      | 0.4 fc | 1.2 fc | 0.1 fc | 4.2:1   |

| LUMINAIRE SCHEDULE |       |                |                                             |                   |                 |         | DESCRIPTION                                                                                                                                                                                                                                                                                             |
|--------------------|-------|----------------|---------------------------------------------|-------------------|-----------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SYMBOL             | LABEL | MANUFACTURER   | CATALOG NUMBER                              | LIGHT LOSS FACTOR | MOUNTING HEIGHT | WATTAGE |                                                                                                                                                                                                                                                                                                         |
| ⊙—○                | A     | KING LUMINAIRE | K823-P4FL-II-25(SSL)-8060-120-277V-KPL20-3K | 0.85              | MOUNTED AT 7.1m | 25W     | K823 FALCONRIDGE SR. LED STYLE LUMINAIRE, 25W, WITH TYPE II DISTRIBUTION, 3000K, C/W LONG LIFE PHOTOCELL.CATALOGUE NO: K823-P4FL-II-25(SSL)-8060-120:277-KPL20-PR-3K. MOUNTED ON STRESSCRETE 9.1m (30') OCTOGONAL CONCRETE POLE C/W 1.8m (6') KA32 PIPE ARM. CATALOGUE NO: E260-AP0-G-E11 S/F KA32-S-6' |
| ⊙—○                | A1    | KING LUMINAIRE | K823-P4FL-II-40(SSL)-8060-120-277V-KPL20-3K | 0.85              | MOUNTED AT 7.1m | 40W     | K823 FALCONRIDGE SR. LED STYLE LUMINAIRE, 40W, WITH TYPE II DISTRIBUTION, 3000K, C/W LONG LIFE PHOTOCELL.CATALOGUE NO: K823-P4FL-II-40(SSL)-8060-120:277-KPL20-PR-3K. MOUNTED ON STRESSCRETE 9.1m (30') OCTOGONAL CONCRETE POLE C/W 1.8m (6') KA32 PIPE ARM. CATALOGUE NO: E260-AP0-G-E11 S/F KA32-S-6' |

THE FOLLOWING NOTATIONS APPLY TO ALL LUMINAIRES IN SCHEDULE, UNLESS OTHERWISE NOTED:

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE PHOTOCELLS AS REQUIRED. COORDINATE EXACT LOCATION & REQUIREMENTS WITH LIGHT MANUFACTURER.



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|---------|------------------------------------------------------|--|--|
| Project | RIDGE ESTATES BLOCK 38<br>TOWN OF THE BLUE MOUNTAINS |  |  |
| Drawing | SITE PLAN – PHOTOMETRIC                              |  |  |



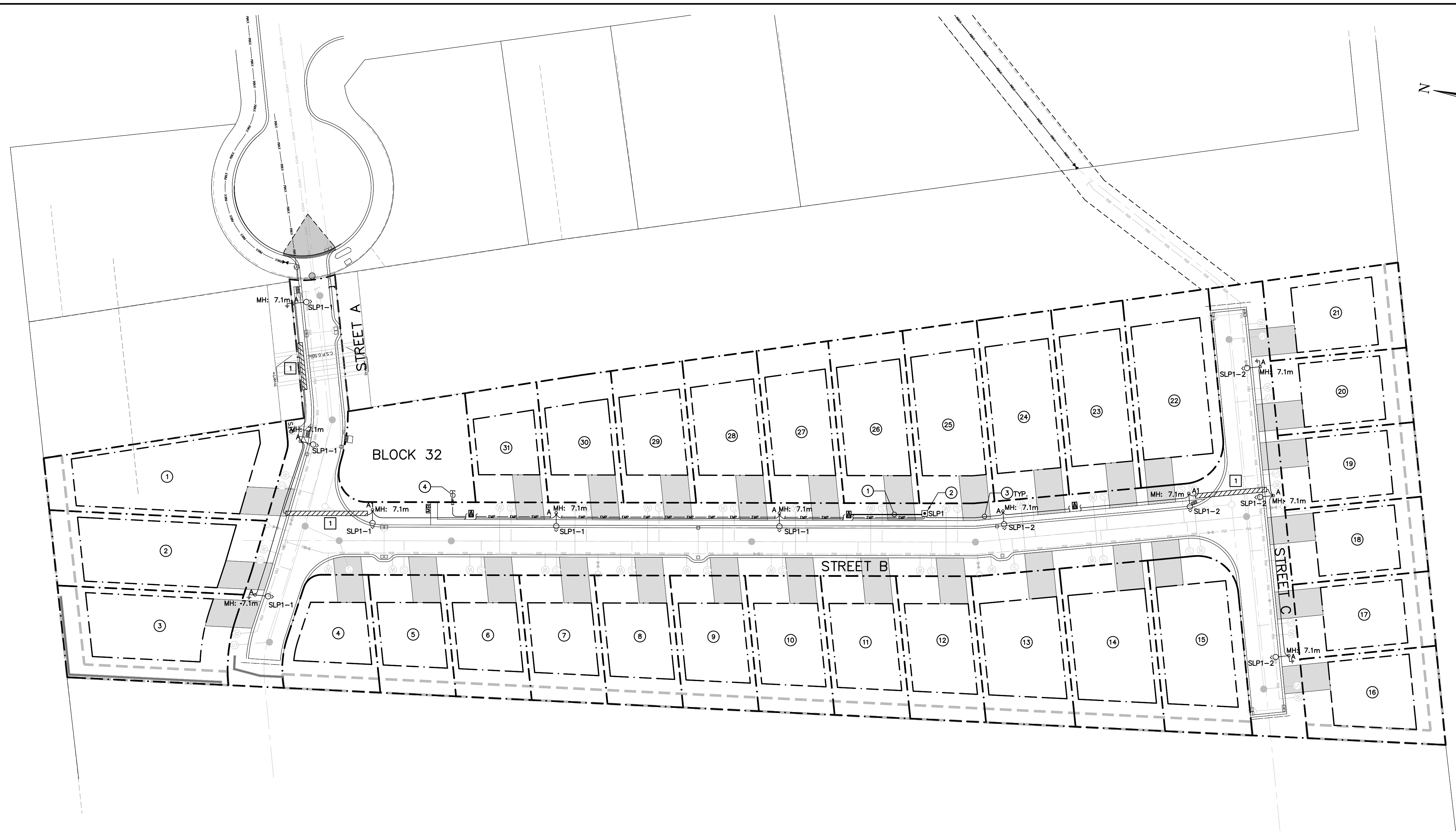
|          |        |           |             |         |           |
|----------|--------|-----------|-------------|---------|-----------|
| Drawn By | T.S.D. | Design By | T.S.D./P.W. | Project | 1019-5984 |
| Check By |        | Check By  | P.W.        | Scale   | 1:500     |
|          |        |           |             | Drawing | E100      |

ADMIRAL BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON, L9Y 1A1  
705-446-3510 T  
705-446-3520 F  
WWW.CFCROZIER.CA  
INFO@CFCROZIER.CA









- GENERAL NOTES:**
- SUPPLY AND INSTALL MUNICIPAL STREET LIGHTING IN JOINT TRENCH WITH POWER, TELEPHONE AND CABLE UTILITY IN CONFORMANCE WITH THE TOWNSHIP OF BLUE MOUNTAINS. BACKFILL TO MUNICIPAL STANDARD TO MATCH EXISTING OR BETTER. ALL WORK DONE TO OESC STANDARDS (LATEST EDITION).
  - ELECTRICAL CONTRACTOR SHALL SUPPLY SECONDARY CABLES AND PROVIDE CONNECTION TO THE STREET LIGHTING PEDESTAL. HYDRO ONE TO PROVIDE TERMINATION AT THE TRANSFORMER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH HYDRO ONE.
  - ALL ROAD CROSSINGS ARE TO BE TO HYDRO ONE AND MUNICIPAL STANDARDS.
  - SUPPLY AND INSTALL GROUND ROD AT EVERY 5TH AND THE LAST STREET LIGHTING POLE ON EVERY CIRCUIT AND COND TO THE POLES INTERNAL GROUND.

- DRAWING NOTES:**
- PROVIDE 100mm CONDUIT IN DUCTBANK AS SHOWN.
  - PROVIDE METERED STREET LIGHTING PEDESTAL. REFER TO DRAWING E111 FOR MORE INFORMATION.
  - PROVIDE 50mm CONDUIT IN DUCTBANK AS SHOWN
  - PROVIDE EMPTY 50mm DB TYPE II CONDUIT C/W PULL ROPE AND CAP ENDS OF CONDUIT (FOR FUTURE ELECTRICAL OUTLET BY OTHERS).

SITE PLAN – ELECTRICAL  
SCALE: 1:500



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20-Dec-2022  
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Project

RIDGE ESTATES BLOCK 38  
TOWN OF THE BLUE MOUNTAINS

Drawing

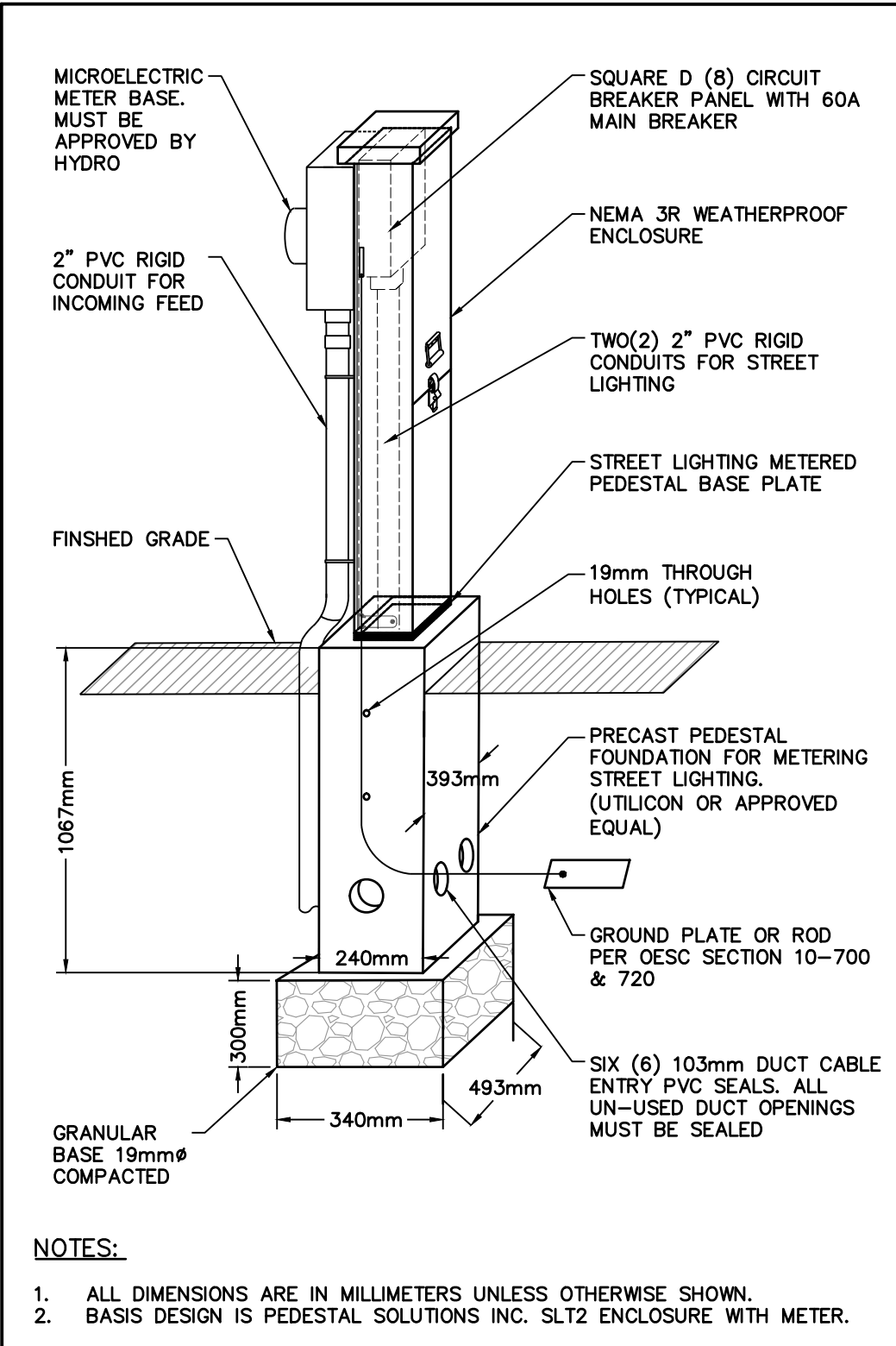
SITE PLAN – ELECTRICAL



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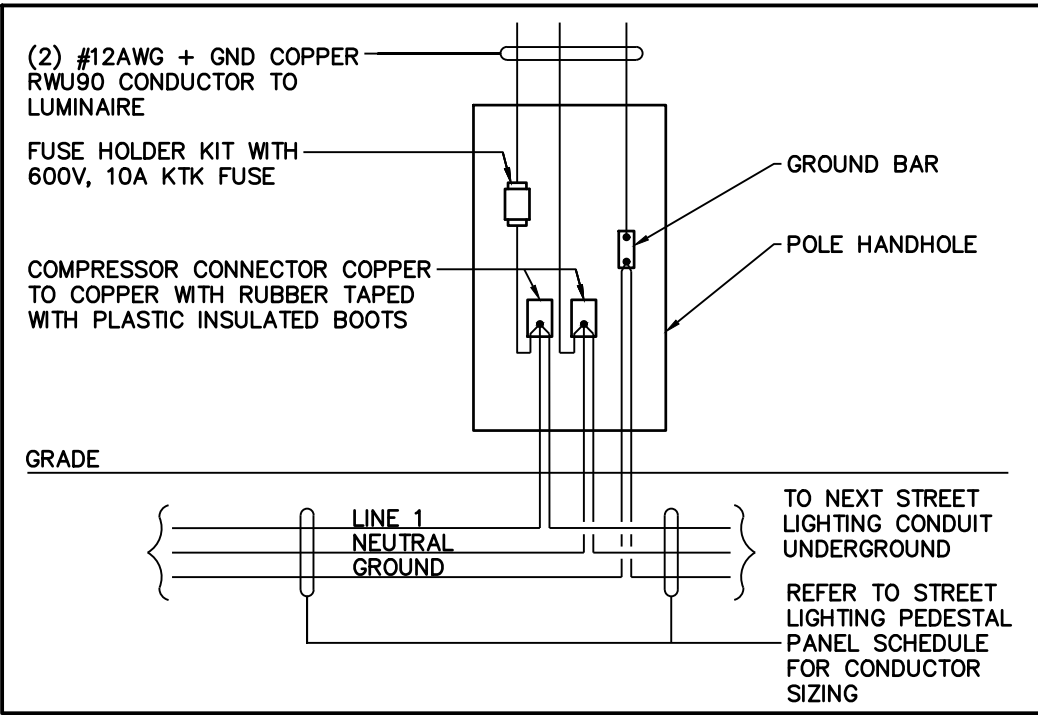
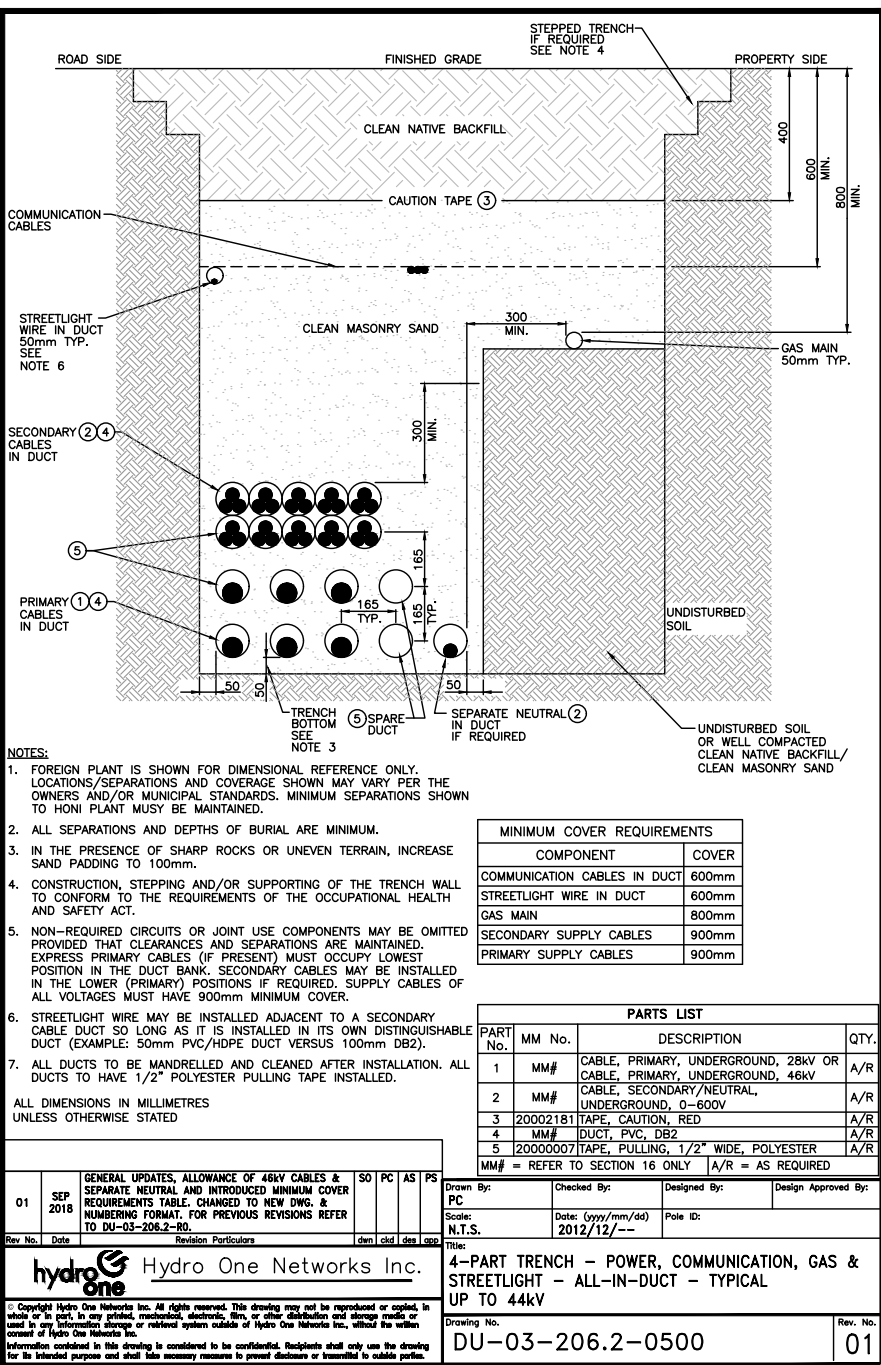
|          |        |           |             |         |           |
|----------|--------|-----------|-------------|---------|-----------|
| Drawn By | T.S.D. | Design By | T.S.D./P.W. | Project | 1019-5984 |
| Check By |        | Check By  | P.W.        | Scale   | 1:500     |
|          |        |           |             | Drawing | E110      |





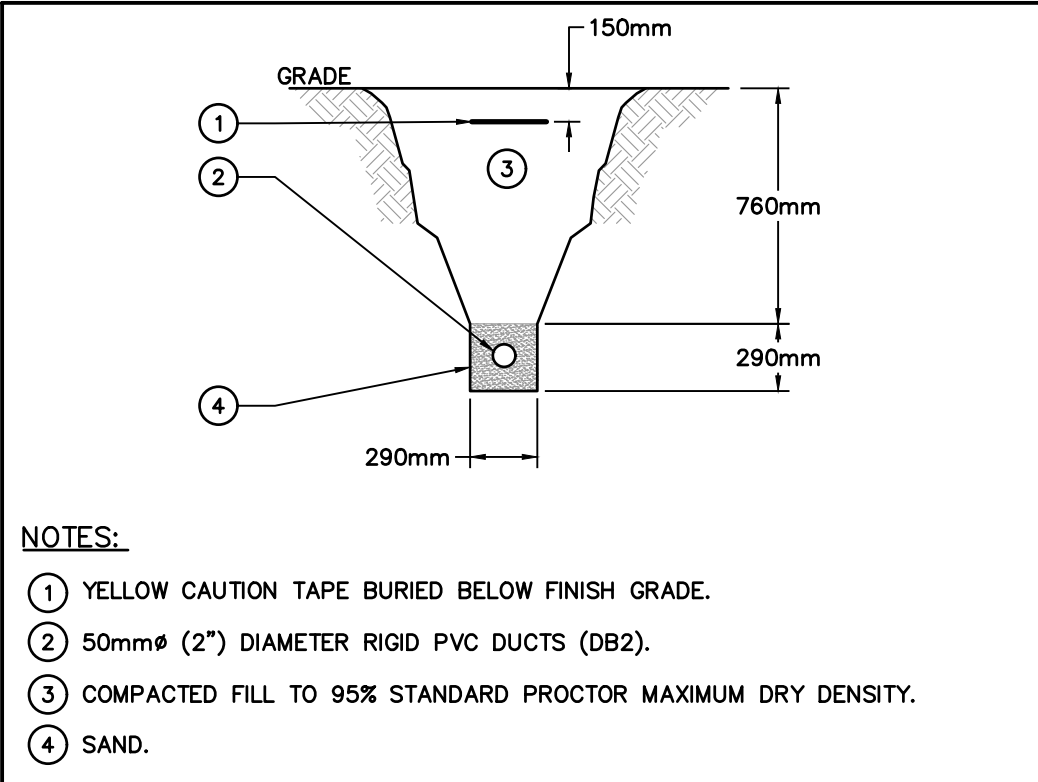
### STREET LIGHTING PEDESTAL WITH METER SOCKET & PANEL DETAIL

SCALE: N.T.S.



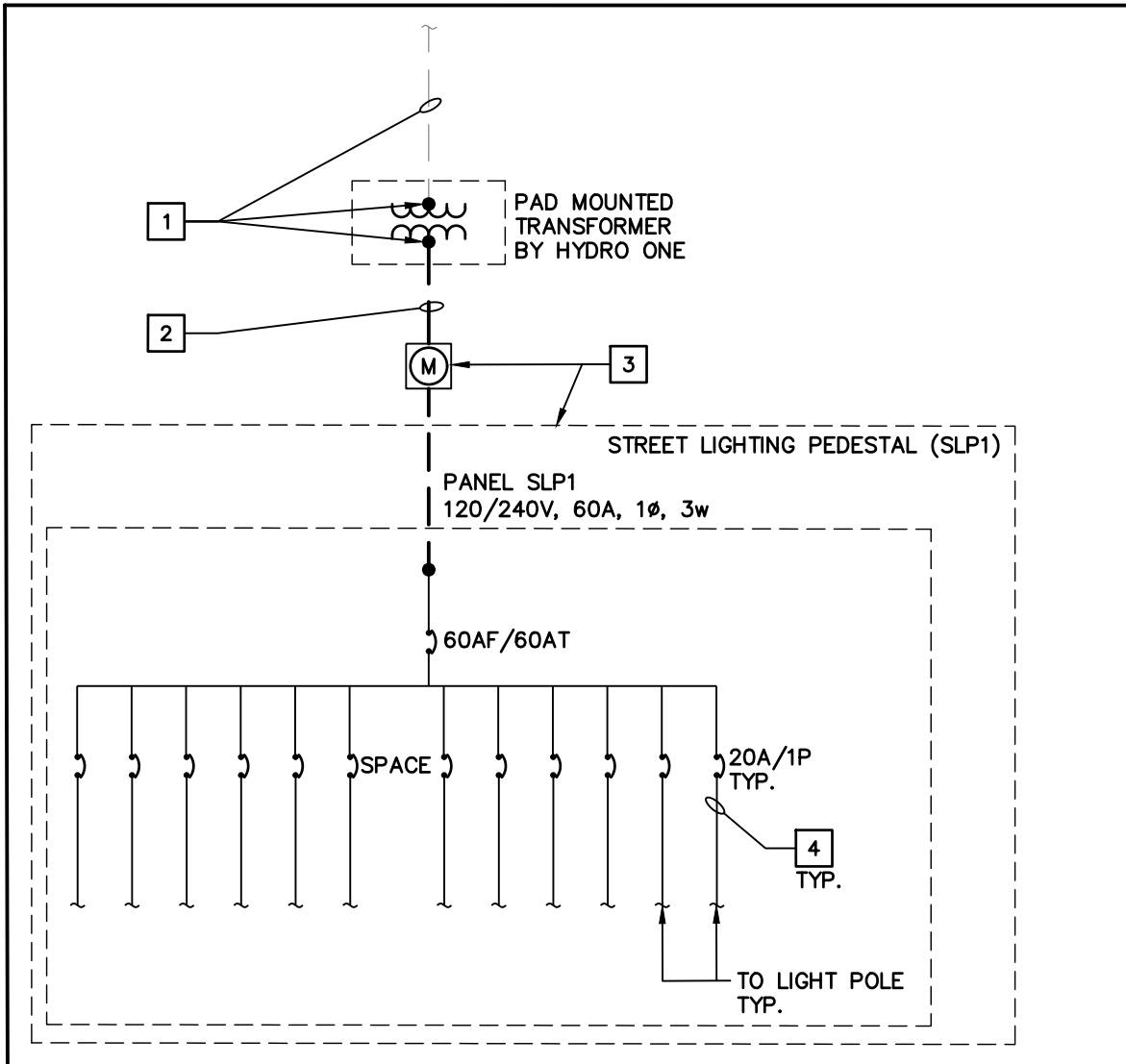
### STREET LIGHTING WIRING DETAIL

SCALE: N.T.S.



### TYPICAL DUCT BANK DETAIL FOR LIGHTING CABLES

SCALE: N.T.S.



### SINGLE LINE DIAGRAM

SCALE: N.T.S.

#### SINGLE LINE DIAGRAM NOTES:

- HYDRO ONE SHALL SUPPLY PRIMARY CABLES & TERMINATE PRIMARY & SECONDARY CABLES AT TRANSFORMER. ELECTRICAL CONTRACTOR TO COORDINATE EXACT LOCATION & REQUIREMENTS WITH HYDRO ONE.
- PROVIDE THREE (3) #2 AWG + GND IN 100mm DUCT BANK. PROVIDE CONNECTION TO THE STREET LIGHTING PEDESTAL. LEAVE SUFFICIENT SECONDARY CABLE FOR HYDRO ONE TO MAKE SECONDARY TRANSFORMER TERMINATIONS.
- PROVIDE STREET LIGHTING PEDESTAL, 60A MAIN CIRCUIT BREAKER, 120/240V, 2 POLE WITH SIX (6) 20A BRANCH CIRCUITS c/w METER BASE, 22KAIC, PEDESTAL SOLUTIONS INC.. HYDRO ONE TO INSTALL THE HYDRO METER.
- PROVIDE TWO (2) #8 AWG + GND IN 50mm DUCT BANK.

| STREET LIGHTING PEDESTAL (SLP1) 120/240V, 1Ø, 3 WIRE, 60 AMP MAIN CIRCUIT BREAKER, 22kAIC |                       |              |               |      |                                |       |       |              |                       |     |
|-------------------------------------------------------------------------------------------|-----------------------|--------------|---------------|------|--------------------------------|-------|-------|--------------|-----------------------|-----|
| CCT                                                                                       | DESCRIPTION           | VOLT AMPERES | POLE          | AMP  | WIRE SIZE (REFER TO SLD)       | AMP   | POLE  | VOLT AMPERES | DESCRIPTION           | CCT |
| 1                                                                                         | STREET A & C LIGHTING | 165          | 1             | 20   | 8 AWG                          | 8 AWG | 20    | 1            | STREET B & C LIGHTING | 2   |
| 3                                                                                         | SPARE                 |              | 1             | 20   | 8 AWG                          | 8 AWG | 20    | 1            | SPARE                 | 4   |
| 5                                                                                         | SPARE                 |              | 1             | 20   | 8 AWG                          | 8 AWG | 20    | 1            | SPARE                 | 6   |
| 7                                                                                         | SPACE                 |              |               |      |                                |       |       |              | SPACE                 | 8   |
| 9                                                                                         | SPACE                 |              |               |      |                                |       |       |              | SPACE                 | 10  |
| 11                                                                                        | SPACE                 |              |               |      |                                |       |       |              | SPACE                 | 12  |
| SUB-TOTAL (KVA)                                                                           |                       | 0.165        |               |      |                                |       |       | 0.14         |                       |     |
| GRAND TOTAL (KVA)                                                                         |                       | 0.305        | DEMAND FACTOR | 100% | ESTIMATED DEMAND LOAD (kVA, A) |       | 0.305 | 1.27         |                       |     |

Town of Blue Mountains  
Planning and Development Services  
**Accepted For Construction  
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signature

20-Dec-2022  
date

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Town

| No. | ISSUE                                         | DATE:MM/DD/YYYY |
|-----|-----------------------------------------------|-----------------|
| 0   | ** NOT ISSUED FOR THIS SUBMISSION **          | JUL/26/2021     |
| 1   | ** NOT ISSUED FOR THIS SUBMISSION **          | OCT/19/2021     |
| 2   | ** NOT ISSUED FOR THIS SUBMISSION **          | OCT/22/2021     |
| 3   | ISSUED FOR 2nd SUBMISSION                     | DEC/22/2021     |
| 4   | ISSUED FOR 3rd SUBMISSION                     | MAY/27/2022     |
| 5   | ISSUED FOR TENDER                             | JUN/06/2022     |
| 6   | ISSUED FOR AMENDED PRE-SERVICING AGREEMENT    | SEP/19/2022     |
| 7   | RE-ISSUED FOR AMENDED PRE-SERVICING AGREEMENT | NOV/28/2022     |

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|         |                                                      |
|---------|------------------------------------------------------|
| Project | RIDGE ESTATES BLOCK 38<br>TOWN OF THE BLUE MOUNTAINS |
| Drawing | SITE ELECTRICAL DETAILS                              |

ADAM BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON, L9Y 1A1  
705-446-3510 T  
705-446-3520 F  
WWW.CFCROZIER.CA  
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Drawn By

T.S.D.

Design By

T.S.D./P.W.

Project

1019-5984

Check By

Scale

N.T.S.

Drawing

E111

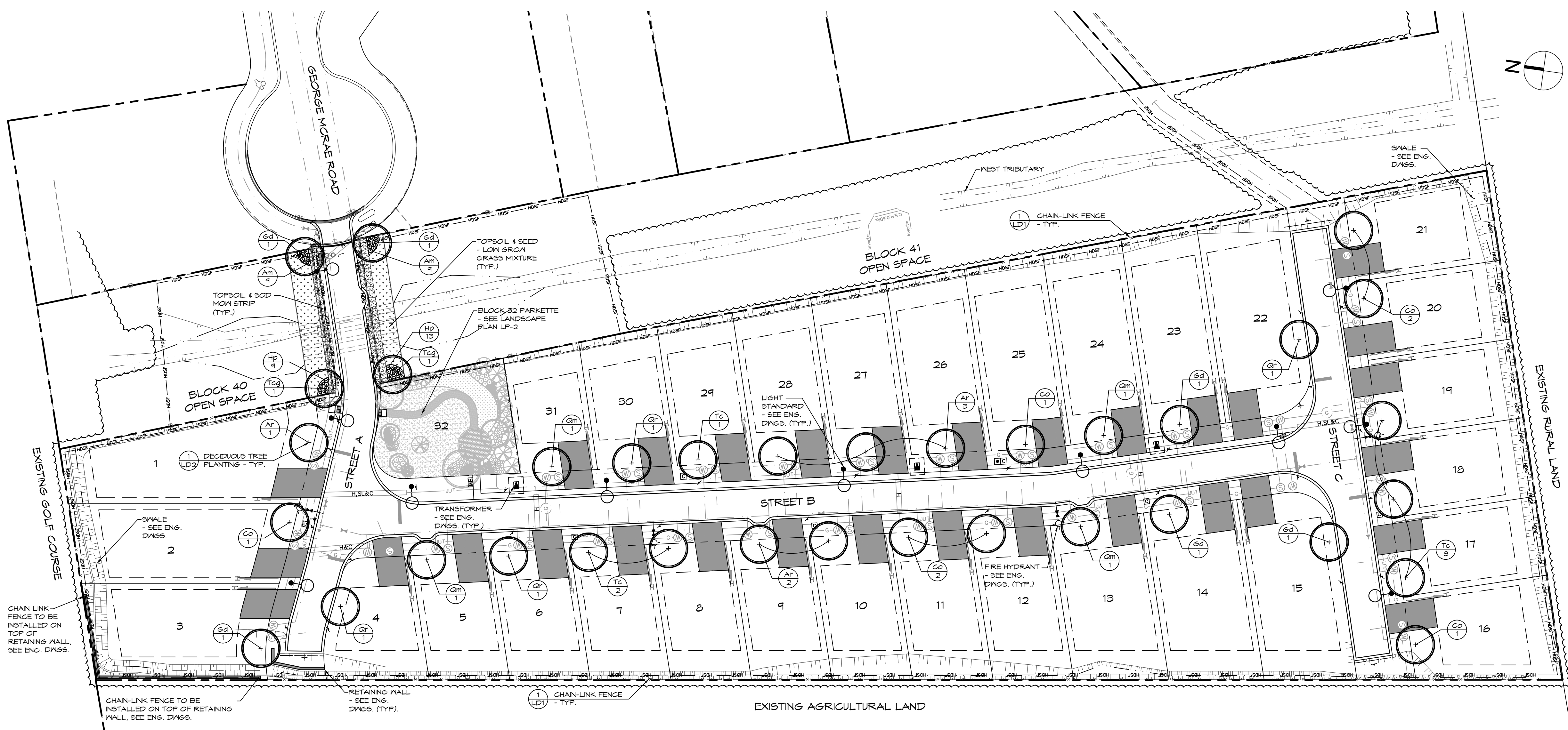


- NOTES:
- FOR GENERAL HARDSCAPE NOTES, REFER TO NOTES ON DRAWING LD-1.
  - FOR GENERAL PLANTING NOTES, REFER TO NOTES ON DRAWING LD-2.
  - MINIMUM TREE CLEARANCES FOR TREES ARE AS FOLLOWS:

| MINIMUM TREE CLEARANCES |      |
|-------------------------|------|
| FIRE HYDRANT            | 3.0m |
| DRIVENWAYS              | 2.0m |
| HYDRO TRANSFORMERS      | 3.0m |
| BELL OR CABLE PEDESTALS | 1.0m |
| STREETLIGHT POLES       | 5.0m |
| UNDERGROUND SERVICES    | 1.0m |



- LEGEND
- PROPERTY BOUNDARY
  - LOT BOUNDARY
  - EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
  - SILT FENCE - SEE ENG. DWGS
  - FIRE HYDRANT - SEE ENG. DWGS
  - WATER VALVE - SEE ENG. DWGS
  - TRANSFORMER - SEE ENG. DWGS
  - LIGHT STANDARD - SEE ENG. DWGS
  - SIGN - SEE ENG. DWGS
  - UNDERGROUND SERVICES - SEE ENG. DWGS
  - SWALE OR DITCH - SEE ENG. DWGS
  - CHAIN-LINK FENCE
  - DECIDUOUS TREE
  - DECIDUOUS SHRUB
  - SPECIES PLANT REFERENCE



| PLANT LIST      |                             |                      |           |       |         |     |
|-----------------|-----------------------------|----------------------|-----------|-------|---------|-----|
| KEY             | BOTANICAL NAME              | COMMON NAME          | SIZE      | COND. | SPACING | QTY |
| DECIDUOUS TREES |                             |                      |           |       |         |     |
| Ar              | Acer rubrum 'Bouhall'       | Bouhall Maple        | 60mm cal. | N.B.  |         | 6   |
| Co              | Celtis occidentalis         | Common Hackberry     | 60mm cal. | N.B.  |         | 7   |
| Ed              | Gymnocladus dioica          | Kentucky Coffee Tree | 60mm cal. | N.B.  |         | 6   |
| Qm              | Quercus macrocarpa          | Bur Oak              | 60mm cal. | N.B.  |         | 4   |
| Qr              | Quercus rubra               | Red Oak              | 60mm cal. | N.B.  |         | 4   |
| Tc              | Tilia cordata               | Little-leaf Linden   | 60mm cal. | N.B.  |         | 6   |
| Tcd             | Tilia cordata 'Green Spire' | Green Spire Linden   | 60mm cal. | N.B.  |         | 2   |

| KEY              | BOTANICAL NAME       | COMMON NAME             | SIZE     | COND.  | SPACING   | QTY |
|------------------|----------------------|-------------------------|----------|--------|-----------|-----|
| DECIDUOUS SHRUBS |                      |                         |          |        |           |     |
| Am               | Aronia melanocarpa   | Black Chokeberry        | 40cm ht. | 3 gal. | 0.8m O.C. | 18  |
| Hp               | Hypericum prolificum | Shrubby St. John's Wort | 40cm ht. | 3 gal. | 0.8m O.C. | 21  |

| SEED MIX                                                                                                      |                         |                  |     |
|---------------------------------------------------------------------------------------------------------------|-------------------------|------------------|-----|
| KEY                                                                                                           | BOTANICAL NAME          | COMMON NAME      | %   |
| OSC NATIVE PRAIRIE LOW GROW GRASS MIXTURE                                                                     |                         |                  |     |
|                                                                                                               | Elymus canadensis       | Canada Wild Rye  | 30% |
|                                                                                                               | Poa palustris           | Fowl Bluegrass   | 25% |
|                                                                                                               | Schizachyrium scoparium | Little Blue Stem | 15% |
|                                                                                                               | Sporobolus cryptandrus  | Sand Dropseed    | 30% |
| Cover crop to be Annual Rye Grass. Sow at 25 kg/ha (23 lbs/acre) or 50g/180 m <sup>2</sup> for smaller areas. |                         |                  |     |



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| No. | ISSUE                                          | DATE: MM/DD/YYYY |
|-----|------------------------------------------------|------------------|
| 1   | ISSUED FOR AMENDED PRE-SERVICING AGREEMENT     | 09/21/2022       |
| 2   | RE- ISSUED FOR AMENDED PRE-SERVICING AGREEMENT | 11/28/2022       |

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Project: GEORGIAN RIDGE ESTATES  
TOWN OF THE BLUE MOUNTAINS, ON

Drawing: LANDSCAPE PLAN  
STREETSCAPE

Town of Blue Mountains  
Planning and Development Services  
**Accepted For Construction Pre-Servicing Only**

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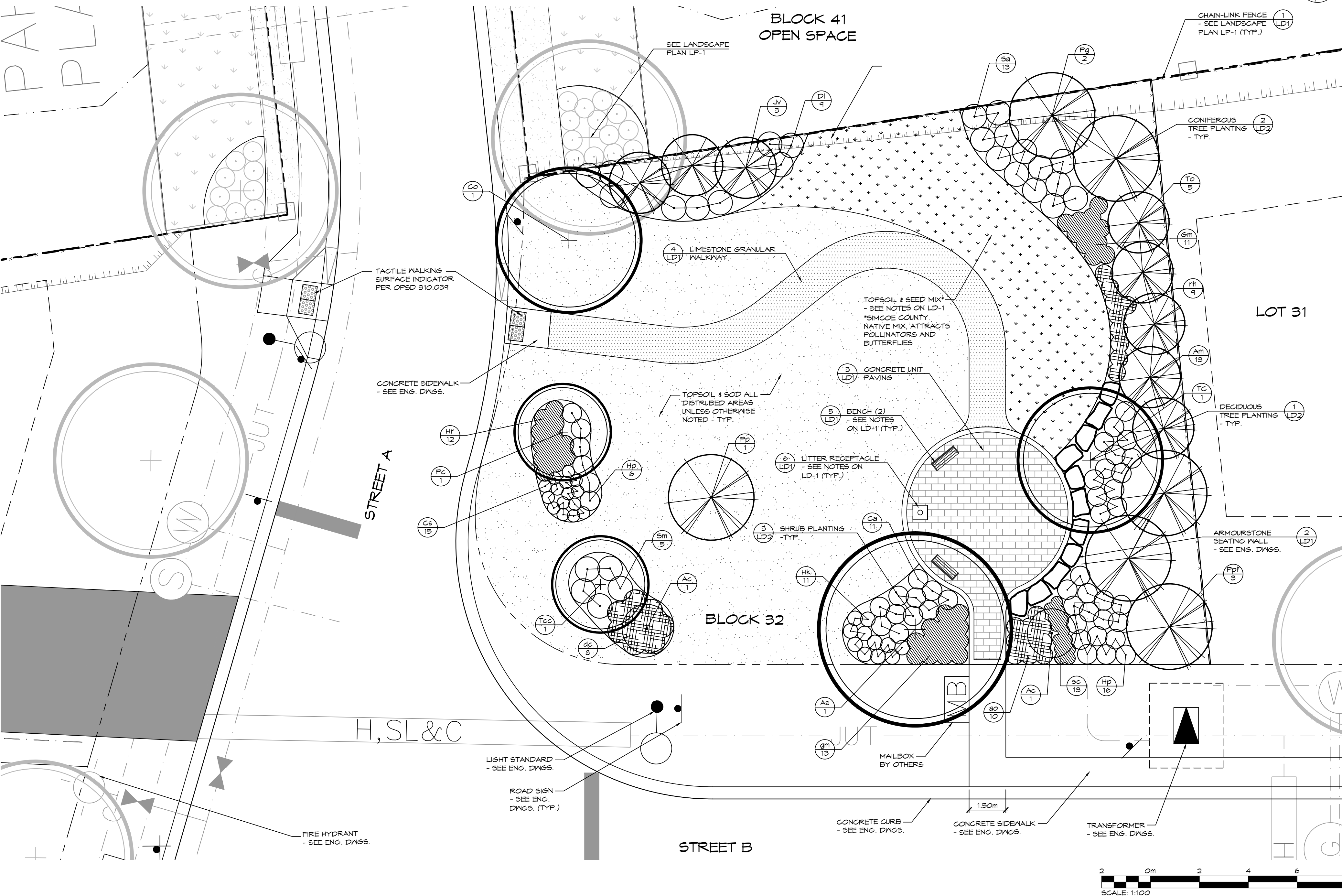
signature: [Signature] date: 20-Dec-2022

|                              |                        |                            |
|------------------------------|------------------------|----------------------------|
| Drawn By: A.M. / N.S. / R.B. | Design By: A.P. / A.M. | Project: 1019-5984         |
| Check By:                    | Check By: A.P.         | Scale: 1:500 Drawing: LP-1 |



## LEGEND

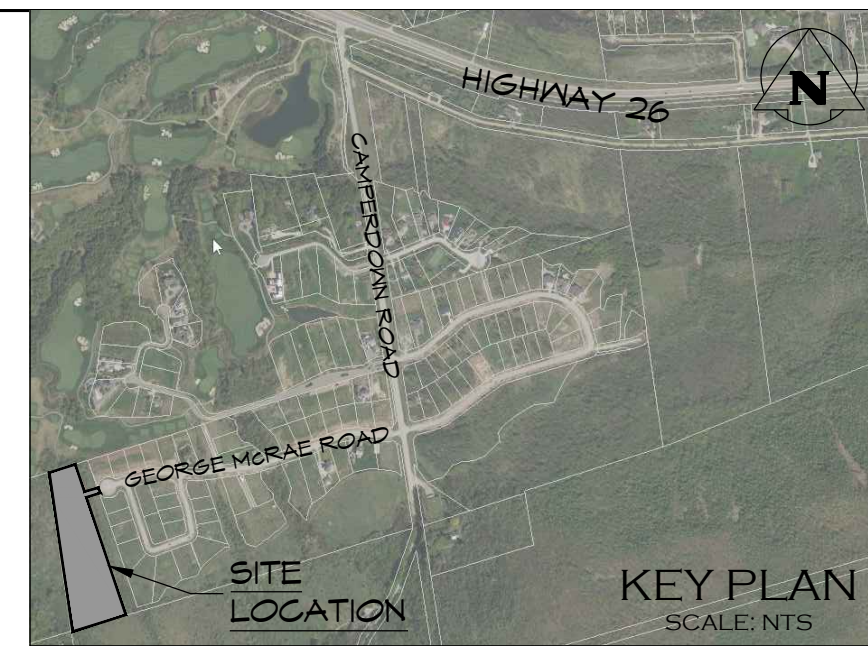
|     |                                       |   |                   |      |                            |   |                           |
|-----|---------------------------------------|---|-------------------|------|----------------------------|---|---------------------------|
| --- | PROPERTY BOUNDARY                     | ○ | LITTER RECEPTACLE | ●●●● | DECIDUOUS SHRUB            | ▨ | TOPSOIL & SOD             |
| --- | LOT BOUNDARY                          | ○ | DECIDUOUS TREE    | ●●●● | CONIFEROUS SHRUB           | ▨ | TOPSOIL & MEADOW SEED MIX |
| --- | UNDERGROUND SERVICES - SEE ENG. DWGS. | ○ | DECIDUOUS TREE    | ●●●● | PERENNIALS & GROUND COVERS | ▨ | GRANULAR TRAIL            |
| --- | SWALE OR DITCH - SEE ENG. DWGS.       | ○ | DECIDUOUS TREE    | ●●●● | PERENNIALS & GROUND COVERS | ▨ | GRANULAR TRAIL            |
| ○   | FIRE HYDRANT - SEE ENG. DWGS.         | ○ | DECIDUOUS TREE    | ●●●● | PERENNIALS & GROUND COVERS | ▨ | GRANULAR TRAIL            |
| ○   | WATER VALVE - SEE ENG. DWGS.          | ○ | DECIDUOUS TREE    | ●●●● | PERENNIALS & GROUND COVERS | ▨ | GRANULAR TRAIL            |
| ○   | TRANSFORMER - SEE ENG. DWGS.          | ○ | DECIDUOUS TREE    | ●●●● | PERENNIALS & GROUND COVERS | ▨ | GRANULAR TRAIL            |
| ○   | SIGN - SEE ENG. DWGS.                 | ○ | DECIDUOUS TREE    | ●●●● | PERENNIALS & GROUND COVERS | ▨ | GRANULAR TRAIL            |
| ○   | LIGHT STANDARD - SEE ENG. DWGS.       | ○ | DECIDUOUS TREE    | ●●●● | PERENNIALS & GROUND COVERS | ▨ | GRANULAR TRAIL            |
| ○   | BENCH                                 | ○ | DECIDUOUS TREE    | ●●●● | PERENNIALS & GROUND COVERS | ▨ | GRANULAR TRAIL            |



## NOTES:

- FOR GENERAL HARDSCAPE NOTES, REFER TO NOTES ON DRAWING LD-1. FOR GENERAL PLANTING NOTES, REFER TO NOTES ON DRAWING LD-2.
- TREE PITS OR PLANTING BEDS WITHIN 1.0m OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
- MINIMUM CLEARANCES FOR TREES ARE AS FOLLOWS:

| MINIMUM TREE CLEARANCES |      |
|-------------------------|------|
| FIRE HYDRANT            | 3.0m |
| DRIVEWAYS               | 2.0m |
| HYDRO TRANSFORMERS      | 3.0m |
| BELL OR CABLE PEDESTALS | 1.0m |
| STREETLIGHT POLES       | 5.0m |
| UNDERGROUND SERVICES    | 1.0m |



| BLOCK 32 - PARKETTE PLANT LIST |     |                                     |                             |      |            |          |             |
|--------------------------------|-----|-------------------------------------|-----------------------------|------|------------|----------|-------------|
| DECIDUOUS TREES                |     |                                     |                             |      |            |          |             |
| KEY                            | QTY | BOTANICAL NAME                      | COMMON NAME                 | CAL. | HT.        | ROOT     | SPACING     |
| As                             | 1   | Acer saccharum 'Green Mountain'     | Green Mountain Sugar Maple  | 60mm |            | As shown | Full crown  |
| Co                             | 1   | Celtis occidentalis                 | Common Hackberry            | 60mm |            | As shown | Full crown  |
| Pc                             | 1   | Pyrus calleryana Chanticleer        | Chanticleer Ornamental Pear | 60mm |            | As shown | Full crown  |
| Tc                             | 1   | Tilia cordata                       | Littleleaf Linden           | 60mm |            | As shown | Full crown  |
| Tcc                            | 1   | Tilia cordata Corinthian ('Corzam') | Corinthian Linden           | 60mm |            | As shown | Full crown  |
| TOTAL                          | 5   |                                     |                             |      |            |          |             |
| CONIFEROUS TREES               |     |                                     |                             |      |            |          |             |
| KEY                            | QTY | BOTANICAL NAME                      | COMMON NAME                 | CAL. | HT.        | ROOT     | SPACING     |
| Jv                             | 3   | Juniperus virginiana                | Eastern Red Cedar           |      | 200cm      | As shown | Uncollected |
| Pg                             | 2   | Picea glauca                        | White Spruce                |      | 200cm      | As shown | Uncollected |
| Pp                             | 1   | Picea pungens                       | Colorado Spruce             |      | 200cm      | As shown | Uncollected |
| Ppf                            | 3   | Picea pungens 'Fat Albert'          | Fat Albert Spruce           |      | 200cm      | As shown | Uncollected |
| To                             | 5   | Pinus strobus                       | Eastern White Pine          |      | 200cm      | As shown | Uncollected |
| TOTAL                          | 14  |                                     |                             |      |            |          |             |
| SHRUBS                         |     |                                     |                             |      |            |          |             |
| KEY                            | QTY | BOTANICAL NAME                      | COMMON NAME                 | CAL. | HT.        | ROOT     | SPACING     |
| Ac                             | 2   | Amelanchier canadensis              | Serviceberry/Shadblow       |      | 125cm      | As shown |             |
| Am                             | 13  | Aronia melanocarpa                  | Black Chokeberry            |      | 60cm       | As shown | On Centre   |
| Ca                             | 11  | Clethra alnifolia 'Hummingbird'     | Summersweet                 |      | 40cm       | As shown | On Centre   |
| Cs                             | 15  | Cornus sericea 'Kelsey'             | Kelsey Red-Osier Dogwood    |      | 40cm       | As shown | On Centre   |
| Di                             | 4   | Diervilla lonicera                  | Bush Honeysuckle            |      | 40cm       | As shown | On Centre   |
| Hk                             | 11  | Hypericum kalmianum                 | Pot O' Gold                 |      | 40cm       | As shown | On Centre   |
| Hp                             | 22  | Hypericum prolificum                | Shrubby St. John's Wort     |      | 40cm       | As shown | On Centre   |
| Sa                             | 13  | Symphoricarpos albus                | White Snowberry             |      | 50cm       | As shown | On Centre   |
| Sm                             | 5   | Syringa meyeri 'Palibari'           | Dwarf Korean Lilac          |      | 50cm       | As shown | On Centre   |
| TOTAL                          | 101 |                                     |                             |      |            |          |             |
| GRASSES                        |     |                                     |                             |      |            |          |             |
| KEY                            | QTY | BOTANICAL NAME                      | COMMON NAME                 | CAL. | HT.        | ROOT     | SPACING     |
| dc                             | 8   | Deschampsia cespitosa               | Tufted Hair Grass           |      |            | As shown | On Centre   |
| TOTAL                          | 8   |                                     |                             |      |            |          |             |
| PERENNIALS                     |     |                                     |                             |      |            |          |             |
| KEY                            | QTY | BOTANICAL NAME                      | COMMON NAME                 | CAL. | HT.        | ROOT     | SPACING     |
| ao                             | 10  | Aster oolentangensis                | Sky Blue Aster              |      | 1 gal. pot | As shown | On Centre   |
| gm                             | 24  | Geranium maculatum                  | Wild Geranium               |      | 1 gal. pot | As shown | On Centre   |
| rh                             | 4   | Rudbeckia hirta                     | Glorious Daisy              |      | 1 gal. pot | As shown | On Centre   |
| sc                             | 13  | Solidago caesia                     | Bluestem Goldenrod          |      | 1 gal. pot | As shown | On Centre   |
| hr                             | 12  | Hemerocallis 'Rocket City'          | Rocket City Daylily         |      | 1 gal. pot | As shown | On Centre   |
| TOTAL                          | 68  |                                     |                             |      |            |          |             |

SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT IN WRITING

| SEED MIX                     |                        |                   |     |
|------------------------------|------------------------|-------------------|-----|
| KEY                          | BOTANICAL NAME         | COMMON NAME       | %   |
| OSC SIMCOE COUNTY NATIVE MIX |                        |                   |     |
| ✓                            | Andropogon scoparius   | Little Bluestem   | 15% |
| ✓                            | Aster laevis           | Common Milkweed   | 5%  |
| ✓                            | Aster novae-angliae    | Smooth Blue Aster | 1%  |
| ✓                            | Elymus canadensis      | New England Aster | 2%  |
| ✓                            | Monarda fistulosa      | Canada Wild Rye   | 20% |
| ✓                            | Rudbeckia hirta        | Wild Bergamot     | 1%  |
| ✓                            | Solidago canadensis    | Black Eyed Susan  | 12% |
| ✓                            | Sorghastrum nutans     | Canada Goldenrod  | 4%  |
| ✓                            | Sporobolus cryptandrus | Indiangrass       | 20% |
| ✓                            |                        | Sand Drop Seed    | 20% |

Cover crop to be Annual Oats. Sow at 25 Kg/ha (23 lbs/acre) or 500g/100 m<sup>2</sup> for smaller areas.

Town of Blue Mountains  
Planning and Development Services  
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signature \_\_\_\_\_ date 20-Dec-2022

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| No. | ISSUE                                          | DATE: MM/DD/YYYY |
|-----|------------------------------------------------|------------------|
| 1   | ISSUED FOR AMENDED PRE-SERVICING AGREEMENT     | 09/21/2022       |
| 2   | RE- ISSUED FOR AMENDED PRE-SERVICING AGREEMENT | 11/28/2022       |
|     |                                                |                  |
|     |                                                |                  |
|     |                                                |                  |
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Project  
**GEORGIAN RIDGE ESTATES  
TOWN OF THE BLUE MOUNTAINS, ON**

Drawing  
**LANDSCAPE PLAN  
BLOCK 32 PARKETTE**

**CROZIER**  
CONSULTING ENGINEERS

ADAM BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON, L9Y 1A1  
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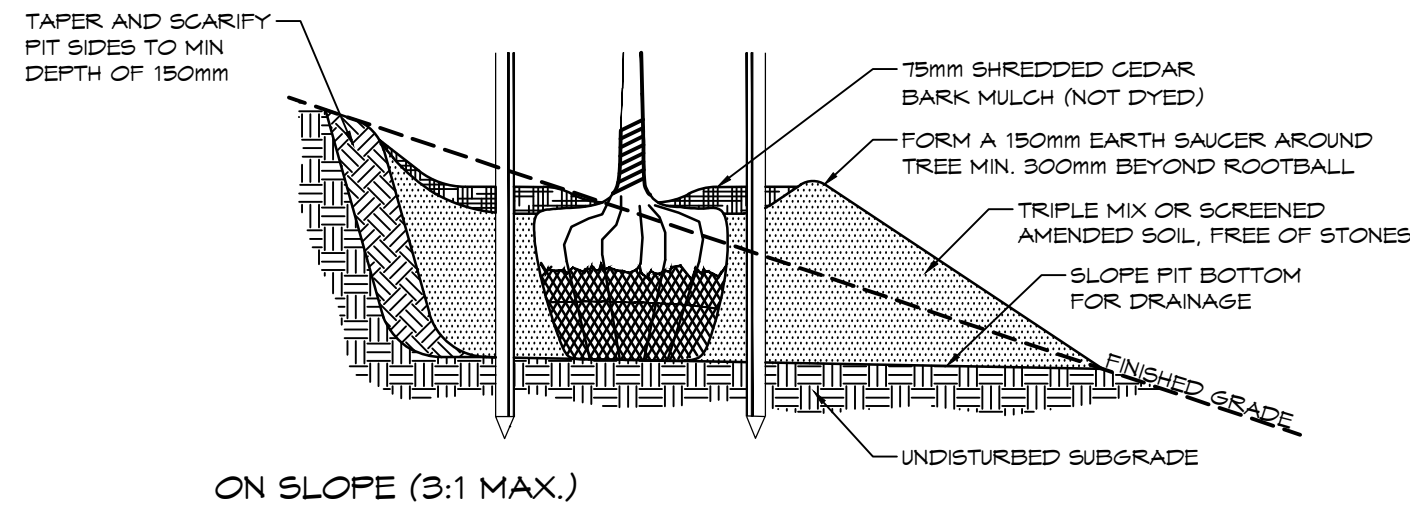
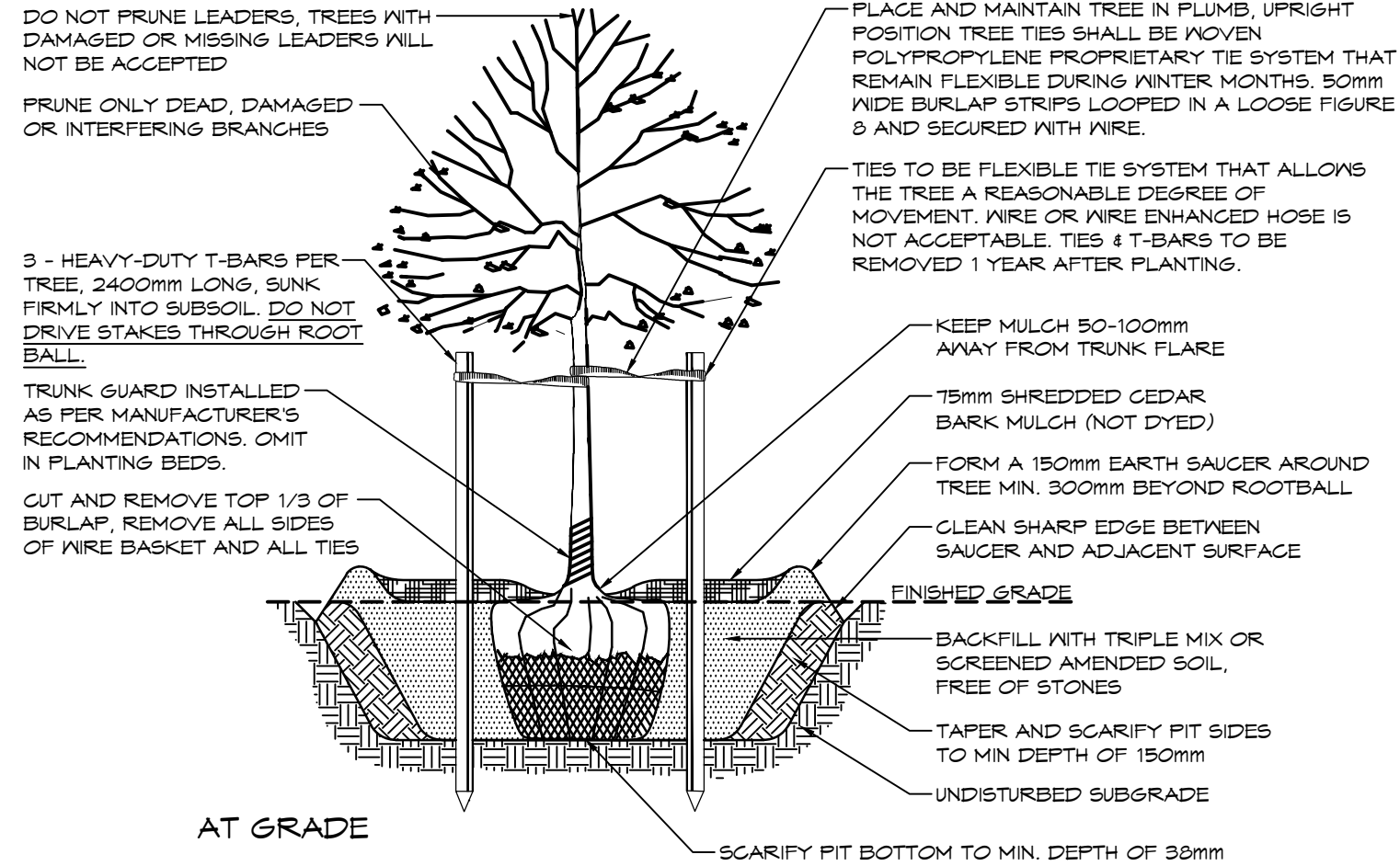
Scale  
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Drawing  
**LP-2**



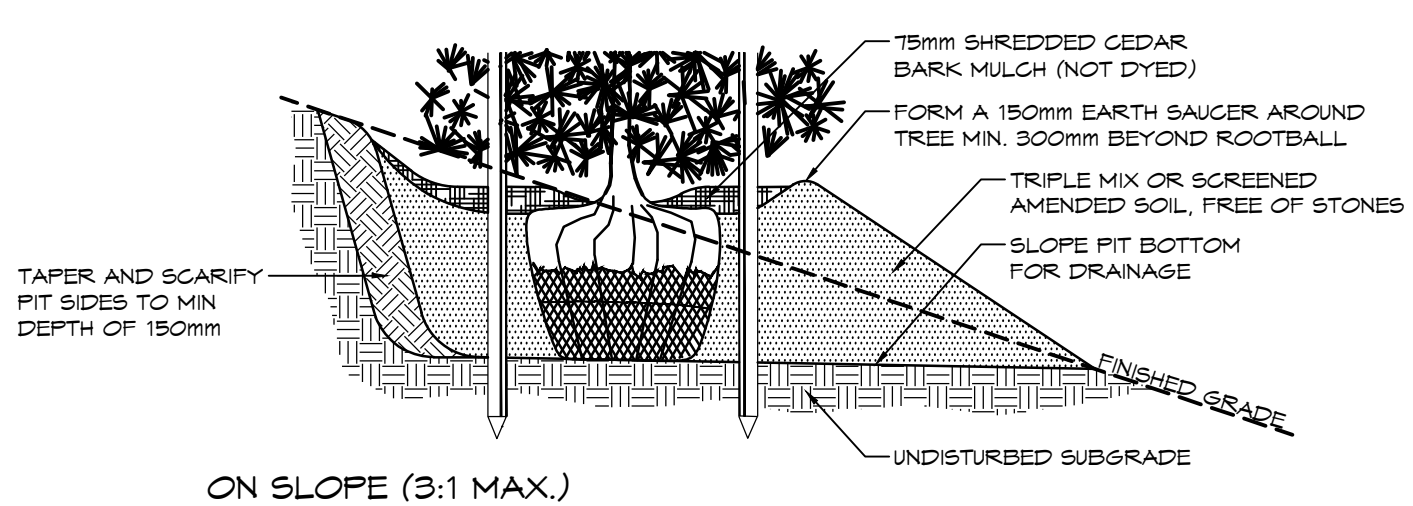
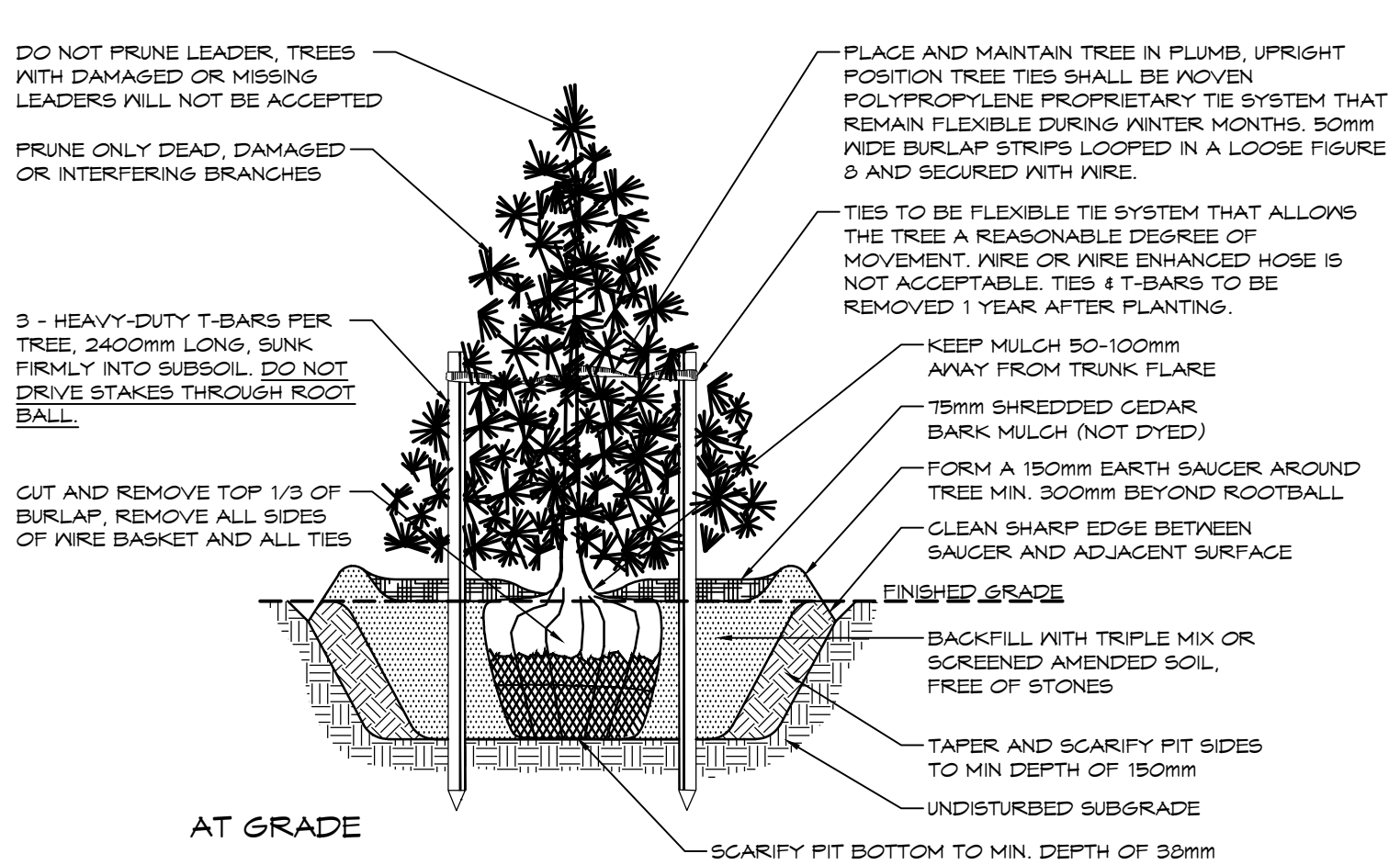






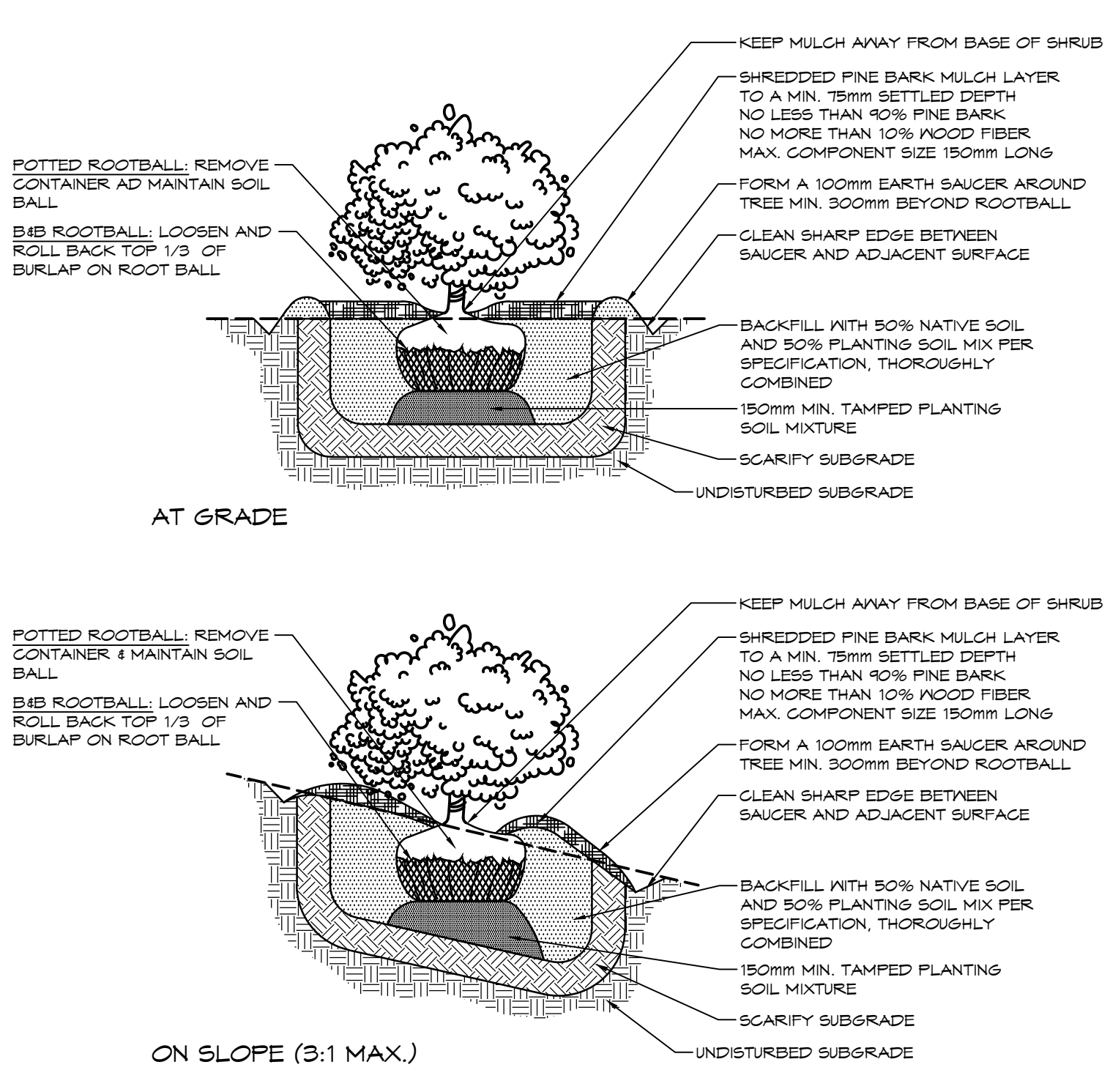
1 LD2 DECIDUOUS TREE PLANTING

NTS



2 LD2 CONIFEROUS TREE PLANTING

NTS



3 LD2 SHRUB PLANTING

NTS

GENERAL NOTES:

- 1.0 PLANTING
1. ALL WORKMANSHIP TO THE STANDARDS OF THE LANDSCAPE ONTARIO HORTICULTURAL TRADES ASSOCIATION AND THE CANADIAN LANDSCAPE STANDARDS.
  2. TREE LOCATIONS SHALL BE STAKED ON SITE BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
  3. BACKFILL IS TO CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE/GLASS NATIVE TO THE SITE. SOIL AMENDMENT MAY BE REQUIRED BASED ON SOURCE OF IMPORTED OR EXISTING SITE QUALITY OF TOPSOIL. PROVIDE NUTRIENT ANALYSIS OF TOPSOIL TO BE USED FOR LANDSCAPE PURPOSES IN ORDER TO DETERMINE SOIL AMENDMENT REQUIREMENTS.
  4. REPORT ALL DISCREPANCIES IN WRITING TO THE LANDSCAPE ARCHITECT.
  5. CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNER'S ACCEPTANCE OF PROJECT.
  6. UNLESS OTHERWISE STATED, ALL WORK SHALL CONFORM TO THE LANDSCAPE ONTARIO SPECIFICATION STANDARDS.
  7. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
  8. PLANTING MAY BE ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES/ SERVICES AND DRIVEWAYS.
  9. TREE PITS OR PLANTING BEDS LOCATED WITHIN 1 METER OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
  10. SUBMIT WRITTEN GUARANTEE TO THE EFFECT THAT ALL PLANTS ACCEPTED DURING THE PERIOD OF JANUARY 1st TO JULY 15th SHALL BE GUARANTEED UNTIL JULY 15th THE SECOND FOLLOWING YEAR. PLANTS ACCEPTED DURING THE PERIOD OF JULY 15th TO DECEMBER 31st SHALL BE GUARANTEED FOR TWO YEARS FROM THE DATE OF ACCEPTANCE. THE GUARANTEE PERIOD LISTED ABOVE SHALL APPLY TO ALL "NURSERY GROWN" PLANTS.
  11. ALL MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  12. SOD ANY AREAS MARKED WITH NURSERY SOD ON 150mm CLEAN TOPSOIL, FINE GRADE AND SOD ALL BOULEVARD AREAS TO MUNICIPAL SPECIFICATIONS AND REPAIR DAMAGE TO ADJACENT PROPERTIES AS REQUIRED.
  13. FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL COINCIDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.
  14. AT THE TIME OF FINAL INSPECTION, ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION AND PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.

2.0 SEEDING

1. HYDRO-SEED AND HYDRO-MULCH ALL AREAS IN ACCORDANCE WITH OPSB MUN 804.
2. SEED MIXES SHALL BE APPLIED AT A RATE OF 22-25 kg/ha (21-23 lbs/ac) OR AT A RATE OF 250g/90 sq. m. (1/2 lb/100 sq. ft.) FOR SMALLER AREAS.
3. SEED MIX TO BE APPLIED WITH A COVER CROP AT A RATE OF 15 kg/ha or 150g/100m sq. m.
4. FOR ALL SEED MIXES CONFIRM APPLICATION RATES AND APPLICATION METHODS WITH SEED SUPPLIER AND INFORM THE CONSULTANT OF ANY DISCREPANCIES PRIOR TO EXECUTION OF THE WORK.
5. SOURCE MATERIAL - SEED MIX CONTAINING NO MAINTENANCE, NON-INVASIVE SPECIES 100% REGIONALLY NATIVE FLOWERS AND GRASSES SUITED TO THE ENVIRONMENTAL CONDITIONS.
6. PLANTING TIMES - IDEALLY SEED MIXES SHOULD BE PLANTED IN THE FALL BETWEEN LEAF-FALL (TYPICALLY OCTOBER 15th) AND FREEZE-UP (OFTEN MID-NOVEMBER). SPRING PLANTING AFTER FROST HAS LEFT THE GROUND UNTIL EARLY JUNE IS ALSO POSSIBLE.
7. ALL HYDRO-SEEDING AND HYDRO-MULCHING SHALL OCCUR WITHIN THREE (3) DAYS OF TOPSOIL PLACEMENT AND FINISHED GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WEED ERADICATION IF THEY FAIL TO PLACE SPECIFIED SEED AND MULCH WITHIN THE SPECIFIED PERIOD.
8. THE SEED SHALL BE DELIVERED IN CONTAINERS WITH THE APPROPRIATE "CERTIFIED SEED" TAG ATTACHED IN ACCORDANCE WITH THE REGULATIONS OF THE CANADA SEED ACT.
9. SEED MIX SUPPLIER - ONTARIO SEED CO. IS LISTED AS A POTENTIAL SOURCE ONLY. SEED MIXES FROM OTHER SUPPLIERS ARE ACCEPTABLE AS LONG AS SEED MIX COMPOSITION MATCHES THE SEED MIX SCHEDULE.
10. THE CONTRACTOR SHALL ENSURE THAT THE SOIL IS MOIST TO A DEPTH OF 150mm PRIOR TO SEEDING.
11. MAINTENANCE DURING THE ESTABLISHMENT PERIOD SHALL CONSIST OF BUT IS NOT LIMITED TO THE FOLLOWING:
  - 11.1. MATINGS IN SUFFICIENT QUANTITIES AND AT REGULAR FREQUENCIES TO MAINTAIN SUBSOIL MOISTURE IMMEDIATELY UNDER THE SEEDING AREA TO A DEPTH OF 75-100mm, AND,
  - 11.2. CONTROL / REMOVAL OF INVASIVE WEED SPECIES TO ENSURE THAT NON SPECIFIED SPECIES DO NOT EXCEED 20%.

Town of Blue Mountains  
Planning and Development Services  
**Accepted For Construction  
Pre-Servicing Only**

AFC Drawings are only valid as part and upon execution of a  
Pre-servicing Agreement

signature *[Signature]* 20-Dec-2022 date

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.

3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.

4. DO NOT SCALE THE DRAWINGS.

5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

NOTES:

|    |                                                           |
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| 1. | ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. |
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Town

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| No. | ISSUE                                          | DATE: MM/DD/YYYY |
| 1   | ISSUED FOR AMENDED PRE-SERVICING AGREEMENT     | 09/21/2022       |
| 2   | RE- ISSUED FOR AMENDED PRE-SERVICING AGREEMENT | 11/28/2022       |
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Project

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GEORGIAN RIDGE ESTATES  
TOWN OF THE BLUE MOUNTAINS, ON

LANDSCAPE DETAILS

**CROZIER**  
CONSULTING ENGINEERS

ADMIRAL BUILDING  
1 FIRST STREET, SUITE 200  
COLLINGWOOD, ON L9Y 1A1  
705-446-3510 T  
705-446-3520 F  
WWW.CFCROZIER.CA  
INFO@CFCROZIER.CA

Drawn By  
A.M. / N.S. / R.B.

Design By  
A.P.

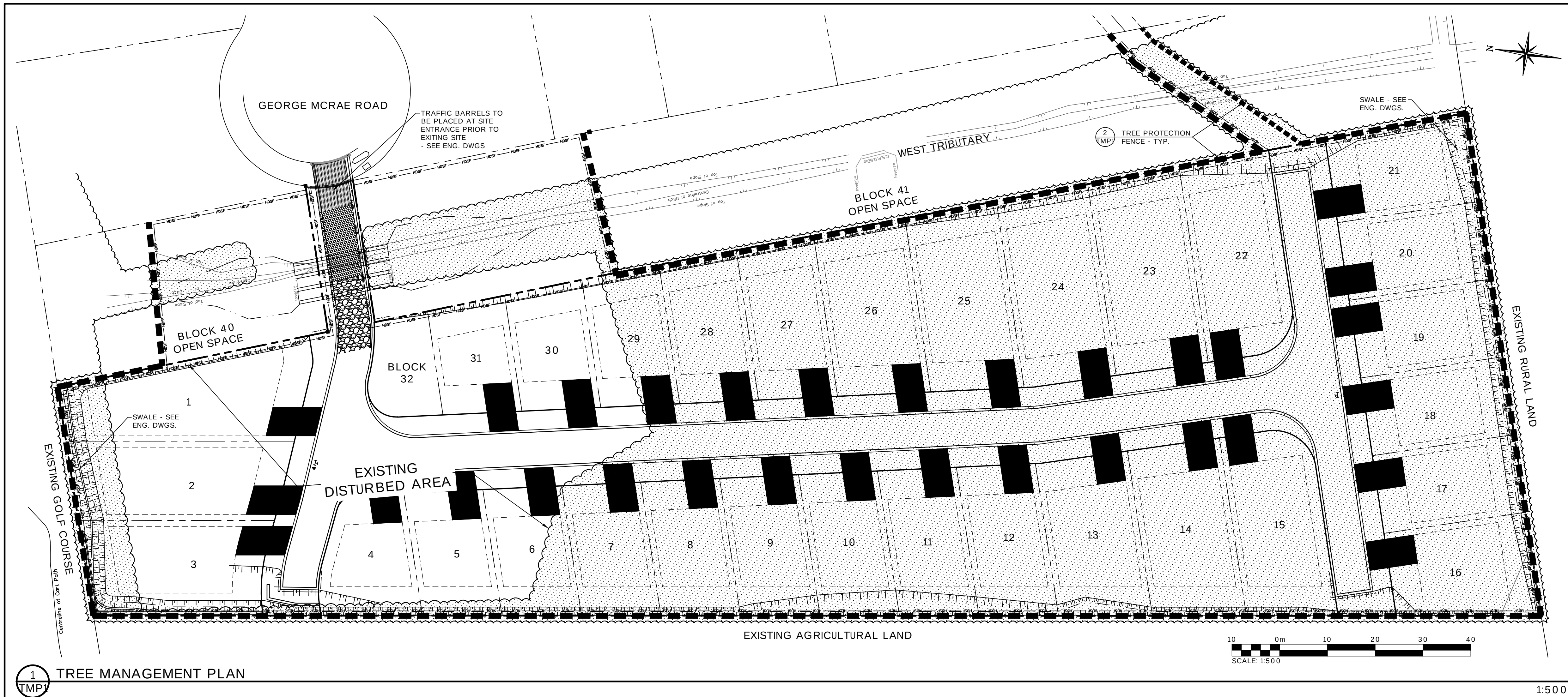
Project  
1019-5984

Check By  
A.P.

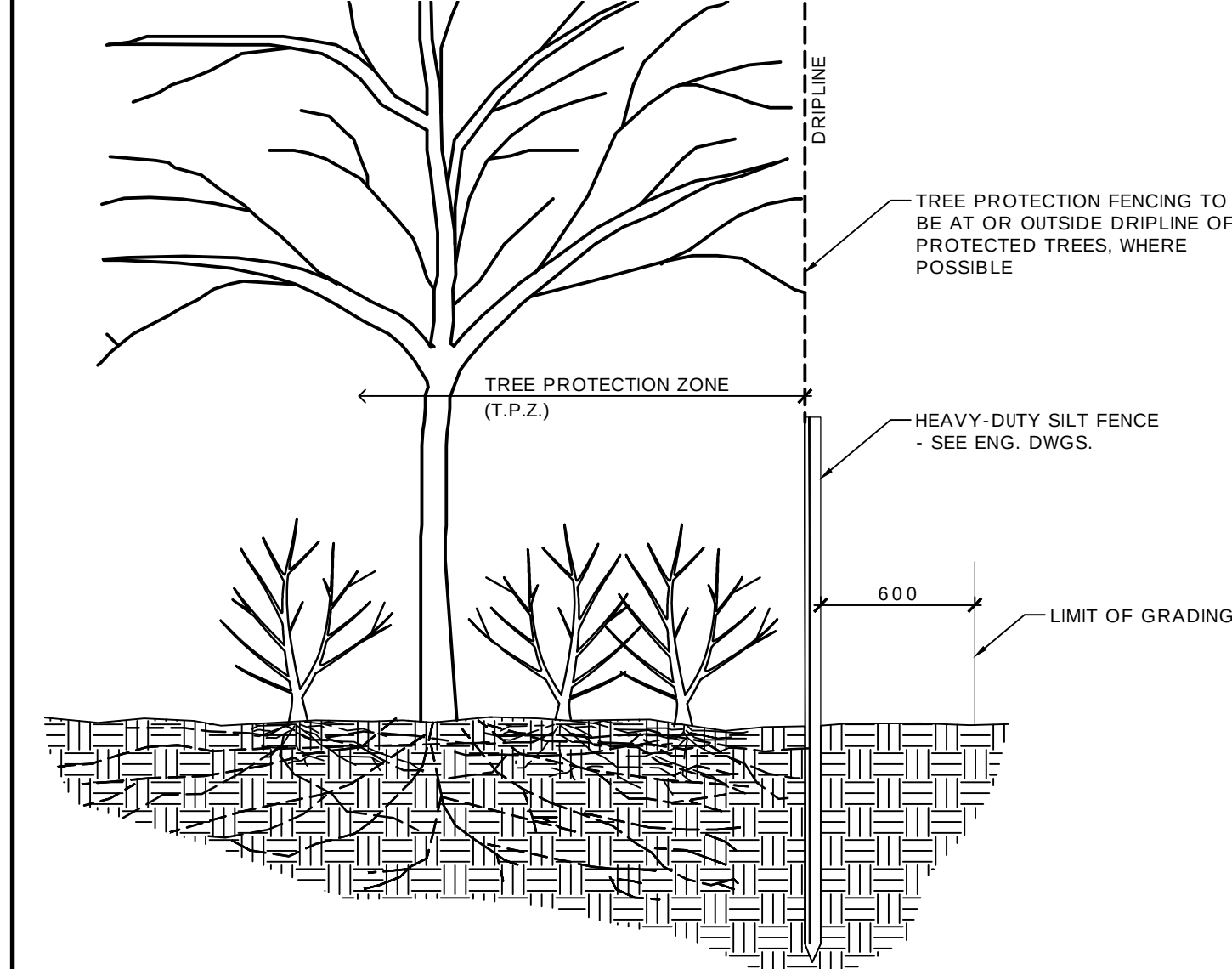
Scale  
AS SHOWN

Drawing  
LD-2





- LEGEND
- PROPERTY BOUNDARY
  - LOT BOUNDARY
  - PR. HEAVY DUTY SILT FENCE SEE ENG.DWGS.
  - BUILDING ENVELOPE
  - EXISTING VEGETATION TO REMAIN
  - EXISTING VEGETATION TO BE REMOVED DUE TO GRADING AND SERVICING
  - TREE PROTECTION FENCE (HEAVY-DUTY SILT FENCE)
  - TREE PROTECTION FENCE (ORANGE PLASTIC CONSTRUCTION FENCE)
- NOTES:
- 1.0 EXISTING VEGETATION
1. AS DESCRIBED IN THE EIS (SEPTEMBER 10, 2018) THE VEGETATION IS COMPRISED OF GREEN ASH, APPLE, SUGAR MAPLE, COMMON BUCKTHORN AND RED-OSIER DOGWOOD. NO SPECIES AT RISK VEGETATION IS PRESENT WITHIN THE PROPOSED REMOVAL AREA.
- 2.0 TREE REMOVALS
1. ALL EXISTING TREES LOCATED WITHIN THE VEGETATION TO BE REMOVED AREA ARE TO BE REMOVED DUE TO CONFLICTS WITH THE PROPOSED GRADING AND/OR SERVICING OF THE SITE DEVELOPMENT. THE CONFLICTS ARE UNAVOIDABLE.
2. FOR SERVICING, GRADING AND DRAINAGE INFORMATION SEE ENGINEERING DRAWINGS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING AND PROPOSED GRADES AND CONDITIONS OF THE PROJECT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH ANY REMOVALS.
4. TREE REMOVALS SHALL CONFORM WITH THE MIGRATORY BIRDS CONVENTION ACT AND MUNICIPAL BY-LAWS.



- NOTES:
- 1.0 TREE PROTECTION
1. WHERE HEAVY-DUTY SILT FENCE HAS NOT BEEN SPECIFIED BY THE ENGINEERS, ORANGE PLASTIC CONSTRUCTION FENCING WIRED TO T-BARS SHALL BE INSTALLED FOR TREE PROTECTION MEASURES. STEEL T-BAR POSTS SHALL BE 2400mm LONG x 50mm x 50mm @ 2400mm O.C. WITH TOP 200mm PAINTED FLORESCENT.
2. WHERE POSSIBLE, TREE PROTECTION FENCING LOCATION TO BE AT OR OUTSIDE THE DRIPLINE OF PROTECTED TREES, WHICH IS DEFINED AS THE CIRCLE THAT COULD BE DRAWN ON THE SOIL AROUND A TREE DIRECTLY UNDER THE TIPS OF ITS OUTERMOST AND WIDEST BRANCHES.
3. LOCATION OF TREE PROTECTION FENCE SHALL BE CONFIRMED ON-SITE BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF TREE CLEARING OPERATIONS.
2. AS PART OF ANY TREE REMOVAL OPERATION ALL STEMS, LIMBS AND STUMPS SHOULD BE REMOVED FROM THE SITE.
3. FOR EXISTING VEGETATION TO REMAIN: PROTECT VEGETATION AND ROOT SYSTEM FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM CONSTRUCTION.
10. NO STORAGE OF MATERIALS OR EQUIPMENT WITHIN THE TREE PROTECTION ZONE IS ALLOWED. NO EQUIPMENT OR MATERIALS ARE ALLOWED TO HIT, ABRASE OR DAMAGE TREES DESIGNATED TO BE PRESERVED ON SITE. NO CONTAMINANTS OR EFFLUENT SHALL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS EXIST.
11. NO ROOT CUTTING, NO STORAGE OF MATERIALS OR FILL, AND NO MOVEMENT OF VEHICLES IS PERMITTED WITHIN THE T.P.Z.
12. FENCE BARRIERS MUST REMAIN IN EFFECTIVE CONDITION UNTIL ALL SITE ACTIVITIES INCLUDING LANDSCAPING ARE COMPLETED.
13. CONTRACTOR SHALL REMOVE TREE PROTECTION FENCING AT THE COMPLETION OF THE SITE WORKS FOLLOWING WRITTEN APPROVAL BY THE CONSULTANT.
- 2.0 HAZARD TREE MANAGEMENT
1. SELECTIVE HAZARD REMOVAL WITHIN THE T.P.Z. SHALL BE DETERMINED ON-SITE BY THE LANDSCAPE ARCHITECT.
2. WHERE REQUIRED, FELLING LINES SHOULD ALLOW TREES TO FALL WITHOUT IMPACTING EXISTING STRUCTURES, FEATURES, OR BRANCHES AND TRUNKS OF TREES TO REMAIN.
3. SHOULD A CLEAR FELLING LINE NOT EXIST, THE TREE SHOULD BE CUT INCREMENTALLY FROM TOP TO BOTTOM AND LOWERED TO THE GROUND WITH ROPES.
4. CLEANLY CUT ANY ROOTS THAT BECOME EXPOSED DURING CONSTRUCTION.

| NTS |                                            |                  |       |
|-----|--------------------------------------------|------------------|-------|
| No. | ISSUE                                      | DATE: MM/DD/YYYY | Engin |
| 0   | TREE MANAGEMENT PLAN - ISSUED FOR REVIEW   | 02/26/2021       |       |
| 1   | ISSUED FOR FIRST SUBMISSION                | 07/26/2021       |       |
| 2   | ISSUED FOR TOWN REVIEW                     | 10/19/2021       |       |
| 3   | ISSUED FOR SITE ALTERATION & TREE CLEARING | 12/02/2021       |       |
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Project: RIDGE ESTATES - BLOCK 38  
TOWN OF THE BLUE MOUNTAINS

Drawing: TREE MANAGEMENT PLAN

Drawn By: A.M. Design By: K.W. Project: 1019-5984

Check By: K.W. Check By: Scale: 1:500 Drawing: TMP-1

**CROZIER**  
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