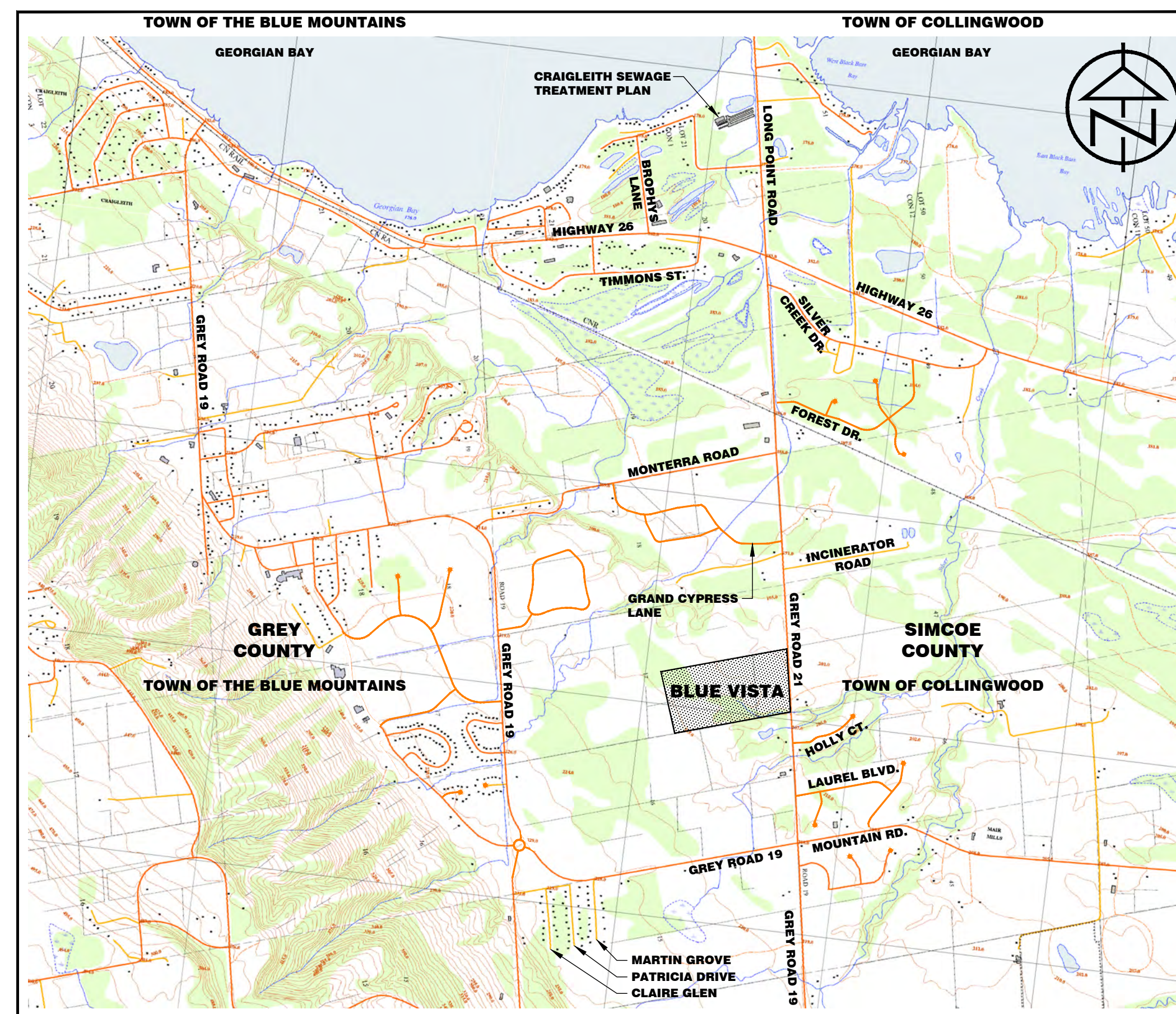



BLUE VISTA TOWN OF THE BLUE MOUNTAINS



KEY PLAN



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


signature
July 19-2023
date

3rd SUBMISSION
Contract No. 117159
MAY 2023

INDEX

DWG.	DESCRIPTION
TP-1	TITLE PAGE
IN-1	DRAWING INDEX AND LEGEND
PH-1	PHASING PLAN
ORI-1	ORIENTATION PLAN
SC-1	SILTATION AND EROSION CONTROL PLAN
SC-2	SILTATION AND EROSION CONTROL DETAILS AND NOTES
CG-1	CLEARING & GRUBBING
SAN-1	SANITARY DRAINAGE AREA PLAN
STM-1	STORM DRAINAGE AREA PLAN
WAT-1	WATER DISTRIBUTION PLAN
GS-1	GENERAL SERVICING PLAN
LG-1	LOT GRADING PLAN
LG-2	LOT GRADING PLAN
LG-3	LOT GRADING PLAN
LG-4	LOT GRADING PLAN
LG-5	LOT GRADING PLAN
LG-6	LOT GRADING DETAILS
PP-1	PLAN AND PROFILE - STREET A - STA 0+000 TO 0+300
PP-2	PLAN AND PROFILE - STREET A - STA 0+300 TO 0+570
PP-3	PLAN AND PROFILE - STREET A - STA 0+570 TO 0+700
PP-4	PLAN AND PROFILE - STREET B - STA 0+000 TO 0+090
PP-5	PLAN AND PROFILE - STREET B - STA 0+090 TO 0+380
PP-6	PLAN AND PROFILE - STREET B - STA 0+380 TO 0+480
PP-7	PLAN AND PROFILE - STREET D - STA 0+000 TO 0+100
PP-8	PLAN AND PROFILE - STREET D - STA 0+100 TO 0+190
PP-9	PLAN AND PROFILE - STREET D - STA 0+190 TO 0+281
PP-10	PLAN AND PROFILE - STREET C - STA 0+000 TO 0+100
PP-11	PLAN AND PROFILE - STREET C - STA 0+100 TO 0+200
PP-12	PLAN AND PROFILE - STREET C - STA 0+200 TO 0+295
PP-13	PLAN AND PROFILE - WET POND INLET - STA 0+000 TO 0+140
PP-14	PLAN AND PROFILE - WET POND INLET - STA 0+000 TO 0+071
PP-15	PLAN AND PROFILE - STORM BLOCK 121 - STA 0+000 TO 0+110
PP-16	PLAN AND PROFILE - DRY POND INLET - STA 0+000 TO 0+082
SWM-1	DRY POND SWM FACILITY PLAN AND DETAILS
SWM-2	WET POND SWM FACILITY PLAN AND DETAILS
UT-1	UTILITY COORDINATION PLAN
UT-2	UTILITY COORDINATION PLAN
PM-1	PAVEMENT MARKING AND SIGNAGE PLAN
PM-2	PAVEMENT MARKING AND SIGNAGE PLAN
DE-1	DETAILS, SECTIONS AND NOTES
DE-2	DETAILS AND NOTES
DE-3	DETAILS AND NOTES
DE-4	STORM & SANITARY DESIGN SHEETS
CCP-1	CONSTRUCTION COORDINATION PLAN
E1.1	STREET A & B - LIGHTING LAYOUT
E1.2	STREET C - LIGHTING LAYOUT
E1.3	STREET A & D - LIGHTING LAYOUT
E2.1	STREET A & B - PHOTOMETRIC LAYOUT
E2.2	STREET C - PHOTOMETRIC LAYOUT
E2.3	STREET A & D - PHOTOMETRIC LAYOUT
E3	INSTALLATION DETAILS AND ROAD CROSS SECTION
E4	LUMINAIRE SPECIFICATIONS, DUCTBANK DETAILS & ROAD CROSS SECTION
-	COVER SHEET FOR LANDSCAPE DRAWINGS
VMP-1	VEGETATION ASSESSMENT / MANAGEMENT PLAN
VMP-2	VEGETATION ASSESSMENT / MANAGEMENT PLAN DETAILS
MTP-1	MASTER TRAILS PLAN
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE PLAN
LP-3	LANDSCAPE PLAN
LP-4	LANDSCAPE PLAN
LP-5	LANDSCAPE PLAN
LP-6	WETLAND COMPENSATION PLANTING PLAN
SWM-1	STORMWATER MANAGEMENT BLOCK 131 PLANTING PLAN - TREES
SWM-2	STORMWATER MANAGEMENT BLOCK 131 PLANTING PLAN - TREES
SWM-3	STORMWATER MANAGEMENT BLOCK 131 PLANTING PLAN - SHRUBS, AQUATICS & SEED
SWM-4	STORMWATER MANAGEMENT BLOCK 131 PLANTING PLAN - SHRUBS, AQUATICS & SEED
SWM-5	STORMWATER MANAGEMENT BLOCK 75 PLANTING PLAN
TVR-1	TREE/VEGETATION RETENTION, ENHANCEMENT AND COMPENSATION PLAN
WC-1	WOODLAND COMPENSATION PLAN
LD-1	LANDSCAPE DETAILS
LD-2	LANDSCAPE DETAILS


LEGEND

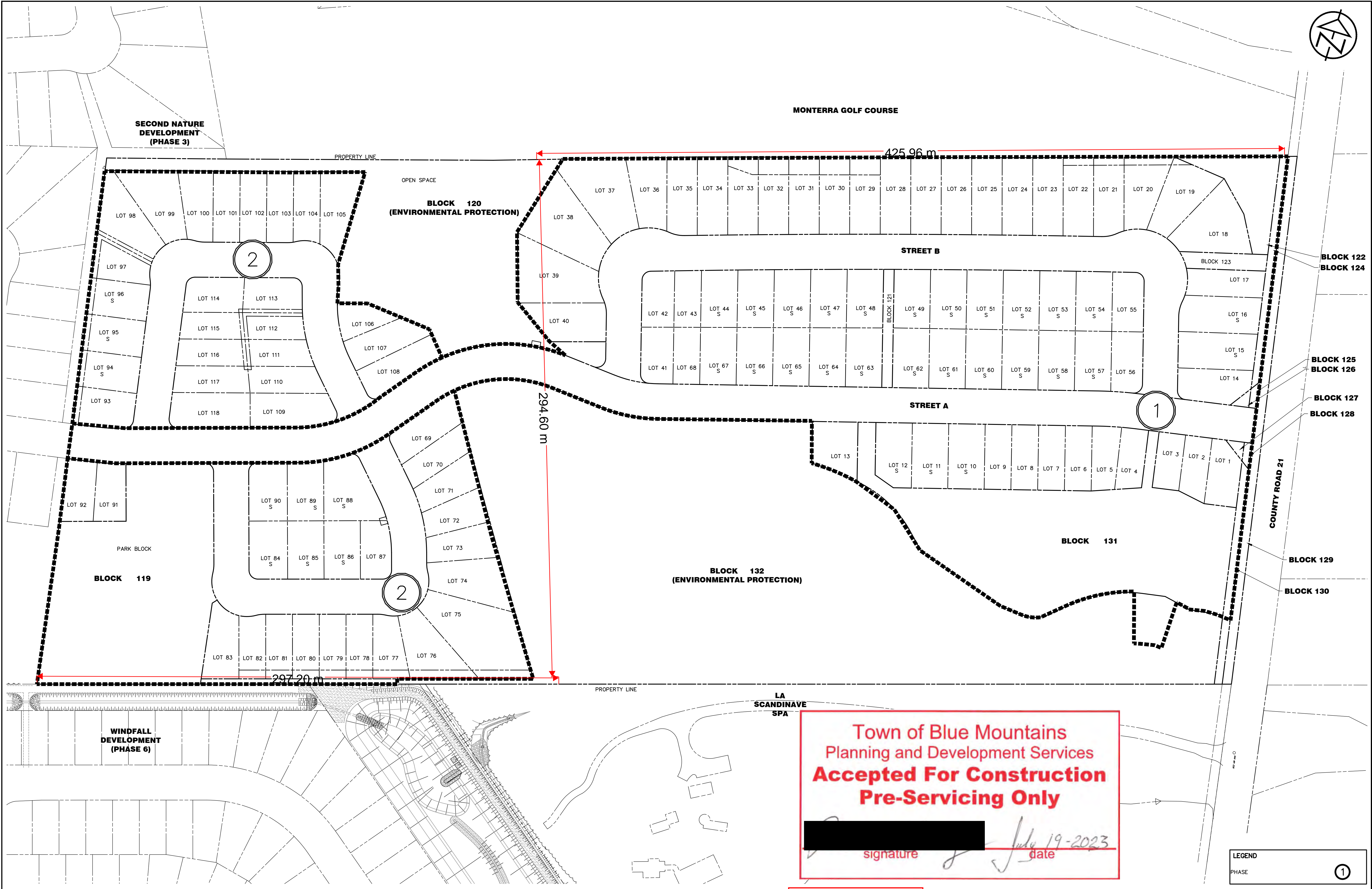
PROPERTY LINE	----
EXISTING CENTERLINE	----
PROPOSED CENTRELINE	----
EXISTING EDGE OF ASPHALT	----
PROPOSED EDGE OF ASPHALT	----
EXISTING EDGE OF SHOULDER	----
PROPOSED EDGE OF SHOULDER	----
EXISTING DITCH/DIRECTION OF FLOW	----->
PROPOSED DITCH/DIRECTION OF FLOW	----->
EXISTING SANITARY SEWER/SIZE/DIRECTION OF FLOW	-----> 200# SAN
PROPOSED SANITARY SEWER/SIZE/DIRECTION OF FLOW	-----> 200# SAN
EXISTING SANITARY SERVICE	-----
PROPOSED SANITARY SERVICE	-----
EXISTING SANITARY FORCEMAIN/SIZE/DIRECTION OF FLOW	-----> 200# SAN 12" M
EXISTING WATERMAIN/SIZE	----- 150# W/M
PROPOSED WATERMAIN/SIZE	----- 150# W/M
EXISTING WATER SERVICE	-----
PROPOSED WATER SERVICE	-----
EXISTING STORM SEWER/SIZE/DIRECTION OF FLOW	-----> 375# STM
PROPOSED STORM SEWER/SIZE/DIRECTION OF FLOW	-----> 375# STM
EXISTING STORM SERVICE	-----
PROPOSED STORM SERVICE	-----
EXISTING CULVERT	=====
PROPOSED CULVERT	=====
PROPOSED SWALE LOCATION	----->
PROPOSED JOINT HYDRO, BELL AND ROGERS	-----
EXISTING GAS MAIN	-----
PROPOSED GAS MAIN	-----
EXISTING FENCELINE	-----
PROPOSED FENCELINE	-----
EXISTING BUSHLINE	~~~~~
EXISTING CONTOUR	~~~~~ 179.00
EXISTING SPOT ELEVATION	x 179.00
PROPOSED SPOT ELEVATION	x 179.00
EXISTING GRADING DIRECTION	----->
PROPOSED GRADING DIRECTION	----->
PROPOSED REAR YARD OVERFLOW ROUTE	----->
PROPOSED SWALE LOCATION	----->
EXISTING TEMPORARY BENCHMARK	⊙ TBM
EXISTING STANDARD IRON BAR	⊙ SIB
EXISTING BOREHOLE/NUMBER	⊙ BH#
EXISTING HYDRO TRANSFORMER	⊙
PROPOSED HYDRO TRANSFORMER	⊙
PROPOSED HYDRO SWITCH GEAR	⊙
PROPOSED CABLE GROUND LEVEL VAULT	⊙
EXISTING CABLE PEDESTAL	⊙
PROPOSED BELL GROUND LEVEL BOX	⊙
EXISTING BELL PEDESTAL	⊙
EXISTING BELL MAINTENANCE HOLE	○ BELL MH
EXISTING BELL POLE	○ BP
EXISTING HYDRO POLE	○ HP
EXISTING HYDRO GUY WIRE	---
PROPOSED LIGHT STANDARD	● LS
PROPOSED LIGHT STANDARD PEDESTAL	⊙
EXISTING TRAFFIC SIGN	▮ TS
PROPOSED TRAFFIC SIGN	▮ TS
PROPOSED STOP SIGN	▮ STOP SIGN
PROPOSED STREET NAME SIGN	▮ STREET NAME SIGN
EXISTING DECIDUOUS TREE	⊙
EXISTING CONIFEROUS TREE	⊙
EXISTING SANITARY MAINTENANCE HOLE/NUMBER	○ SAN MH17
PROPOSED SANITARY MAINTENANCE HOLE/NUMBER	● SAN MH17
EXISTING HYDRANT AND VALVE	⊙ HYD & WV
PROPOSED HYDRANT AND VALVE	◆ HYD & WV
EXISTING WATER VALVE	⊙ WV
PROPOSED WATER VALVE	◆ WV
PROPOSED CURB STOP VALVE	◆ CSV
EXISTING WM. AUTOFLUSHER	⊙
PROPOSED WM. AUTOFLUSHER	◆
EXISTING WATERMAIN TERMINATION POINT	⊙
PROPOSED WATERMAIN TERMINATION POINT	⊙
EXISTING STORM MAINTENANCE HOLE	○ STM MH20
PROPOSED STORM MAINTENANCE HOLE/NUMBER	● STM MH9
EXISTING CATCH BASIN	⊙ CBMH 18
PROPOSED CATCH BASIN	◆ CB
PROPOSED CATCH BASIN MAINTENANCE HOLE/NUMBER	⊙ CBMH12
PROPOSED DOUBLE CATCH BASIN MAINTENANCE HOLE/NUMBER	⊙ DCB MH4
PROPOSED DOUBLE CATCH BASIN	◆ DCB
PROPOSED DITCH INLET CATCH BASIN	◆ DICB
PROPOSED RIP--RAP	⊙
PROPOSED SOAK--AWAY PIT	⊙
PROPOSED TACTILE PLATES	⊙
SEMI--DETACHED UNIT	⊙ LOT 85 S




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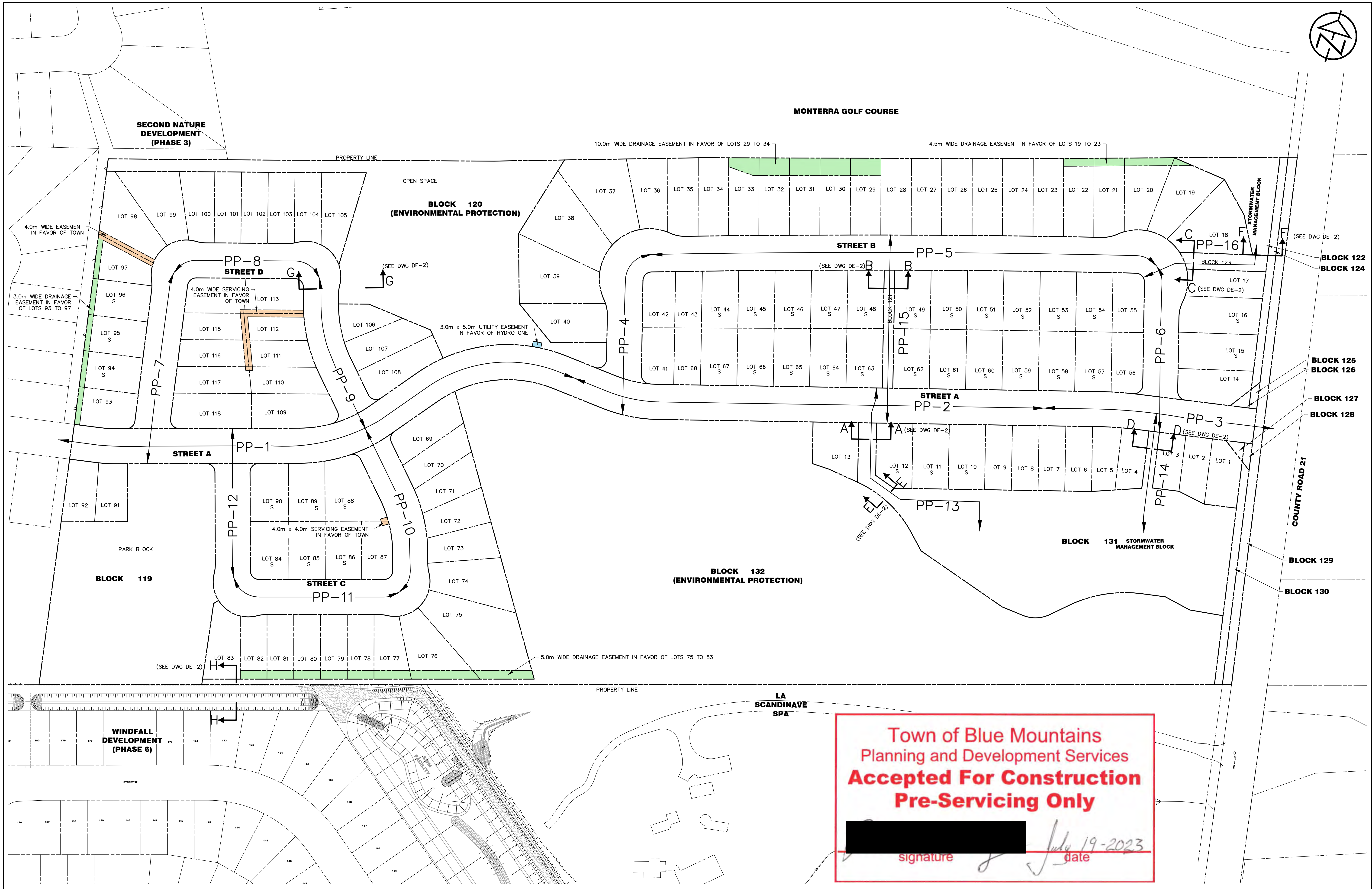
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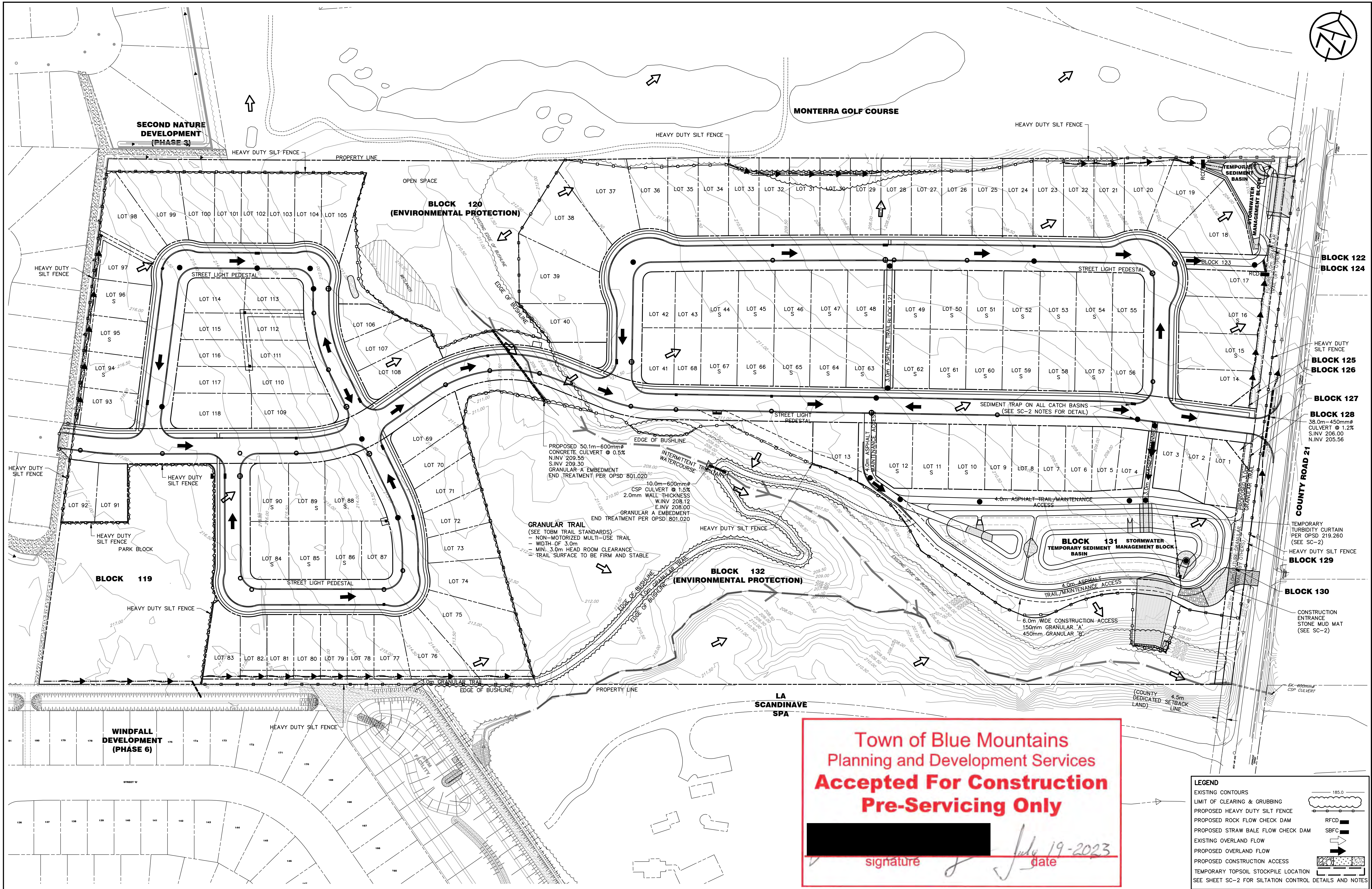
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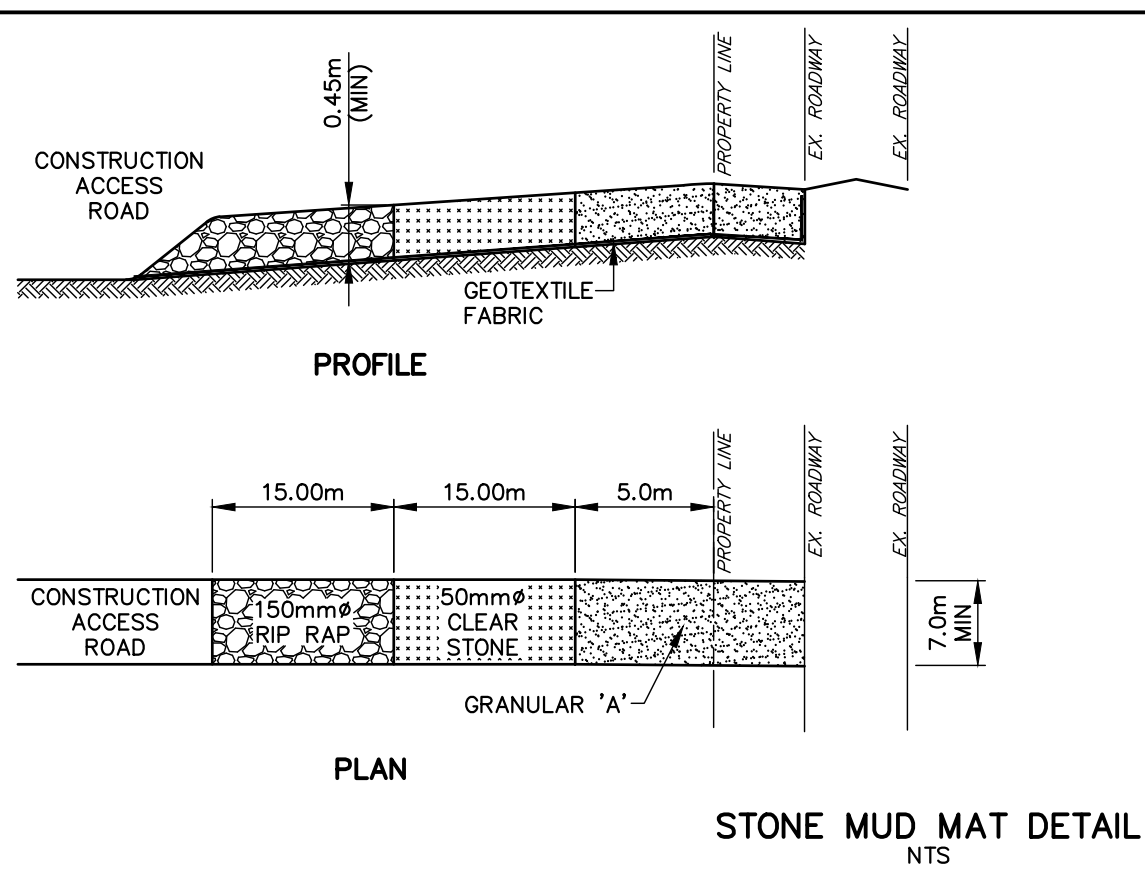
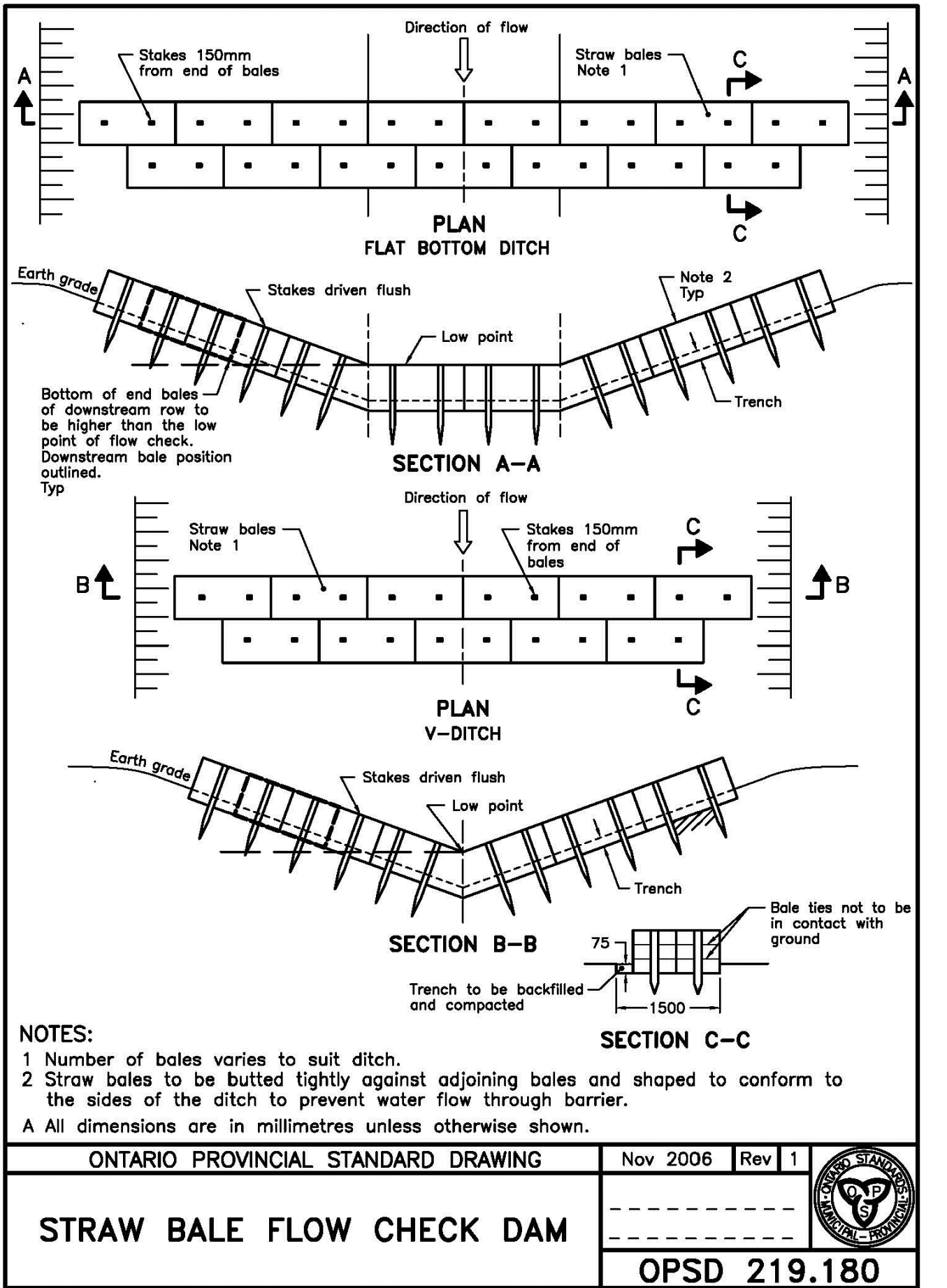
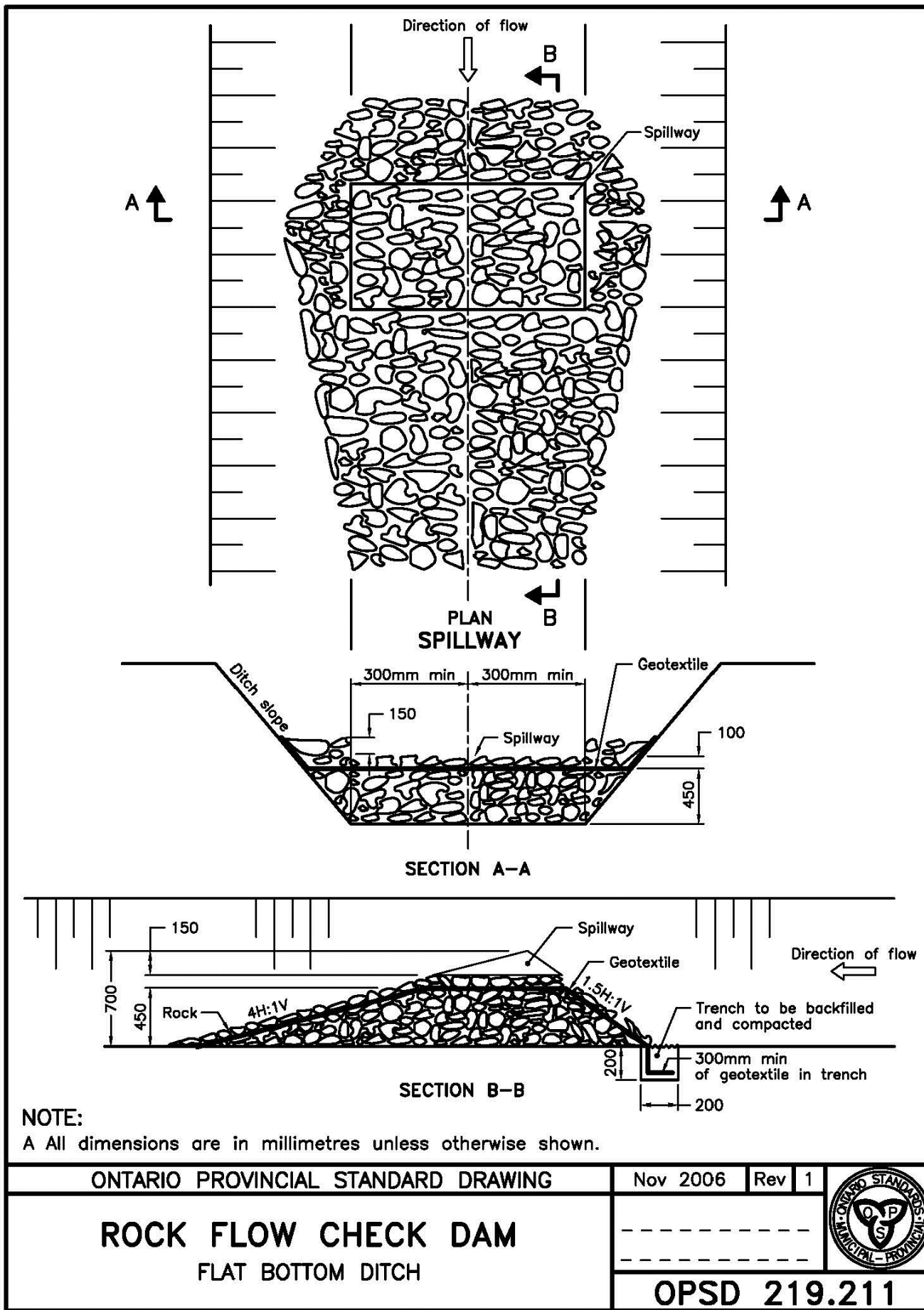
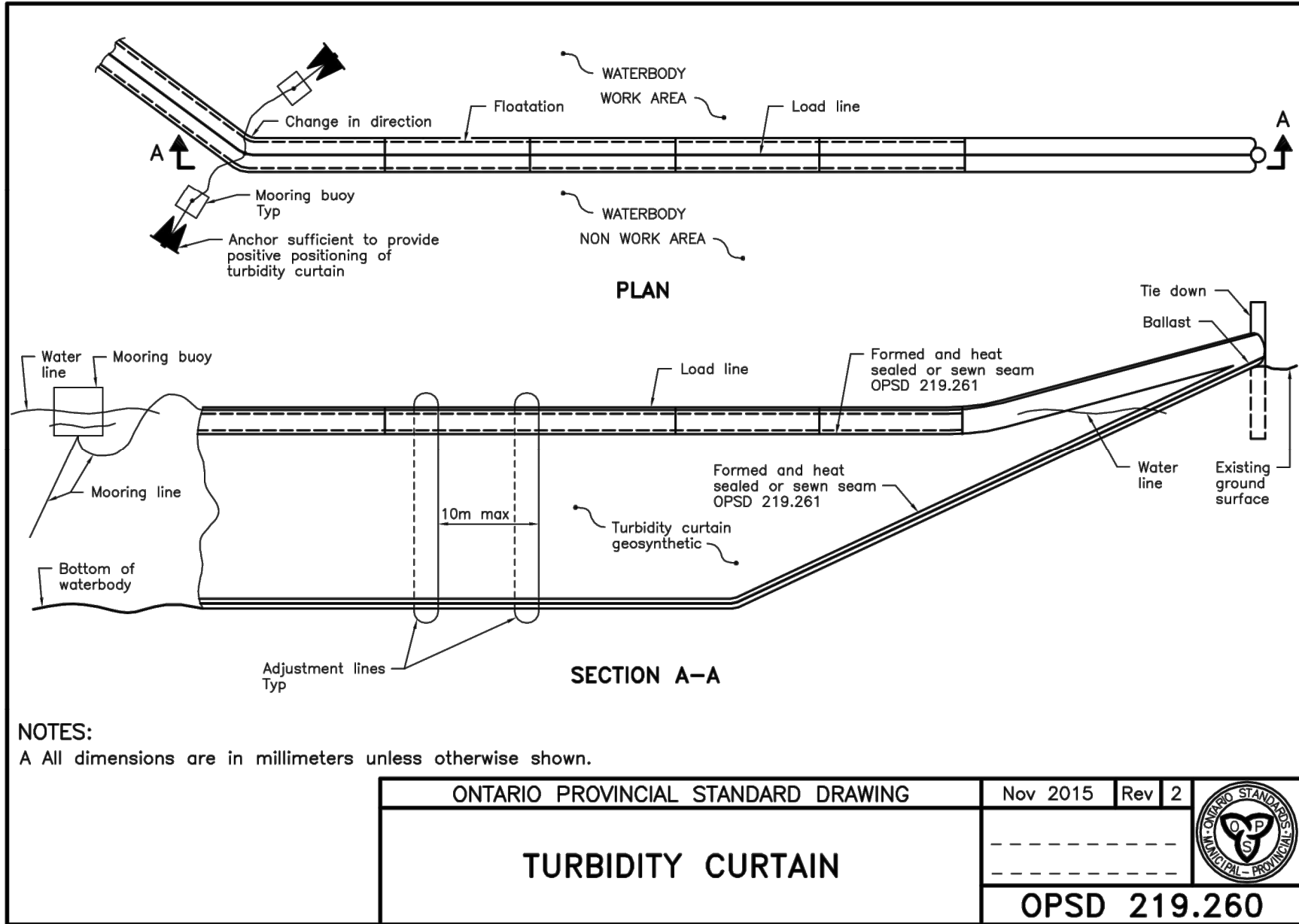
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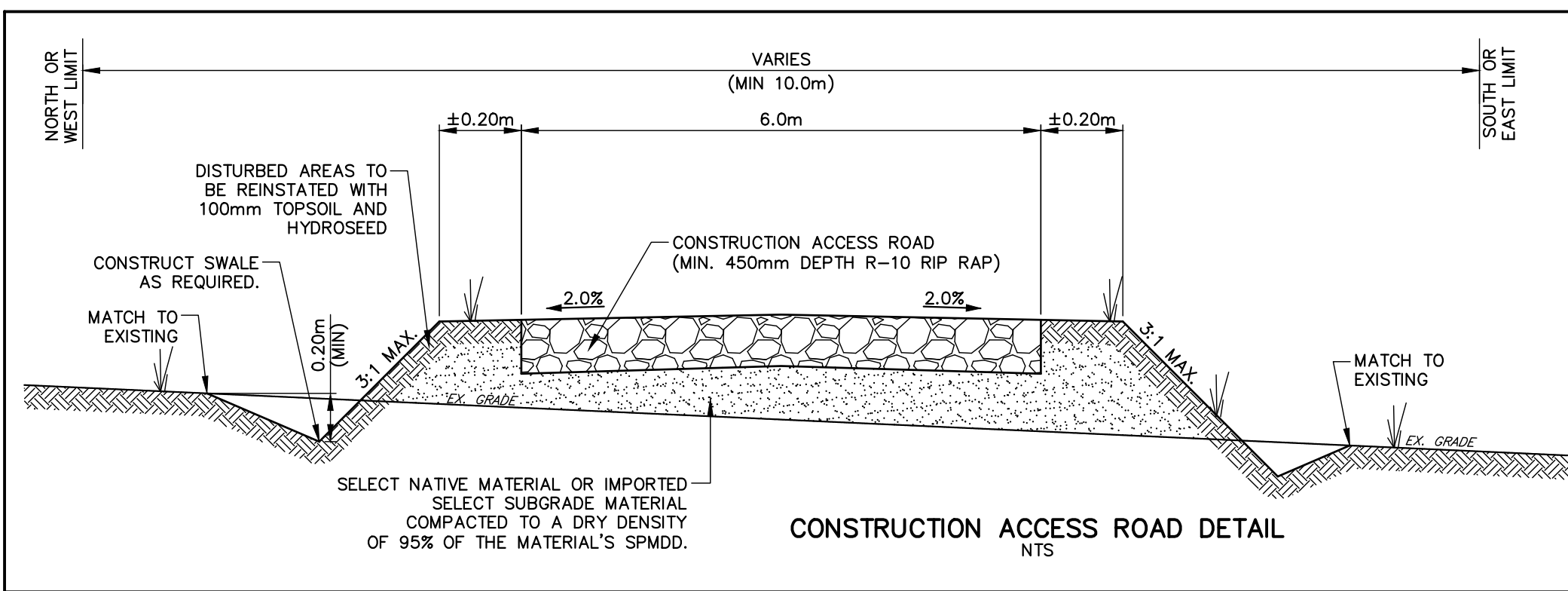
NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SEDIMENT AND EROSION CONTROL MEASURES THAT ARE DESIGNED TO CONTROL RUNOFF FROM SPECIFIC AREAS MUST BE INSTALLED PRIOR TO ANY DISTURBANCE OF THAT PART OF THE SITE. THE LOCATION OF ALL SILTATION AND EROSION CONTROL WORKS TO BE REVIEWED ON SITE AND MAY BE REVISED AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES. SUCH MEASURES MUST BE PRESENTED IN WRITING TO THE ENGINEER FOR APPROVAL OF THE TOWN AND NOTTAWASAGA VALLEY CONSERVATION AUTHORITY.
- THE CONTRACTOR SHALL HAVE MATERIALS AVAILABLE ON SITE TO REPAIR SEDIMENT AND EROSION CONTROL MEASURES IN THE EVENT OF UNFORESEEN CONDITIONS SUCH AS HIGH WATER, EXTREME RAINFALL EVENTS, ETC.
- ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED, CLEANED AND MAINTAINED BY THE CONTRACTOR AFTER EACH STORM EVENT. ALL WORKS WILL BE INSPECTED BY THE ENGINEER BI-WEEKLY AND AFTER EACH MAJOR STORM EVENT.
- CONSTRUCTION OF ALL SILTATION AND EROSION CONTROL WORK IS TO BE IN ACCORDANCE WITH THE FOLLOWING STEPS:
 - INSTALL NEW STONE MUD MAT AS PER DETAIL.
 - INSTALL SILT FENCE AS PER NOTTAWASAGA VALLEY CONSERVATION AUTHORITY DRAWING BSD-23 DRAFT.
 - INSTALL ROCK FLOW CHECK DAMS AS PER OPSD 219.211.
 - INSTALL STRAW BALE FLOW CHECKS AS PER OPSD 219.180.
 - INSTALL TEMPORARY CATCH BASIN SEDIMENT TRAPS ON ALL NEW AND EXISTING CATCH BASINS. SEDIMENT TRAPS TO BE LAYFIELDS, ULTRA-DRAIN GUARD PRODUCT NUMBER 51436480510 OR APPROVED EQUAL. INSTALL TEMPORARY FILTER FABRIC UNDER ALL SANITARY AND STORM MAINTENANCE HOLE COVERS. ALL STRUCTURES TO REMAIN SCREENED UNTIL BASE COURSE ASPHALT IS PLACED AND LOT GRADING IS COMPLETE.
 - INSTALL TEMPORARY TURBIDITY CURTAIN PER OPSD 219.260.
- ALL CONSTRUCTION VEHICLES TO ACCESS SITE USING THE DESIGNATED CONSTRUCTION ACCESS POINTS.
- EROSION AND SEDIMENT CONTROL MEASURES TO BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS ESTABLISHED AND LANDSCAPING IS COMPLETE AND APPROVED BY THE ENGINEER.
- STOCKPILE LOCATIONS ARE TO BE APPROVED BY THE ENGINEER.
- PROVIDE FENCE OR APPROVED EQUAL ACROSS ALL CONSTRUCTION ACCESSES DURING PERIODS OF INACTIVITY.
- CONSTRUCTION AREAS THAT EXCEED 30 DAYS OF INACTIVITY SHALL BE STABILIZED BY SEEDING IN ACCORDANCE WITH THE NOTTAWASAGA VALLEY CONSERVATION AUTHORITY'S TECHNICAL DESIGN GUIDELINES, STANDARDS AND POLICIES FOR SILTATION AND EROSION CONTROL. CONSTRUCTION REQUIREMENTS, NOTES 1, 2 AND 3 AND/OR AS DIRECTED BY THE TOWN. THIS IS TO INCLUDE STOCKPILES OF FILL AND TOPSOIL.



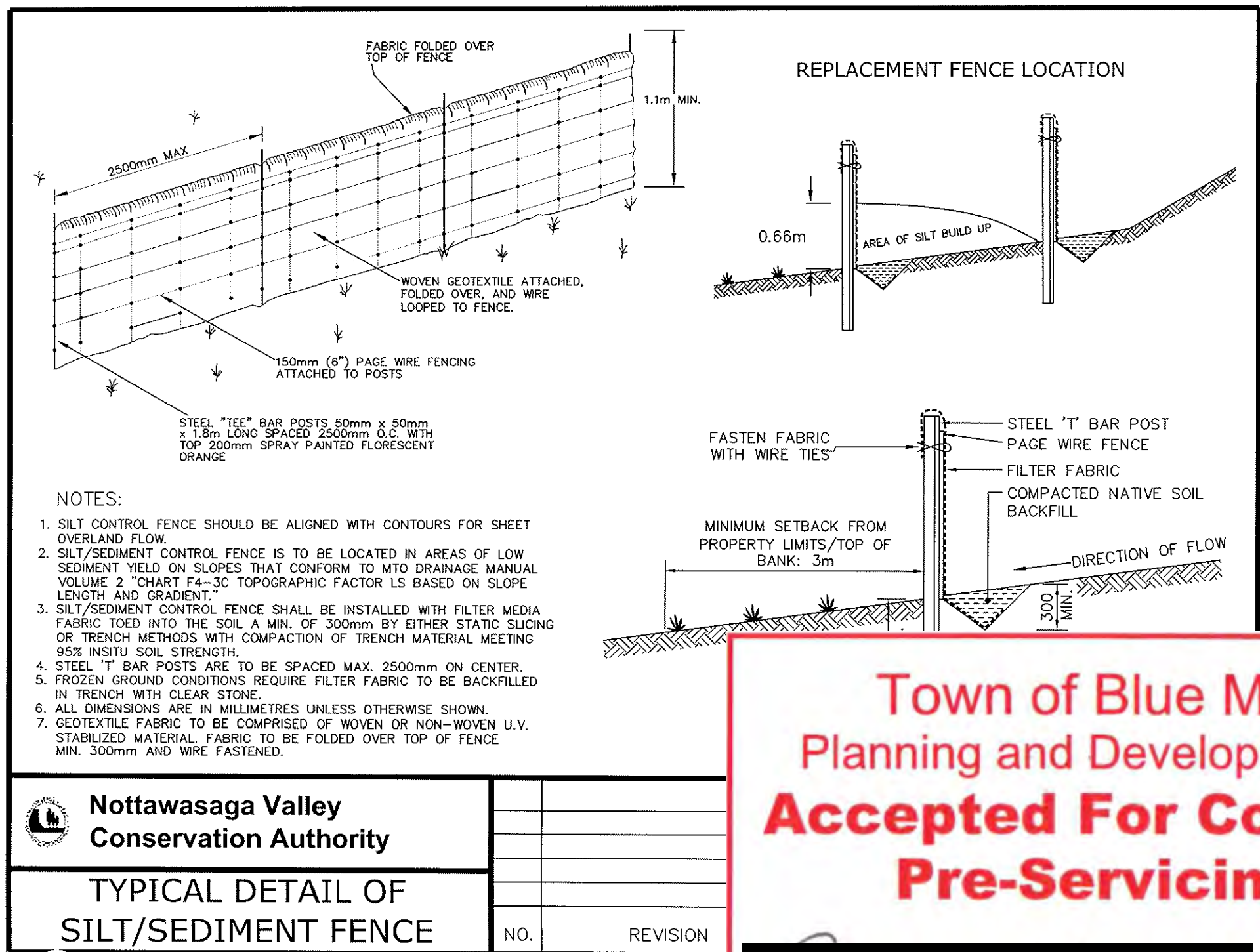
NOTES

- STONE SIZE - THE STONE PAD SHALL BE A MIN. 450 mm THICK. USE GRANULAR 'A' FOR THE FIRST 5 m FROM THE PROPERTY LINE, 50 mm Ø CLEAR STONE FOR NEXT 15 m AND 150 mm Ø RIP RAP FOR THE REMAINING 15 m. GRANULAR 'A' BETWEEN PROPERTY LINE AND EDGE OF PAVEMENT.
- LENGTH - AS REQUIRED BUT NOT LESS THAN 35 m.
- WIDTH - 7.0 m MIN. BUT NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS.
- GEOTEXTILE FABRIC - TERRAFIX 270R OR APPROVED EQUAL TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIRECTED TOWARD CONSTRUCTION ACCESS SHALL BE DIRECTED ACROSS THE ACCESS THROUGH A TEMPORARY CULVERT.
- MAINTENANCE - THE CONTRACTOR SHALL MAINTAIN THE MUD MAT IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ACCESS ONTO THE PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- INSPECTION & MAINTENANCE - REQUIRED MAINTENANCE AFTER EACH RAIN EVENT SHALL BE PROVIDED BY THE CONTRACTOR.
- REMOVAL - STONE MUD MAT TO REMAIN IN PLACE UNTIL COMMENCEMENT OF ROAD CONSTRUCTION



NOTES:

- CLEARING AND GRUBBING TO BE COMPLETED AS REQUIRED TO CONSTRUCT THE CONSTRUCTION ACCESS ROAD, TEMPORARY SWALES, ETC. IN ACCORDANCE WITH OPSS 201 AND OPSS 180.
- TOPSOIL TO BE STRIPPED WITHIN THE LIMITS OF THE ACCESS ROAD (MIN. 10.0 m WIDE) AND STOCKPILED IN THE APPROVED STOCKPILE LOCATIONS IN ACCORDANCE WITH OPSS 206 AND OPSS 180.
- THE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM CONSTRUCTION ACCESS ROAD.
- TEMPORARY SWALES AND CULVERTS TO GENERALLY BE INSTALLED AS SHOWN ON DWG SC-1. EXACT LOCATIONS TO BE REVIEWED IN THE FIELD AND APPROVED BY ENGINEER PRIOR TO CONSTRUCTION TO ENSURE DRAINAGE IS NOT BLOCKED.
- DISTURBED AREAS TO BE REINSTATED WITH 100 mm TOPSOIL AND HYDROSEED.



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TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.

BENCHMARKS

BM#1 - ELEVATION 203.12
NAIL SPIKE IN HYDROPOLE ON EAST SIDE OF OSLER BLUFFS RD, NORTH OF DRIVEWAY ENTRANCE TO #185.
BM#2 - ELEVATION 207.35
NAIL SPIKE IN HYDROPOLE ON EAST SIDE OF OSLER BLUFFS RD, SOUTH OF DRIVEWAY ENTRANCE TO #171.
BM#3 - ELEVATION 208.07
NAIL SPIKE IN HYDROPOLE ON EAST SIDE OF OSLER BLUFFS RD, SOUTH OF DRIVEWAY ENTRANCE TO #163.
BM#4 - ELEVATION 215.48
TOP OF SIB ON NORTH WEST PROPERTY CORNER.

NOTES

LEGAL SURVEY AND LOT DIMENSIONS SHOWN ON THIS PLAN ARE TAKEN FROM A SURVEY PLAN PREPARED BY LLOYD & PURCELL LTD, DATED APRIL 7, 2022, WHICH MAY NOT BE FINAL AND ARE NOT GUARANTEED. THE FINAL REGISTERED PLAN OF SUBDIVISION SHALL BE REFERRED TO FOR CONFIRMATION OF DATA.

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	1st SUBMISSION	JULY 2022	
2.	2nd SUBMISSION	DEC. 2022	
3.	3rd SUBMISSION	MAY. 2023	

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BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

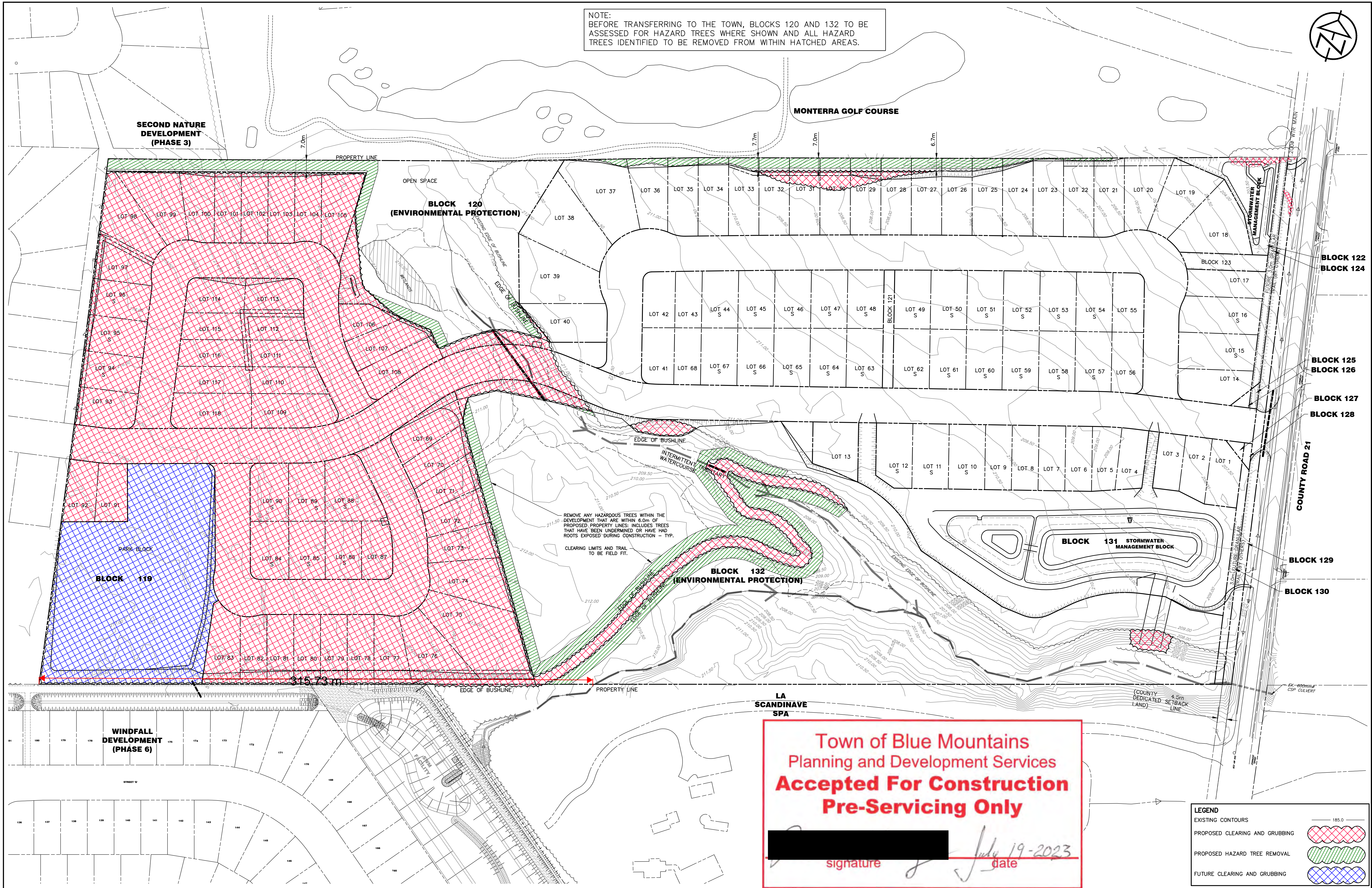
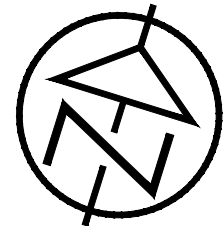
SILTATION AND EROSION
CONTROL DETAILS & NOTES

TATHAM
ENGINEERING

DESIGN: RD	FILE: 117159	DWG:
DRAWN: RD	DATE: JULY 2022	
CHECK: JPA/RS	SCALE: 1:1000	

SC-2

NOTE:
BEFORE TRANSFERRING TO THE TOWN, BLOCKS 120 AND 132 TO BE
ASSESSED FOR HAZARD TREES WHERE SHOWN AND ALL HAZARD
TREES IDENTIFIED TO BE REMOVED FROM WITHIN HATCHED AREAS.



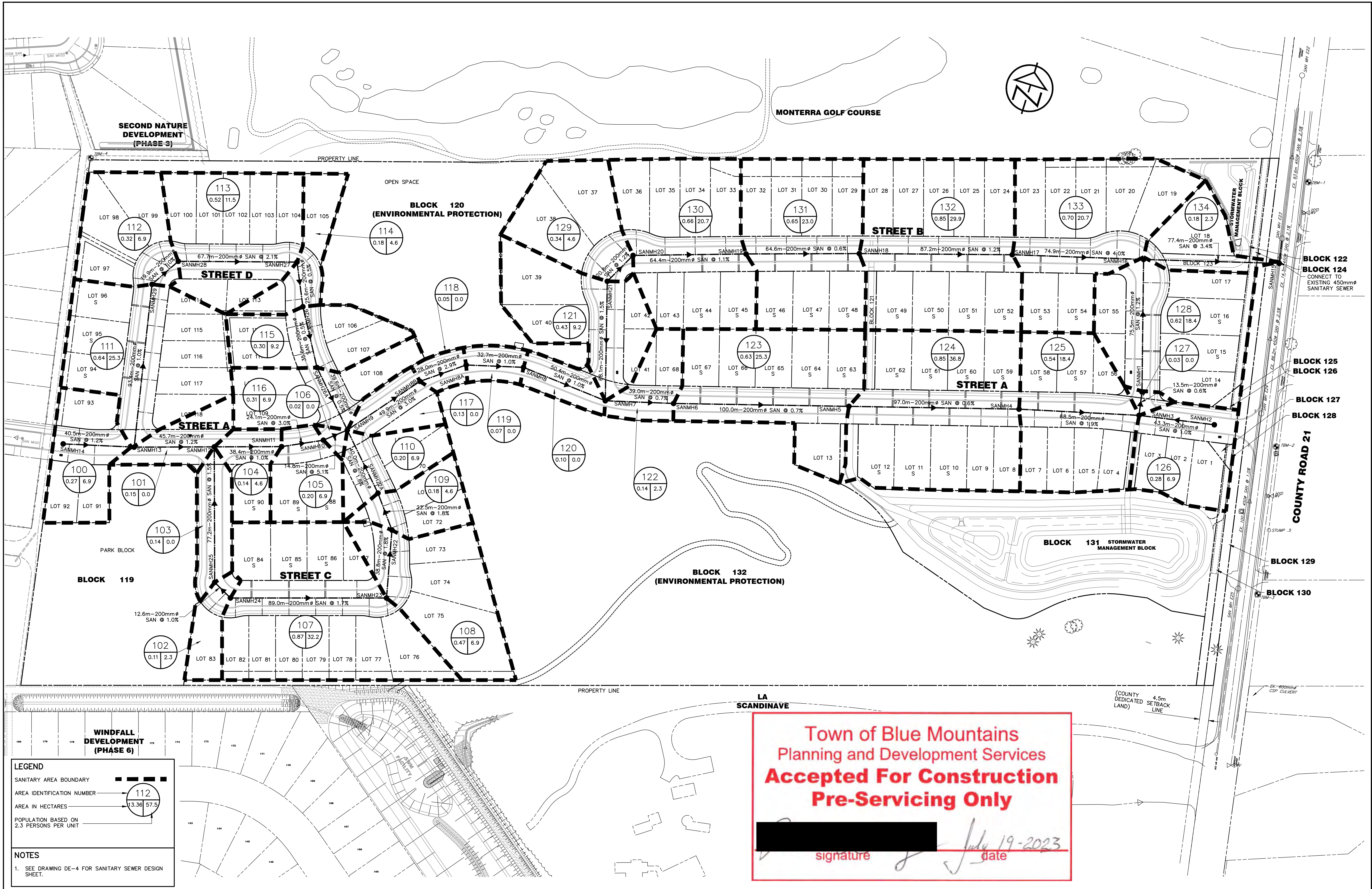
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date

LEGEND	
EXISTING CONTOURS	185.0
PROPOSED CLEARING AND GRUBBING	
PROPOSED HAZARD TREE REMOVAL	
FUTURE CLEARING AND GRUBBING	

DISCLAIMER AND COPYRIGHT		BENCHMARKS		NOTES		No.		REVISION DESCRIPTION		DATE		ENGINEER STAMP		<div>This Drawing is For INFORMATION ONLY This Drawing should not be redistributed beyond the</div>		<div>BLUE VISTA TOWN OF THE BLUE MOUNTAINS</div>		<div>TATHAM ENGINEERING</div>			
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																DRAWN: RD		DATE: JULY 2022		CG-1	
														CHECK: JPA/RS		SCALE: 1:1000					



WINDFALL DEVELOPMENT (PHASE 6)

LEGEND

SANITARY AREA BOUNDARY ———


AREA IDENTIFICATION NUMBER ——— 112

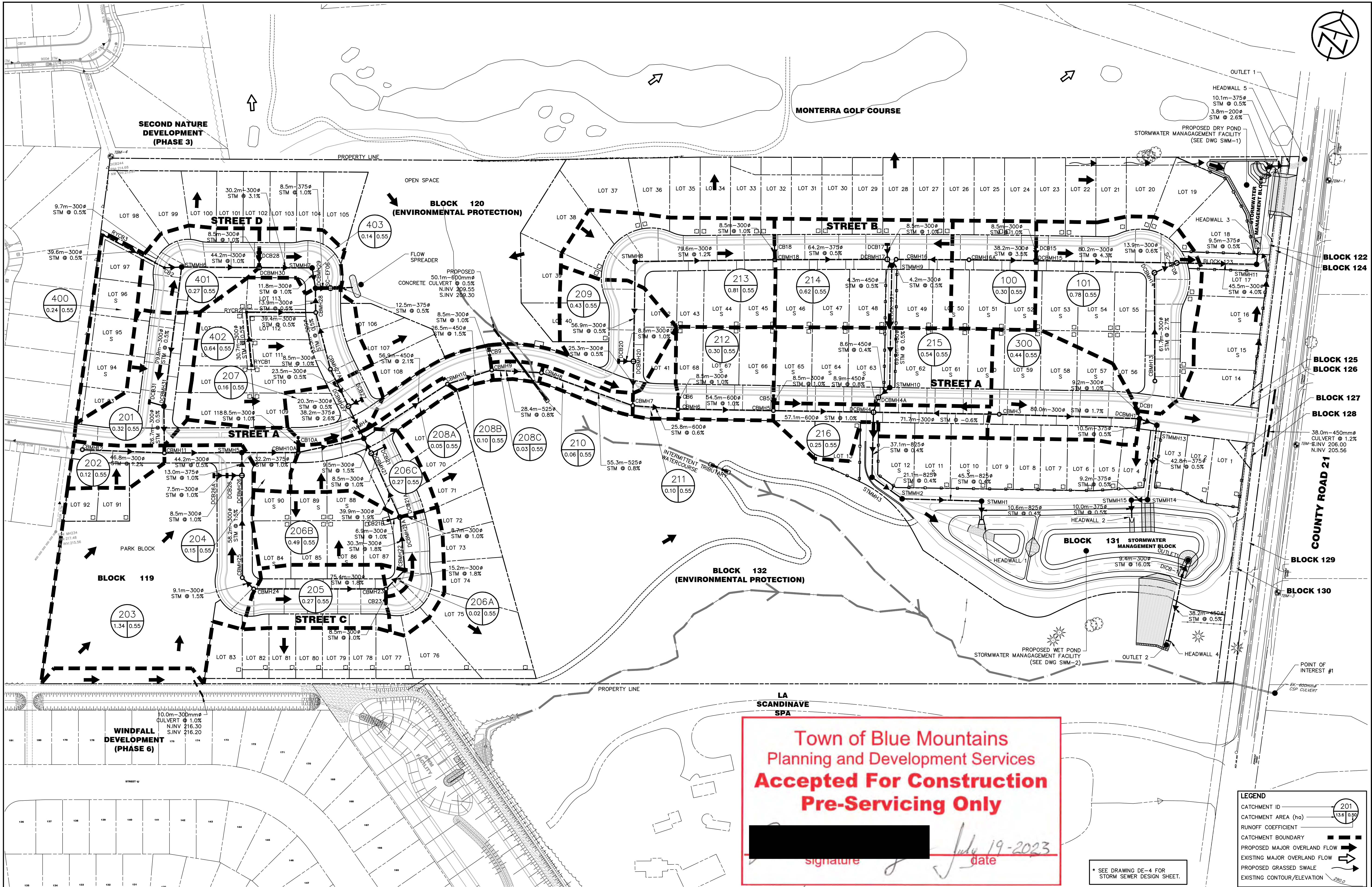
AREA IN HECTARES ——— 13.36 57.5


POPULATION BASED ON 2.3 PERSONS PER UNIT

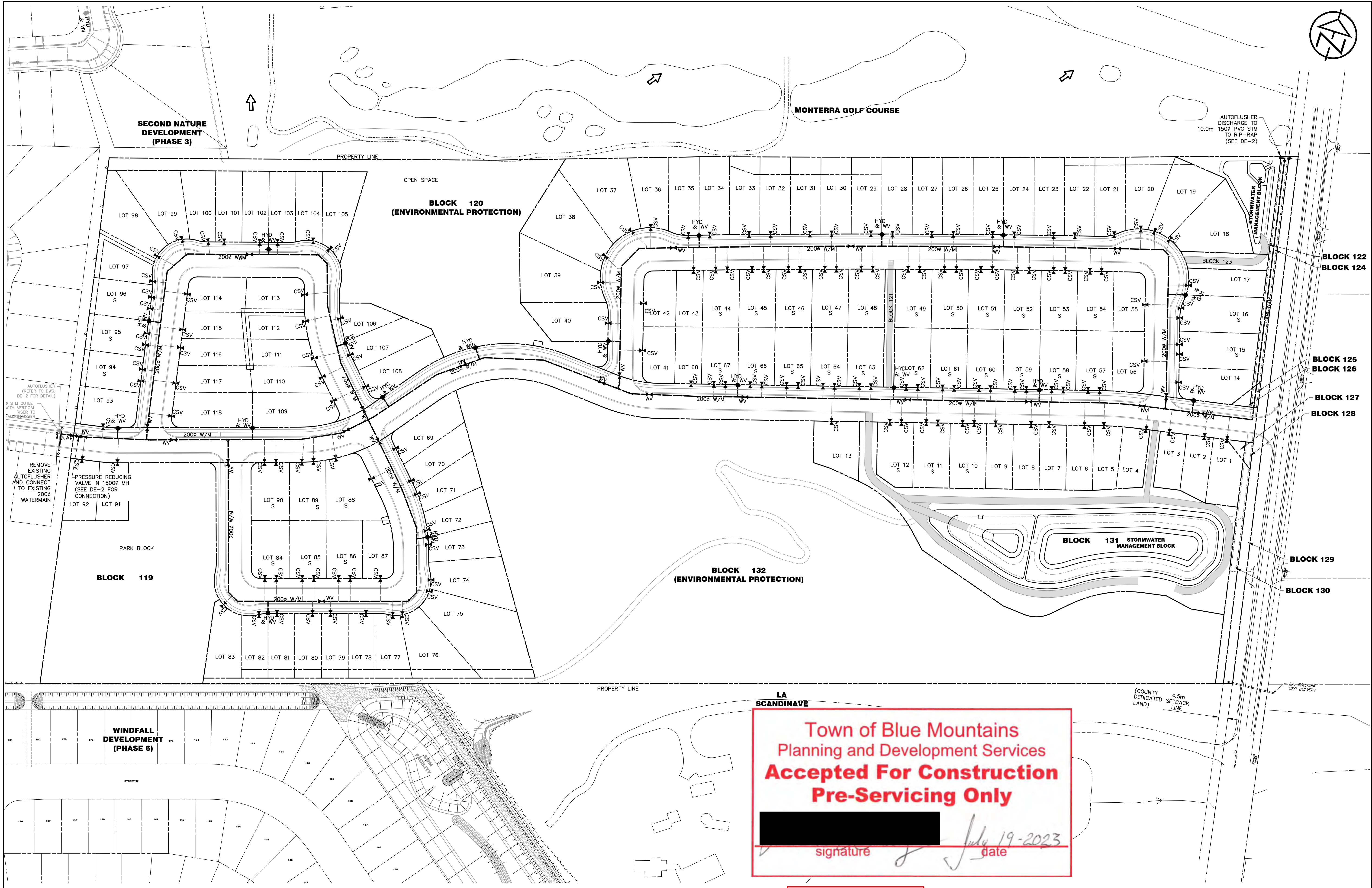
NOTES

1. SEE DRAWING DE-4 FOR SANITARY SEWER DESIGN SHEET.

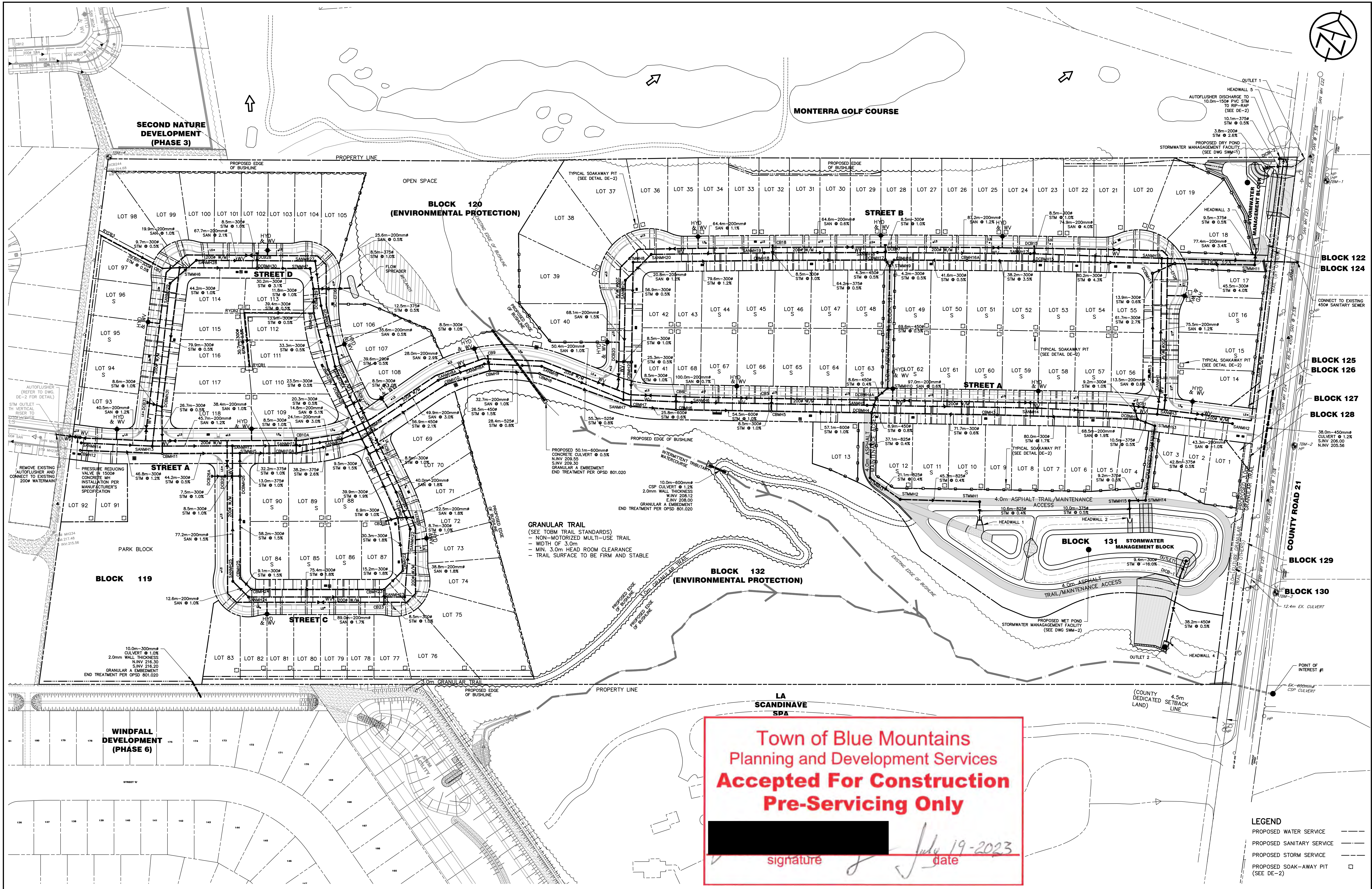
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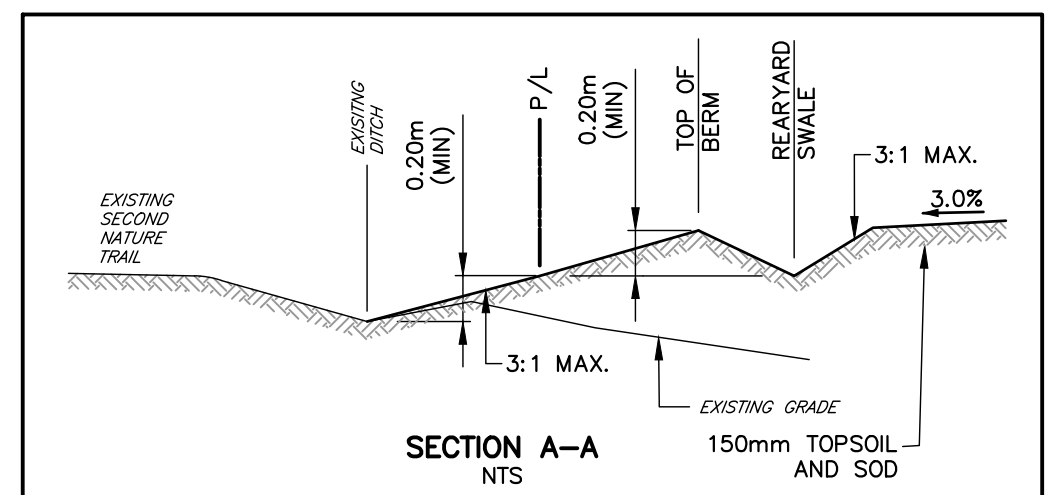
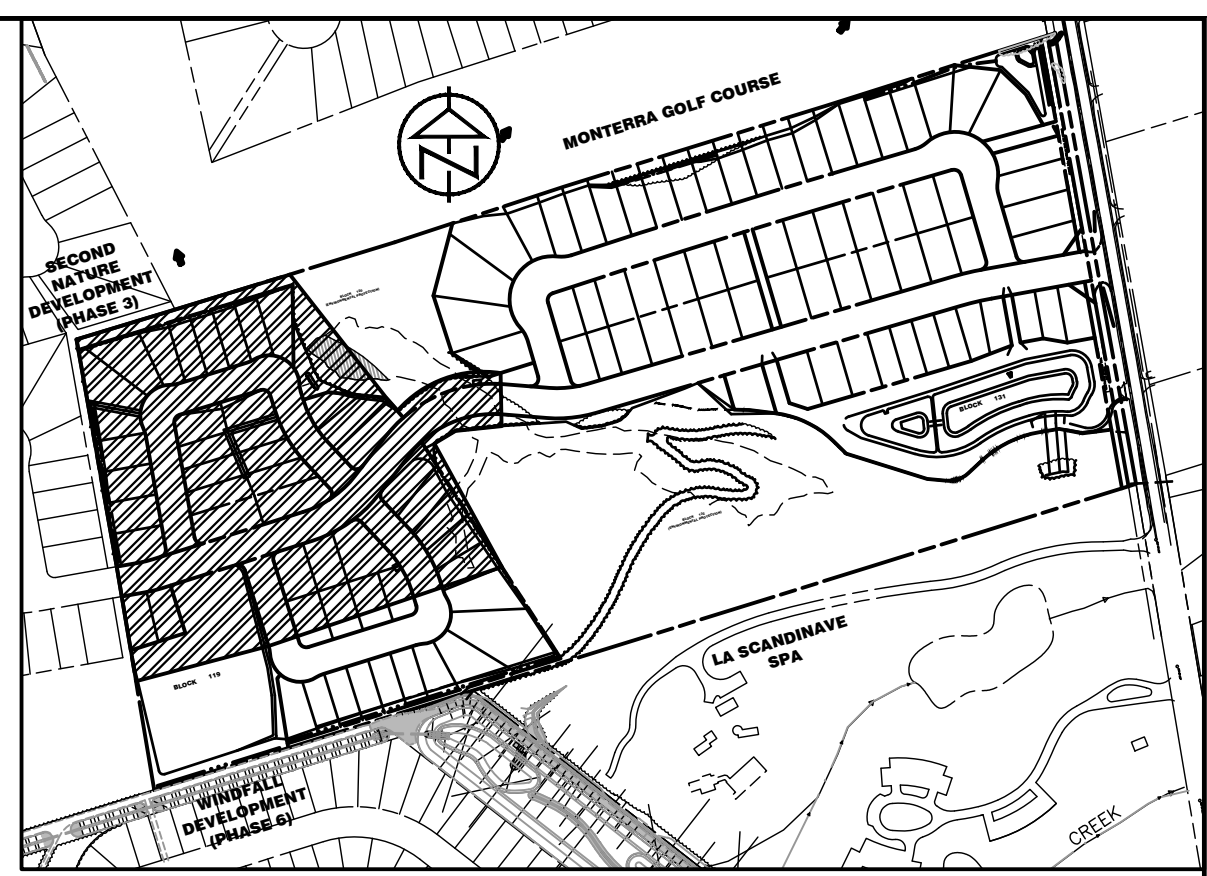
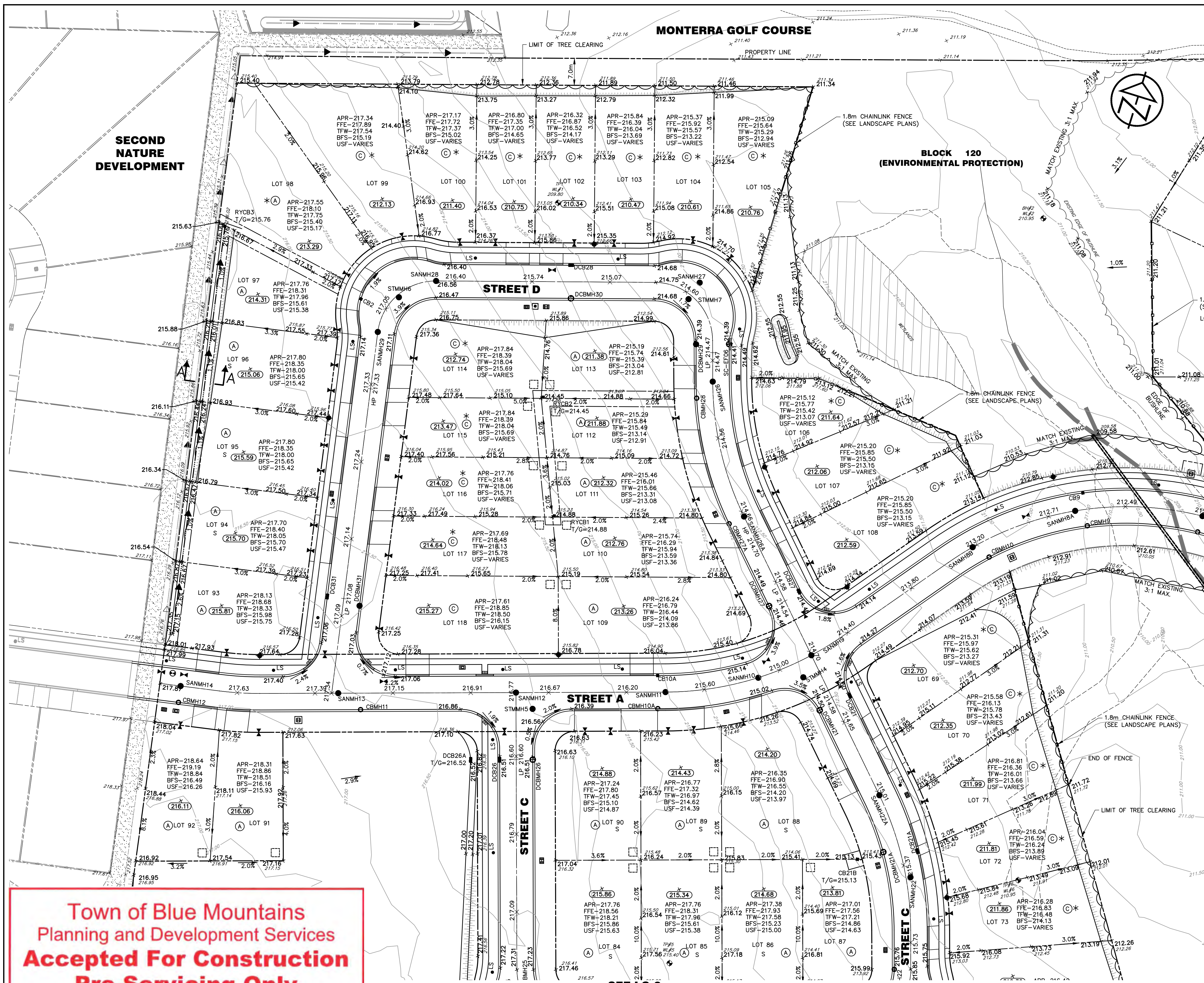
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LEGEND	
LOT No. (S = SEMI DETACHED)	LOT 68 / LOT 88 S
LOT GRADING TYPE (SEE LG-5)	(A)
INDIVIDUAL PRESSURE REDUCING VALVE	(PRV)
EXISTING SPOT ELEVATION	× 219.50
PROPOSED SPOT ELEVATION	× 219.60
EXISTING BOREHOLE	⊕ BH 1
EXISTING GRADING DIRECTION	2.0%
PROPOSED GRADING DIRECTION/SLOPE	2.0%
EXISTING OVERLAND FLOW DIRECTION	→
PROPOSED OVERLAND FLOW DIRECTION	→
PROPOSED APRON GRADE	APR
PROPOSED FINISHED FLOOR ELEVATION	FFE
PROPOSED TOP OF FOUNDATION WALL	TFW
PROPOSED BASEMENT SLAB ELEVATION	BFS
PROPOSED UNDERSIDE OF FOOTINGS	USF
MINIMUM BASEMENT FLOOR ELEVATION	(208.00)
PROPOSED SOAK-AWAY PIT (SEE DE-2)	□
ENGINEERED FILL OR EXTENDED FOOTINGS REQUIRED	*
PROPOSED FENCE	—

- NOTES**
- THE MINIMUM APRON GRADES SHOWN ON THE LOT GRADING PLANS ARE 0.2m TO 0.4m ABOVE THE HIGHEST SIDEYARD SWALE ELEVATION ADJACENT TO THE HOUSE. APRON GRADES ARE BASED ON A TYPICAL 14.0m LONG HOUSE AT A 6.0m FRONT YARD SETBACK. APRON GRADES ARE SUBJECT TO CHANGE BASED ON HOUSE TYPE, HOUSE DIMENSIONS AND FRONT YARD SETBACK, AS SHOWN ON THE INDIVIDUAL LOT GRADING PLANS PREPARED FOR EACH LOT.
 - REFER TO SHEET LG-5 FOR BOREHOLE DATA.
 - ENGINEERED FILL WILL BE PROVIDED ON INDIVIDUAL LOTS IN SOME AREAS. LIMITS OF ENGINEERED FILL TO BE RESOLVED WITH HOUSE BUILDER PRIOR TO SITE SERVING. IN OTHER AREAS THE HOUSE BUILDER WILL BE REQUIRED TO EXTEND FOOTINGS TO SUITABLE NATIVE MATERIAL AS REQUIRED.
 - PLACEMENT OF ENGINEERED FILL TO BE CARRIED OUT UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER. ENGINEERED FILL TO BE COMPACTED TO A MINIMUM 98% OF THE MATERIAL'S SPMD.
 - ALL WATER SERVICES TO INCLUDE THE INSTALLATION OF AN INDIVIDUAL PRESSURE REDUCING VALVE (PRV) WITHIN EACH BUILDING. PRV TO BE SUPPLIED AND INSTALLED BY THE BUILDER DURING HOUSE CONSTRUCTION.
 - SWALES LESS THAN 2.0% SLOPE, REQUIRE 150mm PERFORATED SUBDRAIN, IN 19mm CLEARSTONE WRAPPED IN FILTER FABRIC.
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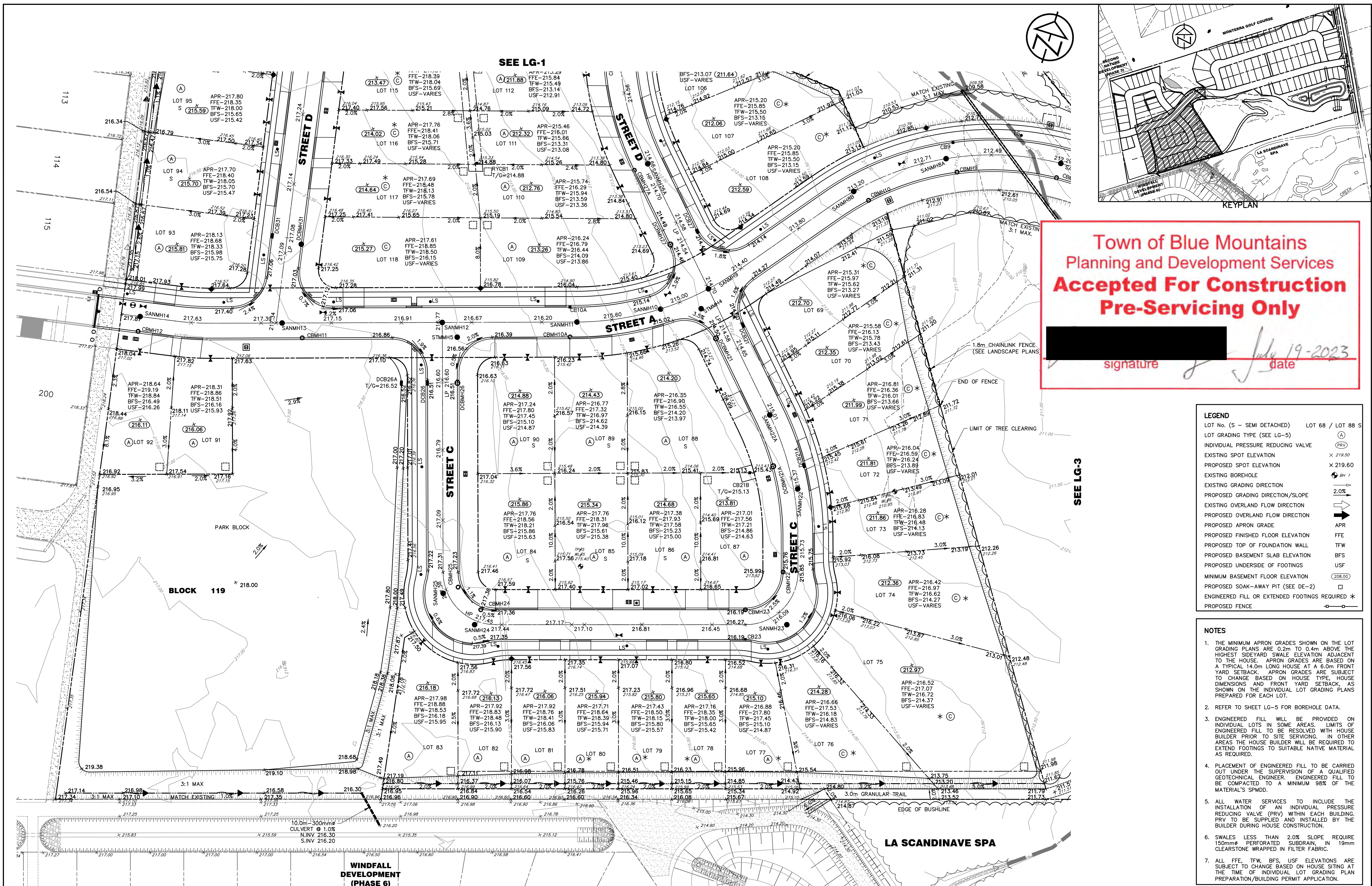
ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED. TBM#4 - ELEVATION 215.48 TOP OF SIB ON NORTH WEST PROPERTY CORNER.

NOTES		No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
LEGAL SURVEY AND LOT DIMENSIONS SHOWN ON THIS PLAN ARE TAKEN FROM A SURVEY PLAN PREPARED BY LLOYD & PURCELL LTD. DATED APRIL 7, 2022, WHICH MAY NOT BE FINAL AND ARE NOT GUARANTEED. THE FINAL REGISTERED PLAN OF SUBDIVISION SHALL BE REFERRED TO FOR CONFIRMATION OF DATA.		1.	1st SUBMISSION	JULY 2022	
		2.	2nd SUBMISSION	DEC. 2022	
		3.	3rd SUBMISSION	MAY. 2023	

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<div>BLUE VISTA</div> <div>TOWN OF THE BLUE MOUNTAINS</div>		<div>TATHAM</div> <div>ENGINEERING</div>	
LOT GRADING PLAN	DESIGN: RD	FILE: 117159	DWG:
	DRAWN: RD	DATE: JULY 2022	LG-1
	CHECK: JPA/RS	SCALE: 1:500	




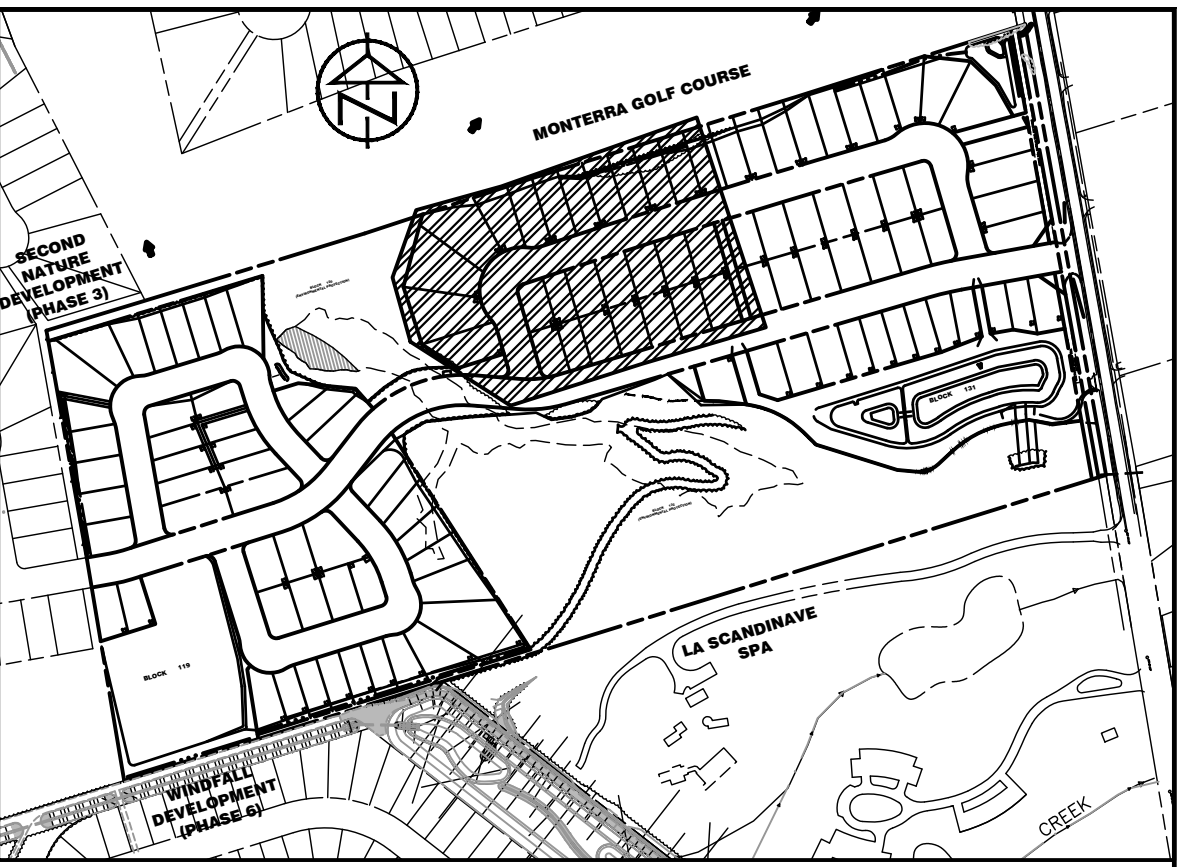
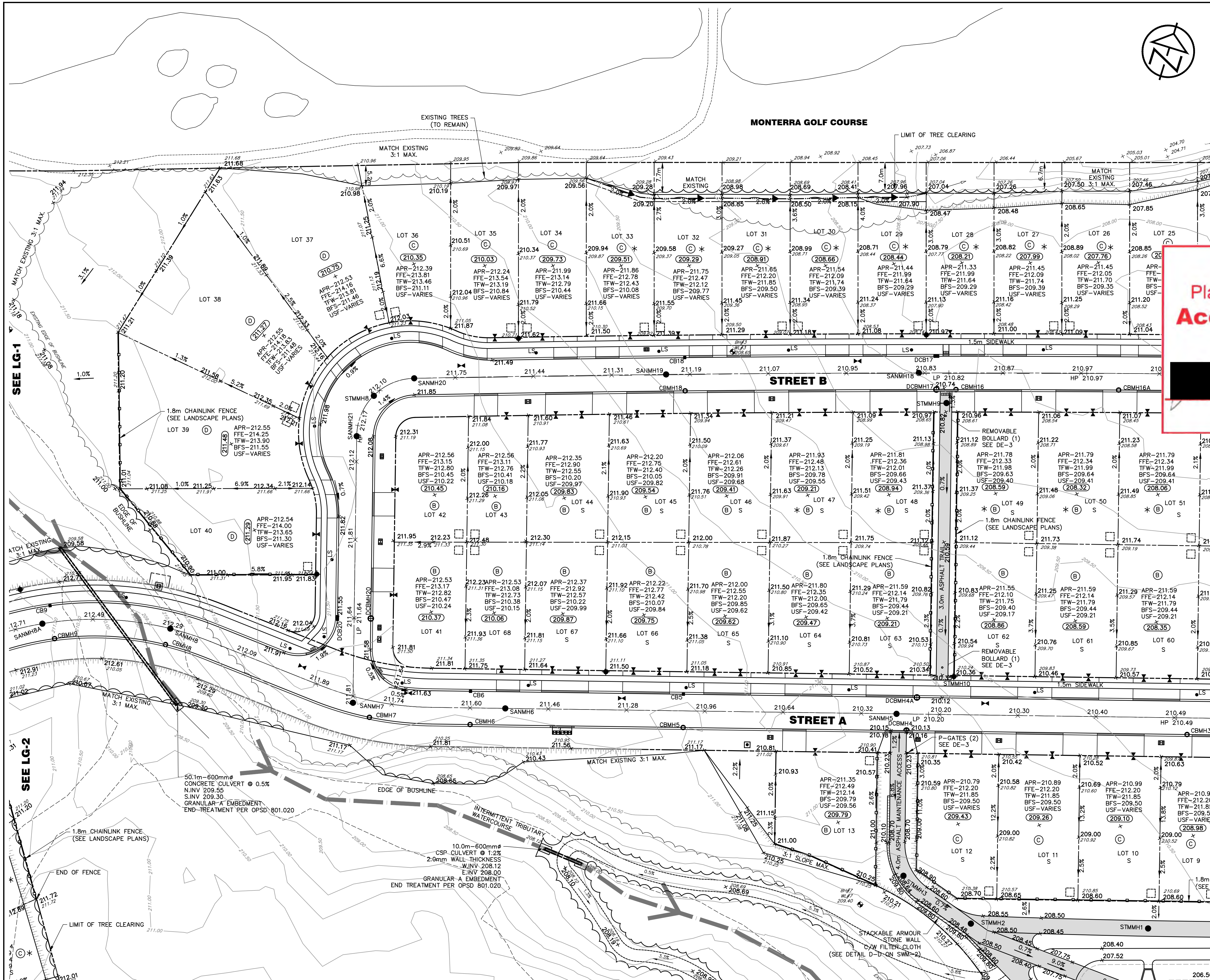
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- LEGEND**
- | | |
|---|-------------------|
| LOT No. (S = SEMI DETACHED) | LOT 68 / LOT 88 S |
| LOT GRADING TYPE (SEE LG-5) | (A) |
| INDIVIDUAL PRESSURE REDUCING VALVE | (PRV) |
| EXISTING SPOT ELEVATION | X 219.50 |
| PROPOSED SPOT ELEVATION | X 219.60 |
| EXISTING BOREHOLE | BH 1 |
| EXISTING GRADING DIRECTION | 2.0% |
| PROPOSED GRADING DIRECTION/SLOPE | 2.0% |
| EXISTING OVERLAND FLOW DIRECTION | → |
| PROPOSED OVERLAND FLOW DIRECTION | → |
| PROPOSED APRON GRADE | APR |
| PROPOSED FINISHED FLOOR ELEVATION | FFE |
| PROPOSED TOP OF FOUNDATION WALL | TFW |
| PROPOSED BASEMENT SLAB ELEVATION | BFS |
| PROPOSED UNDERSIDE OF FOOTINGS | USF |
| MINIMUM BASEMENT FLOOR ELEVATION | 208.00 |
| PROPOSED SOAK-AWAY PIT (SEE DE-2) | □ |
| ENGINEERED FILL OR EXTENDED FOOTINGS REQUIRED | * |
| PROPOSED FENCE | — |

- NOTES**
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LEGEND	
LOT No. (S - SEMI DETACHED)	LOT 68 / LOT 88 S
LOT GRADING TYPE (SEE LG-5)	(A)
INDIVIDUAL PRESSURE REDUCING VALVE	(PRV)
EXISTING SPOT ELEVATION	X 219.50
PROPOSED SPOT ELEVATION	X 219.60
EXISTING BOREHOLE	BH 1
EXISTING GRADING DIRECTION	2.0%
PROPOSED GRADING DIRECTION/SLOPE	2.0%
EXISTING OVERLAND FLOW DIRECTION	→
PROPOSED OVERLAND FLOW DIRECTION	→
PROPOSED APRON GRADE	APR
PROPOSED FINISHED FLOOR ELEVATION	FFE
PROPOSED TOP OF FOUNDATION WALL	TFW
PROPOSED BASEMENT SLAB ELEVATION	BFS
PROPOSED UNDERSIDE OF FOOTINGS	USF
MINIMUM BASEMENT FLOOR ELEVATION	(208.00)
PROPOSED SOAK-AWAY PIT (SEE DE-2)	□
ENGINEERED FILL OR EXTENDED FOOTINGS REQUIRED	*
PROPOSED FENCE	—

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Version: 001, 05/04/2024, 04:00:00, 04/04/2024, 04/04/2024

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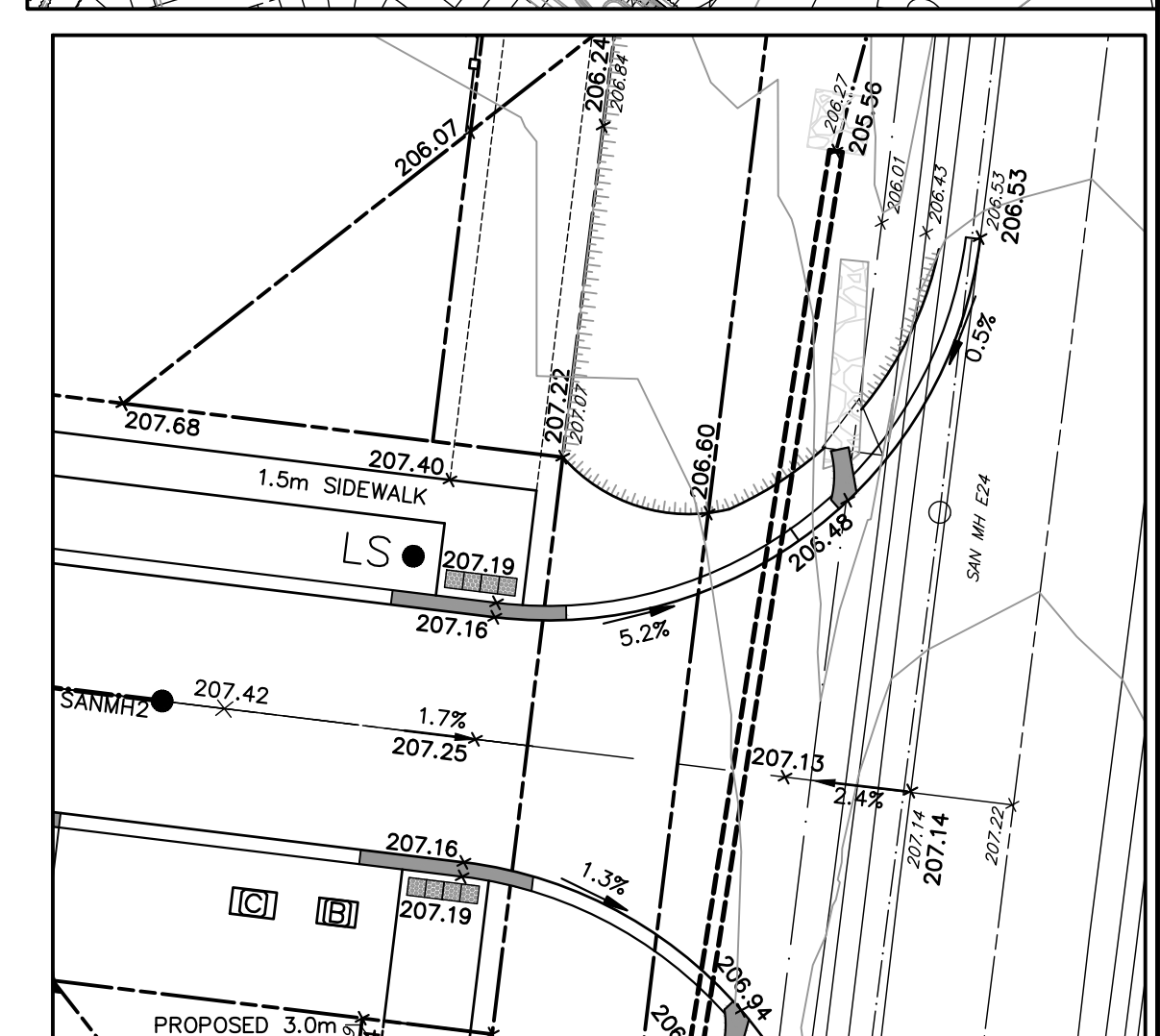
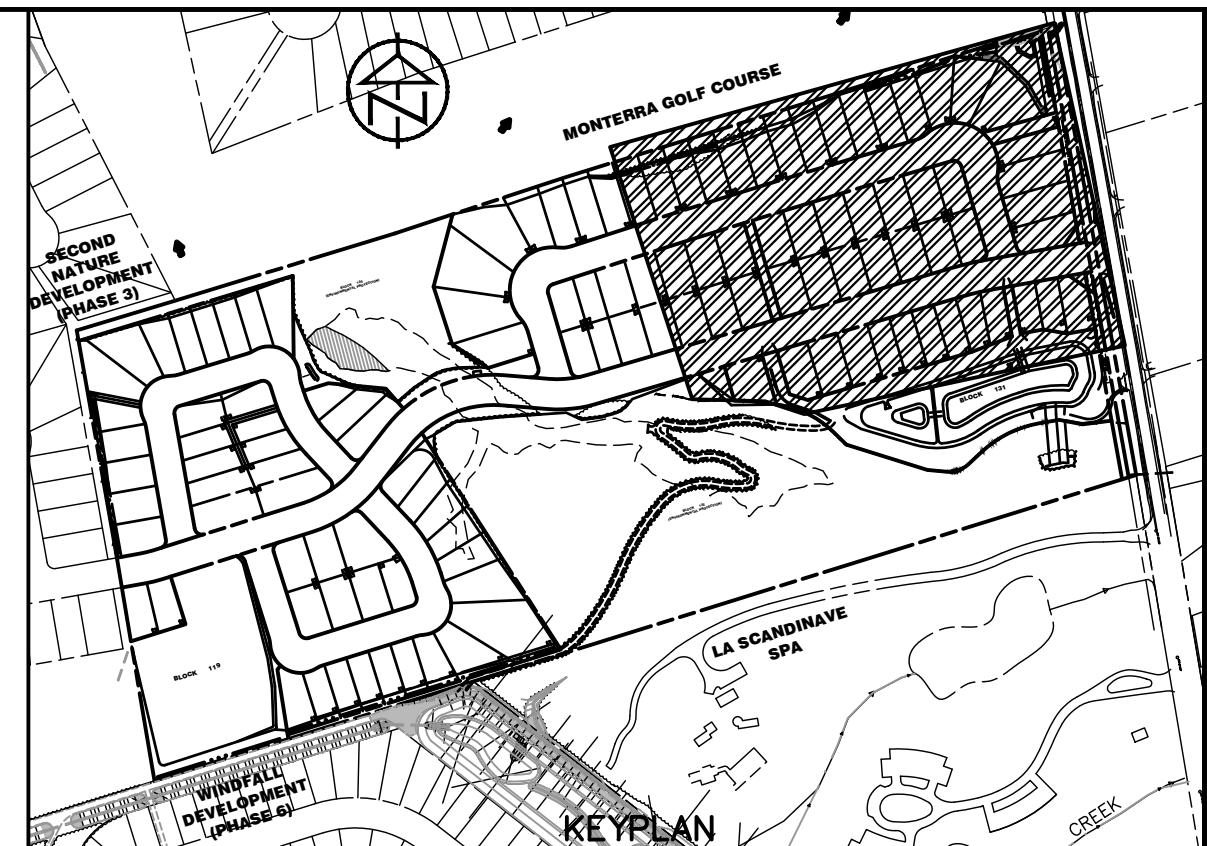
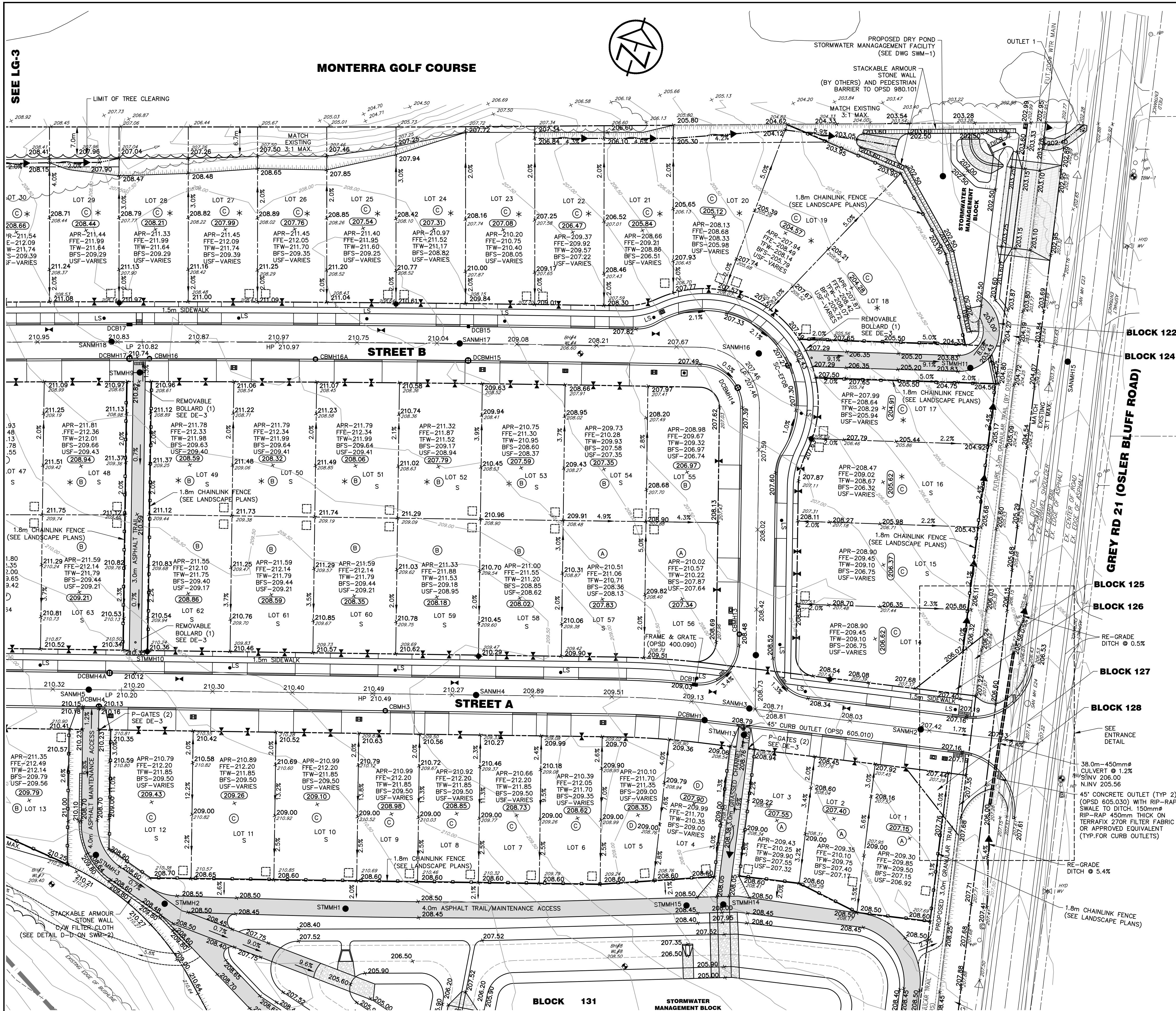
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**BLUE VISTA
TOWN OF THE BLUE MOUNTAINS**

LOT GRADING PLAN

**TATHAM
ENGINEERING**

DESIGN: RD	FILE: 117159	DWG:
DRAWN: RD	DATE: JULY 2022	LG-3
CHECK: JPA/RS	SCALE: 1:500	



**Town of Blue Mountains
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LEGEND

LOT No. (S - SEMI DETACHED)	LOT 68 / LOT 88 S
LOT GRADING TYPE (SEE LG-5)	(A)
INDIVIDUAL PRESSURE REDUCING VALVE	(PRV)
EXISTING SPOT ELEVATION	× 219.50
PROPOSED SPOT ELEVATION	× 219.60
EXISTING BOREHOLE	● BH 1
EXISTING GRADING DIRECTION	→ 2.0%
PROPOSED GRADING DIRECTION/SLOPE	→ 2.0%
EXISTING OVERLAND FLOW DIRECTION	→
PROPOSED OVERLAND FLOW DIRECTION	→
PROPOSED APRON GRADE	APR
PROPOSED FINISHED FLOOR ELEVATION	FFE
PROPOSED TOP OF FOUNDATION WALL	TFW
PROPOSED BASEMENT SLAB ELEVATION	BFS
PROPOSED UNDERSIDE OF FOOTINGS	USF
MINIMUM BASEMENT FLOOR ELEVATION	(208.00)
PROPOSED SOAK-AWAY PIT (SEE DE-2)	□
ENGINEERED FILL OR EXTENDED FOOTINGS REQUIRED	*
PROPOSED FENCE	—

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BENCHMARKS

TBM#1 - ELEVATION 203.12
NAIL SPIKE IN HYDROPOLE ON EAST SIDE OF OSLER BLUFFS RD, NORTH OF DRIVEWAY ENTRANCE TO #165.

TBM#2 - ELEVATION 207.35
NAIL SPIKE IN HYDROPOLE ON EAST SIDE OF OSLER BLUFFS RD, SOUTH OF DRIVEWAY ENTRANCE TO #171.

TBM#3 - ELEVATION 208.07
NAIL SPIKE IN HYDROPOLE ON EAST SIDE OF OSLER BLUFFS RD, SOUTH OF DRIVEWAY ENTRANCE TO #163.

TBM#4 - ELEVATION 215.45
TOP OF SIB ON NORTH WEST PROPERTY CORNER.

NOTES

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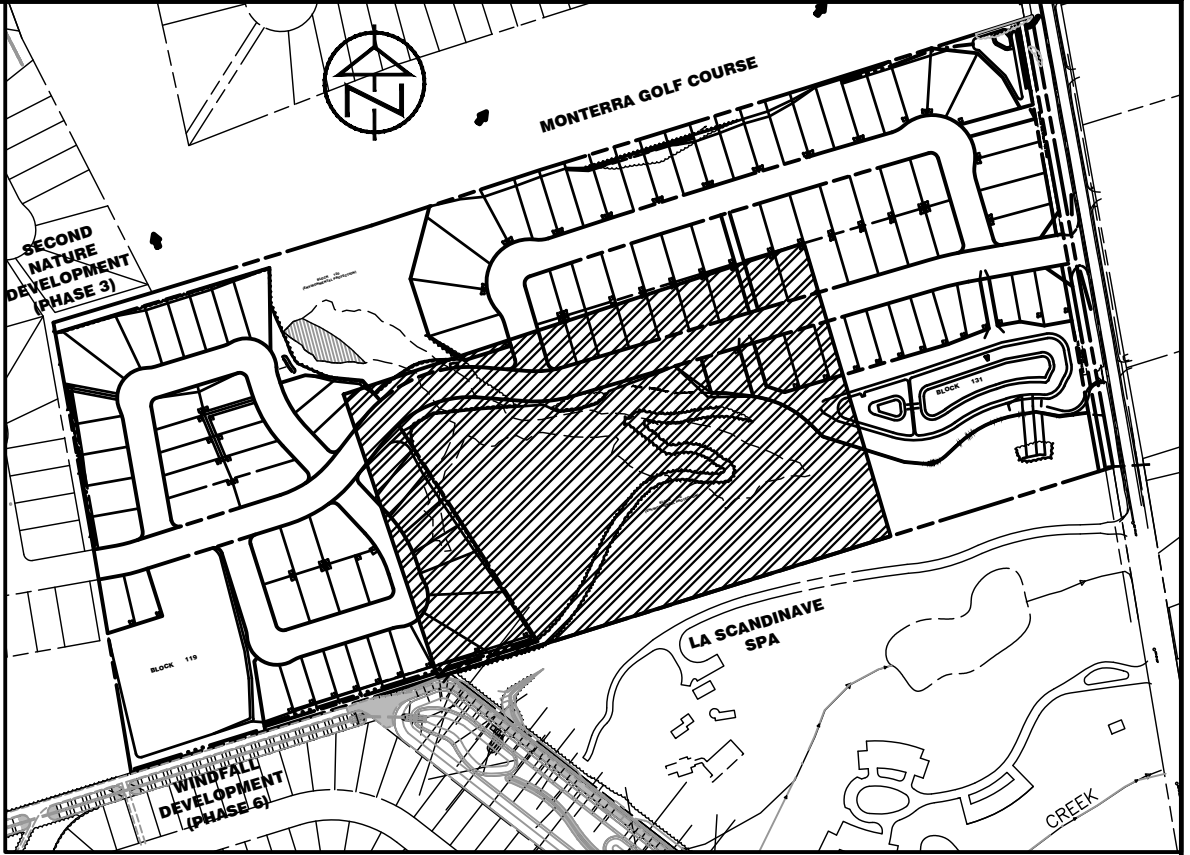
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**BLUE VISTA
TOWN OF THE BLUE MOUNTAINS**

LOT GRADING PLAN

DESIGN: RD	FILE: 117159	DWG:
DRAWN: RD	DATE: JULY 2022	LG-4
CHECK: JPA/RS	SCALE: 1:500	



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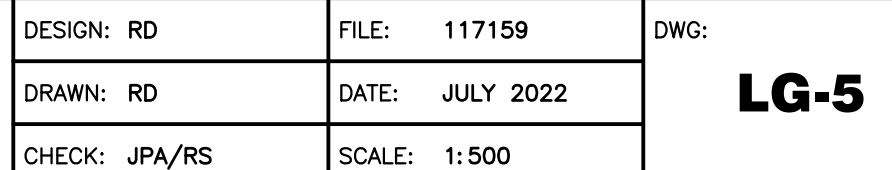

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LEGEND	
LOT NO. (S - SEMI DETACHED)	LOT 68 / LOT 88 S
LOT GRADING TYPE (SEE LG-5)	(A)
INDIVIDUAL PRESSURE REDUCING VALVE	(PRV)
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EXISTING BOREHOLE	⬇ BH 1
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PROPOSED APRON GRADE	APR
PROPOSED FINISHED FLOOR ELEVATION	FFE
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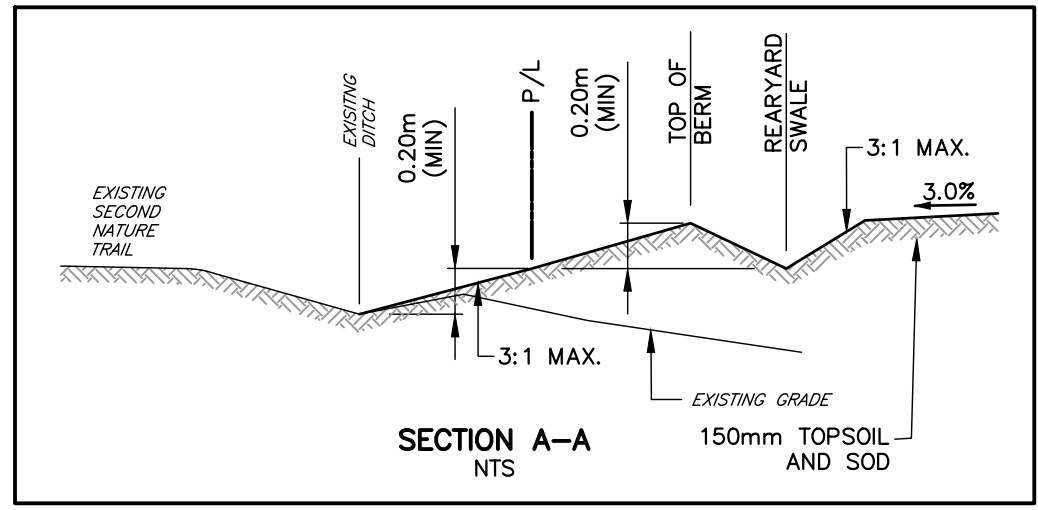
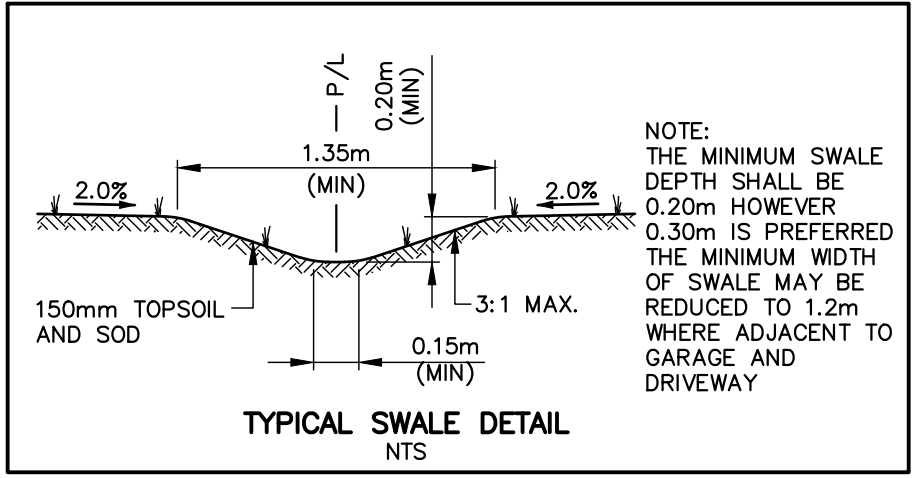
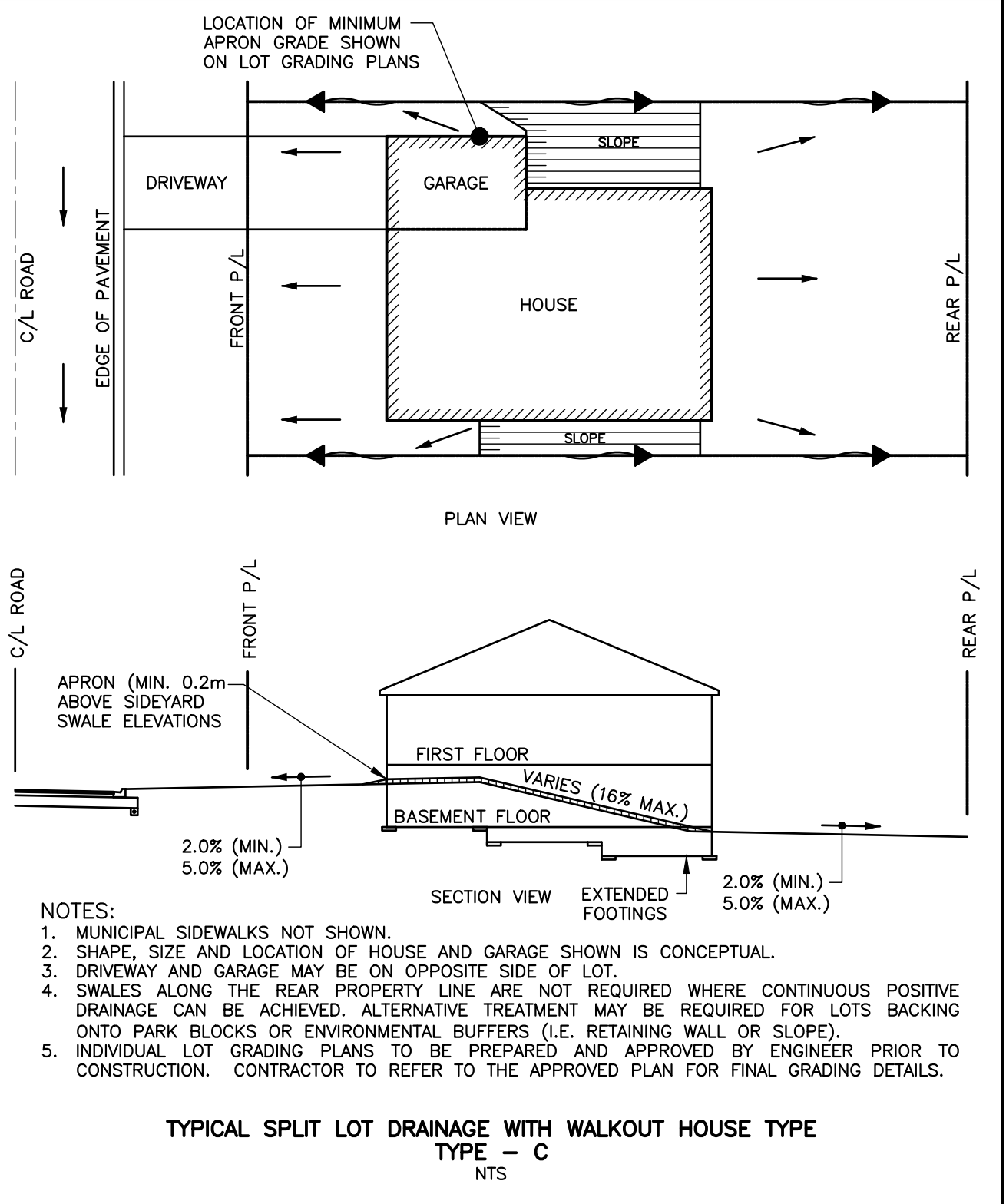
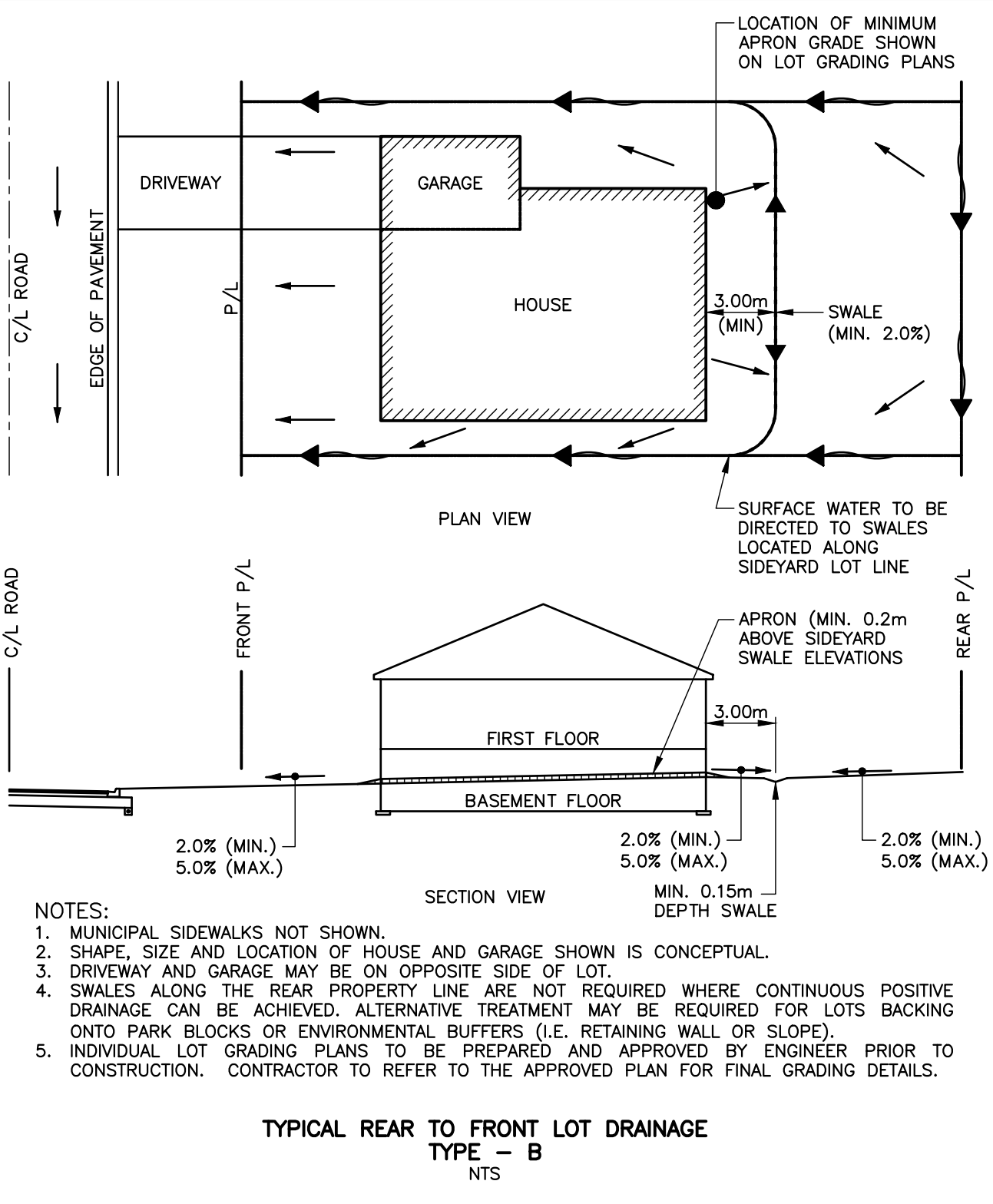
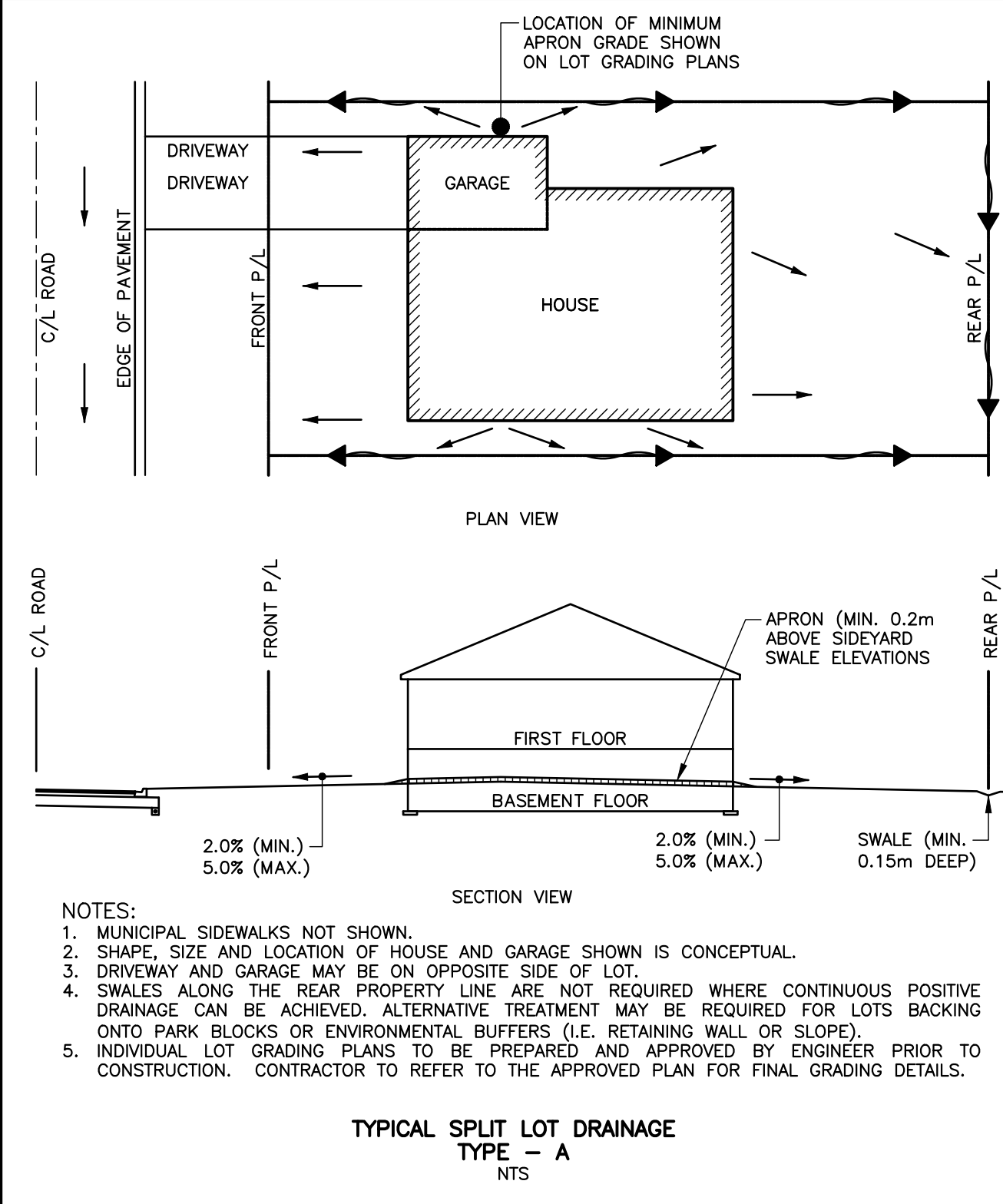
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LOT GRADING PLAN



REFERENCE NUMBER	EX. GROUND SURFACE ELEV. (m)	SUGGESTED DEEPEST BASEMENT FLOOR LEVEL	
		DEPTH	ELEVATION
BH2	210.95	0.0	211.45
BH4	207.80	-0.7	207.10
BH5	215.45	+0.5	215.95
BH7	209.80	+0.1	209.90

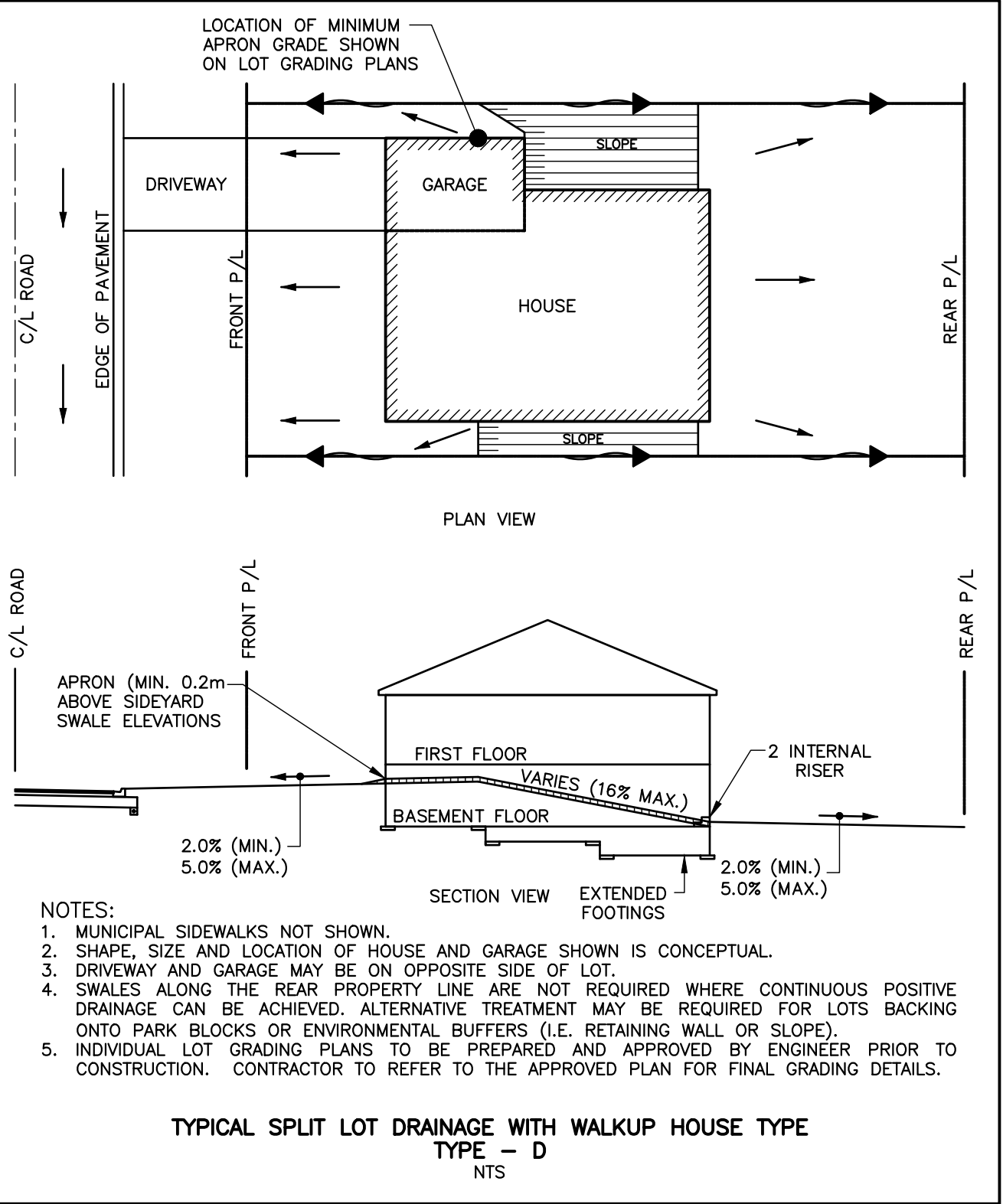
DATA TAKEN FROM PAGE 2 OF GROUND WATER LEVEL MONITORING – PROPOSED RESIDENTIAL SUBDIVISION, PREPARED BY PETO MACCALLUM LTD., DATED APRIL 18, 2019, FILE No. FML REF: 19CF004



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BENCHMARKS

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TBM#3 – ELEVATION 208.07
NAIL SPIKE IN HYDROPOLE ON EAST SIDE OF OSLER BLUFFS RD, SOUTH OF DRIVEWAY ENTRANCE TO #163.
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2.	2nd SUBMISSION	DEC. 2022	
3.	3rd SUBMISSION	MAY. 2023	

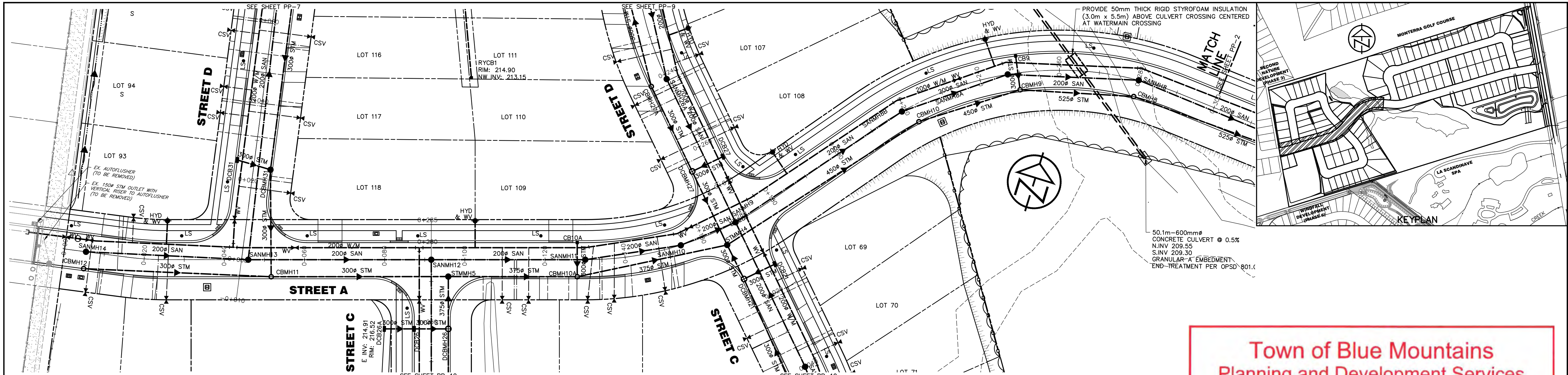
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**BLUE VISTA
TOWN OF THE BLUE MOUNTAINS**

LOT GRADING DETAILS

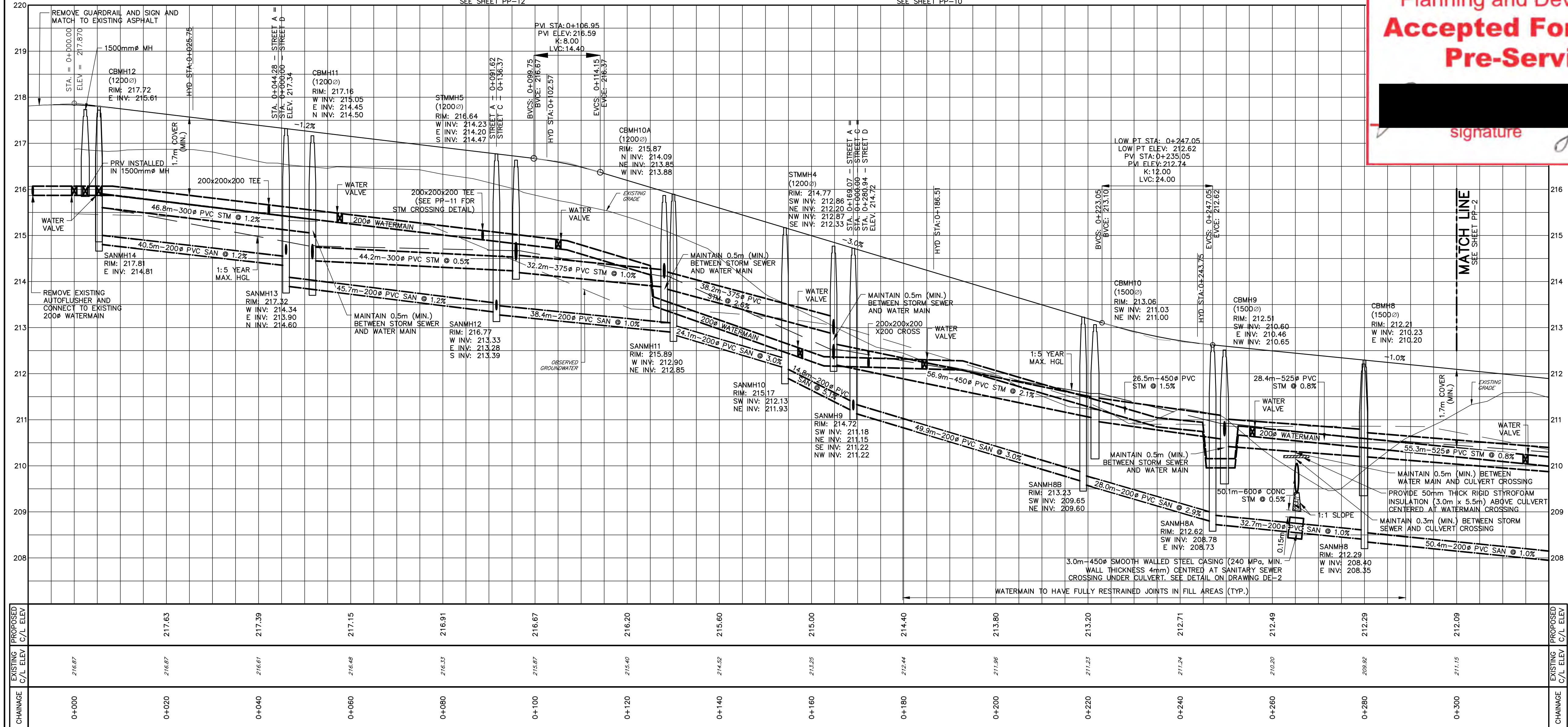
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DRAWN: RD	DATE: JULY 2022	LG-6
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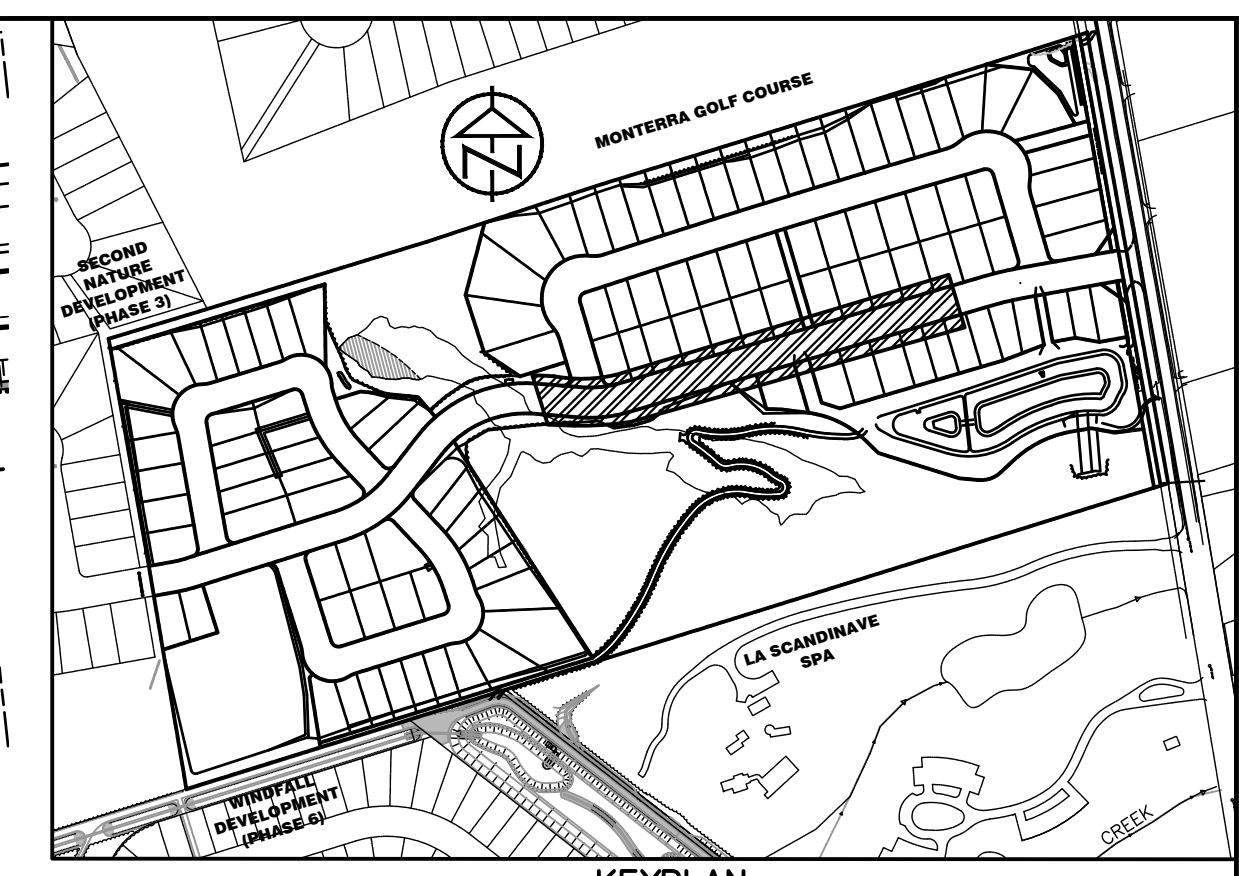
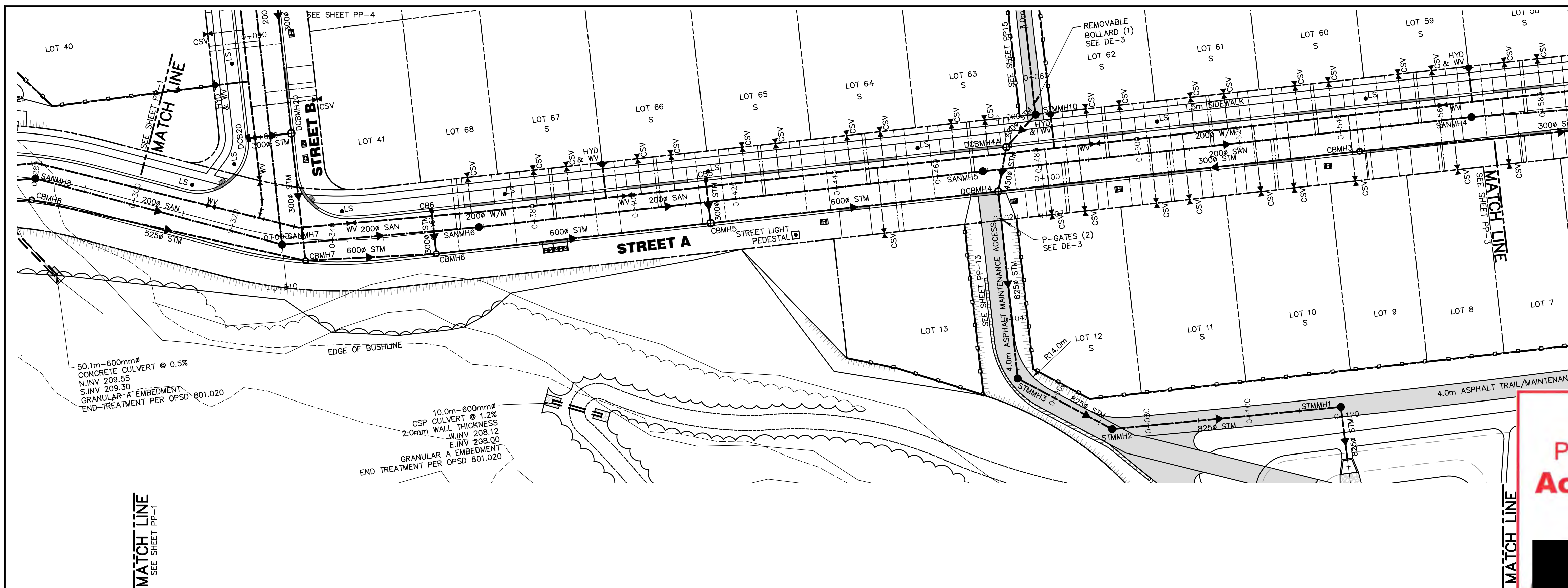


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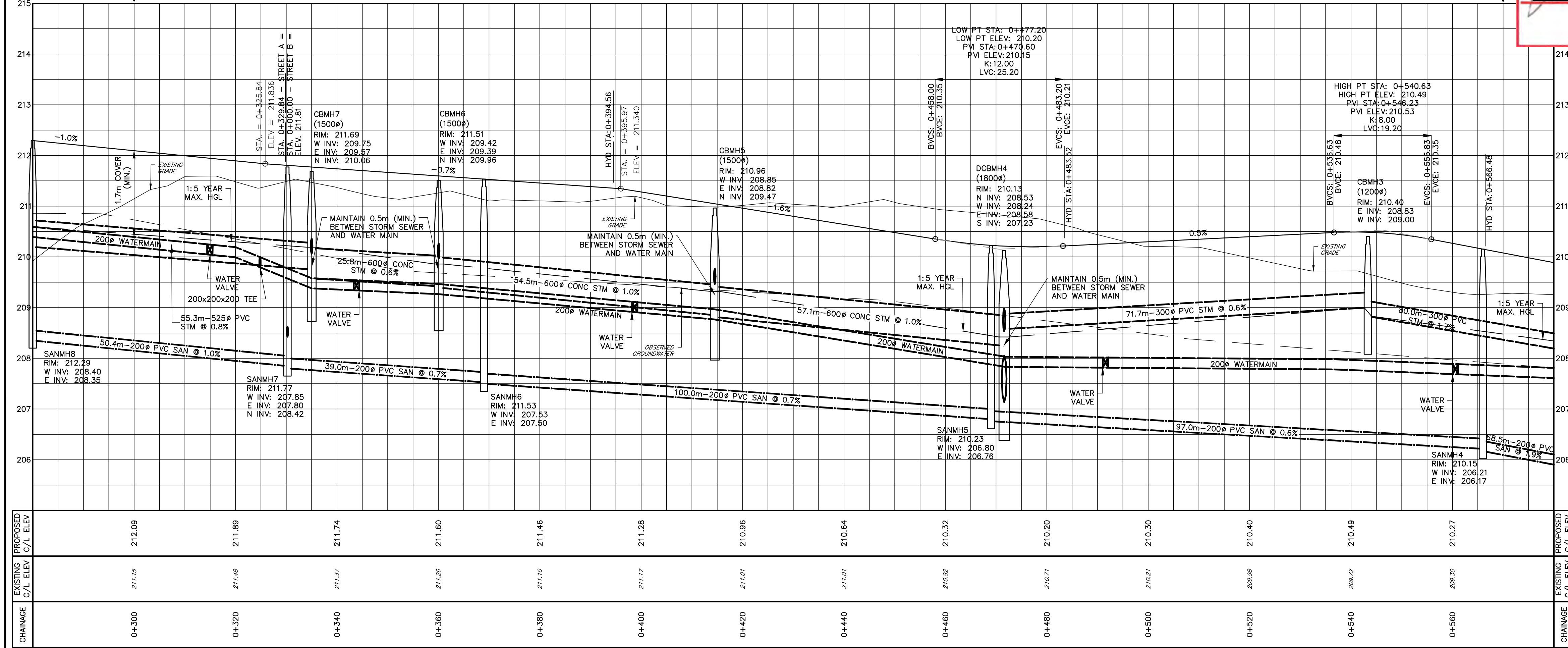



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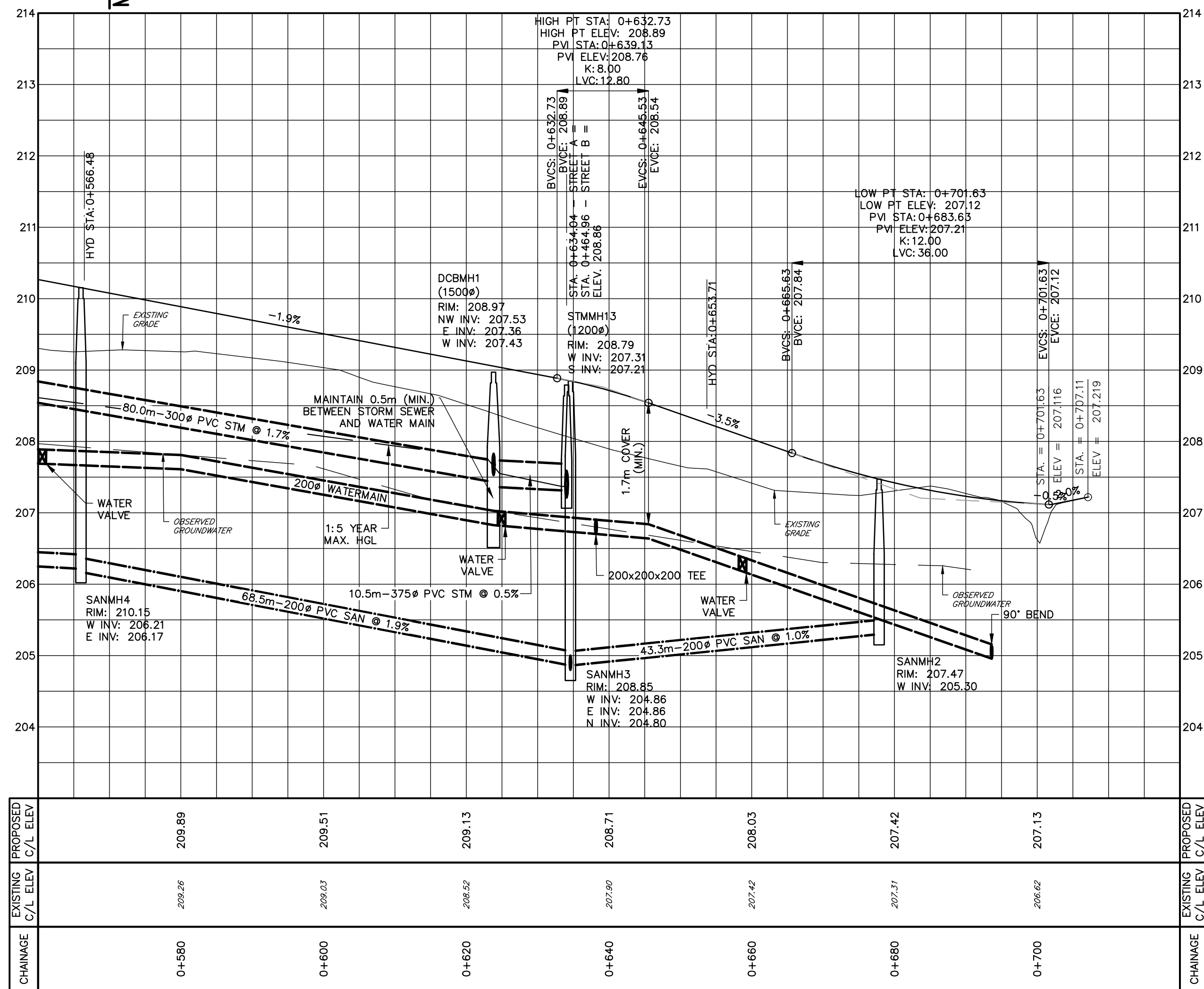
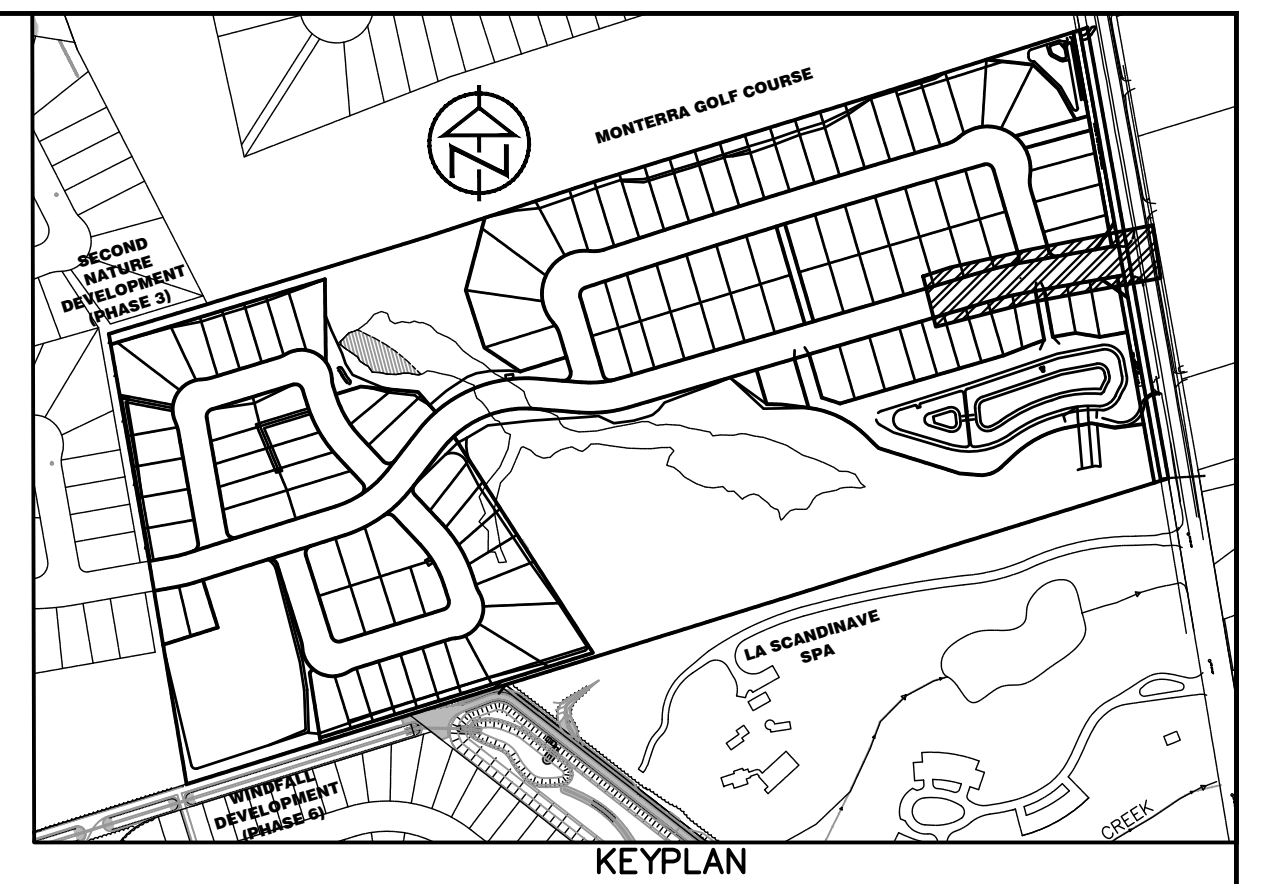
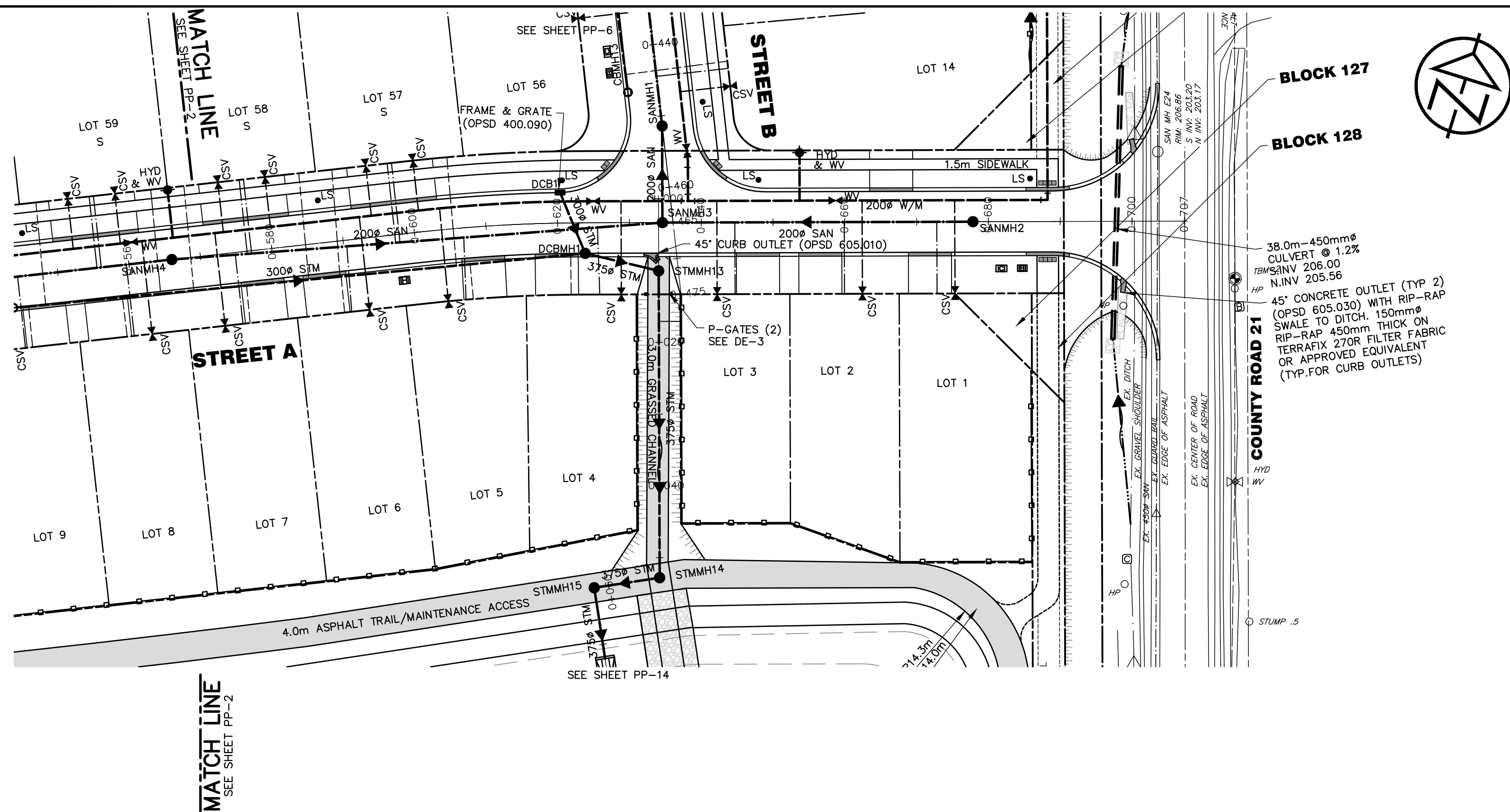


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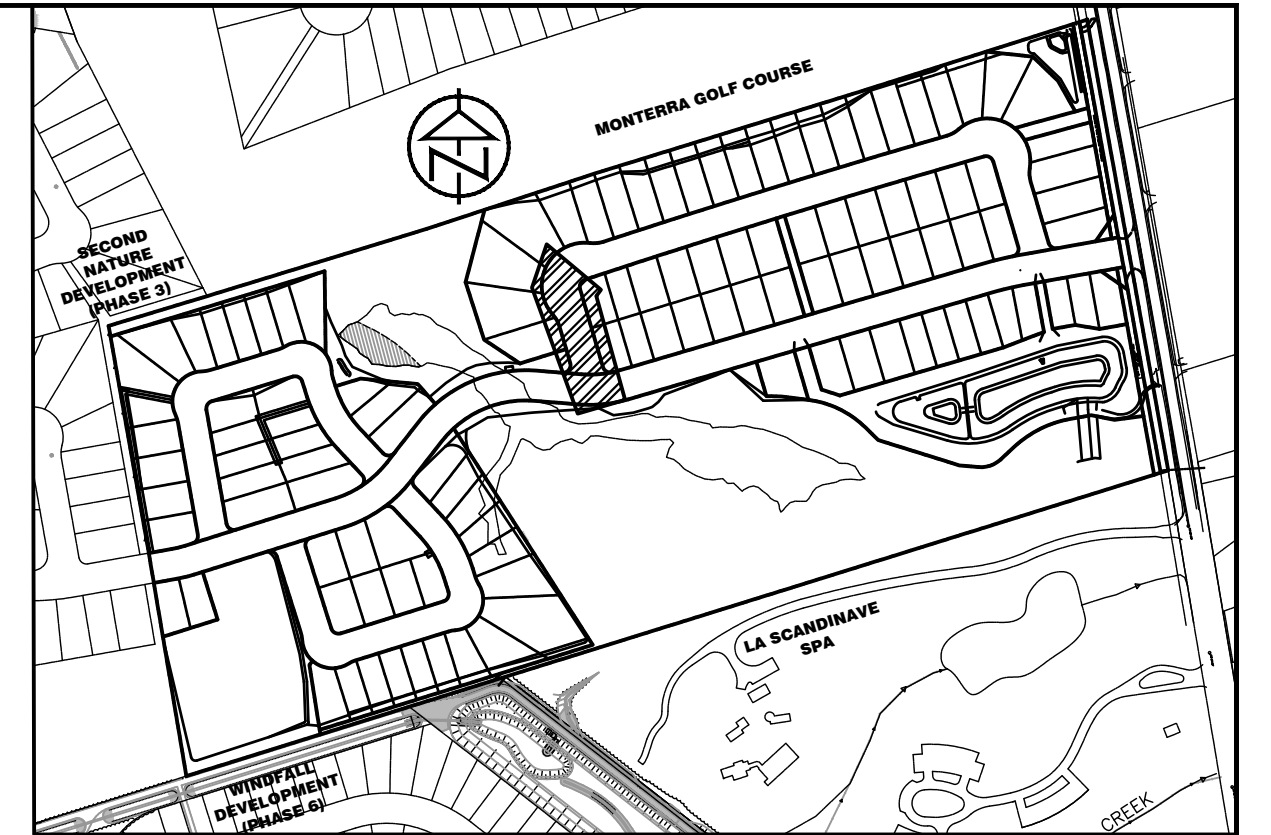
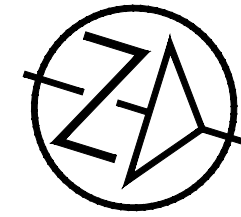
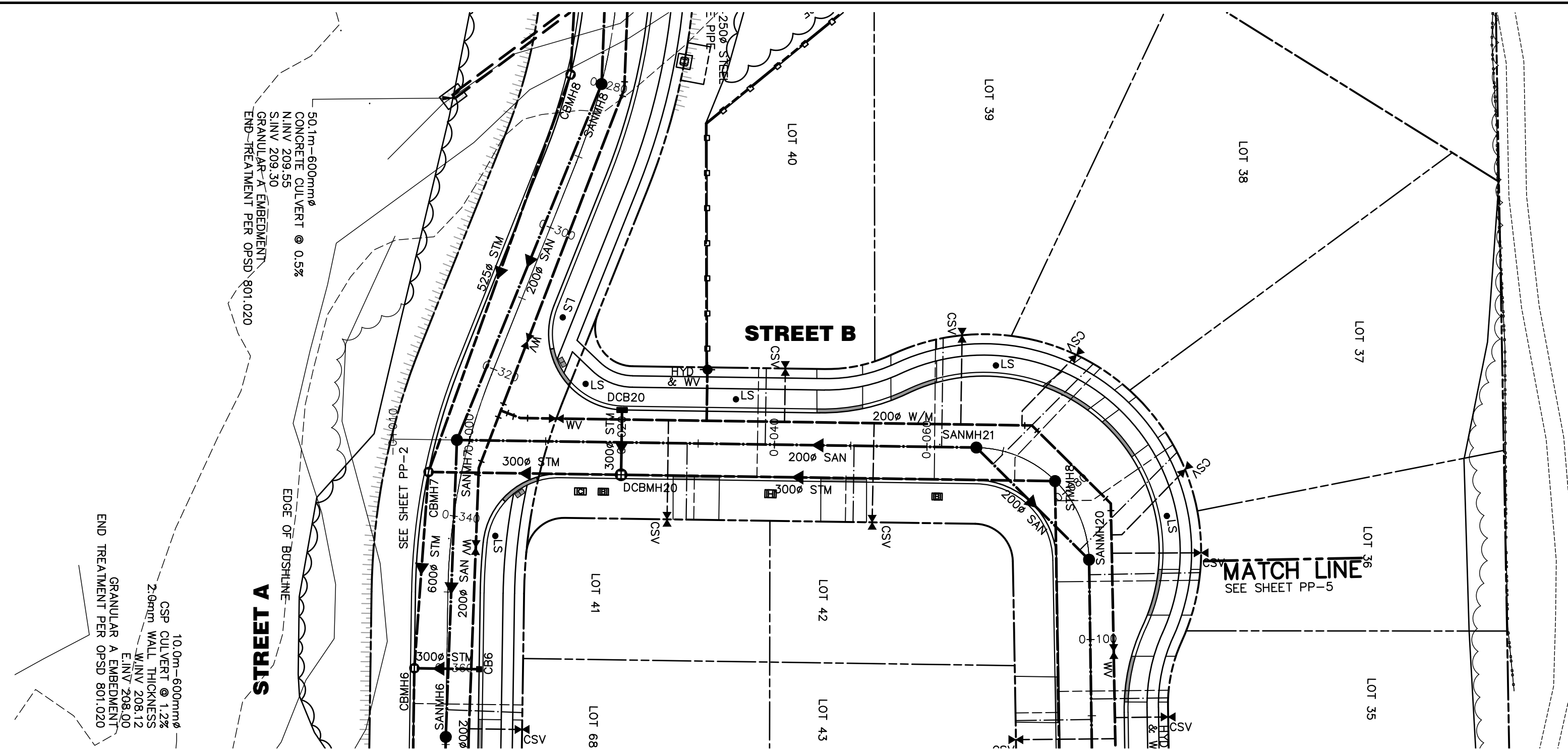
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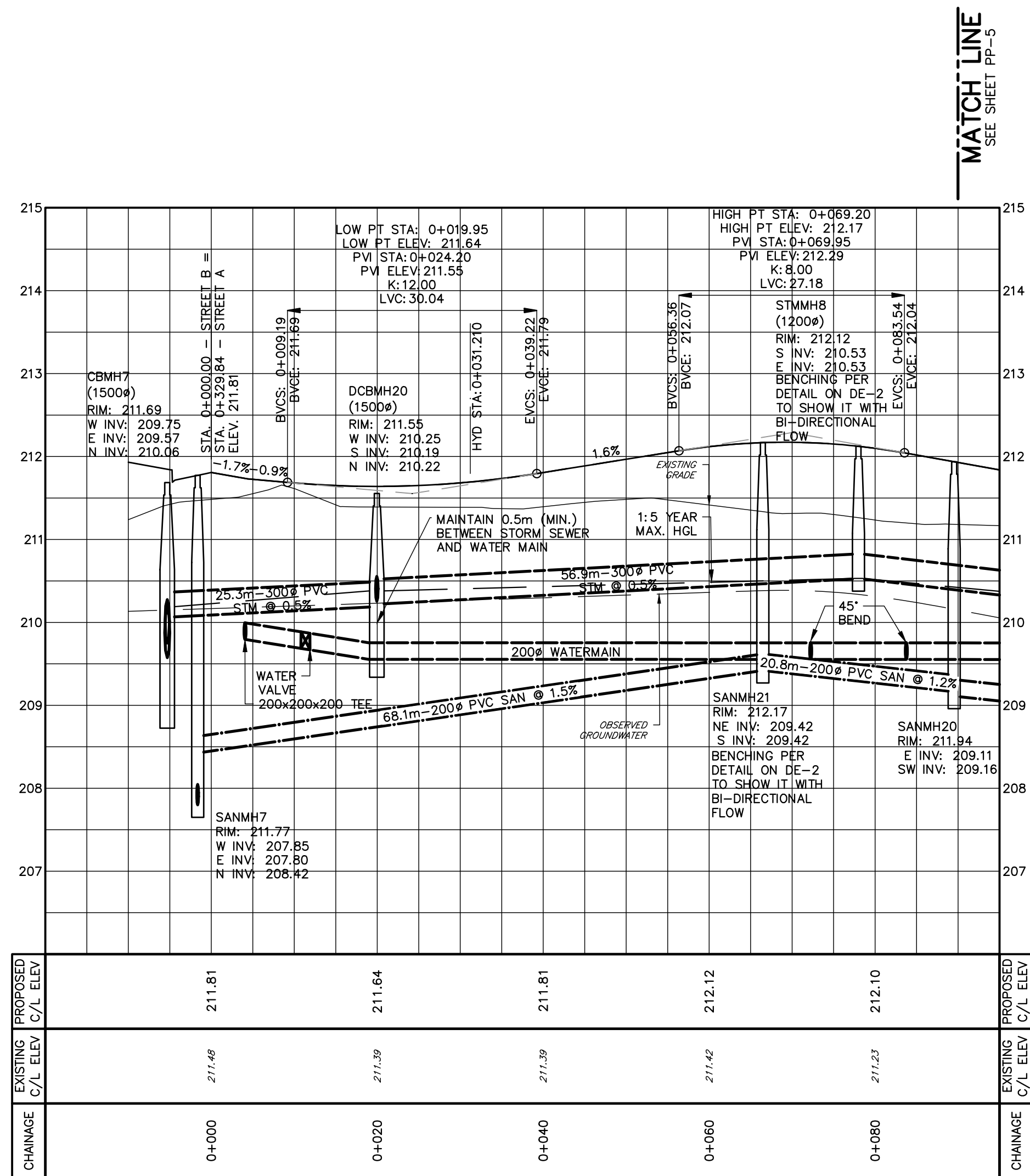
PLAN & PROFILE
STREET A
STA 0+570 TO 0+700

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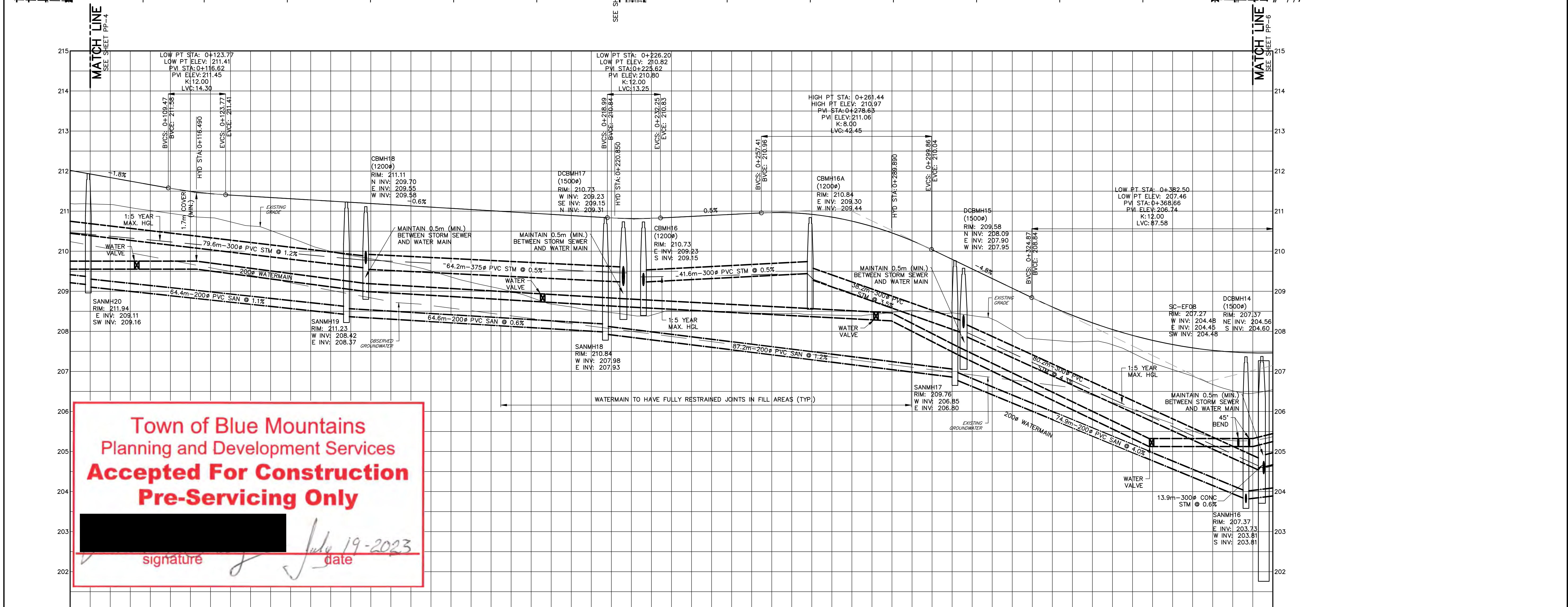
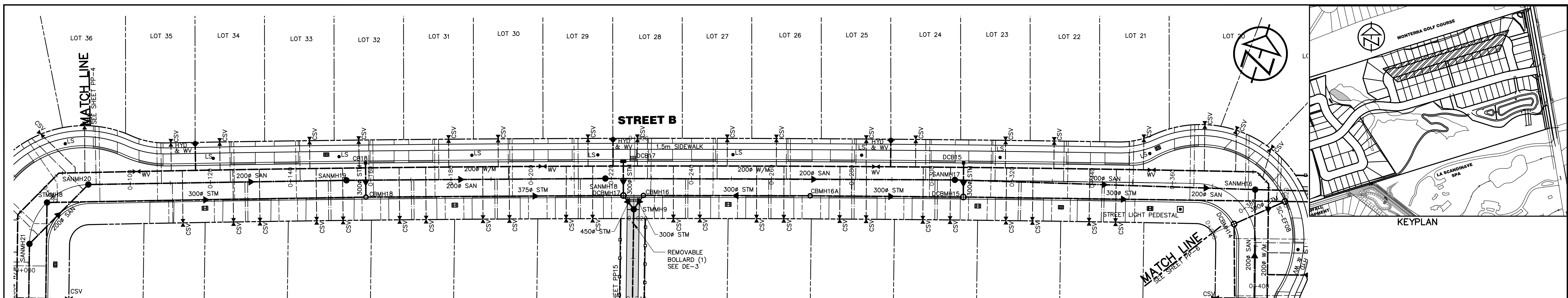
KEYPLAN



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CHANGING	EXISTING C/L ELEV	PROPOSED C/L ELEV
0+100	211.09	211.75
0+120	210.84	211.44
0+140	210.34	211.31
0+160	209.81	211.19
0+180	209.36	211.07
0+200	208.85	210.95
0+220	208.47	210.83
0+240	208.50	210.87
0+260	208.45	210.97
0+280	208.39	210.75
0+300	208.48	210.04
0+320	208.03	209.08
0+340	207.75	208.21
0+360	207.05	207.67
0+380	206.46	207.46
CHANGING	EXISTING C/L ELEV	PROPOSED C/L ELEV

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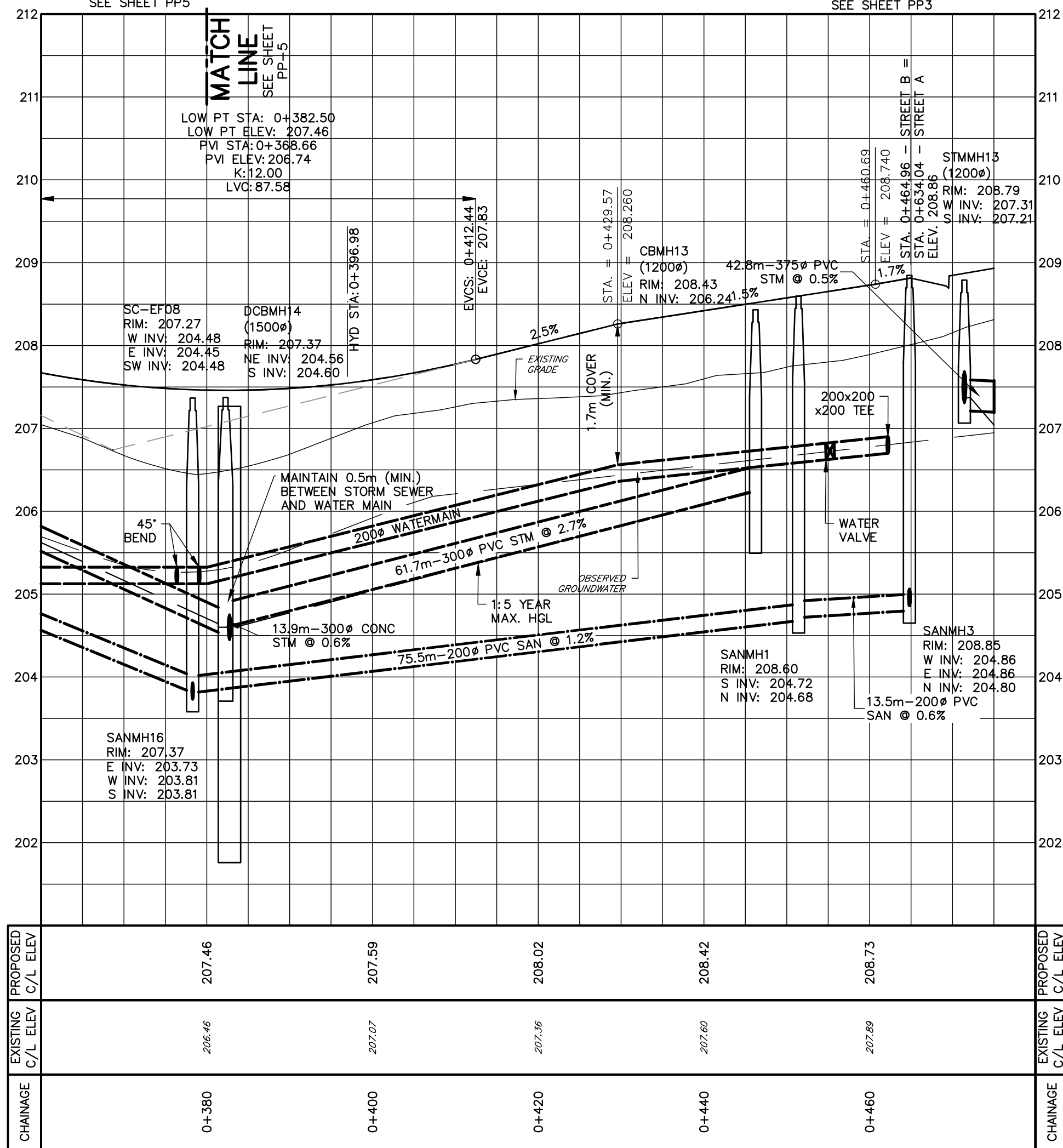
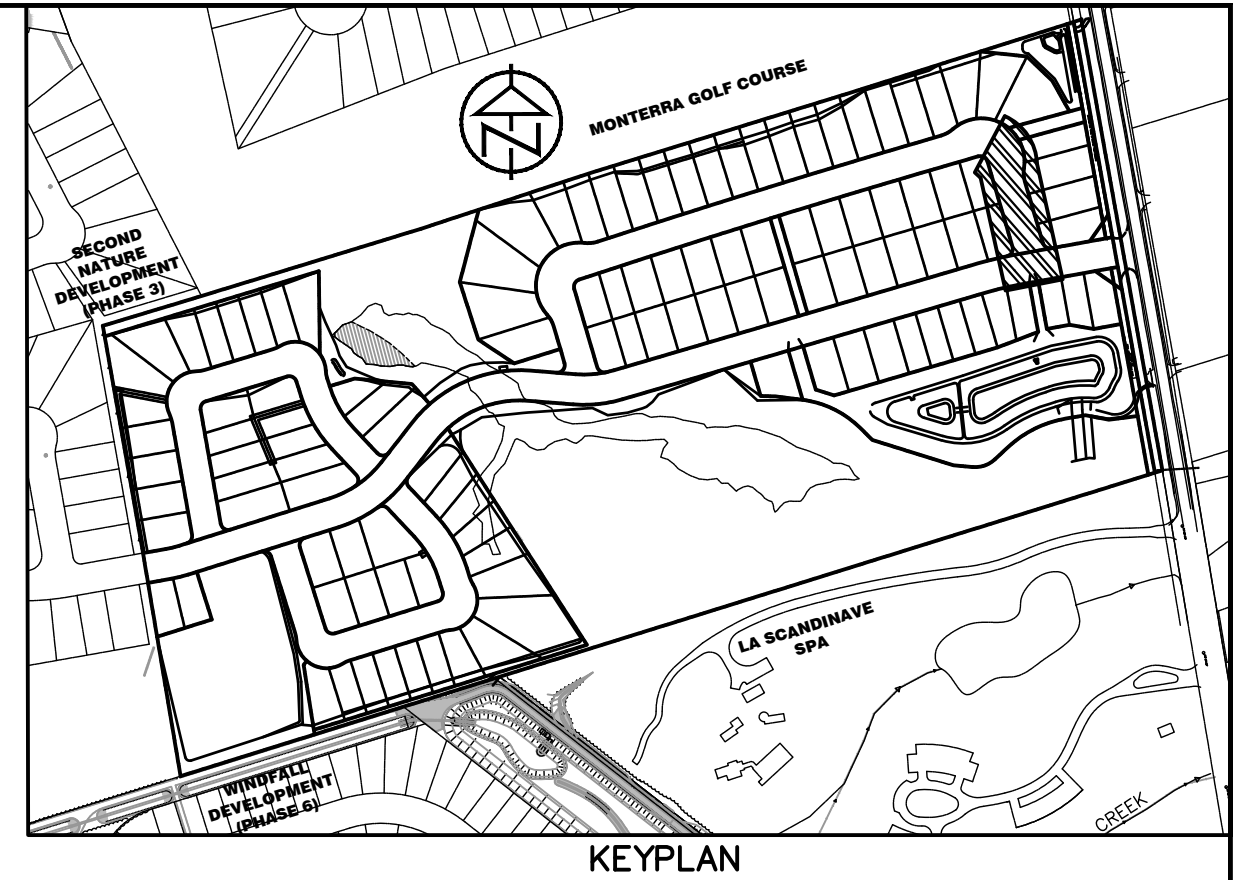
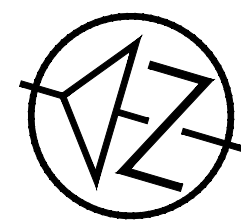
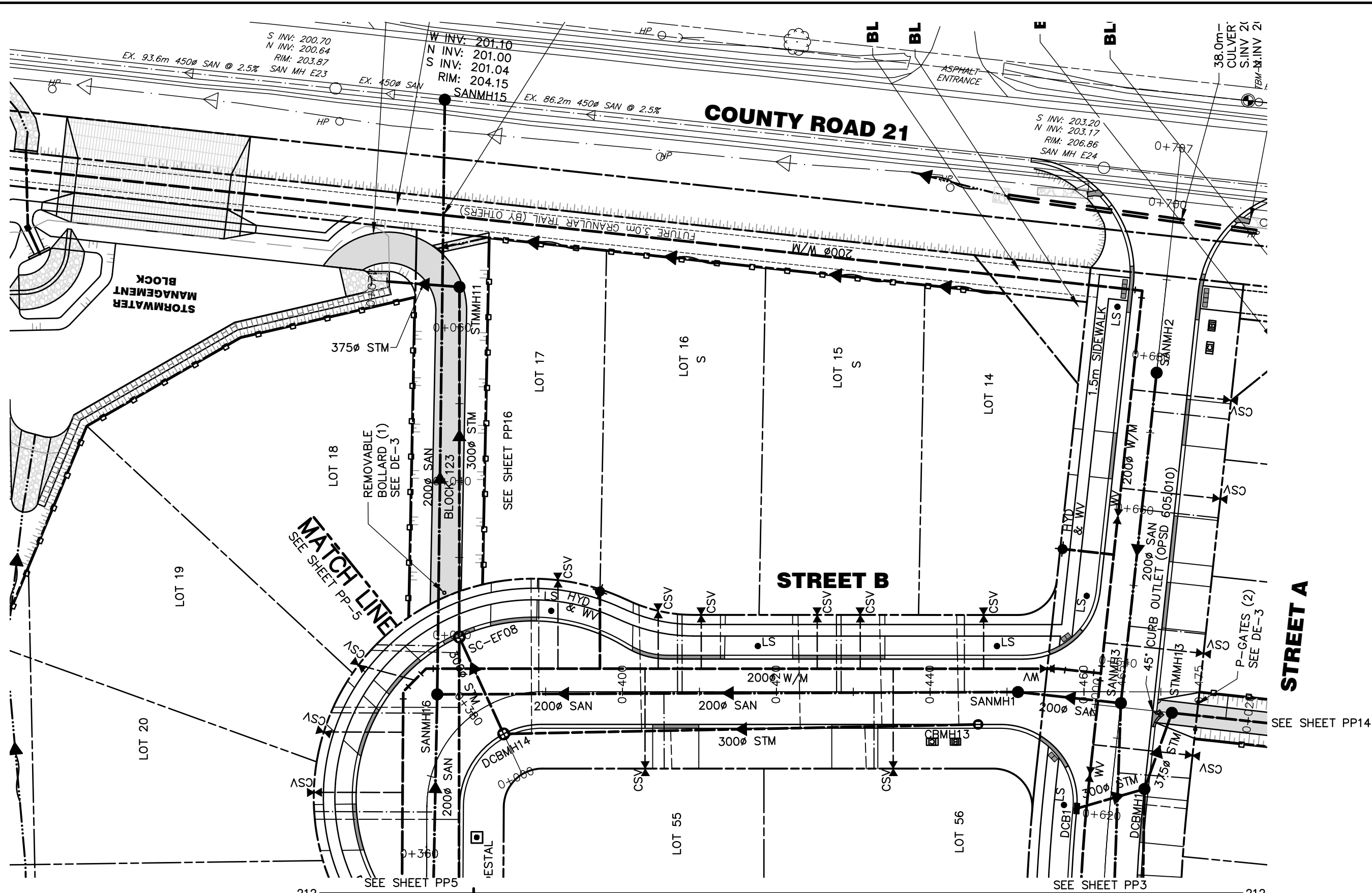
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BLUE VISTA
TOWN OF THE BLUE MOUNTAINS




PLAN & PROFILE
STREET B
STA 0+090 TO 0+380

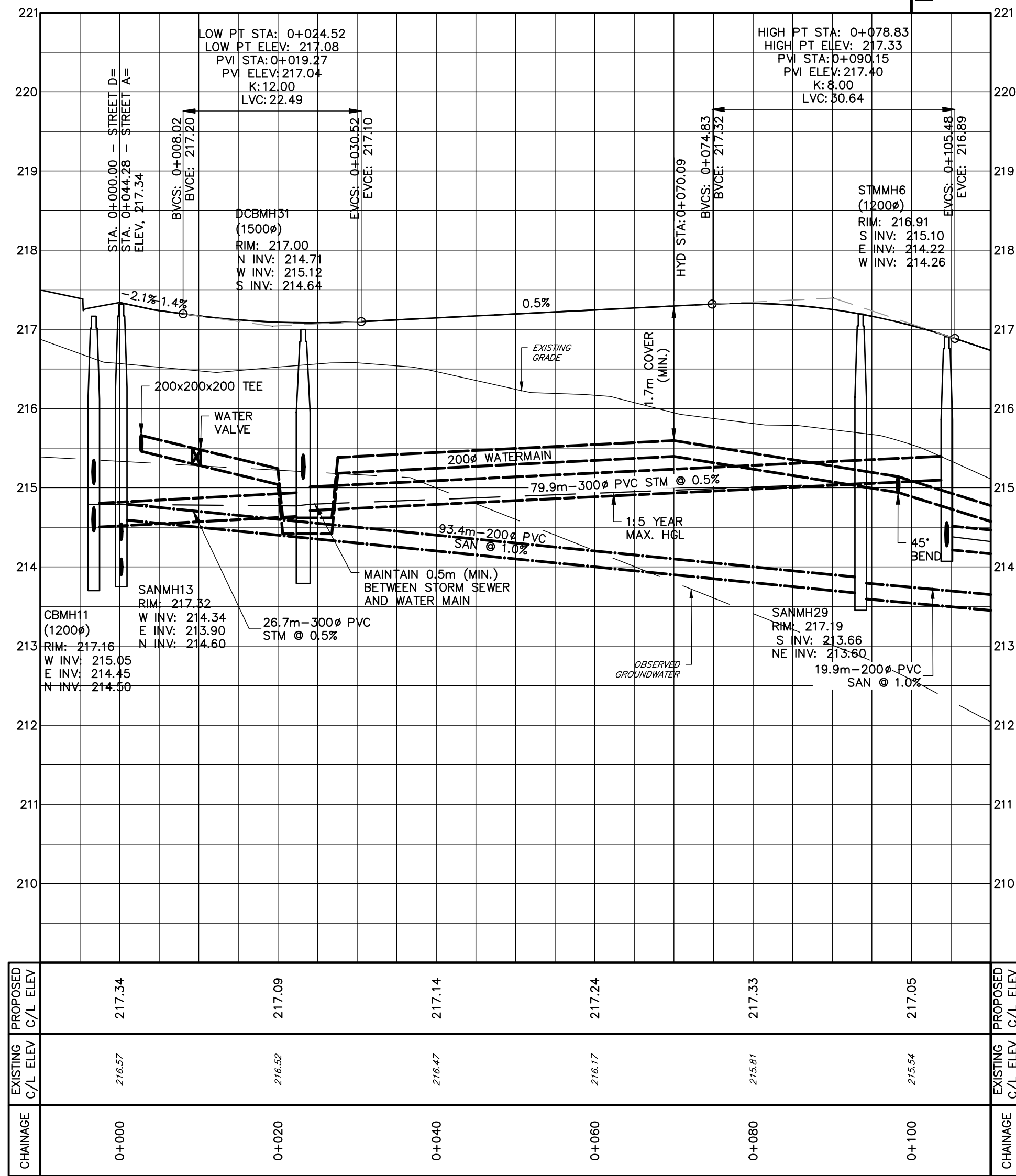
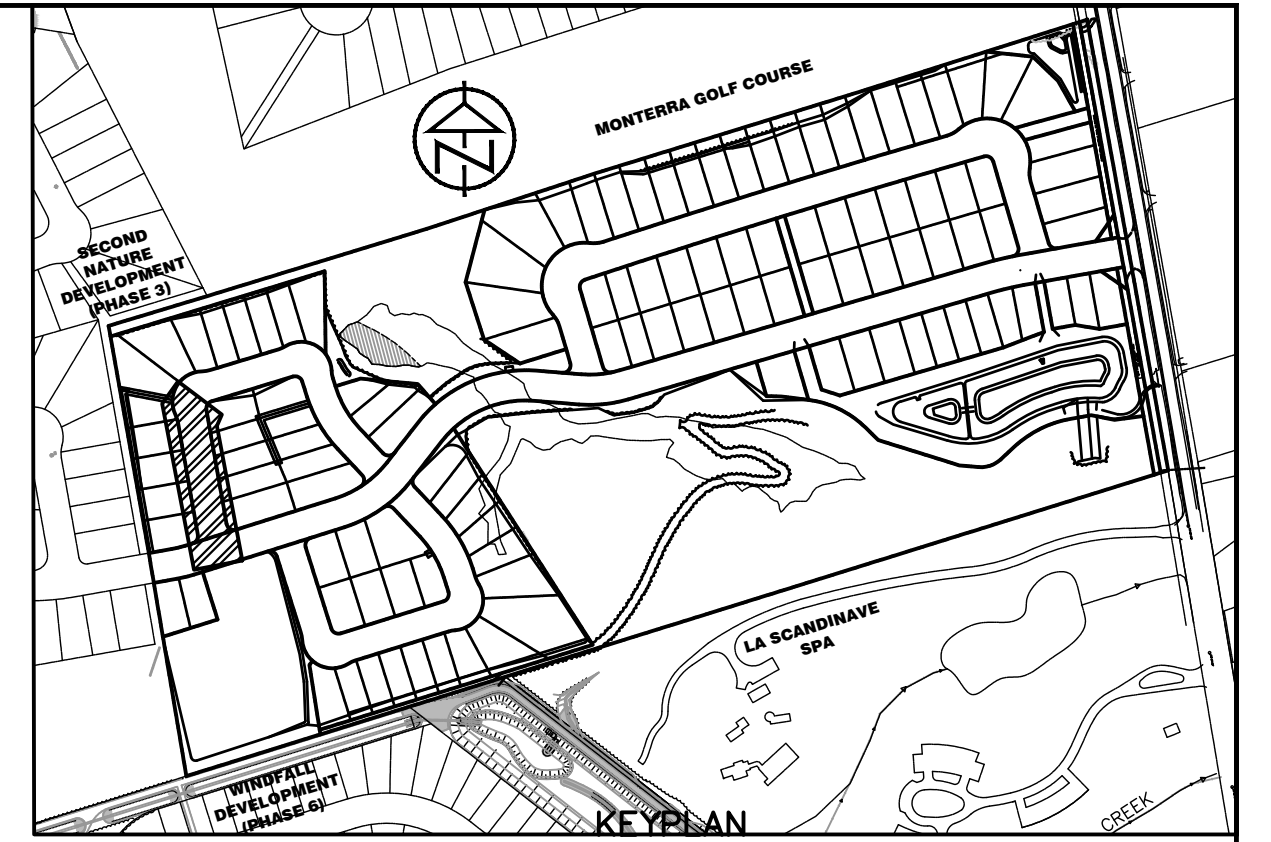
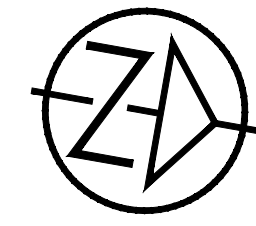
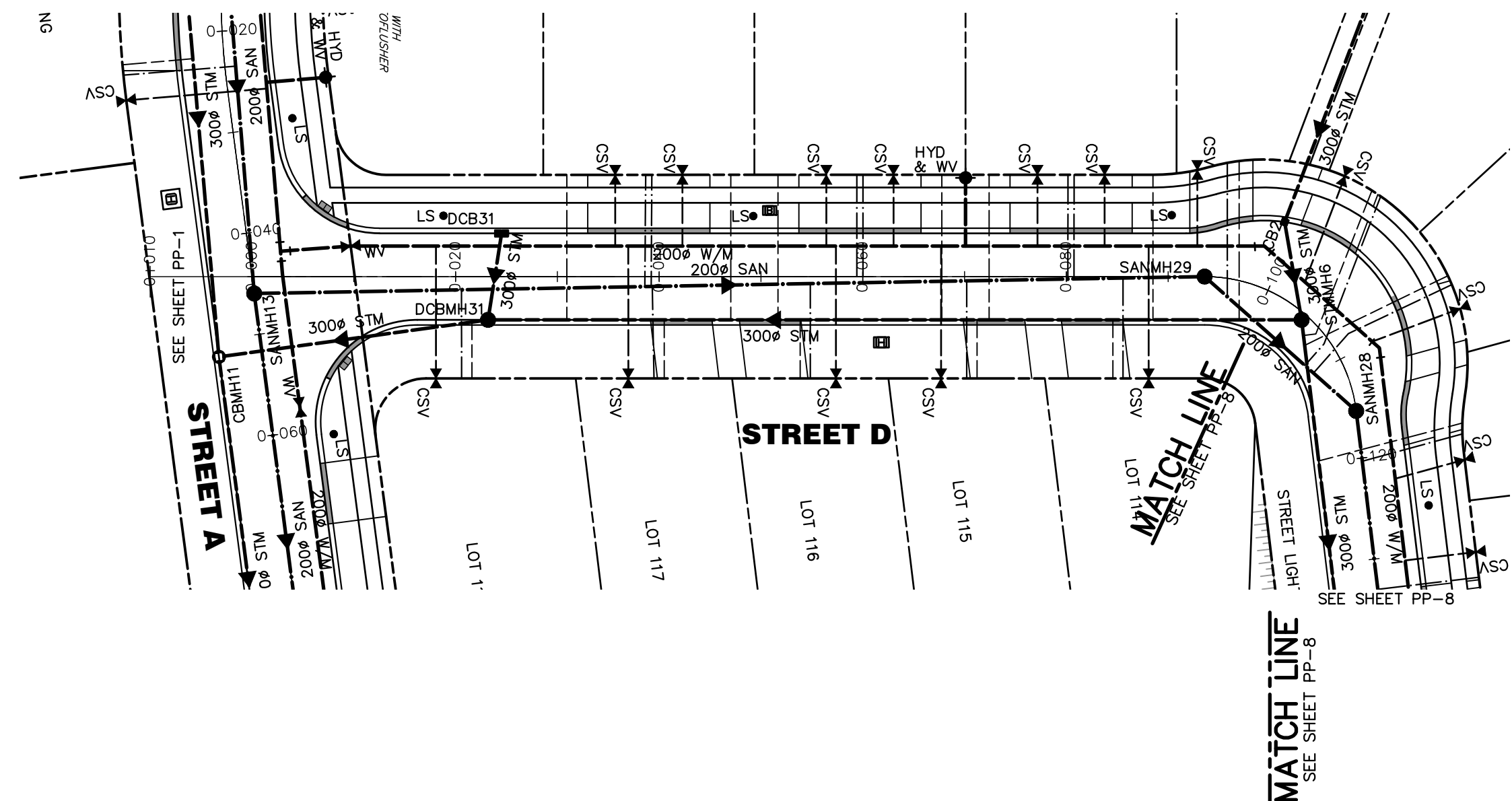
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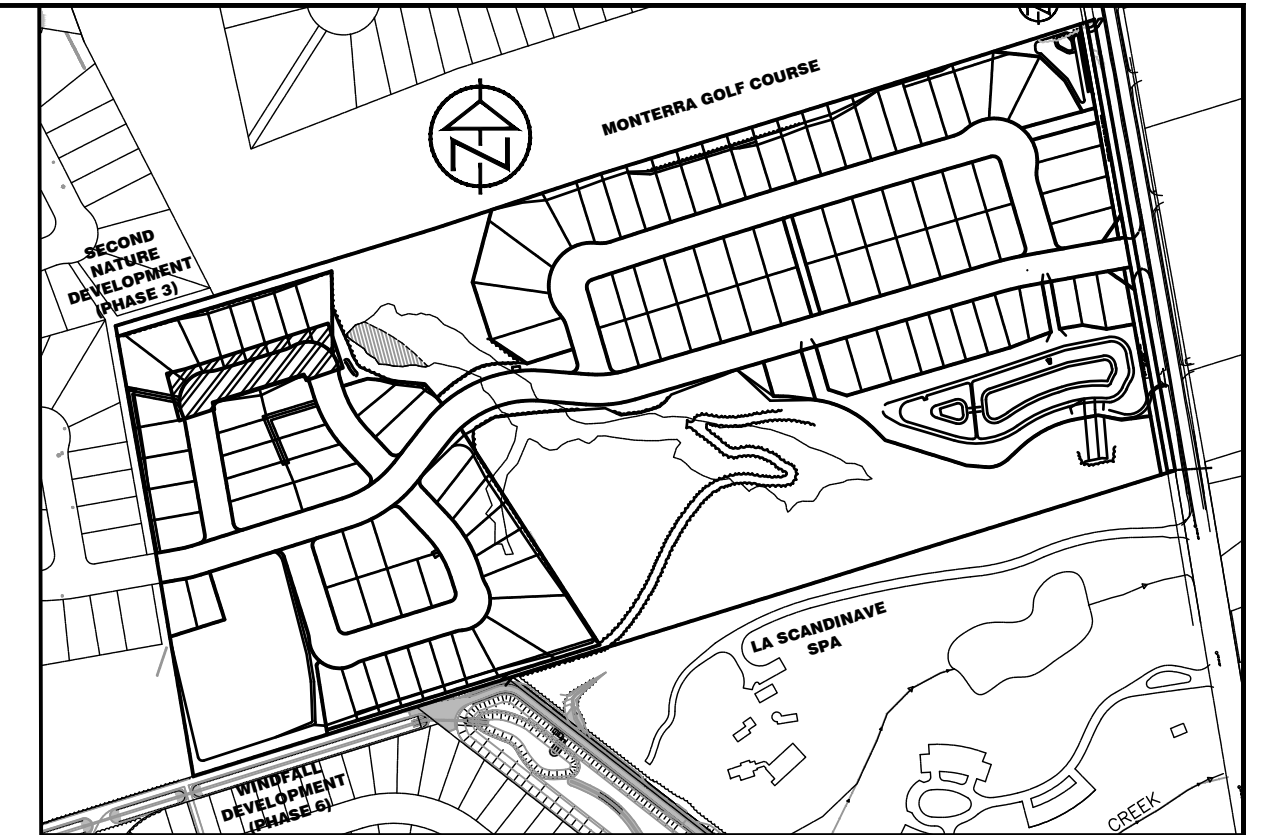
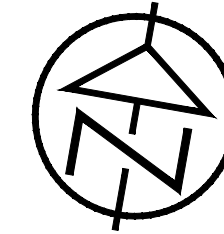
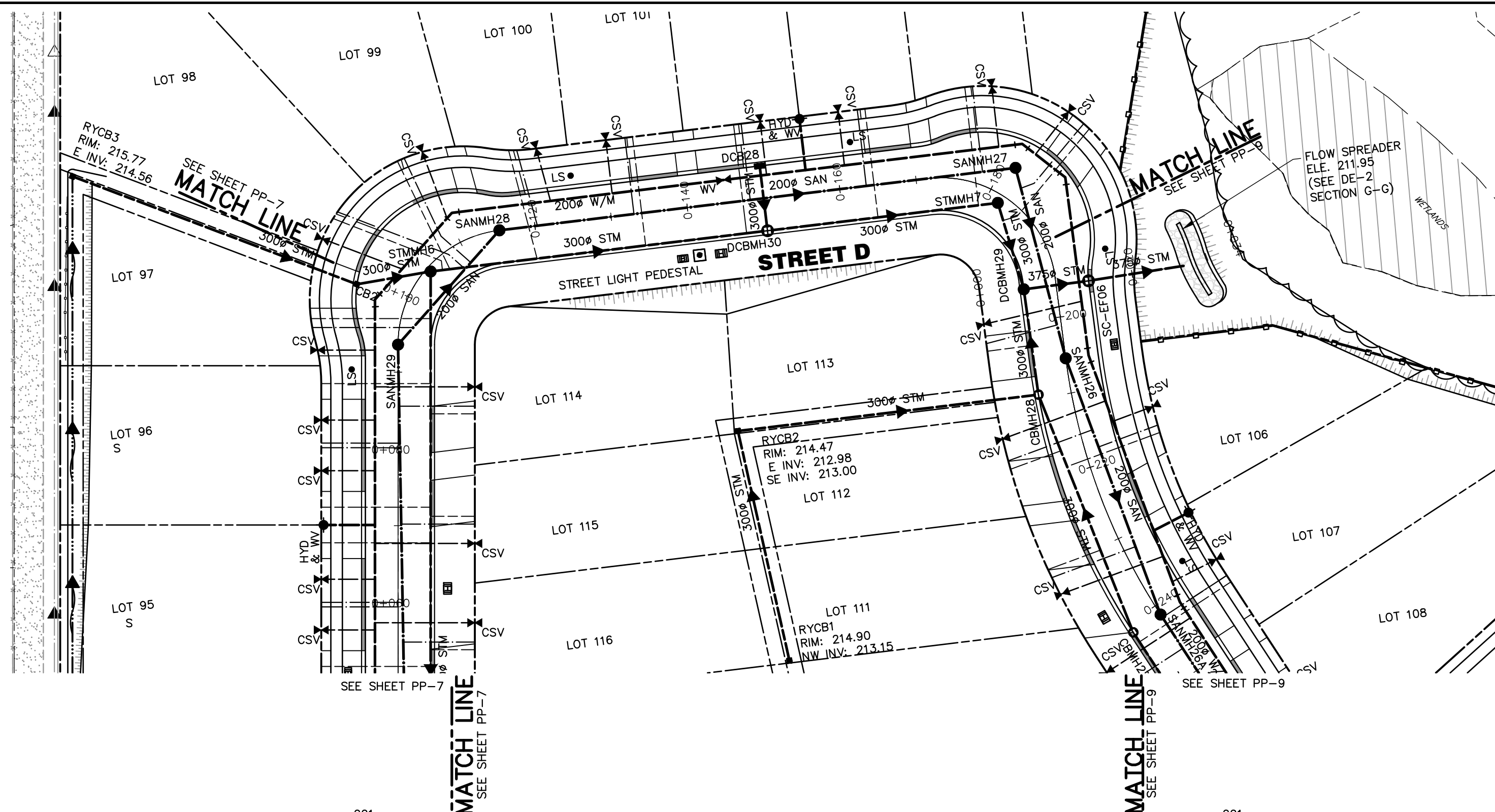
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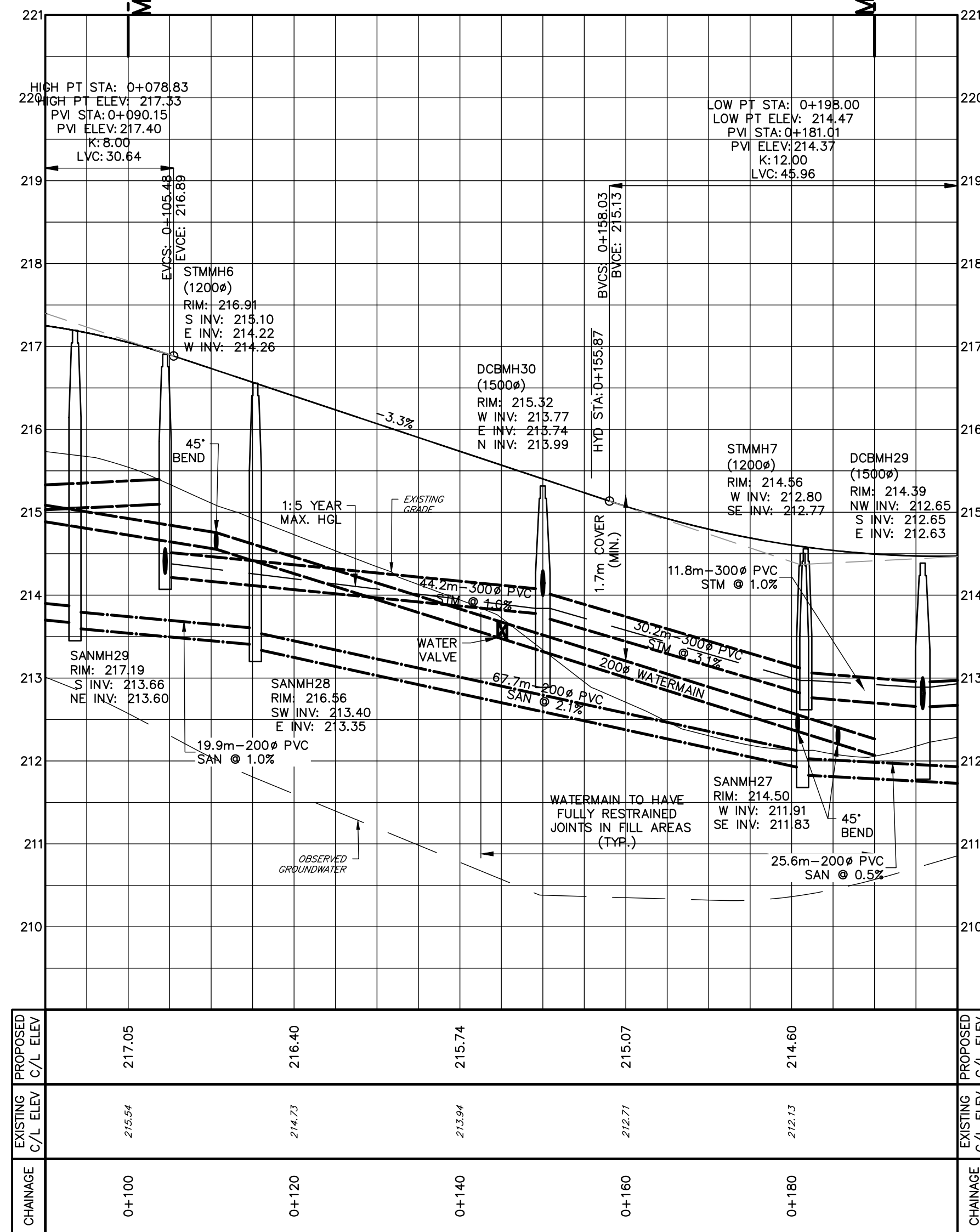
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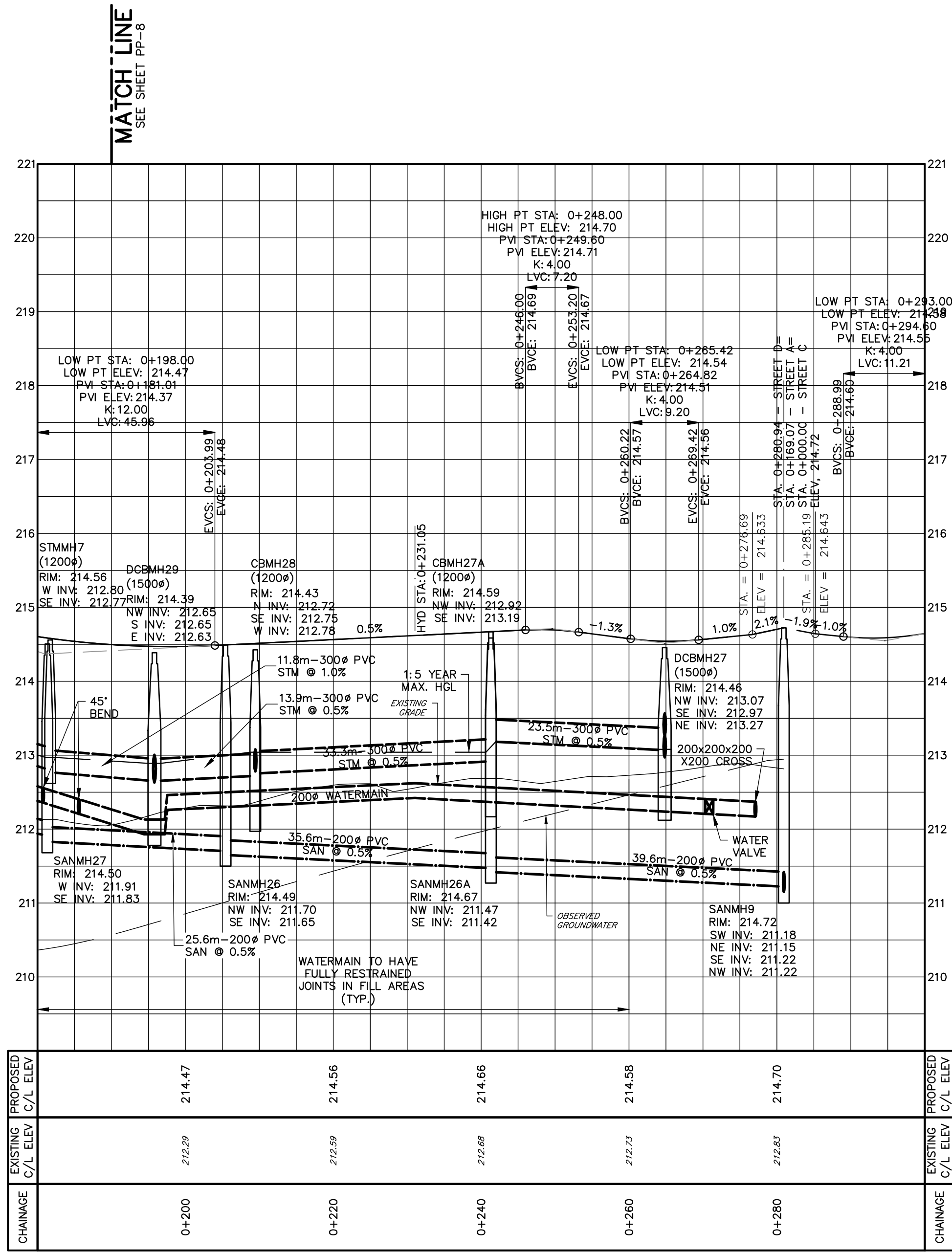
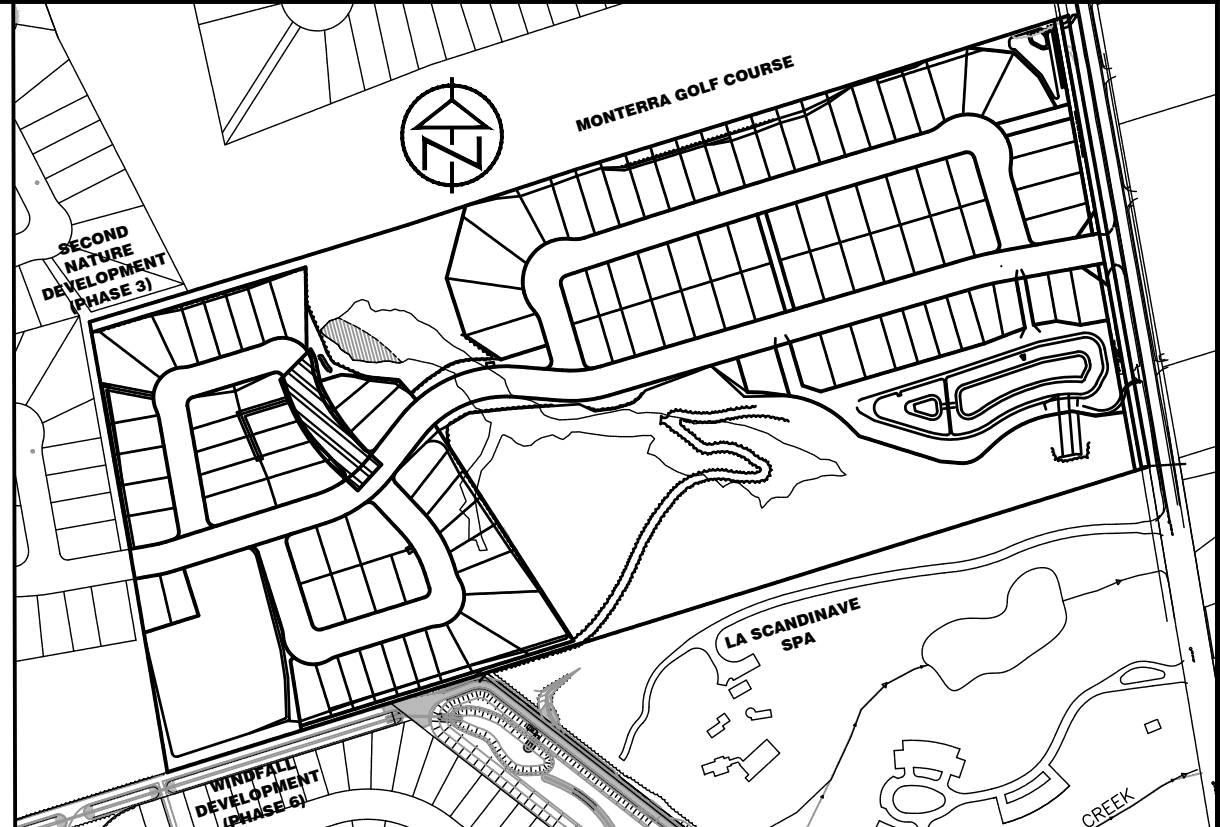
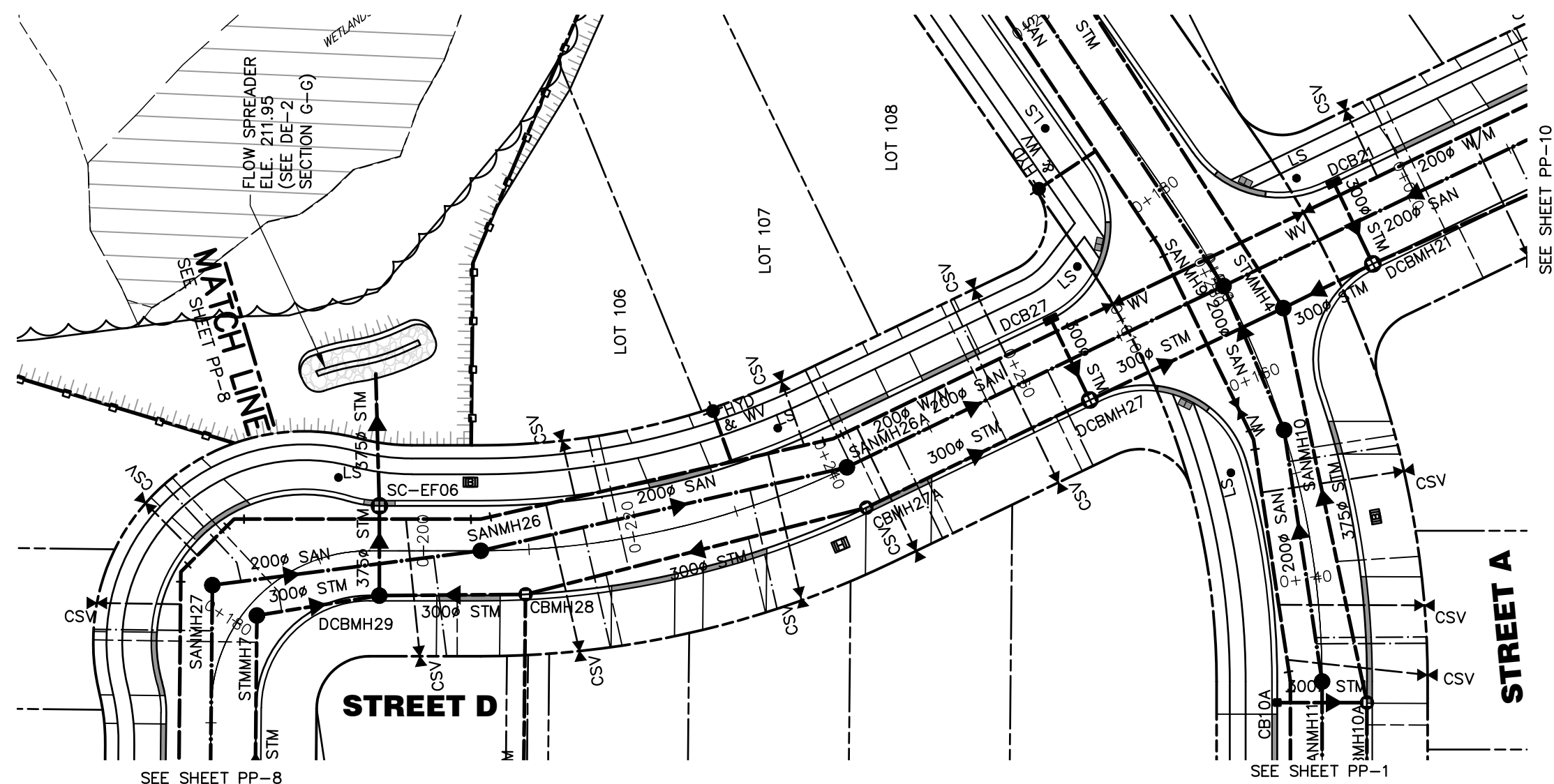
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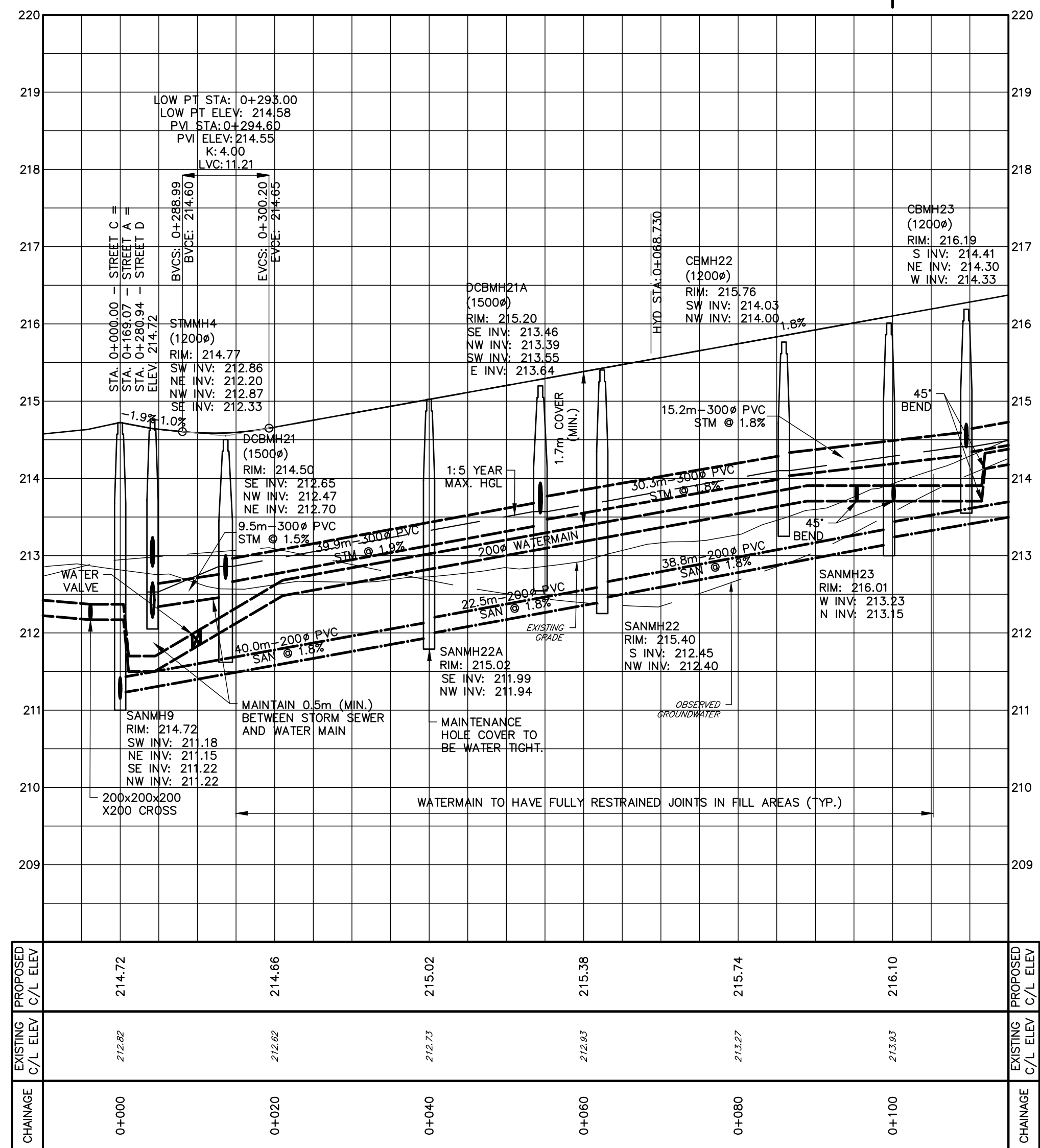
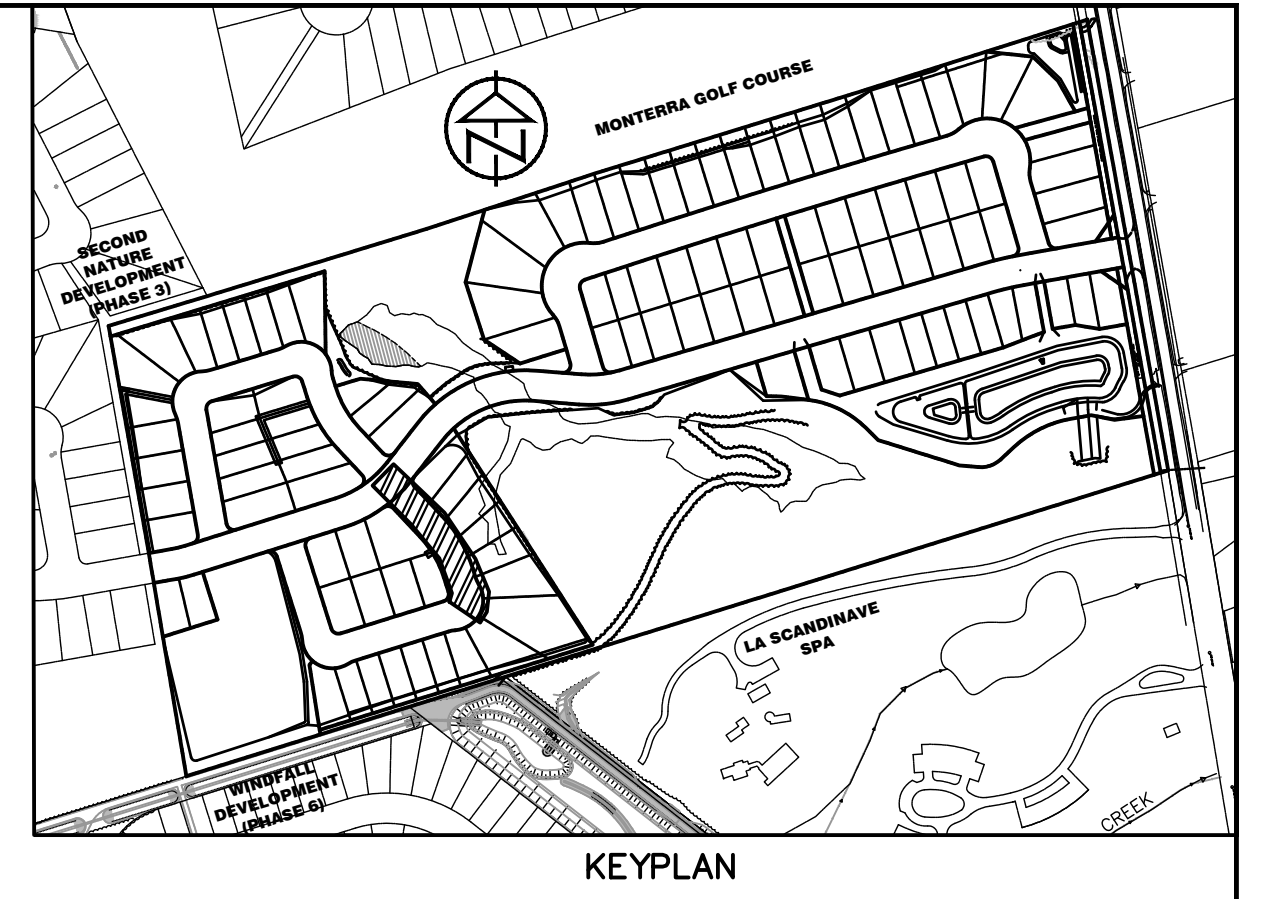
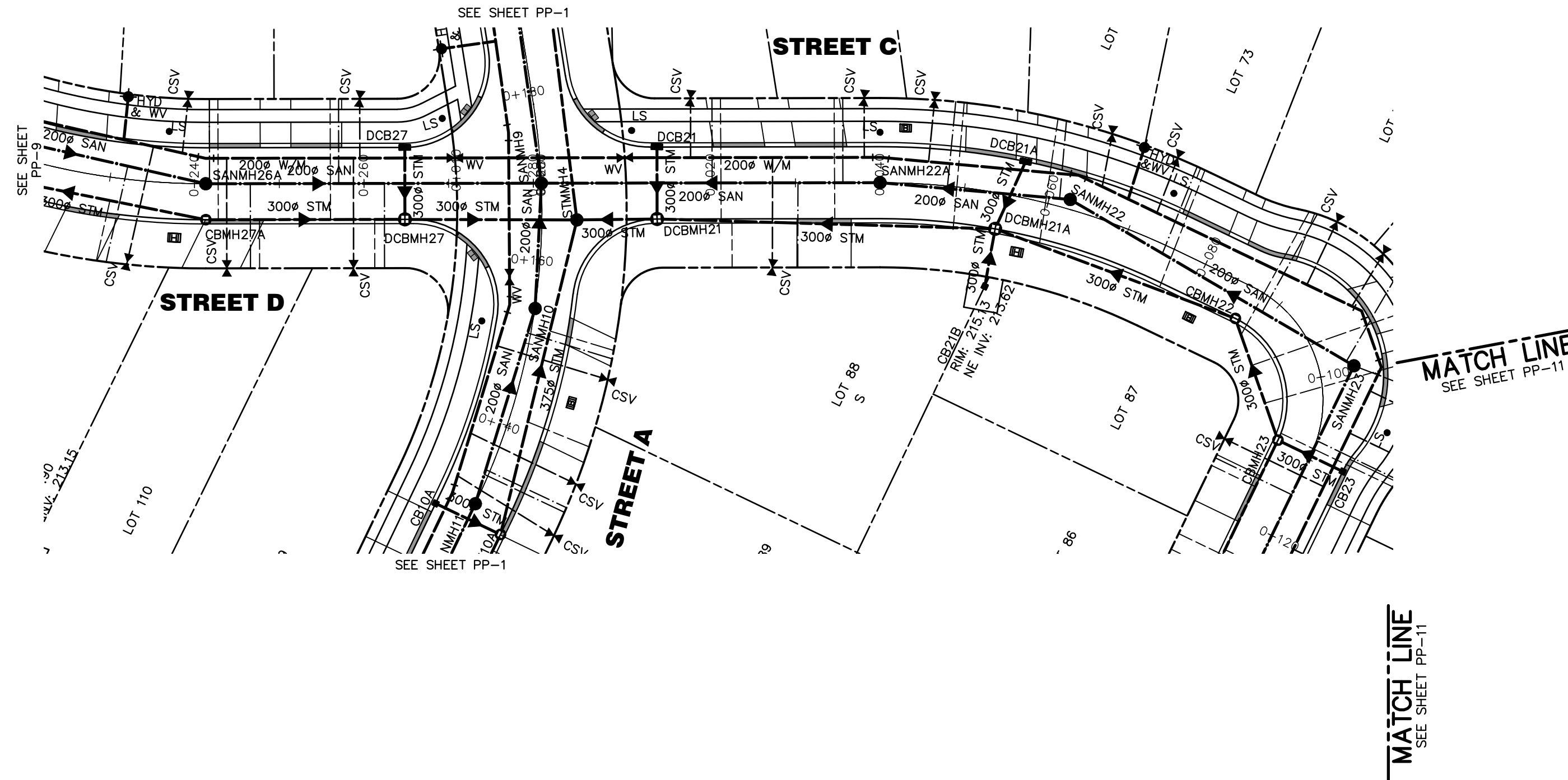
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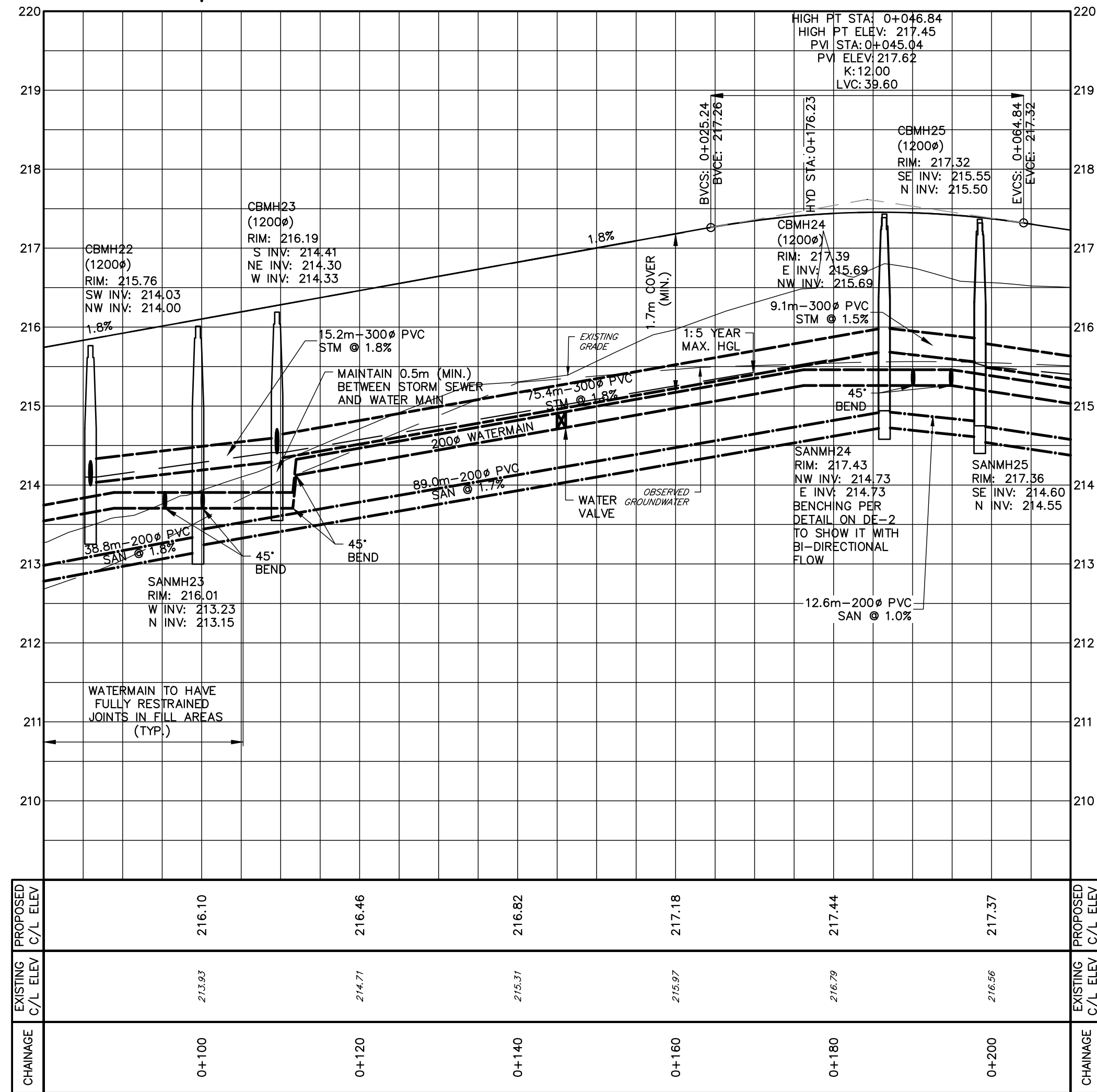
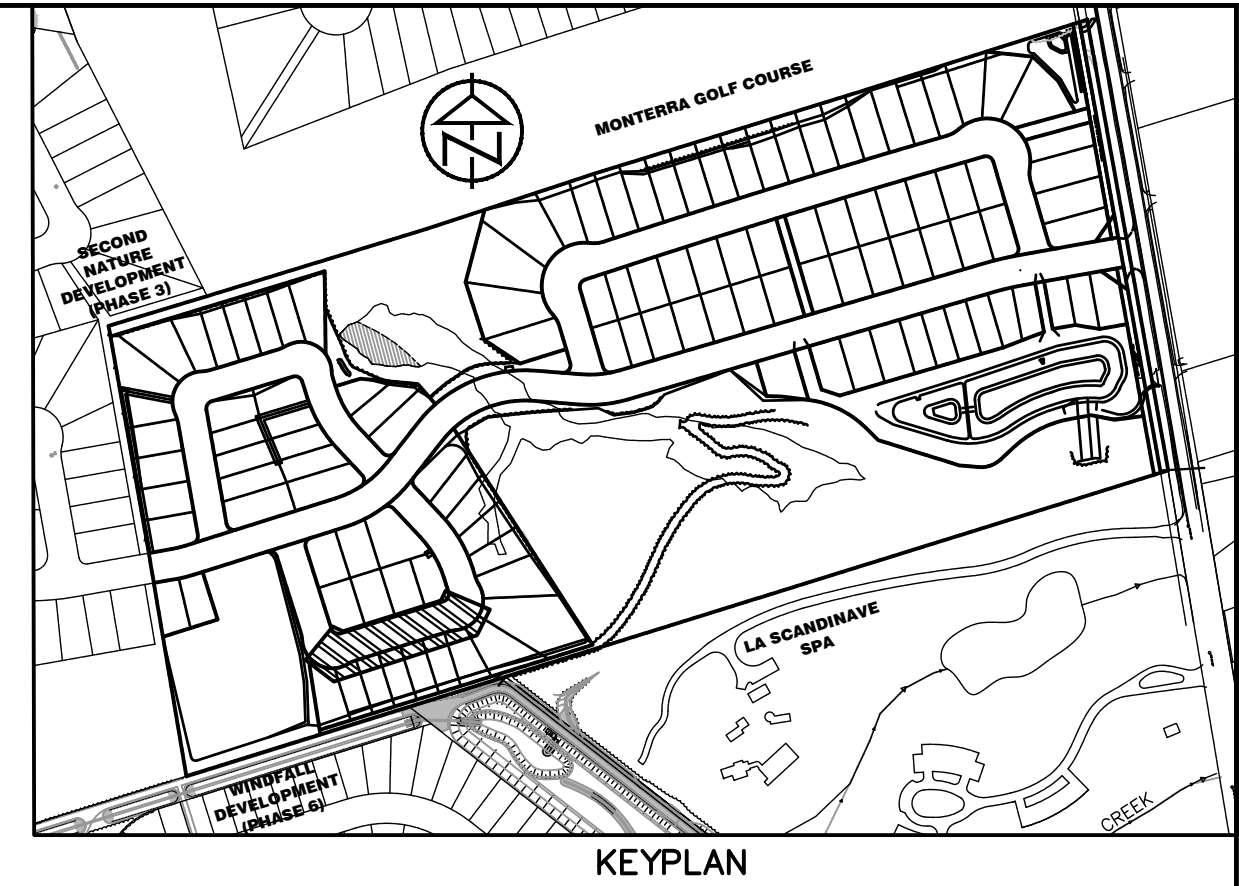
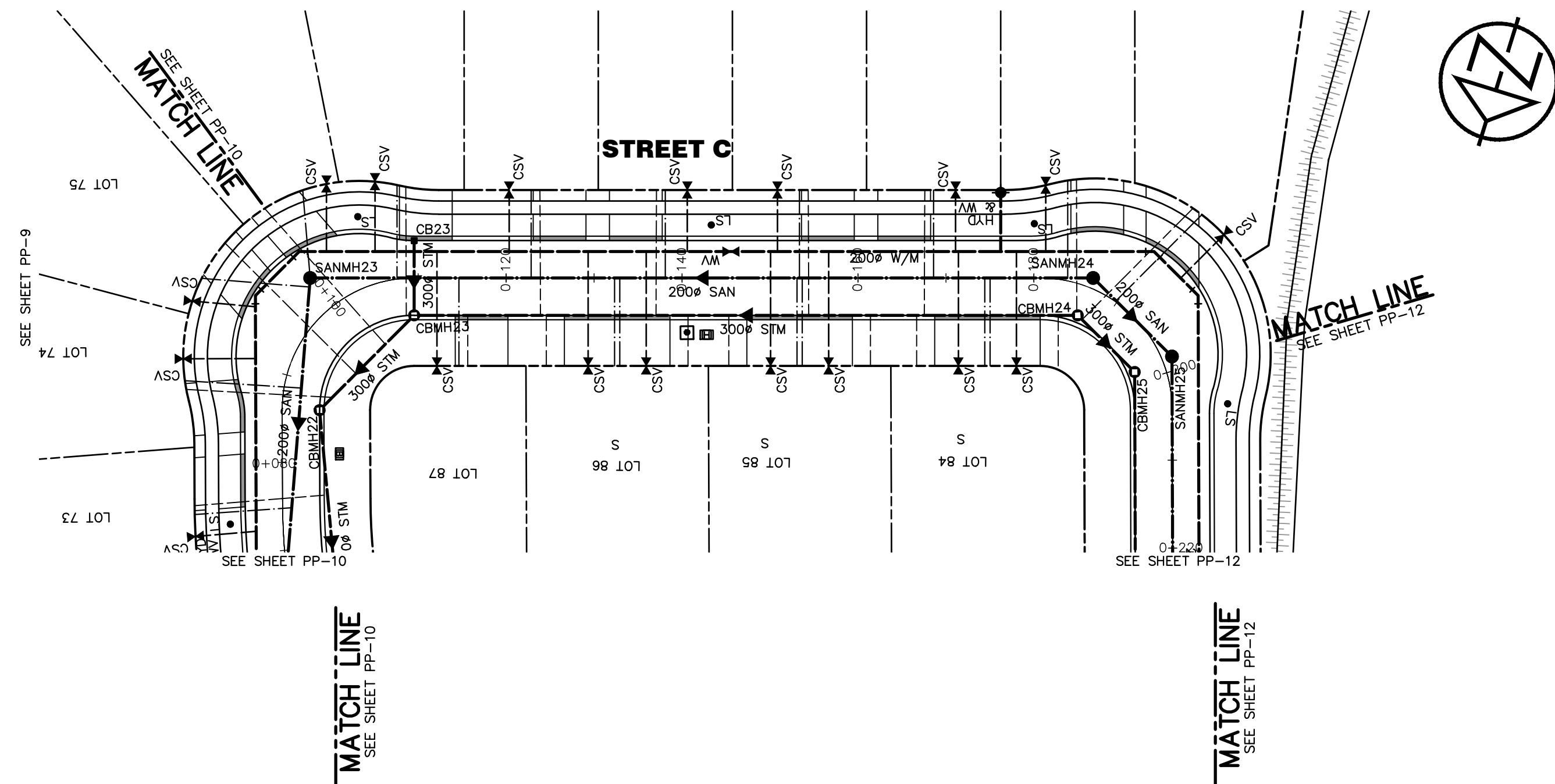
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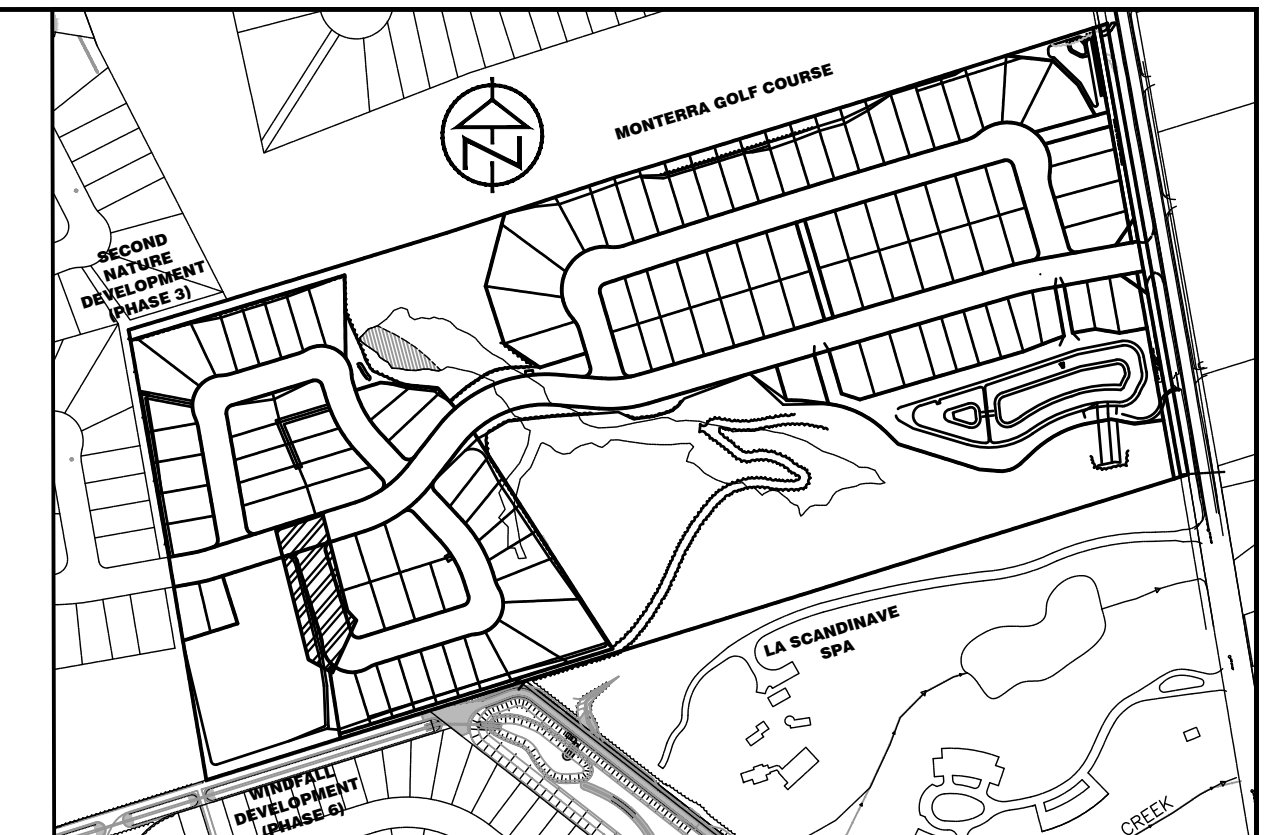
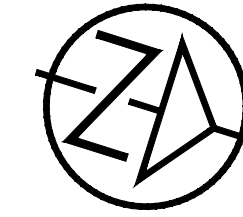
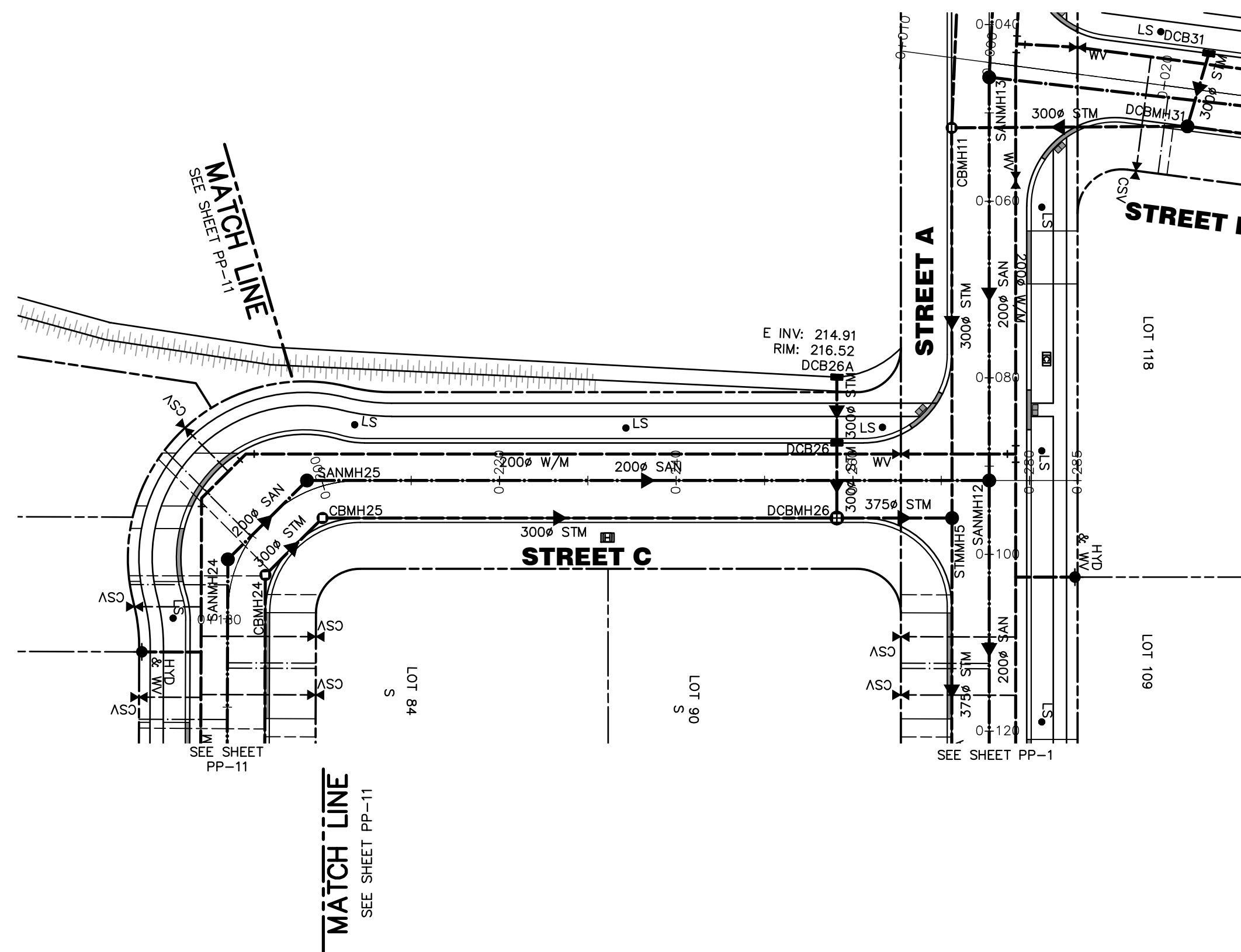
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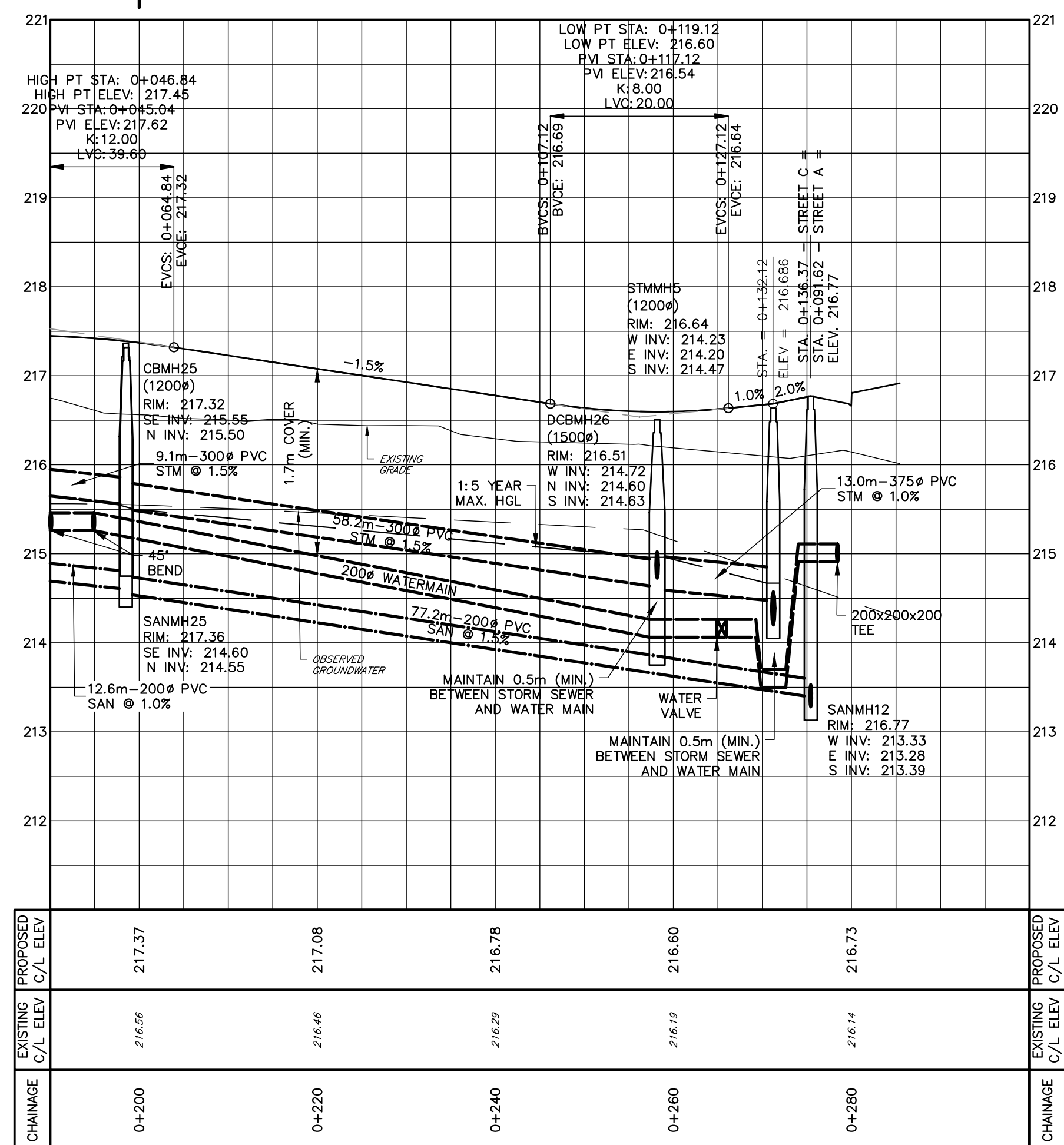
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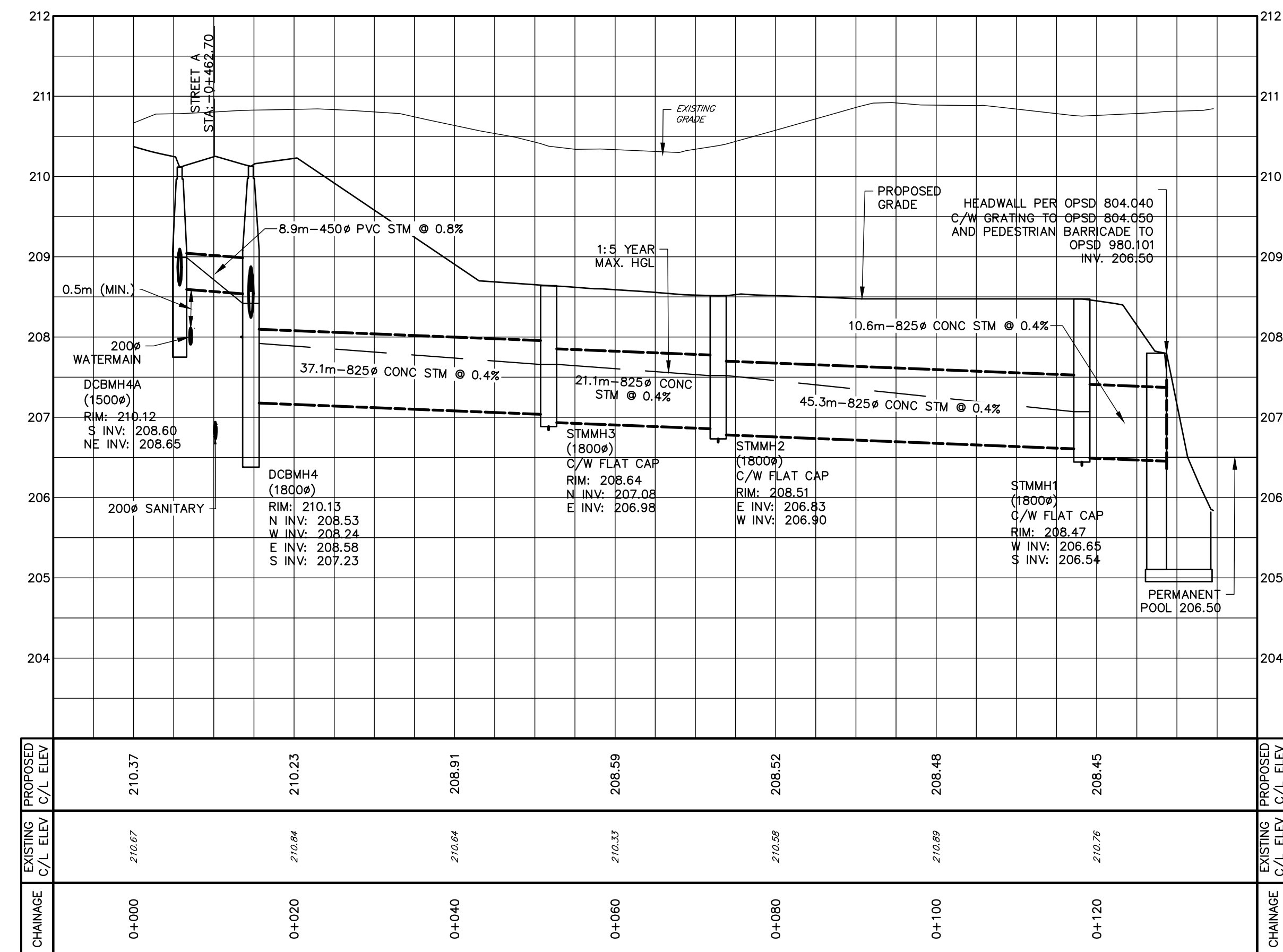
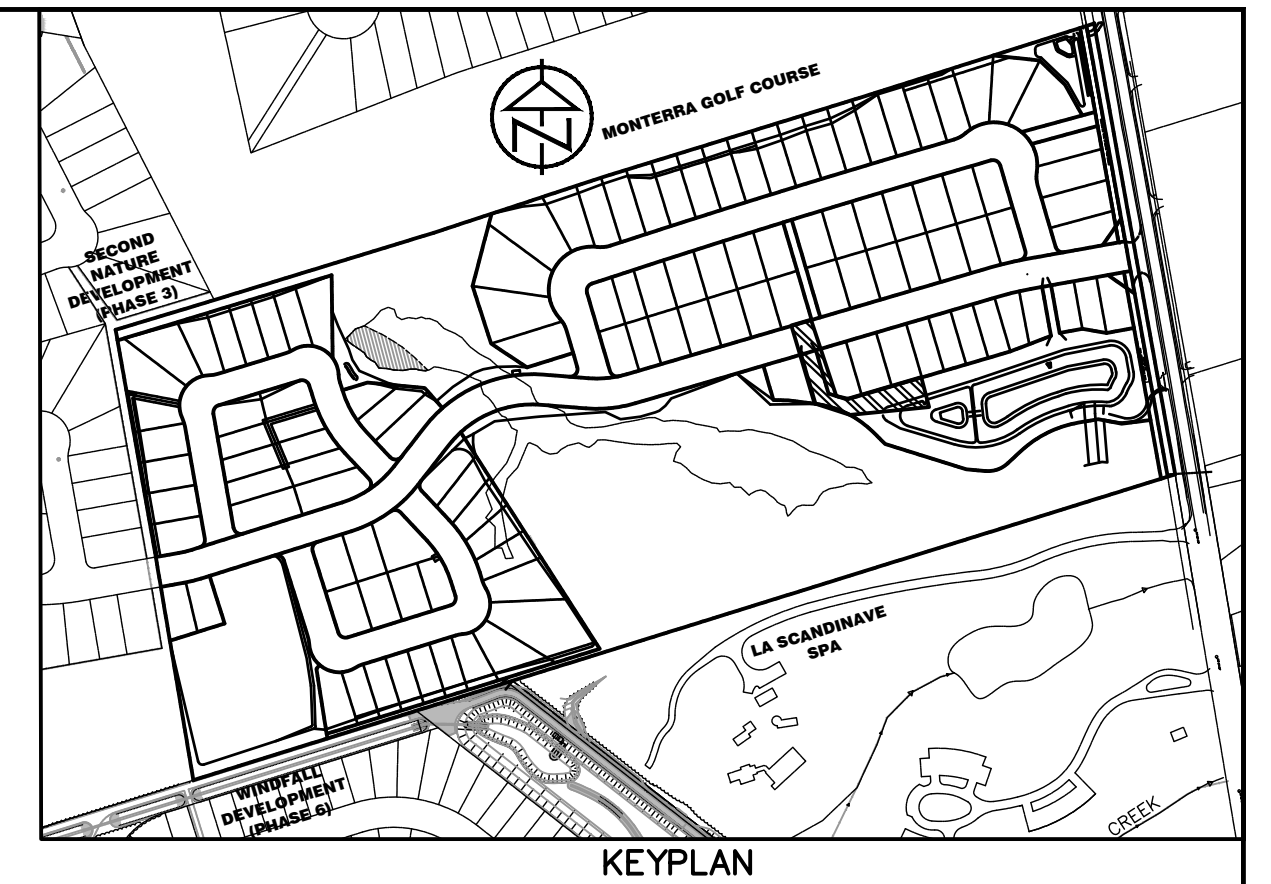
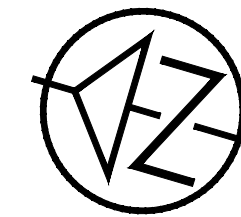
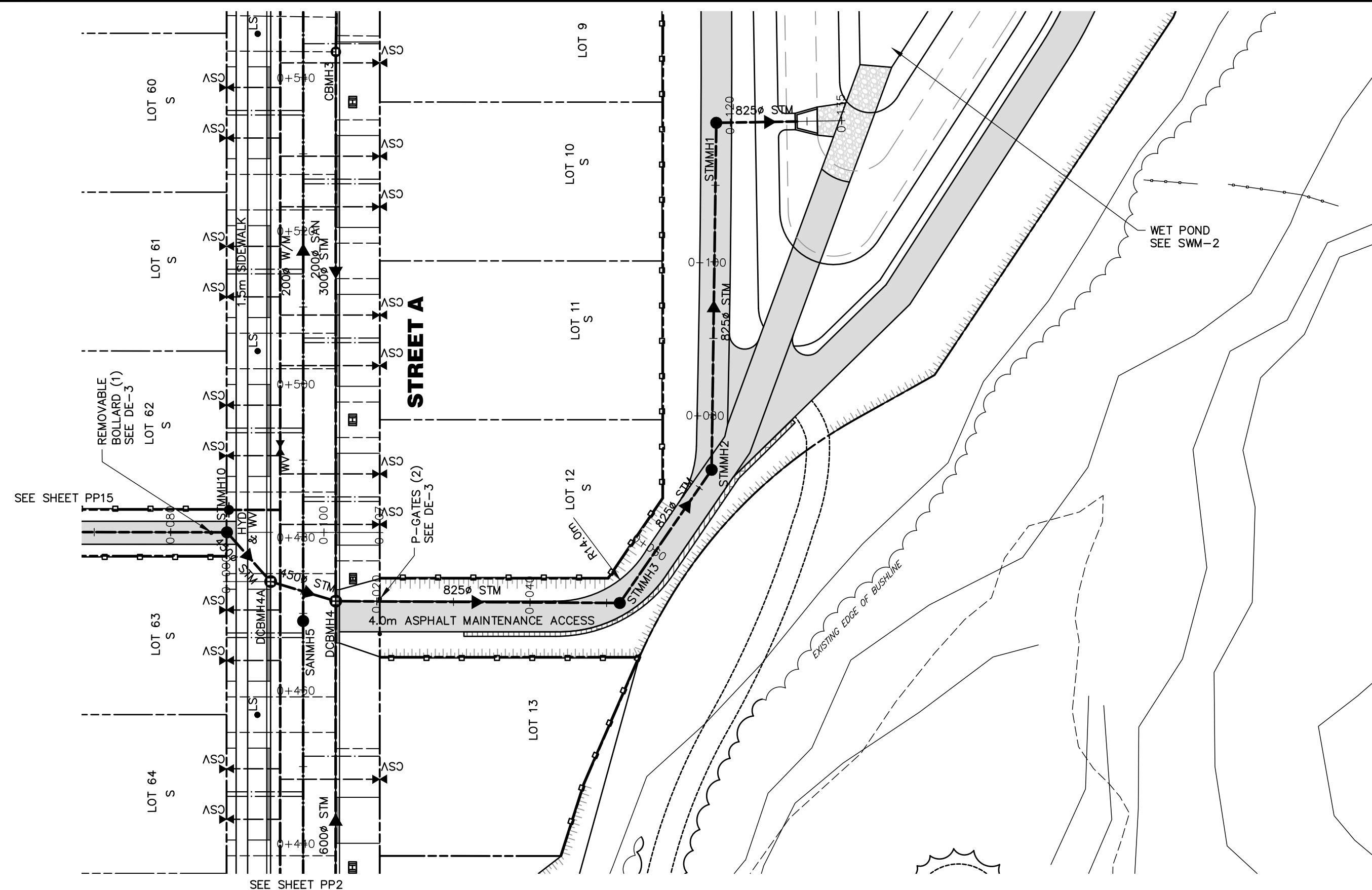
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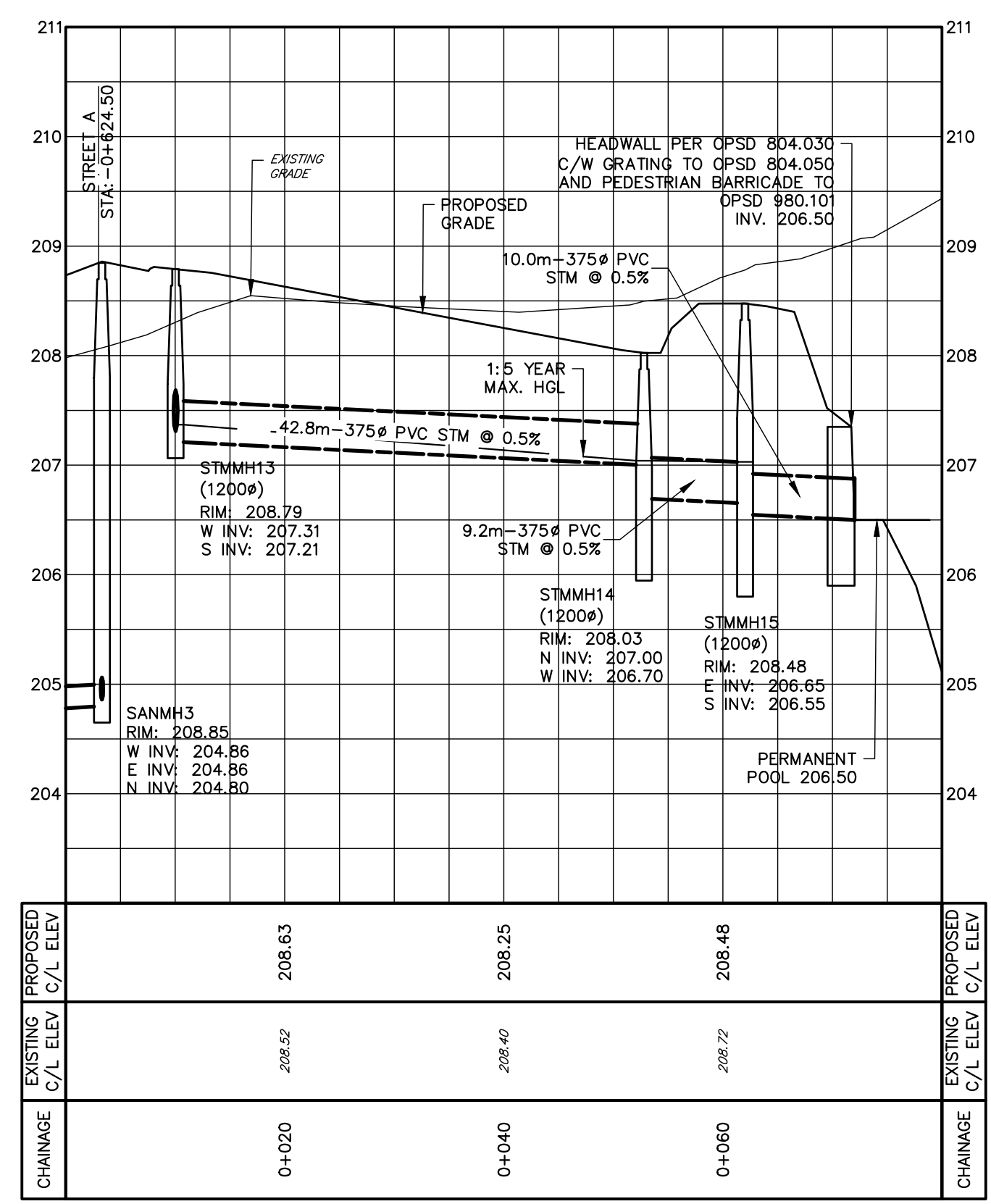
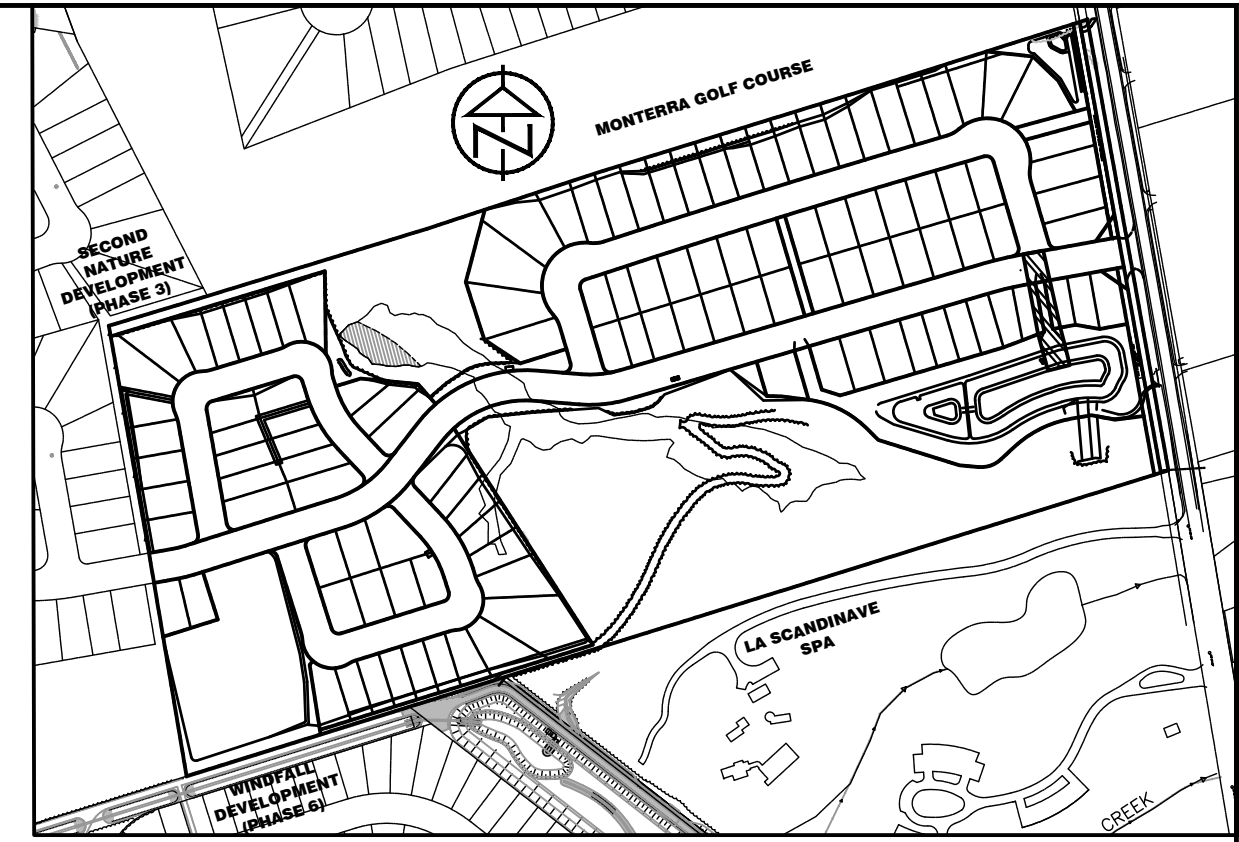
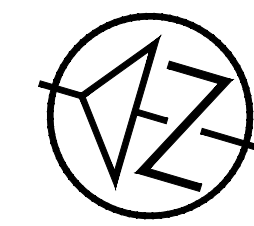
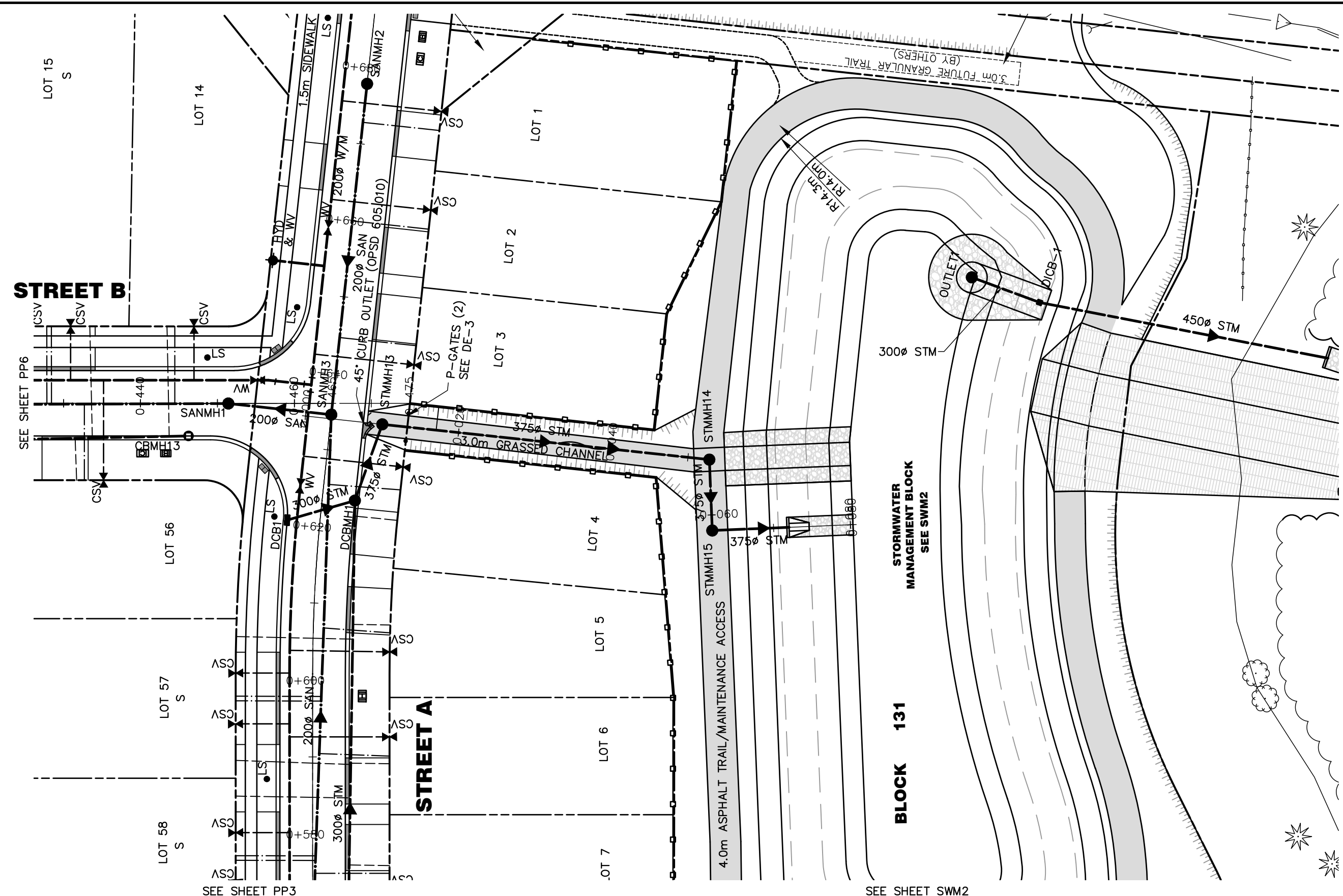
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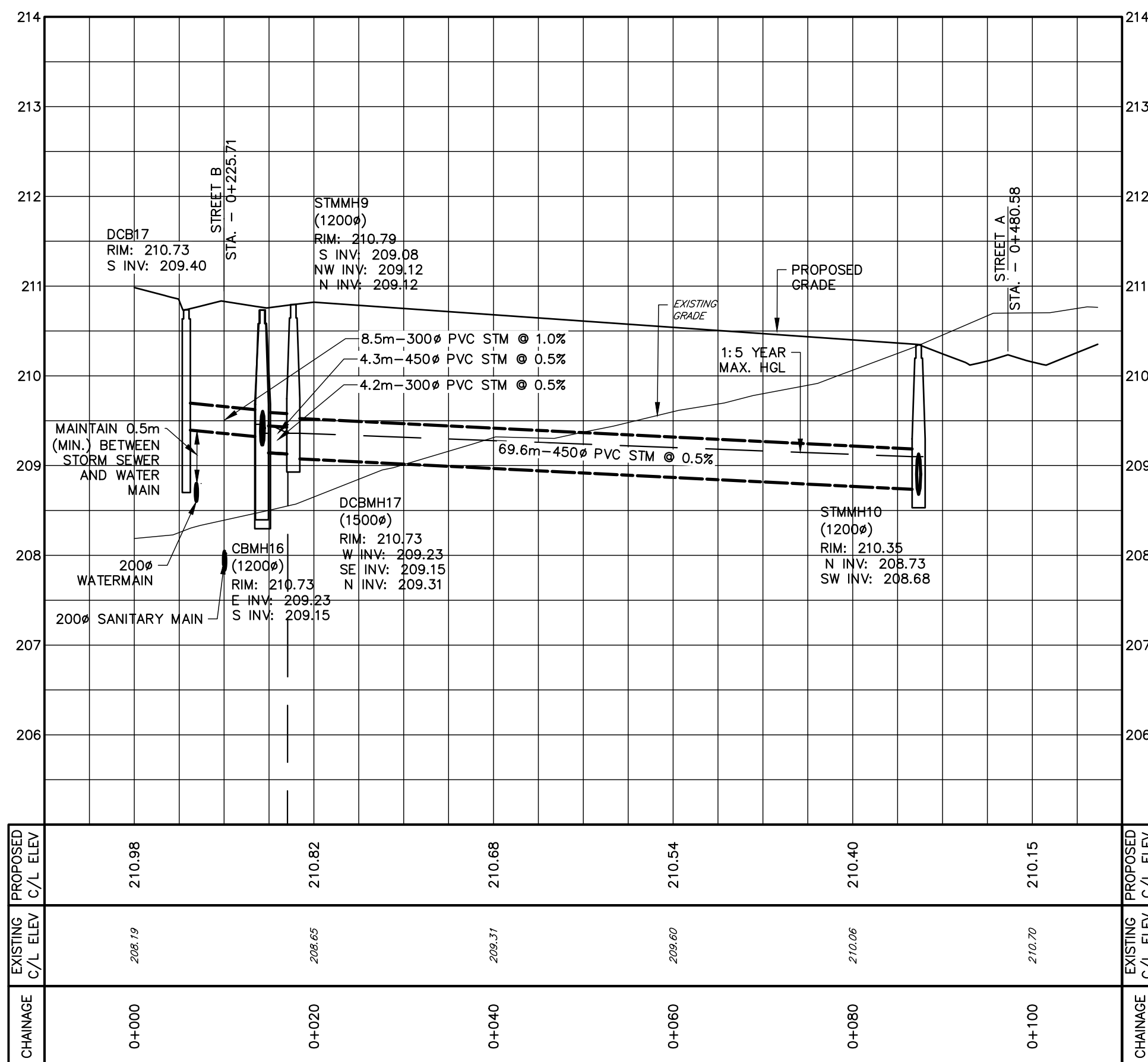
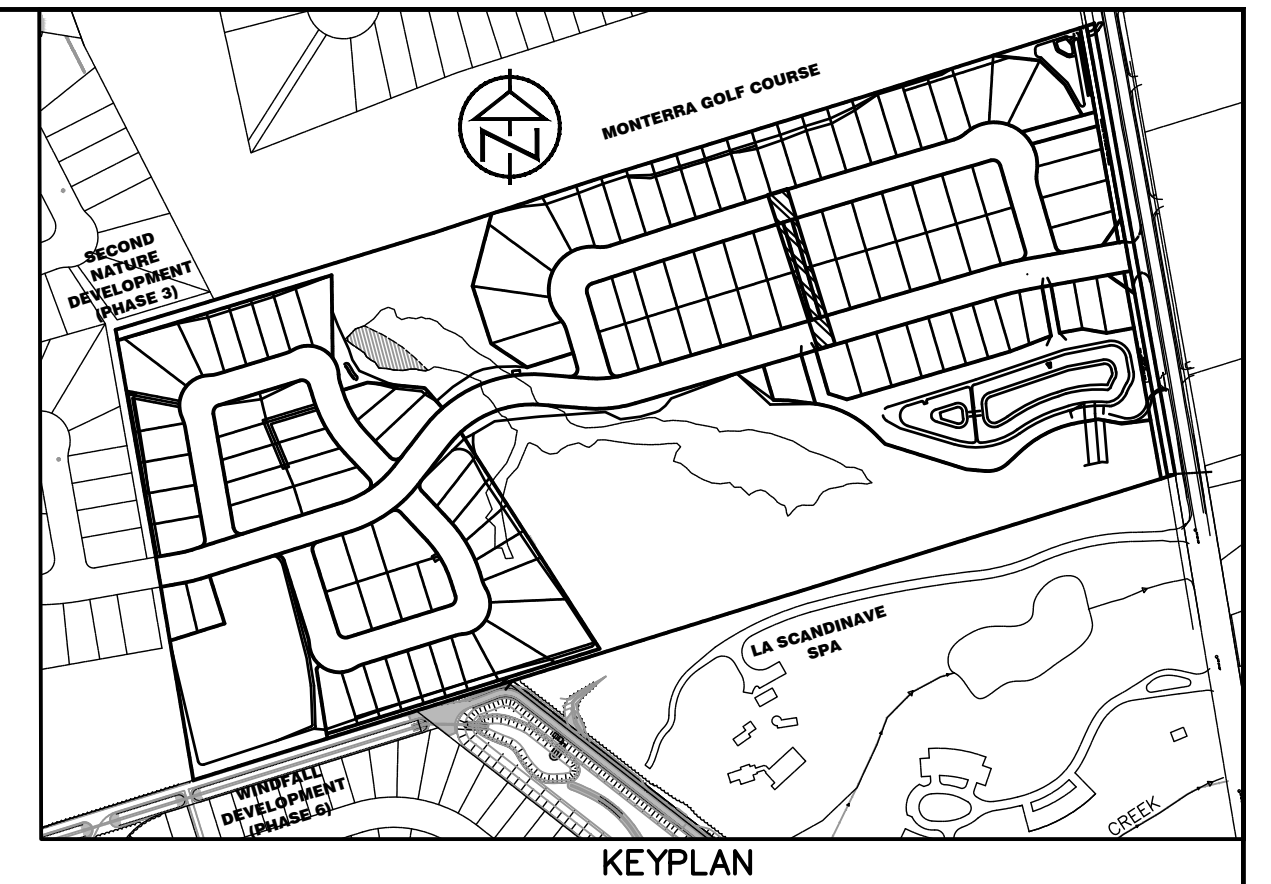
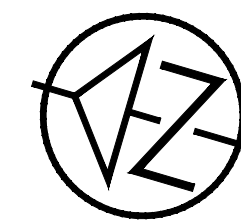
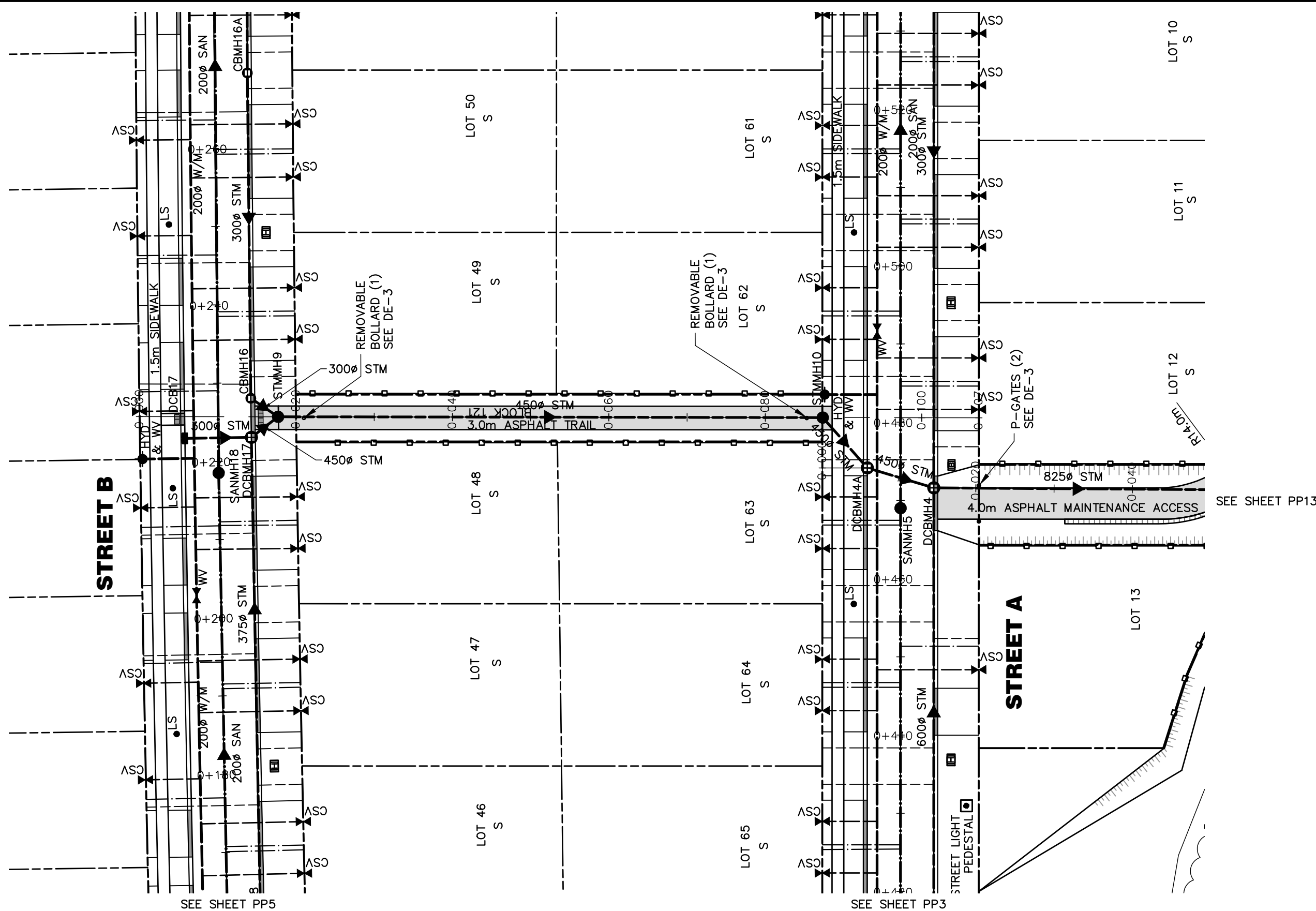
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			3.	3rd SUBMISSION	MAY. 2023				CHECK: JPA/RS	SCALE: 1:500 HORIZ. 1:50 VERT.	



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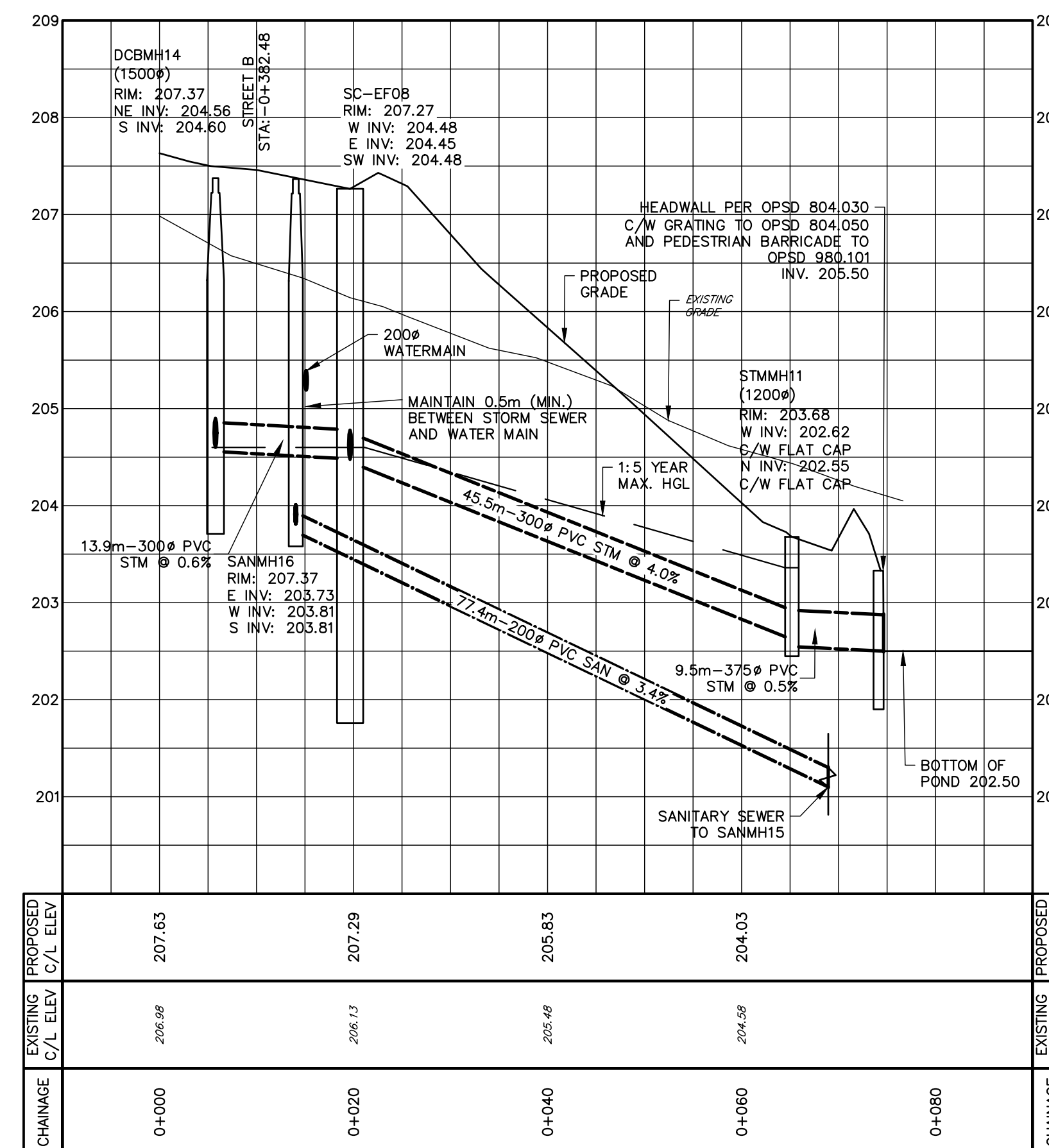
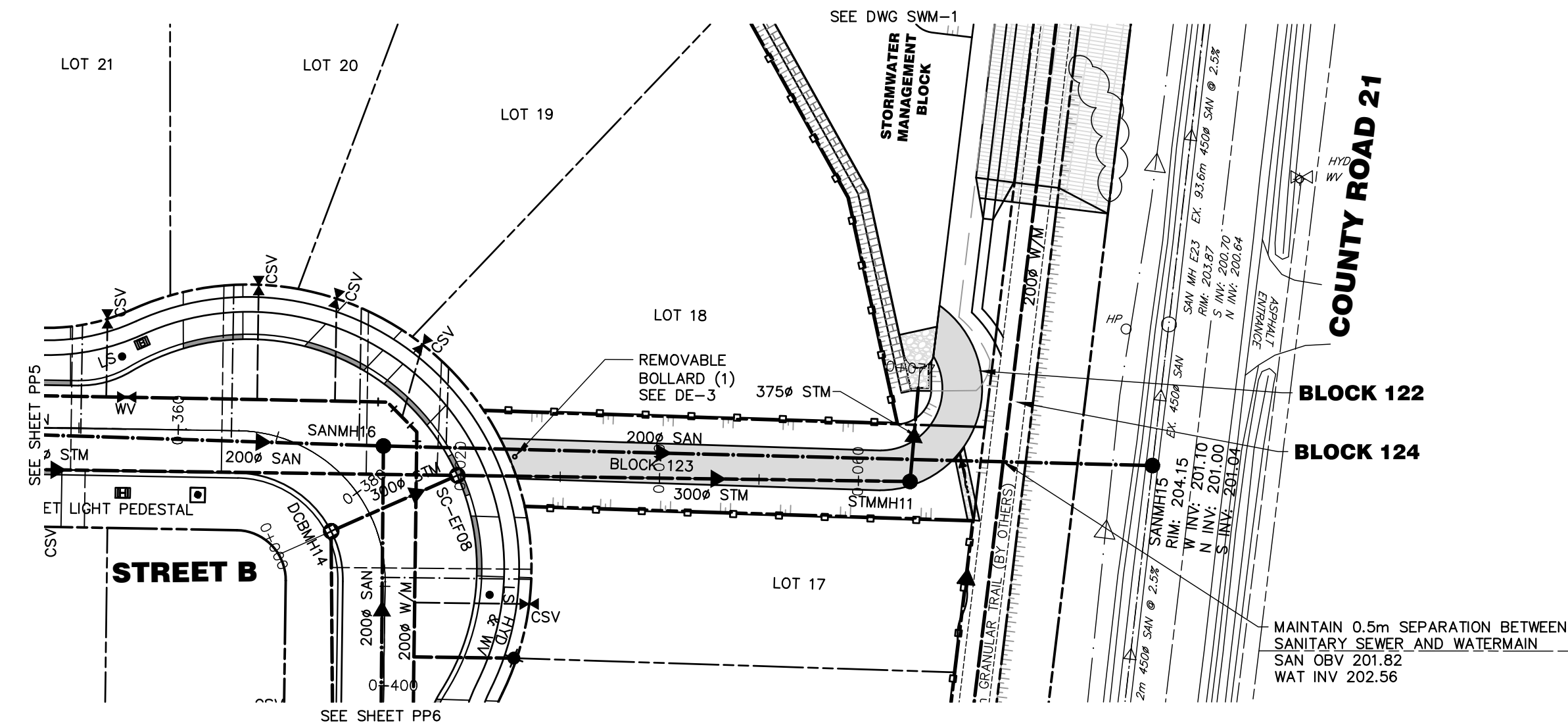
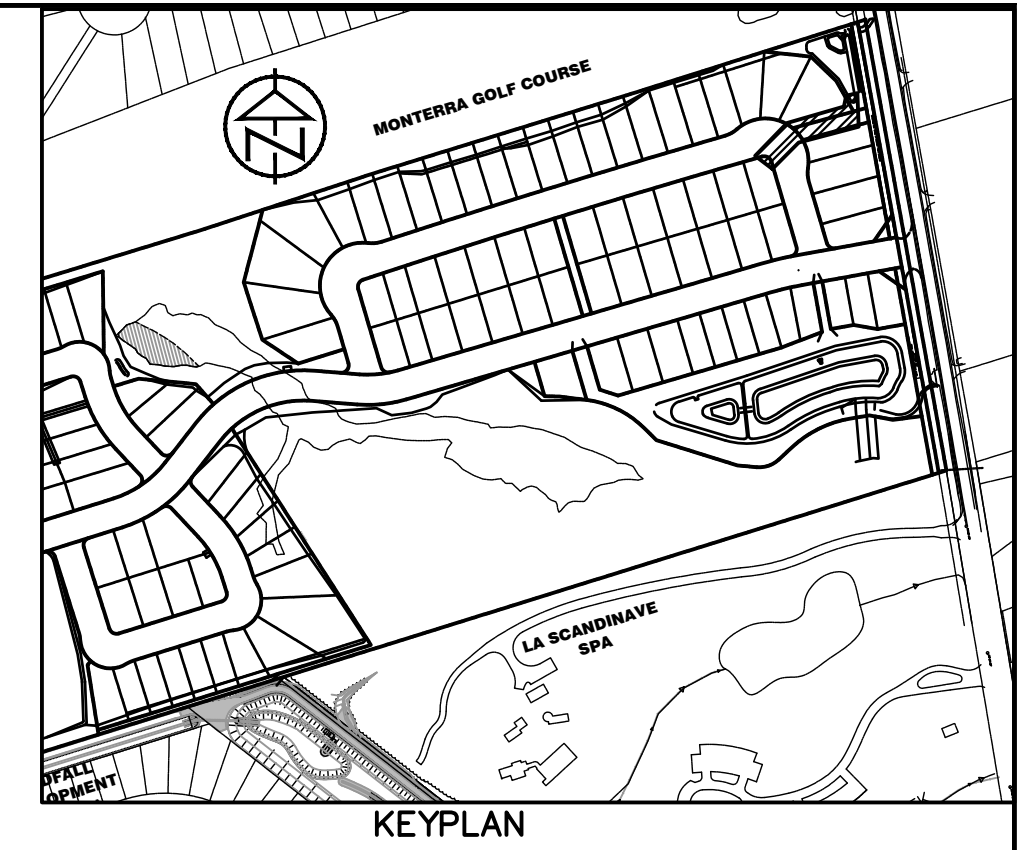
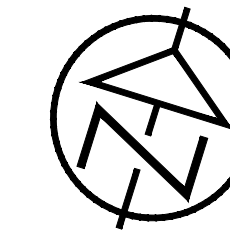
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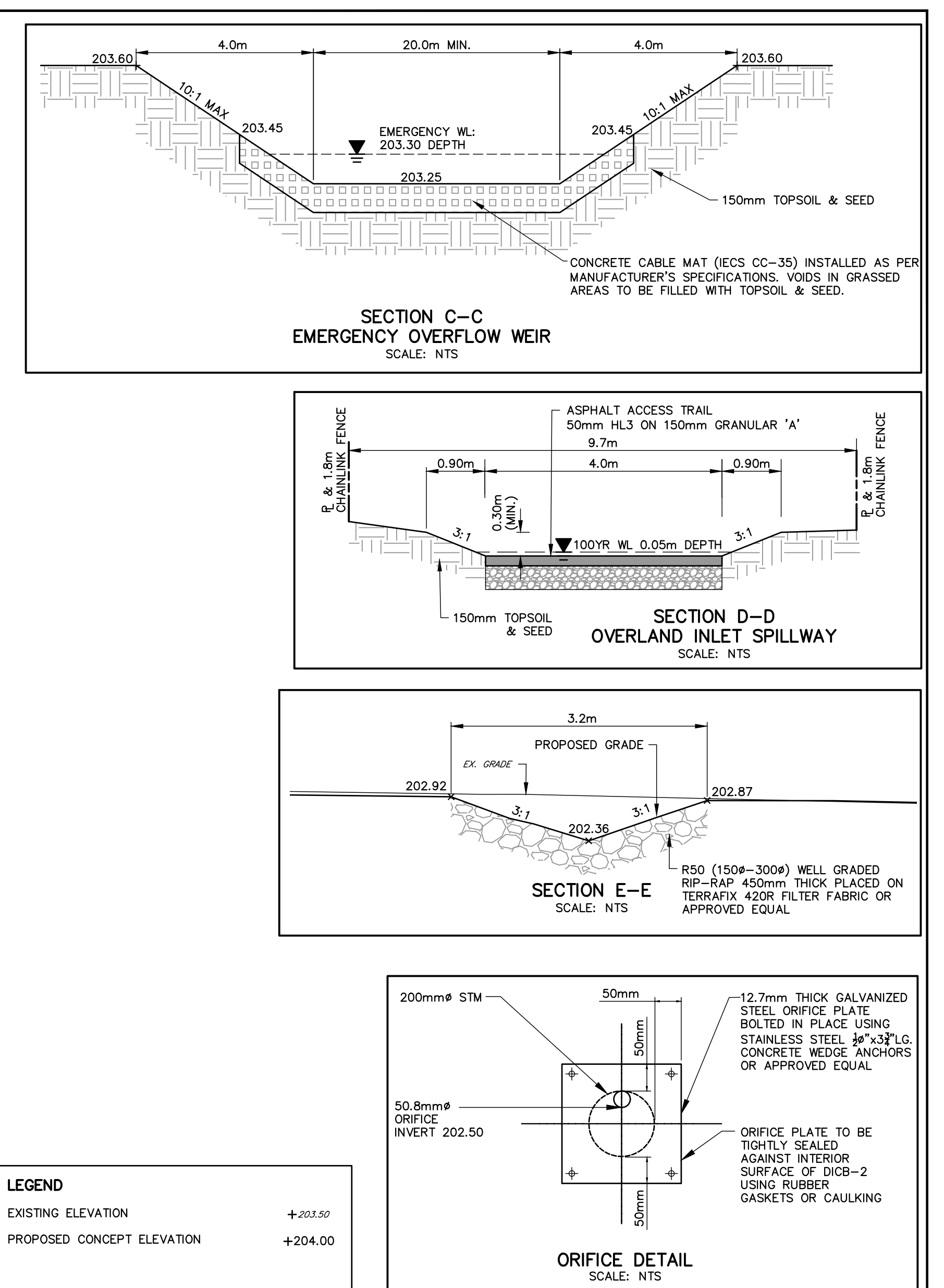
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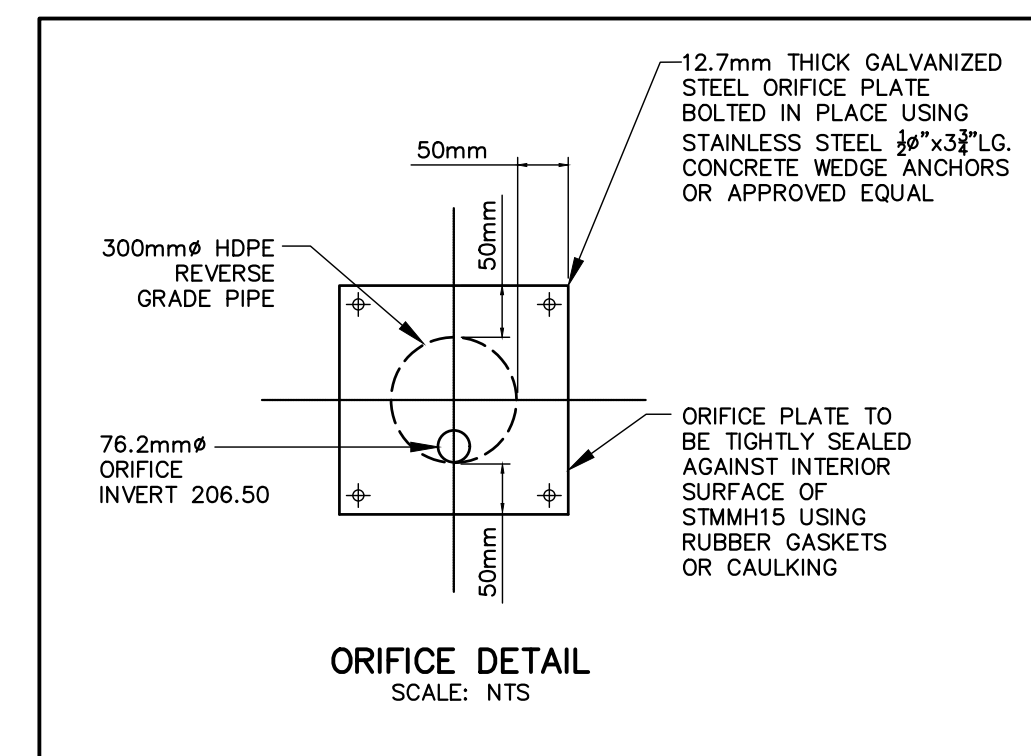
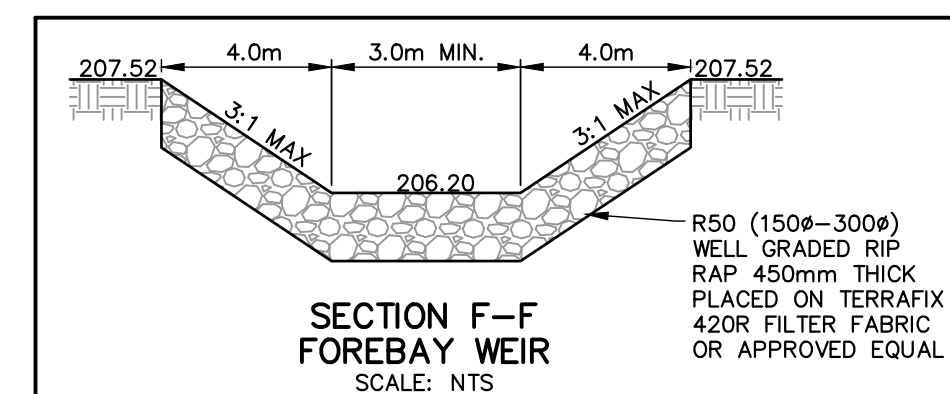
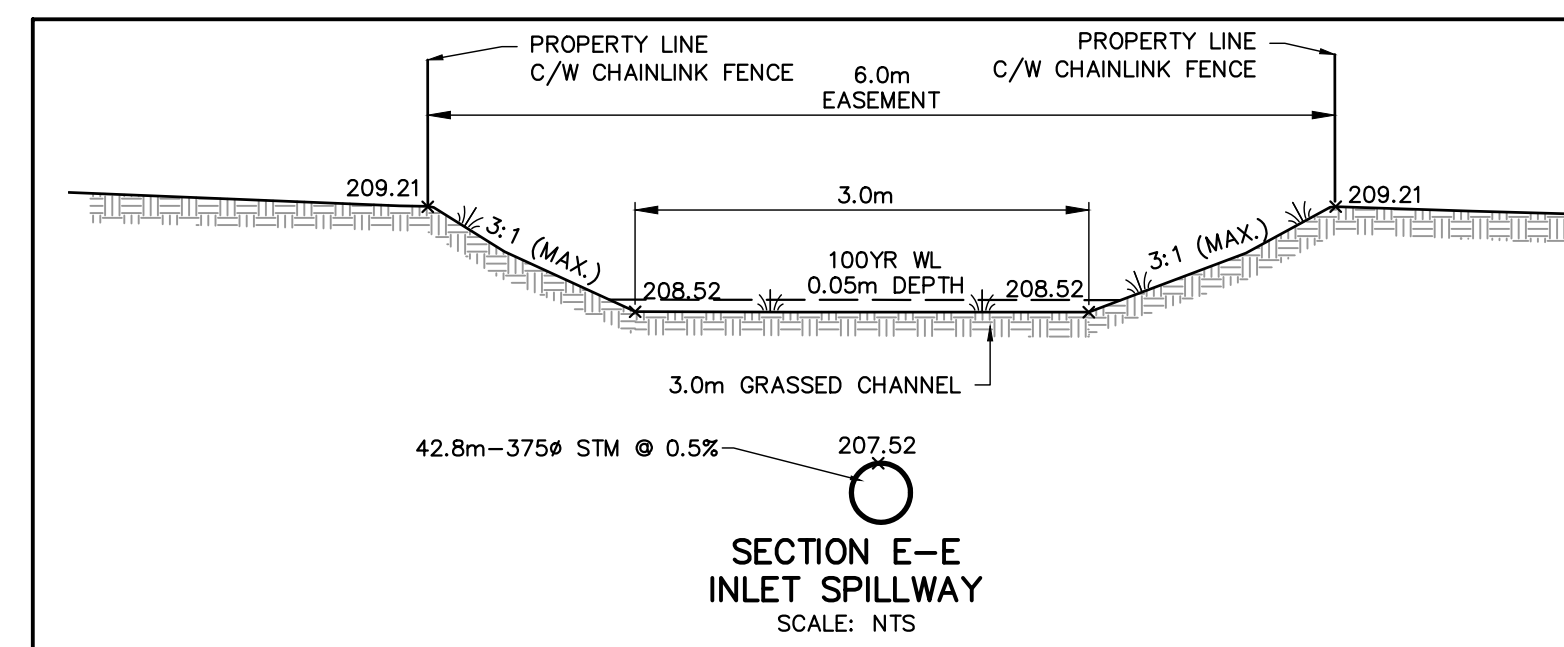
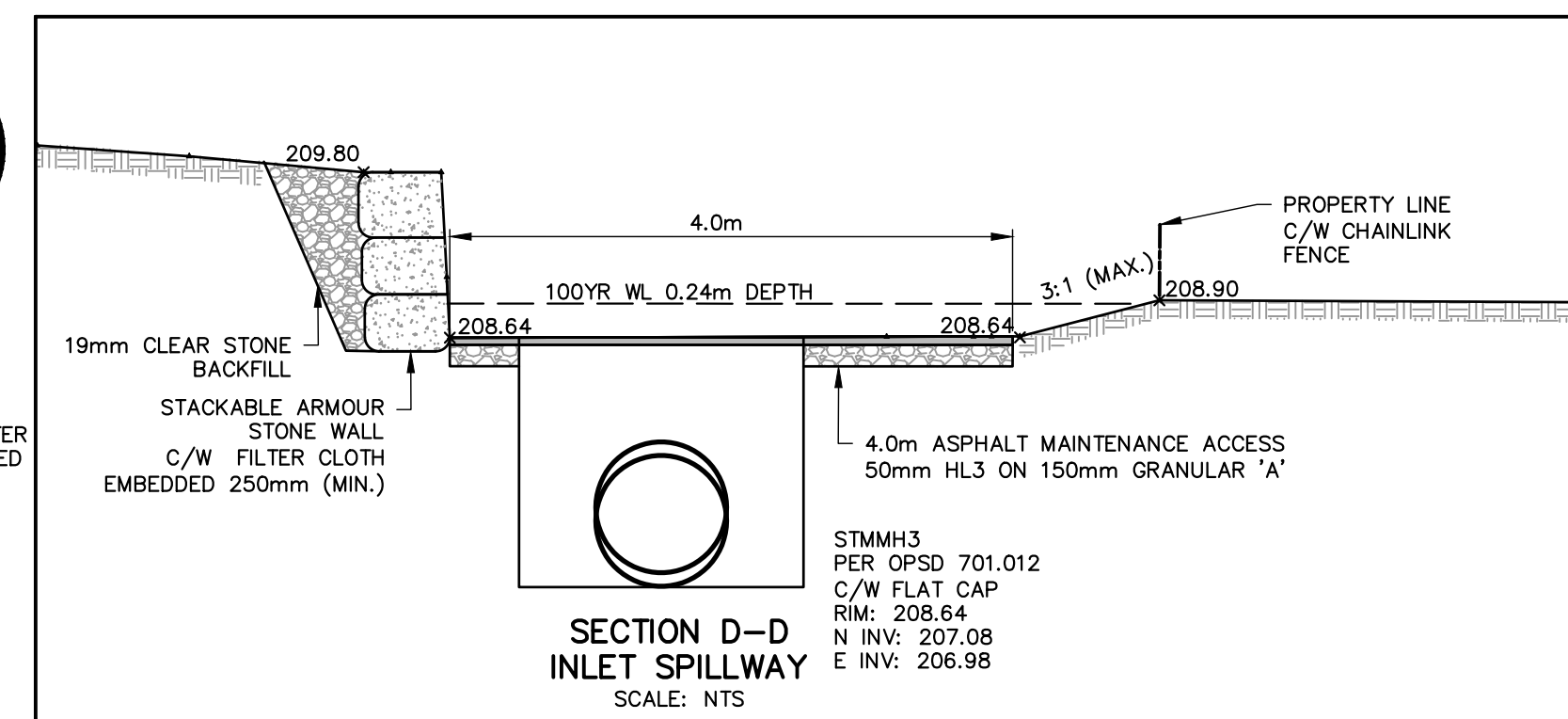
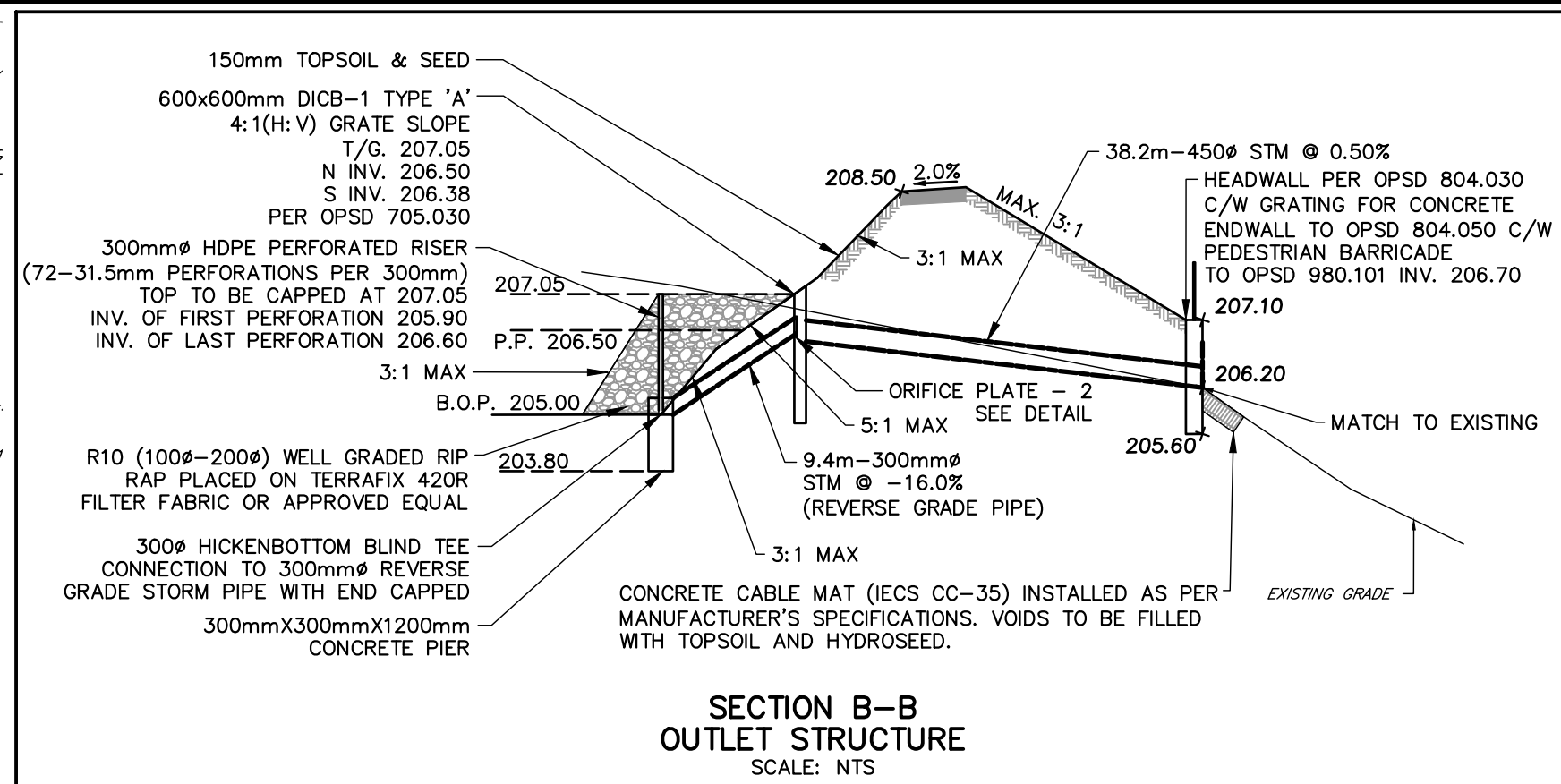
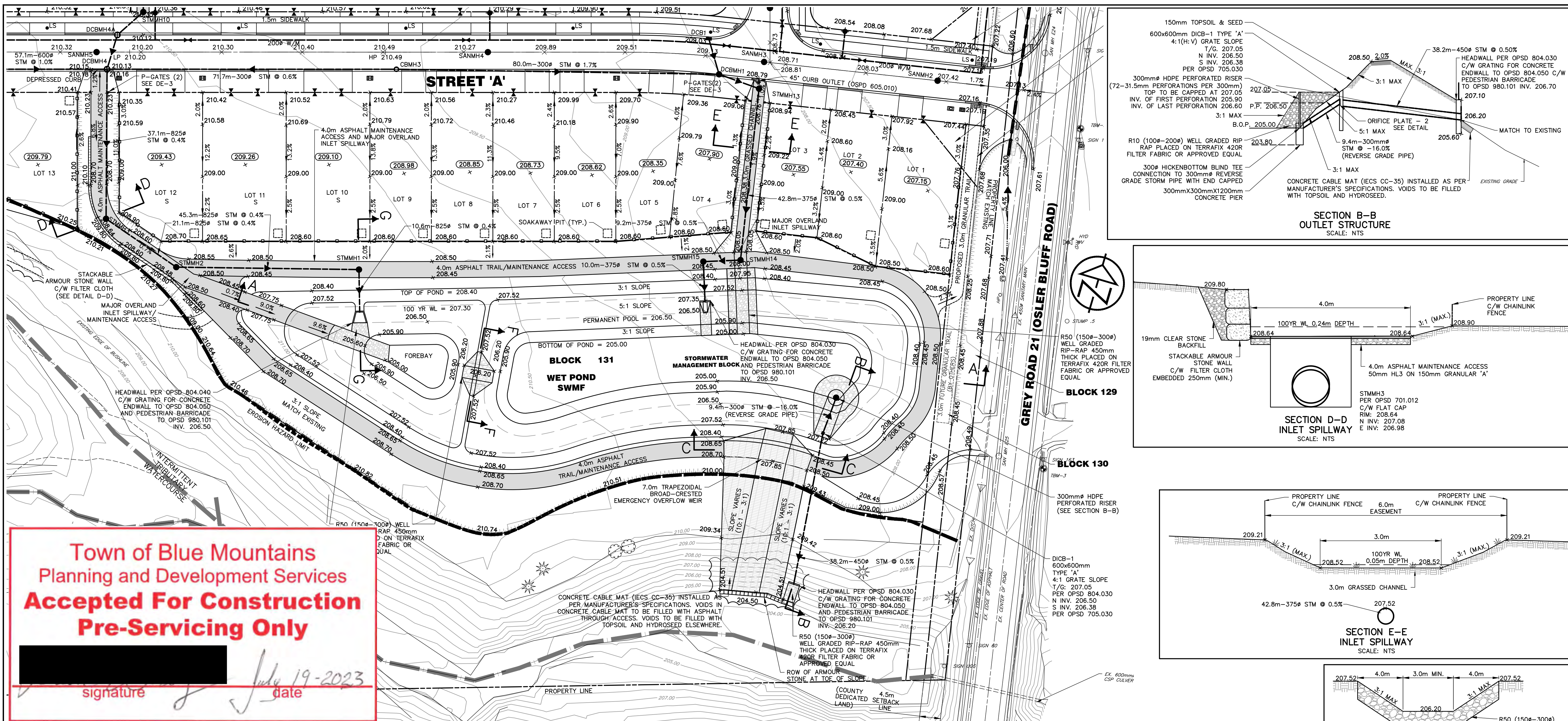
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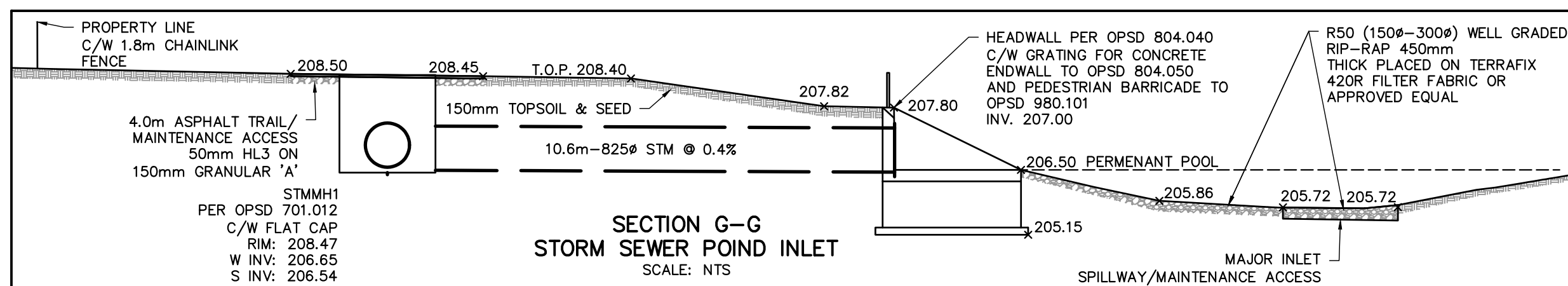
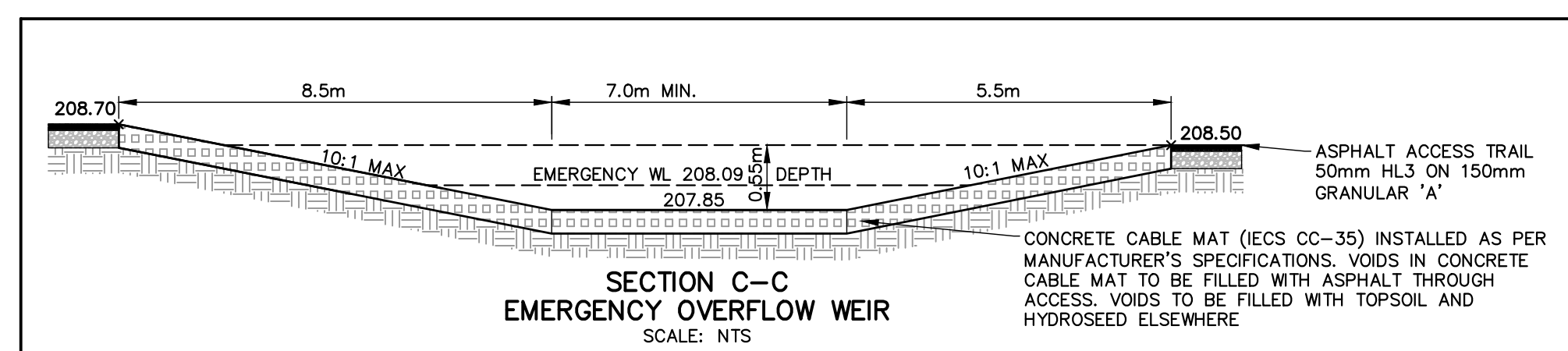
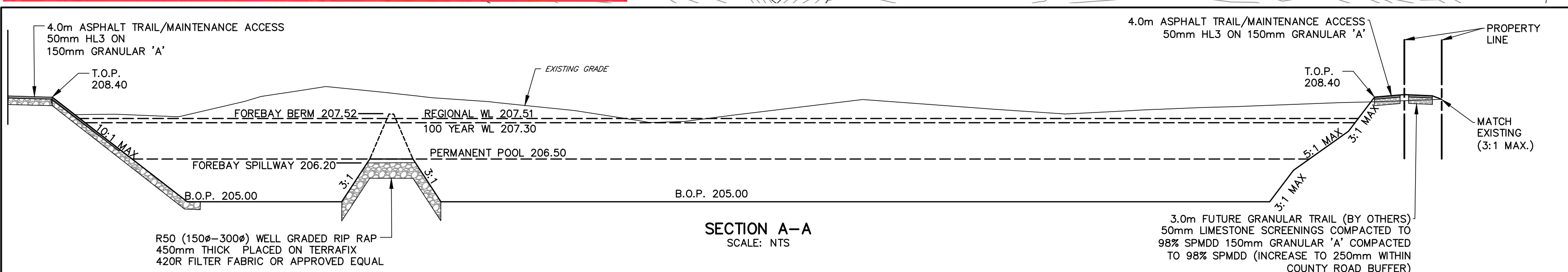
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date

July 19-2023



LEGEND
EXISTING ELEVATION +203.50
PROPOSED CONCEPT ELEVATION +204.00



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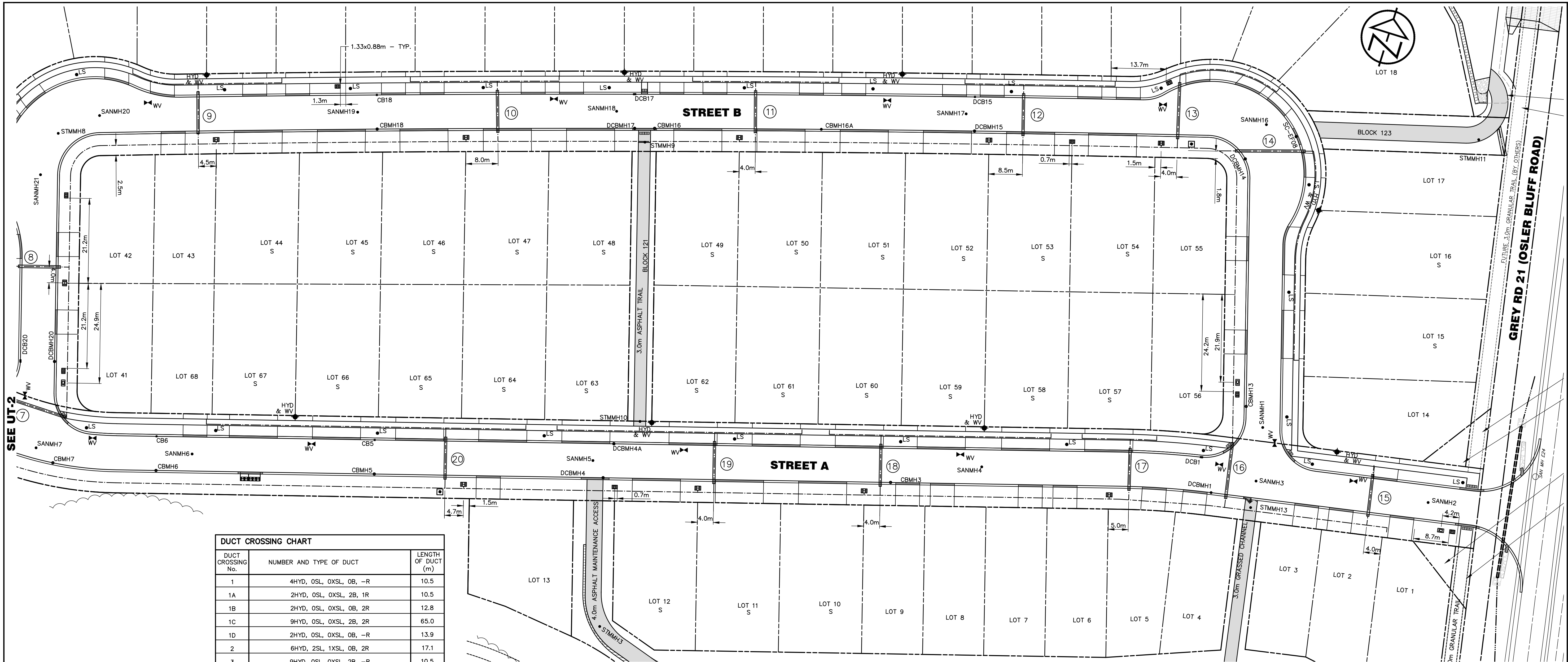
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**BLUE VISTA
TOWN OF THE BLUE MOUNTAINS**

**WET POND SWM
FACILITY PLAN AND DETAILS**

**TATHAM
ENGINEERING**

DESIGN: RD	FILE: 117159	DWG:
DRAWN: RD	DATE: JULY 2022	SWM-2
CHECK: JPA/RS	SCALE: 1:500	




DUCT CROSSING CHART		
DUCT CROSSING No.	NUMBER AND TYPE OF DUCT	LENGTH OF DUCT (m)
1	4HYD, OSL, OXSL, OB, -R	10.5
1A	2HYD, OSL, OXSL, 2B, 1R	10.5
1B	2HYD, OSL, OXSL, OB, 2R	12.8
1C	9HYD, OSL, OXSL, 2B, 2R	65.0
10	2HYD, OSL, OXSL, OB, -R	13.9
2	6HYD, 2SL, 1XSL, OB, 2R	17.1
3	9HYD, OSL, OXSL, 2B, -R	10.5
4	7HYD, 4SL, 2XSL, 2B, -R	10.5
5	5HYD, OSL, OXSL, OB, 1R	10.5
6	4HYD, 2SL, 1XSL, OB, 1R	18.5
7	4HYD, 2SL, 1XSL, OB, 1R	19.1
8	5HYD, OSL, OXSL, OB, 1R	10.5
9	5HYD, OSL, OXSL, 2B, -R	10.5
10	5HYD, OSL, OXSL, OB, -R	10.5
11	5HYD, OSL, OXSL, OB, -R	10.5
12	5HYD, OSL, OXSL, OB, -R	10.5
13	4HYD, 4SL, 2XSL, 2B, -R	14.1
14	6HYD, OSL, OXSL, OB, 2R	17.5
15	2HYD, OSL, OXSL, OB, 1R	10.5
16	4HYD, OSL, OXSL, OB, 3R	14.1
17	3HYD, OSL, OXSL, OB, -R	10.5
18	7HYD, OSL, OXSL, OB, -R	10.5
19	7HYD, OSL, OXSL, OB, -R	10.5
20	10HYD, 4SL, 2XSL, 2B, 1R	10.5
21	4HYD, OSL, OXSL, 2B, 1R	15.1
22	7HYD, OSL, OXSL, 2B, -R	10.5
23	3HYD, OSL, OXSL, OB, -R	15.8
24	8HYD, 4SL, 2XSL, OB, -R	10.5
CROSSINGS		
1HYD	1 PRIMARY DUCT	
1SL	1 STREET LIGHT DUCT	
1XSL	1 SPARE STREET LIGHT DUCT	
1B	1 BELL DUCT	
1R	1 ROGERS DUCT	
1GAS	1 UNION GAS (100 mm PVC GREY, 1.0 m COVER)	

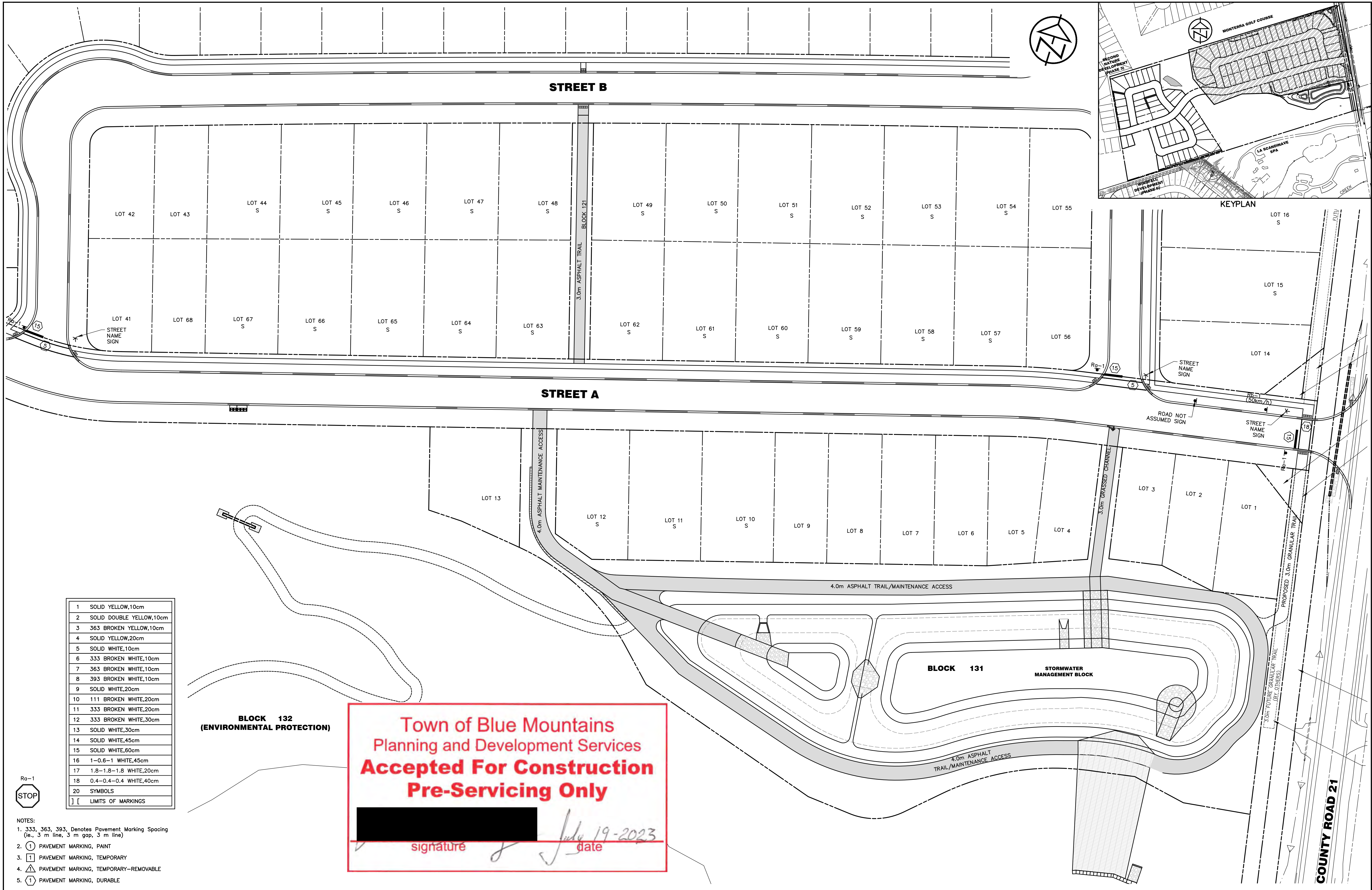
- NOTES**
- THIS PLAN TO BE USED FOR REFERENCE PURPOSES ONLY. SEE PLANS BY UTILITY PROVIDERS FOR CONSTRUCTION DETAILS.
 - REFER TO TYPICAL ROAD CROSS SECTION ON DWG. DE-1 FOR LOCATION OF UTILITIES.
 - SEE PLAN BY ENBRIDGE GAS (PROJ. No. XX-XX-XXX) FOR DETAILS OF GAS SERVICING. (DATED XX/XX/XX)
 - SEE PLAN BY HYDRO ONE FOR DETAILS OF HYDRO SERVICING (DWG No. XXXX-XX-XXX REV. X DATED (XX/XX/XX))
 - SEE PLANS BY BELL CANADA (XXX-XXX) NETWORK # XXXX FOR DETAILS OF BELL SERVICING.
 - SEE PLAN BY ROGERS COMMUNICATIONS PARTNERSHIP DRAWING No. S222773.C1,REV.0 & S230029.C1,REV.0 FOR DETAILS OF CABLE T.V. SERVICING. (DATED FEB 21, 2023)
 - SEE STREETLIGHT PLANS BY TATHAM ENGINEERING FOR DETAILS OF THE STREET LIGHT SERVICING. (DATED NOV. 2022)

LEGEND	
EXISTING UTILITY TRENCH	---
EXISTING GAS MAIN	---
EXISTING BELL MAINTENANCE HOLE	○ BELL MH
EXISTING BELL MARKER	⊕ BELL
EXISTING HYDRO POLE	○ HP
EXISTING HYDRO GUY WIRE	—
EXISTING GAS MAIN MARKER	⊕ GAS
PROPOSED HYDRO TRANSFORMER	⊕
PROPOSED HYDRO SWITCHGEAR	⊕
EXISTING HYDRO SWITCHING VAULT	⊕ SWITCH VAULT
EXISTING HYDRO METER	⊕
EXISTING LIGHT STANDARD	○ LS
PROPOSED LIGHT STANDARD	● LS
PROPOSED STREET LIGHT PEDESTAL	⊕
PROPOSED ROGERS PEDESTAL	⊕
PROPOSED ROGERS GRADE LEVEL VAULT	⊕
PROPOSED BELL PEDESTAL	⊕
PROPOSED BELL GRADE LEVEL BOX	⊕
PROPOSED UTILITY TRENCH	---
PROPOSED UTILITY DUCT CROSSING	---
PROPOSED STREET LIGHT DUCT CROSSING	---
PROPOSED DUCT CROSSING REFERENCE NUMBER	①
PROPOSED GAS MAIN	---
PROPOSED MAIL BOX AND PAD	⊕
SEMI-DETACHED UNIT	S

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			No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP													
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DESIGN: RD	FILE: 117159	DWG:																	
DRAWN: RD	DATE: JULY 2022	UT-1																	
CHECK: JPA/RS	SCALE: 1:500																		



1	SOLID YELLOW,10cm
2	SOLID DOUBLE YELLOW,10cm
3	363 BROKEN YELLOW,10cm
4	SOLID YELLOW,20cm
5	SOLID WHITE,10cm
6	333 BROKEN WHITE,10cm
7	363 BROKEN WHITE,10cm
8	393 BROKEN WHITE,10cm
9	SOLID WHITE,20cm
10	111 BROKEN WHITE,20cm
11	333 BROKEN WHITE,20cm
12	333 BROKEN WHITE,30cm
13	SOLID WHITE,30cm
14	SOLID WHITE,45cm
15	SOLID WHITE,60cm
16	1-0.6-1 WHITE,45cm
17	1.8-1.8-1.8 WHITE,20cm
18	0.4-0.4-0.4 WHITE,40cm
20	SYMBOLS
1	LIMITS OF MARKINGS

- NOTES:
1. 333, 363, 393, Denotes Pavement Marking Spacing (ie., 3 m line, 3 m gap, 3 m line)
 2. ① PAVEMENT MARKING, PAINT
 3. ① PAVEMENT MARKING, TEMPORARY
 4. ⚠ PAVEMENT MARKING, TEMPORARY-REMOVABLE
 5. ① PAVEMENT MARKING, DURABLE


BLOCK 132
(ENVIRONMENTAL PROTECTION)

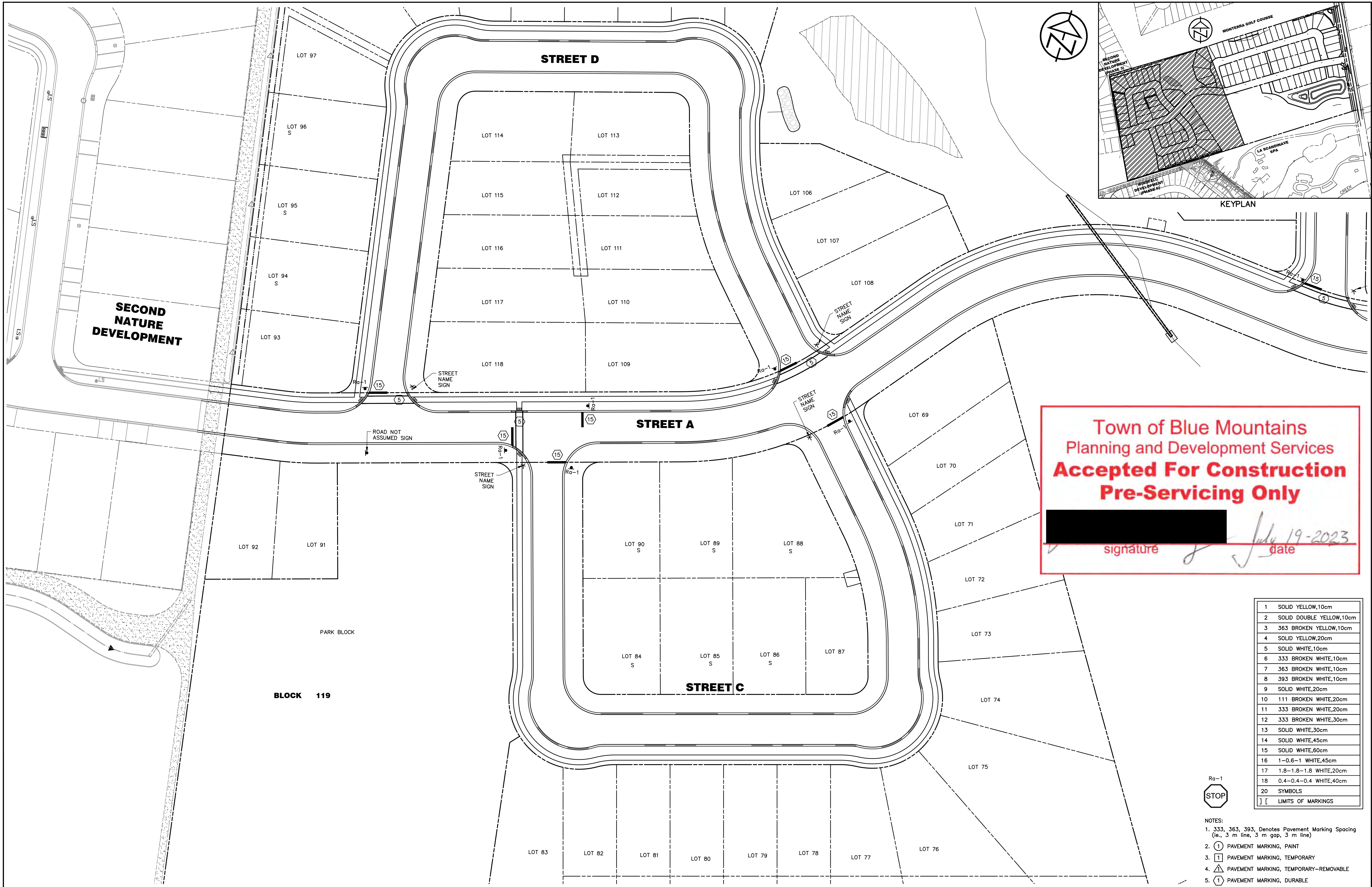
Town of Blue Mountains
Planning and Development Services
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signature

July 19-2023

date

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			1.	1st SUBMISSION	JULY 2022				
			2.	2nd SUBMISSION	DEC. 2022				
			3.	3rd SUBMISSION	MAY. 2023				



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signature [redacted] date July 19-2023

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BENCHMARKS

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NAIL SPIKE IN HYDROPOLE ON EAST SIDE OF OSLER BLUFFS RD, NORTH OF DRIVEWAY ENTRANCE TO #185.

TBM#2 - ELEVATION 207.35
NAIL SPIKE IN HYDROPOLE ON EAST SIDE OF OSLER BLUFFS RD, SOUTH OF DRIVEWAY ENTRANCE TO #171.

TBM#3 - ELEVATION 208.07
NAIL SPIKE IN HYDROPOLE ON EAST SIDE OF OSLER BLUFFS RD, SOUTH OF DRIVEWAY ENTRANCE TO #163.

TBM#4 - ELEVATION 215.48
TOP OF SIB ON NORTH WEST PROPERTY CORNER.

NOTES

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**BLUE VISTA
TOWN OF THE BLUE MOUNTAINS**

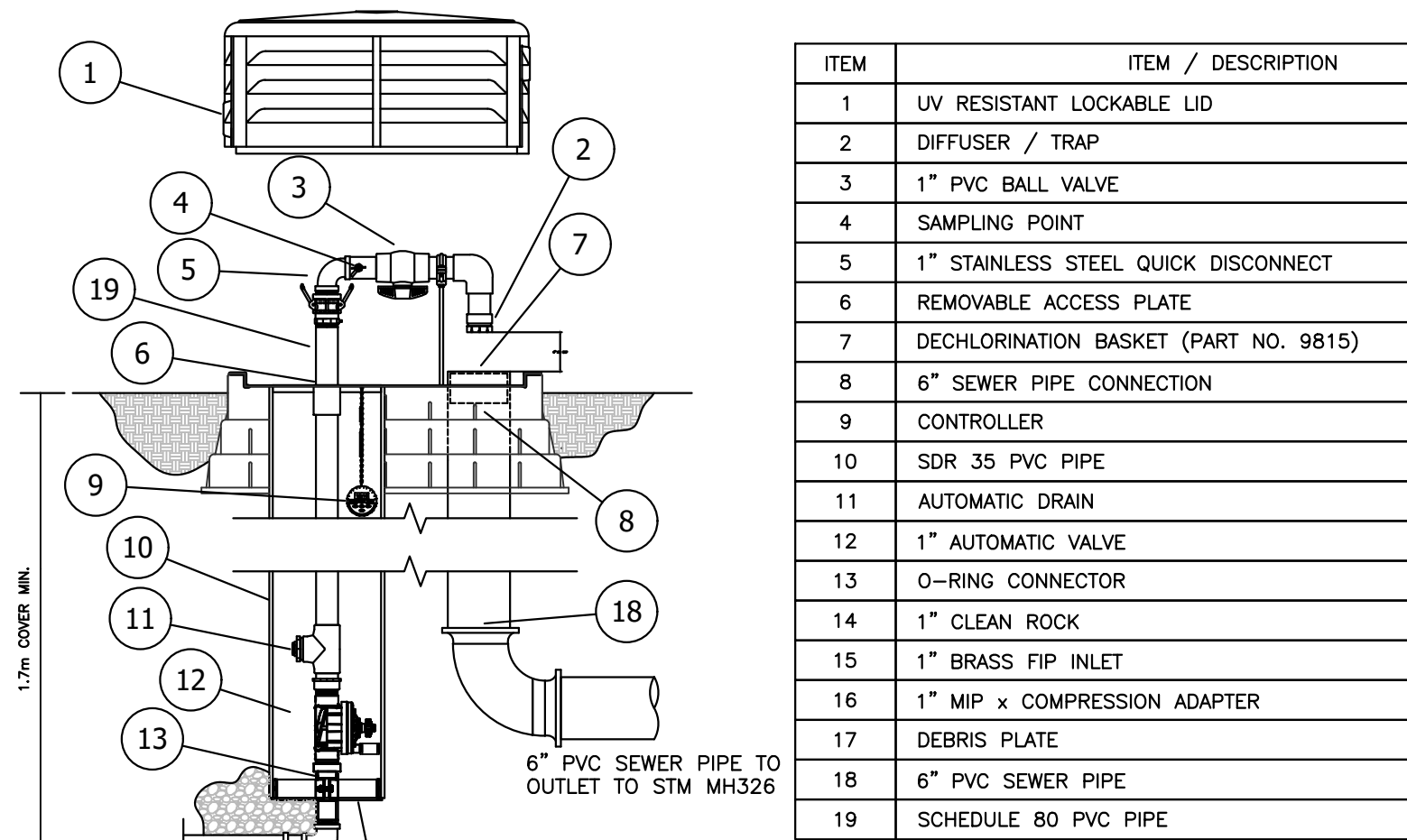
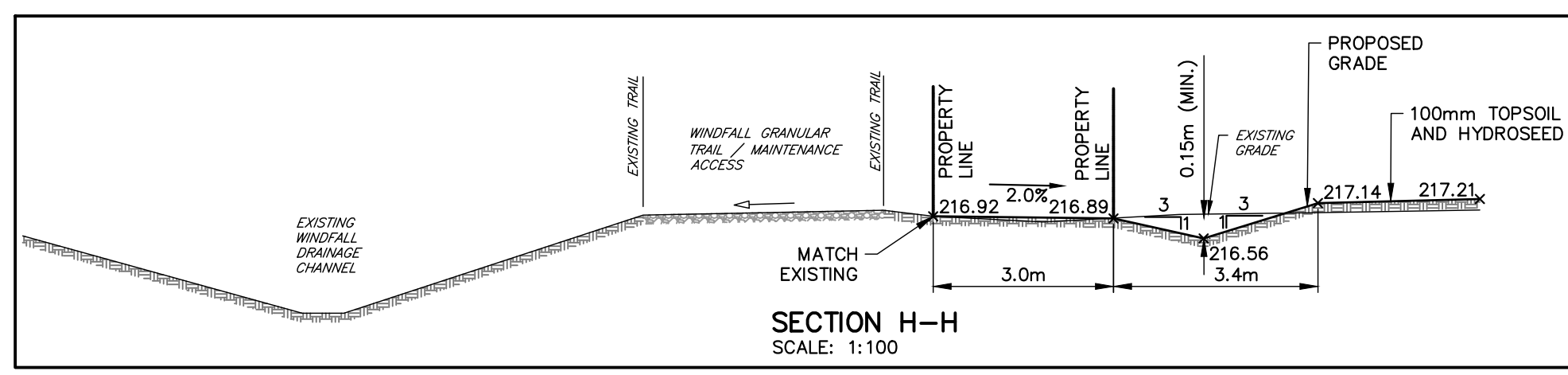
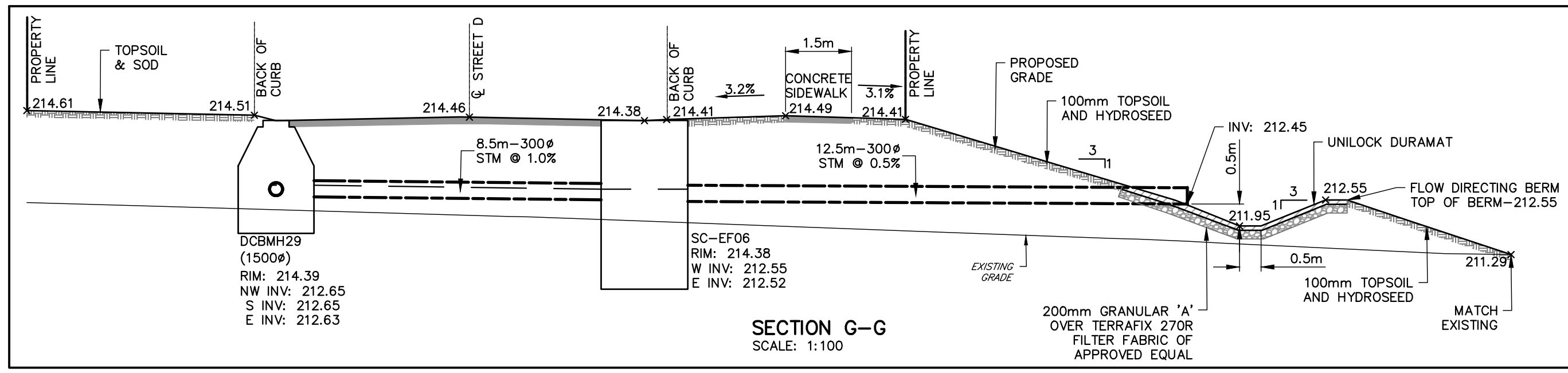
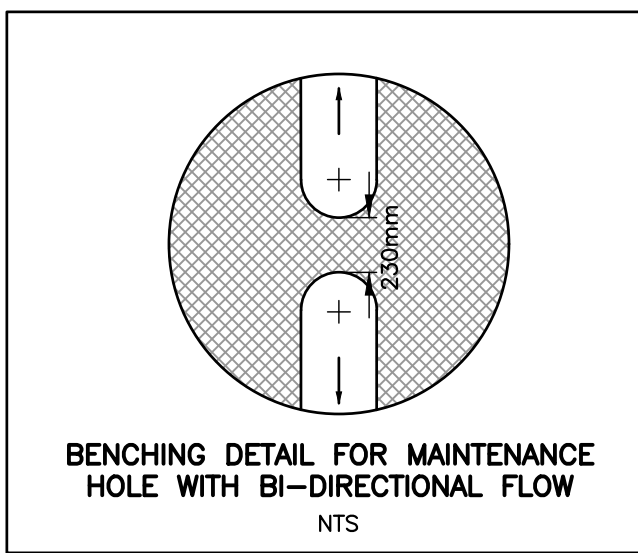
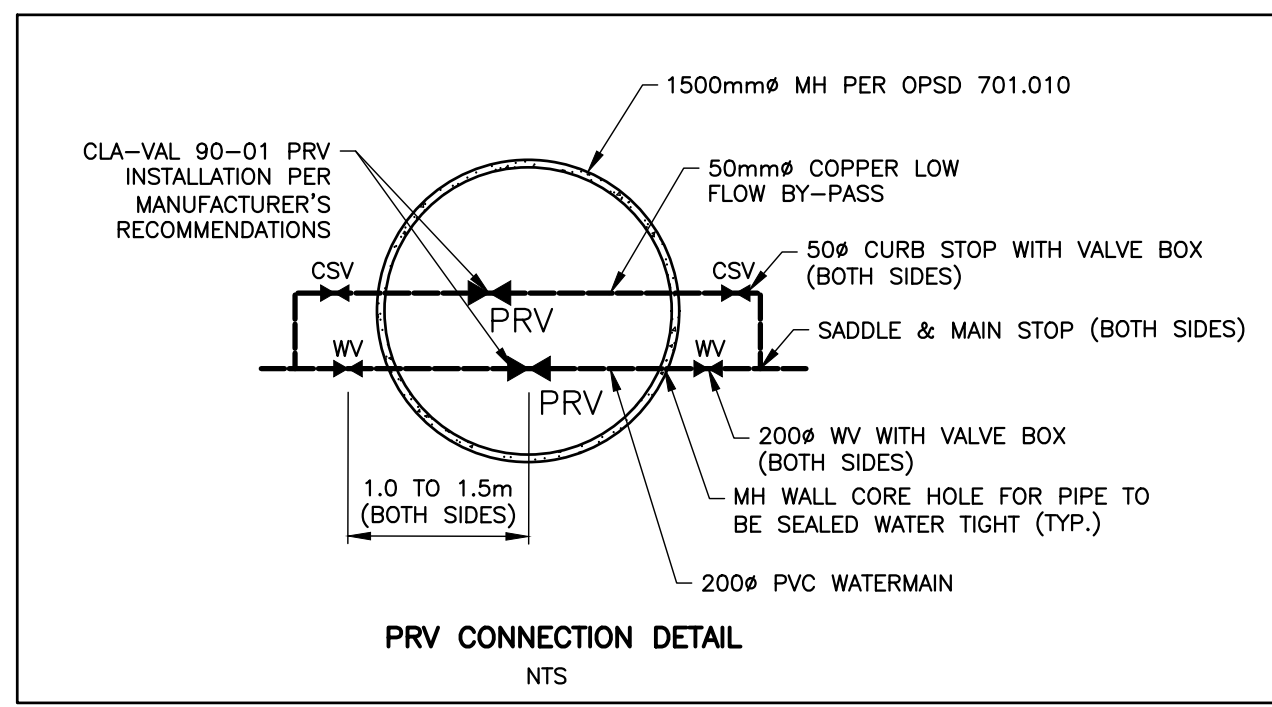
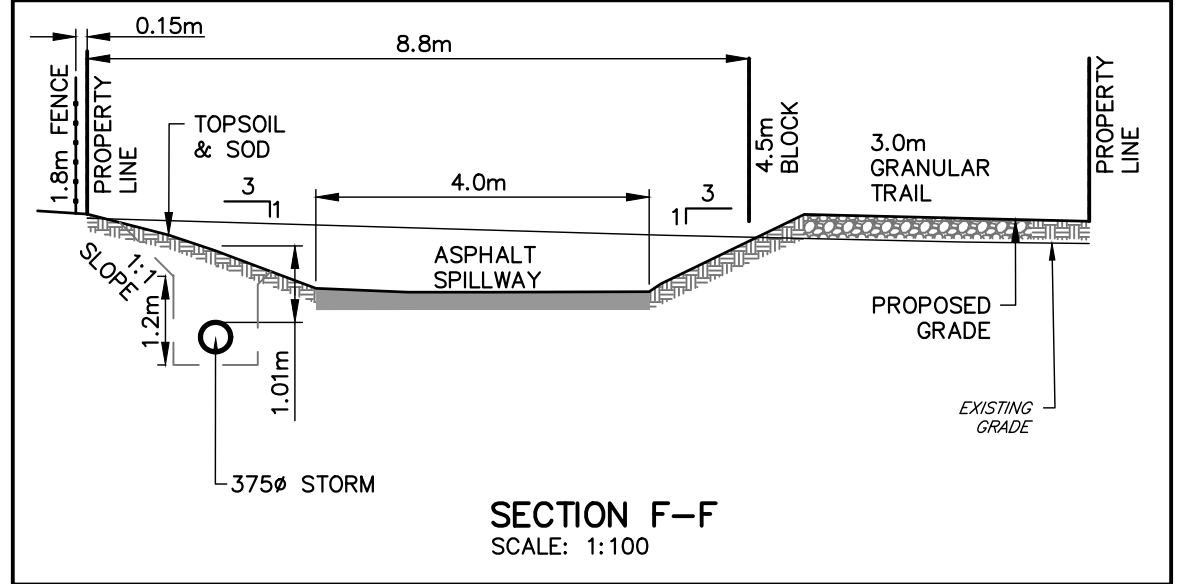
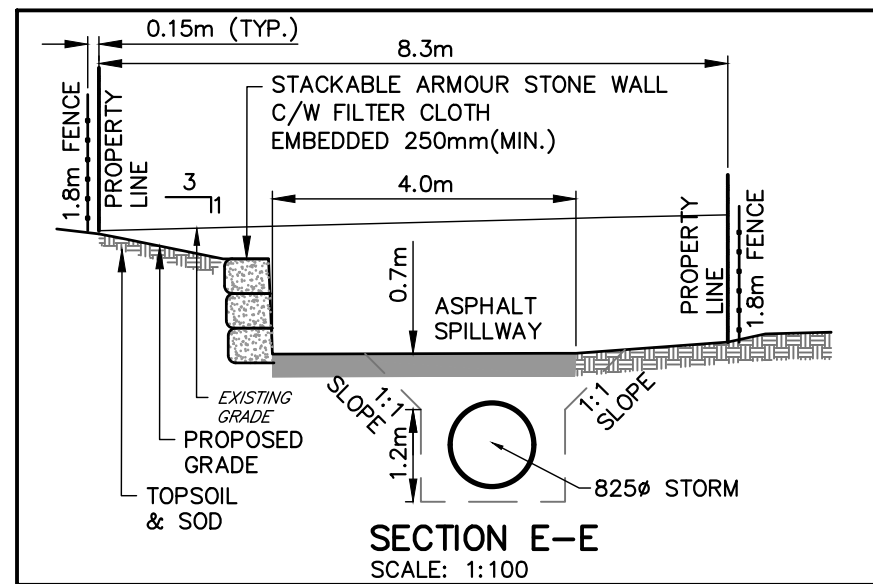
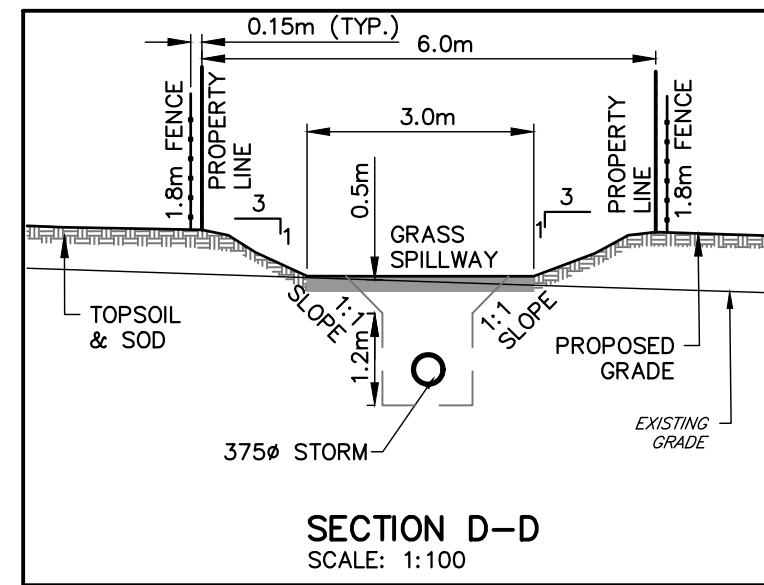
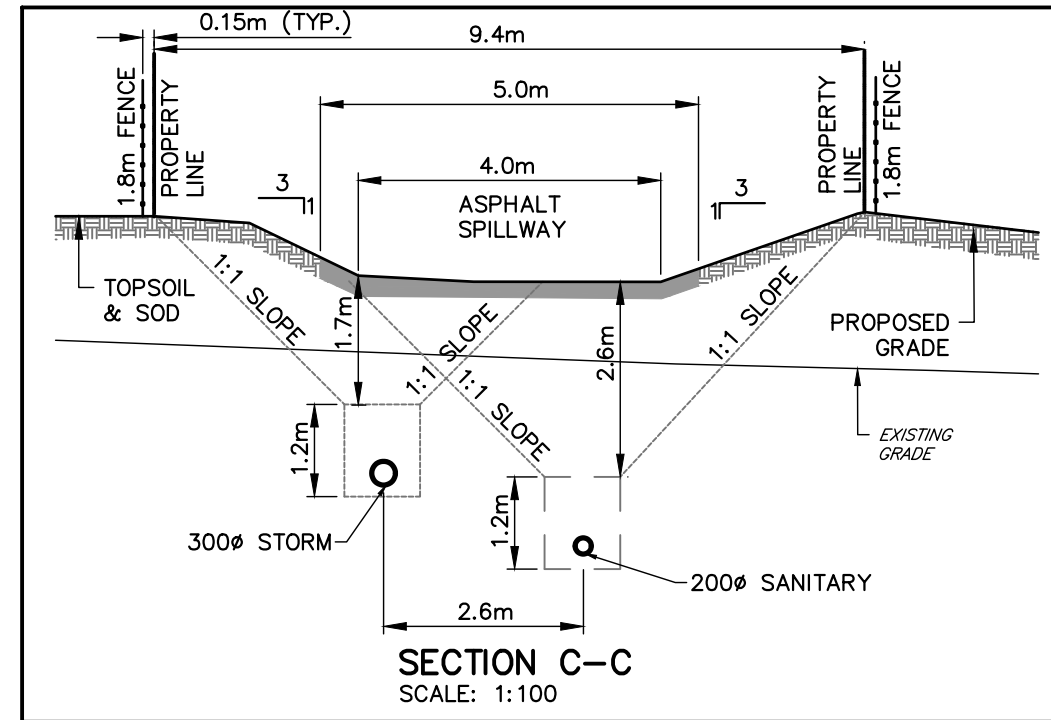
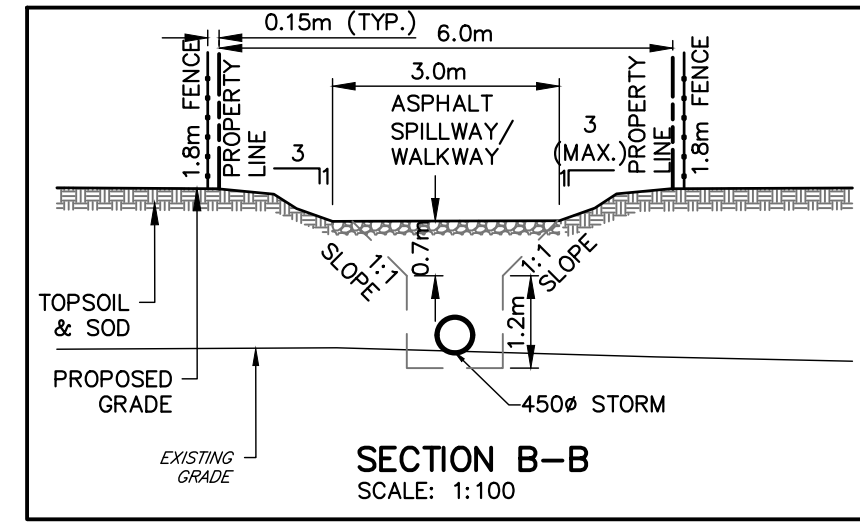
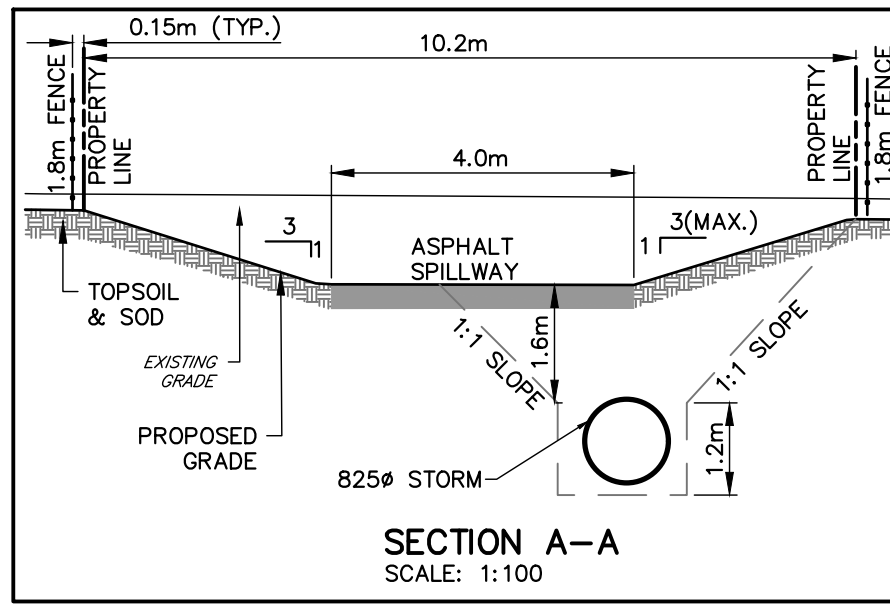
**PAVEMENT MARKING
AND SIGNAGE PLAN**

**TATHAM
ENGINEERING**

DESIGN: RD	FILE: 117159	DWG: PM-2
DRAWN: RD	DATE: JULY 2022	
CHECK: JPA/RS	SCALE: 1:1000	

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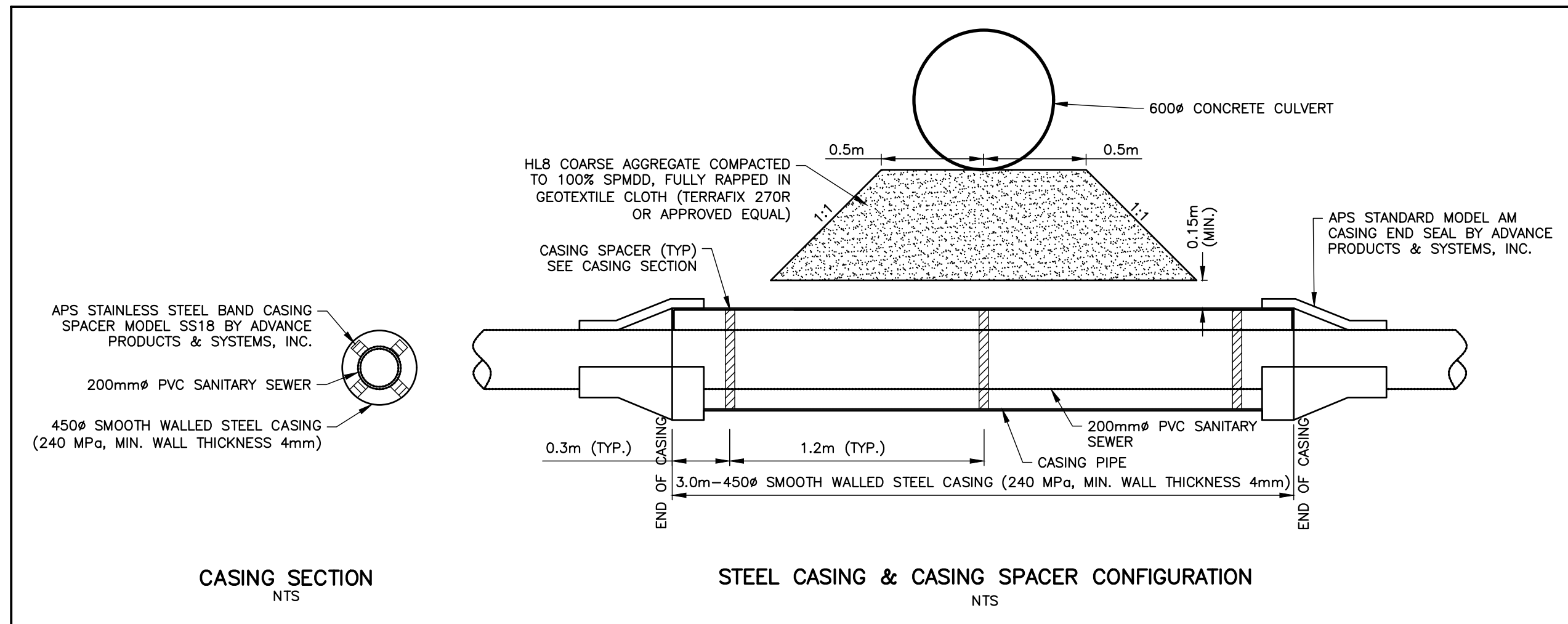
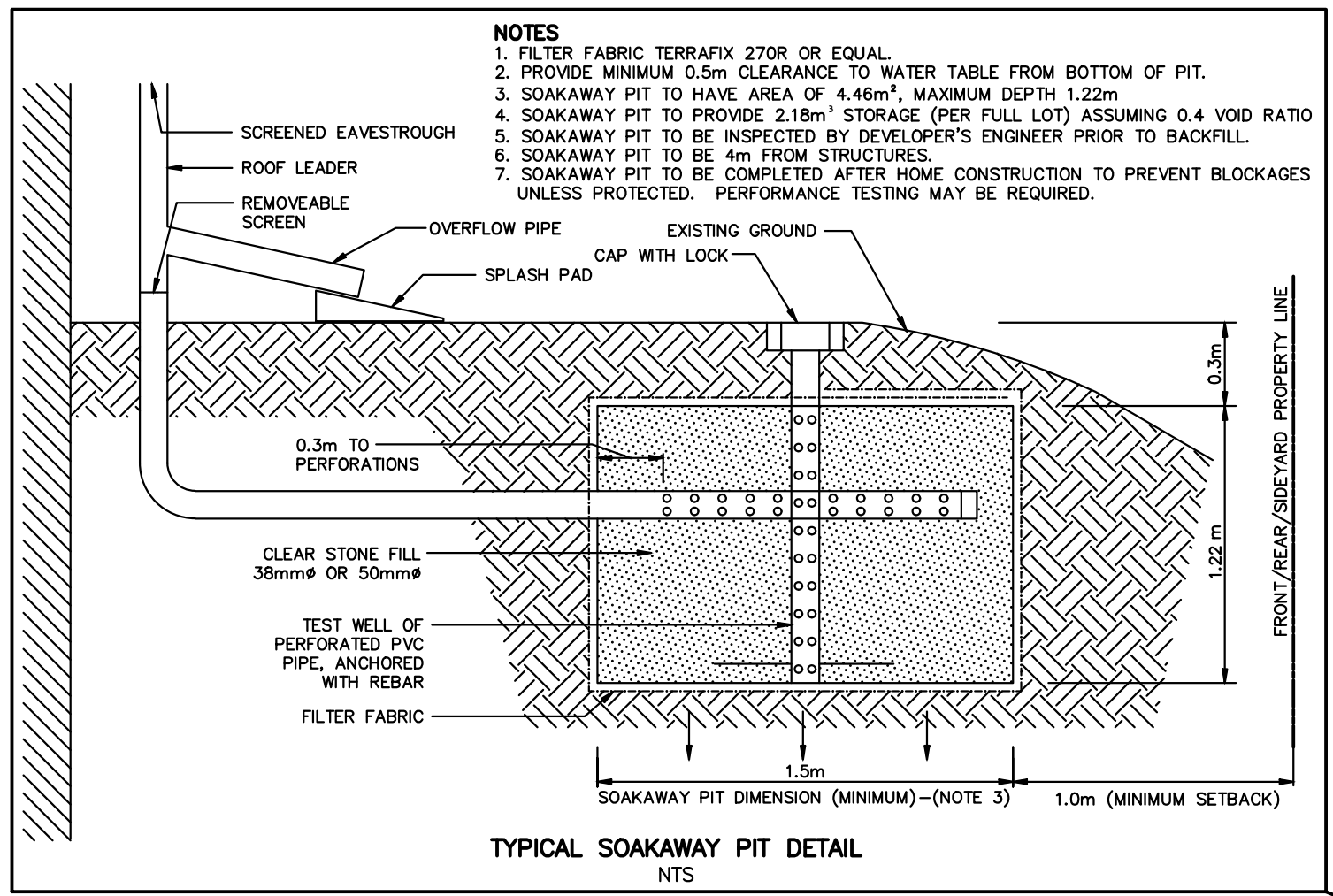
Drawing Name: 117159-PM01.dwg, Plotted: Jun 07, 2023



AUTOMATIC FLUSHING DEVICE SHALL HAVE A 1" STAINLESS STEEL FIP INLET THAT WILL LEAD VERTICALLY TO THE BOTTOM OF A 1" AUTOMATIC FLUSHING VALVE. THE FLUSHING VALVE SHALL CONTROL THE FLOW OF WATER THROUGH THE HYDRANT AND ITS DIAPHRAGM WITH THE EXTENSION AND RETRACTION OF A DC LATCHING SOLENOID AND HAVE A 220 PSI RATING. EACH UNIT SHALL BE FURNISHED WITH A STAND-ALONE VALVE CONTROLLER. THE VALVE CONTROLLER WILL NOT REQUIRE A SECOND HAND-HELD DEVICE FOR PROGRAMMING. CONTROLLER MUST HAVE MINIMUM OF 12 POSSIBLE FLUSHING CYCLES PER DAY. CONTROLLER SHALL BE SUBMERSIBLE TO 12 FEET, OPERATE WITH A 9 VOLT BATTERY, AND HAVE RESIN-SEALED ELECTRICAL COMPONENTS. THE SOLENOID SHALL HAVE NO LOOSE PARTS WHEN REMOVED FROM THE VALVE. EACH UNIT SHALL HAVE A ALL STAINLESS STEEL SAMPLING POINT. REMOVAL OF THE 1" VALVE SHALL BE POSSIBLE VIA AN O-RING CONNECTOR LOCATED BENEATH THE VALVE AFTER THE ABOVE GROUND DISCONNECTION OF THE STAINLESS STEEL ACCESS PLATE. VALVE ASSEMBLY SHALL BE HOUSED IN A PVC ENCLOSURE AND EACH UNIT SHALL BE SELF-DRAINING, NON-FREEZING. ALL ABOVE-GROUND COMPONENTS SHALL BE CONTAINED WITHIN A UV-RESISTANT LOCKING COVER.

UNIT MODEL # SHALL BE 9800 AS MANUFACTURED BY KUPFERLE FOUNDRY COMPANY, ST. LOUIS MO (1-800-231-3990), OR APPROVED EQUAL.

AUTOMATIC FLUSHING DEVICE
NOT TO SCALE




CASING SECTION
NTS

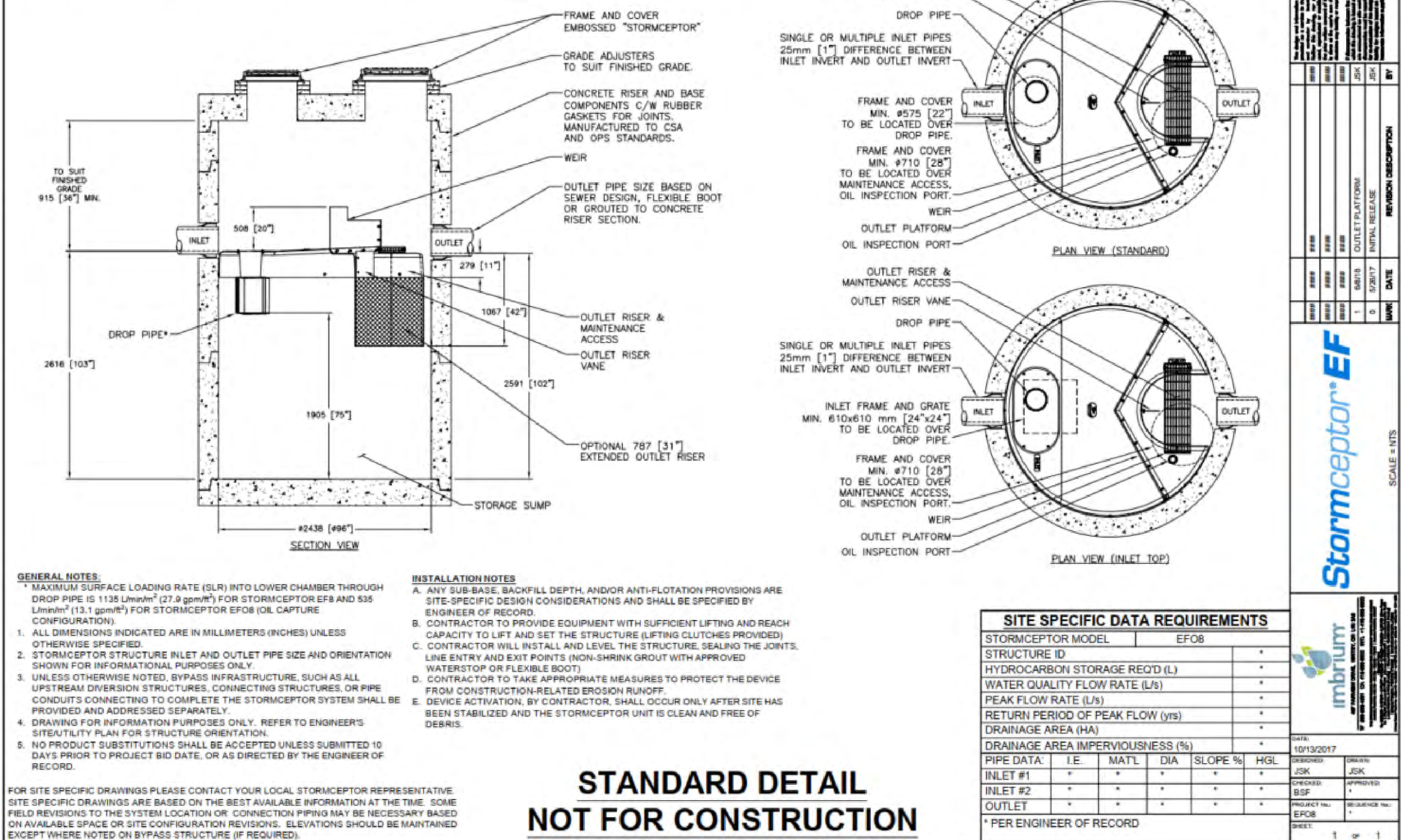
STEEL CASING & CASING SPACER CONFIGURATION
NTS

**Town of Blue Mountains
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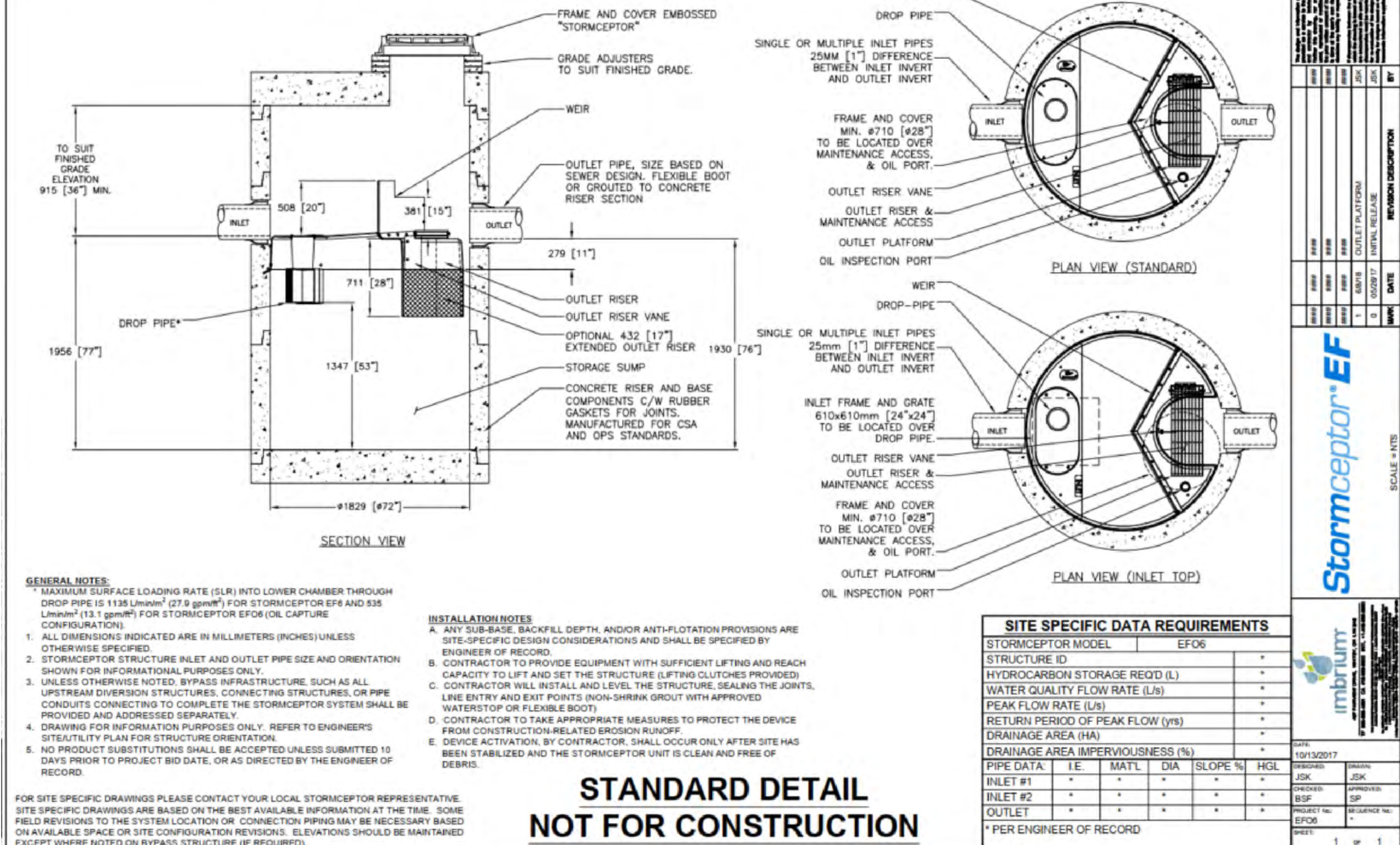
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DRAWING NOT TO BE USED FOR CONSTRUCTION



DRAWING NOT TO BE USED FOR CONSTRUCTION



NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWING FOR APPROVAL BEFORE CONSTRUCTION
SC-EF06 AND SC-EF08 DETAIL

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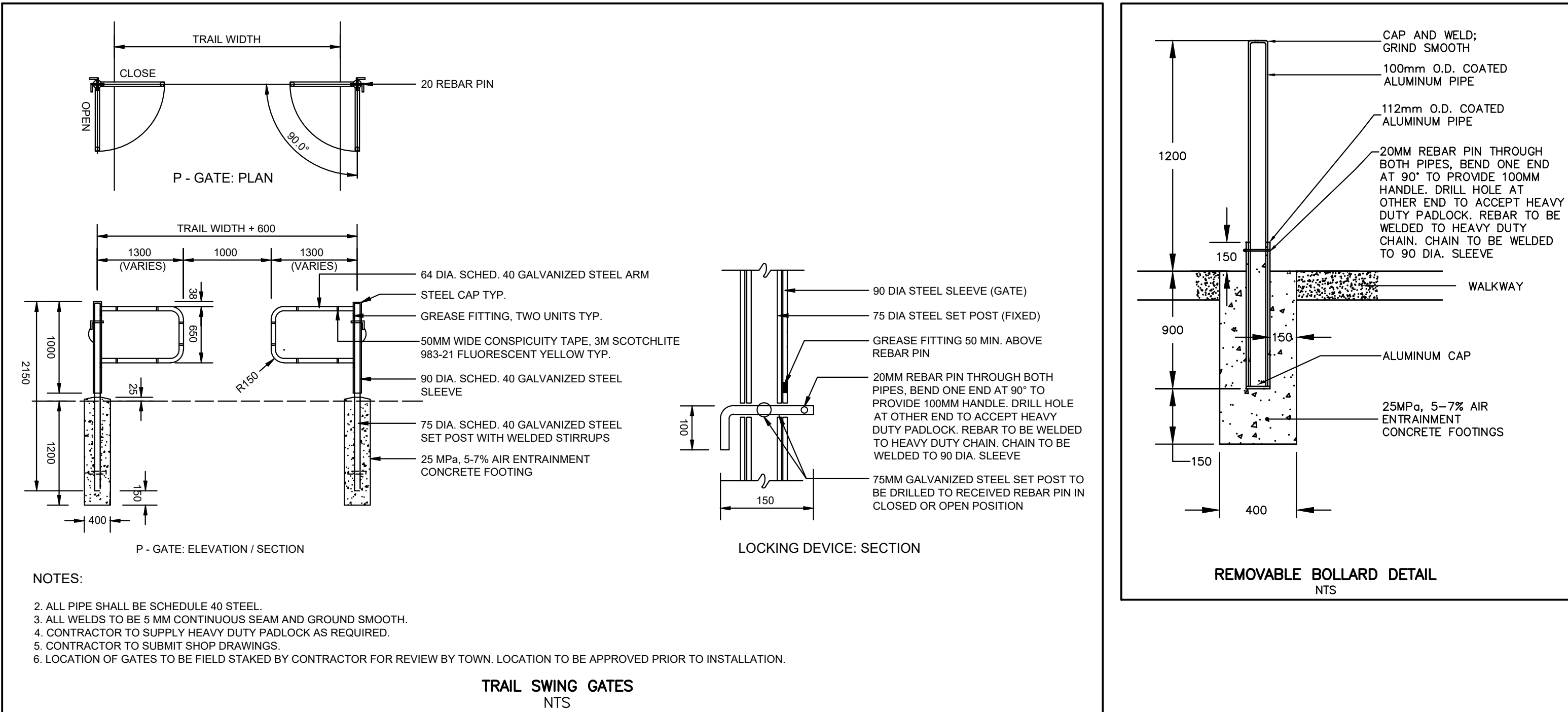
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BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

DETAILS & NOTES

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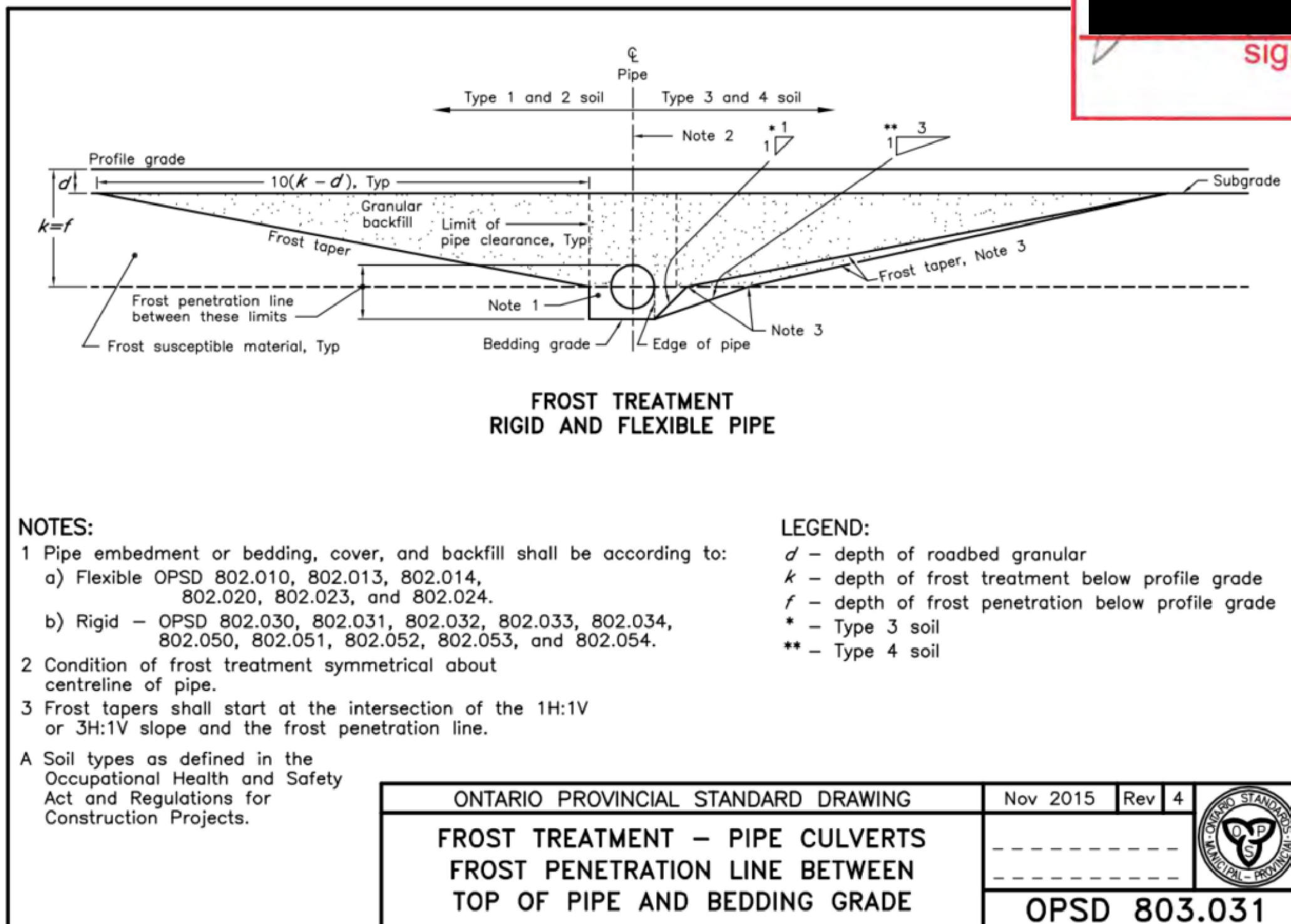
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FLOW CRITERIA

Average Flow Rate: 450 l/cap/d
Infiltration Rate: 0.23 l/s/ha
Population: 2.3 cap/unit
Peaking Factor: Harmon

Project Name: Blue Vista
Project Number: 117159
Municipality: Town of The Blue Mountains
Designed By: MG
Date: April 2, 2019
Checked By: BB
Date: April 4, 2019
Revision Number: 2
Date: December 23, 2022
Checked By: JPA

Approved:

LOCATION OF SECTION	AREA LABEL	UPSTREAM MAINTENANCE HOLE	DOWNSTREAM MAINTENANCE HOLE	POPULATION	ACCUMULATED POPULATION	PEAKING FACTOR	AREA	ACCUMULATED AREA	AVERAGE FLOW			PEAK FLOW			PROPOSED SEWER						
									RESIDENTIAL	INFILTRATION	TOTAL	RESIDENTIAL	INFILTRATION	TOTAL	LENGTH OF PIPE	PIPE DIAMETER	GRADE	FULL FLOW CAPACITY	FULL FLOW VELOCITY	PEAK FLOW VELOCITY (ZERO INFILTRATION)	
																					l/s
Street A	100	SANMH14	SANMH13	6.9	6.9	4.43	0.27	0.27	0.04	0.06	0.10	0.16	0.06	0.22	40.5	200	1.20%	35.93	1.14	0.30	
Street A	101	SANMH13	SANMH12	0.0	6.9	4.43	0.15	0.42	0.04	0.10	0.13	0.16	0.10	0.26	45.7	200	1.20%	35.93	1.14	0.30	
Street C	102	SANMH24	SANMH25	2.3	2.3	4.46	0.11	0.11	0.01	0.03	0.04	0.05	0.03	0.08	12.6	200	1.00%	32.80	1.04	0.21	
Street C	103	SANMH25	SANMH12	0.0	2.3	4.46	0.14	0.25	0.01	0.06	0.07	0.05	0.06	0.11	77.2	200	1.50%	40.17	1.28	0.25	
Street A	104	SANMH12	SANMH11	4.6	13.8	4.40	0.14	0.81	0.07	0.19	0.26	0.32	0.19	0.50	38.4	200	1.00%	32.80	1.04	0.34	
Street A	105	SANMH11	SANMH10	6.9	20.7	4.38	0.20	1.01	0.11	0.23	0.34	0.47	0.23	0.70	24.1	200	3.00%	56.80	1.81	0.57	
Street A	106	SANMH10	SANMH9	0.0	20.7	4.38	0.02	1.03	0.11	0.24	0.34	0.47	0.24	0.71	14.8	200	5.10%	74.06	2.36	0.69	
Street C	107	SANMH24	SANMH23	32.2	32.2	4.35	0.87	0.87	0.17	0.20	0.37	0.73	0.20	0.93	89.0	200	1.70%	42.76	1.38	0.52	
Street C	108	SANMH23	SANMH22	6.9	39.1	4.34	0.47	1.34	0.20	0.31	0.51	0.88	0.31	1.19	38.8	200	1.80%	44.00	1.40	0.56	
Street C	109	SANMH22	SANMH22A	4.6	43.7	4.33	0.18	1.52	0.23	0.35	0.58	0.98	0.35	1.33	22.5	200	1.80%	44.00	1.40	0.58	
Street C	110	SANMH22A	SANMH9	6.9	50.6	4.31	0.20	1.72	0.26	0.40	0.66	1.14	0.40	1.53	40.0	200	1.80%	44.00	1.40	0.60	
Street D	111	SANMH13	SANMH29	25.3	25.3	4.37	0.64	0.64	0.13	0.15	0.28	0.58	0.15	0.72	93.4	200	1.00%	32.80	1.04	0.40	
Street D	112	SANMH29	SANMH28	6.9	32.2	4.35	0.32	0.96	0.17	0.22	0.39	0.73	0.22	0.95	19.9	200	1.00%	32.80	1.04	0.43	
Street D	113	SANMH28	SANMH27	11.5	43.7	4.33	0.52	1.48	0.23	0.34	0.57	0.98	0.34	1.33	67.7	200	2.10%	47.52	1.51	0.81	
Street D	114	SANMH27	SANMH26	4.6	48.3	4.32	0.18	1.66	0.25	0.38	0.63	1.09	0.38	1.47	25.6	200	0.50%	23.19	0.74	0.37	
Street D	115	SANMH26	SANMH26A	9.2	57.5	4.30	0.30	1.96	0.30	0.45	0.75	1.29	0.45	1.74	35.6	200	0.50%	23.19	0.74	0.39	
Street D	116	SANMH26A	SANMH9	6.9	64.4	4.29	0.31	2.27	0.34	0.52	0.86	1.44	0.52	1.96	39.6	200	0.50%	23.19	0.74	0.40	
Street A	117	SANMH9	SANMH8B	0.0	135.7	4.20	0.13	5.15	0.71	1.18	1.89	2.97	1.18	4.16	49.9	200	3.00%	56.80	1.81	0.94	
Street A	118	SANMH8B	SANMH8A	0.0	135.7	4.20	0.05	5.20	0.71	1.20	1.90	2.97	1.20	4.17	28.0	200	2.90%	55.85	1.78	0.93	
Street A	119	SANMH8A	SANMH8	0.0	135.7	4.20	0.07	5.27	0.71	1.21	1.92	2.97	1.21	4.18	32.7	200	1.00%	32.80	1.04	0.63	
Street A	120	SANMH8	SANMH7	0.0	135.7	4.20	0.10	5.37	0.71	1.24	1.94	2.97	1.24	4.21	50.4	200	1.00%	32.80	1.04	0.63	
Street B	121	SANMH21	SANMH7	9.2	9.2	4.42	0.43	0.43	0.05	0.10	0.15	0.21	0.10	0.31	68.1	200	1.50%	40.17	1.28	0.36	
Street A	122	SANMH7	SANMH6	2.3	147.2	4.19	0.14	5.94	0.77	1.37	2.13	3.22	1.37	4.58	39.0	200	0.70%	27.44	0.87	0.56	
Street A	123	SANMH6	SANMH5	25.3	172.5	4.17	0.63	6.57	0.90	1.51	2.41	3.75	1.51	5.26	100.0	200	0.70%	27.44	0.87	0.59	
Street A	124	SANMH5	SANMH4	36.8	209.3	4.14	0.85	7.42	1.09	1.71	2.80	4.51	1.71	6.22	97.0	200	0.60%	25.40	0.81	0.58	
Street A	125	SANMH4	SANMH3	18.4	227.7	4.13	0.54	7.96	1.19	1.83	3.02	4.89	1.83	6.73	68.5	200	1.90%	45.21	1.44	0.91	
Street A	126	SANMH2	SANMH3	6.9	6.9	4.43	0.28	0.28	0.04	0.06	0.10	0.16	0.06	0.22	43.3	200	1.00%	32.80	1.04	0.28	
Street A	127	SANMH3	SANMH1	0.0	234.6	4.12	0.03	8.27	1.22	1.90	3.12	5.04	1.90	6.94	13.5	200	0.60%	25.40	0.81	0.60	
Street B	128	SANMH1	SANMH16	18.4	253.0	4.11	0.62	8.89	1.32	2.04	3.36	5.41	2.04	7.46	75.5	200	1.20%	35.93	1.14	0.79	
Street B	129	SANMH21	SANMH20	4.6	4.6	4.44	0.34	0.34	0.02	0.08	0.10	0.11	0.08	0.18	20.8	200	1.20%	35.93	1.14	0.27	
Street B	130	SANMH20	SANMH19	20.7	25.3	4.37	0.66	1.00	0.13	0.23	0.36	0.58	0.23	0.81	64.4	200	1.10%	34.40	1.09	0.42	
Street B	131	SANMH19	SANMH18	23.0	48.3	4.32	0.65	1.65	0.25	0.38	0.63	1.09	0.38	1.47	64.6	200	0.60%	25.40	0.81	0.40	
Street B	132	SANMH18	SANMH17	29.9	78.2	4.27	0.85	2.50	0.41	0.58	0.98	1.74	0.58	2.31	87.2	200	1.20%	35.93	1.14	0.58	
Street B	133	SANMH17	SANMH16	20.7	98.9	4.24	0.70	3.20	0.52	0.74	1.25	2.19	0.74	2.92	74.9	200	4.00%	65.59	2.09	0.96	
Street B	134	SANMH16	SANMH15	2.3	354.2	4.05	0.18	12.27	1.84	2.82	4.67	7.47	2.82	10.29	77.4	200	3.40%	60.47	1.92	1.26	

Town of Blue Mountains

Planning and Development Services

Accepted For Construction

Pre-Servicing Only

signature

date

STORM SEWER DESIGN SHEET - 5 YEAR

TATHAM

ENGINEERING

Chicago Storm $f_a(t+b)^c$

IDF Curve Coefficients

Storm

A

B

C

2 Year

854.100

7.781

0.830

5 Year

1234.576

8.297

0.851

25 Year

1750.276

8.303

0.862

100 Year

2171.754

8.303

0.867

Manning's Coefficient

CSP 0.024

Conc. 0.013

PVC 0.009

Project Name: Blue Vista

Project Number: 117159

Municipality: Town of The Blue Mountains

Designed By: MG

Date: April 2, 2019

Checked By: BB

Date: April 4, 2019

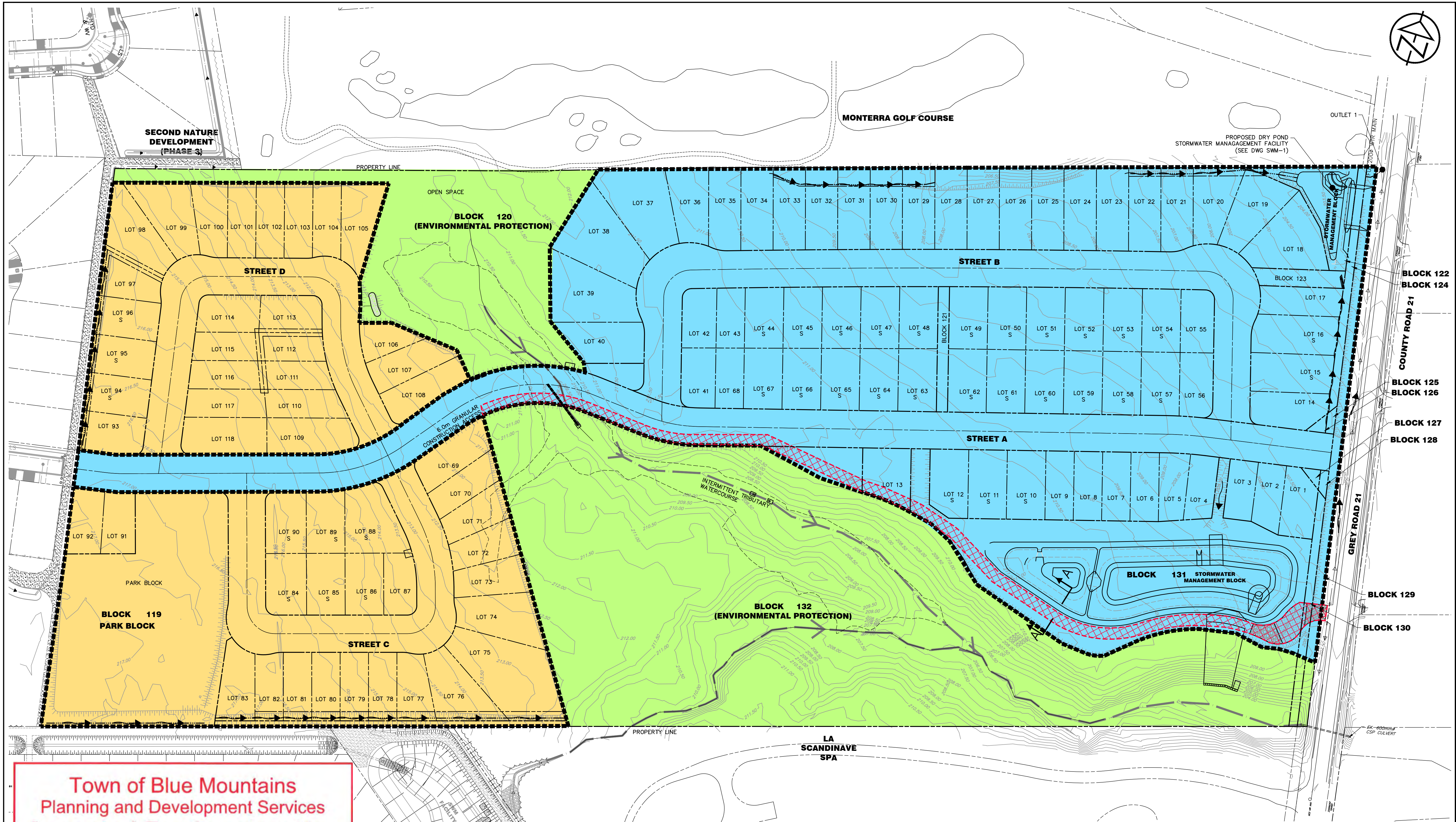
Revision Number: 2

Date: June 1, 2022

Checked By:

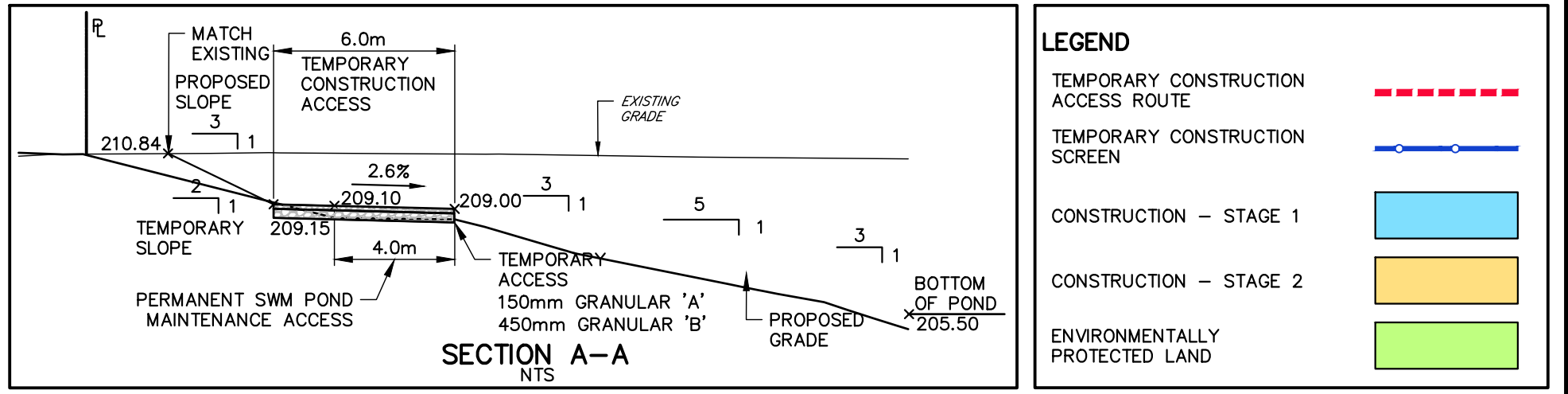
Approved:




LOCATION OF SECTION	AREA LABEL	UPSTREAM MAINTENANCE HOLE	DOWNSTREAM MAINTENANCE HOLE	TRIBUTARY AREA - A	RUNOFF COEFFICIENT - C	INDIVIDUAL A x C	CUMULATIVE AREA	CUMULATIVE A x C	TIME OF CONCENTRATION	RAINFALL INTENSITY	PEAK FLOW	MANNING'S ROUGHNESS COEFFICIENT	LENGTH	SLOPE	DIAMETER	FULL FLOW VELOCITY	FULL FLOW CAPACITY	ACTUAL VELOCITY	TIME OF FLOW	CALCULATED PIPE DIAMETER	TIME OF CONCENTRATION
		MH No.	MH No.	ha					min.	mm/hr	cms		m	m/m	mm	m/s	cms	m/s	min	mm	min
Street D	201	DCBMH31	CBMH11	0.320	0.55	0.176	0.320	0.176	15.00	84.71	0.041	0.009	26.7	0.0050	300	1.40	0.099	1.24	0.36	216	15.36
Street A	202	CBMH11	STMMH5	0.120	0.55	0.066	0.440	0.242	15.36	83.62	0.056	0.009	44.2	0.0050	300	1.40	0.099	1.35	0.55	243	15.90
Street A	203	DCBMH26	STMMH5	1.340	0.55	0.737	1.340	0.737	15.00	84.71	0.173	0.009	13.0	0.0100	375	2.29	0.253	2.29	0.09	325	15.09
Street A	-	STMMH5	CBMH10A	0.000	0.55	0.000	1.780	0.979	15.90	82.01	0.223	0.009	32.2	0.0100	375	2.29	0.253	2.29	0.23	357	16.14
Street A	204	CBMH10A	STMMH4	0.150	0.55	0.083	1.930	1.062	16.14	81.34	0.240	0.009	38.2	0.0260	375	3.70	0.408	3.63	0.18	307	16.31
Street C	205	CBMH23	CBMH22	0.270	0.55	0.149	0.270	0.149	15.00	84.71	0.035	0.009	15.2	0.0180	300	2.65	0.187	1.91	0.13	160	15.13
Street C	206A	CBMH22	DCBMH21A	0.020	0.55	0.011	0.290	0.160	15.13	84.30	0.037	0.009	30.3	0.0180	300	2.65	0.187	1.94	0.26	164	15.39
Street C	206B	DCBMH21A	DCBMH21	0.490	0.55	0.270	0.780	0.429	15.39	83.51	0.100	0.009	39.9	0.0180	300	2.65	0.187	2.53	0.26	237	15.66
Street C	206C	DCBMH21	STMMH4	0.270	0.55	0.149	1.050	0.578	15.66	82.73	0.133	0.009	9.5	0.0180	300	2.65	0.187	2.65	0.06	263	15.72
Street A	207	DCBMH27	STMMH4	0.160	0.55	0.088	0.160	0.088	15.00	84.71	0.021	0.009	20.3	0.0050	300	1.40	0.099	1.03	0.33	167	15.33
Street A	-	STMMH4	CBMH10	0.000	0.55	0.000	3.140	1.727	16.31	80.85	0.388	0.009	56.9	0.0210	450	3.75	0.597	3.75	0.25	383	16.57
Street A	208A	CBMH10	CBMH9	0.050	0.55	0.028	3.190	1.755	16.57	80.15	0.391	0.009	26.5	0.0150	450	3.17	0.504	3.17	0.14	409	16.71
Street A	208B	CBMH9	CBMH8	0.100	0.55	0.055	3.290	1.810	16.71	79.77	0.401	0.009	28.4	0.0080	525	2.57	0.556	2.57	0.18	464	16.89
Street A	208C	CBMH8	CBMH7	0.030	0.55	0.017	3.320	1.826	16.89	79.27	0.402	0.009	55.3	0.0080	525	2.57	0.556	2.57	0.36	465	17.25
Street B	209	DCBMH20	CBMH7	0.430	0.55	0.237	0.430	0.237	15.00	84.71	0.056	0.009	25.3	0.0050	300	1.40	0.099	1.35	0.31	242	15.31
Street A	210	CBMH7	CBMH6	0.060	0.55	0.033	3.810	2.096	17.25	78.32	0.456	0.013	25.8	0.0060	600	1.68	0.476	1.68	0.26	590	17.50
Street A	211	CBMH6	CBMH5	0.100	0.55	0.055	3.910	2.151	17.50	77.66	0.464	0.013	54.5	0.0100	600	2.17	0.614	2.17	0.42	540	17.92
Street A	212	CBMH5	DCBMH4	0.300	0.55	0.165	4.210	2.316	17.92	76.61	0.493	0.013	57.1	0.0100	600	2.17	0.614	2.17	0.44	552	18.36
Street B	-	STMMH8	CBMH18	-	-	-	-	-	-	-	-	0.013	79.6	0.0120	300	1.50	0.106	-	-	-	-
Street B	213	CBMH18	DCBMH17	0.810	0.55	0.446	0.810	0.446	15.00	84.71	0.105	0.009	64.2	0.0050	375	1.62	0.179	1.58	0.68	307	15.68
Street B	214	DCBMH17	STMMH9	0.620	0.55	0.341	1.430	0.787	15.68	82.67	0.181	0.009	4.3	0.0050	450	1.83	0.291	1.81	0.04	376	15.72
Street B	-	STMMH9	STMMH10	0.000	0.55	0.000	1.430	0.787	15.72	82.55	0.180	0.009	69.6	0.0050	450	1.83	0.291	1.81	0.64	376	16.36
Street B	-	STMMH10	DCMH4A	0.000	0.55	0.000	1.430	0.787	16.36	80.72	0.176	0.009	6.6	0.0040	450	1.64	0.260	1.64	0.09	389	16.45
Street B	215	DCBMH4A	DCBMH4	0.540	0.55	0.297	1.970	1.084	16.45	80.48	0.242	0.009	8.9	0.0080	450	2.32	0.368	2.32	0.06	384	16.51
Street A	216	DCMH4	STMMH3	0.250	0.55	0.138	6.430	3.537	18.36	75.53	0.742	0.013	37.1	0.0040	825	1.70	0.908	1.70	0.36	765	18.73
SWM Pond 2	-	STMMH3	STMMH2	0.000	0.55	0.000	6.430	3.537	18.73	74.67	0.733	0.013	21.1	0.0040	825	1.70	0.908	1.70	0.21	761	18.93
SWM Pond 2	-	STMMH2	STMMH1	0.000	0.55	0.000	6.430	3.537	18.93	74.18	0.729	0.013	45.3	0.0040	825	1.70	0.908	1.70	0.44	759	19.38
SWM Pond 2	-	STMMH1	HV1	0.000	0.55	0.000	6.430	3.537	19.38	73.17	0.719	0.013	10.6	0.0040	825	1.70	0.908	1.70	0.10	756	19.48
Street A	300	DCBMH1	STMMH13	0.440	0.55	0.242	0.440	0.242	15.00	141.67	0.095	0.009	10.5	0.005	375	1.54	0.170	1.48	0.12	302	15.12
SWM Pond 2	-	STMMH13	STMMH14	0.000	0.55	0.000	0.440	0.242	15.12	141.04	0.095	0.009	42.8	0.005	375	1.54	0.170	1.48	0.48	301	15.60
		STMMH14	STMMH15	0.000	0.55	0.000	0.440	0.242	15.60	138.57	0.093	0.009	9.2	0.004	375	1.52	0.168	1.46	0.11	300	15.71
		STMMH15	HV2	0.000	0.55	0.000	0.440	0.242	15.71	138.05	0.093	0.009	10.0	0.004	375	1.52	0.168	1.46	0.11	300	15.82
Street B	100	DCBMH15	SC-EF08	0.300	0.55	0.165	0.300	0.165	15.00	84.71	0.039	0.009	80.2	0.0430	300	4.10	0.290	2.71	0.49	141	15.49
SWM Pond 1	101	SC-EF08	STMMH11	0.780	0.55	0.429	1.080	0.594	15.49	83.21	0.137	0.009	45.5	0.0400	300	3.95	0.279	3.71	0.20	230	15.70
SWM Pond 1	-	STMMH11	HV3	0.000	0.55	0.000	1.080	0.594	15.70	82.61	0.136	0.009	9.5	0.0050	375	1.62	0.179	1.62	0.10	338	15.80
Street D	400	CB2	STMMH6	0.240	0.55	0.132	0.240	0.132	15.00	84.71	0.031	0.009	9.7	0.0050	300	1.40	0.099	1.15	0.14	194	15.14
Street D	-	STMMH6	DCBMH30	0.270	0.55	0.149	0.510	0.281	15.14	84.28	0.066	0.009	44.2	0.0100	300	1.98	0.140	1.82	0.41	226	15.55
Street D	-	DCBMH30	DCBMH29	0.000	0.55	0.000	0.510	0.281	15.55	83.06	0.065	0.009	11.8	0.0100	300	1.98	0.140	1.81	0.11	225	15.65
Street D	402	CBMH28	DCBMH29	0.640	0.55	0.352	0.640	0.352	15.00	84.71	0.083	0.009	13.9	0.0050	300	1.40	0.099	1.40	0.17	281	15.17
Street D	403	DCBMH29	SC-EF06	0.140	0.55	0.077	1.290	0.710	15.65	82.74	0.163	0.009	8.5	0.0100	375	2.29	0.253	2.29	0.06	318	15.72
Street D	-	SC-EF06	SPREADER	0.000	0.55	0.000	1.290	0.710	15.72	82.56	0.163	0.009	12.5	0.0050	375	1.62	0.179	1.62	0.13	362	15.84

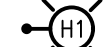


**Town of Blue Mountains
Planning and Development Services
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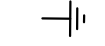
signature _____ date July 19-2023




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		CCP-1																																								




PROPOSED LUMINAIRE. REFER TO SPECIFICATIONS ON E3



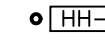
INDICATES GROUND ROD TO BE INSTALLED AT EACH END OF CIRCUIT LIGHT POLE LOCATION



HONI POWER TRANSFORMER

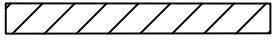


PROPOSED STREET LIGHT PEDESTAL WITH TAG



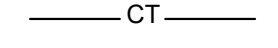
PROPOSED ELECTRICAL HANDHOLE WITH TAG

1S,1XS,1SL,1XSL,1P,1XP

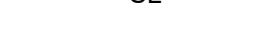


EXAMPLE OF PROPOSED UNDERGROUND ROAD CROSSINGS, DUCT BANK (TYPE DB2) FOR ELECTRICAL CABLES AS FOLLOWS:

- 1P = ONE PRIMARY DUCT
- 1XP = ONE PRIMARY SPARE DUCT
- 1S = ONE SECONDARY DUCT
- 1XS = ONE SECONDARY SPARE DUCT
- 1SL = ONE STREET LIGHT DUCT
- 1XSL = ONE STREET LIGHT SPARE DUCT
- 1B = ONE BELL DUCT
- 1R = ONE ROGERS CABLE DUCT



PROPOSED COMMON TRENCH CABLE(S) AND 53mmØ CONDUIT (PVC TYPE DB2), TRENCH BY ELECTRICAL CONTRACTOR.



PROPOSED STREET LIGHT CABLE(S) AND 53mmØ CONDUIT (PVC TYPE DB2), TRENCH BY ELECTRICAL CONTRACTOR.

DRAWING NOTES

1

CONTRACTOR TO REFER TO HYDRO ONE TABLE 1B FOR MINIMUM HORIZONTAL CLEARANCES BETWEEN PEDESTAL AND PAD-MOUNTED EQUIPMENT ACCESS AND NON-ACCESS SIDES.

2

CONTRACTOR TO REFER TO HYDRO ONE TABLE 1B FOR MINIMUM HORIZONTAL CLEARANCES TO ALL UNDERGROUND PLANT/STRUCTURES.

3

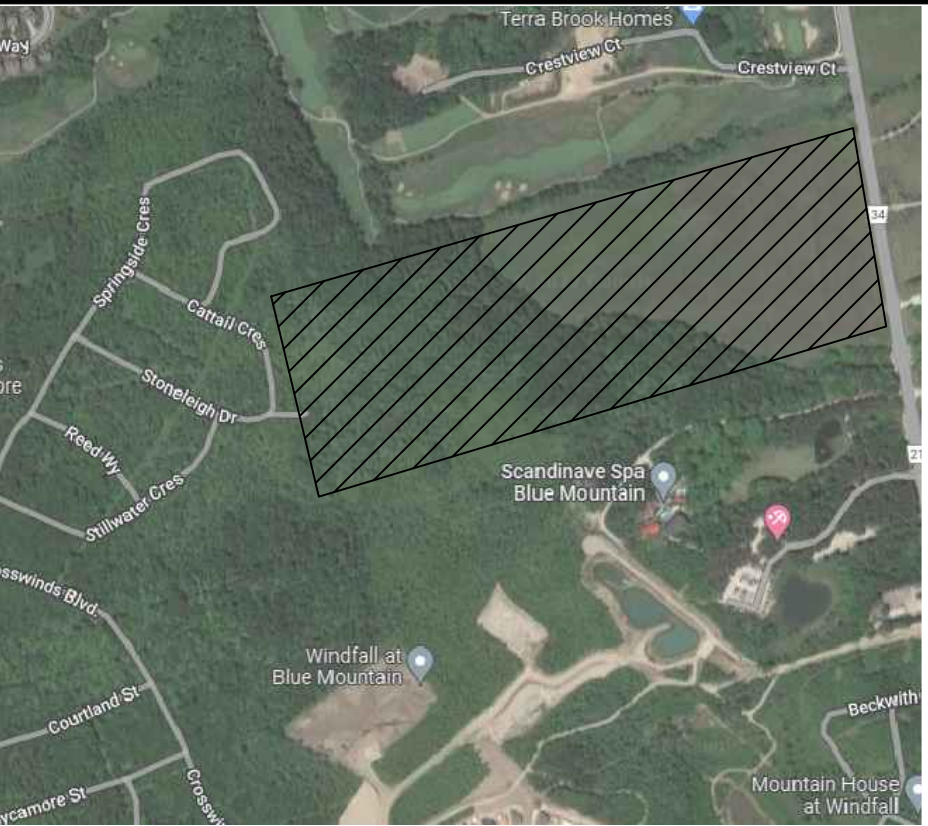
REFER TO HONI DRAWINGS FOR ROAD CROSSING REQUIREMENTS. ALSO REFER TO BELL AND ROGERS DRAWINGS FOR ADDITIONAL COMMUNICATION ROAD CROSSING DUCTS.

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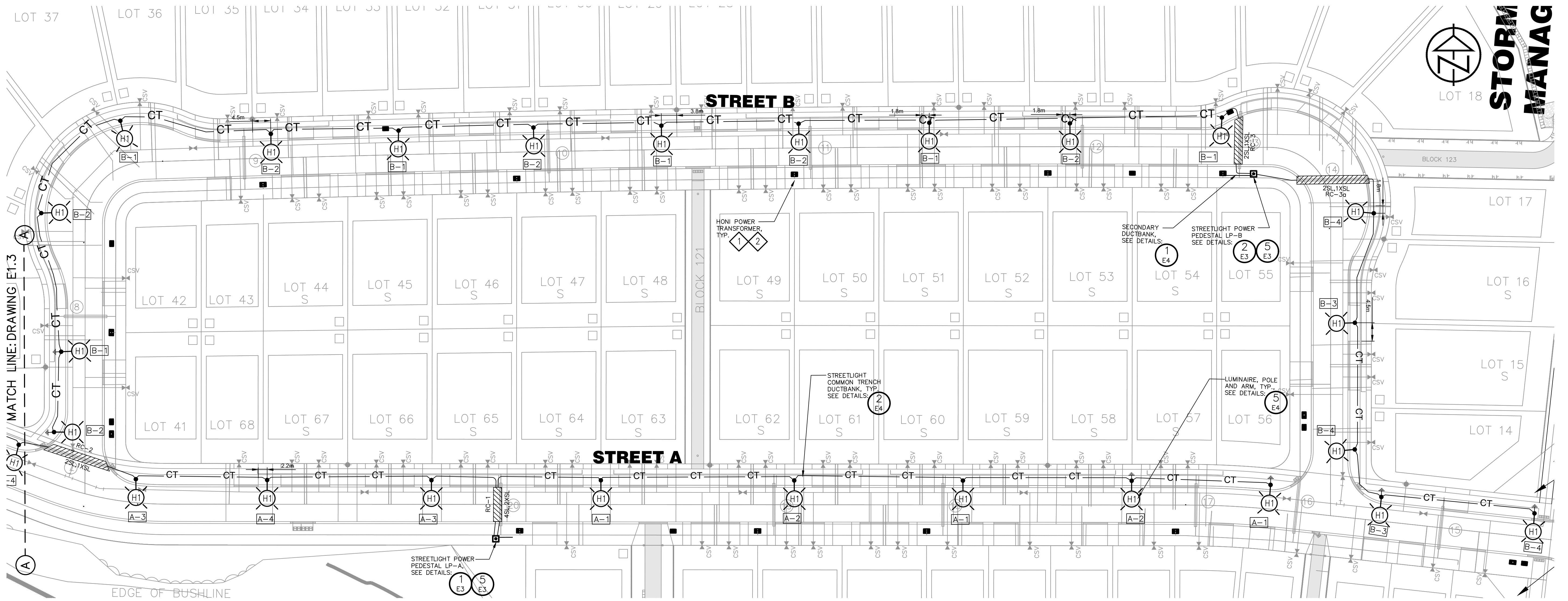
signature

July 19-2023

date



KEY PLAN – NTS



1 STREET A & B – LIGHTING LAYOUT
E1.1 SCALE 1:500

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BENCHMARKS
TBM#1 – ELEVATION 203.42
NAIL & WASHER IN HYDRO POLE ON EAST SIDE OF COUNTY ROAD 21 ACROSS FROM NORTH/EAST CORNER OF PROPERTY.

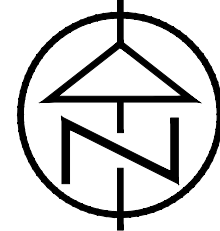
NOTES

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	2nd SUBMISSION	DEC 2022	
2.	3rd SUBMISSION	MAY 2023	

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BLUE VISTA TOWN OF THE BLUE MOUNTAINS		TATHAM ENGINEERING	
STREET A & B - LIGHTING LAYOUT		DESIGN: SRT/RJW DRAWN: SRT/RJW CHECK: SRT	FILE: 20173 DATE: OCT 2021 SCALE: E1.1

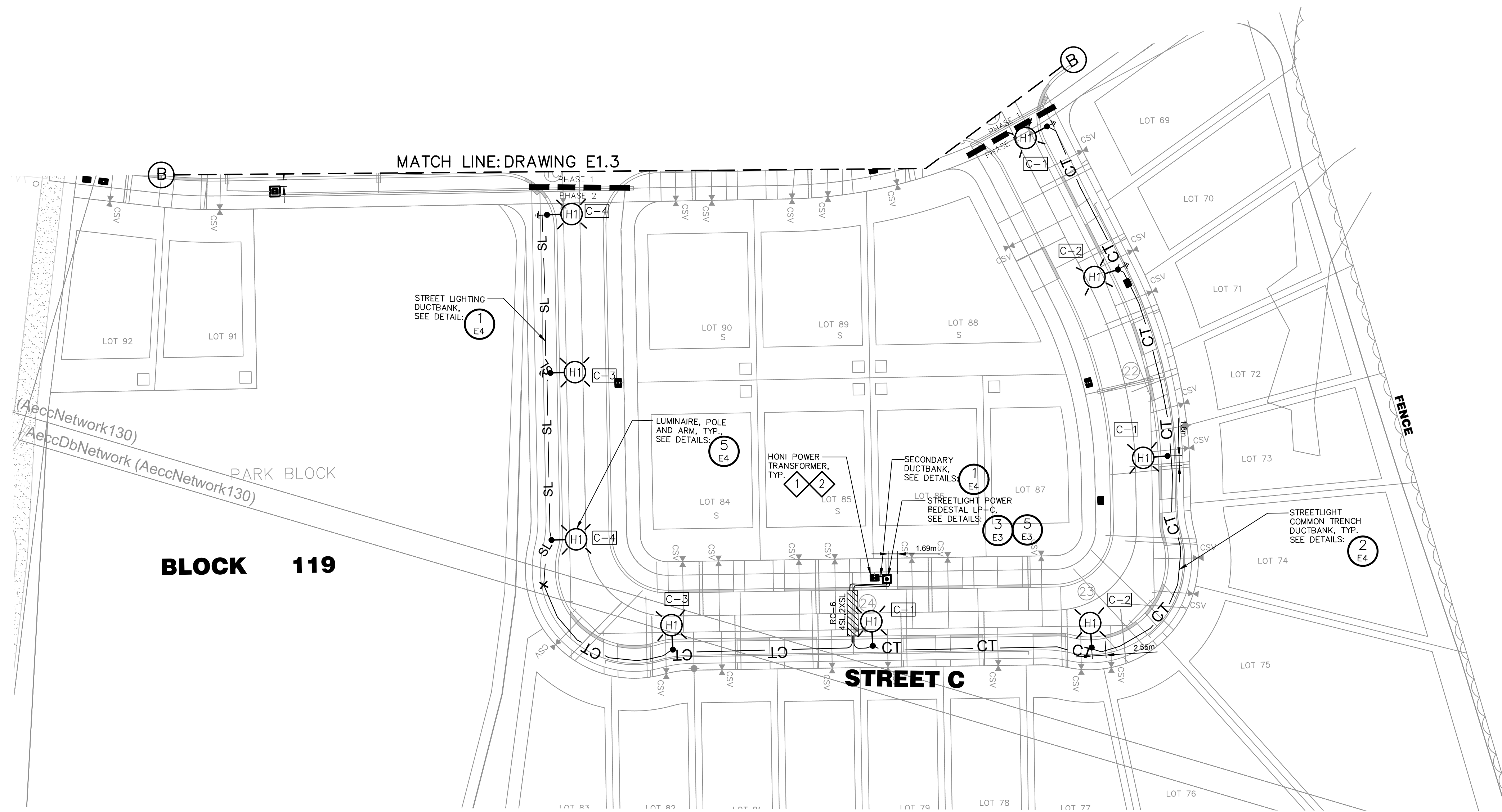
REFER TO DRAWING E1 FOR
LEGEND AND NOTES



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1 STREET C - LIGHTING LAYOUT
E1.2 • SCALE 1:500

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BENCHMARKS

TBM#1 - ELEVATION 203.42
NAIL & WASHER IN HYDRO POLE ON EAST SIDE OF COUNTY ROAD 21 ACROSS FROM NORTH/EAST CORNER OF PROPERTY.

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**BLUE VISTA
TOWN OF THE BLUE MOUNTAINS**

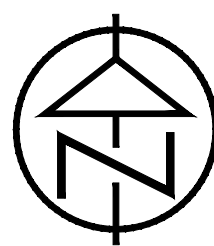
STREET C - LIGHTING LAYOUT



DESIGN: SRT/RJW	FILE: 20173	DWG:
DRAWN: SRT/RJW	DATE: OCT 2021	
CHECK: SRT	SCALE:	

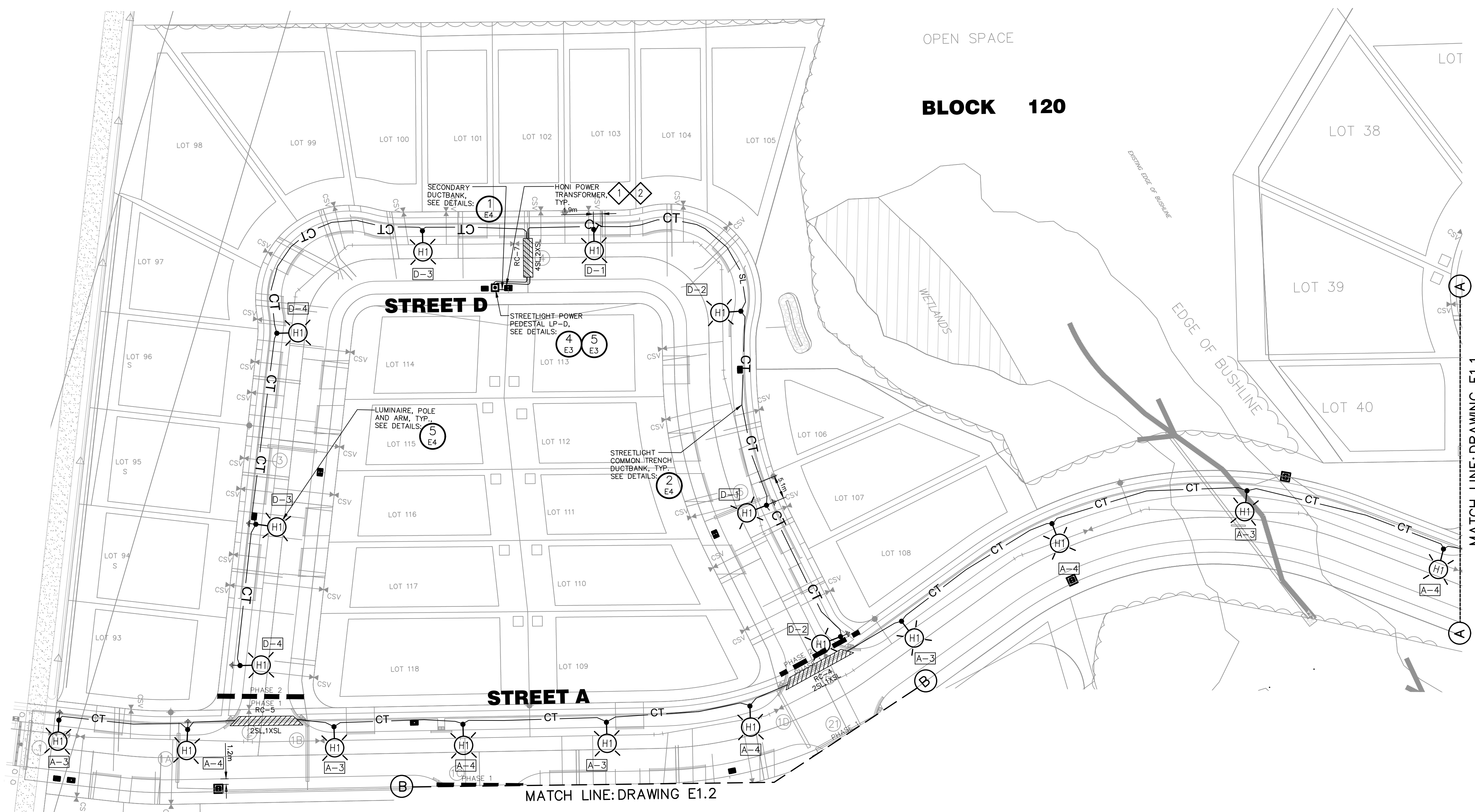
E1.2

REFER TO DRAWING E1 FOR
LEGEND AND NOTES



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signature [redacted] date July 19-2023



1 STREET A & D - LIGHTING LAYOUT
E1.3 • SCALE 1:500

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BENCHMARKS
TBM#1 - ELEVATION 203.42
NAIL & WASHER IN HYDRO POLE ON EAST SIDE OF COUNTY ROAD 21 ACROSS FROM NORTH/EAST CORNER OF PROPERTY.

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**BLUE VISTA
TOWN OF THE BLUE MOUNTAINS**


STREET A & D - LIGHTING LAYOUT

DESIGN: SRT/RJW	FILE: 20173	DWG:
DRAWN: SRT/RJW	DATE: OCT 2021	E1.3
CHECK: SRT	SCALE:	

Town of Blue Mountains
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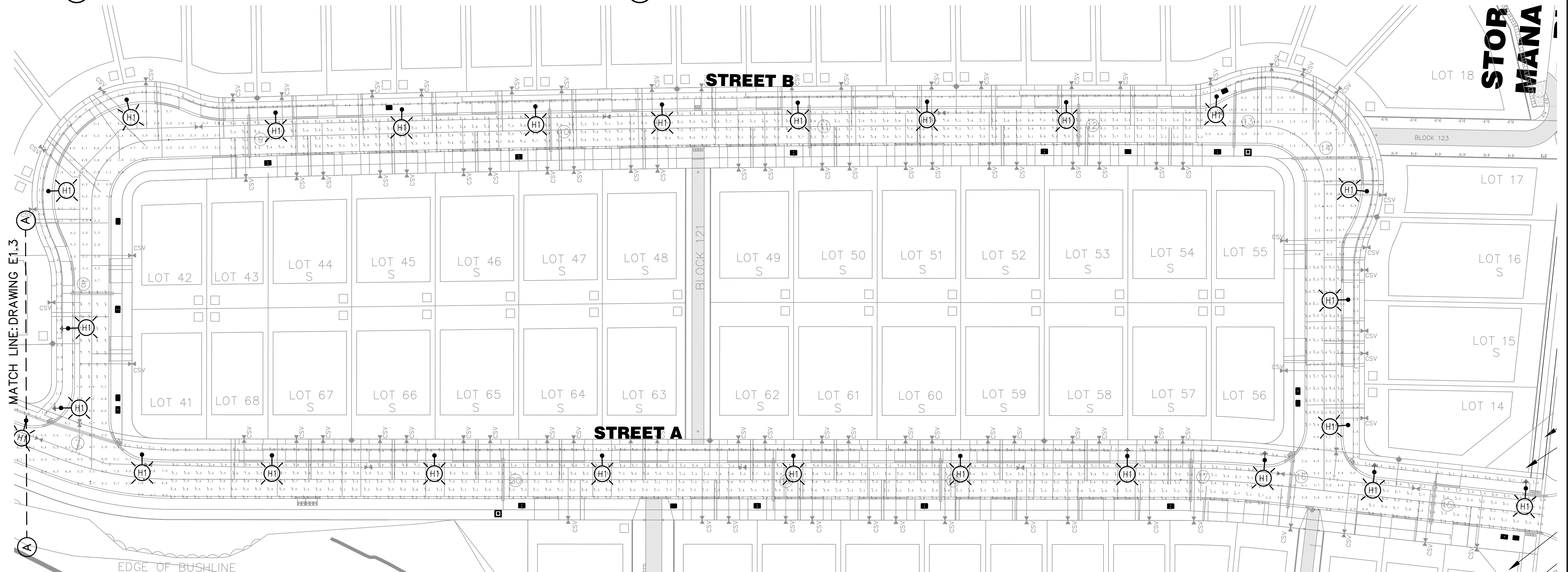
date

Luminaire Schedule					
Symbol	Label	Arrangement	Arr. Watts	Lumens	LLF
	L1	SINGLE	24.9	3845	0.600
K807-P4FL-III-25 (SSL)-8060					

2 LUMINAIRE SCHEDULE
E2.1 NTS

Label	CalcType	Units	Avg	Max	Min	Max/Avg
01 INT Street A & B East	Illuminance	Lux	6.1	11.1	2.0	1.8
01 INT Street A & B West	Illuminance	Lux	6.1	10.9	1.3	1.8
01 INT Street A & C	Illuminance	Lux	6.7	12.0	2.5	1.8
01 INT Street A & D	Illuminance	Lux	5.7	11.1	2.7	2.0
01 INT Street A, C & D	Illuminance	Lux	6.6	12.0	2.2	1.8
01 RW Street A Section 1	Illuminance	Lux	4.7	10.7	1.8	2.3
01 RW Street A Section 2	Illuminance	Lux	3.9	10.5	0.9	2.7
01 RW Street A Section 3	Illuminance	Lux	4.1	10.4	1.5	2.5
01 RW Street A Section 4	Illuminance	Lux	5.0	10.5	2.0	2.1
01 RW Street A Section 5	Illuminance	Lux	5.7	10.9	3.1	1.9
01 RW Street A Section 6	Illuminance	Lux	5.0	10.3	2.5	2.1
01 RW Street B Section 1	Illuminance	Lux	5.5	11.2	2.5	2.0
01 RW Street B Section 2	Illuminance	Lux	4.0	11.8	0.9	3.0
01 RW Street B Section 3	Illuminance	Lux	4.6	10.5	1.7	2.3
01 RW Street B Section 4	Illuminance	Lux	4.2	11.0	0.6	2.6
01 RW Street B Section 5	Illuminance	Lux	6.4	11	3	1.7
01 RW Street C Section 1	Illuminance	Lux	5.1	10.6	2.4	2.1
01 RW Street C Section 2	Illuminance	Lux	4.4	11.2	1.9	2.5
01 RW Street C Section 3	Illuminance	Lux	3.7	10.2	1.4	2.7
01 RW Street C Section 4	Illuminance	Lux	6.1	11.0	3.1	1.8
01 RW Street C Section 5	Illuminance	Lux	5.0	11.3	1.8	2.2
01 RW Street D Section 1	Illuminance	Lux	4.0	10.5	1.1	2.7
01 RW Street D Section 2	Illuminance	Lux	3.8	10.9	1.7	2.9
01 RW Street D Section 3	Illuminance	Lux	4.8	10.4	2.0	2.2
01 RW Street D Section 4	Illuminance	Lux	3.6	10.3	1.8	2.9
01 RW Street D Section 5	Illuminance	Lux	4.5	10.5	1.5	2.3
01 SW Street A Section 1	Illuminance	Lux	0.8	1.4	0.4	1.8
01 SW Street A Section 2	Illuminance	Lux	0.7	1.4	0.3	2.1
01 SW Street A Section 3	Illuminance	Lux	0.8	1.9	0.3	2.3
01 SW Street A Section 4	Illuminance	Lux	1.0	2.1	0.3	2.1
01 SW Street A Section 5	Illuminance	Lux	1.0	1.5	0.5	1.6
01 SW Street A Section 6	Illuminance	Lux	0.8	1.4	0.5	1.7
01 SW Street B	Illuminance	Lux	1.0	2.8	0.2	2.9
01 SW Street C	Illuminance	Lux	0.9	3	0	3.2
01 SW Street D	Illuminance	Lux	0.7	1.5	0.2	2.1

3 LIGHT LEVEL CALCULATION SUMMARY
E2.1 NTS



1 STREET A & B - PHOTOMETRICS LAYOUT
E2.1 SCALE 1:500

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BENCHMARKS

TBM#1 - ELEVATION 203.42
NAIL & WASHER IN HYDRO POLE ON EAST SIDE OF COUNTY ROAD 21 ACROSS FROM NORTH/EAST CORNER OF PROPERTY.

NOTES

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**BLUE VISTA
TOWN OF THE BLUE MOUNTAINS**

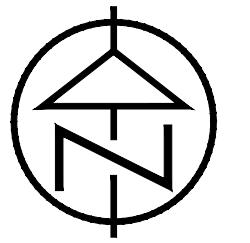
STREET A & B -
PHOTOMETRIC LAYOUT

**TATHAM
ENGINEERING**

DESIGN: SRT/RJW
DRAWN: SRT/RJW
CHECK: SRT
FILE: 20173
DATE: OCT 2021
SCALE:

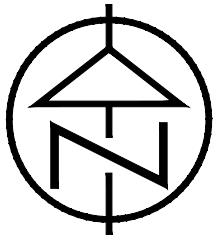
DWG:
E2.1

REFER TO DRAWING E1 FOR
LEGEND AND NOTES



LOT 18
STOR
MANA
LOT 17
LOT 16
LOT 15
LOT 14
LOT 55
LOT 54
LOT 53
LOT 52
LOT 51
LOT 50
LOT 49
LOT 48
LOT 47
LOT 46
LOT 45
LOT 44
LOT 43
LOT 42
LOT 41
LOT 68
LOT 67
LOT 66
LOT 65
LOT 64
LOT 63
LOT 62
LOT 61
LOT 60
LOT 59
LOT 58
LOT 57
LOT 56
BLOCK 123
STREET A
STREET B
EDGE OF BUSHLINE
MATCH LINE: DRAWING E1.3

REFER TO DRAWING E1.1
FOR LEGEND AND NOTES

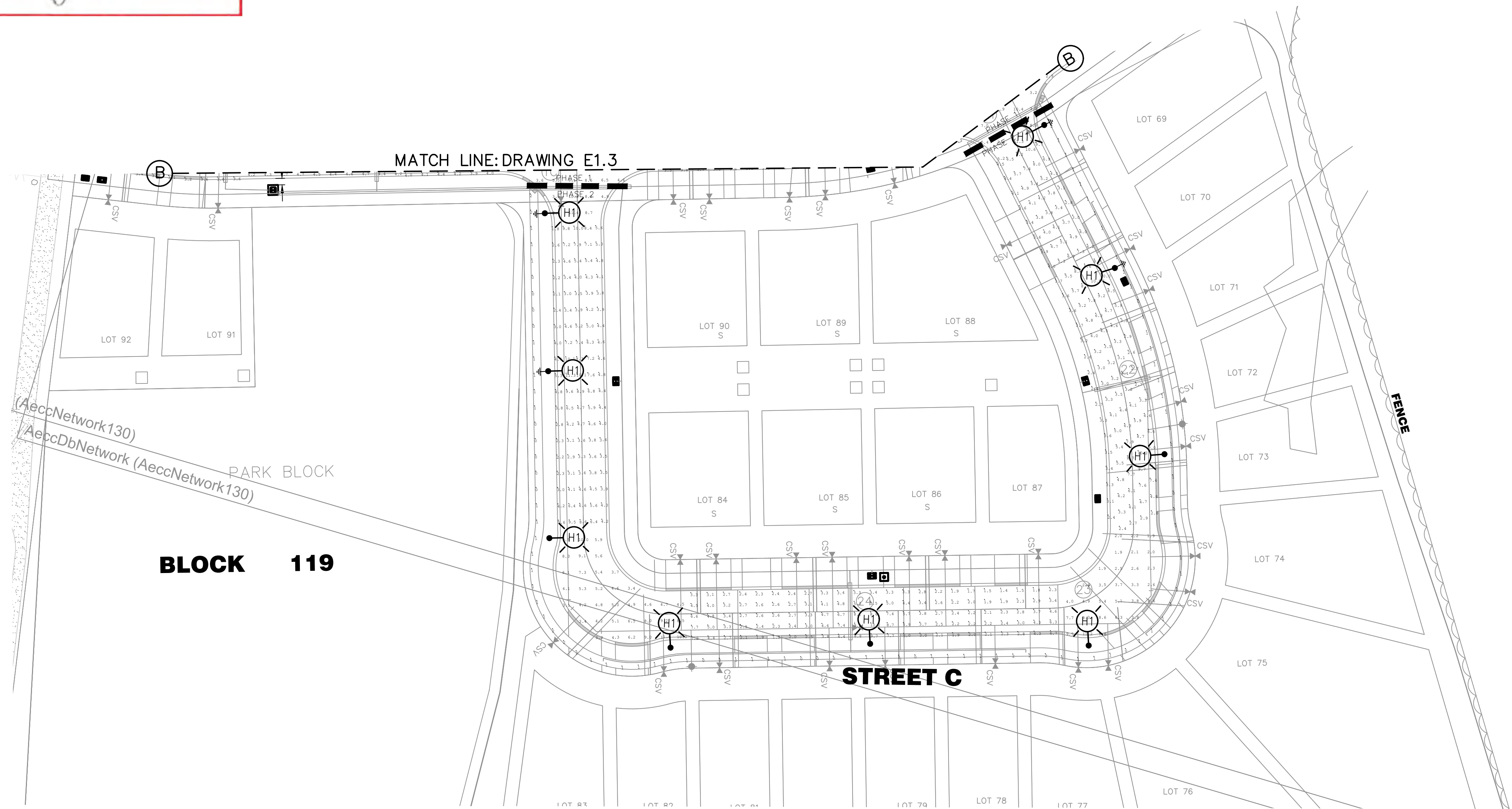


REFER TO DRAWING E2.1
FOR LUMINAIRE SCHEDULE

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date



1 STREET C - PHOTOMETRICS LAYOUT
E2.2 SCALE 1:500

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**BLUE VISTA
TOWN OF THE BLUE MOUNTAINS**

STREET C -
PHOTOMETRIC LAYOUT

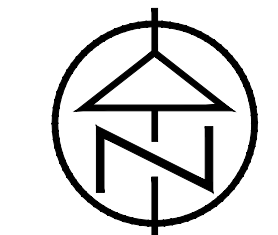


DESIGN: SRT/RJW	FILE: 20173	DWG:
DRAWN: SRT/RJW	DATE: OCT 2021	E2.2
CHECK: SRT	SCALE:	

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date

REFER TO DRAWING E2.1
FOR LUMINAIRE SCHEDULE



• SCALE 1:500

BENCHMARKS

TBM#1 - ELEVATION 203.42

NAIL & WASHER IN HYDRO POLE ON EAST SIDE OF
COUNTY ROAD 21 ACROSS FROM NORTH/EAST
CORNER OF PROPERTY.

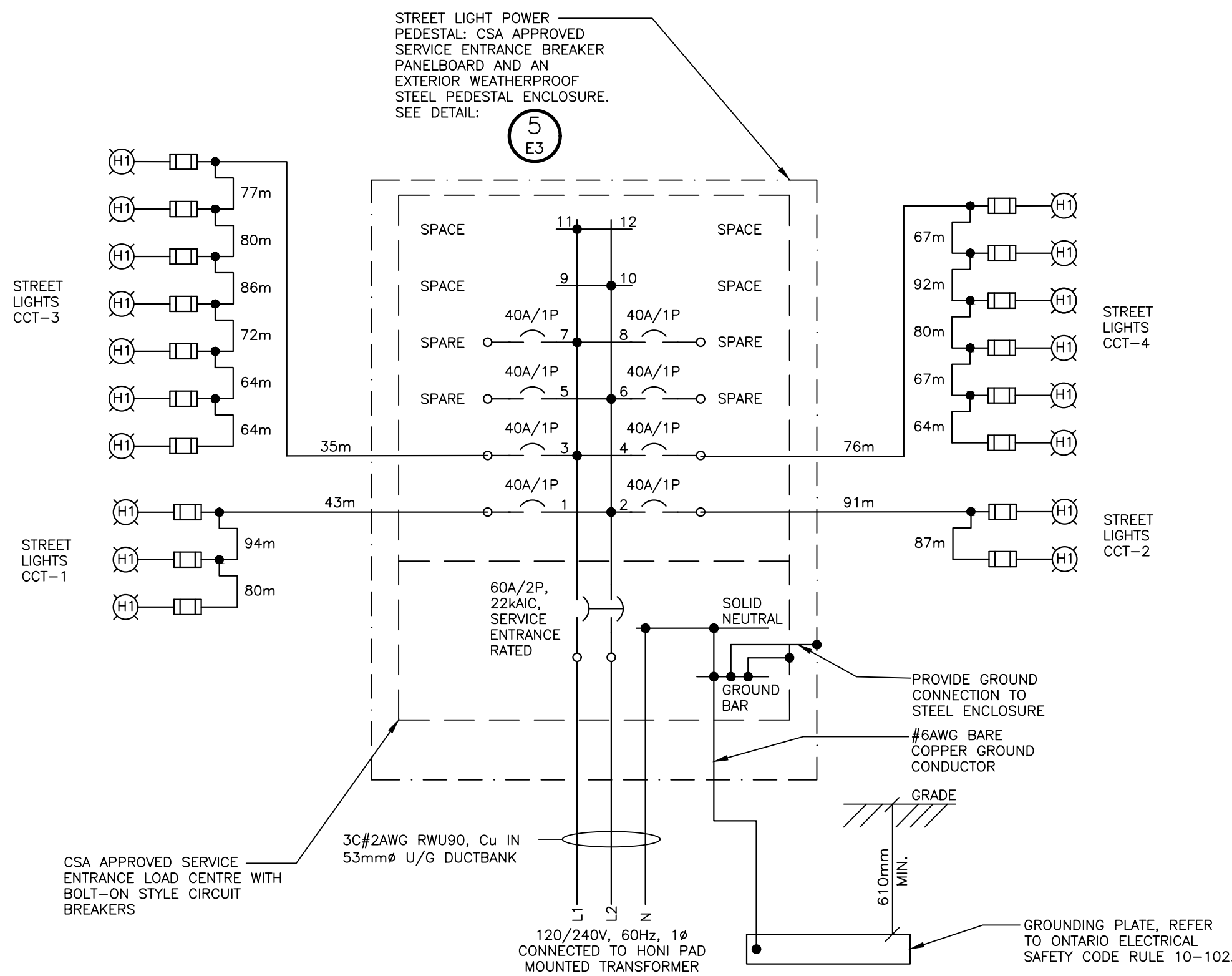
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STREET A & D - PHOTOMETRIC LAYOUT

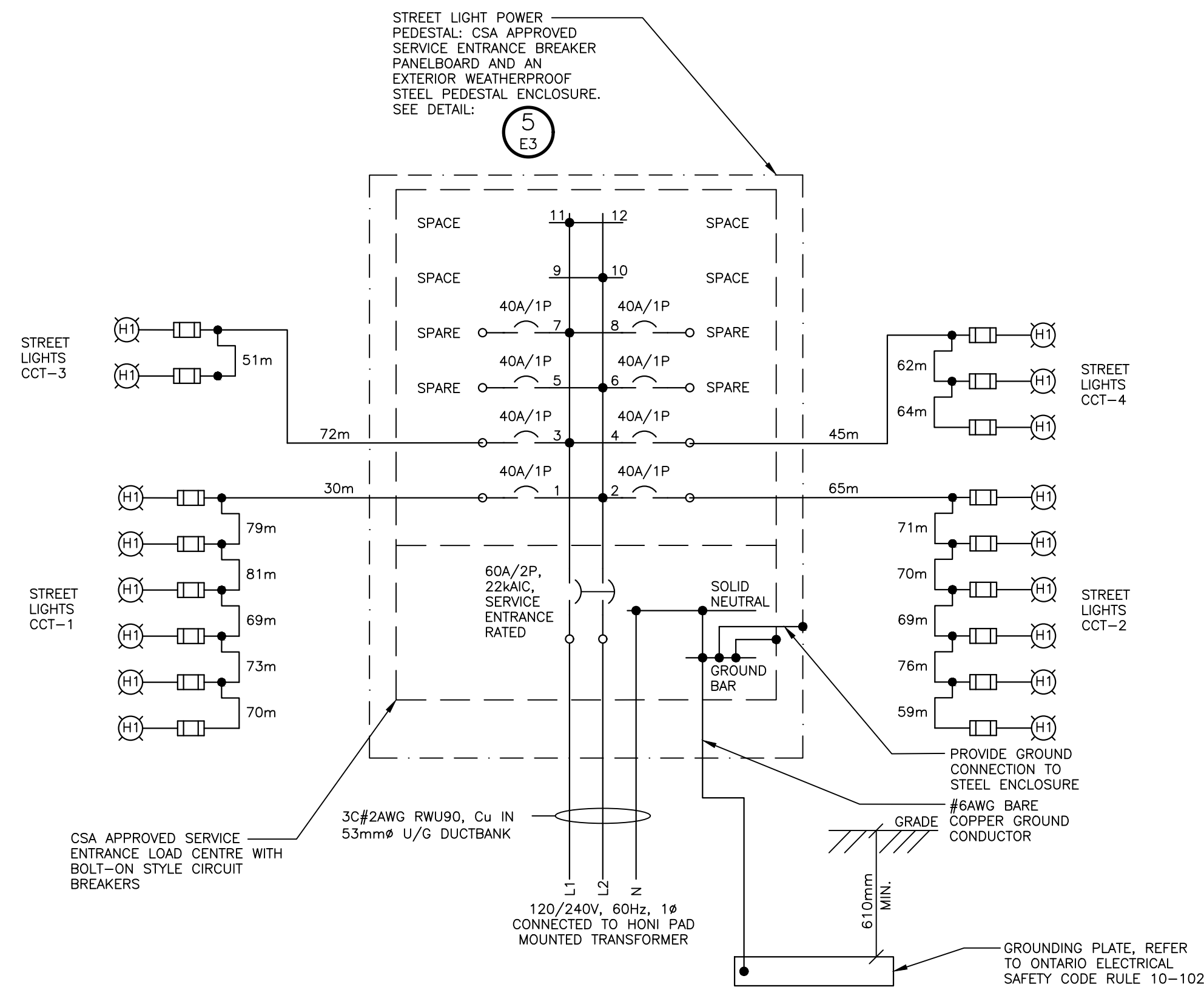
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DRAWN: SRT/RJW	DATE: OCT 2021	
CHECK: SRT	SCALE:	

E2.3



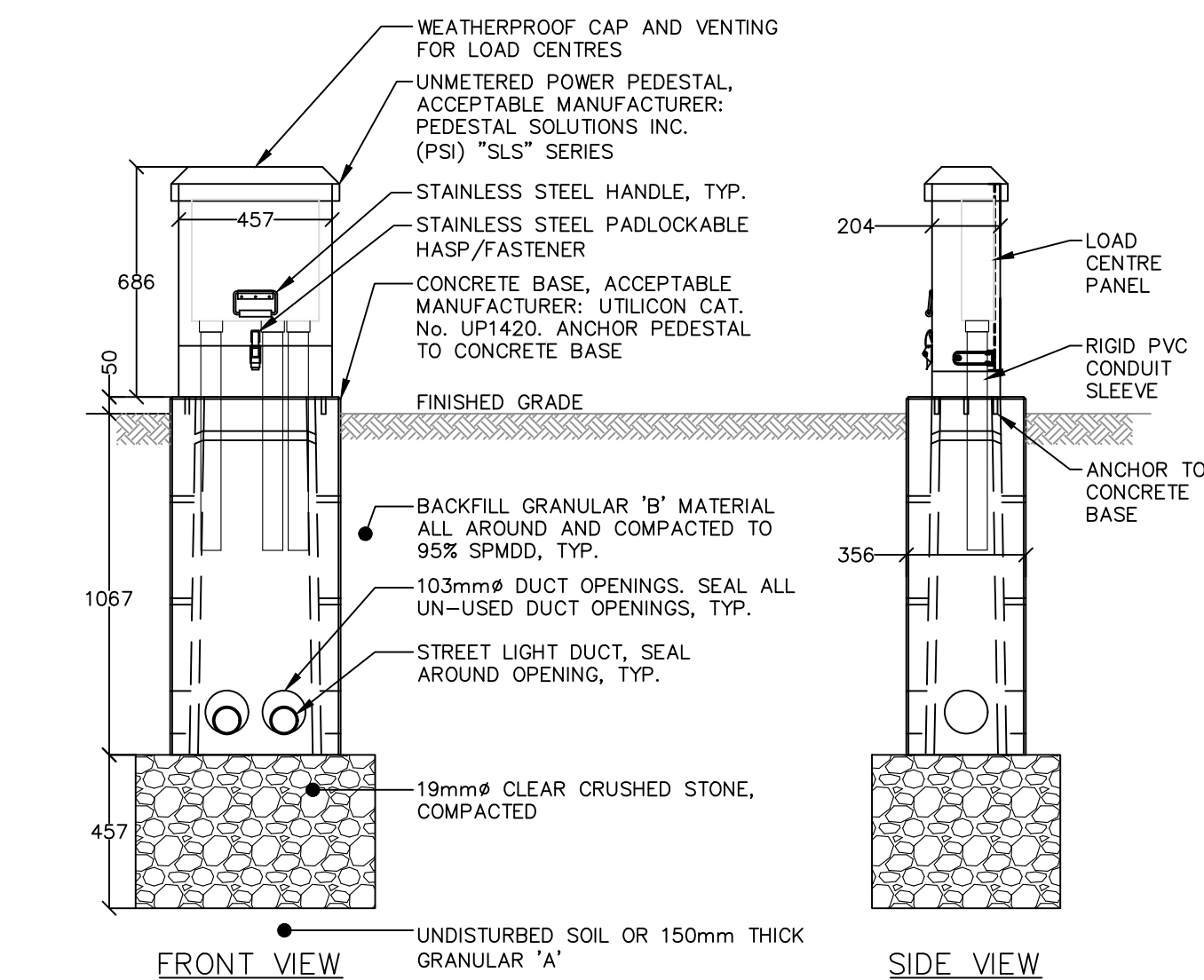
1 POWER PEDESTAL LP-A WIRING DETAIL

• NTS, DIMENSIONS SHOWN IN MILLIMETRES (mm)



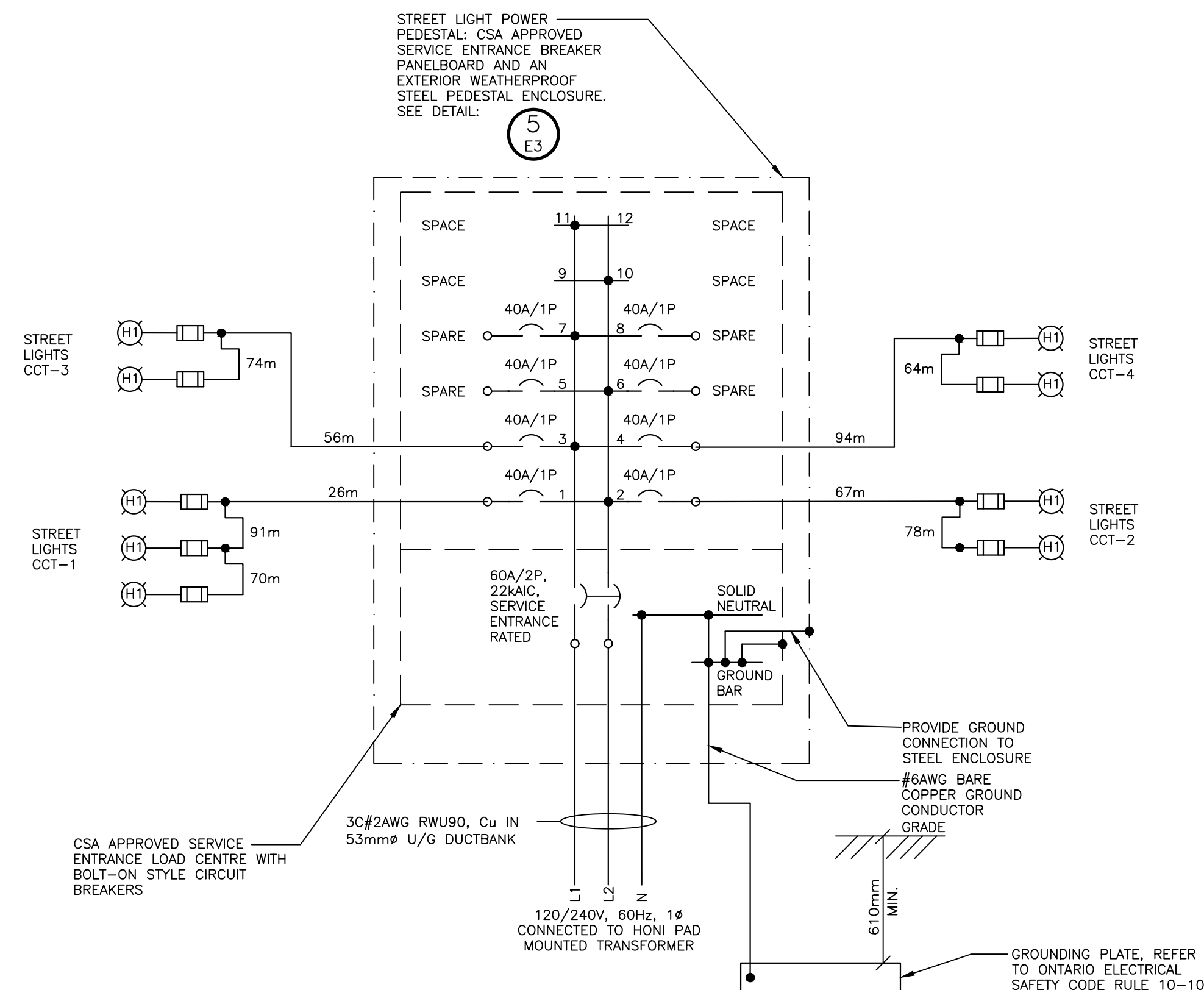
2 POWER PEDESTAL LP-B WIRING DETAIL

• NTS, DIMENSIONS SHOWN IN MILLIMETRES (mm)



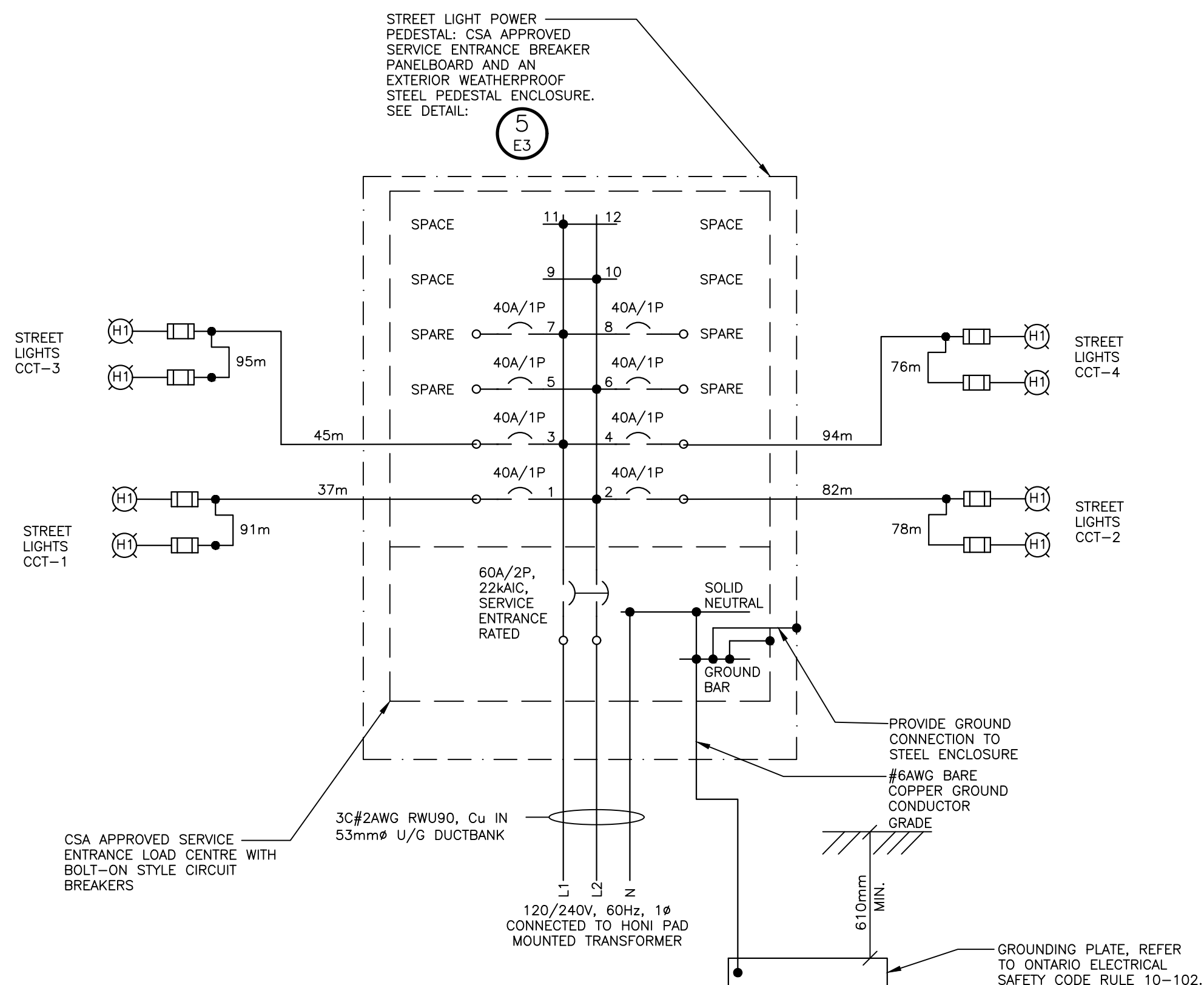
5 TYP. UNMETERED STREETLIGHT POWER PEDESTAL DETAIL

• NTS, DIMENSIONS SHOWN IN MILLIMETRES (mm)



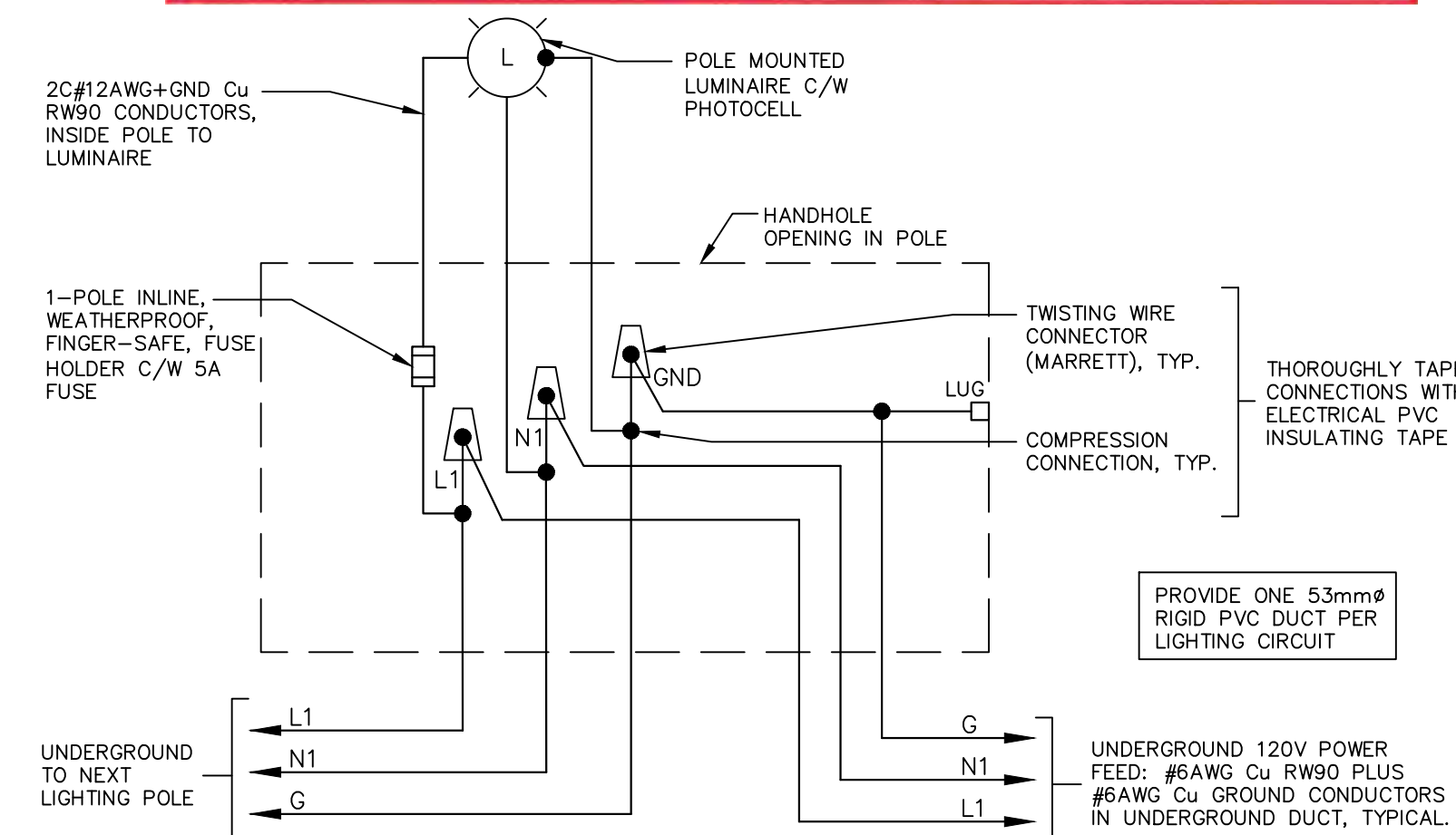
3 POWER PEDESTAL LP-C WIRING DETAIL

• NTS, DIMENSIONS SHOWN IN MILLIMETRES (mm)



4 POWER PEDESTAL LP-D WIRING DETAIL

• NTS, DIMENSIONS SHOWN IN MILLIMETRES (mm)



6 TYP. WIRING DETAIL FOR STREET LIGHT

• NTS



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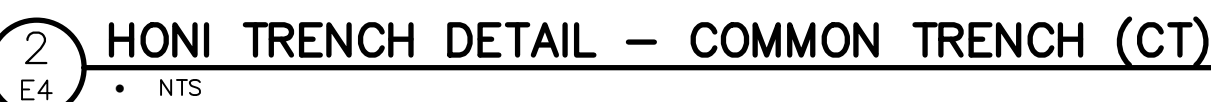
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

INSTALLATION DETAILS AND
ROAD CROSS SECTION

TATHAM
ENGINEERING

DESIGN: SRT/RJW FILE: 20173 DWG:
DRAWN: SRT/RJW DATE: OCT 2021
CHECK: SRT SCALE:

E3



date

LIGHTING SPECIFICATIONS

LUMINAIRE TYPE "H1":

CATALOGUE NO.:	K820-P4FL-III-25(SSL)-8060-120-4K-E
MATERIAL:	GLASS, FLAT LENS
IES CLASSIFICATION:	TYPE III
WATTAGE:	25WATT
LIGHT SOURCE:	LED
LINE VOLTAGE:	120V
LUMINAIRE LUMENS:	3845
COLOR:	BLACK
LUMINAIRE MOUNTING HEIGHT:	24"-6" (746MM) ABOVE GRADE
OPTIONS:	C/W KPL10 LEVELING DEVICE
④ _____ PHOTO BUTTON CELL	

SCROLL ARM (1):

CATALOGUE No.:	KA30-S-1
ARM LENGTH:	6'-0" (1829mm)
MATERIAL:	ALUMINIUM
PAINT:	BLACK

OCTAGONAL POLE:

CATALOGUE No.:	E325-APO-E11-FO
COLOUR:	ECLIPSE
FINISH:	ETCHED
OVERALL POLE HEIGHT:	32'-6" (9906mm)
HEIGHT ABOVE GRADE:	27'-0" (8230mm)

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BENCHMARKS

NAIL & WASHER IN HYDRO POLE ON EAST SIDE OF
COUNTY ROAD 21 ACROSS FROM NORTH/EAST
CORNER OF PROPERTY.

NOTES

No.

REVISION	DESCRIPTION
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BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

LUMINAIRE SPECIFICATIONS,
DUCTBANK DETAILS & ROAD CROSS
SECTION



TATHAM
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DESIGN: SRT/RJW	FILE: 20173	DW
DRAWN: SRT/RJW	DATE: OCT 2021	
CHECK: SRT	SCALE:	

E4

BLUE VISTA DEVELOPMENT

TOWN OF THE BLUE MOUNTAINS COUNTY OF GREY

DRAWING

VMP-1 & VMP-2

MTP-1

LP-1 to LP-5

LP-6

SWM-1 to SWM-5

TVR-1

WC-1

LD-1 to LD-2

TITLE

VEGETATION ASSESSMENT/MANAGEMENT PLAN
& DETAILS

MASTER TRAILS PLAN

LANDSCAPE PLANS

WETLAND COMPENSATION PLANTING PLAN

STORMWATER MANAGEMENT POND BLOCK
PLANTING PLANS

TREE/VEGETATION RETENTION, ENHANCEMENT AND
COMPENSATION PLAN

WOODLAND COMPENSATION PLANTING PLAN

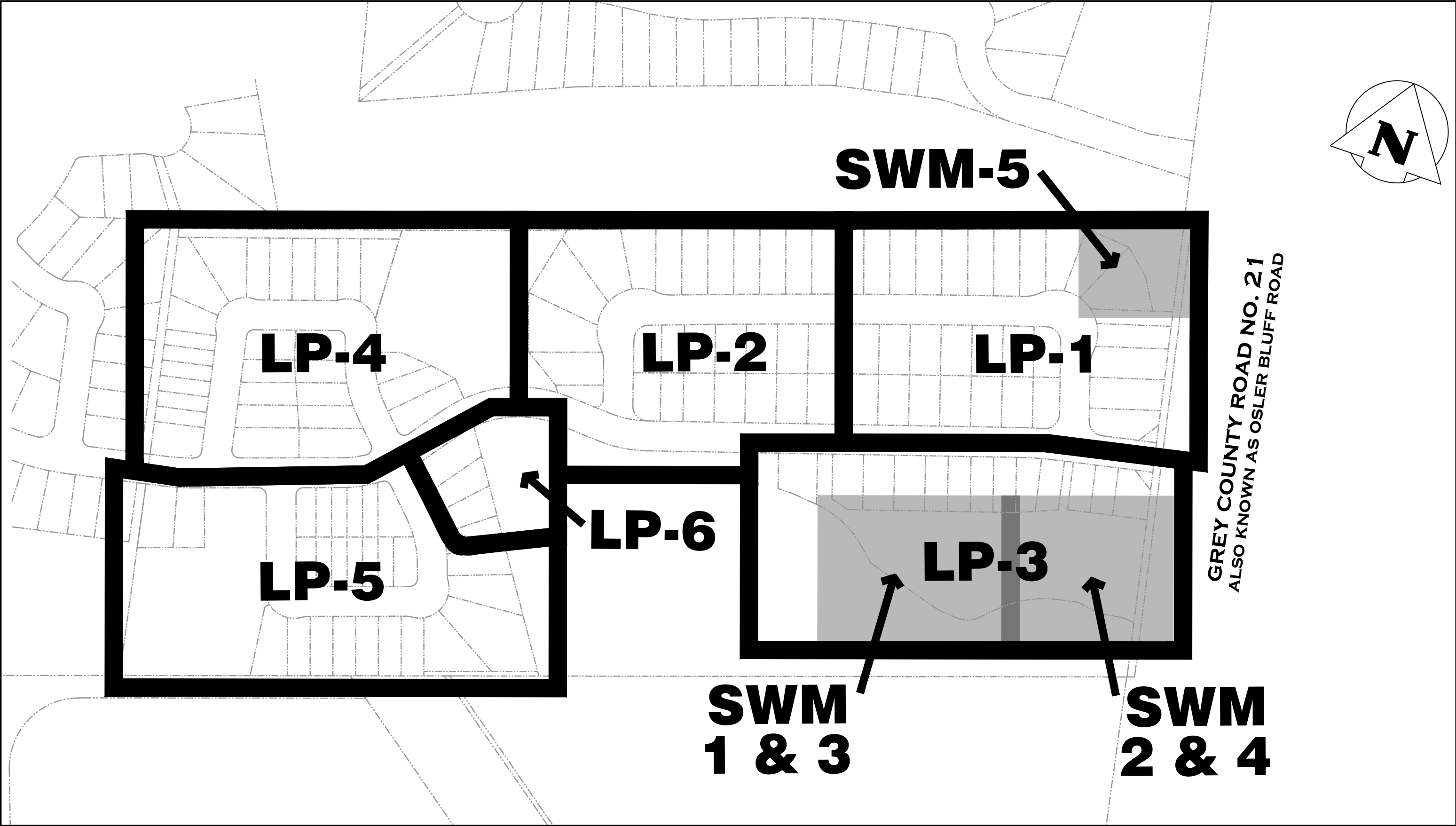
LANDSCAPE DETAILS

Town of Blue Mountains
Planning and Development Services
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signature

date

July 19-2023



MUNICIPALITY

TOWN OF THE BLUE MOUNTAINS
32 MILL STREET, BOX 310
THORNBURY, ONTARIO N0H 2P0

DEVELOPER

ROYALTON HOMES INC.
10114 HIGHWAY 26, UNIT 4
COLLINGWOOD, ONTARIO L9Y 3Z1

LANDSCAPE ARCHITECT



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

DEVELOPER'S ENGINEER

TATHAM ENGINEERING LTD.
115 SANDFORD FLEMING DRIVE, SUITE 200
COLLINGWOOD, ONTARIO L9Y 5A6

PROJECT No.: 876 - 5337
ISSUED FOR 2ND SUBMISSION

Town of Blue Mountains
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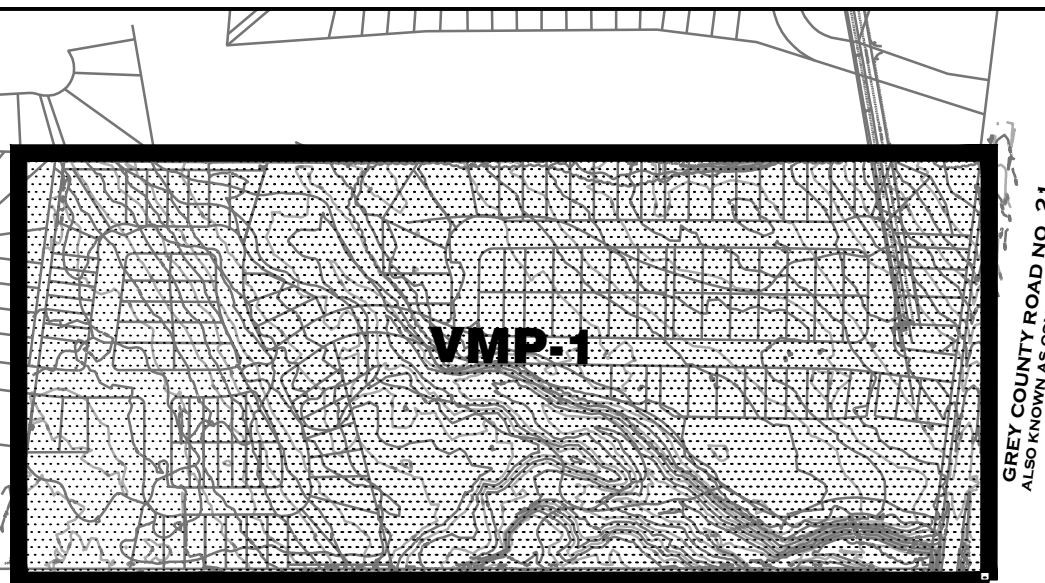
July 19-2023

NOTES:

1. FOR TREE PROTECTION DETAILS AND NOTES, SEE DRAWING LP-3

LEGEND

- PROPERTY BOUNDARY
LOT BOUNDARY
BUILDING SETBACK
WATERCOURSE
EXISTING VEGETATION TO BE REMOVED
EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
TREE PROTECTION FENCE



KEY PLAN
SCALE: N.T.S.

MONTERREA GOLF COURSE

EXISTING VEGETATION
TO BE REMOVED - TYP.

ENVIRONMENTAL PROTECTION
BLOCK 120

EXISTING VEGETATION
TO BE REMOVED - TYP.

LOT 38

LOT 39

LOT 40

STREET B

BLOCK 123

LOT 17

LOT 16

LOT 15

LOT 14

BLOCK 125
BLOCK 126

BLOCK 127
BLOCK 128

STREET A

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

GREY COUNTY ROAD NO. 21
ALSO KNOWN AS OSLER BLUFF ROAD

BLOCK 131

EXISTING VEGETATION TO BE
RETAINED AND PROTECTED
- TYP.

PROPOSED 3M GRANULAR TRAIL
- SEE MTP-1 AND ENG. DWGS

TREE PROTECTION
FENCE - TYP.

ENVIRONMENTAL
PROTECTION
BLOCK 132

TREE PROTECTION
FENCE - TYP.

SECOND NATURE
DEVELOPMENT
PHASE 3

EXISTING SECOND
NATURE
DEVELOPMENT
APPROVED
DEVELOPMENT
PLAN UNDER
CONSTRUCTION

PARK BLOCK
119 (1.0 HA)

STREET A

LOT 92

LOT 91

LOT 90

LOT 89

LOT 88

LOT 87

LOT 86

LOT 85

LOT 84

LOT 83

LOT 82

LOT 81

LOT 80

LOT 79

LOT 78

LOT 77

LOT 76

LOT 75

LOT 74

LOT 73

LOT 72

LOT 71

EXISTING SWM
FACILITY

LA SCANDINAVE SPA

EXISTING WINDFALL
DEVELOPMENT PHASE 6
UNDER CONSTRUCTION

20 0m 20 40 60 80
SCALE: 1:1000

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NOTES:

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2. BASE INFORMATION PROVIDED BY TATHAM ENGINEERING.
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Town

NO.	ISSUE / REVISION	DATE: MM/DD/YYYY
1.	ISSUED FOR 1ST SUBMISSION	12.21.2022
2.	REVISION TO DWS, NAME AS PER TOWN	02.23.2023
3.	ISSUED FOR PRE-SERVICING AGREEMENT	03.14.2023

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

Project

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

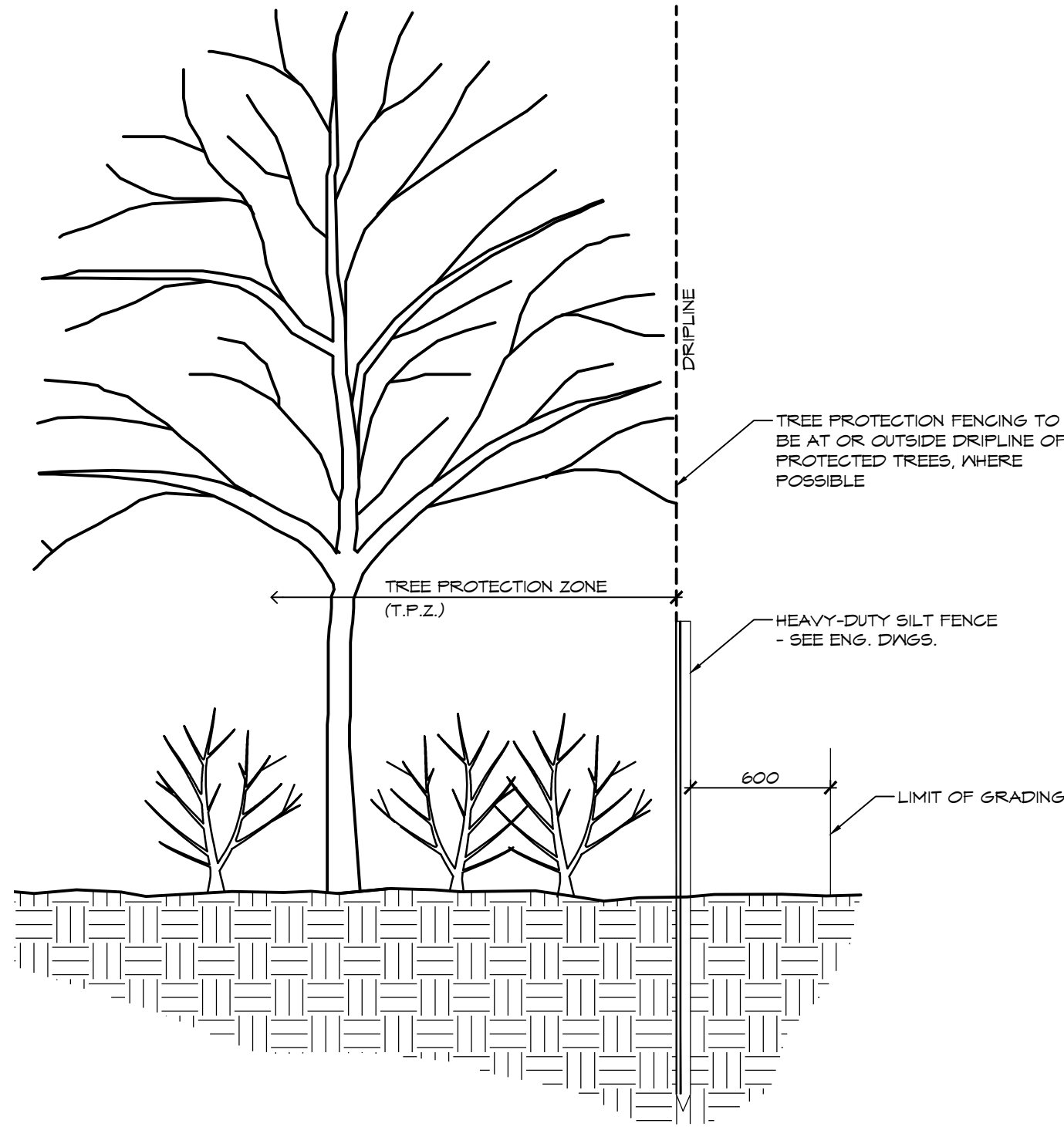
VEGETATION ASSESSMENT/MANAGEMENT PLAN

This Drawing is For
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CROZIER
CONSULTING ENGINEERS

ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705.446.3510 T
705.446.3520 F
WWW.GFCROZIER.CA
INFO@GFCROZIER.CA

Drawn By L.M./R.B. Design By A.P./R.B. Project 0876-5337
Scale 1:1000 Date 2022.12.12 Check By A.P. Drawing VMP-1



1 TREE PROTECTION FENCE
VMP-2

1:25

Town of Blue Mountains
Planning and Development Services
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signature

date

NOTES:

1.0 EXISTING VEGETATION

- EXISTING VEGETATION IS DESCRIBED IN THE ENVIRONMENTAL IMPACT STUDY (EIS)/SECOND SUBMISSION PREPARED BY GROZIER & ASSOCIATES INC., JULY 2020. EXISTING VEGETATION IN THE REMOVAL AREA IS COMPRISED OF EASTERN WHITE CEDAR, WHITE BIRCH, GREEN ASH, BLACK ASH, WHITE ELM, BASSWOOD, SUGAR MAPLE, HOP HORNBEEAM, BLACK CHERRY, TREMBLING ASPEN, WHITE POPLAR, BALSAM POPLAR, COMMON APPLE, COMMON BUCKTHORN, HAWTHORN, CHOKO CHERRY, RED-OSIER DOGWOOD, SILKY DOGWOOD, BUFFALOBERRY, TATARIAN HONEYSUCKLE, PASTURE GOOSEBERRY AND WILD RED RASPBERRY. NO SPECIES AT RISK VEGETATION WERE IDENTIFIED IN THE VEGETATION TO BE REMOVED AREA OF THE DEVELOPMENT.

2.0 TREE REMOVALS

- ALL EXISTING TREES LOCATED WITHIN THE VEGETATION TO BE REMOVED AREA ARE TO BE REMOVED DUE TO CONFLICTS WITH THE PROPOSED GRADING (±2.0m OF FILL REQUIRED) AND/OR SERVICING OF THE SITE DEVELOPMENT. THE CONFLICTS ARE UNAVOIDABLE.
- FOR SERVICING, GRADING AND DRAINAGE INFORMATION SEE ENGINEERING DRAWINGS.
- 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.
- TREE REMOVALS SHALL CONFORM WITH THE MIGRATORY BIRDS CONVENTION ACT AND MUNICIPAL BY-LAWS.

3.0 ENVIRONMENTAL IMPACT STUDY RECOMMENDATIONS

- TREE MANAGEMENT PLAN SHALL BE READ IN CONJUNCTION WITH THE EIS SECOND SUBMISSION PREPARED BY GROZIER & ASSOCIATES INC., JULY 2020. ALL RECOMMENDATIONS WITHIN THE EIS SHALL BE FOLLOWED.

4.0 TREE PROTECTION

- INSTALL TREE PROTECTION FENCING IN LOCATIONS INDICATED IN CONTRACT DRAWINGS.
- 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.

- LOCATION OF TREE PROTECTION FENCE SHALL BE CONFIRMED ON-SITE BY THE LANDSCAPE ARCHITECT BEFORE COMMENCEMENT OF TREE CLEARING OPERATIONS.
- AS PART OF THE TREE REMOVAL OPERATION ALL STEMS, LIMBS AND STUMPS SHOULD BE REMOVED FROM THE SITE.
- THE ROOT SYSTEMS FROM ALL EXISTING VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM CONSTRUCTION.
- NO STORAGE OF MATERIALS OR EQUIPMENT WITHIN THE TREE PROTECTION ZONE IS PERMITTED. NO EQUIPMENT OR MATERIALS SHALL HIT OR DAMAGE TREES DESIGNATED TO BE PRESERVED.
- NO ROOT CUTTING OR MOVEMENT OF VEHICLES IS PERMITTED IN THE TREE PROTECTION ZONE.
- FENCE BARRIERS MUST REMAIN IN FUNCTIONAL CONDITION UNTIL ALL SITE WORKS INCLUDING LANDSCAPING ARE COMPLETED.
- THE CONTRACTOR SHALL REMOVE TREE PROTECTION FENCING AFTER THE COMPLETION OF ALL SITE WORKS FOLLOWING WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

5.0 HAZARD TREE MANAGEMENT

- SELECTIVE REMOVAL OF HAZARDOUS TREES WITHIN THE TREE PROTECTION ZONE WILL BE DETERMINED ON-SITE BY THE LANDSCAPE ARCHITECT.
- WHERE REMOVALS ARE REQUIRED, THE FELLING ZONE SHOULD ALLOW THE TREES TO FALL WITHOUT DAMAGE TO EXISTING STRUCTURES, OR TREES (BRANCHES & TRUNKS) TO REMAIN.
- SHOULD NO CLEAR FELLING ZONE EXIST, THE TREE SHALL BE CUT INCREMENTALLY FROM TOP TO BOTTOM AND LOWERED TO THE GROUND WITH ROPES.

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2.	REVISION TO DWS, NAME AS PER TOWN	02.23.2023
3.	ISSUED FOR PRE-SERVICING AGREEMENT	03.14.2023

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

Project

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing

VEGETATION ASSESSMENT/MANAGEMENT
PLAN DETAILS



ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705.446-3510 T
705.446-3520 F
WWW.GFCROZIER.CA
INFO@GFCROZIER.CA

Drawn By	L.M./R.B.	Design By	A.P./R.B.	Project	0876-5337
Scale	AS SHOWN	Date	2022.12.12	Check By	A.P.
				Drawing	VMP-2

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Planning and Development Services
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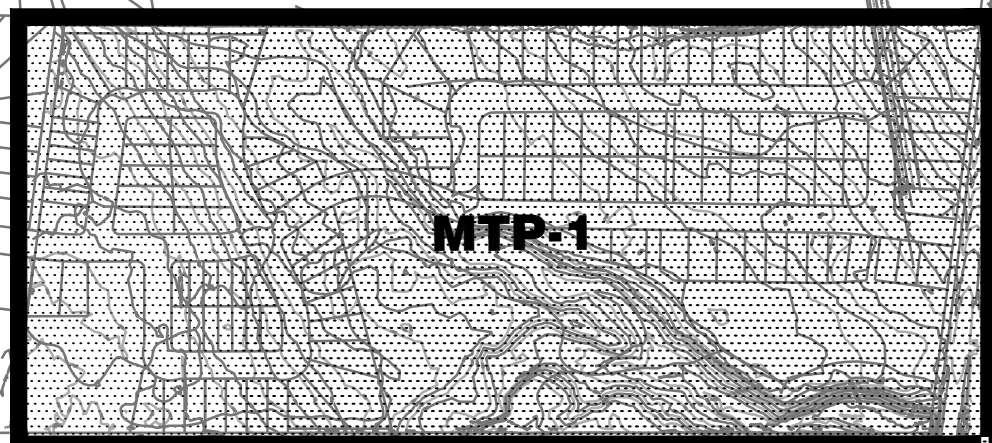
signature

date

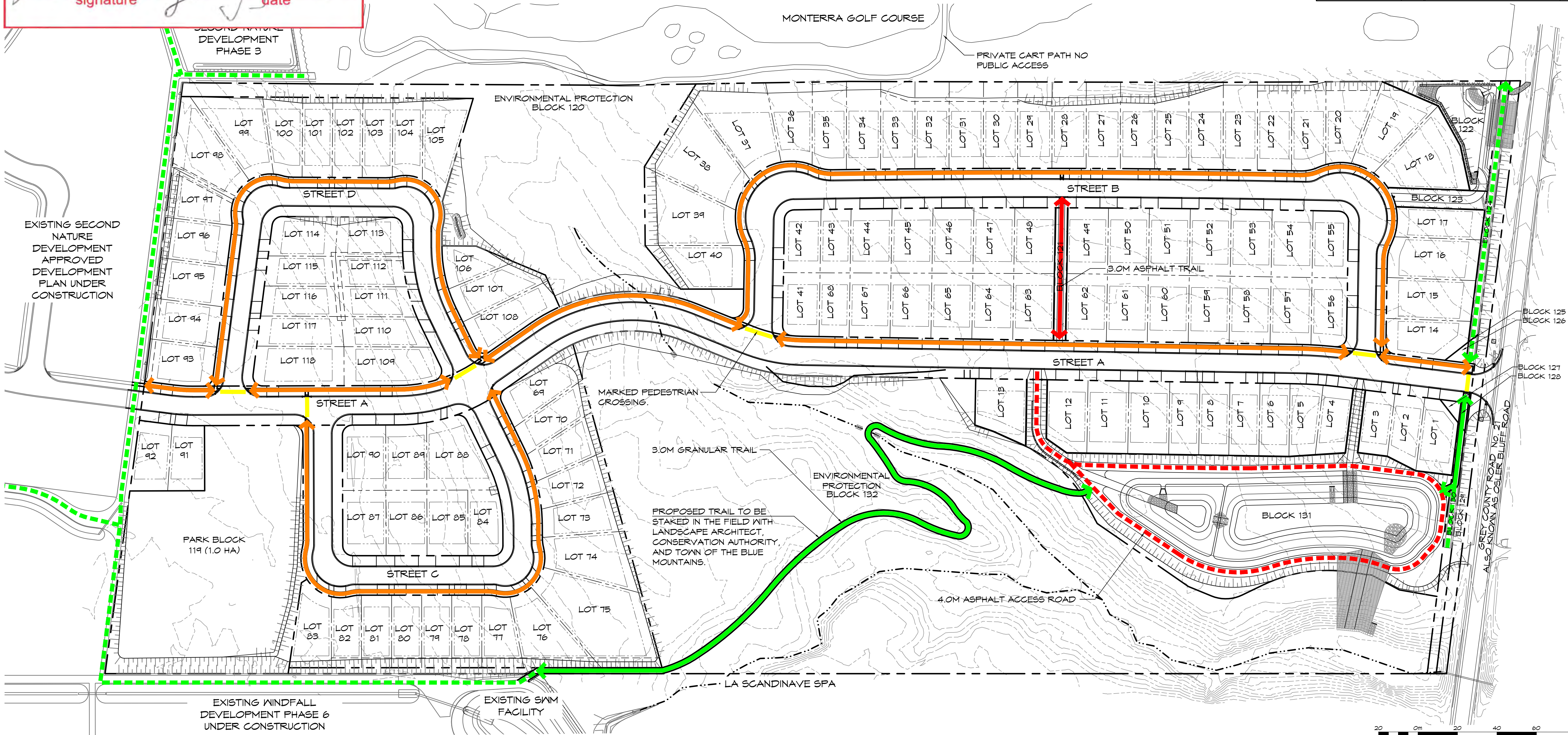
July 19-2023

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- BUILDING SETBACK
- WATERCOURSE
- 3.0M GRANULAR TRAIL
- 3.0M FUTURE TRAILS TO BE CONSTRUCTED
- 3.0M ASPHALT TRAIL
- 4.0M ASPHALT ACCESS ROAD
- 1.5M SIDEWALK
- MARKED PEDESTRIAN CROSSING



SCALE: N.T.S.



SCALE: 1:1000

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NO.	ISSUE / REVISION	DATE: MM/DD/YYYY
1.	ISSUED FOR 1ST SUBMISSION	12.21.2022
2.	ISSUED FOR DISCUSSION	04.19.2023
3.	ISSUED FOR 2ND SUBMISSION	05.01.2023

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Project

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing

MASTER TRAILS PLAN

CROZIER
CONSULTING ENGINEERS

ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705.446.3510 T
705.446.3520 F
WWW.GFCROZIER.CA
INFO@GFCROZIER.CA

Drawn By: A.S./L.M./R.B. Design By: A.P./R.B. Project: 0876-5337
Scale: 1:1000 Date: 2022.12.12 Check By: A.P. Drawing: MTP-1

LEGEND

—

PROPERTY BOUNDARY

LOT BOUNDARY

EXISTING WATERCOURSE OR DITCH

•HP

EXISTING HYDRO POLE

UNDERGROUND SERVICES
- SEE ENG. DWGS.

TRANSFORMER - SEE ENG. DWGS.

STREET LIGHT PEDESTAL - SEE ENG. DWGS.

FIRE HYDRANT - SEE ENG. DWGS.

WATER VALVE - SEE ENG. DWGS.

MANHOLE - SEE ENG. DWGS.

MANHOLE - SEE ENG. DWGS.

CATCH BASIN - SEE ENG. DWGS.

LS•

LIGHT STANDARD - SEE ENG. DWGS.

—x—x—x—

CHAIN LINK FENCE

DECIDUOUS TREE

SPECIES
QUANTITY

PLANT REFERENCE

NOTES:

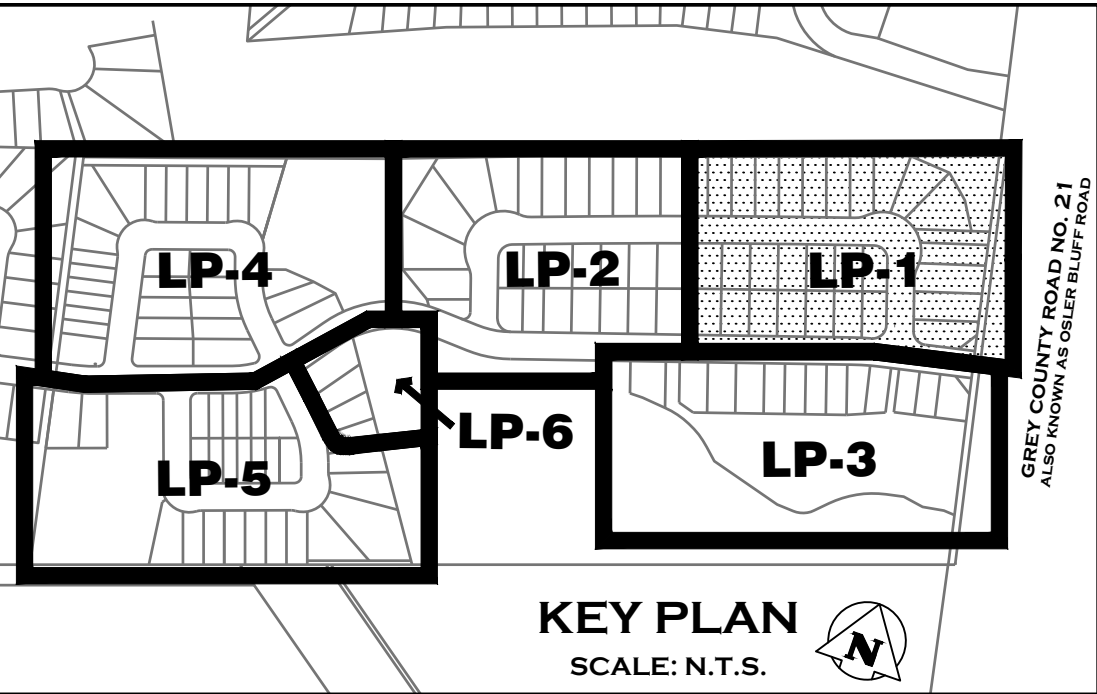
1. FOR PLANTING NOTES, SEE DRAWING LD-2.

2. TREE PITS OR PLANTING BEDS WITHIN 1.0M OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.

3. MINIMUM CLEARANCES FOR TREES ARE AS FOLLOWS:

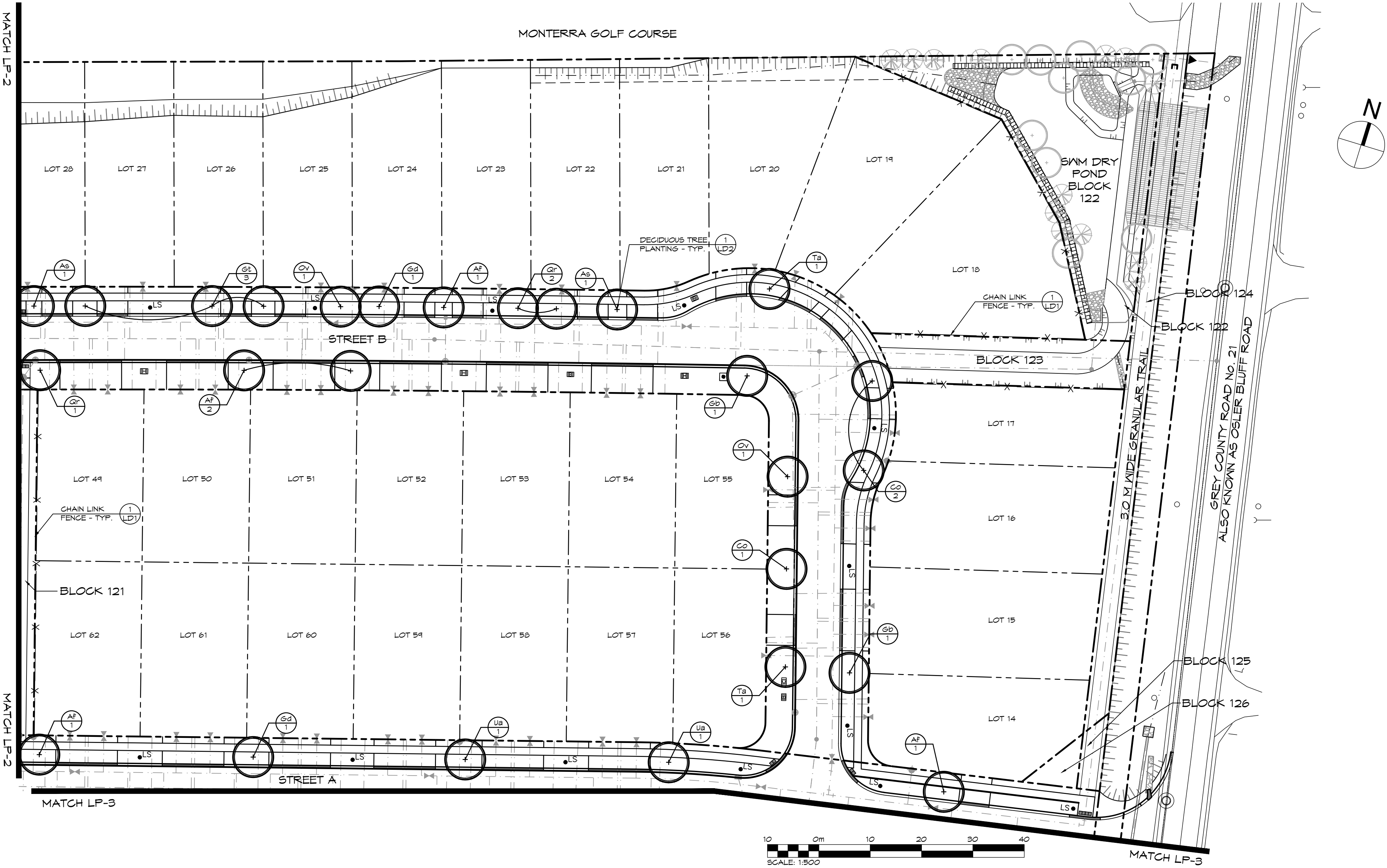
MINIMUM TREE CLEARANCES	
FIRE HYDRANT	3.0m
DRIVEWAYS OR WALKWAYS	1.5m
HYDRO TRANSFORMERS	3.0m
BELL OR CABLE PEDESTALS	1.0m
STREETLIGHT POLES	3.0m
UNDERGROUND SERVICES	1.0m

MASTER STREET TREE PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	QTY
DECIDUOUS TREES						
AF	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	50mm cal.	N.B.		13
AS	Acer saccharum 'Legacy'	Legacy Sugar Maple	50mm cal.	N.B.		12
CO	Celtis occidentalis	Common Hackberry	50mm cal.	N.B.		12
GB	Ginkgo biloba	Maidenhair Tree	50mm cal.	N.B.		9
GD	Gymnocladus dioica	Kentucky Coffee Tree	50mm cal.	N.B.		11
GT	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	50mm cal.	N.B.		10
OV	Ostrya virginiana	Ironwood	50mm cal.	N.B.		7
QM	Quercus macrocarpa	Bur Oak	50mm cal.	N.B.		8
QR	Quercus rubra	Red Oak	50mm cal.	N.B.		12
TA	Tilia americana 'Redmond'	Basswood	50mm cal.	N.B.		13
UA	Ulmus americana 'Valley Forge'	Valley Forge Elm	50mm cal.	N.B.		11



Town of Blue Mountains
Planning and Development Services
**Accepted For Construction
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signature [redacted] date July 19-2023



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Town

No.	ISSUE / REVISION	DATE: MM/DD/YYYY
1.	ISSUED FOR 1ST SUBMISSION	12.21.2022
2.	ISSUED FOR 2ND SUBMISSION	05.01.2023

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

Project

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing

LANDSCAPE PLAN



ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705.446-3510 T
705.446-3520 F
WWW.GFCROZIER.CA
INFO@GFCROZIER.CA

Drawn By	L.M./R.B.	Design By	A.P./R.B.	Project	0876-5337
Scale	1:500	Date	2022.12.12	Check By	A.P.
				Drawing	LP-1

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LEGEND

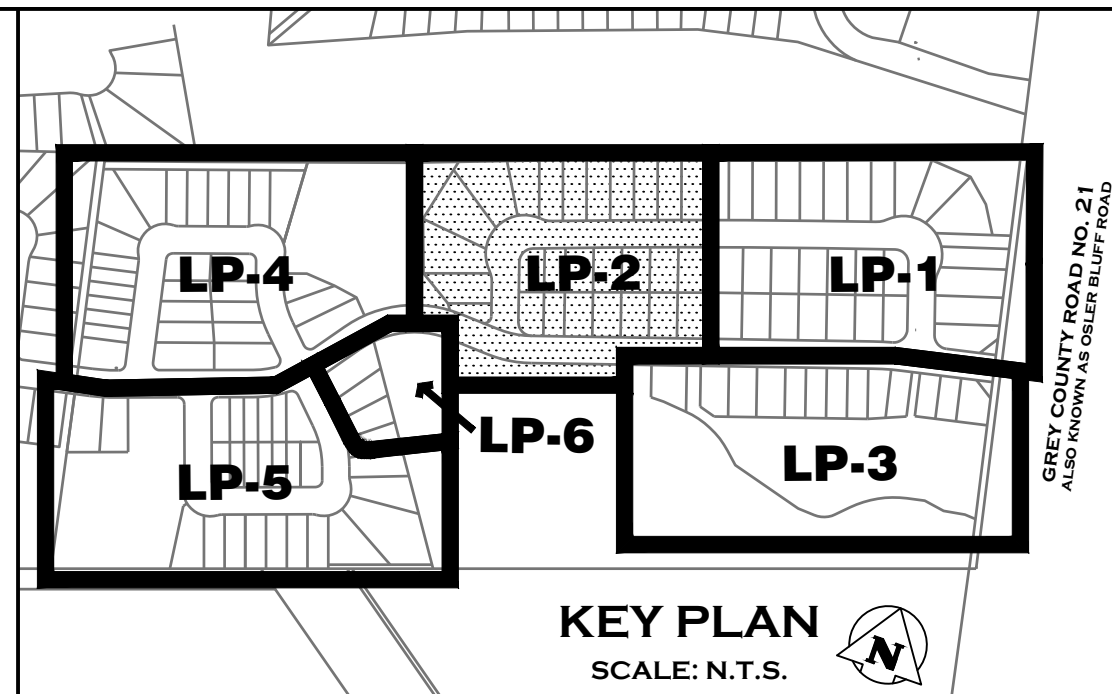
—	PROPERTY BOUNDARY	○	MANHOLE - SEE ENG. DWGS.	+	DECIDUOUS TREE
- - -	LOT BOUNDARY	■	CATCH BASIN - SEE ENG. DWGS.		
- · -	EXISTING WATERCOURSE OR DITCH	LS ●	LIGHT STANDARD - SEE ENG. DWGS.		
• HP	EXISTING HYDRO POLE				
- - -	UNDERGROUND SERVICES - SEE ENG. DWGS.				
⌘	TRANSFORMER - SEE ENG. DWGS.				
⊙	STREET LIGHT PEDESTAL - SEE ENG. DWGS.				
●	FIRE HYDRANT - SEE ENG. DWGS.				
⋈	WATER VALVE - SEE ENG. DWGS.				
●	MANHOLE - SEE ENG. DWGS.				
		SP	SPECIES		
		QTY	QUANTITY		PLANT REFERENCE

NOTES:

1. FOR PLANT QUANTITIES, SEE PLANT LIST ON DRAWING LP-1.
2. FOR PLANTING NOTES, SEE DRAWING LP-2.
3. TREE PITS OR PLANTING BEDS WITHIN 1.0M OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
4. MINIMUM CLEARANCES FOR TREES ARE AS FOLLOWS:

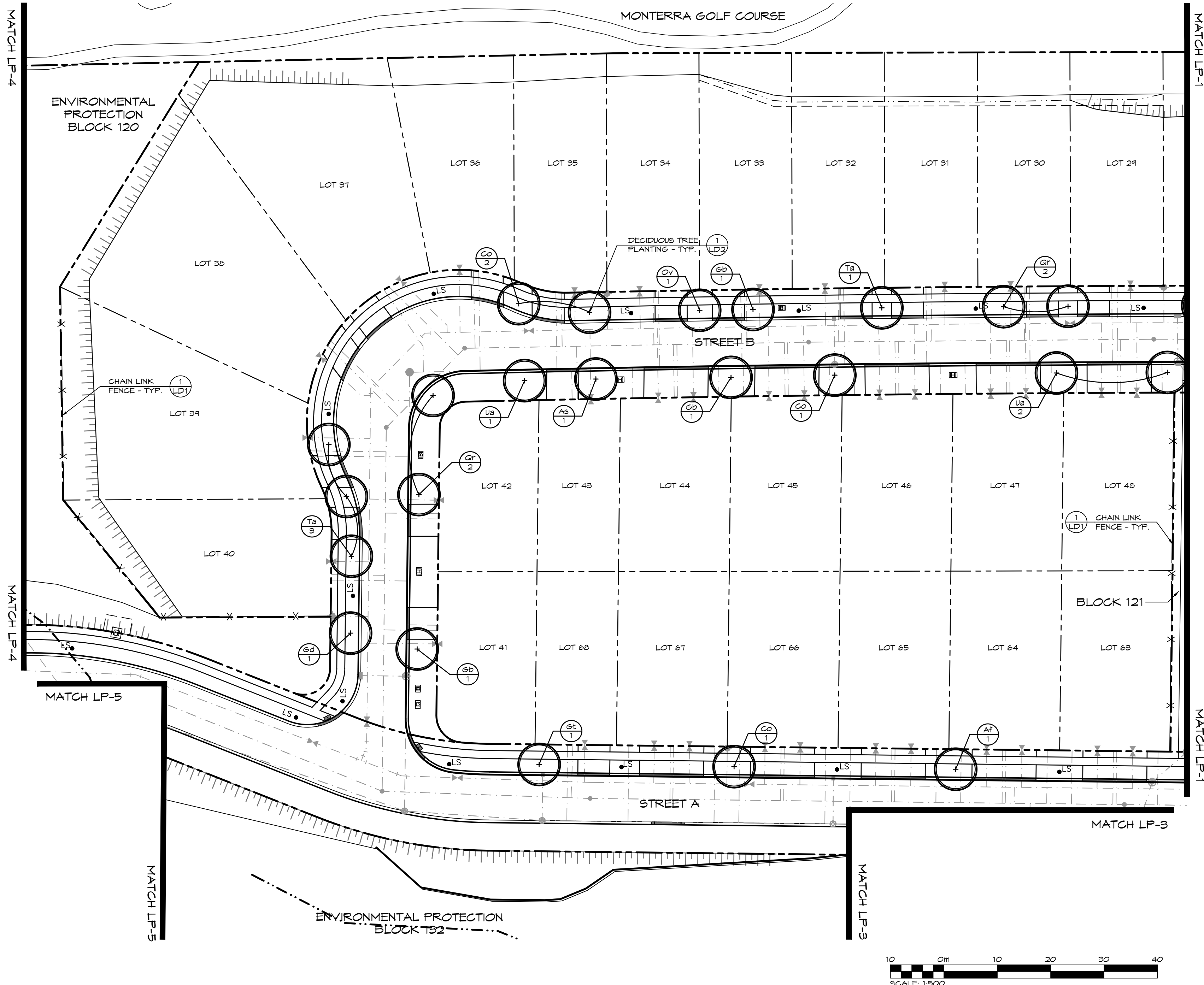
MINIMUM TREE CLEARANCES	
FIRE HYDRANT	3.0m
DRIVEWAYS OR WALKWAYS	1.5m
HYDRO TRANSFORMERS	3.0m
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UNDERGROUND SERVICES	1.0m

PLANT LIST KEY				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES				
AF	Acer x Freemanii 'Jeffersred'	Autumn Blaze Maple	50mm cal.	N.B.
AS	Acer saccharum 'Legacy'	Legacy Sugar Maple	50mm cal.	N.B.
CO	Celtis occidentalis	Common Hackberry	50mm cal.	N.B.
GB	Ginkgo biloba	Maldenhair Tree	50mm cal.	N.B.
GD	Gymnocladus dioica	Kentucky Coffee Tree	50mm cal.	N.B.
GT	Gleditsia triacanthos var. Inermis 'Shademaster'	Shademaster Honeylocust	50mm cal.	N.B.
OY	Ostrya virginiana	Ironwood	50mm cal.	N.B.
QR	Quercus rubra	Red Oak	50mm cal.	N.B.
QM	Quercus macrocarpa	Bur Oak	50mm cal.	N.B.
TA	Tilia americana 'Redmond'	Basswood	50mm cal.	N.B.
UA	Ulmus americana 'Valley Forge'	Valley Forge Elm	50mm cal.	N.B.



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

signature [redacted] date July 19-2023



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Town

NO.	ISSUE / REVISION	DATE: MM/DD/YYYY
1.	ISSUED FOR 1ST SUBMISSION	12.21.2022
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LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

Project

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing

LANDSCAPE PLAN



ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
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Drawn By	L.M./R.B.	Design By	A.P./R.B.	Project	0876-5337
Scale	1:500	Date	2022.12.12	Check By	A.P.
				Drawing	LP-2

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LEGEND

—

PROPERTY BOUNDARY

- - -

LOT BOUNDARY

- . -

EXISTING WATERCOURSE OR DITCH

• HP

EXISTING HYDRO POLE

- - -

UNDERGROUND SERVICES
- SEE ENG. DWGS.

TRANSFORMER - SEE ENG. DWGS.

STREET LIGHT PEDESTAL - SEE ENG. DWGS.

FIRE HYDRANT - SEE ENG. DWGS.

WATER VALVE - SEE ENG. DWGS.

MANHOLE - SEE ENG. DWGS.

MANHOLE - SEE ENG. DWGS.

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LIGHT STANDARD - SEE ENG. DWGS.

- x - x -

CHAIN LINK FENCE

DECIDUOUS TREE

SPECIES
QTY

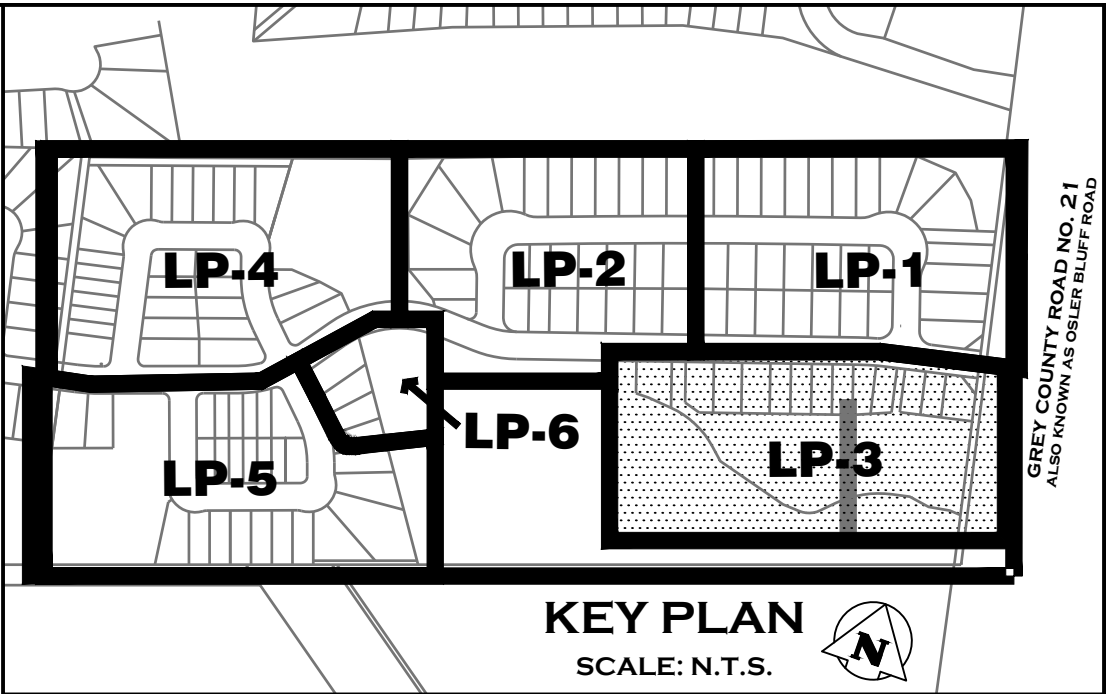
PLANT REFERENCE

NOTES:

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2. FOR PLANTING NOTES, SEE DRAWING LP-2.
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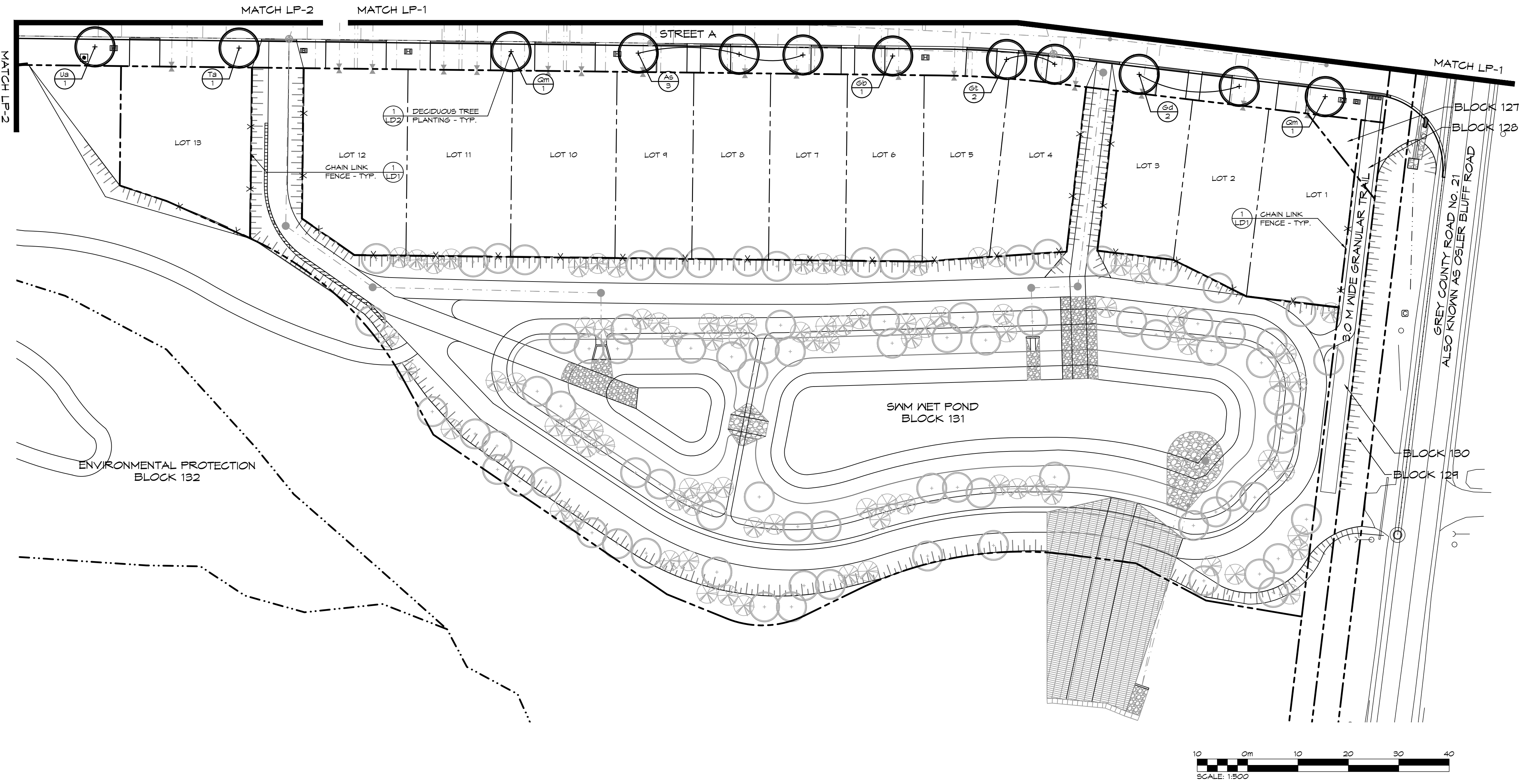
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signature [redacted] date July 19-2023



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Town

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1.	ISSUED FOR 1ST SUBMISSION	12.21.2022
2.	ISSUED FOR 2ND SUBMISSION	05.01.2023

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Project
**BLUE VISTA
TOWN OF THE BLUE MOUNTAINS**

Drawing
LANDSCAPE PLAN

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

Drawn By L.M./R.B. Design By A.P./R.B. Project 0876-5337

Scale 1:500 Date 2022.12.12 Check By A.P. Drawing LP-3

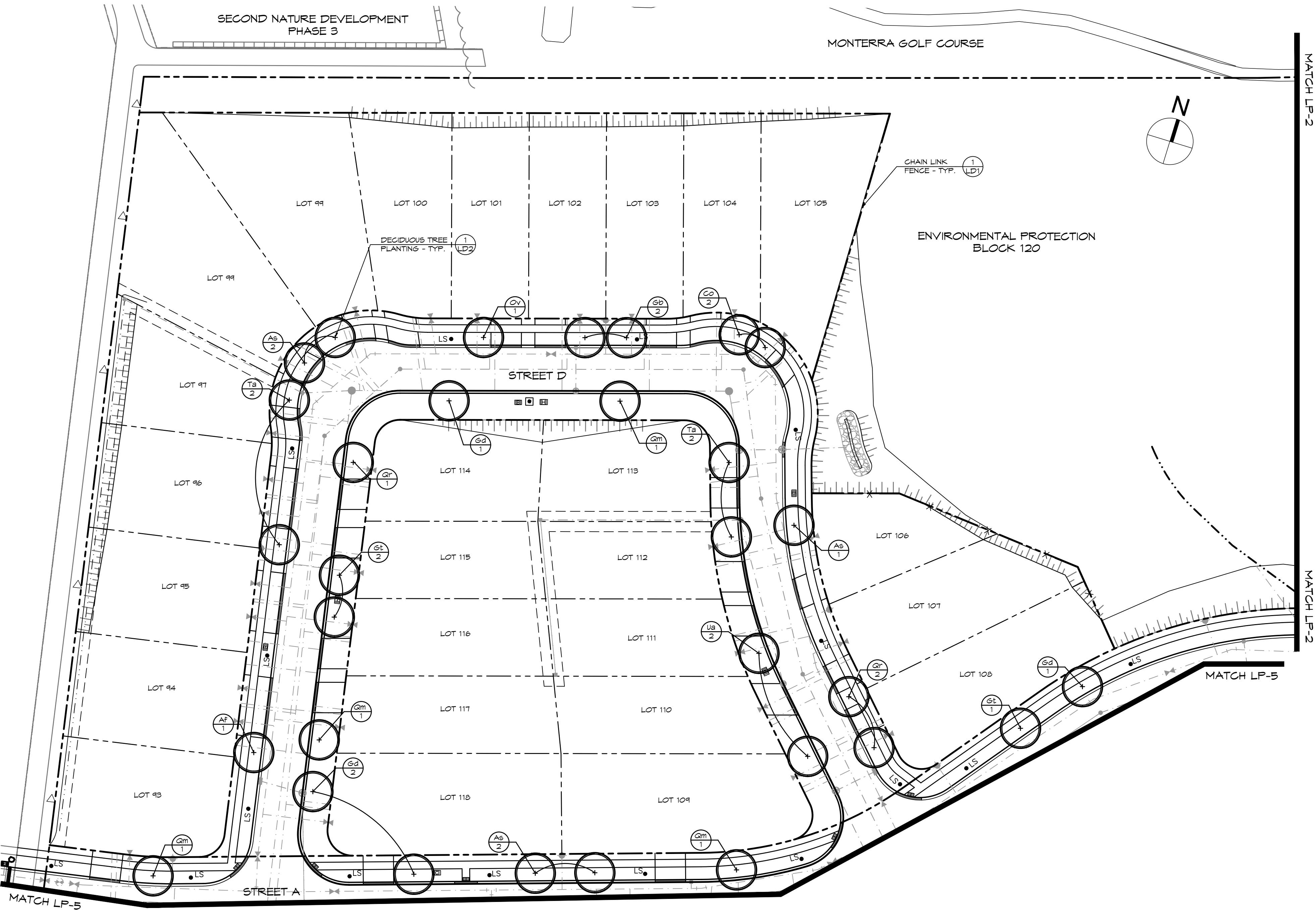
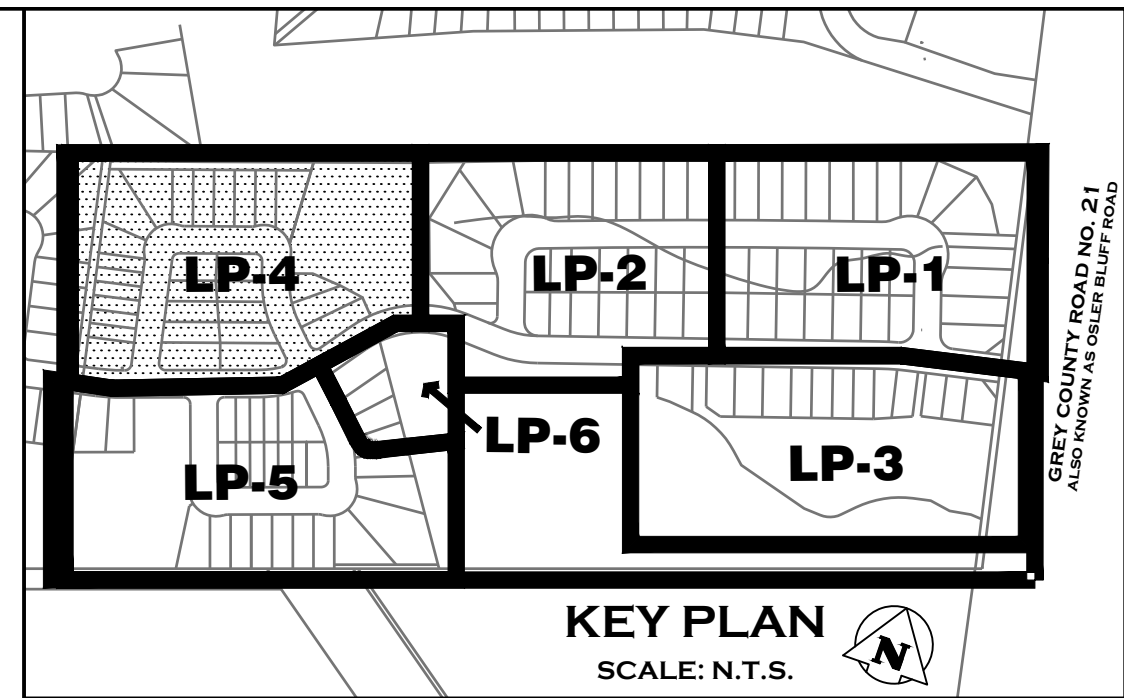
LEGEND

—	PROPERTY BOUNDARY	●	MANHOLE - SEE ENG. DWGS	+	DECIDUOUS TREE
- - -	LOT BOUNDARY	○	MANHOLE - SEE ENG. DWGS		
- . -	EXISTING WATERCOURSE OR DITCH	■	CATCH BASIN - SEE ENG. DWGS		
• HP	EXISTING HYDRO POLE	LS •	LIGHT STANDARD - SEE ENG. DWGS	SP	SPECIES
- - -	UNDERGROUND SERVICES - SEE ENG. DWGS	- x - x -	CHAIN LINK FENCE	QTY	QUANTITY
⌂	TRANSFORMER - SEE ENG. DWGS				PLANT REFERENCE
⦿	STREET LIGHT PEDESTAL - SEE ENG. DWGS				
●	FIRE HYDRANT - SEE ENG. DWGS				
⋈	WATER VALVE - SEE ENG. DWGS				

NOTES:

1. FOR PLANT QUANTITIES, SEE PLANT LIST ON DRAWING LP-1.
2. FOR PLANTING NOTES, SEE DRAWING LP-2.
3. TREE PITS OR PLANTING BEDS WITHIN 1.0m OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
4. MINIMUM CLEARANCES FOR TREES ARE AS FOLLOWS:

MINIMUM TREE CLEARANCES	
FIRE HYDRANT	3.0m
DRIVEWAYS OR WALKWAYS	1.5m
HYDRO TRANSFORMERS	3.0m
BELL OR CABLE PEDESTALS	1.0m
STREETLIGHT POLES	5.0m
UNDERGROUND SERVICES	1.0m



PLANT LIST KEY				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES				
AF	Acer x Freemanii 'Jeffersred'	Autumn Blaze Maple	50mm cal.	N.B.
AS	Acer saccharum 'Legacy'	Legacy Sugar Maple	50mm cal.	N.B.
CO	Celtis occidentalis	Common Hackberry	50mm cal.	N.B.
GB	Ginkgo biloba	Maldenhair Tree	50mm cal.	N.B.
GD	Gymnocladus dioica	Kentucky Coffee Tree	50mm cal.	N.B.
GT	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	50mm cal.	N.B.
Ov	Ostrya virginiana	Ironwood	50mm cal.	N.B.
QR	Quercus rubra	Red Oak	50mm cal.	N.B.
QM	Quercus macrocarpa	Bur Oak	50mm cal.	N.B.
Ta	Tilia americana 'Redmond'	Basswood	50mm cal.	N.B.
Ua	Ulmus americana 'Valley Forge'	Valley Forge Elm	50mm cal.	N.B.

Town of Blue Mountains
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signature _____ date July 19-2023



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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.

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2. BASE INFORMATION PROVIDED BY TATHAM ENGINEERING.
3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

Town

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LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

Project

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing

LANDSCAPE PLAN



ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705.446.3510 T
705.446.3520 F
WWW.GFCROZIER.CA
INFO@GFCROZIER.CA

Drawn By	L.M./R.B.	Design By	A.P./R.B.	Project	0876-5337
Scale	1:500	Date	2022.12.12	Check By	A.P.
				Drawing	LP-4

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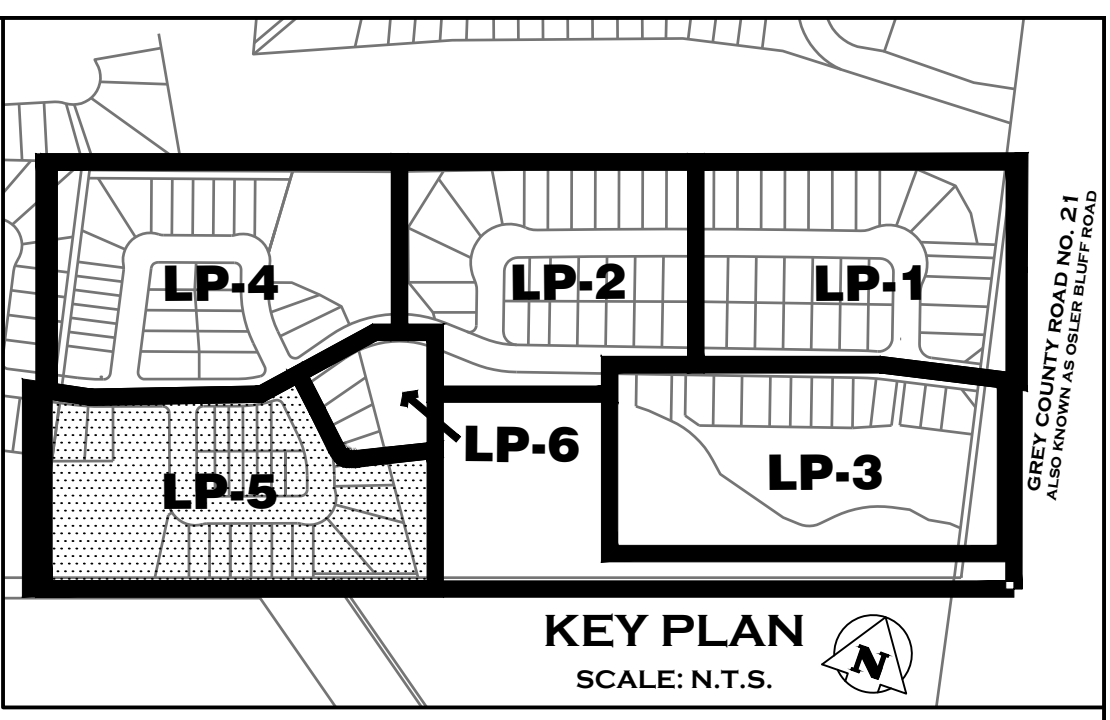
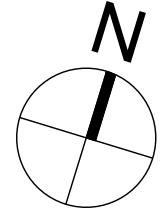
LEGEND

- PROPERTY BOUNDARY
LOT BOUNDARY
EXISTING WATERCOURSE OR DITCH
EXISTING HYDRO POLE
UNDERGROUND SERVICES - SEE ENG. DWGS.
TRANSFORMER - SEE ENG. DWGS.
STREET LIGHT PEDESTAL - SEE ENG. DWGS.
FIRE HYDRANT - SEE ENG. DWGS.
WATER VALVE - SEE ENG. DWGS.
MANHOLE - SEE ENG. DWGS.
MANHOLE - SEE ENG. DWGS.
CATCH BASIN - SEE ENG. DWGS.
LIGHT STANDARD - SEE ENG. DWGS.
CHAIN LINK FENCE
- DECIDUOUS TREE
SPECIES
QUANTITY
PLANT REFERENCE

NOTES:

- FOR PLANT QUANTITIES, SEE PLANT LIST ON DRAWING LP-1.
- FOR PLANTING NOTES, SEE DRAWING LP-2.
- TREE PITS OR PLANTING BEDS WITHIN 1.0M OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
- MINIMUM CLEARANCES FOR TREES ARE AS FOLLOWS:

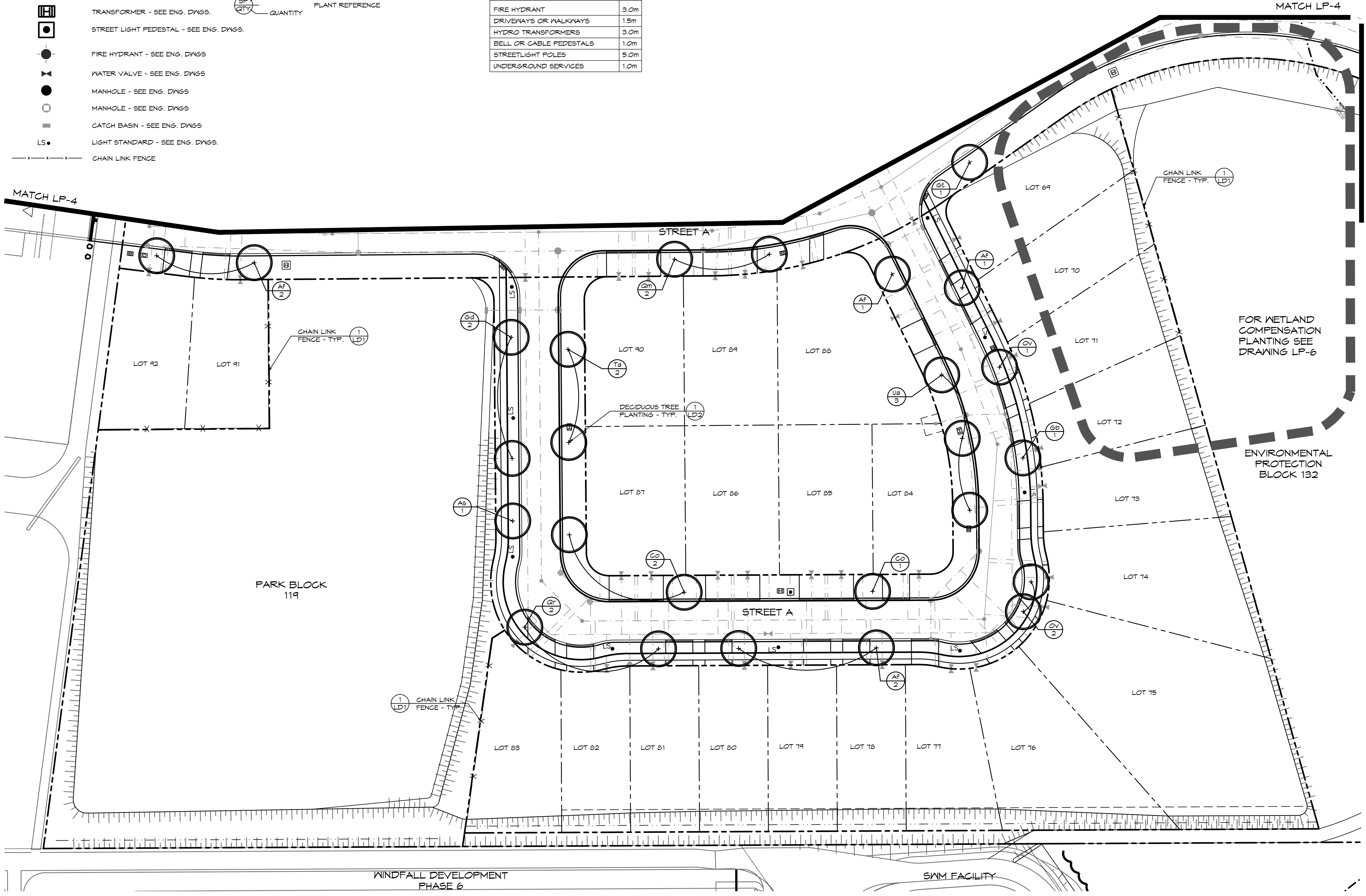
MINIMUM TREE CLEARANCES	
FIRE HYDRANT	3.0m
DRIVENWAYS OR WALKWAYS	1.5m
HYDRO TRANSFORMERS	3.0m
BELL OR CABLE PEDESTALS	1.0m
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UNDERGROUND SERVICES	1.0m



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KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
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GT	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	50mm cal.	N.B.
OV	Ostrya virginiana	Ironwood	50mm cal.	N.B.
QR	Quercus rubra	Red Oak	50mm cal.	N.B.
QM	Quercus macrocarpa	Bur Oak	50mm cal.	N.B.
TA	Tilia americana 'Redmond'	Basswood	50mm cal.	N.B.
UA	Ulmus americana 'Valley Forge'	Valley Forge Elm	50mm cal.	N.B.

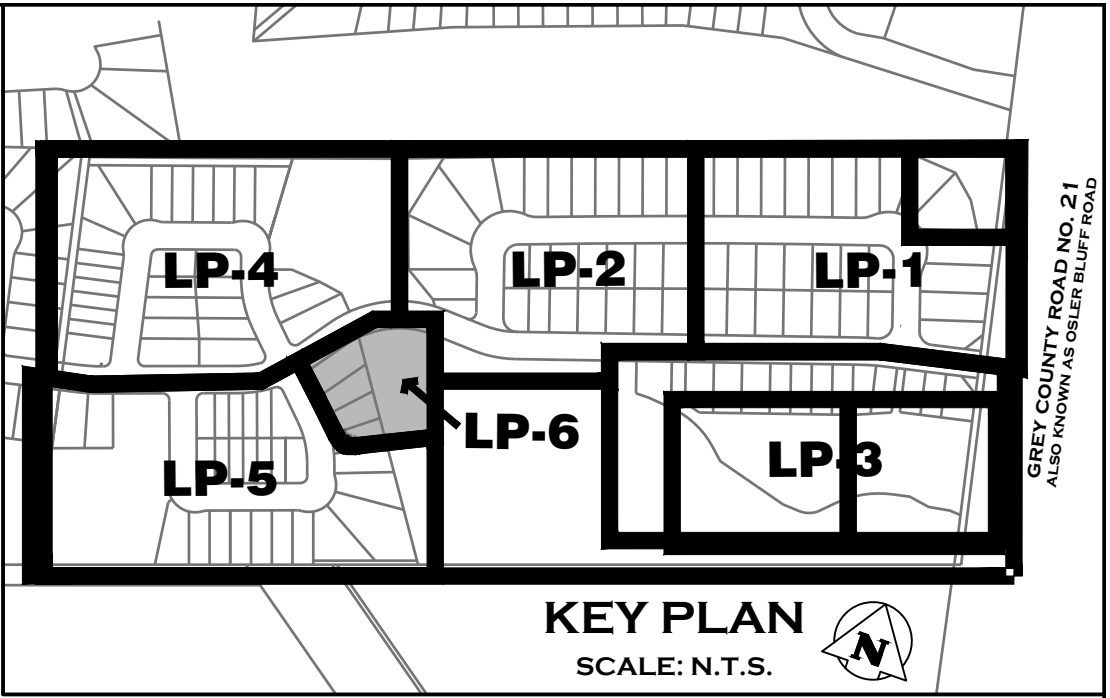
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Planning and Development Services
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signature [redacted] date July 19-2023



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<p>Drawn By</p> <p>Scale</p>	<p>Design By</p> <p>Date</p>	<p>A.P./R.B.</p> <p>Check By</p>	<p>Project</p> <p>0876-5337</p>	<p>Drawing</p> <p>LP-5</p>	<p>2022.12.12</p>	<p>1:500</p>	<p>A.P.</p>	<p>2022.12.12</p>																										

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LEGEND	
	PROPERTY BOUNDARY
	LOT BOUNDARY
	EXISTING WATERCOURSE OR DITCH
	EXISTING HYDRO POLE
	UNDERGROUND SERVICES - SEE ENG. DWGS
	TRANSFORMER - SEE ENG. DWGS
	STREET LIGHT PEDESTAL - SEE ENG. DWGS
	FIRE HYDRANT - SEE ENG. DWGS
	WATER VALVE - SEE ENG. DWGS
	MANHOLE - SEE ENG. DWGS
	MANHOLE - SEE ENG. DWGS
	CATCH BASIN - SEE ENG. DWGS
	LIGHT STANDARD - SEE ENG. DWGS
	CHAIN LINK FENCE
	DEFINED RESTORATION AREA ELC (FOMMT-2)
	CATTAIL MINERAL SHALLOW MARSH (MASM1-1)

COMPENSATION AREA	DESCRIPTION	GENERAL PLANTING SPECIFICATIONS	TREE PLANTING	SHRUB PLANTING
FOR ELC AREA 4 FEATURE REMOVAL, SEE DWG- NR - 1	DEFINED RESTORATION AREA - 1300 m ² AT 50% COVERAGE = 600 m ²	WHIP STOCK TREES AND 1 GALLON POT SHRUB PLANTING INTERSPERSED BETWEEN MATURE AND IMMATURE EXISTING VEGETATION TREES AT 5M O.C. SHRUBS AT 1M O.C. TREES: Acer rubrum, Acer saccharinum, Betula papyrifera, Populus balsamifera SHRUBS: Amerlanthier canadensis, Cephalanthus occidentalis, Cornus sericea, Flervilla ionigera	29	150
			TOTAL TREE COMPENSATION	TOTAL SHRUB COMPENSATION
			29	150

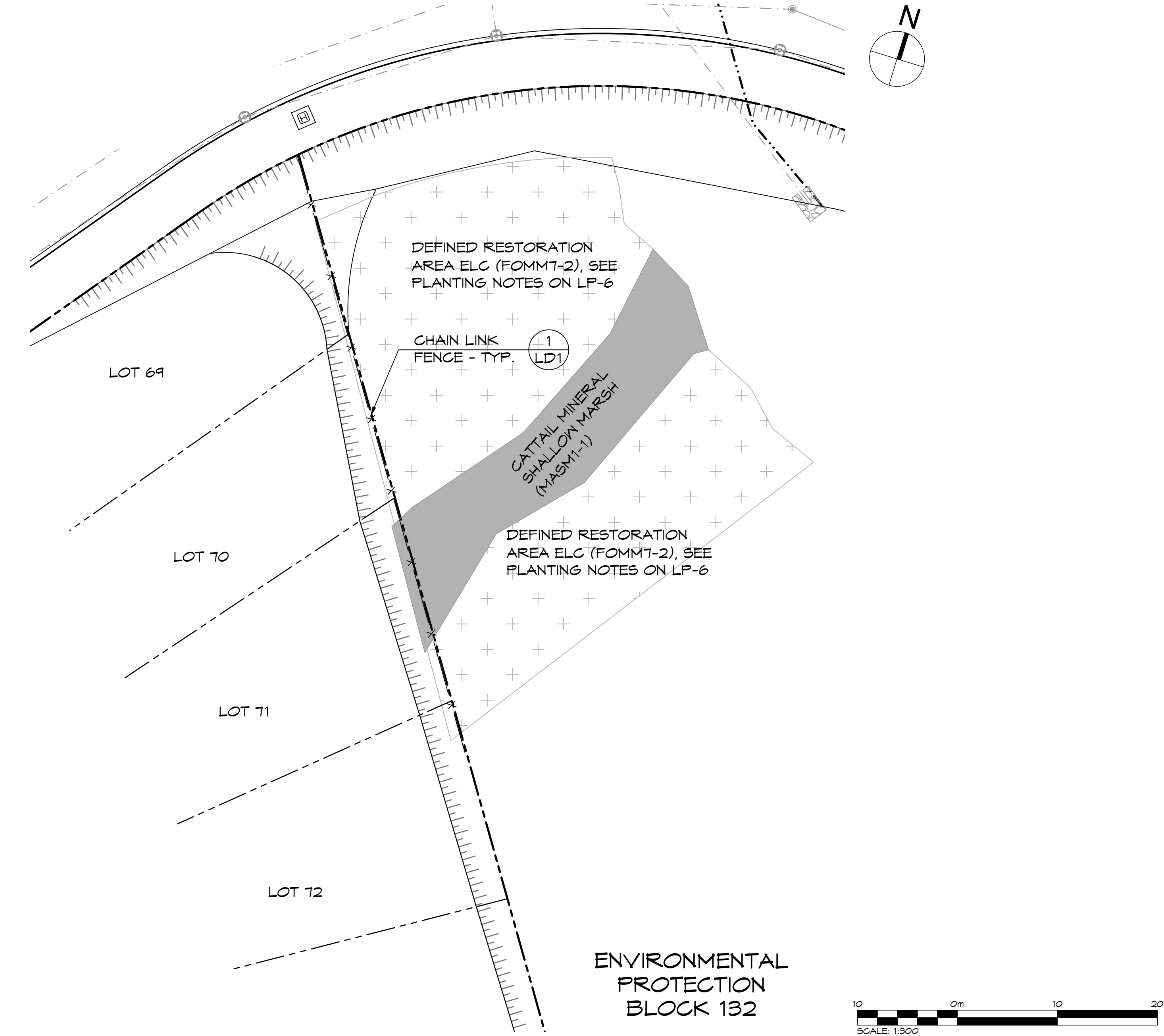
- PLANTING NOTES:**
- ALL WORKMANSHIP TO THE STANDARDS OF THE LANDSCAPE ONTARIO HORTICULTURAL TRADES ASSOCIATION AND THE CANADIAN LANDSCAPE STANDARDS.
 - REPORT ALL DISCREPANCIES IN WRITING TO THE LANDSCAPE ARCHITECT.
 - ALL MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING
 - ALL PLANTING TO BE SUPERVISED BY A BIOLOGIST APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PLANTING.
 - CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES
 - PLANTING LOCATED WITHIN 1 METER OF UNDERGROUND UTILITIES TO BE HAND DUG
 - PLANTING LAYOUT:
TREES - ARRANGED RANDOMLY (5M MIN O.C.)
SHRUBS - SPACED @ APPROXIMATELY 1.0M O.C. IN GROUPINGS OF 3-4
 - 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.
 - ACCEPTABLE DEGREE OF PLANT MORTALITY FOR WOODLAND COMPENSATION PLANTING IS 20%. MORTALITY RATE TO BE CONFIRMED AT TIME OF FINAL INSPECTION.
 - FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL COINCIDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.

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

signature

date

July 19-2023



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LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

Project

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

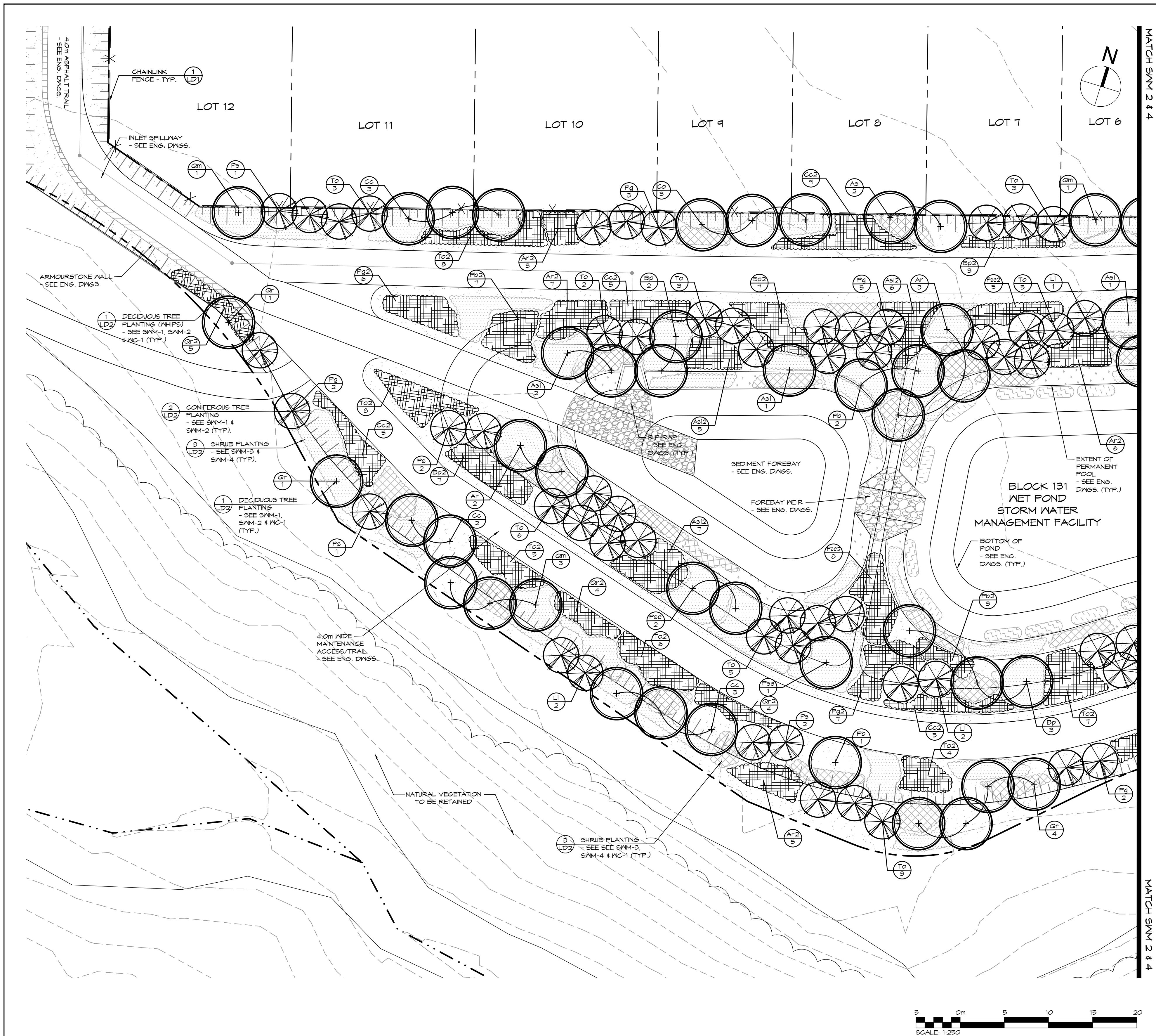
WETLAND COMPENSATION PLANTING PLAN



ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705.446.3510 T
705.446.3520 F
WWW.GFCROZIER.CA
INFO@GFCROZIER.CA

Drawn By	L.M./R.B.	Design By	A.P./R.B.	Project	0876-5337
Scale	1:300	Date	2022.12.12	Check By	A.P.
				Drawing	LP-6

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NOTES:
1. FOR PLANTING NOTES SEE DRAWINGS MC-1 & LD2.

BLOCK 131 SWM POND PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACINGS	QTY
DECIDUOUS TREES						
Ar	Acer rubrum	Red Maple	40mm cal.	N.B.		11
As	Acer saccharum	Sugar Maple	40mm cal.	N.B.		7
As1	Acer saccharinum	Silver Maple	40mm cal.	N.B.		12
Bp	Betula papyrifera	White Birch	40mm cal.	N.B.		7
Cc	Carya cordiformis	Butternut Hickory	40mm cal.	N.B.		9
Co	Carya ovata	Shagbark Hickory	40mm cal.	N.B.		7
Pb	Populus balsamifera	Balsam Poplar	40mm cal.	N.B.		6
Pse	Prunus serotina	Black Cherry	40mm cal.	N.B.		6
Qm	Quercus macrocarpa	Bur Oak	40mm cal.	N.B.		10
Gr	Quercus rubra	Red Oak	40mm cal.	N.B.		7
CONIFEROUS TREES						
Li	Larix laricina	Tamarack	175cm	N.B.		9
Pg	Picea glauca	White Spruce	175cm	N.B.		19
Ps	Pinus strobus	Eastern White Pine	175cm	N.B.		15
To	Thuja occidentalis	Eastern White Cedar	150cm	N.B.		44

BLOCK 131 SWM POND WOODLAND COMPENSATION PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACINGS	QTY
DECIDUOUS TREES						
Ar2	Acer rubrum	Red Maple	150cm	2 gal.		28
As12	Acer saccharinum	Silver Maple	150cm	2 gal.		28
Bp2	Betula papyrifera	White Birch	150cm	2 gal.		27
Cc2	Carya cordiformis	Butternut Hickory	150cm	2 gal.		31
Pb2	Populus balsamifera	Balsam Poplar	150cm	2 gal.		21
Pse2	Prunus serotina	Black Cherry	150cm	2 gal.		31
Gr2	Quercus rubra	Red Oak	150cm	2 gal.		27
CONIFEROUS TREES						
Pg2	Picea glauca	White Spruce	80cm	2 gal.		31
To2	Thuja occidentalis	Eastern White Cedar	80cm	2 gal.		31

- LEGEND
- PROPERTY BOUNDARY
 - - - LOT BOUNDARY
 - . - . EXISTING WATERCOURSE OR DITCH
 - - - EXISTING HYDRO POLE
 - - - UNDERGROUND SERVICES - SEE ENG. DWGS
 - X - X - CHAIN LINK FENCE
 - RIP RAP - SEE ENG. DWGS.
 - + DECIDUOUS TREE
 - CONFIFEROUS TREE
 - WOODLAND COMPENSATION WHIP PLANTING
 - WOODLAND COMPENSATION MASS SHRUB PLANTING
 - MASS SHRUB PLANTING
 - AQUATIC PLANTING
 - SPECIES QUANTITY
 - PLANT REFERENCE
 - TOPSOIL & OSC SIMCOE COUNTY NATIVE SEED MIX
 - TOPSOIL & OSC NATURALIZED WETLAND SEED MIX

Town of Blue Mountains
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signature [redacted] date July 19-2023

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LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

Project

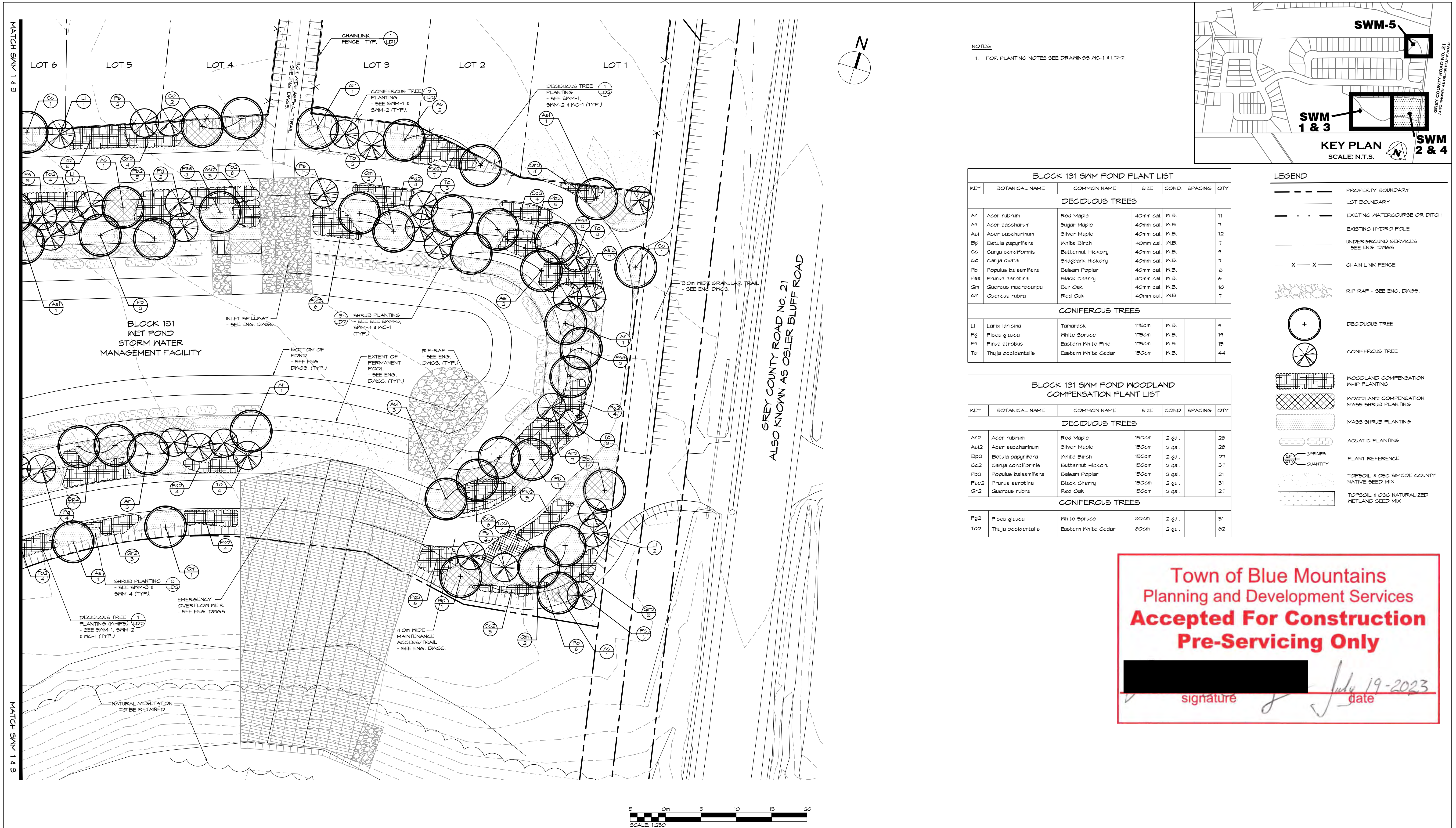
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

STORMWATER MANAGEMENT BLOCK 131
PLANTING PLAN - TREES

CROZIER
CONSULTING ENGINEERS

ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705.446.3510 T
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Drawn By L.M./R.B. Design By A.P./R.B. Project 0876-5337
Scale 1:250 Date 2022.12.12 Check By A.P. Drawing SWM-1




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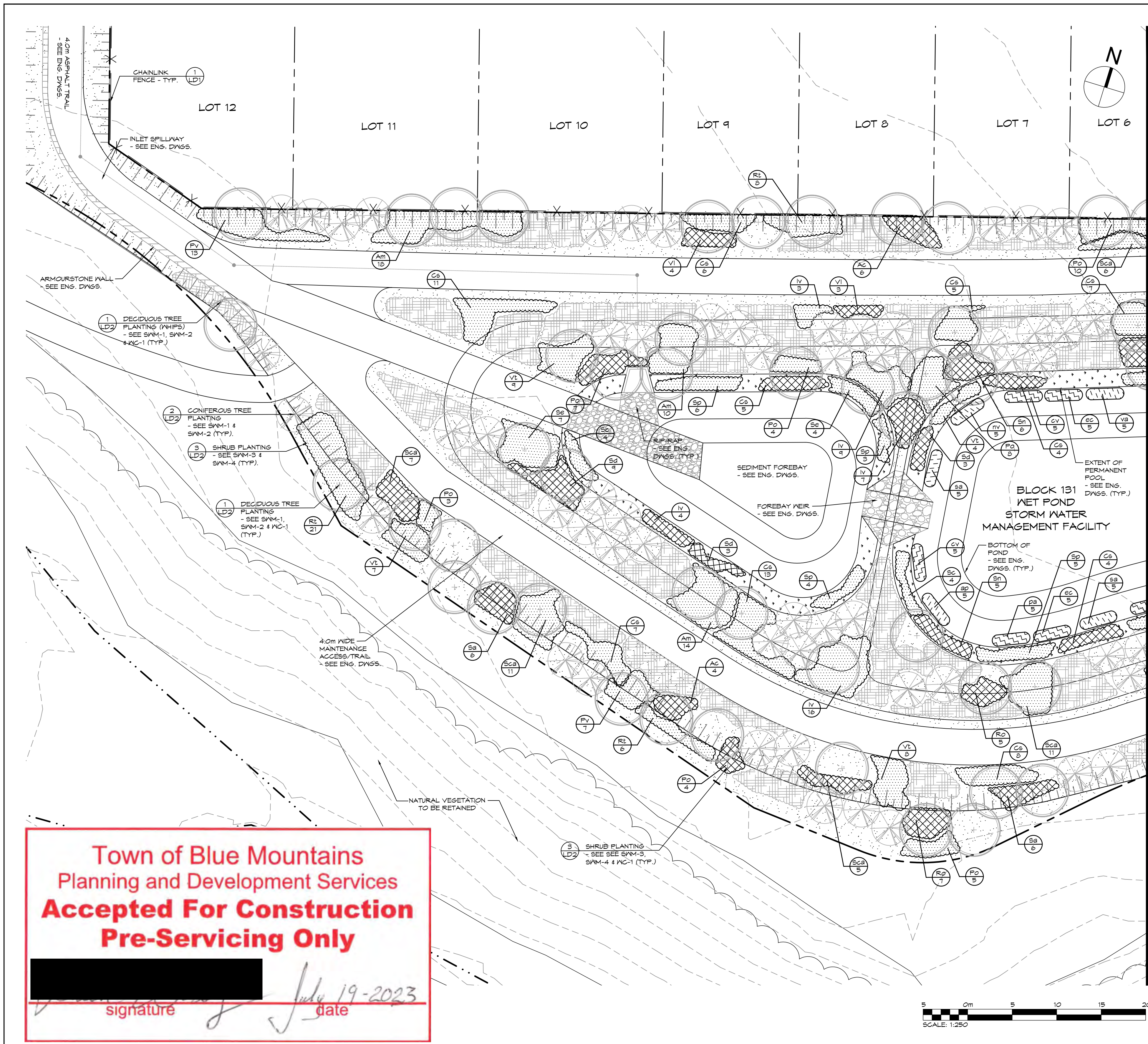
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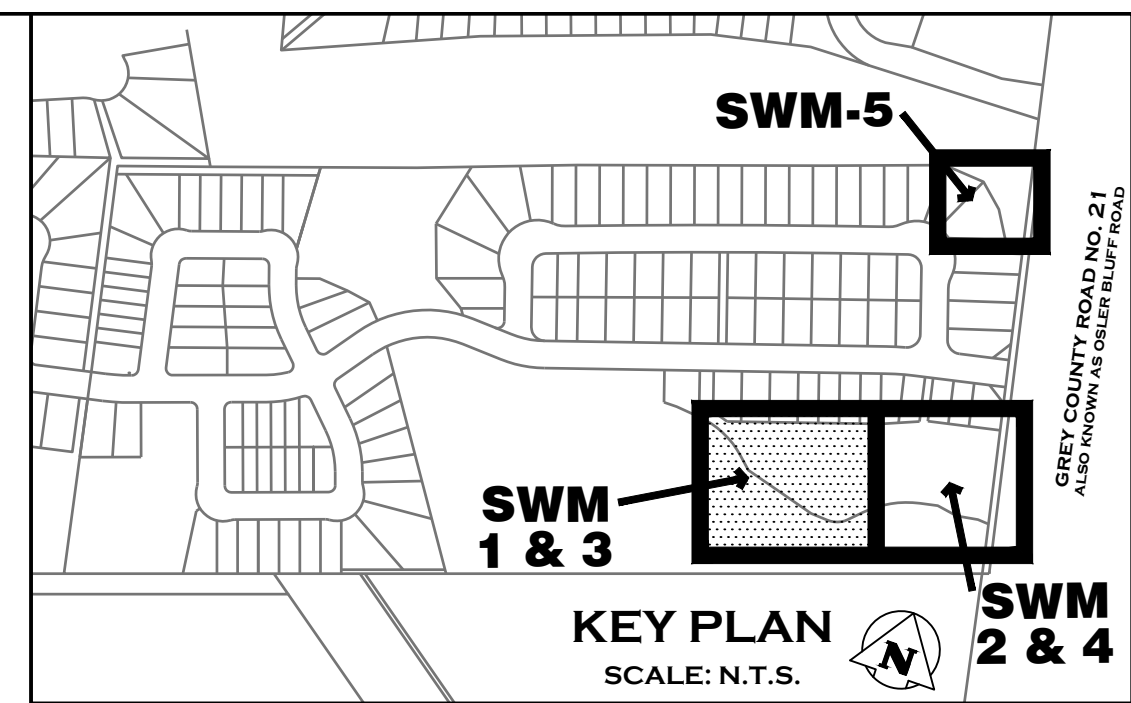


CROZIER
CONSULTING ENGINEERS

ADMIRAL BUILDING
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COLLINGWOOD, ON, L9Y 1A1
705.446.3510 T
705.446.3520 F
WWW.GFCROZIER.CA
INFO@GFCROZIER.CA



NOTES:
1. FOR PLANTING NOTES SEE DRAWINGS MC-1 & LD2.



BLOCK 131 SWM POND PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACINGS	QTY
DECIDUOUS SHRUBS						
Am	Aronia melanocarpa	Black Chokeberry	60cm	3 gal.	1.5m o.c.	76
Iv	Ilex verticillata	Common Winterberry	60cm	3 gal.	1.5m o.c.	36
Po	Physocarpus opulifolius	Common Ninebark	60cm	3 gal.	1.5m o.c.	50
Pv	Prunus virginiana	Chokecherry	60cm	3 gal.	1.5m o.c.	48
Rt	Rhus typhina	Staghorn sumac	60cm	3 gal.	1.5m o.c.	56
Sc	Salix candida	Sage-leaved Willow	60cm	3 gal.	1.5m o.c.	24
Se	Salix exigua	Sandbar Willow	60cm	3 gal.	1.5m o.c.	47
Sp	Salix petiolaris	Black Willow	60cm	3 gal.	1.5m o.c.	28
Scs	Sambucus canadensis	Common Elderberry	60cm	3 gal.	1.5m o.c.	76
Vt	Viburnum trilobum	Highbush Cranberry	60cm	3 gal.	1.5m o.c.	45
AQUATICS						
ap	Alisma plantago-aquatica	Common Water Plantain		Plugs	1.0m o.c.	25
cv	Carex vulpinoidea	Fox Sedge		Plugs	1.0m o.c.	25
ec	Elodea canadensis	Canada Waterweed		Plugs	1.0m o.c.	20
nv	Nuphar variegata	Bullhead Pond-lily		Plugs	1.0m o.c.	25
pa	Potamogeton amplifolius	Large-leaved Pondweed		Plugs	1.0m o.c.	25
sa	Scirpus atrovirens	Dark Green Bulrush		Plugs	1.0m o.c.	20
va	Vallisneria spiralis	Water Celery		Plugs	1.0m o.c.	20

BLOCK 131 SWM POND WOODLAND COMPENSATION PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACINGS	QTY
DECIDUOUS SHRUBS						
Ac	Amelanchier canadensis	Serviceberry	60cm	3 gal.	1.5m o.c.	28
Coc	Cephalanthus occidentalis	Buttonbush	60cm	3 gal.	1.5m o.c.	23
Cs	Cornus sericea	Red-Osier Dogwood	60cm	3 gal.	1.5m o.c.	13
Iv	Ilex verticillata	Common Winterberry	60cm	3 gal.	1.5m o.c.	22
Po	Physocarpus opulifolius	Common Ninebark	60cm	3 gal.	1.5m o.c.	17
Ro	Rubus occidentalis	Black Raspberry	60cm	3 gal.	1.5m o.c.	12
Sd	Salix discolor	Pussy Willow	60cm	3 gal.	1.5m o.c.	26
Sn	Salix nigra	Black Willow	60cm	3 gal.	1.5m o.c.	21
Scs	Sambucus canadensis	Common Elderberry	60cm	3 gal.	1.5m o.c.	15
Sa	Spirea alba	White Meadowsweet	60cm	3 gal.	1.5m o.c.	14
Vi	Viburnum lentago	Nannyberry	60cm	3 gal.	1.5m o.c.	14

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

SEED MIX			
KEY	BOTANICAL NAME	COMMON NAME	%
OSC NATURALIZED WETLAND MIX			
	Asclepias incarnata	Swamp Milkweed	1%
	Aster puniceus	Purple Stemmed Aster	1%
	Bidens ceruina	Nodding Bur Marigold	1%
	Carex crinita	Fringed Sedge	5%
	Carex lurida	Lurid Sedge	20%
	Carex stipitata	Axi Sedge	2%
	Carex vulpinoidea	Fox Sedge	40%
	Elymus virginicus	Virginia Wild Rye	15%
	Eupatorium maculatum	Spotted Joe Pye Weed	1%
	Eupatorium perfoliatum	Boneset	1%
	Glyceria grandis	Tall Mannagrass	1%
	Juncus effusus	Soft Rush	1%
	Leersia oryzoides	Rice Cutgrass	6%
	Scirpus acutus	Hard Stemmed Bulrush	1%
	Scirpus atrovirens	Green Bulrush	1%
Cover crop to be Annual Oats.			

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NOTES:
1. LEGAL SURVEY AND LOT DIMENSIONS SHOWN ON THIS PLAN ARE TAKEN FROM A SURVEY PLAN PREPARED BY LLOYD & PURCELL LTD. DATED APRIL 1, 2022, WHICH MAY NOT BE FINAL AND ARE NOT GUARANTEED.
2. BASE INFORMATION PROVIDED BY TATHAM ENGINEERING.
3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

Town

NO.	ISSUE / REVISION	DATE: MM/DD/YYYY
1.	ISSUED FOR 1ST SUBMISSION	12.21.2022
2.	ISSUED FOR 2ND SUBMISSION	05.01.2023

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

Project

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

STORMWATER MANAGEMENT BLOCK 131
PLANTING PLAN - SHRUBS, AQUATICS & SEED

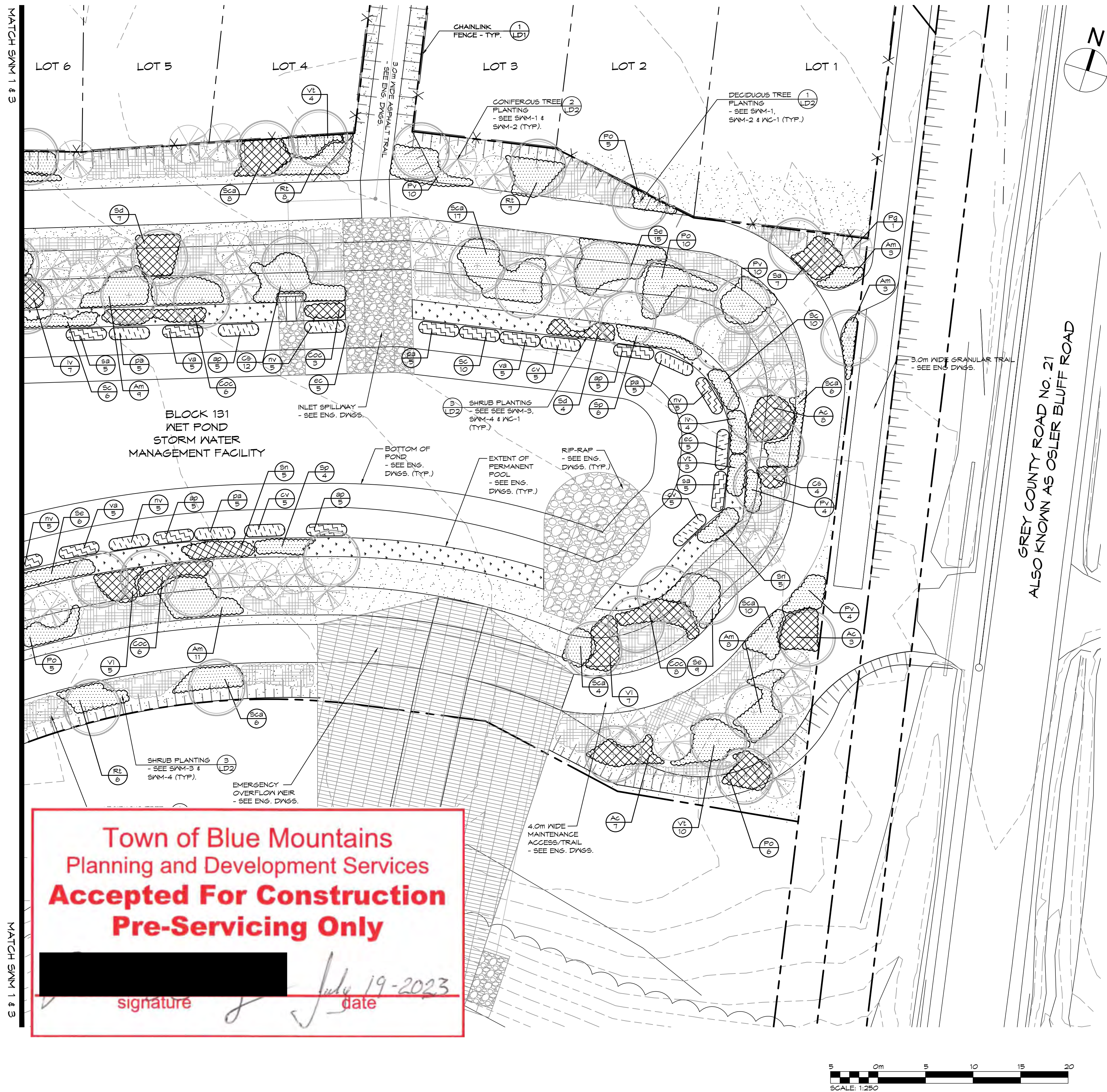
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COLLINGWOOD, ON, L9Y 1A1
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705.446.3520 F
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INFO@GCROZIER.CA

Drawn By	L.M./R.B.	Design By	A.P./R.B.	Project	0876-5337
Scale	1:250	Date	2022.12.12	Check By	A.P.
				Drawing	SWM-3

MATCH SWM 1 & 3



GREY COUNTY ROAD No. 21
ALSO KNOWN AS OSLER BLUFF ROAD

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

signature

date

July 19, 2023

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1.	ISSUED FOR 1ST SUBMISSION	12.21.2022
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Project

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing

STORMWATER MANAGEMENT BLOCK 131
PLANTING PLAN - SHRUBS, AQUATICS & SEED

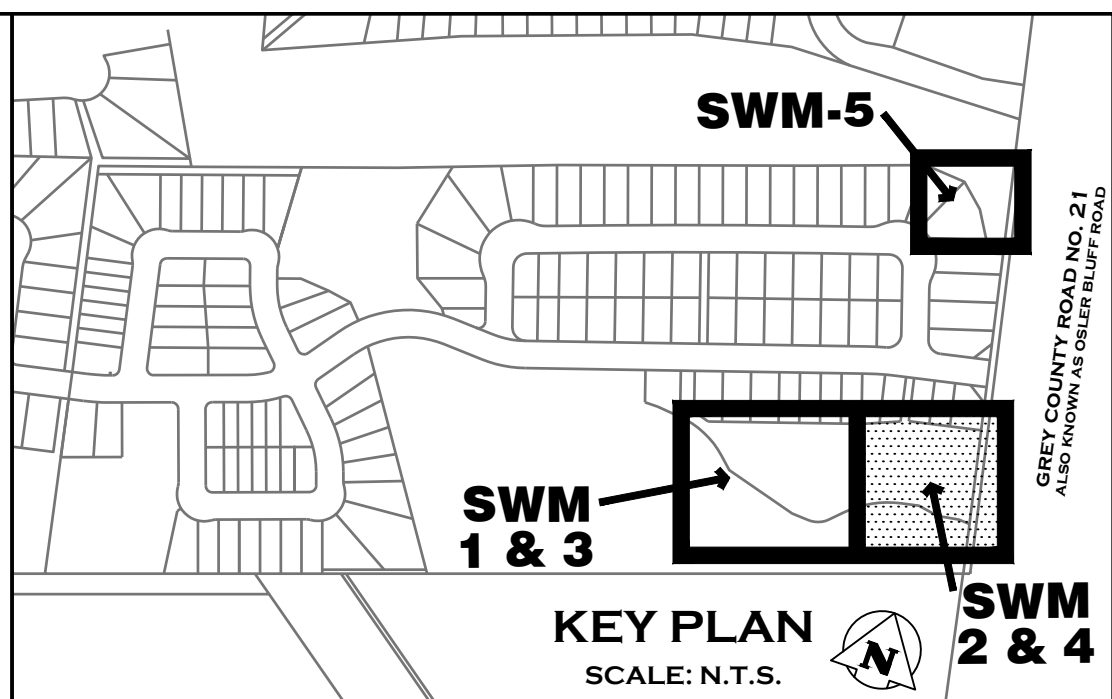


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Drawn By	L.M./R.B.	Design By	A.P./R.B.	Project	0876-5337
Scale	1:250	Date	2022.12.12	Check By	A.P.
				Drawing	SWM-4

NOTES:

1. FOR PLANTING NOTES SEE DRAWINGS AC-1 & LD2.

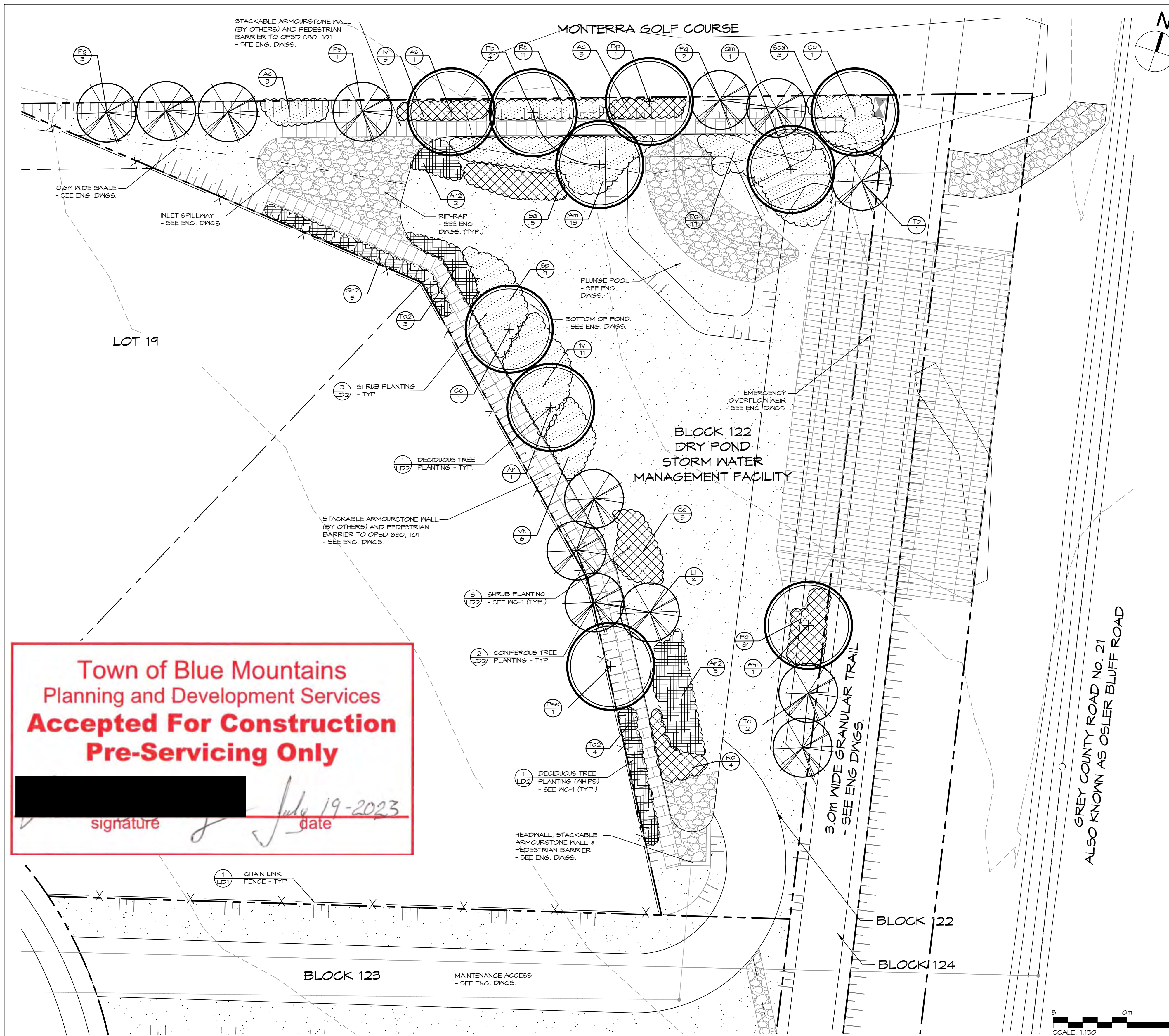


BLOCK 131 SWM POND PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACINGS	QTY
DECIDUOUS SHRUBS						
Am	Aronia melanocarpa	Black Chokeberry	60cm	3 gal.	1.5m o.c.	76
Iv	Ilex verticillata	Common Winterberry	60cm	3 gal.	1.5m o.c.	36
Po	Physocarpus opulifolius	Common Ninebark	60cm	3 gal.	1.5m o.c.	50
Pv	Prunus virginiana	Chokecherry	60cm	3 gal.	1.5m o.c.	48
Rt	Rhus typhina	Staghorn sumac	60cm	3 gal.	1.5m o.c.	56
Sc	Salix candida	Sage-leaved Willow	60cm	3 gal.	1.5m o.c.	24
Se	Salix exigua	Sandbar Willow	60cm	3 gal.	1.5m o.c.	47
Sp	Salix petiolaris	Black Willow	60cm	3 gal.	1.5m o.c.	28
Sca	Sambucus canadensis	Common Elderberry	60cm	3 gal.	1.5m o.c.	76
Vt	Viburnum trilobum	Highbush Cranberry	60cm	3 gal.	1.5m o.c.	45
AQUATICS						
ap	Alisma plantago-aquatica	Common Water Plantain		Plugs	1.0m o.c.	25
cv	Carex vulpinoidea	Fox Sedge		Plugs	1.0m o.c.	25
ec	Elodea canadensis	Canada Waterweed		Plugs	1.0m o.c.	20
nv	Nuphar variegata	Bullhead Pond-lily		Plugs	1.0m o.c.	25
pa	Potamogeton amplifolius	Large-leaved Pondweed		Plugs	1.0m o.c.	25
sa	Scirpus atrovirens	Dark Green Bulrush		Plugs	1.0m o.c.	20
va	Vallisneria spiralis	Water Celery		Plugs	1.0m o.c.	20

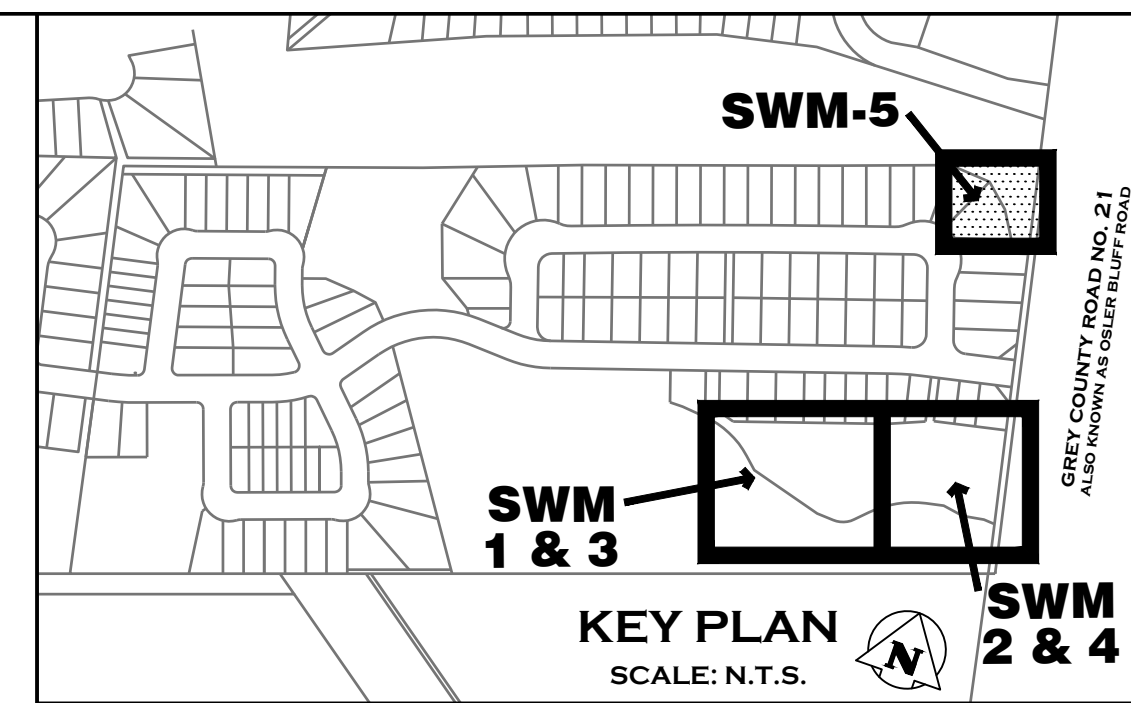
BLOCK 131 SWM POND WOODLAND COMPENSATION PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACINGS	QTY
DECIDUOUS SHRUBS						
Ac	Amelanchier canadensis	Serviceberry	60cm	3 gal.	1.5m o.c.	28
Coc	Cephalanthus occidentalis	Buttonbush	60cm	3 gal.	1.5m o.c.	23
Ce	Cornus sericea	Red-Osier Dogwood	60cm	3 gal.	1.5m o.c.	13
Iv	Ilex verticillata	Common Winterberry	60cm	3 gal.	1.5m o.c.	22
Po	Physocarpus opulifolius	Common Ninebark	60cm	3 gal.	1.5m o.c.	17
Ro	Rubus occidentalis	Black Raspberry	60cm	3 gal.	1.5m o.c.	12
Sd	Salix discolor	Pussy Willow	60cm	3 gal.	1.5m o.c.	26
Sn	Salix nigra	Black Willow	60cm	3 gal.	1.5m o.c.	21
Sca	Sambucus canadensis	Common Elderberry	60cm	3 gal.	1.5m o.c.	15
Sa	Spiraea alba	White Meadowsweet	60cm	3 gal.	1.5m o.c.	14
Vi	Viburnum lentago	Nannyberry	60cm	3 gal.	1.5m o.c.	14

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

SEED MIX			
KEY	BOTANICAL NAME	COMMON NAME	%
OSC NATURALIZED WETLAND MIX			
	Asclepias incarnata	Swamp Milkweed	1%
	Aster puniceus	Purple Stemmed Aster	1%
	Bidens ceruina	Nodding Bur Marigold	1%
	Carex crinita	Fringed Sedge	5%
	Carex lurida	Lurid Sedge	20%
	Carex stipitata	Axi Sedge	2%
	Carex vulpinoidea	Fox Sedge	40%
	Elymus virginicus	Virginia Wild Rye	15%
	Eupatorium maculatum	Spotted Joe Pye Weed	1%
	Eupatorium perfoliatum	Boneset	1%
	Glyceria grandis	Tall Mannagrass	1%
	Juncus effusus	Soft Rush	1%
	Leersia oryzoides	Rice Cutgrass	6%
	Scirpus acutus	Hard Stemmed Bulrush	1%
	Scirpus atrovirens	Green Bulrush	1%
Cover crop to be Annual Oats.			



NOTES:
1. FOR PLANTING NOTES SEE DRAWINGS AC-1 & LD-2.



BLOCK 122 SWM POND PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	QTY
DECIDUOUS TREES						
Ar	Acer rubrum	Red Maple	40mm cal.	W.B.		1
As	Acer saccharum	Sugar Maple	40mm cal.	W.B.		1
Asi	Acer saccharinum	Silver Maple	40mm cal.	W.B.		1
Bp	Betula papyrifera	White Birch	40mm cal.	W.B.		1
Cc	Carya cordiformis	Butternut Hickory	40mm cal.	W.B.		1
Co	Carya ovata	Shagbark Hickory	40mm cal.	W.B.		1
Po	Populus balsamifera	Balsam Poplar	40mm cal.	W.B.		2
Pse	Prunus serotina	Black Cherry	40mm cal.	W.B.		1
Qm	Quercus macrocarpa	Bur Oak	40mm cal.	W.B.		1
CONIFEROUS TREES						
Li	Larix laricina	Tamarack	175cm	W.B.		4
Pg	Picea glauca	White Spruce	175cm	W.B.		5
Ps	Pinus strobus	Eastern White Pine	175cm	W.B.		1
To	Thuja occidentalis	Eastern White Cedar	150cm	W.B.		3
DECIDUOUS SHRUBS						
Ac	Amelanchier canadensis	Serviceberry	60cm	3 gal.	1.5m o.c.	3
Am	Aronia melanocarpa	Black Chokeberry	60cm	3 gal.	1.5m o.c.	13
Iv	Ilex verticillata	Common Winterberry	60cm	3 gal.	1.5m o.c.	11
Po	Physocarpus opulifolius	Common Ninebark	60cm	3 gal.	1.5m o.c.	17
Rt	Rhus typhina	Staghorn sumac	60cm	3 gal.	1.5m o.c.	11
Sp	Salix petiolaris	Black Willow	60cm	3 gal.	1.5m o.c.	4
Sca	Sambucus canadensis	Common Elderberry	60cm	3 gal.	1.5m o.c.	8
Vt	Viburnum trilobum	Highbush Cranberry	60cm	3 gal.	1.5m o.c.	6

BLOCK 122 SWM POND WOODLAND COMPENSATION PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	QTY
DECIDUOUS TREES						
Ar2	Acer rubrum	Red Maple	150cm	2 gal.		1
Qr2	Quercus rubra	Red Oak	150cm	2 gal.		5
CONIFEROUS TREES						
To2	Thuja occidentalis	Eastern White Cedar	80cm	2 gal.		1
DECIDUOUS SHRUBS						
Ac	Amelanchier canadensis	Serviceberry	60cm	3 gal.	1.5m o.c.	1
Cs	Cornus sericea	Red-Osier Dogwood	60cm	3 gal.	1.5m o.c.	5
Iv	Ilex verticillata	Common Winterberry	60cm	3 gal.	1.5m o.c.	5
Po	Physocarpus opulifolius	Common Ninebark	60cm	3 gal.	1.5m o.c.	8
Ro	Rubus occidentalis	Black Raspberry	60cm	3 gal.	1.5m o.c.	4
Sa	Spirea alba	White Meadowsweet	60cm	3 gal.	1.5m o.c.	5

LEGEND	
---	PROPERTY BOUNDARY
---	LOT BOUNDARY
---	EXISTING HYDRO POLE
---	EXISTING WATERCOURSE OR DITCH
---	UNDERGROUND SERVICES - SEE ENG. DWGS.
---	RIP RAP - SEE ENG. DWGS.
X X	CHAIN LINK FENCE - SEE ENG. DWGS.
+	DECIDUOUS TREE
+	CONIFEROUS TREE
---	WOODLAND COMPENSATION WHIP PLANTING
---	WOODLAND COMPENSATION MASS SHRUB PLANTING
---	MASS SHRUB PLANTING
SP	SPECIES
QTY	QUANTITY
---	PLANT REFERENCE
---	TOPSOIL & OSC SIMCOE COUNTY NATIVE SEED MIX

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

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NOTES:
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2. BASE INFORMATION PROVIDED BY TATHAM ENGINEERING.
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Town

NO.	ISSUE / REVISION	DATE: MM/DD/YYYY
1.	ISSUED FOR 1ST SUBMISSION	12.21.2022
2.	ISSUED FOR 2ND SUBMISSION	05.01.2023

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Project

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing

STORMWATER MANAGEMENT
BLOCK 125 PLANTING PLAN

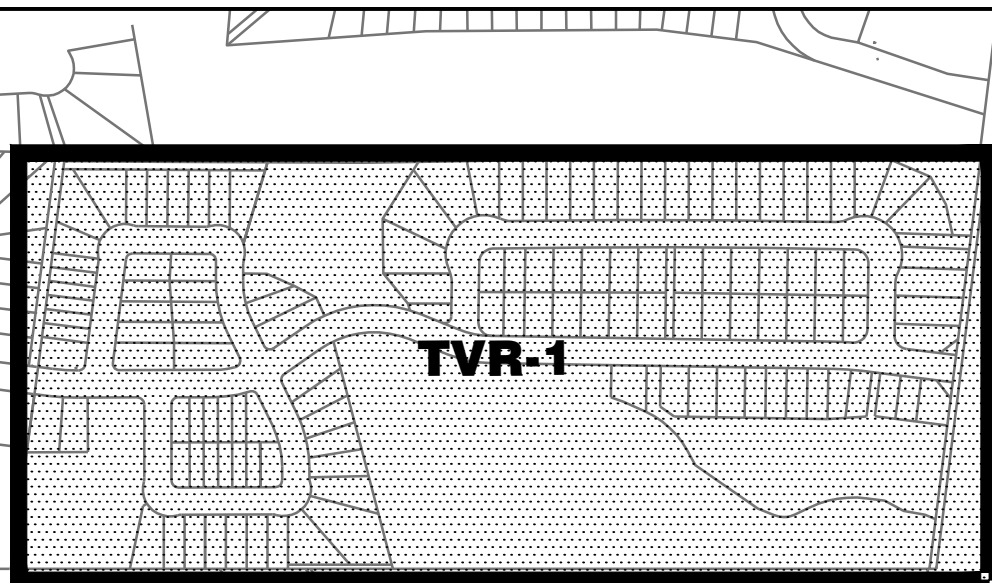


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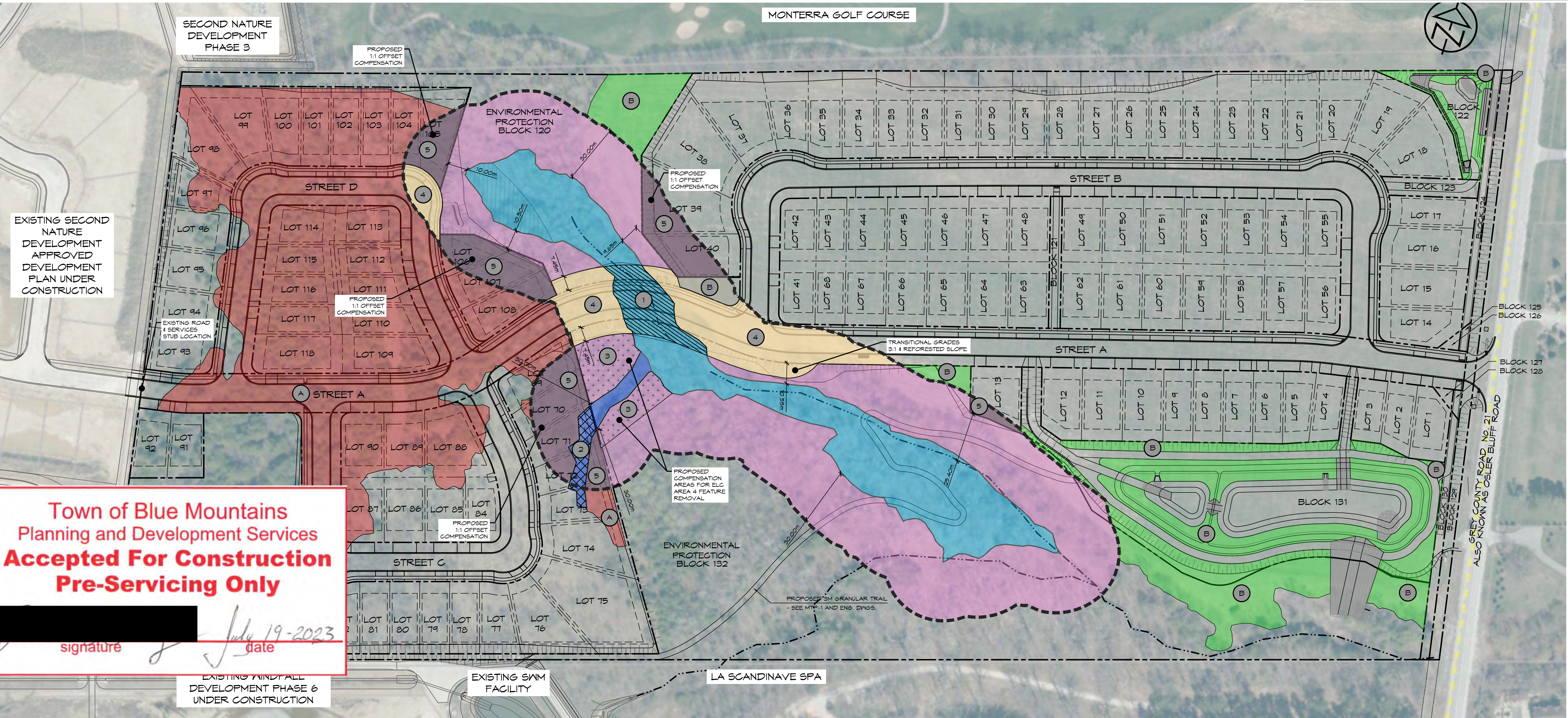
Drawn By	L.M./R.B.	Design By	A.P./R.B.	Project	0876-5337
Scale	1:150	Date	2022.12.12	Check By	A.P.
				Drawing	SWM-5

LEGEND

---	PROPERTY BOUNDARY	(A)	WOODLAND REMOVAL AREA 2.634 ha (26,340m ²)	(1)	ELC AREA 3 0.9165 ha (9,165m ²) GREEN ASH MINERAL DECIDUOUS SWAMP (SNDM2-2) AND POPLAR MINERAL DECIDUOUS SWAMP (SNDM4-5)	(2)	ELC AREA 3 FEATURE REMOVAL 0.0491 ha (491m ²) DUE TO PROPOSED ROAD GRADING & SERVICING	(3)	30m BUFFER AREA 2.04 ha (20,397m ²) FROM EXISTING WETLAND FEATURES TO BE RETAINED
---	LOT BOUNDARY	(B)	WOODLAND ENHANCEMENT AREA 1.12 ha (11,207m ²)	(2)	ELC AREA 4 0.0684 ha (684m ²) CATTAIL MINERAL SHALLOW MARSH (MASM1-1)	(3)	ELC AREA 4 FEATURE REMOVAL 0.0353 ha (353m ²) DUE TO LOT CREATION	(4)	30m EXISTING WETLAND BUFFER AREA REMOVAL 0.4063 ha (4,063m ²) DUE TO PROPOSED ROAD GRADING & SERVICING
---	WATERCOURSE			(3)	COMPENSATION AREA PROVIDED 0.1305 ha (1,305m ²) FOR ELC AREA 4 FEATURE REMOVAL	(4)	30m EXISTING WETLAND BUFFER AREA REMOVAL 0.4371 ha (4,371m ²) DUE TO LOT CREATION		
---	OUTER LIMIT OF 30m BUFFER FROM EXISTING WETLAND FEATURES PER NVCA POLICY IN THE ABSENCE OF AN EIS								



KEY PLAN
SCALE: N.T.S.



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

signature [Signature] date July 19-2023

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NO.	ISSUE / REVISION	DATE: MM/DD/YYYY
1	ISSUED TO NVCA	09/02/2021
2	REVISED PER NVCA COMMENTS	12/09/2021
3	ISSUED FOR 1ST SUBMISSION	12/21/2022
4	REVISION TO DWS. NAME AS PER TOWN	02/23/2023
5	ISSUED FOR PRE-SERVICING AGREEMENT	03/14/2023
6	ISSUED FOR SECOND SUBMISSION	05/01/2023

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

Project

Drawing

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

TREE/VEGETATION RETENTION,
ENHANCEMENT AND COMPENSATION PLAN

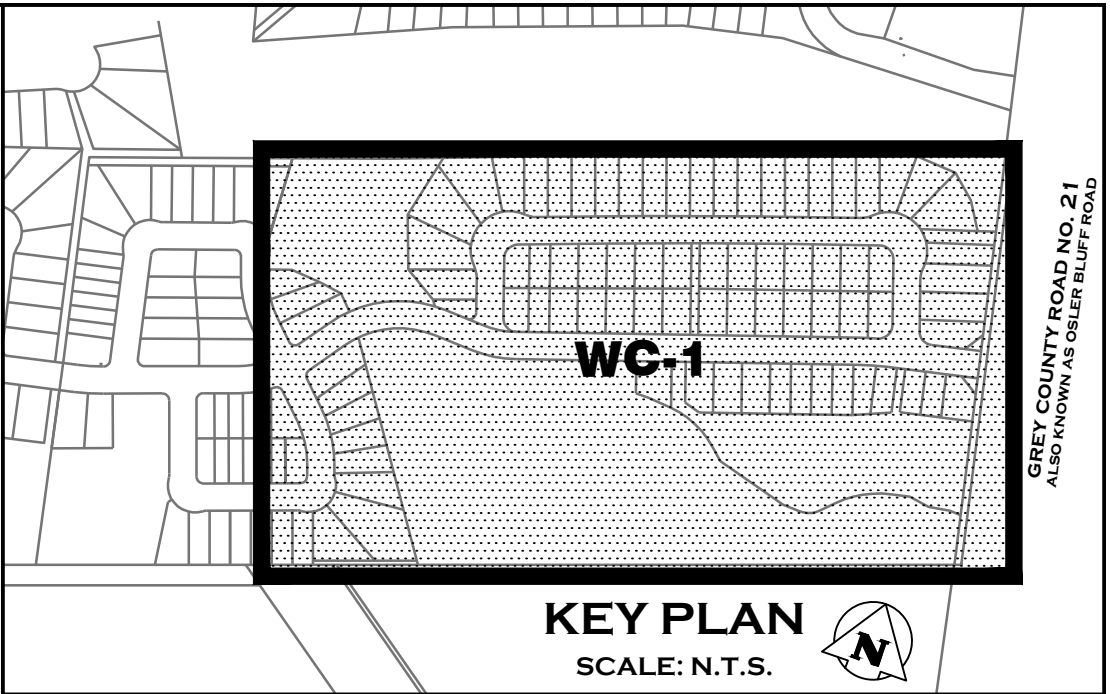
CROZIER
CONSULTING ENGINEERS

ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705.446.3510 T
705.446.3520 F
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Drawn By	L.M./R.B.	Design By	A.P./R.B.	Project	0876-5337
Scale	1:1000	Date	2022.12.12	Check By	A.P.
				Drawing	TVR-1

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COMPENSATION AREA		DESCRIPTION	GENERAL PLANTING SPECIFICATIONS	TREE PLANTING	SHRUB PLANTING	SEED MIX	AREA B	B1	193m ²	STORM WATER MANAGEMENT EDGE AND ENHANCEMENT PLANTINGS	WHIP STOCK TREES AND 1 GALLON POT SHRUB PLANTINGS (353 WHIPS & 212 SHRUBS AS PER 2021.05.13 CROZIER LETTER TO COUNTY OF GREY STAFF)	AREA B	B1	8	AREA B	B1	6
AREA A <div></div>	A1	1,326m ²	1,100 WHIP STOCK TREES/HECTARE Acer saccharum, Acer saccharinum, Betula alleghaniensis, Fagus grandifolia, Pinus resinosa, Pinus strobus, Platanus occidentalis, Populus balsamifera, Prunus serotina, Quercus alba, Quercus rubra, Thuja occidentalis, Tilia americana	AREA A	A1	146	OSC SIMCOE COUNTY NATIVE MIX (SEED MIX 1 - SEE LIST BELOW)	<div></div>	B2	903m ²	TREES - Acer rubrum, Acer saccharinum, Betula papyrifera, Carya cordiformis, Picea glauca, Populus balsamifera, Prunus serotina, Quercus rubra, Thuja occidentalis, Tilia americana SHRUBS - Amelanchier canadensis, Cephalanthus occidentalis, Cornus sericea, Ilex verticillata, Physocarpus opulifolius, Rubus occidentalis, Salix discolor, Salix nigra, Sambucus canadensis, Spirea alba, Viburnum lentago	AREA B	B2	41	AREA B	B2	32
	A2	290m ²		A2	32	B3		3,626m ²	B3	194			B3	141			
	A3	211m ²		A3	30	B4		649m ²	B4	36			B4	28			
	A4	2,220m ²		A4	214	B5		175m ²	B5	21			B5	16			
	A5	553m ²		A5	63	B6		351m ²	B6	8			B6	6			
AREA A TOTAL = 4,660m ²				AREA A TOTAL = 545 WHIP STOCK TREES			AREA A TOTAL = 4,660m ²		B7	620m ²		B7	45		B7	35	
							AREA B TOTAL = 6,547m ²				AREA B TOTAL = 353 WHIP STOCK TREES	AREA B TOTAL = 212 - 1 GAL POT SHRUBS					
							OVERALL COMPENSATION AREA 11,207m ²				OVERALL COMPENSATION TREE PLANTING 345 WHIP STOCK TREES	OVERALL COMPENSATION SHRUB PLANTING 212 - 3 GAL POT SHRUBS	OVERALL COMPENSATION SEED MIX 4,660m ²				

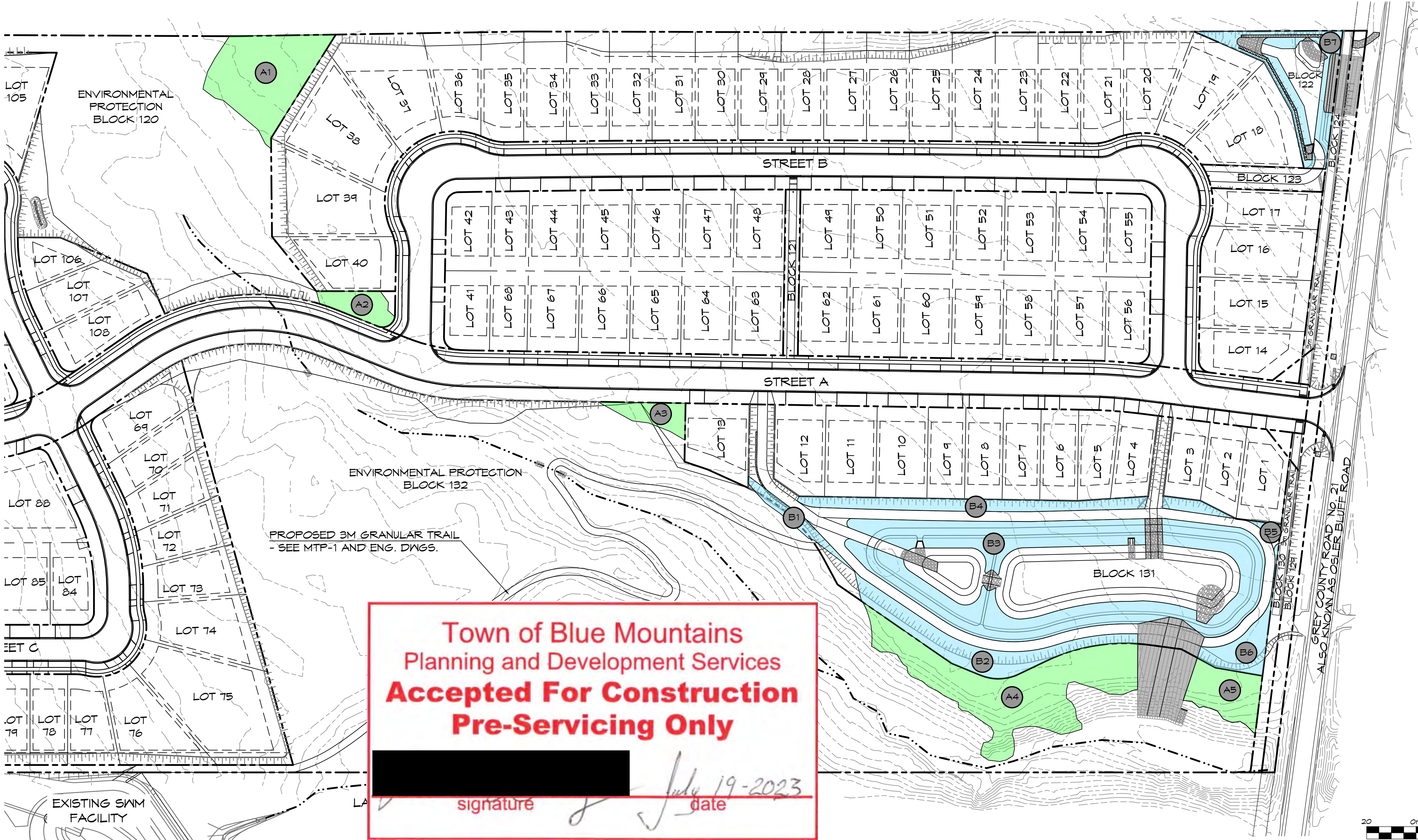


LEGEND	
---	PROPERTY BOUNDARY
---	LOT BOUNDARY
---	WATERCOURSE
	COMPENSATION AREA A
	COMPENSATION AREA B
	COMPENSATION AREA

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

PLANTING NOTES:

- ALL WORKMANSHIP TO THE STANDARDS OF THE LANDSCAPE ONTARIO HORTICULTURAL TRADES ASSOCIATION AND THE CANADIAN LANDSCAPE STANDARDS.
- REPORT ALL DISCREPANCIES IN WRITING TO THE LANDSCAPE ARCHITECT.
- ALL MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANTING TO BE SUPERVISED BY A BIOLOGIST APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PLANTING.
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
- PLANTINGS LOCATED WITHIN 1 METER OF UNDERGROUND UTILITIES TO BE HAND DUG.
- PLANTING LAYOUT:
TREES - 1,110/HA = 3-4 WHIPS PER GROUPING ARRANGED RANDOMLY (3m MIN O.C.)
SHRUBS - SPACED @ APPROXIMATELY 1.5m O.C. IN GROUPINGS OF 3-4
- 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.
- ACCEPTABLE DEGREE OF PLANT MORTALITY FOR WOODLAND COMPENSATION PLANTING IS 20% MORTALITY RATE TO BE CONFIRMED AT TIME OF FINAL INSPECTION.
- FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL COINCIDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.



20 0m 20 40 60 80
SCALE: 1:1000

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NOTES:

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Town

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Project

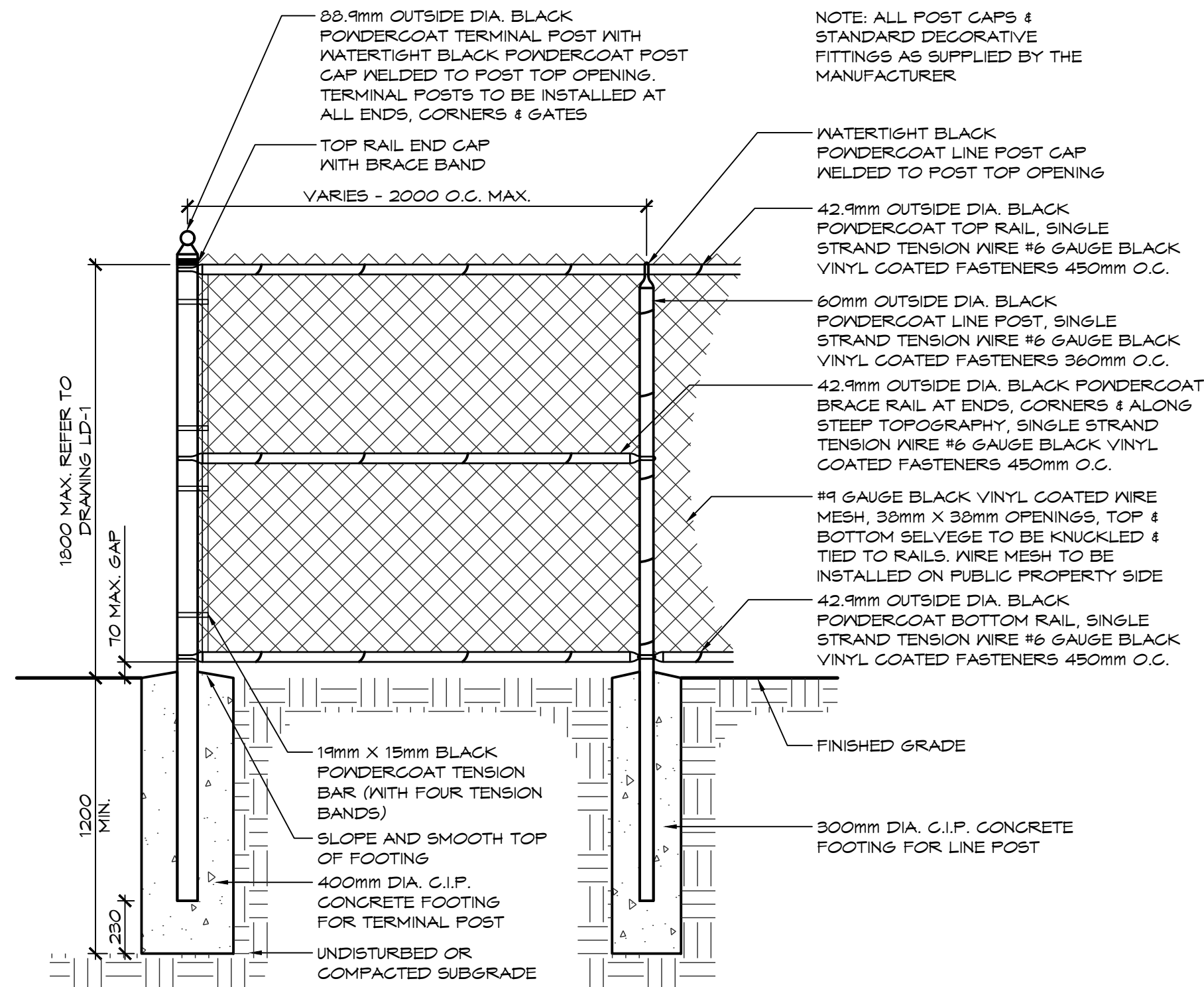
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

WOODLAND COMPENSATION PLANTING PLAN



Drawn By	L.M./R.B.	Design By	A.P./R.B.	Project	0876-5337
Scale	1:1000	Date	2022.12.12	Check By	A.P.
				Drawing	WC-1

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NOTE: ALL POST CAPS & STANDARD DECORATIVE FITTINGS AS SUPPLIED BY THE MANUFACTURER

WATERTIGHT BLACK POWDERCOAT LINE POST CAP WELDED TO POST TOP OPENING

42.9mm OUTSIDE DIA. BLACK POWDERCOAT TOP RAIL, SINGLE STRAND TENSION WIRE #6 GAUGE BLACK VINYL COATED FASTENERS 450mm O.C.

60mm OUTSIDE DIA. BLACK POWDERCOAT LINE POST, SINGLE STRAND TENSION WIRE #6 GAUGE BLACK VINYL COATED FASTENERS 360mm O.C.

42.9mm OUTSIDE DIA. BLACK POWDERCOAT BRACE RAIL AT ENDS, CORNERS & ALONG STEEP TOPOGRAPHY, SINGLE STRAND TENSION WIRE #6 GAUGE BLACK VINYL COATED FASTENERS 450mm O.C.

#19 GAUGE BLACK VINYL COATED WIRE MESH, 38mm X 38mm OPENINGS, TOP & BOTTOM SELVEGE TO BE KNUCKLED & TIED TO RAILS. WIRE MESH TO BE INSTALLED ON PUBLIC PROPERTY SIDE

42.9mm OUTSIDE DIA. BLACK POWDERCOAT BOTTOM RAIL, SINGLE STRAND TENSION WIRE #6 GAUGE BLACK VINYL COATED FASTENERS 450mm O.C.

FINISHED GRADE

300mm DIA. C.I.P. CONCRETE FOOTING FOR LINE POST

19mm X 15mm BLACK POWDERCOAT TENSION BAR (WITH FOUR TENSION BANDS)

SLOPE AND SMOOTH TOP OF FOOTING

400mm DIA. C.I.P. CONCRETE FOOTING FOR TERMINAL POST

UNDISTURBED OR COMPACTED SUBGRADE

NOTES:

1.0 FENCING

- CHAIN-LINK FENCING SHALL BE PROVIDED TO SEPARATE PRIVATELY OWNED LANDS FROM MUNICIPALLY OWNED LANDS/BLOCKS AS REQUIRED IN THE DEVELOPMENT AGREEMENT. SUCH FENCING SHALL BE CONSTRUCTED 0.15M INSIDE PRIVATE LANDS.
- PARK FRONTAGES ALONG STREETS DO NOT REQUIRE FENCING, UNLESS REQUIRED BY THE TOWN.
- CHAIN LINK FENCING AND GATES LOCATED BETWEEN PRIVATE LANDS AND MUNICIPAL/PARK LANDS SHALL BE 1.5M BLACK VINYL FENCING WITH A TOP AND BOTTOM RAIL AND SHALL INCLUDE ALL REQUIRED POSTS, CONCRETE FOOTINGS, BRACINGS, RAILS, FENCE FABRIC, LOCKABLE GATES, AND ALL HARDWARE, ATTACHMENTS, AND ACCESSORIES.
- REMOVE DEBRIS AND CORRECT GROUND UNDULATIONS ALONG FENCE LINE TO OBTAIN SMOOTH UNIFORM GRADIENT BETWEEN POSTS AND PROVIDE MINIMUM CLEARANCE BETWEEN BOTTOM OF FENCE AND GROUND SURFACE OF 25mm.
- CHAIN LINK FENCING AND GATES SHALL MEET THE FOLLOWING REQUIREMENTS:
 - THE MESH FABRIC SHALL HAVE 38mm DIAMOND-SHAPED OPENINGS MADE FROM 19-GAUGE WIRE BEFORE VINYL COATING, UNLESS OTHERWISE INDICATED.
 - TERMINAL POSTS SHALL BE A MINIMUM OF 89mm (3 1/2") OD PIPE, LINE POSTS 60mm (2 3/8") OD PIPE AND RAILS 43mm (1 3/4") OD PIPE.
 - ALL PIPING SHALL BE SCHEDULE 40, GALVANIZED STEEL.
 - MESH FABRIC TO BE INSTALLED ON MUNICIPAL/PARK LANDS SIDE.
 - WHERE GROUND CONDITIONS PREVENT THE CREATION OF SMOOTH SIDED ASSURED POST HOLES, FOOTINGS SHALL BE POURED INTO SOND-TUBES TO FULL DEPTH, VOIDS AROUND THE OUTSIDE OF THE FORM SHALL BE FILLED WITH COMPACTED LIMESTONE SCREENINGS.
 - PRIVATE ACCESS GATES ARE NOT PERMITTED THROUGH FENCES BETWEEN PRIVATE LANDS AND MUNICIPAL LANDS, OTHER THAN AS STIPULATED BY THE TOWN.

1 1.5M CHAIN LINK FENCE

N.T.S.

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

signature

date

July 19-2023

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Project

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing

LANDSCAPE DETAILS



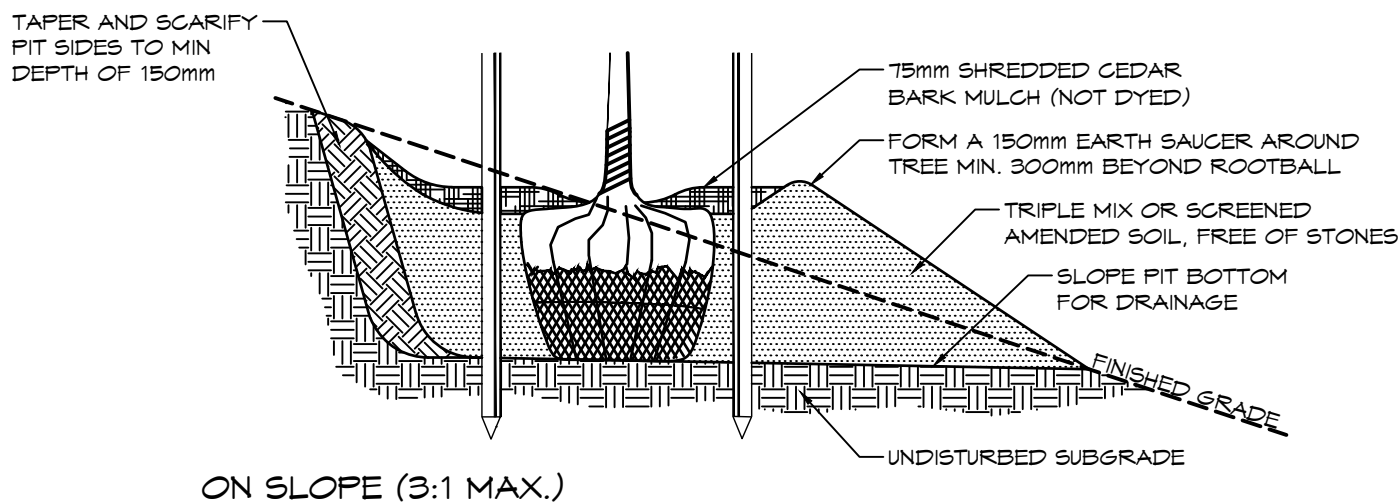
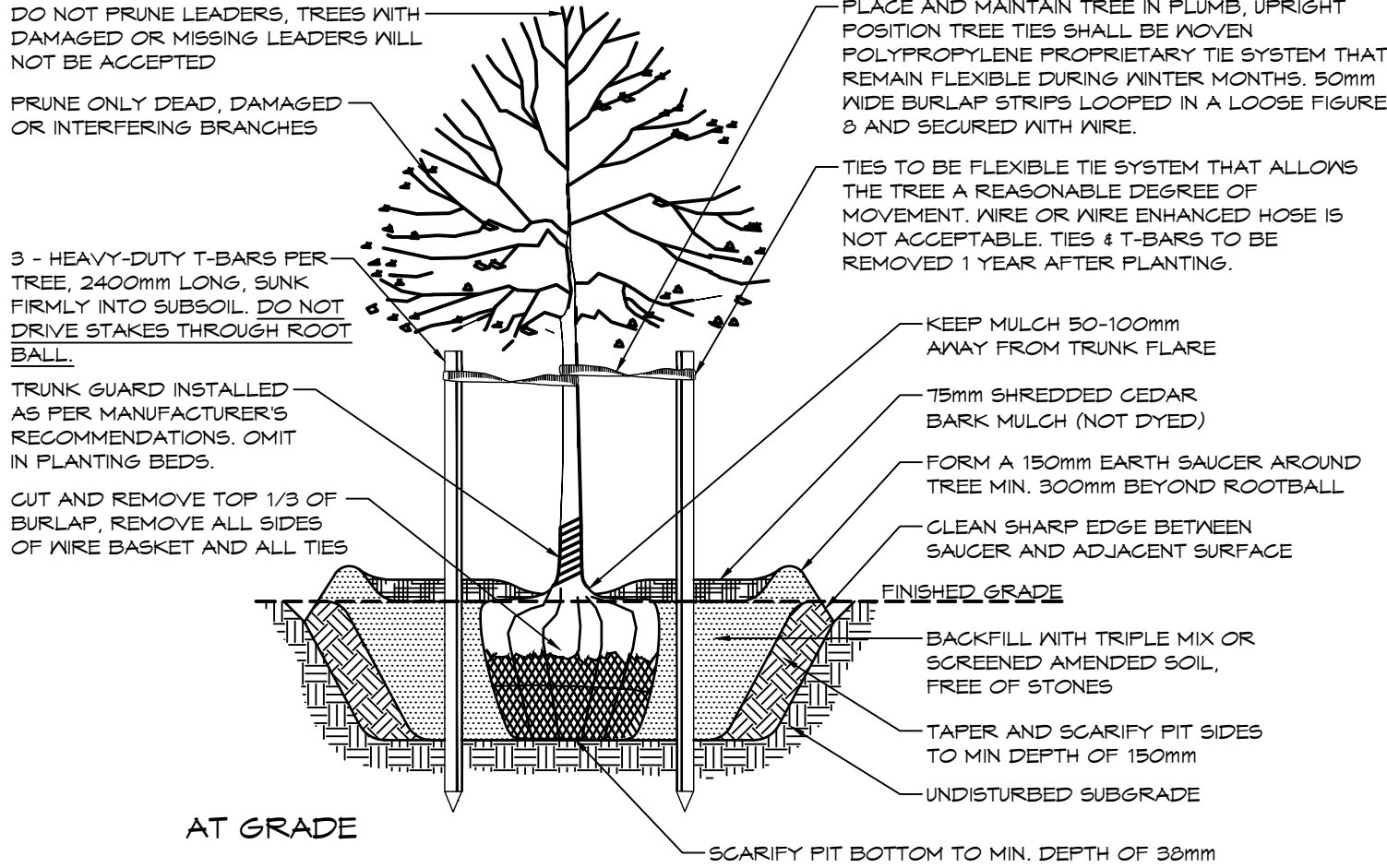
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Drawn By	L.M./R.B.	Design By	A.P./R.B.	Project	0876-5337
Scale	AS SHOWN	Date	2022.12.12	Check By	A.P.
				Drawing	LD-1

NOTES:

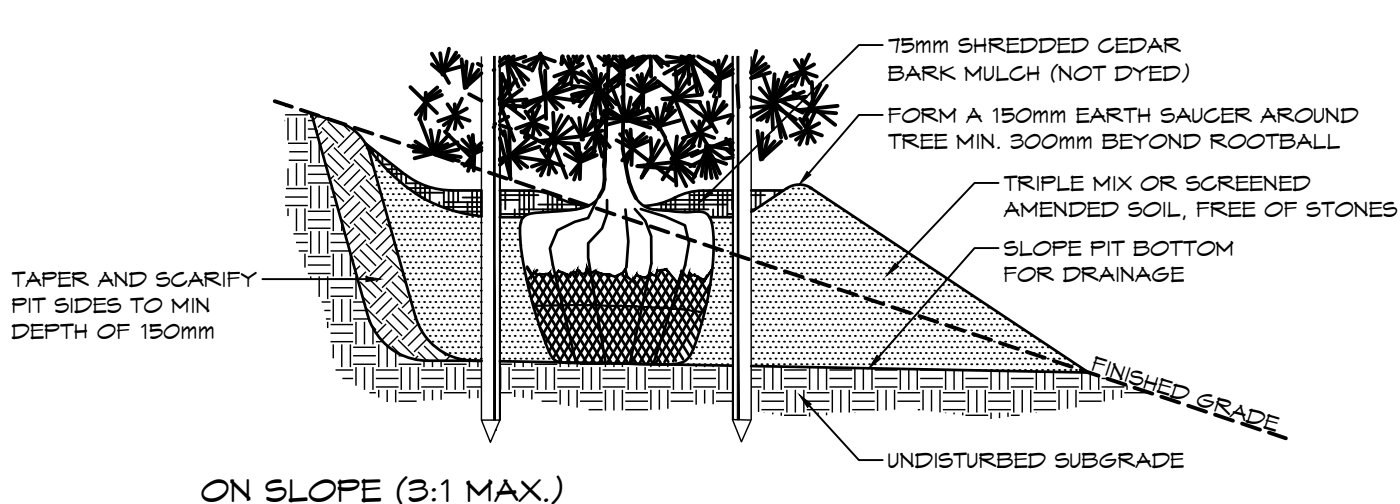
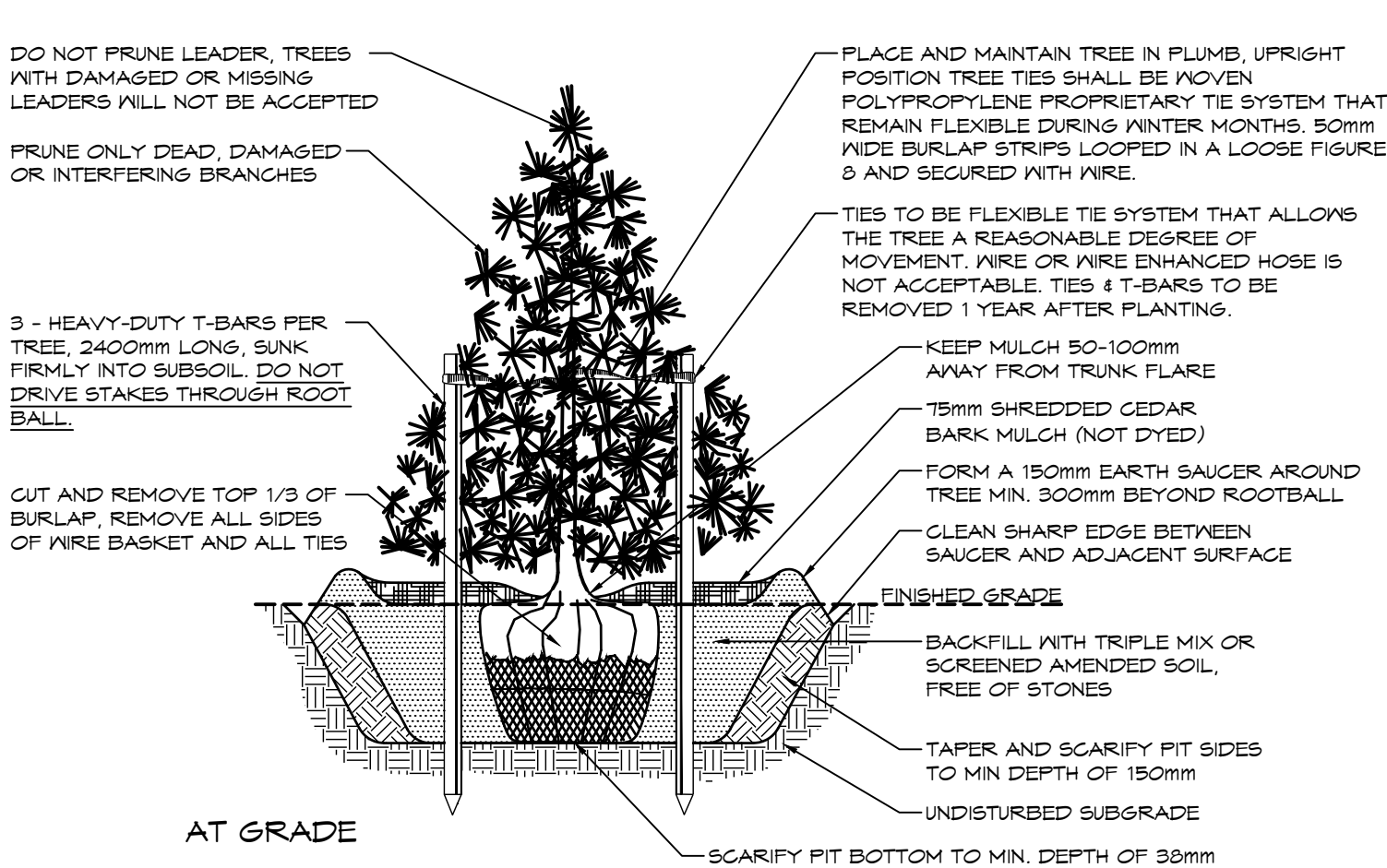
2.0 PLANTING

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/CLASS 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. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
7. TREE PITS OR PLANTING BEDS LOCATED WITHIN 1 METER OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
8. 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.
9. ALL MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL COINCIDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.
11. 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.



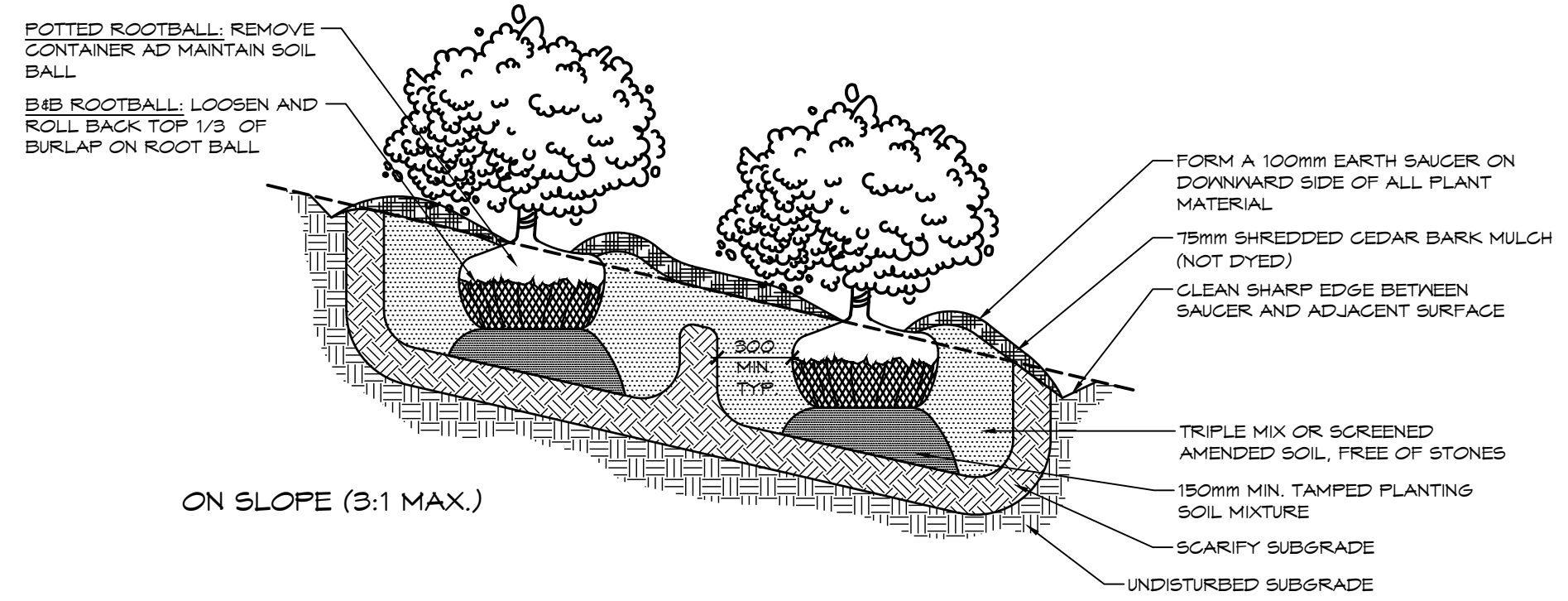
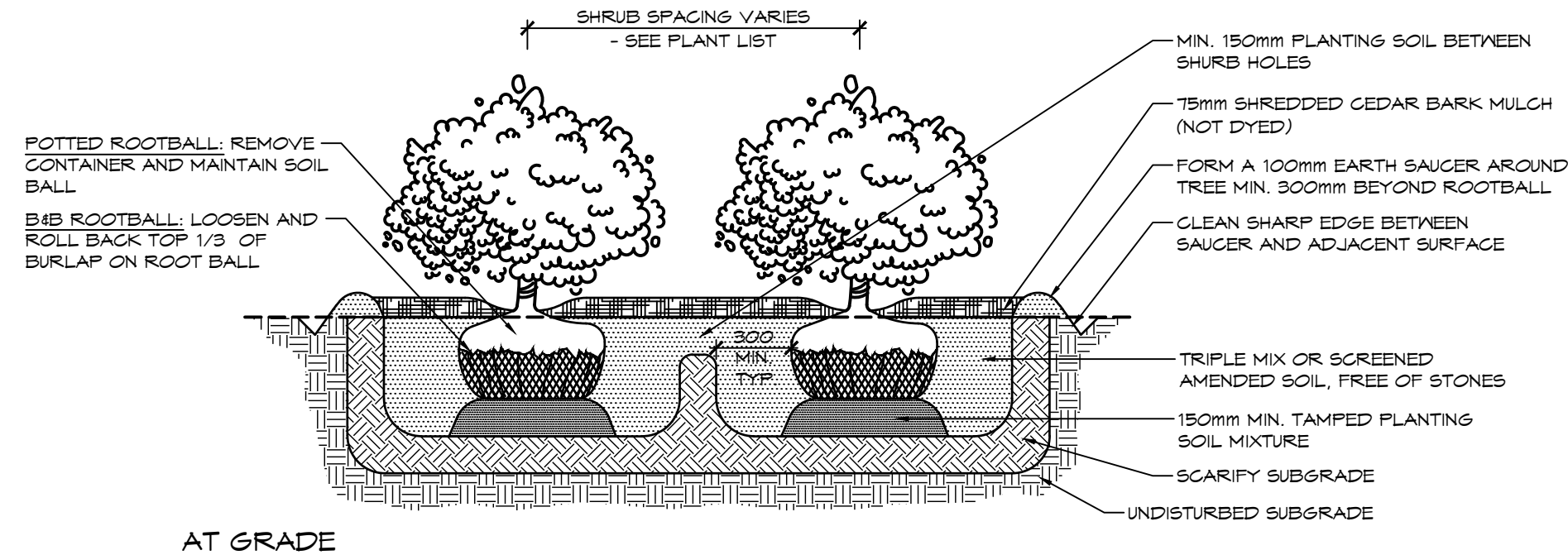
1 DECIDUOUS TREE PLANTING

NTS



2 CONIFEROUS TREE PLANTING

NTS



3 SHRUB PLANTING

NTS

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LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

Project

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing

LANDSCAPE DETAILS

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				Drawing	LD-2