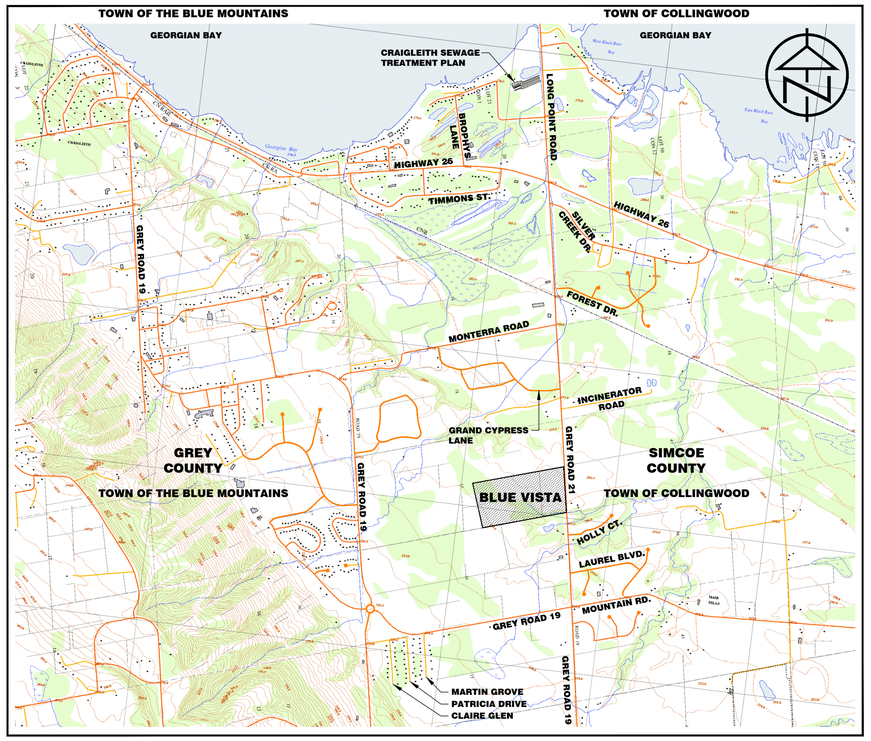
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS



KEY PLAN

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[redacted]

TATHAM ENGINEERING

ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT
CONTRACT No. 117159
JULY 2025

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[redacted]

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 — 200ø SAN
PROPOSED SANITARY SEWER/SIZE/DIRECTION OF FLOW — 200ø SAN
EXISTING SANITARY SERVICE
PROPOSED SANITARY SERVICE
EXISTING SANITARY FORCEMAIN/SIZE/DIRECTION OF FLOW — 200ø SAN F/M
EXISTING WATERMAIN/SIZE — 150ø W/M
PROPOSED WATERMAIN/SIZE — 150ø W/M
EXISTING WATER SERVICE
PROPOSED WATER SERVICE
EXISTING STORM SEWER/SIZE/DIRECTION OF FLOW — 375ø STM
PROPOSED STORM SEWER/SIZE/DIRECTION OF FLOW — 375ø 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
EXISITNG FENCELINE
PROPOSED FENCELINE
EXISTING BUSHLINE
EXISTING CONTOUR — 179.00
EXISTING SPOT ELEVATION — × 179.00
PROPOSED SPOT ELEVATION — ×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 — BH9
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 — DCBMH4
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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BENCHMARKS

TBM#1 – ELEVATION 203.12
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

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
2.	2nd SUBMISSION	DEC 2022
3.	3rd SUBMISSION	MAY 2023
4.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
5.	ISSUED FOR PHASE 2 PRE–SERVICING AGREEMENT	MAR 2025
6.	ISSUED FOR PHASE 2 PRE–SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP [redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

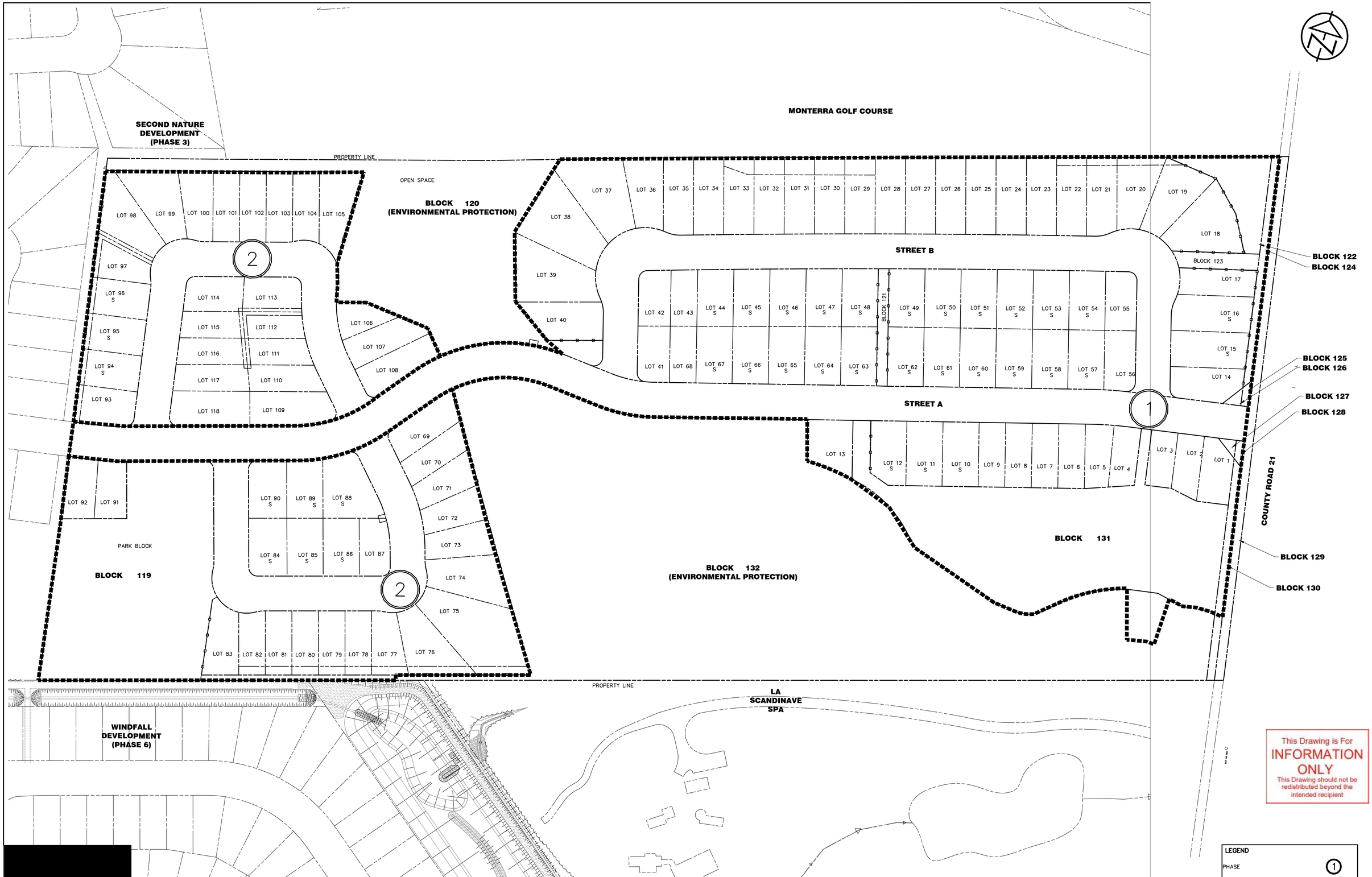
DRAWING INDEX AND LEGEND

D
D
C

TATHAM ENGINEERING

JULY 2022
N.T.S.

IN–1



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LEGEND
PHASE ①

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2.	2nd SUBMISSION	DEC 2022
3.	3rd SUBMISSION	MAY 2023
4.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
5.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	MAR 2025
6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP [redacted]

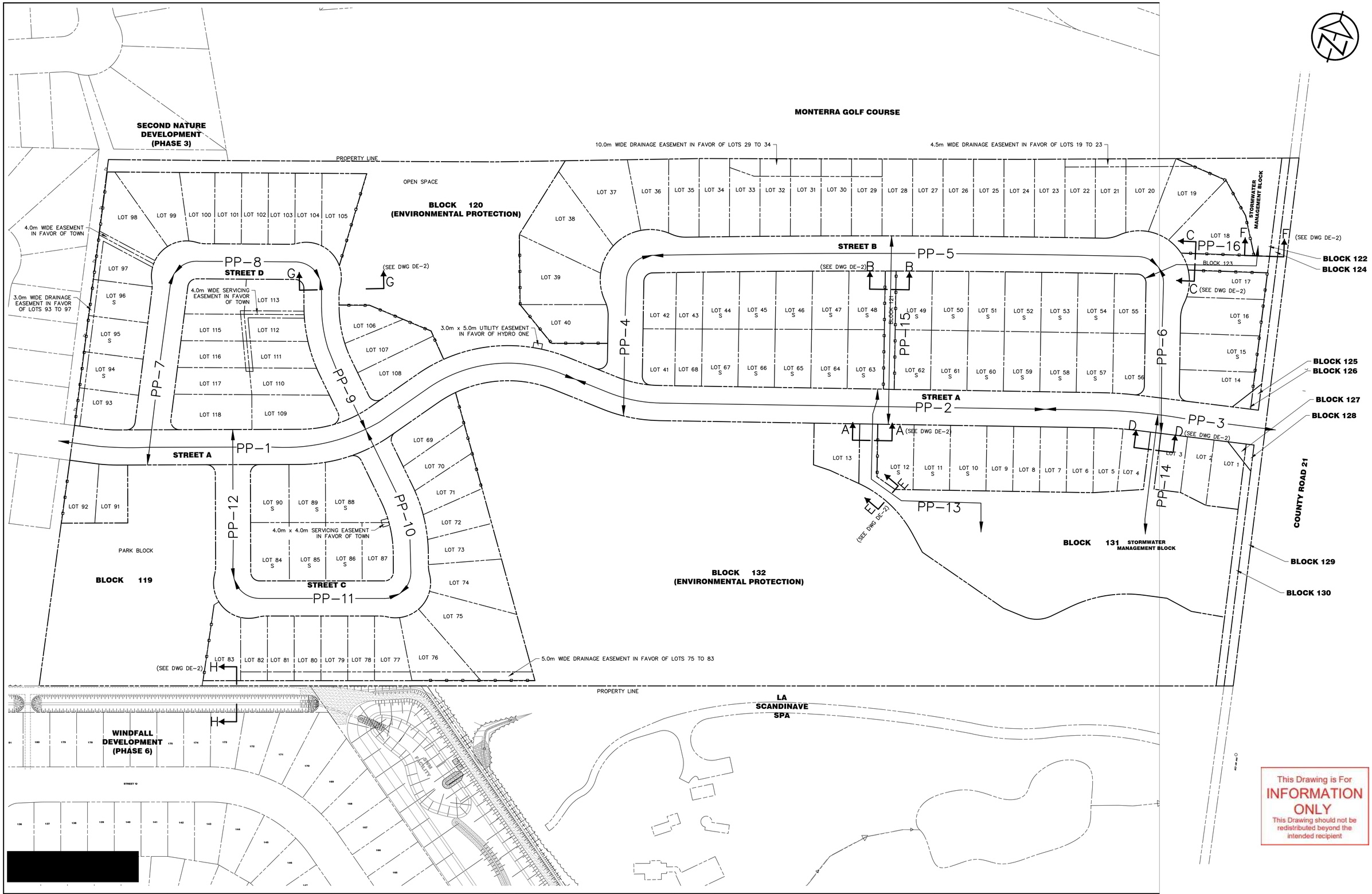
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PHASING PLAN

TATHAM ENGINEERING

JULY 2022 **PH-1**
1:1000

Drawing Name: 117159-PH01.dwg, Plotted: Jul 24, 2025



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No.	REVISION DESCRIPTION	DATE
3.	3rd SUBMISSION	MAY 2023
4.	4th SUBMISSION	JUNE 2023
5.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	MAR 2025
7.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT - REVISED	JUL 2025

ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

ORIENTATION PLAN

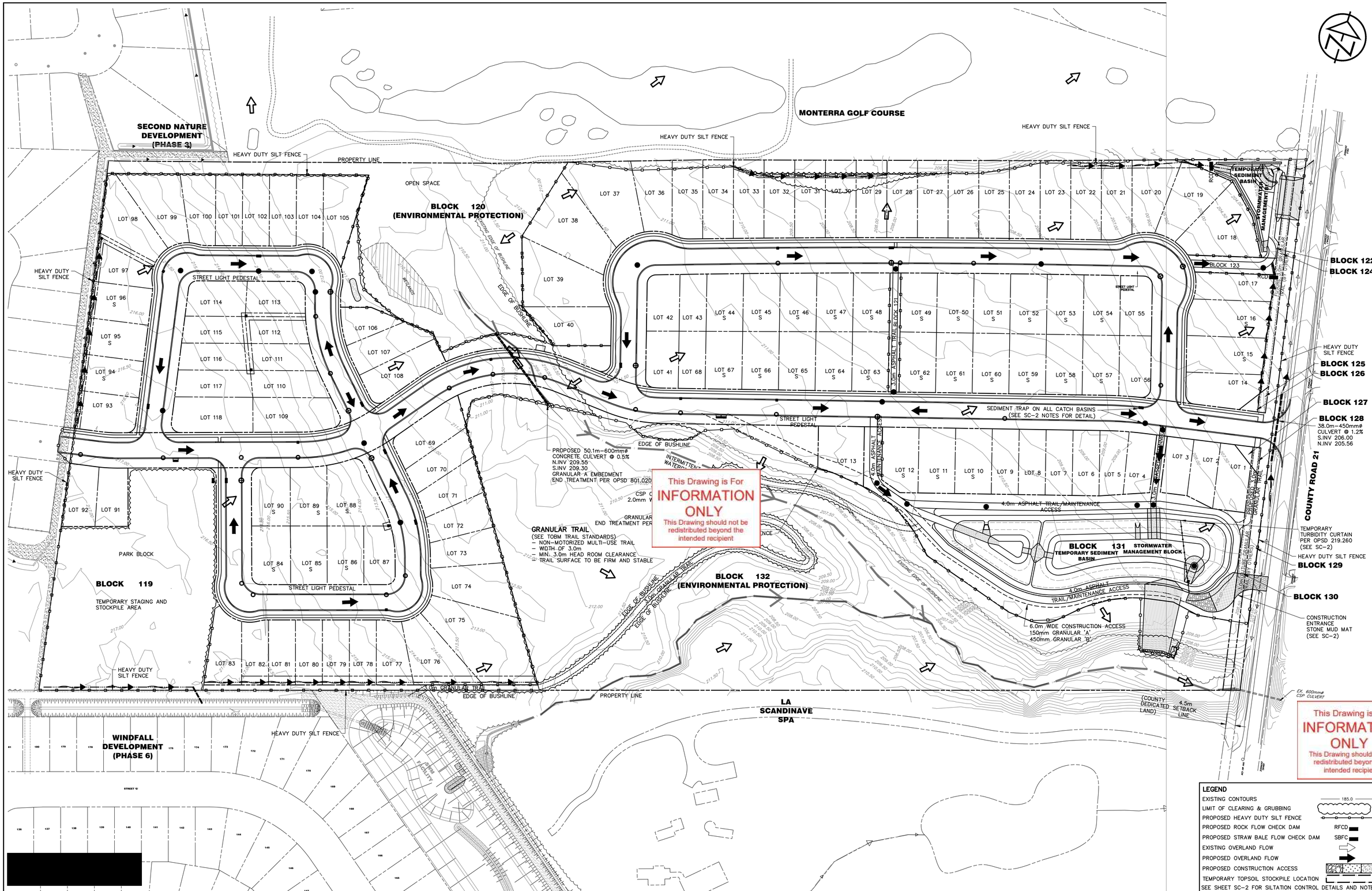
JULY 2022
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ORI-1

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Drawing Name: 117159-ORI01.dwg, Plotted: Jul 24, 2025



LEGEND

- EXISTING CONTOURS — 185.0
- LIMIT OF CLEARING & GRUBBING
- PROPOSED HEAVY DUTY SILT FENCE
- PROPOSED ROCK FLOW CHECK DAM — RFCD
- PROPOSED STRAW BALE FLOW CHECK DAM — SBFC
- EXISTING OVERLAND FLOW
- PROPOSED OVERLAND FLOW
- PROPOSED CONSTRUCTION ACCESS
- TEMPORARY TOPSOIL STOCKPILE LOCATION

SEE SHEET SC–2 FOR SILTATION CONTROL DETAILS AND NOTES

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

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No.	REVISION DESCRIPTION	DATE
3.	3rd SUBMISSION	MAY 2023
4.	SILT FENCE AT BLOCK 119	NOV 2023
5.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
6.	ISSUED FOR PHASE 2 PRE–SERVICING AGREEMENT	MAR 2025
7.	ISSUED FOR PHASE 2 PRE–SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

SILTATION AND EROSION CONTROL PLAN

JULY 2022
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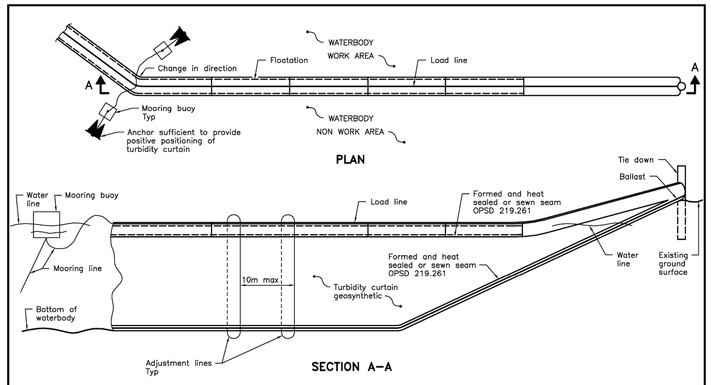
SC-1

TATHAM ENGINEERING

Drawing Name: 117159–SC01.dwg, Plotted: Jul 24, 2025

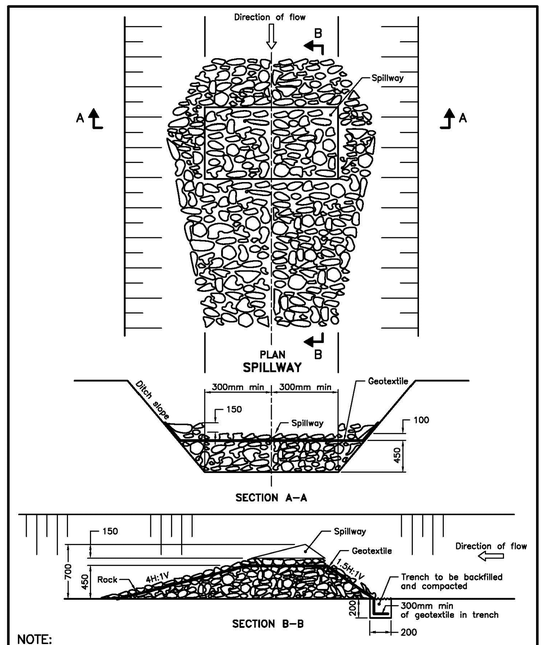
NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. CONSTRUCTION OF ALL SILTATION AND EROSION CONTROL WORK IS TO BE IN ACCORDANCE WITH THE FOLLOWING STEPS:
   - 5.1. INSTALL NEW STONE MUD MAT AS PER DETAIL.
   - 5.2. INSTALL SILT FENCE AS PER NOTTAWASAGA VALLEY CONSERVATION AUTHORITY DRAWING BSD-23 DRAFT.
   - 5.3. INSTALL ROCK FLOW CHECK DAMS AS PER OPSD 219.211.
   - 5.4. INSTALL STRAW BALE FLOW CHECKS AS PER OPSD 219.180.
   - 5.5. INSTALL TEMPORARY CATCH BASIN SEDIMENT TRAPS ON ALL NEW AND EXISTING CATCH BASINS. SEDIMENT TRAPS TO BE LAYFIELS, ULTRA-DRAIN GUARD PRODUCT NUMBER 5143648OS10 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.
   - 5.6. INSTALL TEMPORARY TURBIDITY CURTAIN PER OPSD 219.260.
6. ALL CONSTRUCTION VEHICLES TO ACCESS SITE USING THE DESIGNATED CONSTRUCTION ACCESS POINTS.
7. 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.
8. STOCKPILE LOCATIONS ARE TO BE APPROVED BY THE ENGINEER.
9. PROVIDE FENCE OR APPROVED EQUAL ACROSS ALL CONSTRUCTION ACCESSES DURING PERIODS OF INACTIVITY.
10. 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 CONTROL REQUIREMENTS, NOTES 1, 2 AND 3 AND/OR AS DIRECTED BY THE TOWN. THIS IS TO INCLUDE STOCKPILES OF FILL AND TOPSOIL.



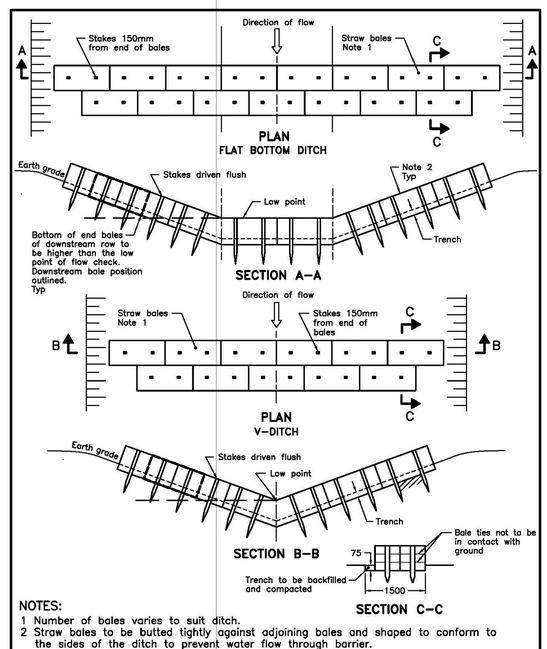
NOTES:
A All dimensions are in millimeters unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
TURBIDITY CURTAIN		
	OPSD 219.260	



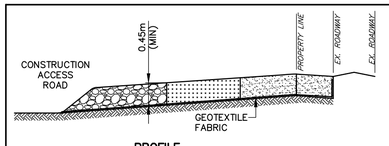
NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1
ROCK FLOW CHECK DAM FLAT BOTTOM DITCH		
	OPSD 219.211	



NOTES:
1 Number of bales varies to suit ditch.
2 Straw bales to be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
A All dimensions are in millimetres unless otherwise shown.

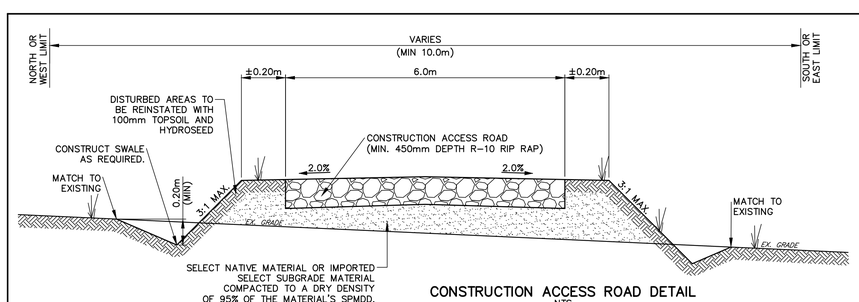
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1
STRAW BALE FLOW CHECK DAM		
	OPSD 219.180	



STONE MUD MAT DETAIL
NTS

NOTES

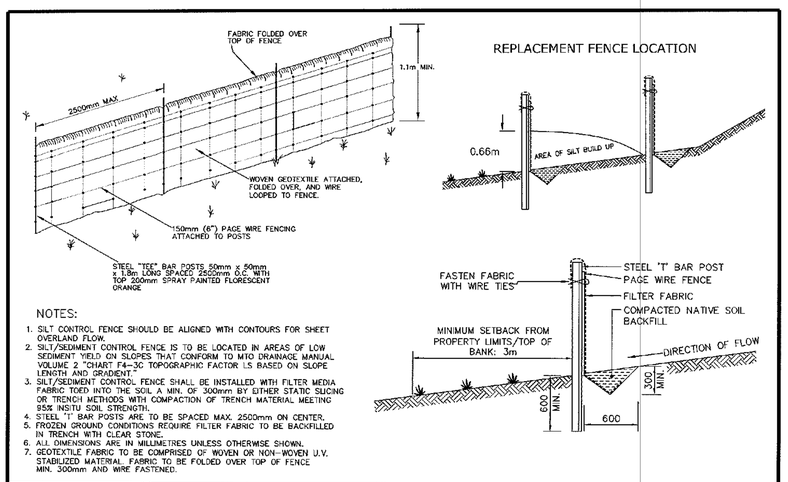
1. STONE SIZE – THE STONE PAD SHALL BE A MIN. 450 mm THICK. USE GRANULAR 'A' FOR THE FIRST 5 m FROM THE PROPERTY LINE, 50 mm ø CLEAR STONE FOR NEXT 15 m AND 150 mm ø RIP RAP FOR THE REMAINING 15 m. GRANULAR 'A' BETWEEN PROPERTY LINE AND EDGE OF PAVEMENT.
2. LENGTH – AS REQUIRED BUT NOT LESS THAN 35 m.
3. WIDTH – 7.0 m MIN. BUT NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS.
4. GEOTEXTILE FABRIC – TERRAFIX 270R OR APPROVED EQUAL TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIRECTED TOWARD CONSTRUCTION ACCESS SHALL BE DIRECTED ACROSS THE ACCESS THROUGH A TEMPORARY CULVERT,
6. 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.
7. 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.
8. INSPECTION & MAINTENANCE – REQUIRED MAINTENANCE AFTER EACH RAIN EVENT SHALL BE PROVIDED BY THE CONTRACTOR.
9. REMOVAL – STONE MUD MAT TO REMAIN IN PLACE UNTIL COMMENCEMENT OF ROAD CONSTRUCTION



CONSTRUCTION ACCESS ROAD DETAIL
NTS

NOTES:

1. 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.
2. 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.
3. THE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM CONSTRUCTION ACCESS ROAD.
4. 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.
5. DISTURBED AREAS TO BE REINSTATED WITH 100 mm TOPSOIL AND HYDROSEED.



NOTES:
1. SILT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
2. SILT/SEDIMENT CONTROL FENCE IS TO BE LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CONFORM TO MTO DRAINAGE MANUAL VOLUME 2 "CHART F4-3C TOPOGRAPHIC FACTOR LS BASED ON SLOPE LENGTH AND GRADIENT."
3. SILT/SEDIMENT CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TOED INTO THE SOIL A MIN. OF 300mm BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% INSITU SOIL STRENGTH.
4. STEEL "T" BAR POSTS ARE TO BE SPACED MAX. 2500mm ON CENTER.
5. FROZEN GROUND CONDITIONS REQUIRE FILTER FABRIC TO BE BACKFILLED IN TRENCH WITH CLEAR STONE.
6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
7. GEOTEXTILE FABRIC TO BE COMPRISED OF WOVEN OR NON-WOVEN U.V. STABILIZED MATERIAL FABRIC TO BE FOLDED OVER TOP OF FENCE MIN. 300mm AND WIRE FASTENED.

Nottawasaga Valley Conservation Authority					
TYPICAL DETAIL OF SILT/SEDIMENT FENCE				APR'D:	DATE: 03.03.06
				DRAWN: A.S.C	SCALE: NTS
	NO.	REVISION	APR'D	DATE	BSD-23 DRAFT

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BENCHMARKS

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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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6.	[redacted]VICING AGREEMENT	JUL 2025

ENGINEER STAMP [redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

SILTATION AND EROSION CONTROL DETAILS & NOTES

TATHAM ENGINEERING

JULY 2022
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.

SECOND NATURE DEVELOPMENT (PHASE 3)

MONTERRA GOLF COURSE

PROPERTY LINE

OPEN SPACE

BLOCK 120 (ENVIRONMENTAL PROTECTION)

EXISTING EDGE OF BUSHLINE

EDGE OF BUSHLINE

WETLANDS

INTERMITTENT WATERCOURSE

TREELINE

REMOVE ANY HAZARDOUS TREES WITHIN THE DEVELOPMENT THAT ARE WITHIN 6.0m OF PROPOSED PROPERTY LINES; INCLUDES TREES THAT HAVE BEEN UNDERMINED OR HAVE HAD ROOTS EXPOSED DURING CONSTRUCTION – TYP.

CLEARING LIMITS AND TRAIL TO BE FIELD FIT.

BLOCK 131 STORMWATER MANAGEMENT BLOCK

BLOCK 132 (ENVIRONMENTAL PROTECTION)

PARK BLOCK

BLOCK 119

WINDFALL DEVELOPMENT (PHASE 6)

LA SCANDINAVE SPA

(COUNTY DEDICATED LAND)

4.6m SETBACK LINE

EX. 600mmø CSP CULVERT

COUNTY ROAD 21

FUTURE 3.0m MULTI-USE TRAIL (BY OTHERS)

BLOCK 122
BLOCK 124
BLOCK 125
BLOCK 126
BLOCK 127
BLOCK 128
BLOCK 129
BLOCK 130

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

TATHAM ENGINEERING

JULY 2022
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CG-1

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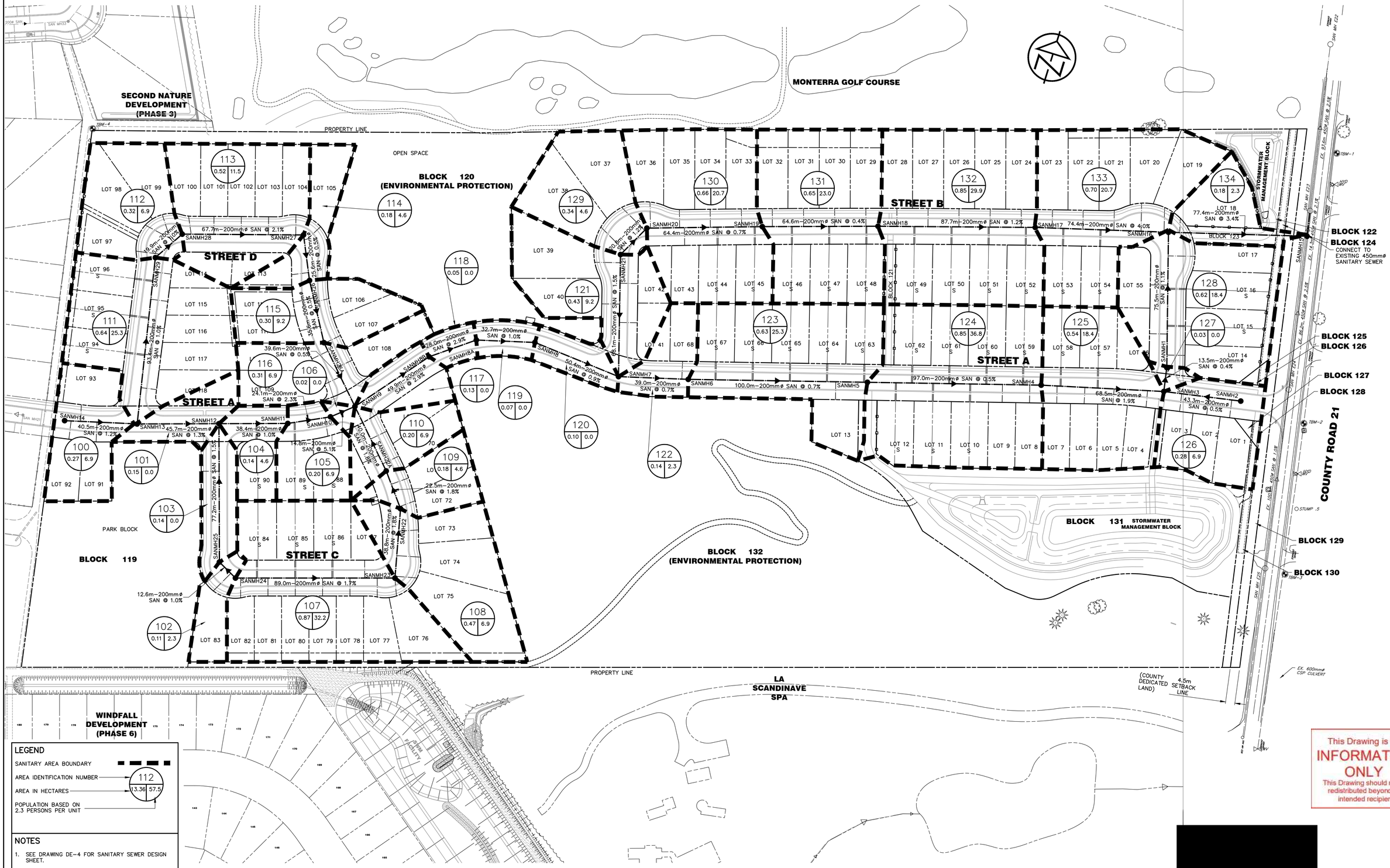
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ENGINEER STAMP

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

CLEARING AND GRUBBING PLAN

Drawing Name: 117159-CG01.dwg, Plotted: Jul 24, 2025



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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ENGINEER STAMP [redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

SANITARY DRAINAGE AREA PLAN

JULY 2022
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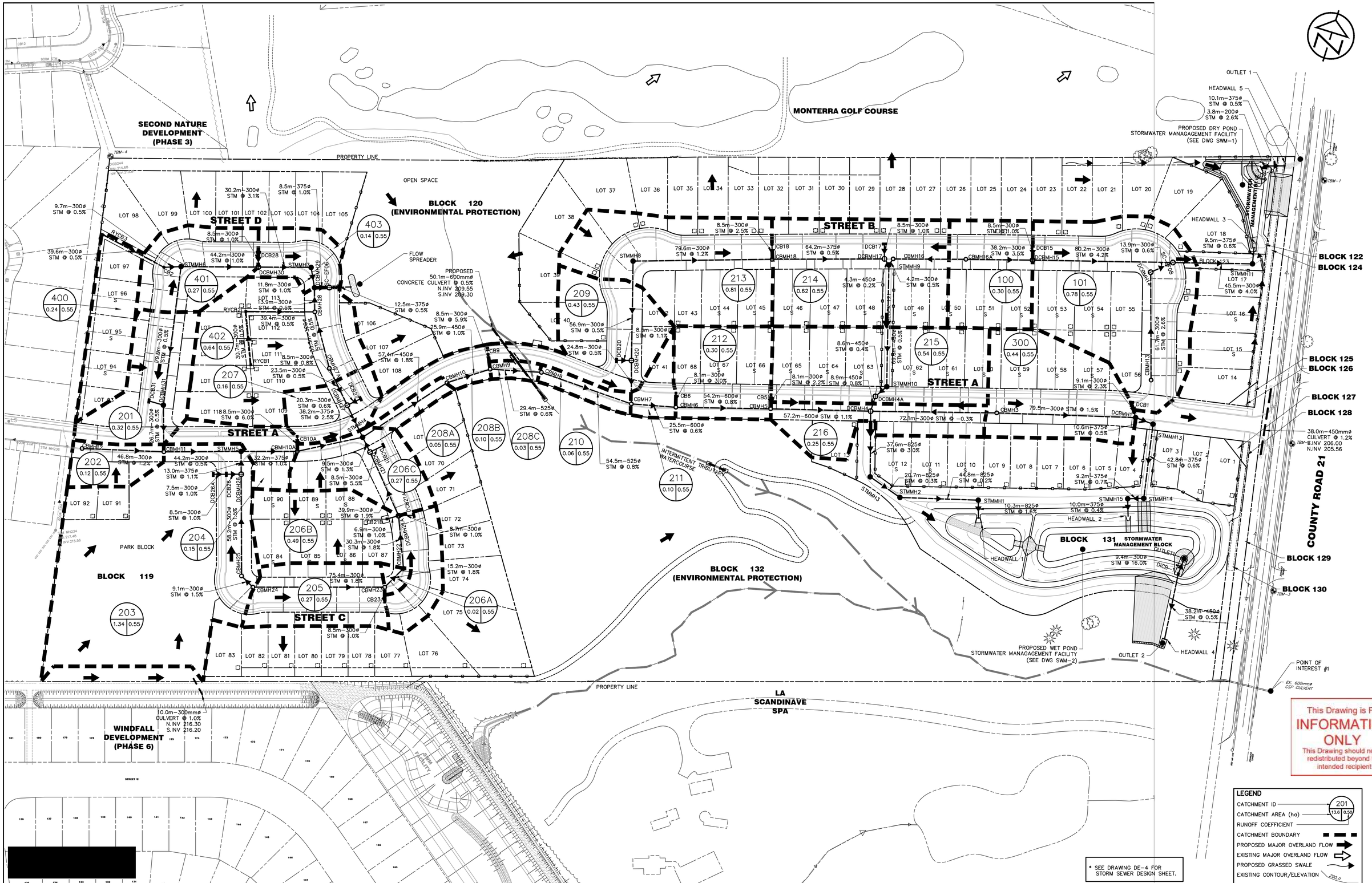
SAN-1

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* SEE DRAWING DE–4 FOR STORM SEWER DESIGN SHEET.

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LEGEND
- CATCHMENT ID
- CATCHMENT AREA (ha)
- RUNOFF COEFFICIENT
- CATCHMENT BOUNDARY
- PROPOSED MAJOR OVERLAND FLOW
- EXISTING MAJOR OVERLAND FLOW
- PROPOSED GRASSED SWALE
- EXISTING CONTOUR/ELEVATION

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ENGINEER STAMP

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

STORM DRAINAGE AREA PLAN

TATHAM ENGINEERING

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STM–1

Drawing Name: 11715g–STM01.dwg, Plotted: Jul 24, 2025

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ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

WATER DISTRIBUTION PLAN

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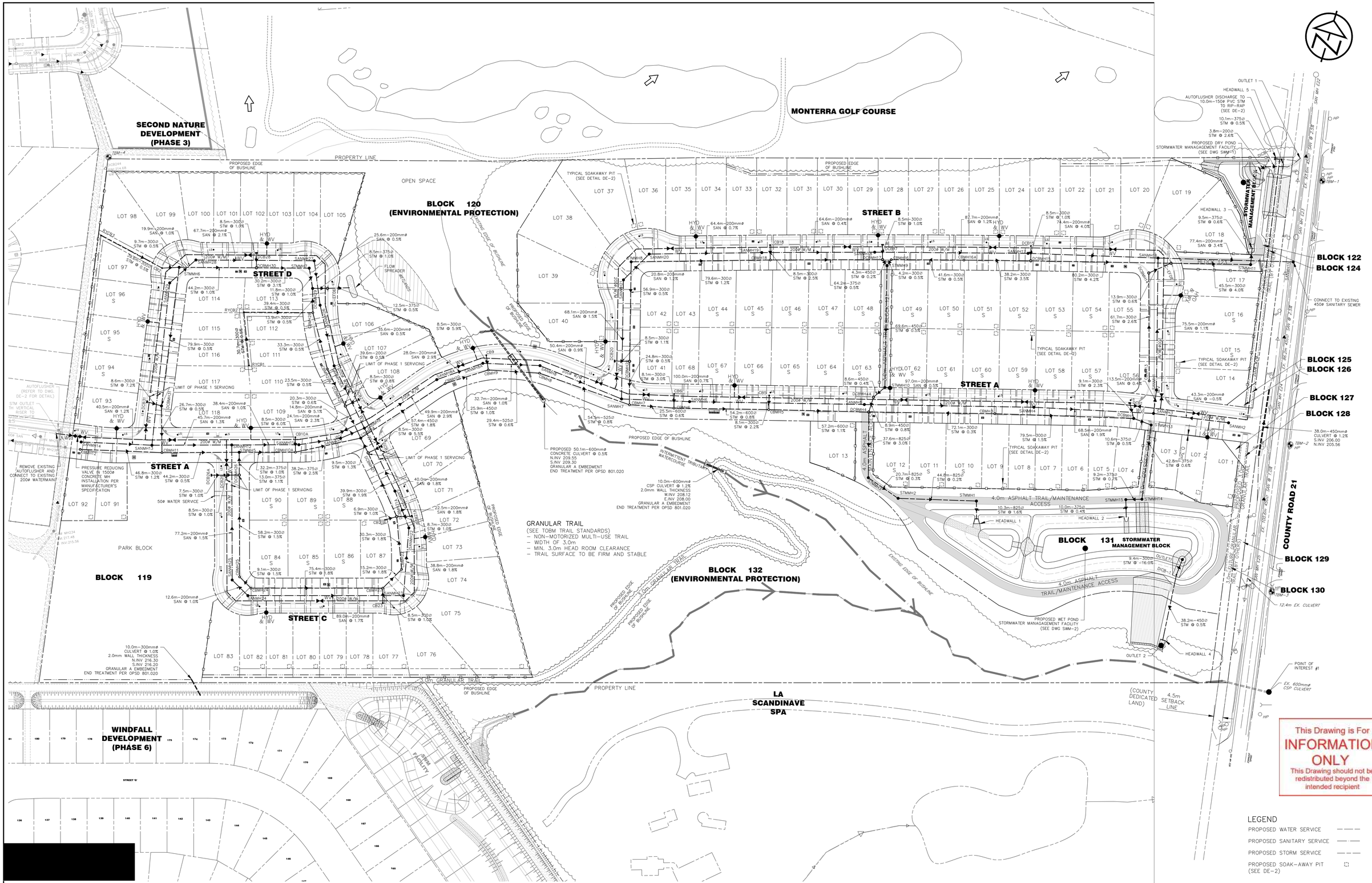
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WAT-1

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LEGEND
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SERVICE
- PROPOSED SOAK-AWAY PIT (SEE DE-2)

TATHAM ENGINEERING

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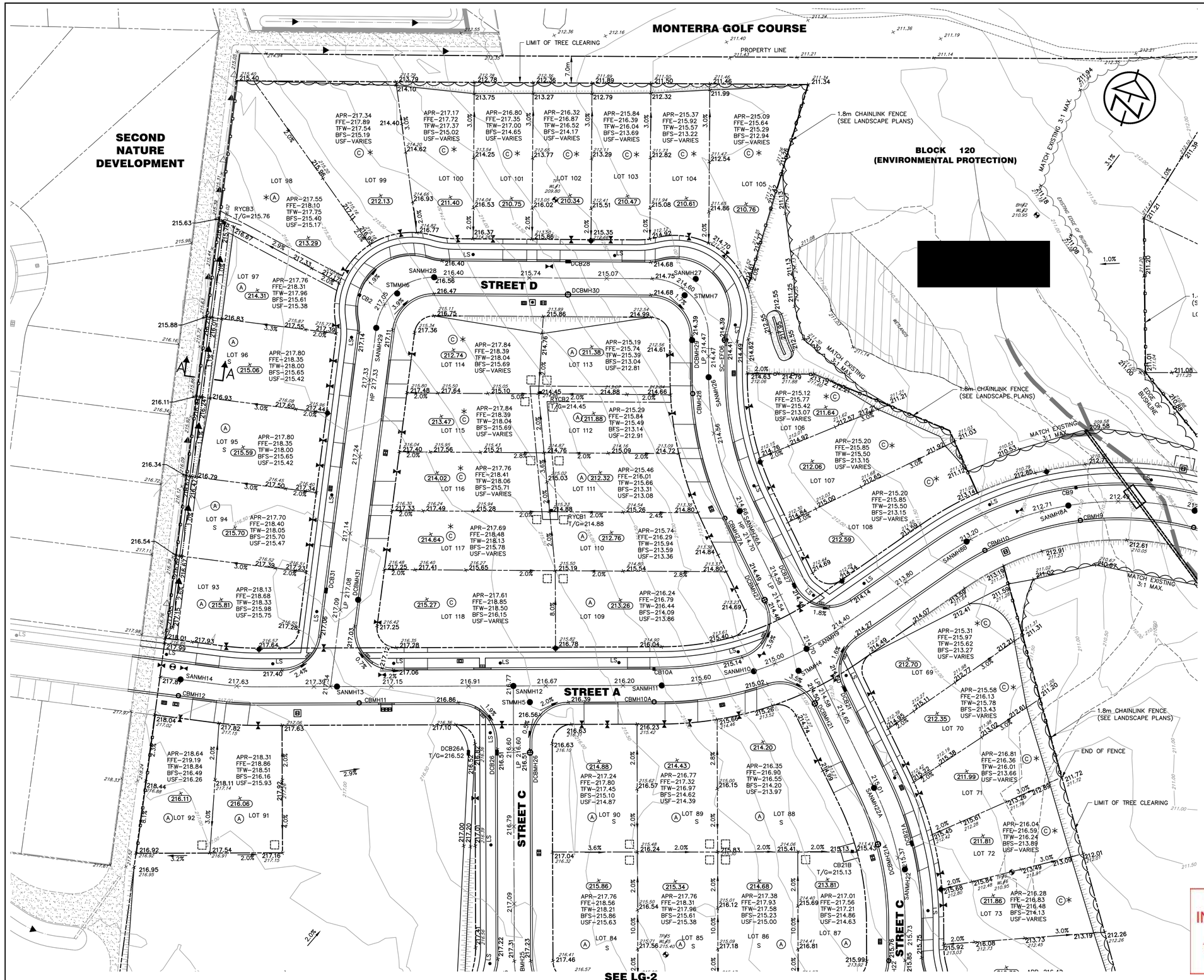
BLUE VISTA
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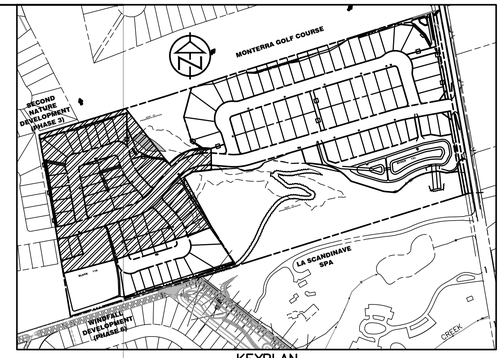
GENERAL SERVICING PLAN

JULY 2022
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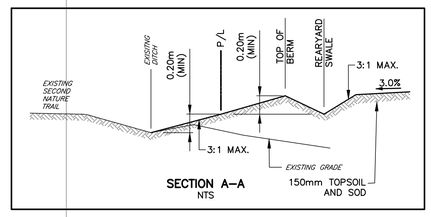
GS-1

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KEYPLAN



SECTION A–A
NTS

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	
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

1. 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.
2. REFER TO SHEET LG–5 FOR BOREHOLE DATA.
3. ENGINEERED FILL WILL BE PROVIDED ON INDIVIDUAL LOTS IN SOME AREAS. LIMITS OF ENGINEERED FILL TO BE RESOLVED WITH HOUSE BUILDER PRIOR TO SITE SERVICING. IN OTHER AREAS THE HOUSE BUILDER WILL BE REQUIRED TO EXTEND FOOTINGS TO SUITABLE NATIVE MATERIAL AS REQUIRED.
4. 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 SPMDD.
5. 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.
6. SWALES LESS THAN 2.0% SLOPE REQUIRE 150mmø PERFORATED SUBDRAIN, IN 19mm CLEARSTONE WRAPPED IN FILTER FABRIC.
7. ALL FFE, TFW, BFS, USF ELEVATIONS ARE SUBJECT TO CHANGE BASED ON HOUSE SITING AT THE TIME OF INDIVIDUAL LOT GRADING PLAN PREPARATION/BUILDING PERMIT APPLICATION.

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ENGINEER STAMP

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BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

LOT GRADING PLAN

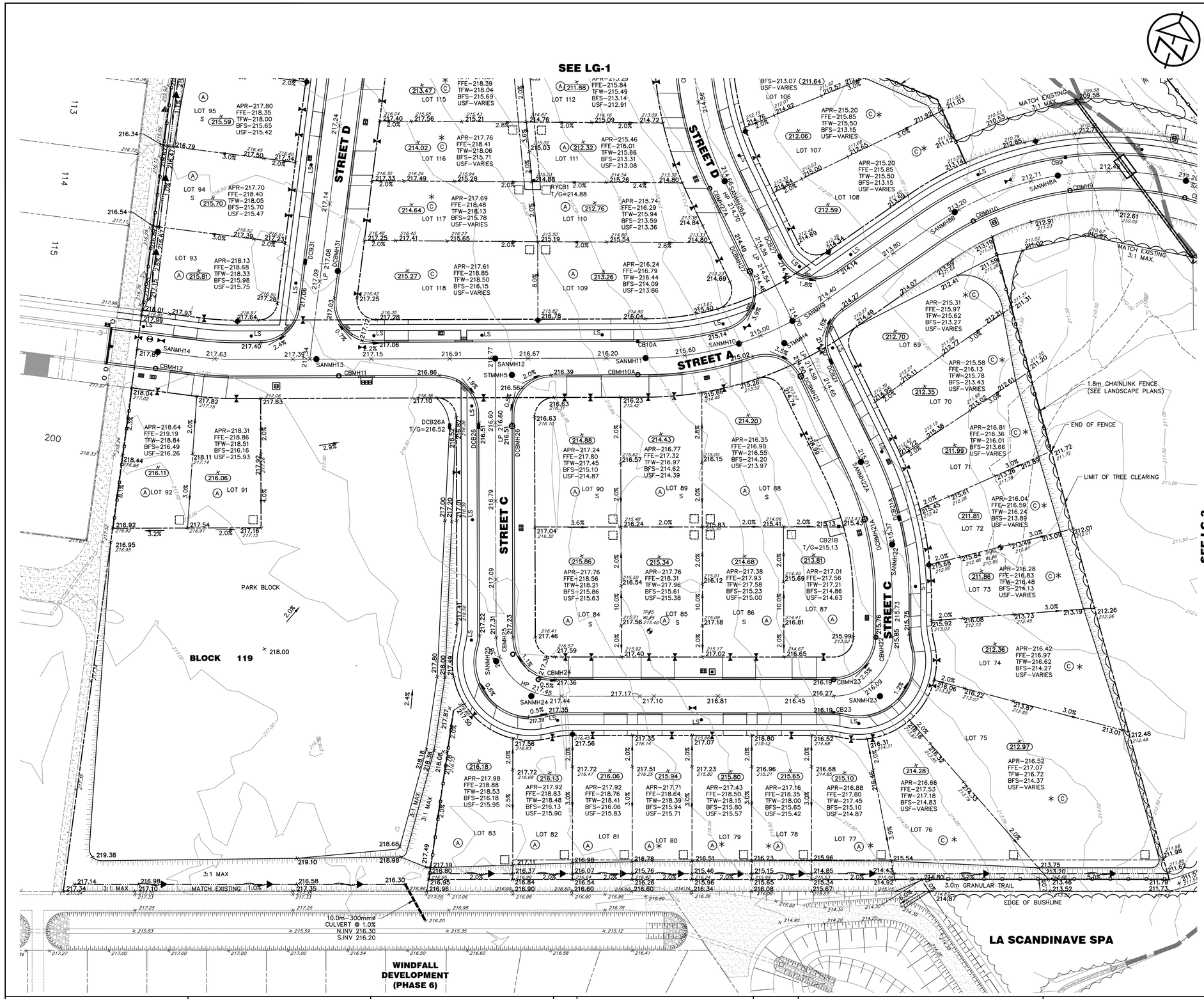
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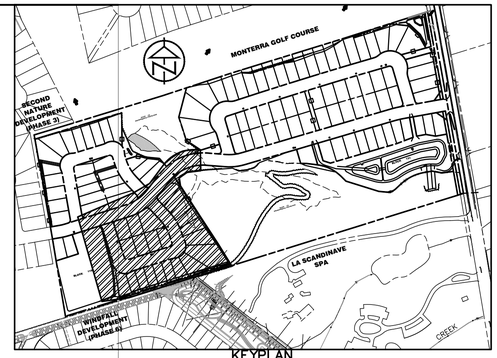
TATHAM ENGINEERING

JULY 2022
1:500

LG-1

Drawing Name: 117159–LG01.dwg, Plotted: Jul 24, 2025





KEYPLAN

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[redacted]

LEGEND

LOT No. (S – SEMI DETACHED)	LOT 68 / LOT 88 S
LOT GRADING TYPE (SEE LG-5)	Ⓐ
INDIVIDUAL PRESSURE REDUCING VALVE	(PRV)
EXISTING SPOT ELEVATION	× 219.50
PROPOSED SPOT ELEVATION	× 219.60
EXISTING BOREHOLE	BH 1
EXISTING GRADING DIRECTION	
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

1. 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.
2. REFER TO SHEET LG-5 FOR BOREHOLE DATA.
3. ENGINEERED FILL WILL BE PROVIDED ON INDIVIDUAL LOTS IN SOME AREAS. LIMITS OF ENGINEERED FILL TO BE RESOLVED WITH HOUSE BUILDER PRIOR TO SITE SERVICING. IN OTHER AREAS THE HOUSE BUILDER WILL BE REQUIRED TO EXTEND FOOTINGS TO SUITABLE NATIVE MATERIAL AS REQUIRED.
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BENCHMARKS

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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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5.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	MAR 2025
6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP [redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

LOT GRADING PLAN

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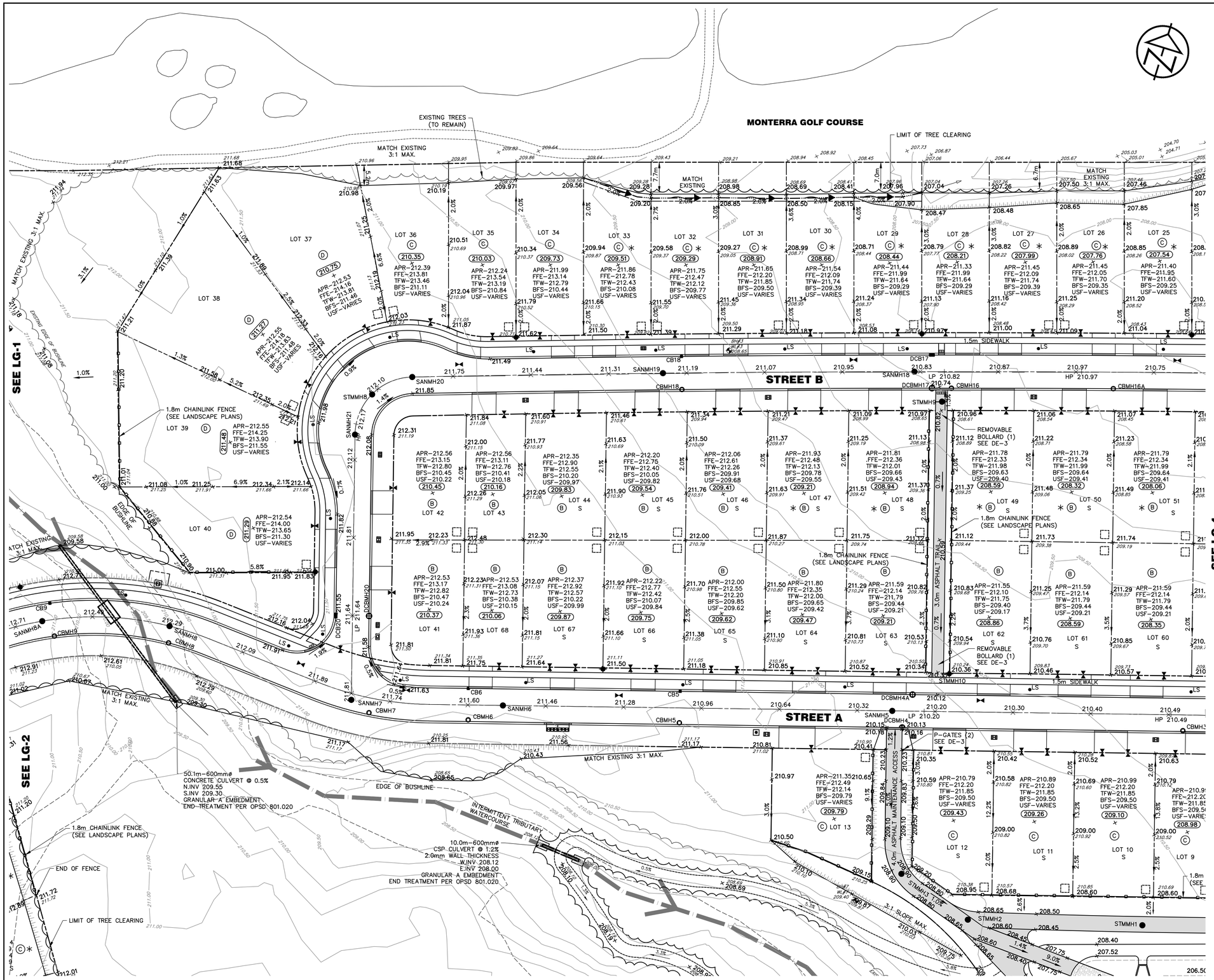
TATHAM ENGINEERING

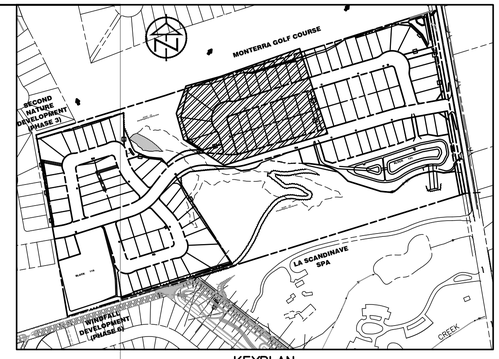
JULY 2022

LG-2

1:500

Drawing Name: 117159-LG01.dwg, Plotted: Jul 24, 2025





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[redacted]

LEGEND

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LOT GRADING TYPE (SEE LG–5)	Ⓐ
INDIVIDUAL PRESSURE REDUCING VALVE	(PRV)
EXISTING SPOT ELEVATION	× 219.50
PROPOSED SPOT ELEVATION	× 219.60
EXISTING BOREHOLE	BH 1
EXISTING GRADING DIRECTION	
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
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PROPOSED SOAK–AWAY PIT (SEE DE–2)	□
ENGINEERED FILL OR EXTENDED FOOTINGS REQUIRED	✳
PROPOSED FENCE	

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TOP OF SIB ON NORTH WEST PROPERTY CORNER.

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ENGINEER STAMP

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

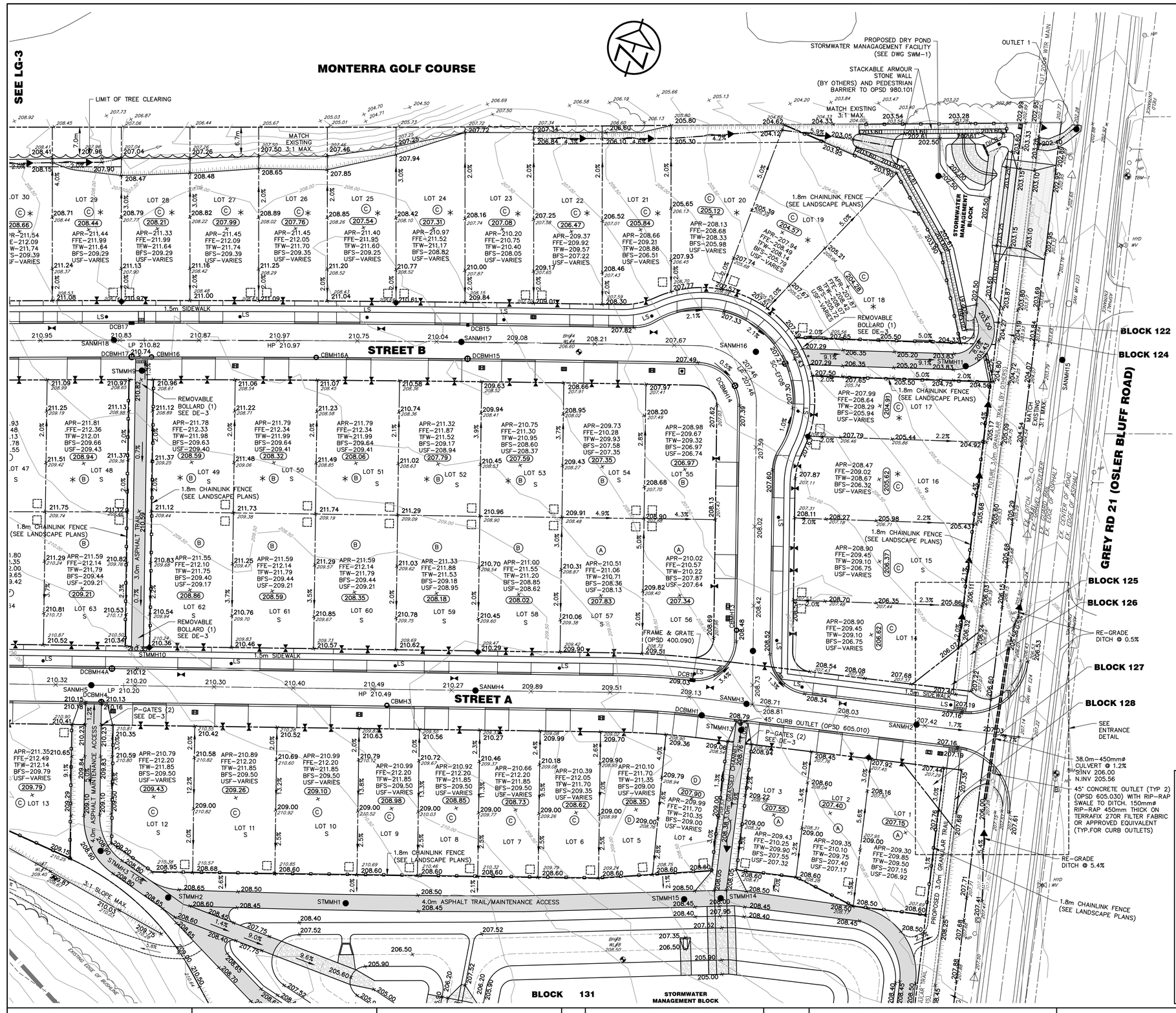
LOT GRADING PLAN

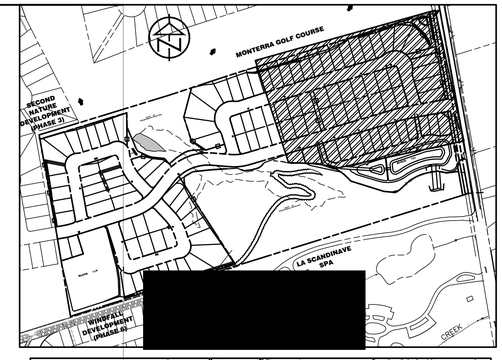
JULY 2022
1:500

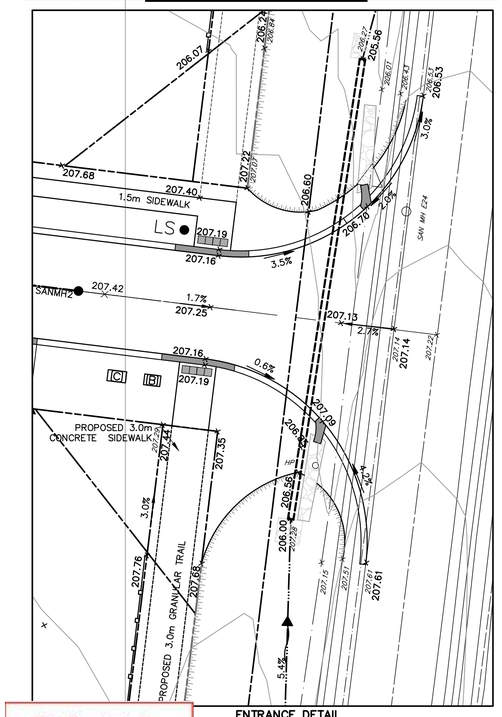
LG-3

TATHAM ENGINEERING

Drawing Name: 117159–LG01.dwg, Plotted: Jul 24, 2025







ENTRANCE DETAIL
SCALE 1:250

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LEGEND

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PROPOSED SPOT ELEVATION	× 219.60
EXISTING BOREHOLE	BH 1
EXISTING GRADING DIRECTION	
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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TOP OF SIB ON NORTH WEST PROPERTY CORNER.

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ENGINEER STAMP

BLUE VISTA
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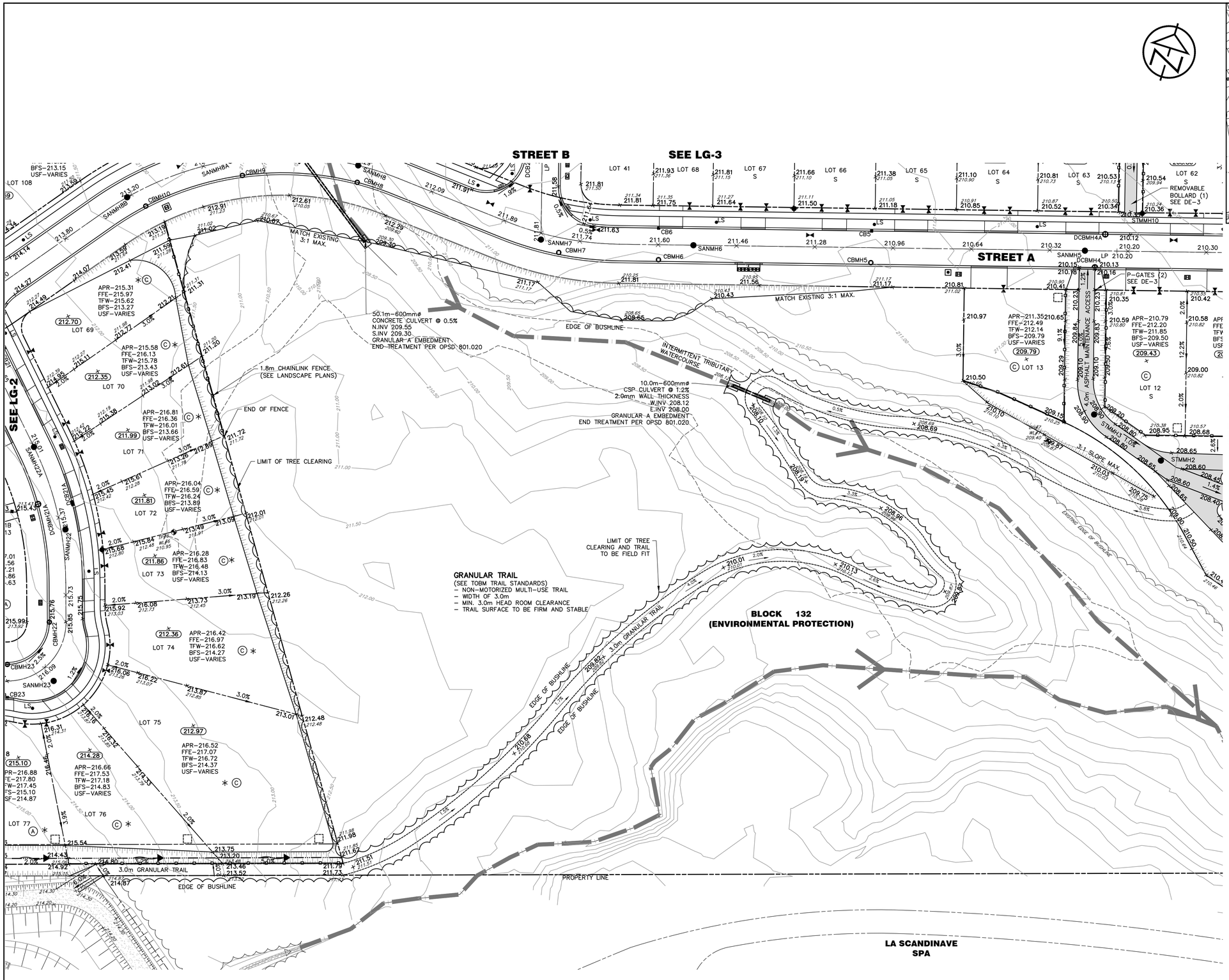
LOT GRADING PLAN

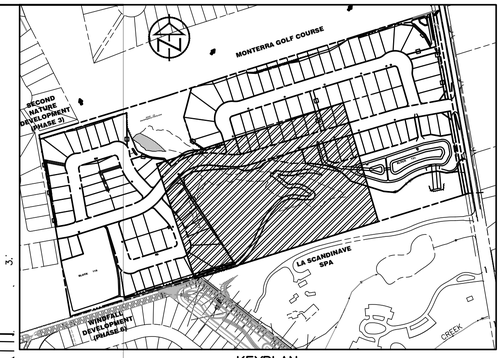
TATHAM ENGINEERING

JULY 2022
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LG-4

Drawing Name: 117159-LG01.dwg, Plotted: Jul 24, 2025





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LEGEND

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EXISTING BOREHOLE	BH 1
EXISTING GRADING DIRECTION	→
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	-o-o-

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ENGINEER STAMP [redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

LOT GRADING PLAN

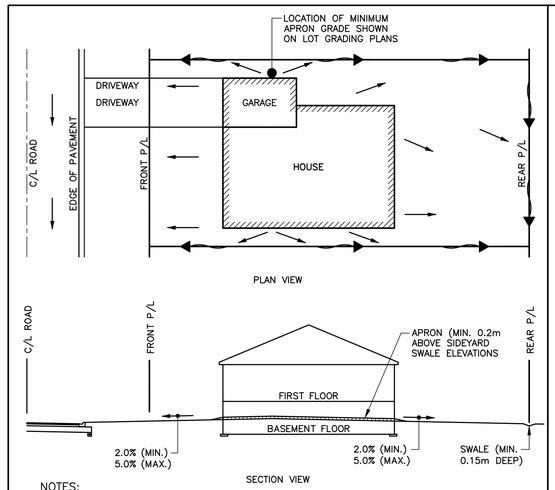
TATHAM ENGINEERING

JULY 2022 **LG-5**
1:500

Drawing Name: 117159-LG01.dwg, Plotted: Jul 24, 2025

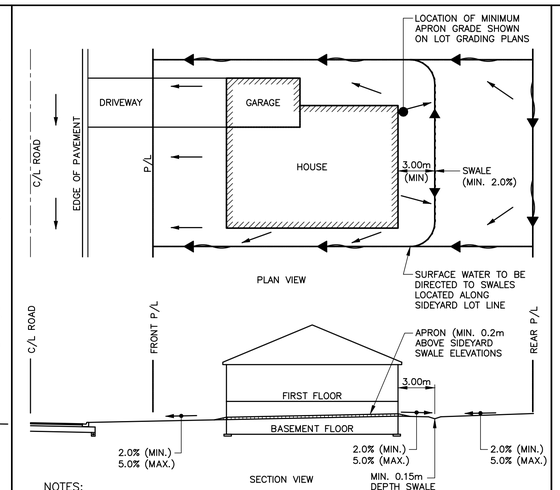
REFERENCE NUMBER	EX. GROUND SURFACE ELEV. (m)	SUGGESTED DEEPEST BASEMENT FLOOR LEVEL	
		DEPTH	ELEVATION
BH2	210.95	0.0	211.45
BH4	207.80	−0.7	207.10
BH5	215.45	+0.5	215.95
BH7	209.80	+0.1	209.90

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



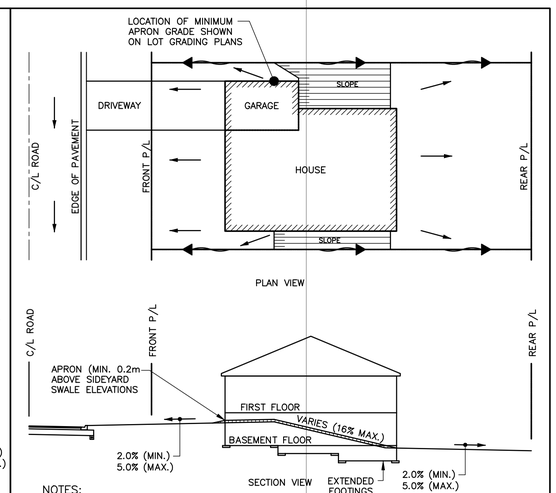
NOTES:
1. MUNICIPAL SIDEWALKS NOT SHOWN.
2. SHAPE, SIZE AND LOCATION OF HOUSE AND GARAGE SHOWN IS CONCEPTUAL.
3. DRIVEWAY AND GARAGE MAY BE ON OPPOSITE SIDE OF LOT.
4. SWALES ALONG THE REAR PROPERTY LINE ARE NOT REQUIRED WHERE CONTINUOUS POSITIVE DRAINAGE CAN BE ACHIEVED. ALTERNATIVE TREATMENT MAY BE REQUIRED FOR LOTS BACKING ONTO PARK BLOCKS OR ENVIRONMENTAL BUFFERS (I.E. RETAINING WALL OR SLOPE).
5. INDIVIDUAL LOT GRADING PLANS TO BE PREPARED AND APPROVED BY ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO REFER TO THE APPROVED PLAN FOR FINAL GRADING DETAILS.

TYPICAL SPLIT LOT DRAINAGE
TYPE – A
NTS



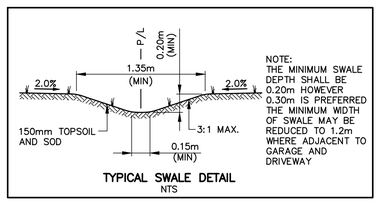
NOTES:
1. MUNICIPAL SIDEWALKS NOT SHOWN.
2. SHAPE, SIZE AND LOCATION OF HOUSE AND GARAGE SHOWN IS CONCEPTUAL.
3. DRIVEWAY AND GARAGE MAY BE ON OPPOSITE SIDE OF LOT.
4. SWALES ALONG THE REAR PROPERTY LINE ARE NOT REQUIRED WHERE CONTINUOUS POSITIVE DRAINAGE CAN BE ACHIEVED. ALTERNATIVE TREATMENT MAY BE REQUIRED FOR LOTS BACKING ONTO PARK BLOCKS OR ENVIRONMENTAL BUFFERS (I.E. RETAINING WALL OR SLOPE).
5. INDIVIDUAL LOT GRADING PLANS TO BE PREPARED AND APPROVED BY ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO REFER TO THE APPROVED PLAN FOR FINAL GRADING DETAILS.

TYPICAL REAR TO FRONT LOT DRAINAGE
TYPE – B
NTS



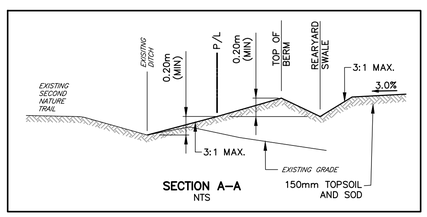
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TYPICAL SPLIT LOT DRAINAGE WITH WALKOUT HOUSE TYPE
TYPE – C
NTS

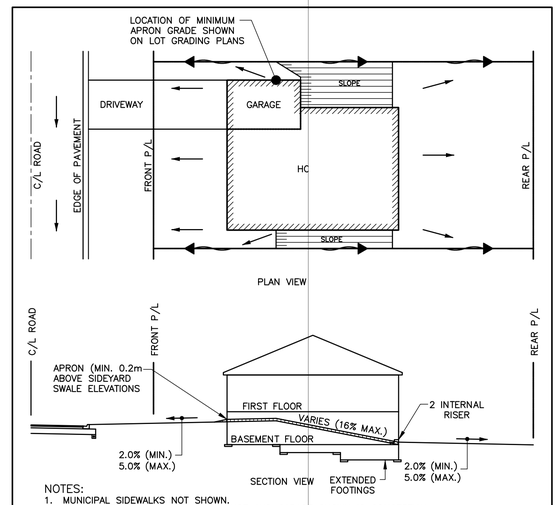


NOTE:
THE MINIMUM SWALE DEPTH SHALL BE 0.20m HOWEVER 0.30m IS PREFERRED THE MINIMUM WIDTH OF SWALE MAY BE REDUCED TO 1.2m WHERE ADJACENT TO GARAGE AND DRIVEWAY

TYPICAL SWALE DETAIL
NTS



SECTION A–A
NTS



NOTES:
1. MUNICIPAL SIDEWALKS NOT SHOWN.
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3. DRIVEWAY AND GARAGE MAY BE ON OPPOSITE SIDE OF LOT.
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TYPICAL SPLIT LOT DRAINAGE WIT
TYPE – D
NTS

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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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6.	ISSUED FOR PHASE 2 PRE–SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

LOT GRADING DETAILS

D
D
C

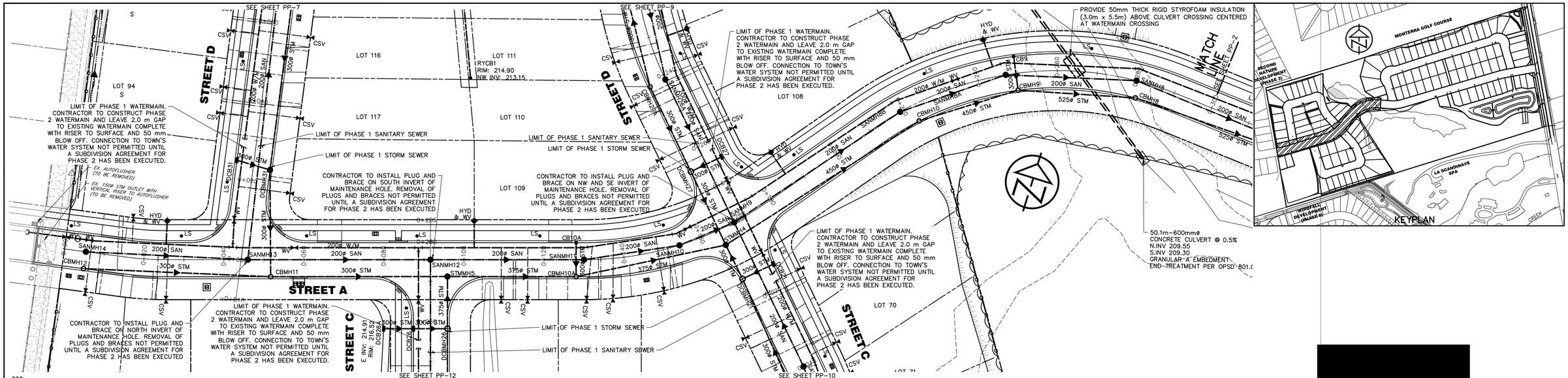
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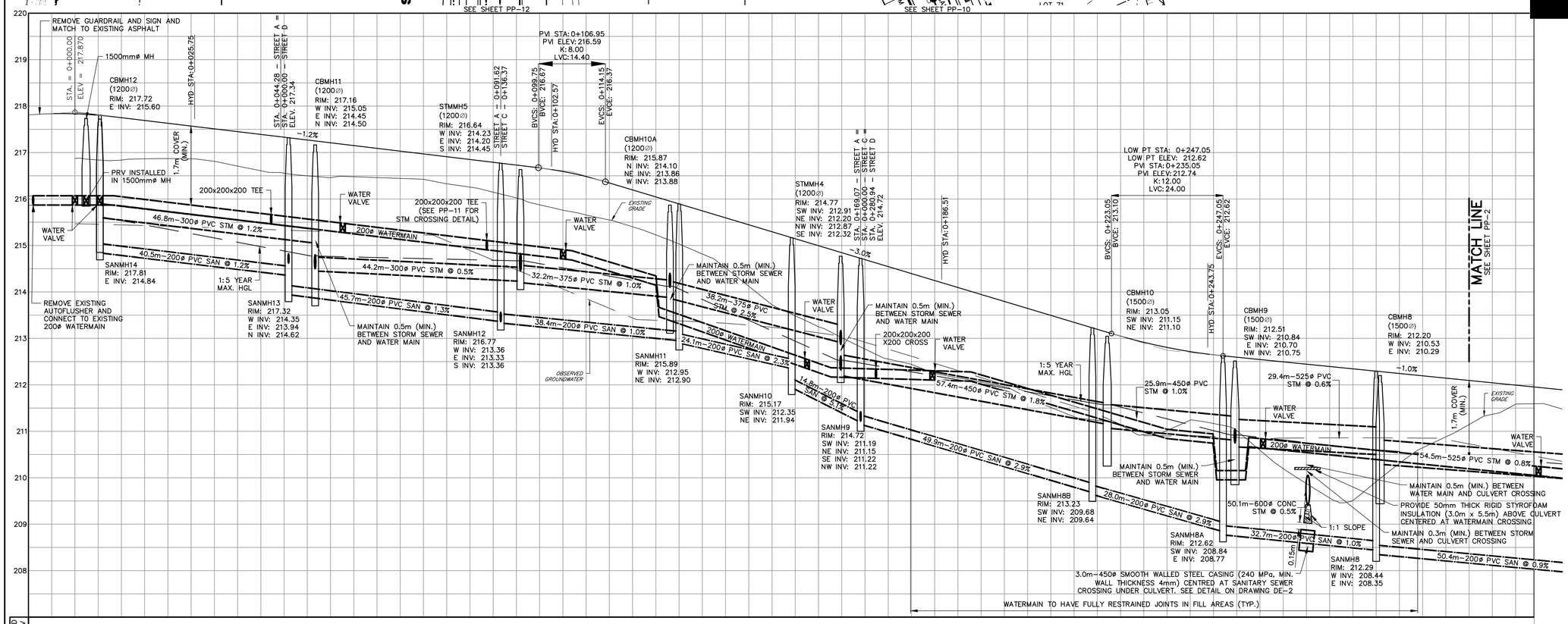
TATHAM ENGINEERING

JULY 2022
1:500

LG-6

Drawing Name: 117159–LG01.dwg, Plotted: Jul 24, 2025





CHAINAGE	EXISTING C/L ELEV	PROPOSED C/L ELEV
0+000	216.87	
0+020	216.87	217.63
0+040	216.61	217.39
0+060	216.48	217.15
0+080	216.33	216.91
0+100	215.87	216.67
0+120	215.40	216.20
0+140	214.52	215.60
0+160	213.25	215.00
0+180	212.44	214.40
0+200	211.96	213.80
0+220	211.23	213.20
0+240	211.24	212.71
0+260	210.20	212.49
0+280	209.82	212.29
0+300	211.15	212.09

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TOP OF SIB ON NORTH WEST PROPERTY CORNER.

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ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE STREET A STA 0+000 TO 0+300

D
C

JULY 2022

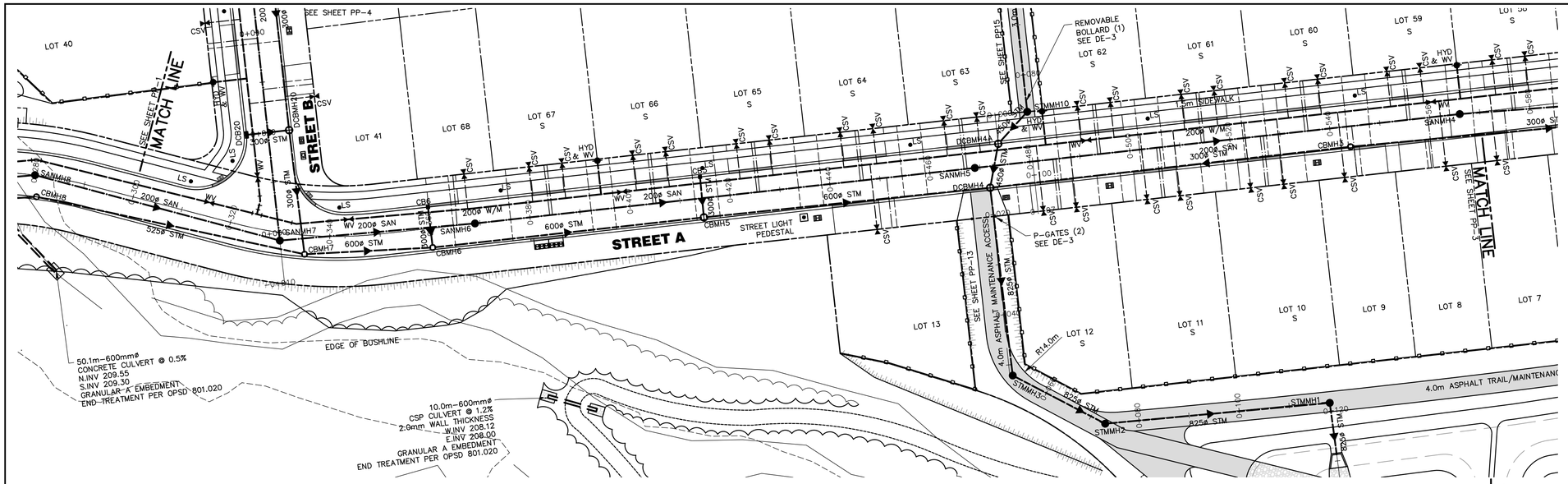
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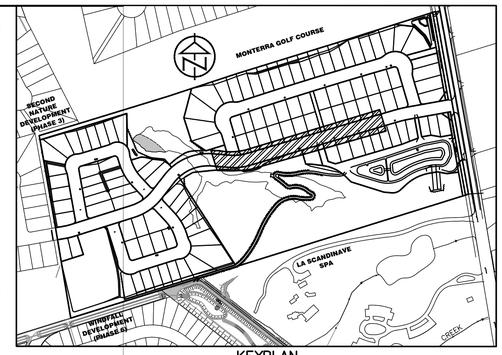
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1:50 VERT.

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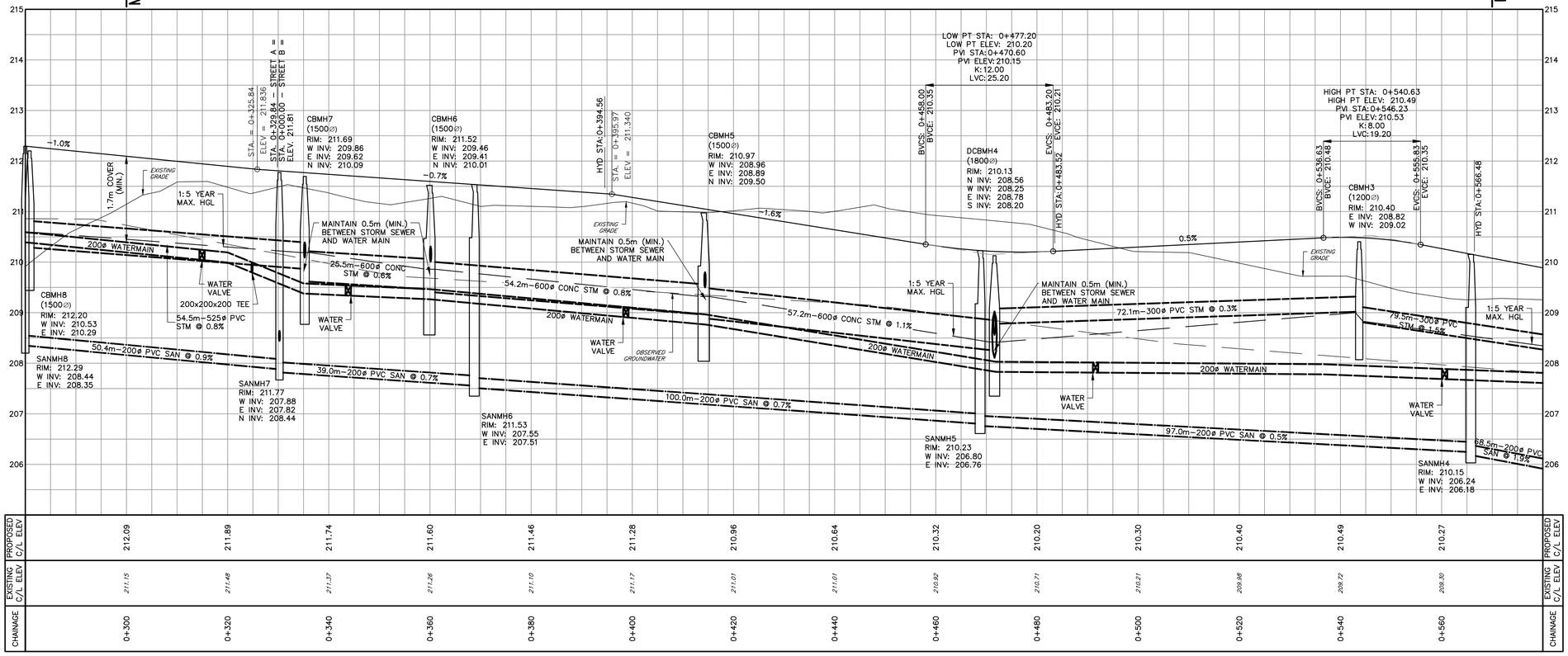
TATHAM ENGINEERING

Drawing Name: 117159–PP01.dwg, Plotted: Jul 24, 2025





KEYPLAN



CHAINAGE	EXISTING C/L ELEV	PROPOSED C/L ELEV
0+300	211.15	212.09
0+320	211.48	211.89
0+340	211.37	211.74
0+360	211.26	211.60
0+380	211.10	211.46
0+400	211.17	211.28
0+420	211.01	210.96
0+440	211.01	210.64
0+460	210.82	210.32
0+480	210.71	210.20
0+500	210.21	210.30
0+520	209.88	210.40
0+540	209.72	210.49
0+560	209.30	210.27

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

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ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE
STREET A
STA 0+300 TO 0+570

D
D
C

[redacted]

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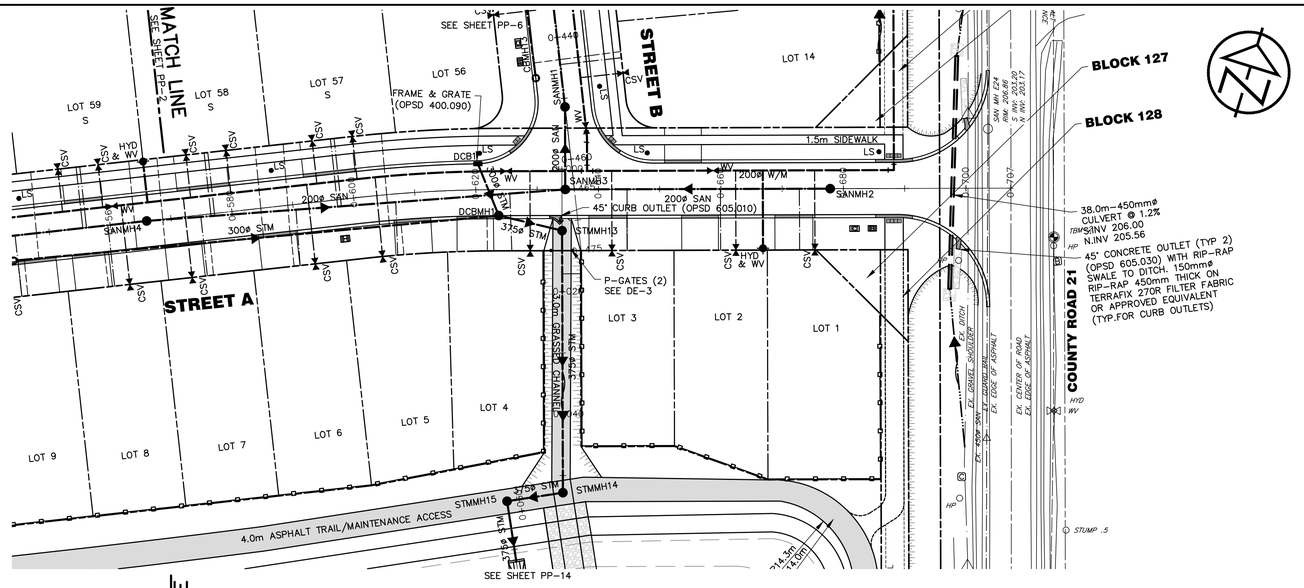
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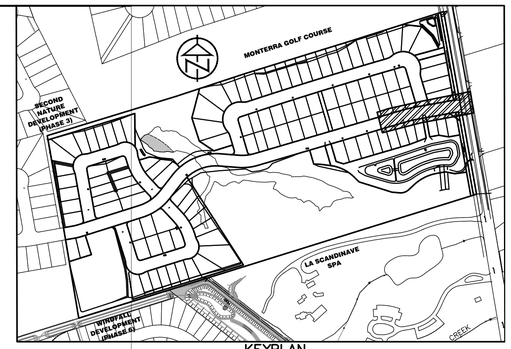
JULY 2022

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PP-2

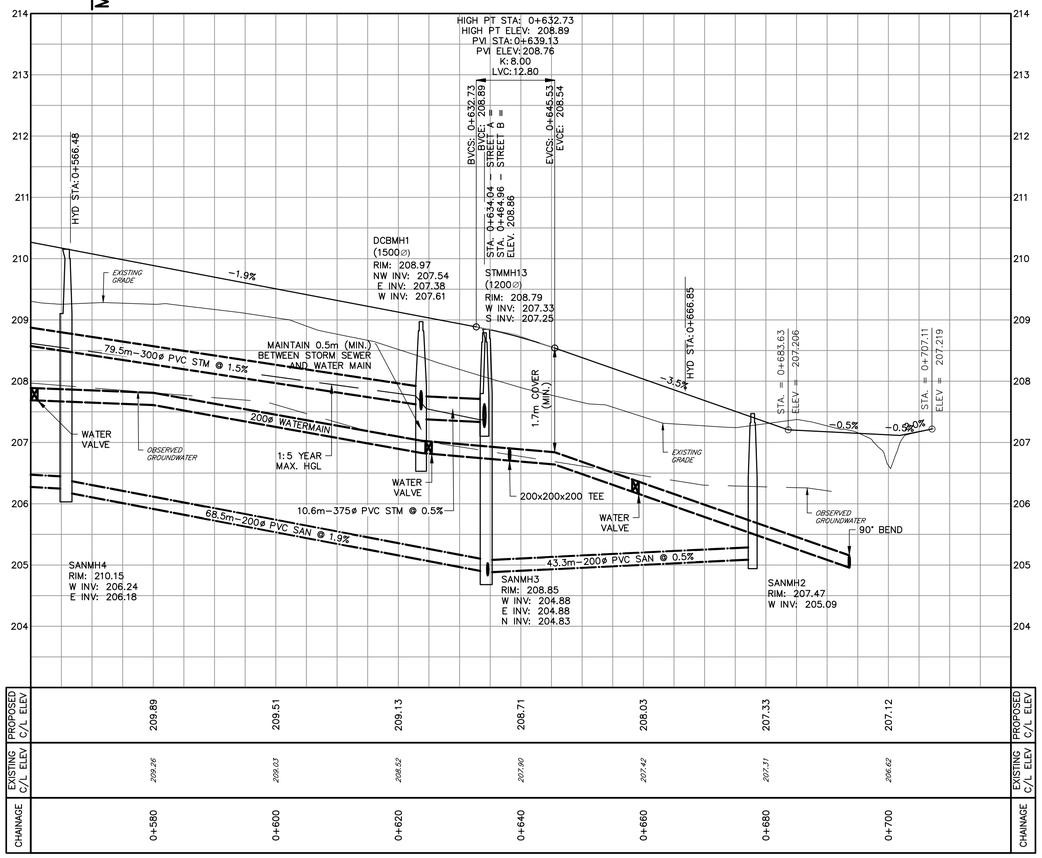
Drawing Name: 117159-PP01.dwg, Plotted: Jul 24, 2025





KEYPLAN

[redacted]



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ENGINEER STAMP [redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

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

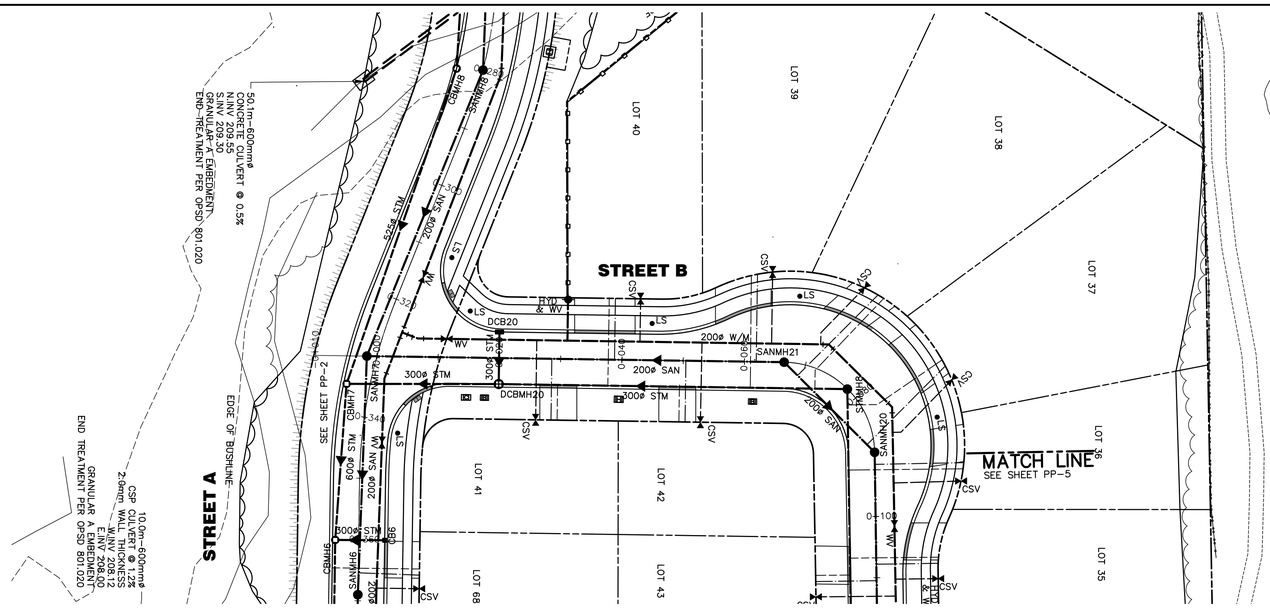
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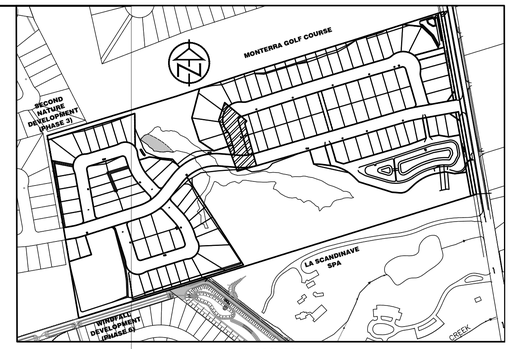
TATHAM ENGINEERING

JULY 2022
1:500 HORIZ.
1:50 VERT.

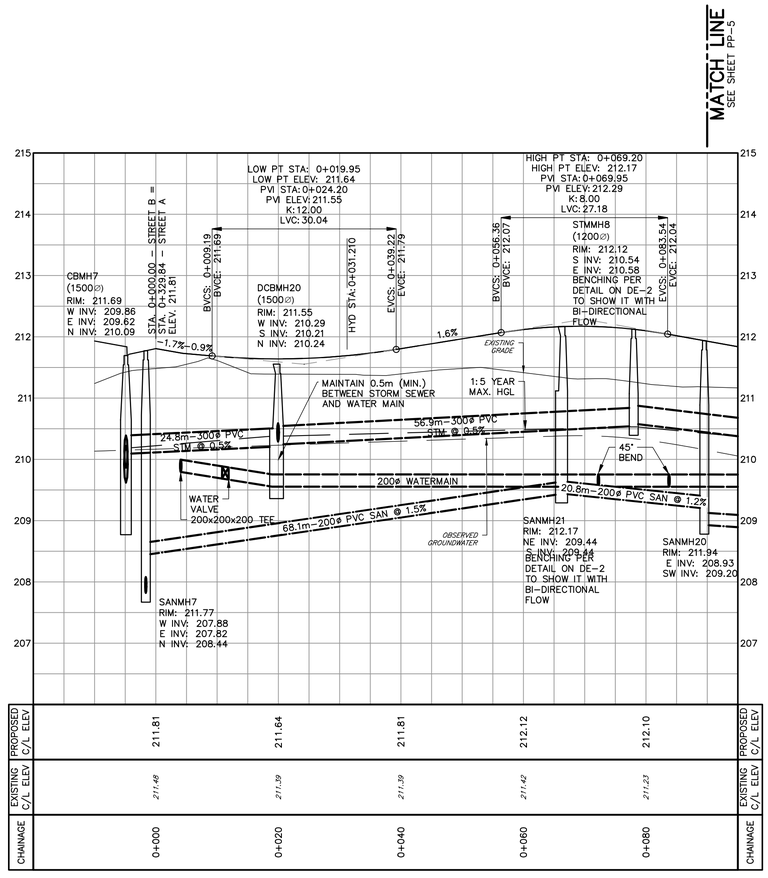
PP-3

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ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE STREET B STA 0+000 TO 0+090

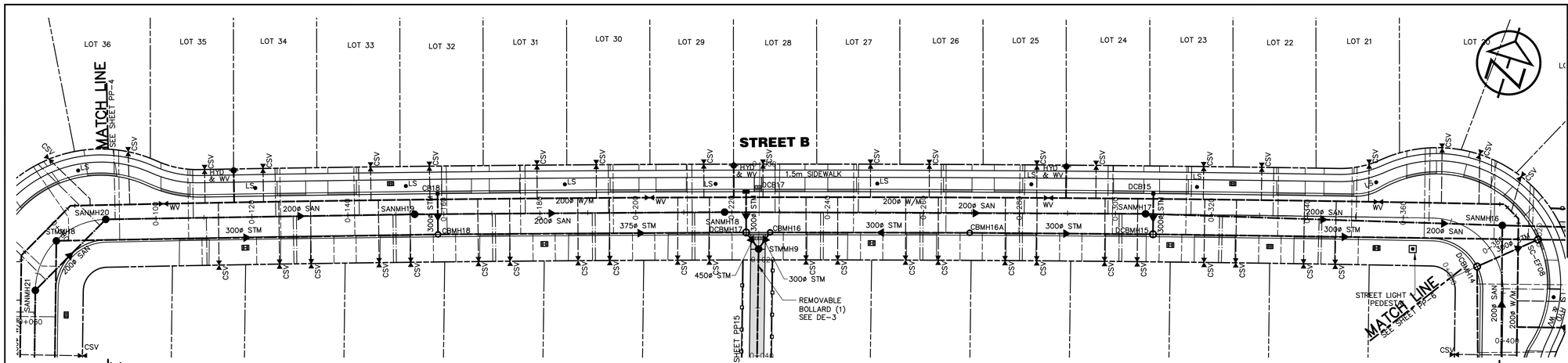
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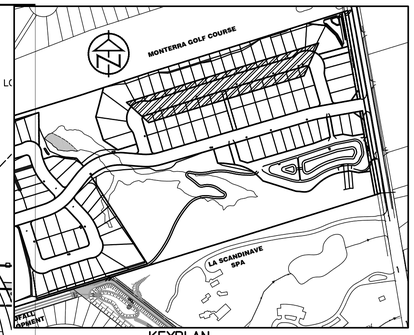
JULY 2022

PP-4

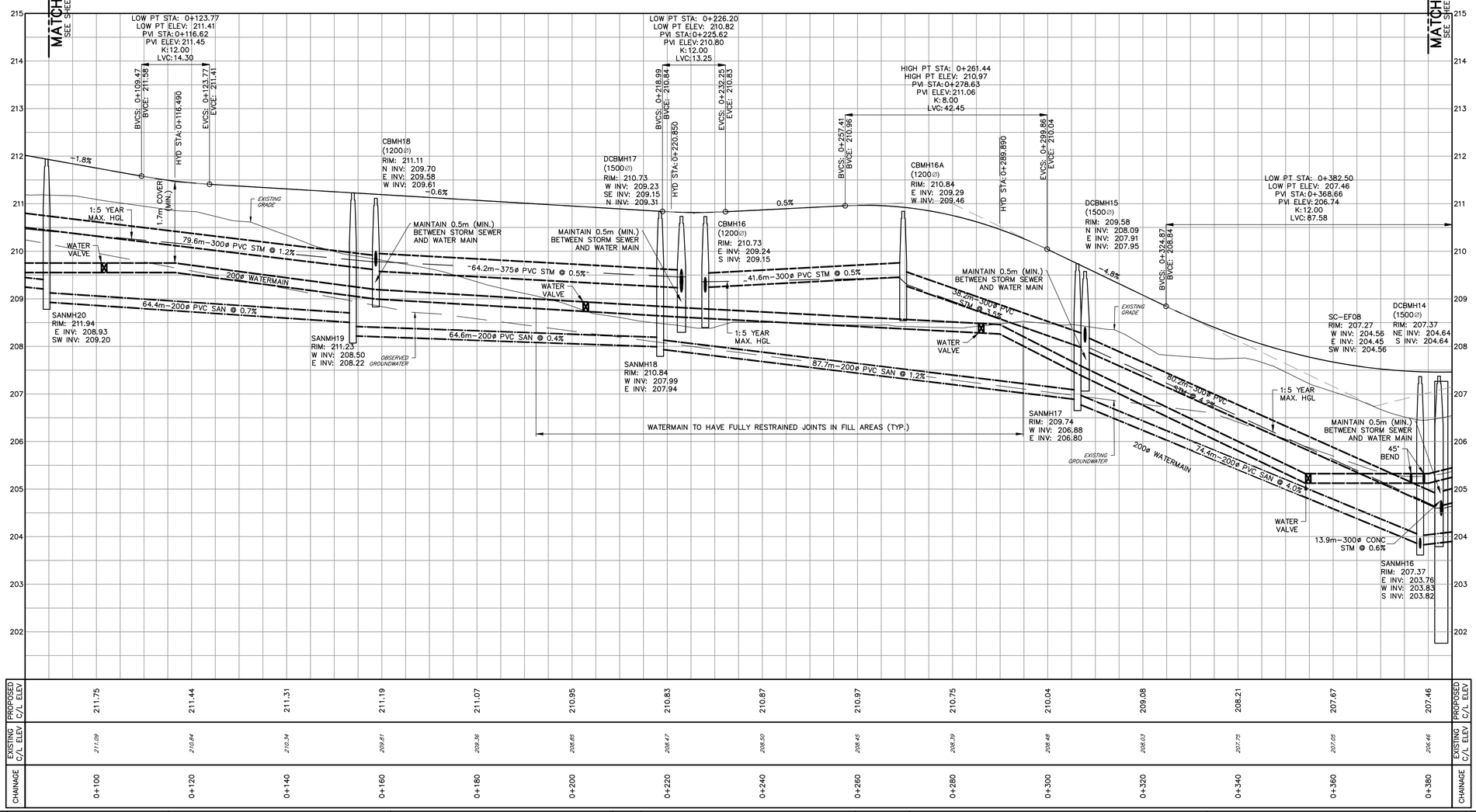
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1:50 VERT.

Drawing Name: 117159–PP01.dwg, Plotted: Jul 24, 2025





KEYPLAN



PROPOSED C/L ELEV	211.75	211.44	211.31	211.19	211.07	210.95	210.83	210.87	210.97	210.75	210.04	209.08	208.21	207.67	207.46
EXISTING C/L ELEV	211.09	210.84	210.54	209.81	209.36	208.85	208.47	208.50	208.45	208.39	208.48	208.03	207.75	207.05	206.46
CHAINAGE	0+100	0+120	0+140	0+160	0+180	0+200	0+220	0+240	0+260	0+280	0+300	0+320	0+340	0+360	0+380

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ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

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

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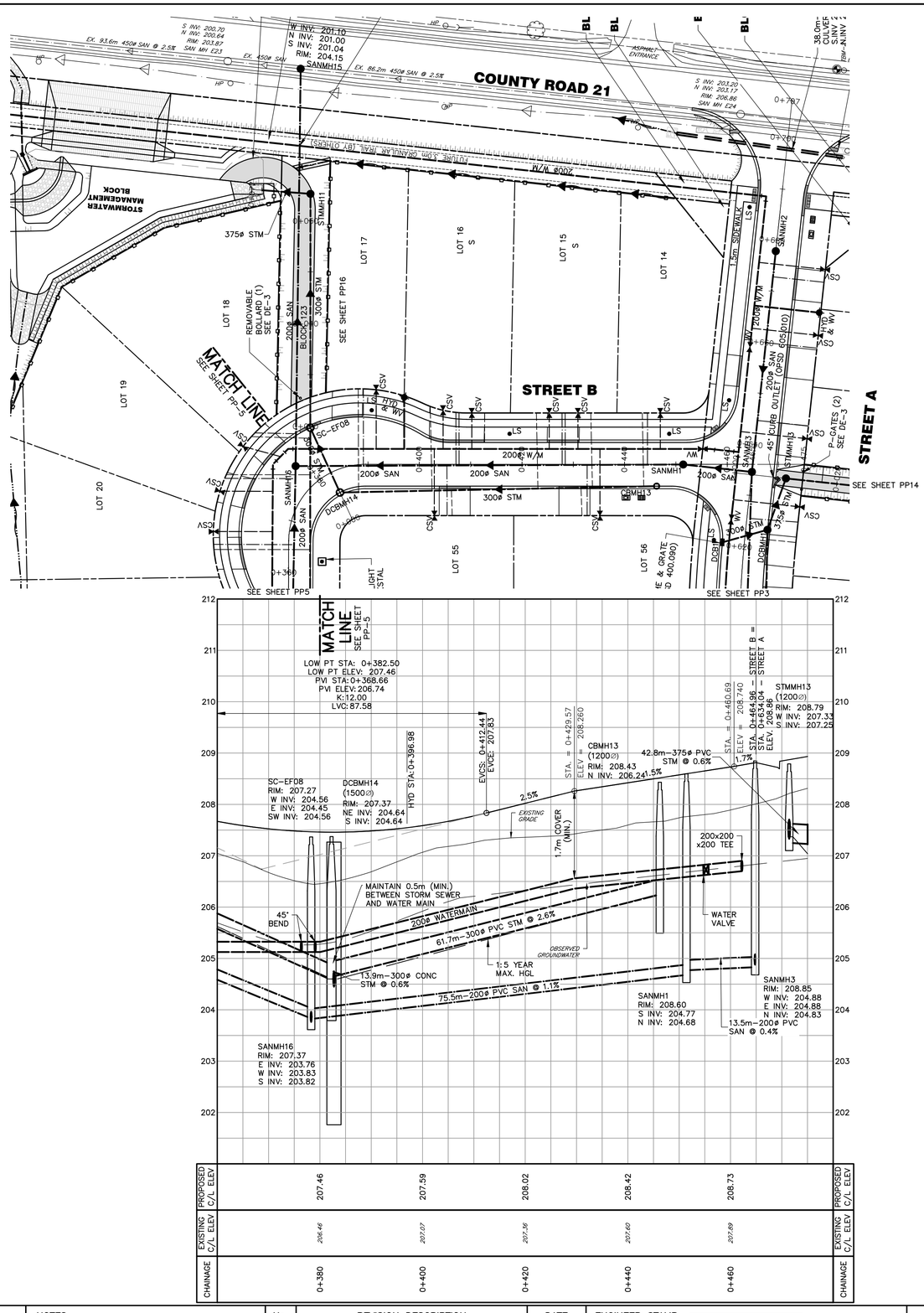
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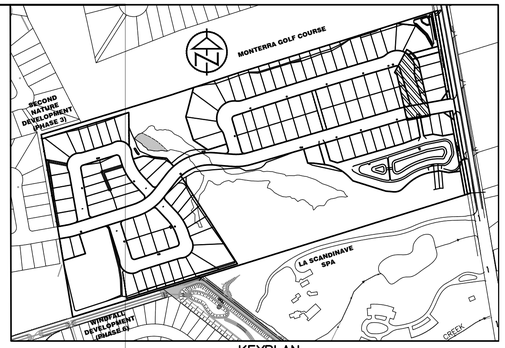
TATHAM ENGINEERING

JULY 2022
1:500 HORIZ.
1:50 VERT.

PP-5

Drawing Name: 117159-PP01.dwg, Plotted: Jul 24, 2025





KEYPLAN

[redacted]

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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 #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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5.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	MAR 2025
6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE STREET B STA 0+380 TO 0+480

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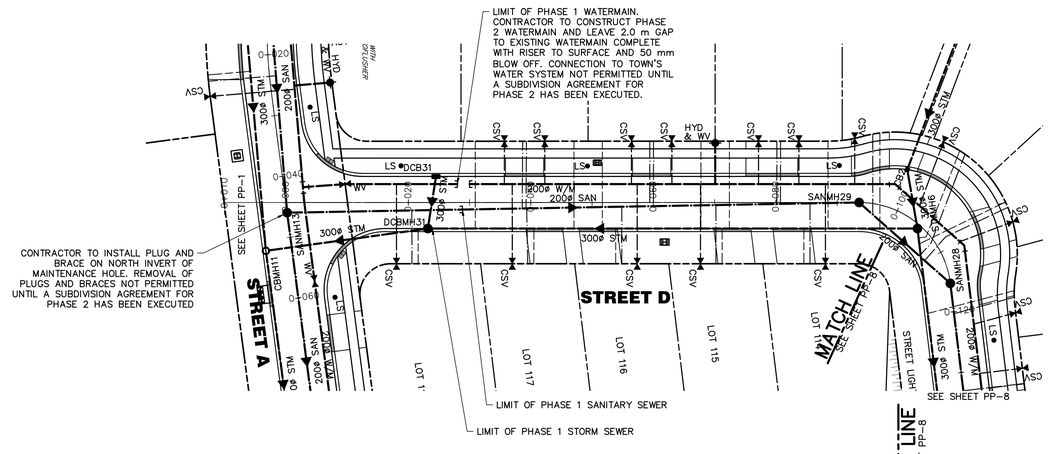
TATHAM ENGINEERING

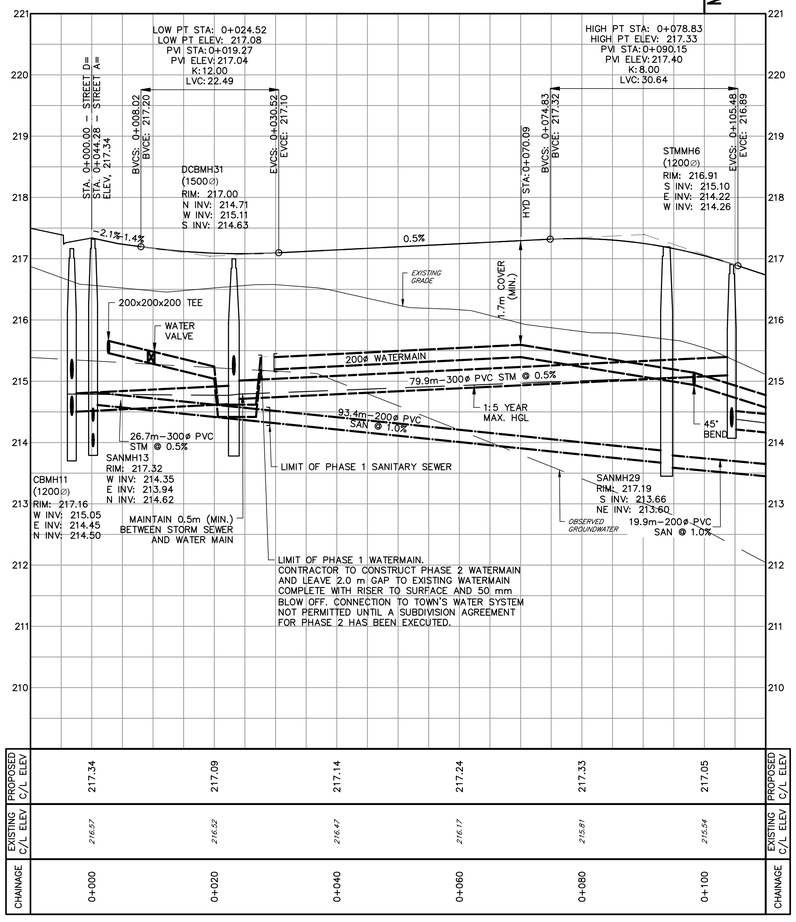
JULY 2022

PP-6

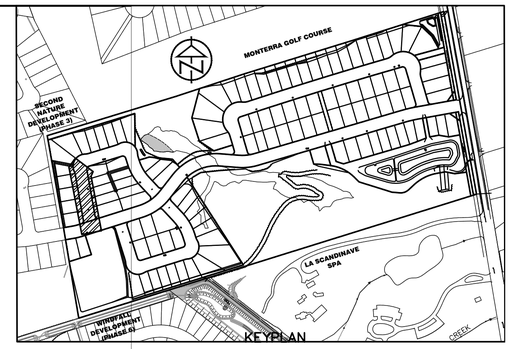
1:500 HORIZ.
1:50 VERT.

Drawing Name: 117159-PP01.dwg, Plotted: Jul 24, 2025





CHAINAGE	0+000	0+020	0+040	0+060	0+080	0+100
EXISTING C/L ELEV	216.57	216.52	216.47	216.17	215.81	215.54
PROPOSED C/L ELEV	217.34	217.09	217.14	217.24	217.33	217.05



[redacted]

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6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE STREET D STA 0+000 TO 0+100

D
C

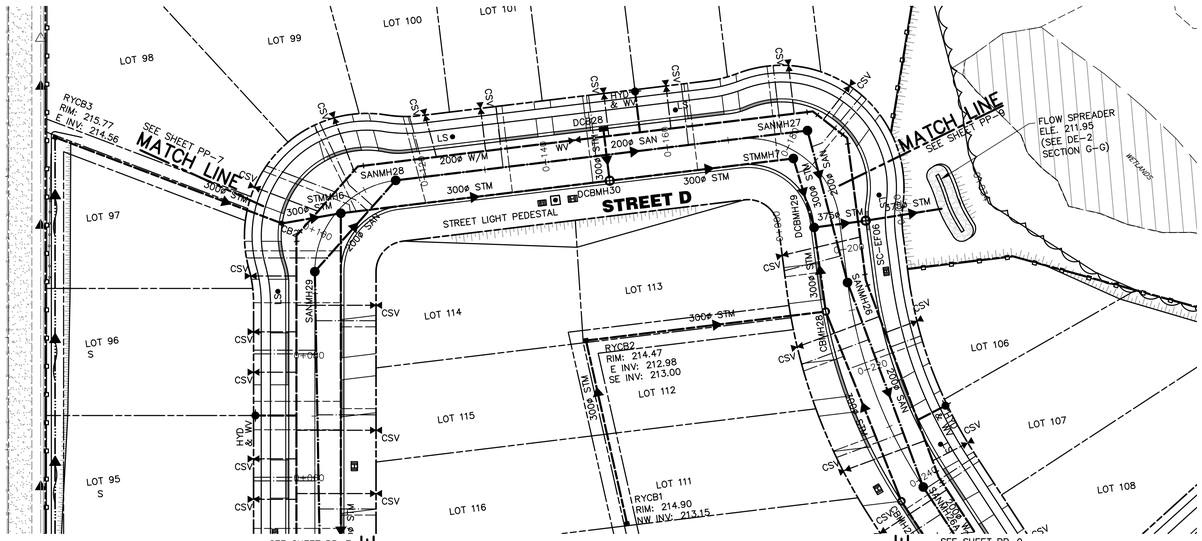
TATHAM ENGINEERING

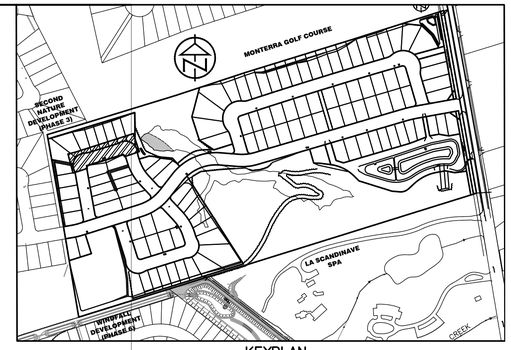
JULY 2022

PP-7

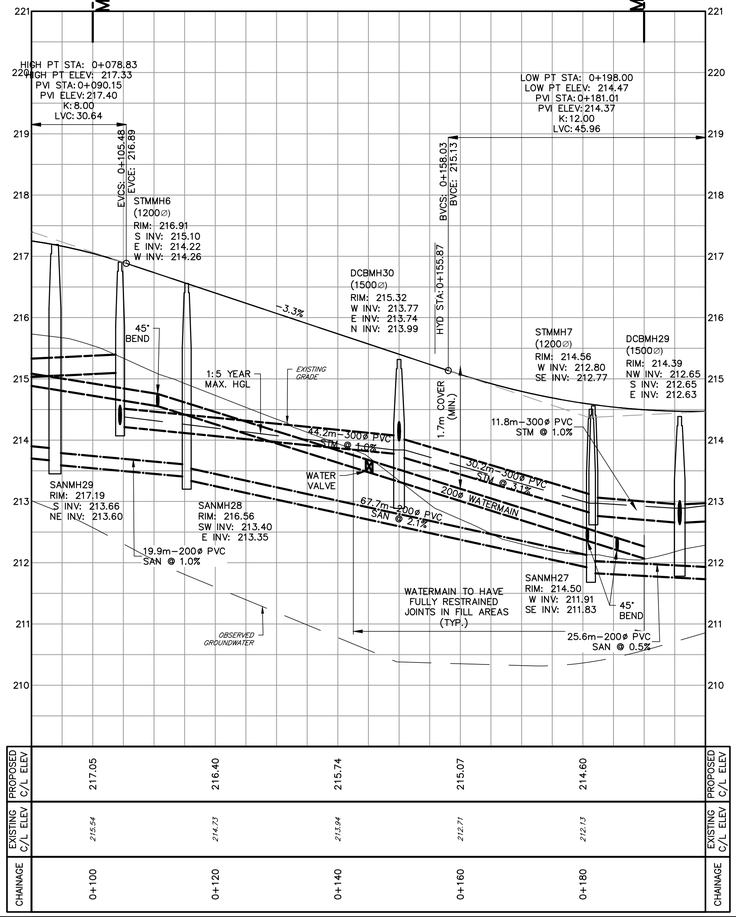
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1:50 VERT.

Drawing Name: 117159-PP01.dwg, Plotted: Jul 24, 2025





KEYPLAN



CHAINAGE	0+100	0+120	0+140	0+160	0+180
EXISTING C/L ELEV	215.54	214.21	213.84	212.71	212.13
PROPOSED C/L ELEV	217.05	216.40	215.74	215.07	214.60

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ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

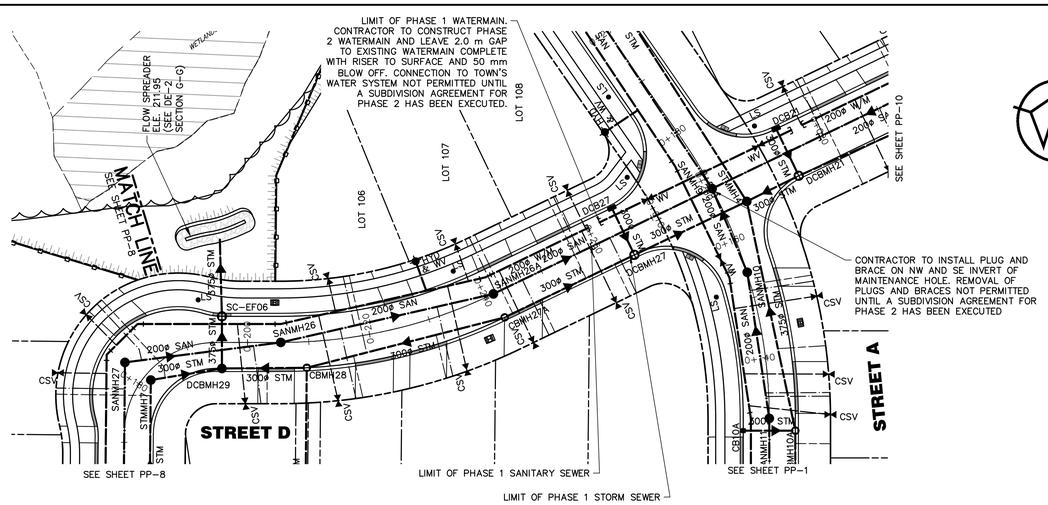
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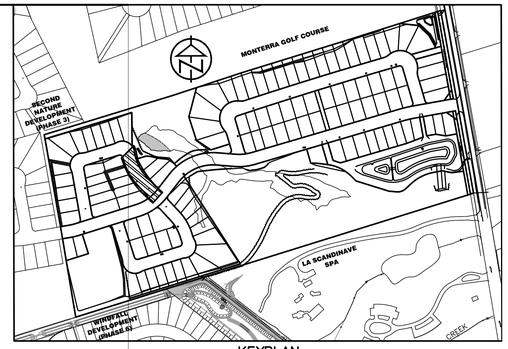
TATHAM ENGINEERING

JULY 2022
1:500 HORIZ.
1:50 VERT.

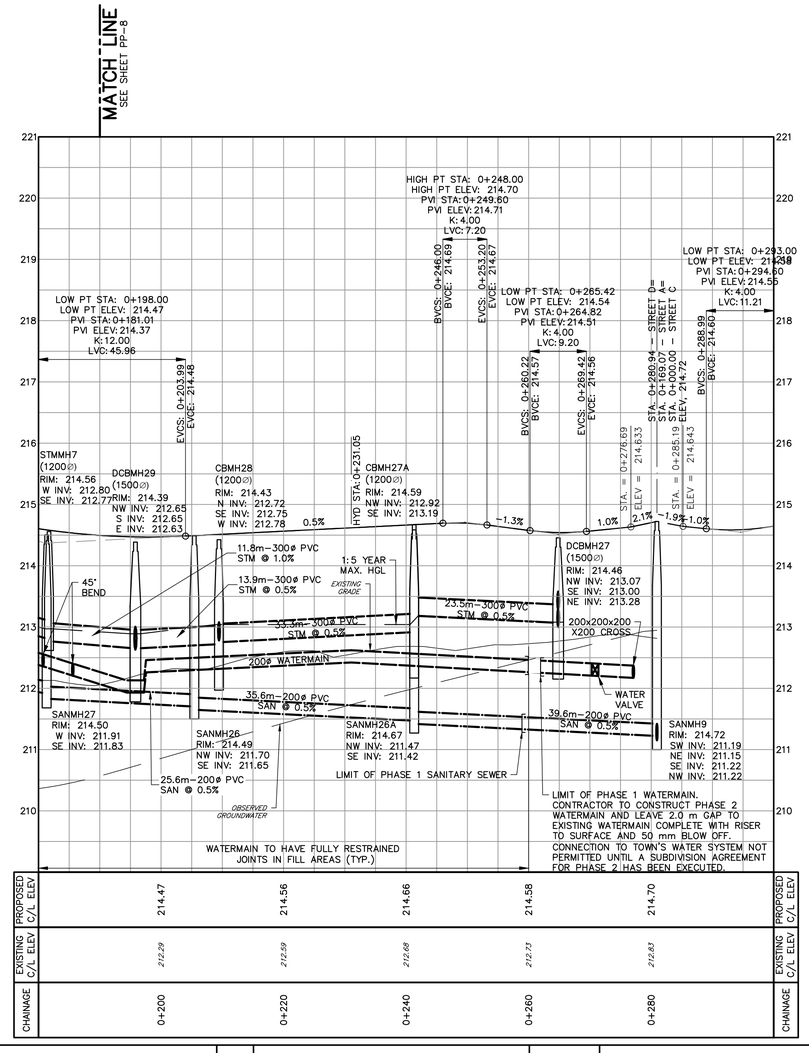
PP-8

Drawing Name: 117159–PP01.dwg, Plotted: Jul 24, 2025





KEYPLAN



[redacted]

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

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ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

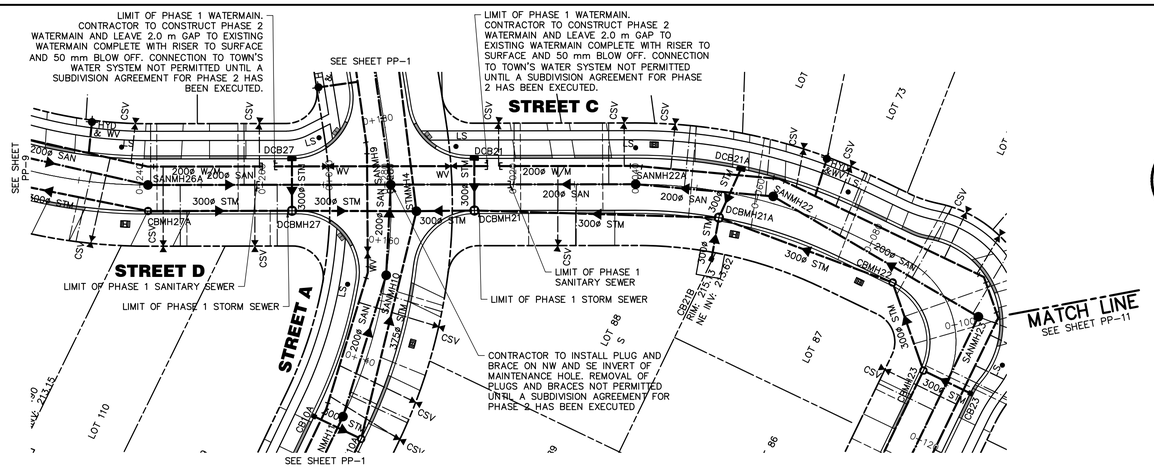
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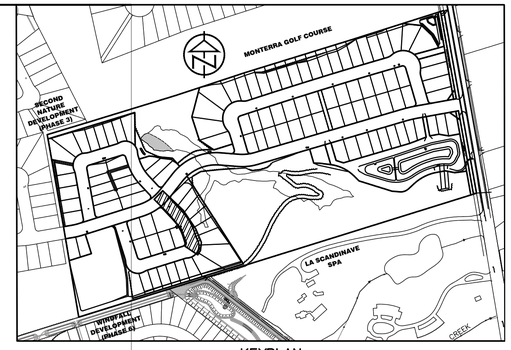
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JULY 2022
1:500 HORIZ.
1:50 VERT.

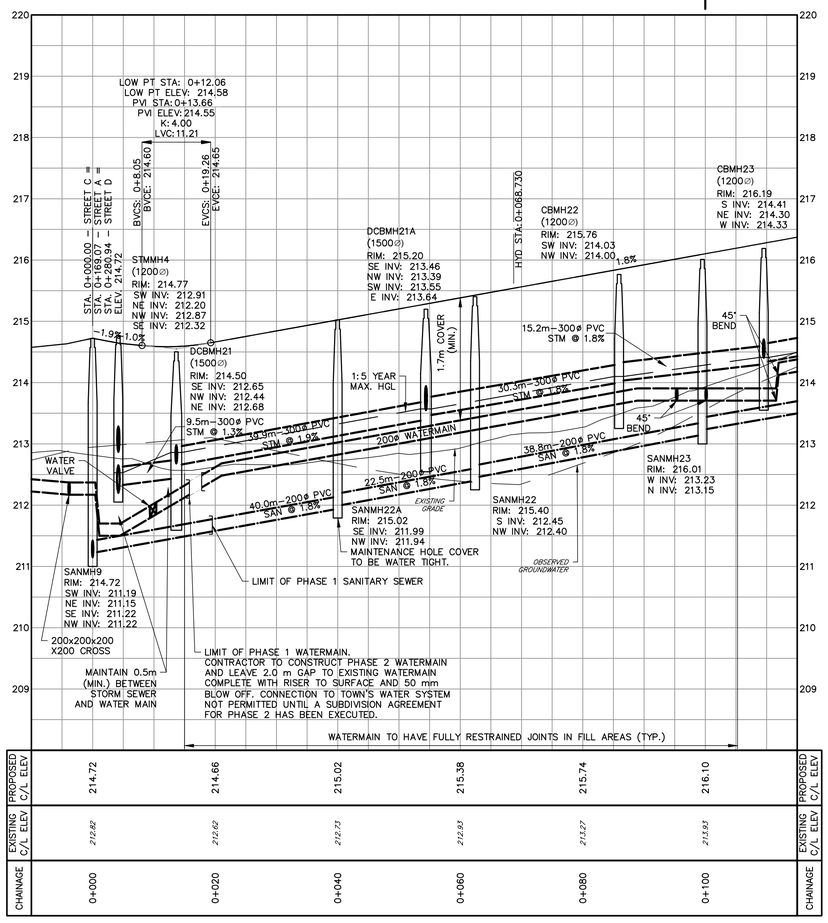
PP-9

Drawing Name: 117159-PP01.dwg, Plotted: Jul 24, 2025





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ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE STREET C STA 0+000 TO 0+100

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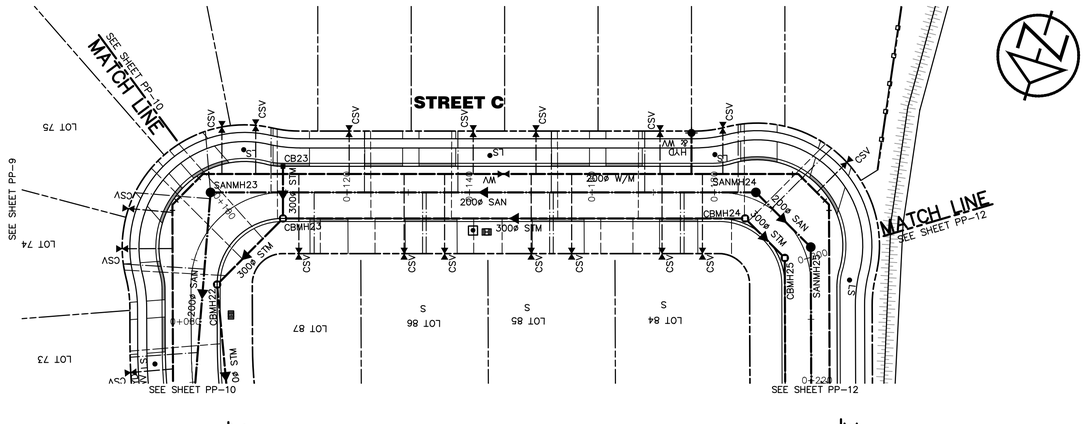
TATHAM ENGINEERING

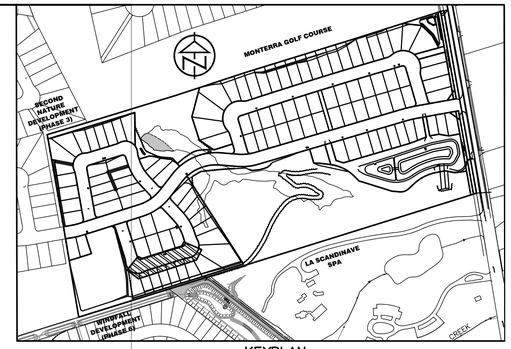
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PP-10

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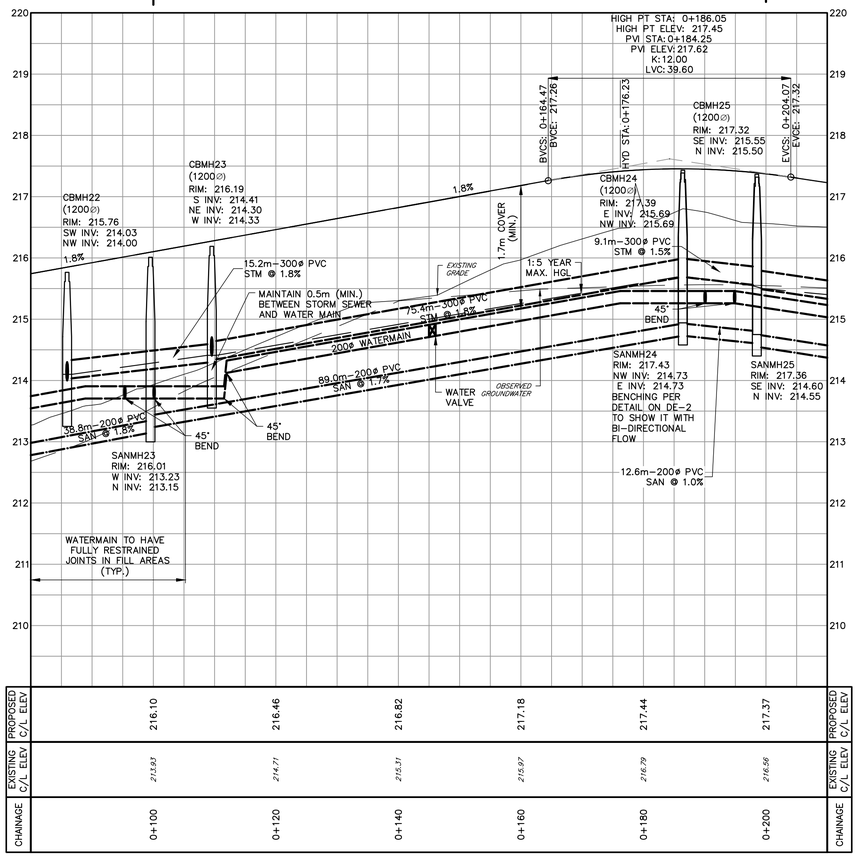
Drawing Name: 117159-PP01.dwg, Plotted: Jul 24, 2025





KEYPLAN

[redacted]



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ENGINEER STAMP [redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE
STREET C
STA 0+100 TO 0+200

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D
C

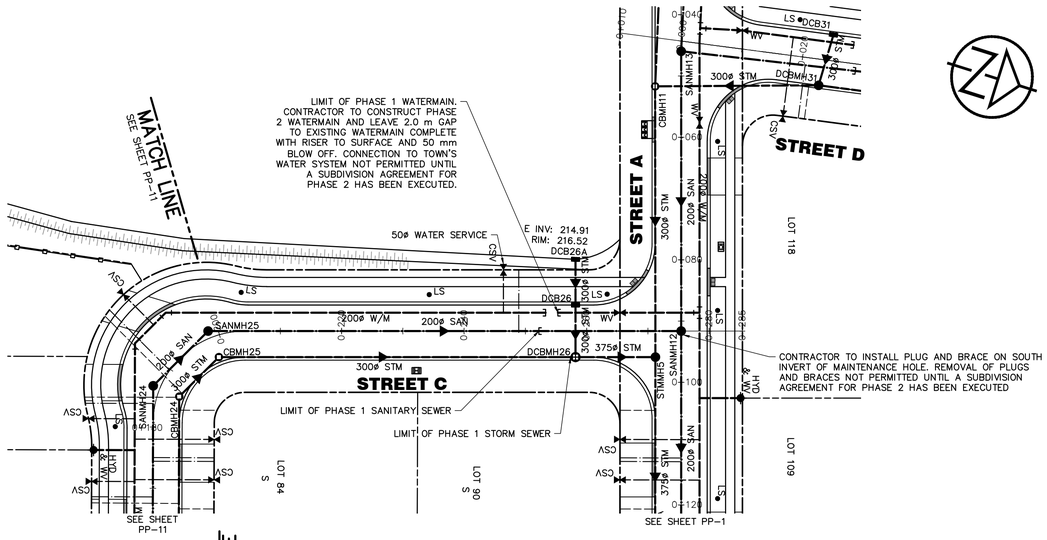
TATHAM ENGINEERING

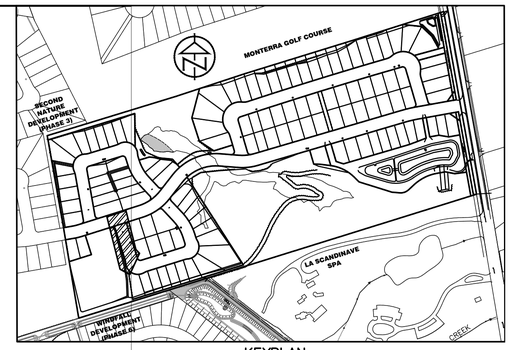
JULY 2022

PP-11

1:500 HORIZ.
1:50 VERT.

Drawing Name: 117159–PP01.dwg, Plotted: Jul 24, 2025





KEYPLAN

[redacted]

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ENGINEER STAMP [redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE
STREET C
STA 0+200 TO 0+295

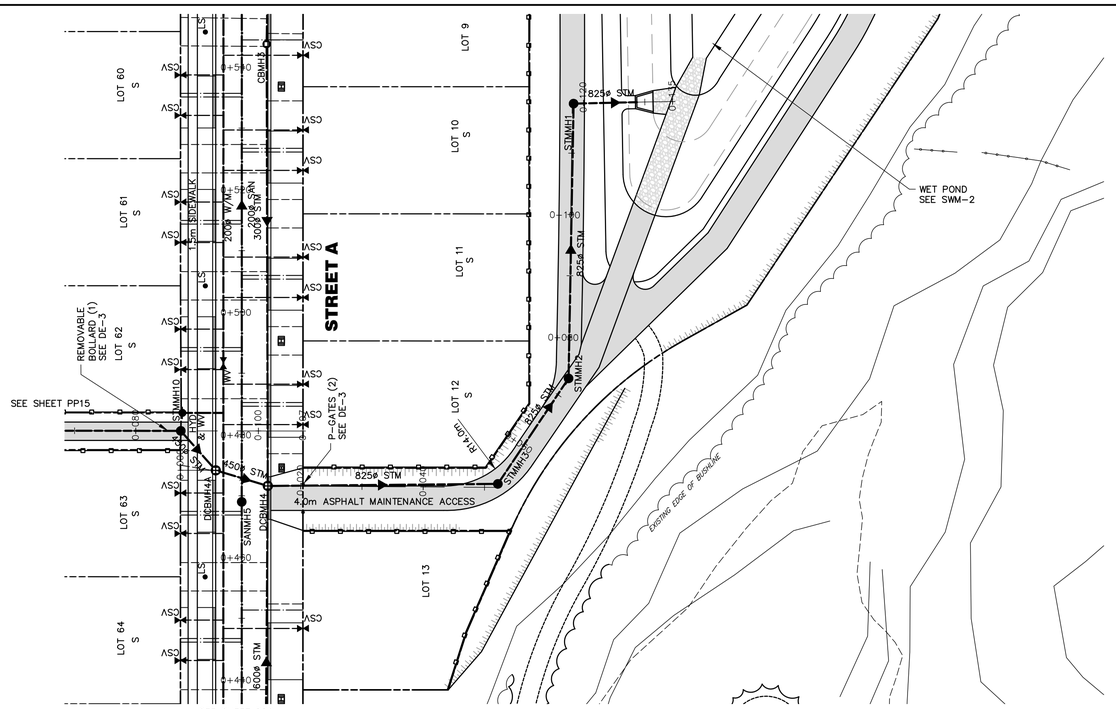
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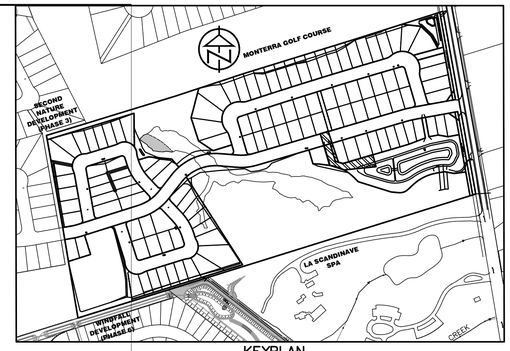
TATHAM ENGINEERING

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1:50 VERT.

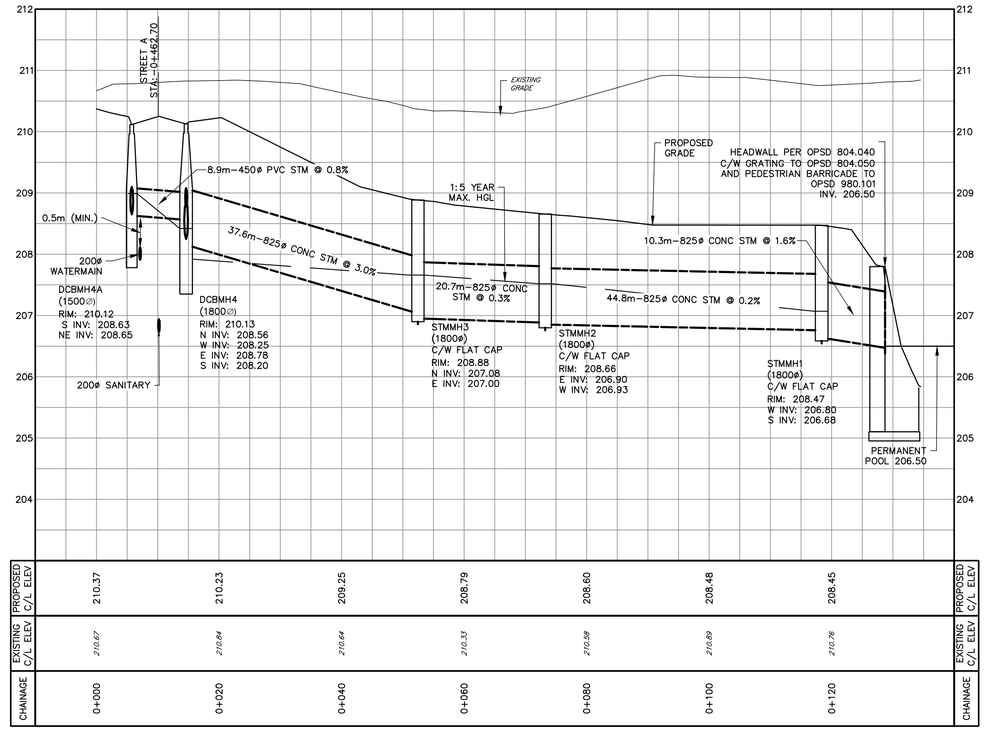
PP-12

Drawing Name: 117159-PP01.dwg, Plotted: Jul 24, 2025





KEYPLAN



CHAINAGE	0+000	0+020	0+040	0+060	0+080	0+100	0+120
EXISTING C/L ELEV	210.67	210.84	210.64	210.31	210.58	210.89	210.76
PROPOSED C/L ELEV	210.37	210.23	209.25	208.79	208.60	208.48	208.45

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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 #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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No.	REVISION DESCRIPTION	DATE
3.	3rd SUBMISSION	MAY 2023
4.	REVISED LOTS 7, 13 AND MAINTENANCE ACCESS	NOV 2023
5.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	MAR 2025
7.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE WET POND INLET STA 0+000 TO 0+140

D
D
C

[redacted]

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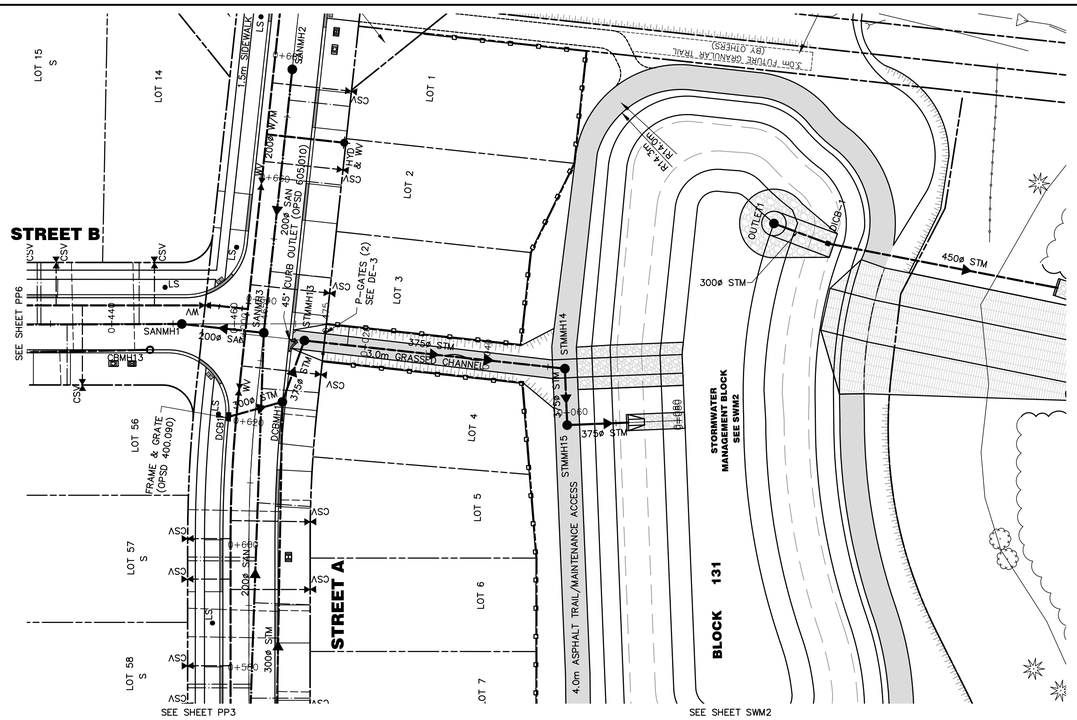
TATHAM ENGINEERING

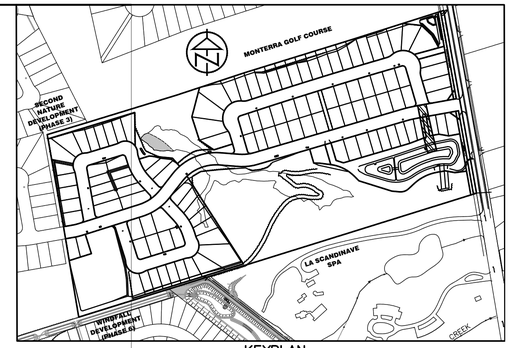
JULY 2022

1:500 HORIZ.
1:50 VERT.

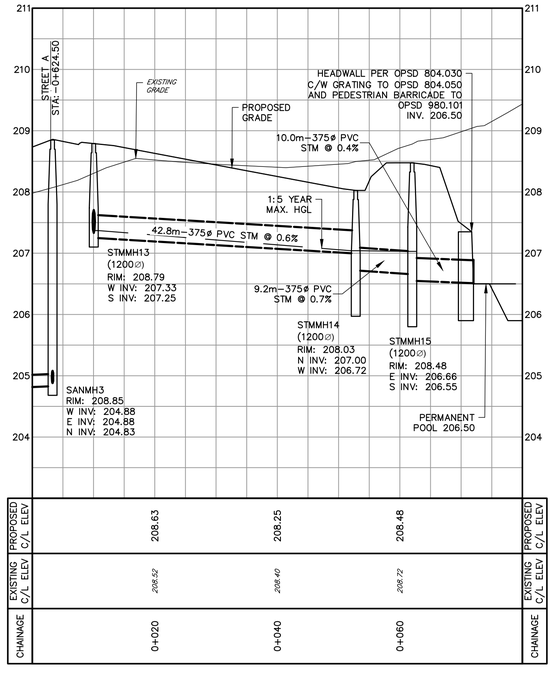
PP-13

Drawing Name: 117159-PP01.dwg, Plotted: Jul 24, 2025





KEYPLAN



CHAINAGE	0+020	0+040	0+060
EXISTING C/L ELEV	208.62	208.40	208.72
PROPOSED C/L ELEV	208.63	208.25	208.48

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TBM#3 – ELEVATION 208.07
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TBM#4 – ELEVATION 215.48
TOP OF SIB ON NORTH WEST PROPERTY CORNER.

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No.	REVISION DESCRIPTION	DATE
2.	2nd SUBMISSION	DEC 2022
3.	3rd SUBMISSION	MAY 2023
4.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
5.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	MAR 2025
6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE
WET POND INLET
STA 0+000 TO 0+071

D
D
C

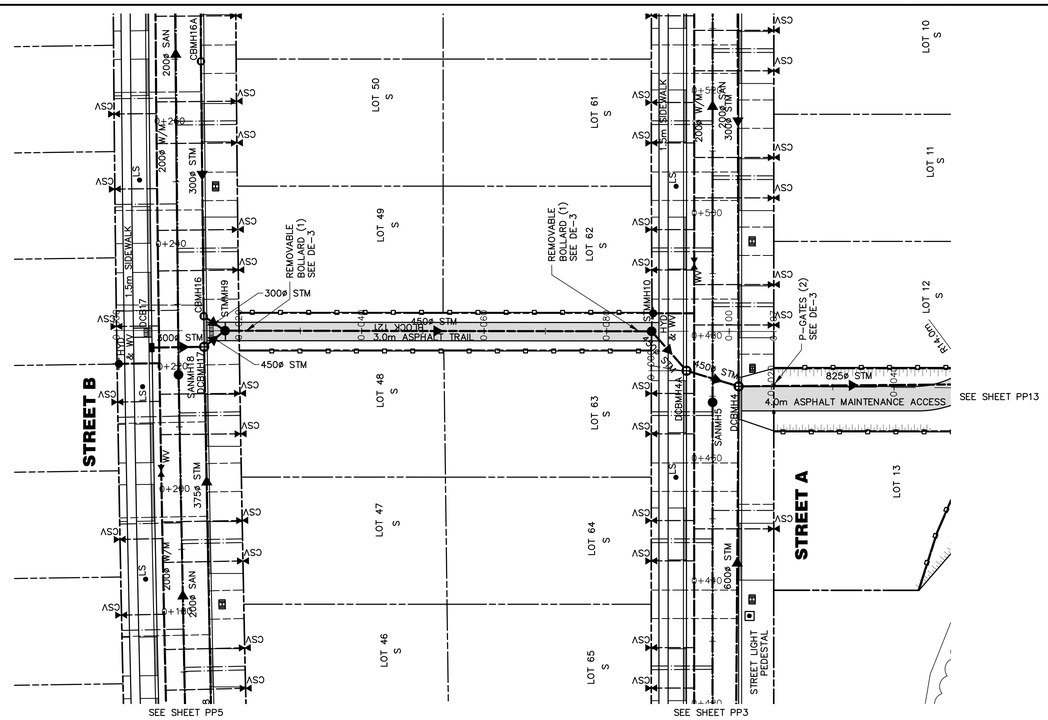
TATHAM ENGINEERING

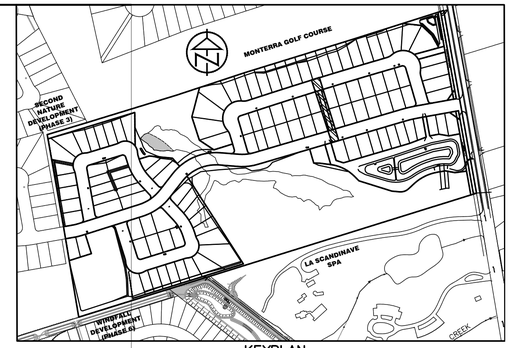
JULY 2022

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1:50 VERT.

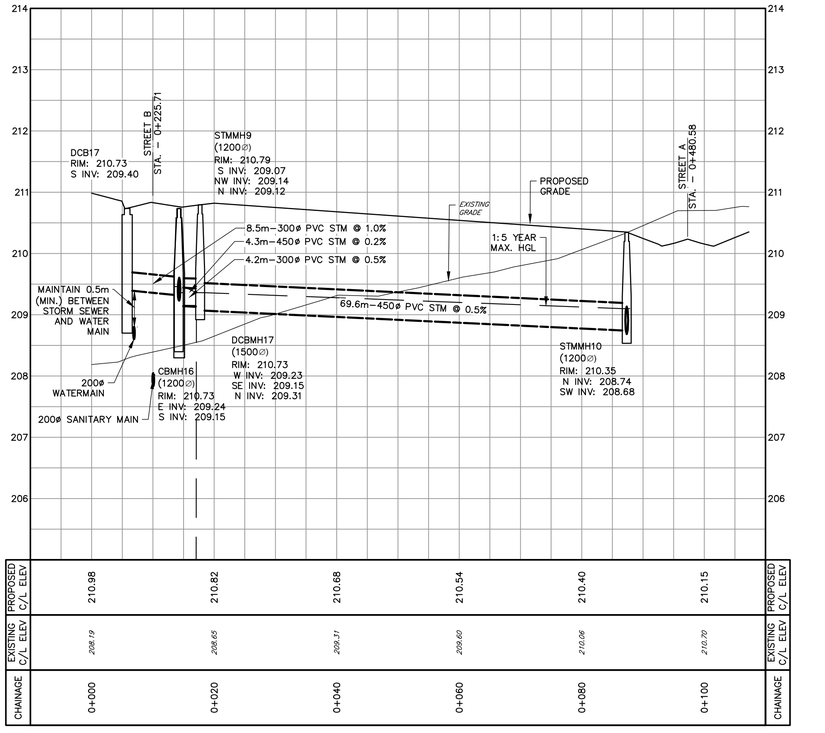
PP-14

Drawing Name: 117159-PP01.dwg, Plotted: Jul 24, 2025





KEYPLAN



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TBM#3 – ELEVATION 208.07
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TBM#4 – ELEVATION 215.48
TOP OF SIB ON NORTH WEST PROPERTY CORNER.

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No.	REVISION DESCRIPTION	DATE
2.	2nd SUBMISSION	DEC 2022
3.	3rd SUBMISSION	MAY 2023
4.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
5.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	MAR 2025
6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE
BLOCK 121
STA 0+000 TO 0+110

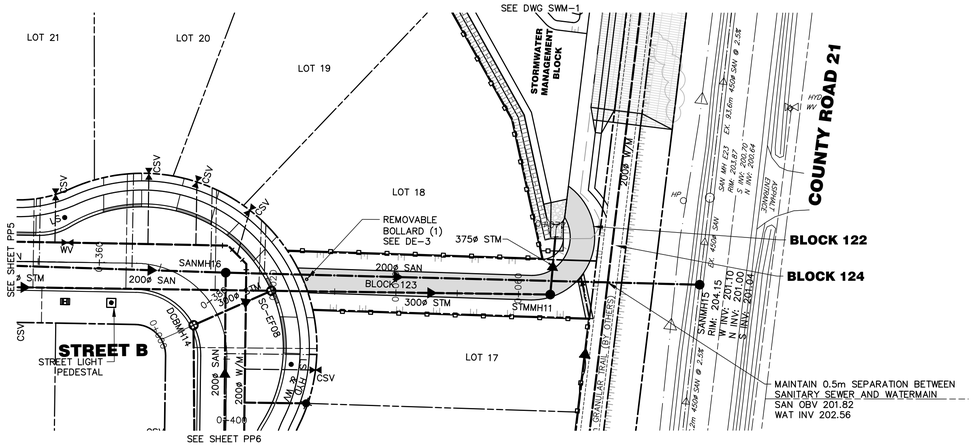
TATHAM ENGINEERING

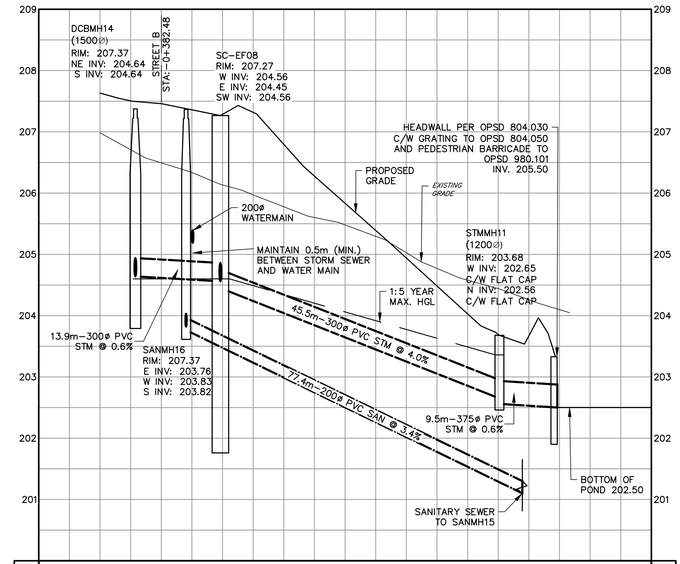
JULY 2022

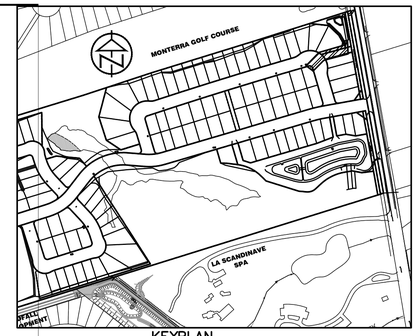
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1:50 VERT.

PP-15

Drawing Name: 117159-PP01.dwg, Plotted: Jul 24, 2025







KEYPLAN

[redacted]

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TBM#3 – ELEVATION 208.07
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TBM#4 – ELEVATION 215.48
TOP OF SIB ON NORTH WEST PROPERTY CORNER.

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No.	REVISION DESCRIPTION	DATE
2.	2nd SUBMISSION	DEC 2022
3.	3rd SUBMISSION	MAY 2023
4.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
5.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	MAR 2025
6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP [redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE
DRY POND INLET
STA 0+000 TO 0+082

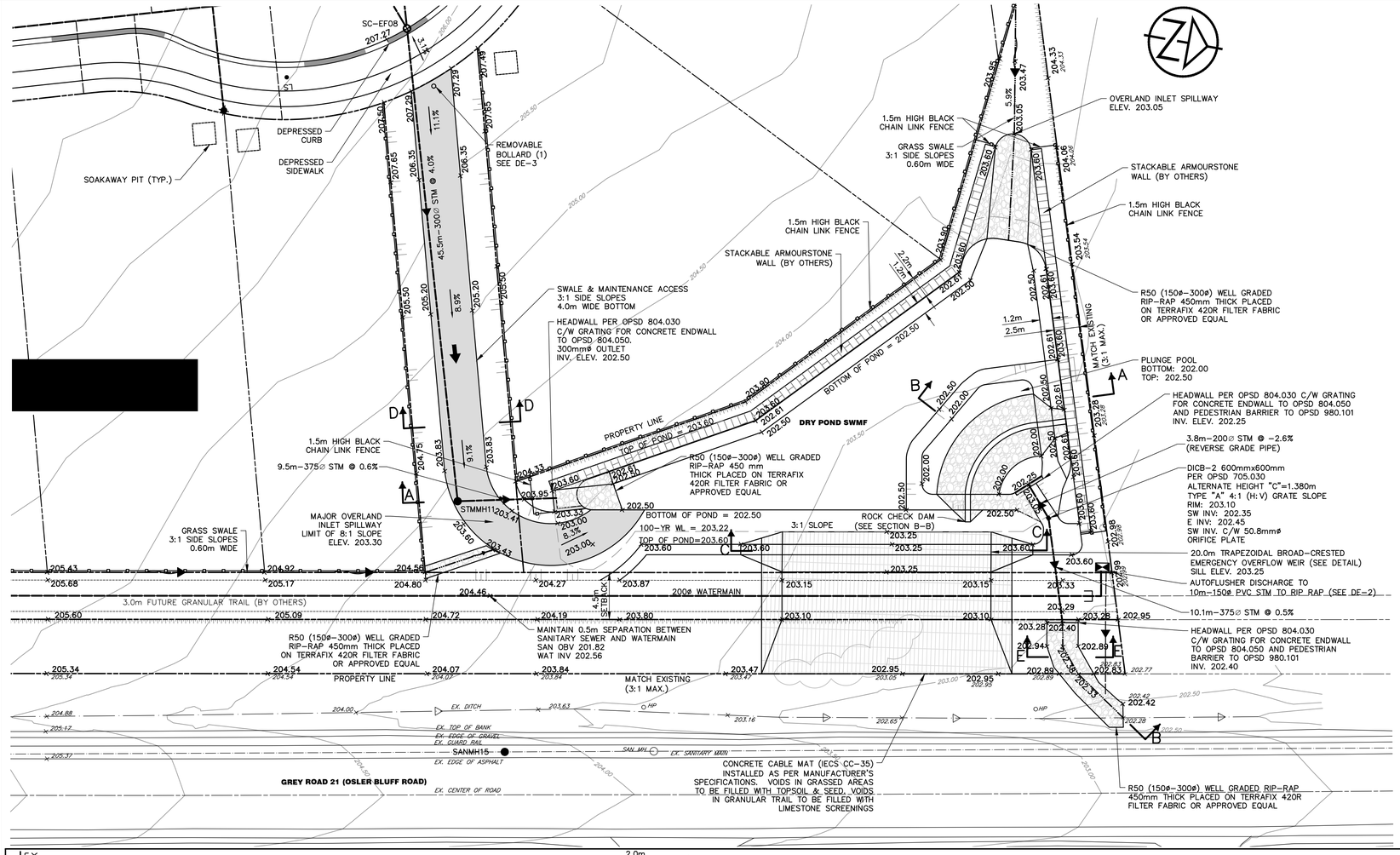
TATHAM ENGINEERING

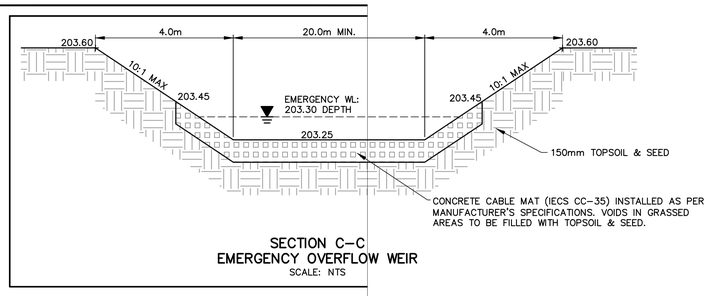
JULY 2022

PP-16

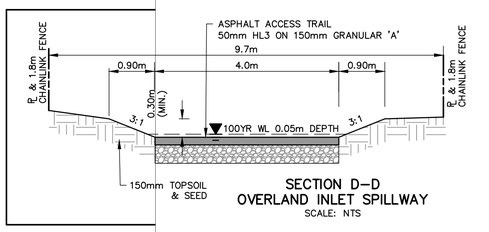
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1:50 VERT.

Drawing Name: 117159-PP01.dwg, Plotted: Jul 24, 2025

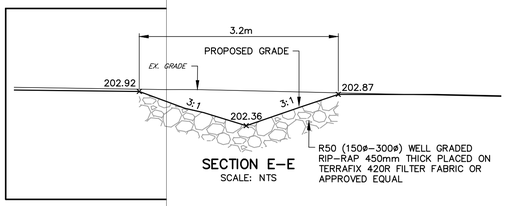




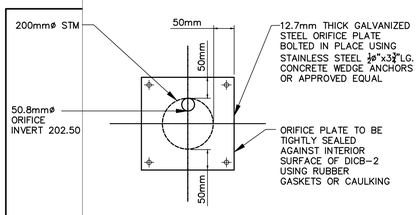
SECTION C-C
EMERGENCY OVERFLOW WEIR
SCALE: NTS



SECTION D-D
OVERLAND INLET SPILLWAY
SCALE: NTS



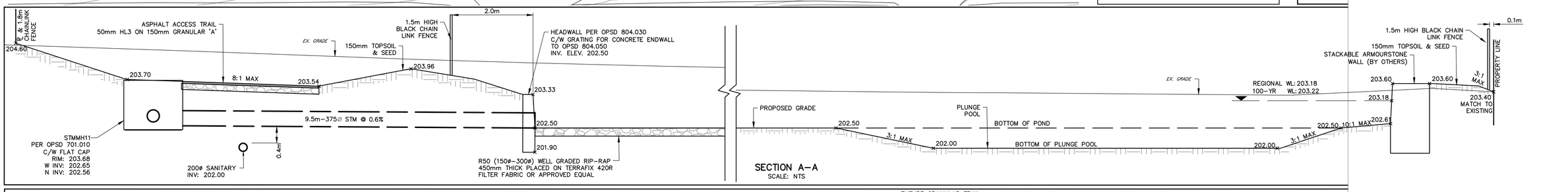
SECTION E-E
SCALE: NTS



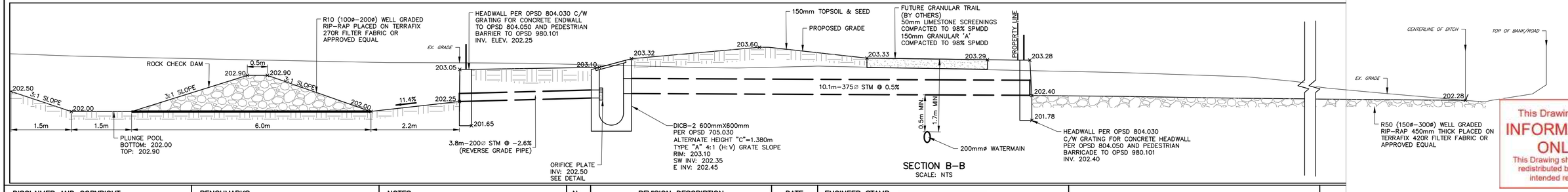
ORIFICE DETAIL
SCALE: NTS

LEGEND

EXISTING ELEVATION	+203.50
PROPOSED CONCEPT ELEVATION	+204.00



SECTION A-A
SCALE: NTS



SECTION B-B
SCALE: NTS

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

NOTES

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No.	REVISION DESCRIPTION	DATE
2.	2nd SUBMISSION	DEC 2022
3.	3rd SUBMISSION	MAY 2023
4.	RETAINING WALL CHANGES & ADDITIONAL FENCE	JAN 2024
5.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

DRY POND SWM
FACILITY PLAN AND DETAILS

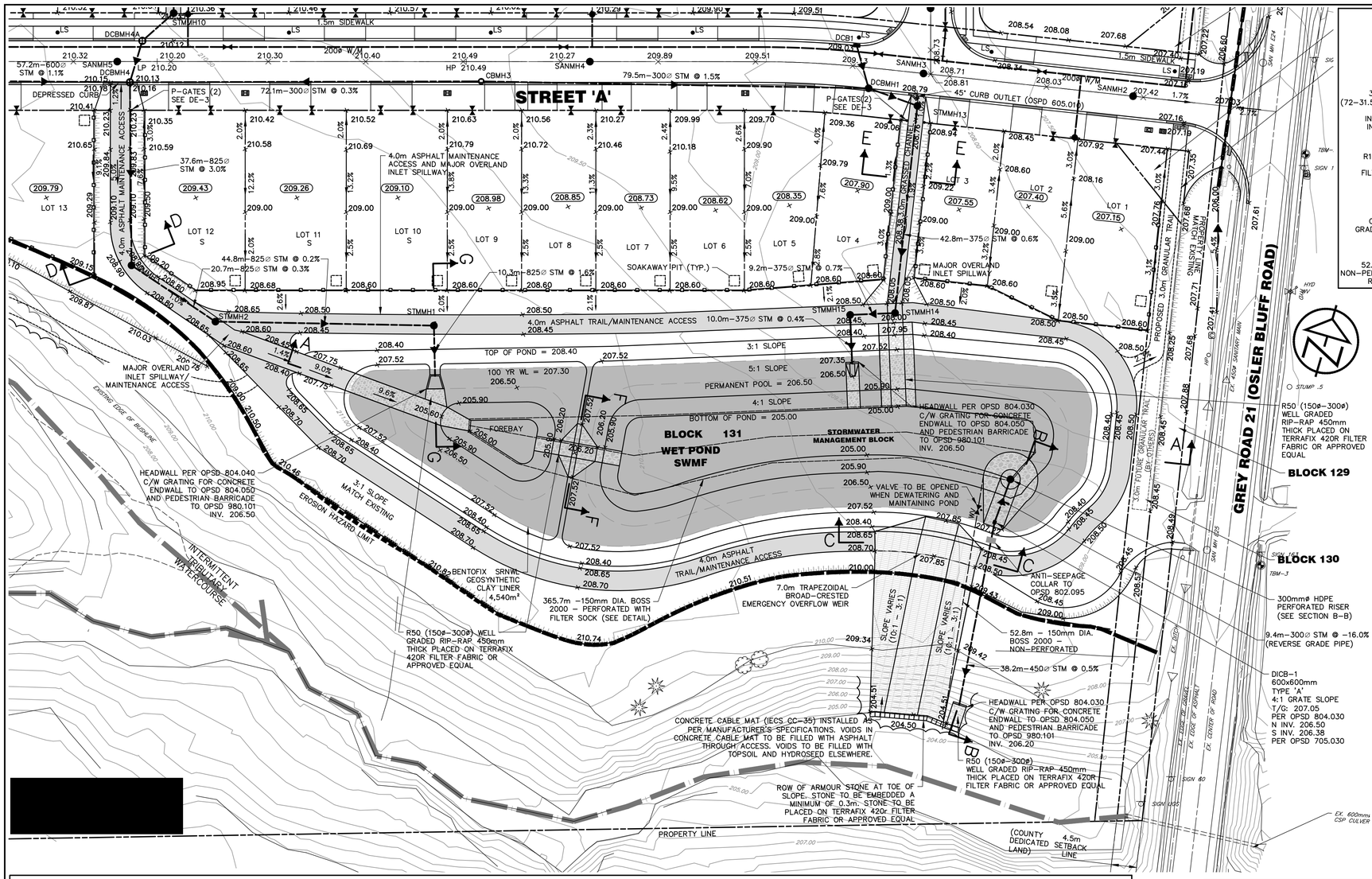
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CHECK:

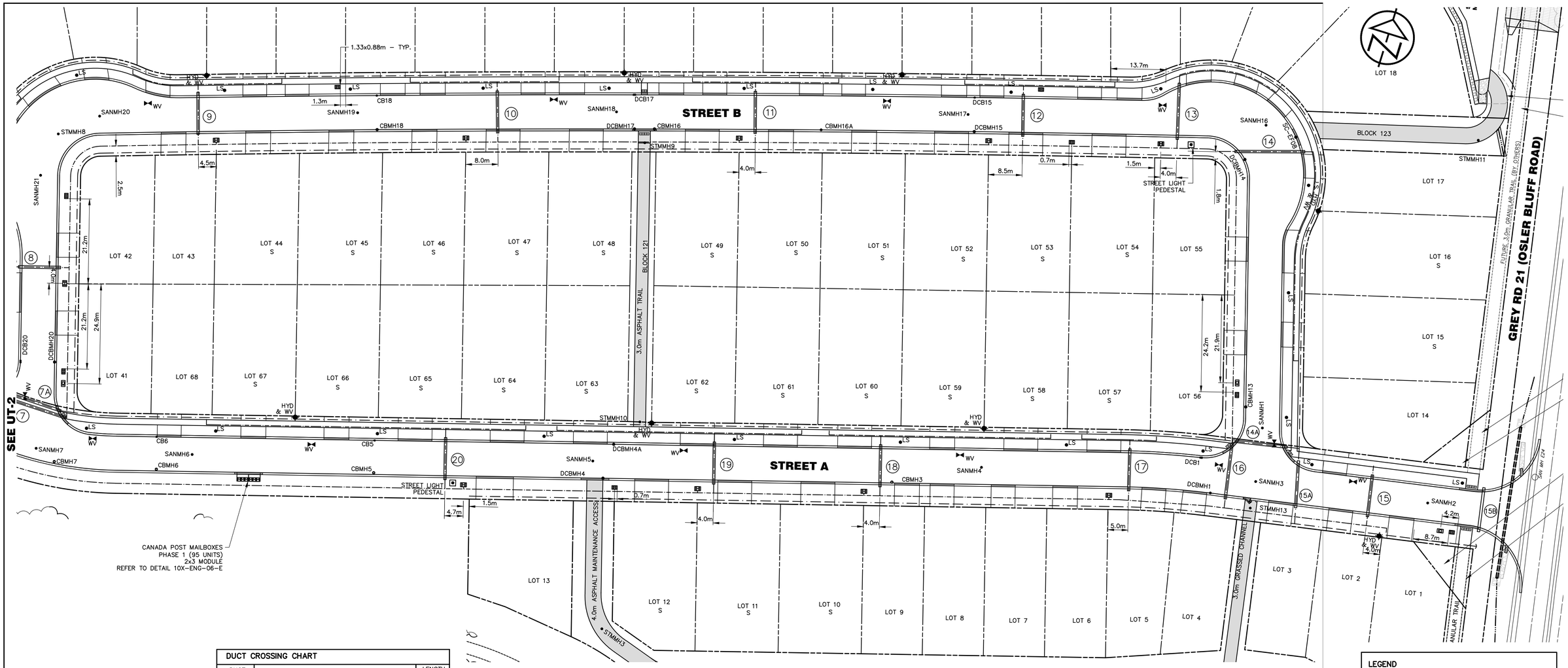
TATHAM ENGINEERING

JULY 2022

SWM-1

Drawing Name: 117159-SWM01.dwg, Plotted: Jul 24, 2025


STREET 'A'
GREY ROAD 21 (OSLER BLUFF ROAD)
BLOCK 131
WET POND
SWMF
STORMWATER
MANAGEMENT BLOCK
BLOCK 129
BLOCK 130
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
DCBMH4A
DCBMH4
DCBMH3
DCB1
DCBMH1
SANMH5
SANMH4
SANMH3
SANMH2
STMMH10
STMMH1
STMMH2
STMMH13
STMMH14
STMMH15
LP 210.20
HP 210.49
P-GATES (2) SEE DE-3
DEPRESSED CURB
1.5m SIDEWALK
200ø W/M
57.2m–600ø STM @ 1.1%
72.1m–300ø STM @ 0.3%
79.5m–300ø STM @ 1.5%
37.6m–825ø STM @ 3.0%
44.8m–825ø STM @ 0.2%
20.7m–825ø STM @ 0.3%
10.3m–825ø STM @ 1.6%
9.2m–375ø STM @ 0.7%
42.8m–375ø STM @ 0.6%
10.0m–375ø STM @ 0.4%
45° CURB OUTLET (OSPD 605.010)
4.0m ASPHALT MAINTENANCE ACCESS AND MAJOR OVERLAND INLET SPILLWAY
4.0m ASPHALT TRAIL/MAINTENANCE ACCESS
SOAKAWAY PIT (TYP.)
MAJOR OVERLAND INLET SPILLWAY
MAJOR OVERLAND INLET SPILLWAY/ MAINTENANCE ACCESS
TOP OF POND = 208.40
100 YR WL = 207.30
206.50
PERMANENT POOL = 206.50
BOTTOM OF POND = 205.00
3:1 SLOPE
5:1 SLOPE
4:1 SLOPE
FOREBAY
HEADWALL PER OPSD 804.030 C/W GRATING FOR CONCRETE ENDWALL TO OPSD 804.050 AND PEDESTRIAN BARRICADE TO OPSD 980.101 INV. 206.50
HEADWALL PER OPSD 804.040 C/W GRATING FOR CONCRETE ENDWALL TO OPSD 804.050 AND PEDESTRIAN BARRICADE TO OPSD 980.101 INV. 206.50
VALVE TO BE OPENED WHEN DEWATERING AND MAINTAINING POND
3:1 SLOPE MATCH EXISTING
EROSION HAZARD LIMIT
INTERMITTENT TRIBUTARY WATERCOURSE
BENTOFIX SRNWL GEOSYNTHETIC CLAY LINER 4,540m²
365.7m –150mm DIA. BOSS 2000 – PERFORATED WITH FILTER SOCK (SEE DETAIL)
R50 (150ø–300ø) WELL GRADED RIP–RAP 450mm THICK PLACED ON TERRAFIX 420R FILTER FABRIC OR APPROVED EQUAL
7.0m TRAPEZOIDAL BROAD–CRESTED EMERGENCY OVERFLOW WEIR
SLOPE VARIES (10:1 – 3:1)
4.0m ASPHALT TRAIL/MAINTENANCE ACCESS
ANTI–SEEPAGE COLLAR TO OPSD 802.095
300mmø HDPE PERFORATED RISER (SEE SECTION B–B)
9.4m–300ø STM @ –16.0% (REVERSE GRADE PIPE)
52.8m – 150mm DIA. BOSS 2000 – NON–PERFORATED
38.2m–450ø STM @ 0.5%
DICB–1 600x600mm TYPE 'A' 4:1 GRATE SLOPE T/G: 207.05 PER OPSD 804.030 N INV. 206.50 S INV. 206.38 PER OPSD 705.030
HEADWALL PER OPSD 804.030 C/W GRATING FOR CONCRETE ENDWALL TO OPSD 804.050 AND PEDESTRIAN BARRICADE TO OPSD 980.101 INV. 206.20
R50 (150ø–300ø) WELL GRADED RIP–RAP 450mm THICK PLACED ON TERRAFIX 420R FILTER FABRIC OR APPROVED EQUAL
CONCRETE CABLE MAT (IECS CC–35) INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. VOIDS IN CONCRETE CABLE MAT TO BE FILLED WITH ASPHALT THROUGH ACCESS. VOIDS TO BE FILLED WITH TOPSOIL AND HYDROSEED ELSEWHERE.
ROW OF ARMOUR STONE AT TOE OF SLOPE. STONE TO BE EMBEDDED A MINIMUM OF 0.3m. STONE TO BE PLACED ON TERRAFIX 420r FILTER FABRIC OR APPROVED EQUAL
PROPERTY LINE
(COUNTY DEDICATED LAND)
4.5m SETBACK LINE
EX. 600mm CSP CULVER
EX. EDGE OF ASPHALT
EX. CENTER OF ROAD
EX. 450ø SANITARY MAIN
EX. 300ø WATERMAIN
EX. 600ø STORM
EX. 1200ø STORM
EX. 1050ø STORM
EX. 750ø STORM
EX. 675ø STORM
EX. 525ø STORM
EX. 450ø STORM
EX. 375ø STORM
EX. 300ø STORM
EX. 250ø STORM
EX. 200ø STORM
EX. 150ø STORM
EX. 100ø STORM
EX. 50ø STORM
EX. 25ø STORM
EX. 10ø STORM
EX. 5ø STORM
EX. 2ø STORM
EX. 1ø STORM
EX. 0.5ø STORM
EX. 0.25ø STORM
EX. 0.1ø STORM
EX. 0.05ø STORM
EX. 0.025ø STORM
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DUCT CROSSING CHART

DUCT CROSSING No.	NUMBER AND TYPE OF DUCT	LENGTH OF DUCT (m)
1(EXISTING)	4HYD, 0SL, 0XSL, 0B, 0R	10.5
1A	2HYD, 0SL, 0XSL, 2B, 1R	10.5
1B	2HYD, 0SL, 0XSL, 0B, 2R	12.8
1C	9HYD, 0SL, 0XSL, 2B, 2R	65.0
1D	2HYD, 0SL, 0XSL, 0B, 0R	13.9
2	6HYD, 2SL, 1XSL, 0B, 2R	17.1
2A	1 GAS	14.1
3	9HYD, 0SL, 0XSL, 2B, 0R	10.5
4	7HYD, 4SL, 2XSL, 2B, 0R	10.5
5	5HYD, 0SL, 0XSL, 0B, 1R	10.5
6	4HYD, 2SL, 1XSL, 0B, 1R	18.5
6A	1 GAS	15.7
7	4HYD, 2SL, 1XSL, 0B, 1R	19.1
7A	1 GAS	15.5
8	5HYD, 0SL, 0XSL, 0B, 1R	10.5
9	5HYD, 0SL, 0XSL, 2B, 0R	10.5
10	5HYD, 0SL, 0XSL, 0B, 0R	10.5
11	5HYD, 0SL, 0XSL, 0B, 0R	10.5
12	5HYD, 0SL, 0XSL, 0B, 0R	10.5
13	4HYD, 2SL, 1XSL, 2B, 0R	14.1

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 ENBRIDGE GAS (100 mm/125 mm PVC, 0.9 m COVER)

DUCT CROSSING CHART

DUCT CROSSING No.	NUMBER AND TYPE OF DUCT	LENGTH OF DUCT (m)
14	6HYD, 2SL, 1XSL, 0B, 2R	17.5
14A	1 GAS	13.7
15	2HYD, 0SL, 0XSL, 0B, 1R	10.5
15A	1 GAS	11.7
15B	0HYD, 0SL, 0XSL, 2B, 0R	11.1
16	4HYD, 0SL, 0XSL, 2B, 3R	14.1
17	3HYD, 0SL, 0XSL, 0B, 0R	10.5
18	7HYD, 0SL, 0XSL, 0B, 0R	10.5
19	7HYD, 0SL, 0XSL, 0B, 0R	10.5
20	10HYD, 4SL, 2XSL, 2B, 1R	10.5
21	4HYD, 0SL, 0XSL, 2B, 1R	15.1
21A	1 GAS	13.1
22	9HYD, 0SL, 0XSL, 2B, 0R	10.5
23	8HYD, 4SL, 2XSL, 0B, 0R	10.5
24	1 GAS	14.1

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 ENBRIDGE GAS (100 mm/125 mm PVC, 0.9 m COVER)

NOTES

1. THIS PLAN TO BE USED FOR REFERENCE PURPOSES ONLY. SEE PLANS BY UTILITY PROVIDERS FOR CONSTRUCTION DETAILS.
2. REFER TO TYPICAL ROAD CROSS SECTION ON DWG. DE-1 FOR LOCATION OF UTILITIES.
3. SEE PLAN BY ENBRIDGE FOR PHASE 1 GAS DESIGN (DATED 2023/06/19). SEE PLAN BY ENBRIDGE FOR PHASE 2 PRELIMINARY GAS DESIGN (RECEIVED 2025/02/24).
4. SEE PLANS BY HYDRO ONE FOR PHASE 1 HYDRO DESIGN (DATED 2025/01/06). SEE PLANS BY HYDRO ONE FOR PHASE 2 PRELIMINARY HYDRO DESIGN (DATED 2023/05/21).
5. SEE PLANS BY BELL FOR PHASE 1 BELL DESIGN (DATED 2024/05/13). PHASE 2 BELL DESIGN IS NOT CONFIRMED.
6. SEE PLANS BY ROGERS FOR PHASE 1 & PHASE 2 ROGERS DESIGN (DATED 2023/02/21).
7. SEE PLANS BY TATHAM ENGINEERING FOR PHASE 1 & PHASE 2 STREET LIGHT DESIGN (DATED FEBRUARY 2025).

LEGEND

- EXISTING UTILITY TRENCH
- EXISTING GAS MAIN
- EXISTING UTILITY DUCT CROSSING
- 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 — M
- 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 — M
- SEMI-DETACHED UNIT — S

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[redacted]

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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 #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

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
5.	DUCT CROSSING SITE INSTRUCTION	APR 2024
6.	PHASE 1 GAS LAYOUT UPDATE	FEB 2025
7.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	FEB 2025
8.	REVISED UTILITY COORDINATION	APR 2025
9.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP [redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

UTILITY COORDINATION PLAN

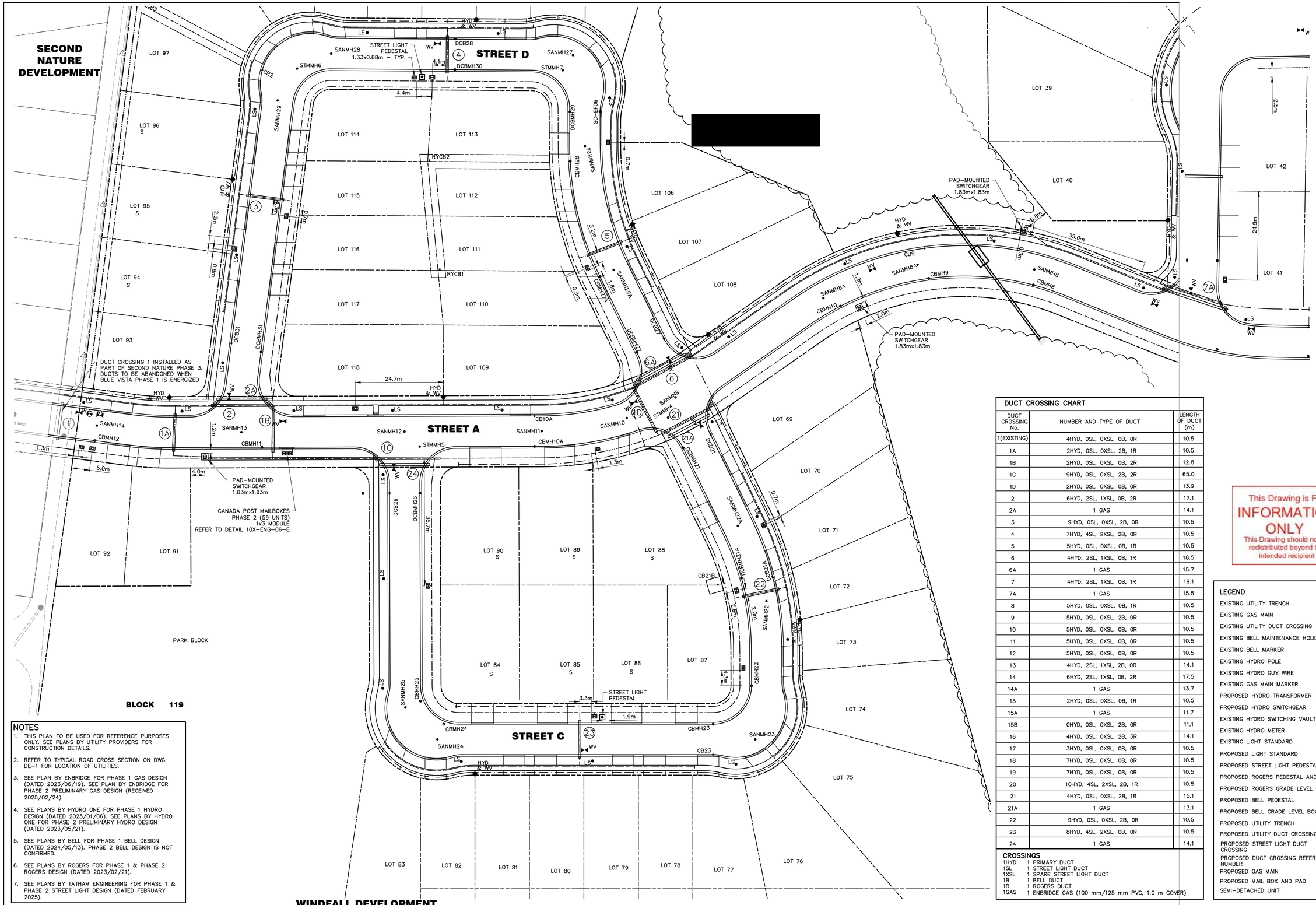
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TATHAM ENGINEERING

JULY 2022
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UT-1

Drawing Name: 117159-UT01.dwg, Plotted: Jul 24, 2025



NOTES

1. THIS PLAN TO BE USED FOR REFERENCE PURPOSES ONLY. SEE PLANS BY UTILITY PROVIDERS FOR CONSTRUCTION DETAILS.
2. REFER TO TYPICAL ROAD CROSS SECTION ON DWG. DE-1 FOR LOCATION OF UTILITIES.
3. SEE PLAN BY ENBRIDGE FOR PHASE 1 GAS DESIGN (DATED 2023/06/19). SEE PLAN BY ENBRIDGE FOR PHASE 2 PRELIMINARY GAS DESIGN (RECEIVED 2025/02/24).
4. SEE PLANS BY HYDRO ONE FOR PHASE 1 HYDRO DESIGN (DATED 2025/01/06). SEE PLANS BY HYDRO ONE FOR PHASE 2 PRELIMINARY HYDRO DESIGN (DATED 2023/05/21).
5. SEE PLANS BY BELL FOR PHASE 1 BELL DESIGN (DATED 2024/05/13). PHASE 2 BELL DESIGN IS NOT CONFIRMED.
6. SEE PLANS BY ROGERS FOR PHASE 1 & PHASE 2 ROGERS DESIGN (DATED 2023/02/21).
7. SEE PLANS BY TATHAM ENGINEERING FOR PHASE 1 & PHASE 2 STREET LIGHT DESIGN (DATED FEBRUARY 2025).

DUCT CROSSING CHART

DUCT CROSSING No.	NUMBER AND TYPE OF DUCT	LENGTH OF DUCT (m)
1(EXISTING)	4HYD, 0SL, 0XSL, 0B, 0R	10.5
1A	2HYD, 0SL, 0XSL, 2B, 1R	10.5
1B	2HYD, 0SL, 0XSL, 0B, 2R	12.8
1C	9HYD, 0SL, 0XSL, 2B, 2R	65.0
1D	2HYD, 0SL, 0XSL, 0B, 0R	13.9
2	6HYD, 2SL, 1XSL, 0B, 2R	17.1
2A	1 GAS	14.1
3	9HYD, 0SL, 0XSL, 2B, 0R	10.5
4	7HYD, 4SL, 2XSL, 2B, 0R	10.5
5	5HYD, 0SL, 0XSL, 0B, 1R	10.5
6	4HYD, 2SL, 1XSL, 0B, 1R	18.5
6A	1 GAS	15.7
7	4HYD, 2SL, 1XSL, 0B, 1R	19.1
7A	1 GAS	15.5
8	5HYD, 0SL, 0XSL, 0B, 1R	10.5
9	5HYD, 0SL, 0XSL, 2B, 0R	10.5
10	5HYD, 0SL, 0XSL, 0B, 0R	10.5
11	5HYD, 0SL, 0XSL, 0B, 0R	10.5
12	5HYD, 0SL, 0XSL, 0B, 0R	10.5
13	4HYD, 2SL, 1XSL, 2B, 0R	14.1
14	6HYD, 2SL, 1XSL, 0B, 2R	17.5
14A	1 GAS	13.7
15	2HYD, 0SL, 0XSL, 0B, 1R	10.5
15A	1 GAS	11.7
15B	0HYD, 0SL, 0XSL, 2B, 0R	11.1
16	4HYD, 0SL, 0XSL, 2B, 3R	14.1
17	3HYD, 0SL, 0XSL, 0B, 0R	10.5
18	7HYD, 0SL, 0XSL, 0B, 0R	10.5
19	7HYD, 0SL, 0XSL, 0B, 0R	10.5
20	10HYD, 4SL, 2XSL, 2B, 1R	10.5
21	4HYD, 0SL, 0XSL, 2B, 1R	15.1
21A	1 GAS	13.1
22	9HYD, 0SL, 0XSL, 2B, 0R	10.5
23	8HYD, 4SL, 2XSL, 0B, 0R	10.5
24	1 GAS	14.1

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 ENBRIDGE GAS (100 mm/125 mm PVC, 1.0 m COVER)

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LEGEND

- EXISTING UTILITY TRENCH
- EXISTING GAS MAIN
- EXISTING UTILITY DUCT CROSSING
- 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 (M)
- EXISTING LIGHT STANDARD (LS)
- PROPOSED LIGHT STANDARD (LS)
- PROPOSED STREET LIGHT PEDESTAL
- PROPOSED ROGERS PEDESTAL AND VAULT
- PROPOSED ROGERS GRADE LEVEL BOX
- 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 (M)
- SEMI-DETACHED UNIT (S)

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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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No.	REVISION DESCRIPTION	DATE
5.	DUCT CROSSING SITE INSTRUCTION	APR 2024
6.	PHASE 1 GAS LAYOUT UPDATE	FEB 2025
7.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	FEB 2025
8.	REVISED UTILITY COORDINATION	APR 2025
9.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

UTILITY COORDINATION PLAN

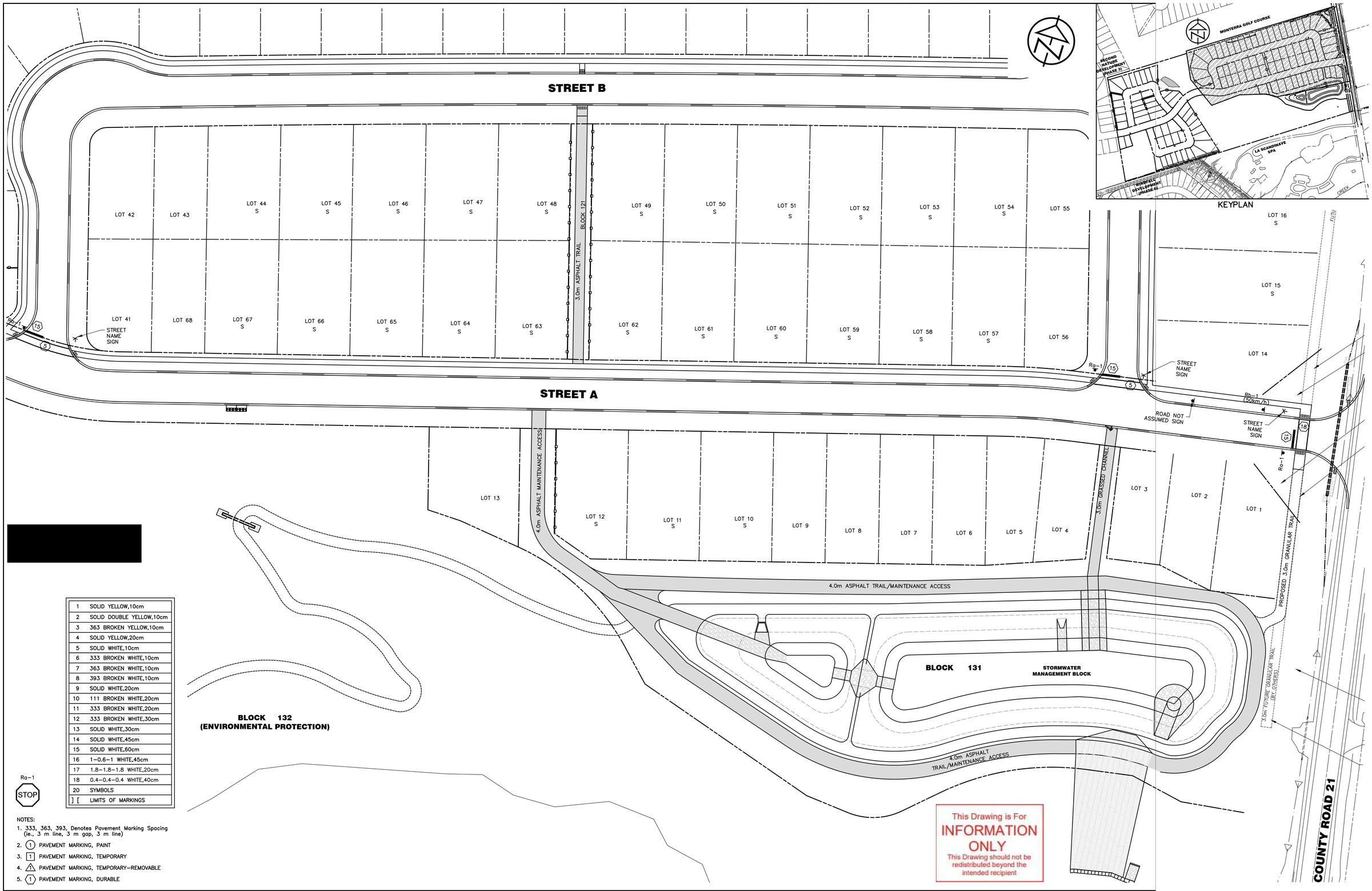
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TATHAM ENGINEERING

JULY 2022
1:500

UT-2

Drawing Name: 117159-UT01.dwg, Plotted: Jul 24, 2025



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
] [	LIMITS OF MARKINGS

Ra-1
STOP

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. <1> PAVEMENT MARKING, TEMPORARY-REMOVABLE
5. {1} PAVEMENT MARKING, DURABLE

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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 #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

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
2.	2nd SUBMISSION	DEC 2022
3.	3rd SUBMISSION	MAY 2023
4.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
5.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	MAR 2025
6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP [redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PAVEMENT MARKING AND SIGNAGE PLAN

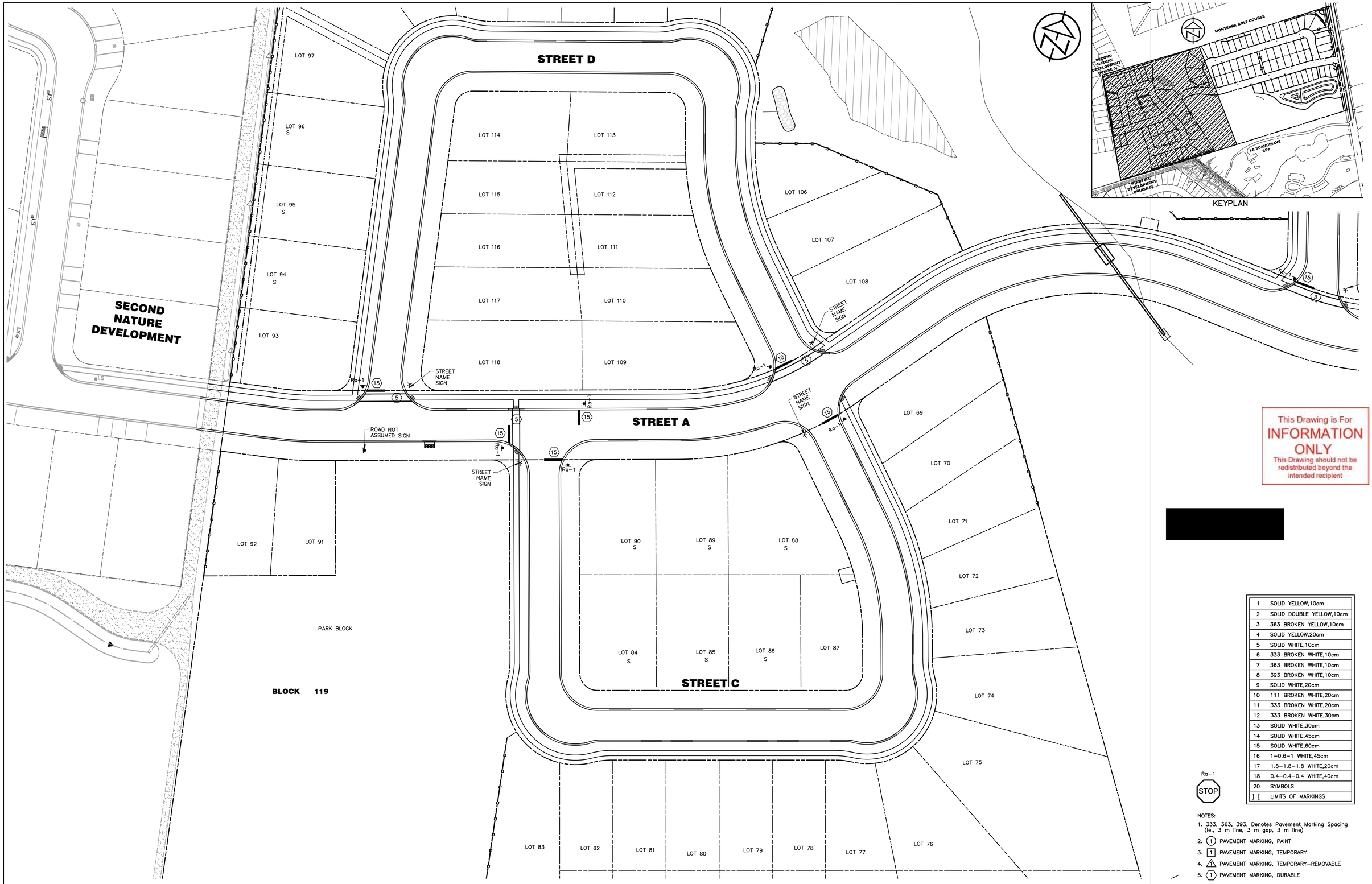
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TATHAM ENGINEERING

JULY 2022
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PM-1

Drawing Name: 117159-PM01.dwg, Plotted: Jul 24, 2025



KEYPLAN

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[redacted]

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
] [	LIMITS OF MARKINGS

Ra-1
STOP

NOTES:
1. 333, 363, 393, Denotes Pavement Marking Spacing (ie., 3 m line, 3 m gap, 3 m line)
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5. (1) PAVEMENT MARKING, DURABLE

TATHAM ENGINEERING

JULY 2022 **PM-2**

1:1000

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TOP OF SIB ON NORTH WEST PROPERTY CORNER.

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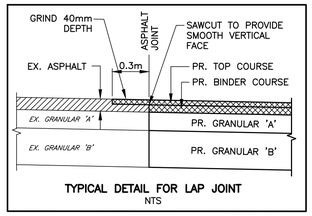
ENGINEER STAMP

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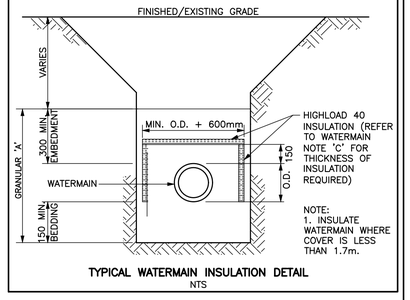
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

PAVEMENT MARKING AND SIGNAGE PLAN

Drawing Name: 117159-PM01.dwg, Plotted: Jul 24, 2025



TYPICAL DETAIL FOR LAP JOINT
NTS



TYPICAL WATERMAIN INSULATION DETAIL
NTS

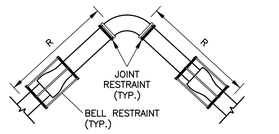


FIGURE 1
HORIZONTAL BEND

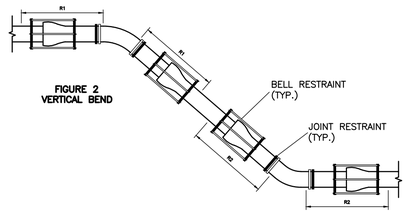


FIGURE 2
VERTICAL BEND

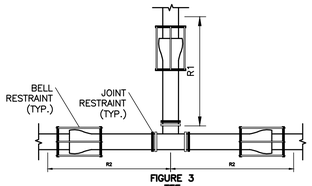


FIGURE 3
TEE

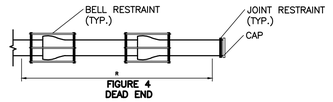


FIGURE 4
DEAD END

CHARACTERISTICS USED TO CALCULATE RESTRAINT LENGTH:

PIPE MATERIAL: PVC
SOIL TYPE: ML (SILTS, VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS)
SAFETY FACTOR: 1.5 TO 1
TRENCH TYPE: 5 (PIPE BEDDED IN COMPACT GRANULAR MATERIAL)
DEPTH OF BURY: 1.8m (6 ft)
TEST PRESSURE: 1035 kPa (150 p.s.i.)

PROGRAM: SIGMA IRON – RESTRAINT LENGTH CALCULATOR 1.0

TABLE 2: PIPE RESTRAINT SCHEDULE FOR PVC TEES
(ALL JOINTS AND BELLS LOCATED WITHIN THE CALCULATED RESTRAINT LENGTH SHALL BE RESTRAINED WITH APPROVED BELL AND JOINT RESTRAINTS)

TEES			
NOMINAL PIPE DIA.	BRANCH PIPE DIA.	RESTRAINT 1 LENGTH (m)	RESTRAINT 2 LENGTH (m)
150	150	4.6	3.0
200	150	2.4	3.0
150	200	9.8	3.0
200	200	7.9	3.0
300	150	0.3	3.0
300	200	4.0	3.0
300	300	14.3	3.0

TABLE 1: PIPE RESTRAINT SCHEDULE FOR PVC PIPE
(ALL JOINTS AND BELLS LOCATED WITHIN THE CALCULATED RESTRAINT LENGTH SHALL BE RESTRAINED WITH APPROVED BELL AND JOINT RESTRAINTS)

		HORIZONTAL BEND	VERTICAL BEND		DEAD END (NO BEND ANGLE)
PIPE DIA.	BEND ANGLE	RESTRAINT LENGTH (m)	RESTRAINT 1 LENGTH (m)	RESTRAINT 2 LENGTH (m)	RESTRAINT LENGTH (m)
150ø	90°	3.7	–	–	11.6
	45°	1.6	4.9	1.5	
	22.5°	0.9	2.5	0.9	
	11°	0.6	1.3	0.6	
200ø	90°	4.6	–	–	15.0
	45°	2.2	6.1	2.2	
	22.5°	0.9	3.1	1.0	
	11°	0.6	1.6	0.6	
300ø	90°	6.4	–	–	21.4
	45°	2.8	8.9	2.8	
	22.5°	1.5	4.3	1.5	
	11°	0.9	3.4	0.9	

NOTES:
1. CONTRACTOR TO REPORT IN WRITING TO THE ENGINEER ANY CHANGES TO SOIL OR SITE CHARACTERISTIC THAT MAY ALTER THE PIPE RESTRAINT CALCULATION.
2. THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THRUST RESTRAINT REQUIREMENTS WITH THE PIPE AND RESTRAINT MANUFACTURERS.
3. VALVES TO BE RESTRAINED AS IF THEY ARE DEAD ENDS.

GENERAL

A. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH TOWN OF THE BLUE MOUNTAINS STANDARDS AND OPS STANDARDS. WHERE CONFLICT OCCURS, TOWN STANDARDS TO GOVERN.
B. THE CONTRACTOR MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM THE TOWN AND/OR COUNTRY AS NECESSARY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
C. THE OWNER'S ENGINEER SHALL PROVIDE BENCHMARK ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK.
D. ALL PROPERTY BARS TO BE PRESERVED AND REPLACED BY AN OLS AT CONTRACTOR'S EXPENSE IF REMOVED/DISTURBED DURING CONSTRUCTION.
E. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE SUPPLY OF TEMPORARY WATER AND POWER.
F. DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS.MUNI 517 AND OPSS.MUNI 518. MAINTAIN ALL TRENCHES IN A DRY CONDITION. A MECP PERMIT TO TAKE WATER (PTTW) HAS BEEN OBTAINED FOR THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT ALL DEWATERING WORKS ARE IN ACCORDANCE WITH THE PERMIT.
G. ALL ENGINE DRIVEN PUMPS TO BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.
H. GENERAL INSTALLATION AND TESTING OF SEWERS, WATERMAIN AND APPURTENANCES TO BE IN ACCORDANCE WITH OPSS 407, 408, OPSS.MUNI 409, OPSS.MUNI 410, OPSS.MUNI 421 AND OPSS.MUNI 441, AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS.
I. ALL MAINTENANCE HOLES ARE 1200 mm DIAMETER, UNLESS OTHERWISE SPECIFIED.
J. ALL STRUCTURES TO BE INSTALLED WITH FROST STRAPS TO OPSD 701.100.
K. PIPE SUPPORT AT ALL STRUCTURES TO OPSD 708.020.
L. ALL MAINTENANCE HOLE AND CATCH BASIN FRAME AND GRATES TO BE SET TO BASE COURSE ASPHALT ELEVATION IN ACCORDANCE WITH OPSD 704.010. FRAME AND GRATES TO BE RAISED TO FINISHED GRADE PRIOR TO THE PLACEMENT OF SURFACE COURSE ASPHALT USING CONCRETE ADJUSTMENT UNITS. MAXIMUM COMBINED HEIGHT OF ADJUSTMENT UNITS SHALL BE 450 mm.
M. TRENCH BACKFILL TO BE SELECT NATIVE MATERIAL OR IMPORTED SELECT SUBGRADE MATERIAL TO OPSS.MUNI 1010. BACKFILL TO BE PLACED IN MAXIMUM 200 mm THICK LIFTS (OR AS OTHERWISE DIRECTED BY THE GEOTECHNICAL CONSULTANT) AND COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
N. PIPE EMBEDMENT TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMDD. BACKFILL AND EMBEDMENT TO OPSD 802.010 (FLEXIBLE PIPE), GRANULAR 'A' EMBEDMENT OR OPSD 802.031 (RIGID PIPE) CLASS 'B', GRANULAR 'A' BEDDING, GRANULAR 'B' COVER (MAX. AGGREGATE SIZE 25 mm). MINIMUM BEDDING DEPTH 150 mm, MINIMUM COVER DEPTH 300 mm ON ALL PIPES. WHERE EXCESSIVELY WET OR POOR SUBGRADE IS ENCOUNTERED AT THE INVERT LEVEL, IT MAY BE NECESSARY TO INCREASE THE BEDDING THICKNESS.
O. CLEAR STONE COMPLETELY WRAPPED IN FILTER FABRIC MAY BE SUBSTITUTED FOR EMBEDMENT MATERIAL IF APPROVED BY THE ENGINEER.
P. DISTURBED AREAS TO BE REINSTATED TO PREVIOUS CONDITION OR BETTER.
Q. REINSTATEMENT OF ALL DISTURBED BOULEVARDS AND DITCHES TO INCLUDE REGRADING, PLACEMENT OF TOPSOIL AND SEED/SOD IN ACCORDANCE WITH DWG. DE–2 CROSS–SECTION NOTES, OPSS.MUNI 802 AND OPSS.MUNI 803. SOD TO BE STAKED WHERE NECESSARY TO AVOID MOVEMENT.
R. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL EXISTING INFRASTRUCTURE/FACILITIES AS WELL AS NOTIFYING ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND CO–ORDINATE CONSTRUCTION ACCORDINGLY.
S. ALL ON–SITE MATERIAL SHALL BE PROPERLY STORED, SECURED, MONITORED AND COVERED AS REQUIRED. SPECIFICALLY, ALL PVC PIPE SHALL BE COVERED WHILE STORED ON–SITE.
T. ALL SIGNAGE TO COMPLY WITH THE TOWN OF THE BLUE MOUNTAINS SIGN BY–LAW.
U. HAZARDOUS TREE REMOVAL IS TO BE COMPLETED ALONG ANY WALKING PATHS OR TRAILS, LEANING OR BACKING ONTO INDIVIDUAL LOTS, OR ADJACENT TO ANY DITCHES OR ANY PROPOSED DITCHES TO A MINIMUM OF 6.0m FROM PROPERTY LINES, TRAILS, AND DITCHES. TREES THAT HAVE BEEN UNDERMINED OR HAVE HAD ITS ROOTS EXPOSED DURING CONSTRUCTION MAY BECOME A HAZARDOUS TREE AND MUST ALSO BE REMOVED.
V. THE MINIMUM COVER OVER ALL CULVERTS SHALL BE 0.3m IN ACCORDANCE WITH TOWN STANDARDS OR AS REQUIRED IN ACCORDANCE WITH MANUFACTURING GUIDELINES. THE GREATER SHALL GOVERN.
W. THE MINIMUM COVER OVER ALL UTILITIES SHALL BE 0.9m IN ACCORDANCE WITH TOWN STANDARDS OR AS REQUIRED BY UTILITY PROVIDER. THE GREATER SHALL GOVERN.
X. EXTERNAL WORKS ON TOWN ROADS WILL NOT BE PERMITTED UNTIL THE TOWN'S WINTER CONTROL PERIOD HAS EXPIRED (NOV 1ST TO APRIL 15TH). ADDITIONALLY, TOWN ROADS MAY BE HALF–LOADED IN WINTER AND COULD POSE INTERRUPTIONS TO ACCESS/HAUL ROUTES.
Y. AS PART OF HOUSE CONSTRUCTION, BACKWATER VALVES ARE REQUIRED ON ALL BUILDINGS CONTAINING PLUMBING FIXTURES BELOW THE LEVEL OF THE STREET.
Z. INDIVIDUAL LOT GRADING PLANS SHALL BE APPROVED BY PROJECT ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

ROADS

A. SUBGRADE AND BOULEVARD MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMDD. SUBGRADE TO BE PROOF ROLLED WITH THE TOWN AND GEOTECHNICAL REPRESENTATIVE PRESENT PRIOR TO PLACING GRANULAR 'B'.
B. LIMESTONE SCREENINGS, GRANULAR 'A' AND 'B' TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 100% OF THE MATERIAL'S RESPECTIVE SPMDD.
C. ASPHALT TO BE COMPACTED TO A MINIMUM OF 92% OF THE MARSHALL MAXIMUM RELATIVE DENSITY (M.R.D).
D. ROADWAYS WITHIN MUNICIPAL RIGHT–OF–WAY TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE ROAD CROSS–SECTIONS.
E. JOINTS WITH EXISTING ASPHALT TO BE SAW CUT STRAIGHT PRIOR TO PLACING NEW ASPHALT. WHERE EXISTING ASPHALT IS THICKER THAN 75 mm, A 300 mm WIDE LAP JOINT SHALL BE GROUND INTO EXISTING ASPHALT PRIOR TO THE PLACEMENT OF SURFACE COURSE ASPHALT (SEE DETAIL).
F. ALL GRANULAR AND ASPHALT MATERIAL TO BE PLACED IN ACCORDANCE WITH OPSS.MUNI 310 AND OPSS.MUNI 314.
G. STOP SIGNS AND STREET SIGNS TO BE SUPPLIED AND INSTALLED PER TOWN STANDARDS.
H. TACK COAT TO BE APPLIED BETWEEN BASE AND TOP COURSE ASPHALT.
I. CONCRETE CURB AND GUTTER TO OPSD 600.070, AND OPSS.MUNI 353. AN INSPECTION OF THE STAGE 1 CURB IS TO BE COMPLETED PRIOR TO CONSTRUCTION OF THE STAGE 2 CURB, AND ANY BROKEN OR MISSING STIRRUPS SHALL BE REPLACED TO THE SATISFACTION OF THE TOWN PRIOR TO THE CONSTRUCTION OF THE STAGE 2 CURB. CURB DEPRESSIONS AT SIDEWALK CROSSINGS IN ACCORDANCE WITH OPSD 310.033. DEPRESSIONS AT DRIVEWAYS IN ACCORDANCE WITH OPSD 351.010, THE MAXIMUM WIDTH SHALL BE IN ACCORDANCE WITH TOWN BYLAW 2014–48.
J. CONCRETE CURB TERMINATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 608.010.
K. CONCRETE SIDEWALK TO OPSD 310.010, CONCRETE SIDEWALK RAMPS TO OPSD 310.033 AND OPSS.MUNI 351. SUBBASE TO CONSIST OF 150 mm DEPTH GRANULAR 'A'.
L. UNPAINTED CAST IRON TACTILE WALKING SURFACE INDICATOR COMPONENTS TO BE IN ACCORDANCE WITH OPSD 310.039
M. 100 mm DIAMETER PIPE SUBDRAINS SHALL BE PROVIDED ON BOTH SIDES OF THE ROAD IN ACCORDANCE WITH OPSS.MUNI 405 AND OPSD 216.021, UNWRAPPED TRENCH, GRANULAR 'A' EMBEDMENT.
N. SUBDRAINS TO BE PERFORATED, COMPLETE WITH FILTER SOCK, OTHER THAN THE 2.0 m SECTION IMMEDIATELY UPSTREAM OF ALL STRUCTURES WHICH SHALL BE NON–PERFORATED.
O. All ROADWAY CULVERTS TO HAVE FROST TREATMENT AS PER OPSD 803.031.
P. SURFACE ASPHALT SHALL BE COMPLETED IN A SINGLE MOBILIZATION FOR THE ENTIRE PHASE.
Q. DESIGN SPEED FOR LOCAL STREETS WITHIN BLUE VISTA SUBDIVISION IS 50km/h.
R. POND MAINTENANCE ACCESS GATES AND TRAIL ACCESS GATES AS PER DETAIL ON DE–2.

STORM SEWER

A. MAINTENANCE HOLES AND CATCH BASIN MAINTENANCE HOLES TO OPSD 701.010, 701.011, 701.012.
B. MAINTENANCE HOLES TO BE BENCHED TO OPSD 701.021. MINIMUM BENCHING WIDTH SHALL BE 230 mm. CATCH BASIN MAINTENANCE HOLES TO HAVE A SUMP PER OPSD 701.010.
C. MAINTENANCE HOLE AND CATCH BASIN MAINTENANCE HOLE STEPS TO OPSD 405.010.
D. MAINTENANCE HOLE FRAMES AND GRATES TO OPSD 401.010 TYPE 'A' CLOSED COVER.
E. CATCH BASINS, DOUBLE CATCH BASINS AND REAR LOT CATCH BASINS TO OPSD 705.010 AND 705.020. ROADSIDE CATCH BASINS TO HAVE A SUMP. REAR LOT CATCH BASINS TO BE BENCHED.
F. DITCH INLET CATCH BASINS TO OPSD 705.030. DITCH INLET CATCH BASIN GRATES TO OPSD 403.010, 3:1 GRATE UNLESS OTHERWISE SPECIFIED.
G. CATCH BASIN AND CATCH BASIN MAINTENANCE HOLE FRAMES AND GRATES TO OPSD 400.020. FRAME AND GRATES TO BE INSTALLED IN THE CURB LINE TO OPSS 610.010.
H. CATCH BASIN LEADS – 300 mm DIAMETER SINGLE AND 375 mm DIAMETER DOUBLE. CATCH BASIN CONNECTIONS TO OPSD 708.010 AND OPSD 708.030.
I. RESIDENTIAL STORM SERVICE CONNECTIONS TO TOWN STD. DRAWING ST–STD–SUMP, 100 mm DIAMETER, GRANULAR 'A' EMBEDMENT (MIN. 150 mm BEDDING AND 300 mm COVER), USING PREMANUFACTURED CONNECTIONS TO THE MAIN. TERMINATE AT PROPERTY LINE WHERE SHOWN C/W A CAP/PLUG AND A 38 mm X 89 mm MARKER PLACED FROM THE INVERT TO 600 mm ABOVE FINISHED GRADE PAINTED WHITE. MINIMUM GRADE TO BE 1.0%. TERMINATE AT AN OBVERT ELEVATION AT LEAST 1.4 m BELOW PROPOSED GRADE AT PROPERTY LINE.
J. STUBS FOR PVC STORM SEWERS TO BE MIN. 1.0m LONG COMPLETE WITH PRE–MANUFACUERED CAP. STUBS FOR CONCRETE STORM SEWERS TO BE MIN. 1 PIPE LENGTH (+/– 2.44m) COMPLETE WITH PRE–MANUFACTURED CAP.
K. DROP STRUCTURES AT MAINTENANCE HOLES TO OPSD 1003.020.
L. ALL ROADWAY CULVERTS TO HAVE FROST TREATMENT AS PER OPSD 803.031.

SANITARY SEWER

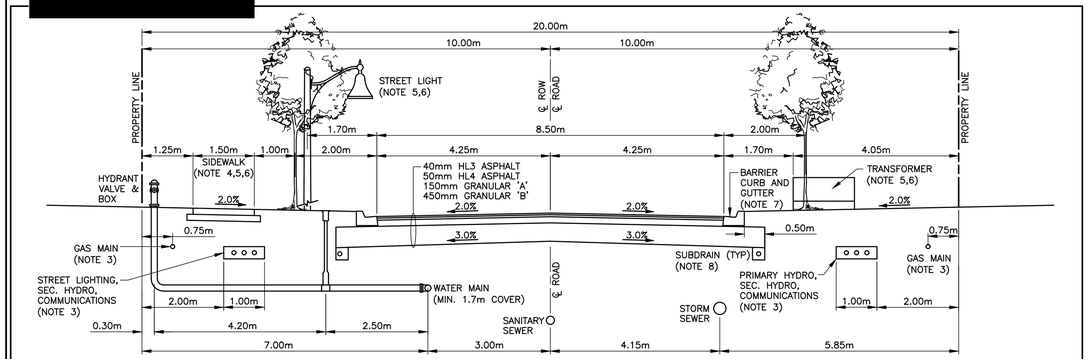
A. MAINTENANCE HOLES TO OPSD 701.010.
B. MAINTENANCE HOLES TO BE BENCHED TO OPSD 701.021 ALL CONNECTIONS TO MAINTENANCE HOLES TO INCLUDE KOR–N–SEAL RUBBER BOOT PIPE CONNECTION.
C. MAINTENANCE HOLE STEPS TO OPSD 405.010
D. MAINTENANCE HOLE FRAME AND COVER TO OPSD 401.010 TYPE 'A' CLOSED COVER.
E. WHERE SPECIFIED, WATER TIGHT FRAME AND GRATE TO OPSD 401.050 SHALL BE USED.
F. MAINTENANCE HOLE STRUCTURES EXCEEDING 5.0m IN DEPTH TO INCLUDE SAFETY PLATFORM TO OPSD 404.020.
G. DROP STRUCTURES AT MAINTENANCE HOLES TO OPSD 1003.020.
H. ALL JOINTS ON MAINTENANCE HOLE STRUCTURES TO BE WATERPROOFED PRIOR TO INSTALLATION OF FROST STRAPS.
I. RESIDENTIAL SERVICE CONNECTIONS TO OPSD 1006.020, 125 mm DIAMETER, GRANULAR 'A' EMBEDMENT (MIN. 150 mm BEDDING AND 300 mm COVER). RADIUS BENDS TO BE USED ON ALL SEWER CONNECTIONS WHERE THE ANGLE OF CONNECTION BETWEEN THE SERVICE AND SEWER EXCEEDS 90°.
J. RESIDENTIAL SERVICE CONNECTIONS TO BE TERMINATED AT THE PROPERTY LINE WITH A WATER TIGHT CAP, 125 mm x 100 mm REDUCER, CAP SUITABLY BRACED TO WITHSTAND TEST PRESSURES AND AN 38mm x 89mm MARKER PLACED FROM THE INVERT OF THE CONNECTION TO 600 mm ABOVE FINISHED GRADE PAINTED GREEN. MINIMUM GRADE OF SERVICE TO BE 2%, MAXIMUM GRADE TO BE 8%. TERMINATE AT AN ELEVATION AT LEAST 2.8 m BELOW PROPOSED GRADE AT PROPERTY LINE.
K. STUBS FOR FUTURE SANITARY SEWERS TO BE MIN. 1.0 m LONG COMPLETE WITH PRE–MANUFACTURED CAP.

WATERMAIN

A. ALL WORK ON EXISTING WATERMAIN TO BE COORDINATED WITH THE TOWN. TOWN TO BE PROVIDED WITH PRELIMINARY SCHEDULE AND 48 HOURS NOTICE.
B. MINIMUM GROUND COVER OVER WATERMAIN, SERVICE LATERALS AND HYDRANT LEADS TO BE 1.7m AT ALL POINTS, MAXIMUM GROUND COVER OVER WATERMAIN TO BE 2.5 m.
C. INSULATION TO BE INSTALLED OVER WATERMAIN OR SERVICES WITH LESS THAN 1.7m DEPTH OF COVER AS NOTED ON THE DRAWINGS OR MINIMUM AS FOLLOWS:
DEPTH OF COVER BETWEEN 1.4 TO 1.7m REQUIRES 50mm INSULATION.
DEPTH OF COVER BETWEEN 1.2 TO 1.7m REQUIRES 100mm INSULATION.
D. WATERMAIN NOT TO BE INSTALLED WITH LESS THAN 1.2 METRES DEPTH OF COVER.
E. PIPE RESTRAINTS TO BE PROVIDED AT ALL CHANGES IN PIPE DIRECTION, TERMINATIONS AND ANY LOCATION WHERE THRUST PRESSURES MAY OCCUR. WATER VALVES SHALL BE RESTRAINED ON EITHER SIDE TO THE SAME STANDARD THAT A DEAD END WOULD BE. WHERE SOIL CONDITIONS ARE SUSPECT, SUCH AS IN DISTURBED SOILS OR SOILS WITH BEARING STRENGTH OF LESS THAN 200 kPa, SIGMA SLCS SHALL BE USED. IN LIEU OF THRUST BLOCKS PIPE RESTRAINTS FOR PVC SHALL BE PER TOWN STANDARDS, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS (SEE CHART). THREADED ROD IN JOINT RESTRAINT IS NOT PERMISSIBLE.
F. CATHODIC PROTECTION OF ALL WATERMAIN FITTINGS AND APPURTENANCES TO BE PROVIDED AS PER TOWN STANDARD (SEE CHART).
G. RESIDENTIAL SERVICE CONNECTIONS TO OPSD 1104.010, 25 mm DIAMETER, 300 mm DEPTH GRANULAR 'A' EMBEDMENT.
H. RESIDENTIAL SERVICE CONNECTIONS TO TERMINATE AT PROPERTY LINE COMPLETE WITH CURB STOP VALVE, TESTING TAIL TO SURFACE CAPPED OR CRIMPED AND A 38mm x 89mm MARKER FROM THE INVERT OF THE SERVICE TO 600 mm ABOVE GRADE PAINTED BLUE.
I. ALL WATER SERVICES TO INCLUDE THE INSTALLATION OF AN INDIVIDUAL PRV WITHIN EACH BUILDING. PRV TO BE SUPPLIED AND INSTALLED BY THE BUILDER DURING HOUSE CONSTRUCTION.
J. CURB STOP VALVES LOCATED WITHIN PAVED DRIVEWAYS TO INCLUDE ADJUSTABLE PLOW VALVE BOX.
K. HYDRANTS TO BE INSTALLED TO OPSD 1105.010.
L. HYDRANTS TO BE PAINTED CHROME YELLOW AND INCLUDE A FLEXSTAKE HYDRANT MARKER MODEL FHV804, 1.2 m LONG, COLOUR YELLOW WITH REFLECTIVE GRAPHIC ON BOTH SIDES AT THE TOP OF THE MARKER. MARKER TO BE POSITIONED ON THE RIGHT PORT AS VIEWED FROM THE STREET. A FIRE HYDRANT MARKER POST AND SIGN SHALL BE INSTALLED 0.3 m BEHIND EACH HYDRANT. THE SIGN SHALL BE REFLECTIVE WITH A RED HYDRANT ON A WHITE BACKGROUND AND MEASURE 0.3 x 0.3 m (OR APPROVED EQUAL). THE SIGN SHALL BE MOUNTED 1.5 m ABOVE GRADE.
M. ALL PVC WATERMAIN AND PE RESIDENTIAL SERVICES TO HAVE TRACER WIRE BETWEEN HYDRANTS AND OTHER CONDUCTING APPURTENANCES. CONTRACTOR SHALL TEST ALL TRACER WIRE TO CONFIRM CONNECTIVITY.
N. TRACER WIRE TO BE 10 GAUGE, MULTI–STRAND SHALL BE PLACED ON TOP AND ATTACHED IN TWO PLACES ON EACH LENGTH OF PVC OR PE PIPE. ALL CONNECTIONS SHALL BE MADE WITH "DRYCONN WATERPROOF CONNECTORS" OR APPROVED EQUAL.
O. VERTICAL CLEARANCE BETWEEN WATERMAINS AND SEWERS TO BE A MINIMUM OF 0.5m WHEN WATERMAIN IS BELOW THE SEWERS, HORIZONTAL CLEARANCE BETWEEN WATERMAINS AND SEWERS TO BE A MINIMUM OF 2.5m.
P. THE COMPLETE WATER SYSTEM, INCLUDING RESIDENTIAL SERVICE CONNECTIONS TO THE PROPERTY LINE AND HYDRANTS, SHALL BE TESTED IN ACCORDANCE WITH THE TOWN'S WATERMAIN COMMISSIONING PROTOCOL. CONTRACTOR TO PROVIDE DETAILED WRITTEN WATERMAIN COMMISSIONING PROTOCOL FOR APPROVAL PRIOR TO COMMENCING TESTING OPERATIONS. CONNECTIONS TO EXISTING MAINS SHALL NOT BE MADE UNTIL WRITTEN AUTHORIZATION IS PROVIDED BY THE ENGINEER AND THE TOWN.
Q. DURING CHLORINATION OR DECHLORINATION, CONTRACTOR SHALL OPERATE EACH SERVICE TO VERIFY FULL FLOW AND PRESSURE AT CURB STOP TO SATISFACTION OF THE ENGINEER.
R. EXISTING WATER SERVICES THAT ARE TO BE ABANDONED MUST BE CAPPED AT MAIN INCLUDING MAIN STOP REMOVED, PLUG INSERTED TO TOWN STANDARDS AND REINSTATEMENT OF ALL DISTURBED AREAS TO EXISTING CONDITION OR BETTER.
S. WATER VALVES TO BE OPERATED BY TOWN STAFF ONLY.
T. ALL WATER USED IN COMMISSIONING AND TESTING TO BE POTABLE AND SUPPLIED FROM THE TOWN OF THE BLUE MOUNTAINS, THE TOWN OF COLLINGWOOD OR THE MUNICIPALITY OF MEAFORD.

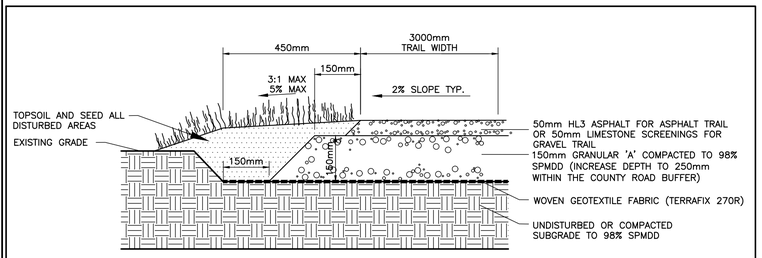
MATERIALS

A. ALL MATERIAL TO COMPLY WITH CSA, OPSS AND TOWN STANDARDS.
B. SANITARY SEWER – PVC DR 35.
C. SANITARY SERVICE CONNECTIONS – PVC SDR 28.
D. SANITARY MAINTENANCE HOLE JOINTS TO BE WATREPROOFED USING MEL–ROL, ROLLED, SELF ADHERING WATERPROOFING MEMBRANE BY W.R. MEADOWS.
E. STORM SEWER – PVC SDR 35 OR CONCRETE 65–D. ALL SEWERS TO BE JOINED WITH A GASKETED BALL AND SPIGOT SYSTEM. NON–REINFORCED CONCRETE PIPE MAY BE USED FOR SIZES UP TO AND INCLUDING 375 mm DIA. REINFORCED CONCRETE PIPE MAY BE USED FOR ALL SIZES OF SEWER.
F. STORM SERVICE CONNECTIONS – PVC SDR 28, COLOUR WHITE.
G. CULVERTS – GALVANIZED CORRUGATED STEEL PIPE. MIN. WALL THICKNESS 2.0 mm UNLESS OTHERWISE NOTED. ALL CULVERTS TO HAVE END PROTECTION TO OPSD 810.010 (BOTH ENDS), TYPE B – COMPLETE WITH FILTER FABRIC.
H. PERFORATED SUBDRAIN – BIG 'O' WITH GEOTEXTILE FILTER SOCK OR APPROVED EQUAL.
I. ALL CHEMICALS AND MATERIALS USED IN THE ALTERATION OR OPERATION OF THE DRINKING WATER SYSTEM THAT COME IN CONTACT WITH WATER WITHIN THE SYSTEM SHALL MEET ALL APPLICABLE STANDARDS SET BY BOTH THE AMERICAN WATER WORKS ASSOCIATION ("AWWA") AND THE AMERICAN NATIONAL STANDARDS INSTITUTE ("ANSI") SAFETY CRITERIA STANDARDS NSF/60, NSF/61 AND NSF372.
J. WATERMAIN – PVC DR 18.
K. WATER SERVICE CONNECTIONS TO BE TYPE 'K' COPPER PIPE, REHAU'S MUNICIPLEX (BLUE).
L. ADJUSTABLE PLOW VALVE BOX BY STAR PIPE CANADA, INC. MUNICIPAL & CONSTRUCTION CASTING VALVE BOXES VB–5009 OR VB–5010 (AS APPLICABLE) OR APPROVED EQUAL.
M. PRESSURE REDUCING VALVE – CLA–VAL MODEL 90–01 OR APPROVED EQUAL.
N. WATER SERVICE FITTINGS SHALL BE:
MAIN STOP – MUELLER H25008
CURB STOP – MUELLER H25209
SERVICE SADDLE – ROBAR 2616
TAPPING SADDLE – ROBAR 6906
SERVICE BOXES – MUELLER A–726, STAINLESS STEEL RODS
O. PIPE RESTRAINERS – SIGMA C–900.
P. HYDRANTS – CLOW D51 CONCORD PREMIER, OPEN LEFT, WITH STORTZ CONNECTIONS ON ALL STEAMER PORTS. HYDRANT SETS SHALL BE INSTALLED NOT LESS THAN 0.9 m FROM THE CENTER OF THE VALVE TO THE CENTER OF THE HYDRANT. TRACER WIRE SHALL BE ATTACHED TO THE OUTSIDE OF THE VALVE BOX AND WIRE BROUGHT INTO VALVE BOX UNDER CAP.
Q. LIVE TAP SADDLES TO BE EPOXY COATED COMPLETE WITH STAINLESS STEEL BOLTS.
R. MECHANICAL JOINT DUCTILE FITTINGS TO AWWA/ANSI C153/A21.53. INCLUDING PROTECTO–CAPS, CAT NO. 175P190 OR APPROVED EQUAL.
S. ISOLATION VALVES TO BE RESILIENT SEAT GATE VALVES WITH MECHANICAL JOINTS, OPEN LEFT, CLOW. VALVE BOXES TO BE 5–SL–48 SLIDING OR MUELLER MVB COMPOSITE COMPLETE WITH GUIDE PLATE AND DUCTILE ADJUSTABLE TOP AND LID OR APPROVED EQUAL. CAPS TO BE PAINTED BLUE.
T. ALL WATERMAIN FASTNERS (STAINLESS BOLTS) TO BE COMPLETE WITH ZINC CAPS.
U. BLOWOFFS IN ACCORDANCE WITH OPSD 1104.030, MIN 50mm DIA.
V. ALL SPECIFIED AGGREGATES TO OPSD 1010.
W. RIPRAP TO OPSS 1004.05.05, ON FILTER FABRIC.
X. FILTER FABRIC – TERRAFIX 270R OR APPROVED EQUAL.
Y. INSULATION – STYROFOAM HIGHLOAD 40 EXTRUDED POLYSTYRENE FOAM INSULATION, 50mm THICK SHEETS.



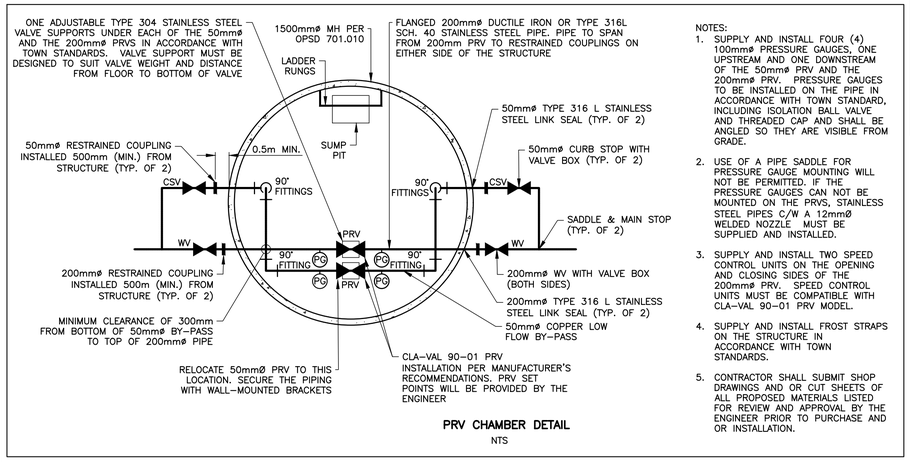
20m ROW – URBAN CROSS–SECTION
NTS

NOTES
1. TOPSOIL TO BE REMOVED TO ITS FULL DEPTH ALONG ENTIRE WIDTH OF ROAD ALLOWANCE BY CONTRACTOR.
2. BOULEVARD – 300mm TOPSOIL AND SOD.
3. DEPTH FOR ALL UTILITIES 0.9m MIN., SEE COMMON TRENCH DETAIL ON DWG. UT–1.
4. SIDEWALKS TO OPSD 310.010, COMPLETE WITH 150mm GRANULAR 'A' BASE.
5. SIDEWALK, STREET LIGHTS AND TRANSFORMERS ONE SIDE ONLY.
6. SIDEWALK AND STREET LIGHTS TO BE ON SAME SIDE OF ROAD AND TRANSFORMER TO BE ON OPPOSITE SIDE.
7. CONCRETE BARRIER CURB AND GUTTER TO OPSD 600.070 (TYP)
8. SUBDRAINS TO OUTLET TO CATCH BASINS AS PER OPSD 216.021.



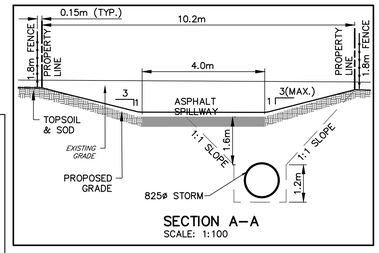
3.0m ASPHALT/GRANULAR TRAIL DETAIL
NTS

WTM/FITTING	ANODE SIZE (kg)	SPACING
100 mm	2.3	PER LENGTH OVER 3.0 m OR FITTING OF SIMILAR SIZE
150 mm	2.3	PER LENGTH OVER 3.0 m OR FITTING OF SIMILAR SIZE
200 mm	5.5	PER LENGTH OVER 3.0 m OR FITTING OF SIMILAR SIZE
250 mm	5.5	PER LENGTH OVER 3.0 m OR FITTING OF SIMILAR SIZE
300 mm	11	PER LENGTH OVER 3.0 m OR FITTING OF SIMILAR SIZE
COPPER SERVICE	2.3	AT EACH CURBSTOP
HYDRANT	5.5	AT HYDRANT BASE
VALVE	5.5	AT EACH VALVE
SERVICE SADDLE	2.3	AT EACH SERVICE SADDLE (CONNECT WIRE TO BOLT ON SADDLE TIGHT BETWEEN 2 N

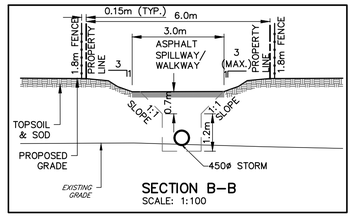


PRV CHAMBER DETAIL
NTS

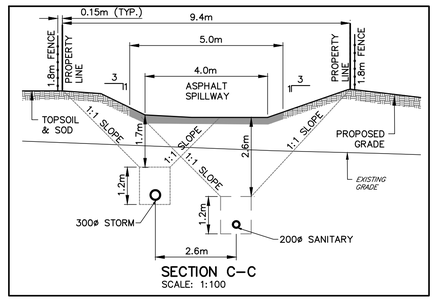
NOTES:
1. SUPPLY AND INSTALL FOUR (4) 100mmø PRESSURE GAUGES, ONE UPSTREAM AND ONE DOWNSTREAM OF THE 50mmø PRV AND THE 200mmø PRV. PRESSURE GAUGES TO BE INSTALLED ON THE PIPE IN ACCORDANCE WITH TOWN STANDARD, INCLUDING ISOLATION BALL VALVE AND THREADED CAP AND SHALL BE ANGLED SO THEY ARE VISIBLE FROM GRADE.
2. USE OF A PIPE SADDLE FOR PRESSURE GAUGE MOUNTING WILL NOT BE PERMITTED. IF THE PRESSURE GAUGES CAN NOT BE MOUNTED ON THE PRVS, STAINLESS STEEL PIPES C/W A 12mmØ WELDED NOZZLE MUST BE SUPPLIED AND INSTALLED.
3. SUPPLY AND INSTALL TWO SPEED CONTROL UNITS ON THE OPENING AND CLOSING SIDES OF THE 200mmø PRV. SPEED CONTROL UNITS MUST BE COMPATIBLE WITH CLA-VAL 90-01 PRV MODEL.
4. SUPPLY AND INSTALL FROST STRAPS ON THE STRUCTURE IN ACCORDANCE WITH TOWN STANDARDS.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND OR CUT SHEETS OF ALL PROPOSED MATERIALS LISTED FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO PURCHASE AND OR INSTALLATION.



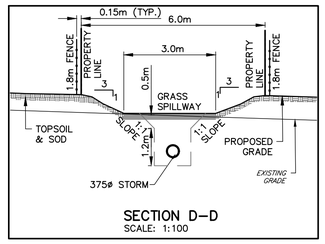
SECTION A–A
SCALE: 1:100



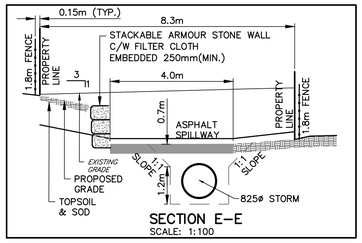
SECTION B–B
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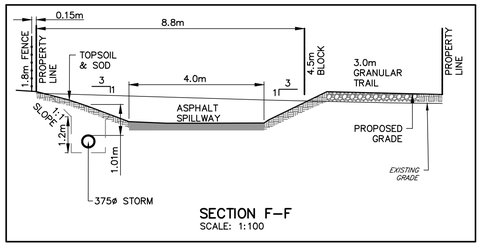
SECTION C–C
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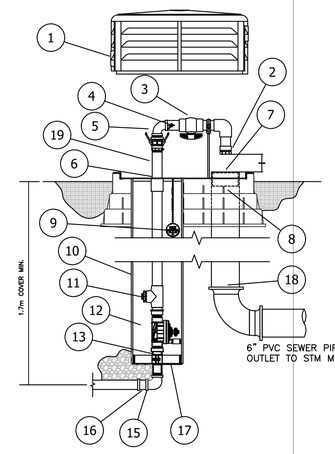
SECTION D–D
SCALE: 1:100



SECTION E–E
SCALE: 1:100



SECTION F–F
SCALE: 1:100



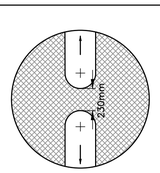
ITEM	ITEM / DESCRIPTION
1	UV RESISTANT LOCKABLE LID
2	DIFFUSER / TRAP
3	1" PVC BALL VALVE
4	SAMPLING POINT
5	1" STAINLESS STEEL QUICK DISCONNECT
6	REMOVABLE ACCESS PLATE
7	DECHLORINATION BASKET (PART NO. 9815)
8	6" SEWER PIPE CONNECTION
9	CONTROLLER
10	SDR 35 PVC PIPE
11	AUTOMATIC DRAIN
12	1" AUTOMATIC VALVE
13	O-RING CONNECTOR
14	1" CLEAN ROCK
15	1" BRASS FIP INLET
16	1" MIP x COMPRESSION ADAPTER
17	DEBRIS PLATE
18	6" PVC SEWER PIPE
19	SCHEDULE 80 PVC PIPE

6" PVC SEWER PIPE TO OUTLET TO STM MH326

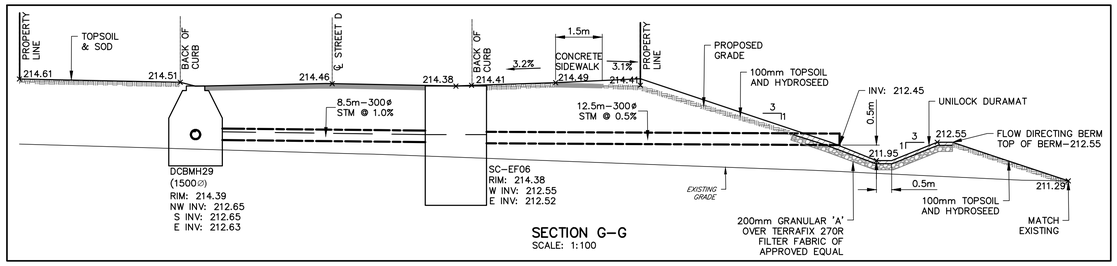
AUTOMATIC FLUSHING DEVICE SHALL HAVE A 1" STAINLESS STEEL FIP INLET THAT WILL LEAD VERTICALLY TO THE BOTTOM OF A 1" AUTOMATIC FLUSHING VALVE. THE FLUSHING VALVE SHALL CONTROL THE FLOW OF WATER THROUGH THE HYDRANT AND ITS DIAPHRAGM WITH THE EXTENSION AND RETRACTION OF A DC LATCHING SOLENOID AND HAVE A 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 MANUFACTERED BY KUPFERLE FOUNDRY COMPANY, ST. LOUIS MO (1-800-231-3990), OR APPROVED EQUAL.

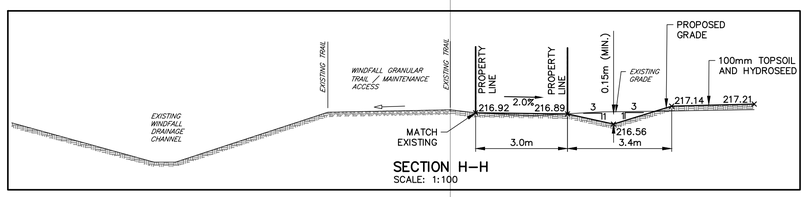
AUTOMATIC FLUSHING DEVICE
NOT TO SCALE



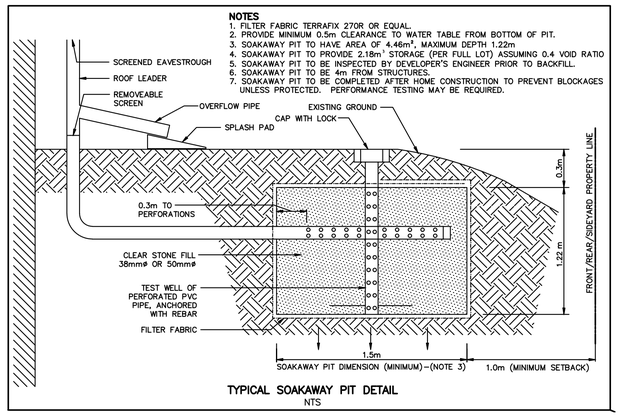
BENCHING DETAIL FOR MAINTENANCE HOLE WITH BI-DIRECTIONAL FLOW
NTS



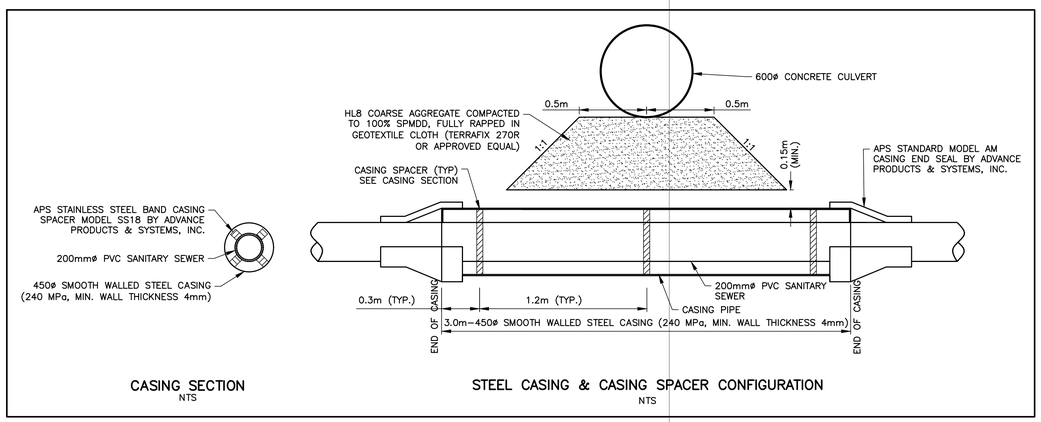
SECTION G–G
SCALE: 1:100



SECTION H–H
SCALE: 1:100



TYPICAL SOAKAWAY PIT DETAIL
NTS



CASING SECTION
NTS

STEEL CASING & CASING SPACER CONFIGURATION
NTS

[redacted]

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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 #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

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
2.	2nd SUBMISSION	DEC 2022
3.	3rd SUBMISSION	MAY 2023
4.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
5.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	MAR 2025
6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

DETAILS & NOTES

D
D
C

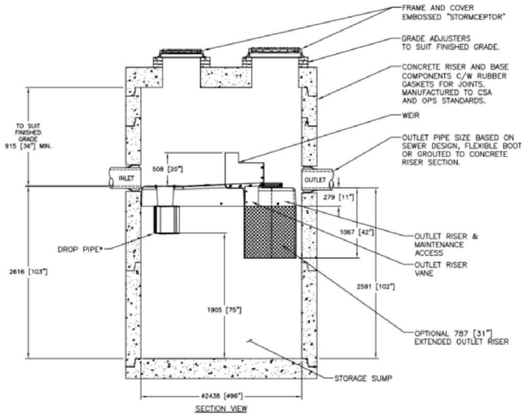
TATHAM ENGINEERING

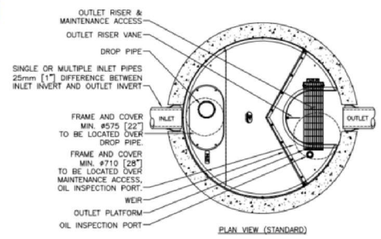
JULY 2022
NTS

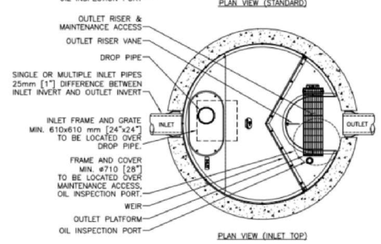
DE-2

Drawing Name: 117159-DE01.dwg, Plotted: Jul 24, 2025

DRAWING NOT TO BE USED FOR CONSTRUCTION







Stormceptor® EF

SCALE = NTS

BY	DATE	REVISION DESCRIPTION
JSK	10/13/17	OUTLET PLATFORM
JSK	10/27/17	INITIAL RELEASE

imbriumm

DATE: 10/13/2017
DESIGNED: JSK | DRAWN: JSK
CHECKED: BSF | APPROVED:
PROJECT No.: EF08 | SEQUENCE No.:
SHEET: 1 OF 1

GENERAL NOTES:

* MAXIMUM SURFACE LOADING RATE (SLR) INTO LOWER CHAMBER THROUGH DROP PIPE IS 1135 L/min/m² (27.9 gpm/ft²) FOR STORMCEPTOR EF8 AND 535 L/min/m² (13.1 gpm/ft²) FOR STORMCEPTOR EF08 (OIL CAPTURE CONFIGURATION).

1. ALL DIMENSIONS INDICATED ARE IN MILLIMETERS (INCHES) UNLESS OTHERWISE SPECIFIED.
2. STORMCEPTOR STRUCTURE INLET AND OUTLET PIPE SIZE AND ORIENTATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
3. UNLESS OTHERWISE NOTED, BYPASS INFRASTRUCTURE, SUCH AS ALL UPSTREAM DIVERSION STRUCTURES, CONNECTING STRUCTURES, OR PIPE CONDUITS CONNECTING TO COMPLETE THE STORMCEPTOR SYSTEM SHALL BE PROVIDED AND ADDRESSED SEPARATELY.
4. DRAWING FOR INFORMATION PURPOSES ONLY. REFER TO ENGINEER'S SITE/UTILITY PLAN FOR STRUCTURE ORIENTATION.
5. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT THE DEVICE FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. DEVICE ACTIVATION, BY CONTRACTOR, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE STORMCEPTOR UNIT IS CLEAN AND FREE OF DEBRIS.

FOR SITE SPECIFIC DRAWINGS PLEASE CONTACT YOUR LOCAL STORMCEPTOR REPRESENTATIVE. SITE SPECIFIC DRAWINGS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME. SOME FIELD REVISIONS TO THE SYSTEM LOCATION OR CONNECTION PIPING MAY BE NECESSARY BASED ON AVAILABLE SPACE OR SITE CONFIGURATION REVISIONS. ELEVATIONS SHOULD BE MAINTAINED EXCEPT WHERE NOTED ON BYPASS STRUCTURE (IF REQUIRED).

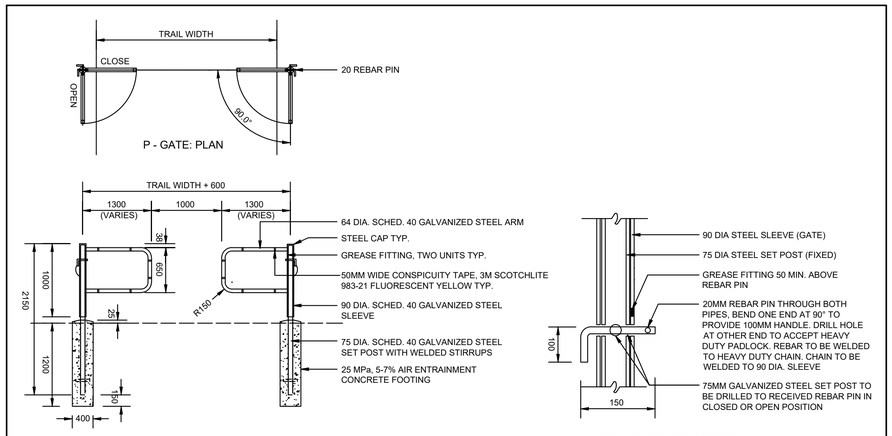
STANDARD DETAIL
NOT FOR CONSTRUCTION

SITE SPECIFIC DATA REQUIREMENTS

STORMCEPTOR MODEL	EF08	
STRUCTURE ID		*
HYDROCARBON STORAGE REQ'D (L)		*
WATER QUALITY FLOW RATE (L/s)		*
PEAK FLOW RATE (L/s)		*
RETURN PERIOD OF PEAK FLOW (yrs)		*
DRAINAGE AREA (HA)		*
DRAINAGE AREA IMPERVIOUSNESS (%)		*

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

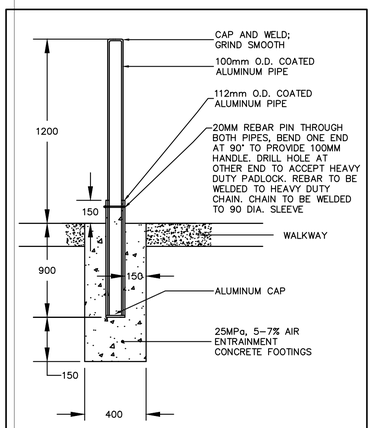
* PER ENGINEER OF RECORD



NOTES:

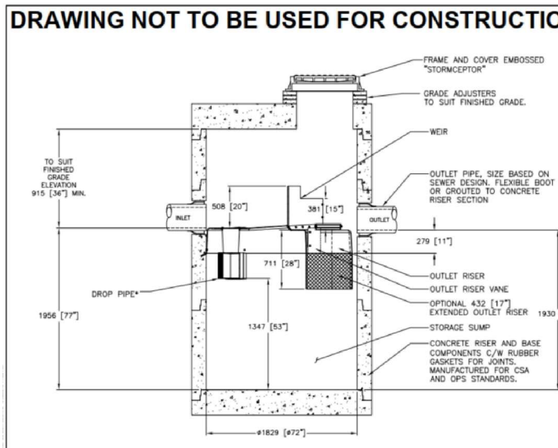
2. ALL PIPE SHALL BE SCHEDULE 40 STEEL.
3. ALL WELDS TO BE 5 MM CONTINUOUS SEAM AND GROUND SMOOTH.
4. CONTRACTOR TO SUPPLY HEAVY DUTY PADLOCK AS REQUIRED.
5. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
6. LOCATION OF GATES TO BE FIELD STAKED BY CONTRACTOR FOR REVIEW BY TOWN. LOCATION TO BE APPROVED PRIOR TO INSTALLATION.

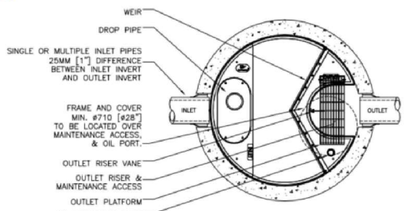
TRAIL SWING GATES
NTS

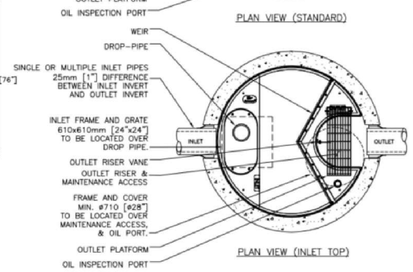


REMOVABLE BOLLARD DETAIL
NTS

DRAWING NOT TO BE USED FOR CONSTRUCTION







Stormceptor® EF

SCALE = NTS

BY	DATE	REVISION DESCRIPTION
JSK	10/13/17	OUTLET PLATFORM
JSK	10/27/17	INITIAL RELEASE

imbriumm

DATE: 10/13/2017
DESIGNED: JSK | DRAWN: JSK
CHECKED: BSF | APPROVED:
PROJECT No.: EF06 | SEQUENCE No.:
SHEET: 1 OF 1

GENERAL NOTES:

* MAXIMUM SURFACE LOADING RATE (SLR) INTO LOWER CHAMBER THROUGH DROP PIPE IS 1135 L/min/m² (27.9 gpm/ft²) FOR STORMCEPTOR EF8 AND 535 L/min/m² (13.1 gpm/ft²) FOR STORMCEPTOR EF06 (OIL CAPTURE CONFIGURATION).

1. ALL DIMENSIONS INDICATED ARE IN MILLIMETERS (INCHES) UNLESS OTHERWISE SPECIFIED.
2. STORMCEPTOR STRUCTURE INLET AND OUTLET PIPE SIZE AND ORIENTATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
3. UNLESS OTHERWISE NOTED, BYPASS INFRASTRUCTURE, SUCH AS ALL UPSTREAM DIVERSION STRUCTURES, CONNECTING STRUCTURES, OR PIPE CONDUITS CONNECTING TO COMPLETE THE STORMCEPTOR SYSTEM SHALL BE PROVIDED AND ADDRESSED SEPARATELY.
4. DRAWING FOR INFORMATION PURPOSES ONLY. REFER TO ENGINEER'S SITE/UTILITY PLAN FOR STRUCTURE ORIENTATION.
5. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT THE DEVICE FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. DEVICE ACTIVATION, BY CONTRACTOR, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE STORMCEPTOR UNIT IS CLEAN AND FREE OF DEBRIS.

FOR SITE SPECIFIC DRAWINGS PLEASE CONTACT YOUR LOCAL STORMCEPTOR REPRESENTATIVE. SITE SPECIFIC DRAWINGS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME. SOME FIELD REVISIONS TO THE SYSTEM LOCATION OR CONNECTION PIPING MAY BE NECESSARY BASED ON AVAILABLE SPACE OR SITE CONFIGURATION REVISIONS. ELEVATIONS SHOULD BE MAINTAINED EXCEPT WHERE NOTED ON BYPASS STRUCTURE (IF REQUIRED).

STANDARD DETAIL
NOT FOR CONSTRUCTION

SITE SPECIFIC DATA REQUIREMENTS

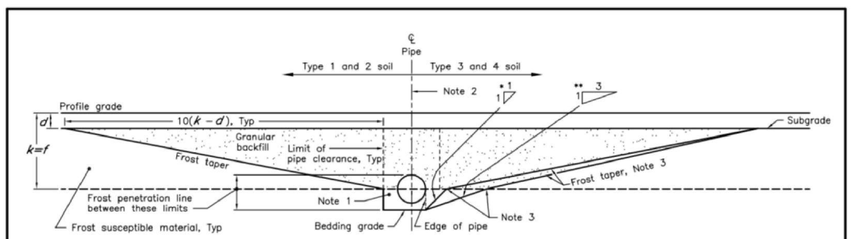
STORMCEPTOR MODEL	EF06	
STRUCTURE ID		*
HYDROCARBON STORAGE REQ'D (L)		*
WATER QUALITY FLOW RATE (L/s)		*
PEAK FLOW RATE (L/s)		*
RETURN PERIOD OF PEAK FLOW (yrs)		*
DRAINAGE AREA (HA)		*
DRAINAGE AREA IMPERVIOUSNESS (%)		*

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

* PER ENGINEER OF RECORD

NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWING FOR APPROVAL BEFORE CONSTRUCTION

SC-EF06 AND SC-EF08 DETAIL



FROST TREATMENT
RIGID AND FLEXIBLE PIPE

NOTES:

1 Pipe embedment or bedding, cover, and backfill shall be according to:
  a) Flexible OPSD 802.010, 802.013, 802.014, 802.020, 802.023, and 802.024.
  b) Rigid – OPSD 802.030, 802.031, 802.032, 802.033, 802.034, 802.050, 802.051, 802.052, 802.053, and 802.054.
2 Condition of frost treatment symmetrical about centreline of pipe.
3 Frost tapers shall start at the intersection of the 1H:1V or 3H:1V slope and the frost penetration line.
A Soil types as defined in the Occupational Health and Safety Act and Regulations for Construction Projects.

LEGEND:
d – depth of roadbed granular
k – depth of frost treatment below profile grade
f – depth of frost penetration below profile grade
* – Type 3 soil
** – Type 4 soil

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 4
FROST TREATMENT – PIPE CULVERTS FROST PENETRATION LINE BETWEEN TOP OF PIPE AND BEDDING GRADE		OPSD 803.031

[redacted]

This Drawing is For
INFORMATION ONLY
This Drawing should not be redistributed beyond the intended recipient

TATHAM ENGINEERING

DISCLAIMER AND COPYRIGHT

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

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

TBM#1 – ELEVATION 203.12
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

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
2.	2nd SUBMISSION	DEC 2022
3.	3rd SUBMISSION	MAY 2023
4.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
5.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	MAR 2025
6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

DETAILS & NOTES

JULY 2022
NTS

DE-3

Drawing Name: 117159-DE01.dwg, Plotted: Jul 24, 2025

SANITARY SEWER DESIGN SHEET

TATHAM ENGINEERING

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)
		MH No.	MH No.	cap.	cap.		ha	ha	l/s	l/s	l/s	l/s	l/s	l/s	m	mm	%	l/s	m/s	m/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	SANMMH13	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	SANNMH25	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	SANNMH11	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	SANNMH10	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	1.36	0.52
Street C	108	SANNMH23	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	SANNMH22	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	SANNMH22A	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	SANNMH29	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	SANNMH28	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	0.61
Street D	114	SANNMH27	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	SANNMH26	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	SANNMH26A	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	SANNMH9	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	SANNMH8B	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	SANNMH8A	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	SANNMH8	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

Notes:
1. Refer to Sanitary Drainage Plan drawing SAN-1 prepared by Tatham Engineering (dated July 2022) for catchment areas and pipe details.
2. Refer to Master Servicing Sanitary Drainage Plan (117159, sheet SAN-1) for additional information.

STORM SEWER DESIGN SHEET - 5 YEAR

TATHAM ENGINEERING

Chicago Storm I=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**	8.6	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	HW1	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	HW2	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	HW3	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	401	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

Notes:
1. Refer to Storm Drainage Plan drawing STM-1 prepared by Tatham Engineering (dated June 2022) for catchment areas and pipe details.
2. Refer to Master Servicing Storm Drainage Plan (117159, sheet STM-1) for additional information.
3. Manning's roughness co-efficient have been used based on the assumption that during final design, pipes less than or equal to 600 mm Dia. will be specified PVC and pipes greater than 600 mm Dia. will be specified concrete.

[redacted]

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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 #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

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
2.	2nd SUBMISSION	DEC 2022
3.	3rd SUBMISSION	MAY 2023
4.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
5.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	MAR 2025
6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT - REVISED	JUL 2025

ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

STORM & SANITARY DESIGN SHEETS

TATHAM ENGINEERING

JULY 2022
NTS

DE-4

Drawing Name: 117159-DE01.dwg, Plotted: Jul 24, 2025

SECOND NATURE DEVELOPMENT (PHASE 3)

MONTERRA GOLF COURSE

PROPERTY LINE

OPEN SPACE

BLOCK 120 (ENVIRONMENTAL PROTECTION)

PROPOSED DRY POND STORMWATER MANAGEMENT FACILITY (SEE DWG SWM-1)

OUTLET 1

STORMWATER MANAGEMENT BLOCK

STREET D

STREET B

STREET A

STREET C

6.0m GRANULAR CONSTRUCTION ACCESS

INTERMITTENT WATERCOURSE

TRIBUTARY

PARK BLOCK

BLOCK 119 PARK BLOCK

BLOCK 131 STORMWATER MANAGEMENT BLOCK

BLOCK 132 (ENVIRONMENTAL PROTECTION)

BLOCK 121

BLOCK 122

BLOCK 123

BLOCK 124

BLOCK 125

BLOCK 126

BLOCK 127

BLOCK 128

BLOCK 129

BLOCK 130

COUNTY ROAD 21

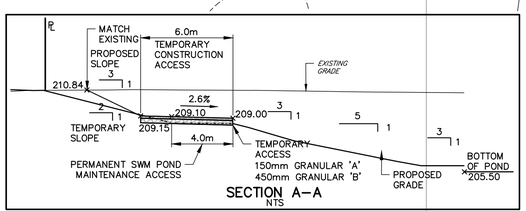
GREY ROAD 21

EX. 600mmø CSP CULVERT

PROPERTY LINE

LA SCANDINAVE SPA

WINDFALL DEVELOPMENT (PHASE 6)



SECTION A–A
NTS

LEGEND

- TEMPORARY CONSTRUCTION ACCESS ROUTE
- TEMPORARY CONSTRUCTION SCREEN
- CONSTRUCTION – STAGE 1
- CONSTRUCTION – STAGE 2
- ENVIRONMENTALLY PROTECTED LAND

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TOP OF SIB ON NORTH WEST PROPERTY CORNER.

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6.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT – REVISED	JUL 2025

ENGINEER STAMP

[redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

CONSTRUCTION COORDINATION PLAN

TATHAM ENGINEERING

JULY 2022

1:1000

CCP-1

Drawing Name: 117159-CCP01.dwg, Plotted: Jul 24, 2025

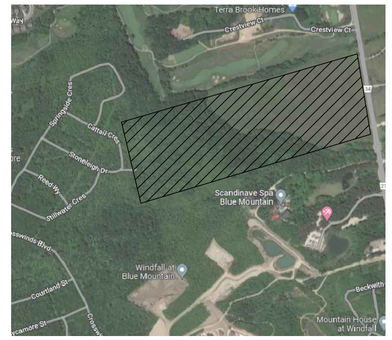
ELECTRICAL LEGEND

H1	PROPOSED LUMINAIRE. REFER TO SPECIFCATIONS ON E3
	INDICATES GROUND ROD TO BE INSTALLED AT EACH END OF CIRCUIT LIGHT POLE LOCATION
	HONI POWER TRANSFORMER
LP–A	PROPOSED STREET LIGHT PEDESTAL WITH TAG
HH–1	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
CT	PROPOSED COMMON TRENCH CABLE(S) AND 53mmø CONDUIT (PVC TYPE DB2), TRENCH BY ELECTRICAL CONTRACTOR.
SL	PROPOSED STREET LIGHT CABLE(S) AND 53mmø CONDUIT (PVC TYPE DB2), TRENCH BY ELECTRICAL CONTRACTOR.

DRAWING NOTES

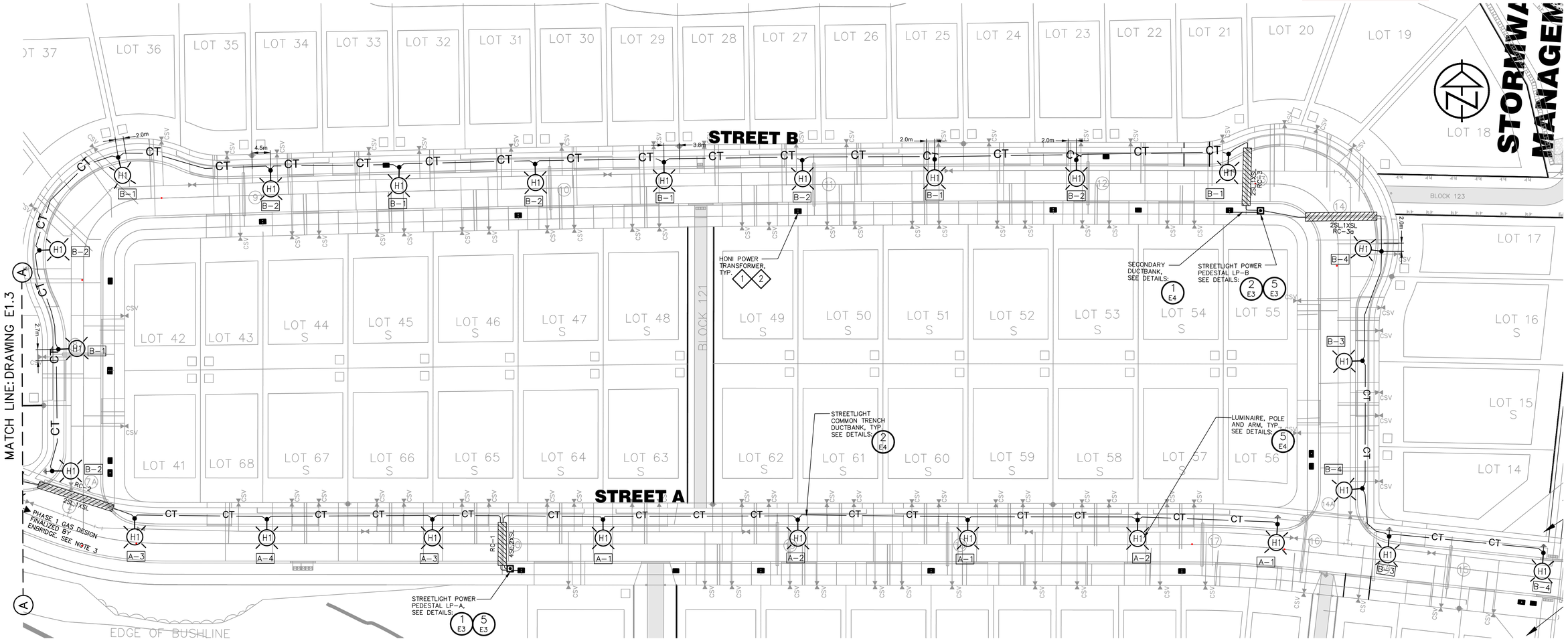
1. CONTRACTOR TO REFER TO HYDRO ONE TABLE 1B FOR MINIMUM HORIZONTAL CLEARANCES BETWEEN PEDESTAL AND PAD–MOUNTED EQUIPMENT ACCESS AND NON–ACCESS SIDES.
2. CONTRACTOR TO REFER TO HYDRO ONE TABLE 1B FOR MINIMUM HORIZONTAL CLEARANCES TO ALL UNDERGROUND PLANT/STRUCTURES.
3. REFER TO HONI DRAWINGS FOR ROAD CROSSING REQUIREMENTS. ALSO REFER TO BELL AND ROGERS DRAWINGS FOR ADDITIONAL COMMUNICATION ROAD CROSSING DUCTS.

[redacted]



KEY PLAN – NTS

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1 E1.1 STREET A & B – LIGHTING LAYOUT

• 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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4.	ISSUED FOR CONSTRUCTION	JUNE 2024
5.	ISSUED FOR PHASE 2 PRE–SERVICING AGREEMENT	MARCH 2025

ENGINEER STAMP [redacted]

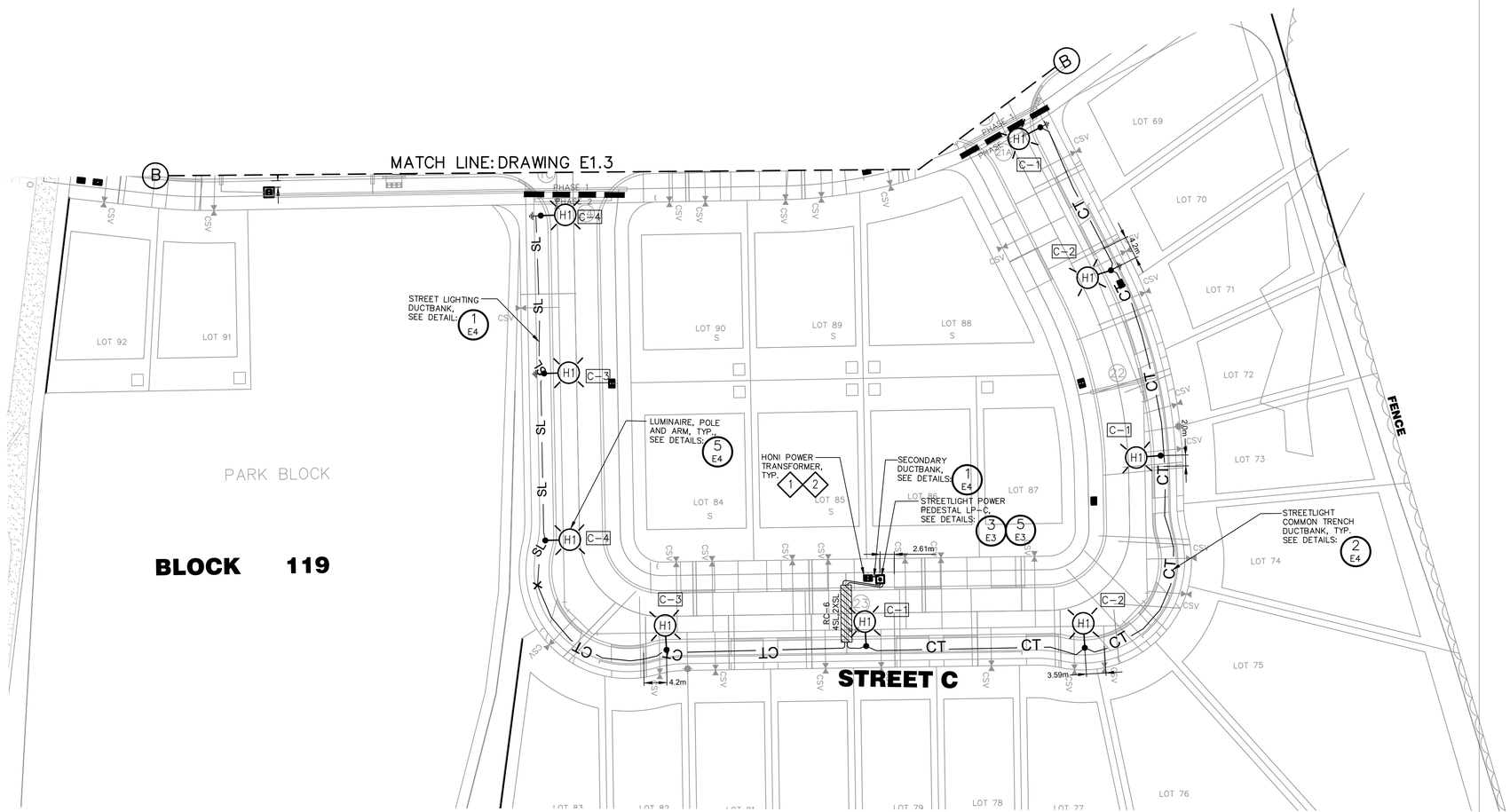
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

STREET A & B - LIGHTING LAYOUT

TATHAM ENGINEERING

E1.1

REFER TO DRAWING E1 FOR LEGEND AND NOTES



1 E1.2 STREET C – LIGHTING LAYOUT

SCALE 1:500

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BENCHMARKS

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ENGINEER STAMP

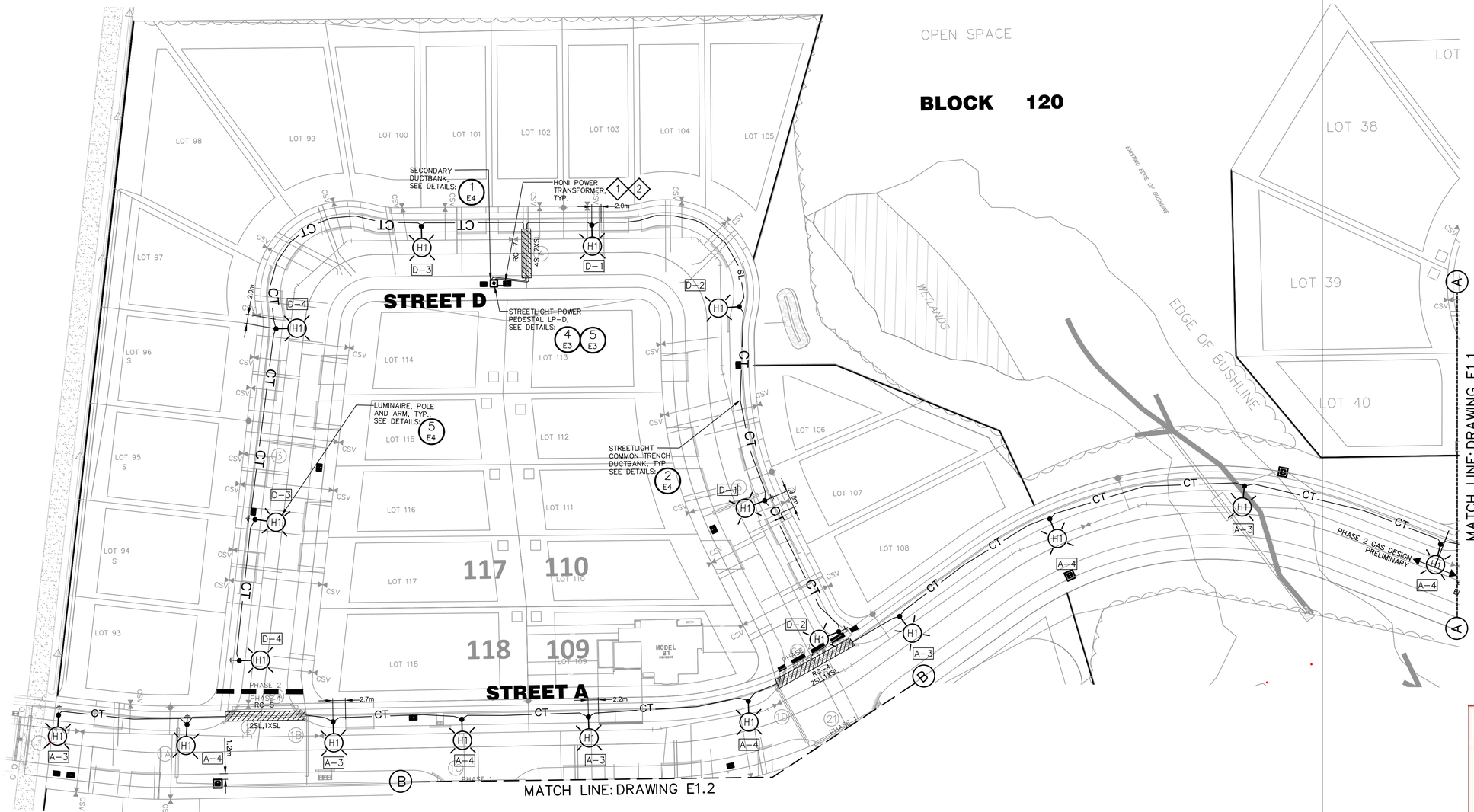
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

STREET C - LIGHTING LAYOUT

TATHAM ENGINEERING

E1.2

REFER TO DRAWING E1 FOR LEGEND AND NOTES



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

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BENCHMARKS

TBM#1 – ELEVATION 203.42

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ENGINEER STAMP

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

STREET A & D - LIGHTING LAYOUT

TATHAM ENGINEERING

E1.3

[redacted]

Luminaire Schedule						
Symbol	Label	Arrangement	Arr. Watts	Lumens	LLF	Description
H1	L1	SINGLE	24.9	3845	0.600	K807-P4FL-III-25(SSL)-8060

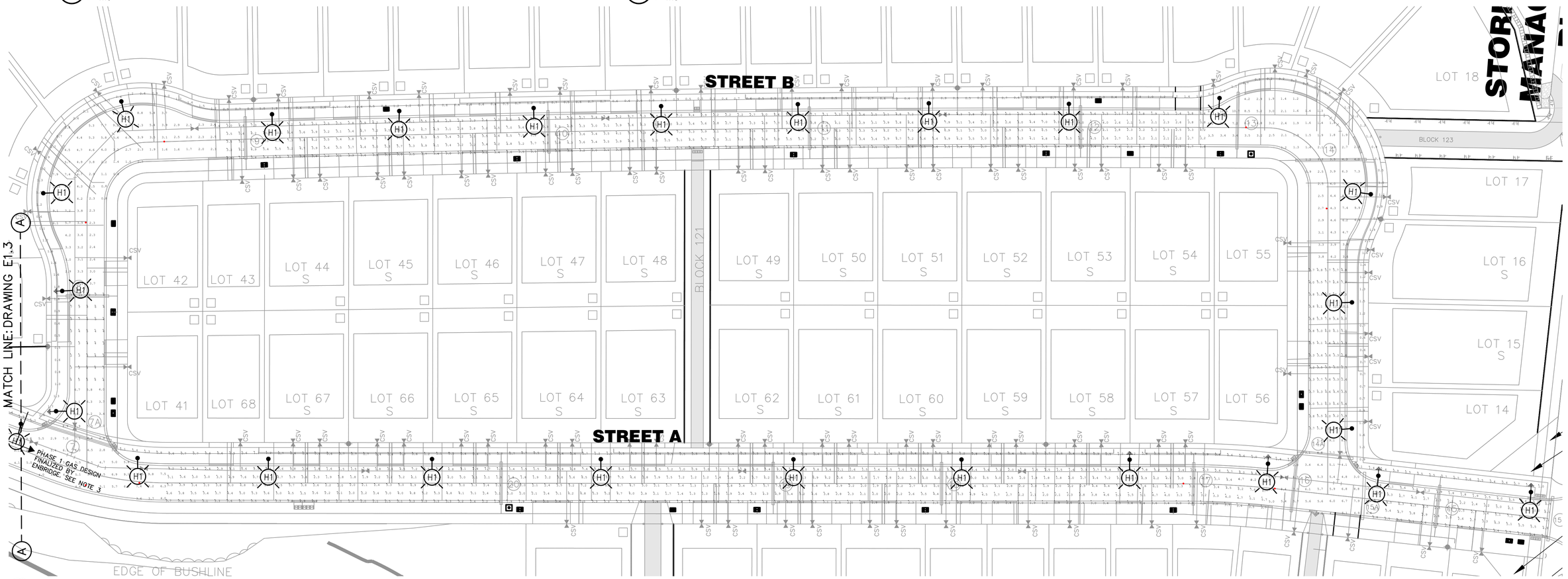
2 LUMINAIRE SCHEDULE
E2.1 • NTS

Calculation Summary						
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

REFER TO DRAWING E1 FOR LEGEND AND NOTES

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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

No.	REVISION DESCRIPTION	DATE
1.	2nd SUBMISSION	DEC 2022
2.	3rd SUBMISSION	MAY 2023
3.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
4.	ISSUED FOR CONSTRUCTION	JUNE 2024
5.	ISSUED FOR PHASE 2 PRE-SERVICING AGREEMENT	MARCH 2025

ENGINEER STAMP [redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

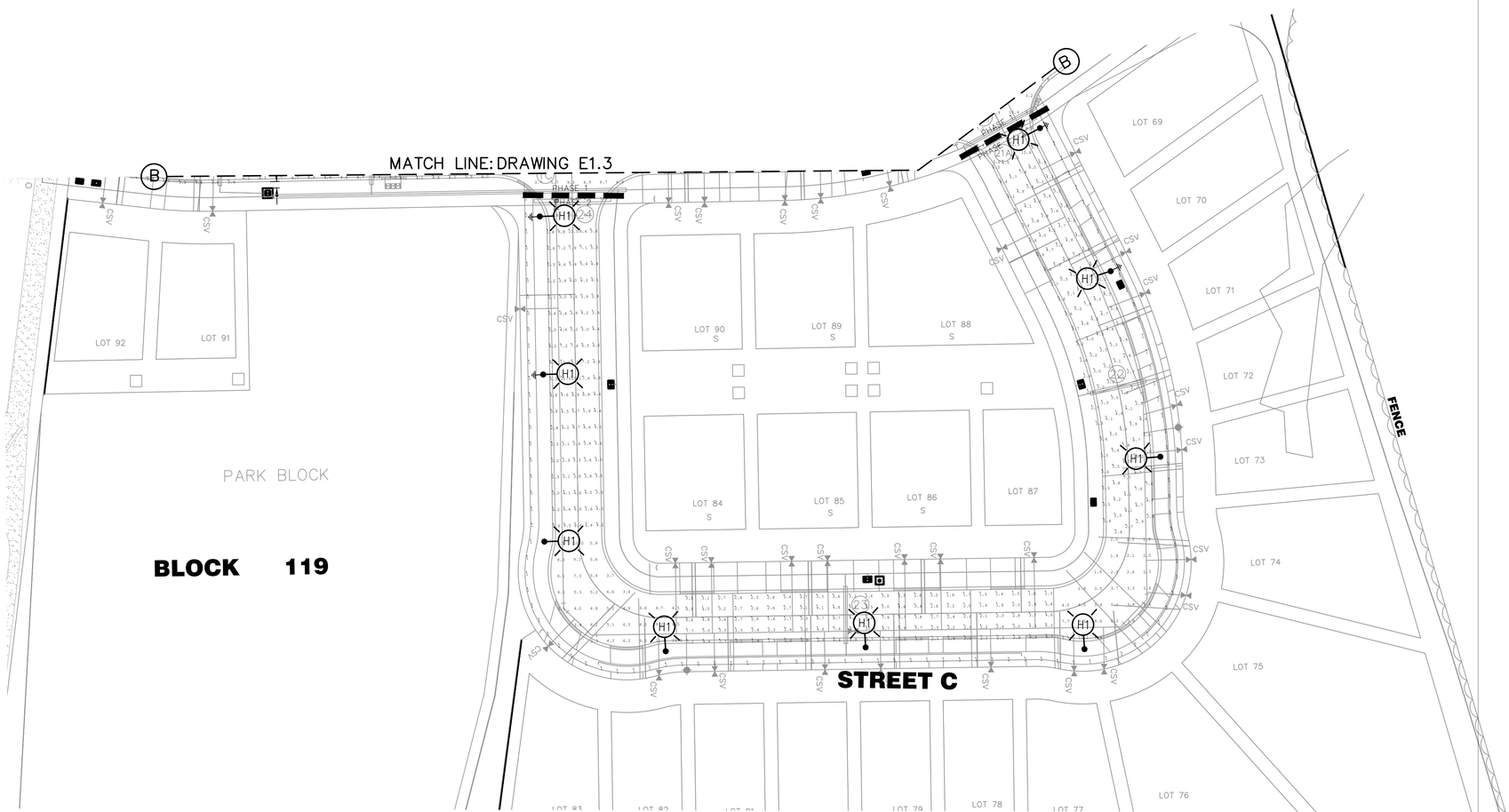
STREET A & B -
PHOTOMETRIC LAYOUT

TATHAM ENGINEERING

E2.1

REFER TO DRAWING E1.1
FOR LEGEND AND NOTES

REFER TO DRAWING E2.1
FOR LUMINAIRE SCHEDULE



1 E2.2 STREET C – PHOTOMETRICS LAYOUT
• SCALE 1:500

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ENGINEER STAMP

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

STREET C -
PHOTOMETRIC LAYOUT

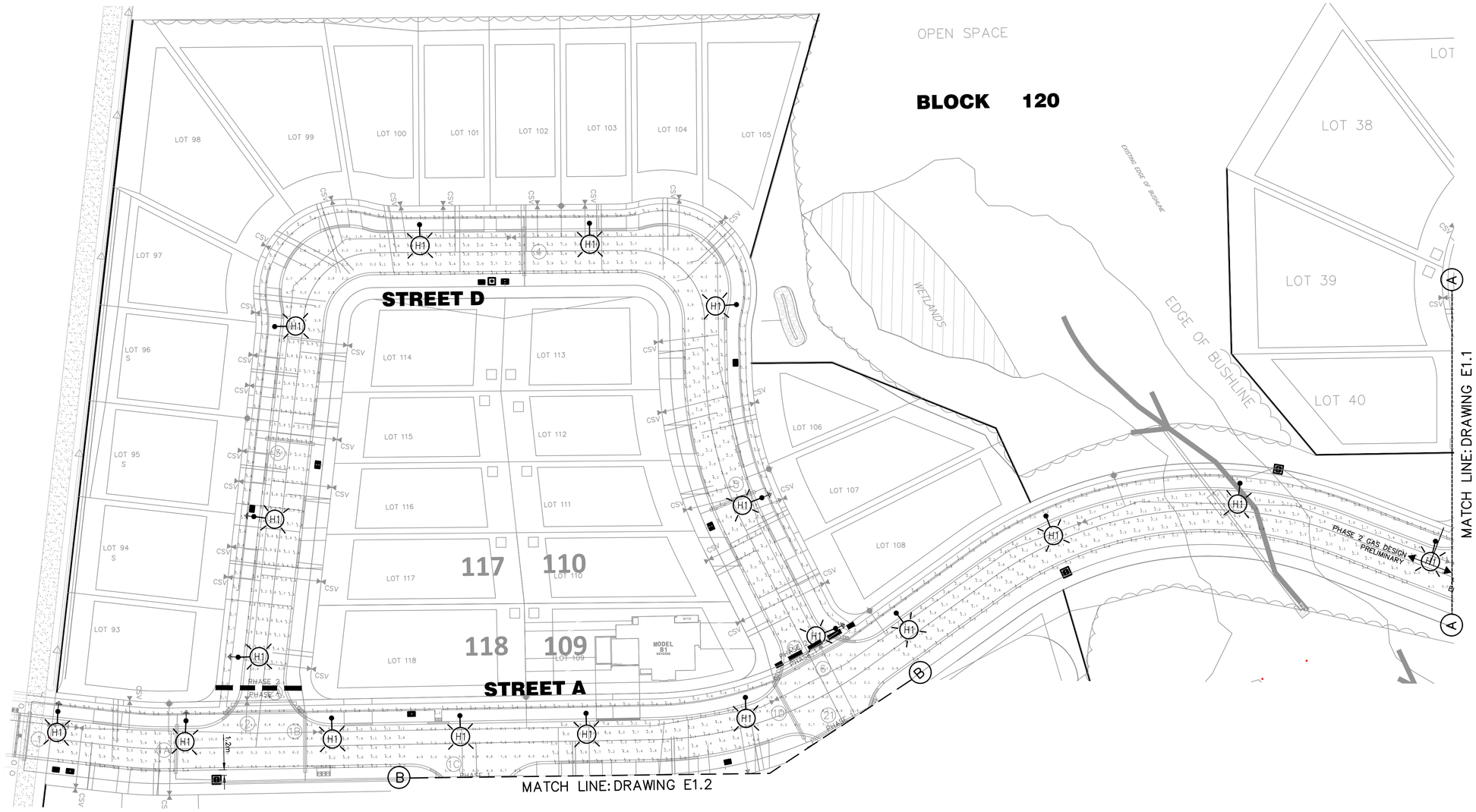
TATHAM ENGINEERING

E2.2

REFER TO DRAWING E1 FOR LEGEND AND NOTES

REFER TO DRAWING E2.1 FOR LUMINAIRE SCHEDULE

[redacted]



1 E2.3 STREET A & D – PHOTOMETRICS LAYOUT

• SCALE 1:500

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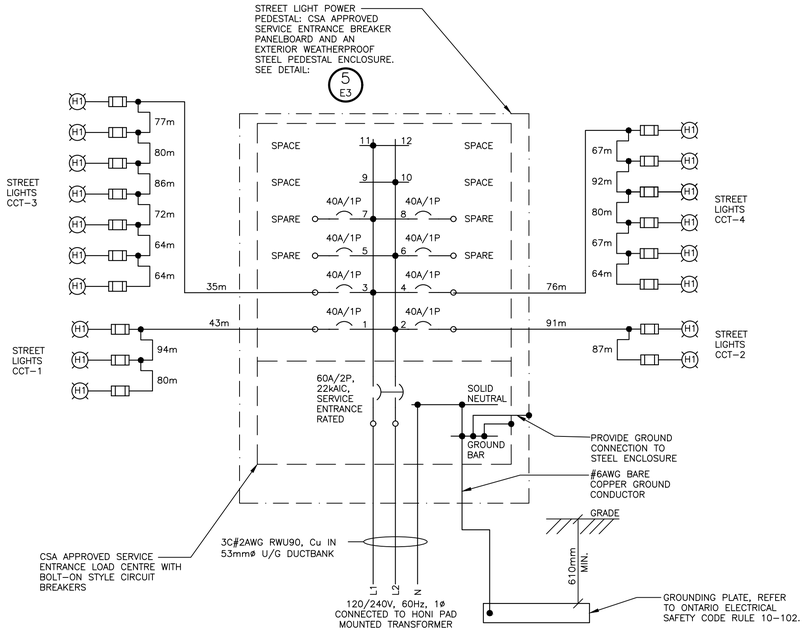
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BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

STREET A & D - PHOTOMETRIC LAYOUT

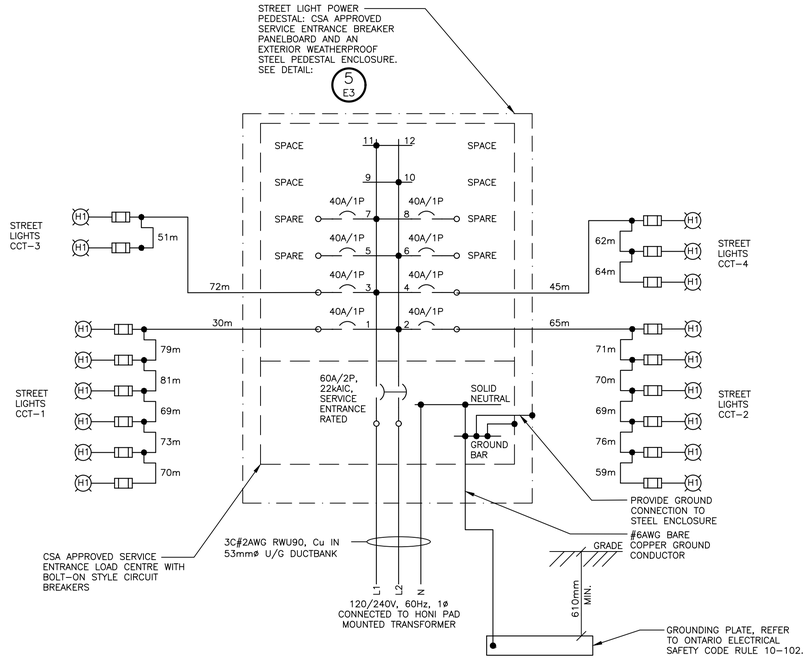
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E2.3



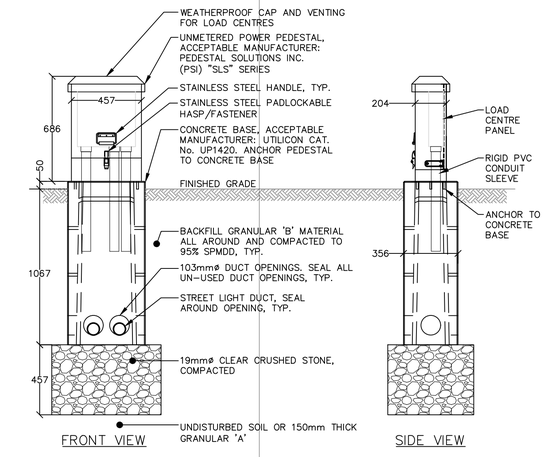
1 E3 POWER PEDESTAL LP-A WIRING DETAIL

- NTS, DIMENSIONS SHOWN IN MILLIMETRES (mm)



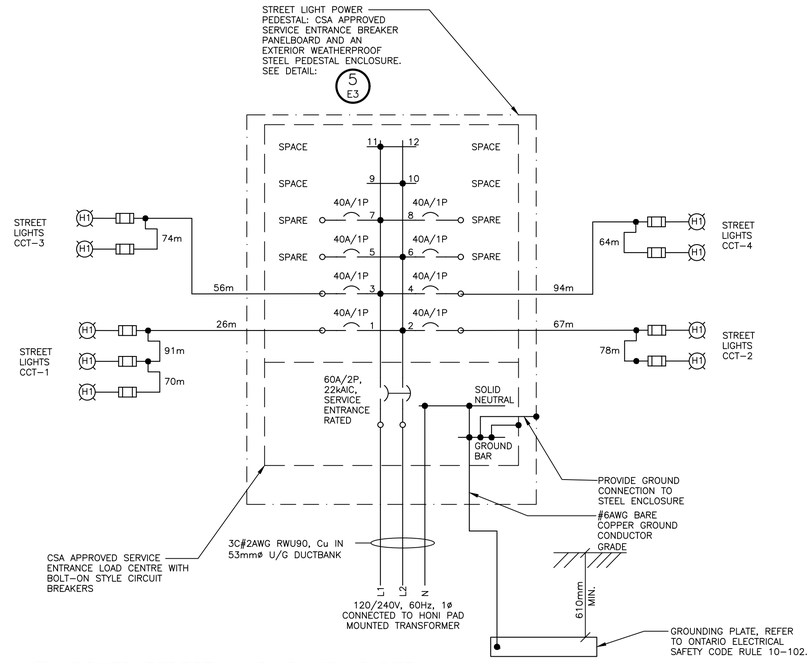
2 E3 POWER PEDESTAL LP-B WIRING DETAIL

- NTS, DIMENSIONS SHOWN IN MILLIMETRES (mm)



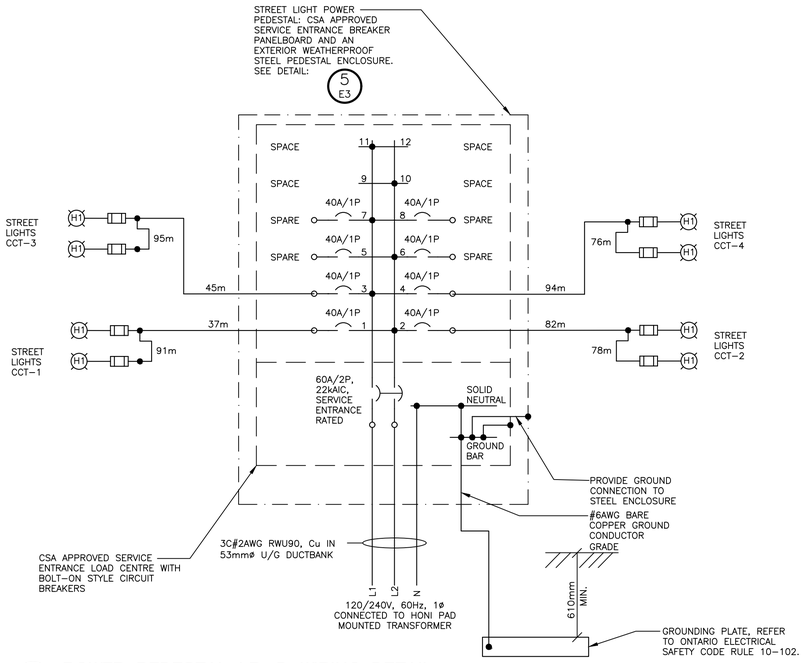
5 E3 TYP. UNMETERED STREETLIGHT POWER PEDESTAL DETAIL

-NTS, DIMENSIONS SHOWN IN MILLIMETRES (mm)



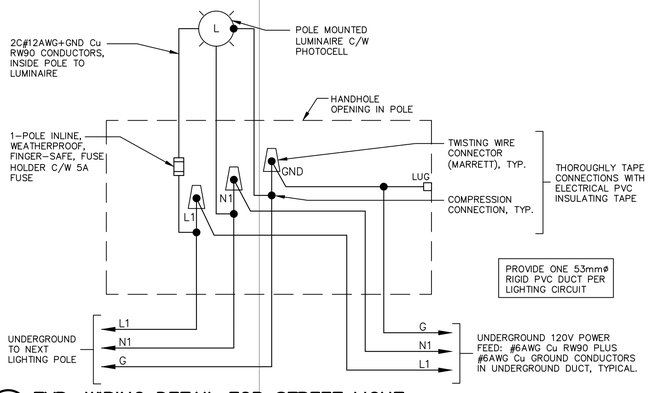
3 E3 POWER PEDESTAL LP-C WIRING DETAIL

- NTS, DIMENSIONS SHOWN IN MILLIMETRES (mm)



4 E3 POWER PEDESTAL LP-D WIRING DETAIL

- NTS, DIMENSIONS SHOWN IN MILLIMETRES (mm)



6 E3 TYP. WIRING DETAIL FOR STREET LIGHT

- NTS

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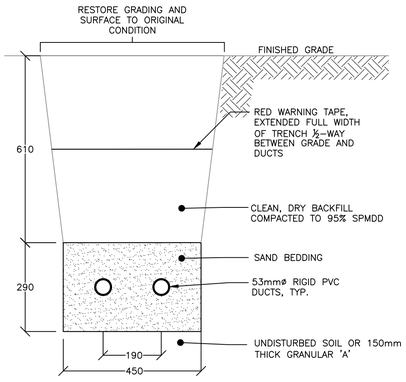
ENGINEER STAMP [redacted]

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

INSTALLATION DETAILS AND ROAD CROSS SECTION

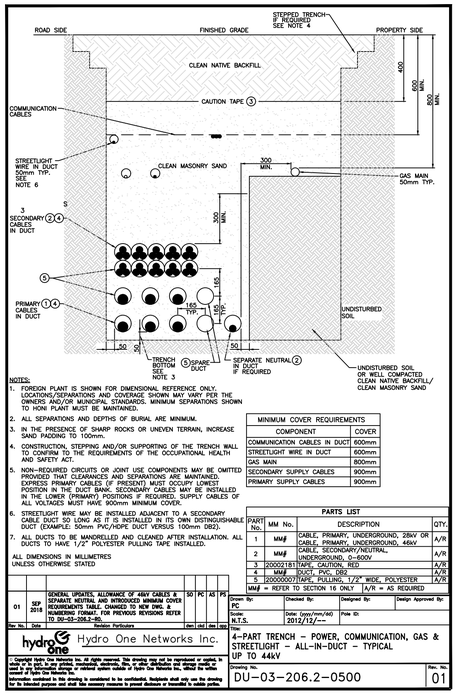
TATHAM ENGINEERING

E3



1 E4 SECONDARY AND LIGHTING DUCTBANK

- NTS, DIMENSIONS SHOWN IN MILLIMETRES (mm). DUCTBANK NOTES:
- PROVIDE FISH ROPE IN EACH SPARE (S) DUCT
- INSTALL SPACERS EVERY 1524mm TO ASSEMBLE DUCTBANK. OFFSET OR STAGGER SPACERS.
- GLUE ALL PVC JOINTS



NOTES:
1. FOREIGN PLANT IS SHOWN FOR DIMENSIONAL REFERENCE ONLY. LOCATIONS/SEPARATIONS AND COVERAGE SHOWN MAY VARY PER THE OWNERS AND/OR MUNICIPAL STANDARDS. MINIMUM SEPARATIONS SHOWN TO HONI PLANT MUST BE MAINTAINED.
2. ALL SEPARATIONS AND DEPTHS OF BURIAL ARE MINIMUM.
3. IN THE PRESENCE OF SHARP ROCKS OR UNEVEN TERRAIN, INCREASE SAND PADDING TO 100mm.
4. CONSTRUCTION, STEPPING AND/OR SUPPORTING OF THE TRENCH WALL SHALL CONFORM TO THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT.
5. NON–REQUIRED CIRCUITS OR JOINT USE COMPONENTS MAY BE OMITTED PROVIDED THAT CLEARANCES AND SEPARATIONS ARE MAINTAINED. EXPRESS PRIMARY CABLES (IF PRESENT) MUST OCCUPY LOWEST POSITION IN THE DUCT BANK. SECONDARY CABLES MAY BE INSTALLED IN THE LOWER (PRIMARY) POSITIONS IF REQUIRED. SUPPLY CABLES OF ALL VOLTAGES MUST HAVE 900mm MINIMUM COVER.
6. STREETLIGHT WIRE MAY BE INSTALLED ADJACENT TO A SECONDARY CABLE DUCT SO LONG AS IT IS INSTALLED IN ITS OWN DISTINGUISHABLE DUCT (EXAMPLE: 50mm PVC/HDPE DUCT VERSUS 100mm DB2).
7. ALL DUCTS TO BE MANDRELLED AND CLEANED AFTER INSTALLATION. ALL DUCTS TO HAVE 1/2" POLYESTER PULLING TAPE INSTALLED.

ALL DIMENSIONS IN MILLIMETRES
UNLESS OTHERWISE STATED

MINIMUM COVER REQUIREMENTS	
COMPONENT	COVER
COMMUNICATION CABLES IN DUCT	600mm
STREETLIGHT WIRE IN DUCT	600mm
GAS MAIN	800mm
SECONDARY SUPPLY CABLES	900mm
PRIMARY SUPPLY CABLES	900mm

PARTS LIST			
PART No.	MM No.	DESCRIPTION	QTY.
1	MM#	CABLE, PRIMARY, UNDERGROUND, 25kV OR CABLE, PRIMARY, UNDERGROUND, 46kV	A/R
2	MM#	CABLE, SECONDARY/NEUTRAL, UNDERGROUND, 0–600V	A/R
3	20002181	TAPE, CAUTION, RED	A/R
4	MM#	DUCT, PVC, DB2	A/R
5	20000007	TAPE, PULLING, 1/2" WIDE, POLYESTER	A/R

MM# = REFER TO SECTION 16 ONLY A/R = AS REQUIRED

Rev. No.	Date	Revision Particulars	dm	ckd	fac	apv
01	SEP 2018	GENERAL UPDATES, ALLOWANCE OF 46kV CABLES & SEPARATE NEUTRAL AND HYDRO/GAS MINIMUM COVER REQUIREMENTS TABLE, CHANGED TO NEW DWG. # NUMBERING FORMAT. FOR PREVIOUS REVISIONS REFER TO DU–03–206.2–90.	SO	PC	AS	PS

Drawn By: PC | Checked By: | Designed By: | Design Approved By:
Scale: N.T.S. | Date (yyyy/mm/dd): 2012/12/-- | Pole ID:

hydro one Hydro One Networks Inc.

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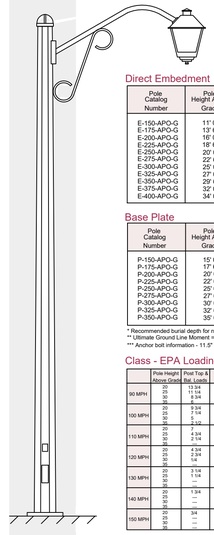
4–PART TRENCH – POWER, COMMUNICATION, GAS & STREETLIGHT – ALL–IN–DUCT – TYPICAL UP TO 44kV

Drawing No.: DU–03–206.2–0500 | Rev. No.: 01

2 E4 HONI TRENCH DETAIL – COMMON TRENCH (CT)

- NTS

Octagonal Class A- Light Duty Pole



Octagonal Class A - Light Duty Pole

Physical Details:
- Octagonal symmetrically tapered shaft.
- 5.375" flat to flat pole tip.
- 0.125" per linear ft. taper increase.
- 600 lb. transverse bending strength (2 ft. from tip).
- Mold finish is standard but optional etched or polished finish and Decor colors are available.
- For various luminaire mounting details, please reference arms and accessories.

Direct Embedment

Pole Catalog Number	Pole Height Above Grade	Assumed Embedment Depth*	Overall Pole Length	Pole Butt Flat to Flat (Inches)	Ultimate Ground-Line Moment (ft. lbs.**)	Nominal Weight (lbs.)
E-150-APO-G	11' 0"	4' 0"	15' 0"	7.25	5400	495
E-175-APO-G	13' 6"	4' 0"	17' 6"	7.56	6500	600
E-200-APO-G	16' 0"	4' 0"	20' 0"	7.88	8400	710
E-225-APO-G	18' 6"	4' 0"	22' 6"	8.19	9900	825
E-250-APO-G	20' 0"	5' 0"	25' 0"	8.50	10800	975
E-275-APO-G	22' 6"	5' 0"	27' 6"	8.81	12300	1110
E-300-APO-G	25' 0"	5' 0"	30' 0"	9.13	13800	1255
E-325-APO-G	27' 0"	5' 6"	32' 6"	9.44	15000	1400
E-350-APO-G	29' 6"	5' 6"	35' 0"	9.75	16500	1555
E-375-APO-G	32' 0"	5' 6"	37' 6"	10.06	18000	1735
E-400-APO-G	34' 0"	6' 0"	40' 0"	10.38	19200	1990

Base Plate

Pole Catalog Number	Pole Height Above Grade	Pole Butt Flat to Flat (Inches)	Base Plate Size (Inches)	Bolt Circle*** (Inches)	Ultimate Ground-Line Moment (ft. lbs.**)	Nominal Weight (lbs.)
P-150-APO-G	15' 0"	7.25	11.5 x 11.5	11.5	7800	538
P-175-APO-G	17' 6"	7.56	11.5 x 11.5	11.5	9300	640
P-200-APO-G	20' 0"	7.88	11.5 x 11.5	11.5	10800	750
P-225-APO-G	22' 6"	8.19	11.5 x 11.5	11.5	12300	870
P-250-APO-G	25' 0"	8.50	11.5 x 11.5	11.5	13800	1020
P-275-APO-G	27' 6"	8.81	11.5 x 11.5	11.5	15300	1155
P-300-APO-G	30' 0"	9.15	11.5 x 11.5	11.5	16800	1300
P-325-APO-G	32' 0"	9.44	14.5 x 14.5	17	18300	1480
P-350-APO-G	35' 0"	9.75	14.5 x 14.5	17	19800	1635

* Recommended burial depth for normal soils. Where large imbalanced loads are applied or soil strength is questionable, deeper burial may be necessary.
** Ultimate Ground Line Moment = Height above grade minus 2 ft x transverse bending strength.
*** Anchor bolt information - 11.5" BC uses 3/4" x 27" anchor bolts. 17" BC uses 1" x 36" anchor bolts.

Class - EPA Loading

	Pole Height Above Grade	Post Top & Mod. Loads	Imbalanced Loads 6' arm			
90 MPH	20	13 3/4	12	10 3/4	9 1/4	
	25	11 1/4	9 3/4	9	7 3/4	
	30	8 3/4	7 1/2	6 3/4	5 3/4	
	35	—	—	5 1/2	4 3/4	
100 MPH	20	9 3/4	8 1/2	7 1/2	6 1/4	
	25	7 1/4	6 1/2	5 3/4	4 3/4	
	30	5	4 1/2	4 1/2	3 3/4	
	35	—	3 3/4	3 1/2	2 3/4	
110 MPH	20	7	5 3/4	5	4	
	25	4 3/4	3 3/4	3 1/4	2 1/2	
	30	2 1/4	1 1/2	1	1/2	
	35	—	—	—	—	
120 MPH	20	4 3/4	4	3 1/4	2 1/4	
	25	2 3/4	1 3/4	1 3/4	3/4	
	30	1/4	—	—	—	
	35	—	—	—	—	
130 MPH	20	3 1/4	2 1/4	1 3/4	1	
	25	1 1/4	1/4	—	—	
	30	—	—	—	—	
	35	—	—	—	—	
140 MPH	20	1 3/4	1 1/4	3/4	—	
	25	—	—	—	—	
	30	—	—	—	—	
	35	—	—	—	—	
150 MPH	20	3/4	1/4	—	—	
	25	—	—	—	—	
	30	—	—	—	—	
	35	—	—	—	—	

Decor Colors & Finishes

Color Finish	Eclipse (Black)	Ash White	Pearl Gray	Dusty Rose	Aztec Jade (Lime)	Desert Sand (Beige)	Saluki (Bronze Brown)
Etched Finish	E11	E35	E40	E41	E51	E70	E90
Polished	S11	S35	S40	S41	S51	S70	S90

Mold finish, catalog #M00, is standard on all poles. Decor colors and finishes must be specified. A clear acrylic coating is standard on all Decor poles.

◀ When selecting a pole strength class, care must be taken to ensure it will carry the desired EPA loading of arm and luminaire for the wind conditions at your location. If you are unsure of your location's wind condition, please reference Isotach Map in General and Technical section.

LP-11

Streetlighting Arms and Accessories

Spun concrete poles can be adapted to fit most arms or accessories. Our standards are detailed in the "Arms and Accessories" section of this catalog. If a specific item is not shown, please call your local representative or our sales office.

When requesting StressCrete to supply arms, please ensure compatability with luminaire.

Finishes

Mold finish is standard on all poles. If a Decor or custom finish is desired it must be specified in the pole catalog number. Please see lower right front page for information, or turn to Decor section.

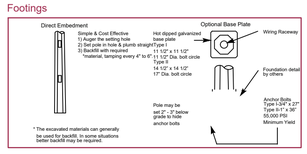
Standard Openings and Handholes

(For more detailed information, please reference General and Technical section.)
- 2 1/2" x 8" is the standard handhole box located 18" above grade. Both it and the tight fitting coverplate are available in non-metallic, non-conductive injection molded material or a rugged high density cast zinc.
- Standard coverplate fasteners are 1/4" stainless steel with either Allen (hex) head for the United States or black Robertson #3 (square) head in Canada. Tamperproof and non-standard fasteners are available but must be specified.
- Standard above grade wiring apertures vary with arm selection but are generally 1 1/4" diameter holes or 1 1/2" x 3" openings. Below grade apertures are 2 1/2" x 5" double openings 18" below grade in line with handhole.
- Non-standard sizes can be made available on request; please contact our sales office.
- Galvanized steel or zinc inserts are available in 1/8" increments from 1/4" through 3/4".
- Through holes are nominal 1/2", 3/4", or 1".

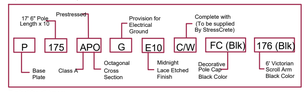
Electrical Grounding

The last letter of our pole catalog number "G" specifies that the pole will be supplied complete with a #6 stranded copper ground wire. When properly connected, this will electrically ground the pole. If the pole is not to be electrically grounded, simply delete the letter "G" from the catalog number.

Footings

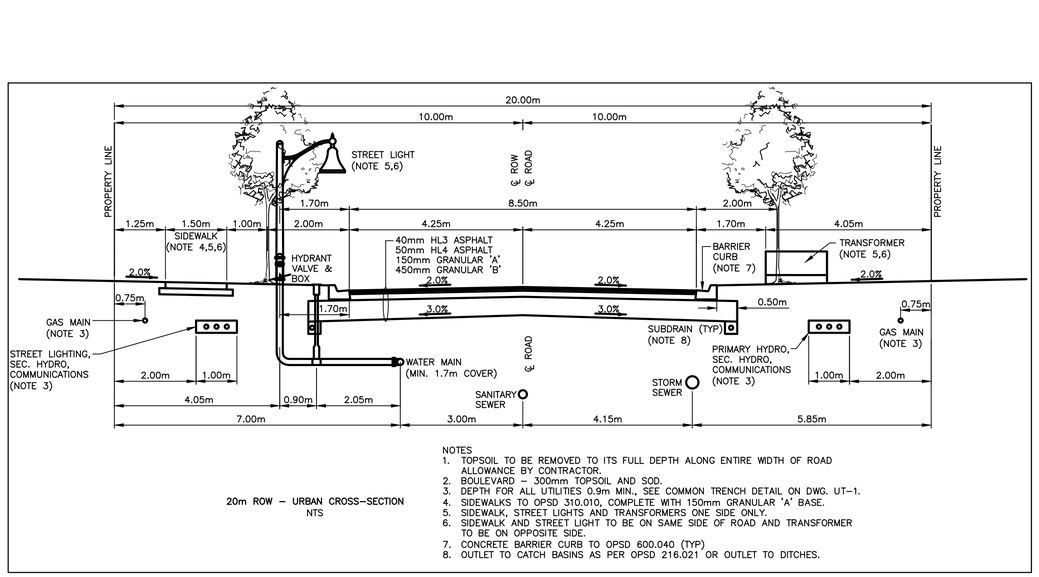


Typical Catalog Numbers



Typical for all types:
1. Select footing type – direct embedment or base plate.
2. Select pole length – if direct embedded allow for embedment length.
3. Select shape and strength of pole.
4. If required, select provision for electrical grounding of pole.
5. If desired, select Decor color and finish.
6. Select luminaire mounting style – see arms and accessories.

LP-12



20m ROW – URBAN CROSS–SECTION
NTS

NOTES
1. TOPSOIL TO BE REMOVED TO ITS FULL DEPTH ALONG ENTIRE WIDTH OF ROAD ALLOWANCE BY CONTRACTOR.
2. BOULEVARD – 300mm TOPSOIL AND SOD.
3. DEPTH FOR ALL UTILITIES 0.9m MIN., SEE COMMON TRENCH DETAIL ON DWG. UT–1.
4. SIDEWALKS TO OPSD 310.010, COMPLETE WITH 150mm GRANULAR 'A' BASE.
5. SIDEWALK, STREET LIGHTS AND TRANSFORMERS ONE SIDE ONLY.
6. SIDEWALK AND STREET LIGHT TO BE ON SAME SIDE OF ROAD AND TRANSFORMER TO BE ON OPPOSITE SIDE.
7. CONCRETE BARRIER CURB TO OPSD 600.040 (TYP)
8. OUTLET TO CATCH BASINS AS PER OPSD 216.021 OR OUTLET TO DITCHES.

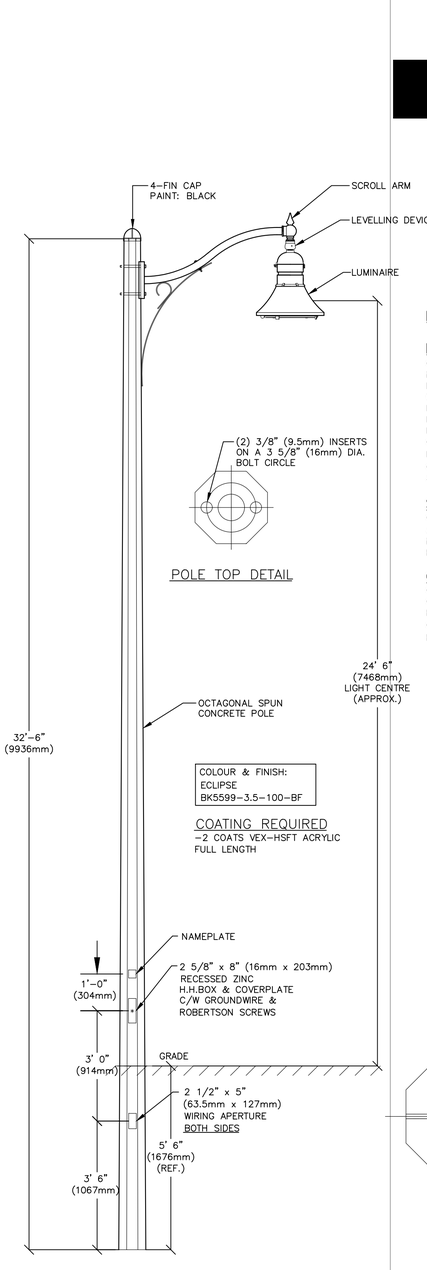
4 E4 TYP. ROAD CROSS SECTION

- NTS

3 E4 POLE CUT SHEET

- NTS

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5 E4 LUMINAIRE, POLE AND ARM SPECIFICATIONS

- NTS

CONTRACTOR TO ENSURE DECORATIVE HEADS ARE ORIENTED CORRECTLY PER MANUFACTURER'S INSTALLATION INSTRUCTIONS TO ENSURE PROPER DISTRIBUTION PATTERNS PER THE PHOTOMETRIC DESIGN. CONTRACTOR WILL BE RESPONSIBLE TO RE–ALIGN ALL FIXTURES AT NO COST TO THE DEVELOPER.

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" (7468MM) ABOVE GRADE
OPTIONS:	C/W KPL10 LEVELING DEVICE
& 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–FC
COLOUR:	ECLIPSE
FINISH:	ETCHED
OVERALL POLE HEIGHT:	32'–6" (9906mm)
HEIGHT ABOVE GRADE:	27'–0" (8230mm)

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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
1.	2nd SUBMISSION	DEC 2022
2.	3rd SUBMISSION	MAY 2023
3.	ISSUED FOR SUBDIVISION AGREEMENT	FEB 2024
4.	ISSUED FOR CONSTRUCTION	JUNE 2024
5.	ISSUED FOR PHASE 2 PRE–SERVICING AGREEMENT	MARCH 2025

ENGINEER STAMP

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

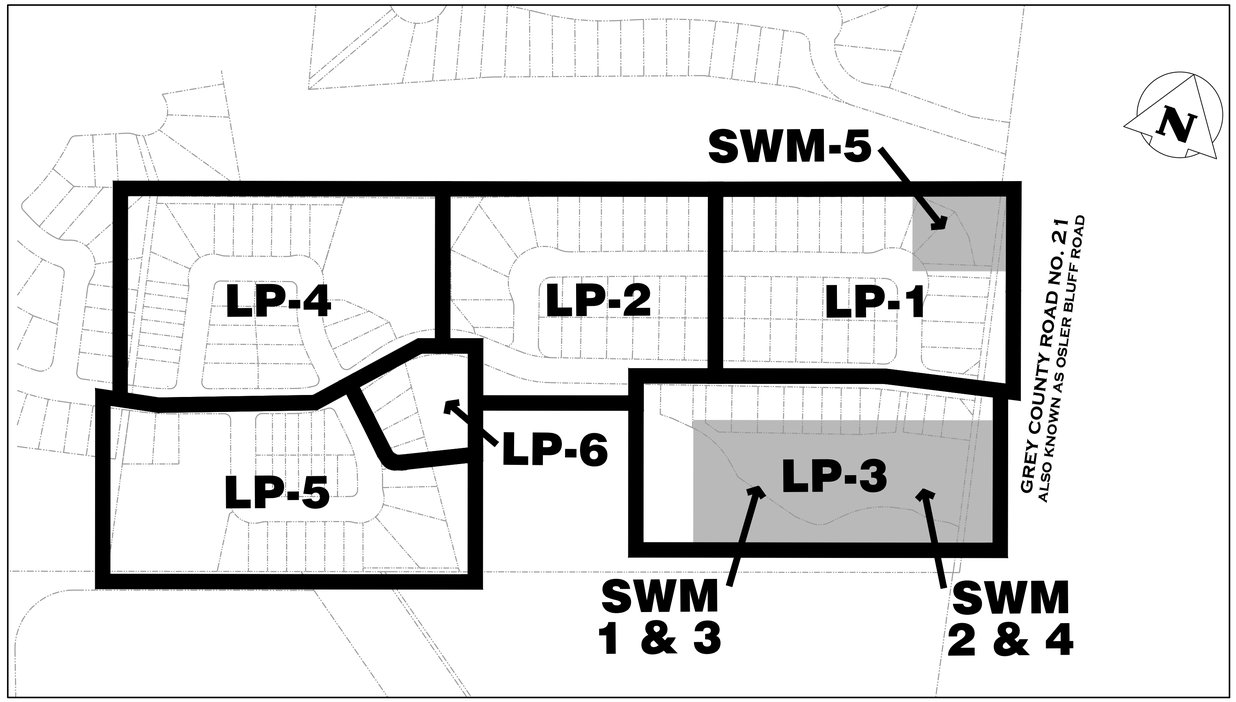
LUMINAIRE SPECIFICATIONS, DUCTBANK DETAILS & ROAD CROSS SECTION

TATHAM ENGINEERING

E4

BLUE VISTA DEVELOPMENT

TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY



DRAWING	TITLE
VMP-1 & VMP-2	VEGETATION ASSESSMENT/MANAGEMENT PLAN & DETAILS
MTP-1	MASTER TRAILS PLAN
LP-1 to LP-5	LANDSCAPE PLANS
LP-6	WETLAND COMPENSATION PLANTING PLAN
SWM-1 to SWM-5	STORMWATER MANAGEMENT POND BLOCK PLANTING PLANS
TVR-1	TREE/VEGETATION RETENTION, ENHANCEMENT AND COMPENSATION PLAN
WC-1	WOODLAND COMPENSATION PLANTING PLAN
LD-1 to LD-2	LANDSCAPE DETAILS

[redacted]

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
70 HURON STREET, SUITE 100
COLLINGWOOD, ON, L9Y 4L4
705-446-3510
WWW.CFCROZIER.CA

DEVELOPER'S ENGINEER

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

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PROJECT No.: 876 - 5337
ISSUED FOR PH. 2 PRE-SERVICING AGREEMENT

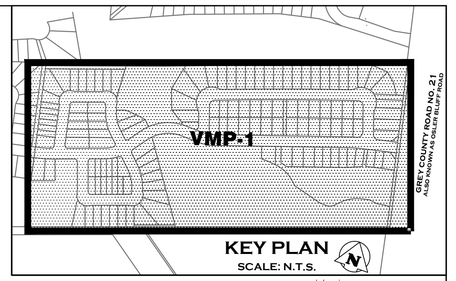
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NOTES:

1. FOR TREE PROTECTION DETAILS AND NOTES, SEE DRAWING VMP-2.

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.

[redacted]

SECOND NATURE DEVELOPMENT PHASE 3

MONTERRA GOLF COURSE

EXISTING VEGETATION TO BE REMOVED - TYP.

ENVIRONMENTAL PROTECTION BLOCK 120

EXISTING VEGETATION TO BE REMOVED - TYP.

LOT 98 LOT 99 LOT 100 LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120 LOT 121 LOT 122 LOT 123 LOT 124 LOT 125 LOT 126 LOT 127 LOT 128 LOT 129 LOT 130 LOT 131 LOT 132 LOT 133 LOT 134 LOT 135 LOT 136 LOT 137 LOT 138 LOT 139 LOT 140 LOT 141 LOT 142 LOT 143 LOT 144 LOT 145 LOT 146 LOT 147 LOT 148 LOT 149 LOT 150 LOT 151 LOT 152 LOT 153 LOT 154 LOT 155 LOT 156 LOT 157 LOT 158 LOT 159 LOT 160 LOT 161 LOT 162 LOT 163 LOT 164 LOT 165 LOT 166 LOT 167 LOT 168

STREET A STREET B STREET C STREET D

BLOCK 121 BLOCK 122 BLOCK 123 BLOCK 124 BLOCK 125 BLOCK 126 BLOCK 127 BLOCK 128 BLOCK 129 BLOCK 130 BLOCK 131 BLOCK 132

EXISTING VEGETATION TO BE RETAINED AND PROTECTED - TYP.

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

TREE PROTECTION FENCE - TYP. (1 / P9)

ENVIRONMENTAL PROTECTION BLOCK 132

PARK BLOCK 119 (1.0 HA)

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

EXISTING SECOND NATURE DEVELOPMENT APPROVED DEVELOPMENT PLAN UNDER CONSTRUCTION

EXISTING WINDFALL DEVELOPMENT PHASE 6 UNDER CONSTRUCTION

EXISTING SWM FACILITY

LA SCANDINAVE SPA

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

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NOTES:

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1.	ISSUED FOR 1ST SUBMISSION	12.21.2022
2.	REVISION TO DWG. NAME AS PER TOWN	02.23.2023
3.	ISSUED FOR PRE-SERVICING AGREEMENT	03.14.2023
4.	ISSUED FOR 2ND SUBMISSION	05.01.2023
5.	ISSUED FOR SUBDIVISION AGREEMENT	03.28.2024
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7.	ISSUED FOR PH2 PRE-SERVICING AGREEMENT	03.27.2025
8.	RE-ISSUED FOR PH2 PRE-SERVICING AGREEMENT	07.21.2025

LANDSCAPE ARCHITECT [redacted]

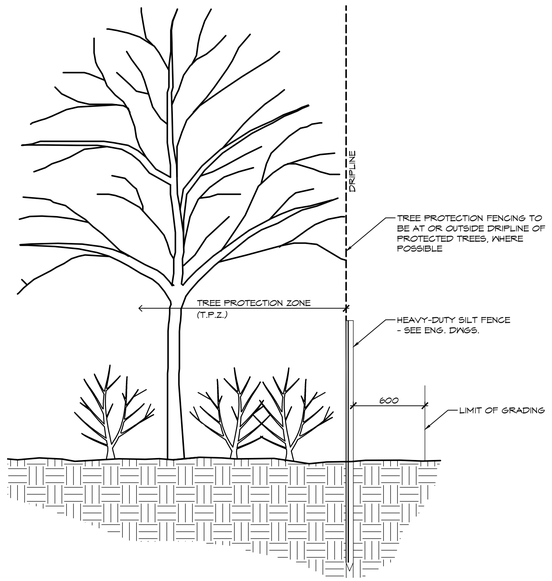
LANDSCAPE ARCHITECT

Project
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing
VEGETATION ASSESSMENT/MANAGEMENT PLAN

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

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



1 VMP2 TREE PROTECTION FENCE

1:25

NOTES:

1.0 EXISTING VEGETATION

1. EXISITNG VEGETATION IS DESCRIBED IN THE ENVIRONMENTAL IMPACT STUDY (EIS)SECOND SUBMISSION PREPARED BY CROZIER & 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 HORNBEAM, BLACK CHERRY, TREMBLING ASPEN, WHITE POPLAR, BALSAM POPLAR, COMMON APPLE, COMMON BUCKTHORN, HAWTHORN, CHOKE 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

1. 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.
2. FOR SERVICING, GRADING AND DRAINAGE INFORMATION SEE ENGINEERING DRAWINGS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING AND PROPOSED GRADES AND CONDITIONS OF THE PROJECT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH ANY REMOVALS.
4. TREE REMOVALS SHALL CONFORM WITH THE MIGRATORY BIRDS CONVENTION ACT AND MUNICIPAL BY-LAWS.

3.0 ENVIRONMENTAL IMPACT STUDY RECOMMENDATIONS

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

4.0 TREE PROTECTION

1. INSTALL TREE PROTECTION FENCING IN LOCATIONS INDICATED IN CONTRACT DRAWINGS.
2. WHERE POSSIBLE, TREE PROTECTION FENCING LOCATION TO BE AT OR OUTSIDE THE DRIPLINE OF PROTECTED TREES, WHICH IS DEFINED AS THE CIRCLE THAT COULD BE DRAWN ON THE SOIL AROUND A TREE DIRECTLY UNDER THE TIPS OF ITS OUTERMOST AND WIDEST BRANCHES.
3. LOCATION OF TREE PROTECTION FENCE SHALL BE CONFIRMED ON-SITE BY THE LANDSCAPE ARCHITECT BEFORE COMMENCEMENT OF TREE CLEARING OPERATIONS.
4. AS PART OF THE TREE REMOVAL OPERATION ALL STEMS, LIMBS AND STUMPS SHOULD BE REMOVED FROM THE SITE.
5. THE ROOT SYSTEMS FROM ALL EXISTING VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM CONSTRUCTION.
6. 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.
7. NO ROOT CUTTING OR MOVEMENT OF VEHICLES IS PERMITTED IN THE TREE PROTECTION ZONE.
8. FENCE BARRIERS MUST REMAIN IN FUNCTIONAL CONDITION UNTIL ALL SITE WORKS INCLUDING LANDSCAPING ARE COMPLETED.
9. 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

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

[redacted]

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NOTES:

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No.	ISSUE / REVISION	DATE: MM/DD/YYYY
1.	ISSUED FOR 1ST SUBMISSION	12.21.2022
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3.	ISSUED FOR PRE-SERVICING AGREEMENT	03.14.2023
4.	ISSUED FOR 2ND SUBMISSION	05.01.2023
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7.	ISSUED FOR PH2 PRE-SERVICING AGREEMENT	03.27.2025
8.	RE-ISSUED FOR PH2 PRE-SERVICING AGREEMENT	07.21.2025

LANDSCAPE ARCHITECT [redacted]

LANDSCAPE ARCHITECT

Project
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing
VEGETATION ASSESSMENT/MANAGEMENT PLAN DETAILS

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

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

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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

N

MTP-1

KEY PLAN
SCALE: N.T.S.

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

SECOND NATURE DEVELOPMENT PHASE 3

MONTERRA GOLF COURSE

PRIVATE CART PATH NO PUBLIC ACCESS

ENVIRONMENTAL PROTECTION BLOCK 120

EXISTING SECOND NATURE DEVELOPMENT APPROVED DEVELOPMENT PLAN UNDER CONSTRUCTION

STREET D

STREET B

STREET A

STREET C

3.0M ASPHALT TRAIL

MARKED PEDESTRIAN CROSSING.

3.0M GRANULAR TRAIL

ENVIRONMENTAL PROTECTION BLOCK 132

PROPOSED TRAIL TO BE STAKED IN THE FIELD WITH LANDSCAPE ARCHITECT, CONSERVATION AUTHORITY, AND TOWN OF THE BLUE MOUNTAINS.

4.0M ASPHALT ACCESS ROAD

PARK BLOCK 119 (1.0 HA)

BLOCK 131

LA SCANDINAVE SPA

EXISTING WINDFALL DEVELOPMENT PHASE 6 UNDER CONSTRUCTION

EXISTING SWM FACILITY

BLOCK 122
BLOCK 123
BLOCK 125
BLOCK 126
BLOCK 127
BLOCK 128
BLOCK 129
BLOCK 130
BLOCK 121

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92 LOT 93 LOT 94 LOT 95 LOT 96 LOT 97 LOT 98 LOT 99 LOT 100 LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118

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

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LANDSCAPE ARCHITECT [redacted]

LANDSCAPE ARCHITECT

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BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing
MASTER TRAILS PLAN

CROZIER CONSULTING ENGINEERS
ADMIRAL BUILDING
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Drawn By	Design By	Project
A.S./L.M./R.B./K.C.	A.P./R.B./K.C.	0876-5337
Scale: 1:1000	Date: 2022.12.12	Check By: A.P.	Drawing: MTP-1

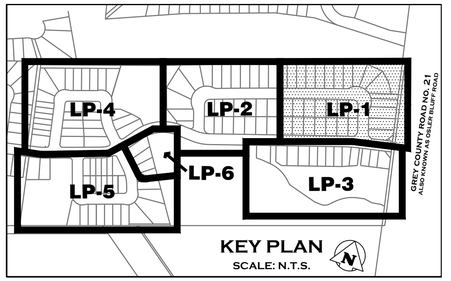
LEGEND

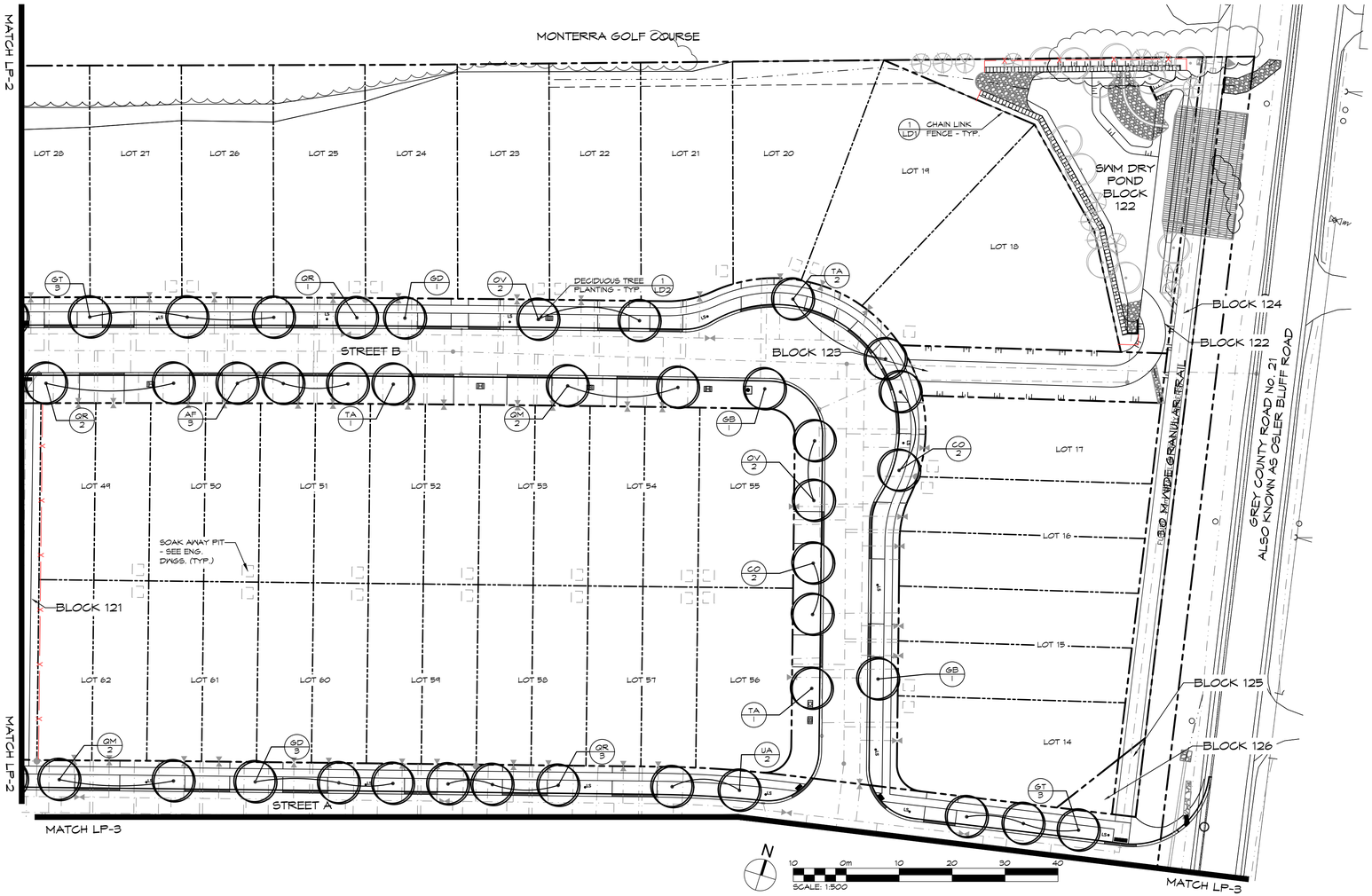
- PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT - SEE ENG. DWGS
- EXISTING WATERCOURSE OR DITCH
- HP — EXISTING HYDRO POLE
- UNDERGROUND SERVICES - SEE ENG. DWGS
- H — TRANSFORMER - SEE ENG. DWGS.
- B — BELL - SEE ENG. DWGS.
- C — CABLE VAULT - SEE ENG. DWGS.
- STREET LIGHT PEDESTAL - SEE ENG. DWGS.
- 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 — CHAIN LINK FENCE
- DECIDUOUS TREE
- SP / QTY — SPECIES / QUANTITY — PLANT REFERENCE

NOTES:

1. FOR PLANTING NOTES, SEE DRAWING LP-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	2.0m
HYDRO TRANSFORMERS	3.0m
BELL OR CABLE PEDESTALS	1.0m
STREETLIGHT POLES	5.0m
UNDERGROUND SERVICES	1.0m





MASTER PLANT LIST - LP-1 TO LP-5

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES					
LL	8	Larix laricina	Tamarack	150cm ht.	W.B.
PG	15	Picea glauca	White Spruce	150cm ht.	W.B.
PS	9	Pinus strobus	White Pine	175cm ht.	W.B.
DECIDUOUS TREES					
AS	15	Acer saccharum 'Legacy'	Legacy Sugar Maple	50mm cal.	W.B.
AF	21	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	50mm cal.	W.B.
CO	21	Celtis occidentalis	Common Hackberry	50mm cal.	W.B.
GB	18	Ginkgo biloba	Maidenhair Tree	50mm cal.	W.B.
GT	15	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honey Locust	50mm cal.	W.B.
GD	19	Gymnocladus dioicus	Kentucky Coffeetree	50mm cal.	W.B.
OV	5	Ostrya virginiana	Ironwood	50mm cal.	W.B.
QM	16	Quercus macrocarpa	Bur Oak	50mm cal.	W.B.
QR	17	Quercus rubra	Red Oak	50mm cal.	W.B.
TA	17	Tilia americana 'Redmond'	Basswood	50mm cal.	W.B.
UA	16	Ulmus americana 'Valley Forge'	Valley Forge Elm	50mm cal.	W.B.

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LANDSCAPE ARCHITECT

Project

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing

LANDSCAPE PLAN

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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.CFCROZIER.CA
INFO@CFCROZIER.CA

L.M./R.B./K.C.	A.P./R.B./K.C.	0876-5337
1:500	2022.12.12	A.P. LP-1

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LEGEND

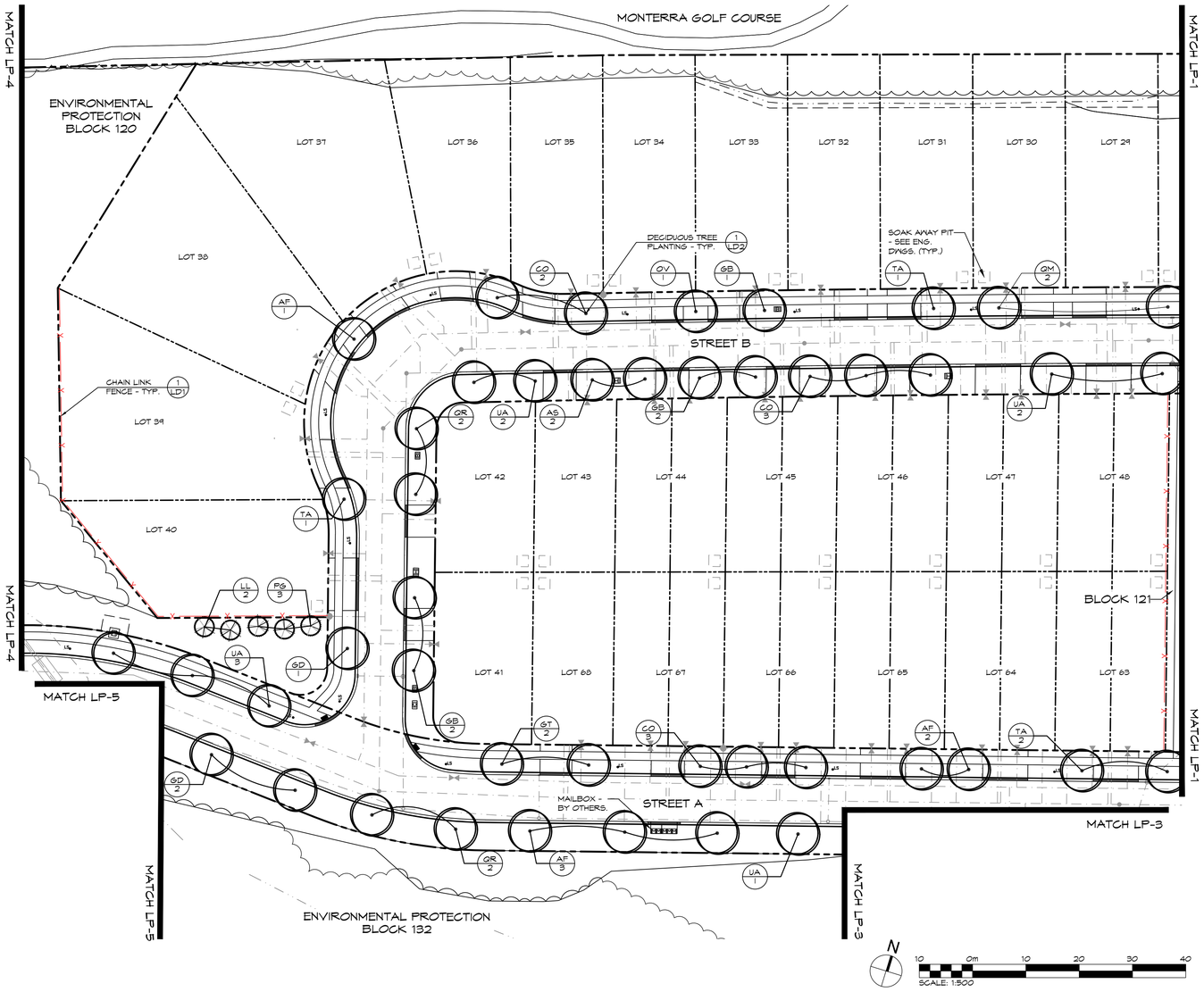
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- LOT BOUNDARY
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- HP — EXISTING HYDRO POLE
- UNDERGROUND SERVICES - SEE ENG. DWGS
- [H] — TRANSFORMER - SEE ENG. DWGS.
- [B] — BELL - SEE ENG. DWGS.
- [C] — CABLE VAULT - SEE ENG. DWGS.
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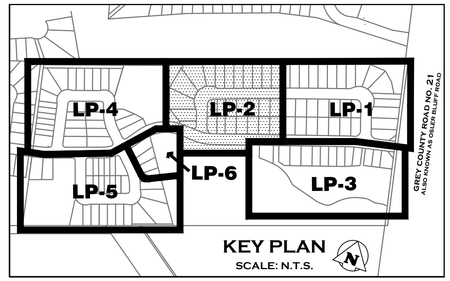
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Gd	Gymnocladus dioicus	Kentucky Coffee Tree	50mm cal.	N.B.
Gt	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	50mm cal.	N.B.
Ov	Ostrya virginiana	Ironwood	50mm cal.	N.B.
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LANDSCAPE ARCHITECT [redacted]

LANDSCAPE ARCHITECT

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BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing

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LEGEND

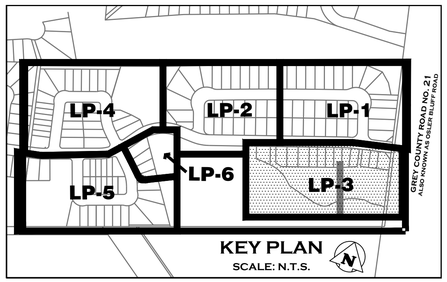
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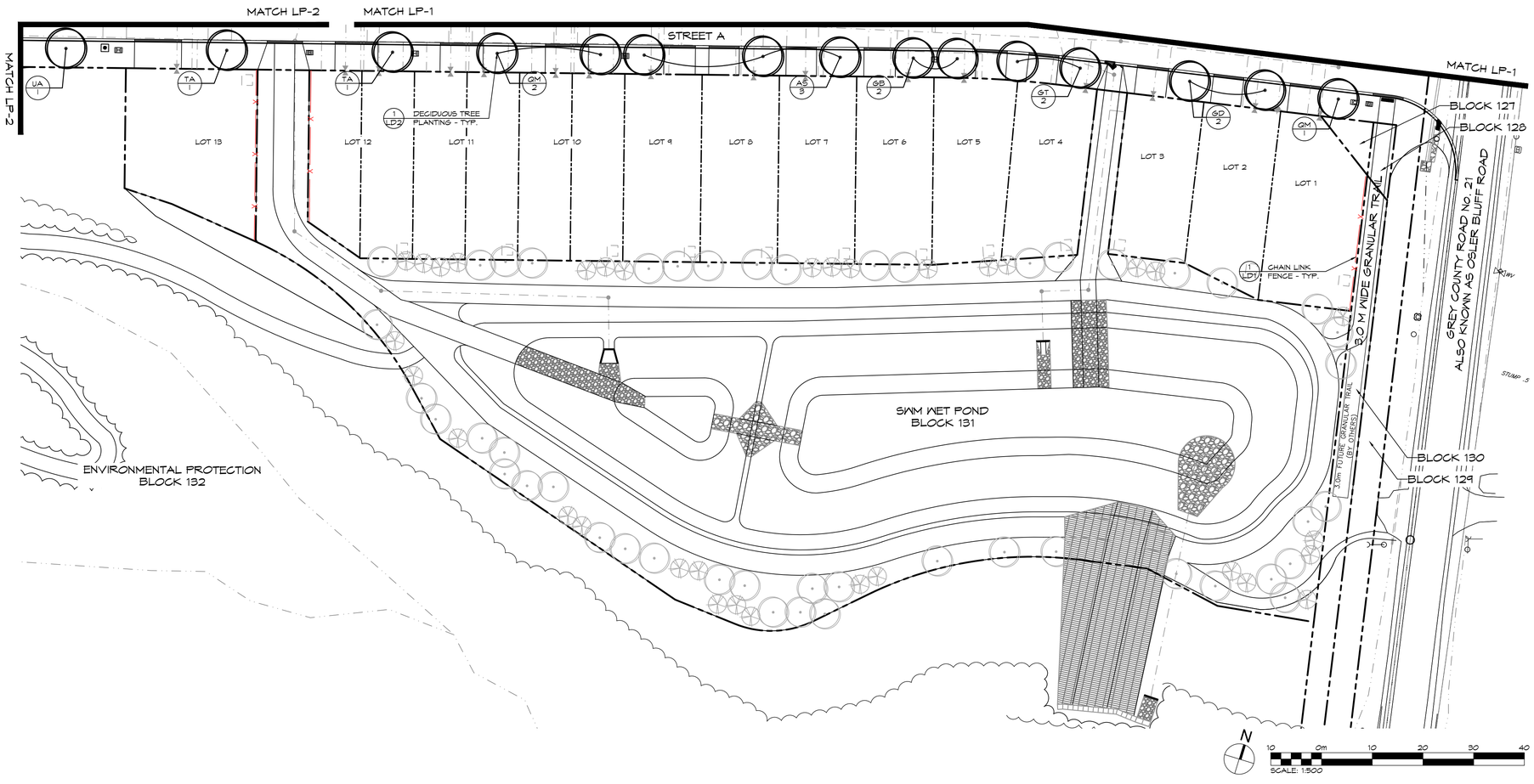
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LANDSCAPE ARCHITECT [redacted]

LANDSCAPE ARCHITECT

Project
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing
LANDSCAPE PLAN

CROZIER CONSULTING ENGINEERS
ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
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WWW.CFCROZIER.CA
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L.M./R.B./K.C.	A.P./R.B./K.C.	0876-5337
1:500	2022.12.12	A.P.	LP-3

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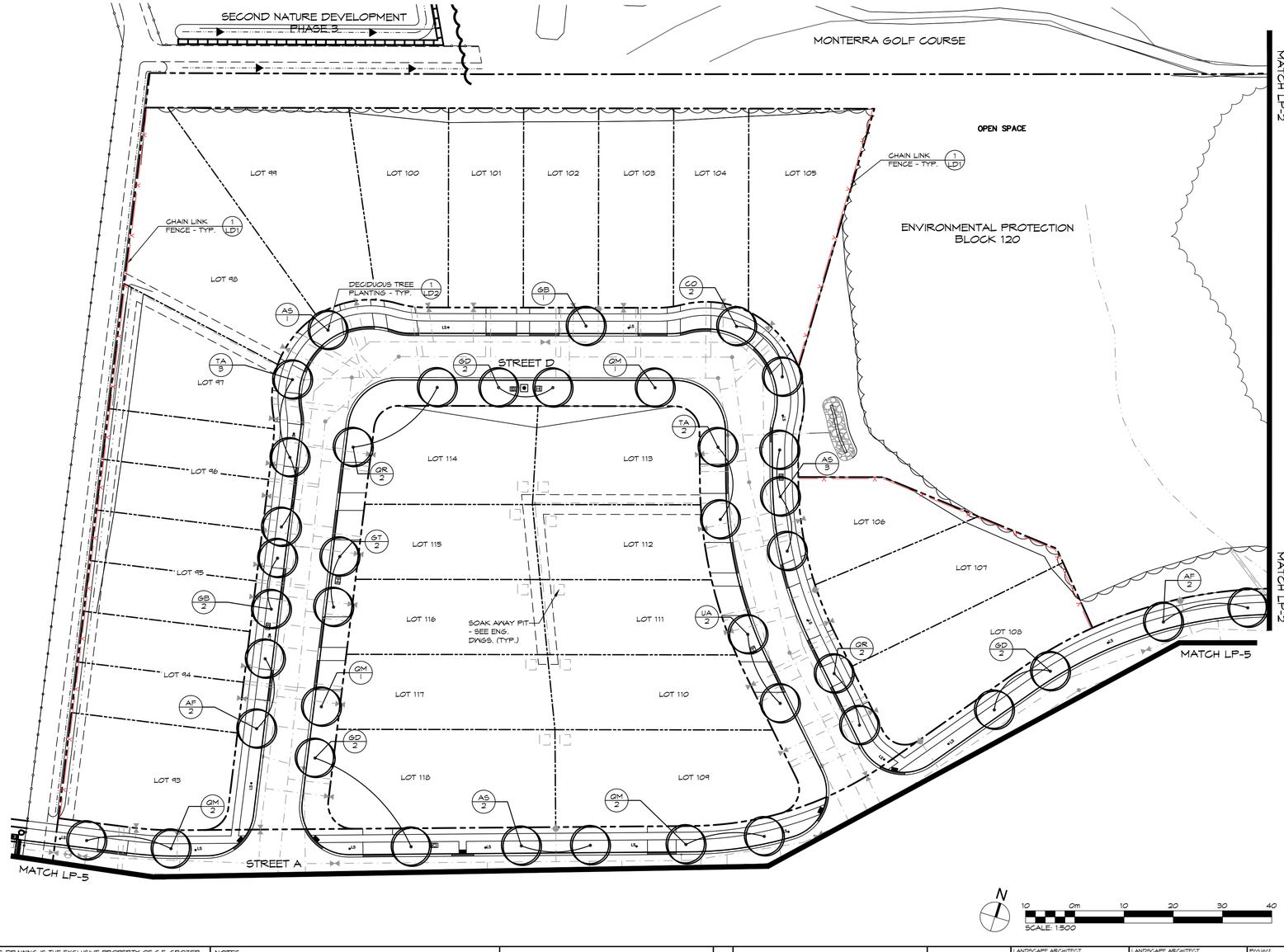
LEGEND

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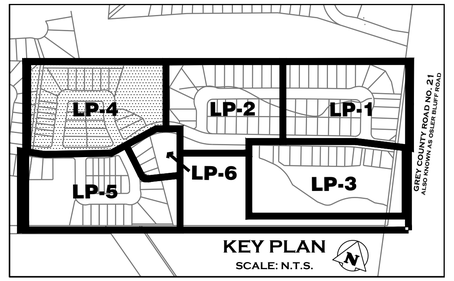


N

10 0m 10 20 30 40

SCALE: 1:500

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LANDSCAPE ARCHITECT [redacted]

LANDSCAPE ARCHITECT

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LEGEND

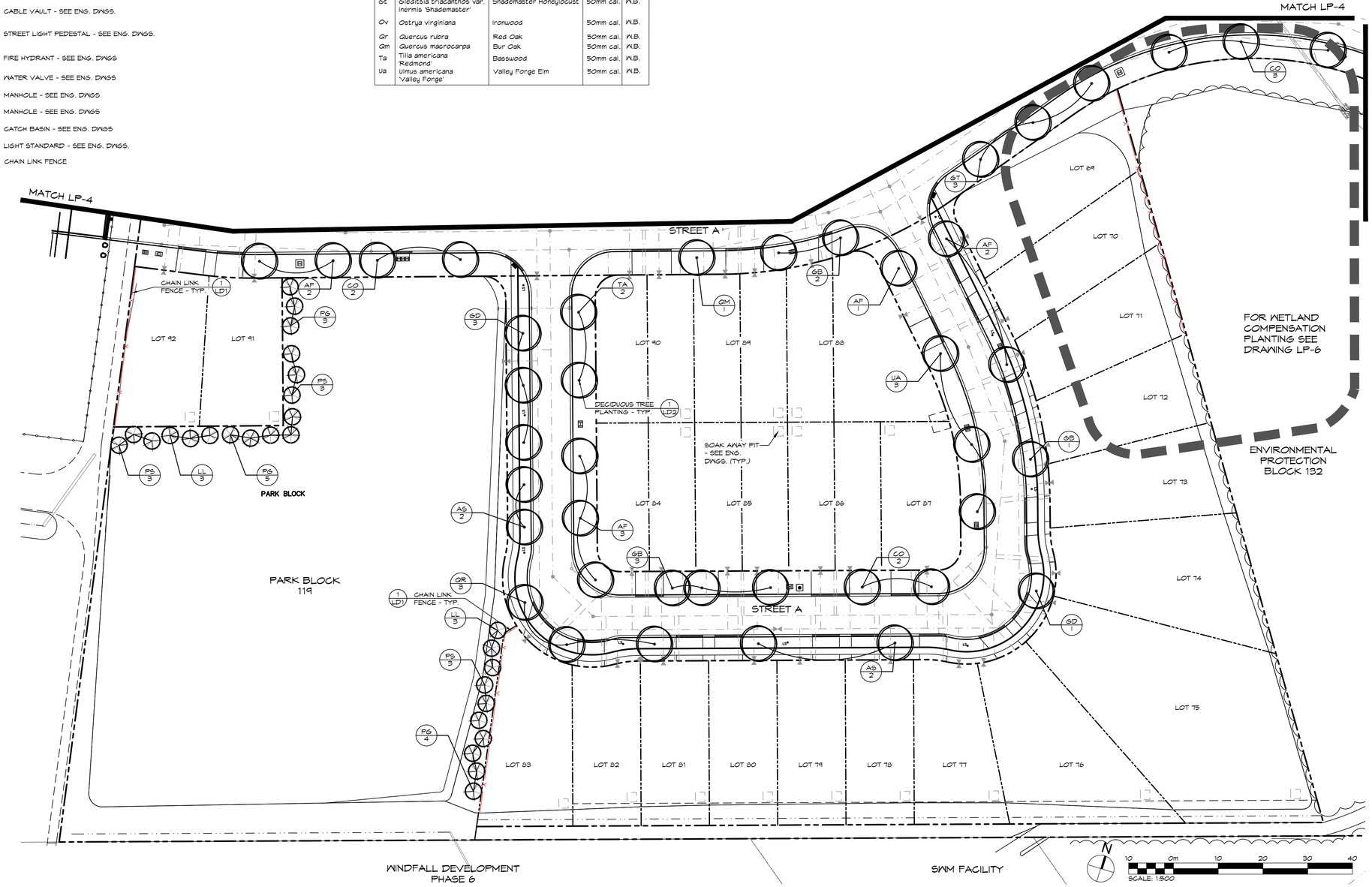
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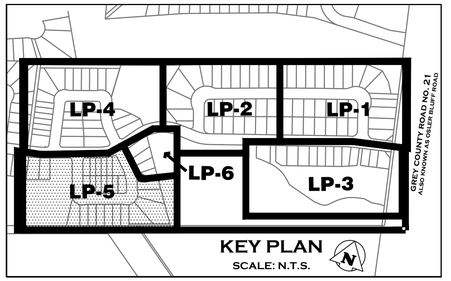
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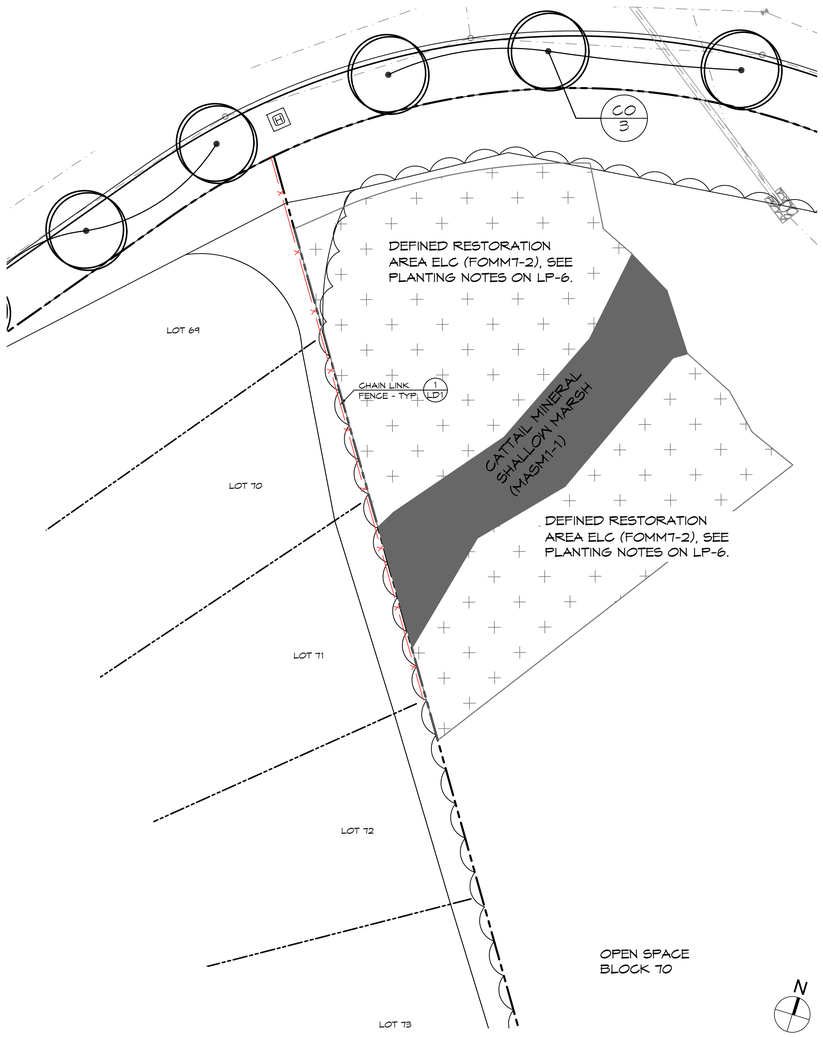
Project
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

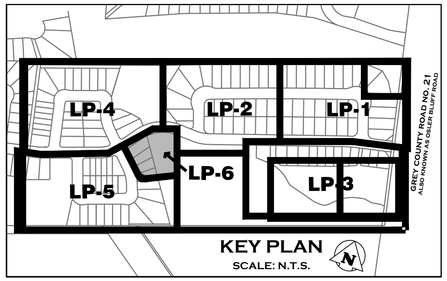
Drawing
LANDSCAPE PLAN

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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INFO@CFCROZIER.CA

L.M./R.B./K.C.	A.P./R.B./K.C.	0876-5337
1:500	2022.12.12	A.P. LP-5

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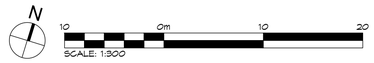
COMPENSATION AREA	DESCRIPTION	GENERAL PLANTING SPECIFICATIONS	TREE PLANTING	SHRUB PLANTING
FOR ELC AREA 4 FEATURE REMOVAL, SEE DWG- WR - 1	DEFINED RESTORATION AREA - 1300 m^2 AT 50% COVERAGE = 600 m^2	WHIP STOCK TREES AND 1 GALLON POT SHRUB PLANTING INTERSPERSED BETWEEN MATURE AND IMMATURE EXISTING VEGETATION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

COMPENSATION PLANTING NOTES:

1. FOR PLANTING NOTES, SEE DRAWING LD-2.
2. PLANTING LAYOUT:
   TREES - ARRANGED RANDOMLY (5m MIN O.C.)
   SHRUBS - SPACED @ APPROXIMATELY 1.0m O.C. IN GROUPINGS OF 3-9
3. ACCEPTABLE DEGREE OF PLANT MORTALITY FOR WOODLAND COMPENSATION PLANTING IS 20%. MORTALITY RATE TO BE CONFIRMED AT TIME OF FINAL INSPECTION.

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT - SEE ENG. DWGS
- EXISTING WATERCOURSE OR DITCH
- HP — EXISTING HYDRO POLE
- UNDERGROUND SERVICES - SEE ENG. DWGS
- H — TRANSFORMER - SEE ENG. DWGS.
- B — BELL - SEE ENG. DWGS.
- C — CABLE VAULT - 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 — CHAIN LINK FENCE
- DEFINED RESTORATION AREA ELC (FOMMT-2)
- CATTAIL MINERAL SHALLOW MARSH (MASM1-1)
- DECIDUOUS TREE
- SP / QTY — SPECIES / QUANTITY — PLANT REFERENCE



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NOTES:

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5.	ISSUED FOR PH2 PRE-SERVICING AGREEMENT	03.27.2025
6.	RE-ISSUED FOR PH2 PRE-SERVICING AGREEMENT	07.21.2025

LANDSCAPE ARCHITECT [redacted]

LANDSCAPE ARCHITECT

Project
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

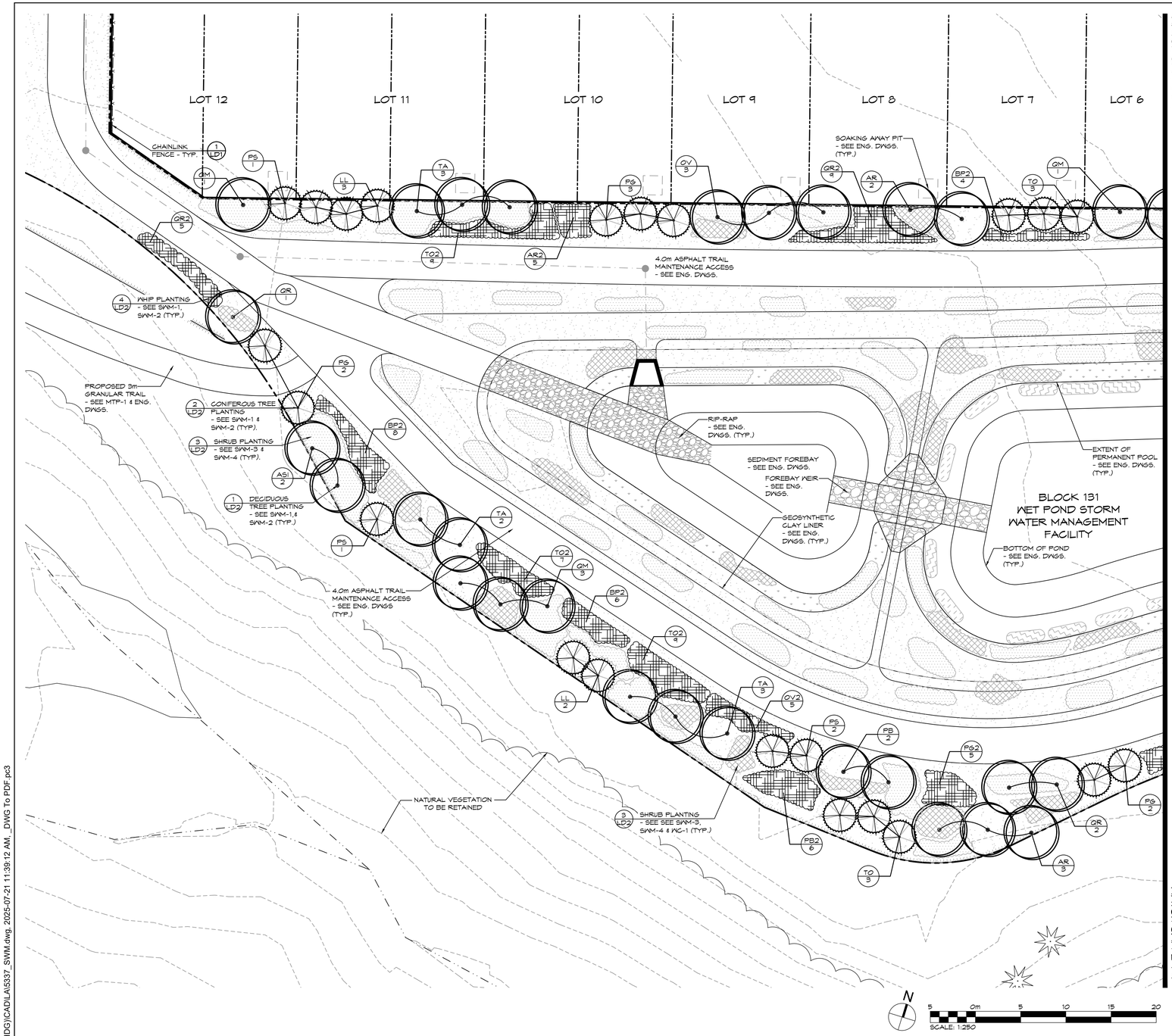
Drawing
WETLAND COMPENSATION PLANTING PLAN

[redacted]

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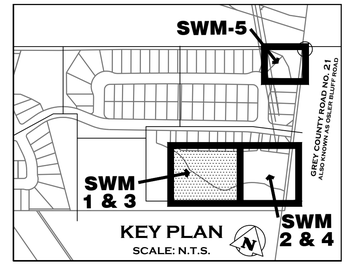
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1:300	2022.12.12	A.P. LP-6

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NOTES:

1. STORM WATER MANAGEMENT POND HAS A LINER, TREES CAN NOT BE PLANTED INSIDE THE MAINTENANCE ACCESS.
2. FOR PLANTING NOTES SEE DRAWING LD2.
3. FOR SEED MIX, SEE DRAWING SWM-4.



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- EXISTING WATERCOURSE OR DITCH
- EXISTING HYDRO POLE
- UNDERGROUND SERVICES - SEE ENG. DWGS
- CHAIN LINK FENCE
- GEOSYNTHETIC CLAY LINER - SEE ENG. DWGS.
- RIP RAP - SEE ENG. DWGS.
- DECIDUOUS TREE
- CONIFEROUS TREE
- WOODLAND COMPENSATION WHIP PLANTING
- WOODLAND COMPENSATION MASS SHRUB PLANTING
- MASS SHRUB PLANTING
- AQUATIC PLANTING
- SPECIES / QUANTITY — PLANT REFERENCE
- TOPSOIL & SIMCOE COUNTY NATIVE SEED MIX
- TOPSOIL & NATURALIZED WETLAND SEED MIX

BLOCK 131 SWM POND PLANT LIST - SWM-1 & SWM-2

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES					
LL	8	Larix laricina	Tamarack	175cm ht.	W.B.
PG	8	Picea glauca	White Spruce	175cm ht.	W.B.
PS	9	Pinus strobus	White Pine	175cm ht.	W.B.
TO	8	Thuja occidentalis	Eastern White Cedar	150cm ht.	W.B.
DECIDUOUS TREES					
AR	6	Acer rubrum	Red Maple	40mm cal.	W.B.
ASI	3	Acer saccharinum	Silver Maple	40mm cal.	W.B.
AS	3	Acer saccharum	Sugar Maple	40mm cal.	W.B.
BP	2	Betula papyrifera	Paper Birch	40mm cal.	W.B.
OV	6	Ostrya virginiana	Ironwood	40mm cal.	W.B.
PB	4	Populus balsamifera	Balsam Poplar	40mm cal.	W.B.
QM	9	Quercus macrocarpa	Bur Oak	40mm cal.	W.B.
QR	6	Quercus rubra	Red Oak	40mm cal.	W.B.
TA	8	Tilia americana	Basswood	40mm cal.	W.B.

[redacted]

BLOCK 131 SWM POND WOODLAND COMPENSATION - SWM-1 & SWM-2

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CONIFEROUS TREES						
PG2	10	Picea glauca	White Spruce	80cm	2 gal. pot.	2,000 mm
TO2	45	Thuja occidentalis	Eastern White Cedar	80cm	2 gal. pot.	1,800 mm
DECIDUOUS TREES						
AR2	13	Acer rubrum	Red Maple	150cm	2 gal. pot.	1,800 mm
BP2	18	Betula papyrifera	Paper Birch	150cm	2 gal. pot.	1,800 mm
JN2	4	Juglans nigra	Black Walnut	150cm	2 gal. pot.	2,000 mm
OV2	14	Ostrya virginiana	Ironwood	150cm	2 gal. pot.	2,000 mm
PB2	11	Populus balsamifera	Balsam Poplar	150cm	2 gal. pot.	2,000 mm
QR2	22	Quercus rubra	Red Oak	150cm	2 gal. pot.	2,000 mm

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6.	RE-ISSUED FOR PH2 PRE-SERVICING AGREEMENT	07.21.2025

LANDSCAPE ARCHITECT [redacted] LANDSCAPE ARCHITECT

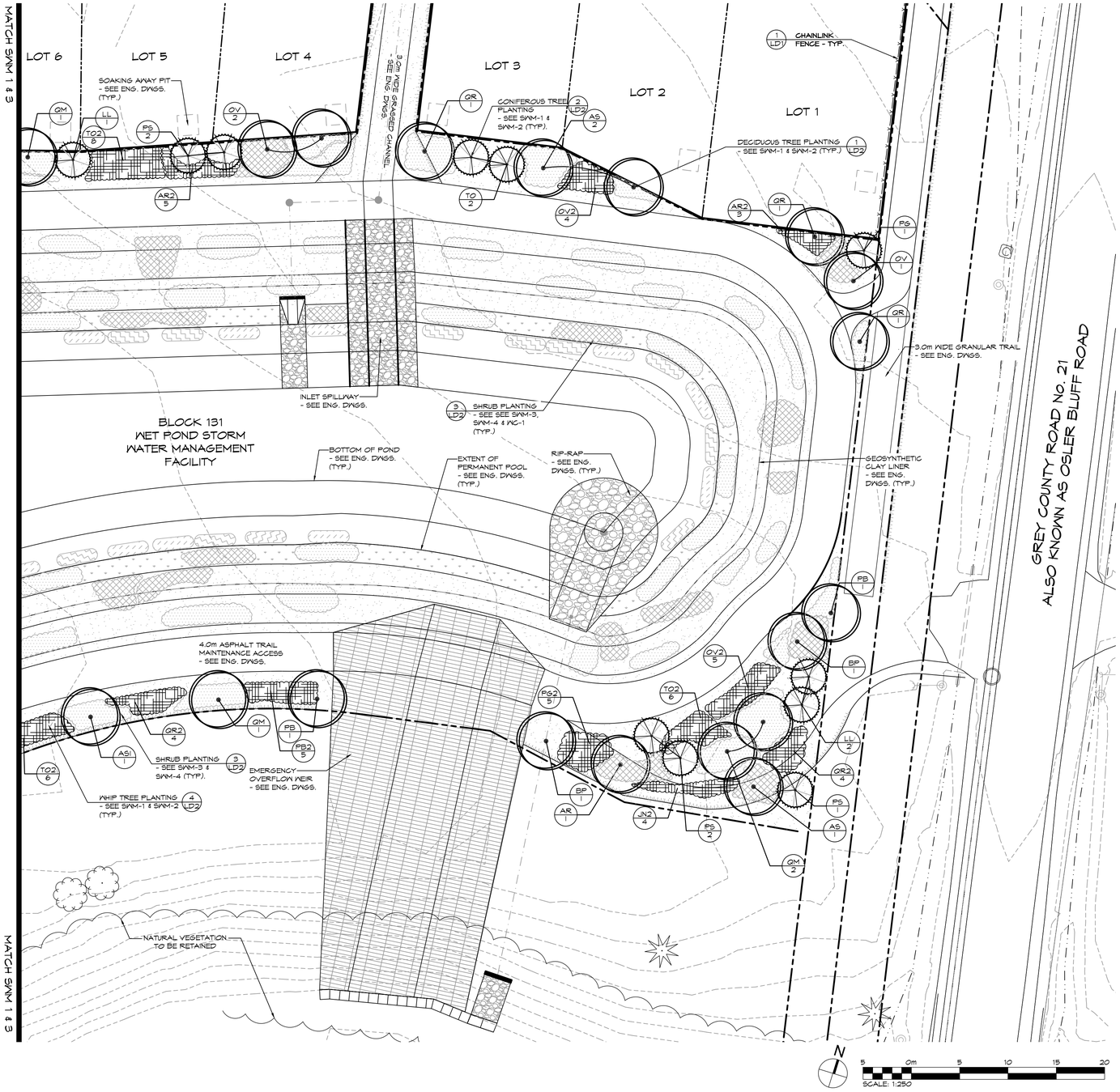
Project
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing
STORMWATER MANAGEMENT BLOCK 131
PLANTING PLAN - TREES

CROZIER CONSULTING ENGINEERS
ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
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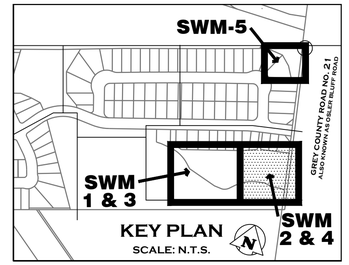
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1:250	2022.12.12	A.P. SWM-1

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NOTES:

1. STORM WATER MANAGEMENT POND HAS A LINER, TREES CAN NOT BE PLANTED INSIDE THE MAINTENANCE ACCESS.
2. FOR PLANTING NOTES SEE DRAWING LD2.
3. FOR SEED MIX, SEE DRAWING SWM-4.



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- EXISTING WATERCOURSE OR DITCH
- EXISTING HYDRO POLE
- UNDERGROUND SERVICES - SEE ENG. DWGS
- CHAIN LINK FENCE
- GEOSYNTHETIC CLAY LINER - SEE ENG. DWGS.
- RIP RAP - SEE ENG. DWGS.
- DECIDUOUS TREE
- CONIFEROUS TREE
- WOODLAND COMPENSATION WHIP PLANTING
- WOODLAND COMPENSATION MASS SHRUB PLANTING
- MASS SHRUB PLANTING
- AQUATIC PLANTING
- SPECIES / QUANTITY — PLANT REFERENCE
- TOPSOIL & SIMCOE COUNTY NATIVE SEED MIX
- TOPSOIL & NATURALIZED WETLAND SEED MIX

BLOCK 131 SWM POND PLANT LIST - SWM-1 & SWM-2

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES				
LL	Larix laricina	Tamarack	175cm ht.	W.B.
PG	Picea glauca	White Spruce	175cm ht.	W.B.
PS	Pinus strobus	White Pine	175cm ht.	W.B.
TO	Thuja occidentalis	Eastern White Cedar	150cm ht.	W.B.
DECIDUOUS TREES				
AR	Acer rubrum	Red Maple	40mm cal.	W.B.
ASI	Acer saccharinum	Silver Maple	40mm cal.	W.B.
AS	Acer saccharum	Sugar Maple	40mm cal.	W.B.
BP	Betula papyrifera	Paper Birch	40mm cal.	W.B.
OV	Ostrya virginiana	Ironwood	40mm cal.	W.B.
PB	Populus balsamifera	Balsam Poplar	40mm cal.	W.B.
QM	Quercus macrocarpa	Bur Oak	40mm cal.	W.B.
QR	Quercus rubra	Red Oak	40mm cal.	W.B.
TA	Tilia americana	Bassnood	40mm cal.	W.B.

BLOCK 131 SWM POND WOODLAND COMPENSATION - SWM-1 & SWM-2

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES				
PG2	Picea glauca	White Spruce	80cm	2 gal. pot.
TO2	Thuja occidentalis	Eastern White Cedar	80cm	2 gal. pot.
DECIDUOUS TREES				
AR2	Acer rubrum	Red Maple	150cm	2 gal. pot.
BP2	Betula papyrifera	Paper Birch	150cm	2 gal. pot.
JN2	Juglans nigra	Black Walnut	150cm	2 gal. pot.
OV2	Ostrya virginiana	Ironwood	150cm	2 gal. pot.
PB2	Populus balsamifera	Balsam Poplar	150cm	2 gal. pot.
QR2	Quercus rubra	Red Oak	150cm	2 gal. pot.

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LANDSCAPE ARCHITECT [redacted]

LANDSCAPE ARCHITECT

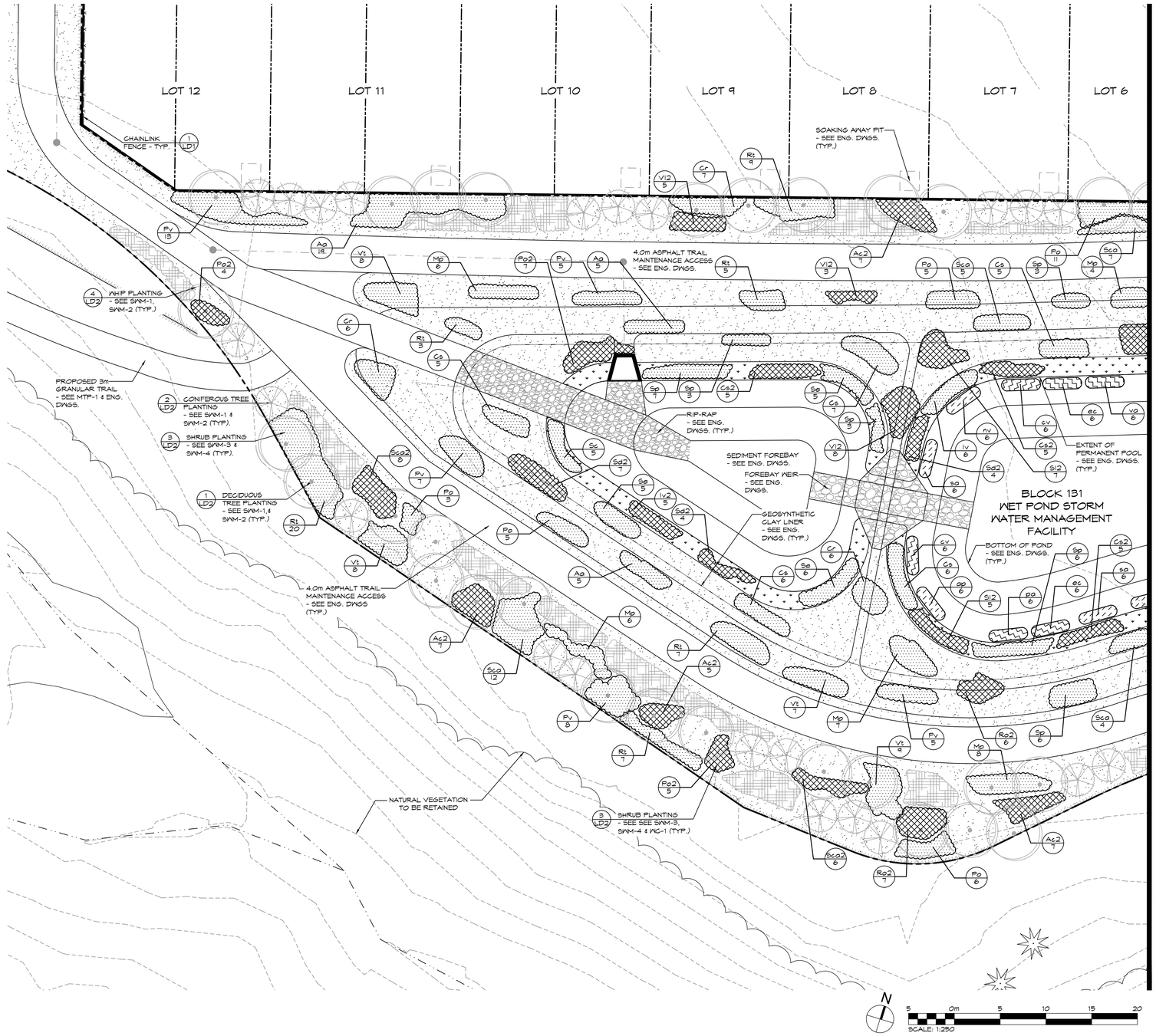
Project
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing
STORMWATER MANAGEMENT BLOCK 131
PLANTING PLAN - TREES

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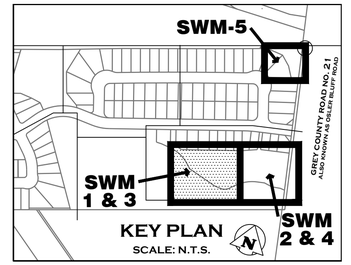
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LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- EXISTING WATERCOURSE OR DITCH
- EXISTING HYDRO POLE
- UNDERGROUND SERVICES - SEE ENG. DWGS
- CHAIN LINK FENCE
- GEOSYNTHETIC CLAY LINER - SEE ENG. DWGS.
- RIP RAP - SEE ENG. DWGS.
- DECIDUOUS TREE
- CONIFEROUS TREE
- WOODLAND COMPENSATION WHIP PLANTING
- WOODLAND COMPENSATION MASS SHRUB PLANTING
- MASS SHRUB PLANTING
- AQUATIC PLANTING
- PLANT REFERENCE (SPECIES / QUANTITY)
- TOPSOIL & SIMCOE COUNTY NATIVE SEED MIX
- TOPSOIL & NATURALIZED WETLAND SEED MIX



NOTES:

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2. FOR PLANTING NOTES SEE DRAWING LD2.
3. FOR SEED MIX, SEE DRAWING SWM-4.

[redacted]

BLOCK 131 SWM POND PLANT LIST - SWM-3 & SWM-4

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACIN
DECIDUOUS SHRUBS						
Aa	62	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	50cm	3 gal. pot.	1,500 mm
Cr	25	Cornus racemosa	Gray Dogwood	60cm	3 gal. pot.	1,500 mm
Cs	38	Cornus sericea	Red Osier Dogwood	60cm	3 gal. pot.	1,500 mm
Iv	10	Ilex verticillata	Common Winterberry	60cm	3 gal. pot.	1,500 mm
Mp	38	Myrica pensylvanica	Bayberry	40cm	3 gal. pot.	1,500 mm
Po	53	Physocarpus opulifolius	Common Ninebark	60cm	3 gal. pot.	1,500 mm
Pv	56	Prunus virginiana	Chokecherry	60cm	3 gal. pot.	1,500 mm
Rt	74	Rhus typhina	Staghorn Sumac	60cm	3 gal. pot.	1,500 mm
Sc	24	Salix candida	Sage-leaved Willow	60cm	3 gal. pot.	1,500 mm
Se	28	Salix exigua	Sandbar Willow	60cm	3 gal. pot.	1,500 mm
Sp	49	Salix pertiolaris	Slender Willow	60cm	3 gal. pot.	1,500 mm
Sca	49	Sambucus canadensis	Common Elderberry	60cm	3 gal. pot.	1,500 mm
Vt	64	Viburnum trilobum	Highbush Cranberry	60cm	3 gal. pot.	1,500 mm
AQUATICS						
ap	30	Alisma plantago-aquatica	Common Water Plantain	---	Plug	1,000 mm
cv	30	Carex vulpinoidea	Fox Sedge	---	Plug	1,000 mm
ec	18	Elodea canadensis	Canada Waterweed	---	Plug	1,000 mm
nv	30	Nuphar variegata	Bullhead Pond-lily	---	Plug	1,000 mm
pa	30	Potamogeton amplifolius	Large-leaved Pondweed	---	Plug	1,000 mm
sa	24	Scirpus atrovirens	Dark Green Bulrush	---	Plug	1,000 mm
va	24	Vallisneria americana	Water Celery	---	Plug	1,000 mm

BLOCK 131 SWM POND WOODLAND COMPENSATION - SWM-3 & SWM-4

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
DECIDUOUS SHRUBS						
Ac2	50	Amelanchier canadensis	Serviceberry	60cm	3 gal. pot.	1,500 mm
Coc2	20	Cephalanthus occidentalis	Buttonbush	60cm	3 gal. pot.	1,500 mm
Cs2	18	Cornus sericea	Red-Osier Dogwood	60cm	3 gal. pot.	1,500 mm
Iv2	13	Ilex verticillata	Common Winterberry	60cm	3 gal. pot.	1,500 mm
Po2	23	Physocarpus opulifolius	Common Ninebark	60cm	3 gal. pot.	1,500 mm
Ro2	16	Rubus occidentalis	Black Rasberry	60cm	3 gal. pot.	1,500 mm
Sd2	23	Salix discolor	Pussy Willow	60cm	3 gal. pot.	1,500 mm
Sl2	12	Salix lucida	Shining Willow	60cm	3 gal. pot.	1,500 mm
Sca2	23	Sambucus canadensis	Common Elderberry	60cm	3 gal. pot.	1,500 mm
Sq2	12	Spiraea alba	White Meadowsweet	60cm	3 gal. pot.	1,500 mm
Vl2	33	Viburnum lentago	Nannyberry	60cm	3 gal. pot.	1,500 mm

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2.	ISSUED FOR 2ND SUBMISSION	05.01.2023
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4.	RE-ISSUED FOR SUBDIVISION AGREEMENT	05.08.2024
5.	ISSUED FOR PH2 PRE-SERVICING AGREEMENT	03.27.2025
6.	RE-ISSUED FOR PH2 PRE-SERVICING AGREEMENT	07.21.2025

LANDSCAPE ARCHITECT: [redacted]

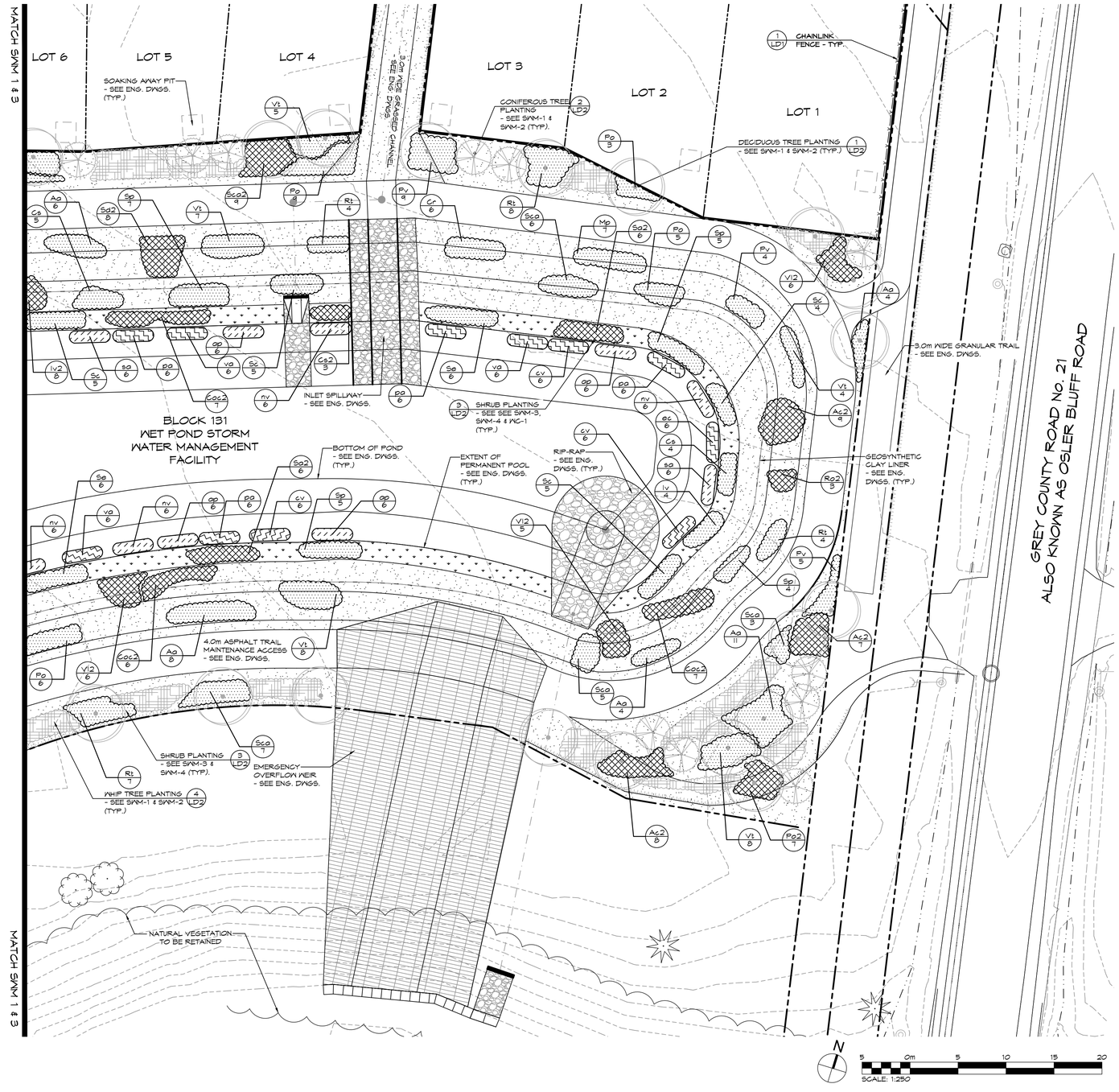
Project: BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

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

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

L.M./R.B./K.G.	A.P./R.B./K.G.	0876-5337
1:250	2022.12.12	A.P. SWM-3

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SEED MIX			
KEY	BOTANICAL NAME	COMMON NAME	%
NATURALIZED WETLAND MIX (OSC 8180)			
	Asclepias incarnata	Swamp Milkweed	1%
	Aster puniceus	Purple Stemmed Aster	1%
	Bidens cerina	Nodding Bur Marigold	1%
	Carex crinata	Fringed Sedge	5%
	Carex lurida	Lurid Sedge	20%
	Carex stipata	Awl Sedge	2%
	Carex vulpinoidea	Fox Sedge	40%
	Elymus virginicus	Virginia Wild Rye	18%
	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%
Refer to Nurse Crop Schedule for cover crop and application rate. Application rate: 25 kg/ha			

SEED MIX			
KEY	BOTANICAL NAME	COMMON NAME	%
SIMCOE COUNTY NATIVE MIX (OSC 8150)			
	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%
Refer to Nurse Crop Schedule for cover crop and application rate. Application rate: 25 kg/ha			

NOTES:

1. STORM WATER MANAGEMENT POND HAS A LINER, TREES CAN NOT BE PLANTED INSIDE THE MAINTENANCE ACCESS.
2. FOR PLANTING NOTES SEE DRAWING LD2.

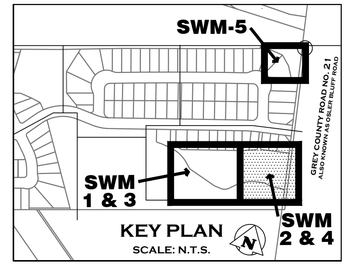
NURSE CROP SCHEDULE			
KEY	BOTANICAL NAME	COMMON NAME	%
SUMMER-FALL COVER			
	Avens sativa	Oats	50%
	Lolium multiflorum	Annual rye	50%
FALL-SPRING COVER			
	Triticum aestivum	Winter Wheat	50%
	Secale cereale	Winter Rye	50%
Sow at 25kg/ha			

BLOCK 131 SWM POND PLANT LIST - SWM-3 & SWM-4

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACIN
DECIDUOUS SHRUBS					
Aa	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	50cm	3 gal. pot.	1,500 mm
Cr	Cornus racemosa	Gray Dogwood	60cm	3 gal. pot.	1,500 mm
Cs	Cornus sericea	Red Osier Dogwood	60cm	3 gal. pot.	1,500 mm
Iv	Ilex verticillata	Common Winterberry	60cm	3 gal. pot.	1,500 mm
Mp	Myrica pensylvanica	Bayberry	40cm	3 gal. pot.	1,500 mm
Po	Physocarpus opulifolius	Common Ninebark	60cm	3 gal. pot.	1,500 mm
Pv	Prunus virginiana	Chokecherry	60cm	3 gal. pot.	1,500 mm
Rt	Rhus typhina	Staghorn Sumac	60cm	3 gal. pot.	1,500 mm
Sc	Salix candida	Sage-leaved Willow	60cm	3 gal. pot.	1,500 mm
Se	Salix exigua	Sandbar Willow	60cm	3 gal. pot.	1,500 mm
Sp	Salix pertiolaris	Slender Willow	60cm	3 gal. pot.	1,500 mm
Sca	Sambucus canadensis	Common Elderberry	60cm	3 gal. pot.	1,500 mm
Vt	Viburnum trilobum	Highbush Cranberry	60cm	3 gal. pot.	1,500 mm
AQUATICS					
ap	Alisma plantago-aquatica	Common Water Plantain	---	Plug	1,000 mm
cv	Carex vulpinoidea	Fox Sedge	---	Plug	1,000 mm
ec	Elodea canadensis	Canada Waterweed	---	Plug	1,000 mm
nv	Nuphar variegata	Bullhead Pond-lilly	---	Plug	1,000 mm
pa	Potamogeton amplifolius	Large-leaved Pondweed	---	Plug	1,000 mm
sa	Scirpus atrovirens	Dark Green Bulrush	---	Plug	1,000 mm
va	Vallisneria americana	Water Celery	---	Plug	1,000 mm

BLOCK 131 SWM POND WOODLAND COMPENSATION - SWM-3 & SWM-4

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
DECIDUOUS SHRUBS					
Ac2	Amelanchier canadensis	Serviceberry	60cm	3 gal. pot.	1,500 mm
Coc2	Cephalanthus occidentalis	Buttonbush	60cm	3 gal. pot.	1,500 mm
Cs2	Cornus sericea	Red-Osier Dogwood	60cm	3 gal. pot.	1,500 mm
Iv2	Ilex verticillata	Common Winterberry	60cm	3 gal. pot.	1,500 mm
Po2	Physocarpus opulifolius	Common Ninebark	60cm	3 gal. pot.	1,500 mm
Ro2	Rubus occidentalis	Black Rasberry	60cm	3 gal. pot.	1,500 mm
Sd2	Salix discolor	Pussy Willow	60cm	3 gal. pot.	1,500 mm
Sl2	Salix lucida	Shining Willow	60cm	3 gal. pot.	1,500 mm
Sca2	Sambucus canadensis	Common Elderberry	60cm	3 gal. pot.	1,500 mm
Sa2	Spiraea alba	White Meadowsweet	60cm	3 gal. pot.	1,500 mm
Vl2	Viburnum lentago	Nannyberry	60cm	3 gal. pot.	1,500 mm



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- EXISTING WATERCOURSE OR DITCH
- EXISTING HYDRO POLE
- UNDERGROUND SERVICES - SEE ENG. DWGS
- CHAIN LINK FENCE
- GEOSYNTHETIC CLAY LINER - SEE ENG. DWGS.
- RIP RAP - SEE ENG. DWGS.
- DECIDUOUS TREE
- CONIFEROUS TREE
- WOODLAND COMPENSATION WHIP PLANTING
- WOODLAND COMPENSATION MASS SHRUB PLANTING
- MASS SHRUB PLANTING
- AQUATIC PLANTING
- SPECIES / QUANTITY — PLANT REFERENCE
- TOPSOIL & SIMCOE COUNTY NATIVE SEED MIX
- TOPSOIL & NATURALIZED WETLAND SEED MIX

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NOTES:

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6.	RE-ISSUED FOR PH2 PRE-SERVICING AGREEMENT	07.21.2025

LANDSCAPE ARCHITECT [redacted]

LANDSCAPE ARCHITECT

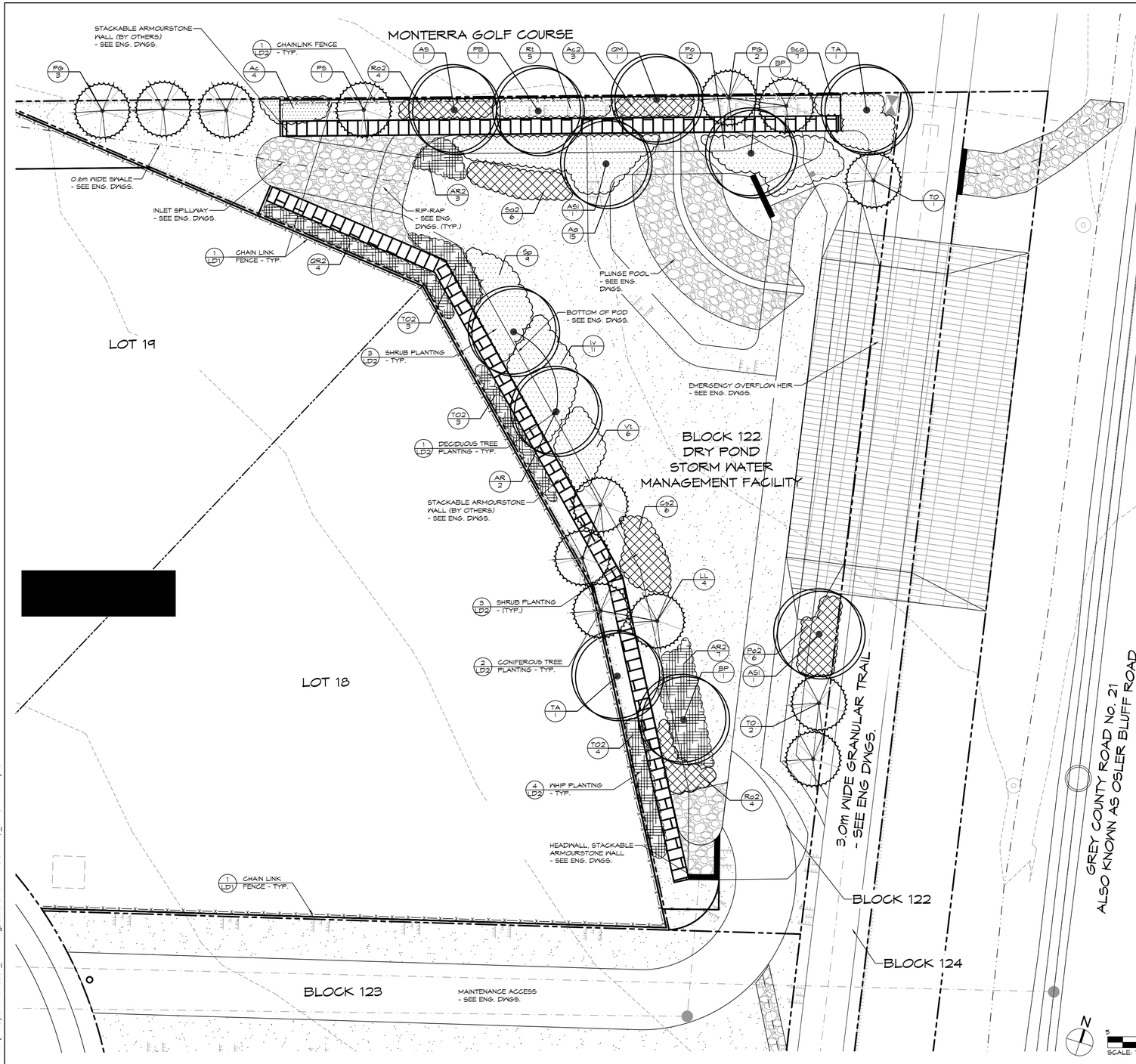
Project: BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

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

CROZIER CONSULTING ENGINEERS
ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705 446-3510 T
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L.M./R.B./K.C.	A.P./R.B./K.C.	0876-5337
1:250	2022.12.12	A.P. SWM-4

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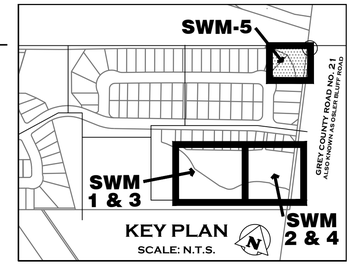


SEED MIX			
KEY	BOTANICAL NAME	COMMON NAME	%
SIMCOE COUNTY NATIVE MIX (OSC 8150)			
	Andropogon scoparius	Little Bluestem	15%
	Asclepias syriaca	Common Milkweed	5%
	Aster laevis	Smooth Blue Aster	1%
	Aster novae-angliae	New England Aster	2%
	Elymus canadensis	Canada Wild Rye	20%
	Monarda fistulosa	Wild Bergamot	1%
	Rudbeckia hirta	Black Eyed Susan	12%
	Solidago canadensis	Canada Goldenrod	4%
	Sorghastrum nutans	Indiangrass	20%
	Sporobolus cryptandrus	Sand Drop Seed	20%
Refer to Nurse Crop Schedule for cover crop and application rate. Application rate: 25 kg/ha			

NURSE CROP SCHEDULE			
KEY	BOTANICAL NAME	COMMON NAME	%
SUMMER-FALL COVER			
	Avens sativa	Oats	50%
	Lolium multiflorum	Annual rye	50%
FALL-SPRING COVER			
	Triticum aestivum	Winter Wheat	50%
	Secale cereale	Winter Rye	50%
Sow at 25kg/ha			

LEGEND

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



NOTES:

1. FOR PLANTING NOTES SEE DRAWING LD-2.

BLOCK 122 SWM POND PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES					
LL	4	Larix laricina	Tamarack	175cm ht.	W.B.
PG	5	Picea glauca	White Spruce	175cm ht.	W.B.
PS	1	Pinus strobus	White Pine	175cm ht.	W.B.
TO	3	Thuja occidentalis	Eastern White Cedar	150cm ht.	W.B.
DECIDUOUS TREES					
AR	2	Acer rubrum	Red Maple	40mm cal.	W.B.
ASI	2	Acer saccharinum	Silver Maple	40mm cal.	W.B.
AS	1	Acer saccharum	Sugar Maple	40mm cal.	W.B.
BP	2	Betula papyrifera	Paper Birch	40mm cal.	W.B.
PB	1	Populus balsamifera	Balsam Poplar	40mm cal.	W.B.
QM	1	Quercus macrocarpa	Bur Oak	40mm cal.	W.B.
TA	2	Tilia americana	Basswood	40mm cal.	W.B.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPAC
DECIDUOUS SHRUBS						
Ac	4	Amelanchier canadensis	Serviceberry	60cm	3 gal. pot	1,500 m
Aa	15	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	50cm	3 gal. pot.	1,500 m
Iv	11	Ilex verticillata	Common Winterberry	60cm	3 gal. pot.	1,500 m
Po	12	Physocarpus opulifolius	Common Ninebark	60cm	3 gal. pot.	1,500 m
Rt	5	Rhus typhina	Staghorn Sumac	60cm	3 gal. pot.	1,500 m
Sp	9	Salix pertiolaris	Slender Willow	60cm	3 gal. pot.	1,500 m
Sca	7	Sambucus canadensis	Common Elderberry	60cm	3 gal. pot.	1,500 m
Vt	6	Viburnum trilobum	Highbush Cranberry	60cm	3 gal. pot.	1,500 m

BLOCK 122 SWM POND WOODLAND COMPENSATION PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CONIFEROUS TREES						
TO2	10	Thuja occidentalis	Eastern White Cedar	80cm	2 gal. pot.	1,800 mm
DECIDUOUS SHRUBS						
Ac2	3	Amelanchier canadensis	Serviceberry	60cm	3 gal. pot.	1,500 mm
Cs2	6	Cornus sericea	Red-Osier Dogwood	60cm	3 gal. pot.	1,500 mm
Po2	6	Physocarpus opulifolius	Common Ninebark	60cm	3 gal. pot.	1,500 mm
Ro2	8	Rubus occidentalis	Black Rasberry	60cm	3 gal. pot.	1,500 mm
So2	6	Spiraea alba	White Meadowsweet	60cm	3 gal. pot.	1,500 mm
DECIDUOUS TREES						
AR2	10	Acer rubrum	Red Maple	150cm	2 gal. pot.	1,800 mm
QR2	4	Quercus rubra	Red Oak	150cm	2 gal. pot.	2,000 mm

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6.	RE-ISSUED FOR PH2 PRE-SERVICING AGREEMENT	07.21.2025

[redacted]
LANDSCAPE ARCHITECT

Project
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing
STORMWATER MANAGEMENT
BLOCK 75 PLANTING PLAN

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
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L.M./R.B./K.G.	A.P./R.B./K.G.	0876-5337
1:150	2022.12.12	A.P. SWM-5

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LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- WATERCOURSE
- OUTER LIMIT OF 30m BUFFER FROM EXISTING WETLAND FEATURES PER NVCA POLICY IN THE ABSENCE OF AN EIS

- A — WOODLAND REMOVAL AREA 2.634 ha (26,340m²)
- B — WOODLAND ENHANCEMENT AREA 1.12 ha (14,821m²)
- C — PARK BLOCK VEGETATION REMOVAL

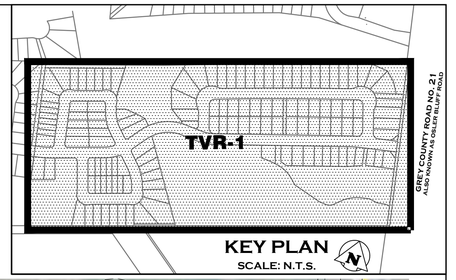
- ELC AREA 3 0.9165 ha (9,165m²) GREEN ASH MINERAL DECIDUOUS SWAMP (SWDM2-2) AND POPLAR MINERAL DECIDUOUS SWAMP (SWDM4-5)
- ELC AREA 4 0.0684 ha (684m²) CATTAIL MINERAL SHALLOW MARSH (MASM1-1)

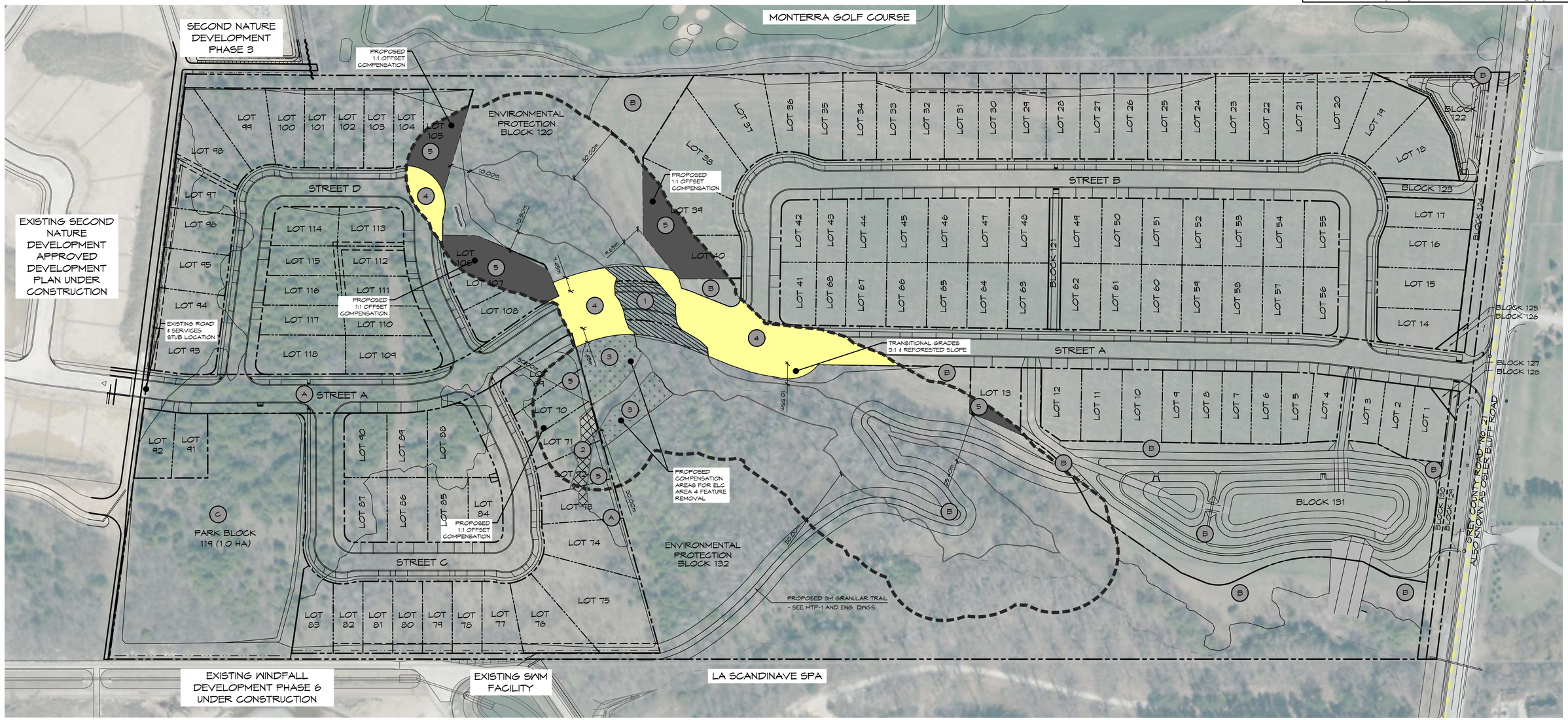
- 1 — ELC AREA 3 FEATURE REMOVAL 0.0991 ha (991m²) DUE TO PROPOSED ROAD GRADING & SERVICING
- 2 — ELC AREA 4 FEATURE REMOVAL 0.0393 ha (393m²) DUE TO LOT CREATION
- 3 — COMPENSATION AREA PROVIDED 0.1305 ha (1305m²) FOR ELC AREA 4 FEATURE REMOVAL

- 4 — 30m BUFFER AREA 2.04 ha (20,347m²) FROM EXISTING WETLAND FEATURES TO BE RETAINED
- 4 — 30m EXISTING WETLAND BUFFER AREA REMOVAL 0.4063 ha (4,063m²) DUE TO PROPOSED ROAD GRADING & SERVICING
- 5 — 30m EXISTING WETLAND BUFFER AREA REMOVAL 0.4377 ha (4,377m²) DUE TO LOT CREATION

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4.	REVISION TO DWG. NAME AS PER TOWN	02/23/2023
5.	ISSUED FOR PRE-SERVICING AGREEMENT	03/14/2023
6.	ISSUED FOR SECOND SUBMISSION	05/01/2023
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LANDSCAPE ARCHITECT [redacted]

LANDSCAPE ARCHITECT

Project: BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing: TREE/VEGETATION RETENTION, ENHANCEMENT AND COMPENSATION PLAN

CROZIER CONSULTING ENGINEERS
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Drawn By	Design By	Project
L.M./R.B./K.C.	A.P./R.B./K.C.	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 A A1 1,326m² A2 290m² A3 271m² A4 2,237m² A5 601m² A6* 3,721m²	COMPENSATION PLANTING, TABLELANDS	1,100 WHIP STOCK TREES/HECTARE Acer saccharum, Acer saccharinum, Betula alleghaniensis, Fagus grandifolia, Pinus resinosa, Pinus strobus, Platanus occidentalis, Populus balsamifera, Quercus alba, Quercus rubra, Thuja occidentalis, Tilia americana	AREA A A1 146 A2 32 A3 30 A4 246 A5 66 A6* 194 *194 TREES FROM COMPENSATION AREA B3.	N/A	OSC SIMCOE COUNTY NATIVE MIX, (SEED MIX - SEE LIST BELOW) NOTE: DOES NOT INCLUDE COMPENSATION AREA A6.
AREA A TOTAL = 8,446m²			AREA A TOTAL = 714 WHIP STOCK TREES		AREA A TOTAL = 4,725m²

AREA B		
B1	192m²	
B2	908m²	
B3	3,532m²	
B4	649m²	
B5	181m²	
B6	345m²	
B7	618m²	
AREA B TOTAL =	6,475m²	
OVERALL COMPENSATION AREA	14,921m²	

STORM WATER MANAGEMENT EDGE AND ENHANCEMENT PLANTINGS

WHIP STOCK TREES AND 1 GALLON POT SHRUB PLANTINGS (353 WHIPS & 272 SHRUBS AS PER 2021.05.13 CROZIER LETTER TO COUNTY OF GREY STAFF)

TREES - Acer rubrum, Acer saccharinum, Betula papyrifera, Carya cordiformis, Picea glauca, Populus balsamifera, 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

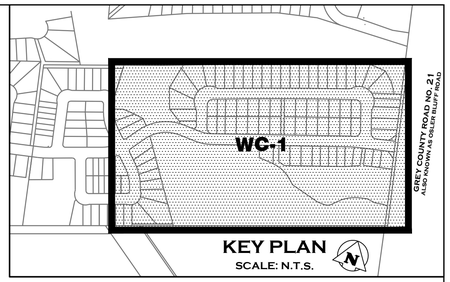
AREA B		
B1	5	
B2	61	
B3*	0	
B4	40	
B5	7	
B6	24	
B7	24	

*GEOSYNTHETIC CLAY LINER DOES NOT ALLOW PLANTING OF 194 TREES. 194 TREES TO BE PLANTED IN COMPENSATION AREA A6.

AREA B	
B1	4
B2	45
B3	145
B4	21
B5	6
B6	22
B7	29

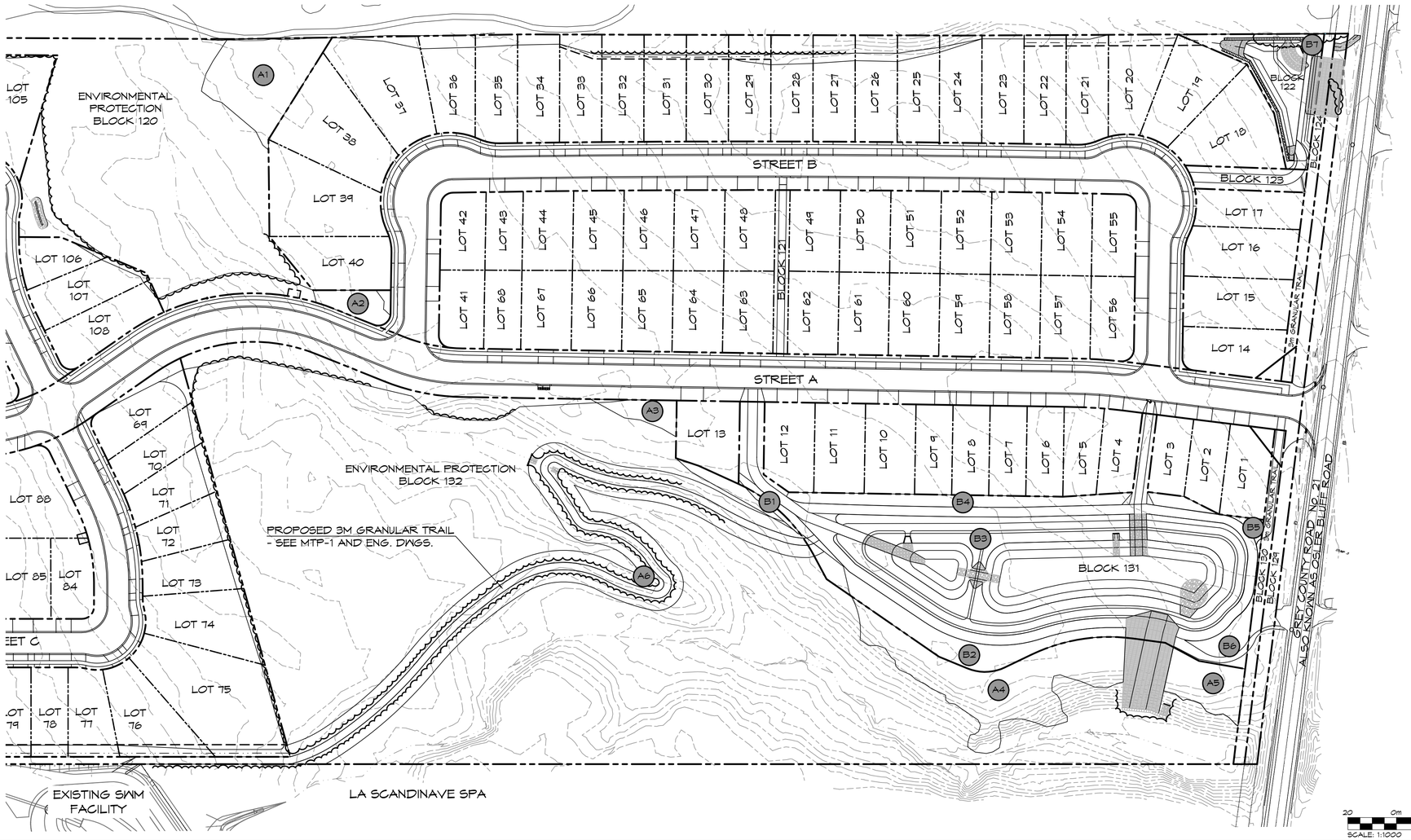
N/A

AREA B TOTAL =	161 WHIP STOCK TREES	AREA B TOTAL = 272 - 1 GAL POT SHRUBS
OVERALL COMPENSATION TREE PLANTING	875 WHIP STOCK TREES	OVERALL COMPENSATION SHRUB PLANTING 272 - 3 GAL POT SHRUBS
		OVERALL COMPENSATION SEED MIX 4,725m²



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- WATERCOURSE
- COMPENSATION AREA A
- COMPENSATION AREA B
- A1 COMPENSATION AREA



N

20 0m 20 40 60 80

SCALE: 1:1000

SEED MIX			
KEY	BOTANICAL NAME	COMMON NAME	%
SIMCOE COUNTY NATIVE MIX (OSC 8150)			
	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%

Refer to Nurse Crop Schedule for cover crop and application rate.
Application rate: 25 kg/ha

NURSE CROP SCHEDULE			
KEY	BOTANICAL NAME	COMMON NAME	%
SUMMER-FALL COVER			
	Avens sativa	Oats	50%
	Lolium multiflorum	Annual rye	50%
FALL-SPRING COVER			
	Triticum aestivum	Winter Wheat	50%
	Secale cereale	Winter Rye	50%
Sow at 25kg/ha			

COMPENSATION PLANTING NOTES:

1. FOR PLANTING NOTES, SEE DRAWING LD-2.
2. PLANTING LAYOUT:
   TREES - 1,110/HA = 3-9 WHIPS PER GROUPING ARRANGED RANDOMLY (3m MIN O.C.)
   SHRUBS - SPACED @ APPROXIMATELY 1.5m O.C. IN GROUPINGS OF 3-9
3. ACCEPTABLE DEGREE OF PLANT MORTALITY FOR WOODLAND COMPENSATION PLANTING IS 20%. MORTALITY RATE TO BE CONFIRMED AT TIME OF FINAL INSPECTION.

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NOTES:

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LANDSCAPE ARCHITECT [redacted]

LANDSCAPE ARCHITECT

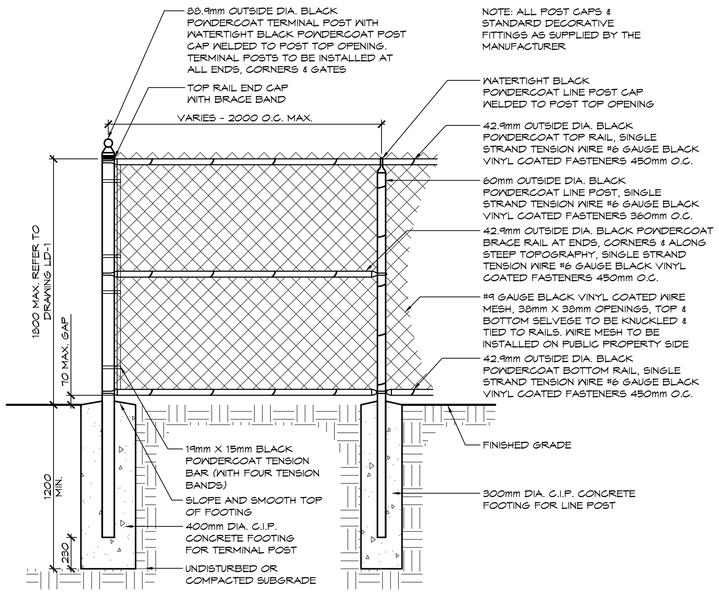
Project
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing
WOODLAND COMPENSATION PLANTING PLAN

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

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

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1 LD1 1.5M CHAIN LINK FENCE

N.T.S.

NOTES:

1.0 FENCING

1. 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.
2. PARK FRONTAGES ALONG STREETS DO NOT REQUIRE FENCING, UNLESS REQUIRED BY THE TOWN.
3. 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, BRACING, RAILS, FENCE FABRIC, LOCKABLE GATES, AND ALL HARDWARE, ATTACHMENTS, AND ACCESSORIES.
4. 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.
5. CHAIN LINK FENCING AND GATES SHALL MEET THE FOLLOWING REQUIREMENTS:
   1. THE MESH FABRIC SHALL HAVE 38mm DIAMOND-SHAPED OPENINGS MADE FROM 9-GAUGE WIRE BEFORE VINYL COATING, UNLESS OTHERWISE INDICATED.
   2. 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 5/8") OD PIPE.
   3. ALL PIPING SHALL BE SCHEDULE 40, GALVANIZED STEEL.
   4. MESH FABRIC TO BE INSTALLED ON MUNICIPAL/PARK LANDS SIDE.
7. WHERE GROUND CONDITIONS PREVENT THE CREATION OF SMOOTH SIDED AUGURED POST HOLES, FOOTINGS SHALL BE POURED INTO SONO-TUBES TO FULL DEPTH. VOIDS AROUND THE OUTSIDE OF THE FORM SHALL BE FILLED WITH COMPACTED LIMESTONE SCREENINGS.
8. PRIVATE ACCESS GATES ARE NOT PERMITTED THROUGH FENCES BETWEEN PRIVATE LANDS AND MUNICIPAL LANDS, OTHER THAN AS STIPULATED BY THE TOWN.

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LANDSCAPE ARCHITECT [redacted]

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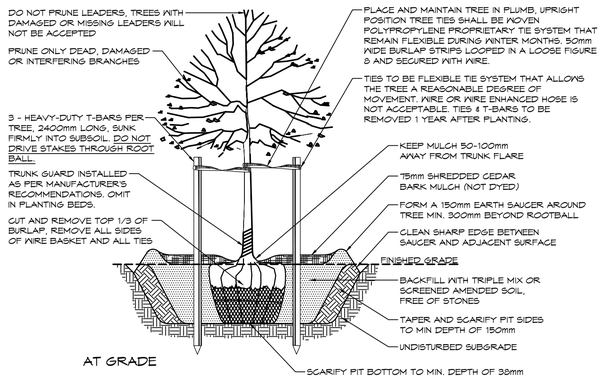
Project
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing
LANDSCAPE DETAILS

CROZIER CONSULTING ENGINEERS
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COLLINGWOOD, ON, L9Y 1A1
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

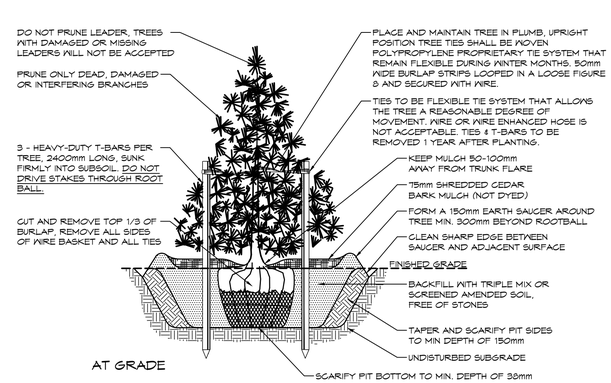
L.M./R.B./K.C.	A.P./R.B./K.C.	0876-5337
AS SHOWN	2022.12.12	A.P. LD-1

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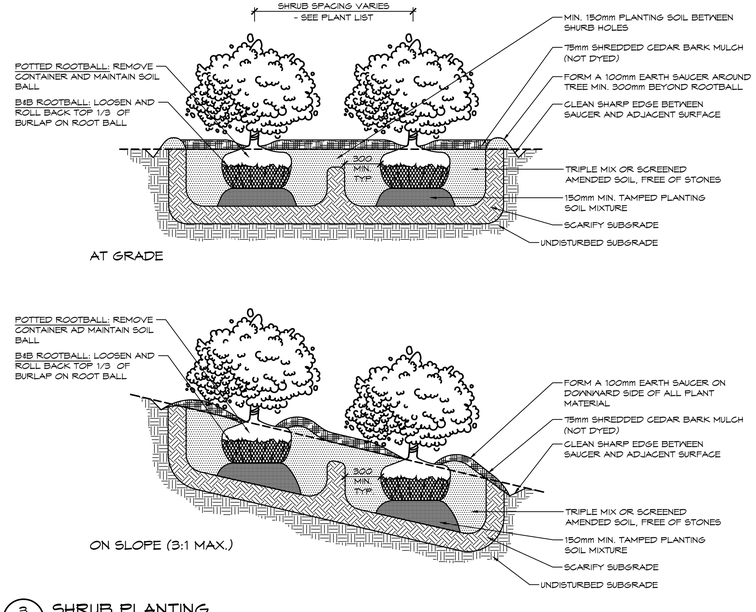
1 LD2 DECIDUOUS TREE PLANTING

NTS



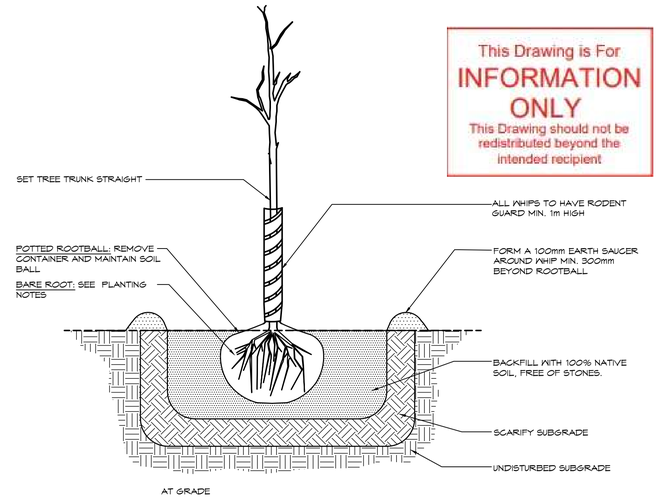
2 LD2 CONIFEROUS TREE PLANTING

NTS



3 LD3 SHRUB PLANTING

NTS



NOTES:
1. ALL WORK SHALL BE IN STRICT CONFORMANCE WITH ALL CURRENT APPLICABLE CODES AND REGULATIONS.
2. REMOVE EXISTING SOD OR VEGETATION, HAND DIG HOLES AND SCARIFY TREE PIT.
3. POTTED STOCK - REMOVE POT AND LOOSEN / UNWIND ANY TIGHTLY BOUND ROOTS AND PLACE IN TREE PIT.
4. BARE ROOT STOCK - SPREAD OUT AND EVENLY DISTRIBUTE TREE ROOTS IN TREE PIT.
5. SET TRUNK FLARE 50mm HIGHER THAN ADJACENT FINISHED GRADE TO ALLOW FOR SETTLEMENT.
6. BACKFILL SOIL IN 150mm LIFTS TO BASE OF TRUNK FLARE AND HAND TAMP TO PREVENT AIR POCKETS. ENSURE TREE TRUNK IS STRAIGHT.
7. SOAK TREE PIT IMMEDIATELY AFTER PLANTING. BACKFILL ANY VOIDS WITH SOIL AND WATER AGAIN.
8. CREATE SAUCER AROUND TREE WELL.

4 LD2 WHIP PLANTING

NTS

GENERAL

1. ANY AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY. THE LIMITS OF WORK ARE TO BE CLEARLY UNDERSTOOD BY THE CONTRACTOR PRIOR TO ANY WORK TAKING PLACE ON THE SITE.
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED. THE DRAWINGS MAY BE SCALED FOR APPROXIMATE LAYOUT. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THE DRAWING(S) AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. THE CONTRACTOR IS TO LOCATE AND MARK ALL INFRASTRUCTURE AND UTILITIES PRIOR TO ANY EXCAVATION WORK OR PLANTING ON THE SITE. DO NOT PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES OR INFRASTRUCTURE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. DIG ALL HOLES BY HAND WHEN CLOSER THAN 1.0M TO ANY UNDERGROUND POWER, TELEPHONE OR GAS UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND MAINTENANCE OF ALL UTILITY/INFRASTRUCTURE LOCATES FOR THE DURATION OF THE CONTRACT.
4. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS NOT TO SUBSTITUTE MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING SITE FEATURES UNLESS SPECIFIED FOR REMOVAL/DEMOLITION. THIS INCLUDES ALL SURVEY BARS, STAKES, MONUMENTS AND SEDIMENT BARRIERS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES INCURRED DURING CONSTRUCTION AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS TO ORIGINAL OR BETTER CONDITION.
6. ALL EXISTING TREES, SHRUBS, AND HERBACEOUS PLANTS BEYOND THE LIMIT OF WORK ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. THIS INCLUDES BUT IS NOT LIMITED TO: NOT STORING CONSTRUCTION MATERIALS OR FUEL WITHIN THE DRIPLINE OF AN EXISTING TREE, NOT ALTERING EXISTING GRADES OR COMPACTING SOIL AROUND PROTECTED VEGETATION AND TAKING CARE NOT TO DISTURB OR EXPOSE THE ROOTS OF ANY EXISTING TREES. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROTECTION OR HOARDING MEASURES OF ALL EXISTING TREES AND VEGETATION TO BE PRESERVED WITHIN OR ADJACENT TO CONSTRUCTION WORK LIMITS.
7. ~~THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF LANDSCAPE WORK. THE CONTRACTOR SHALL ENTIRELY ALL PLANTS AND OTHER MATERIALS SUPPLIED BY HIM/HER AND THOSE SUPPLIED BY THE OWNER AND SHALL REMOVE FROM THE SITE ALL WASTE MATERIALS AND DEBRIS AS THE WORK PROGRESSES. ON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, TOOLS AND EQUIPMENT AND LEAVE THE SITE CLEAN AND TIDY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT / OWNER.~~

PLANTING

1. ~~THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF LANDSCAPE WORK. THE CONTRACTOR SHALL ENTIRELY ALL PLANTS AND OTHER MATERIALS SUPPLIED BY HIM/HER AND THOSE SUPPLIED BY THE OWNER AND SHALL REMOVE FROM THE SITE ALL WASTE MATERIALS AND DEBRIS AS THE WORK PROGRESSES. ON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, TOOLS AND EQUIPMENT AND LEAVE THE SITE CLEAN AND TIDY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT / OWNER.~~
2. ALL LANDSCAPE WORKS WILL BE WARRANTED FOR A PERIOD OF TWENTY-FOUR (24) MONTHS FOLLOWING INSPECTION AND WRITTEN NOTICE OF START OF WARRANTY PERIOD AS DETERMINED AND PROVIDED BY THE LANDSCAPE ARCHITECT. PLANT MATERIAL WHICH IS NOT IN A HEALTHY, VIGOROUS GROWING CONDITION AT THE END OF THE WARRANTY PERIOD, SHALL BE REPLACED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT / OWNER.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO EXTEND CONTRACTOR'S WARRANTY RESPONSIBILITIES FOR AN ADDITIONAL YEAR IF, AT THE END OF INITIAL WARRANTY PERIOD, LEAF DEVELOPMENT AND GROWTH IS NOT SUFFICIENT TO ENSURE FUTURE SURVIVAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
4. THE CONTRACTOR IS TO IDENTIFY WITH LANDSCAPE ARCHITECT/OWNER ANY MAINTENANCE REQUIREMENTS NECESSARY FOR WARRANTY PURPOSES.
5. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (C.N.L.A.) FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT SCHEDULE SHOWN ON THESE DRAWINGS. ANY PLANT MATERIALS WHICH DO NOT CONFORM WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
6. THE LANDSCAPE ARCHITECT IS TO BE CONTACTED FOR INSPECTION AND WRITTEN APPROVAL PRIOR TO PLANT MATERIAL ARRIVING ON SITE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS THAT HAVE NOT BEEN INSPECTED AND APPROVED.
7. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE. ANY PLANT MATERIAL THAT IS REJECTED BY THE LANDSCAPE ARCHITECT WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL CHARGE TO THE PROJECT.
8. PLANT MATERIALS COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REQUIRE THAT SUPPLIER INVOICES BE SUBMITTED FOR INSPECTION AND APPROVAL PRIOR TO ACCEPTANCE.
9. ON-SITE LAYOUT OF THE PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. MINOR FIELD ADJUSTMENTS TO PLANT MATERIAL LOCATIONS MAY BE NECESSARY TO RESPOND TO THE LOCATIONS OF EXISTING PLANTS AND SITE CONDITIONS. THE CONTRACTOR TO REVIEW WITH LANDSCAPE ARCHITECT WHERE RELOCATIONS ARE NECESSARY. THE CONTRACTOR MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. PLANTS ARE NOT TO BE INSTALLED DURING EXTREME HEAT, DROUGHT, OR OTHER UNDESIRABLE CONDITIONS. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER INSTALLATION. THE CONTRACTOR SHALL REGULARLY MONITOR SITE CONDITIONS AND WATER AS REQUIRED TO ENSURE HEALTHY GROWTH CONDITIONS THROUGHOUT THE DURATION OF THE WARRANTY PERIOD.
11. DO NOT PLANT DIRECTLY IN CENTERLINE OF DRAINAGE SWALES OR DEPRESSION AREAS. WHERE PROPOSED PLANTING LOCATIONS CONFLICT WITH CONSTRUCTED SWALES OR LOW-LYING WET AREAS, CONTACT LANDSCAPE ARCHITECT FOR DIRECTION.
12. ALL PLANTS ARE TO BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN ON THIS DRAWING. ALL PLANTS ARE TO BE INSTALLED VERTICAL AND PLUMB, REGARDLESS OF GROUND SLOPE.
13. TOPSOIL: EACH SOURCE OF TOPSOIL, IMPORTED OR NATIVE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE. SUBMIT TOPSOIL ANALYSIS/TEST RESULTS TO LANDSCAPE ARCHITECT PRIOR TO ORDER OR DELIVERY TO SITE. TESTING TO BE IN ACCORDANCE WITH CONTRACT SPECIFICATIONS. SUPPLY AND PLACE TOPSOIL IN ACCORDANCE WITH OPSS 802 TO A MINIMUM DEPTH OF 150MM IN SEED/SOD AREAS, 600MM DEPTH IN PERENNIAL/ SHRUB PLANTING BEDS, AND 1000MM DEPTH WHERE TREES ARE SUPPORTED, UNLESS OTHERWISE SPECIFIED.
14. SHREDDED CEDAR BARK MULCH: TO BE SPREAD UNIFORMLY AROUND THE BASE OF TREES AND SHRUBS TO A MINIMUM DEPTH OF 100 MM. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNK OR STEM(S). ALLOW A 100 MM MULCH FREE ZONE AT TRUNK/STEMS. SHRUBS TO BE IN CONTINUOUSLY MULCHED PLANTING BEDS UNLESS OTHERWISE SPECIFIED.
15. SUPPLY AND PLACE SEED IN ACCORDANCE WITH OPSS 804 UNLESS OTHERWISE SPECIFIED. ALL 5:1 OR GREATER SLOPES TO BE SEEDED WITH TACKIFIER. ALL SLOPES GREATER THAN 3:1 SHALL BE MATTED WITH AN EROSION CONTROL BLANKET. SUPPLY AND PLACE IN ACCORDANCE WITH OPSS 804.

SOD

1. ~~ALL SEEDED AREAS DISTURBED BY CONSTRUCTION SHALL BE RE-SODDED AND RESTORED TO ORIGINAL CONDITION OR BETTER.~~
2. ~~THE CONTRACTOR IS TO REMOVE DEAD OR DAMAGED BRANCHES ON TREES OR SHRUBS AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND APPROPRIATE TIMING FOR EACH SPECIES.~~
3. ~~SOD TO BE DELIVERED TO PROJECT LOT NO LESS THAN 48 HOURS OF BEING HARVESTED AND CUT TO SIZE AND DELIVERED IN STRIPS.~~
4. ~~SOD SHALL BE LAID WITHIN 24 HOURS OF BEING HARVESTED OR WINTER STORED.~~
5. PLACE SOD ON PREPARED TOPSOIL WITH STAGGERED JOINTS AND BUTT TIGHTLY. IRRIGATE IMMEDIATELY TO ENSURE MOISTURE PENETRATION INTO THE UPPER 100 MM (4") OF SOIL. MACHINE ROLL TO ENSURE CONTACT WITH TOPSOIL. REPAIR MINOR GRADE DEFICIENCIES AND IRREGULARITIES.
6. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION TO A MINIMUM OF 100 MM DEPTH WITHIN TOPSOIL. MAINTAIN SOD PER OPSS 803. SOD MUST BE CUT A MINIMUM OF TWO TIMES FOR FINAL ACCEPTANCE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

[redacted]

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LANDSCAPE ARCHITECT [redacted]

LANDSCAPE ARCHITECT

Project
BLUE VISTA
TOWN OF THE BLUE MOUNTAINS

Drawing
LANDSCAPE DETAILS

CROZIER CONSULTING ENGINEERS
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Collingwood, ON, L9Y 1A1
705 446-3510 T
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www.cfcrozier.ca
info@cfcrozier.ca

L.M./R.B./K.C.	A.P./R.B./K.C.	0876-5337
AS SHOWN	2022.12.12	A.P. LD-2

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