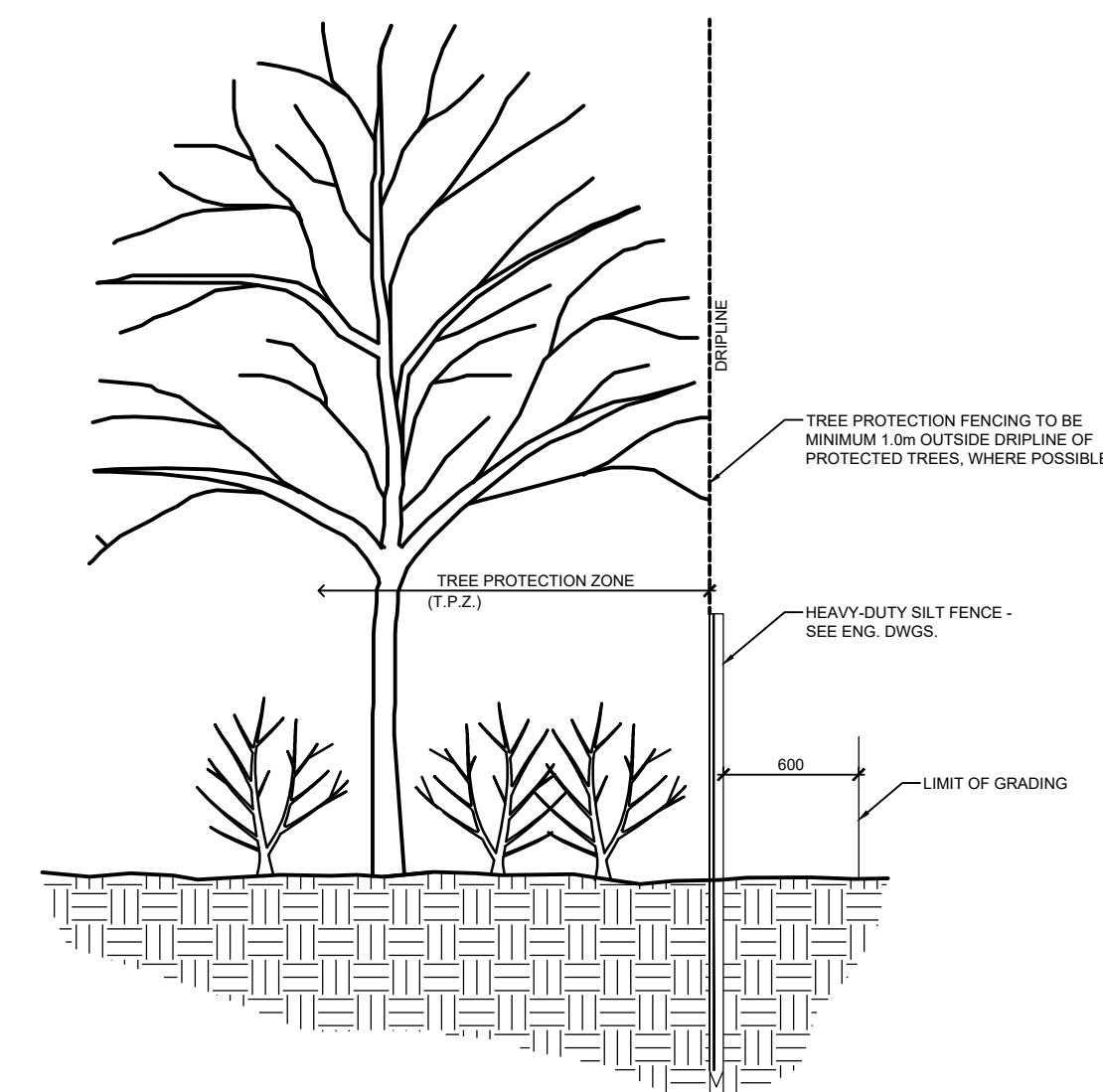


**LEGEND**

- PROPERTY BOUNDARY
- LOT BOUNDARY
- BUILDING SETBACK
- SWALE OR DITCH - SEE ENG. DWGS
- EXISTING VEGETATION TO BE REMOVED
- EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
- TREE PROTECTION FENCE
- LOT SPECIFIC TREE PRESERVATION PLAN (TPP) RECOMMENDED FOR BUILDING PERMIT APPLICATION
- EDGE OF MEDIUM PRIORITY VEGETATION TO BE RETAINED AND PROTECTED
- EDGE OF HIGH PRIORITY VEGETATION TO BE RETAINED AND PROTECTED



- NOTES:**
1. INSTALL TREE PROTECTION FENCING IN LOCATIONS INDICATED IN CONTRACT DRAWINGS.
  2. WHERE POSSIBLE, TREE PROTECTION FENCING LOCATION TO BE MINIMUM 1.0m OUTSIDE 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, COMPACTED AND CONTAMINATION RESULTS 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.

**1 TREE PROTECTION FENCE**

- GENERAL**
1. THE TREE MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH THE ASSOCIATED VEGETATION PRESERVATION PLAN (VPP) PREPARED BY NEIL MORRIS, CONSULTING ECOLOGIST 15 DECEMBER 2022 AND SHALL NOT BE UTILIZED AS A STANDALONE DOCUMENT.
  2. ALL EXISTING TREES AT PROPERTY BOUNDARIES AND ON ADJACENT PROPERTIES SHALL BE PRESERVED AND PROTECTED, WHERE TREES WHICH ARE LOCATED AT SHARED PROPERTY BOUNDARIES OR ON ADJACENT PROPERTIES ARE IDENTIFIED BY THIS PLAN TO SUSTAIN INJURY OR REQUIRE REMOVAL, THE OWNER OF THE ADJACENT PROPERTY'S WRITTEN PERMISSION IS REQUIRED PRIOR TO ANY CONSTRUCTION OR REMOVALS WORKS COMMENCE.
  3. EXISTING VEGETATION IN THE REMOVAL AREA IS COMPRISED OF NATIVE AND NON-NATIVE SPECIES. NATIVE SPECIES INCLUDE WHITE ASH, WHITE ELM, WHITE BIRCH, TREMBLING ASPEN, MANITOBA MAPLE, BASSWOOD, RED OAK, RED MAPLE, SUGAR MAPLE, BEECH, BLACK CHERRY, IRONWOOD, HAWTHORN SPECIES, WHITE CEDAR, WHITE PINE, WHITE SPRUCE, RED-Osier DOGWOOD, ALTERNATIVE LEAVED DOGWOOD, STAGHORN SUMAC, CHOKECHERRY AND SHRUB ROSES. NON-NATIVE SPECIES INCLUDE SCOTS PINE, NORWAY SPRUCE, DOMESTIC APPLE, ENGLISH HAWTHORN, BUCKTHORN, TATARIAN HONEYSUCKLE AND EUROPEAN Highbush CRANBERRY.
  4. NO SPECIES AT RISK VEGETATION WERE IDENTIFIED IN THE VEGETATION TO BE REMOVED AREA OF THE DEVELOPMENT.
  5. DETAILED LOT VEGETATION PRESERVATION PLAN SHALL BE SUBMITTED IN SUPPORT OF BUILDING PERMIT APPLICATIONS FOR LOTS 1, 6 TO 22, 43 TO 52, AND 56. VPPS TO BE PREPARED IN ACCORDANCE WITH THE MASTER VPP AND CURRENT NEC GUIDANCE.
- TREE PROTECTION FENCING**
1. THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING (TPF) TO PROTECT TREES IDENTIFIED FOR PRESERVATION.
  2. ALL TPF WILL CONFORM WITH THE VEGETATION PRESERVATION PLAN AND DETAIL(S) INCLUDED ON THESE PLANS, WHERE CURRENT GOVERNING MUNICIPALITY STANDARDS DIFFER, CONTACT PROJECT ARBORIST OR CONTRACT ADMINISTRATOR FOR DIRECTION.
  3. NO SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WILL BE ACCEPTED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE PROJECT ARBORIST.
  4. UPON INSTALLATION OF THE TPF, THE CONTRACTOR SHALL CONTACT THE PROJECT ARBORIST TO REVIEW AND APPROVE THE FENCING AND LOCATION(S) IN WRITINGS PRIOR TO COMMENCEMENT OF ANY SITE WORK.
  5. THE TPF SHALL REMAIN IN THE APPROVED LOCATIONS THROUGHOUT THE DURATION OF THE SITE WORKS AND SHALL NOT BE MOVED AT ANY TIME TO ACCOMMODATE CONSTRUCTION OR SITE WORK.
  6. THE CONTRACTOR SHALL INSPECT TPF WEEKLY AND MAINTAIN AS REQUIRED THROUGH ALL STAGES OF DEVELOPMENT/CONSTRUCTION. THE TPF SHALL BE REMOVED AT THE COMPLETION OF ALL SITE WORKS AND DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION.
- TREE PROTECTION SIGN**
1. TREE PROTECTION SIGN TO BE MOUNTED ON GATOR BOARD AND A MINIMUM SIZE OF 11" X 17".
  2. SIGNS TO BE PLACED 45m O.C. ALONG FENCING SECURED WITH OUTDOOR PLASTIC LOCKING TIE-WRAPS.
  3. SIGN TO CONTAIN THE FOLLOWING TEXT AND INFORMATION:
    - 3.1. TREE PRESERVATION PLAN IN EFFECT.
    - 3.2. NO DUMPING, STORAGE OF MATERIALS, TREE REMOVALS AND DISTURBANCE OF ANY KIND BEYOND THIS POINT.
    - 3.3. DEVELOPER'S NAME AND TELEPHONE NUMBER.
    - 3.4. CONSULTANT'S NAME AND TELEPHONE PHONE NUMBER.
- TREE PRESERVATION**
1. THE TREE PROTECTION ZONE (TPZ) IS PROTECTED AND DELINEATED BY THE TPF OR AS OTHERWISE DEFINED IN THE APPROVED VEGETATION PRESERVATION PLAN. THE CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
  2. ANY POTENTIAL OR INCURRED INJURY/DAMAGE TO ADJACENT TREE(S) IDENTIFIED TO BE PRESERVED SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ARBORIST AND REVIEWED ON SITE. INJURY/DAMAGE INCLUDES ANY REQUIRED ARBORICULTURAL TREATMENT INCLUDING BUT NOT LIMITED TO: LIMB PRUNING, TRUNK DAMAGE, ROOT EXPOSURE OR REQUIRED CUTTING/REMOVAL OR ANY OTHER ACTIVITY THAT HAS THE POTENTIAL TO HARM THE TREE.
- TREE REMOVALS**
1. PRIOR TO THE COMMENCEMENT OF TREE REMOVALS, ALL TREES DESIGNATED FOR REMOVAL MUST BE CLEARLY IDENTIFIED IN THE FIELD.
  2. WHERE POSSIBLE, REMOVALS, CHIPPING, AND/OR BRUSH REMOVAL IS TO BE COMPLETED OUTSIDE THE WINDOW OF APRIL 1 TO AUGUST 31. THIS WINDOW ACCOUNTS FOR ACTIVE BIRD NESTING AND BAT MATERNITY ROOSTING PERIODS, WHERE REMOVALS MUST OCCUR WITHIN THE RESTRICTED ACTIVITY WINDOW, NEST AND ROOSTING HABITAT ASSESSMENTS TO PROTECT SPECIES PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT, 1994 AND ENDANGERED SPECIES ACT, 2007. THESE SURVEYS MUST BE COMPLETED BY A QUALIFIED BIOLOGIST OR ORNITHOLOGIST.
  3. TREES SHALL ALWAYS BE Felled AWAY FROM ADJACENT PRESERVED TREES TO PREVENT AVOIDABLE DAMAGE TO THE CROWNS AND STEMS

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

**NOTES:**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

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*Feb 13 2024*  
date

No.	ISSUE / REVISION	DATE: YYYYMMDD
1.	ISSUED FOR FIRST SUBMISSION	2023/01/30
2.	ISSUED FOR SECOND SUBMISSION	2023/09/11
3.	ISSUED FOR THIRD SUBMISSION	2025/02/12
4.	ISSUED FOR FOURTH SUBMISSION	2025/10/29
5.	ISSUED FOR PRE-SERVICING AGREEMENT	2026/01/27
6.	RE-ISSUED FOR PRE-SERVICING AGREEMENT	2026/02/05

NDSCAPE ARCHITECT

Project: **ALTA SUBDIVISION PHASE II TOWN OF BLUE MOUNTAINS**

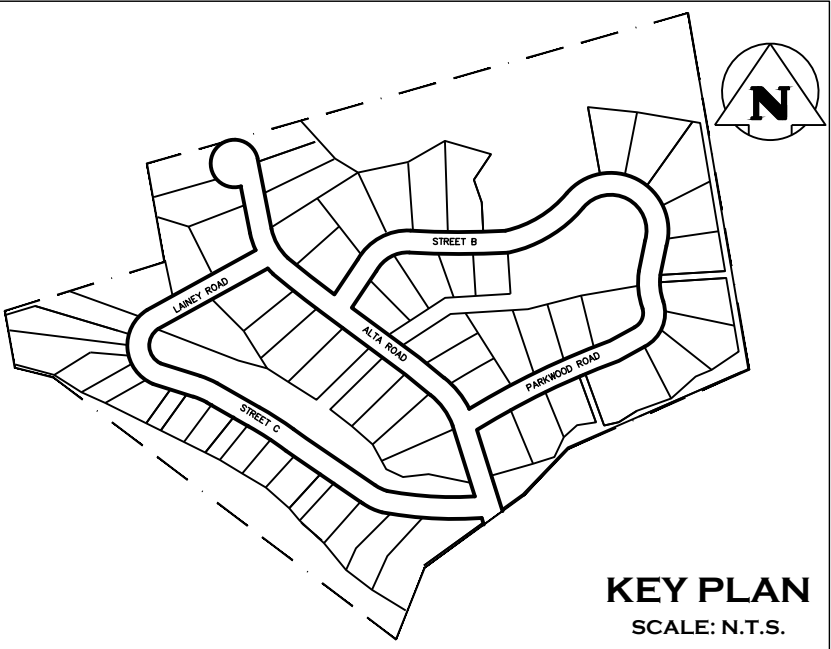
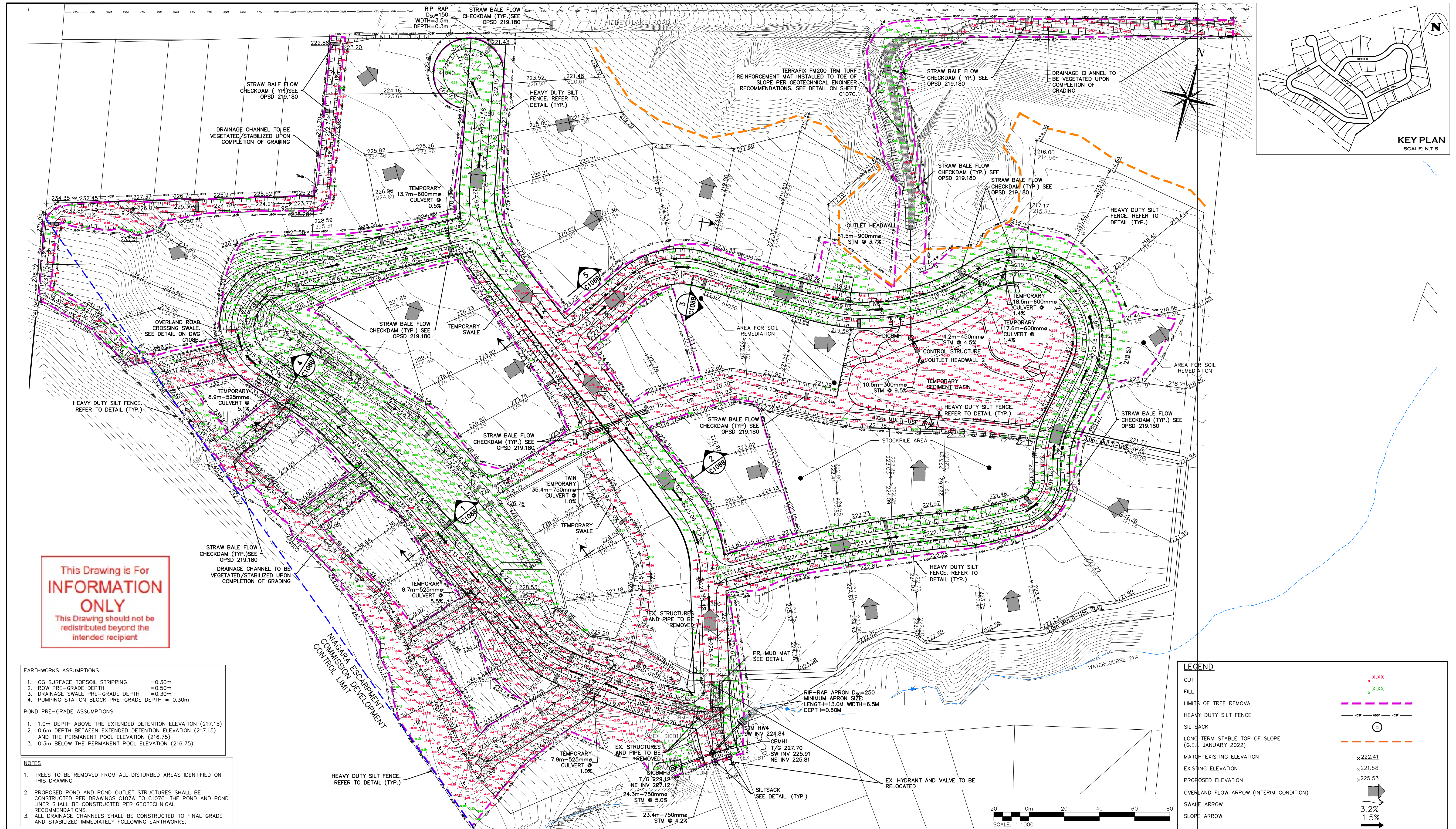
Drawing: **TREE MANAGEMENT PLAN**

**C GROZIER CONSULTING ENGINEERS**

Drawn By: K.C.J.A.S./J.L.M. Design By: A.P. Project: **119-2528**

Scale: 1:1500 Date: 2023/01/30 Check By: A.P. Drawing: **TMP-1**

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intended recipient

- EARTHWORKS ASSUMPTIONS**
- OG SURFACE TOPSOIL STRIPPING = 0.30m
  - ROW PRE-GRADE DEPTH = 0.50m
  - DRAINAGE SWALE PRE-GRADE DEPTH = 0.30m
  - PUMPING STATION BLOCK PRE-GRADE DEPTH = 0.30m

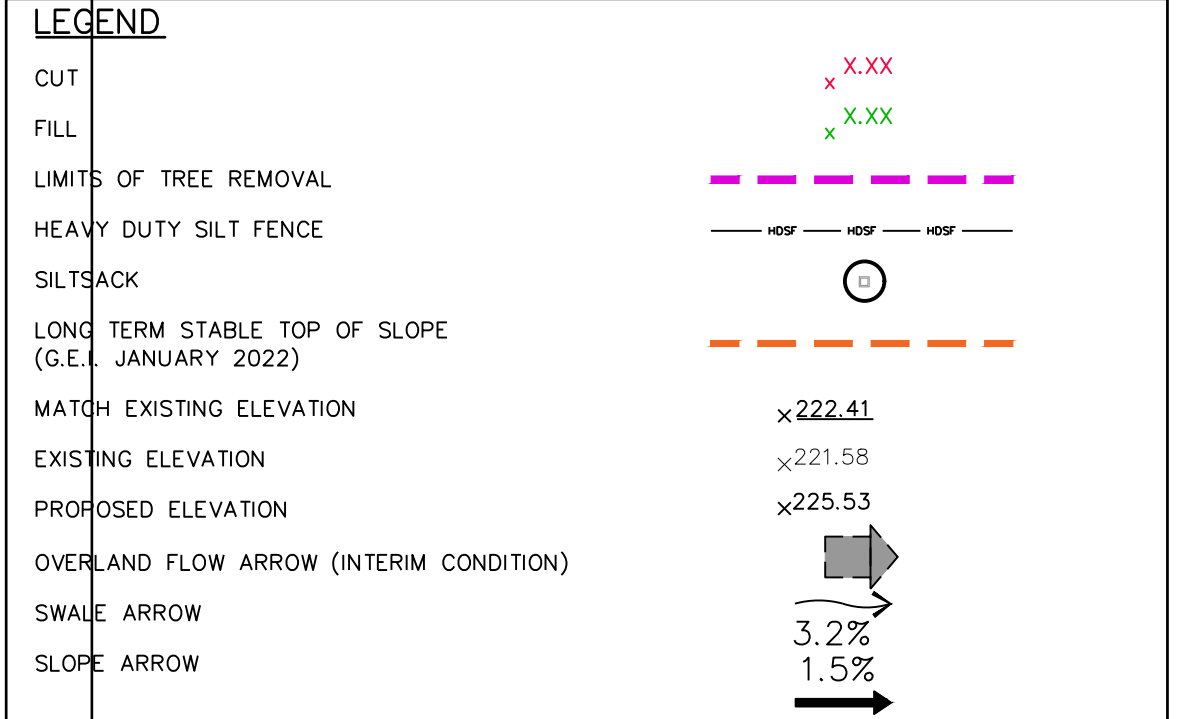
- POND PRE-GRADE ASSUMPTIONS**
- 1.0m DEPTH ABOVE THE EXTENDED DETENTION ELEVATION (217.15)
  - 0.6m DEPTH BETWEEN EXTENDED DETENTION ELEVATION (217.15) AND THE PERMANENT POOL ELEVATION (216.75)
  - 0.3m BELOW THE PERMANENT POOL ELEVATION (216.75)

- NOTES**
- TREES TO BE REMOVED FROM ALL DISTURBED AREAS IDENTIFIED ON THIS DRAWING.
  - PROPOSED POND AND POND OUTLET STRUCTURES SHALL BE CONSTRUCTED PER DRAWINGS C107A TO C107C. THE POND AND POND LINER SHALL BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS.
  - ALL DRAINAGE CHANNELS SHALL BE CONSTRUCTED TO FINAL GRADE AND STABILIZED IMMEDIATELY FOLLOWING EARTHWORKS.
  - DO NOT SCALE THE DRAWINGS.
  - ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

**TEMPORARY BENCHMARKS**  
TBM#1 - BENCHMARK LOCATED AT THE SOUTH-EAST PROPERTY BAR OF 217 HIDDEN LAKE RD. ELEV=225.17

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Feb 17, 2026  
dale

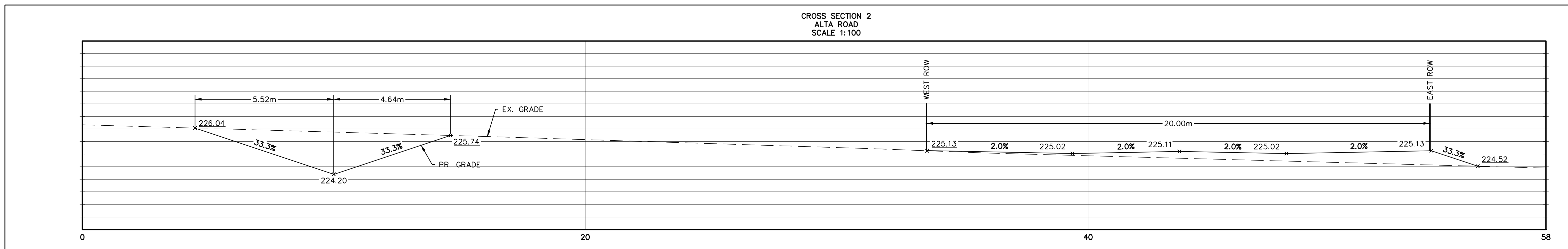
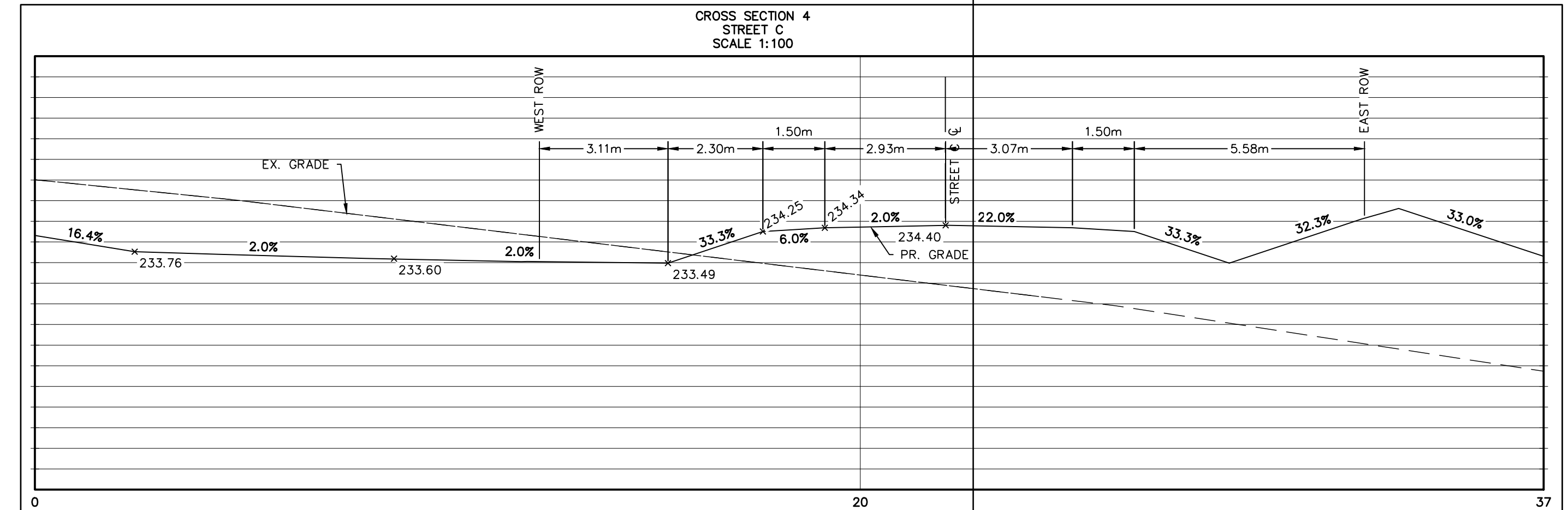
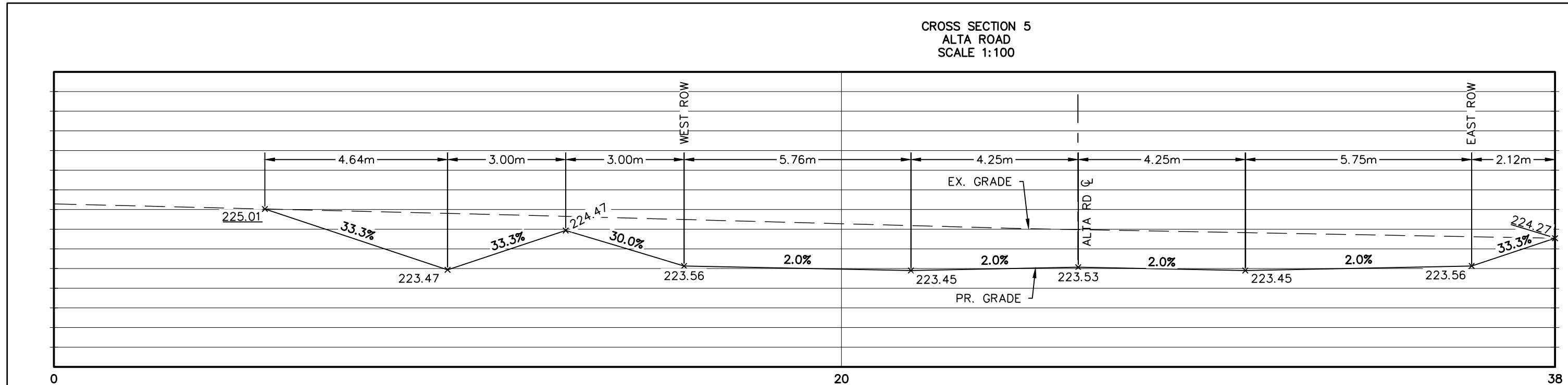
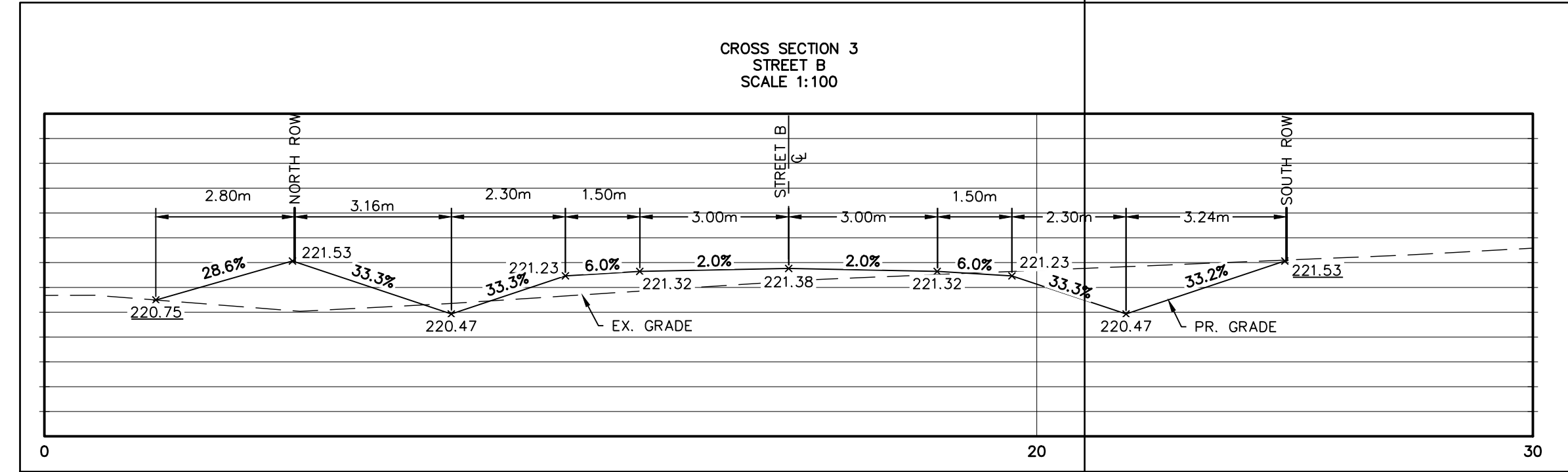
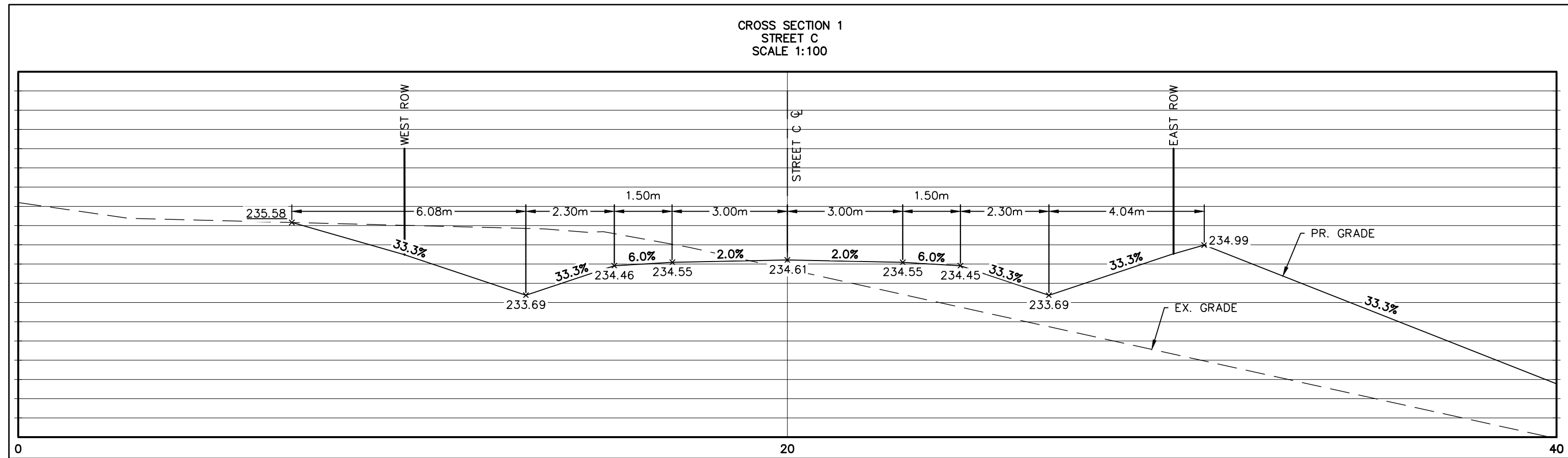
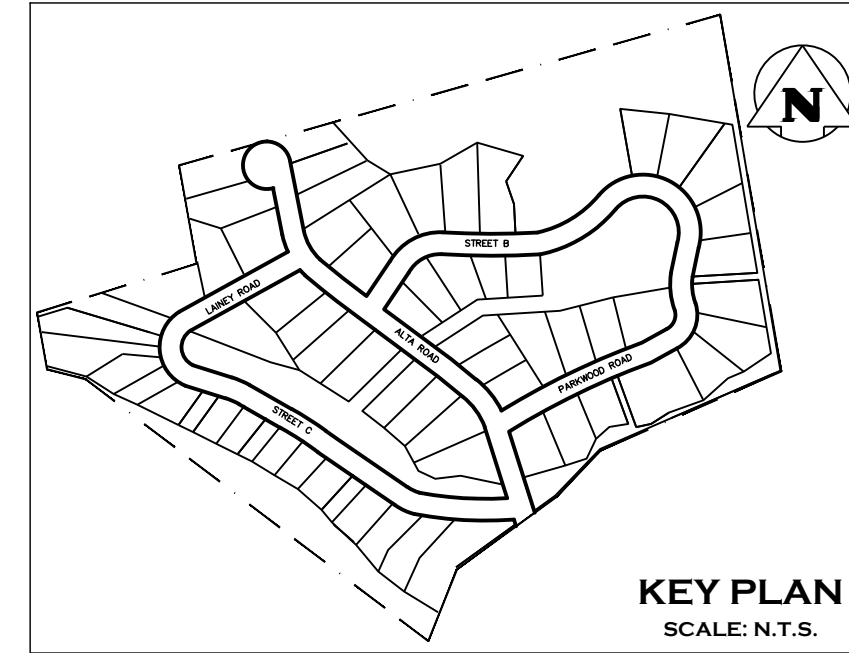
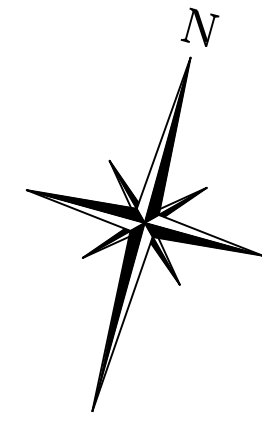
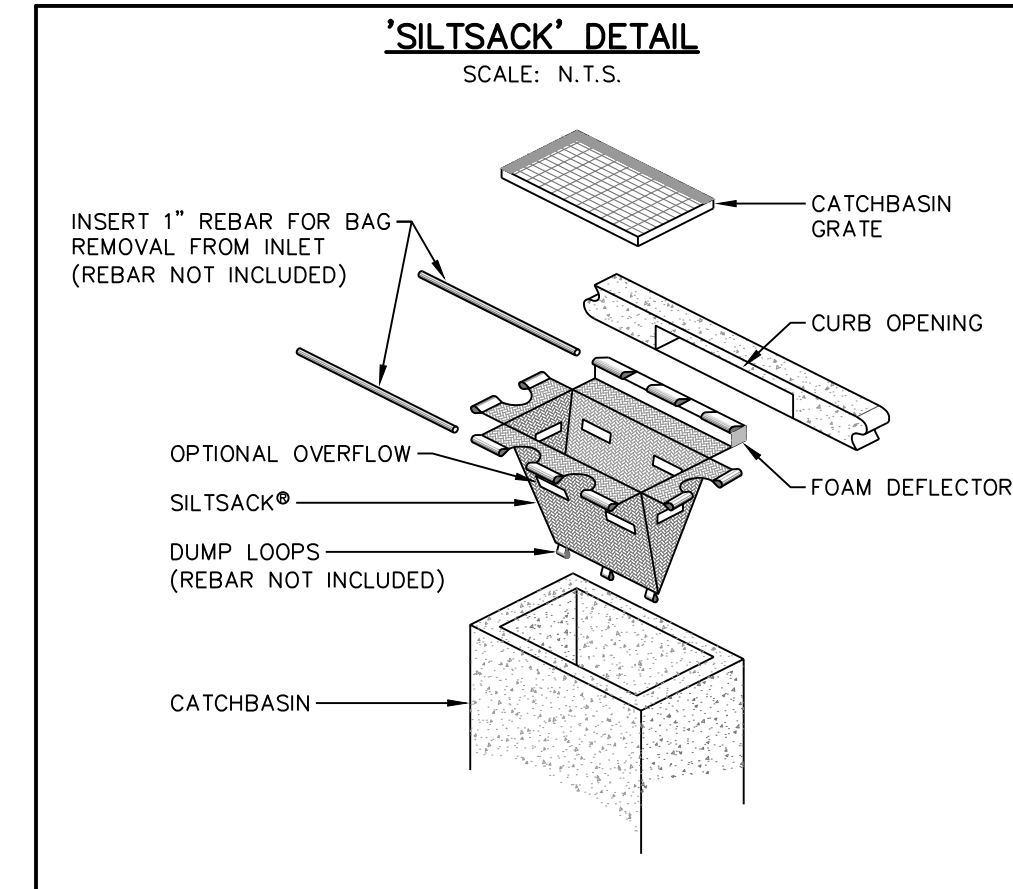
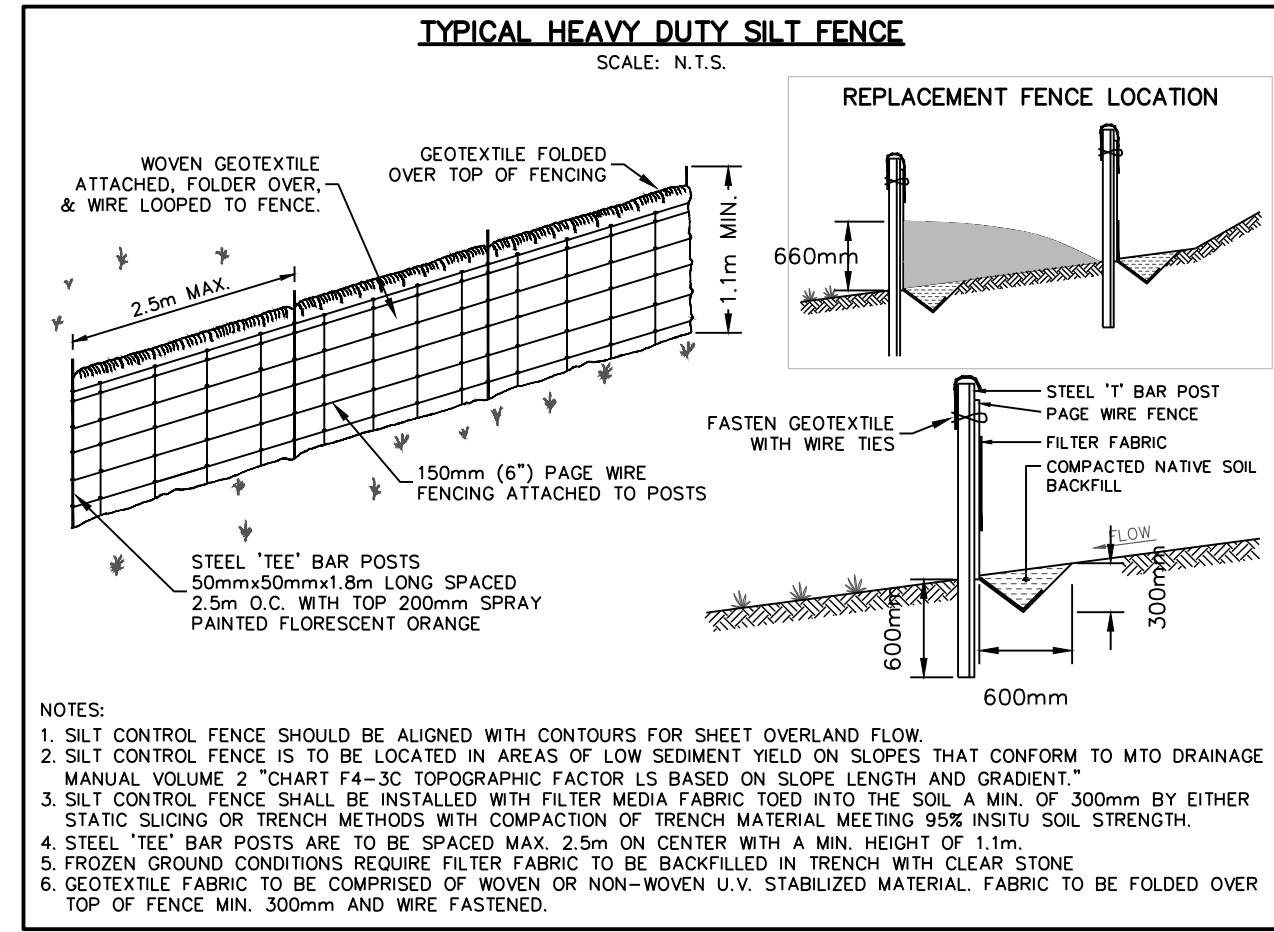
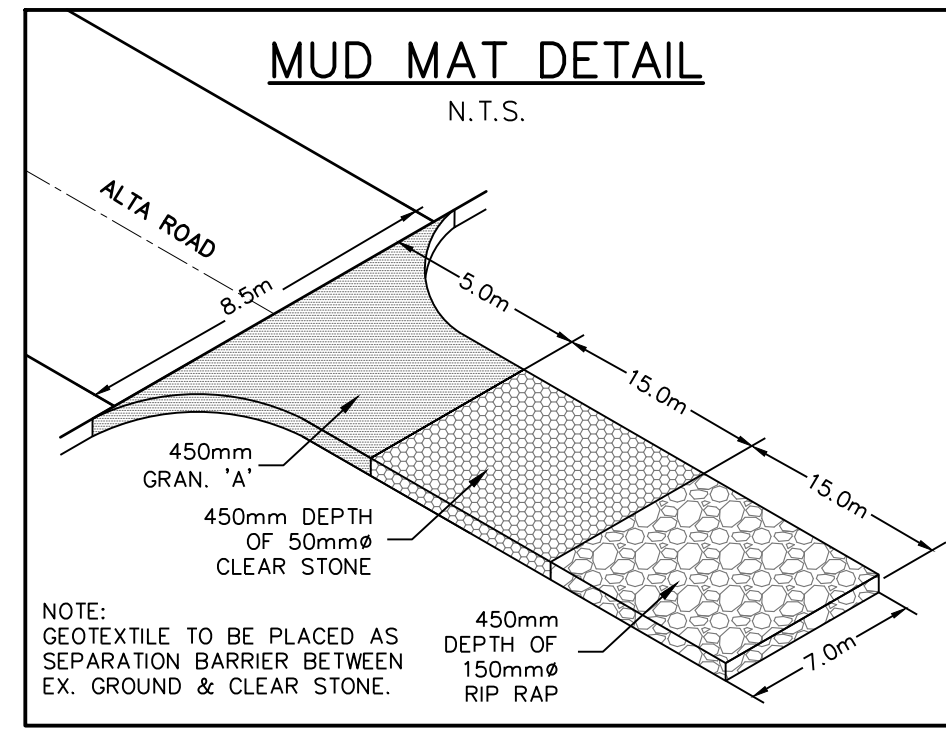
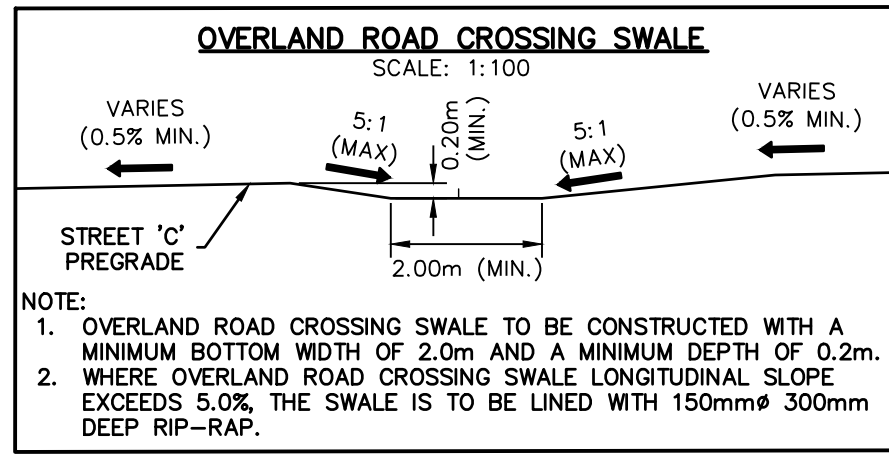
No.	ISSUE	DATE: YYYY/MM/DD
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1	ISSUED FOR SECOND SUBMISSION	2023/09/11
1A	ISSUED FOR PRE-SERVICING AGREEMENT	2023/11/23
2	ISSUED FOR THIRD SUBMISSION	2025/02/12
3	ISSUED FOR FOURTH SUBMISSION	2025/10/29
4	ISSUED FOR PRE-SERVICING AGREEMENT	2026/01/28



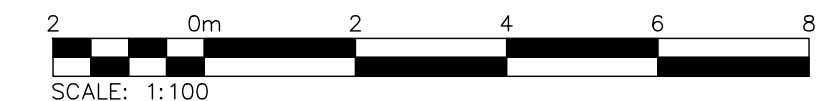
ALTA SUBDIVISION PHASE II  
TOWN OF THE BLUE MOUNTAINS  
ROUGH GRADING/EROSION & SEDIMENT CONTROL  
PLAN



Drawn By: R.D./N.L. Design By: R.D./N.L. Project: 119-2528  
Check By: J.K. Check By: G.C. Scale: 1:1000 Drawing: C108A



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 6-17-2026  
 date

No.	ISSUE	DATE: YYYY/MM/DD
0		
1		
1A		
2		
3	ISSUED FOR FOURTH SUBMISSION	2025/10/29
4	ISSUED FOR PRE-SERVICING AGREEMENT	2026/01/28

Project  
**ALTA SUBDIVISION PHASE II**  
**TOWN OF THE BLUE MOUNTAINS**  
 Drawing  
**ROUGH GRADING/EROSION & SEDIMENT CONTROL**  
**DETAILS AND CROSS SECTION**



Drawn By R.D./N.L. Design By R.D./N.L. Project 119-2528  
 Check By J.K. Check By G.C. Scale H=1:100 Drawing V=1:100 C108B