

Town of Blue Mountains
 Planning and Development Services
Accepted For Construction
 March 4, 2024
 date

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- 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 - CUT CROSS GEODETIC ELEVATION: 180.941m
 LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN

TBM#2 - CUT CROSS GEODETIC ELEVATION: 184.315m
 LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN

No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025

BLOCK 10 SERVICING TO BE PROVIDED UNDER SEPARATE COVER

REFER TO C103C 'GRADING PLAN 3' FOR GRADING DETAILS OF THE REDIRECTED SPILL CONVEYANCE CHANNEL

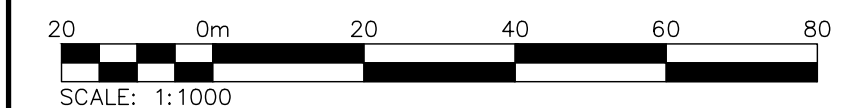
REFER TO C105D 'GRADING PLAN 4' FOR GRADING DETAILS OF THE REDIRECTED SPILL CONVEYANCE CHANNEL

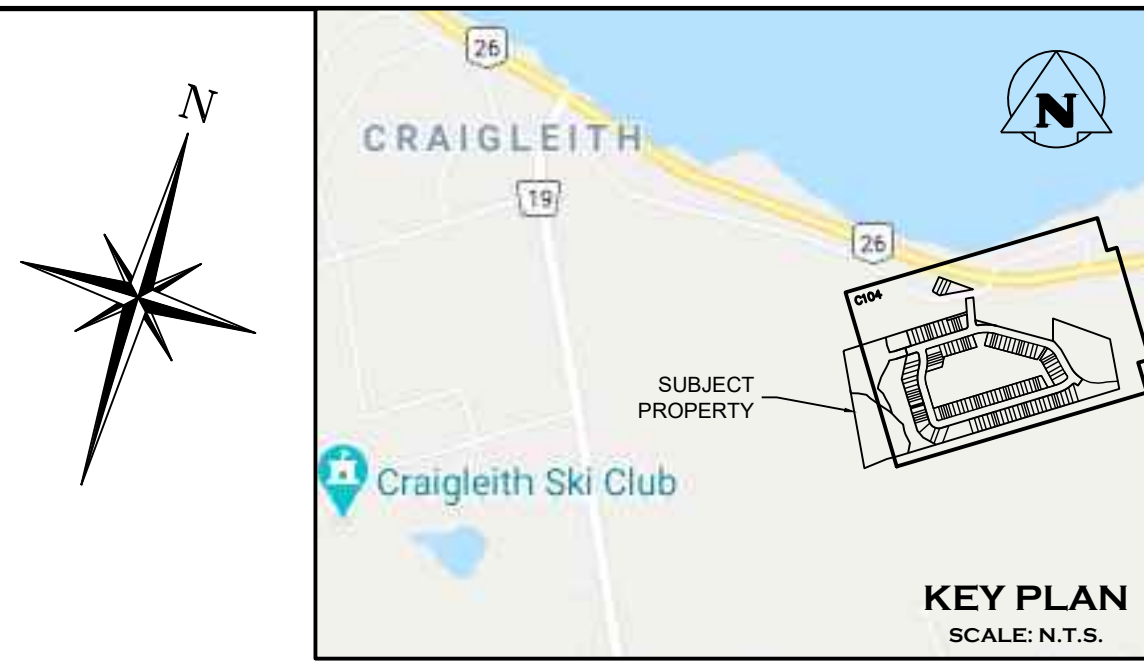
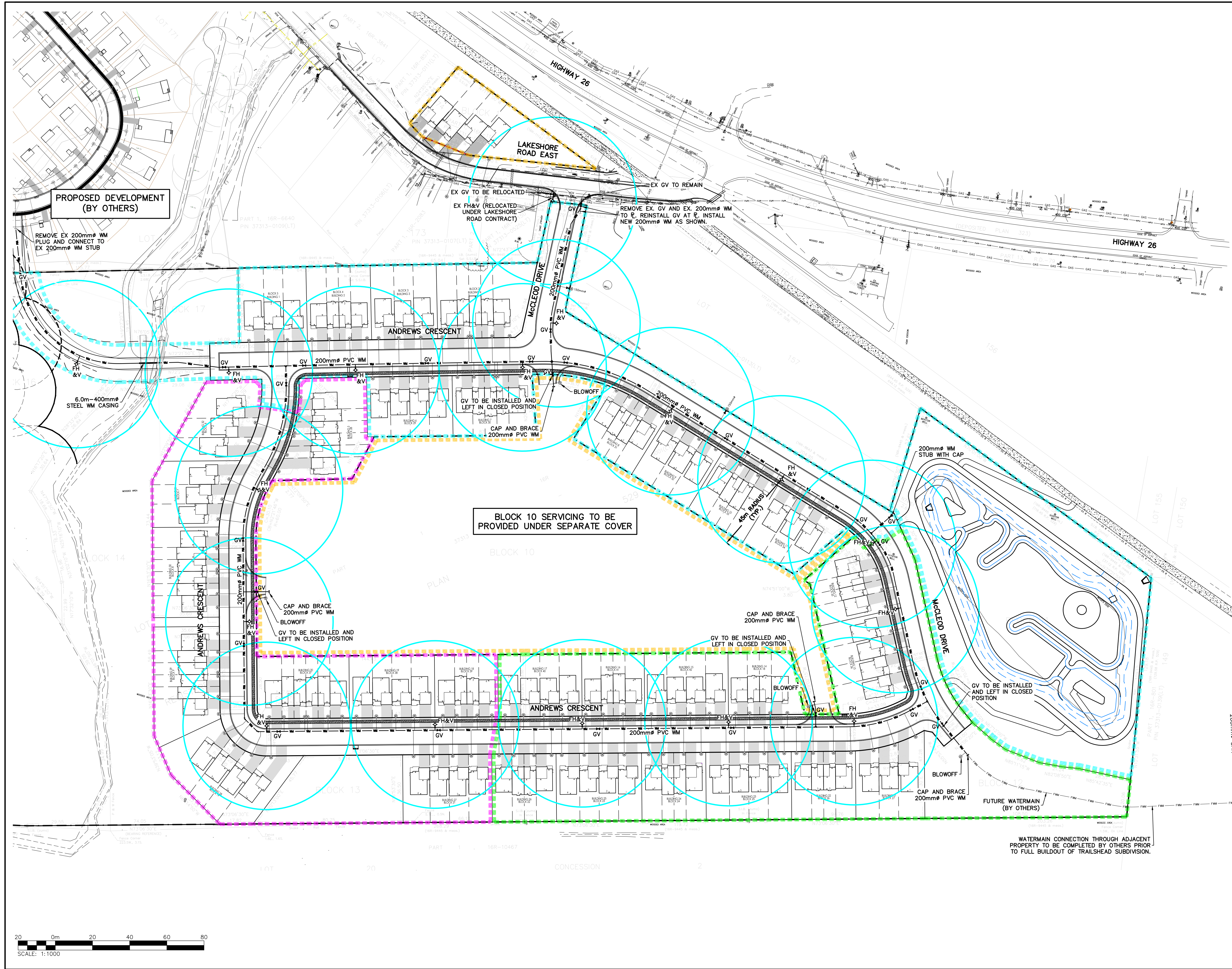
EDEN OAK - TRAILHEAD
 TOWN OF THE BLUE MOUNTAINS

STORMWATER DRAINAGE PLAN



Drawn By: J.P. Design By: M.V.R. Project: 218-2659
 Check By: R.W. Check By: R.A. Scale: 1:1000 Drawing: C103





NOTE: ALL UNITS IN BUILDINGS 8 TO 13 TO BE EQUIPPED WITH INDIVIDUAL PRESSURE REDUCING VALVES.

Town of Blue Mountains
 Planning and Development Services
Accepted For Construction
 March 4, 2026
 date

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS
 TBM#1-CUT CROSS GEODETIC ELEVATION: 180.941m
 LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN
 TBM#2-CUT CROSS GEODETIC ELEVATION: 184.315m
 LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN

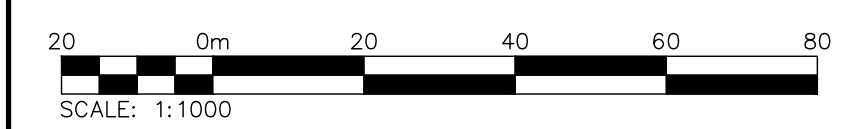
No.	ISSUE	DATE: MM/DD/YYYY
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025
13	ISSUED FOR SUBDIVISION AGREEMENT	02/19/2026
14	ISSUED FOR SUBDIVISION AGREEMENT	02/25/2026

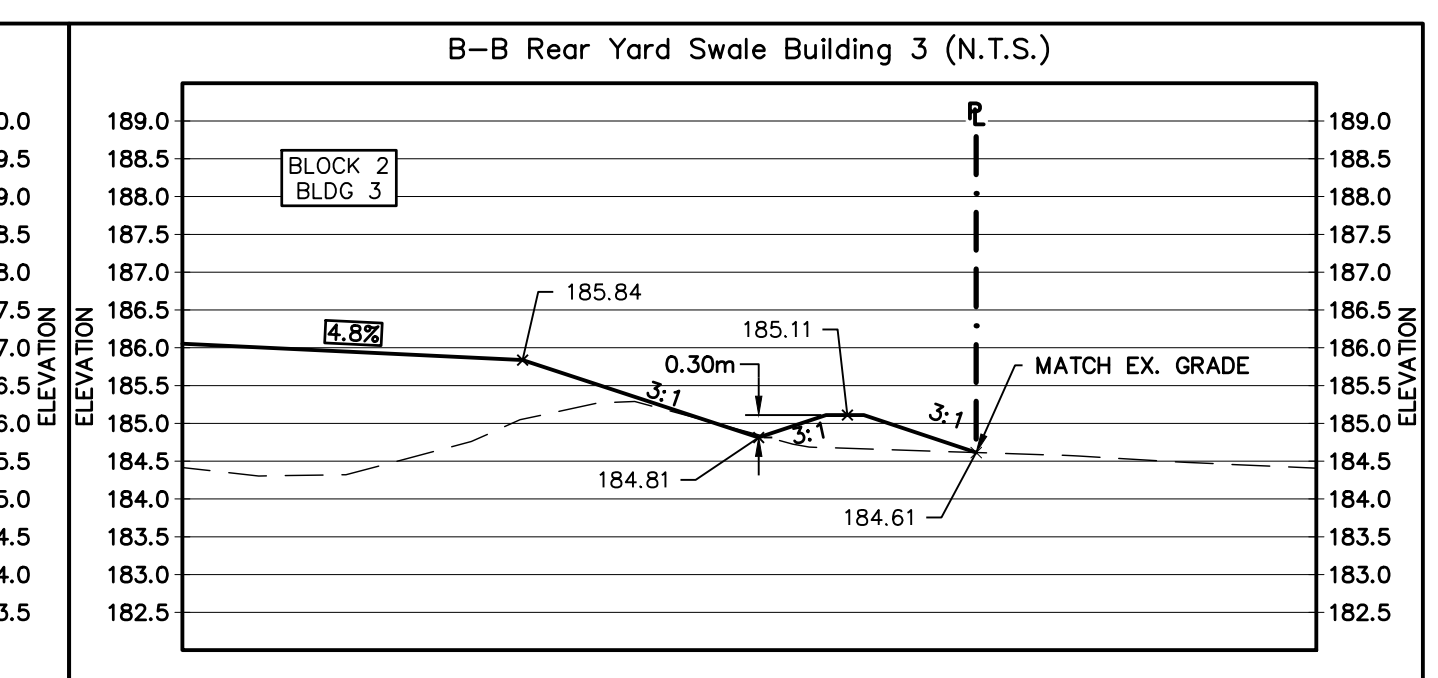
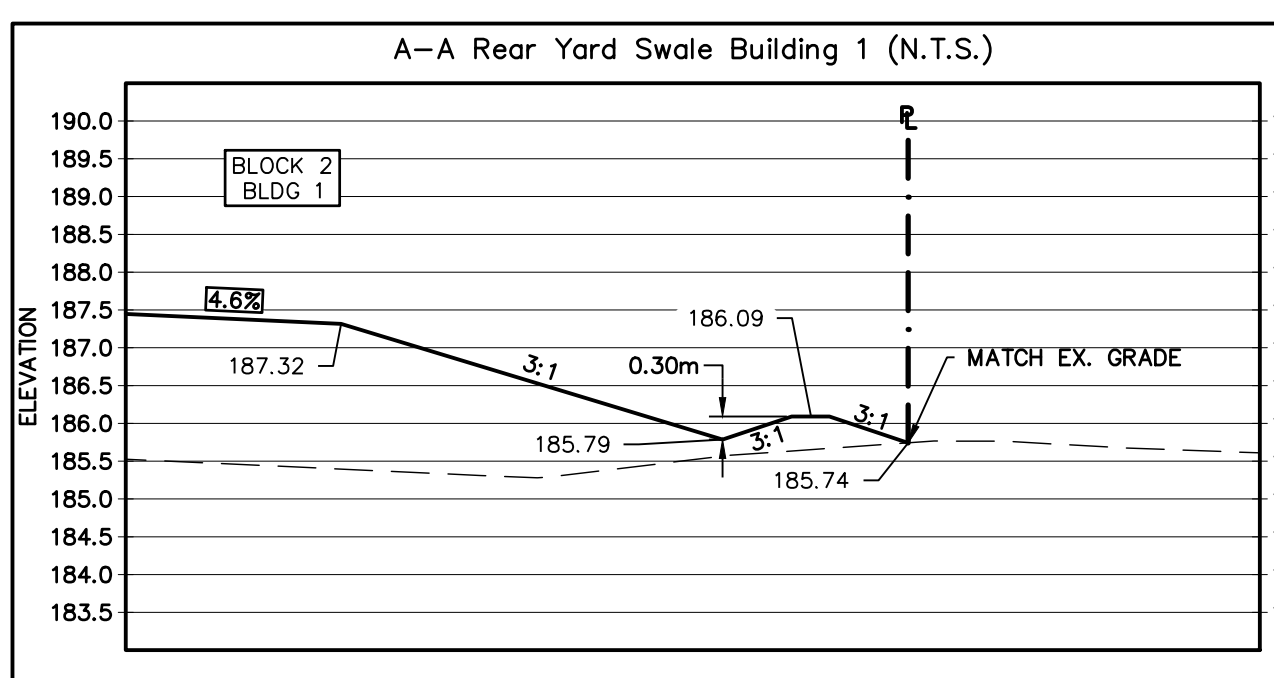
Project
EDEN OAK - TRAILHEAD
 TOWN OF THE BLUE MOUNTAINS

Drawing
WATER DISTRIBUTION PLAN

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

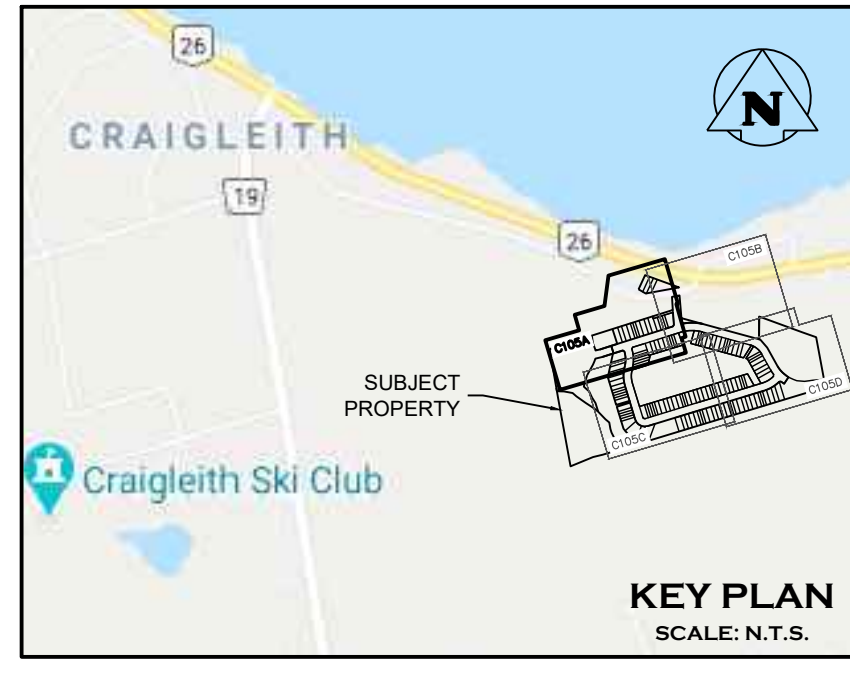
Drawn By: J.P. Design By: M.V.R. Project: **218-2659**
 Check By: R.W. Check By: R.A. Scale: 1:1000 Drawing: **C104**



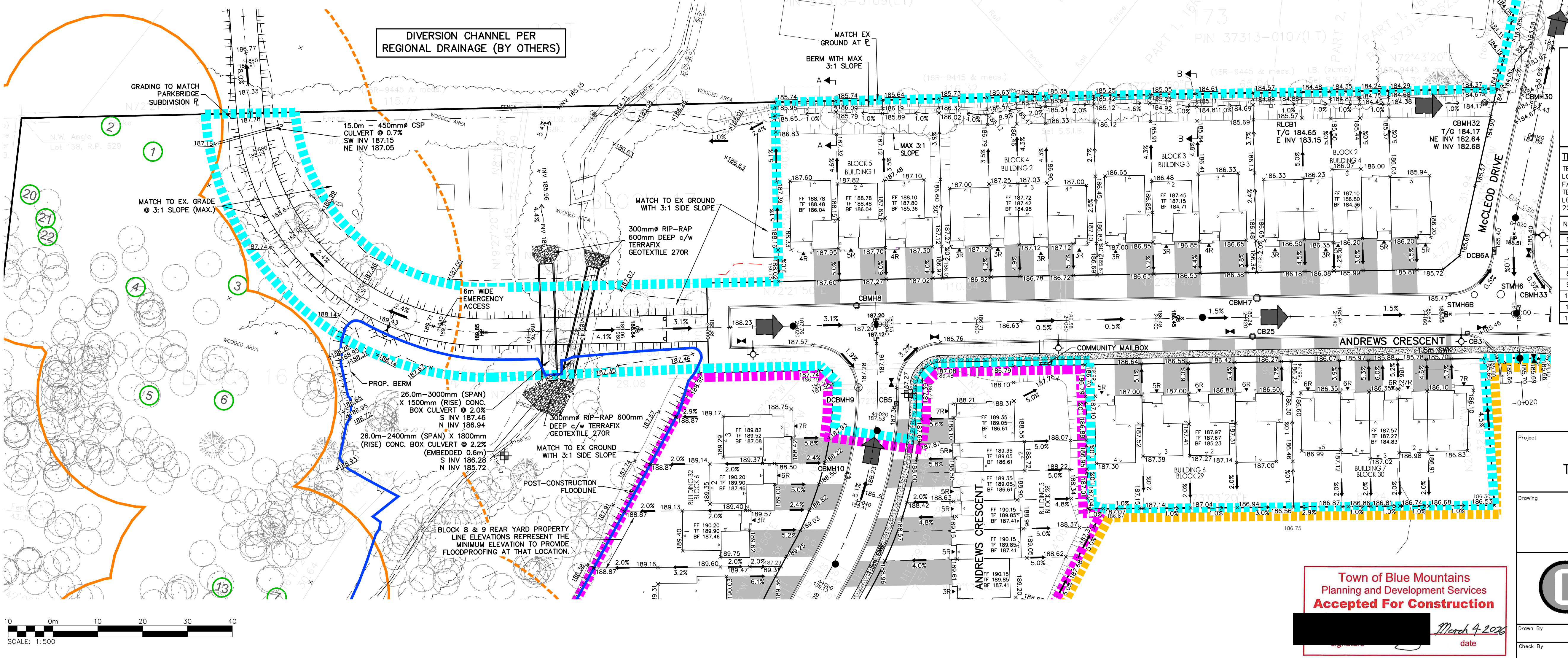


Building Number (Unit)	Minimum BFE (m)	Building Number (Unit)	Minimum BFE (m)
Building 1 (1-2)	185.61	Building 19	189.61
Building 1 (3)	184.86	Building 20	190.13
Building 2	184.81	Building 21	186.06
Building 3	184.56	Building 22	186.61
Building 4	183.96	Building 23	187.06
Building 5 (1-3)	186.61	Building 24	187.41
Building 5 (4-6)	187.36	Building 25	187.86
Building 6	184.61	Building 26	188.26
Building 7	183.86	Building 27	188.91
Building 8	183.00	Building 28	190.91
Building 9	183.50	Building 29 (1)	190.66
Building 10	184.00	Building 29 (2-3)	190.41
Building 11	184.30	Building 29 (4-5)	190.06
Building 12 (1)	184.40	Building 29 (6)	189.56
Building 12 (2-4)	184.44	Building 30 (1-3)	188.91
Building 13 (1-2)	185.11	Building 30 (4-6)	188.36
Building 13 (3-4)	184.70	Building 31	187.71
Building 14	186.91	Building 32 (1-2)	186.96
Building 15	187.36	Building 32 (3)	186.52
Building 16	187.81		
Building 17	188.21		
Building 18	188.56		

NOTE: MINIMUM BASEMENT FLOOR ELEVATIONS DETERMINED BASED ON MINIMUM ALLOWABLE SEPARATION FROM GROUNDWATER, BEDROCK, OR LOWEST ELEVATION TO ALLOW GRAVITY SANITARY SERVICE.



- LEGEND**
- 25m SETBACK FROM BUTTERNUT TREE
 - 50m SETBACK FROM BUTTERNUT TREE
 - FF FINISHED FLOOR ELEVATION
 - TF TOP OF FOUNDATION WALL ELEVATION
 - BF BASEMENT FLOOR ELEVATION (MIN.)
 - POST-CONSTRUCTION FLOODLINE



ALL PROPOSED WORKS WITHIN LAKESHORE ROAD EAST RIGHT OF WAY TO BE COMPLETED UNDER SEPARATE COVER - REFER TO "LAKESHORE ROAD SERVICING".

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

BTM#1 - CUT CROSS	GEODETIC ELEVATION: 180.941m
LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN	
BTM#2 - CUT CROSS	GEODETIC ELEVATION: 184.315m
LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN	

No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025



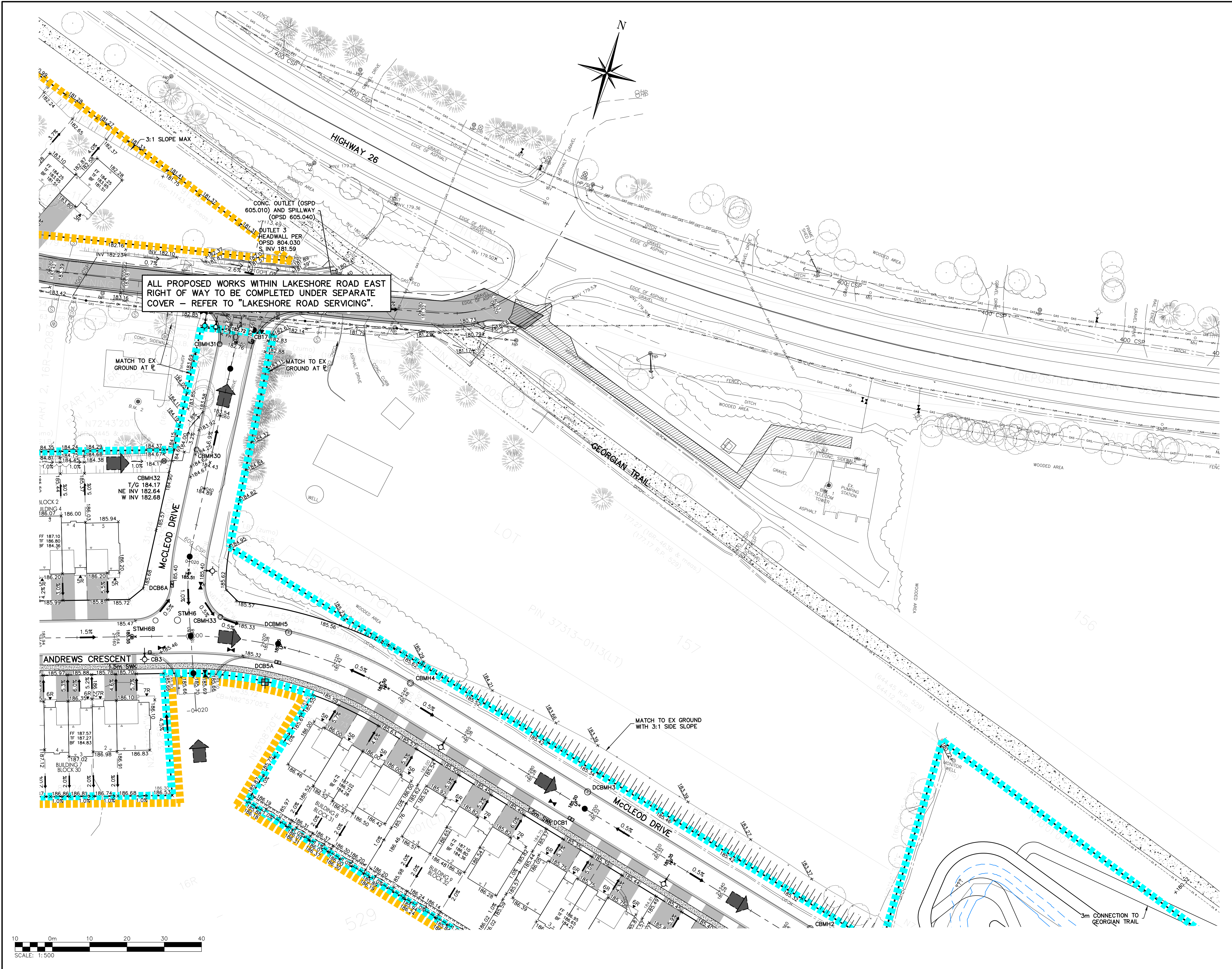
Town of Blue Mountains
Planning and Development Services
Accepted for Construction
March 4, 2024
date

EDEN OAK - TRAILHEAD
TOWN OF THE BLUE MOUNTAINS

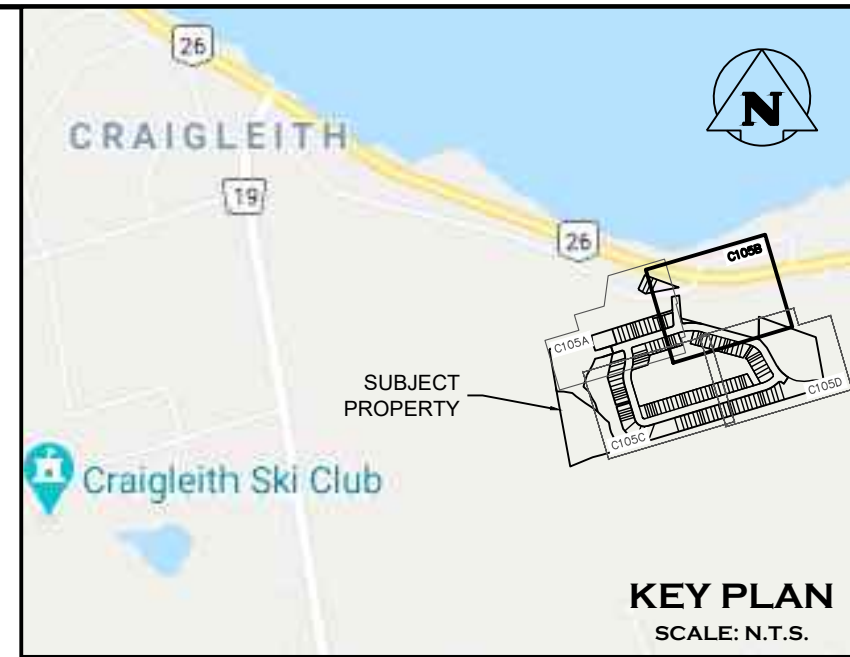
GRADING PLAN 1

CROZIER CONSULTING ENGINEERS
70 HURON STREET, SUITE 100
COLLINGWOOD, ON L3Y 4L4
705-446-3510 T
WWW.CFCROZIER.CA

Drawn By	J.P.	Design By	M.V.R.	Project	218-2659
Check By	R.W.	Check By	R.A.	Scale	1:500
				Drawing	C105A



ALL PROPOSED WORKS WITHIN LAKESHORE ROAD EAST RIGHT OF WAY TO BE COMPLETED UNDER SEPARATE COVER - REFER TO "LAKESHORE ROAD SERVICING".



LEGEND

FF	FINISHED FLOOR ELEVATION
TF	TOP OF FOUNDATION WALL ELEVATION
BF	BASEMENT FLOOR ELEVATION (MIN.)

NOTE: MINIMUM BASEMENT FLOOR ELEVATIONS DETERMINED BASED ON MINIMUM ALLOWABLE SEPARATION FROM GROUNDWATER, BEDROCK, OR LOWEST ELEVATION TO ALLOW GRAVITY SANITARY SERVICE.

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

March 4, 2024
date

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

TBM#1-CUT CROSS	GEODETIC ELEVATION: 180.941m
LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN	
TBM#2-CUT CROSS	GEODETIC ELEVATION: 184.315m
LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN	

No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025

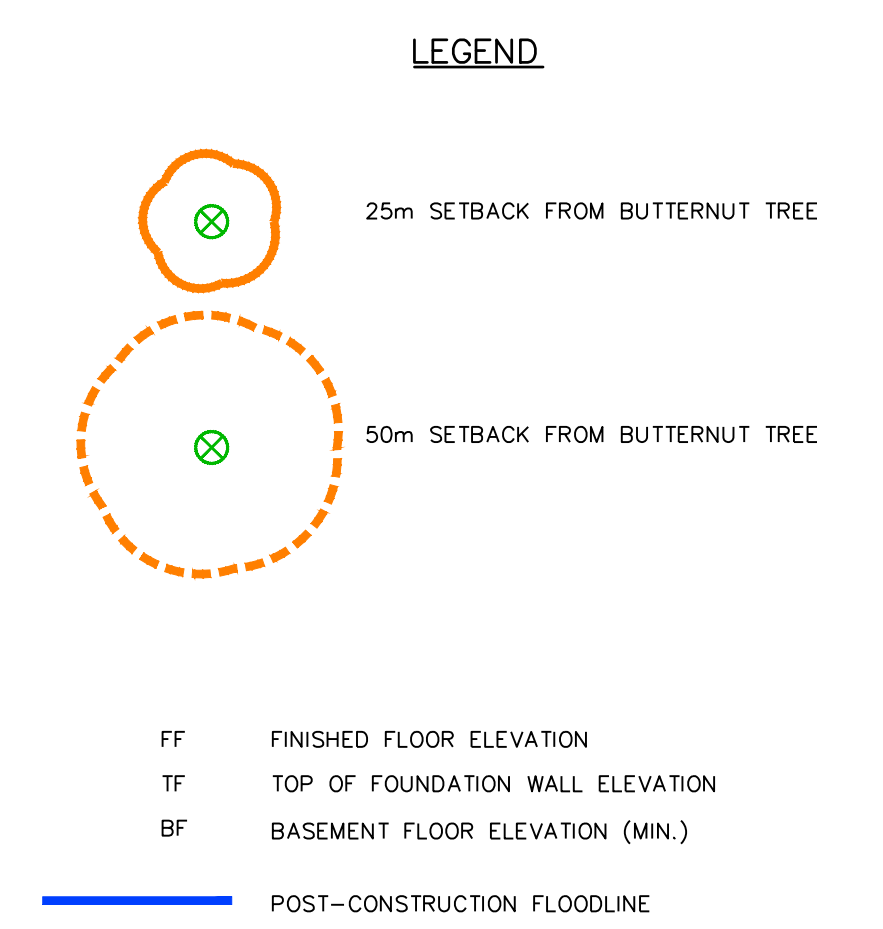
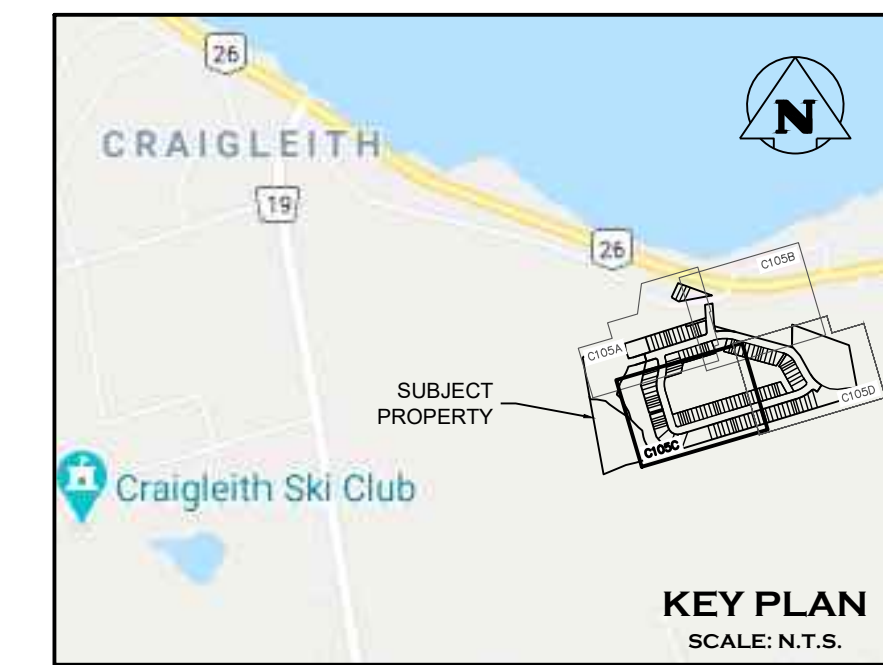
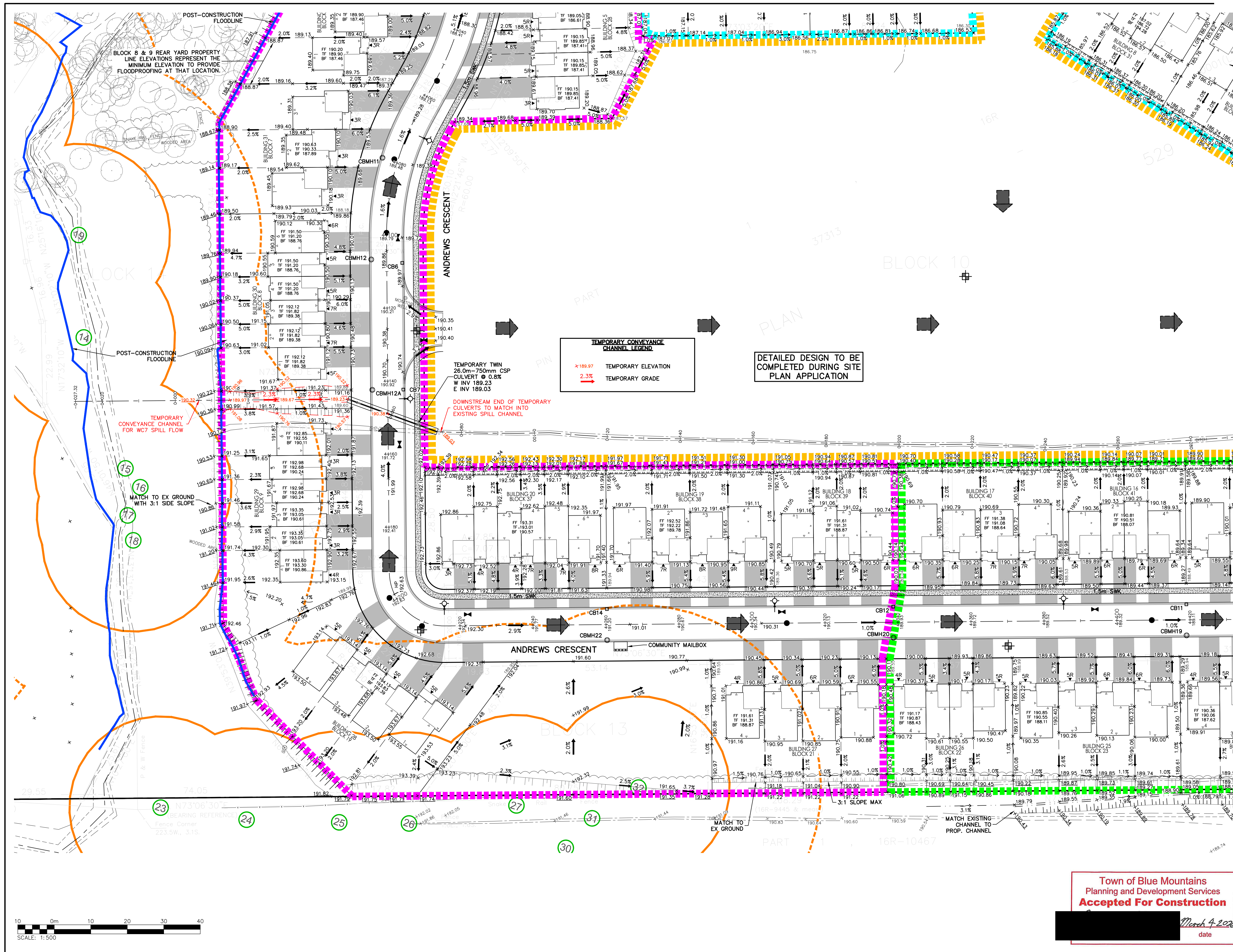
Project
**EDEN OAK - TRAILHEAD
TOWN OF THE BLUE MOUNTAINS**

Drawing
GRADING PLAN 2

CROZIER
CONSULTING ENGINEERS

70 HURON STREET, SUITE 100
COLLINGWOOD, ON L3Y 4L4
705-446-3510 T
WWW.CFCROZIER.CA

Drawn By	J.P.	Design By	M.V.R.	Project	218-2659
Check By	R.W.	Check By	R.A.	Scale	1:500
				Drawing	C105B

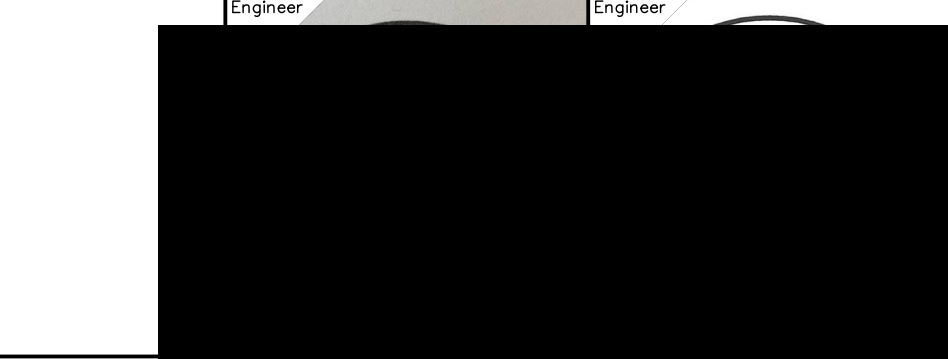


NOTE: MINIMUM BASEMENT FLOOR ELEVATIONS DETERMINED BASED ON MINIMUM ALLOWABLE SEPARATION FROM GROUNDWATER, BEDROCK, OR LOWEST ELEVATION TO ALLOW GRAVITY SANITARY SERVICE.

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS
 TBM#1 - CUT CROSS GEODETIC ELEVATION: 180.941m
 LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN
 TBM#2 - CUT CROSS GEODETIC ELEVATION: 184.315m
 LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN

No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025



Project: EDEN OAK - TRAILHEAD
 TOWN OF THE BLUE MOUNTAINS

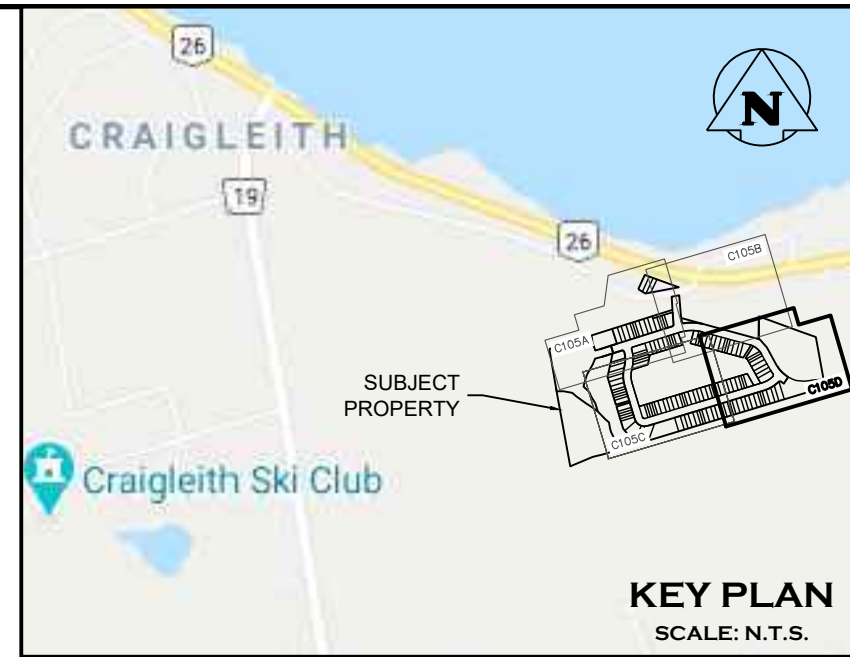
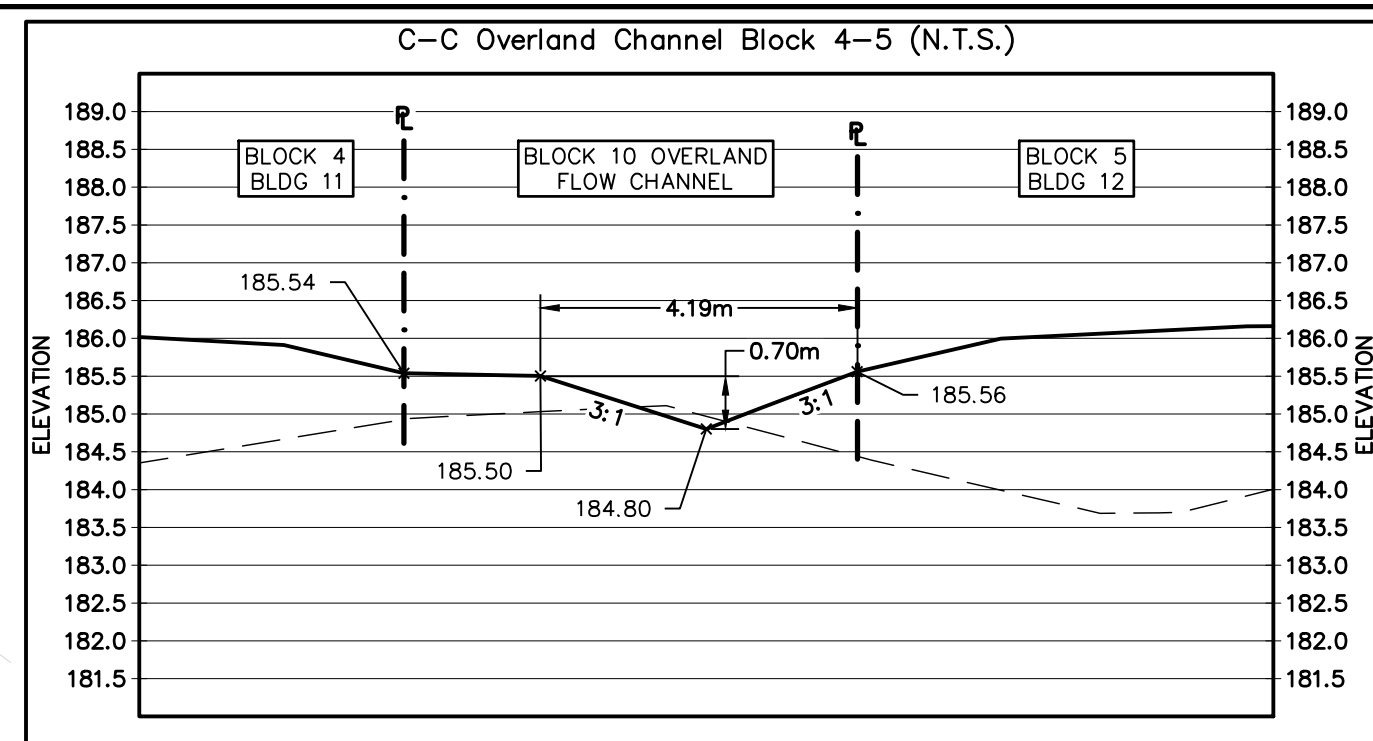
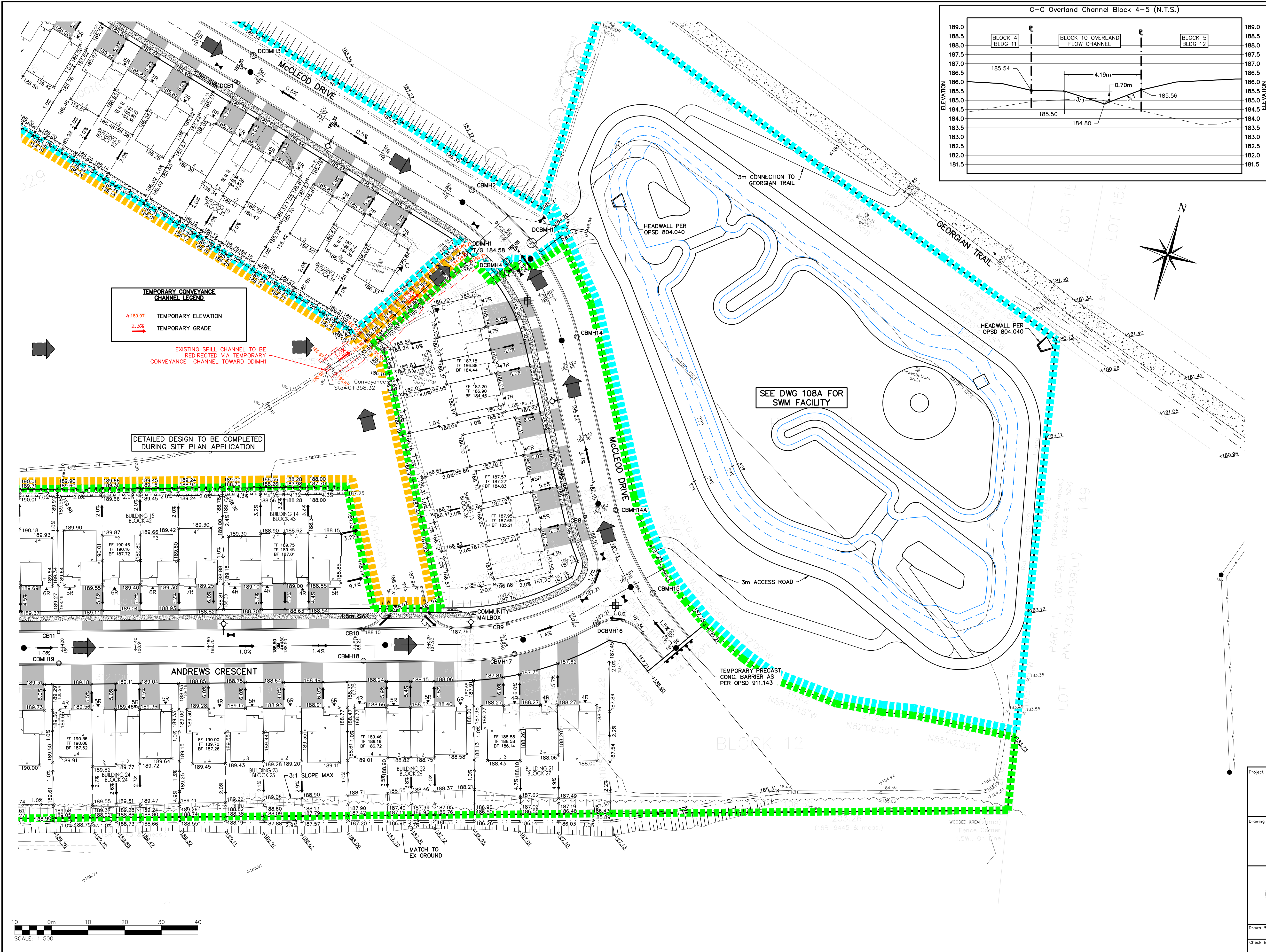
Drawing: GRADING PLAN 3

CROZIER CONSULTING ENGINEERS
 70 HURON STREET, SUITE 100
 COLLINGWOOD, ON L3Y 4L4
 705-446-3510 T
 WWW.CFCROZIER.CA

Drawn By: J.P.	Design By: M.V.R.	Project: 218-2659
Check By: R.W.	Check By: R.A.	Scale: 1:500
		Drawing: C105C

Town of Blue Mountains
 Planning and Development Services
Accepted For Construction
 March 4 2025
 date





- LEGEND**
- FF FINISHED FLOOR ELEVATION
 - TF TOP OF FOUNDATION WALL ELEVATION
 - BF BASEMENT FLOOR ELEVATION (MIN.)

- TEMPORARY CONVEYANCE CHANNEL LEGEND**
- x 189.97 TEMPORARY ELEVATION
 - 2.3% TEMPORARY GRADE

EXISTING SPILL CHANNEL TO BE REDIRECTED VIA TEMPORARY CONVEYANCE CHANNEL TOWARD DDMH1

DETAILED DESIGN TO BE COMPLETED DURING SITE PLAN APPLICATION

SEE DWG 108A FOR SWM FACILITY

NOTE: MINIMUM BASEMENT FLOOR ELEVATIONS DETERMINED BASED ON MINIMUM ALLOWABLE SEPARATION FROM GROUNDWATER, BEDROCK, OR LOWEST ELEVATION TO ALLOW GRAVITY SANITARY SERVICE.

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

March 4, 2025
date

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

TBM#1-CUT CROSS GEODETIC ELEVATION: 180.941m
LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN

TBM#2-CUT CROSS GEODETIC ELEVATION: 184.315m
LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN

No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025

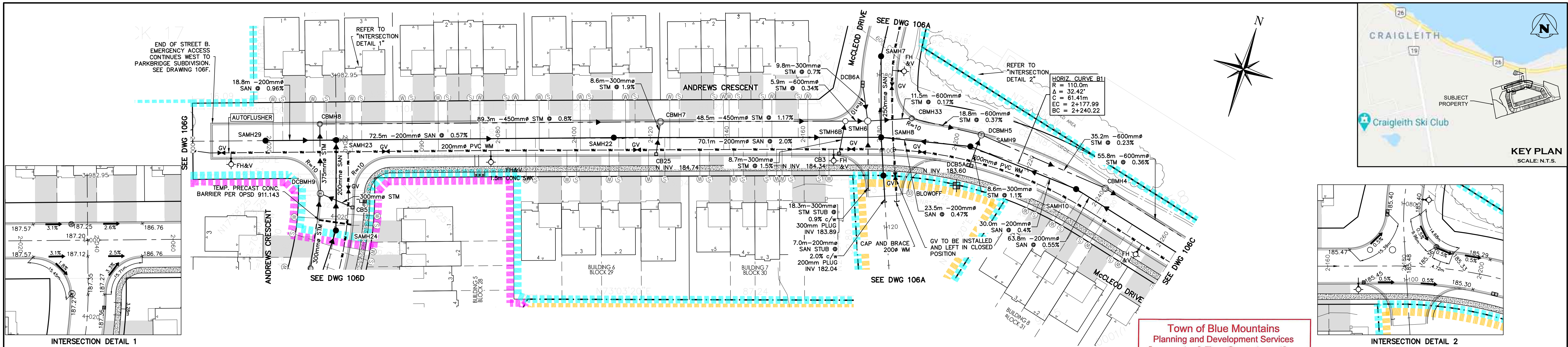
Project: EDEN OAK - TRAILHEAD TOWN OF THE BLUE MOUNTAINS

Drawing: GRADING PLAN 4

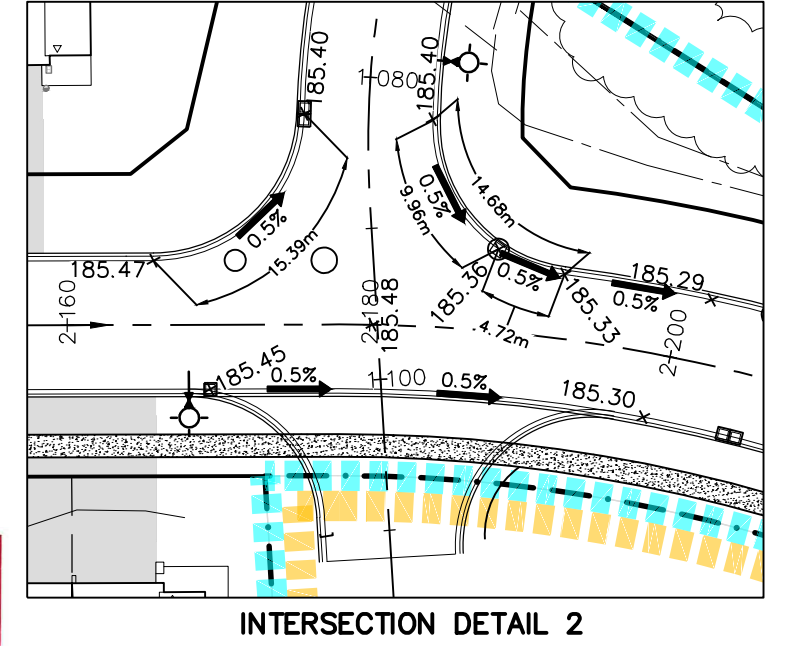
CROZIER CONSULTING ENGINEERS
70 HURON STREET, SUITE 100
COLLINGWOOD, ONT. L3Y 4L4
705-446-3510 T
WWW.CFCROZIER.CA

Drawn By: J.P. Design By: M.V.R. Project: 218-2659
Check By: R.W. Check By: R.A. Scale: 1:500 Drawing: C105D





INTERSECTION DETAIL 1

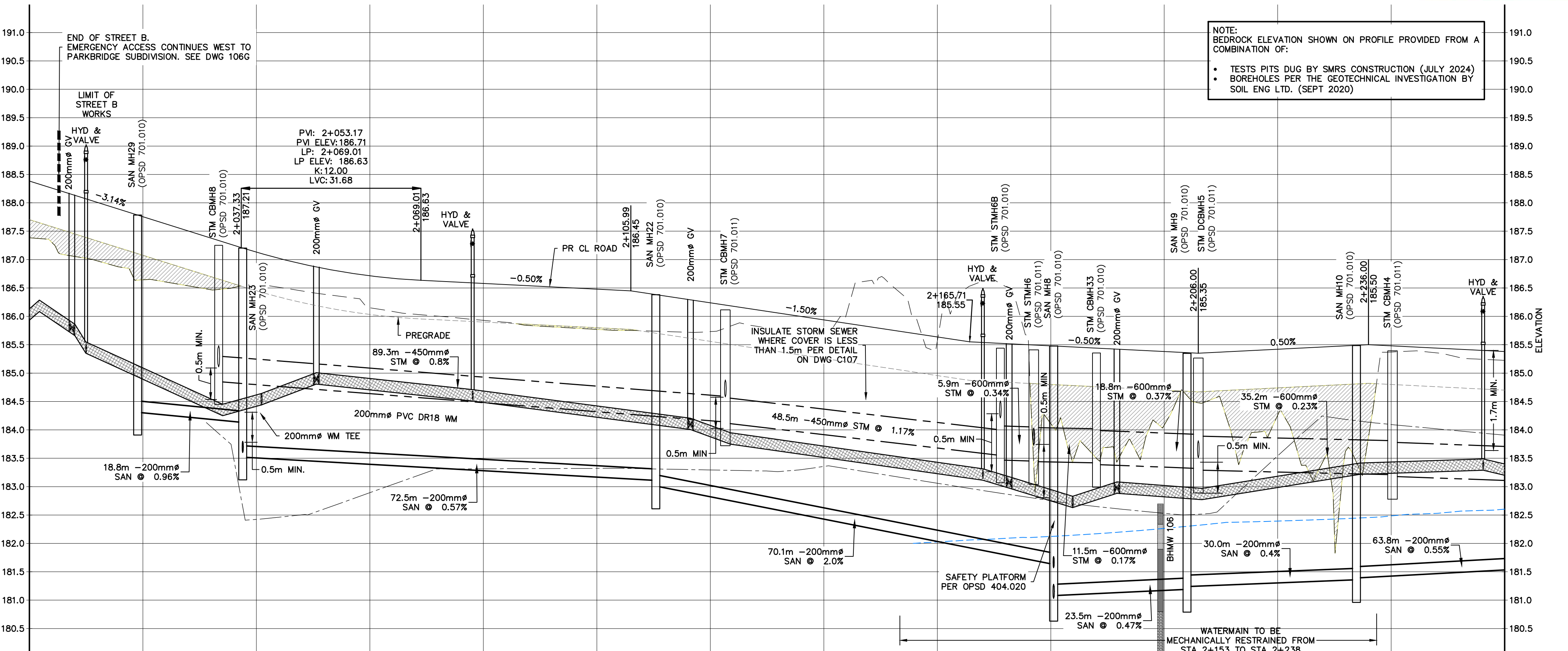


INTERSECTION DETAIL 2

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

_____ date
March 4, 2024

APPROXIMATE ENGINEERED FILL LOCATION



NOTE: BEDROCK ELEVATION SHOWN ON PROFILE PROVIDED FROM A COMBINATION OF:
• TESTS PITS DUG BY SMRS CONSTRUCTION (JULY 2024)
• BOREHOLES PER THE GEOTECHNICAL INVESTIGATION BY SOIL ENG. LTD. (SEPT 2020)

NOTE: CLAY PLUGS AS PER OPSD 802.095 SHALL BE PLACED IN PIPE TRENCHES (WATERMAIN, SANITARY AND STORM SEWERS) WHERE THE BOTTOM OF TRENCH IS BELOW THE GROUNDWATER ELEVATION.

NOTE: 0.3m OF CLEARANCE TO BE PROVIDED FROM SEASONALLY HIGH GROUNDWATER TABLE AND BASEMENT FLOOR SLAB PER TOWN ENGINEERING STANDARDS.

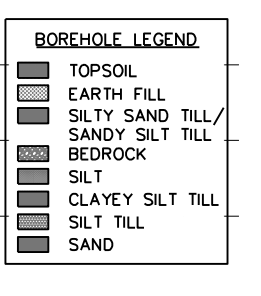
NOTE: ALL BACKFILL WITHIN ROW LIMITS TO BE ENGINEERED FILL

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

Benchmark 1 - CUT CROSS	GEODETIC ELEVATION: 180.941m
LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN	
Benchmark 2 - CUT CROSS	GEODETIC ELEVATION: 184.315m
LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN	

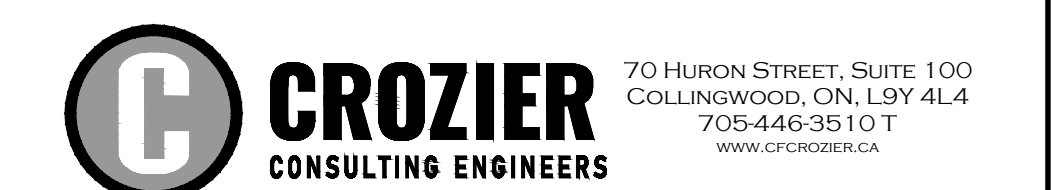
No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025



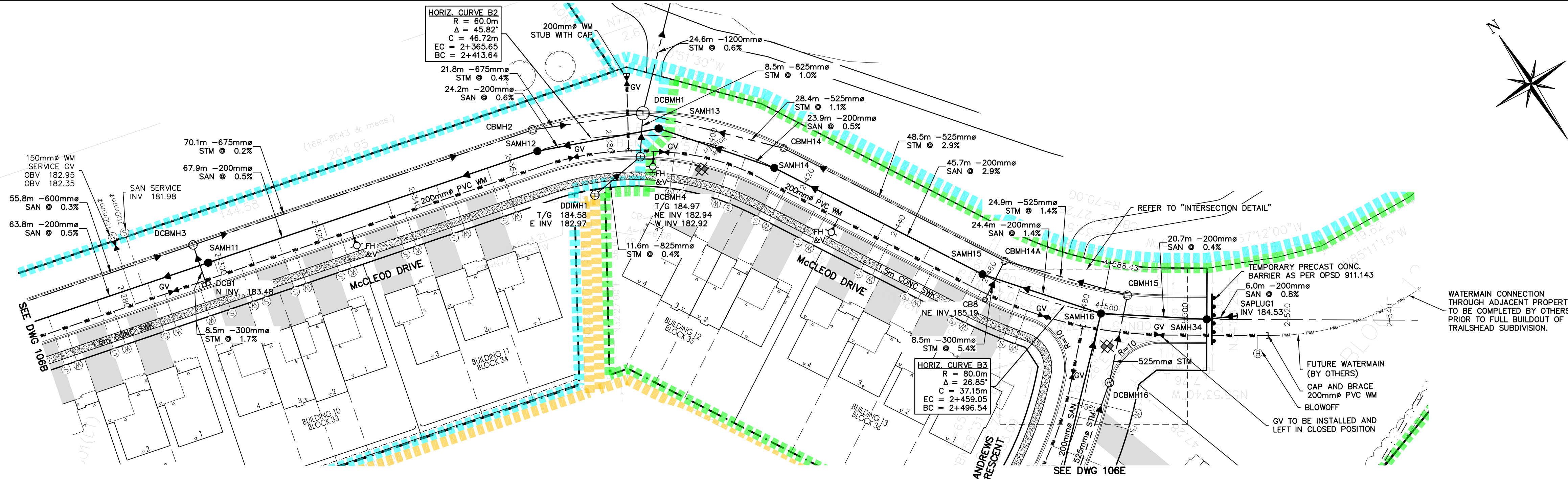
STATION	SANITARY INVERT	STORM INVERT	EXISTING PROPOSED CENTERLINE
2+000			188.38
2+020	MH29 T/G 187.78 E 184.31	18.8m -200mm# SAN @ 0.96% PVC SDR35	188.64 187.76
2+040	CBMH8 T/G 187.25 S 183.17		188.55 187.13
2+060		72.5m -200mm# SAN @ 0.57% PVC SDR35	188.15 186.71
2+080			188.03 186.58
2+100			188.77 186.48
2+120	MH22 T/G 186.38 E 183.01 W 183.11		188.73 186.24
2+140		70.1m -200mm# SAN @ 2.0% PVC SDR35	188.72 186.94
2+160			188.56 186.64
2+180	MH8 T/G 185.41 W 181.63 S 183.47 E 184.21	5.9m -600mm# STM @ 0.34% CONC. CL1000	188.11 185.48
2+200	MH7 T/G 185.26 W 181.45 S 181.57 E 181.08	48.5m -450mm# STM @ 1.17% CONC. CL1400	188.03 185.38
2+220	MH9 T/G 185.35 E 181.24 W 181.19	70.1m -200mm# SAN @ 0.47% PVC SDR35	188.38 185.51
2+240	DCBMH5 T/G 185.26 E 181.24 W 181.19	30.0m -200mm# SAN @ 0.4% PVC SDR35	188.38 185.51
2+260	MH10 T/G 185.49 E 181.36 W 181.35	5.9m -600mm# STM @ 0.37% CONC. CL1000	188.22 185.42
		63.8m -200mm# SAN @ 0.55% PVC SDR35	188.37 185.48
		55.8m -600mm# STM @ 0.36% CONC. CL1000	188.21 185.28
			188.56 187.13

Project
**EDEN OAK - TRAILHEAD
TOWN OF THE BLUE MOUNTAINS**

Drawing
**ANDREWS CRES. STA 2+000 TO 2+180
MCCLEOD DR. STA 2+180 TO 2+260**



Drawn By: J.P. Design By: M.V.R. Project: **218-2659**
Check By: R.W. Check By: R.A. Scale: V 1:50 H 1:50 Drawing: **C106B**



Town of Blue Mountains
Planning and Development Services
Accepted For Construction

signature: [Redacted] date: March 4, 2025

APPROXIMATE ENGINEERED FILL LOCATION

NOTE: CLAY PLUGS AS PER OPSD 802.095 SHALL BE PLACED IN PIPE TRENCHES (WATERMAIN, SANITARY AND STORM SEWERS) WHERE THE BOTTOM OF TRENCH IS BELOW THE GROUNDWATER ELEVATION.

NOTE: 0.3m OF CLEARANCE TO BE PROVIDED FROM SEASONALLY HIGH GROUNDWATER TABLE AND BASEMENT FLOOR SLAB PER TOWN ENGINEERING STANDARDS.

NOTE: ALL BACKFILL WITHIN ROW LIMITS TO BE ENGINEERED FILL

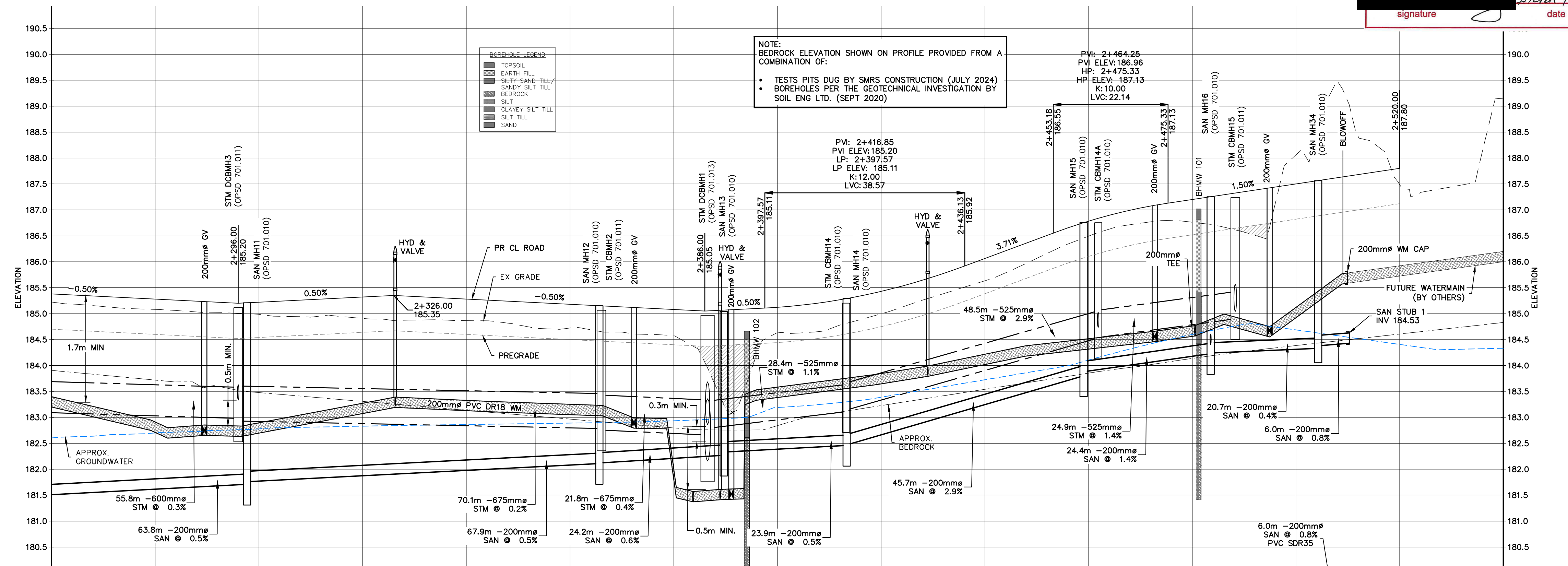
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

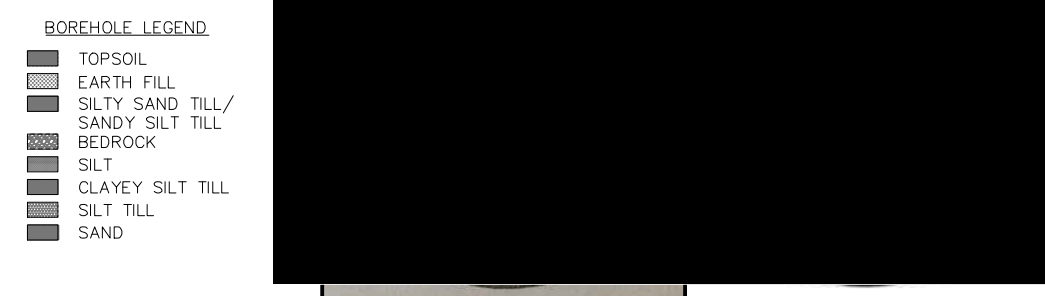
TBM#1 - CUT CROSS GEODETIC ELEVATION: 180.941m
LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN

TBM#2 - CUT CROSS GEODETIC ELEVATION: 184.315m
LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN

No.	ISSUE	DATE: MM/DD/YYYY
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025
13	ISSUED FOR SUBDIVISION AGREEMENT	02/19/2026
14	ISSUED FOR SUBDIVISION AGREEMENT	02/25/2026



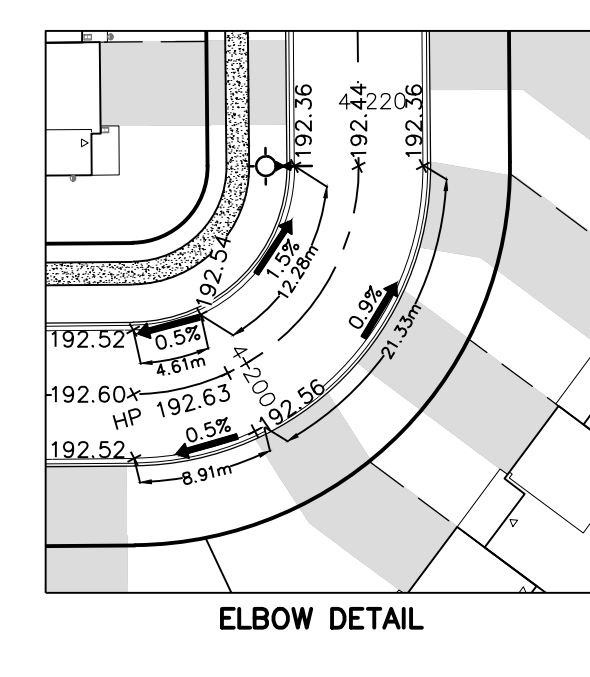
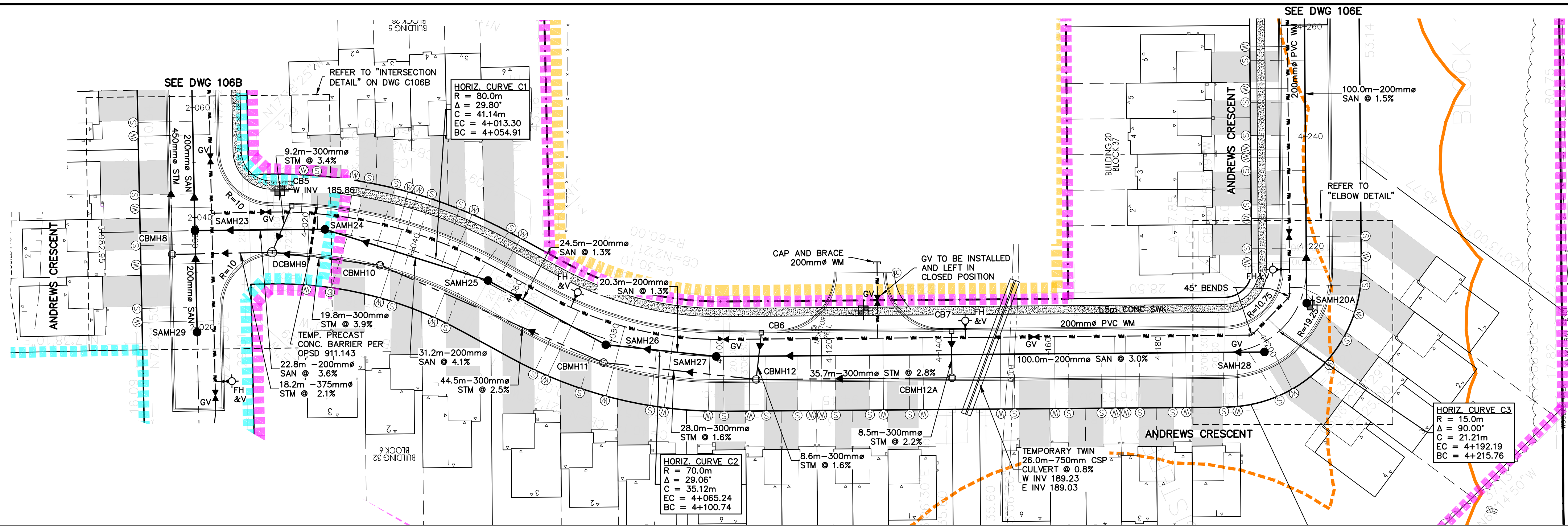
STATION	EXISTING CENTERLINE PROPOSED CENTERLINE	STORM INVERT	SANITARY INVERT
24280	186.22	186.22	186.22
24280	186.25	186.25	186.25
24300	186.22	186.22	186.22
24320	186.32	186.32	186.32
24340	186.25	186.25	186.25
24360	186.72	186.72	186.72
24380	186.57	186.57	186.57
24400	186.12	186.12	186.12
24420	186.70	186.70	186.70
24440	186.06	186.06	186.06
24460	186.76	186.76	186.76
24480	187.20	187.20	187.20
24500	187.50	187.50	187.50
24520	187.60	187.60	187.60
24540	188.15	188.15	188.15



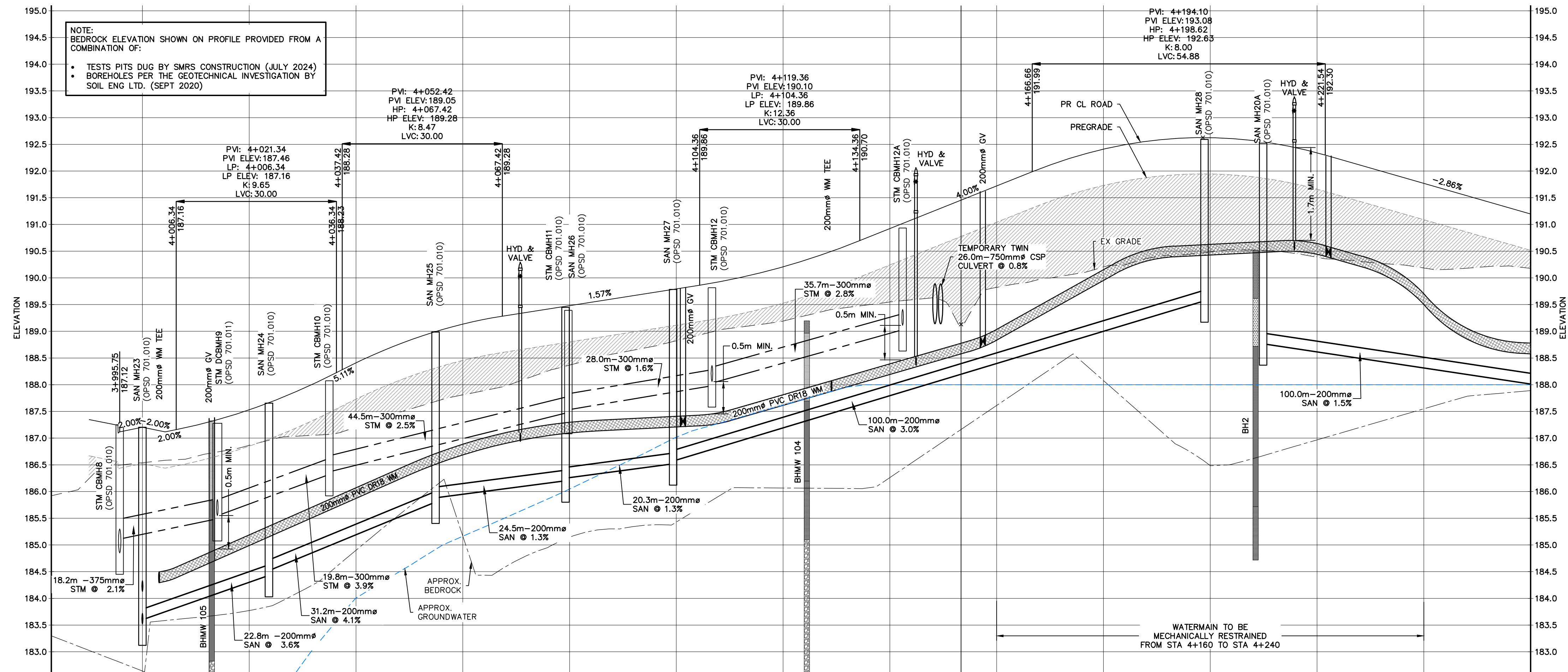
Project: EDEN OAK - TRAILSHEAD TOWN OF THE BLUE MOUNTAINS

Drawing: MCCLEOD DRIVE STA 2+260 TO 2+540

Drawn By: J.P. Design By: M.V.R. Project: 218-2659
Check By: R.W. Scale: V 1:50 H 1:50 Drawing: C106C



Town of Blue Mountains
 Planning and Development Services
Accepted For Construction
 Mark 4/2024
 date



APPROXIMATE ENGINEERED FILL LOCATION

NOTE:
 CLAY PLUGS AS PER OPSD 802.095 SHALL BE PLACED IN PIPE TRENCHES (WATERMAIN, SANITARY AND STORM SEWERS) WHERE THE BOTTOM OF TRENCH IS BELOW THE GROUNDWATER ELEVATION.

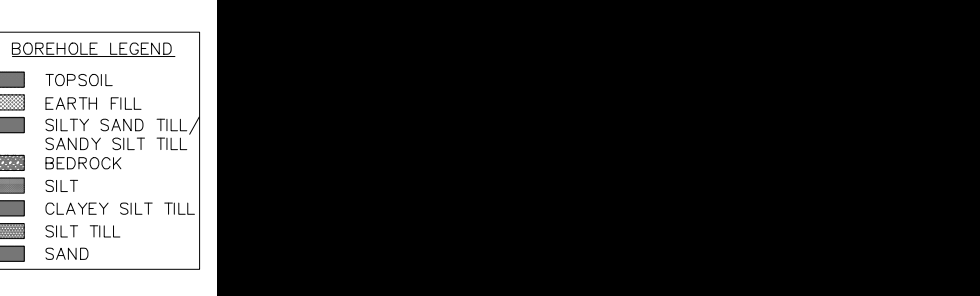
NOTE:
 0.3m OF CLEARANCE TO BE PROVIDED FROM SEASONALLY HIGH GROUNDWATER TABLE AND BASEMENT FLOOR SLAB PER TOWN ENGINEERING STANDARDS.

NOTE:
 ALL BACKFILL WITHIN ROW LIMITS TO BE ENGINEERED FILL.

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS
 BENCHMARK#1 - CUT CROSS GEODETIC ELEVATION: 180.941m
 LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN
 BENCHMARK#2 - CUT CROSS GEODETIC ELEVATION: 184.315m
 LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN

No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025



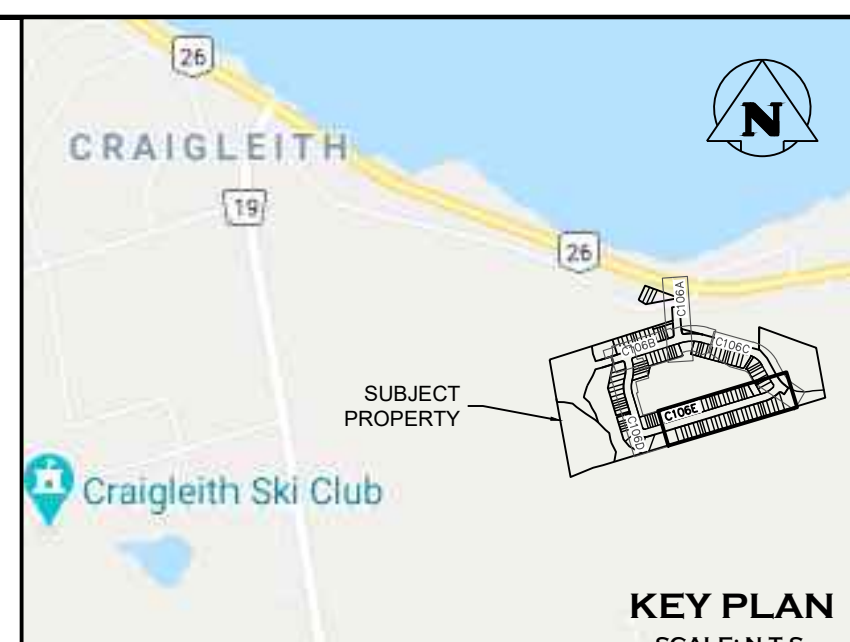
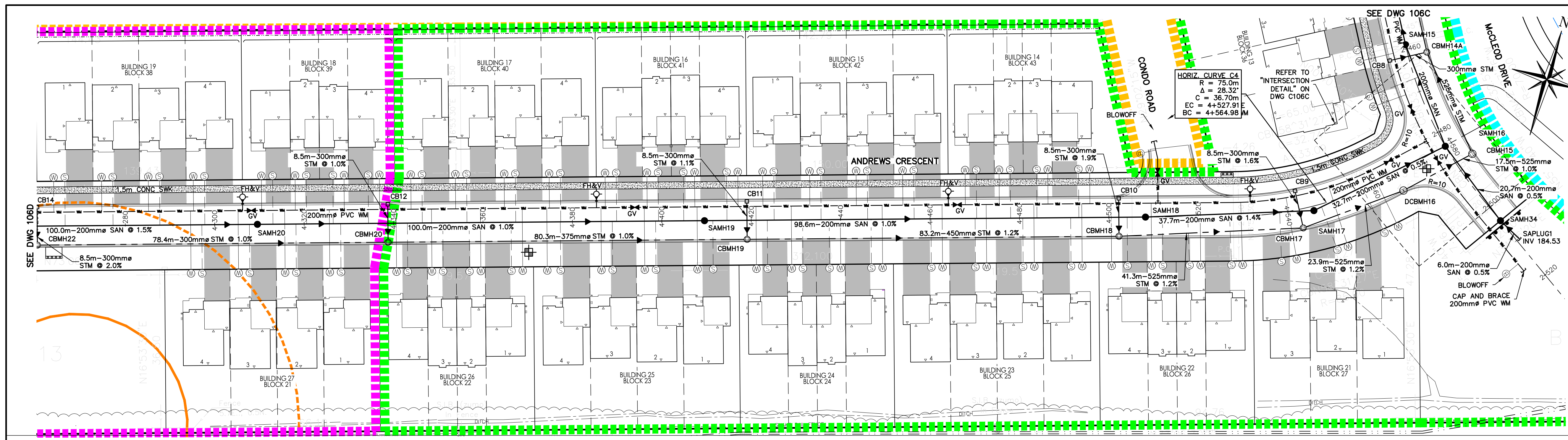
STATION	EXISTING CENTERLINE	PROPOSED CENTERLINE	STORM INVERT	SANITARY INVERT
4+000	187.20	187.20	187.20 T/G 187.25 E 184.85 S 185.11	187.20 T/G 187.20 E 183.52 S 184.15
4+020	187.53	187.53	187.28 T/G 187.28 E 185.93 S 185.55	187.66 T/G 187.66 E 184.43 S 184.32
4+040	187.20	187.20	186.32 T/G 186.07 E 186.37 S 186.32	186.32 T/G 186.32 E 186.32 S 186.32
4+060	187.81	187.81	186.32 T/G 186.32 E 186.32 S 186.32	186.32 T/G 186.32 E 186.32 S 186.32
4+080	188.48	188.48	187.48 T/G 187.48 E 187.48 S 187.48	187.48 T/G 187.48 E 187.48 S 187.48
4+100	188.82	188.82	187.78 T/G 187.78 E 187.78 S 187.78	187.78 T/G 187.78 E 187.78 S 187.78
4+120	189.20	189.20	188.82 T/G 188.82 E 188.82 S 188.82	188.82 T/G 188.82 E 188.82 S 188.82
4+140	189.55	189.55	189.93 T/G 189.93 E 189.93 S 189.93	189.93 T/G 189.93 E 189.93 S 189.93
4+160	189.72	189.72	190.20 T/G 190.20 E 190.20 S 190.20	190.20 T/G 190.20 E 190.20 S 190.20
4+180	190.41	190.41	192.41 T/G 192.41 E 192.41 S 192.41	192.41 T/G 192.41 E 192.41 S 192.41
4+200	190.45	190.45	192.52 T/G 192.52 E 192.52 S 192.52	192.52 T/G 192.52 E 192.52 S 192.52
4+220	190.39	190.39	192.34 T/G 192.34 E 192.34 S 192.34	192.34 T/G 192.34 E 192.34 S 192.34
4+240	190.18	190.18	191.77 T/G 191.77 E 191.77 S 191.77	191.77 T/G 191.77 E 191.77 S 191.77
4+260	190.18	190.18	191.20 T/G 191.20 E 191.20 S 191.20	191.20 T/G 191.20 E 191.20 S 191.20

EDEN OAK - TRAILHEAD
 TOWN OF THE BLUE MOUNTAINS

ANDREWS CRESCENT STA 4+000 TO 4+260

CROZIER CONSULTING ENGINEERS
 70 HURON STREET, SUITE 100
 COLLINGWOOD, ON L3Y 4L4
 705-446-3510 T
 WWW.CFCROZIER.CA

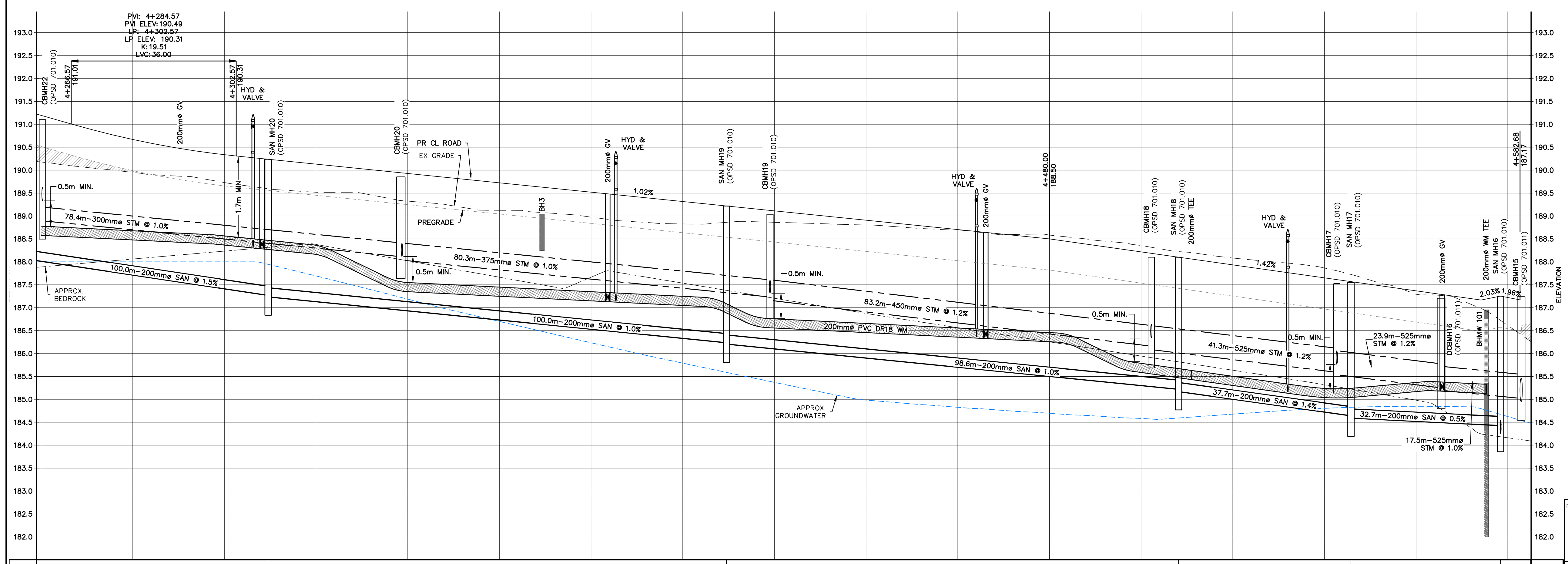
Drawn By: J.P. Design By: M.V.R. Project: 218-2659
 Check By: R.W. Check By: R.A. Scale: V 1:50 H 1:50 Drawing: C106D



Town of Blue Mountains
Planning and Development Services
Accepted For Construction
March 4, 2025
date

APPROXIMATE ENGINEERED FILL LOCATION

NOTE:
BEDROCK ELEVATION SHOWN ON PROFILE PROVIDED FROM A COMBINATION OF:
• TESTS PITS DUG BY SMRS CONSTRUCTION (JULY 2024)
• BOREHOLES PER THE GEOTECHNICAL INVESTIGATION BY SOIL ENG LTD. (SEPT 2020)



NOTE:
CLAY PLUGS AS PER OPSD 802.095 SHALL BE PLACED IN PIPE TRENCHES (WATERMAIN, SANITARY AND STORM SEWERS) WHERE THE BOTTOM OF TRENCH IS BELOW THE GROUNDWATER ELEVATION.

NOTE:
0.3m OF CLEARANCE TO BE PROVIDED FROM SEASONALLY HIGH GROUNDWATER TABLE AND BASEMENT FLOOR SLAB PER TOWN ENGINEERING STANDARDS.

NOTE:
ALL BACKFILL WITHIN ROW LIMITS TO BE ENGINEERED FILL

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

BTM#1 - CUT CROSS GEODETIC ELEVATION: 180.941m
LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN

BTM#2 - CUT CROSS GEODETIC ELEVATION: 184.315m
LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN

No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025

BOREHOLE LEGEND

- TOPSOIL
- EARTH FILL
- SILT SAND TILL
- SANDY SILT TILL
- BEDROCK
- SILT
- CLAYEY SILT TILL
- SILT TILL
- SAND

**EDEN OAK - TRAILHEAD
TOWN OF THE BLUE MOUNTAINS**

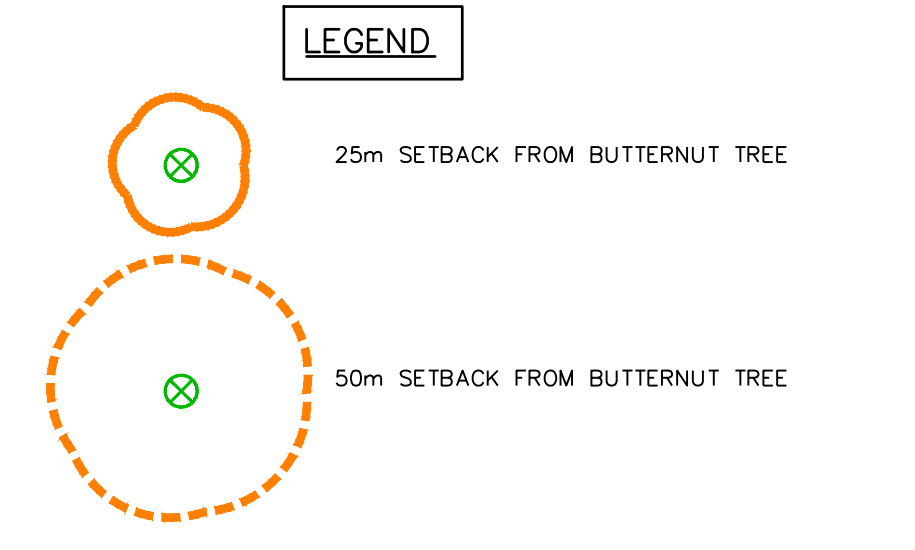
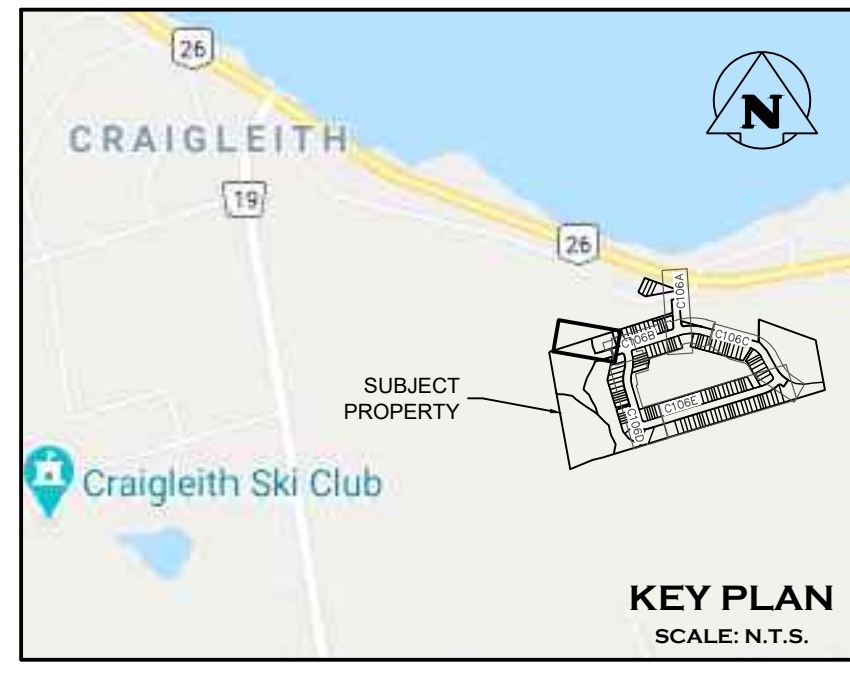
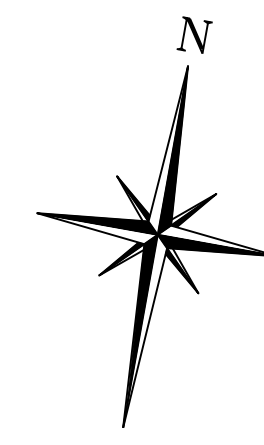
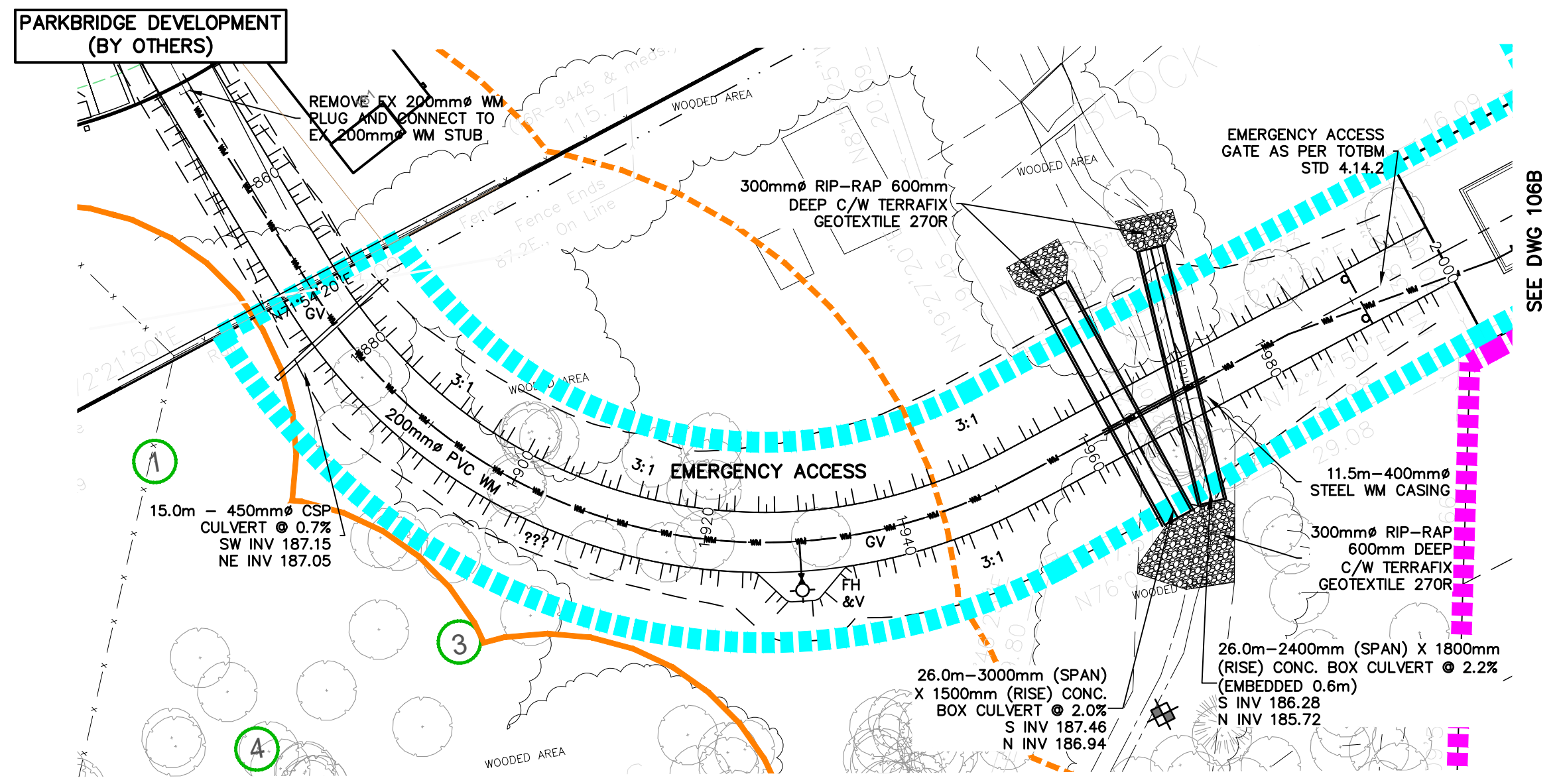
Drawing
ANDREWS CRESCENT STA 4+260 TO 4+585

STATION	EXISTING PROPOSED CENTERLINE	STORM INVERT	SANITARY INVERT
4+260	181.20	187.33 T/G 187.30 CBMH22 T/G 181.10	187.27 W 187.27 E 187.24
4+280	180.05 180.67	MH20 T/G 190.24 W 187.24 E 187.24	187.24
4+300	180.73 180.34	CBMH20 T/G 189.86 E 188.04 W 188.11 N 188.11	188.11
4+320	180.52 180.13	CBMH19 T/G 189.04 E 187.16 W 187.23 N 187.31	187.31
4+340	180.32 180.93	CBMH18 T/G 188.09 E 186.09 W 186.34 N 186.34	186.34
4+360	180.12 180.72	CBMH17 T/G 187.53 E 185.59 W 185.76 N 185.76	185.76
4+380	180.98 180.52	DCBMH16 T/G 187.21 E 185.20 W 185.20 N 185.20	185.20
4+400	180.83 180.32	CBMH15 T/G 187.24 E 185.24 W 185.24 N 185.24	185.24
4+420	180.66 180.11	MH16 T/G 187.25 W 187.25 E 184.35 SE 184.35	184.35
4+440	180.12 180.72	MH16 T/G 187.25 W 187.25 E 184.35 SE 184.35	184.35
4+460	180.70	MH16 T/G 187.25 W 187.25 E 184.35 SE 184.35	184.35
4+480	180.59 180.50	MH16 T/G 187.25 W 187.25 E 184.35 SE 184.35	184.35
4+500	180.36 180.22	MH16 T/G 187.25 W 187.25 E 184.35 SE 184.35	184.35
4+520	180.08 180.93	MH16 T/G 187.25 W 187.25 E 184.35 SE 184.35	184.35
4+540	180.87 180.65	MH16 T/G 187.25 W 187.25 E 184.35 SE 184.35	184.35
4+560	180.29 180.61	MH16 T/G 187.25 W 187.25 E 184.35 SE 184.35	184.35
4+585	180.96 180.22	MH16 T/G 187.25 W 187.25 E 184.35 SE 184.35	184.35

CROZIER CONSULTING ENGINEERS

70 HURON STREET, SUITE 100
COLLINGWOOD, ON L3Y 4L4
705-446-3510 T
WWW.CFCROZIER.CA

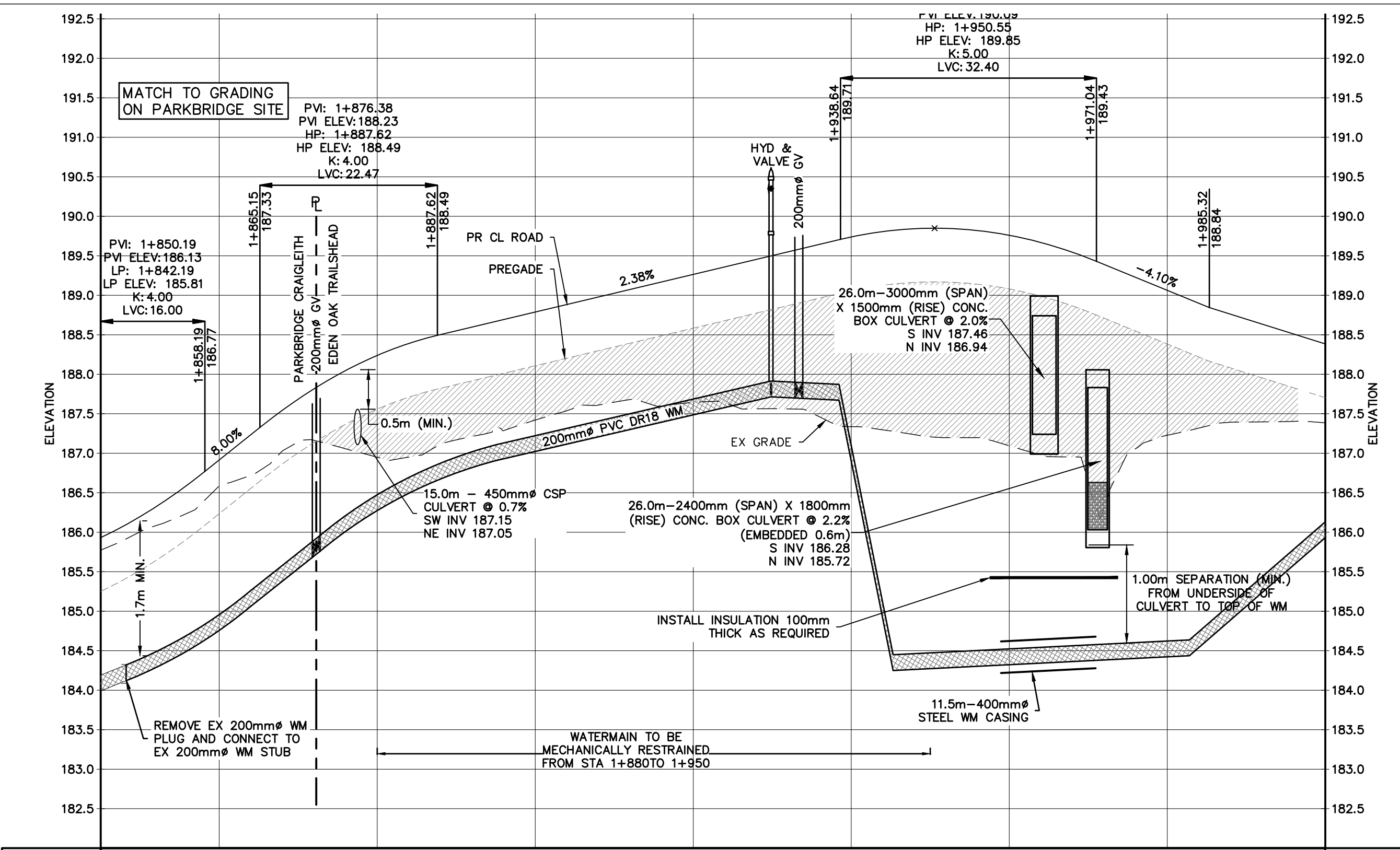
Drawn By: J.P. Design By: M.V.R. Project: **218-2659**
Check By: R.W. Check By: R.A. Scale: V 1:50 Drawing: **C106E**
H 1:500



Town of Blue Mountains
Planning and Development Services
Accepted For Construction
March 4 2026
date

NOTE:
ALL BACKFILL WITHIN ROW LIMITS TO BE ENGINEERED FILL

NOTE:
CLAY PLUGS AS PER OPSD 802.095 SHALL BE PLACED IN PIPE TRENCHES (WATERMAIN, SANITARY AND STORM SEWERS) WHERE THE BOTTOM OF TRENCH IS BELOW THE GROUNDWATER ELEVATION.



APPROXIMATE ENGINEERED FILL LOCATION

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- 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 - CUT CROSS GEODETIC ELEVATION: 180.941m
LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN

TBM#2 - CUT CROSS GEODETIC ELEVATION: 184.315m
LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN

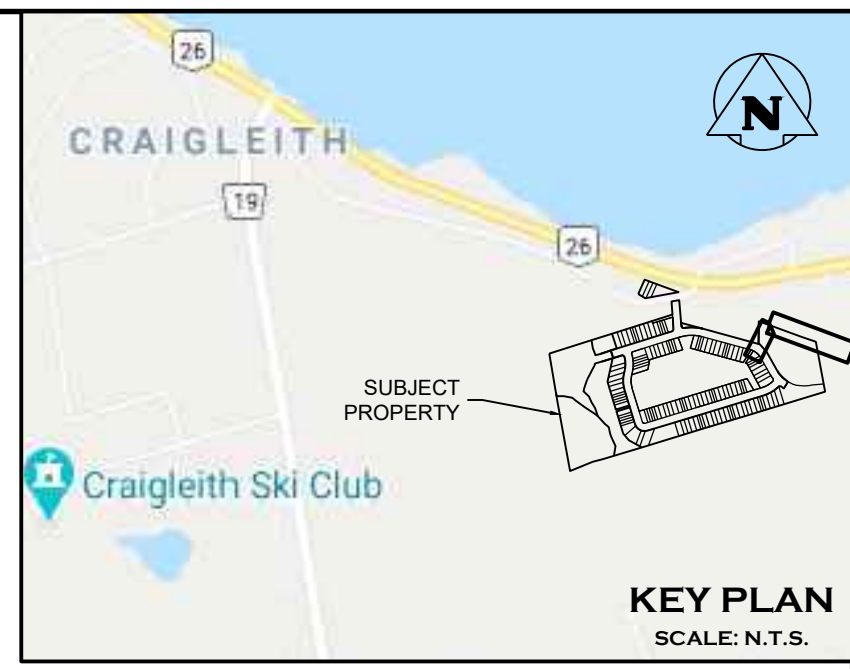
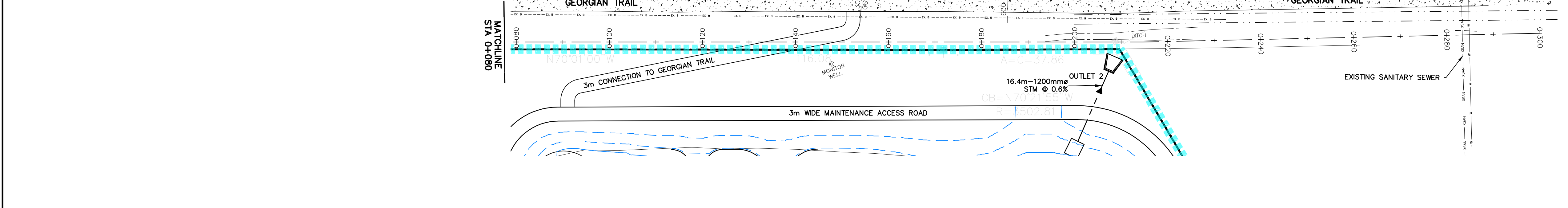
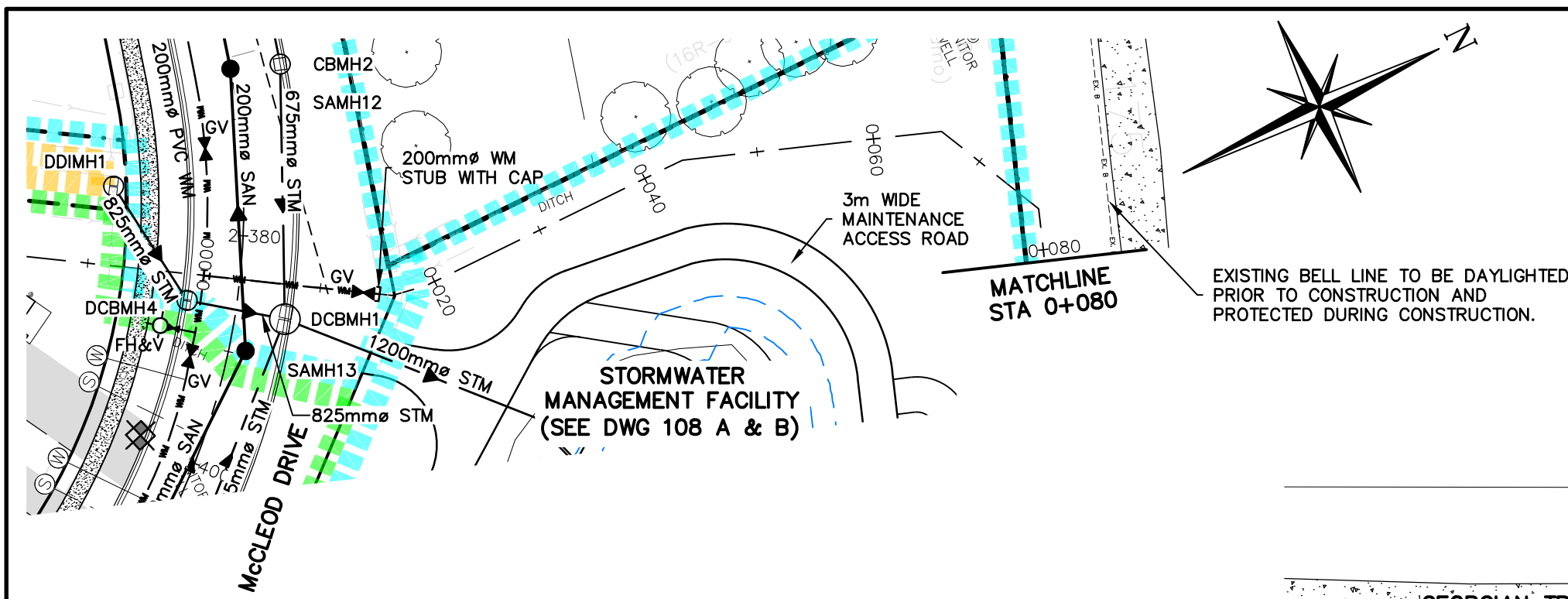
No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025

STATION	EXISTING CENTERLINE	PROPOSED CENTERLINE	SANITARY INVERT	STORM INVERT
1+845	185.77	185.93		
1+860	186.59	186.91		
1+880	186.95	188.24		
1+900	187.42	188.79		
1+920	187.64	189.26		
1+940	187.34	189.74		
1+960	187.09	189.76		
1+980	187.23	189.06		
2+000	187.39	188.38		

Project
EDEN OAK - TRAILSHEAD
TOWN OF THE BLUE MOUNTAINS

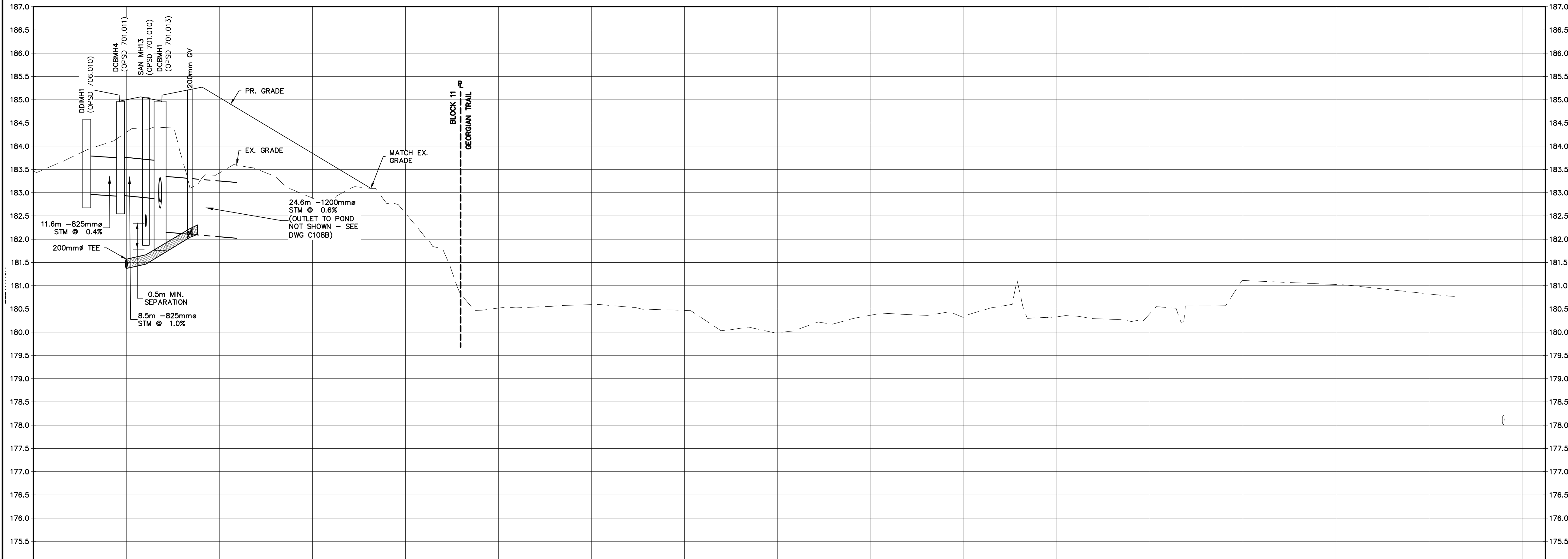
Drawing
EMERGENCY ACCESS STA 1+845 TO 2+000

Drawn By: J.P. Design By: M.V.R. Project: **218-2659**
Check By: R.W. Check By: R.A. Scale: V 1:50 Drawing: **C106F**
H 1:500



Town of Blue Mountains
 Planning and Development Services
Accepted For Construction
 [Signature] March 4, 2026
 date

NOTE:
 BEDROCK ELEVATION SHOWN ON PROFILE PROVIDED FROM A COMBINATION OF:
 • TESTS PITS DUG BY SMRS CONSTRUCTION (JULY 2024)
 • BOREHOLES PER THE GEOTECHNICAL INVESTIGATION BY SOIL ENG LTD. (SEPT 2020)



APPROXIMATE ENGINEERED FILL LOCATION

NOTE:
 CLAY PLUGS AS PER OPSD 802.095 SHALL BE PLACED IN PIPE TRENCHES (WATERMAIN, SANITARY AND STORM SEWERS) WHERE THE BOTTOM OF TRENCH IS BELOW THE GROUNDWATER ELEVATION.

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

Benchmark	Location	Geodetic Elevation
BTM#1 - CUT CROSS	SOUTH WEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN	180.941m
BTM#2 - CUT CROSS	FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN	184.315m

No.	ISSUE	DATE: MM/DD/YYYY
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025
13	ISSUED FOR SUBDIVISION AGREEMENT	02/19/2026
14	ISSUED FOR SUBDIVISION AGREEMENT	02/25/2026

STATION	EXISTING PROPOSED CENTERLINE	EXISTING CENTERLINE	PROPOSED CENTERLINE	STATION
0+000	184.30	185.00	185.00	0+000
0+020	183.42	183.42	183.42	0+020
0+040	182.89	182.89	182.89	0+040
0+060	182.56	182.56	182.56	0+060
0+080	180.52	180.52	180.52	0+080
0+100	180.59	180.59	180.59	0+100
0+120	180.47	180.47	180.47	0+120
0+140	179.99	179.99	179.99	0+140
0+160	180.37	180.37	180.37	0+160
0+180	180.31	180.31	180.31	0+180
0+200	180.33	180.33	180.33	0+200
0+220	180.40	180.40	180.40	0+220
0+240	181.11	181.11	181.11	0+240
0+260	181.02	181.02	181.02	0+260
0+280	180.82	180.82	180.82	0+280
0+300				0+300
0+305				0+305

Project
EDEN OAK - TRAILHEAD
 TOWN OF THE BLUE MOUNTAINS

Drawing
WATERMAIN CONNECTION
 TO GEORGIAN TRAIL

CROZIER CONSULTING ENGINEERS
 70 HURON STREET, SUITE 100
 COLLINGWOOD, ON L3Y 4L4
 705-446-3510 T
 WWW.CFCROZIER.CA

Drawn By: J.P. Design By: M.V.R. Project: **218-2659**
 Check By: R.W. Check By: R.A. Scale: V 1:50 Drawing: **C106G**
 H 1:500

CONSTRUCTION NOTES

GENERAL

- ALL EXISTING UNDERGROUND UTILITIES AND SERVICES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ANY SITE ILLUMINATION TO BE DIRECTED DOWNWARD AND INTERNAL TO SITE ONLY.
- DETAILS ON PROPOSED PLANTING FEATURES, SITE TREATMENTS ARE PREPARED BY LANDSCAPE ARCHITECT.
- ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE TOWN PRIOR TO ANY WORKS COMPLETED WITHIN THE MUNICIPAL RIGHT OF WAY (ROW). CONTRACTOR IS RESPONSIBLE TO RETAIN PERMIT.
- ALL BOULEVARDES & DISTURBED AREAS ARE TO BE RESTORED TO EXISTING CONDITIONS OR BETTER, 100mm TOPSOIL & SEED UNLESS OTHERWISE NOTED.
- CLEAR STONE WRAPPED IN FILTER CLOTH CAN BE SUBSTITUTED FOR BEDDING MATERIAL IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- ALL PROPERTY BARS TO BE PROTECTED DURING CONSTRUCTION. BARS ARE TO BE PLACED BY O.L.S. AT CONTRACTOR'S EXPENSE IF DAMAGED OR REMOVED.
- DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS-517 & 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING M.C.P. PERMIT IF REQUIRED.
- ALL RIP-RAP/GABION MATTRESSES TO BE PLACED UPON FILTER CLOTH.
- ALL ROCK EXCAVATION TO BE CARRIED OUT PER OPSS-206.
- SIGNAGE TO BE INSTALLED PER TOWN STANDARDS. STREET SIGNS AND STOP SIGNS TO BE INSTALLED ON SEPARATE POSTS.
- BASEMENT FLOOR SLABS TO BE A MINIMUM OF 0.5m ABOVE FINISHED HIGH GROUND WATER TABLE.
- PER GEOTECHNICAL RECOMMENDATIONS, WHERE THE BOTTOM OF PIPE TRENCH (STORM, SANITARY AND WATERMAIN) IS BELOW THE WATER TABLE CLAY PLUGS AS PER OPSS 802.095 SHALL BE PLACED IN TRENCHES AT 50m INTERVALS ALONG THE FULL LENGTH OF THE TRENCH. THE CLAY PLUGS SHALL BE 1.0m THICK MEASURED ALONG THE PIPE, AND SHOULD COMPLETELY REPLACE THE GRANULAR BEDDING AND SAND BACKFILL PLACED ABOVE THE SPRINGLINE AND THE OVERTOP OF THE SEWER OR WATERMAIN. THE CLAY PLUGS MUST BE COMPACTED TO 95% SMDD. MATERIAL USED FOR THE CLAY PLUGS SHOULD CONTAIN NOT LESS THAN 15% PARTICLES FINER THAN 2 MICRONS AND SHOULD HAVE A COEFFICIENT OF PERMEABILITY LESS THAN 10⁻⁶ CM/SECOND. UNSHRINKABLE FILL CAN ALSO BE USED AS A SUBSTITUTE FOR CLAY PLUGS. BEFORE CONSTRUCTION THE CONTRACTOR SHOULD SUBMIT A REPRESENTATIVE SAMPLE OF THE PROPOSED CLAY PLUG MATERIAL FOR PERMEABILITY AND PARTICLE SIZE TESTING TO THE GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE WITH THE SPECIFICATIONS. DURING CONSTRUCTION, FURTHER REPRESENTATIVE SAMPLES SHOULD BE TESTED TO DETERMINE ITS ACCEPTABILITY. ALTERNATIVELY, CUT OFF COLLARS CAN BE INSTALLED AROUND THE PIPE BARREL TO ACHIEVE THE SAME EFFECT. COLLARS SHOULD NOT BE PLACED CLOSER THAN 1.0M TO A PIPE JOINT AND PRECAUTIONS SHOULD BE TAKEN TO ENSURE THAT 95% COMPACTION IS ACHIEVED AROUND THE COLLARS. WATERTIGHT CONNECTIONS ARE REQUIRED BETWEEN THE COLLAR AND THE PIPE WALL.

ROADS

- ALL EXCAVATION SHALL CONFORM TO THE CURRENT ONTARIO PROVINCIAL SPECIFICATION FOR GRADING OPSS 206.
- THE DEVELOPER SHALL RETAIN A QUALIFIED SOILS CONSULTANT TO CARRY OUT COMPACTION TESTS ON THE COMPLETED SUBGRADE AND SUBSEQUENT LIFTS OF GRANULAR BASE MATERIAL BEFORE PLACEMENT OF NEXT GRANULAR OR ASPHALT LIFT.
- ALL VEGETATION, BOULDERS OVER 150mm, TOPSOIL AND ORGANIC OR FROST-SUSCEPTIBLE MATERIALS, SHALL BE REMOVED FROM THE ROAD BASE TO A DEPTH OF AT LEAST 1.20m BELOW FINISHED GRADE AND REPLACED WITH SUITABLE MATERIAL.
- ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE REMOVED FROM THE ENTIRE ROAD CORRIDOR AND DEPOSITED OFF THE SITE TO A DISPOSAL AREA APPROVED BY THE CONTRACT ADMINISTRATOR.
- THE SUB-GRADE SHALL BE SHAPED TO CONFORM TO THE REQUIRED LONGITUDINAL GRADE AND CROSS-SECTION AND SHALL HAVE A CROSSFALL OF 3% FROM THE CENTRELINE OF ROADWAY TO 0.5m FROM BACK OF CURB.
- NATIVE SUB-GRADE TO BE GRADED, COMPACTED AND PROOF-ROLLED PRIOR TO PLACEMENT OF GRANULARS. COMPACTION TO BE MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD). ALL IDENTIFIED SOFT AND WEAK SPOTS SHALL BE EXCAVATED AND BACKFILLED WITH A SUITABLE GRANULAR BASE MATERIAL. PROOF-ROLL TO BE OBSERVED AND ACCEPTED BY THE MUNICIPALITY AND GEOTECHNICAL ENGINEER PRIOR TO FIRST LIFT OF GRANULAR MATERIAL. MUNICIPALITY TO BE NOTIFIED OF GRANULAR 'B' PROOF ROLL AND GIVEN THE OPTION TO ATTEND.
- THE GRANULAR BASE SHALL BE LAID ON DRY, SMOOTH, PROPERLY GRADED SUB-GRADE, AND SHALL BE SPREAD FOR THE REQUIRED WIDTH TO MEET THE EDGE OF SUB-GRADE. THE GRANULAR ROAD BASE SHALL CONSIST OF A BOTTOM COURSE OF 450mm MIN. CONSOLIDATED GRANULAR 'B' MATERIAL FULL WIDTH ACROSS THE ROADWAY AND CONFORMING IN ALL RESPECTS TO THE MINISTRY OF TRANSPORTATION ONTARIO PROVINCIAL STANDARD SPECIFICATIONS 1010.
- THE GRANULAR MATERIAL SHALL BE SPREAD IN LAYERS OF 150mm MAXIMUM COMPACTED DEPTHS, AND EACH LAYER SHALL BE THOROUGHLY COMPACTED TO 100% SPMDD.
- NO GRANULAR BASE SHALL BE PLACED UNTIL THE GRADE ON WHICH IT IS TO BE LAID HAS BEEN INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT AND CONTRACT ADMINISTRATOR.
- ALL GRANULAR CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO ONTARIO PROVINCIAL STANDARD SPECIFICATION OPSS 314.
- AS SOON AS THE GRANULAR BASE HAS BEEN COMPLETED IT SHALL BE THOROUGHLY COMPACTED AND SHAPED AND THE BASE COURSE ASPHALT PLACED. THE BASE COURSE SHALL CONSIST OF 50mm MIN. THICKNESS OF HL4 BASE COURSE ASPHALT. THE SURFACE COURSE SHALL CONSIST OF 40mm MIN. THICKNESS OF HL3 SURFACE COURSE ASPHALT. ASPHALT WORK SHALL CONFORM IN ALL RESPECTS TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS 310.
- THE ASPHALT COMPONENTS SHOULD BE COMPACTED TO 92% MAXIMUM RELATIVE DENSITY, AS PER OPSS 310.
- JOINTS WITH EXISTING ASPHALT TO BE SAW CUT STRAIGHT PRIOR TO LACING NEW ASPHALT AND TACK COAT APPLIED TO EXISTING ASPHALT AND CURB SURFACES.
- ALL SERVICES, MANHOLES, VALVES, ETC. ARE TO BE INSTALLED TO MATCH GRADE OF BASE COURSE OF ASPHALT AND/OR FINISHED GRADE OF LANDSCAPING. UPON PLACEMENT OF SURFACE COURSE OF ASPHALT ALL APPURTENANCES LOCATED IN ROADWAY SHALL BE RAISED TO MATCH FINISHED GRADE.
- SUBDRAINS TO BE LOCATED AS PER ROADWAY DETAIL ON DWG. C107 AND O.P.S.D. 207.030. GRANULAR AN EMBEDMENT MATERIAL OR APPROVED EQUIVALENT TO BE USED. WHERE LOCATION OF SUBDRAINS ARE NOT IN WELL DRAINED NATIVE SAND OR WELL DRAINED IMPORTED GRANULAR, THE SUBDRAIN SHALL HAVE GEOTEXTILE WRAP AND BE SURROUNDED ON ALL SIDES WITH 150MM OF 19MM CLEAR STONE AND CLEAR STONE TO BE COMPLETELY WRAPPED IN FABRIC.

STORM SEWER

- MAIN SEWERS SHALL BE PVC PIPE (OPSS 410), MIN. PIPE STIFFNESS SHALL BE 320kPa OR CONCRETE A257.2 - CLASS - 65D (MIN.). ALL PIPE TO BE JOINED WITH GASKETED BELL & SPIGOT SYSTEM.
- MINIMUM PIPE SIZE, INCLUDING CATCHBASIN LEADS, SHALL BE 300mm.
- STORM SEWER EMBEDMENT SHALL CONFORM WITH OPSS 802.010 USING GRANULAR 'A'.
- PRECAST STORM MANHOLES SHALL BE PER OPSS 701.010 (1200mm), 701.011 (1500mm), 701.012 (1800mm), OR 701.013 (2400mm), WITH FRAME AND GRATE PER OPSS 401.010 TYPE 'A' AND HOLLOW RECTANGULAR LADDER RUNGS PER OPSS 405.010. BENCHING SHALL BE PROVIDED IN ALL MANHOLE.
- PRECAST CATCHBASINS ARE TO BE OPSS 705.010 (SINGLE) OR 705.020 (DOUBLE) WITH FRAME AND GRATE OPSS 400.020. ALL CATCHBASINS AND CATCHBASIN MANHOLES SHALL HAVE SUMPS.
- FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSS 701.100.
- CULVERTS TO HAVE MIN. 300mm COVER WHERE POSSIBLE. CULVERT MATERIAL TO BE PER TOWN STANDARD OR APPROVAL EQUIVALENT.
- MINIMUM COVER ON STORM SEWER & CATCHBASIN LEADS TO BE PER TOWN STANDARD. CONTRACTOR TO APPLY INSULATION AS PER DETAIL ON DWG C107 WHERE MINIMUM COVER IS NOT OBTAINED.
- STORM PIPE 450mm IN DIAMETER AND GREATER SHALL BE CONCRETE PIPE. ALL PIPE SMALLER THAN 450mm IN DIAMETER SHALL BE P.V.C.

WATERMAIN

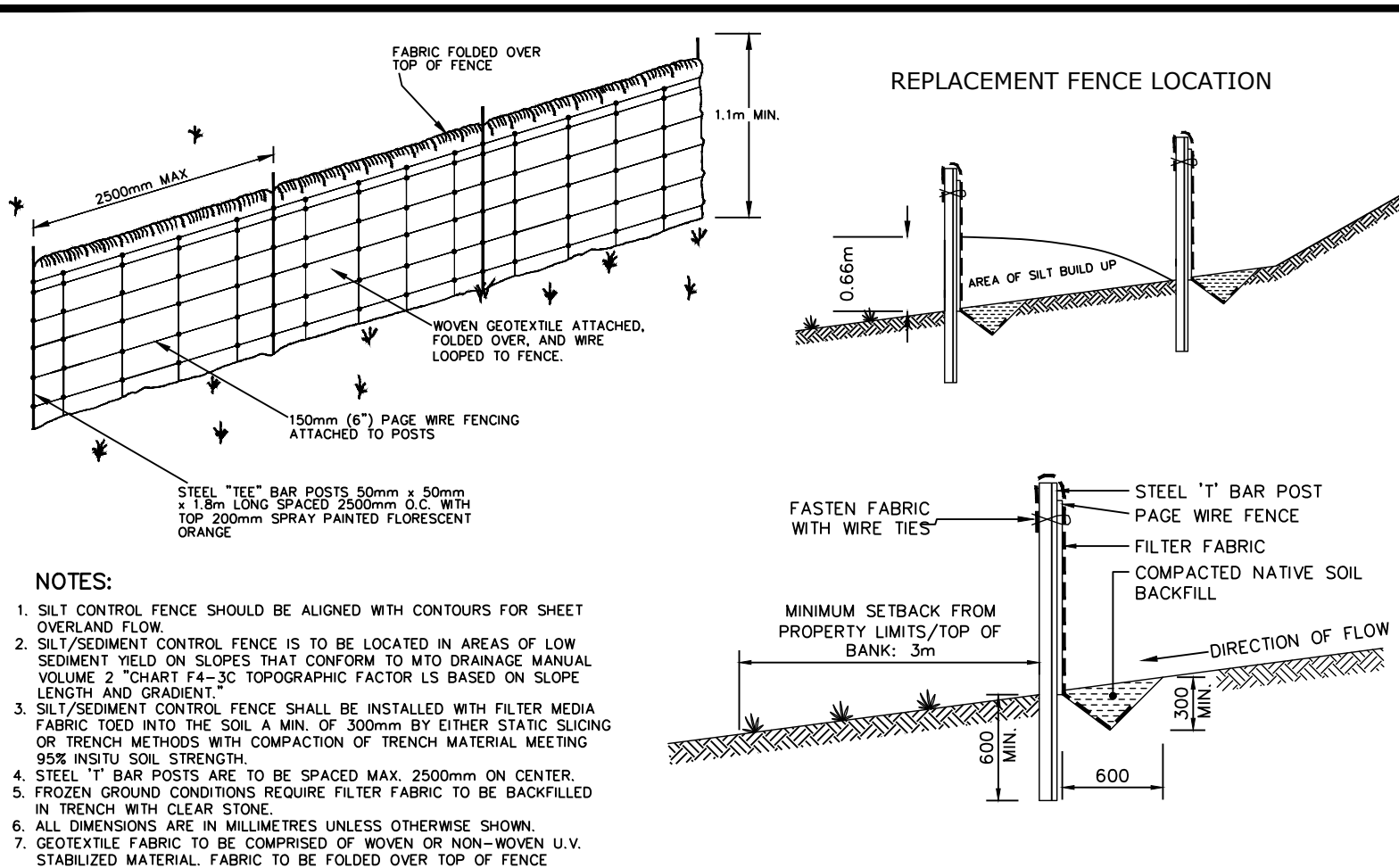
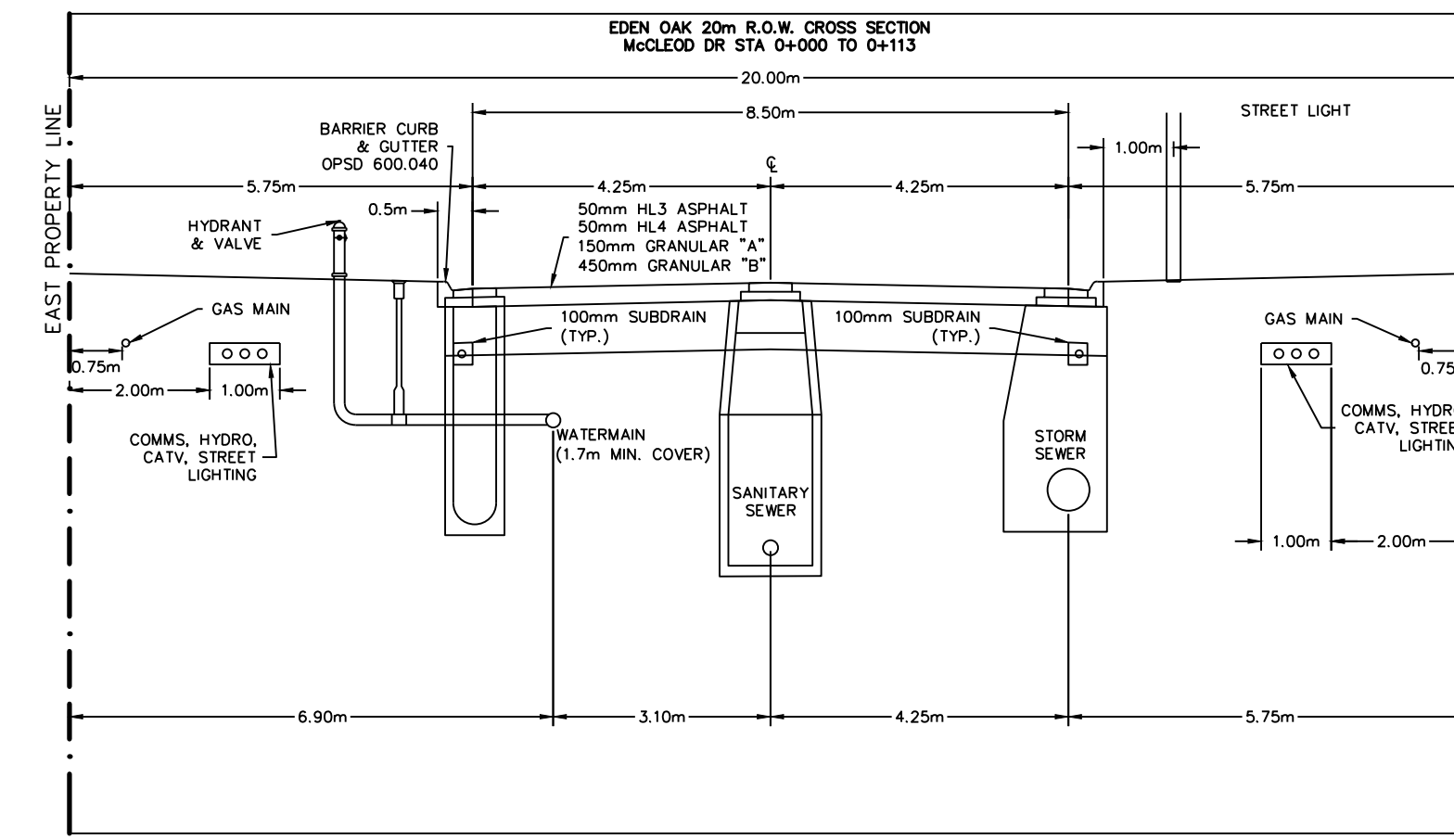
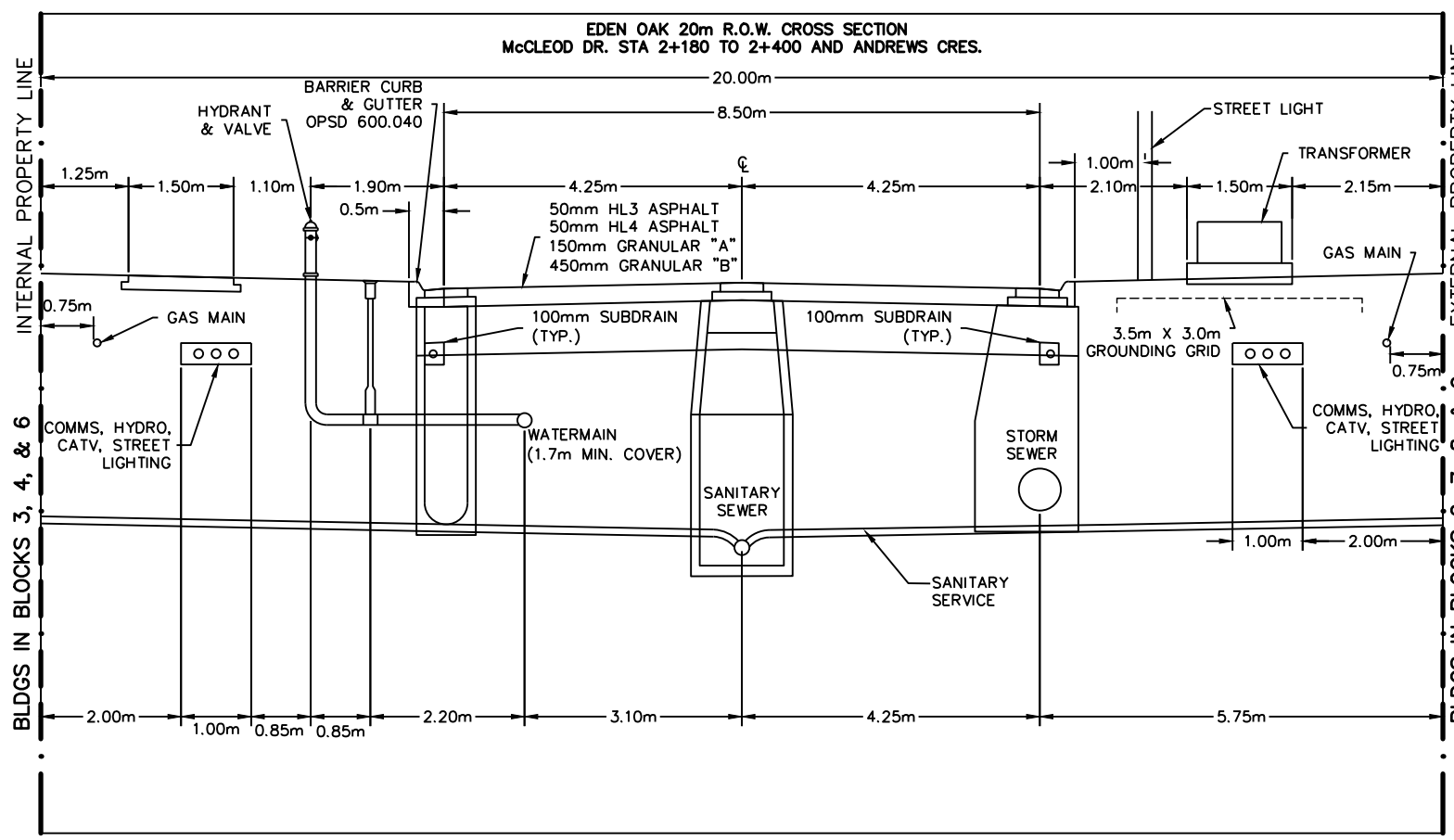
- ALL CONSTRUCTION TO CONFORM TO AWWA C605-94 AND AWWA C600-99 STANDARDS. MATERIALS TO MEET NSF 60, 61 & 372.
- WATERMAIN PIPE SHALL BE PVC DR18 (SIZES UP TO AND INCLUDING 300mm), CONFORMING TO AWWA C900. A DIFFERENT PIPE STRENGTH OR TYPE MAY BE REQUIRED BY THE MUNICIPALITY FOR SPECIAL CONDITIONS.
- WATERMAIN DEFLECTION NOT TO EXCEED MANUFACTURER'S RECOMMENDATIONS, WHERE DEFLECTION CAN NOT MEET MANUFACTURER'S RECOMMENDATIONS, CONTRACTOR TO INSTALL THE REQUIRED MANUFACTURED BEND AS NECESSARY.
- WATERMAIN SHALL BE BEDDED IN ACCORDANCE WITH OPSS 802.010 WITH GRANULAR 'A'.
- WATERMAIN TO BE TESTED AND APPROVED PER THE TOWN OF THE BLUE MOUNTAINS - WATERMAIN COMMISSIONING PROTOCOL STANDARD (MAY 2007). CONTRACTOR TO SUBMIT WATERMAIN COMMISSIONING PLAN TO CONTRACT ADMINISTRATOR AND MUNICIPALITY 2 WEEKS BEFORE WATERMAIN INSTALLATION BEGINS. TESTING SHALL NOT COMMENCE UNTIL WATERMAIN COMMISSIONING PLAN IS APPROVED BY CONTRACT ADMINISTRATOR & MUNICIPALITY.
- ALL TESTING REQUIRES NOTIFICATION IN WRITING, 48 HOURS PRIOR TO ALL TESTING.
- ALL CONNECTIONS TO EXISTING MUNICIPAL SUPPLY MAINS MUST BE WITNESSED BY THE MUNICIPALITY OR REPRESENTATIVE AND GIVING 48 HOURS NOTICE PRIOR TO CONNECTION AND BACKFILL OPERATIONS.
- THE PVC PIPE INSTALLATION SHALL INCLUDE TRACER WIRE. TRACER WIRE TO BE 10 GAUGE, MULTI-STRAND SHALL BE PLACED ON TOP & ATTACHED IN TWO PLACES ON EACH LENGTH OF PVC WATERMAIN. ALL CONNECTIONS SHALL BE MADE WITH "DRYCONN WATERPROOF CONNECTORS" OR APPROVED EQUAL. MUNICIPALITY MUST BE ON SITE DURING ANY TRACER WIRE CONTINUITY TESTING.
- THE MINIMUM COVER ON WATERMANS SHALL BE 1.7m. WHEN COVER IS LESS THAN 1.7m, CONTRACTOR TO PROVIDE INSULATION PER DETAIL ON DWG C107.
- CATHODIC PROTECTION REQUIRED ON ALL METALLIC FITTINGS AND PIPE AS PER OPSS 702 & TOWN STANDARD.
- THRUST BLOCKS OR JOINT RESTRAINTS SHALL BE REQUIRED AT ALL CHANGES IN PIPE DIRECTION, TERMINATIONS AND ANY LOCATION WHERE THRUST PRESSURES MAY OCCUR. WHERE SOIL CONDITIONS ARE SUSPECT, SUCH AS IN DISTURBED SOILS OR SOILS WITH BEARING CAPACITY OF LESS THAN 200kPa, PIPE RESTRAINTS SHALL BE USED. SEE TOWN STANDARDS OF APPROPRIATE PRODUCT REQUIREMENTS. THE USE OF THREADED RODS IN JOINT RESTRAINT IS NOT PERMISSIBLE.
- FIRE HYDRANTS SHALL BE CANADA VALVE, OPEN LEFT, PAINTED CHROME YELLOW COMPLETE WITH FLEX STAKE HYDRANT MARKER, MODEL FHV802, 1.5m TALL, WITH A 0.3m x 0.3m REFLECTIVE SIGN WITH A HYDRANT SYMBOL.

B) SERVICES

- EACH HOUSING UNIT SHALL HAVE A SEPARATE 20mm MIN. TYPE 'K' COPPER OR 25mm POLY WATER SERVICE. A CURB STOP AND EXTENSION SERVICE BOX AND MAIN STOP MUST BE INSTALLED ON EACH SERVICE USING COMPRESSION JOINT FITTINGS.
- WATER SERVICE FITTINGS SHALL BE AS FOLLOWS:
- MAIN STOPS ARE TO BE CAMBRIDGE BRASS 301N SERIES.
- CURB STOPS ARE TO BE SELF DRAINING, CAMBRIDGE BRASS 202N SERIES.
- SERVICE BOXES ARE TO BE OF ALL IRON/STEEL CONSTRUCTION AND SUPPLIED WITH STAINLESS STEEL SADDLES, CAMBRIDGE BRASS 8403 SERIES.
- CURB STOPS SHALL BE LOCATED AT PROPERTY LIMITS & SUPPLIED WITH A 89mm x 38mm MARKER FROM THE INVERT OF THE SERVICE TO 600mm ABOVE GRADE PAINTED BLUE.
- SERVICE CONNECTIONS TO WATERMANS SHALL BE MADE BY DIRECT TAPPING OR WITH BROAD BAND STAINLESS STEEL SADDLES. SERVICE SADDLES TO BE STAINLESS STEEL 8403 SERIES DOUBLE STRAP & TAPPING SADDLE TO BE CAMBRIDGE BRASS 8403 STAINLESS.
- SERVICE CONNECTIONS SHALL BE LEFT WITH A TAIL 1m ABOVE FINAL GRADE & CAPPED OR CRIMPED.
- SERVICE CONNECTIONS WITH RESIDUAL PRESSURES EXCEEDING 550 kPa (80psi) MUST BE EQUIPPED WITH PRESSURE REDUCING DEVICES UPSTREAM OF WATER METER IN FUTURE HOMES.
- SERVICES TO BE INSTALLED WITH TRACER WIRE TERMINATING UP CURB STOP VALVE. TRACER WIRE TO BE 10 GAUGE, MULTISTRAND AND PLACED PARALLEL WITH SERVICE. MUNICIPALITY TO CONFIRM TRACER WIRE INSTALLATION AND FUNCTIONALITY VIA CONTINUITY TESTING POST-INSTALLATION.

SANITARY SEWERS

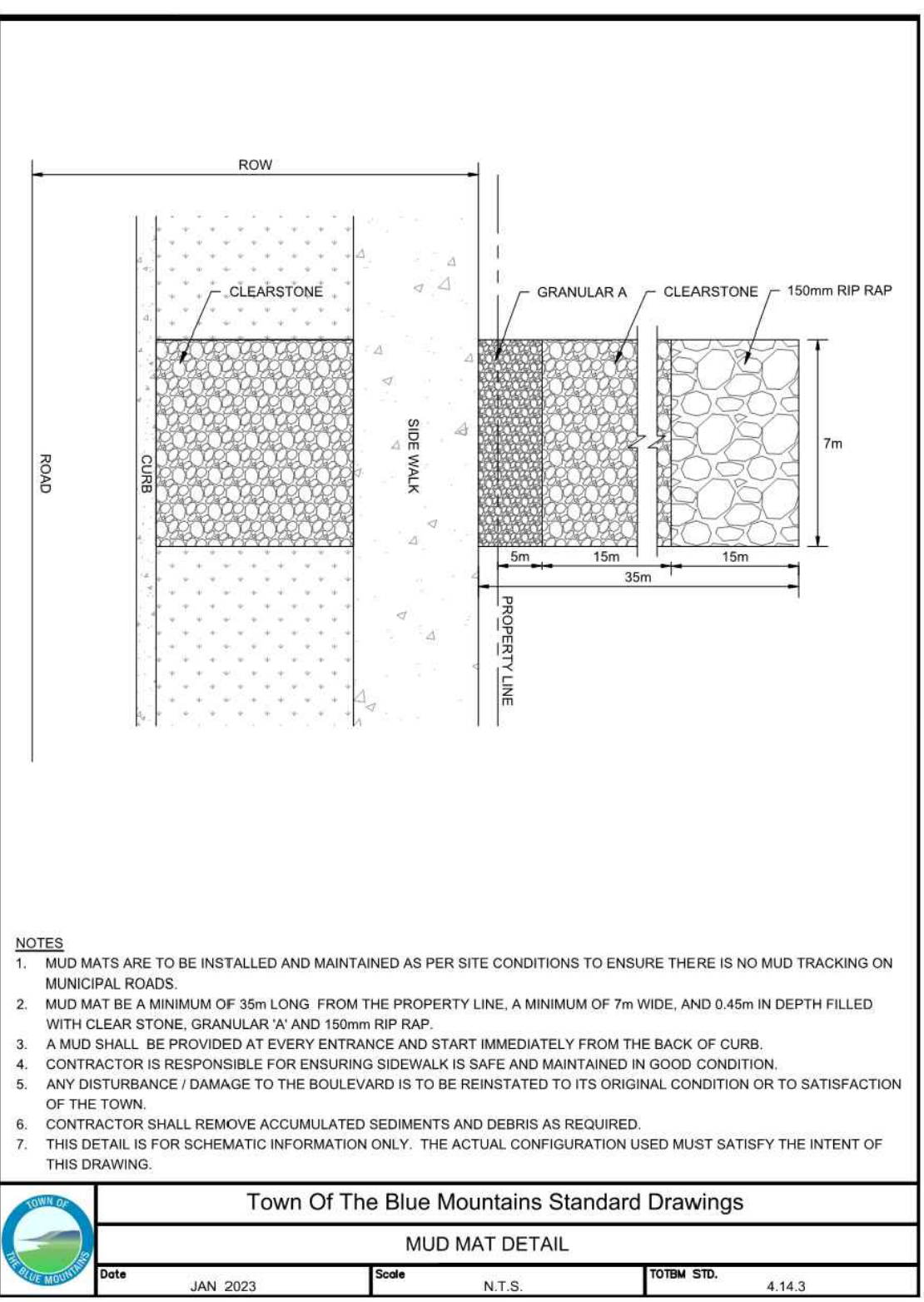
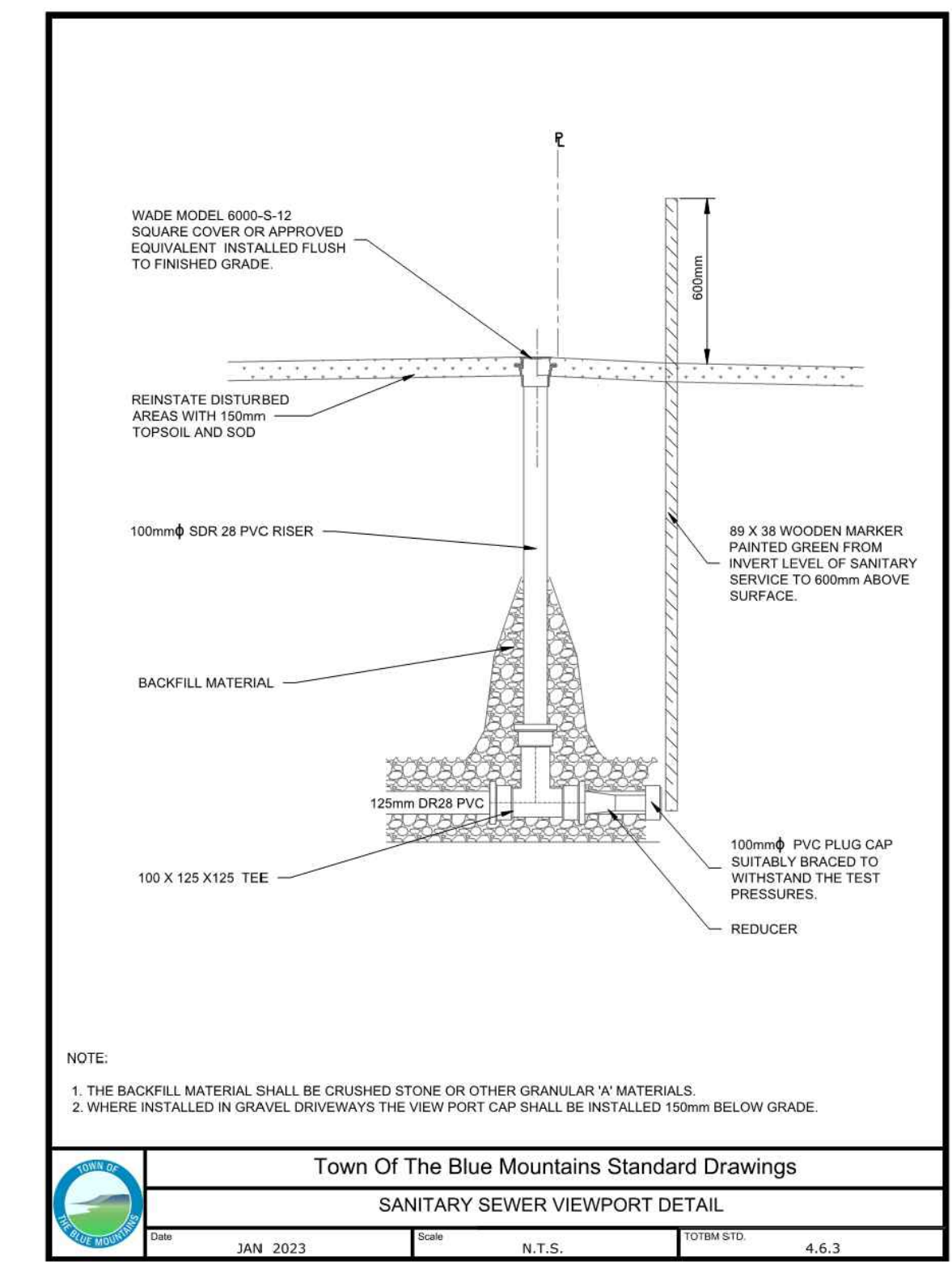
- MAIN SEWERS SHALL BE PVC SDR 35 WITH RUBBER GASKET CONNECTIONS AND MIN. SIZE OF 200mm. ALL SANITARY SEWER PIPES SHALL CONFORM TO THE REQUIREMENTS OF CSA AND OPSS.
- SANITARY SEWER EMBEDMENT SHALL CONFORM WITH OPSS 802.010 USING GRANULAR 'A'.
- PRECAST SANITARY MANHOLES SHALL CONFORM WITH OPSS 701.010 (1200mm) WITH HOLLOW RECTANGULAR LADDER RUNGS PER OPSS 405.010. BENCHING SHALL BE PROVIDED IN ALL MANHOLES.
- PRECAST SANITARY MANHOLES EXCEEDING 5.0m DEPTH SHALL BE INSTALLED WITH ALUMINUM SAFETY PLATFORM AND SECURED TO MANHOLE PER OPSS 404.200.
- MANHOLE COVERS SHALL BE CAMRON D5579 (OR APPROVED EQUAL) AND INSTALLED AS PER MUNICIPAL STANDARD.
- HOUSE SERVICE CONNECTIONS SHALL BE PVC SDR 28 WITH RUBBER GASKET CONNECTIONS AND SHALL BE 125mm MIN. SERVICE CONNECTIONS TO HAVE A MINIMUM 2% SLOPE.
- SHOP MANUFACTURED "TEE" CONNECTIONS SHALL BE USED FOR HOUSE SERVICE CONNECTIONS ON 200mm AND 250mm SEWERS.
- SERVICE CONNECTIONS ARE NOT TO BE CONNECTED TO MAINTENANCE HOLES.
- FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSS 701.100.



NOTES:

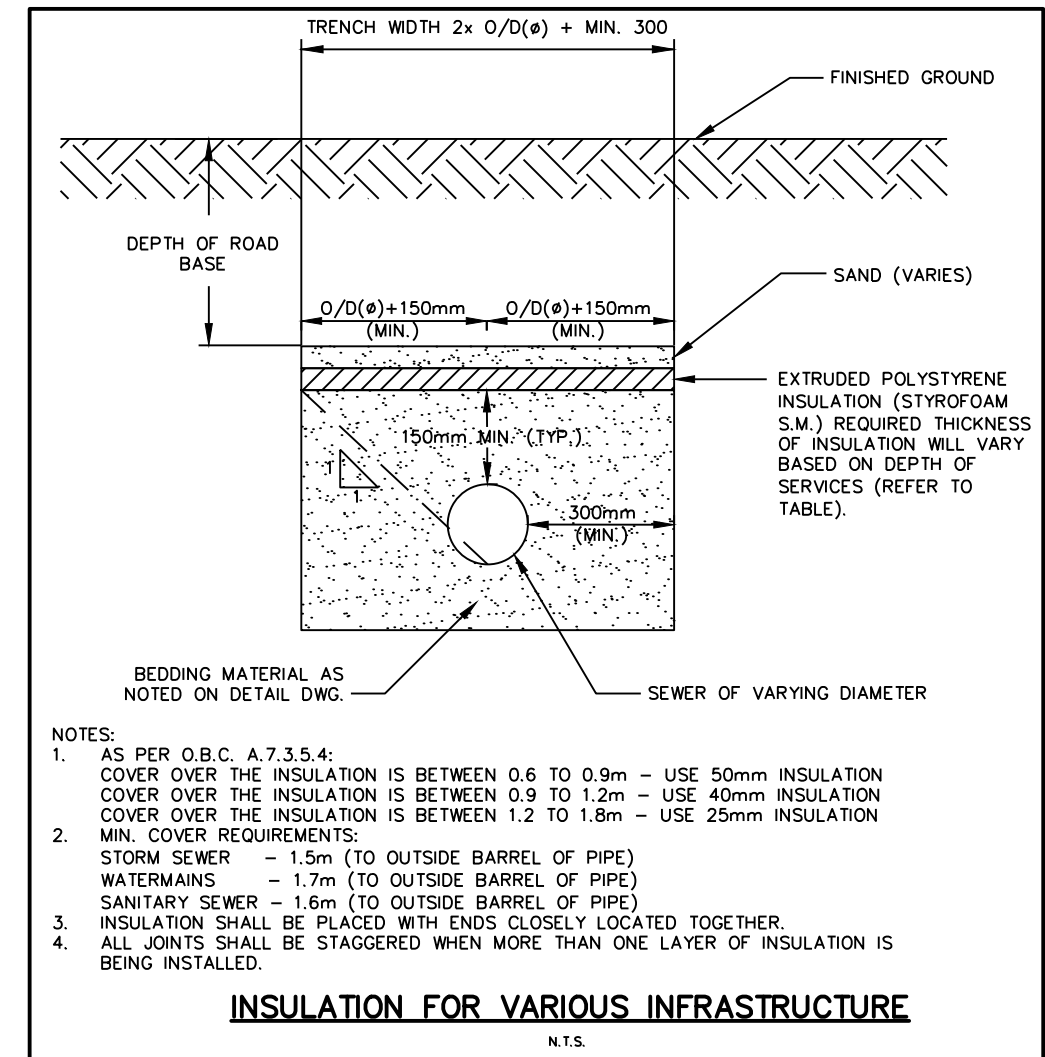
- SILT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
- SILT/SEDIMENT CONTROL FENCE IS TO BE LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CONFORM TO WTD DRAINAGE MANUAL VOLUME 2 "CHART F4-30 TOPOGRAPHIC FACTOR IS BASED ON SLOPE LENGTH AND GRADIENT".
- SILT/SEDIMENT CONTROL 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% IN SITU SOIL STRENGTH.
- STEEL 'T' BAR POSTS ARE TO BE SPACED MAX. 2500mm ON CENTER.
- FROZEN GROUND CONDITIONS REQUIRE FILTER FABRIC TO BE BACKFILLED IN TRENCH WITH CLEAR STONE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
- 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.

APPR'D:	DATE: 03.03.06
DRAWN: A.S.C	SCALE: N.T.S.
BSD-23 DRAFT	



Town Of The Blue Mountains Standard Drawings			
SANITARY SEWER VIEWPORT DETAIL			
DATE: JAN 2023	SCALE: N.T.S.	TOTAL SIB: 4.6.3	

Town Of The Blue Mountains Standard Drawings			
MUD MAT DETAIL			
DATE: JAN 2023	SCALE: N.T.S.	TOTAL SIB: 4.14.3	



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

TEMPORARY BENCHMARKS

BTM#1 - CUT CROSS	GEODETIC ELEVATION: 180.941m	
LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN		
BTM#2 - CUT CROSS	GEODETIC ELEVATION: 184.315m	
LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN		
No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025

Project	EDEN OAK - TRAILHEAD TOWN OF THE BLUE MOUNTAINS		
Drawing	NOTES AND DETAILS		

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

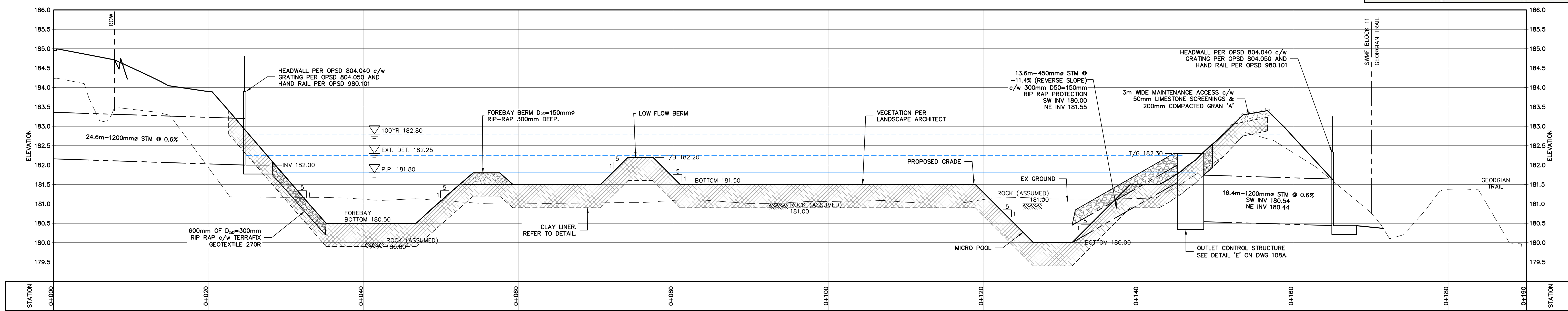
March 4, 2025
date

CROZIER CONSULTING ENGINEERS

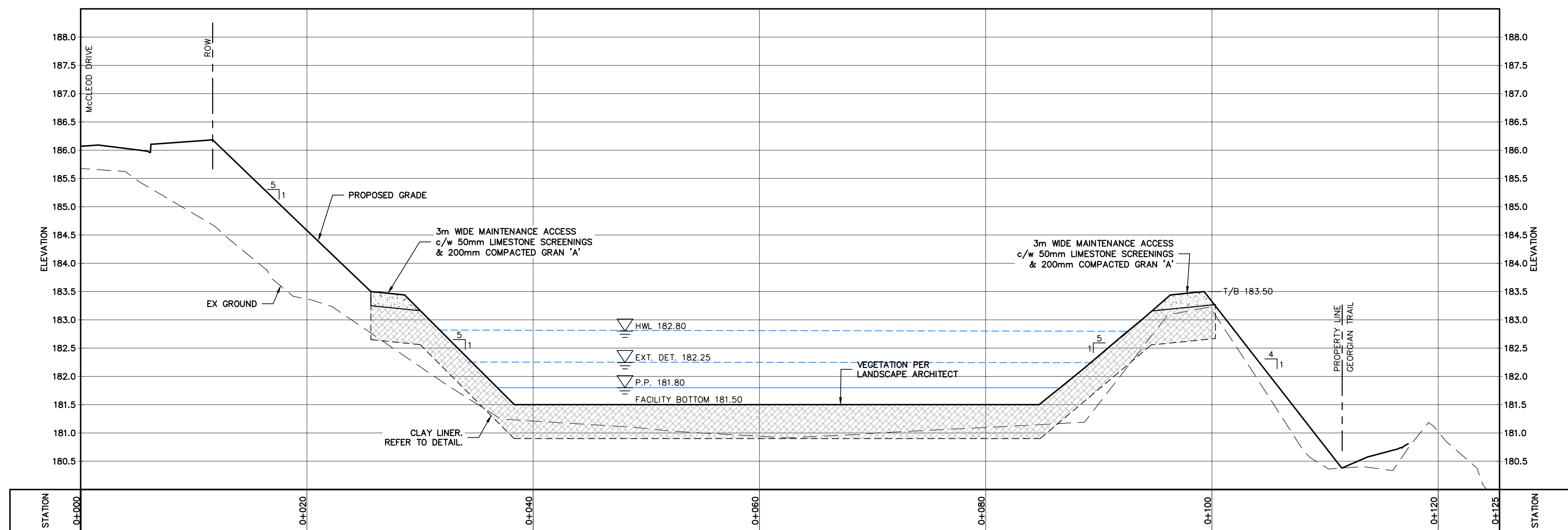
70 HURON STREET, SUITE 100
COLLINGWOOD, ON L9Y 4L4
705-446-9510
WWW.CFROZIER.CA

Drawn By: J.P.	Design By: M.V.R.	Project: 218-2659
Check By: R.W.	Check By: R.A.	Scale: AS NOTED

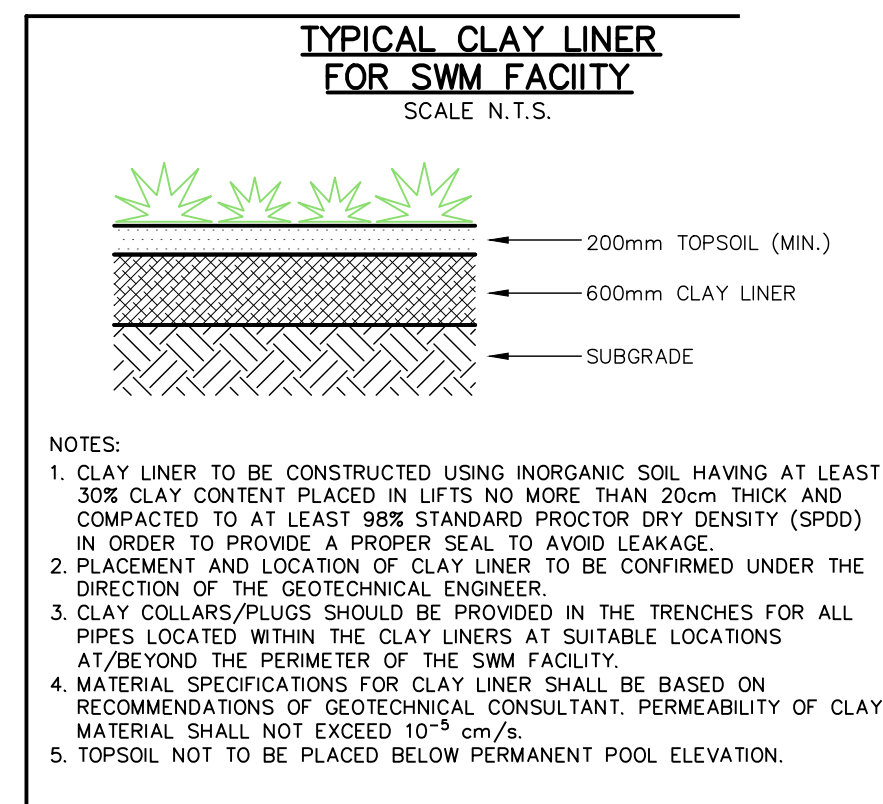
C107



SWMF SECTION Z-Z
SCALE: HORIZ. = 1:250
VERT. = 1:25



SWMF SECTION Y-Y
SCALE: HORIZ. = 1:250
VERT. = 1:25



1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

TBM#1 - CUT CROSS	GEODETIC ELEVATION: 180.941m
LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN	
TBM#2 - CUT CROSS	GEODETIC ELEVATION: 184.315m
LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL NO. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN	

No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025



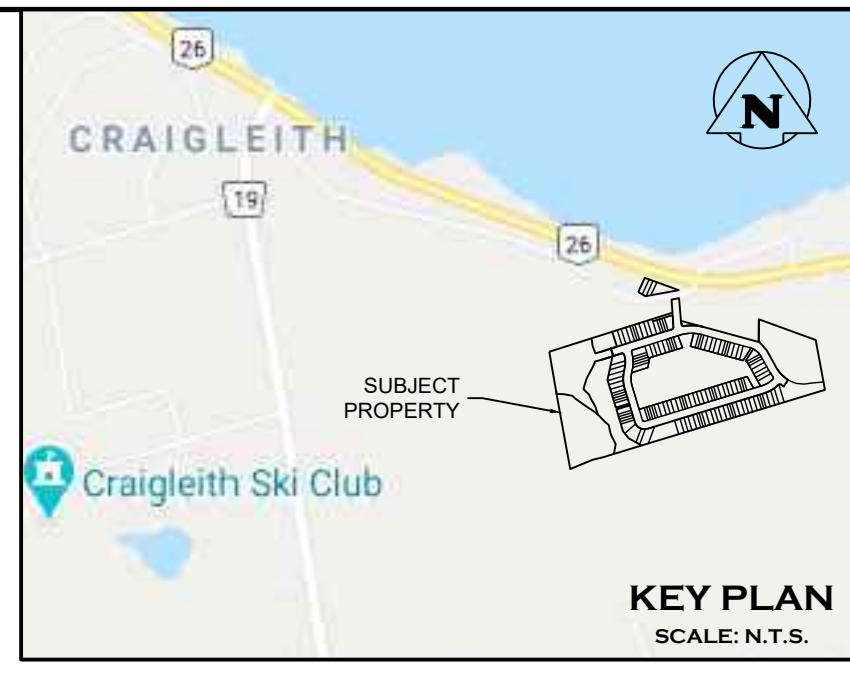
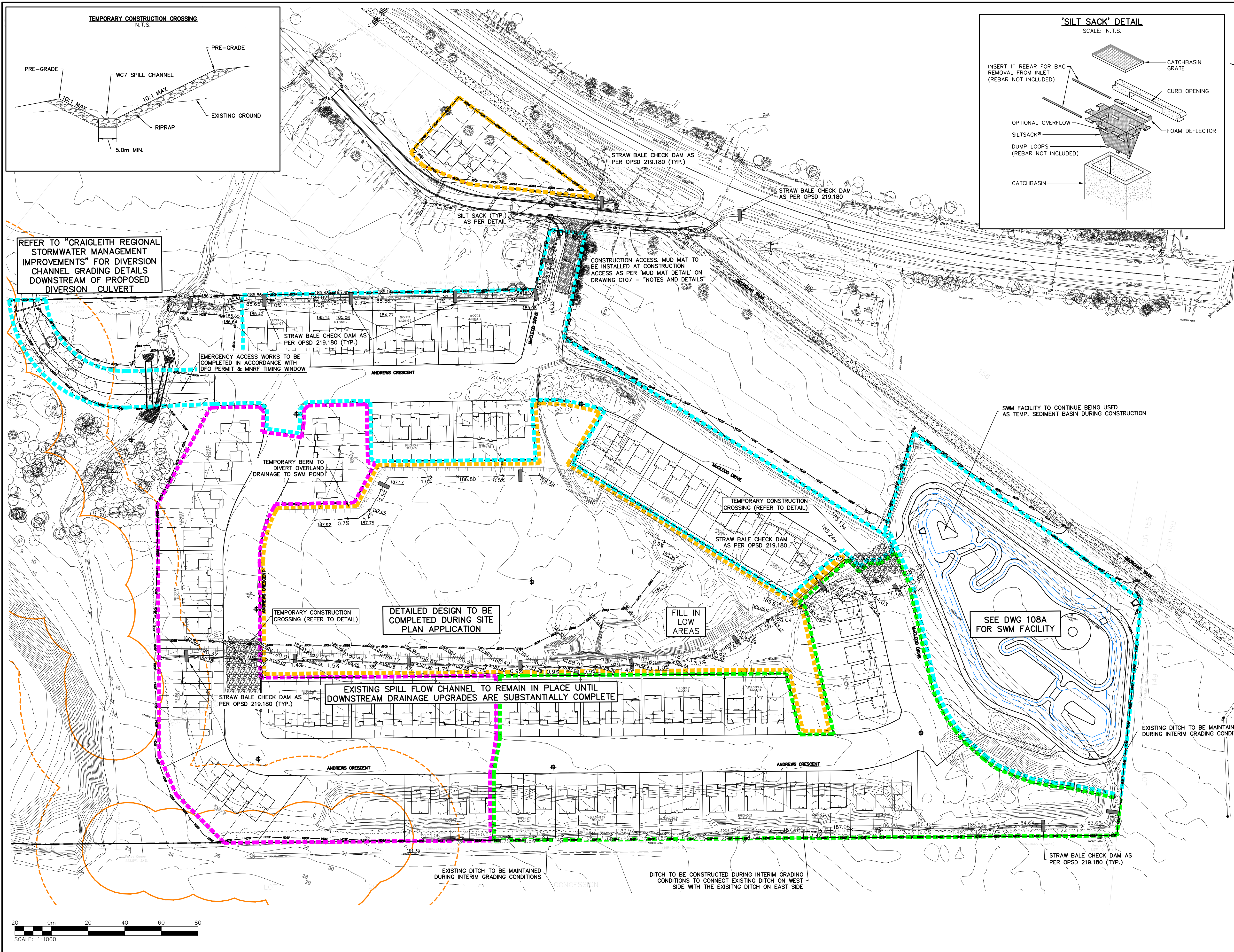
Town of Blue Mountains
Planning and Development Services
Accepted For Construction
March 4, 2025
date

Project: EDEN OAK - TRAILHEAD
TOWN OF THE BLUE MOUNTAINS

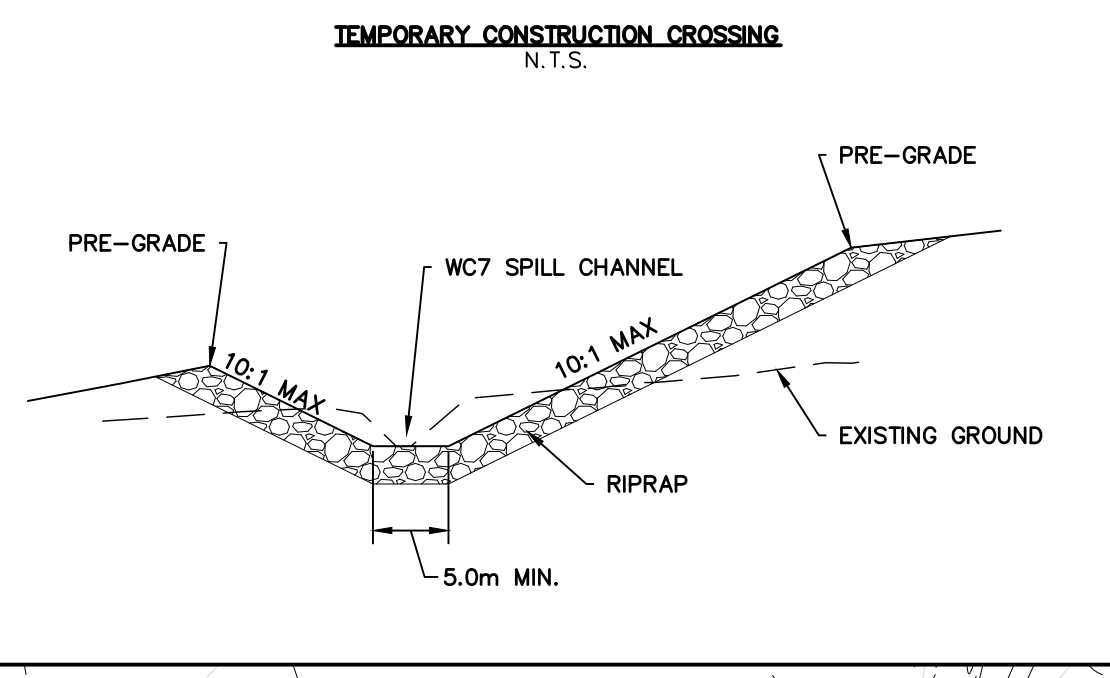
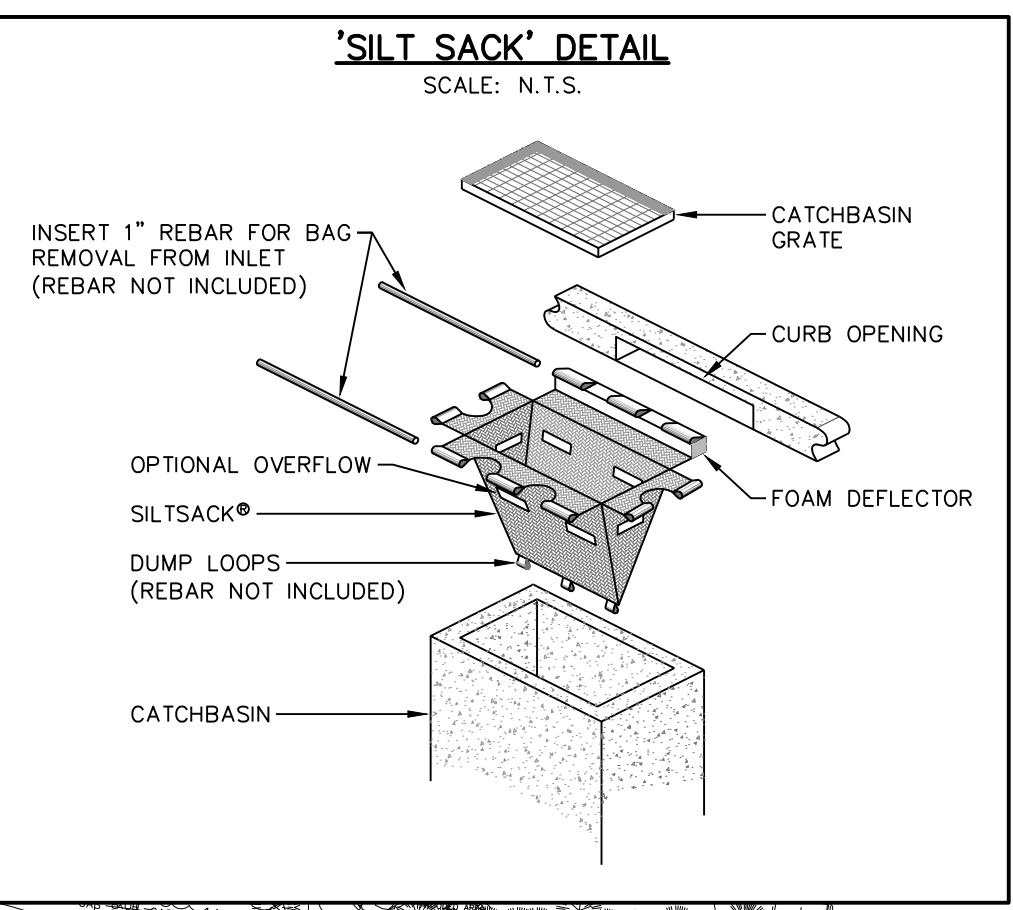
Drawing: SWMF SECTIONS

CROZIER
CONSULTING ENGINEERS
70 HURON STREET, SUITE 100
COLLINGWOOD, ON L3Y 4L4
705-446-3510
WWW.CFCROZIER.CA

Drawn By: J.P. Design By: M.V.R. Project: 218-2659
Check By: R.W. Check By: R.A. Scale: 1:250 Drawing: C108B



- LEGEND**
- HEAVY DUTY SILT FENCE (REFER TO 'TYPICAL DETAIL OF SILT/SEDIMENT FENCE' ON DRAWING C107 - 'NOTES AND DETAILS')
 - STRAW BALE CHECK DAM PER OPD 219.180
 - SILT SACKS



REFER TO "CRAIGLEITH REGIONAL STORMWATER MANAGEMENT IMPROVEMENTS" FOR DIVERSION CHANNEL GRADING DETAILS DOWNSTREAM OF PROPOSED DIVERSION CULVERT

EMERGENCY ACCESS WORKS TO BE COMPLETED IN ACCORDANCE WITH DFO PERMIT & MNRF TIMING WINDOW

CONSTRUCTION ACCESS. MUD MAT TO BE INSTALLED AT CONSTRUCTION ACCESS AS PER 'MUD MAT DETAIL' ON DRAWING C107 - 'NOTES AND DETAILS'

SWM FACILITY TO CONTINUE BEING USED AS TEMP. SEDIMENT BASIN DURING CONSTRUCTION

TEMPORARY BERM TO DIVERT OVERLAND DRAINAGE TO SWM POND

TEMPORARY CONSTRUCTION CROSSING (REFER TO DETAIL)

TEMPORARY CONSTRUCTION CROSSING (REFER TO DETAIL)

DETAILED DESIGN TO BE COMPLETED DURING SITE PLAN APPLICATION

FILL IN LOW AREAS

SEE DWG 108A FOR SWM FACILITY

STRAW BALE CHECK DAM AS PER OPD 219.180 (TYP.)

EXISTING SPILL FLOW CHANNEL TO REMAIN IN PLACE UNTIL DOWNSTREAM DRAINAGE UPGRADES ARE SUBSTANTIALLY COMPLETE

EXISTING DITCH TO BE MAINTAINED DURING INTERIM GRADING CONDITIONS

EXISTING DITCH TO BE MAINTAINED DURING INTERIM GRADING CONDITIONS

DITCH TO BE CONSTRUCTED DURING INTERIM GRADING CONDITIONS TO CONNECT EXISTING DITCH ON WEST SIDE WITH THE EXISTING DITCH ON EAST SIDE

STRAW BALE CHECK DAM AS PER OPD 219.180 (TYP.)

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

March 4 2024
date

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

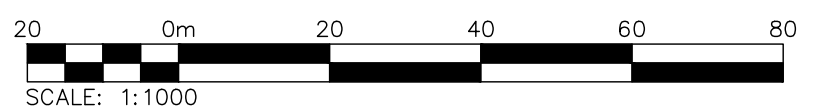
No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025

EDEN OAK - TRAILHEAD
TOWN OF THE BLUE MOUNTAINS

EROSION AND SEDIMENT CONTROL PLAN



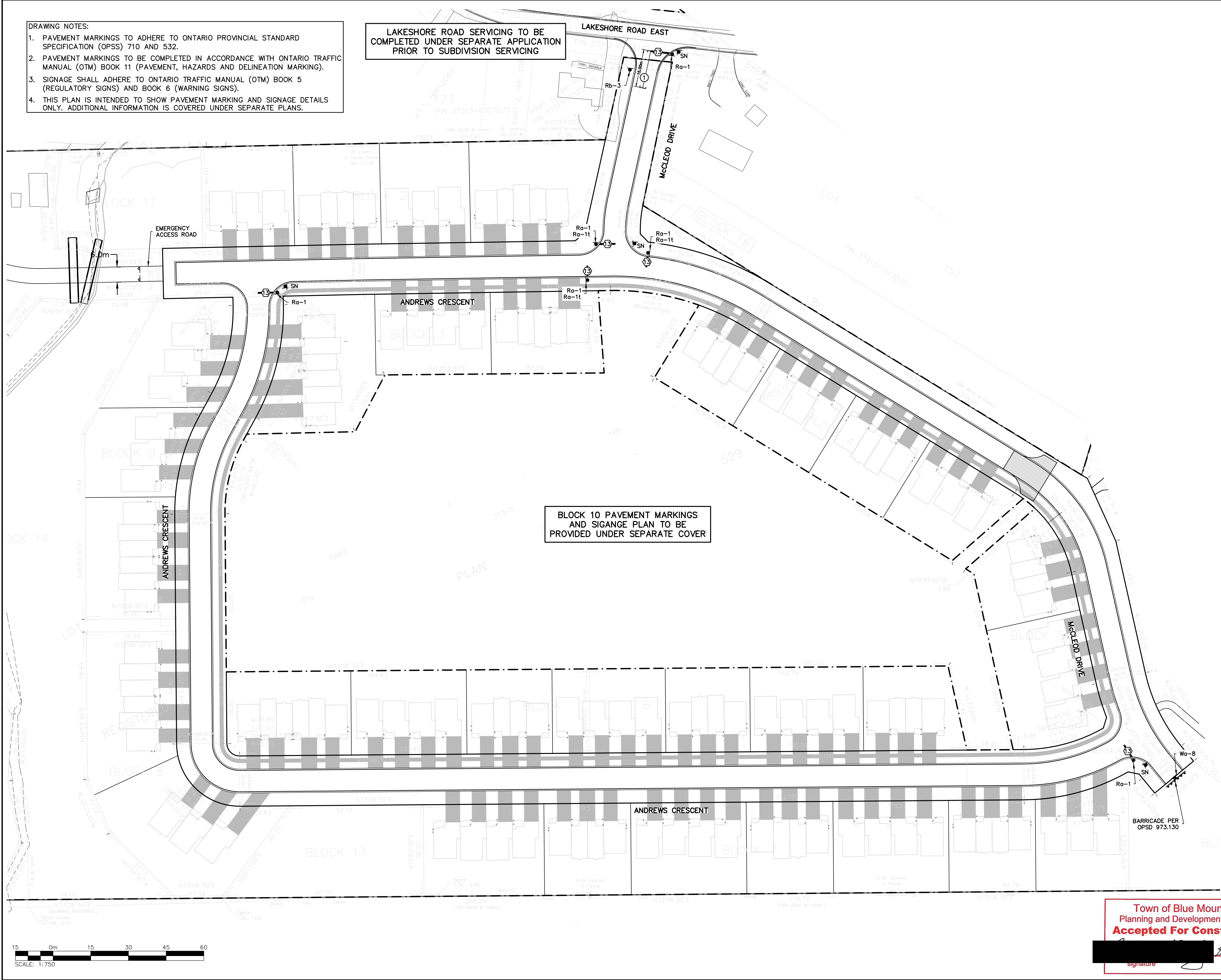
Drawn By: J.P. Design By: M.V.R. Project: 218-2659
Check By: R.W. Check By: R.A. Scale: 1:1000 Drawing: C109



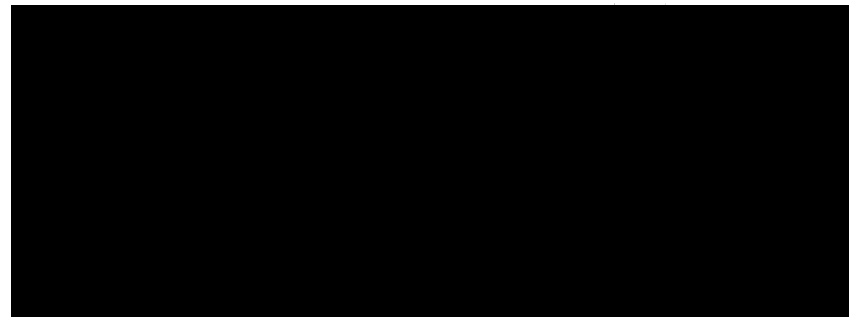
- DRAWING NOTES:**
1. PAVEMENT MARKINGS TO ADHERE TO ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) 710 AND 532.
 2. PAVEMENT MARKINGS TO BE COMPLETED IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL (OTM) BOOK 11 (PAVEMENT, HAZARDS AND DELINEATION MARKING).
 3. SIGNAGE SHALL ADHERE TO ONTARIO TRAFFIC MANUAL (OTM) BOOK 5 (REGULATORY SIGNS) AND BOOK 6 (WARNING SIGNS).
 4. THIS PLAN IS INTENDED TO SHOW PAVEMENT MARKING AND SIGNAGE DETAILS ONLY. ADDITIONAL INFORMATION IS COVERED UNDER SEPARATE PLANS.

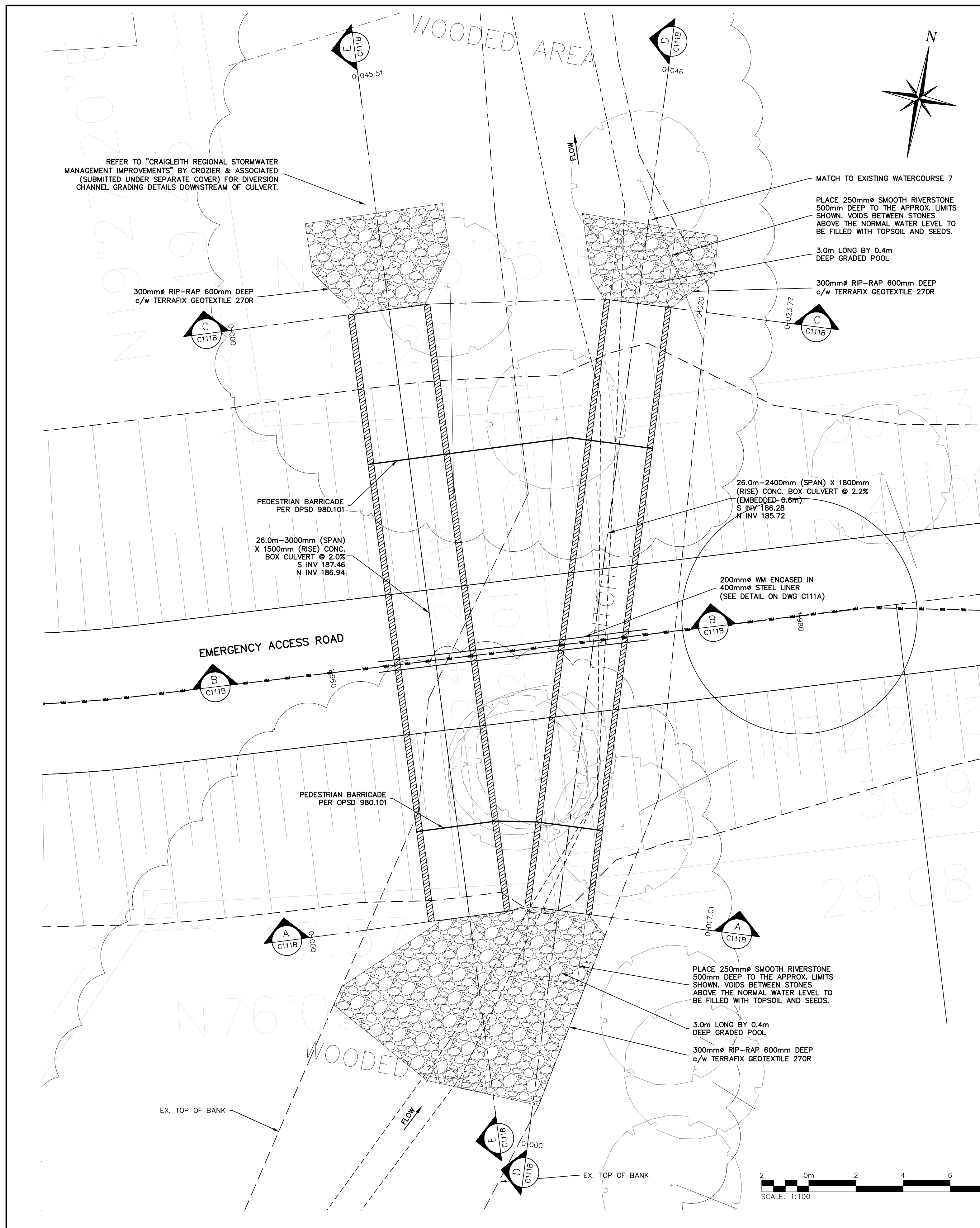
LAKESHORE ROAD SERVICING TO BE COMPLETED UNDER SEPARATE APPLICATION PRIOR TO SUBDIVISION SERVICING

BLOCK 10 PAVEMENT MARKINGS AND SIGNAGE PLAN TO BE PROVIDED UNDER SEPARATE COVER



Town of Blue Mountains
 Planning and Development Services
Accepted For Construction
 [Signature] March 4, 2024
 [Signature] date





CONSTRUCTION NOTES

GENERAL

1. WATERCOURSE IS SUBJECT TO COOL WATER TIMING WINDOW AND THUS ALL IN-WATER WORKS ARE PROHIBITED FROM MARCH 15TH TO JULY 15TH
2. NO TREE CLEARING BETWEEN APRIL 1ST - AUGUST 30TH.
3. WATERPROOFING TO BE ADDED ALONG ENTIRE BURIED SECTION OF BOX CULVERTS EXTENDING 0.5m DOWN EACH WALL
4. CONTRACTOR IS TO ADHERE WITH THE REQUIREMENTS OF OPSS 182 - ENVIRONMENTAL PROTECTION FOR CONSTRUCTION IN WATERBODIES AND ON WATERBODY BANKS.

GENERAL CONSTRUCTION SCHEDULE

1. IN STREAM WORKS TO COMPLY WITH NVCA/DFO FISHERY TIMING GUIDELINES AND ASSOCIATED PERMITTING.
2. MAINTAIN TEMPORARY BY-PASS CULVERTS AND OVERLAND SPILL ROUTE PRIOR TO ANY EXCAVATION
3. COMPLETE ASSOCIATED SEDIMENT CONTROLS, CULVERT AND UNDERGROUND SERVICES ENSURING WORKING IN THE DRY AT ALL TIMES.

REQUIREMENTS FOR THE CONTRACTOR

1. SUBMISSION SHALL INCLUDE DETAILS ON REACTION LOADS, BOTH HORIZONTAL & VERTICAL, TO BE RESISTED BY FOUNDATION AS WELL AS DETAILS ON PROPOSED ANCHORAGE FOR CULVERT AND FOOTINGS
2. ENSURE THAT THE SHOP DRAWINGS ARE SPECIFIC TO THIS CONTRACT, AND REFERENCED TO CFCA PROJECT No. 218-2659, AND NOT A "STOCK ITEM".
3. ENSURE THAT SHOP DRAWINGS SHOW AND SPECIFY ALL JOINT FILLERS, SEALS AND COMPOUNDS, GROUT, AND GEOTEXTILE INSTALLATIONS AND APPLICATIONS.

WATERCOURSE PROTECTION NOTES

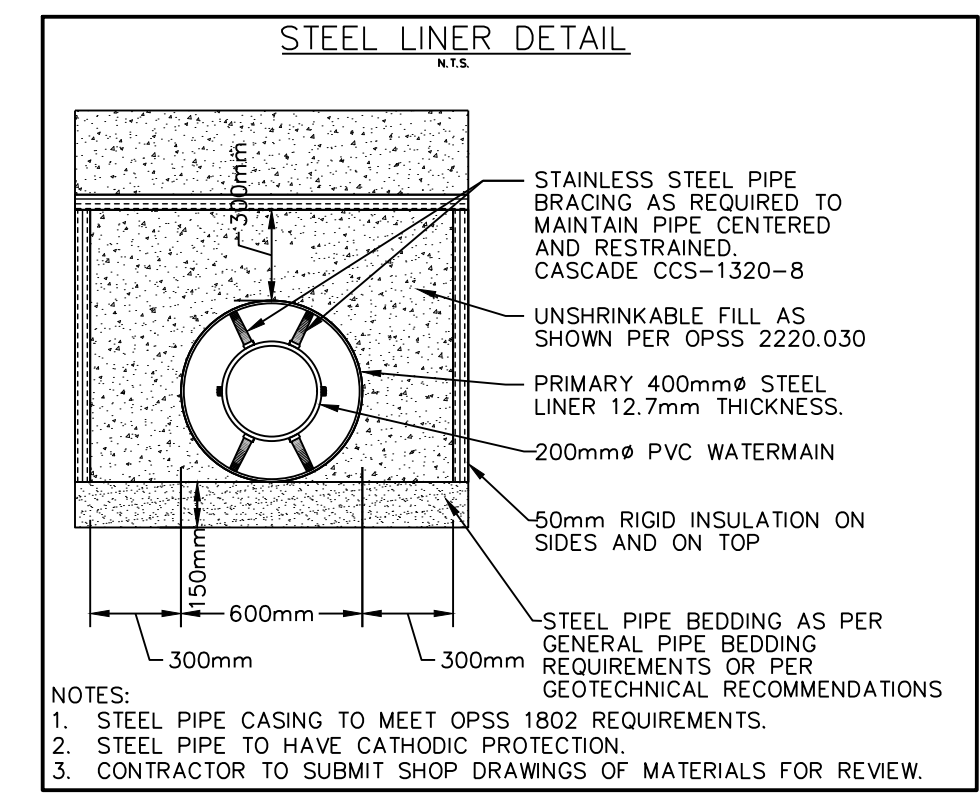
1. NO IN-WATER WORKS ARE TO OCCUR BETWEEN MATCH 15 AND JULY 15.
2. THE EROSION CONTROL MEASURES SHOWN IN THE PLANS INDICATE THE MINIMUM REQUIREMENTS ONLY. THE CONTRACTOR SHALL ENSURE CONSTRUCTION IS PROTECTED FROM THE WATERCOURSE AND THE WATERCOURSE IS PROTECTED FROM THE MIGRATION OF SEDIMENT AND FOREIGN MATERIALS FROM CONSTRUCTION ACTIVITY AND EXTERNAL SOURCES THROUGHOUT CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE ADEQUACY OF THE EROSION PROTECTION MEASURES AND SHALL ENSURE THE MEASURES ARE IN ACCORDANCE WITH THE GREY SAUBLE CONSERVATION AUTHORITY AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REQUIREMENTS. THE CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES AS DEEMED NECESSARY BY THE CONTRACT ADMINISTRATOR.
4. ALL EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO CONSTRUCTION, INSPECTED DAILY, AND MAINTAINED AS DEEMED NECESSARY BY THE CONTRACT ADMINISTRATOR.
5. REFUELLING IS PROHIBITED WITHIN 30m OF THE WATERCOURSE. NO MACHINERY IS TO ENTER THE WATERCOURSE AT ANY TIMES AND WASHING OF MACHINERY OR EQUIPMENT IS PROHIBITED WITHIN 30m OF THE WATERCOURSE.
6. CONTRACTOR IS TO LIMIT IMPACTS OF RIPARIAN VEGETATION INCLUDING LIMITING ACCESS TO BANKS ADJACENT TO WATERCOURSES. CONSTRUCTING ACCESS POINTS PERPENDICULAR TO WATERCOURSES AND RE-VEGETATE THE SITE WITH NATIVE SPECIES SUITABLE TO THE SITE.
7. ALL EXCAVATIONS SHALL BE DEWATERED TO ENSURE PLACEMENT OF MATERIALS IN THE DRY. DEWATERING SHALL BE DISCHARGED AT LEAST 30m FROM THE WATERCOURSE IN A FILTERED SUMP, SOCK, OR SOAKAWAY PIT. DEWATERING INTAKE PIPES ARE TO INCLUDE SCREENS TO PREVENT ENTRAINMENT OF FISH.
8. COFFERDAM SYSTEMS SHALL BE CONSTRUCTED OF CLEAN, NON ERODABLE MATERIALS INCLUDING BUT NOT LIMITED TO SANDBAGS, CLEAN STONE, PLASTIC SHEETING, ETC
9. ALL WORKS AREAS WITHIN THE LIMITS OF THE TEMPORARY COFFERDAMS SHOULD OCCUR UNDER DRY CONDITIONS.
10. THE CONTRACTOR SHALL PROVIDE A WATERCOURSE CONTROL PLAN AND LOCAL DEWATERING PLAN, INCLUDING A SPILL RESPONSE PLAN FOR THE CULVERT INSTALLATION TO THE CONTRACT ADMINISTRATOR FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO REFER TO CDED B517, OPSS 517 AND DFO LETTER OF ADVISE FOR WATERCOURSE CONTROL REQUIREMENTS.
11. SHOULD DEWATERING BE REQUIRED, DISCHARGE WATER WILL NEED TO BE DISCHARGED THROUGH A SEDIMENT TRAP, OR FILTER BAG ('ENVIRO BAG') IN A WELL VEGETATED AREA AT LEAST GAP 30m FROM THE WATERCOURSE. ALLOW DISCHARGE TO FILTER AND TRICKLE BACK TO THE WATERCOURSE DOWNSTREAM OF THE WORK AREA (THROUGH VEGETATED AREA, NOT EXPOSED EARTH). THE DISCHARGE AREA IS TO BE MONITORED THROUGHOUT DEWATERING AND SHOULD EROSION OCCUR, DEWATERING DISCHARGE IS TO BE RELOCATED OR STOPPED.
12. CONTRACTOR IS TO MAINTAIN THE FLOW OF WATER IN THE CREEK AROUND THE WORK AREA AT ALL TIMES FOR THE DURATION OF WORK, MAINTAINING WATER QUALITY AND QUANTITY UPSTREAM AND DOWNSTREAM OF THE DAMS AT ALL TIMES TO AVOID IMPACTS TO FISH HABITAT.
13. ANY DISTURBED AREAS ARE TO BE RESTORED AND STABILIZED USING A COIR MAT 400 BY TERRAFIX OR APPROVED EQUIVALENT.
14. IN WATER WORKS TO BE SCHEDULED DURING DRY WEATHER PERIODS FORECASTED.

FISHERIES NOTES

1. FISH ARE TO BE CAPTURED, AND RELOCATED DOWNSTREAM OF ACTIVE WORK AREAS PRIOR TO SITE DEWATERING. ALL FISH SALVAGE IS TO BE COMPLETED BY MEANS OF ELECTROFISHING, BY A QUALIFIED PROFESSIONAL WITH AN MNRF LICENCE TO COLLECT FISH FOR SCIENTIFIC PURPOSES.
2. THE CONTRACTOR IS TO CAPTURE, RELOCATE AND MONITOR FOR FISH TRAPPED WHEN ISOLATED, ENCLOSED OR DEWATERED AREAS.
3. PRIOR TO IN-WATER CONSTRUCTION WORKS, THE CONTRACTOR IS TO CLEAN, DRAIN AND DRY ALL EQUIPMENT TO ENSURE NO DEPOSITION OF FOREIGN MATERIALS INTO THE WATERCOURSE VIA CONTAMINATED EQUIPMENT.
4. THE CONTRACTOR IS TO LIMIT IMPACTS TO THE WATERCOURSE AND SURROUNDING AREA WHEN ACCESSING THE WATERCOURSE. THE CONTRACTOR SHALL REINSTATE ALL DISTURBED AREA WITH NATIVE SPECIES SUITABLE TO THE SITE TO LIMIT IMPACTS OR RIPARIAN VEGETATION.
5. WHEN STREAM RELOCATION OCCURS, THE CONTRACTOR IS TO RESTORE STREAM GEOMORPHOLOGY TO ITS INITIAL STATE.
6. THE CONTRACTOR IS TO DEVELOP AND IMPLEMENT A SEDIMENT AND EROSION CONTROL PLAN FOR ALL PHASES OF IN-WATER WORKS AND A RESPONSE PLAN TO AVOID A SPILL OF DELETERIOUS SUBSTANCES.

CONSTRUCTION STAGING PLAN:

1. ESTABLISH EROSION AND SEDIMENT CONTROLS IN THE WORK AREA SHOWN ON C111C.
2. CONSTRUCT COFFERDAM TO ISOLATE WORK AREA.
3. FISH RESCUE WITHIN ISOLATED WORK AREA.
4. DEWATER WORK AREA USING BYPASS PUMPING SYSTEM.
5. OPEN CUT INSTALLATION OF WATERMAIN.
6. CONSTRUCT CULVERT, IMMEDIATELY RESTORE THE DISTURBED AREAS USING COIR MAT 400 OR APPROVED EQUIVALENT.
7. BACKFILL AND CONSTRUCT ROAD BASE.
8. WHEN STABILIZED, REMOVE COFFERDAM AND BYPASS PUMPING AND EROSION AND SEDIMENT CONTROLS AND COMPLETE FINAL RESTORATION.



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

March 4, 2024
date

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025

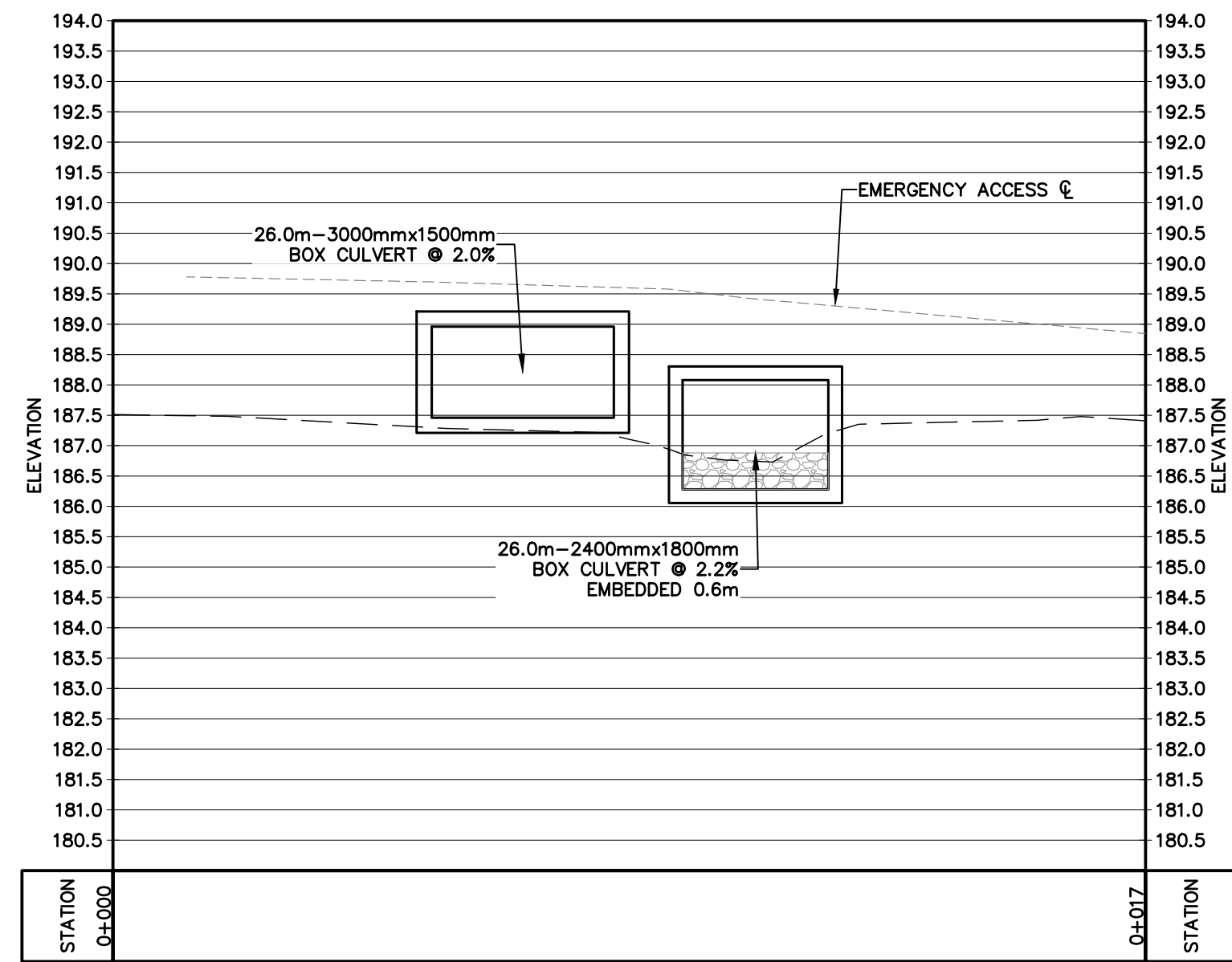
Project
**EDEN OAK - TRAILHEAD
TOWN OF THE BLUE MOUNTAINS**

Drawing
WC7 CULVERT CROSSING - PLAN

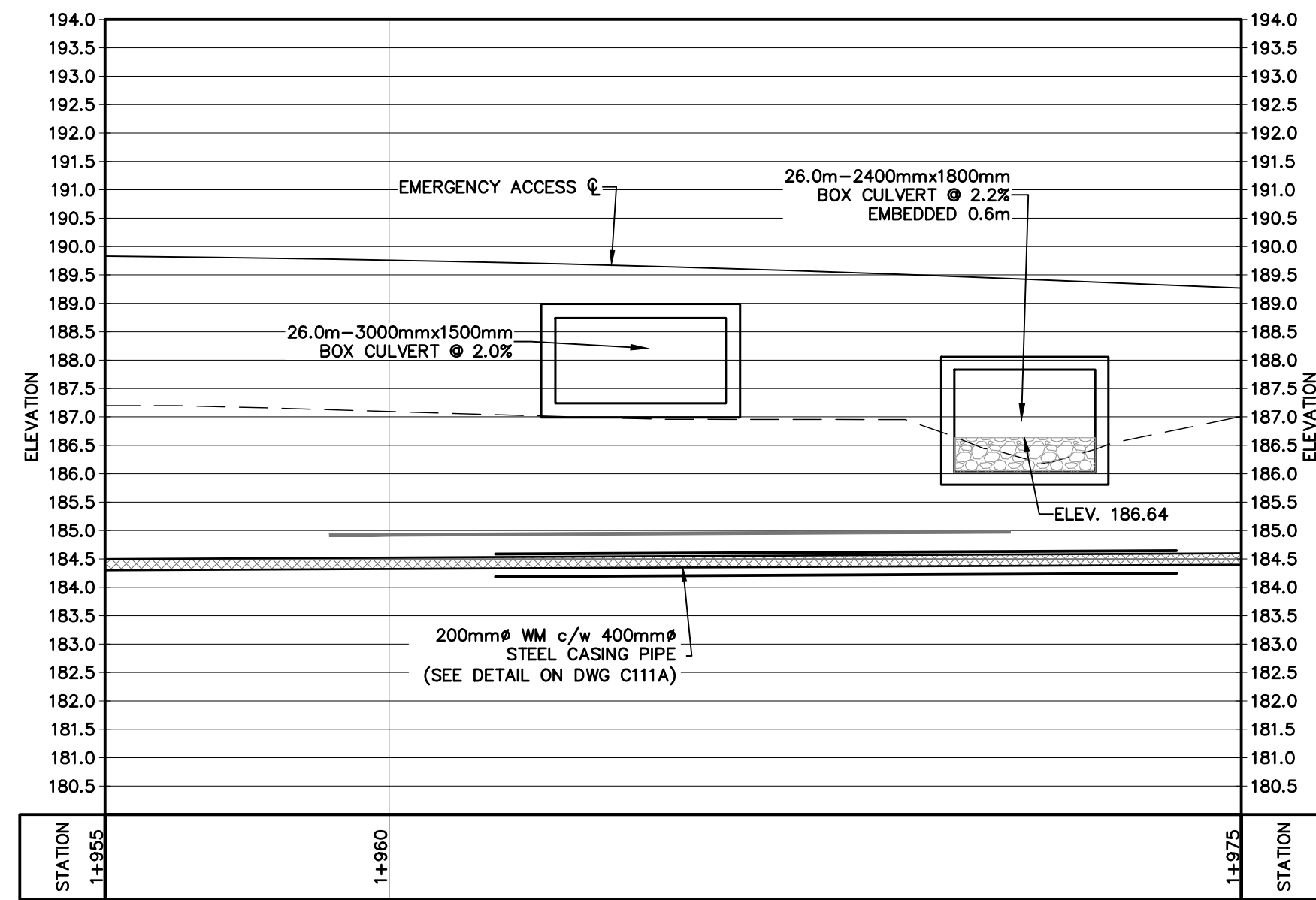
CROZIER CONSULTING ENGINEERS
70 HURON STREET, SUITE 100
COLLINGWOOD, ON L9Y 4L4
705-446-9510 T
WWW.CFCROZIER.CA

Drawn By: J.P. Design By: M.V.R. Project: **218-2659**
Check By: R.W. Check By: R.A. Scale: 1:100 Drawing: **C111A**

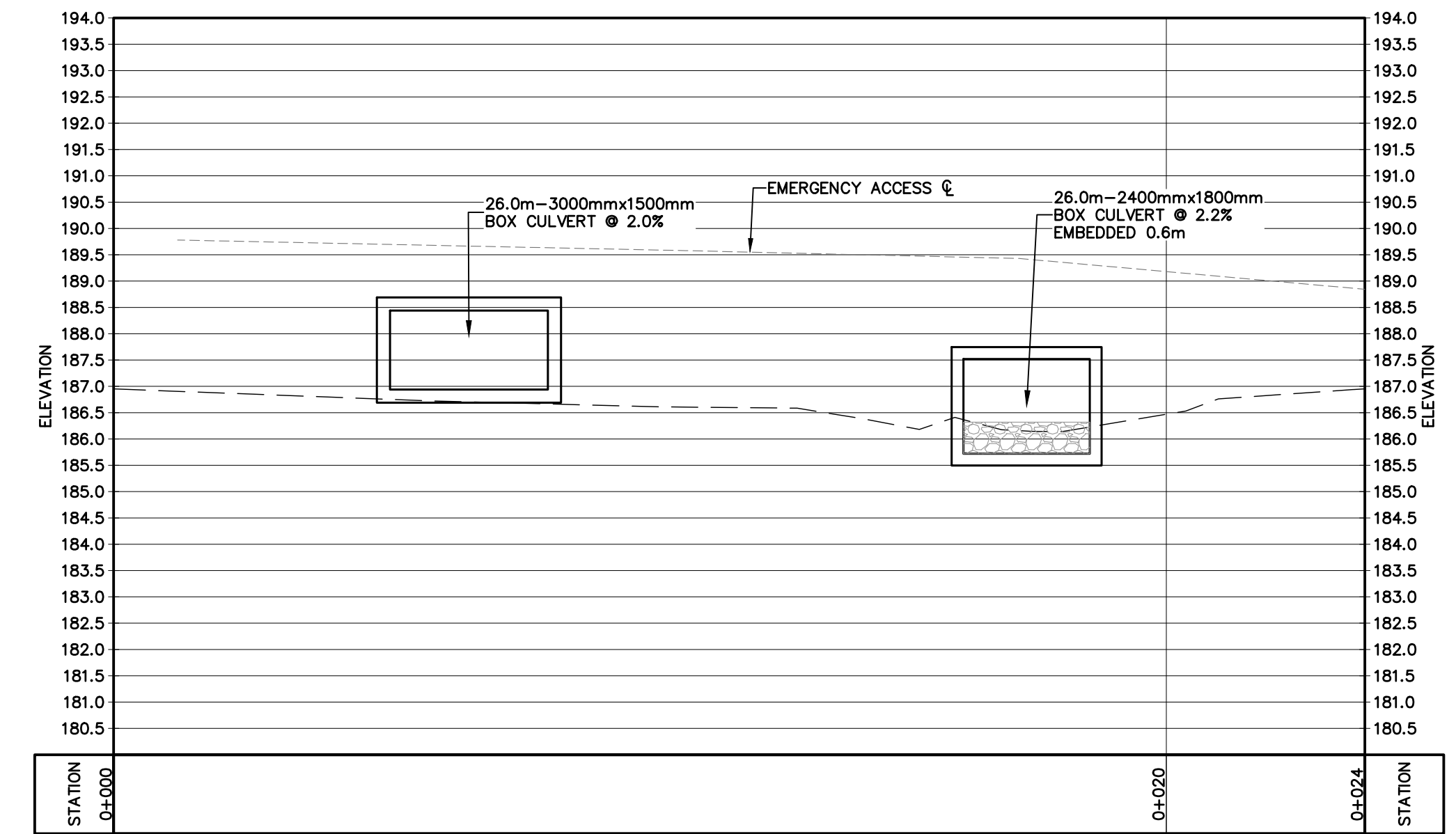
A-A WC 7 Culvert - Upstream



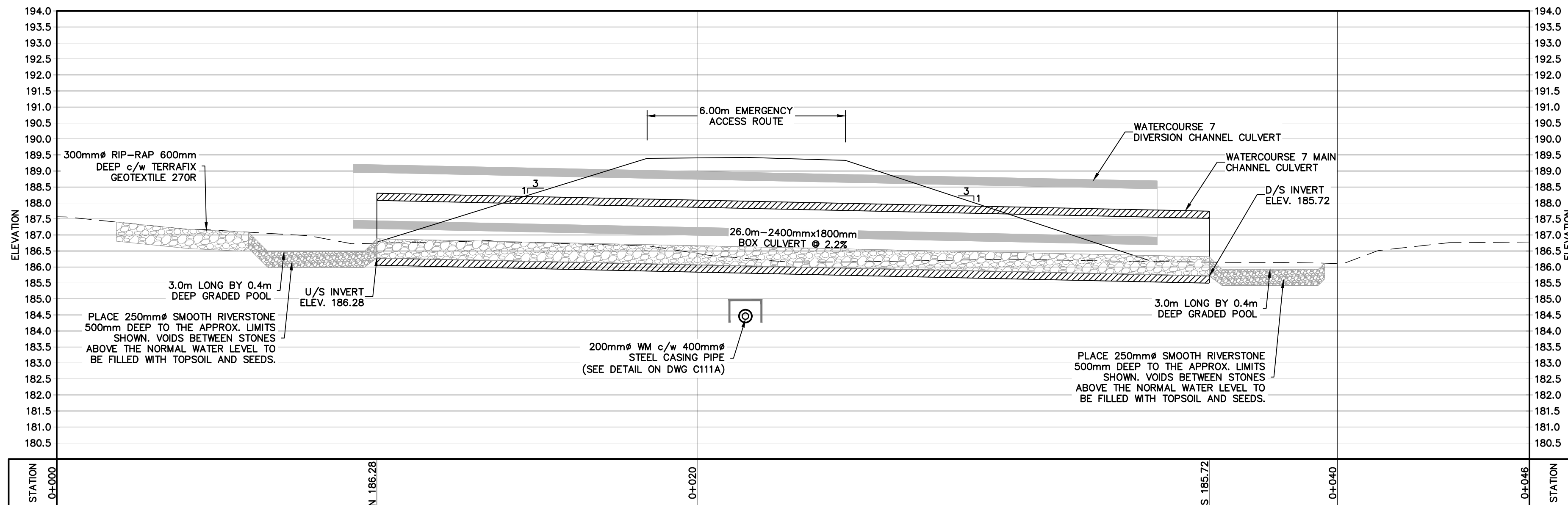
B-B Access Road



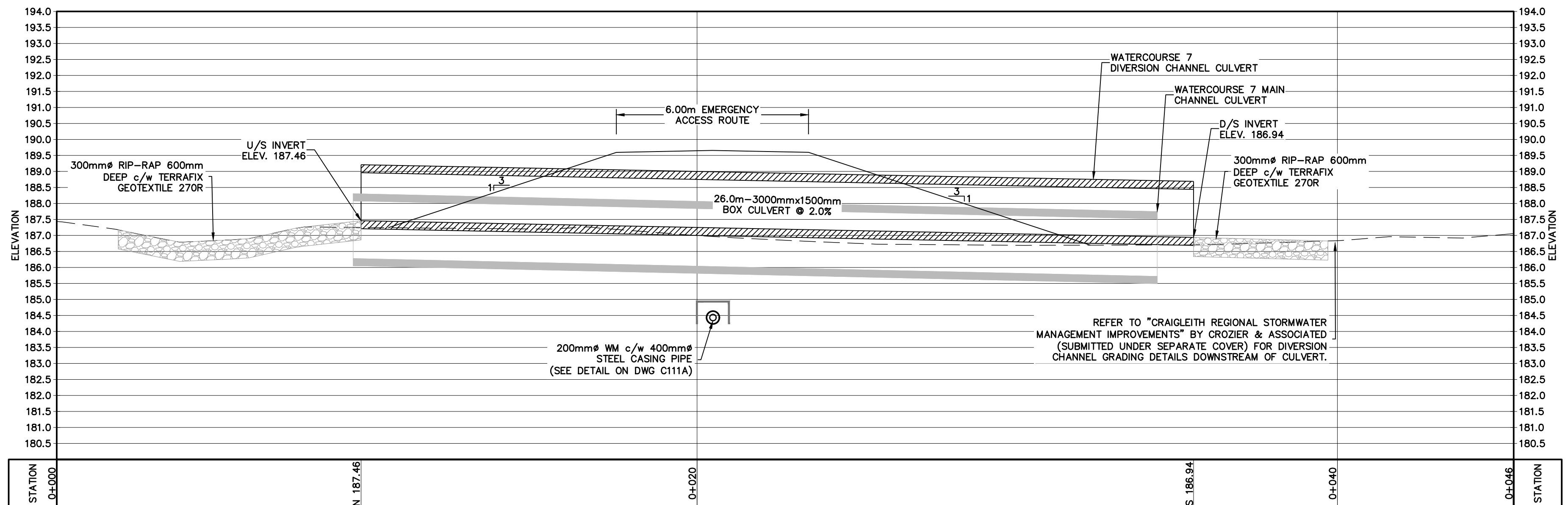
C-C WC 7 Culvert - Downstream



D-D WC 7 Culvert - Main



E-E WC 7 Culvert - Diversion



Town of Blue Mountains
Planning and Development Services
Accepted For Construction
Mark A. Crozier
date

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

Benchmark	Location	Geodetic Elevation
BTM#1 - CUT CROSS	SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN	180.941m
BTM#2 - CUT CROSS	FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN	184.315m

No.	ISSUE	DATE: MM/DD/YYYY
5	ISSUED FOR 4th SUBMISSION	04/29/2024
6	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/11/2024
7	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/25/2024
8	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	09/26/2024
9	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	12/18/2024
10	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1B & 2A	02/27/2025
11	ISSUED FOR CONSTRUCTION (SWMF)	03/13/2025
12	ISSUED FOR CONSTRUCTION	04/16/2025

Project
EDEN OAK - TRAILHEAD
TOWN OF THE BLUE MOUNTAINS

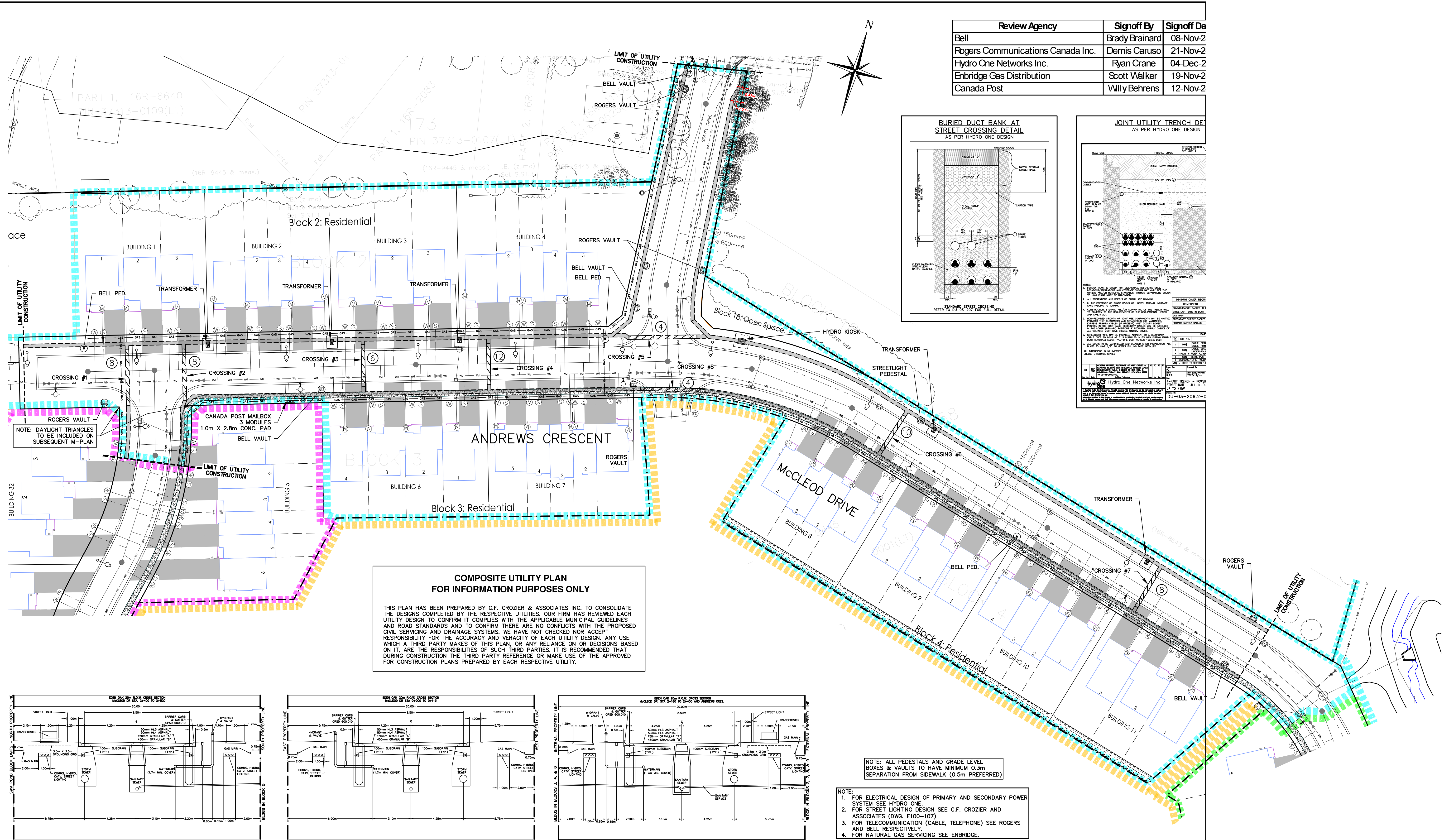
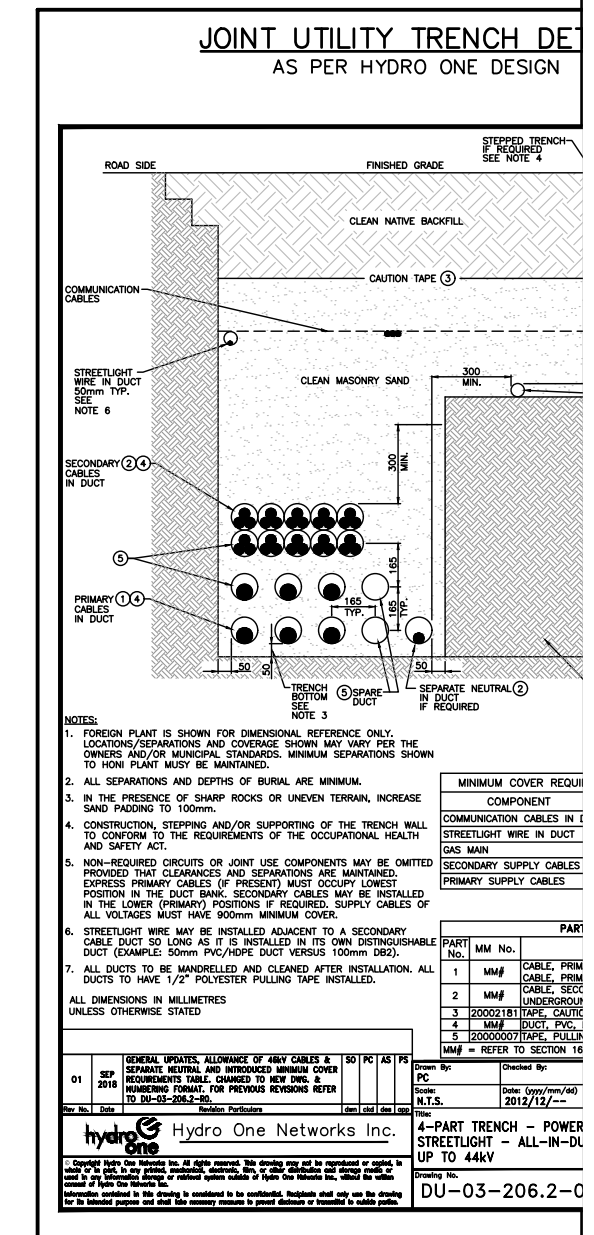
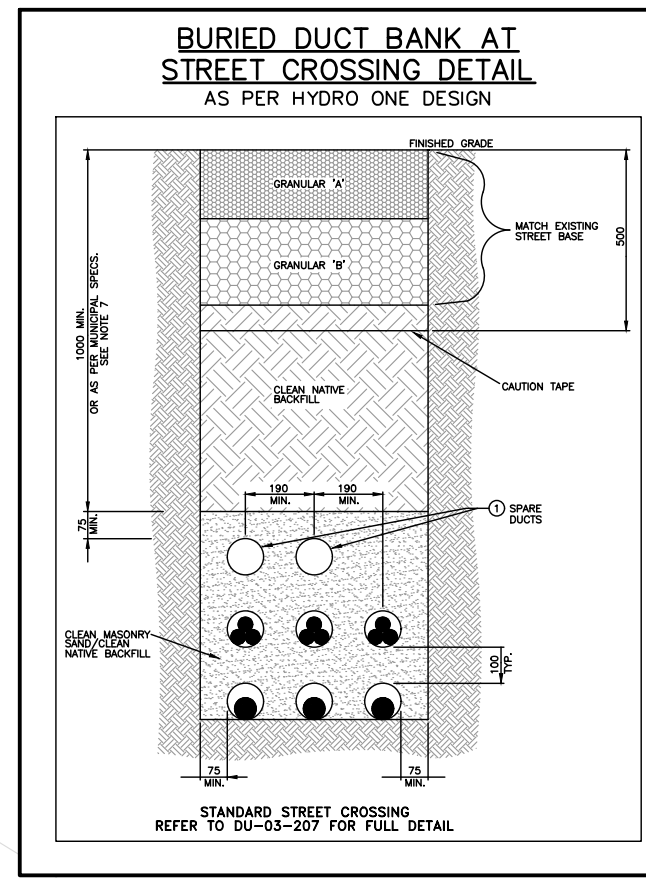
Drawing
WC7 CULVERT CROSSING - SECTION

CROZIER CONSULTING ENGINEERS
70 HURON STREET, SUITE 100
COLLINGWOOD, ON L3Y 4L4
705-446-3510 T
WWW.CFCROZIER.CA

Drawn By	J.P.	Design By	M.V.R.	Project	218-2659
Check By	R.W.	Check By	R.A.	Scale	V 1:100 H 1:100

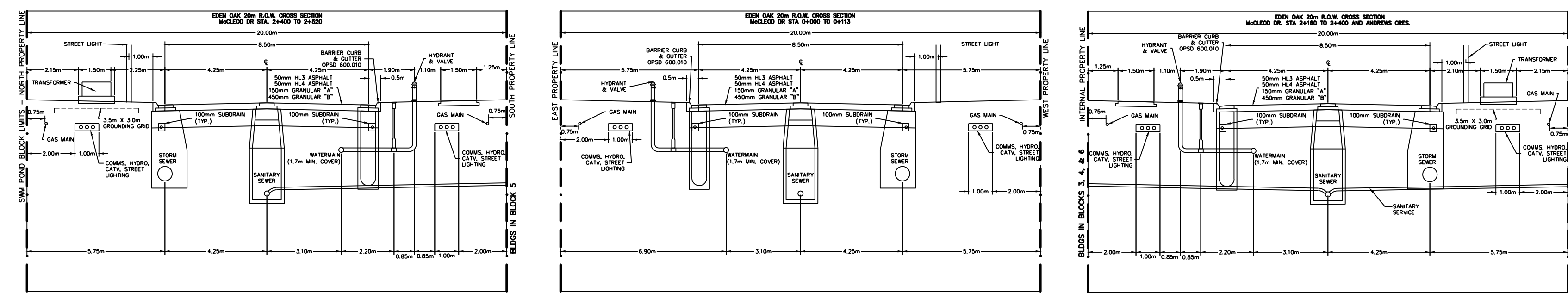
C111B

Review Agency	Signoff By	Signoff Date
Bell	Brady Brainard	08-Nov-2
Rogers Communications Canada Inc.	Demis Caruso	21-Nov-2
Hydro One Networks Inc.	Ryan Crane	04-Dec-2
Enbridge Gas Distribution	Scott Walker	19-Nov-2
Canada Post	Willy Behrens	12-Nov-2



COMPOSITE UTILITY PLAN FOR INFORMATION PURPOSES ONLY

THIS PLAN HAS BEEN PREPARED BY C.F. CROZIER & ASSOCIATES INC. TO CONSOLIDATE THE DESIGNS COMPLETED BY THE RESPECTIVE UTILITIES. OUR FIRM HAS REVIEWED EACH UTILITY DESIGN TO CONFIRM IT COMPLIES WITH THE APPLICABLE MUNICIPAL GUIDELINES AND ROAD STANDARDS AND TO CONFIRM THERE ARE NO CONFLICTS WITH THE PROPOSED CIVIL SERVICING AND DRAINAGE SYSTEMS. WE HAVE NOT CHECKED NOR ACCEPT RESPONSIBILITY FOR THE ACCURACY AND VERACITY OF EACH UTILITY DESIGN. ANY USE WHICH A THIRD PARTY MAKES OF THIS PLAN, OR ANY RELIANCE ON OR DECISIONS BASED ON IT, ARE THE RESPONSIBILITIES OF SUCH THIRD PARTIES. IT IS RECOMMENDED THAT DURING CONSTRUCTION THE THIRD PARTY REFERENCE OR MAKE USE OF THE APPROVED FOR CONSTRUCTION PLANS PREPARED BY EACH RESPECTIVE UTILITY.



NOTE: ALL PEDESTALS AND GRADE LEVEL BOXES & VAULTS TO HAVE MINIMUM 0.3m SEPARATION FROM SIDEWALK (0.5m PREFERRED)

NOTE:

- FOR ELECTRICAL DESIGN OF PRIMARY AND SECONDARY POWER SYSTEM SEE HYDRO ONE.
- FOR STREET LIGHTING DESIGN SEE C.F. CROZIER AND ASSOCIATES (DWG. E100-107)
- FOR TELECOMMUNICATION (CABLE, TELEPHONE) SEE ROGERS AND BELL RESPECTIVELY.
- FOR NATURAL GAS SERVICING SEE ENBRIDGE.

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE MODIFICATION AND/OR REPRODUCTION OF ANY PART OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM THIS OFFICE.

2. THE DIGITAL FILES CONTAIN INTELLECTUAL AND DIGITAL DATA PROPERTY THAT IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO C.F. CROZIER & ASSOCIATES INC. PRIOR TO CONSTRUCTION.

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

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

5. DO NOT SCALE DRAWINGS.

TEMPORARY BENCHMARKS

TM#1 - CUT CROSS LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN GEODETIC ELEVATION: 180.941m

TM#2 - CUT CROSS LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL No. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN GEODETIC ELEVATION: 184.315m

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

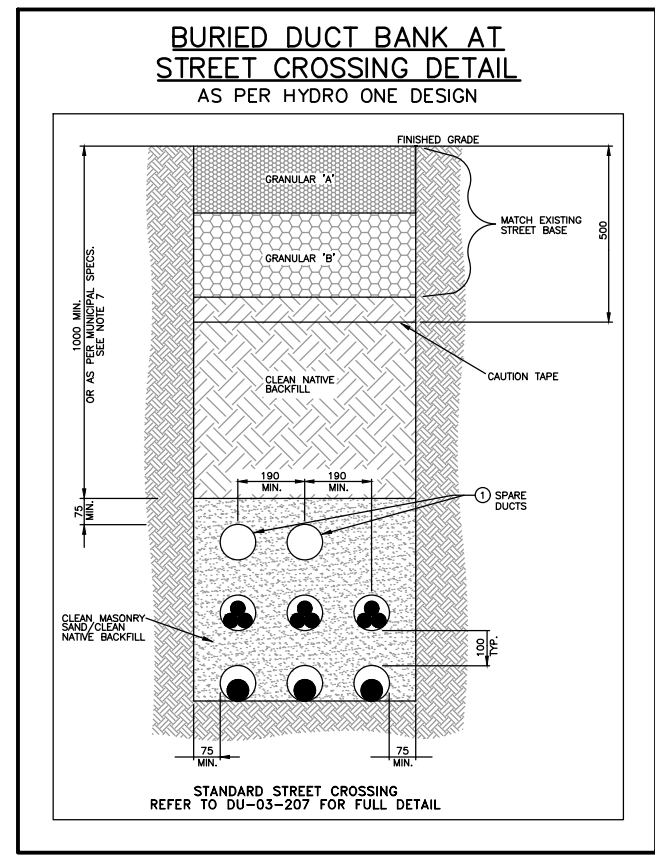
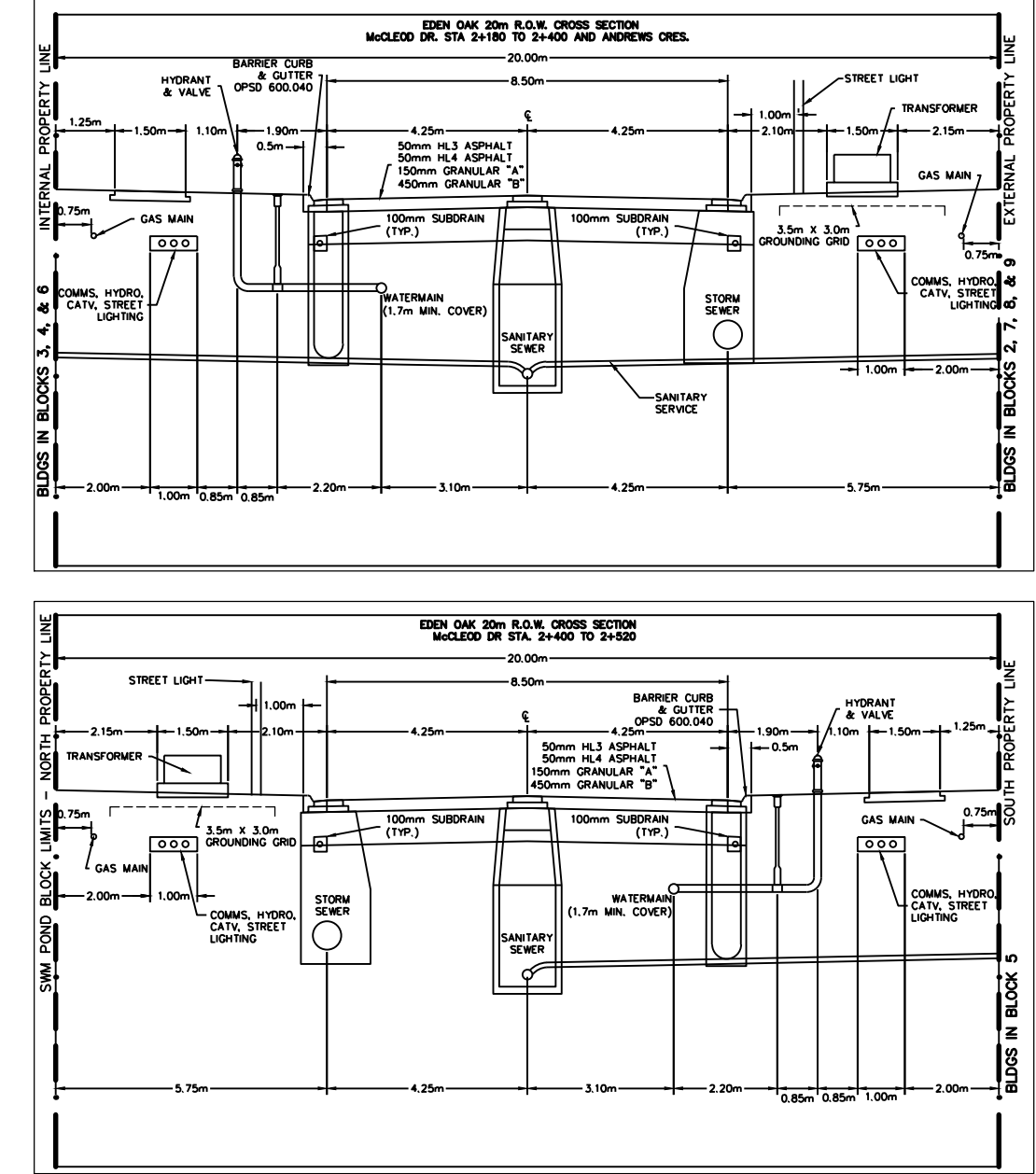
March 4, 2024
date

No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR UTILITY SIGNOFF - PHASE 1A	11/07/2024
2	ISSUED FOR CIVIL CONSTRUCTION	11/22/2024
3	ISSUED FOR PRE-SERVICING AGREEMENT - PH 1A	12/05/2024

Project: EDEN OAK - TRAILHEAD TOWN OF THE BLUE MOUNTAINS

Drawing: COMPOSITE UTILITY PLAN PHASE 1A

REVIEW AGENCY	SIGN OFF BY	SIGN OFF DATE
HYDRO ONE NETWORKS	RYAN CANE	AUG. 29, 2025
BELL CANADA	BRADY BRAINARD	SEPT. 16, 2025
ENBRIDGE GAS DISTRIBUTION INC.	SCOTT WALKER	SEPT. 15, 2025
ROGERS CABLE	DEMIS CARUSO	SEPT. 24, 2025
CANADA POST CORPORATION	DARREN STEVENS	SEPT. 18, 2025

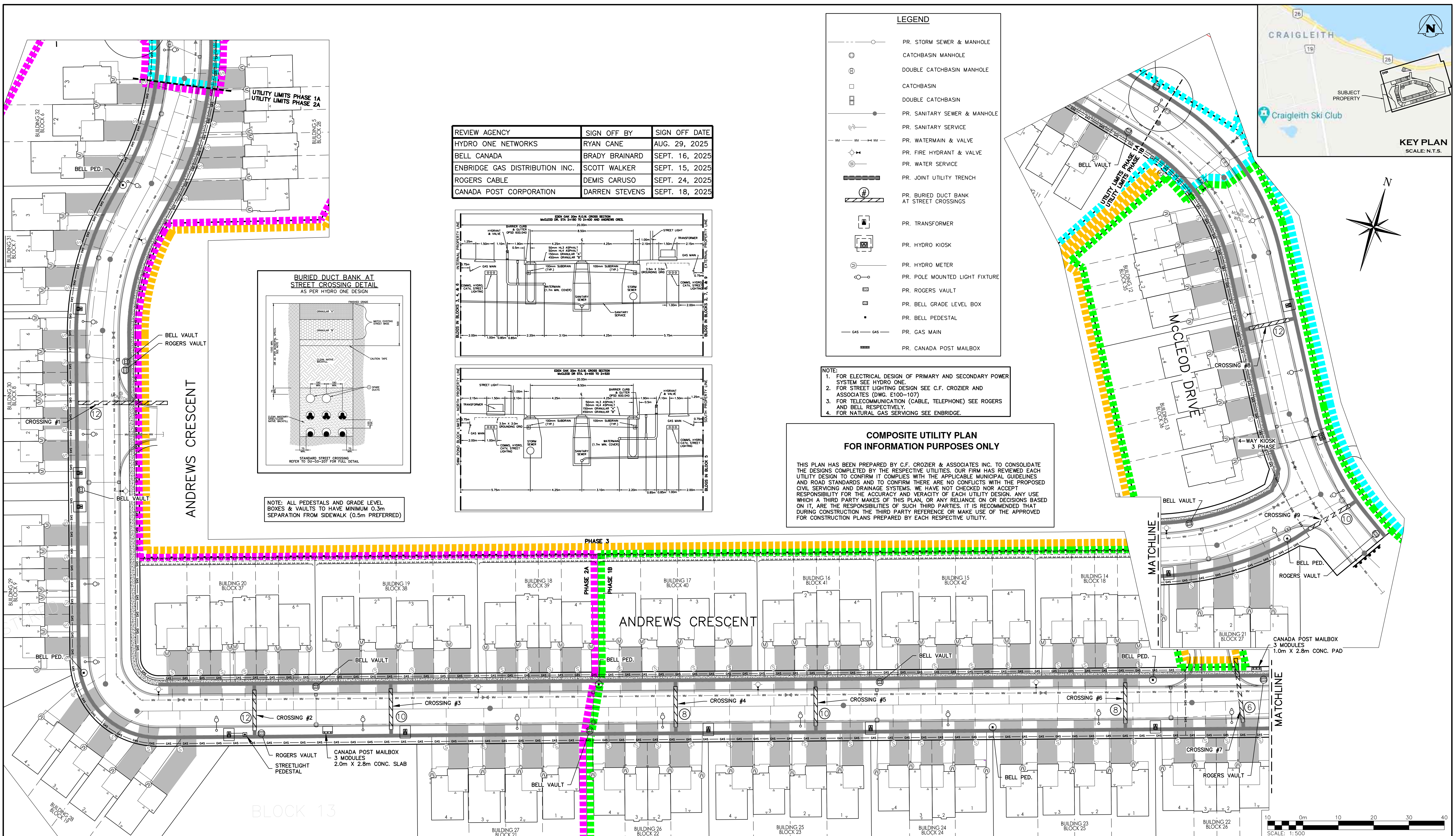
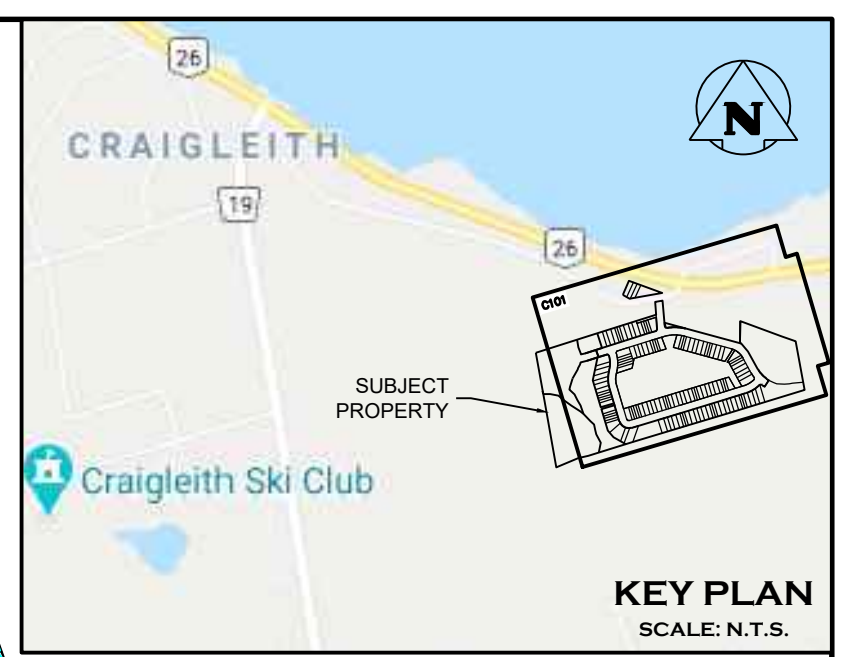


LEGEND	
	PR. STORM SEWER & MANHOLE
	CATCHBASIN MANHOLE
	DOUBLE CATCHBASIN MANHOLE
	CATCHBASIN
	DOUBLE CATCHBASIN
	PR. SANITARY SEWER & MANHOLE
	PR. SANITARY SERVICE
	PR. WATERMAIN & VALVE
	PR. FIRE HYDRANT & VALVE
	PR. WATER SERVICE
	PR. JOINT UTILITY TRENCH
	PR. BURIED DUCT BANK AT STREET CROSSINGS
	PR. TRANSFORMER
	PR. HYDRO KIOSK
	PR. HYDRO METER
	PR. POLE MOUNTED LIGHT FIXTURE
	PR. ROGERS VAULT
	PR. BELL GRADE LEVEL BOX
	PR. BELL PEDESTAL
	PR. GAS MAIN
	PR. CANADA POST MAILBOX

- NOTE:
1. FOR ELECTRICAL DESIGN OF PRIMARY AND SECONDARY POWER SYSTEM SEE HYDRO ONE.
 2. FOR STREET LIGHTING DESIGN SEE C.F. CROZIER AND ASSOCIATES (DWG. E100-107).
 3. FOR TELECOMMUNICATION (CABLE, TELEPHONE) SEE ROGERS AND BELL RESPECTIVELY.
 4. FOR NATURAL GAS SERVICING SEE ENBRIDGE.

**COMPOSITE UTILITY PLAN
FOR INFORMATION PURPOSES ONLY**

THIS PLAN HAS BEEN PREPARED BY C.F. CROZIER & ASSOCIATES INC. TO CONSOLIDATE THE DESIGNS COMPLETED BY THE RESPECTIVE UTILITIES. OUR FIRM HAS REVIEWED EACH UTILITY DESIGN TO CONFIRM IT COMPLIES WITH THE APPLICABLE MUNICIPAL GUIDELINES AND ROAD STANDARDS AND TO CONFIRM THERE ARE NO CONFLICTS WITH THE PROPOSED CIVIL SERVICING AND DRAINAGE SYSTEMS. WE HAVE NOT CHECKED NOR ACCEPT RESPONSIBILITY FOR THE ACCURACY AND VERACITY OF EACH UTILITY DESIGN. ANY USE WHICH A THIRD PARTY MAKES OF THIS PLAN, OR ANY RELIANCE ON OR DECISIONS BASED ON IT, ARE THE RESPONSIBILITIES OF SUCH THIRD PARTIES. IT IS RECOMMENDED THAT DURING CONSTRUCTION THE THIRD PARTY REFERENCE OR MAKE USE OF THE APPROVED FOR CONSTRUCTION PLANS PREPARED BY EACH RESPECTIVE UTILITY.



1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE MODIFICATION AND/OR REPRODUCTION OF ANY PART OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM THIS OFFICE.

2. THE DIGITAL FILES CONTAIN INTELLECTUAL AND DIGITAL DATA PROPERTY THAT IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO C.F. CROZIER & ASSOCIATES INC. PRIOR TO CONSTRUCTION.

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

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

5. DO NOT SCALE DRAWINGS.

TEMPORARY BENCHMARKS

TBM#1-CUT CROSS
LOCATION: SOUTHWEST CORNER OF PUMP HOUSE STOOP AS SHOWN ON FACE OF PLAN
GEODETIC ELEVATION: 180.941m

TBM#2-CUT CROSS
LOCATION: FLOOR OF WEST END OF GARAGE ENTRANCE, MUNICIPAL NO. 226 LAKESHORE ROAD EAST AS SHOWN ON FACE OF PLAN
GEODETIC ELEVATION: 184.315m

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

March 4 2026
date

No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR UTILITY SIGNOFF - PHASE 1B & 2A	08/27/2025
2	ISSUED FOR CONSTRUCTION	10/23/2025

Project: EDEN OAK - TRAILHEAD TOWN OF THE BLUE MOUNTAINS

Drawing: COMPOSITE UTILITY PLAN PHASE 1B & 2A

Drawn By: J.P. Design By: -- Project: 218-2659

Check By: A.S. Check By: R.A. Drawing: C112B

ELECTRICAL SPECIFICATIONS

ELECTRICAL DRAWING LIST

- E001 ELECTRICAL SPECIFICATIONS, LEGEND & DRAWING LIST
- E107 SITE LIGHTING DETAILS
- E110 SITE PLAN - ELECTRICAL (NORTH)
- E112 SITE PLAN - ELECTRICAL (NORTH - WEST)
- E113 SITE PLAN - ELECTRICAL (WEST & SOUTH-WEST)
- E114 SITE PLAN - ELECTRICAL (SOUTH)
- E115 SITE PLAN - ELECTRICAL (SOUTH-EAST)
- E116 SITE PLAN - ELECTRICAL (EAST)
- E117 SITE ELECTRICAL DETAILS

GENERAL

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

TEMPORARY FACILITIES AND WASTE DISPOSAL

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

SUBMITTALS

1. SUBMIT SHOP DRAWINGS OR PRODUCT DATA SHEETS, AS APPROPRIATE, TO CONTRACT ADMINISTRATOR FOR ALL ELECTRICAL EQUIPMENT AND DEVICES.
2. CHANGES TO THE CONTRACT RESULTING FROM UNFORESEEN SITE CONDITIONS, OR CHANGES REQUIRED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION SHALL BE SUBMITTED TO THE CONSULTANT.
3. ONE (1) FULL SIZE SET OF AS-BUILT DRAWINGS AND SPECIFICATIONS SHALL BE MARKED AND SUBMITTED TO THE CONTRACT ADMINISTRATOR.
4. CERTIFICATE OF INSPECTION AND APPROVAL FROM THE ELECTRICAL SAFETY AUTHORITY SHALL BE SUBMITTED TO THE CONTRACT ADMINISTRATOR.
5. PROVIDE OPERATION AND MAINTENANCE (O&M) MANUALS, TEST RESULTS, CERTIFICATES, AND WARRANTIES. CONTRACTOR SHALL CREATE FIRST PAGE WITH CHART CLEARLY SHOWING REQUIRED MAINTENANCE ACTIVITIES AND ASSOCIATED SCHEDULE PER MANUFACTURER'S RECOMMENDATIONS.

GENERAL PRODUCT REQUIREMENTS

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

PAINT, FINISHES LABELING AND SIGNAGE

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

ELECTRICAL EXECUTION REQUIREMENTS

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

RACEWAY, JUNCTION BOXES AND ENCLOSURES

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

WIRES AND CABLES

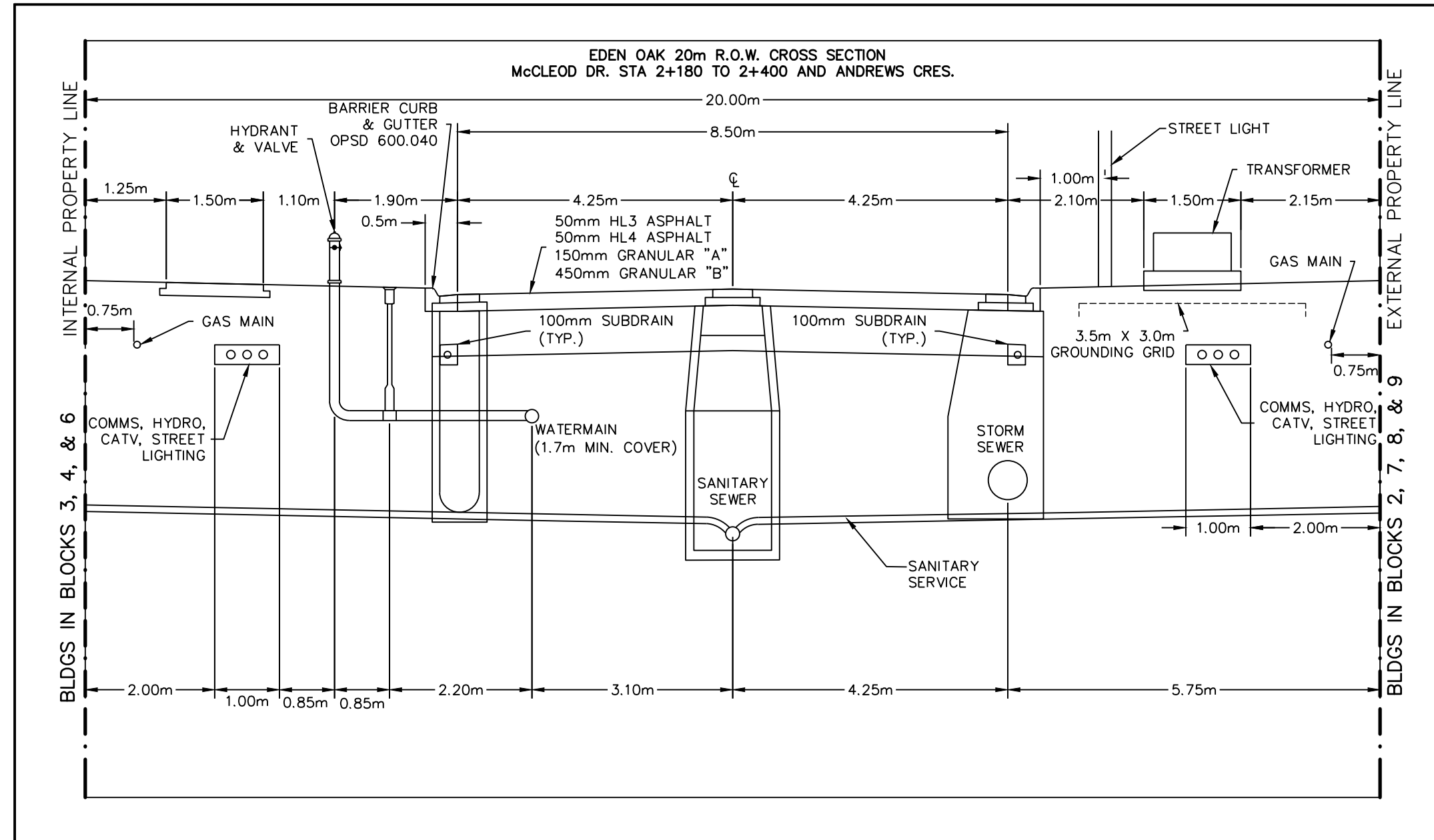
1. DO NOT SPLICE.
2. ALL CONDUCTORS: COPPER.
3. CONDUCTORS #14AWG AND LARGER: STRANDED.
4. PULL CABLE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, USING CABLE GRIPS AND LUBRICANT SUITABLE FOR THE TYPE OF CABLE.

GROUNDING AND BONDING

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

FIELD QUALITY CONTROL

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



ELECTRICAL LEGEND	
LIGHTING	
	POLE MOUNTED LIGHT FIXTURE
CIVIL	
	PROPERTY LINE
POWER SYSTEMS	
	PAD MOUNTED TRANSFORMER, ARROW INDICATES OPERATING SIDE (DIRECTION OF APPROACH)
	STREET LIGHTING PEDESTAL
	GROUND
	STREET LIGHT CABLE
	STREETLIGHT PEDESTAL CABLE
	CONCRETE ENCASED DUCT BANK (X DENOTES NUMBER OF DUCTS FOR LIGHTING CABLES ONLY)

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

March 4, 2026
date

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024
5	ISSUED FOR TENDER (PHASE 1A)	08/23/2024
6	ISSUED FOR CONSTRUCTION (PHASE 1A)	01/08/2025
7	ISSUED FOR TENDER (PHASE 1B & 2A)	06/27/2025
8	ISSUED FOR CONSTRUCTION (PHASE 1B & 2A)	09/19/2025

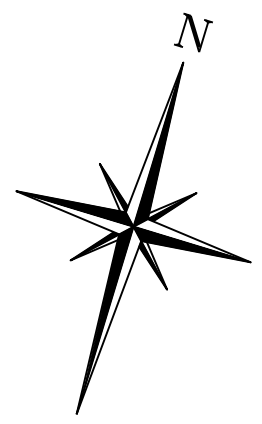
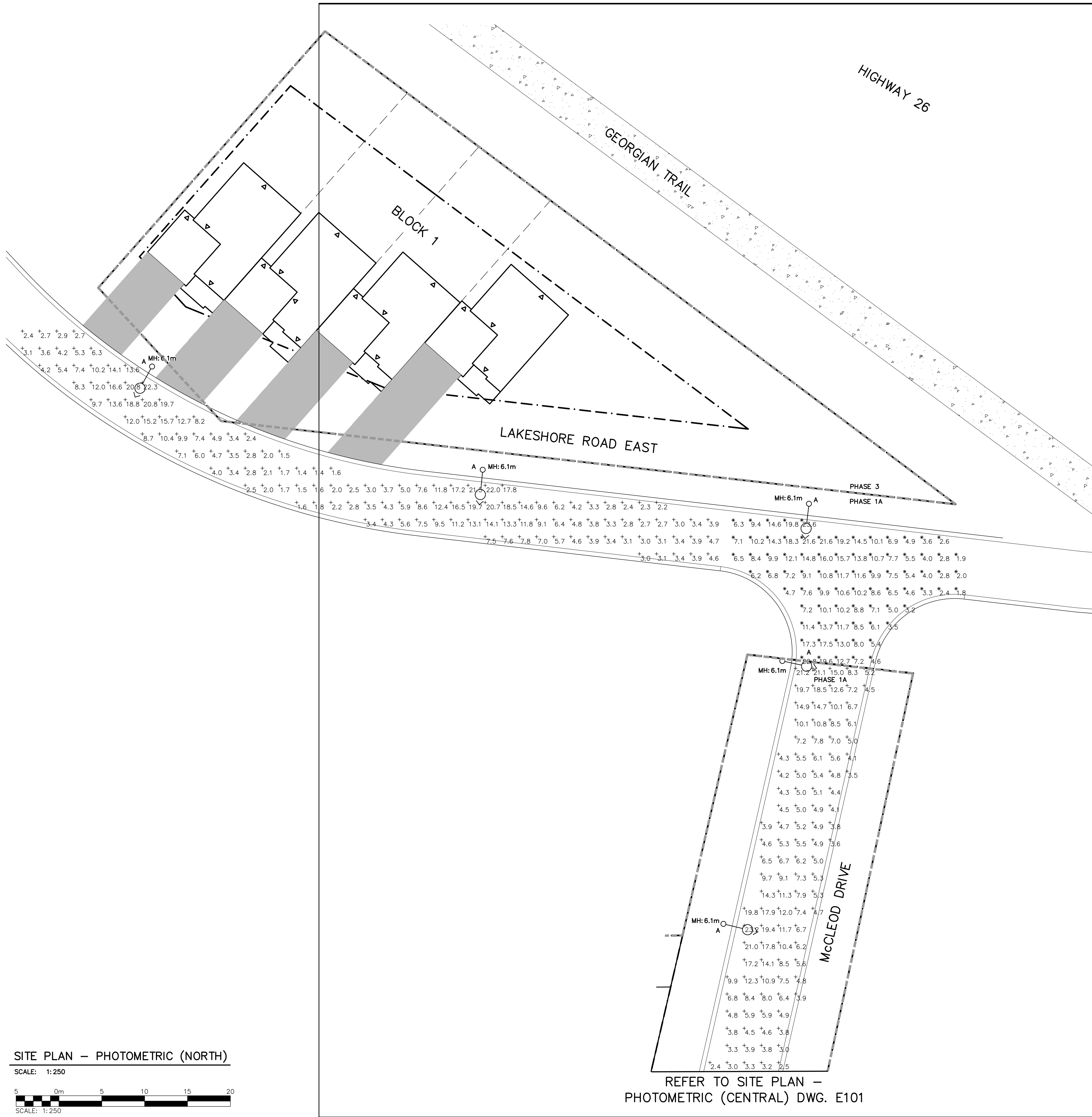
**EDEN OAK
TOWN OF THE BLUE MOUNTAINS**

Drawing: **ELECTRICAL SPECIFICATIONS, LEGEND & DRAWING LIST**

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	T.S.D.	Design By	T.S.D.	Project	218-2659
Check By	P.W./IS	Check By	P.W./IS	Scale	E001



- GENERAL NOTES:**
1. NOT ALL STREETLIGHTS COULD BE PLACED TO ALLOW FOR 2m BETWEEN LIGHT POLES AND RESIDENTIAL ENTRANCES SINCE THE DISTANCE BETWEEN SOME DRIVEWAYS WAS LESS THAN 4m. WHERE POSSIBLE, LUMINAIRES WERE PLACED IN THE MIDDLE OF THE SPACE BETWEEN DRIVEWAYS.
 2. ALL LUMINAIRES REQUIRE AN OFFSET OF 0.9m FROM DEEP SERVICES, SUCH AS WATER AND SANITARY MAINS.

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

March 4, 2024
date

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
0	** NOT ISSUED FOR THIS SUBMISSION **	09/23/2020
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024

Engineer: [Redacted Signature]

**EDEN OAK
TOWN OF THE BLUE MOUNTAINS**

SITE PLAN – PHOTOMETRIC (NORTH)

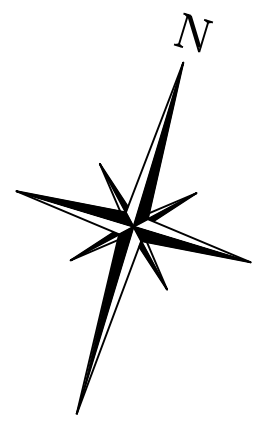
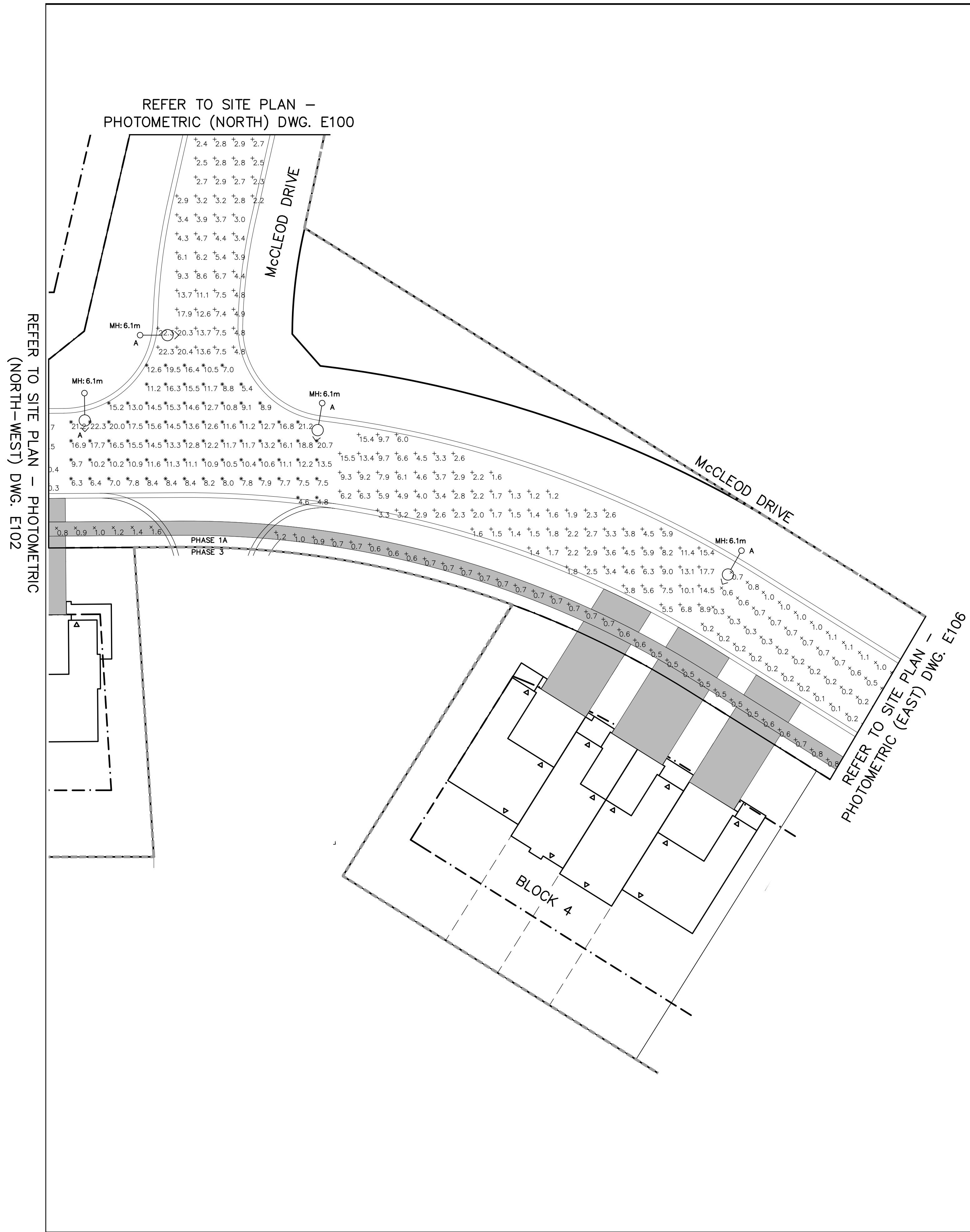
ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705-446-3510 T
705-446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	T.S.D.	Design By	T.S.D.	Project	218-2659
Check By	P.W.	Check By		Scale	E100

SITE PLAN – PHOTOMETRIC (NORTH)
SCALE: 1:250

SCALE: 1:250

REFER TO SITE PLAN –
PHOTOMETRIC (CENTRAL) DWG. E101



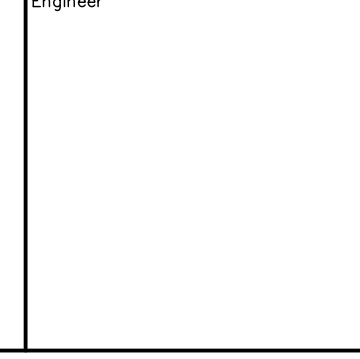
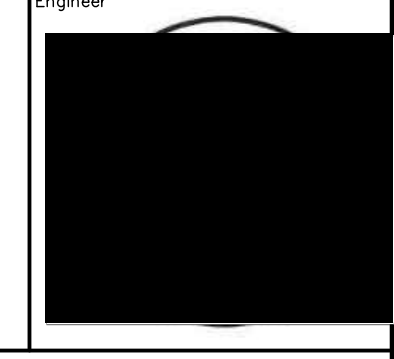
- GENERAL NOTES:**
1. NOT ALL STREETLIGHTS COULD BE PLACED TO ALLOW FOR 2m BETWEEN LIGHT POLES AND RESIDENTIAL ENTRANCES SINCE THE DISTANCE BETWEEN SOME DRIVEWAYS WAS LESS THAN 4m. WHERE POSSIBLE, LUMINAIRES WERE PLACED IN THE MIDDLE OF THE SPACE BETWEEN DRIVEWAYS.
 2. ALL LUMINAIRES REQUIRE AN OFFSET OF 0.9m FROM DEEP SERVICES, SUCH AS WATER AND SANITARY MAINS.

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

March 4, 2024
date


1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
0	** NOT ISSUED FOR THIS SUBMISSION **	09/23/2020
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024

Engineer

 Engineer


Project
**EDEN OAK
 TOWN OF THE BLUE MOUNTAINS**

Drawing
SITE PLAN – PHOTOMETRIC (CENTRAL)



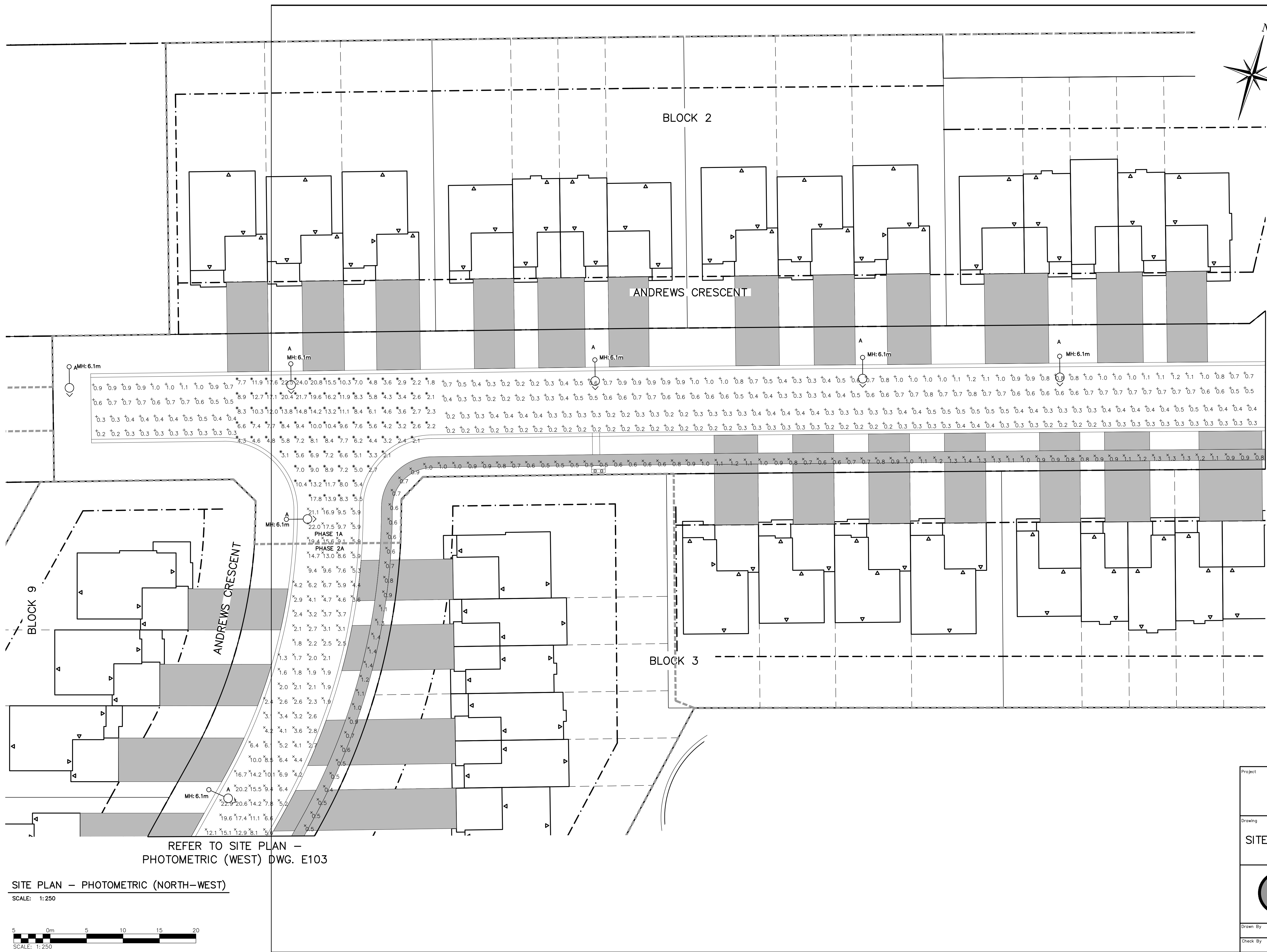
ADMIRAL BUILDING
 1 FIRST STREET, SUITE 200
 COLLINGWOOD, ON, L9Y 1A1
 705-446-3510 T
 705-446-3520 F
 WWW.CFCROZIER.CA
 INFO@CFCROZIER.CA

Drawn By T.S.D. Design By T.S.D. Project **218-2659**
 Check By P.W. Check By Scale 1:250 Drawing **E101**

SITE PLAN – PHOTOMETRIC (CENTRAL)

SCALE: 1:250





- GENERAL NOTES:**
1. NOT ALL STREETLIGHTS COULD BE PLACED TO ALLOW FOR 2m BETWEEN LIGHT POLES AND RESIDENTIAL ENTRANCES SINCE THE DISTANCE BETWEEN SOME DRIVEWAYS WAS LESS THAN 4m. WHERE POSSIBLE, LUMINAIRES WERE PLACED IN THE MIDDLE OF THE SPACE BETWEEN DRIVEWAYS.
 2. ALL LUMINAIRES REQUIRE AN OFFSET OF 0.9m FROM DEEP SERVICES, SUCH AS WATER AND SANITARY MAINS.

REFER TO SITE PLAN – PHOTOMETRIC (CENTRAL) DWG. E101

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
March 4, 2022
date

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
0	** NOT ISSUED FOR THIS SUBMISSION **	09/23/2020
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024

Engineer: [Redacted Signature]

REFER TO SITE PLAN – PHOTOMETRIC (WEST) DWG. E103

SITE PLAN – PHOTOMETRIC (NORTH-WEST)
SCALE: 1:250



Project
**EDEN OAK
TOWN OF THE BLUE MOUNTAINS**

Drawing
SITE PLAN – PHOTOMETRIC (NORTH-WEST)



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	T.S.D.	Design By	T.S.D.	Project	218-2659
Check By	P.W.	Check By		Scale	1:250
				Drawing	E102



GENERAL NOTES:

1. NOT ALL STREETLIGHTS COULD BE PLACED TO ALLOW FOR 2m BETWEEN LIGHT POLES AND RESIDENTIAL ENTRANCES SINCE THE DISTANCE BETWEEN SOME DRIVEWAYS WAS LESS THAN 4m. WHERE POSSIBLE, LUMINAIRES WERE PLACED IN THE MIDDLE OF THE SPACE BETWEEN DRIVEWAYS.
2. ALL LUMINAIRES REQUIRE AN OFFSET OF 0.9m FROM DEEP SERVICES, SUCH AS WATER AND SANITARY MAINS.

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

March 4, 2022
date

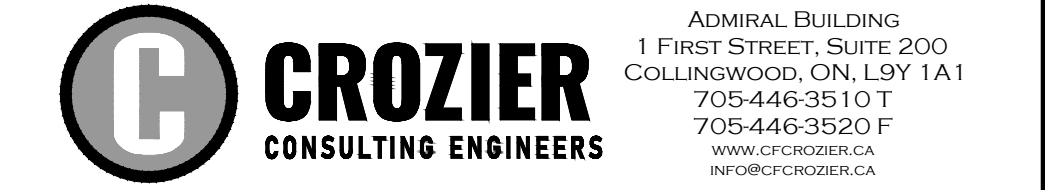
1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
0	** NOT ISSUED FOR THIS SUBMISSION **	09/23/2020
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024

Engineer: [Redacted Signature]

Project: EDEN OAK
TOWN OF THE BLUE MOUNTAINS

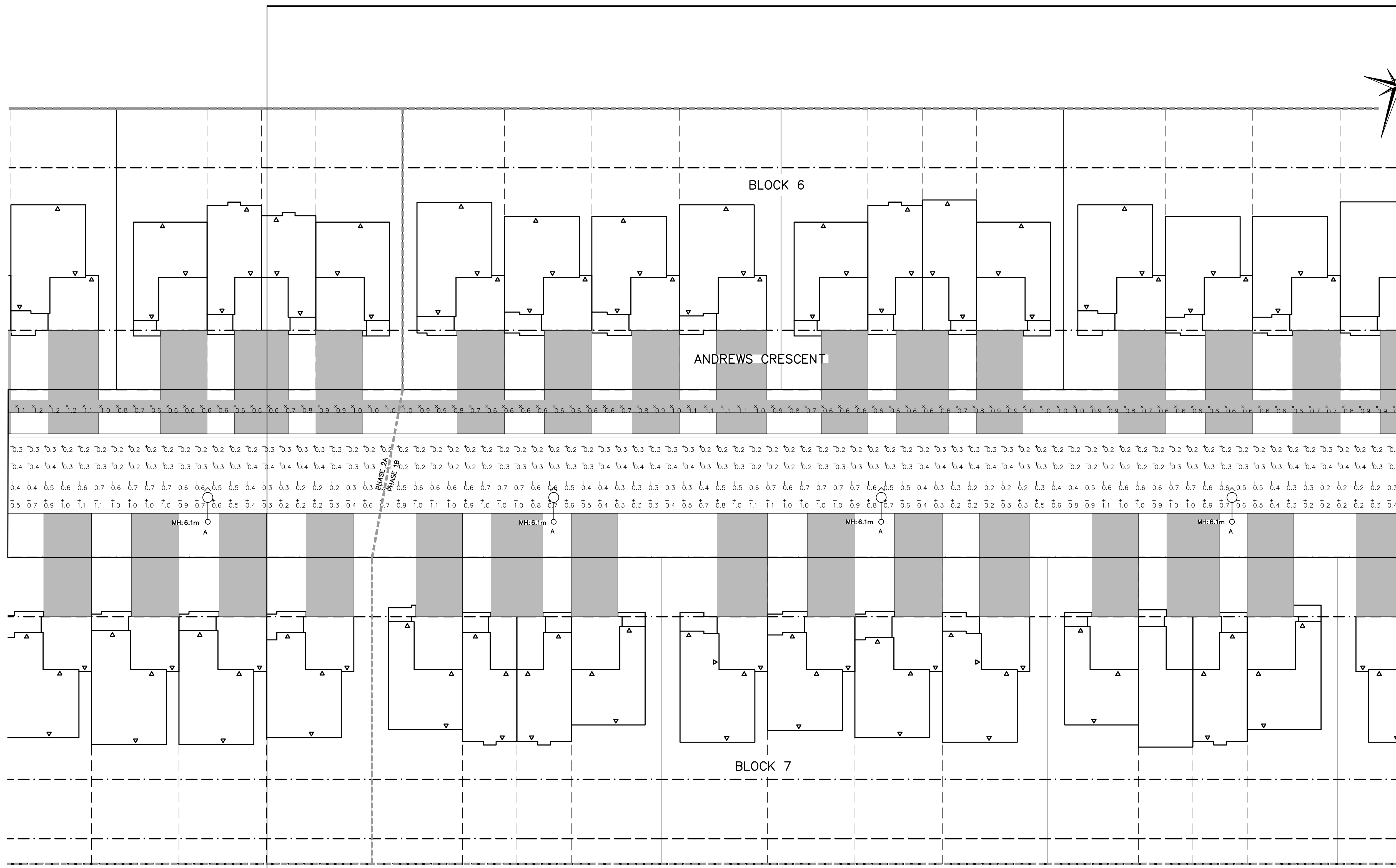
Drawing: SITE PLAN – PHOTOMETRIC (SOUTH)



Drawn By: T.S.D. Design By: T.S.D. Project: 218-2659
Check By: P.W. Check By: Scale: 1:250 Drawing: E104

REFER TO SITE PLAN – PHOTOMETRIC (SOUTH-WEST) DWG. E103

REFER TO SITE PLAN – PHOTOMETRIC (SOUTH-EAST) DWG. E105



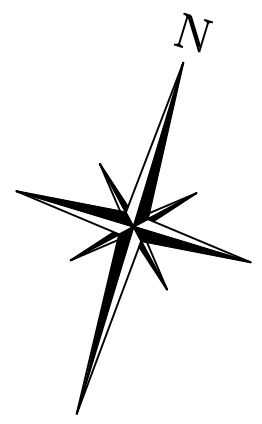
SITE PLAN – PHOTOMETRIC (SOUTH)

SCALE: 1:250



SCALE: 1:250

REFER TO SITE PLAN –
PHOTOMETRIC (EAST) DWG. E106



KEY PLAN
SCALE: N.T.S.

- GENERAL NOTES:**
1. NOT ALL STREETLIGHTS COULD BE PLACED TO ALLOW FOR 2m BETWEEN LIGHT POLES AND RESIDENTIAL ENTRANCES SINCE THE DISTANCE BETWEEN SOME DRIVEWAYS WAS LESS THAN 4m. WHERE POSSIBLE, LUMINAIRES WERE PLACED IN THE MIDDLE OF THE SPACE BETWEEN DRIVEWAYS.
 2. ALL LUMINAIRES REQUIRE AN OFFSET OF 0.9m FROM DEEP SERVICES, SUCH AS WATER AND SANITARY MAINS.

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
March 4, 2024
date

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
0	** NOT ISSUED FOR THIS SUBMISSION **	09/23/2020
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024

Engineer
[Redacted Signature]

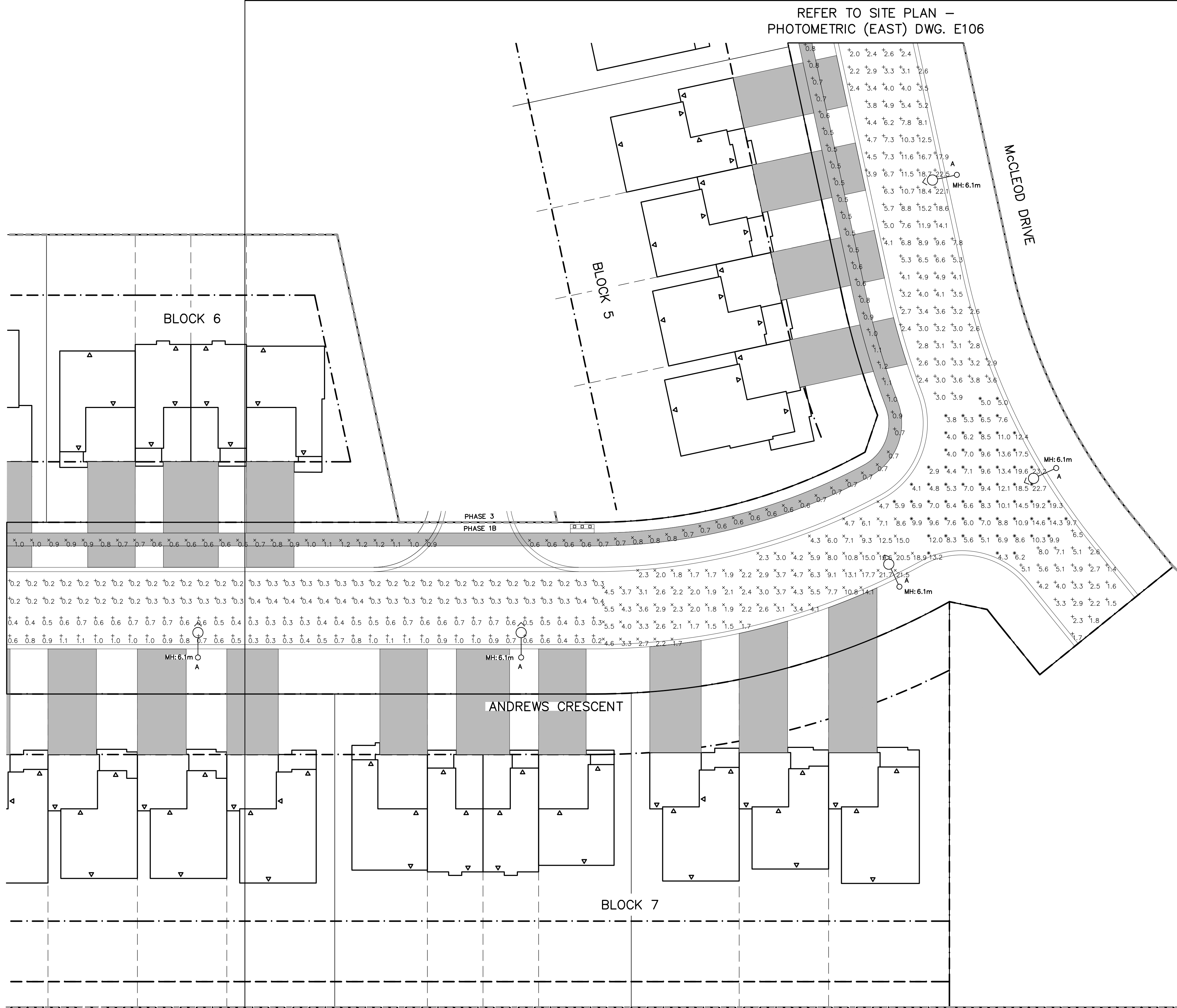
Project
**EDEN OAK
TOWN OF THE BLUE MOUNTAINS**

Drawing
SITE PLAN – PHOTOMETRIC (SOUTH-EAST)

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

Drawn By: T.S.D. Design By: T.S.D. Project: **218-2659**
Check By: P.W. Check By: Scale: 1:250 Drawing: **E105**

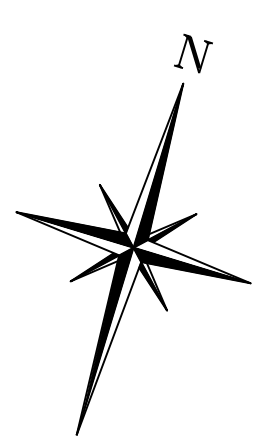
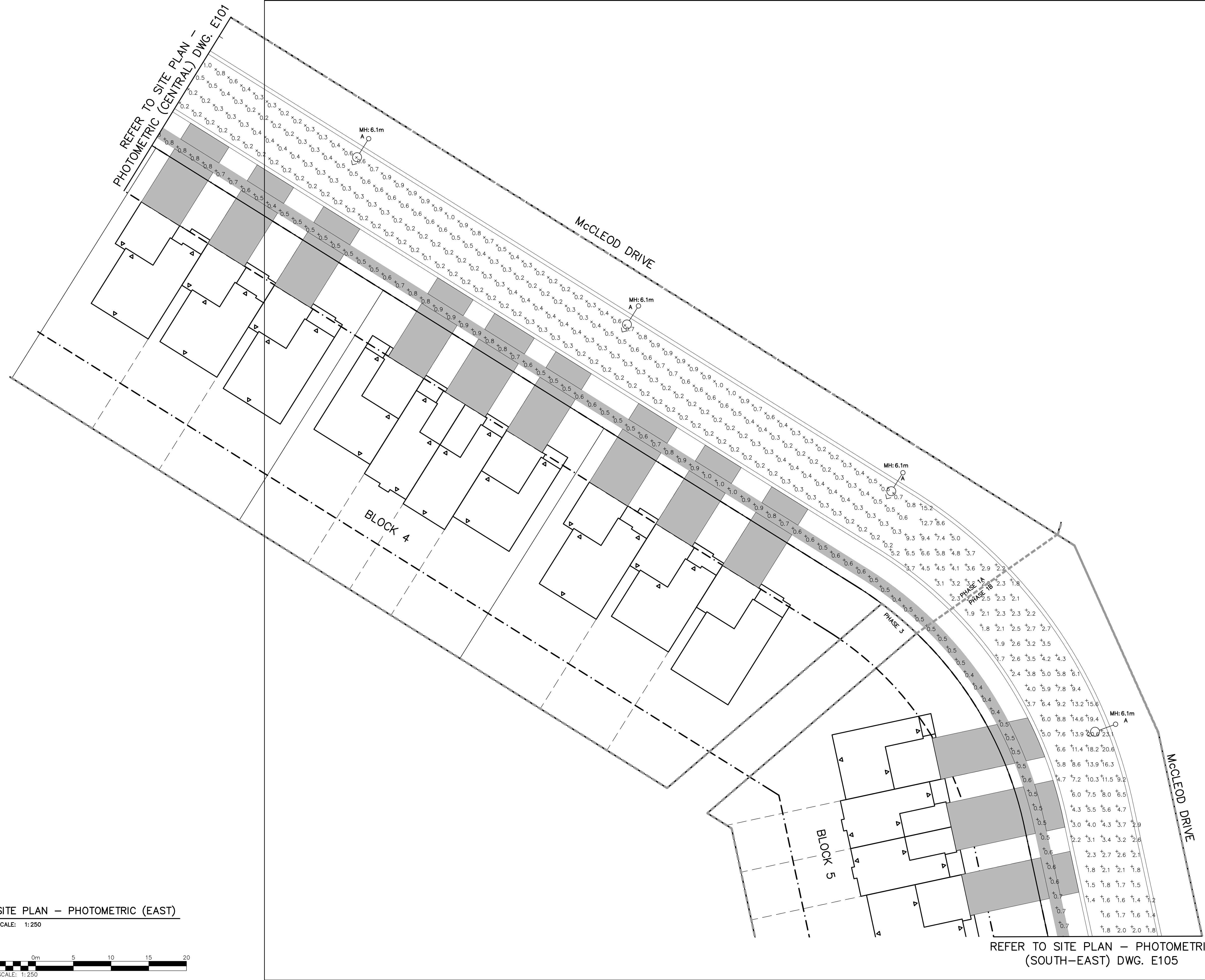
REFER TO SITE PLAN –
PHOTOMETRIC (SOUTH) DWG. E104



SITE PLAN – PHOTOMETRIC (SOUTH-EAST)
SCALE: 1:250



SCALE: 1:250



- GENERAL NOTES:**
- NOT ALL STREETLIGHTS COULD BE PLACED TO ALLOW FOR 2m BETWEEN LIGHT POLES AND RESIDENTIAL ENTRANCES SINCE THE DISTANCE BETWEEN SOME DRIVEWAYS WAS LESS THAN 4m. WHERE POSSIBLE, LUMINAIRES WERE PLACED IN THE MIDDLE OF THE SPACE BETWEEN DRIVEWAYS.
 - ALL LUMINAIRES REQUIRE AN OFFSET OF 0.9m FROM DEEP SERVICES, SUCH AS WATER AND SANITARY MAINS.

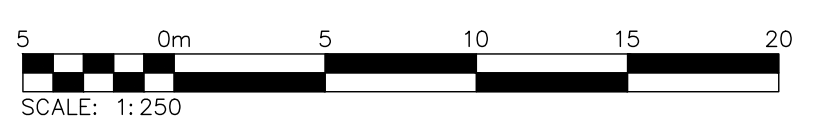
Town of Blue Mountains
 Planning and Development Services
Accepted For Construction
 [Redacted Signature] *March 4, 2022*
 [Redacted Name] date

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
0	** NOT ISSUED FOR THIS SUBMISSION **	09/23/2020
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024

Engineer [Redacted Signature] [Redacted Name]

SITE PLAN – PHOTOMETRIC (EAST)
 SCALE: 1:250



REFER TO SITE PLAN – PHOTOMETRIC (SOUTH-EAST) DWG. E105

Project
**EDEN OAK
 TOWN OF THE BLUE MOUNTAINS**

Drawing
SITE PLAN – PHOTOMETRIC (EAST)

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	T.S.D.	Design By	T.S.D.	Project	218-2659
Check By	P.W.	Check By		Scale	1:250
				Drawing	E106

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	MANUFACTURER	CATALOG NUMBER	LIGHT LOSS FACTOR	MOUNTING HEIGHT	WATTAGE	DESCRIPTION
	A	KING LUMINAIRE	K820-P4FL-III-25-SSL-8060-120V-KPL10-PEBC-3K-BK	0.85	MOUNTED AT 6.1m	25W	K820 MIDLAND SR. LED PENDANT STYLE MOUNT LUMINAIRE, BY KING LUMINAIRE, 25W, WITH TYPE T3 C/W HOUSE SIDE SHIELD, 3000K, C/W WITH LONG LIFE PHOTOCELL. MOUNTED ON A 6.1m (20') STRESSCRETE OCTAGONAL TAPERED CONCRETE POLE. CATALOGUE NO: E275-APO-G-E11-C/W-120-A. C/W SCROLL ARM. CATALOGUE NO: KA30-A-S-1-4.

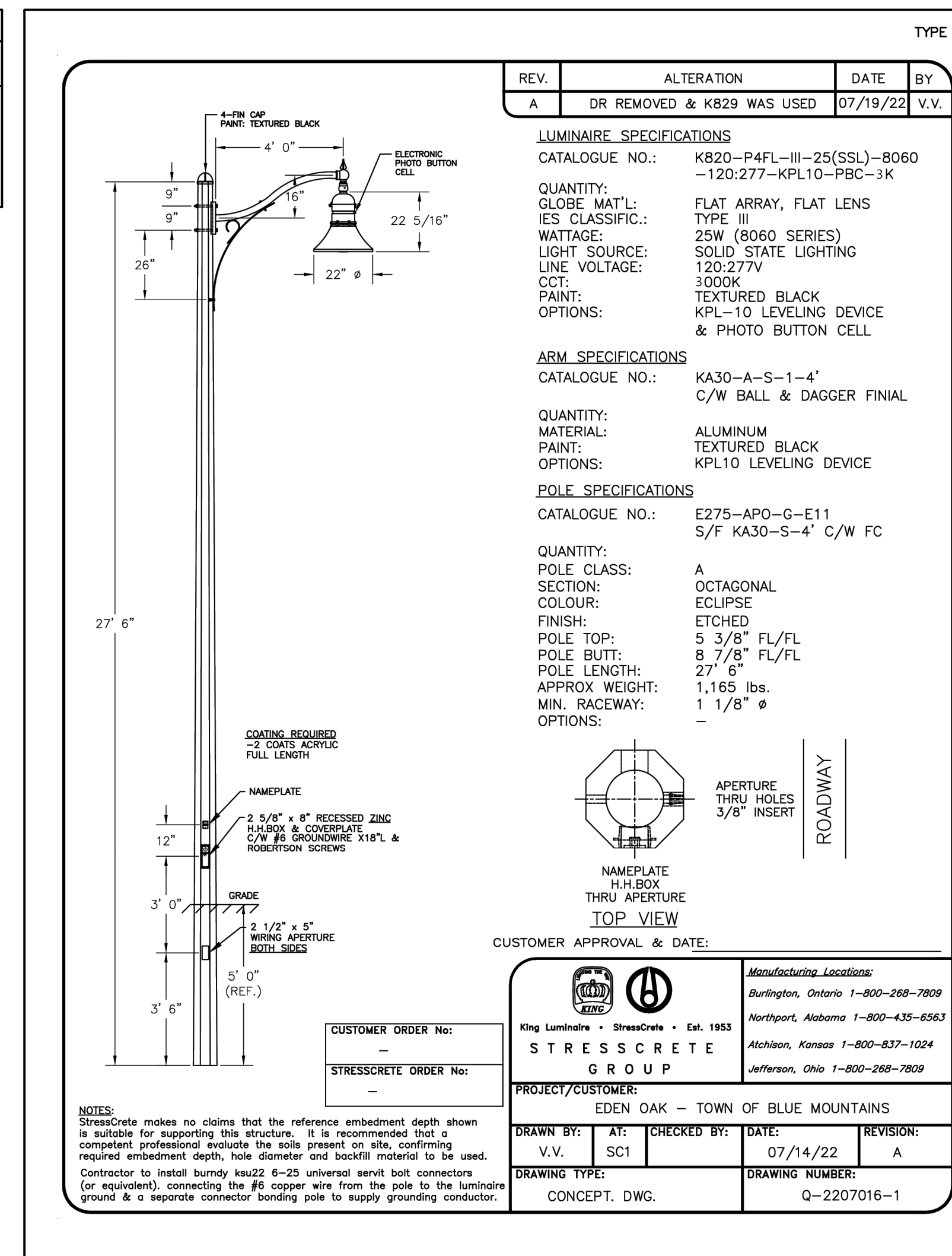
THE FOLLOWING NOTATION APPLIES TO ALL LUMINAIRES IN SCHEDULE, UNLESS OTHERWISE NOTED:

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

LUMINAIRE STATISTICS									TARGET VALUES			
LABEL	SYMBOL	CALC. TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	LV RATIO	ROADWAY TYPE CLASSIFICATION	AVG	AVG/MIN	LV RATIO
McCLEOD DRIVE & ANDREWS CRESCENT INTERSECTION 1	*	ILLUMINANCE	LUX	12.2	22.3	4.6	2.7:1	N/A	LOCAL/LOCAL/LOW	8.0	6.0:1	N/A
McCLEOD DRIVE & ANDREWS CRESCENT INTERSECTION 2	*	ILLUMINANCE	LUX	8.4	24.2	1.9	4.4:1	N/A	LOCAL/LOCAL/LOW	8.0	6.0:1	N/A
ANDREWS CRESCENT INTERSECTION	*	ILLUMINANCE	LUX	9.4	23.2	2.9	3.3:1	N/A	LOCAL/LOCAL/LOW	8.0	6.0:1	N/A
LAKE SHORE ROAD EAST & McCLEOD DRIVE INTERSECTION	*	ILLUMINANCE	LUX	9.3	22.8	1.8	5.2:1	N/A	LOCAL/LOCAL/LOW	8.0	6.0:1	N/A
LAKE SHORE ROAD EAST	+	ILLUMINANCE	LUX	6.7	20.9	1.5	4.5:1	N/A	LOCAL/LOW	4.0	6.0:1	N/A
ANDREWS CRESCENT EAST 1	+	LUMINANCE	Cd/SQ.M	0.3	0.5	0.2	1.6:1	N/A	LOCAL/LOW	0.3	6.0:1	N/A
ANDREWS CRESCENT EAST 1	+	VEILING LUMINANCE	Cd/SQ.M	N/A	N/A	N/A	N/A	0.3	LOCAL/LOW	N/A	N/A	0.4
ANDREWS CRESCENT EAST 2	+	LUMINANCE	Cd/SQ.M	0.6	1.1	0.2	2.9:1	N/A	LOCAL/LOW	0.3	6.0:1	N/A
ANDREWS CRESCENT EAST 2	+	VEILING LUMINANCE	Cd/SQ.M	N/A	N/A	N/A	N/A	0.3	LOCAL/LOW	N/A	N/A	0.4
ANDREWS CRESCENT WEST 1	+	LUMINANCE	Cd/SQ.M	0.7	1.2	0.2	3.4:1	N/A	LOCAL/LOW	0.3	6.0:1	N/A
ANDREWS CRESCENT WEST 1	+	VEILING LUMINANCE	Cd/SQ.M	N/A	N/A	N/A	N/A	0.3	LOCAL/LOW	N/A	N/A	0.4
ANDREWS CRESCENT WEST 2	+	LUMINANCE	Cd/SQ.M	0.3	0.4	0.1	2.6:1	N/A	LOCAL/LOW	0.3	6.0:1	N/A
ANDREWS CRESCENT WEST 2	+	VEILING LUMINANCE	Cd/SQ.M	N/A	N/A	N/A	N/A	0.4	LOCAL/LOW	N/A	N/A	0.4
ANDREWS CRESCENT NORTH	+	LUMINANCE	Cd/SQ.M	0.7	1.4	0.2	3.7:1	N/A	LOCAL/LOW	0.3	6.0:1	N/A
ANDREWS CRESCENT NORTH	+	VEILING LUMINANCE	Cd/SQ.M	N/A	N/A	N/A	N/A	0.4	LOCAL/LOW	N/A	N/A	0.4
ANDREWS CRESCENT SOUTH	+	LUMINANCE	Cd/SQ.M	0.3	0.6	0.2	1.6:1	N/A	LOCAL/LOW	0.3	6.0:1	N/A
ANDREWS CRESCENT SOUTH	+	VEILING LUMINANCE	Cd/SQ.M	N/A	N/A	N/A	N/A	0.4	LOCAL/LOW	N/A	N/A	0.4
ANDREWS CRESCENT BEND 1	x	ILLUMINANCE	LUX	6.6	22.9	1.3	5.1:1	N/A	LOCAL/LOW	4.0	6.0:1	N/A
ANDREWS CRESCENT BEND 2	x	ILLUMINANCE	LUX	5.9	22.3	1.8	3.3:1	N/A	LOCAL/LOW	4.0	6.0:1	N/A
ANDREWS CRESCENT BEND 3	x	ILLUMINANCE	LUX	5.8	21.7	1.5	3.8:1	N/A	LOCAL/LOW	4.0	6.0:1	N/A
McCLEOD DRIVE SOUTH EAST	x	LUMINANCE	Cd/SQ.M	0.3	0.4	0.1	2.5:1	N/A	LOCAL/LOW	0.3	6.0:1	N/A
McCLEOD DRIVE SOUTH EAST	x	VEILING LUMINANCE	Cd/SQ.M	N/A	N/A	N/A	N/A	0.4	LOCAL/LOW	N/A	N/A	0.4
McCLEOD DRIVE NORTH WEST	x	LUMINANCE	Cd/SQ.M	0.6	1.1	0.2	2.8:1	N/A	LOCAL/LOW	0.3	6.0:1	N/A
McCLEOD DRIVE NORTH WEST	x	VEILING LUMINANCE	Cd/SQ.M	N/A	N/A	N/A	N/A	0.4	LOCAL/LOW	N/A	N/A	0.4
McCLEOD DRIVE BEND 1	+	ILLUMINANCE	LUX	8.1	23.2	2.2	3.7:1	N/A	LOCAL/LOW	4.0	6.0:1	N/A
McCLEOD DRIVE BEND 2	+	ILLUMINANCE	LUX	5.1	17.7	1.2	4.3:1	N/A	LOCAL/LOW	4.0	6.0:1	N/A
McCLEOD DRIVE BEND 3	+	ILLUMINANCE	LUX	5.5	23.1	1.2	4.6:1	N/A	LOCAL/LOW	4.0	6.0:1	N/A
ANDREWS CRESCENT SIDEWALK	x	ILLUMINANCE	LUX	0.9*	2.2	0.4	2.3:1	N/A	LOW PEDESTRIAN ACTIVITY	2.0	10.0:1	N/A
McCLEOD DRIVE SIDEWALK	+	ILLUMINANCE	LUX	0.7*	1.2	0.4	1.6:1	N/A	LOW PEDESTRIAN ACTIVITY	2.0	10.0:1	N/A

LUMINAIRE STATISTICS NOTES:

- PER RP-8-21, LUMINANCE AND VEILING LUMINANCE CALCULATIONS REQUIRE A STRAIGHT SECTION OF 83.07m IN ORDER TO BE PERFORMED. AS A RESULT, SOME SECTIONS OF STRAIGHT ROAD HAD TO BE CALCULATED USING THE ILLUMINANCE METHOD.
- NO SPILL IS PRESENT ON NEIGHBOURING PROPERTIES.
- (* PLEASE NOTE THAT AS A RESULT OF THE SIDEWALK LOCATION, AS WELL AS THE REQUIRED LUMINAIRE AND ARM MAST LENGTH, RP-8-21 RECOMMENDED ILLUMINATION LEVELS COULD NOT BE MET.



Town of Blue Mountains
Planning and Development Services
Accepted For Construction
March 4, 2022
date

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024
5	ISSUED FOR TENDER (PHASE 1A)	08/23/2024
6	ISSUED FOR CONSTRUCTION (PHASE 1A)	01/08/2025
7	ISSUED FOR TENDER (PHASE 1B & 2A)	06/27/2025
8	ISSUED FOR CONSTRUCTION (PHASE 1B & 2A)	09/19/2025

Project
**EDEN OAK
TOWN OF THE BLUE MOUNTAINS**

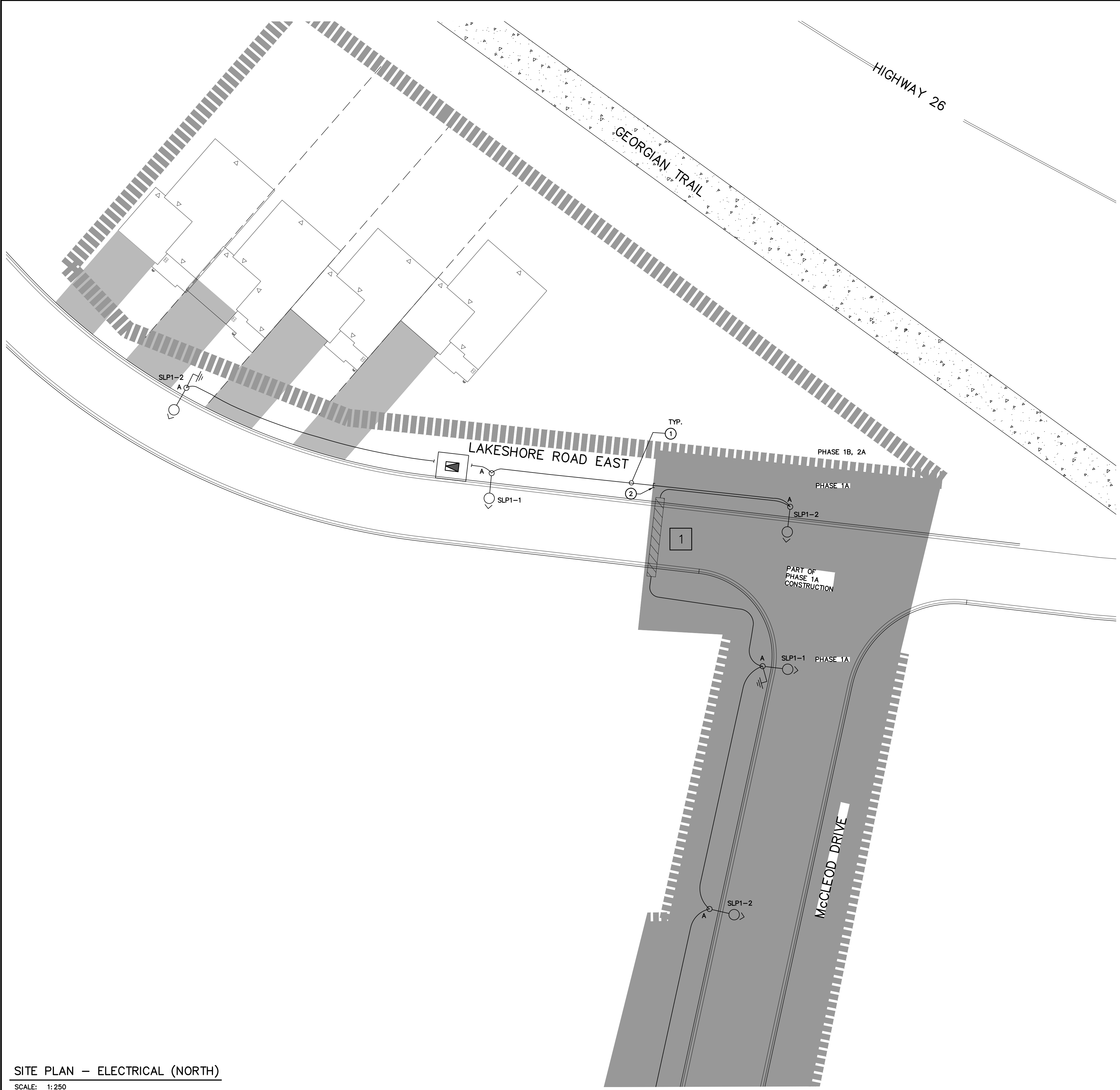
Drawing
SITE LIGHTING DETAILS

CROZIER
CONSULTING ENGINEERS

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

Drawn By: T.S.D. Design By: T.S.D. Project: **218-2659**

Check By: P.W./IS Check By: P.W./IS Scale: N.T.S. Drawing: **E107**



- GENERAL NOTES:**
- SUPPLY AND INSTALL MUNICIPAL STREET LIGHTING IN JOINT TRENCH WITH POWER, TELEPHONE, AND CABLE UTILITY IN CONFORMANCE WITH THE TOWN OF THE BLUE MOUNTAINS ENGINEERING STANDARDS. BACKFILL TO MUNICIPAL STANDARD TO MATCH EXISTING OR BETTER. ALL WORK DONE TO OESC STANDARDS (LATEST EDITION).
 - ELECTRICAL CONTRACTOR SHALL SUPPLY SECONDARY CABLES AND PROVIDE CONNECTION TO THE STREET LIGHTING PESTAL. HYDRO ONE TO PROVIDE TERMINATIONS AT THE TRANSFORMER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH HYDRO ONE.
 - ALL ROAD CROSSINGS ARE TO BE PER HYDRO ONE AND MUNICIPAL STANDARDS.
 - ELECTRICAL CONTRACTOR TO ENSURE THERE IS A 3.0m CLEARANCE BETWEEN THE PROPOSED LIGHT AND FIRE HYDRANT LOCATIONS. COORDINATE EXACT LOCATION AND REQUIREMENTS IN THE FIELD PRIOR TO ROUGH-IN.
- DRAWING NOTES:**
- PROVIDE 50mm CONDUIT IN DUCTBANK AS SHOWN.
 - CONTRACTOR TO PROVIDE 50MM DB TYPE II CONDUIT C/W PULL ROAD AND CAP ENDS OF CONDUIT (FOR PHASE 1B LIGHT FIXTURES).

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

March 4, 2022
date

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024
5	ISSUED FOR TENDER (PHASE 1A)	08/23/2024
6	ISSUED FOR CONSTRUCTION (PHASE 1A)	01/08/2025
7	ISSUED FOR TENDER (PHASE 1B & 2A)	06/27/2025
8	ISSUED FOR CONSTRUCTION (PHASE 1B & 2A)	09/19/2025

SITE PLAN – ELECTRICAL (NORTH)



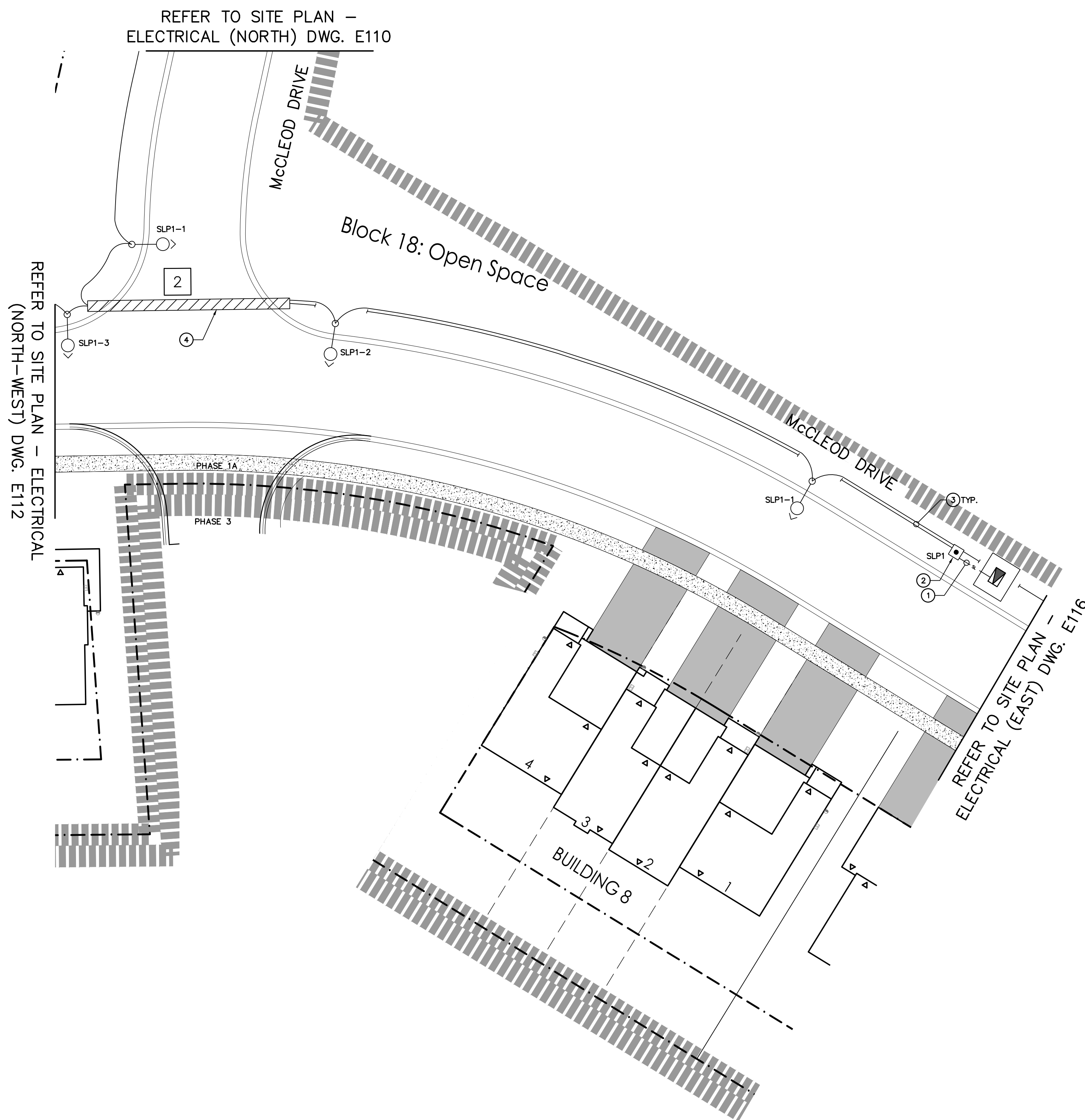
Project
**EDEN OAK
TOWN OF THE BLUE MOUNTAINS**

Drawing
SITE PLAN – ELECTRICAL (NORTH)

CROZIER
CONSULTING ENGINEERS

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

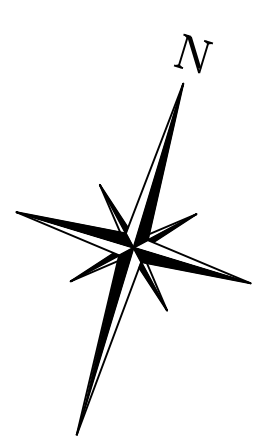
Drawn By: T.S.D. Design By: T.S.D. Project: **218-2659**
Check By: P.W./IS Check By: P.W./IS Scale: 1:250_1 Drawing: **E110**



REFER TO SITE PLAN –
ELECTRICAL (NORTH) DWG. E110

REFER TO SITE PLAN – ELECTRICAL
(NORTH-WEST) DWG. E112

REFER TO SITE PLAN –
ELECTRICAL (EAST) DWG. E116



- GENERAL NOTES:**
- SUPPLY AND INSTALL MUNICIPAL STREET LIGHTING IN JOINT TRENCH WITH POWER, TELEPHONE, AND CABLE UTILITY IN CONFORMANCE WITH THE TOWN OF THE BLUE MOUNTAINS ENGINEERING STANDARDS. BACKFILL TO MUNICIPAL STANDARD TO MATCH EXISTING OR BETTER. ALL WORK DONE TO OESC STANDARDS (LATEST EDITION).
 - ELECTRICAL CONTRACTOR SHALL SUPPLY SECONDARY CABLES AND PROVIDE CONNECTION TO THE STREET LIGHTING PEDESTAL. HYDRO ONE TO PROVIDE TERMINATIONS AT THE TRANSFORMER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH HYDRO ONE.
 - ELECTRICAL CONTRACTOR TO ENSURE THERE IS A 3.0m CLEARANCE BETWEEN THE PROPOSED LIGHT AND FIRE HYDRANT LOCATIONS. COORDINATE EXACT LOCATION AND REQUIREMENTS IN THE FIELD PRIOR TO ROUGH-IN.
- DRAWING NOTES:**
- PROVIDE 100mm CONDUIT IN DUCTBANK AS SHOWN.
 - PROVIDE NON-METERED STREET LIGHTING PEDESTAL. REFER TO DRAWING E117 FOR MORE INFORMATION.
 - PROVIDE 50mm CONDUIT IN DUCTBANK AS SHOWN.
 - PROVIDE 50mm DB TYPE II CONDUIT IN CONCRETE ENCASED DUCT BANK AS SHOWN. REFER TO DETAILS ON DRAWING E117.

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

March 4, 2024
date

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
0	** NOT ISSUED FOR THIS SUBMISSION **	09/23/2020
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024
5	ISSUED FOR TENDER (PHASE 1A)	08/23/2024
6	ISSUED FOR CONSTRUCTION (PHASE 1A)	01/08/2025

Engineer
[Redacted Signature]

Project
**EDEN OAK
TOWN OF THE BLUE MOUNTAINS**

Drawing
SITE PLAN – ELECTRICAL (CENTRAL)

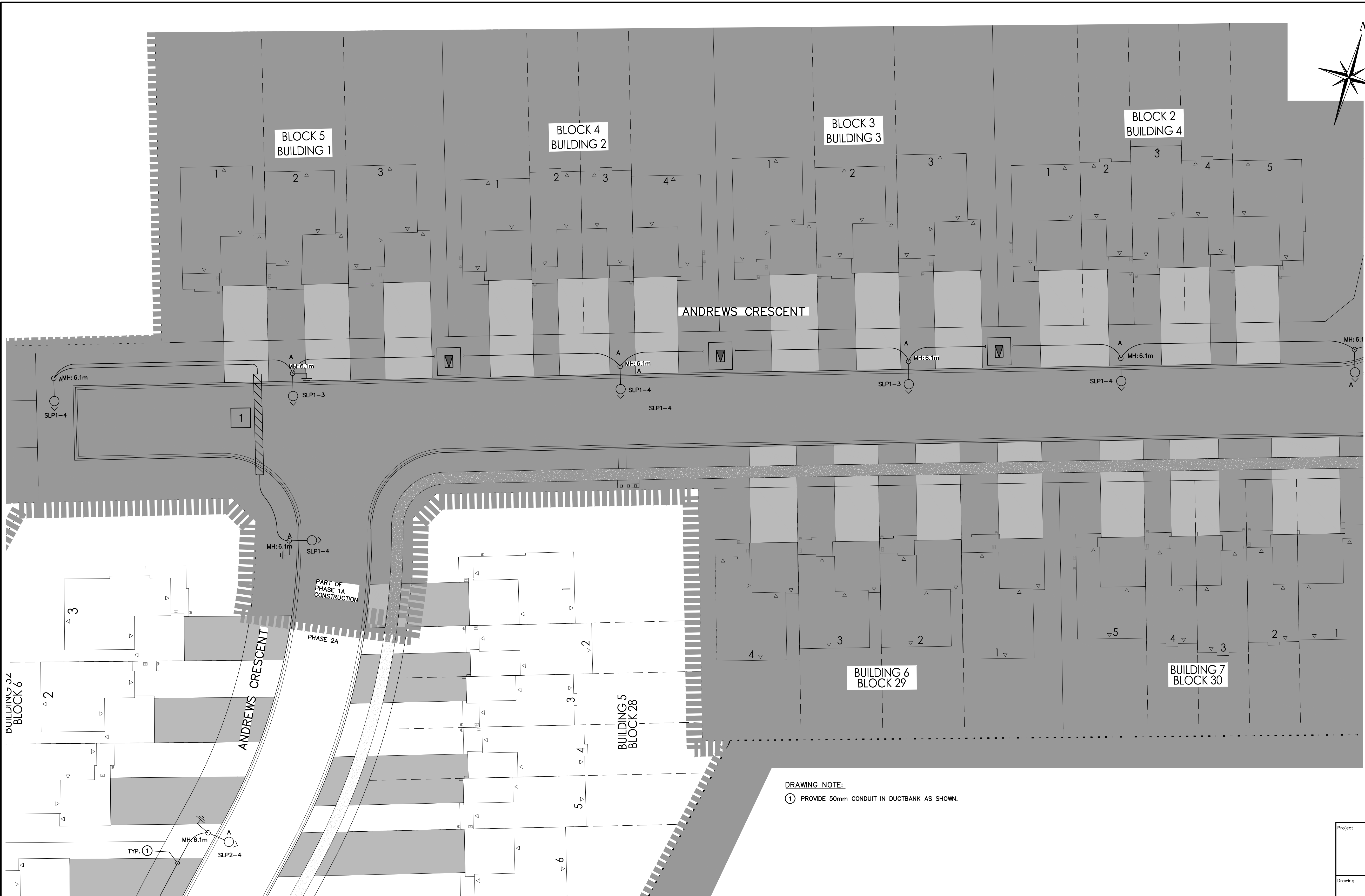
CROZIER
CONSULTING ENGINEERS

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: T.S.D. Design By: T.S.D. Project: **218-2659**
Check By: P.W. Check By: Scale: 1:250 Drawing: **E111**

SITE PLAN – ELECTRICAL (CENTRAL)
SCALE: 1:250





- GENERAL NOTES:**
- SUPPLY AND INSTALL MUNICIPAL STREET LIGHTING IN JOINT TRENCH WITH POWER, TELEPHONE, AND CABLE UTILITY IN CONFORMANCE WITH THE TOWN OF THE BLUE MOUNTAINS ENGINEERING STANDARDS. BACKFILL TO MUNICIPAL STANDARD TO MATCH EXISTING OR BETTER. ALL WORK DONE TO QESC STANDARDS (LATEST EDITION).
 - ELECTRICAL CONTRACTOR SHALL SUPPLY SECONDARY CABLES AND PROVIDE CONNECTION TO THE STREET LIGHTING PEDESTAL HYDRO ONE TO PROVIDE TERMINATIONS AT THE TRANSFORMER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH HYDRO ONE.
 - ALL ROAD CROSSINGS ARE TO BE PER HYDRO ONE AND MUNICIPAL STANDARDS.
 - ELECTRICAL CONTRACTOR TO ENSURE THERE IS A 3.0m CLEARANCE BETWEEN THE PROPOSED LIGHT AND FIRE HYDRANT LOCATIONS. COORDINATE EXACT LOCATION AND REQUIREMENTS IN THE FIELD PRIOR TO ROUGH-IN.

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
March 4, 2024
date

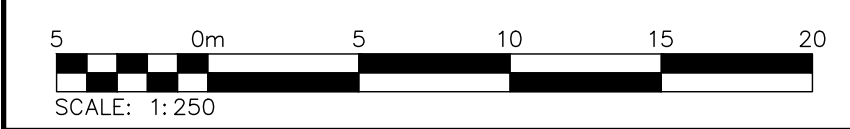
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024
5	ISSUED FOR TENDER (PHASE 1A)	08/23/2024
6	ISSUED FOR CONSTRUCTION (PHASE 1A)	01/08/2025
7	ISSUED FOR TENDER (PHASE 1B & 2A)	06/27/2025
8	ISSUED FOR CONSTRUCTION (PHASE 1B & 2A)	09/19/2025

DRAWING NOTE:
① PROVIDE 50mm CONDUIT IN DUCTBANK AS SHOWN.

REFER TO SITE PLAN – ELECTRICAL (WEST) DWG. E113

SITE PLAN – ELECTRICAL (NORTH–WEST)
SCALE: 1:250



Project
**EDEN OAK
TOWN OF THE BLUE MOUNTAINS**

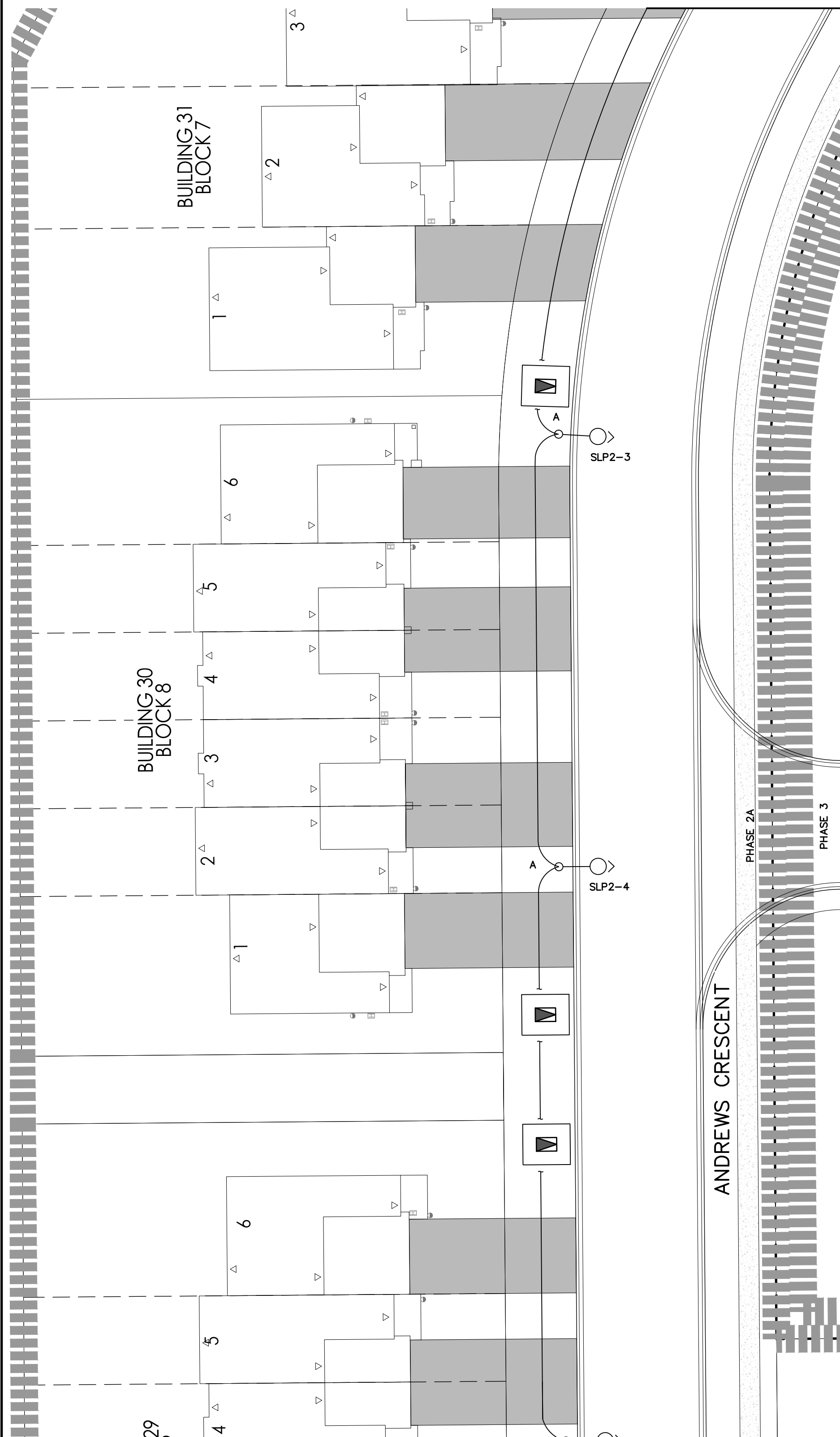
Drawing
SITE PLAN – ELECTRICAL (NORTH–WEST)



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 T.S.D. Design By T.S.D. Project **218-2659**
Check By P.W./IS Check By P.W./IS Scale: 1:250_1 Drawing **E112**

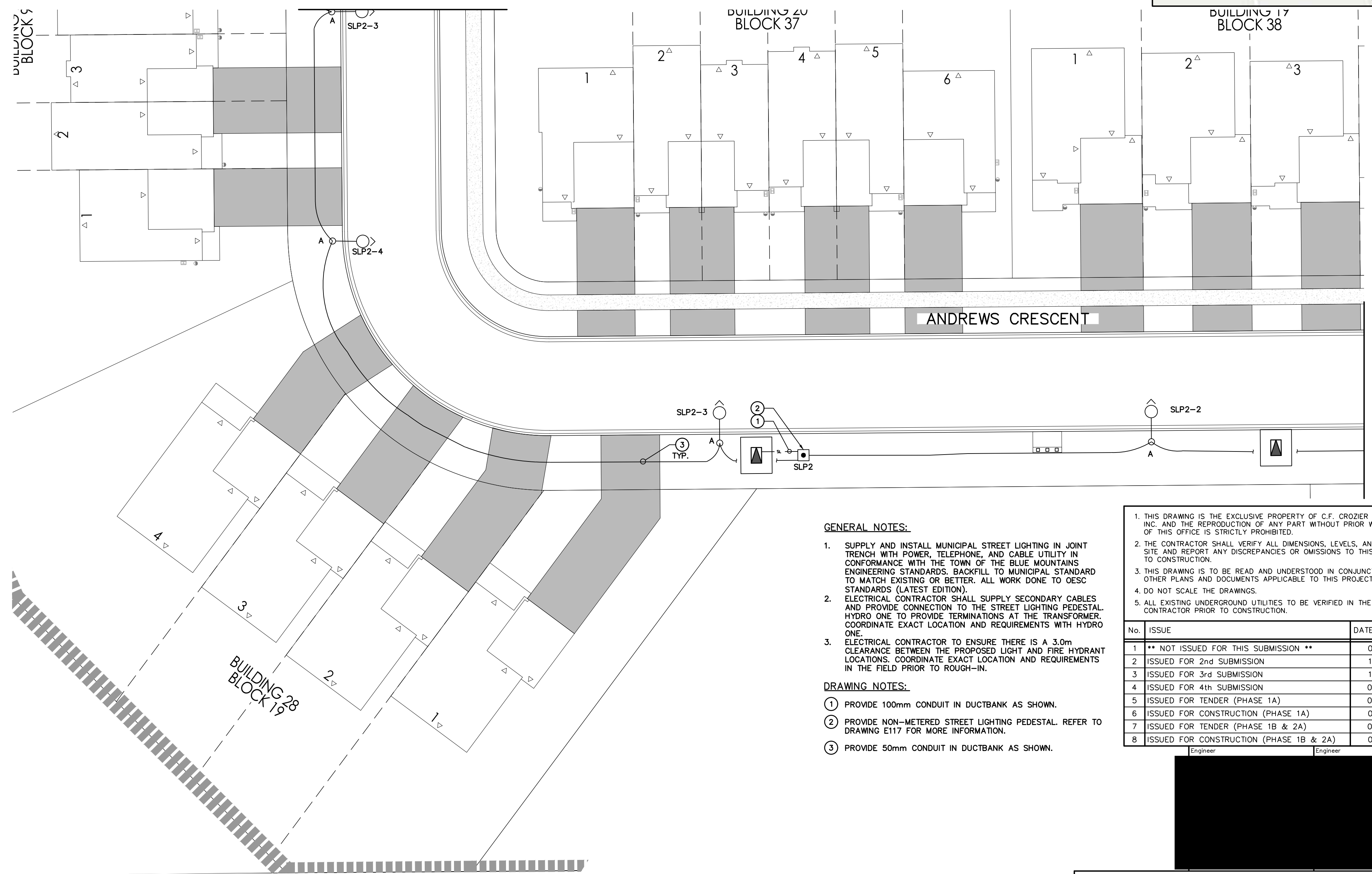
REFER TO SITE PLAN – ELECTRICAL
(NORTH–WEST) DWG. E112



SITE PLAN – ELECTRICAL (WEST)
SCALE: 1:250

REFER TO SITE PLAN –
ELECTRICAL (SOUTH–WEST)

REFER TO SITE PLAN –
ELECTRICAL (WEST)



SITE PLAN – ELECTRICAL (SOUTH–WEST)
SCALE: 1:250



REFER TO SITE PLAN –
ELECTRICAL (SOUTH) DWG. E114

GENERAL NOTES:

- SUPPLY AND INSTALL MUNICIPAL STREET LIGHTING IN JOINT TRENCH WITH POWER, TELEPHONE, AND CABLE UTILITY IN CONFORMANCE WITH THE TOWN OF THE BLUE MOUNTAINS ENGINEERING STANDARDS. BACKFILL TO MUNICIPAL STANDARD TO MATCH EXISTING OR BETTER. ALL WORK DONE TO OESC STANDARDS (LATEST EDITION).
- ELECTRICAL CONTRACTOR SHALL SUPPLY SECONDARY CABLES AND PROVIDE CONNECTION TO THE STREET LIGHTING PEDESTAL HYDRO ONE TO PROVIDE TERMINATIONS AT THE TRANSFORMER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH HYDRO ONE.
- ELECTRICAL CONTRACTOR TO ENSURE THERE IS A 3.0m CLEARANCE BETWEEN THE PROPOSED LIGHT AND FIRE HYDRANT LOCATIONS. COORDINATE EXACT LOCATION AND REQUIREMENTS IN THE FIELD PRIOR TO ROUGH-IN.

DRAWING NOTES:

- PROVIDE 100mm CONDUIT IN DUCTBANK AS SHOWN.
- PROVIDE NON-METERED STREET LIGHTING PEDESTAL. REFER TO DRAWING E117 FOR MORE INFORMATION.
- PROVIDE 50mm CONDUIT IN DUCTBANK AS SHOWN.

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024
5	ISSUED FOR TENDER (PHASE 1A)	08/23/2024
6	ISSUED FOR CONSTRUCTION (PHASE 1A)	01/08/2025
7	ISSUED FOR TENDER (PHASE 1B & 2A)	06/27/2025
8	ISSUED FOR CONSTRUCTION (PHASE 1B & 2A)	09/19/2025



Town of Blue Mountains
Planning and Development Services
Accepted For Construction
March 4, 2024
date



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

Drawn By	T.S.D.	Design By	T.S.D.	Project	218-2659
Check By	P.W./IS	Check By	P.W./IS	Scale	1:250_1
				Drawing	E113



GENERAL NOTES:

- SUPPLY AND INSTALL MUNICIPAL STREET LIGHTING IN JOINT TRENCH WITH POWER, TELEPHONE, AND CABLE UTILITY IN CONFORMANCE WITH THE TOWN OF THE BLUE MOUNTAINS ENGINEERING STANDARDS. BACKFILL TO MUNICIPAL STANDARD TO MATCH EXISTING OR BETTER. ALL WORK DONE TO OESC STANDARDS (LATEST EDITION). ELECTRICAL CONTRACTOR SHALL SUPPLY SECONDARY CABLES AND PROVIDE CONNECTION TO THE STREET LIGHTING PEDESTAL HYDRO ONE TO PROVIDE TERMINATIONS AT THE TRANSFORMER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH HYDRO ONE.
- ELECTRICAL CONTRACTOR TO ENSURE THERE IS A 3.0m CLEARANCE BETWEEN THE PROPOSED LIGHT AND FIRE HYDRANT LOCATIONS. COORDINATE EXACT LOCATION AND REQUIREMENTS IN THE FIELD PRIOR TO ROUGH-IN.

DRAWING NOTE:

- PROVIDE 50mm CONDUIT IN DUCTBANK AS SHOWN.

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

March 4, 2024
date

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024
5	ISSUED FOR TENDER (PHASE 1A)	08/23/2024
6	ISSUED FOR CONSTRUCTION (PHASE 1A)	01/08/2025
7	ISSUED FOR TENDER (PHASE 1B & 2A)	06/27/2025
8	ISSUED FOR CONSTRUCTION (PHASE 1B & 2A)	09/19/2025

[Redacted Signature Area]

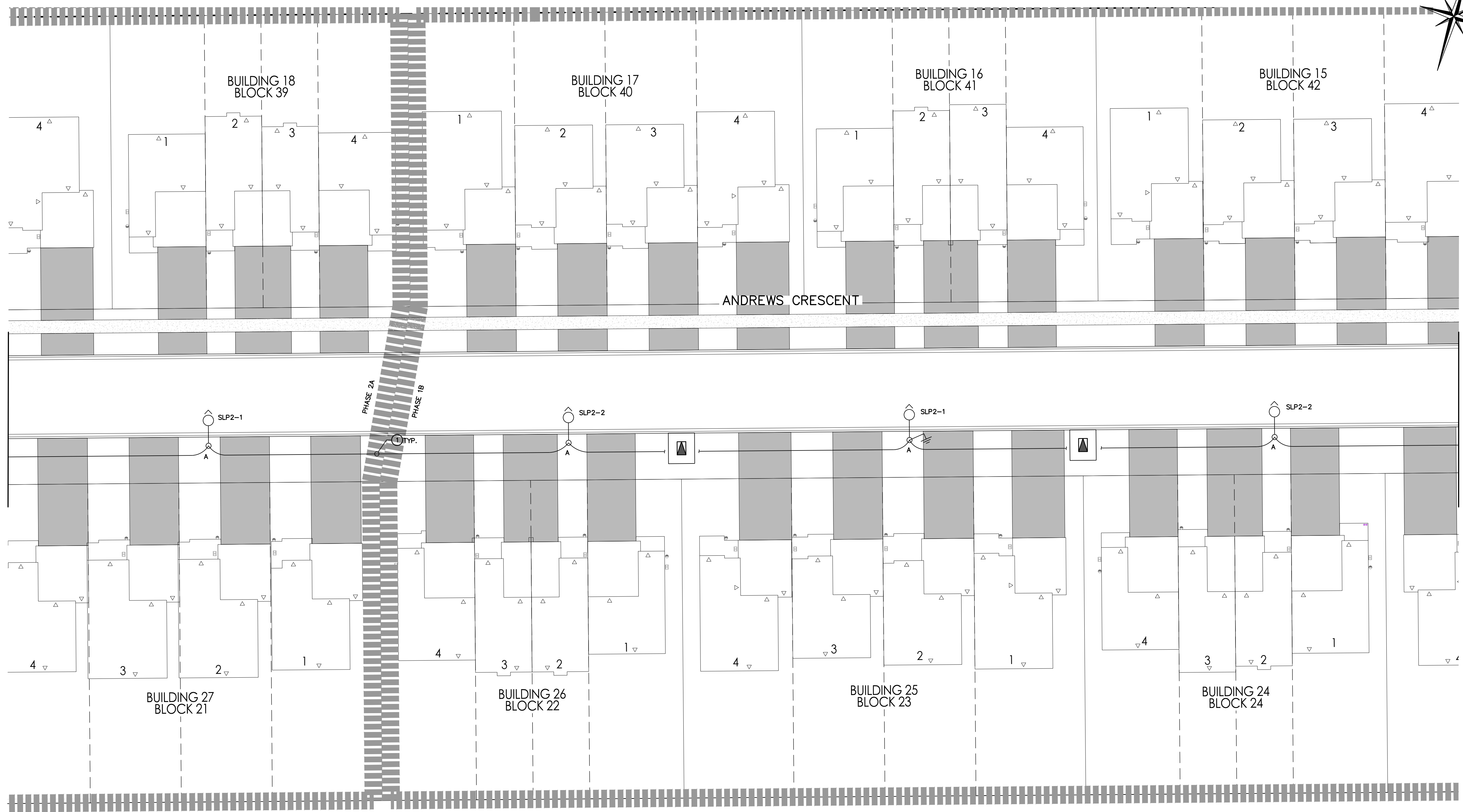
Project
**EDEN OAK
TOWN OF THE BLUE MOUNTAINS**

Drawing
SITE PLAN – ELECTRICAL (SOUTH)

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

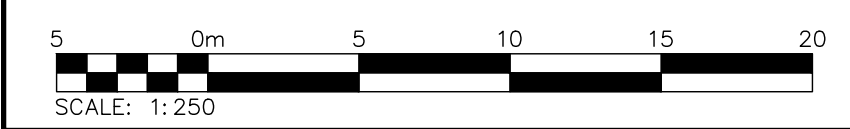
Drawn By: T.S.D. Design By: T.S.D. Project: **218-2659**
Check By: P.W./IS Check By: P.W./IS Scale: 1:250 Drawing: **E114**



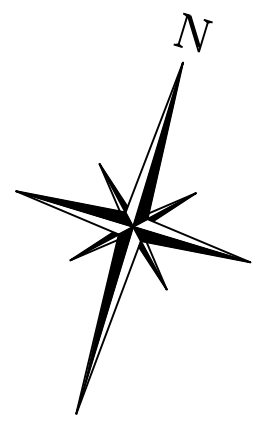
REFER TO SITE PLAN – ELECTRICAL (SOUTH–WEST) DWG. E113

REFER TO SITE PLAN – ELECTRICAL (SOUTH–EAST) DWG. E115

SITE PLAN – ELECTRICAL (SOUTH)
SCALE: 1:250



REFER TO SITE PLAN –
ELECTRICAL (EAST) DWG. E116



GENERAL NOTES:

- SUPPLY AND INSTALL MUNICIPAL STREET LIGHTING IN JOINT TRENCH WITH POWER, TELEPHONE, AND CABLE UTILITY IN CONFORMANCE WITH THE TOWN OF THE BLUE MOUNTAINS ENGINEERING STANDARDS. BACKFILL TO MUNICIPAL STANDARD TO MATCH EXISTING OR BETTER. ALL WORK DONE TO OESC STANDARDS (LATEST EDITION).
- ELECTRICAL CONTRACTOR SHALL SUPPLY SECONDARY CABLES AND PROVIDE CONNECTION TO THE STREET LIGHTING PEDESTAL HYDRO ONE TO PROVIDE TERMINATIONS AT THE TRANSFORMER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH HYDRO ONE.
- ELECTRICAL CONTRACTOR TO ENSURE THERE IS A 3.0m CLEARANCE BETWEEN THE PROPOSED LIGHT AND FIRE HYDRANT LOCATIONS. COORDINATE EXACT LOCATION AND REQUIREMENTS IN THE FIELD PRIOR TO ROUGH-IN.

DRAWING NOTE:

- PROVIDE 50mm CONDUIT IN DUCTBANK AS SHOWN.

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

March 4, 2025
date

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024
5	ISSUED FOR TENDER (PHASE 1A)	08/23/2024
6	ISSUED FOR CONSTRUCTION (PHASE 1A)	01/08/2025
7	ISSUED FOR TENDER (PHASE 1B & 2A)	06/27/2025
8	ISSUED FOR CONSTRUCTION (PHASE 1B & 2A)	09/19/2025

Engineer [Redacted] Engineer [Redacted]

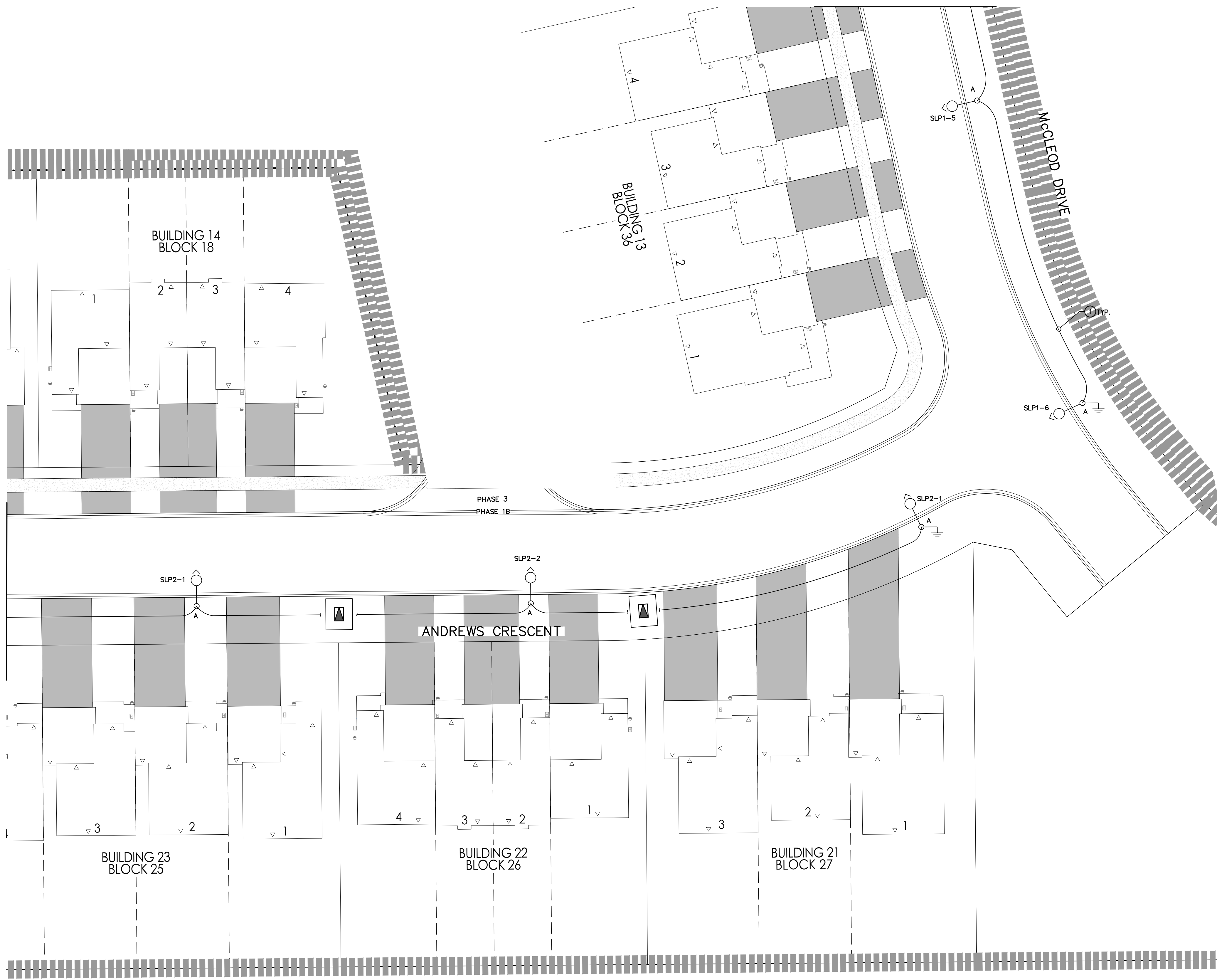
Project
**EDEN OAK
TOWN OF THE BLUE MOUNTAINS**

Drawing
SITE PLAN – ELECTRICAL (SOUTH-EAST)



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

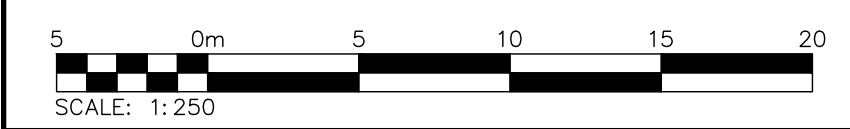
Drawn By T.S.D. Design By T.S.D. Project **218-2659**
Check By P.W./IS Check By P.W./IS Scale 1:250 Drawing **E115**



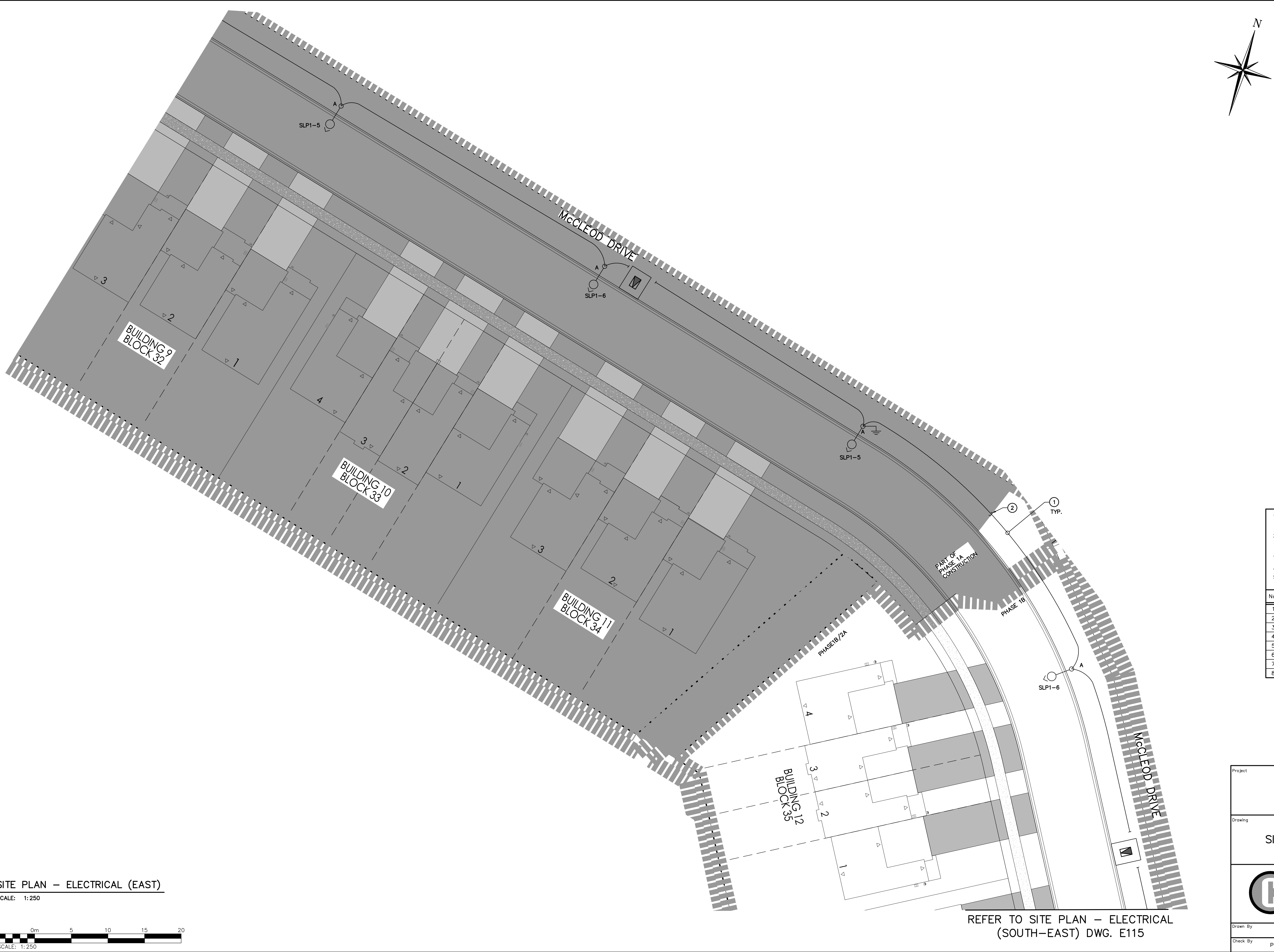
REFER TO SITE PLAN –
ELECTRICAL (SOUTH) DWG. E114

SITE PLAN – ELECTRICAL (SOUTH-EAST)

SCALE: 1:250



SCALE: 1:250



- GENERAL NOTES:**
- SUPPLY AND INSTALL MUNICIPAL STREET LIGHTING IN JOINT TRENCH WITH POWER, TELEPHONE, AND CABLE UTILITY IN CONFORMANCE WITH THE TOWN OF THE BLUE MOUNTAINS ENGINEERING STANDARDS. BACKFILL TO MUNICIPAL STANDARD TO MATCH EXISTING OR BETTER. ALL WORK DONE TO OESC STANDARDS (LATEST EDITION).
 - ELECTRICAL CONTRACTOR SHALL SUPPLY SECONDARY CABLES AND PROVIDE CONNECTION TO THE STREET LIGHTING PEDESTAL. HYDRO ONE TO PROVIDE TERMINATIONS AT THE TRANSFORMER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH HYDRO ONE.
 - ELECTRICAL CONTRACTOR TO ENSURE THERE IS A 3.0m CLEARANCE BETWEEN THE PROPOSED LIGHT AND FIRE HYDRANT LOCATIONS. COORDINATE EXACT LOCATION AND REQUIREMENTS IN THE FIELD PRIOR TO ROUGH-IN.
- DRAWING NOTE:**
- PROVIDE 50mm CONDUIT IN DUCTBANK AS SHOWN.
 - CONTRACTOR TO PROVIDE 50mm DB TYPE II CONDUIT C/W PULL ROAD AND CAP ENDS OF CONDUIT (FOR PHASE 1B LIGHT FIXTURES).

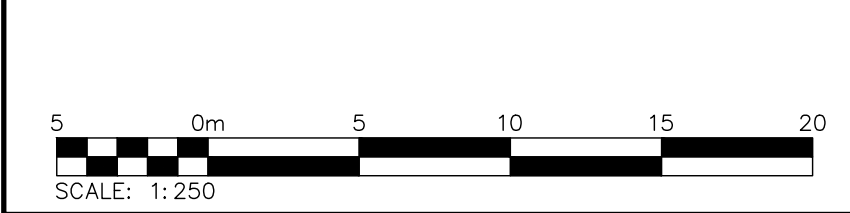
Town of Blue Mountains
 Planning and Development Services
Accepted For Construction
March 4, 2025
 date

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024
5	ISSUED FOR TENDER (PHASE 1A)	08/23/2024
6	ISSUED FOR CONSTRUCTION (PHASE 1A)	01/08/2025
7	ISSUED FOR TENDER (PHASE 1B & 2A)	06/27/2025
8	ISSUED FOR CONSTRUCTION (PHASE 1B & 2A)	09/19/2025

Engineer [Redacted Signature]

SITE PLAN – ELECTRICAL (EAST)



REFER TO SITE PLAN – ELECTRICAL (SOUTH-EAST) DWG. E115

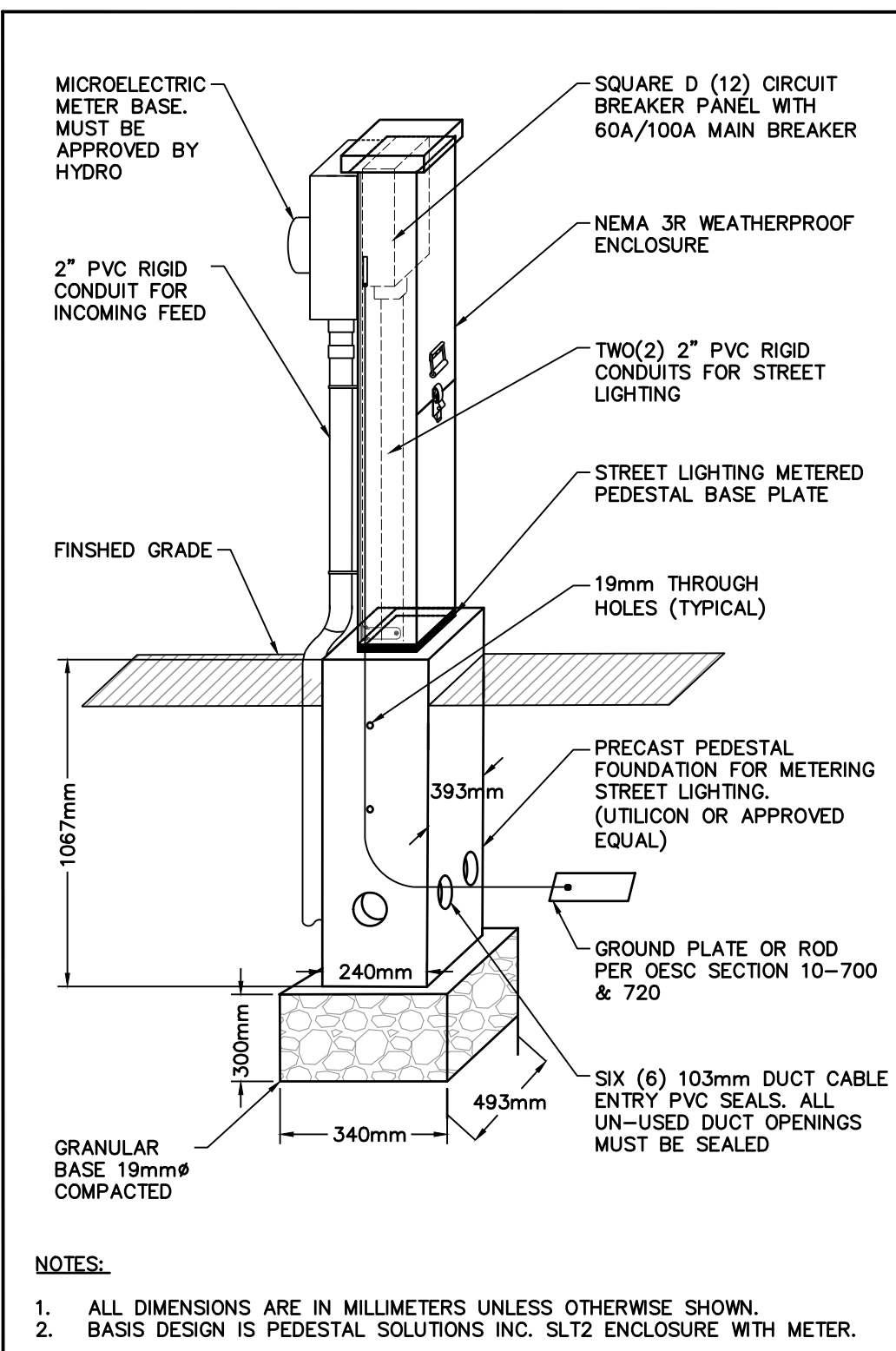
Project
EDEN OAK
 TOWN OF THE BLUE MOUNTAINS

Drawing
SITE PLAN – ELECTRICAL (EAST)

CROZIER
 CONSULTING ENGINEERS

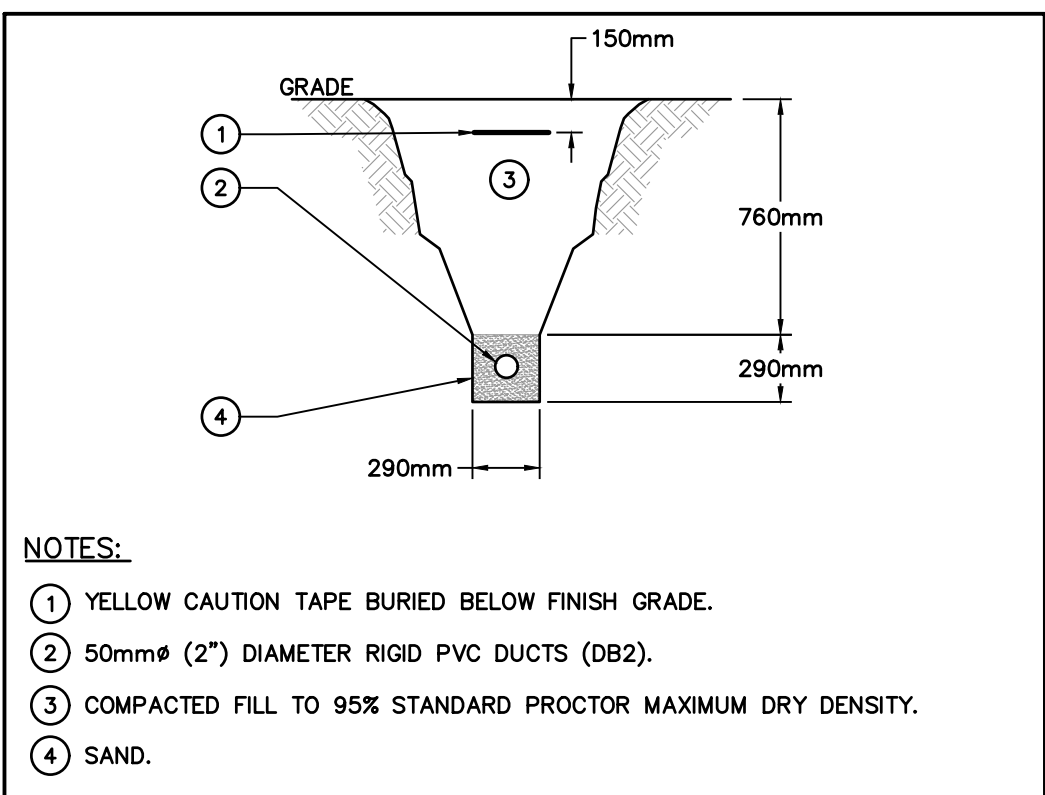
ADMIRAL BUILDING
 1 FIRST STREET, SUITE 200
 COLLINGWOOD, ON, L9Y 1A1
 705-446-3510 T
 705-446-3520 F
 WWW.CROZIER.CA
 INFO@CFROZIER.CA

Drawn By	T.S.D.	Design By	T.S.D.	Project	218-2659
Check By	P.W./IS	Check By	P.W./IS	Scale	1:250
				Drawing	E116



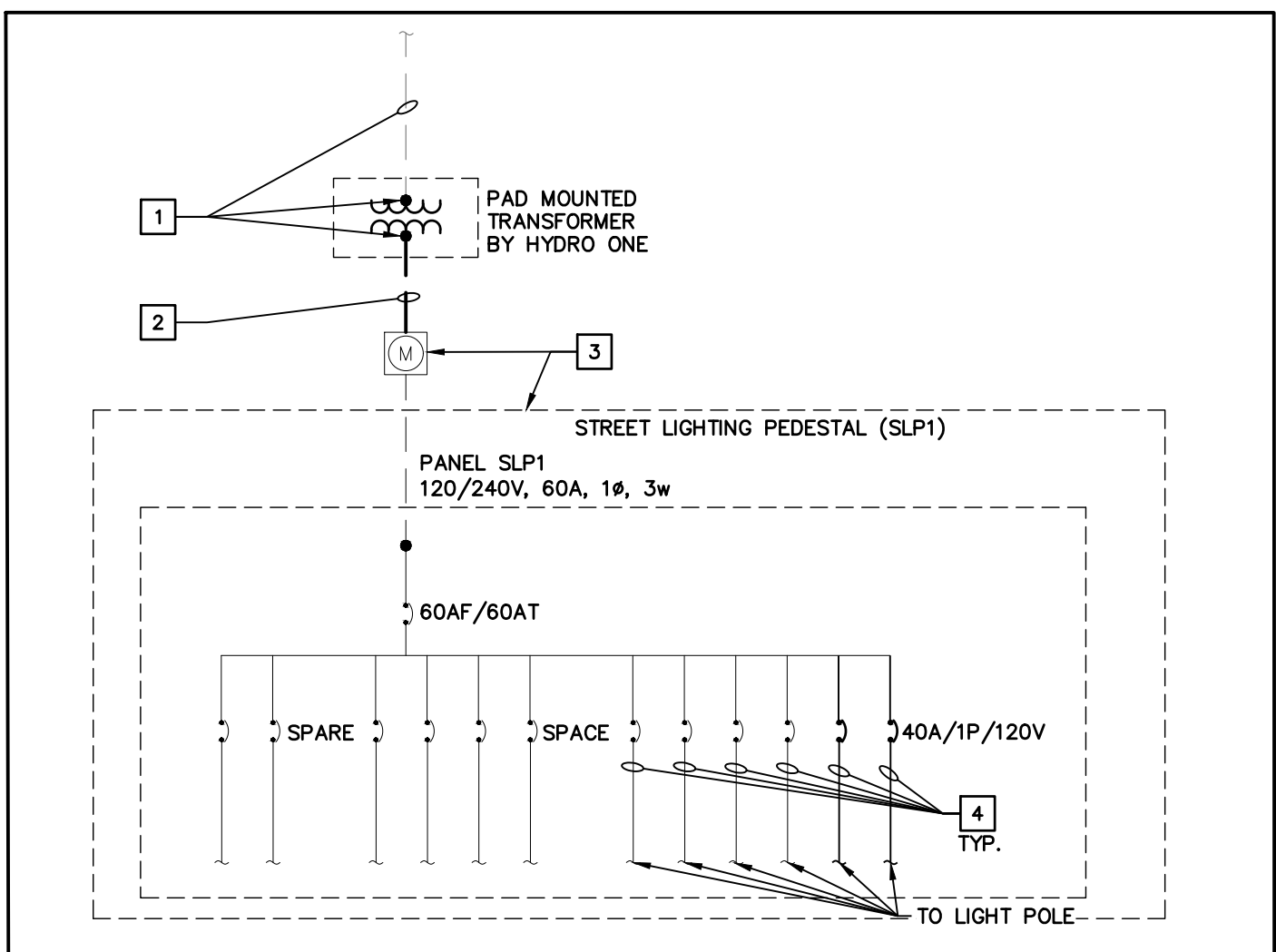
STREET LIGHTING PEDESTAL WITH METER SOCKET & PANEL DETAIL

SCALE: N.T.S.



TYPICAL DUCT BANK DETAIL FOR LIGHTING CABLES

SCALE: N.T.S.

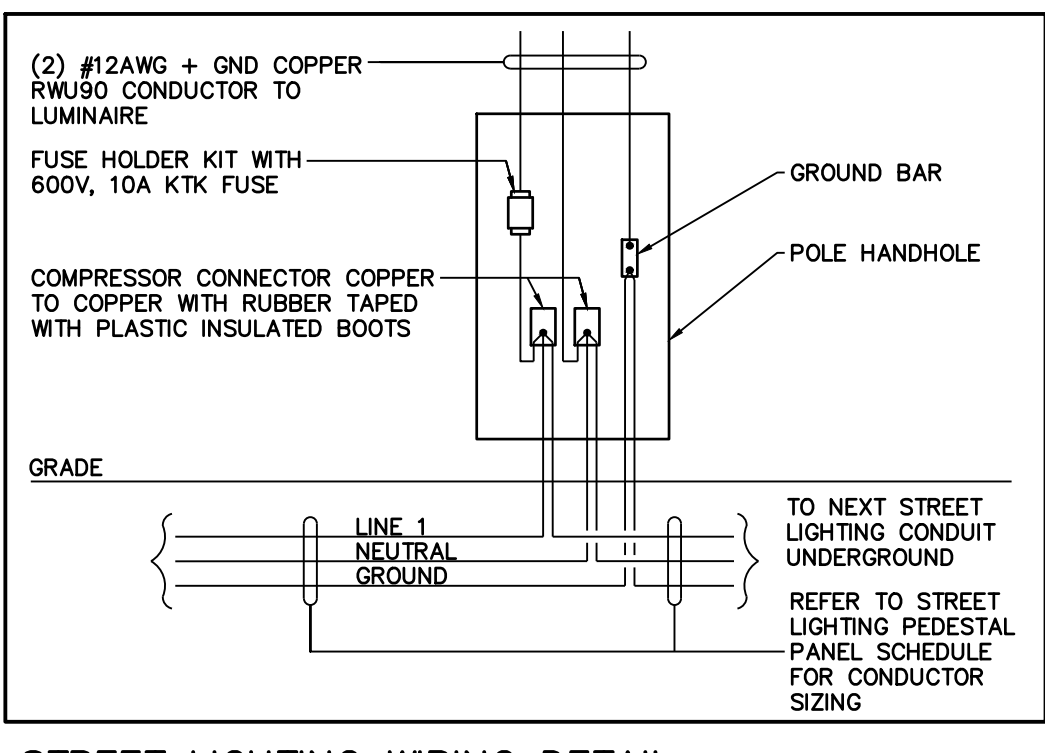
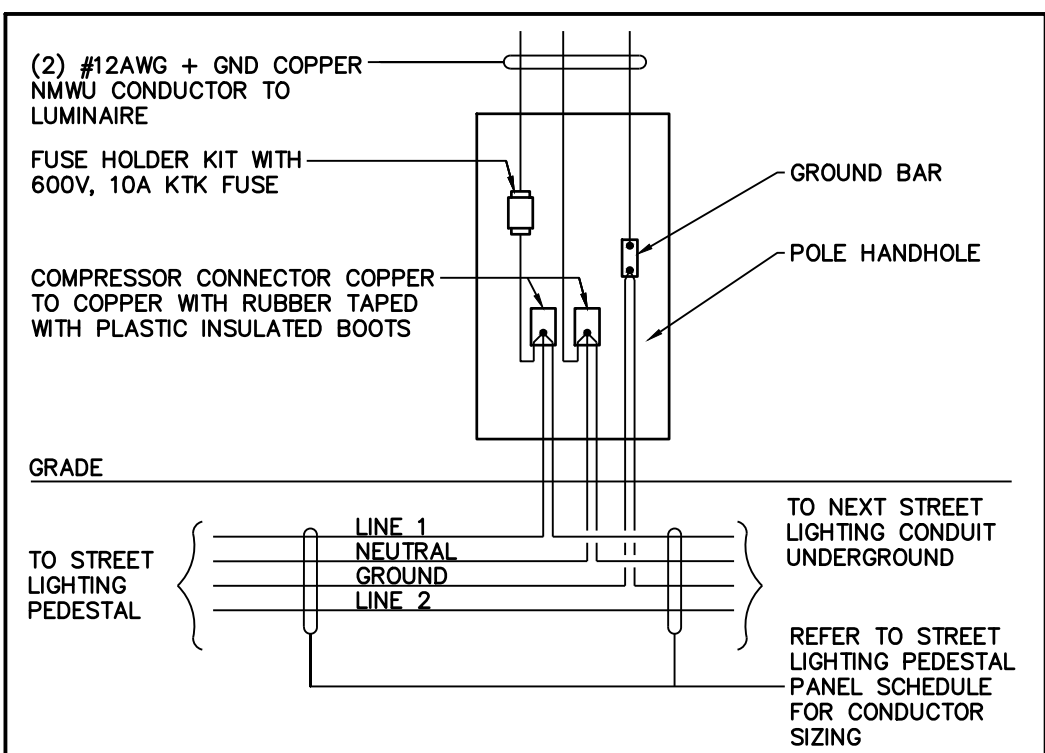


SINGLE LINE DIAGRAM

SCALE: N.T.S.

SINGLE LINE DIAGRAM NOTES:

1. HYDRO ONE SHALL SUPPLY PRIMARY CABLES & TERMINATE PRIMARY & SECONDARY CABLES AT TRANSFORMER. ELECTRICAL CONTRACTOR TO COORDINATE EXACT LOCATION & REQUIREMENTS WITH HYDRO ONE.
2. PROVIDE THREE (3) #2 AWG + GND IN 100mm DUCT BANK. PROVIDE CONNECTION TO THE STREET LIGHTING PEDESTAL. LEAVE SUFFICIENT SECONDARY CABLE FOR HYDRO ONE TO MAKE SECONDARY TRANSFORMER TERMINATIONS.
3. PROVIDE STREET LIGHTING PEDESTAL, 60A MAIN CIRCUIT BREAKER, 120/240V, 2 POLE WITH EIGHT (8) 40A BRANCH CIRCUITS c/w METER BASE, 22kAIC, PEDESTAL SOLUTIONS INC., HYDRO ONE TO INSTALL THE HYDRO METER.
4. PROVIDE TWO (2) #6 AWG + GND IN 50mm DUCT BANK.



STREET LIGHTING WIRING DETAIL

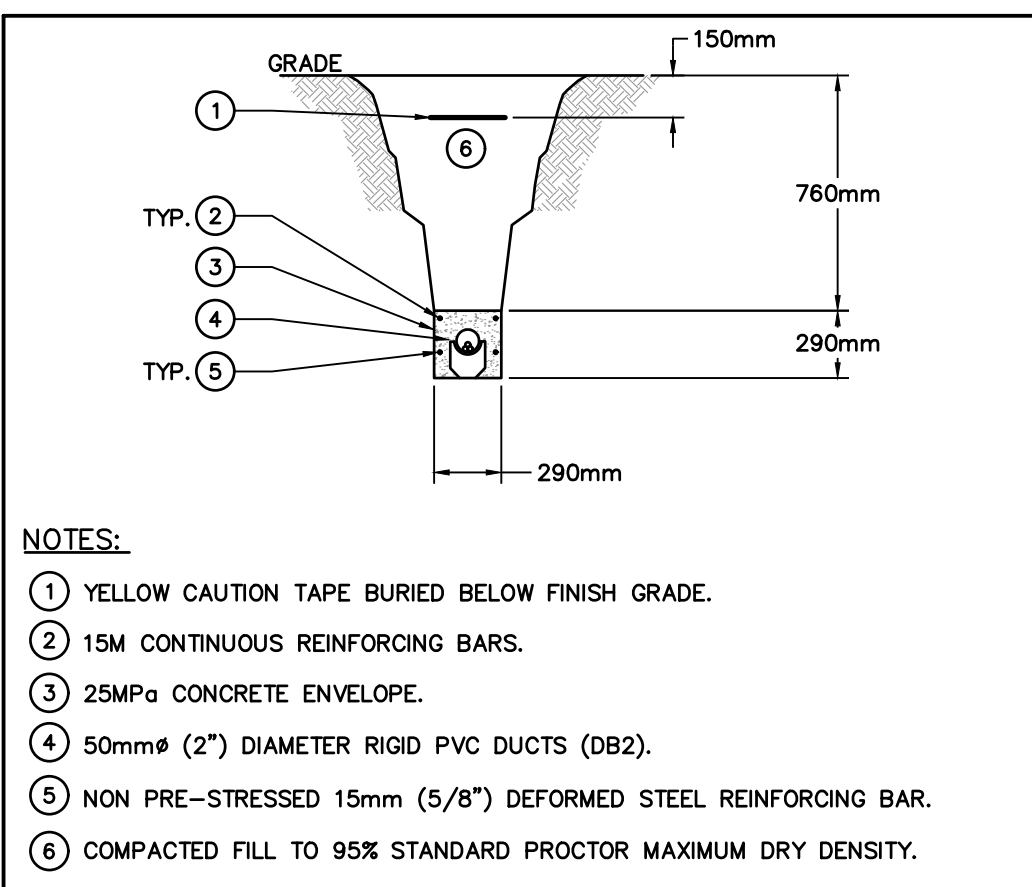
SCALE: N.T.S.

STREET LIGHTING WIRING DETAIL

SCALE: N.T.S.

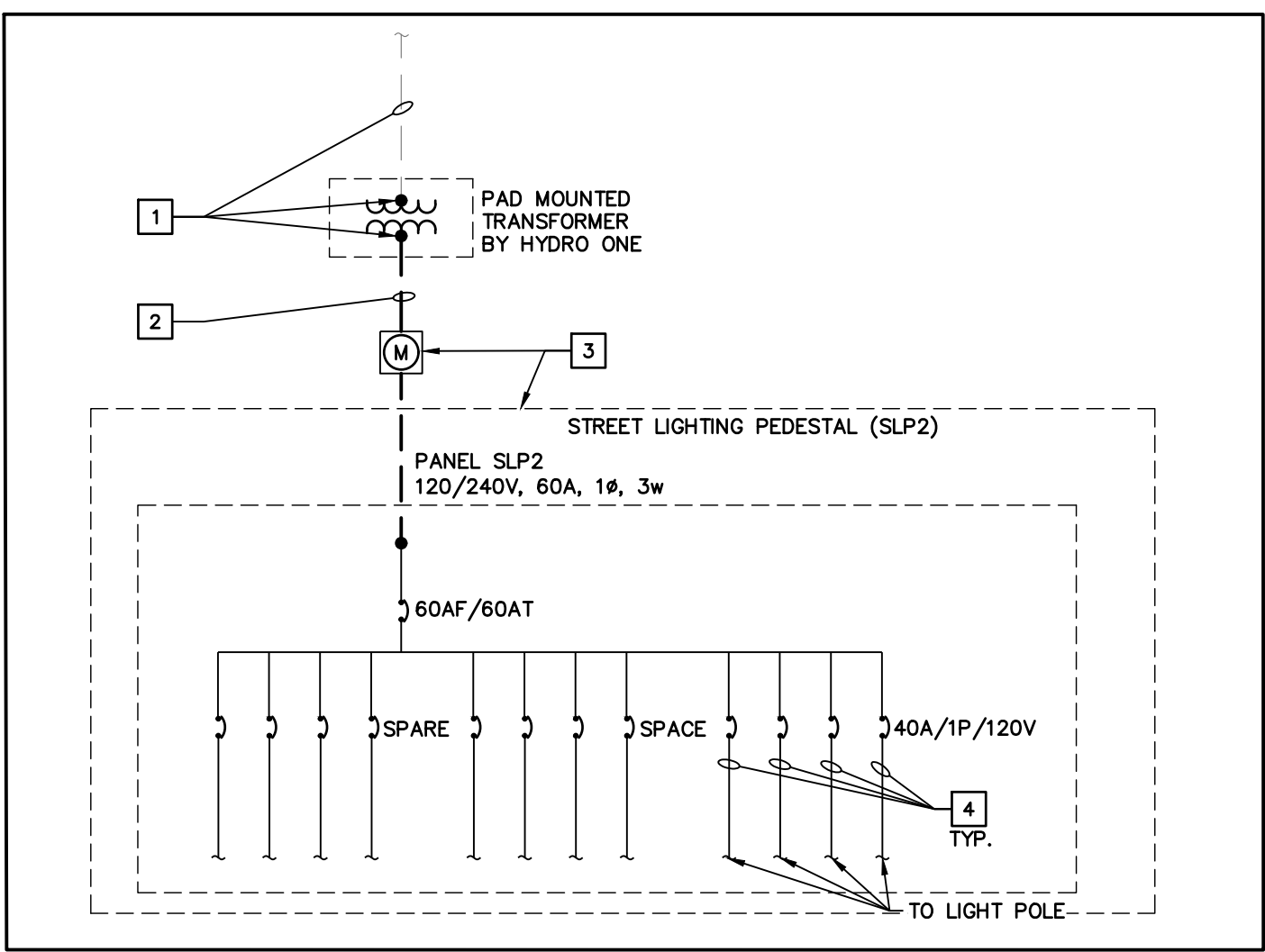
STREET LIGHTING PEDESTAL (SLP1) 120/240V, 1Ø, 3 WIRE, 60 AMP MAIN CIRCUIT BREAKER, 22kAIC											
CCT	DESCRIPTION	VOLT AMPERES	POLE	AMP	WIRE SIZE (REFER TO SLD)	AMP	POLE	VOLT AMPERES	DESCRIPTION	CCT	
1	ANDREW CRES., McCLEOD DR. & LAKESHORE RD. EAST	100	1	40	6 AWG	6 AWG	40	1	ANDREW CRES., McCLEOD DR. & LAKESHORE RD. EAST	2	
3	ANDREW CRES., McCLEOD DR.	75	1	40	6 AWG	6 AWG	40	1	ANDREW CRES., McCLEOD DR.	4	
5	McCLEOD DR.	50	1	40	6 AWG	6 AWG	40	1	McCLEOD DR.	6	
7	SPARE		1	40	6 AWG	6 AWG	40	1	SPARE	8	
9	SPARE		1	40	6 AWG	6 AWG	40	1	SPARE	10	
11	SPACE								SPACE	12	
SUB-TOTAL (kVA)		0.225						0.225			
GRAND TOTAL (kVA)		0.45		DEMAND FACTOR	100%		ESTIMATED DEMAND LOAD (kVA, A)	0.45	1.88		

STREET LIGHTING PEDESTAL (SLP2) 120/240V, 1Ø, 3 WIRE, 60 AMP MAIN CIRCUIT BREAKER, 22kAIC											
CCT	DESCRIPTION	VOLT AMPERES	POLE	AMP	WIRE SIZE (REFER TO SLD)	AMP	POLE	VOLT AMPERES	DESCRIPTION	CCT	
1	ANDREW CRES. (SOUTH)	100	1	40	6 AWG	6 AWG	40	1	ANDREW CRES. (SOUTH)	2	
3	ANDREW CRES. (NORTH)	75	1	40	6 AWG	6 AWG	40	1	ANDREW CRES. (NORTH)	4	
5	SPARE		1	40	6 AWG	6 AWG	40	1	STREET B	6	
7	SPARE		1	40	6 AWG	6 AWG	40	1	SPARE	8	
9	SPACE								SPACE	10	
11	SPACE								SPACE	12	
SUB-TOTAL (kVA)		0.175						0.175			
GRAND TOTAL (kVA)		0.35		DEMAND FACTOR	100%		ESTIMATED DEMAND LOAD (kVA, A)	0.35	1.46		



CONCRETE ENCASED DUCT BANK DETAIL FOR LIGHTING CABLES

SCALE: N.T.S.

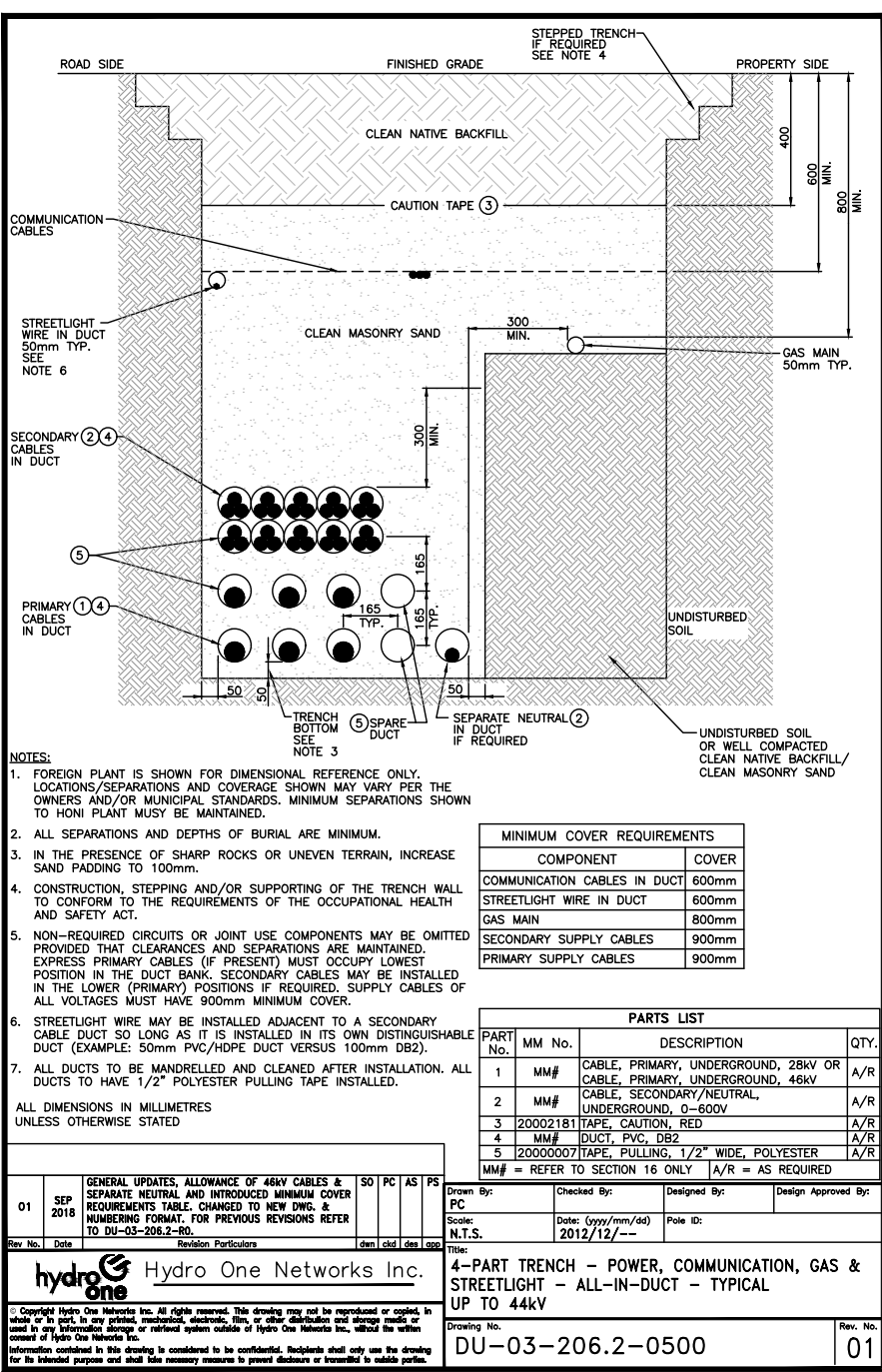


SINGLE LINE DIAGRAM

SCALE: N.T.S.

SINGLE LINE DIAGRAM NOTES:

1. HYDRO ONE SHALL SUPPLY PRIMARY CABLES & TERMINATE PRIMARY & SECONDARY CABLES AT TRANSFORMER. ELECTRICAL CONTRACTOR TO COORDINATE EXACT LOCATION & REQUIREMENTS WITH HYDRO ONE.
2. PROVIDE THREE (3) #2 AWG + GND IN 100mm DUCT BANK. PROVIDE CONNECTION TO THE STREET LIGHTING PEDESTAL. LEAVE SUFFICIENT SECONDARY CABLE FOR HYDRO ONE TO MAKE SECONDARY TRANSFORMER TERMINATIONS.
3. PROVIDE STREET LIGHTING PEDESTAL, 60A MAIN CIRCUIT BREAKER, 120/240V, 2 POLE WITH EIGHT (8) 40A BRANCH CIRCUITS c/w METER BASE, 22kAIC, PEDESTAL SOLUTIONS INC., HYDRO ONE TO INSTALL THE HYDRO METER.
4. PROVIDE TWO (2) #6 AWG + GND IN 50mm DUCT BANK.



1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES, INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
1	** NOT ISSUED FOR THIS SUBMISSION **	01/06/2022
2	ISSUED FOR 2nd SUBMISSION	12/21/2022
3	ISSUED FOR 3rd SUBMISSION	10/31/2023
4	ISSUED FOR 4th SUBMISSION	04/29/2024
5	ISSUED FOR TENDER (PHASE 1A)	08/23/2024
6	ISSUED FOR CONSTRUCTION (PHASE 1A)	01/08/2025
7	ISSUED FOR TENDER (PHASE 1B & 2A)	06/27/2025
8	ISSUED FOR CONSTRUCTION (PHASE 1B & 2A)	09/19/2025

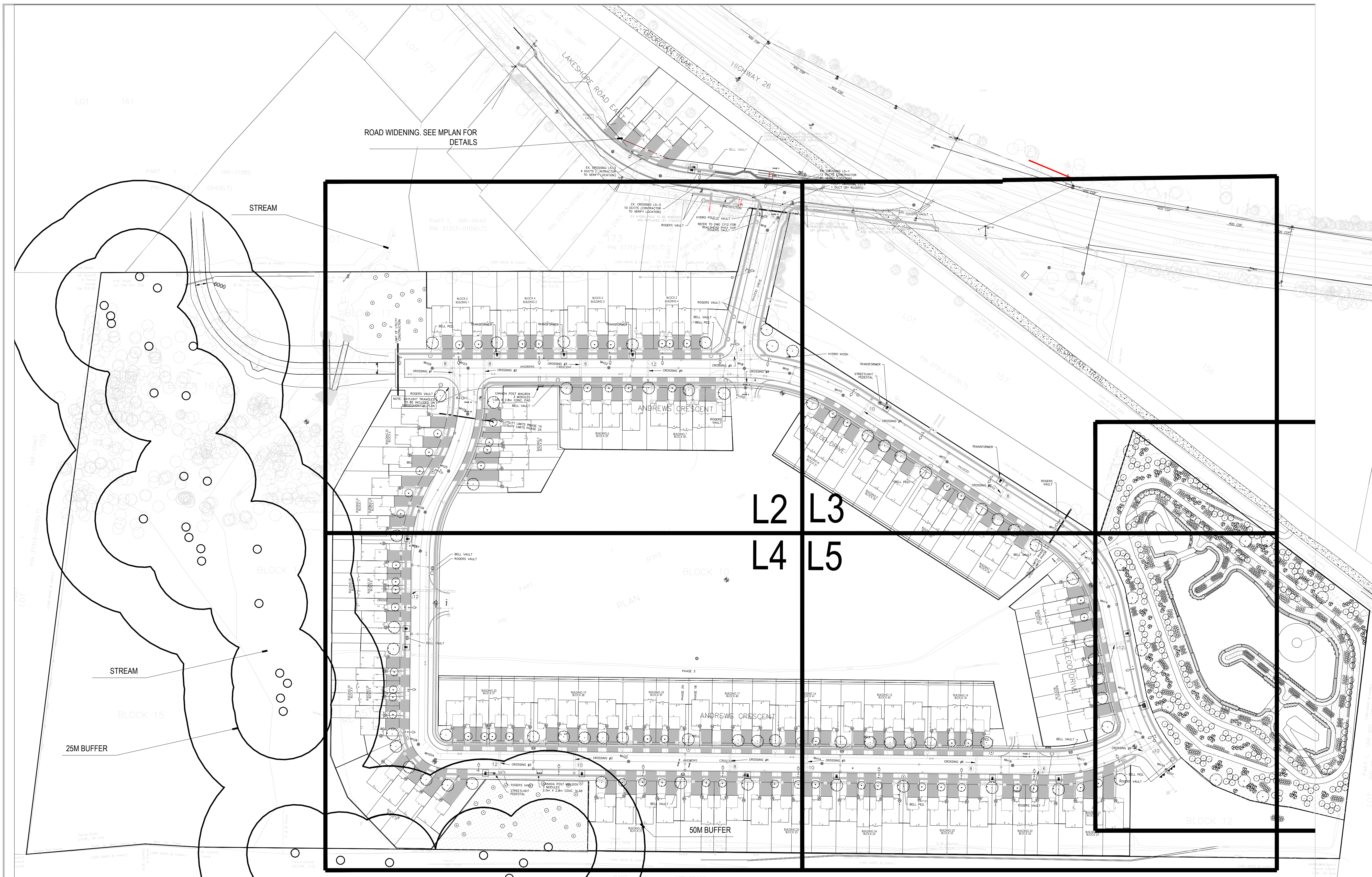
Project
EDEN OAK TOWN OF THE BLUE MOUNTAINS

Drawing
SITE ELECTRICAL DETAILS

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

Drawn By: T.S.D. Design By: T.S.D. Project: 218-2659
Check By: P.W./IS Check By: P.W./IS Scale: N.T.S. Drawing: E117

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
March 4, 2024
date



1 LANDSCAPE PLAN
L-1 1:1000

MASTER PLANT LIST - SUBDIVISION PLANTING

Plant quantities indicated on the plan supersede the quantities from the plant list (report any discrepancies to the Landscape Architect).

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	CONDITION	SPACING
DECIDUOUS TREES						
AF	15	ACER X FREEMANII 'FIREFALL™'	FIREFALL MAPLE	60mm	S.B	1000cm
AR	9	ACER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD RED MAPLE	60mm	S.B	1000cm
ARS	5	ACER RUBRUM	RED MAPLE	-	WHIP	600cm
BP	17	BETULA PENDULA 'FASTIGIATA'	PYRAMIDAL BIRCH	60mm	S.B	1000cm
CO	9	CELTIS OCCIDENTALIS	COMMON HACKBERRY	60mm	S.B	1000cm
COS	9	CELTIS OCCIDENTALIS	COMMON HACKBERRY	-	WHIP	600cm
FS	16	FAGUS SYLVATICA 'RED OBELISK'	RED OBELISK BEECH	60mm	S.B	1000cm
GD	14	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	60mm	S.B	1000cm
GT	6	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEYLOCUST	60mm	S.B	1000cm
JC	20	JUGLANS CINEREA	BUTTERNUT TREE	-	WHIP	600cm
QM	9	QUERCUS MACROCARPA	BURR OAK	60mm	S.B	1000cm
QP	11	QUERCUS PALUSTRIS	PIN OAK	60mm	S.B	1000cm
QRS	6	QUERCUS RUBRA	RED OAK	-	WHIP	600cm
SR	15	SYRINGA RETICULATA	IVORY SILK LILAC	60mm	S.B	1000cm

NOTE:
ALL PRIVATE BACKYARD, FRONT YARDS, AND PUBLIC BOULEVARDS TO BE TREATED WITH TOPSOIL AND SOD PER LANDSCAPE SPECIFICATIONS

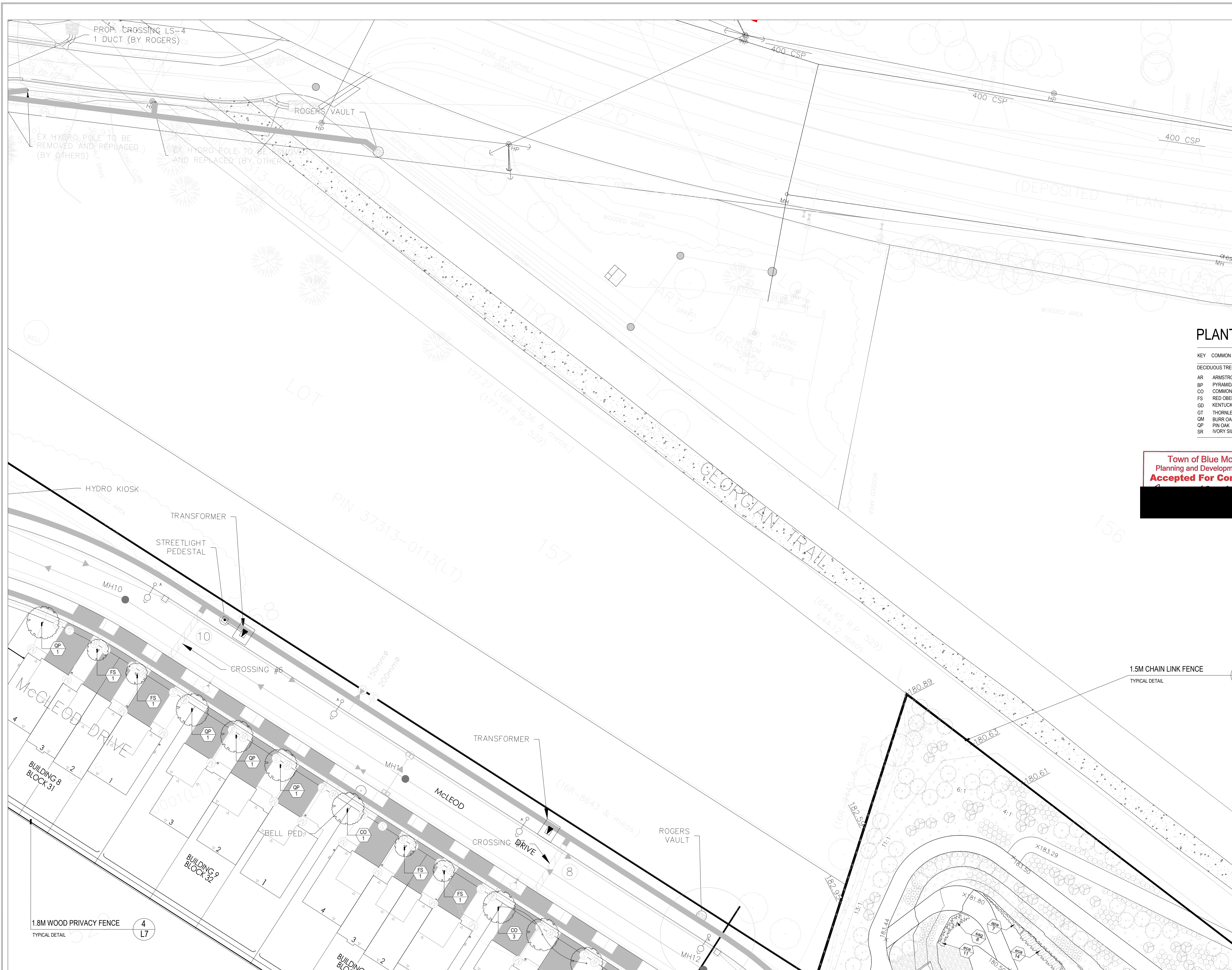
Town of Blue Mountains
Planning and Development Services
Accepted For Construction
March 4, 2024
date

PLANT KEY

KEY	COMMON NAME
DECIDUOUS TREES	
AR	ARMSTRONG GOLD RED MAPLE
ARS	RED MAPLE
BP	PYRAMIDAL BIRCH
CO	COMMON HACKBERRY
COS	COMMON HACKBERRY
FS	RED OBLISK BEECH
GD	KENTUCKY COFFEE TREE
GT	THORNLESS HONEYLOCUST
JC	BUTTERNUT TREE
OM	BURR OAK
ORS	RED OAK
OP	PIN OAK
SR	IVORY SILK LILAC



Town of Blue Mountains
 Planning and Development Services
Accepted For Construction
 [Redacted Signature] March 4, 2022
 date



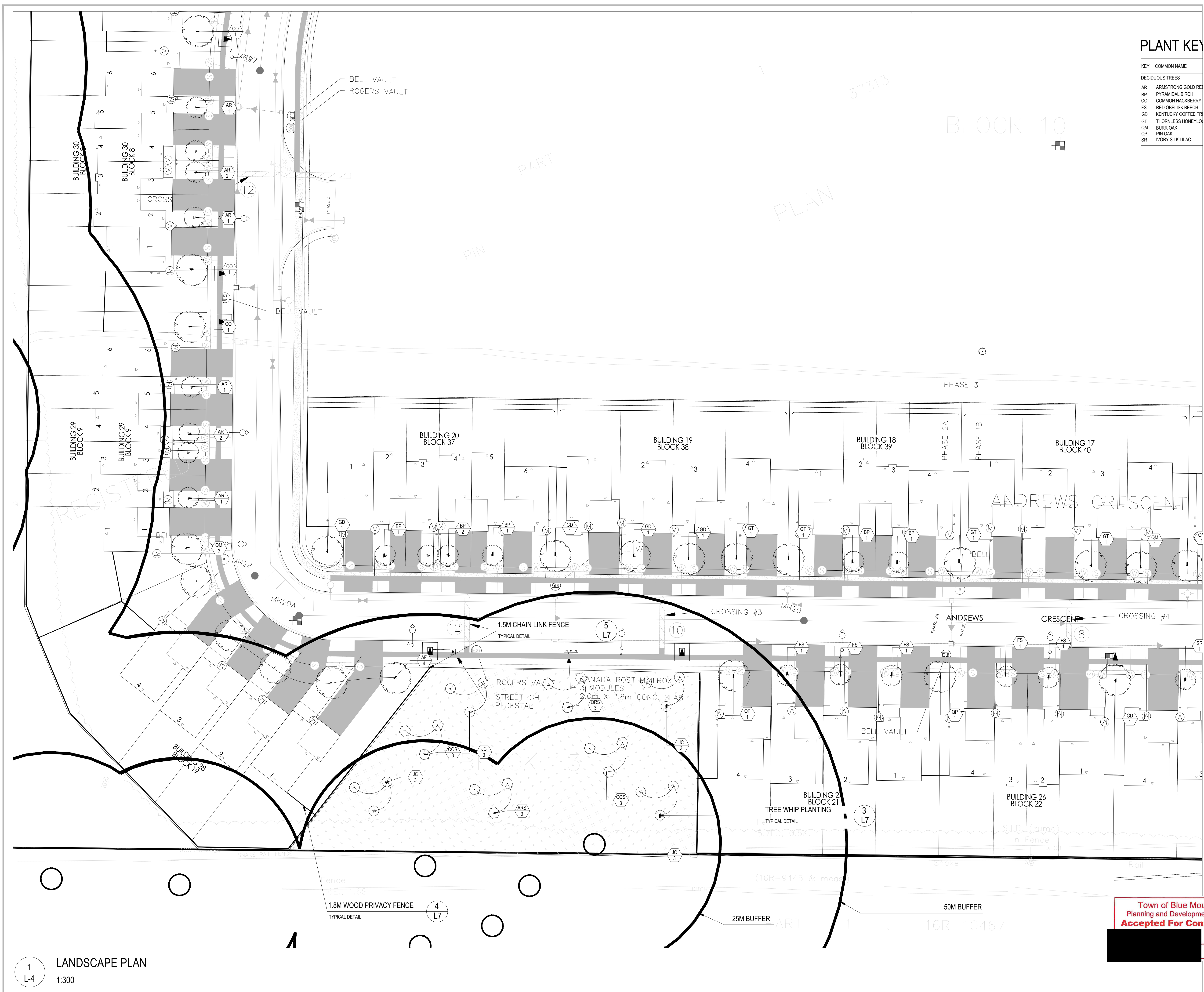
PLANT

KEY	COMMON NAME
DECIDUOUS TREES	
AR	ARMSTRONG
BP	PYRAMIDAL I
CO	COMMON HA
FS	RED OBELISK
GD	KENTUCKY C
GT	THORNLESS
QM	BURR OAK
QP	PIN OAK
SR	IVORY SILK L

Town of Blue Mountains
 Planning and Development Services
Accepted For Construction
 [Redacted Signature] *March 4, 2024*
 [Redacted] date

PLANT KEY

KEY	COMMON NAME
DECIDUOUS TREES	
AR	ARMSTRONG GOLD REI
BP	PYRAMIDAL BRCH
CO	COMMON HACKBERRY
FS	RED OBLISK BEECH
GD	KENTUCKY COFFEE TR
GT	THORNLESS HONEYLOC
QM	BURR OAK
OP	PIN OAK
SR	IVORY SILK LILAC



1 LANDSCAPE PLAN
L-4 1:300

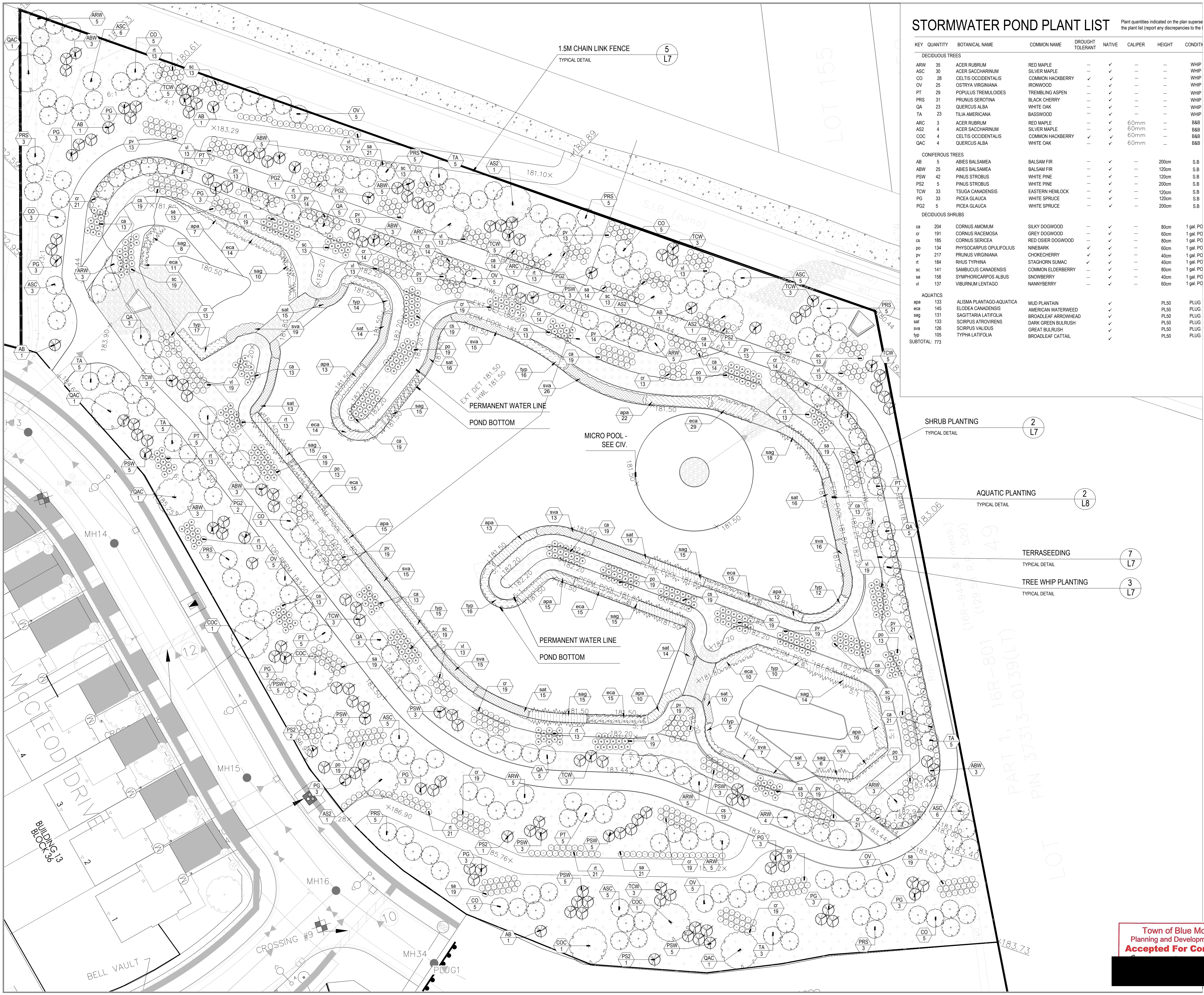
Town of Blue Mountains
Planning and Development Services
Accepted For Construction
March 4, 2022
date

PLANT KEY

KEY	COMMON NAME
DECIDUOUS TREES	
AR	ARMSTRONG GOLD RED MAPLE
BP	PYRAMIDAL BIRCH
CO	COMMON HACKBERRY
FS	RED OBELISK BEECH
GD	KENTUCKY COFFEE TREE
GT	THORNLESS HONEYLOCUST
QM	BURR OAK
QP	PIN OAK
SR	IVORY SILK LILAC



Town of Blue Mountains
 Planning and Development Services
Accepted For Construction
 March 4, 2026
 date



STORMWATER POND PLANT LIST

Plant quantities indicated on the plan supersede the plant list (report any discrepancies to the I)

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANT	NATIVE	CALIPER	HEIGHT	CONDITN
DECIDUOUS TREES								
ARW	35	ACER RUBRUM	RED MAPLE	-	✓	-	-	WHP
ASC	30	ACER SACCHARINUM	SILVER MAPLE	-	✓	-	-	WHP
CO	28	CELTIS OCCIDENTALIS	COMMON HACKBERRY	✓	✓	-	-	WHP
OV	25	OSTRYA VIRGINIANA	IRONWOOD	-	✓	-	-	WHP
PT	29	POPULUS TREMULOIDES	TREMBLING ASPEN	-	✓	-	-	WHP
PRS	31	PRUNUS SEROTINA	BLACK CHERRY	-	✓	-	-	WHP
QA	23	QUERCUS ALBA	WHITE OAK	-	✓	-	-	WHP
TA	23	TILIA AMERICANA	BASSWOOD	-	✓	-	-	WHP
ARC	3	ACER RUBRUM	RED MAPLE	-	✓	60mm	-	B&B
AS2	4	ACER SACCHARINUM	SILVER MAPLE	-	✓	60mm	-	B&B
COC	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	✓	✓	60mm	-	B&B
QAC	4	QUERCUS ALBA	WHITE OAK	-	✓	60mm	-	B&B
CONIFEROUS TREES								
AB	5	ABIES BALSAMEA	BALSAM FIR	-	✓	-	200cm	S.B
ABW	25	ABIES BALSAMEA	BALSAM FIR	-	✓	-	120cm	S.B
PSW	42	PINUS STROBUS	WHITE PINE	-	✓	-	120cm	S.B
PS2	5	PINUS STROBUS	WHITE PINE	-	✓	-	200cm	S.B
TCW	33	TSUGA CANADENSIS	EASTERN HEMLOCK	-	✓	-	120cm	S.B
PG	33	PICEA GLAUCIA	WHITE SPRUCE	-	✓	-	120cm	S.B
PG2	5	PICEA GLAUCIA	WHITE SPRUCE	-	✓	-	200cm	S.B
DECIDUOUS SHRUBS								
ca	204	CORNUS AMOMUM	SILKY DOGWOOD	-	✓	-	80cm	1 gal. PO
cr	191	CORNUS RACEMOSA	GREY DOGWOOD	-	✓	-	80cm	1 gal. PO
cs	185	CORNUS SERICEA	RED OSIER DOGWOOD	-	✓	-	80cm	1 gal. PO
pv	134	PHYSCARPUS OPILOLIUS	NINEBARK	✓	✓	-	60cm	1 gal. PO
po	217	PRUNUS VIRGINIANA	CHOKECHERRY	✓	✓	-	40cm	1 gal. PO
rt	184	RHUS TYPHINA	STAGHORN SUMAC	✓	✓	-	40cm	1 gal. PO
sc	141	SAMBUCUS CANADENSIS	COMMON ELDERBERRY	-	✓	-	80cm	1 gal. PO
sa	158	SYMPHORICARPUS ALBUS	SNOWBERRY	-	✓	-	40cm	1 gal. PO
vi	137	VIBURNUM LENTAGO	NANNYBERRY	-	✓	-	60cm	1 gal. PO
AQUATICS								
apa	133	ALISM PLANTAGO AQUATICA	MUD PLANTAIN	✓	✓	-	PL50	PLUG
eca	145	ELODEA CANADENSIS	AMERICAN WATERWEED	✓	✓	-	PL50	PLUG
sag	131	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	✓	✓	-	PL50	PLUG
sat	133	SCIRPUS ATROVIRENS	DARK GREEN BULRUSH	✓	✓	-	PL50	PLUG
sva	126	SCIRPUS VALIDUS	GREAT BULRUSH	✓	✓	-	PL50	PLUG
typ	105	TYPHA LATIFOLIA	BROADLEAF CATTAIL	✓	✓	-	PL50	PLUG
SUBTOTAL: 773								

Town of Blue Mountains
 Planning and Development Services
Accepted For Construction
 date

LANDSCAPE SPECIFICATIONS:

All sod shall conform to the standards of the Nursery Sod Growers Association of Ontario. All sodded areas shall be prepared with a minimum of 100mm of topsoil and sodded with #1 bluegrass - fescue nursery sod. On slopes, lay the turf pieces horizontally across the slope, starting at the bottom. For areas with a 2:1 slope or greater stake sod to hold in place with 1/2" x 1" x 12" turfs at two-foot spacings. All road buffer turf is to be sodded. Sod shall extend to the centreline of the ditch or the curb as applicable.

Unless soil tests suggest otherwise, fertilizer shall be applied as follows:
 Sodded areas: 11-8-4 (11% nitrogen, 8% phosphorus, 4% potash) at 4.5 kg/m.
 Planting beds: 7-7-7 (7% nitrogen, 7% phosphorus, 7% potash) at 0.12 kg/m, and bone meal at 0.58 kg/m of planting soil mixture as outlined below.

All planting beds are to be continuous, and excavated to a minimum depth of 450mm unless noted otherwise. Planting beds are to be filled with a soil mixture composed of six (6) parts sand loam, two (2) parts well rotted manure, and one (1) part peat moss, in addition to the fertilizers specified above.

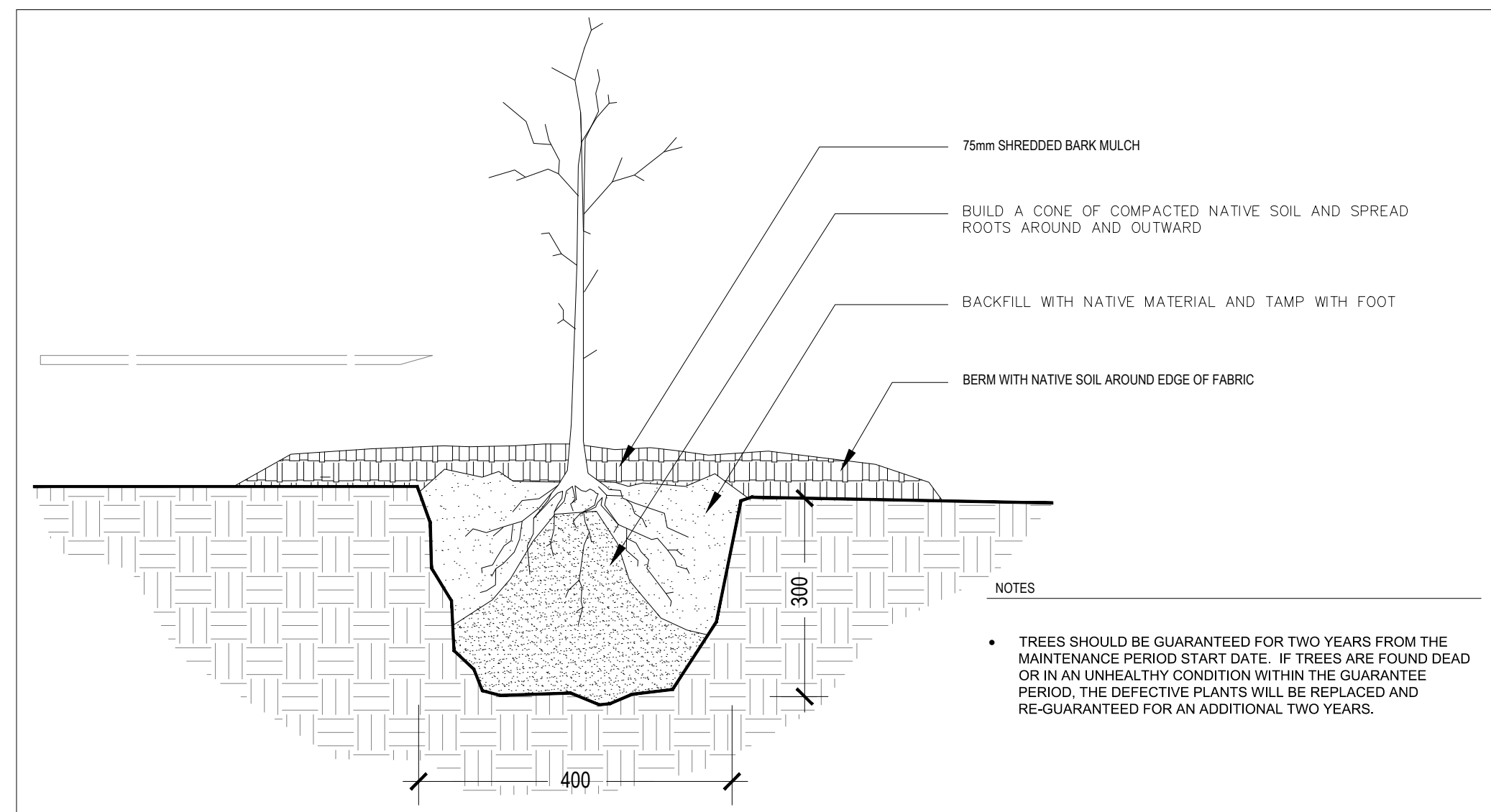
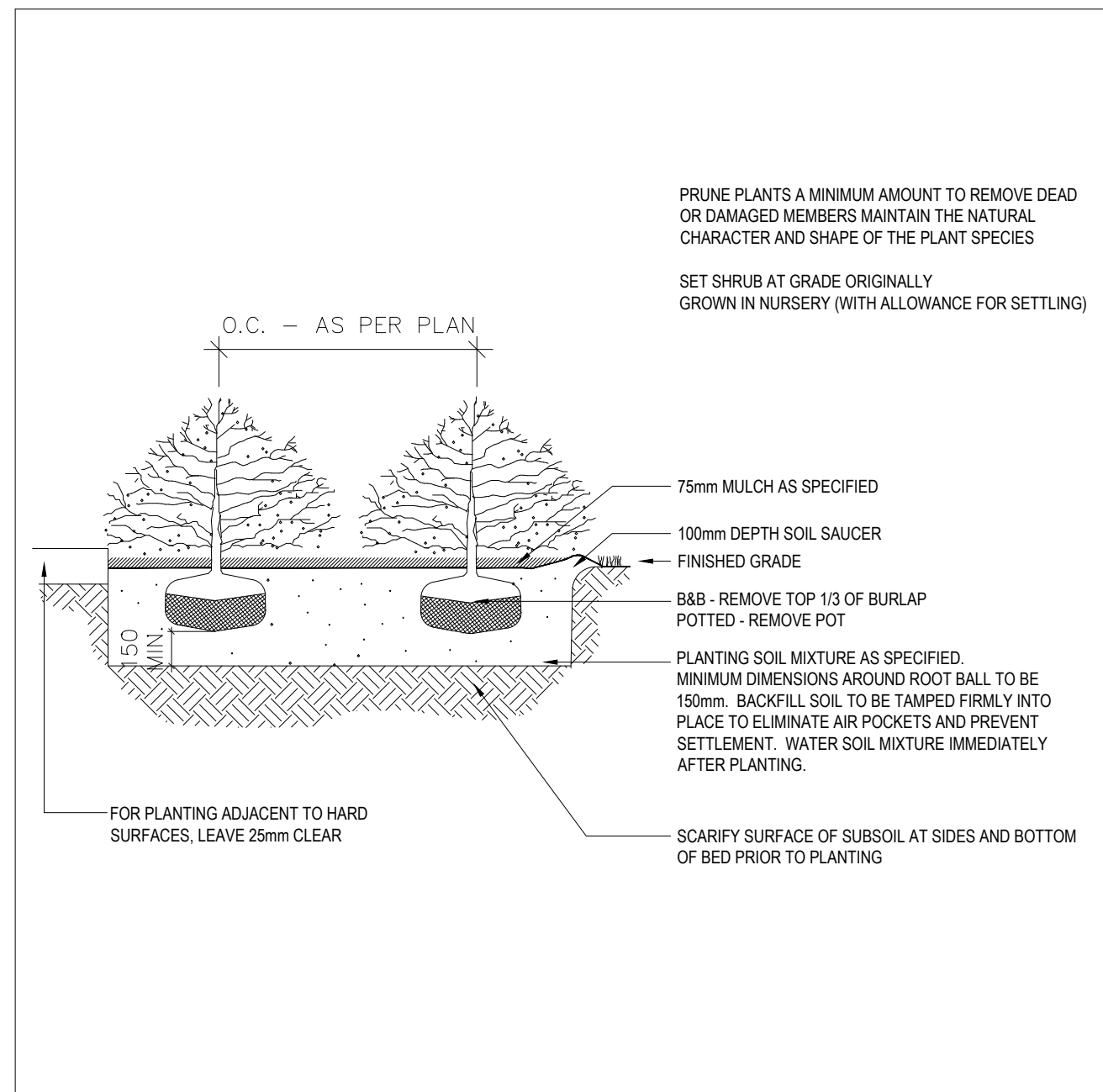
All plant material shall conform to the standards of the Canadian Nursery Trades Association. All plant material is to be clay grown stock. Install all plant material as shown on the planting plan and details. Use only viable nursery stock grown in strict accordance with proper horticultural practices which is free from damage, pests, and disease.

All beds are to be covered with a 75mm depth of clean, shredded pine bark mulch by Gr-Bark or approved equal unless noted otherwise. Guying and staking of trees shall conform to the planting details. Wrap all deciduous trees as per the specifications of the Ontario Landscape Contractors Association.

The contractor will observe proper maintenance procedures for all newly constructed landscape work as per Section 1E (Maintenance Work) of Landscape Ontario's specifications. Unless otherwise noted, this will apply during the construction period only. The contractor shall maintain all planting and sodding until final acceptance is granted by the Landscape Architect.

The contractor will be responsible for the protection of all plant material from damages resulting from winter conditions as well as rodents during the warranty period. Apply "Stok" rodent deterrent formula (or approved equal) to all coniferous trees and all shrubs in late October as per manufacturer's directions.

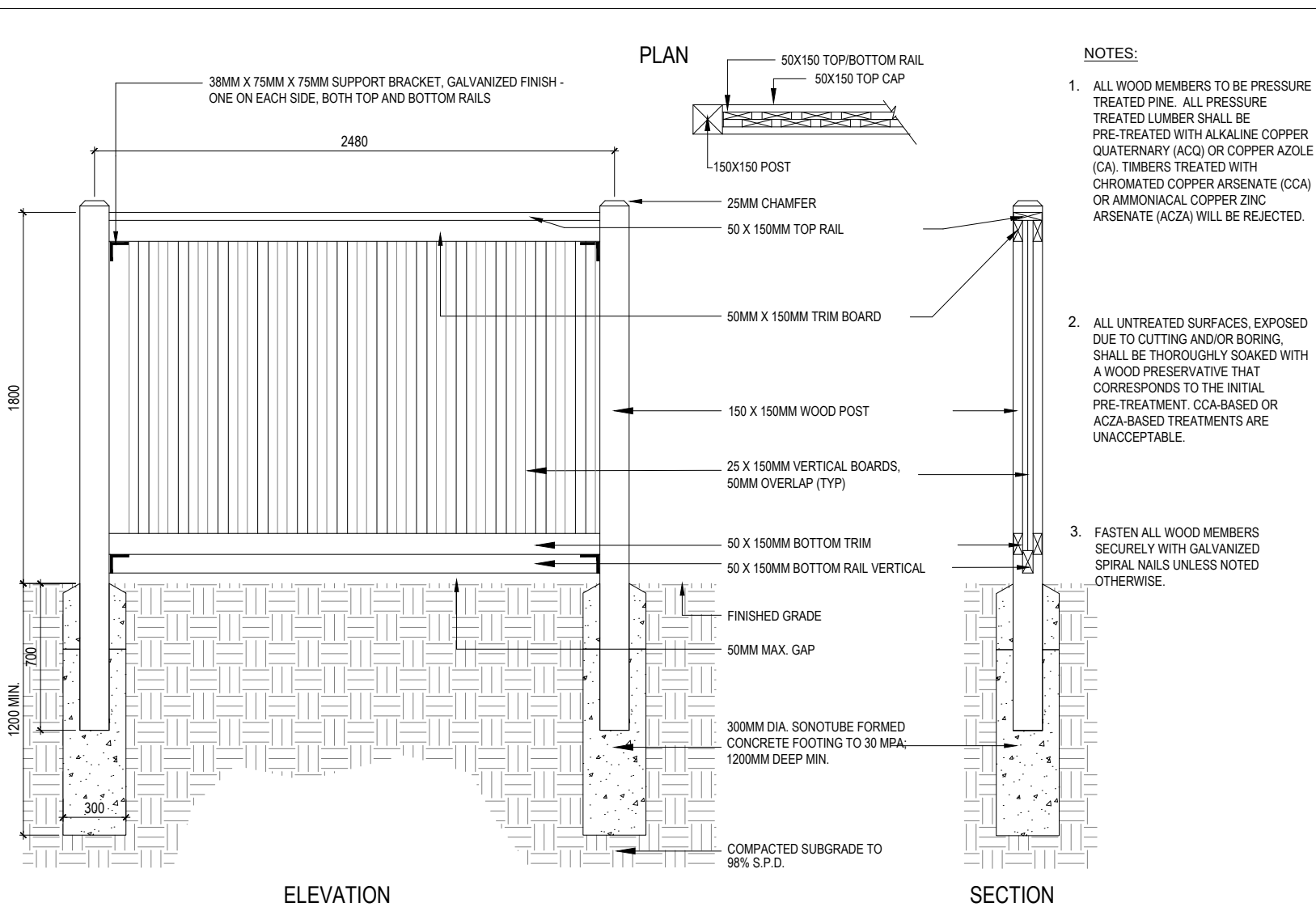
The contractor shall provide a full one year guarantee (or two years if required by the municipality or owner) on all landscape works, beginning on the date that final acceptance is granted by the Landscape Architect.



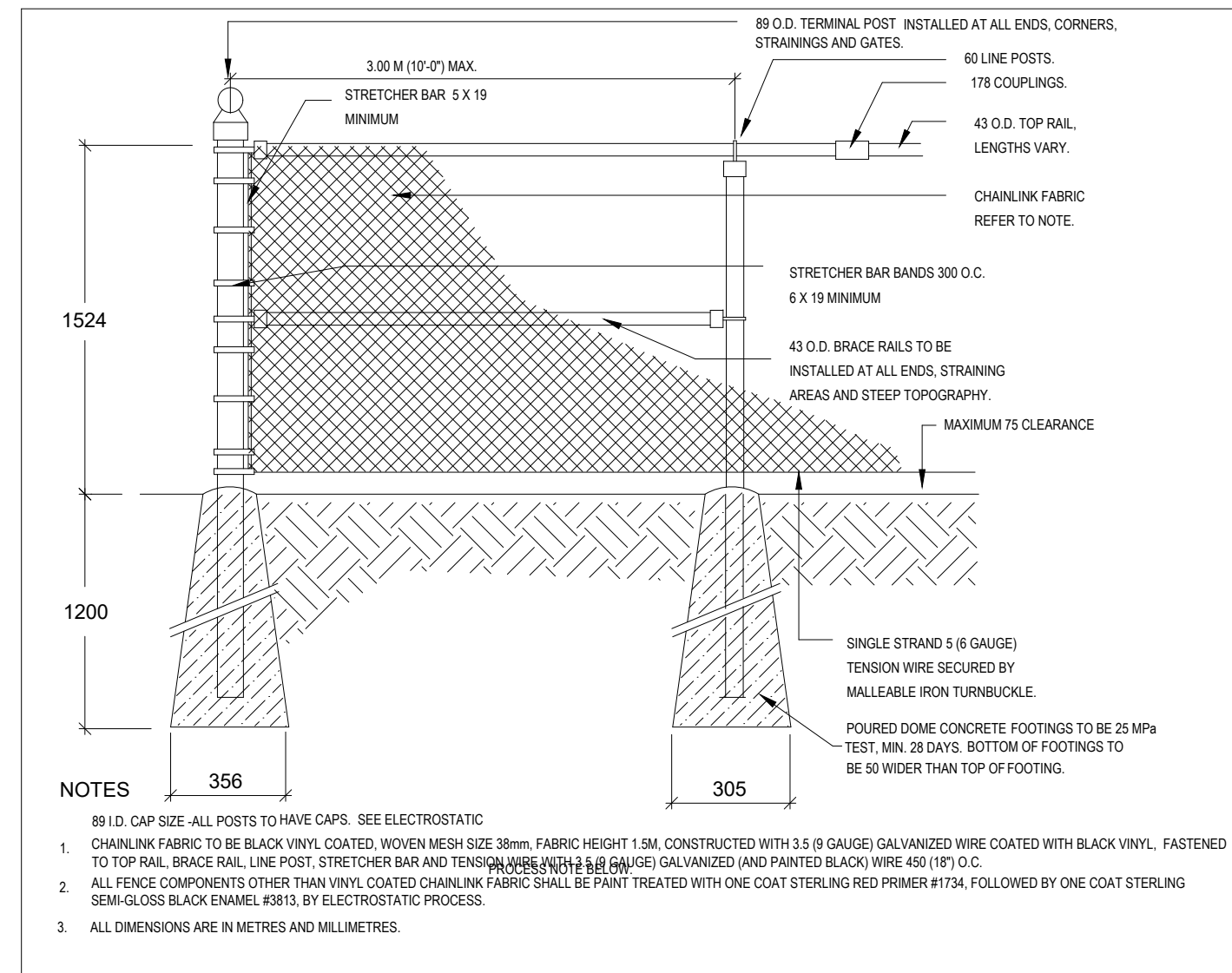
1 LANDSCAPE SPECIFICATIONS
L-7

2 SHRUB PLANTING
L-7

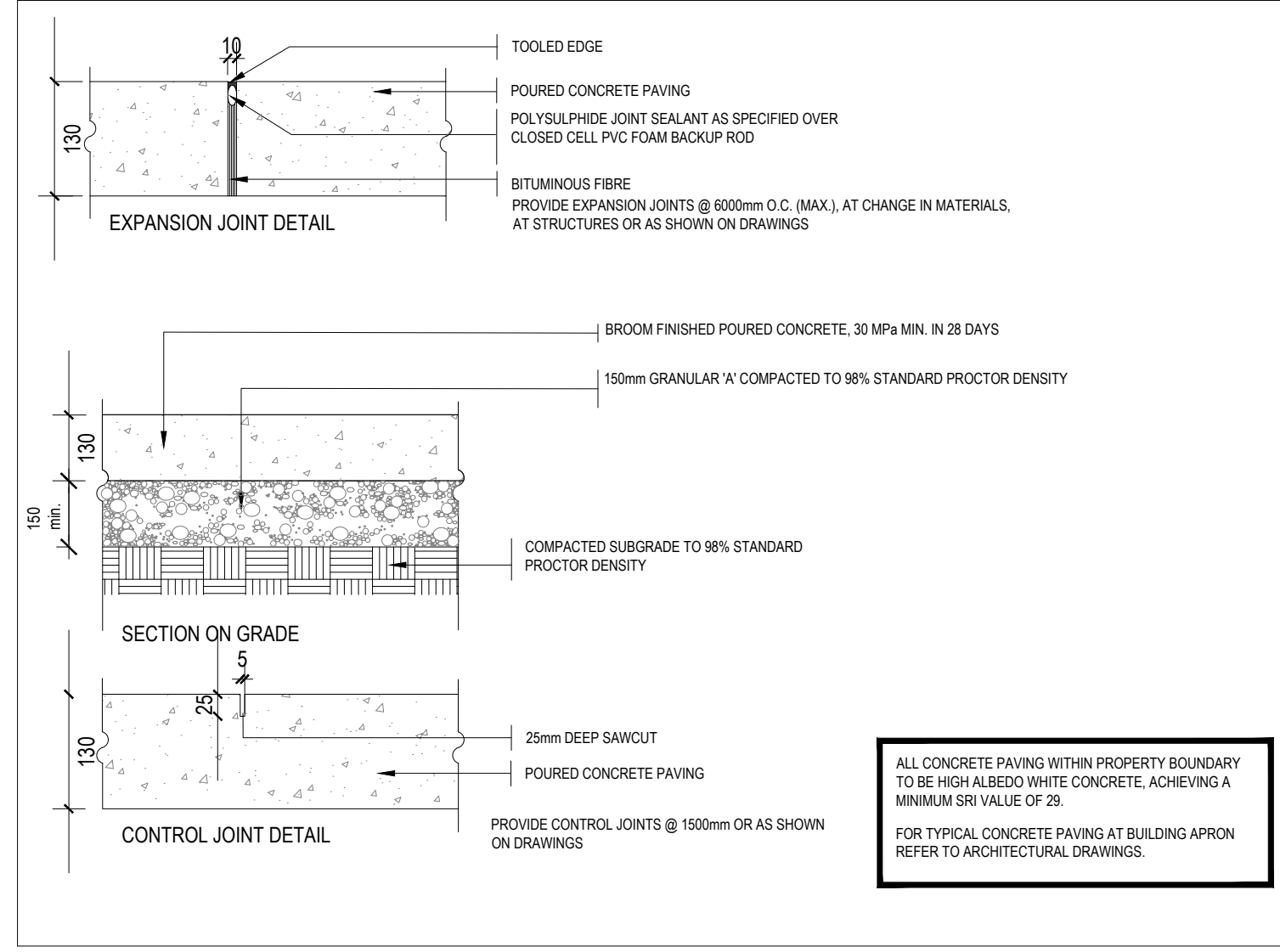
3 TREE WHIP PLANTING
L-7



4 1.8 m WOOD PRIVACY FENCE
L-7



5 1.5M BLACK VINYL CHAIN LINK FENCE
L-7



6 CONCRETE PAVING
L-7

SHORT UPLAND TRAIL SEED MIXTURE (OSC #8255)			STORMWATER POND MIXTURE OSC #8190		
APPLICATION RATE 25 KG/HA			APPLICATION RATE 25 KG/HA		
BOTANICAL NAME	COMMON NAME	% OF MIX	BOTANICAL NAME	COMMON NAME	% OF MIX
CANADA GOLDENROD	SOLIDAGO CANADENSIS		FOX SEDGE	CAREX VULPINOIDEA	5%
CANADA WILD RYE	ELYMUS CANADENSIS		VIRGINIA WILD RYE	ELYMUS VIRGINICUS	25%
HOARY VERVAIN	VERBENA STRICTA		CANADA BLUEGRASS	POA COMPRESSA	30%
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM		BIG LEAF MOUNTAIN MINT	PHYCANTHEMUM MUTICUM	1%
NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE		SWITCHGRASS	PANICUM VIRGATUM	25%
SHOWY TICK TREFOIL	DESMODIUM CANADENSE		CANADA BLUEJOINT	CALAMAGROSTIS CANADENSIS	2%
BLACK EYED SUSAN	RUDBECKIA HIRTA		BLACK EYED SUSAN	RUDBECKIA HIRTA	5%
WHITE/SILVER GOLDENROD	SOLIDAGO BICOLO		NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	5%
WILD BERGAMOT	MONARDA FISTULOSA		CANADA GOLDENROD	SOLIDAGO CANADENSIS	2%

SEEDING SPECIFICATIONS

PNEUMATICALLY APPLIED SUBSTRATE (TERRASEEDING OR APPROVED EQUAL) TO BE APPLIED AT A RATE OF 30KG/HA AT A DEPTH OF 50MM.

THE CONTRACTOR SHALL NOT CARRY OUT THE WORK UNDER ADVERSE WEATHER CONDITIONS SUCH AS HIGH WIND, FROZEN GROUND OR GROUND COVERED WITH SNOW, ICE OR STANDING WATER.

A SOIL TEST SHOULD BE PERFORMED BY A COMPETENT CONTRACTOR TO VERIFY MIXTURE AND PERCENTAGES REQUIRED.

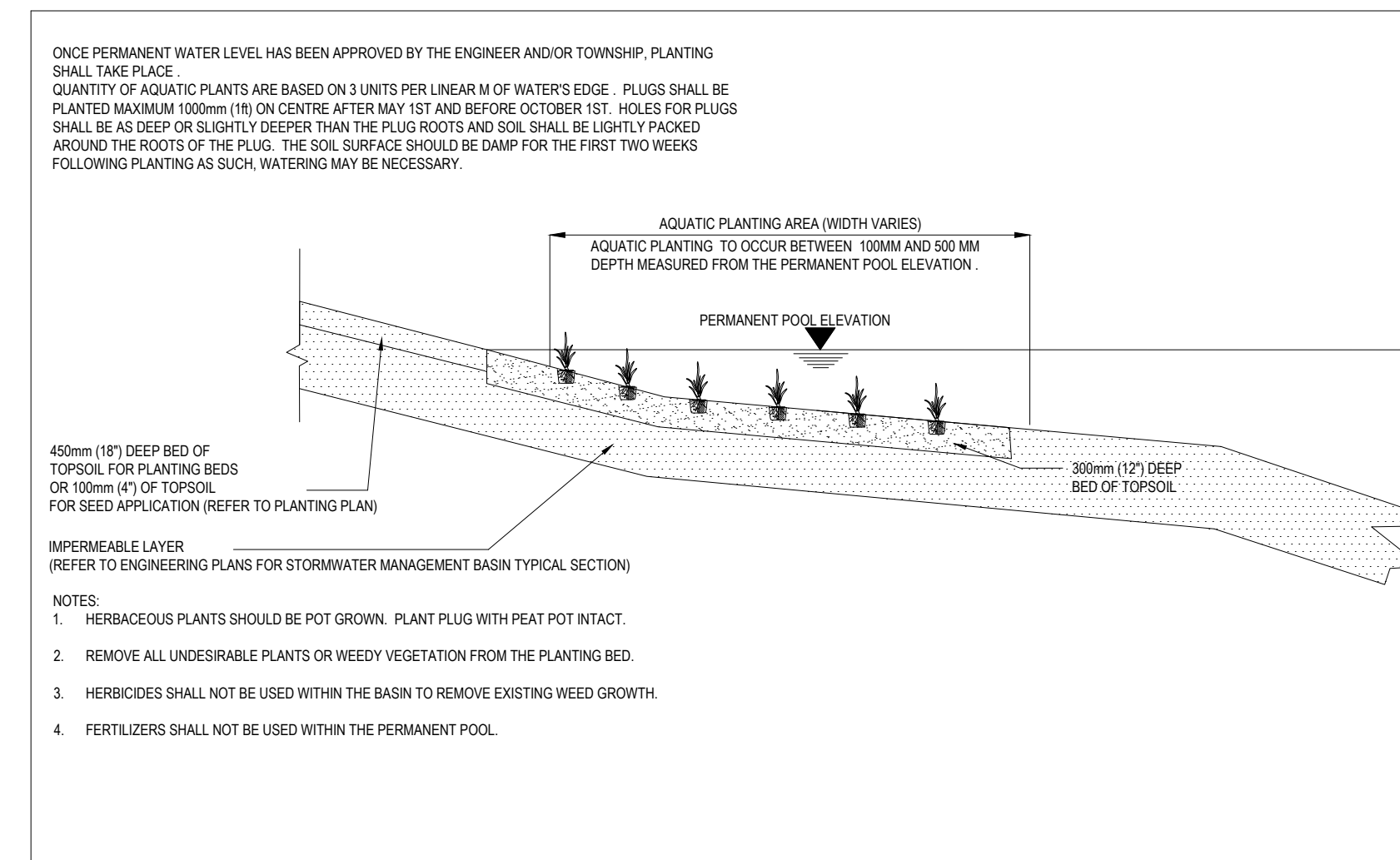
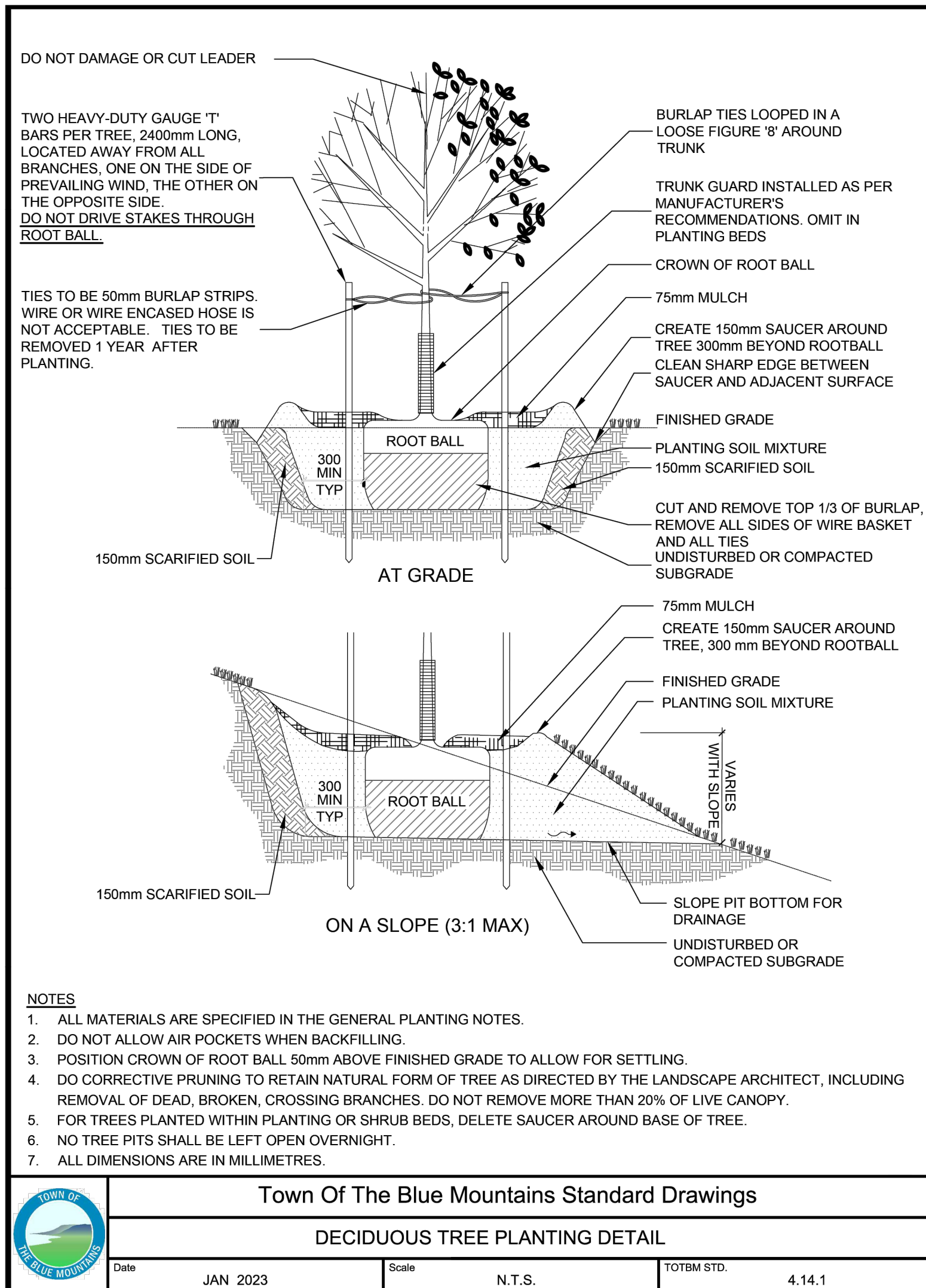
PREPARATION:
 GRADE SUB-GRADE: ELIMINATE UNEVEN AREAS AND LOW SPOTS, ENSURE POSITIVE DRAINAGE. REMOVE DEBRIS, ROOTS, BRANCHES, STONES IN EXCESS OF 50MM DIAMETER AND OTHER DELETERIOUS MATERIALS. REMOVE SUBSOIL THAT HAS BEEN CONTAMINATED WITH OIL, GASOLINE OR CALCIUM CHLORIDE, DISPOSE OF REMOVED MATERIAL, AS DIRECTED BY LANDSCAPE ARCHITECT.

GRADE SUB-GRADE FOR SEEDING TO A UNIFORM SURFACE AND REMOVE VEGETATION WHICH MAY INTERFERE WITH SEEDING OPERATIONS. LOOSEN SOIL TO DEPTH OF 25MM MINIMUM AND REMOVE STONES AND FOREIGN MATERIAL WHICH PROTRUDE MORE THAN 75MM ABOVE THE SURFACE.

CONTRACTOR TO SUPPLY AND INSTALL 100MM (4") LAYER OF TOPSOIL OVER THE AREA TO BE SEEDDED PRIOR TO SEEDING. SEEDING SHALL OCCUR IMMEDIATELY FOLLOWING INSTALLATION OF TOPSOIL. IF A DELAY OCCURS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL WEEDS PRIOR TO SEEDING, SHOULD THEY FAIL TO EXECUTE SEEDING IN A TIMELY MANNER.

MAINTENANCE:
 SEEDDED AREAS TO BE MAINTAINED BY CONTRACTOR ENSURING ADEQUATE WATER, FERTILIZER, ANNUAL MOWINGS (2-3 YEAR ONE, AND 1-2 YEAR TWO), MAINTENANCE AND REPAIR UNTIL SEEDDED AREAS ARE PROPERLY ESTABLISHED. AREAS SEEDDED IN FALL WILL BE ACCEPTED IN FOLLOWING SPRING, ONE MONTH AFTER START OF GROWING SEASON PROVIDED ACCEPTANCE CONDITIONS ARE FULFILLED.

7 TERRASEEDING
L-7



1 DECIDUOUS TREE PLANTING
L-8

2 AQUATIC PLANTING
L-8

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
date