

ALTA SUBDIVISION

PHASE II

TOWN OF THE BLUE MOUNTAINS

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ELECTRICAL — TITLE

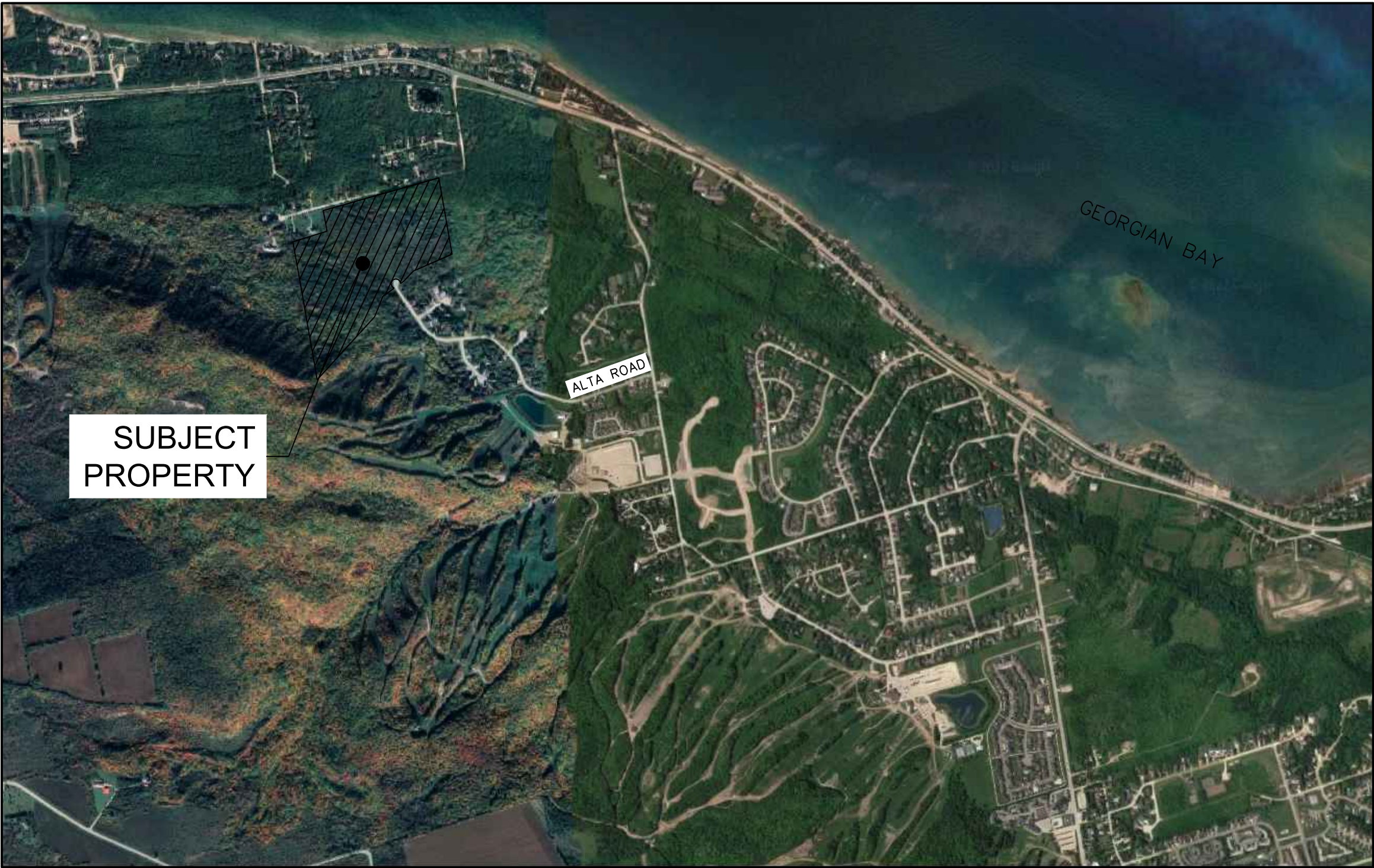
E001	ELECTRICAL SPECIFICATIONS, CROSS-SECTION DETAILS, LEGEND & DRAWING LIST
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S001-WW	GENERAL CONSTRUCTION NOTES
S200-WW	CULVERT #6 WING WALLS & TYPICAL DETAILS
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LANDSCAPE — TITLE

TMP-1	TREE MANAGEMENT PLAN
MTP-1	TRAIL MASTER PLAN
SFP-1	SWM FACILITY PLANTING PLAN
LD-1	LANDSCAPE DETAILS



MUNICIPALITY

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

DEVELOPER

TABERA LTD.
25 IMPERIAL STREET SUITE 200
TORONTO, ONTARIO, M5P 1B9

DEVELOPER'S ENGINEER & LANDSCAPE ARCHITECT



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



**REVISED PER TOWN REVIEW COMMENTS.

MASTER LEGEND

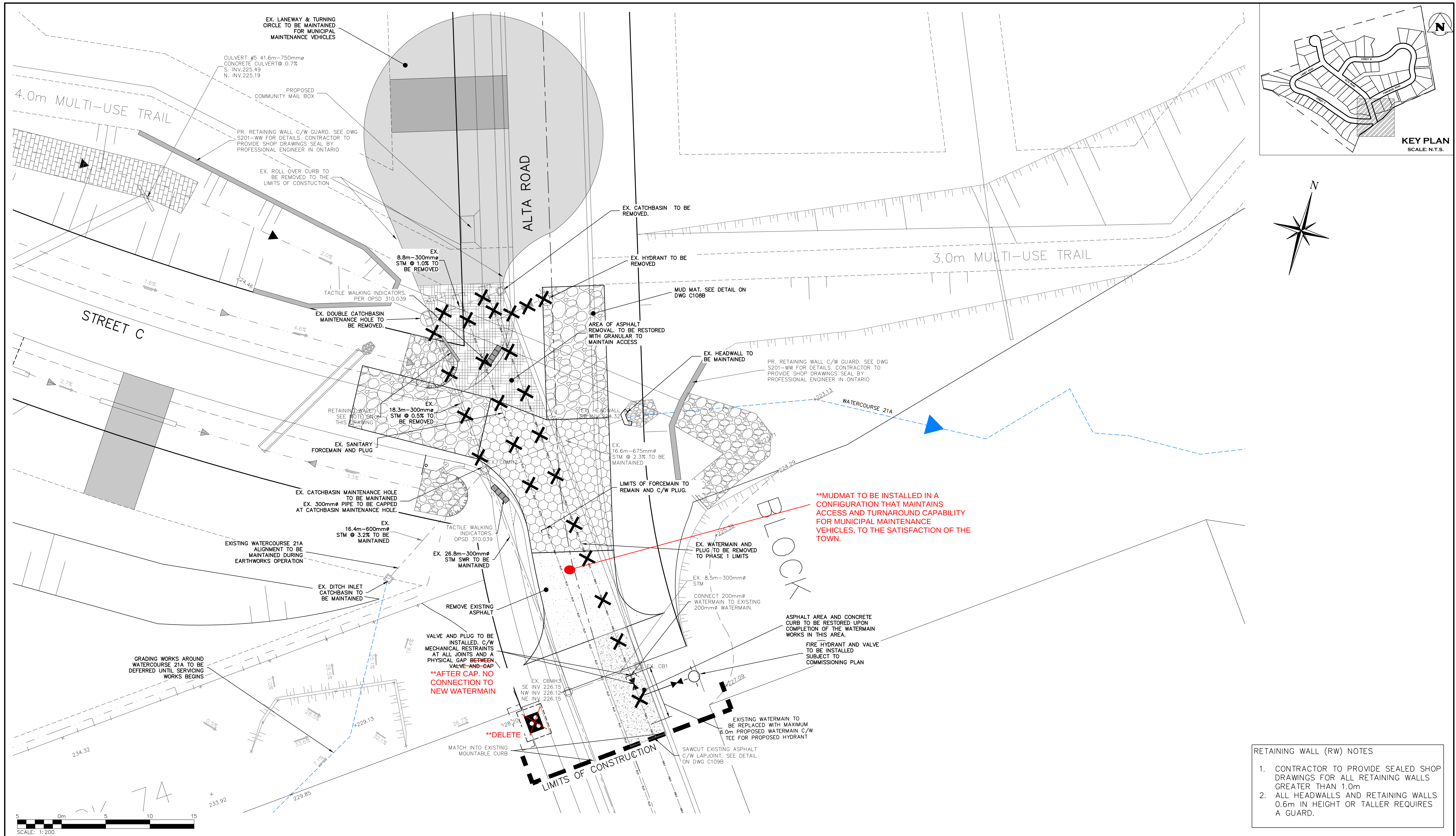
EXISTING FEATURES (EX.)

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

PROPOSED FEATURES (PR.)

	PR. PROPERTY LIMITS
	PR. ELEVATION
	PR. ELEVATION (MATCH EX. ELEVATION)
	PR. SWALE & SLOPE
	PR. DITCH DRAINAGE
	PR. SUBDRAIN
	PR. WATERMAIN & VALVE
	PR. WATER SERVICE
	PR. FIRE HYDRANT & VALVE
	PR. WATER VALVE CHAMBER
	PR. WATER QUALITY TESTING STATION
	PR. SANITARY SEWER & MANHOLE
	PR. SANITARY FORCEMAIN
	PR. SANITARY SERVICE
	PR. SANITARY CATCHMENT
	CATCHMENT AREA ID
	AREA (ha)
	POPULATION (2.15 p.p.u.)
	PR. STORM SEWER & MANHOLE
	PR. CATCHBASIN
	PR. DOUBLE CATCHBASIN
	PR. CATCHBASIN MANHOLE
	PR. DOUBLE CATCHBASIN MANHOLE
	PR. STORM SERVICE LATERALS
	PR. STORM CATCHMENT
	CATCHMENT AREA ID
	% IMPERVIOUS (URBAN)
	CURVE NUMBER (RURAL)
	DRAINAGE AREA (ha)
	PR. CURB CUT
	PR. CANADA POST COMMUNITY MAIL BOX
	PR. TRANSFORMER
	PR. STOP SIGN
	PR. NAME SIGN
	PR. NO PARKING SIGN
	PR. FENCE
	PR. BUILDING ENVELOPE
	PR. LIGHT DUTY SILT FENCE
	PR. HEAVY DUTY SILT FENCE
	PR. STRAW BALE CHECK FLOW
	PR. ROCK CHECK DAM
	TERRAFIX FM200 TURF
	PR. SLOPE (3:1 MAX.)
	PR. TREE PRESERVATION AREA
	PR. TOPSOIL STOCKPILE LOCATION
	LONG TERM STABLE TOP OF SLOPE (G.E.I. JANUARY 2022)
	NIAGARA ESCARPMENT COMMISSION DEVELOPMENT CONTROL LIMITS
	MAJOR OVERLAND FLOW DIRECTION
	CROSS SECTION LOCATION
	CROSS SECTION ID
	REFER TO SHEET FOR CROSS SECTION
	ITEM TO BE REMOVED

PROJECT No.: 1 19-2528
RE-ISSUED FOR PRE-SERVICING AGREEMENT



- RETAINING WALL (RW) NOTES
1. CONTRACTOR TO PROVIDE SEALED SHOP DRAWINGS FOR ALL RETAINING WALLS GREATER THAN 1.0m
 2. ALL HEADWALLS AND RETAINING WALLS 0.6m IN HEIGHT OR TALLER REQUIRES A GUARD.

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4. DO NOT SCALE THE DRAWINGS.

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

TEMPORARY BENCHMARKS

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

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

Signature: *Brian Walsh* Date: *15-Jun-2026*

****REVISED PER TOWN REVIEW COMMENTS.**

No.	ISSUE	DATE: YYYY/MM/DD
0	*** NOT INCLUDED THIS SUBMISSION ***	2023/01/31
1	*** NOT INCLUDED THIS SUBMISSION ***	2023/09/11
2	*** NOT INCLUDED THIS SUBMISSION ***	2025/02/12
3	*** NOT INCLUDED THIS SUBMISSION ***	2025/10/29
4	*** NOT INCLUDED THIS SUBMISSION ***	2026/04/02
5	ISSUED FOR PRE-SERVICING AGREEMENT	2026/05/25
6	RE-ISSUED FOR PRE-SERVICING AGREEMENT	2026/06/05

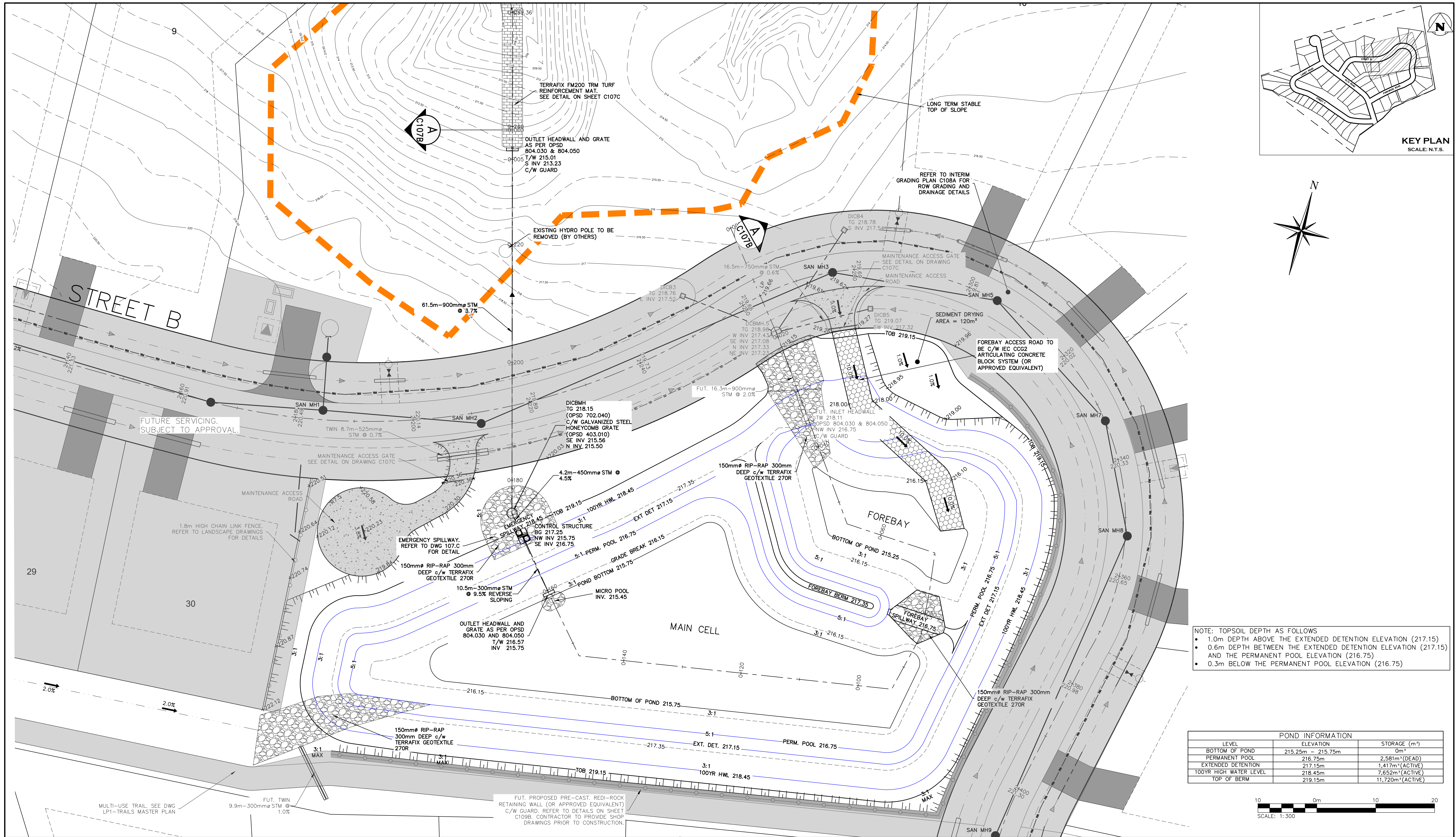
Engineer: **L.T. KERSCHBAUMER** 100532793
PROVINCE OF ONTARIO

Engineer: **G.F. COOPER** 100532614
PROVINCE OF ONTARIO

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

Drawing: **CONNECTION TO PHASE 1 (INTERIM CONDITION)**

Drawn By: R.D./N.L.	Design By: R.D./N.L.	Project: 119-2528
Check By: J.K.	Check By: G.C.	Scale: 1:200 Drawing: C101C



NOTE: TOPSOIL DEPTH AS FOLLOWS

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

POND INFORMATION		
LEVEL	ELEVATION	STORAGE (m³)
BOTTOM OF POND	215.25m - 215.75m	0m³
PERMANENT POOL	216.75m	2,581m³ (DEAD)
EXTENDED DETENTION	217.15m	1,417m³ (ACTIVE)
100YR HIGH WATER LEVEL	218.45m	7,652m³ (ACTIVE)
TOP OF BERM	219.15m	11,720m³ (ACTIVE)

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

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
Pre-Servicing Only
AFC Drawings are only valid as part and upon execution of a Pre-servicing Agreement
signature: *Brian Walsh* date: *15-Jun-2026*
****REVISED PER TOWN REVIEW COMMENTS.**

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5	ISSUED FOR PRE-SERVICING AGREEMENT	2026/05/25
6	RE-ISSUED FOR PRE-SERVICING AGREEMENT	2026/06/05

Engineer
L.T. KERSCHBAUMER
100532793
PROVINCE OF ONTARIO
June 5, 2026

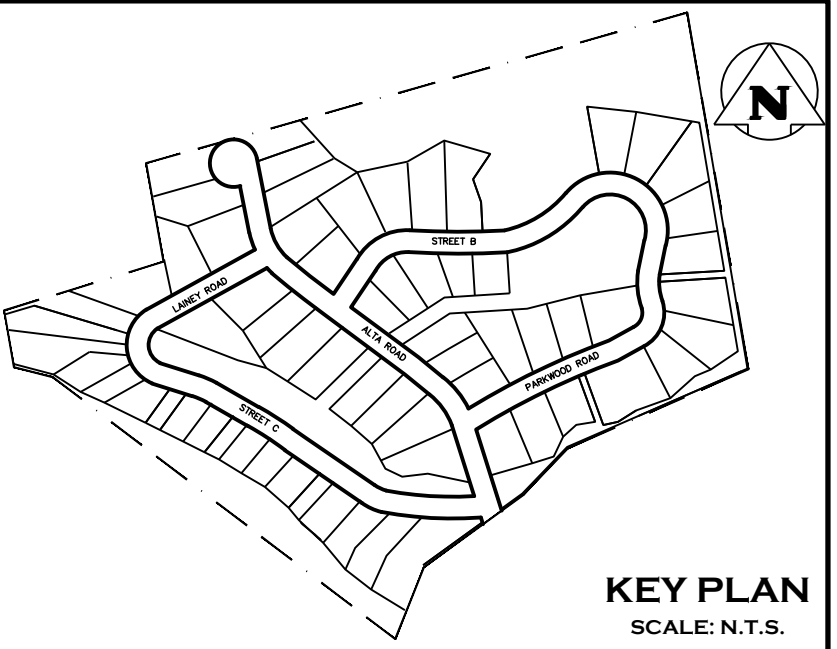
Engineer
R.A. ALEXANDER
100213093
PROVINCE OF ONTARIO
June 5, 2026

Project
ALTA SUBDIVISION PHASE II
TOWN OF THE BLUE MOUNTAINS

Drawing
STORMWATER MANAGEMENT FACILITY PLAN

C CROZIER
CONSULTING ENGINEERS

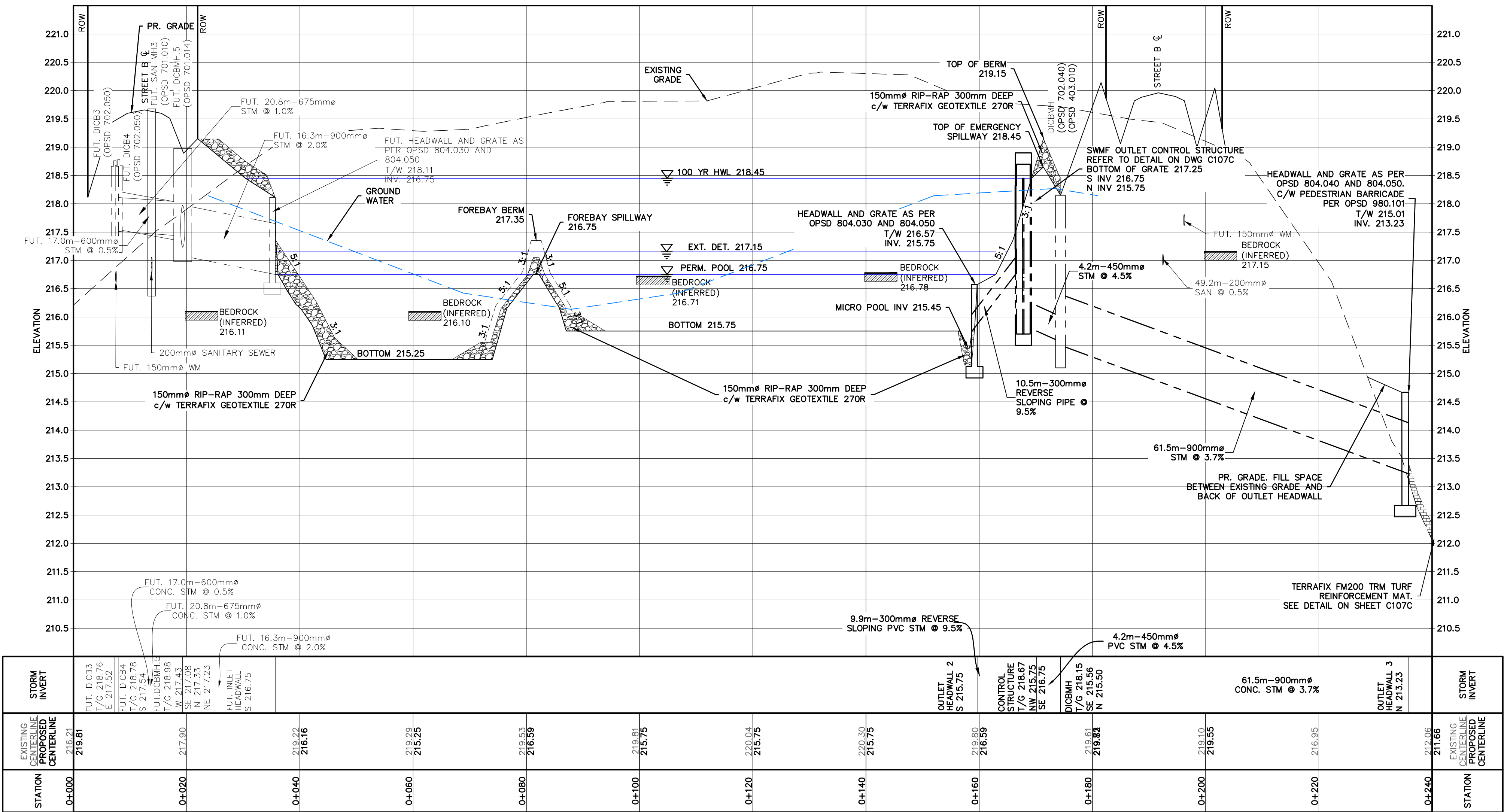
Drawn By	R.D./N.L.	Design By	R.D./N.L.	Project	119-2528
Check By	J.K.	Check By	R.A.	Scale	1:300
				Drawing	C107A



NOTE:
THE "GEOTECHNICAL LETTER, ALTA SUBDIVISION PHASE 2 (JANUARY 2023), PREPARED BY GEI CONSULTANTS" IDENTIFIED LOCAL COHESIONLESS SOIL DEPOSITS THAT MAY BE ENCOUNTERED WITHIN THE POND BLOCK.

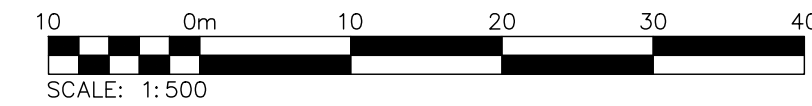
EXCAVATION OF THE POND MUST BE COMPLETED UNDER SUPERVISION OF THE GEOTECHNICAL ENGINEER TO DETERMINE IF A CLAY LINER IS REQUIRED.

Pond Cross Section A-A



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Signature: *Brian W. [Signature]* Date: 15-Jun-2026
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Engineer
L.T. KERSCHBAUMER
100532793
PROVINCE OF ONTARIO
June 5, 2026

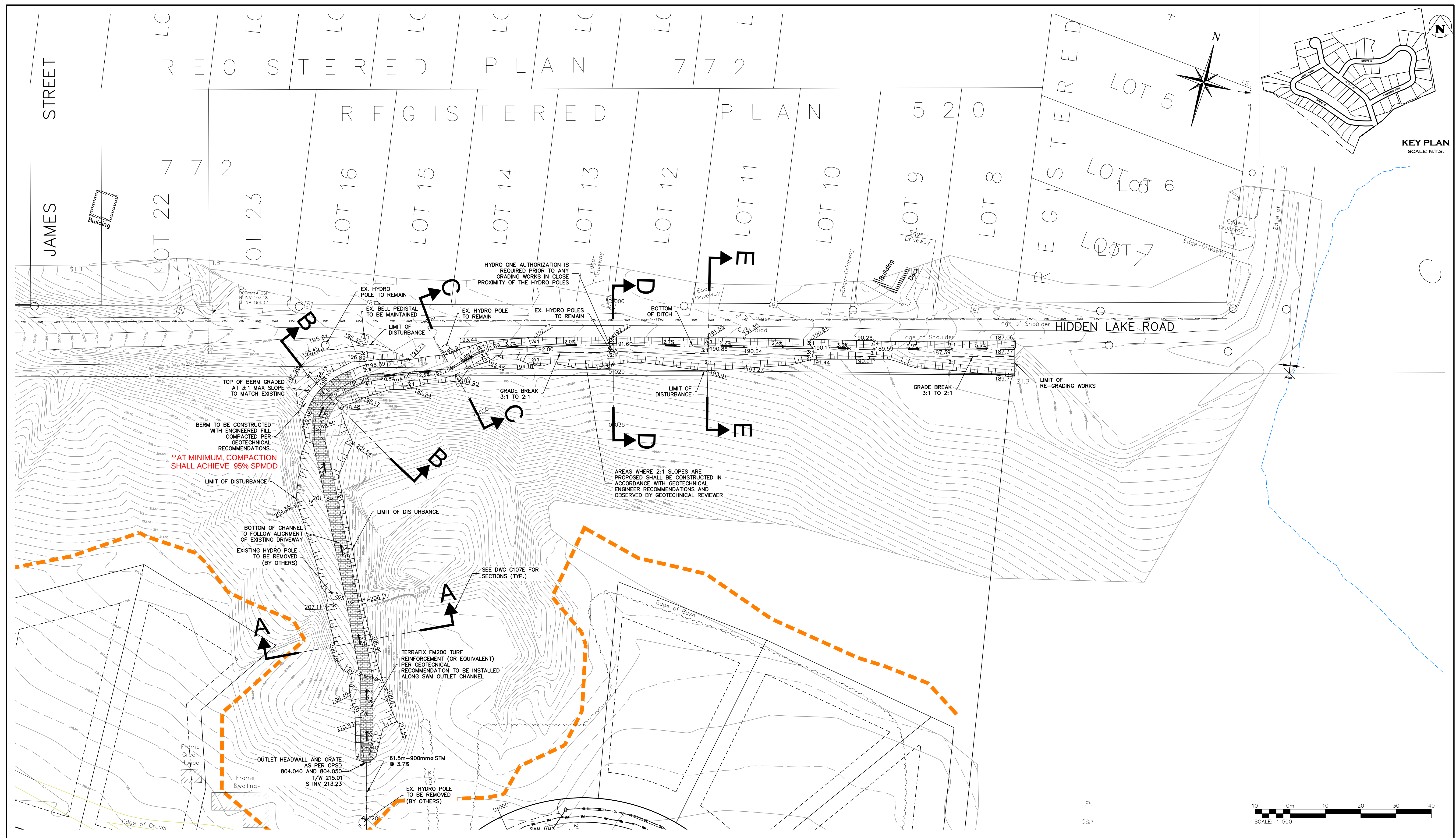
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R.A. ALEXANDER
100213093
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June 5, 2026

Project
ALTA SUBDIVISION PHASE II
TOWN OF THE BLUE MOUNTAINS

Drawing
STORMWATER MANAGEMENT FACILITY
(CROSS SECTION)

CROZIER CONSULTING ENGINEERS

Drawn By: R.D./N.L. Design By: R.D./N.L. Project: 119-2528
Check By: J.K. Check By: R.A. Scale H-1:500 Drawing: C107B
V-1:50



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OF 217 HIDDEN LAKE RD. ELEV=225.17

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

A/C Drawings are only valid as perit and upon execution of a
Pre-servicing Agreement

Brian Wark 15-JUN-2024
signature date

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0	ISSUED FOR THIRD SUBMISSION	2025/02/07
1	ISSUED FOR FOURTH SUBMISSION	2025/10/02
2	ISSUED FOR FIFTH SUBMISSION	2026/04/02
3	ISSUED FOR PRE-SERVICING AGREEMENT	2026/05/25
4	RE-ISSUED FOR PRE-SERVICING AGREEMENT	2026/06/05

Engineer

LICENSED PROFESSIONAL ENGINEER

J.T. KERSCHBAUMER

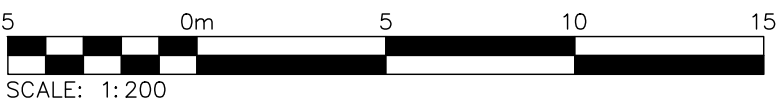
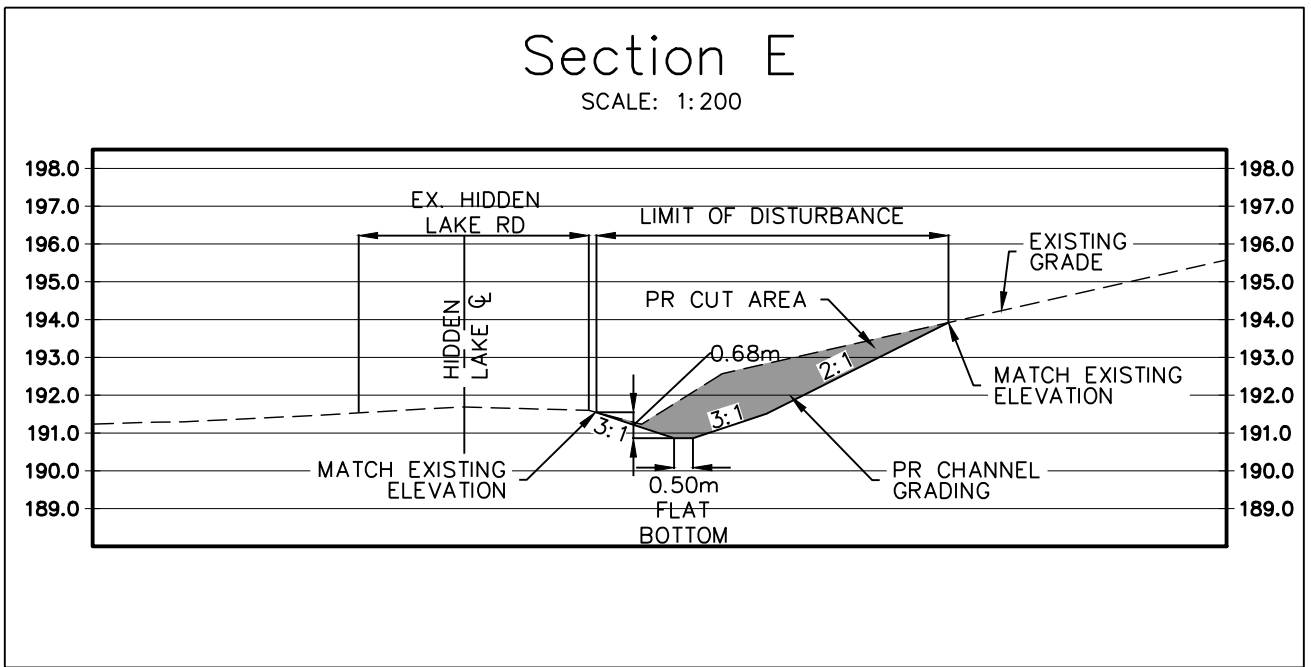
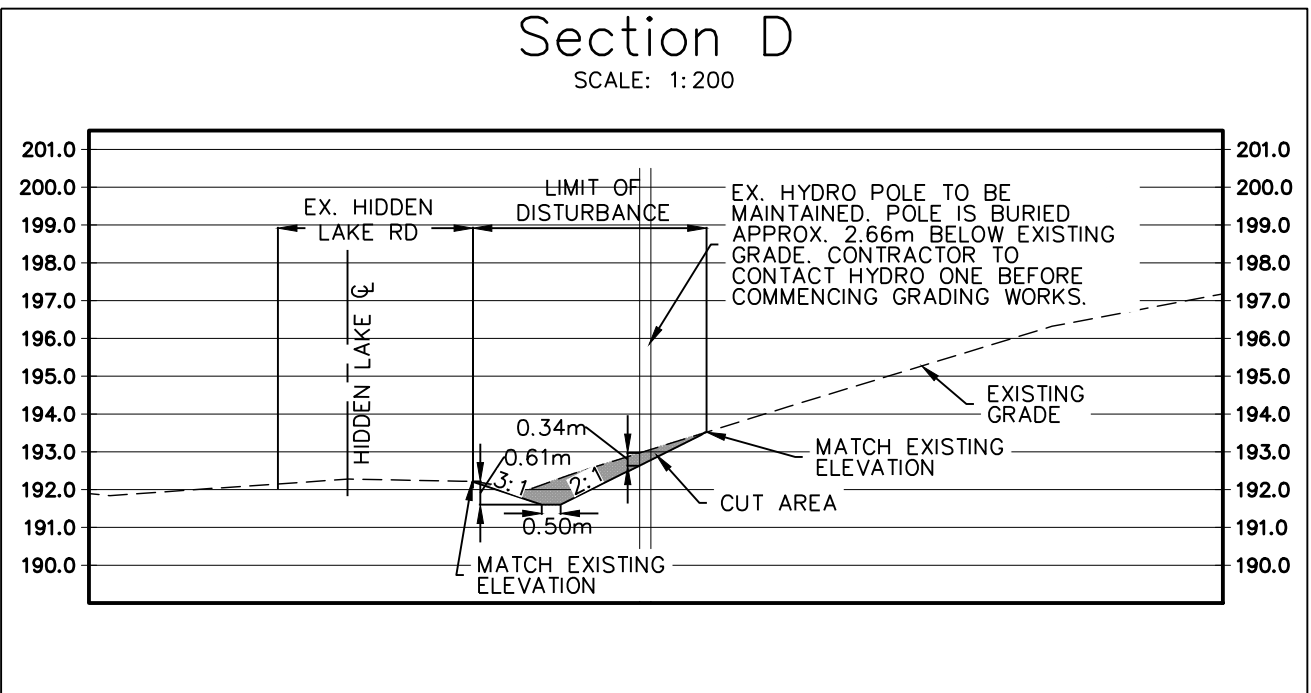
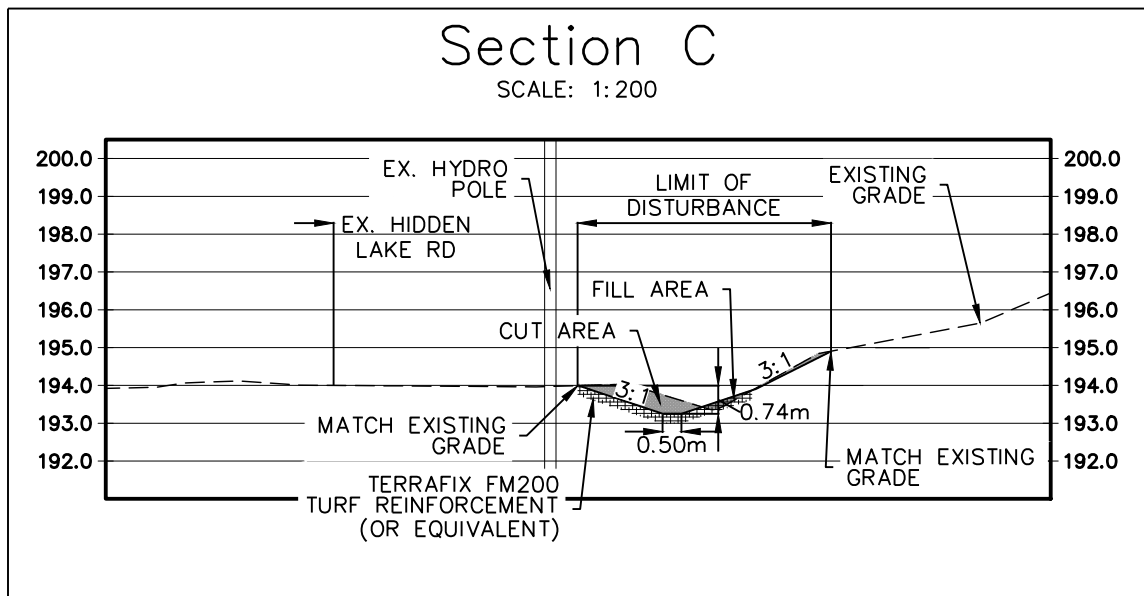
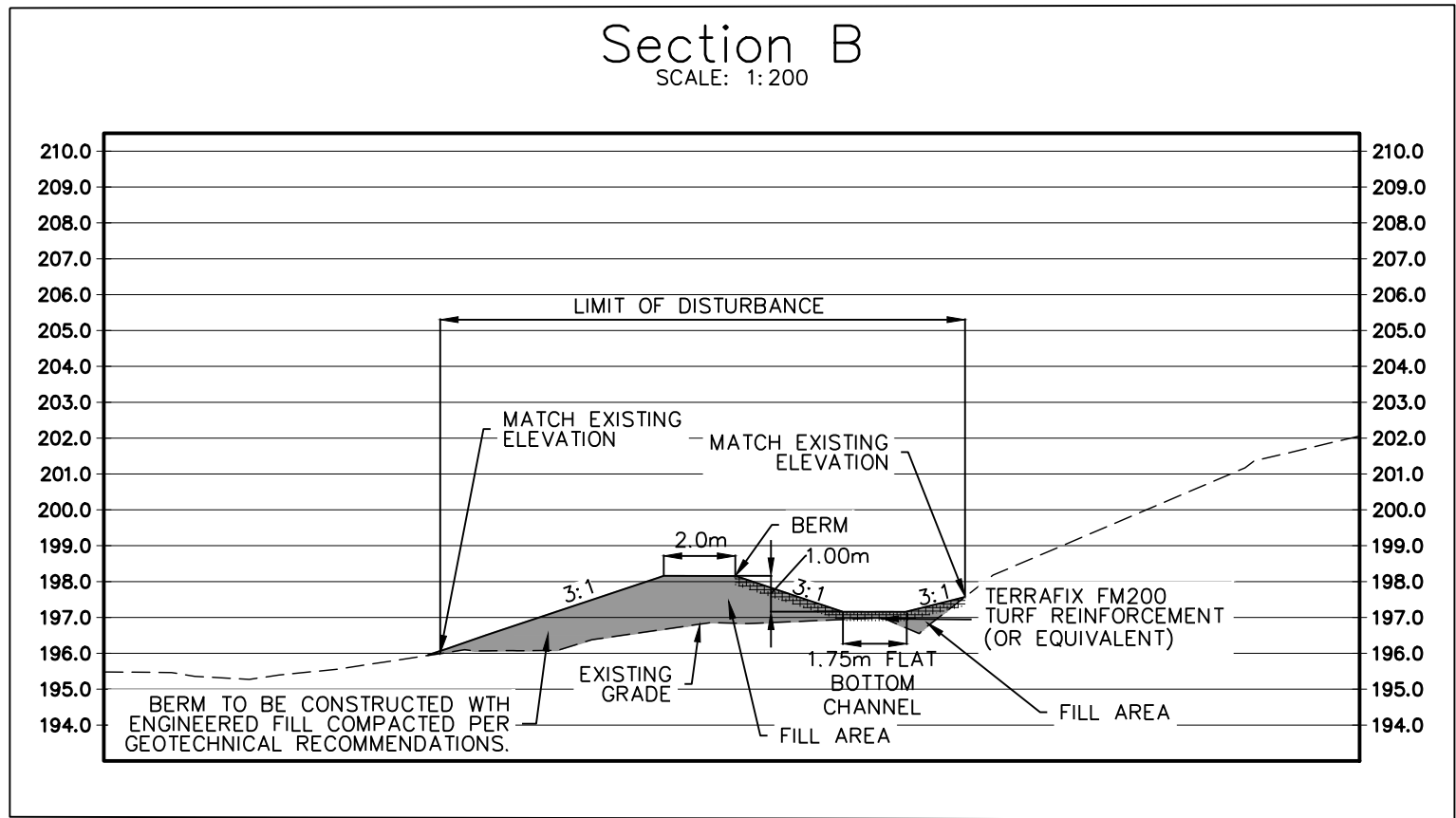
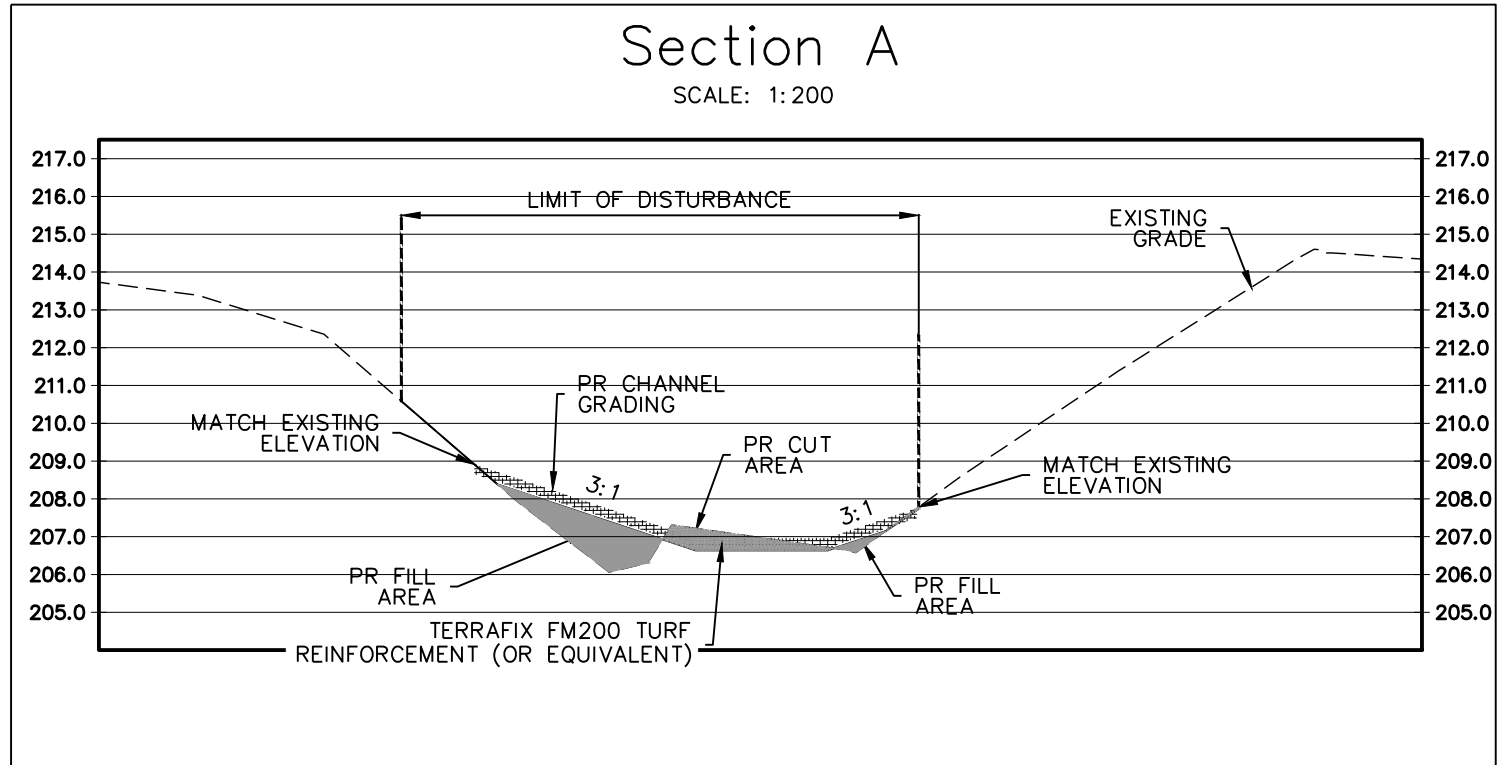
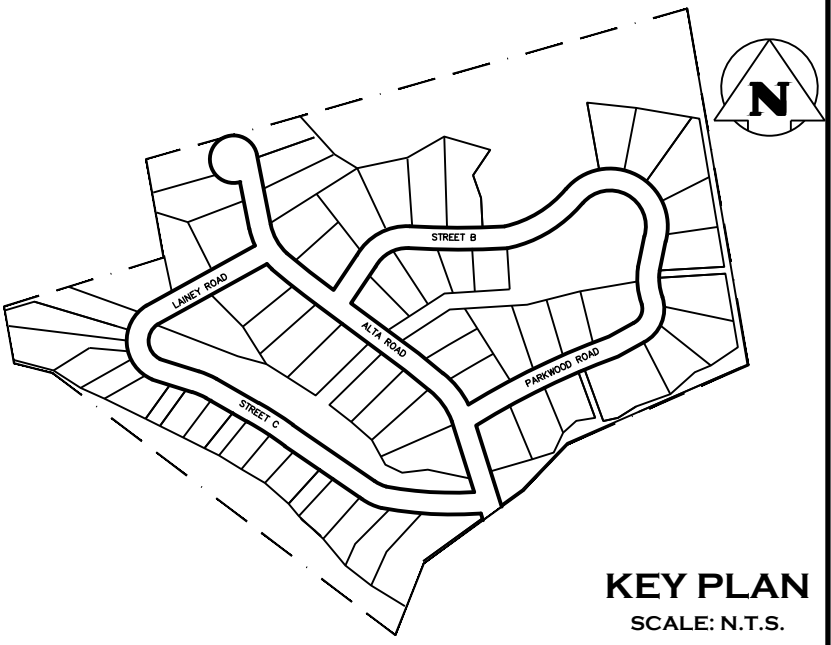
100532793

June 5, 2026

PROVINCE OF ONTARIO

Project	ALTA SUBDIVISION PHASE II TOWN OF THE BLUE MOUNTAINS
Drawing	STORMWATER DRAINAGE CONVEYANCE PLAN

 <b style="font-size: 2em;">CROZIER CONSULTING ENGINEERS					
Drawn By	R.D./N.L.	Design By	R.D./N.L.	Project	119-2528
Check By	J.K.	Check By	R.A.	Scale	1:500
				Drawing	C107D

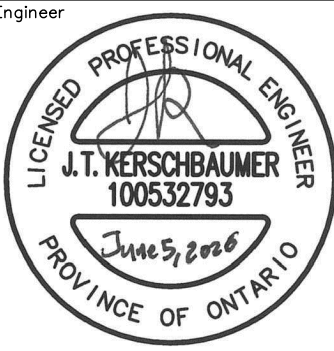


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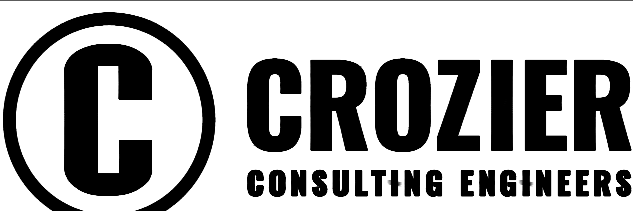
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Ben Woolf 15-Jun-2026
signature date
***REVISED PER TOWN REVIEW COMMENTS.**

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3	ISSUED FOR PRE-SERVICING AGREEMENT	2026/05/25
4	RE-ISSUED FOR PRE-SERVICING AGREEMENT	2026/06/05

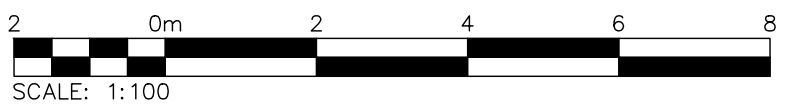
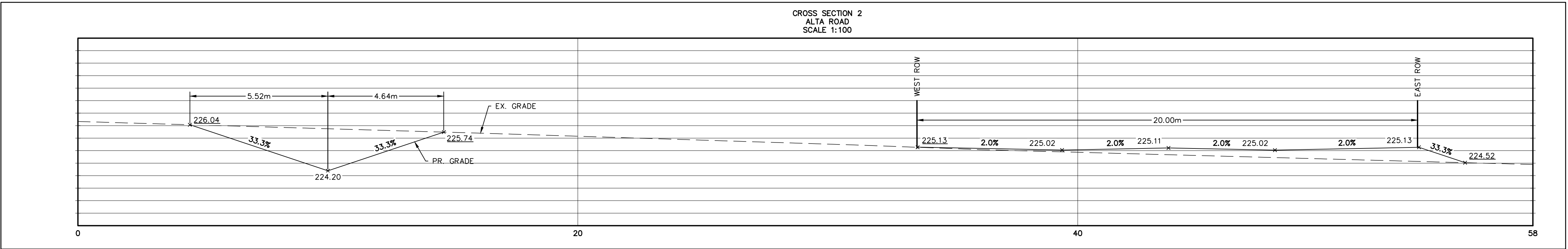
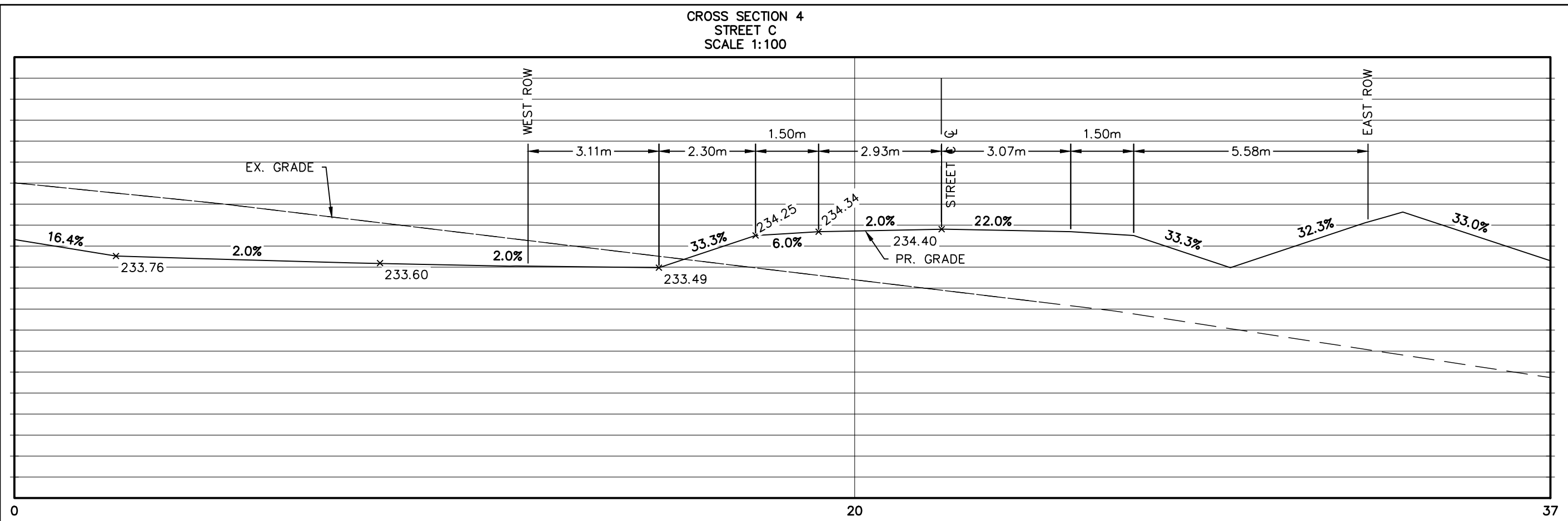
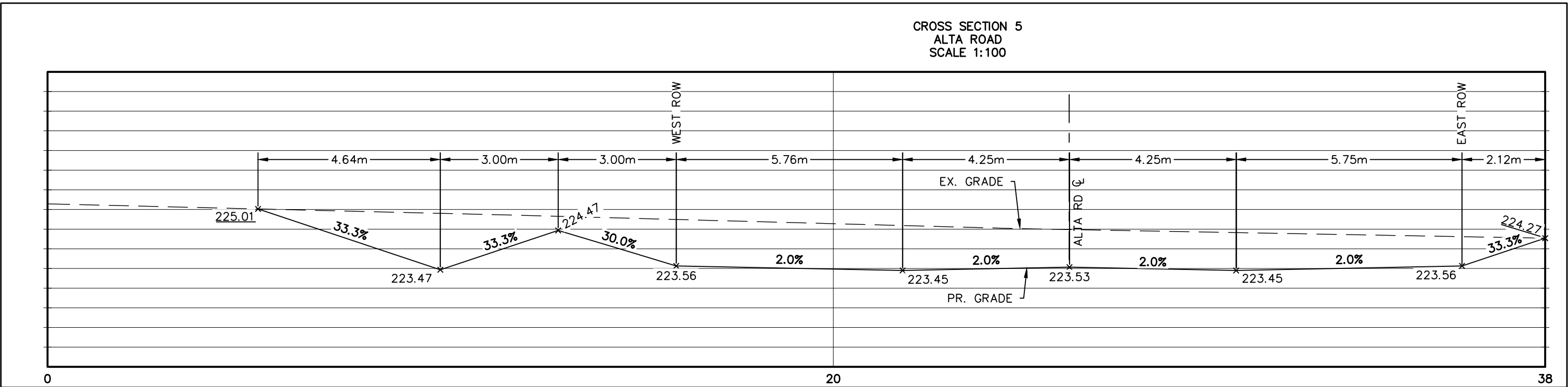
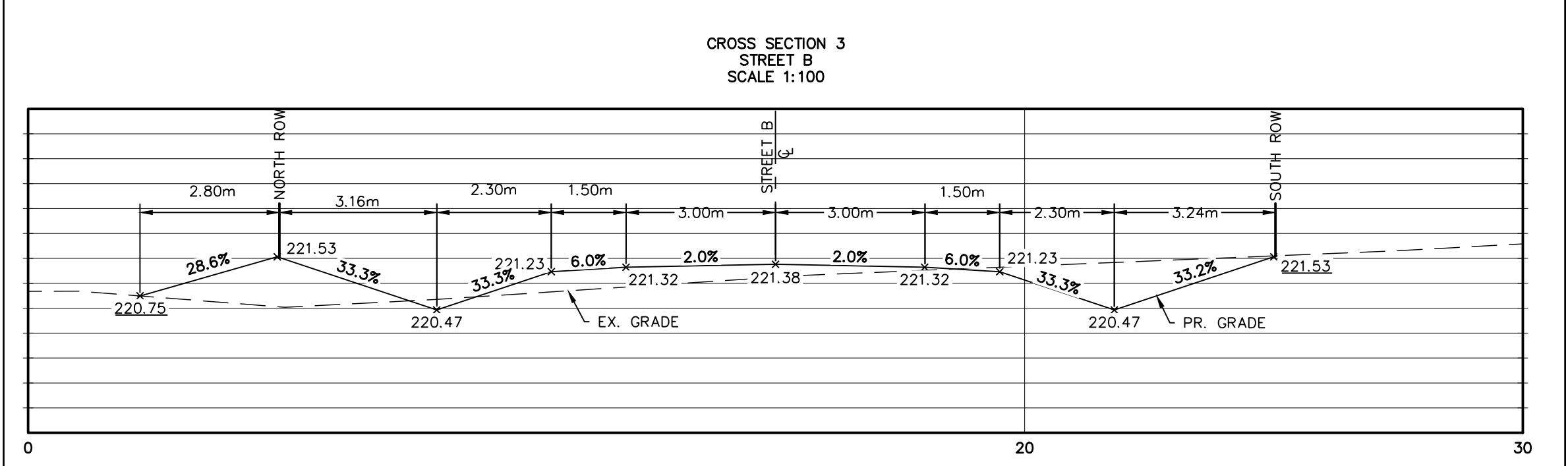
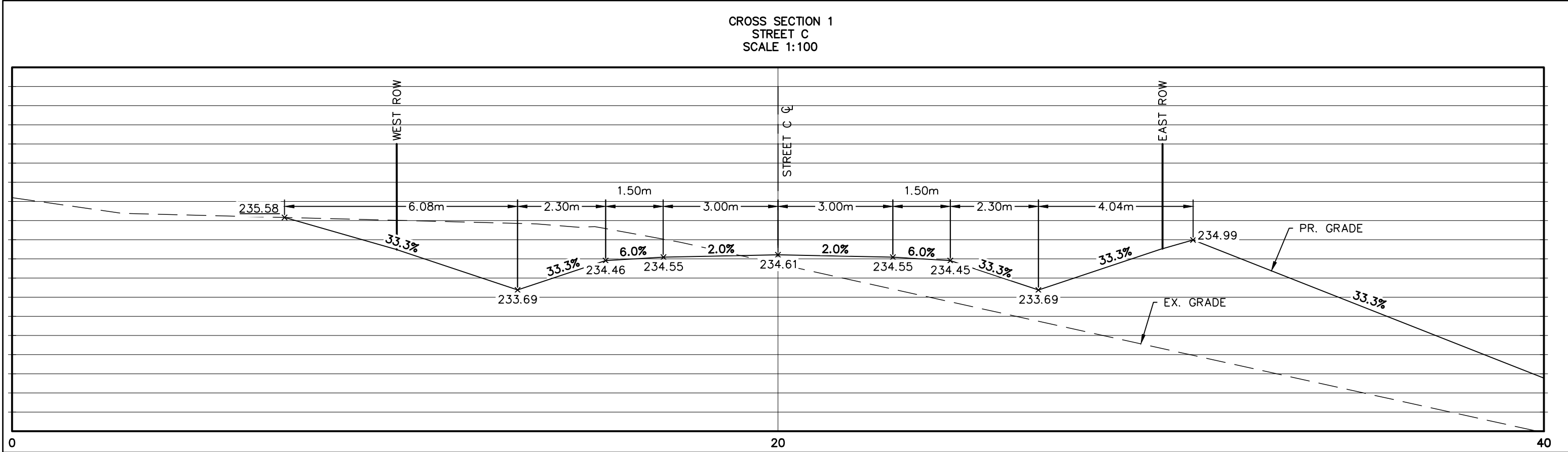
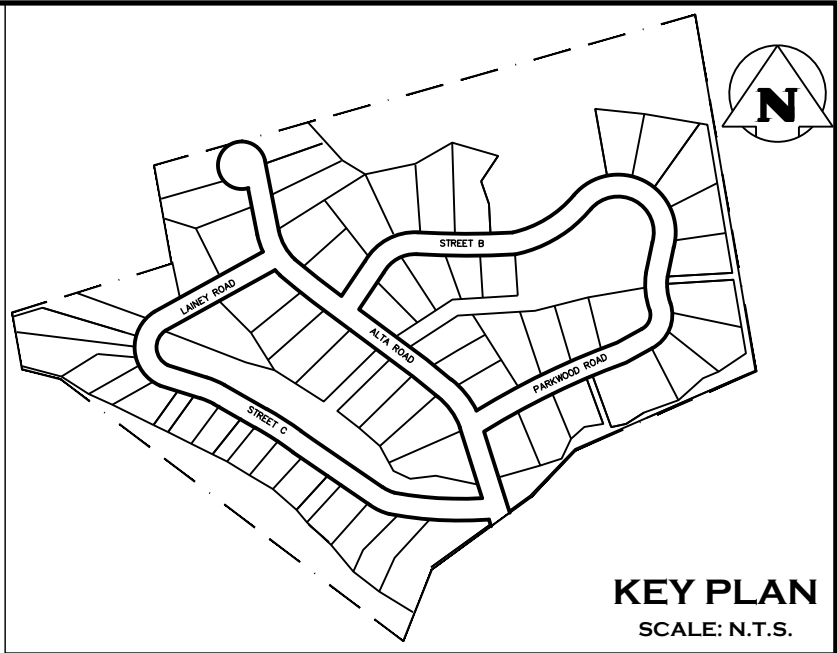
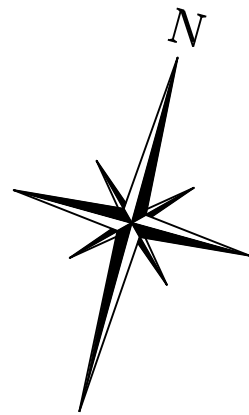
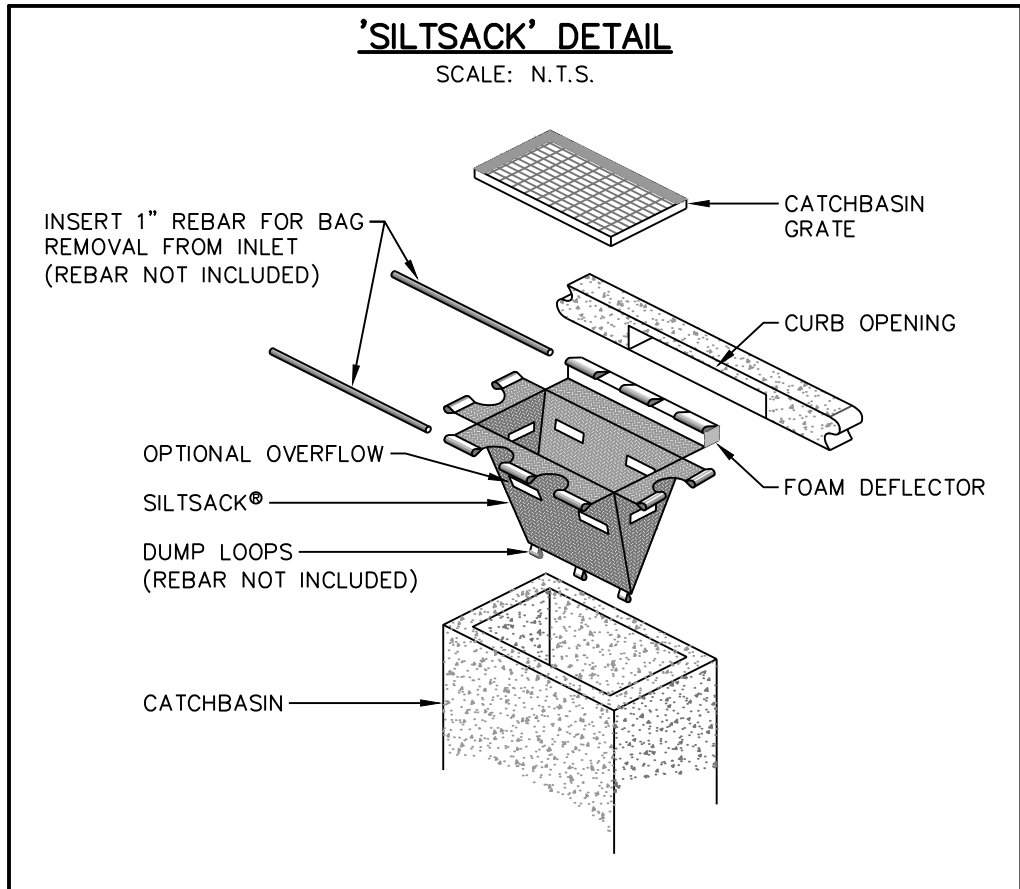
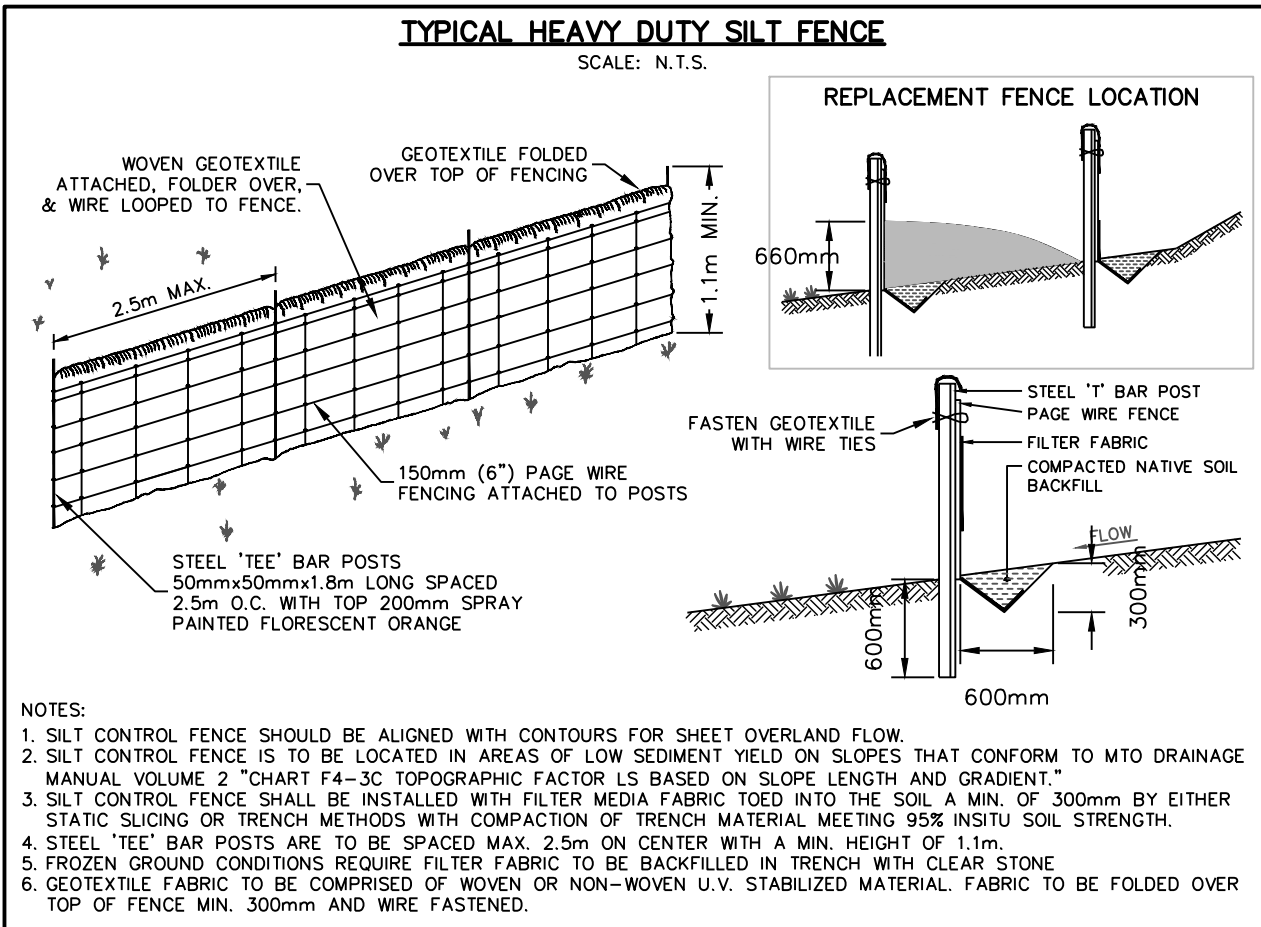
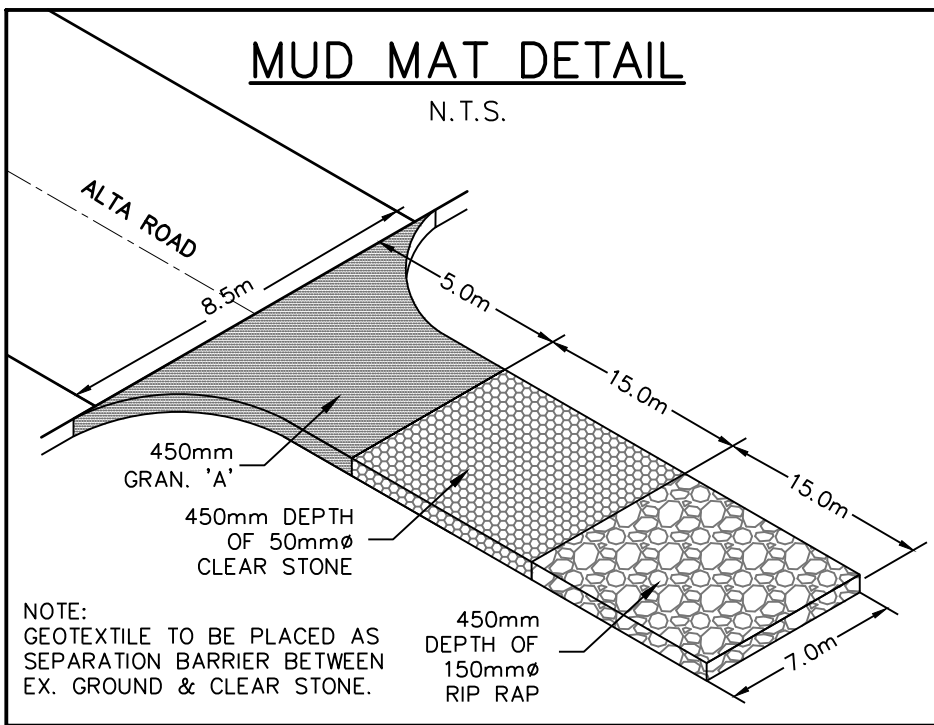
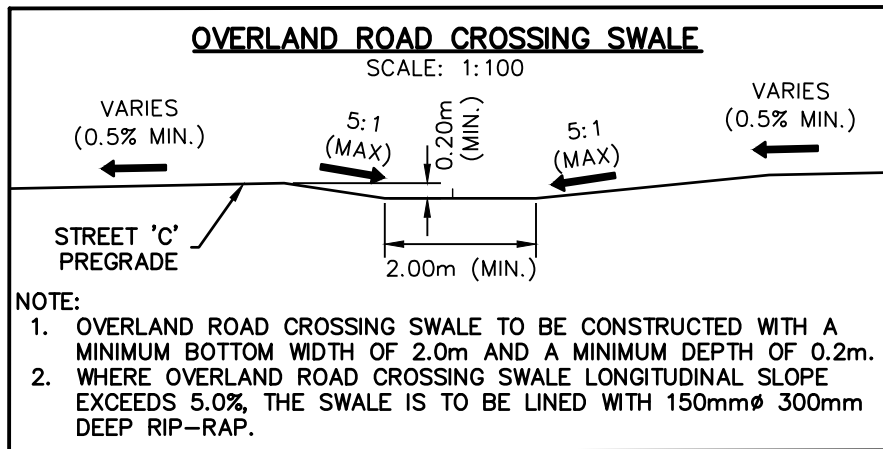


Project
**ALTA SUBDIVISION PHASE II
TOWN OF THE BLUE MOUNTAINS**

Drawing
**STORMWATER DRAINAGE CONVEYANCE
CROSS SECTIONS**



Drawn By	R.D./N.L.	Design By	R.D./N.L.	Project	119-2528
Check By	J.K.	Check By	R.A.	Scale	1:200
				Drawing	C107E

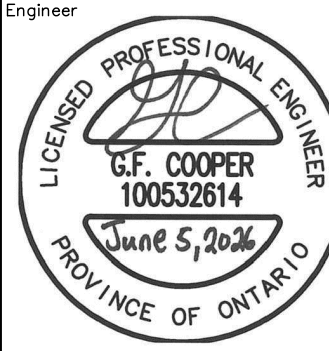
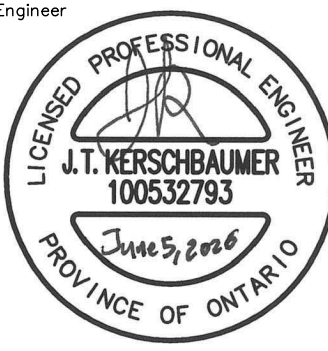


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- DO NOT SCALE THE DRAWINGS.
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TEMPORARY BENCHMARKS
TBM#1- BENCHMARK LOCATED AT THE SOUTH-EAST PROPERTY BAR OF 217 HIDDEN LAKE RD. ELEV=225.17

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
Pre-Servicing Only
APC Drawings are only valid as part and upon execution of a Pre-Servicing Agreement
signature: *Brian W. [Signature]* date: 15-June-2026
****REVISED PER TOWN REVIEW COMMENTS.**

No.	ISSUE	DATE: YYYY/MM/DD
0	ISSUED FOR FOURTH SUBMISSION	2025/10/29
1	ISSUED FOR PRE-SERVICING AGREEMENT	2026/01/28
2	ISSUED FOR FIFTH SUBMISSION	2026/04/02
3	ISSUED FOR PRE-SERVICING AGREEMENT	2026/05/25
4	RE-ISSUED FOR PRE-SERVICING AGREEMENT	2026/06/05

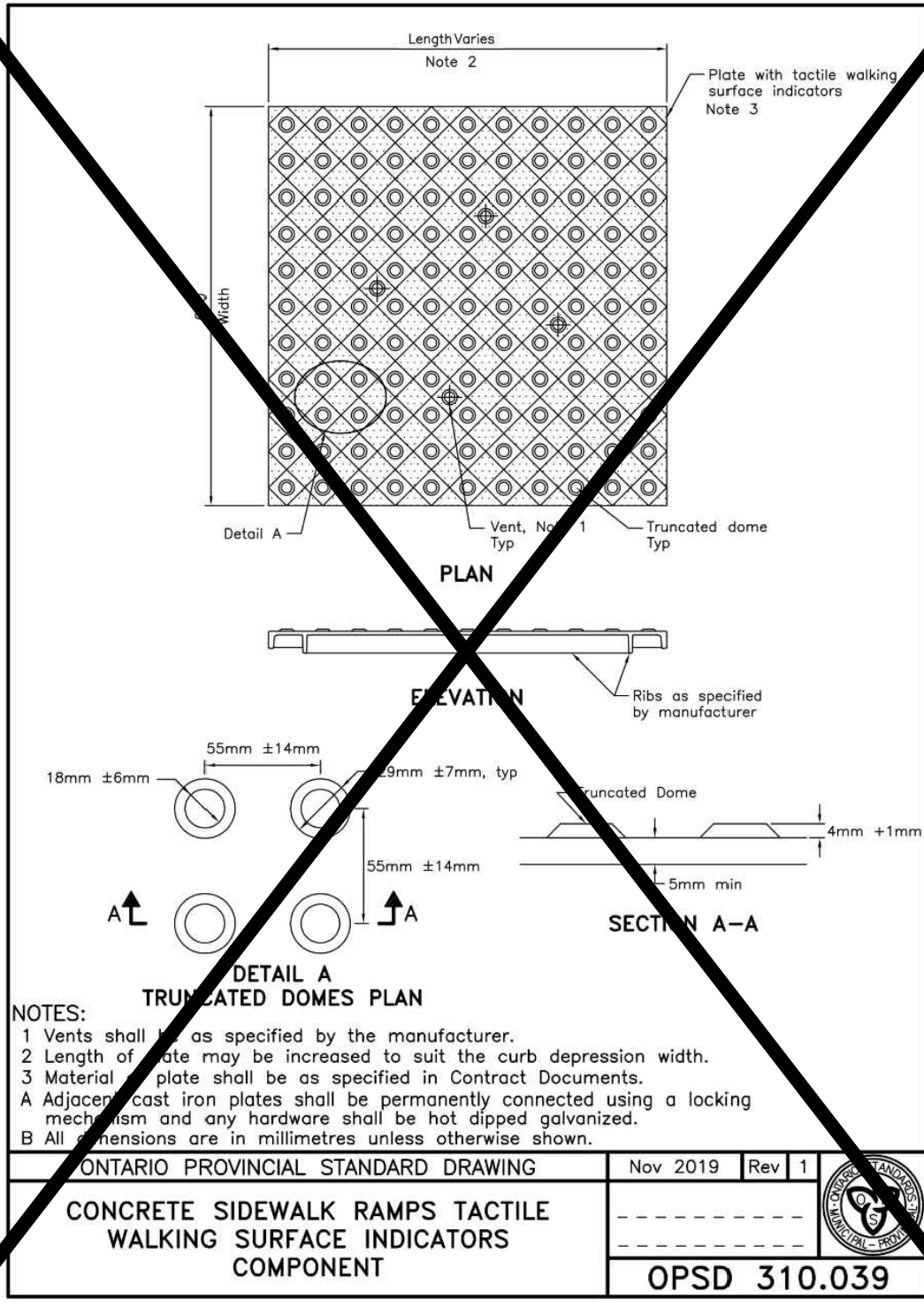
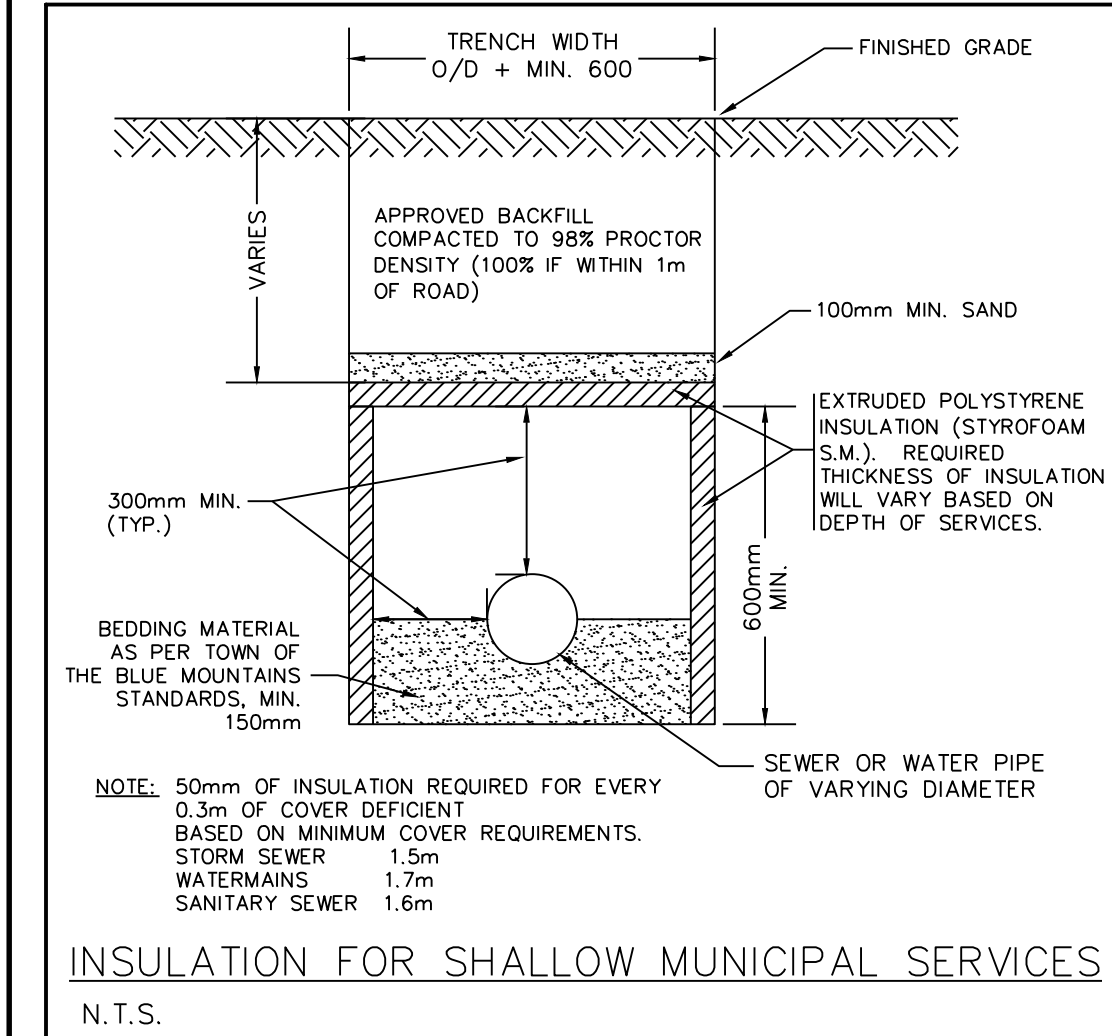
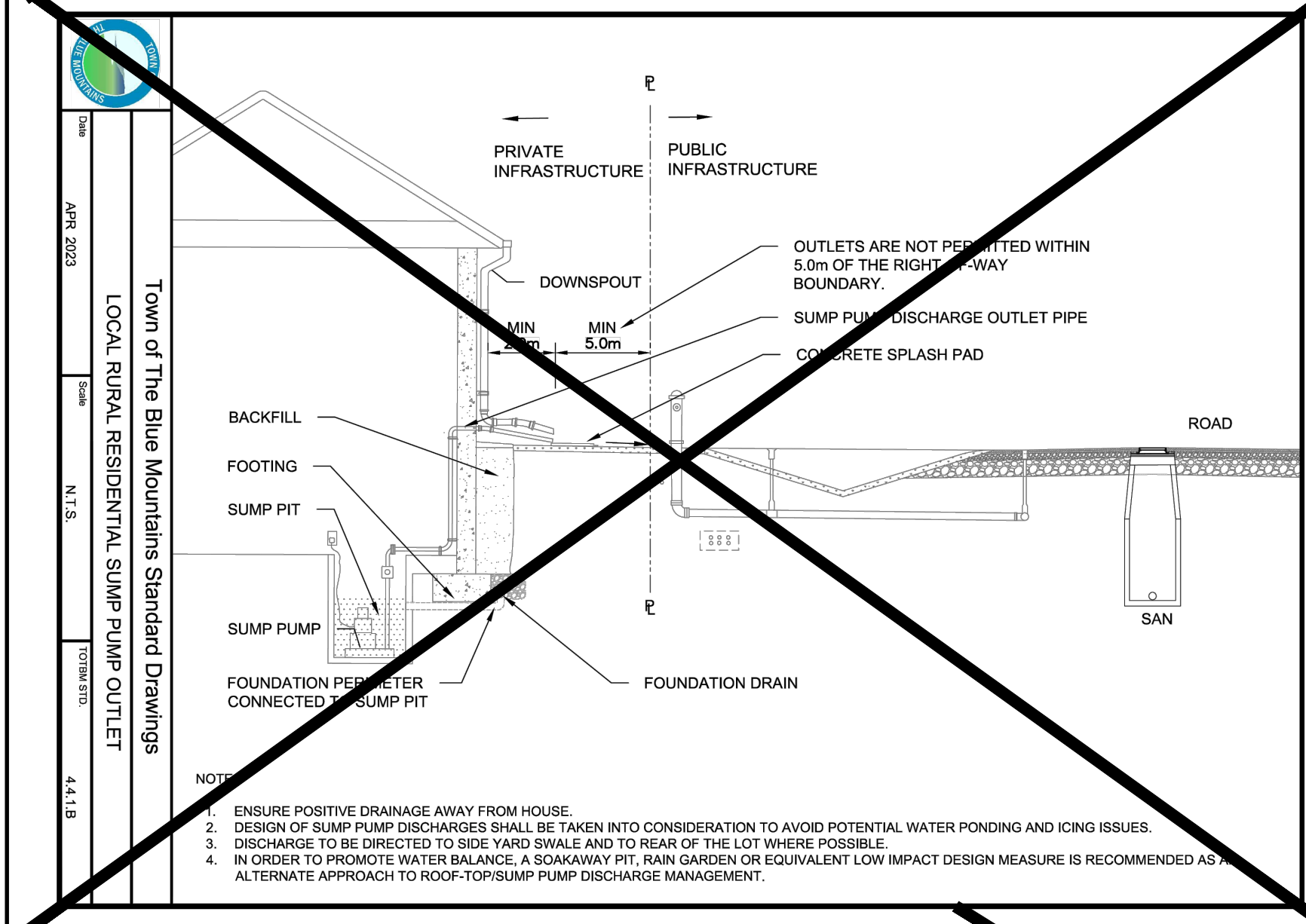
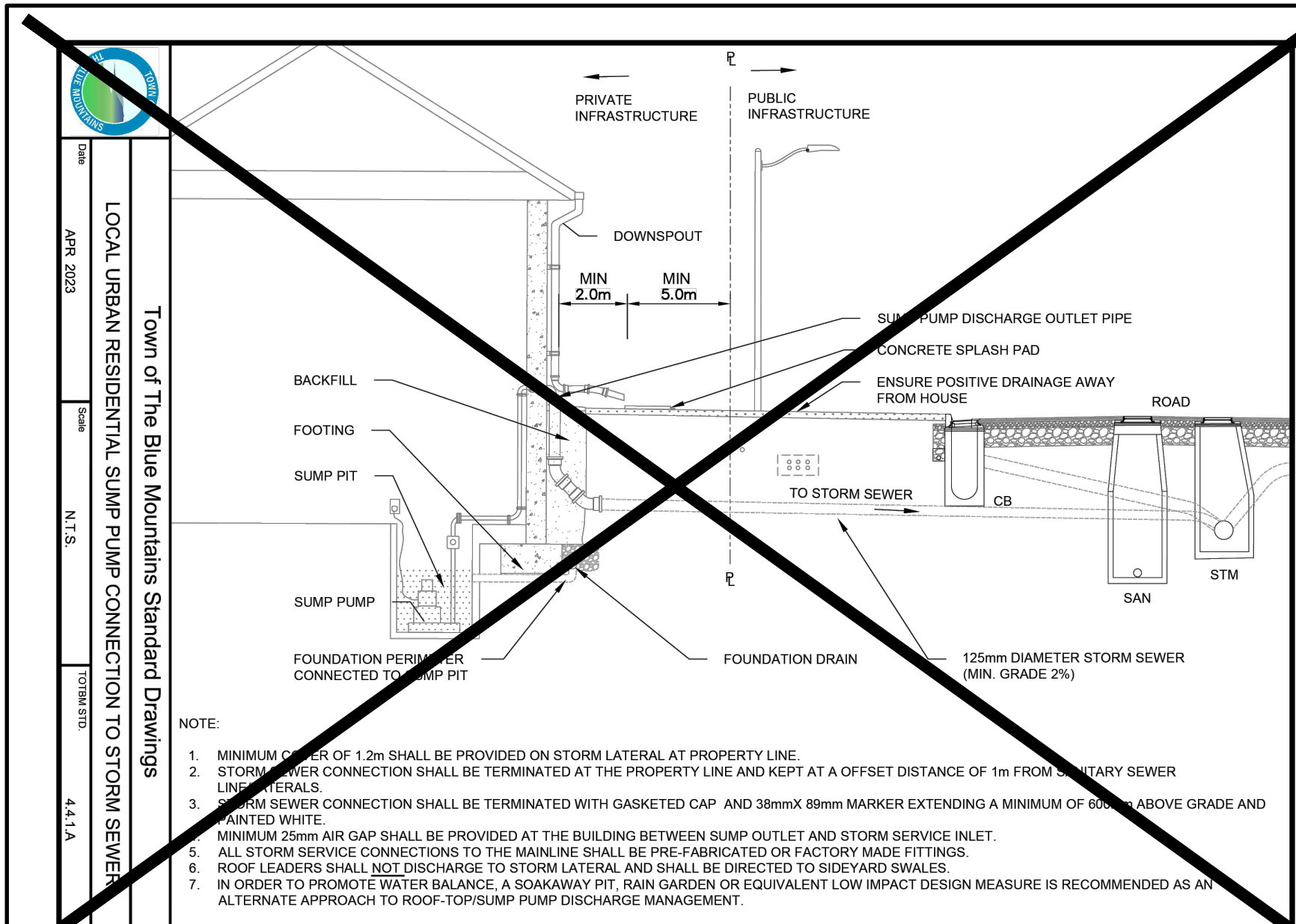


Project: **ALTA SUBDIVISION PHASE II**
TOWN OF THE BLUE MOUNTAINS
Drawing: **ROUGH GRADING/EROSION & SEDIMENT CONTROL**
DETAILS AND CROSS SECTION

CROZIER CONSULTING ENGINEERS

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

Drawing: **C108B**



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, LANDSCAPE FEATURES & SITE TREATMENTS ARE PREPARED BY LANDSCAPE ARCHITECT.
- NATIVE SITE SOILS ARE CONSIDERED TYPE 2 & TYPE 3 SOILS AS PER OCCUPATIONAL HEALTH & SAFETY ACT; HOWEVER, WHERE STEEPAGE OCCURS AND/OR IF THE SOILS ARE BELOW THE WATER TABLE, THEN TYPE 4 SOIL CONDITIONS APPLY.
- ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE TOWN PRIOR TO ANY WORKS COMPLETED WITHIN THE MUNICIPAL RIGHT OF WAY (ROW). CONTRACTOR IS RESPONSIBLE TO OBTAIN PERMIT.
- ALL BOULEVARDS & DISTURBED AREA 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.O.E. PERMIT IF REQUIRED.
- SIGNAGE TO BE INSTALLED PER TOWN STANDARDS.

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 150mm³, 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 SITE ENGINEER.
- THE SUB-GRADE SHALL BE SHARED TO CONFORM TO THE REQUIRED LONGITUDINAL GRADE AND CROSS-SECTION AND SHALL HAVE A CROSSFALL OF 3% FROM THE CENTRELINE OF THE ROADWAY TO EACH SIDE. IF CONSIDERED NECESSARY BY THE TOWN ENGINEER AND QUALIFIED SOILS CONSULTANT, THE SUB-GRADE SHALL BE COMPACTED WITH SUITABLE MECHANICAL COMPACTION EQUIPMENT AS REQUIRED TO PRODUCE A SOLID BASE FOR THE ROAD GRAVEL. ALL IDENTIFIED SOFT AND WEAK SPOTS SHALL BE EXCAVATED AND BACKFILLED WITH A GRANULAR BASE MATERIAL.
- 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 (SPMOD) OR PER GEOTECHNICAL RECOMMENDATION.
- 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 300mm MIN. CONSOLIDATED GRANULAR "B" MATERIAL FULL WIDTH ACROSS THE ROADWAY AND A TOP COURSE OF 150mm GRANULAR "A" MATERIAL FULL WIDTH ACROSS THE ROADWAY AND CONFORMING IN ALL RESPECTS TO THE MINISTRY OF TRANSPORTATION ONTARIO PROVINCIAL STANDARD SPECIFICATIONS OPSS 1010 UNLESS OTHERWISE SPECIFIED BY GEOTECHNICAL ENGINEER.
- THE GRANULAR MATERIAL SHALL BE SPREAD IN LAYERS OF 150mm MAXIMUM COMPACTED DEPTHS, AND EACH LAYER SHALL BE THOROUGHLY COMPACTED TO 98% SPMOD AND CONFIRMED BY GEOTECHNICAL ENGINEER.
- NO GRANULAR BASE SHALL BE PLACED UNTIL THE GRADE ON WHICH IT IS TO BE LAID HAS BEEN INSPECTED AND APPROVED BY THE SOILS CONSULTANT.
- 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 40mm 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 OPSS 310.
- THE ASPHALT COMPONENTS SHOULD BE COMPACTED TO 92% TO 96.5% OF MAXIMUM RELATIVE DENSITY IN ACCORDANCE WITH OPSS 310 OR PER GEOTECHNICAL ENGINEER RECOMMENDATION.
- DURING AND BETWEEN CONSTRUCTION SEASONS, THE GRANULAR BASE SHALL BE MAINTAINED SUITABLE FOR VEHICLE AND PEDESTRIAN TRAFFIC INCLUDING DUST CONTROL BY CALCIUM CHLORIDE AND RENEWED IF REQUIRED TO THE SATISFACTION OF THE SITE ENGINEER.
- PERFORATED SUBDRAIN (100mm) TO BE PLACED ALONG BOTH SIDES OF URBAN ROADWAY BELOW LEVEL OF GRANULAR "B" AND TERMINATED IN STORM SEWER SYSTEM WHERE APPROPRIATE.
- CONCRETE CURB AND GUTTER SHALL CONFORM TO OPSD 600.100 AND SHALL BE INSTALLED IN CONFORMANCE WITH OPSS 353.
- ALL SERVICES, MANHOLES, VALVES, ETC. ARE TO BE INSTALLED TO MATCH GRADE OF BASE COURSE OF ASPHALT AND/OR LANDSCAPING UPON PLACEMENT OF SURFACE COURSE OF ASPHALT. ALL APPURTENANCES LOCATED IN ROADWAY SHALL BE RAISED TO MATCH FINISHED GRADE.

SIDEWALKS

- ALL SIDEWALKS ARE TO BE CONSTRUCTED TO THE EXISTING GRADE OF ROAD AND SIDEWALK SHALL BE AS PER OPSD 310.039.

STORM SEWER

- MAIN SEWER SHALL BE PVC PIPE (OPSS 410), MIN. PIPE STIFFNESS SHALL BE 320KPA. CONCRETE SEWERS/CULVERTS TO A257.2 CLASS - 650 (MIN.) ALL PIPE TO BE JOINED BY GASKETED BELL & SPIGOT SYSTEM.
- MINIMUM PIPE SIZE, INCLUDING CATCHBASIN LEADS, SHALL BE 300mm.
- STORM SEWER EMBEDMENT SHALL CONFORM WITH OPSD 802.010 USING GRANULAR "A".
- PRECAST STORM MANHOLES SHALL BE PER OPSD 701.010 (1200mm), 701.011 (1500mm) OR 700.012 (1800mm) WITH FRAME AND GRATE PER OPSD 401.010 TYPE "A" AND HOLLOW RECTANGULAR LADDER RUNGS OPSD 405.010. CATCHBASIN MANHOLE FRAME AND GRATE PER OPSD 400.020. BENCHING SHALL BE PROVIDED IN ALL MANHOLES.
- PRECAST CATCHBASINS ARE TO BE OPSD 705.010 (SINGLE) OR 705.020 (DOUBLE) WITH FRAME AND GRATE OPSD 400.020. ALL CATCHBASIN AND CATCHBASIN MANHOLES SHALL HAVE SUMPS.
- FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSD 100.
- CULVERTS ARE NOT TO EXTEND TO DITCH INVERT BUT ARE TO BE 0.6m SHORTER TO AVOID IMPEDING DITCH FLOW.
- MINIMUM COVER ON STORM SEWER AND CATCHBASIN LEADS TO BE AS PER TOWN STANDARDS. CONTRACTOR TO APPLY INSULATION AS PER DETAIL DWG C109.9 WHERE MINIMUM COVER CANNOT BE OBTAINED.
- ALL STORM PIPE OF 450mm IN DIAMETER OR GREATER TO BE CONCRETE. ALL STORM PIPE LESS THAN 450mm IN DIAMETER SHALL BE PVC.
- SINGLE STORM SERVICE CONNECTION SHALL BE 125mm³ PVC SDR 28 WITH RUBBER GASKET CONNECTION.
- STORM SERVICES LATERALS SHALL BE MARKED WITH 89MMX38MM LUMBER (2"x4") PAINTED WHITE.

WATERMAIN

A) PIPING

- ALL CONSTRUCTION TO CONFORM TO AWWA C605-94 AND AWWA C600-99 STANDARDS. MATERIALS TO NSF 60, 61 AND 372.
- WATERMAIN PIPE SHALL BE PVC DRIP (SIZES UP TO 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 OPSD 802.010 WITH GRANULAR "A".
- WATERMAIN TO BE TESTED AND APPROVED PER THE TOWN OF THE BLUE MOUNTAINS - WATERMAIN COMMISSIONING PROTOCOL STANDARD (MAY 2021). CONTRACTOR TO SUBMIT WATERMAIN COMMISSIONING PLAN TO CONTRACT ADMINISTRATOR AND MUNICIPALITY 2 WEEKS BEFORE WATERMAIN INSTALLATION BEGINS. TESTING SHALL NOT COMMENCE UNTIL WATERMAIN COMMISSIONING PLAN IS APPROVED BY THE CONTRACT ADMINISTRATOR AND THE MUNICIPALITY.
- ALL TESTING REQUIRES NOTIFICATION IN WRITING, 48 HOURS PRIOR TO ALL TESTING.
- ALL CONNECTIONS TO EXISTING MUNICIPAL SUPPLY MAINS MUST BE INSPECTED BY THE MUNICIPALITY OR REPRESENTATIVE AND GIVING 48 HOURS NOTICE PRIOR TO BACKFILLING 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 WATERMAINS SHALL BE 1.7m. WHEN COVER IS LESS THAN 1.7m, CONTRACTOR TO PROVIDE INSULATION PER TOWN STANDARDS.
- 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.

B) SERVICES

- EACH HOUSEHOLD UNIT SHALL HAVE A SEPARATE 25mm³ MIN. TYPE "K" COPPER, REHAU'S MUNICIPLEX (BLUE) OR PIPES 160 POLYETHYLENE WATER SERVICE. A CURB STOP AND EXTENSION SERVICE BOX AND MAIN STOP MUST BE INSTALLED ON EACH SERVICE USING CAMBRIDGE 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.
 - IF CURB STOP IS LOCATED IN DRIVEWAY, A VB-5009 4" x 4" DOUBLE POW VALE BOX SHALL BE INSTALLED PER TOWN STANDARDS.
- CURB STOPS SHALL BE LOCATED 300mm FROM STREET LINE & SUPPLIED WITH A 89MM x 38MM MARKER FROM THE INVERT OF THE SERVICE TO 600mm ABOVE GRADE PAINTED BLUE.
- SERVICE CONNECTIONS TO WATERMAINS SHALL BE MADE BY DIRECT TAPPING OR BY A BROAD BAND STAINLESS STEEL SADDLES. SERVICE SADDLES TO BE STAINLESS STEEL 8403 SERIES DOUBLE STRAP & TAPPING SHALL BE CAMBRIDGE BRASS STAINLESS.
- SERVICE CONNECTIONS SHALL BE LEFT WITH A TAIL UP TO 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, MULTI-STRAND AND PLACED PARALLEL WITH SERVICE. MUNICIPALITY TO CONFIRM TRACER WIRE INSTALLATION AND FUNCTIONALITY.

WIA CATHODIC TESTING POST-INSTALLATION.

C) HYDRANT INSTALLATION

- HYDRANTS SHALL BE LOCATED 300mm FROM STREET LINE AND INSTALLED AS SPECIFIED IN TOWN OF THE BLUE MOUNTAINS STANDARDS. CENTER OF PUMPER NOZZLE SHALL BE LOCATED A MINIMUM OF 632mm ABOVE FINISHED GRADE.
- ALL HYDRANTS SHALL BE PAINTED CHROME YELLOW. ALL HYDRANTS SHALL HAVE A FLEX STAKE HYDRANT MARKER MODEL FHVB04, 48" LONG, COLOUR YELLOW WITH REFLECTIVE HYDRANT GRAPHIC ON BOTH SIDES AT THE TOP OF THE MARKER. THE HYDRANT MARKER IS TO BE POSITIONED ON THE RIGHT PORT AS VIEWED FROM THE STREET.
- VALVES SHALL BE RESILIENT SEAT GATE VALVES WITH MECHANICAL JOINTS, OPENING LEFT, CLOW OR MUELLER. VALVE BOXES SHALL BE 5-3/4" 48 SLIDING OR APPROVED EQUAL WITH 125mm LIDS, PAINTED BLUE.
- ALL VALVES AT POINTS OF TERMINATION OF A STAGE OF CONSTRUCTION SHALL BE BRACED WITH ONE ADDITIONAL LENGTH OF WATERMAIN PIPE BEYOND THE GATE VALVE. WATERMAIN PIPE TERMINATION SHALL BE PLUGGED AND THRUST RESTRAINED.

SANITARY SEWERS

- MAIN SEWERS SHALL BE PVC SDR 35 WITH RUBBER GASKET CONNECTIONS WITH A MIN. SIZE OF 200mm³.
- SEWERY SEWER EMBEDMENT SHALL CONFORM WITH OPSD 802.010 USING GRANULAR "A".
- PRECAST SANITARY MANHOLES SHALL CONFORM WITH OPSD 701.010 (1200mm) WITH HOLLOW RECTANGULAR LADDER RUNGS OPSD 405.010. BENCHING SHALL BE PROVIDED IN ALL MANHOLES.
- MANHOLE COVERS SHALL BE CAMRON DS579 (OR APPROVED EQUAL) AND INSTALLED AS PER MUNICIPAL STANDARD.
- HOUSE SERVICE CONNECTIONS SHALL BE PVC SDR 28 WITH RUBBER GASKET CONNECTIONS AND SHALL BE 100mm MIN.
- SHOP MANHOLES REQUIRED "TEE" CONNECTIONS SHALL BE USED FOR HOUSE SERVICE CONNECTIONS ON 200mm AND 250mm SEWERS.
- ALL 125mm³ SERVICE CONNECTIONS SHALL BE TERMINATED AT THE PROPERTY LINE WITH A 125mmX100mmX100mm TEE, AND A 100mm³ INSPECTION PIPE TO THE SURFACE, CAPPED.
- CONNECTION TO MANHOLES SHALL ENTER THE MANHOLE NO HIGHER THAN 600mm ABOVE THE LOWEST INVERT EXCEPT AS OTHERWISE APPROVED BY THE MUNICIPALITY.
- FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSD 701.100.
- SANITARY SERVICES LATERALS SHALL BE MARKED WITH 89MMX38MM LUMBER (2"x4") PAINTED GREEN.

FORCEMAIN

- FORCEMAIN PIPE, VALVES AND FITTINGS TO CONFORM TO LATEST SPECIFICATION IF NOT LISTED BELOW.
- THE CONTRACTOR SHALL INSTALL PIPE AND FITTINGS AS SHOWN ON THE CONTRACT DRAWINGS. MINOR DEFLECTIONS AT PIPE JOINTS MAY BE NECESSARY TO ATTAIN DESIGN ALIGNMENT. DEFLECTION AT JOINTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATION.
- FORCEMAIN SHALL BE MINIMUM OR 18 (CLASS 54) PVC. THE FORCEMAIN SHALL NOT BE BLUE IN COLOUR.
- MINIMUM FROST COVER OVER THE FORCEMAIN SHALL BE 1.7m. WHERE REQUIRED, INSULATION TO BE INSTALLED OVER DIRECT BURY FORCEMAIN IN ACCORDANCE WITH OPSD 1109.01.
- PIPE BEDDING, EMBEDMENT, AND COVER TO OPSD 802.010 WITH AWWA C605 GRANULAR "A" EMBEDMENT MATERIAL OR OTHER APPROVED HOMOGENEOUS GRANULAR MATERIAL.
- BACKFILL AND EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 98% OF MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMOD) OR PER GEOTECHNICAL RECOMMENDATIONS.
- TRENCH BACKFILL TO BE SELECT NATIVE MATERIALS AS APPROVED BY GEOTECHNICAL CONSULTANT, OR IMPORTED GRANULAR MATERIAL. TRENCHING, BACKFILLING AND COMPACTION SHALL BE TO OPS MUNI 401.
- EXCAVATION, BACKFILL, AND COMPACTION FOR PIPE FLANGES, ELBOWS AND TEES TO OPS MUNI 402.
- GENERAL INSTALLATION, FLUSHING, AND TESTING OF THE FORCEMAIN AND MAINTENANCES TO BE IN ACCORDANCE WITH OPSS MUNI 412 AND ALL SPECIFICATIONS REFERENCED WITH THESE SECTIONS.
- PROVIDE DENSIO OR APPROVED EQUIPMENT SYSTEM FOR ALL BURIED METAL FLANGED AND FLEXIBLE COUPLING PIPE CONNECTIONS. SUPPLY AND INSTALL DENSIO TAPE, DENSIO PASTE AND DENSIO MASTIC (OR APPROVED EQUIVALENT) IN ACCORDANCE WITH THE SUPPLIER'S SPECIFICATION FOR PIPE FLANGES, ELBOWS AND TEES.
- CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS. WEIGHT OF THE ANODES TO BE MINIMUM 5.4kg. (12 LBS). UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL CONSULTANT.
- INSTALL TRACER WIRE ON ALL FORCEMAIN PIPES. ALL SPLICES ARE TO BE DONE ABOVE GRADE OR USING A MOISTURE PROOF SEAL (DRYCONN VISI-TRACER WITH SMART GEL OR APPROVED EQUAL).
- GATE VALVES, BELLS AND FITTINGS TO BE MECHANICALLY RESTRAINED.
- 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.
- THRUST BLOCKS TO OPSD 1103.010 AND 1103.020 WHERE SUITABLE SOILS ARE ENCOUNTERED.
- HYDROSTATIC TESTING SHALL BE PERFORMED TO ALL NEW AND REHABILITATED/REPAIRED FORCEMAINS IN ACCORDANCE WITH OPS MUNI 412 AT A MINIMUM PRESSURE OF 1.5 TIMES THE MAXIMUM OPERATING PRESSURE.
- HYDROSTATIC TESTING SHALL BE CARRIED OUT FOR SECTIONS NOT EXCEEDING 1.0KM. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY VALVES, FITTINGS, BLOW-OFFS, PLUGS, ETC. EITHER TEMPORARY OR PERMANENT REQUIRED TO UNDERTAKE THIS WORK.

SEDIMENT & EROSION CONTROL

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. SEDIMENT AND EROSION CONTROL MEASURES THAT ARE DESIGNED TO CONTROL RUNOFF FROM SPECIFIC AREAS MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO SITE.
- THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES, SUCH MEASURES MUST BE PRESENTED IN WRITING FOR APPROVAL OF THE CONTRACT ADMINISTRATOR, TOWN OF THE BLUE MOUNTAINS, AND THE CONSERVATION AUTHORITY.
- THE CONTRACTOR SHALL HAVE MATERIALS AVAILABLE ON-SITE TO REPAIR SEDIMENT AND EROSION CONTROL MEASURES IN THE EVENT OF UNFORESEEN CONDITIONS: HIGHWATER, EXTREME RAINFALL EVENTS, ETC.
- MUD MAT TO BE CONSTRUCTED AT SITE ACCESS POINT FROM ALTA RD.
- NO MAINTENANCE, REPAIR WORK OR CONSTRUCTION EQUIPMENT IS ALLOWED WITHIN 20m OF AN EXISTING WATERCOURSE OR DITCH EXCEPT AS NOTED.
- TEMPORARY TOPSOIL STOCKPILES ARE TO BE A MAXIMUM OF 5m HIGH WITH MAXIMUM 2:1 SIDE SLOPE AND BE PROVIDED WITH THE NECESSARY SEDIMENT AND EROSION CONTROL FEATURES PRIOR TO CONSTRUCTION. IF THE TOPSOIL STOCK PILES ARE TO REMAIN FOR A PERIOD LONGER THAN 30 DAYS, STOCKPILES SHALL BE SEEDD.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE THROUGH THE SITE SUCH THAT NO UPSTREAM OR DOWNSTREAM IMPACT OCCURS DURING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN ALL ADJACENT ROADWAYS AS REQUIRED OR AS DIRECTED BY SITE ENGINEER OR MUNICIPALITY.

MAINTENANCE & OPERATION OF SEDIMENT CONTROLS

- SILT FENCE
- SILT FENCE MUST BE INSPECTED WEEKLY FOR RIPS OR TEARS, BROKEN STAKES, BLOW-OUTS AND ACCUMULATION OF SEDIMENT.
- SILT FENCE MUST BE INSPECTED IMMEDIATELY AFTER EVERY RAIN STORM EVENT OR AS DIRECTED BY SITE ENGINEER.
- SEDIMENT DEPOSITS MUST BE REMOVED FROM SILT FENCE WHEN ACCUMULATION REACHES 50% OF THE HEIGHT OF THE FENCE.
- ALL SILT FENCES MUST BE REMOVED ONLY WHEN THE ENTIRE SITE IS STABILIZED AND AS DIRECTED BY THE SITE ENGINEER.
- SILT FENCE TO BE INSTALLED 1.0m O/S FROM LIMIT OF DISTURBANCE AS SPECIFIED.
- MUD MAT
- GEOTEXTILE (TERRAFIX 270R OR APPROVED EQUAL) TO BE PLACED AS SEPARATION BARRIER BETWEEN EXISTING GROUND AND CLEAR STONE.
- INSPECT MUD MAT WEEKLY TO ASSESS CONDITION AND TO ENSURE OPERATION EFFICIENCY.
- SUPPLY AND PLACE ADDITIONAL STONE TO PREVENT MUD CRACKING AS DIRECTED BY SITE ENGINEER.
- MUD MAT TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR AS DIRECTED BY SITE ENGINEER.

C) STRAW BALE CHECK DAM

- STRAW BALES MUST BE INSPECTED AFTER EACH SIGNIFICANT RAINFALL OR AS DIRECTED BY THE SITE ENGINEER. NECESSARY REPAIRS SHOULD BE MADE PROMPTLY.
- REMOVE ACCUMULATED SEDIMENT UPSTREAM OF BALES IF GREATER THAN ONE HALF OF DAM HEIGHT.
- STRAW BALES TO REMAIN IN PLACE UNTIL CONSTRUCTION OF ROADWAYS AND ROADSIDE DITCHES HAVE BEEN FINISHED WITH TOPSOIL AND SOD OR AS DIRECTED BY SITE ENGINEER.

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

Town of Blue Mountains
Planning and Development Services
Accepted For Construction Pre-Servicing Only
APD Drawings are only valid as part and upon execution of a Pre-Servicing Agreement.
signature: *Peter Woolf* date: *15-June-2026*
signature: *[Signature]* date: *[Date]*
****REVISED PER TOWN REVIEW COMMENTS.**

No.	ISSUE	DATE: YYYY/MM/DD
0	ISSUED FOR FIRST SUBMISSION	2023/01/31
1	ISSUED FOR SECOND SUBMISSION	2023/09/11
2	ISSUED FOR THIRD SUBMISSION	2025/02/12
3	ISSUED FOR FOURTH SUBMISSION	2025/10/29
4	ISSUED FOR FIFTH SUBMISSION	2026/04/02
6	RE-ISSUED FOR PRE-SERVICING AGREEMENT	2026/06/05

Engineer
L.T. KERSCHBAUMER
100532793
PROVINCE OF ONTARIO
June 5, 2026

Engineer
G.F. COOPER
100532814
PROVINCE OF ONTARIO
June 5, 2026

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

Drawing

CONSTRUCTION NOTES & DETAILS

Drawn By: R.D./N.L. Design By: R.D./N.L. Project: **119-2528**
Check By: J.K. Check By: G.C. Scale: N/A Drawing: **C109A**

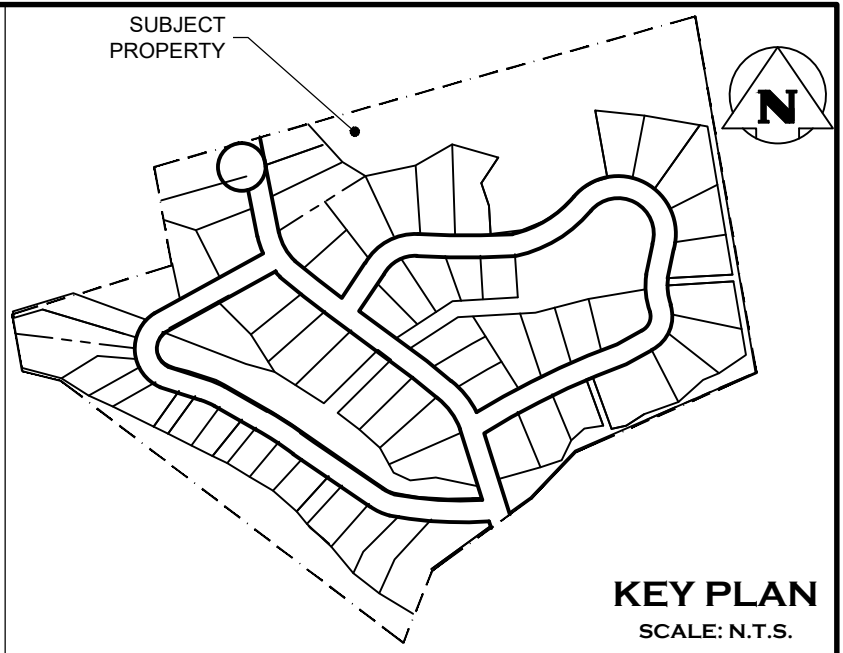
CROZIER
CONSULTING ENGINEERS

C:\Users\aphillips\Documents\Projects\119-2528 - Alta Ph2\Project Files\LA152528_TMP.dwg, 2026-02-05 12:27:49 PM, DWG To PDF.pc3

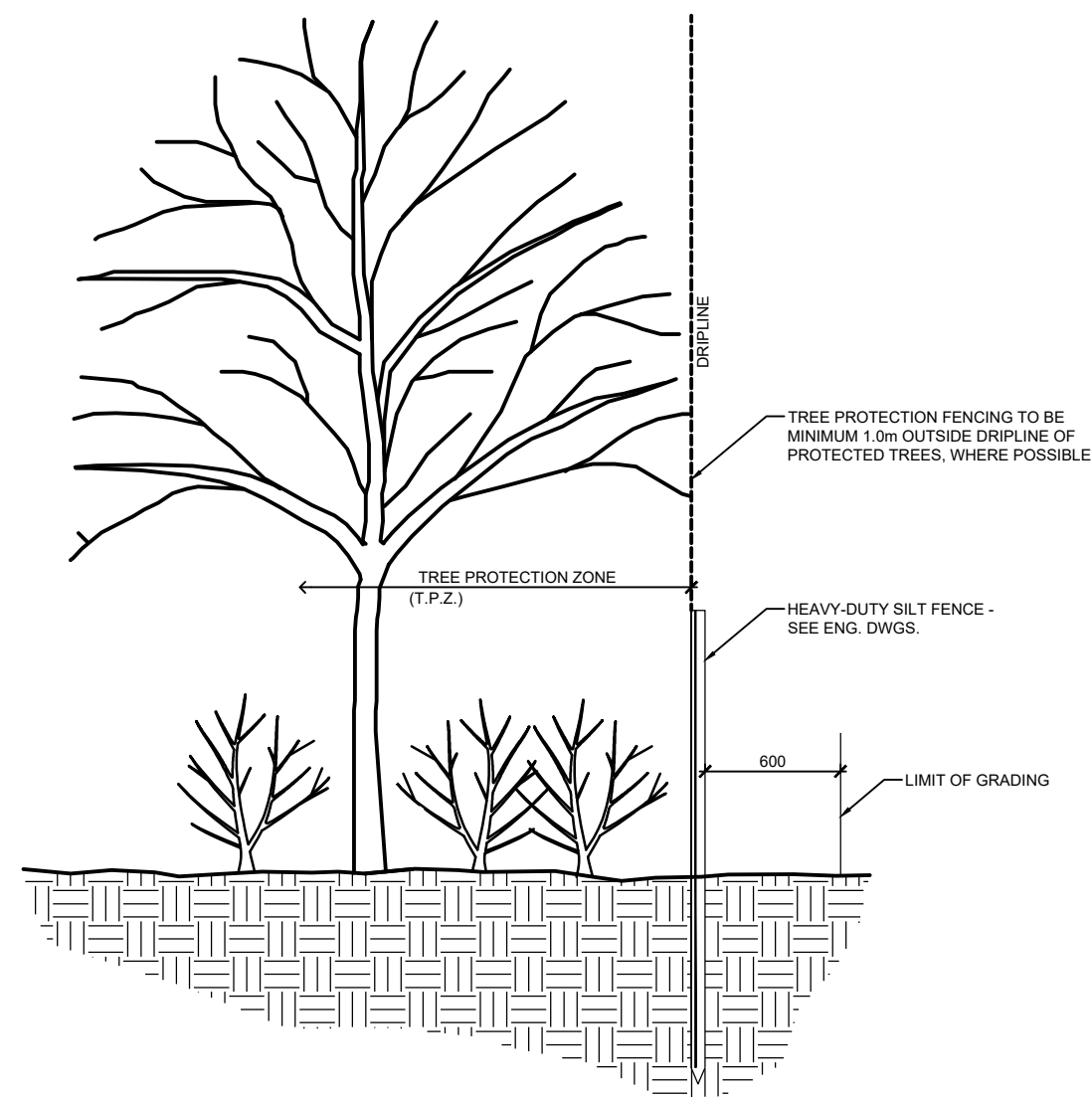


LEGEND

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



KEY PLAN
SCALE: N.T.S.



NOTES:

- 1.0 TREE PROTECTION
1. INSTALL TREE PROTECTION FENCING IN LOCATIONS INDICATED IN CONTRACT DRAWINGS.
2. WHERE POSSIBLE, TREE PROTECTION FENCING LOCATION TO BE MINIMUM 1.0m OUTSIDE THE DRIPLINE OF PROTECTED TREES, WHICH IS DEFINED AS THE CIRCLE THAT COULD BE DRAWN ON THE SOIL AROUND A TREE DIRECTLY UNDER THE TIPS OF ITS OUTERMOST AND WIDEST BRANCHES.
3. LOCATION OF TREE PROTECTION FENCE SHALL BE CONFIRMED ON-SITE BY THE LANDSCAPE ARCHITECT BEFORE COMMENCEMENT OF TREE CLEARING OPERATIONS.
4. AS PART OF THE TREE REMOVAL OPERATION ALL STEMS, LIMBS AND STUMPS SHOULD BE REMOVED FROM THE SITE.
5. THE ROOT SYSTEMS FROM ALL EXISTING VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM CONSTRUCTION.
6. NO STORAGE OF MATERIALS OR EQUIPMENT WITHIN THE TREE PROTECTION ZONE IS PERMITTED. NO EQUIPMENT OR MATERIALS SHALL HIT OR DAMAGE TREES DESIGNATED TO BE PRESERVED.
7. NO ROOT CUTTING OR MOVEMENT OF VEHICLES IS PERMITTED IN THE TREE PROTECTION ZONE.
8. FENCE BARRIERS MUST REMAIN IN FUNCTIONAL CONDITION UNTIL ALL SITE WORKS INCLUDING LANDSCAPING ARE COMPLETED.
9. THE CONTRACTOR SHALL REMOVE TREE PROTECTION FENCING AFTER THE COMPLETION OF ALL SITE WORKS FOLLOWING WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

1 TREE PROTECTION FENCE

GENERAL

1. THE TREE MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH THE ASSOCIATED VEGETATION PRESERVATION PLAN (VPP) PREPARED BY NEIL MORRIS, CONSULTING ECOLOGIST 15 DECEMBER 2022 AND SHALL NOT BE UTILIZED AS A STANDALONE DOCUMENT.
2. ALL EXISTING TREES AT PROPERTY BOUNDARIES AND ON ADJACENT PROPERTIES SHALL BE PRESERVED AND PROTECTED, WHERE TREES WHICH ARE LOCATED AT SHARED PROPERTY BOUNDARIES OR ON ADJACENT PROPERTIES ARE IDENTIFIED BY THIS PLAN TO SUSTAIN INJURY OR REQUIRE REMOVAL, THE OWNER OF THE ADJACENT PROPERTY'S WRITTEN PERMISSION IS REQUIRED PRIOR TO ANY CONSTRUCTION OR REMOVALS WORKS COMMENCE.
3. EXISTING VEGETATION IN THE REMOVAL AREA IS COMPRISED OF NATIVE AND NON-NATIVE SPECIES. NATIVE SPECIES PRIMARILY INCLUDE WHITE ASH, WHITE ELM, WHITE BIRCH, TREMBLING ASPEN, MANITOBA MAPLE, BASSWOOD, RED OAK, RED MAPLE, SUGAR MAPLE, BEECH, BLACK CHERRY, IRONWOOD, HAWTHORN SPECIES, WHITE CEDAR, WHITE PINE, WHITE SPRUCE, RED-OSIER DOGWOOD, ALTERNATIVE LEAVED DOGWOOD, STAGHORN SUMAC, CHOKECHERRY AND SHRUB ROSES. NON-NATIVE SPECIES INCLUDE SCOTS PINE, NORWAY SPRUCE, DOMESTIC APPLE, ENGLISH HAWTHORN, BUCKTHORN, TATARIAN HONEYSUCKLE AND EUROPEAN HIBYBUSH CRANBERRY.
4. NO SPECIES AT RISK VEGETATION WERE IDENTIFIED IN THE VEGETATION TO BE REMOVED AREA OF THE DEVELOPMENT.
5. DETAILED LOT VEGETATION PRESERVATION PLANS SHALL BE SUBMITTED IN SUPPORT OF BUILDING PERMIT APPLICATIONS FOR LOTS 1, 6 TO 22, 43 TO 52, AND 56. VPP'S TO BE PREPARED IN ACCORDANCE WITH THE MASTER VPP AND CURRENT NEC GUIDANCE.

TREE PROTECTION FENCING

1. THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING (TPF) TO PROTECT TREES IDENTIFIED FOR PRESERVATION.
2. ALL TPF WILL CONFORM WITH THE VEGETATION PRESERVATION PLAN AND DETAIL(S) INCLUDED ON THESE PLANS, WHERE CURRENT GOVERNING MUNICIPALITY STANDARDS DIFFER, CONTACT PROJECT ARBORIST OR CONTRACT ADMINISTRATOR FOR DIRECTION.
3. NO SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WILL BE ACCEPTED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE PROJECT ARBORIST.
4. UPON INSTALLATION OF THE TPF, THE CONTRACTOR SHALL CONTACT THE PROJECT ARBORIST TO REVIEW AND APPROVE THE FENCING AND LOCATION(S) IN WRITING PRIOR TO COMMENCEMENT OF ANY SITE WORK.
5. THE TPF SHALL REMAIN IN THE APPROVED LOCATIONS THROUGHOUT THE DURATION OF THE SITE WORKS AND SHALL NOT BE MOVED AT ANY TIME TO ACCOMMODATE CONSTRUCTION OR SITE WORK.
6. THE CONTRACTOR SHALL INSPECT TPF WEEKLY AND MAINTAIN AS REQUIRED THROUGH ALL STAGES OF DEVELOPMENT/CONSTRUCTION. THE TPF SHALL BE REMOVED AT THE COMPLETION OF ALL SITE WORKS AND DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION.

TREE PROTECTION SIGN

1. TREE PROTECTION SIGN TO BE MOUNTED ON GATOR BOARD AND A MINIMUM SIZE OF 11" X 17".
2. SIGNS TO BE PLACED 45m O.C. ALONG FENCING SECURED WITH OUTDOOR PLASTIC LOCKING TIE-WRAPS.
3. SIGN TO CONTAIN THE FOLLOWING TEXT AND INFORMATION:
 - 3.1. TREE PRESERVATION PLAN IN EFFECT.
 - 3.2. NO DUMPING, STORAGE OF MATERIALS, TREE REMOVALS AND DISTURBANCE OF ANY KIND BEYOND THIS POINT.
 - 3.3. DEVELOPER'S NAME AND TELEPHONE NUMBER.
 - 3.4. CONSULTANT'S NAME AND TELEPHONE PHONE NUMBER.

TREE PRESERVATION

1. THE TREE PROTECTION ZONE (TPZ) IS PROTECTED AND DELINEATED BY THE TPF OR AS OTHERWISE DEFINED IN THE APPROVED VEGETATION PRESERVATION PLAN. THE CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
2. ANY POTENTIAL OR INCURRED INJURY/DAMAGE TO ADJACENT TREE(S) IDENTIFIED TO BE PRESERVED SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ARBORIST AND REVIEWED ON SITE. INJURY/DAMAGE INCLUDES ANY REQUIRED ARBORICULTURAL TREATMENT INCLUDING BUT NOT LIMITED TO: LIMB PRUNING, TRUNK DAMAGE, ROOT EXPOSURE OR REQUIRED CUTTING/REMOVAL OR ANY OTHER ACTIVITY THAT HAS THE POTENTIAL TO HARM THE TREE.

NTS

3. THE TPZ IS NOT TO BE USED FOR ANY TYPE OF STORAGE INCLUDING MATERIALS, EQUIPMENT OR STOCKPILES.
4. NO TRENCHING OR TUNNELING FOR UNDERGROUND SERVICES SHALL OCCUR WITHIN THE TPZ.
5. ANY EQUIPMENT USE WITHIN THE TPZ WILL BE RESTRICTED THROUGHOUT ALL STAGES OF DEVELOPMENT. THIS APPLIES TO TPZ WITHIN OR OUTSIDE OF THE PROJECT LIMIT LINE.
6. ABSOLUTELY NO ALTERATION OF GRADES OR CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE TPZ AND TPZ. ABSOLUTELY NO FLUSHING OF CONTAMINANT SHALL BE PERMITTED TOWARDS OR WITHIN THE TPZ.
7. WHEN WORKING ADJACENT TO TREES TO BE PRESERVED SITE PREPARATION MEASURES SUCH AS PRUNING FOR OVERHEAD CLEARANCE MAY BE REQUIRED. PREPARATORY PRUNING SHALL ONLY BE PERFORMED WHEN COMPLETED BY OR UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST (OR APPROVED QUALIFIED PERSON AS APPROVED BY THE PROJECT ARBORIST).
8. ALL PRUNING WORK SHALL BE PERFORMED BY A QUALIFIED INDIVIDUAL AND SHALL BE IN ACCORDANCE WITH CURRENT HORTICULTURAL PRACTICES INCLUDING BUT NOT LIMITED TO:
 - 8.1. PRUNING CUTS SHALL BE MADE JUST BEYOND THE BRANCH COLLAR AND SHOULD BE LIMITED TO THINNING CUTS. HEADING CUTS WILL ONLY BE ACCEPTED IN SPECIFIC CASES AS DIRECTED BY AN ARBORIST AND SHOULD BE AVOIDED WHERE POSSIBLE.
 - 8.2. PRUNING OF ALL STEMS GREATER THAN 50 MM IN DIAMETER SHOULD BE MADE WITH A THREE-CUT METHOD TO AVOID TEARING LIVING BARK TISSUE.
 - 8.3. NO WOUND DRESSINGS SHALL BE APPLIED.
9. WHERE SOIL EXCAVATION/GRADING WORK IS REQUIRED WITHIN THE ROOTING ZONE OF A TREE TO BE PRESERVED (THE ROOTING ZONE OFTEN EXTENDS BEYOND THE IDENTIFIED TPZ AND CAN BE 3 TIMES THE DRIPLINE RADIUS OR MORE):
 - 9.1. ROOTS SHALL BE CLEANLY SEVERED BEFORE STRIPPING AND REMOVING SOIL TO AVOID DAMAGE TO THE TREE AND THE ROOT SYSTEM. ROOTS TO BE CUT USING APPROPRIATE EQUIPMENT (I.E. TRENCHER ADAPTED TO THIS SPECIFIC USE/CHAINSAW/ROOT PRUNING MACHINE). ROOTS MAY BE SEVERED USING THE CLEAN EDGE OF A STRAIGHT EXCAVATOR BUCKET UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST.
 - 9.2. NO ATTEMPTS TO CUT EXISTING ROOTS WITH THE DIGGING BUCKET OF ANY HEAVY MACHINERY WILL BE PERMITTED AS IT CAN CAUSE THE ROOTS TO TEAR AND PULL AND BE HARMFUL TO ROOT REGENERATION AND RECOVERY.
 - 9.3. ANY EXPOSED ROOTS OF A TREE TO BE PRESERVED WITH A DIAMETER GREATER THAN 2.5CM (1 INCH) SHALL BE PRUNED BACK TO THE SOIL FACE.
 - 9.4. AN EXCAVATION AREA WITHIN THE TPZ SHALL BE BACKFILLED IMMEDIATELY AND/OR ROOTS SHALL BE KEPT CONSTANTLY MOIST WITH BURLAP COVERED WITH WHITE PLASTIC AND CHECKED A MINIMUM OF 2 TIMES A DAY, FOR A MAXIMUM OF 48 HOURS. IF ROOTS ARE TO BE EXPOSED FOR A PERIOD GREATER THAN 48 HOURS, THE EXPOSED AREA SHALL BE COVERED WITH A MINIMUM OF 150 MM (6 INCHES) OF MULCH AND MAINTAINED IN A MOIST CONDITION DURING CONSTRUCTION UNTIL THE AREA CAN BE PROPERLY BACKFILLED.
10. TREES SHALL NOT HAVE ANY RIGGING CABLES, FENCING, SIGNAGE OR HARDWARE OF ANY SORT ATTACHED OR WRAPPED AROUND THEM.
11. NO CONTAMINANTS OR TOXIC MATERIALS SHALL BE DUMPED OR FLUSHED WHERE THEY MAY COME INTO CONTACT WITH THE FEEDER ROOTS OF TREES TO BE PRESERVED.
12. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL AVOIDABLE DAMAGE TO PRESERVED TREES DURING ALL STAGES OF CONSTRUCTION.
13. WATERING OR OTHER MAINTENANCE OF TREES TO BE PRESERVED MAY BE REQUIRED IF CONSTRUCTION ACTIVITIES ARE OBSERVED TO BE CAUSING STRESS OR IMPACTING HEALTH AS DETERMINED BY THE PROJECT ARBORIST.

TREE REMOVALS

1. PRIOR TO THE COMMENCEMENT OF TREE REMOVALS, ALL TREES DESIGNATED FOR REMOVAL MUST BE CLEARLY IDENTIFIED IN THE FIELD.
2. WHERE POSSIBLE, REMOVALS, CHIPPING, AND/OR BRUSH REMOVAL IS TO BE COMPLETED OUTSIDE THE WINDOW OF APRIL 1 TO AUGUST 31. THIS WINDOW ACCOUNTS FOR ACTIVE BIRD NESTING AND BAT MATERNITY ROOSTING PERIODS. WHERE REMOVALS MUST OCCUR WITHIN THE RESTRICTED ACTIVITY WINDOW, NEST AND ROOSTING HABITAT ASSESSMENTS TO PROTECT SPECIES PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT, 1994 AND ENDANGERED SPECIES ACT, 2007. THESE SURVEYS MUST BE COMPLETED BY A QUALIFIED BIOLOGIST OR ORNITHOLOGIST.
3. TREES SHALL ALWAYS BE FELLED AWAY FROM ADJACENT PRESERVED TREES TO PREVENT AVOIDABLE DAMAGE TO THE CROWNS AND STEMS

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3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

NOTES:

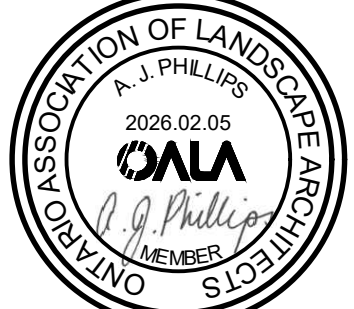
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- Town Comments:**
1) Tree cutting is permitted only in areas reviewed and signed off by a qualified person.

Town

Town of Blue Mountains Planning and Development Services Accepted For Tree Cutting & Grubbing Only Grading is not permitted AFC Drawings are only valid as part and upon execution of a Pre-servicing Agreement.	
signature	date

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

LANDSCAPE ARCHITECT



LANDSCAPE ARCHITECT

Project

ALTA SUBDIVISION PHASE II
TOWN OF BLUE MOUNTAINS

TREE MANAGEMENT PLAN

Drawing



Drawn By	K.C.J.A.S./L.M.	Design By	A.P.	Project	119-2528
Scale	1:1500	Date	2023/01/30	Check By	A.P.
				Drawing	TMP-1