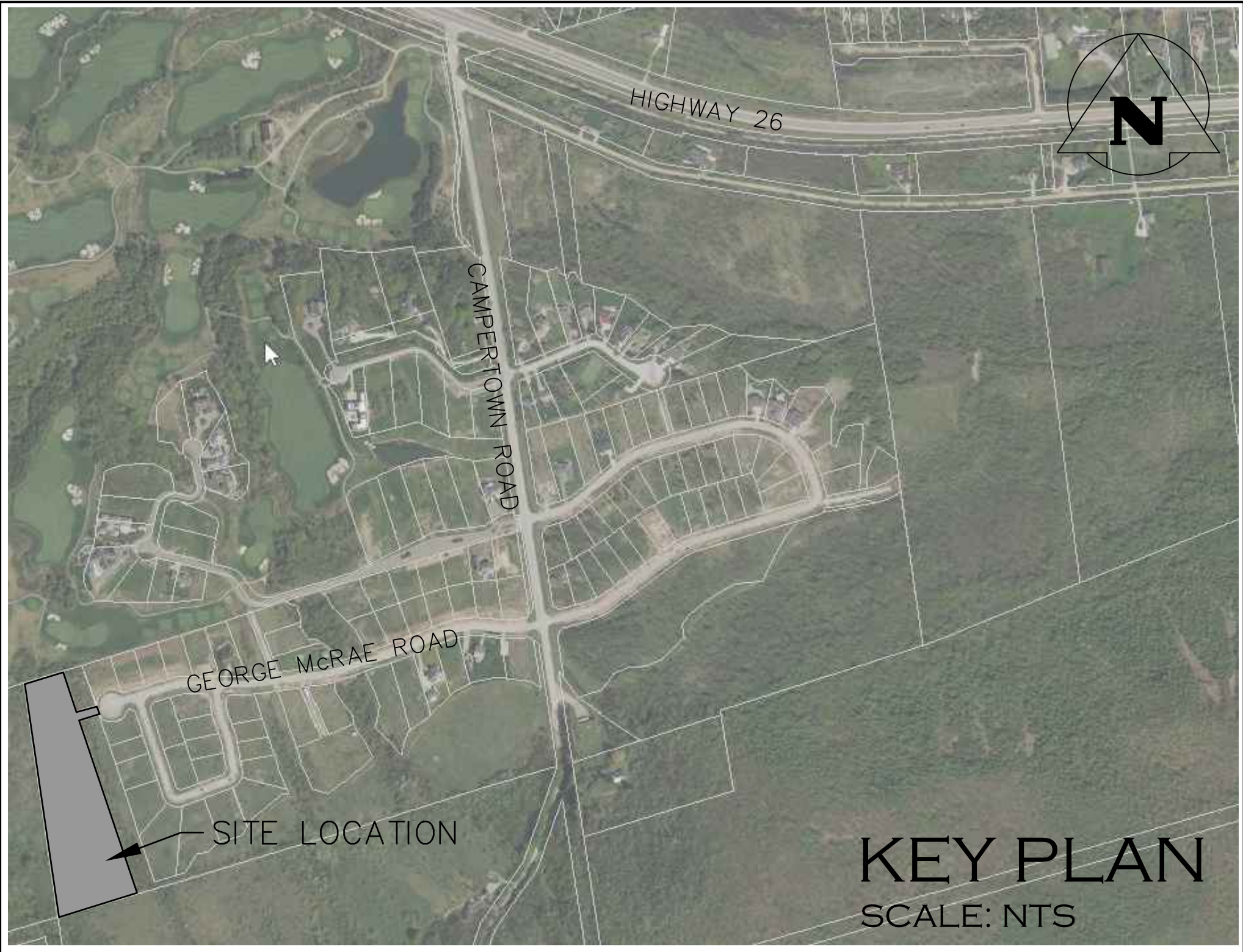


RIDGE ESTATES
BLOCK 38

TOWN OF THE
BLUE MOUNTAINS

COUNTY OF GREY



MUNICIPALITY

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

DEVELOPER

PRIMONT (PEAKS MEADOWS) INC.
9130 LESLIE STREET #301
RICHMOND HILL, ON L4B 0B9

DEVELOPER'S ENGINEER AND LANDSCAPE ARCHITECT



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

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 CATCHBASIN MANHOLE
	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. 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
	POPULATION (2.3 p.p.u.)
	AREA (ha)
	PR. STORM SEWER & MANHOLE
	PR. CATCHBASIN
	PR. DOUBLE CATCHBASIN
	PR. CATCHBASIN MANHOLE
	PR. DOUBLE CATCHBASIN MANHOLE
	PR. STORM CATCHMENT
	CATCHMENT AREA ID
	RUNOFF COEFFICIENT
	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
	PR. SLOPE (3:1 MAX.)
	PR. TREE PRESERVATION AREA
	PR. TOPSOIL STOCKPILE LOCATION

DRAWING

SP100
C101
C102
C103.A
C103.B
C103.C

TITLE

SITE PLAN (PREPARED BY RN DESIGN)
GENERAL SITE SERVICING PLAN
OVERALL SITE GRADING PLAN
PLAN & PROFILE STREET 'A' (STA. 0+000 – 0+101.06)
PLAN & PROFILE STREET 'B' (STA. 0+000 – 0+236.28)
PLAN & PROFILE STREET 'C' & 6m SERVICING EASEMENT (STA. 0+000 – 0+155.45)
STORM DRAINAGE PLAN
SANITARY DRAINAGE PLAN
WATER DISTRIBUTION PLAN
EROSION AND SEDIMENT CONTROL PLAN
CONSTRUCTION NOTES & STANDARD DETAILS
COMPOSITE UTILITY PLAN
ELECTRICAL LEGEND, DRAWING LIST & TYPICAL ROAD STANDARD
SITE PLAN – PHOTOMETRIC
SITE PLAN – ELECTRICAL
SITE ELECTRICAL DETAILS
TREE MANAGEMENT PLAN

C104
C105
C106
C107
C108
C109
E001
E100
E110
E111
TM-1

PROJECT No.: 1019-5984
2ND SUBMISSION

PROJECT CONSULTANTS:
CONSULT
ADDRESS, SUITE
CITY, PROVINCE, POSTAL CODE
T: 111-111-1111 F: 111-111-1111

[illegible]

PROJECT/LOCATION

PEAK MEADOWS PHASE 2
TOWN OF THE BLUE MOUNTAINS

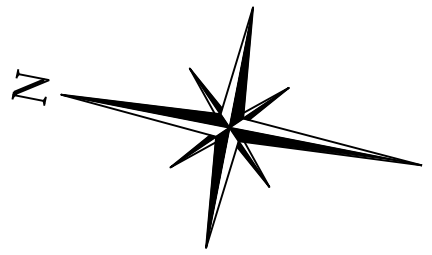
DATE OCT 07/21	SCALE 1:500
DRAWN BY ESG	CHECKED BY SMH
PROJECT NUMBER 21039	DRAWING NUMBER SP100



RURAL
LOT 25 , CONCESSION 7

NOTE: EXISTING WATERMAIN STUB BETWEEN LOTS 24 & 25 TO BE EXPOSED TO CONFIRM IF EXISTING WATERMAIN IS MECHANICALLY RESTRAINED, IF NOT MECHANICAL RESTRAINTS WILL BE REQUIRED. TOWN OPERATIONS STAFF SHALL BE PROVIDED WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS BEING COMPLETED.

NOTE: EXISTING WATERMAIN STUB AT THE BULB OF GEORGE McRAE TO BE EXPOSED TO CONFIRM IF EXISTING WATERMAIN IS MECHANICALLY RESTRAINED, IF NOT MECHANICAL RESTRAINTS WILL BE REQUIRED. TOWN OPERATIONS STAFF SHALL BE PROVIDED WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS BEING COMPLETED.

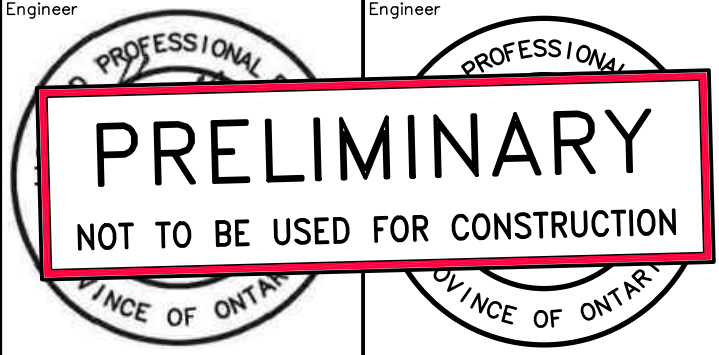


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- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS
TBM#1 ELEV 229.99m
TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE McRAE ROAD AT THE CORNER OF LOTS 31 AND 32.
TOPOGRAPHIC SURVEY COMPLETED BY ZUKEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.

Town

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3	ISSUED FOR 2nd SUBMISSION	DEC/22/2021

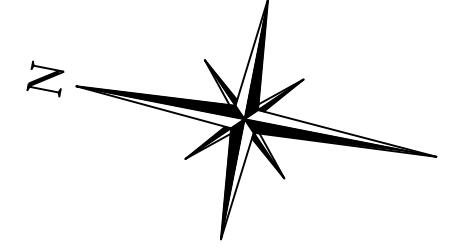
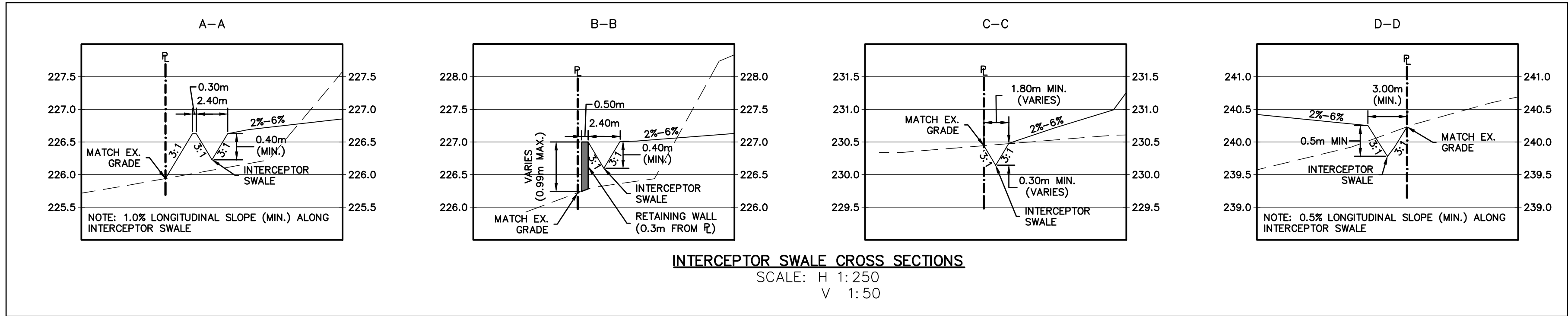


Project: RIDGE ESTATES BLOCK 38
TOWN OF THE BLUE MOUNTAINS
Drawing: GENERAL SITE SERVICING PLAN

CROZIER
CONSULTING ENGINEERS

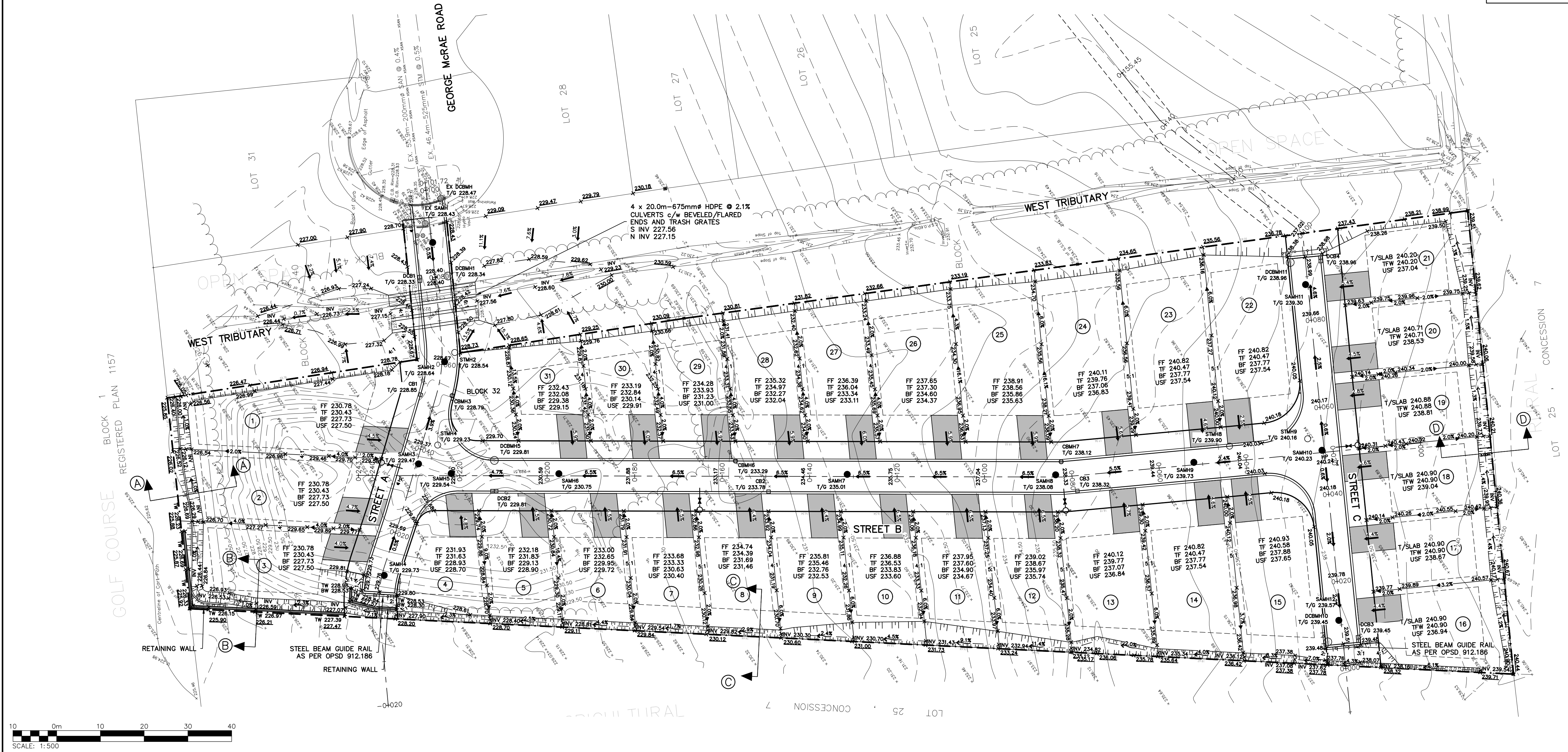
ADAMANT BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705-446-3510 T
705-446-3520 F
www.crozier.ca
info@crozier.ca

Drawn By	L.W.	Design By	L.W.	Project	1019-5984
Check By	A.S.	Check By		Scale	1:500
				Drawing	C101



NOTE: DETAILED BUILDING ELEVATION GRADING TO BE PROVIDED WITH SPECIFIC BUILDING PRODUCTS PER LOT.

NOTE: IMPORTED FILL MATERIAL FOR ROADWAYS AND LOTS TO BE PLACED AND COMPACTED PER GEOTECHNICAL SITE RECOMMENDATIONS.



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TEMPORARY BENCHMARKS

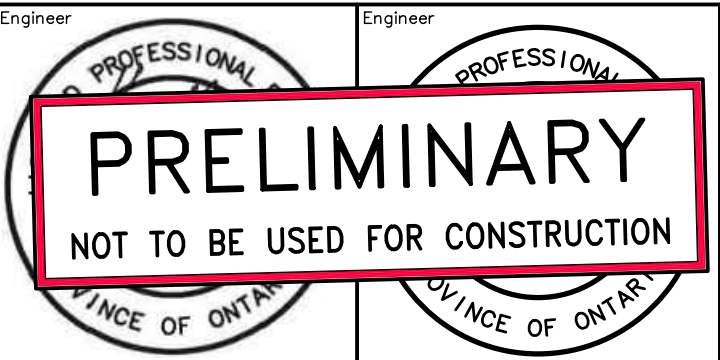
TBM#1 ELEV 229.99m

TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE MCRAE ROAD AT THE CORNER OF LOTS 31 AND 32.

TOPOGRAPHIC SURVEY COMPLETED BY ZUKEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.

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3	ISSUED FOR 2nd SUBMISSION	DEC/22/2021

Engineer	Engineer
Project	Project
Drawing	Drawing



RIDGE ESTATES BLOCK 38
TOWN OF THE BLUE MOUNTAINS

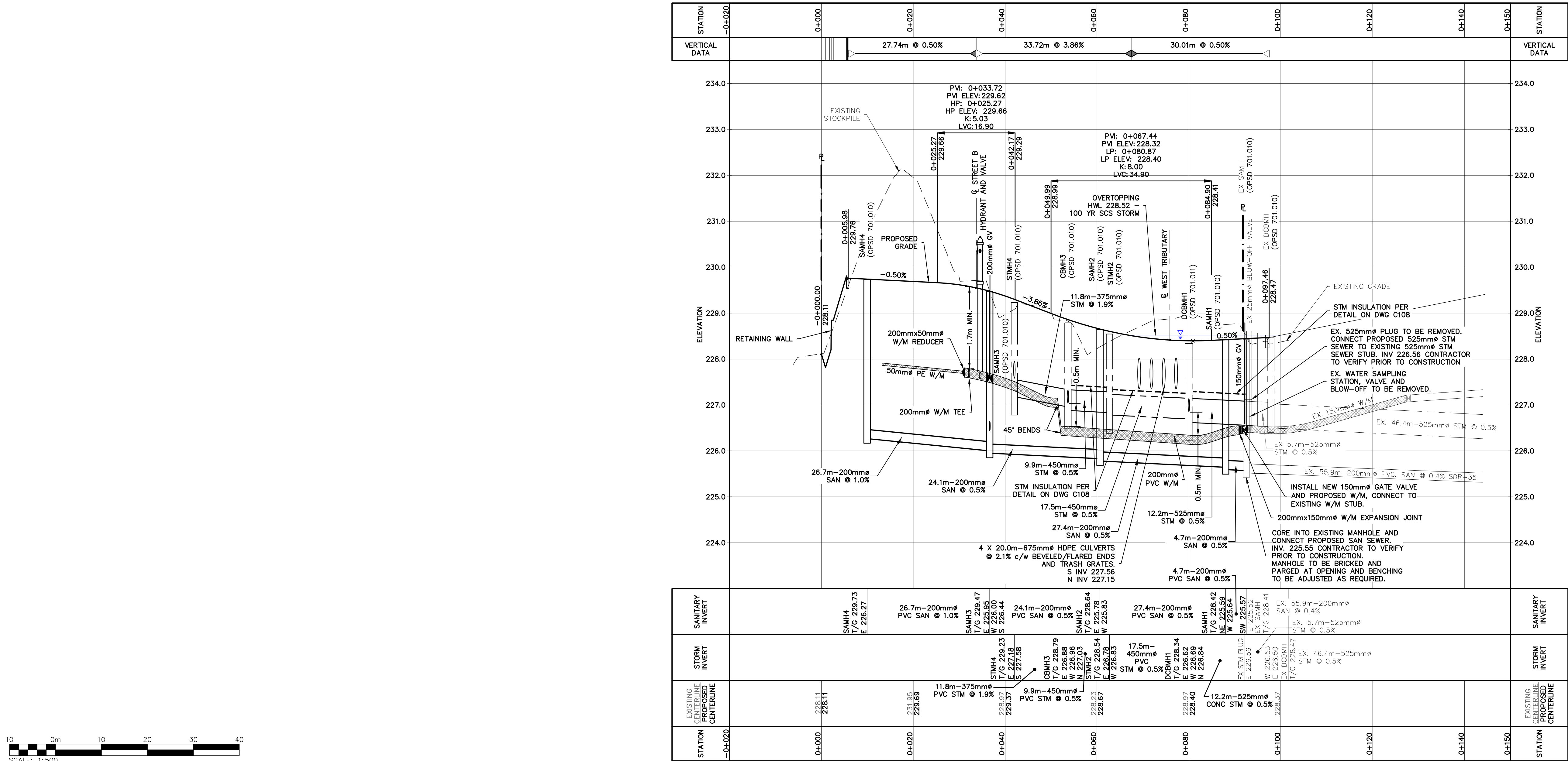
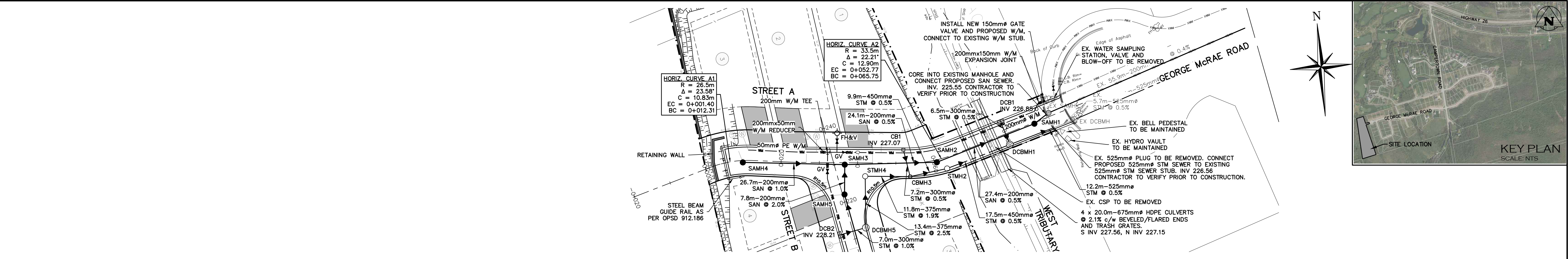
OVERALL SITE GRADING PLAN

CROZIER CONSULTING ENGINEERS

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

Drawn By: L.W. Design By: L.W. Project: 1019-5984

Check By: A.S. Check By: Scale: 1:500 Drawing: C.102



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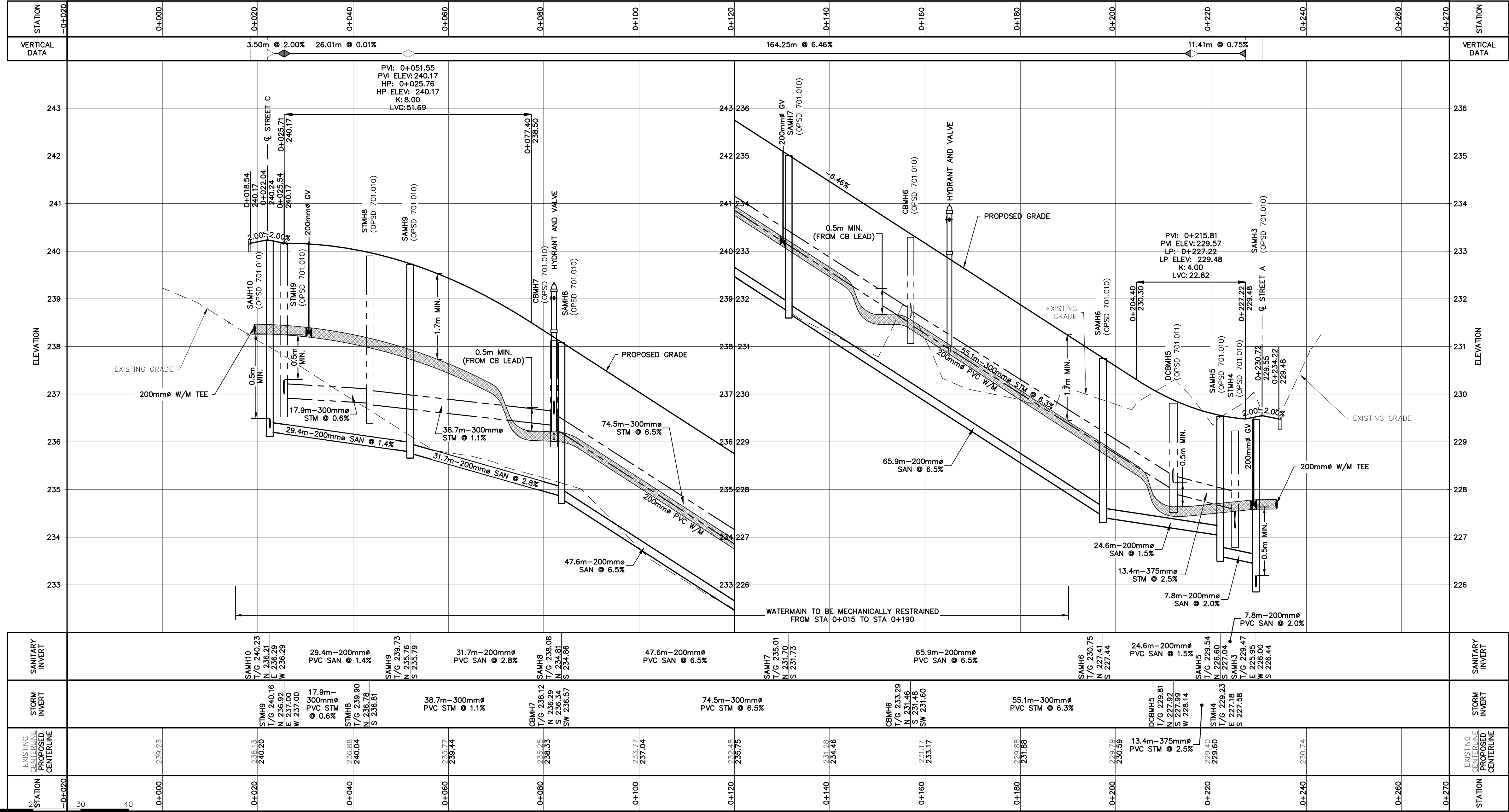
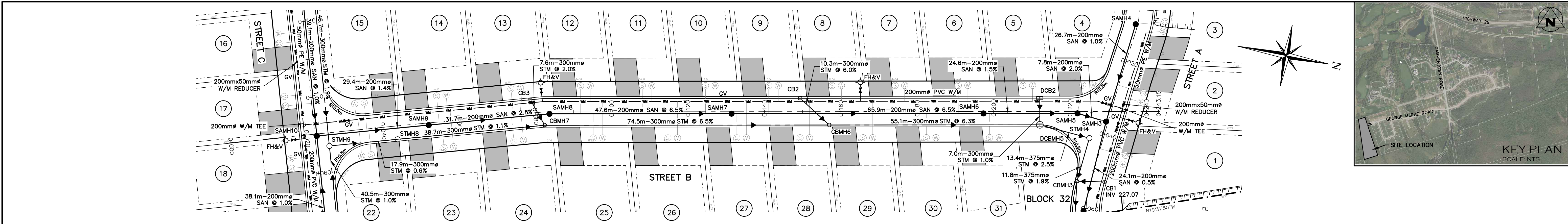
Project: RIDGE ESTATES BLOCK 38
TOWN OF THE BLUE MOUNTAINS

Drawing: PLAN & PROFILE
STREET A (STA 0+000 TO 0+101.06)

CROZIER
CONSULTING ENGINEERS

1 ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705-446-3510 T
705-446-3520 F
info@cf-crozier.ca

Drawn By	L.W.	Design By	L.W.	Project	1019-5984
Check By	A.S.	Check By		Scale	V 1:50 H 1:500
				Drawing	C103.A



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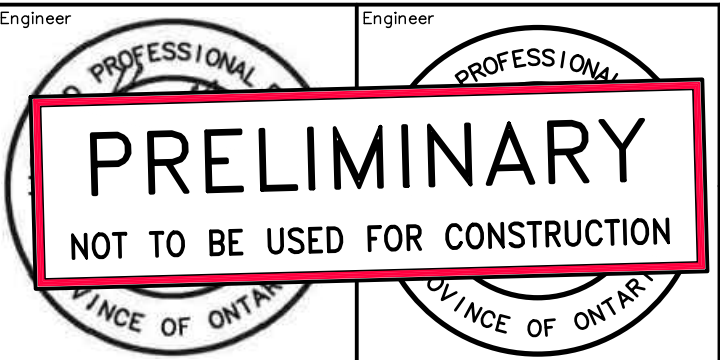
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TEMPORARY BENCHMARKS	
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TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE MCRAE ROAD AT THE CORNER OF LOTS 31 AND 32.	
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Town	
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Project: RIDGE ESTATES BLOCK 38
TOWN OF THE BLUE MOUNTAINS

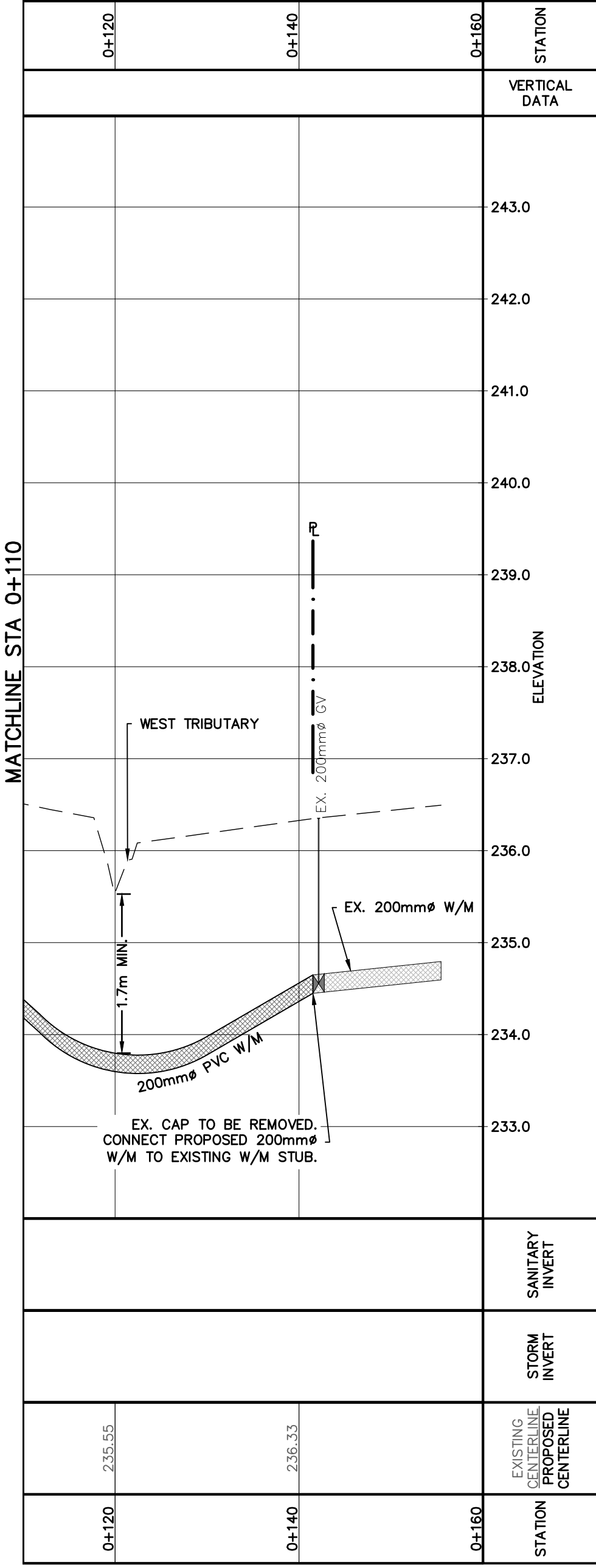
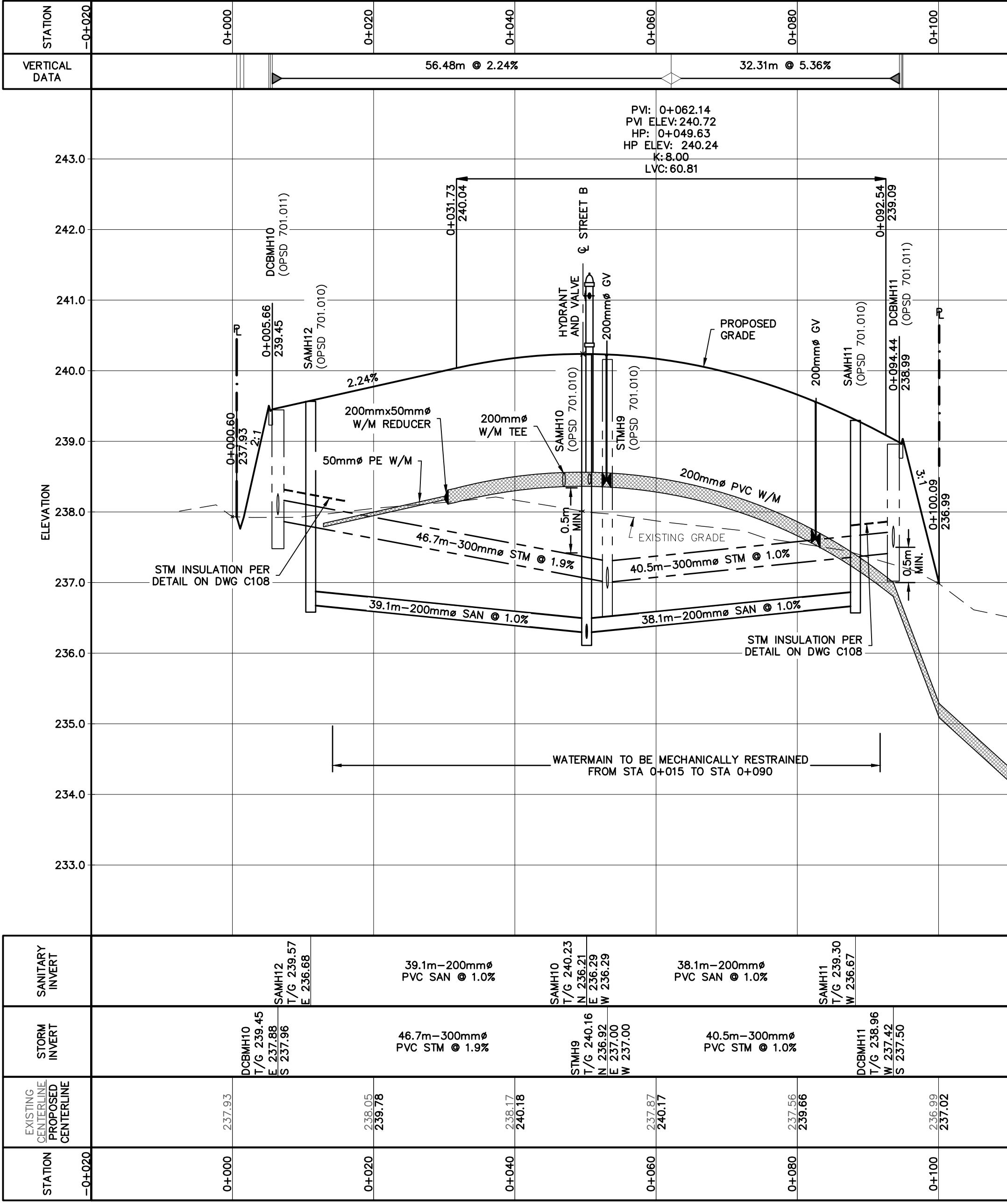
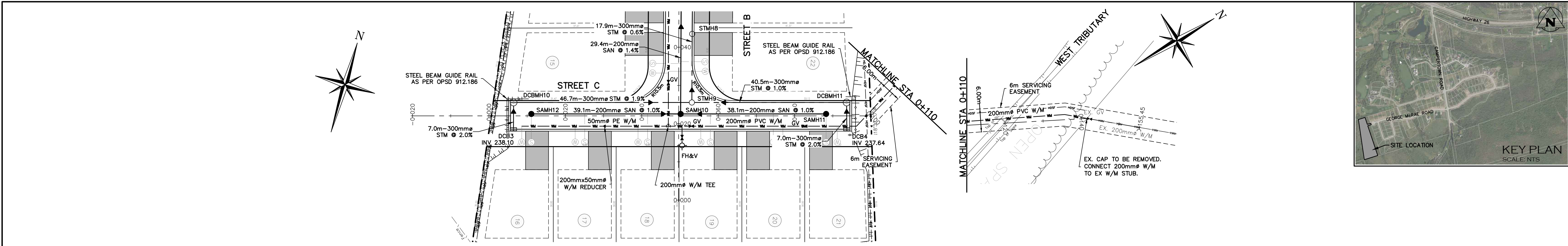
Drawing: PLAN & PROFILE
STREET B (STA 0+000 TO 0+236.28)

CROZIER
CONSULTING ENGINEERS

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: L.W. Design By: L.W. Project: 1019-5984

Check By: A.S. Check By: Scale: V 1:50 H 1:500 Drawing: C103.B



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TEMPORARY BENCHMARKS

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ELEV 229.99m

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TOPOGRAPHIC SURVEY COMPLETED BY ZUKEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.

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No.

ISSUE

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DEC/03/2021

3

ISSUED FOR 2nd SUBMISSION

DEC/22/2021

Professional Engineer

PROFESSIONAL ENGINEER

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PROFESSIONAL ENGINEER

Project

RIDGE ESTATES BLOCK 38
TOWN OF THE BLUE MOUNTAINS

Drawing

PLAN & PROFILE
STREET C & 6m SERVICING EASEMENT
(STA 0+000 TO 0+155.45)

Drawn By

L.W.

Design By

L.W.

Project

1019-5984

Check By

A.S.

Check By

Scale

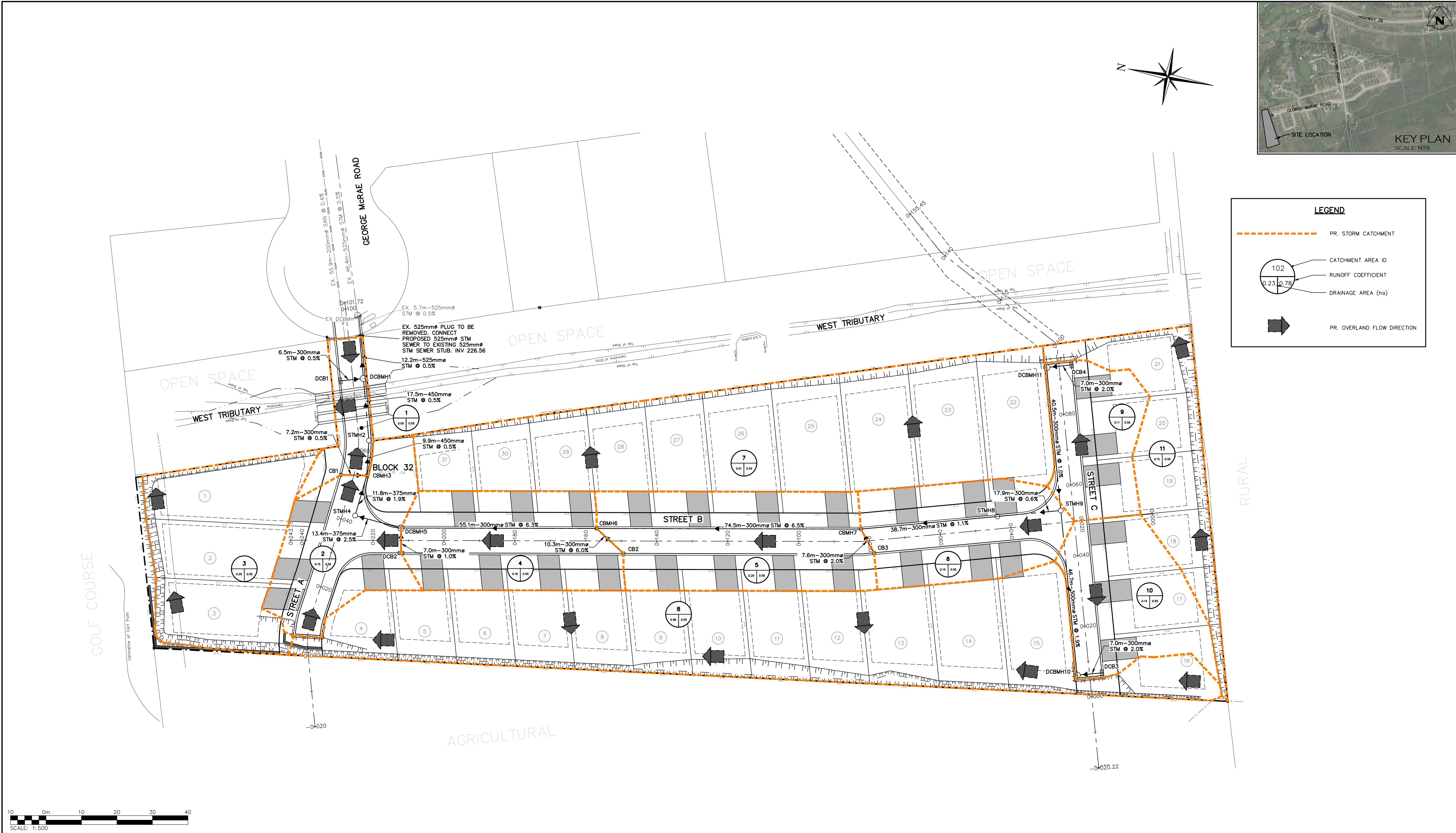
V 1:50
H 1:500

Drawing

C103.C

CROZIER CONSULTING ENGINEERS

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



LEGEND

- PR. STORM CATCHMENT
- CATCHMENT AREA ID
- RUNOFF COEFFICIENT
- DRAINAGE AREA (ha)
- PR. OVERLAND FLOW DIRECTION



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TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE McRAE ROAD AT THE CORNER OF LOTS 31 AND 32.	
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Engineer	Engineer
PROFESSIONAL	PROFESSIONAL
PRELIMINARY	NOT TO BE USED FOR CONSTRUCTION
PROVINCE OF ONTARIO	PROVINCE OF ONTARIO

Project: RIDGE ESTATES BLOCK 38
TOWN OF THE BLUE MOUNTAINS

Drawing: SANITARY DRAINAGE PLAN

Drawn By	L.W.	Design By	L.W.	Project	1019-5984
Check By	A.S.	Check By		Scale	1:500
				Drawing	C105

CROZIER
CONSULTING ENGINEERS


ADMIRAL BUILDING
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705-446-3510 T
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www.cfcrozier.ca
info@cfcrozier.ca

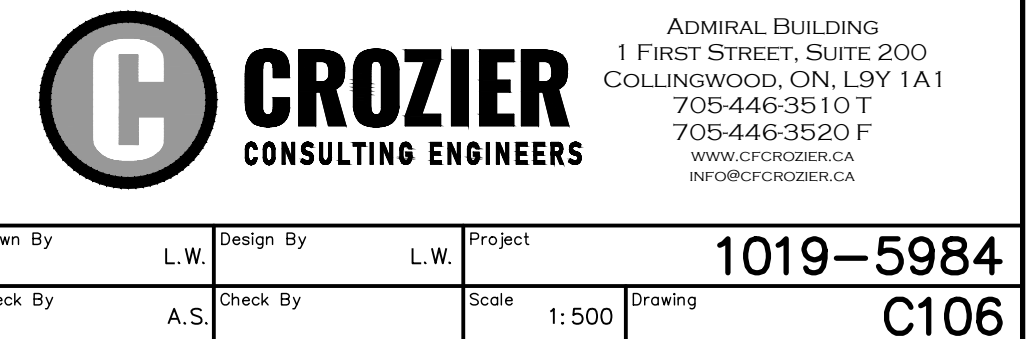
NOTE: EXISTING WATERMAIN STUB AT THE BULB OF GEORGE McRAE TO BE EXPOSED TO CONFIRM IF EXISTING WATERMAIN IS MECHANICALLY RESTRAINED, IF NOT MECHANICAL RESTRAINTS WILL BE REQUIRED. TOWN OPERATIONS STAFF SHALL BE PROVIDED WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS BEING COMPLETED.

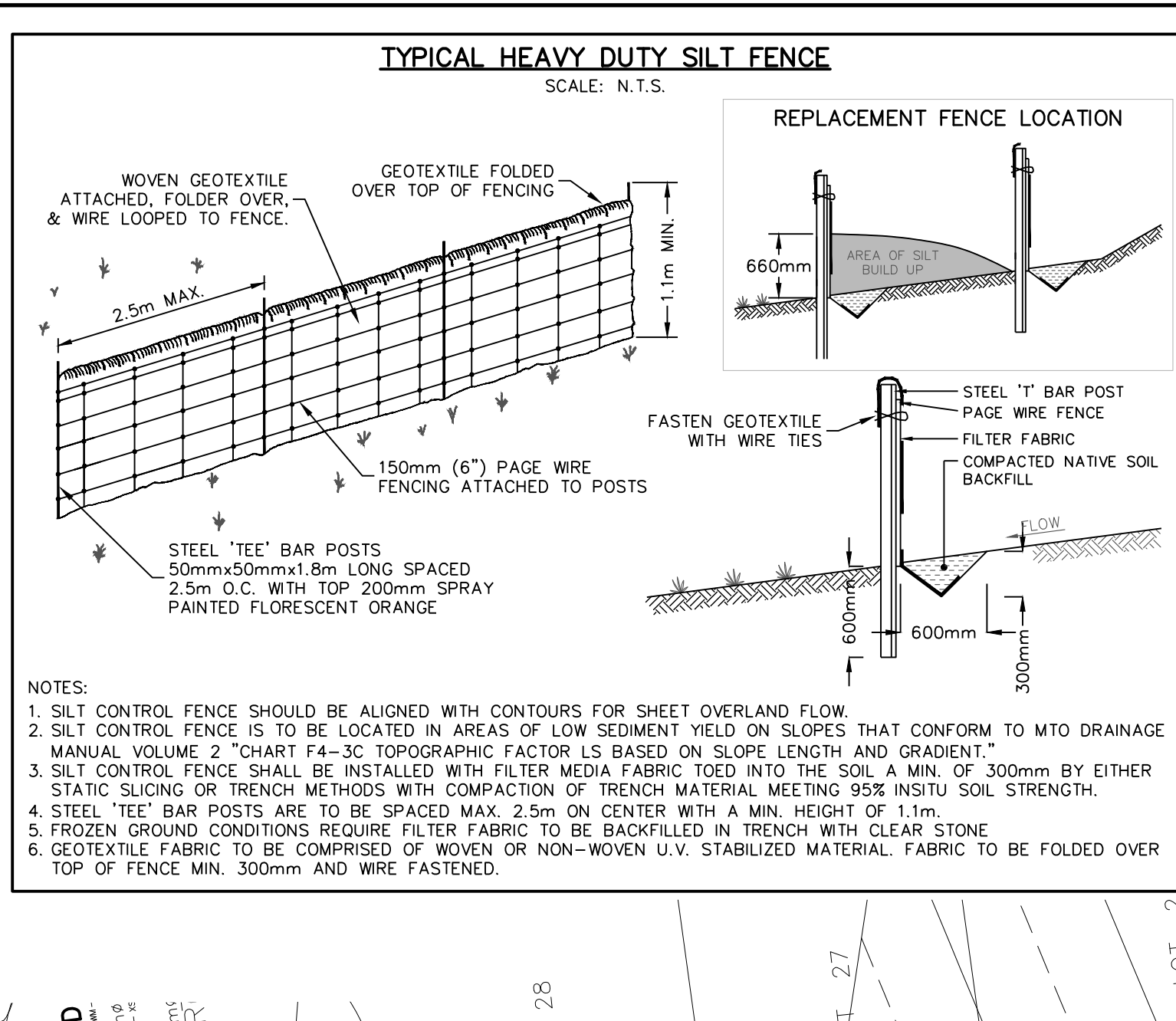
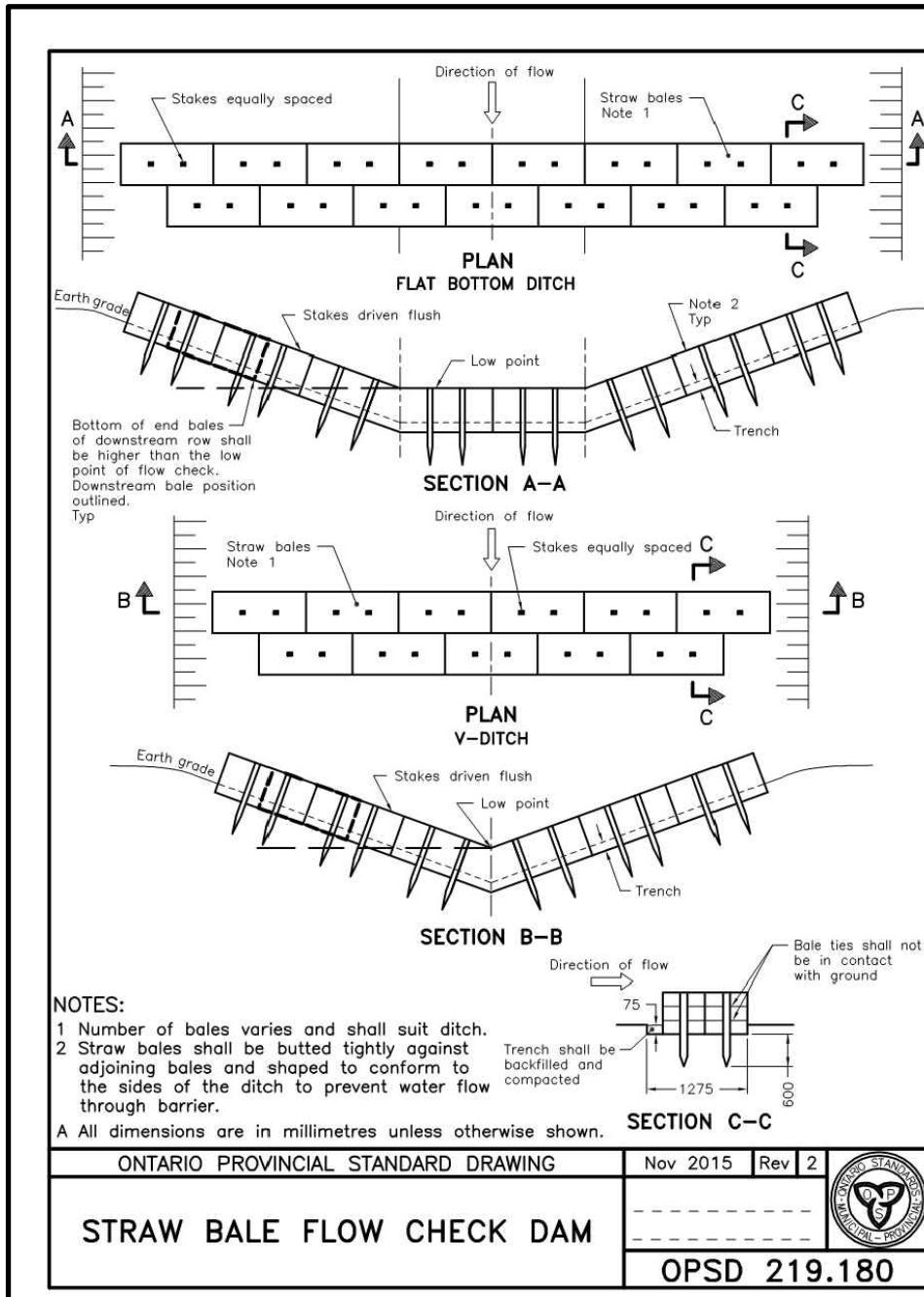


<u>TEMPORARY BENCHMARKS</u>	
TBM#1	ELEV 229.99m
TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE McRAE ROAD AT THE CORNER OF LOTS 31 AND 32.	
TOPOGRAPHIC SURVEY COMPLETED BY ZUKEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.	

No.	ISSUE	DATE: MM/DD/YY
0	ISSUED FOR 1st SUBMISSION	JUL/26/2021
1	ISSUED FOR TOWN REVIEW	OCT/19/2021
2	ISSUED FOR SITE ALTERATION & TREE CLEARING	DEC/03/2021
3	ISSUED FOR 2nd SUBMISSION	DEC/22/2021

	Project	RIDGE ESTATES BLOCK 38 TOWN OF THE BLUE MOUNTAINS
	Drawing	WATER DISTRIBUTION PLAN



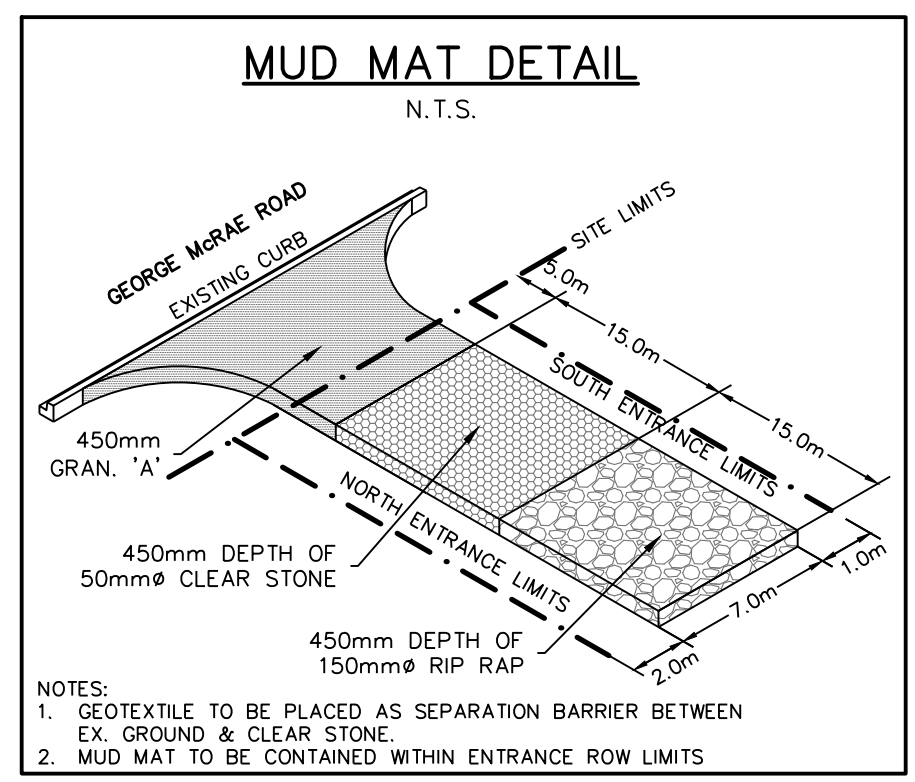
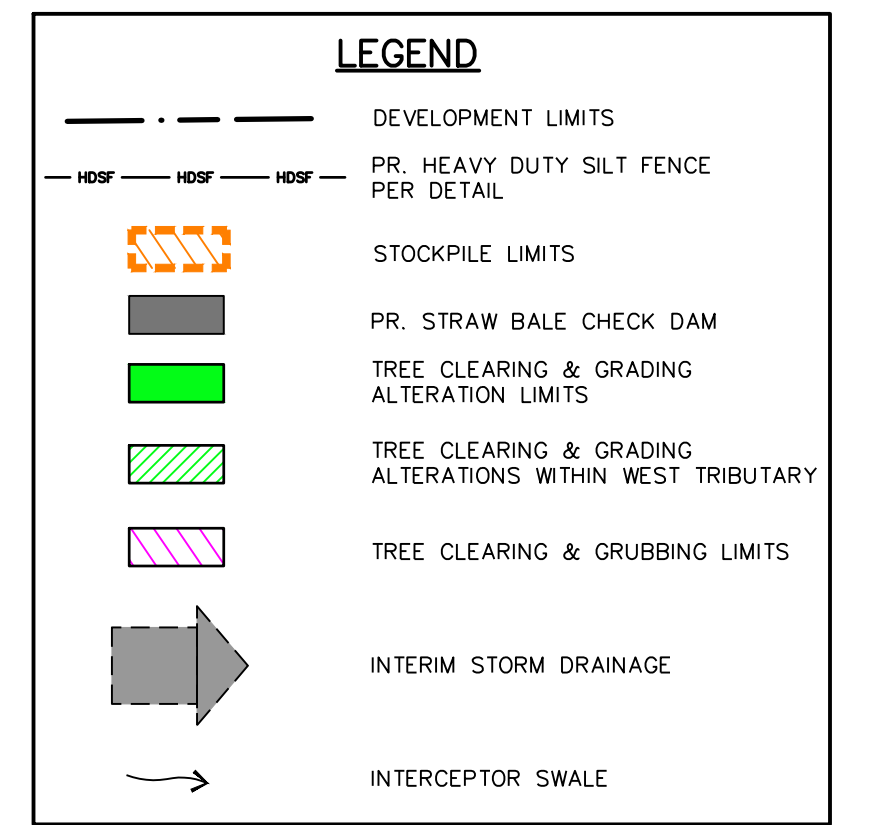
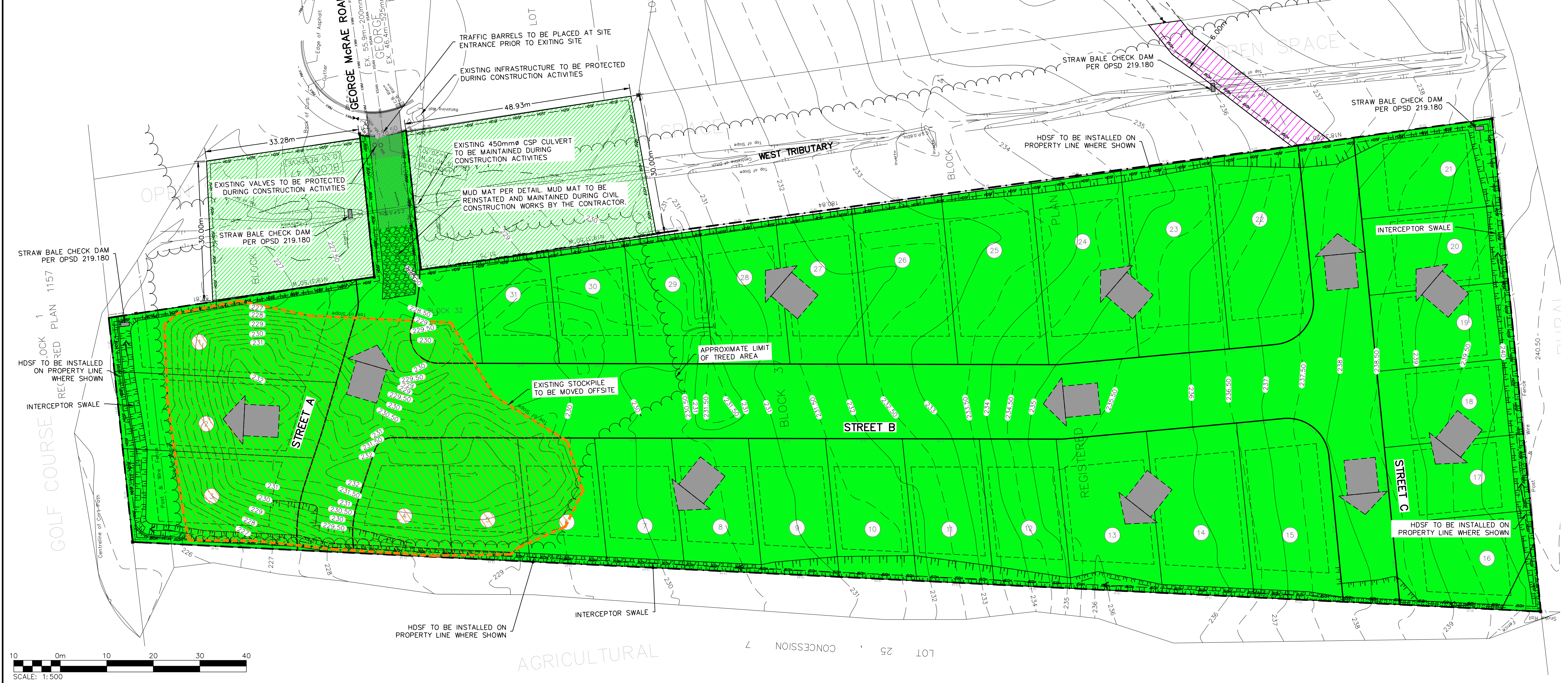
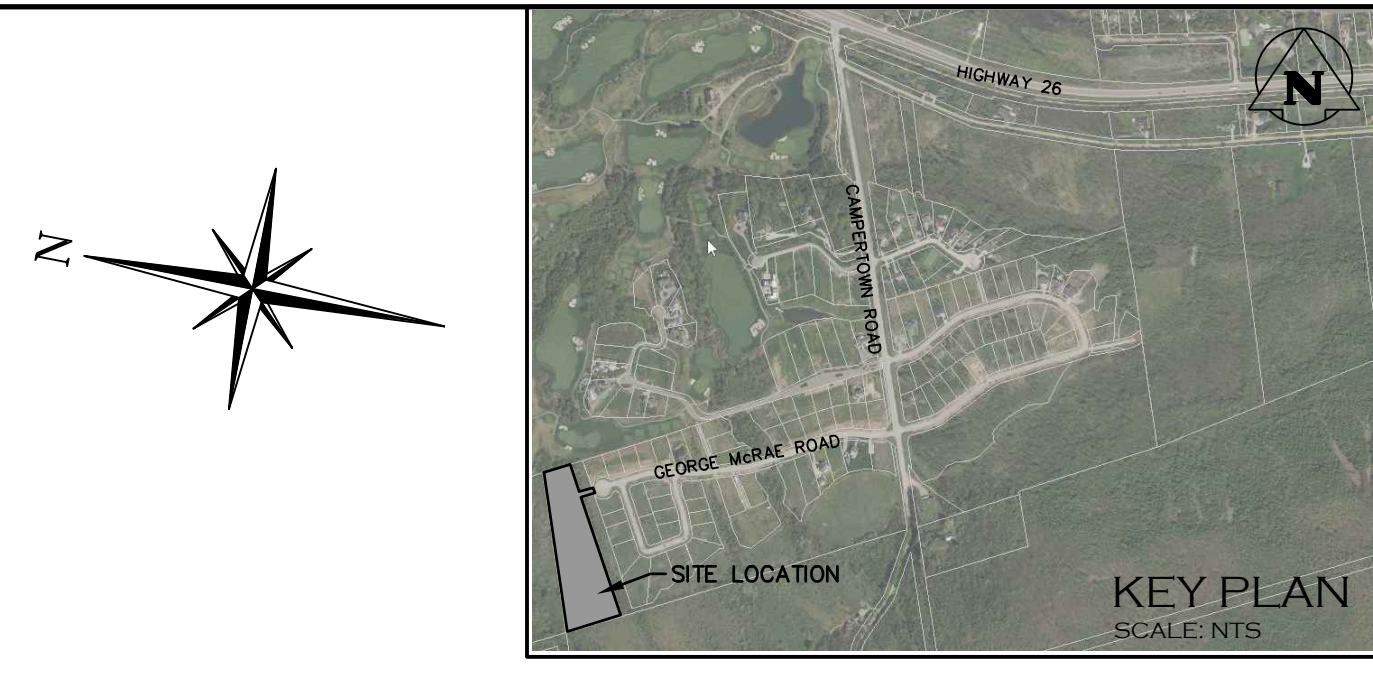


NOTE: VEGETATION CLEARING MUST OCCUR OUTSIDE OF THE BREEDING BIRD SEASON (APRIL 15 TO AUGUST 31) IN ACCORDANCE WITH THE FEDERAL MIGRATORY BIRD CONVENTION ACT. IF TREE REMOVAL MUST OCCUR WITHIN THE BREEDING BIRD SEASON, A QUALIFIED BIOLOGIST MUST SURVEY FOR EVIDENCE OF ACTIVE BIRD NESTING (E.G., NEST BUILDING, ADULTS TENDING A NEST) IN THE STUDY AREA. FOLLOWING THIS SURVEY, THE CONTRACTOR WOULD HAVE 48 HOURS FROM THE TIME OF SURVEY COMPLETION TO REMOVE ALL TREES/VEGETATION - ASSUMING NO EVIDENCE OF ACTIVE NESTING IS FOUND. IF REMOVAL IS NOT COMPLETED WITHIN THE 48-HOUR PERIOD, ANY REMAINING TREES/VEGETATION WOULD BE RECOMMENDED TO BE RE-SURVEYED PRIOR TO THEIR REMOVAL.

NOTE: REFER TO DRAWING TMP-1 'TREE MANAGEMENT PLAN' FOR DETAILS REGARDING TREE PROTECTION AND LOCATION OF ORANGE PLASTIC CONSTRUCTION FENCING.

NOTE: PRE-GRADE OF LOTS 1-3, 22-31 & BLOCK 32 TO BE 0.45m BELOW FINISHED GRADE. PRE-GRADE OF LOTS 4-15 TO BE 0.55m BELOW FINISHED GRADE. PRE-GRADE OF LOTS 16-21 TO BE 0.15m BELOW FINISHED GRADE. PRE-GRADE OF INTERNAL ROAD ROW LIMITS TO BE 0.62m BELOW FINISHED GRADE. FILL PLACED WITHIN BUILDING ENVELOPES AND ROADWAYS TO BE COMPACTED PER GEOTECHNICAL RECOMMENDATIONS.

- GENERAL CONSTRUCTION NOTES:**
1. CONTRACTOR TO MAINTAIN DRAINAGE ONSITE TO PREVENT PONDING.
 2. HEAVY DUTY SILT FENCE (HDSF) TO BE INSTALLED PER OPSD 219.130.
 3. COMPOSITION, PRIOR TO PLACEMENT, OF IMPORTED FILL MATERIAL TO BE REVIEWED BY A QUALIFIED PROFESSIONAL PER O. REG. 153/04.
 4. COMPACTION OF FILL MATERIAL TO BE REVIEWED BY GEOTECHNICAL CONSULTANT ONSITE.
 5. OPERATIONS ASSOCIATED WITH HANDLING AND MOVEMENT OF EXCESS FILL MATERIAL SHALL FOLLOW O. REG. 406/19 AS OF JANUARY 1, 2022.
 6. TREE CLEARING TO BE COMPLETED TO LIMITS OF SILT FENCING AND/OR ORANGE PLASTIC CONSTRUCTION FENCING.
 7. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE MUNICIPAL ROADWAYS AND SIDEWALKS ARE CLEARED OF ALL MUD, DIRT AND DEBRIS AT ALL TIMES. STREET SWEEPING AND CLEARING MUST OCCUR AT LEAST ONCE PER WEEK AS REQUIRED OR AT THE DIRECTION OF THE TOWN OR CONTRACT ADMINISTRATOR.
 8. TRUCKING OPERATIONS TO BE HALTED IMMEDIATELY SHOULD TOWN STAFF IDENTIFY DETERIORATING ROAD CONDITIONS ON GEORGE MCRAE ROAD.



- NOTES:**
- MAINTENANCE & OPERATIONS OF SEDIMENT CONTROLS**
- SILT FENCE**
1. SILT FENCE MUST BE INSPECTED WEEKLY FOR RIPS OR TEARS, BROKEN STAKES, BLOW-OUTS AND ACCUMULATION OF SEDIMENT.
 2. SILT FENCE MUST BE INSPECTED FOLLOWING ALL 15mm OR GREATER RAIN STORM EVENT OR AS DIRECTED BY THE CONTRACT ADMINISTRATOR. SEDIMENT MUST BE REMOVED FROM SILT FENCE WHEN ACCUMULATION REACHES 50% OF THE HEIGHT OF THE FENCE.
 3. ALL SILT FENCES MUST BE REMOVED ONLY WHEN THE ENTIRE SITE IS STABILIZED AND AS DIRECTED BY THE CONTRACT ADMINISTRATOR.
- MUD MAT**
1. INSPECT MUD MAT WEEKLY TO ASSESS CONDITION AND ENSURE OPERATION EFFICIENCY.
 2. SUPPLY AND PLACE ADDITIONAL GRANULAR/RIP RAP MATERIAL AS DIRECTED BY THE CONTRACT ADMINISTRATOR.
 3. MUD MAT TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR AS DIRECTED BY THE CONTRACT ADMINISTRATOR.
- CHECK DAM**
1. CHECK DAMS TO BE REVIEWED REGULARLY AND AFTER SIGNIFICANT RAINFALLS. CHECK DAMS ARE TO BE MAINTAINED/REPLACED IF REQUIRED.

<p>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.</p> <p>2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.</p> <p>3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.</p> <p>4. DO NOT SCALE THE DRAWINGS.</p> <p>5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.</p>	<p>TEMPORARY BENCHMARKS</p> <p>TBM#1 ELEV 229.99m</p> <p>TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE MCRAE ROAD AT THE CORNER OF LOTS 31 AND 32.</p> <p>TOPOGRAPHIC SURVEY COMPLETED BY ZUKEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.</p>	<p>Town</p>	<table><tr><th>No.</th><th>ISSUE</th><th>DATE: MM/DD/YYYY</th></tr><tr><td>0</td><td>ISSUED FOR 1st SUBMISSION</td><td>JUL/26/2021</td></tr><tr><td>1</td><td>ISSUED FOR TOWN REVIEW</td><td>OCT/19/2021</td></tr><tr><td>2</td><td>ISSUED FOR SITE ALTERATION & TREE CLEARING</td><td>DEC/03/2021</td></tr><tr><td>3</td><td>ISSUED FOR 2nd SUBMISSION</td><td>DEC/22/2021</td></tr></table>	No.	ISSUE	DATE: MM/DD/YYYY	0	ISSUED FOR 1st SUBMISSION	JUL/26/2021	1	ISSUED FOR TOWN REVIEW	OCT/19/2021	2	ISSUED FOR SITE ALTERATION & TREE CLEARING	DEC/03/2021	3	ISSUED FOR 2nd SUBMISSION	DEC/22/2021	<p>Engineer</p> <p>PRELIMINARY</p> <p>NOT TO BE USED FOR CONSTRUCTION</p>	<p>Project</p> <p>RIDGE ESTATES BLOCK 38</p> <p>TOWN OF THE BLUE MOUNTAINS</p> <p>SITE ALTERATION AND</p> <p>EROSION & SEDIMENT CONTROL PLAN</p>	<p>Drawn By L.W. Design By L.W. Project 1019-5984</p> <p>Check By A.S. Check By Scale 1:500 Drawing C107</p>	<p>CROZIER</p> <p>CONSULTING ENGINEERS</p> <p>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</p>
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CONSTRUCTION NOTES

GENERAL

1. ALL EXISTING UNDERGROUND UTILITIES AND SERVICES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ANY SITE ILLUMINATION TO BE DIRECTED DOWNWARD AND INTERNAL TO SITE ONLY.
3. DETAILS ON PROPOSED PLANTING, LANDSCAPE FEATURES, SITE TREATMENTS ARE PREPARED BY LANDSCAPE ARCHITECT.
4. 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.
5. ALL BOULEVARDS & DISTURBED AREAS ARE TO BE RESTORED TO EXISTING CONDITIONS OR BETTER, 200mm TOPSOIL & SEED UNLESS OTHERWISE NOTED.
6. CLEAR STONE WRAPPED IN FILTER CLOTH CAN BE SUBSTITUTED FOR BEDDING MATERIAL IF APPROVED BY THE GEOTECHNICAL ENGINEER.
7. 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.
8. 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.E.C.P. PERMIT IF REQUIRED.
9. ALL RIP-RAP/GABION MATTRESSES TO BE PLACED UPON FILTER CLOTH.
10. SIGNAGE TO BE INSTALLED PER TOWN STANDARDS. STREET SIGNS AND STOP SIGNS TO BE INSTALLED ON SEPARATE POSTS.

ROADS

1. ALL EXCAVATION SHALL CONFORM TO THE CURRENT ONTARIO PROVINCIAL SPECIFICATION FOR GRADING OPSS 206.
2. 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.
3. ALL VEGETATION, BOULDERS OVER 150mm ϕ , 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.
4. 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 QUALIFIED PERSON.
5. 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.
6. NATIVE SUB-GRADE TO BE GRADED, COMPACTED AND PROOF-ROLLED PRIOR TO PLACEMENT OF GRANULARS.
7. COMPACTION TO BE MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD). 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.
8. 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 A TOP COURSE OF 150mm CONSOLIDATED GRANULAR 'A' MATERIAL FULL WIDTH ACROSS THE ROADWAY AND CONFORMING IN ALL RESPECTS TO THE MINISTRY OF TRANSPORTATION ONTARIO PROVINCIAL STANDARD SPECIFICATIONS 1010.
8. THE GRANULAR MATERIAL SHALL BE SPREAD IN LAYERS OF 150mm MAXIMUM COMPACTED DEPTHS, AND EACH LAYER SHALL BE THOROUGHLY COMPACTED TO 100% SPMD.
9. 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.
10. ALL GRANULAR CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO ONTARIO PROVINCIAL STANDARD SPECIFICATION OPSS 314.

11. 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.
12. THE ASPHALT COMPONENTS SHOULD BE COMPACTED TO 92% MAXIMUM RELATIVE DENSITY, AS PER OPSS 310.
13. JOINTS WITH EXISTING ASPHALT TO BE SAW CUT STRAIGHT PRIOR TO PLACING NEW ASPHALT AND TACK COAT APPLIED TO EXISTING ASPHALT AND CURB SURFACES.
14. 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.
15. SUBDRAINS TO BE LOCATED AS PER TYPICAL ROAD SECTION ON DWG. C108 AND O.P.S.D. 207.030. GRANULAR A 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

1. MAIN SEWERS SHALL BE PVC PIPE (OPSS 410), MIN. PIPE STIFFNESS SHALL BE 320kPa OR CONCRETE A257.2 - CLASS - 650 (MIN.). ALL PIPE TO BE JOINED WITH A GASKETED BELL & SPIGOT SYSTEM.
2. MINIMUM PIPE SIZE, INCLUDING CATCHBASIN LEADS, SHALL BE 300mm ϕ .
3. STORM SEWER EMBEDMENT SHALL CONFORM WITH OPSS 802.010 USING GRANULAR 'A'.
4. PRECAST STORM MANHOLES SHALL BE PER OPSS 701.010 (1200mm) OR 701.011 (1500mm) 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 MANHOLES.
5. 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.
6. FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSS 701.100.
7. CULVERTS TO HAVE MIN. 300mm COVER WHERE POSSIBLE. CULVERT MATERIAL TO BE PER TOWN STANDARD OR

APPROVAL EQUIVALENT.

8. MINIMUM COVER ON STORM SEWER & CATHASINS LEADS TO BE PER TOWN STANDARD. CONTRACTOR TO APPLY INSULATION AS PER DETAIL ON DWG C107 WHERE MINIMUM COVER IS NOT OBTAINED.
9. STORM PIPE 450mm IN DIAMETER AND GREATER SHALL BE CONCRETE PIPE. ALL PIPE SMALLER THAN 450mm IN DIAMETER SHALL BE P.V.C.

WATERMAIN

A) PIPING

1. ALL CONSTRUCTION TO CONFORM TO AWWA C605-94 AND AWWA C600-99 STANDARDS. MATERIALS TO MEET NSF 60, 61 & 372.
2. WATERMAIN PIPE SHALL BE PVC DR18 (SIZES UP TO AND INCLUDING 300mm ϕ), CONFORMING TO AWWA C900. A DIFFERENT PIPE STRENGTH OR TYPE MAY BE REQUIRED BY THE MUNICIPALITY FOR SPECIAL CONDITIONS.
3. 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.
4. WATERMAIN SHALL BE BEDDED IN ACCORDANCE WITH OPSS 802.010 WITH GRANULAR 'A'.
5. 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 CONTRACT ADMINISTRATOR & MUNICIPALITY.
6. ALL TESTING REQUIRES NOTIFICATION IN WRITING, 72 HOURS PRIOR TO ALL TESTING.
7. ALL CONNECTIONS TO EXISTING MUNICIPAL SUPPLY MAINS MUST BE WITNESSED BY THE MUNICIPALITY OR REPRESENTATIVE AND GIVING 72 HOURS NOTICE PRIOR TO CONNECTION AND BACKFILLING OPERATIONS.
8. 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 "DRYDOWN WATERPROOF CONNECTORS" OR APPROVED EQUAL. MUNICIPALITY MUST BE ON SITE DURING WATER WIRE CONTINUITY TESTING.
9. THE MINIMUM COVER ON WATERMAINS SHALL BE 1.7m. WHEN COVER IS LESS THAN 1.7m, CONTRACTOR TO PROVIDE INSULATION PER DETAIL ON DWG C108.
10. CATHODIC PROTECTION REQUIRED ON ALL METALLIC FITTINGS AND PIPE AS PER OPSS 702 & TOWN STANDARD.
11. 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 RESTRAINTERS SHALL BE USED. SEE TOWN STANDARDS OF APPROPRIATE PRODUCT REQUIREMENTS. THE USE OF THREADED RODS IN JOINT RESTRAINT IS NOT PERMISSIBLE.
12. 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

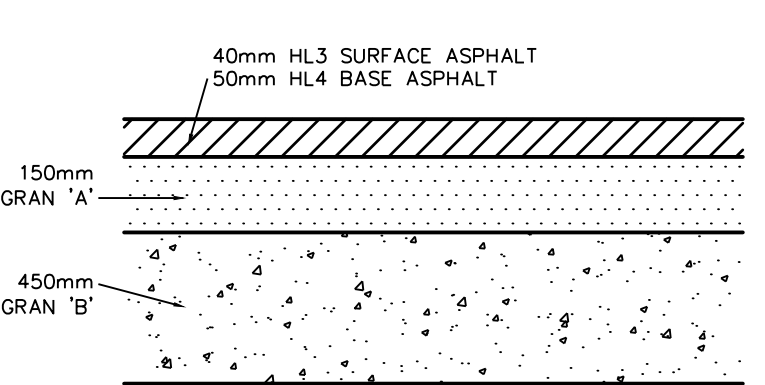
1. EACH HOUSING UNIT SHALL HAVE A SEPARATE 20mm ϕ MIN. TYPE 'K' COPPER OR 25mm ϕ POLY WATER SERVICE. A CURB STOP AND EXTENSION SERVICE BOX AND MAIN STOP MUST BE INSTALLED ON EACH SERVICE USING COMPRESSION JOINT FITTINGS.
2. WATER SERVICE FITTINGS SHALL BE AS FOLLOWS:
 - MAIN STOPS ARE TO BE CAMBRIDGE BRASS 301NL SERIES.
 - CURB STOPS ARE TO BE SELF DRAINING, CAMBRIDGE BRASS 202NL 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 1/4" ADJUSTABLE PLOW VALVE BOX SHALL BE INSTALLED PER TOWN STANDARDS.
3. CURB STOPS SHALL BE LOCATED AT SERVICE CORRIDOR LIMITS & SUPPLIED WITH A 89mm X 38mm MARKER FROM THE INVERT OF THE SERVICE TO 600mm ABOVE GRADE PAINTED BLUE. A VB-5009 4 1/4" ADJUSTABLE PLOW VALVE BOX SHALL BE INSTALLED PER TOWN STANDARDS IF INSTALLED WITHIN DRIVEWAY.
4. SERVICE CONNECTIONS TO WATERMAINS 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.
5. SERVICE CONNECTIONS SHALL BE LEFT WITH A TAIL 1m ABOVE FINAL GRADE & CAPPED OR CRIMPED.
6. SERVICE CONNECTIONS WITH RESIDUAL PRESSURES EXCEEDING 550 kPa (80psi) MUST BE EQUIPPED WITH PRESSURE REDUCING DEVICES UPSTREAM OF WATER METER IN FUTURE HOMES.
7. 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

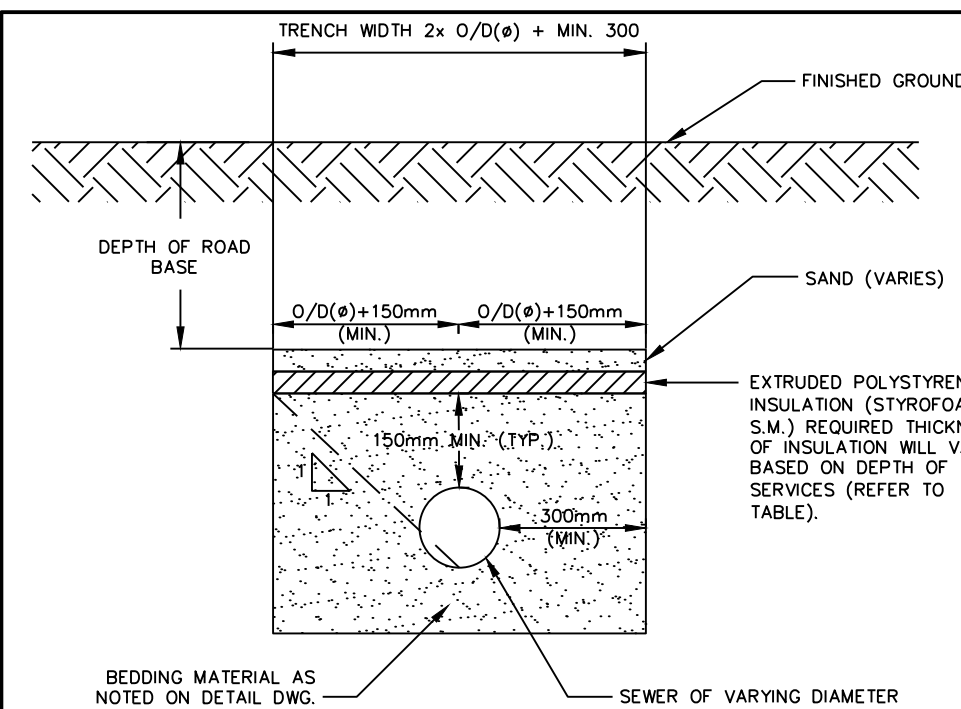
1. MAIN SEWERS SHALL BE PVC SDR 35 WITH RUBBER GASKET CONNECTIONS AND MIN. SIZE OF 200mm ϕ . ALL SANITARY SEWER PIPES SHALL CONFORM TO THE REQUIREMENTS OF CSA AND OPSS.
2. SANITARY SEWER EMBEDMENT SHALL CONFORM WITH OPSS 802.010 USING GRANULAR 'A'.
3. PRECAST SANITARY MANHOLES SHALL CONFORM WITH OPSS 701.010 (1200mm ϕ) WITH HOLLOW RECTANGULAR LADDER RUNGS PER OPSS 405.010. BENCHING SHALL BE PROVIDED IN ALL MANHOLES.
4. MANHOLE COVERS SHALL BE CAMRON D5579 (OR APPROVED EQUAL) AND INSTALLED AS PER MUNICIPAL STANDARD.
5. SHOP MANUFACTURED "TEE" CONNECTIONS SHALL BE USED FOR HOUSE SERVICE CONNECTIONS ON 200mm SEWERS.
6. CONNECTION TO MANHOLES SHALL ENTER THE MANHOLE NO HIGHER THAN 600mm ABOVE THE LOWEST INVERT EXCEPT AS OTHERWISE APPROVED BY THE TOWN.
7. FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSS 701.100.
8. HOUSE SERVICE CONNECTIONS SHALL BE PVC SDR 28 WITH RUBBER GASKET CONNECTIONS AND SHALL BE 125mm ϕ MINIMUM. SERVICE CONNECTIONS TO HAVE A MINIMUM 2.0% SLOPE. SANITARY SERVICE TO BE TERMINATED 0.3m FROM PROPERTY LINE WITH A 125X100mm REDUCER. 89mmX38mm MARKER FROM THE INVERT OF THE SERVICE TO 600mm ABOVE GRADE PAINTED GREEN TO BE PROVIDED.

TYPICAL PAVEMENT STRUCTURE DETAIL 'A'

SCALE N.T.S.



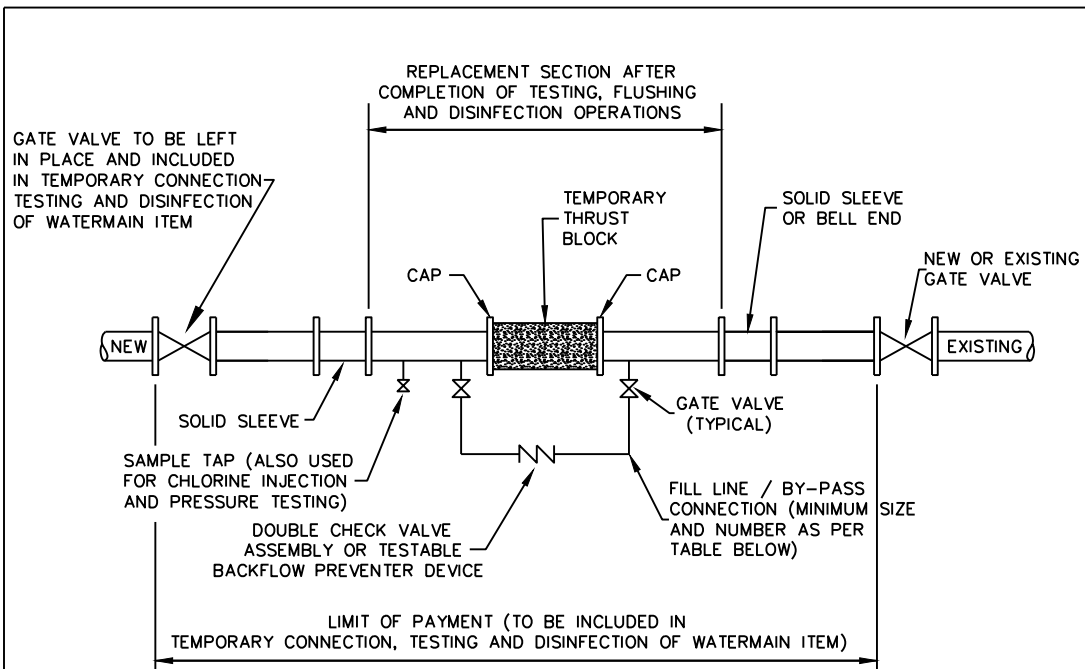
NOTE: REFER TO ROADWAY CONSTRUCTION NOTES FOR CONSTRUCTION DETAILS.



- NOTES:
1. 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
 2. MIN. COVER REQUIREMENTS:
 - STORM SEWER - 1.5m (TO OUTSIDE BARREL OF PIPE)
 - WATERMAINS - 1.7m (TO OUTSIDE BARREL OF PIPE)
 - SANITARY SEWER - 1.6m (TO OUTSIDE BARREL OF PIPE)
 3. INSULATION SHALL BE PLACED WITH ENDS CLOSELY LOCATED TOGETHER.
 4. ALL JOINTS SHALL BE STAGGERED WHEN MORE THAN ONE LAYER OF INSULATION IS BEING INSTALLED.

INSULATION FOR VARIOUS INFRASTRUCTURE

N.T.S.



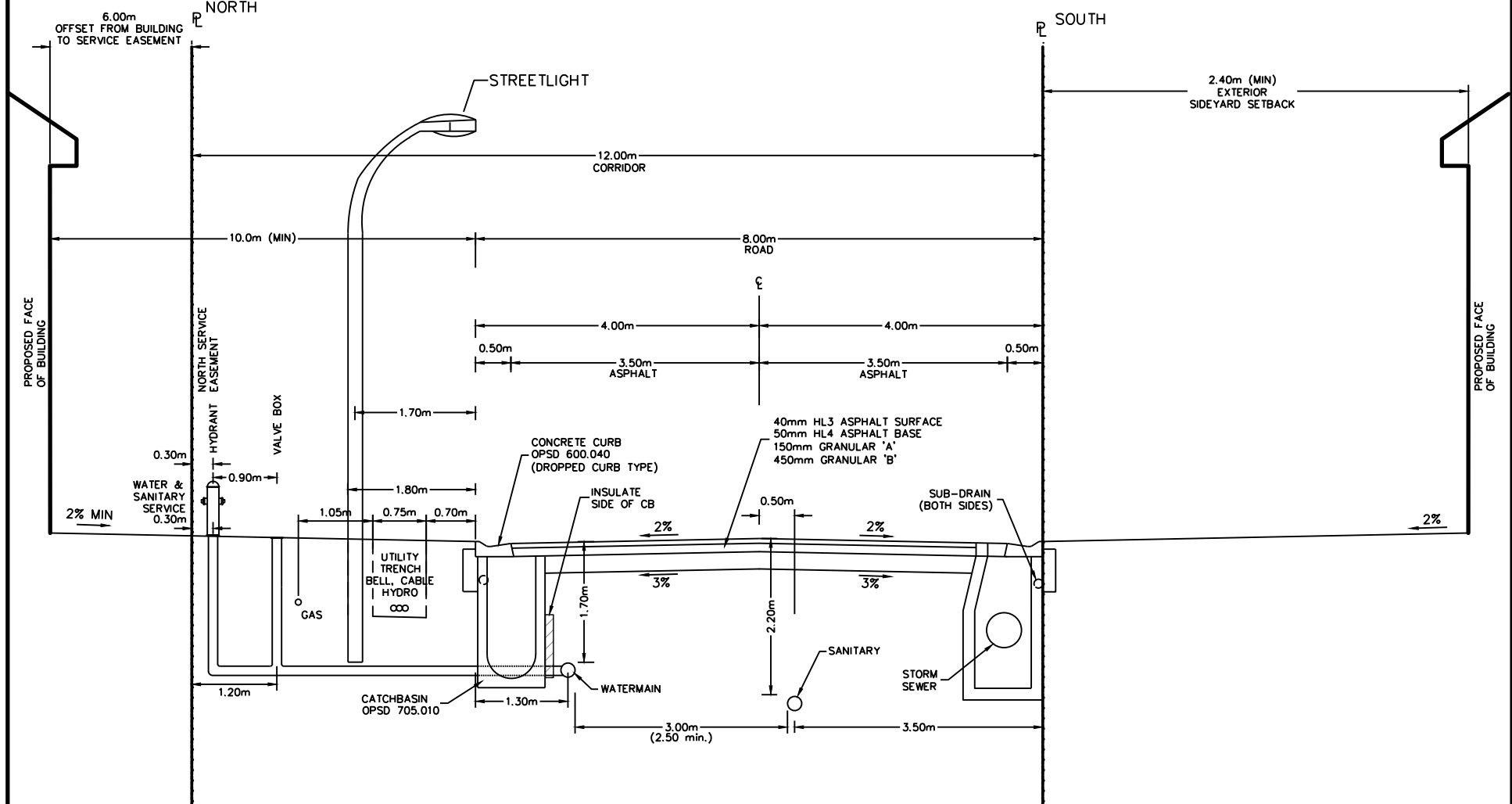
TYPICAL TEMPORARY CONNECTION FOR WATERMAINS

NTS

PIPE DIAMETER	FLOW REQUIRED TO PRODUCE 0.76m/s (APPROX) VELOCITY IN MAIN	SIZE OF TAP (mm)			NUMBER OF OPEN 84mm HYDRANT OUTLETS
		25	38	51	
mm	l/s	NUMBER OF TAPS ON PIPE			
100	6.3	1	-	-	1
150	12.6	-	1	-	1
200	25.2	-	2	1	1
250	37.9	-	3	2	1
300	56.8	-	-	2	2
400	109.9	-	-	4	2

REQUIRED FLOW AND OPENINGS TO FLUSH PIPELINES (276 kPa/40 PSI RESIDUAL PRESSURE IN WATERMAIN)

12m CORRIDOR - STREET A CROSS SECTION



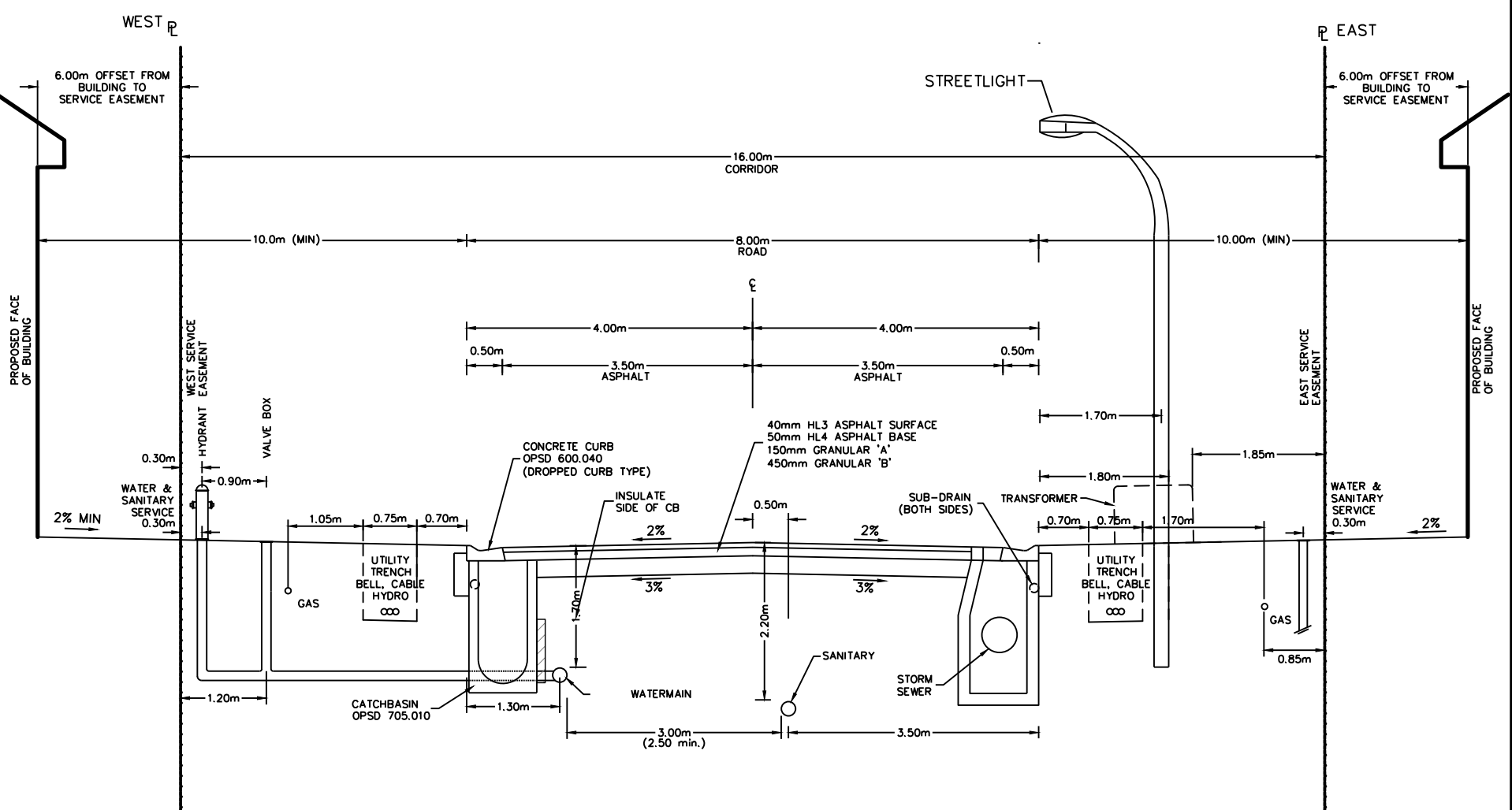
- NOTES:
1. TOPSOIL TO BE REMOVED TO ITS FULL DEPTH ALONG ENTIRE WIDTH OF ROAD ALLOWANCE BY CONTRACTOR.
 2. DEPTH FOR ALL UTILITIES 0.9m MIN.
 3. SITE SPECIFIC TRANSFORMER LOCATIONS REQUIRED. CONSIDER EXPLOSION PROOF TRANSFORMERS WITH 1.0m SEPARATION TO BUILDING
 4. PROVIDE INSULATION ON STORM/SANITARY STRUCTURES WHERE THERE IS LESS THAN 0.6m SEPARATION FROM WATERMAIN.

RIDGE ESTATES - BLOCK 38

8m COMMON ELEMENT TYPICAL ROAD STANDARD

SCALE: N.T.S. CHECKED:K.M./A.S. DATE: MAR 2019
DRAWN: N.L. DRAWING: 8.0m ROW

16m CORRIDOR - STREET B CROSS SECTION



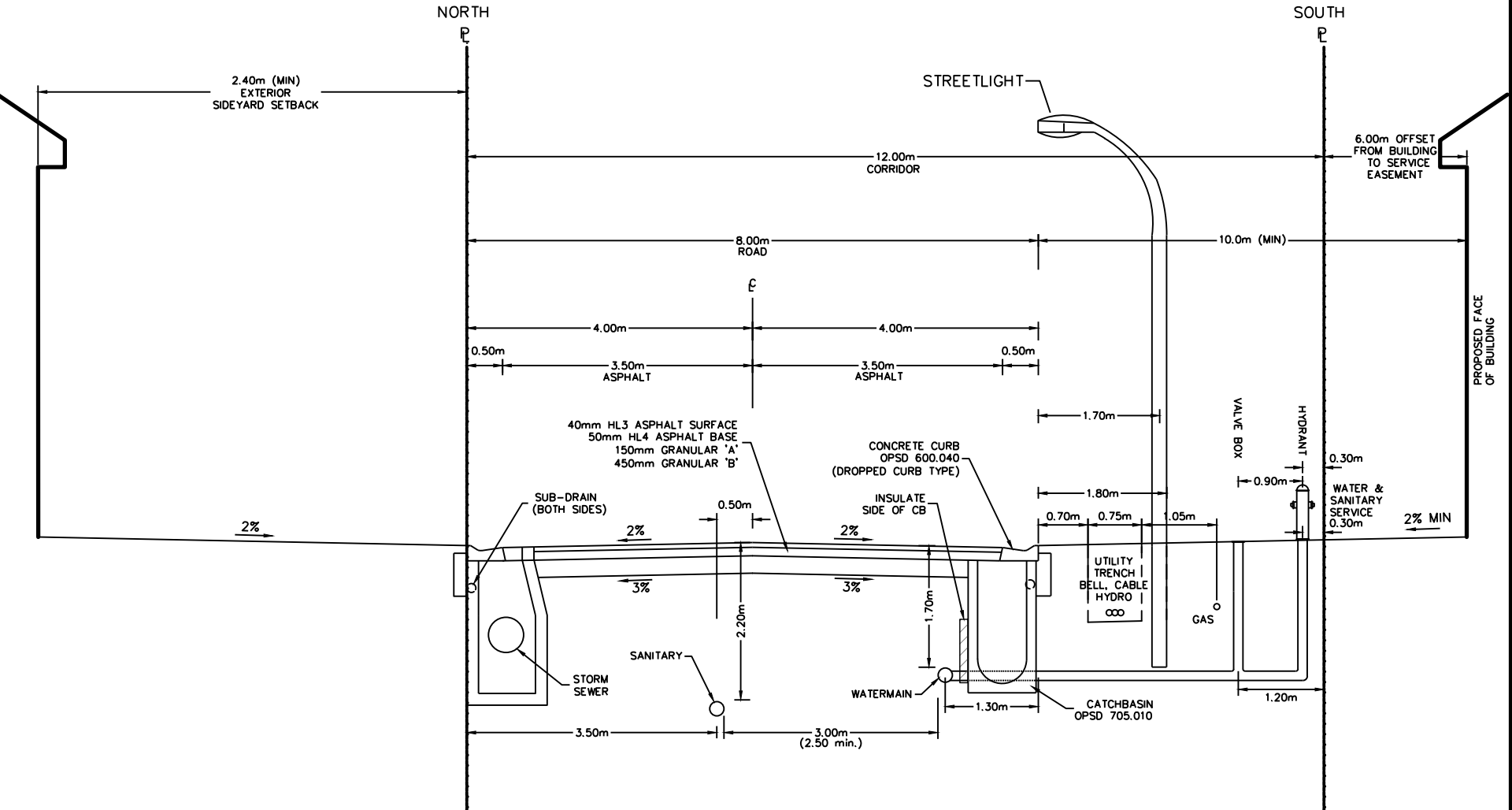
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RIDGE ESTATES - BLOCK 38

8m COMMON ELEMENT TYPICAL ROAD STANDARD

SCALE: N.T.S. CHECKED:K.M./A.S. DATE: MAR 2019
DRAWN: N.L. DRAWING: 8.0m ROW

12m CORRIDOR - STREET C CROSS SECTION



- NOTES:
1. TOPSOIL TO BE REMOVED TO ITS FULL DEPTH ALONG ENTIRE WIDTH OF ROAD ALLOWANCE BY CONTRACTOR.
 2. DEPTH FOR ALL UTILITIES 0.9m MIN.
 3. SITE SPECIFIC TRANSFORMER LOCATIONS REQUIRED. CONSIDER EXPLOSION PROOF TRANSFORMERS WITH 1.0m SEPARATION TO BUILDING
 4. PROVIDE INSULATION ON STORM/SANITARY STRUCTURES WHERE THERE IS LESS THAN 0.6m SEPARATION FROM WATERMAIN.

RIDGE ESTATES - BLOCK 38

8m COMMON ELEMENT TYPICAL ROAD STANDARD

SCALE: N.T.S. CHECKED:K.M./A.S. DATE: MAR 2019
DRAWN: N.L. DRAWING: 8.0m ROW

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4. DO NOT SCALE THE DRAWINGS.

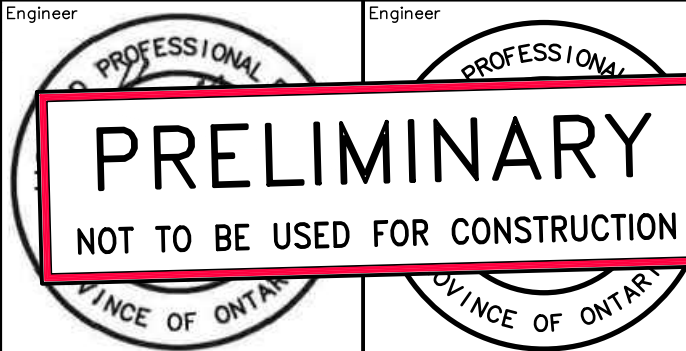
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

TBM#1 ELEV 229.99m
TOPNUT OF FIRE HYDRANT LOCATED ON GEORGE McRAE ROAD AT THE CORNER OF LOTS 31 AND 32.

TOPOGRAPHIC SURVEY COMPLETED BY ZUKEK, EMO, PATTEN AND THOMSEN LTD. O.L.S., 2018.

No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR 1st SUBMISSION	JUL/26/2021
1	ISSUED FOR TOWN REVIEW	OCT/19/2021
2	ISSUED FOR SITE ALTERATION & TREE CLEARING	DEC/03/2021
3	ISSUED FOR 2nd SUBMISSION	DEC/22/2021



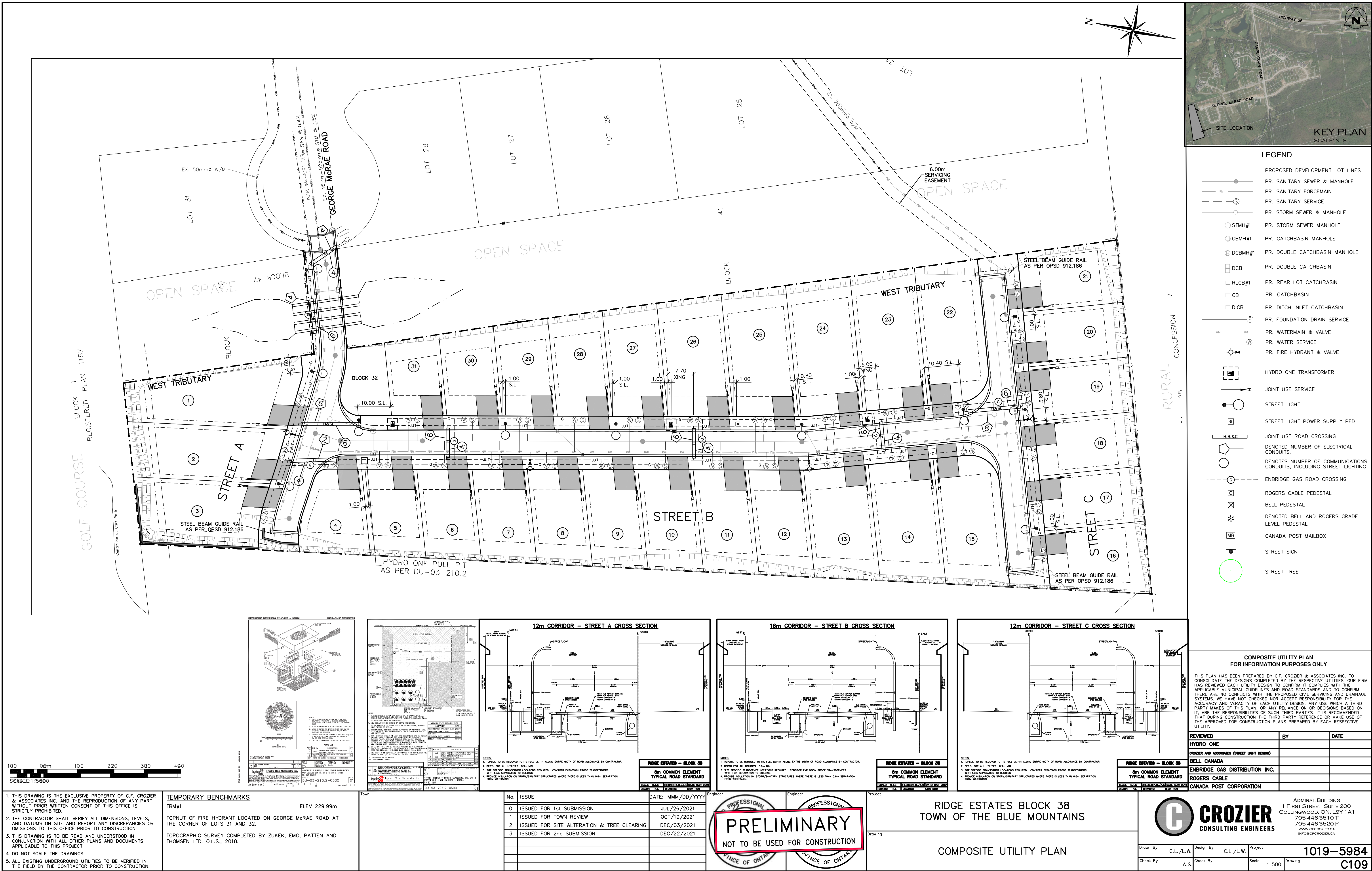
RIDGE ESTATES BLOCK 38 TOWN OF THE BLUE MOUNTAINS

CONSTRUCTION NOTES AND STANDARD DETAILS



ADAMIRAL 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 L.W. Design By L.W. Project 1019-5984
Check By A.S. Check By Scale AS SHOWN Drawing C108



ELECTRICAL SPECIFICATIONS

ELECTRICAL DRAWING LIST

E001	ELECTRICAL SPECIFICATIONS, LEGEND & DRAWING LIST
E100	SITE PLAN – PHOTOMETRIC
E110	PLAN – ELECTRICAL
E111	SITE ELECTRICAL DETAILS

GENERAL

- CONFORM TO THE GENERAL CONDITIONS OF THE CONTRACT.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND PAY FOR NECESSARY INSPECTION PERTAINING TO THE INSTALLATION OF THEIR WORK.
- 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.
- DO NOT REDUCE THE STANDARDS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS BY APPLYING ANY OF THE CODES REFERRED TO HEREIN.
- 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.
- ELECTRICAL EQUIPMENT IS SHOWN NOT TO SCALE (N.T.S.) ON DRAWINGS.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED ELECTRICIANS HOLDING A VALID CERTIFICATE OF QUALIFICATION.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE ELECTRICAL CONTRACTOR SHALL GUARANTEE WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
- 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 OF EQUIPMENT CAN ONLY BE OFFERED AS PROPOSED ALTERNATES WITH THE CORRESPONDING PRICE REDUCTIONS CLEARLY SHOWN ON A SEPARATE SHEET IF NECESSARY.
- 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.
- ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
- ENSURE THAT ALL EQUIPMENT SUPPLIED IS SUITABLE FOR THE RESPECTIVE VOLTAGE.

TEMPORARY FACILITIES AND WASTE DISPOSAL

- 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.
- REMOVE ALL CONSTRUCTION WASTE FROM SITE.
- APPLY WASTE MANAGEMENT FOR REDUCTION, RECYCLING AND REUSE.

SUBMITTALS

- SUBMIT SHOP DRAWINGS OR PRODUCT DATA SHEETS, AS APPROPRIATE, TO CONTRACT ADMINISTRATOR FOR ALL ELECTRICAL EQUIPMENT AND DEVICES.
- 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.
- ONE (1) FULL SIZE SET OF AS-BUILT DRAWINGS AND SPECIFICATIONS SHALL BE MARKED AND SUBMITTED TO THE CONTRACT ADMINISTRATOR.
- CERTIFICATE OF INSPECTION AND APPROVAL FROM THE ELECTRICAL SAFETY AUTHORITY SHALL BE SUBMITTED TO THE CONTRACT ADMINISTRATOR.
- 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

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

PAINT, FINISHES LABELING AND SIGNAGE

- PROVIDE CERTIFICATION LABELS AND WARNING SIGNAGE IN ACCORDANCE WITH THE ELECTRICAL CODE.
- 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.
- CLEARLY IDENTIFY ALL DISTRIBUTION PANELS WITH LAMACOID LABELS.
- 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

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

RACEWAY, JUNCTION BOXES AND ENCLOSURES

- CLEAN CONDUIT OF OBSTRUCTIONS BEFORE PULLING WIRE.
- PROVIDE KNOCK-OUT PLUGS AND COVER PLATES TO COVER ALL REMAINING OPENINGS ON PANELS AND JUNCTION BOXES.
- ENSURE WEATHERPROOF ENCLOSURES ARE SEALED TIGHT EXCEPT FOR ANY APPROPRIATE DRAIN HOLES OR VENTS.
- PROVIDE BUSHINGS FOR PIPE SLEEVES TO PROTECT EMERGING CONDUCTORS.
- PROVIDE SLEEVES FOR PENETRATIONS UNLESS CORE-DRILLED HOLES OR FRAMED OPENINGS ARE USED.
- 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.
- TEMPORARILY SEAL CONDUIT ENDS WHERE EXPOSED TO DIRT, FIBERS OR FLYINGS, WATER, OR FALLING DEBRIS DURING CONSTRUCTION.
- USE FITTINGS WITH EQUAL PROTECTION TO ENCLOSURE TYPE TO SEAL OUT WATER/OIL.
- PROTECT ENCLOSURES WITH SEALS/COVERS WHERE EXPOSED TO DIRT, FIBERS OR FLYINGS, WATER, FALLING DEBRIS, OR OTHER CONTAMINANTS DURING CONSTRUCTION.

PANELBOARDS

- COVER EXPOSED PANELS TO PROTECT FROM DUST, PAINT AND OTHER CONTAMINANTS DURING CONSTRUCTION. CLEAN OUT DUST AND DEBRIS BEFORE ENERGIZING.

WIRES AND CABLES

- DO NOT SPLICE.
- ALL CONDUCTORS: COPPER.
- CONDUCTORS #14AWG AND LARGER: STRANDED.
- PULL CABLE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, USING CABLE GRIPS AND

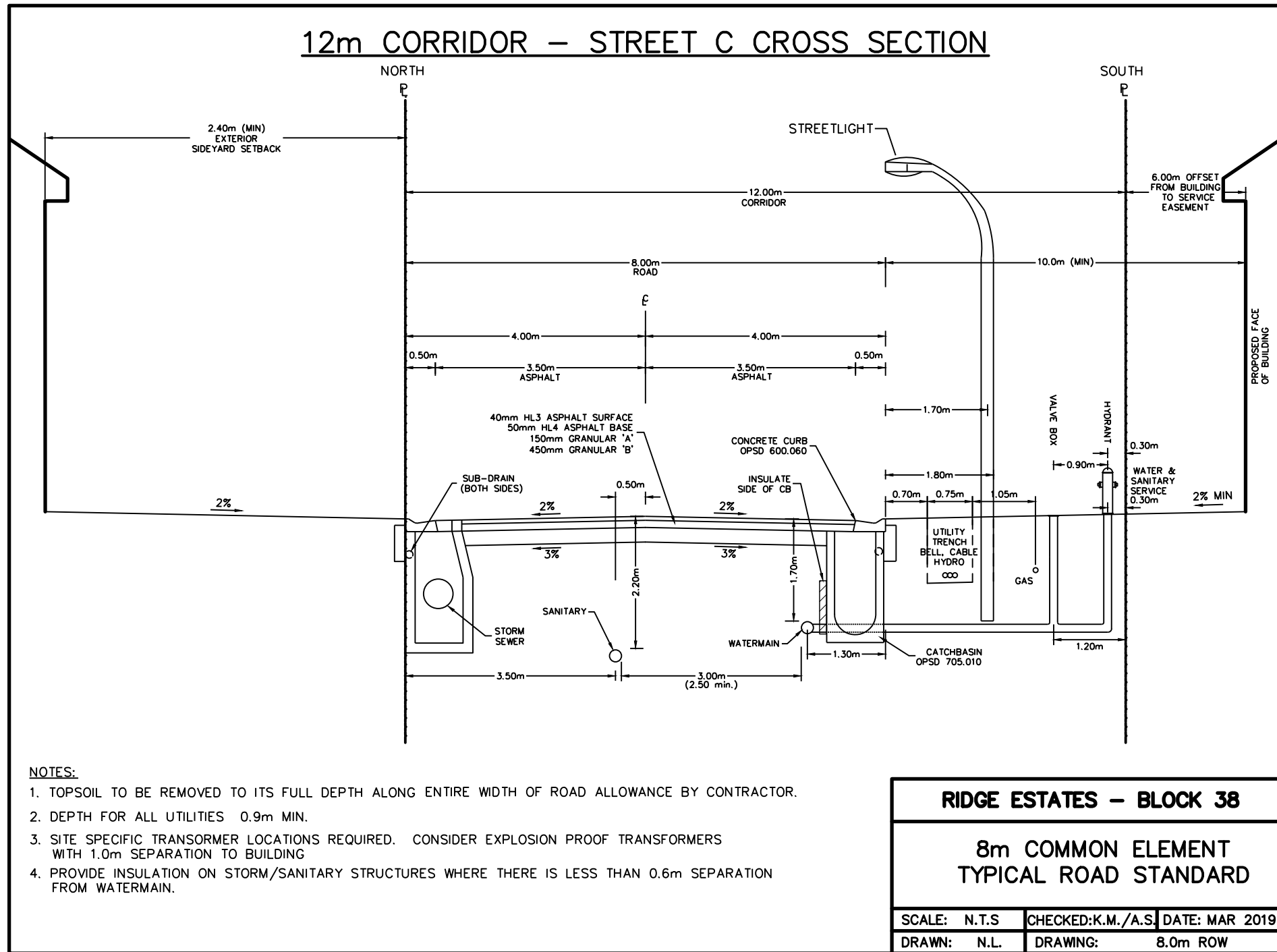
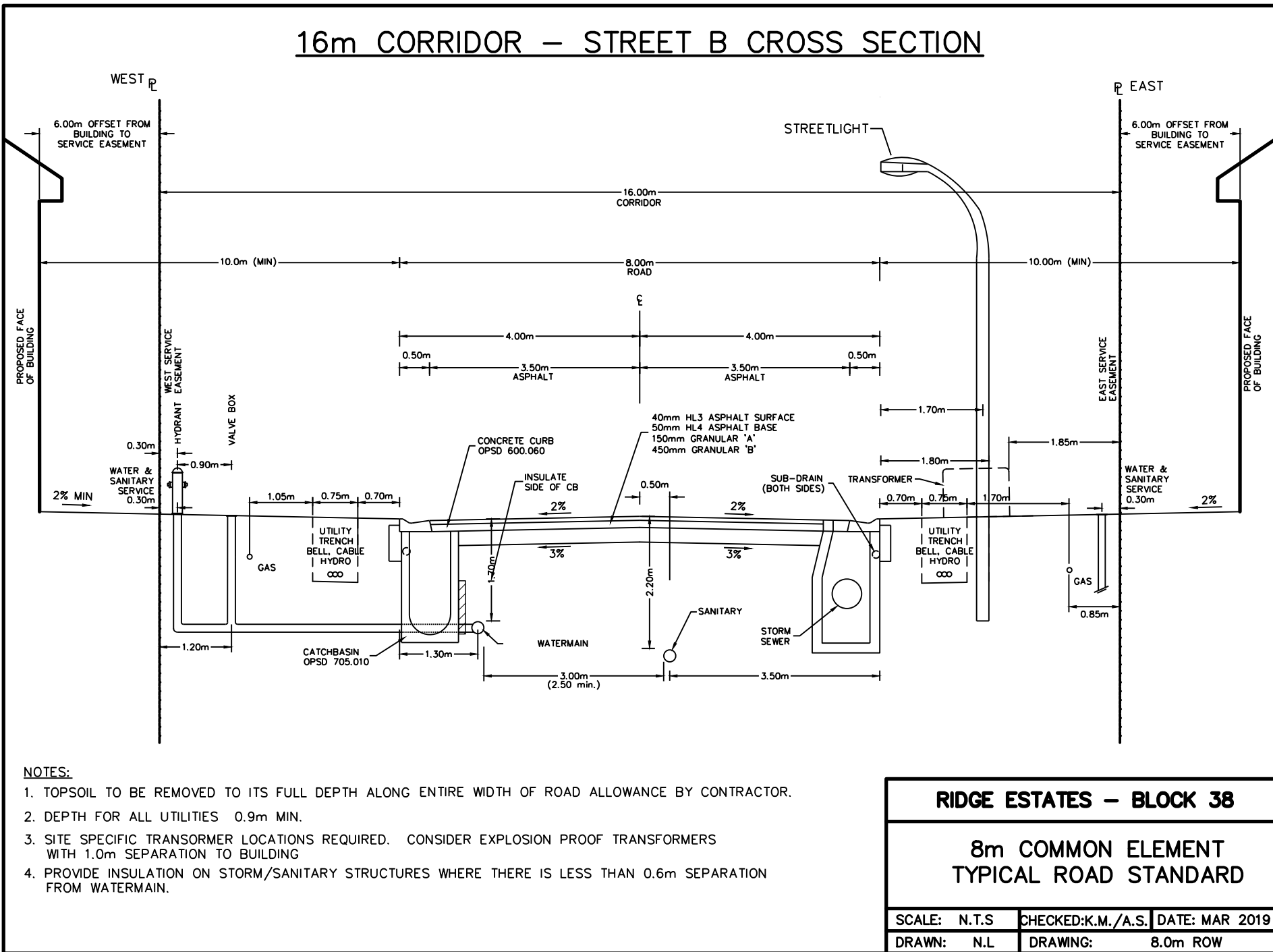
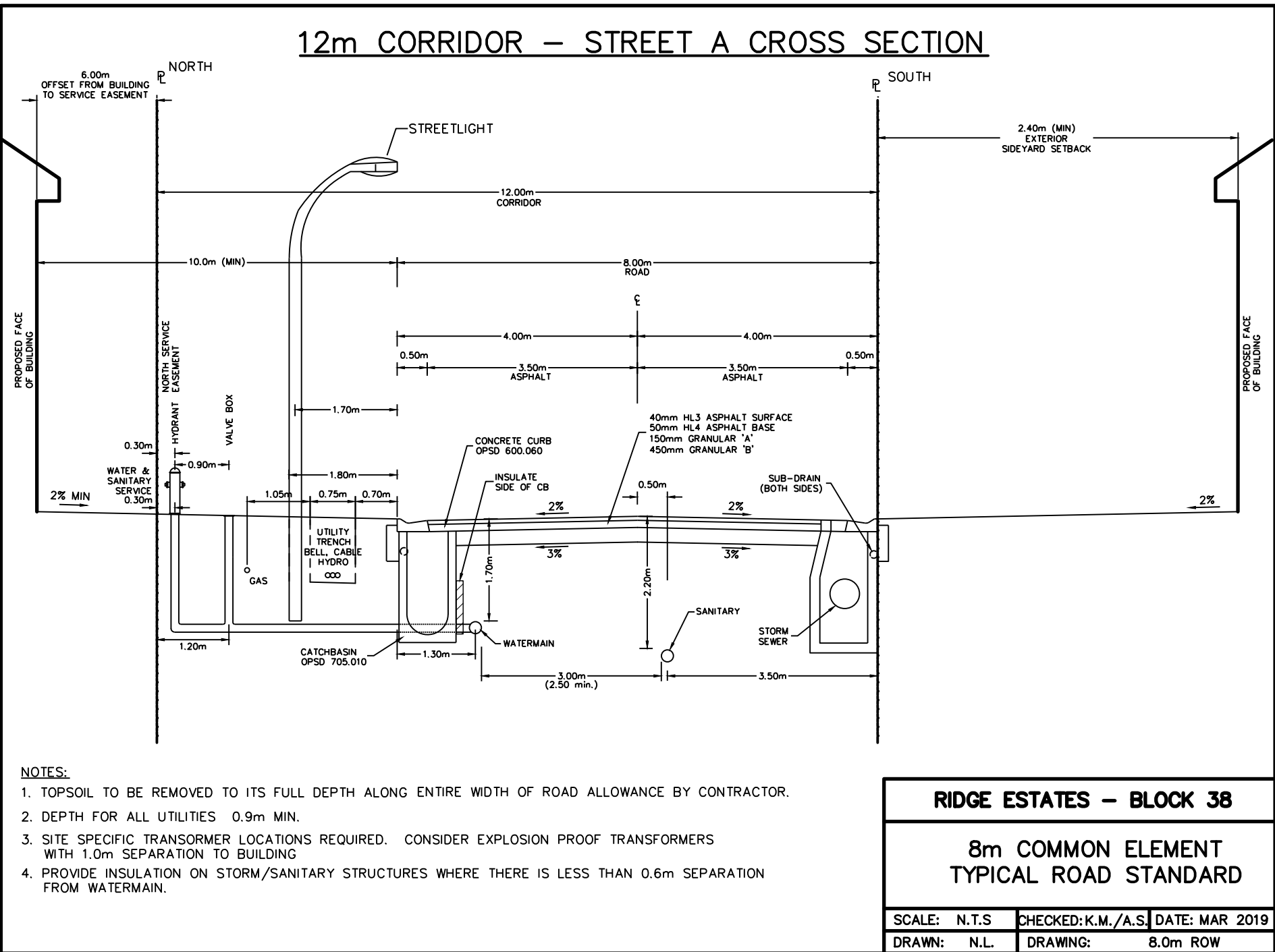
LUBRICANT SUITABLE FOR THE TYPE OF CABLE.

GROUNDING AND BONDING

- 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.
- 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

- 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.
- TEST THE ELECTRICAL INSTALLATION FOR PROPER AND SAFE OPERATION IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS.
- REPLACE COMPONENTS DAMAGED DURING TESTING AT NO ADDITIONAL COST TO THE OWNER.
- MEGGER ALL POWER CIRCUITS 600V AND ABOVE.
- INSTRUCT OWNER OR OWNER'S REPRESENTATIVE IN OPERATION OF SYSTEMS.



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3	ISSUED FOR 2nd SUBMISSION	DEC/22/2021

Engineer

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

Engineer

Project

RIDGE ESTATES BLOCK 38
TOWN OF THE BLUE MOUNTAINS

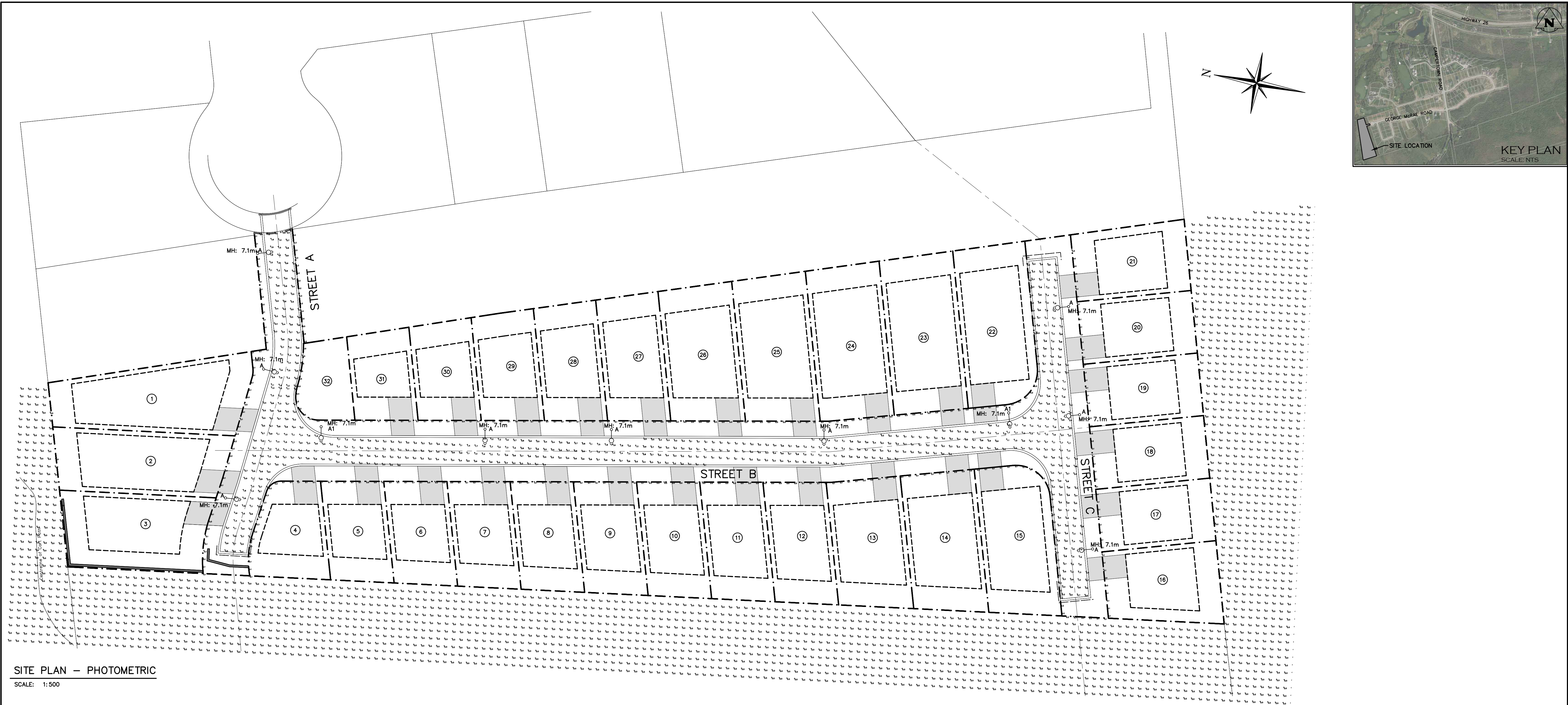
Drawing

ELECTRICAL LEGEND, DRAWING LIST & TYPICAL
ROAD STANDARD



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	1019-5984
Check By	P.W.	Check By	N.J.M.	Scale	N.T.S.
				Drawing	E001



SITE PLAN – PHOTOMETRIC

SCALE: 1:500

STATISTICS SCHEDULE					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN
STREET A & STREET B INTERSECTION	X	1.0 fc	2.6 fc	0.2 fc	4.9:1
STREET B & STREET C INTERSECTION	X	1.2 fc	2.8 fc	0.3 fc	3.9:1
STREET A	+	0.9 fc	1.9 fc	0.3 fc	3.0:1
STREET B	+	0.6 fc	1.9 fc	0.1 fc	5.9:1
STREET C	+	0.9 fc	1.9 fc	0.2 fc	4.3:1

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	MANUFACTURER	CATALOG NUMBER	LIGHT LOSS FACTOR	MOUNTING HEIGHT	WATTAGE
○—○	A	KING LUMINAIRE	K823-P4FL-II-25(SSL)-8060-120-277V-KPL20-3K	0.85	MOUNTED AT 7.1m	25W
○—○	A1	KING LUMINAIRE	K823-P4FL-II-40(SSL)-8060-120-277V-KPL20-3K	0.85	MOUNTED AT 7.1m	40W
DESCRIPTION						
K823 FALCONRIDGE SR. LED STYLE LUMINAIRE, 25W, WITH TYPE II DISTRIBUTION, 3000K, C/W LONG LIFE PHOTOCELL.CATALOGUE NO:K823-P4FL-II-25(SSL)-8060-120:277-KPL20-PR-3K. MOUNTED ON STRESSCRETE 9.1m (30') OCTOGONAL CONCRETE POLE C/W 1.8m (6') KA32 PIPE ARM. CATALOGUE NO: E260-AP0-G-E11 S/F KA32-S-6'						
K823 FALCONRIDGE SR. LED STYLE LUMINAIRE, 40W, WITH TYPE II DISTRIBUTION, 3000K, C/W LONG LIFE PHOTOCELL.CATALOGUE NO:K823-P4FL-II-40(SSL)-8060-120:277-KPL20-PR-3K. MOUNTED ON STRESSCRETE 9.1m (30') OCTOGONAL CONCRETE POLE C/W 1.8m (6') KA32 PIPE ARM. CATALOGUE NO: E260-AP0-G-E11 S/F KA32-S-6'						

THE FOLLOWING NOTATIONS APPLY TO ALL LUMINAIRES IN SCHEDULE, UNLESS OTHERWISE NOTED:

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



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Engineer

Engineer

Project

RIDGE ESTATES BLOCK 38
TOWN OF THE BLUE MOUNTAINS

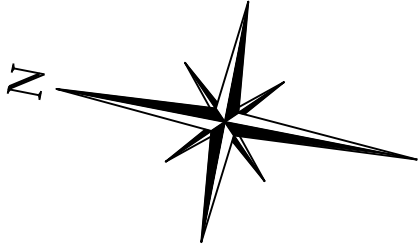
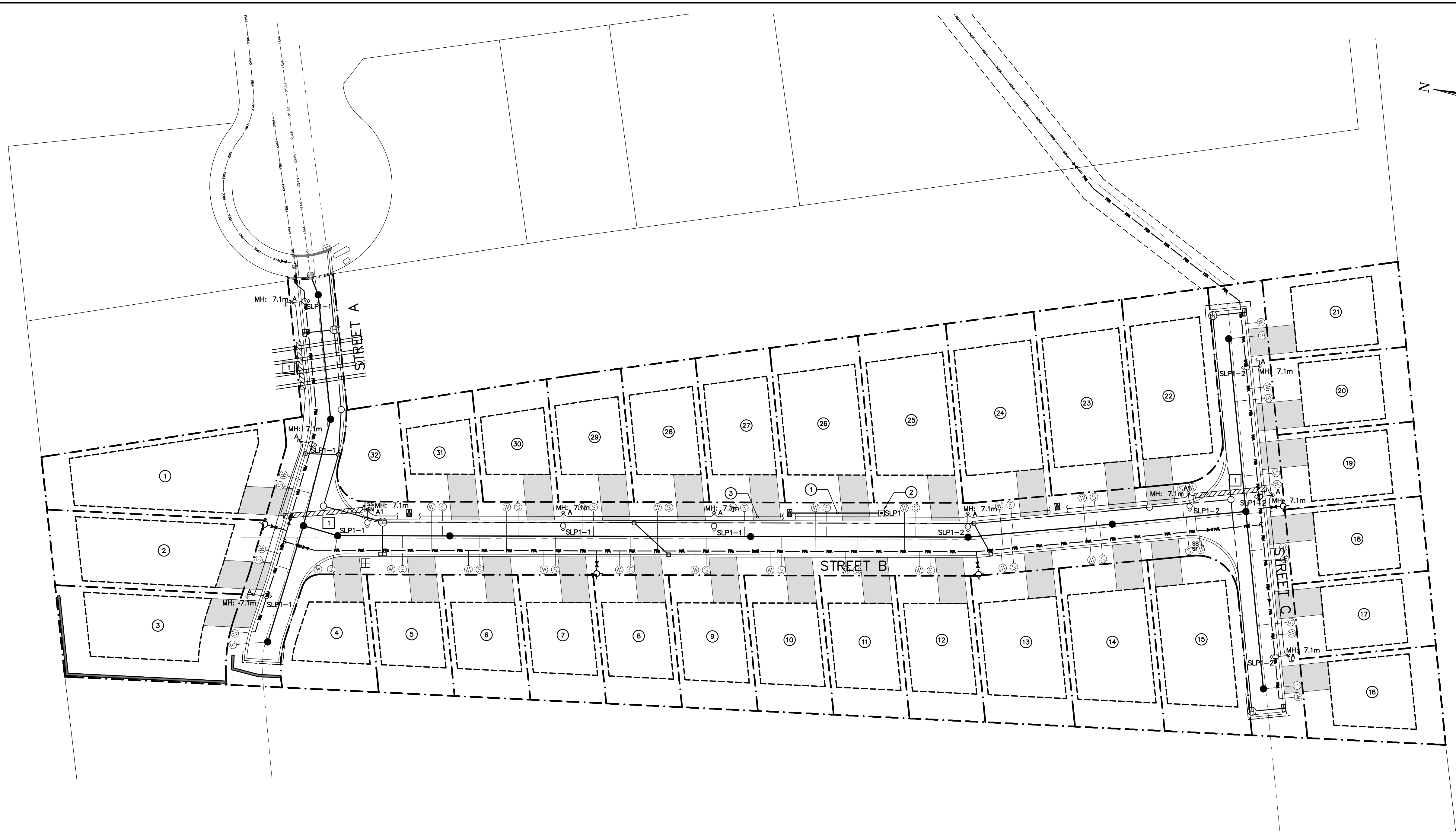
Drawing

SITE PLAN – PHOTOMETRIC



ADMIRAL BUILDING
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Drawn By	T.S.D.	Design By	T.S.D.	Project	1019-5984
Check By	P.W.	Check By	N.J.M.	Scale	1:500
				Drawing	E100



- GENERAL NOTES:**
- SUPPLY AND INSTALL MUNICIPAL STREET LIGHTING IN JOINT TRENCH WITH POWER, TELEPHONE AND CABLE UTILITY IN CONFORMANCE WITH THE TOWNSHIP OF. 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 TERMINATION AT THE TRANSFORMER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH HYDRO ONE.
 - ALL ROAD CROSSINGS ARE TO BE TO HYDRO ONE AND MUNICIPAL STANDARDS.
 - SUPPLY AND INSTALL GROUND ROD AT EVERY 5TH AND THE LAST STREET LIGHTING POLE ON EVERY CIRCUIT AND COND TO THE POLES INTERNAL GROUND.
- DRAWING NOTES:**
- PROVIDE 100mm CONDUIT IN DUCTBANK AS SHOWN.
 - PROVIDE METERED STREET LIGHTING PEDESTAL. REFER TO DRAWING E111 FOR MORE INFORMATION.
 - PROVIDE 50mm CONDUIT IN DUCTBANK AS SHOWN.

SITE PLAN – ELECTRICAL

SCALE: 1:500



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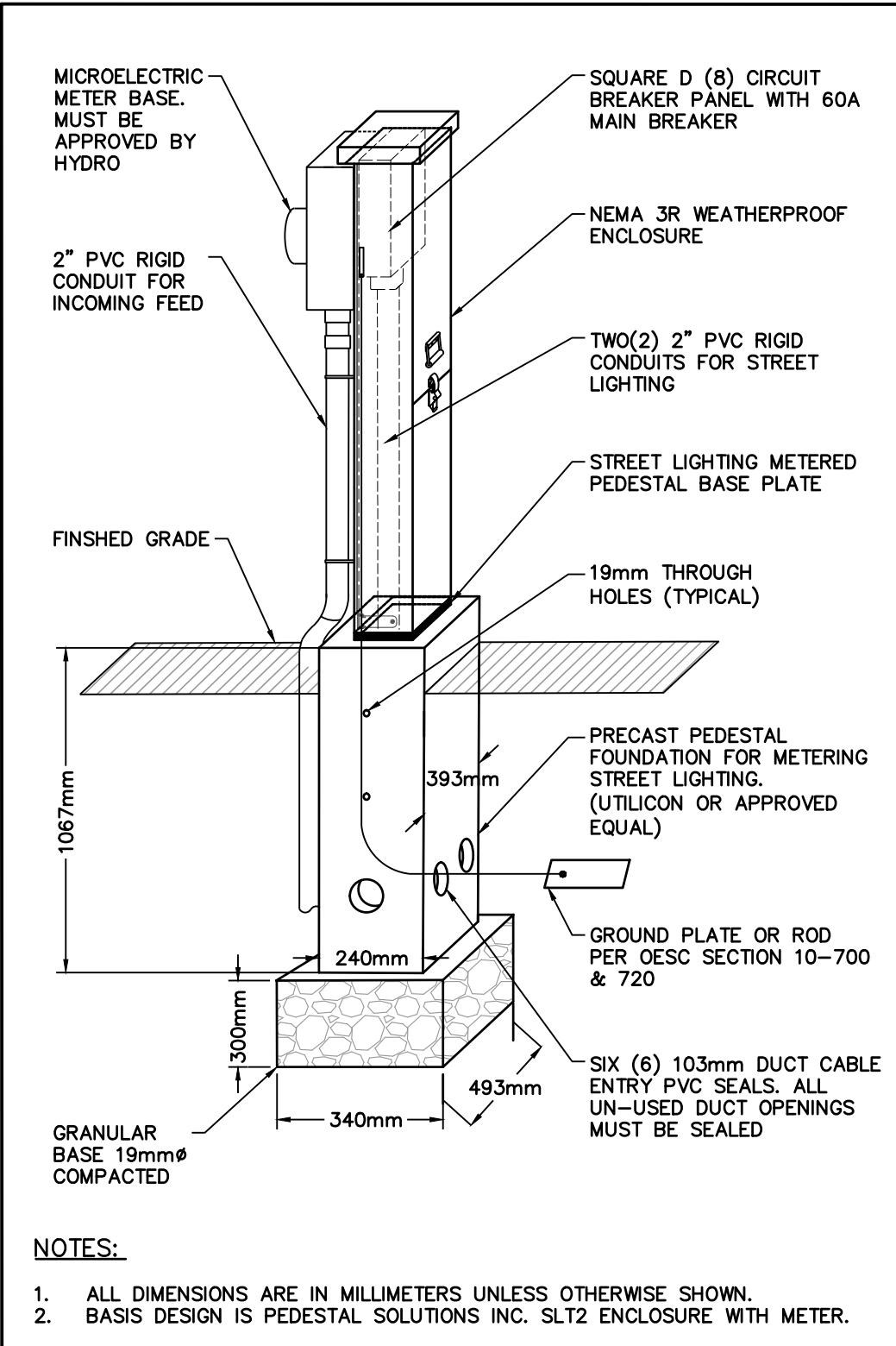
Project
RIDGE ESTATES BLOCK 38
TOWN OF THE BLUE MOUNTAINS

Drawing
SITE PLAN – ELECTRICAL



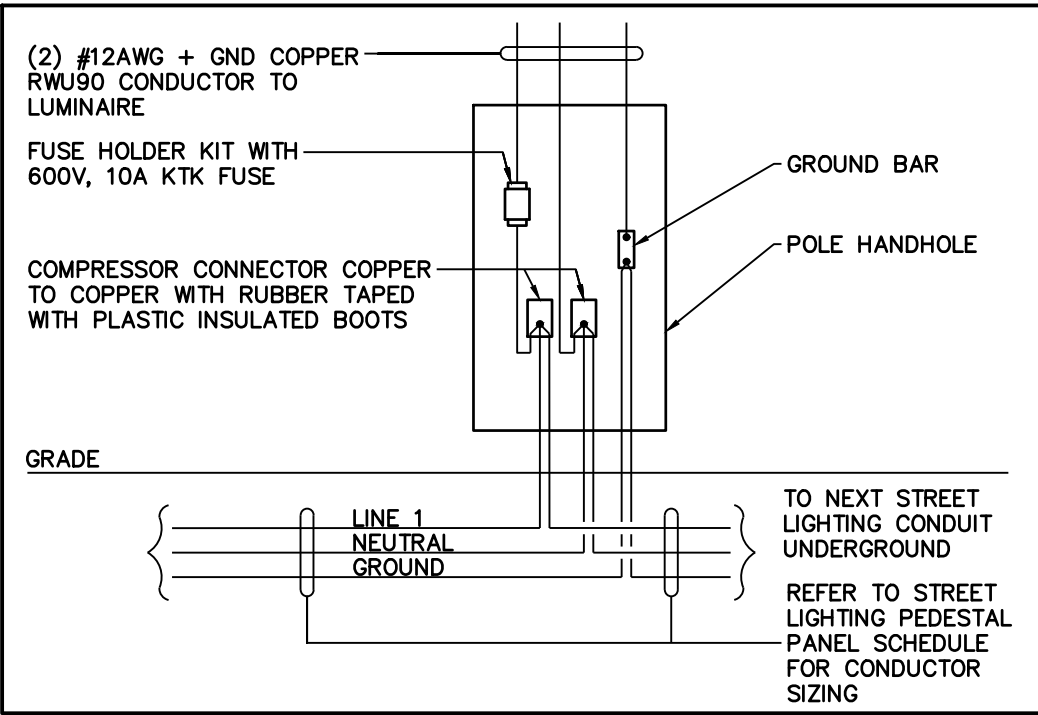
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705-446-3520 F
WWW.CFCROZIER.CA
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Drawn By	T.S.D.	Design By	T.S.D.	Project	1019-5984
Check By	P.W.	Check By	N.J.M.	Scale	1:500
				Drawing	E110



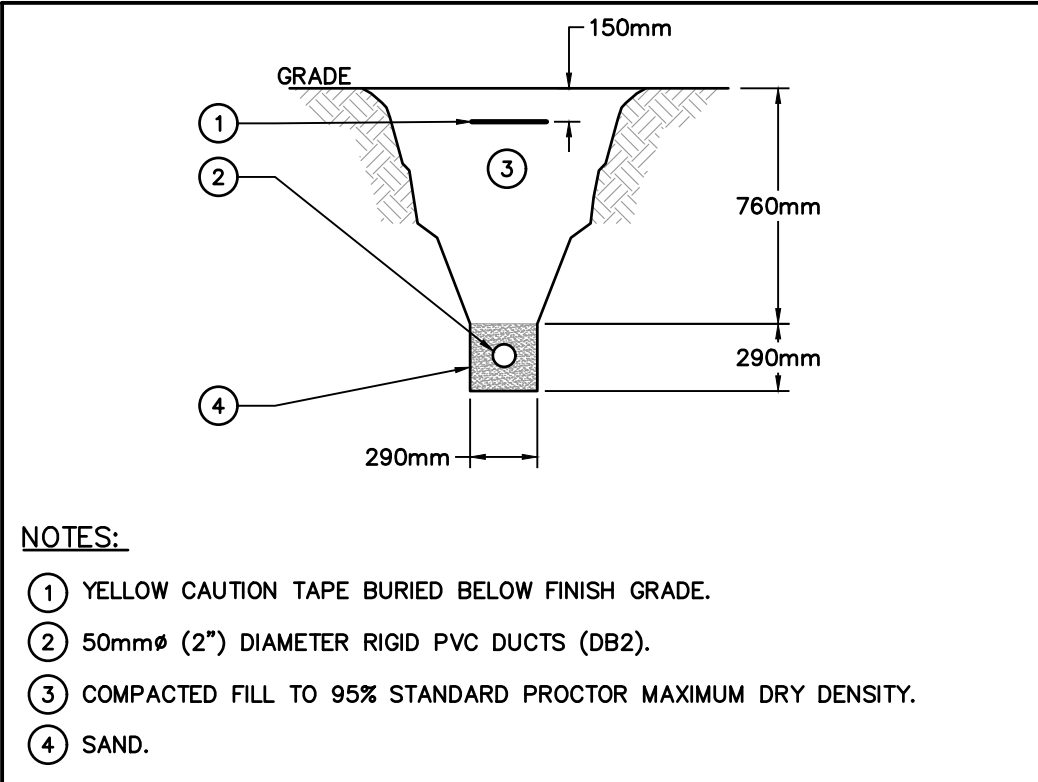
STREET LIGHTING PEDESTAL WITH METER SOCKET & PANEL DETAIL

SCALE: N.T.S.



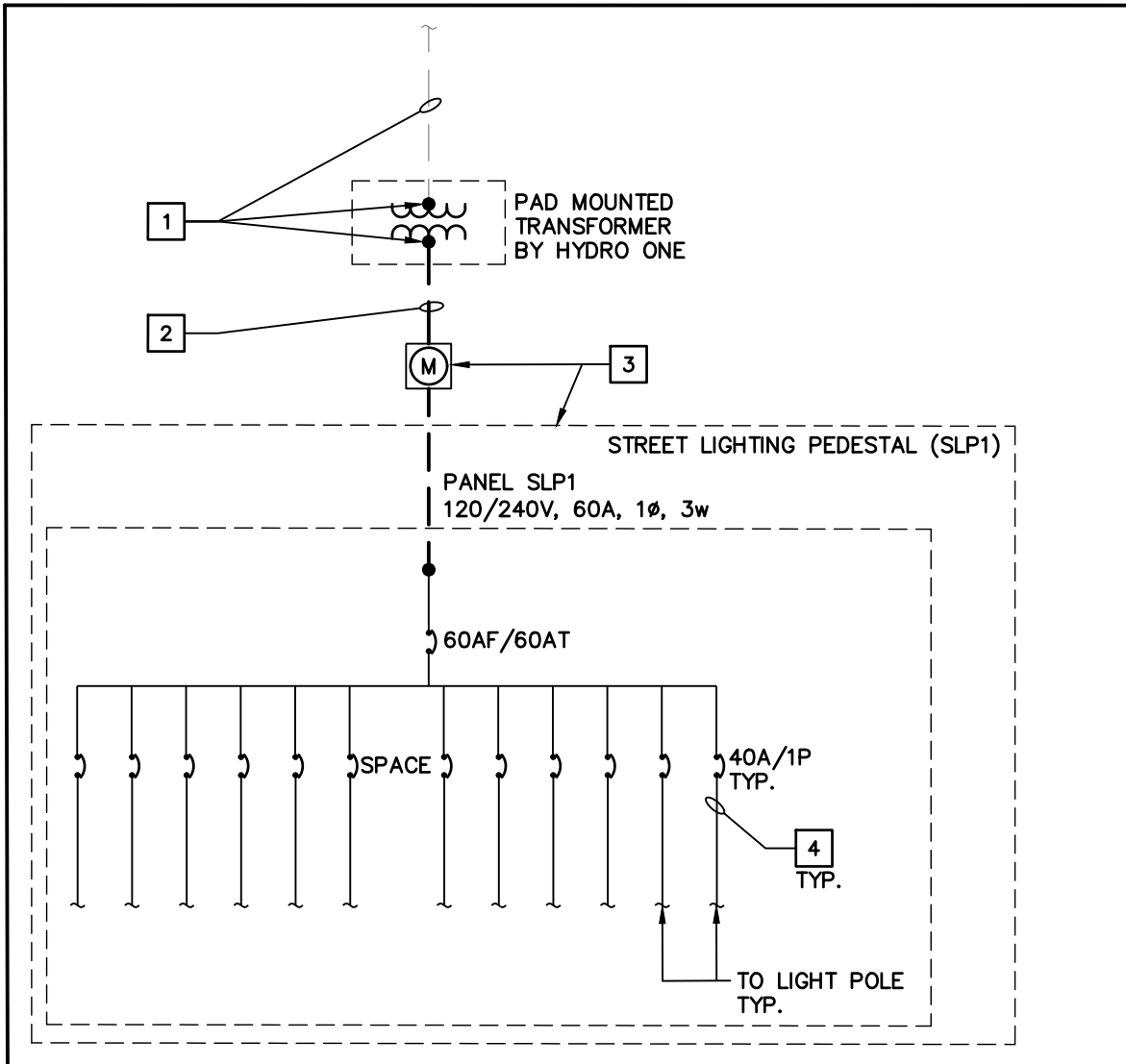
STREET LIGHTING WIRING DETAIL

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:

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

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	STREET A & C LIGHTING	165	1	40	8 AWG	8 AWG	40	1	STREET B & C LIGHTING	2	
3	SPARE		1	40	8 AWG	8 AWG	40	1	SPARE	4	
5	SPARE		1	40	8 AWG	8 AWG	40	1	SPARE	6	
7	SPACE								SPACE	8	
9	SPACE								SPACE	10	
11	SPACE								SPACE	12	
SUB-TOTAL (kVA)		0.165						0.14			
GRAND TOTAL (kVA)		0.305	DEMAND FACTOR	100%		ESTIMATED DEMAND LOAD (kVA, A)	0.305	1.27			

K823 FALCONRIDGE SR. - LED

The K823 Falconridge Sr. is a sleek, shrouded fixture designed to increase roadway performance while providing superior spacing. Suitable for off-roadway applications as well, this time-less design can be used in both contemporary and historical settings. A 3/4 scaled version of this fixture is also available.

PRODUCT SPECIFICATIONS

LED ENGINE
Light engine shall include an array of 60 or 84 solid state Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink which is vented to the outside ambient air to provide dynamic airflow for cooling the system.

OPTICS
External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that Type II, III, IV or V IESNA distribution patterns are achieved.

LENSES
The K823 Falconridge Sr. pendant is available with or without a lens. Lens options include clear sag glass lens, clear shallow glass lens, rippled acrylic deep dish lens or rippled glass deep dish lens. The sag and shallow glass lens shall be made of #9000 clear borosilicate glass (fully annealed). It shall maintain a minimum thickness of 0.3\"/>

King Luminaire

TYPE: A, A1

REV. ALTERATION DATE BY

LUMINAIRE SPECIFICATIONS
CATALOGUE NO.: K823-P4FL-II-25(KSL)-8060
-120/277-3K S/F KPL20-PR7-#5

QUANTITY: 1
OPTICAL SYSTEM: FLAT ARRAY FLAT LENS
IES CLASS: TYPE II
WATTAGE: 25W (SOLID STATE LIGHTING)
SERIES: 8060
CCT: 3000K
LINE VOLTAGE: 120/277V
PAINT: TEXTURED BLACK
OPTIONS: S/F KPL20 LEVELING DEVICE

ARM SPECIFICATIONS
CATALOGUE NO.: KA32-S-1-6'-KPL20-PR7-#5 FINAL

QUANTITY: 1
SECTION: DCTAGONAL
COLOR: ECLIPSE
FINISH: POLISHED
POLE TOP: 5 3/8\"/>

King Luminaire

TYPE: A1

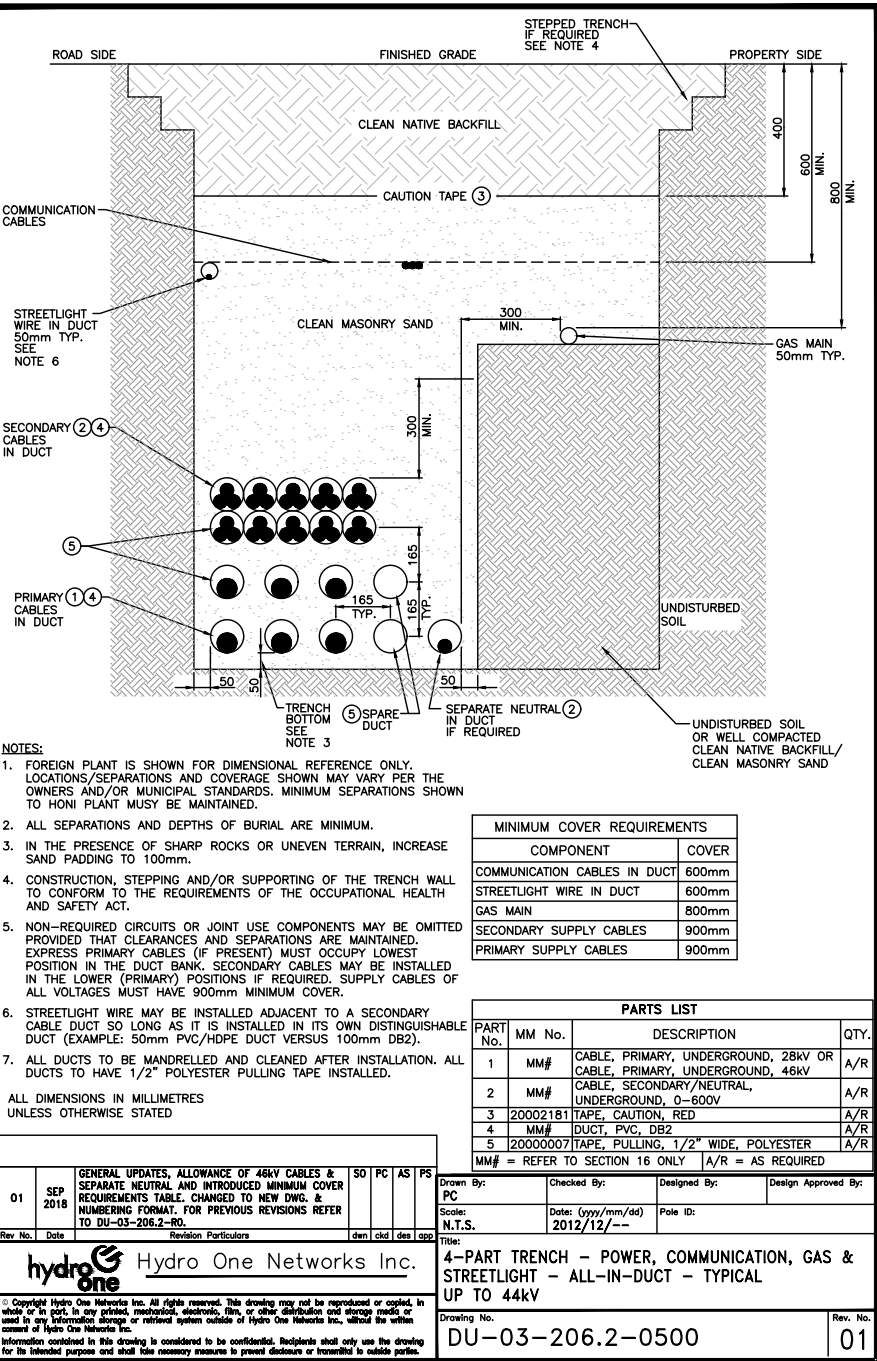
REV. ALTERATION DATE BY

LUMINAIRE SPECIFICATIONS
CATALOGUE NO.: K823-P4FL-II-40(KSL)-8060
-120/277-3K S/F KPL20-PR7-#5

QUANTITY: 1
OPTICAL SYSTEM: FLAT ARRAY FLAT LENS
IES CLASS: TYPE II
WATTAGE: 40W (SOLID STATE LIGHTING)
SERIES: 8060
CCT: 3000K
LINE VOLTAGE: 120/277V
PAINT: TEXTURED BLACK
OPTIONS: S/F KPL20 LEVELING DEVICE

ARM SPECIFICATIONS
CATALOGUE NO.: KA32-S-1-6'-KPL20-PR7-#5 FINAL

QUANTITY: 1
SECTION: DCTAGONAL
COLOR: ECLIPSE
FINISH: POLISHED
POLE TOP: 5 3/8\"/>



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

Town

No.	ISSUE	DATE: MMM/DD/YYYY	Engineer
0	** NOT ISSUED FOR THIS SUBMISSION **	JUL/26/2021	
1	** NOT ISSUED FOR THIS SUBMISSION **	OCT/19/2021	
2	** NOT ISSUED FOR THIS SUBMISSION **	OCT/22/2021	
3	ISSUED FOR 2nd SUBMISSION	DEC/22/2021	

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

Project

Drawing

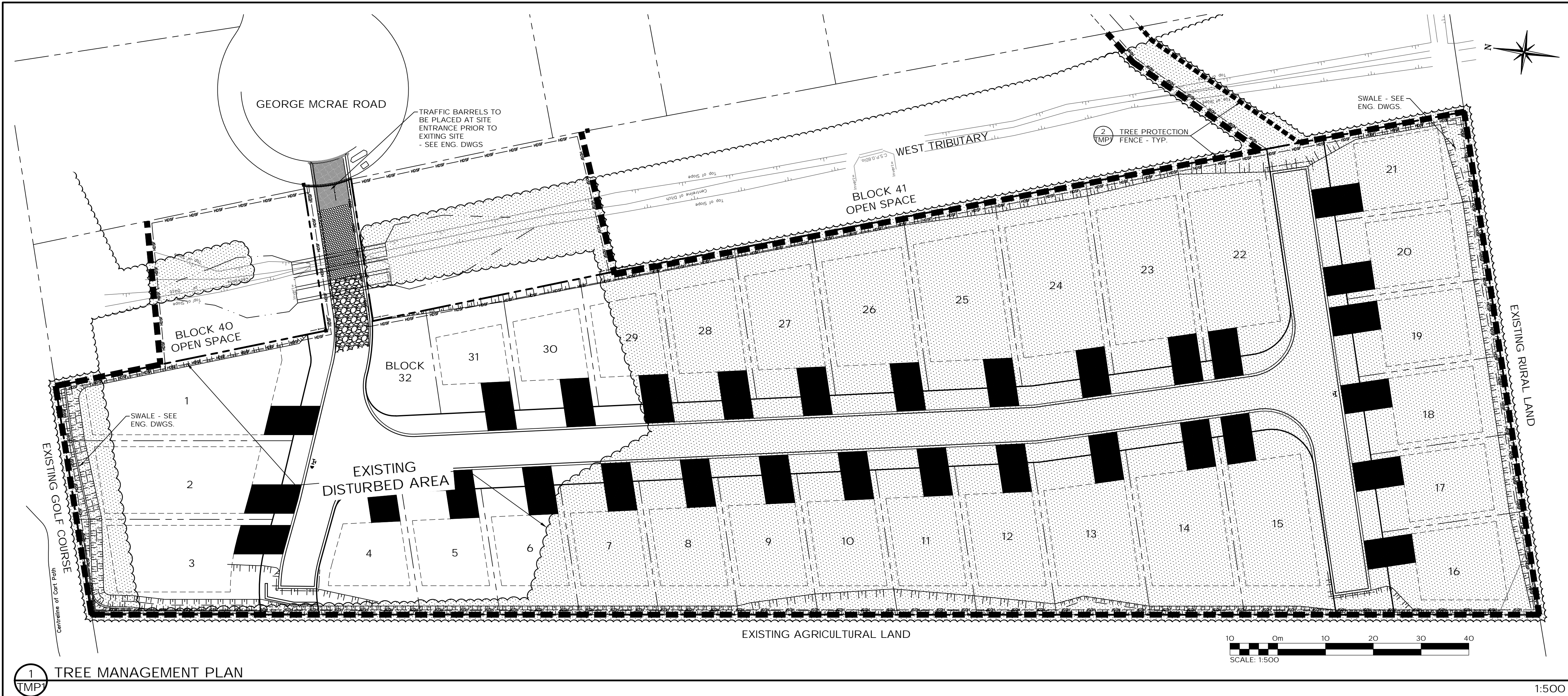
RIDGE ESTATES BLOCK 38
TOWN OF THE BLUE MOUNTAINS

SITE ELECTRICAL DETAILS

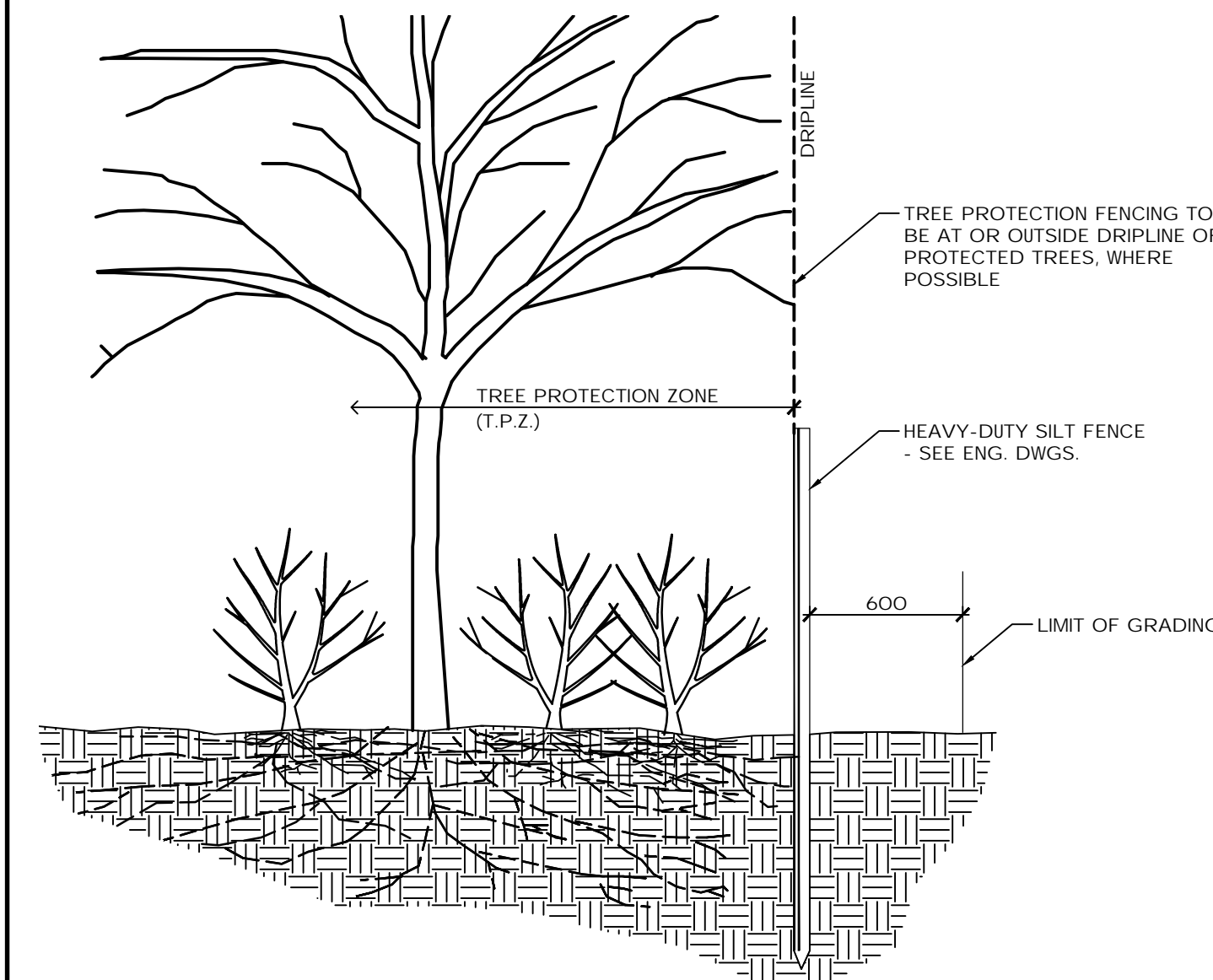


Drawn By T.S.D. Design By T.S.D. Project 1019-5984
Check By P.W. Check By N.J.M. Scale N.T.S. Drawing E111

ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
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- LEGEND
- PROPERTY BOUNDARY
 - LOT BOUNDARY
 - PR. HEAVY DUTY SILT FENCE SEE ENG.DWGS.
 - BUILDING ENVELOPE
 - EXISTING VEGETATION TO REMAIN
 - EXISTING VEGETATION TO BE REMOVED DUE TO GRADING AND SERVICING
 - TREE PROTECTION FENCE (HEAVY-DUTY SILT FENCE)
 - TREE PROTECTION FENCE (ORANGE PLASTIC CONSTRUCTION FENCE)
- NOTES:
- 1.0 EXISTING VEGETATION
- AS DESCRIBED IN THE EIS (SEPTEMBER 10, 2018) THE VEGETATION IS COMPRISED OF GREEN ASH, APPLE, SUGAR MAPLE, COMMON BUCKTHORN AND RED-OSIER DOGWOOD. NO SPECIES AT RISK VEGETATION IS PRESENT WITHIN THE PROPOSED REMOVAL AREA.
- 2.0 TREE REMOVALS
- ALL EXISTING TREES LOCATED WITHIN THE VEGETATION TO BE REMOVED AREA ARE TO BE REMOVED DUE TO CONFLICTS WITH THE PROPOSED GRADING AND/OR SERVICING OF THE SITE DEVELOPMENT. THE CONFLICTS ARE UNAVOIDABLE.
 - FOR SERVICING, GRADING AND DRAINAGE INFORMATION SEE ENGINEERING DRAWINGS.
 - THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING AND PROPOSED GRADES AND CONDITIONS OF THE PROJECT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH ANY REMOVALS.
 - TREE REMOVALS SHALL CONFORM WITH THE MIGRATORY BIRDS CONVENTION ACT AND MUNICIPAL BY-LAWS.



- NOTES:
- 1.0 TREE PROTECTION
- WHERE HEAVY-DUTY SILT FENCE HAS NOT BEEN SPECIFIED BY THE ENGINEERS, ORANGE PLASTIC CONSTRUCTION FENCING WIRED TO T-BARS SHALL BE INSTALLED FOR TREE PROTECTION MEASURES. STEEL T-BAR POSTS SHALL BE 2400mm LONG x 50mm x 50mm @ 2400mm O.C. WITH TOP 200mm PAINTED FLORESCENT.
 - WHERE POSSIBLE, TREE PROTECTION FENCING LOCATION TO BE AT OR OUTSIDE THE DRIPLINE OF PROTECTED TREES, WHICH IS DEFINED AS THE CIRCLE THAT COULD BE DRAWN ON THE SOIL AROUND A TREE DIRECTLY UNDER THE TIPS OF ITS OUTERMOST AND WIDEST BRANCHES.
 - LOCATION OF TREE PROTECTION FENCE SHALL BE CONFIRMED ON-SITE BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF TREE CLEARING OPERATIONS.
 - AS PART OF ANY TREE REMOVAL OPERATION ALL STEMS, LIMBS AND STUMPS SHOULD BE REMOVED FROM THE SITE.
 - FOR EXISTING VEGETATION TO REMAIN: PROTECT VEGETATION AND ROOT SYSTEM FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM CONSTRUCTION.
 - NO STORAGE OF MATERIALS OR EQUIPMENT WITHIN THE TREE PROTECTION ZONE IS ALLOWED. NO EQUIPMENT OR MATERIALS ARE ALLOWED TO HIT, ABRASE OR DAMAGE TREES DESIGNATED TO BE PRESERVED ON SITE. NO CONTAMINANTS OR EFFLUENT SHALL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS EXIST.
 - NO ROOT CUTTING, NO STORAGE OF MATERIALS OR FILL, AND NO MOVEMENT OF VEHICLES IS PERMITTED WITHIN THE T.P.Z.
 - FENCE BARRIERS MUST REMAIN IN EFFECTIVE CONDITION UNTIL ALL SITE ACTIVITIES INCLUDING LANDSCAPING ARE COMPLETED.
 - CONTRACTOR SHALL REMOVE TREE PROTECTION FENCING AT THE COMPLETION OF THE SITE WORKS FOLLOWING WRITTEN APPROVAL BY THE CONSULTANT.
- 2.0 HAZARD TREE MANAGEMENT
- SELECTIVE HAZARD REMOVAL WITHIN THE T.P.Z. SHALL BE DETERMINED ON-SITE BY THE LANDSCAPE ARCHITECT.
 - WHERE REQUIRED, FELLING LINES SHOULD ALLOW TREES TO FALL WITHOUT IMPACTING EXISTING STRUCTURES, FEATURES, OR BRANCHES AND TRUNKS OF TREES TO REMAIN.
 - SHOULD A CLEAR FELLING LINE NOT EXIST, THE TREE SHOULD BE CUT INCREMENTALLY FROM TOP TO BOTTOM AND LOWERED TO THE GROUND WITH ROPES.
 - CLEANLY CUT ANY ROOTS THAT BECOME EXPOSED DURING CONSTRUCTION.

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Town

No.	ISSUE	DATE: MM/DD/YYYY
0	TREE MANAGEMENT PLAN - ISSUED FOR REVIEW	02/26/2021
1	ISSUED FOR FIRST SUBMISSION	07/26/2021
2	ISSUED FOR TOWN REVIEW	10/19/2021
3	ISSUED FOR SITE ALTERATION & TREE CLEARING	12/02/2021



Project

RIDGE ESTATES - BLOCK 38
TOWN OF THE BLUE MOUNTAINS

TREE MANAGEMENT PLAN

CROZIER
CONSULTING ENGINEERS

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Drawn By: A.M. Design By: K.W. Project: 1019-5984
Check By: K.W. Check By: Scale: 1:500 Drawing: TMP-1