



Snow Removal Specifications

Timing of Operation

A. Accumulations

- If the storm is predicted to be a dusting to 1" then following must occur:

Call the Community Administrator to discuss if plowing or sanding is needed on main roads.

NO snow removal will be required for driveways/sidewalks for this accumulation

- For snow predictions of > 1" of snow

Main roads – Start on or before 2" of accumulation

Driveways, Walkways (both entrances at large end unit with privacy fence),
Mailboxes, fire hydrants, Clubhouse area (2 entrances)

- less than 8" of accumulation snow removal can be done at the end of the storm
- for Major storms (more than > 15"
 - 2 or more phases of clearing should occur beginning at 8" of accumulation

- Sanding/salt

- Sanding/salting will be done as required at the discretion of the Contractor and/or with the assistance of the Community Administrator on site.
- Sanding critical times are between 5:30am-6:30am and 4:00pm-6:00pm

B. At the completion of the storm the following milestones shall occur:

- Main roads cleared within 4 hours to their full width
- Driveways, walkways, mailboxes, fire hydrants :
 - cleared within 4 hours after snow has stopped if total accumulation is less than 15"
 - cleared within 6 hours after snow has stopped if total accumulation is greater than 15"
- The Contractor is responsible for having the property ready for the next storm.
 - A map showing designated areas to move snow to reduce piles around the complex will be supplied to the contractor who is awarded the bid.
- A final drive through should be done to make sure no driveways, sidewalks, mailboxes, fire hydrants have been missed.
- When all the snow removal has been completed the site contact and Community Administrator shall determine if sanding is needed.
- The day after the storm the Contractor shall return to the property for storm cleanup. (Examples: roads widened to their full width, driveways missed, snow pushed back at stop signs for better viewing.

C. Priorities

Main roads
Driveways with pre-approved medical condition (will be supplied)
Driveways
Walkways
Mailboxes, clubhouse, fire hydrants