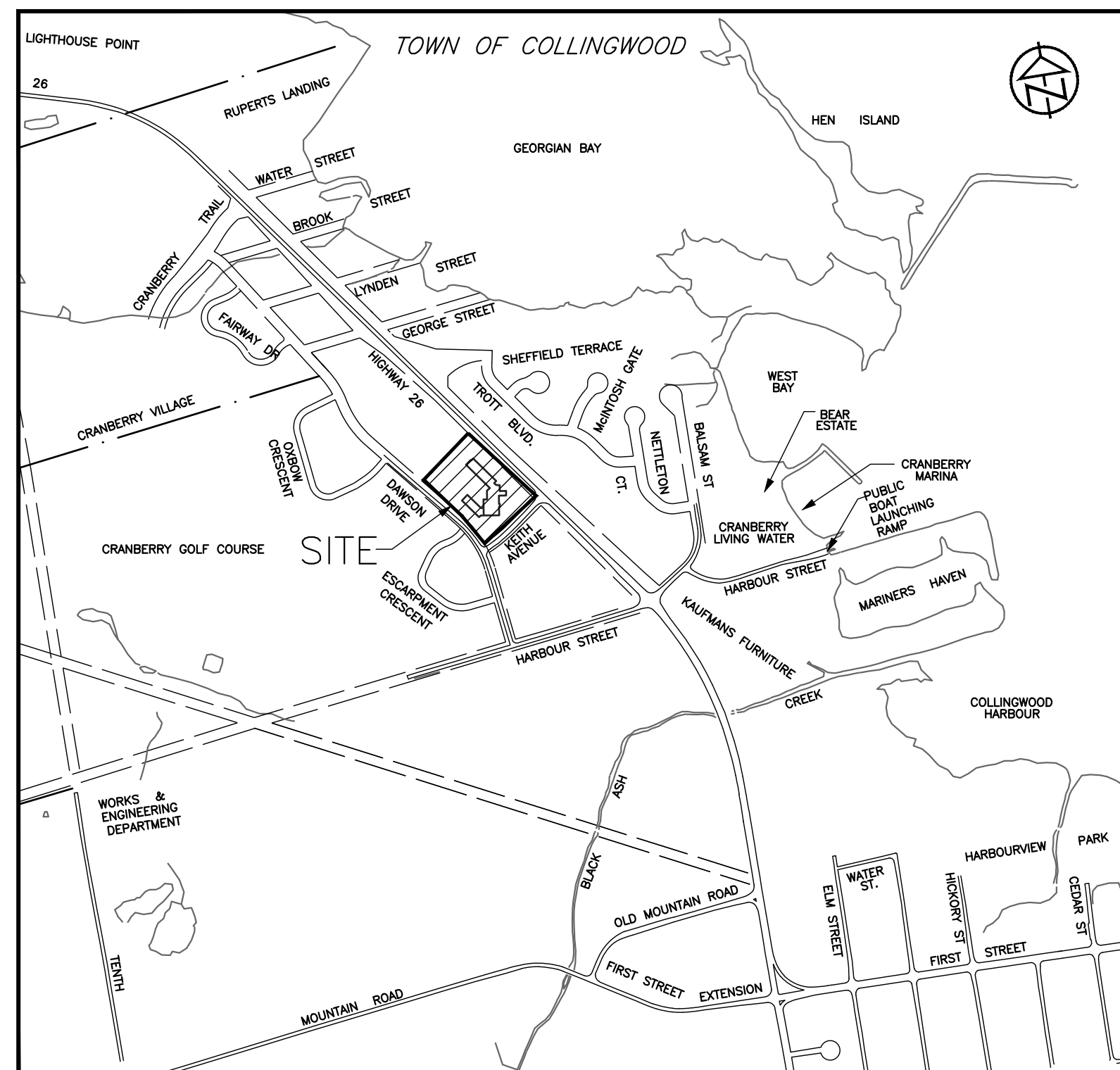


LAW CRANBERRY RESORT LIMITED

LIVING STONE RETIREMENT ADDITION (CRANBERRY INN/CLUB CRANBERRY) 19 KEITH AVENUE TOWN OF COLLINGWOOD



KEY PLAN

INDEX

DWG. DESCRIPTION

TP-1	TITLE PAGE
IN-1	INDEX PAGE
SC-1	SILTATION CONTROL AND DETAILS
RE-1	SITE REMOVALS PLAN
SS-1	SITE SERVICING PLAN AND NOTES
SG-1	SITE GRADING PLAN
DE-1	DETAILS AND NOTES

LEGEND

ZONE BOUNDARY LINE		EXISTING TEMPORARY BENCHMARK	
EXISTING PROPERTY LINE		EXISTING STANDARD IRON BAR	
PROPOSED PROPERTY LINE		EXISTING BOREHOLE/NUMBER	
EXISTING/PROPOSED CENTERLINE		EXISTING HYDRO PEDESTAL	
EXISTING EDGE OF ASPHALT		PROPOSED HYDRO PEDESTAL	
PROPOSED EDGE OF ASPHALT		EXISTING BELL PEDESTAL	
EXISTING EDGE OF SHOULDER		PROPOSED BELL PEDESTAL	
PROPOSED EDGE OF SHOULDER		EXISTING CABLE PEDESTAL	
EXISTING DITCH		PROPOSED CABLE PEDESTAL	
PROPOSED DITCH		EXISTING BELL MAINTENANCE HOLE	
EXISTING SANITARY SEWER/SIZE/DIRECTION OF FLOW		EXISTING BELL POLE	
PROPOSED SANITARY SEWER/SIZE/DIRECTION OF FLOW		EXISTING HYDRO POLE	
EXISTING SANITARY SERVICE		EXISTING HYDRO GUY WIRE	
PROPOSED SANITARY SERVICE		EXISTING TRAFFIC SIGN	
EXISTING SANITARY FORCEMAIN/SIZE/DIRECTION OF FLOW		PROPOSED TRAFFIC SIGN	
EXISTING WATERMAIN/SIZE		EXISTING DECIDUOUS TREE	
PROPOSED WATERMAIN/SIZE		EXISTING CONIFEROUS TREE	
EXISTING WATER SERVICE		EXISTING SANITARY MAINTENANCE HOLE/NUMBER	
PROPOSED WATER SERVICE		PROPOSED SANITARY MAINTENANCE HOLE/NUMBER	
EXISTING STORM SEWER/SIZE/DIRECTION OF FLOW		EXISTING HYDRANT AND VALVE	
PROPOSED STORM SEWER/SIZE/DIRECTION OF FLOW		PROPOSED HYDRANT AND VALVE	
PROPOSED PERFORATED SUBDRAIN		EXISTING WATER VALVE	
EXISTING CULVERT		PROPOSED WATER VALVE	
PROPOSED CULVERT		PROPOSED CURB STOP VALVE	
PROPOSED SWALE LOCATION		EXISTING WATERMAIN PLUG AND THRUST BLOCK	
PROPOSED JOINT HYDRO, BELL AND ROGERS		PROPOSED WATERMAIN PLUG AND THRUST BLOCK	
EXISTING GAS MAIN		PROPOSED WATERMAIN TEE	
PROPOSED GAS MAIN		PROPOSED WATERMAIN ELBOW	
EXISTING FENCELINE		EXISTING STORM MAINTENANCE HOLE	
PROPOSED FENCELINE		PROPOSED STORM MAINTENANCE HOLE/NUMBER	
EXISTING BUSHLINE		EXISTING CATCHBASIN	
EXISTING CONTOUR		PROPOSED CATCHBASIN	
EXISTING SPOT ELEVATION		PROPOSED CATCHBASIN MAINTENANCE HOLE/NUMBER	
PROPOSED SPOT ELEVATION		PROPOSED DOUBLE CATCHBASIN MAINTENANCE HOLE/NUMBER	
PROPOSED TOP OF CURB SPOT ELEVATION		PROPOSED DOUBLE CATCHBASIN	
PROPOSED TOP OF WALL SPOT ELEVATION		PROPOSED DITCH INLET CATCHBASIN	
EXISTING GRADING DIRECTION		PROPOSED FIRE ROUTE SIGN	
PROPOSED GRADING DIRECTION		EXISTING LIGHT STANDARD	
PROPOSED RIP RAP/SPLASH PAD		PROPOSED LIGHT STANDARD	

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EX. EDGE OF PAVEMENT

EX. EDGE OF PAVEMENT

EX. EDGE OF SHOULDER

EX. DITCH

PROPERTY LINE

EX. CONQRET

EX. EDGE OF ASPHALT

SQUAT AREA =

EX. SAN MH6 (1200#)

1/5 12/11/11

EXISTING 5 STOREY BUILDING
(NORTH BLOCK)

EXISTING RESTAURANT,
BANQUET HALL, AND POOL
(EAST BLOCK)

EXISTING 3 STOREY
CLUB CRANBERRY
(SOUTH BLOCK)

A V E N U E ^{CD} E

KEITH

SE INV. 179.20

DAWSON DRIVE

	ROCK FLOW CHECK DAM
	STRAW BALE FLOW CHECK DAM
	EXISTING OVERLAND FLOW DIRECTION
	EXISTING OVERLAND SWALE / DITCH
	TEMPORARY CONSTRUCTION FENCE WITH ACCESS GATE
	CONSTRUCTION INGRESS / EGRESS
	CONSTRUCTION STAGING / STORAGE AREA

TBM1 - ELEVATION 180.54m
TOP NUT OF FIRE HYDRANT AT INTERSECTION OF DAWSON DR. AND KEITH AVE.

TBM2 - ELEVATION 180.58
SOUTHEAST CORNER OF TRANSFORMER PAD

4	ISSUED FOR FIFTH SUBMISSION	APR 2022	MAB
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LEGAL SURVEY INFORMATION FROM ZUBEK, EMO, PATTEN & THOMSEN LTD.
TOPOGRAPHIC SURVEY FROM TATHAM ENGINEERING LIMITED. DRAWING BASED
ON EXISTING SITE CONDITIONS UNLESS OTHERWISE NOTED.

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LIVING STONE RETIREMENT ADDITION

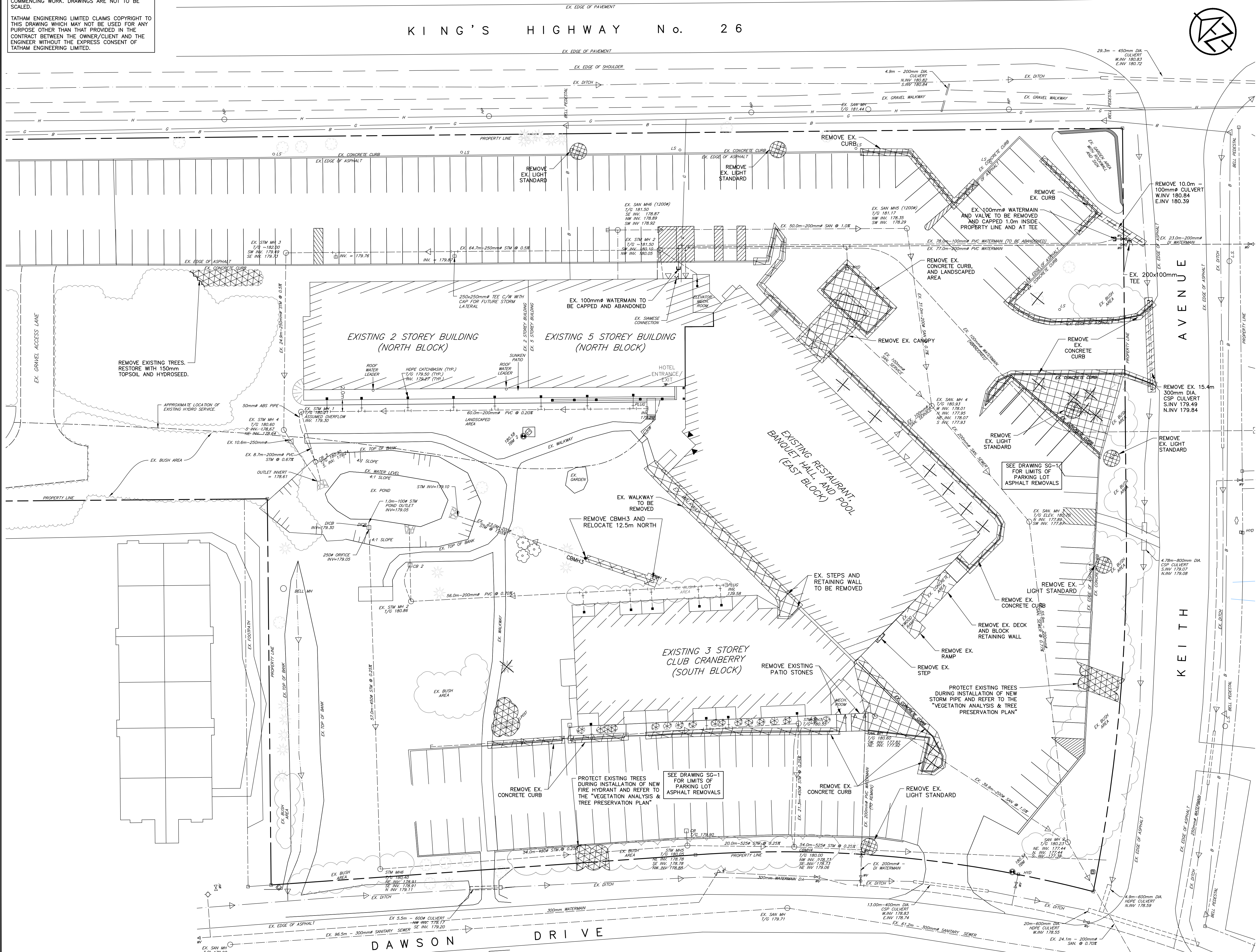


TATHAM
ENGINEERING

SCALE: 1:300		JOB NO. 115241-5
DESIGN: MAB	CHECKED: KRS	DWG. SC-1
DRAWN: CA/MR/AVN	DATE: SEPT/20	

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- LEGEND**
- EXISTING ABOVE GROUND FEATURES TO BE REMOVED
 - EXISTING UNDERGROUND FEATURES TO BE REMOVED
 - EXISTING BUSH TO BE REMOVED
 - EXISTING TREE TO BE REMOVED
- REFER TO VEGETATION ANALYSIS AND REMOVALS PLAN (DRAWING VA-1) BY ALEXANDER BUREVICS & ASSOCIATES LTD. FOR DIRECTION ON TREE PROTECTION AND REMOVALS

BENCHMARKS:

TBM1 — ELEVATION 180.54m
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REMOVALS PLAN

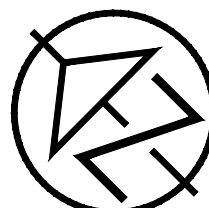
LIVING STONE RETIREMENT ADDITION

19 KEITH AVENUE
COLLINGWOOD, ONTARIO



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DWG. RE-1	

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LIVING STONE RETIREMENT ADDITION

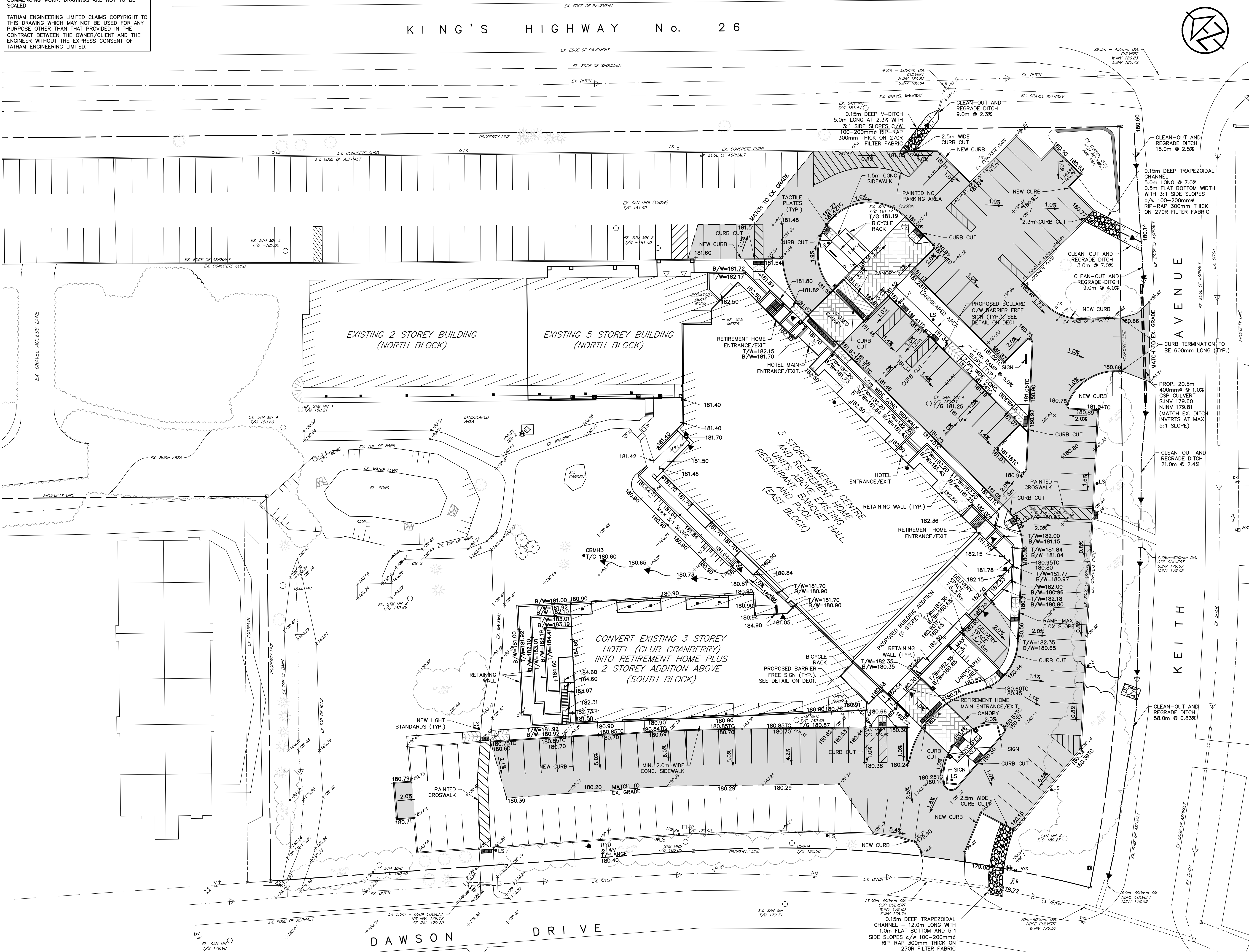


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CONTRACT DRAWINGS
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KING'S HIGHWAY No. 26



LEGEND

REMOVE EXISTING ASPHALT, REGRADE AND PLACE TWO LIFTS OF ASPHALT AS SPECIFIED

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TOPOGRAPHIC SURVEY FROM TATHAM ENGINEERING LIMITED.

APPROVED

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SITE GRADING PLAN

LIVING STONE RETIREMENT ADDITION

19 KEITH AVENUE
COLLINGWOOD, ONTARIO

TATHAM ENGINEERING

SCALE: 1:300

JOB NO. 115241-5

DESIGN: MAB

CHECKED: KRS

DRAWN: CA/MR/AVN

DATE: SEPT/20

DWG. **SG-1**

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1. GENERAL

1. GENERAL

- A) All work to be carried out in accordance with Town of Collingwood Standards and OPS Standards, where conflict occurs, most stringent standard to govern.
- B) All topsoil and excess earth excavation to be removed to an approved site as approved by the engineer.
- C) All overhead power lines to be protected by shoring and elevations for the contractor. The contractor shall be responsible for the detailed layout of the work.
- D) All property bars to be preserved and replaced by OLS at contractor's expense if removed during construction.
- E) The contractor shall make his own arrangements for the supply of temporary water and power.
- F) Dewatering to be carried out in accordance with OPSS-517 and 518. Maintain all trenches in a dry condition.
- G) All engine driven pumps to be adequately silenced, suitable for operation in a residential district.
- H) Backfill and embankment material to be compacted to dry density of at least 95% of the material's standard proctor maximum dry density (SPMDD). Backfill and embankment to OPSD-802.010, granular "A" embankment.
- I) Backfill to be select native material as approved by the engineer or imported select subgrade material to OPSS-1070. Backfill to be placed in maximum 200 mm thick lifts.
- J) Disturbed areas to be reinstated to previous condition or better.
- K) Reinstatement of all disturbed boulevards and ditches to include re-grading and 150 mm topsoil and sod all in accordance with OPSS/MUNI 802 & 803.
- L) The contractor is responsible to notify all utility companies prior to commencing work and coordinate construction accordingly.

2. PARKING LOT REINSTATEMENT

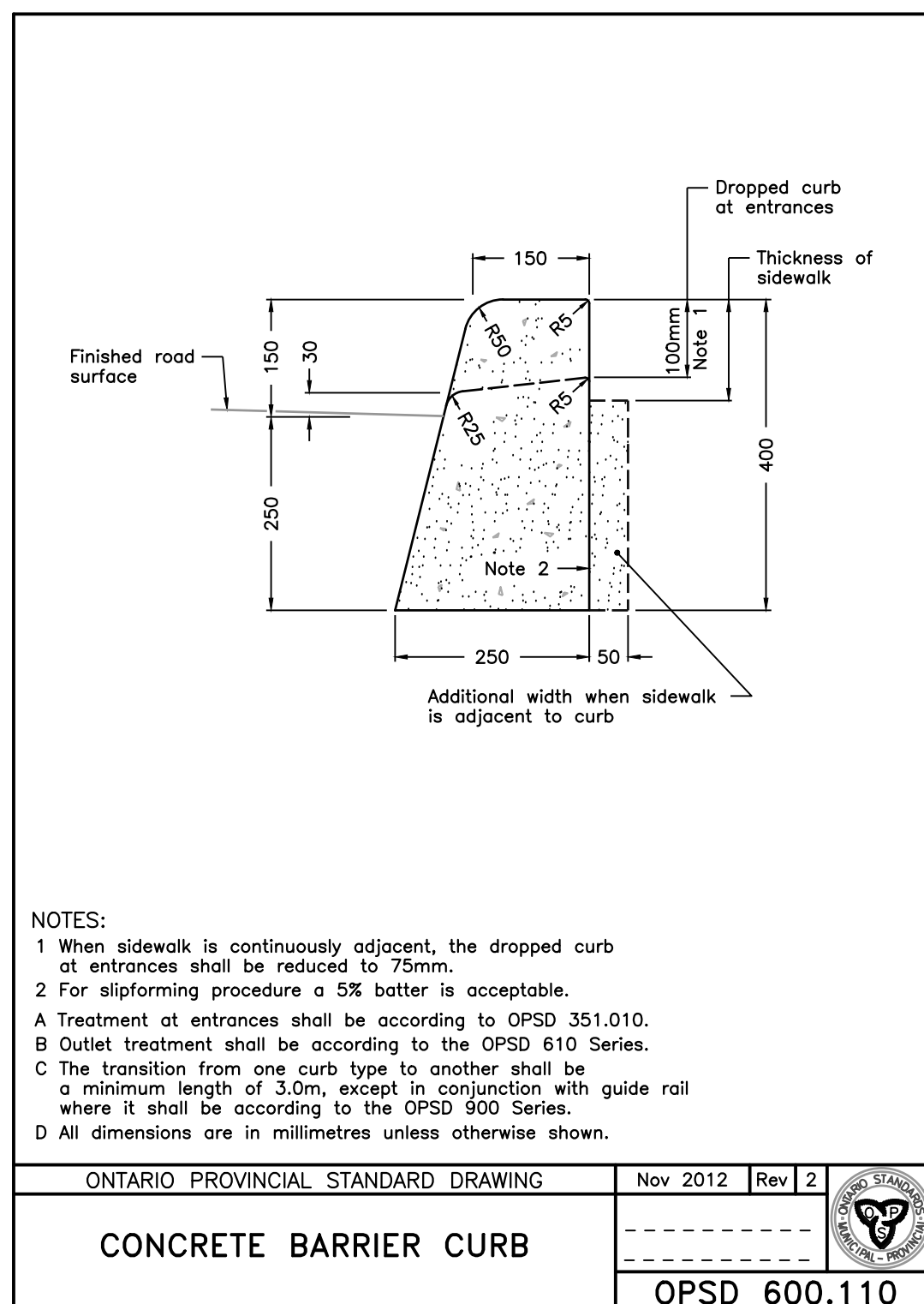
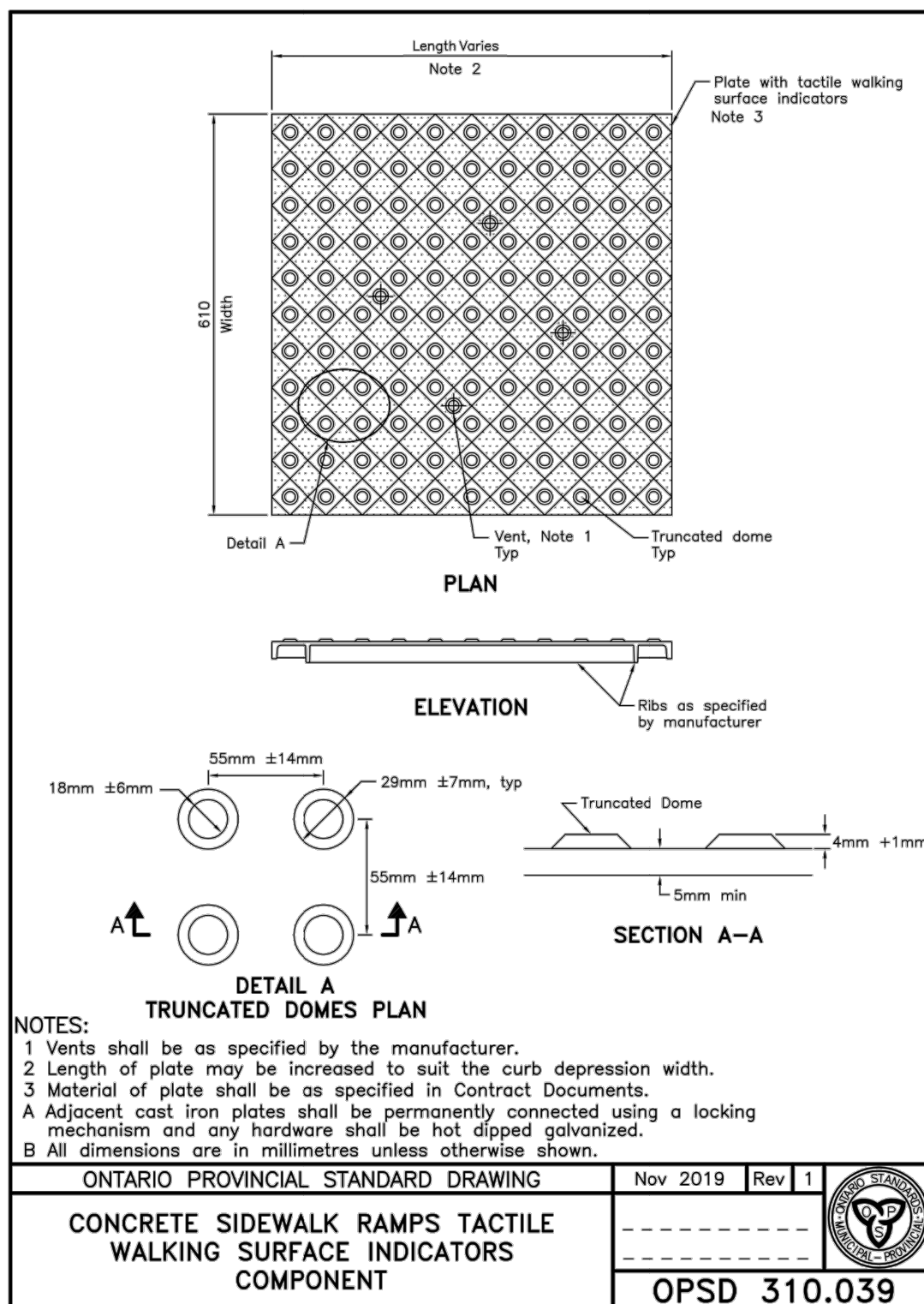
- A) Subgrade and boulevard material to be compacted to a minimum dry density of at least 95% of the material's standard proctor maximum dry density (SPMD).
- B) Granular 'A' and 'B' to be compacted to 100% of the material's respective standard proctor maximum dry density (SPMD).
- C) Roadways and parking areas to be reinstated with min. 300 mm granular 'B' type 1, 150 mm granular 'A', 50 mm HL base and 40 mm HL3 surface course asphalt.
- D) Joints with existing asphalt within site to be saw cut straight prior to placing new asphalt. Provide a lap joint on Town Road where applicable.
- E) All asphalt material and placement to be in accordance with OPS5-310.
- F) Concrete barrier curb to OPS6 600.110.
- G) Concrete sidewalk to OPS6 310.010, 310.020 and 310.033.
- H) Tactile plates to OPS6 310.039.
- I) Culvert installation to OPS6 421.

3. WATER MAIN

- A) All ductile iron water main to OPSD 802.030 Class B bedding, (granular "A" bedding material). All PVC water main to OPSD 802.010, granular "A" embedment.
- B) Thrust arrestment, for bends and fittings to include both restrainers (Romac ring grip) and thrust blocks to OPSD -1103.010 and 1103.030.
- C) General installation and testing of water main and appurtenances to be in accordance with OPSF 441 and all specifications referenced within those sections.
- D) Method for testing (pressure, chlorination and bacteriological) shall be completed to the satisfaction of the Town.
- E) All testing to be completed (pressure, chlorination and bacteriological) to the satisfaction of the Town before final connection to existing water main.
- F) Minimum cover on water main to be 1.7 m unless otherwise specified.
- G) Clearance between water main and sewer to be a minimum of 0.5 m vertical where water main is below sewer. Where horizontal separation, Where water main is above sewer, the minimum separation to be 150 mm. (bedding material).

4. MATERIALS

- A) Water main on Town ROW – ductile iron class 52, cement lined. Conductivity connectors to be used on all joints as per manufacturer recommendation. Mechanical joints to AWWA/A1515/C153/A21.53
- B) Water main on private lands – PVC DR18
- C) Hydrants – Century number 1, open lift (ø/1), 2 hose CSA, 33 pumpster port, 6" MJ base, draining, yellow base with silver bonnet and cap
- D) Valves – resilient seated, RSGV, mechanical joint, open lift Clow or Mueller with 5 – 48 sliding valve box
- E) Mechanical joint ductile fittings – AWWA/A1515/C153/A21.53
- F) Restrainer – Ramaco ring r/p or approved equivalent.
- G) Tracer wire – 12 AWG TWL, connectors to be approved by the engineer.
- H) Storm Sewer – PVC DR35, smooth wall HDPE (Boss 2000) with Bell and Spigot (min. pipe stiffness = 320kPa), concrete or approved equal.
- I) Storm service connections to be PVC DR 28, colour white.
- J) Subdrain to be Big "O" with geotextile filter sock or approved equivalent.
- K) Filter Fabric – Terraform 270R or approved equal.
- L) All specific aggregates to OPSS 1010.



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DETAILS AND NOTES

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