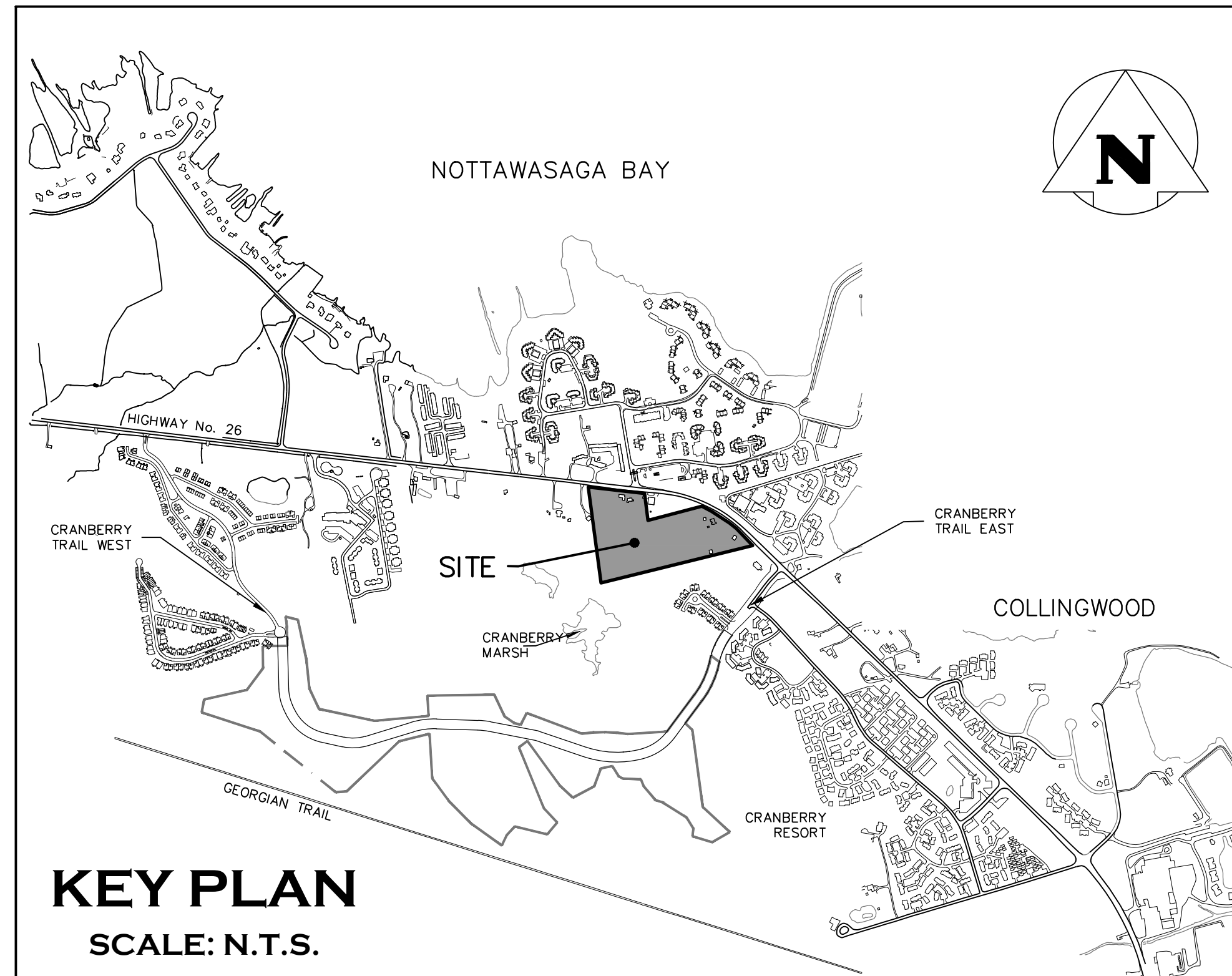


RESIDENCES AT SILVER CREEK HIGHWAY #26 WEST TOWN OF COLLINGWOOD COUNTY OF SIMCOE



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. TEMPORARY ELEVATION
	PR. SWALE & SLOPE
	PR. DITCH DRAINAGE
	PR. WATERMAIN & VALVE
	PR. WATER SERVICE
	PR. FIRE HYDRANT & VALVE
	PR. WATER VALVE CHAMBER
	PR. SANITARY SEWER & MANHOLE
	PR. SANITARY FORCEMAIN
	PR. SANITARY SERVICE
	PR. SANITARY CATCHMENT
	SANITARY AREA IDENTIFIER
	POPULATION SANITARY CATCHMENT AREA (ha)
	PR. STORM SEWER & MANHOLE
	PR. CATCHBASIN
	PR. DOUBLE CATCHBASIN
	PR. CATCHBASIN MANHOLE
	PR. DOUBLE CATCHBASIN MANHOLE
	PR. STORM CATCHMENT
	STORM AREA IDENTIFIER
	STORM CATCHMENT RUN-OFF COEFFICIENT STORM CATCHMENT AREA (ha)
	PR. CURB CUT
	PR. CANADA POST COMMUNITY MAIL BOX
	PR. LIGHT STANDARD
	FUTURE LIGHT STANDARD
	PR. TRANSFORMER
	PR. STOP SIGN
	PR. STREET NAME SIGN
	PR. NO PARKING SIGN / FIRE ROUTE
	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. OVERLAND FLOW ROUTE
	PR. TREE PRESERVATION AREA
	PR. TOPSOIL STOCKPILE LOCATION

DRAWING

TITLE

102	GENERAL SITE SERVICING PLAN
103A	STREET A – PLAN AND PROFILE
103B	STREET B – PLAN AND PROFILE
103C	STREET B – PLAN AND PROFILE
103D	EMERGENCY ENTRANCE– PLAN AND PROFILE
103E	SOUTH PROPERTY LIMIT STORM – PLAN AND PROFILE
103F	EXTERNAL STORM OUTLET – PLAN AND PROFILE
104	OVERALL SITE GRADING PLAN
105	STORM AREA DRAINAGE PLAN
106	SANITARY AREA PLAN
107	WATERMAIN & COVERAGE PLAN
108	EROSION & SEDIMENT CONTROL PLAN
109	DETAIL PLAN
TM-01	TREE MANAGEMENT PLAN
LP0-11	LANDSCAPE PLAN
LD1-3	LANDSCAPE DETAILS

MUNICIPALITY

TOWN OF COLLINGWOOD
97 HURONTARIO STREET, P.O. BOX 157
COLLINGWOOD, ONTARIO, L9Y 3Z5

DEVELOPER

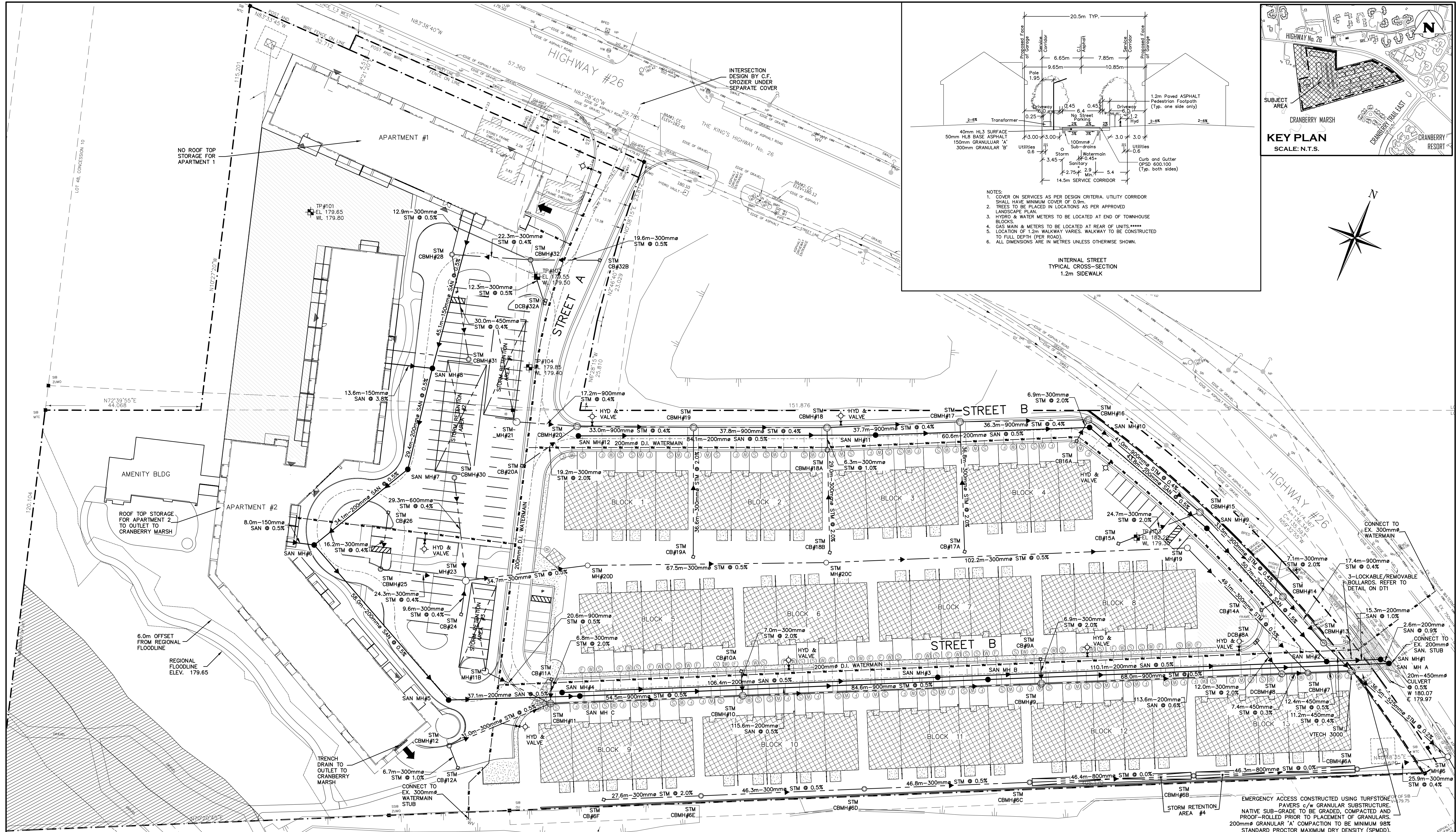
SKYDEVCO INC.
5 DOUGLAS STREET, SUITE 301
GUELPH, ONTARIO, N1H 2S8

DEVELOPER'S ENGINEER



THE HARBOUREdge BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

PROJECT No.: 1790-5382
SKYDEVCO INC.
ISSUED FOR SITE PLAN APPROVAL



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4. DO NOT SCALE THE DRAWINGS.

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TBM#3-TOP OF SIB AT THE SOUTH EAST CORNER OF THE SUBJECT LANDS HAVING AN ELEVATION OF 179.75m.

No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR SITE PLAN APPROVAL	07/17/2020

Engineer: [Signature]

Project: RESIDENCES AT SILVER CREEK

Drawing: GENERAL SITE SERVICING CONCEPTUAL PLAN

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION

PROFESSIONAL ENGINEER
VINCE OF ONTARIO

RESIDENCES AT SILVER CREEK

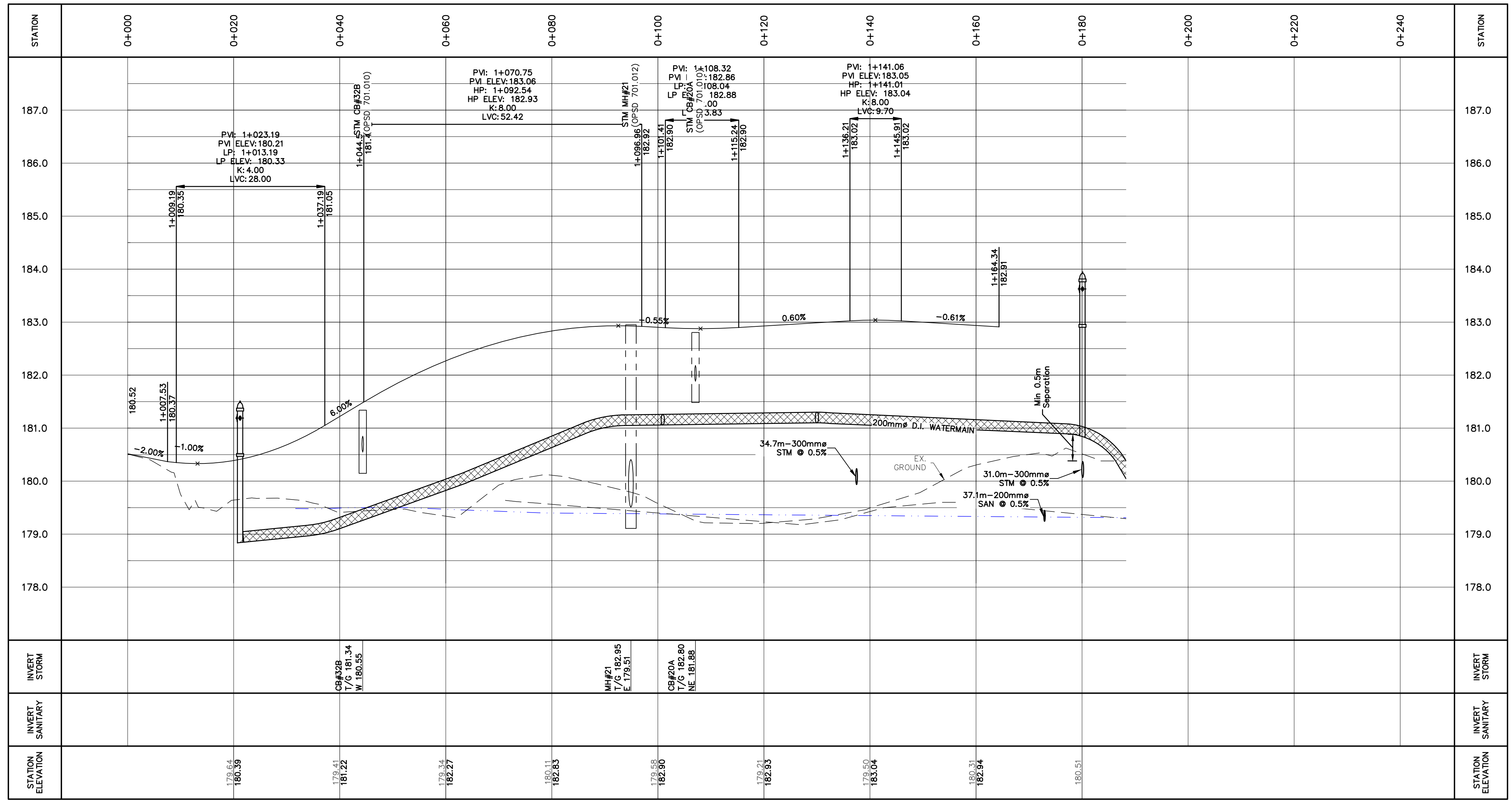
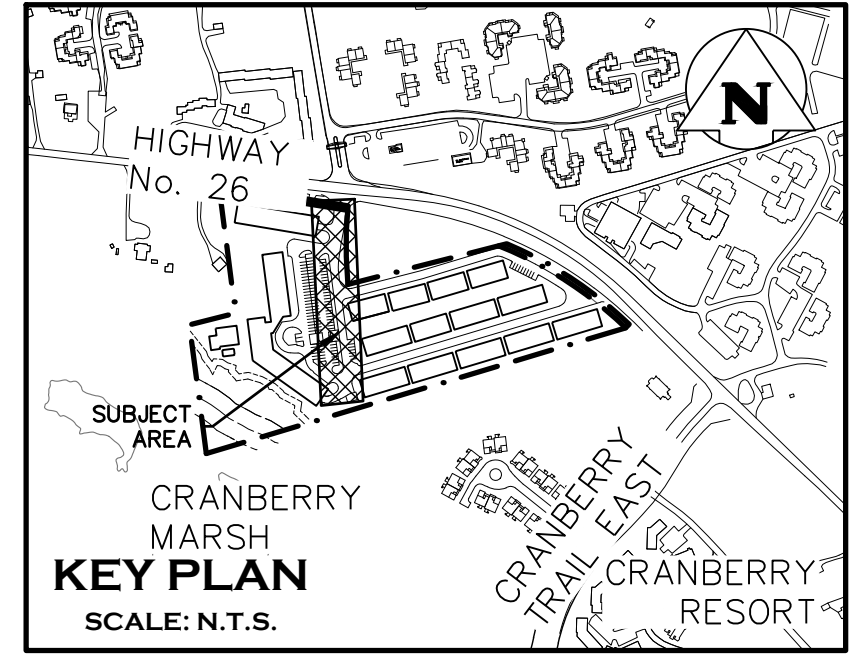
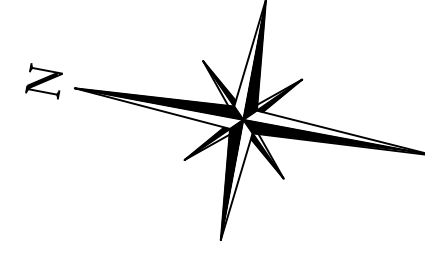
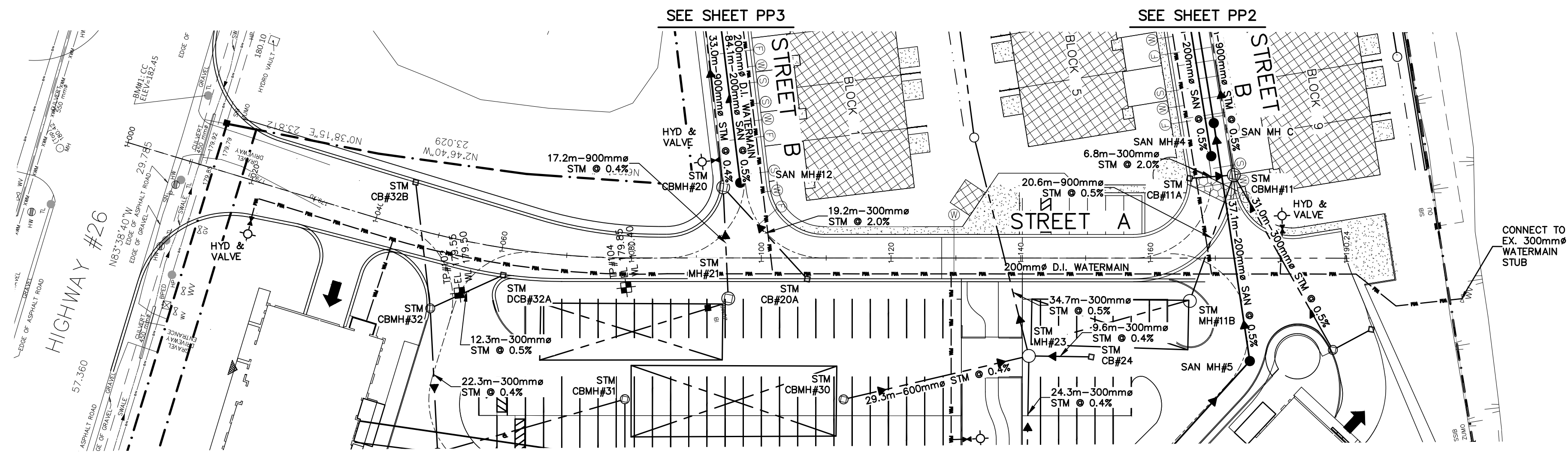
GENERAL SITE SERVICING CONCEPTUAL PLAN

CROZIER CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 F
705 446-3520 T
WWW.CROZIER.CA
INFO@CROZIER.CA

Drawn By: J.O. Design By: [Blank] Project: 1790-5382

Check By: R.A. Check By: [Blank] Scale: 1:500 Drawing: 102



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No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR SITE PLAN APPROVAL	07/17/2020

Drawn By	Design By	Project
J.O.	J.O.	1790-5382
Check By	Check By	Scale
R.A.		H=1:500 V=1:50

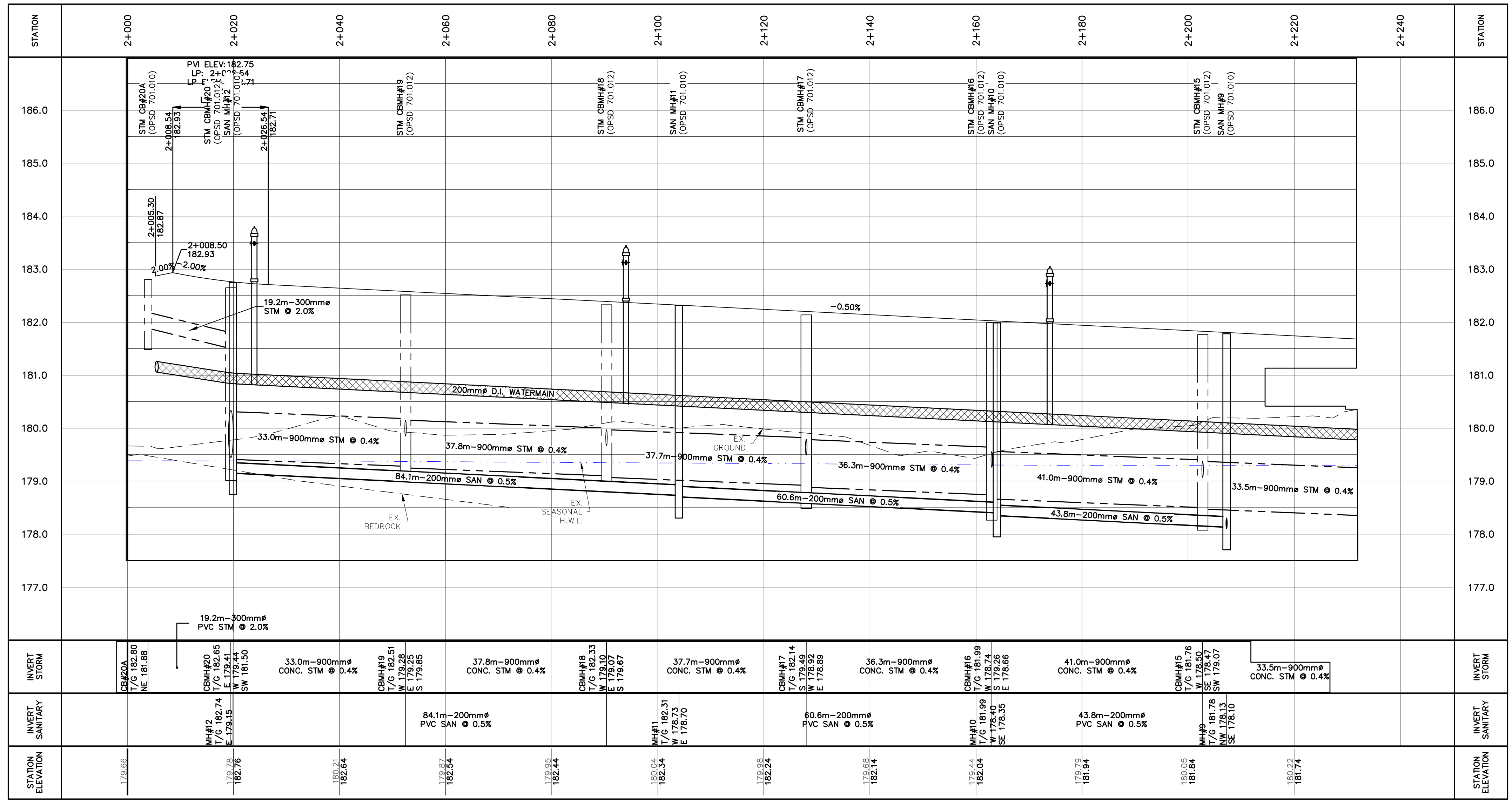
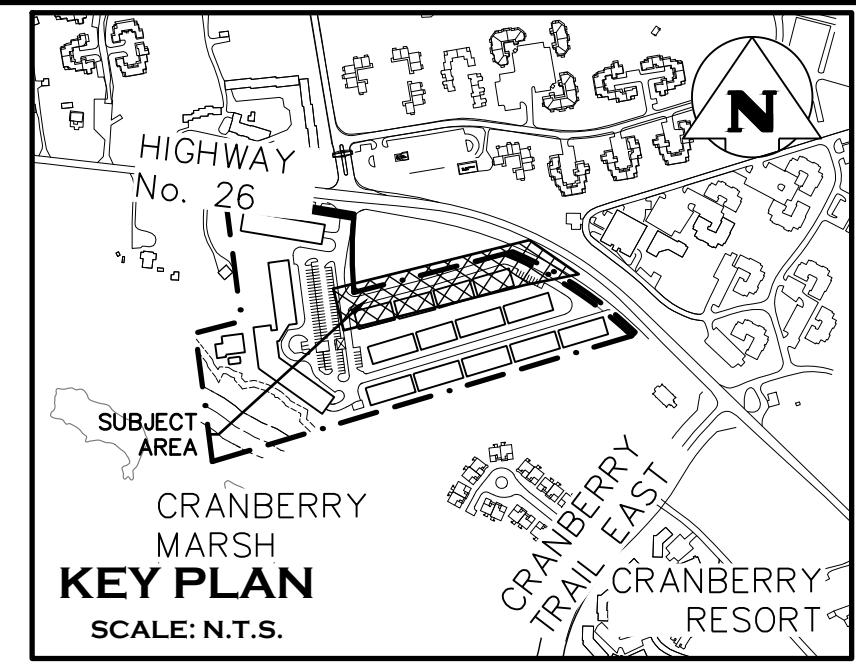
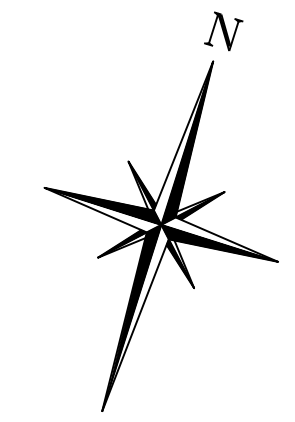
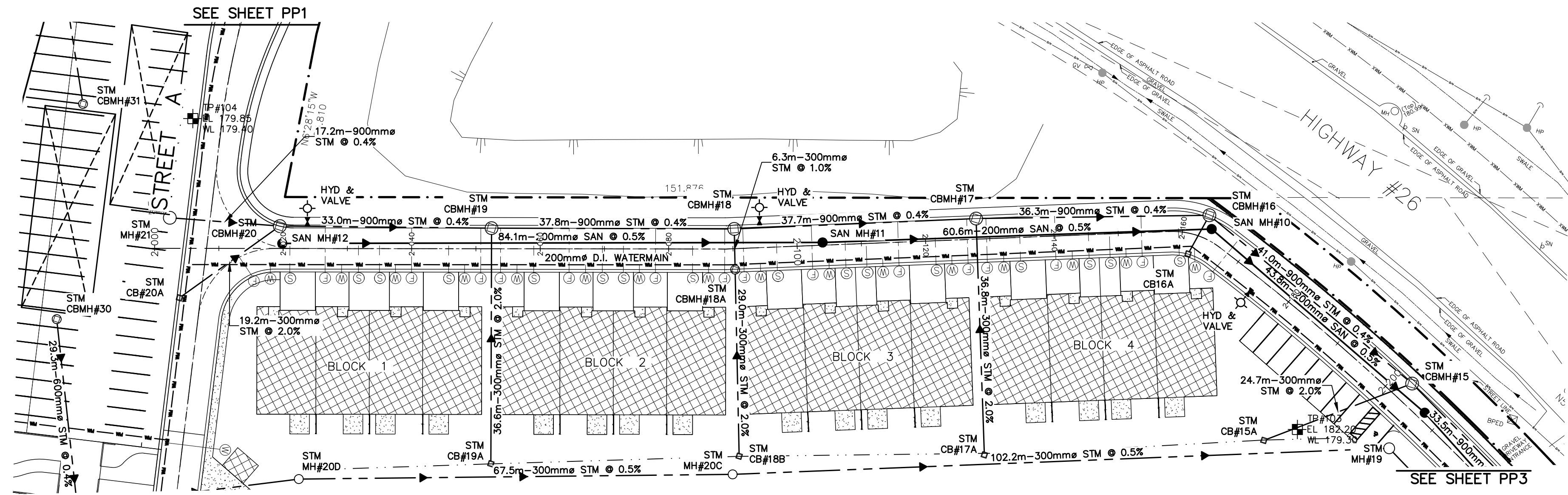
FOR APPROVAL
 NOT TO BE USED FOR CONSTRUCTION

RESIDENCES AT SILVER CREEK
 STREET A
 PLAN & PROFILE

CROZIER
 CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING,
 40 HURON STREET, SUITE 301,
 COLLINGWOOD, ON L9Y 4R3
 705 446-3510 T
 705 446-3520 F
 WWW.CFCROZIER.CA
 INFO@CFCROZIER.CA

Drawing
1790-5382
103A

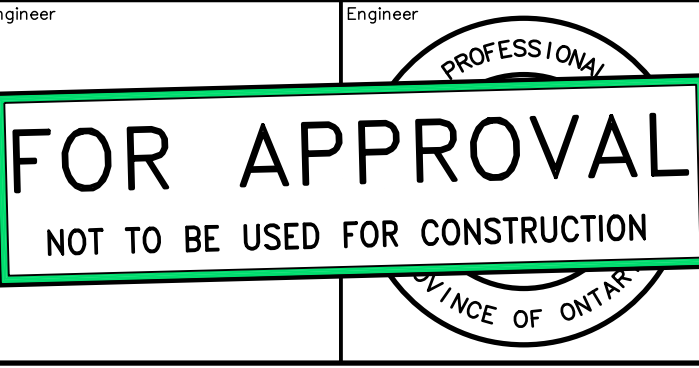


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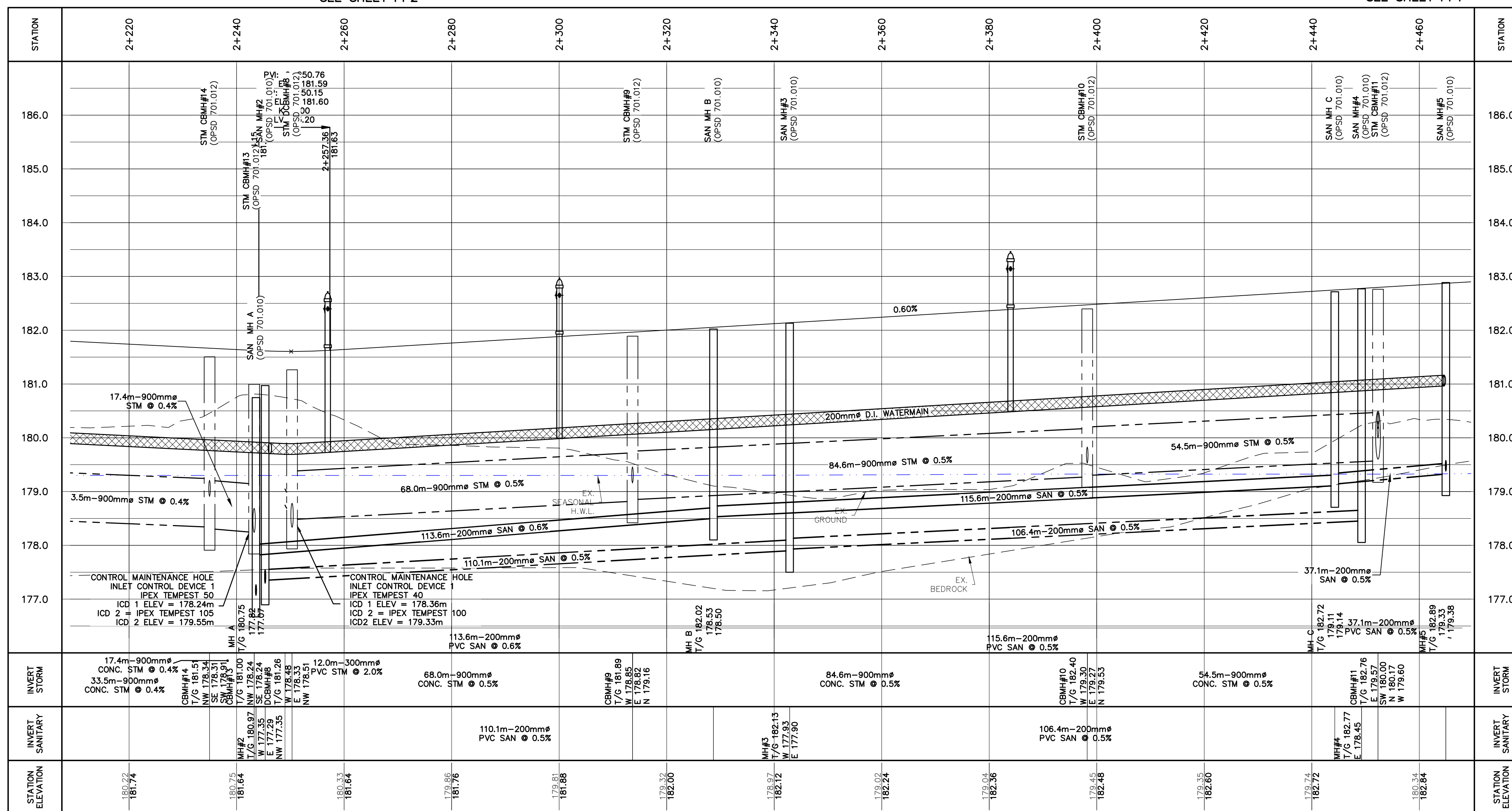
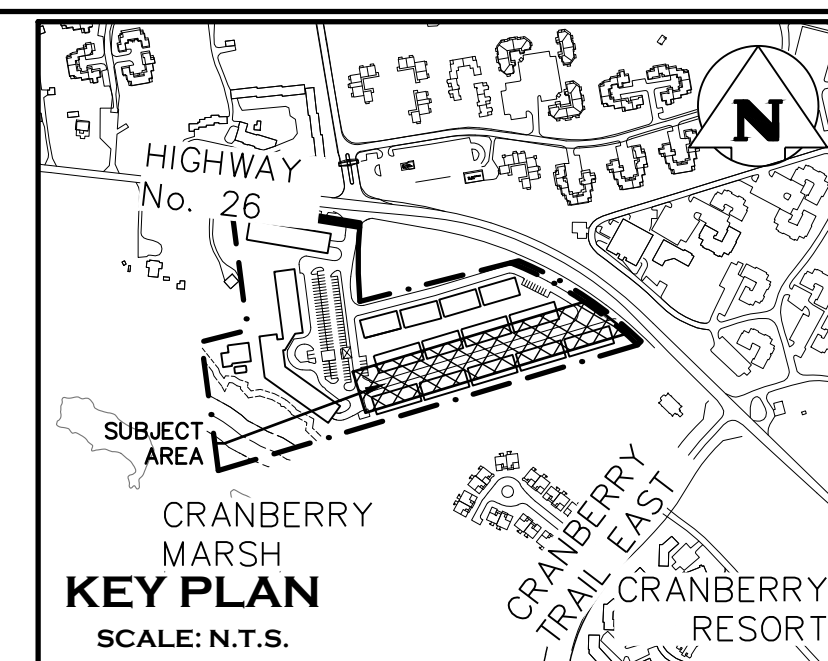
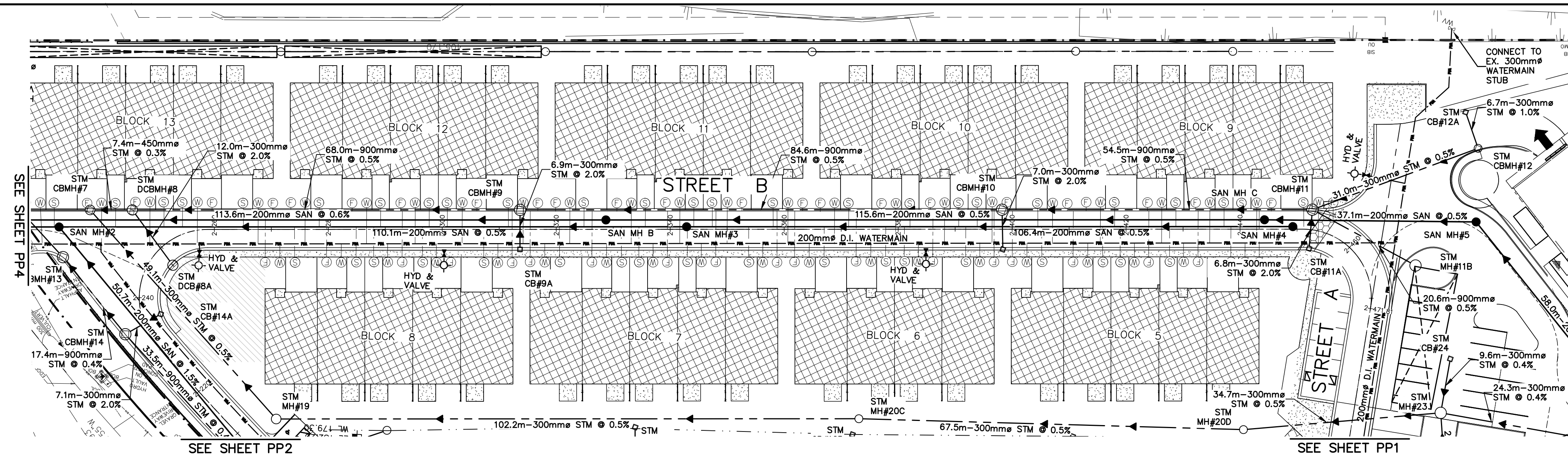
Engineer	Engineer	Project
		RESIDENCES AT SILVER CREEK



Project: RESIDENCES AT SILVER CREEK
 Drawing: STREET B PLAN & PROFILE

CROZIER CONSULTING ENGINEERS
 THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
 705 446-3510 T 705 446-3520 F
 WWW.CFCROZIER.CA INFO@CFCROZIER.CA

Drawn By: J.O. Design By: J.O. Project: 1790-5382
 Check By: R.A. Scale: H=1:500 V=1:50 Drawing: 103B



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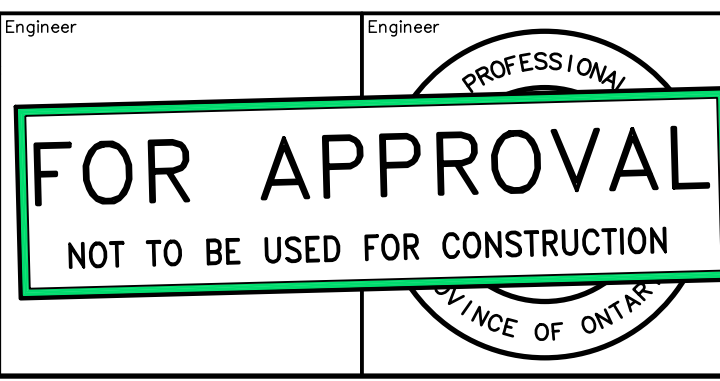
No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR SITE PLAN APPROVAL	07/17/2020

Town: _____

Engineer: _____

Project: RESIDENCES AT SILVER CREEK

Drawing: STREET B PLAN & PROFILE



Project: RESIDENCES AT SILVER CREEK

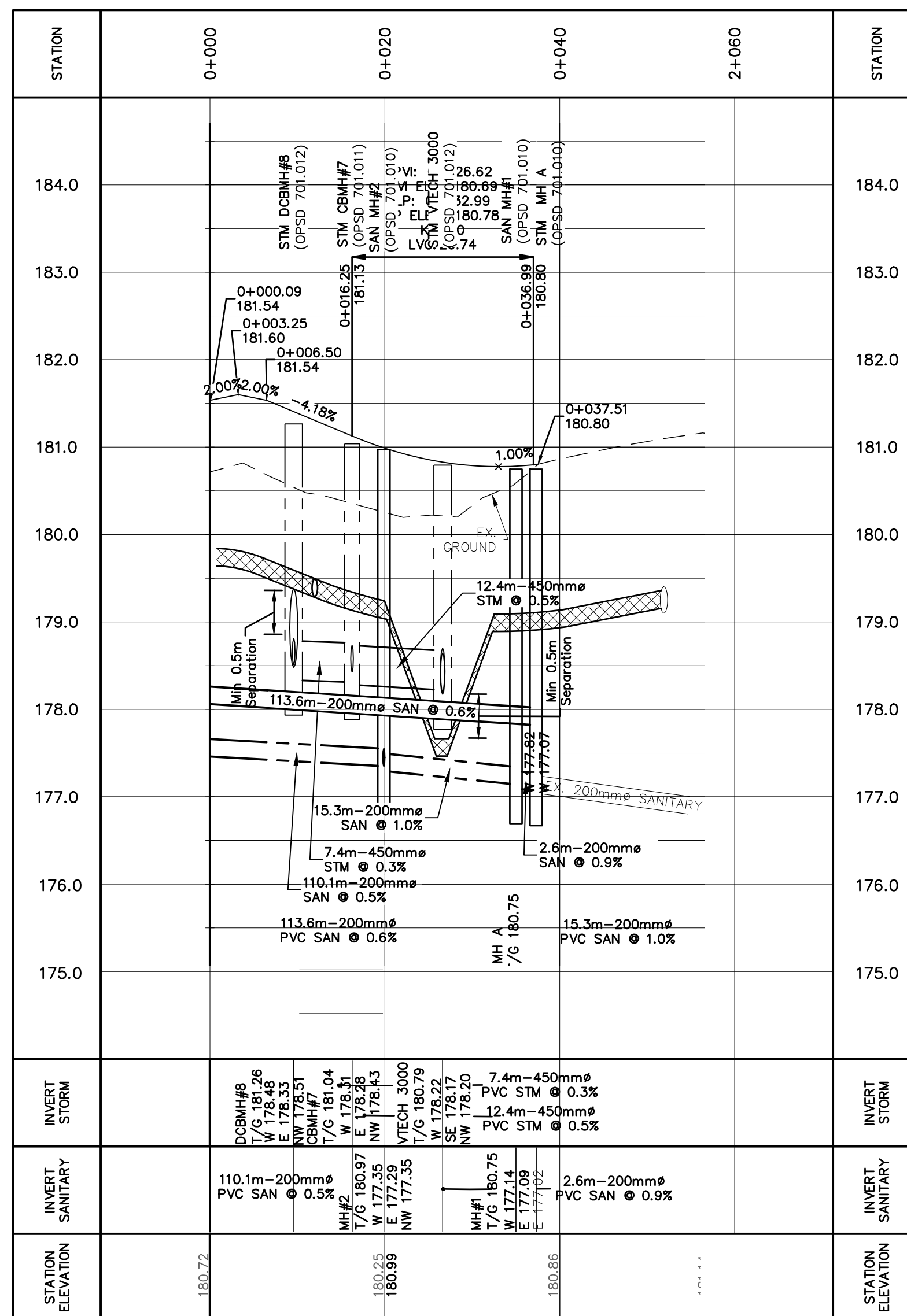
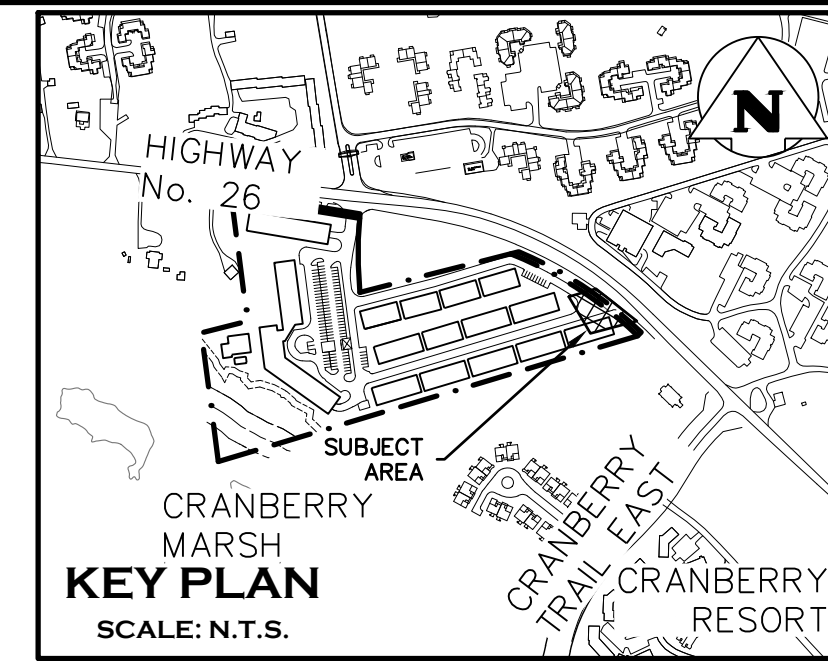
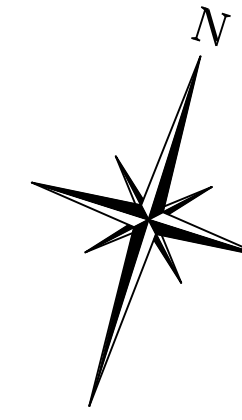
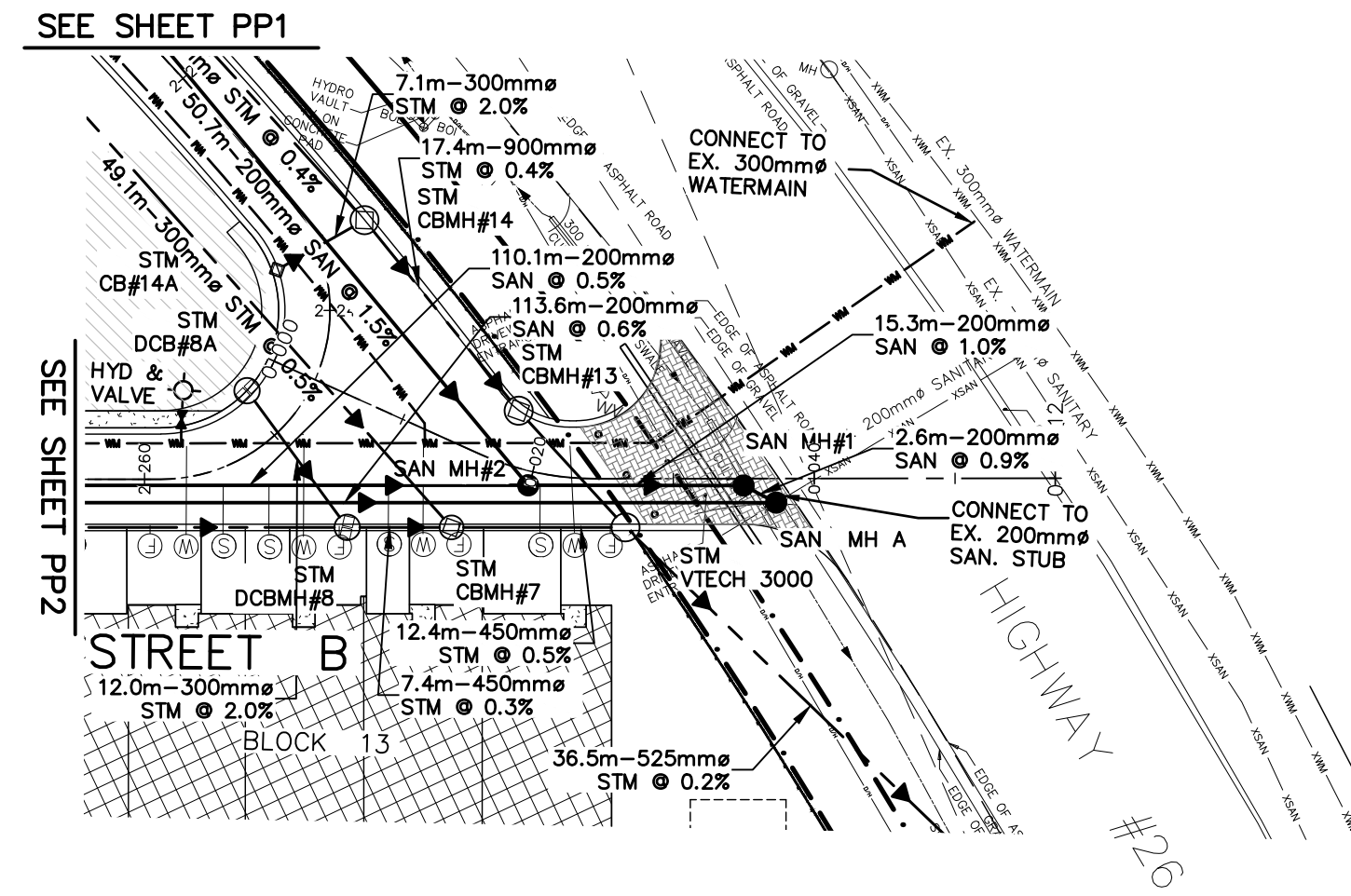
Drawing: STREET B PLAN & PROFILE

CROZIER CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
 705 446-3510 T / 705 446-3520 F / WWW.CFCROZIER.CA / INFO@CFCROZIER.CA

Drawn By: J.O. Design By: _____ Project: 1790-5382

Check By: R.A. Check By: _____ Scale: H=1:500 V=1:50 Drawing: 103C

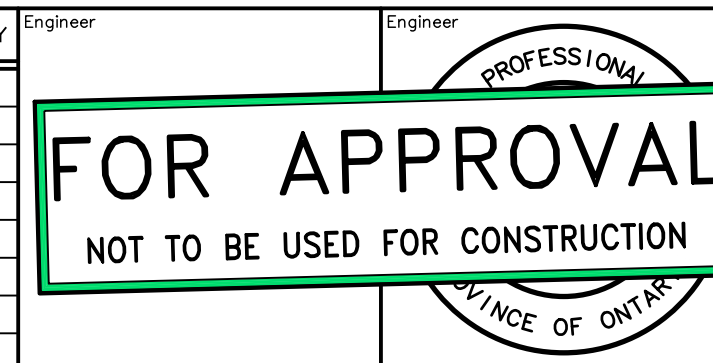


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Town

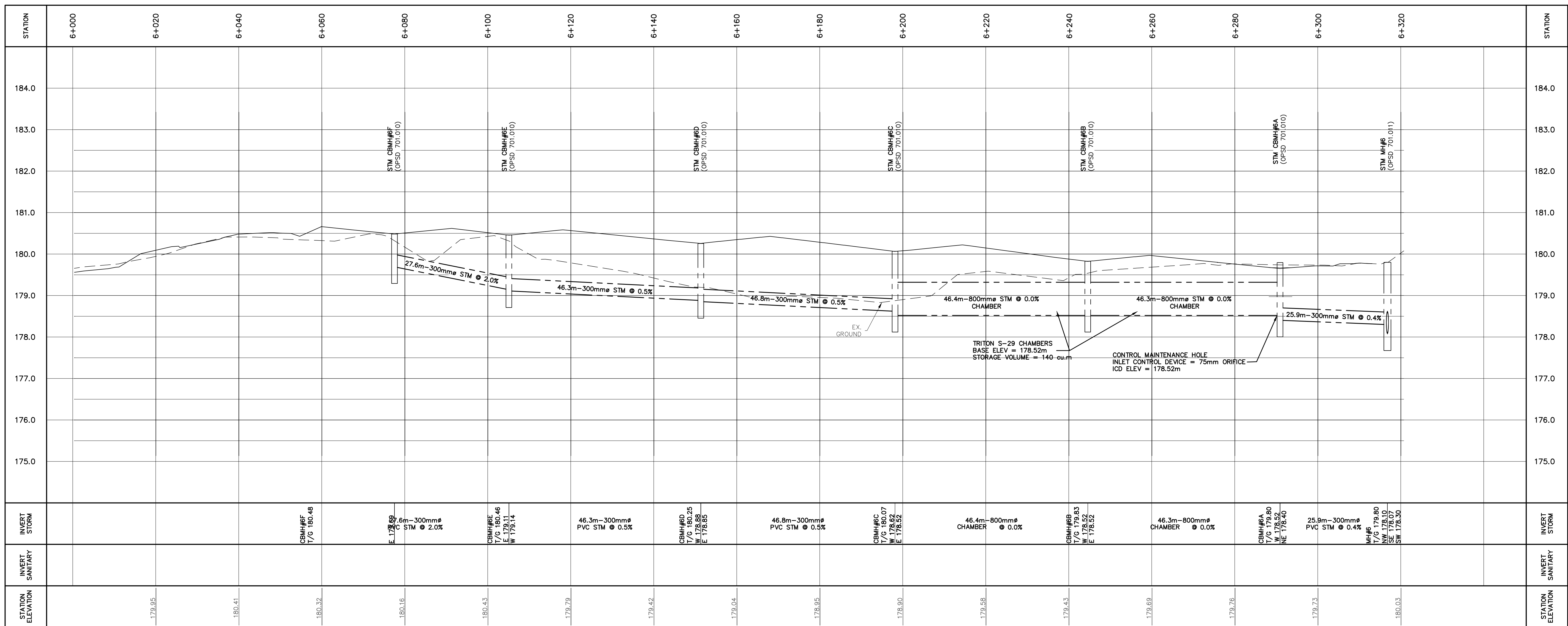
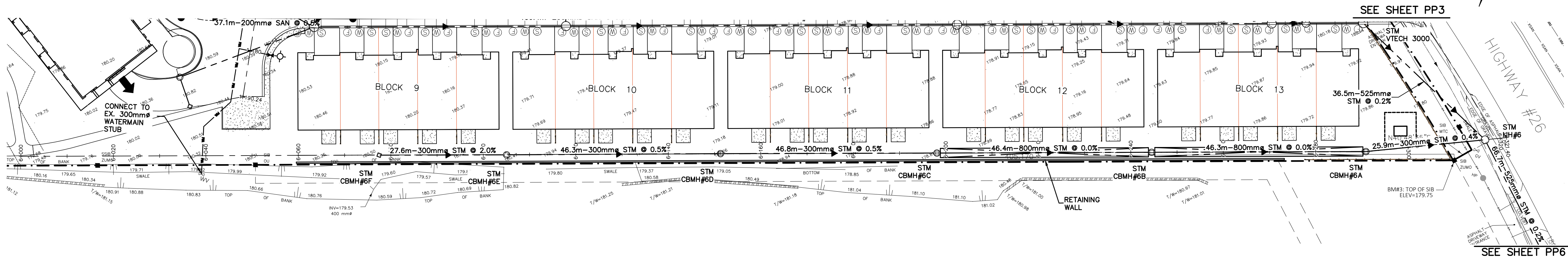
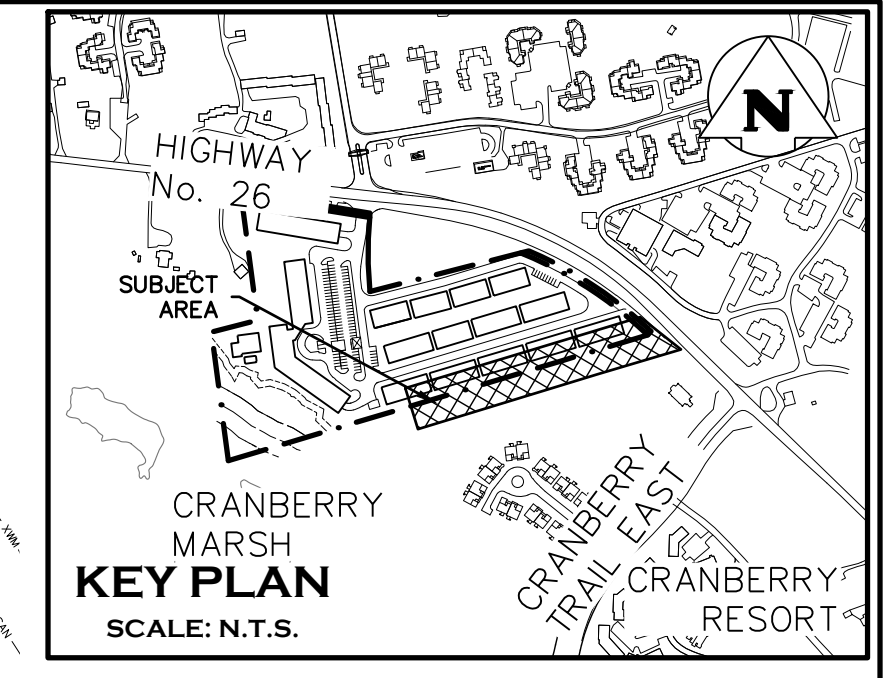
No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR SITE PLAN APPROVAL	07/17/2020



Project: RESIDENCES AT SILVER CREEK
 Drawing: EMERGENCY ENTRANCE PLAN & PROFILE

CROZIER CONSULTING ENGINEERS
 THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
 705 446-3510 T 705 446-3520 F
 WWW.CROZIER.CA INFO@CROZIER.CA

Drawn By: J.O. Design By: J.O. Project: 1790-5382
 Check By: R.A. Scale: H=1:500 V=1:50 Drawing: 103D

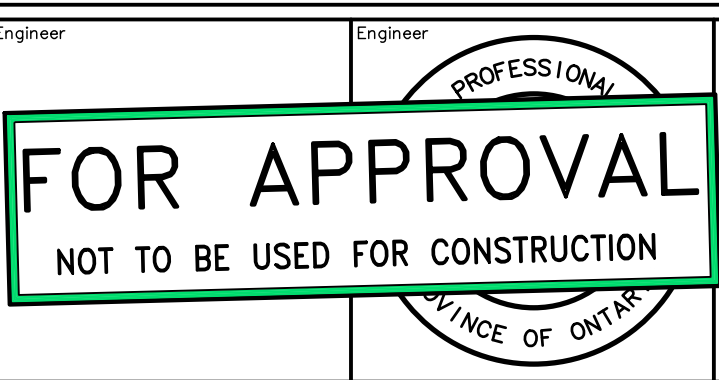


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Town: _____
 Engineer: _____
 Project: _____
 Drawing: _____

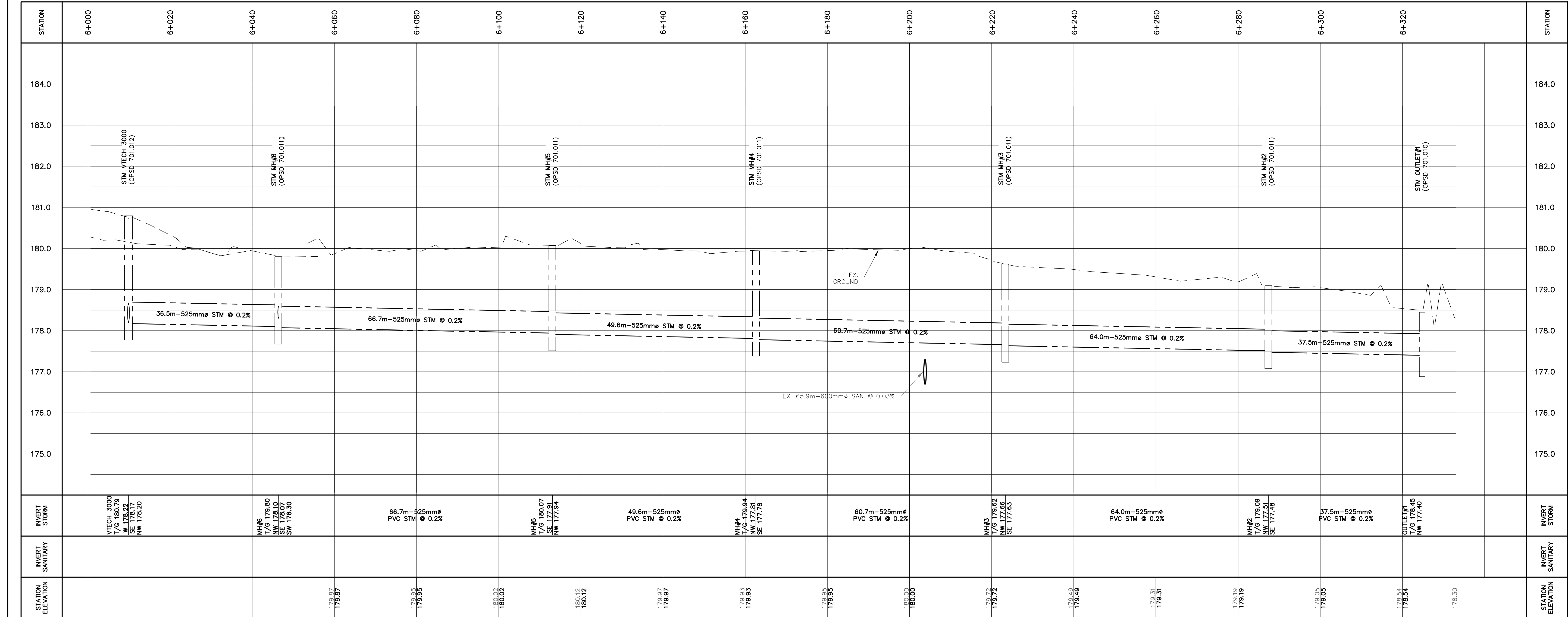
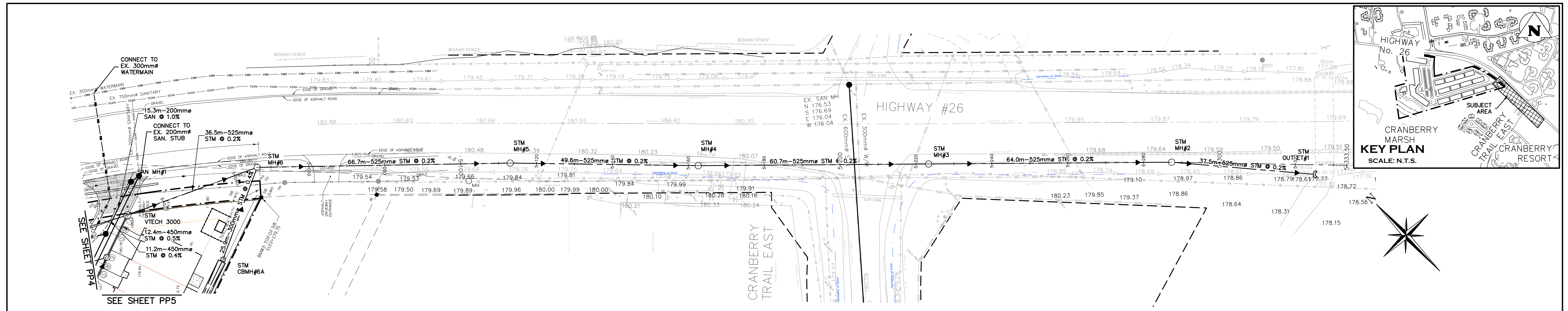


RESIDENCES AT SILVER CREEK
 SOUTH PROPERTY LIMIT STORM
 PLAN & PROFILE

CROZIER CONSULTING ENGINEERS
 THE HARBOUREdge BUILDING,
 40 HURON STREET, SUITE 301,
 COLLINGWOOD, ON L9Y 4R3
 705 446-3510 T
 705 446-3520 F
 WWW.CROZIER.CA
 INFO@CROZIER.CA

Drawn By: J.O. Design By: _____
 Check By: R.A. Check By: _____

Project: **1790-5382**
 Scale: H=1:500 V=1:50
 Drawing: **103E**



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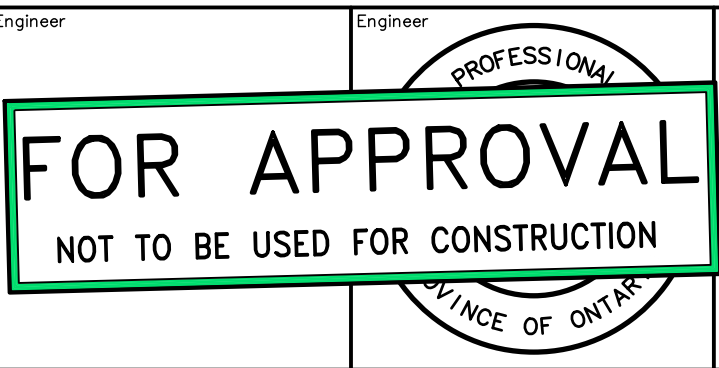
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Project: RESIDENCES AT SILVER CREEK

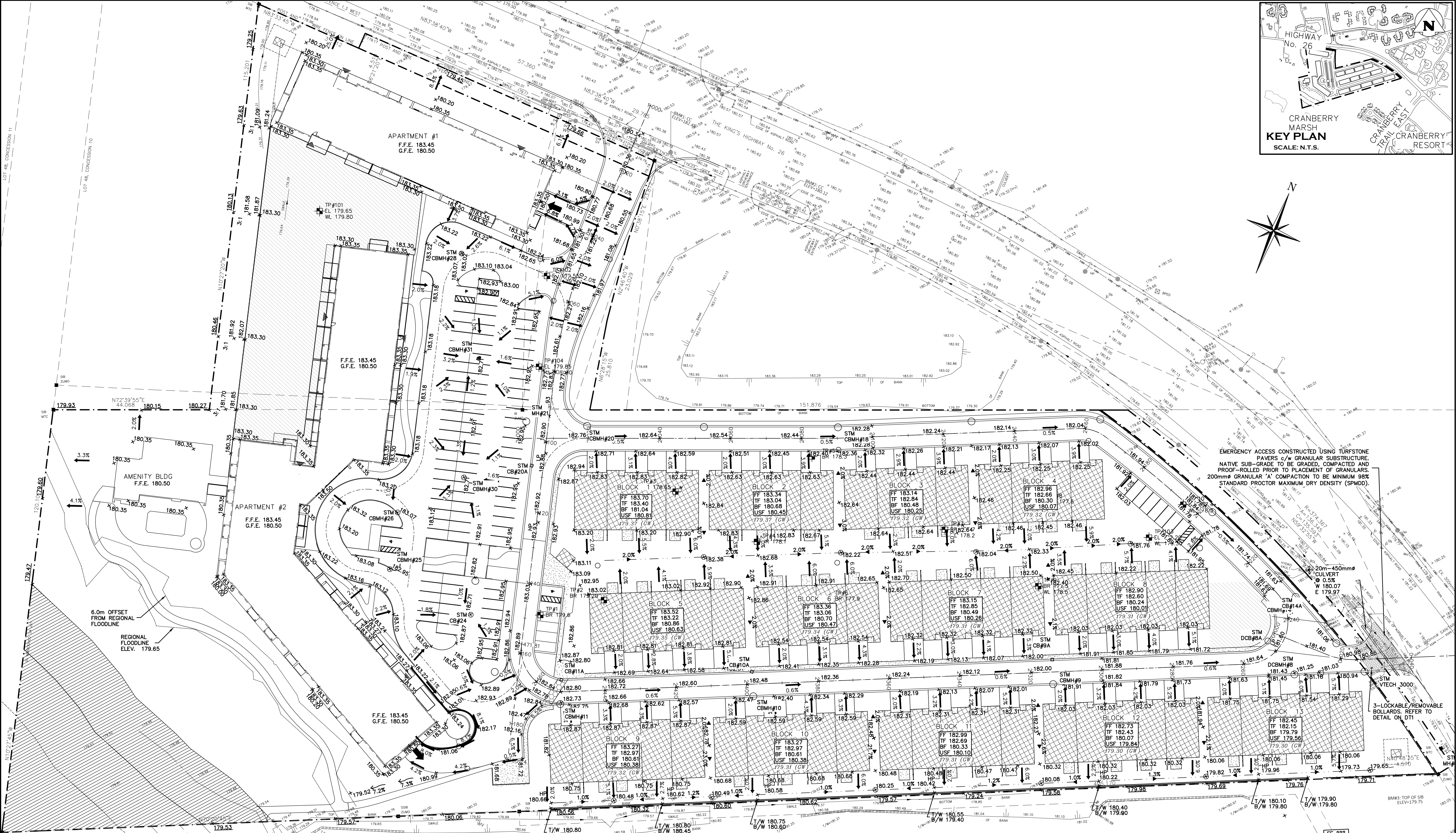
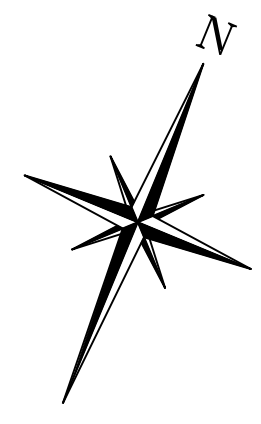
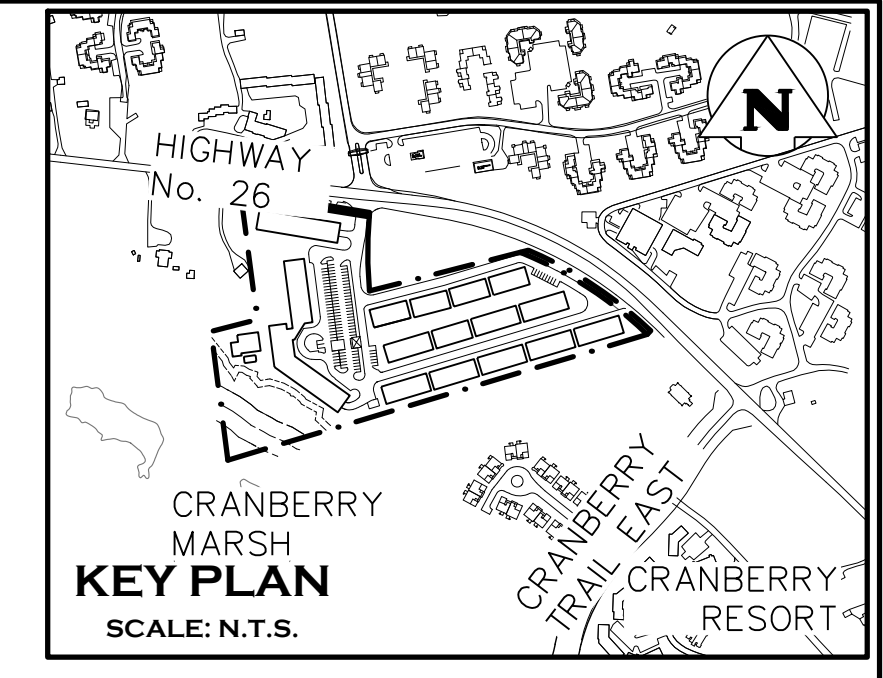
Drawing: EXTERNAL STORM OUTLET PLAN & PROFILE

CROZIER CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705 446-3510 T 705 446-3520 F
WWW.CROZIER.CA INFO@CROZIER.CA

Drawn By: J.O. Design By: J.O. Project: 1790-5382

Check By: R.A. Check By: R.A. Scale: H=1:500 V=1:50 Drawing: 103F



EMERGENCY ACCESS CONSTRUCTED USING TURFSTONE PAVERS c/w GRANULAR SUBSTRUCTURE. NATIVE SUB-GRADE TO BE GRADED, COMPACTED AND PROOF-ROLLED PRIOR TO PLACEMENT OF GRANULARS. 200mm GRANULAR 'A' COMPACTION TO BE MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD).

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Engineer	Drawing

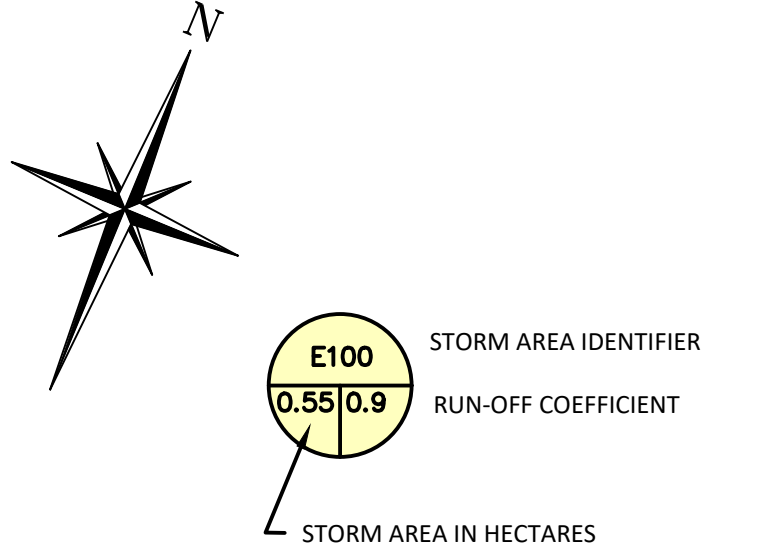
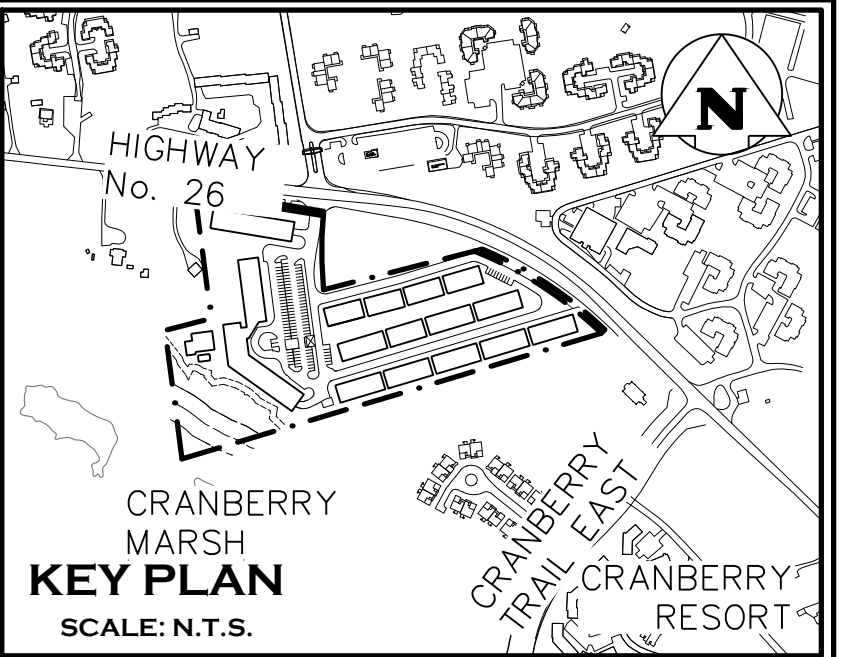
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RESIDENCES AT SILVER CREEK
 OVERALL SITE GRADING
 CONCEPTUAL PLAN

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THE HARBOUREDGE BUILDING,
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Check By	R.A.	Check By	Scale	1:500
			Drawing	104

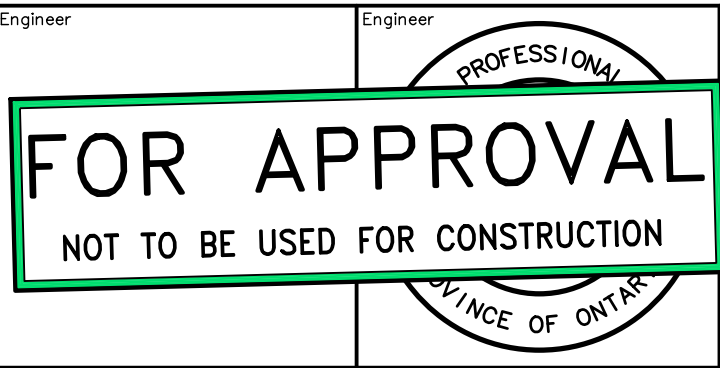


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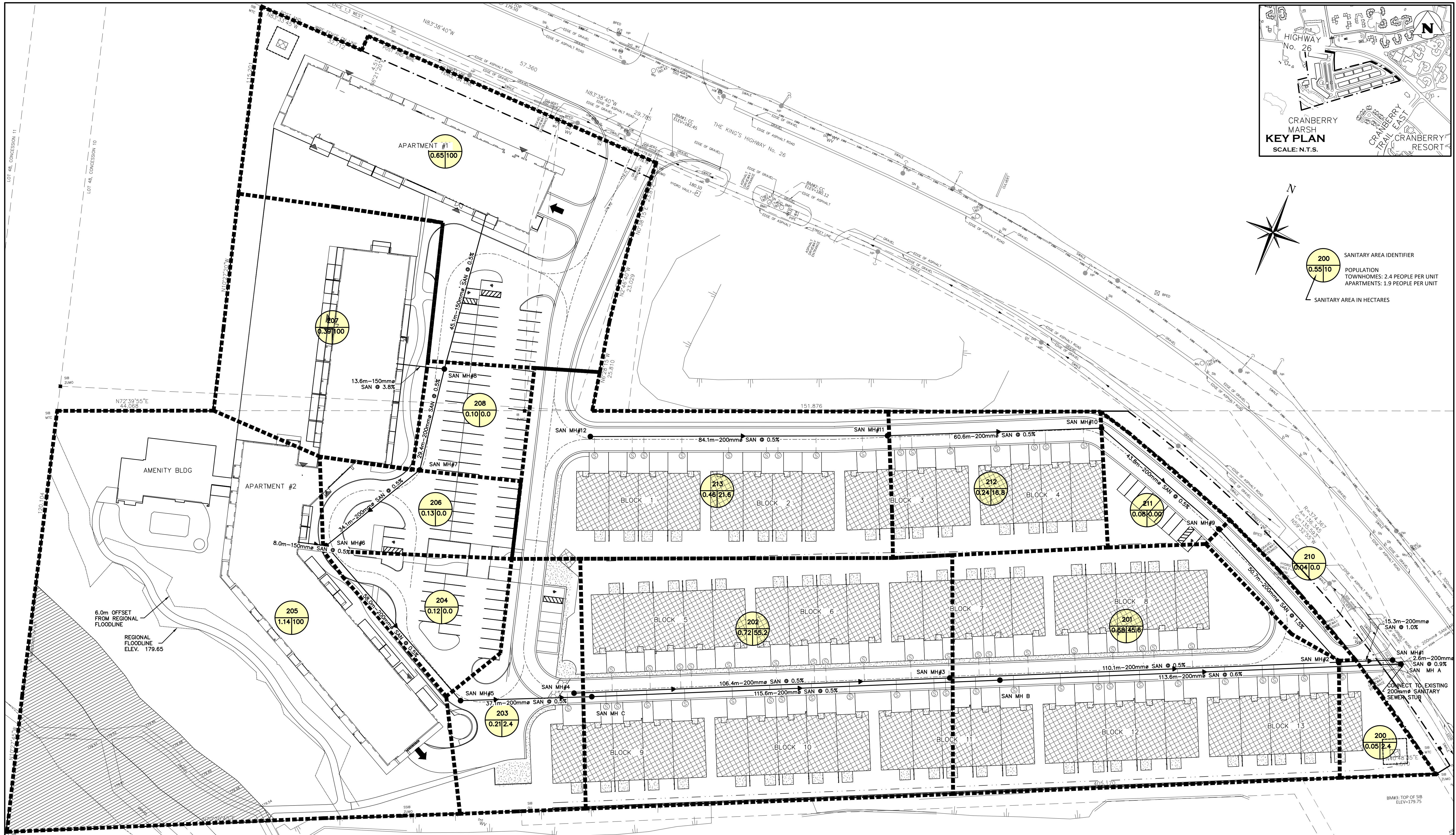
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RESIDENCES AT SILVER CREEK
 STORM AREA DRAINAGE PLAN

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 Check By: R.A. Check By: R.A. Scale: 1:500 Drawing: 105



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RESIDENCES AT SILVER CREEK

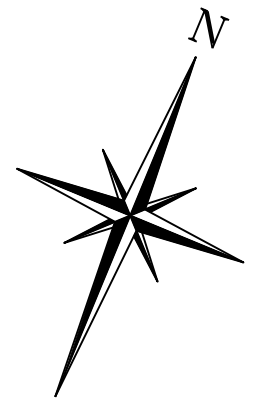
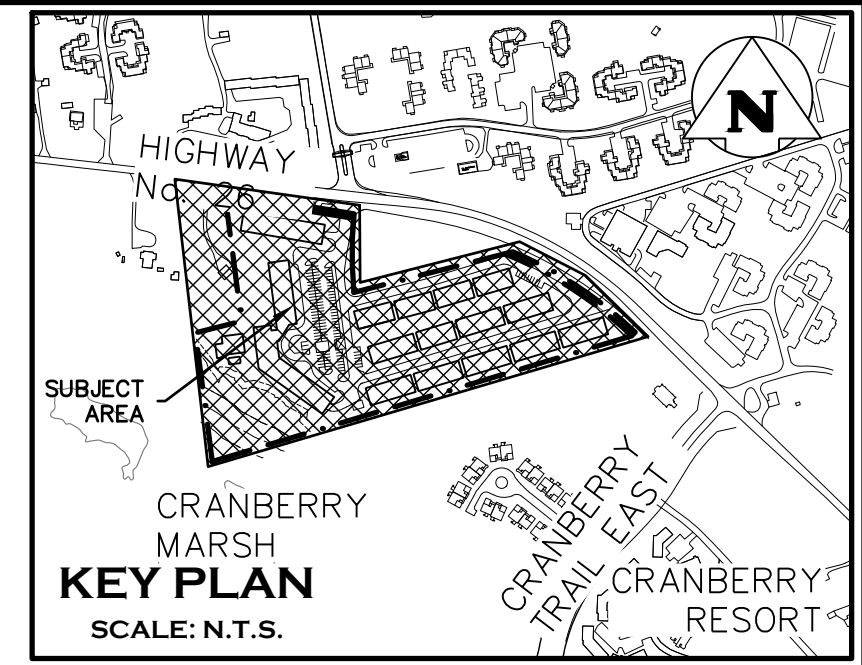
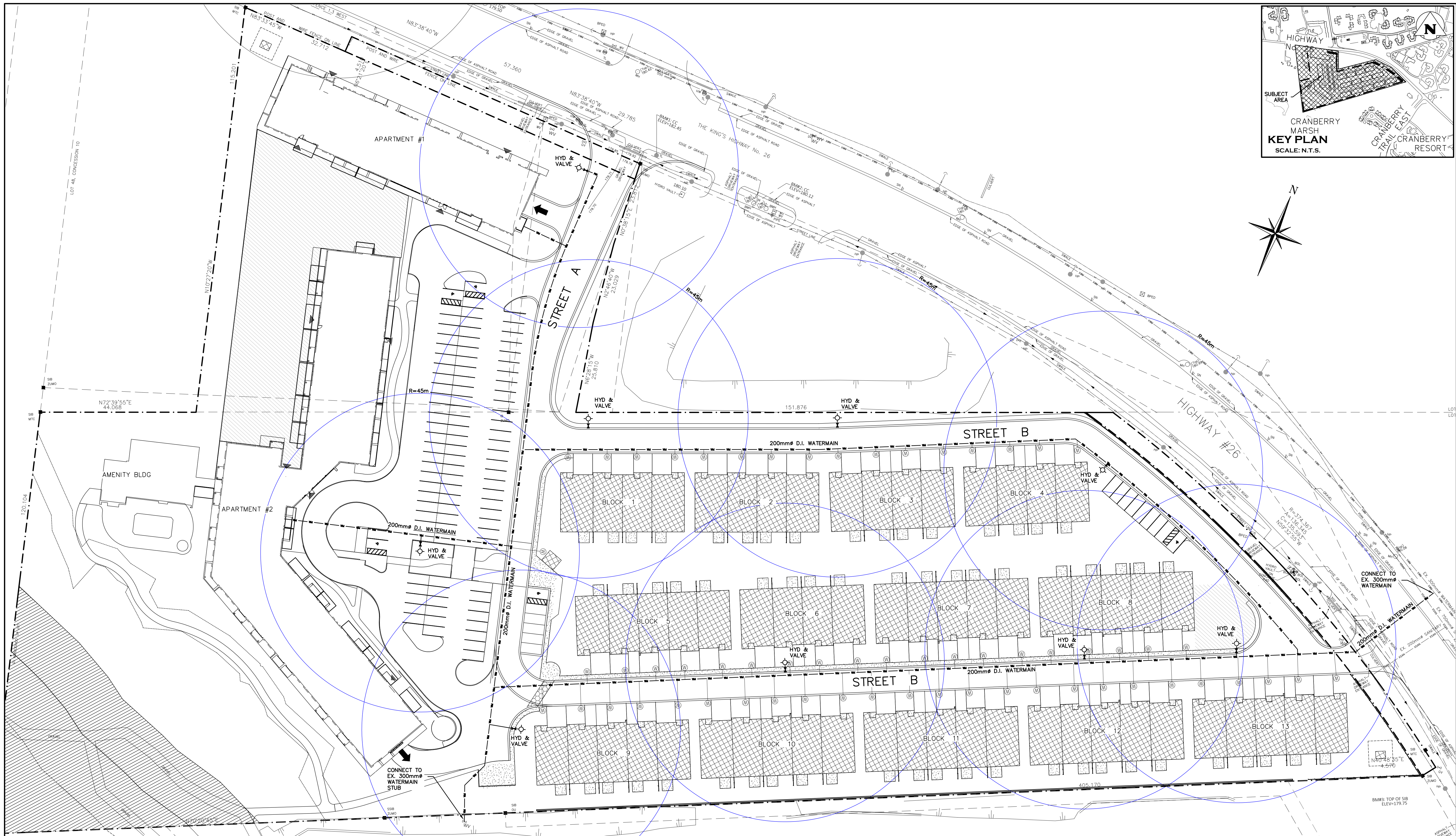
SANITARY AREA PLAN



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THE HARBOUREDGE BUILDING,
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Check By: R.A.	Check By:	Scale: 1:500 Drawing: 106



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	RESIDENCES AT SILVER CREEK

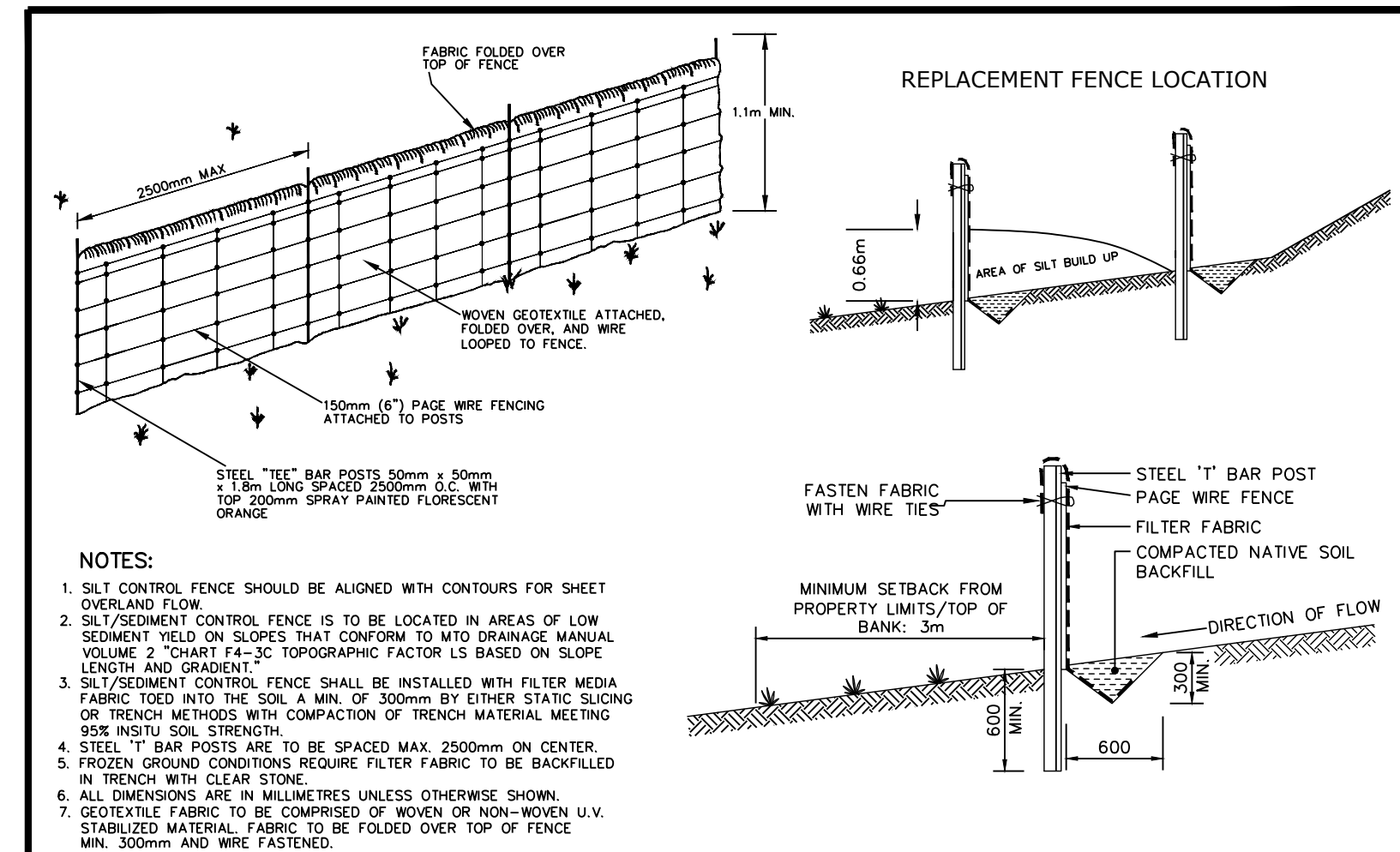
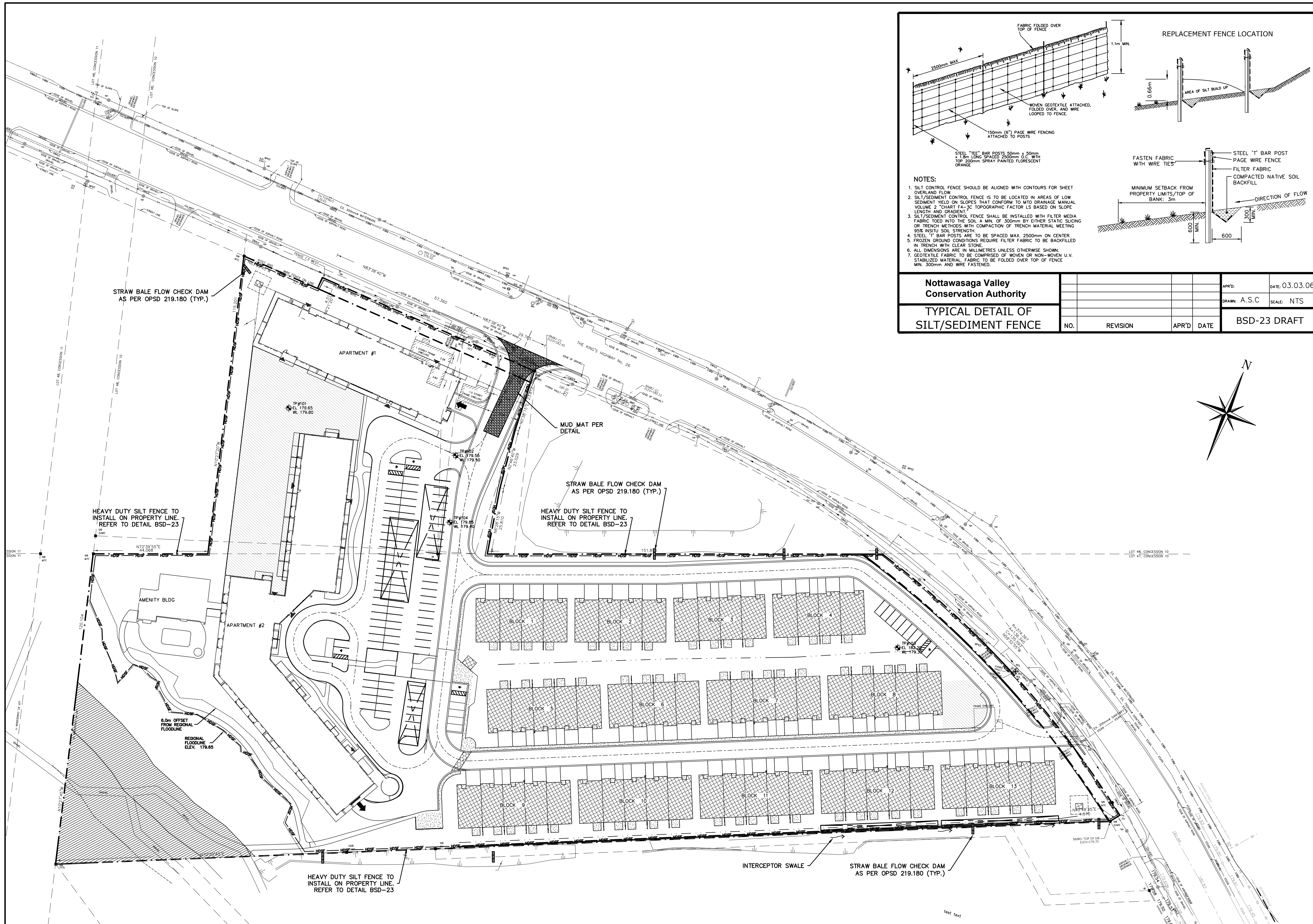
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RESIDENCES AT SILVER CREEK
WATERMAIN & COVERAGE PLAN

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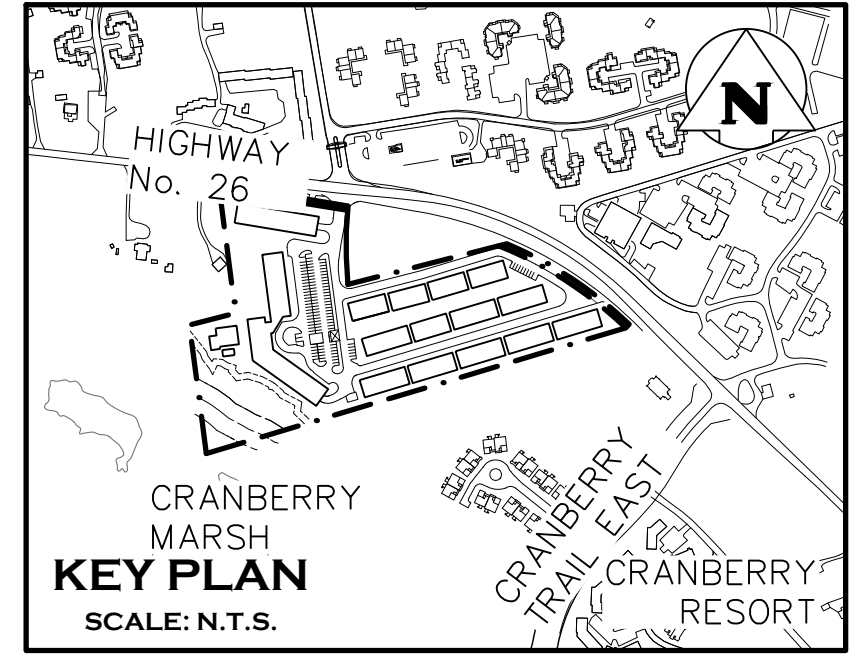
Nottawasaga Valley Conservation Authority

TYPICAL DETAIL OF SILT/SEDIMENT FENCE

NO.	REVISION	APR'D	DATE

APR'D: [Signature] DATE: 03.03.06
 DRAWN: A.S.C SCALE: NTS
 BSD-23 DRAFT

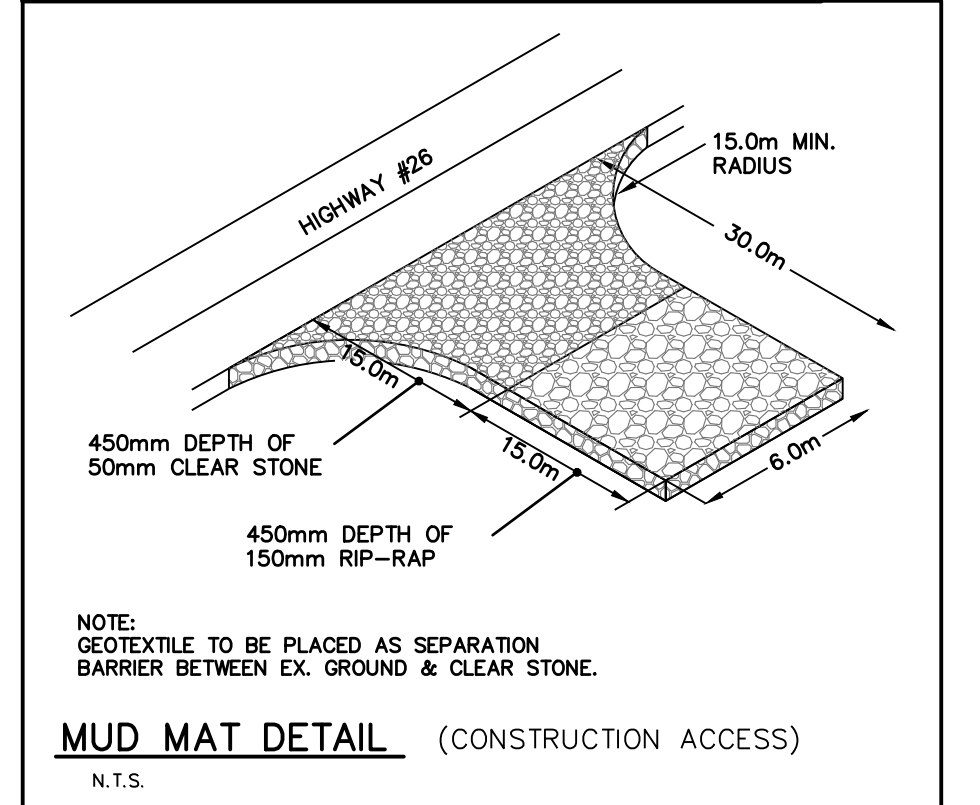
- NOTES:**
- SILT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
 - SILT/SEDIMENT CONTROL FENCE IS TO BE LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CONFORM TO MTD DRAINAGE MANUAL VOLUME 2 "CHARTER #4-30" TOPOGRAPHIC FACTOR IS BASED ON SLOPE LENGTH AND GRADIENT."
 - SILT/SEDIMENT CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TOED INTO THE SOIL A MIN. OF 300mm BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% IN-SITU SOIL STRENGTH.
 - STEEL TEE BAR POSTS ARE TO BE SPACED MAX. 2500mm ON CENTER.
 - FROZEN GROUND CONDITIONS REQUIRES FILTER FABRIC TO BE BACKFILLED IN TRENCH WITH CLEAR STONE.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
 - GEOTEXTILE FABRIC TO BE COMPRISED OF WOVEN OR NON-WOVEN U.V. STABILIZED MATERIAL. FABRIC TO BE FOLDED OVER TOP OF FENCE MIN. 300mm AND WIRE FASTENED.



- GENERAL NOTES:**
- ALL CONSTRUCTION EQUIPMENT TO USE MAIN ACCESS POINT, LOCATED AT CRANBERRY TRAIL EAST.
 - NO MAINTENANCE OR REPAIR WORK ON CONSTRUCTION EQUIPMENT IS ALLOWED WITHIN 30 METRES OF AN EXISTING WATER COURSE OR DITCH.
 - ALL SEDIMENT AND EROSION CONTROL FACILITIES AND WORKS ARE TO BE CONSTRUCTED AND IN PLACE TO THE APPROVAL OF THE SITE ENGINEER PRIOR TO ANY GRADING OPERATIONS COMMENCING. TYPICAL WORKS INCLUDE SILT FENCES, CONSTRUCTION ACCESS MUD MAT AND ROCK CHECK DAMS.
 - ALL TEMPORARY TOPSOIL STOCKPILES ARE TO BE PROVIDED WITH THE NECESSARY SEDIMENT AND EROSION CONTROL FEATURES. IF STOCKPILES ARE TO REMAIN FOR A PERIOD LONGER THAN 30 DAYS, STOCKPILES SHALL BE HYDROSEEDED AND SURROUNDED WITH SILT FENCE.
 - NO TREE CLEARING OR DISTURBANCE OF LANDS WILL OCCUR OUTSIDE OF CRANBERRY TRAIL EAST RIGHT-OF-WAY OR BLOCK 5 & 6 LIMITS.
 - THE SITE PROJECT ENGINEER SHALL UNDERTAKE WEEKLY INSPECTIONS OF ALL SEDIMENT/EROSION CONTROL FACILITIES DURING THE EXTENT OF THE ENTIRE CONSTRUCTION PROJECT AS WELL AS AFTER ALL RAIN EVENTS 13mm OR GREATER. THE WEEKLY INSPECTIONS ARE TO BE COMPLETED ON AN EROSION AND SEDIMENT CONTROL INSPECTION REPORT.
 - THE SITE ENGINEER SHALL PROVIDE WEEKLY STATUS REPORTS TO THE MUNICIPALITY AND CONSERVATION AUTHORITY ADVISING OF THE CONDITION OF STRUCTURES AND MAINTENANCE WORKS THAT HAVE BEEN UNDERTAKEN.
 - DURING THE CONSTRUCTION PERIOD, WHEN INTERNAL BLOCKS HAVE INITIATED CONSTRUCTION, A STREET CLEANING SCHEDULE WILL BE UNDERTAKEN ON A MINIMUM WEEKLY BASIS, OR AS DIRECTED BY THE SITE ENGINEER, MUNICIPALITY OR CONSERVATION AUTHORITY.

- CONSTRUCTION IMPLEMENTATION:**
- A) PRE-CONSTRUCTION**
- SITE ENGINEER TO ADVISE CONSERVATION AUTHORITY OF STAFF RESPONSIBLE FOR SITE SEDIMENT CONTROL SUPERVISION, INSPECTION AND MAINTENANCE, INCLUDING AFTER HOUR CONTACTS.
 - SITE ENGINEER TO PROVIDE WRITTEN INSPECTION AND MAINTENANCE SCHEDULE OF SEDIMENT CONTROL DEVICES.
 - CONTRACTOR TO INSTALL ALL SEDIMENT CONTROL DEVICES AS IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN PRIOR TO EARTHWORKS OPERATIONS.
- B) DURING CONSTRUCTION (SITE AND BUILDING WORKS)**
- CONTRACTOR TO ENSURE TOPSOIL STRIPPING, GRADING AND UNDERGROUND WORKS CONFORM TO APPROVED GRADING, SERVICING AND EROSION CONTROL PLANS.
 - SITE ENGINEER TO CONDUCT REQUIRED WEEKLY INSPECTION, MAINTENANCE AND REPORTING OF SEDIMENT CONTROL TO THE CONSERVATION AUTHORITY.
 - CONTRACTOR TO STABILIZE SITE AS REQUIRED THROUGHOUT SITE CONSTRUCTION SCHEDULE.
- C) POST CONSTRUCTION (INCLUDING BUILDING CONSTRUCTION)**
- CONTRACTOR TO COMPLETE FINAL SITE STABILIZATION AND REVEGETATION WORKS.
 - CONTRACTOR TO REMOVE ALL SEDIMENT CONTROL DEVICES AFTER THE SITE IS STABILIZED TO A CONDITION EQUAL TO, OR BETTER THAN, PRE-CONSTRUCTION CONDITIONS.

- MAINTENANCE & OPERATIONS OF SEDIMENT CONTROLS**
- A) SILT FENCE**
- SILT FENCE TO BE LOCATED ON CRANBERRY TRAIL ROW LIMITS.
 - SILT FENCE MUST BE INSPECTED WEEKLY FOR RIPS OR TEARS, BROKEN STAKES, BLOW-OUTS AND ACCUMULATION OF SEDIMENT.
 - SILT FENCE MUST BE INSPECTED FOLLOWING ALL 13mm OR GREATER RAIN STORM EVENT OR AS DIRECTED BY SITE ENGINEER.
 - SEDIMENT 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.
- B) ROCK & STRAW BALE FLOW CHECK DAM**
- REMOVE ACCUMULATED SEDIMENT UP STREAM OF THE CHECK DAM IF GREATER THAN 50% OF DAM HEIGHT.
 - SILT REMOVAL MUST BE UNDERTAKEN WITH CARE TO MINIMIZE DOWN STREAM SEDIMENTATION IN SWALE OR DITCH.
 - CHECK DAMS AND ALL ACCUMULATED SEDIMENT MUST BE REMOVED WITH CARE ONCE THE CONSTRUCTION SITE IS STABILIZED AND AS DIRECTED BY THE SITE ENGINEER.



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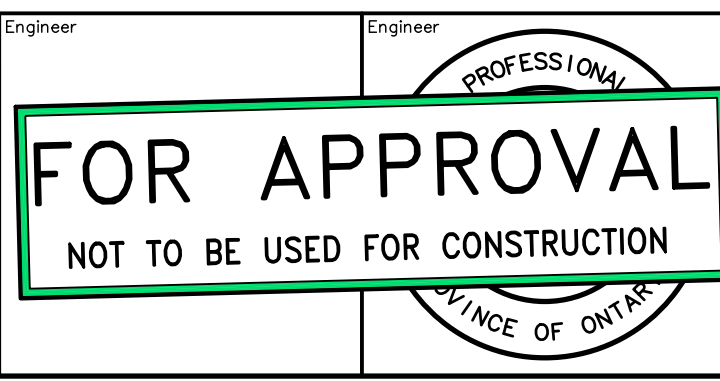
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Engineer	Project
[Signature]	RESIDENCES AT SILVER CREEK



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RESIDENCES AT SILVER CREEK

EROSION & SEDIMENT CONTROL PLAN

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Drawn By: J.O. Design By: [Signature] Project: 1790-5382
 Check By: R.A. Check By: [Signature] Scale: 1:750 Drawing: 108

CONSTRUCTION NOTES:

A) GENERAL - CONSTRUCTION

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH TOWN OF COLLINGWOOD STANDARDS (2009), OPSD AND OPSR, WHERE CONFLICT OCCURS, TOWN OF COLLINGWOOD STANDARDS (2009) TO GOVERN.
- TRENCH BACKFILL (OPSD 802.010 & 802.013) TO BE SELECT NATIVE MATERIAL OR IMPORTED SELECT SUBGRADE TO OPSD 1010. BACKFILL TO BE PLACED IN MAXIMUM 200mm THICK LIFTS AND COMPACTED TO 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD).
- PIPE COVER AND BEDDING TO BE GRANULAR 'A' (MINIMUM 150mm DEPTH COMPACTED TO A MINIMUM 95%SPMD).
- ALL TOPSOIL AND EARTH EXCAVATION TO BE STOCK PILED OR REMOVED TO AN APPROVED SITE AS DIRECTED BY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK. THE DEVELOPER'S ENGINEER WILL CONFIRM ALL BENCH MARK ELEVATIONS AND HORIZONTAL ALIGNMENT FOR THE CONTRACTOR.
- ALL PROPERTY BARS TO BE PRESERVED AND REPLACED BY O.L.S. AT CONTRACTOR'S EXPENSE IF REMOVED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR THE SUPPLY OF TEMPORARY WATER AND POWER.
- DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPS5-517 AND 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION. CONTRACTOR RESPONSIBLE FOR OBTAINING M.E.C.P. PERMIT IF REQUIRED.
- ALL ENGINE DRIVEN PUMPS TO BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.
- DISTURBED AREAS OUTSIDE THE DEVELOPABLE LANDS TO BE REINSTATED TO PREVIOUS CONDITION OR BETTER.
- THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND CO-ORDINATE CONSTRUCTION ACCORDINGLY.
- ALL ROCK EXCAVATION PER OPS5-206.
- ALL EXCAVATION MUST BE CARRIED OUT IN FULL COMPLIANCE WITH MOST RECENT GUIDELINES OF OHSA. NATIVE SOILS ARE CLASSIFIED AS TYPE 3 SOIL.
- ALL FILL MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER TO BE COMPACTED TO 98% SPMD TO BE USED FOR FILL PADS FOR THE TOWNHOME AND MIDRISE BLOCKS TO 0.5m ABOVE UNDERSIDE OF FOOTING ELEVATION. REFER TO GEOTECHNICAL REPORT.

B) ROADS

- SUBGRADE AND BOULEVARD MATERIAL TO BE COMPACTED TO A MINIMUM DRY DENSITY OF AT LEAST 95% SPMD. SUBGRADE TO BE PROOF ROLLED AND CERTIFIED BY GEOTECHNICAL ENGINEER PRIOR TO PLACING GRANULAR 'B'.
- GRANULAR 'A' AND 'B' ROAD BASE TO BE COMPACTED TO 100% OF THE MATERIAL'S RESPECTIVE SPMD AND PLACED IN MAX. 150mm LIFTS. REFER TO GEOTECHNICAL REPORT FOR FURTHER DETAILS.
- CONDO ROADWAY TO BE CONSTRUCTED WITH MINIMUM 300mm GRANULAR 'B' TYPE 1, 150mm GRANULAR 'A', 50mm HL3 BASE COURSE ASPHALT, & 40mm HL3 SURFACE COURSE ASPHALT.
- SELECT SUBGRADE MATERIAL, OR IMPORTED GRANULAR MATERIAL APPROVED BY ENGINEER, COMPACTED TO 98% SPMD TO BE USED AS FILL IN ALL AREAS WHERE PROPOSED PIPE INVERTS ARE HIGHER THAN EXISTING GRADE OR AS INSTRUCTED BY THE ENGINEER.
- ALL GRANULARS AND ASPHALT MATERIALS AND PLACEMENT TO BE IN ACCORDANCE WITH OPS5 314 AND OPS5 310.
- JOINTS WITH EXISTING ASPHALT TO BE SAW CUT STRAIGHT WITH MIN. 1.0m LAP JOINT PRIOR TO PLACING NEW ASPHALT AND TACK COAT APPLIED TO EXISTING ASPHALT.
- STOP SIGNS AND STREET SIGNS TO TOWN STANDARDS (DETAIL DWG NO. 401).
- REINSTATEMENT OF ALL DISTURBED BOULEVARDS TO INCLUDE REGRADING, 150mm TOPSOIL AND SO2 TO OPS5 802 AND 803.
- 100mm Ø PIPE SUBDRAINS SHALL BE PROVIDED UNDER EDGE OF PAVEMENT ON LOWER SIDE OF THE SUPER-ELEVATED ROAD.
- ALL SUBDRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH OPS5 405. SUBDRAIN TO BE INSTALLED IN GRANULAR 'A' TRENCH AND CONNECTED TO EACH CB OR CBMH.
- SUBDRAINS TO BE PERFORATED OTHER THAN THE 2.0m SECTION IMMEDIATELY UPSTREAM OF ALL STRUCTURES WHICH SHALL BE NON-PERFORATED.
- ASPHALT WALKWAY TO BE CONSTRUCTED WITH MINIMUM 300mm GRANULAR 'B' TYPE 1, 200mm GRANULAR 'A' AND 50mm HL3 ASPHALT IN ACCORDANCE WITH OPS5 311.
- CONCRETE SIDEWALK TO BE CONSTRUCTED PER OPSD 310.010 WITH MINIMUM 200mm GRANULAR 'A' BASE.
- TACTILE WALKING SURFACE INDICATORS AT WALKWAY CROSSINGS AS PER OPSD 310.039.

C) SANITARY SERVICES

- M.H.'S TO OPSD - 701.010, 701.030, & 704.010.
- BENCHING TO OPSD - 701.021.
- STEPS TO OPSD - 405.010.
- BACKFILL AND EMBEDMENT TO OPSD - 802.010 CLASS 'B', GRANULAR 'A' BEDDING.
- TRENCH BACKFILL TO BE SELECT NATIVE MATERIAL, AS APPROVED BY GEOTECHNICAL ENGINEER, OR IMPORTED GRANULAR MATERIAL.
- FRAMES AND COVERS TO OPSD - 401.01 TYPE 'A' (CLOSED COVER).
- SERVICE CONNECTIONS TO OPSD - 1006.020 (125mm), GRANULAR 'A' BEDDING, TERMINATE AT SERVING CORRIDOR LIMITS, 125 X 100 REDUCER, PLUG AND 2X4 MARKER POST PAINTED GREEN. MINIMUM GRADE TO BE 2.0% MAXIMUM 8.0%.
- RADIUS BENDS TO BE USED ON SANITARY SEWER CONNECTIONS WHERE THE ANGLE OF CONNECTION BETWEEN THE SERVICE AND SEWER EXCEEDS 90°.
- BACKFILL AND EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD).
- MAINTENANCE HOLES FRAMES TO BE SET TO BASE COURSE ASPHALT ELEVATION AND RAISED BY ADDING RISER RINGS PRIOR TO PLACING SURFACE COURSE ASPHALT.
- PIPE SUPPORT AT MAINTENANCE HOLES AS PER OPSD 708.020.
- ALL MAINTENANCE HOLES, UNLESS EXPRESSLY IDENTIFIED ARE 1200mm Ø.
- GENERAL INSTALLATION AND TESTING OF SEWERS AND APPURTENANCES TO BE IN ACCORDANCE WITH OPS5 407, 408, 409 (CCTV), 410, 421 AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS.
- SANITARY SEWER - SDR 35 PVC.
- SANITARY SERVICE - SDR 28 PVC - 125mm FOR RESIDENTIAL UNITS AND 150mm Ø FOR MIDRISE BUILDINGS AS PER OPSD 1006.020 SEWER SERVICE CONNECTION FOR FLEXIBLE PIPE.
- FROST STRAPS PER OPSD 701.100.
- CLAY SEEPAGE PLUGS (0.5M THICK) TO BE PLACED ALONG PIPE BETWEEN MAINTENANCE HOLES.

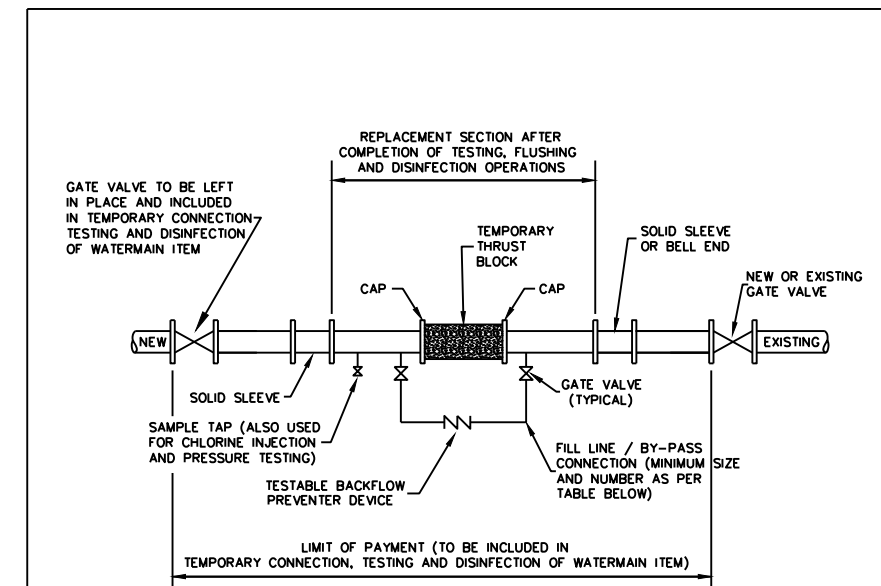
D) WATERMAINS

- BACKFILL AND EMBEDMENT TO OPSD - 802.010 CLASS 'B', GRANULAR 'A' BEDDING.
- TRENCH BACKFILL TO BE SELECT NATIVE MATERIAL, AS APPROVED BY GEOTECHNICAL ENGINEER, OR IMPORTED GRANULAR MATERIAL.
- THRUST BLOCKS TO OPSD - 1103.010 AND 1103.020 WHERE SUITABLE SOILS ARE ENCOUNTERED.
- SERVICE CONNECTIONS TO OPSD - 1104.010, 100mm GRANULAR 'A' EMBEDMENT AND COVER OVER PIPE. TERMINATE AT SERVING CORRIDOR LIMITS C/W CURB STOP AND BOX.
- HYDRANTS TO OPSD - 1105.010 DRAIN PLUGS SHALL BE INSTALLED

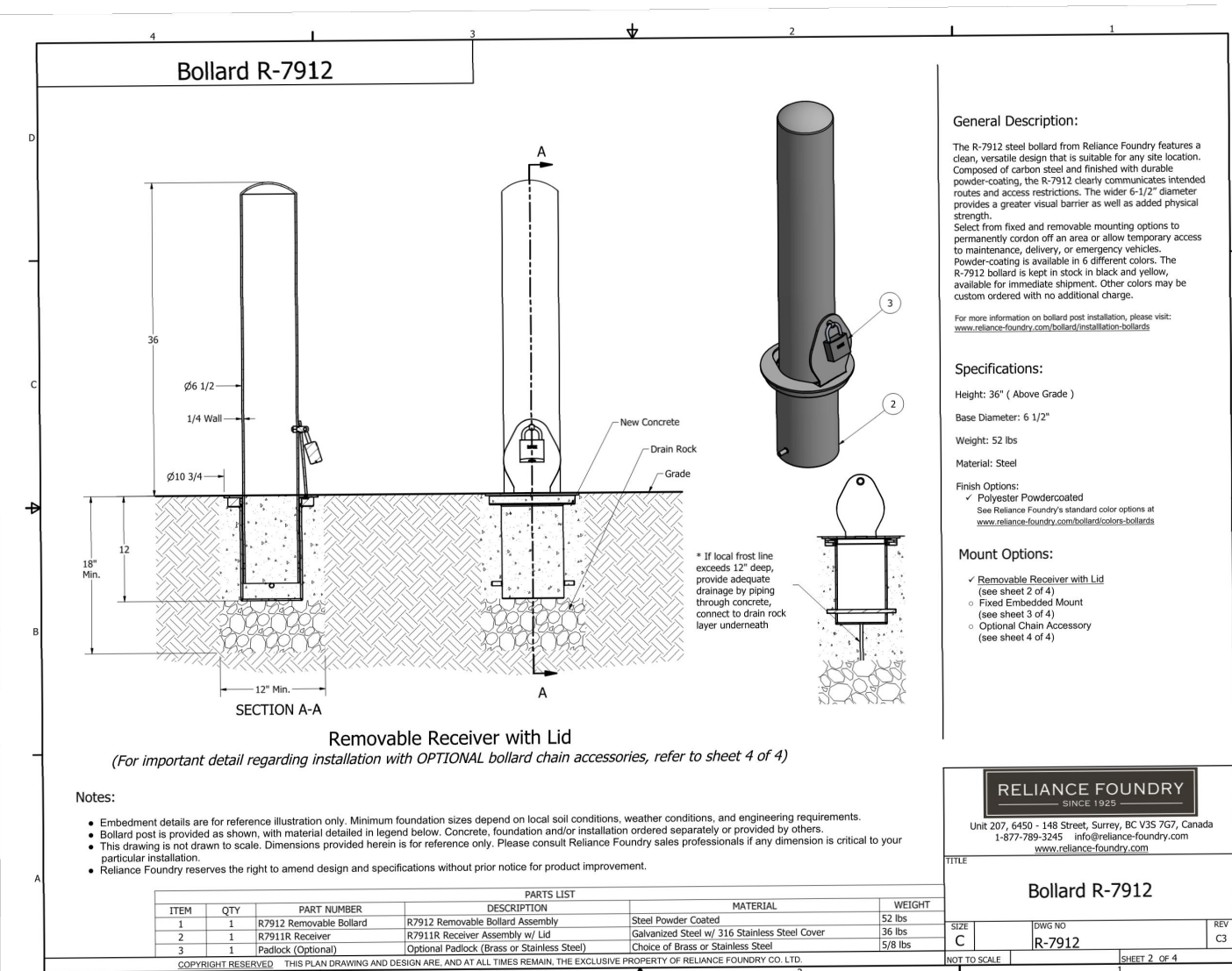
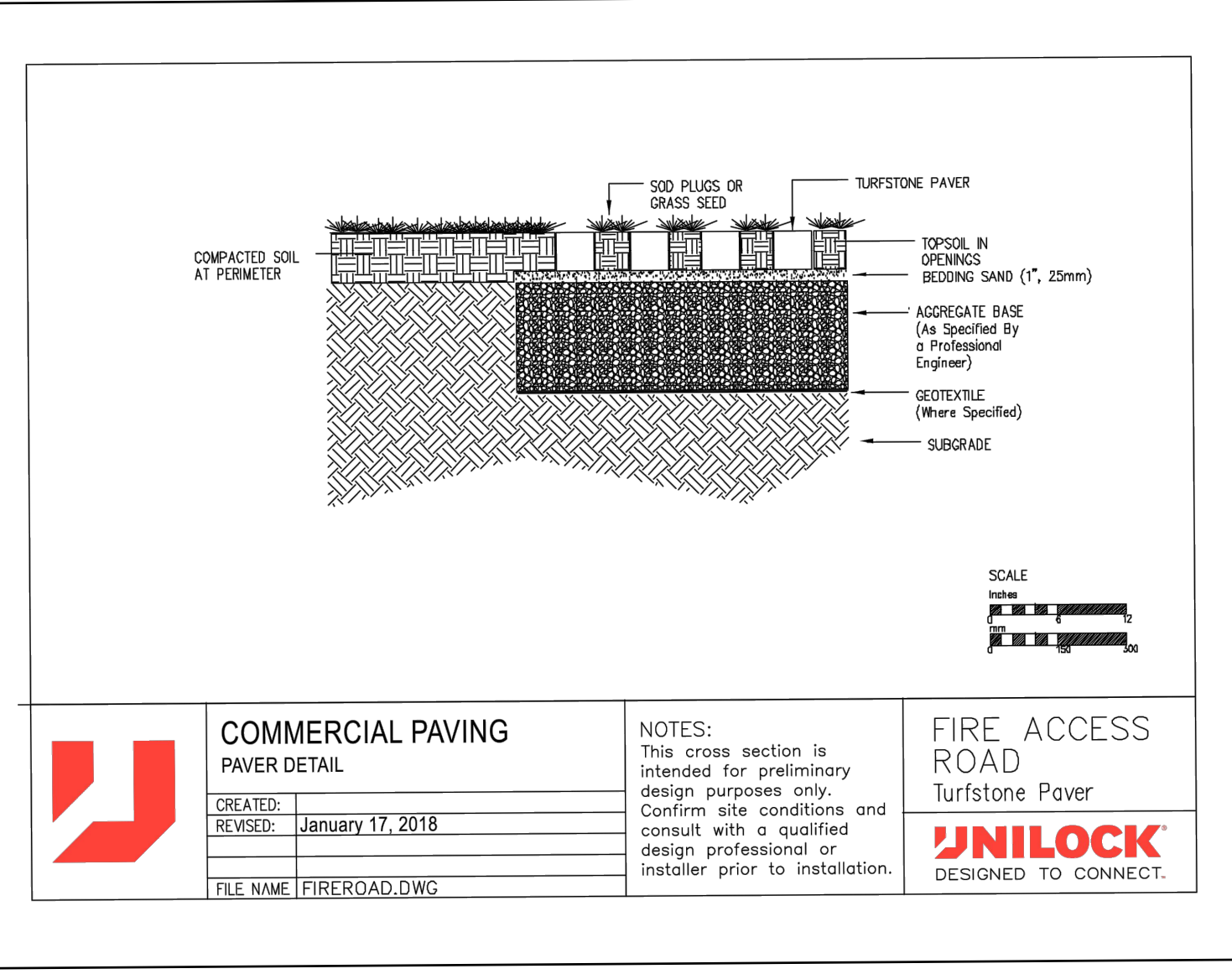
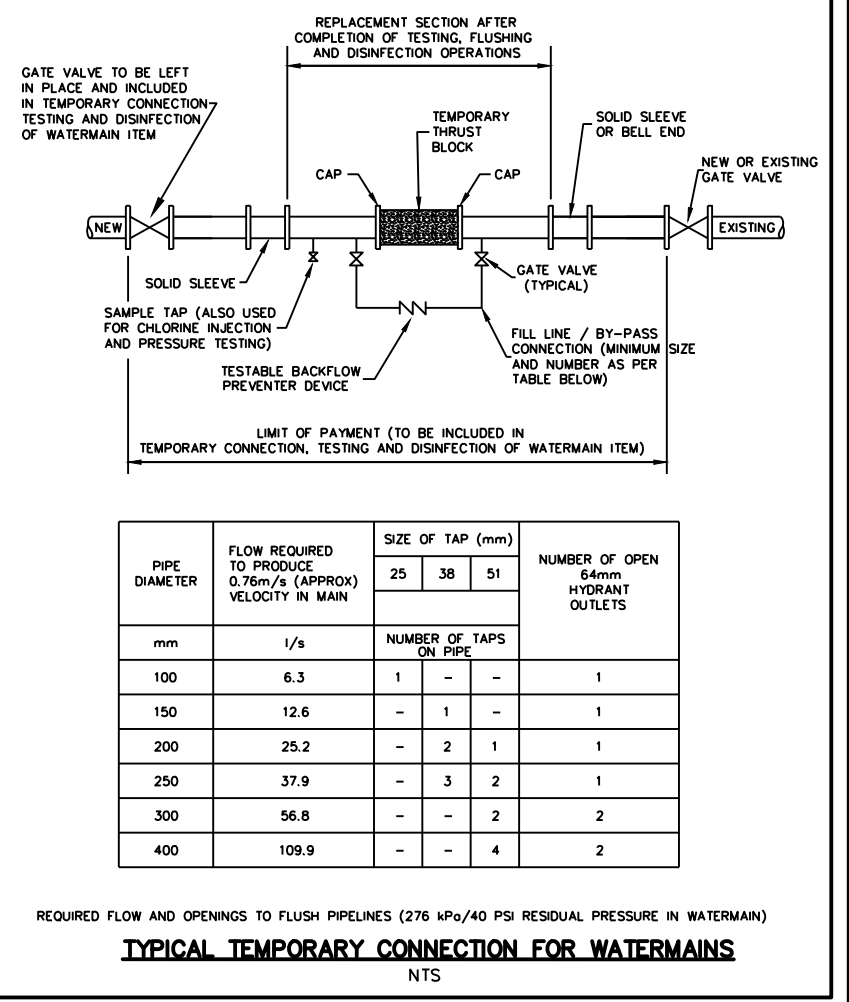
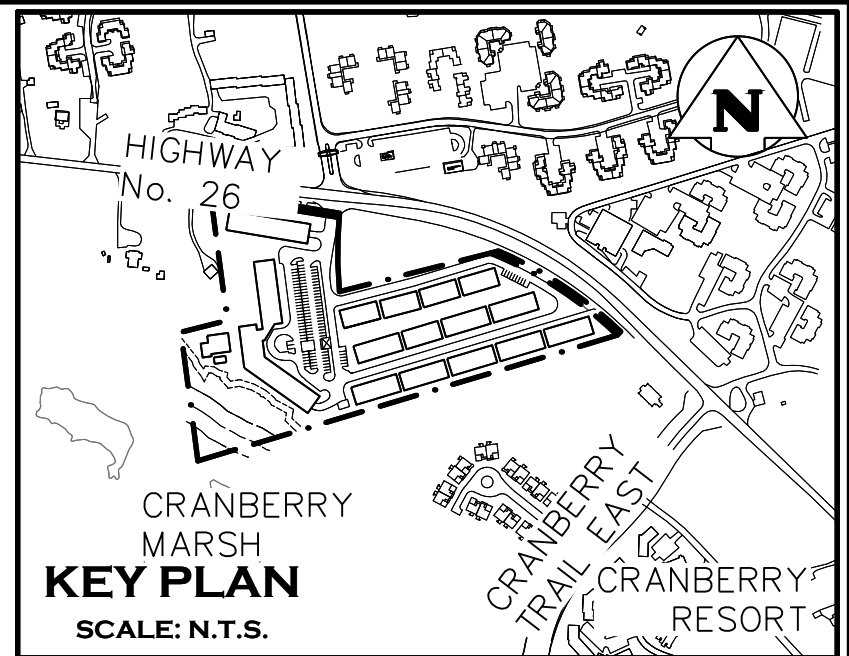
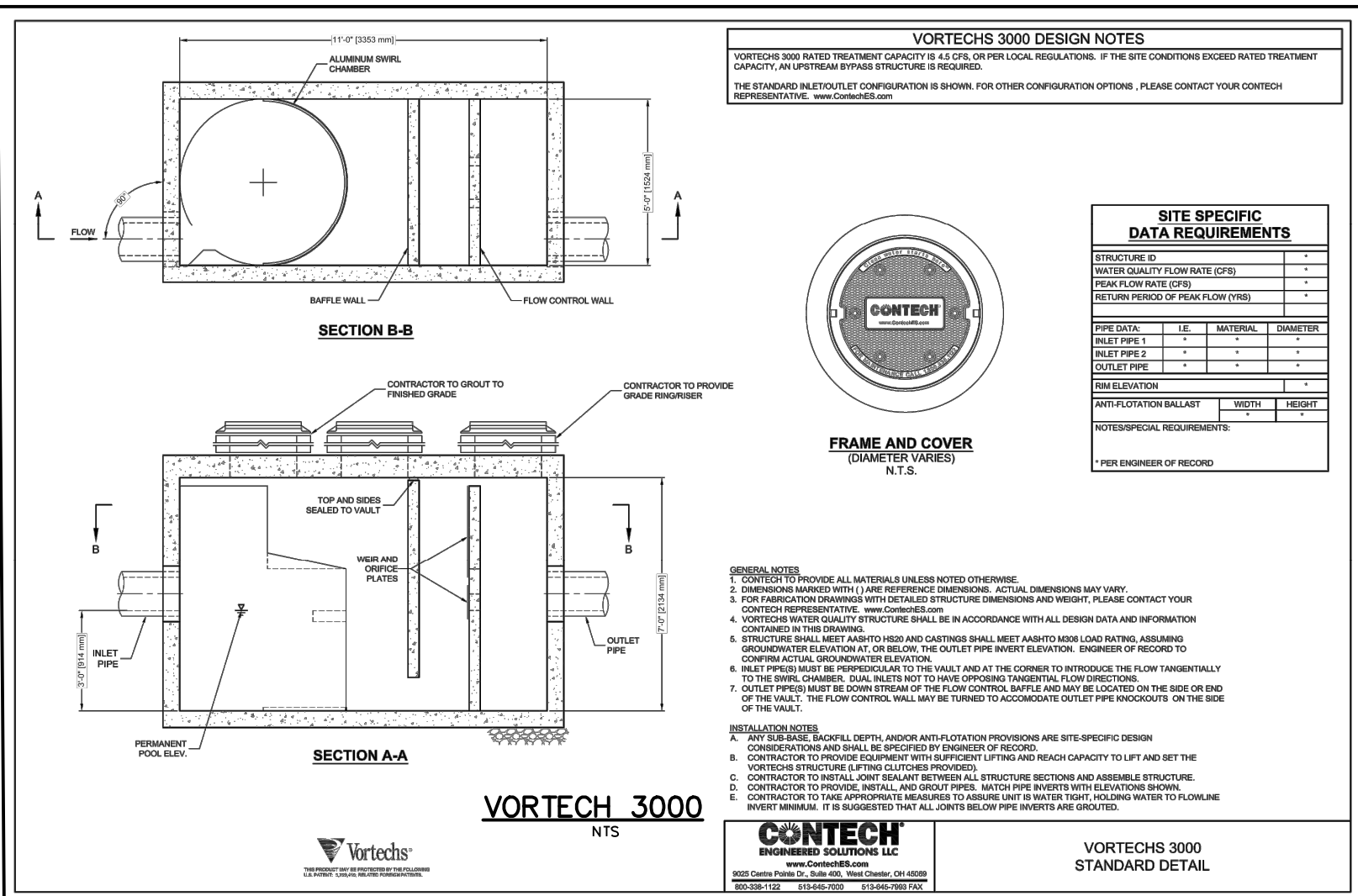
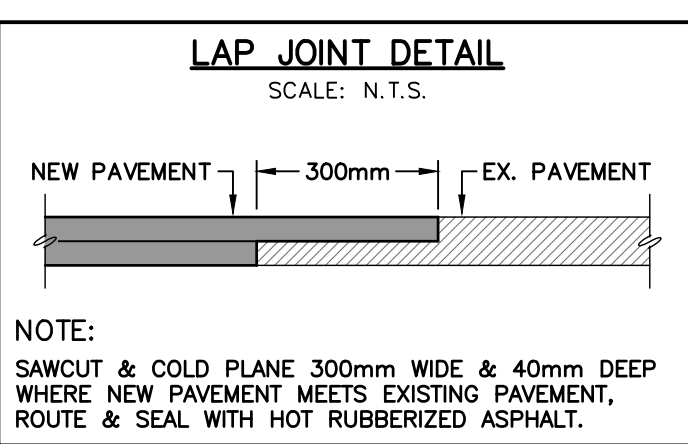
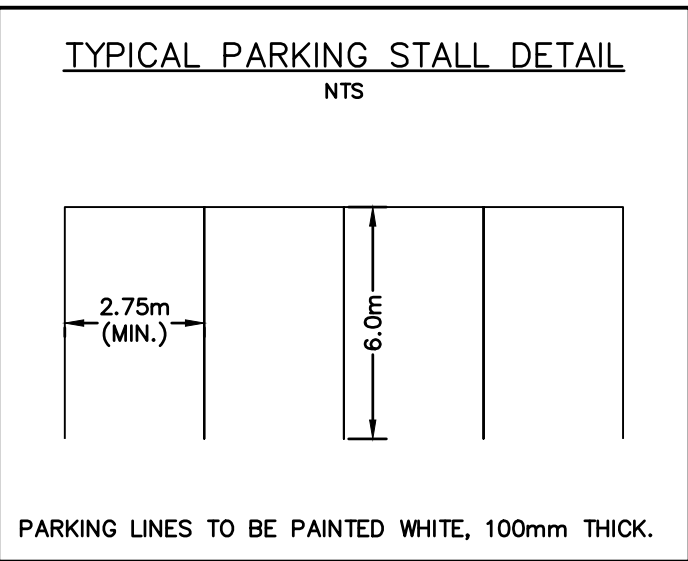
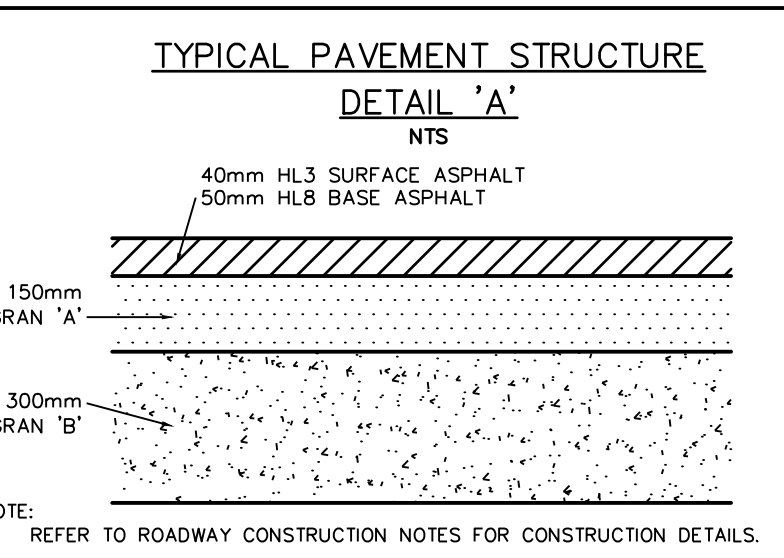
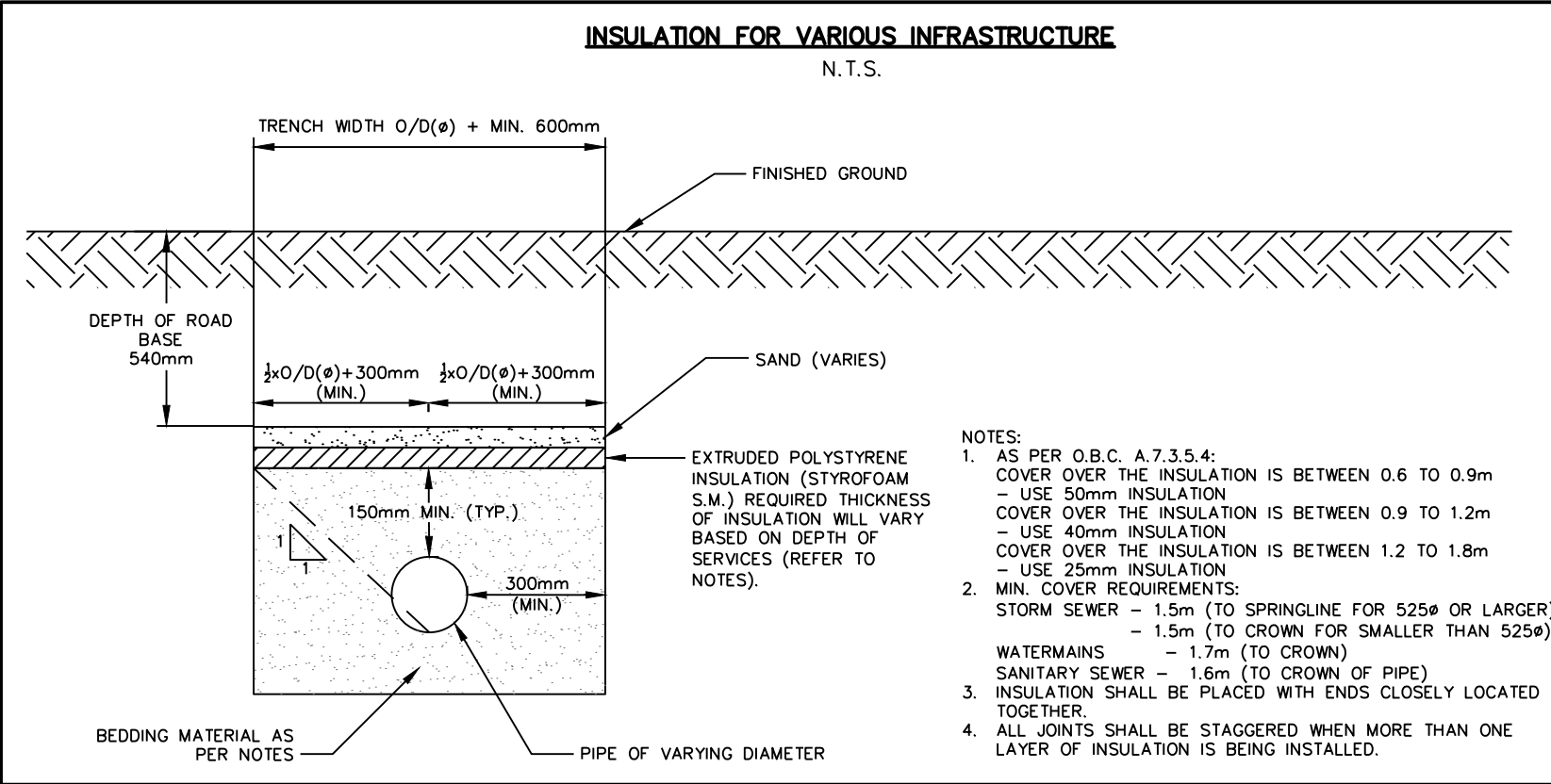
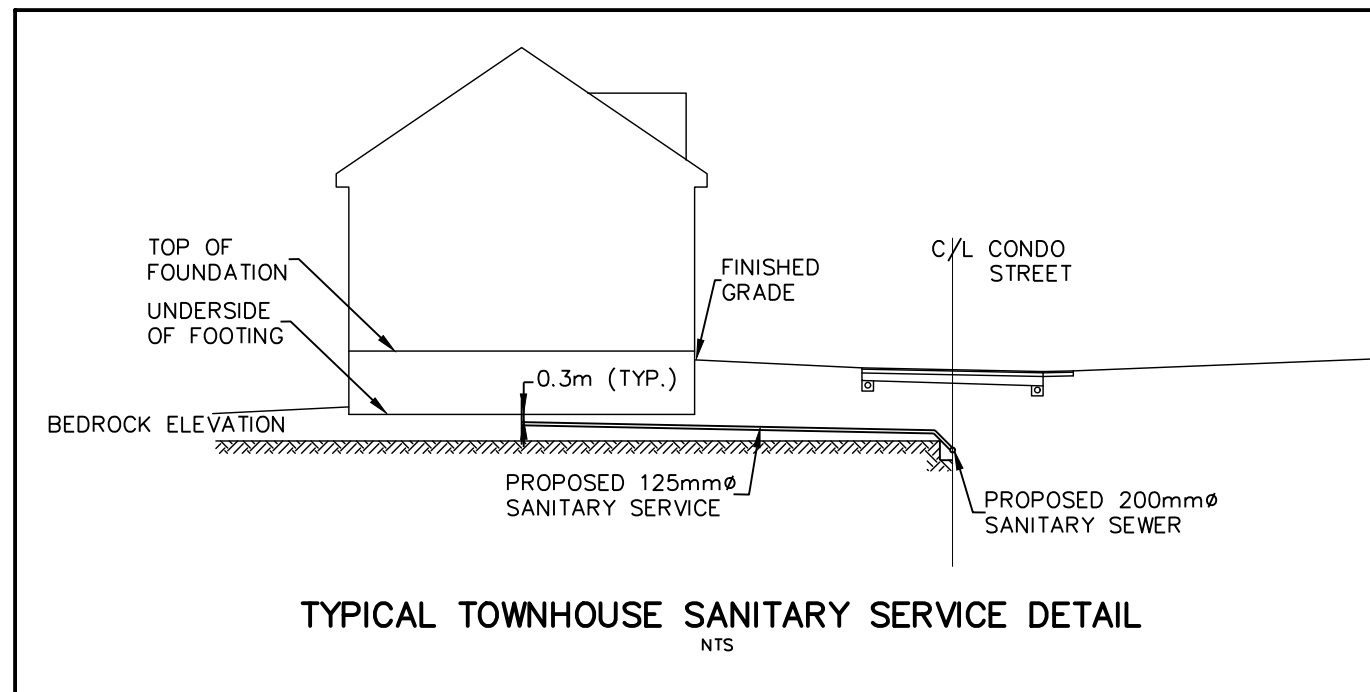
- WHERE HIGH WATER TABLE IS ENCOUNTERED, BACKFILL AND EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD).
- MINIMUM COVER ON WATERMAIN AND SERVICES TO BE 1.7m.
- GATE VALVES, BENDS AND HYDRANT LEADS AND FITTINGS TO BE CONNECTED WITH ROLMAC GRIPPER RING RESTRAINING GLANDS. CLEARANCE BETWEEN WATERMAINS AND SEWERS TO BE AS PER M.E.C.P. GUIDELINES. MINIMUM 0.5m VERTICAL SEPARATION WHERE SEWER IS ABOVE WATERMAIN & 2.5m MINIMUM HORIZONTAL SEPARATION.
- ALL SERVICES TO BE DIRECT TAPPED.
- FOLLOWING TESTING, CONTRACTOR SHALL OPERATE EACH WATER SERVICE TO VERIFY FULL FLOW AND PRESSURE AT THE CURB STOP TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR AND TOWN OF COLLINGWOOD WATER DEPARTMENT.
- GENERAL INSTALLATION AND TESTING OF WATERMAIN AND APPURTENANCES TO BE IN ACCORDANCE WITH OPS5 441 AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS. COMPLETE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH REQUIREMENTS OF AWWA STANDARD C651-99. REFER TO DETAIL ON THIS DRAWING FOR TYPICAL TEMPORARY CONNECTION. ALL WATERMAIN TESTING & CHLORINATION WILL BE CONDUCTED BY TOWN OF COLLINGWOOD WATER DEPARTMENT AT CONTRACTORS COST. PROPOSED WATERMAINS ARE NOT TO BE CONNECTED TO EXISTING WATERMAINS UNTIL BACTERIOLOGICAL TESTING HAS BEEN SUCCESSFULLY COMPLETED & CERTIFIED BY TOWN OF COLLINGWOOD WATER DEPARTMENT.
- COMPLETE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH REQUIREMENTS OF O REG. 459/00 & SATISFACTION OF TOWN OF COLLINGWOOD WATER DEPARTMENT.
- WATERMAIN - CLASS 52 OR PRESSURE CLASS 350 CEMENT LINED DUCTILE IRON.
- SINGLE WATERMAIN SERVICES - 19mm Ø TYPE 'K' COPPER PIPE.
- FOR DOUBLE WATER SERVICE, THE COMMON WATER SERVICE & MAIN STOP TO BE 25mm Ø TYPE 'K' COPPER. SPLITTER FITTING SHOULD BE 'U' TYPE & LOCATED OUTSIDE OF DRIVEWAYS.
- MARKER STOPS TO 301-AH44, BALL STYLE, AWWA THREAD BY COMPRESSION CAMBRIDGE BRASS.
- CURB STOPS TO 203-H3H3, BALL STYLE WITH DRAIN. COMPRESSION JOINT BY CAMBRIDGE BRASS.
- A CURB STOP & EXTENDED SERVICE BOX & MAIN STOP MUST BE INSTALLED ON EACH SERVICE USING COMPRESSION JOINT FITTINGS.
- ALL CURB STOPS FOR SERVICES WITHIN ASPHALT TO BE LOCATED IN VALVE BOXES INSTALLED FLUSH TO FINISHED GRADE OF ASPHALT. CAP FOR VALVE BOX TO BE MARKED WITH 'W' & PAINTED BLUE.
- SERVICE BOXES TO NUMBER 7, D-I CLOW OR MUELLER, 24" BLACK ROADS STRAIGHT C/W CAP PAINTED BLUE.
- ALL SERVICES SHALL BE METERED. METERS TO BE COMPLETE WITH REMOTE READOUT OR RADIO READ AS DETERMINED BY THE TOWN OF COLLINGWOOD WATER DEPARTMENT.
- HYDRANTS - CENTURY NUMBER 1, OPEN LEFT (O/L), 2 HOSE, 338 PLUMBER PORT, 6" MJ BASE, SELF-DRAINING YELLOW BASE WITH SILVER BONNET AND PORTS.
- VALVES - RESILIENT SEATED, RSGV MECHANICAL JOINT, OPEN LEFT CLOW OR MUELLER WITH 5-SL-48 SLIDING VALVE BOX C/W CAP PAINTED BLUE.
- MECHANICAL JOINT DUCTILE FITTINGS - AWWA/ANSI C153/A21.5.3.
- HYDRANTS TO BE INSTALLED C/W HYDRANT MARKER STAKES PER TOWN OF COLLINGWOOD WATER DEPARTMENT STANDARD "FLEX STAKE HYDRANT MARKER MODEL FHV804, 48" LONG, COLOUR YELLOW WITH REFLECTIVE HYDRANT GRAPHIC ON BOTH SIDES" MARKER TO BE POSITIONED ON THE RIGHT PORT AS VIEWED FROM STREET.
- 50mm Ø WATER SERVICES - TYPE 'K' COPPER, 100mm Ø SERVICES WILL BE DUCTILE IRON.
- ALL VALVES TO BE OPERATED BY THE TOWN OF COLLINGWOOD WATER DEPARTMENT. CONTRACTOR TO PROVIDE MIN. 48 HOUR NOTIFICATION FOR REQUEST.
- HYDRANTS ARE TO BE 1.67m (5'6") LONG, MAKE-UP PIECES, IF REQUIRED, ARE TO BE INSTALLED BELOW THE HYDRANT.
- ALL WATERMAIN FITTINGS TO BE LEAD FREE.
- MECHANICAL JOINT RESTRAINTS TO BE USED DURING TRANSITION OF WATERMAIN INSTALLATION IN NATIVE SOILS TO ENGINEERED FILL.
- MECHANICAL JOINT RESTRAINTS TO BE MECHANICAL - LUG OR APPROVED EQUAL. FINAL LIMITS TO BE FIELD DECISION.
- PREMISE PROTECTION BACKFLOW PREVENTION DEVICES AS PER CSA B64.10-11/B64.10.1-11, OBC, AND THE TOWN WATER BY-LAW SHALL BE PROVIDED FOR APARTMENT BUILDINGS AND RECREATIONAL FACILITIES.

E) STORM SEWERS

- MH TO OPSD 701.010 AND DCB/MH TO OPSD - 701.011, C/W SUMP UNLESS NOTED OTHERWISE.
- STEPS TO OPSD 405.010.
- MH FRAMES AND GRATES TO OPSD - 401.01 OPEN COVER.
- DCB'S TO OPSD - 705.030, 705.040.
- DCB/MH FRAMES AND GRATES TO OPSD - 400.020.
- PIPE SUPPORT AT DCB/MH'S TO OPSD - 708.020.
- DCB LEADS - 300mm Ø DOUBLE TO OPSD - 708.010, 708.030.
- PROTECTION DURING CONSTRUCTION TO OPSD - 808.010.
- BACKFILL AND EMBEDMENT TO OPSD - 802.010 (FLEXIBLE PIPE) CLASS 'B', GRANULAR 'A' EMBEDMENT OR OPSD - 802.030, 802.031 AND 802.032 (RIGID PIPE) GRANULAR 'A' EMBEDMENT. COVER MATERIAL FOR RIGID PIPE MUST BE CERTIFIED BY GEOTECHNICAL CONSULTANT PRIOR TO USING FOR REMAINING PIPE EMBEDMENT.
- BACKFILL AND EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMD.
- MAIN SEWERS OVER 450mm SHALL BE CONCRETE PIPE (OPSS 1820), PIPE INSTALLED BENEATH THE ROADWAYS SHALL BE REINFORCED PER CSA A257.2, CLASS 50-D. MAIN SEWERS 450mm AND UNDER SHALL BE PVC PIPE (OPSS 410), MIN. PIPE STIFFNESS SHALL BE 320 KPA. PIPE INSTALLED WITHIN LANDSCAPED AREAS CAN BE NON-REINFORCED PER CSA A257.1 CLASS 3. ALL PIPE TO BE JOINED WITH A GASKETED BELL AND SPIGOT SYSTEM.
- FROST STRAPS PER OPSD 701.100.
- STORM SERVICES TO BE 100mm Ø PVC SDR28 COLORED WHITE FOR TOWNHOUSE UNITS AND 200mm Ø PVC SDR35 FOR MIDRISE BUILDINGS.
- STORM SERVICES CONNECTING TO CONCRETE STORM SEWERS TO BE MADE USING CORE METHOD AND PRE-MANUFACTURED BOOT.
- STORM SERVICES TO BE MARKED WITH A 2"x4" STAKE PAINTED WHITE.
- MINIMUM COVER ON STORM SEWER AND SERVICE TO BE 1.5m AS PER TOWN OF COLLINGWOOD STANDARDS.



PIPE DIAMETER	FLOW REQUIRED TO PRODUCE 0.3m/s (APPROX) VELOCITY IN MAIN	SIZE OF TAP (mm)	NUMBER OF TAPS OR OPENINGS	NUMBER OF OPEN SAKES
mm	l/s	25	38	51
100	6.3	1	-	1
150	12.6	-	1	-
200	25.2	-	2	1
250	37.9	-	3	2
300	50.6	-	4	2
400	101.9	-	4	2



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TEMPORARY BENCHMARKS

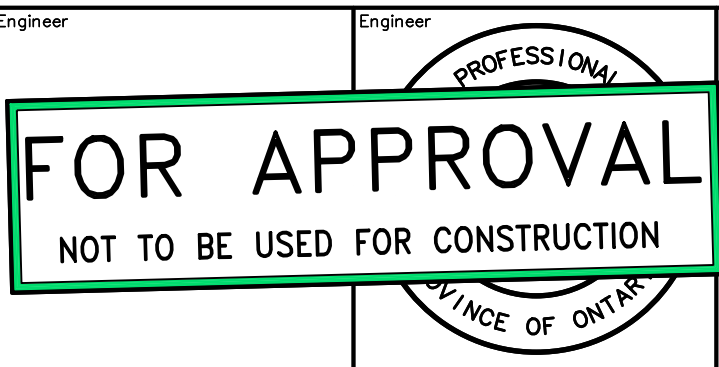
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CVG28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

TBM#1 - CUT CROSS EAST OF THE GRAVEL DRIVEWAY ENTRANCE TO THE 1.5 STOREY FRAME DWELLING, HAVING AN ELEVATION OF 182.45m

TBM#2 - CUT CROSS AT THE BELL MH BETWEEN TWO ASPHALT DRIVEWAYS NORTH EAST OF THE SUBJECT LANDS, HAVING AN ELEVATION OF 180.12m

TBM#3 - TOP OF SIB AT THE SOUTH EAST CORNER OF THE SUBJECT LANDS HAVING AN ELEVATION OF 179.75m.

No.	ISSUE	DATE: MM/DD/YYYY	Engineer
1	ISSUED FOR SITE PLAN APPROVAL	07/17/2020	



RESIDENCES AT SILVER CREEK

Project

Drawing

Scale

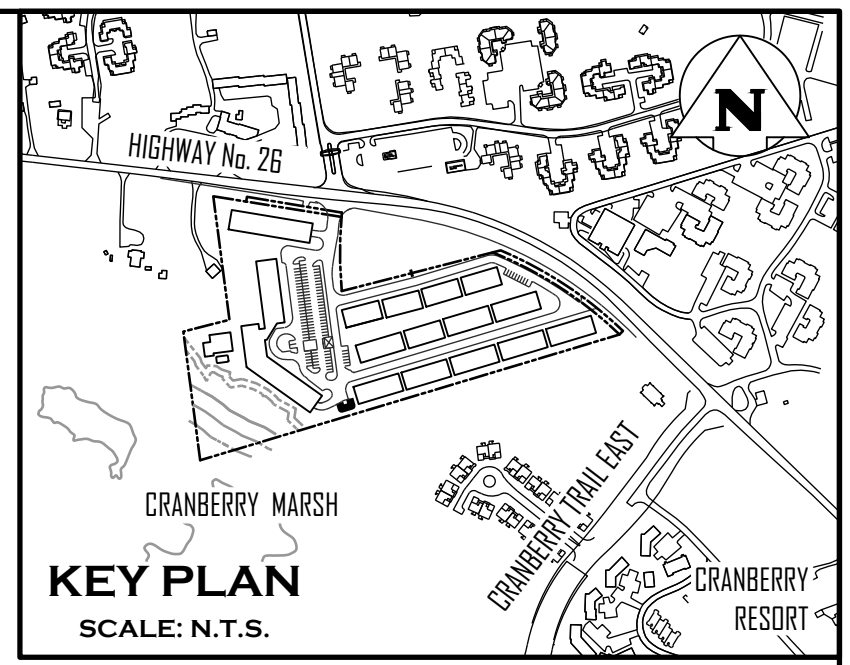
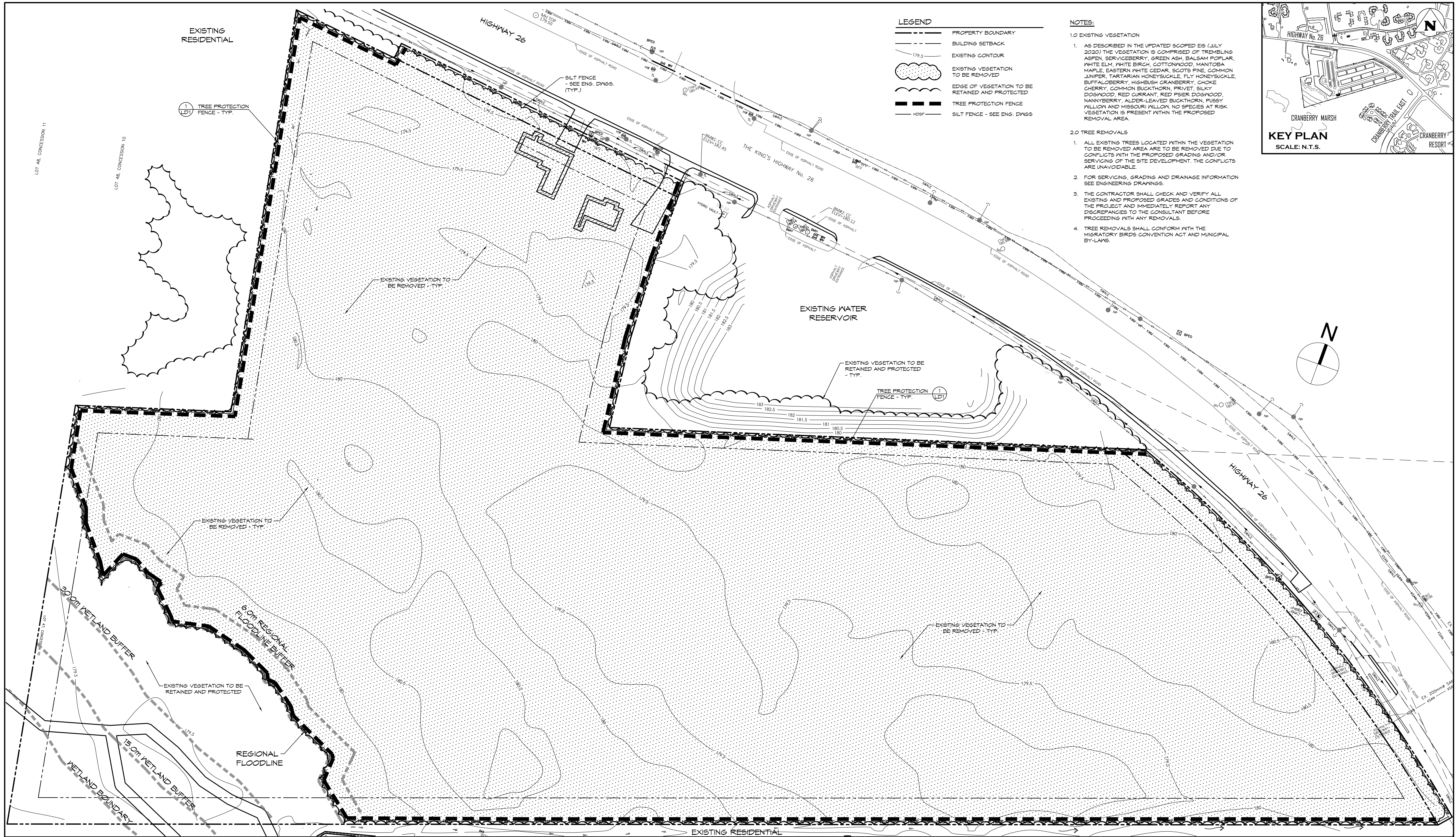
Drawing

CROZIER CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705-446-3510
705-446-3520 F
WWW.CROZIER.CA
INFO@CROZIER.CA

Drawn By: J.O. Design By: Project: **1790-5382**

Check By: T.100 Check By: Scale: Drawing: **109**



LEGEND

	PROPERTY BOUNDARY
	BUILDING SETBACK
	EXISTING CONTOUR
	EXISTING VEGETATION TO BE REMOVED
	EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
	TREE PROTECTION FENCE
	SILT FENCE - SEE ENG. DWGS.

- NOTES:**
- 1.0 EXISTING VEGETATION**
 - 1. AS DESCRIBED IN THE UPDATED SCOPED EIS (JULY 2020) THE VEGETATION IS COMPRISED OF TREMBLING ASPEN, SERVICEBERRY, GREEN ASH, BALSAM POPLAR, WHITE ELM, WHITE BIRCH, COTTONWOOD, MANITOBA MAPLE, EASTERN WHITE CEDAR, SCOTS PINE, COMMON JUNIPER, TASTRIAN HONEYSUCKLE, FLY HONEYSUCKLE, BUFFALOBERRY, HIGHBUSH CRANBERRY, CHOKE CHERRY, COMMON BUCKTHORN, PRIVET, SILKY DOGWOOD, RED CURRANT, RED SPIDER DOGWOOD, NANNYBERRY, ALDER-LEAVED BUCKTHORN, BUSHY WILLOW AND MISSOURI WILLOW. NO SPECIES AT RISK VEGETATION IS PRESENT WITHIN THE PROPOSED REMOVAL AREA.
 - 2.0 TREE REMOVALS**
 - 1. ALL EXISTING TREES LOCATED WITHIN THE VEGETATION TO BE REMOVED AREA ARE TO BE REMOVED DUE TO CONFLICTS WITH THE PROPOSED GRADING AND/OR SERVING OF THE SITE DEVELOPMENT. THE CONFLICTS ARE UNAVOIDABLE.
 - 2. FOR SERVING, GRADING AND DRAINAGE INFORMATION SEE ENGINEERING DRAWINGS.
 - 3. 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.
 - 4. TREE REMOVALS SHALL CONFORM WITH THE MIGRATORY BIRDS CONVENTION ACT AND MUNICIPAL BY-LAWS.

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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.

NOTES:

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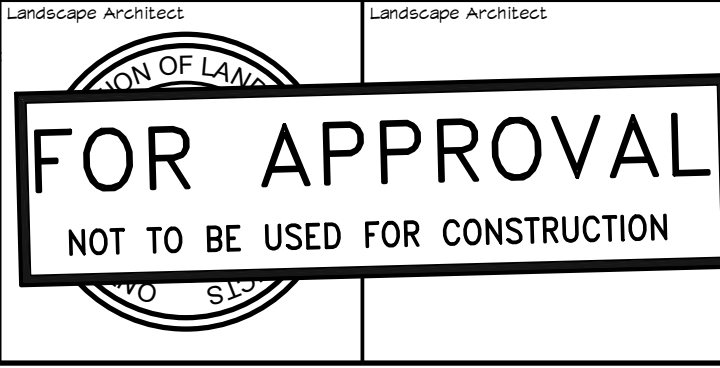
Town

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No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR FIRST SITE PLAN SUBMISSION	07/11/2020

Project: RESIDENCE AT SILVERCREEK TOWN OF COLLINGWOOD

Drawing: TREE MANAGEMENT PLAN

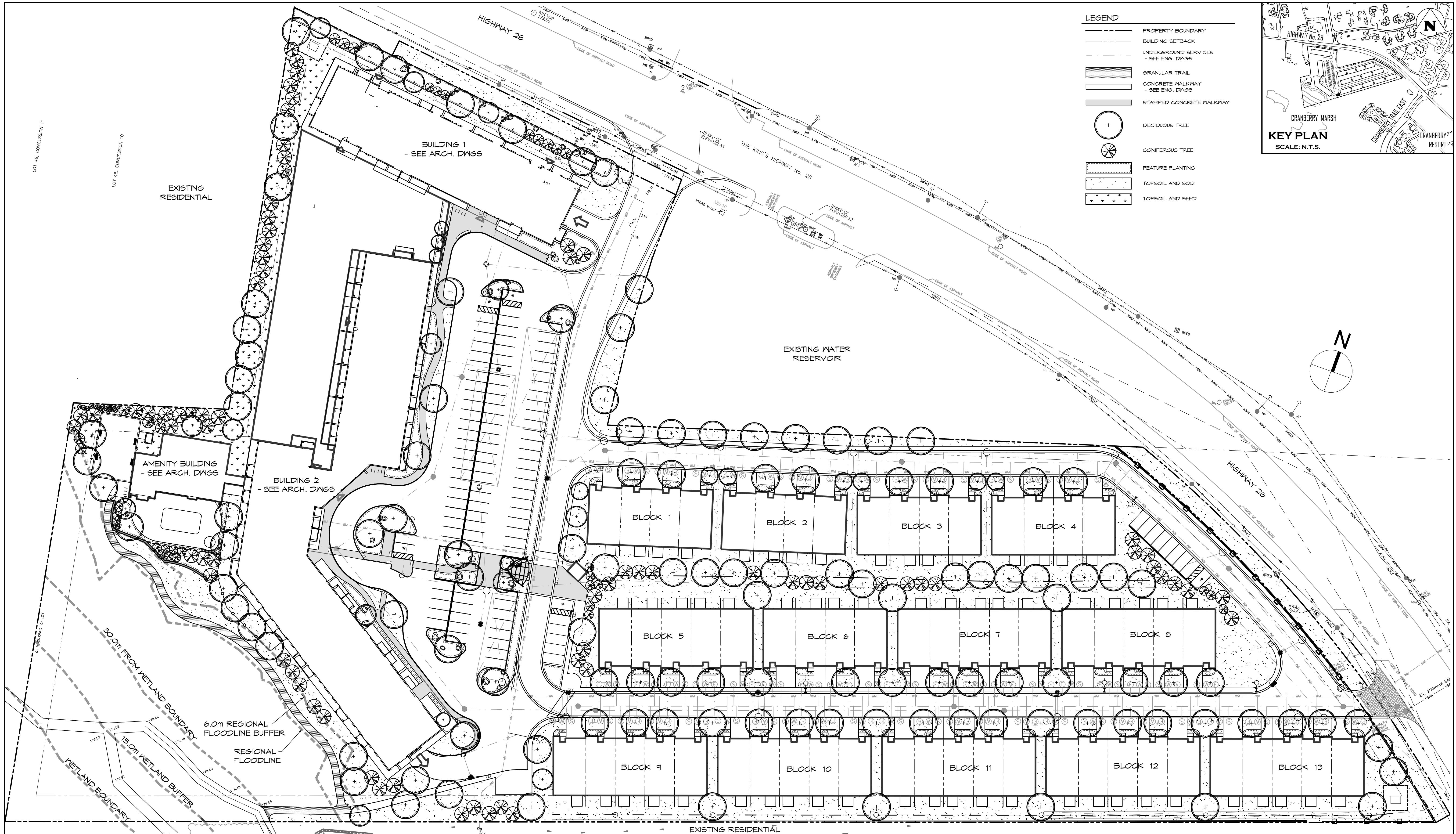


Drawn By: K.J.L. Design By: K.J.L. Project: 1790-5382

Check By: K.J.L. Check By: H.M. Scale: 1:500 Drawing: TM-1

CROZIER CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705 446-3510 T 705 446-3520 F
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No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR FIRST SITE PLAN SUBMISSION	07/11/2020

Project: RESIDENCE AT SILVERCREEK TOWN OF COLLINGWOOD

Drawing: LANDSCAPE PLAN

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Project: RESIDENCE AT SILVERCREEK TOWN OF COLLINGWOOD

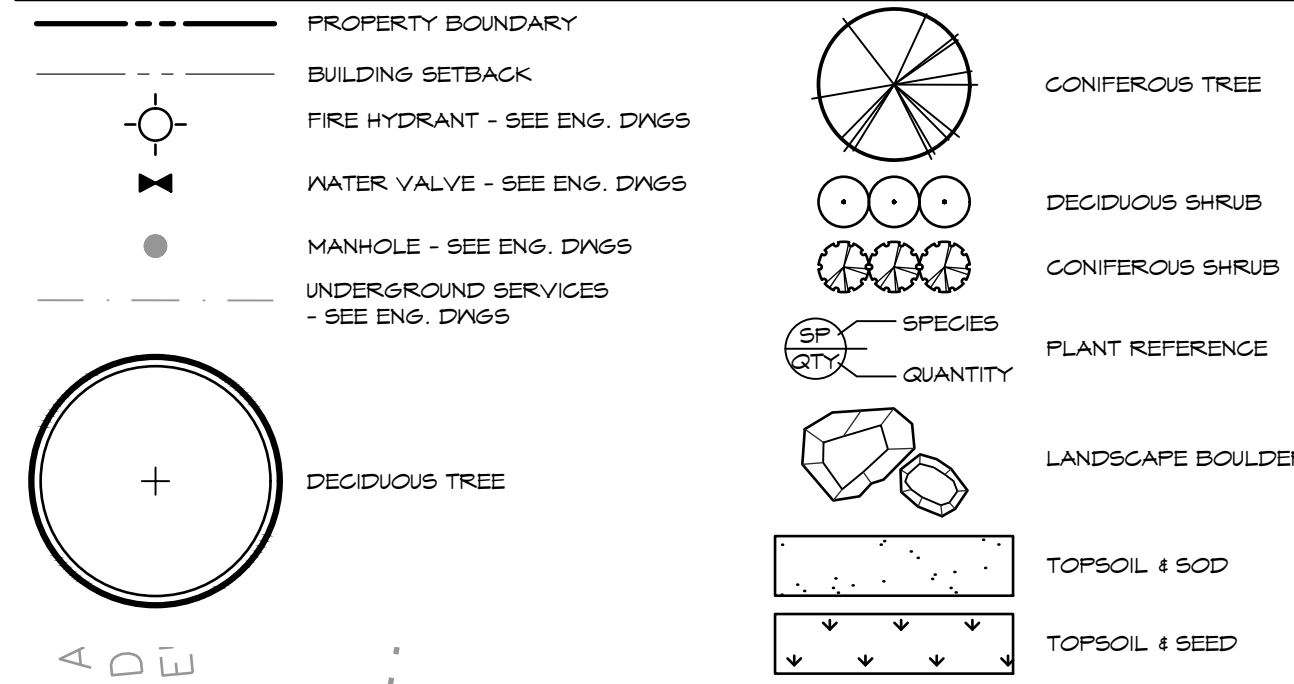
Drawing: LANDSCAPE PLAN

CROZIER CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705 446-3510 T / 705 446-3520 F
WWW.CFCROZIER.CA / INFO@CFCROZIER.CA

Drawn By: K.J.L. Design By: K.J.L. Project: 1790-5382
Check By: K.J.L. Scale: 1:500 Drawing: LP-0

LEGEND

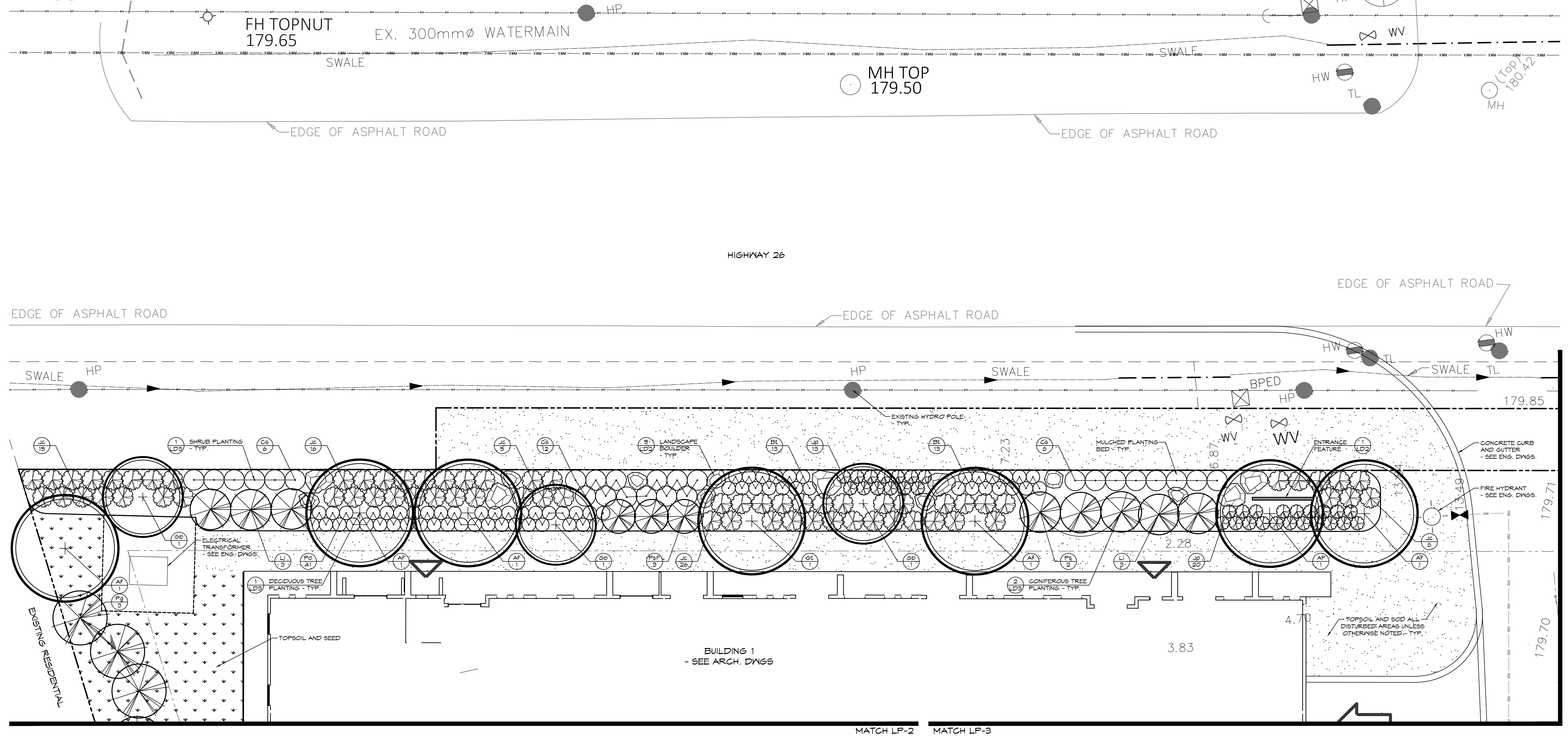
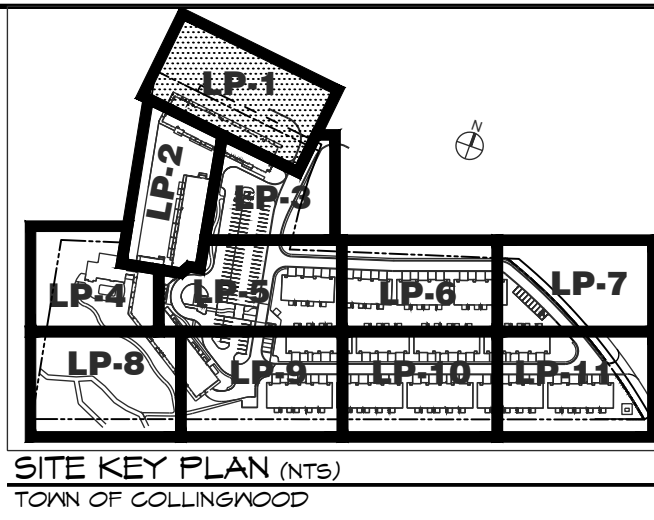


NOTES:

- FOR GENERAL PLANTING NOTES, REFER TO NOTES ON DRAWING LP-3.
- FOR PLANT IDENTIFICATION REFER TO PLANT LIST ON DRAWING LP-1.
- TREE PITS OR PLANTING BEDS WITHIN 1.0m OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
- MINIMUM CLEARANCES FOR TREES ARE AS FOLLOWS:

MINIMUM TREE CLEARANCES	
FIRE HYDRANT	9.0m
DRIVEWAYS	2.0m
HYDRO TRANSFORMERS	9.0m
BELL OR CABLE PEDESTALS	1.0m
STREETLIGHT POLES	9.0m
UNDERGROUND SERVICES	1.0m

SEED MIX			
KEY	BOTANICAL NAME	COMMON NAME	%
OCS SIMCOE COUNTY NATIVE			
▼	Andropogon scoparius	Little Bluestem	15%
▼	Asclepias syriaca	Common Milkweed	5%
▼	Aster laevis	Smooth Blue Aster	1%
▼	Aster novae-angliae	New England Aster	2%
▼	Elymus canadensis	Canada Wild Rye	20%
▼	Monarda fistulosa	Wild Bergamot	1%
▼	Rudbeckia hirta	Black Eyed Susan	12%
▼	Solidago canadensis	Canada Goldenrod	4%
▼	Sorghastrum nutans	Indiangrass	20%
▼	Sporobolus cryptandrus	Sand Drop Seed	20%
Cover crop to be Annual Rye.			



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No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR FIRST SITE PLAN SUBMISSION	07/11/2020

Town

Landscape Architect

Landscape Architect

Project

Drawing

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

RESIDENCE AT SILVERCREEK
TOWN OF COLLINGWOOD

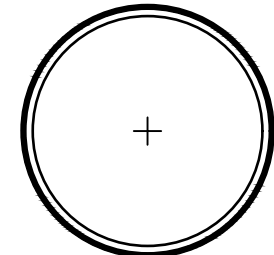
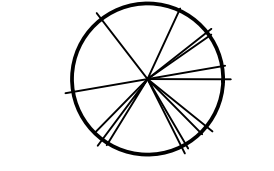
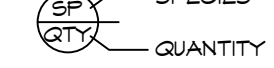
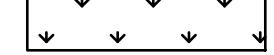
LANDSCAPE PLAN

CROZIER
CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

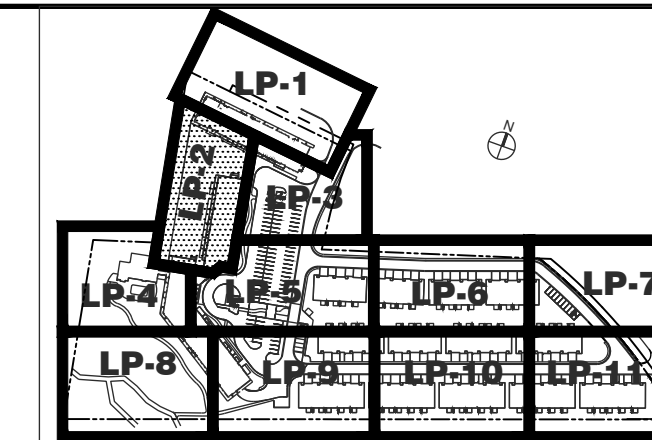
Drawn By: K.J.L. Design By: K.J.L. Project: 1790-5382
Check By: K.J.L. Scale: 1:150 Drawing: LP-1

LEGEND

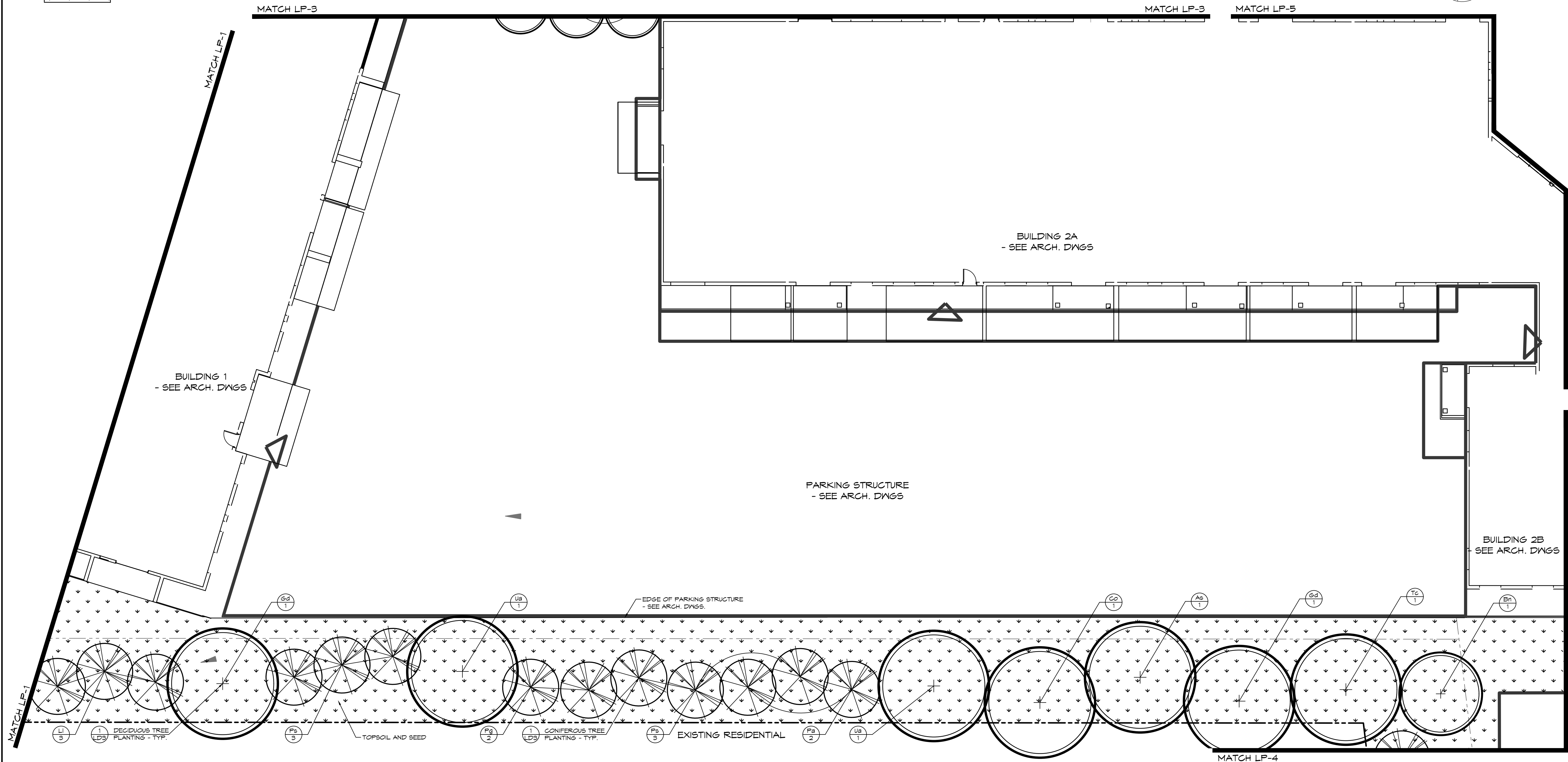
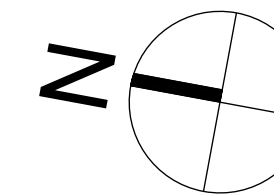
- PROPERTY BOUNDARY
- - - BUILDING SETBACK
-  DECIDUOUS TREE
-  CONIFEROUS TREE
-  PLANT REFERENCE
-  TOPSOIL & SEED

NOTES

1. FOR GENERAL PLANTING NOTES, REFER TO NOTES ON DRAWING LP-3.
2. FOR PLANT IDENTIFICATION REFER TO PLANT LIST ON DRAWING LP-1.
3. FOR TREE CLEARANCES REFER TO NOTES ON DRAWING LP-1.
4. FOR SEEDING MIX REFER TO DRAWING LP-1.



SITE KEY PLAN (NTS)
TOWN OF COLLINGWOOD



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2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.

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

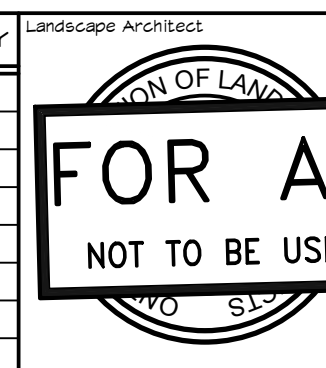
4. DO NOT SCALE THE DRAWINGS.

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

NOTES:
1. ALL DIMENSION ARE IN METERS UNLESS OTHERWISE NOTED.

Town

No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR FIRST SITE PLAN SUBMISSION	07/11/2020




FOR APPROVAL

 NOT TO BE USED FOR CONSTRUCTION

Project: **RESIDENCE AT SILVERCREEK TOWN OF COLLINGWOOD**

Drawing: **LANDSCAPE PLAN**

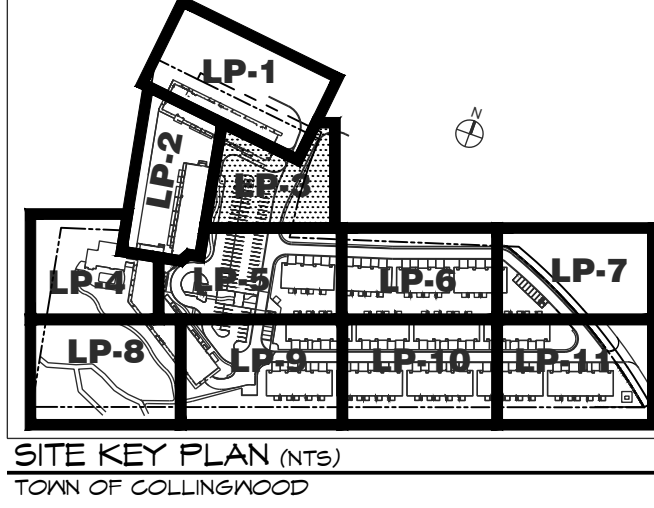
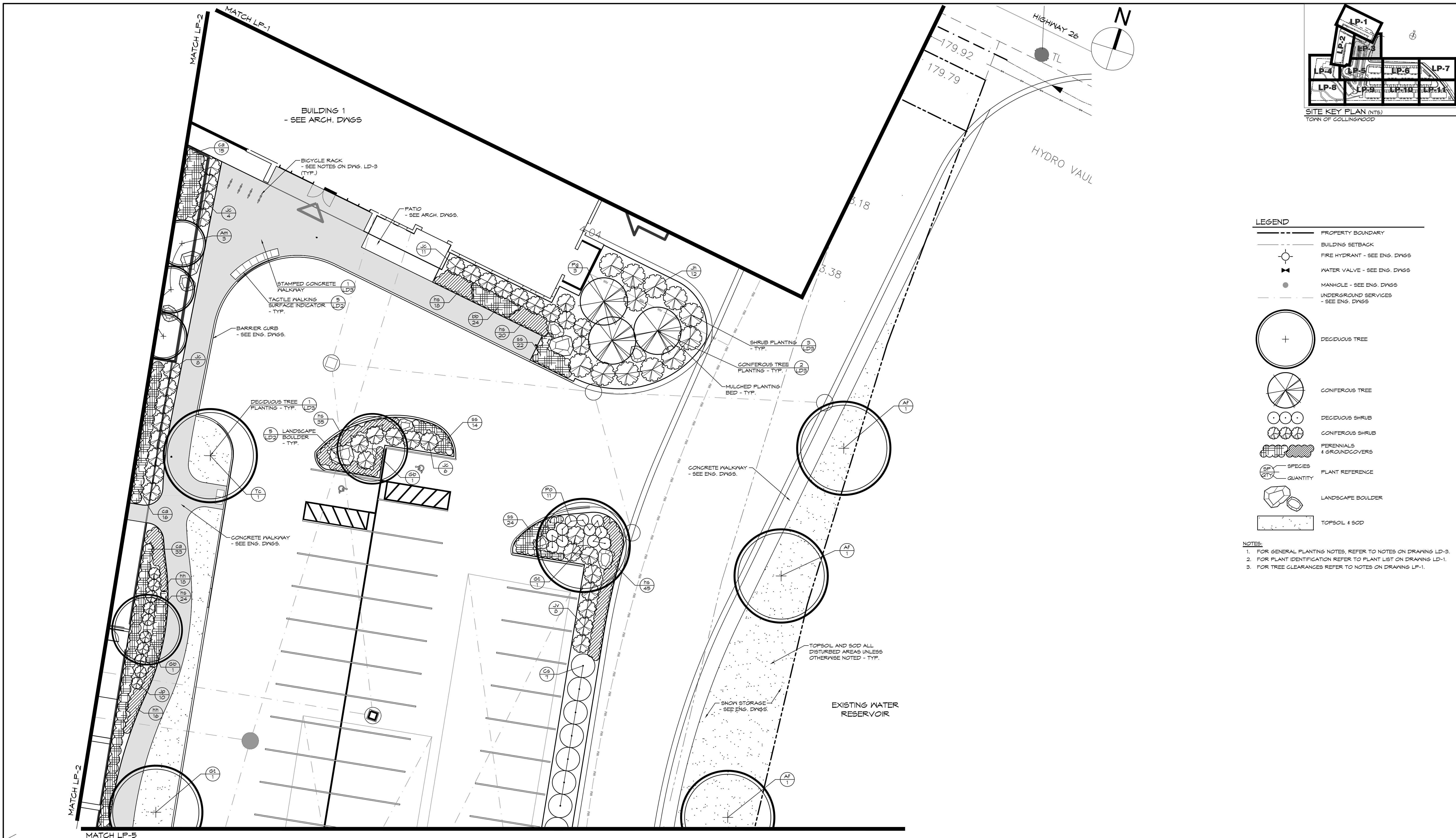


CROZIER

 CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING,
 40 HURON STREET, SUITE 301,
 COLLINGWOOD, ON L9Y 4R3
 705 446-3510 T
 705 446-3520 F
 WWW.CFCROZIER.CA
 INFO@CFCROZIER.CA

Drawn By: K.J.L. Design By: K.J.L. Project: **1790-5382**
 Check By: K.J.L. Check By: H.M. Scale: 1:150 Drawing: **LP-2**



- LEGEND**
- PROPERTY BOUNDARY
 - - - BUILDING SETBACK
 - FIRE HYDRANT - SEE ENG. DWGS
 - ⊕ WATER VALVE - SEE ENG. DWGS
 - MANHOLE - SEE ENG. DWGS
 - - - UNDERGROUND SERVICES - SEE ENG. DWGS
 - + DECIDUOUS TREE
 - / CONIFEROUS TREE
 - ○ ○ DECIDUOUS SHRUB
 - ○ ○ CONIFEROUS SHRUB
 - ▨ PERENNIALS & GROUNDCOVERS
 - SP QTY PLANT REFERENCE
 - QUANTITY
 - ▭ LANDSCAPE BOULDER
 - ▭ TOPSOIL & SOD

- NOTES:**
1. FOR GENERAL PLANTING NOTES, REFER TO NOTES ON DRAWING LD-3.
 2. FOR PLANT IDENTIFICATION REFER TO PLANT LIST ON DRAWING LD-1.
 3. FOR TREE CLEARANCES REFER TO NOTES ON DRAWING LP-1.

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2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.

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

4. DO NOT SCALE THE DRAWINGS.

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

NOTES:

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Town

No.	ISSUE	DATE: MM/DD/YYYY
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Landscape Architect

Landscape Architect

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Project: **RESIDENCE AT SILVERCREEK TOWN OF COLLINGWOOD**

Drawing: **LANDSCAPE PLAN**

CROZIER CONSULTING ENGINEERS

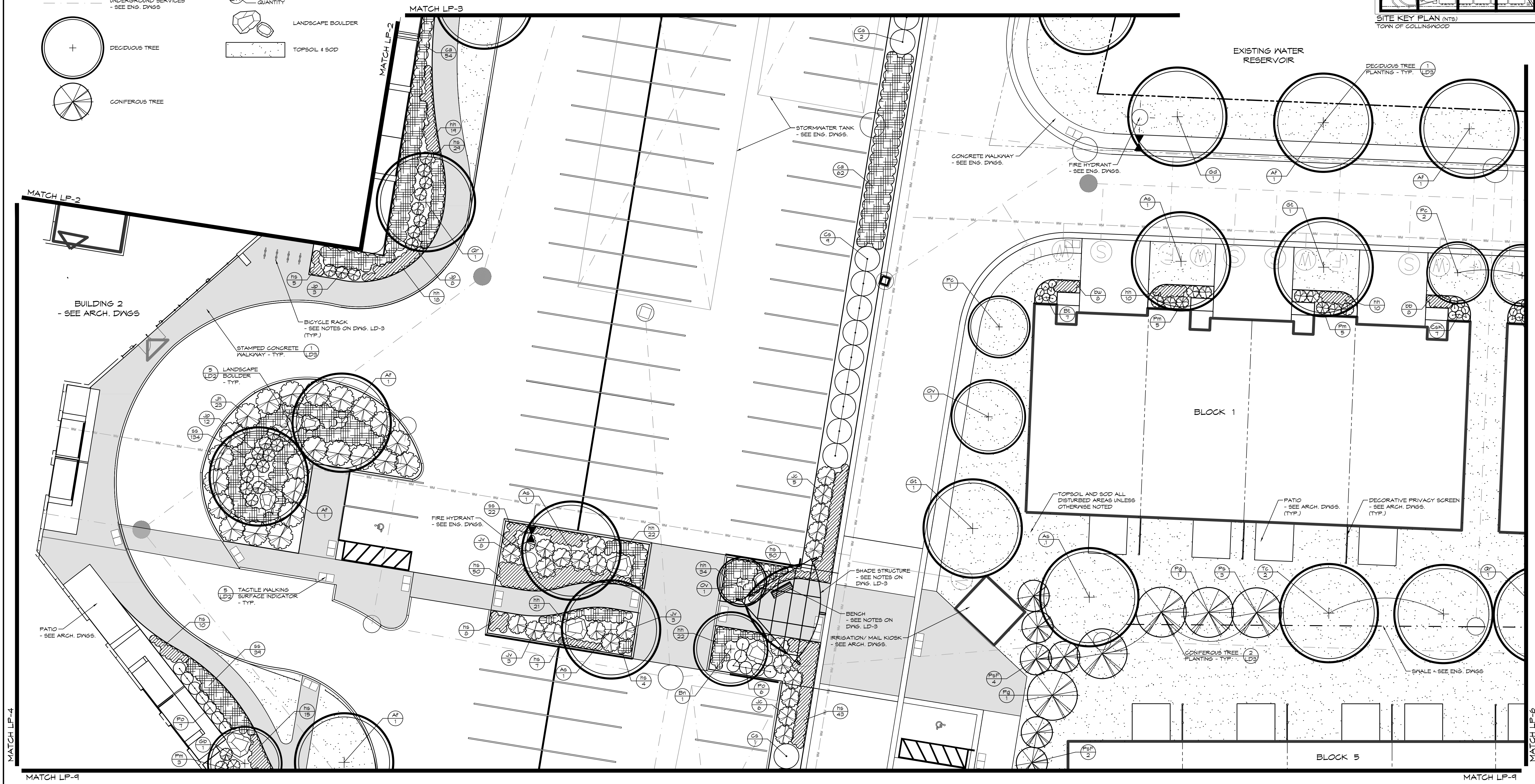
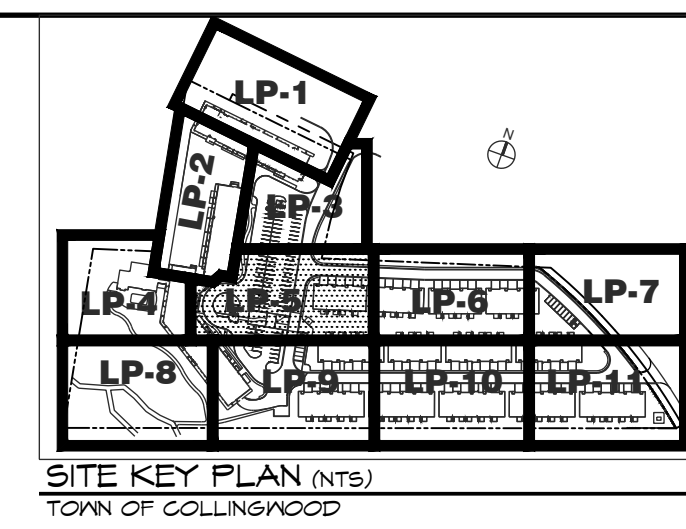
THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
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Drawn By: K.J.N. Design By: K.J.N. Project: **1790-5382**

Check By: K.J.N. Scale: 1:150 Drawing: **LP-3**

- LEGEND**
- PROPERTY BOUNDARY
 - - - BUILDING SETBACK
 - FIRE HYDRANT - SEE ENG. DWGS
 - ⊕ WATER VALVE - SEE ENG. DWGS
 - MANHOLE - SEE ENG. DWGS
 - UNDERGROUND SERVICES - SEE ENG. DWGS
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - ○ ○ ○ ○ DECIDUOUS SHRUB
 - ○ ○ ○ ○ CONIFEROUS SHRUB
 - ▨ PERENNIALS & GROUNDCOVERS
 - SPECIES
 - QUANTITY
 - ▨ PLANT REFERENCE
 - ▨ LANDSCAPE BOULDER
 - ▨ TOPSOIL & SOD

- NOTES:**
- FOR GENERAL PLANTING NOTES, REFER TO NOTES ON DRAWING LD-3.
 - FOR PLANT IDENTIFICATION REFER TO PLANT LIST ON DRAWING LD-1.
 - FOR TREE CLEARANCES REFER TO NOTES ON DRAWING LP-1.



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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.

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Landscape Architect

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NOT TO BE USED FOR CONSTRUCTION

Landscape Architect

Project

RESIDENCE AT SILVERCREEK

TOWN OF COLLINGWOOD

Drawing

LANDSCAPE PLAN

Drawn By: K.J.N.

Design By: K.J.N.

Check By: K.J.N.

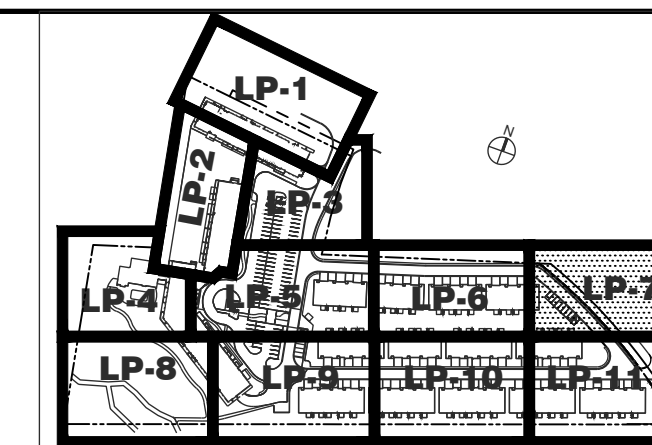
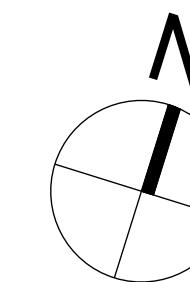
Check By: H.M.

Project: 1790-5382

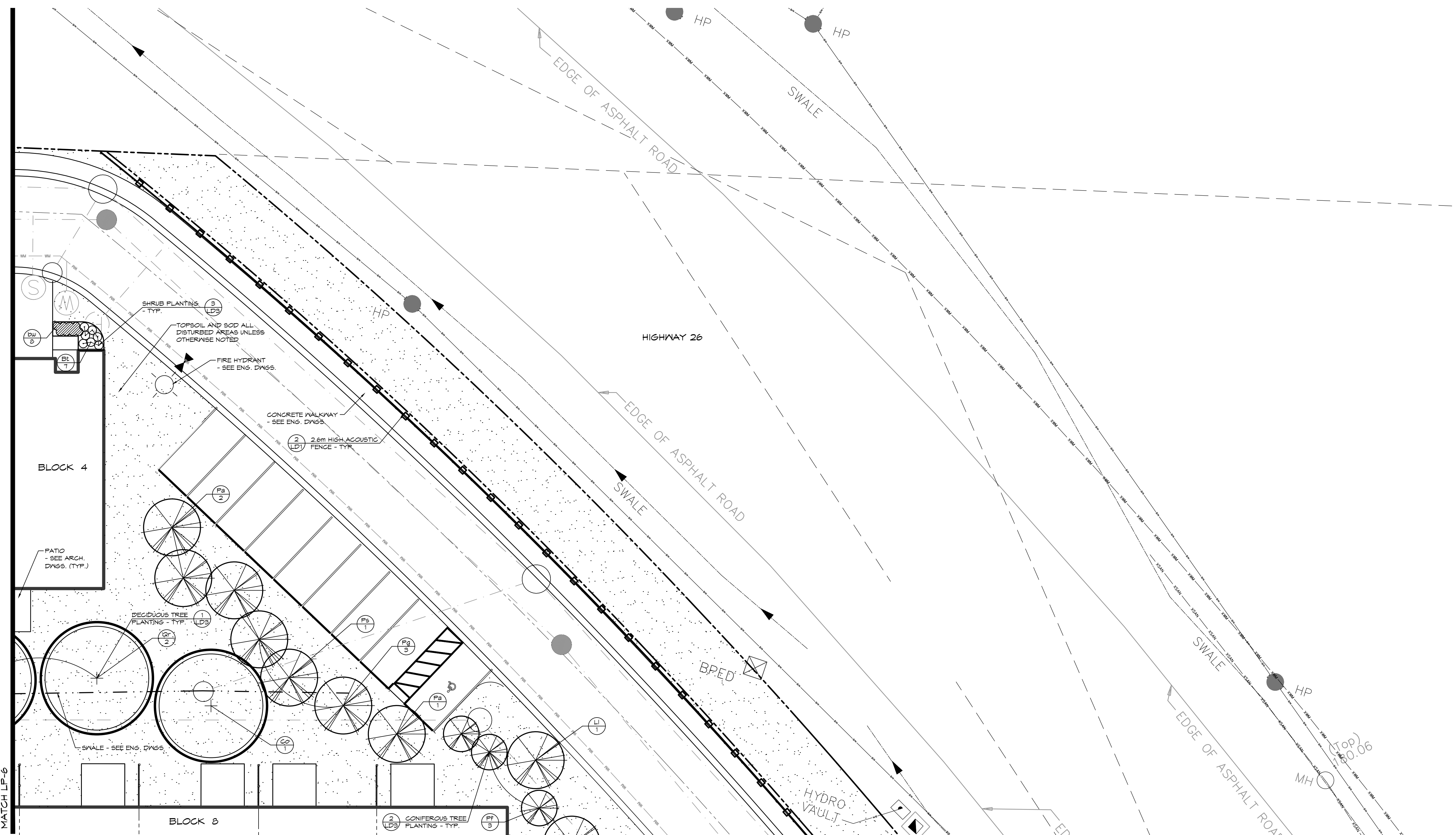
Scale: 1:150

Drawing: LP-5

THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
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SITE KEY PLAN (NTS)
TOWN OF COLLINGWOOD



LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK
- FIRE HYDRANT - SEE ENG. DWGS
- WATER VALVE - SEE ENG. DWGS
- MANHOLE - SEE ENG. DWGS
- UNDERGROUND SERVICES - SEE ENG. DWGS
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- PERENNIALS & GROUNDCOVERS
- SPECIES & QUANTITY
- TOPSOIL & SOD

NOTES:

- FOR GENERAL PLANTING NOTES, REFER TO NOTES ON DRAWING LP-3.
- FOR PLANT IDENTIFICATION REFER TO PLANT LIST ON DRAWING LP-1.
- FOR TREE CLEARANCES REFER TO NOTES ON DRAWING LP-1.

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.

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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.

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Town

No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR FIRST SITE PLAN SUBMISSION	07/11/2020

Landscape Architect

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Project: RESIDENCE AT SILVERCREEK
TOWN OF COLLINGWOOD

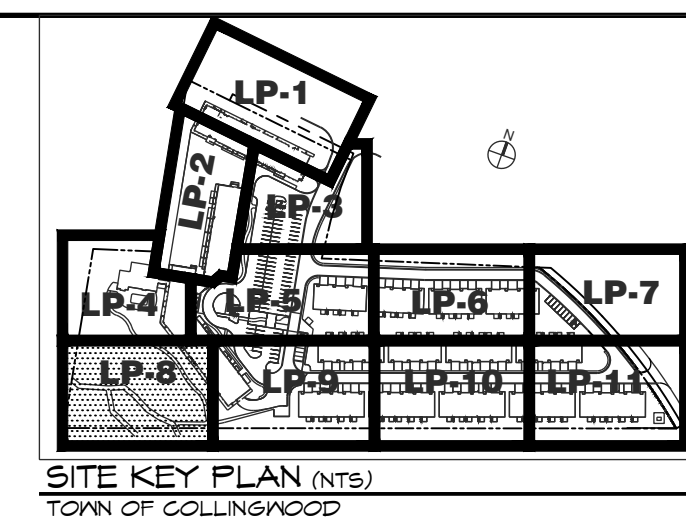
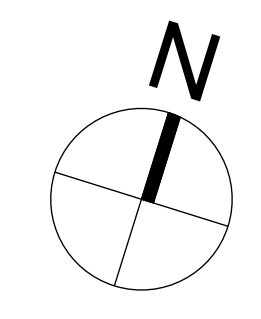
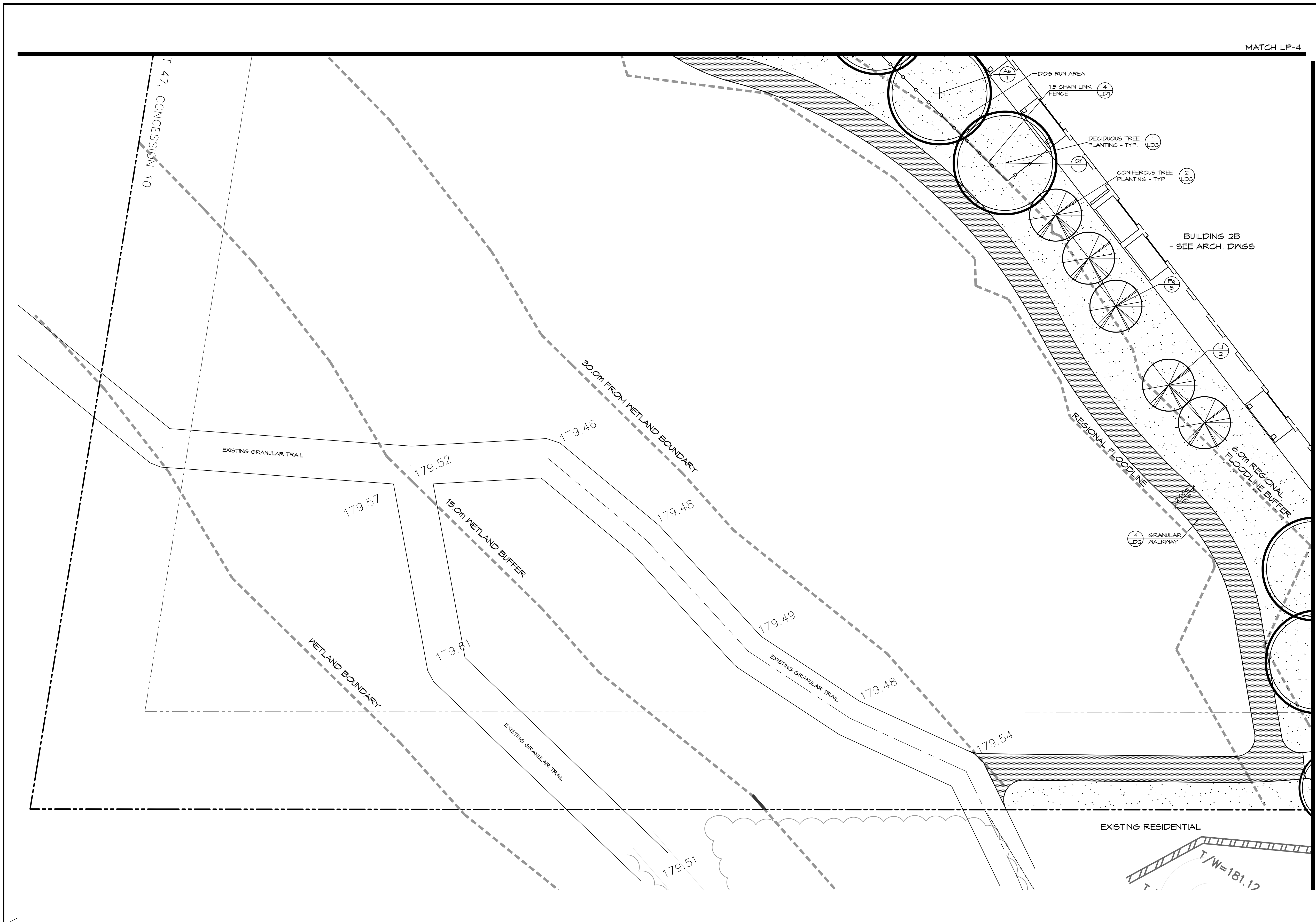
Drawing: LANDSCAPE PLAN

CROZIER
CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By: K.J.M. Design By: K.J.M. Project: 1790-5382

Check By: K.J.M. Scale: 1:150 Drawing: LP-7



LEGEND

	PROPERTY BOUNDARY
	CHAIN LINK FENCE
	DECIDUOUS TREE
	CONIFEROUS TREE
	SPECIES QUANTITY
	PLANT REFERENCE QUANTITY
	TOPSOIL & SOD

- NOTES:**
- FOR GENERAL PLANTING NOTES, REFER TO NOTES ON DRAWING LD-3.
 - FOR PLANT IDENTIFICATION REFER TO PLANT LIST ON DRAWING LD-1.
 - FOR TREE CLEARANCES REFER TO NOTES ON DRAWING LP-1.

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4. DO NOT SCALE THE DRAWINGS.

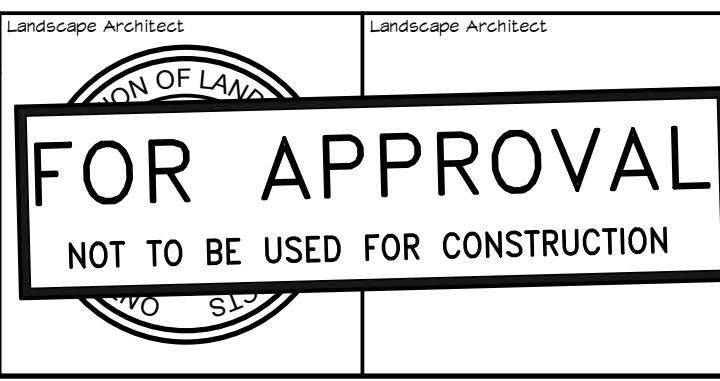
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

NOTES:

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No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR FIRST SITE PLAN SUBMISSION	07/11/2020

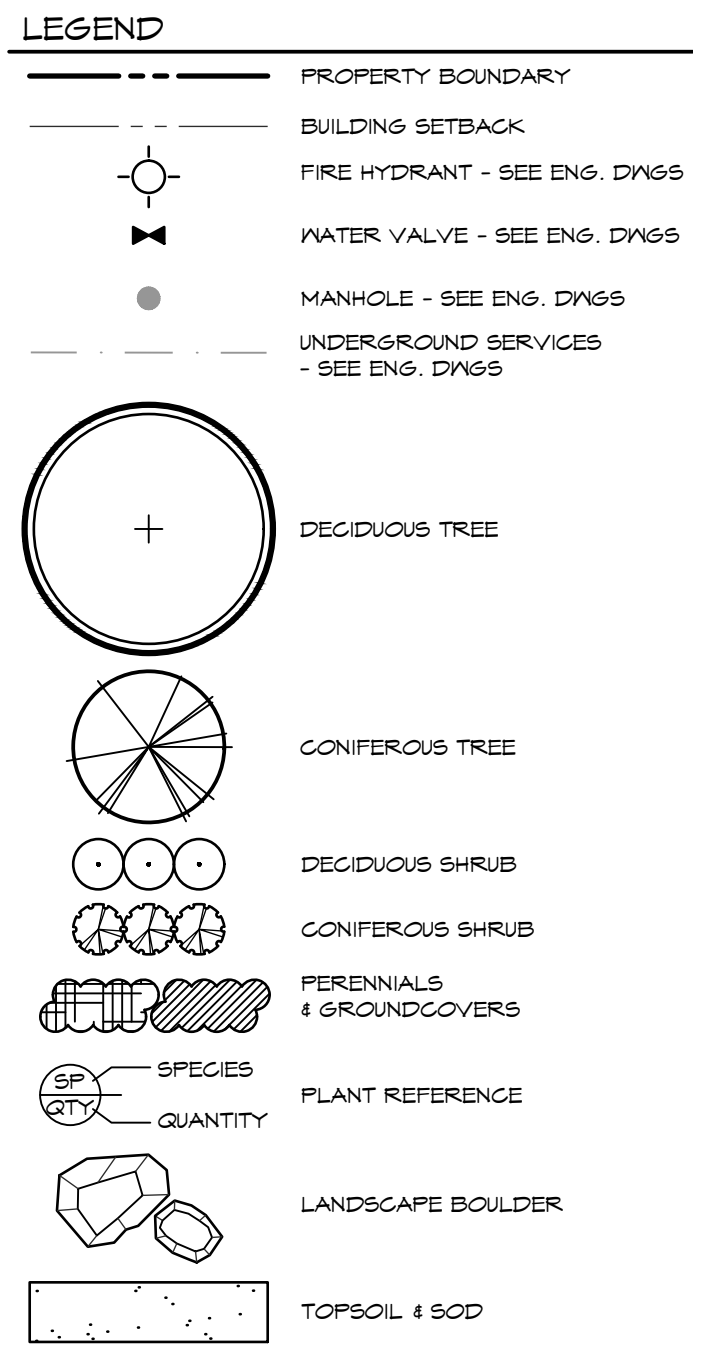
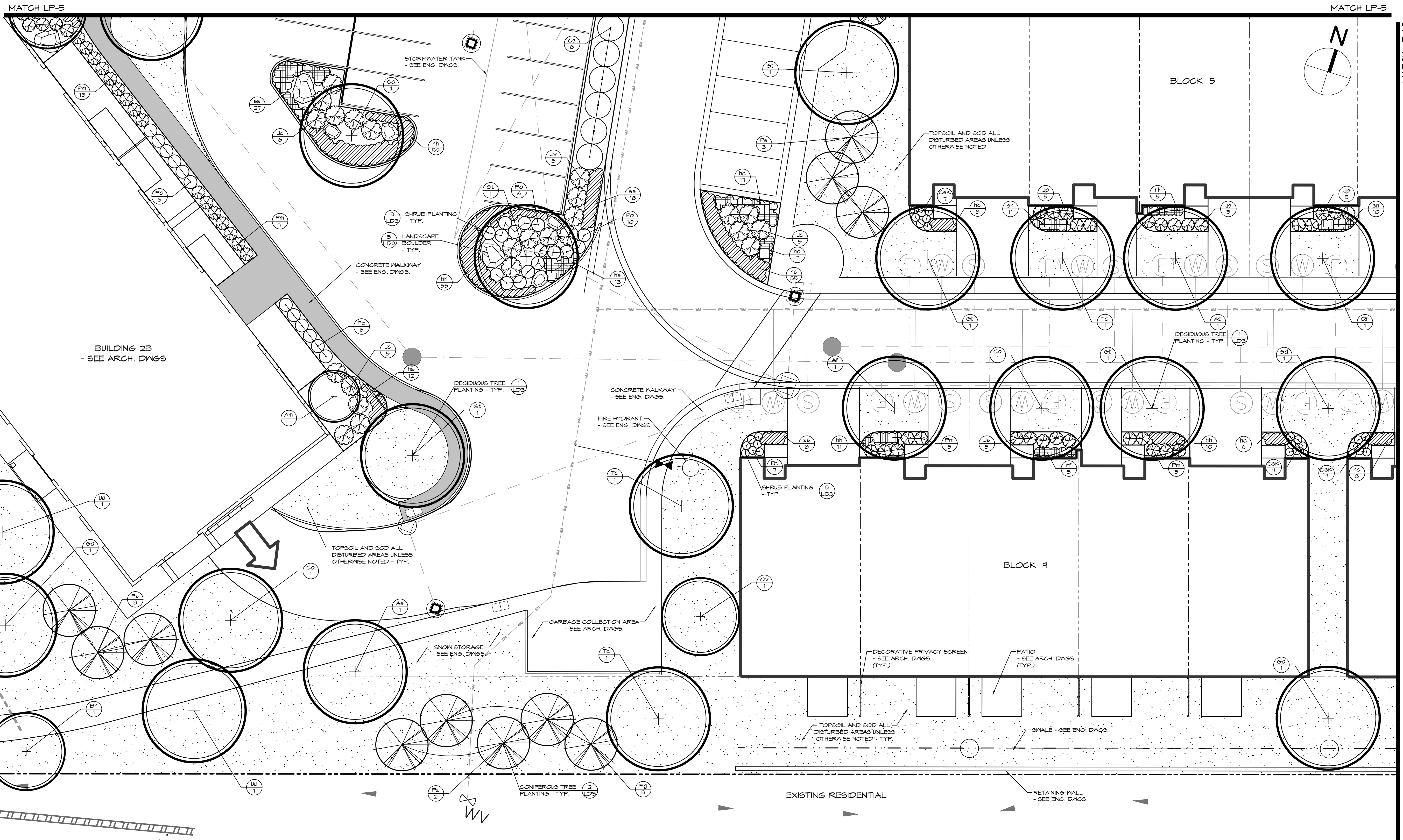
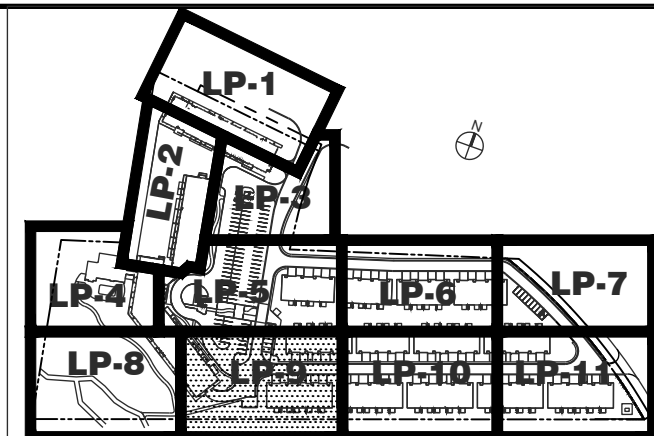
Landscape Architect	Landscape Architect
Project	RESIDENCE AT SILVERCREEK TOWN OF COLLINGWOOD
Drawing	LANDSCAPE PLAN



Drawn By	K.J.M.	Design By	K.J.M.	Project	1790-5382
Check By	K.J.M.	Check By	K.J.M.	Scale	1:150
				Drawing	LP-8

THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
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- NOTES:
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 - FOR PLANT IDENTIFICATION REFER TO PLANT LIST ON DRAWING LD-1.
 - FOR TREE CLEARANCES REFER TO NOTES ON DRAWING LP-1.



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1	ISSUED FOR FIRST SITE PLAN SUBMISSION	07/11/2020

No.	ISSUE	DATE: MM/DD/YYYY

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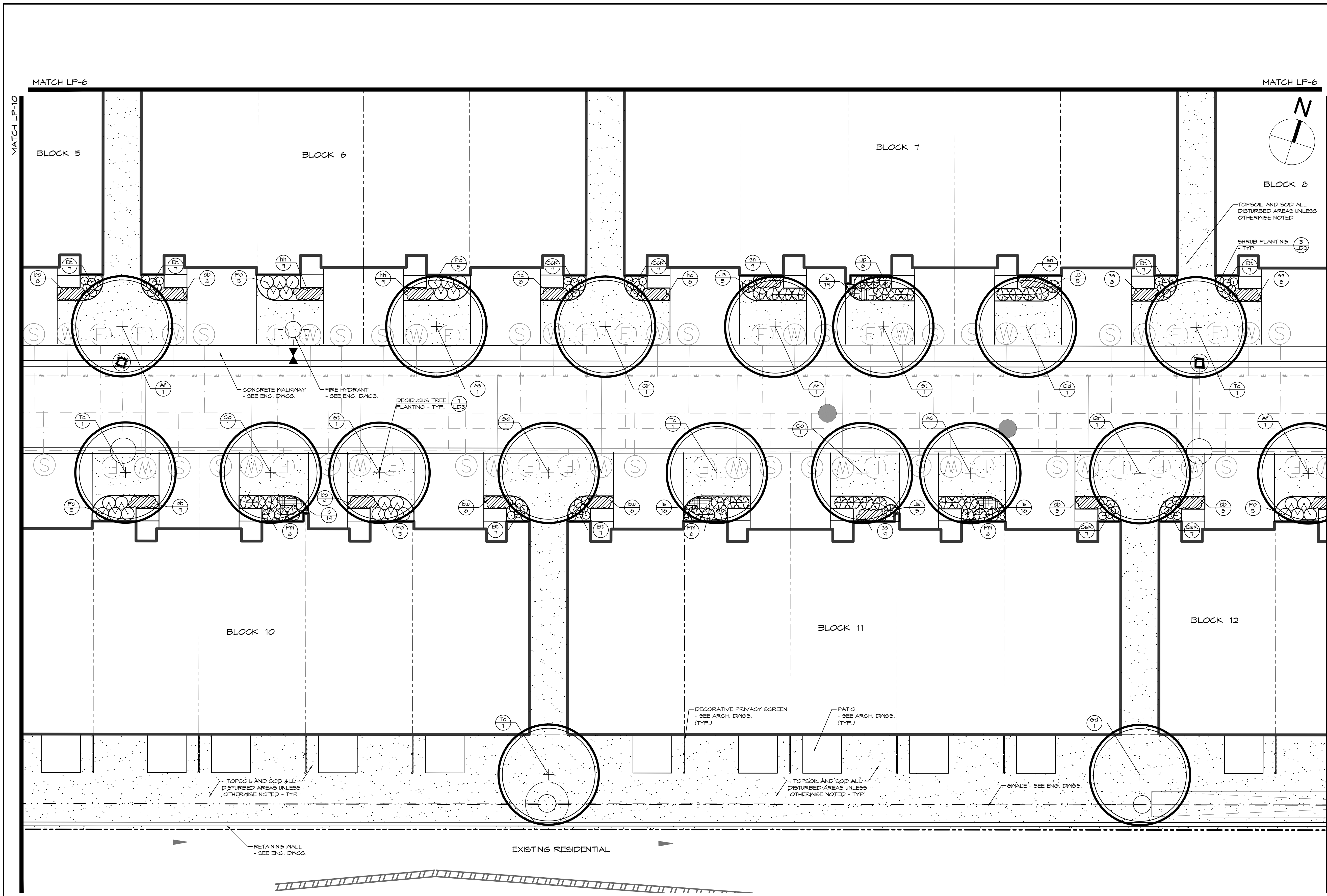
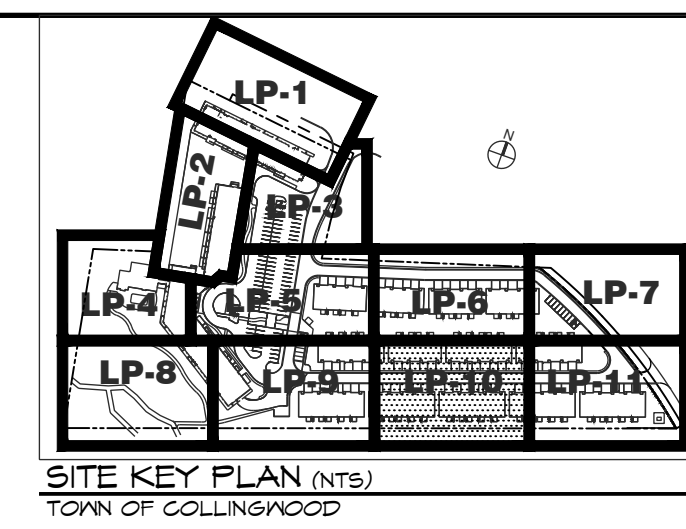
RESIDENCE AT SILVERCREEK
TOWN OF COLLINGWOOD

LANDSCAPE PLAN

CROZIER CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By: K.J.L. Design By: K.J.L. Project: 1790-5382
Check By: K.J.L. Scale: 1:150 Drawing: LP-9



LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK
- FIRE HYDRANT - SEE ENG. DWGS
- WATER VALVE - SEE ENG. DWGS
- MANHOLE - SEE ENG. DWGS
- UNDERGROUND SERVICES - SEE ENG. DWGS
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- PERENNIALS & GROUNDCOVERS
- PLANT REFERENCE
- SPECIES
- QUANTITY
- TOPSOIL & SOD

NOTES:

- FOR GENERAL PLANTING NOTES, REFER TO NOTES ON DRAWING LD-3.
- FOR PLANT IDENTIFICATION REFER TO PLANT LIST ON DRAWING LD-1.
- FOR TREE CLEARANCES REFER TO NOTES ON DRAWING LP-1.

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Town

Landscape Architect

Landscape Architect

Project

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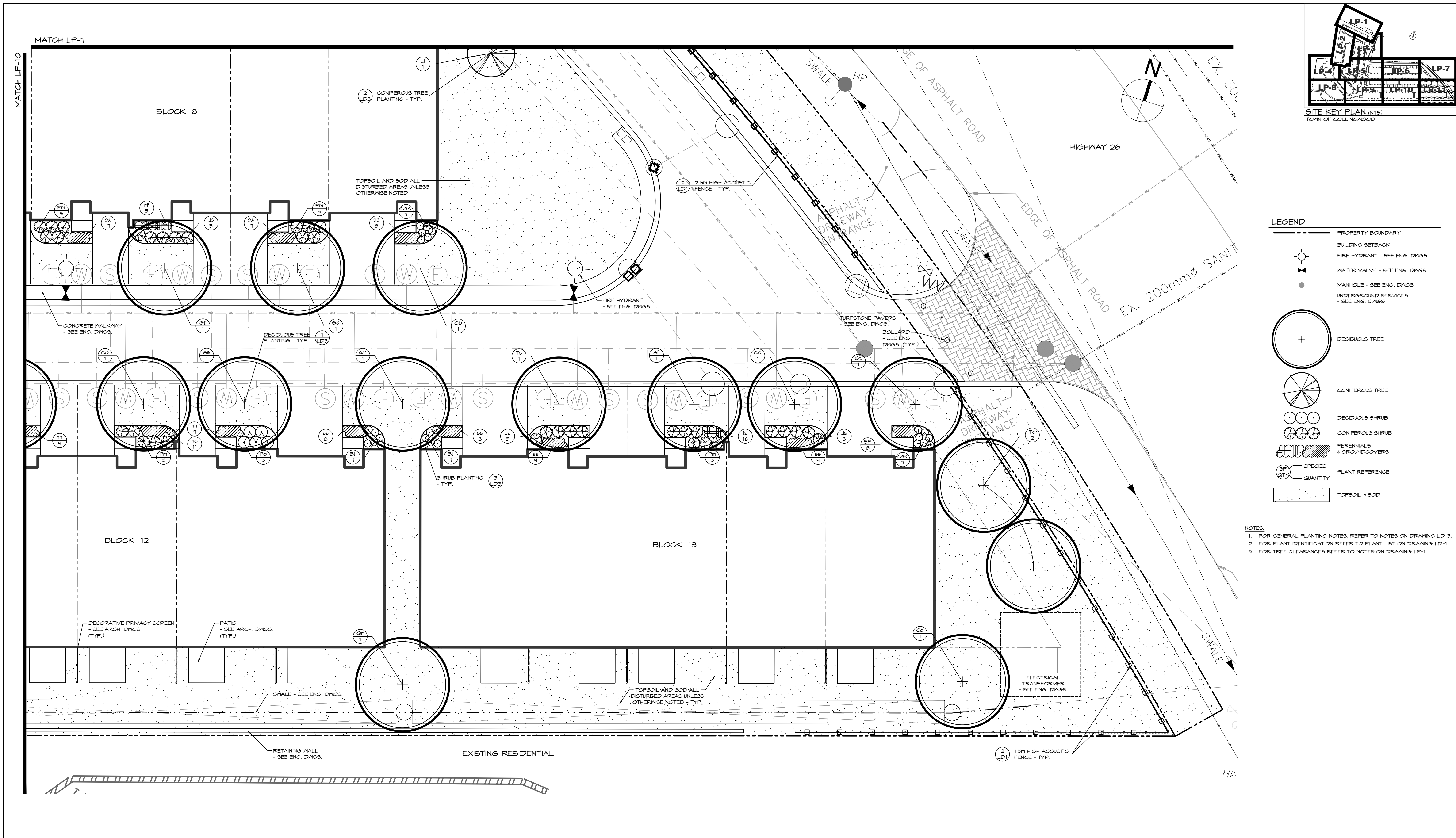
RESIDENCE AT SILVERCREEK
TOWN OF COLLINGWOOD

LANDSCAPE PLAN

THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
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INFO@CFCROZIER.CA

Drawn By: K.J.M. Design By: K.J.M. Project: 1790-5382

Check By: K.J.M. Scale: 1:150 Drawing: LP-10



LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK
- FIRE HYDRANT - SEE ENG. DWGS
- WATER VALVE - SEE ENG. DWGS
- MANHOLE - SEE ENG. DWGS
- UNDERGROUND SERVICES - SEE ENG. DWGS
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- PERENNIALS & GROUNDCOVERS
- SPECIES
- QUANTITY
- PLANT REFERENCE
- TOPSOIL & SOD

NOTES:

- FOR GENERAL PLANTING NOTES, REFER TO NOTES ON DRAWINGS LD-9.
- FOR PLANT IDENTIFICATION REFER TO PLANT LIST ON DRAWING LD-1.
- FOR TREE CLEARANCES REFER TO NOTES ON DRAWING LP-1.

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Town

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FOR APPROVAL
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Project: RESIDENCE AT SILVERCREEK
TOWN OF COLLINGWOOD

Drawing: LANDSCAPE PLAN

CROZIER CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
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Drawn By: K.J.L. Design By: K.J.L. Project: 1790-5382
Check By: K.J.L. Check By: H.M. Scale: 1:150 Drawing: LP-11

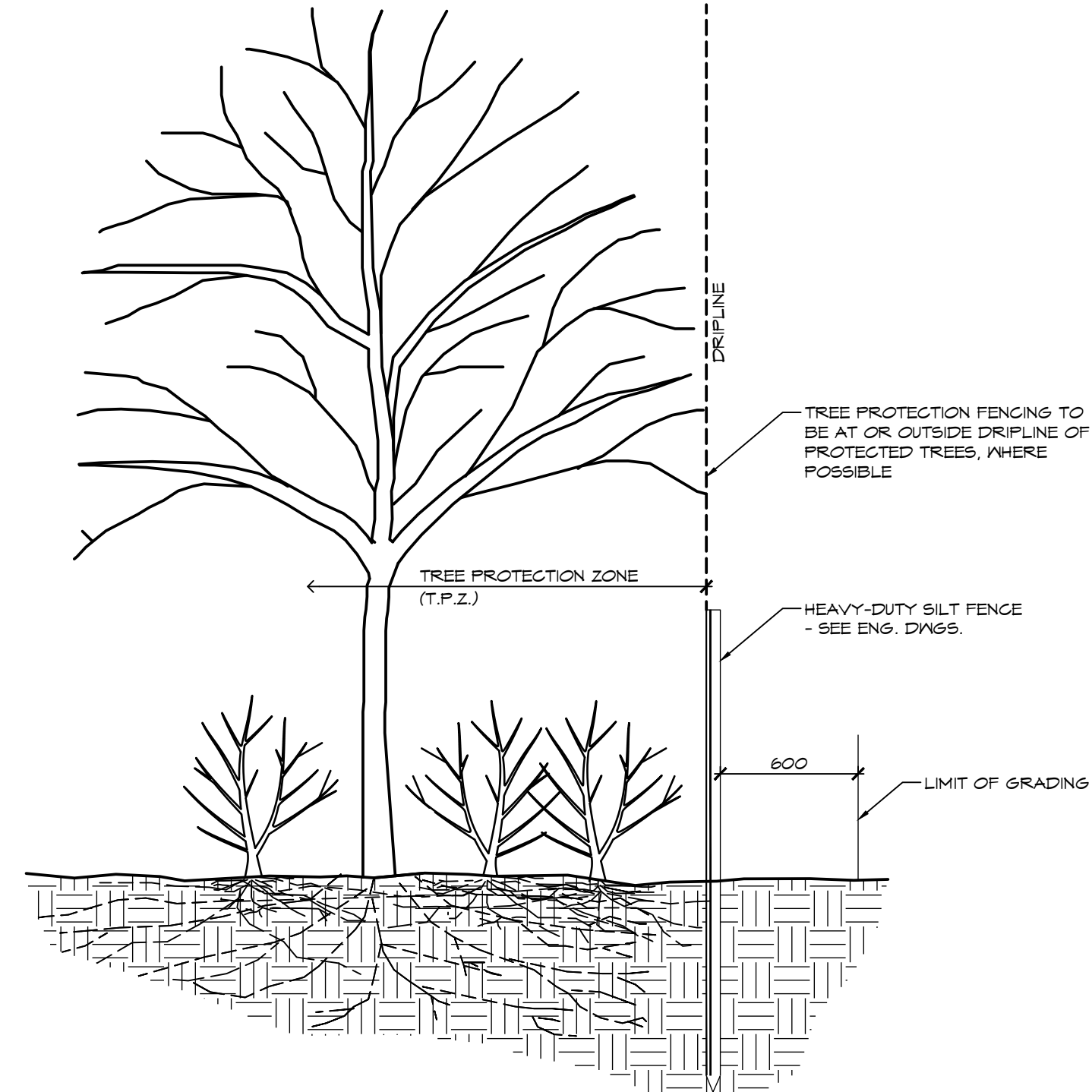
PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	QTY
DECIDUOUS TREES						
As	Acer saccharum 'Legacy'	Legacy Sugar Maple	50mm cal.	N.B.		18
Af	Acer x freemanii 'Jefferson'	Autumn Blaze Maple	50mm cal.	N.B.		21
Am	Amblyglier laevis (Multi-stem)	Multi-stem Allegheny Serviceberry	200cm	N.B.		4
Bn	Betula nigra	River Birch	50mm cal.	N.B.		5
Co	Celtis occidentalis	Common Hackberry	50mm cal.	N.B.		13
Gb	Ginkgo biloba	Maldenhair Tree	50mm cal.	N.B.		9
Gt	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	50mm cal.	N.B.		16
Gd	Gymnocladia dioica	Kentucky Coffee Tree	50mm cal.	N.B.		13
Ov	Ostrya virginiana	Ironwood	50mm cal.	N.B.		3
Pc	Pyrus calleryana 'Glen's Form'	Chanticleer Ornamental Pear	50mm cal.	N.B.		7
Qr	Quercus rubra	Red Oak	50mm cal.	N.B.		14
Tc	Tilia cordata 'Greenspire'	Greenspire Linden	50mm cal.	N.B.		16
Ua	Ulmus americana 'Valley Forge'	Valley Forge Elm	50mm cal.	N.B.		7

CONIFEROUS TREES						
Li	Larix laricina	American Larch	200cm	N.B.		18
Pa	Picea abies	Norway Spruce	200cm	N.B.		12
Pg	Picea glauca	White Spruce	200cm	N.B.		25
Ps	Pinus strobus	Eastern White Pine	200cm	N.B.		25
P&F	Pinus strobus 'Fastigiata'	Columnar Eastern White Pine	200cm	N.B.		26
TOE	Thuja occidentalis 'Emerald'	Emerald Cedar	200cm	N.B.		15

DECIDUOUS SHRUBS						
Bt	Berberis thunbergii 'Gentry'	Royal Burgundy Barberry	50cm	3 gal.	1.0m o.c.	117
Ca	Cornus sericea	Red Osler Dogwood	50cm	3 gal.	2.0m o.c.	51
CaK	Cornus sericea 'Kelsey'	Kelsey Red Osler Dogwood	50cm	3 gal.	1.0m o.c.	41
Po	Physocarpus opulifolius 'Tiny Wine Gold'	Tiny Wine Gold Ninebark	50cm	3 gal.	1.0m o.c.	133
Rt	Rhus typhina	Staghorn Sumac	50cm	3 gal.	1.0m o.c.	8

CONIFEROUS SHRUBS						
Jc	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper	50cm	3 gal.	1.5m o.c.	129
Jh	Juniperus horizontalis 'Turquoise Spreader'	Turquoise Spreader Juniper	50cm	3 gal.	2.0m o.c.	35
Js	Juniperus sabina 'Monna'	Calgary Carpet Juniper	50cm	3 gal.	1.0m o.c.	50
Jb	Juniperus squamata 'Blue Star'	Blue Star Juniper	50cm	3 gal.	1.0m o.c.	8
Jv	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	50cm	3 gal.	1.5m o.c.	30
Jp	Juniperus x pfitzeriana 'Old Gold'	Old Gold Juniper	50cm	3 gal.	1.0m o.c.	82
Pm	Pinus mugo 'Sloumound'	Sloumound Mugo Pine	50cm	3 gal.	1.0m o.c.	44

PERENNIALS & GROUNDCOVERS						
ca	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	0.75m o.c.		223
bb	Bergenia x 'Bressingham Ruby'	Bressingham Ruby Heartleaf Bergenia	1 gal.	0.5m o.c.		106
bw	Bergenia x 'Bressingham White'	Bressingham White Heartleaf Bergenia	1 gal.	0.4m o.c.		50
hc	Heuchera x 'Chocolate Ruffles'	Chocolate Ruffles Coral Bells	1 gal.	0.5m o.c.		42
hs	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 gal.	0.5m o.c.		434
hh	Hosta 'High Society'	High Society Hosta	1 gal.	0.5m o.c.		370
is	Iris pumila 'Banbury Ruffles'	Banbury Ruffles Standard Dwarf Bearded Iris	1 gal.	0.3m o.c.		126
rf	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	1 gal.	0.6m o.c.		15
sn	Salvia nemorosa 'May Night'	May Night Meadow Sage	1 gal.	0.5m o.c.		34
ss	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop	1 gal.	0.5m o.c.		445



1 TREE PROTECTION FENCE
LD1

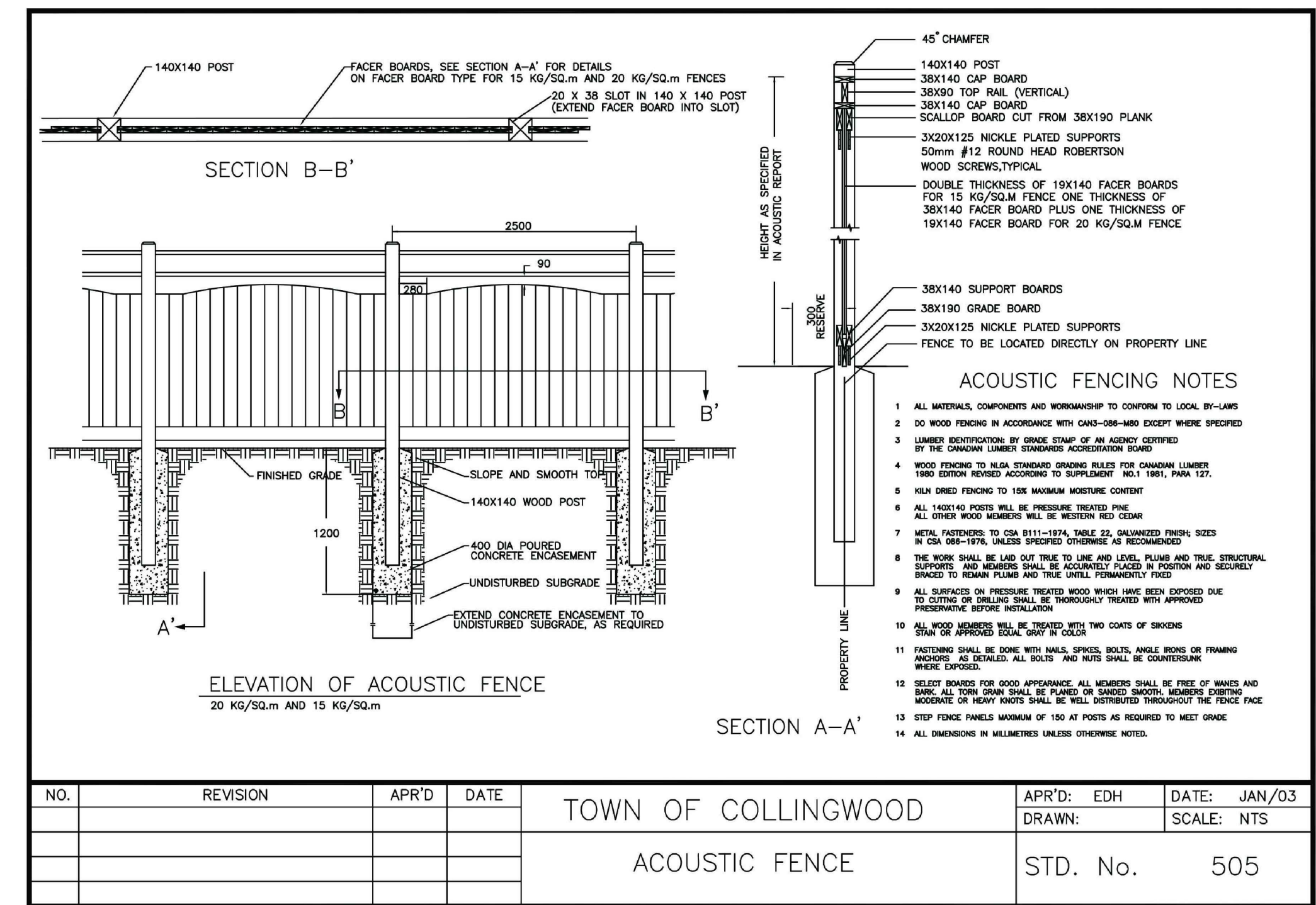
NOTES:

1.0 TREE PROTECTION

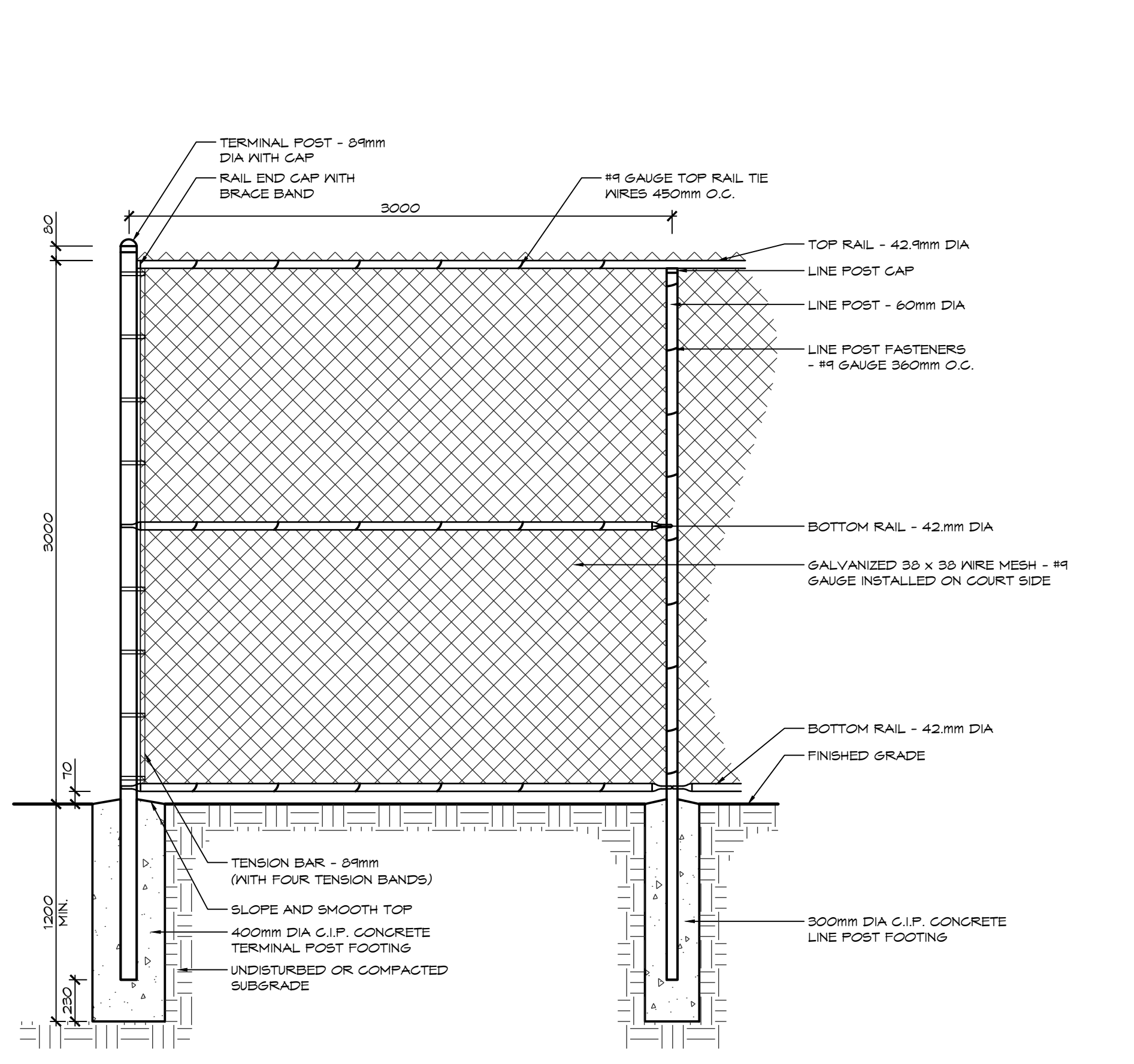
- INSTALL TREE PROTECTION FENCING IN LOCATIONS INDICATED IN CONTRACT DRAWINGS.
- WHERE POSSIBLE, TREE PROTECTION FENCING LOCATION TO BE AT OR OUTSIDE THE DRIPLINE OF PROTECTED TREES, WHICH IS DEFINED AS THE CIRCLE THAT COULD BE DRAWN ON THE SOIL AROUND A TREE DIRECTLY UNDER THE TIPS OF ITS OUTERMOST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

2.0 HAZARD TREE MANAGEMENT

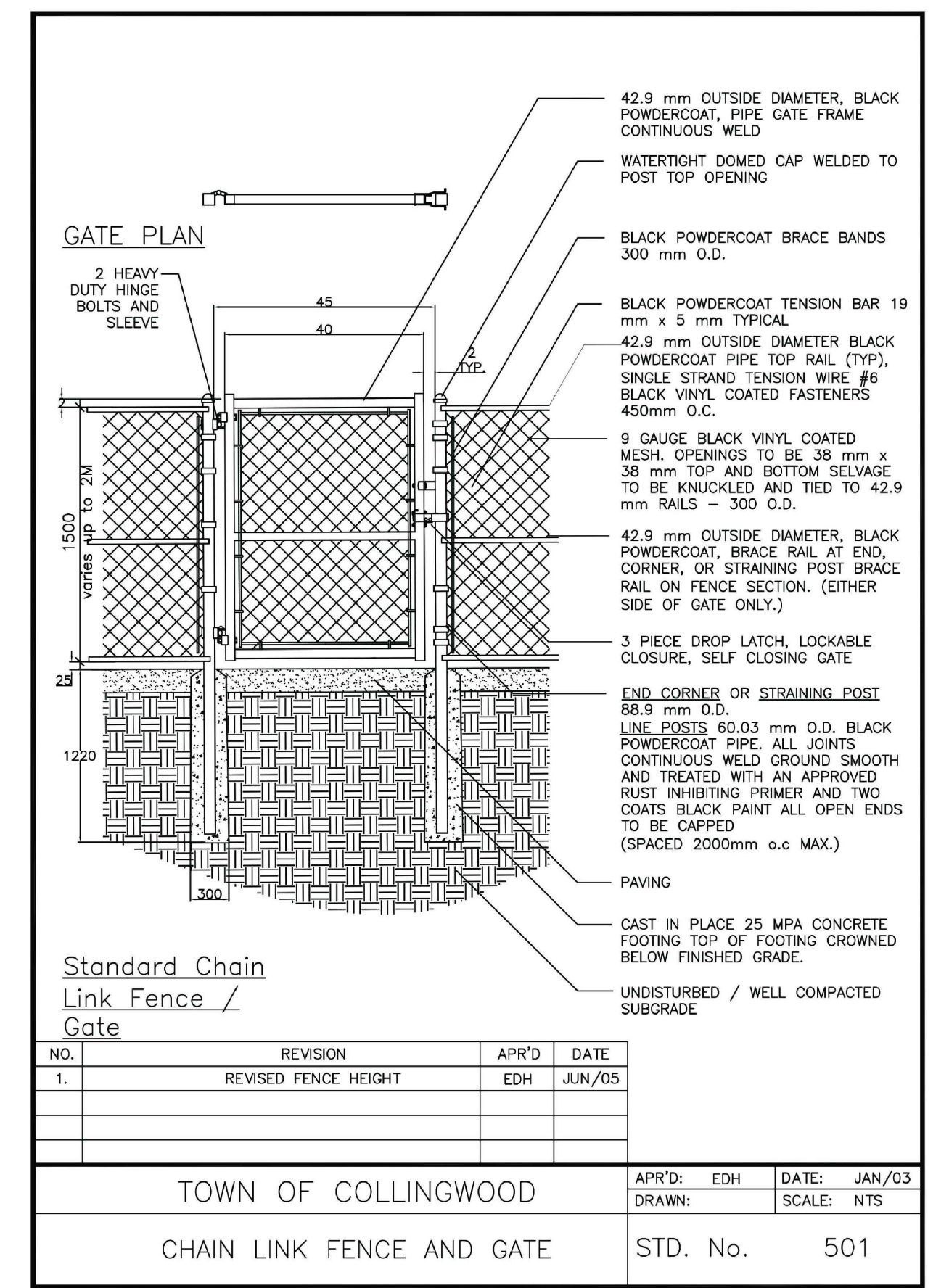
- SELECTIVE REMOVAL OF HAZARDOUS TREES WITHIN THE TREE PROTECTION ZONE WILL BE DETERMINED ON-SITE BY THE LANDSCAPE ARCHITECT.
- WHERE REMOVALS ARE REQUIRED, THE FELLING ZONE SHOULD ALLOW THE TREES TO FALL WITHOUT DAMAGE TO EXISTING STRUCTURES, OR TREES (BRANCHES & TRUNKS) TO REMAIN.
- SHOULD NO CLEAR FELLING ZONE EXIST, THE TREE SHALL BE CUT INCREMENTALLY FROM TOP TO BOTTOM AND LOWERED TO THE GROUND WITH ROPES.
- ANY ROOTS THAT BECOME EXPOSED DURING CONSTRUCTION SHALL BE CLEANLY CUT.



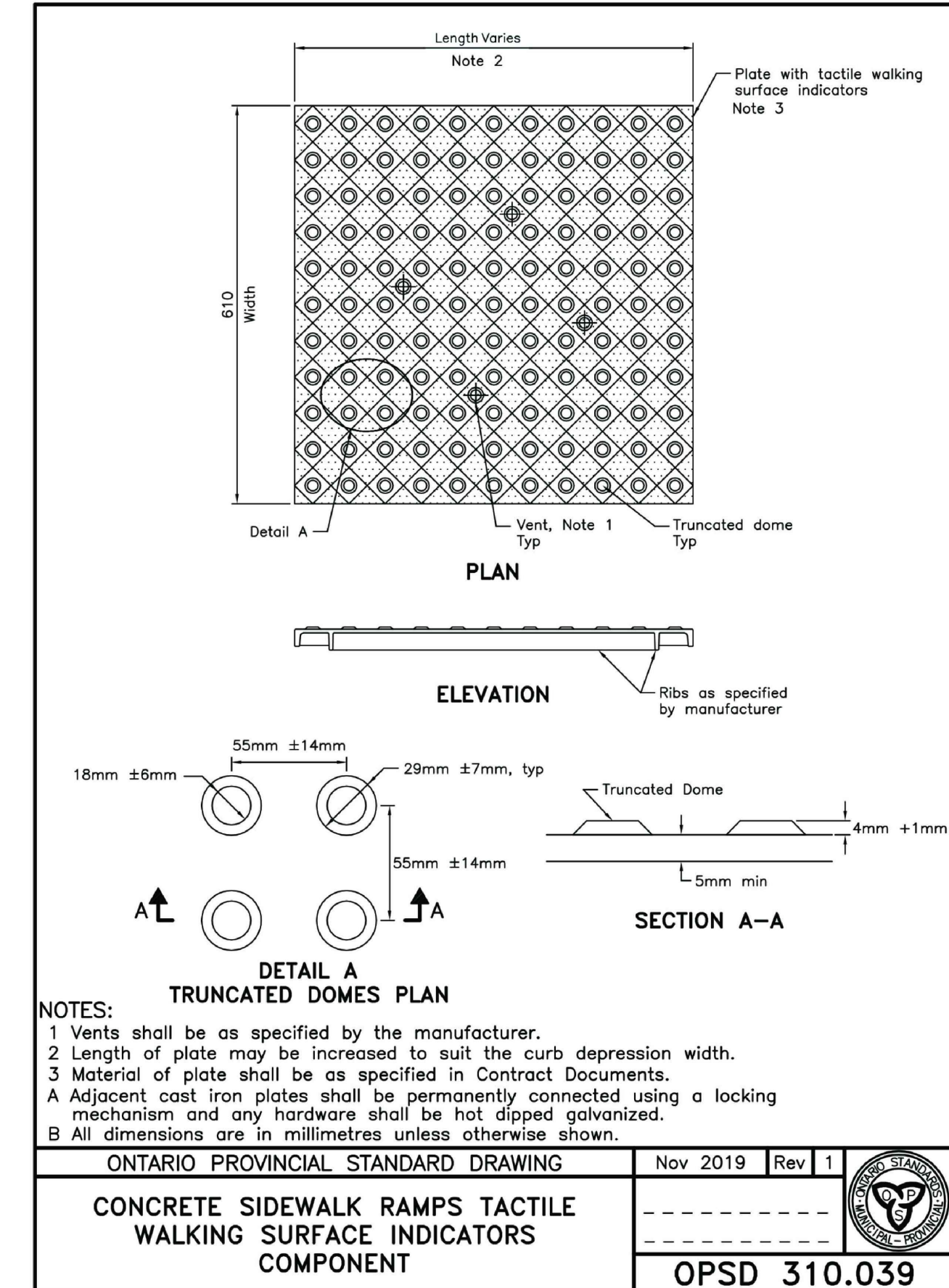
2 ACOUSTIC FENCE
LD1



3 MULTI-USE COURT FENCING
LD1



4 CHAIN LINK FENCE
LD1



5 TACTILE WALKING SURFACE INDICATOR
LD1

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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.

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No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR SITE PLAN APPROVAL	07/11/2020

NO.	REVISION	APR'D	DATE
1.	REVISED FENCE HEIGHT	EDH	JUN/05

TOWN OF COLLINGWOOD
CHAIN LINK FENCE AND GATE
STD. No. 501

TOWN OF COLLINGWOOD
ACOUSTIC FENCE
STD. No. 505

RESIDENCE AT SILVERCREEK
TOWN OF COLLINGWOOD

LANDSCAPE DETAILS

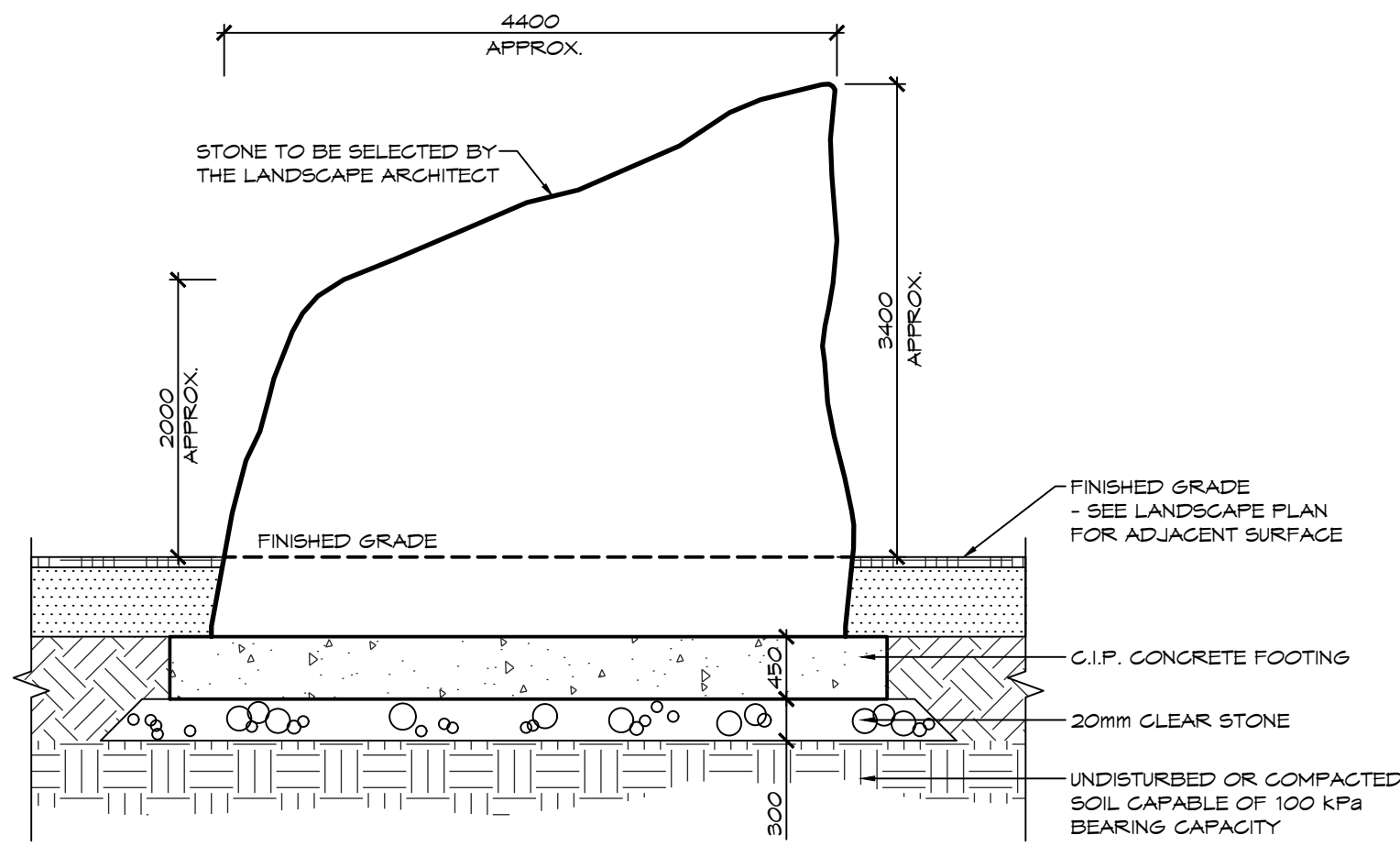
CROZIER
CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CROZIER.CA
INFO@CROZIER.CA

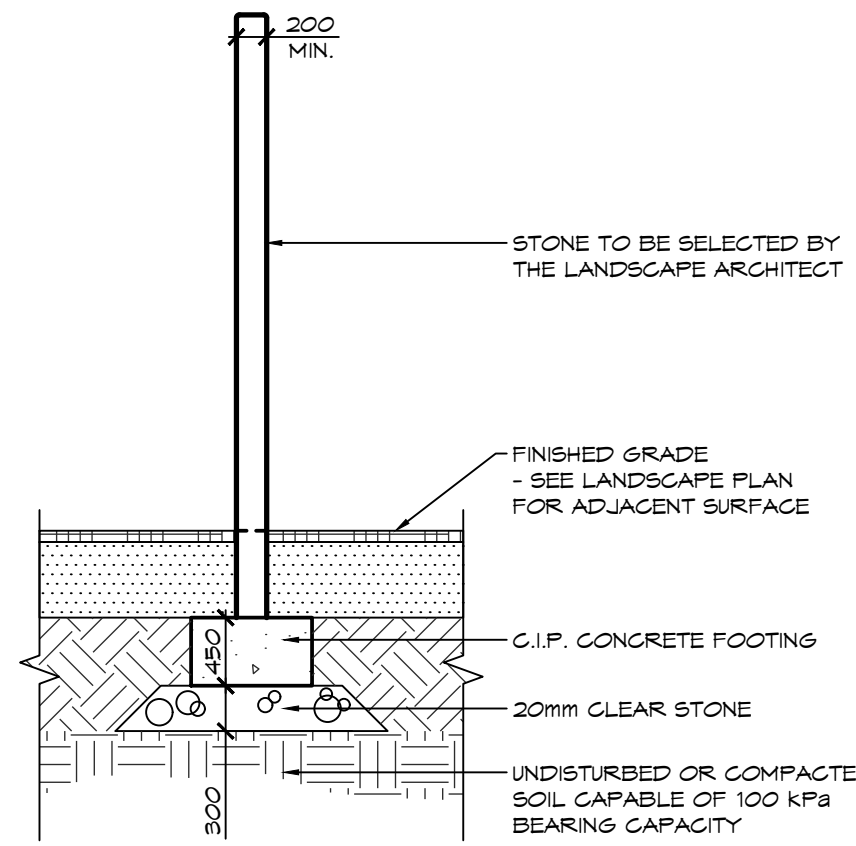
Drawn By	Design By	Project
K.J.L.	K.J.L.	1790-5382
Check By	Scale	Drawing
K.J.L.	AS SHOWN	LD-1

NOTES:

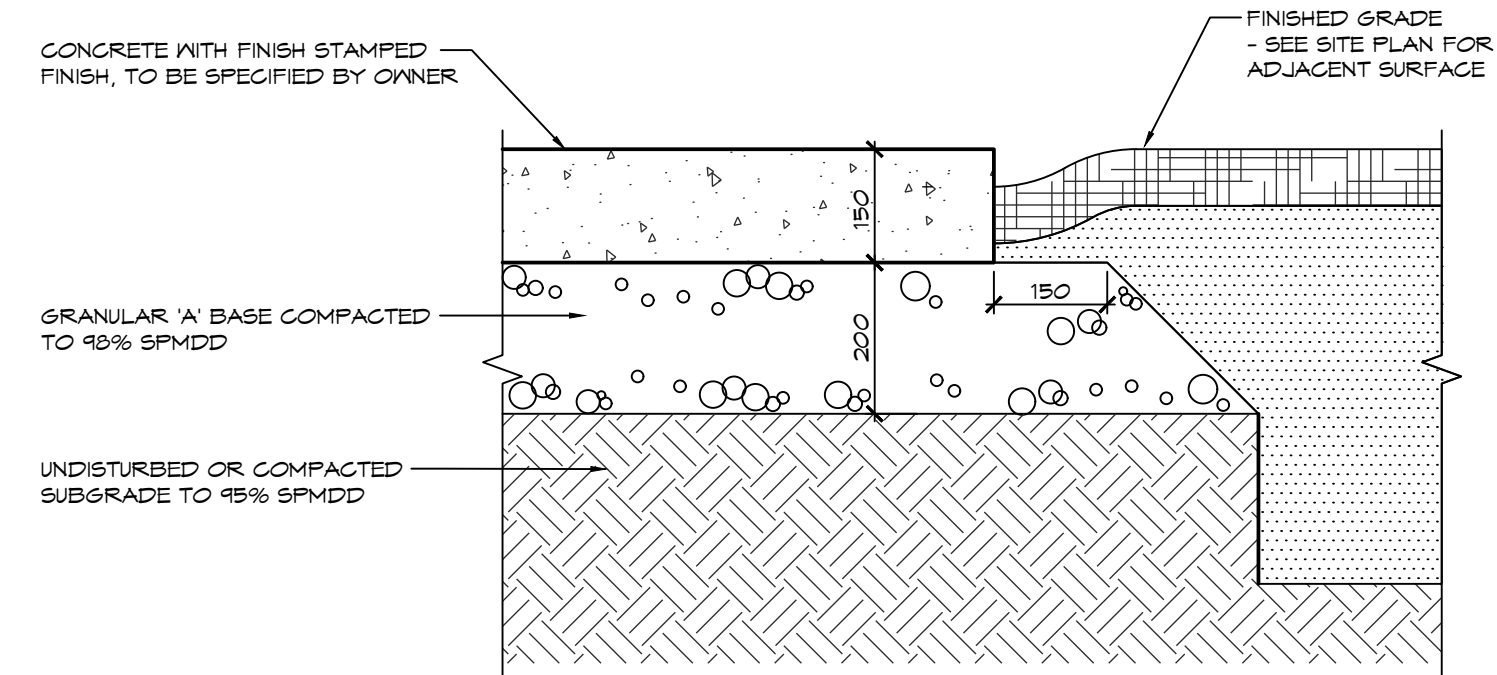
1. THE CONTRACTOR SHALL PROVIDE DETAILED SHOP DRAWINGS FOR THE CAST-IN-PLACE CONCRETE FOOTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SEALED BY AN ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
2. FORMAL CERTIFICATION OF THE WORKS SHALL BE PROVIDED BY THE ENGINEER RESPONSIBLE FOR THE SEALED SHOP DRAWINGS.



FRONT ELEVATION



SIDE ELEVATION



2 STAMPED CONCRETE WALKWAY

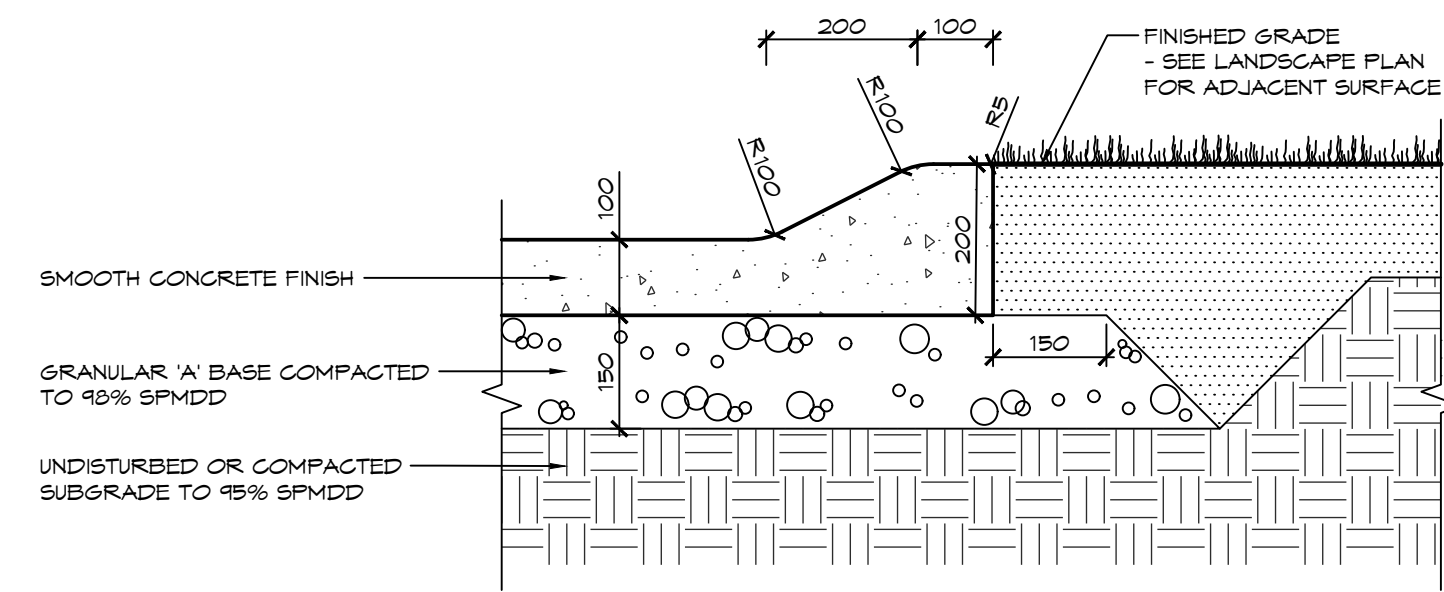
1:10

1 ENTRANCE FEATURE

1:50

NOTES:

1. EXCAVATE ALL TOPSOIL AND ORGANIC MATTER UNDER TRAIL BED.
2. DIRECTION OF CROSS SLOPE SHALL BE ADJUSTED TO SUIT GRADING REQUIREMENTS.

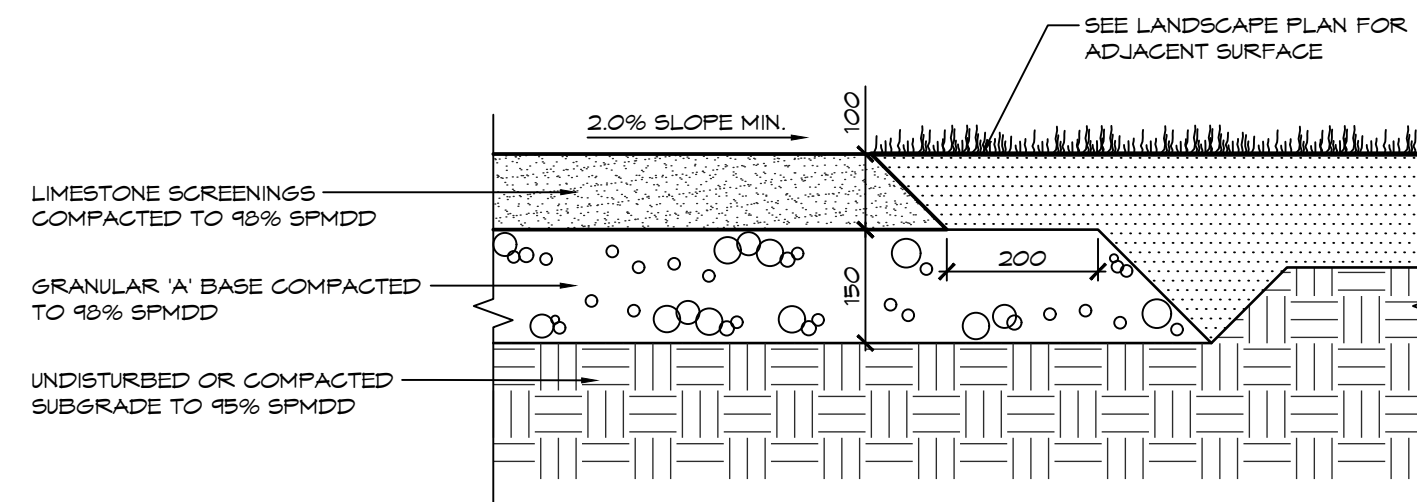


3 MULTI-USE COURT SURFACING

1:10

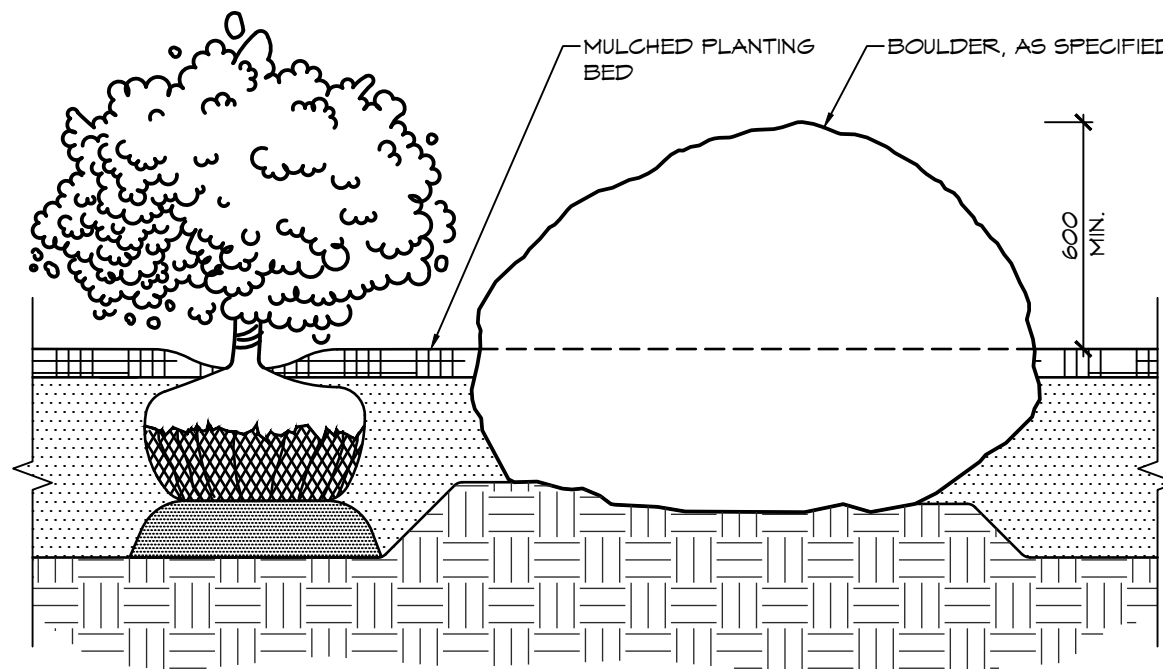
4 GRANULAR WALKWAY

1:10



NOTES:

1. BOULDER SHALL BE ROUNDED CAP LIMESTONE ROCKERY, SUPPLIED BY MAXWELL'S LANDSCAPE & MASONRY SUPPLY (705.445.0111) OR APPROVED EQUAL.
2. BOULDER SIZE SHALL BE IN ACCORDANCE TO SCALE DEPICTED ON LANDSCAPE PLANS.
3. STONE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

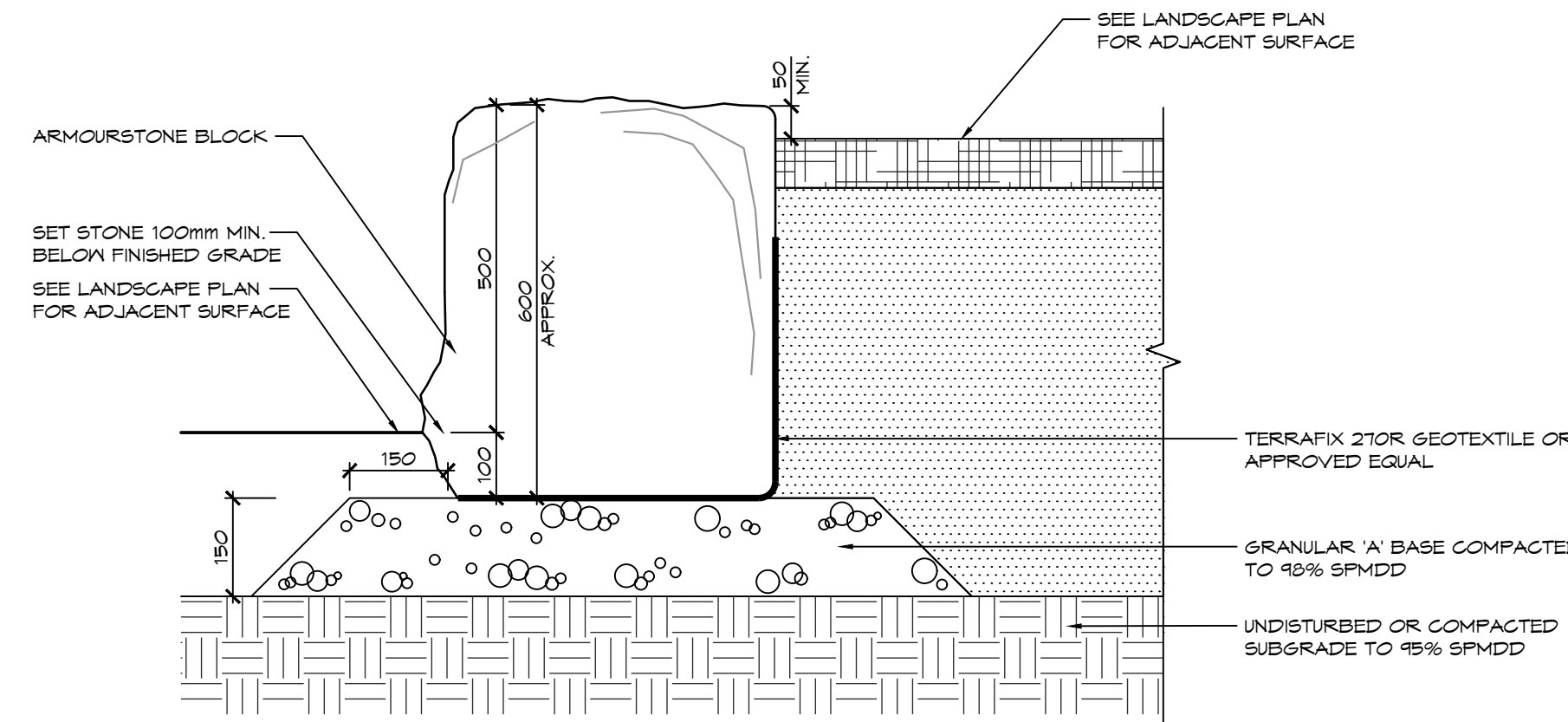


5 LANDSCAPE BOULDER

1:20

NOTES:

1. ARMOURSTONE BLOCK SHALL BE SQUARE CUT QUARRIED LIMESTONE.
2. ARMOURSTONE TO BE RECTANGULAR AND REGULAR SHAPE WITH SMOOTH SIDES AND A FLAT TOP. IRREGULAR AND/OR SHARP EDGED BLOCKS WILL NOT BE ACCEPTED.



6 ARMOURSTONE SEATING WALL

1:10

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Town

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Landscape Architect

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION

Project: RESIDENCE AT SILVERCREEK TOWN OF COLLINGWOOD

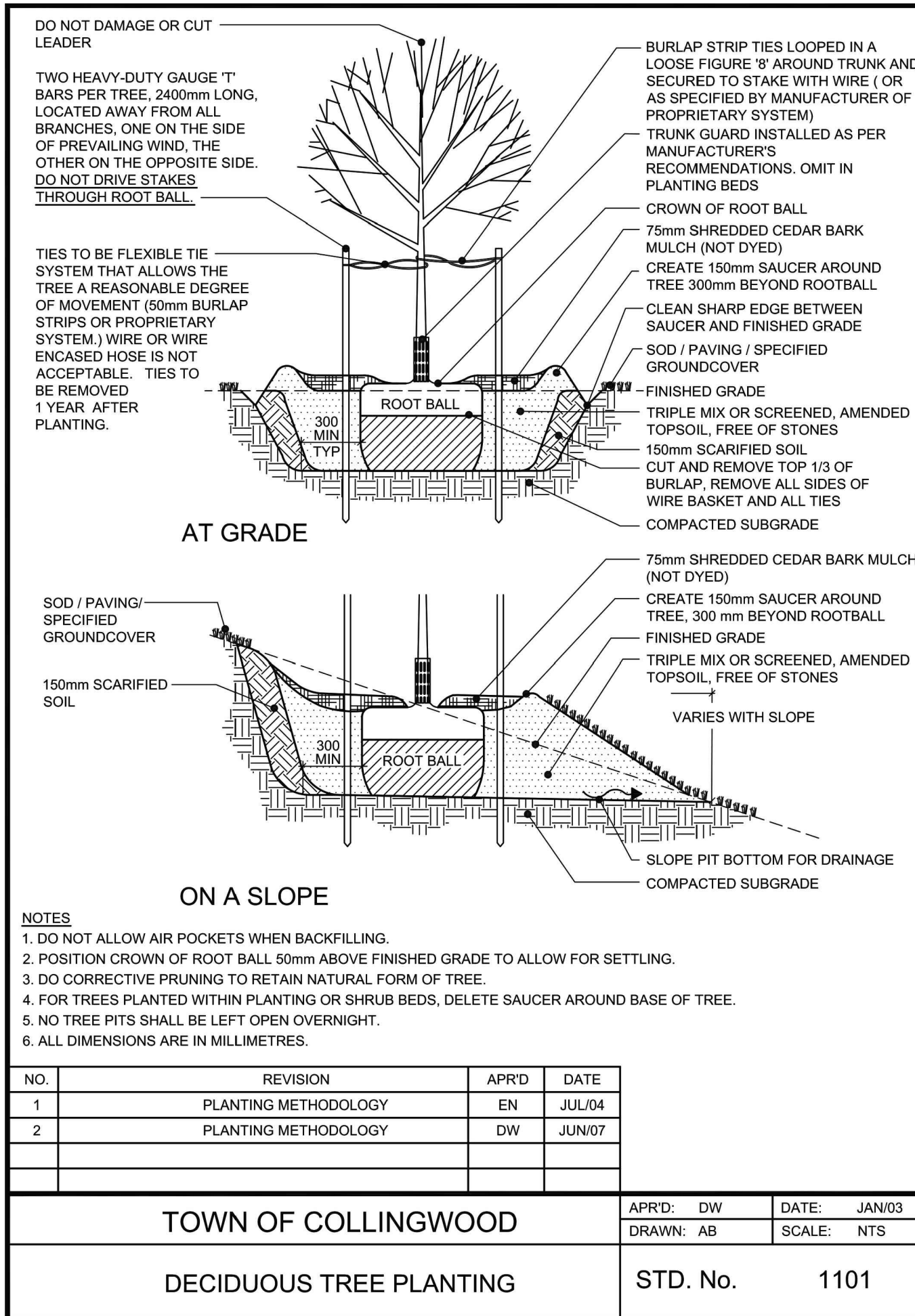
Drawing: LANDSCAPE DETAILS

CROZIER
CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
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705 446-3510 T
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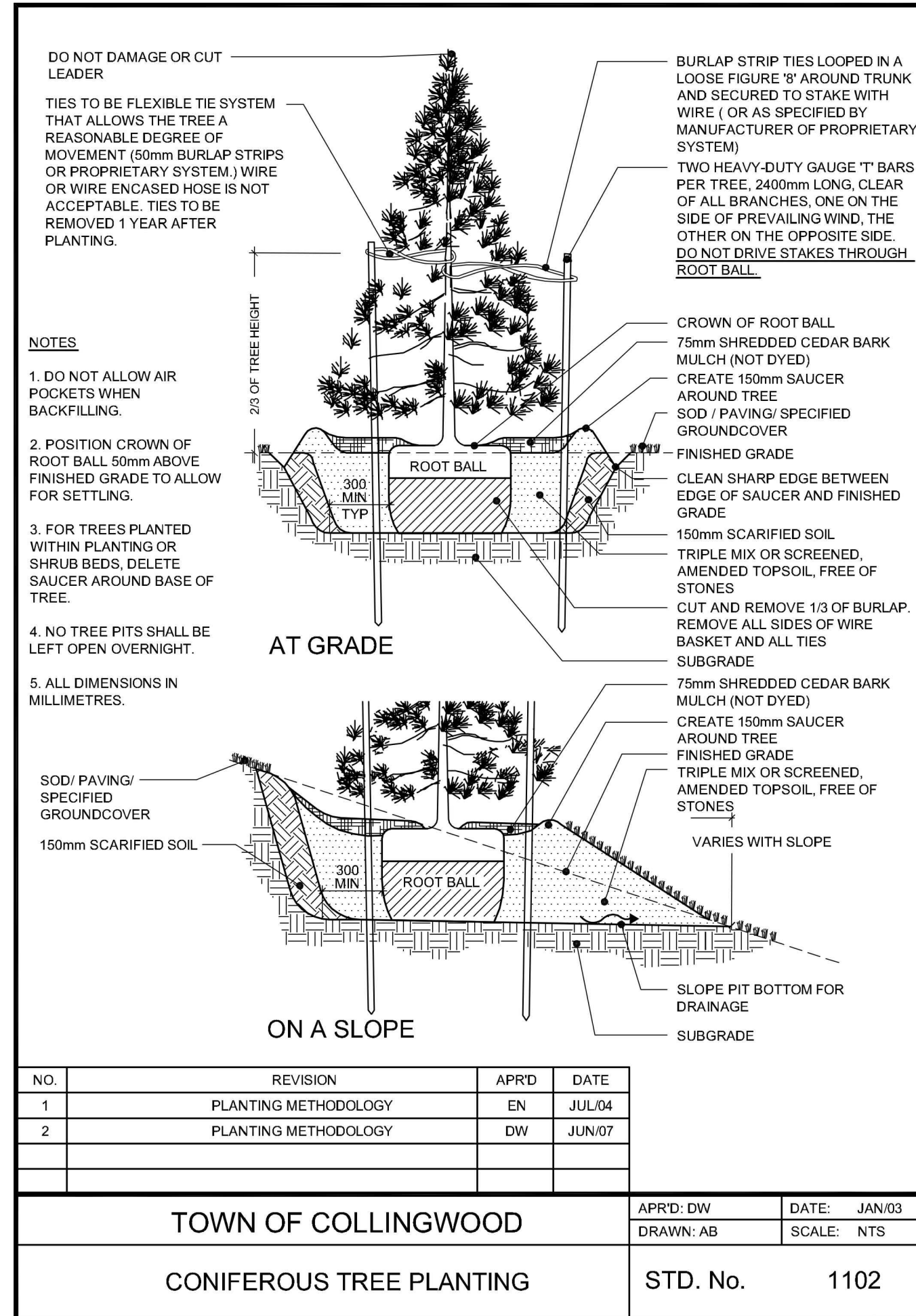
Drawn By: K.J.L. Design By: K.J.L. Project: 1790-5382

Check By: K.J.L. Scale: AS SHOWN Drawing: LD-2



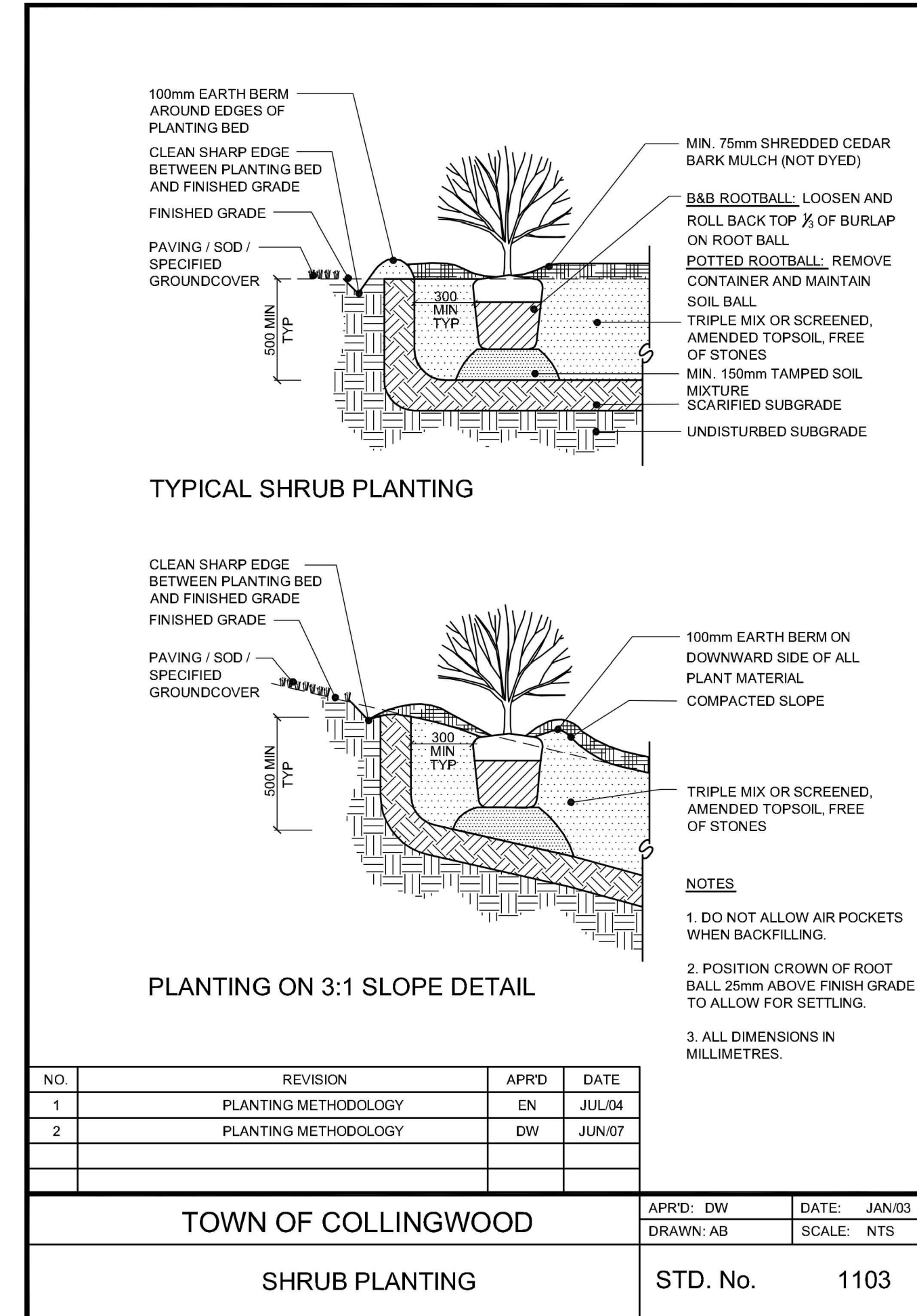
1 LD3 DECIDUOUS TREE PLANTING

NTS



2 LD3 CONIFEROUS TREE PLANTING

NTS



3 LD3 SHRUB PLANTING

NTS

GENERAL NOTES:

- 1.0 POOL FENCING**
- POOL FENCING SHALL BE IN ACCORDANCE WITH THE TOWN OF COLLINGWOODS POOL ENCLOSURE REQUIREMENTS BY-LAW NO. 91-42.
 - POOL FENCING SHALL BE MAJESTIC EAGLE II STYLE, GALVALUME WITH E-COAT, 1824mm TALL WITH PYRAMID POST CAPS SUPPLIED BY RGN EAGLE INDUSTRIES INC., 1256 CARDIFF BLVD., MISSISSAUGA, ONTARIO, TEL: 905.670.2550.
 - PEDESTRIAN GATE TO BE THE SAME STYLE AS THE FENCE AND SHALL BE SELF-CLOSING, SELF-LATCHING AND LOCKABLE.
 - COLOUR OF FENCE AND GATES TO BE HIGH GLOSS BLACK.
 - CONTRACTOR SHALL PROVIDE DETAILED SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
- 2.0 SITE FURNITURE**
- THE FOLLOWING SITE FURNITURE SHALL BE SUPPLIED BY HAUSER INDUSTRIES INC., 350 WEBER STREET NORTH, WATERLOO, ONTARIO, TEL: 1.800.269.7320 EXT. 243:
 - BICYCLE RACK**
MODEL NO.: PS-19-55-101-BD
METAL FINISH: STAINLESS STEEL
FOOTING/ ATTACHMENTS: SECURED TO CONCRETE PAVING WITH STAINLESS STEEL FASTENERS
 - THE FOLLOWING SITE FURNITURE SHALL BE SUPPLIED BY MASLIN SITE FURNITURE, 3-469 INNOVATION WAY, WOODSTOCK, ONTARIO, TEL: 1.800.316.5506:
 - BENCH**
MODEL NO.: MBE-2300-0001T
METAL FINISH: POWDER COATED WHITE GLOSS
FOOTING/ ATTACHMENTS: SECURED TO CONCRETE PAVING WITH STAINLESS STEEL FASTENERS
 - THE FOLLOWING SITE FURNITURE SHALL BE SUPPLIED BY LIMESTONE TRAIL, 4646 CHRISTIE DRIVE, BEAMSVILLE, ONTARIO, TEL: 905.563.0133:
 - SHED**
MODEL NO.: 4005
FOOTING/ ATTACHMENTS: AS PER MANUFACTURERS RECOMMENDATIONS
 - THE FOLLOWING SITE FURNITURE SHALL BE SUPPLIED BY ABC RECREATION PARKS, ONTARIO, TEL: 1.800.261.5755:
 - SHADE STRUCTURE**
MODEL NO.: POLISON DB141 (24' x 24')
METAL FINISH: POWDER COATED ALMOND MATTE
FOOTING/ ATTACHMENTS: AS PER MANUFACTURERS RECOMMENDATIONS
- 3.0 PLANTING**
- ALL WORKMANSHIP TO THE STANDARDS OF THE LANDSCAPE ONTARIO HORTICULTURAL TRADES ASSOCIATION AND THE CANADIAN LANDSCAPE STANDARDS.
 - TREE LOCATIONS SHALL BE STAKED ON SITE BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - BACKFILL IS TO CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE/CLASS NATIVE TO THE SITE. SOIL AMENDMENT MAY BE REQUIRED BASED ON SOURCE OF IMPORTED OR EXISTING SITE. QUALITY OF TOPSOIL. PROVIDE NUTRIENT ANALYSIS OF TOPSOIL TO BE USED FOR LANDSCAPE PURPOSES IN ORDER TO DETERMINE SOIL AMENDMENT REQUIREMENTS.
 - REPORT ALL DISCREPANCIES IN WRITING TO THE LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNER'S ACCEPTANCE OF PROJECT.
 - UNLESS OTHERWISE STATED, ALL WORK SHALL CONFORM TO THE LANDSCAPE ONTARIO SPECIFICATION STANDARDS.
 - CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
 - PLANTING MAY BE ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES/ SERVICES AND DRIVEWAYS.
 - TREE PITS OR PLANTING BEDS LOCATED WITHIN 1 METER OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
 - SUBMIT WRITTEN GUARANTEE TO THE EFFECT THAT ALL PLANTS ACCEPTED DURING THE PERIOD OF JANUARY 1st TO JULY 15th SHALL BE GUARANTEED UNTIL JULY 15th THE SECOND FOLLOWING YEAR. PLANTS ACCEPTED DURING THE PERIOD OF JULY 15th TO DECEMBER 31st SHALL BE GUARANTEED FOR TWO YEARS FROM THE DATE OF ACCEPTANCE. THE GUARANTEE PERIOD LISTED ABOVE SHALL APPLY TO ALL NURSERY GROWN PLANTS AS PER TOWN OF COLLINGWOODS TWO YEAR MAINTENANCE REQUIREMENTS.
 - ALL MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - SOD ANY AREAS MARKED WITH NURSERY SOD ON 150mm CLEAN TOPSOIL. FINE GRADE AND SOD ALL BOULEVARD AREAS TO MUNICIPAL SPECIFICATIONS AND REPAIR DAMAGE TO ADJACENT PROPERTIES AS REQUIRED.
 - FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL COINCIDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.
 - AT THE TIME OF FINAL INSPECTION, ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION AND PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.

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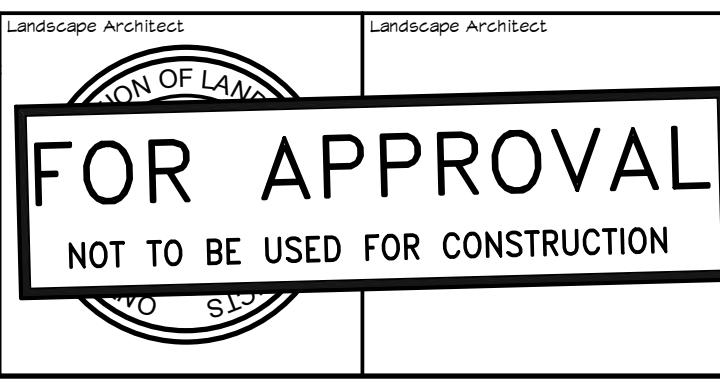
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0	ISSUED FOR SITE PLAN APPROVAL	07/11/2020

Landscape Architect	Landscape Architect	Project



RESIDENCE AT SILVERCREEK
TOWN OF COLLINGWOOD

LANDSCAPE DETAILS

	Drawn By	K.J.L.	Design By	K.J.L.	Project	1790-5382
	Check By	K.J.L.	Check By		Scale	AS SHOWN
					Drawing	LD-3

THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA