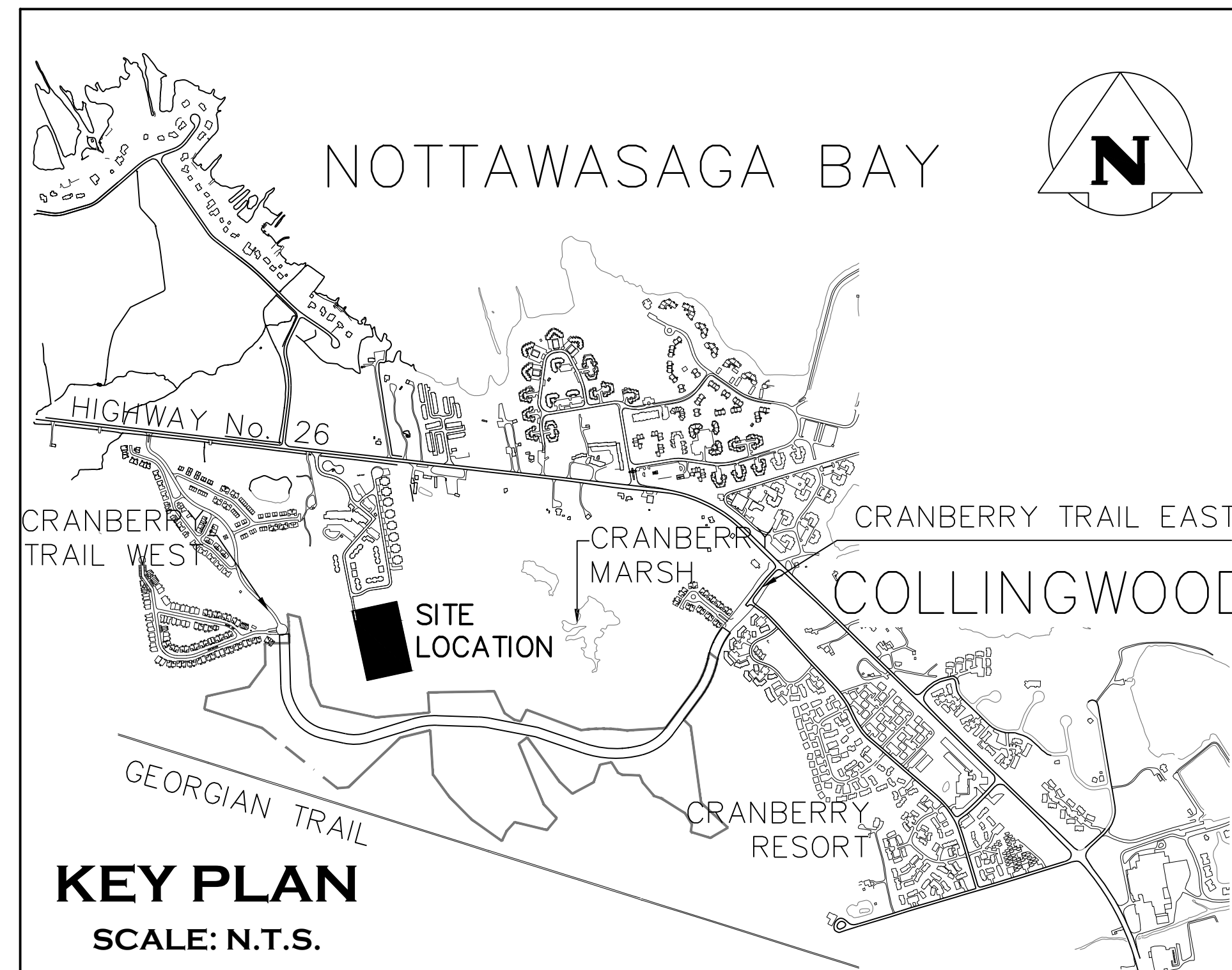


WYLDEWOOD CREEK

TOWN OF COLLINGWOOD

COUNTY OF SIMCOE



MUNICIPALITY

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

DEVELOPER

BRANDY LANE CORPORATION
4580 DUFFERIN STREET, SUITE 307
TORONTO, ONTARIO, M3H 5Y2

DEVELOPER'S ENGINEER AND LANDSCAPE ARCHITECT



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

ARCHITECT

CMV GROUP ARCHITECTS
247 SPADINA AVENUE, 4TH FLOOR
TORONTO, ONTARIO, M5T 3A8

MASTER LEGEND

EXISTING FEATURES (EX.)

- XXX.X--- EX. CONTOUR
- +XXX.XX EX. GRADE
- ~~~~~ EX. TREELINE
- ==== EX. WATERCOURSE
- - - - EX. DITCH
- XWM--- EX. WATERMAIN
- XWS--- EX. WATER SERVICE
- XSH--- EX. FIRE HYDRANT & VALVE
- XSM--- EX. SANITARY SEWER & MANHOLE
- XFM--- EX. SANITARY FORCEMAIN
- XSS--- EX. SANITARY SERVICE
- XSS--- EX. STORM SEWER & MANHOLE
- EX. STORM CATCHBASIN
- EX. STORM DOUBLE CATCHBASIN
- EX. STORM CATCHBASIN MANHOLE
- ⊕ EX. STORM DOUBLE CATCHBASIN MANHOLE
- XGAS--- EX. GAS MAIN
- XB--- EX. BELL LINE
- EX. BELL PEDESTAL
- EX. CABLE TELEVISION PEDESTAL
- HP EX. HYDRO POLE
- EX. LIGHT STANDARD
- EX. SIGN
- EX. BUILDING
- BM# EX. BENCHMARK NUMBER & LOCATION
- BH# EX. BOREHOLE NUMBER & LOCATION

PROPOSED FEATURES (PR.)

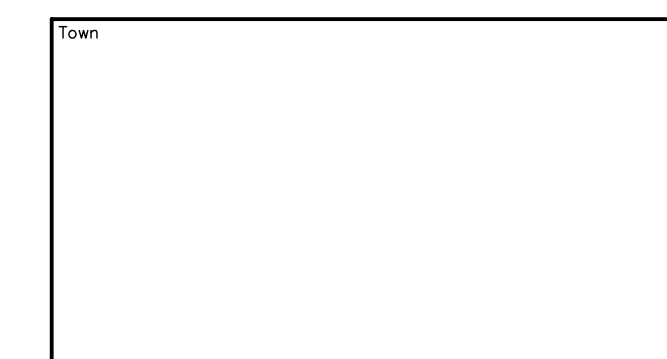
- XXX.XX--- PR. PROPERTY LIMITS
- +XXX.XX PR. ELEVATION
- +XXX.XX PR. ELEVATION (MATCH EX. ELEVATION)
- X.XX% PR. SWALE & SLOPE
- - - - PR. DITCH DRAINAGE
- XWM--- PR. WATERMAIN & VALVE
- XWS--- PR. WATER SERVICE
- XSH--- PR. FIRE HYDRANT & VALVE
- XSM--- PR. WATER VALVE CHAMBER
- XSM--- PR. WATER QUALITY TESTING STATION
- XSM--- PR. SANITARY SEWER & MANHOLE
- XFM--- PR. SANITARY FORCEMAIN
- XSS--- PR. SANITARY CATCHMENT
- 11 PR. CATCHMENT AREA ID
- 0.14 PR. AREA (ha)
- 0.14 PR. POPULATION (3.5 p.p.u.)
- XSS--- PR. STORM SEWER & MANHOLE
- PR. CATCHBASIN
- PR. DOUBLE CATCHBASIN
- PR. CATCHBASIN MANHOLE
- ⊕ PR. DOUBLE CATCHBASIN MANHOLE
- XSS--- PR. STORM CATCHMENT
- 102 PR. CATCHMENT AREA ID
- 0.23 PR. RUNOFF COEFFICIENT
- 0.78 PR. DRAINAGE AREA (ha)
- PR. CURB CUT
- PR. CANADA POST COMMUNITY MAIL BOX
- PR. TRANSFORMER AND GROUNDING GRID
- PR. STREET LIGHT
- 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

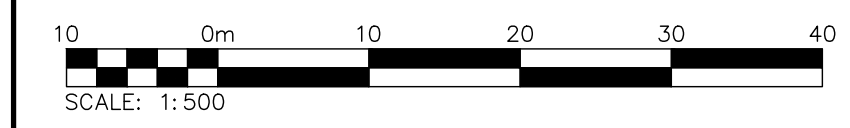
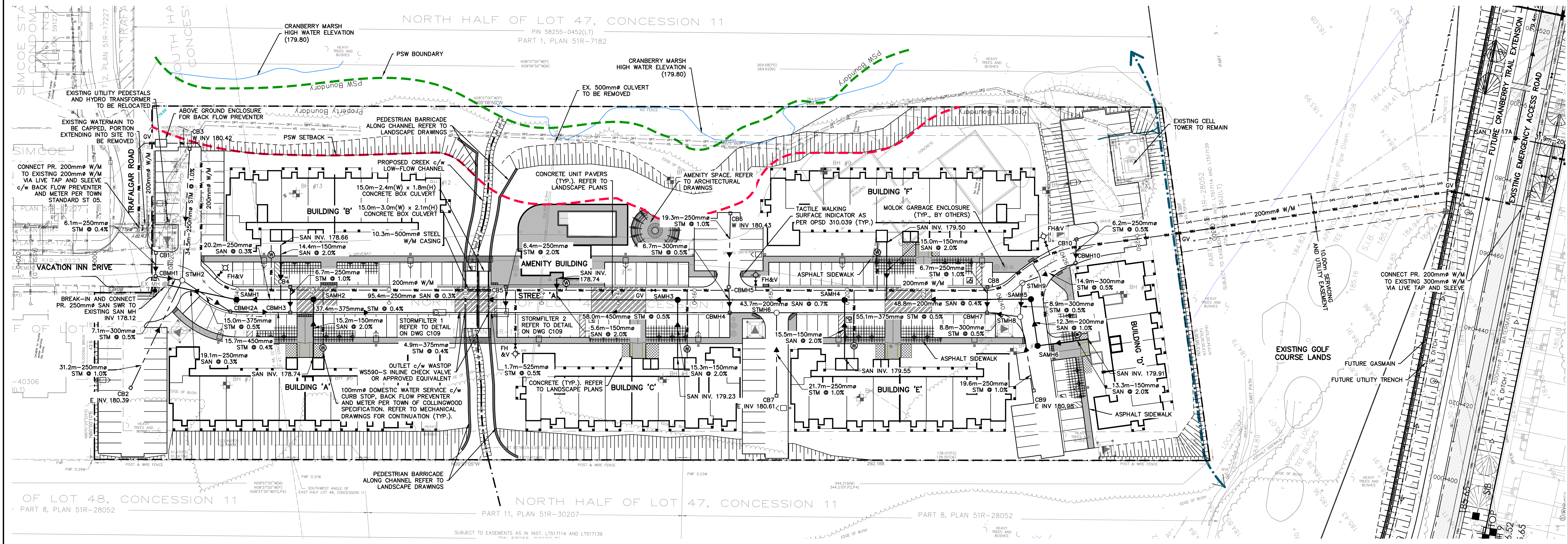
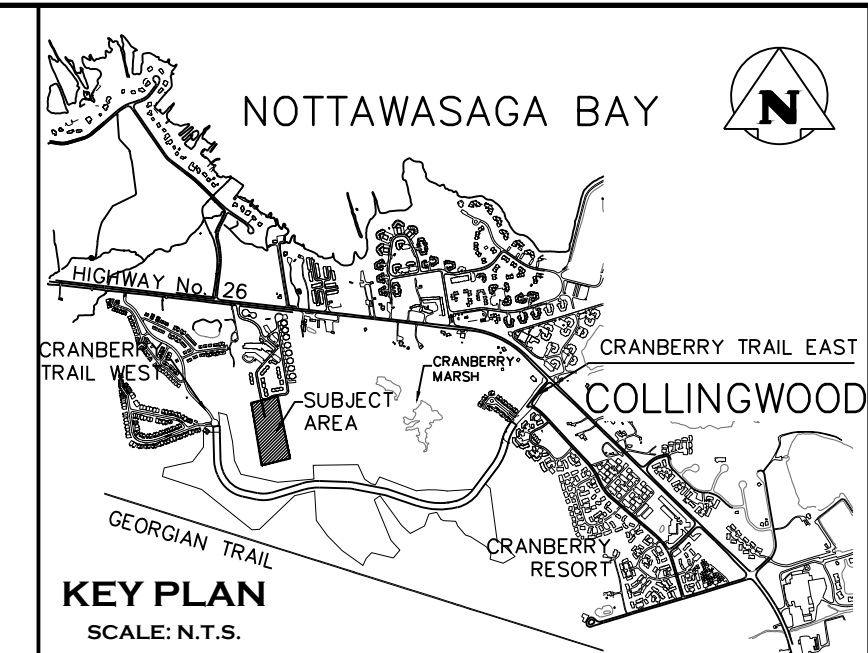
DRAWING

TITLE

C100	COVER SHEET
C101	GENERAL SITE SERVICING PLAN
C102.A	OVERALL SITE GRADING PLAN (NORTH)
C102.B	OVERALL SITE GRADING PLAN (SOUTH)
C103.A	PLAN & PROFILE STREET 'A' (STA. 0+000 - 0+288.22)
C103.B	PLAN & PROFILE SERVICING EASEMENT
C104	CHANNEL PLAN & PROFILE AND GRADING DETAILS
C105	CULVERT CROSSING NOTES AND DETAILS
C106	SANITARY DRAINAGE PLAN
C107	STORM DRAINAGE PLAN
C108	EROSION AND SEDIMENT CONTROL PLAN
C109	CONSTRUCTION NOTES & STANDARD DETAILS
C110	COMPOSITE UTILITY PLAN
C111	CONSTRUCTION ACCESS ROAD PLAN
C112	WATER DISTRIBUTION PLAN
E100	SITE PLAN - PHOTOMETRIC
E101	SITE LIGHTING DETAILS
LP1-6	LANDSCAPE PLANS
LD1-2	LANDSCAPE DETAILS

**PROJECT No.: 1535-4897
2ND SUBMISSION**





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BENCHMARKS	
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO TOWN OF COLLINGWOOD BENCH MARK NO. 00172U311 HAVING AN ELEVATION OF 181.032 METRES.	
TOPOGRAPHIC SURVEY COMPLETED BY KRCMAR SURVEYORS LTD., DATED AUGUST 25, 2018.	

No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR 1st ENGINEERING SUBMISSION	02/04/2019
2	ISSUED FOR DISCUSSION	02/10/2020
3	ISSUED FOR 2nd ENGINEERING SUBMISSION	04/08/2021

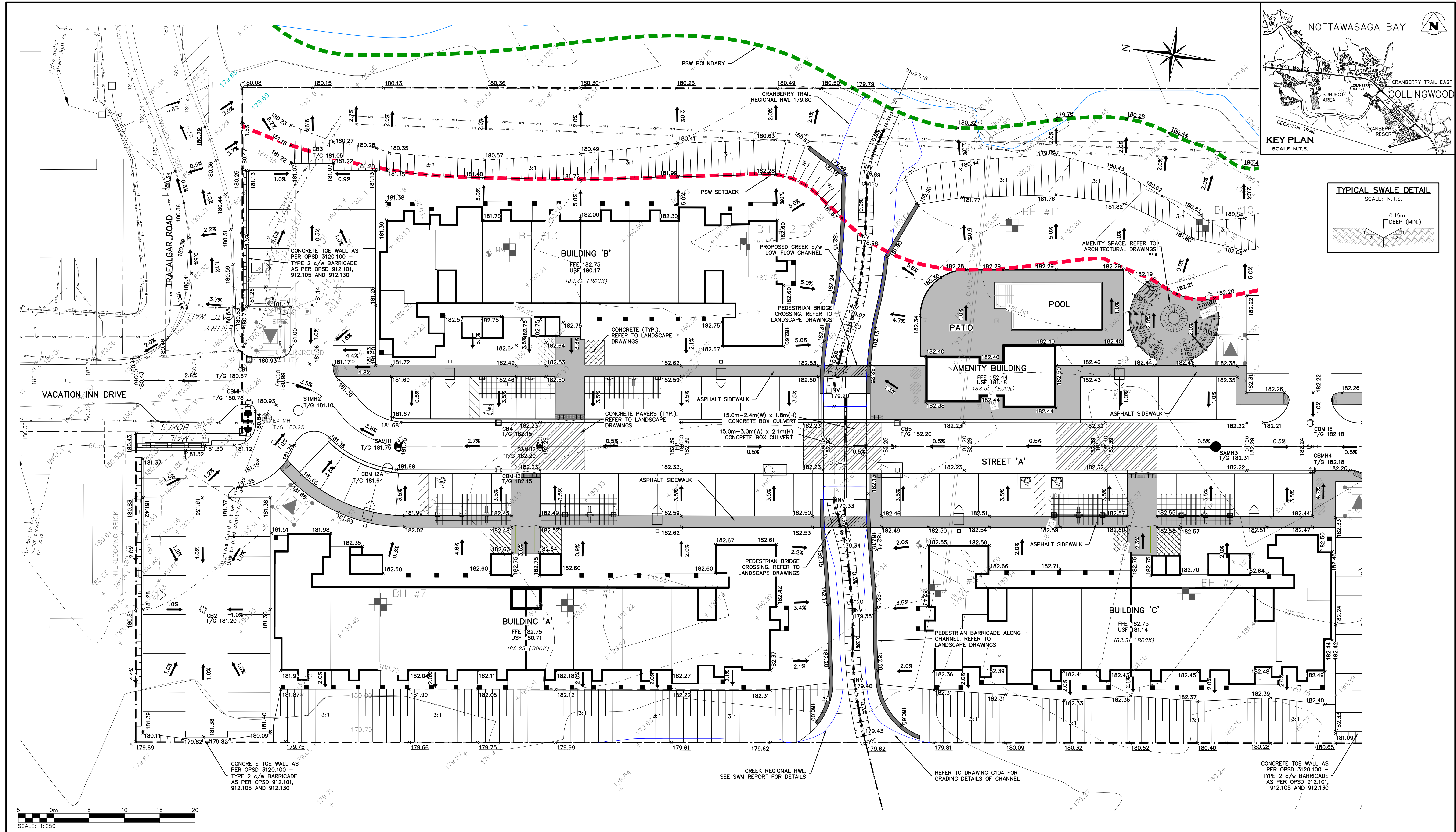
Engineer	Project
	WYLDEWOOD CREEK TOWN OF COLLINGWOOD
	GENERAL SITE SERVICING PLAN

FOR APPROVAL
 NOT TO BE USED FOR CONSTRUCTION

CROZIER
CONSULTING ENGINEERS

THE HARBOUREEDGE 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	L.W.	Design By	L.W.	Project	1535-4897
Check By	K.M.	Check By	R.A.	Scale	1:500
				Drawing	C101



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TOPOGRAPHIC SURVEY COMPLETED BY KRCMAR SURVEYORS LTD., DATED AUGUST 25, 2018.	

No.	ISSUE	DATE: MM/DD/YYYY
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Engineer	Project
	WYLDEWOOD CREEK TOWN OF COLLINGWOOD
	OVERALL SITE GRADING PLAN (NORTH)

FOR APPROVAL
 NOT TO BE USED FOR CONSTRUCTION

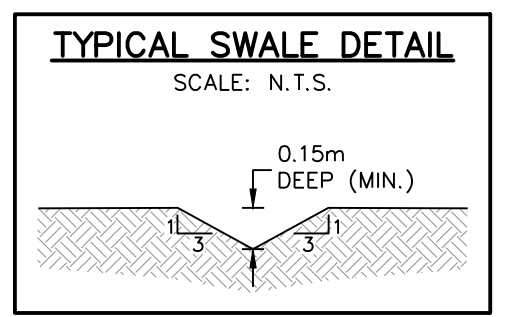
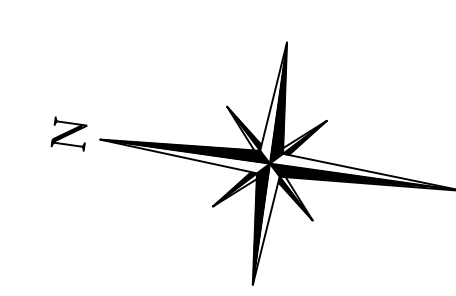
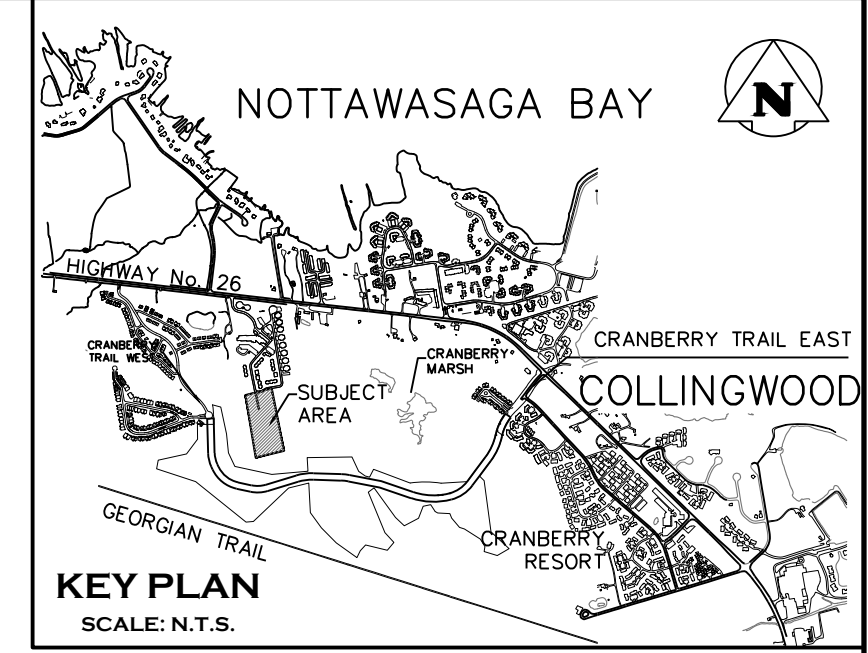
Engineer	Project
	WYLDEWOOD CREEK TOWN OF COLLINGWOOD
	OVERALL SITE GRADING PLAN (NORTH)

CROZIER
CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON L9Y 4R3
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Drawn By: L.W. Design By: L.W. Project: **1535-4897**

Check By: K.M. Check By: R.A. Scale: 1:250 Drawing: **C102.A**



NOTE: ALL GRADE ELEVATIONS ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.

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 TOPOGRAPHIC SURVEY COMPLETED BY KRCMAR SURVEYORS LTD., DATED AUGUST 25, 2018.

Town

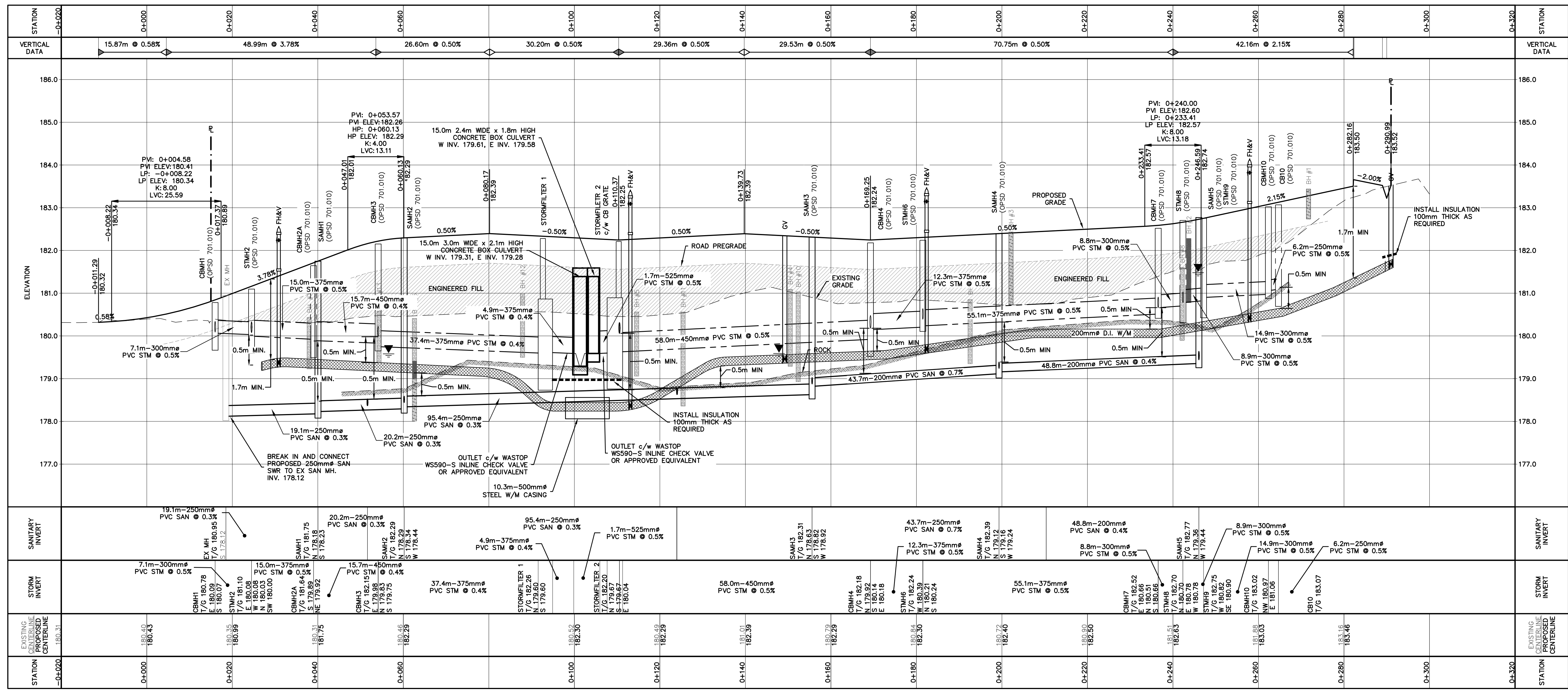
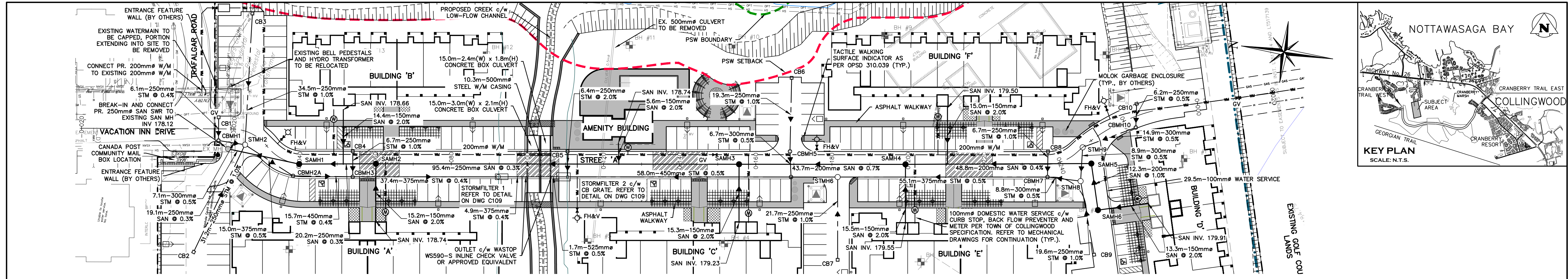
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FOR APPROVAL
 NOT TO BE USED FOR CONSTRUCTION

Project: **WYLDEWOOD CREEK TOWN OF COLLINGWOOD**
 Drawing: **OVERALL SITE GRADING PLAN (SOUTH)**

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: L.W. Design By: L.W. Project: **1535-4897**
 Check By: K.M. Check By: R.A. Scale: 1:250 Drawing: **C102.B**



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TOPOGRAPHIC SURVEY COMPLETED BY KRCMAR SURVEYORS LTD., DATED AUGUST 25, 2018.	

No.	ISSUE	DATE: MM/DD/YYYY	Engineer
1	ISSUED FOR 1st ENGINEERING SUBMISSION	02/04/2019	
2	ISSUED FOR DISCUSSION	02/10/2020	
3	ISSUED FOR 2nd ENGINEERING SUBMISSION	04/08/2021	

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

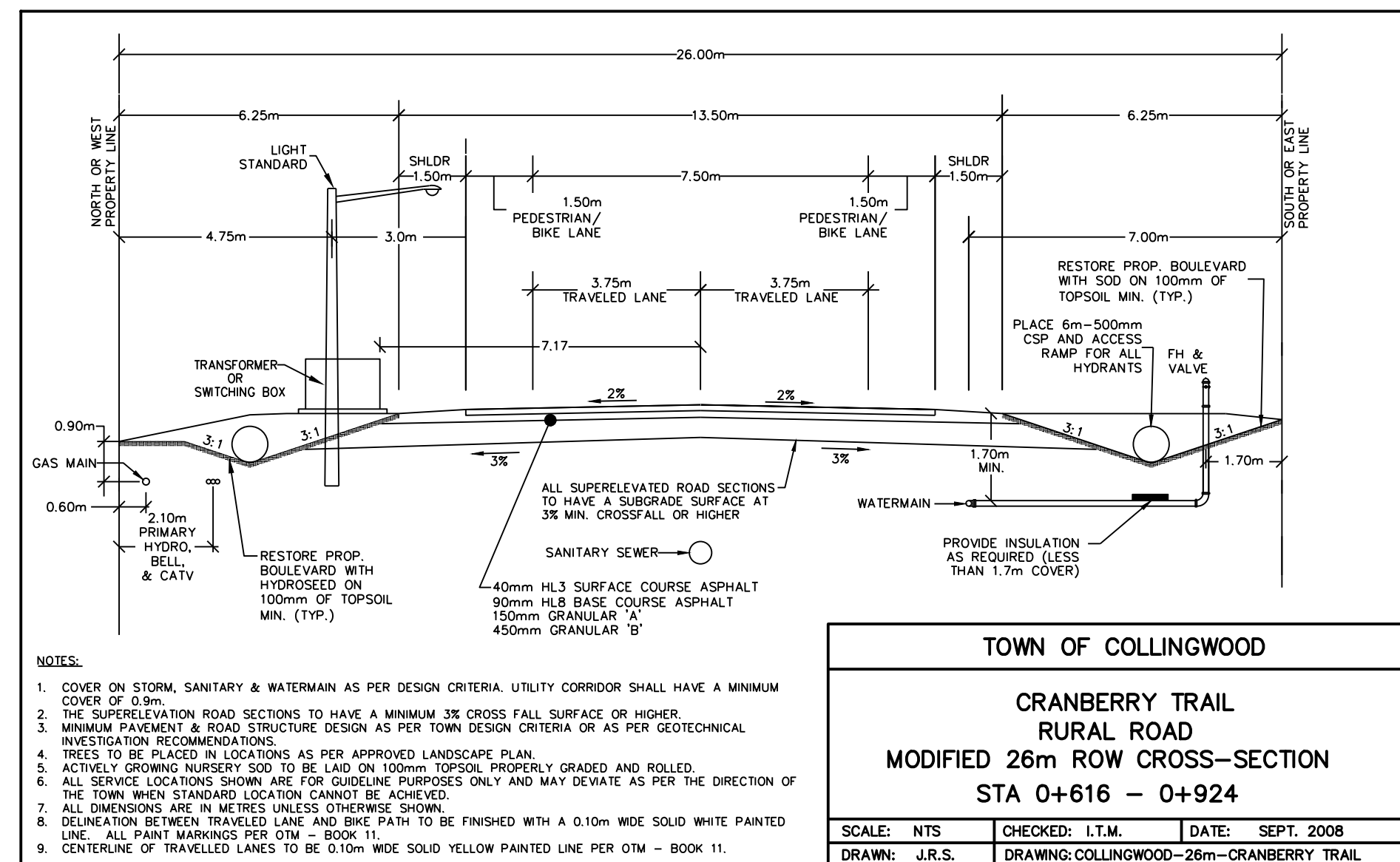
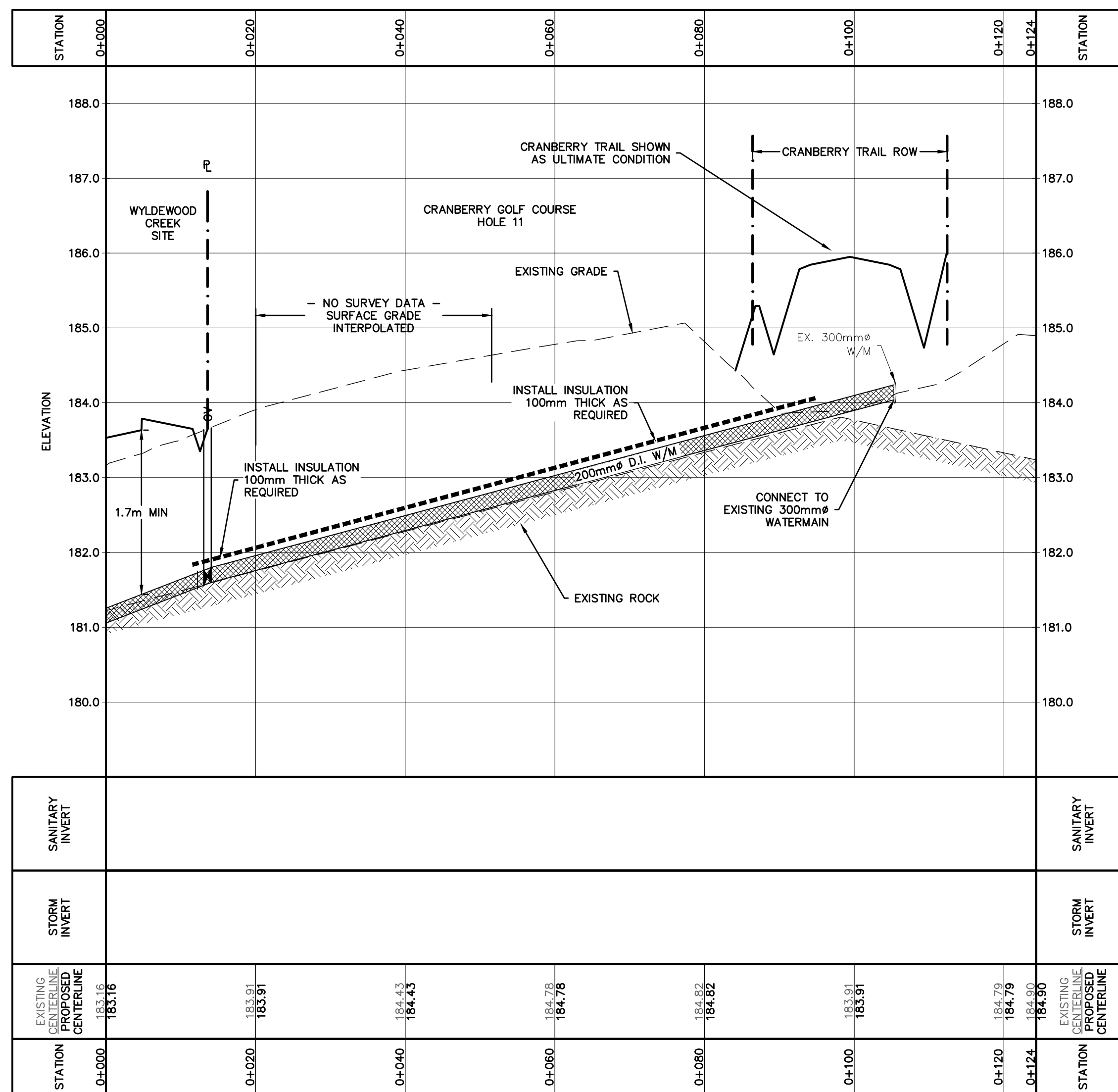
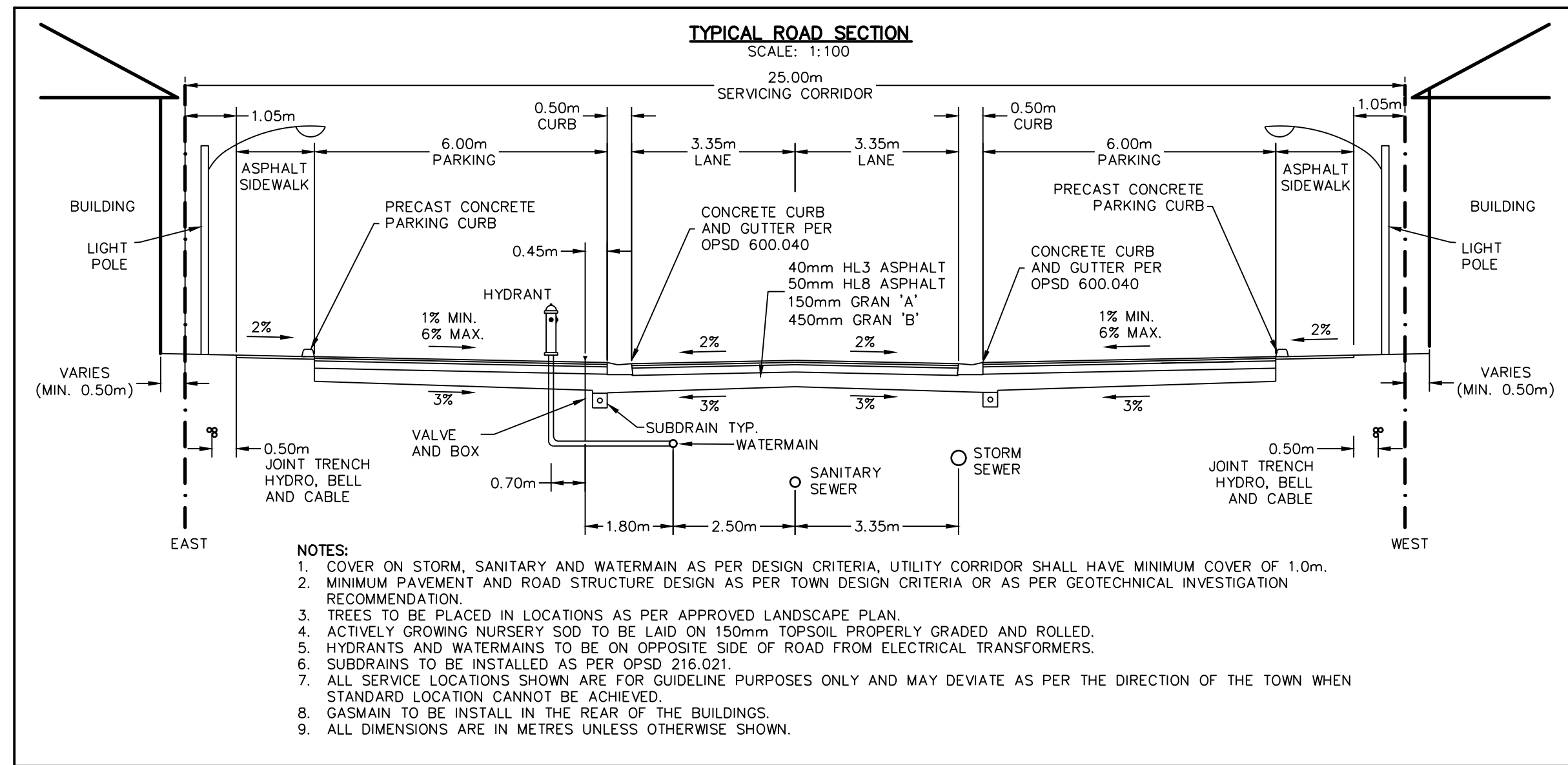
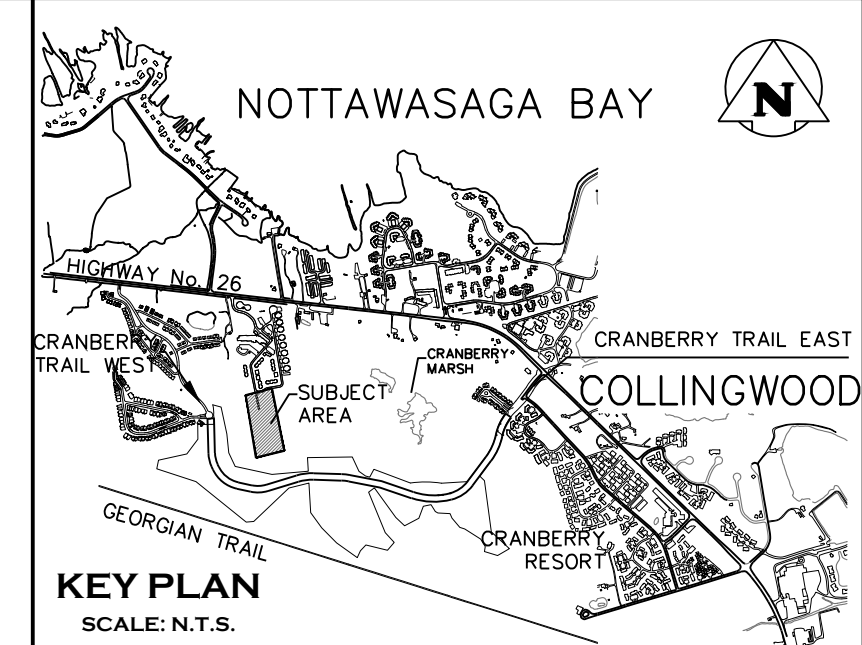
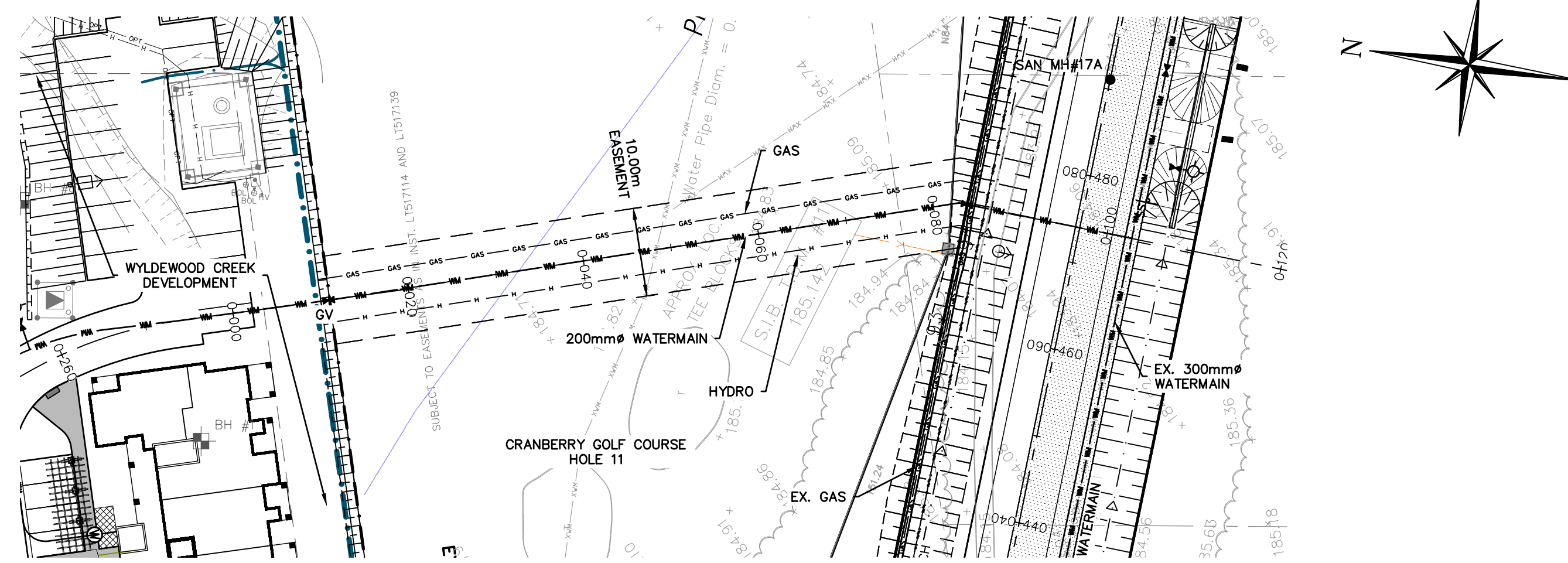
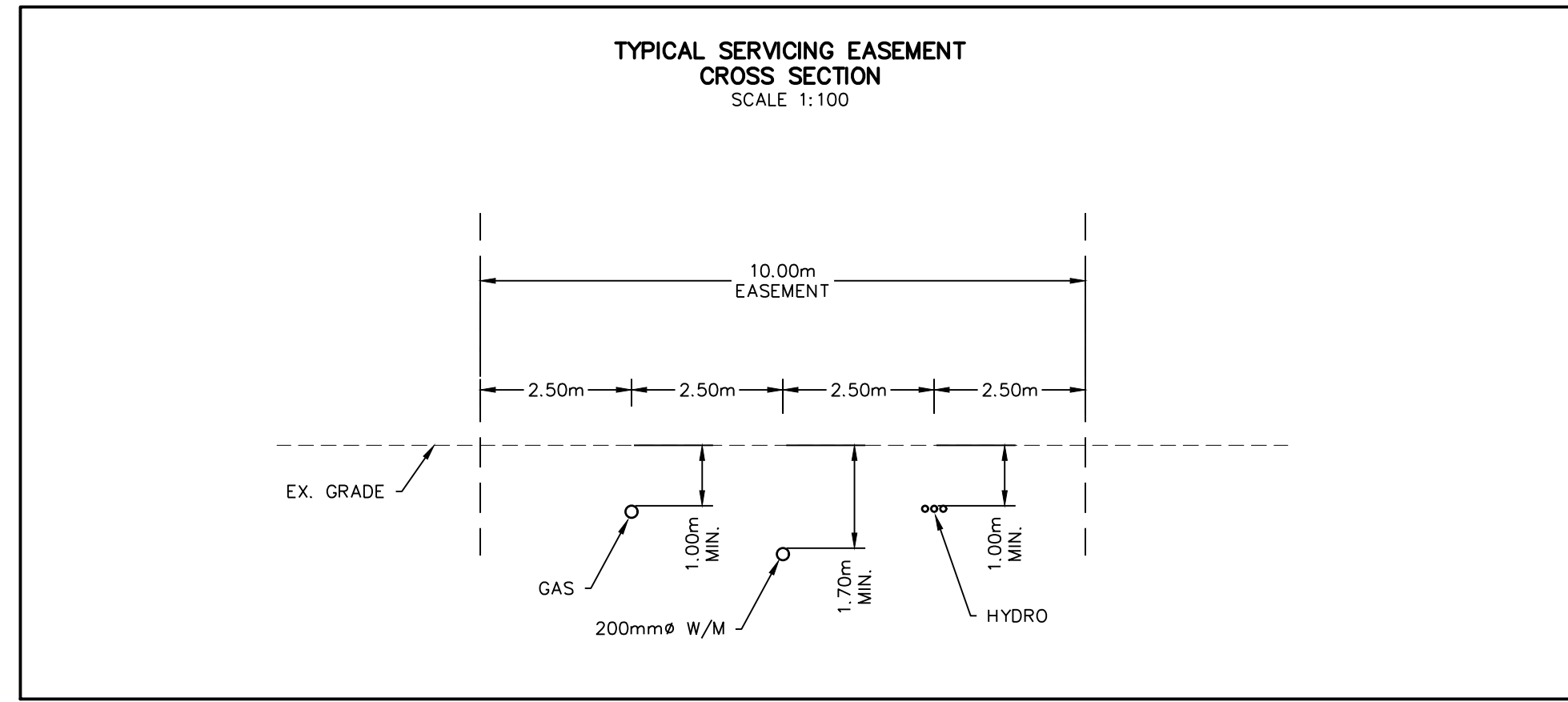
WYLDEWOOD CREEK
TOWN OF COLLINGWOOD

PLAN & PROFILE STREET 'A'
(STA 0+000 - 0+288.22)

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	L.W.	Design By	L.W.	Project	1535-4897
Check By	K.M.	Check By	R.A.	Scale	H: 1:500 V: 1:50
					Drawing C103.A



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 TOPOGRAPHIC SURVEY COMPLETED BY KRCMAR SURVEYORS LTD., DATED AUGUST 25, 2018.

TOWN OF COLLINGWOOD
CRANBERRY TRAIL RURAL ROAD MODIFIED 26m ROW CROSS-SECTION STA 0+616 - 0+924
 SCALE: N.T.S. CHECKED: I.T.M. DATE: SEPT. 2008
 DRAWN: J.R.S. DRAWING: COLLINGWOOD-26m-CRANBERRY TRAIL

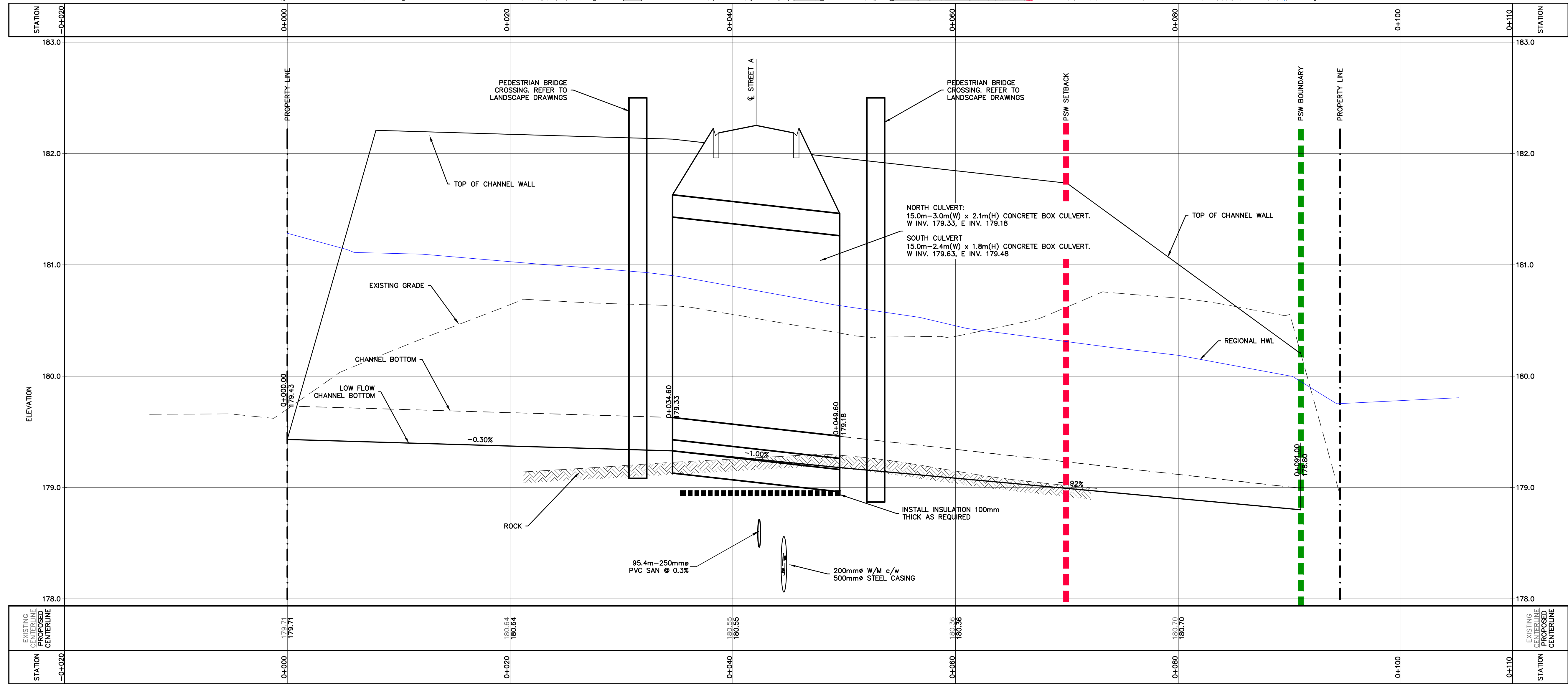
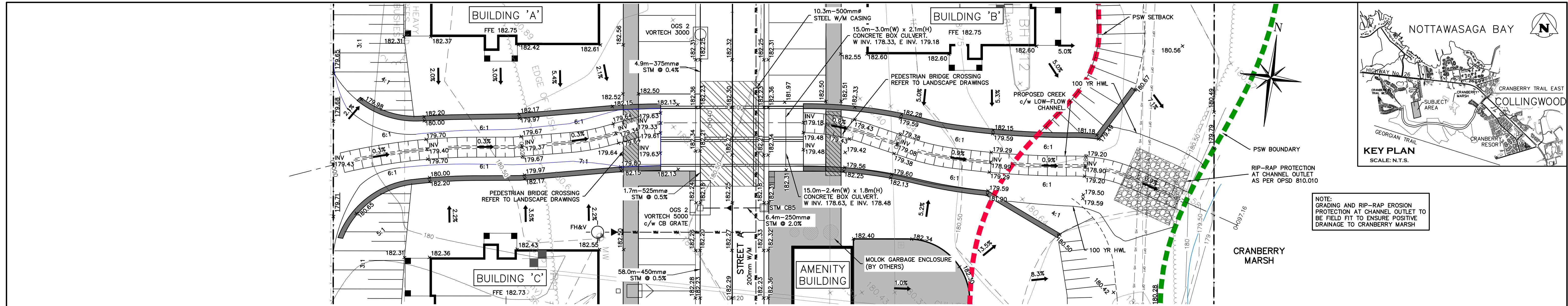
No.	ISSUE	DATE: MM/DD/YYYY
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3	ISSUED FOR 2nd ENGINEERING SUBMISSION	04/08/2021

FOR APPROVAL
 NOT TO BE USED FOR CONSTRUCTION

Project: **WYLDEWOOD CREEK TOWN OF COLLINGWOOD**
 Drawing: **PLAN & PROFILE SERVICING EASEMENT**

CROZIER CONSULTING ENGINEERS
 THE HARBOUREEDGE 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: L.W. Design By: L.W. Project: **1535-4897**
 Check By: K.M. Check By: R.A. Scale: H 1:500 V 1:50 Drawing: **C103.B**



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BENCHMARKS	
Town	
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Engineer	Project

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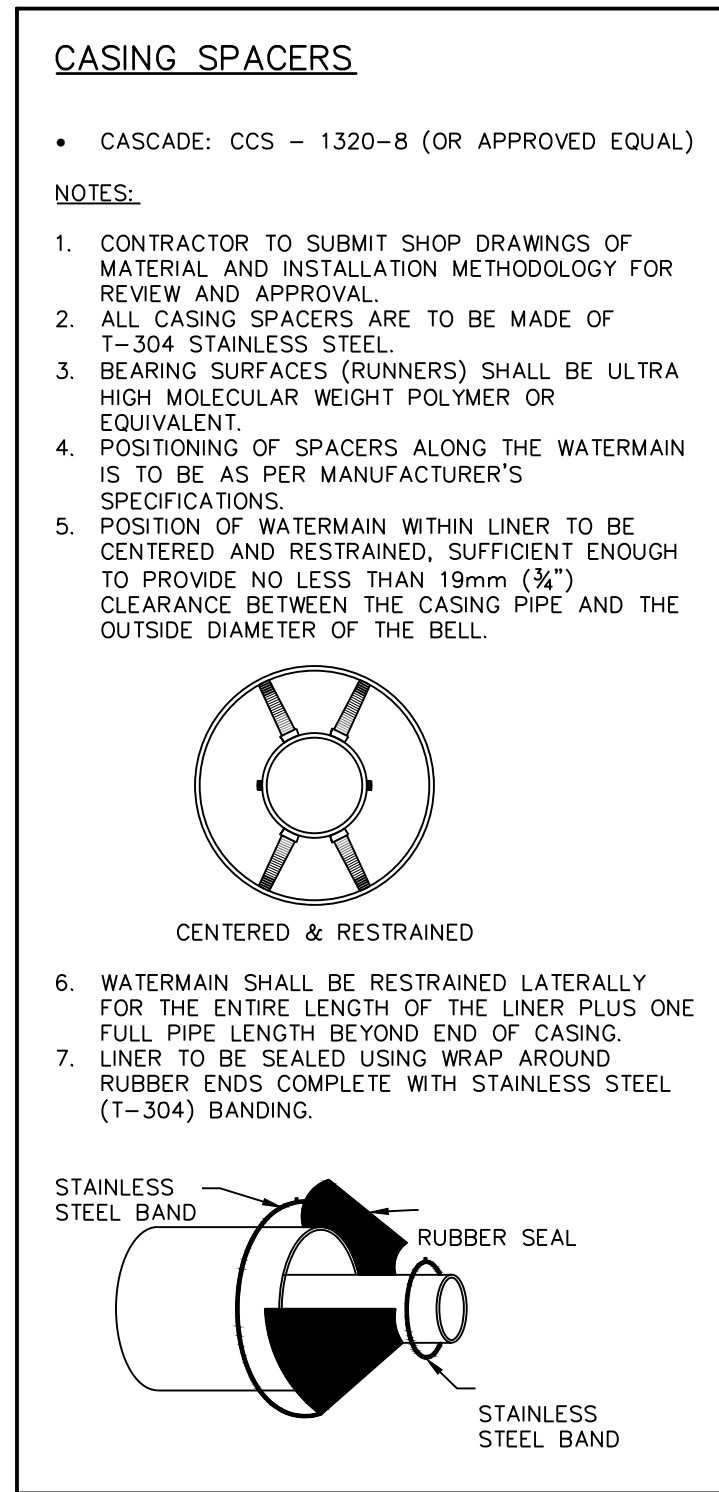
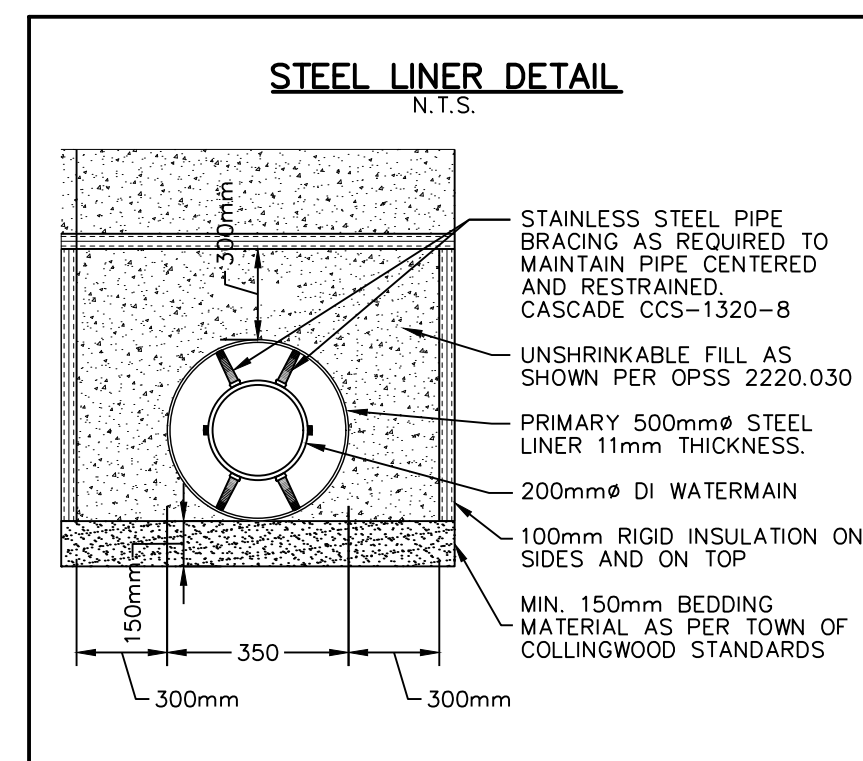
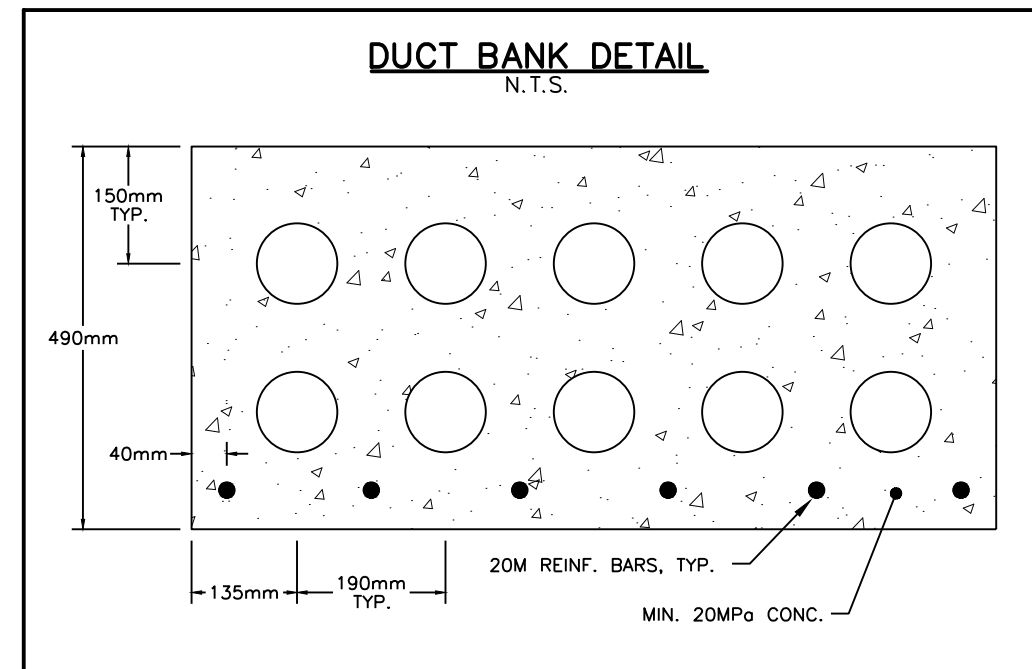
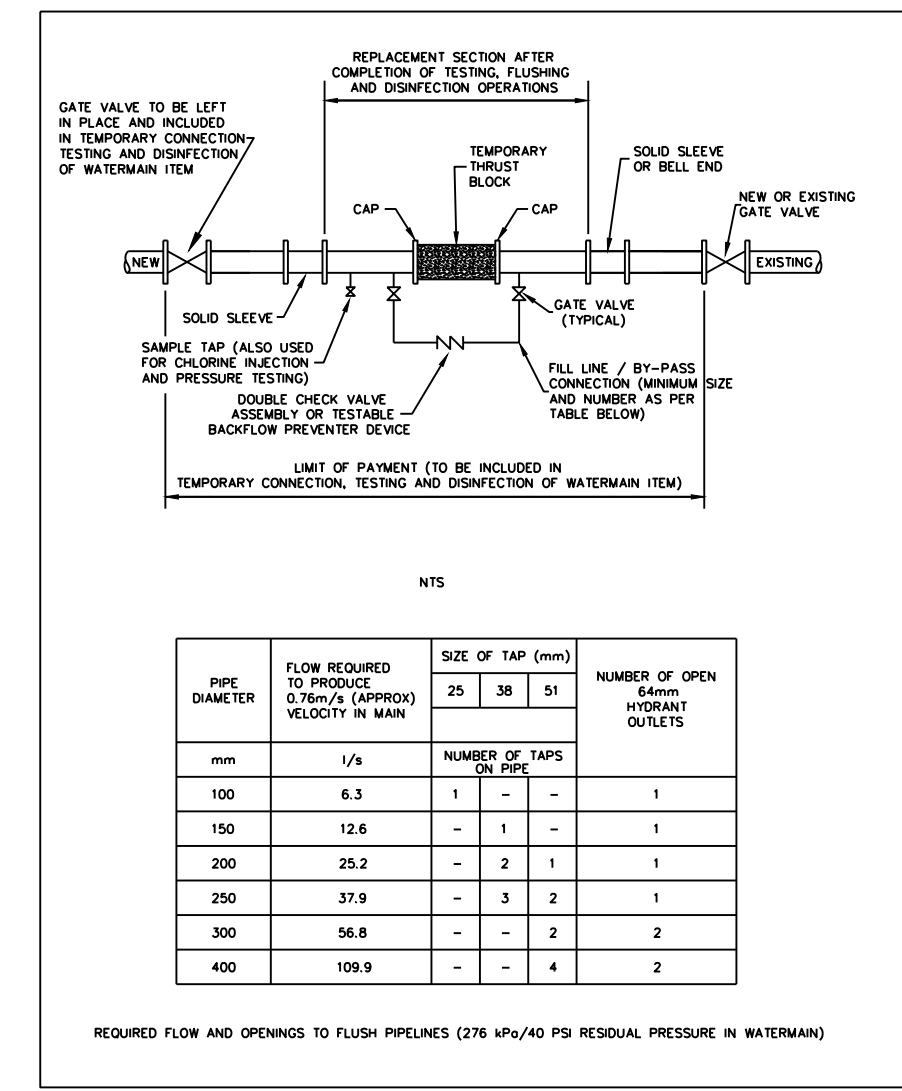
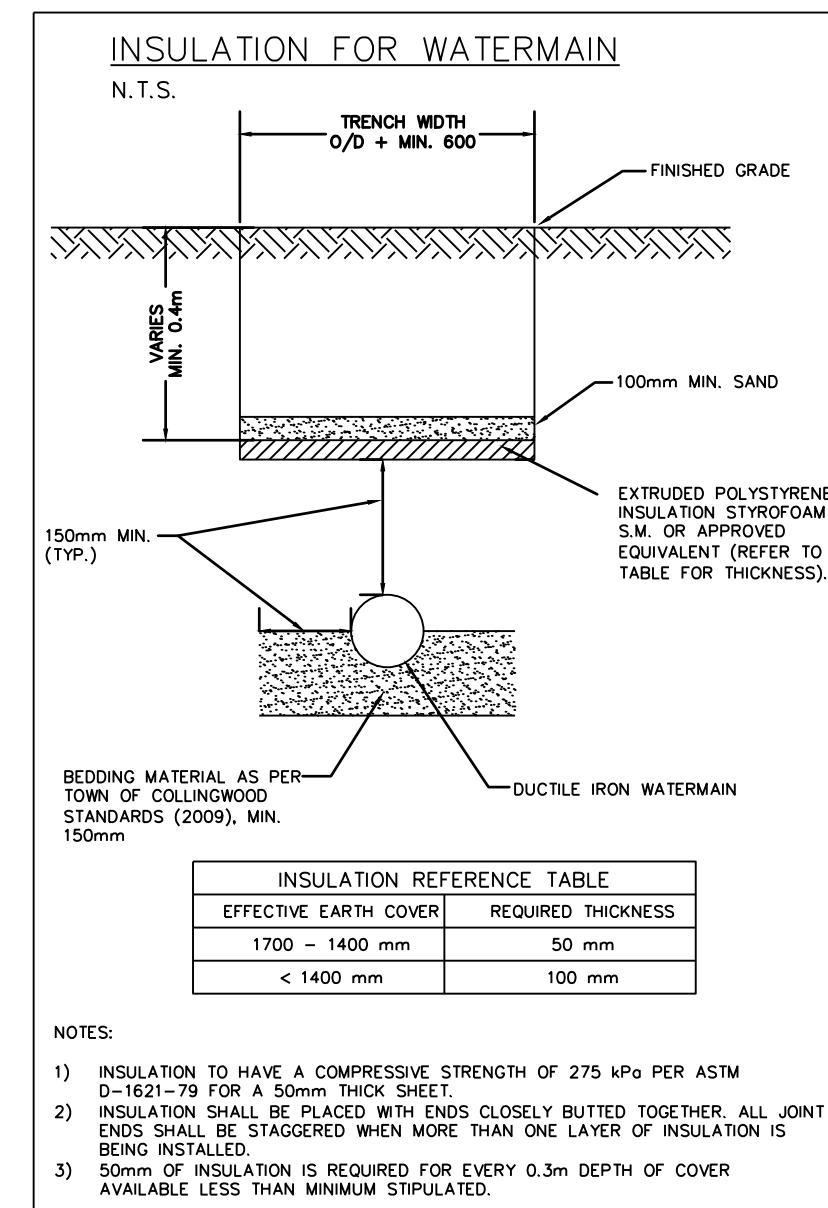
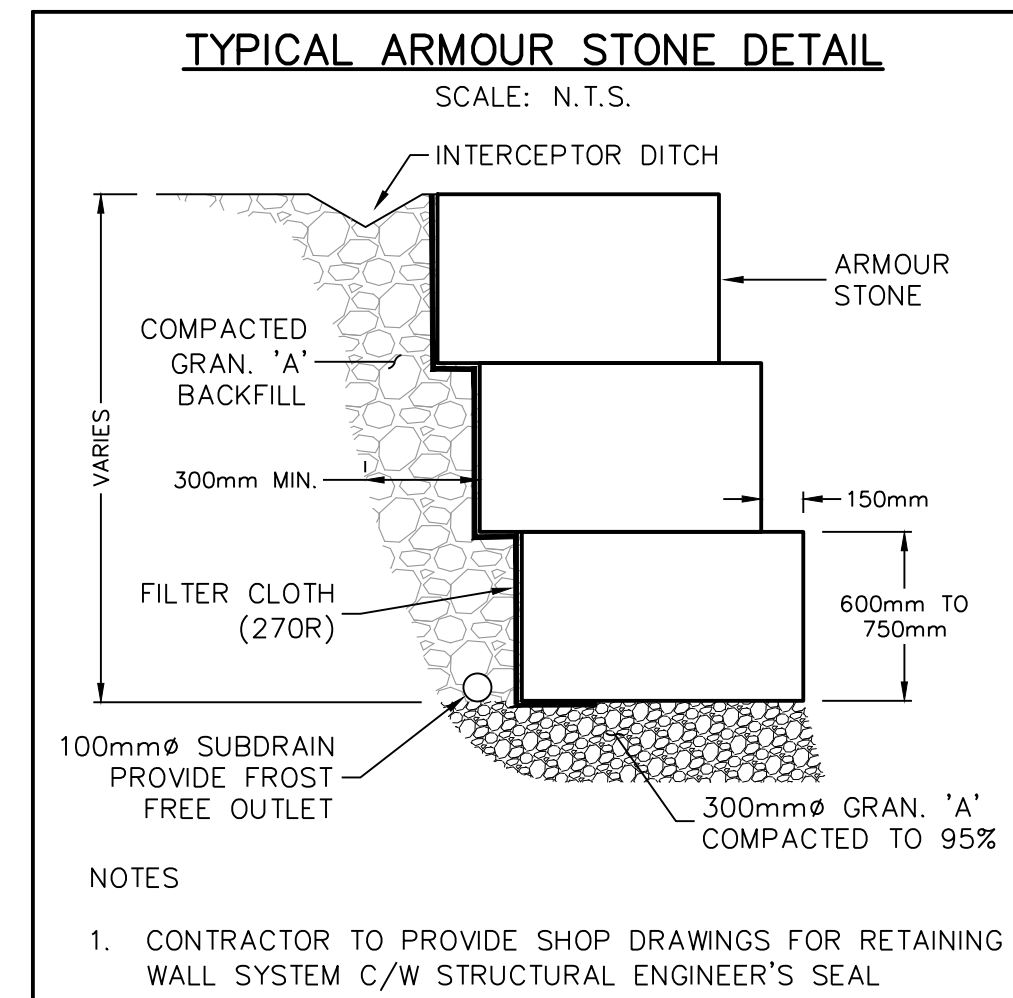
WYLDEWOOD CREEK
TOWN OF COLLINGWOOD

CHANNEL PLAN & PROFILE
AND GRADING DETAILS

CROZIER
CONSULTING ENGINEERS

THE HARBOUREdge BUILDING,
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Drawn By	L.W.	Design By	L.W.	Project	1535-4897
Check By	K.M.	Check By	R.A.	Scale	H 1:200 V 1:20
					C104



- ### GENERAL CONSTRUCTION SCHEDULE
- IN STREAM WORKS TO COMPLY WITH NVCA TIMING GUIDELINES AND ASSOCIATED PERMITTING.
 - MAINTAIN TEMPORARY WATER MANAGEMENT WORKS AND OVERLAND SPILL ROUTE PRIOR TO ANY EXCAVATION.
 - COMPLETE ASSOCIATED SEDIMENT CONTROLS, CULVERT AND UNDERGROUND SERVICES ENSURING WORKING IN THE DRY AT ALL TIMES.
- ### GENERAL NOTES
- ALL WORK TO BE PERFORMED IN DRY DEWATERED CONDITIONS USING APPROVED WATER MANAGEMENT PLAN.
 - NO MAINTENANCE OR REPAIR WORK ON CONSTRUCTION EQUIPMENT IS ALLOWED WITHIN 30 METRES OF WATERCOURSE.
 - ALL SEDIMENT & EROSION CONTROL FACILITIES AND WORKS ARE TO BE CONSTRUCTED AND IN PLACE TO THE APPROVAL OF THE SITE ENGINEER PRIOR TO EXCAVATION WORKS COMMENCING.
 - ALL TEMPORARY SOIL OR DIRT TO BE STOCKPILED PER DESIGNATED AREAS.
 - FLOW INFORMATION PROVIDED HEREIN CONCERNING GRANBERRY MARSH OUTLET FOR CONTRACTOR USE ONLY.
 - THE SEDIMENT & EROSION CONTROLS SPECIFIED HEREIN DO NOT NECESSARILY CONSTITUTE ALL MEASURES REQUIRED GIVEN FIELD CONDITIONS. CONTRACTOR TO PROVIDE ANY SUPPLEMENTARY SEDIMENT & EROSION CONTROL MEASURES AS REQUIRED TO ENSURE NO RELEASE OF DELETERIOUS SUBSTANCES TO WATERCOURSE.
- ### GENERAL BRIDGE NOTES
- FOOTING DETAILS (DIMENSIONS & REINFORCING) FOR MUNICIPAL APPROVAL PROCESS ONLY. ACTUAL SIZE OF FOOTINGS AND REINFORCING AS PER DESIGN BY CONTRACTOR.
 - FOOTINGS ARE ASSUMED TO BE FOUNDED ON BEDROCK; CONTRACTOR TO CONFIRM IN FIELD.
 - DESIGN IN ACCORDANCE WITH THE CANADIAN HIGHWAY BRIDGE DESIGN CODE (CAN/CSA-S6-06).
 - CONTRACTOR IS TO EXPOSE THE BEDROCK AROUND THE PROPOSED FOOTING FOR REVIEW BY GEOTECHNICAL ENGINEER. ANY LOOSE OR DELETERIOUS MATERIALS SHALL BE REMOVED AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER.
 - CLASS OF CAST-IN-PLACE CONCRETE = 30 MPa.
 - CLEAR COVER TO REINFORCING:
 - FOOTINGS = 100±25
 - DISTRIBUTION SLAB = AS NOTED ON DWG.
 - BAR MARKS WITH SUFFIX 'C' DENOTE COATED BARS.
 - REINFORCING BARS SHALL BE GRADE 400 MPa.
 - CONTRACTOR TO PROVIDE MIN. 0.75m GRANULAR ABOVE CULVERT STRUCTURE DURING CONSTRUCTION.
- ### REQUIREMENTS FOR THE CONTRACTOR
- PROVIDE STAMPED SHOP DRAWINGS INDICATING THAT THE BRIDGE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE CANADIAN HIGHWAY BRIDGE DESIGN CODE (CHBDC) (CAN/CSA-S6-06). CONTRACTOR TO ALSO PROVIDE COPIES OF ALL SHOP DRAWINGS TO THE TOWN FOR THEIR RECORDS.
 - SUBMISSION SHALL INCLUDE DETAILS ON REACTION LOADS, BOTH HORIZONTAL & VERTICAL, TO BE RESISTED BY FOUNDATION AS WELL AS DETAILS ON PROPOSED ANCHORAGE FOR CULVERT & FOOTINGS.
 - ENSURE THAT THE SHOP DRAWINGS ARE SPECIFIC TO THIS CONTRACT, AND REFERENCED TO CQA PROJECT No. 1535-4897, AND NOT A "STOCK ITEM". ENSURE THAT SHOP DRAWINGS SHOW AND SPECIFY ALL JOINT FILLERS, SEALS AND COMPOUNDS, GROUT, AND GEOTEXTILE INSTALLATIONS AND APPLICATIONS.

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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.

BENCHMARKS

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO TOWN OF COLLINGWOOD BENCH MARK NO. 00172U311 HAVING AN ELEVATION OF 181.032 METRES.

TOPOGRAPHIC SURVEY COMPLETED BY KRCMAR SURVEYORS LTD., DATED AUGUST 25, 2018.

No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR 1st ENGINEERING SUBMISSION	02/04/2019
2	ISSUED FOR DISCUSSION	02/10/2020
3	ISSUED FOR 2nd ENGINEERING SUBMISSION	04/08/2021

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Project: **WYLDEWOOD CREEK TOWN OF COLLINGWOOD**

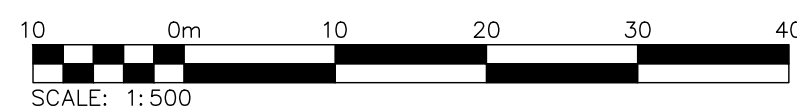
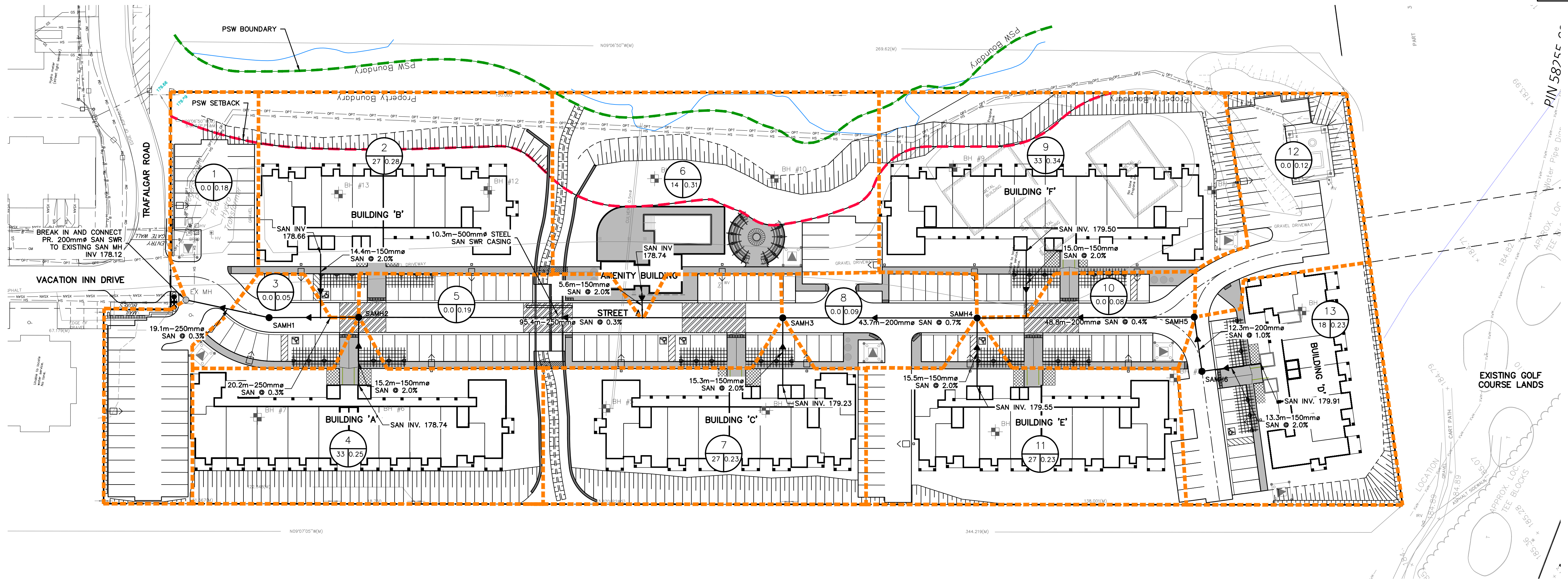
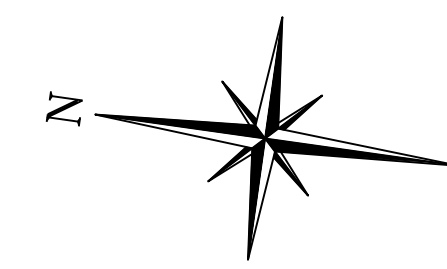
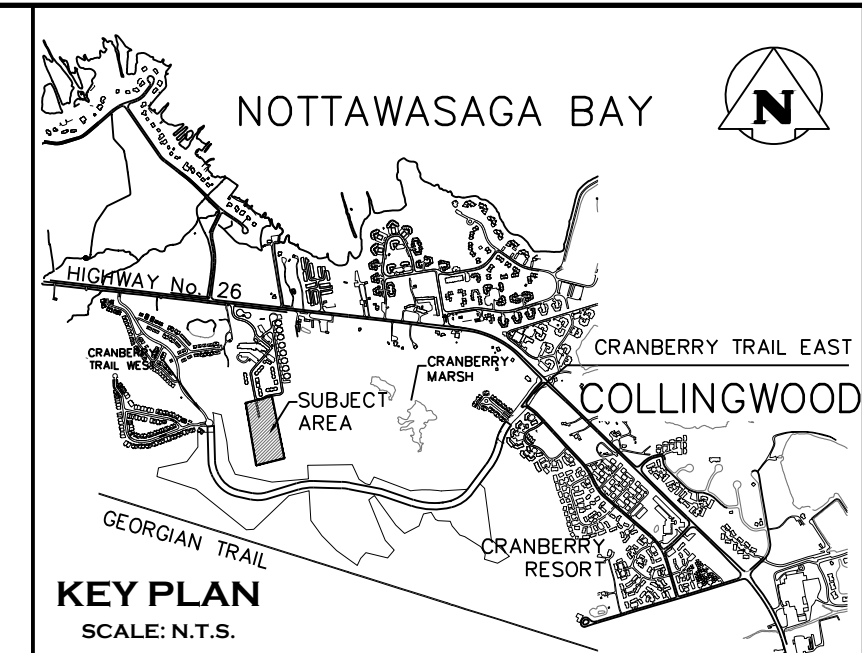
Drawing: **CULVERT CROSSING NOTES AND DETAILS**

CROZIER CONSULTING ENGINEERS

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

Drawn By: L.W. Design By: L.W. Project: **1535-4897**

Check By: K.M. Check By: R.A. Scale: AS NOTED Drawing: **C105**



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BENCHMARKS
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 TOPOGRAPHIC SURVEY COMPLETED BY KRCMAR SURVEYORS LTD., DATED AUGUST 25, 2018.

No.	ISSUE	DATE: MM/DD/YYYY
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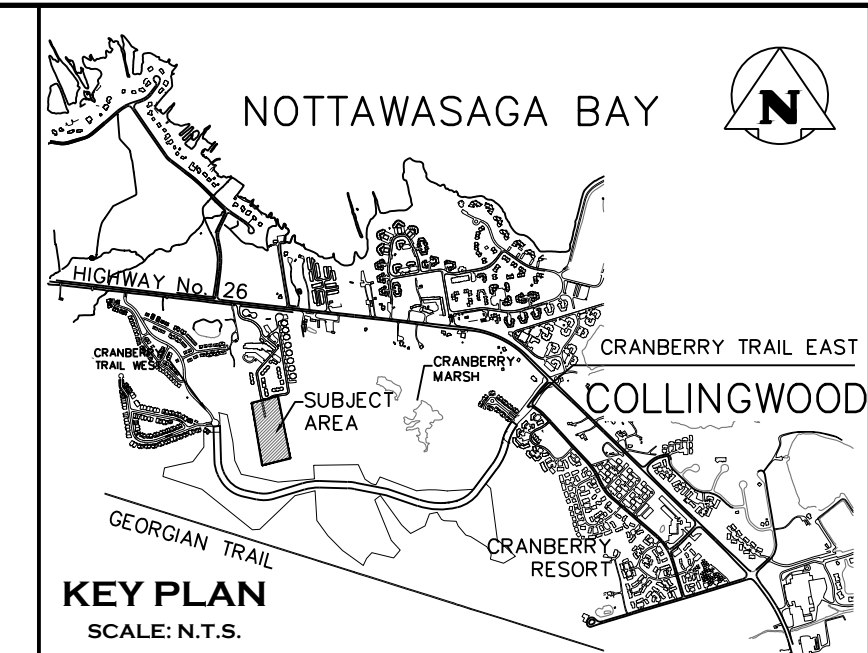
WYLDEWOOD CREEK
 TOWN OF COLLINGWOOD

Sanitary Drainage Plan

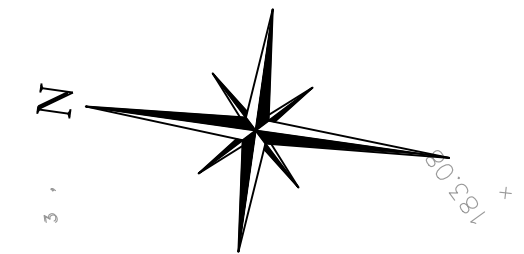
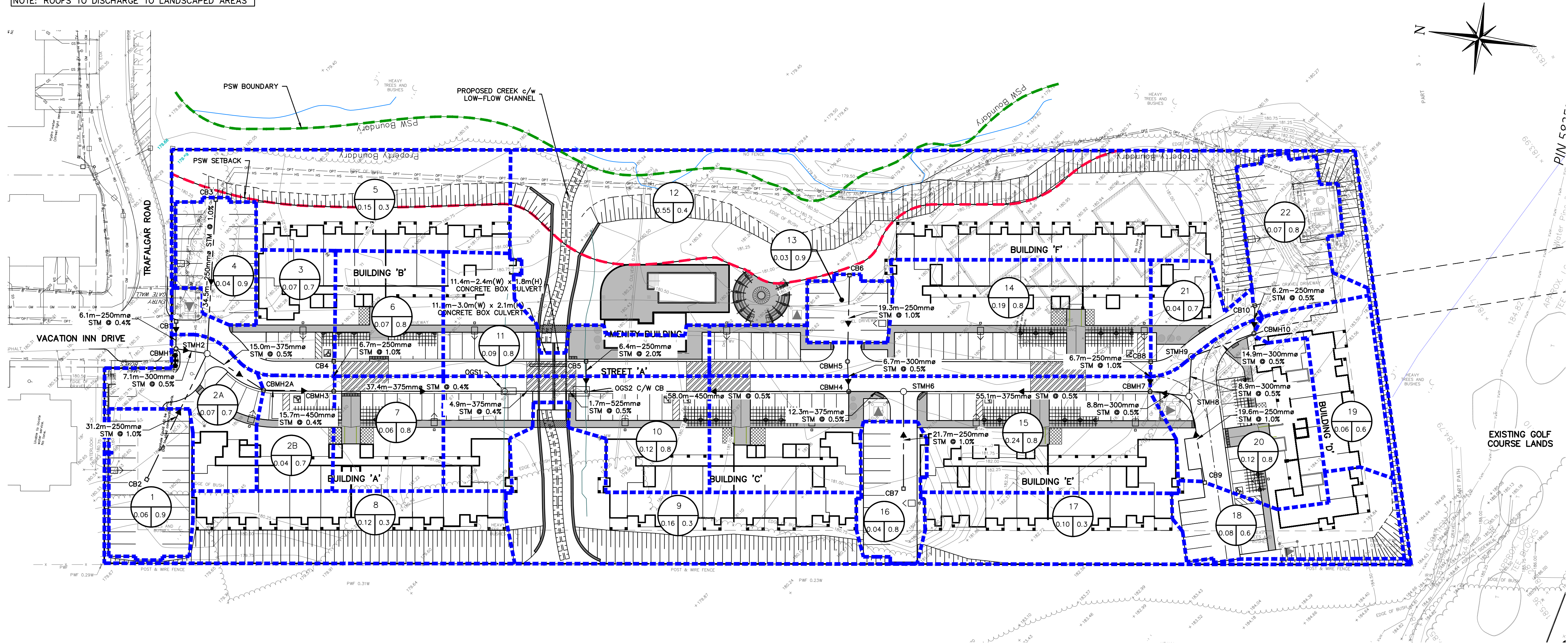
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THE HARBOUREEDGE BUILDING,
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Drawn By	L.W.	Design By	L.W.	Project	1535-4897
Check By	K.M.	Check By	R.A.	Scale	1:500
				Drawing	C106



NOTE: ROOFS TO DISCHARGE TO LANDSCAPED AREAS



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TOPOGRAPHIC SURVEY COMPLETED BY KRCMAR SURVEYORS LTD., DATED AUGUST 25, 2018.	

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Engineer	Project

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Project	Project
WYLDEWOOD CREEK TOWN OF COLLINGWOOD	
STORM DRAINAGE PLAN	

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THE HARBOUREEDGE BUILDING,
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Drawn By	L.W.	Design By	L.W.	Project	1535-4897
Check By	K.M.	Check By	R.A.	Scale	1:500
				Drawing	C107

GENERAL NOTES:

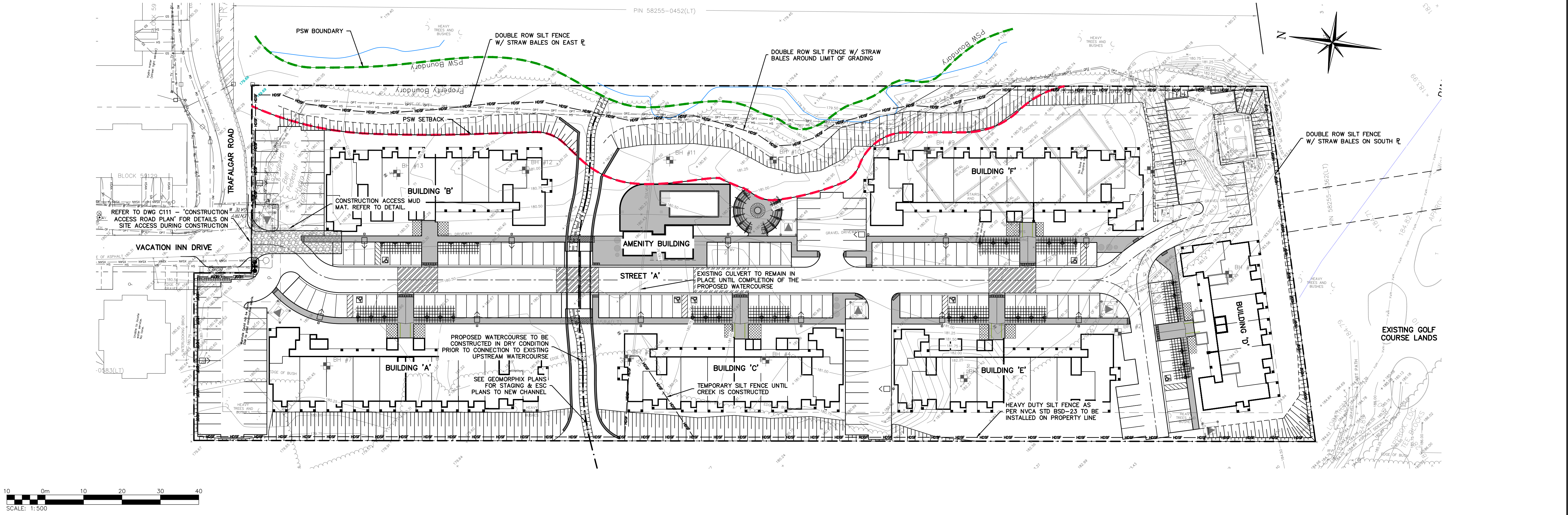
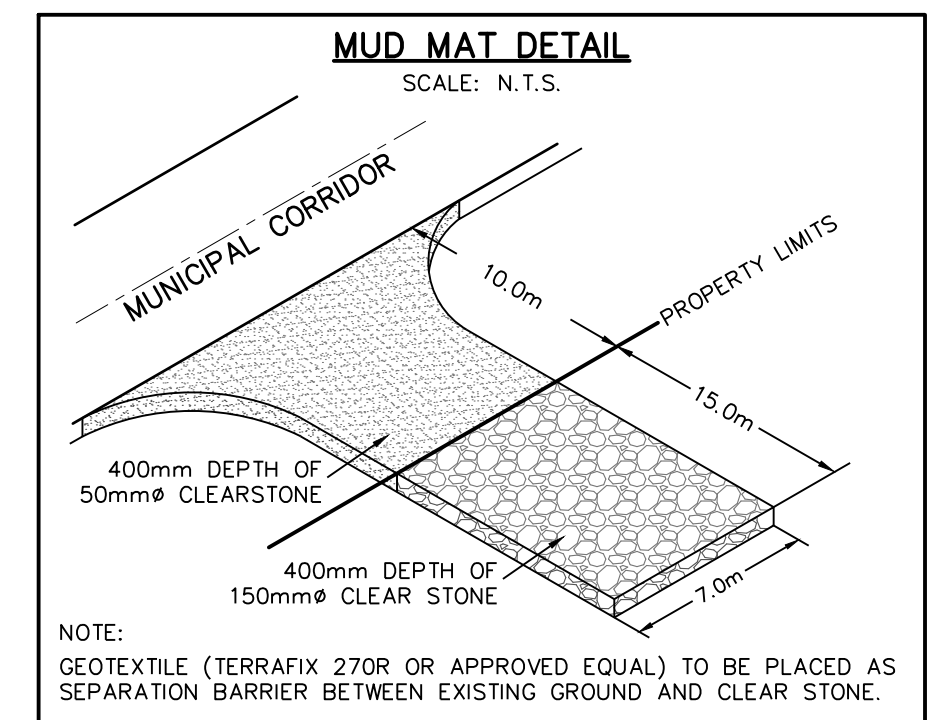
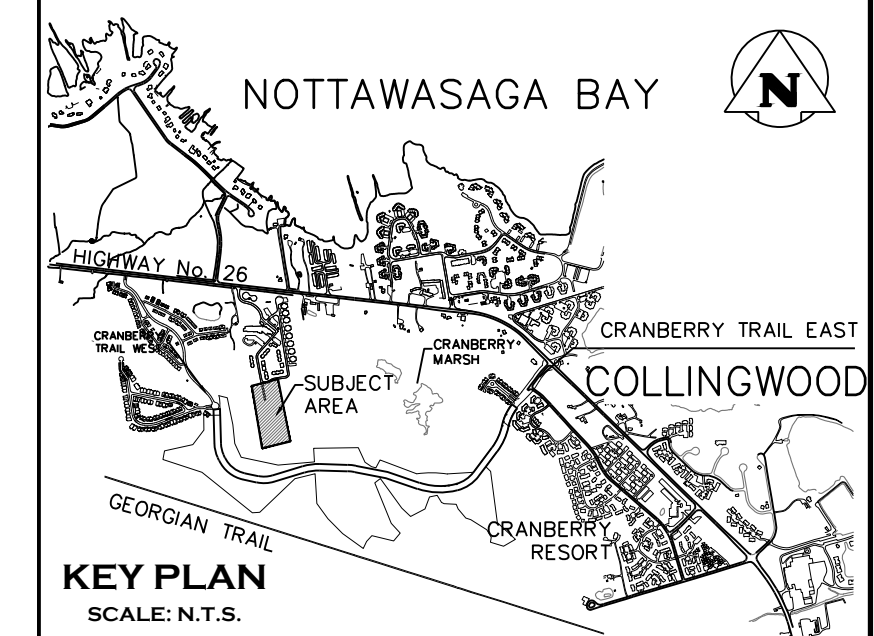
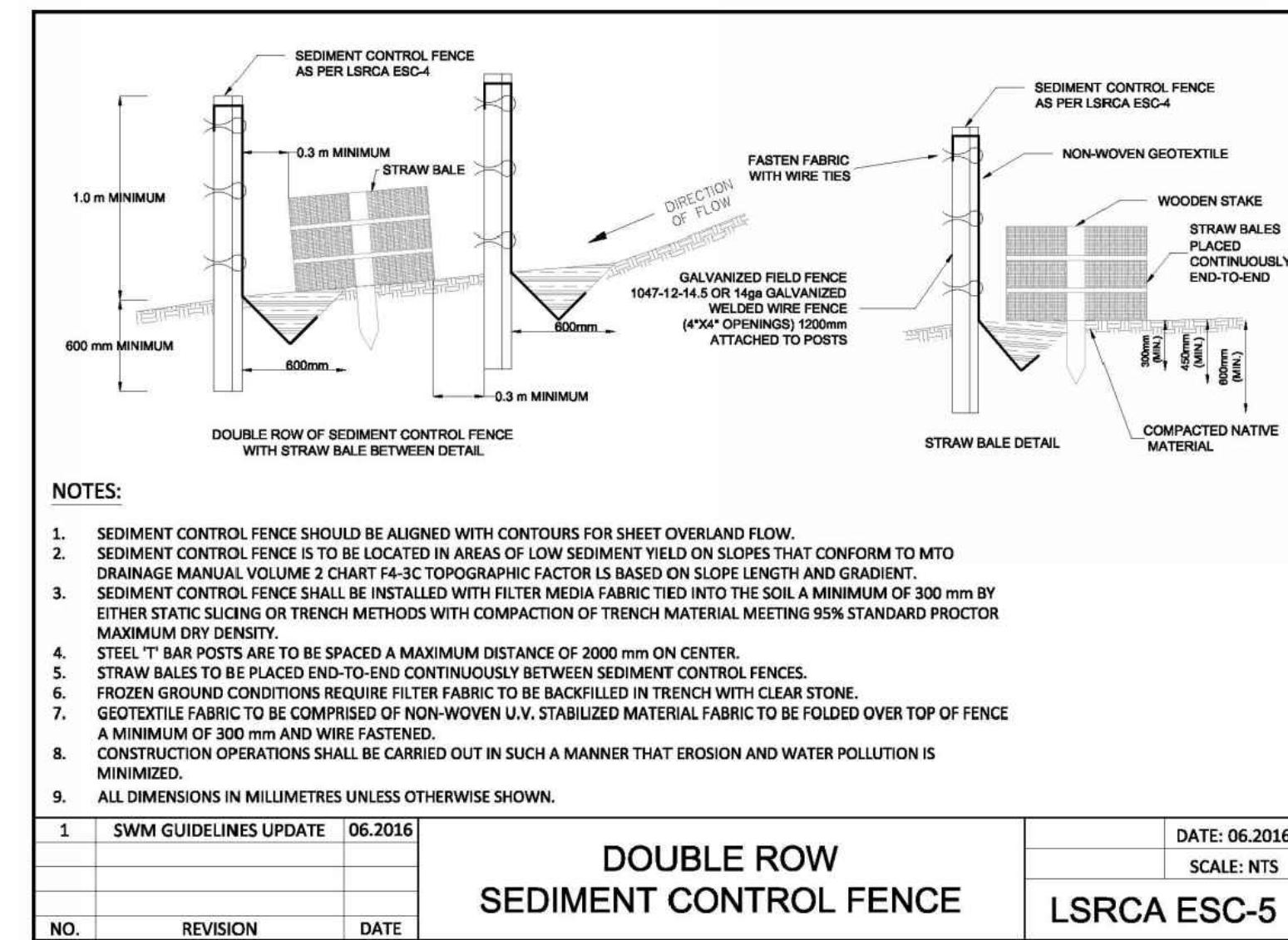
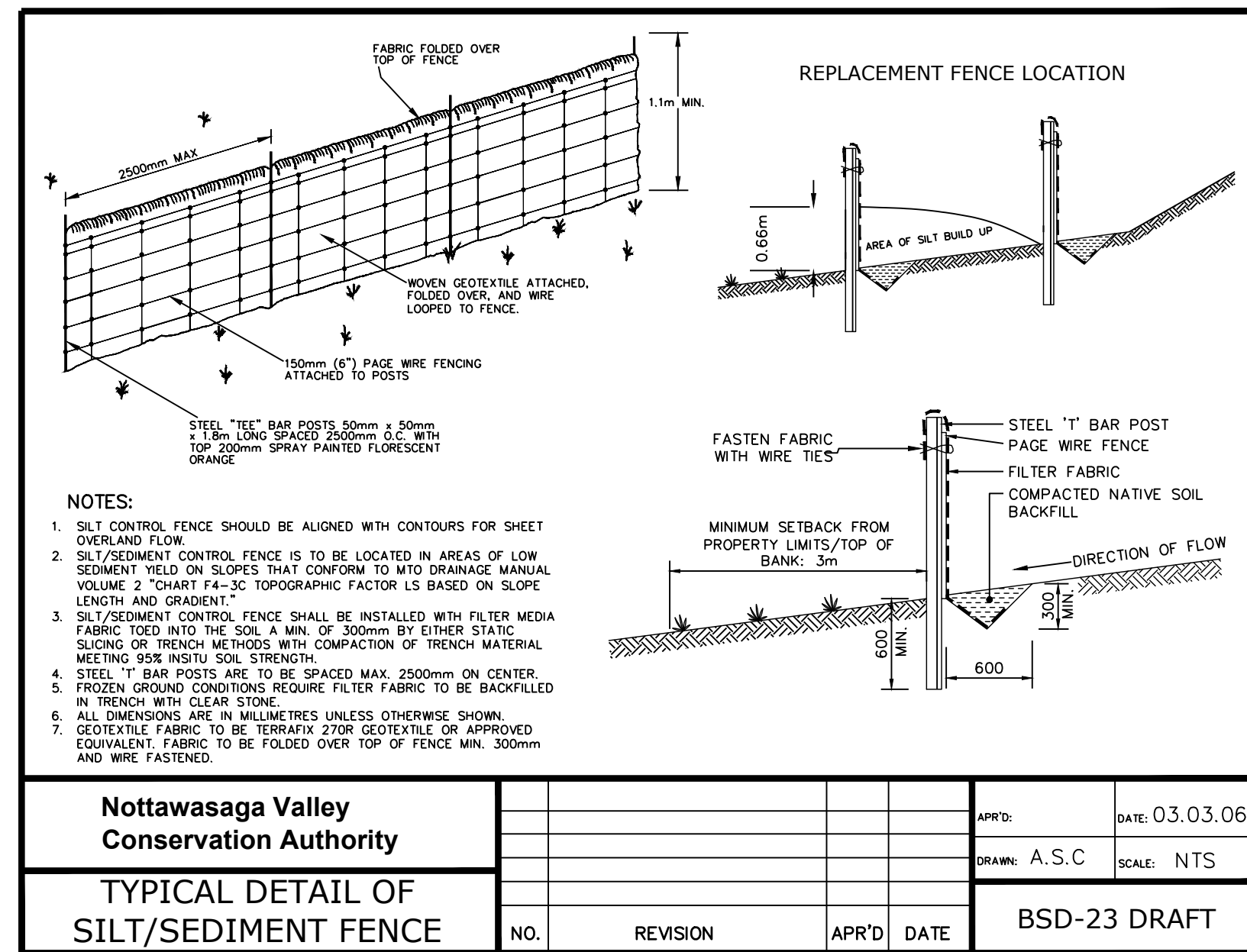
- ALL CONSTRUCTION EQUIPMENT TO USE MAIN CONSTRUCTION ACCESS POINT LOCATED AT THE SOUTH END OF VACATION INN DRIVE VIA THE CONSTRUCTION ACCESS ROAD. REFER TO DRAWING C111 "CONSTRUCTION ACCESS ROAD PLAN" FOR DETAILS.
- NO MAINTENANCE OR REPAIR WORK ON CONSTRUCTION EQUIPMENT IS ALLOWED WITHIN 30 METRES 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 WYLDEWOOD CREEK PROPERTY LIMITS.
- THE SITE 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 CONTROLS 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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BENCHMARKS

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Engineer	Engineer	Project
		WYLDEWOOD CREEK TOWN OF COLLINGWOOD EROSION AND SEDIMENT CONTROL PLAN
Drawn By	Check By	Scale
L.W.	R.A.	1:500

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION

CROZIER CONSULTING ENGINEERS

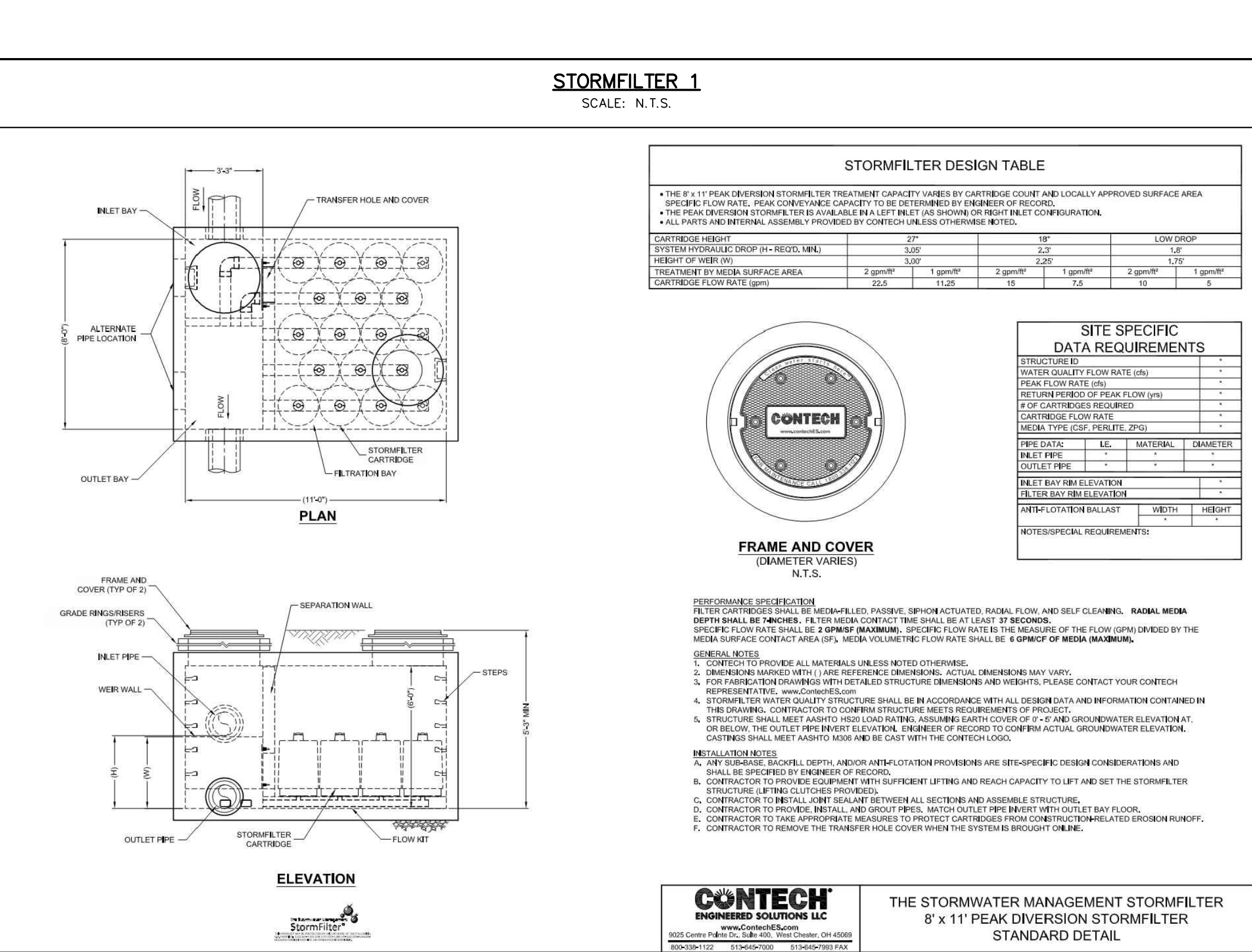
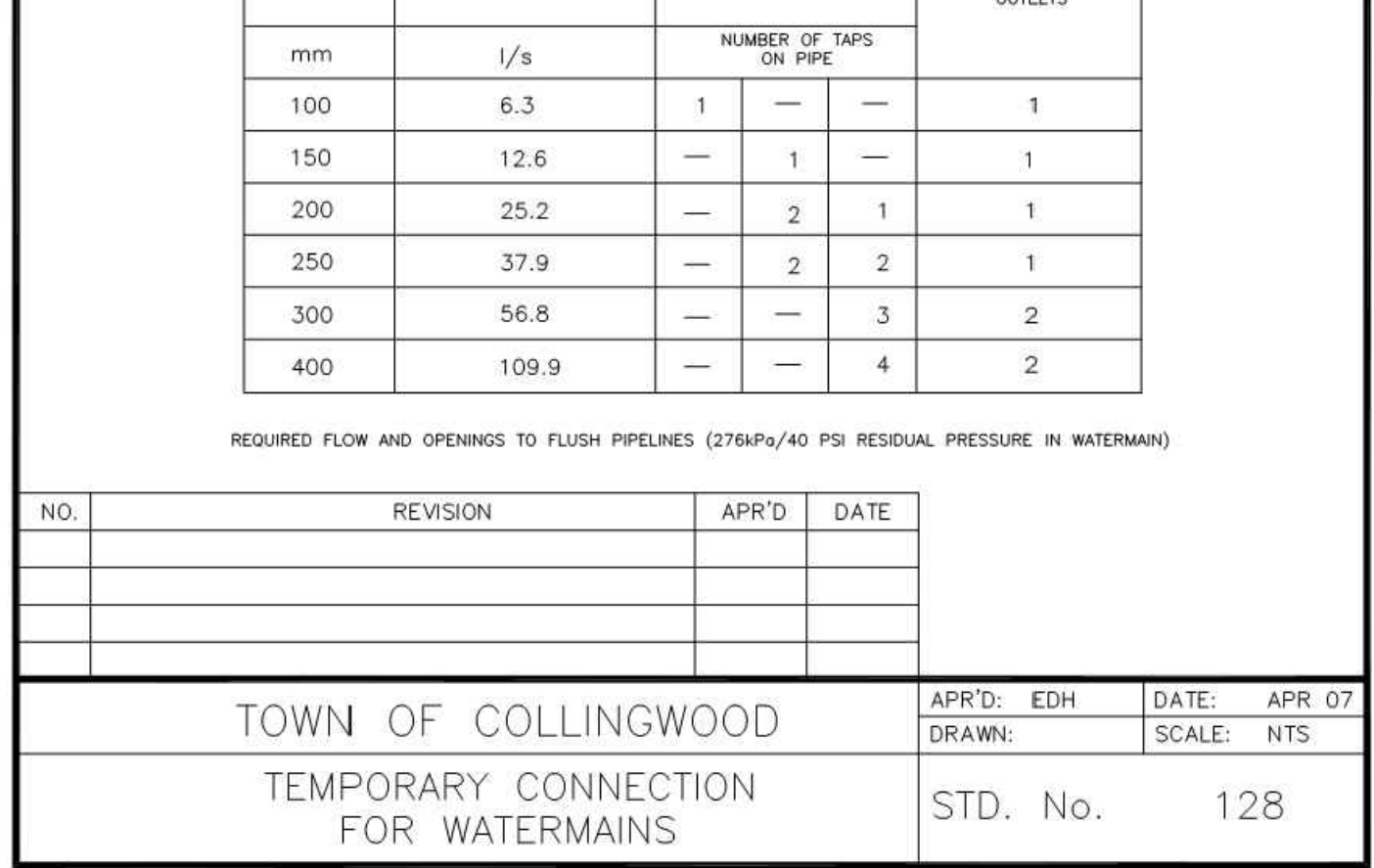
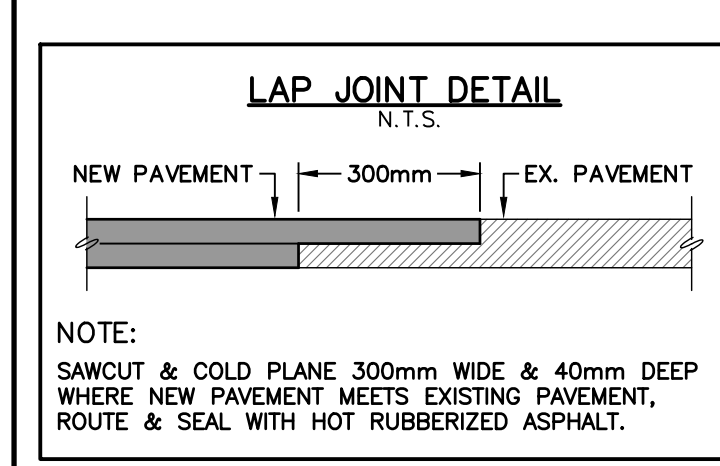
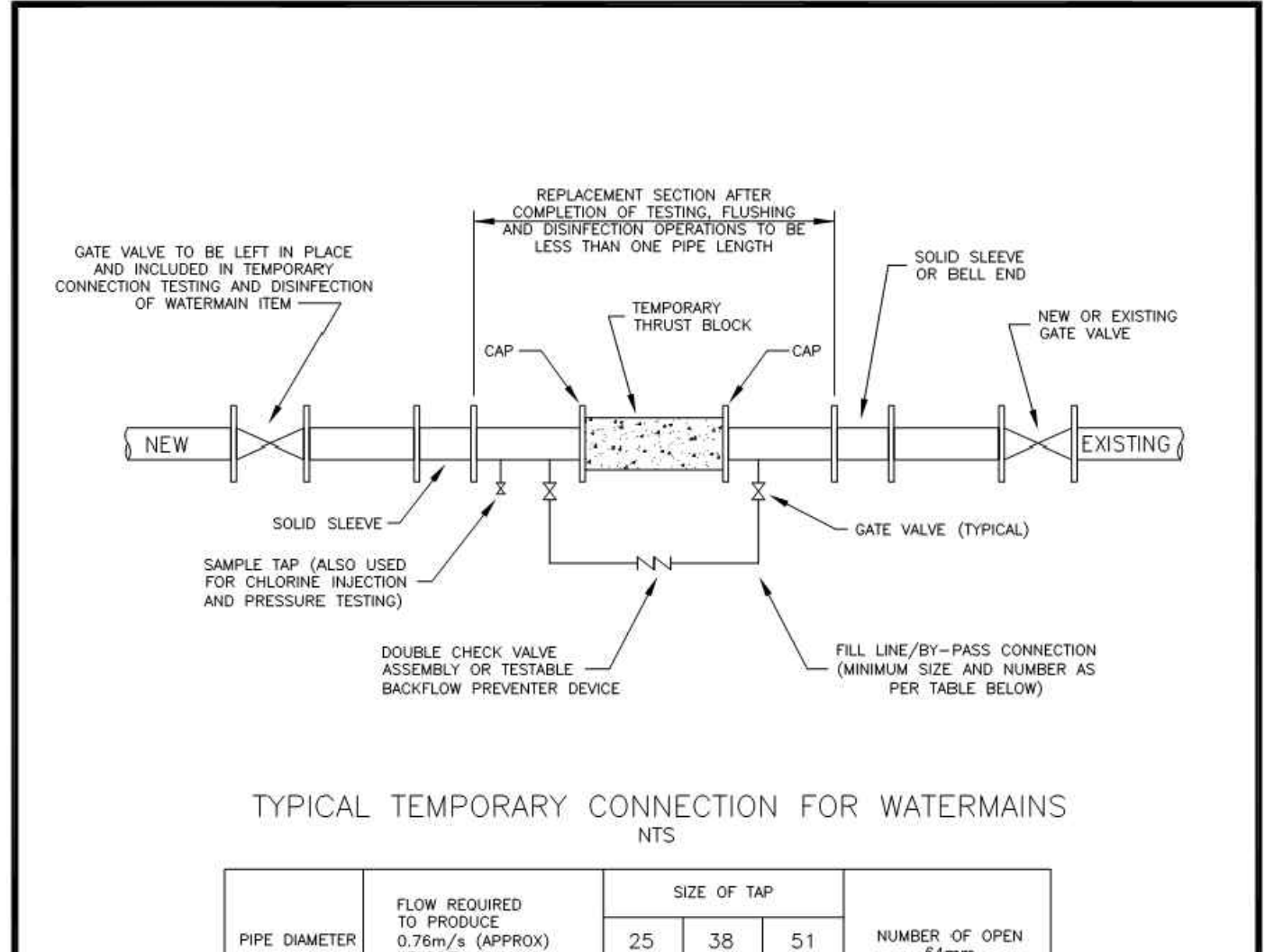
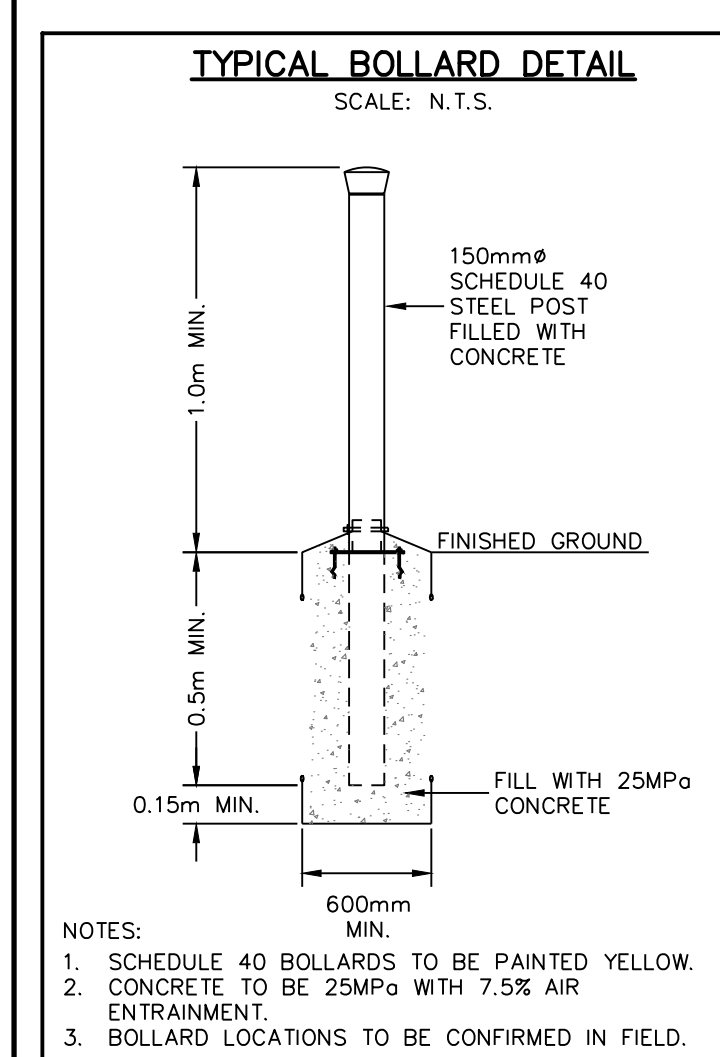
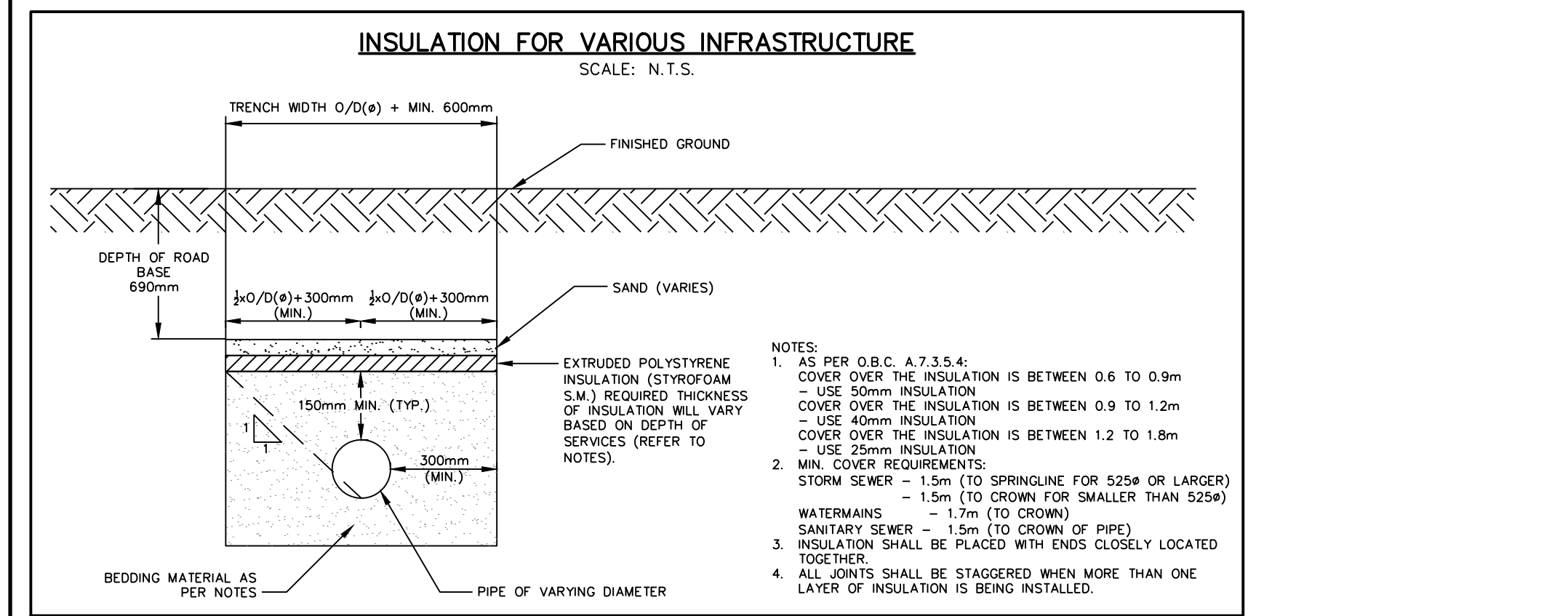
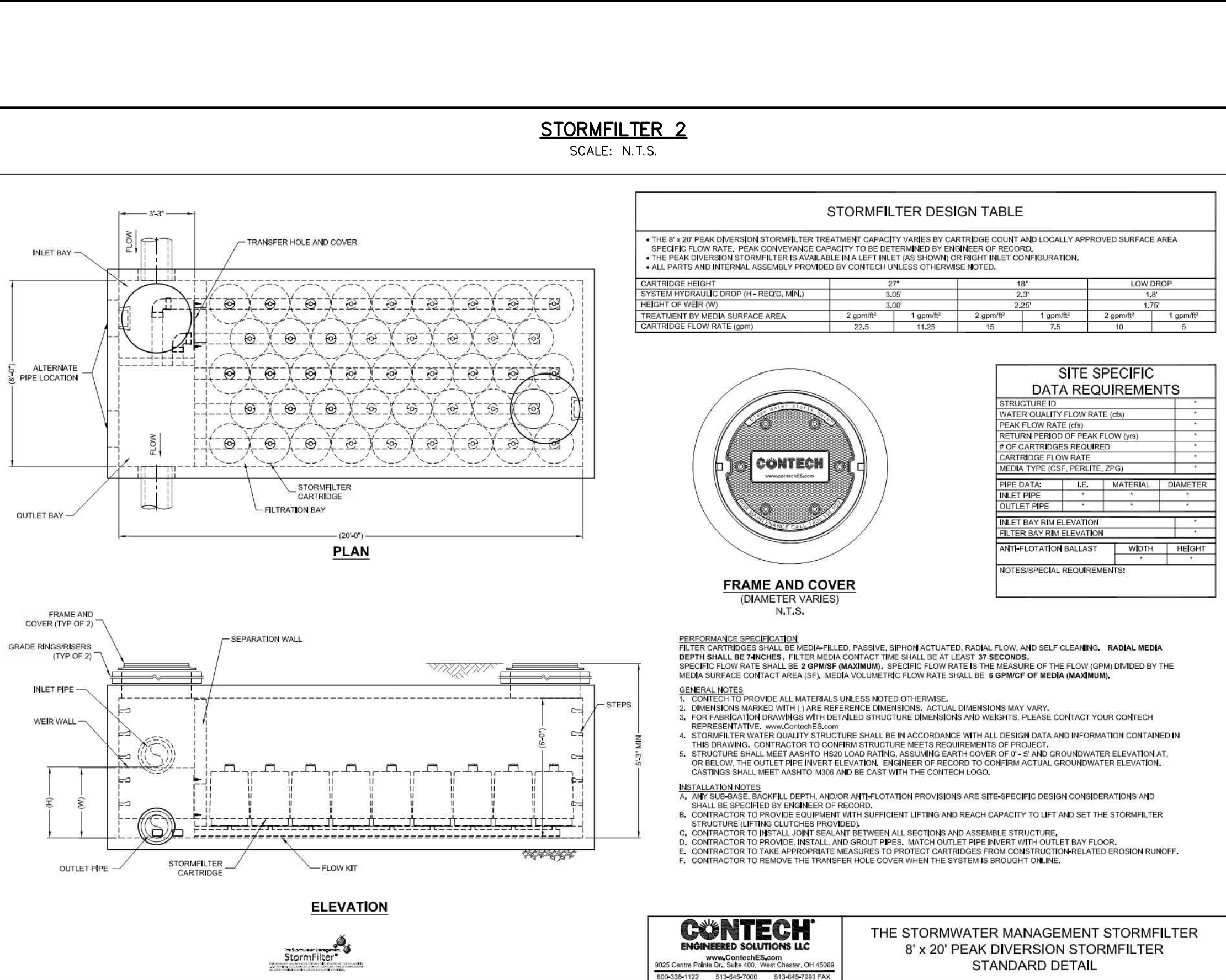
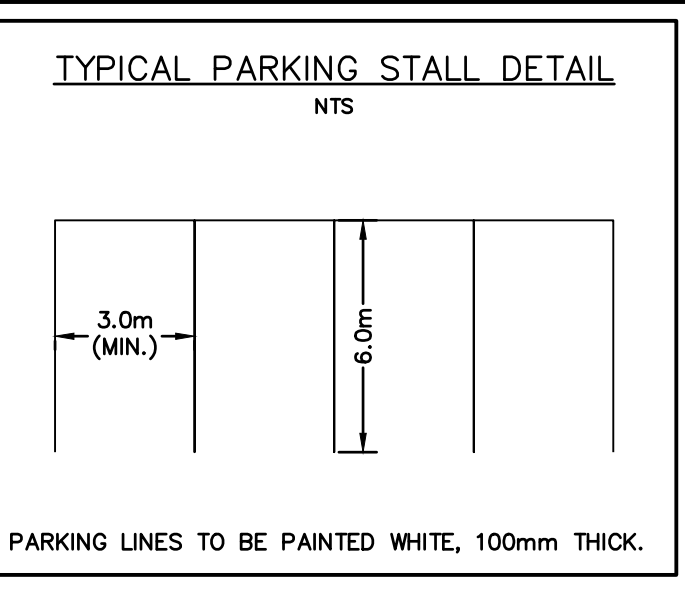
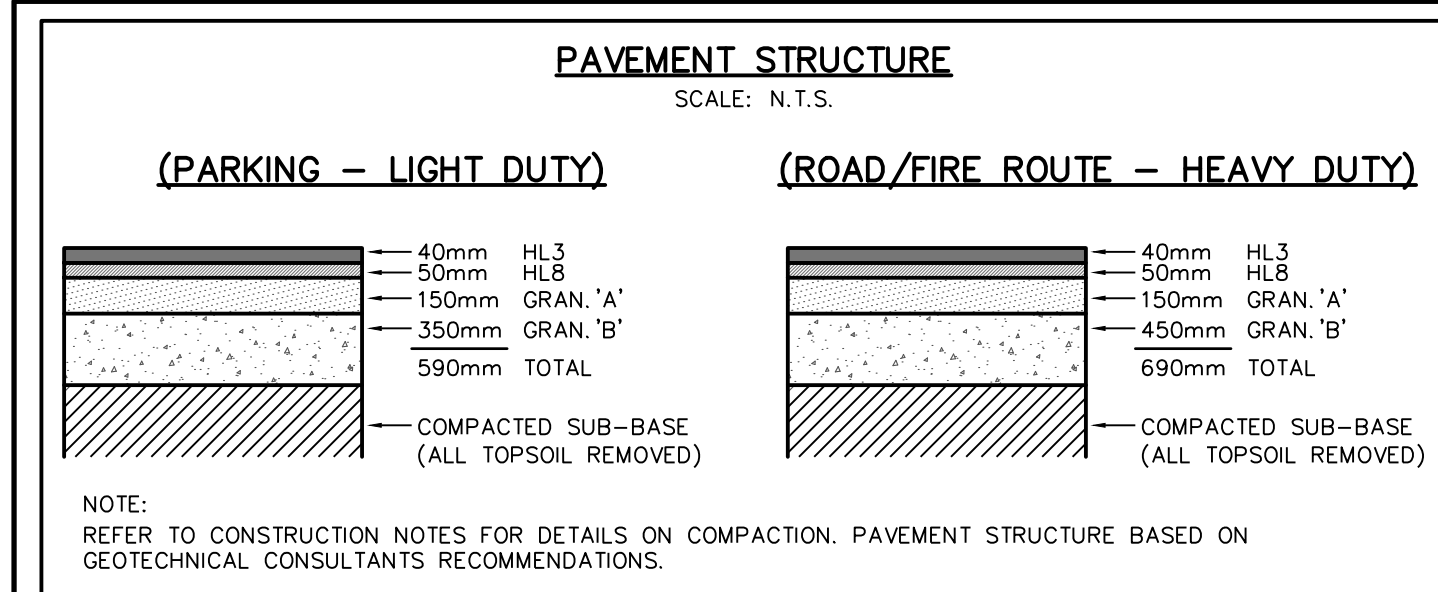
1535-4897

C108

CROZIER CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
705 446-3510 T
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Drawn By: L.W. Design By: L.W. Project: 1535-4897
Check By: K.M. Check By: R.A. Scale: 1:500 Drawing: C108



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BENCHMARKS

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3	ISSUED FOR 2nd ENGINEERING SUBMISSION	04/08/2021	

NO. 128

DATE: MM/DD/YYYY

Engineer

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION

Project

Engineer

Scale

Drawing

WYLDEWOOD CREEK TOWN OF COLLINGWOOD

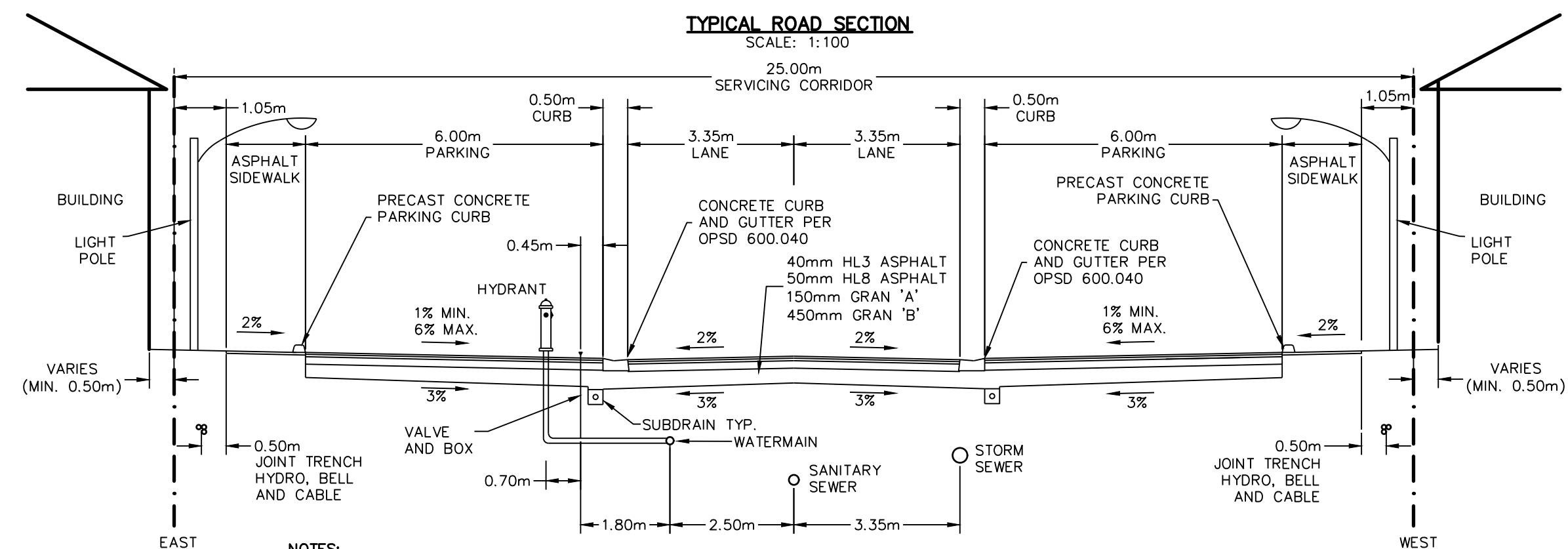
CONSTRUCTION NOTES AND STANDARD DETAILS

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40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
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Drawn By: L.W. Design By: L.W. Project: 1535-4897
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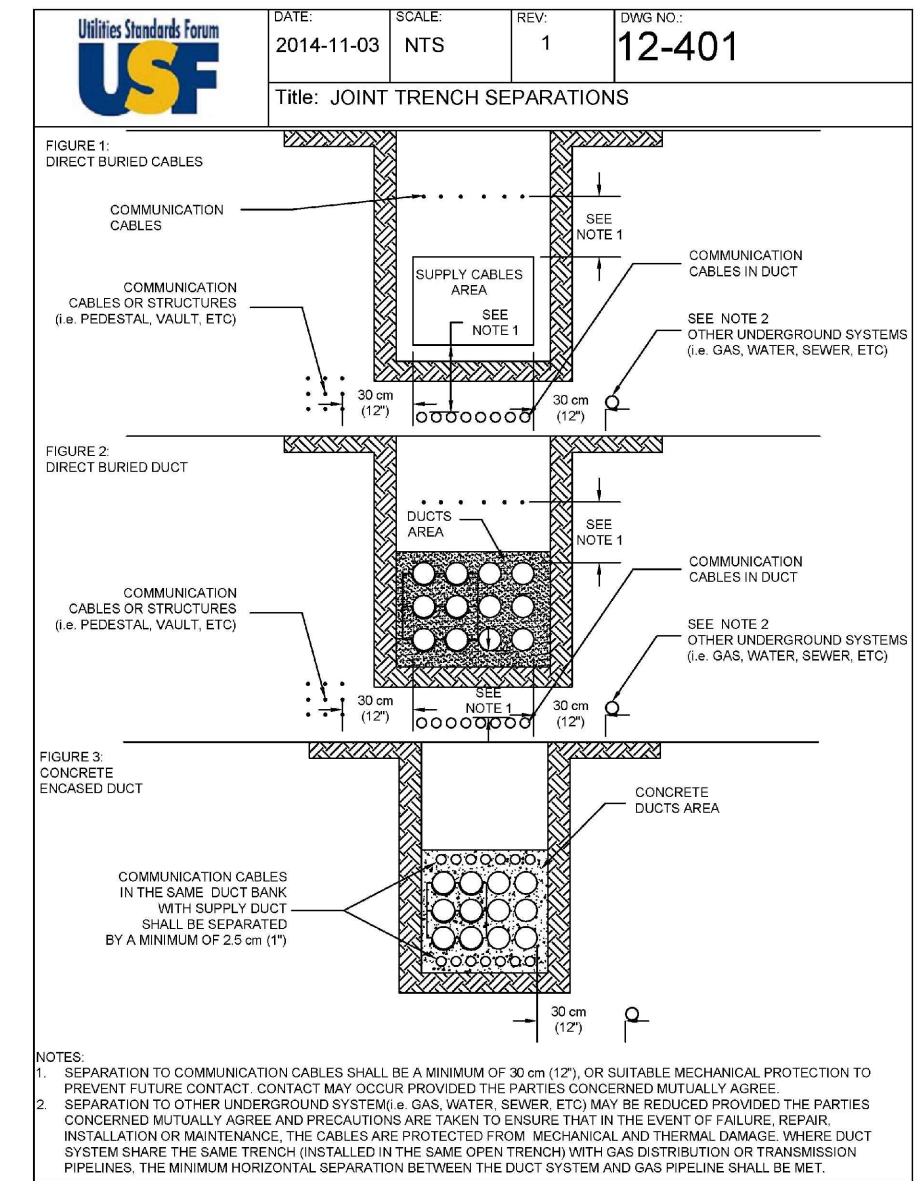
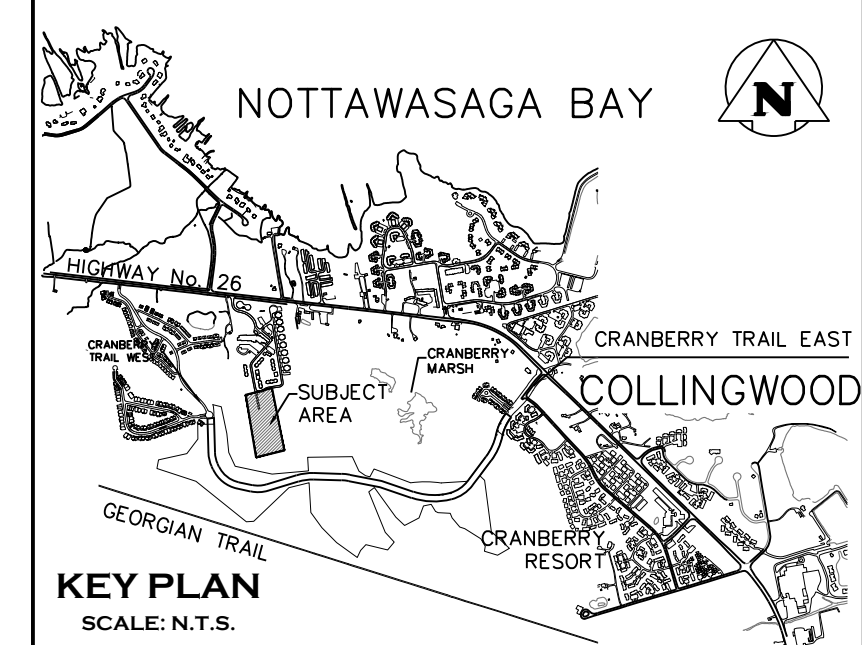
- ### CONSTRUCTION NOTES:
- A) GENERAL - CONSTRUCTION
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH TOWN OF COLLINGWOOD STANDARDS (2009), OPSS AND OPSS. WHERE CONFLICT OCCURS, TOWN OF COLLINGWOOD STANDARDS (2009) TO GOVERN.
 - TRENCH BACKFILL (OPSS 802.010 & 802.013) TO BE SELECT NATIVE MATERIAL OR IMPORTED SELECT SUBGRADE TO OPSS 1010. BACKFILL TO BE PLACED IN MAXIMUM 200mm THICK LIFTS AND COMPACTED TO 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
 - PIPE COVER AND BEDDING TO BE GRANULAR 'A' (MINIMUM 150mm DEPTH COMPACTED TO A MINIMUM 95% SPMDD).
 - 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 OPSS-517 AND 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION. CONTRACTOR RESPONSIBLE FOR OBTAINING M.O.E. 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 OPSS-206.
 - ALL EXCAVATION MUST BE CARRIED OUT IN FULL COMPLIANCE WITH MOST RECENT GUIDELINES OF OHSA. NATIVE SOILS ARE CLASSIFIED AS TYPE 3 SOIL.
- B) ROADS
- SUBGRADE AND BOULEVARD MATERIAL TO BE COMPACTED TO A MINIMUM DRY DENSITY OF AT LEAST 95% SPMDD. SUBGRADE TO BE PROOF ROLLED AND CERTIFIED PRIOR TO PLACING GRANULAR 'B'.
 - GRANULAR 'A' AND 'B' ROAD BASE TO BE COMPACTED TO 100% OF THE MATERIAL'S RESPECTIVE SPMDD AND PLACED IN MAX. 150mm LIFTS. REFER TO GEOTECHNICAL REPORT FOR FURTHER DETAILS.
 - CONDO ROADWAYS TO BE CONSTRUCTED WITH MINIMUM 300mm GRANULAR 'B' TYPE 1, 150mm GRANULAR 'A', 50mm HLB BASE COURSE ASPHALT, & 40mm HL3 SURFACE COURSE ASPHALT.
 - SELECT SUBGRADE MATERIAL, OR IMPORTED GRANULAR MATERIAL APPROVED BY THE ENGINEER, COMPACTED TO 98% SPMDD TO BE USED AS FULL INVERT 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 OPSS 314 AND OPSS 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 SOD TO OPSS 802 AND 803.
 - 100mm Ø PIPE SUBDRAINS SHALL BE PROVIDED UNDER EDGE OF PAVEMENT ON LOWER (GUTTER) SIDE OF THE ROAD.
 - ALL SUBDRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH OPSS 405. SUBDRAIN TO BE INSTALLED IN GRANULAR 'A' TRENCH AND CONNECTED TO EACH CB OR CBMH.
 - SUBDRAINS TO BE PERFORMED OTHER THAN THE 2m SECTION IMMEDIATELY UPSTREAM OF ALL STRUCTURES WHICH SHALL BE NON-PERFORMED.
- C) SANITARY SEWERS
- M.H.'S TO OPSS - 701.010, 701.030, & 704.010.
 - GENERAL INSTALLATION AND TESTING OF SEWERS AND APPURTENANCES TO BE IN ACCORDANCE WITH OPSS 701.021.
 - STEPS TO OPSS - 405.010.
 - BACKFILL AND EMBEDMENT TO OPSS - 802.010 CLASS 'B', GRANULAR 'A' BEDDING.
 - TRENCH BACKFILL TO BE SELECT NATIVE MATERIAL AS APPROVED BY ENGINEER OR IMPORTED GRANULAR MATERIAL.
 - FRAMES AND COVERS TO OPSS - 401.01 TYPE 'A' (1.0m COVER).
 - SERVICE CONNECTIONS TO OPSS - 1006.020 (125mm), GRANULAR 'A' BEDDING, TERMINATE AT SERVICING CORRIDOR LIMITS, 125 x 100 REDUCER, PLUG AND 2x4 MARKER POST PAINTED GREEN. MINIMUM GRADE TO BE 2.0%.
 - 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 (SPMDD).
 - MANHOLES 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 OPSS 708.020.
 - ALL MAINTENANCE HOLES, UNLESS EXPRESSLY IDENTIFIED ARE 1200mm Ø.
 - GENERAL INSTALLATION AND TESTING OF SEWERS AND APPURTENANCES TO BE IN ACCORDANCE WITH OPSS 407, 408, 409 (CCTV), 410, 421 AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS.
 - SANITARY SEWER - SDR 35 PVC.
 - SANITARY SERVICE - SDR 25 PVC - 125mm PER OPSS 1006.020 SEWER SERVICE CONNECTION FOR FLEXIBLE PIPE.
 - FROST STRAPS PER OPSS 701.100.
 - CLAY SEEPAGE PLUGS (0.5m THICK) TO BE PLACED ALONG PIPE BETWEEN MANHOLES.
- D) WATERMAINS
- BACKFILL AND EMBEDMENT TO OPSS - 802.010 CLASS 'B', GRANULAR 'A' EMBEDMENT.
 - TRENCH BACKFILL TO BE SELECT NATIVE MATERIAL AS APPROVED BY ENGINEER OR IMPORTED GRANULAR MATERIAL.
 - THRUST BLOCKS TO OPSS - 1103.010 AND 1103.020 WHERE SUITABLE SOILS ARE ENCOUNTERED.
 - SERVICE CONNECTIONS TO OPSS - 1104.010, 100mm GRANULAR 'A' EMBEDMENT AND COVER OVER PIPE. TERMINATE AT SERVICING CORRIDOR LIMITS C/W CURB STOP AND SOD.
 - HYDRANTS TO OPSS - 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 (SPMDD).
 - 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 MOE 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 ENGINEER.
 - GENERAL INSTALLATION AND TESTING OF WATERMAIN AND APPURTENANCES TO BE IN ACCORDANCE WITH OPSS 701 AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS. COMPLETE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH REQUIREMENTS OF AWWA STANDARD C651-99 REFER TO TOWN OF COLLINGWOOD STD. NO. 128 TEMPORARY CONNECTION FOR WATERMAINS. ALL WATERMAIN TESTING & CHLORINATION WILL BE CONDUCTED BY CPU AT CONTRACTORS COST. WATERMAINS ARE NOT TO BE CONNECTED TO EXISTING WATERMAINS UNLESS BACTERIOLOGICAL TESTING HAS BEEN SUCCESSFULLY COMPLETED & CERTIFIED BY CPU.
 - COMPLETE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH REQUIREMENTS OF O. REG. 459/00 & SATISFACTION OF CPU.
 - WATERMAIN CLASS 52 OR PRESSURE CLASS 350 CEMENT LINED DUCTILE IRON. CONDUCTIVITY CONNECTORS TO BE USED ON ALL JOINTS.
 - SINGLE WATERMAIN SERVICES - 19mm Ø TYPE 'K' SOFT COPPER PIPE.
 - FOR DOUBLE WATER SERVICE, THE COMMON WATER SERVICE & MAIN STOP TO BE 25mm Ø TYPE K SOFT COPPER, SPLITTER FITTING SHOULD BE 'U' TYPE & LOCATED OUTSIDE OF DRIVEWAYS.
 - MAIN STOPS TO 301-444H, BALL STYLE, AWWA THREAD BY COMPRESSION CAMBRIDGE BRASS.
 - CURB STOPS TO 203-443H, BALL STYLE WITH DRAIN, COMPRESSION JOINT BY CAMBRIDGE BRASS.
 - A CURB STOP & EXTENSION 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 FUSH TO FINISHED GRADE OF ASPHALT. CAP FOR VALVE BOX TO BE MARKED WITH 'W' & PAINTED BLUE.
 - VALVE BOXES TO BE NUMBER 7, D-1 CLOW OR MUELLER, 36" STAINLESS STEEL ROD C/W CAP PAINTED BLUE.
 - ALL SERVICES SHALL BE METERED. METERS TO BE COMPLETE, WITH REMOTE READOUT OR RADIO READ AS DETERMINED BY THE CPU.
 - HYDRANTS - CENTURY NUMBER 1, OPEN LEFT (O/L), 2 HOSE, 33B 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 5-3L-48 SLIDING VALVE BOX C/W CAP PAINTED BLUE.
 - MECHANICAL JOINT DUCTILE FITTINGS - AWWA/ANSI C153/A21.53.
 - HYDRANTS TO BE INSTALLED C/W HYDRANT MARKER STAKES PER TOWN 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 WATERMAIN LOOP - TYPE 'K' COPPER.
 - ALL VALVES TO BE OPERATED BY THE TOWN WATER DEPARTMENT. CONTRACTOR TO PROVIDE MIN. 48hr 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 ROLMAC GRIPPER RING RESTRAINING GLANDS FOR PIPES UP TO 300mm Ø AND SIGMA ONE LOCK RESTRAINING GLANDS FOR PIPES LARGER THAN 300mm Ø OR APPROVED EQUALS.
- E) STORM SEWERS
- MH TO OPSS 701.010 AND DCBHM TO OPSS - 701.011, 701.012, C/W SUMP UNLESS NOTED OTHERWISE.
 - STEPS TO OPSS 405.010.
 - M.H. FRAMES AND GRATES TO OPSS - 401.01 OPEN COVER.
 - DCB'S TO OPSS - 705.030, 705.040.
 - DCBHM FRAMES AND GRATES TO OPSS - 400.020
 - PIPE SUPPORT AT DCBHM'S TO OPSS - 708.020
 - ODS LEADS 300mm Ø DOUBLE TO OPSS 708.010, 708.030.
 - PROTECTION DURING CONSTRUCTION TO OPSS - 808.010.
 - BACKFILL AND EMBEDMENT TO OPSS - 802.010 (FLEXIBLE PIPE) CLASS 'B', GRANULAR 'A' EMBEDMENT OR OPSS - 802.030, 802.031 AND 802.032 (RIGID PIPE) GRANULAR 'A' EMBEDMENT.
 - BACKFILL AND EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMDD.
 - MAIN SEWERS (OPSS 182.0), PIPE INSTALLED BENEATH THE ROADWAYS SHALL BE REINFORCED PER CSA A257.2, CLASS 50-D, MAIN SEWERS 450mm Ø 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 OPSS 701.100.



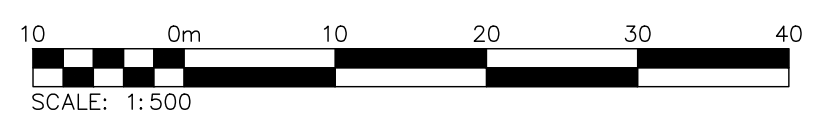
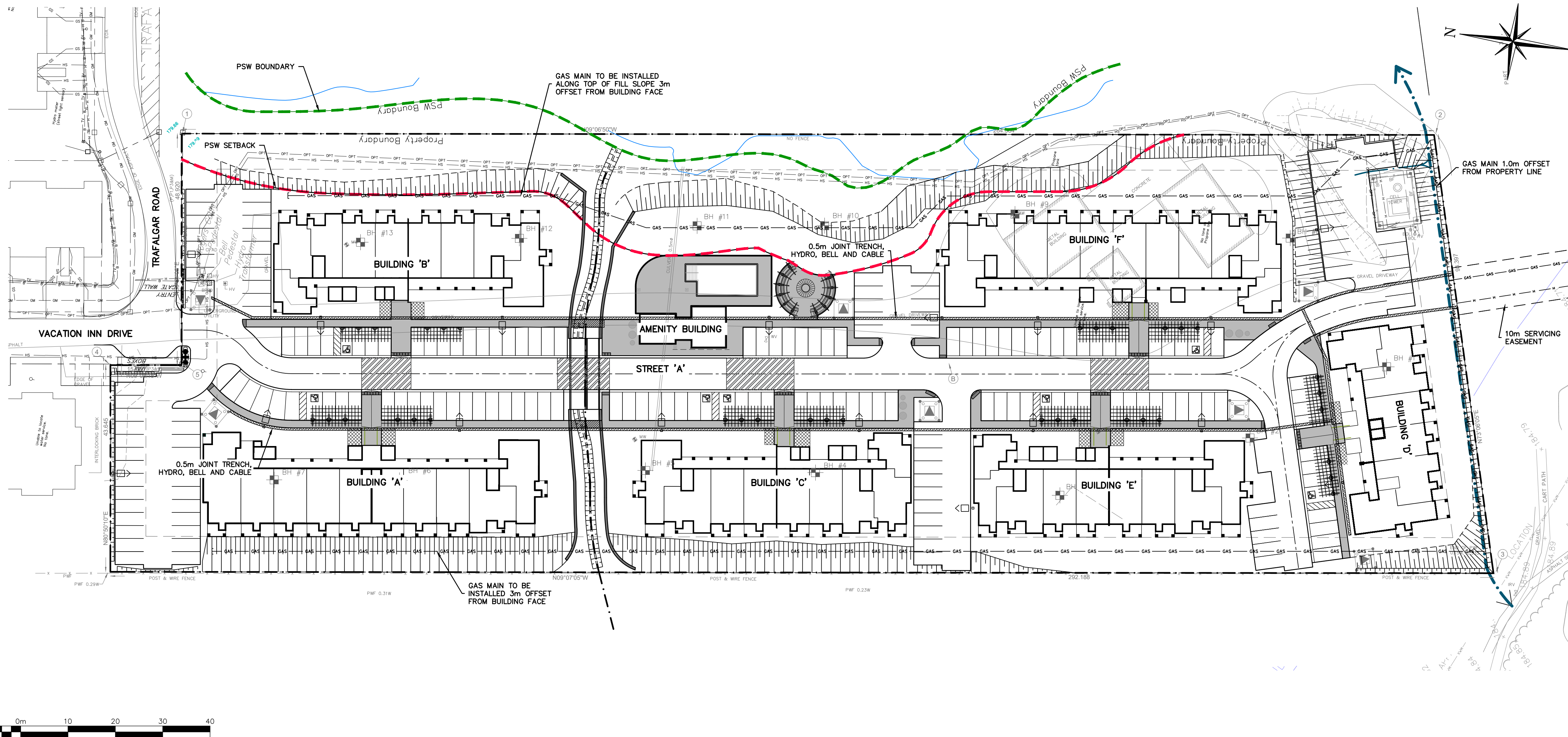
- NOTES:**
- COVER ON STORM, SANITARY AND WATERMAIN AS PER DESIGN CRITERIA, UTILITY CORRIDOR SHALL HAVE MINIMUM COVER OF 1.0m.
 - MINIMUM PAVEMENT AND ROAD STRUCTURE DESIGN AS PER TOWN DESIGN CRITERIA OR AS PER GEOTECHNICAL INVESTIGATION RECOMMENDATION.
 - TREES TO BE PLACED IN LOCATIONS AS PER APPROVED LANDSCAPE PLAN.
 - ACTIVELY GROWING NURSERY SOD TO BE LAID ON 150mm TOPSOIL PROPERLY GRADED AND ROLLED.
 - HYDRANTS AND WATERMANS TO BE ON OPPOSITE SIDE OF ROAD FROM ELECTRICAL TRANSFORMERS.
 - SUBDRAINS TO BE INSTALLED AS PER OPSD 216.021.
 - ALL SERVICE LOCATIONS SHOWN ARE FOR GUIDELINE PURPOSES ONLY AND MAY DEVIATE AS PER THE DIRECTION OF THE TOWN WHEN STANDARD LOCATION CANNOT BE ACHIEVED.
 - GASMAIN TO BE INSTALLED IN THE REAR OF THE BUILDINGS.
 - ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.

**COMPOSITE UTILITY PLAN
FOR INFORMATION PURPOSES ONLY**

THIS PLAN HAS BEEN PREPARED BY C.F. CROZIER & ASSOCIATES INC. TO CONSOLIDATE THE DESIGNS COMPLETED BY THE RESPECTIVE UTILITIES. OUR FIRM HAS REVIEWED EACH UTILITY DESIGN TO CONFIRM IT COMPLIES WITH THE APPLICABLE MUNICIPAL GUIDELINES AND ROAD STANDARDS AND TO CONFIRM THERE ARE NO CONFLICTS WITH THE PROPOSED CIVIL SERVING AND DRAINAGE SYSTEMS. WE HAVE NOT CHECKED NOR ACCEPT RESPONSIBILITY FOR THE ACCURACY AND VERACITY OF EACH UTILITY DESIGN. ANY USE WHICH A THIRD PARTY MAKES OF THIS PLAN, OR ANY RELIANCE ON OR DECISIONS BASED ON IT, ARE THE RESPONSIBILITIES OF SUCH THIRD PARTIES. IT IS RECOMMENDED THAT DURING CONSTRUCTION THE THIRD PARTY REFERENCE OR MAKE USE OF THE APPROVED FOR CONSTRUCTION PLANS PREPARED BY EACH RESPECTIVE UTILITY.



- NOTE:**
- FOR ELECTRICAL DESIGN OF PRIMARY AND SECONDARY POWER SYSTEM SEE EPCOR.
 - FOR STREET LIGHTING DESIGN SEE C.F. CROZIER AND ASSOCIATES (DWG. E300-E301)
 - FOR TELECOMMUNICATION (CABLE, TELEPHONE) SEE ROGERS AND BELL RESPECTIVELY.
 - FOR NATURAL GAS SERVING SEE ENBRIDGE.



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BENCHMARKS

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO TOWN OF COLLINGWOOD BENCH MARK NO. 00172U311 HAVING AN ELEVATION OF 181.032 METRES.

TOPOGRAPHIC SURVEY COMPLETED BY KRCMAR SURVEYORS LTD., DATED AUGUST 25, 2018.

No.	ISSUE	DATE: MM/DD/YYYY	Engineer
1	ISSUED FOR 1st ENGINEERING SUBMISSION	02/04/2019	
2	ISSUED FOR DISCUSSION	02/10/2020	
3	ISSUED FOR 2nd ENGINEERING SUBMISSION	04/08/2021	

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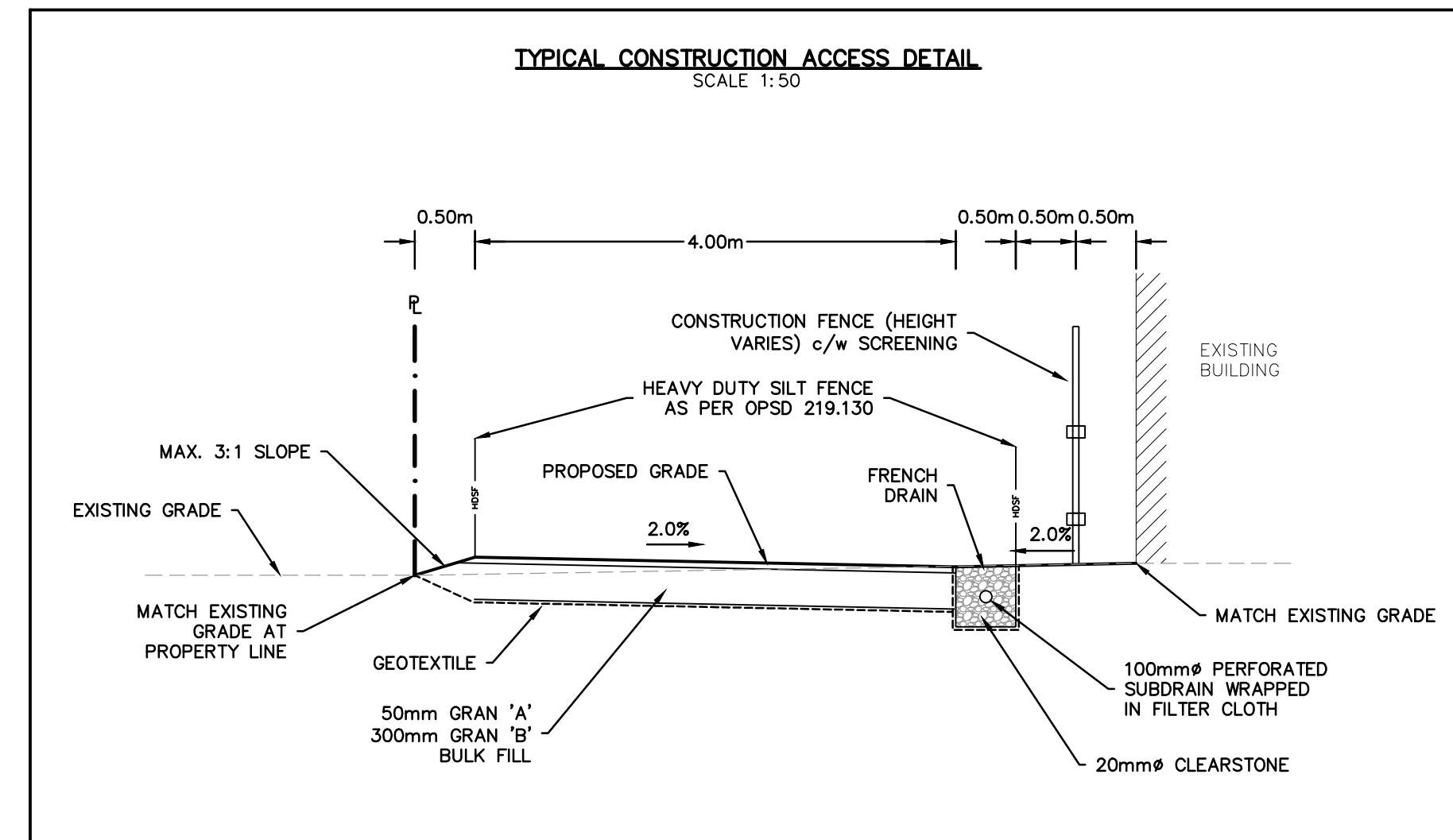
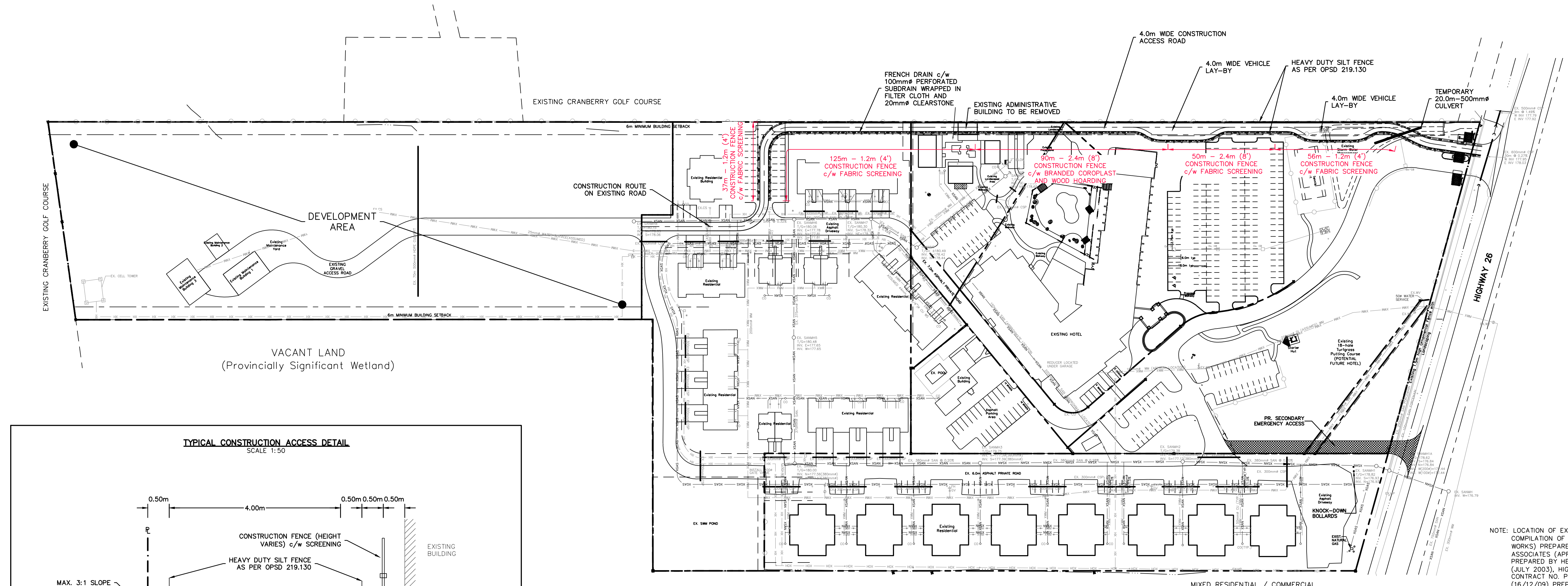
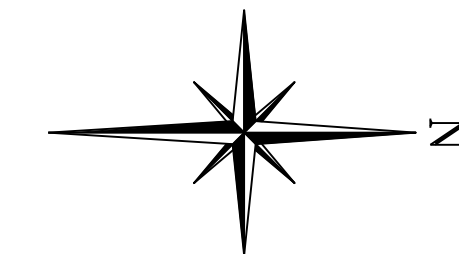
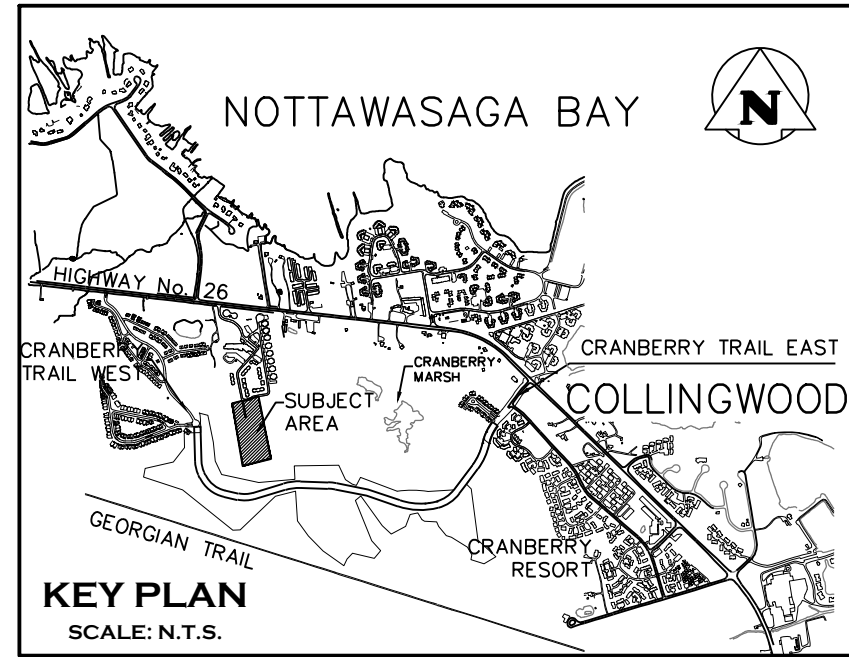
Project: **WYLDEWOOD CREEK TOWN OF COLLINGWOOD**

Drawing: **COMPOSITE UTILITY PLAN**

CROZIER CONSULTING ENGINEERS

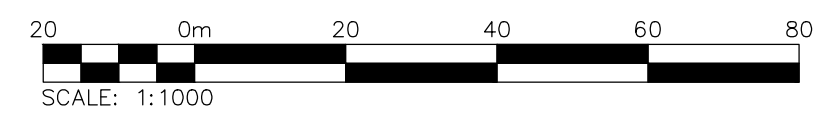
THE HARBOUREDGE BUILDING,
40 HURON STREET, SUITE 301,
COLLINGWOOD, ON N1Y 4R3
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Drawn By	L.W.	Design By	L.W.	Project	1535-4897
Check By	K.M.	Check By	R.A.	Scale	1:500
				Drawing	C110



NOTE: LOCATION OF EXISTING SERVICES BASED ON COMPILATION OF SITE SERVICING DRAWINGS (EXISTING WORKS) PREPARED BY HENDERSON, PADDON & ASSOCIATES (APRIL 2004), SERVICING REPORT PREPARED BY HENDERSON, PADDON & ASSOCIATES (JULY 2003), HIGHWAY 26 WEST RECONSTRUCTION CONTRACT NO. PW 2015-11 AS-BUILT DRAWINGS (16/12/09) PREPARED BY R.L. BURNSIDE & ASSOCIATE LTD. AND MARK UPS PROVIDED BY THE RESPECTIVE UTILITY PROVIDERS.

LEGEND	
—X—X—X—X—X—	EX. FENCE
—W—W—W—W—W—	EX. WATERMAIN
—F—F—F—F—F—	EX. FIRE HYDRANT & VALVE
—S—S—S—S—S—	EX. SANITARY SEWER & MANHOLE
—H—H—H—H—H—	EX. OVERHEAD HYDRO
—H—H—H—H—H—	EX. HYDRO
—G—G—G—G—G—	EX. GAS MAIN
—HP—HP—HP—HP—HP—	EX. HYDRO POLE
—C—C—C—C—C—	EX. CULVERT
—S—S—S—S—S—	EX. SWALE
—HDF—HDF—HDF—HDF—HDF—	PR. HEAVY DUTY SILT FENCE AS PER OPSD 219.130
—CF—CF—CF—CF—CF—	PR. CONSTRUCTION FENCE
—P—P—P—P—P—	PR. 100mm PERFORATED SUBDRAIN



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TOPOGRAPHIC SURVEY COMPLETED BY KRCMAR SURVEYORS LTD., DATED AUGUST 25, 2018.	

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3	ISSUED FOR 2nd ENGINEERING SUBMISSION	04/08/2021

Engineer	Engineer	Project
		WYLDEWOOD CREEK TOWN OF COLLINGWOOD

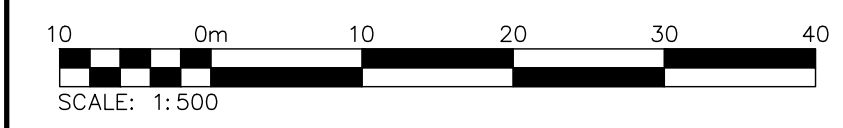
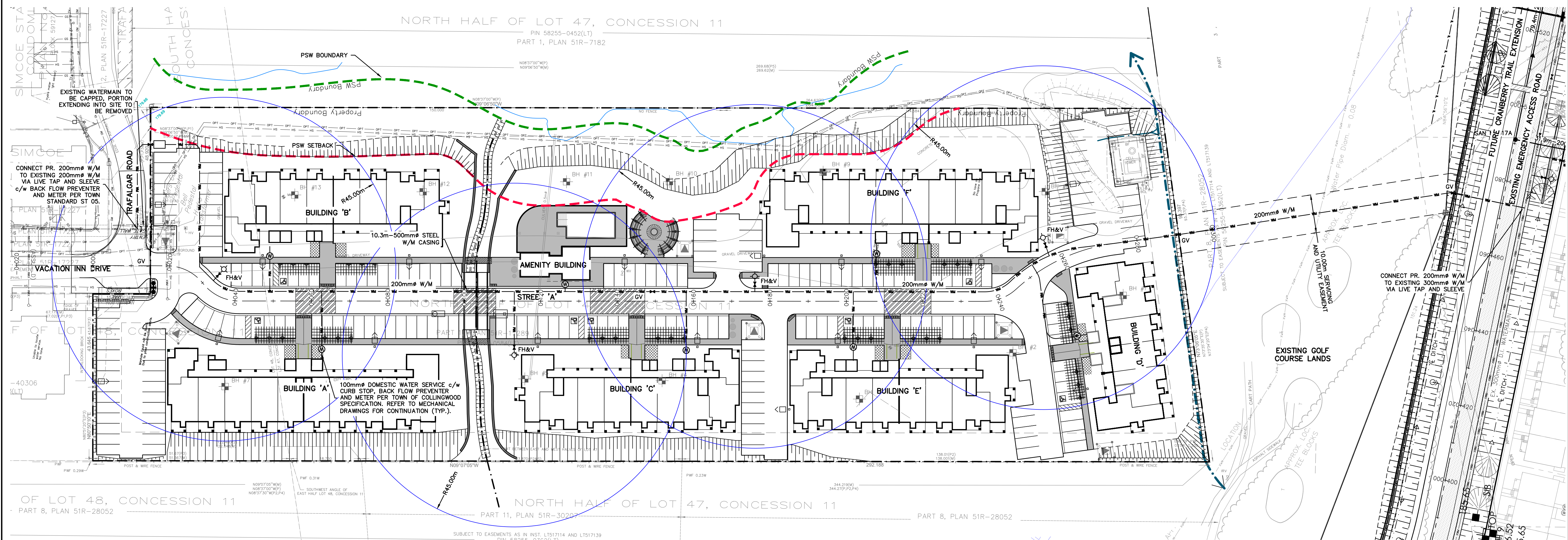
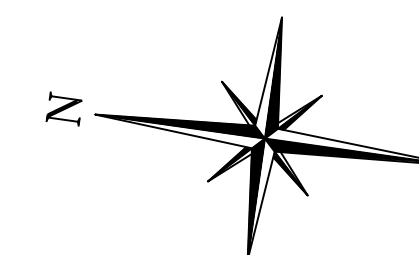
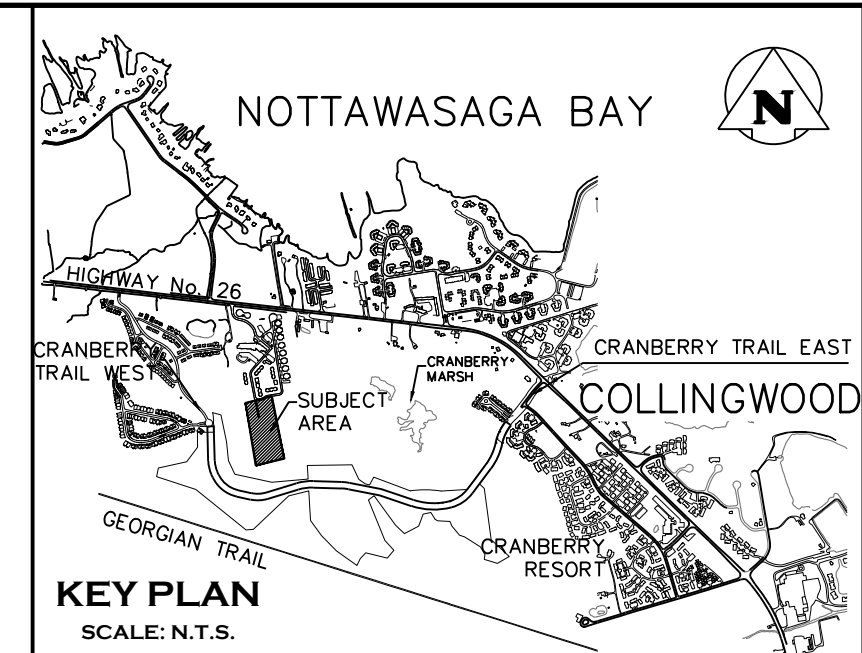
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Drawn By	Design By	Project
L.W.	L.W.	1535-4897
Check By	Check By	Scale
K.M.	R.A.	1:1000

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THE HARBOUREDGE BUILDING,
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COLLINGWOOD, ON L9Y 4R3
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Scale: 1:1000 Drawing: C111



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Engineer	Project
	WYLDEWOOD CREEK TOWN OF COLLINGWOOD
	WATER DISTRIBUTION PLAN

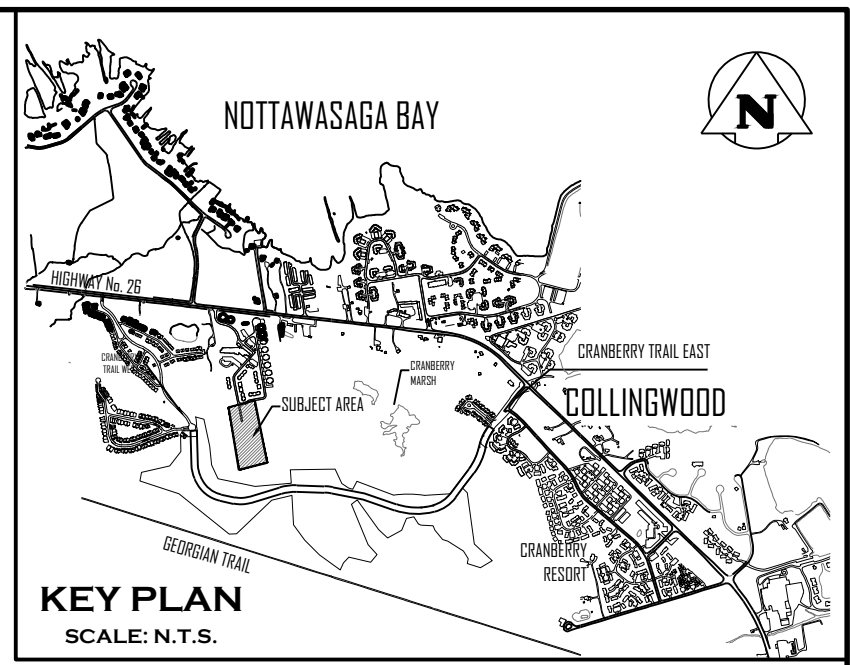
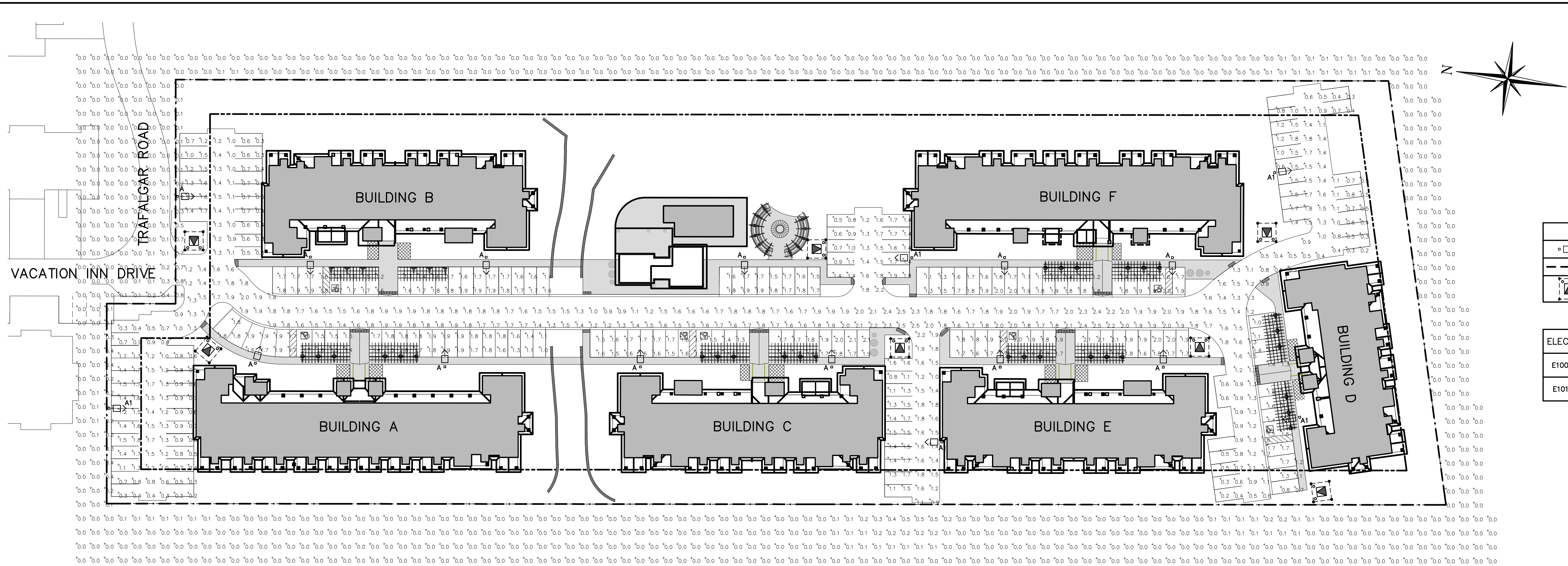
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Engineer	Project
	WYLDEWOOD CREEK TOWN OF COLLINGWOOD
	WATER DISTRIBUTION PLAN

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Drawn By	L.W.	Design By	L.W.	Project	1535-4897
Check By	K.M.	Check By	R.A.	Scale	1:500
				Drawing	C112



ELECTRICAL LEGEND	
	POLE MOUNTED LIGHT FIXTURE
	PROPERTY LINE
	PAD MOUNTED TRANSFORMER, ARROW INDICATES OPERATING SIDE (DIRECTION OF APPROACH)

ELECTRICAL DRAWING LIST	
E100	SITE PLAN – PHOTOMETRIC
E101	SITE LIGHTING DETAILS

SITE PLAN – PHOTOMETRIC

SCALE: 1:500

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	MANUFACTURER	CATALOG NUMBER	LIGHT LOSS FACTOR	MOUNTING HEIGHT	WATTAGE
	A	US ARCHITECTURAL	RZR-M-PLED-III-M-48LED-700mA-NW-HS	0.90	MOUNTED ON 3' BASE AND 25' POLE	106W
	A1	US ARCHITECTURAL	RZR-M-PLED-IV-48LED-700mA-NW-HS	0.90	MOUNTED ON 3' BASE AND 25' POLE	106W

STATISTICS SCHEDULE					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN
RIGHT OF WAY	X	1.7 fc	2.5 fc	0.3 fc	5.5:1
PARKING 1	+	1.0 fc	1.7 fc	0.3 fc	3.2:1
PARKING 2	+	1.0 fc	1.8 fc	0.2 fc	5.1:1
PARKING 3	+	1.7 fc	1.9 fc	1.2 fc	1.4:1
PARKING 4	+	1.7 fc	1.9 fc	1.0 fc	1.7:1
PARKING 5	+	1.6 fc	2.1 fc	1.1 fc	1.5:1
PARKING 6	+	1.7 fc	1.9 fc	1.5 fc	1.1:1
PARKING 7	+	1.4 fc	2.2 fc	0.5 fc	2.8:1
PARKING 8	+	1.5 fc	2.2 fc	0.8 fc	1.9:1
PARKING 9	+	1.7 fc	2.0 fc	1.1 fc	1.5:1
PARKING 10	+	1.8 fc	2.1 fc	1.6 fc	1.1:1
PARKING 11	+	1.1 fc	1.8 fc	0.2 fc	5.3:1
PARKING 12	+	1.0 fc	1.8 fc	0.2 fc	5.2:1
PARKING 13	+	1.3 fc	1.8 fc	0.7 fc	1.9:1

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 AND REQUIREMENTS WITH LIGHT MANUFACTURER.



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FOR APPROVAL
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Project: WYLDEWOOD CREEK TOWN OF COLLINGWOOD
 Drawing: SITE PLAN – PHOTOMETRIC

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.R.B. Design By: N.J.M. Project: 1535-4897
 Check By: N.J.M. Scale: 1:500 Drawing: E100

SOLID STATE AREA LIGHTING

RAZAR SERIES-LED SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy -0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocoil neoprene. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is 1.88".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy -0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocoil neoprene. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is 1.88". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

LED OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel or group of Panels in a luminaire have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted on the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical array. Drivers accept an input of 120-277V, 50/60Hz or 347V-600V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3kV internal surge protection. Luminaire supplied with 20kV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA, 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult factory for other LED options.

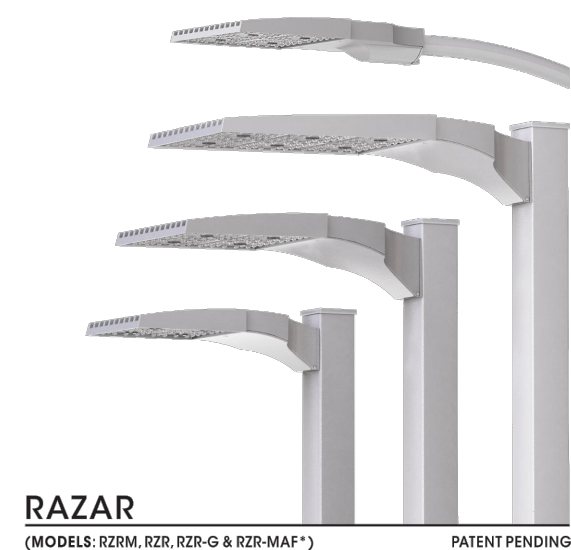
AMBER LED'S
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

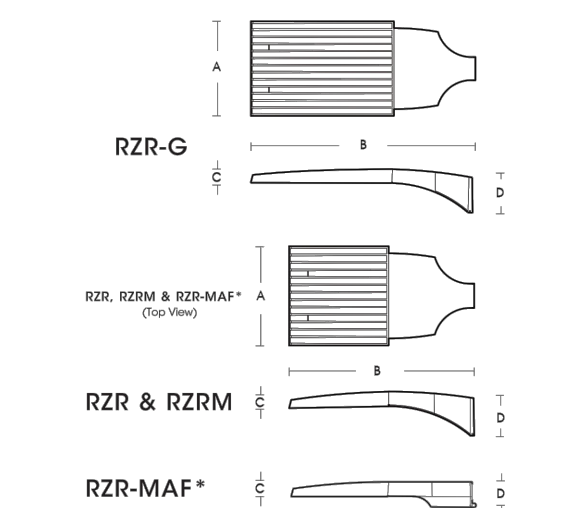
MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon, two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.

PROJECT NAME: TYPE A, A1

PROJECT TYPE:



RAZAR (MODELS: RZRM, RZR, RZR-G & RZR-MAF*) PATENT PENDING



FIXTURE	A	B	C	D
RZR-G	15"	34.47"	3"	7"
RZR	14.78"	33.23"	2.78"	6.5"
RZRM	11.5"	22"	2.5"	5.28"
RZR-MAF*	15"	33.23"	2.5"	4"

*DLC PENDING AS OF 7/17



U.S. Architectural Lighting 400 West Avenue 03, Sebastopol, CA 95972 Phone: (707) 326-2228 Fax: (707) 326-2228 www.usalighting.com

TYPE A, A1

Please Note: Fabrication will not begin until this drawing is approved, signed and returned to HCI.

APPROVED

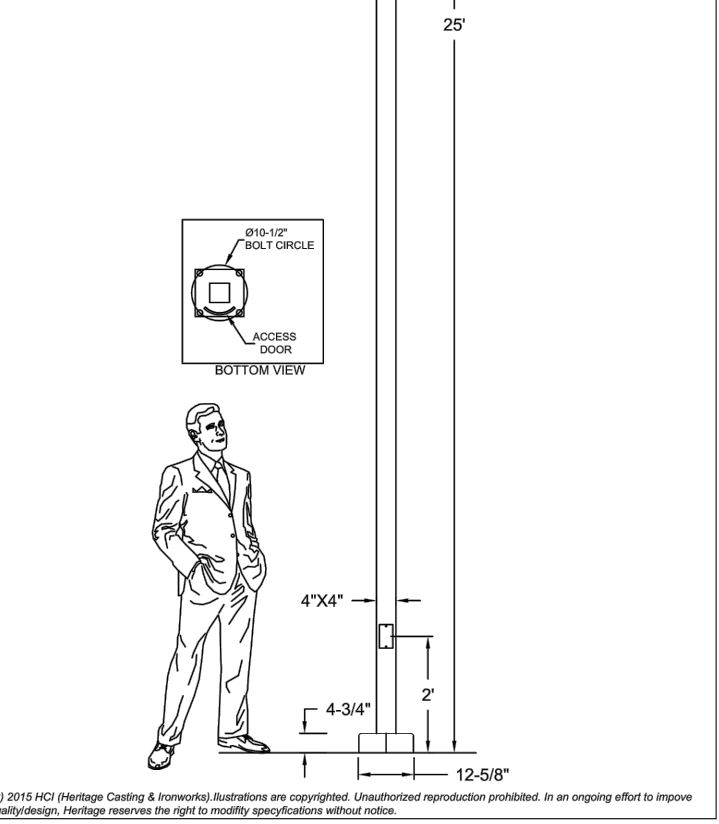
APPROVED AS NOTED

REJECTED

REVISE AND RESUBMIT

By _____

Date _____



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Approval Drawing Light Std:P422-2-4SQA-25

Pole: Square, Square extruded aluminum pole (0.25" thick) welded to base plate.

Base Cover: Two-pieces made of cast aluminum. Attached to pole with stainless steel screws.

Anchor Bolts: 4x galvanized 3/4" by 36". Anchor bolts and template supplied by HCI. B.C. = Ø10-1/2"

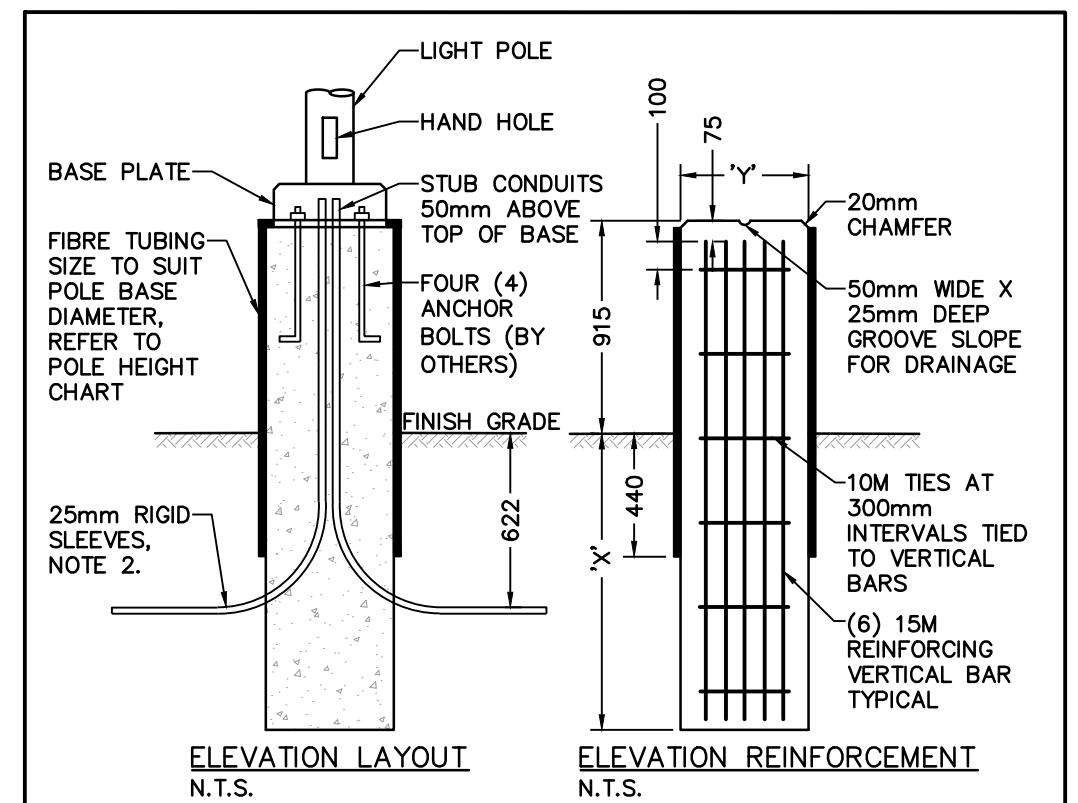
Finish: Electrostatically applied, thermoset polyester powder-coat finish.

Colour: RAL9011 Black.

Sales: KIM Designer: R.L.
Date: DEC-16-2015 Drawing No: 15075-V7
Model: P422-2-4SQA-25-RAL9011

Project: WYLDEWOOD (Qty 46)
Rep: _____
Please Note: Fabrication will not begin until this drawing is approved, signed and returned to HCI.

HCI
HARBOR EDGE CONSULTING & ENGINEERS
1280 Foster Drive, Mississauga, Ontario, Canada L4W 1A4
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Toll Free Canada & USA 1-800-267-3175
E: sales@hclighting.com WEB: www.hclighting.com



POLE HEIGHT	'X'	'Y'
TO 6.1m	1.5m	405mm
OVER 6.1m	1.8m	508mm

PLAN OF BASE
N.T.S.
Labels: 15M REINFORCING VERTICAL BAR, 10M REINFORCING BAR, ANCHOR BOLTS TO SUIT LIGHT STANDARD, CONDUITS AS REQUIRED, 75mm MIN. CONCRETE COVER, 350mm OVERLAP.

- NOTES:**
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.
 - MINIMUM OF TWO SLEEVES REQUIRED FOR EACH CONCRETE FOOTING. THREE SLEEVES AS SPECIFIED.
 - SET TEMPLATE LEVEL. REMOVE TO FINISH CONCRETE AFTER INITIAL SET.
 - CONCRETE SHALL CONFORM TO CAN/CSA A23.1
 - MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE NO LESS THAN 25MPa EXPOSURE CLASS C1.
 - ALL STEEL WORKS SHALL CONFORM TO CAN/CSA S16-01.
 - BEARING SURFACES SHALL BE REVIEWED AND APPROVED BY A GEOTECHNICAL ENGINEER.
 - COORDINATE ANCHOR BOLTS SIZE & EXACT LOCATIONS WITH LIGHT POLE MANUFACTURER PRIOR TO ROUGH-INS.

LIGHT POLE BASE DETAIL

SCALE: N.T.S.

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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 _____

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1	*NOT ISSUED FOR THIS SUBMISSION*	02/04/2019
2	*NOT ISSUED FOR THIS SUBMISSION*	02/10/2020
3	ISSUED FOR 2nd ENGINEERING SUBMISSION	04/08/2021

Engineer _____

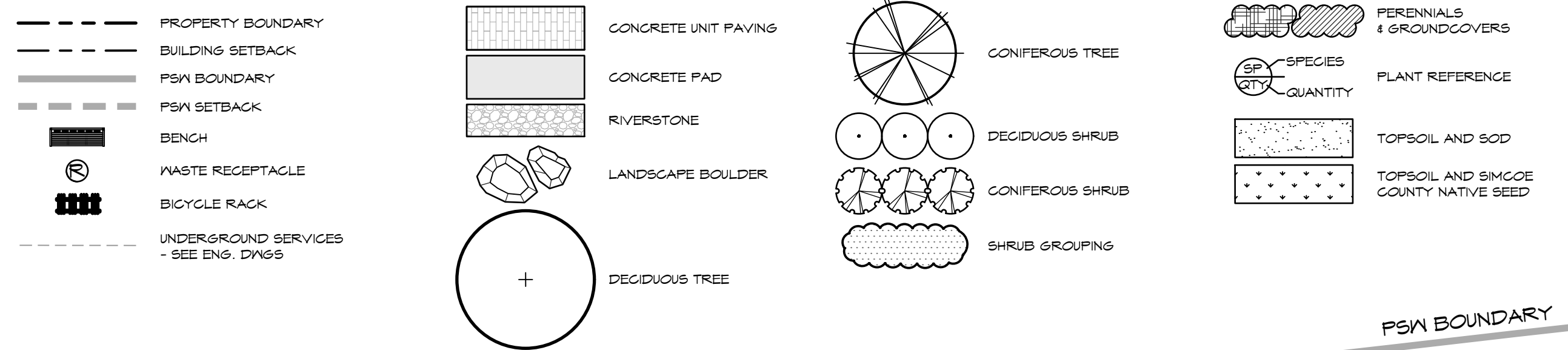
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Project: WYLDEWOOD CREEK TOWN OF COLLINGWOOD
Drawing: SITE LIGHTING DETAILS

CROZIER CONSULTING ENGINEERS
THE HARBOUREdge BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
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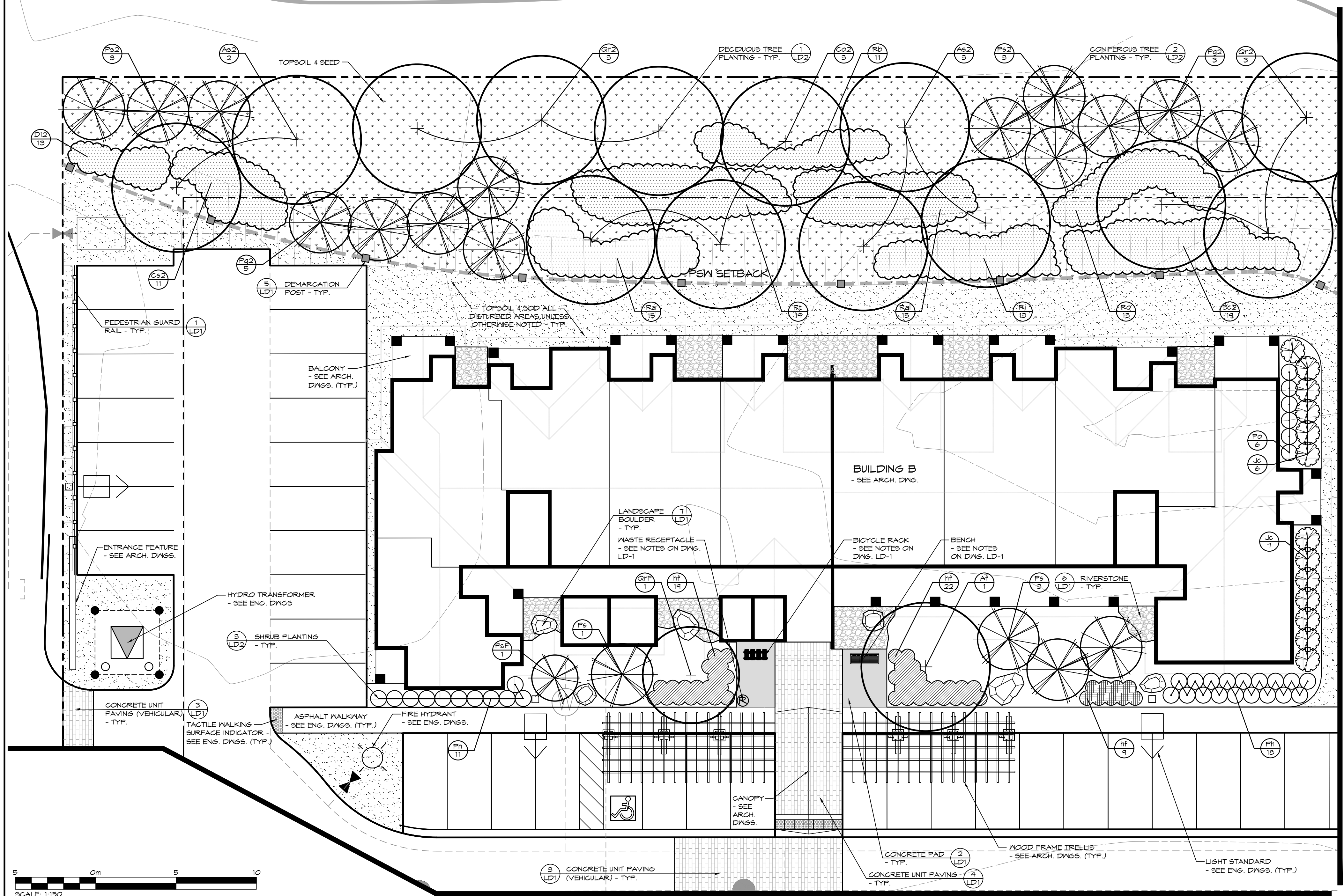
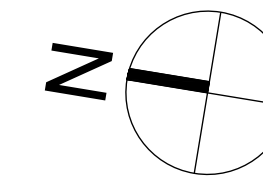
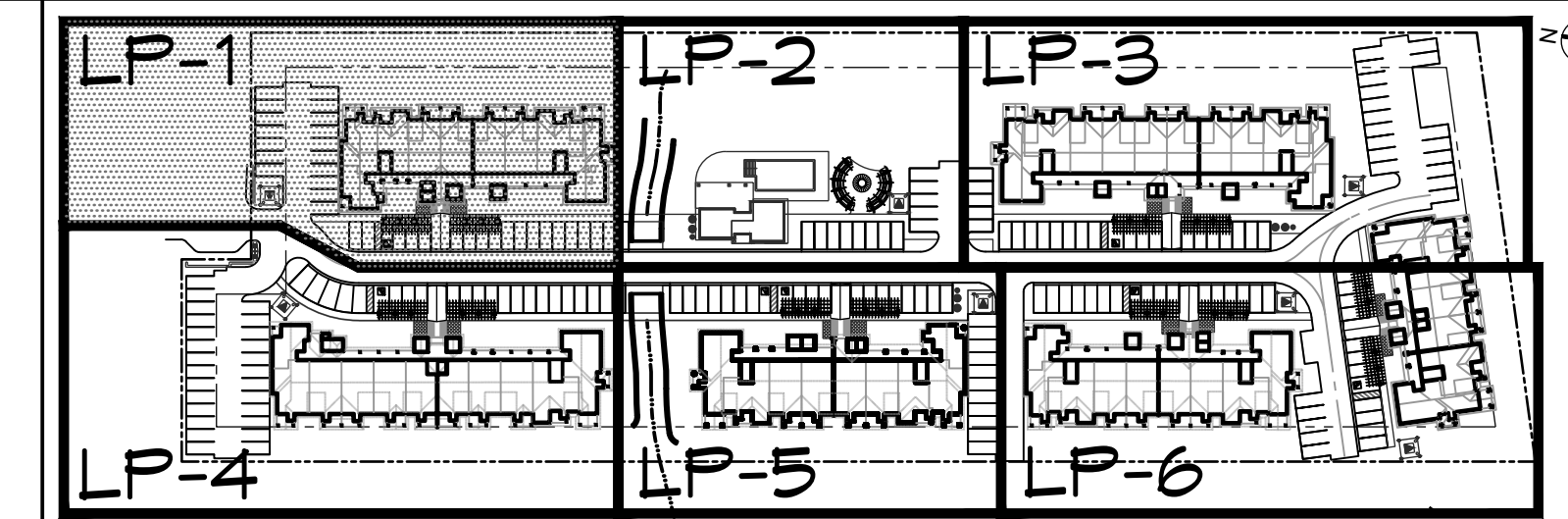
Drawn By: J.R.B. Design By: N.J.M. Project: 1535-4897
Check By: N.J.M. Scale: N.T.S. Drawing: E101

LEGEND



NOTES:

- FOR GENERAL PLANTING NOTES, REFER TO NOTES ON DRAWING LD-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 | 3.0m |
| BACK OF CURB | 1.5m |
| HYDRO TRANSFORMERS | 3.0m |
| BELL OR CABLE PEDESTALS | 1.0m |
| STREETLIGHT POLES | 5.0m |
| UNDERGROUND SERVICES | 1.0m |



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	QTY
DECIDUOUS TREES						
AS	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	50cm cal.	V.B.		1
AS2	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	150cm	VHIP		11
AF	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	50cm cal.	V.B.		4
AM	<i>Amelanchier laevis</i> (Multi-stem)	Multi-stem Allegheny Serviceberry	200cm	V.B.		2
GA	<i>Garya ovata</i>	Shagbark Hickory	50cm cal.	V.B.		6
GA2	<i>Garya ovata</i>	Shagbark Hickory	150cm	VHIP		4
CO	<i>Celtis occidentalis</i>	Common Hackberry	50cm cal.	V.B.		5
CO2	<i>Celtis occidentalis</i>	Common Hackberry	150cm	VHIP		4
GT	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	50cm cal.	V.B.		0
QR	<i>Quercus robur</i> 'Fastigiata'	Columnar English Oak	50cm cal.	V.B.		4
QR	<i>Quercus rubra</i>	Red Oak	50cm cal.	V.B.		5
QR2	<i>Quercus rubra</i>	Red Oak	150cm	VHIP		4
TA	<i>Tilia americana</i>	Basswood	50cm cal.	V.B.		6
CONIFEROUS TREES						
PG	<i>Picea glauca</i>	White Spruce	180cm	V.B.		15
PG2	<i>Picea glauca</i>	White Spruce	80cm	2 gal.		10
FP	<i>Picea pungens</i>	Colorado Blue Spruce	180cm	V.B.		14
FP2	<i>Picea pungens</i>	Colorado Blue Spruce	80cm	2 gal.		8
PS	<i>Pinus strobus</i>	Eastern White Pine	180cm	V.B.		34
PS2	<i>Pinus strobus</i>	Eastern White Pine	80cm	2 gal.		10
PSF	<i>Pinus strobus</i>	Columnar Eastern White Pine	180cm	V.B.		25
TO	<i>Thuja occidentalis</i>	Eastern White Cedar	180cm	V.B.		24
DECIDUOUS SHRUBS						
CS	<i>Cornus sericea</i>	Red Osier Dogwood	50cm	3 gal.	1.5m o.c.	13
CS2	<i>Cornus sericea</i>	Red Osier Dogwood	50cm	1 gal.	1.5m o.c.	35
DI	<i>Diervilla lonicera</i>	Bush Honeysuckle	40cm	3 gal.	1.0m o.c.	7
DI2	<i>Diervilla lonicera</i>	Bush Honeysuckle	40cm	1 gal.	1.0m o.c.	50
PO	<i>Physocarpus opulifolius</i> 'SMNPOTYS'	Tiny Wine Gold Ninebark	50cm	3 gal.	1.0m o.c.	53
PH	<i>Physocarpus opulifolius</i> 'SMFOTM'	Tiny Wine Ninebark	50cm	3 gal.	1.0m o.c.	47
RA	<i>Ribes americanum</i>	Wild Black Currant	50cm	1 gal.	1.5m o.c.	41
RA1	<i>Rubus allegheniensis</i>	Allegheny Blackberry	50cm	1 gal.	1.5m o.c.	20
RB	<i>Rosa blanda</i>	Smooth Rose	50cm	1 gal.	1.5m o.c.	24
RI	<i>Rubus idaeus</i> ssp. strigosus	Wild Red Raspberry	50cm	1 gal.	1.5m o.c.	22
RO	<i>Rubus occidentalis</i>	Black Raspberry	50cm	1 gal.	1.5m o.c.	54
RT	<i>Rhus typhina</i>	Staghorn Sumac	50cm	1 gal.	1.5m o.c.	41
SC	<i>Sambucus canadensis</i>	Common Elderberry	50cm	3 gal.	1.5m o.c.	16
SC2	<i>Sambucus canadensis</i>	Common Elderberry	50cm	1 gal.	1.5m o.c.	36
CONIFEROUS SHRUBS						
JC	<i>Juniperus chinensis</i> sargentii 'Viridis'	Green Sargent Juniper	50cm	3 gal.	1.5m o.c.	75
PERENNIALS & GROUNDCOVERS						
CD	<i>Cotoneaster dammeri</i> 'Strieb's Finding'	Strieb's Finding Cotoneaster	1 gal.	0.5m o.c.		153
HS	<i>Heucherella x 'Stella D'Oro'</i>	Stella D'Oro Daylily	1 gal.	0.5m o.c.		453
HST	<i>Heucherella x 'Sweet Tea'</i>	Sweet Tea Foamy Bells	1 gal.	0.75m o.c.		70
HF	<i>Hosta 'First Frost'</i>	First Frost Hosta	1 gal.	0.75m o.c.		141
HH	<i>Hosta 'High Society'</i>	High Society Hosta	1 gal.	0.5m o.c.		66
SS	<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Stonecrop	1 gal.	0.5m o.c.		141

SEED MIX

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

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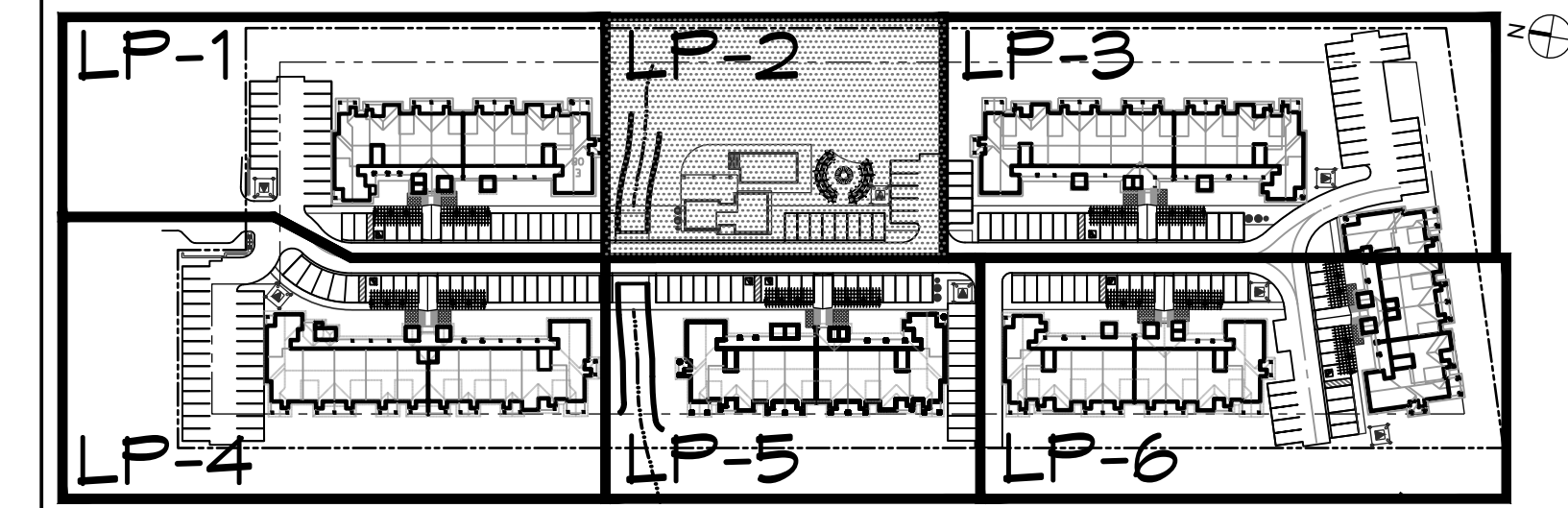
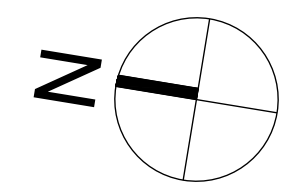
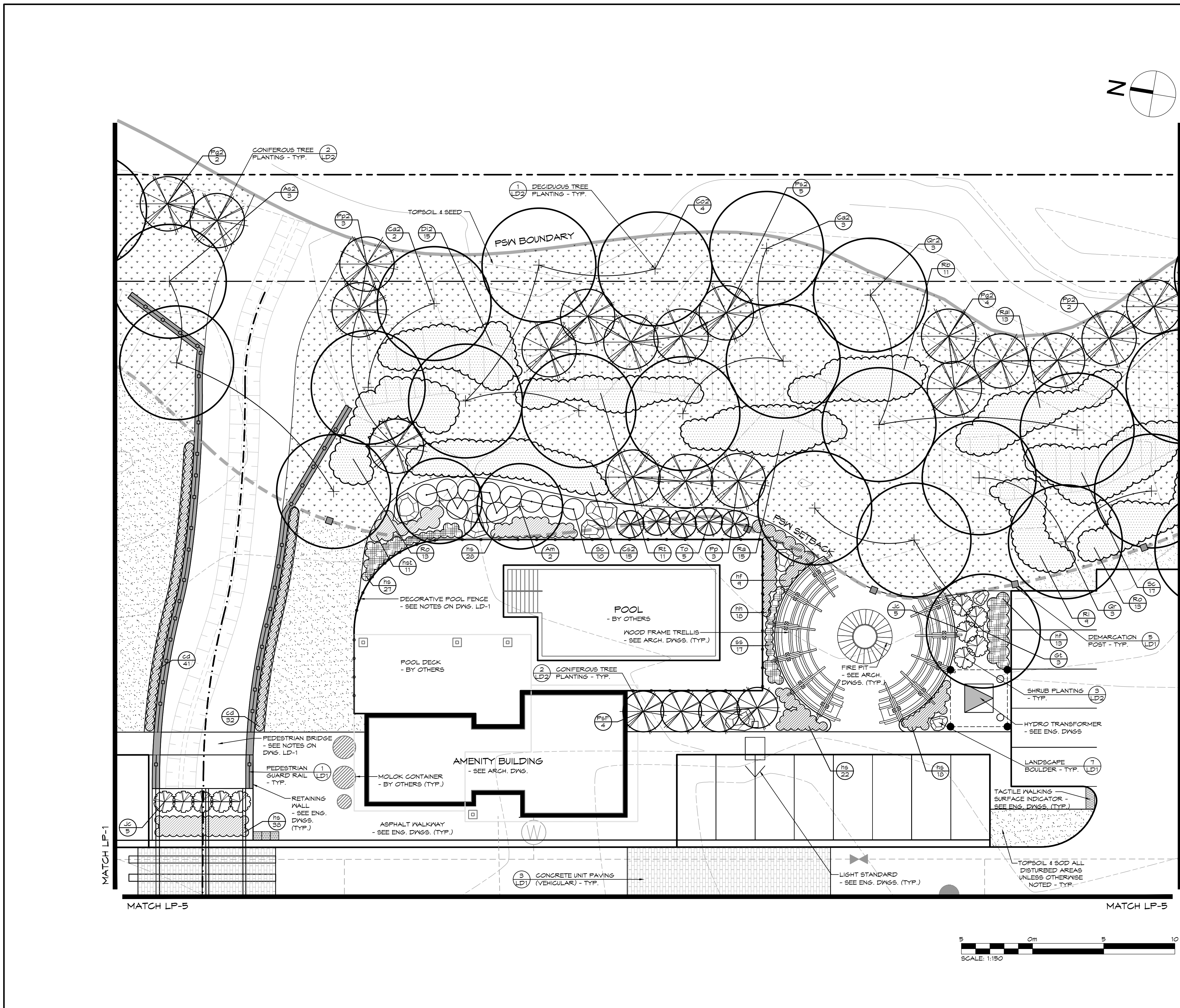
Project: **WYLDWOOD CREEK TOWN OF COLLINGWOOD**

Drawing: **LANDSCAPE PLAN**

CROZIER & ASSOCIATES
 Consulting Engineers

THE HARBOUREDGE BUILDING,
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 COLLINGWOOD, ON L9Y 4R3
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 705 446-3520 F
 WWW.CFCROZIER.CA
 INFO@CFCROZIER.CA

Drawn By: K.J.N. / A.M. Design By: K.J.N. / M.H. Project: **1535-4897**
 Check By: K.J.N. Check By: Scale: 1:150 Drawing: **LP-1**



SITE KEY PLAN (NTS)
TOWN OF COLLINGWOOD

- LEGEND**
- PROPERTY BOUNDARY
 - BUILDING SETBACK
 - PSM BOUNDARY
 - PSM SETBACK
 - [Symbol] BENCH
 - [Symbol] WASTE RECEPTACLE
 - [Symbol] BICYCLE RACK
 - UNDERGROUND SERVICES - SEE ENG. DWGS.
 - CHANNEL - SEE ENG. DWGS.
 - [Symbol] CONCRETE UNIT PAVING
 - [Symbol] CONCRETE PAD
 - [Symbol] RIVERSTONE
 - [Symbol] LANDSCAPE BOULDER
 - [Symbol] DECIDUOUS TREE
 - [Symbol] CONIFEROUS TREE
 - [Symbol] DECIDUOUS SHRUB
 - [Symbol] CONIFEROUS SHRUB
 - [Symbol] SHRUB GROUPINGS
 - [Symbol] PERENNIALS & GROUNDCOVERS
 - [Symbol] SPECIES PLANT REFERENCE
 - [Symbol] QUANTITY
 - [Symbol] TOPSOIL AND SOD
 - [Symbol] TOPSOIL AND SIMCOE COUNTY NATIVE SEED

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



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4. DO NOT SCALE THE DRAWINGS.

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Town

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Project: WYLDEWOOD CREEK
TOWN OF COLLINGWOOD

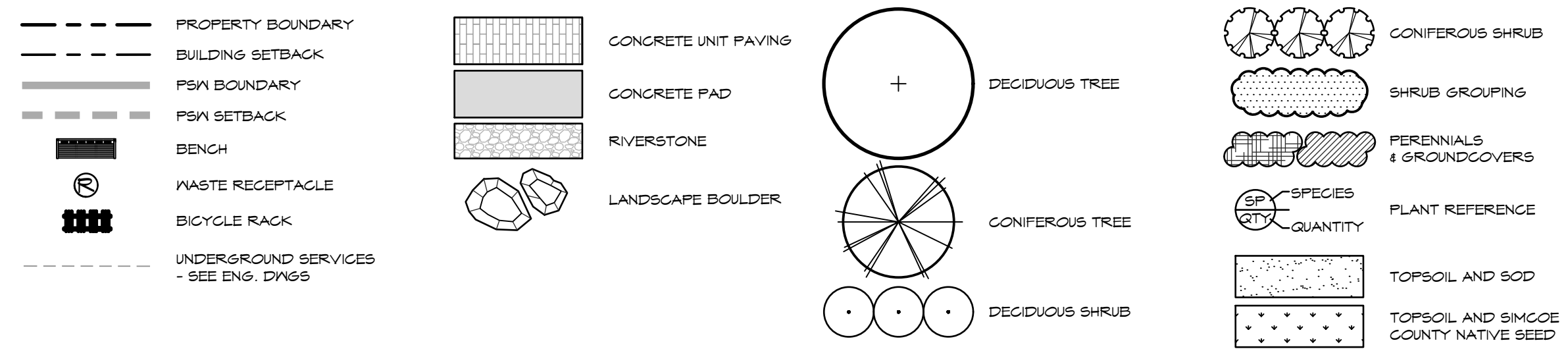
Drawing: LANDSCAPE PLAN

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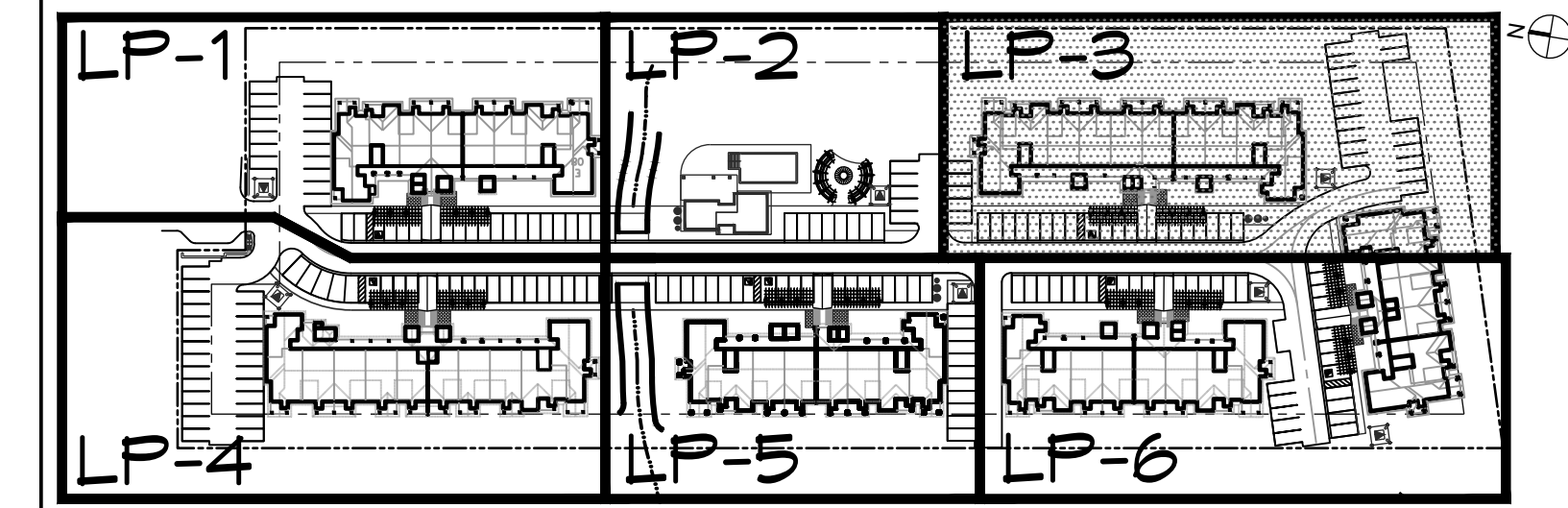
Drawn By: K.J.N. / A.M. Design By: K.J.N. / M.H. Project: 1535-4897
Check By: K.J.N. Scale: 1:150 Drawing: LP-2

LEGEND

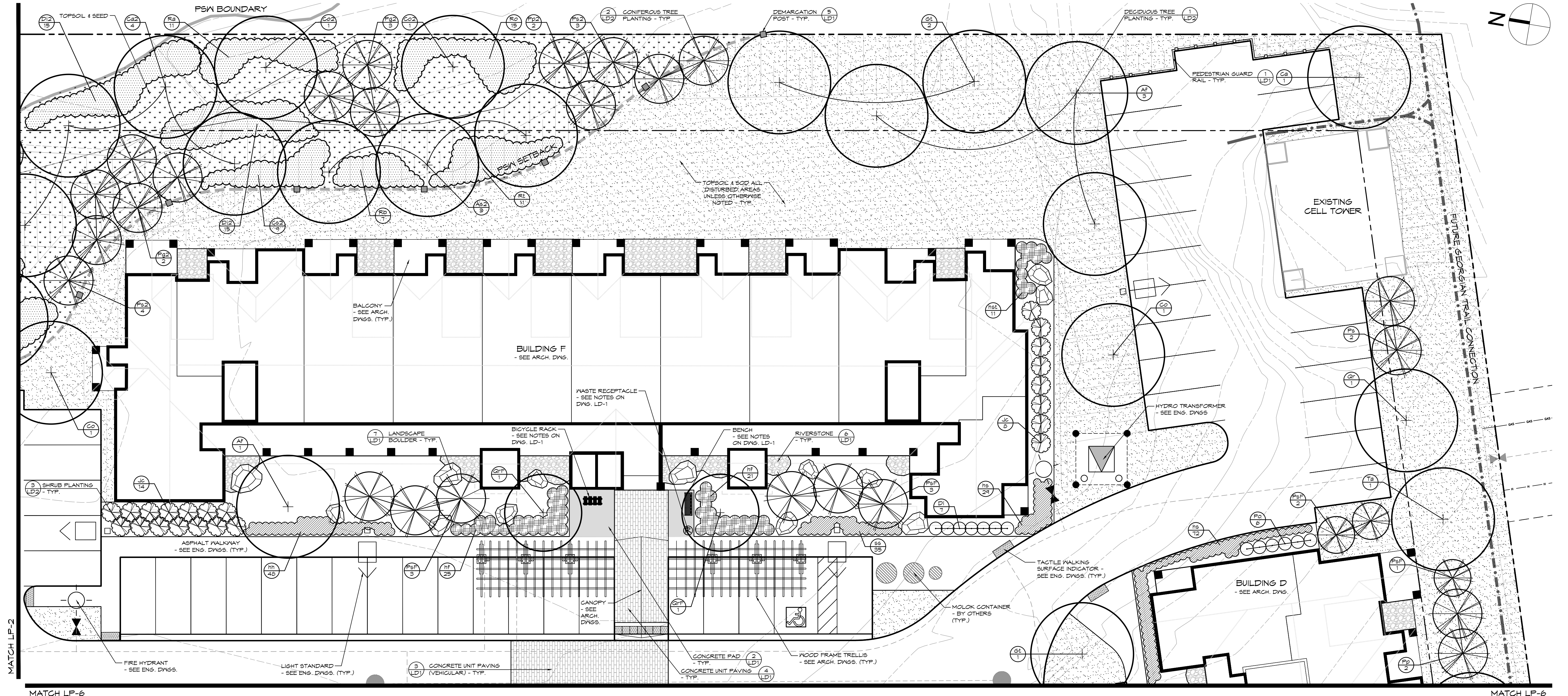


NOTES:

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



SITE KEY PLAN (NTS)
TOWN OF COLLINGWOOD



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NOTES:

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Town

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Project: **WYLDWOOD CREEK TOWN OF COLLINGWOOD**

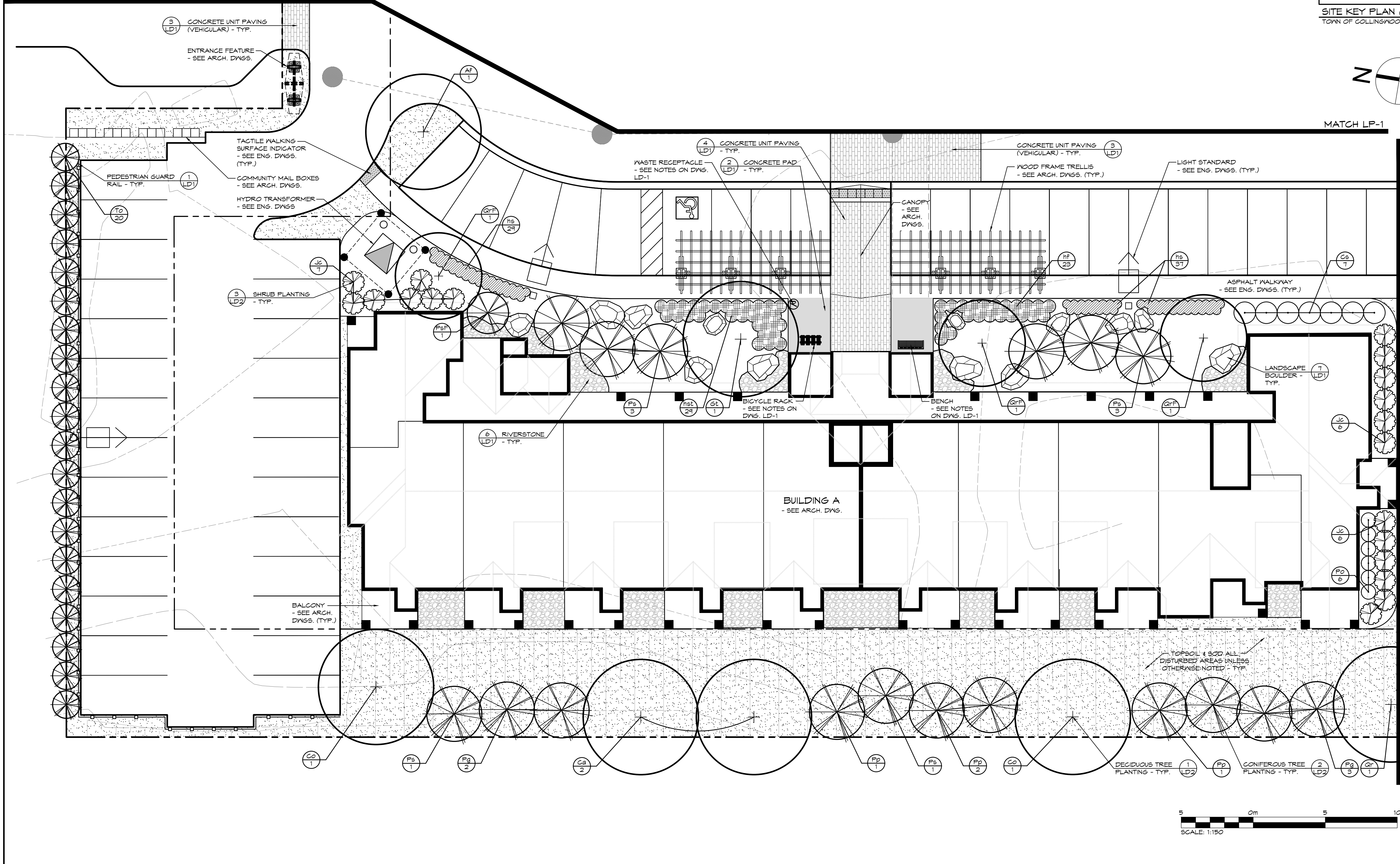
Drawing: **LANDSCAPE PLAN**

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Drawn By: K.J.N. / A.M. Design By: K.J.N. / M.H. Project: **1535-4897**

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



SITE KEY PLAN (NTS)
TOWN OF COLLINGWOOD

LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK
- ⊗ BENCH
- Ⓜ WASTE RECEPTACLE
- Ⓜ BICYCLE RACK
- UNDERGROUND SERVICES - SEE ENG. DNGS.
- ▨ CONCRETE UNIT PAVING
- ▨ CONCRETE PAD
- ▨ RIVERSTONE
- ⬢ LANDSCAPE BOULDER
- ⊕ DECIDUOUS TREE
- ⊗ CONIFEROUS TREE
- ⊙ DECIDUOUS SHRUB
- ⊗ CONIFEROUS SHRUB
- ▨ PERENNIALS & GROUNDCOVERS
- Ⓜ SPECIES
- Ⓜ QUANTITY
- ▨ TOPSOIL AND SOD

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

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No.	ISSUE / REVISION	DATE: MM/DD/YYYY	STAMP	STAMP
1.	ISSUED FOR 2ND SITE PLAN SUBMISSION	04/08/2021		

Project: WYLDEWOOD CREEK
TOWN OF COLLINGWOOD

Drawing: LANDSCAPE PLAN

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Project: WYLDEWOOD CREEK
TOWN OF COLLINGWOOD

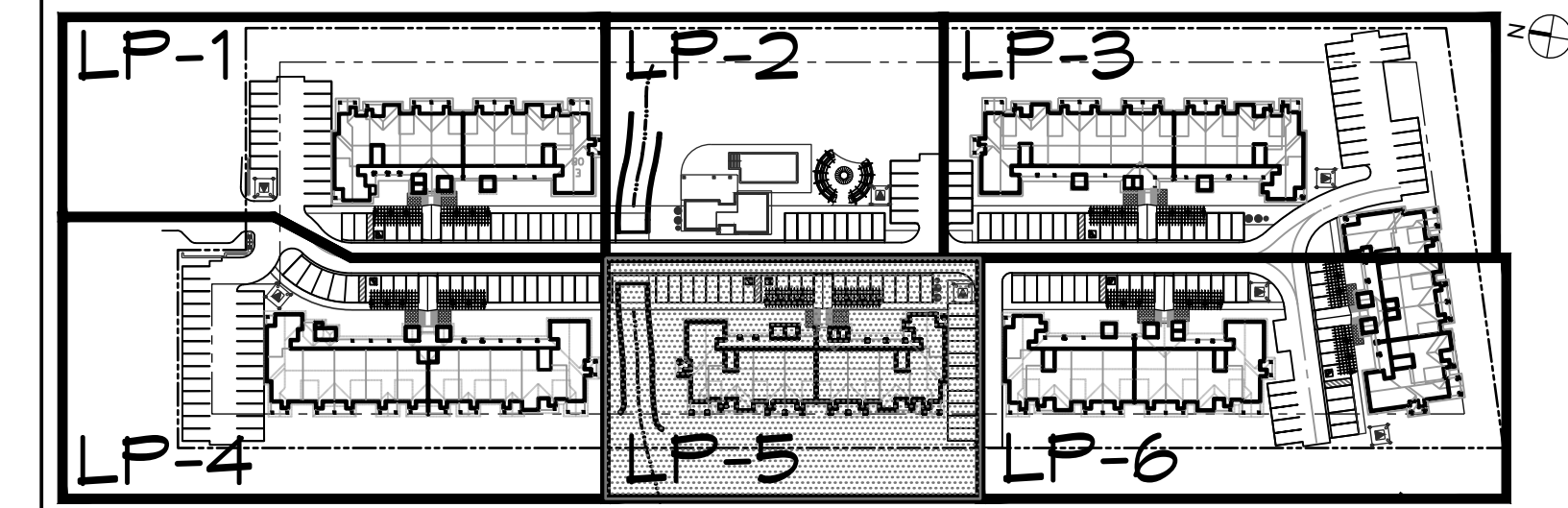
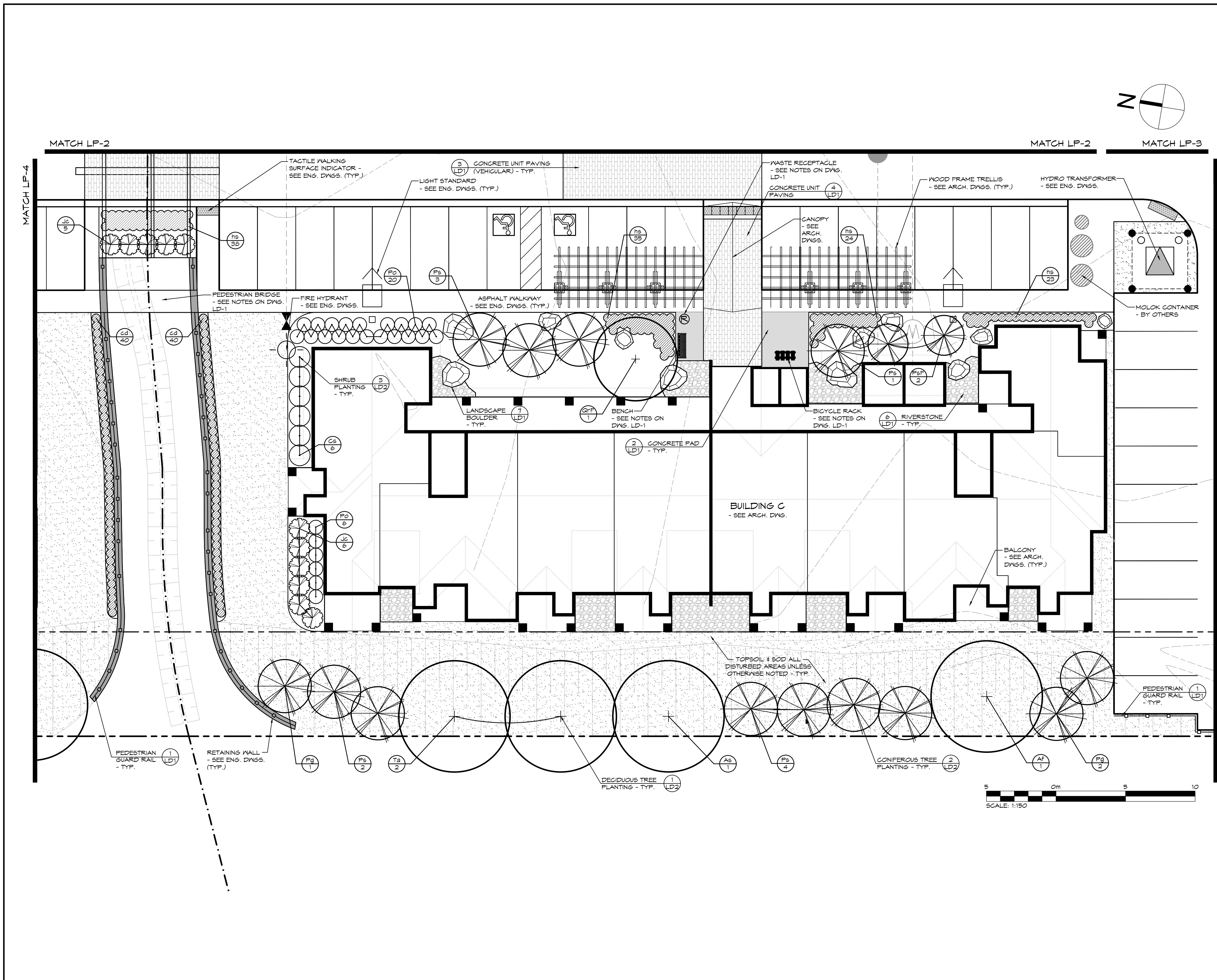
Drawing: LANDSCAPE PLAN

CROZIER & ASSOCIATES
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.N. / A.M. Design By: K.J.N. / M.H. Project: 1535-4897

Check By: K.J.N. Scale: 1:150 Drawing: LP-4



SITE KEY PLAN (NTS)
TOWN OF COLLINGWOOD

- LEGEND**
- PROPERTY BOUNDARY
 - BUILDING SETBACK
 - BENCH
 - Ⓜ WASTE RECEPTACLE
 - Ⓜ BICYCLE RACK
 - UNDERGROUND SERVICES - SEE ENG. DWGS
 - CHANNEL - SEE ENG. DWGS.
 - ▨ CONCRETE UNIT PAVING
 - ▨ CONCRETE PAD
 - ▨ RIVERSTONE
 - ⊕ LANDSCAPE BOULDER
 - ⊕ DECIDUOUS TREE
 - ⊕ CONIFEROUS TREE
 - ⊕ DECIDUOUS SHRUB
 - ⊕ CONIFEROUS SHRUB
 - ▨ PERENNIALS & GROUNDCOVERS
 - Ⓜ SPECIES PLANT REFERENCE
 - Ⓜ QUANTITY
 - ▨ TOPSOIL AND SOD

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

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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.

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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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TOWN OF COLLINGWOOD

Drawing: LANDSCAPE PLAN

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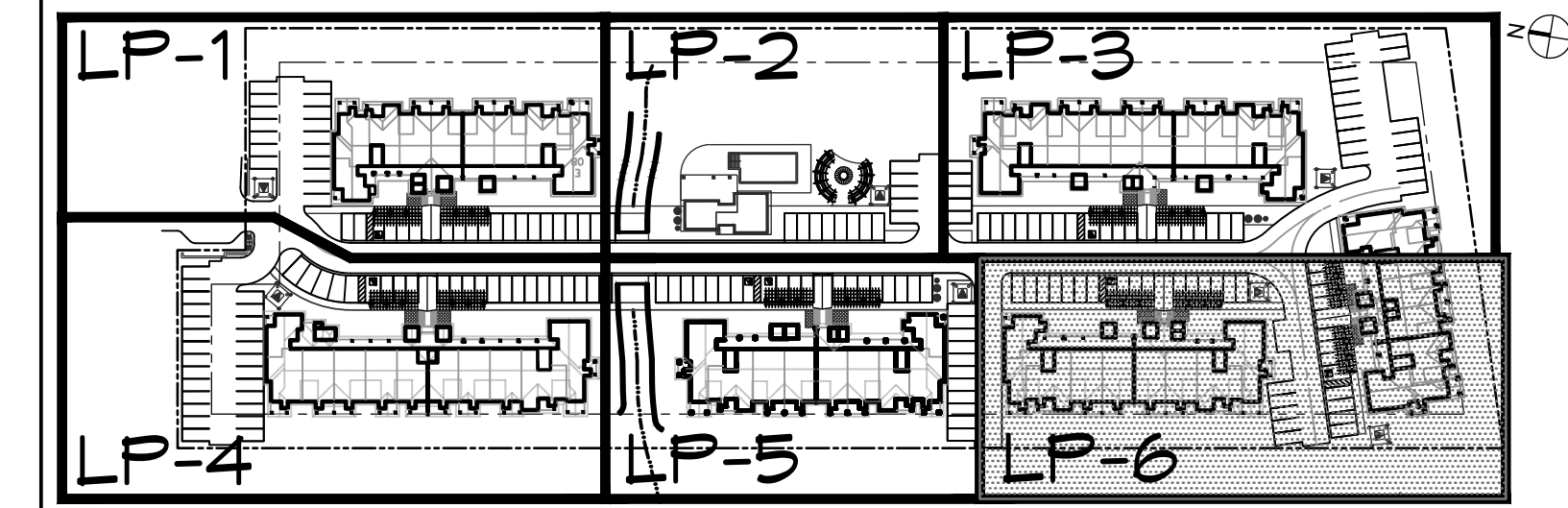
Drawn By: K.J.N. / A.M.	Design By: K.J.N. / M.H.	Project: 1535-4897
Check By: K.J.N.	Scale: 1:150	Drawing: LP-5

LEGEND

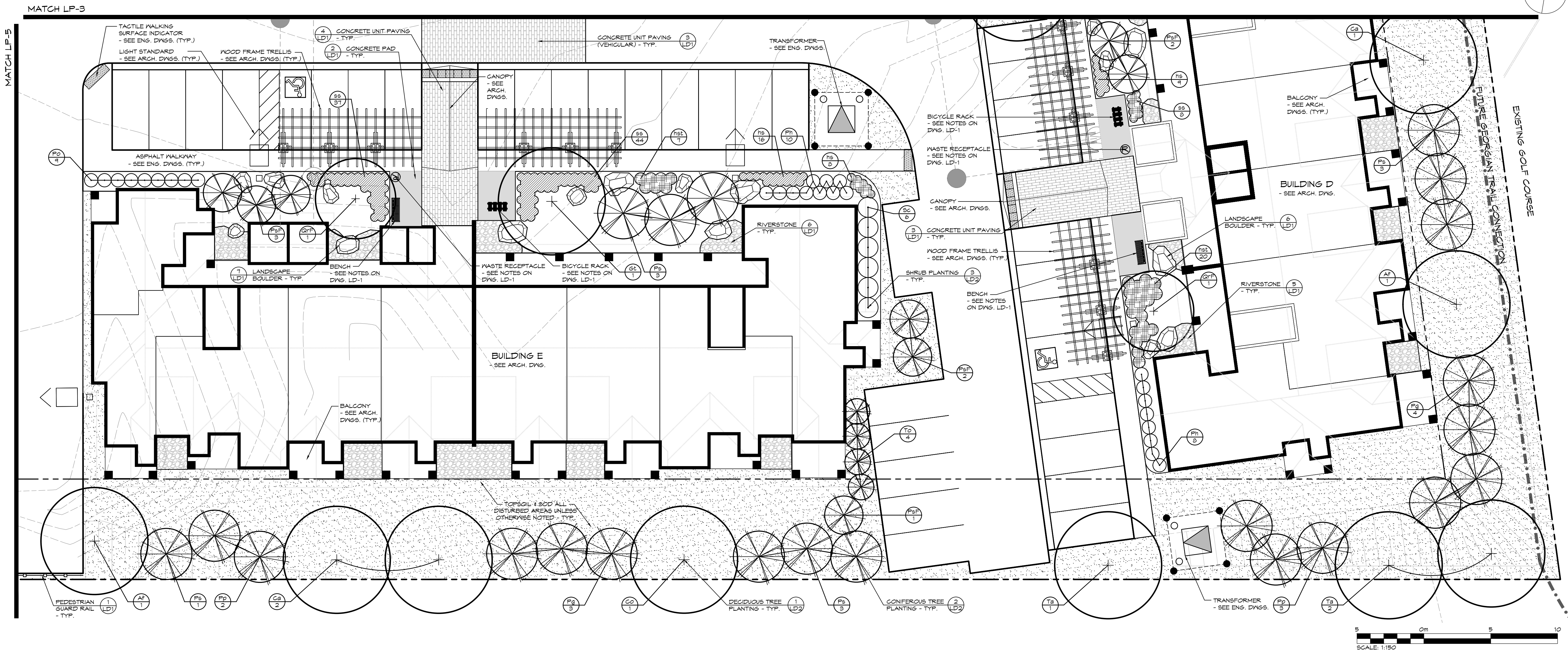
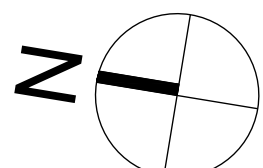
	PROPERTY BOUNDARY		DECIDUOUS TREE		PERENNIALS & GROUNDCOVERS
	BUILDING SETBACK		CONIFEROUS TREE		PLANT REFERENCE
	BENCH		DECIDUOUS SHRUB		TOPSOIL AND SOD
	WASTE RECEPTACLE		CONIFEROUS SHRUB		
	BICYCLE RACK				
	UNDERGROUND SERVICES - SEE ENG. DWGS				
	CONCRETE UNIT PAVING				
	CONCRETE PAD				
	RIVERSTONE				
	LANDSCAPE BOULDER				

NOTES:

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2. FOR TREE CLEARANCES, REFER TO NOTES ON DRAWING LP-1
3. FOR GENERAL PLANTING NOTES, REFER TO NOTES ON DRAWING LD-2



SITE KEY PLAN (NTS)
TOWN OF COLLINGWOOD



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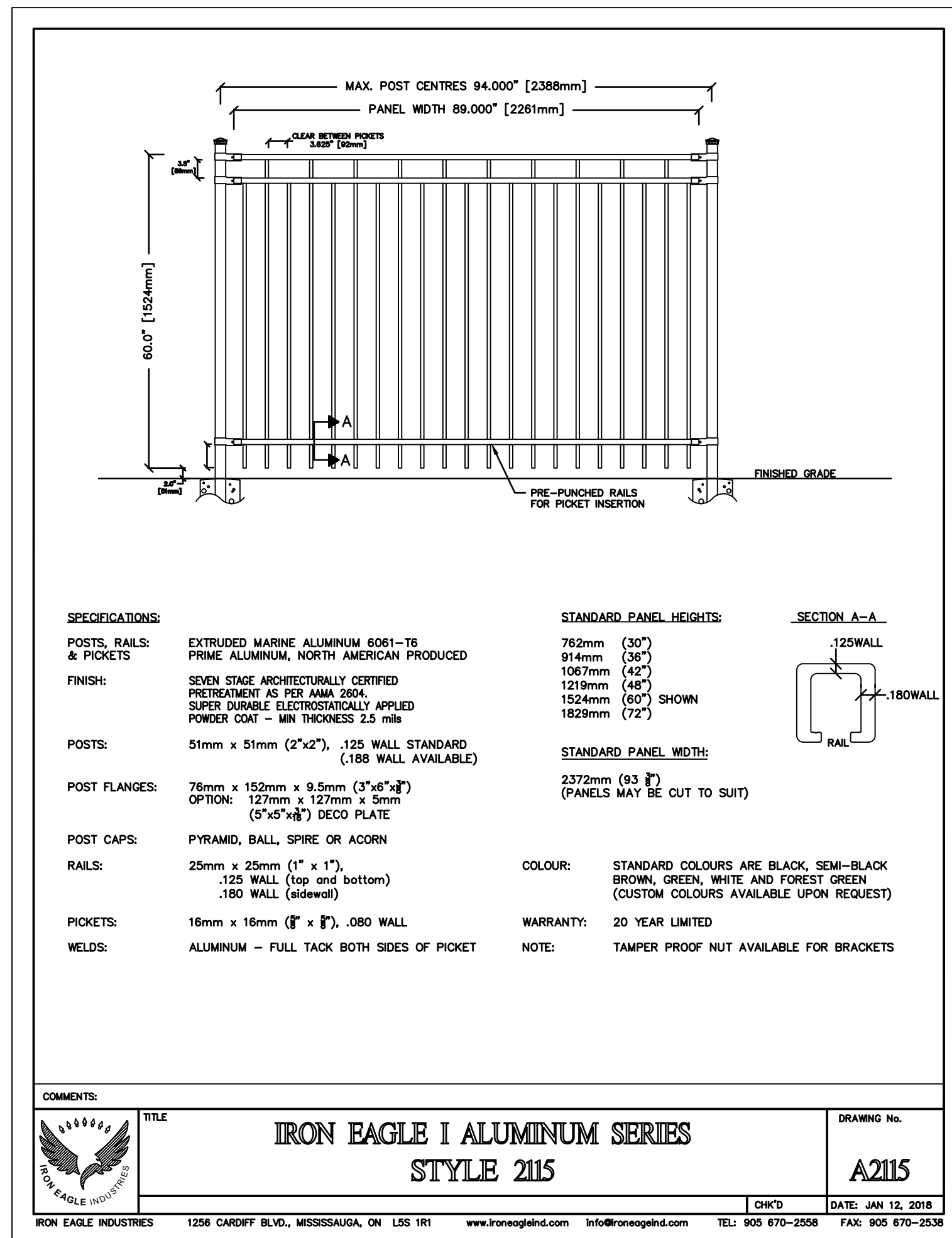
Project: WYLDWOOD CREEK
TOWN OF COLLINGWOOD

Drawing: LANDSCAPE PLAN

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Drawn By: K.J.N. / A.M.	Design By: K.J.N. / M.H.	Project: 1535-4897
Check By: K.J.N.	Scale: 1:150	Drawing: LP-6



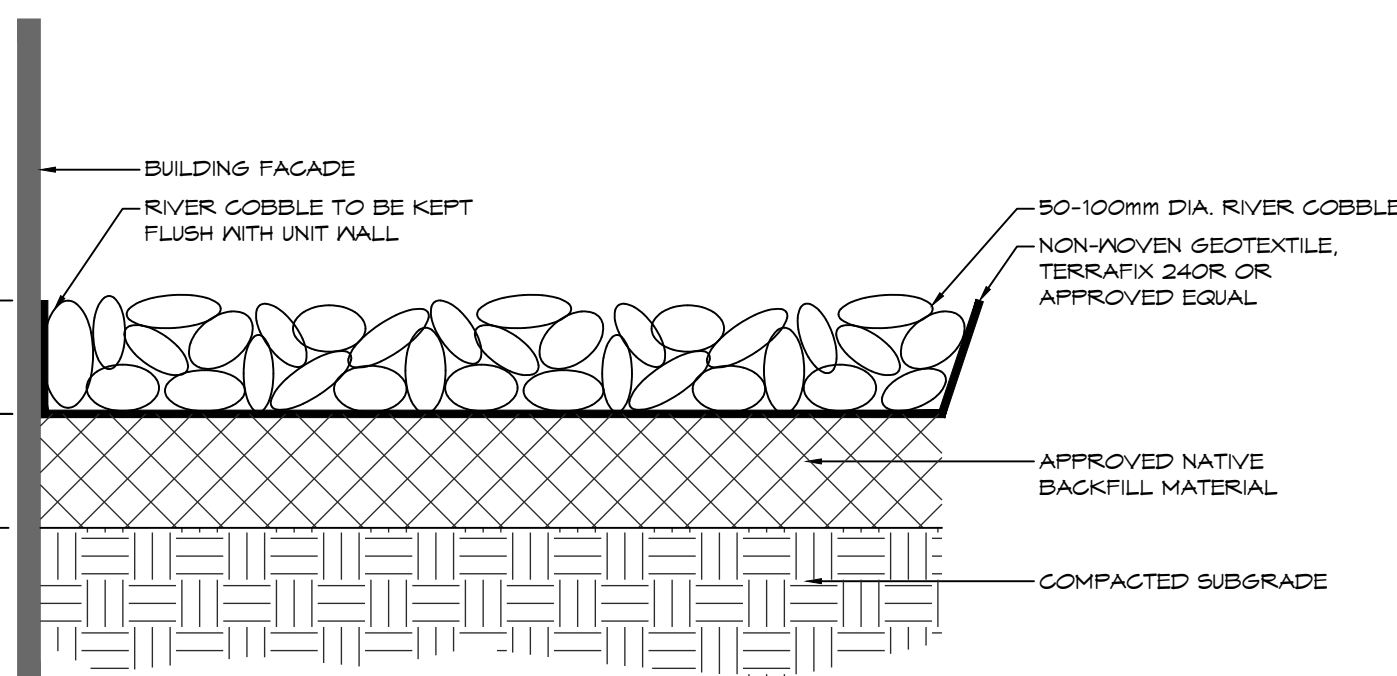
SPECIFICATIONS:		STANDARD PANEL HEIGHTS:		SECTION A-A	
POSTS, RAILS & PICKETS:	EXTRUDED MARINE ALUMINUM 6061-T6 PRIME ALUMINUM, NORTH AMERICAN PRODUCED	762mm (30")	914mm (36")		
FINISH:	SEVEN STAGE ARCHITECTURALLY CERTIFIED PRETREATMENT AS PER ANA 2804. SUPER DURABLE ELECTROSTATICALLY APPLIED POWDER COAT - MIN THICKNESS 2.5 MILS	1067mm (42")	1219mm (48")		
POSTS:	51mm x 51mm (2"x2"), .125 WALL STANDARD (.188 WALL AVAILABLE)	1524mm (60") SHOWN	1829mm (72")		
POST FLANGES:	76mm x 152mm x 9.5mm (3"x6"x3/8") OPTION: 127mm x 127mm x 6mm (5"x5"x1/2") DECO PLATE	2372mm (93")	(PANELS MAY BE CUT TO SUIT)		
POST CAPS:	PYRAMID, BALL, SPIRE OR ACORN	STANDARD PANEL WIDTH:			
RAILS:	25mm x 25mm (1" x 1"), .125 WALL (top and bottom) .180 WALL (sidewall)	COLOUR:		STANDARD COLOURS ARE BLACK, SEMI-BLACK, BROWN, GREEN, WHITE AND FOREST GREEN (CUSTOM COLOURS AVAILABLE UPON REQUEST)	
PICKETS:	16mm x 16mm (5/8" x 5/8"), .080 WALL	WARRANTY:		20 YEAR LIMITED	
WELDS:	ALUMINUM - FULL TACK BOTH SIDES OF PICKET	NOTE:		TAMPER PROOF NUT AVAILABLE FOR BRACKETS	

COMMENTS: TITLE: **IRON EAGLE I ALUMINUM SERIES STYLE 2115** DRAWING No. **A2115**

IRON EAGLE INDUSTRIES 1256 CARDIFF BLVD., MISSISSAUGA, ON L5S 1R1 www.ironagleind.com info@ironagleind.com TEL: 905 670-2558 FAX: 905 670-2538

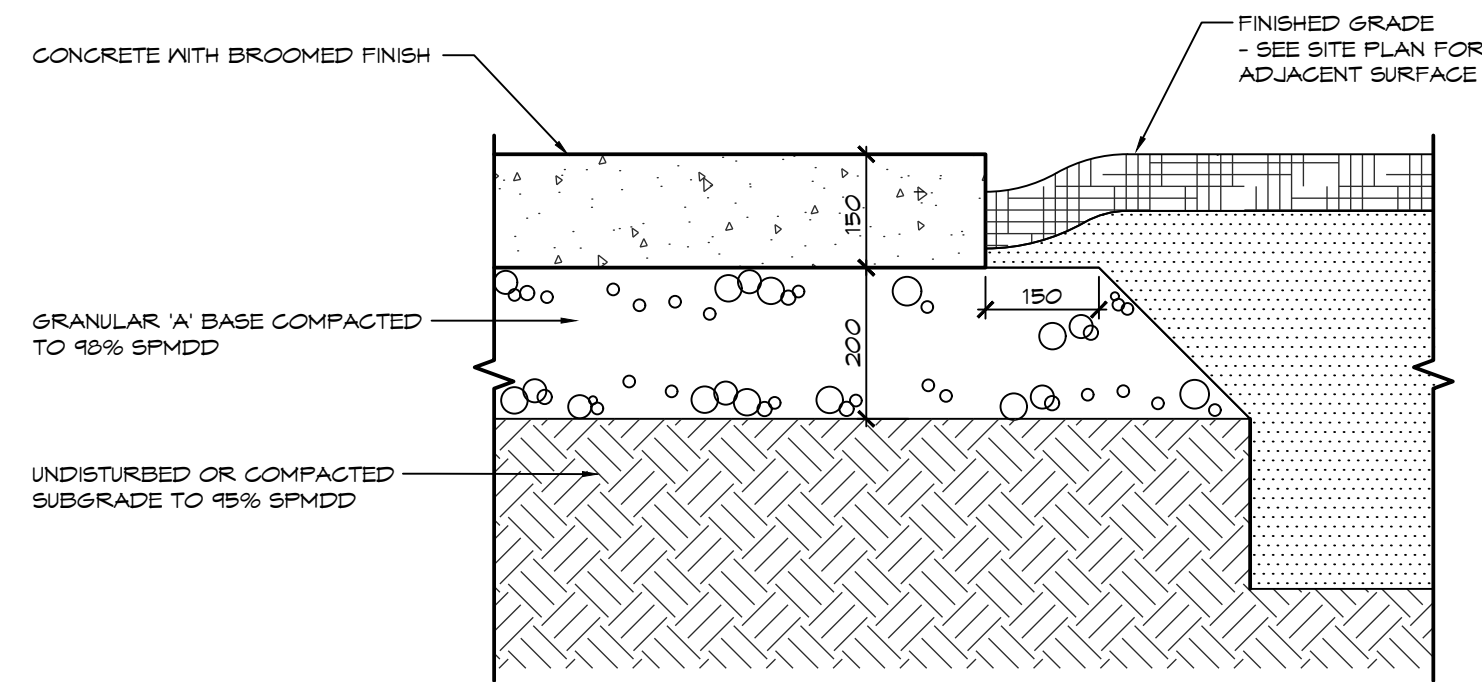
CHKD DATE: JAN 12, 2018

1 PEDESTRIAN GUARD RAIL 1:1 NTS



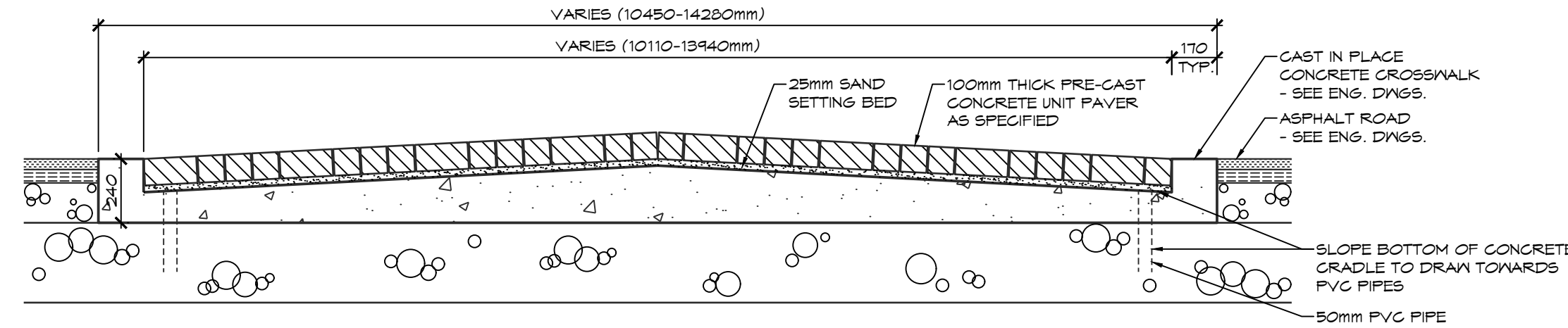
6 RIVERSTONE 1:10

NOTES:
1. CONCRETE PAD SHALL BE IN ACCORDANCE WITH OPSS.MUNI 351 AND MANUFACTURER'S SPECIFICATIONS.



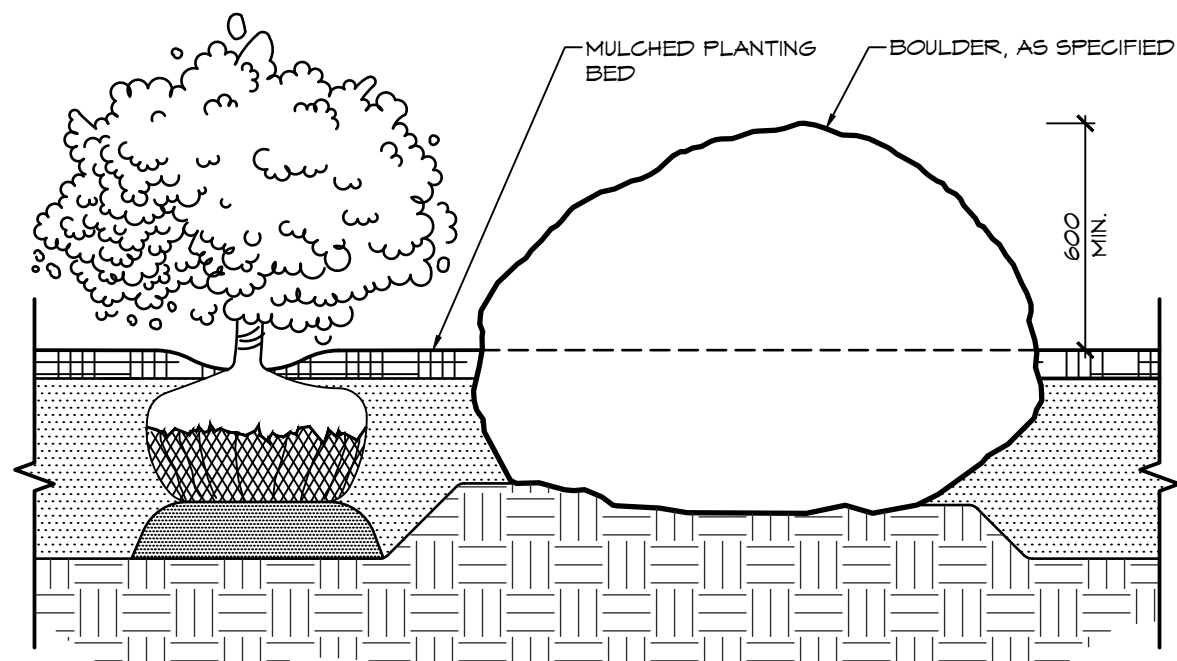
2 CONCRETE PAD 1:10

NOTES:
1. CONCRETE UNIT PAVING SHALL BE IN ACCORDANCE WITH OPSS.MUNI 355 AND MANUFACTURER'S SPECIFICATIONS.
2. CONCRETE UNIT PAVING SHALL BE SPECIFIED BY OWNER.
3. ALL GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING DRAWINGS.



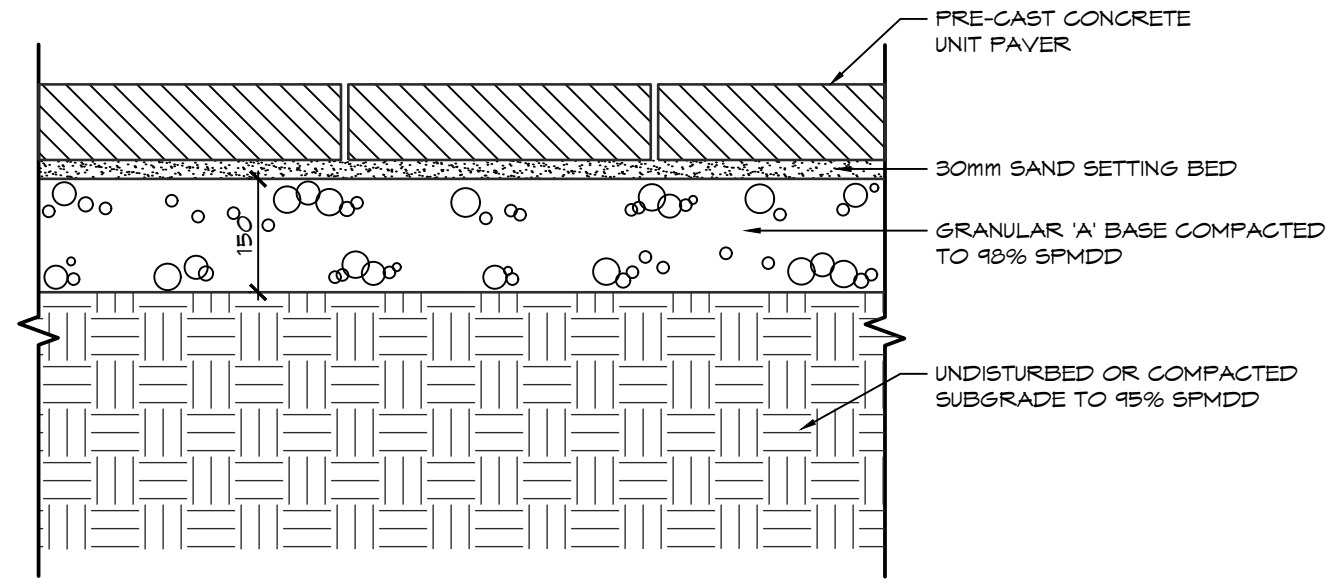
3 CONCRETE UNIT PAVING - VEHICULAR 1:20

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.



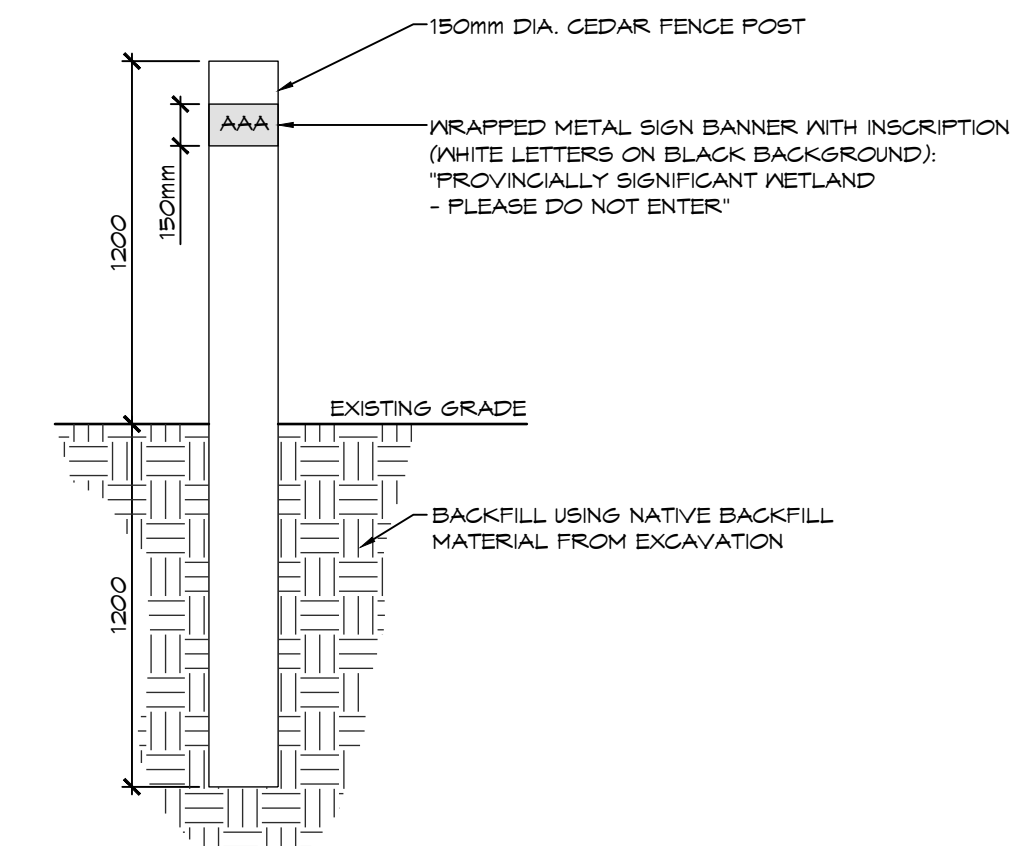
7 LANDSCAPE BOULDER 1:20

NOTES:
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2. CONCRETE UNIT PAVING SHALL BE SPECIFIED BY OWNER.



4 CONCRETE UNIT PAVING 1:10

NOTES:
1. ONE SIGN BANNER TO BE LOCATED ON EVERY BOLLARD.
2. SIGN TO FACE INWARDS TOWARDS RESIDENTIAL DEVELOPMENT.
3. DEMARCATION POSTS SHALL BE INSTALLED APPROXIMATELY EVERY 10.0M. SEE LANDSCAPE PLAN FOR LOCATIONS.



5 DEMARCATION POST 1:25

GENERAL NOTES:
1.0 PEDESTRIAN BRIDGE
1. THE PEDESTRIAN BRIDGE SHALL BE SUPPLIED AND INSTALLED BY EAGLE BRIDGE INC., 250 SHIRLEY AVENUE, KITCHENER, ONTARIO, TEL.: 519.743.4353.
2. EAGLE BRIDGE INC. SHALL PROVIDE DETAILED SHOP DRAWINGS FOR THE PEDESTRIAN BRIDGE AND ABUTMENTS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SEALED BY AN ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
3. FORMAL CERTIFICATION OF THE WORKS SHALL BE PROVIDED BY THE ENGINEER RESPONSIBLE FOR THE SEALED SHOP DRAWINGS.

2.0 POOL FENCING
1. POOL FENCING SHALL BE IN ACCORDANCE WITH THE TOWN OF COLLINGWOOD'S POOL ENCLOSURE REQUIREMENTS BY-LAW NO. 41-42.
2. POOL FENCING SHALL BE MAJESTIC EAGLE II STYLE GALVALUME WITH E-COAT, 1524mm TALL, WITH PYRAMID POST CAPS, SUPPLIED BY IRON EAGLE INDUSTRIES INC., 1256 CARDIFF BLVD., MISSISSAUGA, ONTARIO, TEL: 905.670.2558.
3. PEDESTRIAN GATE TO BE THE SAME STYLE AS THE FENCE AND SHALL BE SELF-CLOSING, SELF-LATCHING AND LOCKABLE.
4. COLOUR OF FENCE AND GATES TO BE HIGH GLOSS BLACK.
5. CONTRACTOR SHALL PROVIDE DETAILED SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

3.0 SITE FURNITURE
1. THE FOLLOWING SITE FURNITURE SHALL BE SUPPLIED AND INSTALLED BY PARIS MANUFACTURING LTD., P.O. BOX 20, 21 SCOTT AVENUE, PARIS, ONTARIO, TEL.: 1.800.397.6510 (MARK HIGGS).

BICYCLE RACK
MODEL NO.: SBR8
METAL FINISH: POWDER COATED JET BLACK GLOSS
FOOTING/ ATTACHMENTS: SECURED TO CONCRETE PAVING WITH STAINLESS STEEL FASTENERS

RECEPTACLE
MODEL NO.: PSFT32
METAL FINISH: POWDER COATED JET BLACK GLOSS
FOOTING/ ATTACHMENTS: SECURED TO CONCRETE PAVING WITH STAINLESS STEEL FASTENERS

BENCH
MODEL NO.: RSPB-6
METAL FINISH: POWDER COATED JET BLACK GLOSS
FOOTING/ ATTACHMENTS: SECURED TO CONCRETE PAVING WITH STAINLESS STEEL FASTENERS

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Project: **WYLDWOOD CREEK TOWN OF COLLINGWOOD**

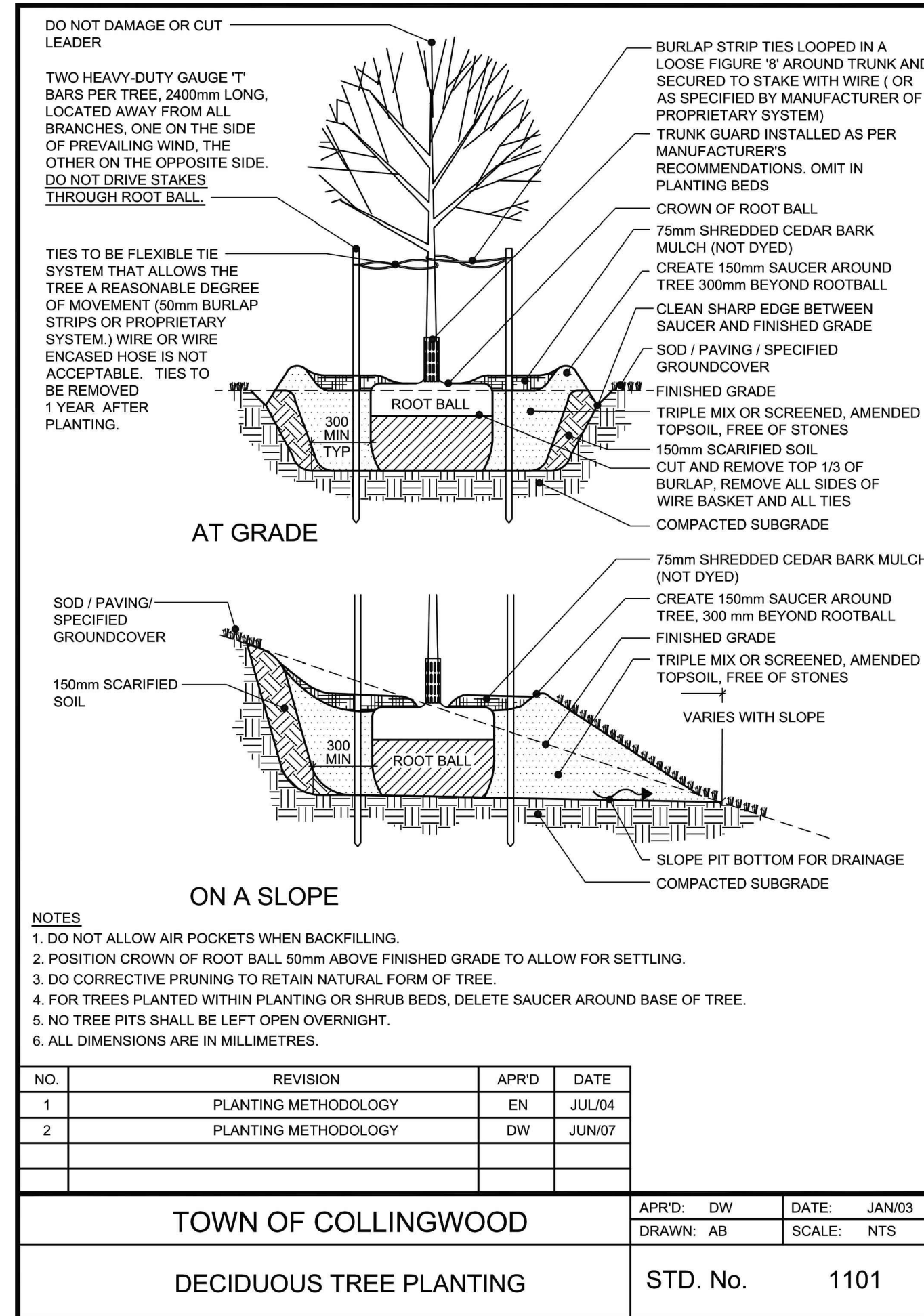
Drawing: **LANDSCAPE DETAILS**

CROZIER CONSULTING ENGINEERS

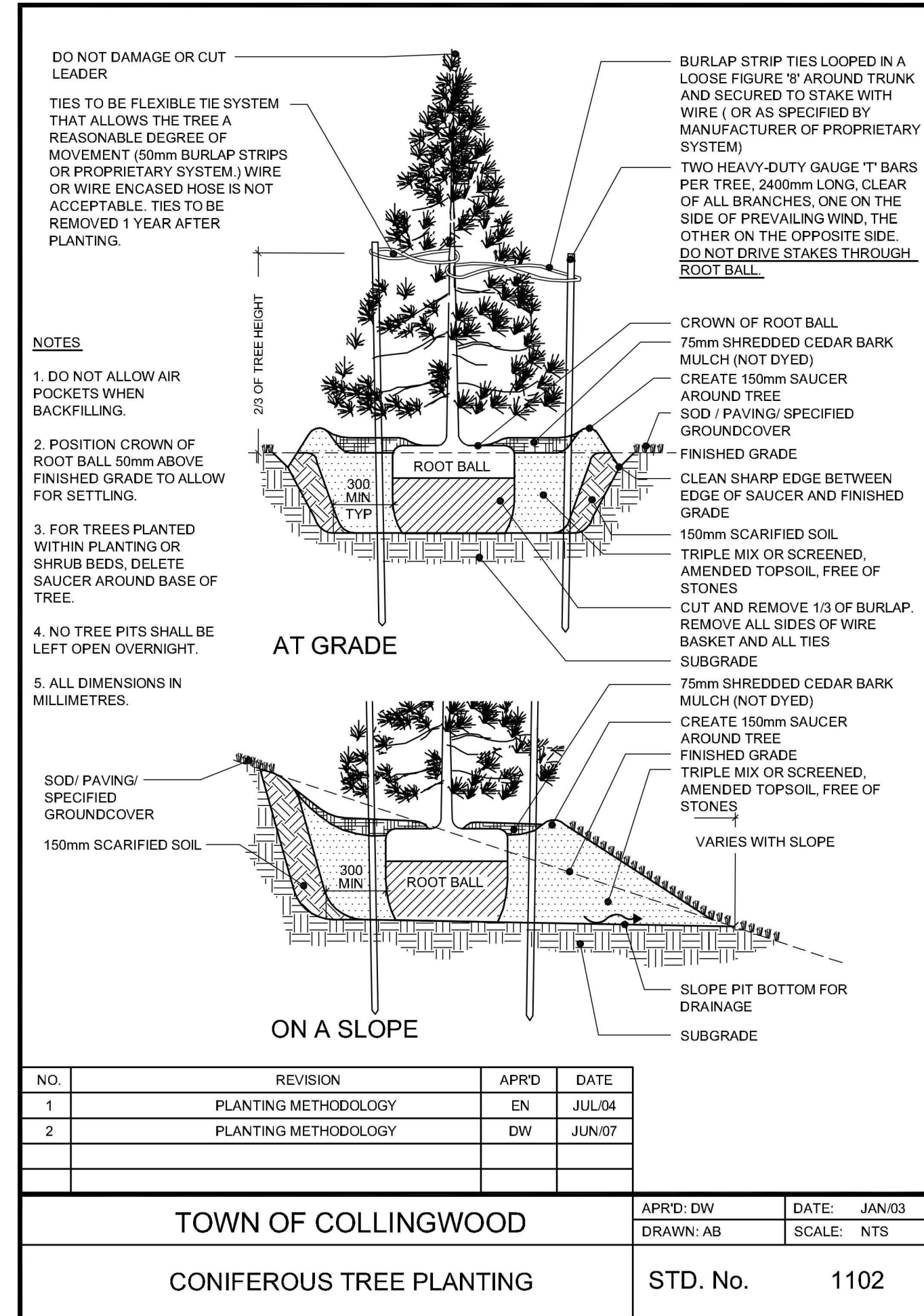
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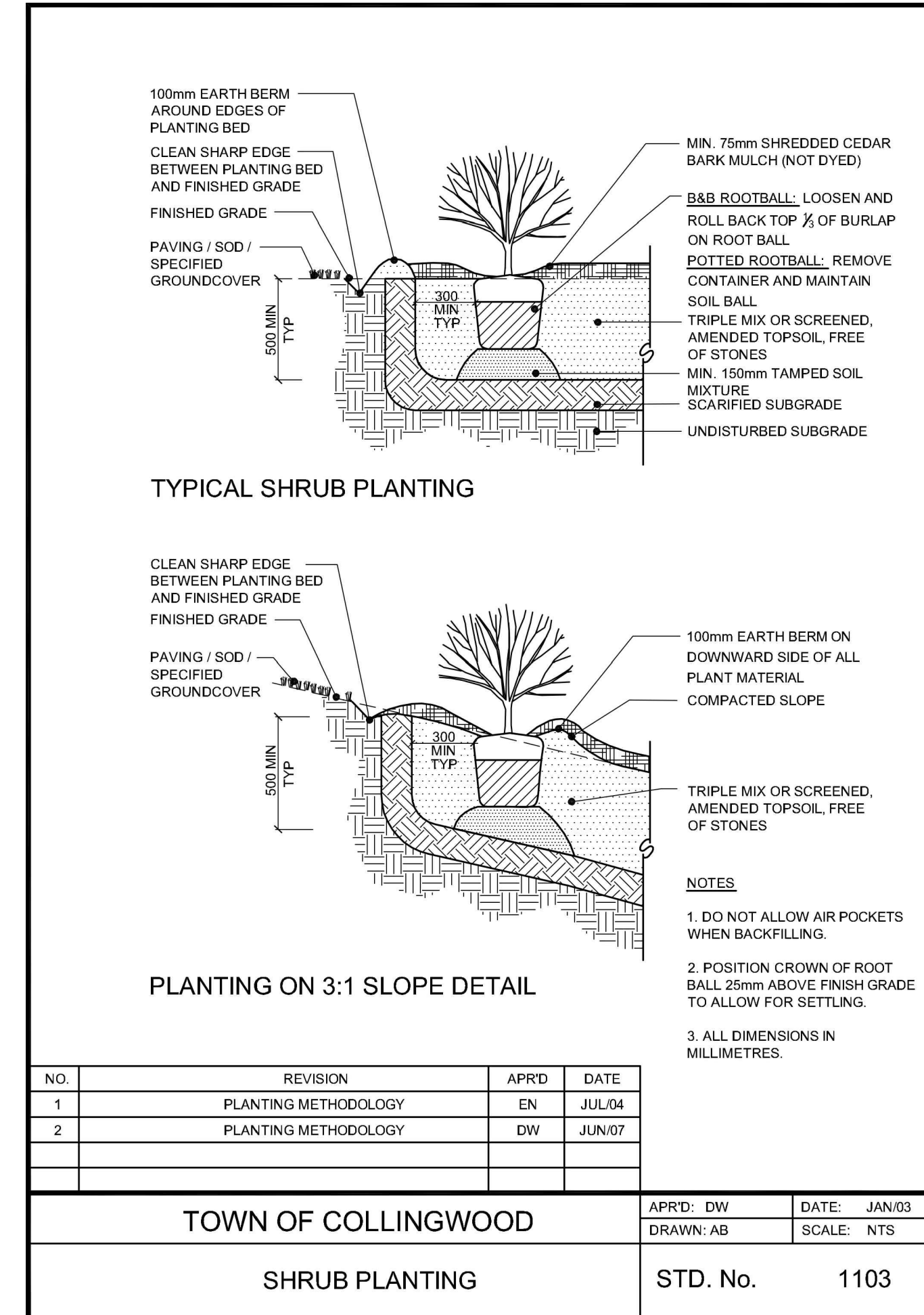
Check By: K.J.N. Scale: **AS SHOWN** Drawing: **LD-1**



1 LD2 DECIDUOUS TREE PLANTING NTS



2 LD2 CONIFEROUS TREE PLANTING NTS



3 LD2 SHRUB PLANTING NTS

PLANTING NOTES:

- 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 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.
- 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 COLLINGWOOD'S 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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Landscape Architect

Landscape Architect

Project

WYLDWOOD CREEK
TOWN OF COLLINGWOOD

Drawing

LANDSCAPE DETAILS

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Project: 1535-4897
Scale: AS SHOWN
Drawing: LD-2