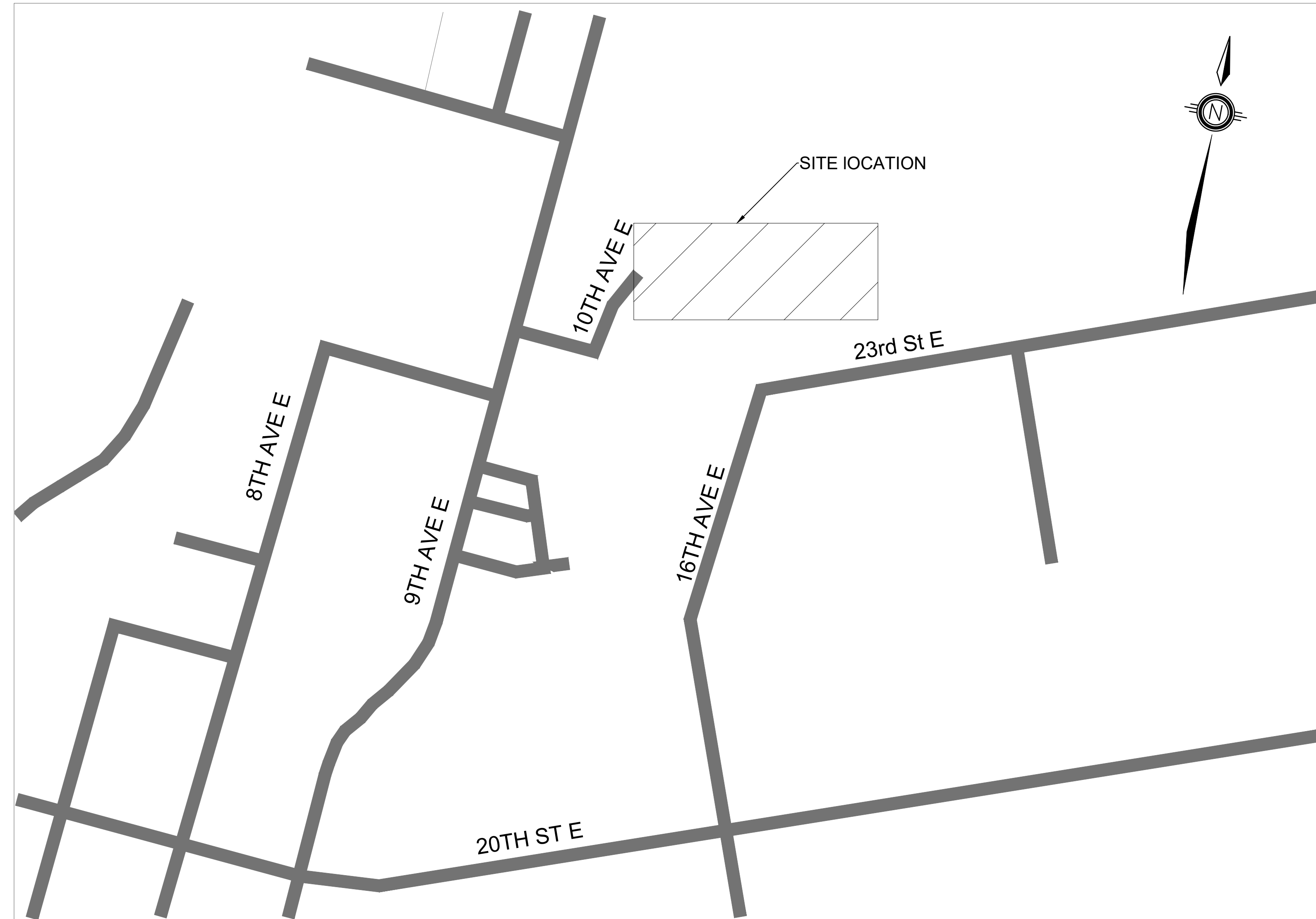


GRAHAM DESIGN AND CONSTRUCTION

10TH AVE ESTATES

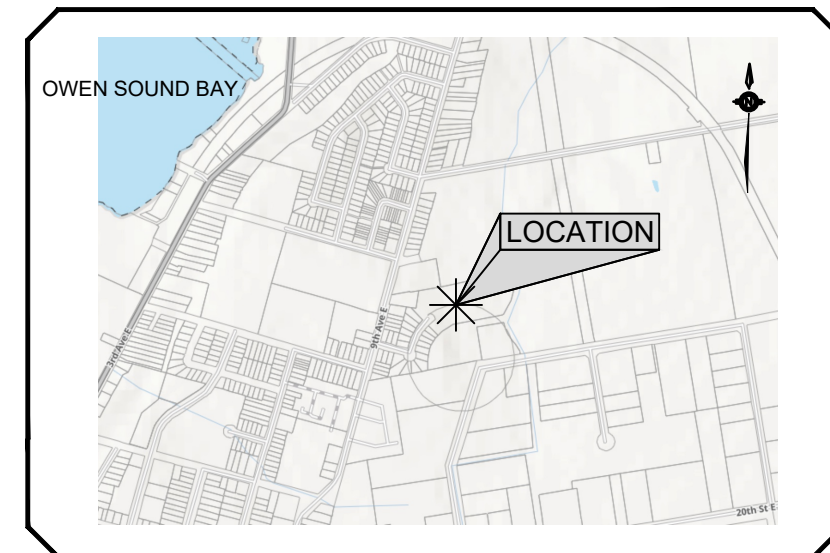
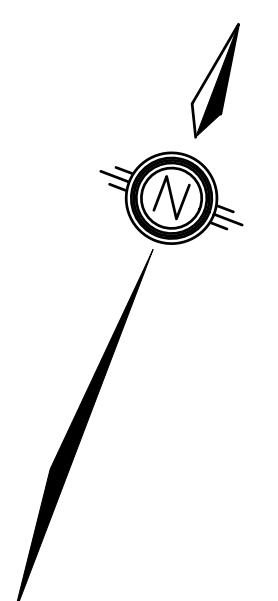
OWEN SOUND



CLEARWATER SHORES PROJECT No. 24003

ISSUED FOR SITE PLAN APPROVAL

C:\Users\Kevin\OneDrive - Clearwater Shores Inc\Clearwater Shores\Project Files\24003 10th Ave Estates\03_Production\Ovg\Title Page.dwg Jun 03, 2024 - 9:19pm PLOTTED June 3, 2024 9:19:57 PM



LEGEND

EXISTING CENTRELINE	---
SITE PROPERTY LINE	---
EXISTING PROPERTY LINE	---
PROPOSED EDGE OF PAVEMENT	---
PROPOSED BUILDING	▨
ZONING SET BACK LIMITS	---
EXISTING ELEVATION	○
IRON BAR/STANDARD IRON BAR	■
EXISTING HYDRO POLE	HP ○
EXISTING HYDRO POLE LIGHT STANDARD	HPLS ○
EXISTING LIGHT STANDARD	LS ○
BELL PEDESTAL	BPED ○
GUY WIRE	○
BENCHMARK	BM
CANIFEROUS TREE	○
DECIDUOUS TREE	○
SIGN	○
PROPOSED MAN DOOR	▽
PROPOSED OVERHEAD DOOR	▽
PROPOSED STREET LIGHT	○
PROPOSED 1.8m HIGH WOOD FENCE	○

BENCHMARK #1 ELEV=215.22
 BENCHMARK IS TOP OF SIB LOCATED NEAR THE SOUTH WEST CORNER OF THE WEST SECTION OF SUBJECT PROPERTY

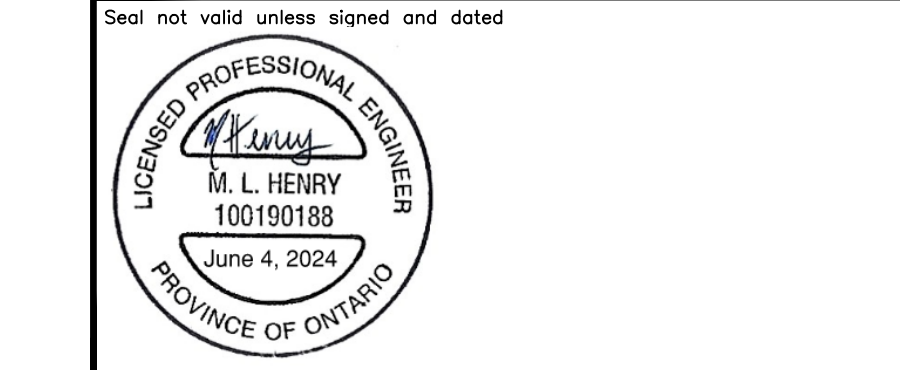
BENCHMARK #2 ELEV=210.90
 BENCHMARK IS TOP OF SIB LOCATED ON THE NORTH WEST CORNER OF THE ENBRIDGE COMMERCIAL PROPERTY

ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON GPS OBSERVATIONS USING THE CANNET VIRTUAL BASE STATION REFERENCE NETWORK. THE ELEVATIONS ARE BASED ON THE VERTICAL DATUM GEOID HT2_0.

PROPERTY LINES ARE APPROXIMATE. IN THE EVENT THAT THERE IS A DISPUTE OR DISCREPANCY IN THE LOCATION OF THE PROPERTY LINES, IT IS RECOMMENDED THAT THE OWNER RETAIN AN ONTARIO LAND SURVEYOR (OLS) TO PROVIDE CONFIRMATION.

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04/29/24	30% DESIGN ISSUED FOR CLIENT REVIEW
05/17/24	50% DESIGN ISSUED FOR CLIENT REVIEW
05/22/24	50% DESIGN ISSUED FOR CITY REVIEW
05/30/24	ISSUED FOR CLIENT REVIEW
06/04/24	ISSUED FOR SPA
DATE	DESCRIPTION
	REVISION / ISSUE



Title: **10TH AVE ESTATES SITE PLAN**

Client: **GRAHAM DESIGN & CONSTRUCTION**

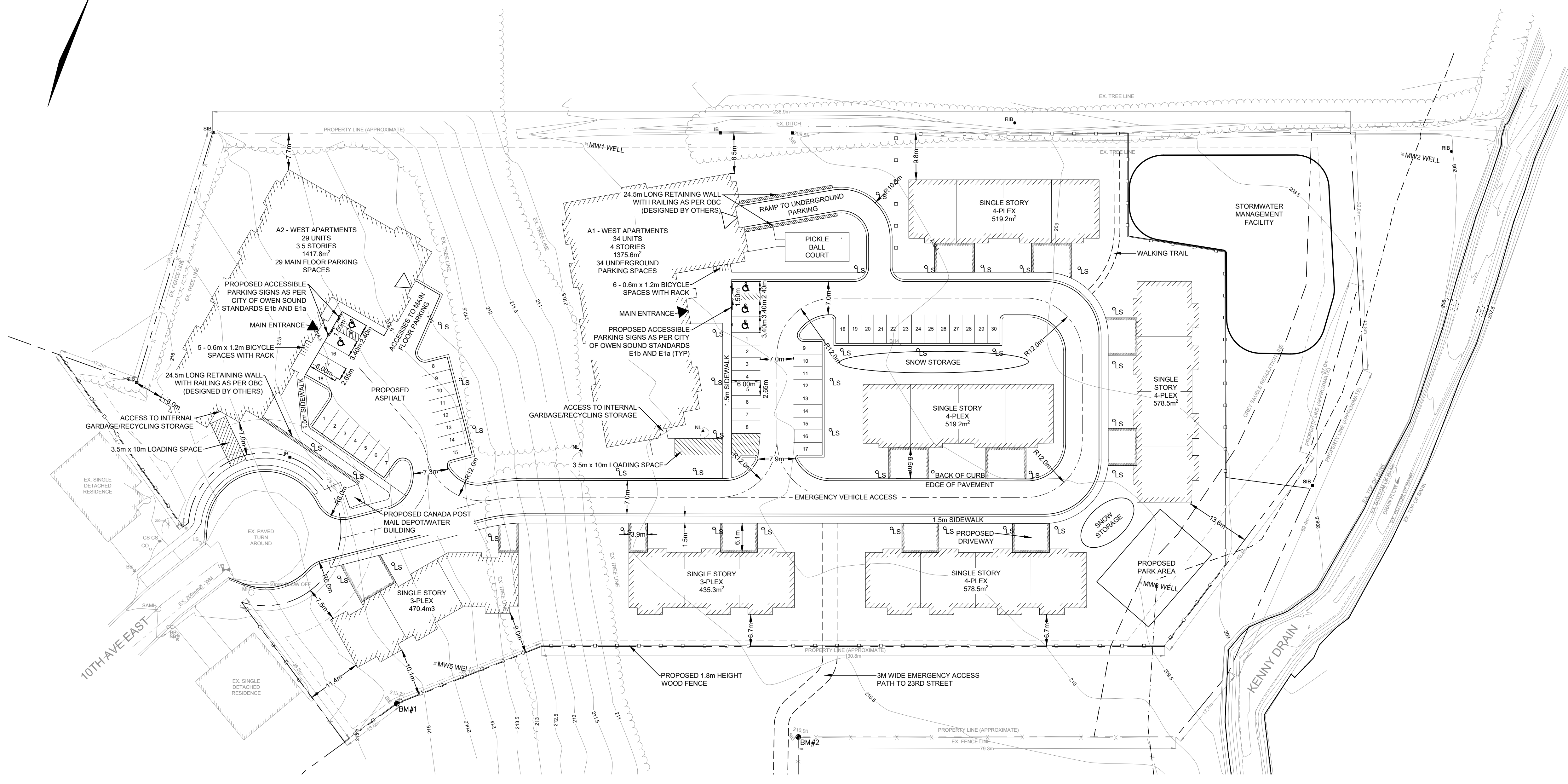
Design: KJW Scale: 1:500

Drawn: KJW DRAWING No. **SP**

Checked: MH

Date: JUNE 2024

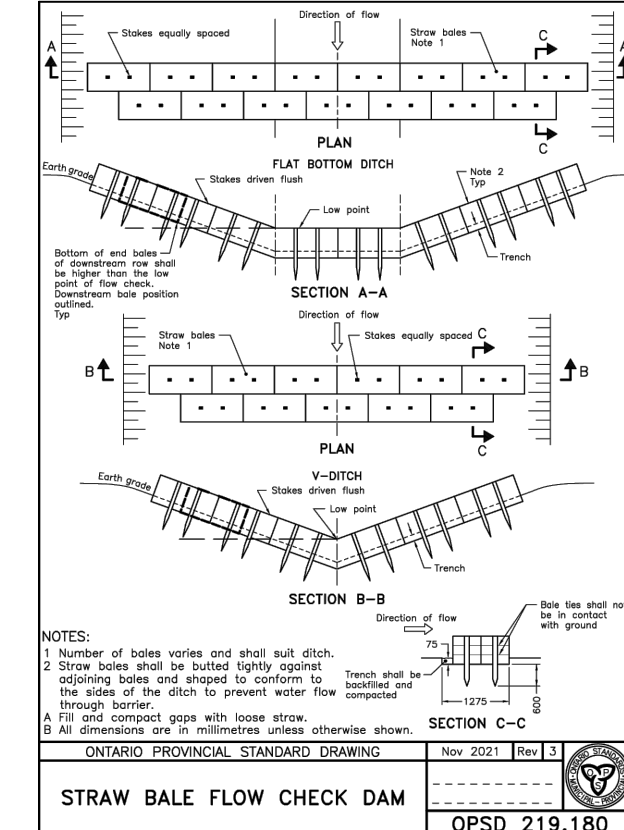
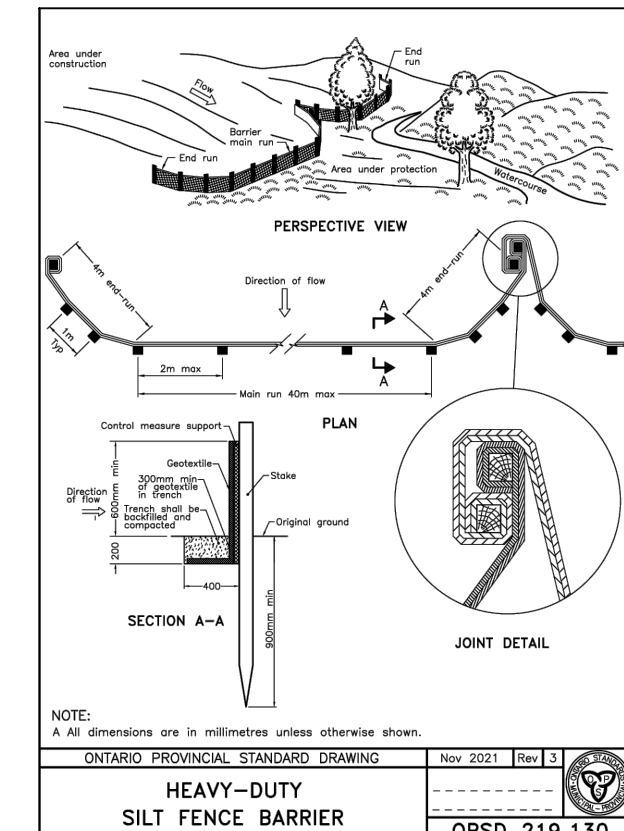
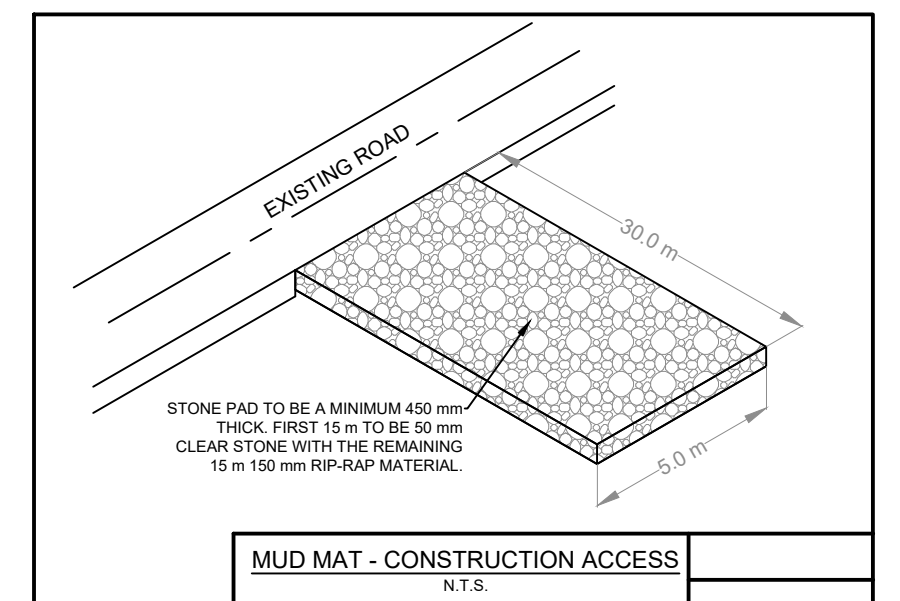
PROJECT No. 24003.000



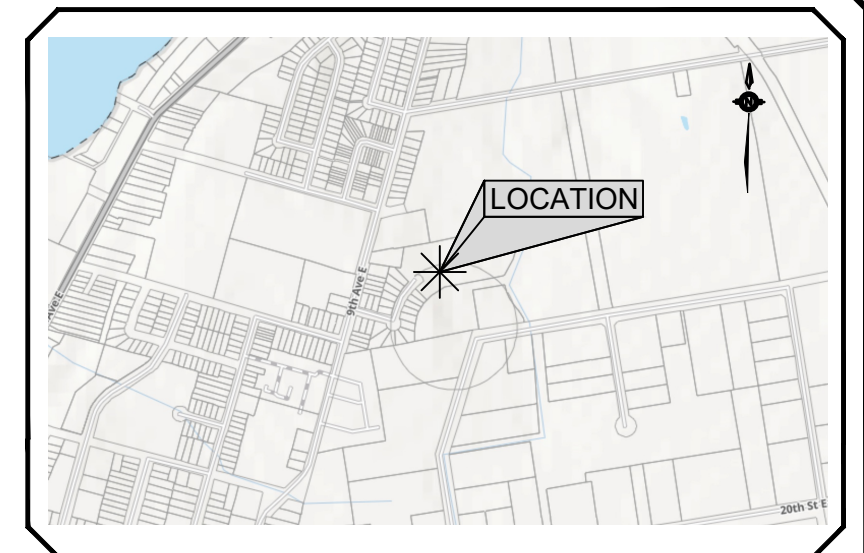
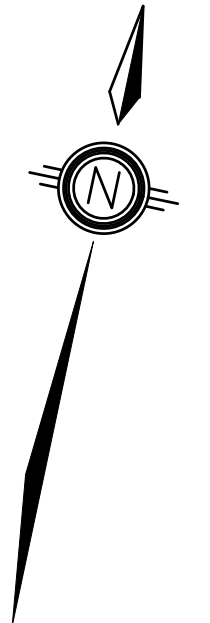
Detail	Zone R4 - Medium Density Residential	
	Proposed	Zoning By-Law Requirements
Minimum Lot Area	25,305m ²	200m ² /unit and 900m ² /total development parcel = 17,200m ²
Minimum Lot Frontage	79.2m	25m total development parcel and for any street fronting Townhouse 5.5m/units
Minimum Lot Depth	N/A	N/A
Minimum Front Yard Setback	7.0m	7.0m
Minimum Interior Side Yard Setback	6.0m	1.2m on one side and 3.0m on the other side (0.0m where there is a common party wall)
Minimum Exterior Side Yard Setback	N/A	3.0m
Minimum Rear Yard Setback	13.6m	7.0m
Lot Coverage	23.2% (5894.5m ²)	40% (Max) = 10,362.4m ²
Maximum Density	85 units	1 unit/ 300m ² total development parcel = 86 units
No. of Parking Spaces	133 spaces	1.25 spaces per dwelling unit = 107 spaces
No. of Accessible Spaces	5 spaces	(101 to 200) 1, plus 3% of total required = 5 spaces
No. of Bicycle Spaces	11	10% of required vehicle parking = 11 spaces
No. of Loading Spaces	2 space	Multiple dwelling over 25 units = 2 space
Building Height	13.2m	10m

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- 1. EROSION AND SEDIMENT CONTROL NOTES**
- SILT FENCES SHALL BE INSTALLED ALONG THE PROPERTY LINE ON ALL SIDES OF THE PROPERTY IN ACCORDANCE WITH OPSD 219.130.
 - DURING THE GRADING AND CONSTRUCTION OF THIS DEVELOPMENT, SILT FENCING OR OTHER EROSION/SEDIMENT CONTROL MEASURES, AS DEEMED NECESSARY, SHALL BE EMPLOYED AND INSTALLED ALONG THE BOUNDARIES OF EACH LOT (OR PARCEL) TO CONTROL AND PREVENT SEDIMENT TRANSPORT. ALL EROSION/SEDIMENT CONTROLS SHOULD BE REGULARLY INSPECTED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHOULD NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE. A PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED AND AS DIRECTED BY THE ENGINEER OR THE CITY'S DESIGNER. THE DEVELOPER OR HIS AGENT SHALL UNDERTAKE INSPECTIONS ON A REGULAR BASIS AND AFTER EACH SIGNIFICANT RAINFALL EVENT.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - ADDITIONAL SILT FENCING SHOULD BE AVAILABLE IN CASE IMMEDIATE REPAIR IS REQUIRED.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED AND MAINTAINED ON A REGULAR BASIS AND INSPECTED AFTER EVERY RAINFALL.
 - 5 m x 30 m MUD MAT TO BE INSTALLED AT CONSTRUCTION ENTRANCE. STONE PAD TO BE A MINIMUM 450 mm THICK. FIRST 15 mm TO BE 50 mm CLEAR STONE WITH THE REMAINING 15 mm RSP-RAP MATERIAL. ONLY ONE ENTRANCE OFF OF 10th Ave BE USED FOR CONSTRUCTION ACCESS.
 - INLET SEDIMENT CONTROL DEVICES TO BE INSTALLED ON ALL INTERNAL CATCHBASINS AS WELL AS ON THE DOUBLE CATCHBASINS ON 10th Ave FRONTING THE SUBJECT PROPERTY.
 - STREET SWEEPING, CATCH-BASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY.



LEGEND

EXISTING CENTRELINE	---
SITE PROPERTY LINE	---
EXISTING PROPERTY LINE	---
PROPOSED EDGE OF PAVEMENT	---
PROPOSED BUILDING	▨
ZONING SET BACK LIMITS	---
EXISTING ELEVATION	_____
IRON BAR/STANDARD IRON BAR	■
EXISTING HYDRO POLE	HP ○
EXISTING HYDRO POLE LIGHT STANDARD	HPLS ○
EXISTING LIGHT STANDARD	LS ○
BELL PEDESTAL	BPED ○
GUY WIRE	→
BENCHMARK	BM
CONIFEROUS TREE	🌲
DECIDUOUS TREE	🌳
PROPOSED STRAW BALE FLOW CHECK DAM	▬
PROPOSED SILT FENCING	○
PROPOSED MUD-MAT FOR CONSTRUCTION ACCESS	▨

CAUTION :
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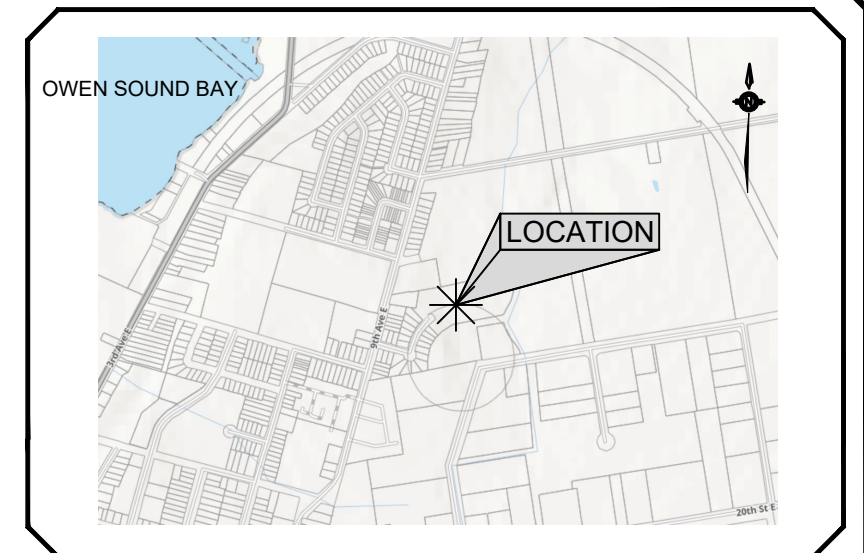
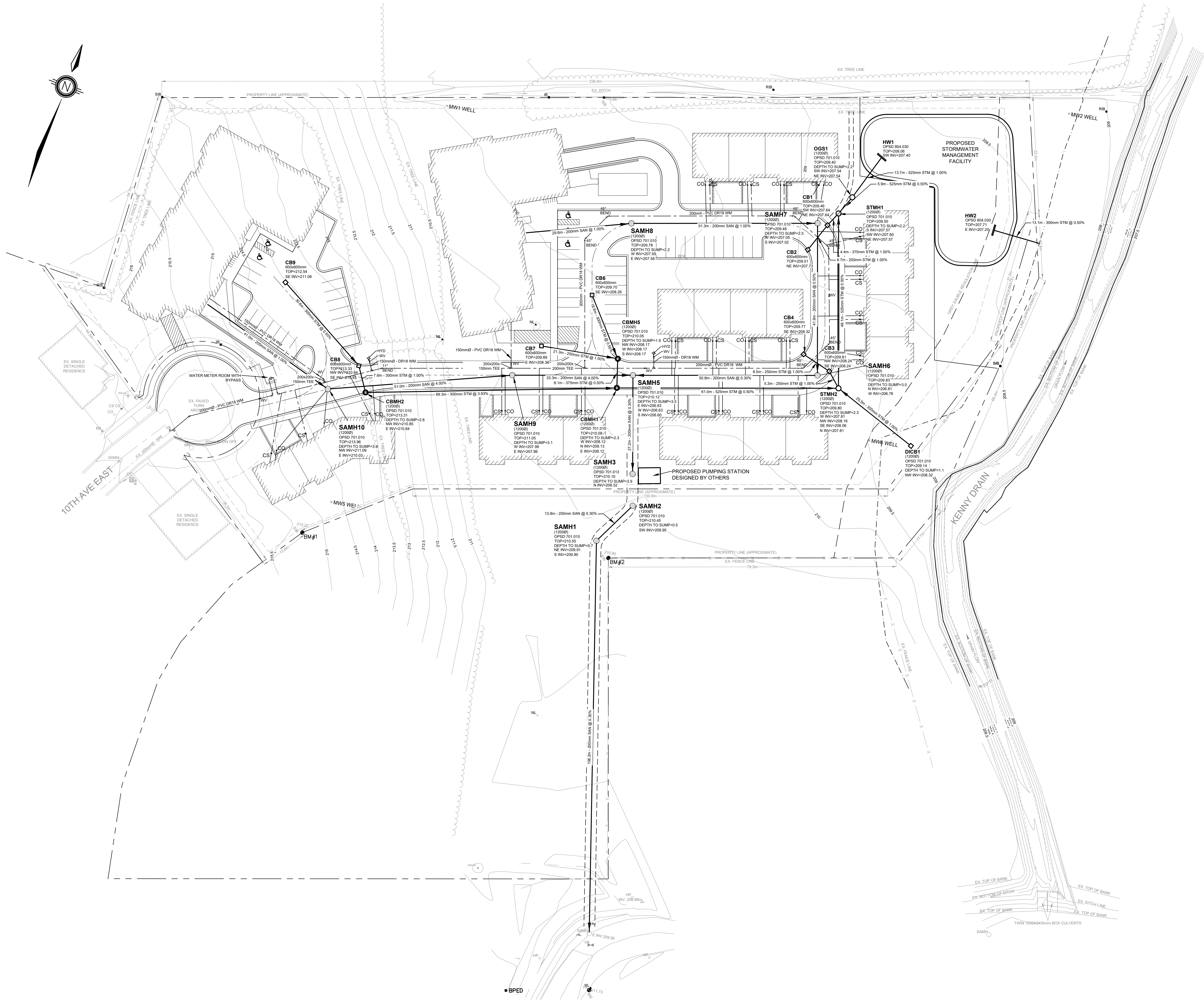
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05/17/24	50% DESIGN ISSUED FOR CLIENT REVIEW
05/22/24	50% DESIGN ISSUED FOR CITY REVIEW
06/04/24	ISSUED FOR SPA
DATE	DESCRIPTION
REVISION / ISSUE	
Seal not valid unless signed and dated	



10TH AVE ESTATES EXISTING CONDITIONS AND EROSION & SEDIMENT CONTROL PLAN

Client:	GRAHAM DESIGN AND CONSTRUCTION	
Design:	JSM	Scale: 1:500
Drawn:	JSM	DRAWING No.
Checked:	KJW	C100
Date:	JUNE 2024	
PROJECT No.	24003.000	

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LEGEND

EXISTING CENTRELINE	---
SITE PROPERTY LINE	---
EXISTING PROPERTY LINE	---
PROPOSED EDGE OF PAVEMENT	---
PROPOSED BUILDING	---
ZONING SET BACK LIMITS	---
EXISTING ELEVATION	---
IRON BAR/STANDARD IRON BAR	---
PROPOSED ELEVATION	---
PROPOSED ELEVATIONS TO MATCH EXISTING GRADES	---
PROPOSED GRADE	---
PROPOSED SWALE	---
EXISTING HYDRO POLE	HP
EXISTING HYDRO POLE LIGHT STANDARD	HP/L
EXISTING LIGHT STANDARD	LS
BELL PEDESTAL	BPED
GUY WIRE	---
BENCHMARK	BM
CONIFEROUS TREE	---
DECIDUOUS TREE	---
SIGN	---

BENCHMARK #1 ELEV=215.22
 BENCHMARK IS TOP OF SIB LOCATED NEAR THE SOUTH WEST CORNER OF THE WEST SECTION OF SUBJECT PROPERTY

BENCHMARK #2 ELEV=210.90
 BENCHMARK IS TOP OF SIB LOCATED ON THE NORTH WEST CORNER OF THE ENBRIDGE COMMERCIAL PROPERTY

ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON GPS OBSERVATIONS USING THE CANNET VIRTUAL BASE STATION REFERENCE NETWORK. THE ELEVATIONS ARE BASED ON THE VERTICAL DATUM GEOID HT2_0.

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05/22/24	50% DESIGN ISSUED FOR CITY REVIEW
06/04/24	ISSUED FOR SPA

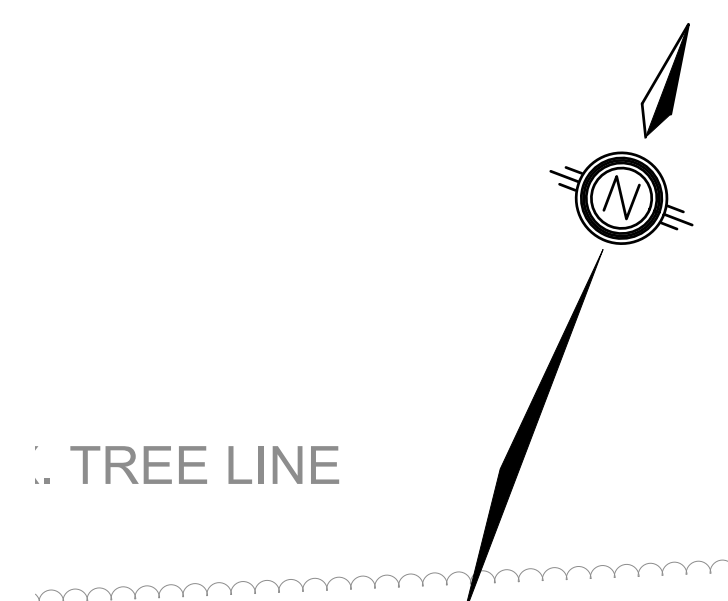
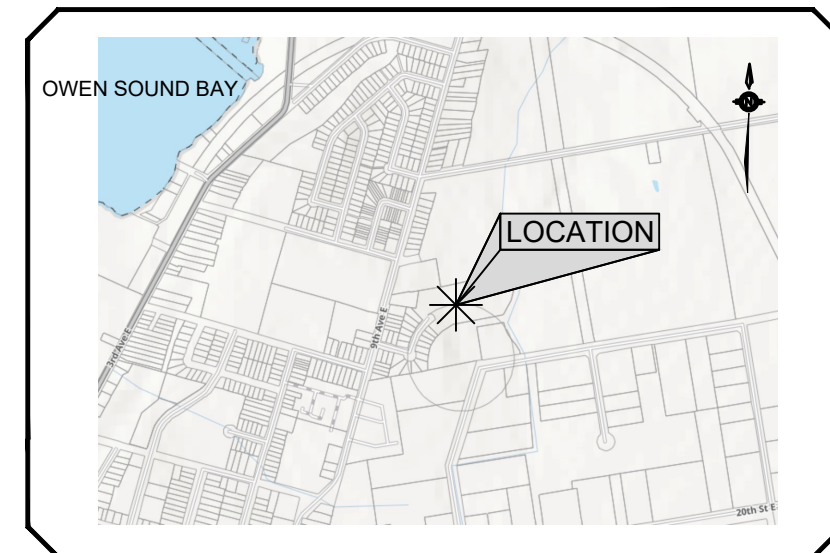
DATE	DESCRIPTION
	REVISION / ISSUE



Title: **10TH AVE ESTATES SITE SERVICING PLAN**

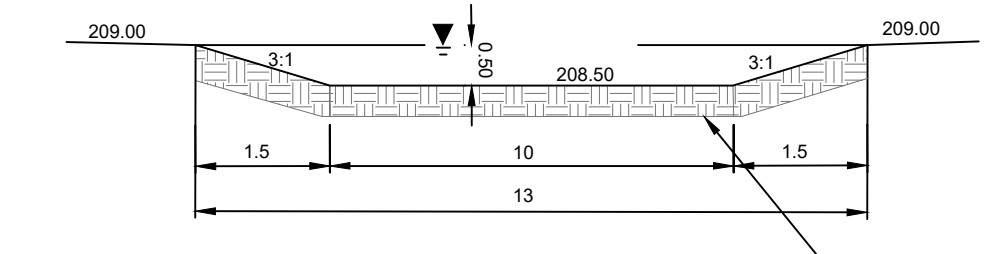
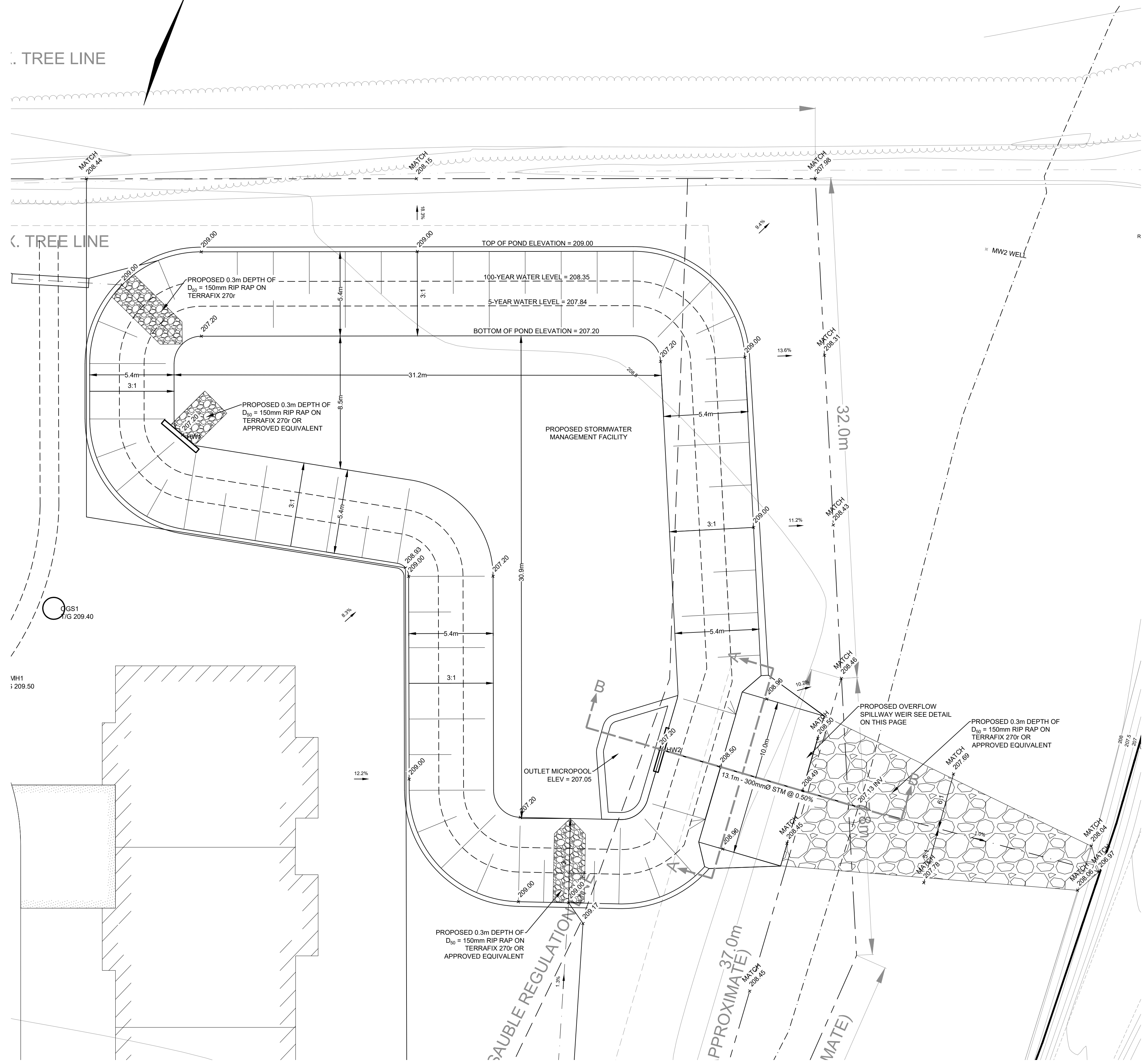
Client: **GRAHAM DESIGN & CONSTRUCTION**

Design: KJW	Scale: 1:500
Drawn: KJW	DRAWING No.
Checked: MH	C102
Date: JUNE 2024	
PROJECT No.	24003.000

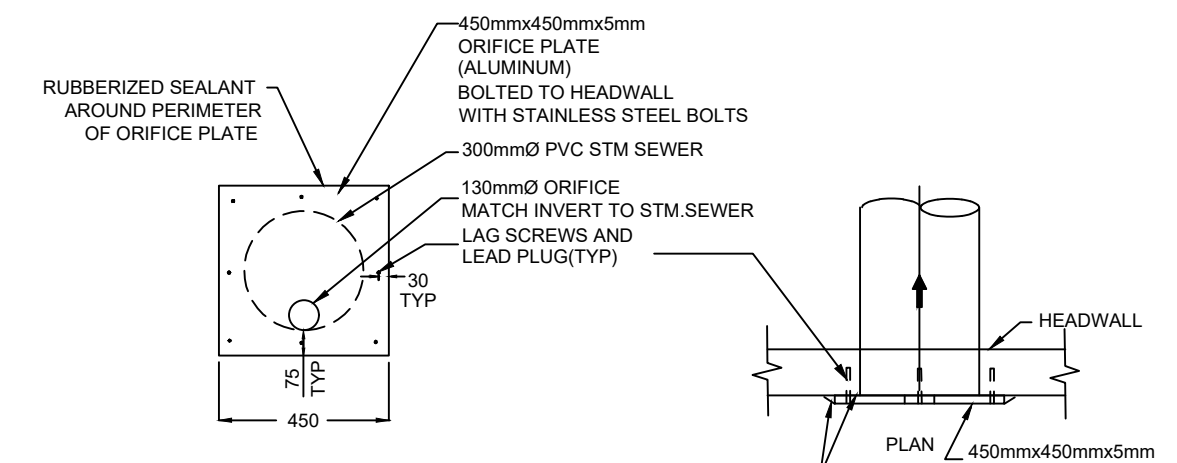


TREE LINE

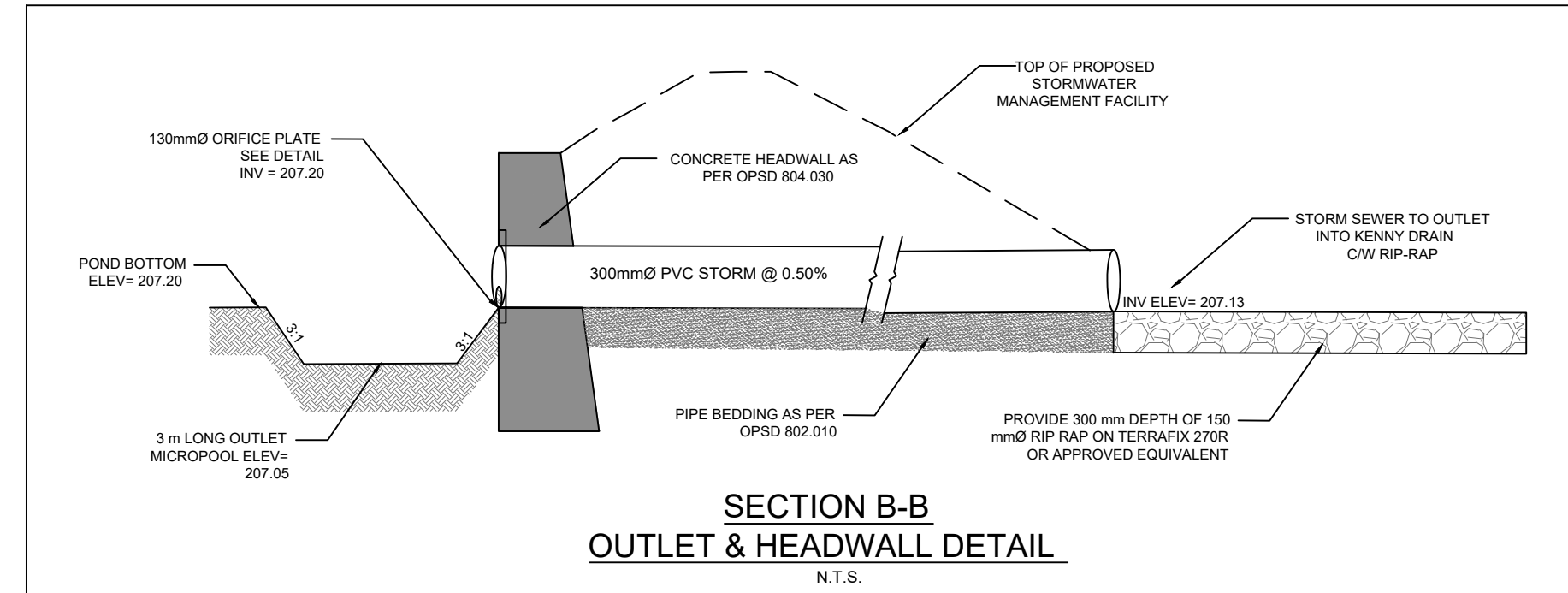
TREE LINE



SECTION A-A
OVERFLOW SPILLWAY WEIR
N.T.S.



ORIFICE PLATE DETAIL FOR HEADWALL
N.T.S.



SECTION B-B
OUTLET & HEADWALL DETAIL
N.T.S.

LEGEND

EXISTING CENTRELINE	---
SITE PROPERTY LINE	---
EXISTING PROPERTY LINE	---
PROPOSED EDGE OF PAVEMENT	---
PROPOSED BUILDING	---
ZONING SET BACK LIMITS	---
EXISTING ELEVATION	▲
IRON BAR/STANDARD IRON BAR	▬
PROPOSED ELEVATION	■
PROPOSED ELEVATIONS TO MATCH EXISTING GRADES	▲
PROPOSED GRADE	---
PROPOSED SWALE	---
EXISTING HYDRO POLE	HP ○
EXISTING HYDRO POLE LIGHT STANDARD	HPLS ○
EXISTING LIGHT STANDARD	LS ○
BELL PEDESTAL	BPED ○
GUY WIRE	---
BENCHMARK	BM
CONIFEROUS TREE	▲
DECIDUOUS TREE	○
SIGN	▲

BENCHMARK #1 ELEV=215.22
 BENCHMARK IS TOP OF SIB LOCATED NEAR THE SOUTH WEST CORNER OF THE WEST SECTION OF SUBJECT PROPERTY

BENCHMARK #2 ELEV=210.90
 BENCHMARK IS TOP OF SIB LOCATED ON THE NORTH WEST CORNER OF THE ENBRIDGE COMMERCIAL PROPERTY

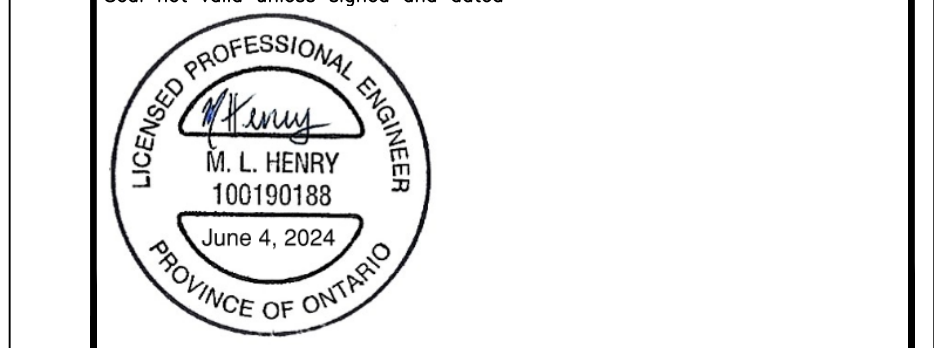
ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON GPS OBSERVATIONS USING THE CANNET VIRTUAL BASE STATION REFERENCE NETWORK. THE ELEVATIONS ARE BASED ON THE VERTICAL DATUM GEOID HT2_0.

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05/22/24	50% DESIGN ISSUED FOR CITY REVIEW
06/04/24	ISSUED FOR SPA

DATE	DESCRIPTION
	REVISION / ISSUE

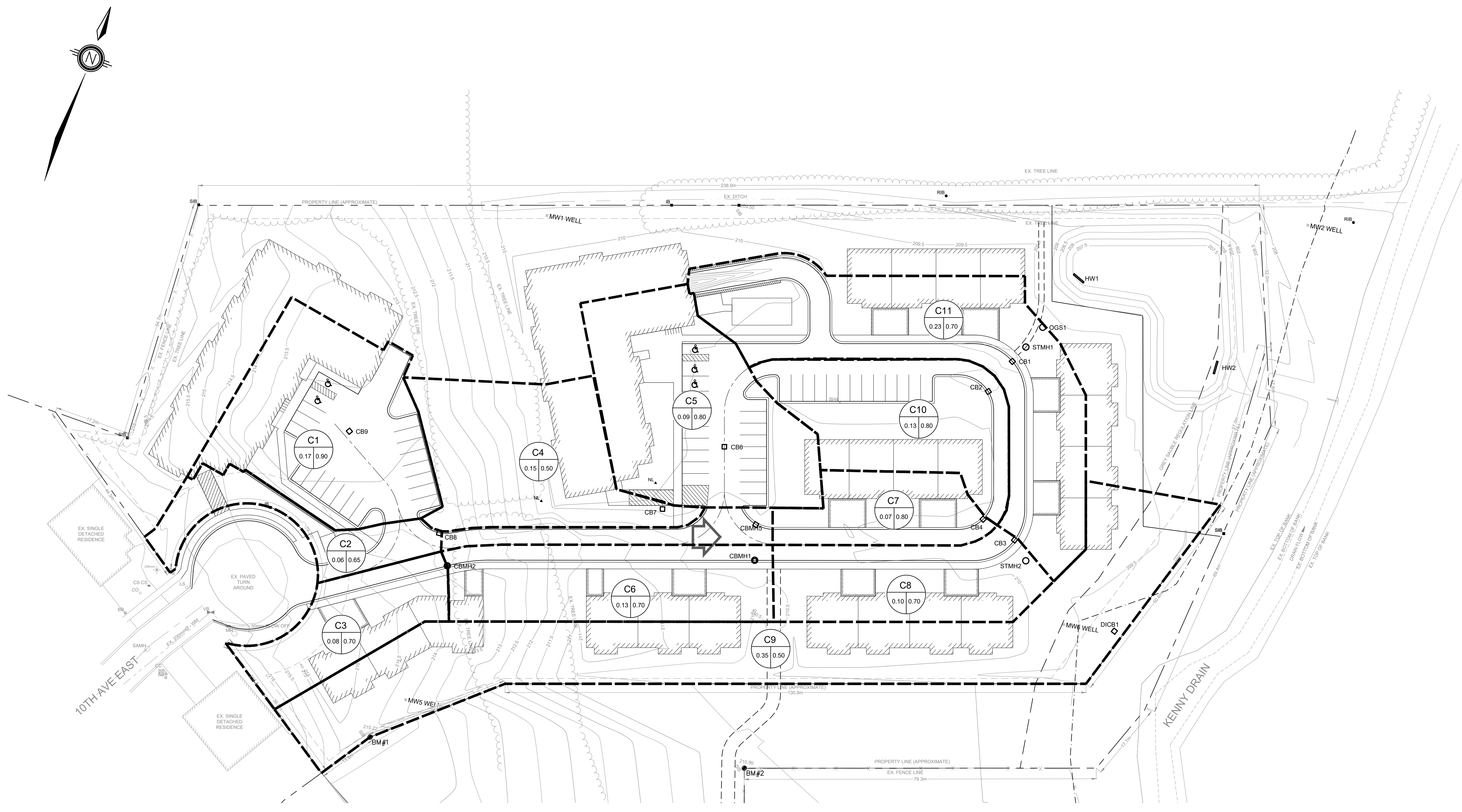
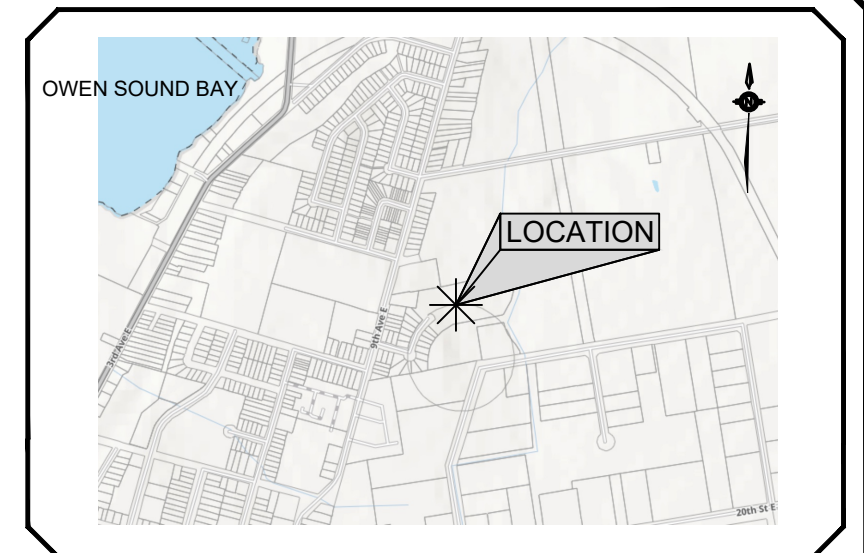


Title: **10TH AVE ESTATES STORMWATER POND DETAIL**

Client: **GRAHAM DESIGN & CONSTRUCTION**

Design: KJW	Scale: 1:150
Drawn: KJW	DRAWING No.
Checked: MH	C103
Date: JUNE 2024	

PROJECT No. 24003.000



LEGEND

EXISTING CENTRELINE	---
SITE PROPERTY LINE	---
EXISTING PROPERTY LINE	---
PROPOSED EDGE OF PAVEMENT	---
PROPOSED BUILDING	---
ZONING SET BACK LIMITS	---
EXISTING ELEVATION	---
IRON BAR/STANDARD IRON BAR	■
EXISTING HYDRO POLE	HP ○
EXISTING HYDRO POLE LIGHT STANDARD	HPLS ○
EXISTING LIGHT STANDARD	LS ○
BELL PEDESTAL	BPED ○
GUY WIRE	---
BENCHMARK	BM
CONIFEROUS TREE	▲
DECIDUOUS TREE	○

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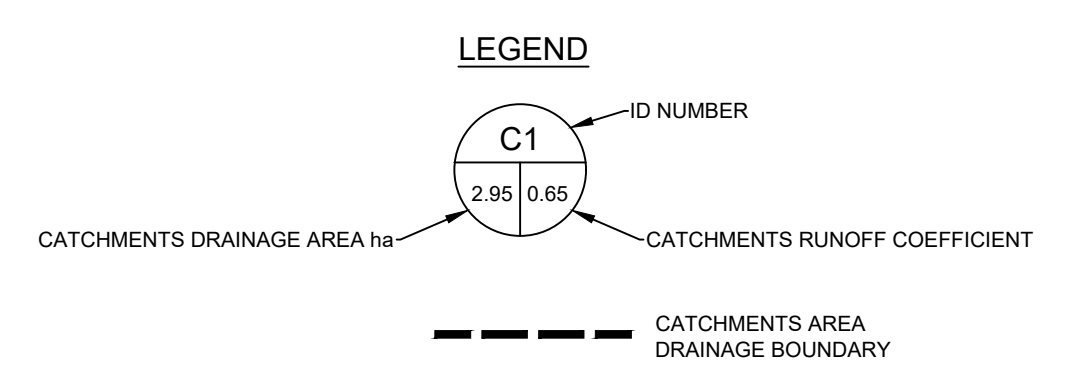
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05/22/24	50% DESIGN ISSUED FOR CITY REVIEW
05/30/24	ISSUED FOR CLIENT REVIEW
06/04/24	ISSUED FOR SPA
DATE	DESCRIPTION
REVISION / ISSUE	



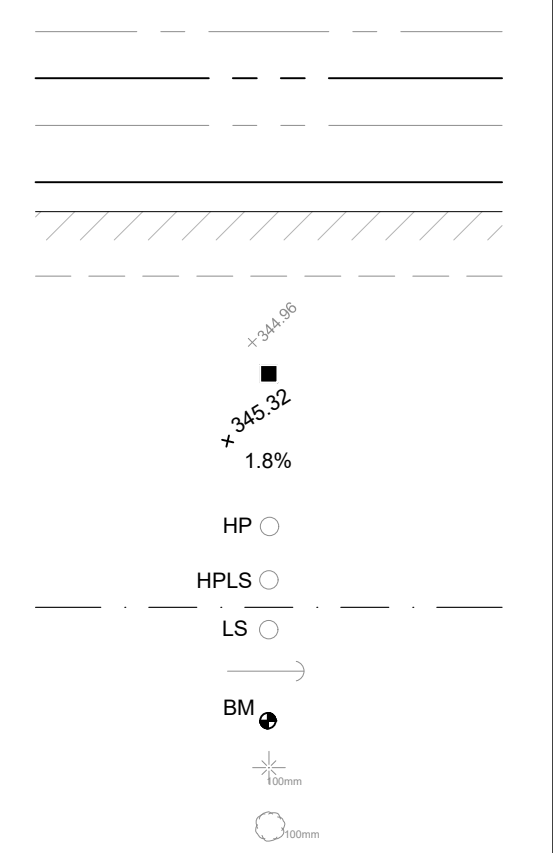
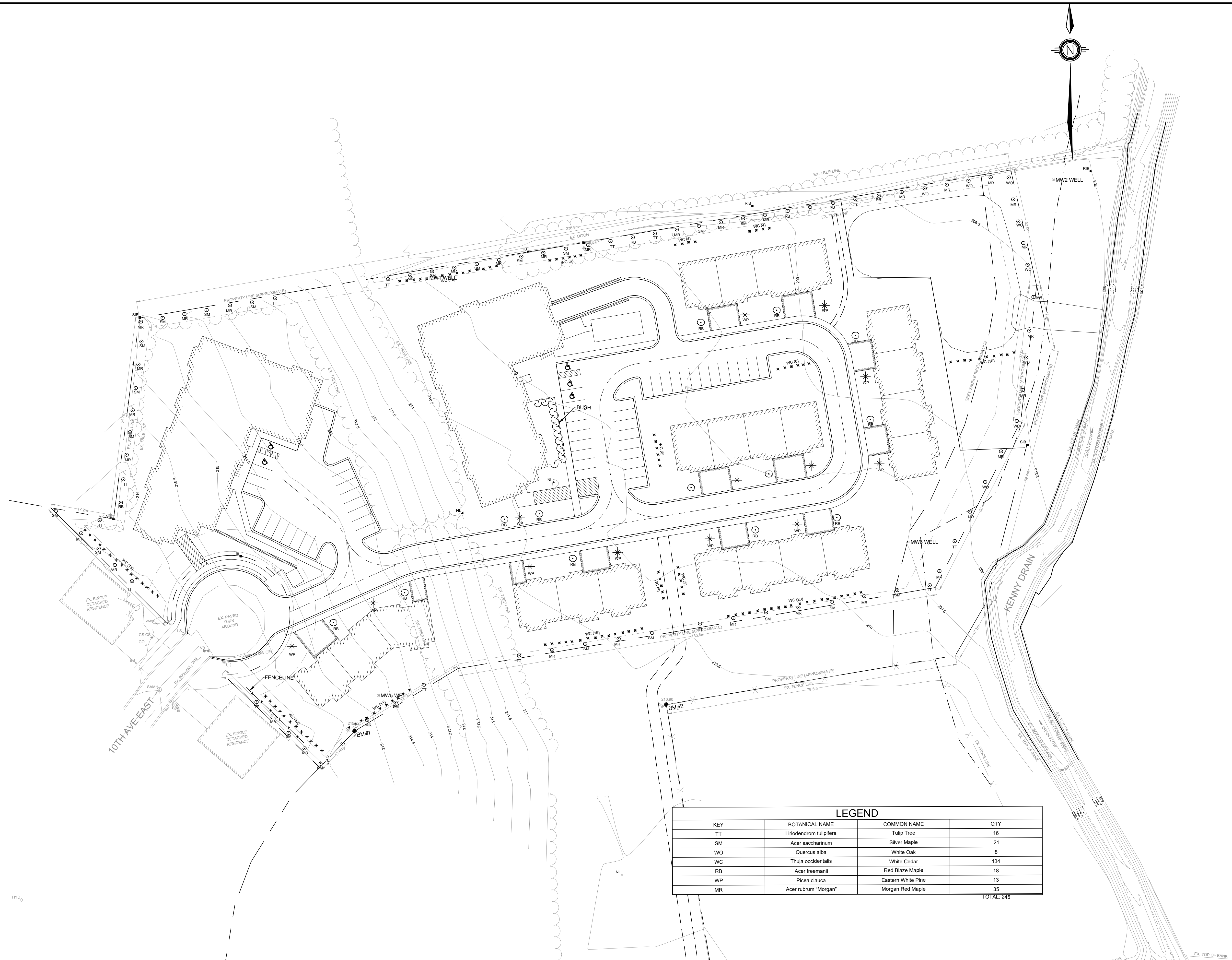
Title: **10TH AVE ESTATES STORM DRAINAGE CATCHMENT AREAS**

Client: **GRAHAM DESIGN & CONSTRUCTION**

Design: KJW Scale: 1:500
 Drawn: KJW DRAWING No. **C104**
 Checked: MH
 Date: JUNE, 2024
 PROJECT No. 24003.000



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06/04/24	ISSUED FOR SPA

DATE	DESCRIPTION
	REVISION / ISSUE

Seal not valid unless signed and dated

KEY	BOTANICAL NAME	COMMON NAME	QTY
TT	Liriodendrom tulipifera	Tulip Tree	16
SM	Acer saccharinum	Silver Maple	21
WO	Quercus alba	White Oak	8
WC	Thuja occidentalis	White Cedar	134
RB	Acer freemanii	Red Blaze Maple	18
WP	Picea clausa	Eastern White Pine	13
MIR	Acer rubrum "Morgan"	Morgan Red Maple	35
			TOTAL: 245



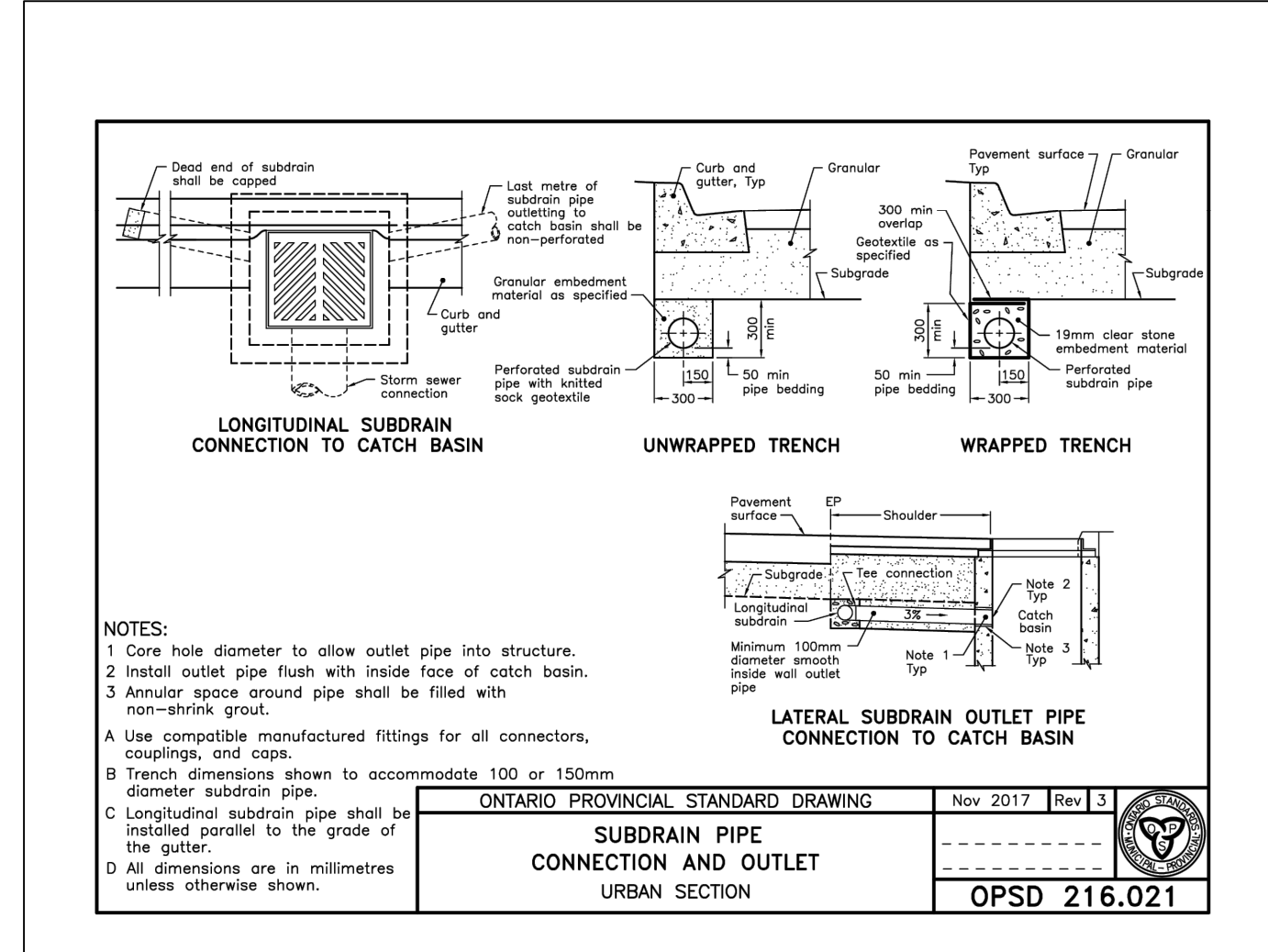
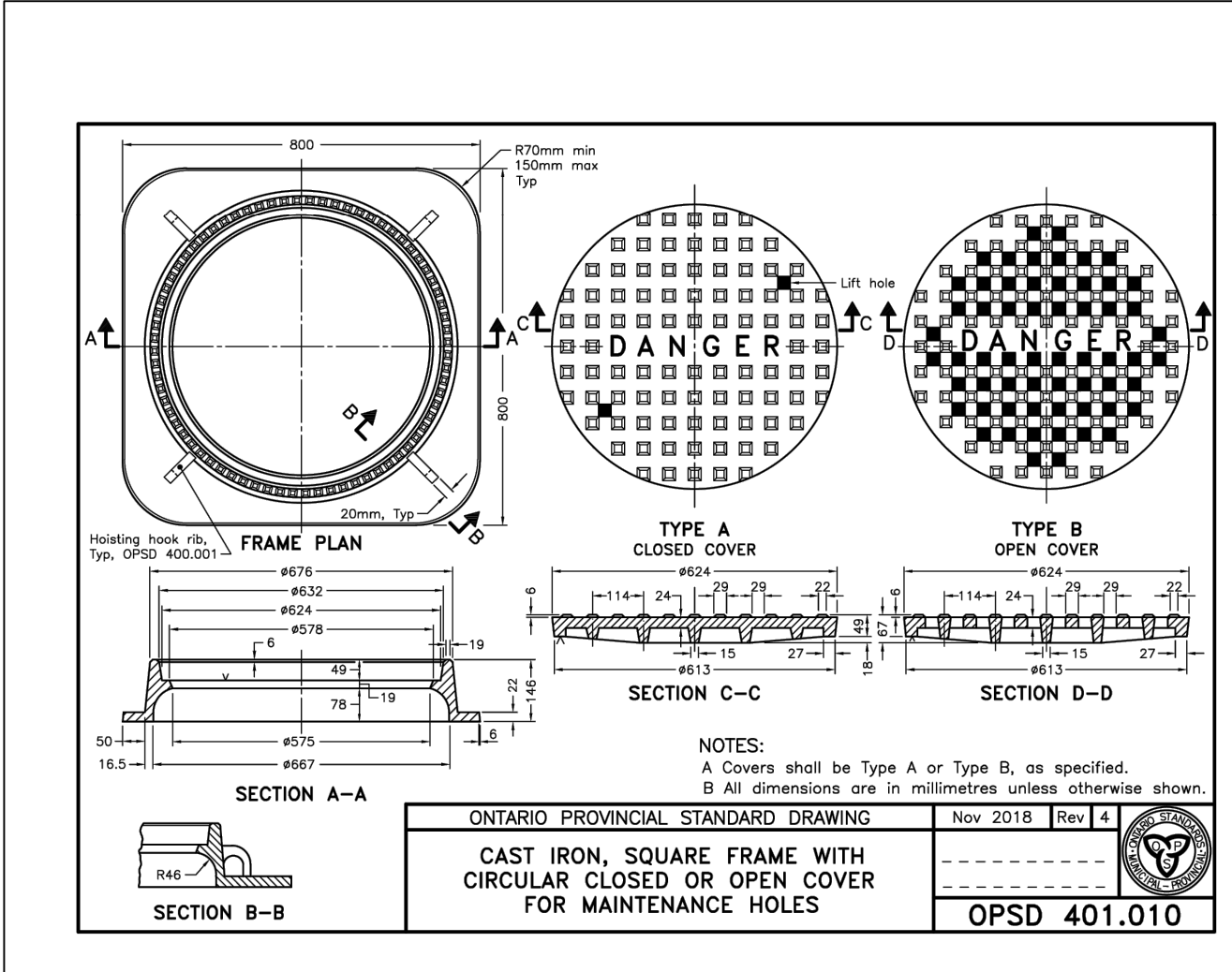
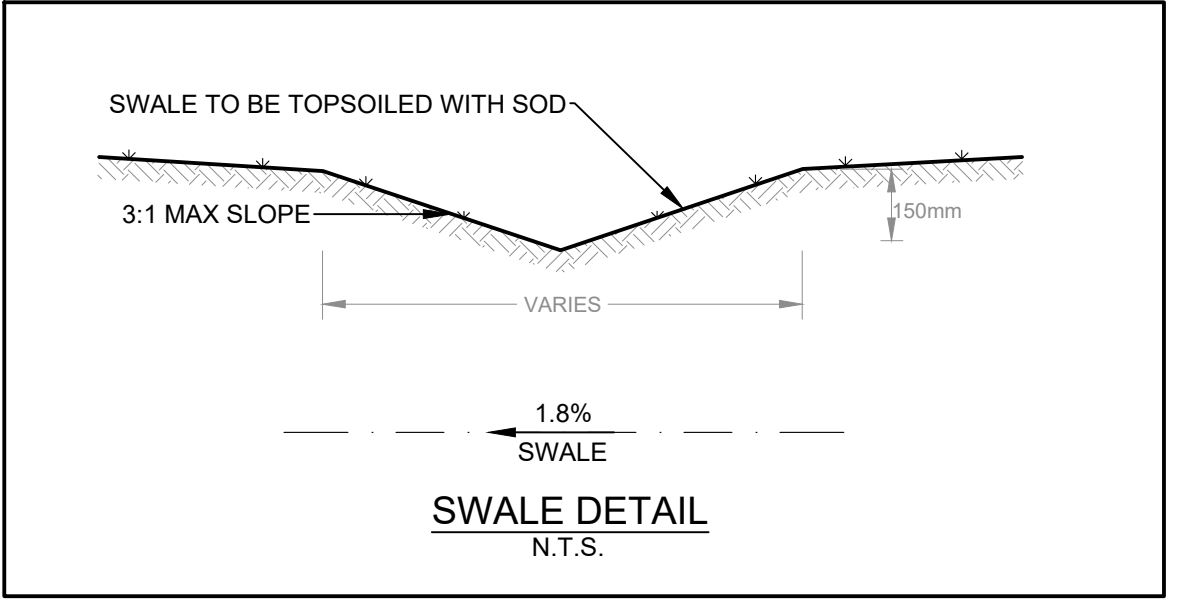
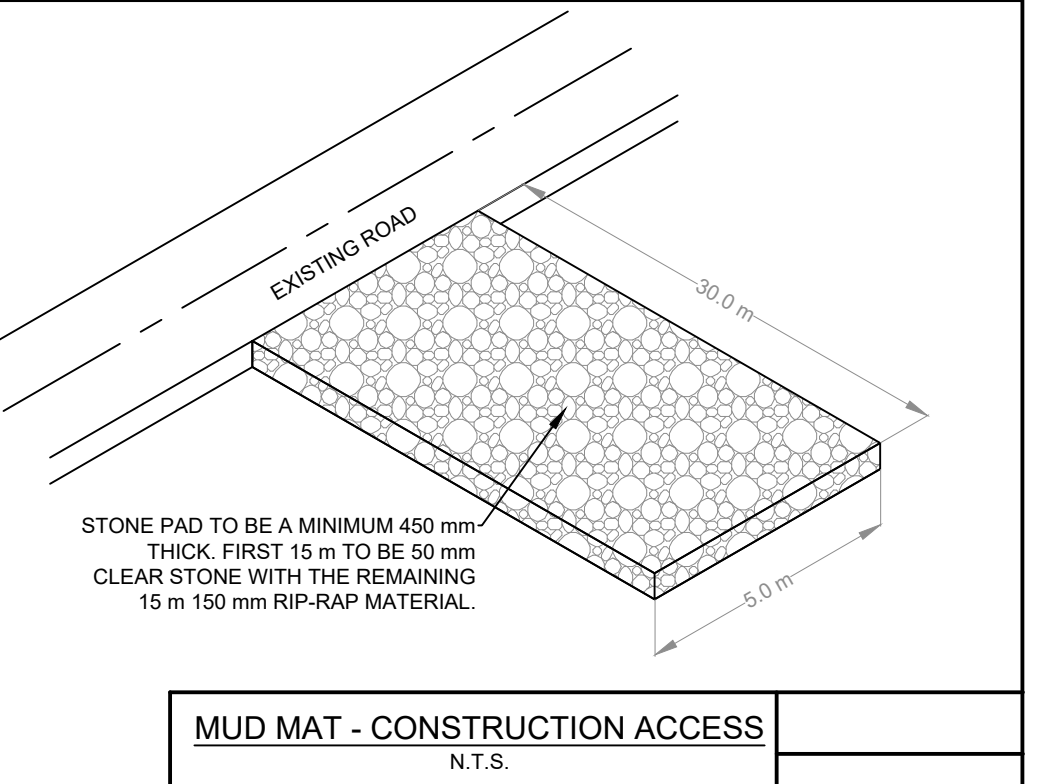
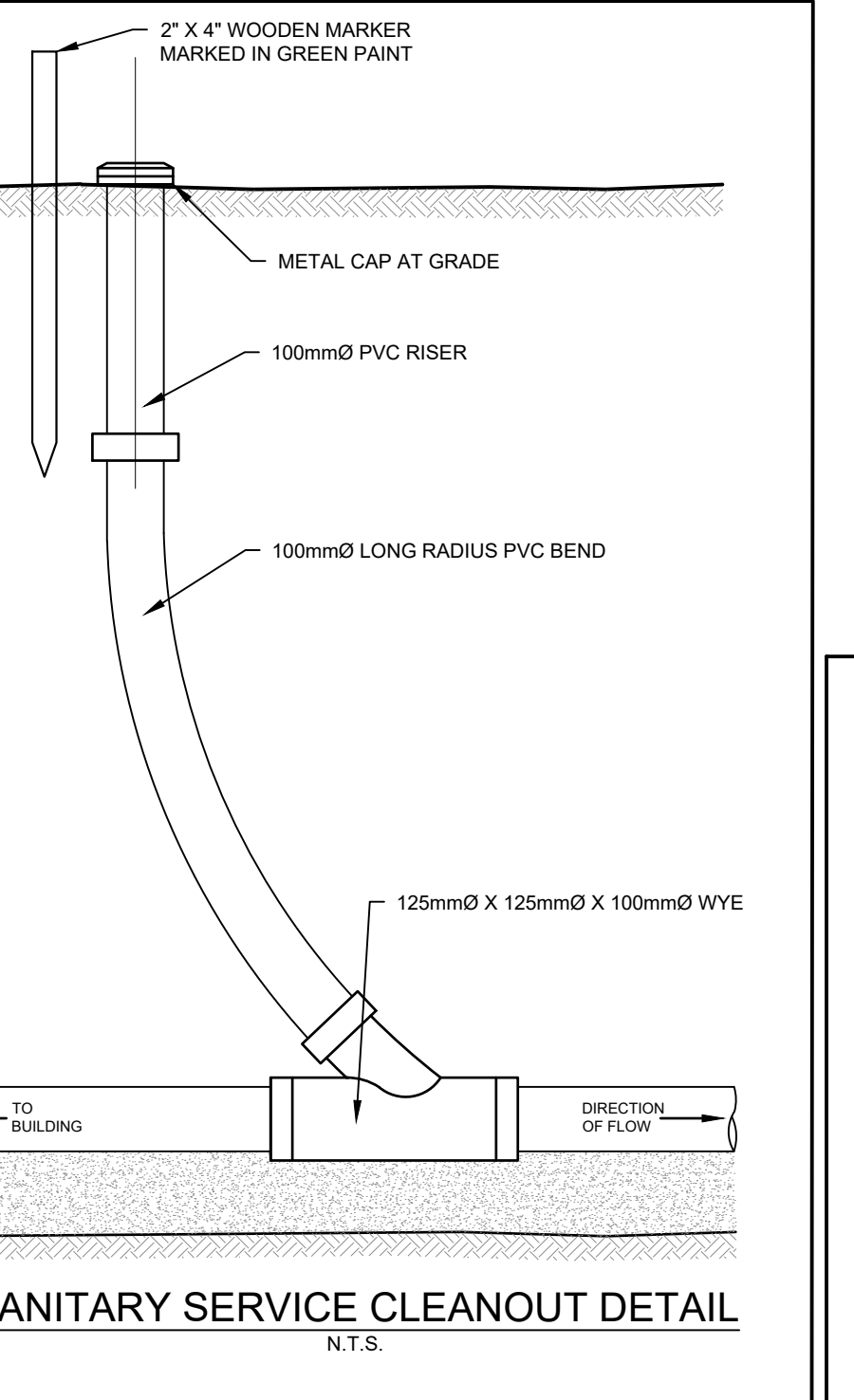
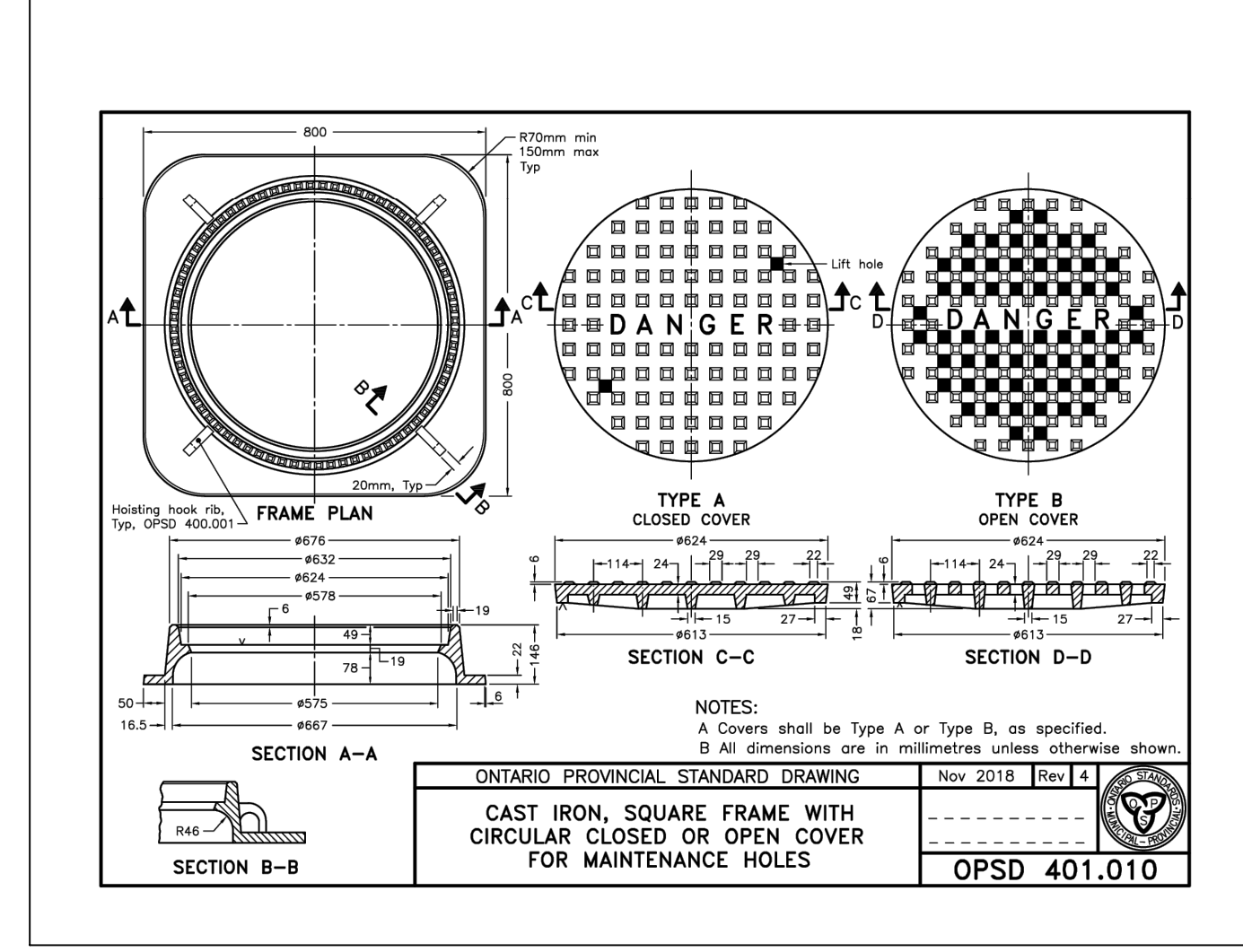
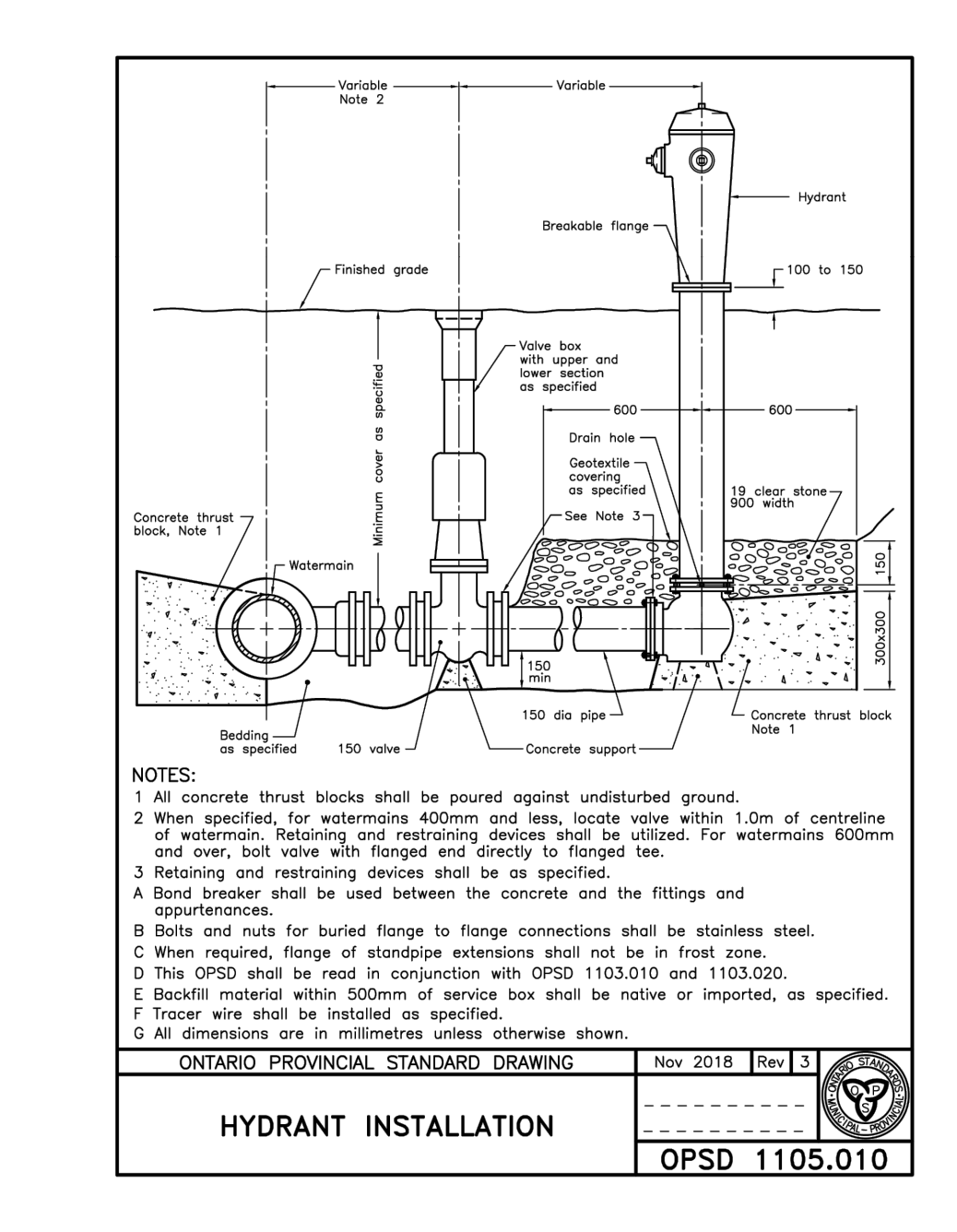
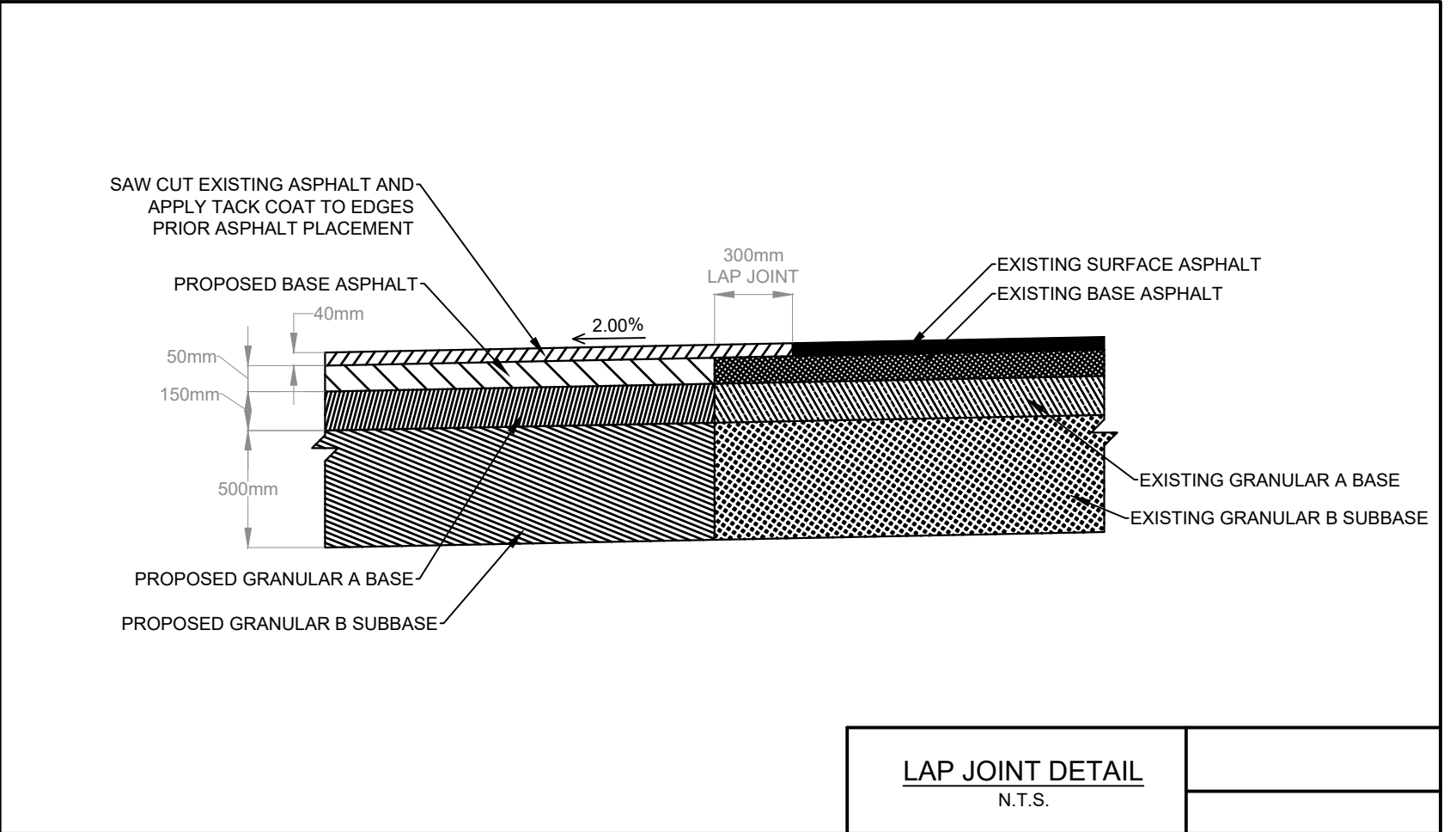
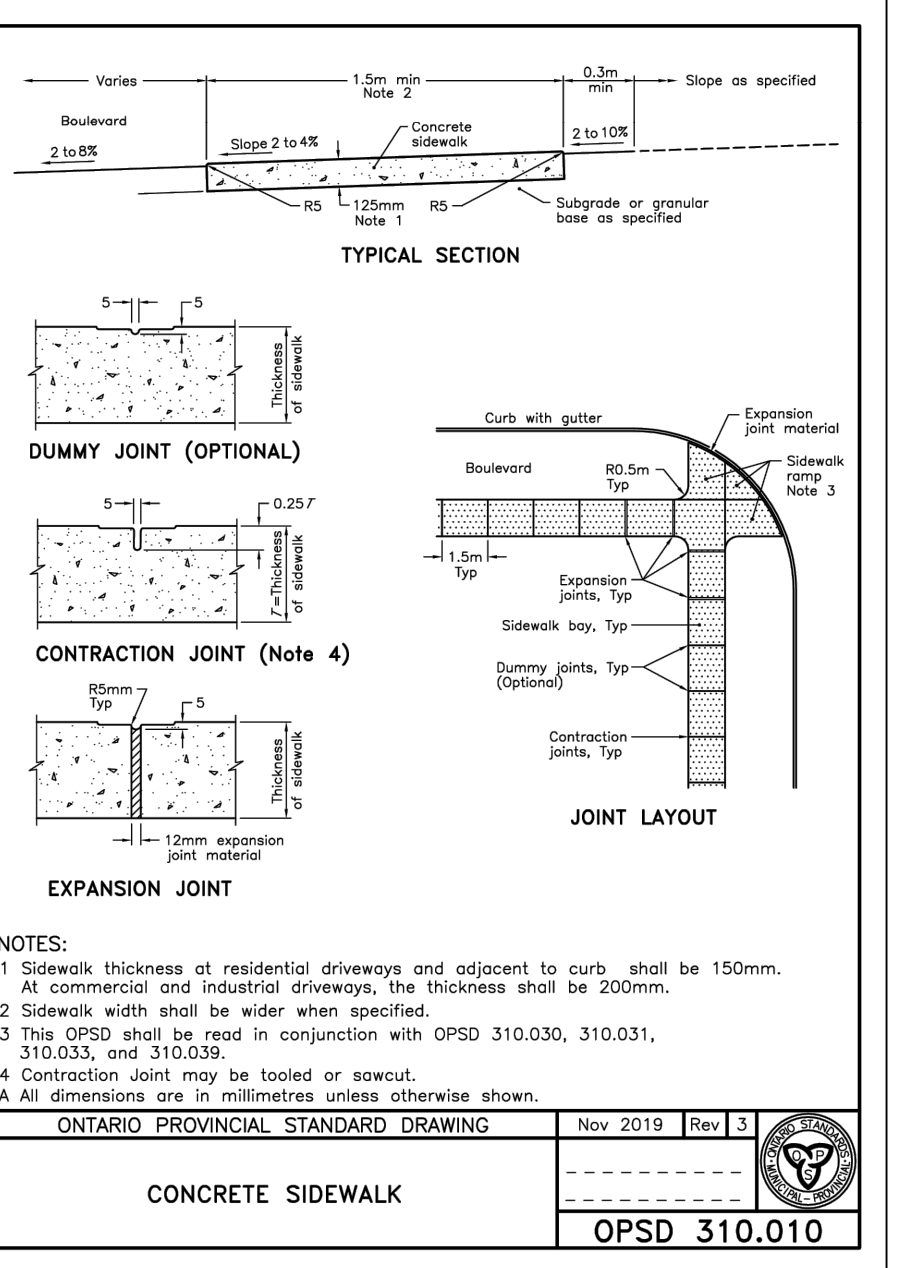
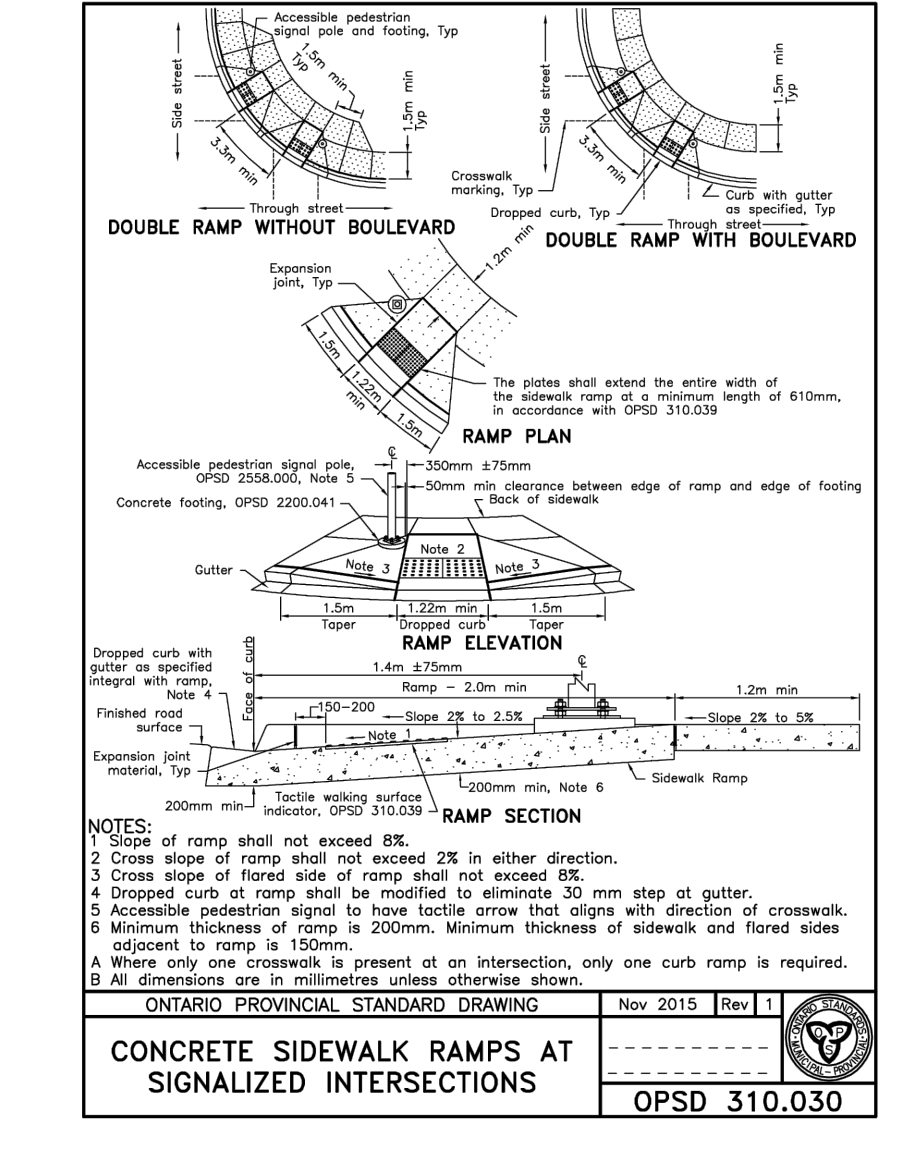
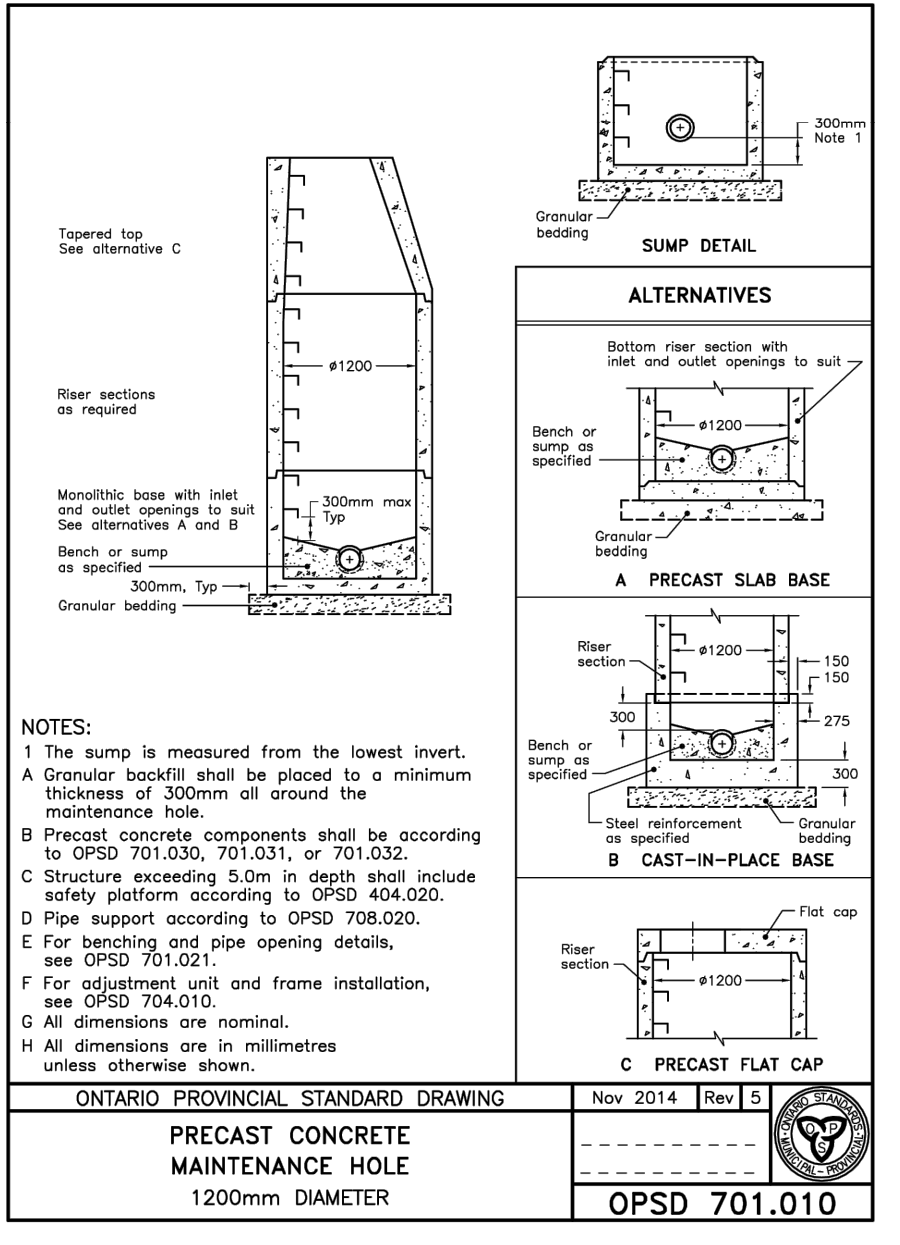
Title: **10TH AVE ESTATES LANDSCAPING PLAN**

Client: **GRAHAM DESIGN AND CONSTRUCTION**

Design: JSM Scale: 1:500
 Drawn: JSM DRAWING No.

Checked: KJW
 Date: JUNE 2024

PROJECT No. **C105**



05/05/24	30% DESIGN ISSUED FOR CLIENT REVIEW
05/17/24	50% DESIGN ISSUED FOR CLIENT REVIEW
05/22/24	50% DESIGN ISSUED FOR CITY REVIEW
06/04/24	ISSUED FOR SPA
DATE	DESCRIPTION
	REVISION / ISSUE

Seal not valid unless signed and dated

LICENSED PROFESSIONAL ENGINEER
 M. L. HENRY
 1001590188
 June 4, 2024
 PROVINCE OF ONTARIO

CLEARWATER SHORES
 ALLENFORD, ONTARIO
 EMAIL: KWELSH@CLEARWATERSHORES.CA
 PHONE: 1-519-273-2837

Title: **10TH AVE ESTATES DETAILS PLAN**

Client: **GRAHAM DESIGN AND CONSTRUCTION**

Design: JSM	Scale:
Drawn: JSM	DRAWING No.
Checked: KJW	
Date: JUNE 2024	C107

PROJECT No. 24003.000

C:\Users\Kishin\OneDrive - Clearwater Shores Inc\Clearwater Shores\Project Files\24003_10th Ave Estates\03_Production\DWG\DETAILS PLAN.dwg Jun 03, 2024 9:20pm PLOTTED June 3, 2024 9:20:22 PM