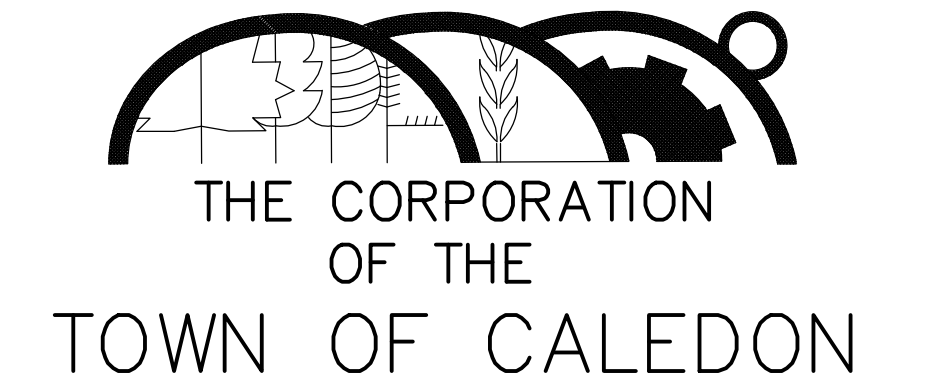


# STELLAR ESTATES SUBDIVISION PHASE 2 DRAFT PLAN OF SUBDIVISION APPLICATION

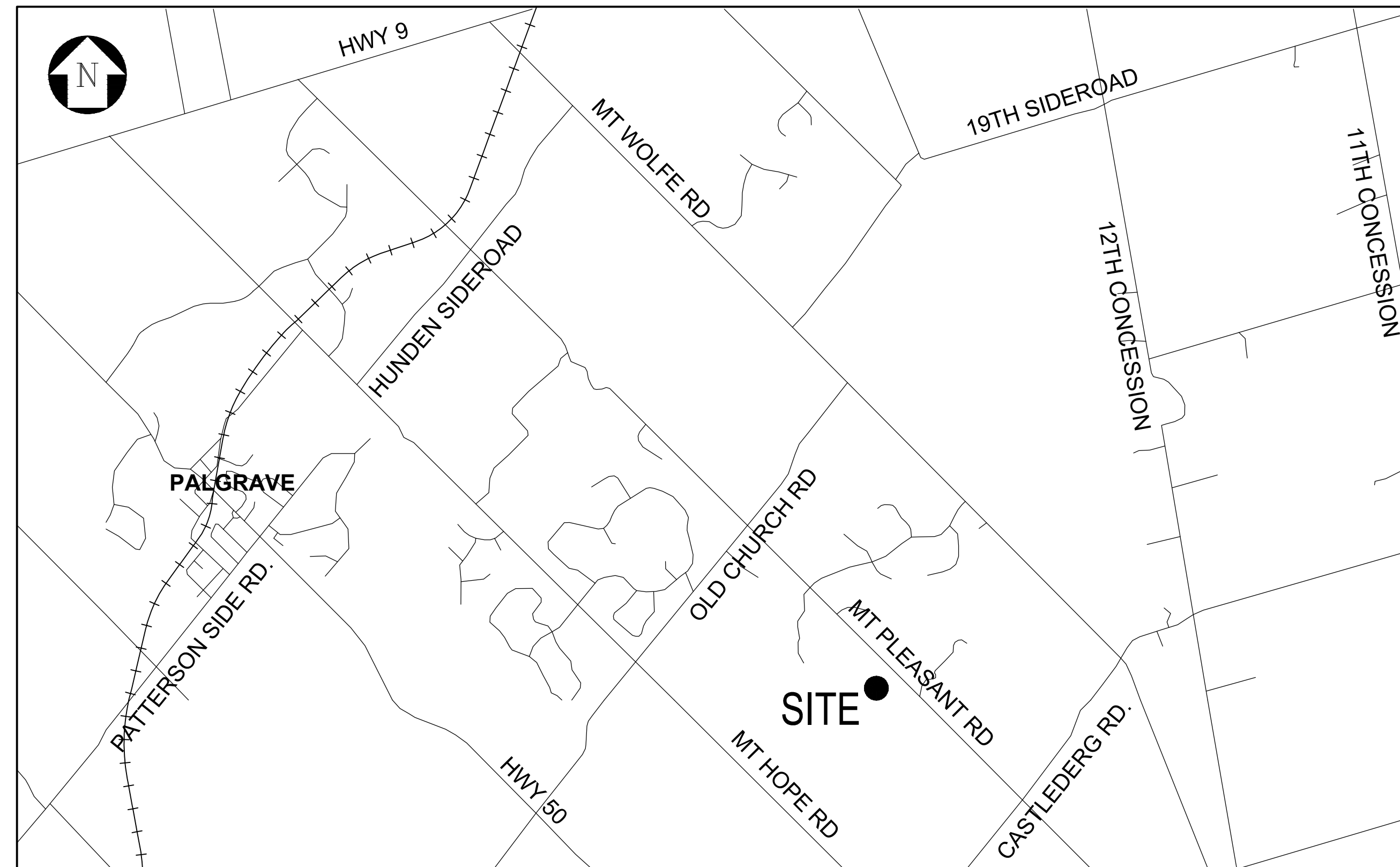
TOWN OF CALEDON  
PLANNING  
RECEIVED  
December 5th, 2025



## 0 MOUNT PLEASANT ROAD PART OF LOT 18, CONCESSION 8 (ALBION) TOWN OF CALEDON REGION OF PEEL

### LIST OF TOWN INFRASTRUCTURE

|  |    |
|--|----|
| LENGTH OF ROAD                           | 0m |
| LENGTH OF STORM SEWER                    | 0m |
| NUMBER OF MANHOLES                       | 0  |
| NUMBER OF CATCH BASINS                   | 0  |
| NUMBER OF STREET LIGHTS                  | 0  |
| NUMBER OF OGS UNITS                      | 1  |
| NUM. OF STORMWATER MANAGEMENT FACILITIES | 2  |

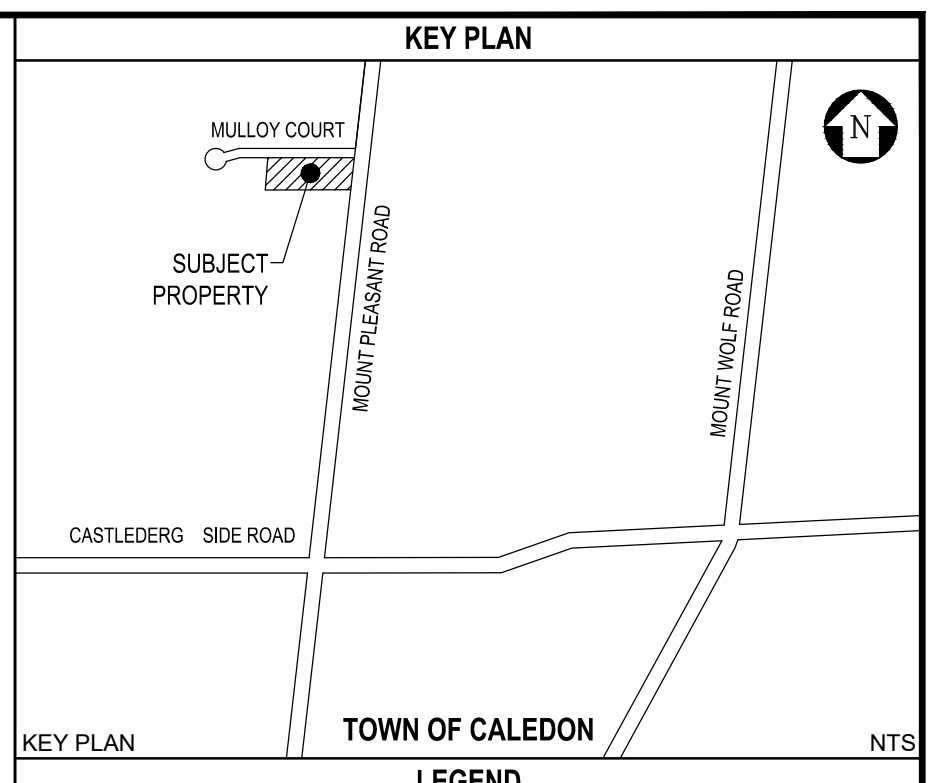


### LIST OF DRAWINGS

| DRAWING TITLE                      | DRAWING    | SHEET |
|------------------------------------|------------|-------|
| SITE PLAN                          | 22-3001-01 | 1     |
| GENERAL ABOVE GROUND SERVICES PLAN | 22-3001-02 | 2     |
| GENERAL BELOW GROUND SERVICES PLAN | 22-3001-03 | 3     |
| WATER DISTRIBUTION PLAN            | 22-3001-04 | 4     |
| STORM DRAINAGE PLAN                | 22-3001-05 | 5     |
| MULLOY COURT PLAN AND PROFILE      | 22-3001-06 | 6     |
| GRADING PLAN                       | 22-3001-07 | 7     |
| EROSION AND SEDIMENT CONTROL PLAN  | 22-3001-08 | 8     |
| CONSTRUCTION DETAILS               | 22-3001-09 | 9     |
| GENERAL NOTES AND SPECIFICATIONS   | 22-3001-10 | 10    |

STELLAR HOMES INC.

125 DON HILLOCK DRIVE  
UNIT 8 B  
AURORA, ONTARIO  
L4G 0H8



- LEGEND
- PROPERTY LINES (PROPOSED)
  - PROPERTY LINES (EXISTING)
  - KEY NATURAL HERITAGE FEATURE
  - LIMIT OF PROP. STRUCTURE ENVELOPE
  - PROP. GRASSED SWALE
  - PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
  - MVPZ REHABILITATION PLANTINGS
  - LOT AREA OUTSIDE STRUCTURE ENVELOPE
  - STREETLIGHT POLE
  - HYDRO ONE TRANSFORMER
  - 2007 BOREHOLES
  - 2022 BOREHOLES
  - MIN. 56 sq.m BACKYARD AMENITY AREA (CONCEPT PLAN)

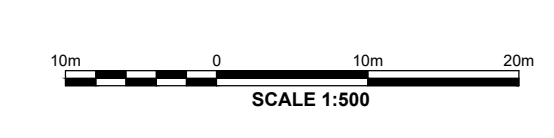
REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

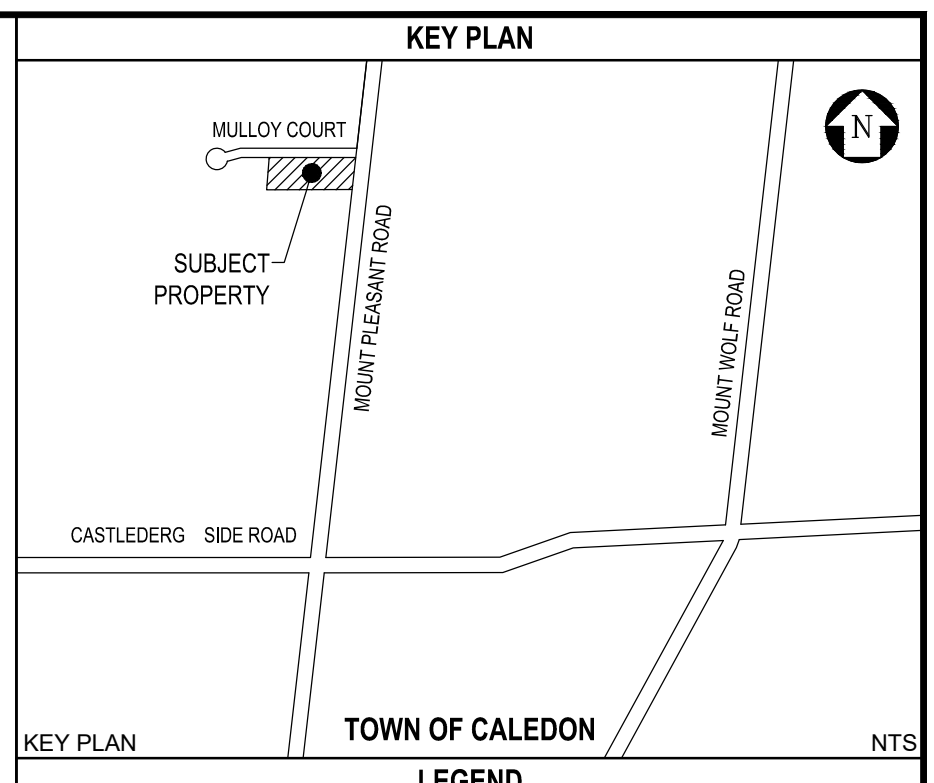
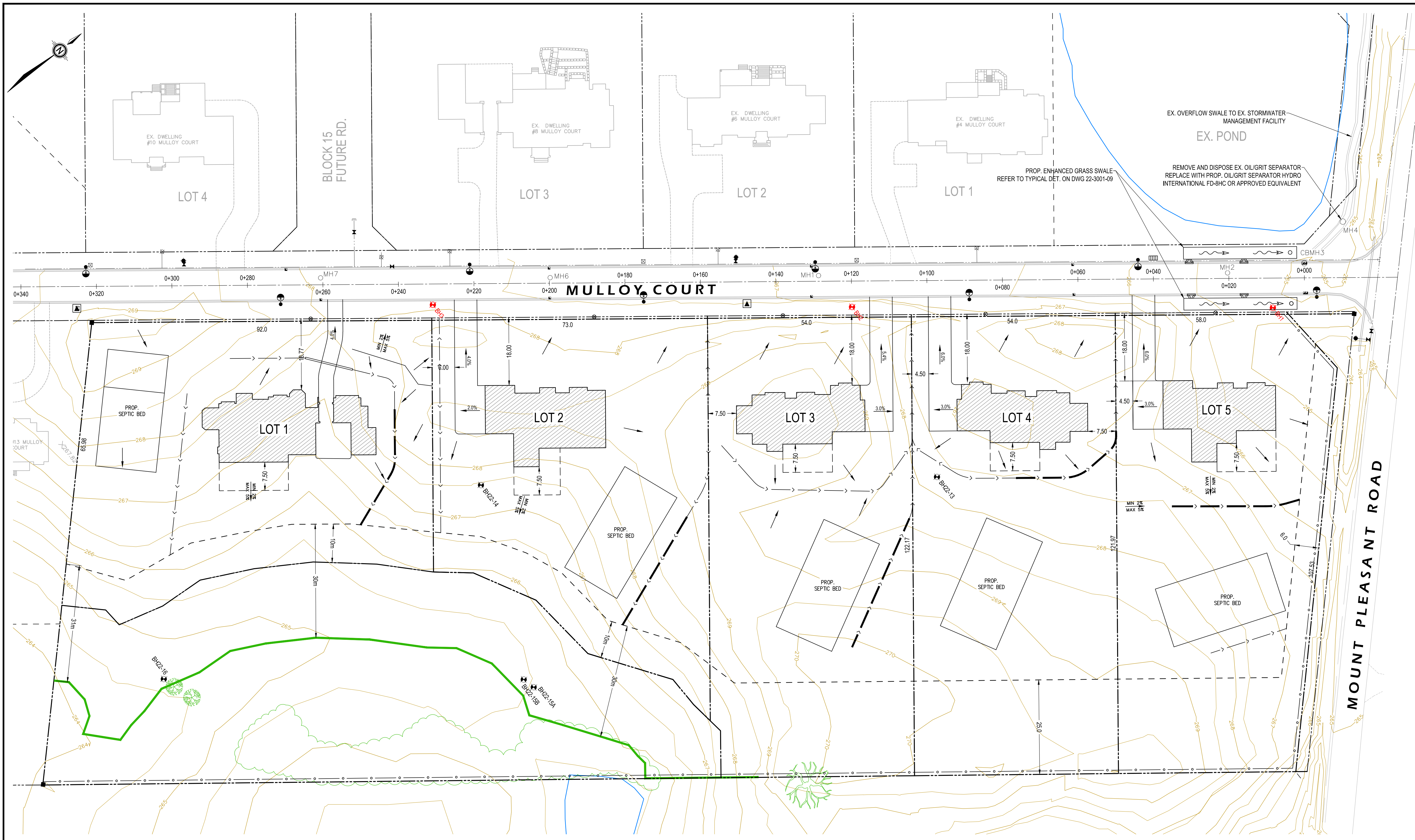
LEGAL DESCRIPTION  
 PART OF LOT 18, CONCESSION 8 AND BLOCK 15,  
 PLAN 43M-1994 (GEOGRAPHIC TOWNSHIP OF ALBION)  
 TOWN OF CALEDON  
 REGIONAL MUNICIPALITY OF PEEL



| DESIGNED BY |  | APPROVED BY |  |
|-------------|--|-------------|--|
|             |  |             |  |

| Client:  |            |           |         |
|--|------------|-----------|---------|
| <b>STELLAR HOMES INC.</b>  |            |           |         |
| Project Name: <b>STELLAR ESTATES PHASE 2<br/>MULLOY COURT, TOWN OF CALEDON</b> |            |           |         |
| Title Name: <b>SITE PLAN</b>   |            |           |         |
| Drawing N°:  | 22-3001-01 | Sheet N°: | 1 OF 10 |
| Scale:   | 1:500      | Rev. N°:  | 2       |





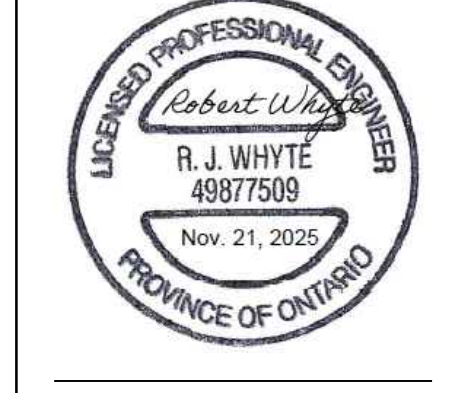
- LEGEND**
- PROPERTY LINES (PROPOSED)
  - PROPERTY LINES (EXISTING)
  - KEY NATURAL HERITAGE FEATURE
  - LIMIT OF PROP. STRUCTURE ENVELOPE
  - PROP. GRASSED SWALE
  - PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
  - PROP. POST AND WIRE FENCE
  - STREETLIGHT POLE
  - ▲ HYDRO ONE TRANSFORMER
  - ◆ BHH# 2007 BOREHOLES
  - ◆ BH22-# 2022 BOREHOLES

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

LOCATION OF RESIDENTIAL UNITS AND SEPTIC FIELDS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED AT THE SITE PLAN APPROVAL / BUILDING PERMIT APPLICATION STAGE.

**LEGAL DESCRIPTION**

PART OF LOT 18, CONCESSION 8 AND BLOCK 15, PLAN 43M-1994 (GEOGRAPHIC TOWNSHIP OF ALBION) TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL



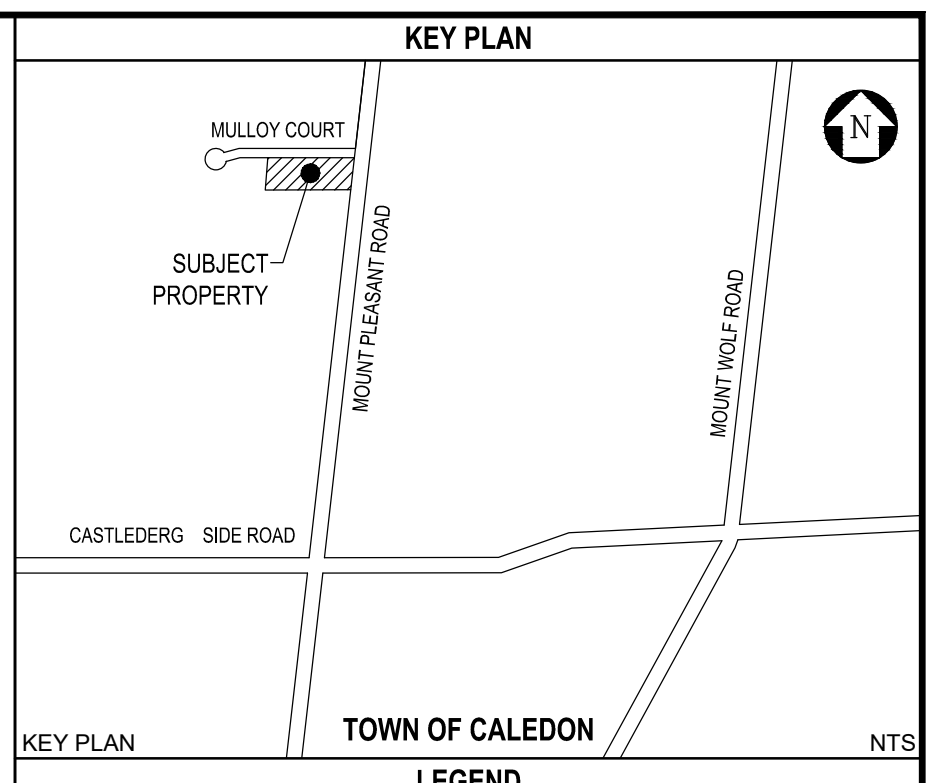
| DESIGNED BY |  | APPROVED BY |  |
|-------------|--|-------------|--|
|             |  |             |  |

|  |                          |                     |                   |
|--|--------------------------|---------------------|-------------------|
| Client: <b>STELLAR HOMES INC.</b>  |                          |                     |                   |
| Project Name: <b>STELLAR ESTATES PHASE 2 MULLOY COURT, TOWN OF CALEDON</b> |                          |                     |                   |
| Title Name: <b>GENERAL ABOVE GROUND SERVICES PLAN</b>                      |                          |                     |                   |
| Drawing N°: <b>22-3001-02</b>  | Sheet N°: <b>2 OF 10</b> | Scale: <b>1:500</b> | Rev. N°: <b>2</b> |



PROF. ENHANCED GRASS SWALE  
 LENGTH: 30m  
 BASEWIDTH: 0.75m  
 SIDE SLOPES: 4H:1V  
 NOMINAL DEPTH: 0.3m / NOMINAL SLOPE: 2%  
 CURB INLETS: 2 PER SWALE  
 c/w BEEHIVE CB OUTLET AND UNDERDRAIN  
 CONNECT TO STORM SEWER SYSTEM  
 REFER TO TYPICAL DET. ON DWG 22-3001-09

EX. OVERFLOW SWALE TO EX. STORMWATER  
 MANAGEMENT FACILITY  
 EX. POND  
 REMOVE AND DISPOSE EX. OIL/GRIT SEPARATOR  
 REPLACE WITH PROF. OIL/GRIT SEPARATOR HYDRO  
 INTERNATIONAL FD-8HC OR APPROVED EQUIVALENT



- LEGEND**
- PROPERTY LINES (PROPOSED)
  - PROPERTY LINES (EXISTING)
  - KEY NATURAL HERITAGE FEATURE
  - LIMIT OF PROP. STRUCTURE ENVELOPE
  - PROP. GRASSED SWALE
  - PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
  - PROP. POST AND WIRE FENCE

REFER TO GENERAL NOTES AND SPECIFICATIONS ON  
 DWG 22-3001-10

LOCATION OF RESIDENTIAL UNITS AND SEPTIC FIELDS  
 ARE CONCEPTUAL ONLY.  
 FINAL LOCATIONS TO BE DETERMINED AT THE SITE  
 PLAN APPROVAL / BUILDING PERMIT APPLICATION STAGE



DESIGNED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

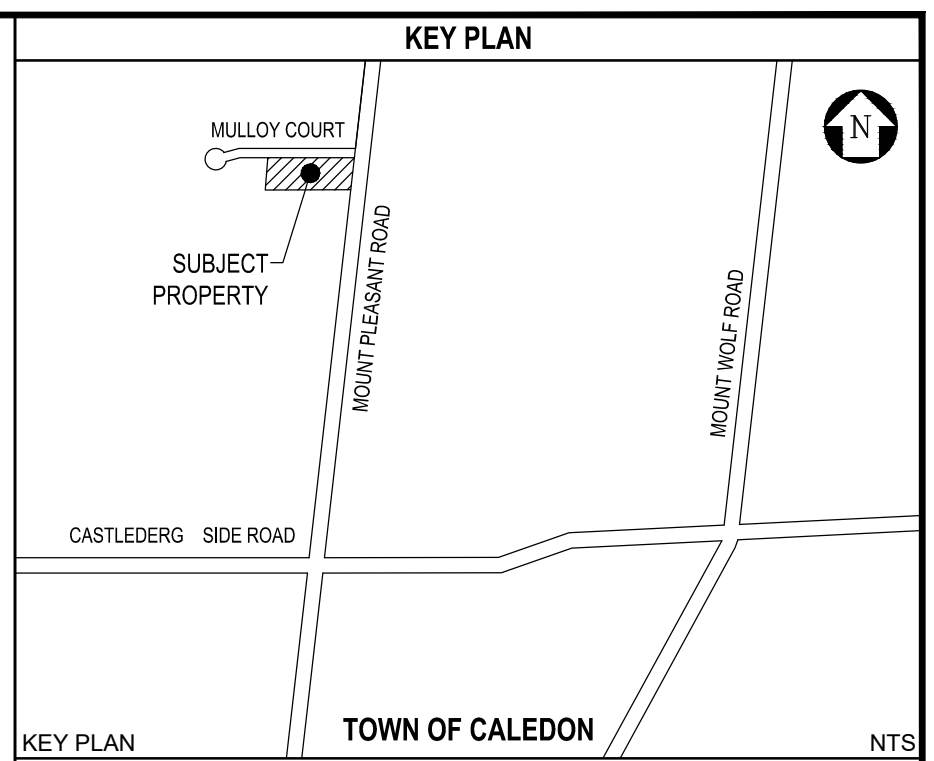
| N <sup>o</sup> | Date        | Revisions         | Dwn. | Dsg'd. | Chk'd. |
|----------------|-------------|-------------------|------|--------|--------|
| 2              | 21/NOV/2025 | THIRD SUBMISSION  | AAF  | AAF    | RJW    |
| 1              | 17/JAN/2025 | SECOND SUBMISSION | AAF  | AAF    | RJW    |
| 1              | 26/JAN/2024 | DPA APPLICATION   | AAF  | AAF    | RJW    |

Client: **STELLAR HOMES INC.**

Project Name: **STELLAR ESTATES PHASE 2  
 MULLOY COURT, TOWN OF CALEDON**

Title Name: **GENERAL BELOW  
 GROUND SERVICES PLAN**

Drawing N<sup>o</sup>: **22-3001-03** Sheet N<sup>o</sup>: **3 OF 10** Rev. N<sup>o</sup>: **2**  
 Scale: **1:500**



- LEGEND**
- PROPERTY LINES (PROPOSED)
  - - - PROPERTY LINES (EXISTING)
  - KEY NATURAL HERITAGE FEATURE
  - - - LIMIT OF STRUCTURE ENVELOPE (PROPOSED)
  - - - PROP. GRASSED SWALE
  - - - PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
  - - - EX. WATERMAIN
  - - - PROP. WATERMAIN CONNECTIONS
  - EX. / PROP. WATER BOX
  - ⊕ EX. GATE VALVE
  - ⊙ EX. HYDRANT

**SUBDIVISION STATISTICS (REGION)**

|                               |    |
|-------------------------------|----|
| SANITARY SEWER LENGTH         | 0m |
| NUMBER OF SANITARY MANHOLES   | 0  |
| 150mm - WATERMAIN LENGTH      | 0m |
| 50mm - WATERMAIN LENGTH       | 0m |
| NUMBER OF HYDRANTS            | 0  |
| NUMBER OF 38mm WATER SERVICES | 5  |

| RESIDENTIAL DEVELOPMENT CHARGES | No. OF UNITS | LOT# | METERS |
|---------------------------------|--------------|------|--------|
| No. OF SINGLE LOTS              | 5            | -    | -      |
| No. OF SEMS (UNITS)             | 0            | -    | -      |
| No. OF TOWNHOUSES               | 0            | -    | -      |
| No. OF BLOCKS (FUTURE)          | -            | -    | -      |
| TOTAL No. OF WATER METERS       | 5            | -    | -      |

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

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| DESIGNED BY | APPROVED BY |
|-------------|-------------|
|             |             |

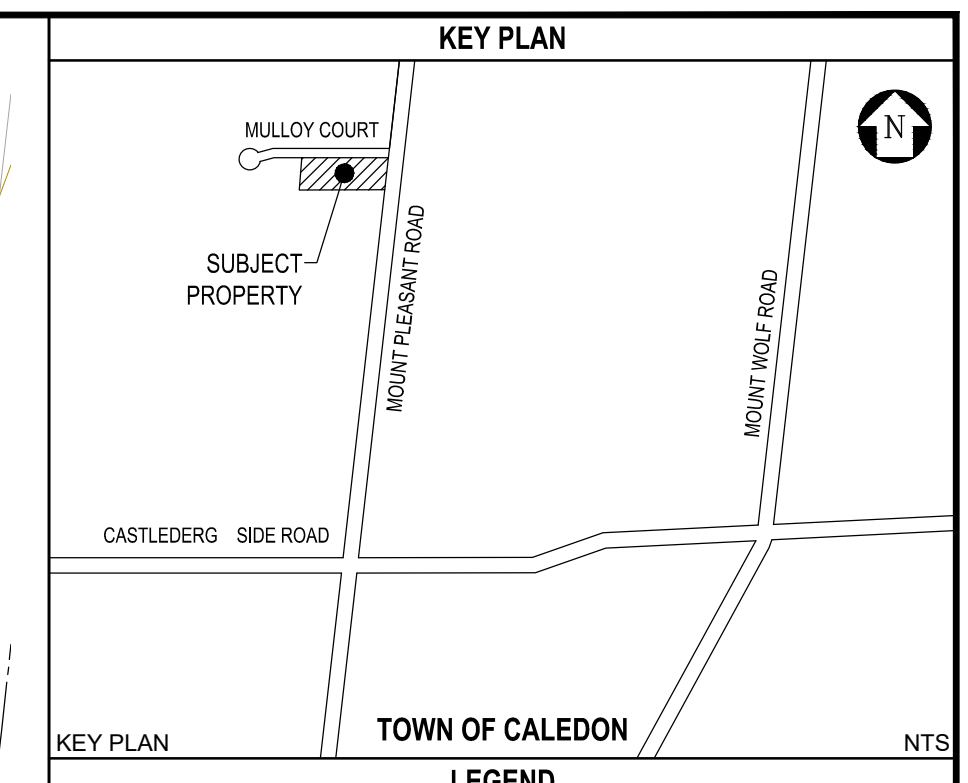
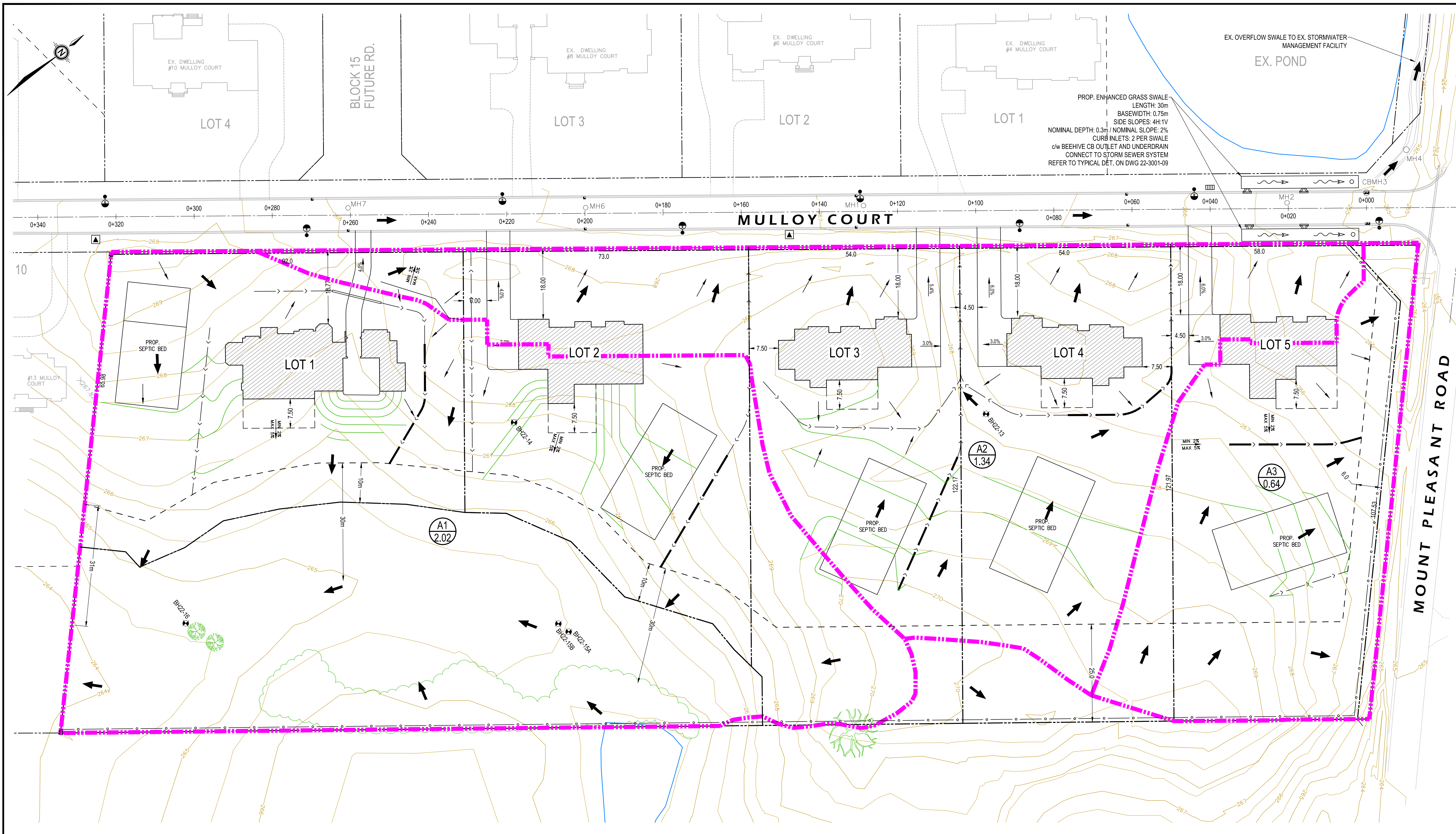
| N <sup>o</sup> | Date        | Revisions         | Dwt. | Dsg'd. | Chk'd. |
|----------------|-------------|-------------------|------|--------|--------|
| 2              | 21/NOV/2025 | THIRD SUBMISSION  | AAF  | AAF    | RJW    |
| 1              | 17/JAN/2025 | SECOND SUBMISSION | AAF  | AAF    | RJW    |
| 1              | 26/JAN/2024 | DPA APPLICATION   | AAF  | AAF    | RJW    |

Client: **STELLAR HOMES INC.**

Project Name: **STELLAR ESTATES PHASE 2  
MULLOY COURT, TOWN OF CALEDON**

Title Name: **WATER DISTRIBUTION PLAN**

Drawing N<sup>o</sup>: **22-3001-04**      Sheet N<sup>o</sup>: **4 OF 10**      Rev. N<sup>o</sup>: **2**  
 Scale: **1:500**



- LEGEND**
- PROPERTY LINES (PROPOSED)
  - PROPERTY LINES (EXISTING)
  - KEY NATURAL HERITAGE FEATURE
  - LIMIT OF STRUCTURE ENVELOPE (PROPOSED)
  - PROP. GRASSED SWALE
  - PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
  - PROP. STORM DRAINAGE BOUNDARY
  - PROP. DRAINAGE DIRECTION
  - A1  
1.93
  - A2  
1.34
  - A3  
0.64
  - B#
  - BH22-#

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

LOCATION OF RESIDENTIAL UNITS AND SEPTIC FIELDS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED AT THE SITE PLAN APPROVAL / BUILDING PERMIT APPLICATION STAGE.



| DESIGNED BY |  | APPROVED BY |  |
|-------------|--|-------------|--|
|             |  |             |  |

| N° | Date        | Revisions         | Dwt. | Dsg'd. | Chk'd. |
|----|-------------|-------------------|------|--------|--------|
| 2  | 21/NOV/2025 | THIRD SUBMISSION  | AAF  | AAF    | RJW    |
| 1  | 17/JAN/2025 | SECOND SUBMISSION | AAF  | AAF    | RJW    |
| 1  | 26/JAN/2024 | DPA APPLICATION   | AAF  | AAF    | RJW    |

Client: **STELLAR HOMES INC.**

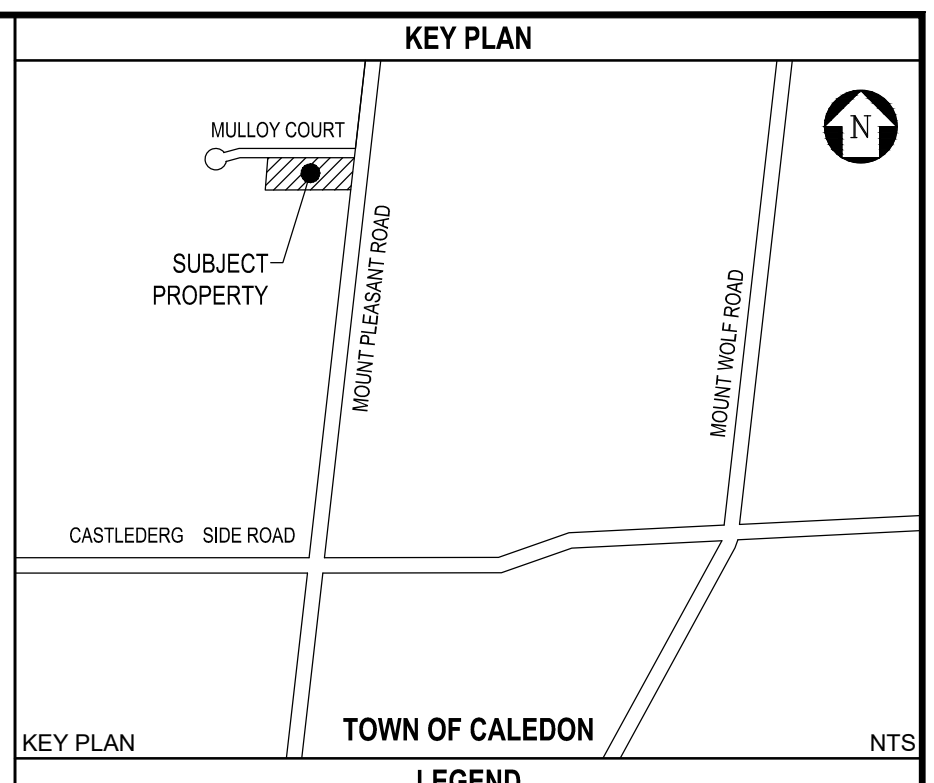
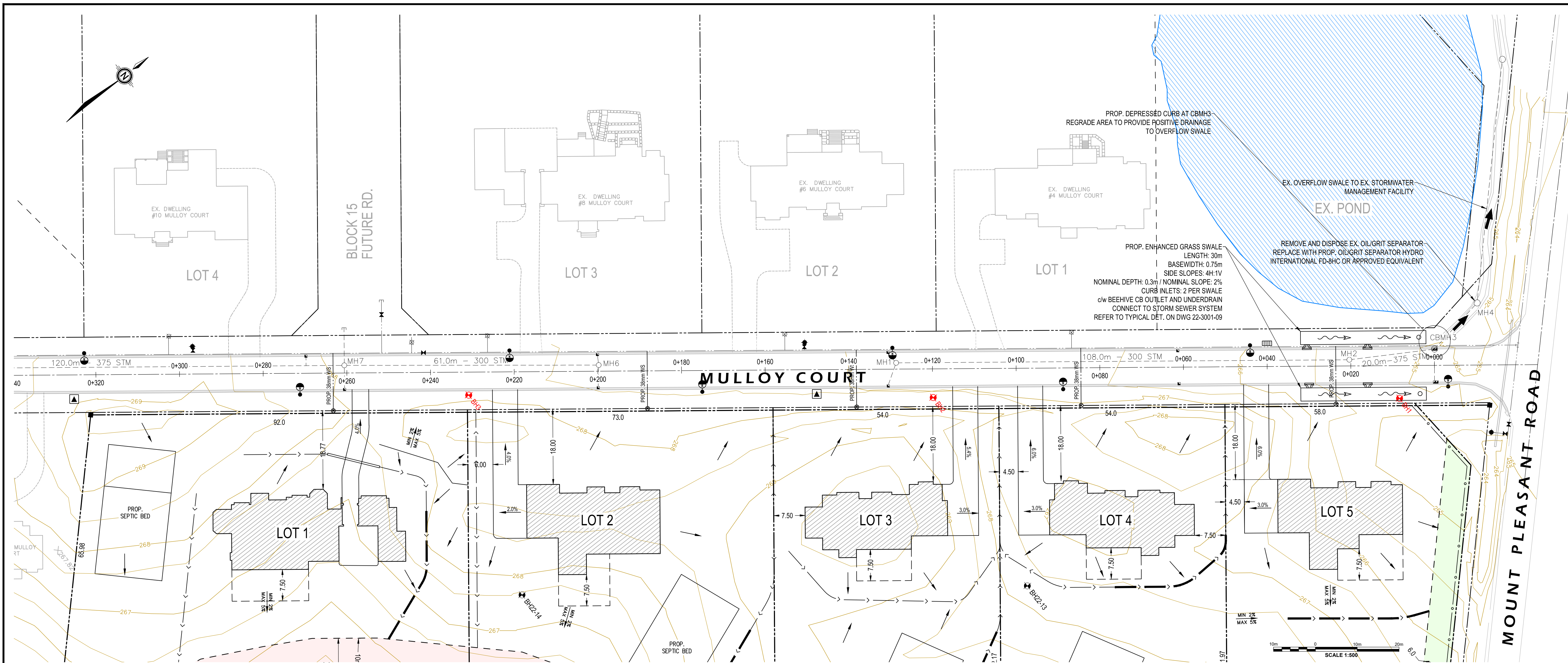
Project Name: **STELLAR ESTATES PHASE 2  
MULLOY COURT, TOWN OF CALEDON**

Title Name: **STORM DRAINAGE PLAN**

Drawing N°: **22-3001-05** Sheet N°: **5 OF 10** Rev. N°: **2**  
Scale: **1:500**

**TABLE B.3**  
**2-YEAR STORM SEWER DESIGN SHEET**

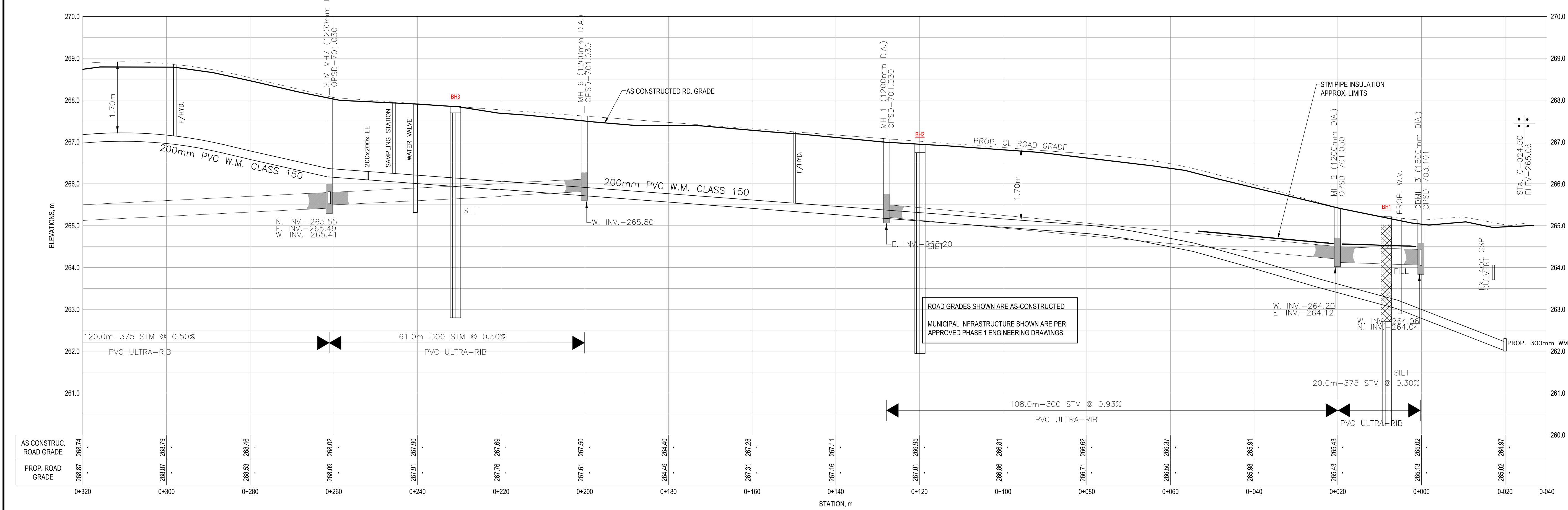
| Catchment | Location | From MH | To MH   | Drainage Area |      |       | Runoff   |          |           | Pipe Flow |                 |                   |                |                          |                          |                     |        |
|-----------|----------|---------|---------|---------------|------|-------|----------|----------|-----------|-----------|-----------------|-------------------|----------------|--------------------------|--------------------------|---------------------|--------|
|           |          |         |         | A (ha)        | C    | A x C | Acc. x C | Tc (min) | I (mm/hr) | Q (L/s)   | Pipe Length (m) | Pipe Diameter (m) | Pipe Slope (%) | Full Flow Capacity (L/s) | Full Flow Velocity (m/s) | Time of Flow (min.) | % full |
| A         |          | MH1     | MH2     | 0.6500        | 0.40 | 0.26  | 0.26     | 15.58    | 67.55     | 48.78     | 108.0           | 0.300             | 0.93           | 93.3                     | 1.32                     | 1.36                | 52.3%  |
| B + 404a  |          | MH2     | CBMH3   | 1.4900        | 0.31 | 0.46  | 0.72     | 16.94    | 64.28     | 128.90    | 20.0            | 0.375             | 0.30           | 96.0                     | 0.87                     | 0.38                | 134.2% |
|           |          | CBMH3   | MH4     | 0.0000        | 0.00 | 0.00  | 0.72     | 17.33    | 63.42     | 127.18    | 15.5            | 0.375             | 0.30           | 96.0                     | 0.87                     | 0.30                | 132.4% |
|           |          | MH4     | MH5     | 0.0000        | 0.00 | 0.00  | 0.72     | 17.62    | 62.77     | 125.88    | 58.0            | 0.375             | 0.30           | 96.0                     | 0.87                     | 1.11                | 131.1% |
|           |          | MH5     | OUTFALL | 0.0000        | 0.00 | 0.00  | 0.72     | 18.74    | 60.47     | 121.25    | 7.0             | 0.375             | 0.30           | 96.0                     | 0.87                     | 0.13                | 126.3% |



- LEGEND**
- PROPERTY LINES (PROPOSED)
  - PROPERTY LINES (EXISTING)
  - KEY NATURAL HERITAGE FEATURE
  - LIMIT OF STRUCTURE ENVELOPE (PROPOSED)
  - PROP. GRASSED SWALE
  - PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
  - EX. WATERMAIN
  - PROP. WATERMAIN CONNECTIONS
  - ⊕ EX. / PROP. WATER BOX
  - ⊗ EX. GATE VALVE
  - ⊙ EX. HYDRANT
  - ⊕ BHF 2007 BOREHOLES
  - ⊕ BH22-# 2022 BOREHOLES

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

LOCATION OF RESIDENTIAL UNITS AND SEPTIC FIELDS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED AT THE SITE PLAN APPROVAL / BUILDING PERMIT APPLICATION STAGE



DESIGNED BY: **Robert Whyte**  
 R. J. WHYTE  
 49077509  
 Nov. 21, 2025  
 PROVINCE OF ONTARIO

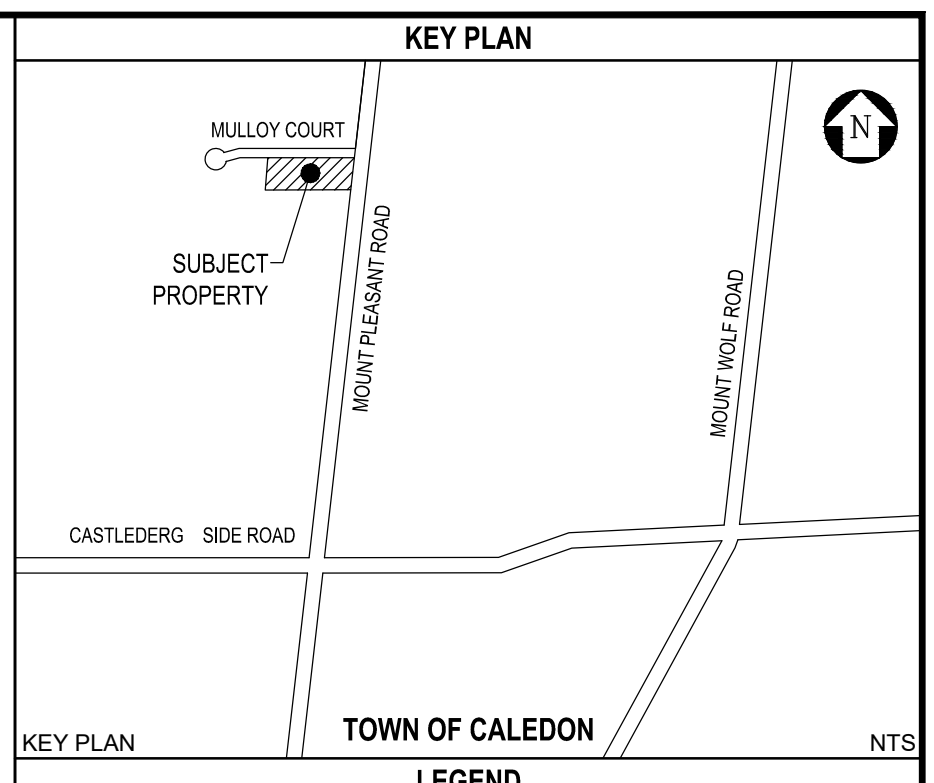
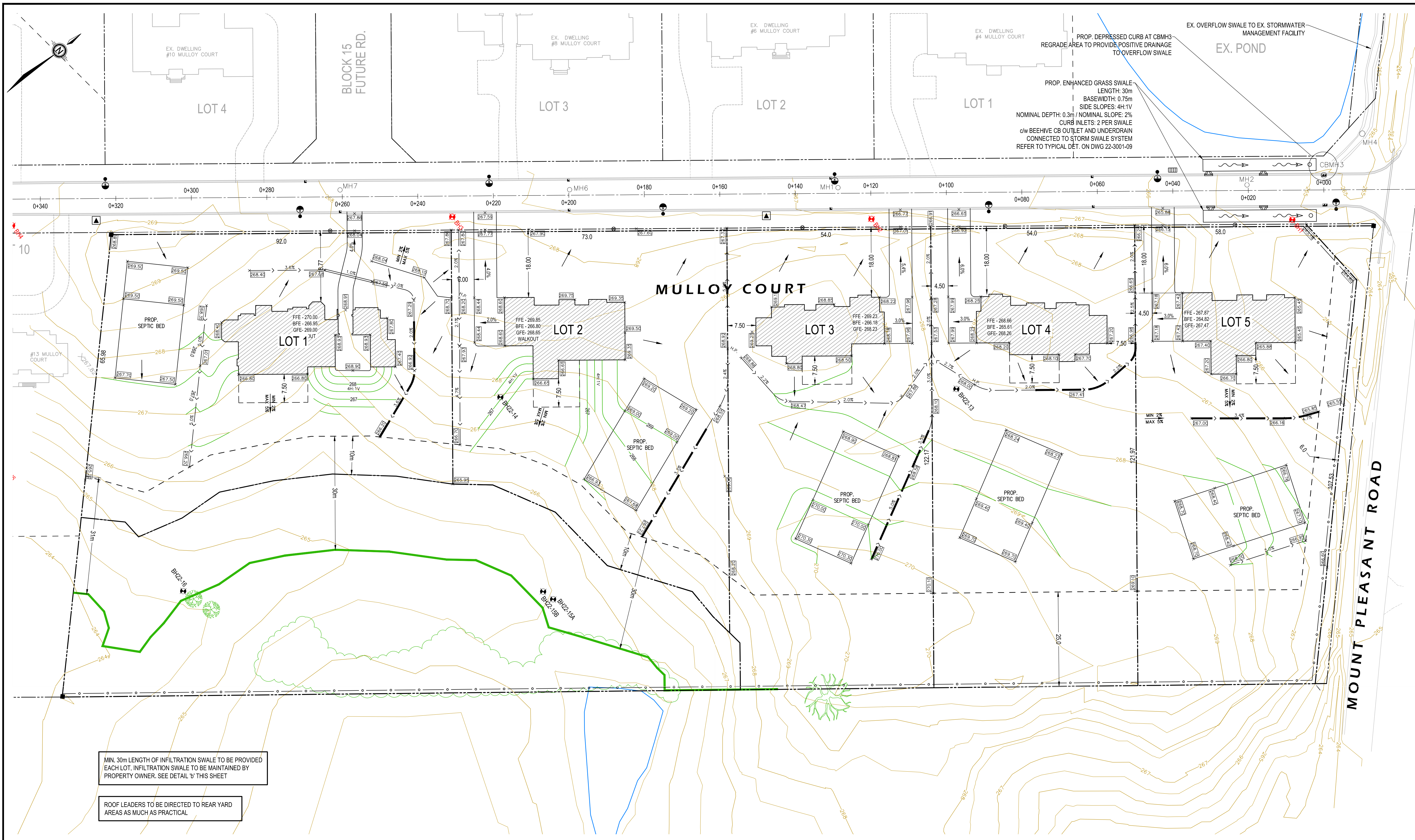
| N° | Date        | Revisions         | Dwn. | Dsg'd. | Chk'd. |
|----|-------------|-------------------|------|--------|--------|
| ②  | 21/NOV/2025 | THIRD SUBMISSION  | AAF  | AAF    | RJW    |
| ①  | 17/JAN/2025 | SECOND SUBMISSION | AAF  | AAF    | RJW    |
| ①  | 26/JAN/2024 | DPA APPLICATION   | AAF  | AAF    | RJW    |

Client: **STELLAR HOMES INC.**

Project Name: **STELLAR ESTATES PHASE 2  
MULLOY COURT, TOWN OF CALEDON**

Title Name: **MULLOY COURT  
PLAN AND PROFILE**

Drawing N°: **22-3001-06** | Sheet N°: **6 OF 10** | Rev. N°: **2**  
 Scale: **H 1:500 / V 1:50**



**LEGEND**

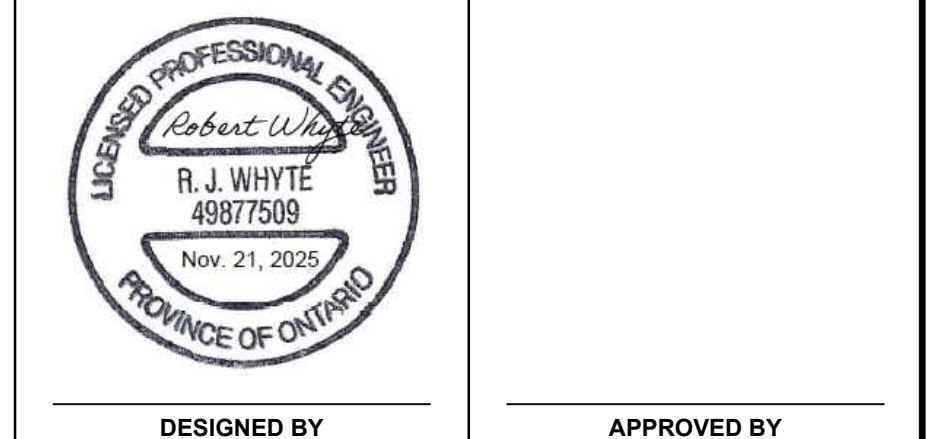
- PROPERTY LINES (PROPOSED)
- PROPERTY LINES (EXISTING)
- EX. M.R. CONTOURS (EACH 1.0m)
- EX. M.R. CONTOURS (EACH 0.5m)
- PROP. GRADE CONTOURS
- KEY NATURAL HERITAGE FEATURE
- LIMIT OF STRUCTURE ENVELOPE (PROPOSED)
- PROP. GRASSED SWALE, DET. '1' SHEET 9
- PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT DET '2' SHEET 9
- PROP. GRADE ELEVATIONS
- PROP. POST AND WIRE FENCE
- PROP. WATER BOX
- BH# 2007 BOREHOLES
- BH22-# 2022 BOREHOLES

**CONCEPTUAL DWELLINGS**

| LOT | HOUSE TYPE | WALKOUT | GFA (m <sup>2</sup> ) | GFA (ft <sup>2</sup> ) | REFERENCE       |
|-----|------------|---------|-----------------------|------------------------|-----------------|
| 1   | BUNGALOW   | YES     | 588.5                 | 6,119.3                | 8 MULLOY COURT  |
| 2   | BUNGALOW   | YES     | 501.6                 | 5,399.2                | 10 MULLOY COURT |
| 3   | BUNGALOW   | NO      | 432.5                 | 4,655.4                | 6 MULLOY COURT  |
| 4   | BUNGALOW   | NO      | 432.5                 | 4,655.4                | 6 MULLOY COURT  |
| 5   | BUNGALOW   | NO      | 435.6                 | 4,688.8                | 10 MULLOY COURT |

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

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DESIGNED BY: [Signature]

APPROVED BY: [Signature]

| N <sup>o</sup> | Date        | Revisions         | Dwn. | Dsg'd. | Ch'kd. |
|----------------|-------------|-------------------|------|--------|--------|
| 2              | 21/NOV/2025 | THIRD SUBMISSION  | AAF  | AAF    | RJW    |
| 1              | 17/JAN/2025 | SECOND SUBMISSION | AAF  | AAF    | RJW    |
| 1              | 26/JAN/2024 | DPA APPLICATION   | AAF  | AAF    | RJW    |

**STELLAR HOMES INC.**

Project Name: **STELLAR ESTATES PHASE 2 MULLOY COURT, TOWN OF CALEDON**

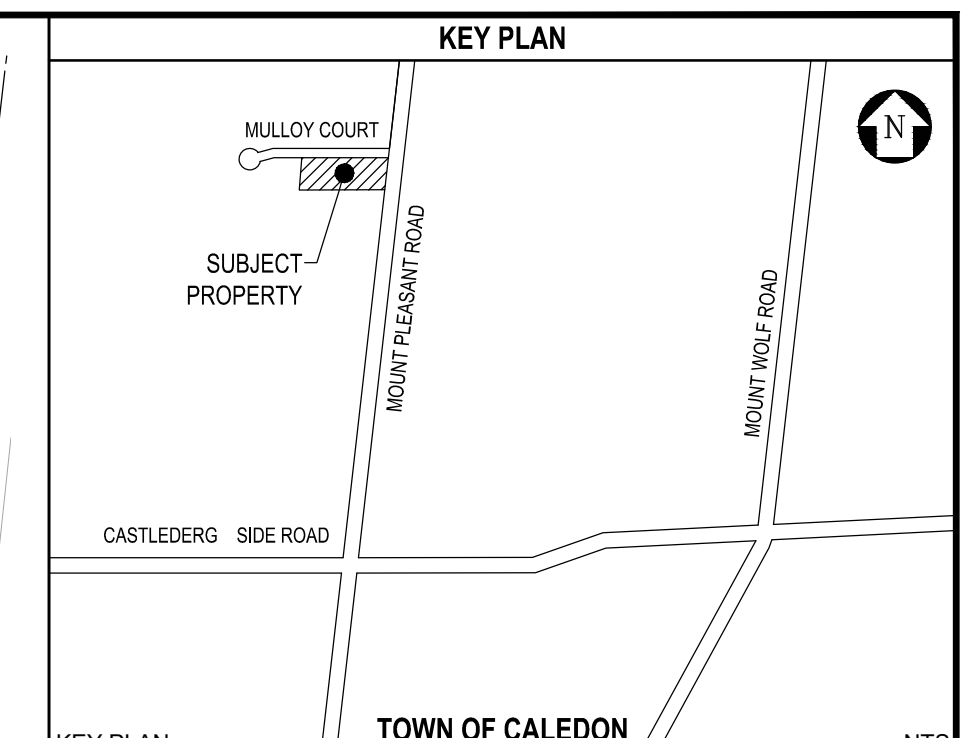
Title Name: **GRADING PLAN**

Drawing N<sup>o</sup>: **22-3001-07** Sheet N<sup>o</sup>: **7 OF 10** Rev. N<sup>o</sup>: **2**  
 Scale: **1:500**

MIN. 30m LENGTH OF INFILTRATION SWALE TO BE PROVIDED EACH LOT. INFILTRATION SWALE TO BE MAINTAINED BY PROPERTY OWNER. SEE DETAIL '3' THIS SHEET

ROOF LEADERS TO BE DIRECTED TO REAR YARD AREAS AS MUCH AS PRACTICAL

- GRADING NOTES**
1. DOWNSPOUTS TO DISCHARGE TO GROUND VIA SPLASH PADS.
  2. DRIVEWAY GRADES TO BE BETWEEN 2 AND 6%.
  3. ALL SLOPES ARE TO BE 4H:1V MAXIMUM, UNLESS OTHERWISE NOTED.
  4. A MINIMUM OF 1.5m CLEARANCE IS TO BE PROVIDED FROM THE LIMIT OF THE DRIVEWAY TO EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT-OF-WAY. IF THIS CLEARANCE IS NOT MAINTAINED THEY SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE.
  5. DISTURBED BOULEVARD AREAS TO BE RESTORED WITH MINIMUM 300mm TOPSOIL AND SOD.
  6. DISTURBED SITE AREAS TO BE RESTORED WITH MINIMUM 100mm TOPSOIL AND EITHER SEED OR SOD.
  7. ALL GRADING TO BE IN GENERAL CONFORMANCE WITH THE TOWN OF CALEDON "DEVELOPMENT STANDARDS MANUAL" SECTION 1.12 RESIDENTIAL LOT DRAINAGE AND SODDING.



**LEGEND**

- PROPERTY LINES (PROPOSED)
- PROPERTY LINES (EXISTING)
- KEY NATURAL HERITAGE FEATURE
- LIMIT OF STRUCTURE ENVELOPE (PROPOSED)
- PROP. GRASSED SWALE
- PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
- PROP. HEAVY DUTY SEDIMENT CONTROL FENCE PER MODIFIED TOWN OF CALEDON STANDARD DRAWING 304
- PROP. DOUBLE ROW HEAVY DUTY SEDIMENT CONTROL FENCE c/w STRAW BALES IN BETWEEN
- PROP. CONSTRUCTION ACCESS AND EGRESS POINT
- PROPOSED MUD MAT ALIGNMENT TO BE FIELD DETERMINED
- PROP. SILT/SOXX CHECK DAM - 450mm PER DETAIL ON SHEET 23

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

**EMERGENCY CONTACT LIST**

| NAME/AGENCY                               | PHONE NUMBER |
|---|--------------|
| TORONTO AND REGION CONSERVATION           | 905-584-2272 |
| MINISTRY OF ENVIRONMENT SPILLS REPORTING  | 416-661-6600 |
| OWNER - STELLAR HOMES INC.                | 416-325-3000 |
| PROJECT ENGINEER - ECOMETRIX INCORPORATED | 905-726-7778 |
|   | 905-794-2325 |



**DESIGNED BY** **APPROVED BY**

Professional Engineer Seal for Robert Whyte, R. J. WHYTE, 49077509, Nov 21, 2025, PROVINCE OF ONTARIO.

| Client:     | Date              | Revisions | Dwn. | Dsg'd. | Chk'd. |
|-------------|-------------------|-----------|------|--------|--------|
| 21/NOV/2025 | THIRD SUBMISSION  | AAF       | AAF  | RJW    |        |
| 17/JAN/2025 | SECOND SUBMISSION | AAF       | AAF  | RJW    |        |
| 26/JAN/2024 | DPA APPLICATION   | AAF       | AAF  | RJW    |        |

**STELLAR HOMES INC.**

Project Name: **STELLAR ESTATES PHASE 2**  
**MULLOY COURT, TOWN OF CALEDON**

Title Name: **EROSION AND SEDIMENT CONTROL PLAN**

Drawing N°: **22-3001-08** Sheet N°: **8 OF 10** Rev. N°: **2**  
 Scale: **AS NOTED**

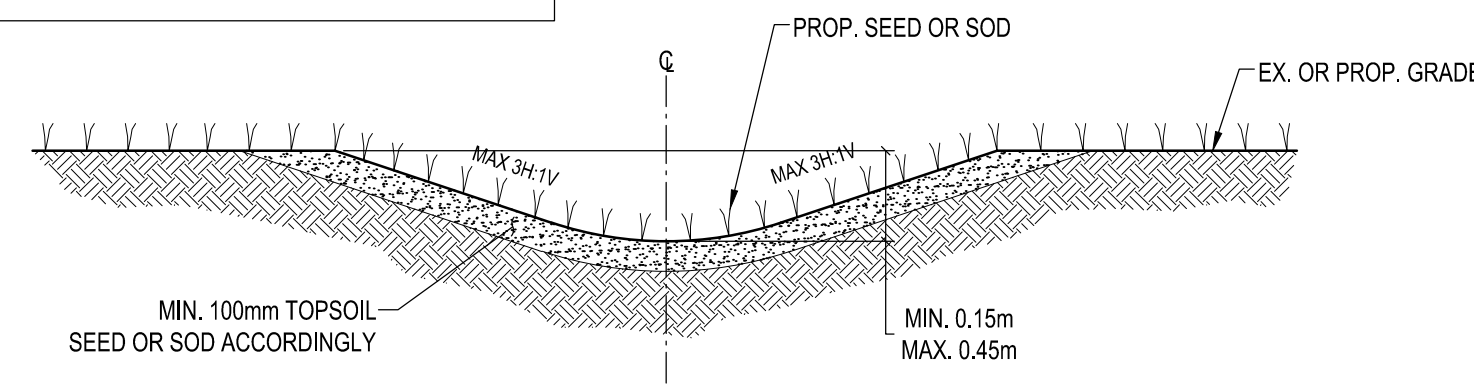
**EROSION AND SEDIMENT CONTROL NOTES**

**SITE MANAGEMENT**

- EROSION AND SEDIMENT CONTROL (ESC) MEASURES TO BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF INSPECTION. DISTURBED AREAS TO BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES. AS PER THE ESC GUIDELINE FOR URBAN CONSTRUCTION (2019), ANY DISTURBED AREA LEFT EXPOSED FOR 30 DAYS OR GREATER ARE TO BE STABILIZED. STABILIZATION SHALL BE BY HYDROSEEDING WITH AN APPROVED SEED MIXTURE AND APPLICATION OF MULCH PER OPSS 804 (OR APPROVED EQUIVALENT) TO THE SATISFACTION OF THE TOWN. SEED MIXTURE TO BE COMPRISED OF SPECIES PER THE TRCA'S SEED MIX GUIDELINES SPECIES LIST.
- ALL IN-WATER AND NEAR WATER WORKS TO BE CONDUCTED IN THE DRY WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
- THE ESC STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREAS. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, INCLUDING SEDIMENT, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS. TRCA ENFORCEMENT OFFICER SHOULD BE IMMEDIATELY CONTACTED. THE TOWN IS TO BE ADVISED OF ANY CHANGES TO ESC MEASURES, AND AT THE DISCRETION OF THE TOWN, UPDATED PLANS MAY BE REQUIRED. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ESC MEASURES IN WORKING CONDITION AT ALL TIMES TO THE SATISFACTION OF THE TOWN AND TRCA. ALL DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF INSPECTION.
- THE CONTRACTOR IS TO ASSIGN AN ENVIRONMENTAL MONITOR TO ASSURE CONSTRUCTION ACTIVITIES COMPLY WITH THE ENVIRONMENTAL PROVISIONS AND AGENCY PERMITS. THE ENVIRONMENTAL MONITOR WILL BE A QUALIFIED PERSON AS DETERMINED BY THE TOWN AND TRCA. THE ENVIRONMENTAL MONITOR SHOULD SUBMIT INSPECTION FORMS ELECTRONICALLY TO THE TOWN AND TRCA UPON REQUEST.
- THE ENVIRONMENTAL MONITOR TO ATTEND THE SITE TO INSPECT ALL NEW CONTROLS, AS WELL AS ON A REGULAR BASIS, OR FOLLOWING RAIN/SNOWMELT EVENT, TO MONITOR ALL WORKS, AND IN PARTICULAR WORKS RELATED TO EROSION AND SEDIMENT CONTROLS, DEWATERING OR UNWATERING, RESTORATION AND IN-WATER OR NEAR WATER WORKS. SHOULD CONCERNS ARISE ON SITE THE ENVIRONMENTAL MONITOR SHALL CONTACT THE TRCA ENFORCEMENT OFFICER AS WELL AS THE PROPONENT.
- THE CONTRACTOR SHALL ROUTINELY INSPECT ALL ESC MEASURES TO ENSURE PROPER WORKING ORDER. FREQUENCY OF INSPECTIONS OF ESC MEASURES IS AS FOLLOWS: DURING EARTHWORKS ACTIVITIES:
  - ON A WEEKLY BASIS;
  - PRIOR TO PREDICTED RAINFALL EVENTS;
  - AFTER EVERY RAINFALL EVENT;
  - AFTER SIGNIFICANT SNOWFALL EVENTS, AND
  - DAILY DURING EXTENDED RAIN OR SNOWMELT PERIODS.
 DURING TIMES OF NO EARTHWORKS ACTIVITIES:
  - ONCE EVERY TWO WEEKS;
  - AFTER SIGNIFICANT SNOWMELT EVENTS;
  - AFTER SIGNIFICANT RAINFALL EVENTS (MORE THAN 25mm OF RAINFALL IN A 24-HOUR PERIOD).
- THE PROPONENT/CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS TO BE CONDUCTED DURING FAVOURABLE WEATHER CONDITIONS. SHOULD AN UNEXPECTED STORM ARISE, THE CONTRACTOR SHALL REMOVE ALL UNFIXED ITEMS FROM THE REGIONAL STORM FLOOD PLAN THAT WOULD HAVE THE POTENTIAL TO CAUSE A SPILL OR AN OBSTRUCTION TO FLOW, E.G. FUEL TANKS, PORTA-POTTIES, MACHINERY, EQUIPMENT, CONSTRUCTION MATERIALS, ETC.
- ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, TO BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELLING AND MAINTENANCE TO BE CONDUCTED AT A MINIMUM OF 30 METRES FROM THE WATER. CONTRACTOR SHALL TAKE CARE AND CONTROL SPILLS, FLUIDS AND MATERIALS DURING CONSTRUCTION TO MINIMIZE RISK TO THE ENVIRONMENT.
- ALL CONSTRUCTION VEHICLES MUST ENTER AND EXIT THE SITE ONLY FROM THE APPROVED ACCESS ROUTE(S) AS SHOWN ON THE PLANS. CONSTRUCTION ACCESS WILL BE MAINTAINED TO THE SATISFACTION OF THE TOWN/TRCA. STREET SWEEPING IS REQUIRED AS NEEDED.
- NO CONSTRUCTION ACTIVITY OR MACHINERY SHALL BE ALLOWED BEYOND THE TEMPORARY SEDIMENT CONTROL FENCES OR LIMITS OF THE SITE WORKS.
- ALL DEWATERING/UNWATERING SHALL BE TREATED AND RELEASED TO THE ENVIRONMENT AT LEAST 30 METRES FROM A WATERCOURSE OR WETLAND AND ALLOWED TO DRAIN THROUGH A WELL-VEGETATED AREA. NO DEWATERING EFFLUENT SHALL BE SENT DIRECTLY TO ANY WATERCOURSE, WETLAND OR FOREST, OR ALLOWED TO DRAIN ONTO UNDISTURBED SOILS WITHIN THE WORK AREA. THESE CONTROL MEASURES SHALL BE MONITORED FOR EFFECTIVENESS AND MAINTAINED OR REVISED TO MEET THE OBJECTIVE OF PREVENTING THE RELEASE OF SEDIMENT LADEN WATER.
- IN ORDER TO COMPLY WITH THE MIGRATORY BIRDS CONVENTION ACT AND BAT HABITAT CONSIDERATIONS, TREE REMOVALS SHOULD BE COMPLETED BETWEEN OCTOBER 1 AND APRIL 1.
- TO PROTECT LOCAL FISH POPULATIONS DURING THEIR SPAWNING, NURSERY AND MIGRATORY PERIODS, IN-WATER NEAR WATER ACTIVITIES MAY ONLY OCCUR DURING THE FOLLOWING TIME PERIOD (TRCA TO CONFIRM TIMING WINDOW DURING REVIEW OF FIRST SUBMISSION):
 

**ENVIRONMENTAL COMPLIANCE**
- PLEASE NOTIFY THE TRCA AT 416-661-6000 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- AN ENVIRONMENTAL MONITOR TO BE ON SITE, AND PROVIDE ADVICE, TO ENSURE THAT ACTIVITIES THAT COULD HAVE A NEGATIVE IMPACT TO THE NATURAL ENVIRONMENT ARE EFFECTIVELY MITIGATED AS CONSTRUCTION PROCEEDS. THE ENVIRONMENTAL MONITOR SHALL NOTIFY THE TRCA ENFORCEMENT OFFICER AND PROJECT MANAGER IF AN ISSUE ARISES.
- TEMPORARY EROSION AND SEDIMENT CONTROLS**
- MUD MAT TO BE PROVIDED ON SITE AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. MUD MAT(S) SHALL BE A MINIMUM OF 5m WIDE, 30m LONG AND 0.45m DEEP. THE MUD MAT(S) SHALL CONSIST OF 50-100mm CLEAR STONE MATERIAL OR APPROVED EQUIVALENT EXCEPT FOR THE FIRST 15m WHICH SHALL BE 50mm CLEAR STONE. CONTRACTOR TO ENSURE ALL VEHICLES LEAVE THE SITE VIA THE MUD MAT AND THAT THE MUD MAT IS MAINTAINED IN A MANNER TO MAXIMIZE EFFECTIVE NESS AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT DUST CONTROL MEASURES AND CONSTRUCTION BEST PRACTICE GUIDELINES AS APPROVED BY THE TOWN AND TRCA.
- TOPSOIL AND MATERIAL STOCKPILES TO BE ENCLOSED WITH SEDIMENT CONTROL FENCE. SEDIMENT CONTROL FENCE FOR STOCKPILES TO BE TERRAFIX TERRAFENCE OR APPROVED EQUIVALENT. THE MAXIMUM SIDE SLOPE SHALL BE 1.5H:1V. ONCE TOPSOIL STRIPPING IS COMPLETED, THE STOCKPILE SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS, BY HYDROSEEDING OR AN APPROVED EQUIVALENT, TO THE SATISFACTION OF THE TOWN.
- REMOVE TEMPORARY SEDIMENT CONTROLS FOLLOWING COMPLETION OF CONSTRUCTION AND SITE STABILIZATION AND REINSTATE AFFECTED AREAS TO EXISTING CONDITIONS OR BETTER. TIMING OF REMOVAL OF TEMPORARY SEDIMENT CONTROLS TO BE APPROVED BY TOWN STAFF.
- SEDIMENT CONTROL FENCING ON LOTS TO REMAIN IN PLACE UNTIL BUILDER HOME CONSTRUCTION THEN EITHER BE MAINTAINED, REMOVED OR AUGMENTED. SEDIMENT CONTROL FENCE TO BE REMOVED BY BUILDER ON COMPLETION OF HOUSE CONSTRUCTION AND LOT RESTORATION.

SWALES TO BE MAINTAINED BY OWNER SUCH THAT THEY FUNCTION AS INTENDED. SWALES TO BE MAINTAINED CLEAR OF OBSTRUCTIONS

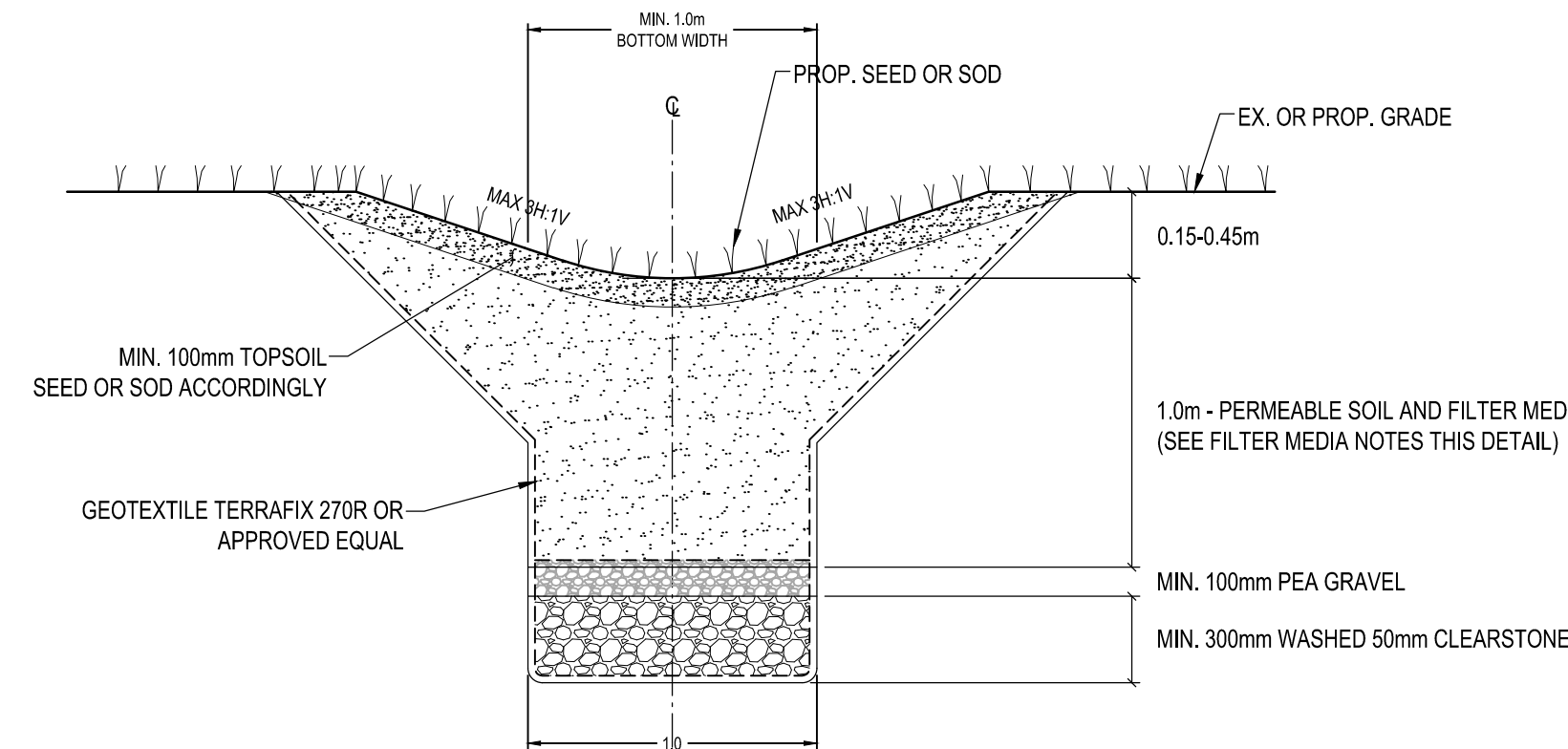


**SWALE DETAIL (TYP.)**

SCALE: 1:20

1  
07

ENHANCED GRASS SWALES TO BE MAINTAINED BY OWNER SUCH THAT THEY FUNCTION AS INTENDED. SWALES TO BE MAINTAINED CLEAR OF OBSTRUCTIONS



**PROPOSED ENHANCED GRASS SWALE (TYP.) ON LOTS**

SCALE: 1:20

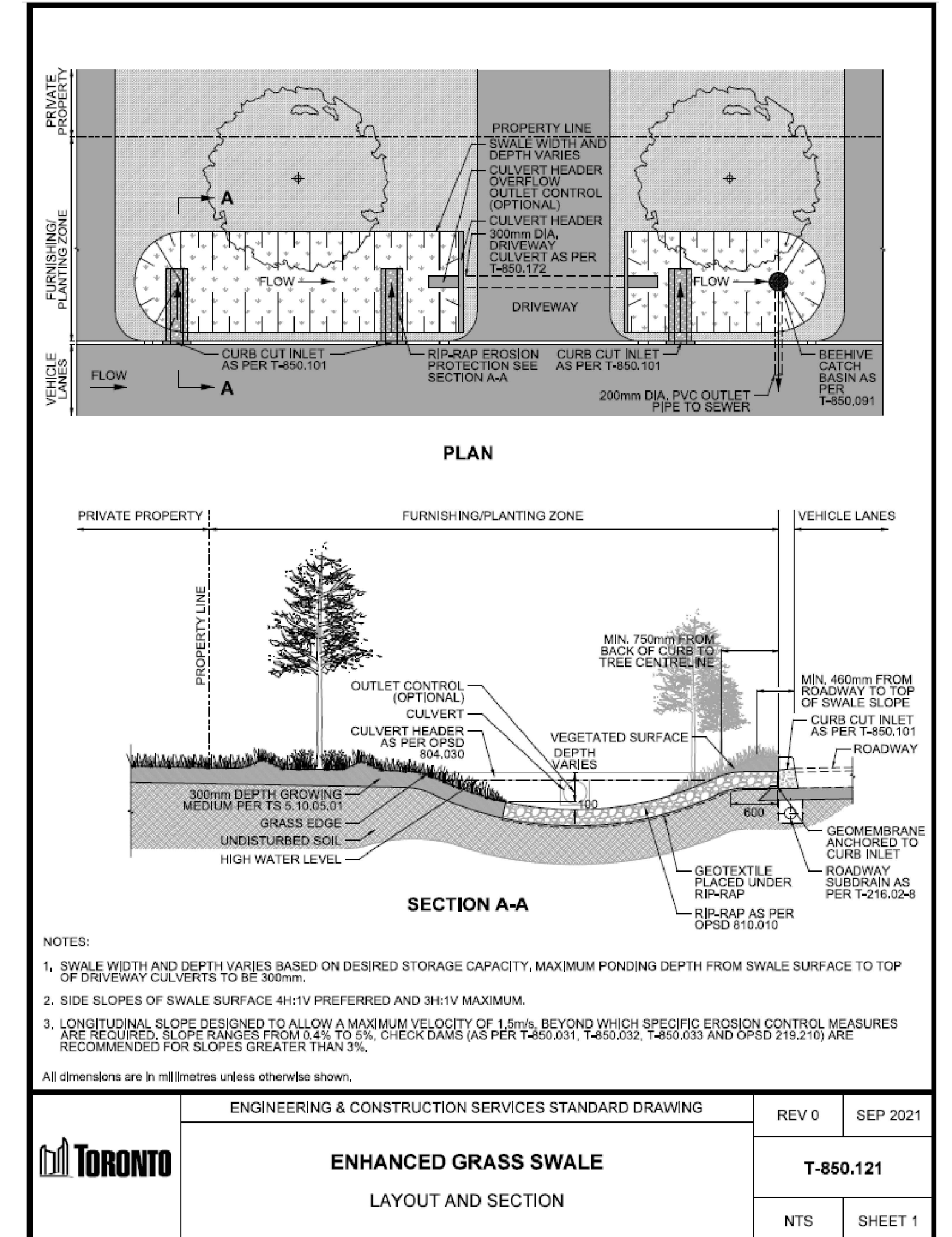
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**FILTER MEDIA NOTES**

- SOIL MIXTURE TO CONTAIN:
  - 85 - 88% SAND
  - 8 - 12% SOIL FINES
  - 3 - 5% ORGANIC MATTER (LEAF COMPOST)
- PHOSPHORUS SOIL TEST INDEX (P-INDEX) VALUE: 10-30 ppm
- CATIONIC EXCHANGE CAPACITY : GRATER THAN 10 meq/100g
- FILTER MEDIA FREE OF STONES, STUMPS, ROOTS AND OTHER LARGE DEBRIS
- pH: 5.5 TO 7.5

**NOTES**

- ENHANCE GRASS SWALE TO BE DESIGNED IN GENERAL CONFORMANCE WITH INDUSTRY STANDARDS.
- CHECK DAMS TO BE USED WHEN LONGITUDINAL SWALE SLOPES EXCEED 3%.
- GRAVEL/CLEARSTONE LAYER TO TERMINATE AT GRADE AT END OF SWALE WITH A BLIND DRAIN.



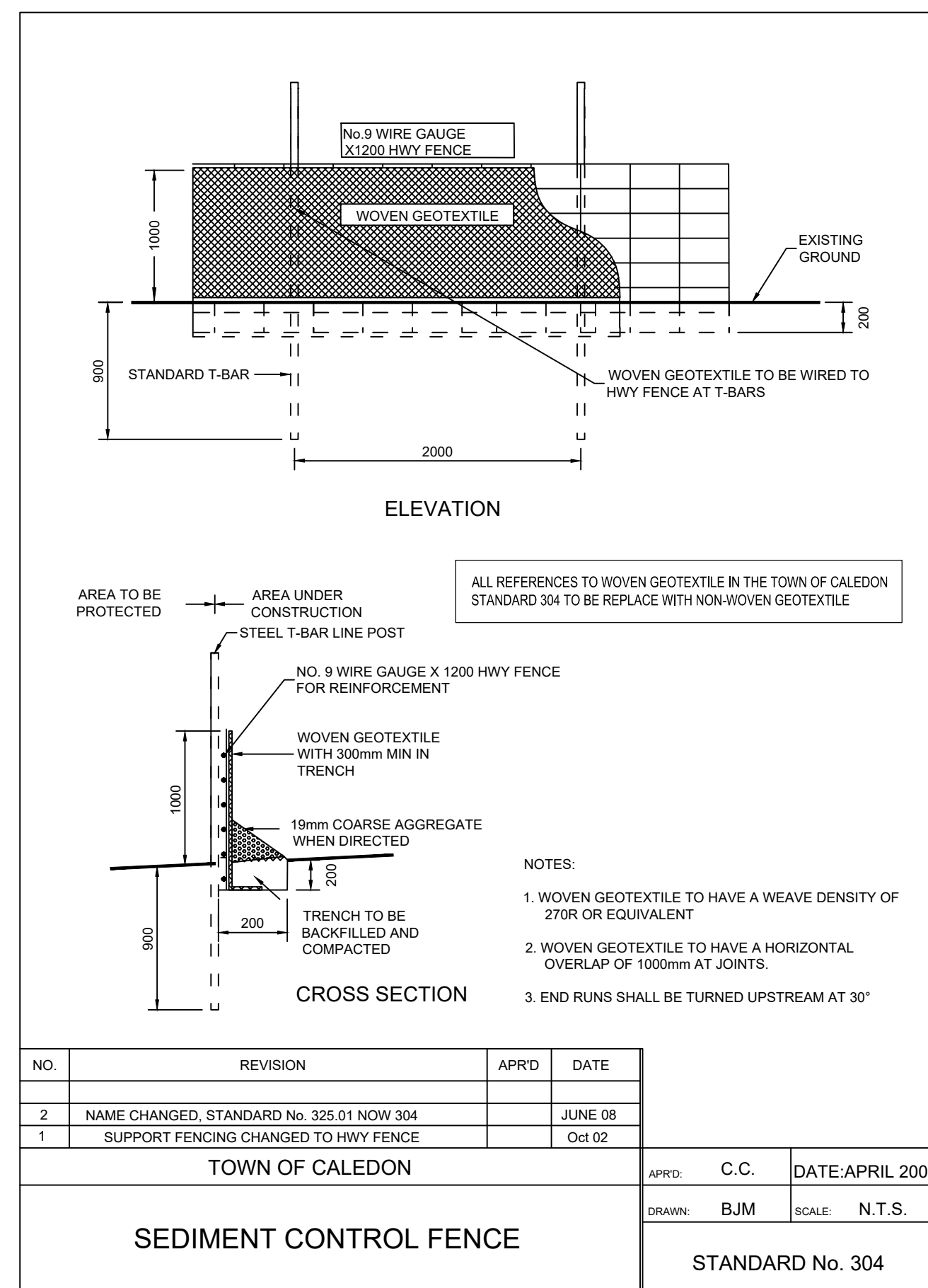
- NOTES:**
- SWALE WIDTH AND DEPTH VARIES BASED ON DESIRED STORAGE CAPACITY, MAXIMUM PONDING DEPTH FROM SWALE SURFACE TO TOP OF DRIVEWAY CULVERTS TO BE 300mm.
  - SIDE SLOPES OF SWALE SURFACE 4H:1V PREFERRED AND 3H:1V MAXIMUM.
  - LONGITUDINAL SLOPE DESIGNED TO ALLOW A MAXIMUM VELOCITY OF 1.5m/s, BEYOND WHICH SPECIFIC EROSION CONTROL MEASURES ARE REQUIRED. SLOPE RANGES FROM 0.4% TO 5%. CHECK DAMS (AS PER T-850.031, T-850.032, T-850.033 AND OPSD 219.210) ARE RECOMMENDED FOR SLOPES GREATER THAN 3%.

|  |  |           |          |
|--|--|-----------|----------|
| ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING |  | REV 0     | SEP 2021 |
| <b>ENHANCED GRASS SWALE</b><br>LAYOUT AND SECTION    |  | T-850.121 |          |
|  |  | NTS       | SHEET 1  |

**PROPOSED ENHANCED GRASS SWALE (TYP.) IN BOULEVARD**

SCALE: N.T.S.

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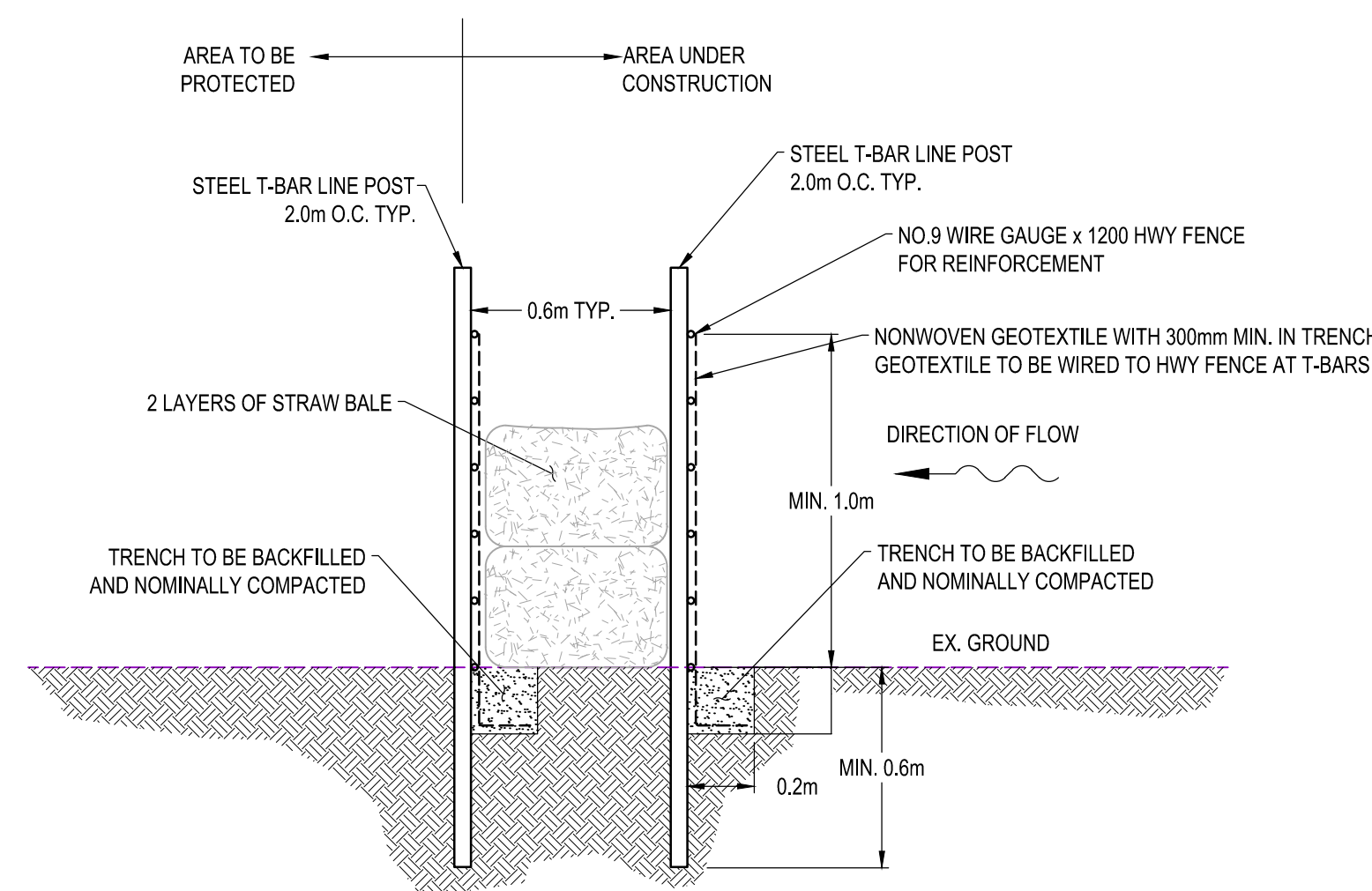


ALL REFERENCES TO WOVEN GEOTEXTILE IN THE TOWN OF CALEDON STANDARD 304 TO BE REPLACED WITH NON-WOVEN GEOTEXTILE

- NOTES:**
- WOVEN GEOTEXTILE TO HAVE A WEAVE DENSITY OF 270R OR EQUIVALENT
  - WOVEN GEOTEXTILE TO HAVE A HORIZONTAL OVERLAP OF 1000mm AT JOINTS.
  - END RUNS SHALL BE TURNED UPSTREAM AT 30°

| NO. | REVISION                                  | APRD | DATE    |
|-----|---|------|---------|
| 2   | NAME CHANGED, STANDARD No. 325 01 NOW 304 |      | JUNE 08 |
| 1   | SUPPORT FENCING CHANGED TO HWY FENCE      |      | OCT 02  |

TOWN OF CALEDON  
APRD: C.C. DATE: APRIL 2000  
DRAWN: BJM SCALE: N.T.S.  
STANDARD No. 304

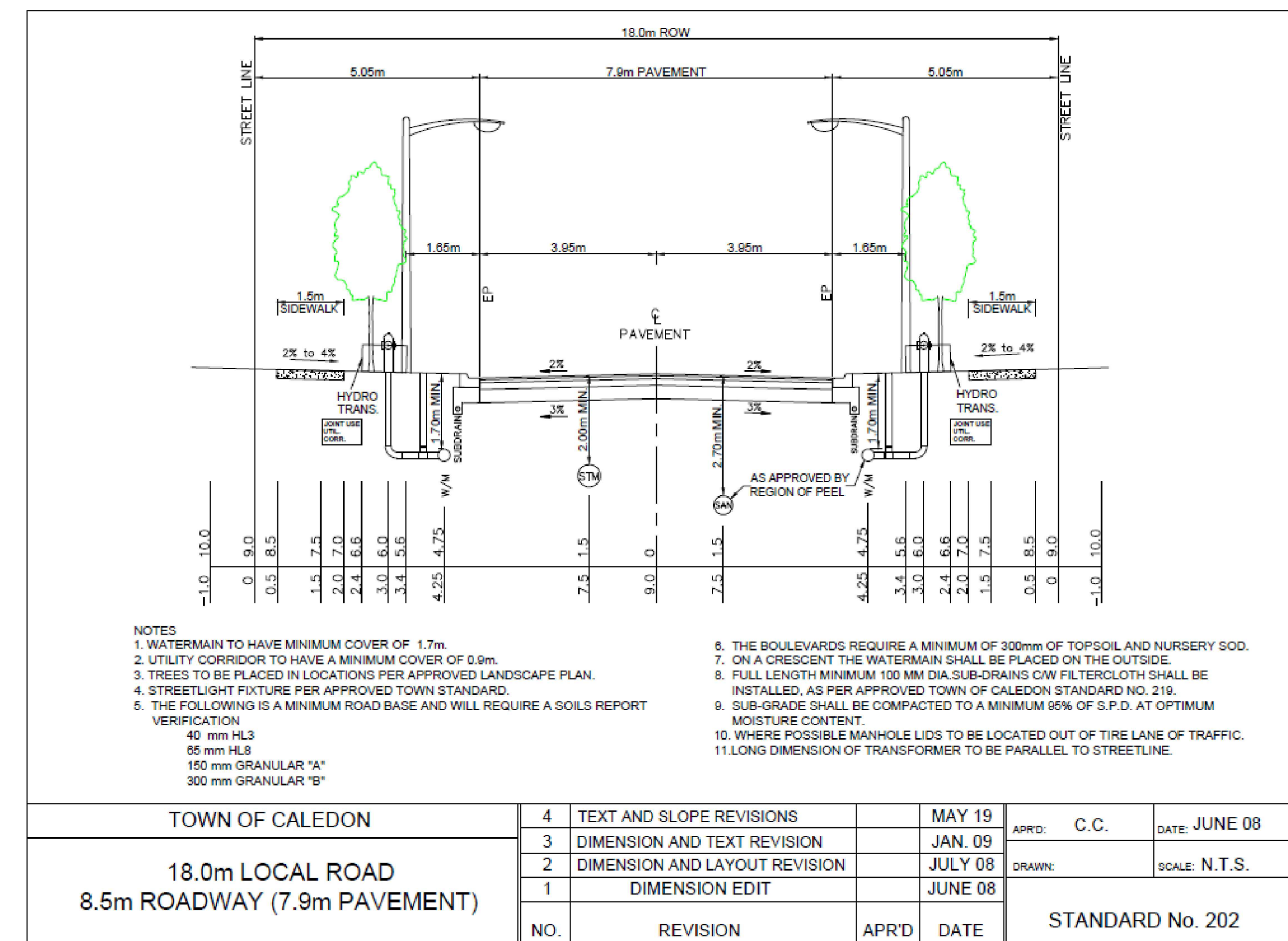


- NOTES:**
- NONWOVEN GEOTEXTILE TO HAVE A HORIZONTAL OVERLAP OF 1000mm AT JOINTS.
  - END RUNS SHALL BE TURNED UPSTREAM AT 30°.
  - STRAW BALES TO BE PLACED CONTINUOUSLY END TO END BETWEEN SEDIMENT CONTROL FENCE.

**DOUBLE SEDIMENT CONTROL FENCE WITH STRAW BALES (TYP.)**

SCALE: N.T.S.

3  
08



- NOTES:**
- WATERMAIN TO HAVE MINIMUM COVER OF 1.7m.
  - UTILITY CORRIDOR TO HAVE A MINIMUM COVER OF 0.6m.
  - TREES TO BE PLACED IN LOCATIONS PER APPROVED LANDSCAPE PLAN.
  - STREETLIGHT FIXTURE PER APPROVED TOWN STANDARD.
  - THE FOLLOWING IS A MINIMUM ROAD BASE AND WILL REQUIRE A SOILS REPORT VERIFICATION:
    - 40 mm HL3
    - 65 mm HL8
    - 150 mm GRANULAR "A"
    - 300 mm GRANULAR "B"
  - THE BOULEVARDS REQUIRE A MINIMUM OF 300mm OF TOPSOIL AND NURSERY SOIL.
  - ON A CRESCENT THE WATERMAIN SHALL BE PLACED ON THE OUTSIDE.
  - FULL LENGTH MINIMUM 100 MM DIA. SUB-IRIGANS C/W FILTERCLOTH SHALL BE INSTALLED, AS PER APPROVED TOWN OF CALEDON STANDARD NO. 219.
  - SUB-GRADE SHALL BE COMPACTED TO A MINIMUM 95% OF S.P.D. AT OPTIMUM MOISTURE CONTENT.
  - WHERE POSSIBLE MANHOLE LIDS TO BE LOCATED OUT OF TIRE LANE OF TRAFFIC.
  - LONG DIMENSION OF TRANSFORMER TO BE PARALLEL TO STREETLINE.

|                              |          |      |                               |                  |            |               |
|------------------------------|----------|------|-------------------------------|------------------|------------|---------------|
| TOWN OF CALEDON              |          | 4    | TEXT AND SLOPE REVISIONS      | MAY 19           | APRD: C.C. | DATE: JUNE 08 |
| 18.0m LOCAL ROAD             |          | 3    | DIMENSION AND TEXT REVISION   | JAN 09           |            |               |
| 8.5m ROADWAY (7.9m PAVEMENT) |          | 2    | DIMENSION AND LAYOUT REVISION | JULY 08          |            |               |
|                              |          | 1    | DIMENSION EDIT                | JUNE 08          |            |               |
| NO.                          | REVISION | APRD | DATE                          | STANDARD No. 202 |            |               |

**Ecometrix Environmental INTELLIGENCE**  
egis group

DESIGNED BY: **Robert Whyte**  
APPROVED BY: **R. J. Whyte**  
Nov 21, 2025  
PROVINCE OF ONTARIO

| N° | Date        | Revisions         | Dwn. | Dsg'd. | Chk'd. |
|----|-------------|-------------------|------|--------|--------|
| 2  | 21/NOV/2025 | THIRD SUBMISSION  | AAF  | AAF    | RJW    |
| 1  | 17/JAN/2025 | SECOND SUBMISSION | AAF  | AAF    | RJW    |
| 1  | 26/JAN/2024 | DPA APPLICATION   | AAF  | AAF    | RJW    |

Project Name: **STELLAR ESTATES PHASE 2**  
**MULLOY COURT, TOWN OF CALEDON**

Title Name: **CONSTRUCTION DETAILS**

Drawing N°: **22-3001-09**  
Sheet N°: 9 OF 10  
Scale: AS NOTED

