



- 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		
①	17/JAN/2025	SECOND SUBMISSION	AAF	AAF R/JW
②	26/JAN/2024	DPA APPLICATION	AAF	AAF R/JW
N°	Date	Revisions	Dwn.	Dsg'd. Chkd.

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

Title Name:			
<h1>GENERAL BELOW</h1> <h1>GROUND SERVICES PLAN</h1>			
Drawing N°:	Sheet N°:		Rev. N°:
	Scale:		
<b>22-3001-03</b>	3	OF 9	1
	1:500		

9. AND RESTORATION OF ALL CONSTRUCTION ACCESS REQUIREMENTS. THE CONTRACTOR SHALL DELINEATE THE REQUIRED WORKING AREAS PRIOR TO THE START OF WORK AND SHALL CONFINe OPERATIONS WITHIN THE DEFINED AREA.
10. WORKING AREAS, ACCESS REQUIREMENTS AND TEMPORARY MATERIAL STORAGE AREAS TO BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR AT ALL TIMES. AREAS AFFECTED BY THE CONTRACTOR'S ACTIVITIES ARE TO BE REINSTATEd TO THE EXISTING CONDITIONS OR BETTER.
11. NATIVE AND GRANULAR MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO A MIN. 95% SPMD UNLESS OTHERWISE NOTED.
12. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AREA SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWN OF CALEDON AND TORONTO AND REGIONAL CONSERVATION AUTHORITY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS RELATED TO THE CONSTRUCTION OF THE WORKS.
14. ALL ERRORS, OMISSIONS AND OR CHANGE OF CONDITIONS AT THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PERFORMING THE RELATED WORK.
15. EROSION DRAGAGE TO BE CONTAINED AND SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. GRADING SHALL NOT EXTEND ONTO ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN CONSENT FROM THE ADJACENT PROPERTY OWNER.

1. A ROAD OCCUPANCY PERMIT MUST BE OBTAINED A MINIMUM OF 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE ROAD ALLOWANCE FROM THE TOWN OF CALEDON AND/OR REGION OF PEELE, AS APPLICABLE. CONTRACTOR TO CONFORM TO THE REQUIREMENTS OF THE TOWN OF OCCUPANCY PERMITS.
2. A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR MUST CONTACT THE FOLLOWING:  
TOWN OF CALEDON PUBLIC WORKS 905-884-2272  
FIRE AND EMERGENCY SERVICES 905-884-1477  
REGION OF PEELE 905-781-7800  
ENBRIDGE CONSUMERS GAS 905-738-7924  
HYDRO ONE 519-441-2111  
BELL CANADA 416-296-6027  
ROGERS CABLE 905-890-1121  
DUFFERN-Peel CATHOLIC SCHOOL BOARD 905-890-1200  
PEEL DISTRICT SCHOOL BOARD 905-890-1021
3. ROAD MUST BE MAINTAINED TO A MINIMUM OF ONE LANE AT ALL TIMES FOR EMERGENCY ACCESS AS PER THE O.M. GUIDELINES.
4. NOTIFICATION TO FIRE AND EMERGENCY SERVICES AND SCHOOL BOARDS REQUIRED TO BE PROVIDED A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK. THE CONTRACTOR, AT THEIR EXPENSE AND TO THE SATISFACTION OF THE TOWN OF CALEDON OR REGION OF PEELE, AS APPLICABLE, SHALL BE RESPONSIBLE FOR THE RESTORATION AND REPAIR OF ALL AREAS BEYOND THE PROPERTY LIMITS DISTURBED DURING CONSTRUCTION.
5. A MINIMUM OF 0.6m CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL SIDEWALKS AND DRIVEWAYS TO EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT OF WAY. IF THIS CLEARANCE IS NOT MAINTAINED, THEY SHALL BE RELOCATED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR IS RESPONSIBLE FOR PROPERLY COMPACTING THE BACKFILL MATERIAL AND REPLACING ALL SURFACES TO ORIGINAL CONDITION OR BETTER.

8. BACKFILL MATERIALS AND PLACEMENT SHALL CONFORM TO THE ROAD OCCUPANCY PERMIT UNLESS OTHERWISE SPECIFIED.
9. AS APPLICABLE, SUBURGANS MUST REMAIN INTACT AND AT GRADE DURING CONSTRUCTION AND RESTORATION.
10. STREET CLOSURES SHALL BE CONDUCTED THROUGH PROPOSED ENTRANCES.
11. THE MINIMUM PAVEMENT DESIGN FOR THE ASPHALT DRIVEWAY AROUND THE MUNICIPAL ROAD ALLOWANCE SHALL BE AS FOLLOWS:
  - 40mm HL3 ASPHALT
  - 50mm HL8 ASPHALT
  - 150mm GRANULAR 'A'
  - 300mm GRANULAR 'B'
12. AS APPLICABLE, MUNICIPAL SIDEWALKS SHALL BE CONTINUOUS THROUGH ALL ENTRANCES TO THE SITE AND THE CURBS SHALL BE TAPERED BACK 800mm.
13. ALL BOULEVARDS ARE TO BE RESTORED WITH MINIMUM 300mm TOPSOIL AND SOD.
14. TOP ASPHALT COLD JOINTS TO BE SEALED WITH T-BOND HOT ASPHALT JOINT TAPE FROM ASPHALT OR DENSO BRAND BY DENSO. THESE SEALANTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH OTM 3607 - TEMPORARY CONDITIONS.

1. ALL FENCING SHALL BE POST AND WIRE FENCE PER OPSD 971.101, UNLESS OTHERWISE NOTED.
2. ALL FENCE POSTS AND MESH TO BE LOCATED WITHIN THE LOTS ON PRIVATE PROPERTY, UNLESS OTHERWISE NOTED.
3. CHAIN LINK FENCE CONSTRUCTION SHALL CONFORM TO OPSD.MUNI 772, WHERE APPLICABLE.

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