

REGION OF PEEL SERVICING NOTES:

- All materials and construction methods must correspond to the current Peel Public Works standards and specifications.
- Watermain and/or water service materials 100 mm (4") and larger must be PVC DR18. Size 50 mm (2") and smaller must be Type 'K' soft copper.
- Watermains and/or water services are to have a minimum cover of 1.7 m (5'6") with a minimum horizontal spacing of 1.2 m (4") from themselves and all other utilities.
- Provisions for flushing water line prior to testing, etc. must be provided with at least a 50 mm (2") outlet on 100 mm (4") and larger lines. Copper lines are to have flushing points at the end, the same size as the line. They must also be hosed or piped to allow the water to drain onto a parking lot or down a drain. On fire lines, flushing outlet to be 100 mm (4") minimum on a hydrant.
- All curb stops to be 3.0 m (10') off the face of the building unless otherwise noted.
- Hydrant and valve set to Region standard 1-6-1 Dimension A and B, 0.7 m (2') and 0.9 m (3') and to have pumper nozzle.
- Watermains to be installed to grades as shown on approved site plan. Copy of grade sheet must be supplied to inspector prior to commencement of work, where requested by inspector.
- Watermains must have a minimum vertical clearance of 0.3 m (12") over / 0.5 m (20") under sewers and all other utilities when crossing.
- All proposed water piping must be isolated from existing lines in order to allow independent pressure testing and chlorinating from existing systems.
- All live tapping and operation of Region water valves shall be arranged through the Regional Inspector assigned or by contacting the Operations and Maintenance Division.
- Location of all existing utilities in the field to be established by the contractor.
- The contractor(s) shall be solely responsible for locates, exposing, supporting and protecting of all underground and overhead utilities and structures existing at the time of construction in the area of their work. Whether shown on the plans or not and for all repairs and consequences resulting from damage to same.

- The contractor(s) shall be solely responsible to give 72 hours written notice to the utilities prior to crossing such facilities, for the purpose of inspection by the concerned utility. This inspection will be for the duration of the construction, with the contractor responsible for all costs arising from such inspection.
- All proposed water piping must be isolated through a temporary connection that shall include an appropriate cross-connection control device, consistent with the degree of hazard, for backflow prevention of the active distribution system, conforming to Region of Peel standards 1-7-7 or 1-7-8.

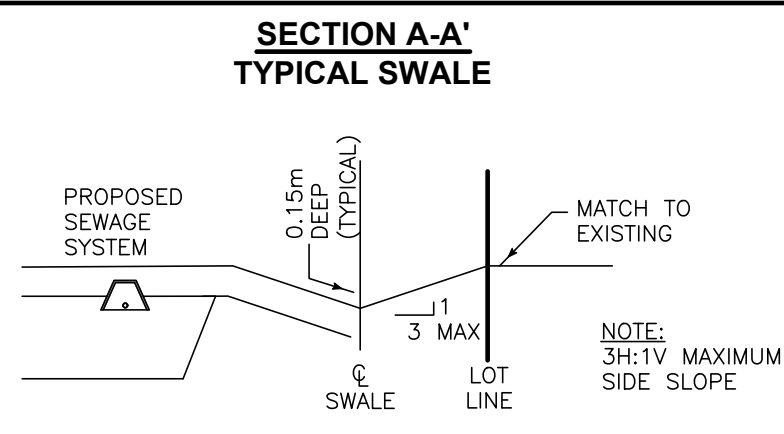
SERVICING NOTES:

- The location of services on this drawing are only approximate and based on surface features located at the time of the topographic survey and based on plan and profile drawings of Queen Street provided by the Region of Peel.
- Proposed water service to be 25mm dia. Type "K" soft copper.
- All works within the municipal right-of-way are to be completed in conformance with region of peel servicing standards and applicable OPSS/OPSDS.
- Proposed sewage systems are for illustration only based on assumed dwelling sizes and design flow rates and known soil conditions. Sewage systems to be designed based on actual house designs for building permit.

PROPERTY STATISTICS	EXISTING ZONING RR	LOT 1	LOT 2	LOT 3	LOT 3 (WIDENING)
MINIMUM LOT AREA	1,390m ²	605.4m ² ±	655.2m ² ±	772m ² ±	654.6m ² ±
MINIMUM LOT FRONTAGE	21.0m	21.1m	21.3m	24.4m	21.9m
MINIMUM FRONT YARD	9.0m	9.0m	9.0m	9.0m	9.0m
MINIMUM INTERIOR SIDE YARD	1.5m	1.59m	3.01m	2.07m	2.07m
MINIMUM INTERIOR SIDE YARD(DRIVE)	3.0m	N/A	3.08m	N/A	N/A
MINIMUM EXTERIOR SIDE YARD	9.0m	6.01m	N/A	8.54m	6.04m
MINIMUM REAR YARD	9.0m	12.54m	12.54m	12.6m	12.6m
MAXIMUM LOT COVERAGE	25%	20.3% ±	21.3% ±	16% ±	19% ±

**TOWN OF CALEDON
PLANNING
RECEIVED**

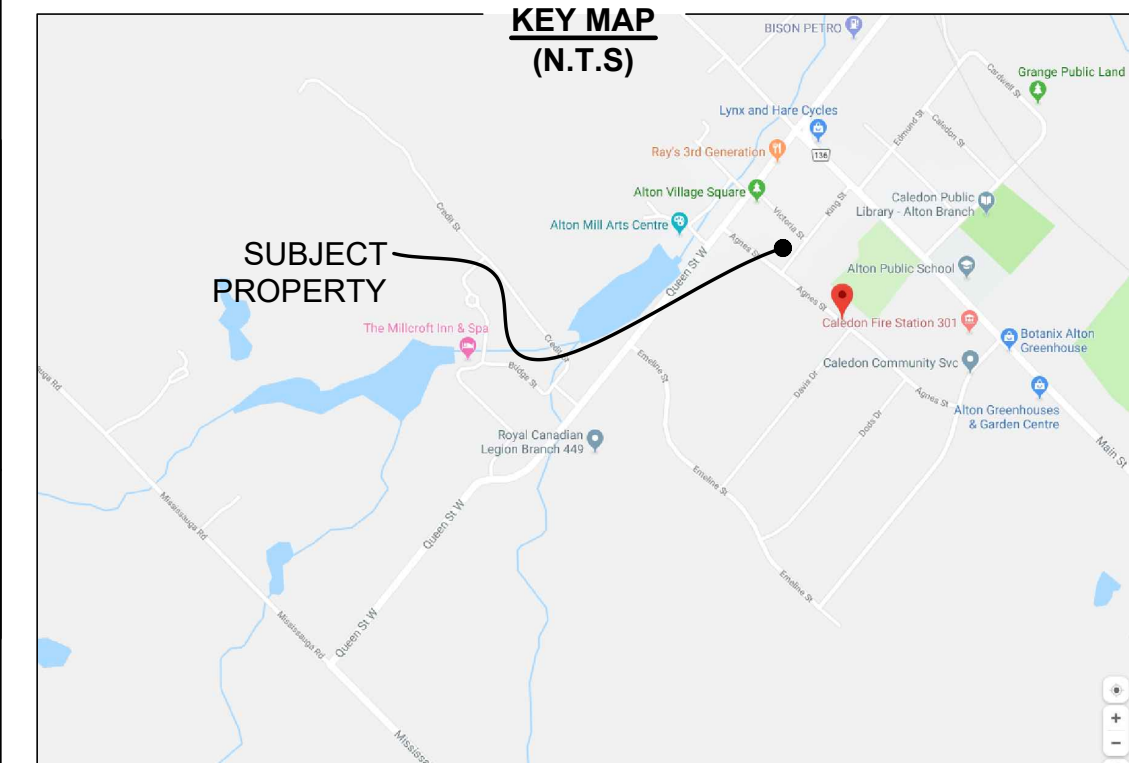
June 22, 2021



PRELIMINARY SEWAGE SYSTEM DESIGN:

The Following Specifications Are Proposed For Each of The Three Severed Lots.

Q = 2,000 l/Day
 T = 30 min/cm
 Tertiary Treatment Unit
 Shallow Buried Trench = (3 Runs of 14.6 m) = 43.8m



LEGEND:

(395.70)	PROPOSED ELEVATION	---	SILT FENCE
394.82	EXISTING ELEVATION	---	FENCELINE
FF 412.33	EXISTING FINISHED FLOOR ELEVATION	X	OVERHEAD HYDRO
	SLOPE	OH	HYDRO POLE
	DIRECTION OF FLOW	●	HP
		~~~~~	TREELINE

TP1	- TEST PIT		- ASPHALT		- SAND		- GRAVEL
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**BENCHMARK:**

ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CVGD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

TEMPORARY BENCH MARK: NAIL IN HYDRO POLE 412.43m.

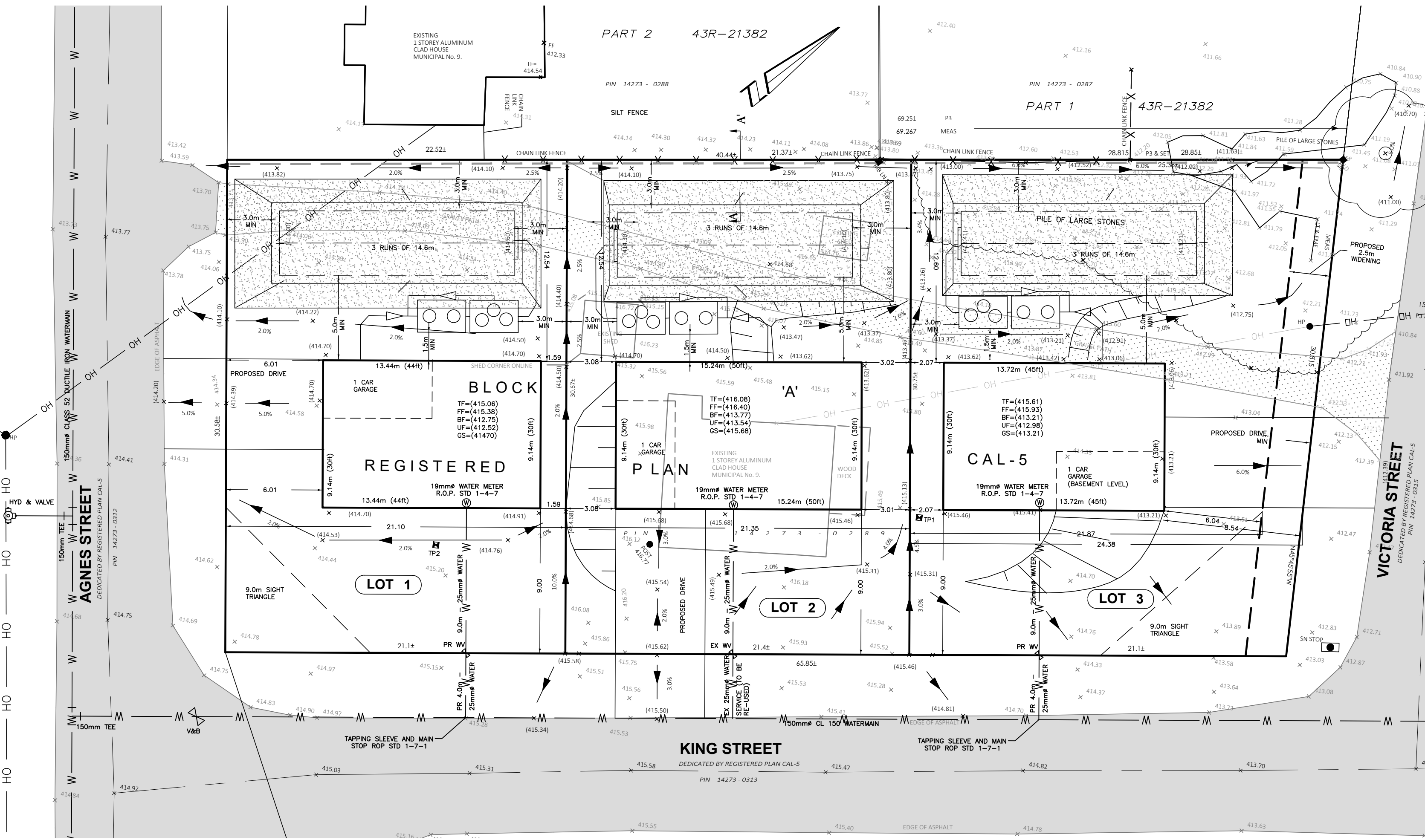
**PRELIMINARY GRADING PLAN AND SEVERANCE SKETCH FOR:**

**PART OF BLOCK A,  
REGISTERED PLAN CAL-5  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL**

NO.	REVISION	BY	DATE
3	SECOND SUBMISSION	MAMV	MAY 31, 2021
2	WATER SERVICING ADDED	MAMV	MARCH 3, 2020
1	INITIAL SUBMISSION	AS	SEPTEMBER 19, 2019

**DRAWING REVISION SCHEDULE**  
**PREPARED FOR: SHIREWOOD CENTRE INC**  
**PROJECT No. 27301-19**  
**DRAWING SCALE: 1:200**

- CAUTION:
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES
  - IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE PROPOSED FOOTING ELEVATION AND PLUMBING ALLOWS GRAVITY CONNECTION TO THE SEWAGE SYSTEM.
  - THIS LOT MAY CONTAIN STRUCTURAL OR NON-STRUCTURAL FILL PLACED DURING SUBDIVISION GRADING OPERATIONS. SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.
  - THE BUILDER MUST ENSURE A MINIMUM OF 1.22m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION.
  - THIS SKETCH IS PROTECTED BY COPYRIGHT



**LICENCED PROFESSIONAL ENGINEER**  
  
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 PROVINCE OF ONTARIO

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DRAWN BY: FCF	DESIGN BY: AS	CHECKED BY: MAMV

Jun 04, 2021-11:12am  
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