(NOT PART OF THIS APPLICATION)

(NOT PART OF THIS APPLICATION)

STREET 'G'
(NOT PART OF THIS APPLICATION)

CREDITVIEW ROAD
(KNOWN AS CREDITVIEW ROAD (FORMERLY KNOWN AS CREDIT RIVER ROAD AND ALDWARE ROAD) BETWEEN CONCESSION 3 AND 4)
(PIN 14252-0727 (LT))

RETAIL A
FFE=265.80

EXISTING STRUCTURES AND DRIVEWAY TO BE REMOVED

MECHANICAL ROOM
FFE = 265.80

EXISTING HYDRO POLE

EXISTING HYDRO POLE

PROPOSED RETAINING WALLS (BY STRUCTURAL ENGINEER)

CONCRETE PAD AT DOOR EXIT

PROP CURB TO TAPER TO 0.15m HEIGHT CURB

265.80

264.75

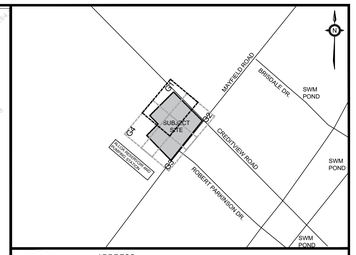
PROPOSED ENTRANCE PER TYLIN DRAWINGS

PROPOSED ENTRANCE PER TYLIN DRAWINGS

1.9m CURB CUT FOR OVERLAND FLOW WITH 1.25m L x 1.12m W ENERGY DISSIPATER RIP RAP TO BE MAX 150mm AND MIN 60mm

STM OWS (HSD33 MODEL OR APPROVED EQUIVALENT)

REFER TO DRAWING G2 FOR CONTINUATION



KEY PLAN
N.T.S.

ADDRESS:
12100 CREDITVIEW ROAD
CALEDON, ONTARIO

LEGEND

- PROPOSED ITEMS
- EXISTING ITEMS
- LIMIT OF PROPERTY LINE
- LIMIT OF CONSTRUCTION
- LIMIT OF BUILDING STRUCTURE
- BUILDING ENTRANCE
- PROP ELEVATION TO MATCH EXISTING
- EMERGENCY OVERLAND FLOW ROUTE
- SANITARY MH
- STM MH / CBMH / DCBMH / OGS
- CB / DCB / AD / TD
- HYDRANT / SIAMESE / METER CHAMBER
- VALVE BOX / VALVE CHAMBER
- HD PAVEMENT
- CONCRETE

BENCHMARK:	ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF BRAMPTON HORIZONTAL CONTROL MONUMENT: No. 042200357 ELEVATION=260.691m
BEARING:	BEARINGS ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
SITE PLAN:	TURNER FLEISCHER, 250915
SURVEY:	J.D. BARNES, 231206

NO.	ISSUE	DATE	BY
4	SITE PLAN APPROVAL - SUBMISSION 4	260625	TF
3	SITE PLAN APPROVAL - SUBMISSION 3	260309	TF
2	SITE PLAN APPROVAL - SUBMISSION 2	250917	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	241018	TF

NOT FOR CONSTRUCTION

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3. THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.

KWA SITE DEVELOPMENT CONSULTING INC. 2453 AUCKLAND DRIVE BURLINGTON, ON L7L 7A9

LICENSED PROFESSIONAL ENGINEER
T. FAIR
100176144
JUNE 25, 2026
PROVINCE OF ONTARIO

TOWN OF CALEDON
PLANNING
RECEIVED
06/26/2026

12100 CREDITVIEW DEVELOPMENTS LTD.
12100 CREDITVIEW ROAD

GRADING PLAN

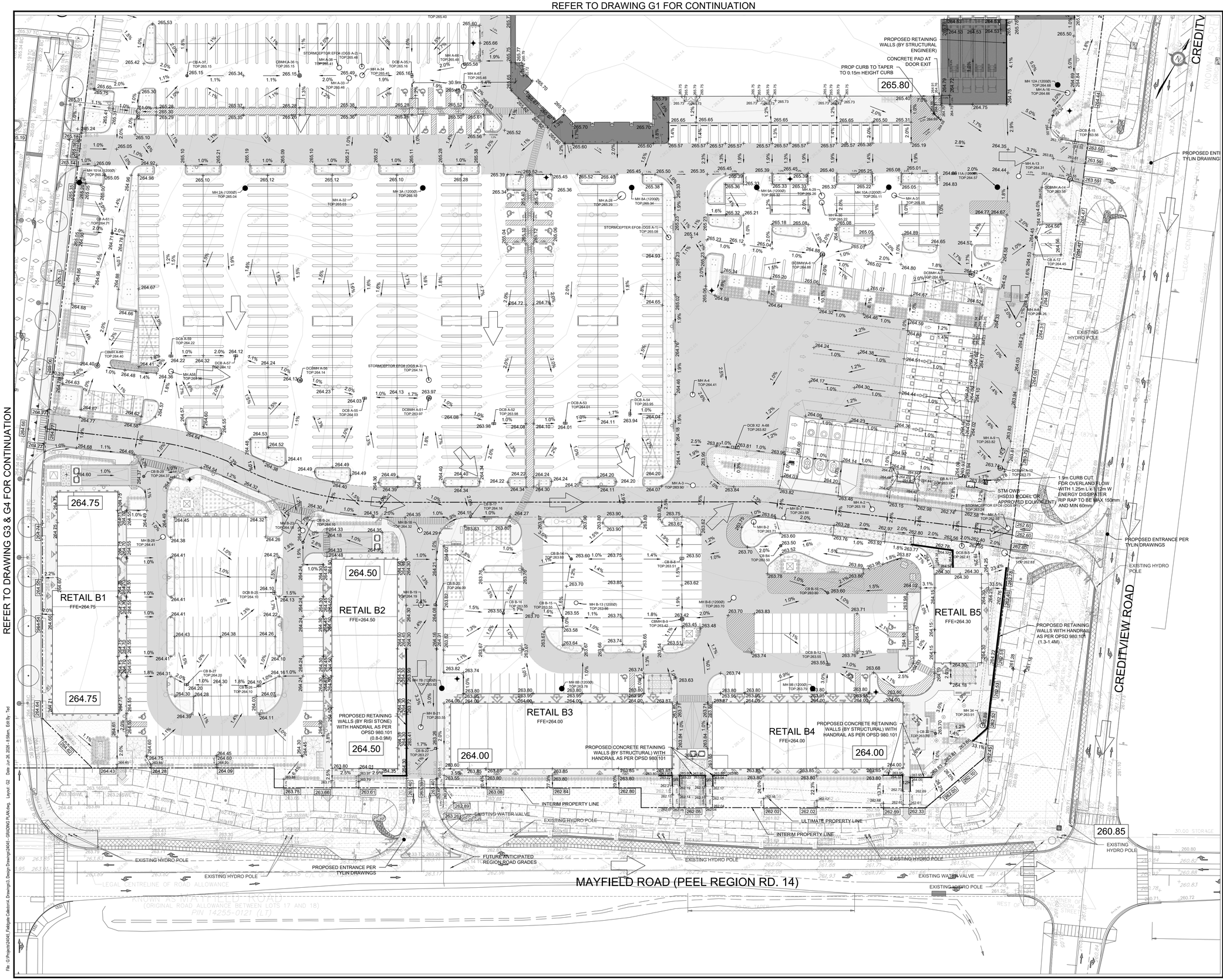
SCALE:	1:500 (10m)	PROJECT #	24045
DATE:	SEPT 2024		
DRAWN BY:	TG / TF	DRAWING #	G1
DESIGNED BY:	TG / TF / PB		
CHECKED BY:	TF / RA		

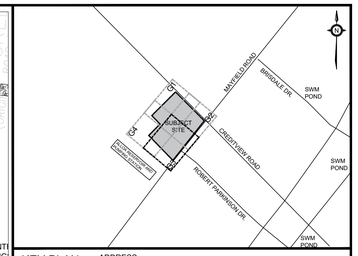
SPA 2024-0092

File : G:\Projects\24045_Fieldgate Callejon\4_Drawings\3_Design Drawings\24045 - GRADING PLAN.dwg Layout : G1 Date: Jun 26, 2026 - 8:57pm, Edit By : Ted

REFER TO DRAWING G1 FOR CONTINUATION

REFER TO DRAWING G3 & G4 FOR CONTINUATION





KEY PLAN
N.T.S.

ADDRESS:
12100 CREDITVIEW ROAD
CALEDON, ONTARIO

LEGEND

- PROPOSED ITEMS
- EXISTING ITEMS
- LIMIT OF PROPERTY LINE
- LIMIT OF CONSTRUCTION
- LIMIT OF BUILDING STRUCTURE
- BUILDING ENTRANCE
- PROP ELEVATION TO MATCH EXISTING
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- HD PAVEMENT
- CONCRETE

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SURVEY:	J.D. BARNES, 231206

NO.	ISSUE	DATE	BY
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KWA SITE DEVELOPMENT CONSULTING INC. 2453 AUCKLAND DRIVE BURLINGTON, ON L7L 7A9

LICENSED PROFESSIONAL ENGINEER
T. FAIR
100176144
JUNE 25, 2026
PROVINCE OF ONTARIO

12100 CREDITVIEW DEVELOPMENTS LTD.
12100 CREDITVIEW ROAD

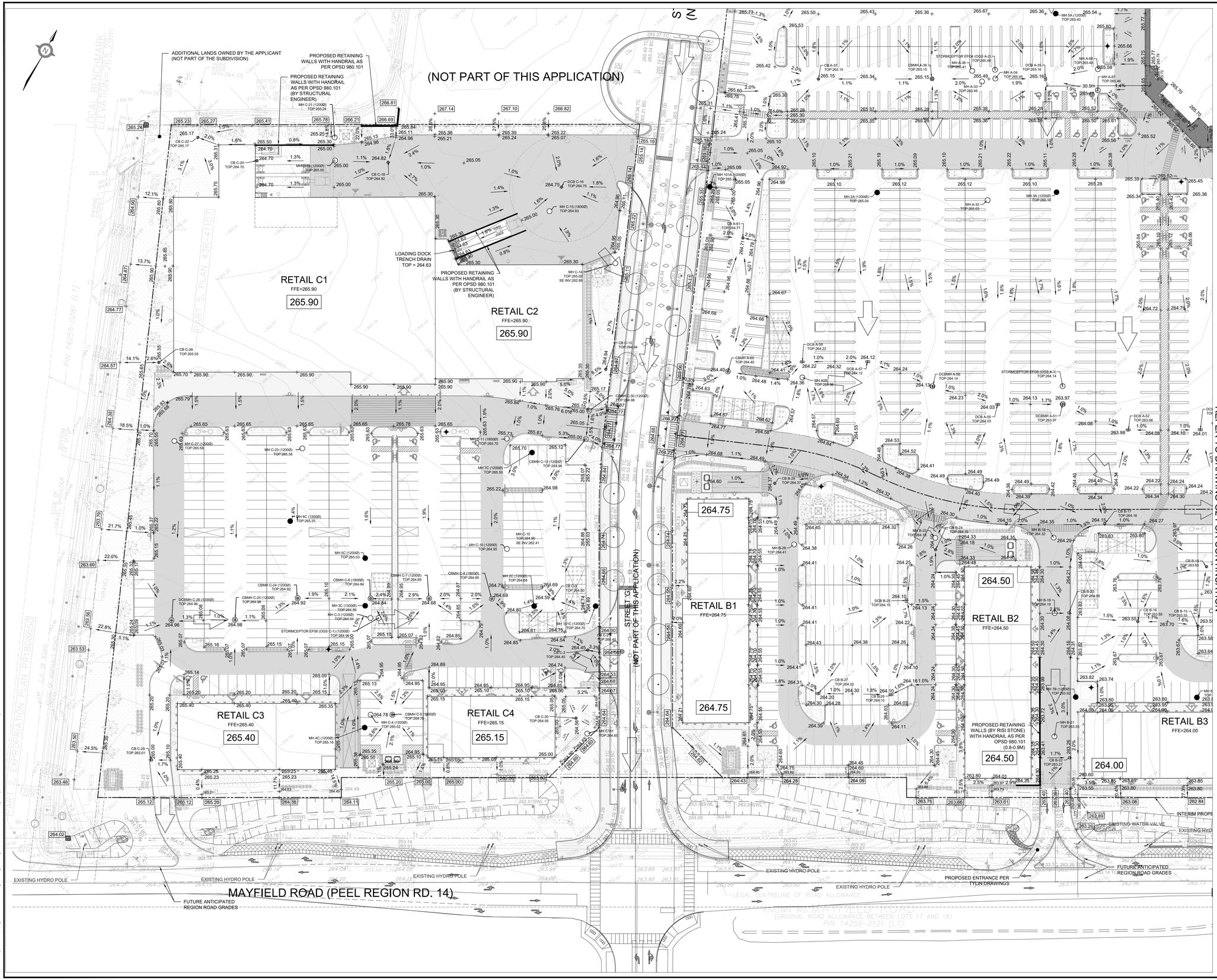
GRADING PLAN

SCALE:	1:500 (10m)	PROJECT #	24045
DATE:	SEPT 2024		
DRAWN BY:	TG / TF	DRAWING #	G2
DESIGNED BY:	TG / TF / PB		
CHECKED BY:	TF / RA		

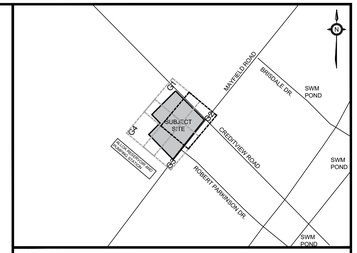
SPA 2024-0092

File: G:\Projects\24045_Fieldgate Caledon\4. Drawings\3. Design Drawings\24045 - GRADING PLAN.dwg Layout: G2 Date: Jun 26, 2026 - 8:58am, Edit By: Ted

REFER TO DRAWING G1 & G4 FOR CONTINUATION



REFER TO DRAWING G2 FOR CONTINUATION



KEY PLAN
N.T.S.

ADDRESS:
12100 CREDITVIEW ROAD
CALEDON, ONTARIO

LEGEND

- PROPOSED ITEMS
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SITE PLAN:	TURNER FLEISCHER, 250915
SURVEY:	J.D. BARNES, 231206

NO.	ISSUE	DATE	BY
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KWA SITE DEVELOPMENT CONSULTING
KWA SITE DEVELOPMENT CONSULTING INC. 2453 AUCKLAND DRIVE BURLINGTON, ON L7L 7A9

LICENSED PROFESSIONAL ENGINEER
T. FAIR
100176144
JUNE 25, 2026
PROVINCE OF ONTARIO

12100 CREDITVIEW DEVELOPMENTS LTD.
12100 CREDITVIEW ROAD

GRADING PLAN

SCALE:	1:500 (10m)	PROJECT #	24045
DATE:	SEPT 2024		
DRAWN BY:	TG / TF	DRAWING #	G3
DESIGNED BY:	TG / TF / PB		
CHECKED BY:	TF / RA		

SPA 2024-0092

File : G:\Projects\24045_Fieldgate Caledon\4_Drawings\3_Design Drawings\24045 - GROUNDS PLAN.dwg Layout : G3 Date: Jun 26, 2025 - 8:58am, Ed By : Ted

REFER TO DRAWING G1 FOR CONTINUATION

(NOT PART OF THIS APPLICATION)

STREET 'G'
(NOT PART OF THIS APPLICATION)

(NOT PART OF THIS APPLICATION)

ADDITIONAL LANDS OWNED BY THE APPLICANT (NOT PART OF THE SUBDIVISION)

PROPOSED RETAINING WALLS WITH HANDRAIL AS PER OPSD 980.101

PROPOSED RETAINING WALLS WITH HANDRAIL AS PER OPSD 980.101 (BY STRUCTURAL ENGINEER)

LOADING DOCK TRENCH DRAIN TOP = 264.63

PROPOSED RETAINING WALLS WITH HANDRAIL AS PER OPSD 980.101 (BY STRUCTURAL ENGINEER)

RETAIL C1
FFE=265.90
265.90

RETAIL C2
FFE=265.90
265.90

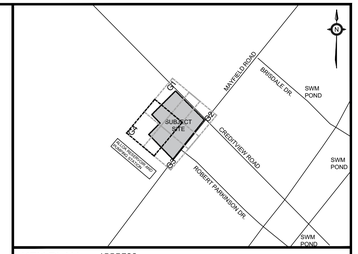
RETAIL B1
FFE=264.75
264.75

264.50

LOCAL BENCHMARK
ELEVATION=265.29m

REFER TO DRAWING G2 FOR CONTINUATION

REFER TO DRAWING G3 FOR CONTINUATION



KEY PLAN
N.T.S.

ADDRESS:
12100 CREDITVIEW ROAD
CALEDON, ONTARIO

LEGEND

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KWA SITE DEVELOPMENT CONSULTING
KWA SITE DEVELOPMENT CONSULTING INC. 2453 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A9

LICENCED PROFESSIONAL ENGINEER
T. FAIR
100176144
JUNE 25, 2026
PROVINCE OF ONTARIO

12100 CREDITVIEW DEVELOPMENTS LTD.
12100 CREDITVIEW ROAD

GRADING PLAN

SCALE:	1:500 (10m)	PROJECT #	24045
DATE:	SEPT 2024	DRAWING #	G4
DRAWN BY:	TG / TF		
DESIGNED BY:	TG / TF / PB		
CHECKED BY:	TF / RA		

SPA 2024-0092

File: G:\Projects\24045_Feldgate Caledon\4_Drawings\3_Design Drawings\24045 - GRADING PLAN.dwg Layout: G4 Date: Jun 26, 2025 - 8:58am, Edit By: Ted

(NOT PART OF THIS APPLICATION)

SITE	REQ QUANTITY VOL.	REQ. RETAIN VOL.	PROVIDED QUANTITY	PROVIDED RETAINED
BLOCK A	4146m³	363m³	4202m³	367m³

STORMWATER MANAGEMENT SUMMARY

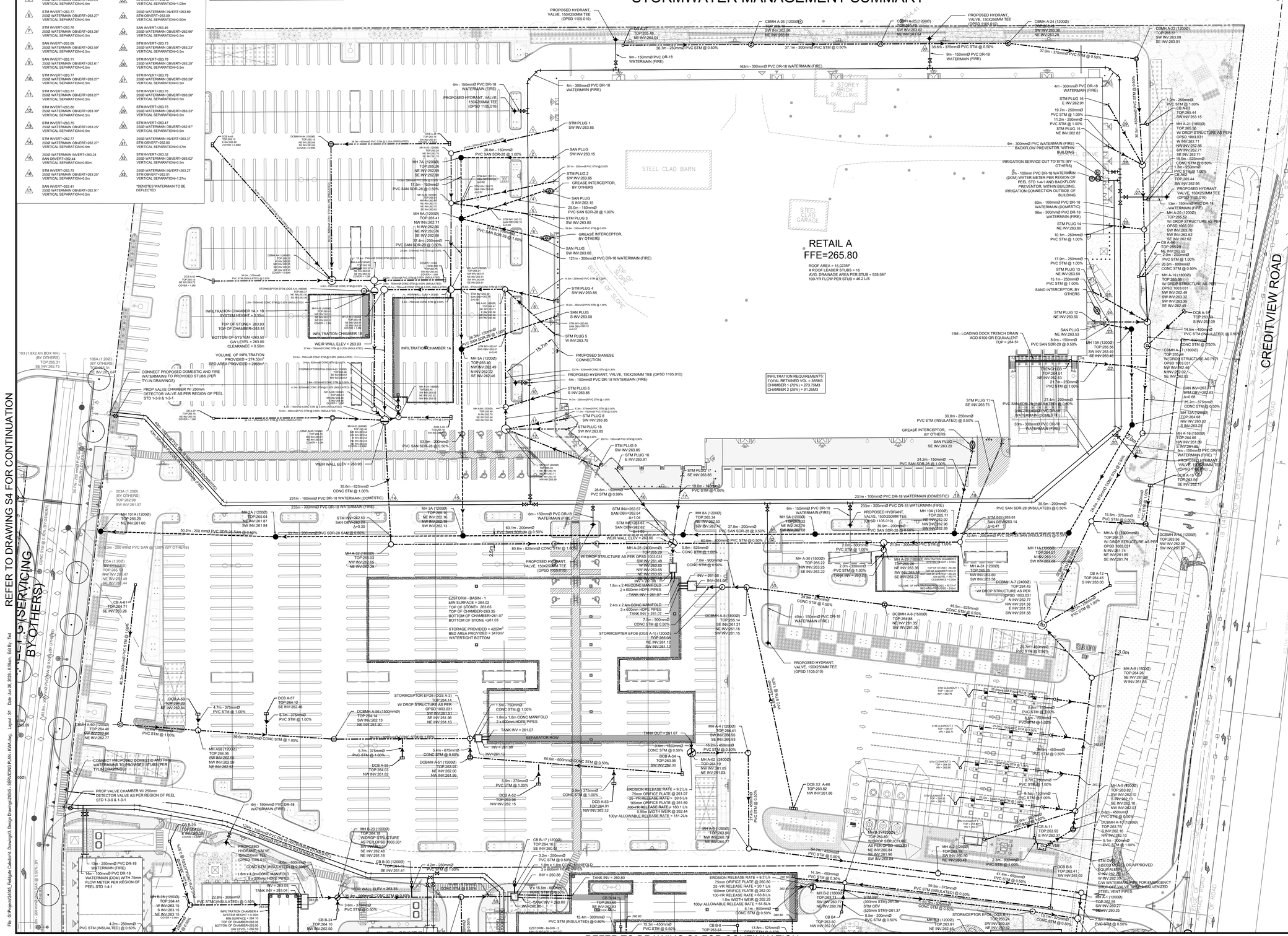
ALL SEWERS LESS THAN 1.2M DEPTH TO BE INSULATED AS PER DETAIL ON D1

WATERMAIN TO MAINTAIN MINIMUM 0.5m SEPARATION FROM SANITARY OR STORM SEWERS. WATERMAIN TO BE DEFLECTED BELOW SEWER WHERE NECESSARY/APPLICABLE.

WATERMAIN PIPE CROSSING BLOCK A

1. STM INVERT=263.81 250Ø WATERMAIN OBVERT=263.31" VERTICAL SEPARATION=0.5m
2. SAN INVERT=263.43 250Ø WATERMAIN OBVERT=262.93" VERTICAL SEPARATION=0.5m
3. STM INVERT=263.81 250Ø WATERMAIN OBVERT=263.31" VERTICAL SEPARATION=0.5m
4. SAN INVERT=263.43 250Ø WATERMAIN OBVERT=262.93" VERTICAL SEPARATION=0.5m
5. STM INVERT=263.73 250Ø WATERMAIN OBVERT=263.23" VERTICAL SEPARATION=0.5m
6. STM INVERT=263.77 250Ø WATERMAIN OBVERT=263.27" VERTICAL SEPARATION=0.5m
7. STM INVERT=263.76 250Ø WATERMAIN OBVERT=263.26" VERTICAL SEPARATION=0.5m
8. SAN INVERT=263.09 250Ø WATERMAIN OBVERT=262.59" VERTICAL SEPARATION=0.5m
9. SAN INVERT=263.11 250Ø WATERMAIN OBVERT=262.61" VERTICAL SEPARATION=0.5m
10. STM INVERT=263.77 250Ø WATERMAIN OBVERT=263.27" VERTICAL SEPARATION=0.5m
11. STM INVERT=263.77 250Ø WATERMAIN OBVERT=263.27" VERTICAL SEPARATION=0.5m
12. STM INVERT=263.80 250Ø WATERMAIN OBVERT=263.30" VERTICAL SEPARATION=0.5m
13. STM INVERT=263.75 250Ø WATERMAIN OBVERT=263.25" VERTICAL SEPARATION=0.5m
14. STM INVERT=262.77 250Ø WATERMAIN OBVERT=262.27" VERTICAL SEPARATION=0.5m
15. 250Ø WATERMAIN INVERT=263.24 250Ø WATERMAIN OBVERT=262.74" VERTICAL SEPARATION=0.80m
16. STM INVERT=263.75 250Ø WATERMAIN OBVERT=263.25" VERTICAL SEPARATION=0.5m
17. SAN INVERT=263.41 250Ø WATERMAIN OBVERT=262.91" VERTICAL SEPARATION=0.5m
18. SAN INVERT=263.33 250Ø WATERMAIN OBVERT=263.83" VERTICAL SEPARATION=0.5m
19. STM INVERT=263.76 250Ø WATERMAIN OBVERT=262.26" VERTICAL SEPARATION=0.5m
20. SAN INVERT=263.24 250Ø WATERMAIN OBVERT=262.74" VERTICAL SEPARATION=0.5m
21. STM INVERT=261.85 250Ø WATERMAIN OBVERT=261.35" VERTICAL SEPARATION=0.5m
22. 250Ø WATERMAIN INVERT=263.70 STM OBVERT=262.67 VERTICAL SEPARATION=1.03m
23. 250Ø WATERMAIN INVERT=263.69 STM OBVERT=263.09 VERTICAL SEPARATION=0.60m
24. SAN INVERT=263.46 250Ø WATERMAIN OBVERT=262.96" VERTICAL SEPARATION=0.5m
25. STM INVERT=263.73 250Ø WATERMAIN OBVERT=263.23" VERTICAL SEPARATION=0.5m
26. STM INVERT=263.78 250Ø WATERMAIN OBVERT=263.28" VERTICAL SEPARATION=0.5m
27. STM INVERT=263.78 250Ø WATERMAIN OBVERT=263.28" VERTICAL SEPARATION=0.5m
28. STM INVERT=263.76 250Ø WATERMAIN OBVERT=263.26" VERTICAL SEPARATION=0.5m
29. STM INVERT=263.73 250Ø WATERMAIN OBVERT=263.23" VERTICAL SEPARATION=0.5m
30. STM INVERT=263.47 250Ø WATERMAIN OBVERT=262.97" VERTICAL SEPARATION=0.5m
31. 250Ø WATERMAIN INVERT=263.37 STM OBVERT=262.80 VERTICAL SEPARATION=0.57m
32. STM INVERT=263.52 250Ø WATERMAIN OBVERT=263.02" VERTICAL SEPARATION=0.5m
33. 250Ø WATERMAIN INVERT=263.27 STM OBVERT=263.00 VERTICAL SEPARATION=1.27m

*DENOTES WATERMAIN TO BE DEFLECTED


RETAIL A
FFE=265.80
ROOF AREA = 15,023M²
ROOF LEADER STUBS = 16
AVG. DRAINAGE AREA PER STUB = 939.5M²
100-YR FLOW PER STUB = ø6.2 L/S
2 STOREY BRICK DWELLING
STEEL CLAD BARN
STEEL CLAD GARAGE
CREDITVIEW ROAD
INFILTRATION REQUIREMENTS:
TOTAL RETAINED VOL = 365M3
CHAMBER 1 (75%) = 273.75M3
CHAMBER 2 (25%) = 91.25M3
INFILTRATION CHAMBER 1A + 1B
SYSTEM HEIGHT = 0.25m
TOP OF STONE= 263.93
TOP OF CHAMBER=263.81
BOTTOM OF SYSTEM =263.50
GW LEVEL = 263.00
CLEARANCE = 0.50m
VOLUME OF INFILTRATION PROVIDED = 274.53m³
BED AREA PROVIDED = 2950m²
INFILTRATION CHAMBER 1A
INFILTRATION CHAMBER 1B
WEIR WALL ELEV = 263.93
WEIR WALL ELEV = 263.66
WEIR WALL ELEV = 263.35
EZSTORM - BASIN - I
MIN SURFACE = 264.02
TOP OF STONE= 263.65
TOP OF CHAMBER=263.35
BOTTOM OF CHAMBER=261.07
BOTTOM OF SYSTEM =261.03
STORAGE PROVIDED = 4202m³
BED AREA PROVIDED = 3470m²
WATERTIGHT BOTTOM
STORMCEPTOR EFO8 (OGS A-1) (12000)
TOP=265.06
NE INV=261.12
SW INV=261.12
STORMCEPTOR EFO6 (OGS A-3)
TOP=264.14
W/ DROP STRUCTURE AS PER OPSD 1003.031
SW INV=261.51
SE INV=261.96
NE INV=261.13
TANK INV = 261.07
TANK OUT =261.07
SEPARATOR ROW
INV = 261.08
INV=261.13
EROSION RELEASE RATE = 9.2 L/s
75mm ORIFICE PLATE @ 261.07
25 -YR RELEASE RATE= 59.5 L/s
165mm ORIFICE PLATE @ 261.69
100-YR RELEASE RATE = 180.1 L/s
0.95m WIDTH WEIR @ 262.24
100yr ALLOWABLE RELEASE RATE = 181.2L/s
EROSION RELEASE RATE = 9.2 L/s
75mm ORIFICE PLATE @ 260.80
25 -YR RELEASE RATE = 20.1 L/s
100mm ORIFICE PLATE @ 262.00
100-YR RELEASE RATE = 63.8 L/s
1.0m WIDTH WEIR @ 262.25
100yr ALLOWABLE RELEASE RATE = 64.5L/s
TANK INV = 260.80
TANK INV = 260.80
TANK INV = 260.80
EZSTORM - BASIN - II
MIN SURFACE = 264.10
TOP OF STONE= 263.73
TOP OF CHAMBER=263.43
BOTTOM OF CHAMBER=261.15
BOTTOM OF SYSTEM =261.11
STORAGE PROVIDED = 4202m³
BED AREA PROVIDED = 3470m²
WATERTIGHT BOTTOM
STORMCEPTOR EFO8 (OGS B-1)
TOP=263.24
NW INV=260.44
SW INV=260.44
NE INV=260.42
STORMCEPTOR EFO6 (OGS B-2)
TOP=263.71
SW INV=261.03
NW INV=261.03
NE INV=261.01
DCB X2 A-68
TOP=263.82
NW INV=261.86
DCB A-68
TOP=263.82
NW INV=261.86
DCB A-54
TOP=263.85
SW INV=262.30
DCB A-52
TOP=263.98
NW INV=262.15
DCB A-53
TOP=264.01
NW INV=262.32
DCB A-55
TOP=264.03
NW INV=261.82
DCB A-56
TOP=264.03
NW INV=261.99
DCB A-57
TOP=264.12
SE INV=262.46
DCB A-58
TOP=264.22
SE INV=263.64
DCB A-59
TOP=264.29
NE INV=262.79
DCB A-60
TOP=264.40
NW INV=262.95
DCB A-61
TOP=264.71
SE INV=263.26
DCB A-62
TOP=264.71
SE INV=263.44
DCB A-63
TOP=264.71
SE INV=263.61
DCB A-64
TOP=264.71
SE INV=263.78
DCB A-65
TOP=264.71
SE INV=263.95
DCB A-66
TOP=264.71
SE INV=264.12
DCB A-67
TOP=264.71
SE INV=264.29
DCB A-69
TOP=264.71
SE INV=264.46
DCB A-70
TOP=264.71
SE INV=264.63
DCB A-71
TOP=264.71
SE INV=264.80
DCB A-72
TOP=264.71
SE INV=264.97
DCB A-73
TOP=264.71
SE INV=265.14
DCB A-74
TOP=264.71
SE INV=265.31
DCB A-75
TOP=264.71
SE INV=265.48
DCB A-76
TOP=264.71
SE

REFER TO DRAWING S1 FOR CONTINUATION

WATERMAIN PIPE CROSSING BLOCK B

A1 2500 WATERMAIN INVERT=262.40
STM OBVERT=261.65
VERTICAL SEPARATION=0.75m

A2 2500 WATERMAIN INVERT=262.01
STM OBVERT=261.60
VERTICAL SEPARATION=0.42m

A3 STM INVERT=262.64
2500 WATERMAIN OBVERT=261.95
VERTICAL SEPARATION=0.69m

A4 SAN INVERT=261.91
2500 WATERMAIN OBVERT=261.47
VERTICAL SEPARATION=0.5m

A5 STM INVERT=262.59
2500 WATERMAIN OBVERT=261.96
VERTICAL SEPARATION=0.63m

A6 SAN INVERT=262.22
2500 WATERMAIN OBVERT=261.72*
VERTICAL SEPARATION=0.5m

A7 SAN INVERT=262.41
2500 WATERMAIN OBVERT=261.91*
VERTICAL SEPARATION=0.5m

A8 STM INVERT=262.47
2500 WATERMAIN OBVERT=261.97*
VERTICAL SEPARATION=0.5m

WATERMAIN TO MAINTAIN MINIMUM 0.5m SEPARATION FROM SANITARY OR STORM SEWERS. WATERMAIN TO BE DEFLECTED BELOW SEWER WHERE NECESSARY/APPLICABLE.

REFER TO DRAWING S3 & S4 FOR CONTINUATION

STREET 'G' (SERVICING BY OTHERS)

PLAN 43R-40108 (SUBJECT TO AN EASEMENT FOR PART 37 ON PLAN 43R-40108 IN FAVOUR OF THE REGION OF PEEL)

MAYFIELD ROAD (PEEL REGION RD. 14)

ROBERT PARKINSON DRIVE

CREDITVIEW ROAD

RETAIL B1 FFE=265.50

RETAIL B2 FFE=264.50

RETAIL B3 FFE=264.00

RETAIL B4 FFE=264.00

RETAIL B5 FFE=264.30

EZSTORM - BASIN - 1
MIN SURFACE = 264.02
TOP OF STONE= 263.65
TOP OF CHAMBER=261.07
BOTTOM OF STONE =261.03

STORAGE PROVIDED = 4202m³
BED AREA PROVIDED = 3470m²
WATERTIGHT BOTTOM

EZSTORM - BASIN - 2
MIN SURFACE = 263.52
TOP OF STONE= 263.00
TOP OF CHAMBER=261.49
BOTTOM OF STONE =260.78

STORAGE PROVIDED = 1500m³
BED AREA PROVIDED = 1183m²
WATERTIGHT BOTTOM

EZSTORM - BASIN - 3
MIN SURFACE = 263.52
TOP OF STONE= 262.98
TOP OF CHAMBER=260.80
BOTTOM OF STONE = 260.76

STORAGE PROVIDED = 1500m³
BED AREA PROVIDED = 1183m²
WATERTIGHT BOTTOM

INFILTRATION CHAMBER 3.1
SYSTEM HEIGHT = 0.35m
MIN SURFACE = 264.10
TOP OF CHAMBER=263.35
BOTTOM OF CHAMBER=262.99
BED AREA PROVIDED = 372m²
CLEARANCE = 0.5m
VOLUME OF INFILTRATION PROVIDED = 130.2m³
GRANULAR BOTTOM

INFILTRATION CHAMBER 3.2
SYSTEM HEIGHT = 0.35m
MIN SURFACE = 262.70
TOP OF CHAMBER=262.35
BOTTOM OF CHAMBER=262.00
BED AREA PROVIDED = 1183m²
CLEARANCE = 0.5m
VOLUME OF INFILTRATION PROVIDED = 413.9m³
GRANULAR BOTTOM

PROPOSED HYDRANT, VALVE, 150X250MM TEE (OPSD 1105.010)

PROPOSED HYDRANT, VALVE, 150X250MM TEE (OPSD 1105.010)

PROPOSED HYDRANT, VALVE, 150X250MM TEE (OPSD 1105.010)

PROPOSED HYDRANT, VALVE, 150X250MM TEE (OPSD 1105.010)

100MM TO 50MM REDUCER

PROPOSED HYDRANT (OPSD 1105.010)

DEEP FOOTING BELOW PROP 200mm SAN ZONE OF INFLUENCE (BY STRUCTURAL)

PROP VALVE CHAMBER W/ 250mm DETECTOR VALVE AS PER REGION OF PEEL STD 1-3-0 & 1-3-1

CONNECT PROPOSED DOMESTIC AND FIRE WATERMAIN TO PROVIDED STUBS (PER TYLIN DRAWINGS)

PROPOSED HYDRANT, VALVE 150x250mm TEE (OPSD 1105.010)

PROP. RIP-RAP TREATMENT TO BE REPLACED WITH STORM MANHOLE DISCUSSION AND CONFIRMATION WITH REGION OF PEEL OUTSTANDING

MUNICIPAL SANITARY SEWER AND WATERMAIN WITHIN FUTURE PUBLIC RIGHT-OF-WAY ARE NOT PART OF THIS APPLICATION

SUBJECT TO AN EASEMENT FOR PART 37 ON PLAN 43R-40108 IN FAVOUR OF THE REGION OF PEEL

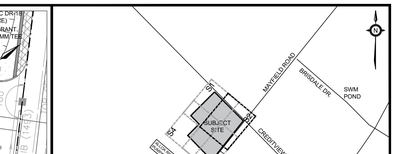
THE EXISTING SERVICING PORTRAYED ON THIS DRAWING ARE BASED ON THE FOLLOWING RECORD DRAWINGS PROVIDED BY THE REGION OF PEEL, TOWN OF CALEDON, AND CITY OF BRAMPTON:

- C1-4-5 (307) BY URBANTECH, DATED FEBRUARY 2020 (SAN)
- C1-4-7 (309) BY URBANTECH, DATED FEBRUARY 2020 (SAN)
- C1-9-1 (306) BY URBANTECH, DATED FEBRUARY 2020 (STM)
- C1-12-5 BY CITY OF BRAMPTON, DATED OCTOBER 2016 (STM)
- 101 (SITE SERVICING PLAN) BY URBANTECH DATED JANUARY 2020 (STM)
- 48104-D BY COLE ENGINEERING, DATED JUNE 2016 (WAT)
- 48105-D BY COLE ENGINEERING, DATED JUNE 2016 (WAT)
- 48106-D BY COLE ENGINEERING, DATED JUNE 2016 (WAT)

THE INFORMATION PROVIDED ABOVE IS BELIEVED TO BE ACCURATE FOR THE PURPOSES OF EXISTING CIVIL INFRASTRUCTURE, HOWEVER FURTHER INVESTIGATION REGARDING EXISTING STORM INFRASTRUCTURE MAY BE REQUIRED TO EVALUATE THE ACCURACY OF THE EXISTING CONDITION

STORMWATER MANAGEMENT SUMMARY

SITE	REQ QUANTITY VOL.	REQ. RETAIN VOL.	PROVIDED QUANTITY	PROVIDED RETAINED
BLOCK B	1474m³	129m³	1500m³	224m³



KEY PLAN N.T.S.

ADDRESS:
12100 CREDITVIEW ROAD
CALEDON, ONTARIO

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER (BY OTHERS)
- PROPOSED STORM SEWER (BY OTHERS)
- PROPOSED WATERMAIN (BY OTHERS)
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- PROPOSED SAN MH
- PROPOSED SAN MH (BY OTHERS)
- PROPOSED STM MH / OGS
- PROPOSED STM MH (BY OTHERS)
- PROPOSED STM CB/CBMH
- EXISTING STM MH
- EXISTING SAN MH
- PROPOSED HYDRANT
- DETECTOR CHECK VALVE / VALVE&BOX

BENCHMARK:	ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF BRAMPTON HORIZONTAL CONTROL MONUMENT: No. 042200357 ELEVATION=260.691m
BEARING:	BEARINGS ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
SITE PLAN:	TURNER FLEISCHER, 250915
SURVEY:	J.D. BARNES, 231206

NO.	ISSUE	DATE	BY
4	SITE PLAN APPROVAL - SUBMISSION 4	260625	TF
3	SITE PLAN APPROVAL - SUBMISSION 3	260309	TF
2	SITE PLAN APPROVAL - SUBMISSION 2	250917	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	241018	TF

NOT FOR CONSTRUCTION

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2. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
3. THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.

KWA SITE DEVELOPMENT CONSULTING
KWA SITE DEVELOPMENT CONSULTING INC. 2453 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A9

LICENSED PROFESSIONAL ENGINEER
T. FAIR
100176144
JUNE 25, 2026
PROVINCE OF ONTARIO

12100 CREDITVIEW DEVELOPMENTS LTD.
12100 CREDITVIEW ROAD

SERVICING PLAN

SCALE:	1:500 (10m)	PROJECT #	24045
DATE:	SEPT 2024		
DRAWN BY:	TG / TF	DRAWING #	S2
DESIGNED BY:	TG / TF / PB		
CHECKED BY:	TF / RA		

SPA 2024-0092

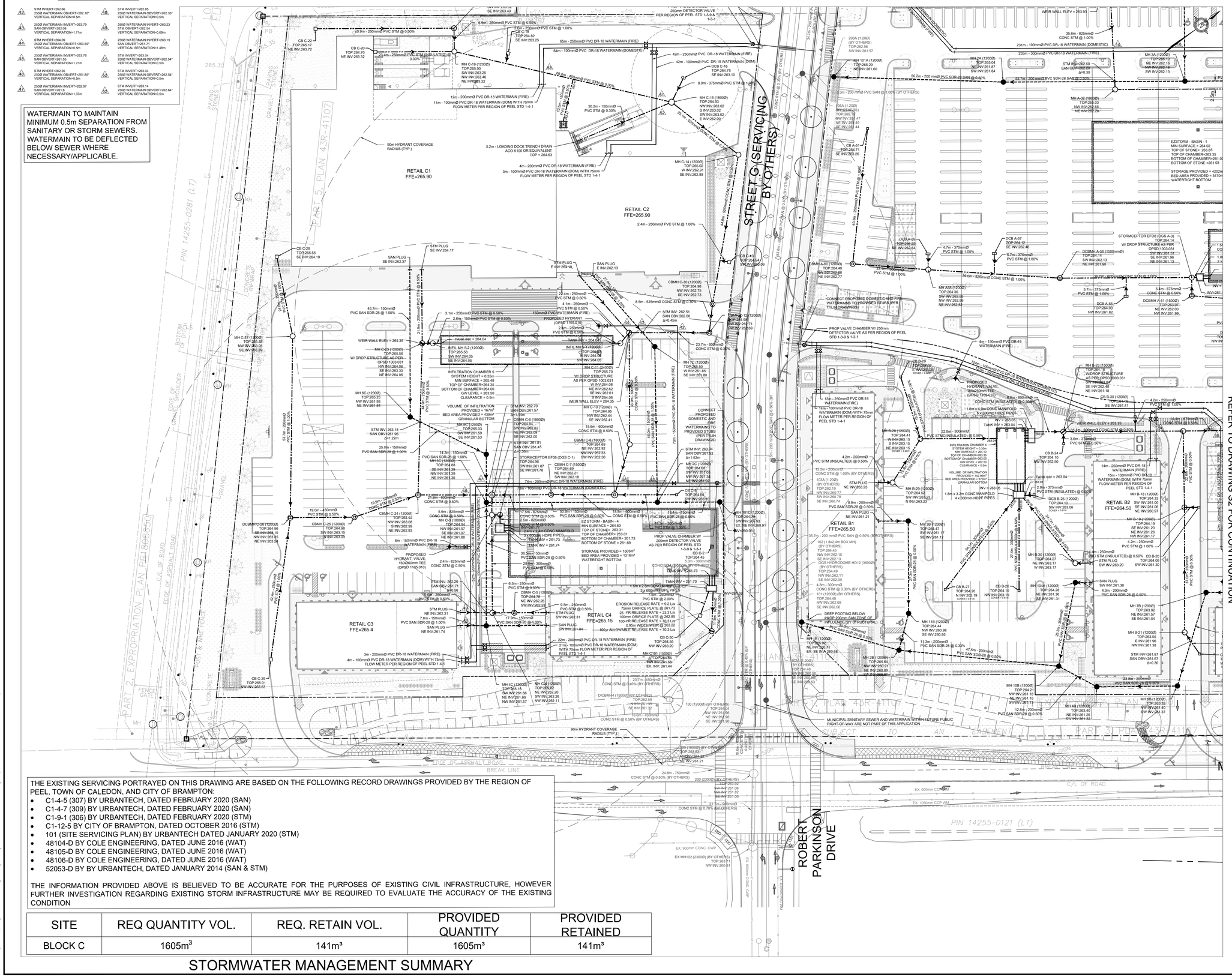
File: G:\Projects\24045_Fieldgate Caledon\4. Drawings\3. Design Drawings\24045 - SERVICING PLAN - KWA.dwg, Layout: S2 Date: Jun 26, 2026 - 8:59am, Edit By: Ted

REFER TO DRAWING S1 & S4 FOR CONTINUATION

WATERMAIN PIPE CROSSING BLOCK C

42	STM INVERT=262.66 250Ø WATERMAIN OBVERT=262.16* VERTICAL SEPARATION=0.5m	49	STM INVERT=262.85 250Ø WATERMAIN OBVERT=262.35* VERTICAL SEPARATION=0.5m
43	250Ø WATERMAIN INVERT=263.79 SAN OBVERT=262.08 VERTICAL SEPARATION=1.71m	50	250Ø WATERMAIN INVERT=263.23 STM OBVERT=262.54 VERTICAL SEPARATION=0.69m
44	STM INVERT=264.09 250Ø WATERMAIN OBVERT=263.59* VERTICAL SEPARATION=0.5m	50	250Ø WATERMAIN INVERT=263.19 SAN OBVERT=261.71 VERTICAL SEPARATION=1.48m
45	STM INVERT=263.04 250Ø WATERMAIN INVERT=263.76 SAN OBVERT=261.55 VERTICAL SEPARATION=1.21m	51	STM INVERT=263.04 250Ø WATERMAIN OBVERT=262.54* VERTICAL SEPARATION=0.5m
46	STM INVERT=262.35 250Ø WATERMAIN INVERT=261.85* VERTICAL SEPARATION=0.5m	52	STM INVERT=263.04 250Ø WATERMAIN OBVERT=262.54* VERTICAL SEPARATION=0.5m
47	250Ø WATERMAIN INVERT=262.97 SAN OBVERT=261.8 VERTICAL SEPARATION=1.37m	53	STM INVERT=263.14 250Ø WATERMAIN OBVERT=262.64* VERTICAL SEPARATION=0.5m

WATERMAIN TO MAINTAIN MINIMUM 0.5m SEPARATION FROM SANITARY OR STORM SEWERS. WATERMAIN TO BE DEFLECTED BELOW SEWER WHERE NECESSARY/APPLICABLE.



REFER TO DRAWING S1 FOR CONTINUATION

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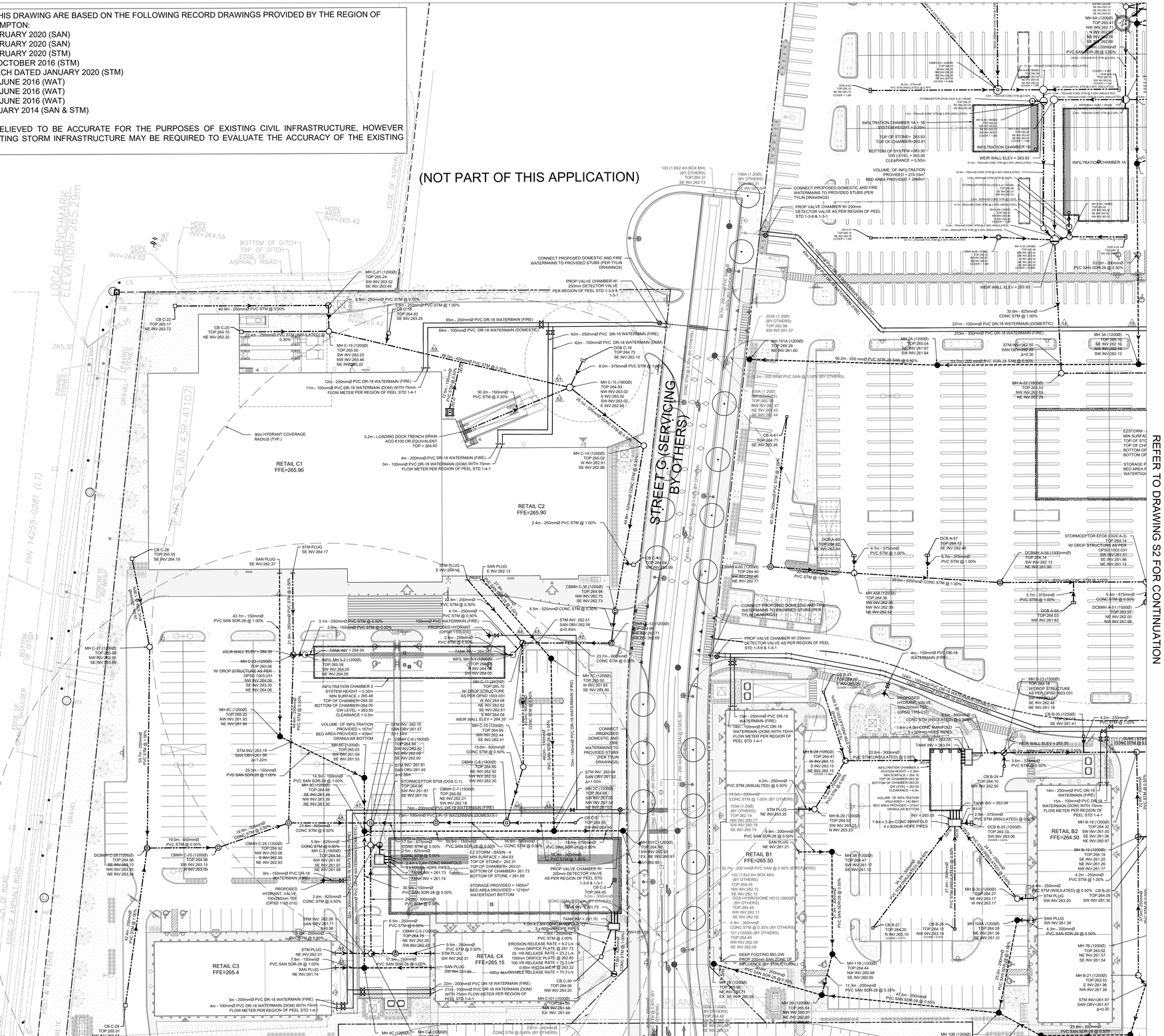
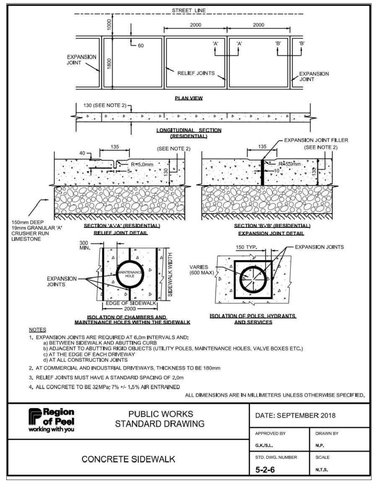
- 48105-D BY COLE ENGINEERING, DATED JUNE 2016 (WAT)
- 48106-D BY COLE ENGINEERING, DATED JUNE 2016 (WAT)
- 52053-D BY BY URBANTECH, DATED JANUARY 2014 (SAN & STM)

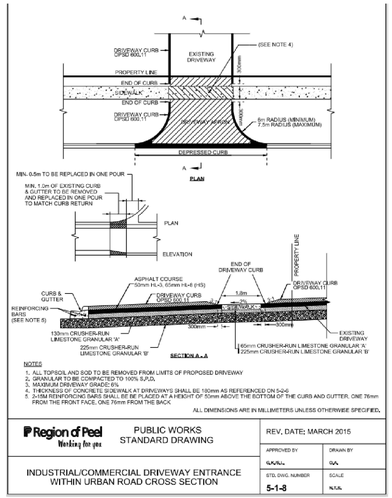
THE INFORMATION PROVIDED ABOVE IS BELIEVED TO BE ACCURATE FOR THE PURPOSES OF EXISTING CIVIL INFRASTRUCTURE, HOWEVER FURTHER INVESTIGATION REGARDING EXISTING STORM INFRASTRUCTURE MAY BE REQUIRED TO EVALUATE THE ACCURACY OF THE EXISTING CONDITION

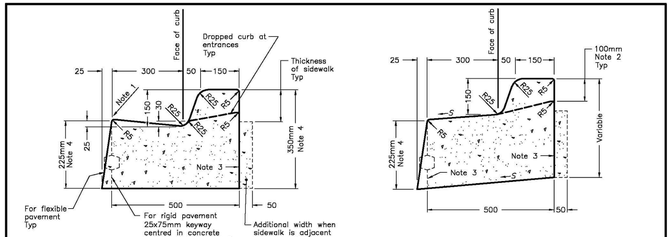
WATERMAIN TO MAINTAIN MINIMUM 0.5m SEPARATION FROM SANITARY OR STORM SEWERS. WATERMAIN TO BE DEFLECTED BELOW SEWER WHERE NECESSARY/APPLICABLE.

(NOT PART OF THIS APPLICATION)


RETAIL C1
FFE=265.90
RETAIL C2
FFE=265.90
RETAIL C3
FFE=265.4
RETAIL C4
FFE=265.15
RETAIL B1
FFE=265.50
RETAIL B2
FFE=264.50
STREET G (SERVICING BY OTHERS)
INFILTRATION CHAMBER 1A
INFILTRATION CHAMBER 1B
INFILTRATION CHAMBER 5
INFILTRATION CHAMBER 4
EZSTORM - A
EZSTORM - B
STORMCEPTOR EF08 (OGS A-3)
STORMCEPTOR EF08 (OGS A-4)
STORMCEPTOR EF08 (OGS A-5)
STORMCEPTOR EF08 (OGS A-C)
MH 6A (12000Ø)
MH 6B (12000Ø)
MH 6C (12000Ø)
MH 2A (12000Ø)
MH 3A (12000Ø)
MH A-32 (15000Ø)
MH C-15 (18000Ø)
MH C-14 (12000Ø)
MH C-19 (12000Ø)
MH C-21 (12000Ø)
MH C-24 (12000Ø)
MH C-27 (12000Ø)
MH C-30 (12000Ø)
MH C-32 (12000Ø)
MH C-33 (12000Ø)
MH C101 (15000Ø)
MH 101A (12000Ø)
MH 101B (12000Ø)
MH 101C (12000Ø)
MH 10A (12000Ø)
MH 10B (12000Ø)
MH 28 (12000Ø)
MH B-23 (15000Ø)
MH B-24 (15000Ø)
MH B-30 (12000Ø)
MH A-56 (1500mmØ)
MH A-57 (1500mmØ)
MH A-58 (1500mmØ)
MH A-59 (1500mmØ)
MH A-60 (1200Ø)
MH A-61 (1200Ø)
MH A-62 (1200Ø)
MH A-63 (1200Ø)
MH A-64 (1200Ø)
MH A-65 (1200Ø)
MH A-66 (1200Ø)
MH A-67 (1200Ø)
MH A-68 (1200Ø)
MH A-69 (1200Ø)
MH A-70 (1200Ø)
MH A-71 (1200Ø)
MH A-72 (1200Ø)
MH



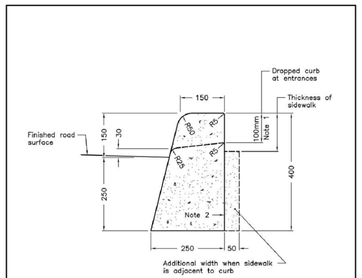




LEGEND:
S – Rate of pavement superelevation in percent, %.

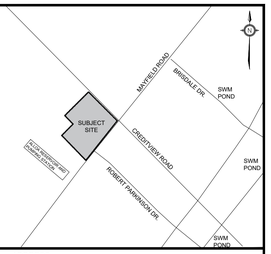
NOTES:
1 Flexible and composite pavement shall be placed 5mm above the adjacent edge of gutter.
2 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
3 For slipforming procedure a 5% batter is acceptable.
4 For composite pavement the depth of concrete curb shall be adjusted to depth of concrete pavement.
5 When tie bars are specified, refer to OPSD 552.010 and 552.020 for details.
A Treatment at entrances shall be according to OPSD 351.010.
B Outlet treatment shall be according to the OPSD 610 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
CONCRETE BARRIER CURB WITH STANDARD GUTTER
Nov 2012 Rev 2
OPSD 600.040



NOTES:
1 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
2 For slipforming procedure a 5% batter is acceptable.
A Treatment at entrances shall be according to OPSD 351.010.
B Outlet treatment shall be according to the OPSD 610 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
D All dimensions are in millimetres unless otherwise shown.

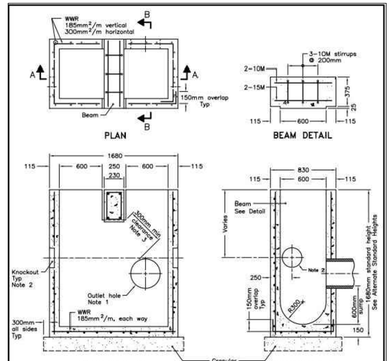
ONTARIO PROVINCIAL STANDARD DRAWING
CONCRETE BARRIER CURB
Nov 2012 Rev 2
OPSD 600.110



KEY PLAN
N.T.S.

ADDRESS:
12100 CREDITVIEW ROAD
CALEDON, ONTARIO

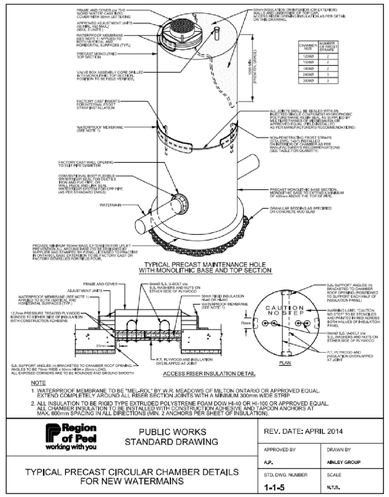
LEGEND



NOTES:
1 Outlet hole size 525mm diameter maximum, location as required.
2 200mm diameter knockout to accommodate subdrain. Knockout shall be 60mm deep.
3 Minimum clearance between beam recess and hole for pipe shall be 300mm or minimum clearance can be 150mm with addition of two 15M size rebar on 45 degree diagonal.
A Centre reinforcing in base slab and walls ±20mm.
B Granular backfill shall be placed to a minimum thickness of 300mm all around the catch basin.
C Frame, grate, and adjustment units shall be installed according to OPSD 704.010.
D Pipe support shall be according to OPSD 708.020.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

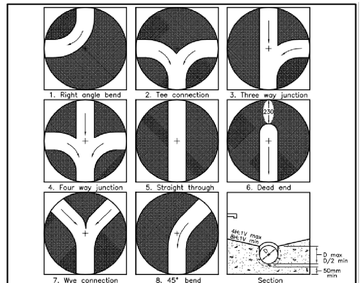
ALTERNATE STANDARD HEIGHTS	
ALTERNATIVE	DIMENSION
A	1980
B	1830
C	1680

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 4
PRECAST CONCRETE TWIN INLET CATCH BASIN 600 x 1450mm		
OPSD 705.020		



NOTE
1 WATERPROOF MEMBRANE TO BE "MEL-ROL" BY W.R. MEADOWS OF MILTON ONTARIO OR APPROVED EQUAL. EXTEND COMPLETELY AROUND ALL RISER SECTION JOINTS WITH A MINIMUM 300mm WIDE STRIP.
2 ALL INSULATION TO BE RIGID TYPE EXTRUDED POLYSTYRENE (DOW HI-60 OR HI-100 OR APPROVED EQUAL. ALL CHAMBER INSULATION TO BE INSTALLED WITH CONCRETE KEYHOLE RISERS AND CARLON ANCHORS AT MAX. 600mm SPACING IN ALL DIRECTIONS (MIN. 2 ANCHORS PER SHEET OF INSULATION).

Region of Peel working with you	PUBLIC WORKS STANDARD DRAWING	REV. DATE: APRIL 2014
TYPICAL PRECAST CIRCULAR CHAMBER DETAILS FOR NEW WATERMAINS	APPROVED BY: A.A.	DRAWN BY: VALLEY GROUP
	STD. DWG. NUMBER: 1-1-5	SCALE: N.T.S.

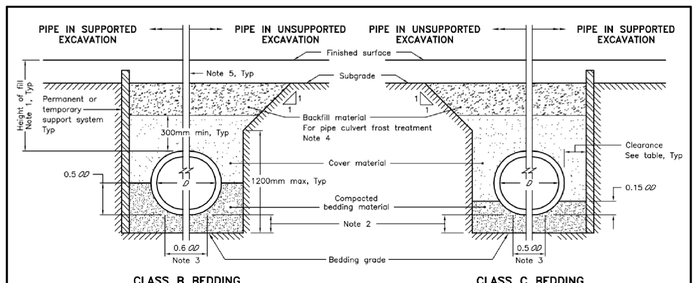


MAXIMUM SIZE HOLE IN THE WALL IN PRECAST RISER SECTIONS

Maintenance Hole Diameter	No. 1–4	No. 5 and 6	No. 8	No.7	
				Inlet Hole	Outlet Hole
1200	700	860	780	700	860
1500	860	1220	960	860	1170
1800	1220	1485	1220	1220	1485
2400	1485	2020	1760	1485	2020
3000	1930	2450	2300	1930	2450
3600	2470	3085	2730	2470	3085

NOTES:
1 Slopes shall be maintained from the outlet hole opening for top of benching.
A Concrete for benching shall be 35MPa.
B When benching is hand-finished, it shall be given wood float finish, channel shall be given steel trowel finish.
C Benching slope and height shall be as specified.
D When specified, maintenance holes that are 1200mm in diameter with a uniform channel for 200 or 250mm pipe may be prebenched at the manufacturer with standardized benching slope and channel orientation.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 4
MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES		
OPSD 701.021		

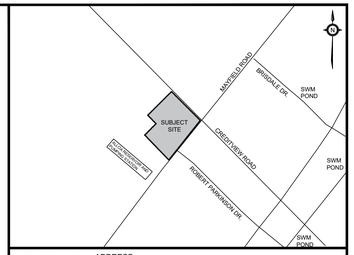


NOTES:
1 Height of fill is measured from the finished surface to top of pipe.
2 The minimum bedding depth below the pipe shall be 0.15 D in no case shall this dimension be less than 150mm or greater than 300mm.
3 The pipe bed shall be compacted and shaped to receive the bottom of the pipe.
4 Pipe culvert frost treatment shall be according to OPSD 803.030 and 803.031.
5 Condition of excavation is symmetrical about centreline of pipe.
A Soil types as defined in the Occupational Health and Safety Act and Regulations for Construction Projects.
B All dimensions are in metres unless otherwise shown.

LEGEND:
D – Inside diameter
OD – Outside diameter

CLEARANCE TABLE	
Pipe Inside Diameter mm	Clearance mm
900 or less	300
Over 900	500

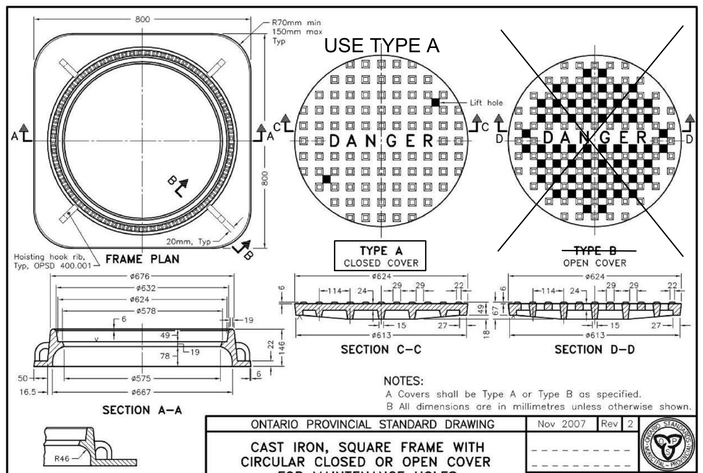
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 3
RIGID PIPE BEDDING, COVER, AND BACKFILL TYPE 1 OR 2 SOIL – EARTH EXCAVATION		
OPSD 802.030		



KEY PLAN N.T.S.

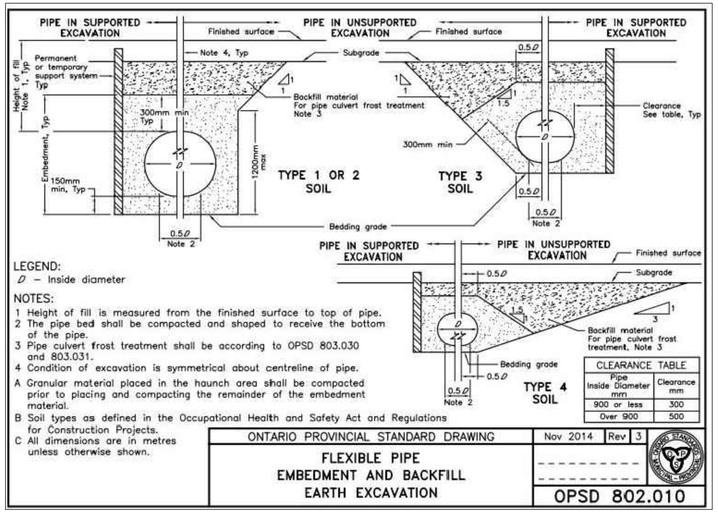
ADDRESS:
12100 CREDITVIEW ROAD
CALEDON, ONTARIO

LEGEND



NOTES:
A Covers shall be Type A or Type B as specified.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2007	Rev 2
CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES		
OPSD 401.010		

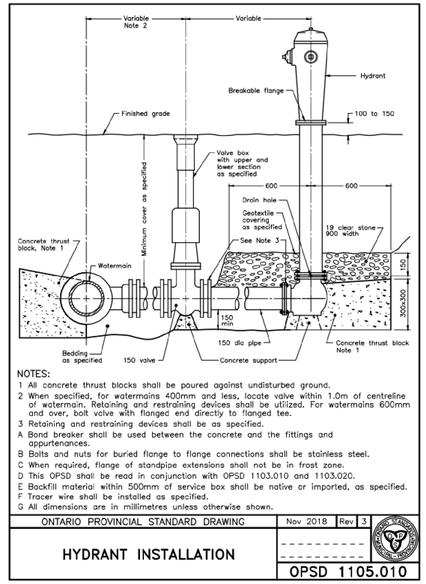


LEGEND:
D – Inside diameter

NOTES:
1 Height of fill is measured from the finished surface to top of pipe.
2 The pipe bed shall be compacted and shaped to receive the bottom of the pipe.
3 Pipe culvert frost treatment shall be according to OPSD 803.030 and 803.031.
4 Condition of excavation is symmetrical about centreline of pipe.
A Granular material placed in the haunch area shall be compacted prior to placing and compacting the remainder of the embedment material.
B Soil types as defined in the Occupational Health and Safety Act and Regulations for Construction Projects.
C All dimensions are in metres unless otherwise shown.

CLEARANCE TABLE	
Pipe Inside Diameter mm	Clearance mm
900 or less	300
Over 900	500

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 3
FLEXIBLE PIPE EMBEDMENT AND BACKFILL EARTH EXCAVATION		
OPSD 802.010		



NOTES:
1 All concrete thrust blocks shall be poured against undisturbed ground.
2 When specified, for watermains 400mm and less, locate valve within 1.0m of centreline of watermain. Retaining and restraining devices shall be utilized. For watermains 600mm and over, bolt valve with flanged end directly to flanged tee.
3 Retaining and restraining devices shall be as specified.
A Bond breaker shall be used between the concrete and the fittings and appurtenances.
B Bolts and nuts for buried flange to flange connections shall be stainless steel.
C When required, flange of standpipe extensions shall not be in frost zone.
D This OPSD shall be read in conjunction with OPSD 1103.010 and 1103.020.
E Backfill material within 500mm of service box shall be native or imported, as specified.
F Tracer wire shall be installed as specified.
G All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 3
HYDRANT INSTALLATION		
OPSD 1105.010		

BENCHMARK:	ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF BRAMPTON HORIZONTAL CONTROL MONUMENT: No. 042200357 ELEVATION=260.691m
BEARING:	BEARINGS ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
SITE PLAN:	TURNER FLEISCHER, 250915
SURVEY:	J.D. BARNES, 231206

NO.	ISSUE	DATE	BY
4	SITE PLAN APPROVAL - SUBMISSION 4	260625	TF
3	SITE PLAN APPROVAL - SUBMISSION 3	260309	TF
2	SITE PLAN APPROVAL - SUBMISSION 2	250917	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	241018	TF

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2. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
3. THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.

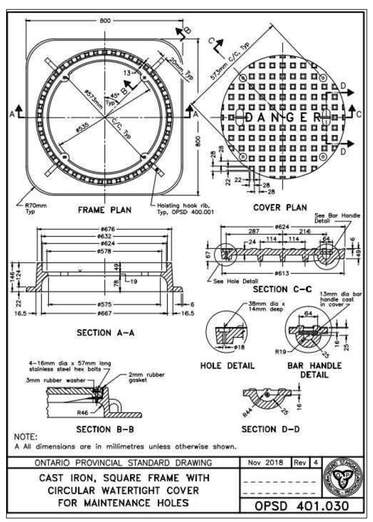
KWA SITE DEVELOPMENT CONSULTING INC. 2453 AUCKLAND DRIVE BURLINGTON, ON L7L 7A9

LICENCED PROFESSIONAL ENGINEER
T. FAIR
100176144
JUNE 25, 2026
PROVINCE OF ONTARIO

12100 CREDITVIEW DEVELOPMENTS LTD.
12100 CREDITVIEW ROAD

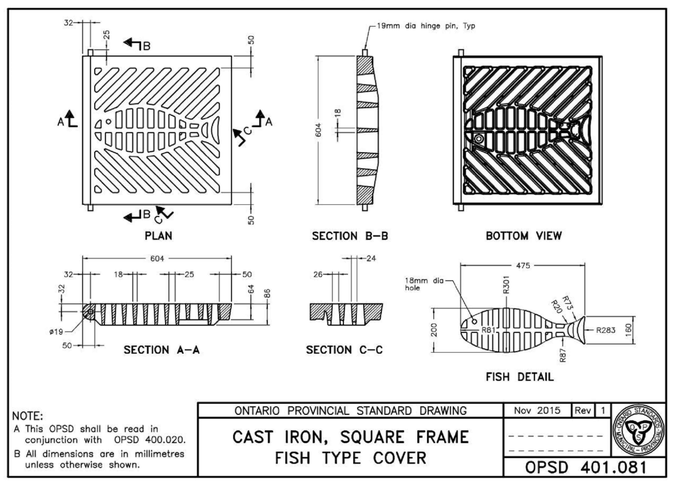
DETAILS PLAN - 2

SCALE:	
DATE: SEPT 2024	PROJECT # 24045
DRAWN BY: TG / TF	
DESIGNED BY: TG / TF / PB	DRAWING # D2
CHECKED BY: TF / RA	



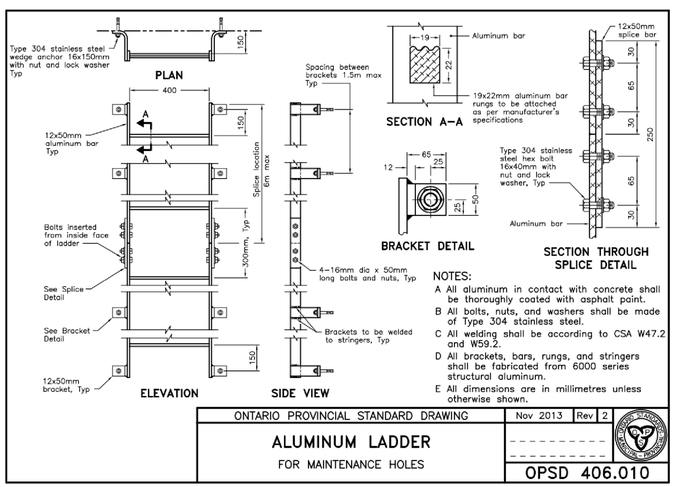
NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 4
CAST IRON, SQUARE FRAME WITH CIRCULAR WATERTIGHT COVER FOR MAINTENANCE HOLES		
OPSD 401.030		



NOTE:
A This OPSD shall be read in conjunction with OPSD 400.020.
B All dimensions are in millimetres unless otherwise shown.

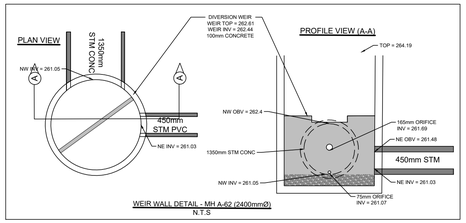
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 1
CAST IRON, SQUARE FRAME FISH TYPE COVER		
OPSD 401.081		



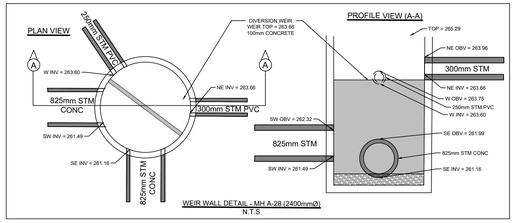
NOTES:
A All aluminum in contact with concrete shall be thoroughly coated with asphalt paint.
B All bolts, nuts, and washers shall be made of Type 304 stainless steel.
C All welding shall be according to CSA W47.2 and W59.2.
D All brackets, bars, rungs, and stringers shall be fabricated from 6000 series structural aluminum.
E All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2013	Rev 2
ALUMINUM LADDER FOR MAINTENANCE HOLES		
OPSD 406.010		

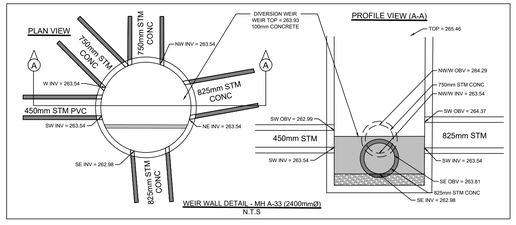
File: G:\Projects\24045_Fieldgate Collection\4_Drawings\3_Design Drawings\24045 - DETAILS.dwg, Layout: D2 Date: Jun 25, 2026 - 1:38pm, Edit By: Vinci



WEIR WALL DETAIL - MH A-62 (2400mmØ)
N.T.S

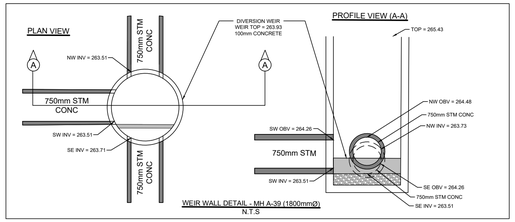


WEIR WALL DETAIL - MH A-28 (2400mmØ)
N.T.S

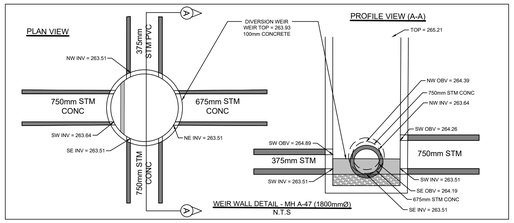


WEIR WALL DETAIL - MH A-33 (2400mmØ)
N.T.S

NOTE: ALL WEIR MAINTENANCE HOLES TO BE INSTALLED WITH 150MM RIDGID INSULATION UNDER FRAME COVER. INSTALLED WITH A HANDLE FOR EASY REMOVAL AND REPLACEMENT. INSULATION MUST COVER THE FULL EXTENT OF THE SLAB HOLE

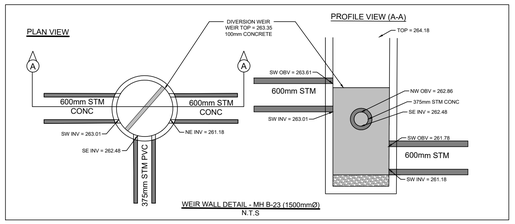


WEIR WALL DETAIL - MH A-39 (1800mmØ)
N.T.S

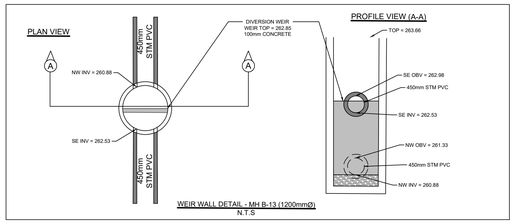


WEIR WALL DETAIL - MH A-47 (1800mmØ)
N.T.S

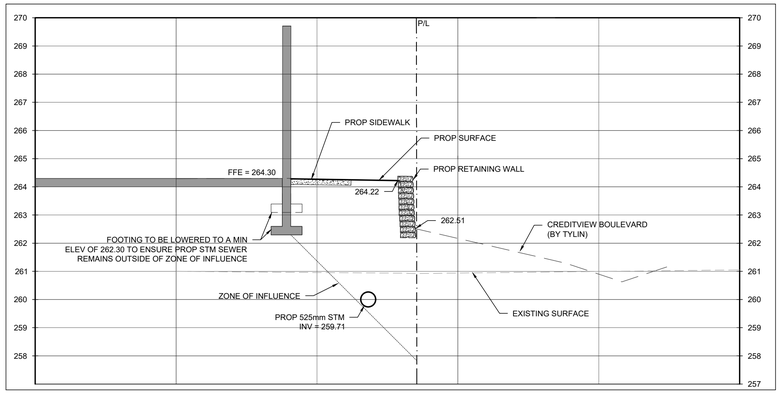
BLOCK A



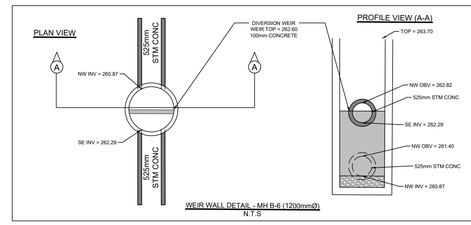
WEIR WALL DETAIL - MH B-23 (1500mmØ)
N.T.S



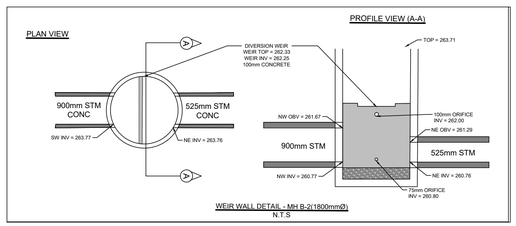
WEIR WALL DETAIL - MH B-13 (1200mmØ)
N.T.S



SECTION 1-1
SOUTH EAST CORNER OF RETAIL B5
SCALE 1:100

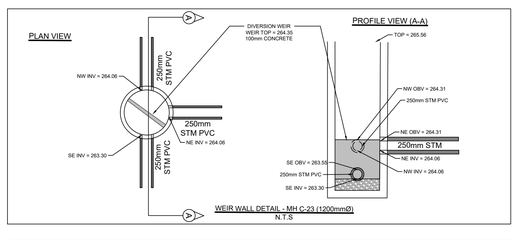


WEIR WALL DETAIL - MH B-6 (1200mmØ)
N.T.S

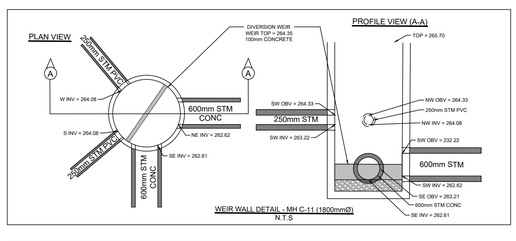


WEIR WALL DETAIL - MH B-2(1800mmØ)
N.T.S

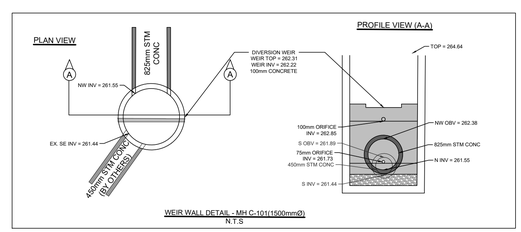
BLOCK B



WEIR WALL DETAIL - MH C-23 (1200mmØ)
N.T.S



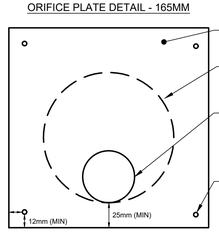
WEIR WALL DETAIL - MH C-11 (1800mmØ)
N.T.S



WEIR WALL DETAIL - MH C-101(1500mmØ)
N.T.S

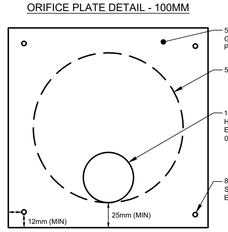
BLOCK C

ORIFICE PLATE DETAIL - 165MM



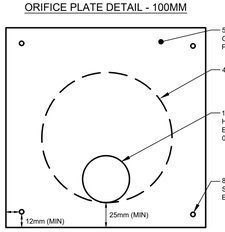
BLOCK A

ORIFICE PLATE DETAIL - 100MM



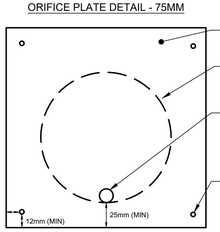
BLOCK B

ORIFICE PLATE DETAIL - 100MM

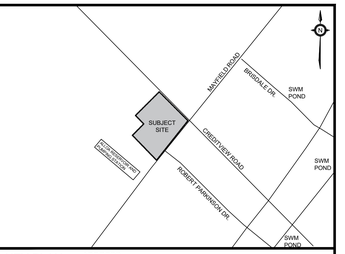


BLOCK C

ORIFICE PLATE DETAIL - 75MM



ALL



KEY PLAN
N.T.S.

ADDRESS:
12100 CREDITVIEW ROAD
CALEDON, ONTARIO

LEGEND

BENCHMARK: ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF BRAMPTON HORIZONTAL CONTROL MONUMENT: No. 042200357 ELEVATION=260.691m

BEARING: BEARINGS ARE UTM GRID, DERVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

SITE PLAN: TURNER FLEISCHER, 250915

SURVEY: J.D. BARNES, 231206

NO.	ISSUE	DATE	BY
4	SITE PLAN APPROVAL - SUBMISSION 4	260625	TF
3	SITE PLAN APPROVAL - SUBMISSION 3	260309	TF
2	SITE PLAN APPROVAL - SUBMISSION 2	250917	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	241018	TF

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3. THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.

KWA SITE DEVELOPMENT CONSULTING
KWA SITE DEVELOPMENT CONSULTING INC. 2453 AUCKLAND DRIVE BURLINGTON, ON L7L 7A9

LICENSED PROFESSIONAL ENGINEER
T. FAIR
100176144
JUNE 25, 2026
PROVINCE OF ONTARIO

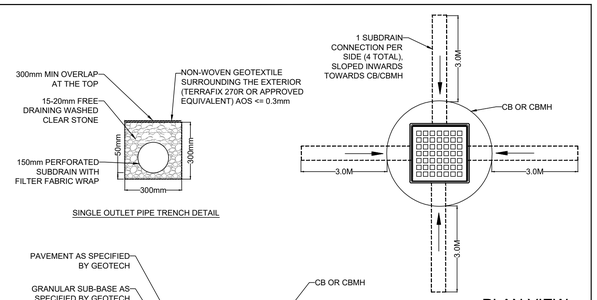
12100 CREDITVIEW DEVELOPMENTS LTD.
12100 CREDITVIEW ROAD

DETAILS PLAN - 3

SCALE:	PROJECT # 24045
DATE: SEPT 2024	
DRAWN BY: TG / TF	DRAWING # D3
DESIGNED BY: TG / TF / PB	
CHECKED BY: TF / RA	

SPA 2024-0092

File : G:\Projects\24045_Fieldgate Oakbrook\4_Drawings\3_Design Drawings\24045 - DETAILS.dwg, Layout : D3 Date: Jun 25, 2026 - 1:59pm, Edit By : Vinci



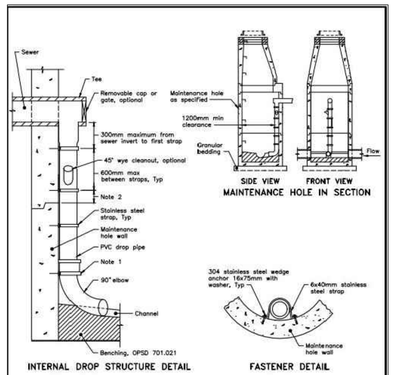
SUBDRAIN DETAIL

AT CATCHBASINS AND MANHOLES

N.T.S

SUBDRAIN DETAIL NOTES:

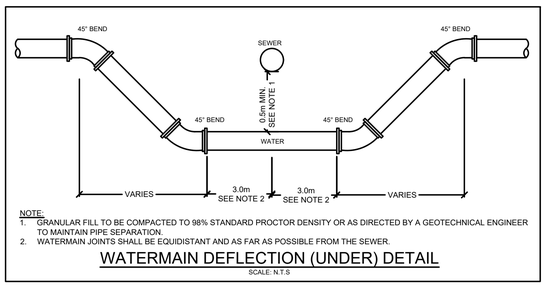
1. ALL MATERIAL AND PAVEMENT SPECIFICATION TO BE INSTALLED PER GEOTECHNICAL REQUIREMENTS
2. INSTALL SUBDRAIN PIPE TO BE FLUSH WITH INSIDE FACE OF CATCHBASIN
3. THIS DETAIL TO BE UNDERSTOOD IN CONJUNCTION WITH OPSD 207.041 & 207.044



NOTES:

1 At the elbow, a stainless steel strap is required at bottom of bell.
2 Straps shall not be placed within 150mm of any maintenance hole section joint.
A Internal drop structure shall be used in maintenance holes 1500mm diameter and larger and larger with a minimum height of 600mm from the inlet pipe invert to the bottom
B Drop pipe shall be one size smaller than the incoming sewer with a minimum 150mm diameter and maximum of 375mm diameter. A maximum of 300mm diameter for 1500mm maintenance holes.
C All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev 4
INTERNAL DROP STRUCTURE FOR NEW MAINTENANCE HOLES WITH OPTIONAL SIDE CLEANOUT		OPSD 1003.031

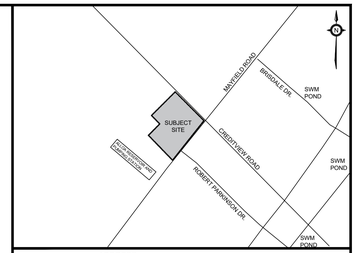


NOTE:

1. GRANULAR FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY OR AS DIRECTED BY A GEOTECHNICAL ENGINEER TO MAINTAIN PIPE SEPARATION.
2. WATERMAIN JOINTS SHALL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

WATERMAIN DEFLECTION (UNDER) DETAIL

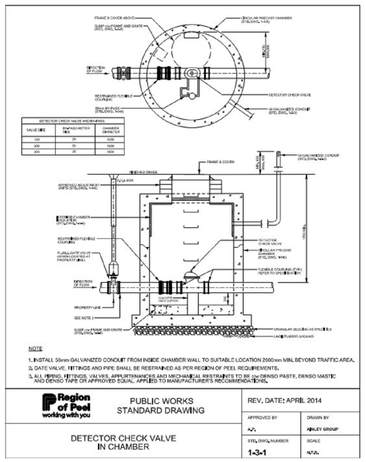
SCALE: N.T.S



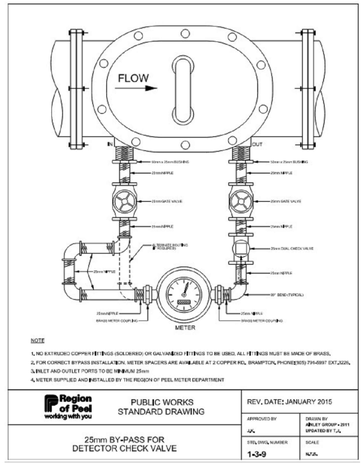
KEY PLAN
N.T.S.

ADDRESS:
12100 CREDITVIEW ROAD
CALEDON, ONTARIO

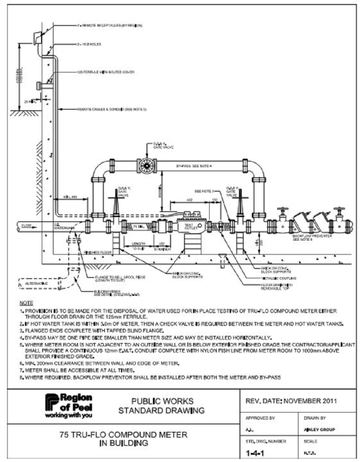
LEGEND



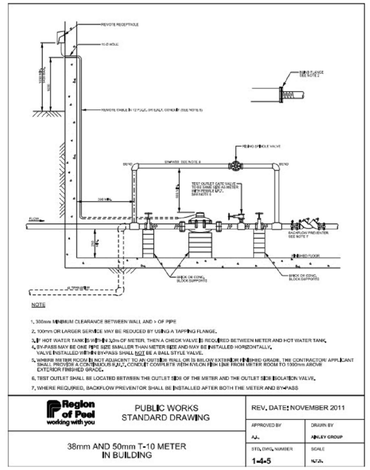
Region of Peel working with you	PUBLIC WORKS STANDARD DRAWING	REV. DATE: APRIL 2014
DETECTOR CHECK VALVE IN CHAMBER	APPROVED BY: AA	DRAWN BY: ABLEY GROUP
	STD. DWG. NUMBER: 1-3-1	SCALE: N.T.S.



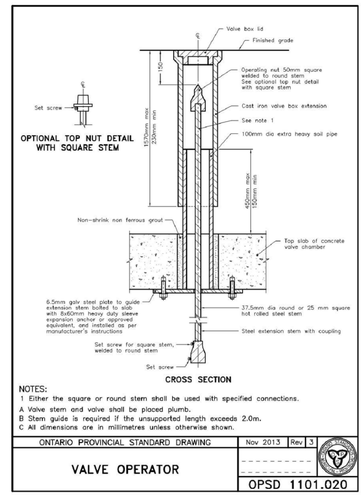
Region of Peel working with you	PUBLIC WORKS STANDARD DRAWING	REV. DATE: JANUARY 2015
25mm BY-PASS FOR DETECTOR CHECK VALVE	APPROVED BY: AA	DRAWN BY: ABLEY GROUP UPDATED BY: TJL
	STD. DWG. NUMBER: 1-3-9	SCALE: N.T.S.



Region of Peel working with you	PUBLIC WORKS STANDARD DRAWING	REV. DATE: NOVEMBER 2011
75 TRU-FLO COMPOUND METER IN BUILDING	APPROVED BY: AA	DRAWN BY: ABLEY GROUP
	STD. DWG. NUMBER: 1-4-1	SCALE: N.T.S.



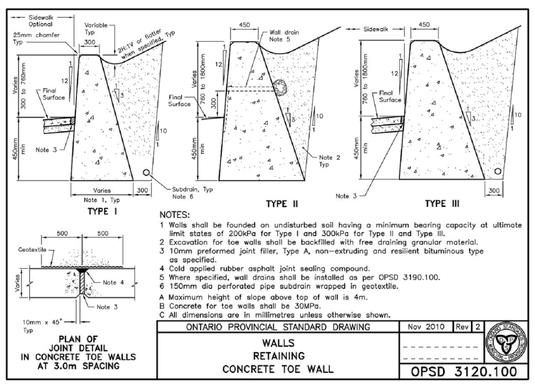
Region of Peel working with you	PUBLIC WORKS STANDARD DRAWING	REV. DATE: NOVEMBER 2011
38mm AND 50mm T-10 METER IN BUILDING	APPROVED BY: AA	DRAWN BY: ABLEY GROUP
	STD. DWG. NUMBER: 1-4-5	SCALE: N.T.S.



NOTES:

1 Either the square or round stem shall be used with specified connections.
A Valve stem and valve shall be placed plumb.
B Stem guide is required if the unsupported length exceeds 2.0m.
C All dimensions are in millimetres unless otherwise shown.

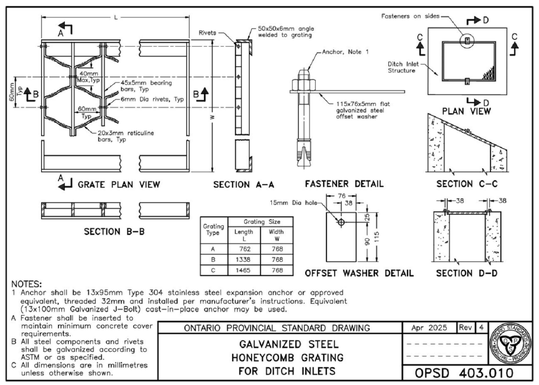
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2013	Rev 3
VALVE OPERATOR		OPSD 1101.020



NOTES:

1 Walls shall be founded on undisturbed soil having a minimum bearing capacity at ultimate limit states of 200kPa for Type I and 300kPa for Type II and Type III.
2 Excavation for toe walls shall be backfilled with free draining granular material.
3 10mm preformed joint filler, Type A, non-extruding and resilient bituminous type as specified.
4 Cold applied rubber asphalt joint sealing compound.
5 Where specified, wall drains shall be installed as per OPSD 3190.100.
6 150mm dia perforated pipe subdrain wrapped in geotextile.
A Maximum height of slope above top of wall is 4m.
B Concrete for toe walls shall be 30MPa.
C All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2010	Rev 2
WALLS RETAINING CONCRETE TOE WALL		OPSD 3120.100

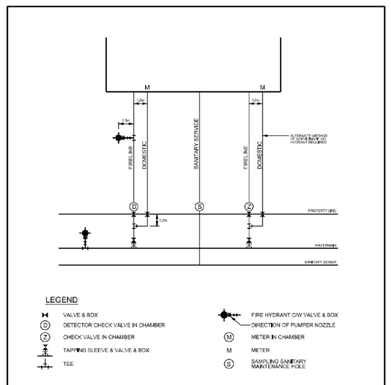


Grating Type	Grating Size Length L	Width W
A	762	768
B	1338	768
C	1465	768

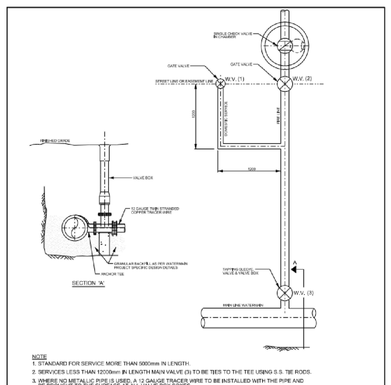
NOTES:

1 Anchor shall be 13x95mm Type 304 stainless steel expansion anchor or approved equivalent, threaded 32mm and installed per manufacturer's instructions. Equivalent (13x100mm Galvanized J-Bolt) cast-in-place anchor may be used.
A Fastener shall be inserted to maintain minimum concrete cover requirements.
B All steel components and rivets shall be galvanized according to ASTM or as specified.
C All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Apr 2025	Rev 4
GALVANIZED STEEL HONEYCOMB GRATING FOR DITCH INLETS		OPSD 403.010



Region of Peel working with you	PUBLIC WORKS STANDARD DRAWING	REV. DATE: NOVEMBER 2011
SERVICING FOR INDUSTRIAL BUILDINGS	APPROVED BY: AA	DRAWN BY: ABLEY GROUP
	STD. DWG. NUMBER: 1-8-6	SCALE: N.T.S.



NOTE

1. STANDARD FOR SERVICE MORE THAN 500mm IN LENGTH.
2. SERVICES LESS THAN 12200mm IN LENGTH MAIN VALVE (3) TO BE TIES TO THE TEE USING S.S. TIE RODS.
3. WHERE NO METALLIC PIPE IS USED, A 12 GAUGE TRACER WIRE TO BE INSTALLED WITH THE PIPE AND BE BROUGHT TO THE SURFACE AT ALL VALVE BOX BOXES.
4. BACKFILL TRENCH WITH GRANULAR 'B' COMPACTED TO 100% STD. PROCTOR DENSITY.
5. REFER TO C. REG. 339/06 - PART - PLUMBING SECTION 7.6.2.1 FOR TYPE OF BLACKFLOW PREVENTER REQUIRED.
6. ALL PIPING, FITTINGS, VALVES, APPURTENANCES AND MECHANICAL RESTRAINTS TO BE c/w DENSO PASTE, DENSO MASTIC AND DENSO TAPE OR APPROVED EQUAL, APPLIED TO MANUFACTURER'S RECOMMENDATIONS.

Region of Peel working with you	PUBLIC WORKS STANDARD DRAWING	REV. DATE: APRIL 2014
FIRE LINE AND DOMESTIC CONNECTION	APPROVED BY: AA	DRAWN BY: ABLEY GROUP
	STD. DWG. NUMBER: 1-6-4	SCALE: N.T.S.

NO.	ISSUE	DATE	BY
4	SITE PLAN APPROVAL - SUBMISSION 4	260625	TF
3	SITE PLAN APPROVAL - SUBMISSION 3	260309	TF
2	SITE PLAN APPROVAL - SUBMISSION 2	250917	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	241018	TF

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3. THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.

KWA SITE DEVELOPMENT CONSULTING
KWA SITE DEVELOPMENT CONSULTING INC. 2453 AUCKLAND DRIVE BURLINGTON, ON L7L 7A9

LICENSED PROFESSIONAL ENGINEER
T. FAIR
100176144
JUNE 25, 2026
PROVINCE OF ONTARIO

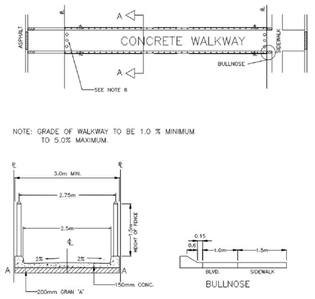
12100 CREDITVIEW DEVELOPMENTS LTD.
12100 CREDITVIEW ROAD

DETAILS PLAN - 4

SCALE:	
DATE: SEPT 2024	PROJECT # 24045
DRAWN BY: TG / TF	DRAWING # D4
DESIGNED BY: TG / TF / PB	
CHECKED BY: TF / RA	

SPA 2024-0092

File: G:\Projects\24045_Fieldgate Caledon\4_Drawings\3_Design Drawings\24045 - DETAILS.dwg, Layout: D4 Date: Jun 25, 2026 - 1:55pm Edit By: VVoci



NOTE: ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.

NOTES:
1. ALL CONCRETE TO BE MIN. 30 MPA WITH 7% ENTRAINED AIR ± 1.5%.
2. EXPANSION JOINTS OR DEEP CUTS TO BE PROVIDED EVERY 6m AND ALONG CENTRELINE. WALK TO BE SCORED EVERY 3m.
3. FENCE POST FOOTINGS TO BE CORE DRILLED INTO FORMED CURB, UNLESS OTHERWISE DIRECTED BY THE TOWN.
4. 2m PROJECTION AND 1m CURB DEPRESSION MAY VARY WHERE WALKWAY ADJACENT TO DRIVEWAY.
5. WALKWAY FENCE TO END AT PROPERTY LINE.
6. BOLLARD OR WALKWAY GATE MAY BE REQUIRED AS DIRECTED BY TOWN STAFF.

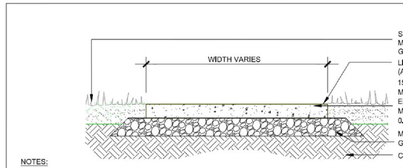
TOWN OF CALEDON

CONCRETE PEDESTRIAN WALKWAY

NO.	REVISION	APR'D	DATE
3	CHANGE STANDARD NO. 225 NOW 312, TEXT EDIT		APR 19
2	CHANGE STANDARD NO. 608 NOW 225		JUNE 08
1	WALKWAY GRADE, SIDEWALK WIDTH CORRECTION, NOTE EDIT, STANDARD No. 225 NOW 608		JUNE 08

APR'D: C.C. DATE: JAN. 00
DRAWN: B.J.M. SCALE: N.T.S.

STANDARD No. 911



SEED OR SOD EDGES. ENSURE ADJACENT MATERIAL IS FLUSH WITH CONCRETE AND GENTLY SLOPES AWAY AT EDGE

LIGHT BROOM FINISH TOOLED EDGES (ALL POURS)

150mm POURED IN PLACE CONCRETE PAD MINIMUM 25MPa @ 28 DAYS. 5-7% AIR ENTRAINMENT INTEGRALLY MIX FIBRE MESH REINFORCING AT A RATE OF 0.6kg/m³

MINIMUM 200mm COMPACTED DEPTH OF GRANULAR 'A' COMPACTED TO 98% S.P.D.

COMPACTED SUBGRADE TO 98% S.P.D.

NOTES:
1. EXCAVATE TO MINIMUM DEPTHS, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNSUITABLE SUBGRADE MATERIAL SUCH AS TOPSOIL. REMOVE ALL EXCAVATED MATERIAL AND DISPOSE OF OFF SITE.
2. SLOPE SUBGRADE PARALLEL TO FINISHED GRADE (MIN. 2% SLOPE AWAY FROM EXISTING BUILDINGS).
3. ALL CONCRETE WORK TO TOWN STANDARDS OR BETTER.
4. EXPANSION JOINTS EVERY 6.0m MAX AND CONTROL JOINTS EVERY 1.5m MAX WITH SAW CUTS TO A DEPTH OF 45mm.
5. 10mm NON EXTRUDING BITUMINOUS FIBRE TO BE USED BETWEEN POURS. FILL 150mm DEEP.
6. SPRAY WITH WHITE PIGMENT CURING COMPOUND WITHIN 3hrs.
7. PROTECT WET CONCRETE UNTIL HARD ENOUGH TO WITHSTAND MARKING. CORRECT ANY DAMAGED AREAS WITH REMOVAL AND REPLACEMENT OF CONCRETE AT CONTRACTOR'S EXPENSE.
8. IN ALL AREAS WHERE NEW SOD IS TO BE LAYED. ENSURE SOD IS FLUSH WITH CONCRETE SURFACE. SOD MUST NOT BLOCK SURFACE DRAINAGE.
9. WIDTH OF PATH OR SIZE OF CONCRETE PAD AS PER PLAN OR CONFIRMED ON SITE.
10. ADJACENT GRADES ARE TO SLOPE AWAY FROM THE TRAIL.

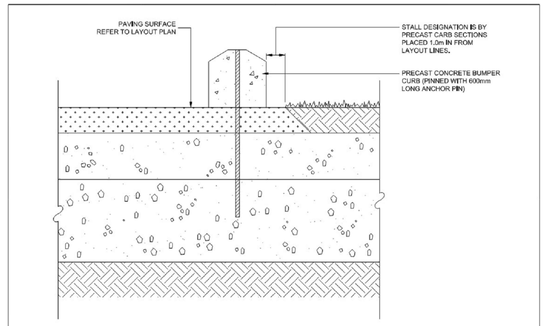
TOWN OF CALEDON

POURED IN PLACE CONCRETE

NO.	REVISION	APR'D	DATE
1.	RECREATED.		APR 19

APR'D: APR'D DATE: AUGUST 17
DRAWN: KY SCALE: NTS

STANDARD No. 902



TOWN OF CALEDON

PRECAST CONCRETE BUMPER

NO.	REVISION	APR'D	DATE

APR'D: B.B. DATE: AUGUST 17
DRAWN: BJM. SCALE: N.T.S.

STANDARD No. 908

SPECIFICATIONS

A. GENERAL

i) These Specifications are to be read in conjunction with the General Conditions of the contract, as prepared by and available at the offices of _____.

ii) Prior to commencing work, the Contractor shall:
1. Become familiar with the plans, details, and specifications of this project.
2. Visit the site to ascertain and take account of existing conditions and any deviations from the plans in work by others, and
3. Finalize all design alternatives in consultation with the Landscape Architect.

iii) Prior to excavating, the Contractor shall verify the location of all underground utilities. In the event of a conflict between a proposed tree location and an underground service, the exact location of the tree shall be determined on site by the landscape architect and/or the Town's representative.

iv) The Contractor shall, at his or her own expense, repair any damage to existing utilities, structures, facilities, etc. done in the performance of his work.

v) All site work shall conform to the *Canadian National Master Construction Specifications*, a copy of which can be obtained from Construction Specifications Canada, 100 Lombard St., Suite 200, Toronto, Ontario M5C 1M3; Tel. (416) 777-2198; Fax (416) 777-2197. It is the responsibility of the Contractor to be thoroughly familiar with these specifications and their implications for this project.

B. PLANT MATERIAL

i) All plants shall be installed true to specified names, sizes, grades, etc., and shall conform to the standards of the Canadian Nursery Landscapes Association.

ii) All plants shall be nursery grown in a hardiness zone appropriate to site conditions, as published by Agriculture Canada, titled 'Map of Plant Hardiness Zones in Canada'.

iii) In the event of a discrepancy in plant quantity between the Planting Plan and the Plant List, the Planting Plan shall govern.

iv) The Contractor shall make plants available for inspection by the Landscape Architect and/or the Town's representative prior to shipping to the site. This does not limit the right of the Landscape Architect and/or the Town's representative to later reject plant material that is of poor quality, damaged during shipping or installation, performing poorly while the guarantee period is still in effect, or otherwise does not conform to the specifications.

v) Plant substitutions must be approved in writing by the Town and the Landscape Architect prior to delivery of the material to the site. All substitutions shall be recorded on the as-recorded drawings and planting chart.

vi) The Contractor shall use standard industry methods for planting trees and shrubs. Trees shall be burned to give the best appearance; they shall also be guyed or staked immediately after planting and as detailed on the drawings.

specifications continued on next panel...

TOWN OF CALEDON

STREETSCAPE SPECIFICATIONS STANDARD NOTES PART 1

NO.	REVISION	APR'D	DATE
3	STANDARD No. 712 NOW 701		JUNE 08
2	STANDARD No. 1170,01 NOW 712		JUNE 08
1	CHANGES TO NOTES VI & VII.		MARCH 08

APR'D: C.C. DATE: JUNE 06
DRAWN: abal SCALE: NTS

STANDARD No. 701

SPECIFICATIONS continued from previous panel

C. BED PREPARATION

i) The Contractor shall scarify the sides and bottom of excavated tree pits and shrub beds prior to backfilling, in areas with heavy clay soils, tree and planting beds shall be backfilled to the specified depths with:

2 Parts "triple mix," delivered to the site, to be well-mixed with . . .
1 Part local topsoil (viz., subdivision topsoil that has been removed and stockpiled.) If topsoil is unavailable, topsoil with clay content shall be imported and mixed with triple mix.

ii) Tree pits shall be constructed with saucers and mulch as detailed.

D. PRELIMINARY ACCEPTANCE

i) When landscaping is completed, the Consulting Landscape Architect shall submit a Certificate of Completion for preliminary acceptance to the Town of Caledon certifying that all landscape works have been 100% completed in accordance with the approved plans.

ii) The Consulting Landscape Architect shall prepare a Summary Chart, indicating the plant species, quantity, location, planting date(s), and any other relevant information, as requested by the Municipality.

iii) Upon receipt of the Certificate of Completion, Town Staff will conduct a preliminary inspection of the site and, provided that the works are in satisfactory condition, will grant preliminary acceptance of the landscaping.

E. INTERIM ACCEPTANCE

i) One year after Preliminary Acceptance is granted by the Town, the Consulting Landscape Architect shall submit a Certificate of Completion for Interim Acceptance to the Town of Caledon certifying that all maintenance requirements as outlined in Section I and in accordance with the approved plans have been completed.

ii) The Consulting Landscape Architect shall update the Summary Chart, indicating any modifications to approved substitutions, maintenance information, and any other relevant information as requested by the Municipality.

iii) Upon the receipt of the Certification of Completion, Town Staff will conduct an interim inspection of the site and, provided the works are in satisfactory condition, will grant Interim Acceptance of the landscaping.

F. GUARANTEE

i) All streetscape landscaping shall carry a guarantee/maintenance of **TWO** (2) years, commencing from the date that written preliminary acceptance is granted by the Town of Caledon. In each of the next two years, the Consulting Landscape Architect shall conduct an inspection and prepare a report, recommending the replacements and/or works needed to achieve the intent of the approved landscape plan. All replacements shall be recorded in the inspection Summary Chart. The Consulting Landscape Architect shall file a copy of the report and/or Summary Chart with the Municipality.

specifications continue on next panel...

TOWN OF CALEDON

STREETSCAPE SPECIFICATIONS STANDARD NOTES PART 2

NO.	REVISION	APR'D	DATE
2	STANDARD No, 713 NOW 702		JAN 18
1	STANDARD No, 1170,02 NOW 713		JUNE 08

APR'D: C.C. DATE: JUNE 06
DRAWN: abal SCALE: NTS

STANDARD No. 702

SPECIFICATIONS continued from previous panel

ii) Replacement plant material and repaired work shall be guaranteed for a minimum **TWO** (2) years from the date of replacement, and will not be granted final acceptance until the guarantee has expired or as otherwise determined by Town Staff.

G. MAINTENANCE

i) The maintenance of all landscape installations throughout the guarantee period shall include but not limited to the following:

1) proper irrigation to ensure optimum growth of trees and shrubs,
2) cultivation and weeding of tree pits and planting beds,
3) insect and disease control, and
4) pruning and fertilizing, as required or as directed by the Municipality or Consulting Landscape Architect.
5) replace all dead plant materials as identified by the Municipality.

H. CERTIFICATE OF ASSUMPTION

i) At the end of the guarantee period, the Contractor shall remove all tree stakes, and bark wrap, and shall add extra mulch where necessary. And/Or additional items as directed by the Municipality.

ii) When these final tasks have been completed, the Consulting Landscape Architect will provide the Town with all items as outlined in the Development Standards. All landscape work will then be inspected by the Municipality and, if satisfied that all work has been completed in accordance with the approved landscape plans, will issue a Certificate of Assumption and release any outstanding funds.

end of specifications

I. Additional Notes:

Refer to the most recent version of the Development standards for any additional requirements and submission items.

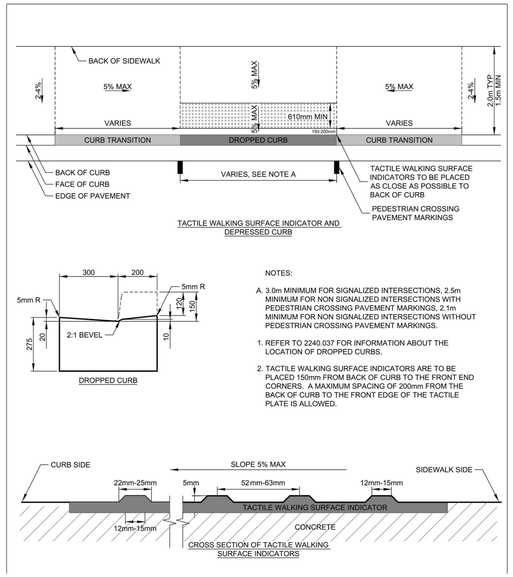
TOWN OF CALEDON

STREETSCAPE SPECIFICATIONS STANDARD NOTES PART 3

NO.	REVISION	APR'D	DATE
2	STANDARD No. 714 NOW 703		JAN 18
1	STANDARD No. 1170,03 NOW 714		JUNE 08

APR'D: C.C. DATE: JUNE 06
DRAWN: abal SCALE: NTS

STANDARD No. 703



TACTILE WALKING SURFACE INDICATOR AND DEPRESSED CURB

DROPPED CURB

NOTES:

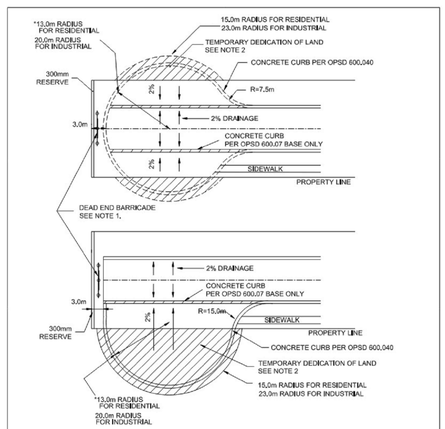
A. 3.0m MINIMUM FOR SIGNALIZED INTERSECTIONS, 2.5m MINIMUM FOR NON SIGNALIZED INTERSECTIONS WITH PEDESTRIAN CROSSING PAVEMENT MARKINGS, 2.1m MINIMUM FOR NON SIGNALIZED INTERSECTIONS WITHOUT PEDESTRIAN CROSSING PAVEMENT MARKINGS.

1. REFER TO 2240.037 FOR INFORMATION ABOUT THE LOCATION OF DROPPED CURBS.
2. TACTILE WALKING SURFACE INDICATORS ARE TO BE PLACED 150mm FROM BACK OF CURB TO THE FRONT END CORNERS. A MAXIMUM SPACING OF 200mm FROM THE BACK OF CURB TO THE FRONT EDGE OF THE TACTILE PLATE IS ALLOWED.

CROSS SECTION OF TACTILE WALKING SURFACE INDICATORS

TACTILE WALKING SURFACE INDICATOR AND DEPRESSED CURB

N.T.S



NOTES:
1. DEAD END BARRICADE PER OPSD 906.01 COMPLETE WITH ADDITIONAL 500mm X 500mm BLACK ON WHITE SIGN NOTING "TEMPORARY ONLY- LOCATION OF FUTURE ROAD".
2. TEMPORARY LAND DEDICATION VBL BLOCK ON PLAN.
3. *IF SCHOOL BUS SERVICE IS REQUIRED THE MINIMUM RADIUS SHALL BE 14.5m.

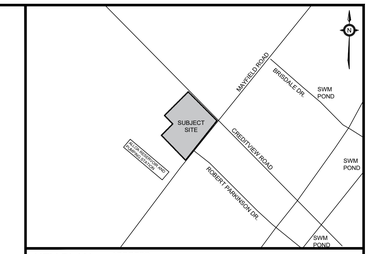
NO.	REVISION	APR'D	DATE
4			
3	STANDARD No. 252 NOW 217		JUNE 08
2	CURB MATERIAL AND OPSD NUMBER CORRECTION		MARCH 08
1	INDUSTRIAL RADII ADDED		JUNE 04

TOWN OF CALEDON

TEMPORARY CUL-DE-SAC

APR'D: DATE: 29/11/99
DRAWN: BJM SCALE: N.T.S.

STANDARD No. 217



KEY PLAN
N.T.S.

ADDRESS:
12100 CREDITVIEW ROAD
CALEDON, ONTARIO

LEGEND

BENCHMARK:	ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF BRAMPTON HORIZONTAL CONTROL MONUMENT: No. 042200357 ELEVATION=260.691m
BEARING:	BEARINGS ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
SITE PLAN:	TURNER FLEISCHER, 250915
SURVEY:	J.D. BARNES, 231206

NO.	ISSUE	DATE	BY
4	SITE PLAN APPROVAL - SUBMISSION 4	260625	TF
3	SITE PLAN APPROVAL - SUBMISSION 3	260309	TF
2	SITE PLAN APPROVAL - SUBMISSION 2	250917	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	241018	TF

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4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.

KWA SITE DEVELOPMENT CONSULTING INC. 2453 AUCKLAND DRIVE BURLINGTON, ON L7L 7A9

LICENSED PROFESSIONAL ENGINEER
T. FAIR
100176144
JUNE 25, 2026
PROVINCE OF ONTARIO

12100 CREDITVIEW DEVELOPMENTS LTD.
12100 CREDITVIEW ROAD

DETAILS PLAN - 5

SCALE:	
DATE: SEPT 2024	PROJECT # 24045
DRAWN BY: TG / TF	DRAWING # D5
DESIGNED BY: TG / TF / PB	
CHECKED BY: TF / RA	

SPA 2024-0092

File: G:\Projects\24045_Fieldgate Caledon\4. Drawings\3. Design Drawings\24045 - DETAILS.dwg Layout: D5 Date: Jun 25, 2026 - 1:59pm, Edit By: Vinci

GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "*OCCUPATIONAL HEALTH AND SAFETY ACT* AND *REGULATIONS FOR CONSTRUCTION PROJECTS*". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
2. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
3. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
4. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
5. NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.

SITE GRADING:

1. ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER WITH SOD ON MIN 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
2. ALL GRANULAR BASE AND SUB-BASE MATERIALS SHALL BE GRADED AND COMPACTED TO 98% STANDARD PROCTOR DENSITY, FREE OF DEPRESSIONS AS PER THE GEOTECHNICAL REPORT.
3. THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED BASED ON SPECIFICATIONS AS PER THE GEOTECHNICAL REPORT.
4. PROVIDE SUBDRAINS, MINIMUM LENGTH OF 3.0m, EXTENDING FROM ALL CATCHBASINS AND CATCHBASIN MANHOLES TO DRAIN THE GRANULAR SUB-BASE LAYER AS PER DETAIL ON DRAWING D4.
5. ALL BARRIER CURB WITHIN THE SITE TO BE CONSTRUCTED AS PER DETAIL ON DRAWING D1, UNLESS OTHERWISE SPECIFIED.
6. TRENCH BACKFILL WITHIN THE RIGHT OF WAY SHALL BE UNSHRINKABLE FILL AND SHALL EXTEND TO THE BASE OF ASPHALT. LANDSCAPED AREA MAY BE EXEMPTED.
7. ALL WORK SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF CITY ROAD OCCUPANCY PERMIT.
8. INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMAINS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED BY THE MUNICIPALITY.
9. STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT AS PER DETAIL ON DRAWING D4. ALL JOINTS MUST BE SEALED AS PER DETAIL.
10. EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
11. ALL PAVEMENT MARKING, LINE PAINTING, DIRECTIONAL LINES/ARROWS ETC. SHALL BE PLACED IN ACCORDANCE WITH THE ARCHITECTURAL SITE PLAN OR THE OWNER'S TRAFFIC ENGINEERING CONSULTANT'S DRAWINGS. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT IN ACCORDANCE WITH OPSS 1712.
12. WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS FOR THE RETAINING WALL (INCLUDE RAILINGS IF APPLICABLE) TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY STRUCTURAL AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.
13. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DRAWINGS.

GEOTECHNICAL NOTES:

PAVEMENT SPECIFICATIONS PER GEMTEC CONSULTING ENGINEERS AND SCIENTISTS LIMITED, REPORT DATED MAY 29, 2024 (PAGE 12), REFER TO THIS REPORT FOR FURTHER DETAILS :

LIGHT DUTY
40MM - HL3
60MM - HL8
150MM - OPSS GRANULAR A
300MM - OPSS GRANULAR B TYPE 1 OR 2

HEAVY DUTY
40MM - HL3
80MM - HL8
150MM - OPSS GRANULAR A
450MM - OPSS GRANULAR B TYPE 1 OR 2

REGION OF PEEL NOTES:

1. PUBLIC AND PRIVATE SERVICES, APPURTENANCES, MATERIALS AND CONSTRUCTION METHODS MUST COMPLY WITH THE MOST CURRENT REGION OF PEEL STANDARDS AND SPECIFICATIONS, THE LOCAL MUNICIPALITY'S REQUIREMENTS FOR THE ONTARIO BUILDING CODE AND ONTARIO PROVINCIAL STANDARDS. ALL WORKS SHALL ADHERE TO ALL APPLICABLE LEGISLATION, INCLUDING REGIONAL BY-LAWS.
2. WATERMAIN AND / OR WATER SERVICE MATERIALS 100MM (4") AND LARGER MUST BE PVC DR18 CONSTRUCTED AS PER AWWA C900-16.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.
3. 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") DIAMETER MINIMUM ON A HYDRANT.
4. ALL CURB STOPS TO BE 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
5. 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.
6. 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.
7. 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.
8. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
9. 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.
10. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
11. 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.
12. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES, 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.
13. 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.
14. ALL WATER METERS MUST BE INSTALLED IN HEATED AND ACCESSIBLE SPACE.
15. PROPOSALS TO CONNECT TO AN EXISTING SERVICE LATERAL REQUIRES APPROVAL FROM THE REGION OF PEEL INSPECTOR AT CONSTRUCTION STAGE

WATERMAINS:

1. WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CAN3 B137.3-M1986 WITH GASKETED BELL END C/W #14 AWG SOLID COPPER TRACER WIRE.
2. WATERMAINS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 300mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING. ALL WATERMAINS AND SERVICES SHALL HAVE 1.80m MINIMUM COVER.
3. BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
4. COVER REQUIRED ON WATERMAIN IS 1.8m MINIMUM.
5. ALL WATERMAIN HORIZONTAL AND VERTICAL BENDS, JOINTS AND PLUGS TO BE MECHANICALLY RESTRAINED. THRUST BLOCKS/MECHANICAL RESTRAINERS MUST BE INSTALLED ON ALL WATERMAIN BENDS, TEES, AND PLUGS AS PER LOCAL MUNICIPAL STANDARDS.
6. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
7. HYDRANT AND VALVE TO BE AS PER OPSD 1105.010.
8. ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
9. BUILDING SERVICE VALVES TO BE 3.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12m BACK FROM STUB.
10. PROVISIONS FOR FLUSHING WATERMAINS MUST BE PROVIDED WITH A MINIMUM 50mm OUTLET FOR MAINS 100mm AND LARGER. FLUSHING POINTS MATCHING THE SIZE OF THE PIPE MUST BE PROVIDED AT THE END OF EACH COPPER MAIN. FIRE MAIN FLUSHING OUTLETS TO BE 100mm DIAMETER MINIMUM OR A HYDRANT. FLUSHING POINTS MUST BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN.
11. ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH LOCAL MUNICIPAL AND PROVINCIAL GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
12. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.
13. BOTH THE FIRE AND DOMESTIC WATER SERVICES MUST COMPLY WITH THE CURRENT BUILDING CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B-64 SERIES STANDARDS.

SEWER NOTES (KWA AND TOWN STD DWG 101):

GENERAL:

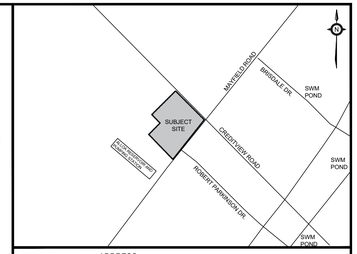
1. THE CONTRACTOR SHALL CONTACT THE MUNICIPALITY AT LEAST 48 HOURS PRIOR TO CONNECTING TO AN EXISTING SANITARY OR STORM MANHOLE.
2. SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSHRINKABLE FILL.
3. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT, TWO (2) CD COPIES AND ONE (1) VIDEO TAPE IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.

SANITARY SEWERS:

1. ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL TO CSA SPECIFICATIONS B182.2-M1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
2. MAINLINE PVC PIPE SHALL BE SDR-35 CSA B182.2-06 CERTIFIED ASTM D3034-04A, F679-03. SERVICE CONNECTION PVC PIPE SHALL BE SDR-28 CSA B182.2-06 CERTIFIED ASTM D3034-04A.
3. SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150MMØ MINIMUM, PVC CLASS DR 28 INSTALLED AT 2% SLOPE AND ANY COLOUR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
4. CONCRETE PIPE 150MM TO 250MM SHALL BE AS PER CSA A257.1-03 CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.040. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033.
5. SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 401.030.

STORM SEWERS:

1. MANHOLES SHALL BE AS PER OPSD 701.010 AND OPSD 701.011; FRAMES AND COVERS SHALL BE AS PER OPSD 401.010. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 5.0M.
2. STORM SEWER TO BE PROVIDED ON ALL ROADS WITH CURB AND GUTTER.
3. STORM SEWER TO BE LOCATED OFFSET 1.5M SOUTH OR WEST OF ROAD CENTERLINE UNLESS OTHERWISE SPECIFIED.
4. STORM SEWER TO BE MINIMUM 300MMØ WITH JOINTS CONFORMING TO CSA A257.3.
5. PIPE MATERIALS:
   - 5.1. REINFORCED CONCRETE PIPE WITH A STRENGTH OF 50 N/M/MM CERTIFIED TO CSA A257.2-1982, CLASS 50-D.
   - 5.2. PVC CERTIFIED TO CSA B182.2 AND B182.4, MAXIMUM 600MMØ.
   - 5.3. BIG O BOSS 2000 POLYETHYLENE PIPE WITH GASKETED BELL AND SPIGOT JOINTS, CERTIFIED TO CSA B182.6, FOR STORM SEWERS UP TO 900MMØ WHERE ONLY STANDARD CATCHBASINS CONNECT.
6. BEDDING SHALL BE AS FOLLOWS: OPSD 802.030 FOR RIGID PIPE; OPSD 802.010 WITH GRANULAR "A" FOR FLEXIBLE PIPE, UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES.
7. ALL PIPE BEDDING MUST CONFORM TO OPSD MAXIMUM COVER TABLES. NO FLEXIBLE PIPE SEWERS SHALL BE INSTALLED WITH COVER GREATER THAN 6.0M UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES.
8. ALL PIPE HANDLING AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS AND OCPA OR UNIBELL GUIDELINES.
9. MAINTENANCE HOLE TOPS (FRAMES) AND CATCHBASIN FRAMES ARE TO BE SET TO BASE COURSE ASPHALT AND THEN ADJUSTED TO FINAL GRADE WHEN THE TOP LIFT OF ASPHALT IS PLACED.
10. SINGLE CATCHBASINS SHALL BE AS PER OPSD 705.010; DOUBLE CATCHBASINS SHALL BE AS PER OPSD 705.020.
11. ALL CATCH BASINS AND CATCH BASIN MANHOLES SHALL INCLUDE SUBDRAIN TREATMENT AS PER DETAIL ON DRAWING D4.
12. ALL MANHOLE AND CATCH BASIN EXCAVATIONS SHALL BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY.
13. CATCHBASIN LATERALS SHALL BE PLACED AT 2% GRADE UNLESS OTHERWISE NOTED. MINIMUM PIPE SIZE: 250MMØ SINGLE, 300MMØ DOUBLE.
14. ALL BLIND CONNECTIONS TO MATCH THE INVERT OF THE CATCHBASIN LEAD TO THE SPRINGLINE OF THE STORM PIPE. OTHERWISE, INSTALL THE CATCHBASIN LEAD AT A MAXIMUM 2.0% AND DROP INTO PIPE.
15. ALL CONNECTIONS TO THE STORM MAIN SHALL BE MADE WITH A STORM MANHOLE OR APPROVED FACTORY TEE CONNECTION AS PER OPSD 708.01 OR OPSD 708.03.



KEY PLAN
N.T.S.

ADDRESS:
12100 CREDITVIEW ROAD
CALEDON, ONTARIO

LEGEND

BENCHMARK:	ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF BRAMPTON HORIZONTAL CONTROL MONUMENT: No. 042200357 ELEVATION=260.691m
BEARING:	BEARINGS ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
SITE PLAN:	TURNER FLEISCHER, 250915
SURVEY:	J.D. BARNES, 231206

NO.	ISSUE	DATE	BY
4	SITE PLAN APPROVAL - SUBMISSION 4	260625	TF
3	SITE PLAN APPROVAL - SUBMISSION 3	260309	TF
2	SITE PLAN APPROVAL - SUBMISSION 2	250917	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	241018	TF

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1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KWA. THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT FROM KWA IS STRICTLY PROHIBITED.
2. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
3. THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.

KWA SITE DEVELOPMENT CONSULTING INC. 2453 AUCKLAND DRIVE BURLINGTON, ON L7L 7A9

LICENSED PROFESSIONAL ENGINEER
T. FAIR
100176144
JUNE 25, 2026
PROVINCE OF ONTARIO

12100 CREDITVIEW DEVELOPMENTS LTD.
12100 CREDITVIEW ROAD

NOTES

SCALE:	PROJECT # 24045
DATE: SEPT 2024	
DRAWN BY: TG / TF	DRAWING # N1
DESIGNED BY: TG / TF / PB	
CHECKED BY: TF / RA	

SPA 2024-0092

File: G:\Projects\24045_Fieldgate Caledon\4. Drawings\3. Design Drawings\24045 - NOTES.dwg Layout: N1 Date: Jun 25, 2026 - 2:05pm Edit By: Vinci