



SPECIAL NOTES:

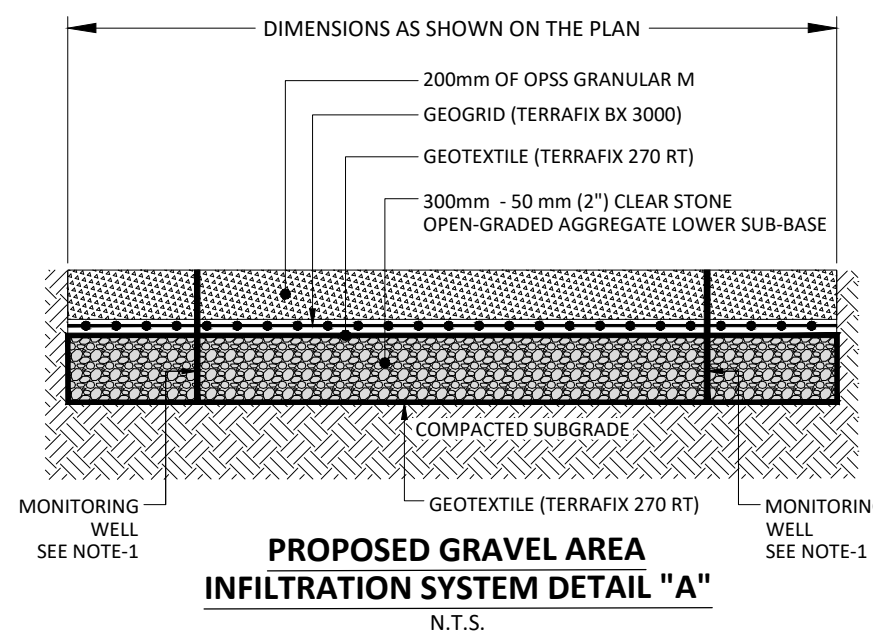
1. REFER TO THE LATEST SITE PLAN FOR PARKING LAYOUT, PERIMETER AND/OR OTHER FENCES.
2. EXISTING DRAINAGE PATTERN OF THE SITE NOT TO BE DISTURBED.
3. GRADING HAS BEEN DESIGNED TO MAINTAIN EXISTING DRAINAGE PATTERN.

A. COMPACTION REQUIREMENTS

- a) ALL BEDDING AND BACKFILL MATERIAL, ROAD SUB-GRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS, ETC., SHALL BE COMPACTED TO MIN. 100% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300MM LIFTS.
- b) ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO 100% SPD.
- c) FOR ALL SEWERS AND WATERMANS IN FILL SECTIONS, THE COMPACTION SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO LAYING OF PIPE.
- d) REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL ON SITE SOIL INFORMATION AND RECOMMENDATION.

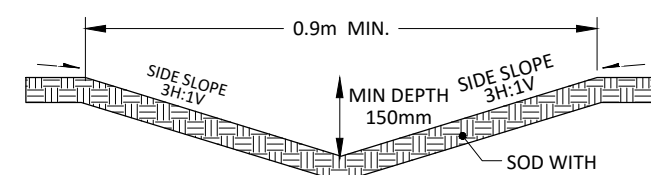
B. SILTATION AND EROSION CONTROL

- a) SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED.
- b) ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE OF TOWN OF CALEDON.
- c) ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE TOWN OF CALEDON.
- d) SEDIMENT CONTROL FENCES AS PER STANDARD NO. 304.

STREET CATCH BASIN
SEDIMENT TRAP
DETAIL "AA"
N.T.S.PROPOSED GRAVEL AREA
INFILTRATION SYSTEM DETAIL "A"
N.T.S.

NOTES:

1. MONITORING WELL TO BE INSTALLED WITH 150mm DIAMETER PERFORATED HDPE PIPE (WRAPPED WITH FILTER FABRIC) WITH LOCKABLE BASE CAP TO BE FLUSHED WITH FINAL GRADE.
2. GRAVEL DEPTH AND SPECIFICATIONS TO BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.

TYPICAL CUTOFF SWALE
N.T.S.

GENERAL LOT GRADING NOTES

1. ALL RETAINING WALLS 1.0M OR HIGHER SHALL BE DESIGNED AND CERTIFIED BY THE STRUCTURAL ENGINEER.
2. IF A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATION SHALL BE SET 150MM ABOVE THE PROPOSED SIDE YARD SWALE WHERE APPLICABLE.
3. RETAINING WALL 0.60M IN HEIGHT OR MORE WILL REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR THE RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARD AS PER THE ONTARIO BUILDING CODE.
4. ADJOINING PROPERTIES GRADE SHALL MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
5. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE MINIMUM 150MM ABOVE FINISHED GRADE.
6. MINIMUM DRIVEWAY SLOPES SHALL BE 2% AND MAXIMUM SLOPE 8.0%.
7. ALL FILL PLACED SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300MM LIFTS.
8. FOR TREE PROTECTION /REMOVAL AND HOARDING FENCE DETAILS REFER TO TREE PROTECTION PLAN AND REPORT PREPARED BY THE ARBORIST.
9. GRADING SHALL FOLLOW STRICTLY WITH THIS DRAWING. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE MUNICIPALITY, SHALL RESULT IN NON-ACCEPTANCE OF THE MUNICIPALITY.
10. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN AGREEMENT FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS SHALL BE USED.
11. WRITTEN AGREEMENT REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. IF AGREEMENT NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE CONSTRUCTION, THEN THE DEVELOPER MUST LIMIT ACTIVITIES TO THE LIMITS OF THEIR DEVELOPMENT SITE.

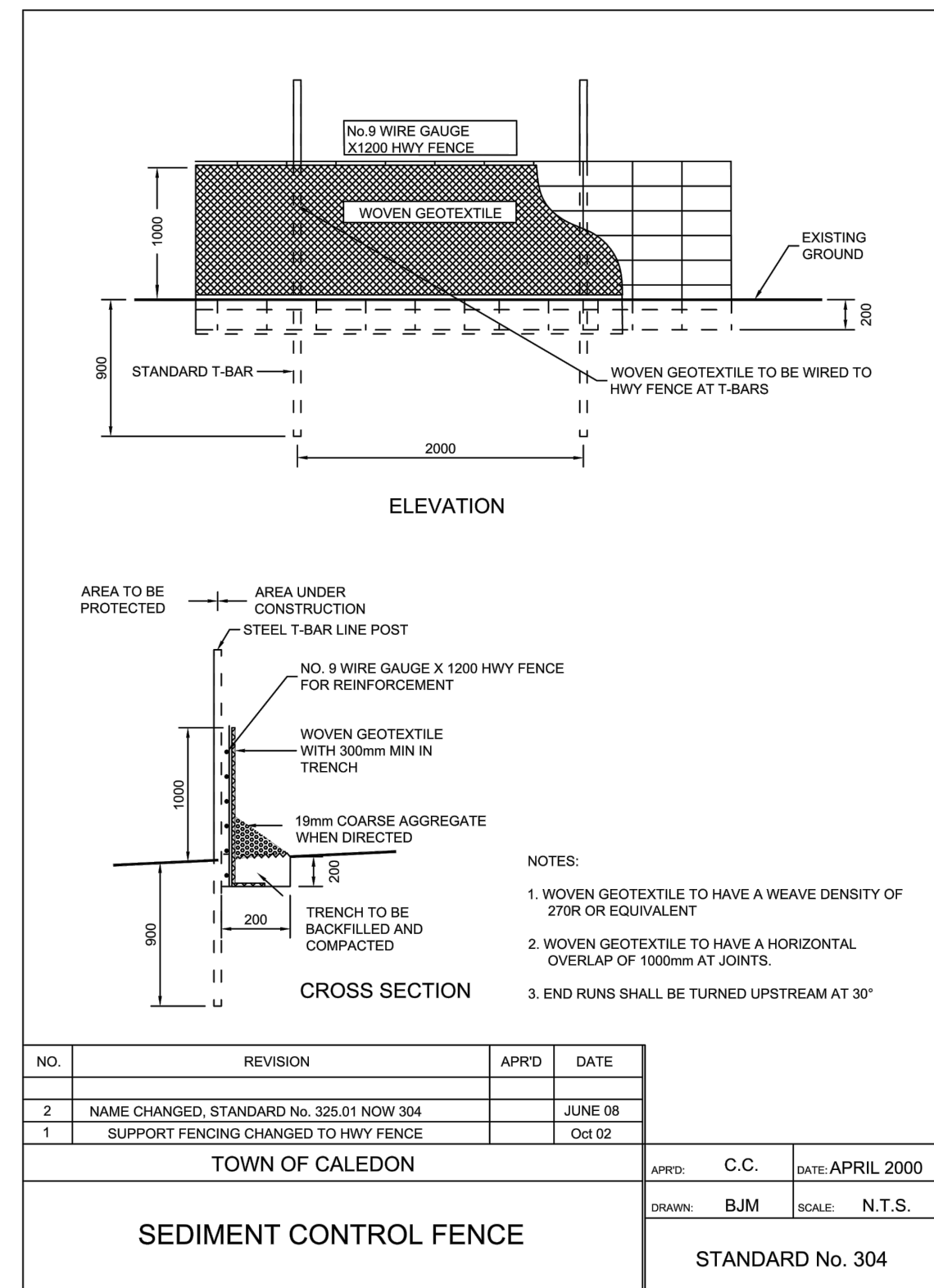
EROSION AND SEDIMENT CONTROL GENERAL NOTES :

1. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO DEVELOPMENT AND MAINTAINED THROUGHOUT THE CONSTRUCTION, UNTIL ALL DISTURBED AREAS HAVE BEEN REVEGETATED.
2. SEDIMENT CONTROL FENCES SHALL BE AS PER TOWN OF CALEDON STANDARD NO. 304.
3. REGULAR MAINTENANCE FOR ALL CATCH BASIN (IF APPLICABLE) IS REQUIRED. ACCUMULATED SEDIMENTS SHALL BE REMOVED FROM CATCH BASIN. FLUSHING OF SEDIMENTS IN TO THE STORM SEWER IS NOT PERMITTED. FILTER CLOTH IN CATCH BASIN MUST BE CLEANED OR REPLACED IF STANDING WATER REMAIN IN THE CATCH BASIN MORE THAN 24 HOURS AFTER A STORM EVENT.
4. STREET CATCH BASIN (IF APPLICABLE) SEDIMENT TRAP TO BE INSTALLED AS PER DETAIL "AA".
5. TOPSOIL PILES SHALL BE TEMPORARY SEEDED TO PREVENT EROSION. ANY DISTURBED AREA IN THE PROPOSED DEVELOPMENT NOT SCHEDULE FOR FURTHER CONSTRUCTION WITHIN 30 DAYS MUST BE STABILIZED WITH A SUITABLE TEMPORARY MULCH AND SEED COVER WITHIN 7 DAYS OF THE COMPLETION OF THAT PARTICULAR PHASE OF CONSTRUCTION.
6. ALL DISTURBED EXTERNAL AREAS SHALL BE VEGETATED WITH PERMANENT SOD WITHIN 7 DAYS OF THE COMPLETION OF THE CONSTRUCTION.
7. WORK LIMIT FENCE SHALL CONSIST OF PLASTIC SNOW FENCE SUPPORTED BY STEEL "T" POSTS AT A MINIMUM 2.4M CENTRE TO CENTRE.
8. THE OWNER SHALL SUBMIT A MONTHLY SEDIMENT AND EROSION CONTROL RECORDS AND REPORT PREPARED BY A PROFESSIONAL ENGINEER TO THE SATISFACTION OF THE LOCAL MUNICIPALITY AND CONSERVATION AUTHORITY. THE REPORT MUST INDICATE FREQUENCY OF INSPECTION AND AREA INSPECTED.
9. ALL DAMAGED ESC MEASURES MUST BE REPAIRED AND / OR REPLACED WITHIN 48 HOURS OR SOONER.
10. VEGETATION RESTORATION FOR ALL AREAS DISTURBED BY GRADING ACTIVITY SHALL BE SEEDED AS FOLLOWS WITH THE APPLICATION RATE OF 2.5 KG/100 SQUARE METERS. THE CONTRACTOR SHALL MAINTAIN THESE AREAS UNTIL SATISFACTORY GROUND COVER IS ESTABLISHED:

- i. CREEPING RED FESCUE 30%
- ii. PERENNIAL RYE 30%
- iii. CANADA BLUEGRASS 20%
- iv. RED TOP 20%

TREE PROTECTION:

- FOR TREE PROTECTION/REMOVAL AND HOARDING FENCE DETAILS REFER TO TREE PROTECTION PLAN AND REPORT PREPARED BY THE ARBORIST.



NO.	REVISION	APPROD	DATE
2	NAME CHANGED, STANDARD No. 325.01 NOW 304		JUNE 08
1	SUPPORT FENCING CHANGED TO HWY FENCE		OCT 02

TOWN OF CALEDON		APPROD	C.C.	DATE: APRIL 2000
SEDIMENT CONTROL FENCE		DRAWN	BJM	SCALE: N.T.S.

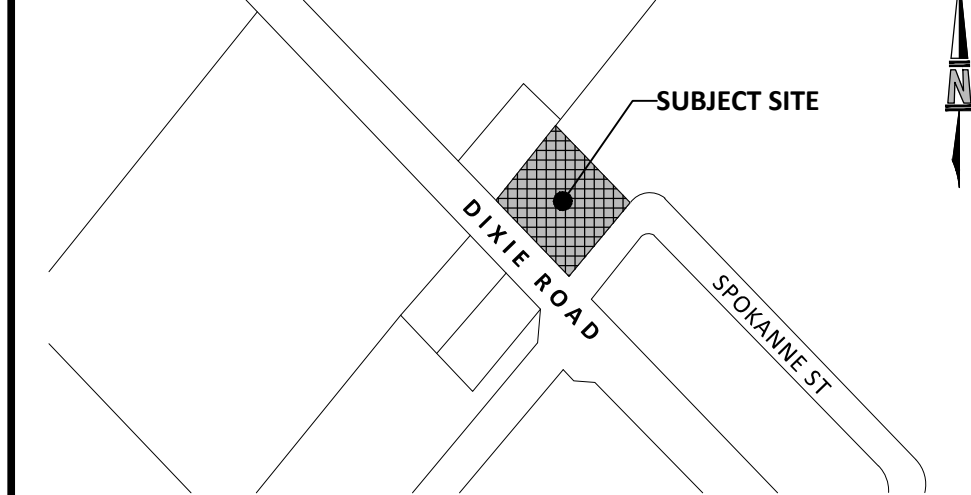
STANDARD No. 304

CONTRACTOR TO CLEAN SEDIMENTS FROM EXISTING
ROADWAYS DUE TO CONSTRUCTION TRAFFIC EVERY DAYARIK ENGINEERING LTD.
Where Community Design & Develop
240 Noho Road, Unit 205, Hamilton
Ontario, L8N 3K5
email: info@arkengineering.com
web: www.arkengineering.com
phone: +1-289-965-9772

SITE BENCH MARK

- TOPOGRAPHIC INFORMATION IS BASED ON GENESIS LAND SURVEYING INC., DATED JANUARY 24, 2025.
- ELEVATIONS ARE SHOWN HEREON ARE REFERRED TO CITY OF BRAMPTON BENCHMARK N° 042200367 HAVING A PUBLISHED ELEVATION OF 257.317 METRES (ADJUSTMENT: ONT.78).

KEY PLAN (NOT TO SCALE)



REVISIONS RECORD

No.	BY	DD/MM/YYYY	DESCRIPTION
1.	A.R	05/03/2025	FIRST SUBMISSION

NOT ISSUED FOR CONSTRUCTION

DATE:

MARCH 05, 2025

DESIGN BY:

A.R

DRAWN BY:

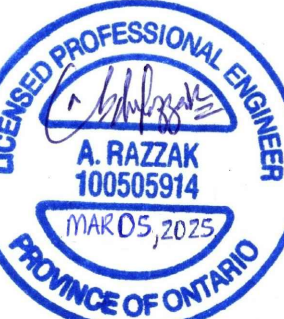
A.J

CHECKED BY:

A.R

SCALE:

1:250



ENGINEER'S STAMP

LEGEND

- ±000.00 EXISTING GROUND ELEVATION TO REMAIN
- CONTOUR ELEVATION
- EXISTING GROUND ELEVATION
- PROPOSED DESIGN GRADE
- PROPOSED TOP OF CURB DESIGN GRADE
- APPROXIMATE GRADE AT THE BUILDING
- PROPOSED SWALE ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED TOP OF RETAINING WALL
- PROPOSED BOTTOM OF RETAINING WALL
- FIRST FLOOR ELEVATION
- TOP OF FOUNDATION WALL
- BASEMENT FLOOR ELEVATION
- DIRECTION OF MAJOR DRAINAGE ROUTE
- SHEET FLOW DIRECTION
- ROAD/PARKING/GRASS AREA SLOPE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DEPRESSED CURB
- EXISTING DEPRESSED CURB
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SUBDRAIN
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- SEDIMENT CONTROL FENCE
- SEDIMENT TRAP FOR STREET CATCHBASIN
- DETAIL "AA"
- EXISTING HYDRANT
- PROPOSED HYDRANT
- PROPOSED CATCHBASIN MANHOLE
- EXISTING FENCE
- PROPOSED FENCE
- HYDRO POLE
- EXISTING BELL LINES
- EXISTING HYDRO LINES
- EXISTING GAS LINES
- RAINWATER LEADER
- EXISTING TREE
- EXISTING LIGHT POLE

PROJECT:

12189-0 DIXIE ROAD
(PART OF LOT 18, CONCESSION 4)

OWNER:

2572934 ONTARIO INC.

MUNICIPALITY:

TOWN OF CALEDON

SITE GRADING AND
EROSION & SEDIMENT CONTROL PLAN

PROJECT NUMBER:

25109

DRAWING:

DWG-1