



**EROSION AND SEDIMENT CONTROL  
REPORT**

**12245 TORBRAM ROAD  
TULLAMORE LANDS**

**TOWN OF CALEDON  
REGION OF PEEL**

**PREPARED FOR:  
TULLAMORE INDUSTRIAL GP LIMITED**

**PREPARED BY:  
C.F. CROZIER & ASSOCIATES INC.  
2800 HIGH POINT DRIVE, SUITE 100  
MILTON, ON L9T 6P4**

**APRIL 2024**

**CFCA FILE NO. 2022-5842**

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Revision Number	Date	Comments
Rev.0	November 2022	Issued for Topsoil Stripping Permit - TRCA
Rev. 1	December 2022	Issued for Topsoil Stripping Permit - TRCA
Rev. 2	April 2023	Issued for Topsoil Stripping Permit - Town
Rev. 3	October 2023	Issued for DPoS & OPA
Rev. 4	April 2024	Issued for DPoS

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## 1.0 Introduction

C.F. Crozier & Associates Inc. (Crozier) was retained by Tullamore Industrial GP Limited (the Owner) to prepare this Erosion and Sediment Control Report in support of a proposed Business Park at 12245 Torbram Road (the Tullamore Lands). This report is in support of the Draft Plan of Subdivision application for the proposed development.

### 1.1 Site Description

The subject lands (Site) consist of approximately 174.8 hectares (ha). The Site is bound by Mayfield Road to the south, Airport Road to the east, greenfield lands to the north, and Torbram Road to the west. The Site is owned by Tullamore Industrial GP Limited and consists of primarily agricultural lands and contains a Greenbelt area as well as two tributaries of the West Humber River.

The Greenbelt area of the Site is located north of the Torbram Road and Mayfield Road intersection. A tributary of the West Humber River is conveyed through this Greenbelt area. A second tributary of the West Humber River flows through the middle of the Site. Both tributaries convey stormwater southwards through existing culverts under Mayfield Road.

Note, the Site was granted a Minister's Zoning Order (MZO) by the provincial government earlier this year.

### 1.2 Proposed Development

The Site is proposed to be developed into an industrial business park. The current development plan according to the Draft Plan of Subdivision (Weston Consulting, 2024) includes industrial buildings, three stormwater management facilities and three (3) 26.0m Right-of-Ways (ROWs).

### 1.3 Phasing

Topsoil stripping and earthworks activities on Site are proposed in four phases – please refer to **Drawing TSP-01**. Phase 1 is comprised of Block 1, including the portion of Toronto and Region Conservation Authority (TRCA) regulated that has been approved to be worked in, and extends down to Mayfield Road.

Phase 2 includes the Phase 1 areas and the remainder of the Site, except for the natural features and the associated buffers that have been delineated by GEI. The silt fences will be installed along the borders of these features however, two crossings are proposed over existing wetlands on Site. These crossings will provide access to the center of the property.

Phase 3 includes the portion of the natural features that separate Phase 1 and Phase 2. Note, prior to work commencing in the Phase 3 area, a permit is required from TRCA that allows for the removal of the natural features and their associated buffers.

Phase 4 includes the remainder of the site, which is located at the north end of the site.

Activities during all phases include installation of silt fences, installation of the mud mats at the construction and employee entrances, the construction of two (2) hauling roads, and the construction of interceptor swales and temporary sediment basins.



## 2.0 Previous Studies and Reports

The following background studies provide the basis for the materials provided in the topsoil stripping permit package. These reports have been reviewed to identify constraints that inform the erosion and sediment control (ESC) measures proposed within the Site.

The reports are as follows:

- Erosion and Sediment Control Guide for Urban Construction, Toronto and Region Conservation Authority (TRCA) (2019);
- Stormwater Management Planning and Design Manual, Ministry of the Environment, Conservation, and Parks (March 2003);
- Scoped Subwatershed Study – Final Report, Wood Environment & Infrastructure Solutions (January 2022);
- Geotechnical Investigation 0 & 12245 Torbram Road, Toronto Inspection (2023);
- Comprehensive Environmental Impact Study and Management Plan Tullamore Employment Lands, GEI Consultants (2023).

## 3.0 Condition of Existing Receiving Water

All in-stream works must be completed in accordance with MNRF's Construction Timing Window per the guidelines below. The Site is located within the Humber River Watershed and is "contributing" habitat for Redside Dace, therefore making it a warmwater/coldwater species classification.

### MNR's Fisheries Construction Timing Guideline (MNR, 1989)

Creek Classification	Construction Permitted
WARMWATER CREEK (supports or contributes to warm water fisheries)	July 1 to March 31
COLDWATER CREEK (supports or contributes to coldwater fisheries)	June 15 to September 15
WARMWATER/COLDWATER SPECIES (both encountered in a watercourse and/or evidence of Redside Dace)	July 1 to September 15

The construction timing window will be confirmed with MECP, DFO and TRCA prior to commencing work.

## 4.0 Environmental Features

The information presented in Sections 4.1 and 4.2 is from the Comprehensive Environmental Impact Study and Management Plan Tullamore Employment Lands, GEI Consultants.

## 4.1 Wetlands

The Site consists primarily of anthropogenic vegetation cover, such as agricultural fields and old field meadows. The agricultural fields are actively managed (row crop or actively browsed pasturelands). Wetlands are present, associated with Headwater Drainage Features (HDFs) and ponds.

Surveys completed by GEI show that wetland is present. The community types observed all have mineral soils and consist of marsh and thicket swamp. These wetlands and associated boundaries were confirmed by GEI staff using the '50/50 rule', where features having over 50% cover of wetland plants were classified as wetland. These boundaries (excluding wetland within the Greenbelt) were later verified by the TRCA on July 5 and October 22, 2021. All wetland communities present within the Subject Lands are regulated by TRCA; no wetland features exceed 2 ha in size.

Note, wetlands are proposed to be removed from the Site, however, wetland compensation area will be provided within the Environmental Protection Area (Block 12) on the Site.

## 4.2 Woodlands

Two forested Ecological Land Classification (ELC) community types were identified within the Site. These forested units are located within the Greenbelt and are considered significant. The significant woodland will be retained and enhanced through the establishment of the 30 m vegetated buffers.

## 4.3 Drainage Areas to Wetlands

As requested by TRCA, delineation of areas draining to each existing wetland on Site was completed by Crozier under existing conditions and during topsoil stripping activities. Best efforts were made to provide balance of areas directed to each wetland during topsoil stripping. **Figure 1** demonstrates the existing wetland drainage areas.

## 5.0 Soils

The following information is from the Preliminary Hydrogeological Investigation Tullamore Lands, prepared by Toronto Inspection Ltd.:

- The overburden material generally consists of topsoil or fill up to depth of approximately 1 m below ground and is underlain by fine-grained glacial deposits of clayey silt to sandy silt. There is an isolated deposit of sand and gravel at the north boundary of the Site.
- The underlying conditions of the Site describe an unconfined clayey silt to sandy silt aquitard formation of very low permeability.

Additional details on the borehole logs, soil classifications, grain size distribution analyses, etc. can be found in the detailed hydrogeological report by Toronto Inspection Ltd.

The predominant soil types for this project are sandy silt to clayey silt glacial till. In accordance with the Erosion and Sediment Control Guidelines for Urban Construction (TRCA, 2019) this soil type has a "medium to high" soil erodibility rating (refer to Table 6.2). Additionally, according to Table 6.3, the erosion potential for graded slopes and graded conveyance channels with less than 2% slope and slope lengths greater than 30 m, are considered "moderate". Overall, the Site is categorized as "moderate" from an erosion perspective.

## 6.0 Stabilization/Construction Staging

The topsoil stripping permit application is for the entire Site (excluding the Greenbelt as well as areas in TRCA regulated limits and the associated buffers). The sequence of construction activities is described in **Table 2**.

**Table 2: Construction Sequencing**

ESC Measure	Timing for Installation	Inspection / Maintenance Requirements
<b>Phase 1 Works</b>		
<b>Step 1 – Permits</b>		
Ensure that Permit is secured (Town)		
<b>Step 2 – ESC Measures</b>		
<ul style="list-style-type: none"> <li>Install Silt Fence and Mud Mats</li> </ul>	Prior to stripping works	Environmental Consultant to provide weekly inspections / reports and after each rainfall event. Regular maintenance to remove accumulated sediment and repair ESC measures as required.
<b>Step 3 – Topsoil Stripping</b>		
<ul style="list-style-type: none"> <li>Remove topsoil and stock on-site</li> <li>Construct temporary drainage swales</li> <li>Construct temporary sediment basins</li> </ul>		Environmental Consultant to provide weekly inspections / reports and after each rainfall event. Regular maintenance to remove accumulated sediment and repair ESC measures as required.
<b>Phase 2, 3 &amp; 4 Works</b>		
<b>Step 1 – Permits</b>		
<ul style="list-style-type: none"> <li>Ensure that Topsoil Stripping Permit is secured (TRCA and Town)</li> </ul>		
<b>Step 2 – ESC Measures</b>		
<ul style="list-style-type: none"> <li>Install additional Silt Fence</li> <li>Construct temporary crossings of the TRCA regulated area</li> </ul>	Prior to stripping works	Environmental Consultant to provide weekly inspections / reports and after each rainfall event. Regular maintenance to remove accumulated sediment and repair ESC measures as required.
<b>Step 3 – Topsoil Stripping</b>		
<ul style="list-style-type: none"> <li>Remove topsoil and stock on-site</li> <li>Construct temporary drainage swales</li> <li>Construct temporary sediment basins</li> </ul>		Environmental Consultant to provide weekly inspections / reports and after each rainfall event. Regular maintenance to remove accumulated sediment and repair ESC measures as required.

As part of the onsite construction works, active pumping is expected at several locations across the site. Pumping will be required in areas of restoration and berm removal. Isolation and flow bypass plans will be developed at the time of detailed design to ensure there is no disruption downstream.

## 7.0 Design Details of Erosion and Sediment Control Measures

The following erosion and sediment control features will be implemented for the project.

## 7.1 Erosion Control Measures

Interceptor Swales – Interceptor swales have been designed with reduced slope gradients to reduce erosion potential during the construction period. The interceptor swales have been designed to convey the 100-year storm event. Refer to the Topsoil Stripping Drawings for additional details and calculations related to the interceptor swale design.

## 7.2 Sediment Control Measures

Stone Mud Mat – A stone mud mat will be provided to minimize the migration of unwanted material on to the adjacent ROWs. The construction access must be maintained (cleaned, swept and flushed) to minimize any disruption to the municipal ROW. Construction access for the Site is provided through Airport Road and Mayfield Road only. The access provided through Torbram Road is an employee access only and will not be utilized by construction vehicles. Refer to **Drawing TSP-01** for the location of the proposed mud mats.

Silt Fence – Sediment control fence will be installed in accordance with the Topsoil Stripping Drawings. The erosion and sediment control fencing will be monitored on a regular basis and repaired/replaced as required.

Temporary Sediment Basins – The temporary sediment basins have been designed to intercept sediment laden water and allow for settling of suspended soil particles. Refer to the Topsoil Stripping Drawings for additional details and calculations related to the permanent pool, active storage, and outlet structure designs. The pond outlets are designed to discharge flows upstream of the silt fence where feasible to promote additional removal of sediment as water travels through the silt fence and vegetated areas prior to entering the existing watercourse on Site.

Sediment Curtain – Sediment curtains will be installed in each temporary sediment basin and will be located between the swale inlets and basin outlet. The curtain keeps sediment contained to the area between the curtain and the pond bank and slows the movement of water in the isolated area, providing additional sediment control within the temporary sediment basins. The sediment curtains will be monitored on a regular basis and repaired/replaced as required.

## 8.0 Record Keeping Procedure

In accordance with the Erosion and Sediment Control Guidelines for Urban Construction (TRCA, 2019), the frequency of erosion and sediment control inspections will be conducted as follows:

- On a weekly basis
- After every major rainfall event (greater than 10 mm)
- After every significant snowmelt event
- Daily during extended rain or snowmelt periods

Erosion and sediment control inspections, along with the required record keeping, will be completed by the project environmental consultant in conjunction with the overall environmental monitoring for the project.

## 9.0 Temporary Crossings

The temporary crossings proposed over the existing wetlands on Site have been sized to convey the 25-year storm event as it is the nearest design storm event to the determined flood level that needs to be protected during instream works. A return period (T) of 20 years was determined according to the equation in Appendix A of the Erosion and Sediment Control Guide for Urban Construction (TRCA, 2019):

$$T = \frac{1}{1 - \frac{L}{\sqrt[3]{1-R}}} = \frac{1}{1 - \frac{1}{\sqrt[3]{1-0.05}}} = 20 \text{ year}$$

In the equation above, L is the anticipated service life of the culvert in units of years and R is the specific risk, which is unitless. Refer to **Appendix A** and Topsoil Stripping Drawings for additional details and calculations related to the sizing of the proposed culverts.

## 10.0 Stockpile Details

The topsoil stockpile locations (if necessary) will be constructed in conformance with the following criteria:

- Maximum Topsoil Pile Height: 3.0 m
- Maximum Pile Side Slopes: 2:1
- Any stockpiles left for more than 30 days will be stabilized. All other areas will be stabilized immediately upon completion of works.
- Any topsoil stockpiled for over six (6) months should be amended with compost.
- Plant material and leaf litter, except for invasive species, that are generated by clearing the Site, are to be chipped and removed from the Site.

## 11.0 Emergency Contacts

### Rice Group

Contact: Michael Mendes, Vice President, Development  
Office: 905-888-1277 x 227  
Cell: 416-899-5877  
Email: michael.mendes@ricegroup.ca

### Project Manager – Civil Consultant: C.F. Crozier & Associates Inc.

Contact: Julie Scott, P.Eng.  
Office: 416-842-0032  
Email: jscott@cfcrozier.ca

### Project Manager – Environmental Consultant: GEI

Contact: Shelley Lohnes, H.BSc.  
Office: 289-971-7389  
Email: slohnes@geiconsultants.com

We trust the information provided above satisfies the requirements for erosion and sediment control measures within the indicated topsoil stripping area and we recommend the approval of the topsoil stripping permit.

Respectfully submitted,

**C.F. CROZIER & ASSOCIATES INC.**



Julie Scott, P.Eng.  
Project Manager

/ic/js

I:\2000\2022 - Rice Group\5842 - Tullamore Lands\Reports\2024.04.18 ESC  
Report\5842\_ESC Report.docx

# APPENDIX A

## Supporting Calculations

# Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Thursday, Nov 17 2022

## East

Invert Elev Dn (m) = 236.7000  
Pipe Length (m) = 27.0000  
Slope (%) = 1.8519  
Invert Elev Up (m) = 237.2000  
Rise (mm) = 600.0  
Shape = Circular  
Span (mm) = 600.0  
No. Barrels = 1  
n-Value = 0.012  
Culvert Type = Circular Corrugate Metal Pipe  
Culvert Entrance = Projecting  
Coeff. K,M,c,Y,k = 0.034, 1.5, 0.0553, 0.54, 0.9

### Embankment

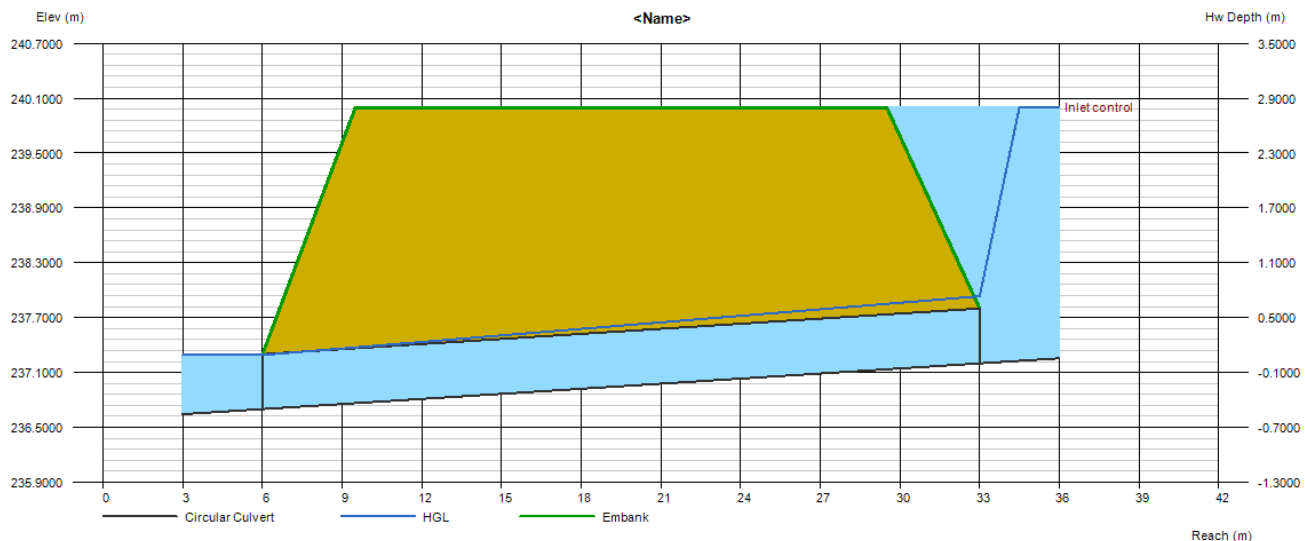
Top Elevation (m) = 240.0000  
Top Width (m) = 20.0000  
Crest Width (m) = 50.0000

### Calculations

Qmin (cms) = 0.0000  
Qmax (cms) = 3.0000  
Tailwater Elev (m) = (dc+D)/2

### Highlighted

Qtotal (cms) = 2.0000  
Qpipe (cms) = 1.0467  
Qovertop (cms) = 0.9533  
Veloc Dn (m/s) = 3.7124  
Veloc Up (m/s) = 3.7019  
HGL Dn (m) = 237.2916  
HGL Up (m) = 237.9339  
Hw Elev (m) = 240.0049  
Hw/D (m) = 4.6748  
Flow Regime = Inlet Control





# Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Thursday, Nov 17 2022

## West Culvert

Invert Elev Dn (m) = 238.5000  
Pipe Length (m) = 48.0000  
Slope (%) = 0.8333  
Invert Elev Up (m) = 238.9000  
Rise (mm) = 900.0  
Shape = Circular  
Span (mm) = 900.0  
No. Barrels = 1  
n-Value = 0.012  
Culvert Type = Circular Corrugate Metal Pipe  
Culvert Entrance = Projecting  
Coeff. K,M,c,Y,k = 0.034, 1.5, 0.0553, 0.54, 0.9

### Embankment

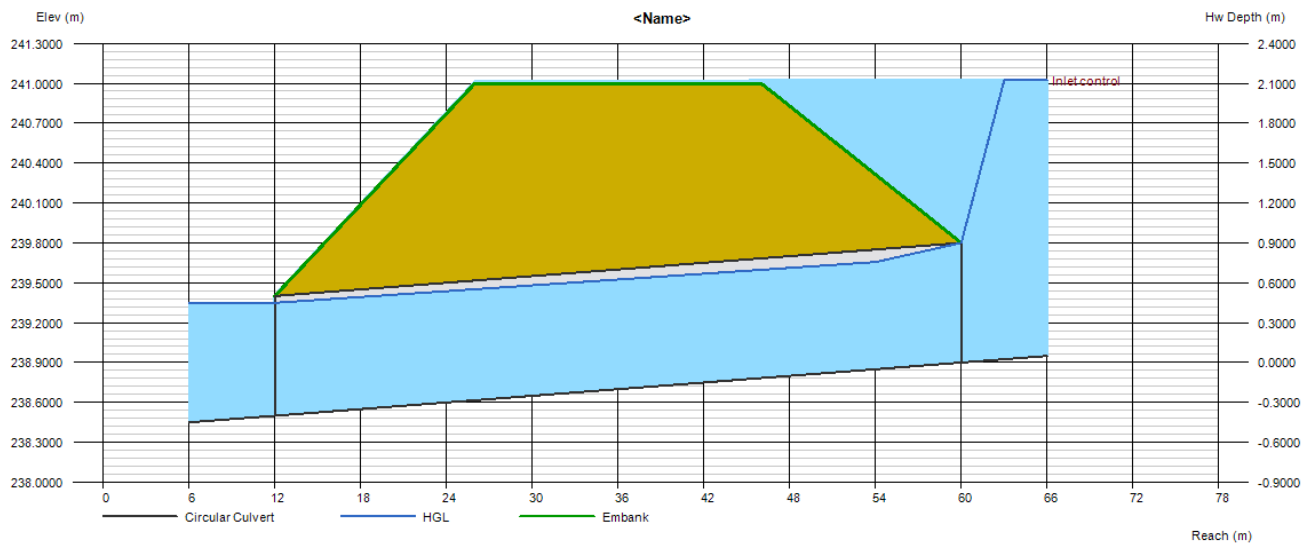
Top Elevation (m) = 241.0000  
Top Width (m) = 20.0000  
Crest Width (m) = 50.0000

### Calculations

Qmin (cms) = 0.0000  
Qmax (cms) = 3.0000  
Tailwater Elev (m) = (dc+D)/2

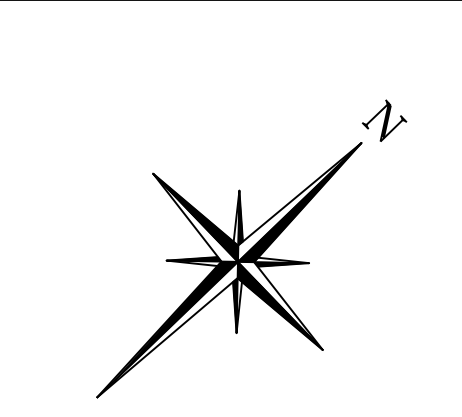
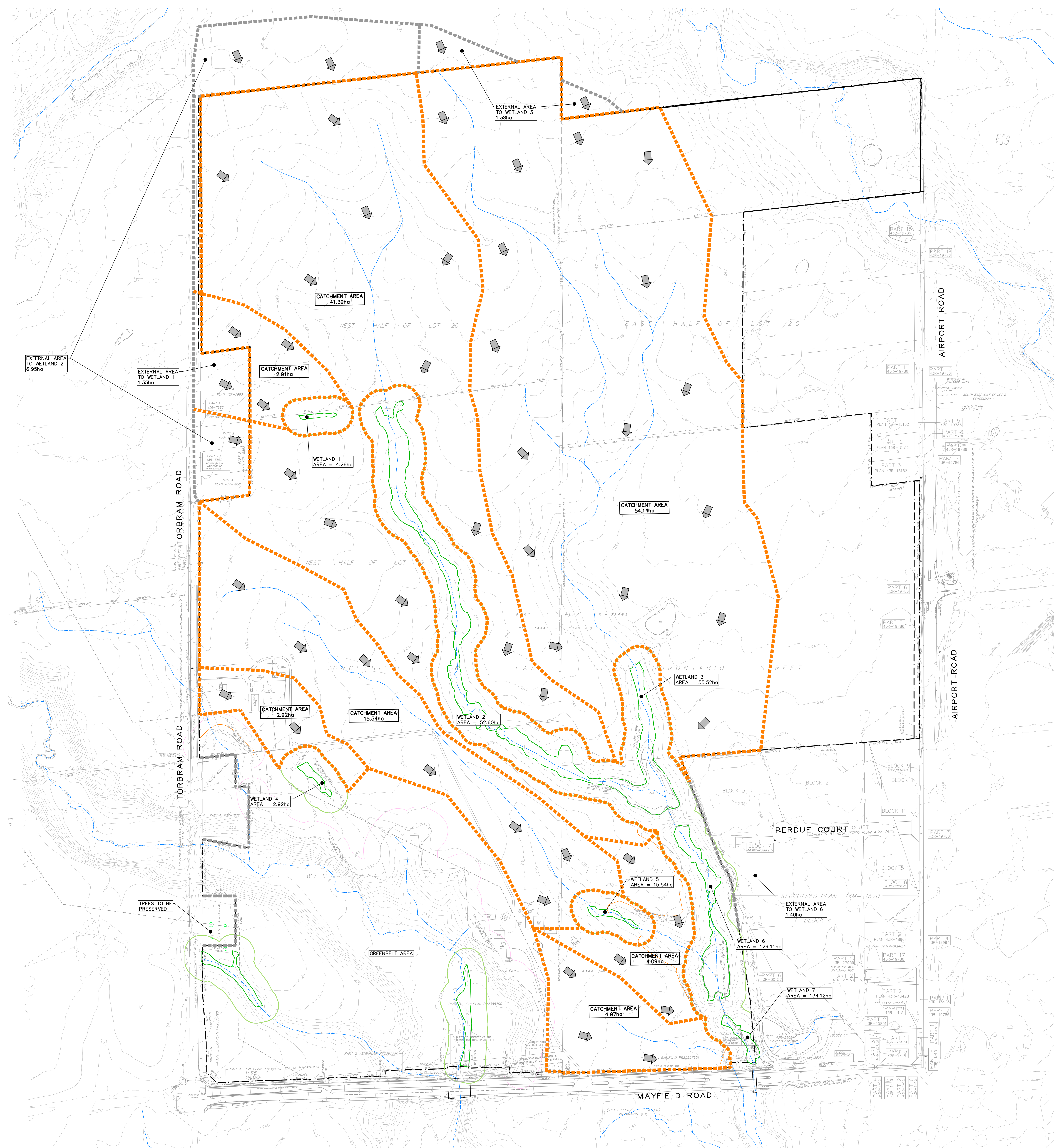
### Highlighted

Qtotal (cms) = 2.2500  
Qpipe (cms) = 1.9130  
Qovertop (cms) = 0.3370  
Veloc Dn (m/s) = 3.0762  
Veloc Up (m/s) = 3.2031  
HGL Dn (m) = 239.3490  
HGL Up (m) = 239.6994  
Hw Elev (m) = 241.0227  
Hw/D (m) = 2.3586  
Flow Regime = Inlet Control

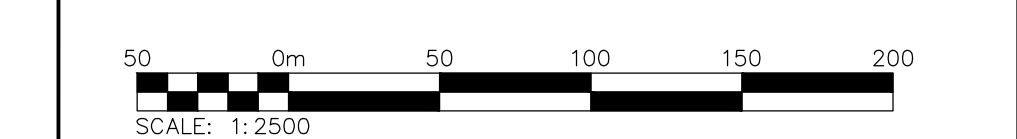


# DRAWINGS





LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR (1.0m)
	EXISTING CONTOUR (5.0m)
	EXISTING WETLAND CATCHMENTS
	EXTERNAL WETLAND CATCHMENTS
	WETLAND LIMIT (30m BUFFER, GEI 2022)
	WETLAND LIMIT (GEI, 2022)
	EX. WATERCOURSES
	EXISTING OVERLAND FLOW DIRECTION



7	ISSUED FOR GPS & QPA	2023/OCT/30
6	ISSUED FOR TOPSOIL STRIPPING PERMIT	2023/MAY/24
5	ISSUED FOR TOPSOIL STRIPPING PERMIT	2023/MAY/16
4	ISSUED FOR TOPSOIL STRIPPING PERMIT	2023/MAY/10

No.	ISSUE / REVISION	DATE

**BEARING NOTE:**  
BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATION USING THE "TOPNET" GPS NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (1997.0)

**ELEVATION NOTE:**  
ELEVATIONS HEREON ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM GPS OBSERVATION USING THE "TOPNET" GPS NETWORK AND REFERRED TO THE CGVD-1928 1987 DATUM

**SITE BENCHMARK:**  
A CUT CROSS HAVING ELEVATION 242.51 m WAS SET ON THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN MAYFIELD ROAD AND TORBRAM ROAD

**DRAFT PLAN NOTES:**  
DESIGN ELEMENTS ARE BASED ON SITE PLAN BY WESTON CONSULTING INC.  
DRAWING NO.: 180  
PROJECT NO.: 180

**DRAWING NOTES:**  
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART OF IT WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.  
THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT. DO NOT SCALE THIS DRAWING.  
ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TULLAMORE LANDS  
TOWN OF CALEDON

EXISTING DRAINAGE TO WETLANDS

Drawn

L.E.

Design

I.C.

Project No.

2022-5842

Check

I.C.

Drawn

J.S.

Scale

1:2500

Figure

1



CONSTRUCTION SEQUENCING FOR TEMPORARY CULVERTS:

1. THIS WORK IS ONLY TO BE COMPLETED DURING DRY WEATHER.
2. INSTALL TEMPORARY SILT FENCE 20m UPSTREAM AND DOWNSTREAM OF THE TEMPORARY CULVERT LOCATIONS.
3. FOR NATURALLY OCCURRING STREAM FLOWS INSTALL TEMPORARY PUMP AND HOSE TO ROUTE ANY FLOWS PAST THE CULVERT AREA. NATURALLY OCCURRING STREAM FLOWS WITHIN THE HPS SHOULD BE MAINTAINED AT ALL TIMES, INCLUDING PRIOR TO AND DURING THE PROPOSED DISTURBANCE ASSOCIATED WITH THE INSTALLATION OF THE CULVERTS/TEMPORARY CROSSING, FROM UPSTREAM OF THE PROPOSED DISTURBANCE AREA TO DOWNSTREAM OF IT. THESE FLOWS ARE CLEAN STREAM FLOWS THAT SHOULD NOT BE TREATED.
4. FOR WET WEATHER FLOWS, INSTALL TEMPORARY PUMP AND HOSE TO ROUTE ANY WET WEATHER FLOWS AND WATER ACCUMULATION WITHIN THE DISTURBANCE AREA. THE WORK AREA FLOW WOULD NEED TO BE TREATED THROUGH A TREATMENT TRAIN BEFORE BEING DISCHARGED DOWNSTREAM. DEWATERING TREATMENT TRAIN SYSTEM IS ON DRAWING TSP-02.
5. INSTALL TEMPORARY CULVERT.
6. CONSTRUCT TEMPORARY ROAD ON TOP OF THE CULVERT AND ASSOCIATED MATCH 3:1 GRADING.
7. INSTALL FILTER SOCK AT BASE OF 3:1 GRADING.
8. REMOVE TEMPORARY SILT FENCE UPSTREAM AND DOWNSTREAM OF THE CULVERTS.

FILTREXX SPACING CALCULATIONS					
INTERCEPTOR SWALE	LENGTH OF CHANNEL BETWEEN CHECK DAMS	SWALE SLOPE (%)	SWALE/CHANNEL SLOPE m/m	CHANGE IN ELEVATION FROM U/S TO D/S OF DAM	CHECK DAM HEIGHT
A	65	0.30	0.0030	0.20	0.20
B	28	0.70	0.0070	0.20	0.20
C	27	1.10	0.0110	0.30	0.30
D	20	1.50	0.0150	0.30	0.30

NOTE: REFER TO DRAWINGS TSP-02 FOR FILTREXX DETAIL

ENHANCED 1.8m SCREENING

PR SWALES TO CONVEY EXISTING DRAINAGE AROUND THE DISTURBED AREA

TEMPORARY BERM TO END 20m FROM TORBRAM ROAD TO ENSURE RESIDENTIAL NEIGHBORS HAVE ADEQUATE SIGHT LINES

PROPOSED BERM IS TEMPORARY AS IT EXCEEDS THE MAXIMUM HEIGHT IDENTIFIED ON TOWN DRAWING NO. 813

PR EMPLOYEE ACCESS MUD MAT 12" W/ 450# HDPE CULVERT 2 MIN. 0.5% (SEE DETAIL DWG)

HERITAGE HOUSE (D) HUMAN TOPSOIL VOLUME TO BE STRIPPED = 6,400m<sup>3</sup>

PR SWALE TO CONVEY EXISTING DRAINAGE AROUND THE DISTURBED AREA

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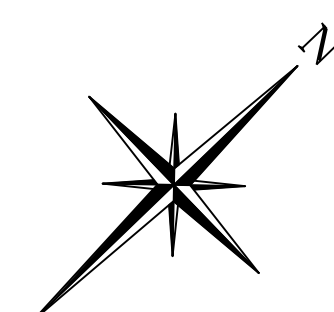
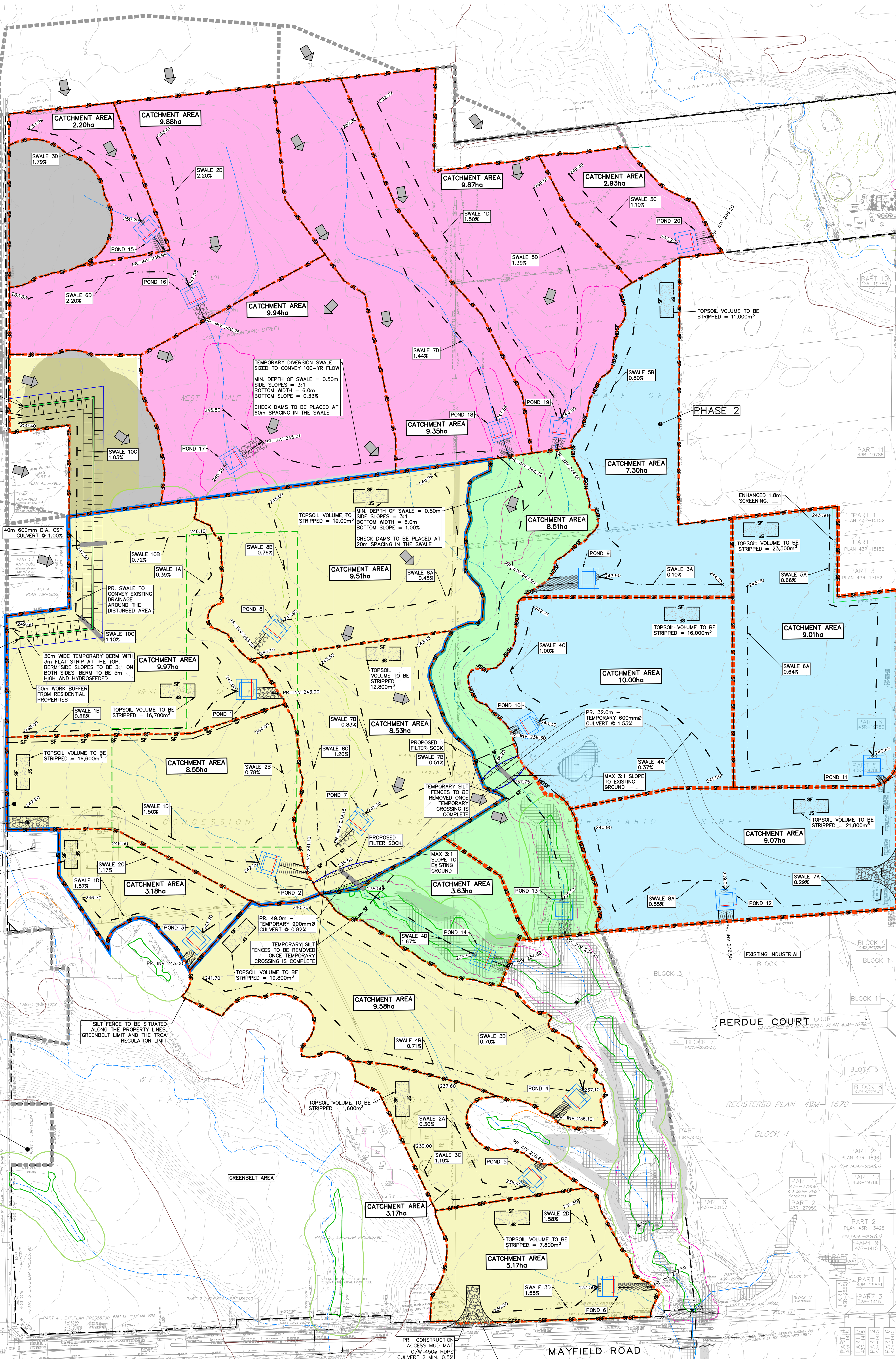
PR SWALE TO CONVEY EXISTING DRAINAGE AROUND THE DISTURBED AREA

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PR SWALE TO CONVEY EXISTING DRAINAGE AROUND THE DISTURBED AREA



- LEGEND**
- PROPERTY LINE
  - PROPOSED SWALE
  - EXISTING CONTOUR (1.0m)
  - EXISTING CONTOUR (3.0m)
  - GREENBELT BOUNDARY
  - CURRENT PHASE TOPSOIL STRIPPING AREA
  - CATCHMENTS
  - SILT FENCE (TOWN STD 304)
  - DOUBLE SILT FENCE (PER DETAIL ON DWG TSP-02)
  - WETLAND LIMIT (30m BUFFER, GEI 2022)
  - WETLAND LIMIT (GEI 2022)
  - EX. WATERCOURSE
  - PR. SEDIMENT CURTAIN (CPSS 219.260 AND CPSS 219.261)
  - FLOODLINE
  - FLOODLINE + 15m BUFFER
  - ENHANCED 1.8m SCREENING
  - 50m WORK BUFFER FROM RESIDENTIAL PROPERTIES
  - DRIPLINE (GEI 2023)
  - WOODLAND + 10m BUFFER (GEI 2023)
  - PROPOSED BUILDING OUTLINE
  - TOPSOIL STRIPPING - BLOCK 1 AREA
  - PROPOSED SLOPE (3:1 MAX.)
  - EXISTING WETLANDS (GEI 2022)
  - EXISTING WOODLANDS (GEI 2022)
  - EXISTING OVERLAND FLOW DIRECTION
  - BELOW PROPOSED SURFACE
  - MATCH EXISTING ELEVATION
  - TEMPORARY POND WITH FOREBAY
  - STOCKPILE LOCATION SURROUNDED BY SILT FENCE (CPSS-219.100)
  - 200mm DEPTH, 200mm DIAMETER RPP-RAP UNDERLAIN WITH GEOTEXTILE
  - FIRST PHASE OF TOPSOIL STRIPPING WORKS
  - SECOND PHASE OF TOPSOIL STRIPPING WORKS
  - THIRD PHASE OF TOPSOIL STRIPPING WORKS
  - FOURTH PHASE OF TOPSOIL STRIPPING WORKS
  - 50m ARCHAEOLOGICAL BUFFER

NOTE: CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM EXTERNAL PROPERTIES IS MAINTAINED AND DRAINAGE FROM EXTERNAL PROPERTIES IS NOT BLOCKED

NOTE: STOCKPILE TO BE STABILIZED USING EROSION CONTROL MATS AND TERRA SEED WITH 50mm DEPTH OF MULCH

NOTE: PLANT MATERIAL AND LEAF LITTER, EXCEPT FOR INVASIVE SPECIES, THAT ARE GENERATED BY CLEARING THE SITE, ARE TO BE CHIPPED AND REMOVED FROM THE SITE

NOTE: ANY TOPSOIL STOCKPILED FOR OVER 6 MONTHS SHOULD BE AMENDED WITH COMPOST

NOTE: STABILIZE STOCKPILE AND ANY OTHER EXPOSED SOILS ON AREAS INACTIVE FOR 30 DAYS (REFER TO TSP-02)

NOTE: SEED MIX AND COIR MATTING WILL BE REQUIRED TO STABILIZE DISTURBED SURFACES THAT ARE LEFT EXPOSED FOR 30 DAYS OR MORE (REFER TO TSP-02)

NOTE: TOPSOIL STOCKPILES ARE NOT TO EXCEED 3.0m IN HEIGHT, IF APPLICABLE

NOTE: CATCHMENT AREAS & BLOCKS CAN BE PRE-GRADED AT DIFFERENT TIMES

NOTE: REFER TO DRAWINGS TSP-02 FOR POND AND SWALE DESIGN DETAILS

SCALE: 1:2500

No	ISSUE / REVISION	DATE
4	ISSUED TO TRCA	2024/APR/10
3	ISSUED TO TRCA	2023/DEC/13
2	ISSUED TO TOWN	2023/OCT/30
1	ISSUED TO TRCA	2023/JUN/29

No	ISSUE / REVISION	DATE
1	ISSUED TO TRCA	2023/JUN/29

BEARING NOTE: BEARINGS ARE UTM GRID DERIVED FROM GPS OBSERVATION USING THE "TOPNET" GPS NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (1997.0)

ELEVATION NOTE: ELEVATIONS HEREON ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM GPS OBSERVATION USING THE "TOPNET" GPS NETWORK AND REFERRED TO THE CGVD-1928 1987 DATUM

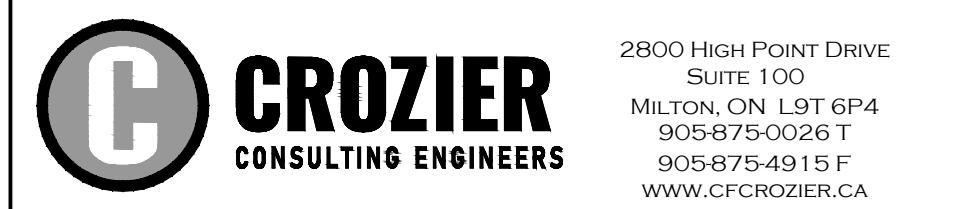
SITE BENCHMARK: A CUT CROSS HAVING ELEVATION 242.51 m WAS SET ON THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN MAYFIELD ROAD AND TORBRAM ROAD

DRAFT PLAN NOTES: DESIGN ELEMENTS ARE BASED ON SITE PLAN BY WESTON CONSULTING INC. DRAWING NO: 180 PROJECT NO: 180

DRAWING NOTES: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART OF IT WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT. DO NOT SCALE THIS DRAWING. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TULLAMORE LANDS  
TOWN OF CALEDON

TOPSOIL STRIPPING BLOCK 1, PHASE 2 & 3 AREAS



Drawn: L.E. Design: I.C. Project No: 2022-5842

Check: J.S. Date: 1:2500 TSP-01



