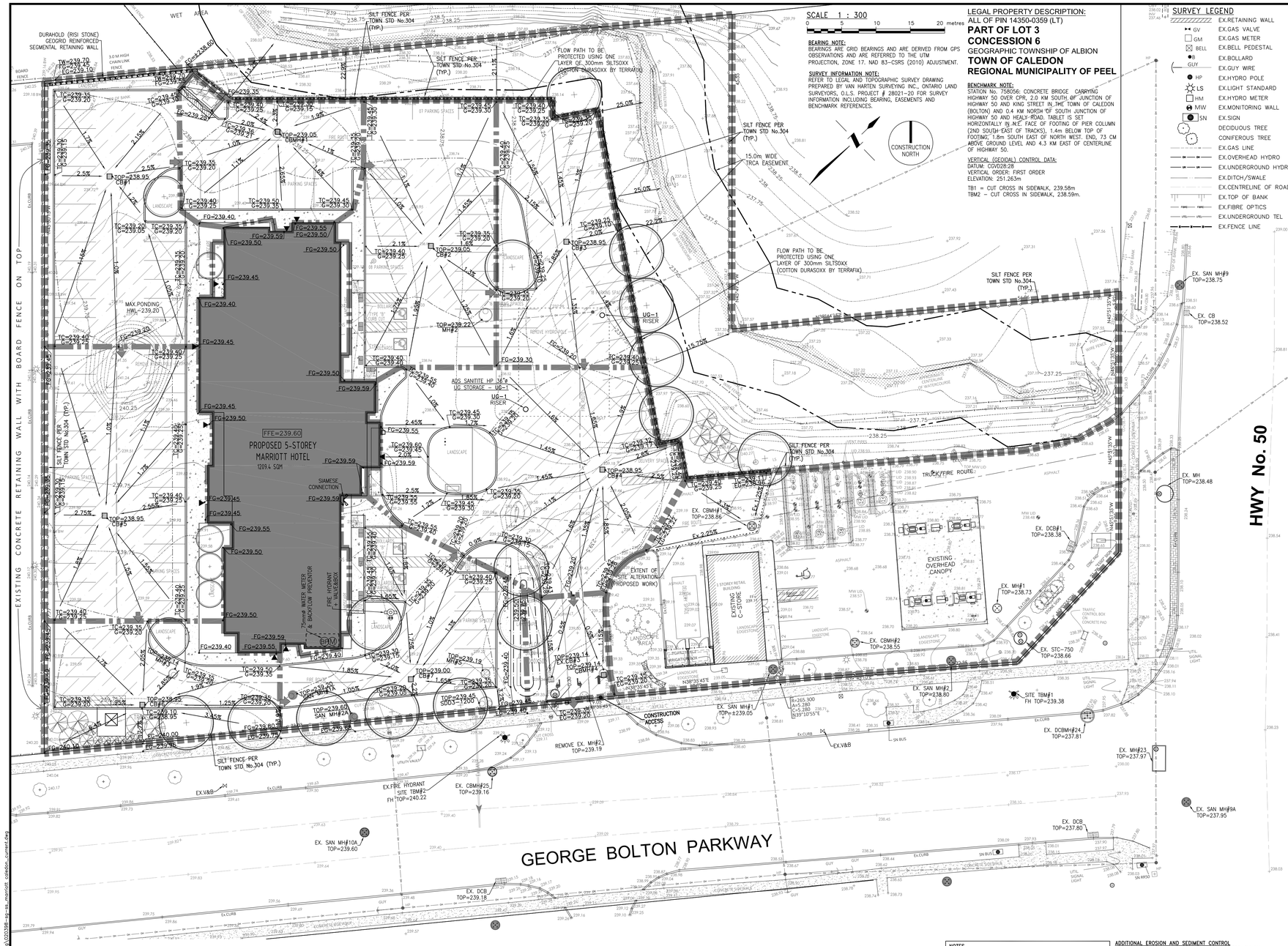


LEGAL PROPERTY DESCRIPTION:

ALL OF PIN 14350-0359 (LT)

PART OF LOT 3
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF ALBION
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

BENCHMARK NOTE:
STATION No. 758056: CONCRETE BRIDGE CARRYING HIGHWAY 50 OVER CPR, 2.0 KM SOUTH OF JUNCTION OF HIGHWAY 50 AND KING STREET IN THE TOWN OF CALEDON (BOLTON) AND 0.4 KM NORTH OF SOUTH JUNCTION OF HIGHWAY 50 AND HEALY ROAD. TABLET IS SET HORIZONTALLY IN N.E. FACE OF FOOTING OF PIER COLUMN (2ND SOUTH-EAST OF TRACKS), 1.4m BELOW TOP OF FOOTING, 1.8m SOUTH EAST OF NORTH WEST END, 73 CM ABOVE GROUND LEVEL AND 4.3 KM EAST OF CENTERLINE OF HIGHWAY 50.

BEARING NOTE:
BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83-CSRS (2010) ADJUSTMENT.

SURVEY INFORMATION NOTE:
REFER TO LEGAL AND TOPOGRAPHIC SURVEY DRAWING PREPARED BY VAN HARTEN SURVEYING INC., ONTARIO LAND SURVEYORS, O.L.S. PROJECT # 28021-20 FOR SURVEY INFORMATION INCLUDING BEARING, EASEMENTS AND BENCHMARK REFERENCES.

VERTICAL (GEODAL) CONTROL DATA:
DATUM: COV028.28
VERTICAL ORDER: FIRST ORDER
ELEVATION: 251.263m

TB1 = CUT CROSS IN SIDEWALK, 239.58m
TBM2 = CUT CROSS IN SIDEWALK, 238.59m.

SURVEY LEGEND

- EX.RETAINING WALL
- GV EX.GAS VALVE
- GM EX.GAS METER
- BELL EX.BELL PEDESTAL
- EX.BOLLARD
- GUY EX.GUY WIRE
- HP EX.HYDRO POLE
- LS EX.LIGHT STANDARD
- HM EX.HYDRO METER
- MW EX.MONITORING WELL
- SN EX.SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- EX.GAS LINE
- EX.OVERHEAD HYDRO
- EX.UNDERGROUND HYDRO
- EX.DITCH/SWALE
- EX.CENTRELINE OF ROAD
- EX.TOP OF BANK
- EX.FIBRE OPTICS
- EX.UNDERGROUND TEL
- EX.FENCE LINE

LEGEND

- NEW BARRIER CURB
- FFE=XXX.XX FINISH FLOOR ELEVATION
- FG=XXX.XX FINISH GRADE ELEVATION
- TC=XXX.XX TOP OF CURB ELEVATION
- G=XXX.XX GUTTER ELEVATION
- XX% FLOW DIRECTION AND SLOPE
- 566.00 FINISH GRADE CONTOUR
- NEW BOTTOM OF SWALE
- EXISTING GRADE
- EG=XXX.XX EXISTING GRADE
- 283.00 EXISTING GRADE CONTOUR
- NEW STORM MANHOLE
- NEW SANITARY MANHOLE
- NEW CATCHBASIN MANHOLE
- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- NEW CATCH BASIN
- EX. CATCH BASIN
- NEW WATER VALVE
- EX. WATER VALVE
- BP BACKFLOW PREVENTOR
- M WATER METER
- NEW FIRE HYDRANT
- EX. FIRE HYDRANT
- OVERLAND FLOW PATH
- RETAINING WALL
- DRAINAGE BOUNDRY
- SUB-CATCHMENT BOUNDRY
- CA-1 DRAINAGE AREA #
- SIAMESE CONNECTION
- SILT FENCE PER OPSD 219.110
- CHAIN LINK FENCE (CLF)

NO PORTION OF THE WORK SHALL BE CARRIED OUT WITHOUT FIRST HAVING OBTAINED APPROVED CONSTRUCTION DRAWINGS, APPROVED PROJECT SCHEDULE(S), APPROVED TRAFFIC STAGING PLANS AND PERMITS FOR SUCH PORTION OF THE INFRASTRUCTURE WORK IN ACCORDANCE WITH THE PROVISIONS HEREOF AND GIVING 10 WORKING DAYS PRIOR WRITTEN NOTICE TO THE EXECUTIVE DIRECTOR, ENGINEERING AND CONSTRUCTION SERVICES THAT SUCH WORK IS TO BE CARRIED OUT WITH SUCH NOTICE TO SPECIFY THE ANTICIPATED DATE OF COMMENCEMENT OF THE WORK. A PRE-CONSTRUCTION COORDINATION MEETING WITH THE CITY AND GTAA STAFF IS TO BE HELD A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY OF THE WORK.

GENERAL NOTES

1. PRIOR TO STARTING ANY WORKS, THE CONTRACTOR MUST ENSURE THAT ALL NECESSARY APPROVALS ARE IN PLACE FROM THE TOWN OF CALEDON, REGION OF PEEL, CONSERVATION AUTHORITY AND ALL OTHER EXTERNAL AGENCIES, AS REQUIRED.
2. ALL THE CONSTRUCTION WORKS FOR THIS PROJECT SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF CALEDON, THE REGION OF PEEL, M.O.E., AND OPSD/OPSS. ONTARIO PROVINCIAL STANDARDS MAY BE USED WHERE NO OTHER STANDARD OR SPECIFICATION IS PROVIDED BY THE LOCAL CONCERNED AUTHORITIES.
3. 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.
4. ALL TEMPORARY TRAFFIC CONTROL AND SIGNS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
5. PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S/TOWN'S RIGHT-OF-WAY MANAGEMENT UNIT.
6. ANY AREAS WITHIN R.O.W. WHICH REQUIRE FILL IN EXCESS OF 0.30M ARE SUBJECT TO COMPACTION TESTS AND SUCH TESTS MUST SHOW A MIN. COMPACTION OF 95% S.P.D. AT ALL DEPTHS.
7. A UTILITY CLEARANCE RADIUS OF 1.2 METERS BETWEEN THE PROPOSED DRIVEWAY ENTRANCE CURB RETURN AND ALL ABOVE AND UNDER GROUND UTILITIES MUST BE MAINTAINED.
8. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD OCCUPANCY / ACCESS PERMIT APPLICATION.
9. ALL RESTORATIONS AND RELOCATION SHALL BE COMPLETED TO THE SATISFACTION OF THE TOWN OF CALEDON AND REGION OF PEEL. ALL AREAS WITHIN PUBLIC RIGHT-OF-WAYS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. GRASSED AREAS SHALL BE PROVIDED WITH 200mm OF TOPSOIL AND SODDED TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING.
10. THE LOCATION OF ALL ABOVE / UNDER GROUND UTILITIES SHOWN ON THIS PLAN IS APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY CONSULTING CONCERNED UTILITY COMPANIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE DURING CONSTRUCTION.
11. ALL DIMENSIONS, ELEVATIONS, SURVEY POINTS AND OTHER INFORMATION SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES FOUND MUST BE REPORTED IMMEDIATELY TO THE ENGINEER PRIOR TO CONSTRUCTION AND MUST BE COORDINATED WITH THE CONCERNED AUTHORITY OF THE NECESSARY CHANGES.
12. THE REMOVAL OF TREES REQUIRES THE APPROVAL OF PARKS, FORESTRY AND RECREATION DIVISION SUPERVISOR OF THE CITY/TOWN/REGION.
13. ANY DAMAGE TO PROPERTY ADJACENT TO THE CONSTRUCTION SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. CONTRACTOR SHALL VERIFY AND MATCH EXISTING PAVEMENT STRUCTURE IN DEPTH AND MATERIAL. ANY DISCREPANCIES BETWEEN EXISTING AND LATEST STANDARD PAVEMENT STRUCTURE SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHOULD TAKE APPROPRIATE ACTION TO THE SATISFACTION OF THE CONCERNED AUTHORITY.
15. MANHOLE AND VALVE CHAMBER COVERS ARE TO BE SET FLUSH WITH BASE COURSE ASPHALT AND ADJUSTED TO FINAL GRADE PRIOR TO INSTALLING TOP LIFT OF ASPHALT.
16. BLASTING IS NOT PERMITTED.

TOWN OF CALEDON GRADING AND DRAINAGE NOTES

1. CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE TOWN OF CALEDON DEVELOPMENT STANDARDS AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
2. ALL PROPOSED CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
3. WITHIN A MINIMUM OF FORTY-EIGHT HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR MUST CONTACT THE FOLLOWING:

TOWN OF CALEDON, FINANCE AND INFRASTRUCTURE SERVICES DEPARTMENT	905-584-2272
REGION OF PEEL	905-791-7800
ENBRIDGE CONSUMERS GAS	905-758-7924
HYDRO ONE	519-941-1211
BELL CANADA	416-296-6929
ROGERS CABLE	905-897-3914

4. ALL DRAINAGE TO BE SELF-CONTAINED AND DISCHARGED TO A LOCATION APPROVED BY THE TOWN OF CALEDON.
5. SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND SHALL BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWN OF CALEDON AND THE APPLICABLE CONSERVATION AUTHORITY.
6. A MINIMUM OF 1.5M CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL SIDEWALKS AND DRIVEWAYS TO EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT-OF-WAY. IF THIS CLEARANCE IS NOT MAINTAINED, THE STRUCTURES SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE.
7. STREET CURBS ARE TO BE CONTINUOUS WITHIN THE PROPOSED ENTRANCE.
8. ANY CHANGES TO GRADES OR SERVICING FROM THE ORIGINALLY APPROVED SITE PLAN MUST BE APPROVED BY THE TOWN OF CALEDON.
9. STRUCTURAL DESIGN OF THE FIRE ROUTE IS REQUIRED TO SUPPORT AN 18-TON VEHICLE. AS SUCH THE DRAWING IS TO SHOW AREAS OF HEAVY ASPHALT AND LIGHT ASPHALT AND IS TO PROVIDE DESIGN INFORMATION.
10. ALL BOULEVARDS TO BE RESTORED WITH 150MM MINIMUM OF TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF CALEDON.
11. THE MINIMUM PAVEMENT DESIGN FOR THE ASPHALT DRIVEWAY APRON WITHIN THE MUNICIPAL ROAD ALLOWANCE SHALL BE AS FOLLOWS:
    - 40MM HL3 ASPHALT
    - 50MM HL8 ASPHALT
    - 150MM GRANULAR 'A'
    - 300MM GRANULAR 'B'

    THE CONSULTANT SHOULD REVIEW THE ABOVE WITH RESPECT TO THE EXPECTED USAGE.
12. SERVICE CONNECTION BACKFILL TO BE DISCUSSED WITH THE TOWN OF CALEDON

TOWN OF CALEDON EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONTROL MEASURES MUST CORRESPOND TO THE LATEST EROSION AND SEDIMENT CONTROL STANDARDS PROVIDED BY THE TOWN OF CALEDON, THE REGION OF PEEL AND THE CONSERVATION AUTHORITY.
2. ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS ON SITE AND SHALL BE MAINTAINED DURING ALL CONSTRUCTION PHASES OF THE WORKS.
3. THE ESC STRATEGIES OUTLINED ON THIS PLAN ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO PREVENT SEDIMENT RELEASE OUTSIDE THE WORK AREA. THE TOWN IS TO BE ADVISED OF ANY CHANGES TO ESC MEASURES, AND AT THE DISCRETION OF THE TOWN, UPDATED PLANS MAY BE REQUIRED.
4. THE CONTRACTOR IS TO ASSIGN AN ENVIRONMENTAL MONITOR (EM) TO ASSURE CONSTRUCTION ACTIVITIES COMPLY WITH THE ENVIRONMENTAL PROVISIONS AND AGENCY PERMITS. THE EM WILL BE A QUALIFIED PERSON AS DETERMINED BY THE TOWN AND/OR CONSERVATION AUTHORITY. THE EM SHOULD SUBMIT INSPECTION FORMS ELECTRONICALLY TO THE TOWN AND CONSERVATION AUTHORITY UPON REQUEST.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ESC MEASURES IN WORKING CONDITION AT ALL TIMES TO THE SATISFACTION OF THE TOWN AND/OR CONSERVATION AUTHORITY. ALL DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
6. THE CONTRACTOR SHALL ROUTINELY INSPECT ALL ESC DEVICES TO ENSURE PROPERTY WORKING ORDER. FREQUENCY OF INSPECTIONS OF ESC MEASURES IS AS FOLLOWS:

    DURING EARTHWORKS ACTIVITIES:
    - ON A WEEKLY BASIS;
    - PRIOR TO PREDICTED RAINFALL EVENTS;
    - AFTER EVERY RAINFALL EVENT;
    - AFTER SIGNIFICANT SNOWMELT EVENT; AND
    - DAILY DURING EXTENDED RAIN OR SNOWMELT PERIODS.

    DURING TIMES OF NO EARTHWORKS ACTIVITY:
    - ONCE EVERY 2 WEEKS;
    - AFTER SIGNIFICANT SNOWMELT EVENTS;
    - AFTER SIGNIFICANT RAINFALL EVENTS (MORE THAN 25MM OF RAINFALL IN A 24 HOUR PERIOD).
7. ALL CONSTRUCTION VEHICLES MUST ENTER AND EXIT THE SITE ONLY FROM THE APPROVED ACCESS ROUTE(S) AS SHOWN ON THE PLANS. CONSTRUCTION ACCESS WILL BE MAINTAINED TO THE SATISFACTION OF THE TOWN/REGION. STREET SWEEPING IS REQUIRED AS NEEDED.
8. NO CONSTRUCTION ACTIVITY OR MACHINERY SHALL BE ALLOWED BEYOND THE SILT FENCE OR LIMITS OF THE SITE WORKS.
9. THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT DUST CONTROL MEASURES AND CONSTRUCTION BEST PRACTICE GUIDELINES AS APPROVED BY THE TOWN AND/OR CONSERVATION AUTHORITY.
10. ALL DISTURBED GROUND LEFT INACTIVE FOR 30 DAYS SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS, BY HYDROSEEDED, OR AN APPROVED EQUIVALENT, TO THE SATISFACTION OF THE TOWN.
11. CONTRACTOR SHALL TAKE CARE AND CONTROL SPILLS, FLUIDS AND MATERIALS DURING CONSTRUCTION TO MINIMIZE RISK TO THE ENVIRONMENT.

NOTES

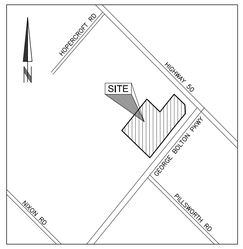
1. ALL ROOF DRAINS ARE CONVENTIONAL. STORMWATER RETENTION IS NOT PROVIDED ON THE BUILDING ROOFS.
2. PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR, DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S/TOWN'S RIGHT-OF-WAY MANAGEMENT UNIT.
3. LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, HYDRO, BELL, CABLE, ETC. ARE NOT NECESSARILY SHOWN IN THIS SET OF DRAWINGS.
4. ALL LANDSCAPE GRADING AND OTHER SITE WORKS TO OCCUR WITHIN DRIPLINE OF EXISTING TREES, SHALL BE PERFORMED BY HAND ONLY.
5. STORM AND SANITARY SEWER NOTATIONS AND DIRECTIONS ARE BASED ON CONSTRUCTION NORTH.

REGION OF PEEL NOTES

1. THE PUBLIC WORKS STANDARD 2-1-1 IS STILL APPLICABLE FOR PROPERTY LINE SAMPLING MAINTENANCE HOLE HOWEVER, IT MUST BE MODIFIED IN THE FIELD TO ELIMINATE IN-FLOW AND INFILTRATION. ANY SANITARY CONNECTION OR STRUCTURES LEADING TO IN-FLOW AND INFILTRATION WILL HAVE TO BE ADDRESSED AND WILL BE ENFORCED IN THE FIELD BY A REGION OF PEEL INSPECTOR.

ADDITIONAL EROSION AND SEDIMENT CONTROL

1. FILTER FABRIC TO BE PLACED UNDER GRATES ON ALL CATCHBASINS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CURBS ARE CONSTRUCTED AND THE BOULEVARDS ARE SODDED OR BACKYARDS GRADED AND SODDED. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 270R OR APPROVED EQUIVALENT.
2. FILTER CLOTH WILL BE PLACED ON THE CATCHBASINS ON PUBLIC STREET ACROSS THE PROPERTY'S FRONTAGE.
3. STREET SWEEPING, CATCH BASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY/TOWN/REGION.
4. CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY DITCHES AND OVERLAND FLOW PATHS DURING AND AFTER CONSTRUCTION ALONG ALL PROPERTY LINES WITH POSITIVE SLOPE TOWARDS THE SAFE OUTLET LOCATION. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING THIS DITCHES IN PROPER WORKING CONDITION AT ALL TIMES DURING CONSTRUCTION TO RESTRICT RUNOFF FROM ENTERING INTO THE ADJOINING PROPERTIES AND ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO THE ADJOINING PROPERTIES.



KEY MAP:

BASE INFORMATION TAKEN FROM DRAWING(S) BY OTHERS. FLORA DESIGNS INC. DOES NOT ASSUME ANY RESPONSIBILITY FOR ERRORS, OMISSIONS OR ACCURACY OF THE INFORMATION. DRAWINGS SHALL ONLY BE USED FOR GUIDELINE PURPOSES.

TOWN OF CALEDON
PLANNING
RECEIVED
Sept.29, 2020

DATE	DESCRIPTION	CHECKED BY
SEP 21, 2020	ISSUED FOR SITE PLAN APPLICATION	I. CP

REVISIONS:

NOTE: Contractor is to check and verify all dimensions and conditions on the project, and is immediately report any discrepancies to the Architect and Engineer before proceeding with the work.

LICENSED PROFESSIONAL ENGINEER
C.C. PATEL
100136451
Sept 23, 2020
PROVINCE OF ONTARIO

FLORA DESIGNS INC.
Complete civil engineering design solutions
1109 BRITANNIA ROAD EAST
MISSISSAUGA, ON L4W 3X1
PH:(647)496-8055 www.floradesigns.net

PROJECT:
PROPOSED MARRIOTT HOTEL

12476 HIGHWAY 50, , CALEDON, ON

DRAWING TITLE:
SITE GRADING PLAN

JOB NUMBER	DRAWN BY
FD-020398	AT
SCALE	CHECKED BY
AS NOTED	CP
SHEET NUMBER	SG-1

(36x24)(ARCH-D)

MODIFIED: Sep 20, 2020 CREATED: Apr 02, 2020 PLOT STYLE TABLE: FD_35-36.ctb
LAST PLOTTED: Wednesday, September 23, 2020 8:36:41 AM by: Jay Goodchild
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