

GENERAL NOTES

- STANDARD DRAWINGS OF THE TOWNSHIP OF CALEDON AND THE MINISTRY OF TRANSPORTATION AND COMMUNICATIONS AND ITS REQUIREMENTS PART OF THE WORK.
- INFORMATION REGARDING ANY EXISTING SERVICES AND/OR UTILITIES SHOWN IN THIS SET OF PLANS IS FURNISHED AS THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE SEES FIT WITH THE UNDERSTANDING THAT THE OWNER AND CITY DISCLAIM ALL RESPONSIBILITY FOR ITS ACCURACY AND/OR SUFFICIENCY.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND HE SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- THE NOTES ON THIS SHEET APPLY TO ALL WORKS UNDER THIS SITE UNLESS OTHERWISE NOTED ON THE PLAN/PROFILE AND/OR DETAIL DRAWINGS.
- ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THE WORKS SHOWN HEREON SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. ALL GRASS OR VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING 150mm OF APPROVED TOP SOIL AND SOO TO ESTABLISH A GRASS COVER TO THE SATISFACTION OF THE TOWN.
- WHERE THE STABILITY, SAFETY OR FUNCTION OF THE EXISTING ROADWAY OR UNDERGROUND FACILITIES MAY BE IMPAIRED DUE TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUCH PROTECTION AS MAY BE REQUIRED INCLUDING SHEETING, SHORING AND DRIVING OF PILES WHERE NECESSARY TO PREVENT DAMAGE TO SUCH WORKS OR PROPOSED WORKS. CONSTRUCTION FOR SHORING, BRACING AND PROTECTION SCHEMES SHALL CONFORM TO THE SPECIFICATIONS 0.3.5.3.3.8 AND 0.3.5.3.3.8.
- ALL CONSTRUCTION SIGNAGE MUST CONFORM TO M.T.O. MANUAL "UNIFORM TRAFFIC CONTROL DEVICE" LATEST EDITION.
- ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT IN ACCORDING WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- THE CONTRACTOR SHALL ROUGH GRADE THE SITE TO WITHIN 600mm OF THE FINISHED GRADE PLUS OR MINUS 100mm AS SHOWN ON THE GRADING PLANS.
- UNSHRINKABLE FILL IS TO PROVIDED @ MANHOLES AND A MIN. 0.5 m BEYOND, AS REQUIRED.
- UNSHRINKABLE BACK FILL IS TO BE PROVIDED WITH NEW WATER MAIN TRENCH UP TO THE ROAD BASE.
- ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPER OF THE SUBJECT LANDS, IS TO BE UNDERTAKEN AT THE DEVELOPER'S EXPENSE.
- ALL UNDERGROUND SERVICE CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNSHRINKABLE FILL TO THE LATEST TOWNSHIP OF KING OR RESIDUAL SPECIFICATIONS.
- SNOW FENCE AND SEDIMENT TRAP CONTROL FENCE AREA TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES.

SPECIAL NOTES

- ANY BURIED DELETERIOUS MATERIAL FOUND DURING SITE CONSTRUCTION MUST BE REMOVED OFF SITE AND DISPOSED OF PROPERLY. CHEMICAL TESTING OF SOIL SAMPLES MAY BE REQUIRED FOR THE DISPOSAL OF SUCH MATERIALS. THE GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY IN ORDER TO ASSESS THE SOIL CONDITIONS AND MAKE RECOMMENDATIONS FOR THE PROPER TREATMENT.
- WHERE EXCAVATIONS ARE TO BE CARRIED OUT IN WATER-BEARING SANDS AND SILTS, THE POSSIBILITY OF FLOWING SIDES AND BOTTOM DRIVING DICTATES THAT THE GROUND BE PRE-DRAINAGE EITHER BY PUMPING FROM CLOSELY SPACED SUMP-WELLS OR, IF NECESSARY BY THE USE OF A WELL-POINT SYSTEM. IN ORDER TO PROVIDE A STABLE SUB GRADE FOR THE FOUNDATION CONSTRUCTION, THE GROUND WATER SHOULD BE DECREASED TO AT LEAST 0.50m BELOW THE SUBGRADE. ALTERNATELY, THE SIDES OF THE EXCAVATION CAN BE SHEETED. THE SHEETING SHOULD BE DRIVEN INTO THE UNDERLYING SOILS, WHICH HAVE A LOW PERMEABILITY, TO SEAL OFF THE WATER INFILTRATION OR TO A DEPTH BELOW THE BOTTOM OF THE EXCAVATION EQUAL TO THE HEIGHT OF WATER ABOVE THE BOTTOM OF THE EXCAVATION.
- TILL LAYERS WITHIN THE SITE MAY CONTAIN APPRECIABLE AMOUNT OF BOULDERS. EXTRA EFFORT AND A HEAVY PROPERLY EQUIPPED BACKHOE WILL BE REQUIRED FOR EXCAVATION. IN ORDER TO PROVIDE A STABLE ROAD SUB GRADE, THE UPPER 0.4m AND LOWER 0.4m ZONES WITHIN 1.0m BELOW THE SUB GRADE SHOULD BE COMPACTED TO 98% AND 95% OR + OF THEIR MAXIMUM STANDARD PROCTOR DRY DENSITY, RESPECTIVELY, WITH THE MOISTURE CONTENT 2.0% TO 3.0% DRIER THAN THE OPTIMUM.
- THE GRANULAR BASE AND SUB-BASE SHOULD BE COMPACTED TO 100% OR + OF THEIR MAXIMUM STANDARD PROCTOR DRY DENSITY.
- WHERE WATER-BEARING SANDS AND SILT OCCUR, THE SEWER JOINTS SHOULD BE LEAK-PROOF, OR BE WRAPPED WITH A WATERPROOF MEMBRANE TO PREVENT SUB GRADE MIGRATION THROUGH LEAKAGE AT FAULTY PIPE JOINTS. WHERE A LOOSE AND/OR SOFT REWORKED TILL SUB GRADE IS ENCOUNTERED, THE BEDDING SHOULD BE THICKENED, OR STONE IMMERSION TECHNIQUE SHOULD BE EMPLOYED TO STABILIZE THE BASE FOR SEWER CONSTRUCTION. THE NECESSITY FOR IMPLEMENTING THESE MEASURES SHALL BE DETERMINED DURING SEWER CONSTRUCTION.
- IN ORDER TO PREVENT PIPE FLOATION WHEN THE SEWER TRENCH IS DELUGED WITH WATER, A SOIL WITH A THICKNESS EQUAL TO THE DIAMETER OF THE PIPE SHOULD BE IN PLACE AT ALL TIMES AFTER COMPLETION OF THE PIPE INSTALLATION.

ROADS, SIDEWALKS AND WALKWAYS:

- ENTRANCE WIDTH AT THE PROPERTY LINE TO BE AT LEAST 3.0 METRES, BUT NOT MORE THAN 9.0 METRES IN WIDTH WITH A MINIMUM CENTRE LINE (P&M) OF 12 METRES FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENTS.
- CATCHBASIN MAINTENANCE HOLE AND VALVE CHAMBER COVERS SHALL BE SET FLUSH TO BASE COURSE ASPHALT LEVEL AND ADJUSTED TO GRADE PRIOR TO INSTALLING TOP COURSE OF ASPHALT.
- ALL CONCRETE FOR CURBS TO BE BARRIER FREE TYPE PER CPD. PROCTOR DENSITY, FREE OF S&M.
- SIDEWALKS TO BE CONTINUOUS THROUGH INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL DRIVeways.
- ALL SIDEWALKS SHALL BE 300mm WIDE WITH CONCRETE TO CONFORM TO O.P.S.S. 301.
- SIDEWALKS SHALL BE 150mm WIDE WITH CONCRETE TO CONFORM TO O.P.S.S. 301.
8. NATIVE SUBGRADE SHALL HAVE A CROSS-FALL OF 3.0% AND THE MATERIAL SHALL BE APPROVED BY A SOILS CONSULTANT AND IS SUBJECT TO APPROVAL BY THE TOWN OF CALEDON.
9. NATIVE SUBGRADE TO BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AND SHALL BE PROOF ROLLED.
10. ASPHALT PAVEMENT STRUCTURE SHALL BE CONFIRMED BY A SOILS CONSULTANT.
11. SERVICE CONNECTION BACKLOGS TO BE DISCUSSED WITH THE TOWN OF CALEDON.
12. ROAD OCCUPANCY / ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
13. THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOUNDARY MUST BE PAVED WITH 40mm H.L.S. AND 50mm H.L.S. SUB BASE TO BE 150mm GRANULAR "A" OR 130mm OF 20mm CRUSHER RUN LIMESTONE) AND 300mm GRANULAR "A" COMPACTED TO SOILS CONSULTANT RECOMMENDATIONS.

PAVEMENT STRUCTURE:

- BACKFILL THICKNESS SHALL BE NO GREATER THAN 300mm AND COMPACTED TO MIN 98% SP OR PER RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER.
- SUB-GRADE TO BE PROOF ROLLED AND CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO THE INSTALLATION OF ANY GRANULAR MATERIALS. ASPHALT STRUCTURE DESIGN SHALL BE CONFIRMED BY A GEOTECHNICAL CONSULTANT.
- UNLESS OTHERWISE SPECIFIED BY THE SOILS CONSULTANT, SUB-GRADE TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY AND 100% PROCTOR DRY DENSITY.
- PAVEMENT IS TO BE COMPACTED IN ACCORDANCE WITH CPD 301.
- 300mm WIDE AND 40mm DEEP FOR KEYING. HOT RUBBER SEALING COMPOUND IN ACCORDANCE WITH CPD 312 AND CPD 313. ALL JOINTS WILL BE APPLIED.
- WHERE ASPHALT PAVEMENT IS SPECIFIED THE PAVEMENT STRUCTURE SHALL ADHERE TO THE TOWN OF CALEDON REQUIREMENTS FOR PAVEMENTS. (SEE GENERAL NOTES)
- THE FOLLOWING ASPHALT PAVEMENT STRUCTURE FOR SHALL BE USED UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL CONSULTANT:

CAR PARKING/LIGHT DUTY

40mm H.L.S. ASPHALT	FIRE ROUTE/HEAVY DUTY
50mm H.L.S. ASPHALT	40mm H.L.S. ASPHALT
150mm GRANULAR "A" OR	70mm H.L.S. ASPHALT
18mm CRUSHER RUN LIMESTONE	100mm GRANULAR "A" OR
300mm GRANULAR "A" OR	19mm CRUSHER RUN LIMESTONE
50mm CRUSHER RUN LIMESTONE	150mm GRANULAR "A" OR
	50mm CRUSHER RUN LIMESTONE

GRADING NOTES:

- ALL GRADING MUST COMPLY WITH TOWN CRITERIA AND STANDARDS.
- ALL GRADING TO BE SELF CONTAINED AND DISCHARGED TO A LOCATION APPROVED BY THE PUBLIC WORKS & ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ANY CHANGES TO GRADING OR SERVICES FROM THE ORIGINALLY APPROVED SITE PLAN MUST BE APPROVED BY THE TOWN OF CALEDON PUBLIC WORKS DEPARTMENT.
- ALL GRADING SHALL BE GRASS AND COMPACTED TO 98% STP. PROCTOR DENSITY, FREE OF S&M.
- THE STABILITY AND COMPACTION OF ALL FILL MATERIALS ARE TO BE CONFIRMED BY A RECOGNIZED SOILS CONSULTANT TO THE TOWN ENGINEER PRIOR TO THE INSTALLATION OF THE ROAD BASE.
- PROVIDE MINIMUM 5.00m CURB RADI AT ALL ENTRANCES.
- WHERE MAXIMUM GRADES ARE NOT ADHERED TO BE MADE UP WITH SLOPES NOT STEEPER THAN 3:1 (H:V) RETAINING WALLS OR USE LOW MAINTENANCE LANDSCAPING IF THIS REQUIREMENT CANNOT BE MET.
- GRADE AREAS TO:
 - PROVIDE PROPER SURFACE DRAINAGE AND MAXIMUM USABLE LAND AREA.
 - PRESERVE EXISTING TREES WHERE POSSIBLE.
 - DIRECT FLOWS AWAY FROM BUILDINGS.
- MINIMUM GRASSED AREA GRADE 2.0% DESIRABLE, MAXIMUM 5.0%.
- MINIMUM PAVED AREA GRADE MINIMUM 0.5% DESIRABLE, MAXIMUM 6.0%.
- TOPSOIL AND NURSERY SOIL IN ALL DISTURBED GRASSED AREAS TO THE SATISFACTION OF THE TOWN OF CALEDON ENGINEERING DEPARTMENT.
- FLOWS CARRIED AROUND THE BUILDING AREA TO BE CONFINED TO DEFINED SWALES LOCATED AS FAR FROM THE BUILDING AS POSSIBLE.
- FOOTINGS TO BE FOUND ON UNDISTURBED NATIVE SOIL OR, IF LOCATED IN ENGINEERED FILL, FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF, AND CERTIFIED IN THE FIELD BY, A GEOTECHNICAL ENGINEER.
- GRADING OF SITE TO BE CHECKED AND CERTIFIED BY ENGINEER PRIOR TO PLACEMENT OF TOPSOIL AND SOONING/ZEDING.
- GRADING OF SITE TO BE RESTORED WITH 150mm MINIMUM OF TOPSOIL AND SOO TO THE SATISFACTION OF THE TOWN OF CALEDON PUBLIC WORKS DEPARTMENT.

ADDITIONAL GRADING NOTES:

- ALL DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AND SOO IMMEDIATELY.
- ALL DRIVEWAY CURBS TO BE PER OPSD 600.010 (32 MPA, C-2)

SITE PLAN LEGEND:

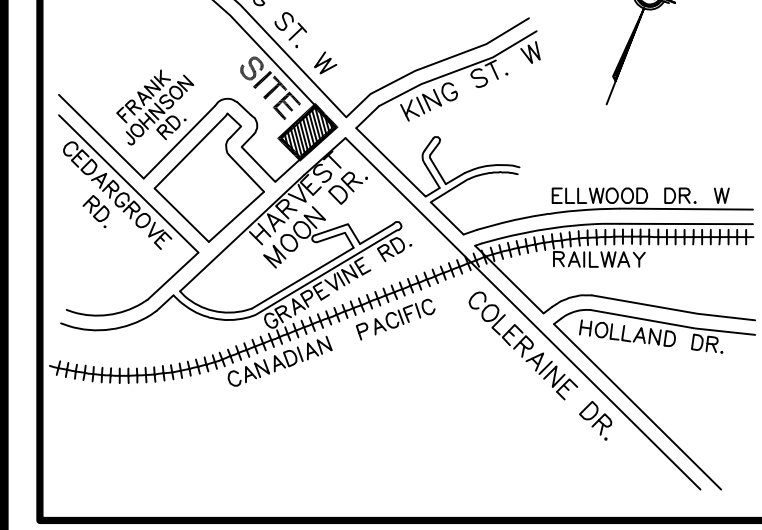
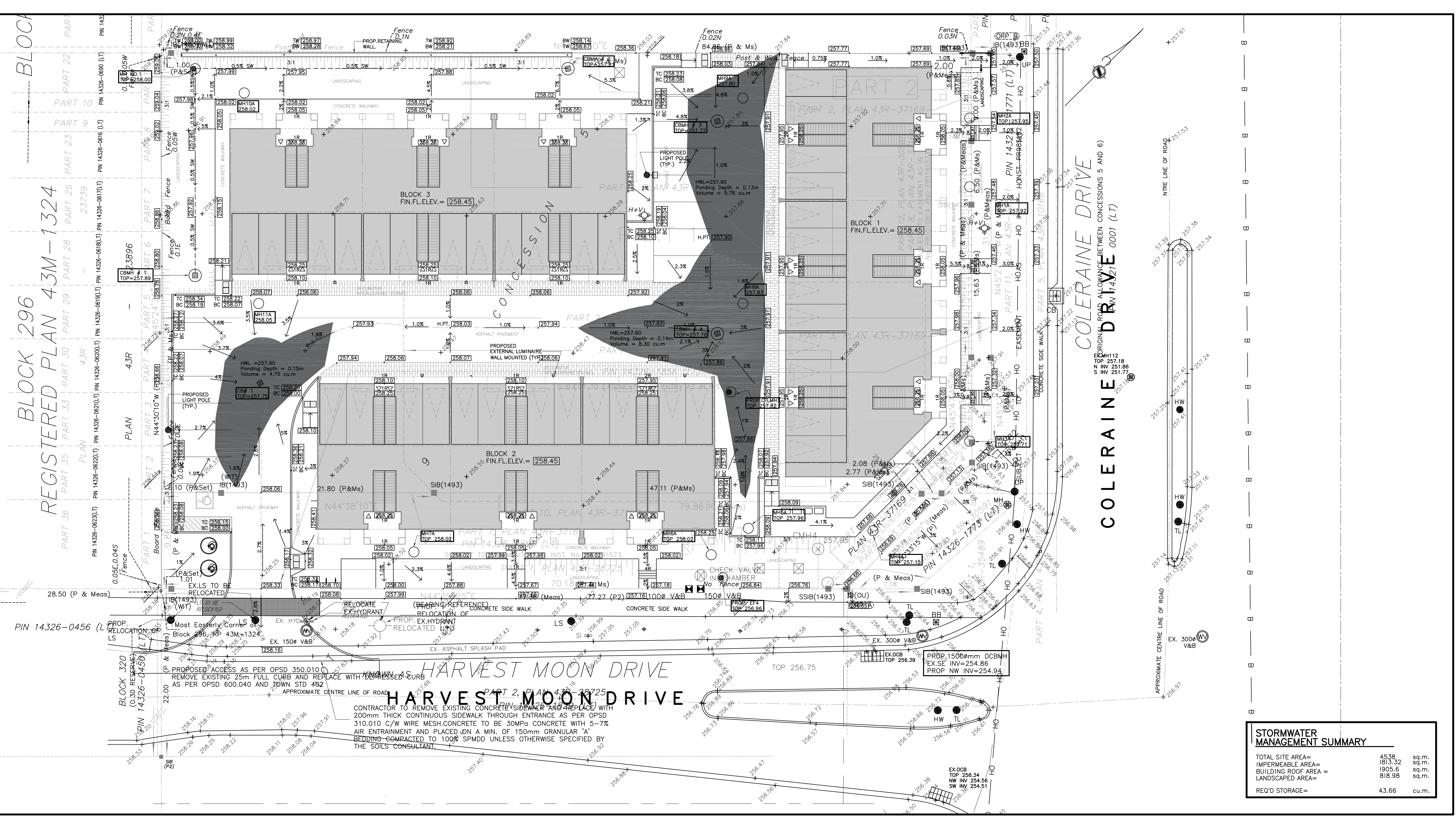
202.00	MAINTAIN EXISTING GRADE	BC	TOP OF CURB
200.00	NEW SPOT ELEVATION	BT	BOTTOM OF CURB
(xxx)xx	EXISTING BOUNDARY ELEVATION	H.P.T	HIGH POINT
← 1.8%	SURFACE DRAINAGE	↕	LIGHT STANDARD
—	CONC. CURB	■	STORM WATER STORAGE
—	CONC. TOE WALL	---	SILTATION CONTROL FENCE
—	PROPERTY LINE	→	OVERLAND FLOW ROUTE
⊕+H+V	HYDRANT & VALVE	⊕	METER CHAMBER
⊕B	CATCH BASIN	⊕MC	CHECK VALVE CHAMBER
⊕MH	STORM MAINTENANCE HOLE	⊕CVC	PROTECTUS III VALVE CHAMBER
⊕CBMH	CATCH BASIN/MAINTENANCE HOLE		
⊕SAN	SANITARY MANHOLE		

THE GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECT.

DRAWINGS MUST NOT BE SCALED.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

No.	Date:	Revision:	D'wn.	Ch'd.
1.	08/23/2021	ISSUED FOR SPA	N.R.	S.S.



KEY PLAN
SCALE: N.T.S.

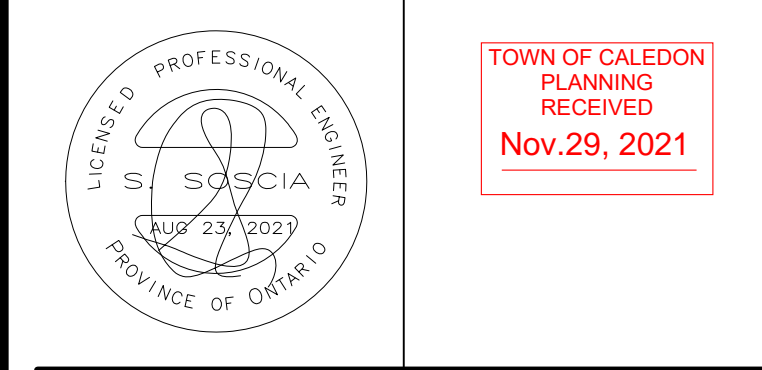
LEGAL DESCRIPTION:
PART 2-SUBJECT TO EASEMENT IN GROSS AS IN INST. NO. PR1070814 AND SUBJECT TO EASEMENT FOR ENTRY AS IN INST. NO. PR1915173
PART 3-SUBJECT TO EASEMENT FOR ENTRY AS IN INST. NO. PR1915173

PLAN OF SURVEY OF PART OF LOT 9, CONCESSION 5 (GEOGRAPHIC TOWNSHIP OF ALBION) TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL

APPLICANT:
HUMPHRIES PLANNING GROUP INC.
190 PIPPIN ROAD, SUITE A
VAUGHAN, ON L4K 4X9
TEL: 905-264-7678 EXT. 244
EMAIL: rhumphries@humphriesplanning.com

OWNER:
HARVESTONE CENTRE INC.
3 BROWNING COURT
BOLTON, ON L7E 5S6
TEL: 905-857-3266
EMAIL: vince@boltonrailings.com

ARCHITECTS / ENGINEERS:
SOSCIA PROFESSIONAL ENGINEERS INC
10376 YONGE STREET, SUITE 307
RICHMOND HILL, ON L4C 3B8
TEL: 905 237 5410
FAX: 905 237 5413
CEL: 416 704 3868
E-MAIL: hmo@soscieng.co



STORMWATER MANAGEMENT SUMMARY

TOTAL SITE AREA=	4538	sq.m.
IMPERMEABLE AREA=	1813.32	sq.m.
BUILDING ROOF AREA =	1905.6	sq.m.
LANDSCAPED AREA=	818.98	sq.m.
REQ'D STORAGE=	43.66	cu.m.

Project: **PROPOSED: STACKED TOWNHOUSE DEVELOPMENT**
13656 EMIL KOLB PARKWAY
CALEDON, ONTARIO.
SPA 2021-0077

GRADING PLAN
SCALE: 1:200

Sheet title: **GRADING PLAN** Job. no. 20-007

Scale: AS NOTED Date: AUG 2021 D'wg. no. SWI

Drawn: N.R. Checked: S.S.