

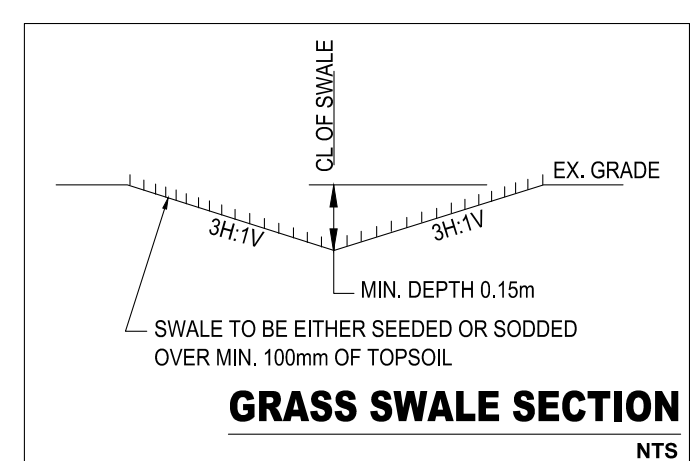
KEY PLAN

TOWN OF CALEDON

LEGEND

---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
X 269.64	EXISTING ELEVATION
X 266.30	PROPOSED ELEVATION
3.0%	PROPOSED DRAINAGE DIRECTION AND SLOPE
○	PROPOSED STORM MANHOLE
⊞	PROPOSED DOUBLE CATCHBASIN
⊞	PROPOSED SINGLE CATCHBASIN
⊞	PROPOSED SANITARY MANHOLE
⊞	PROPOSED DRILLED WELL
⊞	PROPOSED HYDRANT LOCATION
⊞	PROPOSED GATE VALVE

GENERAL NOTES	WORK WITHIN MUNICIPAL ROAD ALLOWANCE	EMERGENCY ACCESS	GRADING NOTES
<p>1. CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE DEVELOPMENT STANDARDS, POLICIES, AND GUIDELINES OF THE TOWN OF CALEDON AND THE ONTARIO BUILDING CODE.</p> <p>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.</p> <p>3. ALL ELEVATIONS ARE IN METERS AND ALL DIMENSIONS ARE IN METRIC UNITS, UNLESS OTHERWISE NOTED. TOPOGRAPHIC SURVEY AND BASE MAPPING BY MANDARIN SURVEYORS LIMITED (JUNE 2017). ACTUAL ELEVATIONS MAY VARY FROM THOSE SHOWN.</p> <p>4. A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR MUST CONTACT THE FOLLOWING:</p> <p>THE TOWN OF CALEDON 905-584-2272 THE REGION OF PEEL 905-791-7800 FIRE AND EMERGENCY SERVICES HYDRO ONE ENERGIZE CONSUMERS GAS BELL CANADA ROGERS CABLE</p> <p>5. A ROAD OCCUPANCY PERMIT MUST BE OBTAINED FROM THE REGION OF PEEL PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND SURVEY CONTROL DURING CONSTRUCTION.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVISION, MAINTENANCE AND RESTORATION OF ALL CONSTRUCTION ACCESS REQUIREMENTS.</p> <p>8. THE CONTRACTOR SHALL DELINEATE THE REQUIRED WORKING AREA PRIOR TO THE START OF WORK AND SHALL CONFINE OPERATIONS WITHIN THE DEFINED AREA.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND SERVICES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES AND SERVICES WHERE SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. DAMAGES TO EXISTING UTILITIES AND SERVICES TO BE REPAIRED TO THE SATISFACTION OF THE APPROPRIATE UTILITY AT THE CONTRACTOR'S EXPENSE.</p> <p>10. WORKING AREAS, ACCESS REQUIREMENTS AND TEMPORARY MATERIAL STORAGE AREAS TO BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR AT ALL TIMES. AREAS AFFECTED BY THE CONTRACTOR'S ACTIVITIES ARE TO BE RESTORED TO THE EXISTING CONDITIONS OR BETTER.</p> <p>11. SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWN OF CALEDON. REFER TO DRAWING 19-216-06 FOR TYPICAL CONTROLS.</p>	<p>12. 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, THEY SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE.</p> <p>13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS RELATED TO CONSTRUCTION OF THE WORKS.</p> <p>14. RETAINING WALLS TO BE DESIGNED BY OTHERS AND IN CONFORMANCE WITH GOOD ENGINEERING PRACTICES AND THE ONTARIO BUILDING CODE. RETAINING WALLS TO BE DESIGNED BY QUALIFIED ENGINEER IF HEIGHT EXCEEDS 1.0m. RETAINING WALLS TO BE CONSTRUCTED ENTIRELY WITHIN OWNERS' PROPERTY. ADJACENT PROPERTIES NOT TO BE DISTURBED WITHOUT PRIOR WRITTEN CONSENT OF ADJACENT PROPERTY OWNER(S). RETAINING WALLS TO BE PROVIDED WITH GUARDS IN GENERAL CONFORMANCE WITH THE ONTARIO BUILDING CODE AND MUNICIPAL STANDARDS.</p> <p>15. ALL GENERAL BACKFILL TO BE APPROVED MATERIAL AND COMPACTED TO MINIMUM 95% STANDARD PROCTOR MAX. DRY DENSITY UNLESS OTHERWISE STATED.</p> <p>16. STREET CURBS (IF PRESENT) ARE TO BE CONTINUOUS THROUGH THE PROPOSED ENTRANCE.</p> <p>17. MUNICIPAL SIDEWALK (IF PRESENT) IS TO BE CONTINUOUS THROUGH ALL ENTRANCES TO THE SITE AND THE CURB SHALL BE TAPERED BACK 600mm.</p> <p>18. ALL BOULEVARDS TO BE RESTORED TO THE SATISFACTION OF THE REGION OF PEEL. GRASSED AREAS WITHIN BOULEVARD TO BE RESTORED WITH MIN. 150mm TOPSOIL AND SOD. ASPHALT SPLASH PAD (IF PRESENT) TO BE RESTORED PER PEEL STANDARD DRAWINGS 5-1-3.</p> <p>19. THE MINIMUM PAVEMENT DESIGN FOR THE ASPHALT APRON WITHIN THE MUNICIPAL ROAD ALLOWANCE SHALL BE AS FOLLOWS (OR AS RECOMMENDED BY A GEOTECHNICAL ENGINEER):</p> <p>40mm HLB ASPHALT 50mm HLB ASPHALT 150mm GRANULAR 'A' 300mm GRANULAR 'B'</p> <p>20. ANY CHANGES TO SERVICES OR GRADING FROM THE ORIGINALLY APPROVED SITE PLAN MUST BE SUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO CONSTRUCTION.</p> <p>21. ALL ERRORS, OMISSIONS AND OR CHANGE OF CONDITIONS AT THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PERFORMING THE RELATED WORK.</p> <p>22. STORM DRAINAGE TO BE SELF-CONTAINED AND SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. DRAINAGE TO DISCHARGE TO A LOCATION APPROVED BY THE TOWN PRIOR TO ISSUANCE OF A BUILDING PERMIT. GRADING SHALL NOT EXTEND ONTO ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN CONSENT FROM THE ADJACENT PROPERTY OWNER.</p> <p>23. IT IS THE OWNERS' AND CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL LEGAL PROPERTY BOUNDARIES AND EASEMENTS PRIOR TO CONSTRUCTION.</p>	<p>1. A ROAD OCCUPANCY PERMIT MUST BE OBTAINED PRIOR TO COMMENCING ANY WORKS WITHIN THE ROAD ALLOWANCE. CONTRACTOR TO CONFORM TO REQUIREMENTS OF THE ROAD OCCUPANCY PERMIT.</p> <p>2. A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR MUST CONTACT THE FOLLOWING:</p> <p>TOWN OF CALEDON PUBLIC WORKS 905-584-2272 REGION OF PEEL ENBRIDGE GAS 905-781-7800 HYDRO ONE 905-758-7924 BELL CANADA 918-941-1211 416-298-6027 DUFFERIN-PEEL CATHOLIC SCHOOL BOARD 905-890-1221 PEEL DISTRICT SCHOOL BOARD 905-890-1010 FIRE AND EMERGENCY SERVICES 905-584-1477</p> <p>3. ROAD MUST BE MAINTAINED TO A MINIMUM OF ONE LANE AT ALL TIMES FOR EMERGENCY ACCESS AS PER THE OTM GUIDELINES.</p> <p>4. NOTIFICATION TO FIRE AND EMERGENCY SERVICES AND SCHOOL BOARDS REQUIRED TO BE PROVIDED A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK.</p> <p>5. CONTRACTOR IS RESPONSIBLE FOR PROPERLY COMPACTING THE BACKFILL MATERIAL AND REPLACING ALL SURFACES TO ORIGINAL CONDITION OR BETTER.</p> <p>6. BACKFILL MATERIALS AND PLACEMENT SHALL CONFORM TO THE ROAD OCCUPANCY PERMIT UNLESS OTHERWISE SPECIFIED.</p> <p>7. IF APPLICABLE, SUBDRAINS MUST REMAIN INTACT AND AT GRADE DURING CONSTRUCTION AND RESTORATION.</p> <p>8. STREET CURBS ARE TO BE CONTINUOUS THROUGH THE PROPOSED ENTRANCE.</p> <p>9. MUNICIPAL SIDEWALKS SHALL BE CONTINUOUS THROUGH ALL ENTRANCES TO THE SITE AND THE CURB SHALL BE TAPERED BACK 600mm. ANY EXISTING SIDEWALKS ACROSS PROPOSED ENTRANCES SHALL BE REMOVED AND REPLACED WITH A 200mm MINIMUM CONCRETE THICKNESS, 32 MPa AND 5% TO 7% AIR ENTRAINMENT, OR AS REQUIRED BY THE REGION OF PEEL.</p> <p>10. AS APPLICABLE, ALL BOULEVARDS TO BE RESTORED WITH MINIMUM 300mm TOPSOIL AND SEED OR SOD, OR SPLASH PAD PER REGION STANDARDS 5-1-3 TO THE SATISFACTION OF THE REGION OF PEEL.</p> <p>11. TOP ASPHALT ASPHALT COLD JOINTS TO BE SEALED WITH T-BOND HOT ASPHALT JOINT TAPE FROM MCASPHALT OR DENSO BRAND BY DENSO. THESE SEALANTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.</p> <p>12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH OTM BOOK 7 - TEMPORARY CONDITIONS.</p>	<p>1. FIRE ROUTE TO COMPLY WITH APPLICABLE TOWN OF CALEDON BYLAWS AND THE ONTARIO BUILDING CODE.</p> <p>2. A MINIMUM OF 3.0m CLEAR WIDTH ALONG BOTH SIDES OF THE ACCESS MEASURED FROM THE ACCESS CENTRELINE TO BE PROVIDED.</p> <p>3. ANY OVERHEAD OBSTRUCTIONS, INCLUDING VEGETATION, TO BE AT LEAST 5m ABOVE THE DRIVEWAY SURFACE.</p> <p>4. MAXIMUM CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM OF 15 METRES.</p> <p>5. A TURNAROUND FACILITY TO PROVIDED IF DRIVEWAY LENGTH IS GREATER THAN 90m.</p> <p>6. CENTRELINE RADIUS OF ACCESS TO BE NOT LESS THAN 12m.</p> <p>7. STRUCTURAL DESIGN OF DRIVEWAY IS REQUIRED TO SUPPORT AN 18-TON VEHICLE FOR EMERGENCY VEHICLE ACCESS.</p> <p>8. FIRE ROUTE SIGNS SHALL BE PERMANENTLY MOUNTED ON A RIGID SIGN POST, POLE OR BUILDING STRUCTURE.</p> <p>9. FIRE ROUTE SIGNS SHALL BE ERRECTED AT A HEIGHT OF BETWEEN 1.9m AND 2.5m AS MEASURED FROM THE EDGE OF THE TRAVELLED PORTION OF THE DESIGNATED ROUTE, TO THE BOTTOM EDGE OF THE SIGN.</p> <p>10. FIRE ROUTE SIGNS SHALL BE INSTALLED AT A DISTANCE OF BETWEEN 0.3m AND 3m FROM THE TRAVELLED PATH EDGE OF THE DESIGNATED ROUTE.</p> <p>11. STANDARD FIRE ROUTE SIGNS SHALL BE INSTALLED ALONG THE ROUTE AT APPROXIMATELY 30m INTERVALS OR AS FREQUENTLY AS IS NECESSARY TO IDENTIFY THE ROUTE IN THE JUDGEMENT OF THE FIRE CHIEF OR HIS/HER DESIGNATEE.</p>



TOWN OF CALEDON
PLANNING
RECEIVED
March 18, 2022

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15/FEB/22	ISSUED FOR APPROVAL	KC	KC	R/W	
N°	Date	Revisions	Dwn.	Dsg'd.	Chk'd.

AIRPORT KING INC.

Project Name: **ART + WORK**
13846 & 13940 AIRPORT ROAD
TOWN OF CALEDON

Title Name: **GRADING PLAN**
1 OF 2

Drawing N°: **19-216-01**

Sheet N°: **1 OF 2**

Scale: **1:500**

Rev. N°: **0**