

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF SURVEY OF
PART OF LOT 28
CONCESSION 1
EAST OF HURONTARIO STREET
 (GEOGRAPHIC TOWNSHIP OF CHINGOUCOUSY)
TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEELE

BEARING NOTE
 BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTH-EASTERLY LIMIT OF HURONTARIO STREET, HAVING A BEARING OF N44°17'30"W ACCORDING TO PLAN 43R-30982

ELEVATION NOTE
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE NAD83-CRS COORDINATE SYSTEM DERIVED FROM THE GLOBAL POSITIONING SYSTEM OBSERVATIONS

SURVEY INFORMATION NOTE
 REFER TO TOPOGRAPHIC SURVEY DRAWING PREPARED BY GREATER TORONTO ACRES SURVEYING INC., ONTARIO LAND SURVEYORS, O.L.S. PROJECT # 19239 FOR SURVEY INFORMATION INCLUDING BEARING, EASEMENTS AND BENCHMARK REFERENCES.

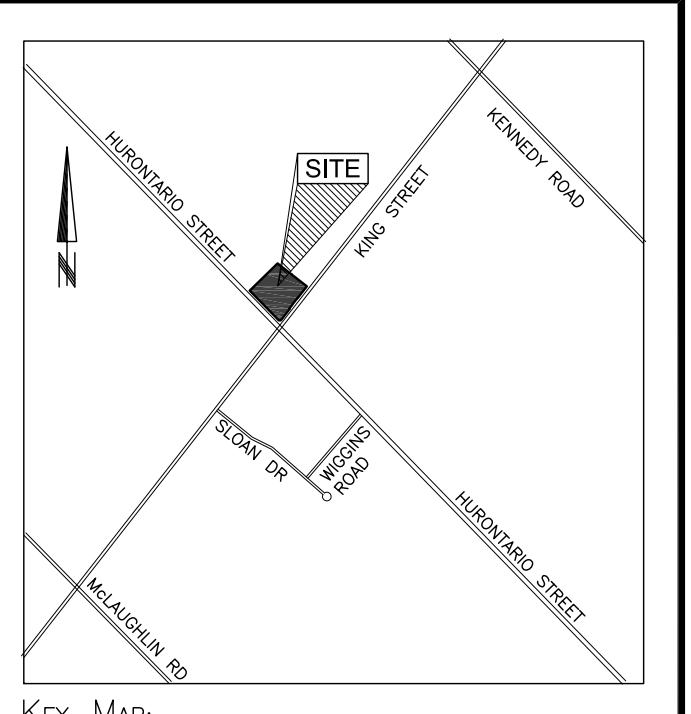
GENERAL NOTES

- PRIOR TO STARTING ANY WORKS, THE CONTRACTOR MUST ENSURE THAT ALL NECESSARY APPROVALS ARE IN PLACE FROM THE TOWN OF CALEDON, THE REGIONAL MUNICIPALITY OF PEELE AND ALL OTHER EXTERNAL AGENCIES AS REQUIRED.
- ALL CONSTRUCTION WORKS FOR THIS PROJECT SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF CALEDON, THE REGIONAL MUNICIPALITY OF PEELE AND ALL OTHER EXTERNAL AGENCIES AS REQUIRED. WHERE NO OTHER STANDARD OR SPECIFICATION IS PROVIDED BY THE LOCAL CONCERNED AUTHORITY, THE CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7. TEMPORARY CONDITIONS FIELD EDITION.
- 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/TOWN'S RIGHT-OF-WAY MANAGEMENT UNIT.
- 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 92% AT ALL DEPTHS.
- 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.
- THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD OCCUPANCY / ACCESS PERMIT APPLICATION.
- ALL RESTORATIONS AND RELOCATION SHALL BE COMPLETED TO THE SATISFACTION OF THE TOWN OF CALEDON AND REGIONAL MUNICIPALITY OF PEELE. ALL AREAS WITHIN PUBLIC RIGHT-OF-WAYS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. GRADED AREAS SHALL BE PROVIDED WITH 200mm OF TOPSOIL AND SOODED TO THE SATISFACTION OF THE DIRECTOR OF CONSTRUCTION SERVICES.
- THE LOCATION OF ALL ABOVE / UNDER GROUND UTILITIES SHOWN ON THIS PLAN IS APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT FROM DAMAGE DURING CONSTRUCTION.
- 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 CORRECTED WITHIN THE CONCERNED AUTHORITY OF THE CONCERNED AGENCIES.
- THE REMOVAL OF TREES REQUIRES THE APPROVAL OF PARKS, FORESTRY AND RECREATION DIVISION SUPERVISOR OF THE CITY/TOWN/REGION.
- ANY DAMAGE TO PROPERTY ADJACENT TO THE CONSTRUCTION SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY AND MATCH EXISTING PAVEMENT STRUCTURE IN DEPTH AND WIDTH WITHIN THE DISTURBED AREAS BETWEEN EXISTING AND LATEST STANDARD PAVEMENT STRUCTURE. SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL TAKE APPROPRIATE ACTION TO THE SATISFACTION OF THE CONCERNED AUTHORITY.
- MANHOLE AND VALVE CHAMBER COVERS ARE TO BE SET FLUSH WITH BASE COURSE ASPHALT AND ADJUSTED TO FINAL GRADE PRIOR TO ASPHALTING. ALL MANHOLES SHALL BE BLASTED IS NOT PERMITTED.
- ALL BACKFLOW PREVENTERS MUST BE SELECTED IN ACCORDANCE WITH THE TOWN OF CALEDON AND REGIONAL MUNICIPALITY OF PEELE BACKFLOW PREVENTION BY-LAW, THE MANUFACTURER'S SPECIFICATIONS AND THE GUIDELINES SET OUT IN THE MOST RECENT VERSION OF THE AWWA CANADIAN CROSS CONNECTION CONTROL MANUAL AND THE CSA B64.10 / 07 / B64.10-1-07 STANDARD.
- ALL PRIVATE WATER SERVICE PIPES, VALVES AND HYDRANT SHALL BE OPERATED, REGULARLY TESTED AND MAINTAINED BY THE OWNER.
- INSULATE SEWERS AND WATERMANS AS PER OPSD 1109.030 UNLESS OTHERWISE SPECIFIED. ALL SEWER LINES SHALL BE FINISH GRADE AND WHEREVER OVERTOP OF WATERMAIN IS LESS THAN 750mm FROM FINISH GRADE, REGARDLESS IT IS MARKED ON PLAN NEW OR NOT, THE CONTRACTOR SHALL RECOMMEND BEDDING AND BACKFILL MATERIAL SHALL BE PER RECOMMENDATIONS PROVIDED BY PROJECT GEOTECHNICAL ENGINEER.

TOWN OF CALEDON GRADING AND DRAINAGE NOTES

- CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE TOWN OF CALEDON DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- PROPOSED CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- 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 PEELE 905-781-7800
 ENERGY CONSUMERS GAS 519-941-1211
 HYDRO ONE 416-296-6929
 BELL CANADA 905-897-5914
 4. ALL DRAINAGE TO BE SELF-CONTAINED AND DISCHARGED TO A LOCATION APPROVED BY THE TOWN OF CALEDON.
 5. SELECTION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE. ALL DEVICES 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 UTILITIES AND DRAINS 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 GRADINGS OR SERVICES 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 BOULEVARDWAYS TO BE RESTORED WITH 150MM MINIMUM OF TOPSOIL AND SOIL 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 HLS ASPHALT
 50MM HLS 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

- LEGEND**
- NEW BARRIER CURB
 - FINISH FLOOR ELEVATION
 - FINISH GRADE ELEVATION
 - TOP OF CURB ELEVATION
 - GUTTER ELEVATION
 - FLOW DIRECTION AND SLOPE
 - FINISH GRADE CONTOUR
 - NEW BOTTOM OF SWALE
 - EXISTING GRADE
 - EXISTING GRADE CONTOUR
 - NEW STORM MANHOLE
 - NEW SANITARY MANHOLE
 - NEW CATCH-BASIN MANHOLE
 - EX. STORM MANHOLE
 - EX. SANITARY MANHOLE
 - NEW CATCH BASIN
 - EX. CATCH BASIN
 - NEW WATER VALVE
 - EX. WATER VALVE
 - BACKFLOW PREVENTOR
 - WATER METER
 - NEW FIRE HYDRANT
 - EX. FIRE HYDRANT
 - OVERLAND FLOW PATH
 - RETAINING WALL
 - DRAINAGE BOUNDARY
 - SUB-CATCHMENT BOUNDARY
 - DRAINAGE AREA #
 - SIAMESE CONNECTION
 - SILT FENCE PER OPSD 219.110
 - CHAIN LINK FENCE (CLF)



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
 December 13th, 2022

SEP 25, 2022	RE-ISSUED FOR SITE PLAN APPLICATION	2. CP
NOV 26, 2019	ISSUED FOR SITE PLAN APPLICATION	1. CP

DATE DESCRIPTION CHECKED BY

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.



PROPOSED TRAVEL STOP
 N-E CORNER OF HURONTARIO & KING ST., CALEDON, ON L7C 3M1

DRAWING TITLE:
SITE GRADING PLAN

(TOWN FILE # SPA 2019-0065)
 (R.O.P. FILE # C-601035)

JOB NUMBER FD-018372 DRAWN BY AT

SCALE 1:100 CHECKED BY CP

SHEET NUMBER **SG-1**