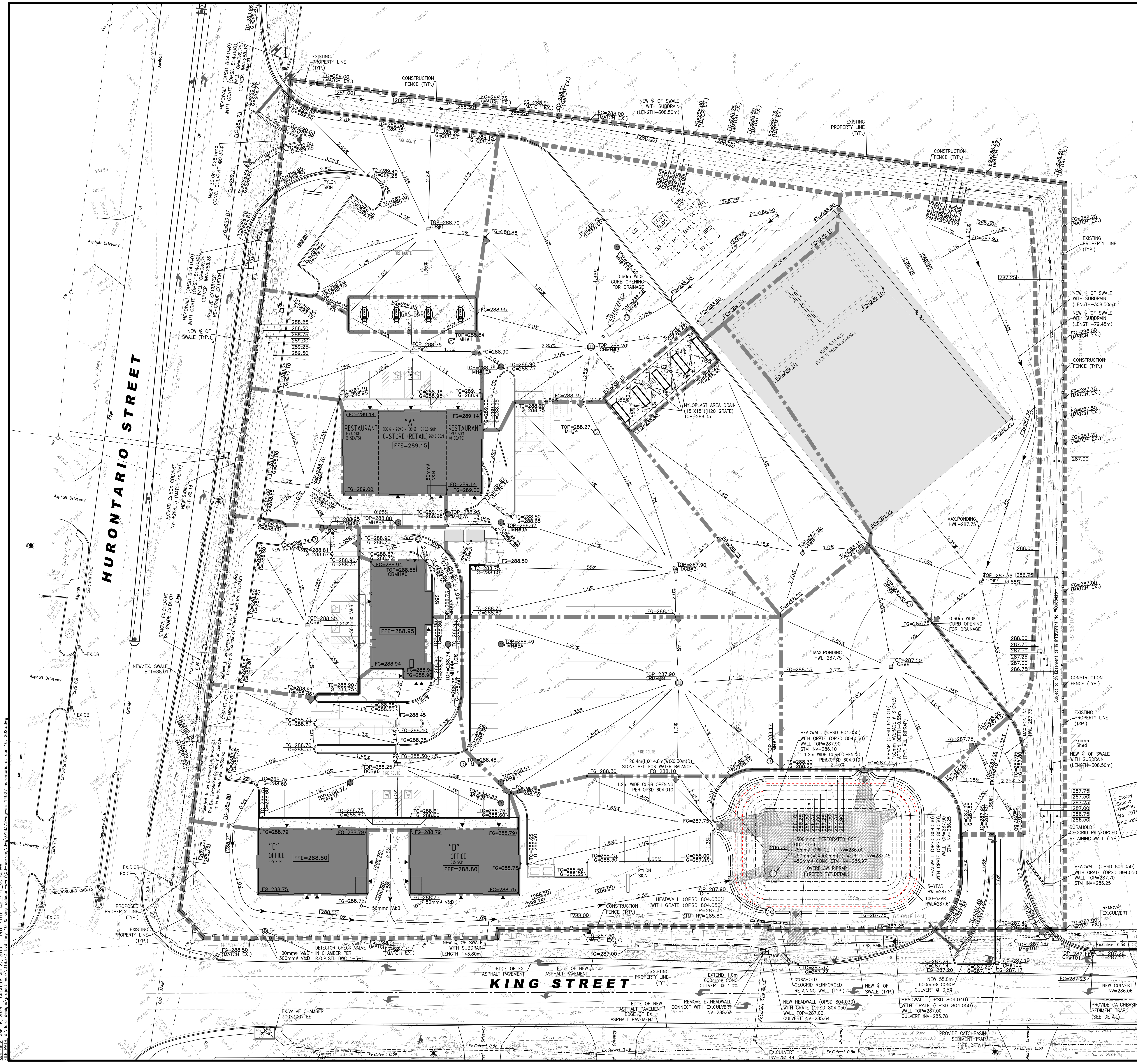
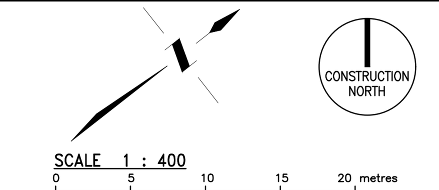



SURVEYOR'S REAL PROPERTY REPORT – PART 1
PLAN OF SURVEY OF
PART OF LOT 28
CONCESSION 1
EAST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

**BEARING NOTE**
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY 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-CSRS 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.

**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 |
| 166.00 | FINISH GRADE CONTOUR |
| | NEW BOTTOM OF SWALE |
| x214.75 | 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 |
| —X—X— | CHAIN LINK FENCE (CLF) |

**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.
17. ALL BACKFLOW PREVENTORS MUST BE SELECTED, IN ACCORDANCE WITH THE TOWN OF CALEDON AND REGION OF PEEL 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 STANDARDS.
18. ALL PRIVATE WATER SERVICE PIPES, VALVES AND HYDRANT SHALL BE OPERATED, REGULARLY TESTED AND MAINTAINED BY THE OWNER.
19. INSULATE SEWERS AND WATERMAINS AS PER OPSD 1109.030 WHEREVER OBVERT OF SEWER IS LESS THAN 1200mm FROM FINISH GRADE AND WHEREVER OBVERT OF WATERMAIN IS LESS THAN 1700mm FROM FINISH GRADE, REGARDLESS IT IS MARKED ON PLAN VIEW OR NOT. INSULATION THICKNESS INCLUDING BEDDING AND BACKFILLING MATERIAL SHALL BE PER RECOMMENDATIONS PROVIDED BY PROJECT GEOTECHNICAL ENGINEER.

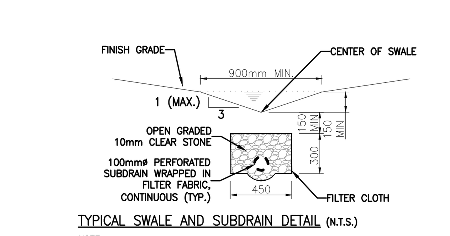
**TOWN OF CALEDON GRADING AND DRAINAGE NOTES**
1. CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE TOWN OF CALEDON DEVELOPMENT STANDARDS AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
2. ALL PROPOSED CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS 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

**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.




TYPICAL SWALE AND SUBDRAIN DETAIL (N.T.S.)

NOTE:
1. SUBDRAIN SHALL BE CONNECTED TO CATCH BASIN AT THE LOCATION WHERE SWALE DISCHARGE.
2. PIPE SHALL BE 100mmø POLYETHYLENE OR C.M.P.(HELCOR OR EQUAL) WRAPPED IN FILTER FABRIC.
3. FILTER FABRIC SHALL BE IN ACCORDANCE WITH THE CITY/TOWN AND ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.

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
April 21, 2025

| Date | Description | Checked By |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| APR 16, 2025 | ISSUED FOR SITE PLAN APPLICATION RE-SUBMISSION | 3. CP |
| SEP 25, 2022 | ISSUED FOR SITE PLAN APPLICATION RE-SUBMISSION | 2. CP |
| NOV 26, 2019 | ISSUED FOR SITE PLAN APPLICATION | 1. 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
Apr 16, 2025
Proj#18372
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 TRAVEL STOP

14027 HURONTARIO STREET, CALEDON, ON L7C 2E1

DRAWING TITLE:
## SITE GRADING PLAN

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

| | |
|---|---|
| JOB NUMBER<br>FD-018372 | DRAWN BY<br>AT |
| SCALE | CHECKED BY<br>CP |
| SHEET NUMBER | SG-1 |

(36x24)(ARCH-D)

MODIFIED: Apr 16, 2025 CREATED: Jul 22, 2019 PLOT STYLE TABLE: FD_SS-SG.ctb
FILE PATH: d:\flora_designs\project_work\018372_bvd_hwy 10 & king_caledon-swm\06-working\dwg\018372-sg-ss_14027 hurontario st_apr 16, 2025.dwg