

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

BEARING NOTE
 BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NAD83-CRS8 COORDINATE SYSTEM DERIVED FROM THE GLOBAL POSITIONING SYSTEM OBSERVATIONS.

ELEVATION NOTE
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE NAD83-CRS8 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 REGION OF PEELE AND THE CONSERVATION AUTHORITY AND ALL OTHER EXTERNAL AGENCIES AS REQUIRED.
- ALL THE CONSTRUCTION WORKS FOR THIS PROJECT SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF CALEDON, THE REGION OF PEELE, AND OPS/OPS, ONTARIO PROVINCIAL STANDARDS MAY BE USED WHERE NO OTHER STANDARD OR SPECIFICATION IS PROVIDED BY THE LOCAL CONCERNED AUTHORITIES.
- 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.
- 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 95% P.C. 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 FROM ANY EXISTING TRUNKED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKLIFTED IN ACCORDANCE WITH REQUIREMENTS OF THE ROAD OCCUPANCY / ACCESS PERMIT APPLICATION.
- ALL RESTORATIONS AND RELOCATION SHALL BE COMPLETED TO THE SATISFACTION OF THE TOWN OF CALEDON AND REGION OF PEELE. ALL AREAS WITHIN PUBLIC RIGHT-OF-WAYS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. GRASED AREAS SHALL BE PROVIDED WITH 200mm OF TOPSOIL AND SOODED TO THE SATISFACTION OF THE DIRECTOR OR DESIGN PROFESSIONAL ONLY. THE EXISTING AND PROPOSED GRASS SEEDING SHALL BE DETERMINED BY CONSULTING CONCERNED UTILITY COMPANIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING PROTECTION FROM DAMAGE DURING CONSTRUCTION.
- ALL DIMENSIONS, ELEVATION WITHIN THE FIELD AND OTHER INFORMATION SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES FOUND TO BE RECORDED IMMEDIATELY TO THE ENGINEER PRIOR TO CONSTRUCTION AND MUST BE COORDINATED WITH THE CONCERNED AUTHORITY OF THE NECESSARY CHANGES.
- THE REMOVAL OF TREES REQUIRES THE APPROVAL OF PARKS, FORESTRY AND RECREATION SUPERVISOR OF THE CITY/TOWN/REGION.
- ANY DAMAGE TO PROPERTY ADJACENT TO THE CONSTRUCTION SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY AND MATCH EXISTING PAVEMENT STRUCTURE IN DEPTH AND MATERIAL 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 INSTALLING TOP LIFT OF ASPHALT.
- BLASTING IS NOT PERMITTED.
- ALL BACKFLOW PREVENTERS MUST BE SELECTED IN ACCORDANCE WITH THE TOWN OF CALEDON AND REGION OF PEELE BACKFLOW PREVENTION BY-LAW. THE MANUFACTURER'S SPECIFICATIONS AND THE QUALITY SET OUT IN THE MOST RECENT VERSION OF THE ANNA 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 OPS 1109.030 WHEREVER EXPOSED TO AIR. INSULATION THICKNESS FINISH GRADE AND WHEREVER EXPOSED OF WATERMAIN IS LESS THAN 700mm FROM FINISH GRADE, REGARDLESS IT IS MARKED ON PLAN NEW OR NOT. INSULATION THICKNESS INCLUDING BEDDING AND BACKFILLING MATERIAL SHALL BE PER RECOMMENDATIONS PROVIDED BY PROJECT GEOTECHNICAL ENGINEER.
- 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 GRADING AND DRAINAGE NOTES

- 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.
- 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 PEELES 905-791-7800
- ENERGY SERVICES DEPARTMENT 905-768-7924
- HYDRO ONE 519-941-1211
- BELL CANADA 416-296-8929
- ROCKWELL CABLE EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, HYDRO, BELL CABLE, ETC. ARE NOT NECESSARILY SHOWN ON SET OF DRAWINGS. ALL LANDSCAPE GRADING AND OTHER SITE WORKS TO ANY CONSTRUCTION ON THE SITE AND INTERFERING WITH THE ADJOINING PROPERTIES AND ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO THE ADJOINING PROPERTIES.
- A MINIMUM OF 1.5M CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL UTILITIES AND SERVICES 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.
- STREET CURBS ARE TO BE CONTINUOUS WITHIN THE PROPOSED FRONTAGE.
- ANY CHANGES TO GRASSES OR SERVICES FROM THE ORIGINALLY APPROVED SITE PLAN MUST BE APPROVED BY THE TOWN OF CALEDON.
- 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.
- ALL BOULEVARDS TO BE RESTORED WITH 150MM MINIMUM OF TOPSOIL AND SOO TO THE SATISFACTION OF THE TOWN OF CALEDON.
- 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.
- SERVICE CONNECTION BACKLIFT 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 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
- NEW CATCHMENT BOUNDARY
- DRAINAGE AREA #
- SIAMASE CONNECTION
- SILT FENCE PER OPS 219.110
- CHAIN LINK FENCE (CLF)

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 EROSION AND SEDIMENT CONTROL NOTES

- ALL CONTROL MEASURES MUST CORRESPOND TO THE LATEST EROSION AND SEDIMENT CONTROL STANDARDS PROVIDED BY THE TOWN OF CALEDON, THE REGION OF PEELE AND THE CONSERVATION AUTHORITY.
- ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS ON SITE AND SHALL BE MAINTAINED DURING ALL PHASES OF THE WORKS.
- 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.
- THE CONTRACTOR IS TO ASSIGN AN ENVIRONMENTAL MONITOR (EM) TO ASSURE CONSTRUCTION ACTIVITIES COMPLY WITH THE ENVIRONMENTAL PROVISIONS AND PROVISIONS OF THE ESC PLAN. 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.
- 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. DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
- THE CONTRACTOR SHALL ROUTINELY INSPECT ALL ESC DEVICES TO ENSURE PROPER WORKING ORDER. FREQUENT INSPECTIONS OF ESC MEASURES IS AS FOLLOWS:
DURING EARLYWORKS ACTIVITIES:
 - ON A WEEKLY BASIS;
 - PRIOR TO PREDICTED RAINFALL EVENTS;
 - AFTER SIGNIFICANT SNOWMELT AND;
 - DAILY DURING EXTENDED RAIN OR SNOWMELT PERIODS.**DURING TIMES OF NO EARLYWORKS ACTIVITY:**
 - ONCE EVERY 2 WEEKS;
 - AFTER SIGNIFICANT RAINFALL EVENTS (MORE THAN 25MM OF RAINFALL IN A 24 HOUR PERIOD).
- ALL CONSTRUCTION VEHICLES MUST ENTER AND EXIT THE SITE ONLY FROM THE APPROVED ACCESS ROUTES AS SHOWN ON THE PLANS. CONSTRUCTION ACCESS WILL BE MAINTAINED TO THE SATISFACTION OF THE TOWN/REGION. STREET SWEEPING IS REQUIRED AS NOTED.
- NO CONSTRUCTION ACTIVITY OR MACHINERY SHALL BE PERMITTED BEYOND THE SILT FENCE OR LIMITS OF THE SITE WORKS.
- THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT DUST CONTROL MEASURES AND CONSTRUCTION BEST PRACTICE GUIDELINES AS APPROVED BY THE TOWN AND/OR CONSERVATION AUTHORITY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR 30 DAYS SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS. DISTURBED AREAS ARE TO BE HYDROSEEDED (OR APPROVED EQUIVALENT) TO THE SATISFACTION OF THE TOWN.
- TOPSOIL STOCKPILES SHALL BE SURROUNDED WITH SEDIMENT CONTROL FENCE. THE MAXIMUM SIDE SLOPE SHALL BE 2:1 (H:V). ONCE TOPSOIL STRIPPING IS COMPLETED STOCKPILE SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS, BY HYDROSEEDING, OR AN APPROVED EQUIVALENT, TO THE SATISFACTION OF THE TOWN.
- CONTRACTOR SHALL TAKE CARE AND CONTROL SPILLS, FLUIDS AND MATERIALS DURING CONSTRUCTION TO MINIMIZE RISK TO THE ENVIRONMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL

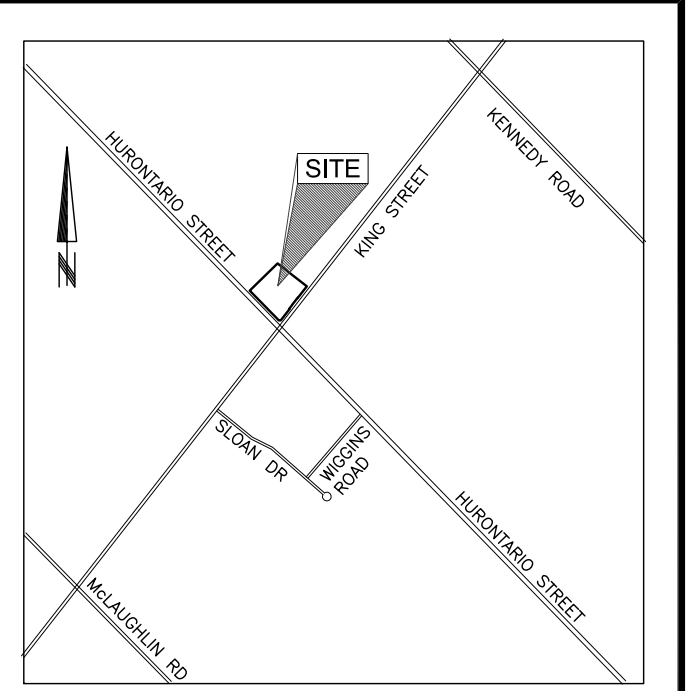
- FILTER FABRIC TO BE PLACED UNDER GRATES ON ALL CATCHMENTS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CURBS ARE CONSTRUCTED AND THE BOULEVARDS ARE SOODED OR BACKFILLED GRASSED AND SOODED. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 2708 OR APPROVED EQUIVALENT.
- FILTER CLOTH WILL BE PLACED ON THE CATCHMENTS IN PUBLIC STREET ACROSS THE PROPERTY'S FRONTAGE.
- 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.
- 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.

NOTES

- ALL ROOF DRAINS ARE CONVENTIONAL STORMWATER RETENTION IS NOT PROVIDED ON THE BUILDING ROOFS.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR, DEVELOPER OR CONSULTANT MUST OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY/TOWN'S RIGHT-OF-WAY MANAGEMENT UNIT.
- 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 ON SET OF DRAWINGS. ALL LANDSCAPE GRADING AND OTHER SITE WORKS TO ANY CONSTRUCTION ON THE SITE AND INTERFERING WITH THE ADJOINING PROPERTIES AND ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO THE ADJOINING PROPERTIES.
- STORM AND SANITARY SEWER NETWORKS AND DIRECTIONS ARE BASED ON CONSTRUCTION NORTH.

REGION OF PEELE NOTES

- THE PEELE WORKS STANDARD 2-1-1 IS STILL APPLICABLE FOR PROPERTY LINE SAMPLING MAINTENANCE. IF FURTHER WORK IS TO BE DONE ON 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 PEELE INSPECTOR.



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.

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 to immediately report any discrepancies to the Architect and Engineer before proceeding with the work.



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

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

DRAWING TITLE: SITE GRADING PLAN

DATE	ISSUED
NOV 2019	
JOB NUMBER	DRAWN BY
FD-018372	AT
SCALE	CHECKED BY
	CP
SHEET NUMBER	SG-1

MODELED: Nov 26, 2019 10:26:29 AM. CREATED: Jul 22, 2019 10:26:29 AM. EXISTING: 2019.07.22.10:26:29 AM. PROJECT: PROPOSED TRAVEL STOP. SHEET: SG-1.