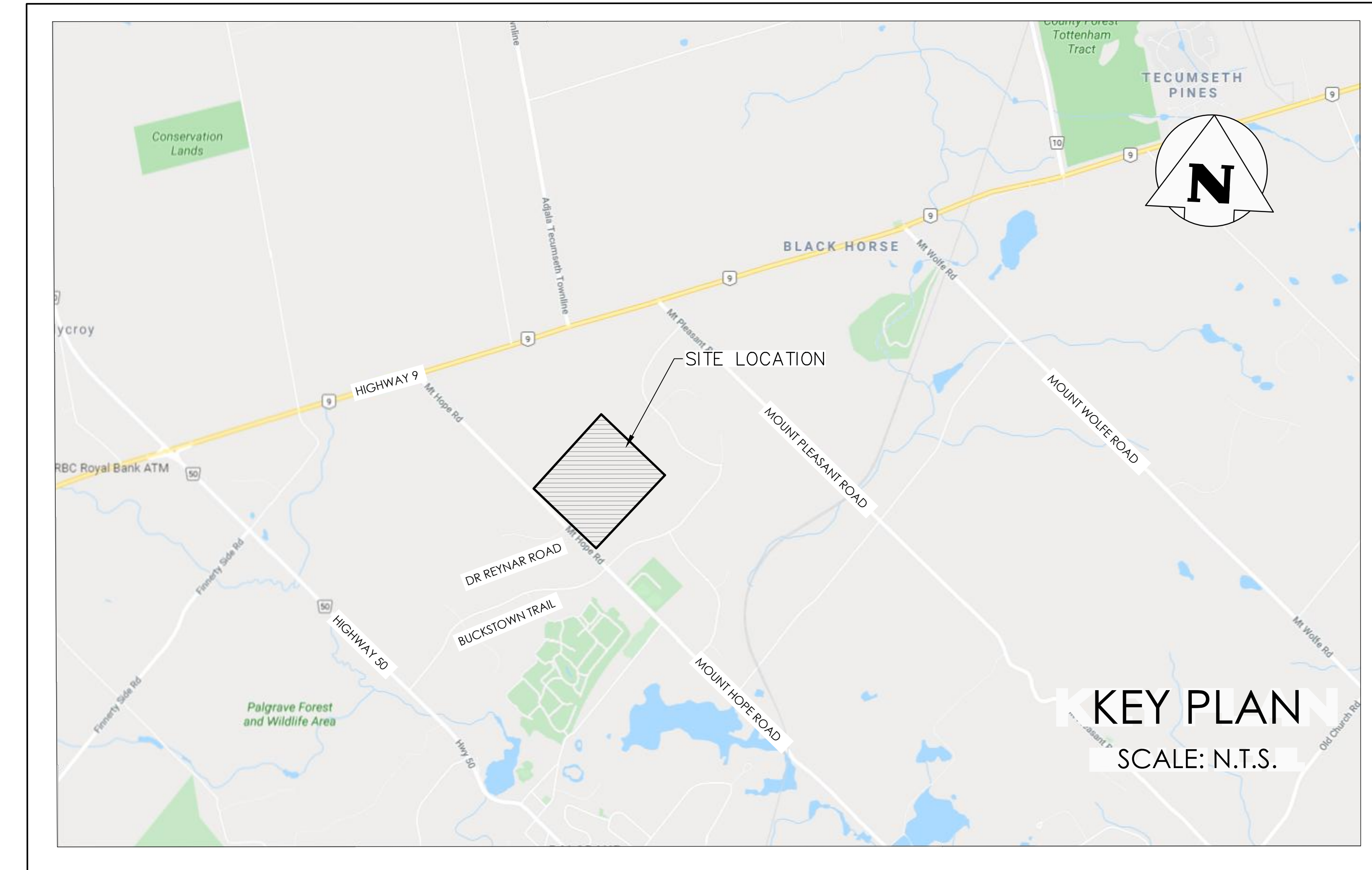


17791 MOUNT HOPE ROAD

PART OF LOT 28, CONCESSION 8
TOWN OF CALEDON
REGION OF PEEL



TOWN OF CALEDON
6311 OLD CHURCH ROAD
CALEDON, ONTARIO
L7C 1J6

REGION OF PEEL
10 PEEL CENTRE DRIVE
BRAMPTON, ONTARIO
L6T 4B9

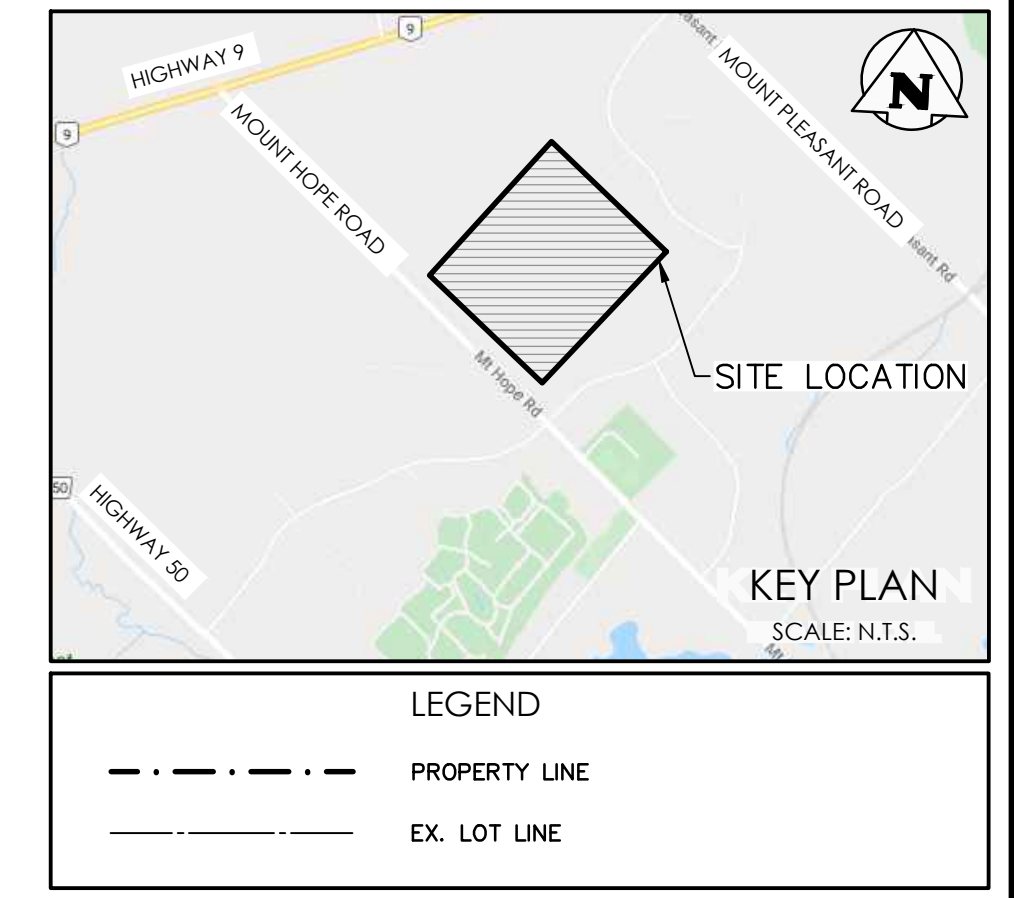
<u>SHEET</u>	<u>TITLE</u>
701	LEGAL BOUNDARY SURVEY & AIR PHOTO ENLARGEMENT
702	TOPOGRAPHIC MAP
703	SLOPE ANALYSIS MAP
704	SOIL AND SOIL DRAINAGE CLASSIFICATION MAP
705	SURFACE HYDROLOGY MAP
706	VEGETATION AND WILDLIFE ECOLOGY MAP
707	ENVIRONMENTAL SUMMARY MAP
708	DRAFT SUBDIVISION PLAN

DEVELOPER: JOE TRIUMBARI
3 MANSWOOD CRESCENT
BRAMPTON, ONTARIO
L6T 0A3



2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905-875-0026 T
905-875-4915 F
WWW.CFCROZIER.CA

PROJECT No.: 1656 - 5104



NO.	ISSUE / REVISION	DATE
1	ISSUED FOR FIRST SUBMISSION	2019/DEC/20
2	ISSUE / REVISION	YYYY/MM/DD

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK NO. 0208176006 ELEVATION = 277.870M

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK NO. 02081778416 ELEVATION = 268.864M

SURVEY NOTES:
SURVEY COMPLETED BY GUIDO PAPA SURVEYING (2018/FEB/05)
BEARINGS ARE UTM GRID, DERIVED FROM RTN OBSERVATIONS UTM ZONE 17, NAD83 (EPSG) (20110)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99978

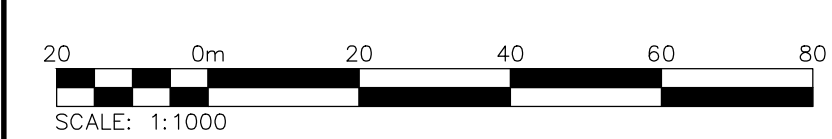
DRAWING NOTES:
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ALL EXISTING UNDERGROUND UTILITIES TO BE WORKED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

Project: 17791 MOUNT HOPE ROAD

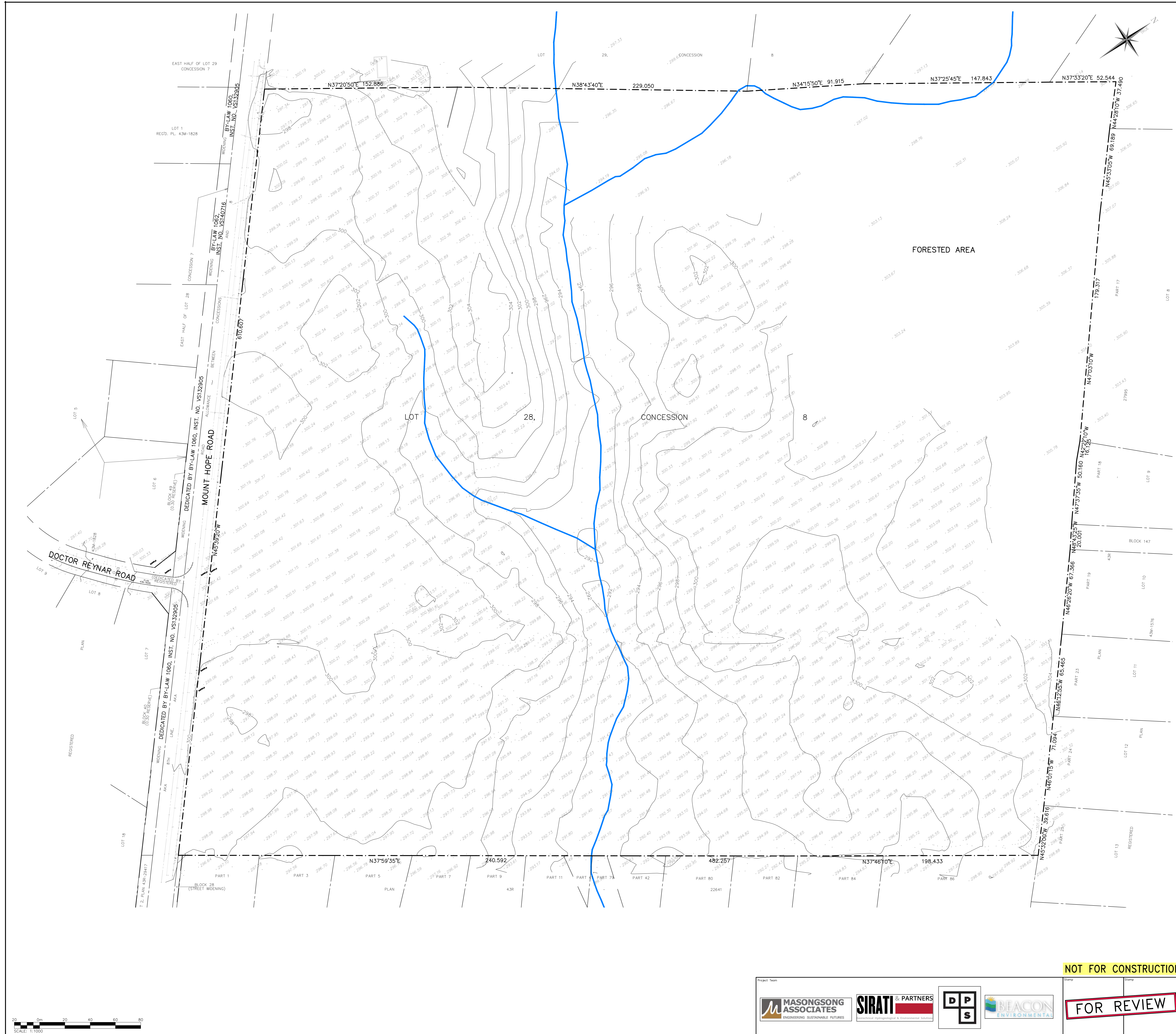
Drawing: LEGAL BOUNDARY SURVEY & AIR PHOTO ENLARGEMENT

NOT FOR CONSTRUCTION

FOR REVIEW



Project Team	Site	Site	Site	Site
Project No. 1656-5104 Scale: 1:1000 Date: 2/4/21	Project No. 1656-5104 Scale: 1:1000 Date: 2/4/21	Project No. 1656-5104 Scale: 1:1000 Date: 2/4/21	Project No. 1656-5104 Scale: 1:1000 Date: 2/4/21	Project No. 1656-5104 Scale: 1:1000 Date: 2/4/21



KEY PLAN
SCALE: N.T.S.

LEGEND

- PROPERTY LINE
- EXISTING 2.0m CONTOUR
- EXISTING GRADE
- EX. LOT LINE
- EPHEMERAL DRAINAGE FEATURE (MRRF 2019)

ISSUED FOR FIRST SUBMISSION	2019/DEC/20
NO. ISSUE / REVISION	YYYY/MM/DD

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK NO. 0281978416 ELEVATION = 277.870M

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK NO. 0281978416 ELEVATION = 277.870M

SURVEY NOTES:
SURVEY COMPLETED BY GUIDO PAPA SURVEYING (2018/FEB/05)
BEARINGS ARE UTM GRID DERIVED FROM RTN OBSERVATIONS UTM ZONE 17, NAD83 (EPSG: 31466)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99978

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17791 MOUNT HOPE ROAD

TOPOGRAPHIC MAP

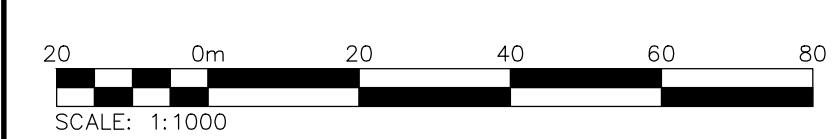
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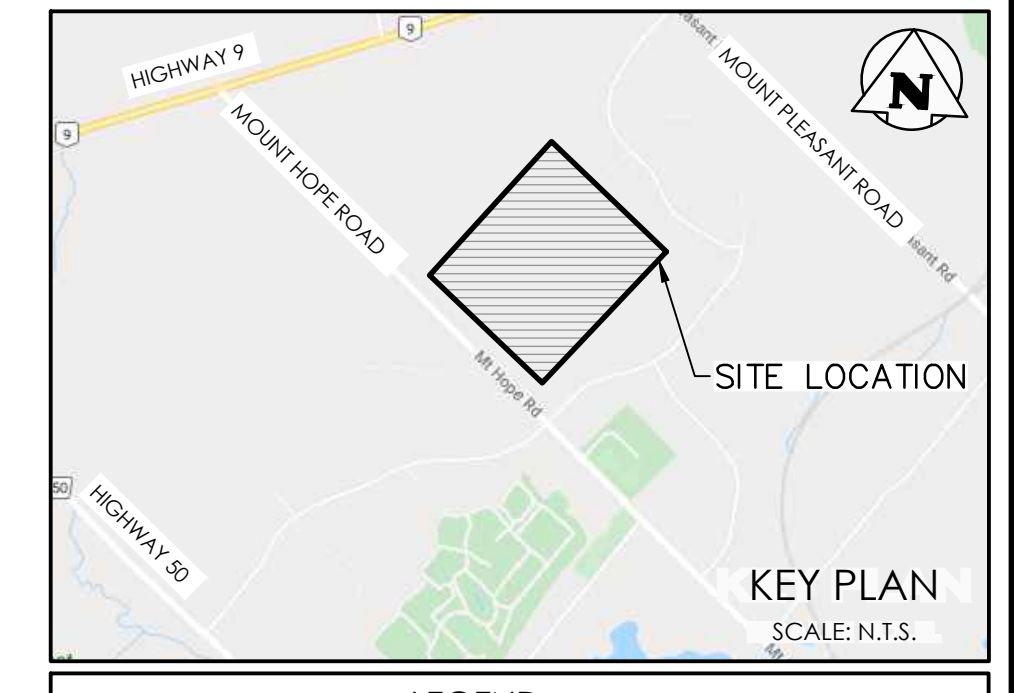
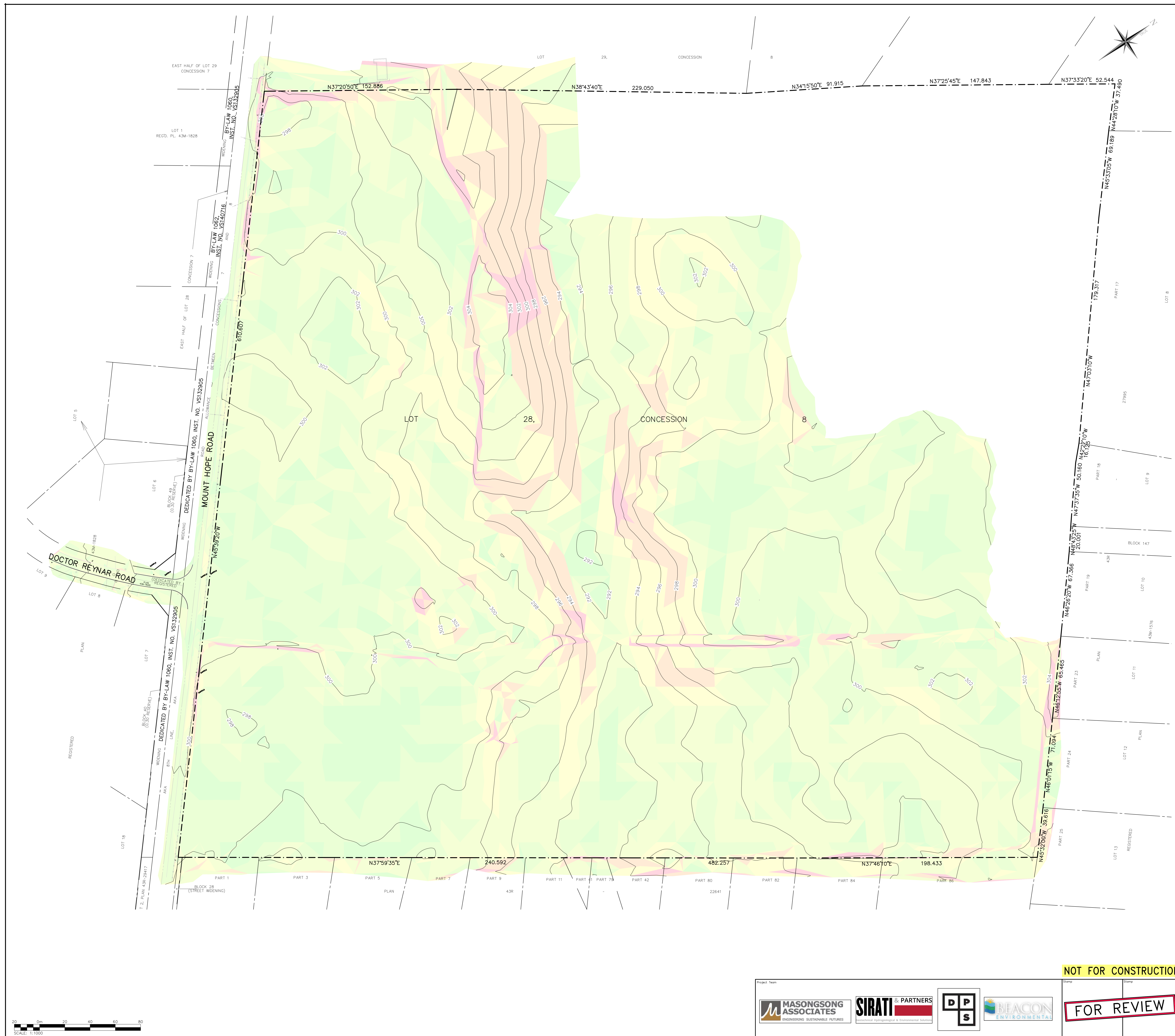
FOR REVIEW

CROZIER CONSULTING ENGINEERS

2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905-875-4915
WWW.CFCROZIER.COM

Project No. **1656-5104**
Scale: 1:1000
Date: **702**





LEGEND

—	PROPERTY LINE
—	EXISTING 2.0m CONTOUR
Light Green	EXISTING SLOPES: 0% - 1%
Light Yellow	EXISTING SLOPES: 2% - 5%
Yellow	EXISTING SLOPES: 6% - 10%
Orange	EXISTING SLOPES: 11% - 15%
Red	EXISTING SLOPES: 16% - 25%
Dark Red	EXISTING SLOPES: 25% +

ISSUED FOR FIRST SUBMISSION	2019/DEC/20
ISSUE / REVISION	YYYY/MM/DD

ELEVATION NOTE:
 ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK NO. 0281978006 ELEVATION = 277.870M

ELEVATION NOTE:
 ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK NO. 02819778416 ELEVATION = 268.804M

SURVEY NOTES:
 SURVEY COMPLETED BY GUIDO PAPA SURVEYING (2018/FEB/05)
 BEARINGS ARE UTM GRID, DERIVED FROM RTN OBSERVATIONS
 UTM ZONE 17, NAD83 (EPSG: 31470)
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99978

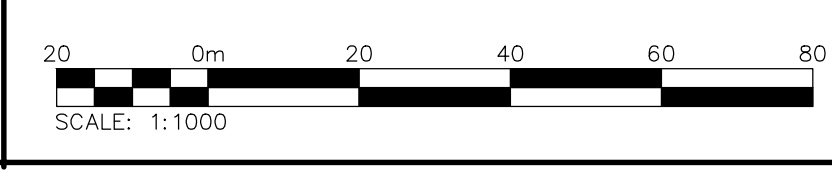
DRAWING NOTES:
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1791 MOUNT HOPE ROAD

SLOPE ANALYSIS MAP

NOT FOR CONSTRUCTION

FOR REVIEW



Project Team

MASONSONG ASSOCIATES ENGINEERING SUSTAINABLE FUTURES

SIRATI & PARTNERS CONSULTANTS ENGINEERS & ENVIRONMENTAL SCIENTISTS

DPS

BEACON ENVIRONMENTAL

CROZIER CONSULTING ENGINEERS

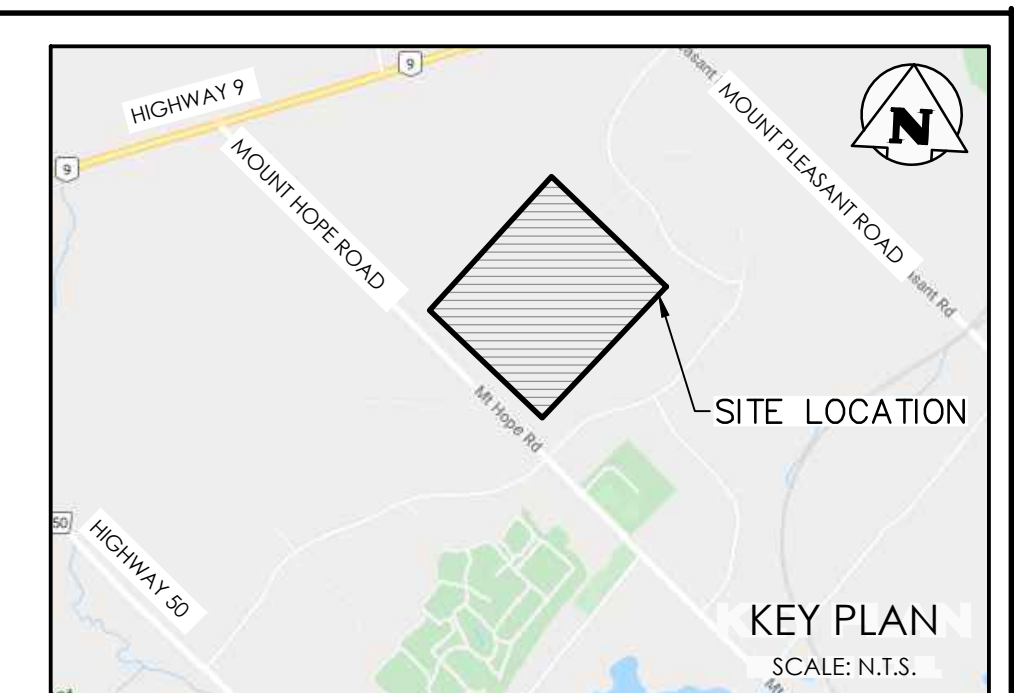
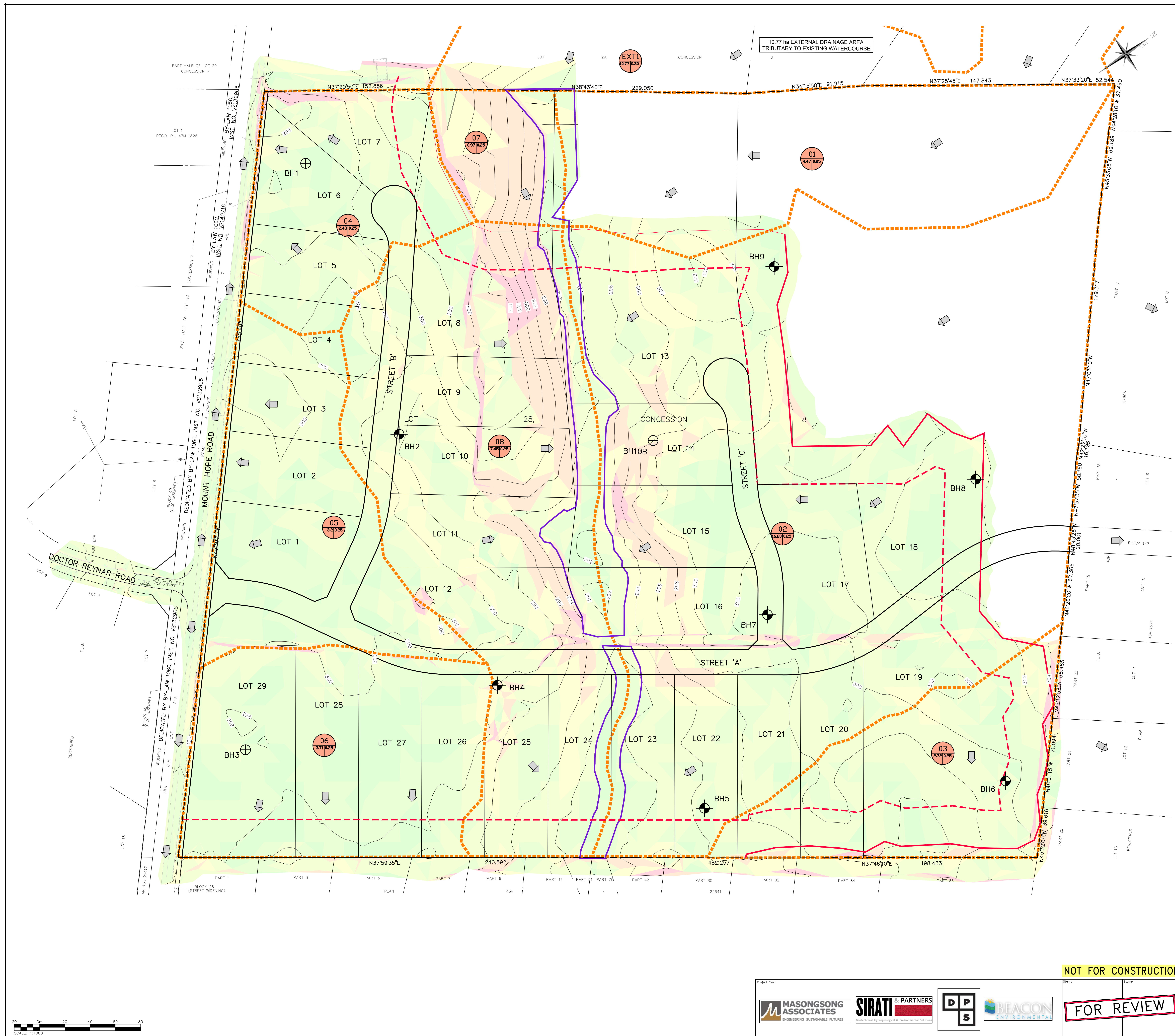
2800 HIGH POINT DRIVE SUITE 100 MILTON, ON L9T 6P4 (905) 875-0001 T (905) 875-4915 F WWW.CROZIER.COM

Project No. **1656-5104**

Drawn: A.K./S.A. Checked: S.C./M.A.C. Date: 1:1000

Scale: 1:1000

Page: 703



LEGEND

- PROPERTY LINE
- EXISTING 2.0m CONTOUR
- EX. LOT LINE
- PR. LOT LINE
- RIGHT OF WAY
- APPROXIMATE LIMIT OF EZZ
- EPHEMERAL DRAINAGE FEATURE (MHRF 2019)
- SIGNIFICANT WOODLANDS +30m
- SIGNIFICANT WOODLANDS (INCA Delineation 26-Feb-2019)
- EXISTING SLOPES: 0% - 1%
- EXISTING SLOPES: 2% - 5%
- EXISTING SLOPES: 6% - 10%
- EXISTING SLOPES: 11% - 15%
- EXISTING SLOPES: 16% - 25%
- EXISTING SLOPES: 25% +
- EXISTING OVERLAND FLOW DIRECTION
- EXISTING STORM DRAINAGE CATCHMENT
- CATCHMENT I.D. AREA (ha) RUNOFF COEFFICIENT
- BH# BOREHOLE LOCATIONS
- MW# MONITORING WELL

NOTE: FOR BOREHOLES AND MONITORING WELL LOCATIONS REFER TO GEOTECHNICAL INVESTIGATION REPORT PROVIDED BY SIRATI & PARTNERS CONSULTANTS LIMITED, REPORT REF. NO. SP18-334-10, DATED DECEMBER 06, 2018.

ISSUED FOR FIRST SUBMISSION	2019/DEC/20
ISSUE / REVISION	YYYY/MM/DD

DRAINAGE NOTE:
THE EXISTING DRAINAGE CONDITIONS SHOWN ON THIS PLAN ARE DERIVED FROM THE EXISTING DRAINAGE PLAN PREPARED BY MASONGSONG ASSOCIATES IN OCTOBER 2019.

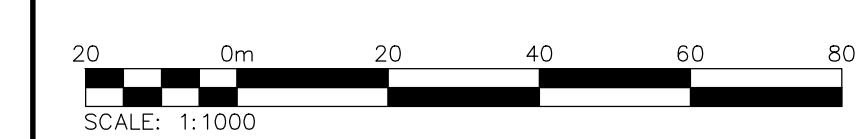
ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK NO. 02881978416 ELEVATION = 277.870M

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK NO. 028819778416 ELEVATION = 268.804M

SURVEY NOTES:
SURVEY COMPLETED BY GUIDO PAPA SURVEYING (2018/FEB/05)
BEARINGS ARE UTM GRID, DERIVED FROM RTN OBSERVATIONS
U/M ZONE 17, NAD83 (EPSG) (25832)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999978

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Project	17791 MOUNT HOPE ROAD
Drawing	SOIL AND SOIL DRAINAGE CLASSIFICATION MAP
Project No.	1656-5104
Scale	1:1000
Sheet No.	704



Project Team

MASONGSONG ASSOCIATES ENGINEERING SUSTAINABLE FUTURES

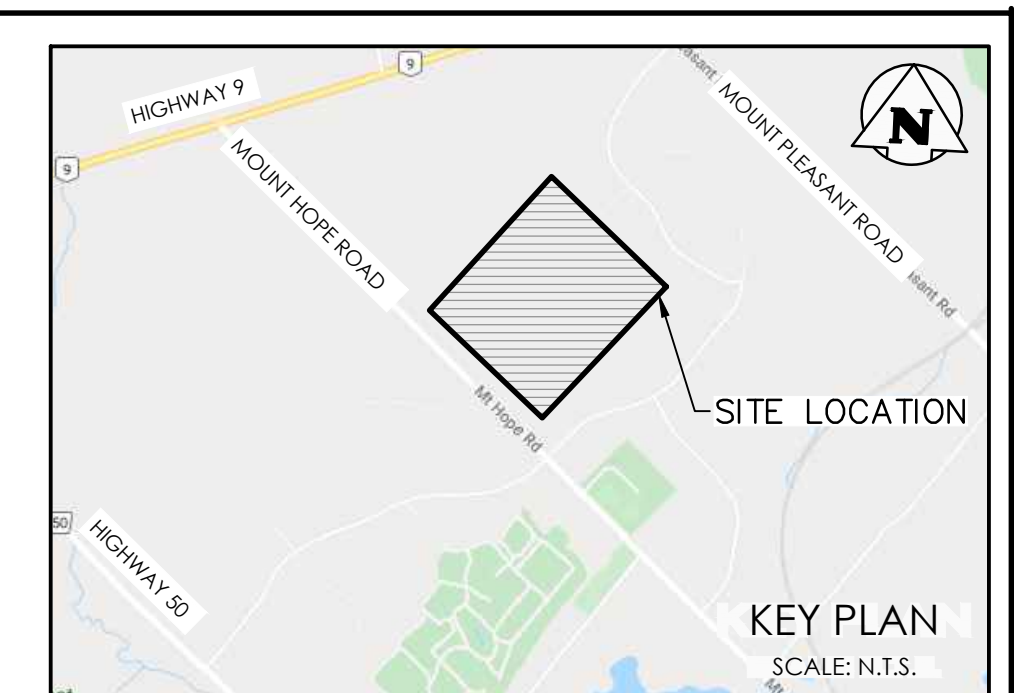
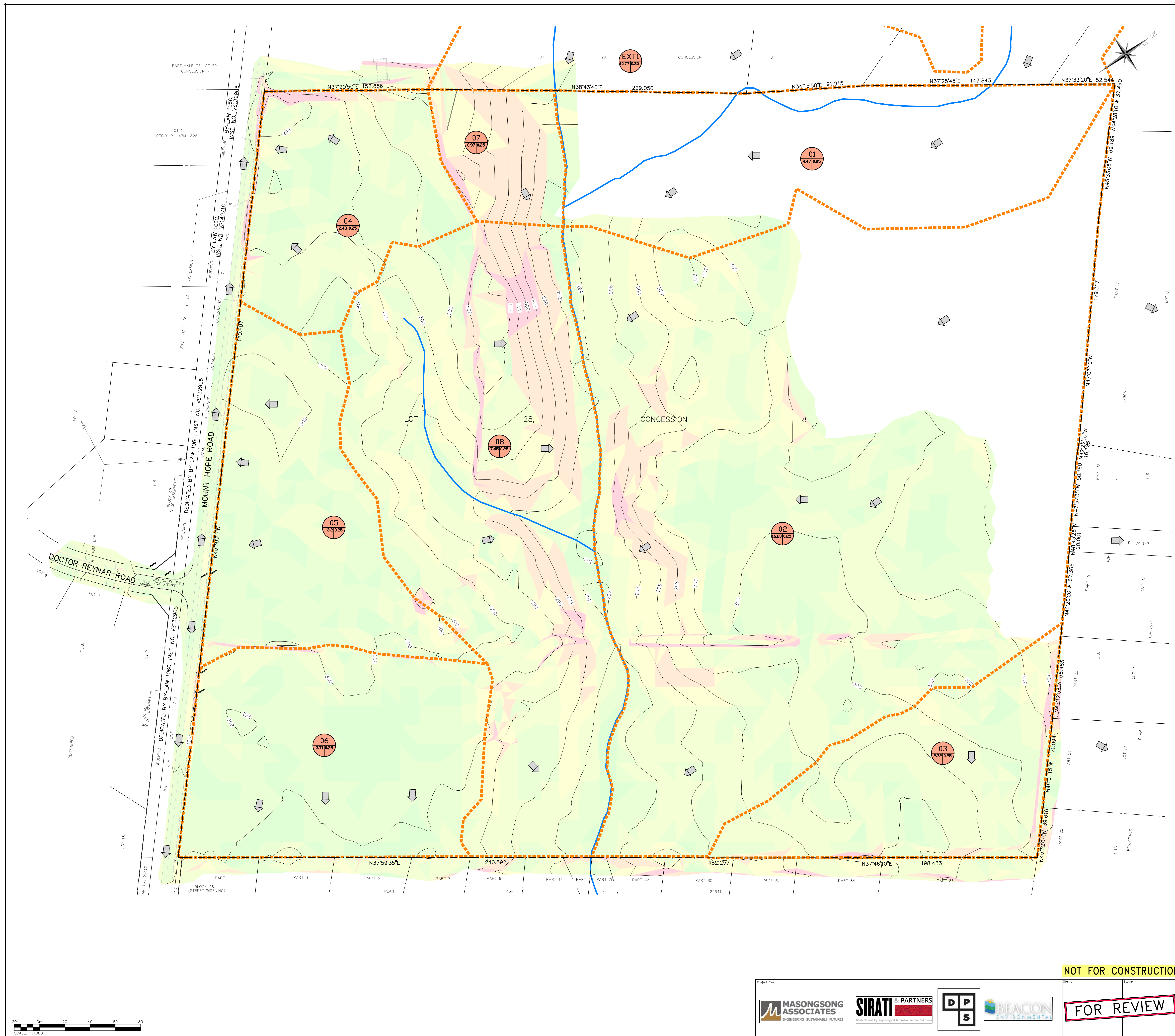
SIRATI & PARTNERS CONSULTANTS LIMITED

DPS

BIACON ENVIRONMENTAL

NOT FOR CONSTRUCTION

FOR REVIEW



LEGEND

- PROPERTY LINE
- EXISTING 2.0m CONTOUR
- EX. LOT LINE
- EXISTING SLOPES: 0% - 1%
- EXISTING SLOPES: 2% - 5%
- EXISTING SLOPES: 6% - 10%
- EXISTING SLOPES: 11% - 15%
- EXISTING SLOPES: 16% - 25%
- EXISTING SLOPES: 25% +
- EXISTING OVERLAND FLOW DIRECTION
- EXISTING STORM DRAINAGE CATCHMENT
- CATCHMENT I.D.
- AREA (ha) | RUNOFF COEFFICIENT
- EPHEMERAL DRAINAGE FEATURE (MNR 2019)

ISSUED FOR FIRST SUBMISSION	2019/DEC/20
ISSUE / REVISION	YYYY/MM/DD

DRAINAGE NOTE:
THE EXISTING DRAINAGE CONDITIONS SHOWN ON THIS PLAN ARE DERIVED FROM THE EXISTING DRAINAGE PLAN PREPARED BY MASONGSONG ASSOCIATES IN OCTOBER 2018.

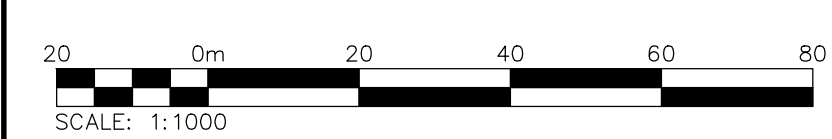
ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK NO. 02881978416 ELEVATION = 277.870M

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK NO. 028819778416 ELEVATION = 268.804M

SURVEY NOTES:
SURVEY COMPLETED BY GUIDO PAPA SURVEYING (2018/FEB/05)
BEARINGS ARE UTM GRID, DERIVED FROM RTN OBSERVATIONS
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Project	17791 MOUNT HOPE ROAD
Drawing	SURFACE HYDROLOGY MAP
Client	2800 HIGH POINT DRIVE SUITE 100 MILTON, ON L9T 6P4 905-875-0000 T 905-875-4915 F WWW.CFCORDEX.COM
Drawn	A.K./S.A.
Check	S.C./M.A.C.
Project No.	1656-5104
Scale	1:1000
Page	705



Project Team

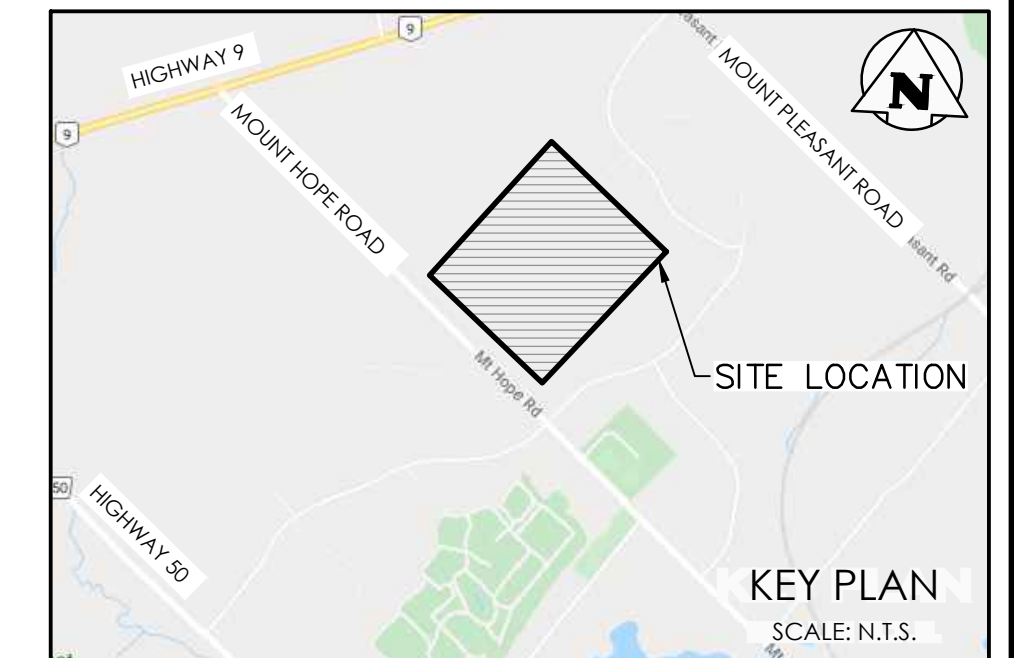
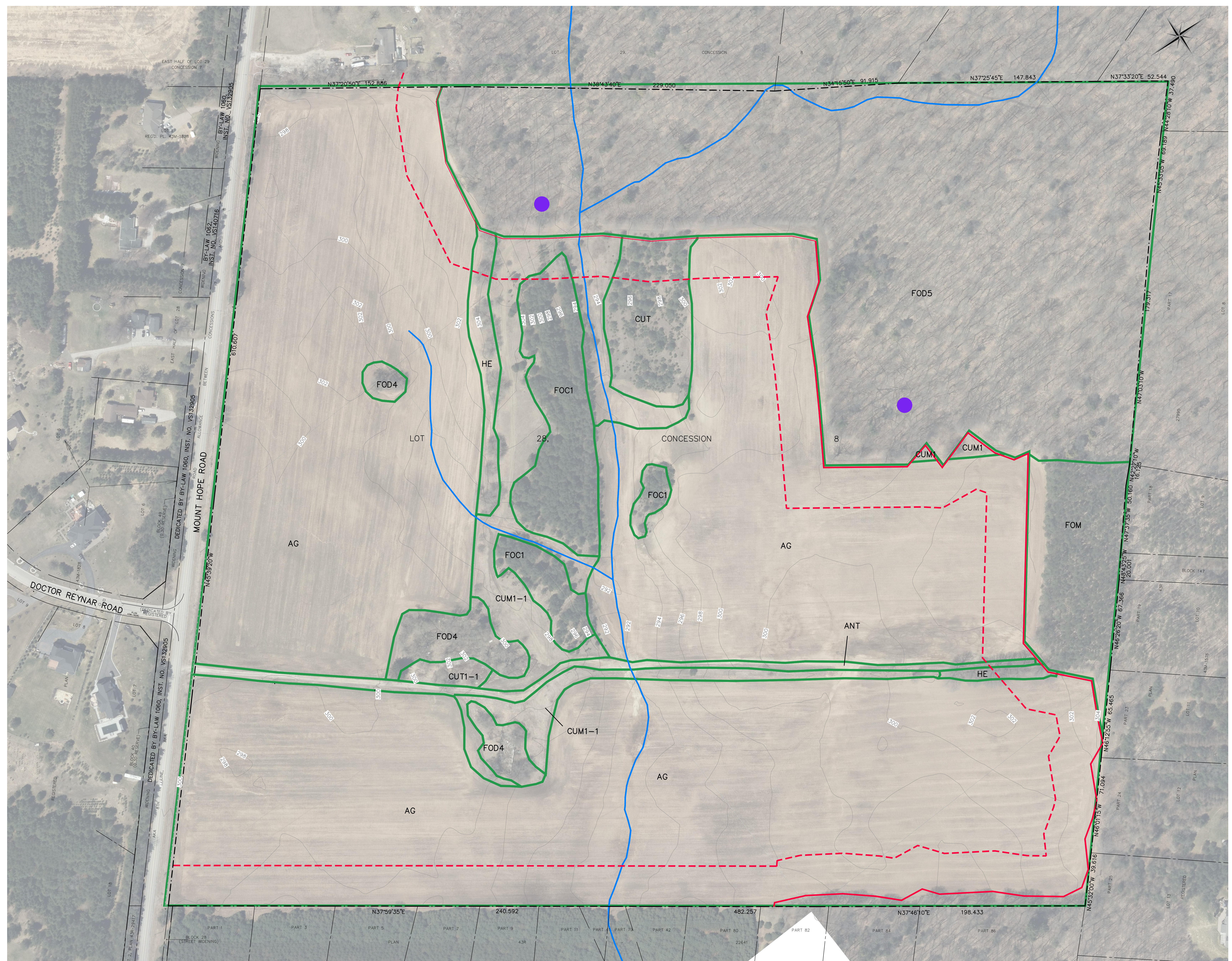
MASONGSONG ASSOCIATES ENGINEERING SUSTAINABLE FUTURES

SIRATI & PARTNERS CONSULTANTS ENGINEERS & ENVIRONMENTAL SCIENTISTS

DPS

BLACON ENVIRONMENTAL

Stamp: **NOT FOR CONSTRUCTION** / **FOR REVIEW**



LEGEND

- PROPERTY LINE
- - - - EXISTING 2.0m CONTOUR
- x 255 EXISTING GRADE
- - - - EX. LOT LINE
- EPHEMERAL DRAINAGE FEATURE (MNR 2019)
- BUTTERNUT
- APPROXIMATE LIMIT OF E2
- - - - SIGNIFICANT WOODLANDS +30m
- SIGNIFICANT WOODLANDS (NVCA Drpline staked 28-Feb-2019)
- ELC COMMUNITIES

ANT ANTHROPOGENIC
HE HEDGEROW
AG AGRICULTURAL
CUM1-1 DRY-OLD FIELD MEADOW
CUM1 MINERAL CULTURAL MEADOW
CUT CULTURAL THicket
CUT1-1 SUMAC CULTURAL THicket
FOM MIXED FOREST
FOD4 DRY-FRESH DECIDUOUS FOREST
FOD5 DRY-FRESH SUGAR MAPLE DECIDUOUS FOREST
FOC1 DRY-FRESH PINE CONIFEROUS FOREST

0	ISSUED FOR FIRST SUBMISSION	2019/DEC/20
Nr.	ISSUE / REVISION	YYYY/MM/DD

NATURAL HERITAGE NOTE:
THE NATURAL HERITAGE CONSTRAINTS SHOWN ON THIS PLAN ARE DERIVED FROM THE NATURAL HERITAGE DEVELOPMENT CONSTRAINTS FIGURE 3, PREPARED BY BEACON ENVIRONMENTAL IN OCTOBER 2018.

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK No. 02081978068
ELEVATION = 277.870M

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK No. 020819778416
ELEVATION = 268.804M

SURVEY NOTES:
SURVEY COMPLETED BY GUIDO PAPA SURVEYING (2018/FEB/05)
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U/M ZONE 17, NAD83 (EPSG) (25832)
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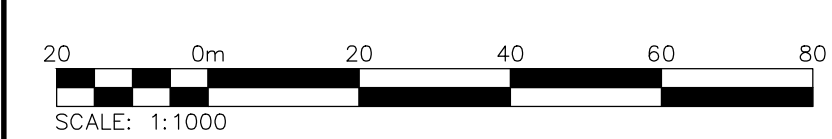
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17791 MOUNT HOPE ROAD

VEGETATION AND WILDLIFE ECOLOGY MAP

NOT FOR CONSTRUCTION

FOR REVIEW



Project Team

MASONGSONG ASSOCIATES ENGINEERING SUSTAINABLE FUTURES

SIRATI & PARTNERS CONSULTING ENGINEERS & ENVIRONMENTAL SCIENTISTS

DPS

BEACON ENVIRONMENTAL

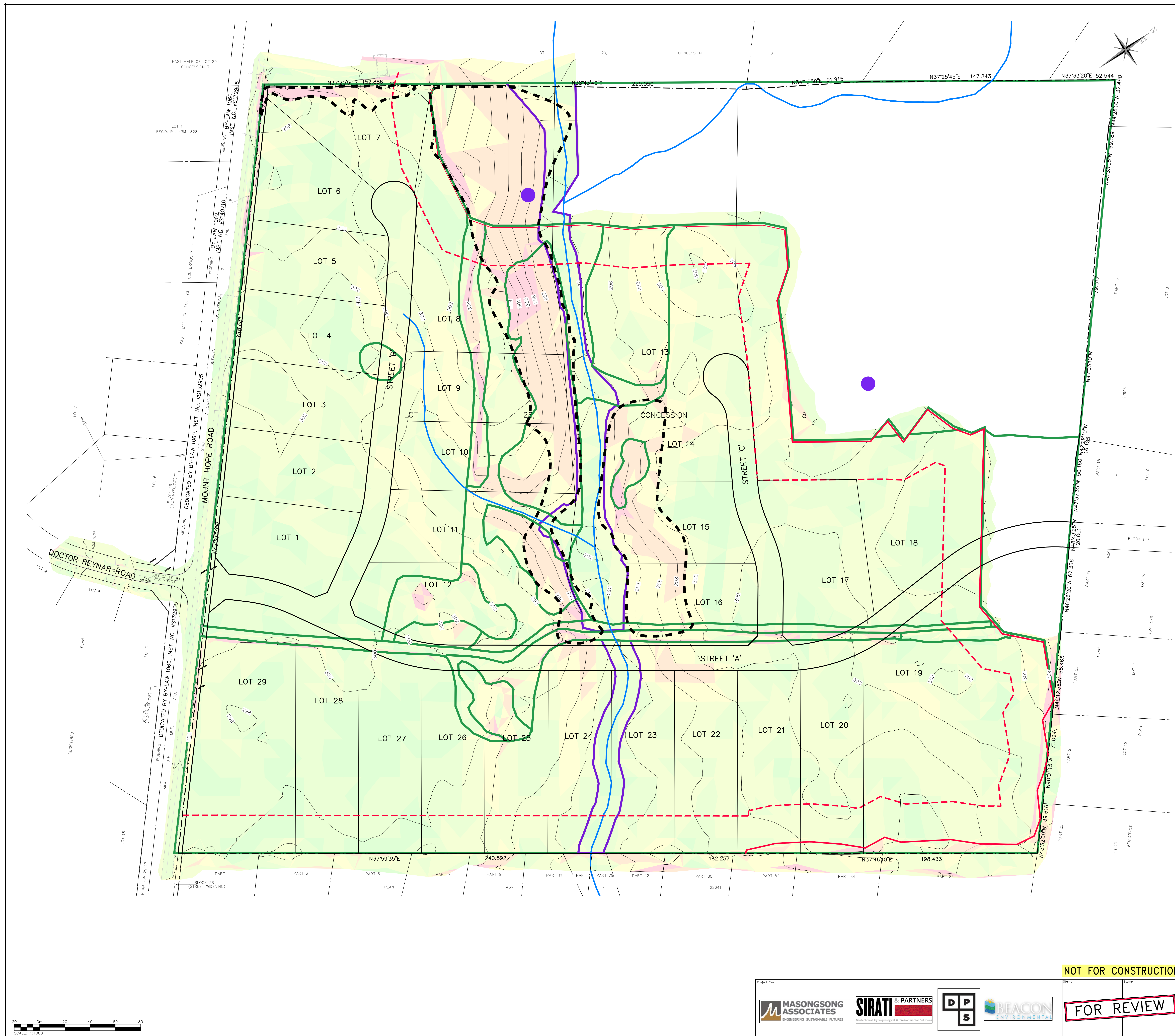
CROZIER CONSULTING ENGINEERS

2800 HIGH POINT DRIVE SUITE 100 MILTON, ON L9T 6P4 905.875.0000 T 905.875.4915 F WWW.CFCROZIER.COM

Project No. 1656-5104

Scale 1:1000

Page 706



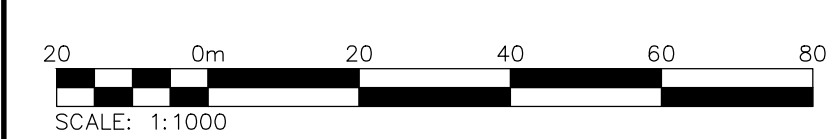
KEY PLAN
SCALE: N.T.S.

LEGEND

- PROPERTY LINE
- EXISTING 2.0m CONTOUR
- EX. LOT LINE
- PR. LOT LINE
- EXISTING SLOPES: 0% - 1%
- EXISTING SLOPES: 2% - 5%
- EXISTING SLOPES: 6% - 10%
- EXISTING SLOPES: 11% - 15%
- EXISTING SLOPES: 16% - 25%
- EXISTING SLOPES: 26% +
- EPHEMERAL DRAINAGE FEATURE (MRRF 2019)
- BUTTERNUT
- APPROXIMATE LIMIT OF E2 Z
- SIGNIFICANT WOODLANDS +30m
- SIGNIFICANT WOODLANDS (NCA Design dated 28-Feb-2019)
- ELC COMMUNITIES
- SLOPE CONSTRAINTS LIMIT

ISSUED FOR FIRST SUBMISSION	2019/DEC/20
NO. ISSUE / REVISION	YYYY/MM/DD
LOT LAYOUT NOTE:	
THE LOT LINES AND STRUCTURAL ENVELOPES SHOWN ON THIS PLAN ARE DERIVED FROM THE DRAFT PLAN PREPARED BY DESIGN PLAN SERVICES INC. ON SEPTEMBER 20, 2019.	
NATURAL HERITAGE NOTE:	
THE NATURAL HERITAGE CONSTRAINTS SHOWN ON THIS PLAN ARE DERIVED FROM THE NATURAL HERITAGE DEVELOPMENT CONSTRAINTS FIGURE 3, PREPARED BY BEACON ENVIRONMENTAL.	
ELEVATION NOTE:	
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK NO. 02081978416 ELEVATION = 277.870M	
ELEVATION NOTE:	
ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM TOWN OF CALEDON BENCHMARK NO. 02081978416 ELEVATION = 277.870M	
SURVEY NOTES:	
SURVEY COMPLETED BY GUIDO PAPA SURVEYING (2018/FEB/05)	
BEARINGS ARE UTM GRID, DERIVED FROM RTN OBSERVATIONS	
UTM ZONE 17, NAD83 (EPSG: 31470)	
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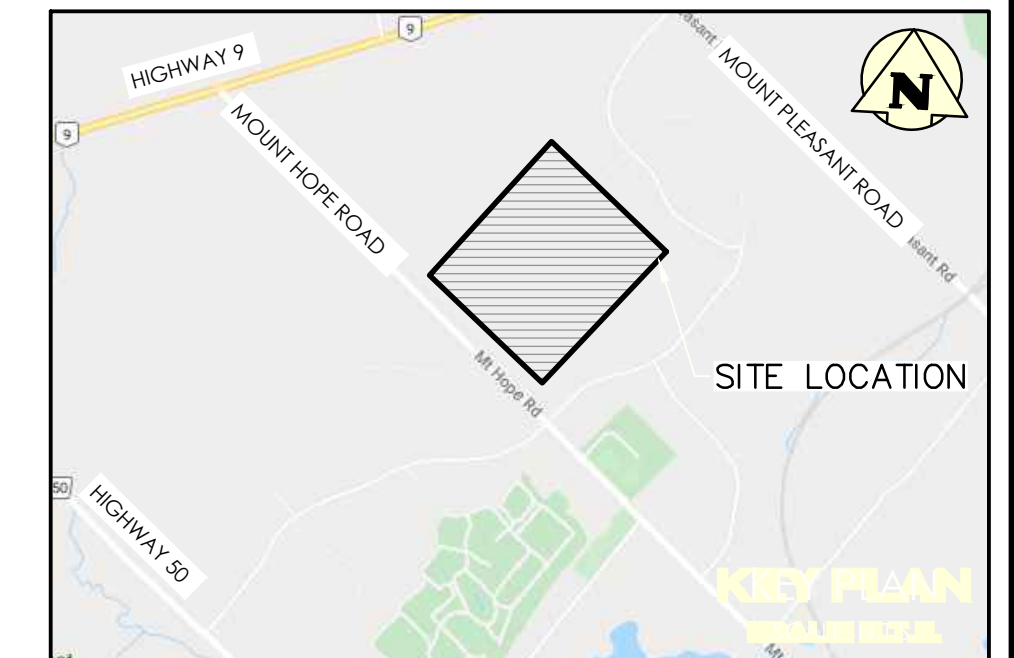
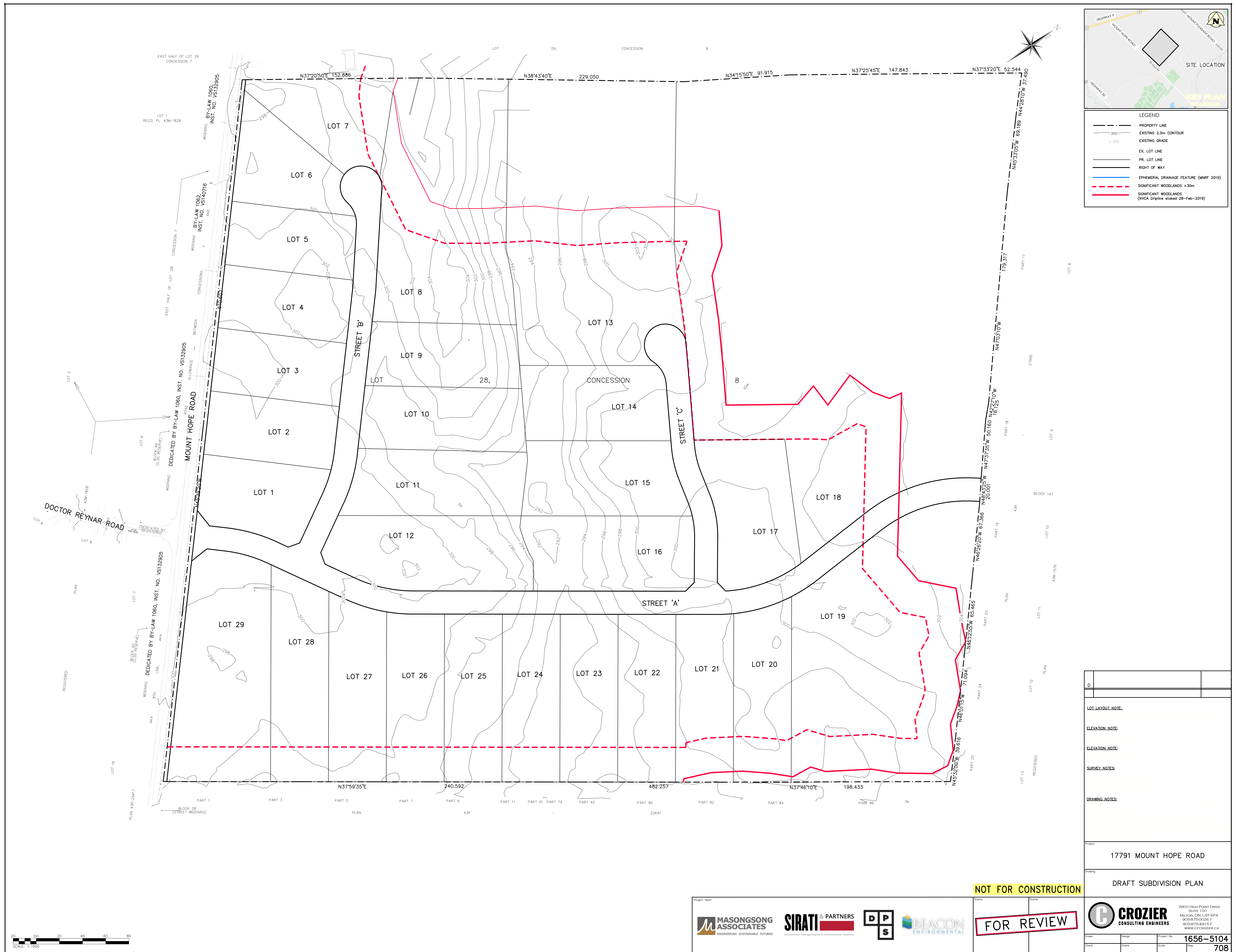
Project	17791 MOUNT HOPE ROAD
Drawing	ENVIRONMENTAL SUMMARY MAP
Project Team	MASONSONG ASSOCIATES
Client	2800 HIGH POINT DRIVE SUITE 100 MILTON, ON L9T 6P4 905.875.0000 T 905.875.4915 F WWW.CFOORDER.COM
Drawn	A.K./S.A.
Check	S.C./M.A.C.
Project No.	1656-5104
Scale	1:1000
Page	707



NOT FOR CONSTRUCTION

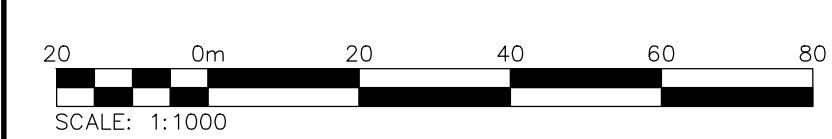
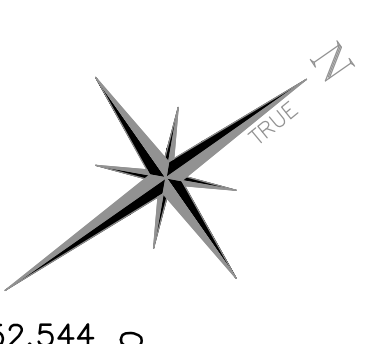
FOR REVIEW

Project Team: MASONSONG ASSOCIATES, SIRATI & PARTNERS, D P S, BEACON ENVIRONMENTAL



LEGEND

- PROPERTY LINE
- EXISTING 2.0m CONTOUR
- EXISTING GRADE
- EX. LOT LINE
- PR. LOT LINE
- RIGHT OF WAY
- EPHEMERAL DRAINAGE FEATURE (MHRP 2019)
- SIGNIFICANT WOODLANDS +30m
- SIGNIFICANT WOODLANDS (NCA Deline staked 28-Feb-2019)



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LOT LAYOUT NOTE:	
ELEVATION NOTE:	
ELEVATION NOTE:	
SURVEY NOTES:	
DRAWING NOTES:	

Project: 17791 MOUNT HOPE ROAD

Drawing: DRAFT SUBDIVISION PLAN

NOT FOR CONSTRUCTION

FOR REVIEW

Project Team:

- MASONSONG ASSOCIATES
ENGINEERING SUSTAINABLE FUTURES
- SIRATI & PARTNERS
Sustainable Development & Environmental Solutions
- DPS
- BEACON ENVIRONMENTAL

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Scale: DWS
Date: 708