

REGION OF PEEL SERVICING NOTES:

- ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- ALL WATERMANS SHALL BE PVC CLASS 150, ANYWA C900-75
- A 14 GAUGE T.W.H. SOLID COPPER LIGHT COLOURED PLASTIC COATED TRACER WIRE MUST BE INSTALLED WITH THE PVC PIPE AND BROUGHT TO THE SURFACE AT EACH VALVE BOX. TRACER WIRE IS TO BE ATTACHED TO THE PIPE AND THE OUTSIDE OF EACH VALVE BOX BY MEANS OF TAPE.
- ALL WATERMANS SHALL HAVE 1.7 m MINIMUM COVER WITH A MINIMUM HORIZONTAL SPACING OF 1.20 m (4') FROM THEMSELVES AND ALL OTHER UTILITIES.
- WATERMANS MUST HAVE MINIMUM VERTICAL CLEARANCE OF 150 mm WHEN CROSSING ABOVE AND 500mm WHEN CROSSING SEWERS AND ALL OTHER UTILITIES.
- ALL NEW MAINS AND SERVICES MUST BE CHLORINATED AND TESTED BY AN AUTHORITY APPROVED BY THE REGION OF PEEL.
- "PROTECTED CAPS" ARE TO BE ATTACHED ON ALTERNATING BOLTS ON ALL DIRECT BURIED FITTINGS AS CORROSION PROTECTION MEASURE.
- ALL WATER SERVICES ARE TO BE 50mm COPPER PIPING.
- VALVE BOXES TO BE RESTRAINED AS PER REGION OF PEEL STANDARDS.
- WATERMAIN AND/OR WATER SERVICE MATERIALS 100 mm (4") AND LARGER MUST BE PVC DR18. SIZE 50 mm (2") AND SMALLER MUST BE TYPE "K" SOFT COPPER.
- PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 mm (2") OUTLET ON 100 mm (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 MM (4") MINIMUM ON A HYDRANT.
- WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
- ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.
- LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATING, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK. WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.

- THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH FACILITIES. FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.

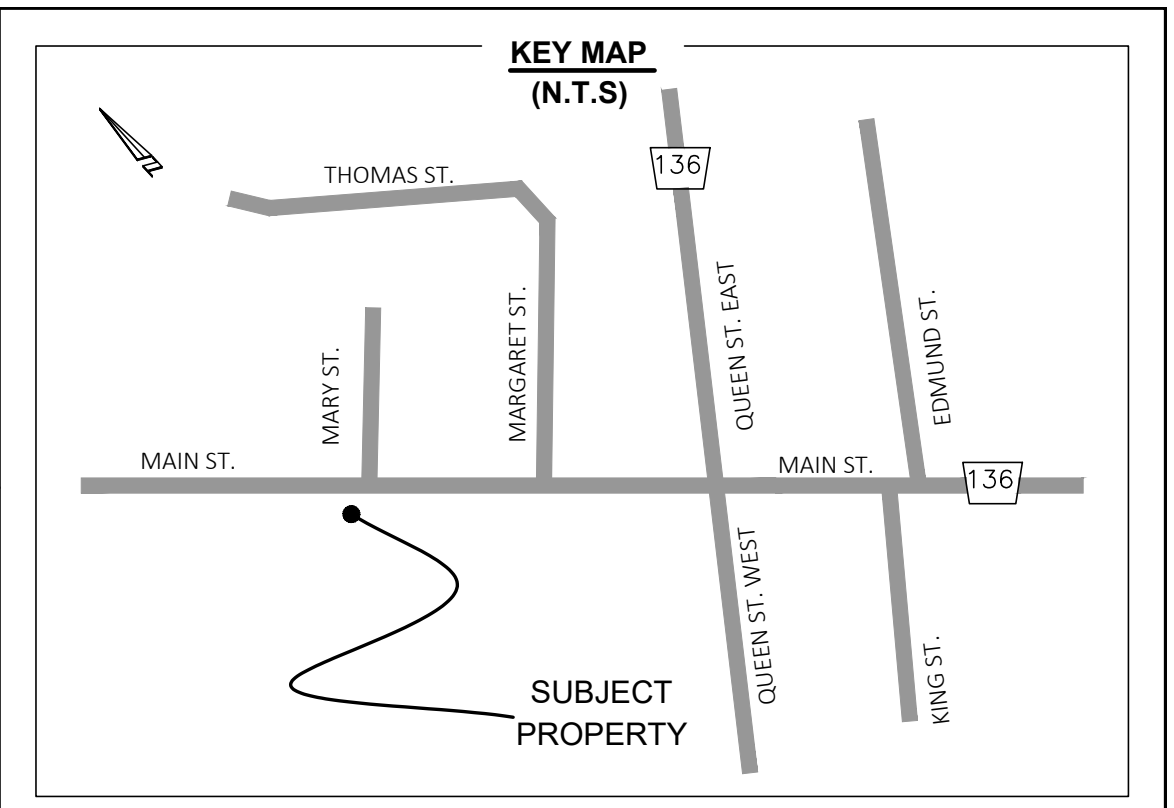
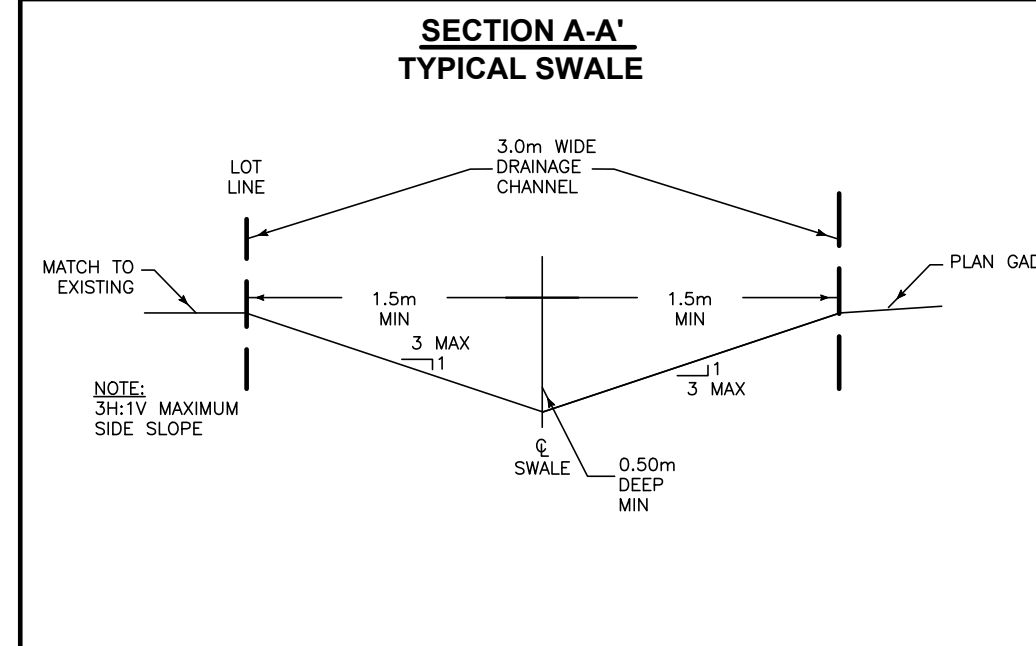
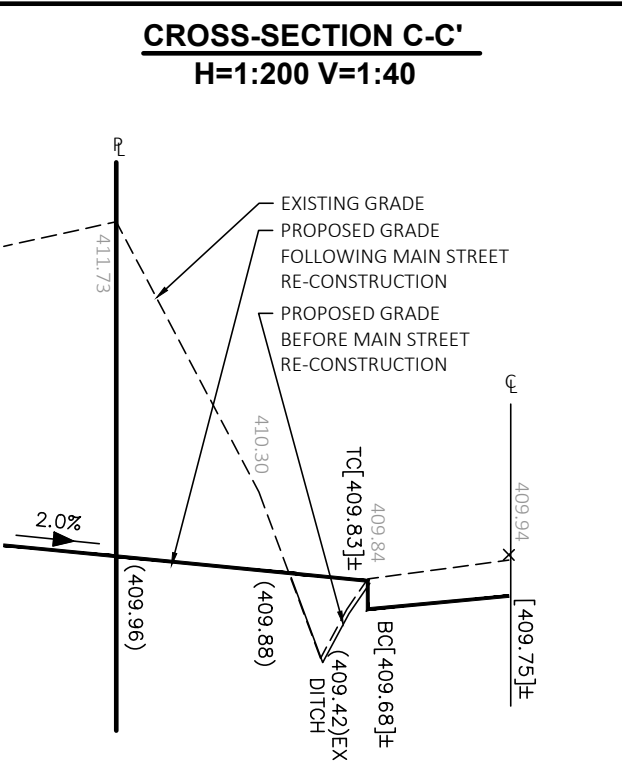
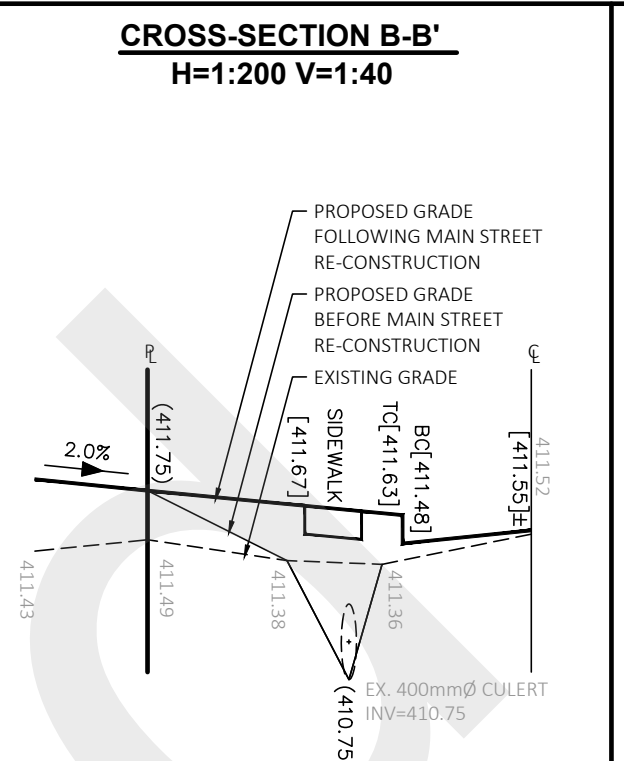
- SERVICING NOTES:**
- THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY.
  - PROPOSED WATER SERVICES TO BE 25 mm Ø COPPER TYPE "K" FOR PROPOSED DWELLINGS.
  - ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE COMPLETED IN CONFORMANCE WITH REGION OF PEEL SERVICING STANDARDS AND APPLICABLE OPSS/OPSDs.
  - PERMITS FOR PRIVATE, ON-SITE SEWAGE SYSTEMS SHALL BE OBTAINED AS PART OF THE BUILDING PERMIT PROCESS.
  - ADDITIONAL DESIGN DETAILS OF THE PROPOSED SEWAGE SYSTEMS TO BE PROVIDED FOR OBTAINING BUILDING PERMITS.
  - SIZE AND LOCATION OF THE PROPOSED LEACHING BEDS ARE SUBJECT TO CHANGE PENDING REVIEW OF BUILDING PERMIT DOCUMENTS AND DETAILED DESIGN ANALYSIS.

- GENERAL NOTES:**
- ALL RETAINING WALLS HIGHER THAN 1.0m TO BE DESIGNED BY OTHERS
  - SITE SHALL ACCOMMODATE EXTERNAL DRAINAGE FROM ADJACENT PROPERTIES
  - CONTRACTOR MUST OBTAIN RIGHT OF WAY (R.O.W.) OCCUPANCY PERMIT PRIOR TO COMMENCING ANY WORK IN TOWN R.O.W.
  - ALL ROOF LEADERS MUST DISCHARGE ONTO CONCRETE SPLASH PADS, WHICH ARE TO DIRECT WATER INTO SIDE YARD SWALES. THESE SWALES ARE TO DISCHARGE TO THE FRONT OF THE LOT. NO ROOF LEADERS SHALL DRAIN TOWARD THE REAR OF THE LOT.
  - ALL PROPOSED GRADING SHALL ENSURE THAT EXISTING ELEVATIONS ARE MATCHED AT THE LOT LINE.
  - ANY GRADING THAT EXTENDS ONTO ADJACENT PROPERTIES WILL REQUIRE WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER. A COPY SHALL BE MADE AVAILABLE TO THE DIRECTOR OF ENGINEERING PRIOR TO ANY TOPSOIL STRIPPING AND GRADING.
  - STORM DRAINAGE TO BE SELF-CONTAINED AND SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
  - ROOF LEADERS MUST DISCHARGE TO CONCRETE SPLASH PADS.
  - WHERE APPROPRIATE, ALL DRAINAGE SHALL BE DIRECTED TO THE PUBLIC R.O.W.

- IMPERVIOUS AREAS SHALL BE DIRECTED TO LOW IMPACT DEVELOPMENT (LID) MEASURES DESIGNED IN ACCORDANCE WITH TRCA, CIVIC CRITERIA TO RETAIN, INFILTRATE, FILTER AND MITIGATE THE INCREASE OF STORMWATER RUNOFF FROM DEVELOPMENT.
- ANY CHANGE IN THE LOCATION, FORM AND FUNCTION OF A DRAINAGE SWALE AND SWALE AREA HAS THE POTENTIAL TO ADVERSELY IMPACT FLOODING ON PRIVATE AND PUBLIC PROPERTY AND THEREFORE SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE APPROVED GRADING PLAN.

**PROPERTY STATISTICS**

ZONING: RR REQUIREMENTS	LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA	1,390m²	1,834m²±	1,601m²±
MINIMUM LOT FRONTAGE	21.0m	27.98m	36.77m
MINIMUM FRONT YARD	9.0m	9.5m	11.55m
MINIMUM INTERIOR SIDE YARD	1.5m	3.11m	3.16m
MINIMUM EXTERIOR SIDE YARD	9.0m	N/A	N/A
MINIMUM REAR YARD	9.0m	23.78m	29.22m
MAXIMUM LOT COVERAGE	25%	22%±	8.5% ±
LANDSCAPE AREA	40%	73.9%±	82.3% ±



**LEGEND:**

(395.70) - PROPOSED ELEVATION (VAN HARTEN SURVEYING)	HP - HYDRO POLE
(395.70) - PROPOSED ELEVATION (RV ANDERSON)	DS - DOWNSPOUT
413.53 - EXISTING ELEVATION	FH - FIRE HYDRANT
3:1 MAX - SLOPE (3:1 MAX)	WV - WATER VALVE
→ - DIRECTION OF FLOW	CB - CATCHBASIN
STM - STORM SEWER	MH - MANHOLE
SAN - SANITARY SEWER	DT - DECIDUOUS TREE
W - WATERMAIN	CT - CONIFEROUS TREE
GAS - GAS LINE	MD - MAN DOOR
OH - OVERHEAD HYDRO	TR - TREE TO BE REMOVED
— SILT FENCE	W - WELL
— PROPOSED FILTER BED	— ASPHALT
— PROPOSED RETAINING WALL (DESIGN BY OTHERS)	— GRAVEL

**CALL BEFORE YOU DIG**

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

**BENCHMARK:**

ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

TEMPORARY BENCH MARK: NUT, TOP OF FIRE HYDRANT, 412.69m.

**SITE AND GRADING PLAN FOR: PROPOSED SEVERANCE LOTS 10, 11, 12, 13 AND PART OF NELSON STREET BLOCK 7 REGISTERED PLAN CAL 5 TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL**

NO.	REVISION	BY	DATE
11	TOWN COMMENTS	MAMV	JUL-28-22
10	TOWN COMMENTS	MAMV	MAR 24-22
9	NEW HOUSE PLANS & LOT GRADING DESIGN	JIM	NOV 09-21
8	UPDATED BUILDING DETAILS	MAMV	AUG 05-21
7	TOWN COMMENTS	MAMV	MAY 31-21
6	TOWN COMMENTS	JIM	APR 23-21
5	TOWN COMMENTS	JIM	JAN 28-21
4	UPDATED TOPO INFORMATION & LOT GRADING DESIGN	JIM	DEC 01-20
3	UPDATED SEWAGE SYSTEM DESIGN	AS	APR 27-20
2	SECOND SUBMISSION	AS	JAN 29-20
1	INITIAL SUBMISSION	AS	SEP 26-19

**DRAWING REVISION SCHEDULE**

PREPARED FOR: 9159266 Canada Inc.

**PROJECT No. 27320-19**

**DRAWING SCALE: 1:200**

**CAUTION:**

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE PROPOSED FOOTING ELEVATION AND PLUMBING ALLOWS GRAVITY CONNECTION TO THE SEWAGE SYSTEM.
- THIS LOT MAY CONTAIN STRUCTURAL OR NON-STRUCTURAL FILL PLACED DURING SUBDIVISION GRADING OPERATIONS.
- SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.
- THE BUILDER MUST ENSURE A MINIMUM OF 3.2m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION.
- THIS SKETCH IS PROTECTED BY COPYRIGHT.

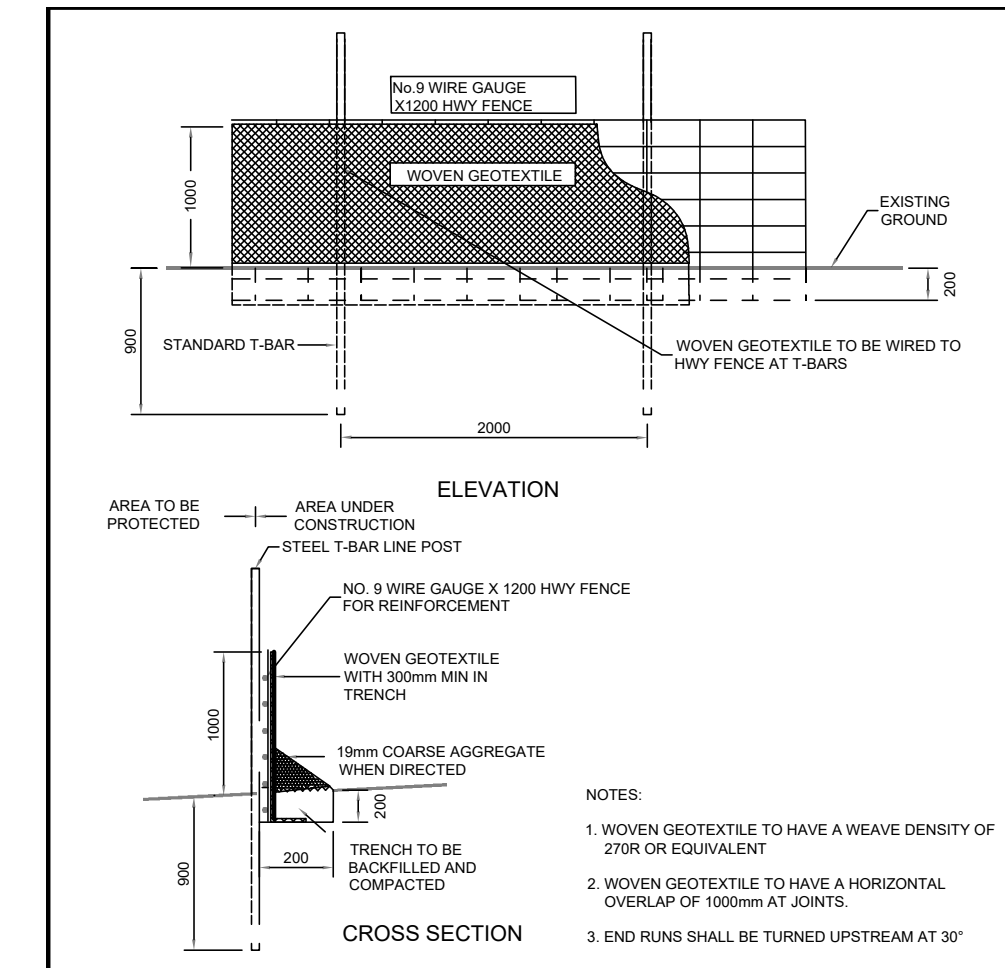
**Van Harten SURVEYING INC.**  
LAND SURVEYORS and ENGINEERS

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DRAWN BY: RCH/JJM DESIGN BY: JJM CHECKED BY: MAMV

JUL 28-22



NO.	REVISION	APPRD.	DATE
2	NAME CHANGED. STANDARD No. 336-21 NOV 20A	JUNE 08	
1	SUPPORT FENCING CHANGED TO HWY FENCE	OCT 02	

**SEDIMENT CONTROL FENCE**

STANDARD No. 304

