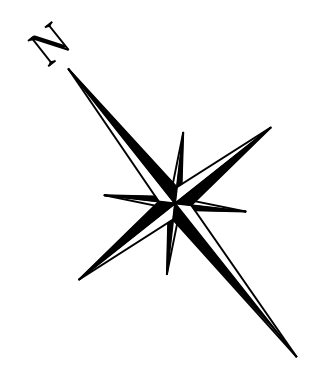


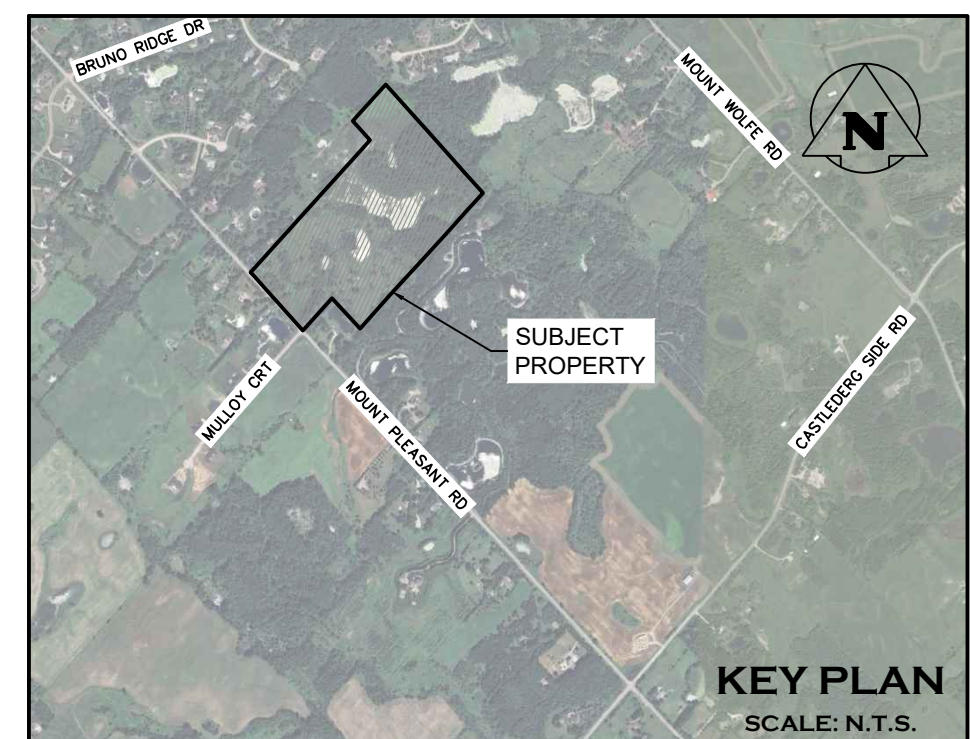
PART SITE PLAN TYPICAL LOT SCHEMATIC (LOT 1)
SCALE: 1:750



ONSITE SEWAGE SYSTEM DESIGN TYPICAL LOT NOTES	
PROPOSED 1.3 BEDROOM, 720 m ² HOME WITH NINETY-THREE (93) FIXTURE UNITS	BASE FLOW (5 BEDROOMS)= 2,500 L/DAY ADDITIONAL FLOOR AREA (520 m ²)= 4,100 L/DAY ADDITIONAL FIXTURE UNITS (73)= 3,650 L/DAY ADDITIONAL BEDROOMS (8)= 4,000 L/DAY Q TOTAL (2,500+4,100)= 6,600 L/DAY
SOIL PERCOLATION RATE	T = 50 min/cm
PROPOSED TREATMENT UNIT	WATERLOO BIOFILTER AD-BA70
TYPE A DISPERSAL BED STONE AREA	MINIMUM SIZE = 0/50=6,600/50= 132.0 m ² PROVIDED = 140.0m ² (14m x 10m)
TYPE A DISPERSAL BED SAND AREA	MINIMUM SIZE = 0/400=6,600*50/400= 825.0m ² PROVIDED = 840.0m ² (35m x 24m)

ON-SITE SEWAGE CONSTRUCTION NOTES

- GENERAL**
- PROPOSED SEWAGE SYSTEM CONSTRUCTION TO BE UNDERTAKEN IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, ONTARIO MINISTRY OF ENVIRONMENT, AND THE MANUFACTURER'S RECOMMENDATIONS.
 - INSTALLATION OF ALL COMPONENTS OF THE SEWAGE SYSTEM TO BE COMPLETED BY A LICENSED AND REGISTERED ONSITE SEWAGE SYSTEM INSTALLER IN THE PROVINCE OF ONTARIO.
 - THE CONTRACTOR SHALL COORDINATE AND PAY FOR ALL NECESSARY INSPECTIONS WITH THE TOWN AND OTHER AUTHORITIES PERTAINING TO THE INSTALLATION OF THEIR WORK.
 - ALL COMPONENT LOCATIONS SHALL BE FIELD VERIFIED WITH THE ENGINEER PRIOR TO INSTALLATION.
 - ALL EARTHWORKS, INCLUDING PLACEMENT OF FILL ARE TO BE UNDERTAKEN WITH TRACK MOUNTED EQUIPMENT TO KEEP COMPACTION TO A MINIMUM. KEEP ALL TRAFFIC IN THE AREA OF THE PROPOSED LEACHING BED TO A MINIMUM.
 - ALL TOPSOIL AND ORGANICS TO BE REMOVED FROM LEACHING BED AREA.
 - IF HIGH GROUNDWATER CONDITIONS ARE EVIDENT AT THE TIME OF CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. ALL VERTICAL CLEARANCE DISTANCES AS REQUIRED BY THE ONTARIO BUILDING CODE MUST BE MAINTAINED.
 - GRAVITY SEWERS TO HAVE MINIMUM 0.6 M COVER AND SHALL BE INSULATED WHERE LESS THAN 1.0M COVER IS PROVIDED. FORCEMAIN SHALL BE INSULATED WHERE LESS THAN 1.5 M COVER IS PROVIDED. BEDDING, COVER AND BACKFILL TO BE IN ACCORDANCE WITH OPS.
 - UNLESS OTHERWISE NOTED PE FORCEMAIN TO BE HDPE 300 OR DR 13.5 PE AND PVC FORCEMAIN TO BE SCHEDULE 40. GRAVITY SEWERS TO BE SDR-35. FORCE MAIN TO BE PROVIDED WITH TRACER WIRE, SECURED TO THE TOP OF THE PIPE WITH WATER PROOF TAPE OR ZIP TIES.
 - ALL PIPES SUBJECT TO VEHICULAR TRAFFIC SHALL BE ADEQUATELY PROTECTED.
 - ALL METAL IN TANKS OR PUMP CHAMBERS TO BE GALVANIZED OR STAINLESS STEEL.
 - ALL JOINTS BELOW THE HIGH WATER LEVEL IN PRECAST TANKS TO BE SEALED WITH MASTIC SEALANT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR WATERTIGHT SEAL. ALL TANK INLETS AND OUTLETS TO BE EQUIPPED WITH CAST IN RUBBER BOOT FOR WATER TIGHT SEAL. UNLESS OTHERWISE NOTED ALL TANK INLETS AND OUTLETS TO BE EQUIPPED WITH TEES.
 - ALL TANKS TO BE PROVIDED WITH PRECAST CONCRETE OR PVC ACCESS RISERS TO GRADE. HATCHES TO BE BOLTED AND GASKETED AND ACCESSIBLE AT GRADE. ALL CIRCULAR HATCHES TO BE 600 MM DIAMETER POLYOK RISER WITH CAST IN ADAPTOR. ALL SQUARE ACCESS OPENINGS TO BE EQUIPPED WITH CONCRETE RISERS. VENTED HATCHES TO BE PROVIDED ON TANKS CONTAINING PUMPS.
 - EXISTING SOILS SHALL BE SCARIFIED AT A RIGHT ANGLE TO THE DIRECTION OF LATERAL SEWAGE FLOW IN THE LEACHING BED PRIOR TO IMPORTING FILL OR INSTALLING DISTRIBUTION PIPE STONE LAYER.
 - WHEN THE IMPORTATION OF FILL IS REQUIRED, FILL SHOULD BE END-DUMPED AND GRADED PROGRESSIVELY OVER THE PREPARED SITE AREA WITH TRACK MOUNTED EQUIPMENT.
 - ALL ELEVATIONS TO BE VERIFIED PRIOR TO BACKFILL.
 - ALL FILL MATERIAL PLACED BENEATH TANKS TO BE COMPACTED TO 95%.
 - ALL DISTURBED AREAS TO BE TOPSOILED (100MM MINIMUM) AND SEEDED COMPLETE WITH FERTILIZER AND MULCH IN ACCORDANCE WITH OPS.
 - THE INSTALLING CONTRACTOR SHALL INSTALL THE SEWAGE SYSTEM USING A TRANSIT/LEVEL AND SHALL PROVIDE SAME FOR INSPECTION OF ANY COMPONENT.
 - SEPTIC TANKS SHALL CONFORM TO THE REQUIREMENTS OF CSA B66, DESIGN, MATERIAL, AND MANUFACTURING REQUIREMENTS FOR PREFABRICATED SEPTIC TANKS AND SEWAGE HOLDING TANKS AND OBC 8.2.2.3.
 - MAXIMUM BURIAL DEPTH OF TANKS NOT TO EXCEED TO MANUFACTURER'S RECOMMENDATIONS.
 - CLEARANCE DISTANCES FROM PROPERTY LINES, STRUCTURES, WELLS, AND SURFACE WATER WILL ADHERE TO THE REQUIREMENTS OF OBC 8.2.1.6.A.
 - A LEACHING BED SHALL NOT BE LOCATED ON AN AREA WITH A SLOPE OF GREATER THAN 4 UNITS HORIZONTALLY TO 1 UNIT VERTICALLY.
 - THE HEADER LINE, DISTRIBUTION PIPES AND LEACHING BED SHALL BE EQUIPPED WITH MEANS OF DETECTION AS REQUIRED BY OBC 8.7.2.2. (2). LIGHT COLOURED PLASTIC COATED 14 GAUGE TRACER WIRE OR EPOXY COATED, 10m REBAR LAID HORIZONTALLY AT EACH CORNER OF THE BED IS ACCEPTABLE.
 - STONE TRENCH OR LAYER TO BE COVERED WITH PERMEABLE GEOTEXTILE PRIOR TO BACKFILL.
 - STONE TO CONFORM WITH OBC 8.7.3.3.
 - ALL IMPORTED SAND FILL TO HAVE A T-TIME OF 6 TO 10 MIN/CM AND A SILT/CLAY CONTENT OF NO MORE THAN 5% AND SHALL BE VERIFIED IN WRITING BY A SOIL TESTING FIRM AND APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.
 - ALL VALVES TO PROVIDE NO OBSTRUCTION TO FLOW WHEN FULLY OPENED. ALL VALVES AND COUPLINGS TO BE ACCESSIBLE AT GRADE.
 - ALL PUMP FLOATS TO BE SECURED TO A REMOVABLE PVC FLOAT TREE.
 - ALL PUMP CONTROL PANELS TO BE EQUIPPED WITH SEPARATE CIRCUIT BREAKERS FOR PUMP CIRCUIT.
 - NO JUNCTION BOXES IN RISERS.
 - ALL BURIED ELECTRICAL WIRING TO BE IN PVC CONDUIT.
 - PRIOR TO ACCEPTANCE CONTRACTOR TO PROVIDE DOCUMENTATION THAT ALL ELECTRICAL WORK HAS BEEN INSPECTED AND APPROVED BY THE ELECTRICAL AUTHORITY HAVING JURISDICTION.
 - PUMPS TO BE SUPPLIED BY WATERLOO BIOFILTER AND INSTALLED ACCORDING TO THEIR INSTALLATION INSTRUCTIONS.
 - THE CONTRACTOR WILL ENSURE THAT EVERY OPERATOR OF A LEVEL IV TREATMENT UNIT SHALL OBTAIN FROM THE MANUFACTURER OF THE TREATMENT UNIT, LITERATURE THAT DESCRIBES THE UNIT IN DETAIL AND PROVIDES COMPLETE INSTRUCTIONS REGARDING THE OPERATION, SERVICING, AND MAINTENANCE REQUIREMENTS OF THE UNIT IF APPLICABLE.
 - NO PERSON SHALL OPERATE A TREATMENT UNIT OTHER THAN A SEPTIC TANK UNLESS THE PERSON HAS ENTERED INTO AN AGREEMENT WHEREBY SERVICING AND MAINTENANCE OF THE TREATMENT UNIT AND ITS RELATED COMPONENTS WILL BE CARRIED OUT BY A PERSON WHO IS AUTHORIZED BY THE MANUFACTURER TO SERVICE AND MAINTAIN THAT TYPE OF TREATMENT UNIT.
 - SAMPLING SHALL BE CONDUCTED BY A QUALIFIED AND AUTHORIZED PERSON IN ACCORDANCE WITH OBC 8.9.2.4. WHERE A SHALLOW BURIED TRENCH, TYPE A DISPERSAL BED, OR TYPE B DISPERSAL BED IS INSTALLED.



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (1.0m)
- EXISTING CONTOUR (2.0m)
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED GRADE (TO MATCH EXISTING)
- PROPOSED MINOR FLOW DIRECTION
- PROPOSED SLOPE (3:1 MAX.)
- PROPOSED OVERLAND FLOW DIRECTION
- EXISTING MAJOR OVERLAND FLOW DIRECTION
- PROPOSED SWALE FLOW DIRECTION
- PROPOSED SANITARY MANHOLE
- TRCA ENGINEERED FLOODPLAIN LIMIT
- FLOODPLAIN 10m SETBACK
- TRCA MEANDER BELT LIMIT
- PROPOSED HOUSE ENVELOPES
- PROPOSED TYPE 'A' DISPERSAL BED (840m²)

TOWN OF CALEDON
PLANNING
RECEIVED
January 13, 2025

ISSUED FOR	YYYY/MM/DD
ISSUE / REVISION	YYYY/MM/DD

ELEVATION NOTE:
ELEVATION ARE OF GEODETIC ORIGIN (GVD-1928-78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

SURVEY NOTES:
SURVEY COMPLETED BY GUIDO PAPA SURVEYING A DIVISION OF J.D. BARNES LIMITED (2022/MAY/13)
REFERENCE No.: 22-18-257-00
BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCP#) SCP 00819711253 AND SCP 0082018106 - UTM ZONE 17, NAD83 (2011). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999684.

SITE PLAN NOTES:
DESIGN ELEMENTS ARE BASED ON SITE PLAN BY DESIGN PLAN SERVICES INC. DRAWING No. 21303-16A, (APRIL 12, 2024)
DATE RECEIVED 2024/APR/15

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THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT. DO NOT SCALE THIS DRAWING.
ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

Project
15355 MOUNT PLEASANT ROAD
TOWN OF CALEDON

Drawing
ONSITE SEWAGE SERVICING SCHEMATIC

FOR REVIEW
NOT TO BE USED FOR CONSTRUCTION

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