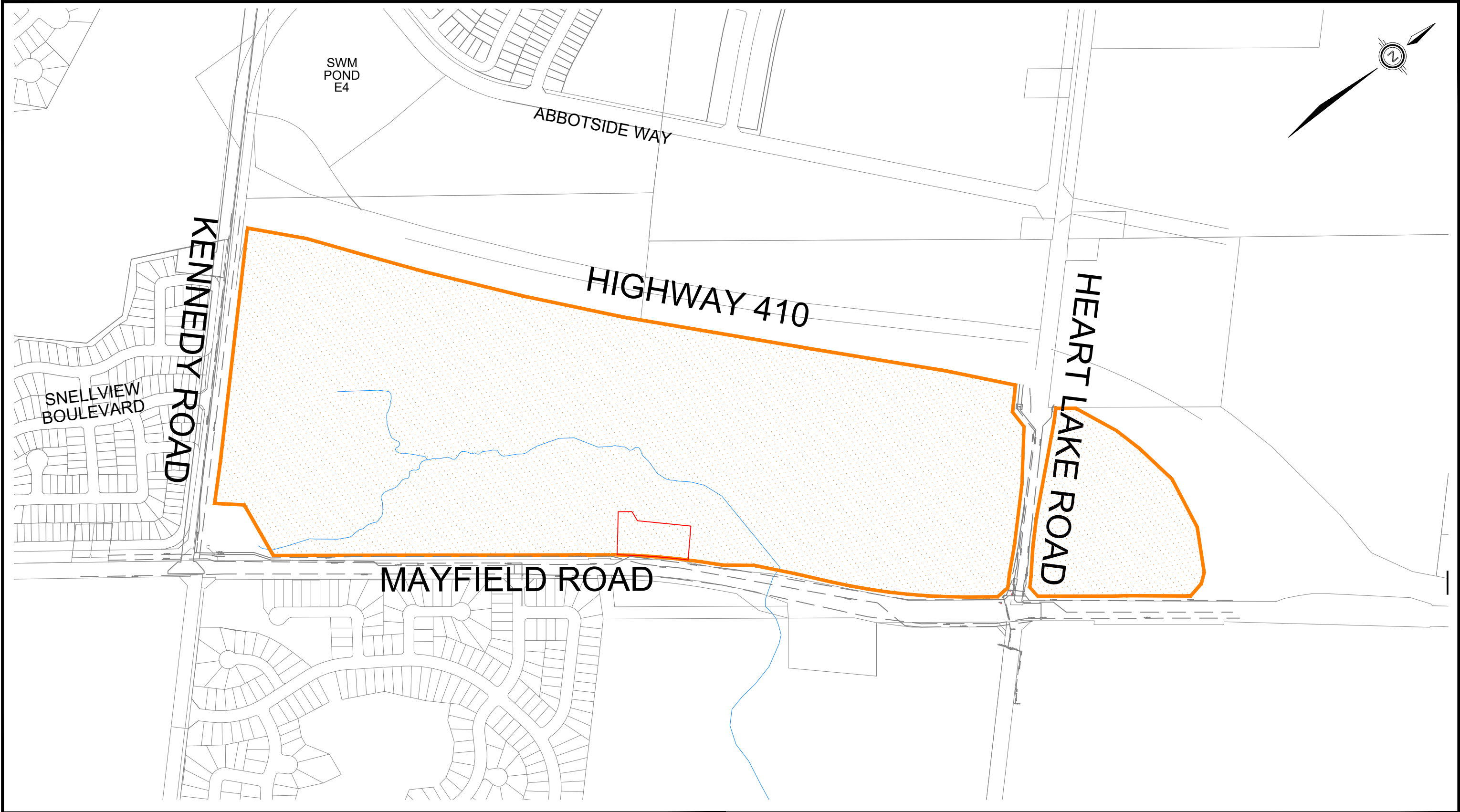
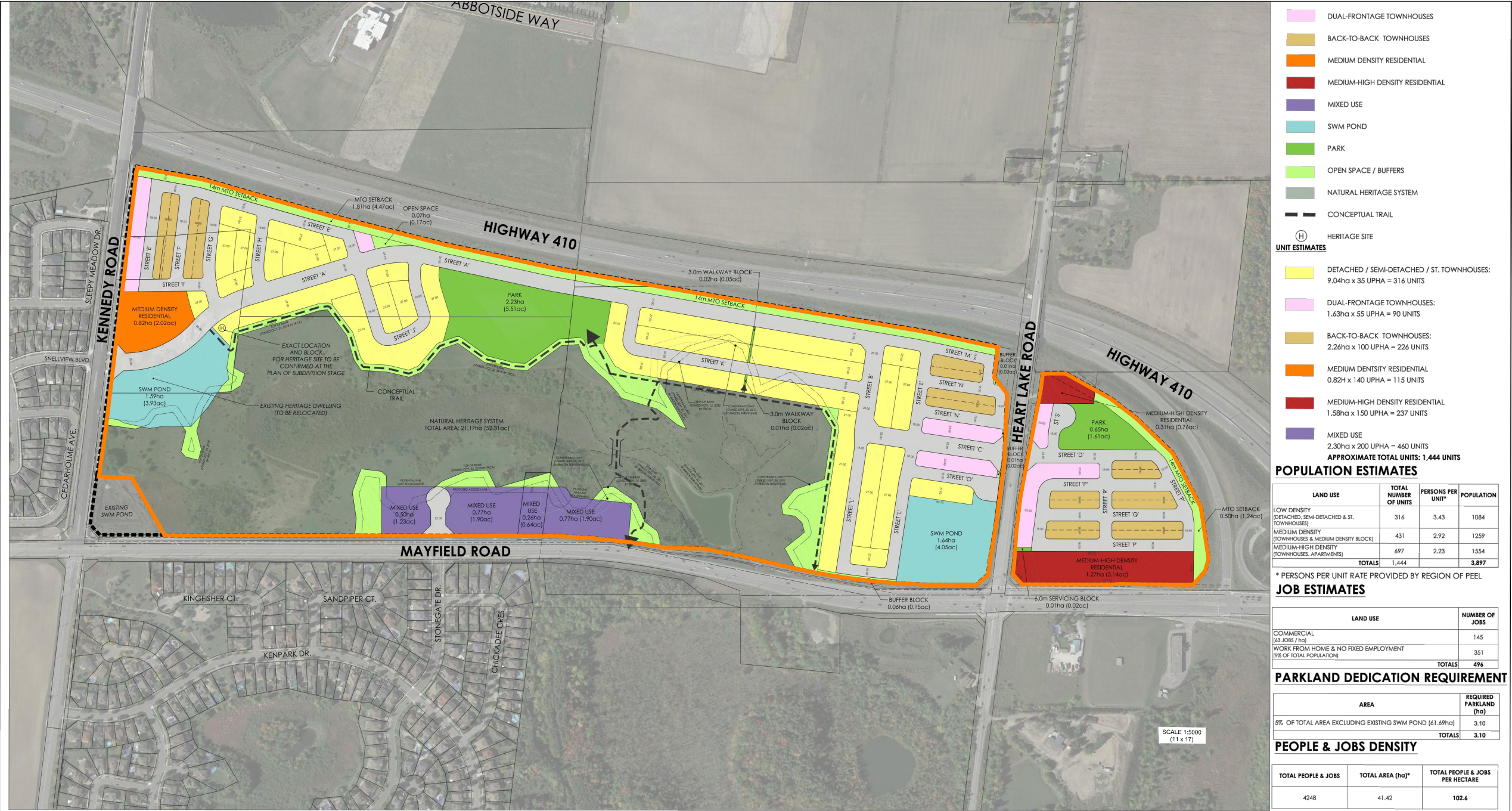




LEGEND

-  SITE BOUNDARY
-  EXISTING WATERCOURSE

DAVID SCHAEFFER ENGINEERING LTD. GLENN SCHNARR & ASSOCIATES INC. R.J. BURNSIDE & ASSOCIATES LTD. GOLDER ASSOCIATES LTD. ----	SNELL'S HOLLOW FUNCTIONAL SERVICING REPORT		SITE LOCATION PLAN	
	TOWN OF CALEDON		SCALE: 1:6000	PROJECT No.: 23-1353
			DATE: APRIL 2025	FIGURE: 1F



SNELL'S HOLLOW
PRELIMINARY DEVELOPMENT CONCEPT PLAN
TOWN OF CALEDON

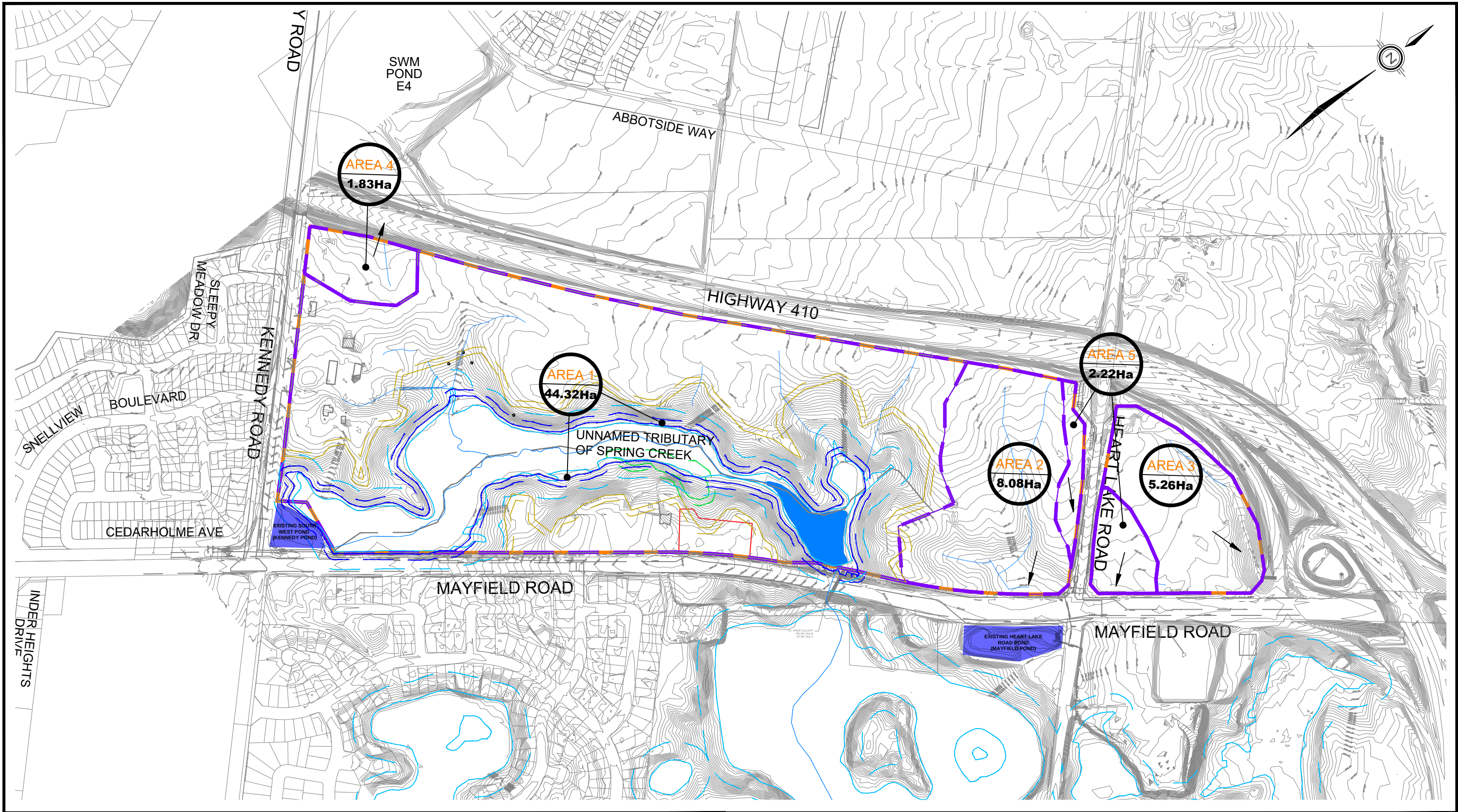
Scale 1:2,500
(24 x 36)
OCTOBER 30, 2023
GSAI
Glen Schnarr & Associates Inc.

LEGEND
SITE BOUNDARY

DAVID SCHAEFFER
ENGINEERING LTD.
GLENN SCHNARR &
ASSOCIATES INC.
R.J. BURNSIDE & ASSOCIATES
LTD.
GOLDER ASSOCIATES LTD.

SNELL'S HOLLOW
FUNCTIONAL SERVICING
REPORT
TOWN OF CALEDON

CONCEPT PLAN
SCALE: AS SHOWN
DATE: APRIL 2025
PROJECT No.: 23-1353
FIGURE: 2F



LEGEND

- SITE BOUNDARY
- STORM TRIBUTARY AREA
- EXISTING WATERCOURSE



AREA
TOTAL DRAINAGE AREA

DAVID SCHAEFFER
ENGINEERING LTD.

GLENN SCHNARR &
ASSOCIATES INC.

R.J. BURNSIDE & ASSOCIATES
LTD.

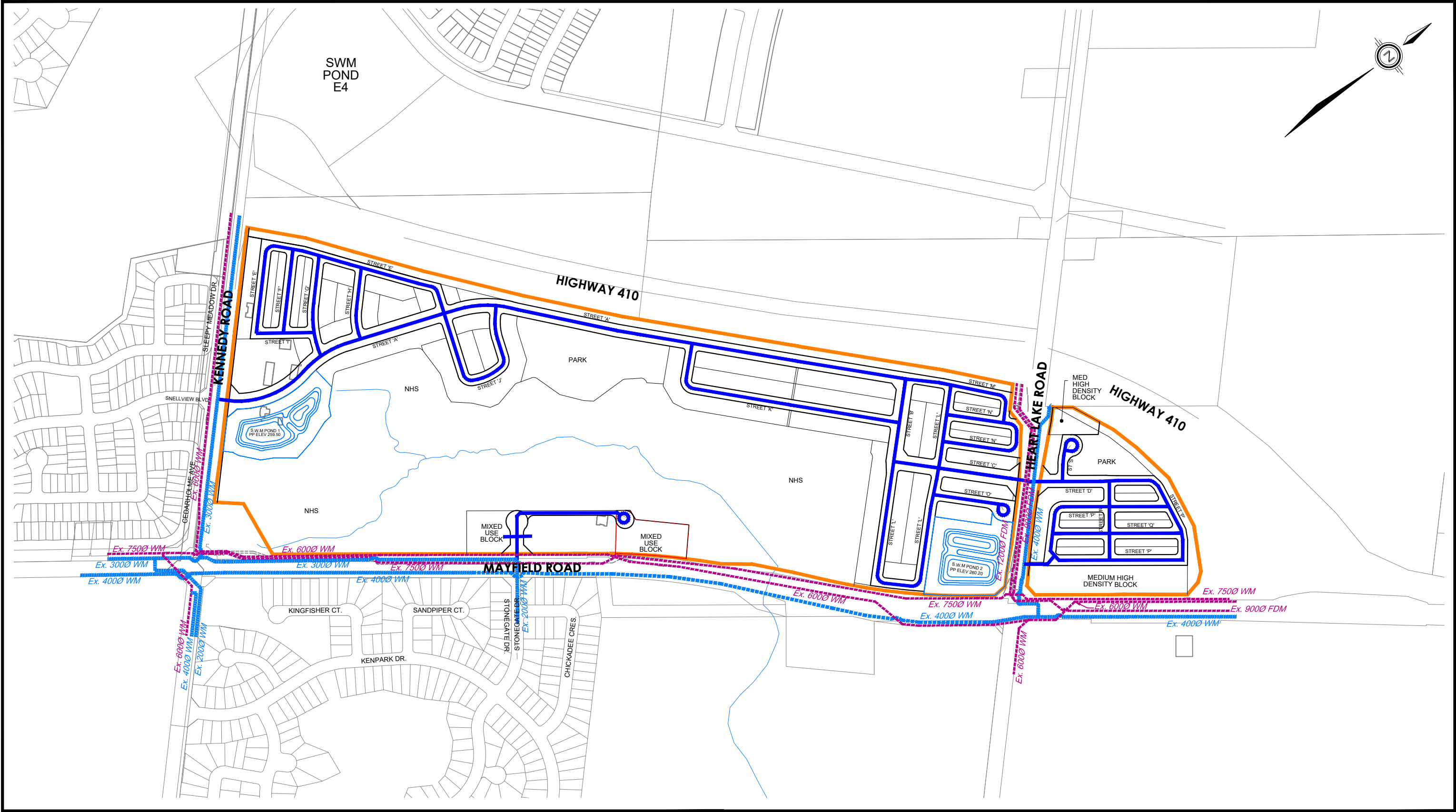
GOLDER ASSOCIATES LTD.

SNELL'S HOLLOW
FUNCTIONAL SERVICING
REPORT

TOWN OF CALEDON

PRE-DEVELOPMENT DRAINAGE AREA

SCALE:	1:15000	PROJECT No.:	23-1353
DATE:	APRIL 2025	FIGURE:	3F



LEGEND

- SITE BOUNDARY
- PROPOSED WATERMAIN
- - - - - EXISTING WATERMAIN
- - - - - EXISTING FEEDERMAIN

DAVID SCHAEFFER
ENGINEERING LTD.

GLENN SCHNARR &
ASSOCIATES INC.

R.J. BURNSIDE & ASSOCIATES
LTD.

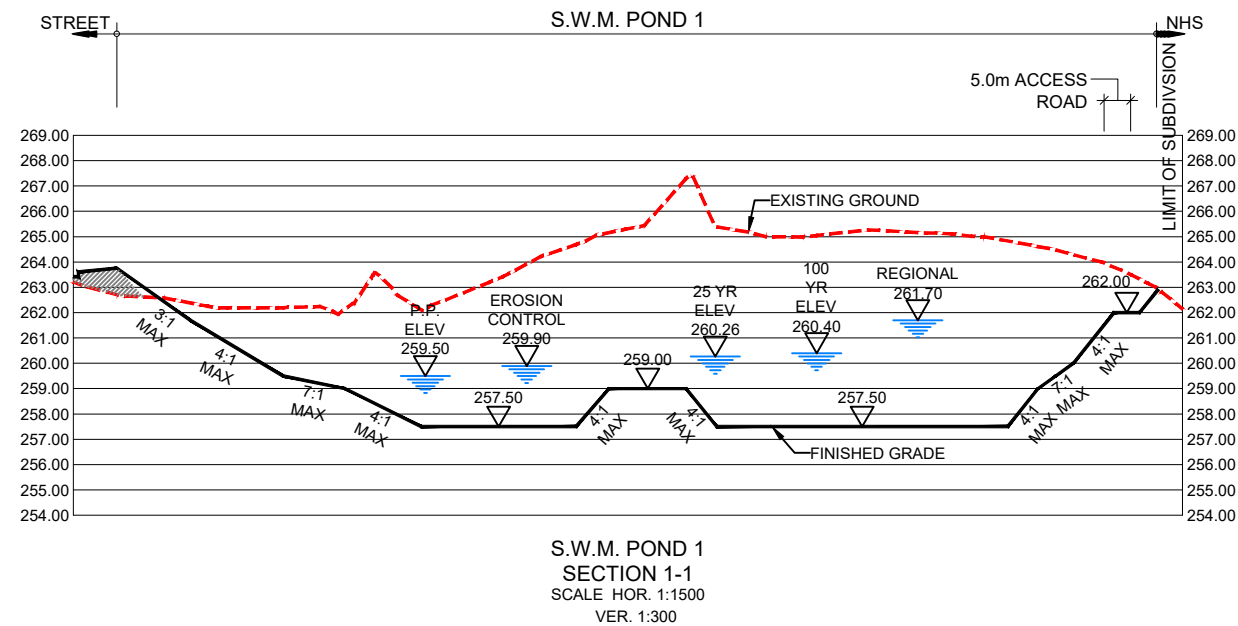
GOLDER ASSOCIATES LTD.

SNELL'S HOLLOW
FUNCTIONAL SERVICING
REPORT

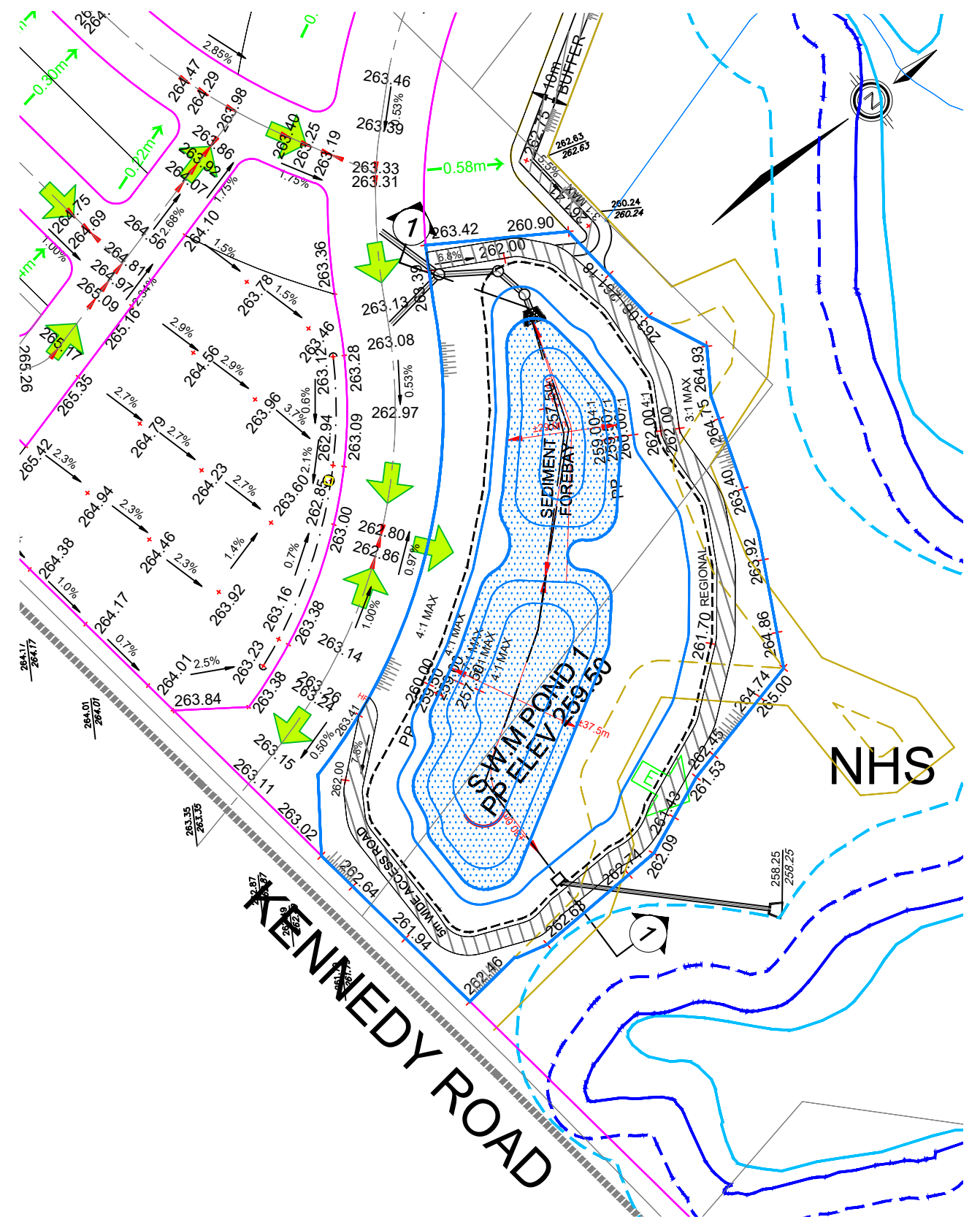
TOWN OF CALEDON

CONCEPTUAL WATERMAIN SERVICING

SCALE:	1:6000	PROJECT No.:	23-1353
DATE:	APRIL 2025	FIGURE:	5F

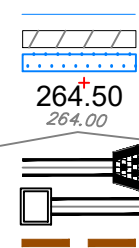


	Lower Elevation (m)	Upper Elevation (m)	Volume Required (m3)	Volume Provided (m3)
PERMANENT POOL	257.50	259.50	2,425	5,822
EROSION CONTROL	259.50	259.90	2,140	2,140
25 YEAR	259.50	260.26	4,527	4,527
100 YEAR	259.50	260.40	5,470	5,470
REGIONAL	259.50	261.70	15,878	15,878



LEGEND

- SITE BOUNDARY
- LONGTERM STABLE TOP OF SLOPE
- TRCA REGULATION LIMIT
- TRCA STAKED FEATURE LIMIT
- 10m TRCA STAKE FEATURE BUFFER
- REGIONAL FLOODLINE
- 10m REGIONAL FLOODLINE BUFFER
- WETLANDS
- 30m WETLANDS BUFFER
- MEANDER BELT



- WATERCOURSE
- ACCESS ROAD
- PERMANENT POOL
- PROPOSED GRADE
- EXISTING CONTOUR
- ELEVATION
- POND INLET
- POND OUTLET
- 10m MEANDER BELT BUFFER

- PLUNGE POOL

- OVERLAND FLOW DIRECTION
- EMERGENCY OVERFLOW DIRECTION

DAVID SCHAEFFER
ENGINEERING LTD.

GLENN SCHNARR &
ASSOCIATES INC.

R.J. BURNSIDE & ASSOCIATES
LTD.

GOLDER ASSOCIATES LTD.

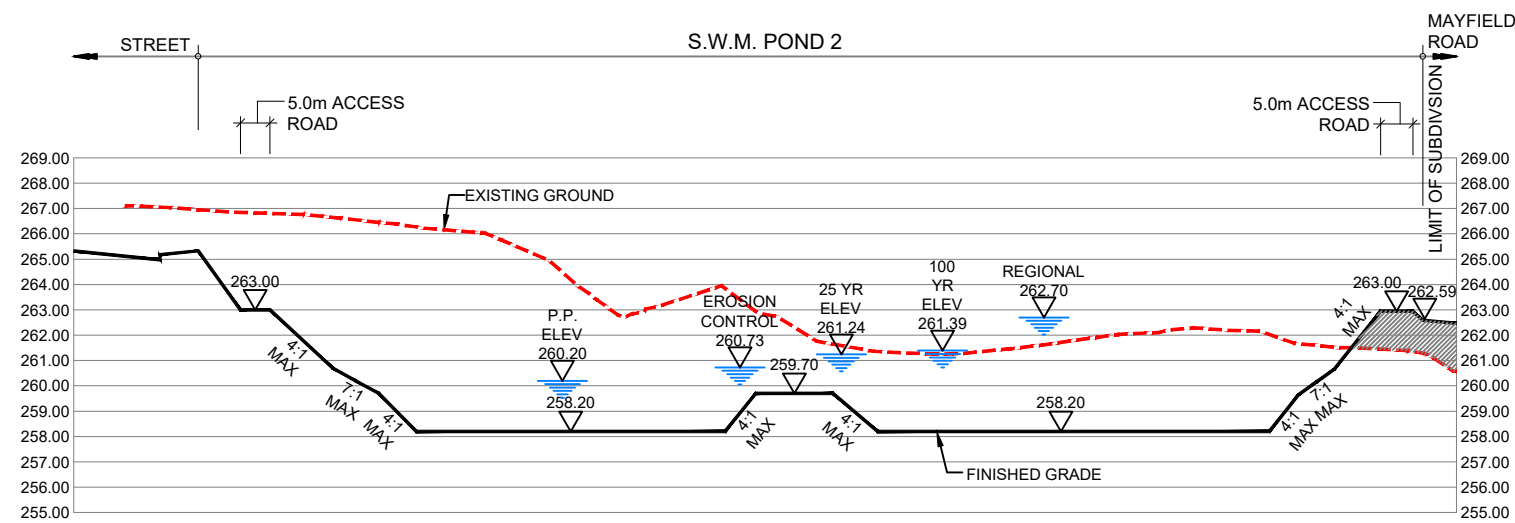
SNELL'S HOLLOW
FUNCTIONAL SERVICING
REPORT

TOWN OF CALEDON

SWM POND 1

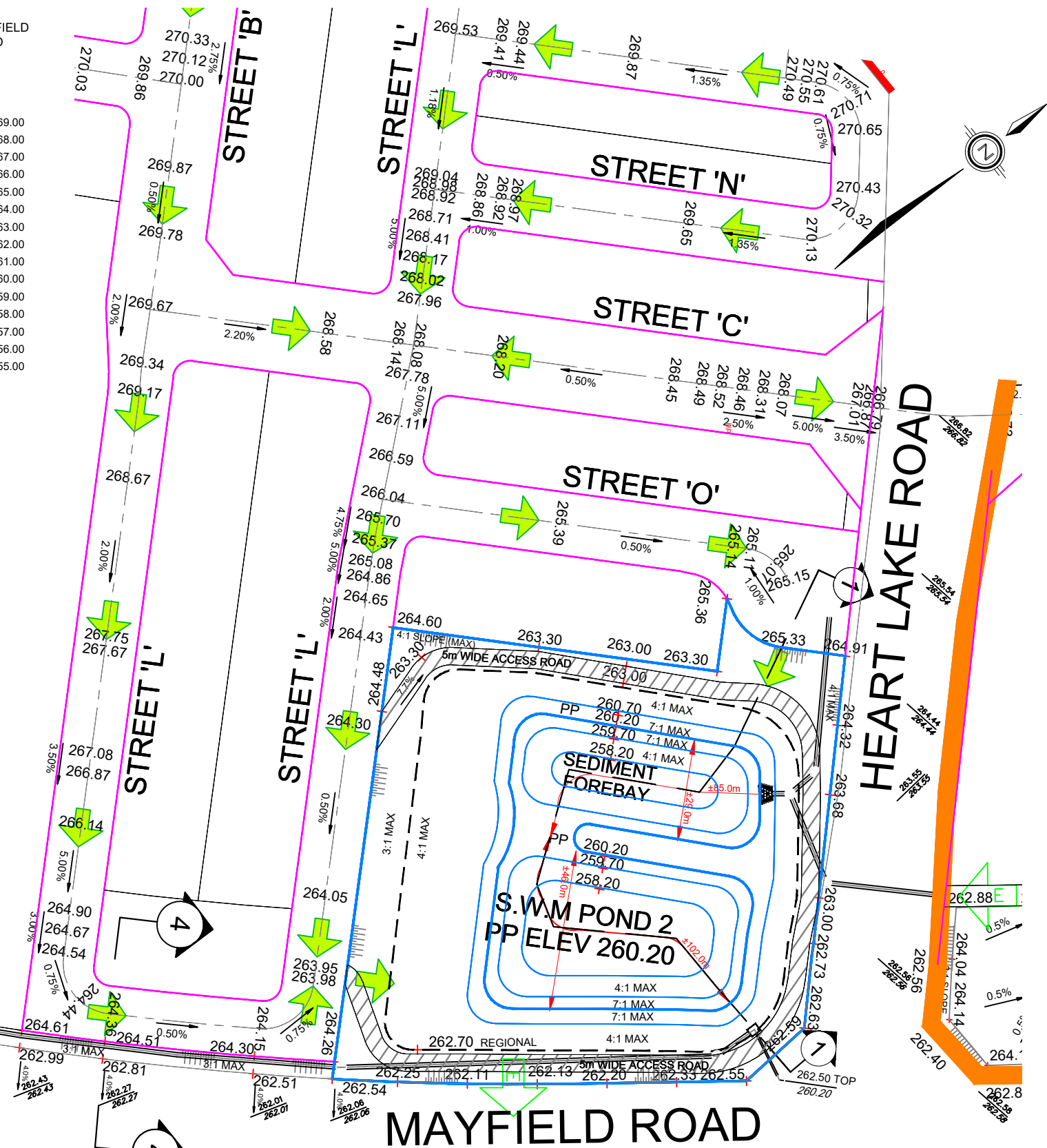
SCALE: 0.039370 PROJECT No.: 23-1353

DATE: APRIL 2025 FIGURE: 6F



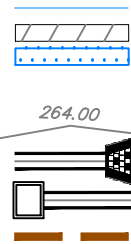
S.W.M. POND 2
SECTION 1-1
SCALE HOR. 1:1500
VER. 1:300

	Lower Elevation (m)	Upper Elevation (m)	Volume Required (m3)	Volume Provided (m3)
PERMANENT POOL	258.20	260.20	4,063	7,064
EROSION CONTROL	260.20	260.73	3,457	3,457
25 YEAR	260.20	261.24	7,439	7,439
100 YEAR	260.20	261.39	8,677	8,677
REGIONAL	260.20	262.70	20,866	20,866



LEGEND

- SITE BOUNDARY
- LONGTERM STABLE TOP OF SLOPE
- TRCA REGULATION LIMIT
- TRCA STAKED FEATURE LIMIT
- 10m TRCA STAKE FEATURE BUFFER
- REGIONAL FLOODLINE
- 10m REGIONAL FLOODLINE BUFFER
- WETLANDS
- 30m WETLANDS BUFFER
- MEANDER BELT



- WATERCOURSE
- ACCESS ROAD
- PERMANENT POOL
- PROPOSED GRADE
- EXISTING CONTOUR ELEVATION
- POND INLET
- POND OUTLET
- 10m MEANDER BELT BUFFER

- PLUNGE POOL



OVERLAND FLOW DIRECTION



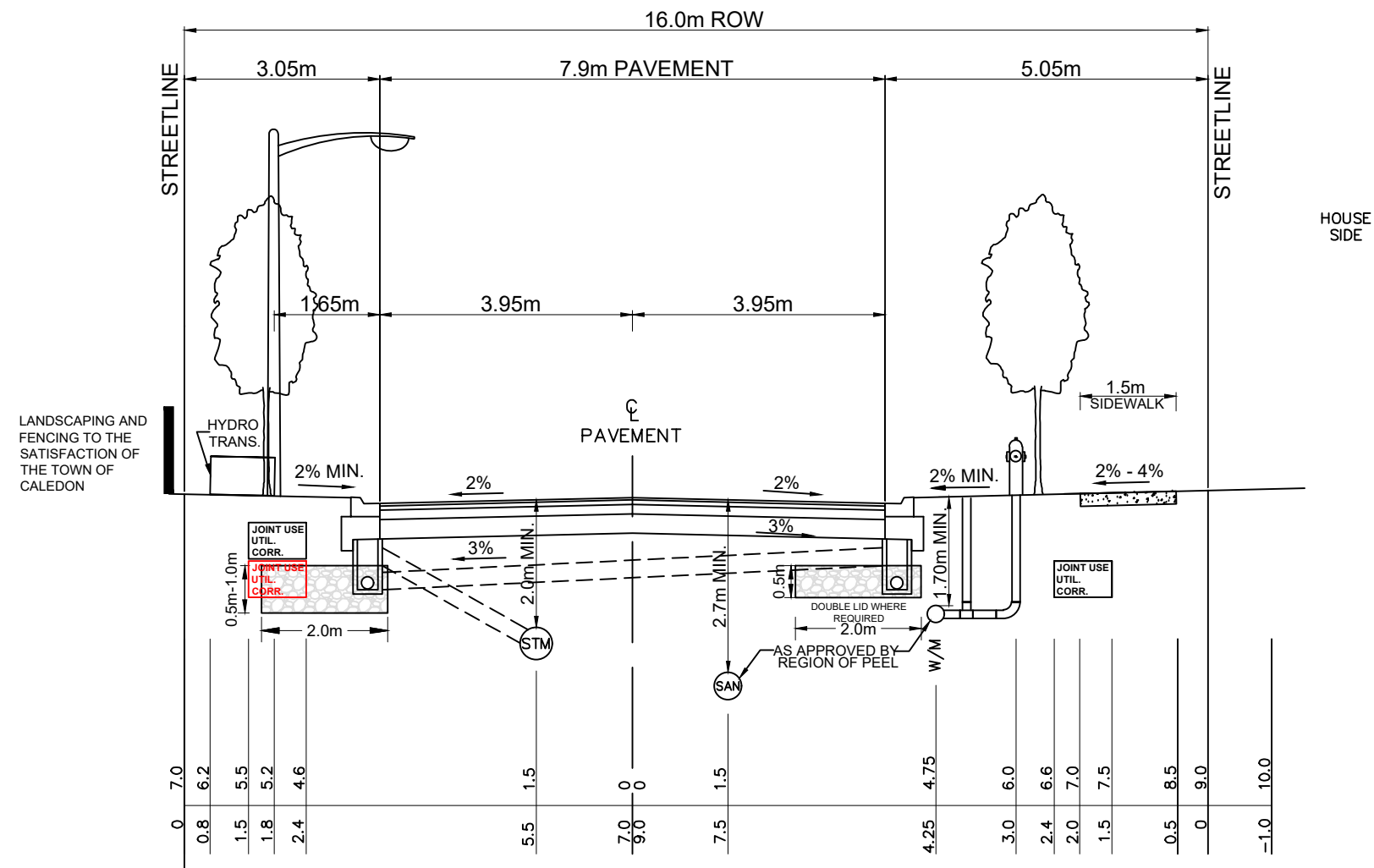
EMERGENCY OVERFLOW DIRECTION

DAVID SCHAEFFER
ENGINEERING LTD.
GLENN SCHNARR &
ASSOCIATES INC.
R.J. BURNSIDE & ASSOCIATES
LTD.
GOLDER ASSOCIATES LTD.

SNELL'S HOLLOW
FUNCTIONAL SERVICING
REPORT
TOWN OF CALEDON

SWM POND 2

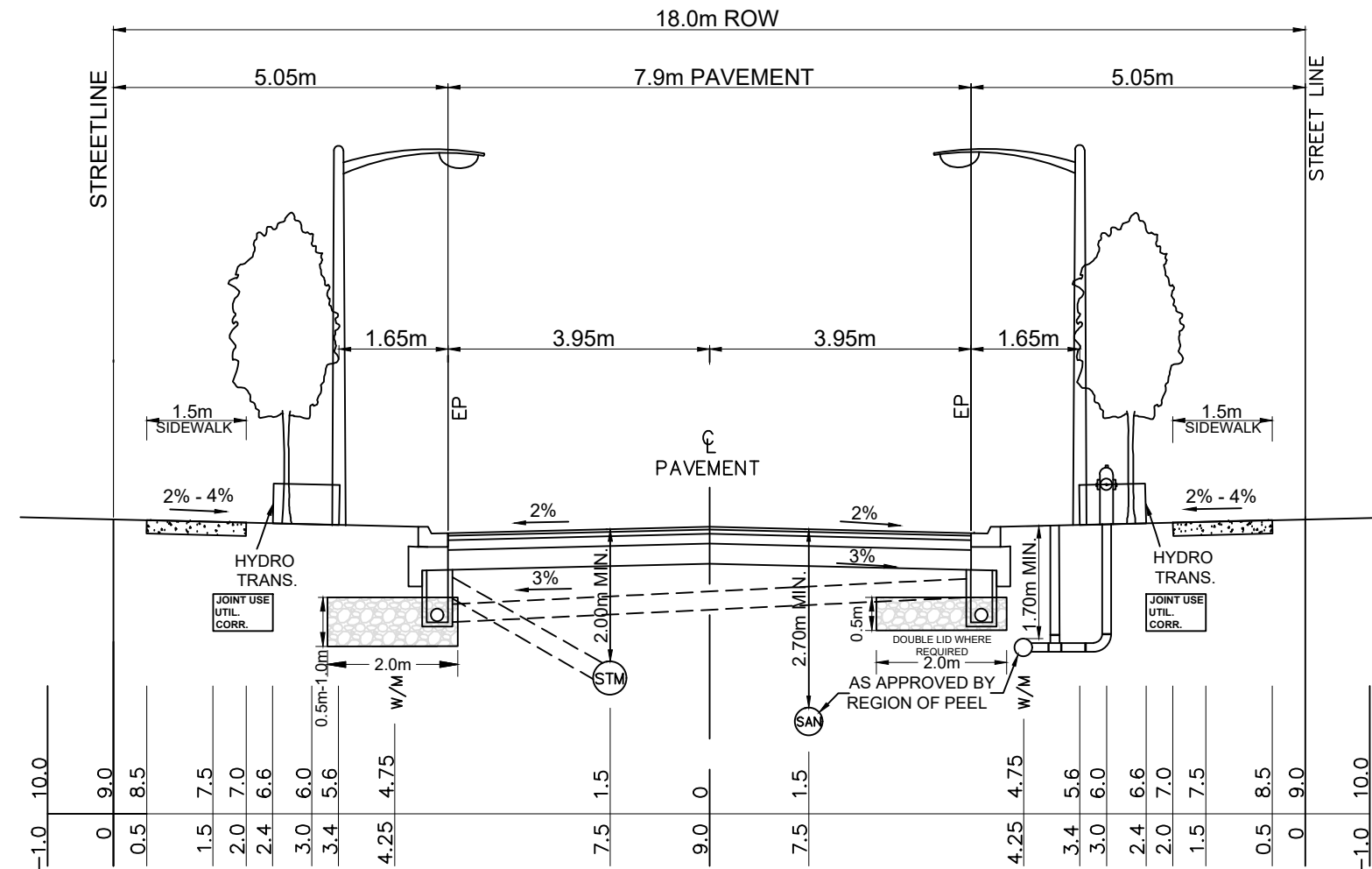
SCALE: 1:1500 PROJECT No.: 23-1353
DATE: APRIL 2025 FIGURE: 7F



- NOTES
1. WATERMAIN TO HAVE MINIMUM COVER OF 1.7m.
 2. UTILITY CORRIDOR TO HAVE A MINIMUM COVER OF 0.9m.
 3. TREES TO BE PLACED IN LOCATIONS PER APPROVED LANDSCAPE PLAN.
 4. STREETLIGHT FIXTURE PER APPROVED TOWN STANDARD.
 5. THE FOLLOWING IS A MINIMUM ROAD BASE AND WILL REQUIRE A SOILS REPORT VERIFICATION
 - 40 mm HL3
 - 65 mm HL8
 - 150 mm GRANULAR "A"
 - 300 mm GRANULAR "B"
 6. THE BOULEVARDS REQUIRE A MINIMUM OF 300mm OF TOPSOIL AND NURSERY SOD.
 7. ON A CRESCENT THE WATERMAIN SHALL BE PLACED ON THE OUTSIDE.
 8. FULL LENGTH MINIMUM 100 MM DIA.SUB-DRAINS C/W FILTERCLOTH SHALL BE INSTALLED, AS PER APPROVED TOWN OF CALEDON STANDARD NO .218.
 9. SUB-GRADE SHALL BE COMPACTED TO A MINIMUM 95% OF S.P.D. AT OPTIMUM MOISTURE CONTENT.
 10. WHERE POSSIBLE MANHOLE LIDS TO BE LOCATED OUT OF TIRE LANE OF TRAFFIC.
 11. LONG DIMENSION OF TRANSFORMER TO BE PARALLEL TO STREETLINE.

TOWN OF CALEDON	4	TEXT AND SLOPE REVISIONS		MAY 19	APR'D: C.C.	DATE: JUNE 08
	3	DIMENSION AND TEXT REVISION		JAN. 09	DRAWN:	SCALE: N.T.S.
16.0m LOCAL WINDOW STREET 8.5m ROADWAY (7.9m PAVEMENT)	2	DIMENSION AND LAYOUT REVISION		JULY 08		
	1	DIMENSION EDIT, STD No. 212 NOW 201		JUNE 08	STANDARD No. 201	
	NO.	REVISION	APR'D	DATE		

DAVID SCHAEFFER ENGINEERING LTD.	SNELL'S HOLLOW FUNCTIONAL SERVICING REPORT
-------------------------------------	--

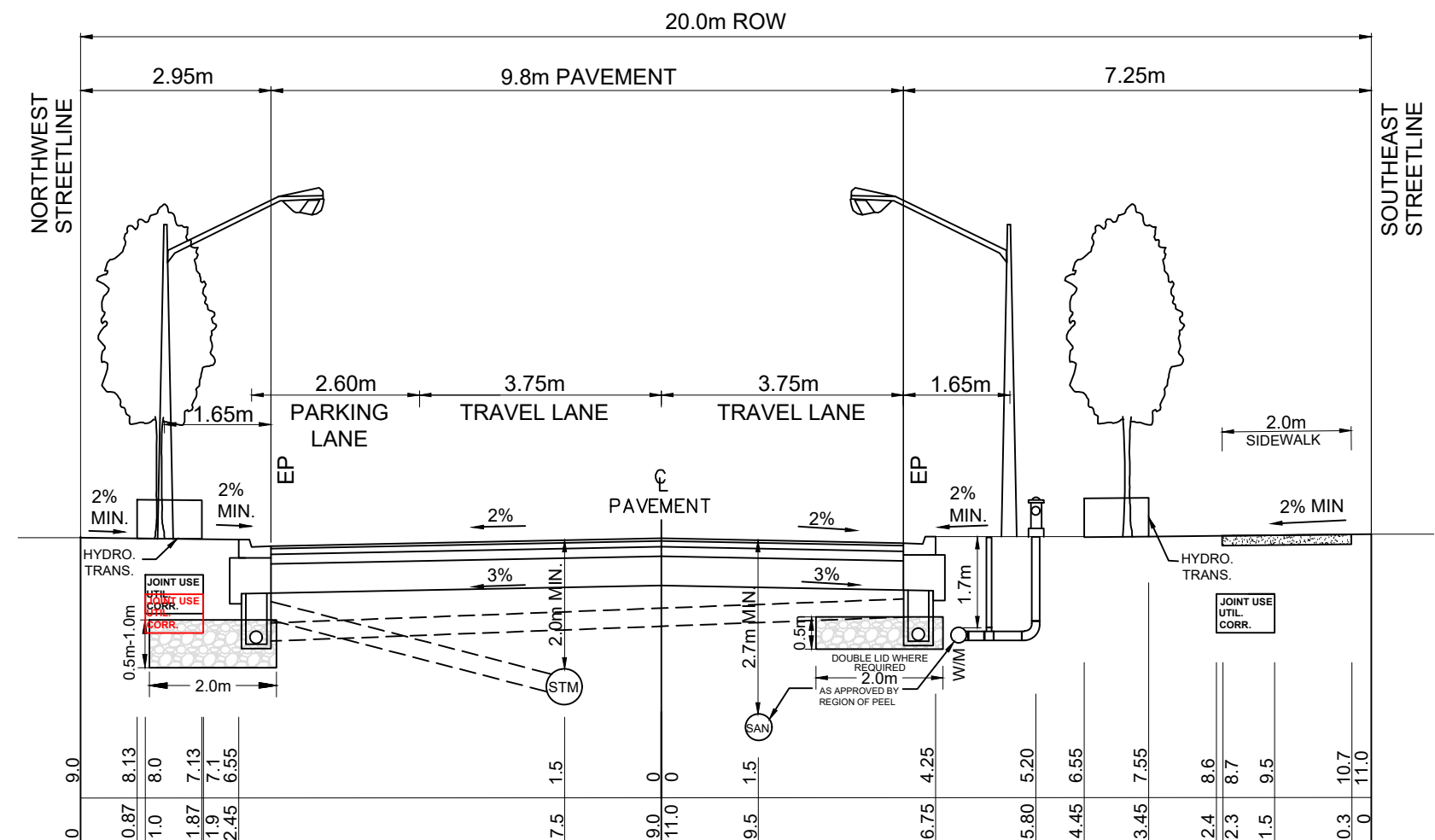


- NOTES
- 1. WATERMAIN TO HAVE MINIMUM COVER OF 1.7m.
 - 2. UTILITY CORRIDOR TO HAVE A MINIMUM COVER OF 0.9m.
 - 3. TREES TO BE PLACED IN LOCATIONS PER APPROVED LANDSCAPE PLAN.
 - 4. STREETLIGHT FIXTURE PER APPROVED TOWN STANDARD.
 - 5. THE FOLLOWING IS A MINIMUM ROAD BASE AND WILL REQUIRE A SOILS REPORT VERIFICATION
 - 40 mm HL3
 - 65 mm HL8
 - 150 mm GRANULAR "A"
 - 300 mm GRANULAR "B"

- 6. THE BOULEVARDS REQUIRE A MINIMUM OF 300mm OF TOPSOIL AND NURSERY SOD.
- 7. ON A CRESCENT THE WATERMAIN SHALL BE PLACED ON THE OUTSIDE.
- 8. FULL LENGTH MINIMUM 100 MM DIA.SUB-DRAINS C/W FILTERCLOTH SHALL BE INSTALLED, AS PER APPROVED TOWN OF CALEDON STANDARD NO. 219.
- 9. SUB-GRADE SHALL BE COMPACTED TO A MINIMUM 95% OF S.P.D. AT OPTIMUM MOISTURE CONTENT.
- 10. WHERE POSSIBLE MANHOLE LIDS TO BE LOCATED OUT OF TIRE LANE OF TRAFFIC.
- 11.LONG DIMENSION OF TRANSFORMER TO BE PARALLEL TO STREETLINE.

TOWN OF CALEDON	4	TEXT AND SLOPE REVISIONS		MAY 19	APR'D: C.C.	DATE: JUNE 08
18.0m LOCAL ROAD 8.5m ROADWAY (7.9m PAVEMENT)	3	DIMENSION AND TEXT REVISION		JAN. 09	DRAWN:	SCALE: N.T.S.
	2	DIMENSION AND LAYOUT REVISION		JULY 08		
	1	DIMENSION EDIT		JUNE 08	STANDARD No. 202	
	NO.	REVISION	APR'D	DATE		

	DAVID SCHAEFFER ENGINEERING LTD.	SNELL'S HOLLOW FUNCTIONAL SERVICING REPORT	18.0m ROW	
	GLENN SCHNARR & ASSOCIATES INC.			
	R.J. BURNSIDE & ASSOCIATES LTD.		SCALE:	AS SHOWN
	GOLDER ASSOCIATES LTD.		PROJECT No.:	23-1353
	----	TOWN OF CALEDON	DATE:	APRIL 2025
			FIGURE:	9F



- NOTES:
1. UTILITY CORRIDOR TO HAVE A MINIMUM COVER OF 0.9m.

2. WATERMAIN TO HAVE MINIMUM COVER OF 1.7m.

3. THE FOLLOWING IS A MINIMUM ROAD BASE AND WILL REQUIRE A SOILS REPORT VERIFICATION
40mm HL3
90mm HL8
150mm GRANULAR "A"
450mm GRANULAR "B"

4. THE BOULEVARDS REQUIRE A MINIMUM OF 300mm OF TOPSOIL AND NURSERY SOD.

5. TREES TO BE PLACED IN LOCATIONS PER APPROVED LANDSCAPE PLAN

6. STREETLIGHT FIXTURE PER APPROVED TOWN STANDARD.

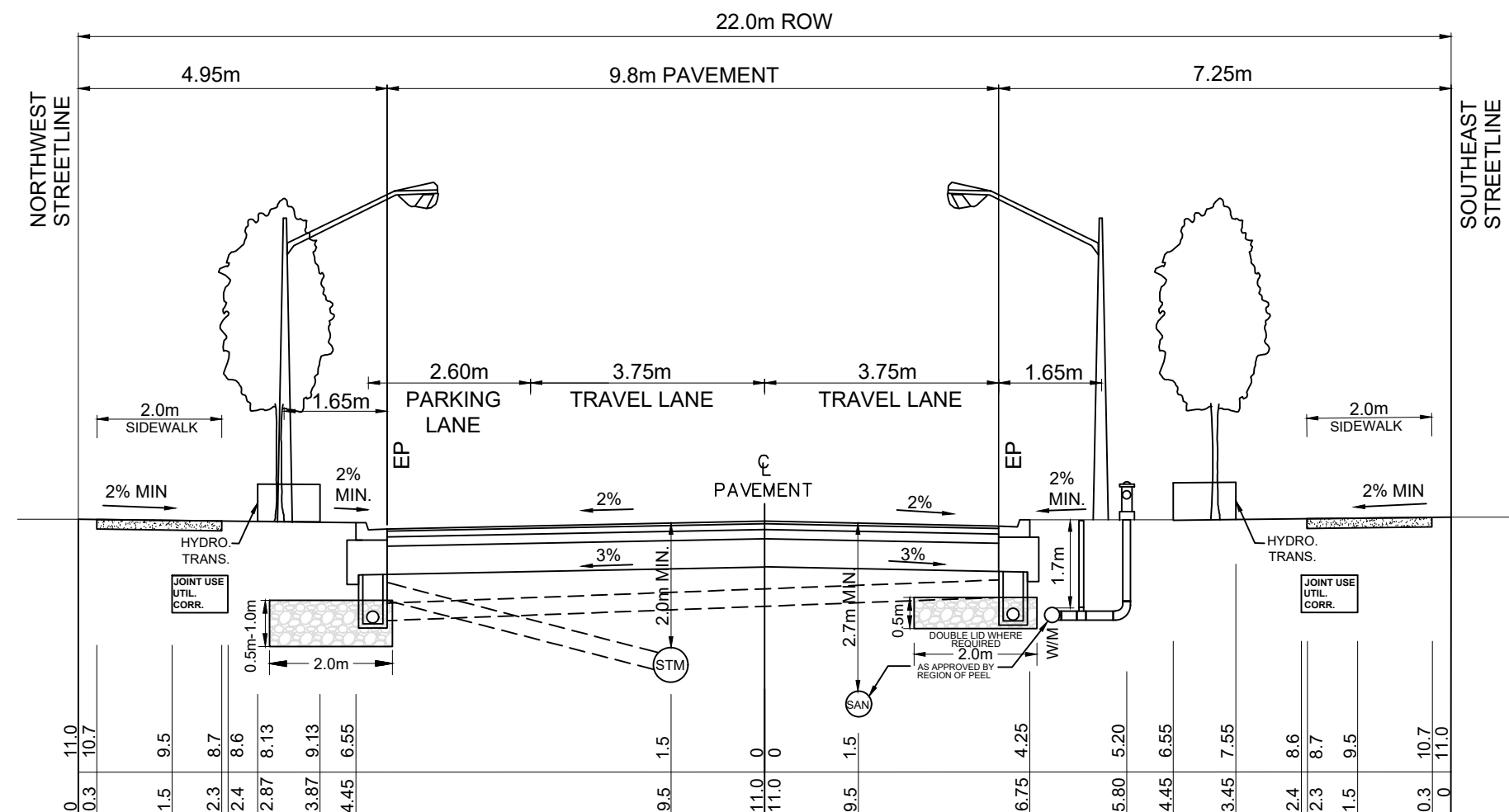
7. ON A CRESCENT THE WATERMAIN SHALL BE PLACED ON THE OUTSIDE.

8. FULL LENGTH MINIMUM 100MM DIA.SUB-DRAINS C/W FILTERCLOTH SHALL BE INSTALLED AS PER TOWN OF CALEDON APPROVED STANDARDS NO. 218.

9. SUB-GRADE SHALL BE COMPACTED TO A MINIMUM 95% OF S.P.D. AT OPTIMUM MOISTURE CONTENT.

10. WHERE POSSIBLE MANHOLE LIDS TO BE LOCATED OUT OF TIRE LANE OF TRAFFIC.

TOWN OF CALEDON	5	TEXT AND SLOPE REVISIONS		MAY 19	APR'D: C.C.	DATE: JUNE 08
	4	DIMENSION AND TEXT REVISION		JAN. 09		
20.0m LOCAL THROUGH/URBAN 10.8m ROADWAY (9.8m PAVEMENT)	3	DIMENSION AND LAYOUT REVISION		JULY 08	DRAWN:	SCALE: N.T.S.
	2	DIMENSION EDIT		JUNE 08		
	1	OFFSETS		APRIL 08	STANDARD No. 205 (MOD) (STREET D)	
	NO.	REVISION	APR'D	DATE		



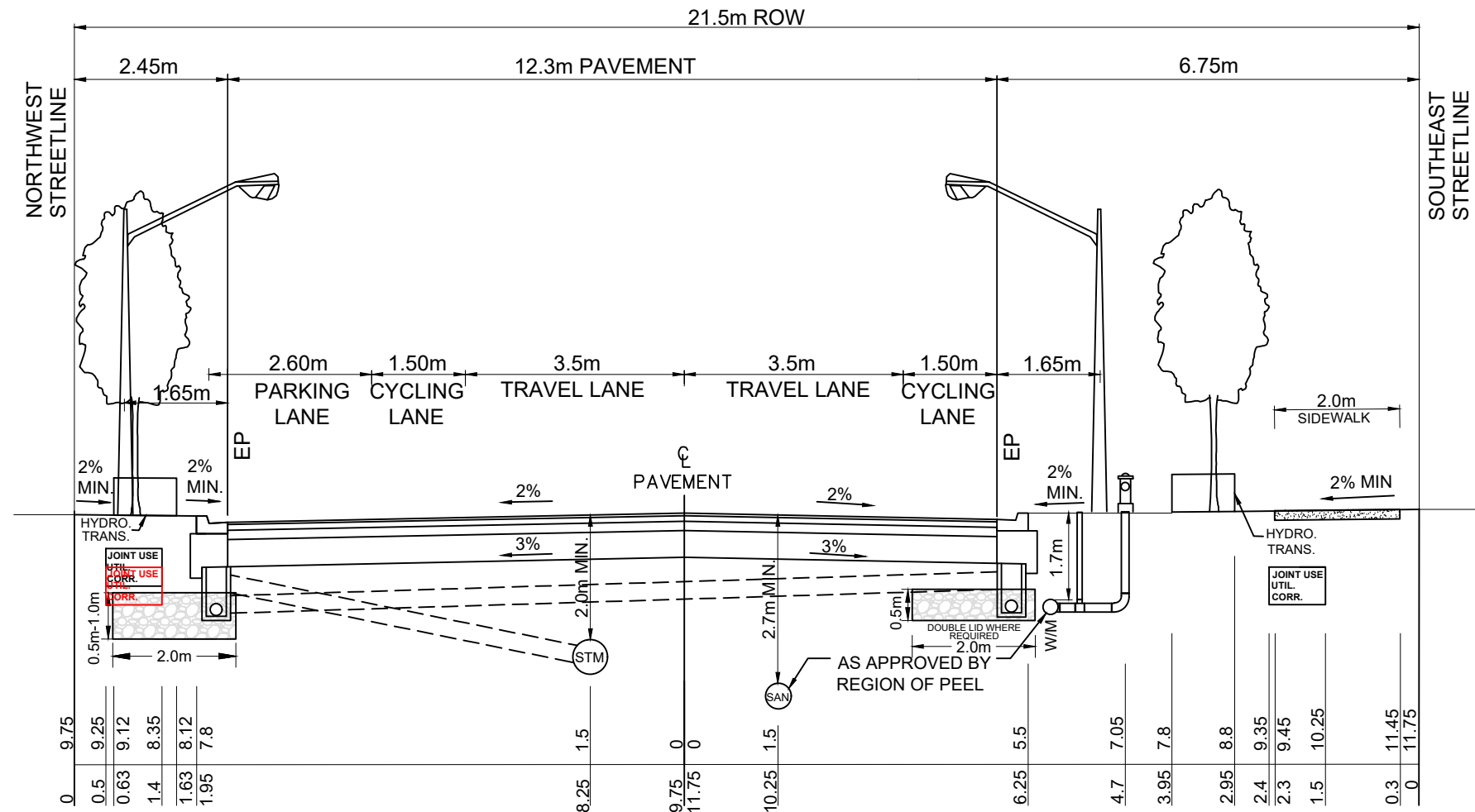
- NOTES:
- UTILITY CORRIDOR TO HAVE A MINIMUM COVER OF 0.9m.
 - WATERMAIN TO HAVE MINIMUM COVER OF 1.7m.
 - THE FOLLOWING IS A MINIMUM ROAD BASE AND WILL REQUIRE A SOILS REPORT VERIFICATION
40mm HL3
90mm HL8
150mm GRANULAR "A"
450mm GRANULAR "B"
 - THE BOULEVARDS REQUIRE A MINIMUM OF 300mm OF TOPSOIL AND NURSERY SOD.
 - TREES TO BE PLACED IN LOCATIONS PER APPROVED LANDSCAPE PLAN
 - STREETLIGHT FIXTURE PER APPROVED TOWN STANDARD.
 - ON A CRESCENT THE WATERMAIN SHALL BE PLACED ON THE OUTSIDE.
 - FULL LENGTH MINIMUM 100MM DIA.SUB-DRAINS C/W FILTERCLOTH SHALL BE INSTALLED AS PER TOWN OF CALEDON APPROVED STANDARDS NO. 218.
 - SUB-GRADE SHALL BE COMPACTED TO A MINIMUM 95% OF S.P.D. AT OPTIMUM MOISTURE CONTENT.
 - WHERE POSSIBLE MANHOLE LIDS TO BE LOCATED OUT OF TIRE LANE OF TRAFFIC.

TOWN OF CALEDON	5	TEXT AND SLOPE REVISIONS		MAY 19	APR'D: C.C.	DATE: JUNE 08
	4	DIMENSION AND TEXT REVISION		JAN. 09		
22.0m LOCAL THROUGH/URBAN 10.8m ROADWAY (9.8m PAVEMENT)	3	DIMENSION AND LAYOUT REVISION		JULY 08	DRAWN:	SCALE: N.T.S.
	2	DIMENSION EDIT		JUNE 08		
	1	OFFSETS		APRIL 08	STANDARD No. 205 (MOD) (STREET D)	
	NO.	REVISION	APR'D	DATE		

DAVID SCHAEFFER ENGINEERING LTD.
GLENN SCHNARR & ASSOCIATES INC.
R.J. BURNSIDE & ASSOCIATES LTD.
GOLDER ASSOCIATES LTD.

SNELL'S HOLLOW FUNCTIONAL SERVICING REPORT
TOWN OF CALEDON

22.0m ROW			
SCALE:	AS SHOWN	PROJECT No.:	23-1353
DATE:	APRIL 2025	FIGURE:	11F



- NOTES:
1. UTILITY CORRIDOR TO HAVE A MINIMUM COVER OF 0.9m.

2. WATERMAIN TO HAVE MINIMUM COVER OF 1.7m.

3. THE FOLLOWING IS A MINIMUM ROAD BASE AND WILL REQUIRE A SOILS REPORT VERIFICATION

40mm HL3

90mm HL8

150mm GRANULAR "A"

450mm GRANULAR "B"

4. THE BOULEVARDS REQUIRE A MINIMUM OF 300mm OF TOPSOIL AND NURSERY SOD.

5. TREES TO BE PLACED IN LOCATIONS PER APPROVED LANDSCAPE PLAN

6. STREETLIGHT FIXTURE PER APPROVED TOWN STANDARD.

7. ON A CRESCENT THE WATERMAIN SHALL BE PLACED ON THE OUTSIDE.

8. FULL LENGTH MINIMUM 100MM DIA.SUB-DRAINS C/W FILTERCLOTH SHALL BE INSTALLED AS PER TOWN OF CALEDON APPROVED STANDARDS NO. 218.

9. SUB-GRADE SHALL BE COMPACTED TO A MINIMUM 95% OF S.P.D. AT OPTIMUM MOISTURE CONTENT.

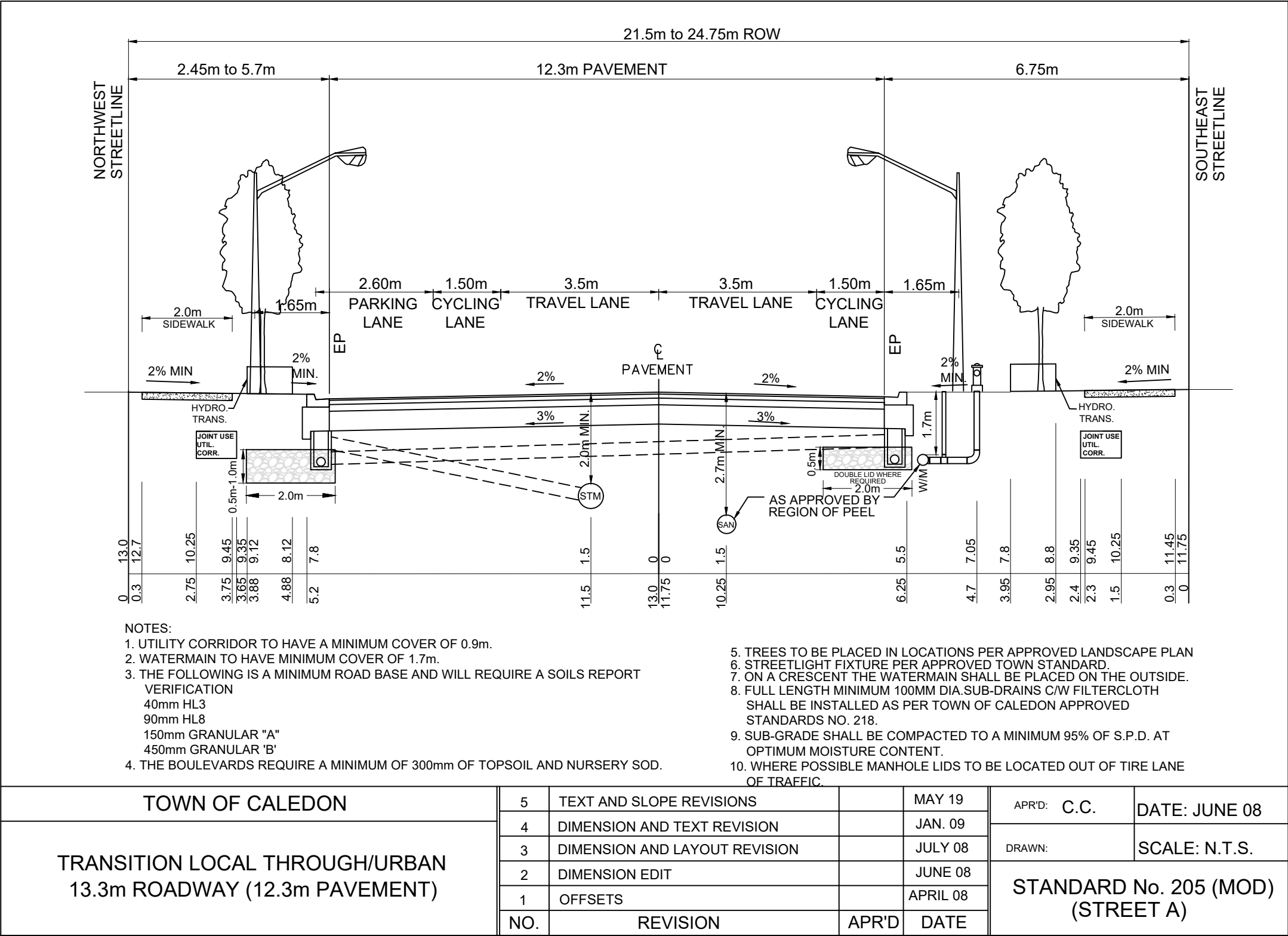
10. WHERE POSSIBLE MANHOLE LIDS TO BE LOCATED OUT OF TIRE LANE OF TRAFFIC.

TOWN OF CALEDON	5	TEXT AND SLOPE REVISIONS		MAY 19	APR'D: C.C.	DATE: JUNE 08
21.5m LOCAL THROUGH/URBAN 13.3m ROADWAY (12.3m PAVEMENT)	4	DIMENSION AND TEXT REVISION		JAN. 09	DRAWN:	SCALE: N.T.S.
	3	DIMENSION AND LAYOUT REVISION		JULY 08		
	2	DIMENSION EDIT		JUNE 08	STANDARD No. 205 (MOD) (STREET A)	
	1	OFFSETS		APRIL 08		
	NO.	REVISION	APR'D	DATE		

DAVID SCHAEFFER ENGINEERING LTD.
GLENN SCHNARR & ASSOCIATES INC.
R.J. BURNSIDE & ASSOCIATES LTD.
GOLDER ASSOCIATES LTD.

SNELL'S HOLLOW FUNCTIONAL SERVICING REPORT
TOWN OF CALEDON

21.5m ROW			
SCALE:	AS SHOWN	PROJECT No.:	23-1353
DATE:	APRIL 2025	FIGURE:	12F



DAVID SCHAEFFER
ENGINEERING LTD.

GLENN SCHNARR &
ASSOCIATES INC.

R.J. BURNSIDE & ASSOCIATES
LTD.

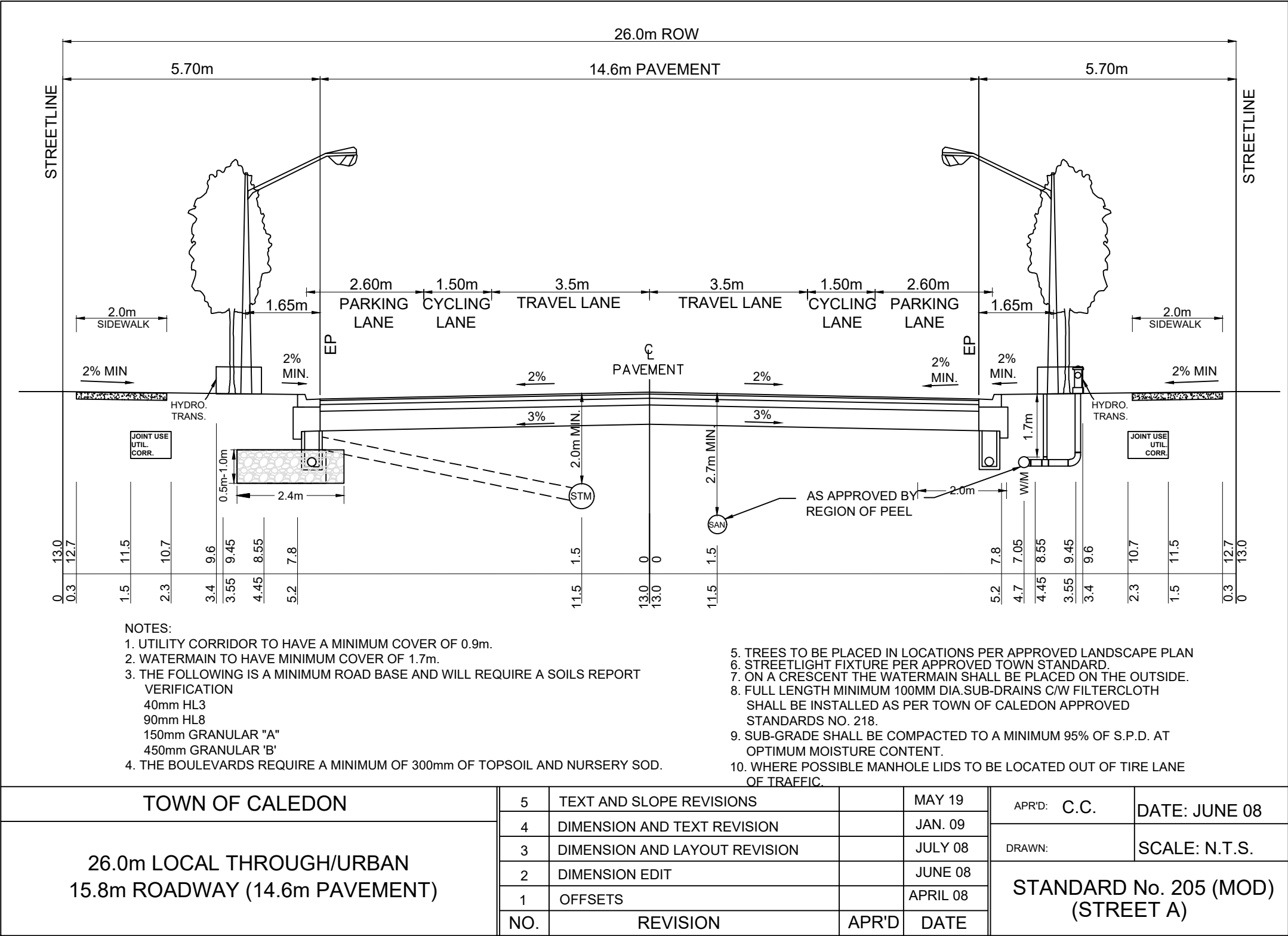
GOLDER ASSOCIATES LTD.

SNELL'S HOLLOW
FUNCTIONAL SERVICING
REPORT

TOWN OF CALEDON

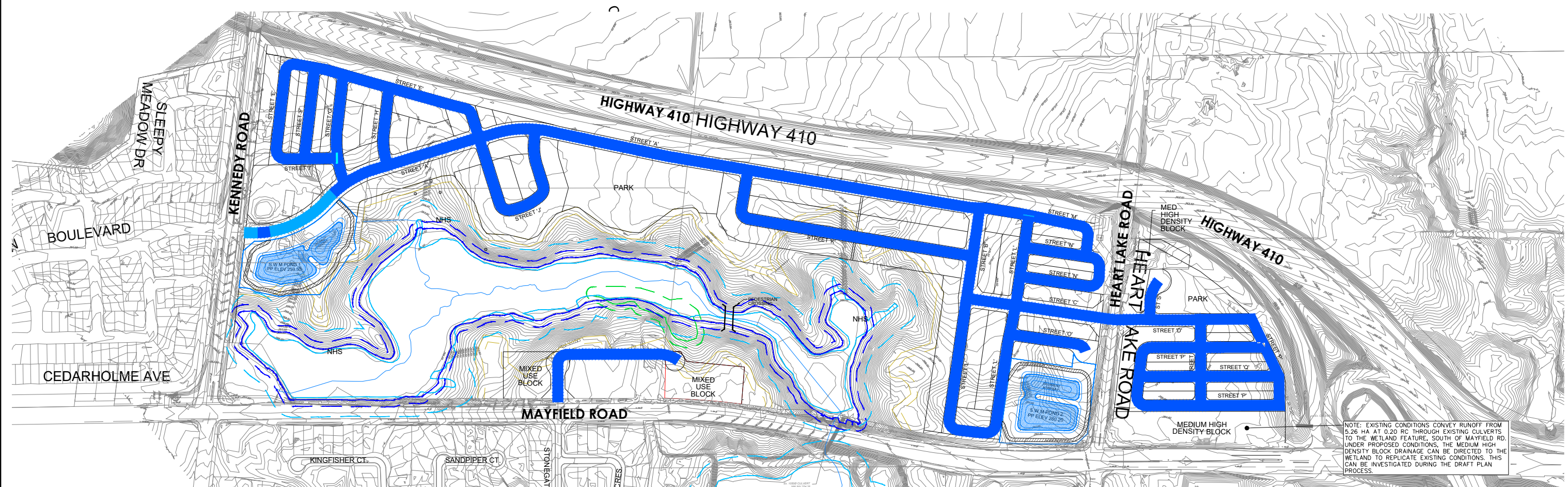
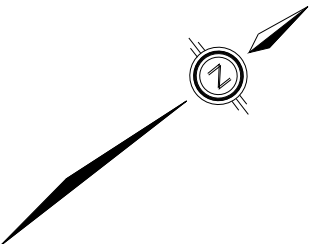
21.5m to 24.75m TRANSITION ROW

SCALE:	AS SHOWN	PROJECT No.:	23-1353
DATE:	APRIL 2025	FIGURE:	13F



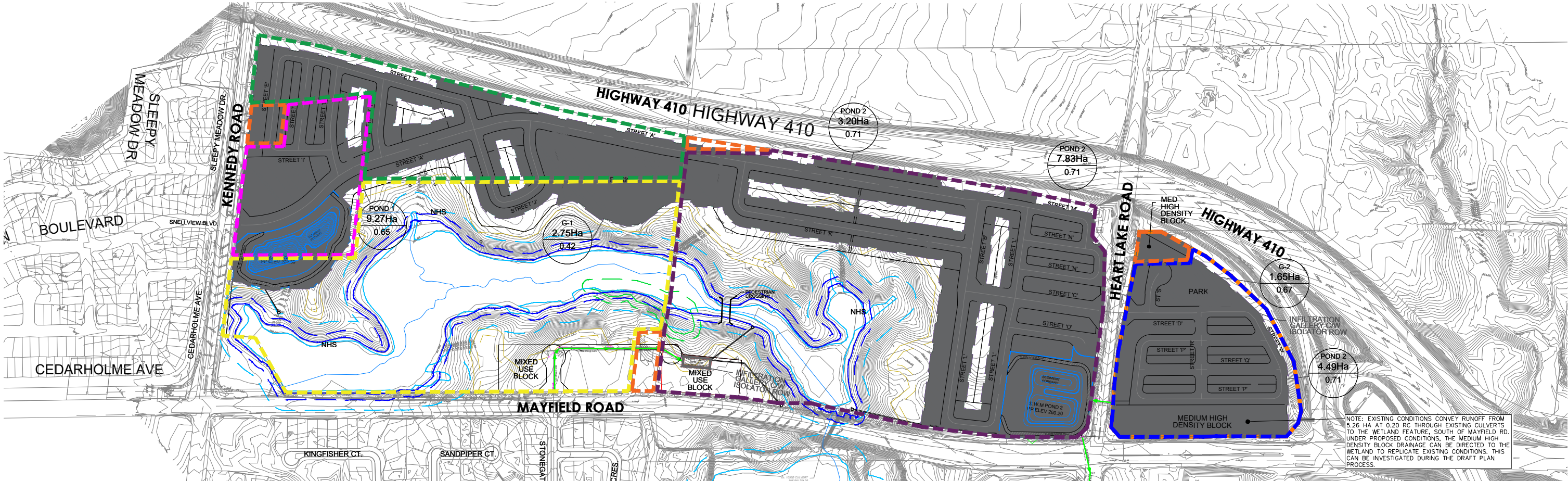
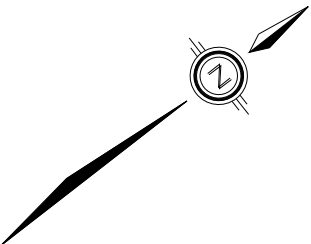
	DAVID SCHAEFFER ENGINEERING LTD.	SNELL'S HOLLOW FUNCTIONAL SERVICING REPORT TOWN OF CALEDON	26m ROW			
	GLENN SCHNARR & ASSOCIATES INC.					
	R.J. BURNSIDE & ASSOCIATES LTD.					
	GOLDER ASSOCIATES LTD.					

			SCALE:	AS SHOWN	PROJECT No.:	23-1353
			DATE:	APRIL 2025	FIGURE:	14F



GROUNDWATER DEPTH ALONG CENTERLINE OF ROAD 1.70~2.20 2.20~2.70 2.70~3.20 >3.20	
DAVID SCHAEFFER ENGINEERING LTD.	SNELL'S HOLLOW FUNCTIONAL SERVICING REPORT

LID Number	Property	Drainage Area (Ha)	Runoff 'C'	Design Storm Event (mm)
ROW-1	Coscorp Inc. in Trust	9.27	0.65	12.5
	Non-Participating Landowner			
	Mayfield Kennedy Investment Corporation			
ROW-2	Clearbrook Developments Limited	15.2	0.71	12.5
	Coscorp HL Developments Inc.			
G-1	Coscorp Inc. in Trust	2.75	0.42	25
G-2	Coscorp HL Development Inc.	1.65	0.67	25



LEGEND

- NON-PARTICIPATING LANDOWNER
- MAYFIELD KENNEDY INVESTMENT CORPORATION
- 2528061 ONTARIO INC.
- COSCORP INC. IN TRUST
- CLEARBROOK DEVELOPMENTS LIMITED
- COSCORP HL DEVELOPMENTS INC.
- LID TRIBUTARY BOUNDARY
- PUBLIC LID INFILTRATION GALLERY
- 0.10Ha
0.60

TOTAL AREA
RUN-OFF COEFFICIENT

DAVID SCHAEFFER
ENGINEERING LTD.

GLENN SCHNARR &
ASSOCIATES INC.

R.J. BURNSIDE & ASSOCIATES
LTD.

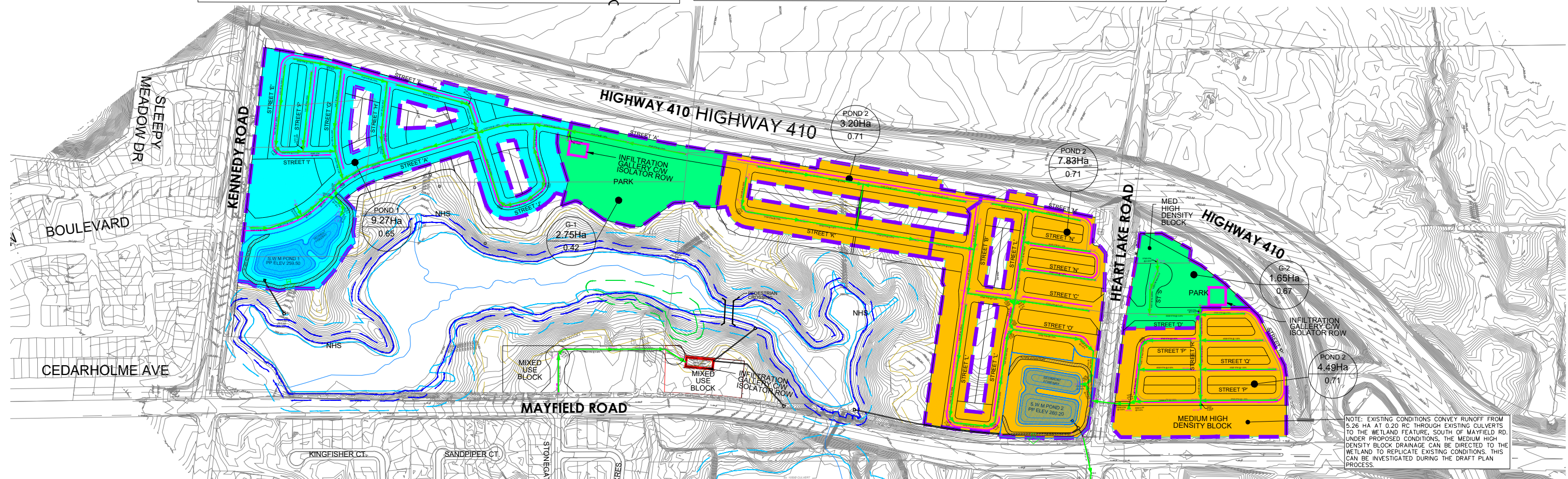
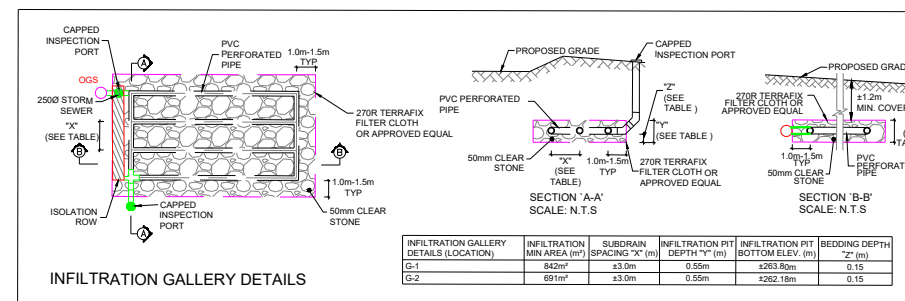
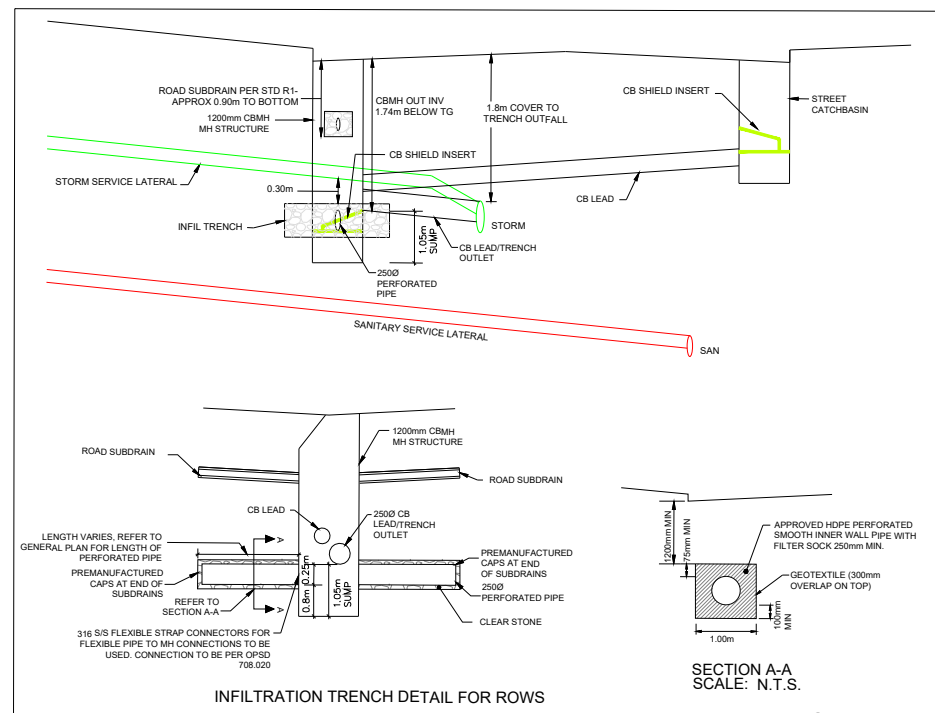
GOLDER ASSOCIATES LTD.

SNELL'S HOLLOW
FUNCTIONAL SERVICING
REPORT

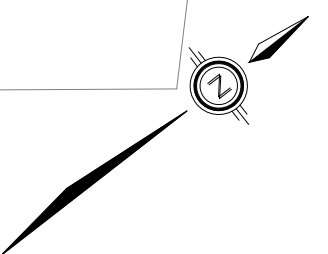
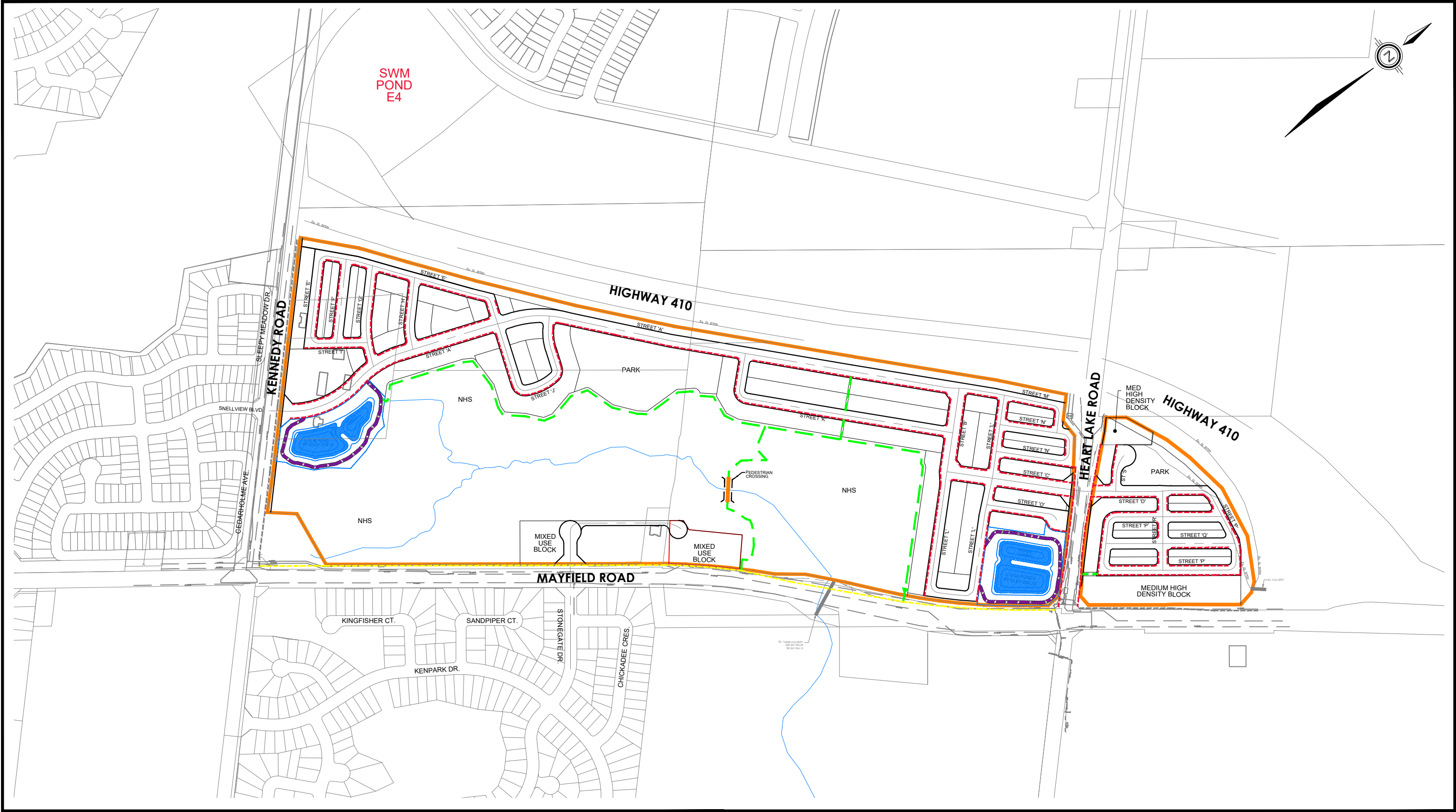
TOWN OF CALEDON

POTENTIAL LID PLAN

SCALE:	1:6000	PROJECT No.:	23-1353
DATE:	APRIL 2025	FIGURE:	15BF



SCALE:	1:6000	PROJECT No.:	23-1353
DATE:	APRIL 2025	FIGURE:	15F



LEGEND

- SITE BOUNDARY
- REGIONAL FLOODLINE
- - - PROPOSED SIDEWALK (1.5m WIDE)
- - - PROPOSED TRAIL (3.0m WIDE)
- - - PROPOSED POND ACCESS
- - - PROPOSED SIDEWALK (B.O.)
- PROPOSED PEDESTRIAN BRIDGE
- - - EX. SIDEWALK

DAVID SCHAEFFER
ENGINEERING LTD.

GLENN SCHNARR &
ASSOCIATES INC.

R.J. BURNSIDE & ASSOCIATES
LTD.

GOLDER ASSOCIATES LTD.

SNELL'S HOLLOW
FUNCTIONAL SERVICING
REPORT

TOWN OF CALEDON

SIDEWALK & TRAIL PLAN			
SCALE:	1:6000	PROJECT No.:	23-1353
DATE:	APRIL 2025	FIGURE:	16F