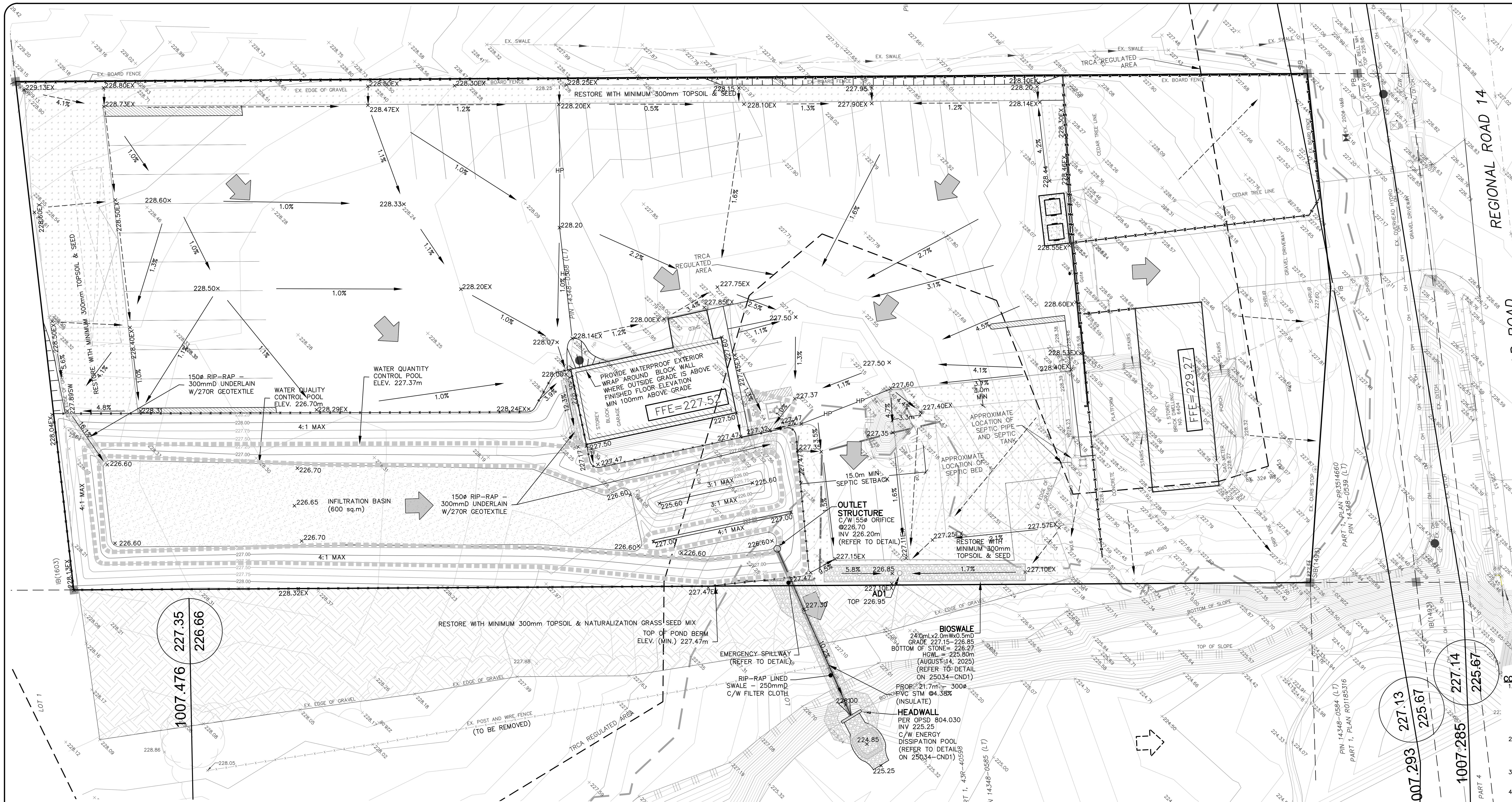
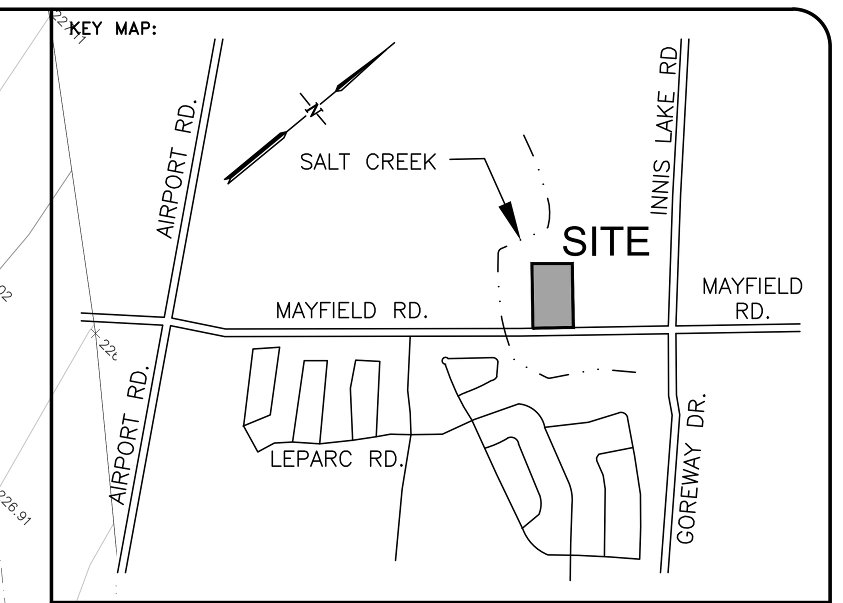




NOTES:

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. SURVEY PREPARED BY: MAURO GROUP INC. O.L.S. DATED: 2ND DAY OF JULY, 2025
3. DO NOT SCALE DRAWINGS.
4. REPORT ALL ERRORS, OMISSIONS OR DISCREPANCIES TO URBAN WATERSHED GROUP LIMITED IMMEDIATELY UPON DISCOVERY.
5. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
6. THE DRAWINGS ARE THE PROPERTY OF URBAN WATERSHED GROUP LIMITED AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE OF THIS PLAN IS PROHIBITED.
7. URBAN WATERSHED GROUP LIMITED SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES WHICH MAY ARISE FROM THE USE OF THIS DRAWING FOR TENDER, ESTIMATING, CONSTRUCTION OR OTHER PURPOSES PRIOR TO FINAL APPROVAL AND PRIOR TO PERMITS BEING GRANTED FROM ALL AUTHORITIES HAVING JURISDICTION.

LOT 1, CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF ALBION)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

TOWN OF CALEDON PLANNING RECEIVED
Aug 20, 2026

NOTES:

PRIOR TO CONSTRUCTION THE CONTACTOR IS TO RETAIN SERVICES OF GEOTECHNICAL ENGINEER TO INSPECT THE EXISTING GRANULAR MATERIAL AS NECESSARY TO VERIFY ITS ADEQUACY TO SUPPORT THE INTENDED VEHICULAR LOADING. ANY RECOMMENDED IMPROVEMENTS AND/OR REMEDIAL WORKS REQUIRED TO THE GRAVEL SURFACE SHALL BE SUMMARIZED IN A REPORT PROVIDED TO THE PROJECT ENGINEER.

CONTRACTORS NOTES AND PRIOR TO CONSTRUCTION:

1. AT THE TIME OF TENDER, THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND INVESTIGATE ALL EXISTING SERVICES, WATERMAINS, UTILITIES AND SEWERS AT POINTS OF CROSSING TO THEIR SATISFACTION AND MODIFY THEIR QUOTATION ACCORDINGLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE ADJUSTMENT OF ALL UTILITIES, SEWERS AND WATERMAINS AS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE SITE SERVICING. THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE ARCHITECT, AND URBAN WATERSHED GROUP LTD. ANY DISCREPANCIES FOUND ON THIS DRAWING.
2. AT THE TIME OF TENDER THE CONTRACTOR AND THEIR SUPPLIERS SHALL REVIEW THE GEOTECHNICAL INFORMATION FOR THE PROJECT AND SHALL ALLOW FOR THE DESIGN AND INCORPORATION OF COUNTER BUOYANCY MEASURES FOR ALL SUBSURFACE SERVICING STRUCTURE.
3. CONTRACTOR SHALL SECURE A ROAD OCCUPANCY PERMIT FROM THE MUNICIPAL WORKS DEPARTMENT PRIOR TO ANY WORK WITHIN THE MUNICIPAL RIGHT–OF–WAY.
4. UPON COMPLETION OF THE SEWER INSTALLATION THE CONTRACTOR SHALL COMPLETE TESTING AS REQUIRED WHICH WILL INCLUDE, BUT NOT BE LIMITED TO, CCTV, DEFLECTION, INFILTRATION / EXFILTRATION AND AIR TESTING. THE WATERMAIN SHALL ALSO BE TESTED FOR CONTINUITY, PRESSURE AND CHLORINATION BY A QUALIFIED THIRD PARTY FIRM. ALL TESTING SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPAL AND ONTARIO BUILDING CODE STANDARDS. RESULTS SHALL BE FORWARDED TO THE ARCHITECT AND URBAN WATERSHED GROUP IMMEDIATELY FOLLOWING THE TEST. THE CONTRACTOR SHALL ALSO SUBMIT AS–BUILT ELEVATIONS AND LOCATIONS OF THE SERVICING AND GRADING IMMEDIATELY FOLLOWING CONSTRUCTION OF EACH STAGE OF WORK.
5. ALL EARTH MOVING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH O.REG. 406/19, REGARDING THE MANAGEMENT OF EXCESS SOIL. FILL MATERIAL SHALL BE CHEMICAL TESTED TO DETERMINE SUITABILITY TO PROVINCIAL STANDARDS FOR INTENDED USE / DESTINATION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO PROPERLY DISPOSE OF UNSUITABLE OR CONTAMINATED MATERIALS.
6. DRAWINGS PREPARED BY URBAN WATERSHED GROUP LIMITED SHALL BE USED FOR GRADING AND SERVICING OF WATERMAIN, STORM AND SANITARY SERVICES ONLY. THE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN FOR SITE LAYOUT PURPOSES.

SEEDING:

1. SEED MIX SUBSTITUTIONS TO BE APPROVED IN WRITING PRIOR TO PURCHASE.
2. PREPARED TOPSOIL TO BE FREE OF EROSION AND SHALL HAVE A FINE–GRADED UNIFORM SURFACE CULTIVATED TO A DEPTH OF 25MM AND FREE OF STONES GREATER THAN 25MM, FOREIGN MATERIAL, WEEDS AND UNWANTED VEGETATION.
3. LOCATIONS OF DIFFERENT SEED MIXES TO BE STAKED OUT TO INDICATE THE LIMITS OF EACH TYPE OF SEED MIX PRIOR TO SEEDING.
4. SEED AND MULCH COVER TO BE APPLIED BY HYDROSEEDING METHODS. ALTERNATIVE SEEDING METHODS AND MATERIALS TO BE APPROVED IN WRITING PRIOR TO PLACEMENT.
5. NO SEED AND MULCH COVER SHALL COME IN CONTACT WITH ANY STRUCTURES, TREES, SHRUBS, MULCHED AREAS AND WATERBODIES.
6. A NURSE CROP SHALL BE ADDED TO THE SEED MIX AS SPECIFIED IN THE SEED MIX SCHEDULE.
7. SEED MIX, NURSE CROP AND FERTILIZER SHALL BE APPLIED PRIOR TO APPLICATION OF MULCH COVER. SEED MIX, NURSE CROP, FERTILIZER AND WATER SHALL BE THOROUGHLY MIXED IN A HYDRAULIC SEEDER AND MULCHER INTO A HOMOGENOUS SLURRY AND APPLIED UNIFORMLY TO PREPARED TOPSOIL BY NOZZLE SPRAYER OR EXTENSION HOSE TO DESIGNATED AREAS WITHOUT DISLODGING SOIL OR CAUSING EROSION.
8. MULCH TO BE HYDRAULIC MULCH AND APPLIED AS A SEPARATE OPERATION IMMEDIATELY FOLLOWING APPLICATION OF SEED MIX, NURSE CROP AND FERTILIZER.
9. HYDRAULIC MULCH SHALL BE CAPABLE OF DISPERSING RAPIDLY IN WATER TO FORM A HOMOGENOUS SLURRY.APPLIED HYDRAULIC MULCH SHALL BE CAPABLE OF FORMING AN ABSORPTIVE, COHESIVE MAT WHICH WILL ALLOW WATER TO PERCOLATE INTO THE UNDERLYING SOIL, HYDRAULIC MULCH SHALL NOT INHIBIT GERMINATION OR GROWTH OF THE SEED MIX AND BE DRY, FREE OF WEEDS AND OTHER FOREIGN MATERIALS.
10. HYDRAULIC MULCH TO BE APPLIED AT A RATE OF 2,000KG OF DRY PRODUCT PER 10,000M2 HYDRAULIC MULCH TO BE THOROUGHLY MIXED INTO A HOMOGENOUS SLURRY AND APPLIED TO UNIFORMLY COVER THE ENTIRE SEEDED TOPSOIL AREA BY NOZZLE SPRAYER OR EXTENSION HOSE WITHOUT DISLODGING SOIL OR CAUSING EROSION.
11. INSTALL ROLLED BIODEGRADABLE EROSION CONTROL BLANKET ON TOP OF SEEDED AREAS IMMEDIATELY AFTER HYDRO SEEDING AND SECURE IN PLACE AS PER MANUFACTURER'S SPECIFICATIONS. BIODEGRADABLE EROSION CONTROL BLANKET TO BE APPROVED BY ENGINEER.
12. ALTERNATIVE METHOD OF SEEDING – IF HYDRO SEEDING METHOD IS NOT UTILIZED, SEED MIXES SHALL BE MIXED (EQUAL PARTS) WITH A CARRIER SUCH AS SAND TO ENSURE EVEN DISTRIBUTION. SAND CAN BE BROADCAST WITH A MECHANICAL SEEDER (I.E.CYCLONE SPREADER) TO SPECIFIC DENSITIES. A "NURSE CROP" OF ANNUAL RYE GRASS SHALL BE MIXED AND BROADCAST WITH THE HERBACEOUS SEED MIX AT A RATE AS SPECIFIED IN THE SEED MIX SCHEDULE TO BE APPLIED IMMEDIATELY AFTER SEED MIX IS APPLIED.

MAINTENANCE – SEEDED AREAS:

1. MAINTAIN SEEDED AREAS 90% FREE OF NOXIOUS WEEDS FOR TWO (2) YEARS WITH SPOT HERBICIDE APPLICATIONS, AS PERMITTED BY LOCAL AUTHORITIES AND/OR HAND PULLING OF PROBLEMATIC WEEDS.

SEED MIX NOTES:

1. SOURCE MATERIAL – SEED MIX CONTAINING NO MAINTENANCE, NON–INVASIVE SPECIES 100% REGIONALLY NATIVE FLOWERS AND GRASSES SUITED TO THE ENVIRONMENTAL CONDITIONS.
2. PLANTING TIMES – IDEALLY SEED MIXES SHOULD BE PLANTED IN THE FALL BETWEEN LEAF–FALL (TYPICALLY BETWEEN OCTOBER 15TH AND NOVEMBER 15TH) AND FREEZE–UP (OFTEN MID–NOVEMBER). SPRING PLANTING AFTER FROST HAS LEFT THE GROUND UNTIL EARLY JUNE IS ALSO POSSIBLE HOWEVER DUE TO THE POSSIBILITY OF UNSEASONABLE WEATHER PREVENTING DECENT SEED STRATIFICATION, THERE IS A GREATER CHANCE THAT SEED WILL REMAIN DORMANT AND NOT GERMINATE UNTIL THE SPRING OF THE FOLLOWING YEAR.
3. SEED MIX SUPPLIER – ONTARIO SEED CO. IS LISTED AS A POTENTIAL SOURCE ONLY. SEED MIXES FROM OTHER SUPPLIERS ARE ACCEPTABLE AS LONG AS SEED MIX COMPOSITION MATCHES THE SEED MIX SCHEDULE.

NATURALIZATION GRASS SEED:

SEED TO BE APPLIED PRIOR TO APPLICATION OF MULCH COVER.
NO–MOW ZONE.

RURAL ROADSIDE NATIVE SEED MIX 8145 – OR APPROVED EQUIVALENT

24% CANADA WILD RYE (ELYMUS CANADENSIS),
22% VIRGINIA WILD RYE (ELYMUS VIRGINICUS),
20% INDIANGRASS (SORGHASTRUM NUTANS),
20% LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM),
3% SHOWY TICK TREFOIL (DESMODIUM CANADENSE) 2% BLACK EYED SUSAN (RUDBECKIA HIRTA),
2% BLUE VERVAIN (VERBENA HASTATA), 2% FOXGLOVE/BEARDTONGUE (PENSTEMON DIGITALIS),
2% NEW ENGLAND ASTER (ASTER NOVAE–ANGLIAE), 1% BONESET (EUPATORIUM PERFOLIATUM),
1% DENSE BLAZING STAR (LIATRIS SPICATA),
1% WILD BERGAMOT (MONARDA FISTULOSA).

SEEDING RATE – 25KG PER HECTARE
SUPPLED BY – ONTARIO SEED CO. 1–800–465–5849 OR APPROVED EQUIVALENT

NURSE CROP OF ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) TO BE APPLIED AT A RATE OF 22KG PER HECTARE.

SURFACE LEGEND:

- REMOVE EXISTING GRAVEL SURFACE AND RESTORE WITH MINIMUM 300mm TOPSOIL & SEED
- REMOVE EXISTING GRAVEL SURFACE AND RESTORE WITH MINIMUM 300mm TOPSOIL & NATURLIZATION GRASS SEED MIX

NOTE:
THE APPROXIMATE LOCATION OF SEPTIC BED, SEPTIC PIPE AND SEPTIC TANK ARE ACCORDING TO ON–SITE INFORMATION PROVIDED BY DLK SEPTIC SERVICES INC., ON AUGUST 19, 2025

NOTE:
FLOODPLAIN INFORMATION HAS BEEN TAKEN FROM TRCA HUMBER RIVER MAPPING, SHEET 132, DATED MAY 18, 2018.

LEGEND:
REGIONAL FLOOD ELEVATION — 227.14
CROSS–SECTION NUMBER — 1007.285
100 YEAR FLOOD ELEVATION (m) — 225.67

NOTE:

ALL DRAWINGS IN THIS SET SHALL BE READ IN CONJUNCTION WITH EACH OTHER. DRAWINGS INCLUDE THE FOLLOWING:

1. SITE GRADING PLAN - DWG No. 25034 - GR1
2. SITE SERVICING PLAN - DWG No. 25034 - SS1
3. STORMWATER MANAGEMENT POND - DWG No. 25034 - SWM1
4. EROSION & SEDIMENT CONTROL PLAN - DWG No. 25034 - ESC1
5. CONSTRUCTION NOTES & DETAILS PLAN - DWG. No. 25034 - CND1

I:\URBAN WATERSHED GROUP\25034 – 6404 MAYFIELD ROAD –CALEDON\ENGINEERING\25034 – 6404 MAYFIELD RD – 2026–08–10 – R5\25034 – 6404 MAYFIELD RD – 2026–08–10.dwg
Date Plotted: Aug 10, 2026 – 3:27pm

REVISIONS

NO.	DESCRIPTION	BY	DATE
5.	ISSUED FOR TEMPORARY ZONING	C.C.	2026/08/10
4.	ISSUED FOR TEMPORARY ZONING	C.C.	2026/06/19
3.	ISSUED FOR TEMPORARY ZONING	B.K.	2026/04/15
2.	ISSUED FOR TEMPORARY ZONING	B.K.	2026/03/23
1.	ISSUED FOR TEMPORARY ZONING	C.C.	2025/10/27

BENCHMARK:
ELEVATIONS HEREON ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM GPS OBSERVATIONS USING THE "TOPNET" GPS NETWORK AND ARE REFERRED TO THE CGVD–1928: 1978 DATUM.
REFER TO SURVEY PEPARDED BY MAURO GROUP INC. O.L.S. FOR BENCHMARK INFORMATION

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (TOPNET) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

LEGEND:

- TRCA REGULATED AREA LIMIT
- ×252.55 EXISTING ELEVATION
- ×191.28 PROPOSED ELEVATION
- EXISTING SHEET FLOW
- PROPOSED SHEET FLOW
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- EXISTING SINGLE/DOUBLE CATCHBASIN
- PROPOSED SINGLE/DOUBLE CATCHBASIN
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING VALVE & BOX
- PROPOSED VALVE & BOX
- EXISTING HYDRANT & VALVE
- EX. REGIONAL FLOODLINE
- PROP. REGIONAL FLOODLINE
- 100–YR SURFACE STORAGE
- MAJOR SYSTEM OVERLAND FLOW ROUTE
- PL/EX PROPERTY LINE / MATCH EXISTING
- SW PROPOSED SWALE ELEVATION
- BW BOTTOM OF WALL ELEVATION
- TW TOP OF WALL ELEVATION

LICENSED PROFESSIONAL ENGINEER
A. W. MCEWEN
100505061
August 10, 2026
PROVINCE OF ONTARIO

CONSULTANT:

15955 AIRPORT ROAD, SUITE 304
CALEDON EAST, ONTARIO, L7C 1H9
PHONE: (905) 584-1458 FAX: (905) 584-1461
Urban Watershed Group Ltd.
A Member of the GREENLAND Group of Companies
urbanwater@grnland.com

DESIGNED BY:	P. ELLIS	DATE:	JULY 07, 2025
DRAWN BY:	B. KLESS	SURVEYED BY:	MAURO GROUP INC. O.L.S.
CHECKED BY:	A. McEWEN	DWG. No.	25034-GR1
SCALE:	1:250		

PROJECT NAME:
PROPOSED TRUCKING FACILITY

6404 MAYFIELD ROAD
CALEDON EAST, ONTARIO

DRAWING NAME:
SITE GRADING PLAN