

U:\URBAN WATERSHED GROUP\25034 - 6404 MAYFIELD ROAD - CALEDON\ENGINEERING\25034 - 6404 MAYFIELD ROAD - 25034-08-10.dwg
Date Plotted: Aug 10, 2026 - 3:29pm

CONTRACTORS NOTES AND PRIOR TO CONSTRUCTION:

- 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.
- 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.
- CONTRACTOR SHALL SECURE A ROAD OCCUPANCY PERMIT FROM THE MUNICIPAL WORKS DEPARTMENT PRIOR TO ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY.
- 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.
- ALL EARTH MOVING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH O.R.G. 406/19, REGARDING THE MANAGEMENT OF EXCESS SOIL. FILL MATERIAL SHALL BE CHEMICALLY 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.
- 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.

GENERAL NOTES:

- CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE DEVELOPMENT STANDARDS, POLICIES AND GUIDELINES, PREPARED BY THE TOWN OF CALEDON, PUBLIC WORKS & ENGINEERING DEPT, REGION OF PEEL ENGINEERING STANDARDS AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- A MINIMUM OF FORTY-EIGHT HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR MUST CONTACT THE FOLLOWING:
THE TOWN OF CALEDON ENGINEERING DEPARTMENT: 905-584-2272
THE REGION OF PEEL: 905-791-7800
ENBRIDGE CONSUMERS GAS: 1-877-362-7434
HYDRO ONE: 1-888-664-9376
BELL CANADA: 905-853-4043
ONTARIO ONE CALL: 1-800-400-2255
- ALL DRAINAGE TO BE SELF CONTAINED AND DISCHARGED TO A LOCATION APPROVED BY THE PUBLIC WORKS & ENGINEERING DEPARTMENT.
- SEDIMENT CONTROL DEVICES AND REFORESTATION FENCING ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWN OF CALEDON AND THE TORONTO AND REGION CONSERVATION AUTHORITY.
- A MINIMUM OF 1.20m CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL SIDEWALKS AND DRIVEWAYS TO EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT OF WAY. IF THIS CLEARANCE IS NOT MAINTAINED THEY SHALL BE RELOCATED AT THE CONTRACTOR'S EXPENSE.
- ANY CHANGES TO GRADES OR SERVICING FROM THE ORIGINALLY APPROVED SITE PLAN MUST BE APPROVED BY THE TOWN OF CALEDON PUBLIC WORKS & ENGINEERING DEPT
- THE CONTRACTOR SHALL ENSURE ALL FOOTINGS HAVE A MINIMUM OF 1.20m OF COVER REGARDLESS OF SPECIFIC ELEVATIONS NOTED ON THIS PLAN, ALL IN CONFORMANCE WITH THE OBC.

GRADING NOTES:

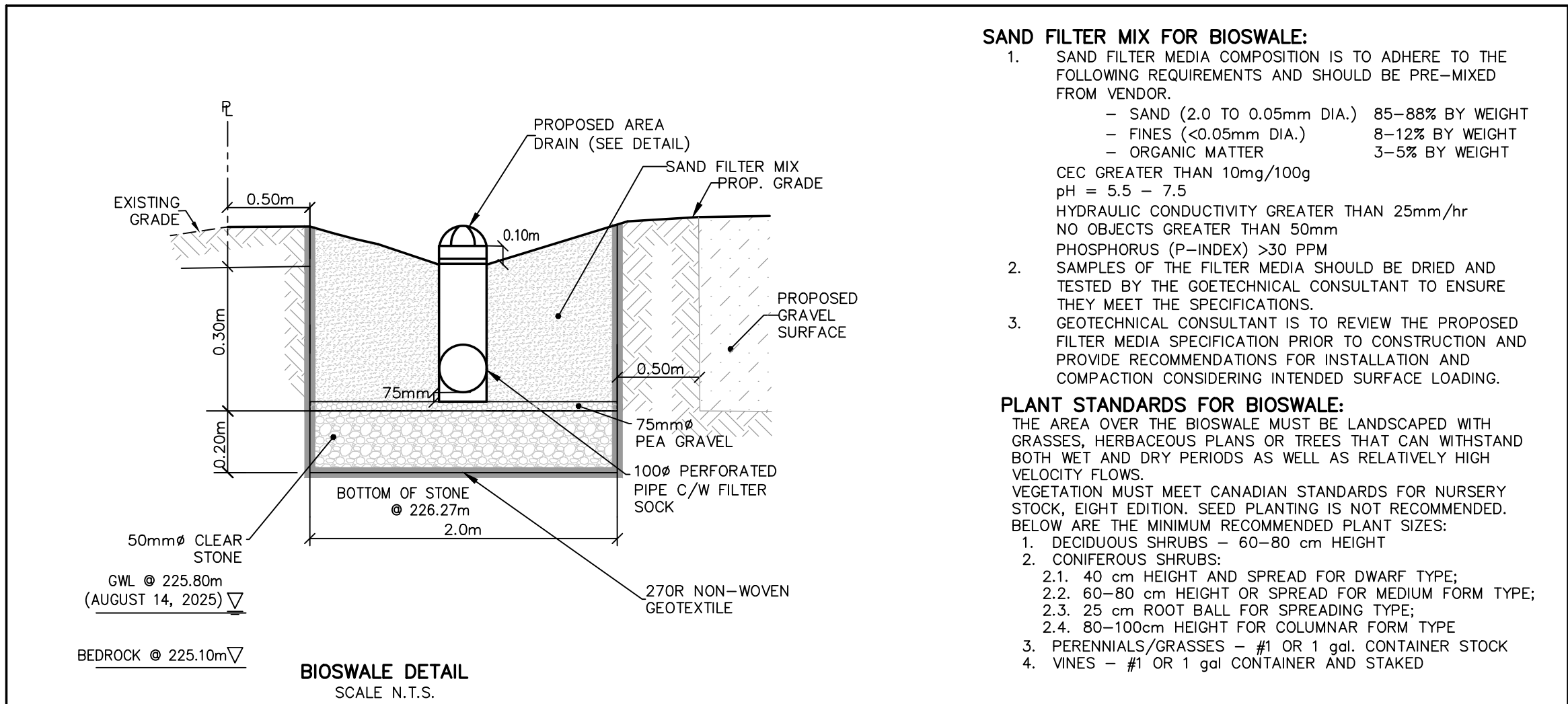
- ALL SITE GRADING WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT MUNICIPAL DESIGN STANDARDS AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- ALL SITE GRADING SHALL BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
- ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION SO AS NOT TO HAVE ADVERSE OR NEGATIVE IMPACTS TO SURROUNDING LANDS OR NATURAL ENVIRONMENT.
- ALL FILL AREAS SHALL BE GRADED AND COMPACTED TO 98% STD. PROCTOR DENSITY, FREE OF DEPRESSIONS.
- MINIMUM GRASSED AREA GRADE 2.0% (UNLESS OTHERWISE NOTED).
- ASPHALT AND CONCRETE SURFACES SHALL BE MINIMUM 1.0% AND MAXIMUM 7.0% (UNLESS OTHERWISE NOTED).
- GRASSED SLOPES TO BE MADE UP WITH SLOPES NOT STEEPER THAN 3:1 (H:V).
- SWALES SHALL BE MINIMUM 0.10m DEEP WITH MINIMUM 1.0% AND MAXIMUM 6.0% LONGITUDINAL SLOPE AND HAVE A MAXIMUM SIDE SLOPE OF 3:1 (H:V).
- ALL GRADED AREAS TO BE RESTORED WITH 150mm OF TOPSOIL AND SOD.
- ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED.
- THE FIRE ACCESS ROUTE WILL BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 KG PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 15.0m.
- CONCRETE SIDEWALK AS PER OPSD 310.010 ON 100mm CRUSHED GRANULAR "A" AND SHALL BE 32MPA AT 28 DAYS WITH 7.0% AIR ENTRAINMENT. WELDED MESH No. 9 150x150 PLACED ACROSS THE WIDTH OF ENTRANCE.
- CONCRETE MUNICIPAL CURB TO BE AS PER OPSD 600.040 CURB AND GUTTER
- CONCRETE CURB WITHIN THE PROPERTY TO BE AS PER OPSD 600.110 BARRIER CURB.
- IMPORTED / EXPORTED FILL MATERIAL SHALL BE CHEMICALLY 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.

ROOF LEADERS:

- ROOF DRAIN CONNECTIONS TO THE STORM SERVICE CONNECTION ARE PROHIBITED. ROOF LEADERS SHALL DISCHARGE ON GROUND VIA CONCRETE SPLASH PADS AND SHALL BE DIRECTED AWAY FROM THE BUILDING FOUNDATION WALLS, WITHOUT CAUSING ANY EROSION OR INCONVENIENCE TO ADJACENT PROPERTY. ROOF LEADERS MAY ALSO BE DIRECTED TO INFILTRATION TRENCHES OR RAIN COLLECTION FACILITIES SUCH AS RAIN BARRELS OR CISTERNS.

STORM NOTES:

- CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ADDITIONAL BEDDING AND/OR STRONGER PIPE IF ACTUAL TRENCH WIDTHS EXCEED THE DESIGN WIDTHS.
- THE SUITABILITY AND COMPACTION OF ALL FILL AND BEDDING MATERIALS ARE TO BE CONFIRMED BY A SOIL CONSULTANT TO THE TOWN ENGINEER PRIOR TO THE INSTALLATION OF ANY ROAD BASE OR SEWER/CULVERT MATERIALS.
- SEWERS/CULVERTS TO HAVE MIN. 0.15m BELOW AND 0.30m ABOVE 20mmφ CRUSHER RUN LESTONE. BEDDING AND COVER AS PER CURRENT TOWN STANDARDS AND SPECIFICATIONS. COMPACTION SHALL BE CONFIRMED FOR A SOILS CONSULTANT
- SURROUND ALL MANHOLES WITH A MINIMUM OF 1.00m COMPACTED GRANULAR BACKFILL.
- ALL STORM SEWER CULVERTS TO BE ARMTEC BOSS 2000 CSA B182.8, BNO 3624-120.
- ALL STORM 1200φ MANHOLES TO BE PRE-CAST CONCRETE AS PER OPSD 701.010 FLAT CAP WITH DOUBLE CATCHBASIN MANHOLE TOPS
- ALL STORM DOUBLE CATCHBASINS TO BE 705.020
- ALL STORM DITCH INLET CATCHBASINS AS PER OPSD 705.030 WITH GRATE PER OPSD 403.010
- TOP OF MANHOLE COVER TO BE SET TO FINAL GRADE WITH MAXIMUM OF 3 MODULOC RINGS AS PER OPSD 704.010.
- SUBDRAINS TO BE PROVIDED AT ALL CATCHBASINS AND SHALL BE 100mm DIA. PERFORATED PVC W/GEOTEXTILE, 5.00m UPSTREAM OF CATCHBASIN.
- FILL CONDITIONS UNDER SEWERS. (ALL FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY.)
- THE MINIMUM CATCHBASIN LEAD DIAMETER ALLOWED IS 200mm.

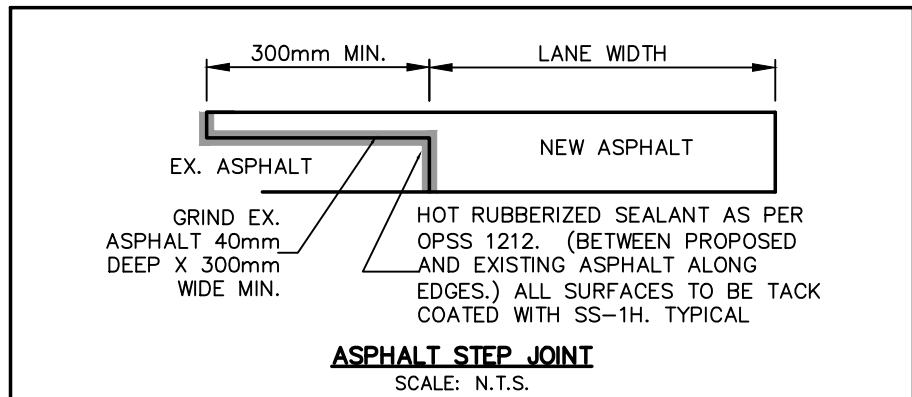


SAND FILTER MIX FOR BIOSWALE:

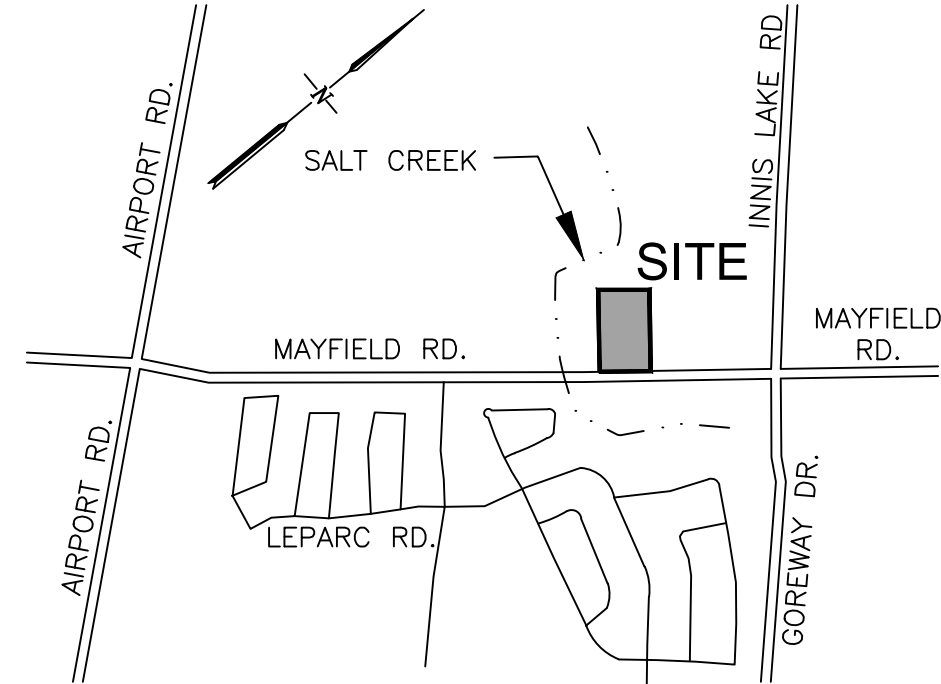
- SAND FILTER MEDIA COMPOSITION IS TO ADHERE TO THE FOLLOWING REQUIREMENTS AND SHOULD BE PRE-MIXED FROM VENDOR:
 - SAND (2.0 TO 0.05mm DIA.) 85-88% BY WEIGHT
 - FINES (<0.05mm DIA.) 8-12% BY WEIGHT
 - ORGANIC MATTER 3-5% BY WEIGHTCEC GREATER THAN 10mg/100g
pH = 5.5 - 7.5
HYDRAULIC CONDUCTIVITY GREATER THAN 25mm/hr
NO OBJECTS GREATER THAN 50mm
PHOSPHORUS (P-INDEX) >30 PPM
- SAMPLES OF THE FILTER MEDIA SHOULD BE DRIED AND TESTED BY THE GEOTECHNICAL CONSULTANT TO ENSURE THEY MEET THE SPECIFICATIONS.
- GEOTECHNICAL CONSULTANT IS TO REVIEW THE PROPOSED FILTER MEDIA SPECIFICATION PRIOR TO CONSTRUCTION AND PROVIDE RECOMMENDATIONS FOR INSTALLATION AND COMPACTION CONSIDERING INTENDED SURFACE LOADING.

PLANT STANDARDS FOR BIOSWALE:

- THE AREA OVER THE BIOSWALE MUST BE LANDSCAPED WITH GRASSES, HERBACEOUS PLANTS OR TREES THAT CAN WITHSTAND BOTH WET AND DRY PERIODS AS WELL AS RELATIVELY HIGH VELOCITY FLOWS.
- VEGETATION MUST MEET CANADIAN STANDARDS FOR NURSERY STOCK, EIGHT EDITION. SEED PLANTING IS NOT RECOMMENDED. BELOW ARE THE MINIMUM RECOMMENDED PLANT SIZES:
- DECIDUOUS SHRUBS - 60-80 cm HEIGHT
 - CONIFEROUS SHRUBS:
 - 2.1. 40 cm HEIGHT AND SPREAD FOR DWARF TYPE;
 - 2.2. 60-80 cm HEIGHT OR SPREAD FOR MEDIUM FORM TYPE;
 - 2.3. 25 cm ROOT BALL FOR SPREADING TYPE;
 - 2.4. 80-100cm HEIGHT FOR COLUMNAR FORM TYPE
 - PERENNIALS/GRASSES - #1 OR 1 gal. CONTAINER STOCK
 - VINES - #1 OR 1 gal. CONTAINER AND STAKED



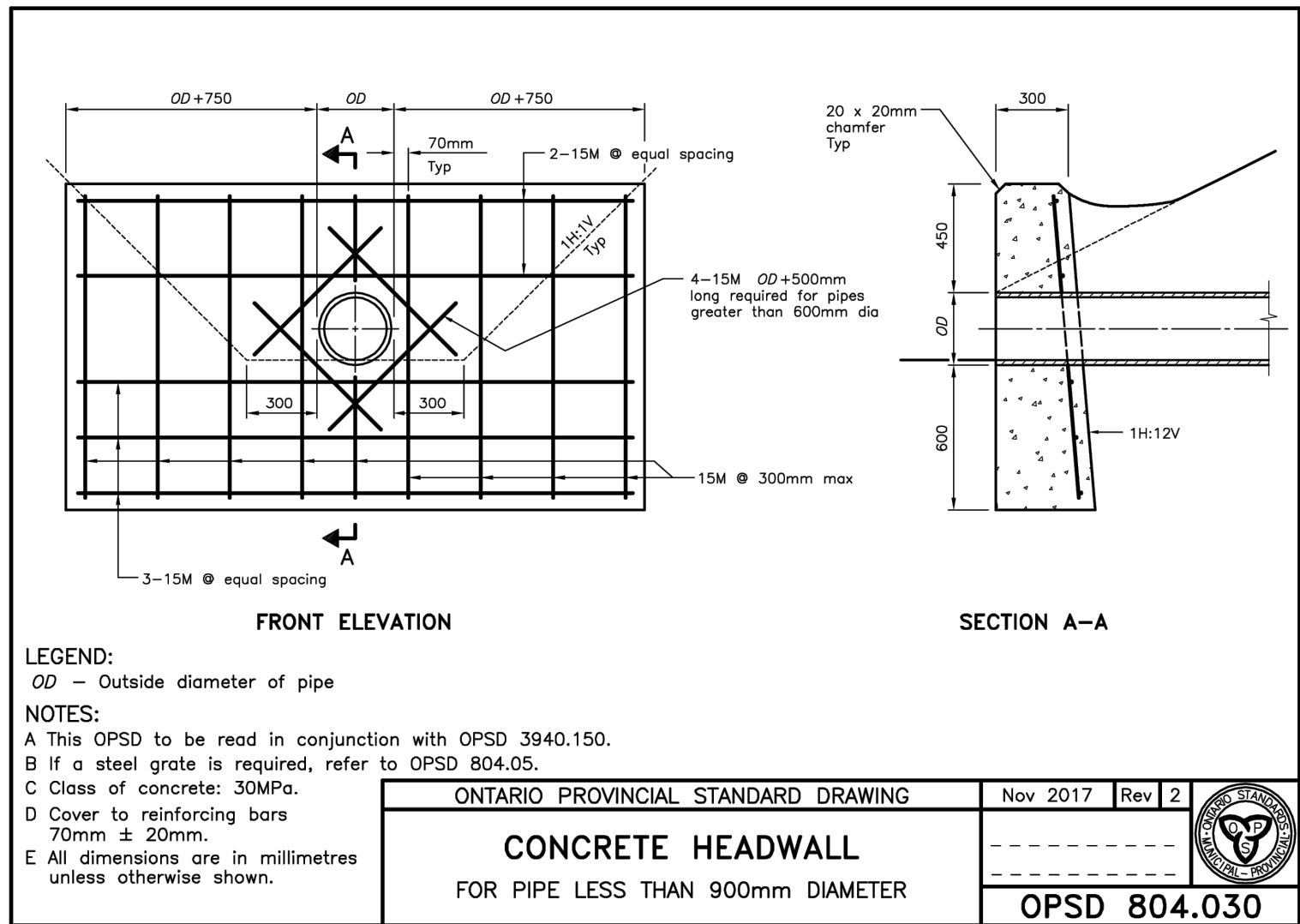
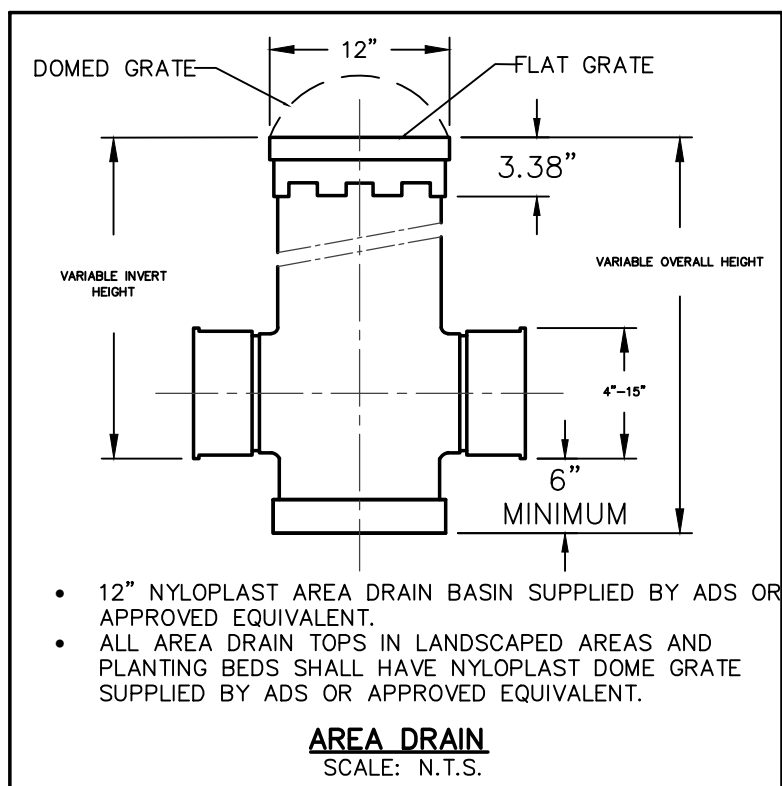
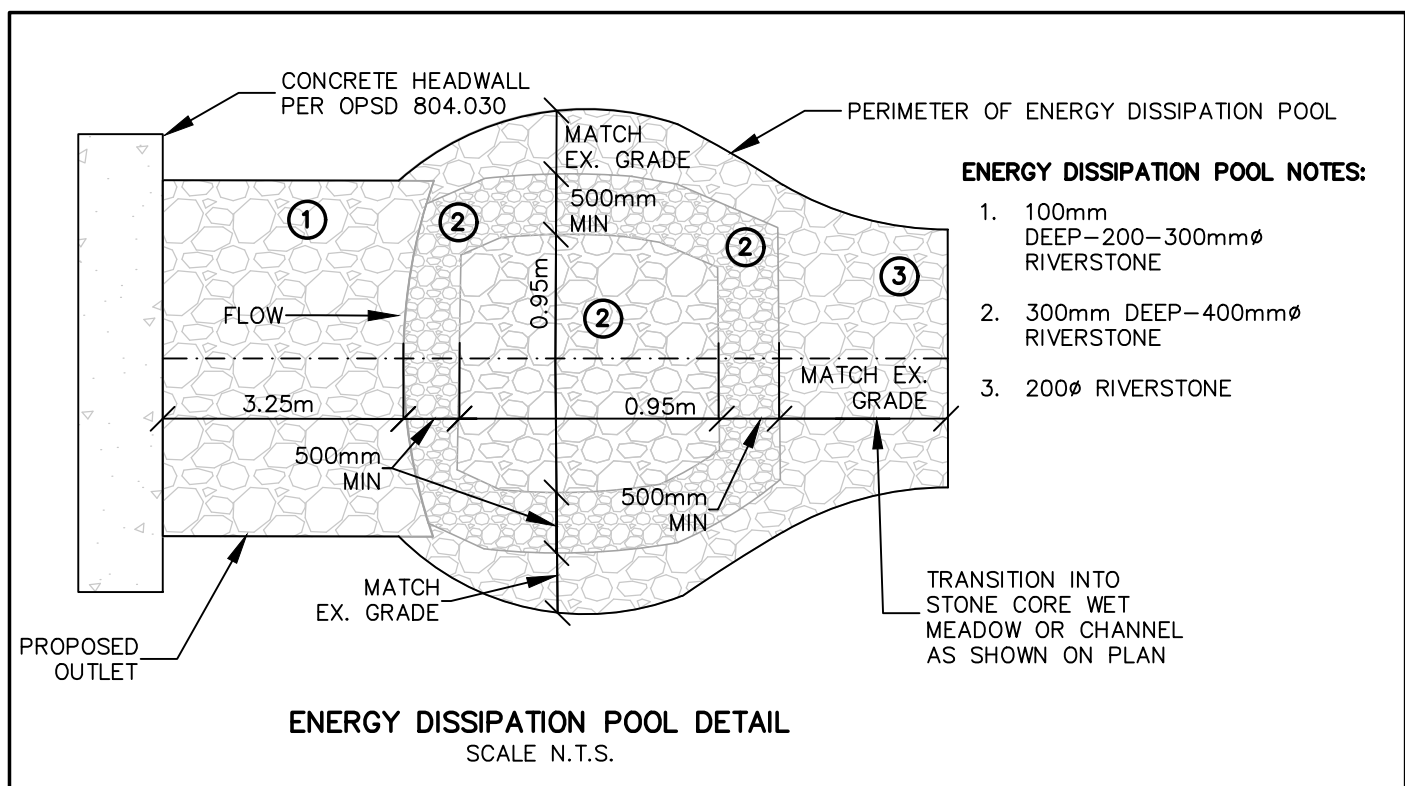
KEY MAP:



NOTES:

- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- SURVEY PREPARED BY: MAURO GROUP INC. O.L.S. DATED: 2ND DAY OF JULY, 2025
- DO NOT SCALE DRAWINGS.
- REPORT ALL ERRORS, OMISSIONS OR DISCREPANCIES TO URBAN WATERSHED GROUP LIMITED IMMEDIATELY UPON DISCOVERY.
- USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
- 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.
- 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



ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2017	Rev 2	
CONCRETE HEADWALL			
FOR PIPE LESS THAN 900mm DIAMETER			
OPSD 804.030			

TOWN OF CALEDON
PLANNING
RECEIVED
Aug 20, 2026

NOTE:

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

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

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 PREPARED 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:



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 MAURO GROUP BY: INC. O.L.S.
CHECKED BY: A. McEWEN	DWG. No. 25034-CND1
SCALE: 1:250	

PROJECT NAME:
PROPOSED TRUCKING FACILITY

6404 MAYFIELD ROAD
CALEDON EAST, ONTARIO

DRAWING NAME:
**CONSTRUCTION NOTES
& DETAILS PLAN**