TOWN OF CALEDON
PLANNING
RECEIVED
Mar 05, 2021

FLOODLINE

FLOODLINE

EXISTING CLARKWAY

COLERAINE DRIVE

GEORGE BOLTON PKWY EXT.

LOT 1
41.00 AC (1,785,891 SF)

PHASE 2
438,083.3 SF
40,699.3 SM

FFE=237.50

PROPOSED BUILDING 1
890,175 SF
82,699.99 SM

PHASE 1
452,091.7 SF
42,000.69 SM

FFE=237.50

LOT 2
18.09 AC
(788,259 SF)

PROPOSED BUILDING 3
147,041 SF
13,660.5 SM

FFE=239.00

BUILDING 3
FFE=239.00

PROPOSED BUILDING 2
243,503 SF
22,622 SM

FFE=239.00

BUILDING 2
FFE=239.00

10m BUFFER

UPDATED WETLAND 30m OFFSET TRCA MEETING JAN 30/19

CONTROL FLOW ROOF DRAIN TO BE THALER RD-14A WITH A TOTAL OF 60 NOTCHES DISTRIBUTED BETWEEN THE DRAINS RATED AT 23 l/min/inch head

CONTROL FLOW ROOF DRAIN TO BE THALER RD-14A WITH A TOTAL OF 100 NOTCHES DISTRIBUTED BETWEEN THE DRAINS RATED AT 23 l/min/inch head

SERVICING NOTES:

- ALL SERVICE CROSSINGS SHALL COMPLY WITH THE ARTICLE 7.3.5.7 OF O.B.C.
- PROVIDE THRUST RESTRAIN OF WATER SERVICE PIPE 4 inch OR LARGER AT EACH CHANGE OF DIRECTION AND AT ALL TEES, PLUGS, CAPS AND BENDS OR REQUIRED IN ARTICLE 7.3.4.9 OF THE O.B.C.

CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. THE CONTRACTOR SHALL ADVISE THE ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCED NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES AS INDICATED ON THIS DRAWING.

LEGEND

○ M.H.	EXISTING STM MANHOLE	CATCHBASIN SEDIMENT TRAP	
□ I.S.	PROPOSED CATCH BASIN	OVERLAND FLOW DIRECTION	
■ I.S.	PROPOSED CATCH BASIN	HYDRANT	
⊡ 250mm	PROPOSED EXTRA CATCH BASIN	VALVE AND VALVE	
● 250mm	PROPOSED DOUBLE CATCH BASIN	LIMIT OF CONSTRUCTION	
● 250mm	PROPOSED STM MANHOLE	PROPERTY LINE	
● SAN	PROPOSED SANITARY MANHOLE	BOREHOLE/MONITOR WELL	
○ M.H.	EXISTING STM MANHOLE	GROUNDWATER CONTOUR	
○ STM	PROPOSED STORM MANHOLE	CLAY SERVICE PLUG	
234.56	TEMPORARY STONE MUD MAT		
	SILT FENCE		
235.00	PROPOSED TPC GRADE		
X 235.38	PROPOSED TOP OF CURB		
TC 235.38	PROPOSED TOP OF CURB		
	EXISTING CONTOUR		
	MAN. DOOR LOCATIONS		
	OVERHEAD DOOR LOCATIONS		
	DRIVE IN DOOR		
M.H.	EXISTING SAN MANHOLE		

NO.	DATE	REVISION
1	2018-01-04	REV PER TOWN, REGION COMMENTS
2	2018-03-22	ISSUED TO TOWN FOR SPA
3	2018-05-02	REV PER TOWN COMMENTS
4	2018-10-26	ISSUED TO TOWN FOR SPA
5	2018-11-23	REV PER TOWN COMMENTS
6	2018-12-12	REV WATER SERVICE AT COLERAINE
7	2019-04-02	ISSUED TO TOWN OF CALEDON
8	2020-01-13	REV PER TOWN COMMENTS
9	2020-10-13	REV PER REGION COMMENTS

LOT 1 & LOT 2 COMPOSITE
SITE SERVICING & GRADING PLAN

PA / PM:	A.M.C.
DRAWN BY:	F.P.
SCALE:	1:750
JOB NO.:	1731

SHEET
G-4
RZ 19-06 / SPA 19-44

PLOT DATE: Tue, 02 Mar 2021 PROJECT SET

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civil engineering
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PROFESSIONAL ENGINEER
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LICENCE
ONTARIO
PROVINCE OF

Region of Peel: C-600609

TRIOVEST REALTY ADVISORS
BOLTCOL HOLDINGS NORTH
GEORGE BOLTON PARKWAY
BOLTON, ONTARIO, CANADA
VARIANCE SPA#: 19-44 / RZ 19-06