

GENERAL NOTES:

- CONSTRUCTION OF THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE TOWN OF CALEDON DEVELOPMENT 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 (48) HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR MUST CONTACT THE FOLLOWING:

THE TOWN OF CALEDON, FINANCE AND INFRASTRUCTURE SERVICES DEPARTMENT	905-584-2272
REGION OF PEEL	905-791-7800
ENBRIDGE CONSUMERS GAS	905-758-7924
HYDRO ONE	519-941-1211
BELL CANADA	416-296-6929
ROGERS CABLE	905-897-3914
- ALL DRAINAGE TO BE SELF-CONTAINED AND DISCHARGED TO A LOCATION APPROVED BY THE PUBLIC WORKS AND ENGINEERING DEPARTMENT AND CONSERVATION AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- SEDIMENT CONTROL DEVICES 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 AND THE APPLICABLE CONSERVATION AUTHORITY.
- A MINIMUM OF 1.5M CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL SIDEWALKS AND DRIVEWAYS TO EXISTING UTILITY STRUCTURES WITH IN THE MUNICIPAL RIGHT OF WAY. IF THIS CLEARANCE IS NOT MAINTAINED THEY SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE.
- STREET CURBS ARE TO BE CONTINUOUS WITHIN THE PROPOSED ENTRANCE.
- ANY CHANGES TO GRADES OR SERVICING FROM THE ORIGINALLY APPROVED SITE PLAN MUST BE APPROVED BY THE TOWN OF CALEDON.
- STRUCTURAL DESIGN OF THE FIRE ROUTE IS REQUIRED TO SUPPORT AN 18-TON VEHICLE.
- ALL BOULEVARDS TO BE RESTORED WITH 150mm MINIMUM OF TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF CALEDON.
- THE MINIMUM PAVEMENT DESIGN FOR THE ASPHALT WITHIN THE SITE PLAN SHALL BE AS FOLLOWS:

40mm	HL3 ASPHALT
65mm	HL8 ASPHALT
150mm	GRANULAR 'A' OR 19mm CRL
300mm	GRANULAR 'B' OR 50mm CRL
- SERVICE CONNECTION BACKFILL TO BE DISCUSSED WITH THE TOWN.

GRADING DESIGN:

- SITE STORM DRAINAGE TO BE SELF-CONTAINED AND SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. EXISTING PROPERTY LINE GRADES ARE TO BE MATCHED. WHERE A SUBDIVISION GRADING PLAN EXISTS, PROPOSED SITE PLAN GRADES ARE TO MATCH THE SUBDIVISION GRADING PLAN. GRADING SHALL NOT EXTEND ONTO ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN CONSENT FROM THE ADJACENT PROPERTY OWNER.
- STREET LINE GRADES ARE TO BE SET TO ULTIMATE ROAD ELEVATIONS. LANDSCAPE BERMS SHALL NOT ENCROACH ONTO THE MUNICIPAL RIGHT OF WAY.
- ALLOWABLE MINIMUM/MAXIMUM SITE GRADES ARE AS FOLLOWS:

LANDSCAPED AREAS:	1.5% TO 6%
DRIVEWAYS:	2.0% TO 6%
ASPHALT AREAS	0.5% TO 6%
- THE MINIMUM GRADE FOR SWALES AND DITCHES IS 2.0%. ALL SWALES OF STEEP SLOPES ARE TO BE SODDED. MAXIMUM SIDE SLOPES FOR GRASS SWALES AND DITCHES IS 3:1.
- NO INTERNAL EARTH SLOPES ARE TO BE GREATER THAN. NO EARTH SLOPES IN THE TOWNS RIGHT-OF-WAY ARE TO BE GREATER THAN 4:1.
- PROPOSED ELEVATIONS ARE TO BE INDICATED FOR THE BUILDING FINISHED FLOOR ELEVATION, TOP OF FOUNDATION WALL, AT ALL CHANGES IN GRADE, AT BUILDING CORNERS, AT BUILDING ENTRANCES, AT TOP AND BOTTOM OF CURBS, AND FOR TO OF CATCH BASINS AND MANHOLES.
- THE CONSULTANT SHALL ENSURE THAT IN THE EVENT OF MECHANICAL FAILURE OR DURING A MAJOR STORM EVENT THAT ALL STRUCTURES ARE PROTECTED AGAINST FLOODING.
- A MAJOR SYSTEM OVERLAND FLOW ROUTE SHALL BE INCORPORATED INTO THE DESIGN TO SAFELY CONVEY FLOWS ASSOCIATED WITH THE 100 YEAR STORM. THE OVERLAND FLOW ROUTE MUST BE CLEARLY SHOWN ON THE ENGINEERING PLANS AND IS TO BE DIRECTED TO A ACCEPTABLE OUTLET TO BE APPROVED BY THE TOWN, REGION, AND/OR CONSERVATION AUTHORITY.

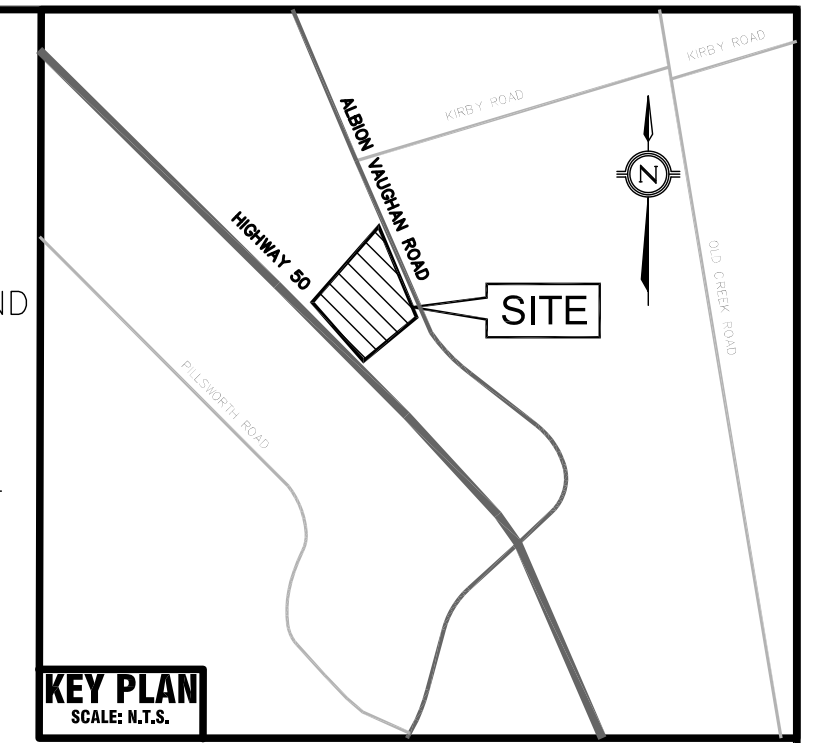
SERVICING DESIGN:

- ALL EXTERNAL DRAINAGE SHOULD BE CONSIDERED AND ACCOUNTED FOR IN THE STORM DRAINAGE DESIGN.
- STORM SEWERS ARE TO BE DESIGNED IN ACCORDANCE WITH TOWN STANDARDS AND ONTARIO BUILDING CODE.
- ALL PIPING SHALL BE CLEARLY LABELLED WITH THE PIPE SIZE, LENGTH, SLOPE, FLOW DIRECTION, MATERIAL AND INVERT ELEVATIONS.
- A STORM SEWER INSPECTION MANHOLE IS TO BE LOCATED 0.3m INSIDE THE PROPERTY LINE.
- SERVICE CONNECTIONS MUST CONFORM TO OPSS. TOWN STANDARD DRAWINGS, AND SECTION 1.4.2.25 OF THIS MANUAL. CONNECTION TYPE AND DETAILS AT THE SEWER IS TO BE NOTED OR DETAILED IN PLAN. THE DIAMETER OF THE RECEIVING SEWER MUST BE TWICE THE SIZE OF THE PROPOSED CONNECTION OR ELSE A MANHOLE MUST BE INSTALLED OR AN EXISTING MANHOLE CONNECTED INTO. BENCHING DETAILS ARE TO BE PROVIDED.
- IN SITUATIONS WHERE A MINIMUM OF 1.2m COVER IS NOT PROVIDED FOR, THE PIPE MUST BE INSULATED AND CONCRETE ENCASED FROM JUNCTION TO JUNCTION. NO SPOT CONCRETE ENCASING IS PERMITTED TO AVOID POTENTIAL SHEARING OF THE PIPE. THE EXTENT OF THIS TREATMENT MUST BE DELINEATED ON THE SITE PLAN AND A DETAIL PROVIDED.
- ALL CATCH BASINS WITHIN THE SITE SHALL HAVE 0.3M DEEP SUMPS. DOUBLE CATCHBASINS PER OPSD 705.01, SINGLE CATCHBASINS PER OPSD 705.02, FRAME AND GRATE PER OPSD 400.02. REAR LOT CATCHBASINS FRAME AND GRATE PER OPSD 400.120.
- THE AVAILABILITY AND ADEQUACY OF THE EXISTING WATER SUPPLY AND SANITARY SEWER SYSTEM SHALL BE DETERMINED BY CONTACTING THE REGION OF PEEL.
- PERFORATED SUBDRAINS OPSS.PROV 405, TO BE CONTINUOUS BETWEEN CATCHBASINS AND SHALL BE 150mm DIAMETER WRAPPED IN FILTER FABRIC.
- DRAINAGE SHALL NOT PASS OVER RETAINING WALLS AND A SUITABLE OUTLET IS TO BE PROVIDED FOR THE RETAINING WALL SUBDRAIN. PROPOSED ELEVATIONS ARE TO BE GIVEN AT BOTH THE TOP AND BOTTOM OF THE RETAINING WALL. ADDITIONAL DESIGN CRITERIA CAN BE FOUND IN SECTION 1.12.6.
- ALL CURB HEIGHTS ARE TO BE 150mm UNLESS OTHERWISE NOTED.
- ROOF LEADERS WHICH DISCHARGE TO GRADE SHALL NOT BE DIRECTED ON OR NEAR ASPHALT OR PEDESTRIAN TRAVELLED AREAS.
- CATCHBASINS SHALL BE LOCATED IN THE DRIVING LANE OF THE PARKING LOT AND OUTSIDE OF DESIGNATED PARKING AREAS.
- ENTRANCE CURB RETURNS TO THE MUNICIPAL RIGHT-OF-WAY ARE TO BE CONSTRUCTED TO THE RELEVANT TOWN, REGIONAL, OR OPS STANDARD.
- ALL PARKING AREAS SHALL BE PAVED WITH ASPHALT OR SIMILAR HARD SURFACE IN ACCORDANCE WITH THE STANDARDS OF THE TOWN, UNLESS OTHERWISE PRESCRIBED BY TOWN STAFF.
- IN SITUATIONS WHERE GRANULAR PARKING AREAS ARE PERMITTED BY THE TOWN, THE CONSTRUCTION NOTES SHOULD INCLUDE THE FOLLOWING NOTE (FROM THE TOWN OF CALEDON ZONING BYLAW 3.4.4).

THE GRANULAR PARKING AREA SHALL BE MAINTAINED WITH A STABLE SURFACE WHICH IS TREATED SO AS TO PREVENT THE RAISING OF DUST OR LOOSE PARTICLES.
- THE APPLICANT SHALL REVIEW ANY EXISTING DEVELOPMENT AGREEMENTS TO DETERMINE THEIR EFFECTS UPON THE SUBJECT SITE.

REGION OF PEEL NOTES:

- PUBLIC AND PRIVATE SERVICES, APPURTENANCES, MATERIALS AND CONSTRUCTION METHODS MUST COMPLY WITH THE MOST CURRENT REGION OF PEEL STANDARDS AND SPECIFICATIONS, THE LOCAL MUNICIPALITY'S REQUIREMENTS FOR THE ONTARIO BUILDING CODE AND ONTARIO PROVINCIAL STANDARDS. ALL WORKS SHALL ADHERE TO ALL APPLICABLE LEGISLATION, INCLUDING REGIONAL BY-LAWS.
- WATERMAIN AND / OR WATER SERVICE MATERIALS 100 MM (4") AND LARGER MUST BE PVC DR18 CONSTRUCTED AS PER AWWA C900-16. SIZE 50 MM (2") AND SMALLER MUST BE TYPE K SOFT COPPER CONSTRUCTED AS PER ASTM B88-49 OR POLYETHYLENE CONSTRUCTED AS PER AWWA C901 AND CSA B.137.10 (CHOOSE ONLY ONE MATERIAL).
- WATERMAINS AND / OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 M (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 M (4') FROM THEMSELVES AND ALL OTHER UTILITIES.
- PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 MM (2") OUTLET ON 100 MM (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 MM (4") DIAMETER MINIMUM ON A HYDRANT.
- ALL CURB STOPS TO BE 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE SET TO REGION STANDARD 1 - 6 - 1 DIMENSION A AND B, 0.7 M (2') AND 0.9 M (3') AND TO HAVE PUMPER NOZZLE.
- WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
- WATERMAINS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3 M (12") OVER / 0.5 M (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
- ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.
- LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
- THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK. WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
- THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES, FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.
- ALL WATER METERS MUST BE INSTALLED IN HEATED AND ACCESSIBLE SPACE.



**TOWN OF CALEDON
PLANNING
RECEIVED
June 17, 2024**

UTILITY NOTES:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED BEFORE STARTING WORK. THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE.

BENCHMARK
ELEVATIONS ARE REFERRED TO THE CITY OF BRAMPTON BENCHMARK No. 04210221, BEING A BRASS CAP IN CONCRETE APPROX. 21 m SOUTH OF CENTRELINE OF NASHVILLE ROAD AND 11 m EAST OF CENTRELINE OF REGIONAL ROAD 50, IN FRONT OF GAS STATION/COFFEE SHOP, HAVING AN ELEVATION OF 220.967 m.

No.	DATE	REVISIONS	CONS.	TOWN
3	2024/03/29	3RD ENGINEERING SUBMISSION	R.S.	
2	2022/12/18	2ND ENGINEERING SUBMISSION	R.S.	
1	2020/12/18	1ST ENGINEERING SUBMISSION	R.S.	

STAMP: [Professional Engineer Seal for M. MASONGSONG, REG. PROFESSIONAL ENGINEER, NO. 11512, PROVINCE OF ONTARIO, MAR 30/24]

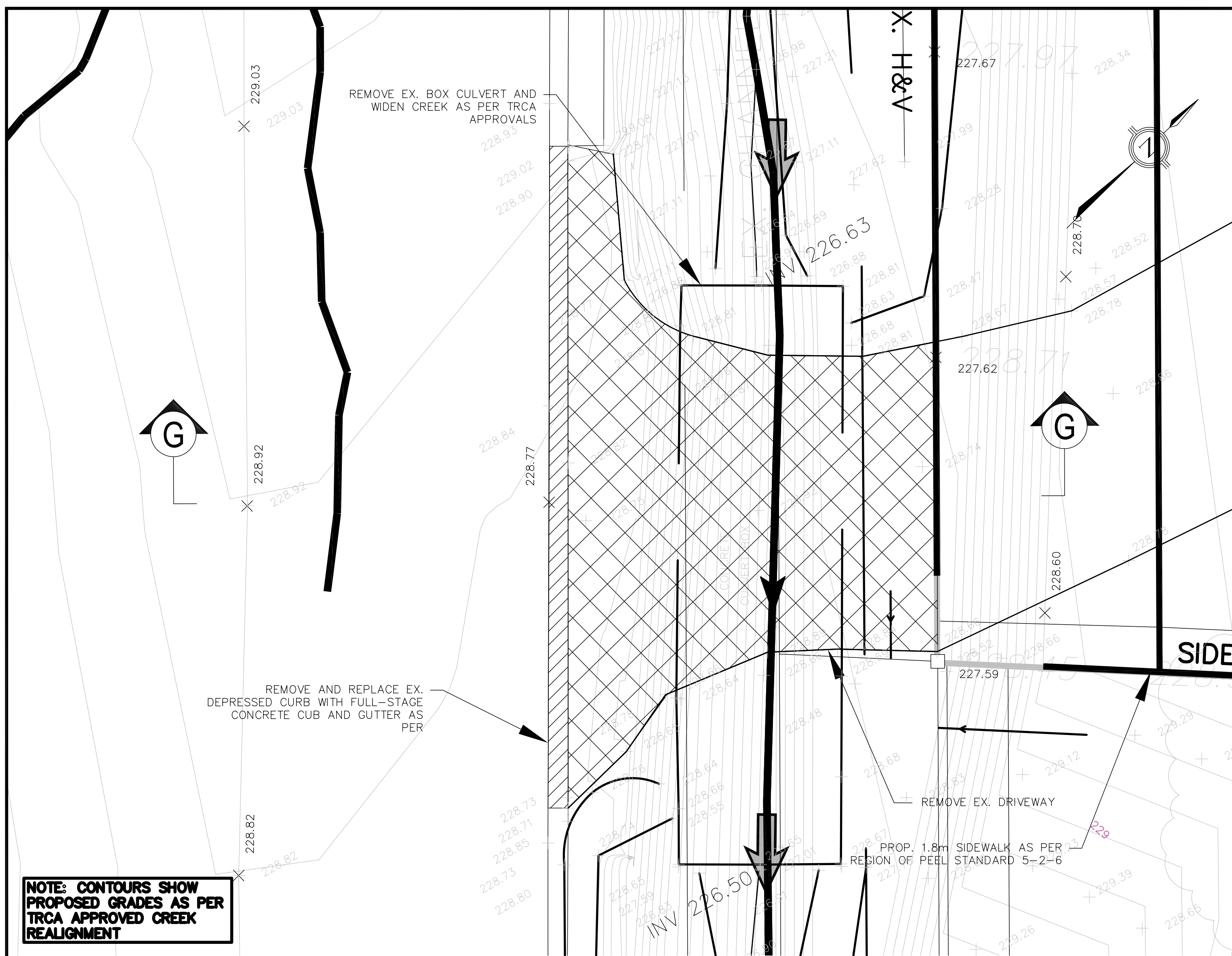
PROJECT
RESIDENTIAL CONDO DEVELOPMENT
12148 ALBION VAUGHAN ROAD, TOWN OF CALEDON

CONSULTANT
MASONGSONG ASSOCIATES
2764 KENNEDY ROAD, SUITE 200, MARKHAM, ONTARIO L3R 9Z1
905.464.6492
www.masong.com

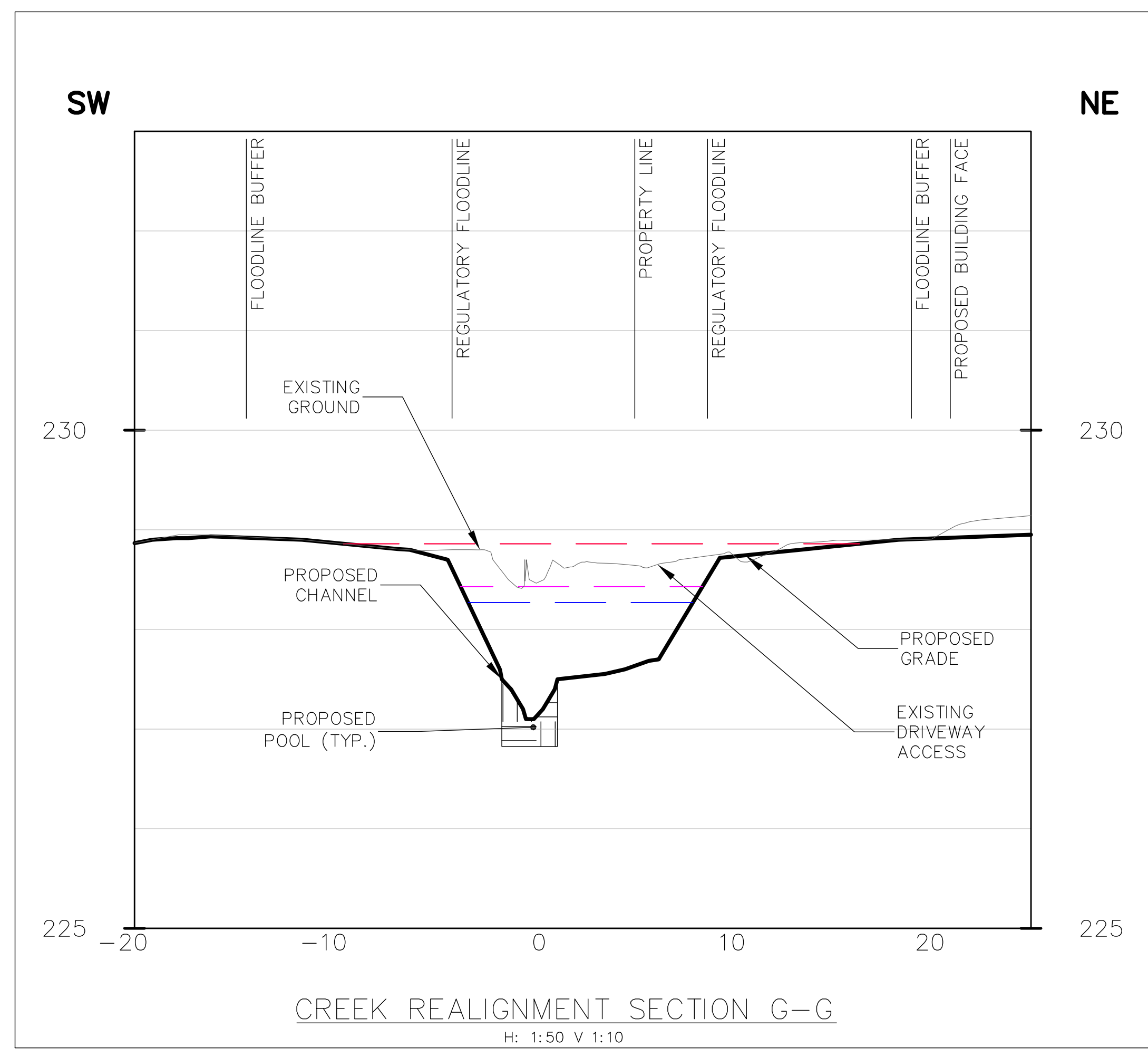
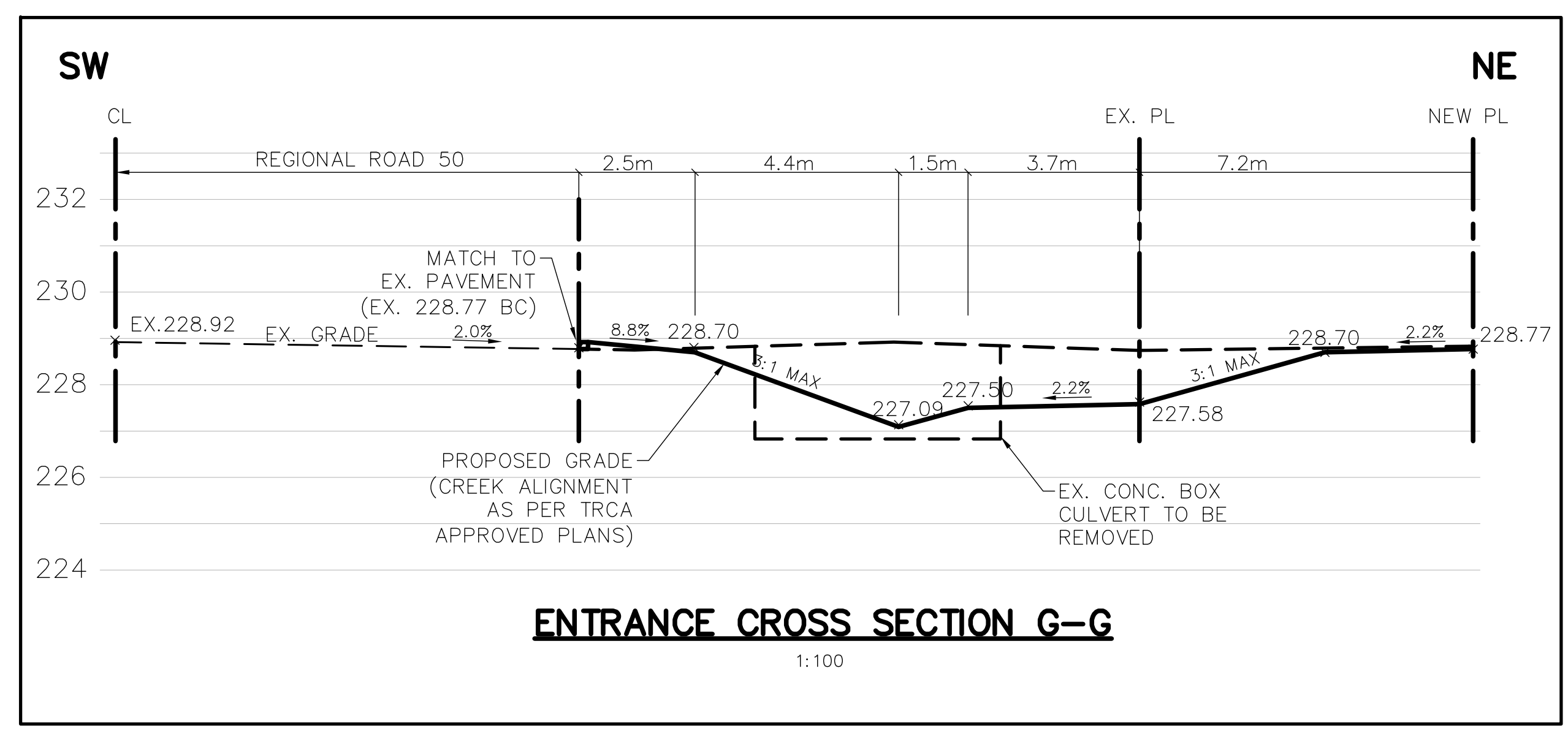
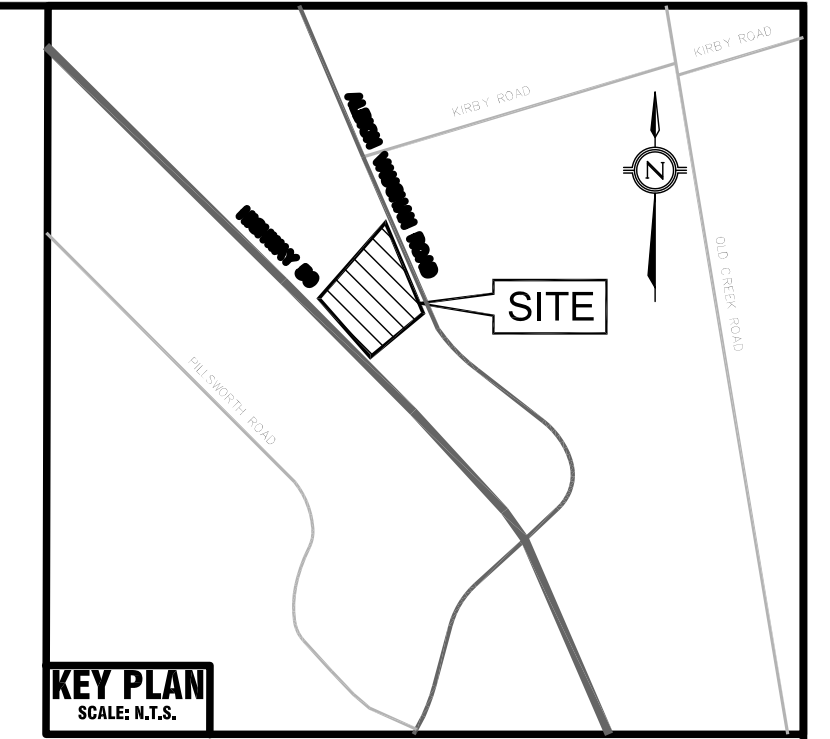
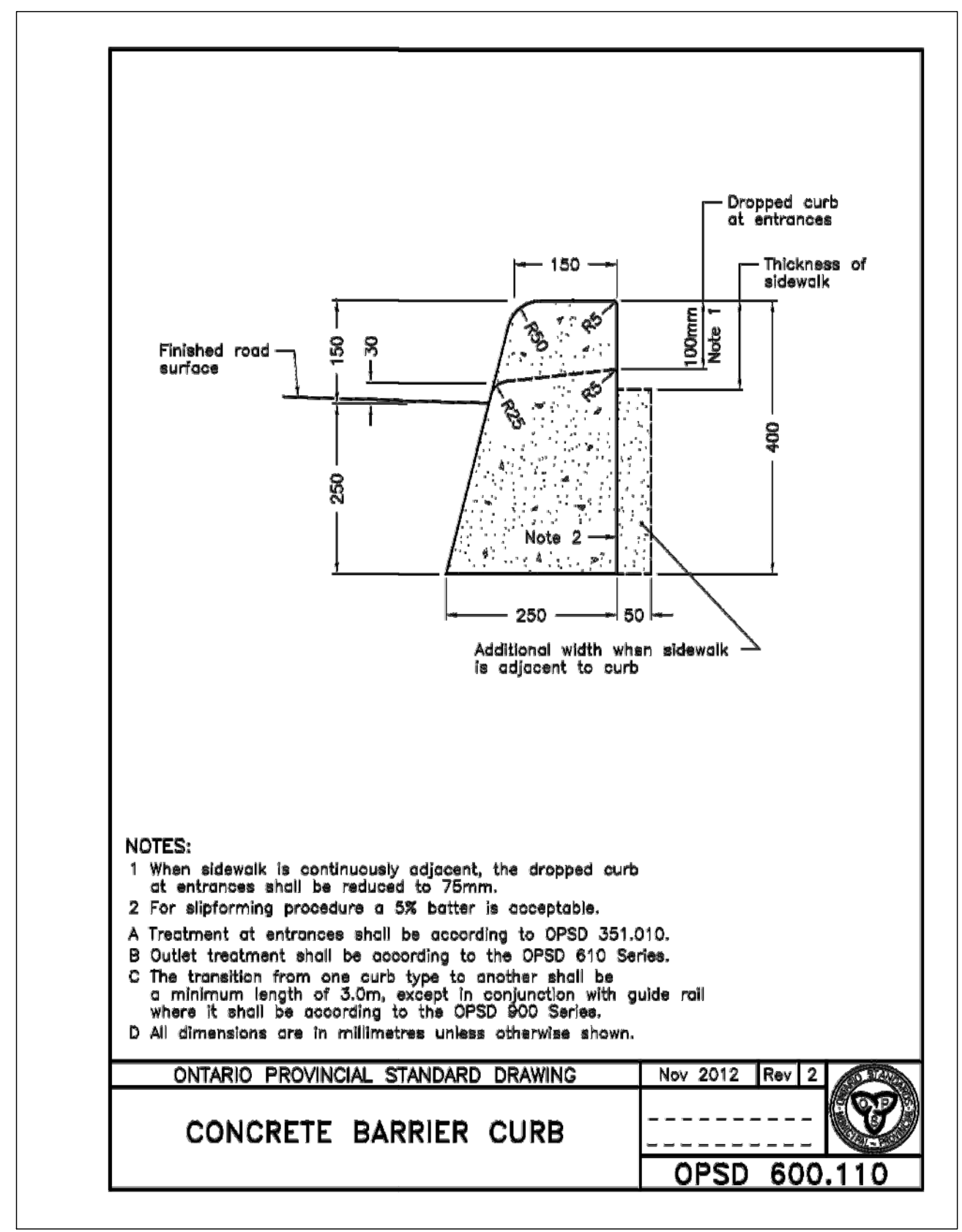
Municipality: TOWN FILES: POPA 2021-0001, RZ 2021-0003, SPA 2021-0004



GENERAL NOTES			
DESIGN	R.S.	CHECKED	T.M.
SCALE	1:300	PLAN No.	
DATE	MARCH 2024	GN1	



NOTE: CONTOURS SHOW PROPOSED GRADES AS PER TRCA APPROVED CREEK REALIGNMENT



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STAMP: MASONSONG ASSOCIATES INC. PROFESSIONAL ENGINEER, REG. NO. 12345, MAR 30/24, PROVINCE OF ONTARIO

PROJECT: RESIDENTIAL CONDO DEVELOPMENT
 12148 ALBION VAUGHAN ROAD, TOWN OF CALEDON

CONSULTANT: MASONSONG ASSOCIATES INC. 7051 KENNEDY ROAD, SUITE 200, MARKHAM, ONTARIO L3R 9P7, (905) 944-9192, www.masonsg.com

Municipality: TOWN FILES: POPA 2021-0001, RZ 2021-0003, SPA 2021-0004

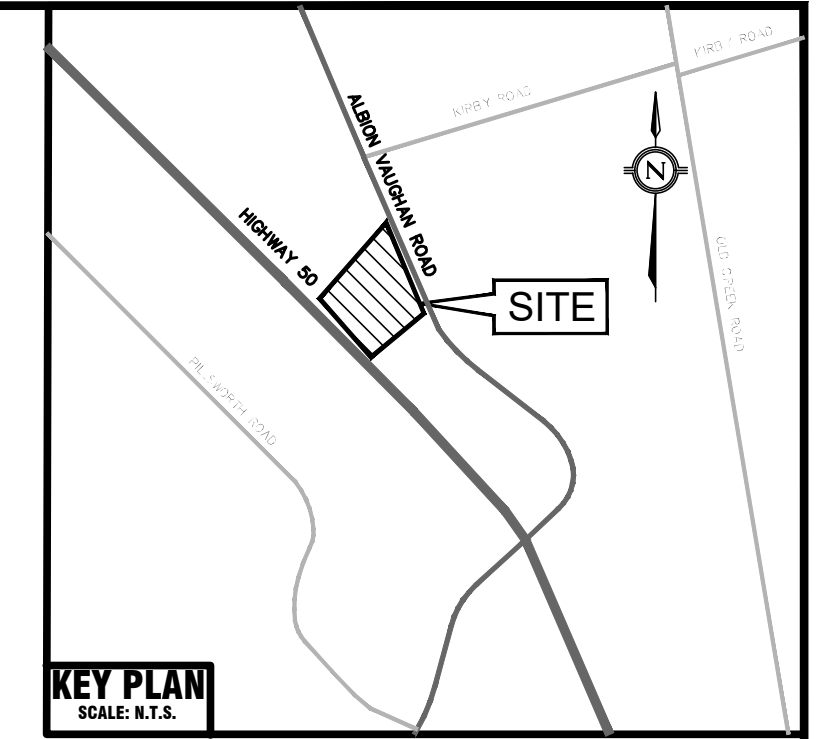
TOWN OF CALEDON

TITLE: HIGHWAY 50 - ENTRANCE RECONSTRUCTION GRADING PLAN

DESIGN: R.S. CHECKED: T.M. CONTRACT No. 17-849
 SCALE: 1:100 PLAN No.: GR2
 DATE: MARCH 2024

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- ALL WATER METERS MUST BE INSTALLED IN HEATED AND ACCESSIBLE SPACE.



GENERAL NOTE:

LEGEND :

- ⊕ EXISTING HYDRANT
- ⊕ EXISTING VALVE AND BOX
- ⊕ EXISTING DETECTOR CHECK VALVE IN CHAMBER
- ⊕ EXISTING CATCH-BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- ▣ PROPOSED AREA DRAINS
- ⊕ PROPOSED HYDRANT & VALVE
- ⊕ PROPOSED VALVE AND BOX
- ⊕ WATERMETER
- PROPERTY LIMIT
- x178.10 EXISTING ELEVATION
- x178.10 PROPOSED ELEVATION
- x(178.10) MATCH EXISTING ELEVATION
- ➔ EMERGENCY OVERLAND FLOW ROUTE

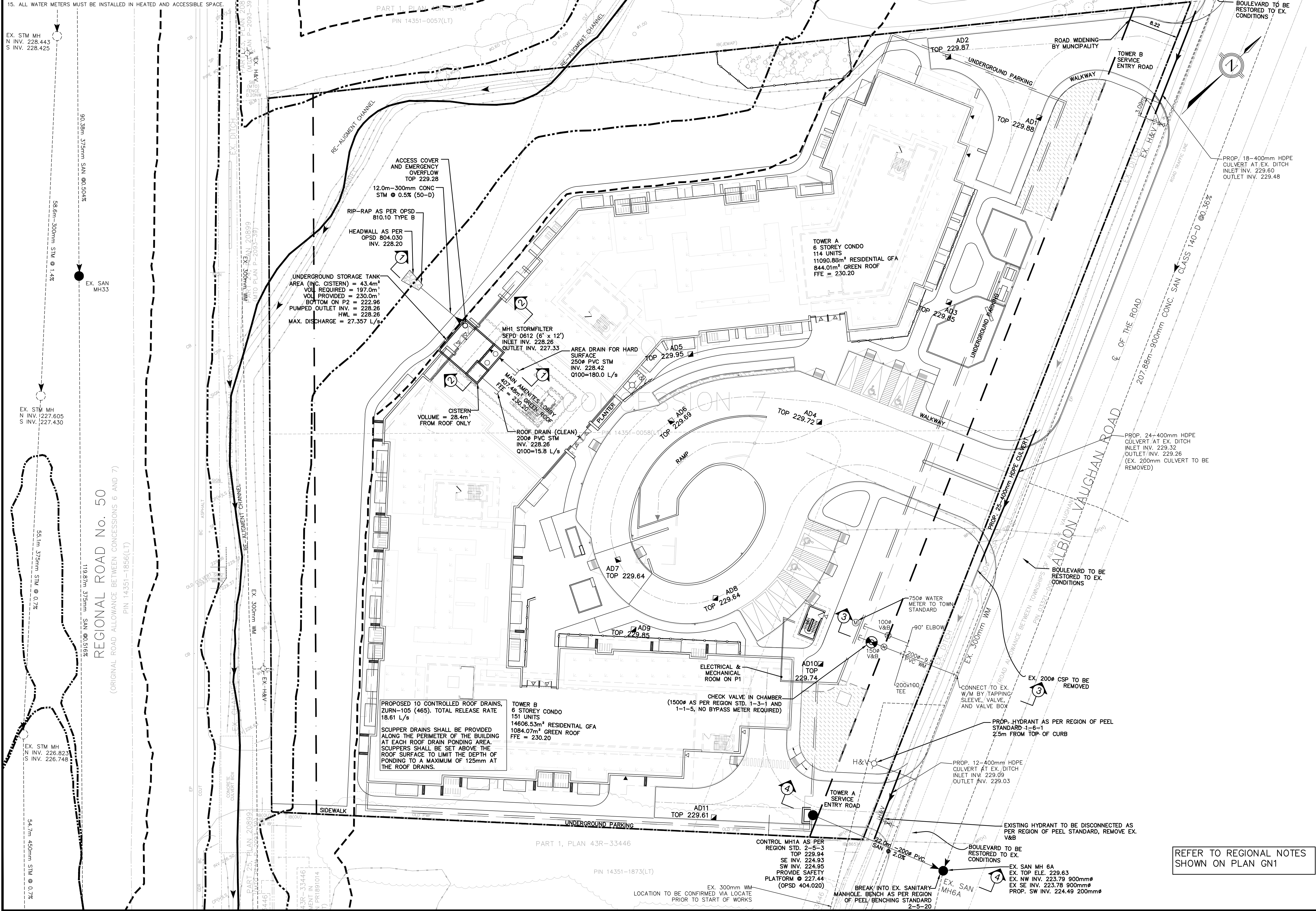
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BENCHMARK
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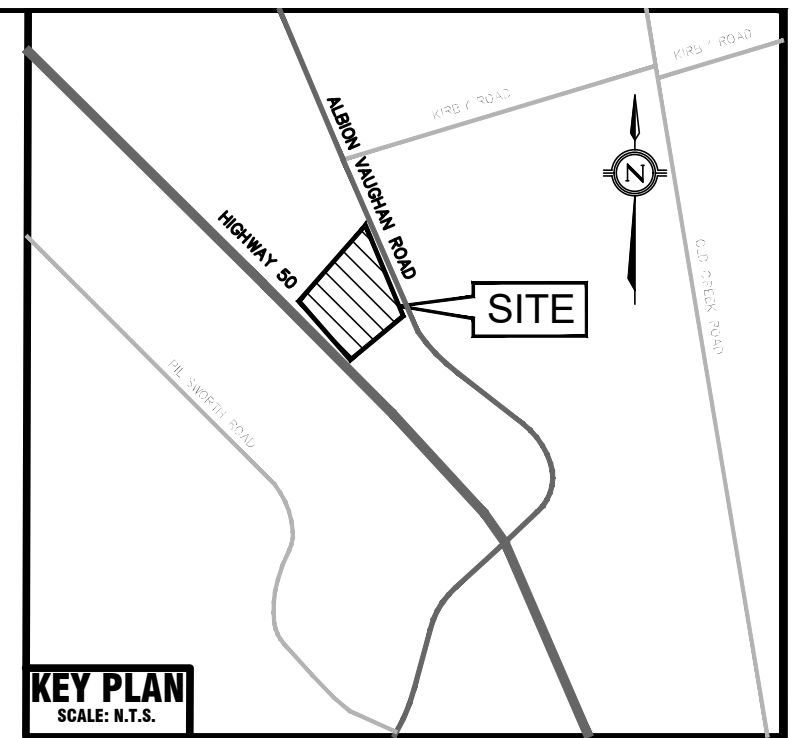
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No.	DATE	REVISIONS	BY	CHECKED	APPROVED

PROJECT: RESIDENTIAL CONDO DEVELOPMENT 12148 ALBION VAUGHAN ROAD, TOWN OF CALEDON	
CONSULTANT: MASONGSONG ASSOCIATES	7856 KENNEDY ROAD SUITE 1000 MARKHAM, ONTARIO L3R 9Y2 (905) 944-9192 www.masong.org
Municipality: TOWN FILES: POPA 2021-0001, RZ 2021-0005, SFA 2021-0004	
TITLE: SERVICING PLAN	
DESIGN: R.S.	CHECKED: T.M.
SCALE: 1:300	CONTRACT NO. 17-849
DATE: MARCH 2024	PLAN NO. SS1



REFER TO REGIONAL NOTES SHOWN ON PLAN GN1



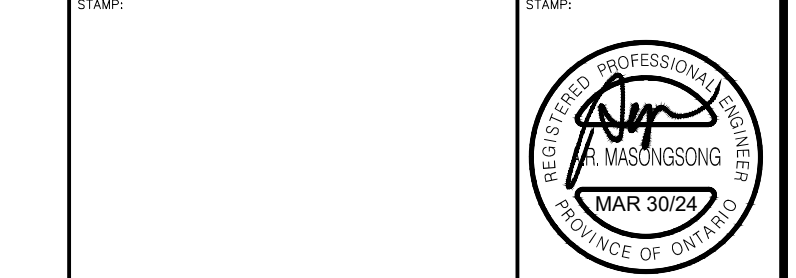
GENERAL NOTE:

- LEGEND :**
- ⊕ EXISTING HYDRANT
 - ⊗ EXISTING VALVE AND BOX
 - ⊕ EXISTING DETECTOR CHECK VALVE IN CHAMBER
 - EXISTING CATCHBASIN
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM MANHOLE
 - PROPOSED AREA DRAINS
 - ⊕ PROPOSED HYDRANT & VALVE
 - ⊗ PROPOSED VALVE AND BOX
 - Ⓜ WATERMETER
 - PROPERTY LIMIT
 - x 178.10 EXISTING ELEVATION
 - x178.10 PROPOSED ELEVATION
 - x(178.10) MATCH EXISTING ELEVATION
 - ➔ EMERGENCY OVERLAND FLOW ROUTE

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PROJECT:
RESIDENTIAL CONDO DEVELOPMENT
 12148 ALBION VAUGHAN ROAD, TOWN OF CALEDON

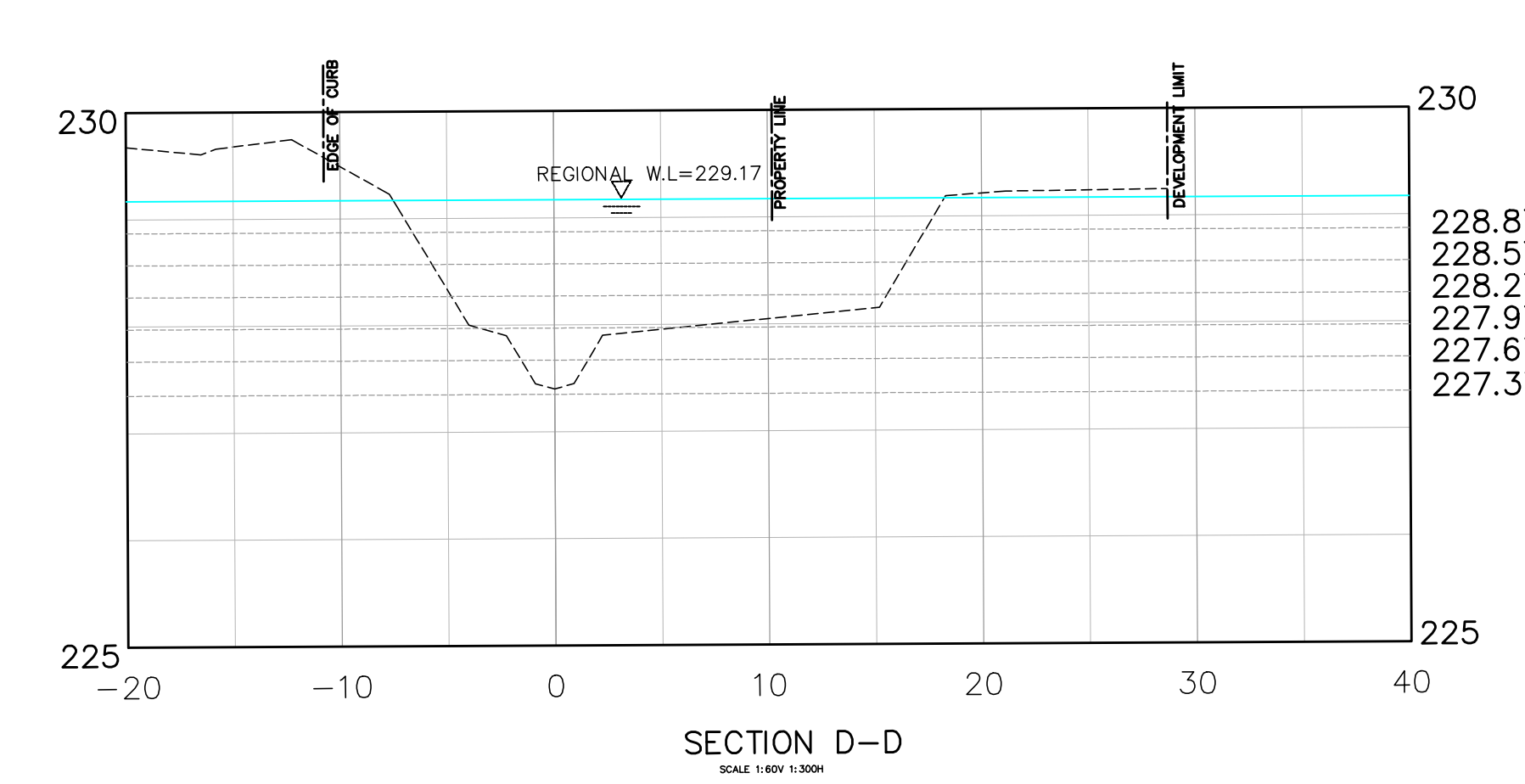
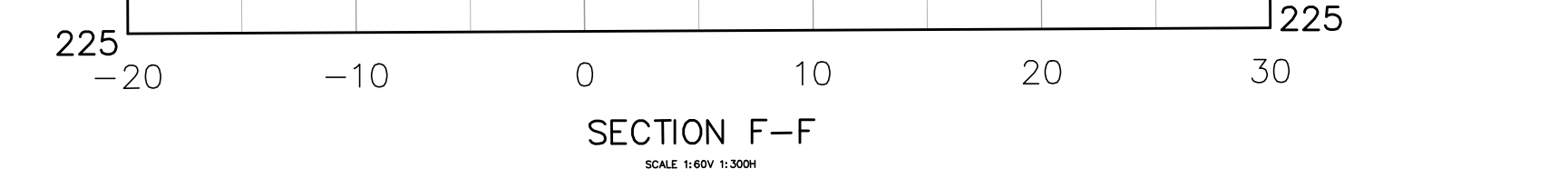
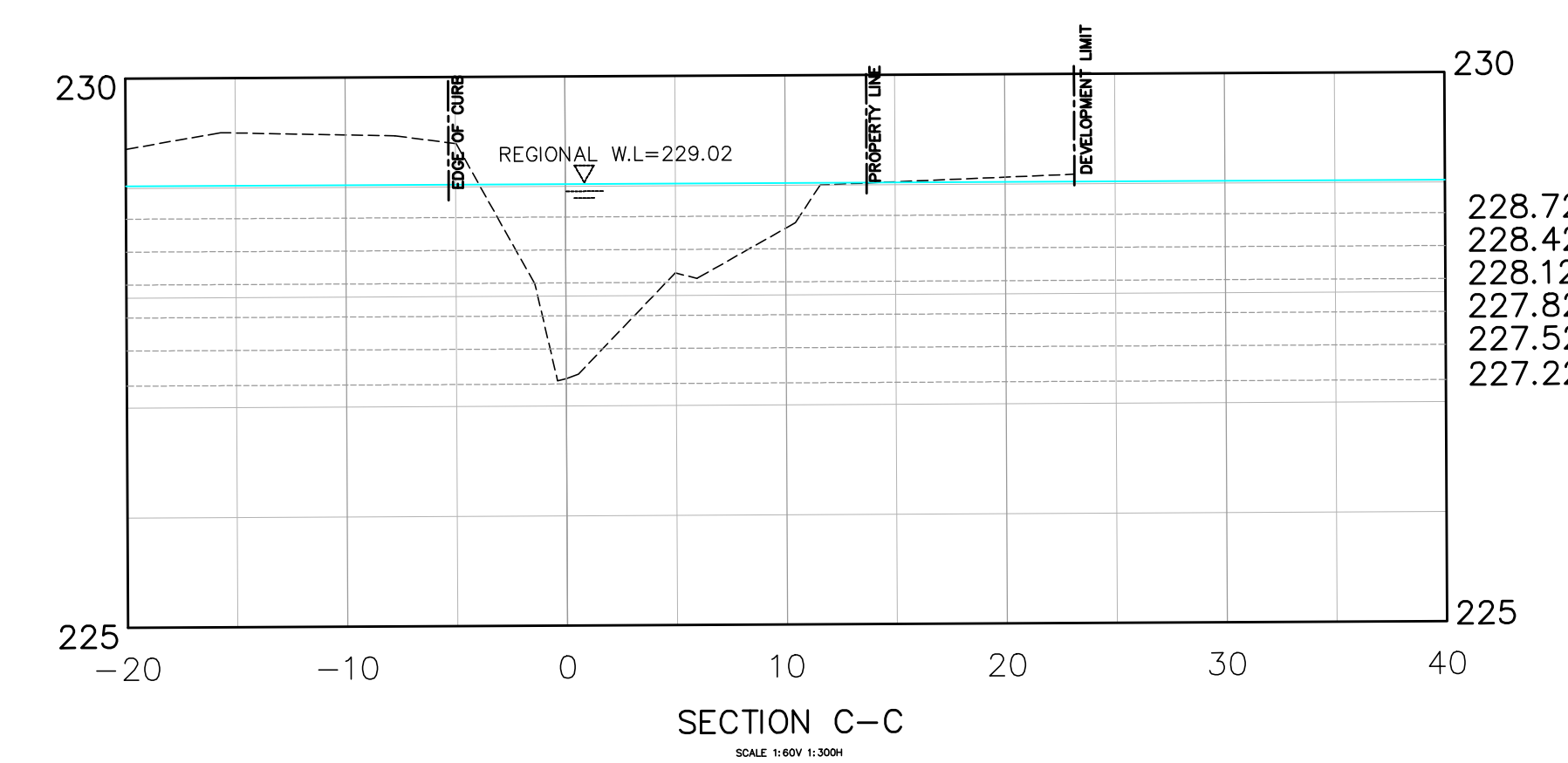
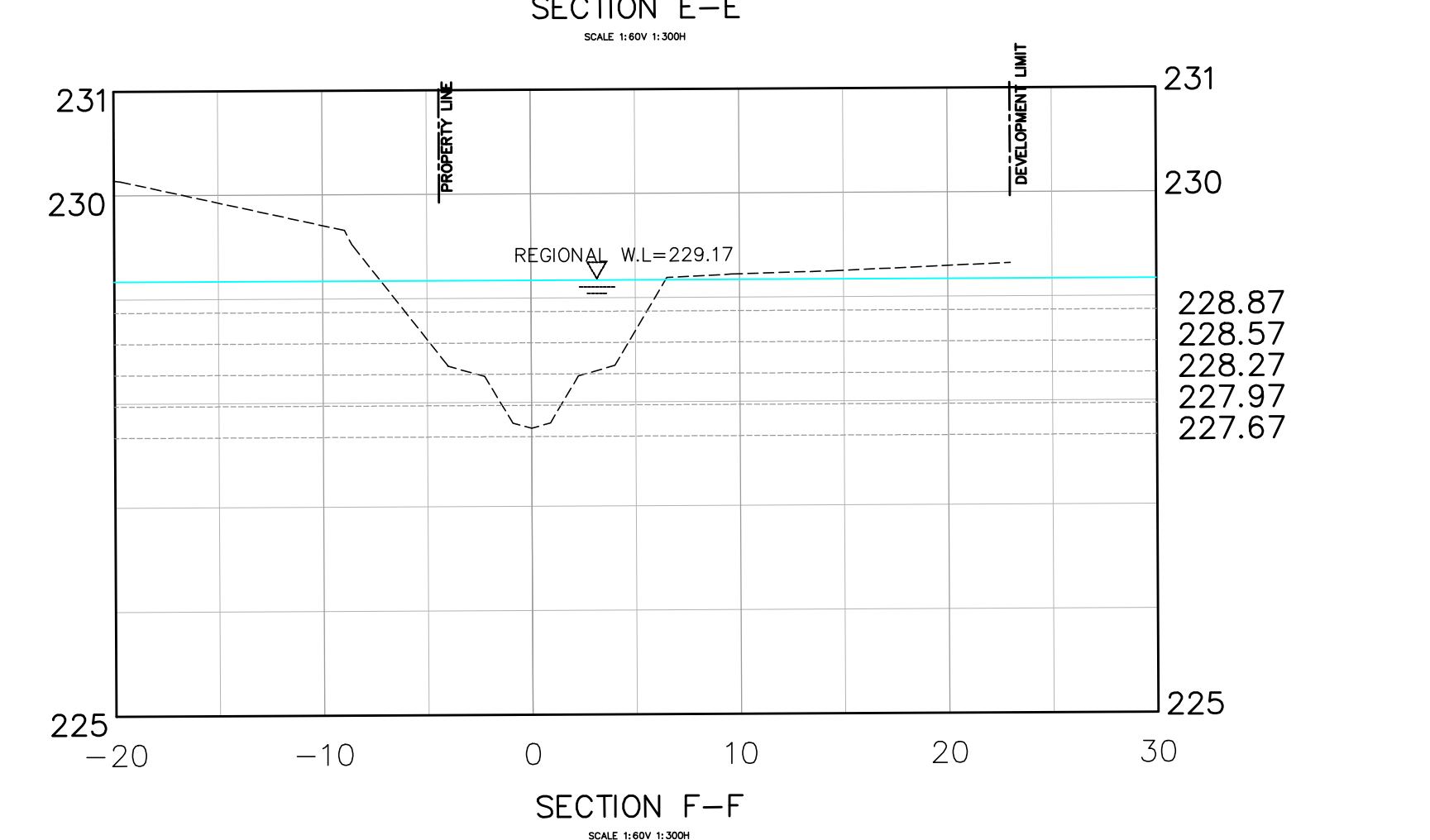
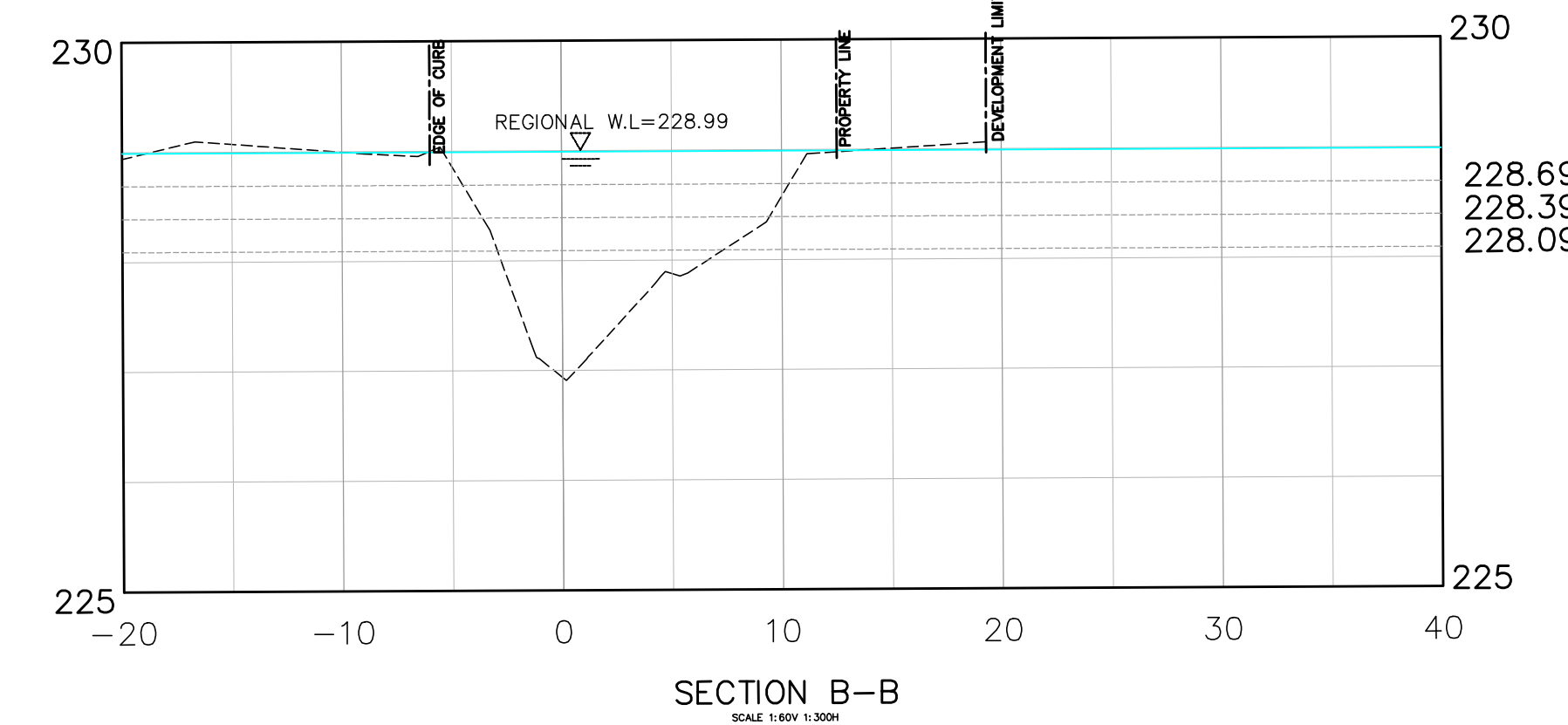
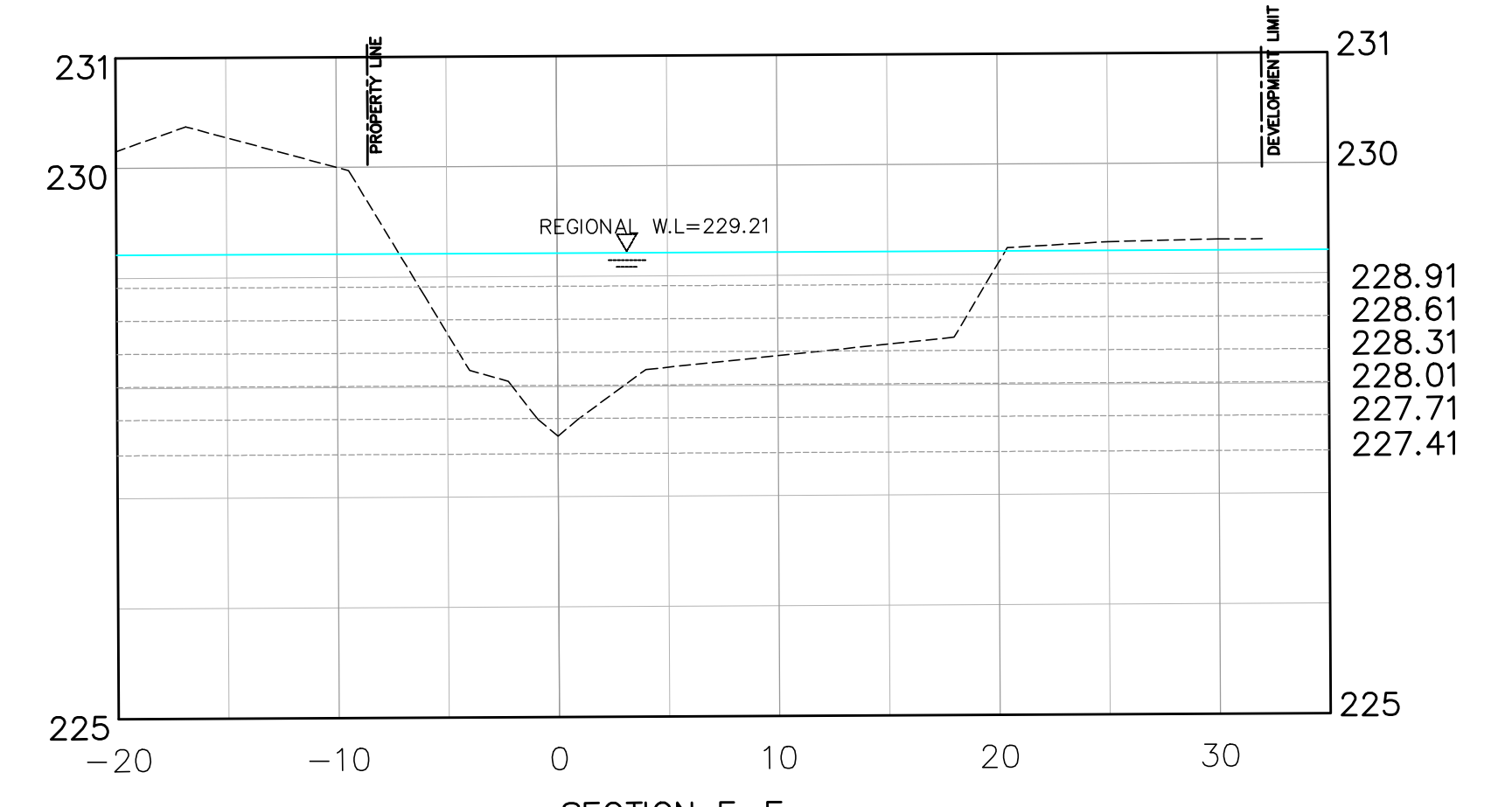
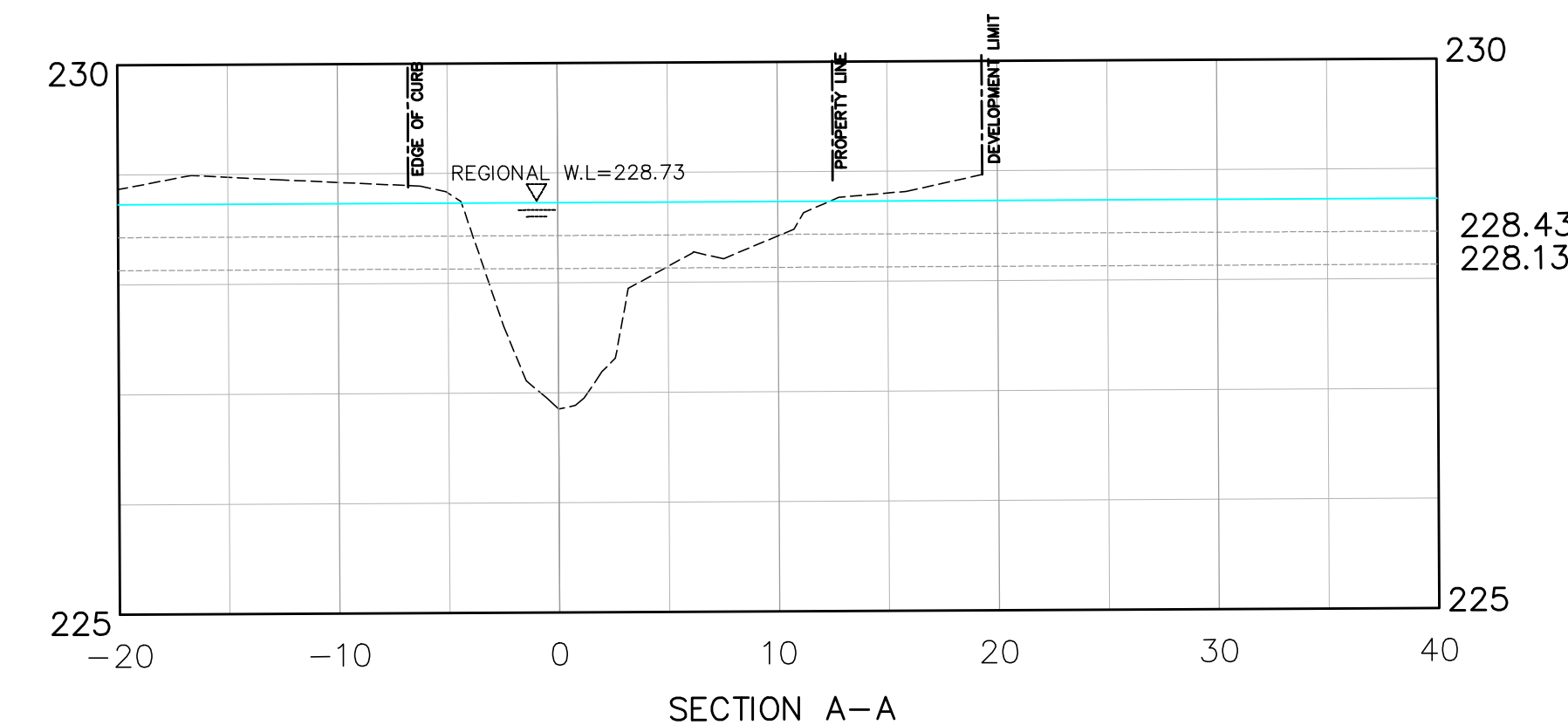


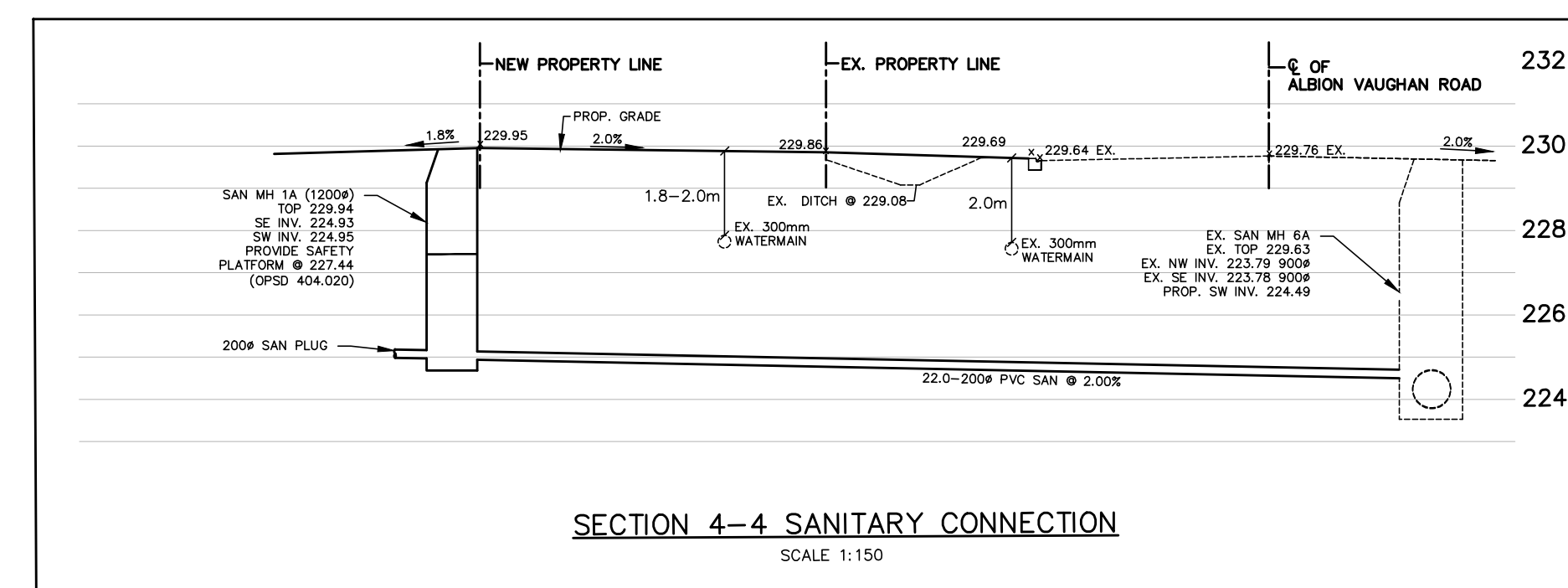
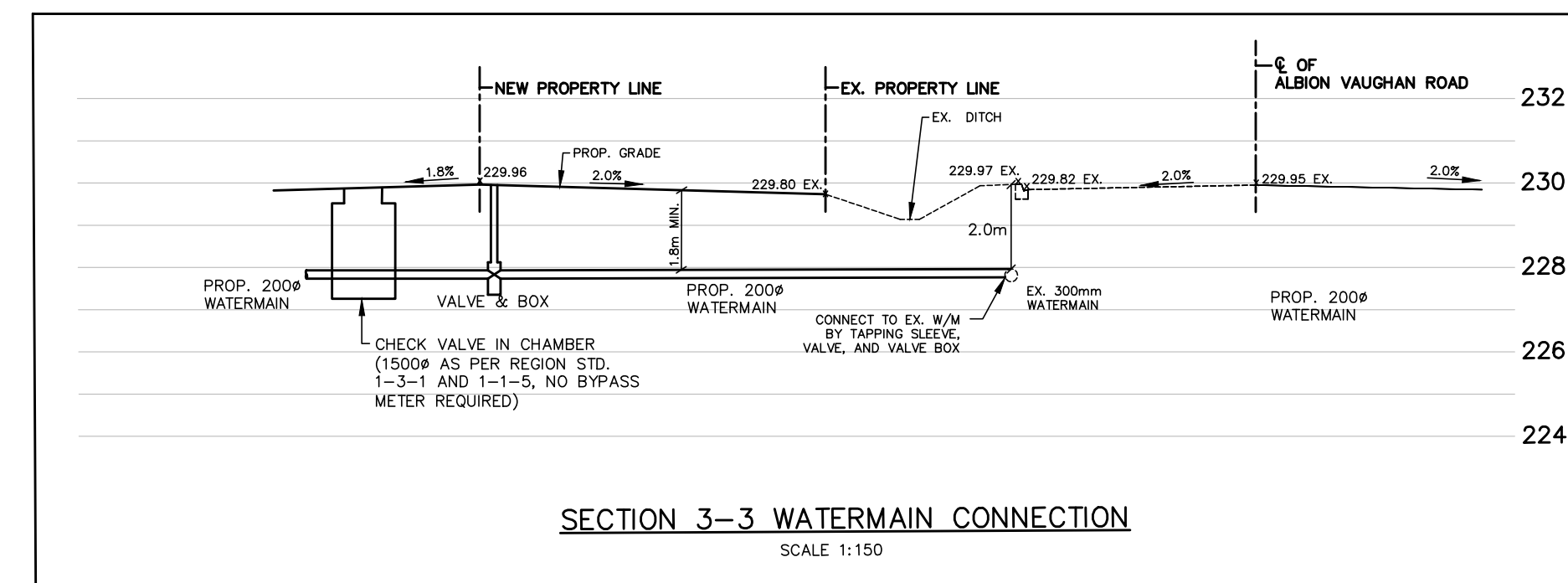
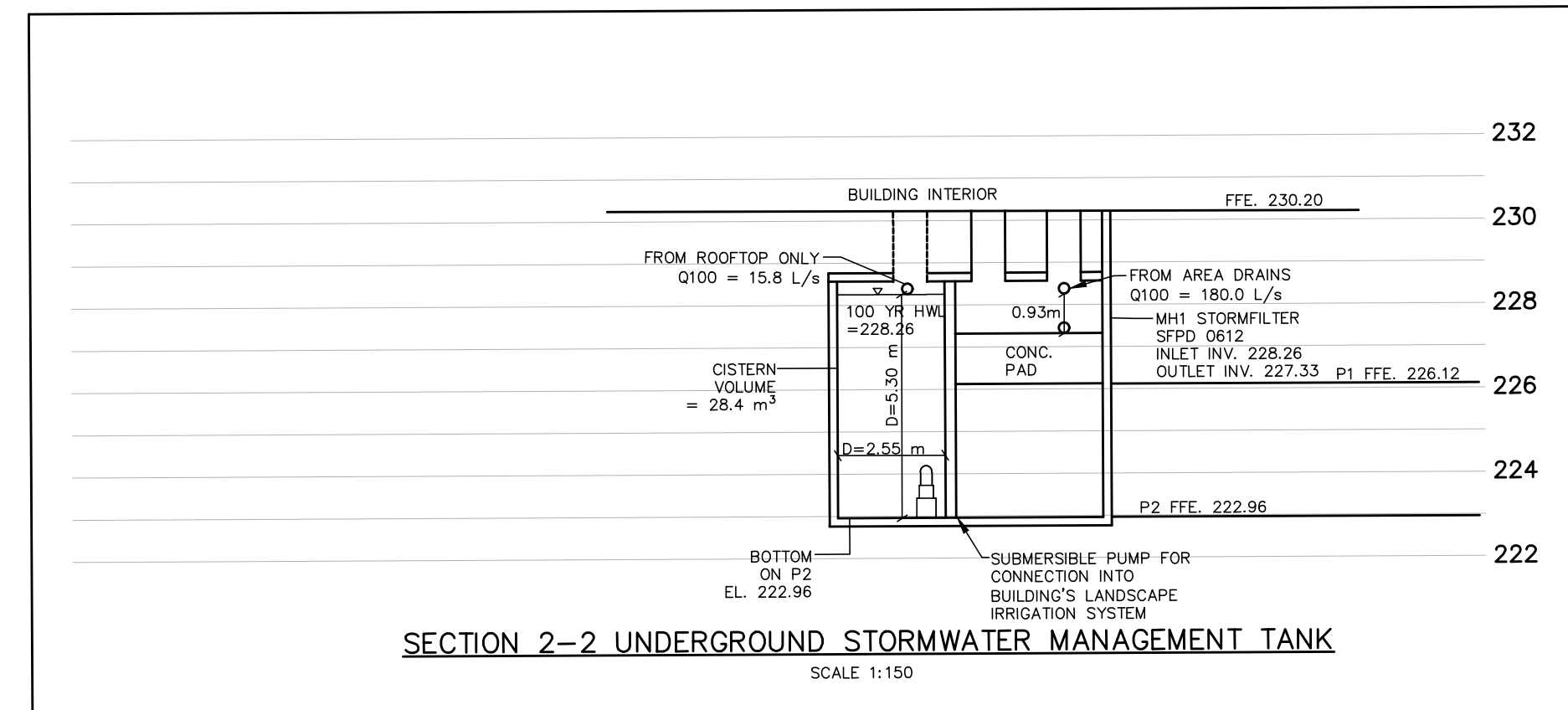
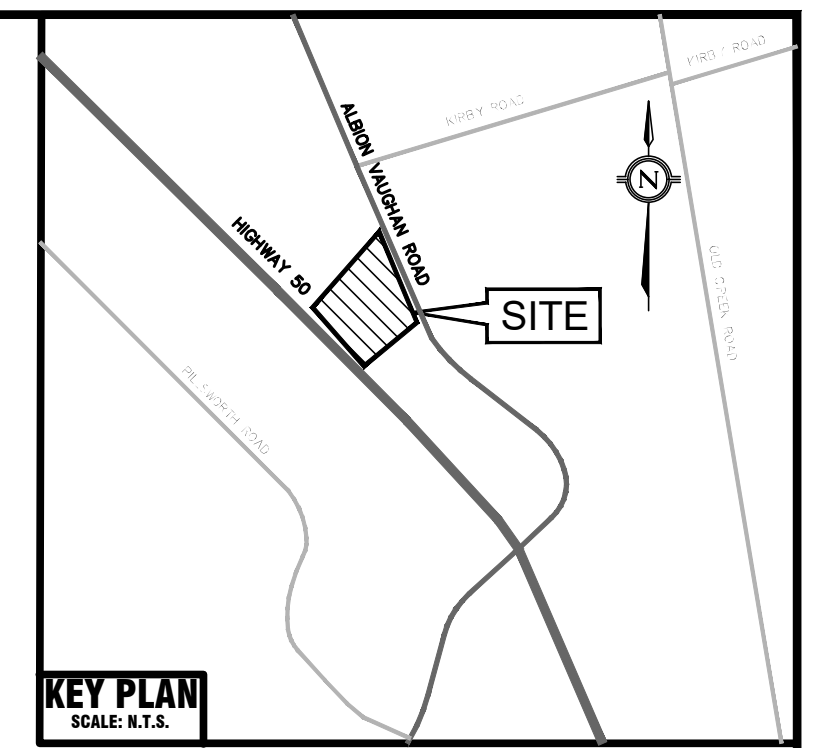
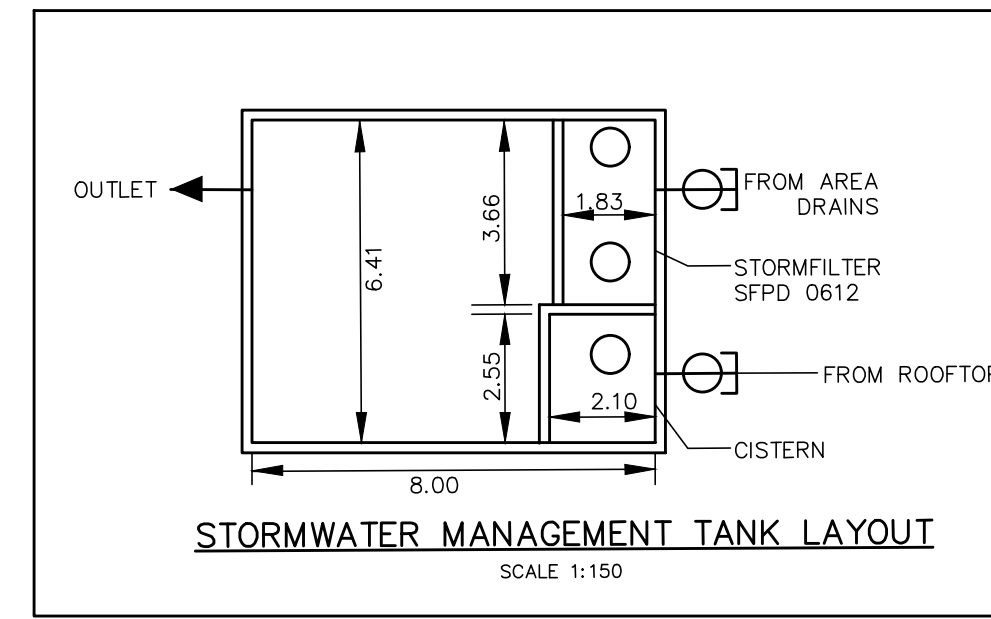
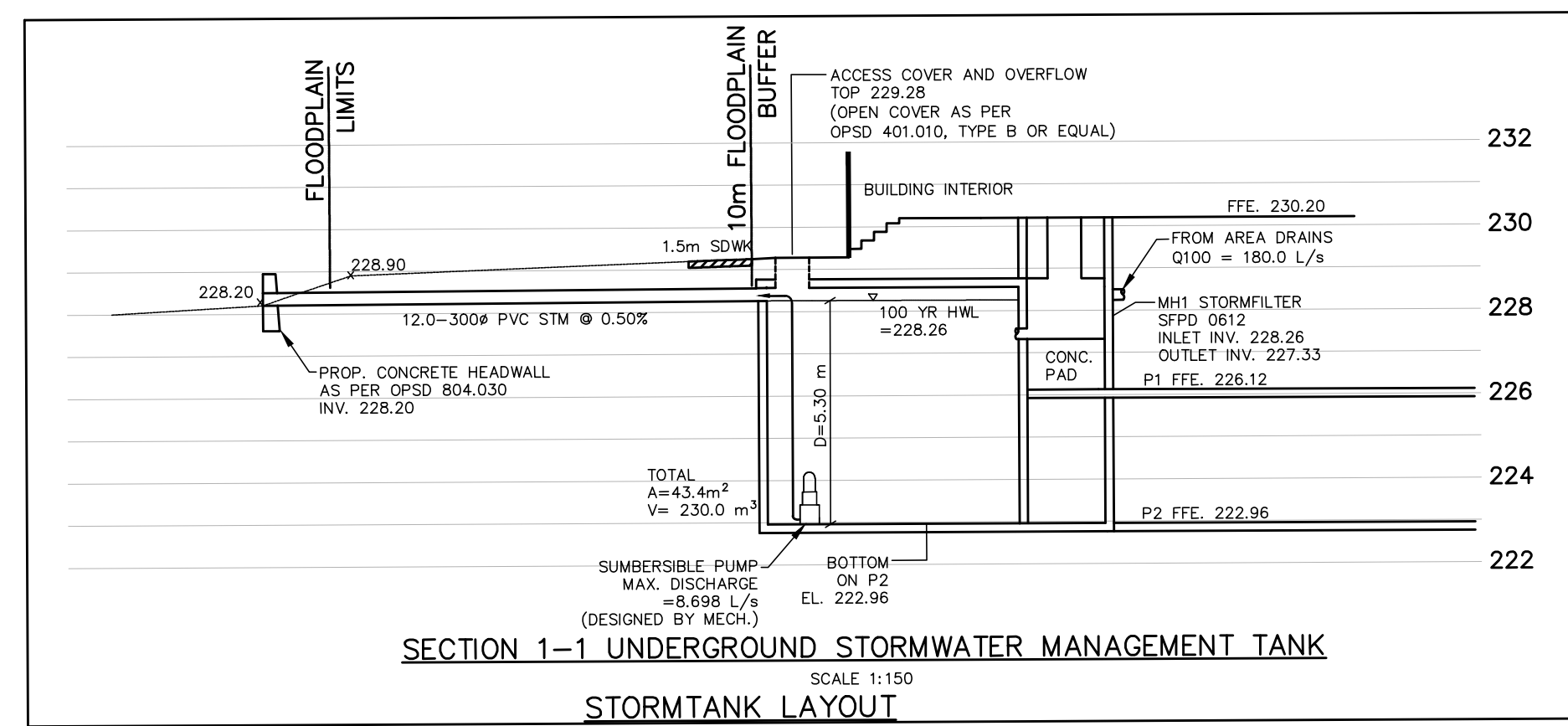
Municipality: TOWN FILES: POPA 2021-0001, RZ 2021-0003, SPA 2021-0004



TITLE:
DETAILS PLAN 1

DESIGN	R.S.	CHECKED	T.M.	CONTRACT No. 17-849
SCALE	AS SHOWN			PLAN No. DE1
DATE	MARCH 2024			





GENERAL NOTE:

- LEGEND :**
- ⊕ EXISTING HYDRANT
 - ⊕ EXISTING VALVE AND BOX
 - ⊕ EXISTING DETECTOR CHECK VALVE IN CHAMBER
 - EXISTING CATCHBASIN
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM MANHOLE
 - ▣ PROPOSED AREA DRAINS
 - ⊕ PROPOSED HYDRANT & VALVE
 - ⊕ PROPOSED VALVE AND BOX
 - ⊕ WATERMETER
 - PROPERTY LIMIT
 - x 178.10 EXISTING ELEVATION
 - x178.10 PROPOSED ELEVATION
 - x(178.10) MATCH EXISTING ELEVATION
 - ➔ EMERGENCY OVERLAND FLOW ROUTE

UTILITY NOTES:

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED BEFORE STARTING WORK. THE CONTRACTOR SHALL INFORM HOMEKIT OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE.

BENCHMARK

ELEVATIONS ARE REFERRED TO THE CITY OF BRAMPTON BENCHMARK NO. 042010221, BEING A BRASS CAP IN CONCRETE APPROX. 21 m SOUTH OF CENTRELINE OF NASHVILLE ROAD AND 11 m EAST OF CENTRELINE OF REGIONAL ROAD 50, IN FRONT OF GAS STATION/COFFEE SHOP, HAVING AN ELEVATION OF 220.967 m.

No.	DATE	REVISIONS	DESIGN	CHECKED	APPROV.
3	2024/03/29	3RD ENGINEERING SUBMISSION			R.S.
2	2022/12/18	2ND ENGINEERING SUBMISSION			R.S.
1	2020/12/18	1ST ENGINEERING SUBMISSION			R.S.

STAMP:

PROJECT
RESIDENTIAL CONDO DEVELOPMENT
12148 ALBION VAUGHAN ROAD, TOWN OF CALEDON

CONSULTANT

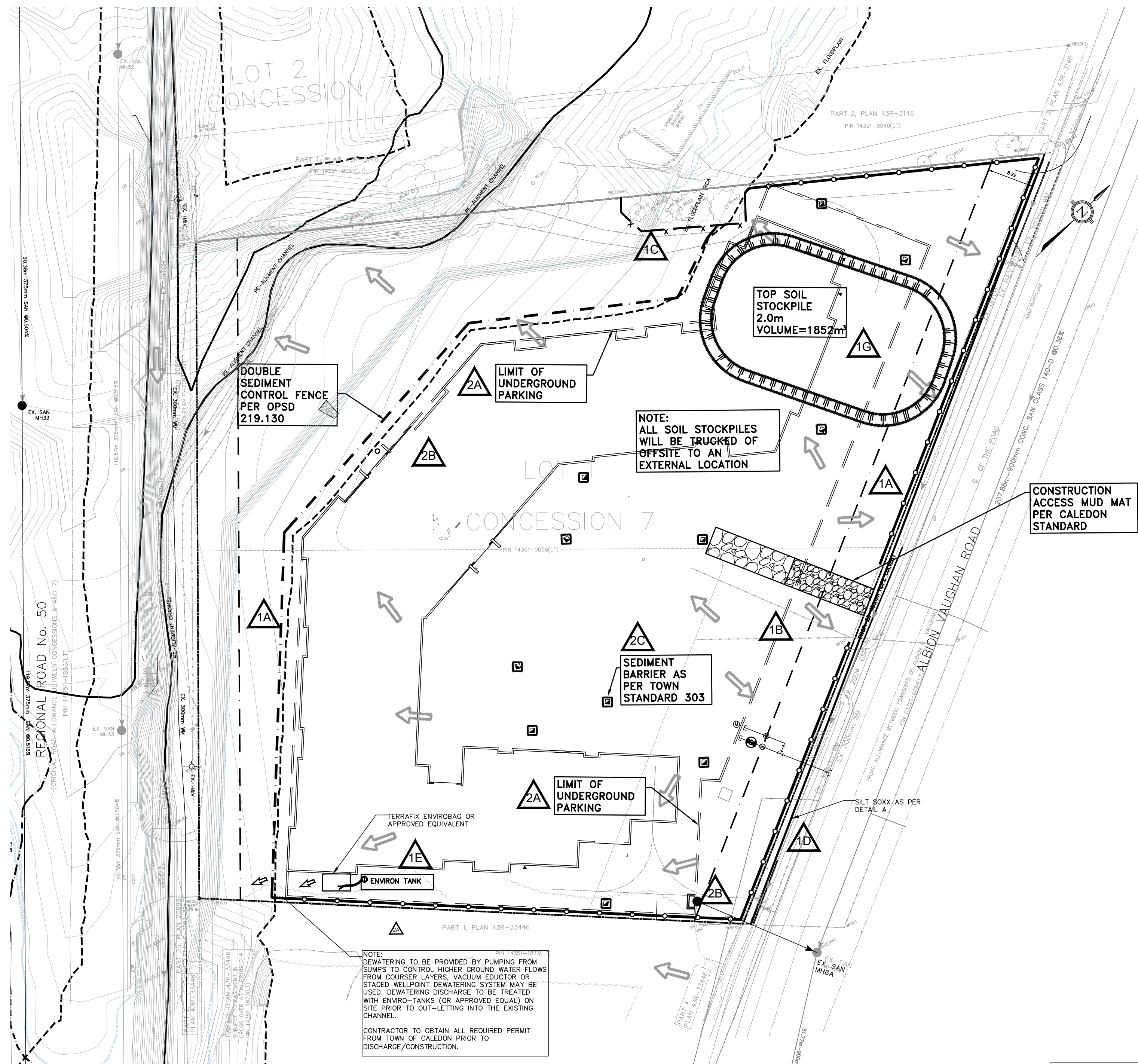
7054 KENNEDY ROAD, SUITE 202, MARKHAM, ONTARIO L3R 9Z7
1-800-944-9182
www.masong.ca

Municipality: TOWN FILES: POPA 2021-0001, RZ 2021-0005, SFA 2021-0004

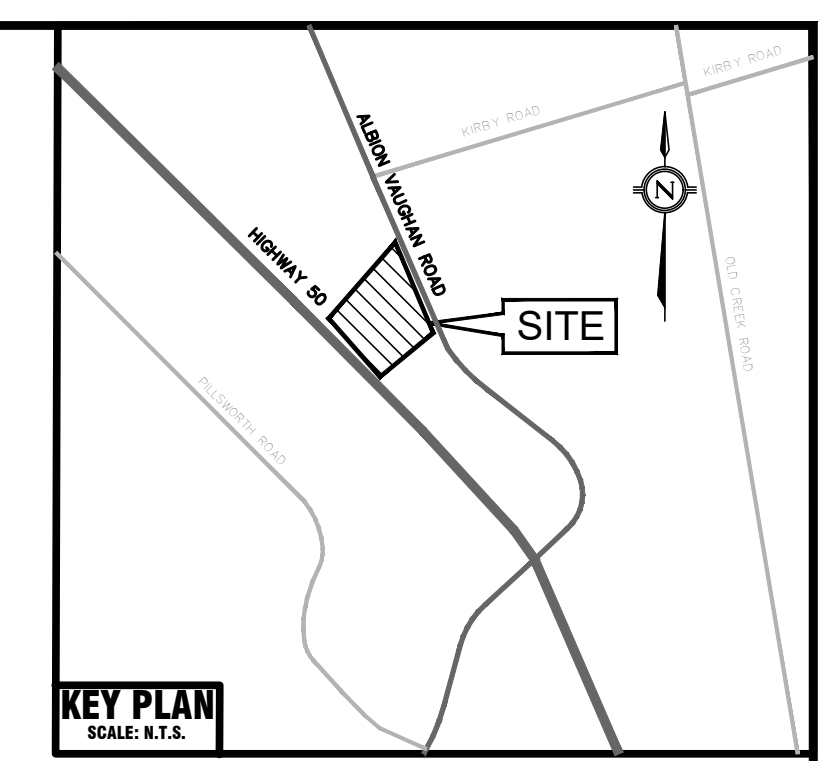


TITLE
DETAILS PLAN 2

DESIGN	R.S.	CHECKED	T.N.	CONTRACT No. 17-849
SCALE	AS SHOWN			PLAN No. DE2
DATE	MARCH 2024			



Section 1: Site Management	
#	Standard Notes
1	"Erosion and Sediment Control (ESC) measures will be implemented prior to, and maintained during the construction phases, to prevent entry of sediment into the water. All damaged erosion and sediment control measures should be repaired and/or replaced within 48 hours of the inspection."
2	"disturbed areas will be minimized to the extent possible, and temporarily or permanently stabilized or restored as the work progresses."
3	"All in-water and near water works will be conducted in the dry with appropriate erosion and sediment controls."
4	"The erosion and sediment control strategies outlined on the plans are not static and may need to be upgraded/amended as site conditions change to minimize sediment laden runoff from leaving the work areas. If the prescribed measures on the plans are not effective in preventing the release of a deleterious substance, including sediment, then alternative measures must be implemented immediately to minimize potential ecological impacts. TRCA Enforcement Officer should be immediately contacted. Additional ESC measures to be kept on site and used as necessary."
5	"An Environmental Monitor will attend the site to inspect all new controls, as well as on a regular basis, or following rain/snowmelt event, to monitor all works, and in particular works related to erosion and sediment controls, dewatering or unwatering, restoration and in- or near- water works. Should concerns arise on site the Environmental Monitor will contact the TRCA Enforcement Officer as well as the proponent."
6	"All activities, including maintenance procedures, will be controlled to prevent the entry of petroleum products, debris, rubble, concrete or other deleterious substances into the water. Vehicular refueling and maintenance will be conducted a minimum of 30 metres from the water."
7	"All grades within the Regulatory Flood Plain will be maintained or matched."
8	"The proponent/contractor shall monitor the weather several days in advance of the onset of the project to ensure that the works will be conducted during favourable weather conditions. Should an unexpected storm arise, the contractor will remove all unfixed items from the Regional Storm Flood Plain that would have the potential to cause a spill or an obstruction to flow, e.g., fuel tanks, porta-potties, machinery, equipment, construction materials, etc."
9	"All dewatering/unwatering shall be treated and released to the environment at least 30 metres from a watercourse or wetland and allowed to drain through a well-vegetated area. No dewatering effluent shall be sent directly to any watercourse, wetland or forest, or allowed to drain onto disturbed soils within the work area. These control measures shall be monitored for effectiveness and maintained or revised to meet the objective of preventing the release of sediment laden water."
10	"All access to the work site shall be from either side of the watercourse. No equipment or vehicles are permitted to cross through the watercourse unless approved by TRCA."
Section 2: Construction Timing	
11	"In order to comply with the <i>Migratory Birds Convention Act</i> , TRCA recommends that tree removals be completed between August 1 and April 1."



GENERAL NOTE:
REFER TO DRAWING GNT1 FOR GENERAL NOTES.

- LEGEND :**
- EXISTING HYDRANT
 - EXISTING VALVE AND BOX
 - EXISTING DETECTOR CHECK VALVE IN CHAMBER
 - EXISTING CATCHBASIN
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING OVERLAND FLOW ROUTE
 - PROPERTY LIMIT
 - SEDIMENT CONTROL FENCE
 - HOARDING FENCE
 - TREE PROTECTION FENCE

ESC STAGING:

STAGE 1 (TOPSOIL STRIPPING AND SITE CLEARING)

- ▲ INSTALL DOUBLE SILT CONTROL FENCE AND HOARDING FENCE AROUND PROPERTY LINE
- ▲ INSTALL CONSTRUCTION ACCESS MUD-MAT
- ▲ INSTALL TREE PRESERVATION FENCE AS PER FIG 2 BY PALMER ENVIRONMENTAL CONSULTING GROUP INC.
- ▲ INSTALL SILT SOXX
- ▲ INSTALL ENVIRON TANK AND ENVIRON BAG
- ▲ TOPSOIL STRIPPING

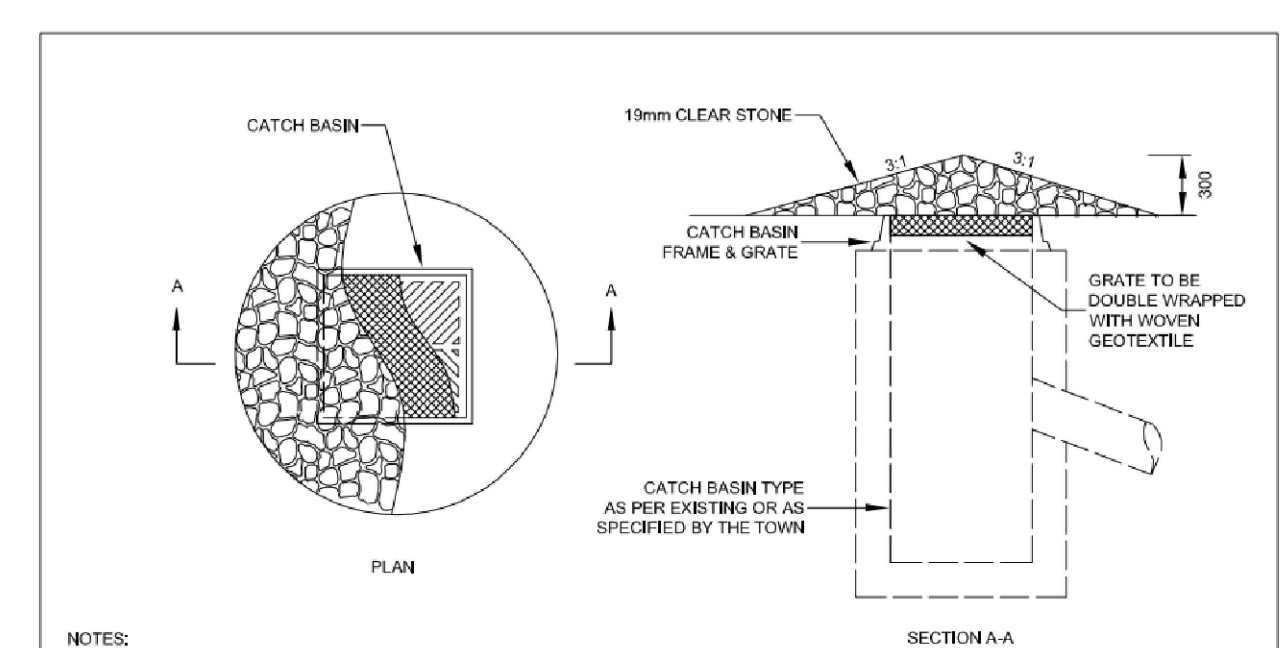
STAGE 2 (EXCAVATION AND U/G SERVICING WORK)

- ▲ PRE-GRADE SITE AND EXCAVATION OF U/G PARKING AREA
- ▲ INSTALL ON-SITE SERVICING AS PER SITE SERVICING PLAN
- ▲ INSTALL SEDIMENT TRAPS ON PROPOSED ON-SITE CATCHBASINS

UTILITY NOTES:

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED BEFORE STARTING WORK. THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE.

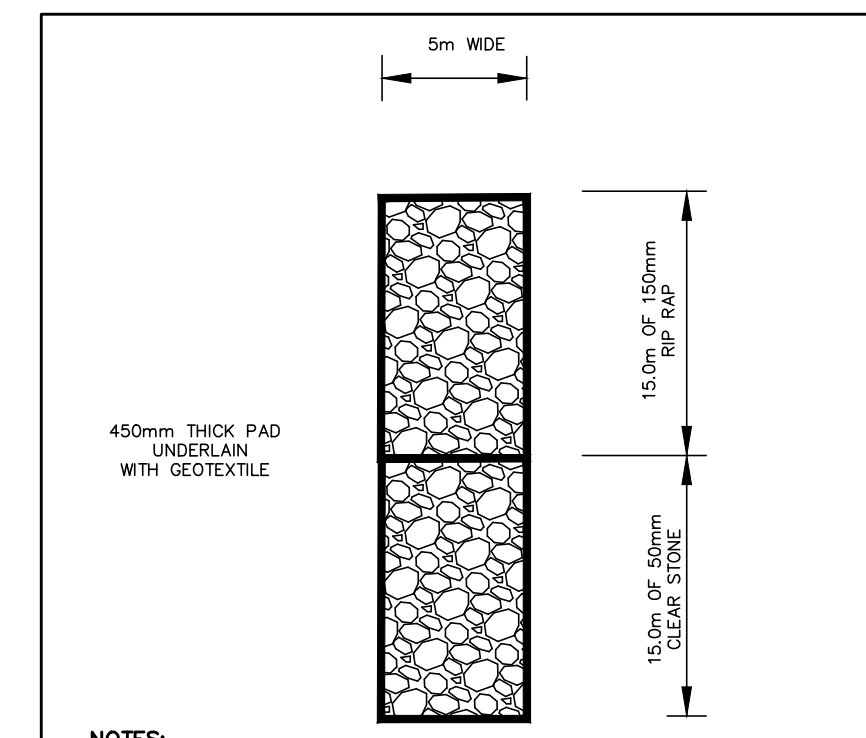
BENCHMARK
ELEVATIONS ARE REFERRED TO THE CITY OF BRAMPTON BENCHMARK NO. 04210221, BEING A BRASS CAP IN CONCRETE APPROX. 21 m SOUTH OF CENTRELINE OF NASHVILLE ROAD AND 11 m EAST OF CENTRELINE OF REGIONAL ROAD 50, IN FRONT OF GAS STATION/COFFEE SHOP, HAVING AN ELEVATION OF 220.967 m.



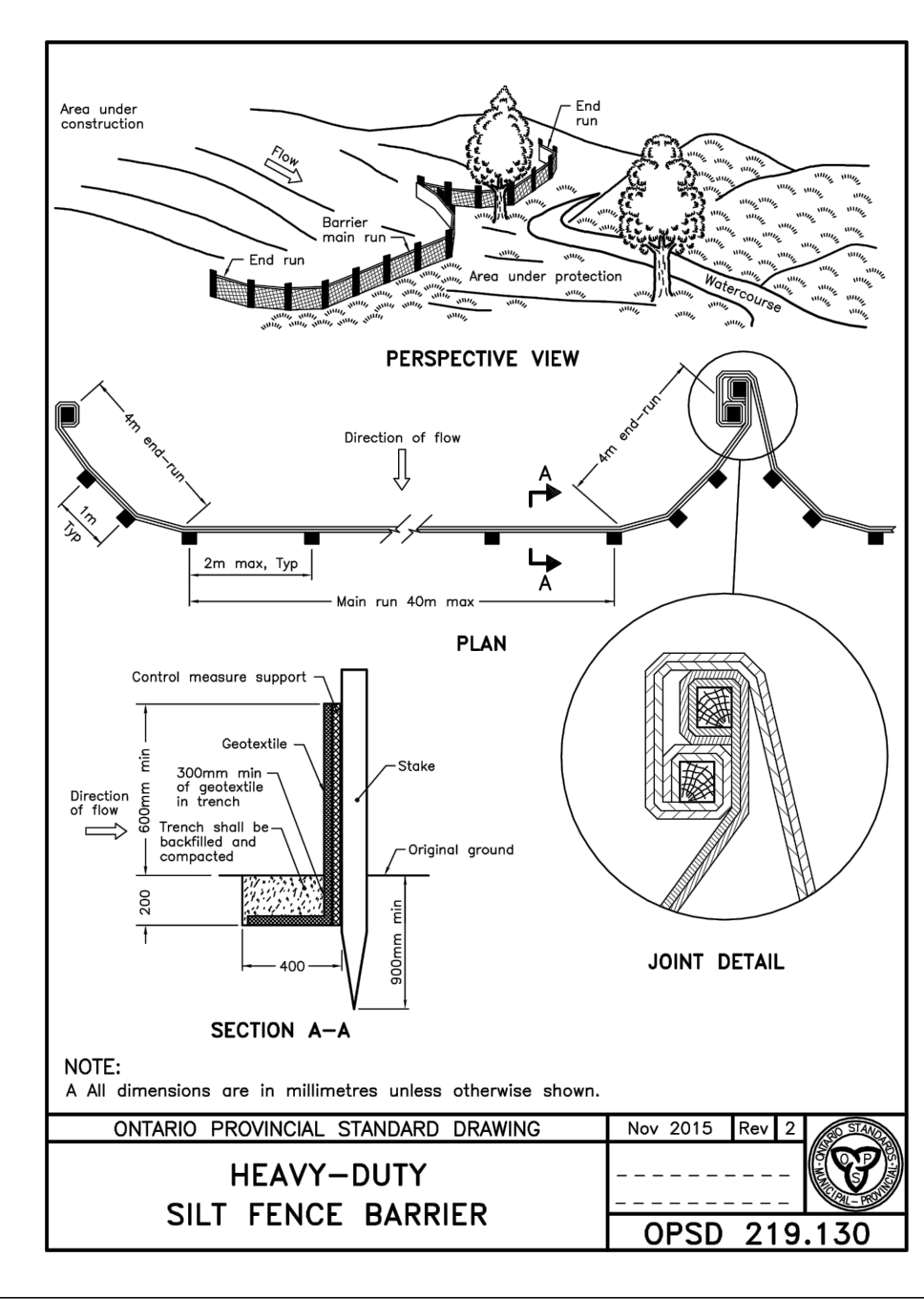
NOTES:

- CATCH BASIN LEFT HOLES TO BE PARGED WITH CONCRETE.
- WOVEN GEOTEXTILE TO HAVE A MINIMUM EQUIVALENT OPENING SIZE OF 5.0mm AND A MAXIMUM OPENING SIZE OF 2.0mm.

TOWN OF CALEDON		APPROVED	C.D.	DATE	APRIL 00
NO.	REVISION	APRD	DATE	STANDARD No. 303	
1	STANDARD No. 303, 22 NOV 03	JUNE 08			HTS

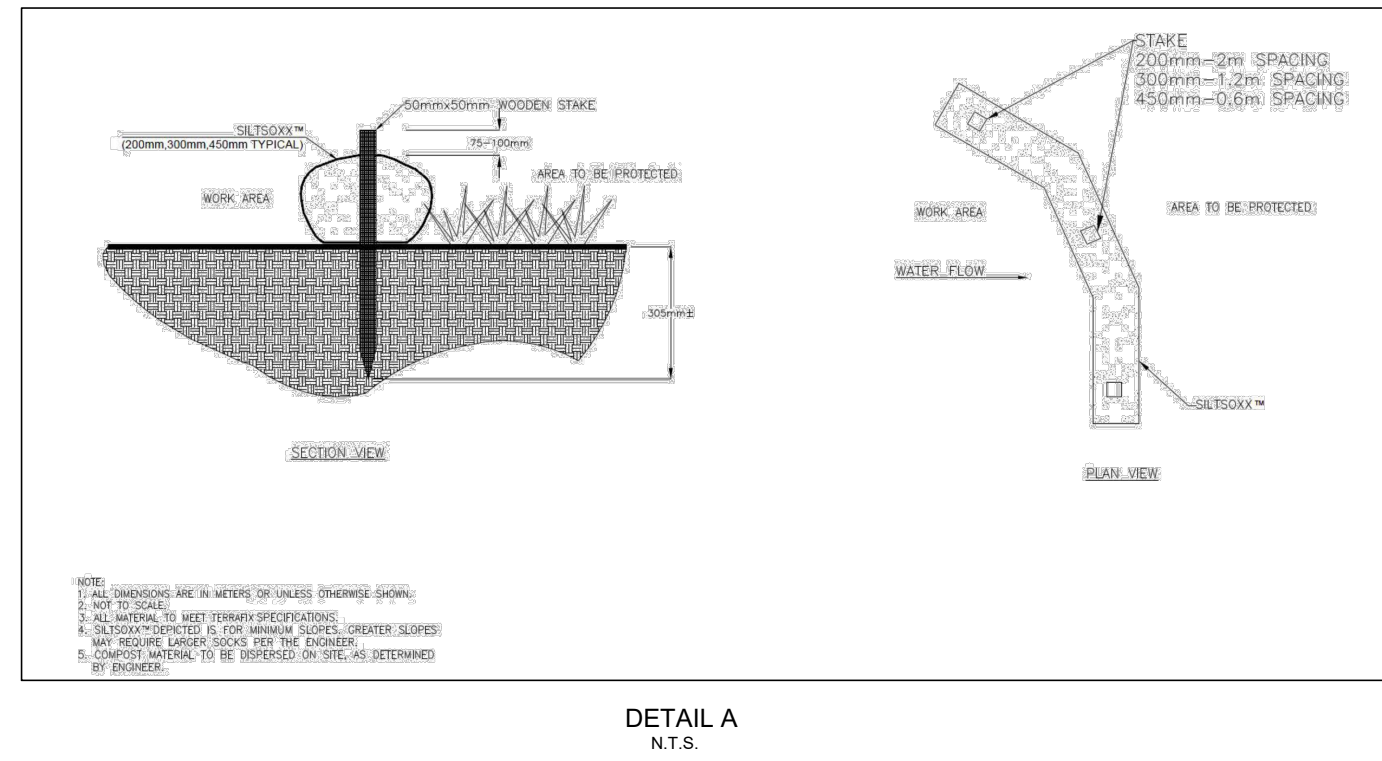


- NOTES:
- GRANULAR MATERIAL IS TO BE CLEAN APPROVED MATERIAL AND PLACED AT NOTED DIMENSION PRIOR TO LAND DISTURBANCE.
 - GEOTEXTILE IS TO BE PLACED OVER THE ENTIRE AREA PRIOR TO STONE PLACEMENT.
 - THE MUD MAT MUST BE MAINTAINED AS REQUIRED GIVEN THE SITE CONDITIONS TO ENSURE MUD TRACKING IS KEPT TO A MINIMUM.



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev. 2
HEAVY-DUTY SILT FENCE BARRIER		
		OPSD 219.130



No.	DATE	REVISIONS	CONS.	TOWN CHECKED	APPR.
3	2024/03/20	3RD ENGINEERING SUBMISSION			R.S.
2	2023/12/18	2ND ENGINEERING SUBMISSION			R.S.
1	2023/12/18	1ST ENGINEERING SUBMISSION			R.S.

PROJECT: **MULTIPLE RESIDENTIAL CONDO DEVELOPMENT**
12148 ALBION VAUGHAN ROAD, TOWN OF CALEDON

CONSULTANT: **MASONGSONG ASSOCIATES**

Municipality: **TOWN OF CALEDON**

TITLE: **EROSION & SEDIMENT CONTROL PLAN**

DESIGN	I.S.	CHECKED	R.S.	CONTRACT No. 17-849
SCALE	1:500			PLAN No.
DATE	MARCH 2024			ES1