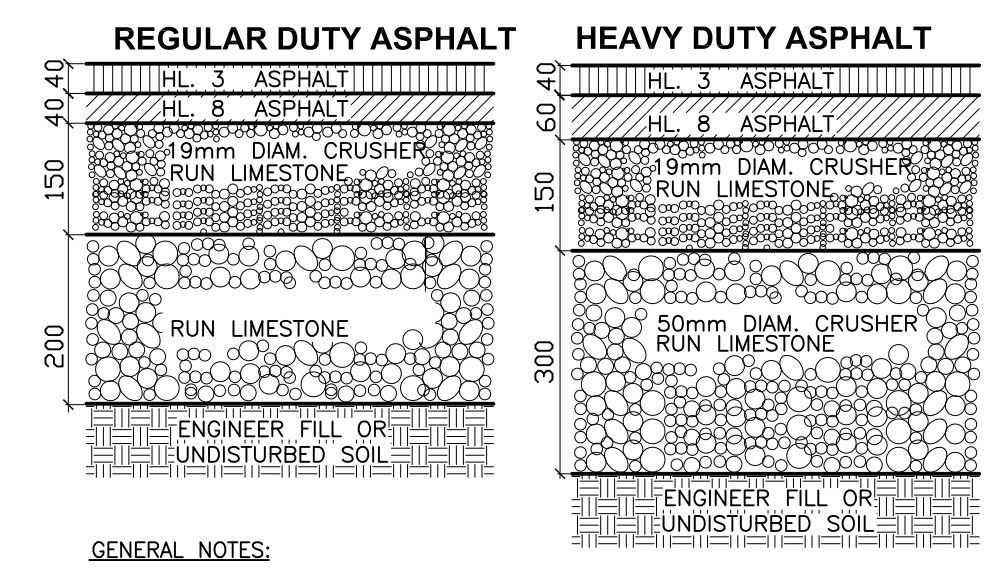
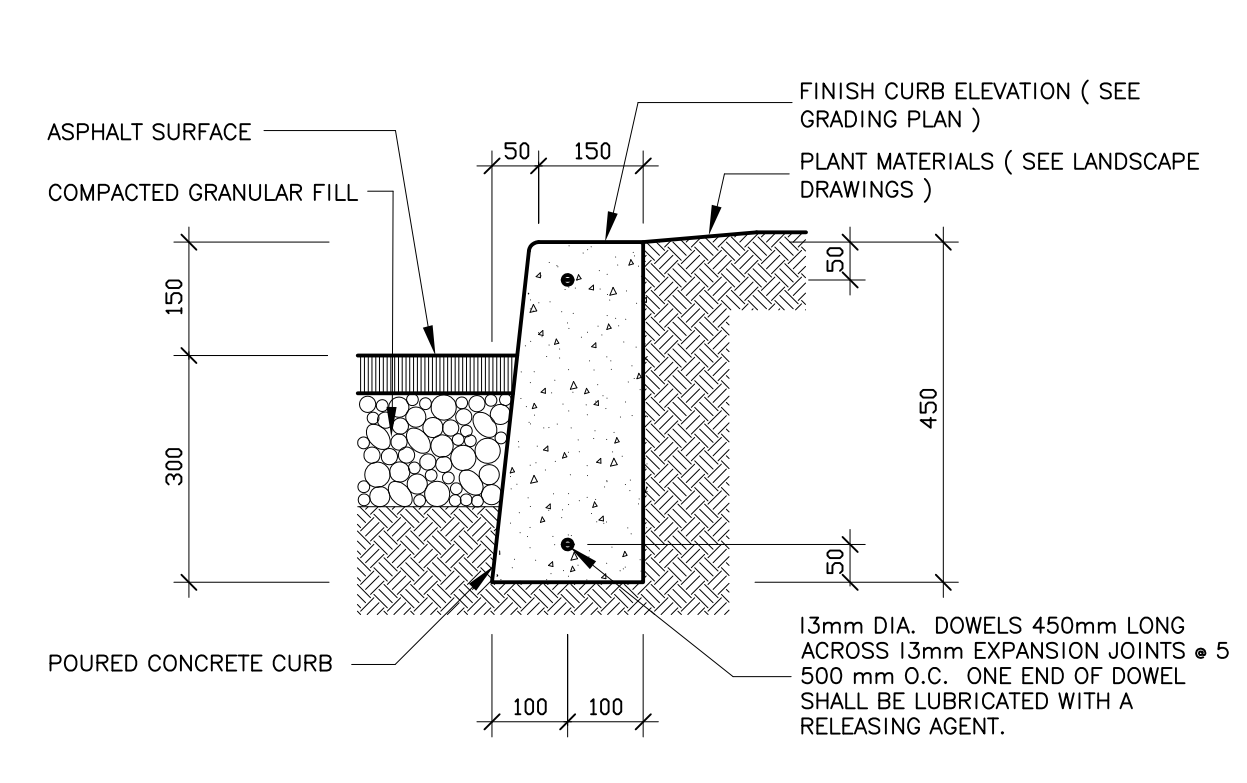
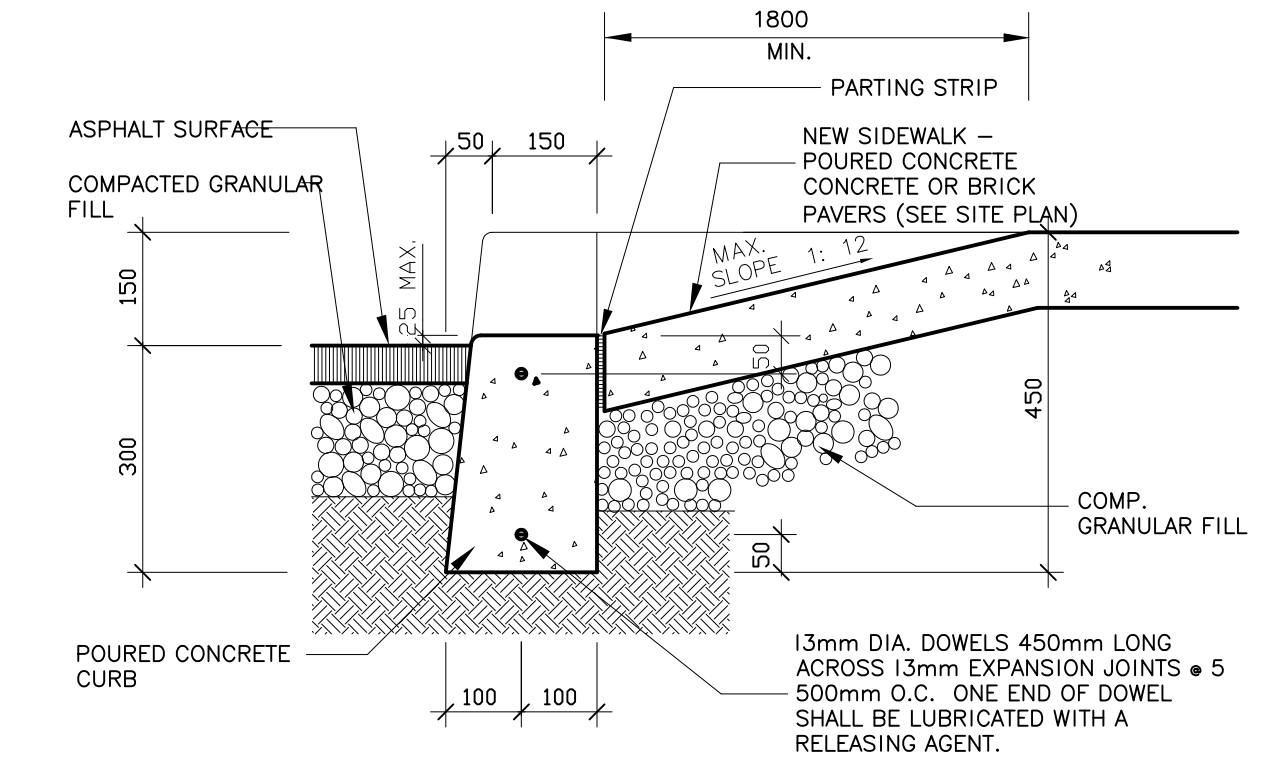
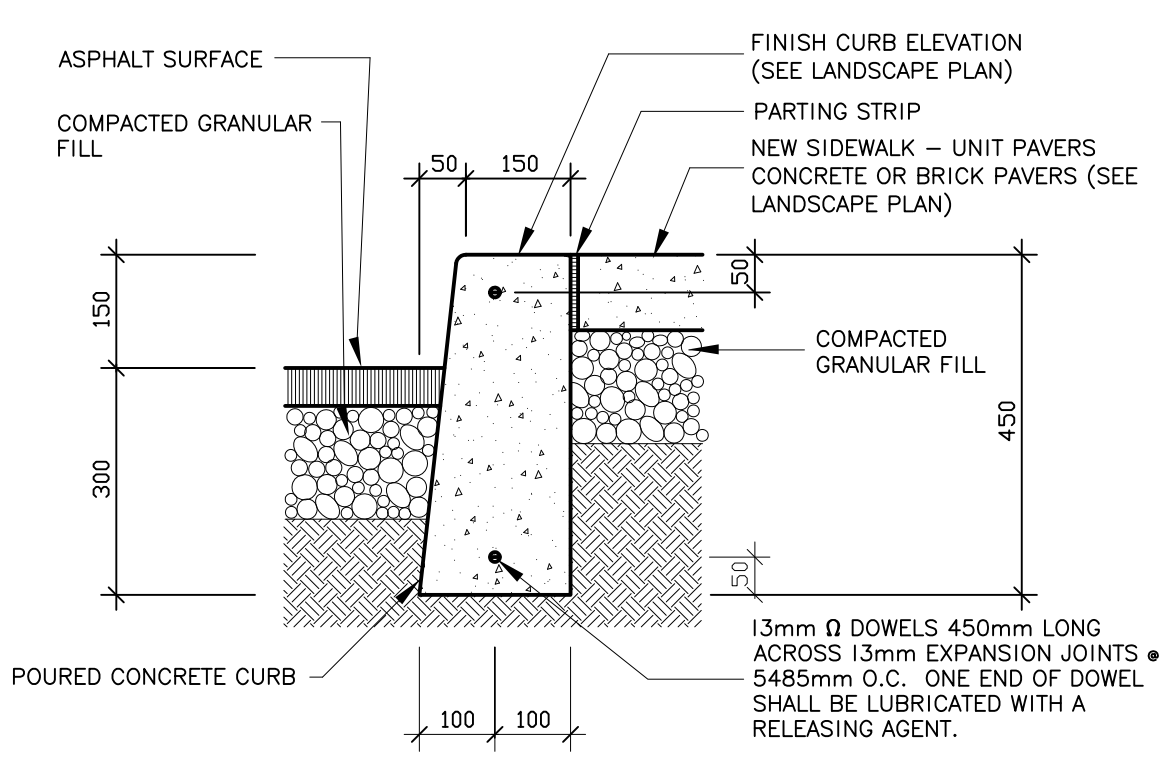


TOWN OF CALEDON  
PLANNING  
RECEIVED  
Nov. 29, 2021



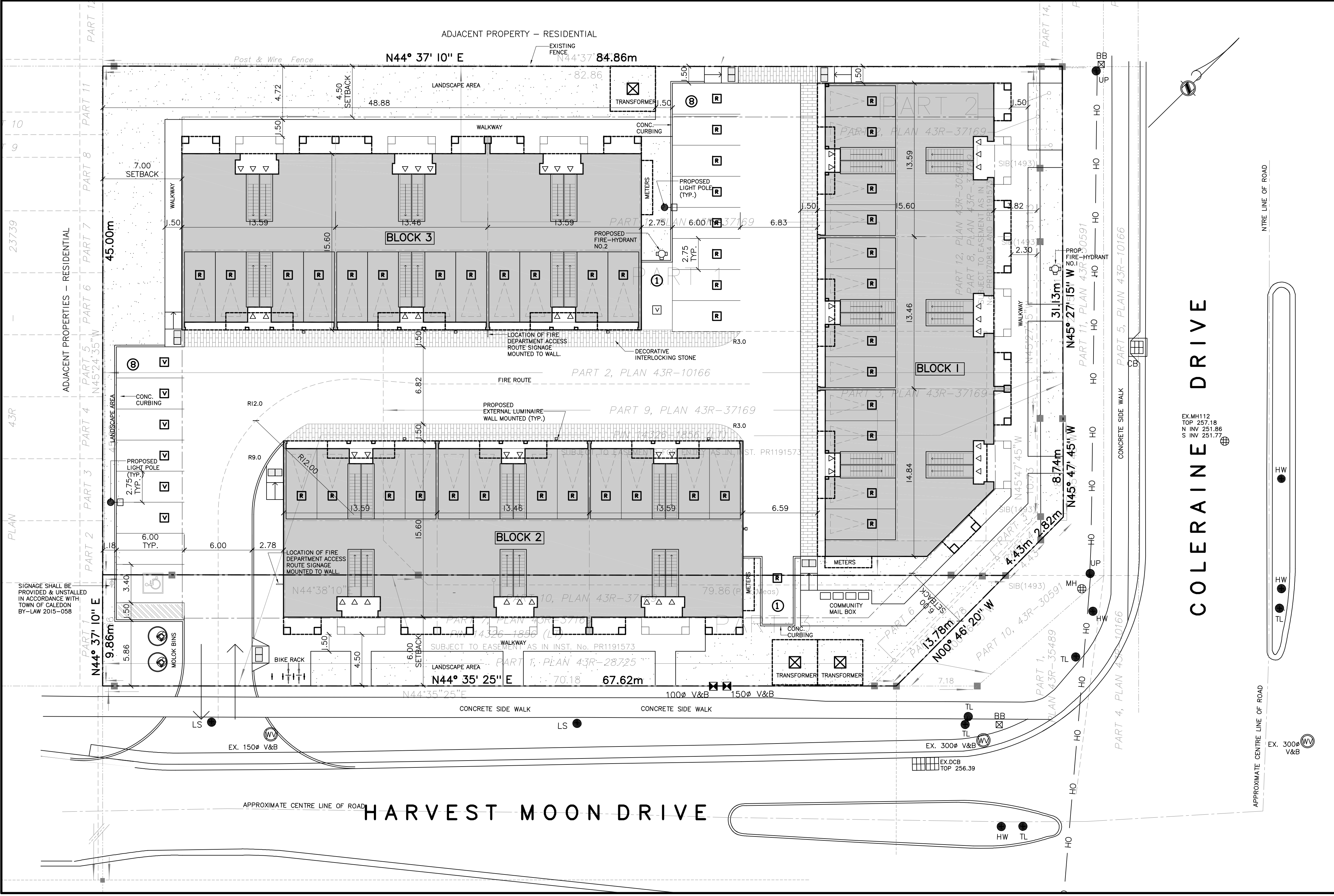
- GENERAL NOTES:
- ALL GRANULAR FILL MATERIAL SHALL BE COMPACTED TO 98% S.P.D.
  - TOPSOIL, DEBRIS & LOOSE MATERIALS TO BE REMOVED FROM ALL SUBBASE MATERIALS.
  - WHERE NEW PAVING ABUTS EXISTING ASPHALT PAVING, MATCH FINISH GRADE AND SLOPE.
  - PROVIDE PAVEMENT MARKINGS, SYMBOLS, DIRECTION ARROWS, AS INDICATED ON PLAN.

1 CONCRETE CURB/SIDEWALK  
A-1 SCALE: 1:10

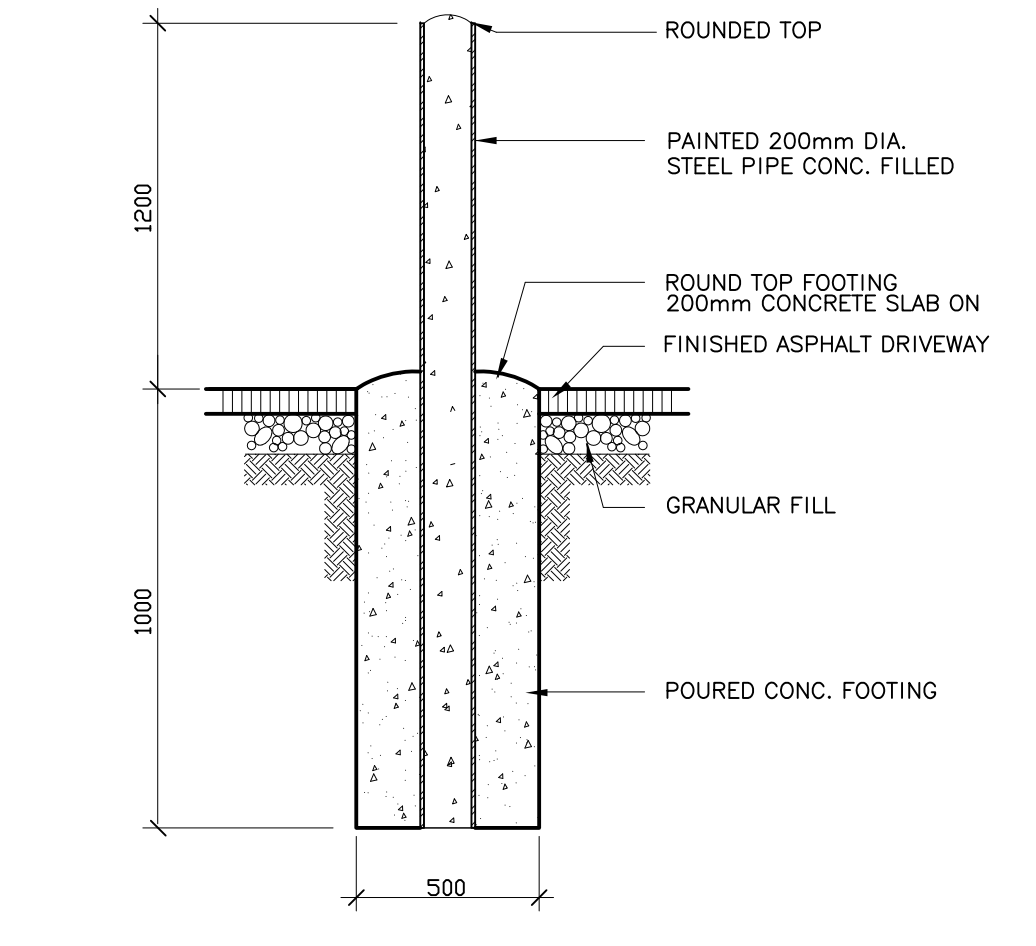
2 DEPRESSED CONC. CURB  
A-1 SCALE: 1:10

3 CONCRETE CURB DETAIL  
A-1 SCALE: 1:10

4 ASPHALT DETAILS  
A-1 SCALE: 1:10



1 SITE PLAN  
A-1 SCALE: 1:200



5 BOLLARD DETAIL  
A-1 SCALE: 1:10

**SITE INFORMATION:**

|                           |                        |
|---------------------------|------------------------|
| SITE AREA -               | 4537.89 m <sup>2</sup> |
| BUILDING AREA -           | 1905.59 m <sup>2</sup> |
| COVERAGE -                | 41.99%                 |
| TOTAL RESIDENTIAL UNITS - | 45                     |
| PROVIDED PARKING -        | 54                     |
| RESIDENT PARKING -        | 45                     |
| VISITOR PARKING -         | 9                      |
| BARRIER FREE PARKING -    | 1 TYPE A               |
| 1 BEDROOM + DEN UNIT -    | 4                      |
| 2 BEDROOMS UNIT -         | 44                     |

|                      |        |
|----------------------|--------|
| <b>BUILDING AREA</b> |        |
| BLOCK 1              | 636.49 |
| BLOCK 2              | 634.55 |
| BLOCK 3              | 634.55 |

**PARKING REQUIREMENTS:**

PARKING REQUIRED UNDER ZONING BY LAW

RESIDENTIAL (2 PER UNITS PLUS 0.25 PER VISITOR) - 102

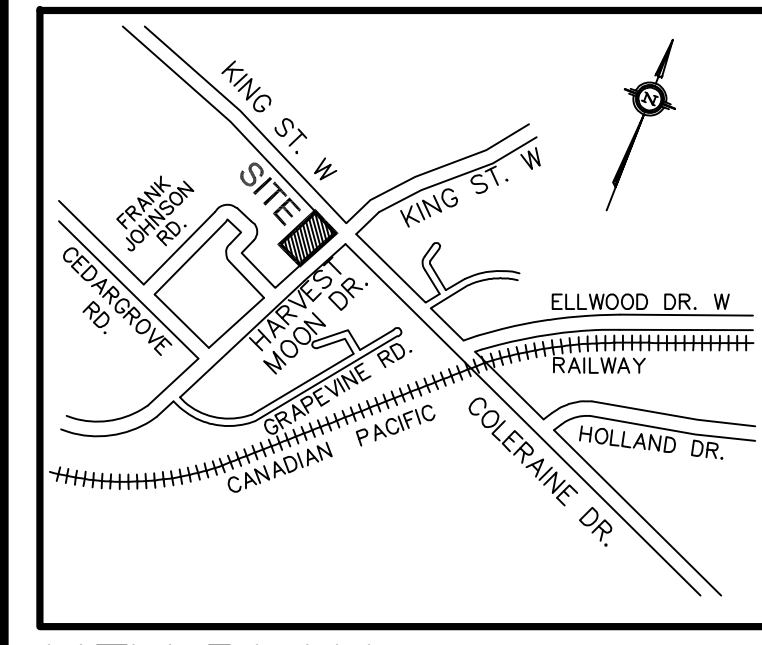
ACCESSIBLE PARKING REQUIREMENT (LESS THAN 12, VISITOR) I TYPE A

|   |                  |
|---|------------------|
| V | VISITOR PARKING  |
| R | RESIDENT PARKING |

- SITE NOTES:**
- PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH THE ONTARIO BUILDING CODE LATEST EDITION.
  - ASPHALT PAVING WILL CONSIST OF THE FOLLOWING:  
LIGHT DUTY PAVEMENT  
25 mm OF H3 ASPHALT-97% MARSHAL DENSITY  
50 mm OF H8 ASPHALT-97% MARSHAL DENSITY  
150mm OF 20mm CRUSHER RUN LIMESTONE BASE(OP.P.S.1010)  
200mm OF 50mm CRUSHER RUN LIMESTONE SUB-BASE(OP.P.S.1010)  
MIN. 97% SP/MD-COMPACTION REQUIREMENTS
  - THE PORTION OF THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARDS FROM BACK EDGE OF CURB TO PROPERTY LINE ALONG ENTIRE WIDTH OF FIRE ROUTE AND ALL HEAVY DUTY WILL BE PAVED AS FOLLOWS:  
40 mm OF H3 ASPHALT-97% MARSHAL DENSITY  
60 mm OF H8 ASPHALT-97% MARSHAL DENSITY  
150mm OF 20mm CRUSHER RUN LIMESTONE BASE(OP.P.S.1010)  
300mm OF 50mm CRUSHER RUN LIMESTONE SUB-BASE(OP.P.S.1010)  
MIN. 97% SP/MD-COMPACTION REQUIREMENTS

Contractor must check and verify all dimensions and be responsible for some, reporting any discrepancies to the Engineer and architect before commencing work.  
Prints shall not be used for construction until signed 'Approved For Construction' by the Engineer.  
Prints are not to be scaled.  
All drawings, prints and specifications are the property of the Engineer and shall be returned to him on completion of the work.  
All work shall be performed in accordance with the latest edition of the ONTARIO BUILDING CODE, NATIONAL BUILDING CODE and regulatory regulations of the Town of Caledon Building Department.  
These notes are to be read in conjunction with all drawings and specifications.

| No. | Date:      | Revision:      | D'wn. | Ch'd. |
|-----|------------|----------------|-------|-------|
| 1.  | 06/23/2021 | ISSUED FOR SPA | N.R.  | H.M.  |



KEY PLAN  
SCALE: N.T.S.

**LEGAL DESCRIPTION:**  
PART 2-SUBJECT TO EASEMENT IN GROSS AS IN INST. No. PR1070814 AND SUBJECT TO EASEMENT FOR ENTRY AS IN INST. No. PR1191573  
PART 3-SUBJECT TO EASEMENT FOR ENTRY AS IN INST. No. PR1191573

PLAN OF SURVEY OF  
PART OF LOT 9, CONCESSION 5  
(GEOGRAPHIC TOWNSHIP OF ALBION)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

APPLICANT:  
HUMPHRIES PLANNING GROUP INC.  
190 PIPPIN ROAD, SUITE A  
VAUGHAN, ON L4K 4X9  
TEL: 905-264-7678 EXT. 244  
EMAIL: rhumphries@humphriesplanning.com

OWNER:  
HARVESTONE CENTRE INC.  
3 BROWNING COURT  
BOLTON, ON L7E 5S6  
TEL: 905-857-3266  
EMAIL: vince@boltonrailings.com

ARCHITECTS / ENGINEERS:  
SOSCIA PROFESSIONAL ENGINEERS INC  
10376 YONGE STREET, SUITE 307  
RICHMOND HILL, ON L4C 3B8  
TEL: 905 237 5410  
FAX: 905 237 5413  
CEL: 416 704 3868  
E-MAIL: hmo@socioeng.ca



**SOSCIA**  
PROFESSIONAL ENGINEERS INC.  
10376 YONGE STREET, SUITE 307  
RICHMOND HILL, ON L4C 3B8  
www.socioeng.ca  
T 905. 237. 5410  
F 905. 237. 5413

Project:  
**PROPOSED:  
STACKED TOWNHOUSE  
DEVELOPMENT**  
13656 EMIL KOLB PARKWAY  
CALEDON, ONTARIO.  
SPA 2021-0077

|                  |                |
|------------------|----------------|
| Sheet title:     | Job. no.       |
| <b>SITE PLAN</b> | 20-007         |
| Scale: AS NOTED  | Date: DEC 2020 |
| Drawn: N.R.      | Checked: H.M.  |
|                  | A1 of X        |