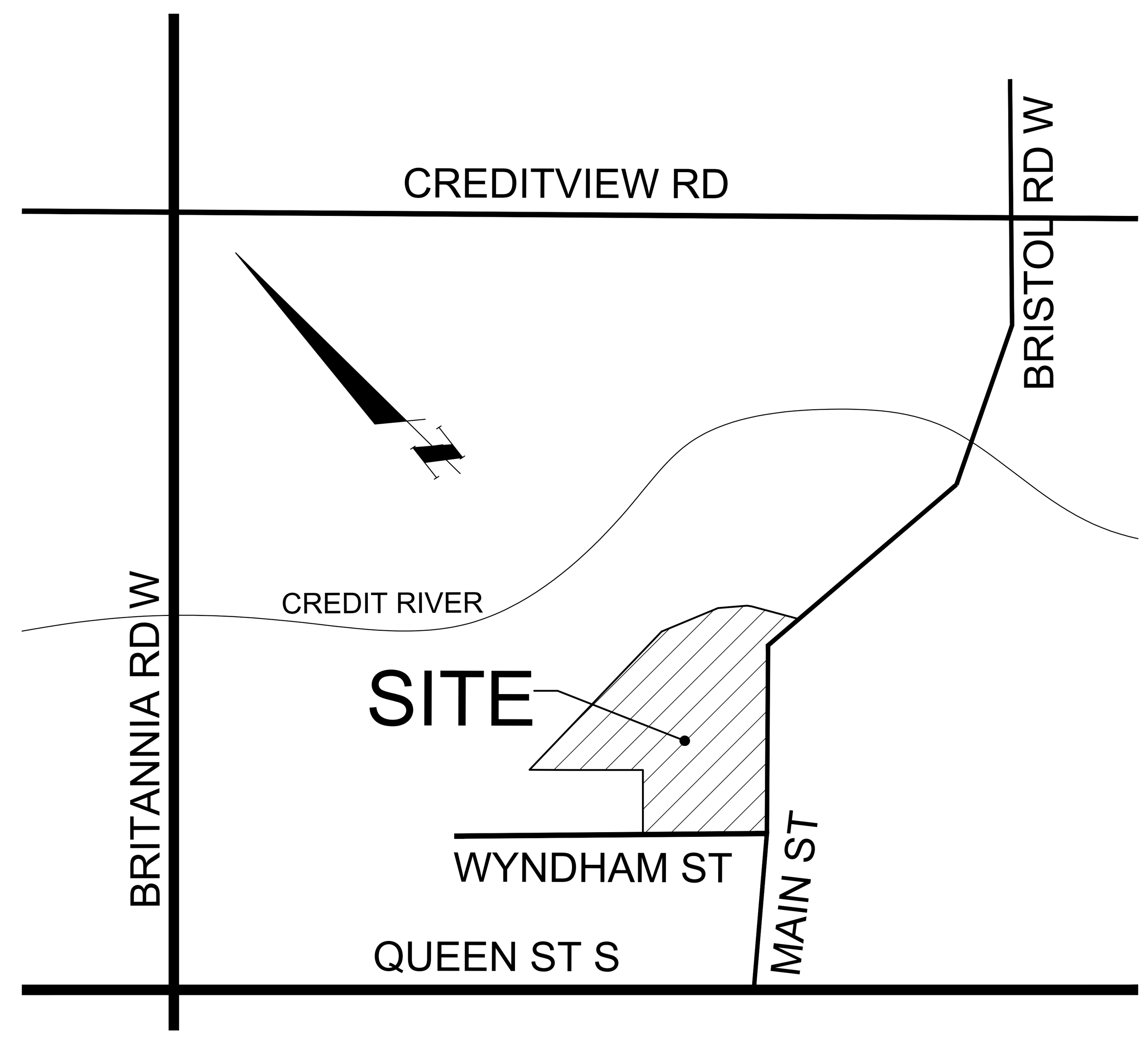
C000 TITLE SHEET
2576954 ONTARIO INC. PROPOSED
CONDOMINIUM TOWNHOUSE DEVELOPMENT

CITY OF MISSISSAUGA
CITY FILE: 21T-M 17007



KEY PLAN N.T.S.

SUBJECT LAND

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MISSISSAUGA

Region of Peel
Working for you

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GENERAL NOTES

1. STANDARD DRAWINGS OF THE CITY OF MISSISSAUGA,CONSTITUTE PART OF THE PLANS OF THE CONTRACT
2. INFORMATION REGARDING ANY EXISTING SERVICES AND/OR UTILITIES SHOWN IN THIS SET OF PLANS IS FURNISHED AS THE BEST AVAILABLE INFORMATION.THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE SEES FIT WITH THE UNDERSTANDING THAT THE OWNER AND CITY DISCLAIMS ALL RESPONSIBILITY FOR ITS ACCURACY AND/OR SUFFICIENCY.
3. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION AND HE SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.(DETAILS ARE NOT TO BE SCALED FROM THE DRAWING)
4. THE NOTES ON THIS SHEET APPLY TO ALL WORKS UNDER THIS CONTRACT UNLESS OTHERWISE NOTED ON PLAN/PROFILE AND/OR DETAIL DRAWINGS.
5. ALL AREAS DISTURBED OUTSIDE THE PLAN BY THE CONTRACTOR DURING THE CONSTRUCTION OF THE WORKS SHOWN HEREON SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING 150MM OF APPROVED TOP SOIL AND SOD TO THE SATISFACTION OF THE CITY, UNLESS OTHERWISE NOTED.
6. STREET LIGHTS SHALL BE LOCATED IN POSITIONS AS PER APPROVED LOCATION.
7. APPROVED FILL MATERIAL TO BE COMPACTED TO A DRY DENSITY OF NOT LESS THAN 95% OF THE STANDARD PROCTOR DENSITY.AFTER COMPACTION SOIL DENSITY TESTS SHALL BE CONDUCTED TO ENSURE ADEQUATE COMPACTION AND STABILITY OF THE FILL AND TEST RESULTS SHALL BE SUBMITTED TO THE CITY.
8. THE SUPERVISION OF PLACEMENT AND COMPACTION AND CERTIFICATION OF ALL ENGINEERED FILL AREAS SHALL BE THE RESPONSIBILITY OF THE GEOTECHNICAL ENGINEER FOR THE PROJECT.
9. ALL CONSTRUCTION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
10. ALL CONSTRUCTION SIGNING MUST CONFORM TO THE M.T.C. MANUAL "UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
11. REFERENCE TO STANDARD DRAWINGS SHALL MEAN THE STANDARD DRAWINGS OF THE CORPORATION OF THE CITY OF MISSISSAUGA AND UNLESS NOTED OTHERWISE THESE SHALL BE THE REVISION IN EFFECT AS OF THE DATE OF THE CITY'S APPROVAL OF THE CONSTRUCTION DRAWINGS.

ROADS

1. ALL EXISTING UTILITIES SHOWN ON PLAN ARE FOR REFERENCE PURPOSES ONLY THE CONTRACTOR SHALL SATISFY HIMSELF AS TO ACTUAL LOCATION AND DEPTH, AND SHALL BE LIABLE FOR ALL DAMAGES.
2. ALL EXISTING MANHOLE TOPS, VALVE CHAMBERS, GAS BREATHERS ETC.TO BE ADJUSTED TO FINISHED GRADE.
3. THE CITY WILL ARRANGE FOR THE RELOCATION OF ANY CONFLICTING H.E.P.C.POLES OR GUY WIRES.
4. EXISTING CATCHBASINS AFFECTED BY ROAD CONSTRUCTION SHALL BE REMOVED AND GRATES RETURNED TO THE CITY YARD ON BERING AVE., UNLESS OTHERWISE NOTED.CONNECTIONS WHICH ARE TO BE ABANDONED SHALL BE PLUGGED WITH CONCRETE.
5. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL REMOVE ALL CSP'S AFFECTED BY THE CONSTRUCTION AND DISPOSE OF SAME AT DUMP SITE.
6. ALL INTERNAL CURBS TO BE CONSTRUCTED AS PER OPSD 600.070 or 600.06, STANDARD TWO STAGE CURB AND GUTTER CURB AND GUTTER PER OPSD 600.04 FOR MUNICIPAL ROAD REPLACEMENTS SUPERELEVATED CURB & GUTTER PER OPSD 600.04 FOR MUNICIPAL MEDIAN/ISLAND REPLACEMENTS
7. CONCRETE SIDEWALK TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STD. 2240.01 & 2240.04. 180mm THICKNESS ACROSS DRIVEWAYS

PERFORMANCE ASPHALTIC CONCRETE PAVEMENT STRUCTURE *

PAVEMENT LAYER	COMPACTIONS REQUIREMENTS	CAR PARKING MINIMUM COMPONENT THICKNESS	DRIVEWAY/FIRE ROUTE MINIMUM COMPONENT THICKNESS
Surface Course Asphaltic Concrete: HL3 (OPSS 1150) with PG asphalt cement (OPSS 1101)	as per OPSS310	40mm	40mm
Base Course Asphaltic Concrete: HL8 (OPSS 1150) with PG asphalt cement (OPSS 1101)	as per OPSS310	50mm	80mm
Base Course: Granular "A" or 19mm Crusher Run Limestone (OPSS 1010 and Pertinent City Specifications)	100% Standard Proctor Maximum Dry Density	150mm	150mm
Subase Course: Granular "B" or 50mm Crusher Run Limestone (OPSS 1010 and Pertinent City Specifications)	98% Standard Proctor Maximum Dry Density	300mm	450mm

* BASED FROM TERRAPROBE INC. " GEOTECHNICAL INVESTIGATION AND SLOPE STABILITY STUDY, PROPOSED RESIDENTIAL DEVELOPMENT 190 WYNDHAM STREET, MISSISSAUGA, ONTARIO ". FILE No. 11-14-4109, FEBRUARY 13.2015

CONSTRUCTION & RESTORATION WORKS FOR MUNICIPAL R.O.W.s.
WYNDHAM STREET AND MAIN STREET

1. PROPOSED STORM, SANITARY, AND WATER BUILDING CONNECTIONS WITHIN EXISTING MUNICIPAL R.O.W.s ARE TO BE BACKFILLED WITH UNSHRINKABLE FILL UP TO BASE OF EXISTING ROAD GRANULAR. EXISTING ROAD GRANULAR AND ASPHALT TO BE MATCHED WITH MINIMUM THICKNESS IN ACCORDANCE WITH CITY STANDARD 2220.03.
2. TRENCH CONSTRUCTION / RESTORATION SHALL BE IN ACCORDANCE WITH CITY STANDARDS 2220.03, 2220.031, AND 2220.032.
3. BOULEVARD AREAS SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.

IF AN EXISTING SEPTIC SYSTEM IS ON THE PROPERTY, IT MUST BE DECOMMISSIONED AND REMOVED ACCORDING TO ALL APPLICABLE GUIDELINES AND REGULATIONS.

IF A WELL IS DISCOVERED ON THE PROPERTY, IT MUST BE DECOMMISSIONED BY A LICENSED WELL CONTRACTOR OR TECHNICIAN IN ACCORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (formerly 612/84) AND ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES.

STORM

1. ALL LOCATIONS & ELEVATIONS OF EXISTING UTILITIES SHOWN ON PLAN OR PROFILE ARE FOR REFERENCE PURPOSES ONLY.THE CONTRACTOR SHALL SATISFY HIMSELF AS TO ACTUAL LOCATION & DEPTH AND SHALL BE LIABLE FOR DAMAGES.
2. MANHOLES TO BE CONSTRUCTED AS PER MTA STD 2113.01
3. ALL PIPE BEDDING TO BE CLASS 'B' AS PER MTA 351 UNLESS OTHERWISE NOTED.
4. ALL CONCRETE PIPE TO CONFORM TO CSA SPECIFICATION A-2571 OR A-2572 FOR LARGER THAN 450mm DIA.
5. CATCHBASIN TO BE 600mm SQ.PRECAST CONCRETE UNITS AS PER AS PER STD 2114.01 UNLESS OTHERWISE NOTED.

REGION OF PEEL STANDARD NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. WATERMAIN AND / OR WATER SERVICE MATERIALS 100mm AND LARGER MUST BE POLYVINYL CHLORIDE (P.V.C) CLASS 150, A.W.W.A. C900-75. SIZE 50mm AND SMALLER MUST BE COPPER TYPE 'K' SOFT, A.S.T.M. B88-49.
3. WATERMAIN AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7m WITH A MINIMUM HORIZONTAL SPACING OF 1.2m FROM THEMSELVES AND ALL OTHER UTILITIES.
4. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING ETC. MUST BE PROVIDED WITH AT LEAST A 50mm OUTLET ON 100mm 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 100mm DIA. MINIMUM ON A HYDRANT.
5. ALL CURB STOPS TO BE 3.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
6. HYDRANT AND VALVE SET TO REGION STANDARD 1-6-1 DIMENSION A AND B, 0.7m AND 0.9m AND TO HAVE PUMPER NOZZLE.
7. 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.
8. WATERMAINS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.30m OVER / 0.50m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
9. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.

REGION OF PEEL NOTES:

THE APPLICANT, APPLICANT'S REPRESENTATIVE, CONSULTANT, CONTRACTOR AND SUB CONTRACTOR ARE RESPONSIBLE TO ENSURE THAT THEIR DESIGN AND CONSTRUCTION PRACTICES CONFORMS TO THE LATEST REGION OF PEEL STANDARDS, SPECIFICATIONS AND DESIGN CRITERIA POSTED ON THE REGION OF PEEL'S WEBSITE.

SANITARY SEWER DATE

1. PIPE CLASSIFICATION UNLESS OTHERWISE NOTED.
   A) P.V.C. SDR 36 OR AS SPECIFIED ON DRAWING AND CONFORM TO C.S.A. SPECIFICATION B182.2 (A.S.T.M. D3034) OR LATEST REVISION THEREOF.
   B) FITTINGS SHALL CONFORM TO A.S.T.M. SPECIFICATIONS D3034 AND JOINTS SHALL BE BELL AND SPIGOT WITH RUBBER GASKET.
2. RIGID SEWER PIPE SHALL BE ENCASED IN 20MPa CONCRETE FROM EACH MANHOLE TO THE FIRST PIPE JOINT. ENCASEMENT TO EXTEND FROM UNDISTURBED GROUND TO MINIMUM AT 300mm ABOVE THE TOP OF PIPE.
3. MANHOLE TO BE AS PER R.P. STDS. 2-1-1, 2-1-4, 2-1-5, 2-2-1, 2-2-2, AND 2-2-4.
4. BEDDING TO BE TYPE 'B' AS PER R.P. STD. 2-3-1 (UNLESS OTHERWISE NOTED)
5. PREMIUM RUBBER GASKETS TO BE USED THROUGHOUT SANITARY SEWER SYSTEM.
6. MAXIMUM TRENCH WIDTH AT TOP OF PIPE OPSD. 806.02, 806.040 AND 806.060.
7. THE CONTRACTOR/DEVELOPER WILL BE RESPONSIBLE FOR SUPPLYING EXTRA BEDDING AND/OR STRONGER PIPE IF ACTUAL TRENCH WIDTH EXCEEDS THE DESIGN WIDTH.
8. ALL SANITARY CONNECTIONS AT STREET LINE MUST BE LOWER THAN THE STORM CONNECTION.
9. ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS, SHALL BE INSTALLED WITH LAZER AND CHECKED PRIOR TO BACKFILLING.
10. MINIMUM PIPE SLOPE FLR LAST LEG 1.0% AS PER R.P. STD. 2-4-2

UNLESS OTHERWISE NOTED ON DRAWINGS

1. ALL CONSTRUCTION OF STORM AND SANITARY SEWERS AND WATERMAINS AND APPURTENANCES AND ROADWORKS SHALL BE IN ACCORDANCE WITH STANDARD CITY OF MISSISSAUGA AND REGION OF PEEL AND ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS WHICH SHALL B CONSTITUTED AS PART OF THIS CONTRACT.
2. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE AND ANY DISCREPANCIES REPORTED TO THE ENGINEER IMMEDIATELY.
3. ALL BACKFILL FOR SEWERS, WATERMAINS AND UTILITIES ON THE ROAD ALLOWANCE MUST BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR DENSITY EXCEPT FOR TOP 300mm WHICH MUST BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
4. THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR/DEVELOPER AT THEIR EXPENSE, THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR THE RESTORATION TO THE REPAIR OF EXISTING UTILITIES DISTURBED DURING CONSTRUCTION.
5. ALL AREAS BEYOND THE PLAN OF SUBDIVISION WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE COMMISSIONER OF WORKS AT THE CONTRACTOR'S/DEVELOPER'S EXPENSE.
6. ALL CONSTRUCTION SIGNING MUST CONFORM TO THE M.T.O. MANUAL OF "UNIFORM TRAFFIC CONTROL DEVICES".
7. ALL WORK SHOULD BE COMPLETED IN ACCORDANCE WITH "OCCUPATIONAL HEALTH AND SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
8. BLASTING WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE CITY OF MISSISSAUGA TRANSPORTATION AND WORKS DEPARTMENT.
9. ALL MEASUREMENTS IN METERS AND PIPE SIZES IN MILLIMETERS.
10. ANY UTILITY RELOCATIONS REQUIRED DUE TO THE DEVELOPMENT OF THE SUBJECT LANDS ARE TO BE UNDERTAKEN AT THE EXPENSE OF DEVELOPER.

WATERMAIN DATA

1. WATERMAIN BEDDING TO BE AS PER R.P. STD. 1-5-1
2. CLASS OF PIPE:
   A) UP TO AND INCLUDING 300mm DIA.
      i) P.V.C. WATERMAIN TO BE CLASS 150, DR-18 AND MANUFACTURED TO A W.W.A. SPECIFICATION C-900-75 WITH PUSH-ON TYPE JOINT UNLESS OTHERWISE NOTED.
   B) PIPES LARGER THAN 300mmDIA.
      i) CONCRETE PRESSURE PIPE, SPECIFICATION AS NOTED ON THE DRAWINGS.
   C) 50mm WATERMAIN
      i) SHALL BE TYPE "K" SOFT COPPER TUBING WATERMAIN INSTALLATION IN CUL-DE-SAC TO BE INSTALLED AS PER R.P. STD. 1-7-4
3. HYDRANTS:
   A) SET TO R.P. STD. 1-6-1 AND 1-6-2.
   B) MANUFACTURER TYPE SHALL BE MUELLER, McAVITY M67B OR CONCORD D67-M WITH PUMPER NOZZLE OUTLETS.
   C) PAINTED TO R.P. COLOUR SPECIFICATION OF RED WITH REFLECTIVE SILVER.
4. WHERE WATERMAINS PASS OVER SEWERS A MINIMUM CLEARENCE OF 0.3m IS REQUIRED. WHERE WATERMAINS PASS UNDER SEWERS A MINIMUM CLEARENCE OF 0.50m IS REQUIRED.
5. HORIZONTAL CLEARANCE FOR WATERMAINS TO BE MINIMUM 2.5m FROM ADJACENT SEWERS.
6. WATERMAINS IN FILL AREAS:
   A) TO BE INSTALLED WITH RESTRAINED JOINTS WITH UNI-FLANGE SERIES 1300, OR APPROVED EQUAL.
   B) NO WATERMAIN TO BE LAID ON FILL UNTIL THE FILL DENSITY TEST REPORTS HAVE BEEN SUBMITTED TO AND APPROVED BY THE REGION.
   C) FILL TO BE PLACED TO A MINIMUM OF 600mm ABOVE THE TOP OF WATERMAIN GRADES AND COMPACTED TO MINIMUM DENSITY OF 100% STD. PROCTOR DENSITY IN MAXIMUM LIFTS OF 300mm.
   D) TESTS SHALL BE TAKEN ALONG THE CENTERLINE OF THE WATERMAIN AND 1.5m EITHER SIDE OF WATERMAIN AT INTERVALS OF 30m AND AT EACH 600mm LIFTS.
   E) ALL TEES, HORIZONTAL BENDS, HYDRANTS AND BRANCH VALVES IN FILL AREAS TO BE TIED WITH THE ROADS IN ADDITION TO CONCRETE BLOCKING ACCORDING TO THE FOLLOWING:
   F) THRUST BLOCKING:
      i) TO BE INSTALLED AS PER R.P. STDS 1-5-4, 1-5-5, 1-5-6 AND 1-5-7
      ii) CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, HORIZONTAL BENDS, HYDRANTS, END OF MAINS AND CONNECTIONS 100mm TO 300mm DIAMETER AS PER REGION STANDARDS. ALL 400mm DIAMETER WATERMAINS AND LARGER SHALL HAVE RESTRAINED JOINTS. CALCULATIONS WILL BE REQUIRED FROM THE CONSULTANT TO DETERMINE THE NUMBER OF JOINTS TO BE RESTRAINED BEYOND THE BEND AT ALL THRUST BLOCK LOCATION, WHERE COMPACTED FILL RATHER THAN UNDISTURBED GROUND EXISTS BEHIND THE THRUST BLOCK, THE FOLLOWING ADDITIONAL PRODUCERE SHALL BE FOLLOWED.
      iii) ALL SEGMENTS OF THE FITTING AND THE WATERMAIN AT THE THRUST BLOCK LOCATION SHALL BE TIED USING EMCO UNDERGROUND BELL JOINT CLAMPS OR EQUIVALENT, OR THE RODS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS (TIE RODS AND CLAMPS SHALL HAVE TWO COATS OF BITUMASTIC PAINT) WHERE THE DEFLECTION ANGLE AT THRUST BLOCK IS MORE 45°, ADDITIONAL TIE ROD ASSEMBLIES SHALL BE INSTALLED FOR AT LEAST 10m EACH SIDE OF THE THRUST BLOCK.
      iv) IMPORTED GRANULAR FILL (OPS GRANULAR "B" OR EQUIVALENT IS TO BE USED BEHIND THE THRUST BLOCK AND FOR A MINIMUM DISTANCE OF 2m EACH SIDE OF THE THRUST BLOCK. THIS IMPORTED GRANULAR FILL SHALL BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR DENSITY PRIOR TO CONSTRUCTING THE THRUST BLOCKS, THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR BACKFILL FROM A LISCENCED GEOTECHNICAL ENGINEER.
7. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7m AT CENTRELINE OF PAVEMENT.
8. A 12 GAUGE T.W.H. SOLID COPPER, WHITE PLASTIC COATED TRACER WIRE MUST BE INSTALLED WITH P.V.C. WATERMAIN AND BROUGHT TO THE SURFACE AT EACH VALVE BOX AND EACH FIRE HYDRANT.
9. VALVE IN BOXES SHALL BE INSTALLED AS PER R.P. STD. 1-3-B. MAINLINE VALVES TO BE INSTALLED AS PER R.P. STD. 1-3-3A
10. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER REGION OF PEEL STANDARDS.
11. ALL WATERMAIN SHALL MAINTAIN A MINIMUM 1.5m CLEARENCE FROM ALL MANHOL AND CATCHBASINS.
12. THE CONTRACTOR SHALL COMPLETE THE NECESSARY WATER TESTING (IE, PRESSURE TEST FLUSHING, CHLORINATION, SAMPLING, ETC) AS PER REGION OF PEEL STANDARDS AROUND THE CLOSED OPERATING VALVE.
13. THE OPERATION OF EXISTING WATERMAIN VALVES SHALL BE CONDUCTED AS REQUIRED BY THE REGION OF PEEL.
14. THE NEW WATERMAIN TO BE TAPPED FOR WATER SERVICES MUST BE ISOLATED FROM THE EXISTING WATERMAIN TO MAINTAIN PRESSURE IN THE NEW MAIN DURING INSTALLATION OF SERVICES. A 25mm BY-PASS WITH AN APPROVED DIFFERENTIAL BACKFLOW PREVENTER IS TO BE INSTALLED AROUND THE CLOSED OPERATING VALVE.
15. WHERE DRIVEWAY ARE CONSTRUCTED OVER CONNECTION CORRIDOR THE WATER VALVES MUST BE LOCATED IN CENTER OF UNIT BEING SERVICED UNLESS OTHERWISE NOTED.
16. ALL WATER SERVICES SHALL HAVE CURBS STOPS AND BOXES INSTALLED AT STREETLINE, BE FLUSH WITH GRADE AND ACCESSIBLE AT ALL TIME. REDUCING CURB STOPS SHALL NOT BE USED.
17. FOR RESIDENTIAL APPLICATIONS, ALL WATER SERVICE BOXES (CURB STOPS) SHALL BE INSTALLED IN GRASS AREAS WITH MINIMUM DISTANCE OF 1.0m FROM THE EDGE OF THE DRIVEWAY UNLESS OTHERWISE SPECIFIED OTHER LOCATION HAS BEEN APPROVED.

SERVICE CONNECTIONS

1. SANITARY
   A) SINGLE AND DOUBLE MINIMUM 125mm DIA PVC SDR-28
   B) CONNECTIONS TO SEWER TO BE MADE WITH MANUFACTURED TEE OR WYE WHERE APPLICABLE AND SHALL BE COLOUR CODED AS NON-WHITE, OR AS PER C.M. STD. 2115050 & R.P. STDS. 2-4-1 TO 2-4-3
   C) SANITARY SERVICE SHALL BE LOWER THAN AND TO THE RIGHT OF THE STORM SERVICE AT THE PROPERTY LINE WHEN FACING THE LOT FROM THE STREET.
   D) SERVICE CONNECTION TO LOT LINE SHALL BE VISIBLY MARKED BY A 1.8m-50mm x 100mm WOOD STAKE BURIED 1.0m AND PAINTED RED.
   E) ALL "BOOT JACKS" AND "Y"S ARE TO BE CAST IRON FOR STORM HOUSE CONNECTIONS.
2. WATER
   A) WATER SERVICES SHALL BE 25mm DIA TYPE 'K' COPPER AS PER R.P. STD. 1-7-1 & C.M. STDS. 2115.010 TO 2115.040
   B) SERVICE CONNECTION TO VISIBLY MARKED BY 1.8m-50mm x 100mm WOOD STAKE BURIED 1.0m AND PAINTED BLUE.

ROCK BREAKING

PROPOSED STORM AND SANITARY SEWERS FOUNDED IN SHALE BEDROCK WILL REQUIRE ROCK BREAKING. SEWER BEDDING REQUIREMENTS WITHIN BEDROCK TO BE SPECIFIED BY GEOTECHNICAL ENGINEER.

BENCHMARK NOTE
ELEVATIONS ARE REFERRED TO CITY OF MISSISSAUGA DATUM AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 63-4, HAVING A PUBLISHED ELEVATION OF 163.543 metres.
BEARING NOTE
BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM
SCP 075760396 NORTH 4826065.692 EAST 604009.682
SCP 075760397 NORTH 4826254.278 EAST 603818.766
COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999713. ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED. PIPE SIZES ARE IN MILLIMETRES.

3.	REVISED AS PER CITY COMMENTS	JAN.28/2020	M.E.H.
2.	REVISED AS PER CITY COMMENTS	OCT.28/2019	M.E.H.
1.	REVISED AS PER CITY COMMENTS	AUG./13/2018	D.OH.
REVISION BLOCK		DATE	APPR. BY

2576954 ONTARIO INC. PROPOSED CONDOMINIUM TOWNHOUSE DEVELOPMENT

PROFESSIONAL ENGINEER
M.E.HALL
JAN.28/2020
PROVINCE OF ONTARIO

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF CONDELAND ENGINEERING LIMITED AS TO DESIGN AND SPECIFICATION

DIRECTOR OF DEVELOPMENT/
TRANSPORTATION ENGINEERING
DATE:

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MISSISSAUGA
Region of Peel
Working for you

C100 GENERAL NOTES

DESIGNED BY: D.M.	DATE: JANUARY 2020	CHECKED BY: M.E.H.
DRAWN BY: G.M.	DRAWING NO. 17-018-C100	
SCALE: N.T.S.	Sheet: 01 of 11	CITY FILE

STORM MANHOLE DATA				
No.	TYPE	TOP	IN INV	OUT INV
CDSMH1	PMSU20_15_4m	152.32		151.17
MH1	(1200mmØ)	153.23	151.11	151.03
MH2	(1200mmØ)	153.09	150.86	150.71
MH3	(1500mmØ)	152.46	150.64	150.41
MH4	(1800mmØ)	151.96	150.35	150.27
CDSMH2	PMSU20_15_4m	151.91	150.25	150.22
CTRLMH	(1200mmØ)	151.99	150.17	150.14
MH5	(1200mmØ)	151.84	150.10	150.07
MH6	(1200mmØ)	152.64	152.10	152.05
MH7	(1200mmØ)	152.46	151.98	151.94

NOTE:
ROAD OCCUPANCY PERMITS TO BE OBTAINED BY CONTRACTOR FOR MAIN ST. AND WYNDHAM ST. CONSTRUCTION WORKS

NOTE:
ENTIRE ROOF DRAINAGE FROM BLOCKS 1,2,3 (UNITS 1-19) SHALL BE DIRECTED TO PRIVATE ROADWAY.
ENTIRE ROOF DRAINAGE FROM BLOCKS 4,5 (UNITS 1-7) SHALL BE DIRECTED TO WYNDHAM STREET R.O.W.

NOTE:
EXISTING SERVICE CONNECTIONS TO BE REMOVED AND CAPPED AT MAINS

SANITARY MANHOLE DATA				
No.	TYPE	TOP	IN INV	OUT INV
MH1A	(1200mmØ)	153.37		150.44
MH2A	(1200mmØ)	152.96	149.84	149.81
MH3A	(1200mmØ)	152.53	149.57	149.54
MH4A	(1200mmØ)	152.13	149.31	149.28
MH5A	(1200mmØ)	151.96	149.12	149.09
MH6A	(1200mmØ)	151.55	148.91	148.81

DOUBLE CATCHBASINS (DCB) DATA	* C/W INSULATION					
No.	LENGTH	SLOPE	DIA	TOP	OUT INV	INV @ MH
DCB1	3.80m *	1.00%	250mmØ	152.28	151.26	151.22
DCB2	0.80m *	5.00%	250mmØ	152.28	151.26	151.22
DCB3	5.67m *	1.00%	250mmØ	151.82	150.46	150.40
DCB4	4.13m	1.00%	250mmØ	151.82	150.34	150.30

REAR LOT CATCHBASINS (RLCB) DATA	* C/W INSULATION					
No.	LENGTH	SLOPE	DIA	TOP	OUT INV	INV @ MAIN
RLCB1	31.03m*	0.50%	250mmØ	152.35	151.45	151.29
RLCB2	30.34m*	0.60%	150mmØ	152.35	151.62	151.44
RLCB3	22.18m*	0.50%	250mmØ	153.05	152.21	152.10

MAIN STREET MEDIAN CATCHBASINS DATA						
No.	LENGTH	SLOPE	DIA	TOP	OUT INV	INV @ MAIN
CB5	2.55m	18.43%	250mmØ	151.42	149.87	149.40
CB6	4.88m	11.27%	250mmØ	151.81	150.26	149.71

STORAGE DATA	
CHAMBER #1	S INV=151.15 N INV=151.15
CHAMBER #2	S INV=150.20 N INV=150.20

CROSSING INFORMATION	
CROSSING #1	STM INV=150.19 SAN OBV=149.27 CLEARANCE=0.92m
CROSSING #2	STM INV=150.23 SAN OBV=149.44 CLEARANCE=0.79m

ROCK BREAKING NOTE:
PROPOSED STORM AND SANITARY SEWERS FOUNDED IN SHALE BEDROCK WILL REQUIRE ROCK BREAKING. SEWER BEDDING REQUIREMENTS WITHIN BEDROCK TO BE SPECIFIED BY GEOTECHNICAL ENGINEER.

EXCAVATION AND RESTORATION WORKS WITHIN MAIN STREET AND WYNDHAM STREET

VERTICAL TRENCH CONSTRUCTION AND RESTORATION FOR SANITARY/STORM SERVICES AND SEWERS, WATER SERVICES AND WATERMAIN. CONTRACTOR TO SAWCUT EXISTING ASPHALT AND REMOVE EXISTING CURB OFFSITE. CONTRACTOR TO BACKFILL EXCAVATION WITHIN MAIN STREET AND WYNDHAM STREET WITH APPROVED GRANULAR BACKFILL AND UNSHRINKABLE FILL AS SPECIFIED BY CITY OF MISSISSAUGA OPERATIONS DEPT. ASPHALT SURFACE AND CURB TO BE RESTORED TO EXISTING OR BETTER CONDITION. ALL RESTORATION WORK IS TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.

ROAD RE-CONSTRUCTION/ RESTORATION AREA (AS PER ROAD OCCUPANCY PERMIT)

RESTORATION NOTE:

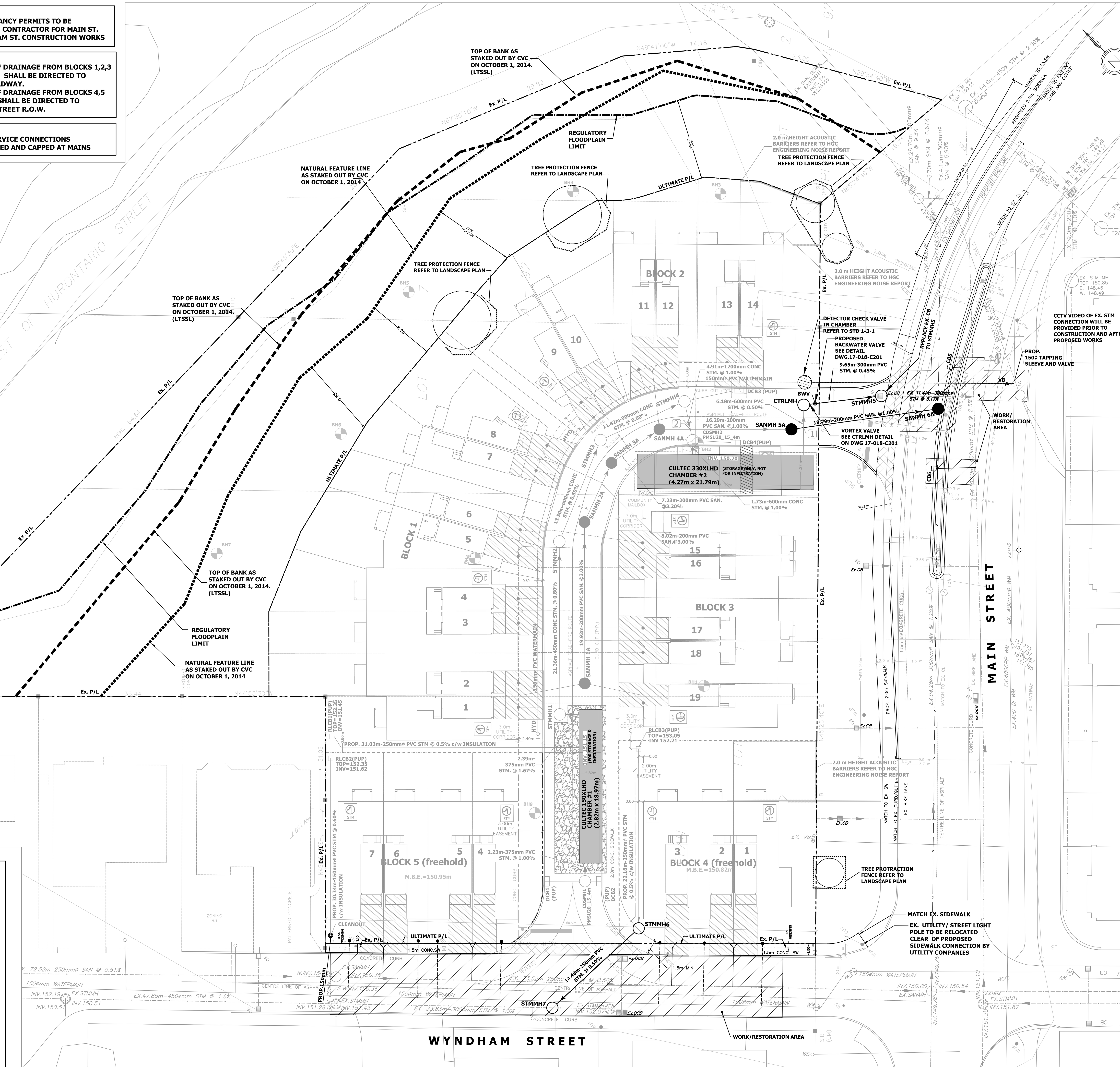
CONTRACTOR TO SAWCUT EXISTING ASPHALT AND REMOVE EXISTING CURB OFFSITE. CONTRACTOR TO BACKFILL EXCAVATION WITHIN MAIN STREET AND WYNDHAM STREET

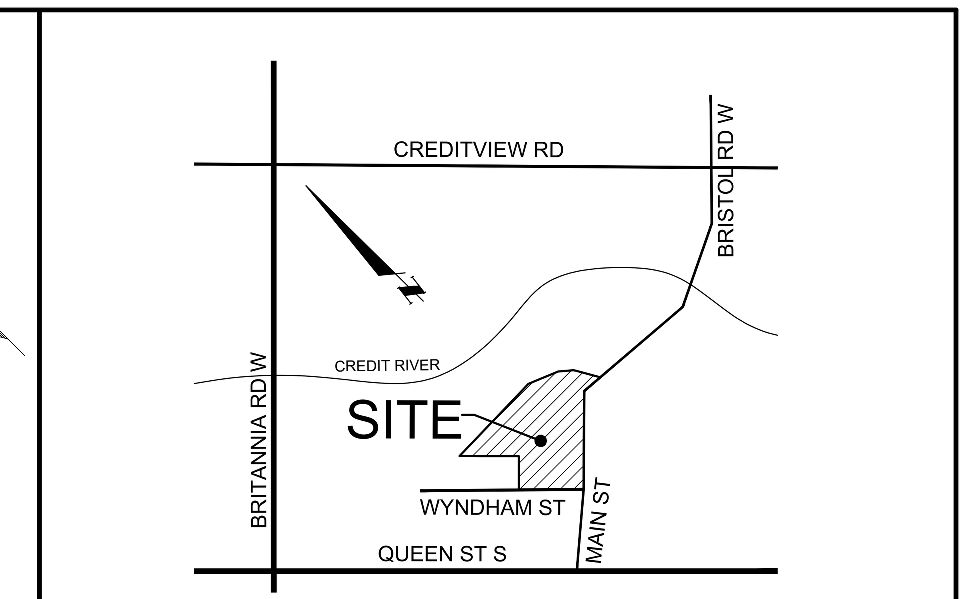
PROPOSED STORM, SANITARY AND WATER BUILDING CONNECTIONS WITHIN EXISTING MUNICIPAL R.O.W.S. ARE TO BE BACKFILLED WITH UNSHRINKABLE FILL UP TO THE BASE OF EXISTING ROAD GRANULAR. EXISTING ROAD GRANULAR AND ASPHALT TO BE MATCHED WITH MINIMUM THICKNESSES IN ACCORDANCE WITH CITY STANDARD 2220.03.

TRENCH CONSTRUCTION/RESTORATION SHALL BE IN ACCORDANCE WITH CITY STANDARDS 2220.03, 2220.031 AND 2220.032.

ALL RESTORATION WORK IS TO THE SATISFACTION OF THE CITY OF MISSISSAUGA DEVELOPMENT CONSTRUCTION SERVICES DEPARTMENT.

FINAL OVERLAY ON WYNDHAM TO BE GRINDING 0.04m FOR PLACEMENT OF TOP ASPHALT AS SPECIFIED.





KEY PLAN N.T.S.

PART OF LOTS 2 AND 7 REGISTERED PLAN A-92 AND PART OF LOTS 1 AND 2
SOUTH OF WATER STREET (NOT OPEN), NORTH OF MAIN STREET, EAST OF WYNDHAM STREET
PLAN STR-4 AND PART OF LOT 4, CONCESSION 4.WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO) FORMERLY VILLAGE OF STREETSVILLE
CITY OF MISSISSAUGA,

LEGEND

- PROPOSED STM MANHOLE
- PROPOSED SAN MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN
- EX. STM MANHOLE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- VB PROP. VALVE AND BOX
- VC PROP. VALVE AND CHAMBER
- BWV PROP. BACKWATER FLOW PREVENTOR
- RESTORATION AREA
- TREE PROTECTION FENCE
- ACOUSTIC WOOD FENCE
- SUMP PUMP
- 130.00 DENOTES EXISTING CONTOUR ELEVATION
- 227.40EX EXISTING ELEVATIONS
- DENOTES PROPOSED SWALE
- REGULATORY FLOOD PLAIN
- LONG TERM STABLE SLOPE CREST (LTSSC)
- TOP OF BANK AS STAKED OUT BY CVC ON OCTOBER 1, 2014
- NATURAL FEATURE LINE AS STAKED OUT BY CVC ON OCTOBER 1, 2014
- PROPERTY BOUNDARY
- 1 CROSSING INDICATOR TEE CHART
- TERMINATING NEW S/W & CURB ALIGNMENT

BENCHMARK NOTE
ELEVATIONS ARE REFERRED TO CITY OF MISSISSAUGA DATUM AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 63-4, HAVING A PUBLISHED ELEVATION OF 163.543 metres.
BEARING NOTE
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SCP 075760396 NORTH 4826065.692 EAST 604009.682
SCP 075760397 NORTH 4826254.278 EAST 603818.766
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DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999713. ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED. PIPE SIZES ARE IN MILLIMETRES.

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2.	REVISED AS PER CITY COMMENTS	OCT.28/2019	M.E.H.
1.	REVISED AS PER CITY COMMENTS	AUG./13/2018	D.OH.
REVISION BLOCK		DATE	APPR. BY

2576954 ONTARIO INC. PROPOSED CONDOMINIUM TOWNHOUSE DEVELOPMENT

LICENSED PROFESSIONAL ENGINEER
M.E.HALL
JAN.28/2020
PROVINCE OF ONTARIO

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF CONDELAND ENGINEERING LIMITED AS TO DESIGN AND SPECIFICATION

DIRECTOR OF DEVELOPMENT/ TRANSPORTATION ENGINEERING

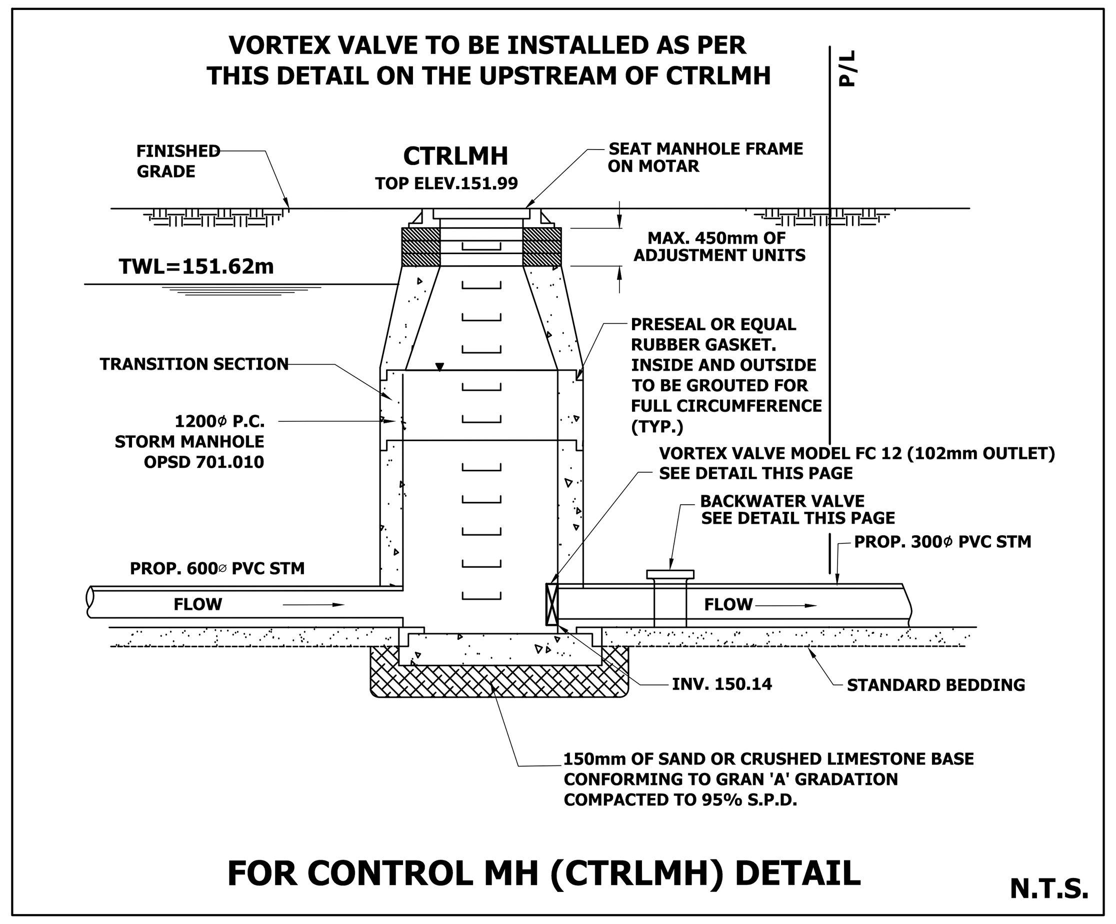
DATE:

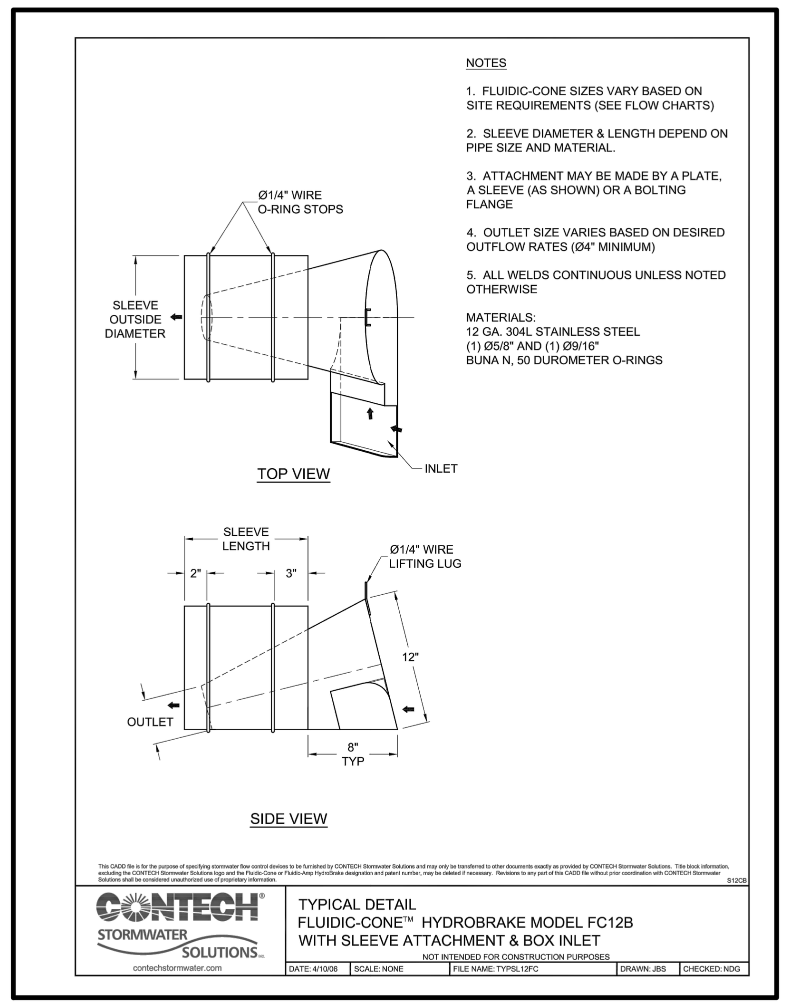
CONDELAND
CONSULTING ENGINEERS & PROJECT MANAGERS
350 Creditstone Road, Unit 200
Concord, Ontario L4K 3Z2
P: (905) 695-2096
F: (905) 695-2099

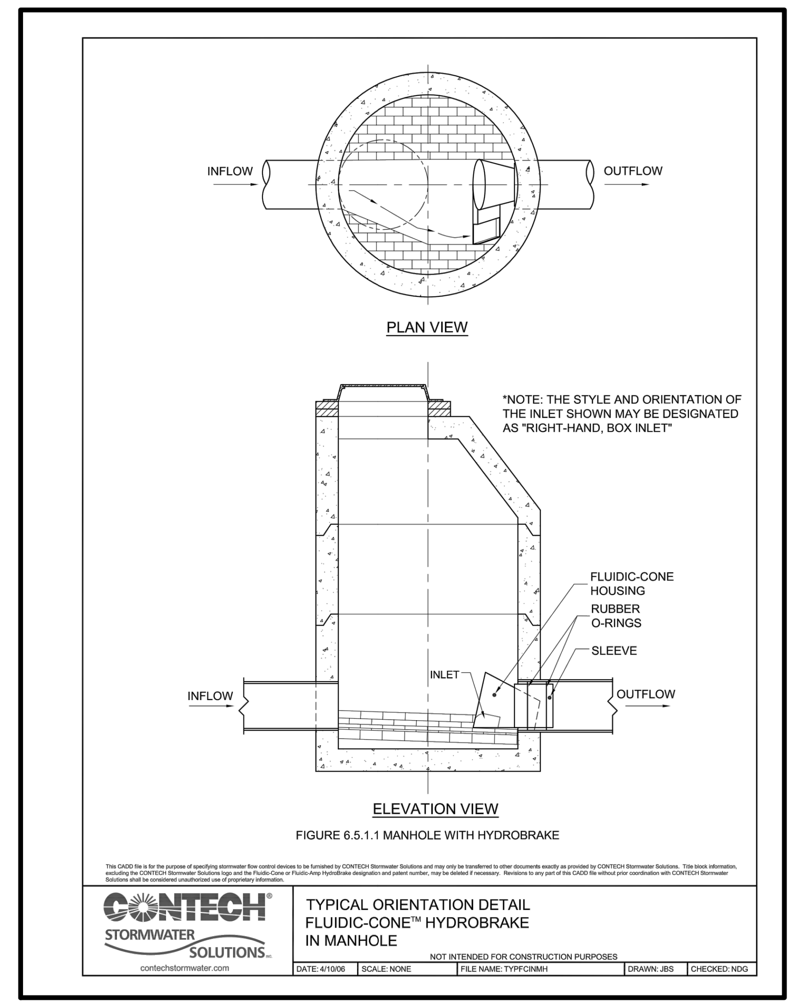
MISSISSAUGA
Region of Peel Working for you

C200 SERVICING PLAN

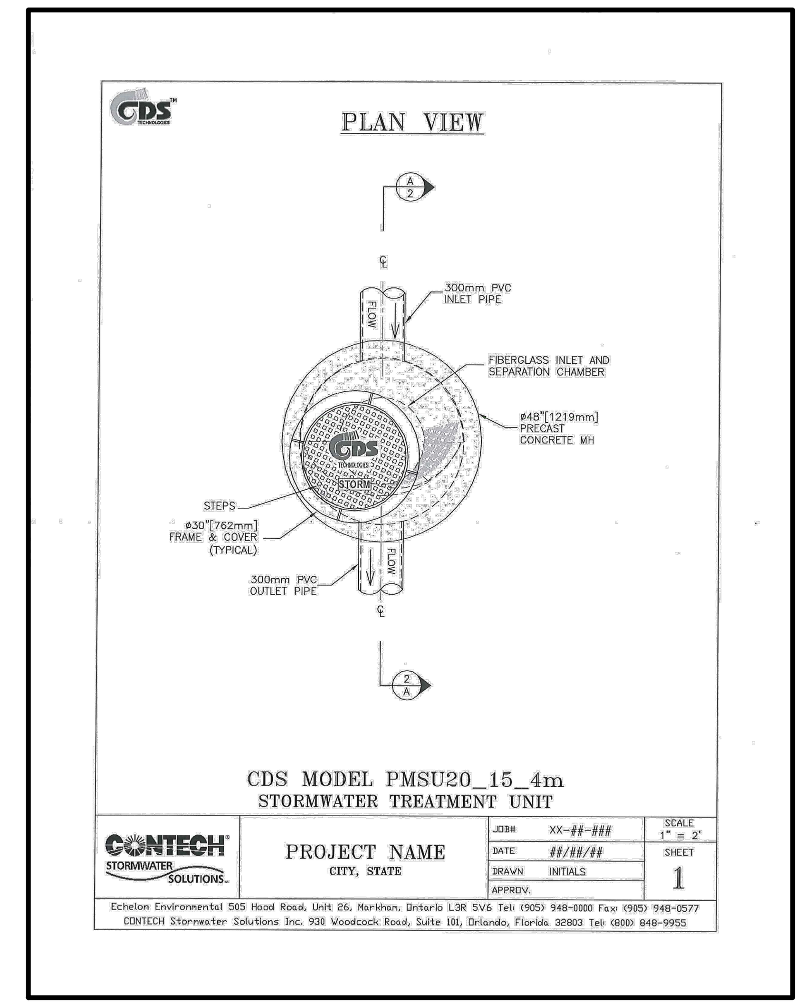
DESIGNED BY: D.M.	DATE: JANUARY 2020	CHECKED BY: M.E.H.	
DRAWN BY: G.M.	DRAWING NO. 17-018-C200	CITY FILE	
SCALE: 1:250	Sheet: 02of 11		

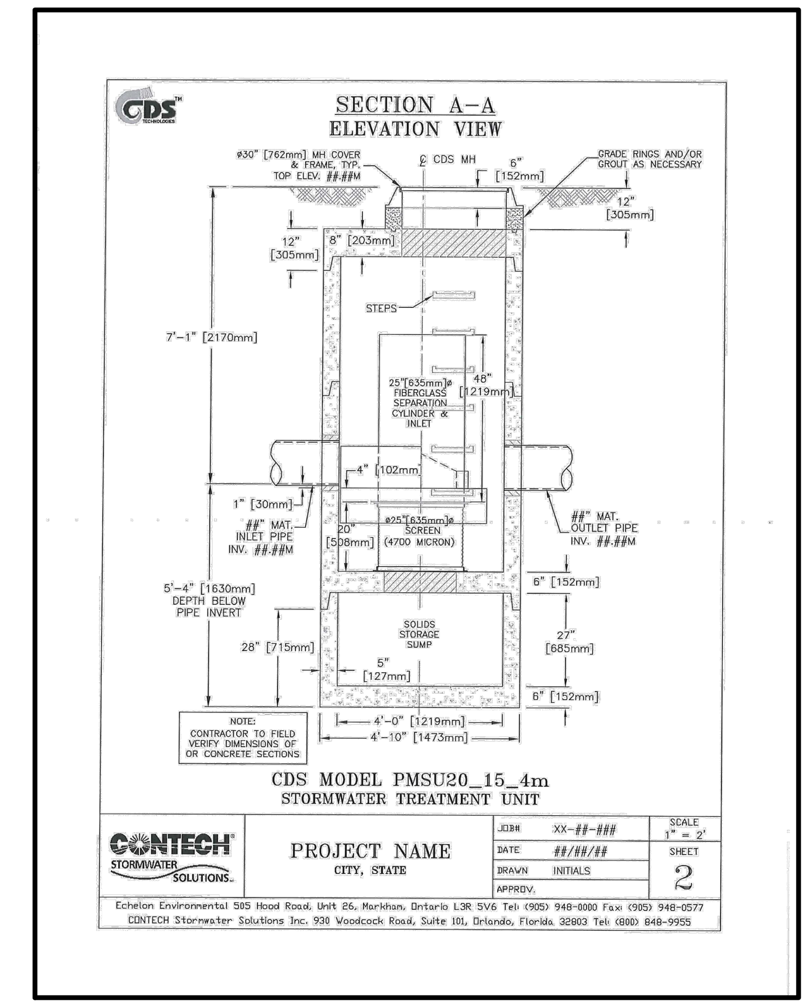


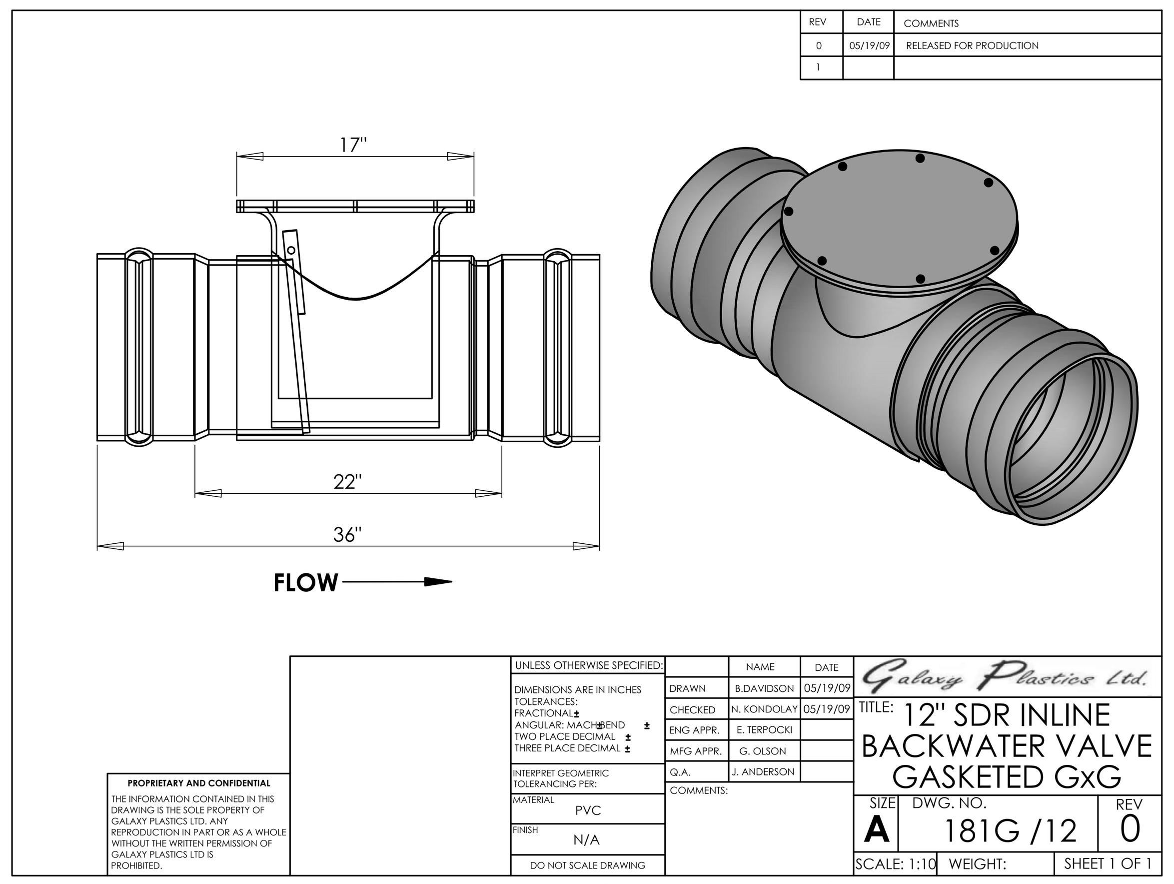


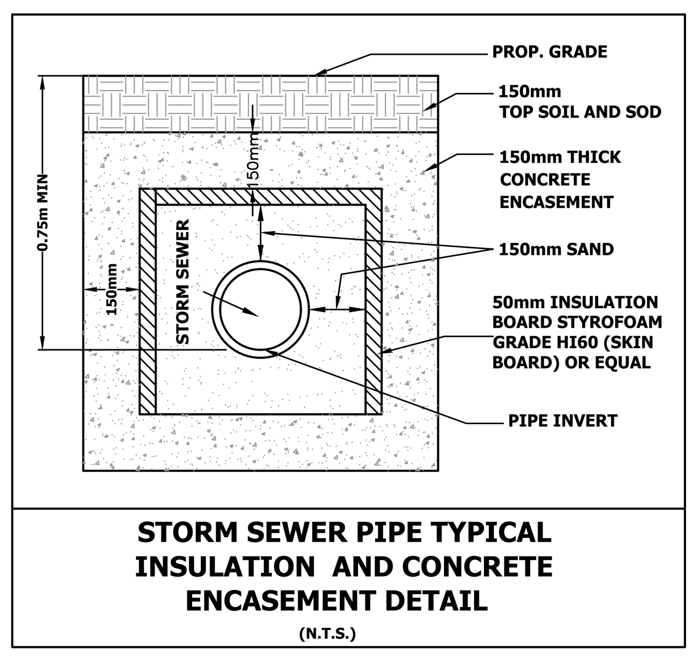


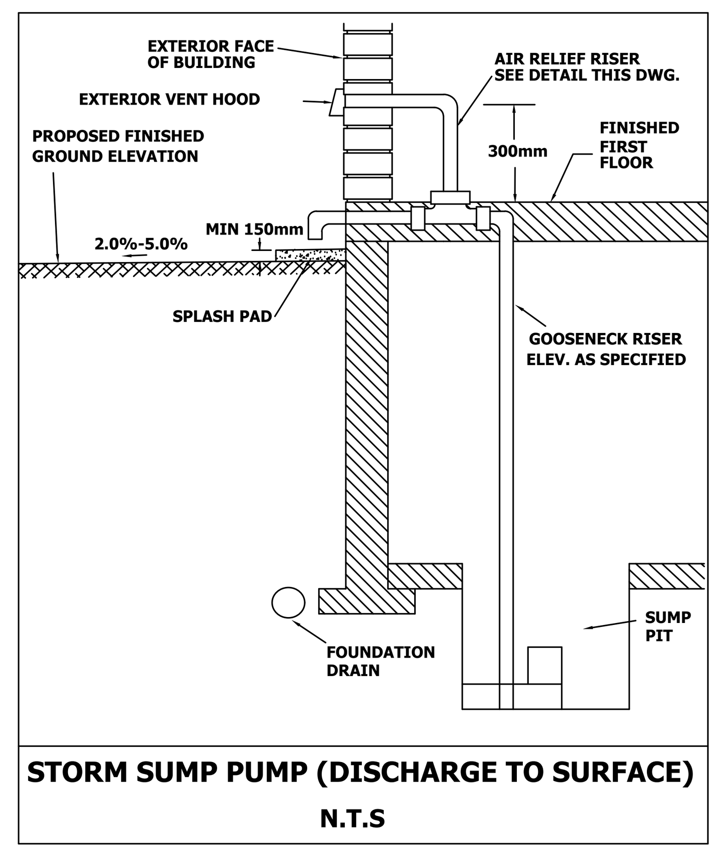
VORTEX VALVE MODEL FC 12

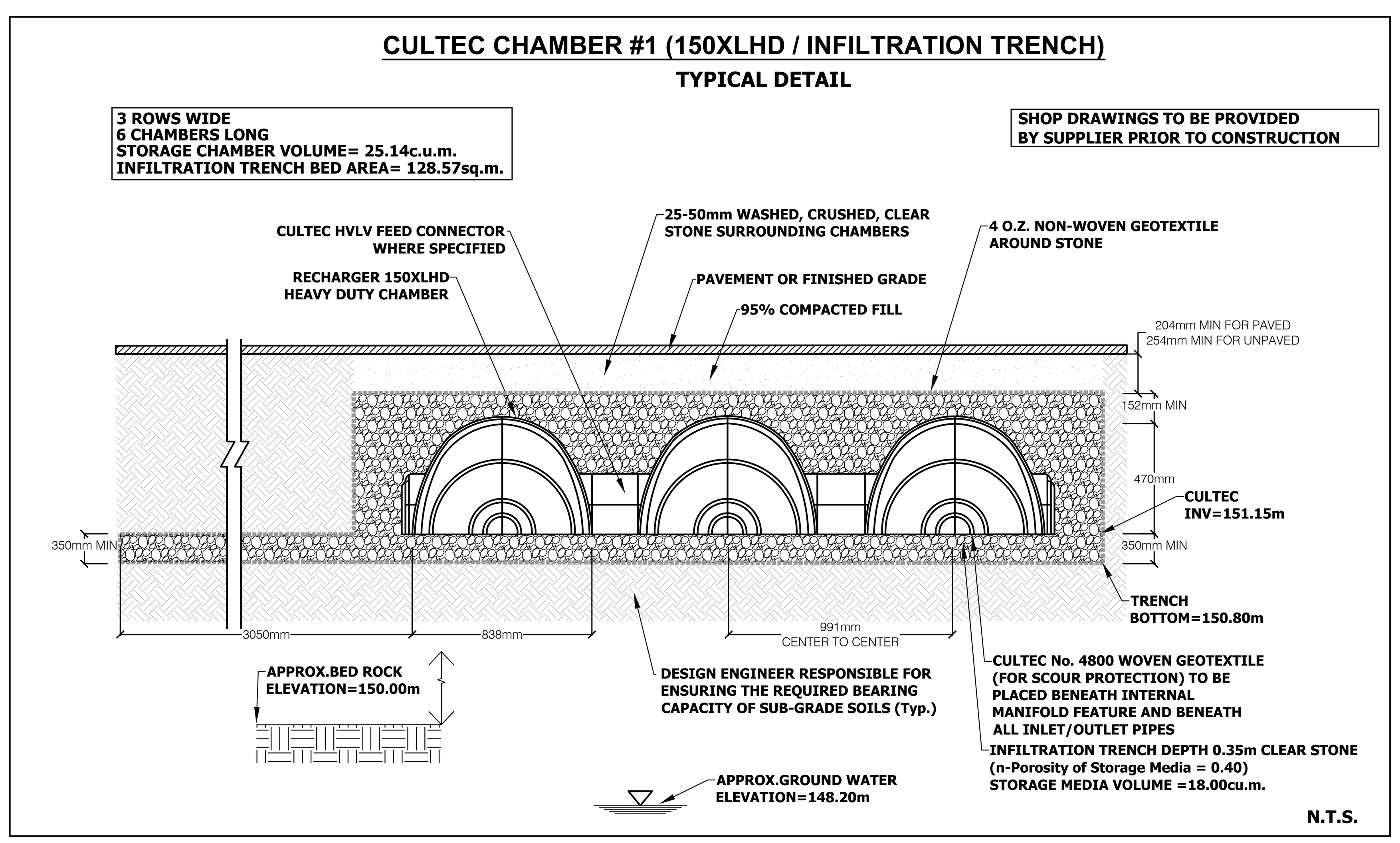


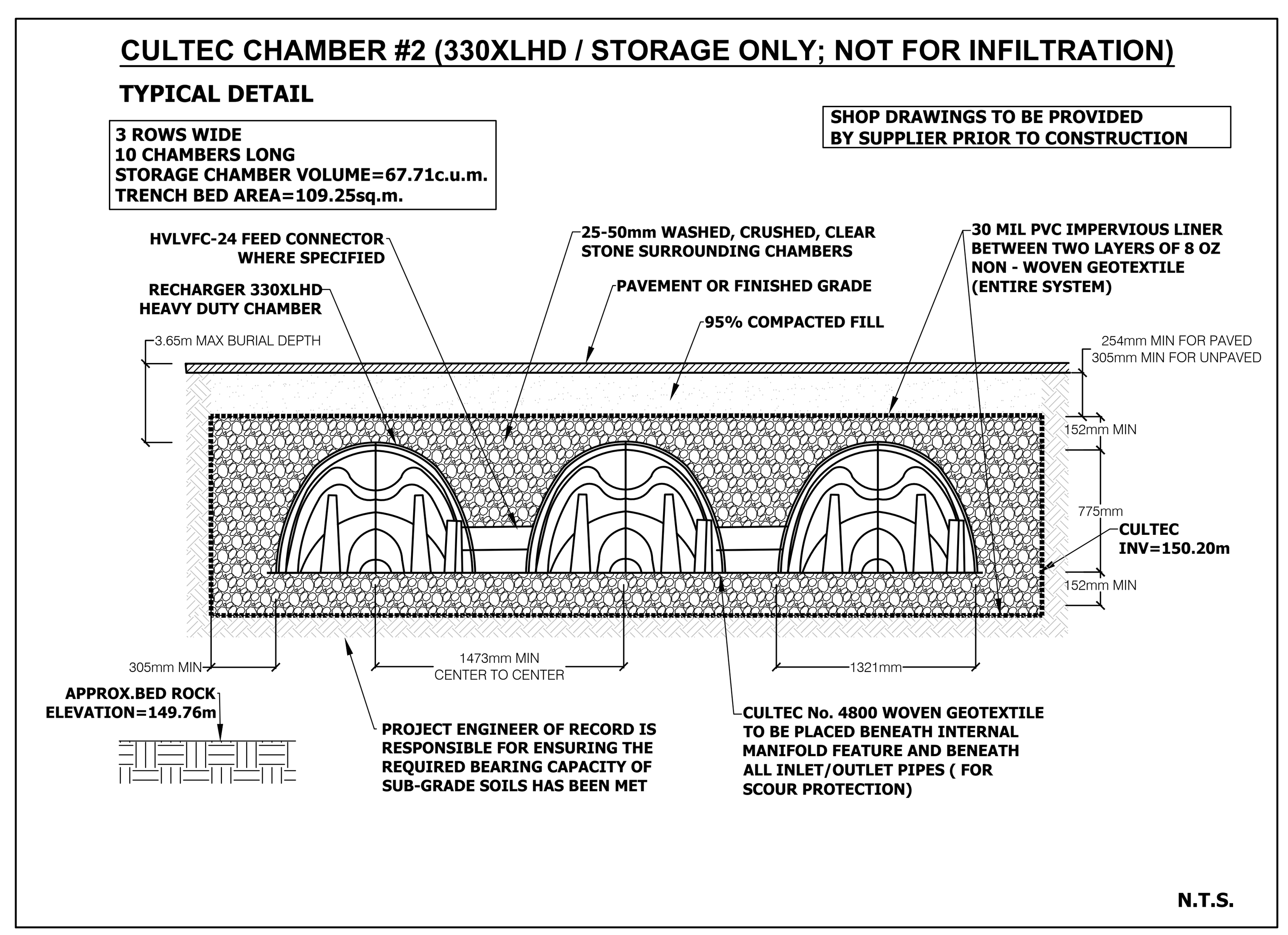












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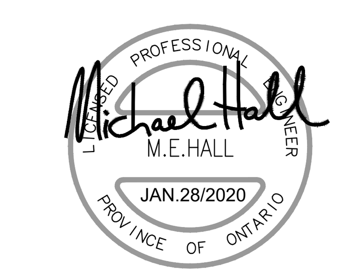
2576954 ONTARIO INC. PROPOSED CONDOMINIUM TOWNHOUSE DEVELOPMENT



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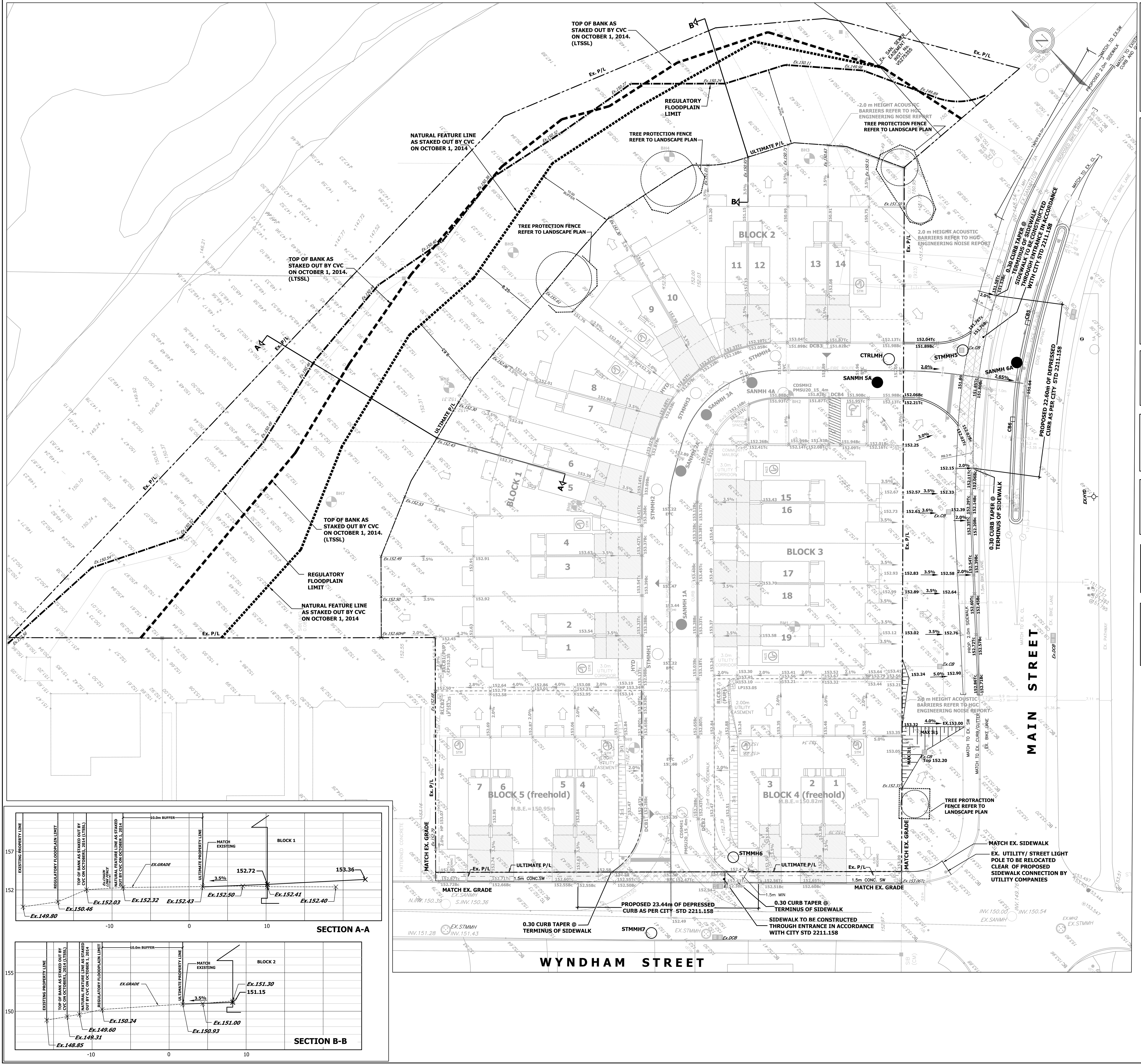
MISSISSAUGA
Region of Peel *Working for you*

C201 SERVICING PLAN DETAILS

DESIGNED BY: D.M.	DATE: JANUARY 2020	CHECKED BY: M.E.H.
DRAWN BY: G.M.	DRAWING NO. 17-018-C201	
SCALE: AS SHOWN	Sheet: 03of 11	CITY FILE



EXCAVATION AND RESTORATION WORKS WITHIN MAIN STREET AND WYNDHAM STREET

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FINAL OVERLAY ON WYNDHAM TO BE GRINDING 0.04m FOR PLACEMENT OF TOP ASPHALT AS SPECIFIED.

NOTE:

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SIGNAGE, CURB CUTS AND PAVEMENT MARKINGS AS SHOWN ON THE APPROVED PAVEMENT MARKING AND SIGNAGE DRAWINGS.

RESTORATION NOTES:

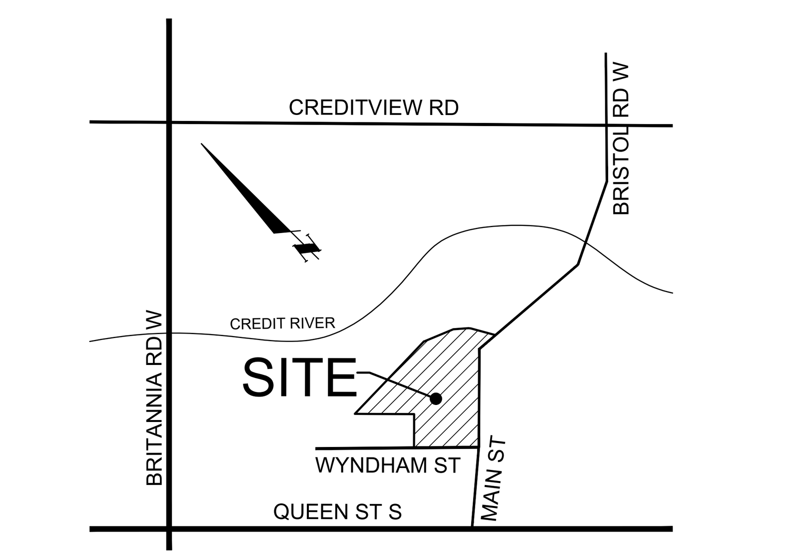
ALL AREAS DISTURBED BY CONSTRUCTION OF STORM AND/OR GRADING SHALL BE RESTORED TO EXISTING CONDITION OR BETTER USING 150mm TOP SOIL AND N0.1 GRADE NURSERY SOD ALL TO THE SATISFACTION OF THE ENGINEER.

1. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
2. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
3. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED.

NOTE:

ROAD OCCUPANCY PERMITS TO BE OBTAINED BY CONTRACTOR FOR MAIN STREET AND WYNDHAM STREET CONSTRUCTION WORKS

NOTE:
ENTIRE ROOF DRAINAGE FROM BLOCKS 1,2,3 (UNITS 1-19) SHALL BE DIRECTED TO PRIVATE ROADWAY.
ENTIRE ROOF DRAINAGE FROM BLOCKS 4,5 (UNITS 1-7) SHALL BE DIRECTED TO WYNDHAM STREET R.O.W.



KEY PLAN N.T.S.

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SOUTH OF WATER STREET (NOT OPEN), NORTH OF MAIN STREET, EAST OF WYNDHAM STREET
PLAN STR-4 AND PART OF LOT 4, CONCESSION 4.WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO) FORMERLY VILLAGE OF STREETSVILLE
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

LEGEND

- PROPOSED STM MANHOLE
- PROPOSED SAN MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN
- EX. STM MANHOLE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- CURB CUT
- 128.56 PROPOSED GRADE
- 2.0% DRAINAGE GRADIENT
- DENOTES OVERLAND FLOW DIRECTION
- RESTORATION AREA
- TREE PROTECTION FENCE
- ACOUSTIC WOOD FENCE
- SUMP PUMP
- 130.00 DENOTES EXISTING CONTOUR ELEVATION
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- DENOTES PROPOSED SWALE
- REGULATORY FLOODPLAIN LIMIT
- TOP OF BANK AS STAKED OUT BY CVC ON OCTOBER 1, 2014 (LTSSL)
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- PROPERTY BOUNDARY
- B B CROSS SECTION

BENCHMARK NOTE
ELEVATIONS ARE REFERRED TO CITY OF MISSISSAUGA DATUM AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 63-4, HAVING A PUBLISHED ELEVATION OF 163.543 metres.
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LICENSED PROFESSIONAL ENGINEER
M.E.HALL
JAN.28/2020
PROVINCE OF ONTARIO

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MISSISSAUGA
Region of Peel
Working for you

C300 GRADING PLAN

DESIGNED BY: D.M.	DATE: JANUARY 2020		CHECKED BY: M.E.H.
DRAWN BY: G.M.	DRAWING NO. 17-018-C300		
SCALE: 1:250	Sheet: 04 of 11		CITY FILE

A1 (MAIN STREET OUTLET)
STORM WATER ANALYSIS SUMMARY

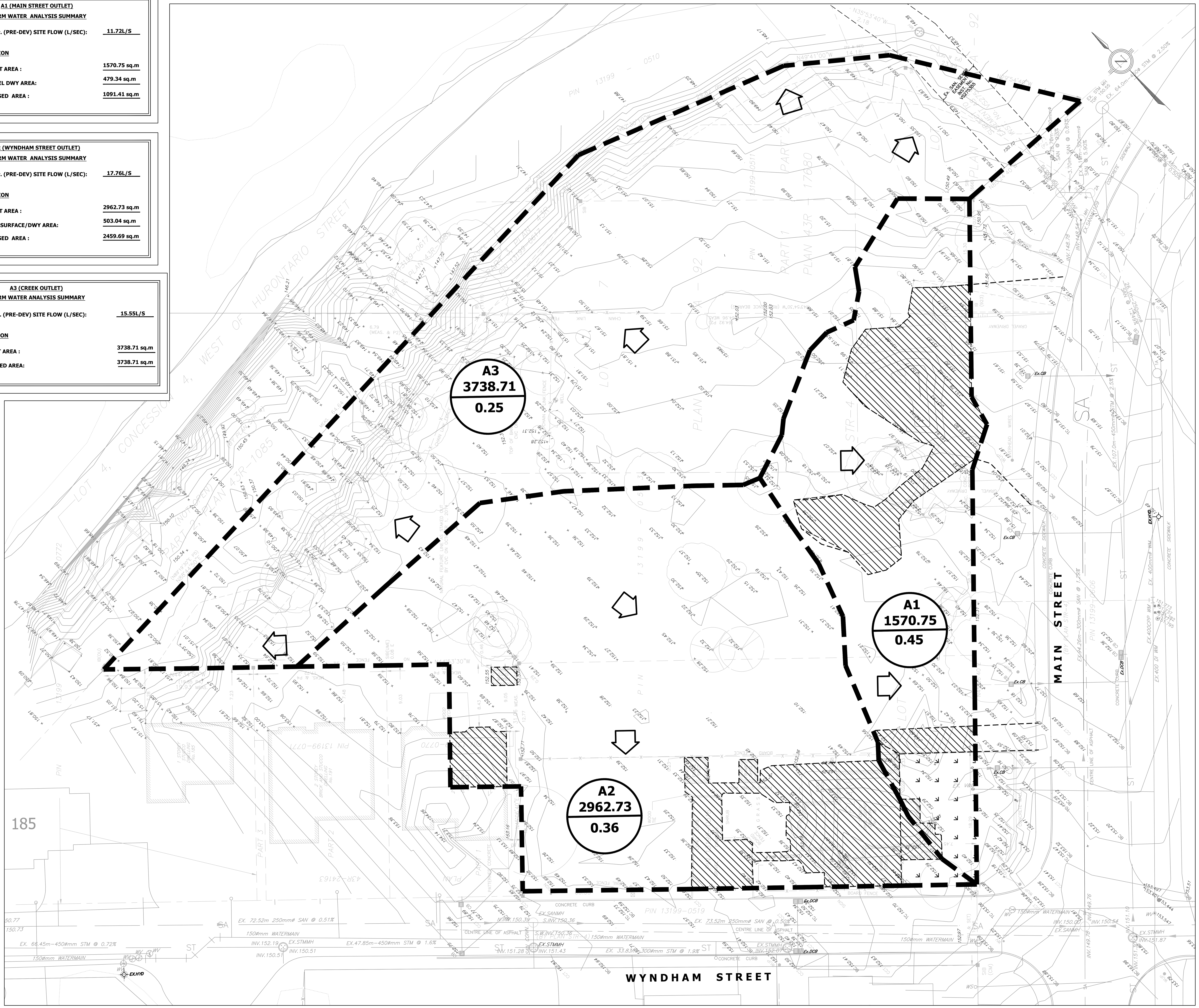
ALLOWABLE 2 Yr. (PRE-DEV) SITE FLOW (L/SEC):	11.72L/S
SITE COMPOSITION	
SITE CATCHMENT AREA :	1570.75 sq.m
EXISTING GRAVEL DWY AREA:	479.34 sq.m
EXISTING GRASSED AREA :	1091.41 sq.m

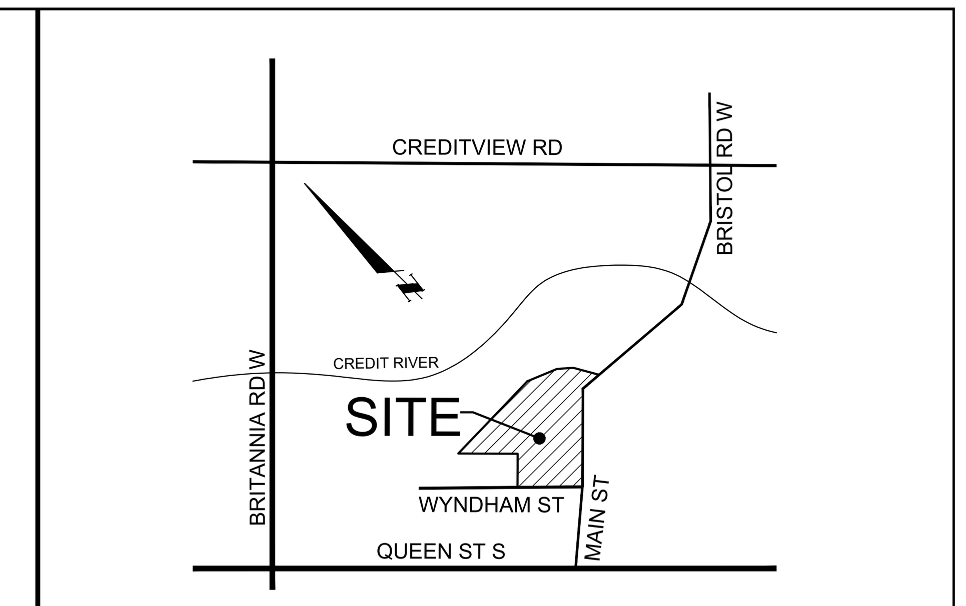
A2 (WYNDHAM STREET OUTLET)
STORM WATER ANALYSIS SUMMARY

ALLOWABLE 2 Yr. (PRE-DEV) SITE FLOW (L/SEC):	17.76L/S
SITE COMPOSITION	
SITE CATCHMENT AREA :	2962.73 sq.m
EXISTING HARD SURFACE/DWY AREA:	503.04 sq.m
EXISTING GRASSED AREA :	2459.69 sq.m

A3 (CREEK OUTLET)
STORM WATER ANALYSIS SUMMARY

ALLOWABLE 2 Yr. (PRE-DEV) SITE FLOW (L/SEC):	15.55L/S
SITE COMPOSITION	
SITE CATCHMENT AREA :	3738.71 sq.m
EXISTING GRASSED AREA:	3738.71 sq.m





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CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

LEGEND

A1 / 10.34 / 0.79 — OUTLET; AREA IN sq.m; RUNOFF COEFFICIENT

- **A1** MAIN STREET OUTLET
- **A2** WYNDHAM STREET OUTLET
- **A3** CREEK OUTLET
- OVERLAND FLOW DIRECTION
- HARD SURFACE C=0.90
- SODDED AREA C=0.25

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MISSISSAUGA
Region of Peel
Working for you

C400 PRE-DEVELOPMENT STORM TRIBUTARY PLAN

DESIGNED BY: D.M.	DATE: JANUARY 2020	CHECKED BY: M.E.H.
DRAWN BY: G.M.	DRAWING NO. 17-018-C400	
SCALE: 1:250	Sheet: 05 of 11	CITY FILE

A1 (MAIN STREET OUTLET)
STORM WATER CTRMH ANALYSIS SUMMARY

ALLOWABLE 2Yr. (PRE-DEV) SITE FLOW (L/SEC): 11.72L/S
ACTUAL (POST-DEV) SITE FLOW (L/SEC): 11.48L/S

SITE COMPOSITION

SITE CATCHMENT AREA :	3367.87 sq.m
CONTROLLED BUILDING AREA:	1520.81 sq.m
CONTROLLED PAVEMENT & CONCRETE AREA:	1219.31 sq.m
CONTROLLED LANDSCAPE AREA :	580.61 sq.m
UNCONTROLLED BUILDING AREA :	38.13 sq.m
UNCONTROLLED PAVEMENT & CONCRETE AREA :	18.37 sq.m
UNCONTROLLED SOFT LANDSCAPE AREA :	290.64 sq.m

CONTROL

LOCATION: CTRMH
CONTROL DEVICE: VORTEX VALVE FC 12 (102mm)
INVERT ELEVATION: 150.14 m
CENTER-LINE ELEV.: 151.82 m
DOWNSTREAM HGL: N/A
DETENTION STORAGE TWL: 151.62 m
DESIGN HEAD: 1.48 m
DESIGN PEAK: N/A
Q-REL (L/SEC): 11.48 L/S (include uncontrolled)

STORM WATER MANAGEMENT ANALYSIS

PART A- DETENTION VOLUME REQUIREMENT
100-YR REQ.D DETENTION STORAGE VOLUME: 112.89 cu.m.
VORTEX VALVE RELEASE RATE AT (L/SEC): 9.424 L/S

MAXIMUM SITE DETENTION STORAGE AVAILABLE:

DESIGN T.W.L.: 151.62 m
SURFACE PONDING: N/A
STRUCTURE STORAGE: 115.41 cu.m.
(CULTEC & PIPES)

A2 (WYNDHAM STREET OUTLET)
STORM WATER ANALYSIS SUMMARY

ALLOWABLE 2Yr. (PRE-DEV) SITE FLOW (L/SEC): 17.76L/S
ACTUAL (POST-DEV) SITE FLOW (L/SEC): 13.12L/S

SITE COMPOSITION

SITE CATCHMENT AREA :	990.12 sq.m
UNCONTROLLED BUILDING/DWY/WALKWAY AREA:	650.33 sq.m
UNCONTROLLED SOFT LANDSCAPE AREA :	339.79 sq.m

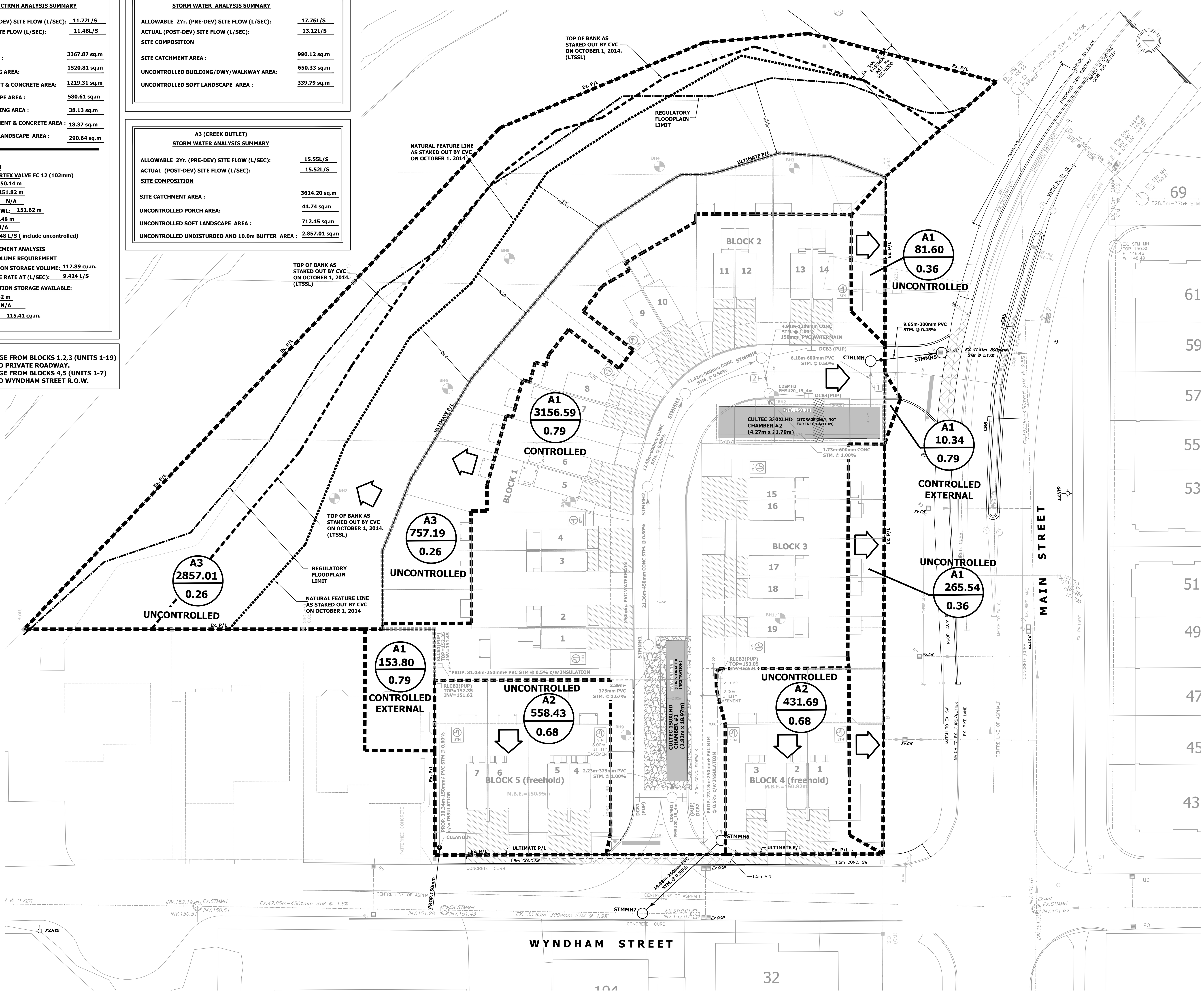
A3 (CREEK OUTLET)
STORM WATER ANALYSIS SUMMARY

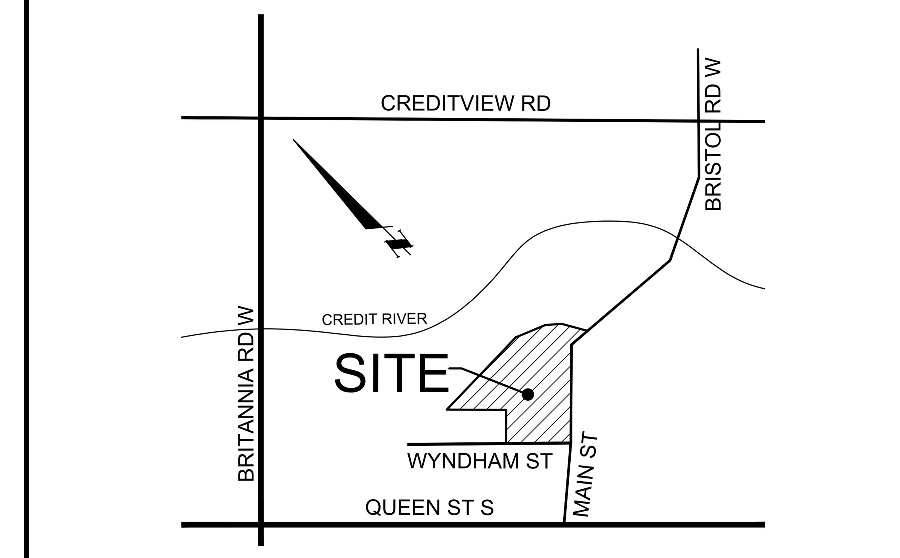
ALLOWABLE 2Yr. (PRE-DEV) SITE FLOW (L/SEC): 15.55L/S
ACTUAL (POST-DEV) SITE FLOW (L/SEC): 15.52L/S

SITE COMPOSITION

SITE CATCHMENT AREA :	3614.20 sq.m
UNCONTROLLED PORCH AREA:	44.74 sq.m
UNCONTROLLED SOFT LANDSCAPE AREA :	712.45 sq.m
UNCONTROLLED UNDISTURBED AND 10.0m BUFFER AREA :	2.857.01 sq.m

NOTE:
ENTIRE ROOF DRAINAGE FROM BLOCKS 1,2,3 (UNITS 1-19) SHALL BE DIRECTED TO PRIVATE ROADWAY.
ENTIRE ROOF DRAINAGE FROM BLOCKS 4,5 (UNITS 1-7) SHALL BE DIRECTED TO WYNDHAM STREET R.O.W.





KEY PLAN N.T.S.

PART OF LOTS 2 AND 7 REGISTERED PLAN A-92 AND PART OF LOTS 1 AND 2
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PLAN STR-4 AND PART OF LOT 4, CONCESSION 4.WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO) FORMERLY VILLAGE OF STREETSVILLE
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

LEGEND

STORM DRAINAGE AREA

A1 — OUTLET
10.34 — AREA IN sq.m
0.79 — RUNOFF COEFFICIENT

A1 MAIN STREET OUTLET
A2 WYNDHAM STREET OUTLET
A3 CREEK OUTLET

BENCHMARK NOTE
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BEARING NOTE
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SCP 075760396 NORTH 4826065.692 EAST 604009.682
SCP 075760397 NORTH 4826254.278 EAST 603818.766
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3.	REVISED AS PER CITY COMMENTS	JAN.28/2020	M.E.H.
2.	REVISED AS PER CITY COMMENTS	OCT.28/2019	M.E.H.
1.	REVISED AS PER CITY COMMENTS	AUG./13/2018	D.OH.
REVISION BLOCK		DATE	APPR. BY

2576954 ONTARIO INC. PROPOSED CONDOMINIUM TOWNHOUSE DEVELOPMENT

LICENSED PROFESSIONAL ENGINEER M.E.HALL JAN.28/2020 PROVINCE OF ONTARIO

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF CONDELAND ENGINEERING LIMITED AS TO DESIGN AND SPECIFICATION

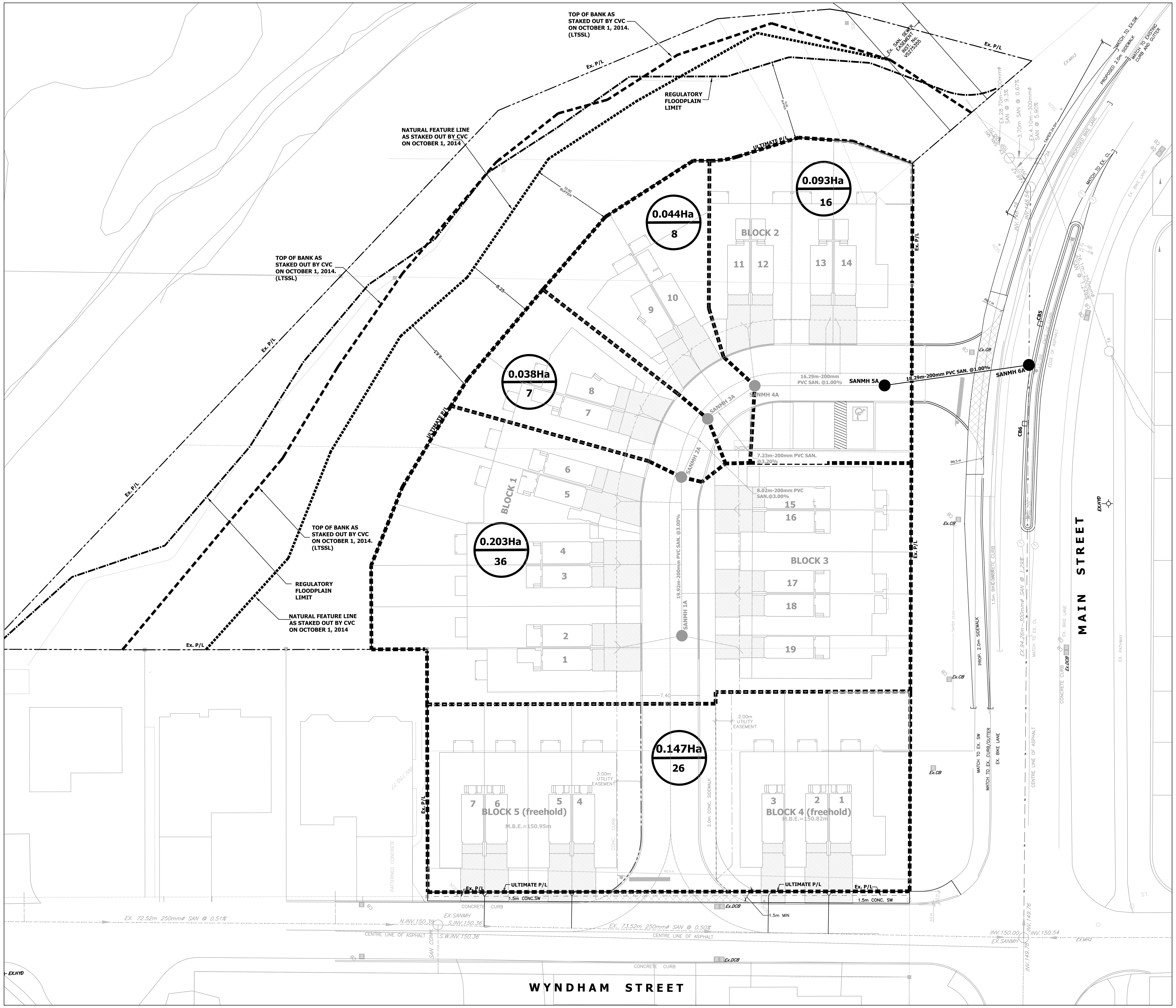
DIRECTOR OF DEVELOPMENT/ TRANSPORTATION ENGINEERING
DATE:

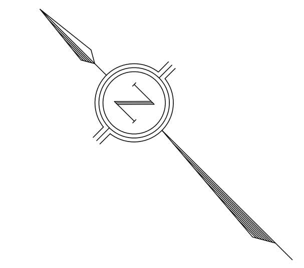
CONDELAND
CONSULTING ENGINEERS & PROJECT MANAGERS
350 Creditstone Road, Unit 200
Concord, Ontario L4K 3Z2
P: (905) 695-2096
F: (905) 695-2099

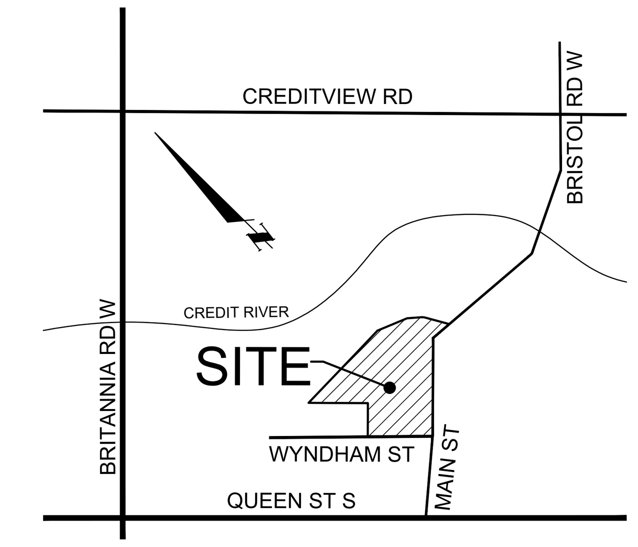
MISSISSAUGA
Region of Peel — Working for you

C401 POST DEVELOPMENT STORM TRIBUTARY PLAN

DESIGNED BY: D.M.	DATE: JANUARY 2020	CHECKED BY: M.E.H.	
DRAWN BY: G.M.	DRAWING NO. 17-018-C401		
SCALE: 1:250	Sheet: 06of 11	CITY FILE	







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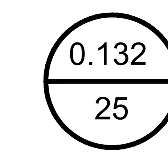
LEGEND

SANITARY DRAINAGE AREA



AREA IN HECTARES

POPULATION

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MISSISSAUGA

Region of Peel *Working for you*

C-500 SANITARY TRIBUTARY PLAN

DESIGNED BY: D.M.	DATE: JANUARY 2020	CHECKED BY: M.E.H.	
DRAWN BY: G.M.	DRAWING NO. 17-018-C500		
SCALE: 1.250	Sheet: 07 of 11	CITY FILE	

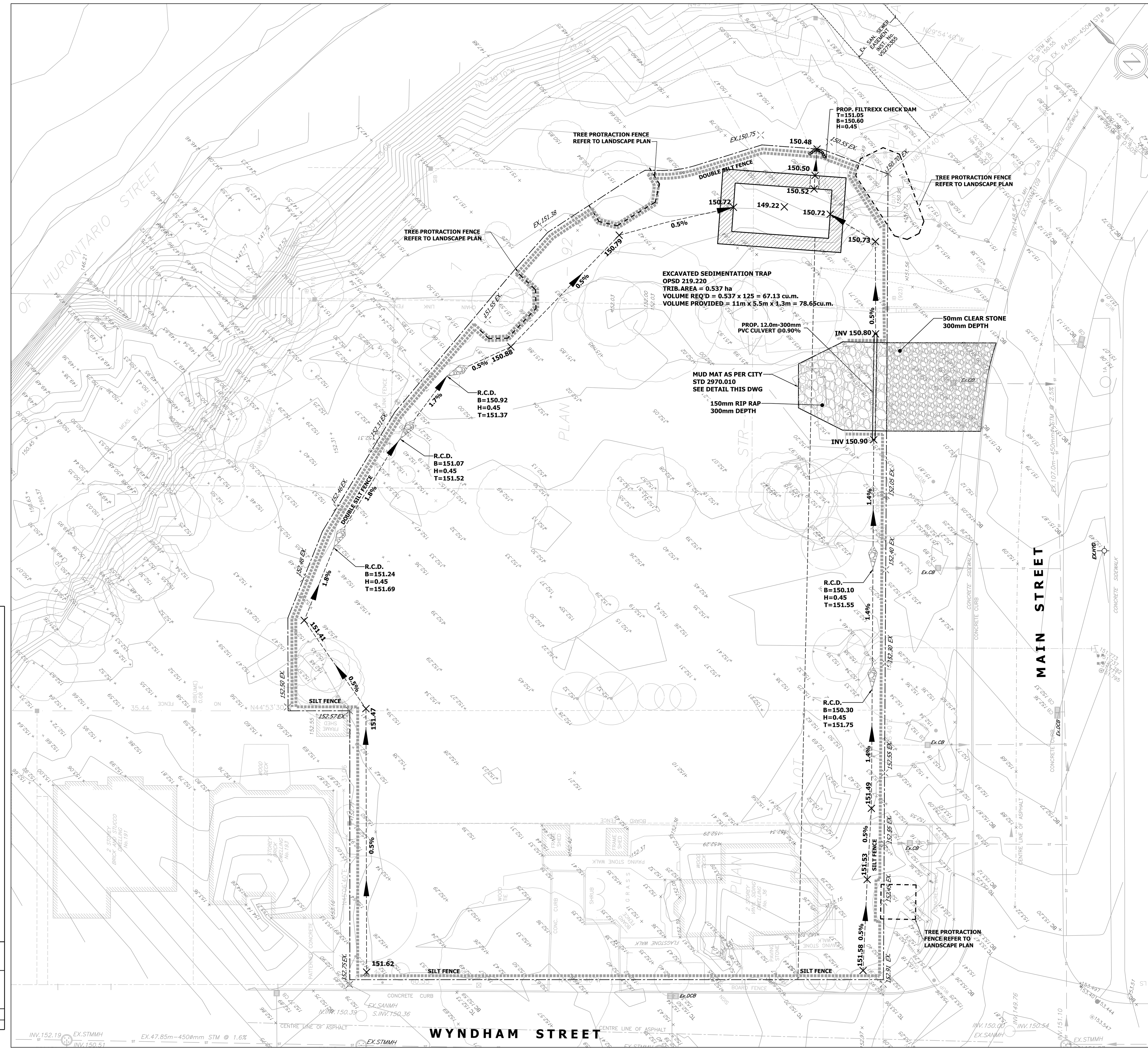
EROSION AND SEDIMENT CONTROL NOTES:

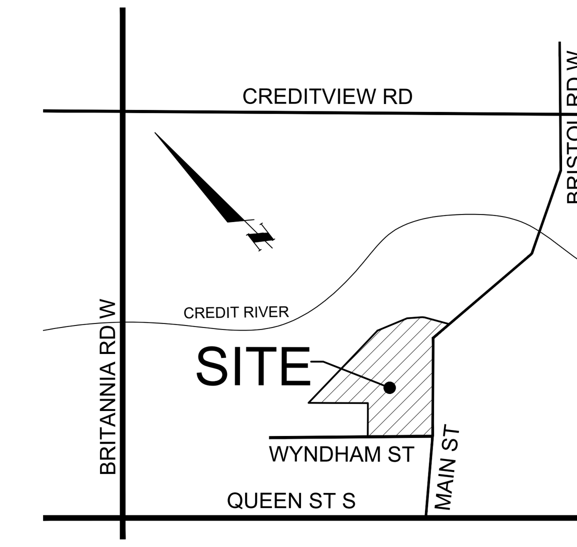
1. ALL SNOW FENCING AND SEDIMENT CONTROL FENCING TO BE ERECTED AROUND PERIMETER OF DISTURBED AREA PRIOR COMMENCEMENT OF ANY GRADING OPERATIONS (AS PER CITY STD. 2940.01)
2. ALL CATCHBASINS WITHIN LANDSCAPE AREAS TO HAVE SEDIMENT BARRIER, CITY STANDARD 2930.03 ERECTED IMMEDIATELY AFTER C/B INSTALLATION. SEDIMENT BARRIER TO BE MAINTAINED ON A REGULAR BASIS UNTIL NO LONGER REQUIRED.
3. ALL ROADSIDE CATCHBASINS TO HAVE SEDIMENT PROTECTION AS PER CITY STD.2930.04 INSTALLED IMMEDIATELY AFTER C/B INSTALLATION. SEDIMENT PROTECTION TO BE MAINTAINED ON A REGU;AR BASIS UNTIL NO LONGER REQUIRED.
4. CONSTRUCTION SEQUENCE
   SEDIMENT CONTROLS:
   SITE GRADINGS:
   UNDERGROUND SERVICING:
   BLDG. CONSTRUCTION:
   FINAL GRADING/SODDING:

THIS CONTROL PLANS IS PREPARED FOR SUBMISSION TO THE CITY OF MISSISSAUGA IN CONJUNCTION WITH AN APPLICATION FOR EROSION & SEDIMENT CONTROL PERMIT No.__________
UNDER THE EROSION AND SEDIMENT CONTROL BY-LAW No. 512-91, AS AMENDED IF SITE CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCEEDS 30DAYS ALL STROPPED AND/OR BARE AREAS WILL BE STABILIZED BY SEEDING.

IF AN EXISTING SEPTIC SYSTEM IS ON THE PROPERTY, IT MUST BE DECOMMISSIONED AND REMOVED ACCORDING TO ALL APPLICABLE QUIDELINES AND REGULATIONS.

IF A WELL IS DISCOVERED ON THE PROPOERTY, IT MUST BE DECOMMISSIONED BY A LICENSED WELL CONTRACTOR OR TECHNICIAN IN ACCORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (formerly 612/84) AND ANY OTHER APPLICABLE REQULATIONS AND GUIDELINES.





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LEGEND

- BOUNDARY
- SILT FENCE
- ROCK CHECK DAM (R.C.D.)
- 3.2% TEMPORARY SWALE
- DRAINAGE PATTERN
- FILTREXX CHECK DAM

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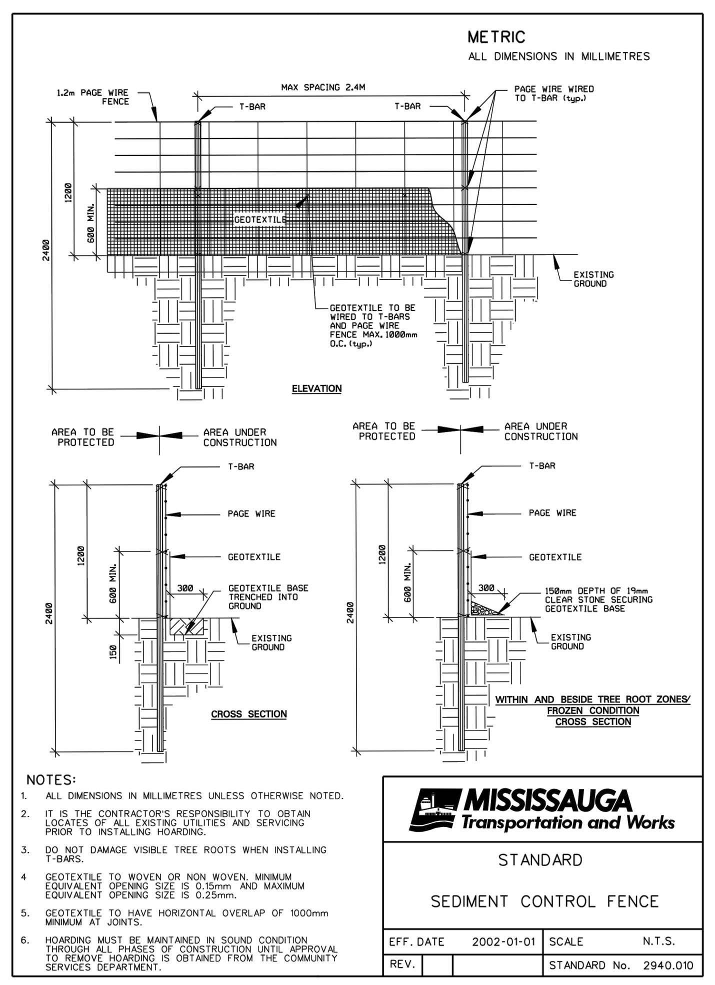
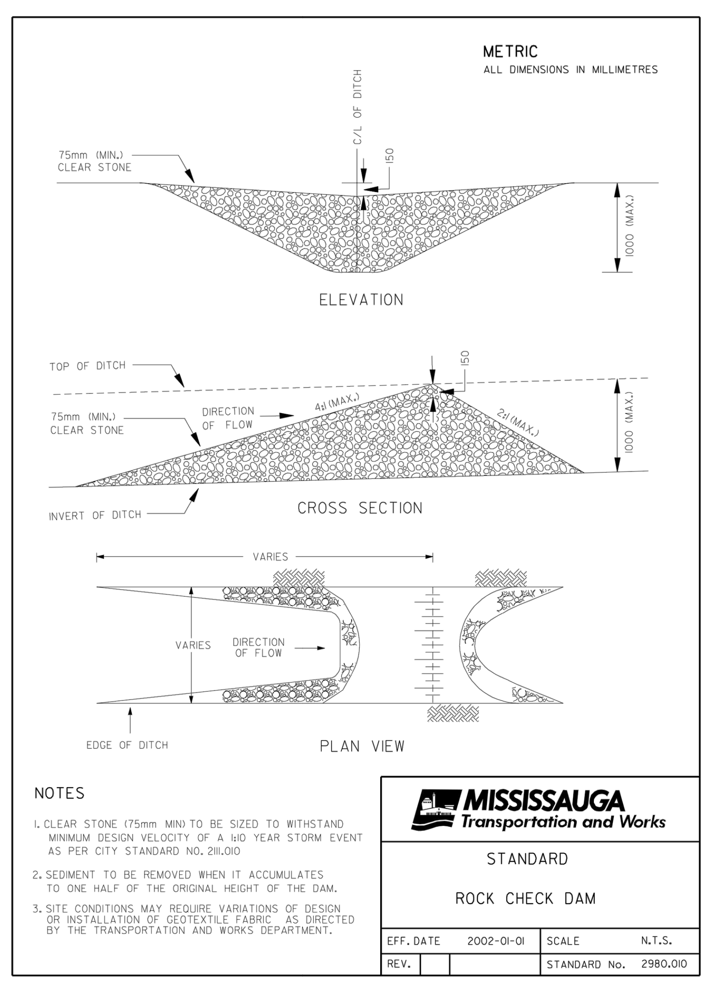
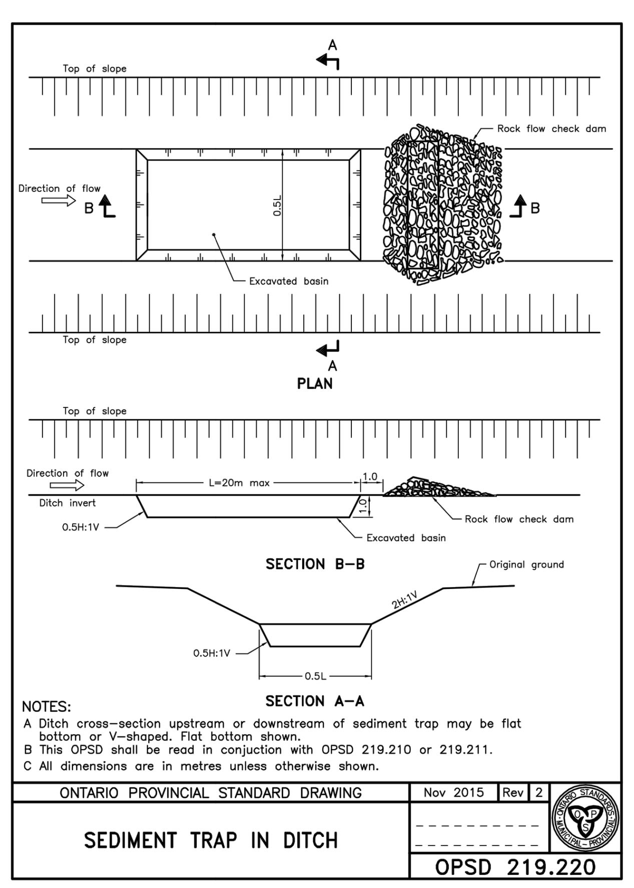
MISSISSAUGA
Region of Peel
Working for you

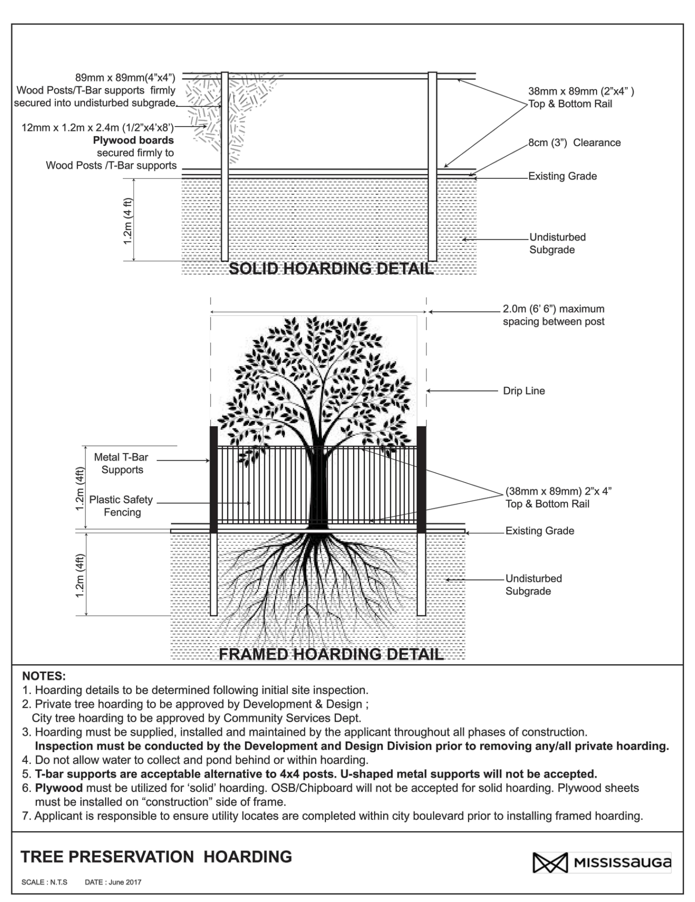
C600 EROSION AND SEDIMENT PLAN STAGE I

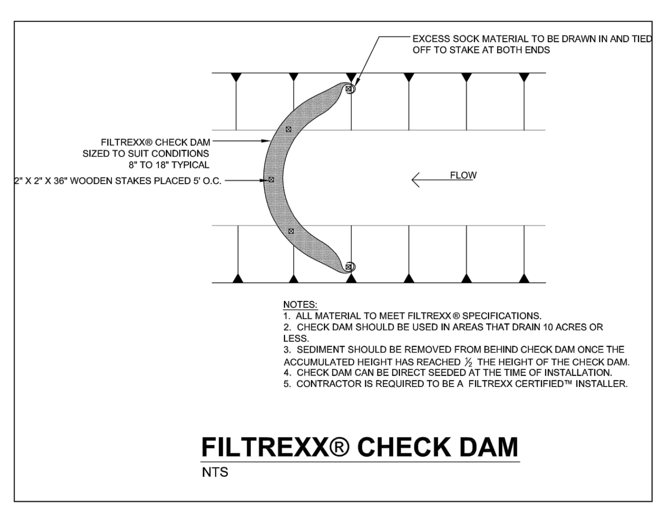
DESIGNED BY: D.M.	DATE: JANUARY 2020	CHECKED BY: M.E.H.
DRAWN BY: G.M.	DRAWING NO. 17-018-C600	
SCALE: 1:300	Sheet: 08 of 11	CITY FILE

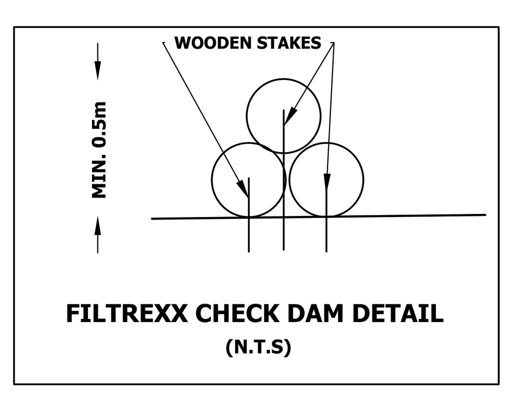


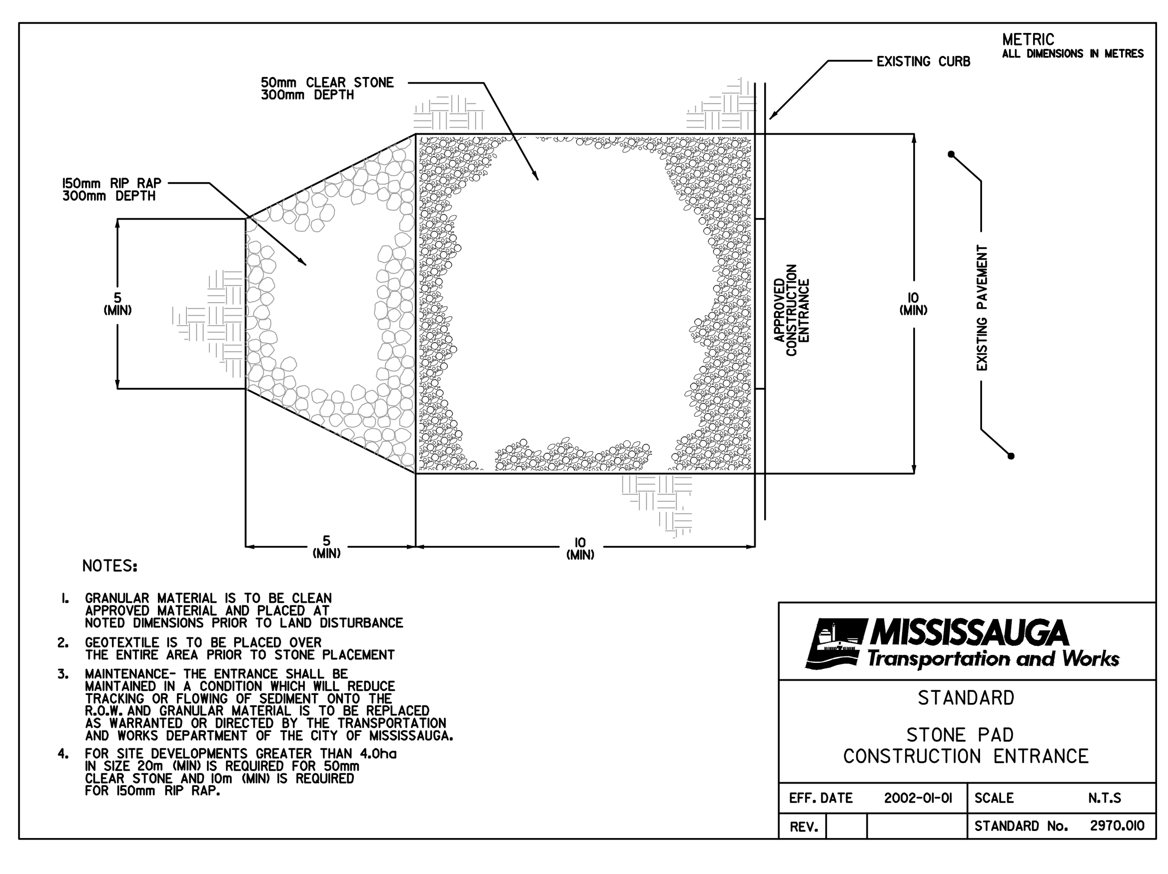


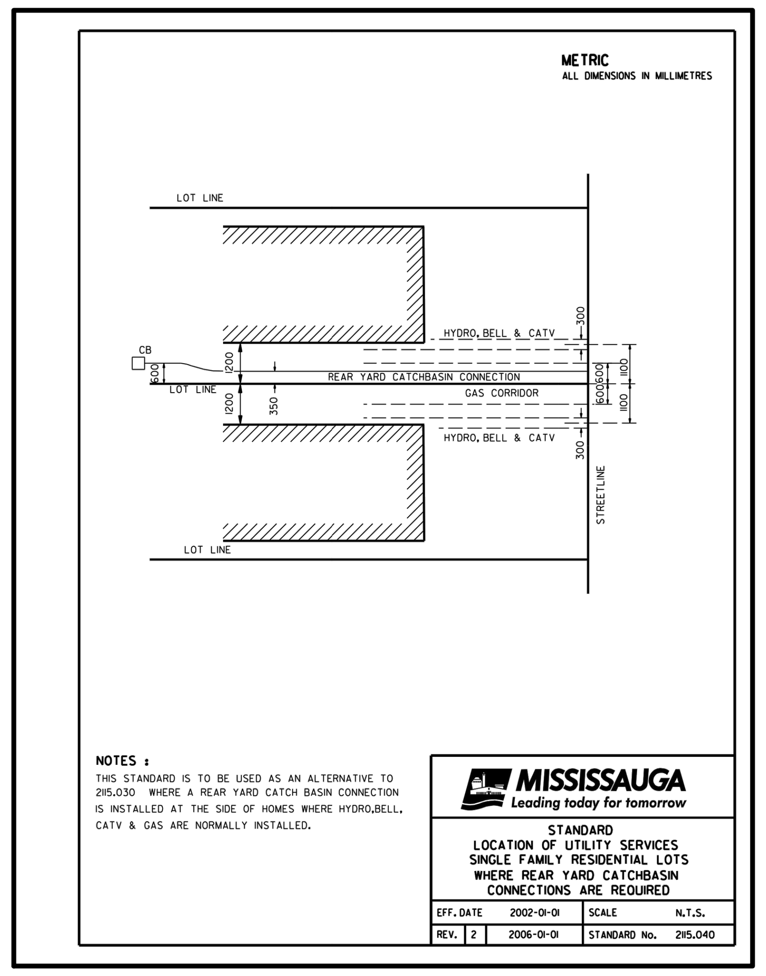


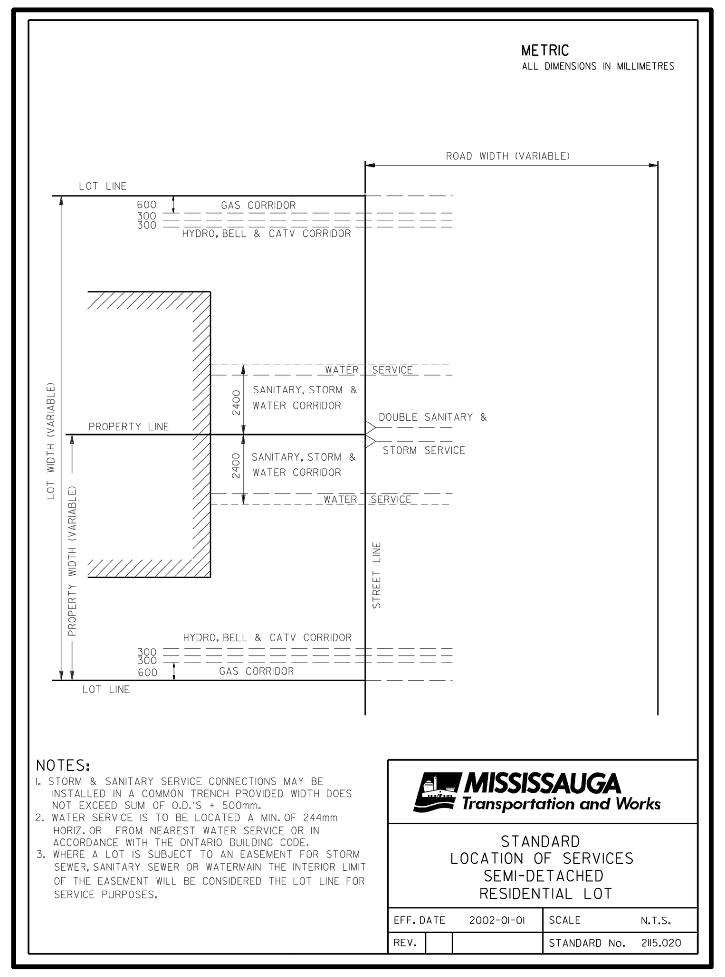


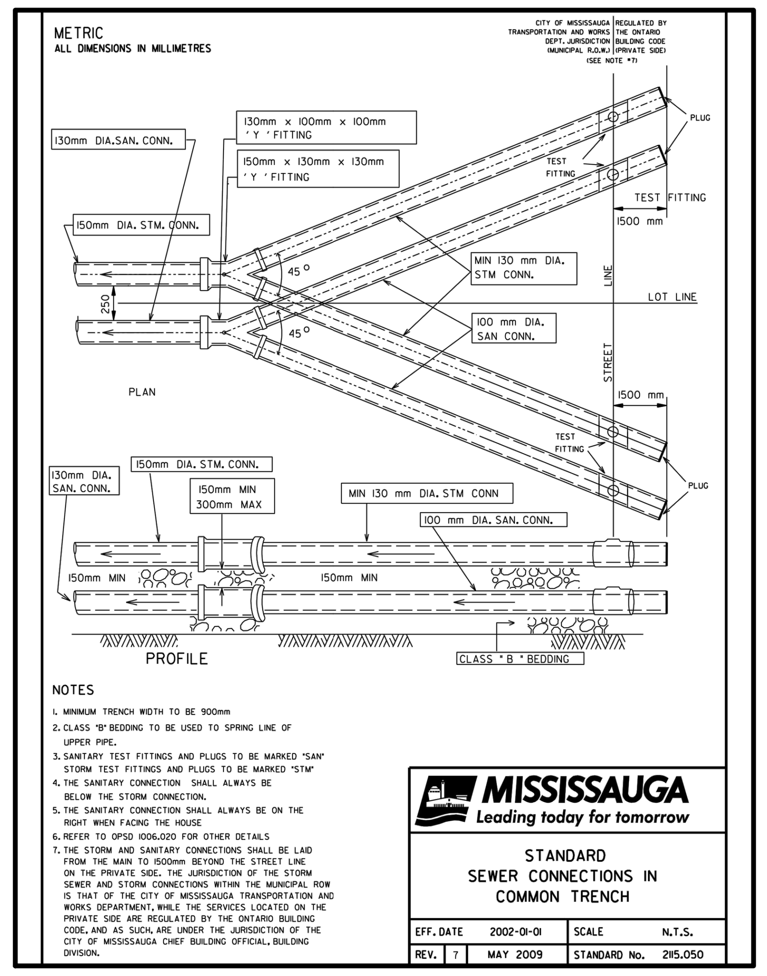


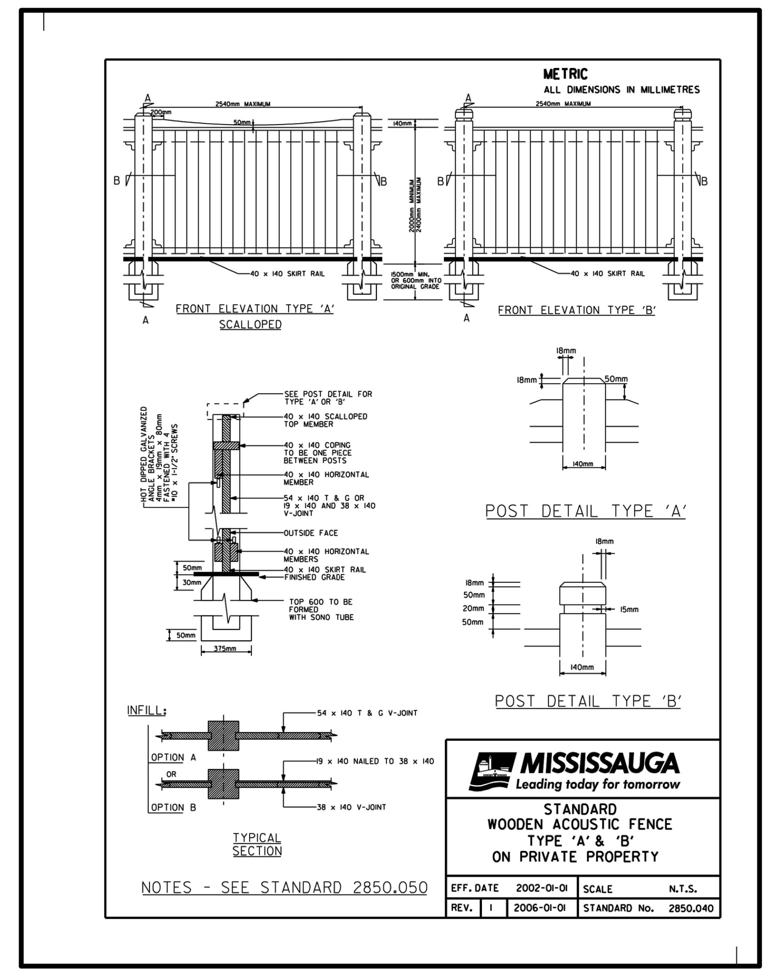


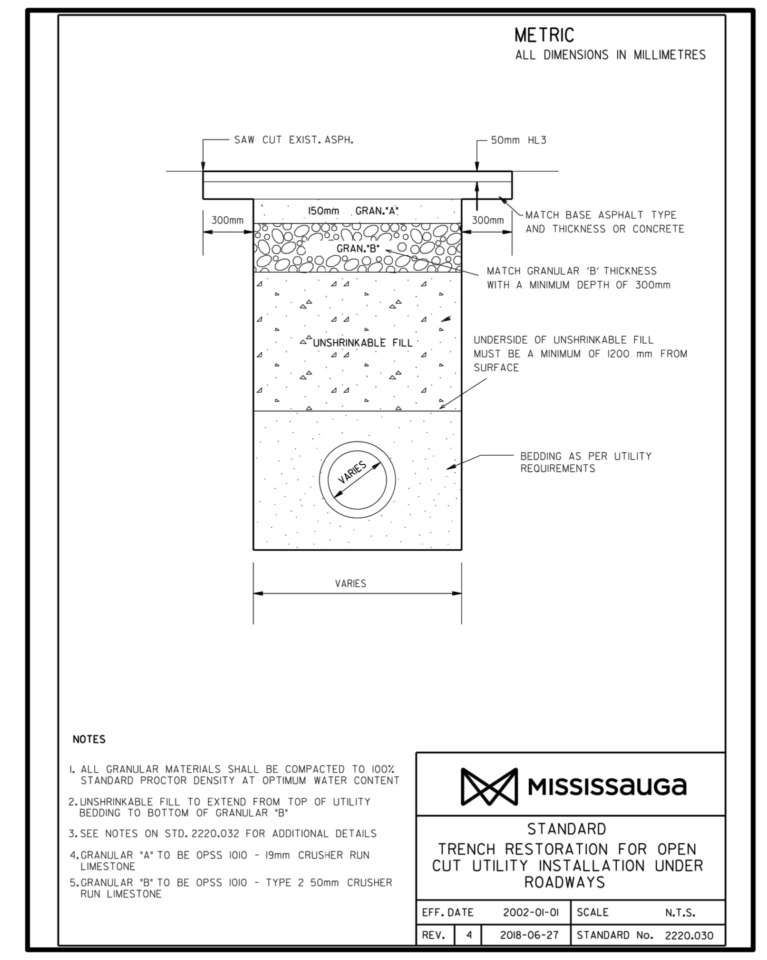


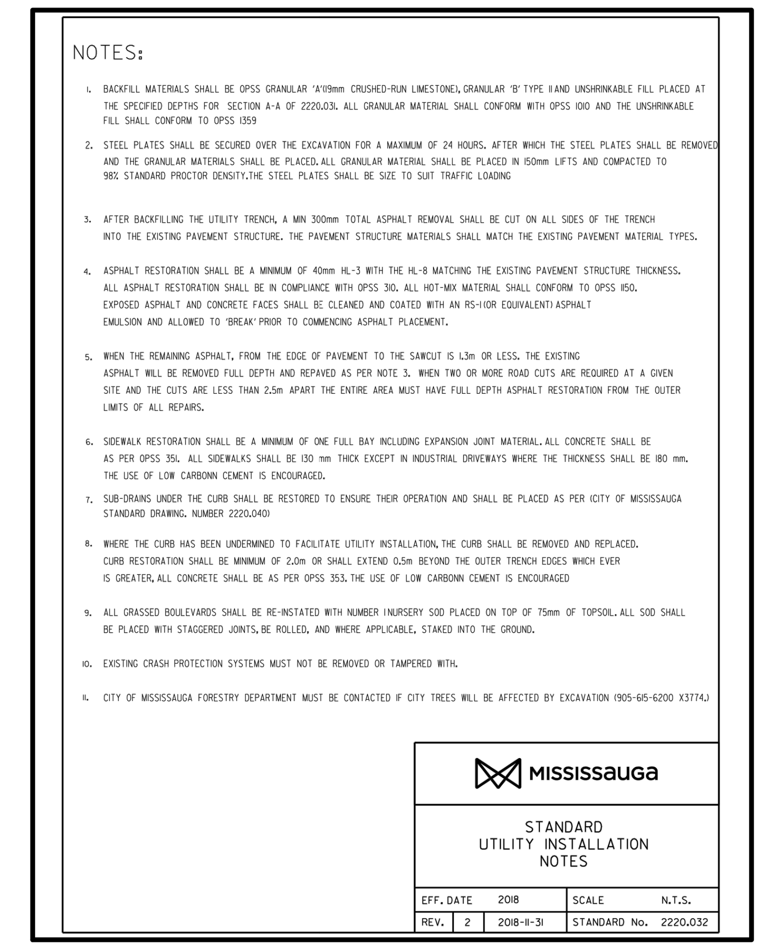


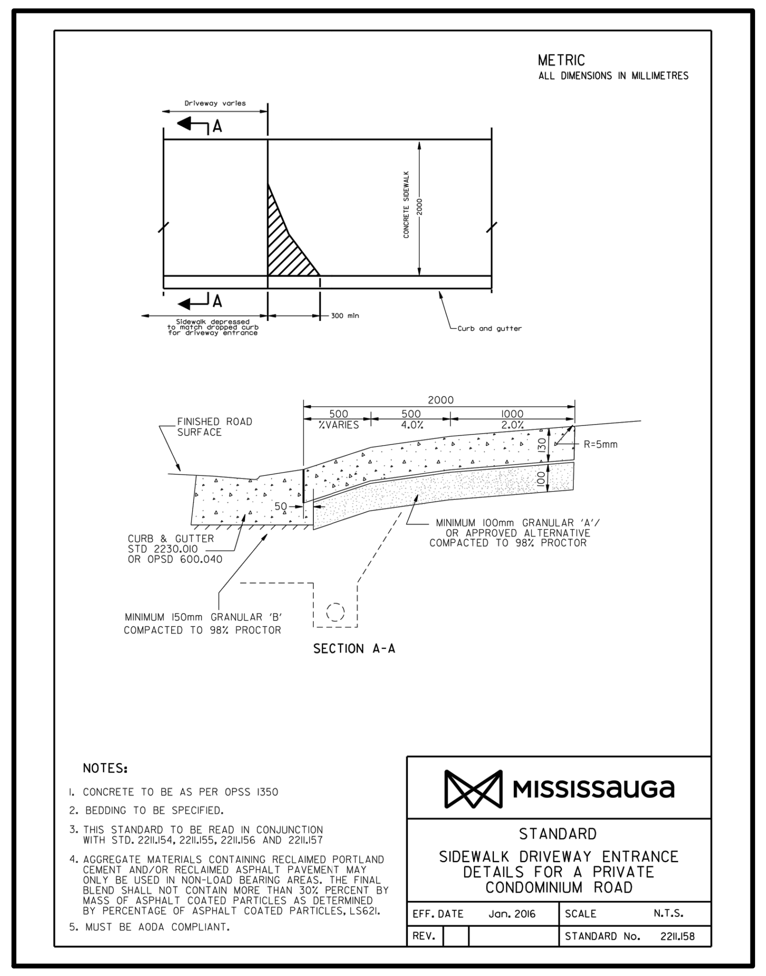


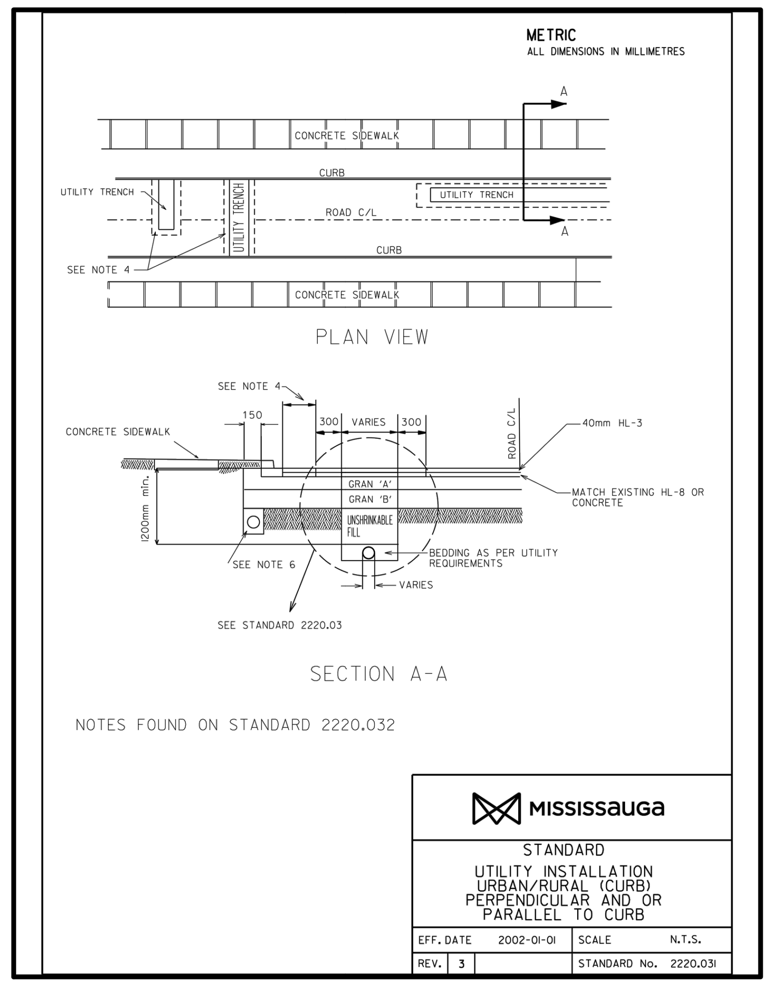


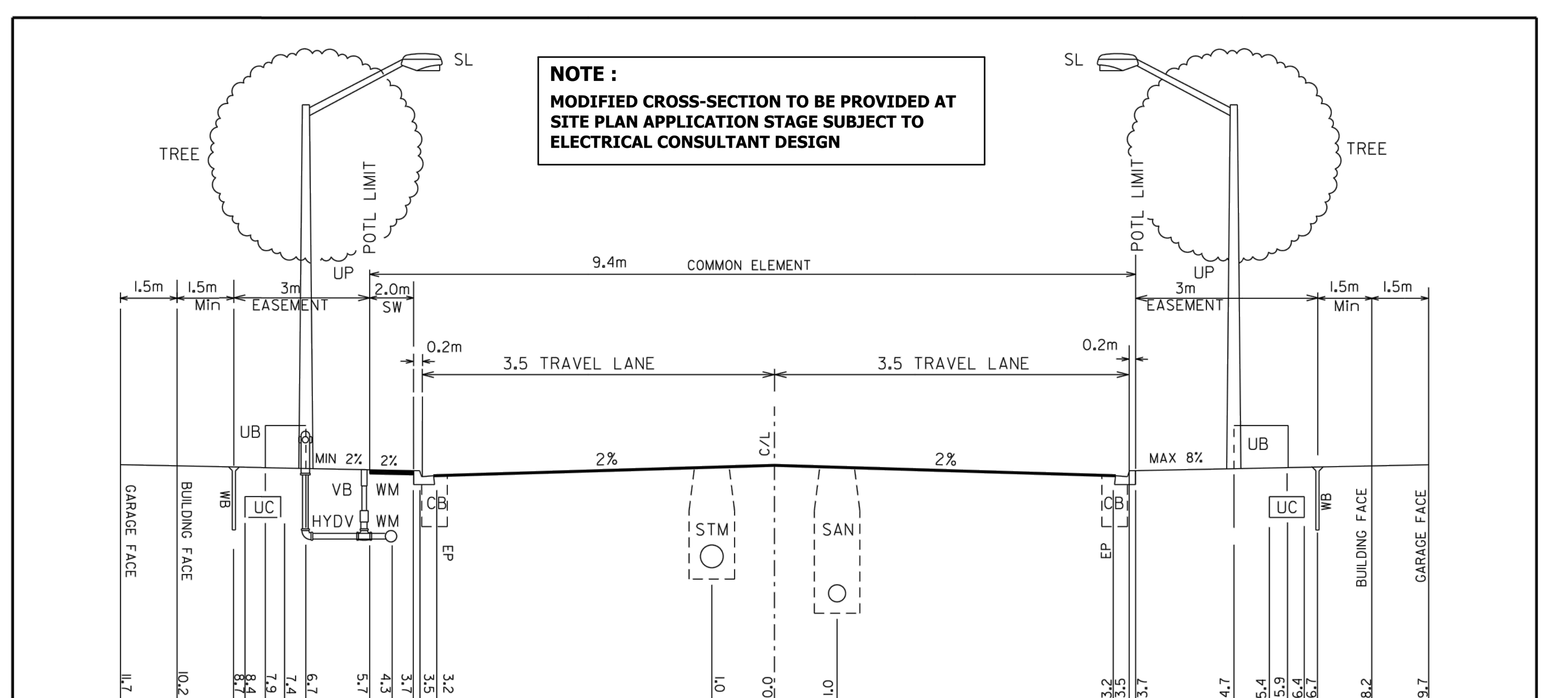












LEGEND

EP - EDGE OF PAVEMENT
CB - CATCH BASIN
CURB - CURB OR CURB AND GUTTER
C/L - CENTRELINE
GAS - GAS MAIN
HYD - FIRE HYDRANT
HYDV - FIRE HYDRANT VALVE
PWV - PRIVATE WATER VALVE
PL - PROPERTY LINE
POTL PARCEL OF TIED LAND
SL - STREETLIGHT
SW - SIDEWALK
SAN - SANITARY SEWER
STM - STORM SEWER
UB - UTIITY BOX (HYDRO,TELECOMMUNICATIONS)
UC - UTILITY CORRIDOR (HYDRO,TELECOMM,GAS,SL)
UP - UTILITY POLE
WM - WATERMAIN
WB - WATERBOX
VB - VALVEBOX

NOTES

1. HYDRO, TELECOMMUNICATIONS, GAS AND SL CORRIDOR TO HAVE A MINIMUM COVER OF 0.965m.
2. WATERMAIN TO HAVE A MINIMUM COVER OF 1.7m.
3. IF UTILITIES CANNOT BE INSTALLED ACCORDING TO THIS STANDARD THEY ARE TO BE INSTALLED AS CLOSE AS POSSIBLE TO THE PRESCRIBED LOCATION SUBJECT TO THE APPROVAL OF THE TRANSPORTATION AND WORKS DEPARTMENT OF THE CITY OF MISSISSAUGA
4. A 0.4m - 0.6m CLEARANCE MUST BE MAINTAINED BETWEEN CABLES AND HYDRANTS.
5. A 0.3m CLEARANCE MUST BE MAINTAINED BETWEEN WATERMAINS AND UTILITY POLES.
6. ROAD WIDTH IS MEASURED FROM FACE OF CURB TO FACE OF CURB AS DEFINED ON OPSD CURB & GUTTER STD. 600.040. PAVEMENT WIDTH IS MEASURED FROM EDGE OF PAVEMENT (EP) TO EDGE OF PAVEMENT (EP).
7. FOR LOCATION OF GAS MAIN WITHIN UTILITY CORRIDOR REFER TO STD. 2211.280
8. HYDRO TRANSFORMER MUST BE LOCATED AT A MINIMUM OF 3.1m FROM ANY DOORS AND/OR WINDOWS
9. SIDEWALK DETAIL MUST BE AODA COMPLIANT.
10. FOR DRIVEWAY ENTRANCE DETAIL REFER TO STD 2211.158.

METRIC
ALL DIMENSIONS IN METRES

MISSISSAUGA

PRIVATE ROAD CROSS SECTION FOR A COMMON ELEMENT CONDOMINIUM WITH OFF-STREET PARKING

EFF. DATE	Feb. 2011		SCALE	N.T.S.
REV.	1	Dec. 2015	STANDARD No.	2211.155

NOTES

MATERIALS

WOOD (GENERAL SPECIFICAITIONS)

ALL WOOD SHALL BE RED CEDAR OR APPROVED EQUAL SELECTED FOR GOOD APPEARANCE AND FREE OF WAME AND BARK POCKETS. ALL TORN GRAIN AND SURFACE STAIN SHALL BE ELIMINATED BY SANDING OR PLANING. MEMBERS WITH HEAVY KNOTS AND/OR SAP STAIN SHALL BE WELL DISTRIBUTED THROUGHOUT THE INSTALLATION. THE SKIRT RAIL SHALL BE PRESSURE TREATED.

INFILL

(A) - 2-1/8" T & G SELECT (SOUND) TIGHT KNOT NLGA PATTERN 18-(200) MODIFIED 54mm (DRESSED BOTH SIDES) WITH BEVELLED EDGES ON BOTH SIDES; OR
(B) - 19 x 140 AND 38 x 140 V-JOINT OVERLAPPED

HORIZONTAL MEMBERS

SHALL BE 40mm x 140mm DRESSED TO PATTERN, THE GRADE TO BE NLGA 204B OR BETTER SELECT TIGHT KNOT GRADE.

POSTS

SHALL BE 150 x 14, STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS. CSA SPECIFICATIONS S16.1 AND CSA SPECIFICATION G40.21 TYPE 350W

STAIN FOR WOOD FENCE

STAIN SHALL CONSIST OF:

- A BASE OF BLENDED RESINS AND OILS IN A WATER SUSPENSION
- SUSPENDED SOLIDS WHICH ARE NOT LESS THAN 21% AND NOT GREATER THAN 31% BY VOLUME
- V.O.C.'S (VOLATILE ORGANIC COMPOUNDS) WHICH ARE NOT IN EXCESS OF 350g/L IN ACCORDANCE WITH A.S.T.M. D-2369
- LEVELS OF LIQUID MICROBICIDES AND ANY OTHER POTENTIAL TOXIC SUBSTANCES WHICH ARE ENVIRONMENTALLY SAFE (NOT REQUIRED PROVINCIAL OR FEDERAL REGISTRATION)
- NONE OF THE FOLLOWING HAZARDOUS SUBSTANCES:
  - *FALPET [N-(TRICHLOROMETHYLIO) PHTHALIMIDE]
  - *BIS (TIBUTYLTIN) OXIDE
  - *COPPER NAPHTHENATE
  - *COPPER B QUINOLINOLATE
  - * ZINC NAPHTHENATE
- CLEAR STAIN ie. NO COLOUR

STAIN APPLICATION

APPLY TWO COATS ON CLEAN DRY WOOD USING SPRAY, BRUSH OR DIPPING METHODS TO ACHIEVE FULL COVERAGE OF ALL EXPOSED SURFACES. APPLY OUTDOORS ONLY IN SUITABLE WEATHER CONDITIONS DURING WHICH THE TEMPERATURE IS BETWEEN 5 C AND 21 C FOR A PERIOD OF 48 HOURS FOLLOWING APPLICATIONS.

FASTENERS

INCLUDING ARDOX NAILS, BOLTS, NUTS AND WASHERS, SHALL BE HOT-DIPPED GALVANIZED STEEL.

CONCRETE

SHALL BE 30 MPa AT 28 DAYS MINIMUM.

EXECUTION

SOIL

WITHIN IMMEDIATE AREA OF FOOTINGS SHALL BE 95% STANDARD PROCTOR DENSITY.

POSTS

SHALL BE PLUMB WITHIN 5mm/m

INFILL

MEMBERS SHALL BE TIGHT FITTED AND NAILED AT REGULAR INTERVALS TO ELIMINATE ALL GAPS AND RATTLING. INFILL PANEL MEMBERS SHALL BE NAILED ONLY ON THE INSIDE (LOW QUALITY) FENCE.

STEP FENCE

ON SLOPES (MINIMUM 3" STEPS).

DOUBLE POST

ALL DIRECTION CHANGES GREATER THAN 20°.

WARRANTY

THE FENCE SHALL BE GUARANTEDD FOR THREE YEARS AS FOLLOWS:
5mm/m ON PLUMB OF POSTS AND LEVEL OF INFILL MEMBERS.
GAPS BETWEEN INFILL MEMBERS SHALL NOT EXCEED 6mm (1/4").
INFILL MEMBERS SHALL BE TIGHT AND FREE OF RATTLING.

MISSISSAUGA
Leading today for tomorrow

STANDARD
NOTES FOR THE WOODEN ACOUSTIC FENCE TYPE 'A' & 'B' ON PRIVATE PROPERTY

EFF. DATE	2002-01-01		SCALE	N.T.S.
REV.	2	2015-06-03	STANDARD No.	2850.050

REGION NOTE

THE APPLICANT, APPLICANT'S REPRESENTATIVES, CONSULTANTS, CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE TO ENSURE THAT THEIR DESIGN AND CONSTRUCTION PRACTICES CONFIRM TO THE LATEST REGION OF PEEL STANDARDS, SPECIFICATIONS AND DESIGN CRITERIA, AS POSTED ON THE REGION OF PEEL'S WEBSITE (WWW.PEEL REGION.CA/PW/STANDARDS).

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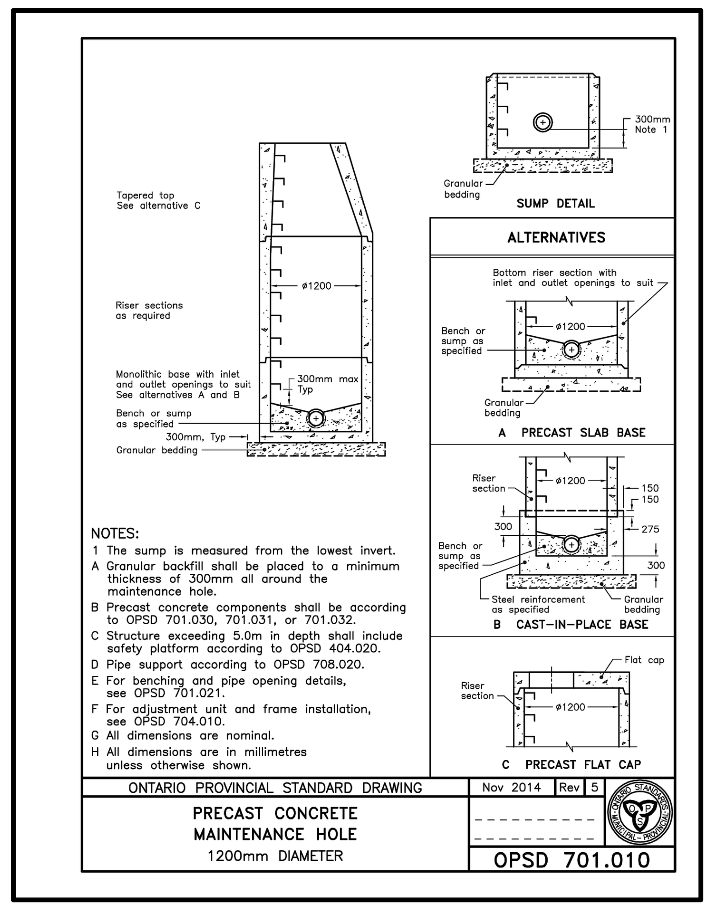
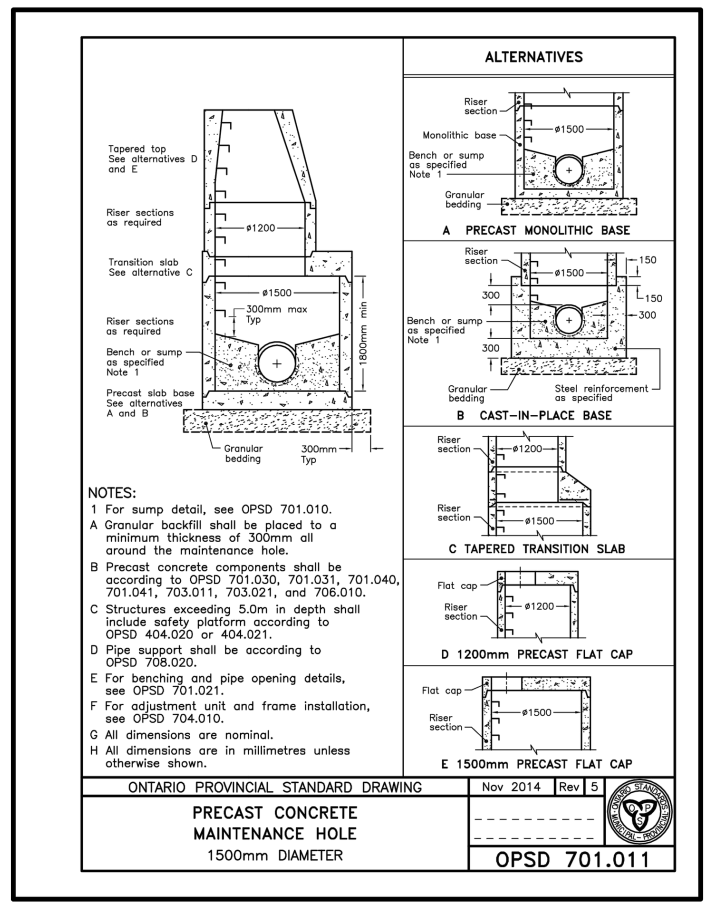
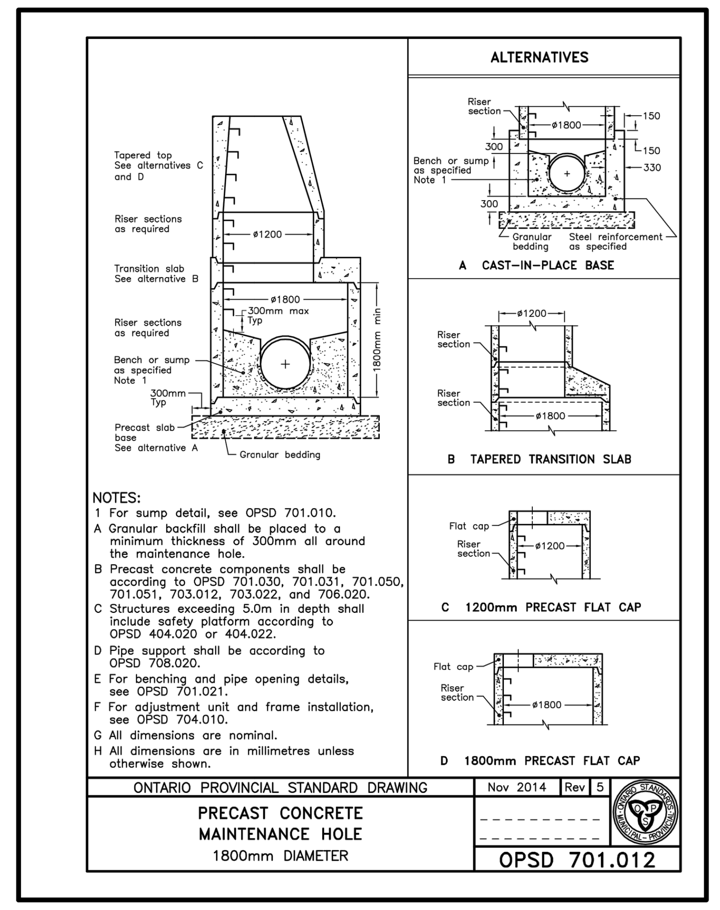
MISSISSAUGA
Region of Peel
Working for you

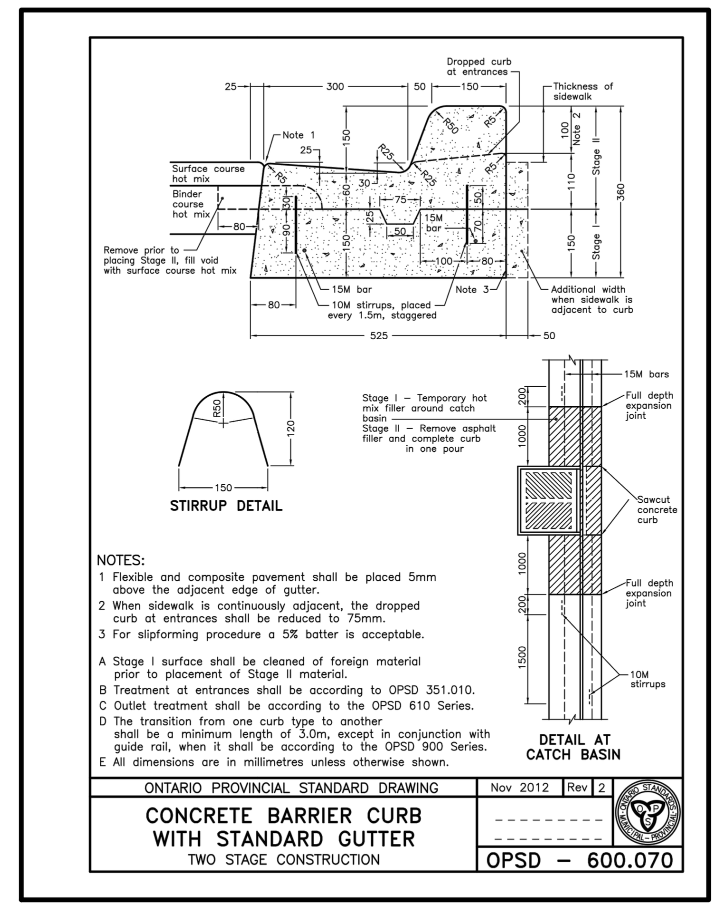
C700 CITY STANDARDS AND DETAILS

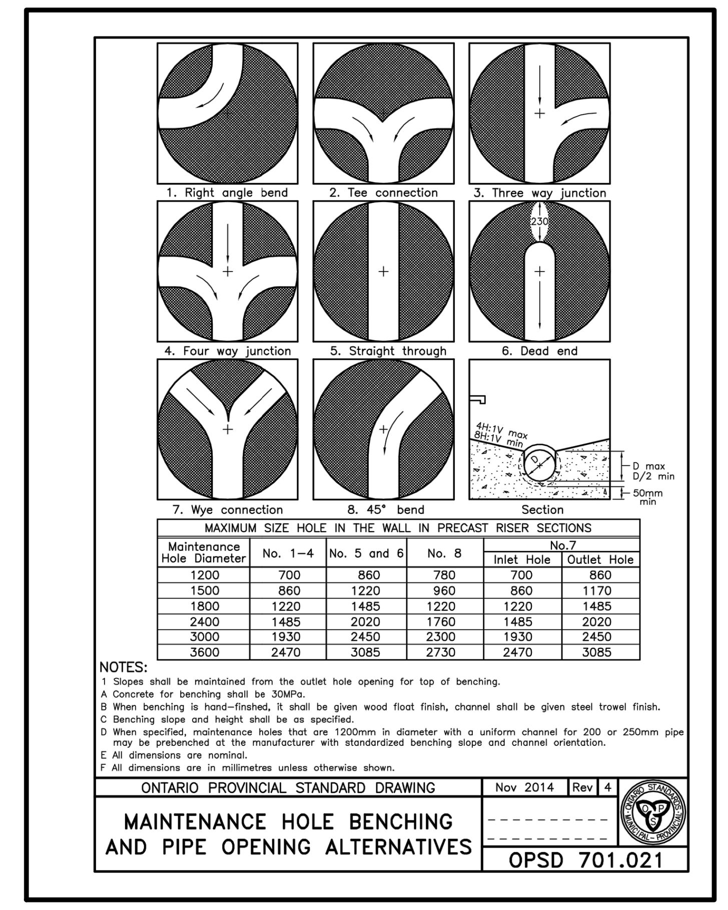
DESIGNED BY: D.M.	DATE: JANUARY 2020	CHECKED BY: M.E.H.
DRAWN BY: G.M.	DRAWING NO. 17-018-C700	
SCALE: N.T.S.	Sheet: 09 of 11	CITY FILE

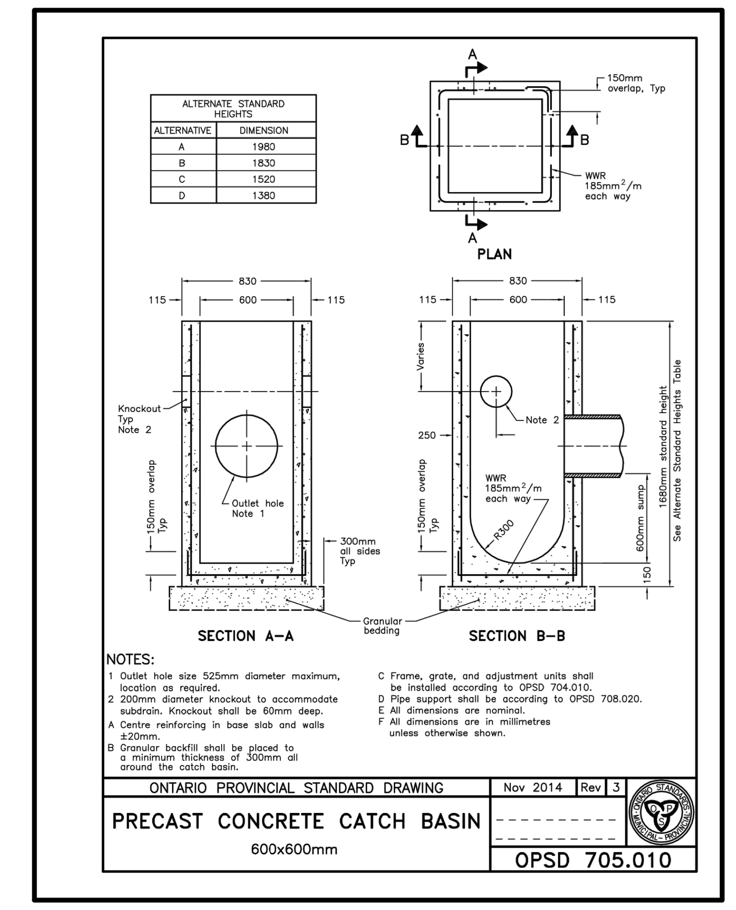


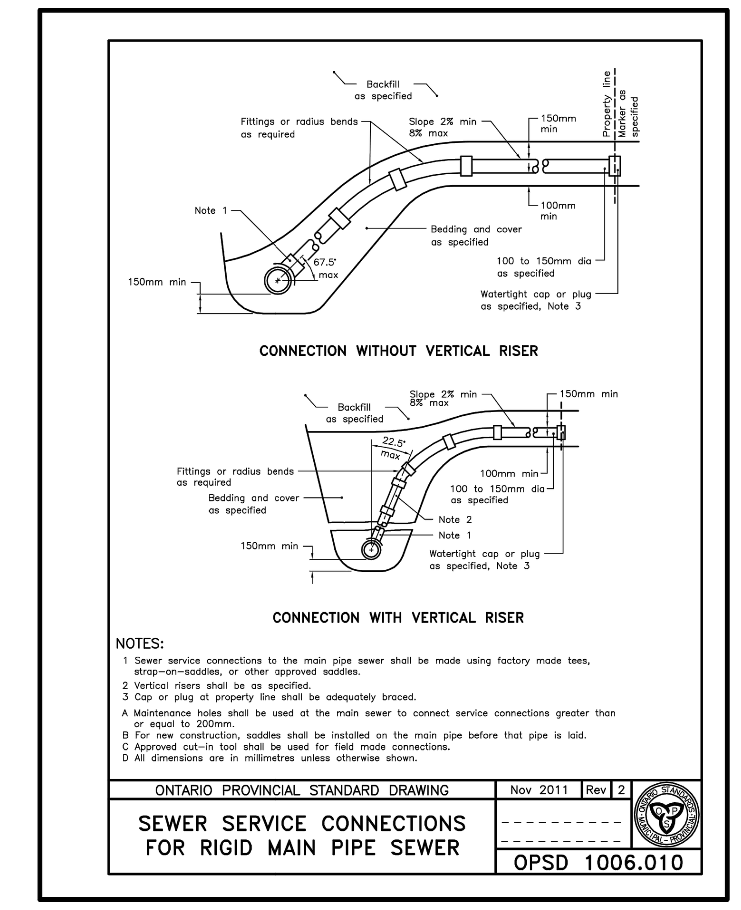


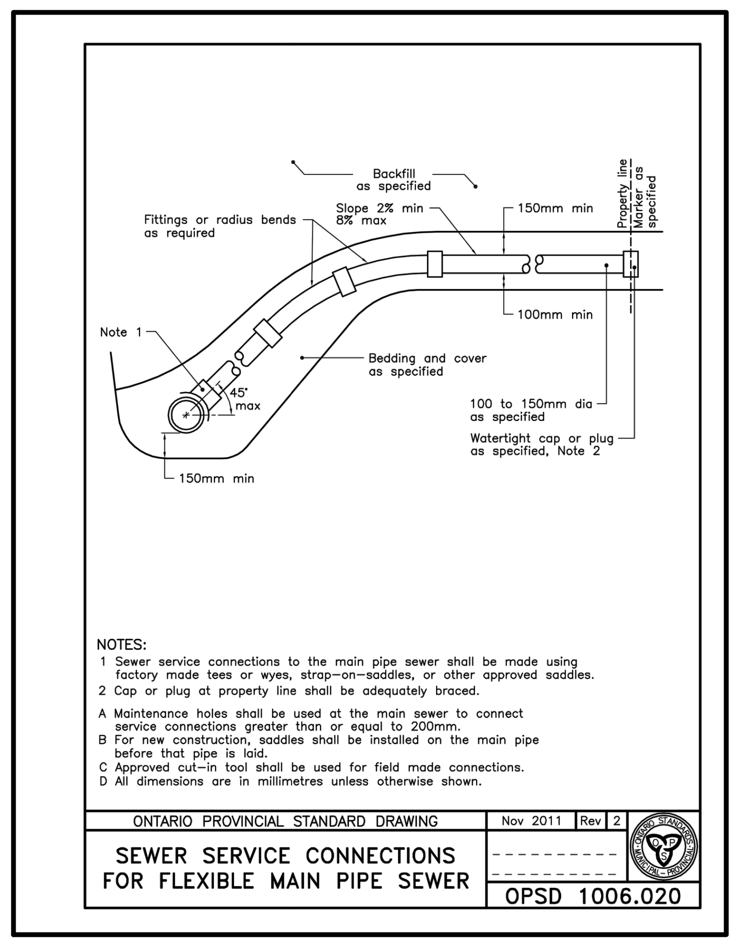


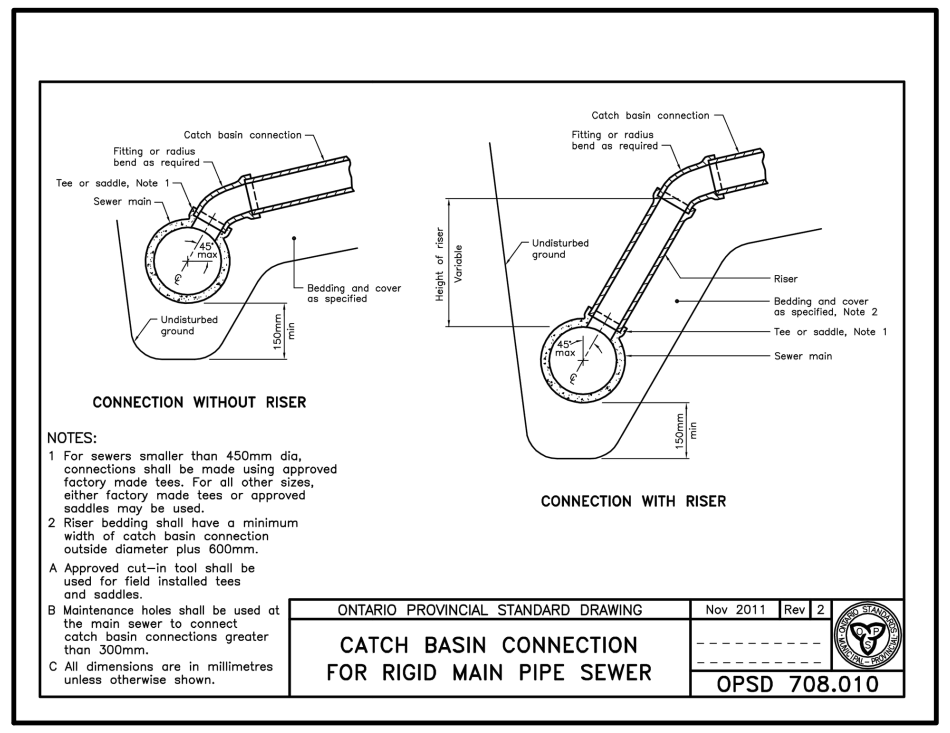


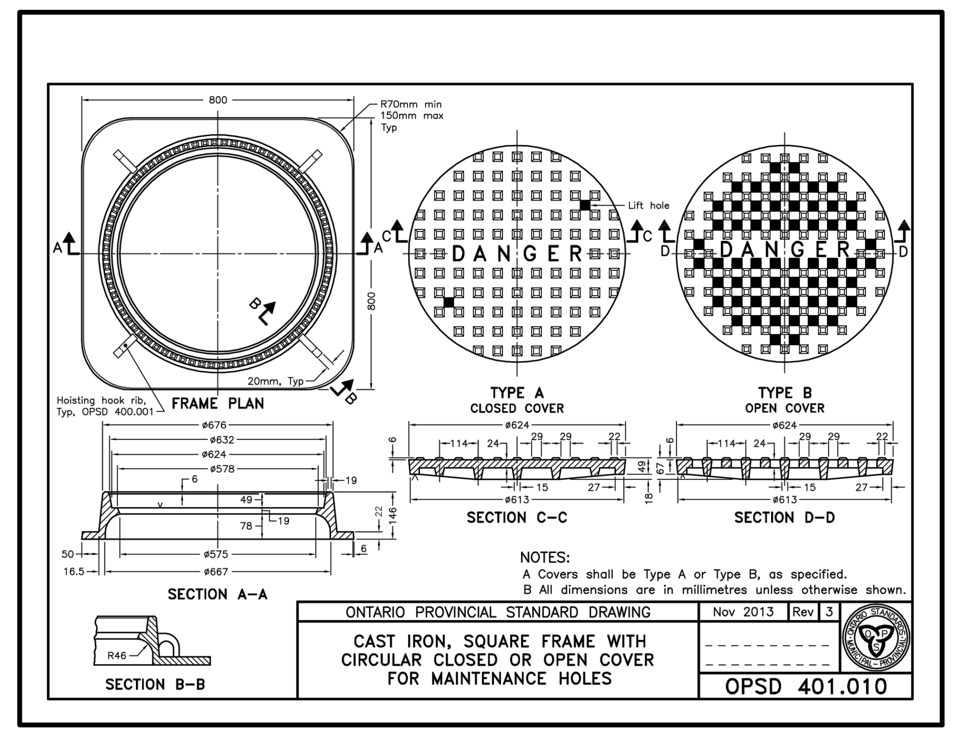


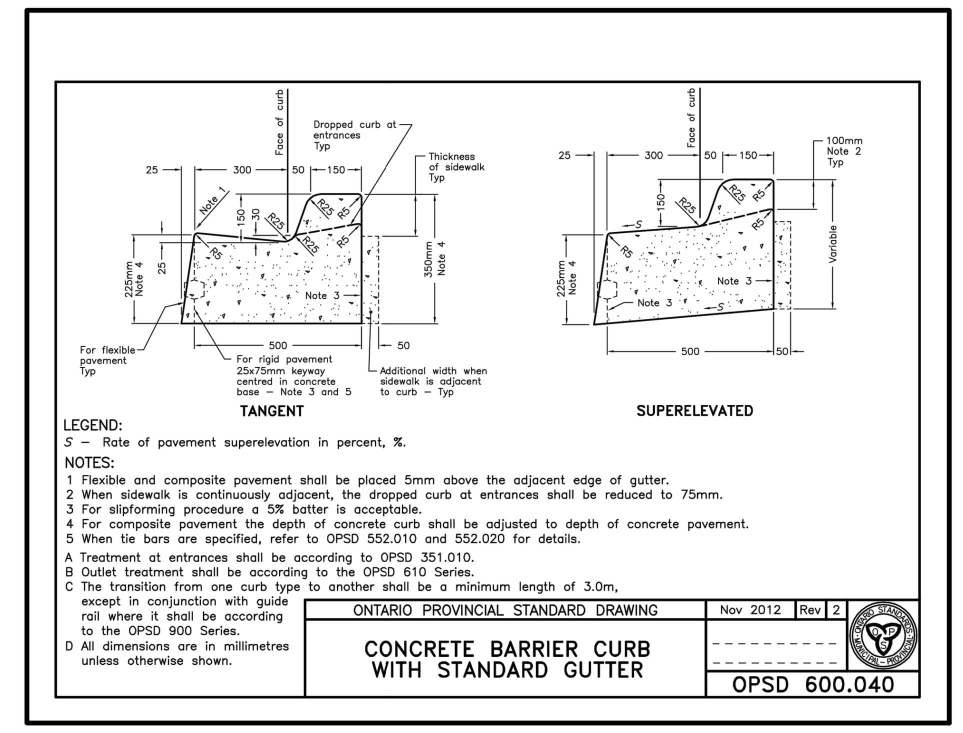


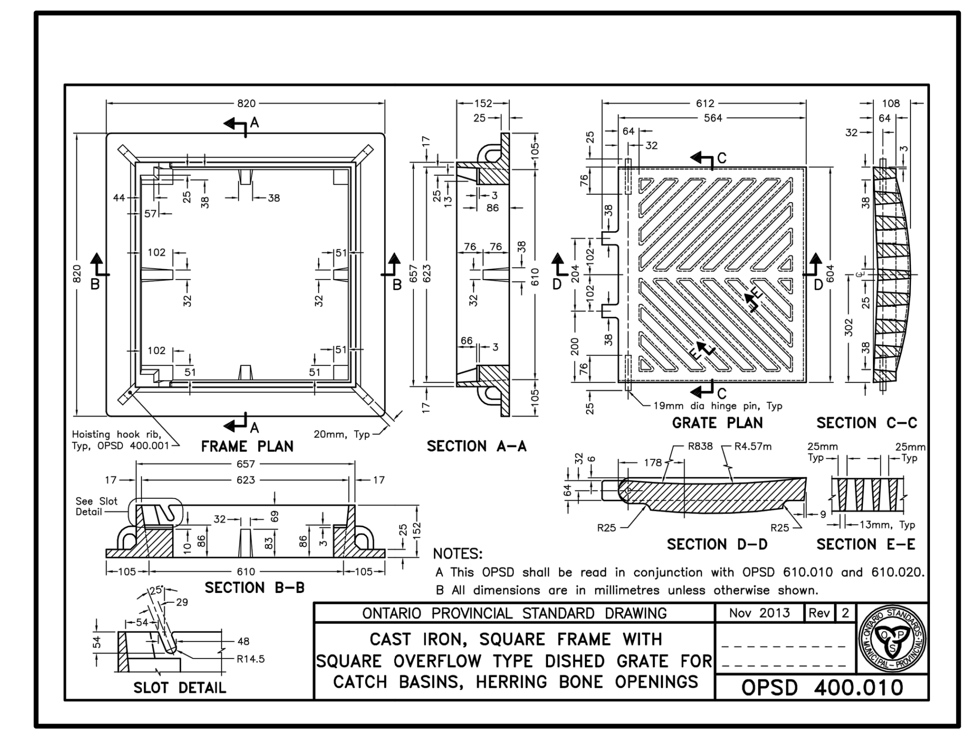






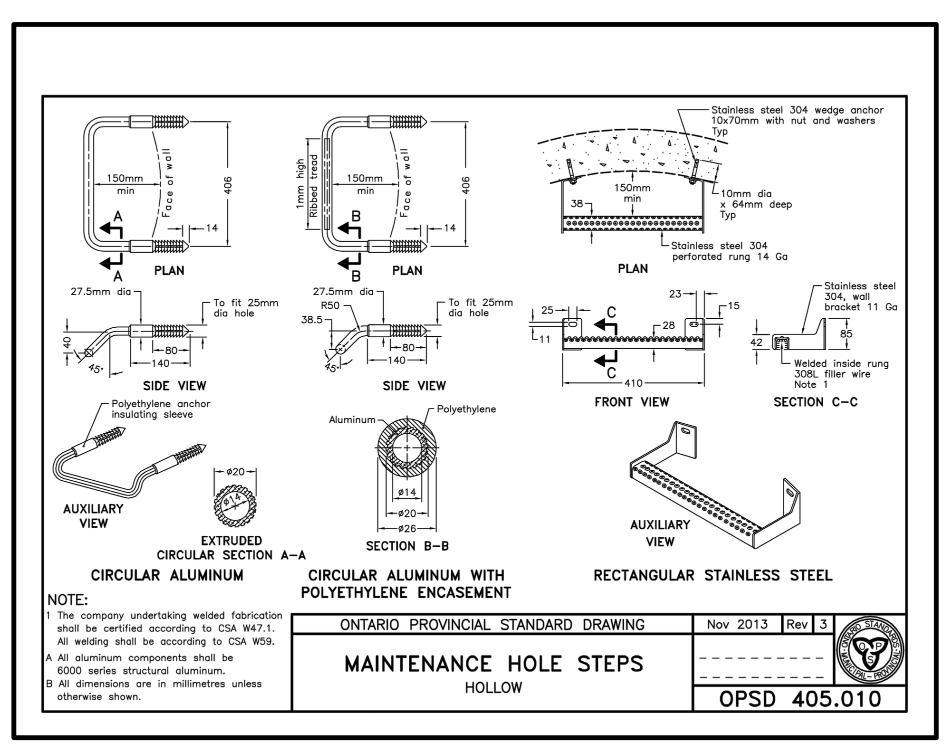


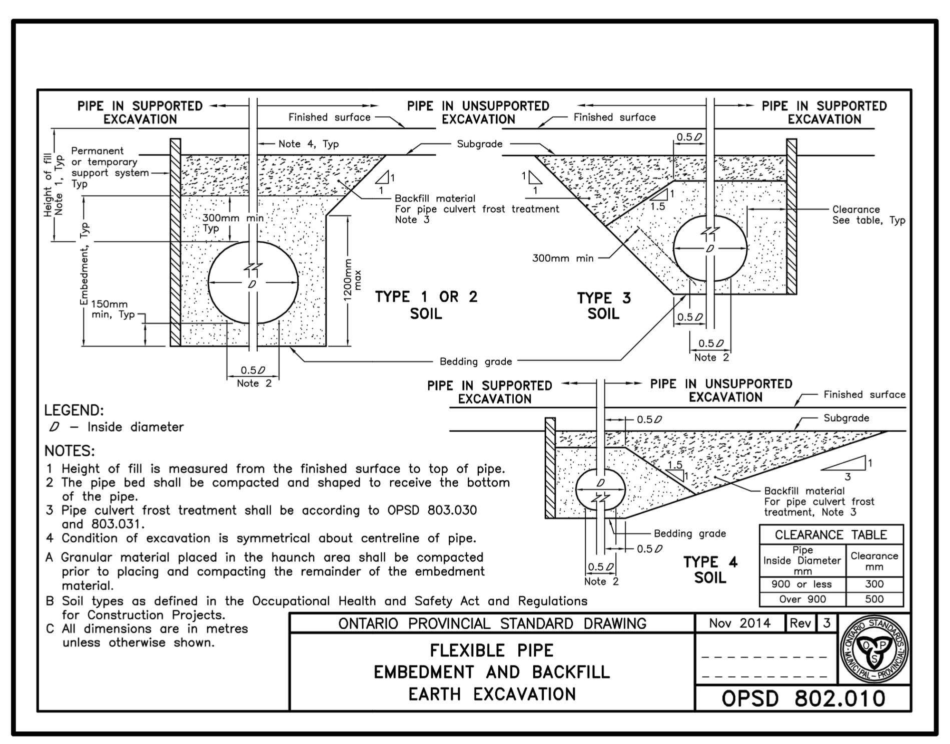


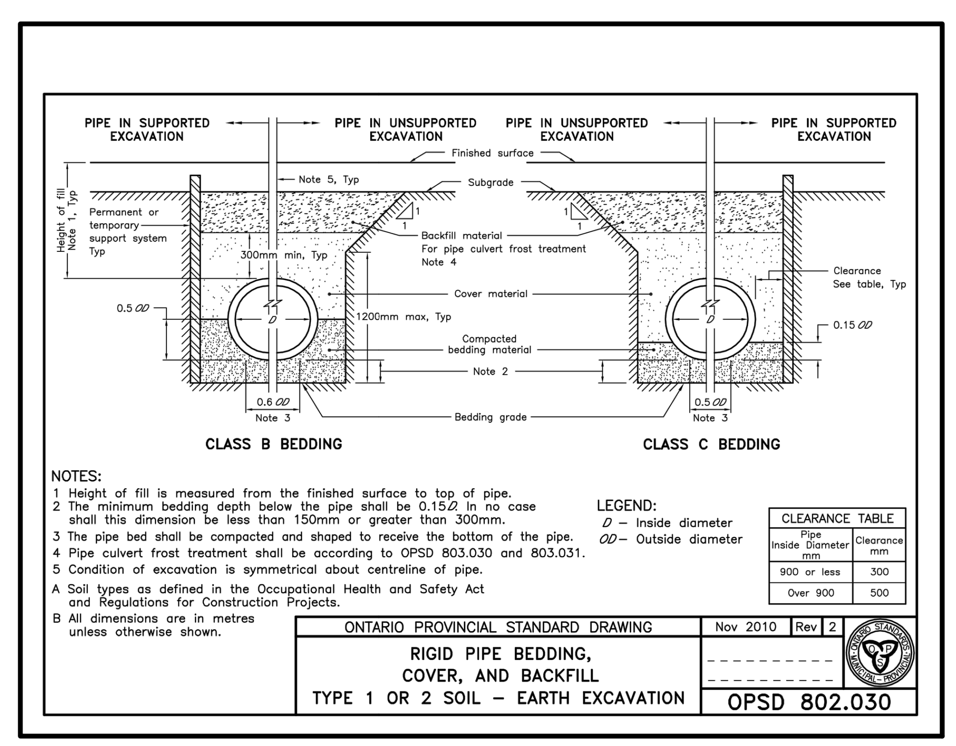


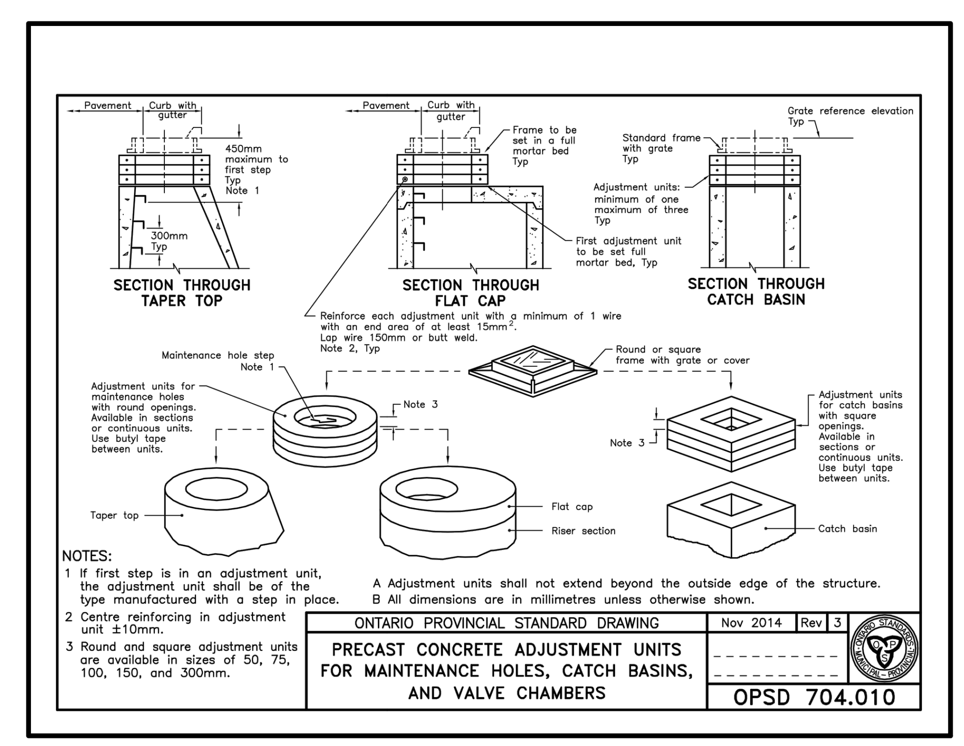
REGION NOTE

THE APPLICANT, APPLICANT'S REPRESENTATIVES, CONSULTANTS, CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE TO ENSURE THAT THEIR DESIGN AND CONSTRUCTION PRACTICES CONFIRM TO THE LATEST REGION OF PEEL STANDARDS, SPECIFICATIONS AND DESIGN CRITERIA, AS POSTED ON THE REGION OF PEEL'S WEBSITE (WWW.PEEL REGION.CA/PW/STANDARDS).









3.	REVISED AS PER CITY COMMENTS	JAN.28/2020	M.E.H.
2.	REVISED AS PER CITY COMMENTS	OCT.28/2019	M.E.H.
1.	REVISED AS PER CITY COMMENTS	AUG./13/2018	D.OH.
REVISION BLOCK		DATE	APPR. BY

2576954 ONTARIO INC. PROPOSED CONDOMINIUM TOWNHOUSE DEVELOPMENT

LICENSED PROFESSIONAL ENGINEER
M.E.HALL
JAN.28/2020
PROVINCE OF ONTARIO

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF CONDELAND ENGINEERING LIMITED AS TO DESIGN AND SPECIFICATION

DIRECTOR OF DEVELOPMENT/ TRANSPORTATION ENGINEERING
DATE: ____________

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MISSISSAUGA
Region of Peel
Working for you

C701 OPSD STANDARDS AND DETAILS

DESIGNED BY:	D.M.	DATE: JANUARY 2020		CHECKED BY:	M.E.H.
DRAWN BY:	G.M.	DRAWING NO.	17-018-C701		
SCALE:	N.T.S.	Sheet:	10 of 11	CITY FILE	