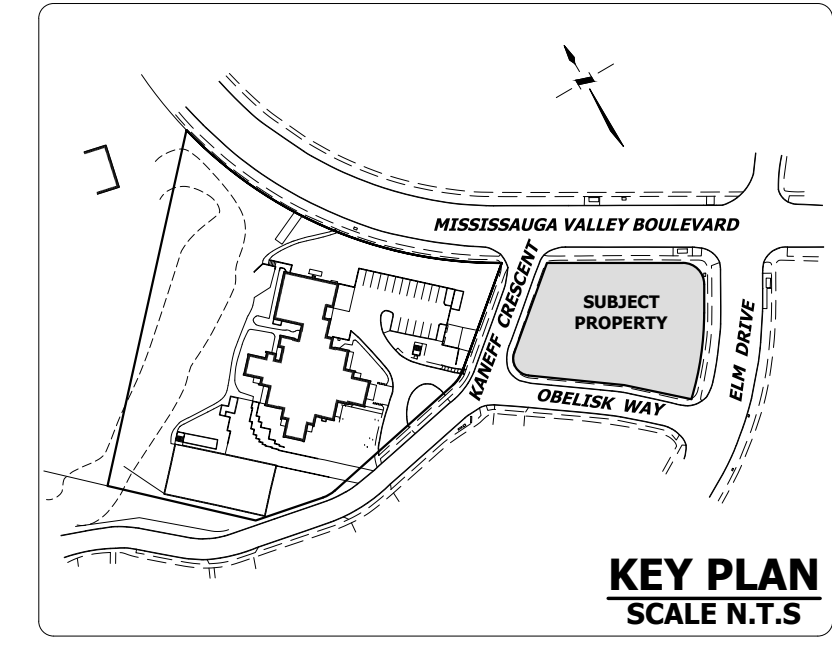
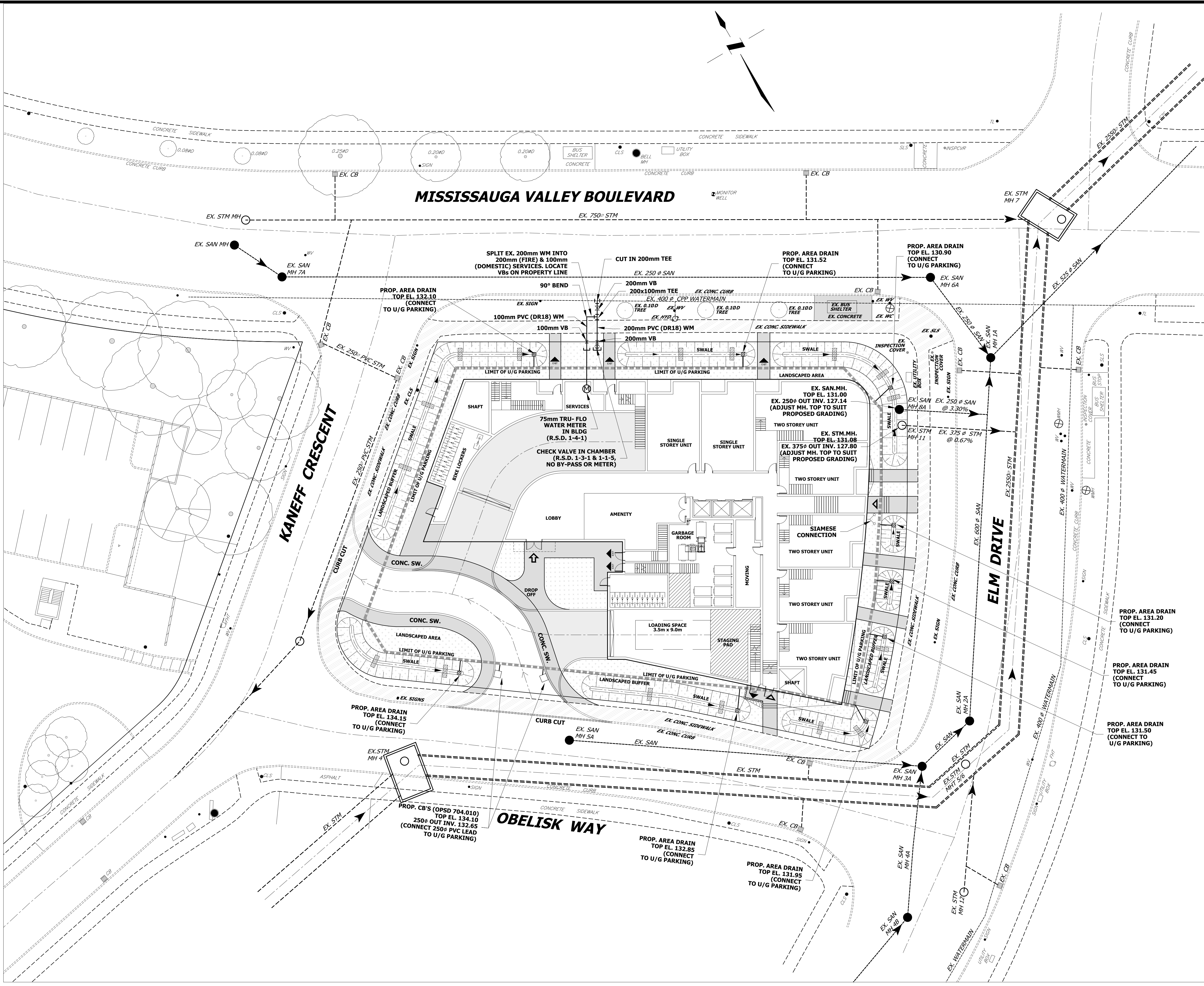




- GENERAL NOTES:**
1. ALL CONCRETE PIPE SMALLER THAN 450mm DIAMETER SHALL BE C-14, CLASS 2, CONCRETE PIPE 450mm DIAMETER AND LARGER SHALL BE C-14, CLASS 650, UNLESS OTHERWISE NOTED.
 2. ALL POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE C.S.A. REQUIREMENTS AS NOTED WITHIN OPS. 1841. THE PIPE MATERIAL SHALL HAVE A CELL CLASSIFICATION OF 1545-04 OR 1245-04 OR ASTM STD. D-3034 & OPS. 1841.
 3. ALL CONCRETE SEWER PIPES SHALL HAVE RUBBER GASKET JOINTS.
 4. CLASS 'B' BEDDING IS TO BE USED FOR TRENCHING IN ACCORDANCE WITH CITY STANDARD 2112.10. IF WATER IS PRESENT IN THE TRENCH EXCAVATION THEN 150mm CLEAR STONE IS TO BE USED FOR BEDDING IN ACCORDANCE WITH CITY STANDARD 2112.10. IF WATER IS PRESENT IN THE TRENCH EXCAVATION THEN GEOTECHNICAL ASSESSMENT MAY BE REQUIRED TO DETERMINE THE APPROPRIATE BEDDING IN ORDER TO STABILIZE THE SUBGRADE FOR SEWER CONSTRUCTION.
 5. MANHOLE STEPS SHALL BE AS PER OPS. 401.010.
 6. MANHOLE COVERS AND FRAMES SHALL BE AS PER OPS. 401.010.
 7. SINGLE CATCHBASINS WITHIN ROAD ALLOWANCES SHALL BE AS PER OPS. 705.010. WITH A 250mm DIAMETER LEAD. DOUBLE CATCHBASINS WITHIN ROAD ALLOWANCES SHALL BE AS PER OPS. 705.020. WITH A 300mm DIAMETER LEAD.
 8. ALL CATCHBASIN FRAME AND GRATES SHALL BE AS PER OPS. 400.020.
 9. THE TRENCH WIDTH AT THE TOP OF PIPE SHALL BE AS PER STD. 2112.06. IF THE MAXIMUM TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING EXTRA BEDDING AND/OR STRONGER PIPE AS REQUIRED.
 10. ALL STORM SEWER AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF MISSISSAUGA STANDARDS AND SPECIFICATIONS.
 11. STORM SERVICE CONNECTION IS TO BE ON THE LEFT OF SANITARY SERVICE FACING THE HOUSE, (EXCEPT AS NOTED).
 12. SERVICE CONNECTION AT THE STREET LINE IS TO BE HIGHER THAN THE SANITARY CONNECTION AT THAT POINT.
 13. ALL CATCHBASINS ARE TO BE PLACED ON GRANULAR BEDDING (MINIMUM DEPTH 150mm).
 14. TRENCH BACKFILLING ON PROPOSED ROADS SHALL WITH CITY'S ENGINEERING POLICY STATEMENT AS PROVIDED IN THE "DEVELOPMENT REQUIREMENTS MANUAL" (SECTION 4.02-06-TRENCH BACKFILLING ON ROADS). TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% P.D. WITHIN 2.0m OF THE OPTIMUM CONTENT.
 15. SAND BACKFILLING IS REQUIRED ADJACENT TO MANHOLES, CATCHBASINS AND SERVICE CROSSINGS.

- GENERAL:**
1. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF THE SUBJECT LANDS, IS TO BE UNDERTAKEN AT DEVELOPER'S EXPENSE.
 2. ALL UNDERGROUND SERVICE CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNDRINKABLE FILL TO THE LATEST CITY OF MISSISSAUGA OR REGION OF PEEL SPECIFICATIONS.
 3. SNOW FENCE AND SEGMENT TRAP CONTROL FENCE ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY ROAD CONSTRUCTION AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES.
 4. PRIOR TO THE START OF CONSTRUCTION, SNOW FENCING IS TO BE ERECTED ALONG THE PROPERTY BOUNDARIES ADJACENT TO ALL EXISTING RESIDENTIAL LOTS, PARKS AND ALL EXISTING SCHOOL BLOCKS.
 5. THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION TO THE REPAIR OF EXISTING UTILITIES DISTURBED DURING CONSTRUCTION.
 6. ALL AREAS BEYOND THE PLAN OF SUBDIVISION WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
 7. ALL CONSTRUCTION SIGNING MUST CONFORM TO THE N.T.D. MANUAL OF "UNIFORM TRAFFIC CONTROL DEVICES". ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.

- ROADWORKS:**
1. ALL FILL WITHIN ROAD ALLOWANCE TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. THE STABILITY AND COMPACTION OF ALL FILL MATERIALS ARE TO BE CONFIRMED BY A RECOGNIZED SOIL CONSULTANT TO THE CITY ENGINEER PRIOR TO THE INSTALLATION OF ANY ROAD BASE MATERIALS.
 2. ALL CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH GRANULAR MATERIAL AND/OR UNDRINKABLE FILL AS PER THE LATEST CITY OF MISSISSAUGA STANDARDS AND SPECIFICATIONS.
 3. A TRENCH BACKFILLING ON PROPOSED ROADS SHALL COMPLY WITH THE CITY'S ENGINEERING POLICY STATEMENTS PROVIDED IN THE "DEVELOPMENT REQUIREMENTS MANUAL" (SECTION 4.02-06 - TRENCH BACKFILLING ON ROADS).
 4. ALL BACKFILL FOR SEWERS, WATERMANS AND UTILITIES WITHIN ROAD ALLOWANCE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITHIN 2m OF THE OPTIMUM MOISTURE CONTENT.
 5. THE TOP 100mm OF THE SUB-GRADE IS TO BE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR DENSITY WITHIN 2m OF THE OPTIMUM MOISTURE CONTENT.
 6. ALL INTERSECTING ROADS SHALL BE PROVIDED WITH AN ADDITIONAL 150mm THICKNESS OF OPS. GRANULAR "B". THIS EXTRA DEPTH SHALL EXTEND FOR A MINIMUM OF 15m BEYOND PROPERTY LINE OF INTERSECTING STREET, AS NOTED.
 7. SUB-DRAINS ARE TO BE INSTALLED AS PER CITY STANDARD 2220.04 ALONG THE ENTIRE LENGTH OF THE ROAD. PAVEMENT THICKNESS AND COMPOSITION TO BE AS SHOWN ON INDIVIDUAL PLAN AND PROFILE DRAWINGS.
 8. CONCRETE CURB & GUTTER OPS. 800.070.
 9. SAND BACKFILL IS TO BE USED ADJACENT TO MANHOLES, CATCHBASINS AND SERVICE CROSSINGS.

- REGION OF PEEL NOTES:**
1. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 2. WATERMAIN AND / OR WATER SERVICE MATERIALS 100 mm (4") AND LARGER MUST BE PVC DR18 PIPE MANUFACTURED TO AWWA SPEC 300-06 COMPOSITE WITH TRACER WIRE. SIZE 50 mm (2") AND SMALLER MUST BE TYPE 'K' SOFT COPPER PIPE PER ASTM 888-09 SPECIFICATION.
 3. WATERMANS 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'-0") FROM THEMSELVES AND ALL OTHER UTILITIES.
 4. 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 PORTS 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.
 5. ALL CURB STOPS TO BE 3.0 m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 6. HYDRANT AND VALVE SET TO REGION STANDARD 1 - 6 - 1 DIMENSION A AND B, 0.7 m (2') AND 0.9 m (3') AND TO HAVE FURNER NOZZLE.
 7. WATERMANS 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. WATERMANS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3 m (12") OVER / 0.5 m (20") 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 CALCULATING FROM EXISTING SYSTEMS.
 10. ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED ON BY CONSULTECH OPERATIONS AND MAINTENANCE DIVISION.
 11. THE CONTRACTOR 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.
 12. THE CONTRACTOR 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.
 13. 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.
 14. ALL UNITS TO BE EQUIPPED WITH 25mm WATER SERVICE (REGION STD. 1-7-1).
 15. SANITARY MAINLINE SEWERS SHALL BE PVC 600s.

BENCHMARK NOTE:
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK NO. 1007, HAVING A PUBLISHED ELEVATION OF 128.276 METRES.

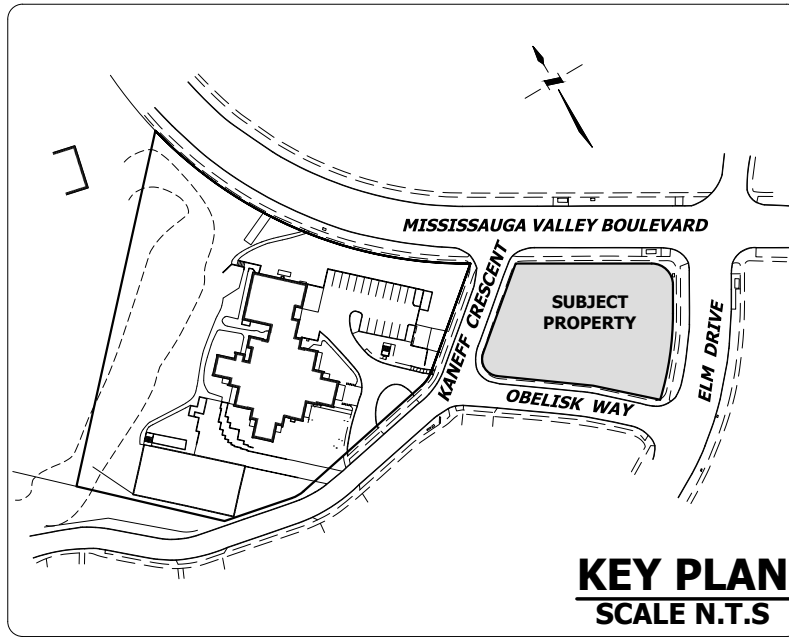
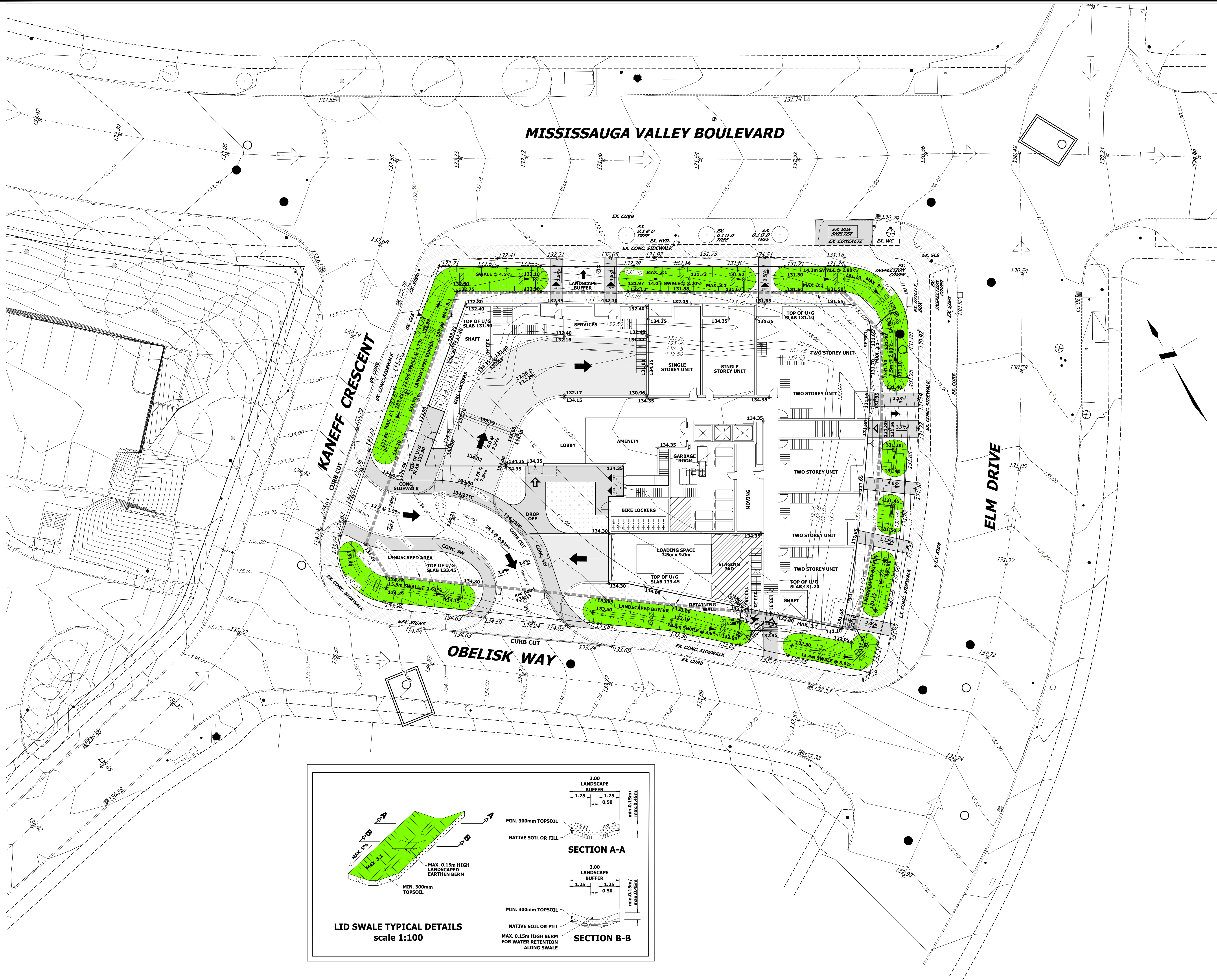


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RESIDENTIAL TOWER



SITE SERVICING

PROJECT No.	DATE	SCALE	DWG No.
20-632	MAY 2020	1:200	1



- LEGEND:**
- EXISTING ELEVATION
 - EXISTING CONTOUR
 - EXISTING OVERLAND FLOW DIRECTION
 - PROPOSED ELEVATION
 - PROPOSED OVERLAND FLOW DIRECTION
 - EX. STORM MANHOLE
 - EX. SANITARY MANHOLE
 - EX. HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED CATCH BASIN
 - PROPOSED AREA DRAIN
 - PROPOSED LID SWALE (SEE DETAILS THIS DWG.)

BENCHMARK NOTE:
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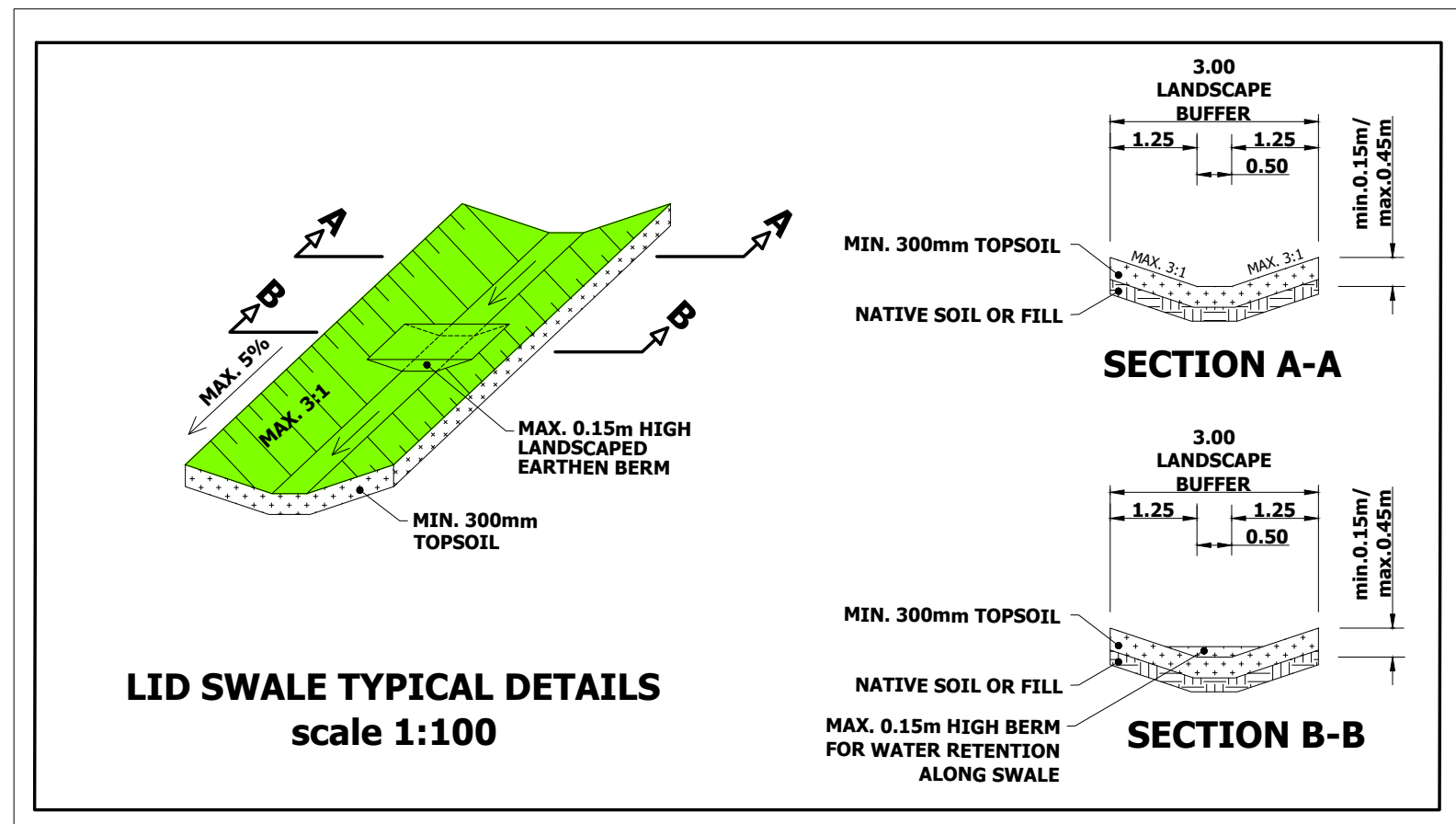


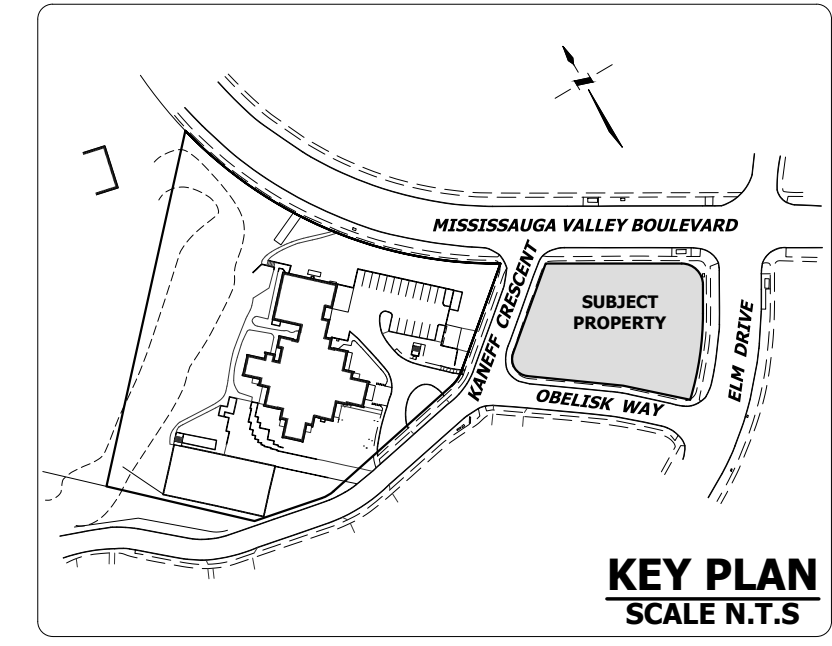
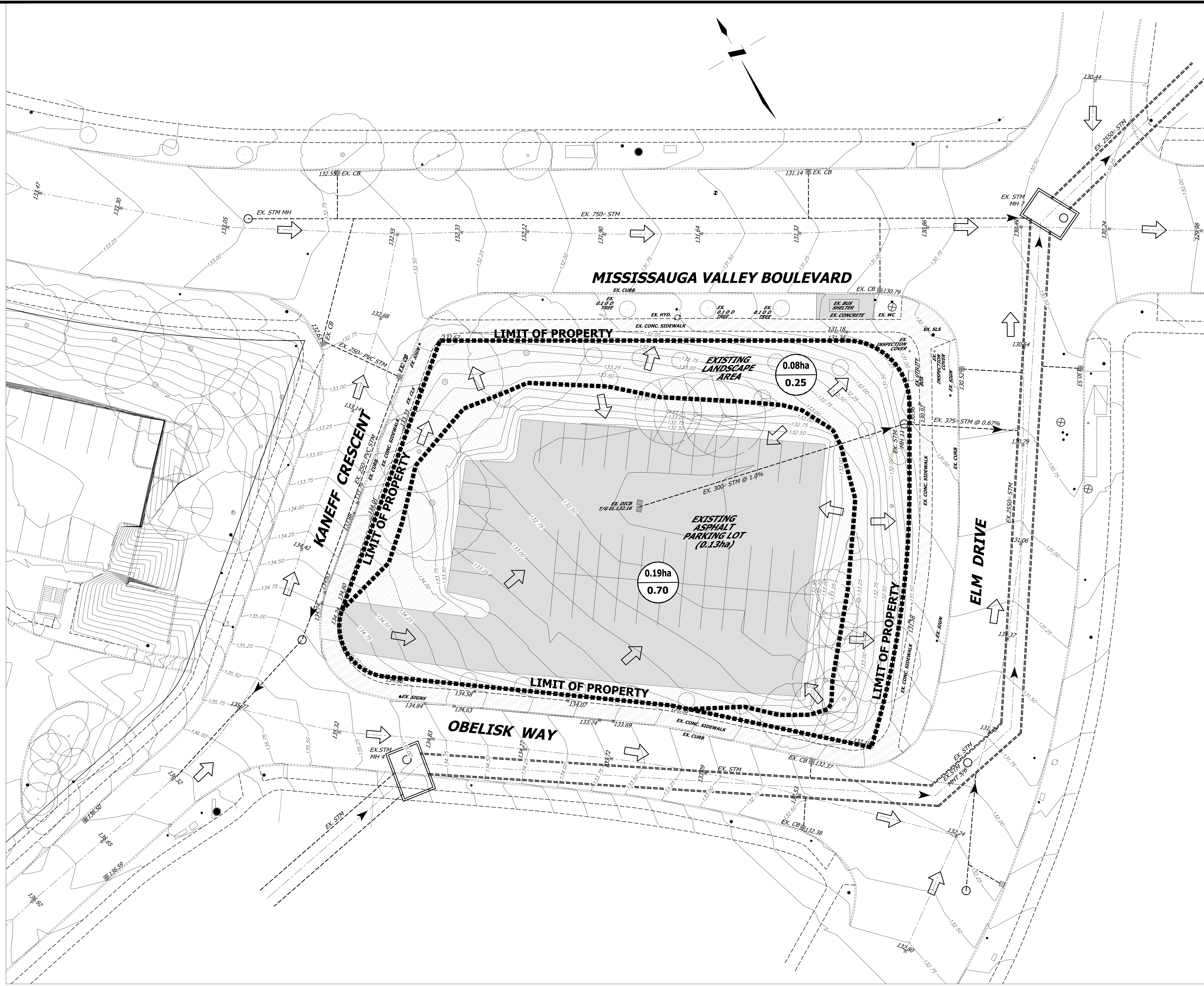
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SITE GRADING

PROJECT No.	DATE	SCALE	DWG No.
20-632	MAY 2020	1:200	2





- LEGENDA**
- 130.52 EXISTING ELEVATION
 - 130.52 EXISTING CONTOUR
 - EXISTING OVERLAND FLOW DIRECTION
 - EXISTING SITE HARD SURFACE
 - EXISTING LANDSCAPE SURFACE
 - EXISTING DRAINAGE BOUNDARY
 - 0.19ha EXISTING DRAINAGE AREA
 - 0.70 EXISTING AVERAGE RUN-OFF COEFFICIENT

BENCHMARK NOTE:
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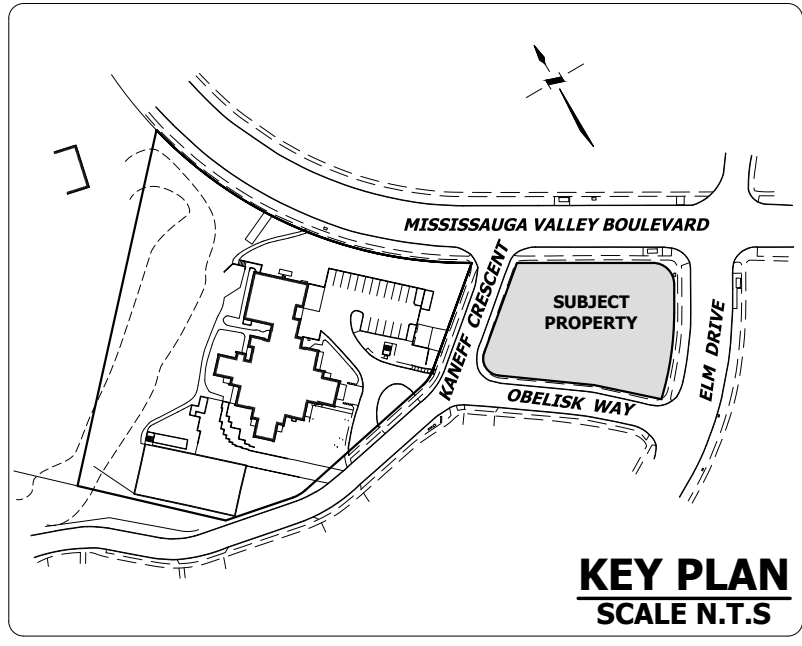
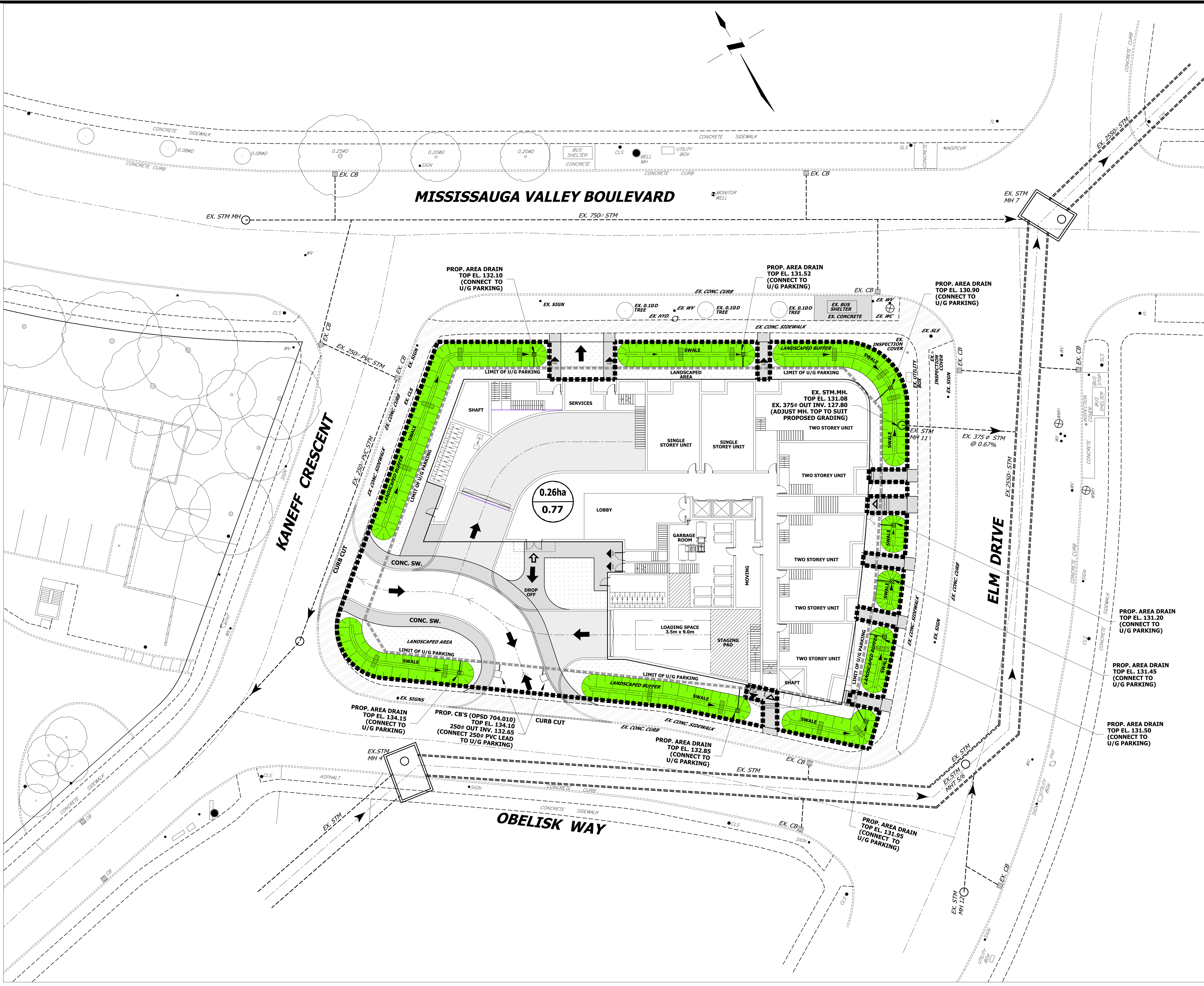
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MISSISSAUGA

PRE-DEVELOPMENT DRAINAGE PLAN

PROJECT No.	DATE	SCALE	DWG No.
20-632	APR. 2020	1:200	4



- LEGEND:**
- PROPOSED HARD SURFACE
 - PROPOSED LANDSCAPE SURFACE
 - PROPOSED BOUNDARY FOR DRAINAGE AREA DIRECTED TO UNDERGROUND STORM TANK
 - 0.26ha DRAINAGE AREA IN ha (CONTROLLED DRAINAGE DISCHARGE)
0.77 AVERAGE RUN-OFF COEFFICIENT
 - PROPOSED OVERLAND FLOW DIRECTION
 - EX. STORM MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED AREA DRAIN
 - PROPOSED LID SWALE
 - 0.02ha DRAINAGE AREA IN ha (UNCONTROLLED DRAINAGE DISCHARGE)
0.77 AVERAGE RUN-OFF COEFFICIENT

SITE STATISTIC:

- * BUILDING / HARD SURFACE AREA 1,925 sq.m.
- * LANDSCAPE AREA 815 sq.m.
- * TOTAL SITE AREA 2,740 sq.m.

BENCHMARK NOTE:
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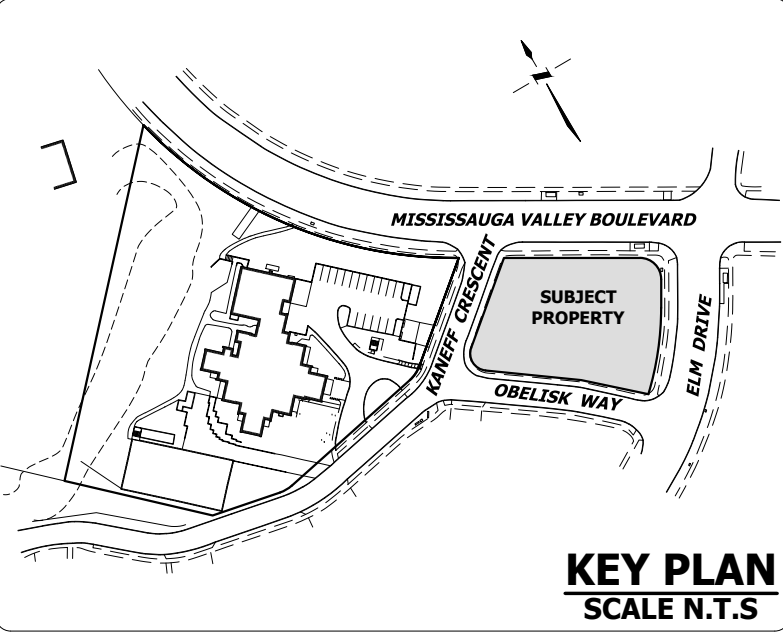
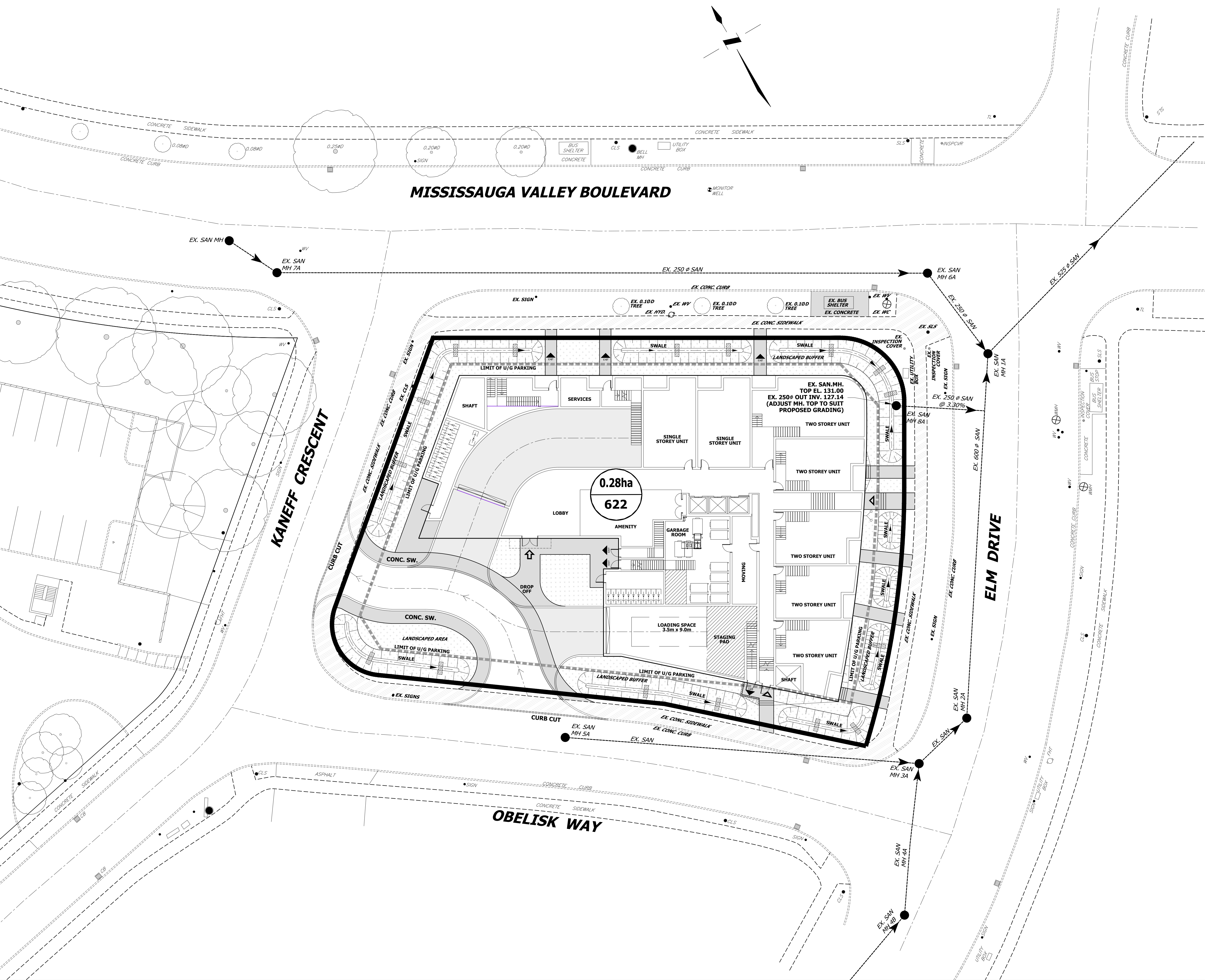
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POST-DEVELOPMENT DRAINAGE PLAN

PROJECT No.	DATE	SCALE	DWG No.
20-632	MAY 2020	1:200	5



LEGEND:

DRAINAGE AREA BOUNDARY

DEVELOPMENT STATISTIC:

- * 29 STOREY RESIDENTIAL BUILDING
- * 5 STORY PODIUM
- * TOTAL NUMBER OF UNITS: 282

DENSITY

1 BEDROOM: 110 UNITS x 1.68P/U = 185 P
2 & 3 BEDROOMS: 172 UNITS x 2.54P/U = 437 P

0.28ha

622

DRAINAGE AREA IN HECTARES

ESTIMATED POPULATION

BENCHMARK NOTE:
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SANITARY DRAINAGE PLAN

PROJECT No.	DATE	SCALE	DWG No.
20-632	MAY 2020	1:200	6