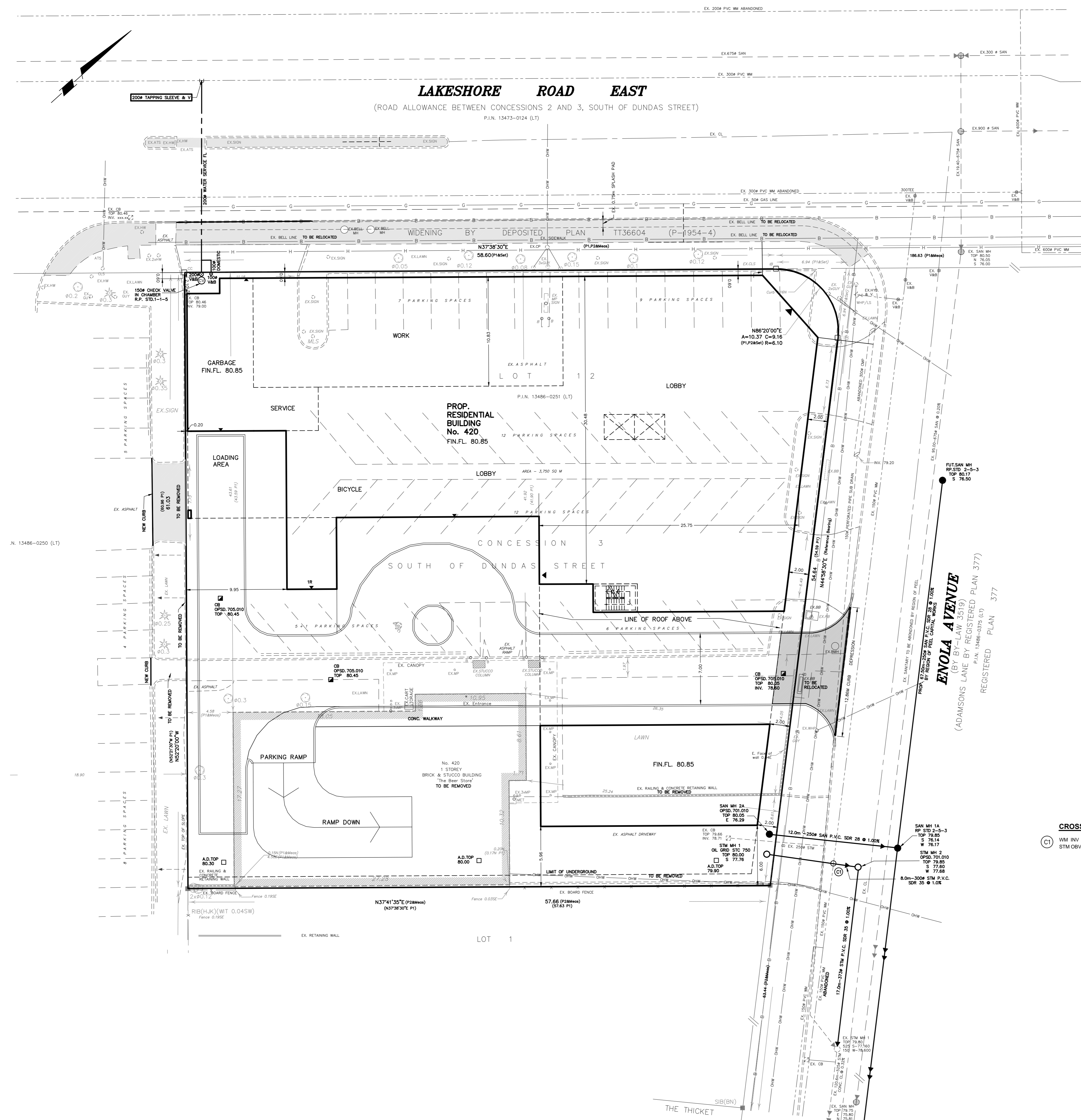


LAKESHORE ROAD EAST
(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3, SOUTH OF DUNDAS STREET)
P.L.N. 13473-0124 (LT)



ROADS

1. ALL FILL WITHIN ROAD ALLOWANCE AND EASEMENTS TO BE COMPACTED TO MIN 95% STANDARD PROCTOR DENSITY. THE SUBURBITY AND COMPACTOR OF ALL FILL MATERIALS TO BE CONFIRMED BY A RECOGNIZED SOIL CONSULTANT TO THE CITY ENGINEER AND THE SUBGRADE OF ALL ROADWAYS SHALL BE PROOF ROLLED UNLESS THE SUPERVISION OF THE SOILS CONSULTANT PRIOR TO THE INSTALLATION OF ANY ROAD BASE MATERIALS.
2. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES, WATERMANS, SEWERS AND OTHER UNDERGROUND OR ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR MUST EXAMINE THE ACCURACY OF SUCH EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN OR NOT AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. ANY DISCREPANCIES TO LOCATION OF EXISTING WATERMANS AND SEWERS TO BE RECTIFIED AT DEVELOPER/ CONTRACTOR'S EXPENSE.
3. THE DEVELOPER/CONTRACTOR MUST ENSURE THAT A SUBGRADE CERTIFICATE IS ISSUED BY THE GEOTECHNICAL SOILS CONSULTANT TO THE ENGINEER. ONLY UPON VERIFICATION AND APPROVAL OF THE SUBGRADE BY THE LOCAL AUTHORITY INSPECTION DEPARTMENT WILL COMMENCEMENT OF ANY ROAD BASE MATERIALS BE PLACED. FAILURE TO FOLLOW THIS PROCEDURE WILL MEAN THE REMOVAL OF ROAD BASE MATERIALS AND/OR ADDITIONAL TESTING THAT PROCEEDS AT CONTRACTOR'S EXPENSE.
4. TRENCH BACKFILLING ON PROPOSED ROADS SHALL COMPLY WITH CITY OF MISSISSAUGA SECTION 4.2.24. TRENCH BACKFILLING ON ROADS AS PROVIDED IN THE CITY'S DEVELOPMENT REQUIREMENT MANUAL.
 - a) THE TOP 100mm OF THE SUBGRADE IS TO BE COMPACTED TO A MINIMUM 95% OF SPO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
5. ALL CONNECTIONS WITHIN PAVED PORTION OF AN EXISTING ROAD TO BE BACKFILLED WITH UNDRINKABLE BACKFILL MATERIAL AS PER C.M. STD. 2220.430, 2220.431 AND 2220.432, UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
6. ALL OTHER EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH GRANULAR C MATERIAL AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. SURFACE RESTORATION SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITION IN ACCORDANCE WITH C.P.S. 8. 897.
7. CURB TO BE AS PER O.P. 8. 896 UNLESS OTHERWISE NOTED.
8. SUBURBAN UNDERNEATH ALL CURBS TO BE MINIMUM 100mm AS PER C.M. STD. 2220.440 AND 2220.85 AND EXISTING ROADS.
9. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOOT TO THE SATISFACTION OF CITY OF MISSISSAUGA.

CONNECTIONS

1. SANITARY:
 - A) SINGLE AND DOUBLE MIN. 125mm DIA PVC SDR-26
 - B) CONNECTIONS TO SEWER TO BE MADE WITH MANUFACTURED TEE OR WYE WHERE APPLICABLE AND SHALL BE COLOUR CODED AS NON-HOTLINE OR AS PER C.M. STD. 214.850 & P. STD. 1.4.1 TO 1.4.4.
 - C) SANITARY SERVICE SHALL BE LOWER THAN AND TO THE RIGHT OF THE STORM SERVICE AT ALL POINTS.
 - D) SERVICE CONNECTION TO LINE SHALL BE VISIBLY MARKED BY A 1.5m - 50mm x 100mm WOOD STAKE BURIED 1m AND PAINTED RED.
2. WATER:
 - A) SERVICE CONNECTIONS TO BE 25mm DIA TYPE 'N' 80FT COPPER TUBING UNLESS OTHERWISE NOTED AND AS PER R.P. STD. 1.4 C.M. STD. 218.810 TO 218.840.
 - B) SERVICE CONNECTION TO LINE SHALL BE VISIBLY MARKED BY A 1.5m - 50mm x 100mm WOOD STAKE BURIED 1m AND PAINTED BLUE.

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
2. ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
3. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
4. THE ELEVATION OF THE SIDE SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF 150mm BELOW THE BUILDING LINE AT THE CENTRE OF THE SWALE.
5. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK VENEER ELEVATION.
6. DRIVEWAY GRASSES SHOULD NOT BE LESS THAN 2% AND NOT GREATER THAN 3%.
7. WHERE GRADES IN EXCESS OF 2% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3% CHANGES IN EXCESS OF 4.8M ARE TO BE ACCOMPANIED BY A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.9M SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
8. ALL BACKFILL FOR SEWERS, WATERMANS AND UTILITIES ON THE ROAD ALLOWANCE AND THE INTERVAL SITE MUST BE COMPACTED TO MINIMUM 95% EXCEPT FOR TOP SOIL WHICH MUST BE COMPACTED TO 95% S.P.D. ON THE ROAD ALLOWANCE UNLESS OTHERWISE NOTED AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT.
9. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNDRINKABLE BACKFILL MATERIAL AS PER C.M. STD. 2220.430, 2220.431 AND 2220.432 UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
10. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS & SPECIFICATIONS.
11. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER C.M. STD. 2940.210.

SANITARY SEWERS

1. ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT STANDARDS AND SPECIFICATIONS.
2. SANITARY CONNECTIONS 100mm AND LESS TO BE PVC SDR-26.
3. SANITARY SEWERS AND CONNECTIONS 200mm AND LARGER TO BE PVC SDR-35 WITH 0.034-0.1 WITH TYPE 'B' BEDDING THROUGHOUT EXCEPT AT RESEALS, UNLESS OTHERWISE NOTED.
4. ALL MANHOLES TO BE R.P. STD 2-4.3 UNLESS OTHERWISE NOTED.

WATERMANS

1. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT FEE PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. WATERMAN AND/OR WATER SERVICE MATERIALS 100mm AND LARGER MUST BE P.V.C. DR-18 TO AWWA SPEC. C900-16, SIZE 80mm AND SMALLER MUST BE SOFT COPPER TYPE 'N' SPEC. A11M-88-48.
3. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MIN. DEPTH OF 1.7m WITH A MIN. HORIZONTAL SPACING OF 1.2m FROM THEMSELVES AND 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 HOLED OR PIPED TO ALLOW THE WATER TO SPRAIN ONTO A PARKING LOT OR DOWN A DRAIN, ON FIRE LINES, FLUSHING OUTLET TO BE 100mm MINIMUM ON A HYDRANT.
5. ALL CURB STOPS TO BE 1.5m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
6. HYDRANT AND VALVE SET TO
7. WATERMANS TO BE INSTALLED TO GRADE AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUIRED BY INSPECTOR.
8. WATERMANS MUST HAVE A MIN. VERTICAL CLEARANCE OF 8.5m OVER OR 8.5m 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 COLOR-CODING FROM EXISTING SYSTEMS.
10. ALL LIVE TAPPING AND OPERATION OF BECKON WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.
11. MECHANICAL RESTRAINTS MUST BE INSTALLED ON ALL BENDS, TEES AND REDUCERS.
12. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES EXISTING AT THE LINE 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.
14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO OBTAIN WRITTEN NOTES TO THE UTILITIES PRIOR TO CHANGING 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.
15. ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CORRELATION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO R.P. STD. 1.7.2 AND 1.7.4.

FOR SERVICE CONNECTION WITH LESS THAN 0.60m CLEAR DISTANCE BETWEEN PIPES, PIPE INSULATION IS REQUIRED AS PER R.P. STD. 1-5.8.

LEGEND

- EXISTING ELEVATION TO REMAIN
- EXISTING ELEVATION
- DIRECTION OF SURFACE FLOW
- PROPOSED ELEVATION
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN WITH TEMPORARY SEDIMENT CONTROL
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RELOCATED
- SLUMP PUMP
- HYDRO METER
- GAS METER
- SANITARY SEWAGE ELECTOR
- METER ROOM
- ROOF DOWNSPOUTS
- AREA DRAIN
- SEDIMENT CONTROL FENCE
- TREE HOARDING
- FRAMED TREE HOARDING
- SOLID PLYWOOD HOARDING
- PROPOSED GAS MAIN
- PROPOSED HYDRO

CROSSINGS

- WM INV 78.05
- STM OGV 77.90

C.M. BENCHMARK No. 805 ELEVATION: 80.528

DESCRIPTION: ON THE NORTH FACE AT THE EAST CORNER OF CONCRETE CORNER POST OF A BRIDGE OVER COOKVILLE CREEK, NORTH SIDE OF LAKESHORE ROAD (HIGHWAY N°2), 45.72 METRES EAST OF BEECHWOOD AVENUE.

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PROPOSED CONDOMINIUM BUILDING
PART OF LOT 12 CONCESSION 3
SOUTH OF DUNDAS STREET

420 LAKESHORE ROAD EAST

PLAZA CORPORATION

C/O JONATAN MARMER, 10 WANLESS AVE. SUITE 201, TORONTO, ON PH:(416) 481-2222



SITE SERVICING PLAN

DATE: MAY 2020	AREA: Z-6.7	DWG. No. C101
SCALE: 1:200	DRAWN BY: E.K.	PROJECT No. 220-M44
CITY FILE: XXXXXX	REGION FILE: XXXXXX	

