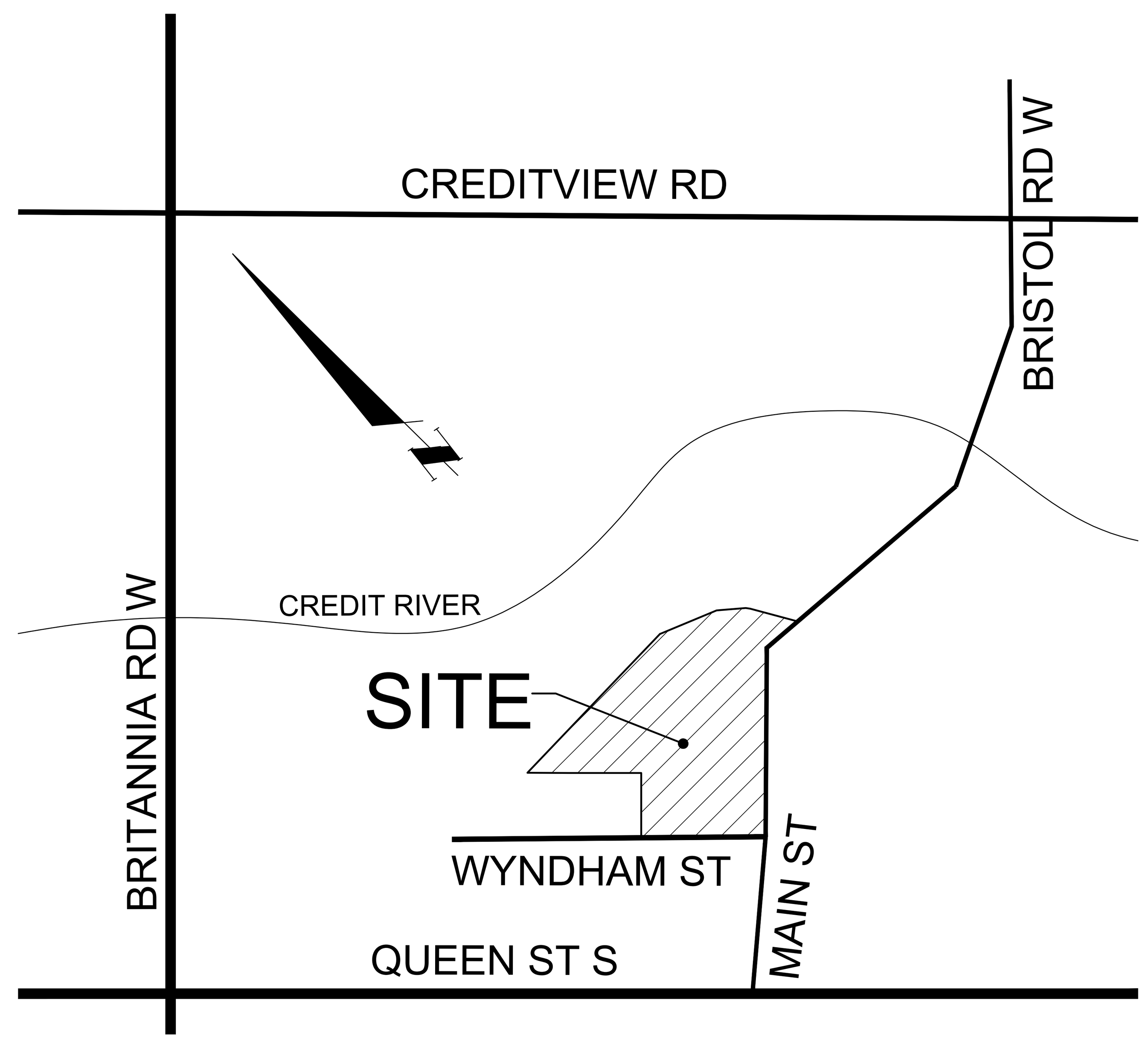
2576954 ONTARIO INC. PROPOSED
CONDOMINIUM TOWNHOUSE DEVELOPMENT

CITY OF MISSISSAUGA
CITY FILE: 21T-M 17007



KEY PLAN N.T.S.

SUBJECT LAND

DRAWING INDEX

GENERAL NOTES	17-018-01
SERVICING PLAN	17-018-02
GRADING PLAN	17-018-03
PRE-DEVELOPMENT STORM TRIBUTARY PLAN	17-018-04
POST DEVELOPMENT STORM TRIBUTARY PLAN	17-018-05
SANITARY TRIBUTARY AREA	17-018-06
EROSION AND SEDIMENTATION CONTROL PLAN	17-018-07
CITY AND O.P.S.D. STANDARD DETAILS	17-018-08
O.P.S.D. STANDARD DETAILS	17-018-09

MISSISSAUGA

Region of Peel
Working for you

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

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 IFORMATION 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
8. PAVEMENT DESIGN FOR INTERNAL ROAD AND PARKING
   - 250mm COMPACTED DEPTH OF GRANULAR 'B'
   - 200mm COMPACTED DEPTH OF GRANULAR 'A'
   - 65mm COMPACTED DEPTH OF HL8 ASPHALT (BASE COURSE)
   - 40mm COMPACTED DEPTH OF HL3 ASPHALT (TOP COURSE)
9. PAVEMENT DESIGN FOR INDIVIDUAL DRIVEWAY
   - 150MM COMPACTED DEPTH OF GRANULAR 'A'
   - 50MM COMPACTED DEPTH OF HL8 ASPHALT (BASE COURSE)
   - 25MM COMPACTED DEPTH OF HL3 ASPHALT (TOP COURSE)
10. COMPACTION OF GRANULAR MATERIAL TO BE 98% STANDARD PROCTOR DENSITY, TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

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 0.15m OVER / 0.30m 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 RESTRAINED 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 DIFERENTIAL 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 JAKS" 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.

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.

2.	REVISED AS PER CITY COMMENTS	APR.23/2019	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
APR.23/2019
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: ______

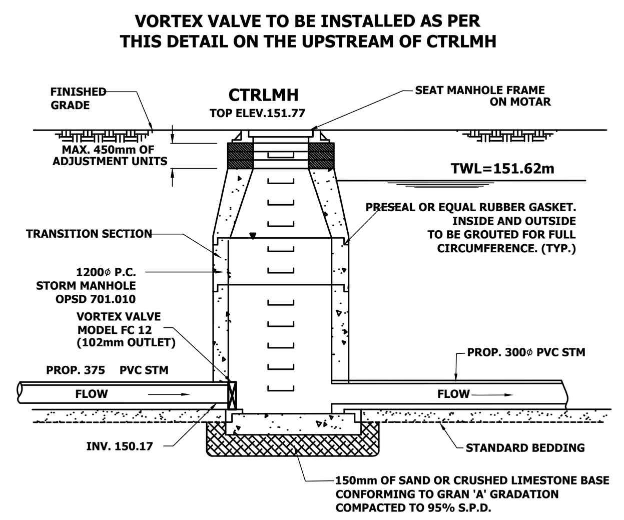
CONDELAND
CONSULTING ENGINEERS & PROJECT MANAGERS
350 Creditstone Road, Unit 200
Concord, Ontario L4K 3Z2
P: (905) 695-2096
F: (905) 695-2099

MISSISSAUGA

Region of Peel
Working for you

GENERAL NOTES

DESIGNED BY: D.M.	DATE: APRIL 2019	CHECKED BY: M.E.H.
DRAWN BY: M.A./G.M.	DRAWING NO. 17-018-01	
SCALE: N.T.S.	Sheet: 01 of 10	CITY FILE



FOR CONTROL MH (CTRLMH) DETAIL
N.T.S.

SANITARY MANHOLE DATA				
No.	TYPE	TOP	IN INV	OUT INV
MH1A	(1200mm⌀)	153.40		150.60
MH2A	(1200mm⌀)	153.01	150.40	150.37
MH3A	(1200mm⌀)	152.58	150.11	150.08
MH4A	(1200mm⌀)	152.18	149.71	149.68
MH5A	(1200mm⌀)	151.67	149.20	149.17
MH6A	(1200mm⌀)	151.55	Ex.148.87 148.92	Ex.148.82

STORM MANHOLE DATA				
No.	TYPE	TOP	IN INV	OUT INV
CDSMH1	PMSU20_15m	152.37		151.15
MH1	(1200mm⌀)	153.14	151.03	151.00
MH2	(1200mm⌀)	152.51	150.93	150.90
MH3	(1200mm⌀)	151.99	150.50	150.47
CDSMH2	PMSU20_15m	151.92	150.42	150.39
CTRLMH	(1200mm⌀)	151.75	150.17	150.14
MH4	(1200mm⌀)	151.39	Ex.150.10	

EXCAVATION 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.

DOUBLE CATCHBASINS (DCB) DATA * C/W INSULATION

No.	LENGTH	SLOPE	DIA	TOP	OUT INV	INV @ MH
DCB1	1.40m *	2.5%	250mm⌀	152.32	151.17	151.15
DCB2	4.39m *	0.5%	250mm⌀	152.32	151.17	151.15
DCB3	10.78m *	0.5%	250mm⌀	151.63	150.54	150.49
DCB4	10.00m *	1.0%	250mm⌀	151.63	150.50	150.41

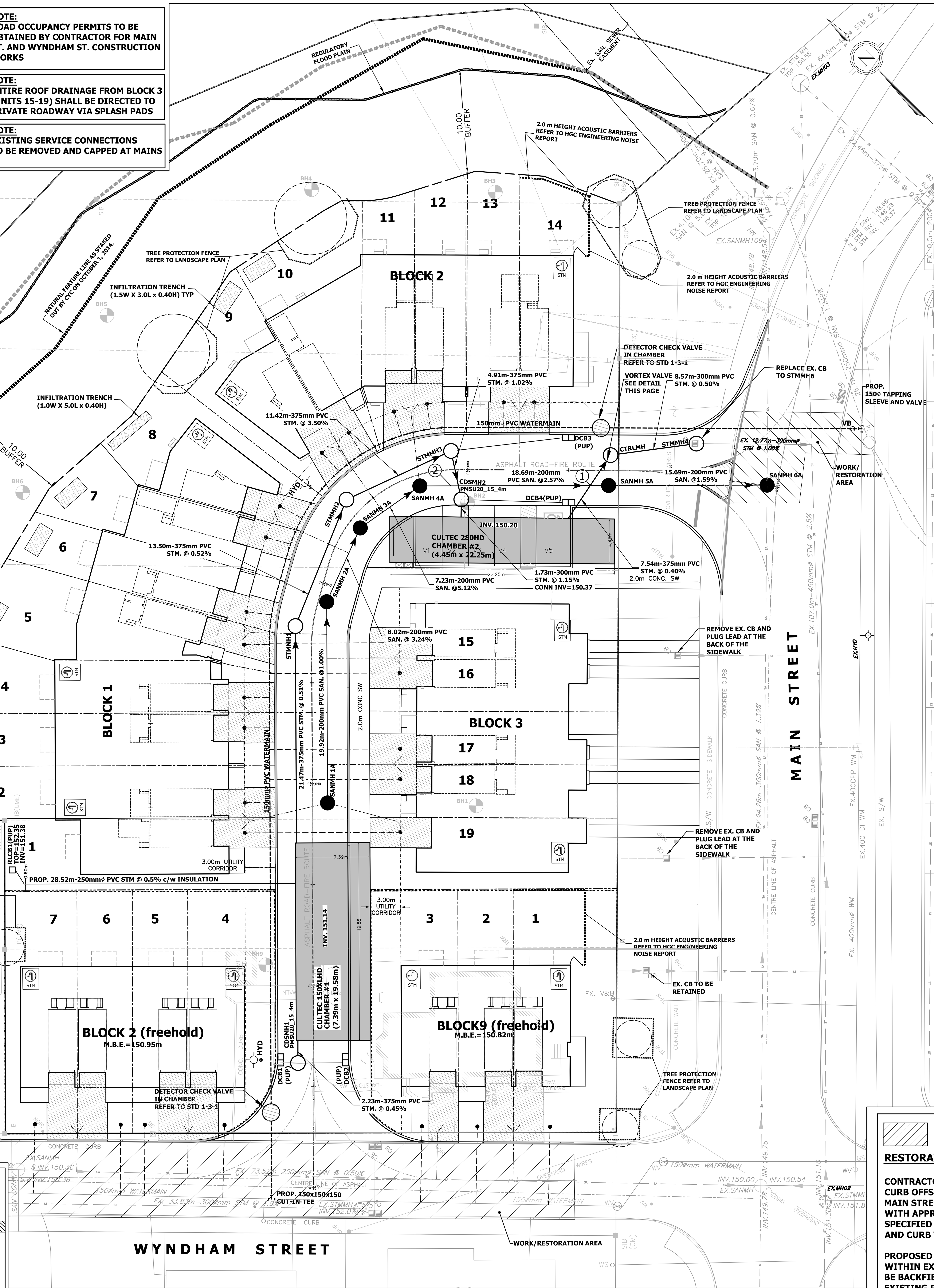
STORAGE DATA	
STORAGE #1	S INV=151.14 N INV=151.14 E INV=151.24 (RLCB1)
STORAGE #2	S INV=150.20 N INV=150.20

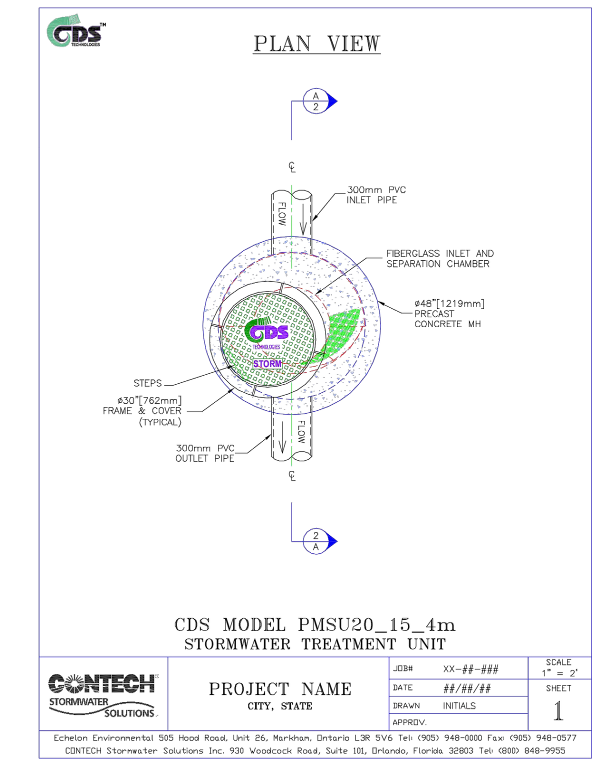
CROSSING INFORMATION	
CROSSING #1	STM INV=150.18 SAN OBV=149.25 CLEARENCE=0.68m
CROSSING #2	STM INV=150.43 SAN OBV=149.58 CLEARENCE=0.60m

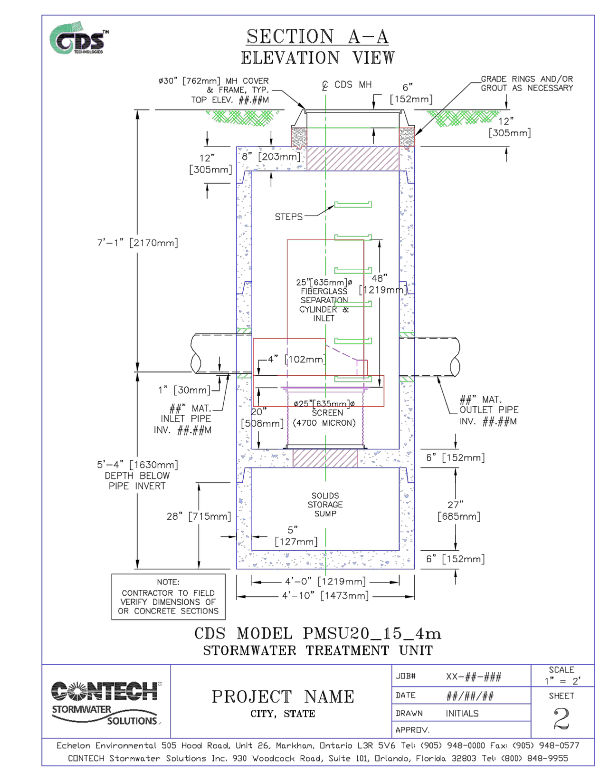
NOTE:
ROAD OCCUPANCY PERMITS TO BE OBTAINED BY CONTRACTOR FOR MAIN ST. AND WYNDHAM ST. CONSTRUCTION WORKS

NOTE:
ENTIRE ROOF DRAINAGE FROM BLOCK 3 (UNITS 15-19) SHALL BE DIRECTED TO PRIVATE ROADWAY VIA SPLASH PADS

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







STORM WATER CTRMH ANALYSIS SUMMARY (MAIN STREET OUTLET)

ALLOWABLE SITE RELEASE RATE (L/SEC): 11.48L/S

SITE COMPOSITION

SITE CATCHMENT AREA (ha): 0.3834 ha
ROOF AREA (ha): 0.1213 ha

CONTROLLED PAVEMENT AREA (ha): 0.1282 ha
UNCONTROLLED PAVEMENT AREA (ha): 0.0024 ha
CONTROLLED LANDSCAPE AREA (ha): 0.1029 ha
UNCONTROLLED LANDSCAPE AREA (ha): 0.0286 ha

CONTROL

LOCATION: CTRMH
CONTROL DEVICE: VORTEX VALVE FC 12 (102mm)
INVERT ELEVATION: 150.17 m
CENTER-LINE ELEV.: 151.80 m
DOWNSTREAM HGL: N/A
DETENTION STORAGE TWL: 151.62 m
DESIGN HEAD: 1.448 m
DESIGN PEAK: N/A
Q-REL (L/SEC): 11.45 L/S (include uncontrolled)

STORM WATER MANAGEMENT ANALYSIS

PART A- DETENTION VOLUME REQUIREMENT
100-YR REQ.D DETENTION STORAGE VOLUME: 109.70 cu.m.
VALVE RELEASE RATE AT (L/SEC): 9.32 L/S

MAXIMUM SITE DETENTION STORAGE AVAILABLE:

DESIGN T.W.L.: 151.62 m
SURFACE PONDING: N/A
STRUCTURE STORAGE: 110.36 cu.m. (CULTEC)

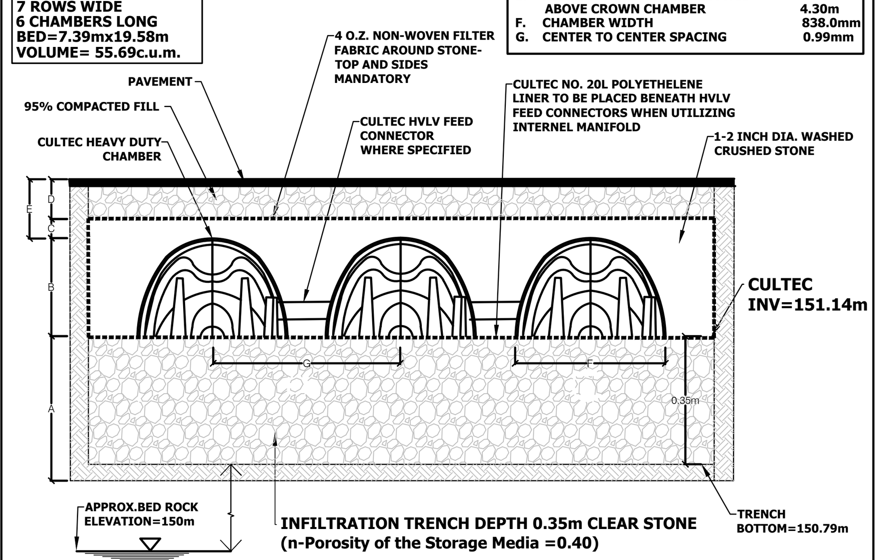
CULTEC CHAMBER #1 150XLHD / INFILTRATION TRENCH

TYPICAL DETAIL

SHOP DRAWINGS TO BE PROVIDED BY SUPPLIER PRIOR TO CONSTRUCTION

7 ROWS WIDE
6 CHAMBERS LONG
BED=7.39mx19.58m
VOLUME=55.69cu.m.

A.	DEPTH OF STONE	350mm
B.	CHAMBER HEIGHT	470mm
C.	DEPTH OF STONE ABOVE UNITS	152mm
D.	DEPTH OF 95% COMPACTED FILL	203mm
E.	MAX. DEPTH OF COVER ALLOWED ABOVE CROWN CHAMBER	4.30m
F.	CHAMBER WIDTH	838.0mm
G.	CENTER TO CENTER SPACING	0.99mm



N.T.S.

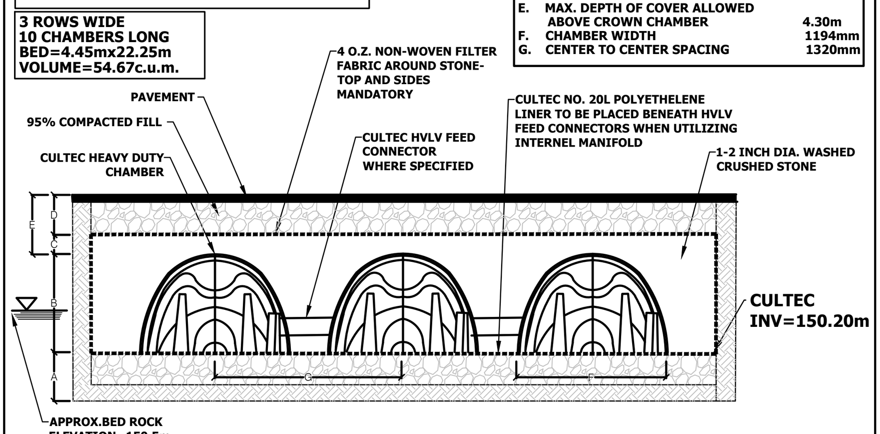
CULTEC CHAMBER #2 280HD

TYPICAL DETAIL

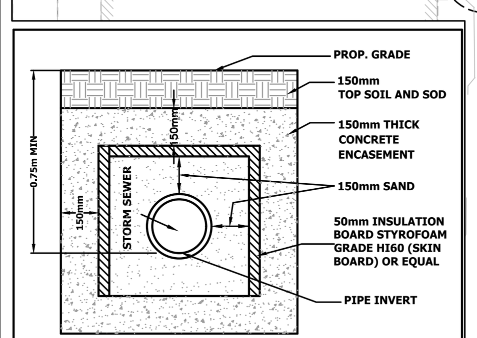
SHOP DRAWINGS TO BE PROVIDED BY SUPPLIER PRIOR TO CONSTRUCTION

3 ROWS WIDE
10 CHAMBERS LONG
BED=4.45mx22.25m
VOLUME=54.67cu.m.

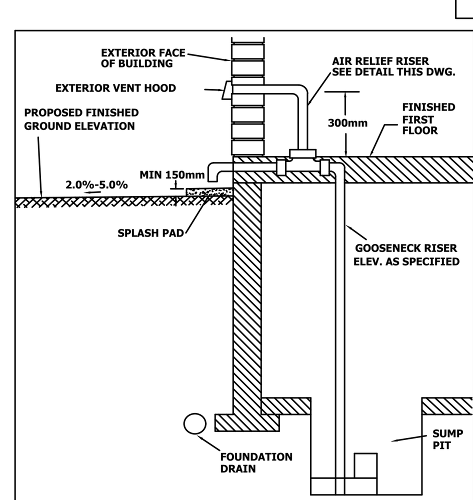
A.	DEPTH OF STONE	150mm
B.	CHAMBER HEIGHT	673mm
C.	DEPTH OF STONE ABOVE UNITS	152mm
D.	DEPTH OF 95% COMPACTED FILL	203mm
E.	MAX. DEPTH OF COVER ALLOWED ABOVE CROWN CHAMBER	4.30m
F.	CHAMBER WIDTH	1194mm
G.	CENTER TO CENTER SPACING	1320mm



N.T.S.



STORM SEWER PIPE TYPICAL INSULATION AND CONCRETE ENCASEMENT DETAIL
(N.T.S.)



STORM SUMP PUMP (DISCHARGE TO SURFACE)
N.T.S

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

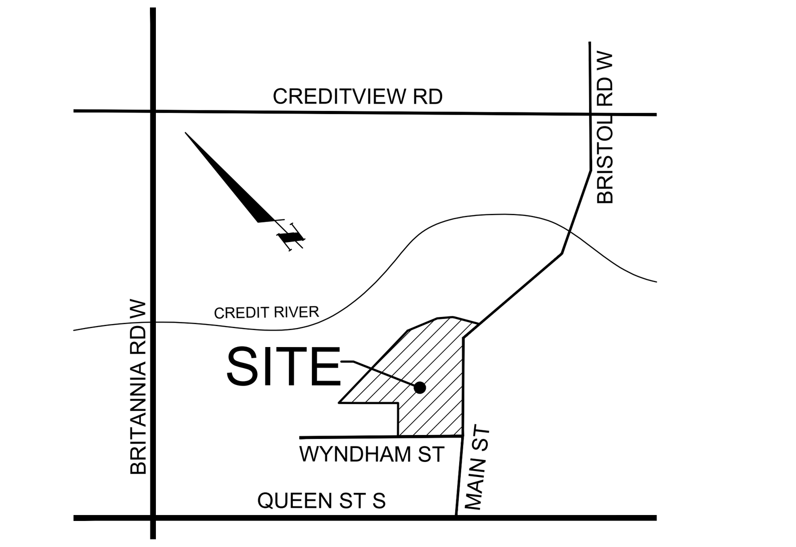
RESTORATION NOTE:

CONTRACTOR TO SAWCUT EXISTING ASPHALT AND REMOVE EXISTING CURB OFFSITE. CONTRACTOR TO BACKFILL EXCAVATION WITHIN MAIN STREET AND WYNDHAM STREET WITH APPROVED GRANULAR BACKFILL AND UNSHRINKABLE FILL AS SPECIFIED BY CITY OF MISSISSAUGA. ASPHALT SURFACE AND CURB TO BE RESTORED TO EXISTING OR BETTER CONDITION.

PROPOSED STORM, SANITARY AND WATER BUILDING CONNECTIONS WITHIN EXISTING MUNICIPAL R.O.W.S. ARE TO BE BACKFIELD 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.



KEY PLAN N.T.S.

PLAN OF TOPOGRAPHY OF
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, REGIONAL MUNICIPALITY OF PEEL

LEGEND

- PROPOSED STM MANHOLE
- PROPOSED SAN MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- EXISTING DOUBLE CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN
- EX. STM MANHOLE
- EX. FIRE HYDRANT
- EX. V&B
- LATERAL SANITARY CONNECTION
- LATERAL WATERMAIN CONNECTION
- PIPE INSULATION
- PROP. FIRE HYDRANT
- VB VALVE AND BOX
- VC VALVE AND CHAMBER
- DETECTOR CHECK VALVE IN CHAMBER STD 1-3-1
- CURB CUT
- WOOD PRIVACY FENCE
- ACOUSTIC WOOD FENCE
- LIMIT OF ROAD RECONSTRUCTION
- C.P.C. MAILBOX E10X-ENG-06
- LS EXIST. LIGHT STANDARD
- BP EXIST. TELEPHONE POLE
- HP EXIST. HYDRO POLE
- SIB STANDARD IRON BAR
- STM SUMP PUMP
- 1.5mx3.0m and 0.9mx5m INFILTRATION TRENCH
- CROSSINGS

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.

2.	REVISED AS PER CITY COMMENTS	APR.23/2019	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

Michael Hall
LICENSED PROFESSIONAL ENGINEER
M.E.HALL
APR.23/2019
PROVINCE OF ONTARIO

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

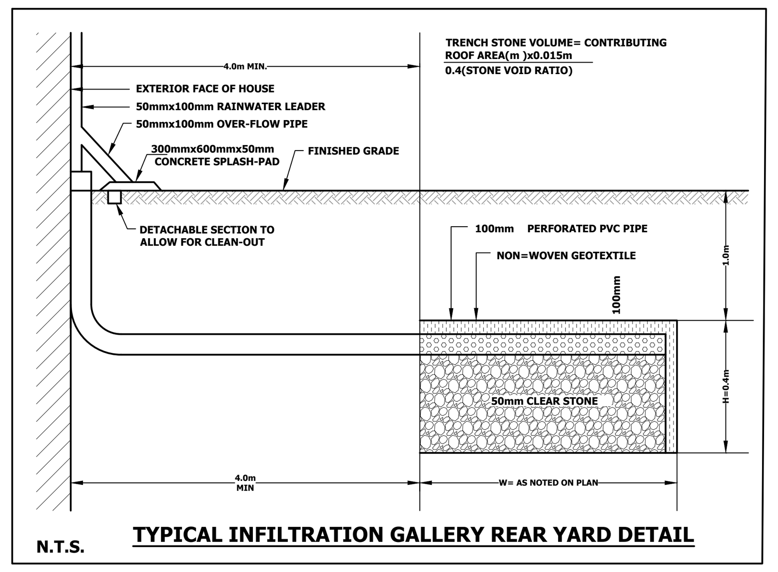
DIRECTOR OF DEVELOPMENT/ TRANSPORTATION ENGINEERING
DATE: ______

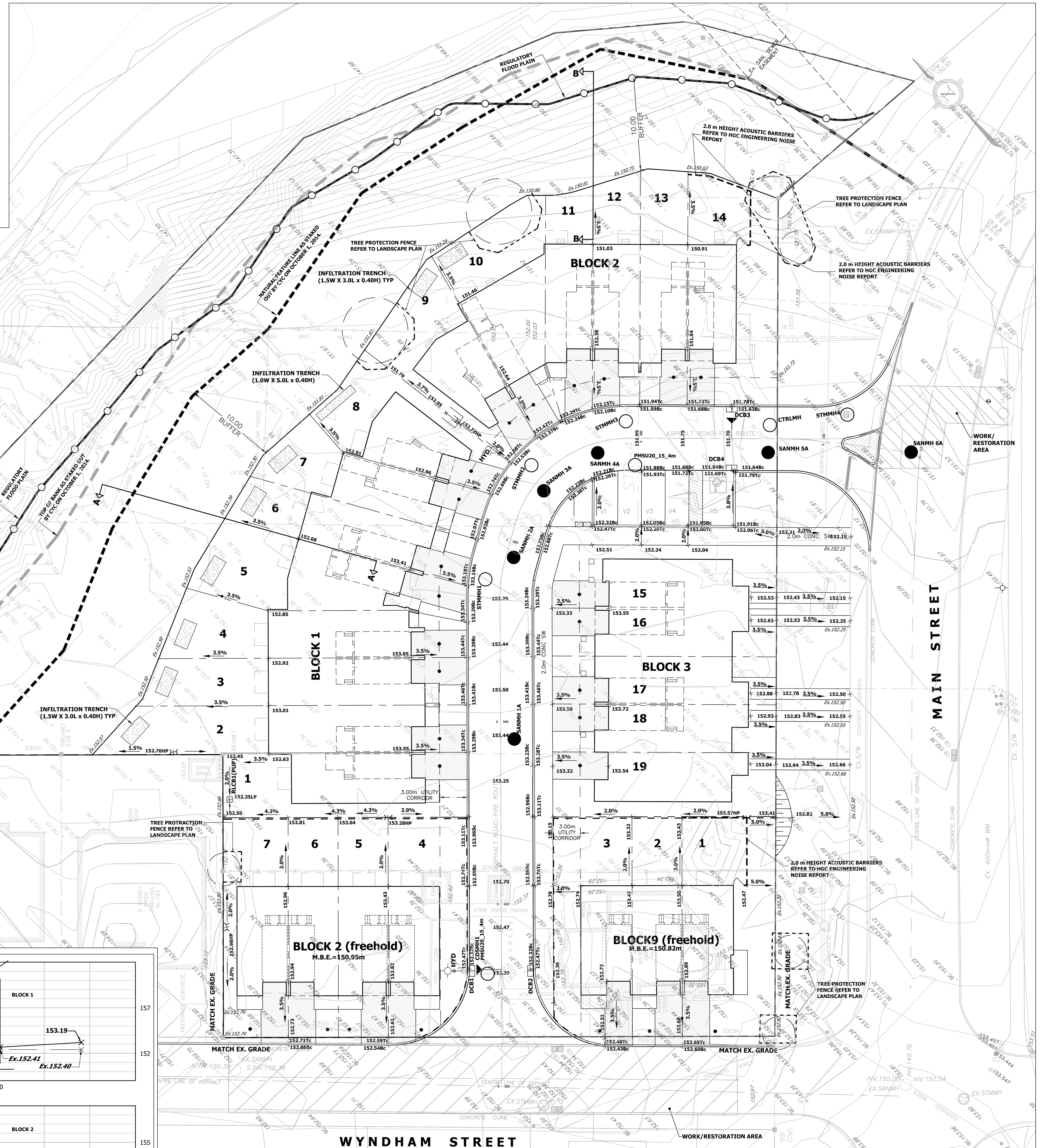
CONDELAND
CONSULTING ENGINEERS & PROJECT MANAGERS
350 Creditstone Road, Unit 200
Concord, Ontario L4K 3Z2
P: (905) 695-2096
F: (905) 695-2099

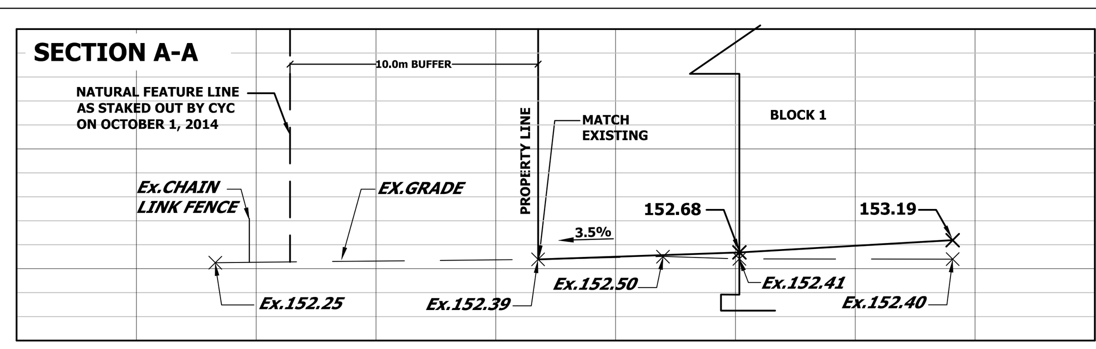
MISSISSAUGA
Region of Peel
Working for you

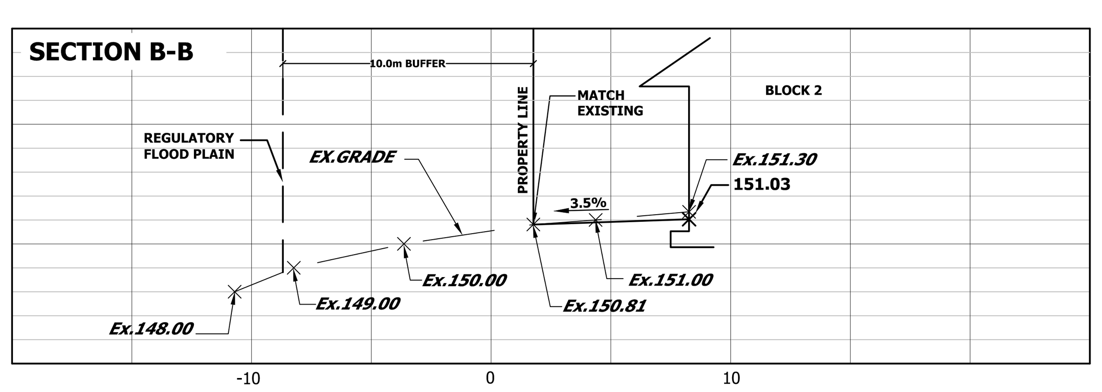
SERVICING PLAN

DESIGNED BY:	D.M.	DATE:	APRIL 2019	CHECKED BY:	M.E.H.
DRAWN BY:	M.A./G.M.	DRAWING NO.	17-018-02		
SCALE:	1:250	Sheet:	02 of 10	CITY FILE	









EXCAVATION 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 WITH APPROVED GRANULAR BACKFILL AND UNSHRINKABLE FILL AS SPECIFIED BY CITY OF MISSISSAUGA. ASPHALT SURFACE AND CURB TO BE RESTORED TO EXISTING OR BETTER CONDITION.

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 ASPHAT 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.

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 NO.1 GRADE NURSERY SOD ALL TO THE SATISFACTION OF THE ENGINEER.

1. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
3. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
4. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED.

NOTE:

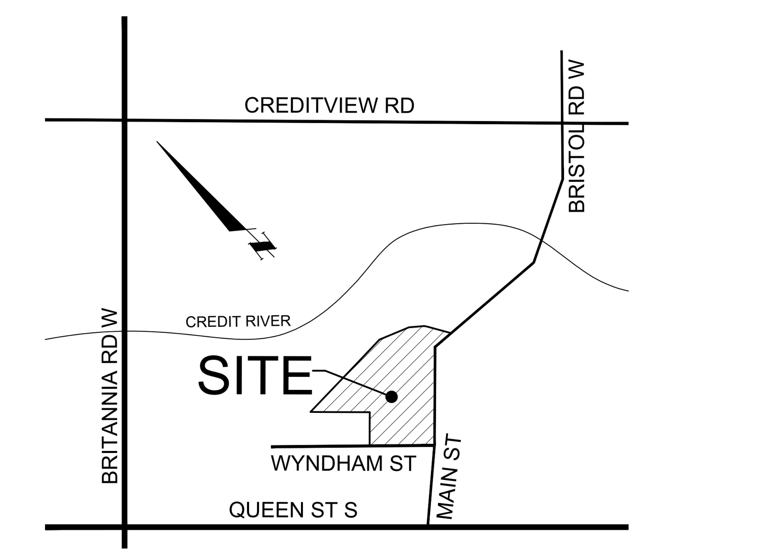
NO RE-GRADING CONSTRUCTION ACTIVITIES ARE TO BE PROPOSED ON MAIN STREET BOULEVARD AS PER CITY REQUIREMENTS

NOTE:

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

NOTE:

ENTIRE ROOF DRAINAGE FROM BLOCK 3 (UNITS 15-19) SHALL BE DIRECTED TO PRIVATE ROADWAY VIA SPLASH PADS



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, REGIONAL MUNICIPALITY OF PEEL

LEGEND

PROPOSED STM MANHOLE	TREE PROTECTION FENCE
PROPOSED SAN MANHOLE	ACOUSTIC WOOD FENCE
PROPOSED CATCHBASIN MANHOLE	SUMP PUMP
EXISTING CATCHBASIN	130.00 DENOTES EXISTING CONTOUR ELEVATION
PROPOSED CATCHBASIN	227.40EX EXISTING ELEVATIONS
PROPOSED DOUBLE CATCHBASIN	DENOTES PROPOSED SWALE
EX. STM MANHOLE	1.5mx3.0m and 0.9mx5m INFILTRATION TRENCH
EX. FIRE HYDRANT	LIMIT OF CEC DEVELOPMENT
PROP. FIRE HYDRANT	LIMIT OF FREEHOLD DEVELOPMENT
CURB CUT	REGULATORY FLOOD PLAIN
128.56 PROPOSED GRADE	B B SECTION
2.0% DRAINAGE GRADIENT	
DENOTES OVERLAND FLOW DIRECTION	

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.

2.	REVISED AS PER CITY COMMENTS	APR.23/2019	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
APR.23/2019
PROVINCE OF ONTARIO

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

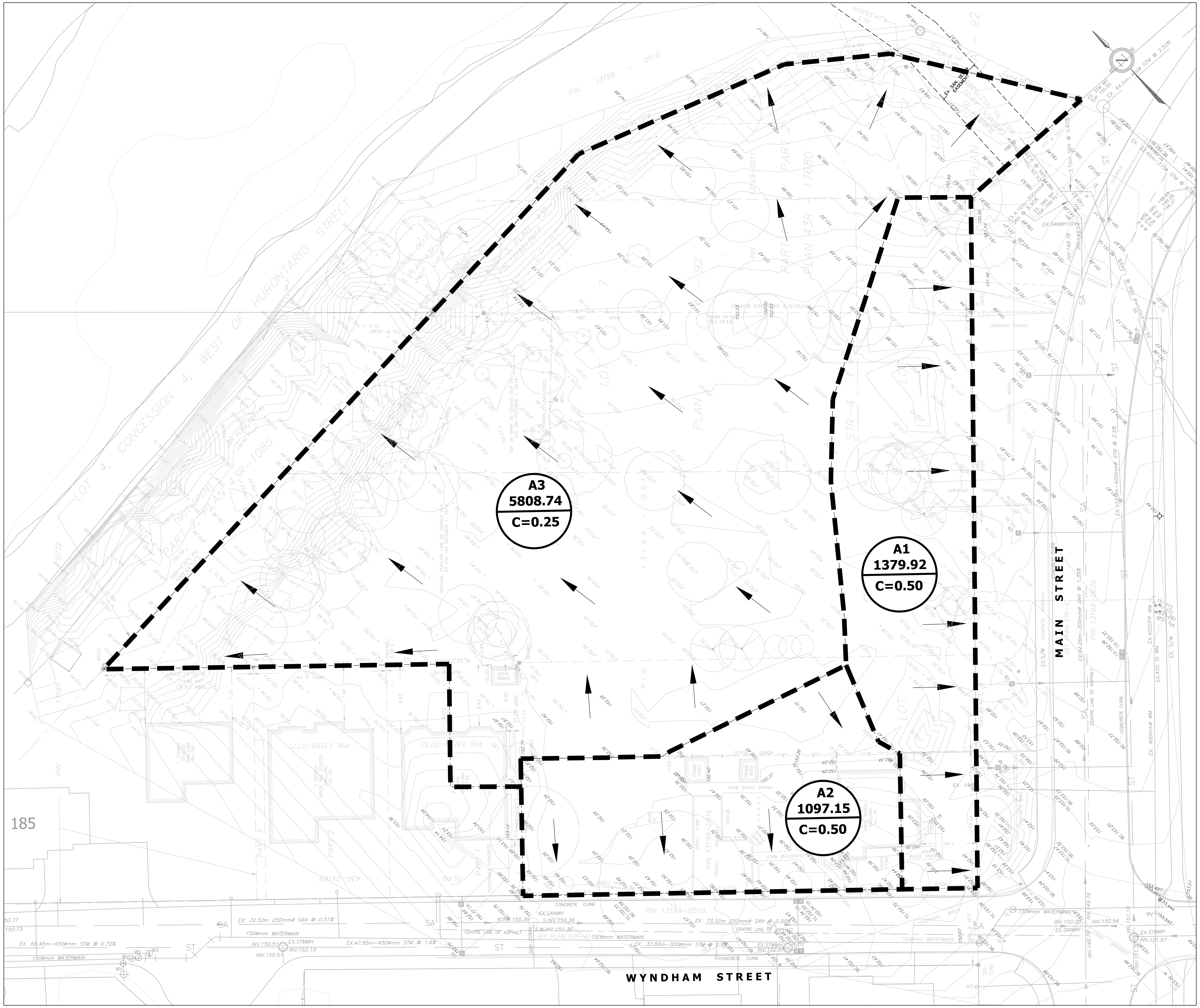
DIRECTOR OF DEVELOPMENT/ TRANSPORTATION ENGINEERING
DATE:

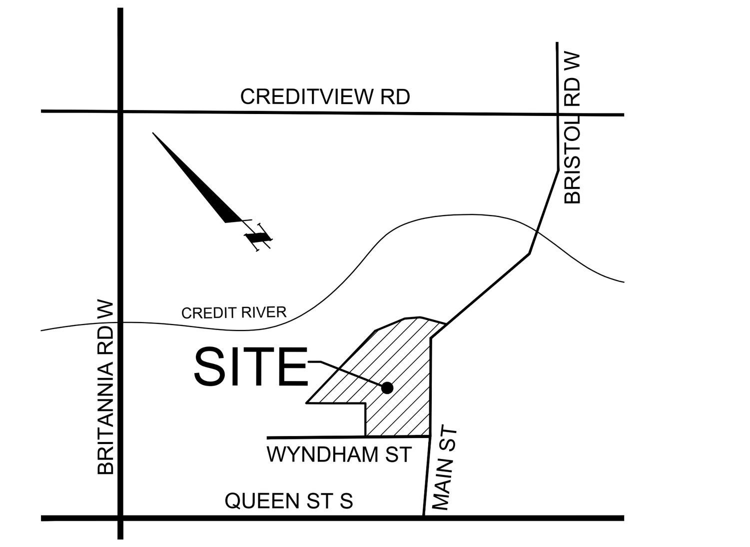
CONDELAND
CONSULTING ENGINEERS & PROJECT MANAGERS
350 Creditstone Road, Unit 200
Concord, Ontario L4K 3Z2
P: (905) 695-2096
F: (905) 695-2099

MISSISSAUGA
Region of Peel Working for you

GRADING PLAN

DESIGNED BY: D.M.	DATE: APRIL 2019	CHECKED BY: M.E.H.	
DRAWN BY: M.A./G.M.	DRAWING NO. 17-018-03		
SCALE: 1:250	Sheet: 03 of 10	CITY FILE	





KEY PLAN N.T.S.

PLAN OF TOPOGRAPHY OF
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, REGIONAL MUNICIPALITY OF PEEL

LEGEND

A1
1000sq.m
C=0.95

DRAINAGE AREA

RUNOFF COEFICIENT

OVERLAND FLOW DIRECTION

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.

2.	REVISED AS PER CITY COMMENTS	APR.23/2019	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

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:

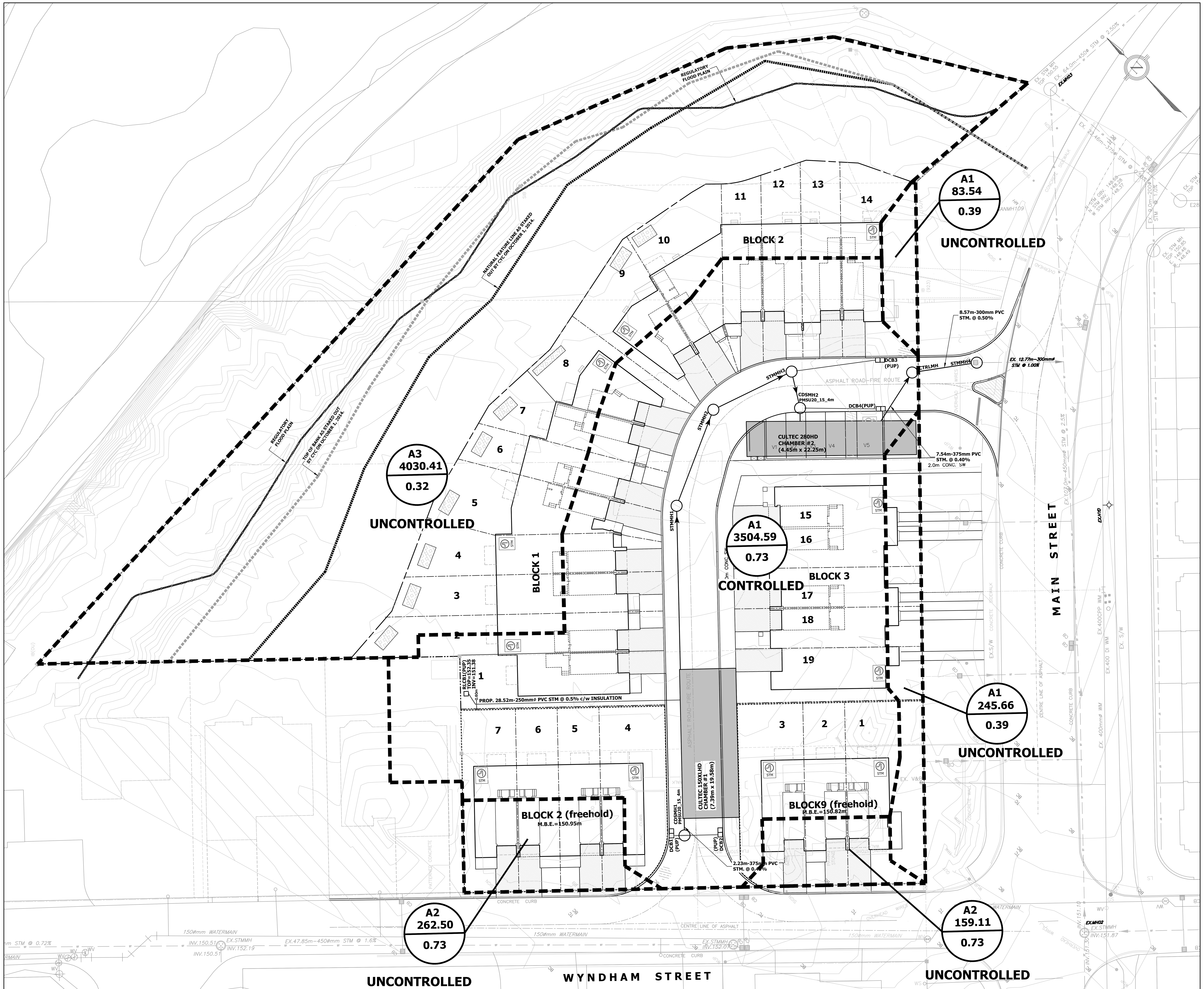
CONDELAND
CONSULTING ENGINEERS & PROJECT MANAGERS
350 Creditstone Road, Unit 200
Concord, Ontario L4K 3Z2
P: (905) 695-2096
F: (905) 695-2099

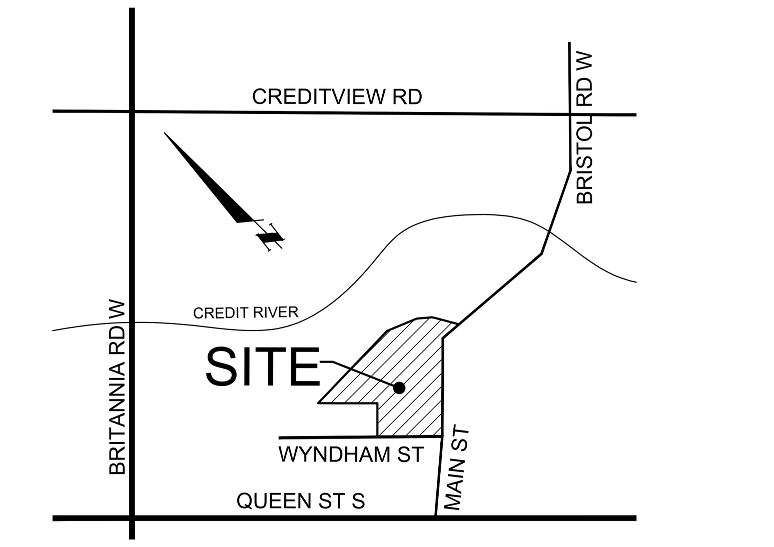
MISSISSAUGA

Region of Peel
Working for you

PRE-DEVELOPMENT STORM TRIBUTARY PLAN

DESIGNED BY:	D.M.	DATE: APRIL 2019		CHECKED BY:	M.E.H.
DRAWN BY:	M.A./G.M.	DRAWING NO.	17-018-04	CITY FILE	
SCALE:	1:250	Sheet:	04 of 10		





KEY PLAN N.T.S.

PLAN OF TOPOGRAPHY OF
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, REGIONAL MUNICIPALITY OF PEEL

LEGEND

STORM DRAINAGE AREA

238sqm / 0.75 — AREA IN sq.m; RUN-OFF COEFFICIENT

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.

2.	REVISED AS PER CITY COMMENTS	APR.23/2019	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
APR.23/2019
PROVINCE OF ONTARIO

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

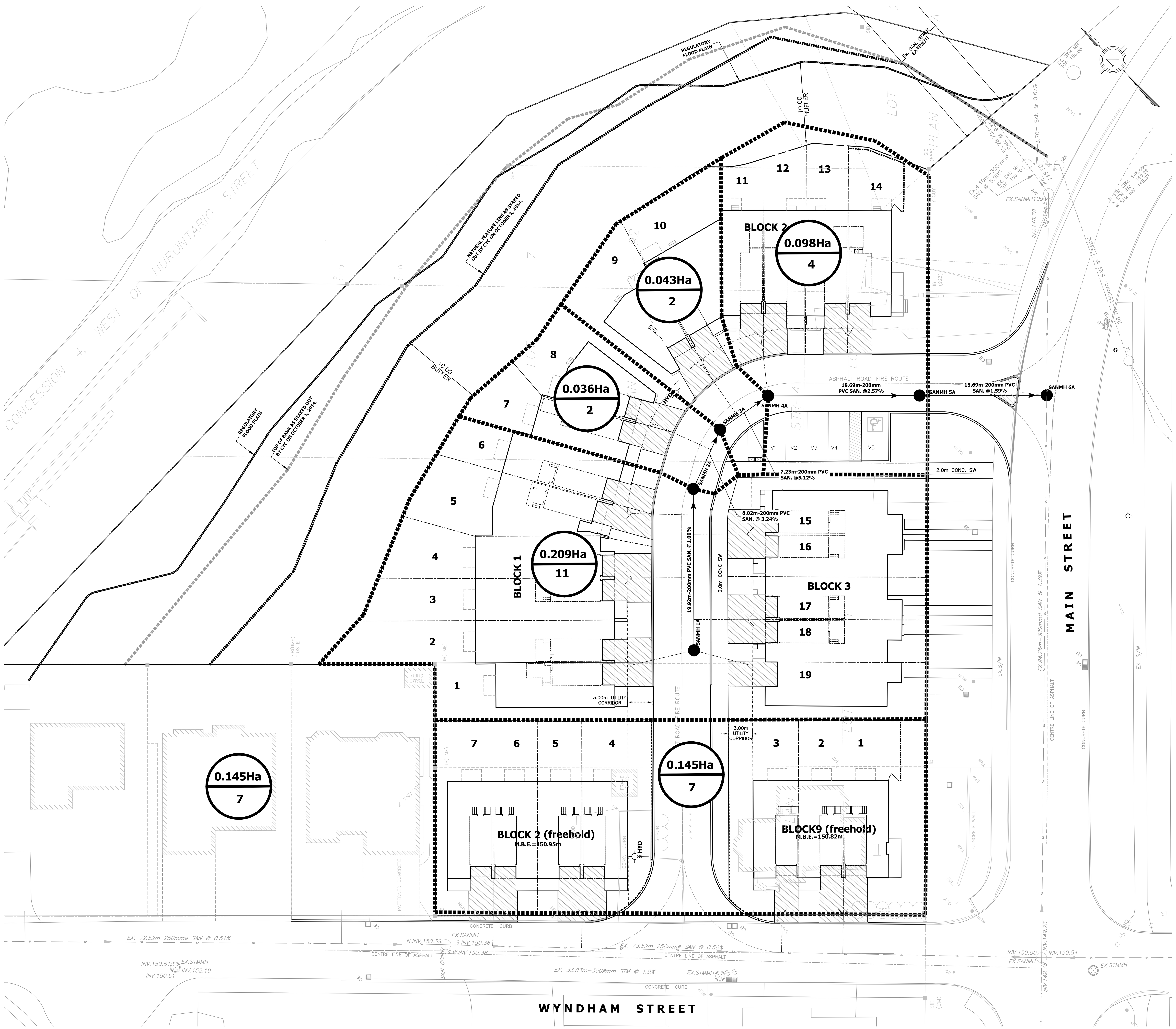
DIRECTOR OF DEVELOPMENT/ TRANSPORTATION ENGINEERING
DATE:

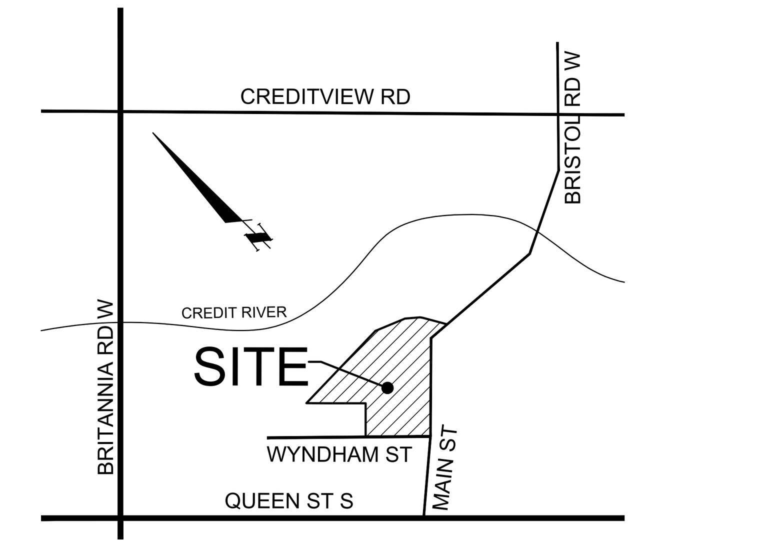
CONDELAND
CONSULTING ENGINEERS & PROJECT MANAGERS
350 Creditstone Road, Unit 200
Concord, Ontario L4K 3Z2
P: (905) 695-2096
F: (905) 695-2099

MISSISSAUGA
Region of Peel
Working for you

POST DEVELOPMENT STORM TRIBUTARY PLAN

DESIGNED BY:	D.M.	DATE: APRIL 2019		CHECKED BY:	M.E.H.
DRAWN BY:	M.A./G.M.	DRAWING NO. 17-018-05		CITY FILE	
SCALE:	1:250	Sheet: 05 of 10			





KEY PLAN N.T.S.

PLAN OF TOPOGRAPHY OF
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, REGIONAL MUNICIPALITY OF PEEL

LEGEND

SANITARY DRAINAGE AREA

0.132 / 1 — AREA IN HECTARES / NUMBER OF UNITS

2576954 ONTARIO INC. PROPOSED CONDOMINIUM TOWNHOUSE DEVELOPMENT

LICENSED PROFESSIONAL ENGINEER M.E.HALL APR.23/2019 PROVINCE OF ONTARIO

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

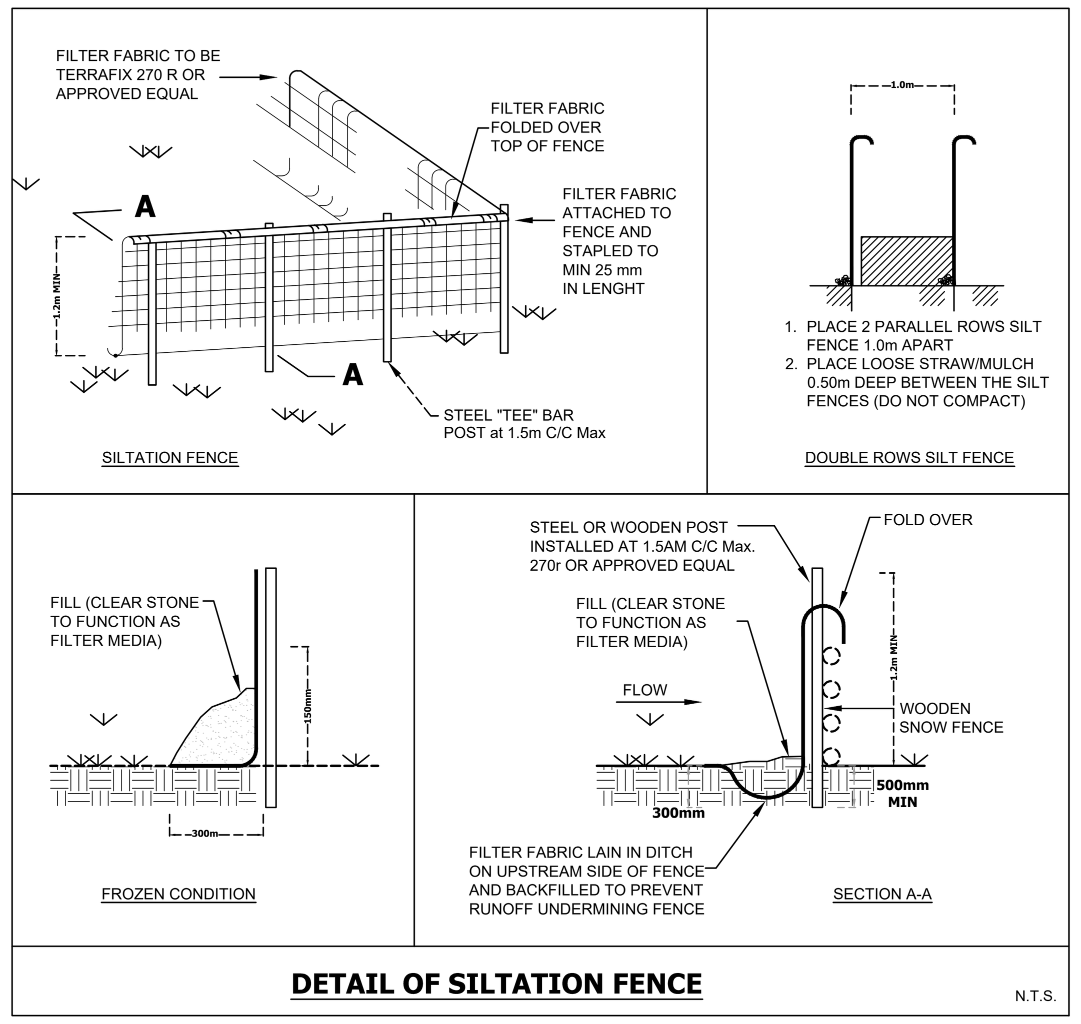
DIRECTOR OF DEVELOPMENT/ TRANSPORTATION ENGINEERING
DATE:

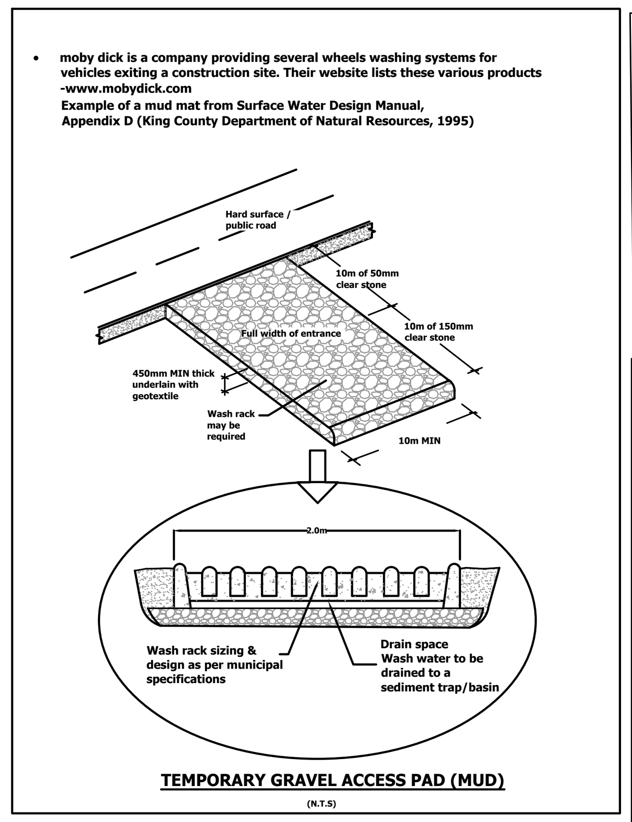
CONDELAND
CONSULTING ENGINEERS & PROJECT MANAGERS
350 Creditstone Road, Unit 200
Concord, Ontario L4K 3Z2
P: (905) 695-2096
F: (905) 695-2099

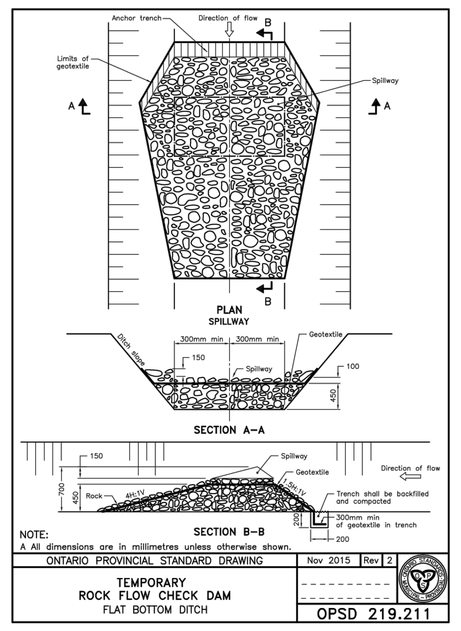
MISSISSAUGA
Region of Peel Working for you

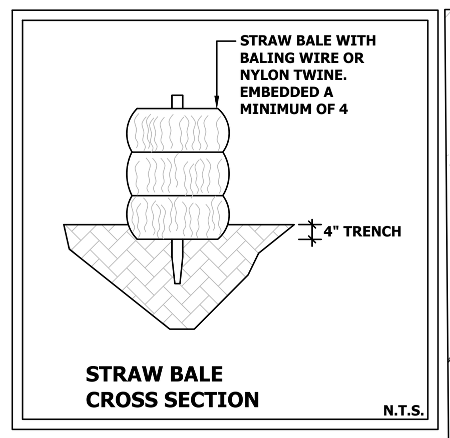
SANITARY TRIBUTARY PLAN

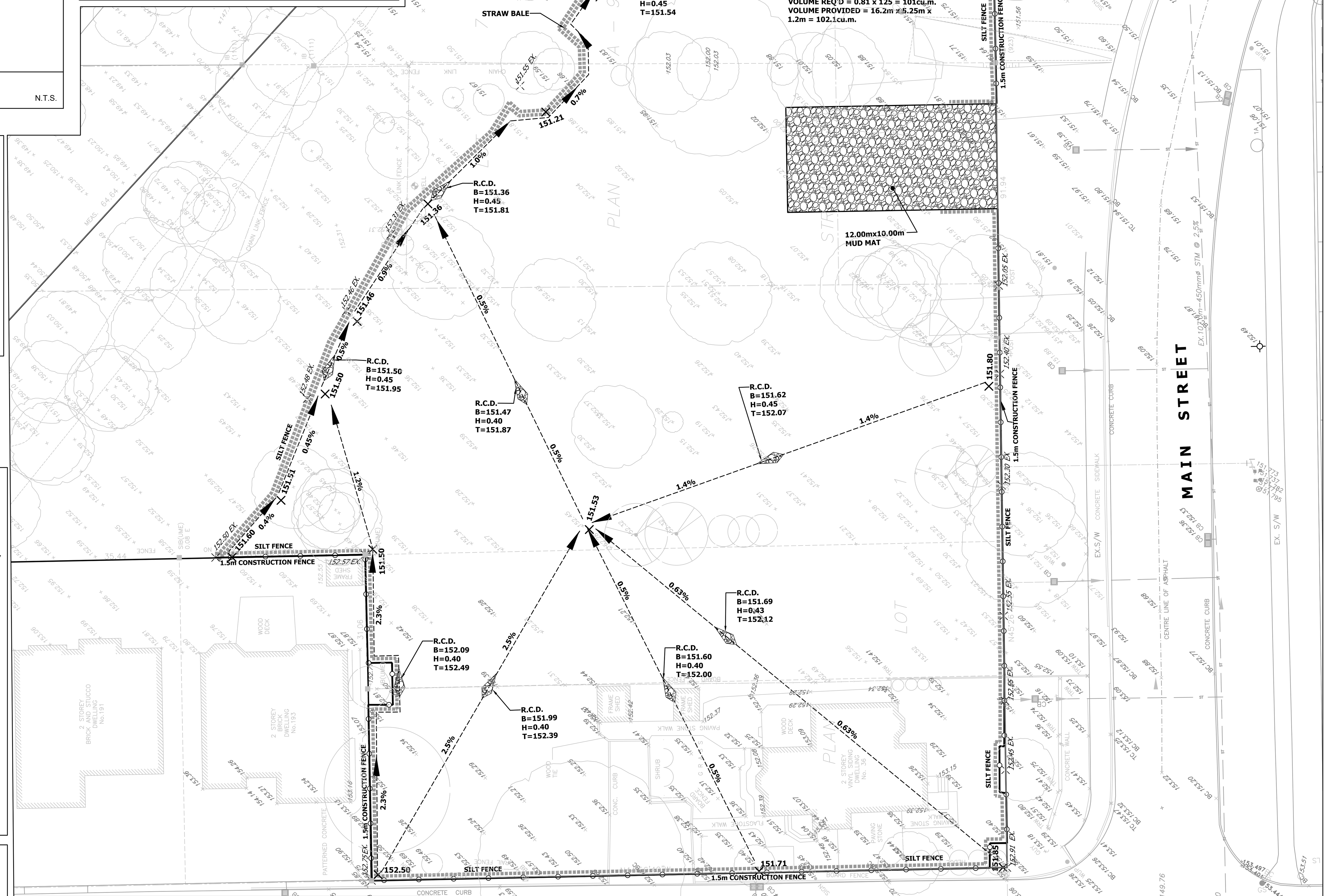
DESIGNED BY:	D.M.	DATE:	APRIL 2019	CHECKED BY:	M.E.H.
DRAWN BY:	M.A./G.M.	DRAWING NO.	17-018-06		
SCALE:	1:250	Sheet:	06 of 10	CITY FILE	

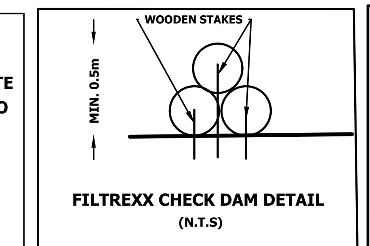


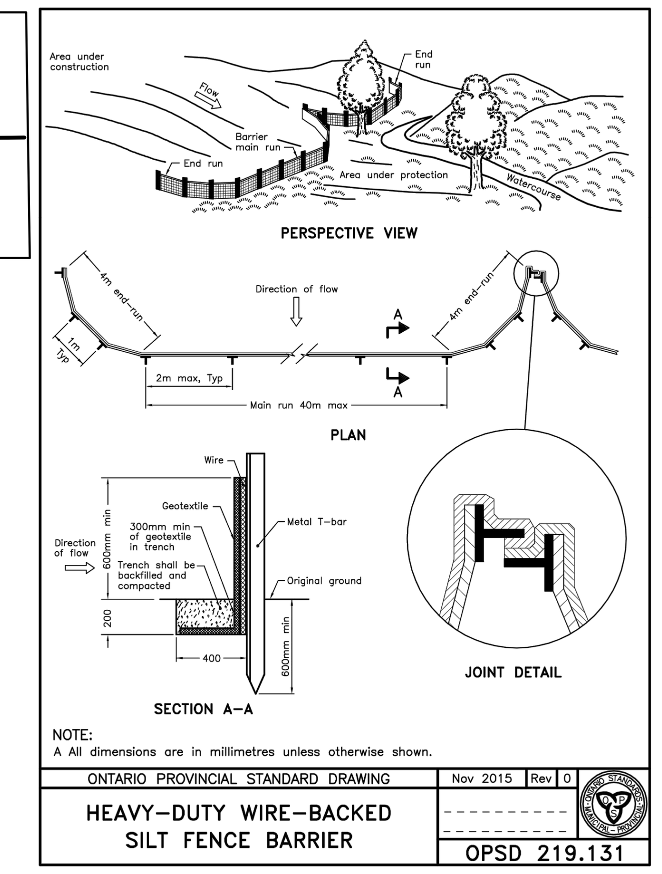


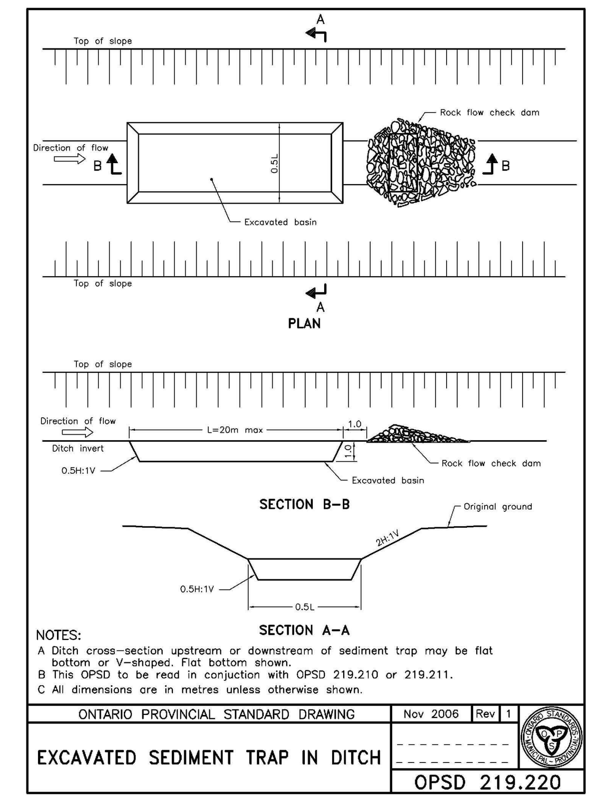


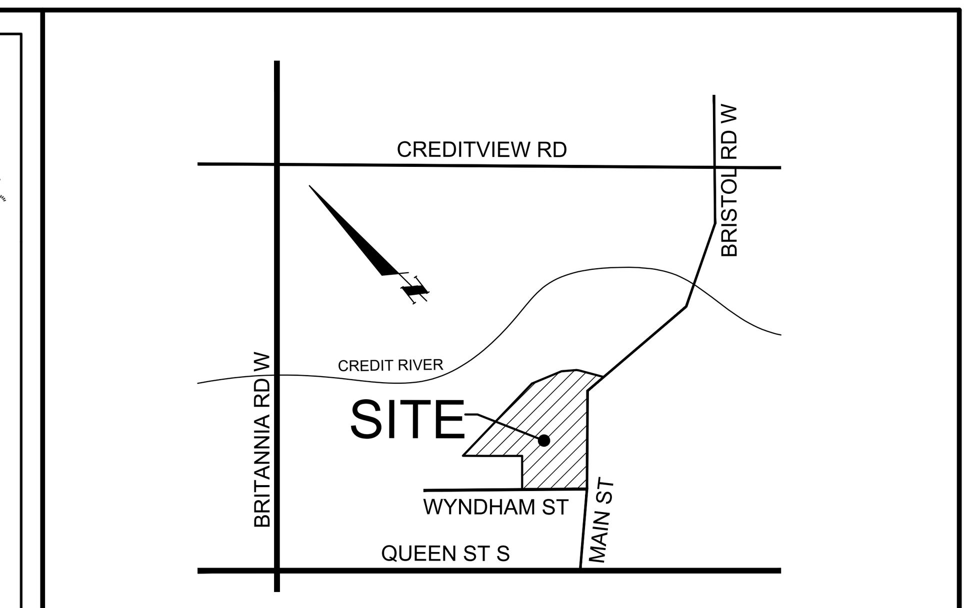












KEY PLAN N.T.S.

CREDIT VALLEY CONSERVATION NOTES:

1. ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS (I.E. SILT FENCE, STRAW BALES, CLEAR STONE ETC) ARE TO BE KEPT ON SITE FOR EMERGENCIES AND REPAIRS.
2. EROSION AND SEDIMENT CONTROLS METHODS ARE TO BE CONTINUOUSLY EVALUATED AND UPGRADES ARE TO BE IMPLEMENTED, WHEN NECESSARY.
3. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONTROLLING SEDIMENT & EROSION WITHIN THE CONSTRUCTION SITE FOR THE TOTAL PERIOD OF THE CONSTRUCTION. THE SEDIMENT LADEN WATER WILL NOT BE ALLOWED TO DISCHARGE TO THE CREEK.
4. AN AFTER HOURS CONTACT NUMBER IS TO BE VISIBLY POSTED ON-SITE FOR EMERGENCIES. ALL THE PLANS SHOULD HAVE NAME AND CONTACT INFO OF THE PERSON RESPONSIBLE FOR ESC MEASURES.
5. ANY SEDIMENT SPILL FROM THE SITE MUST BE REPORTED TO MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE (CALL SPILL ACTION CENTER AT 1-800-268-6060).

NOTES:

1. THE ESC STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO PREVENT SEDIMENT RELEASES TO THE NATURAL ENVIRONMENT. THE TRCA ENFORCEMENT OFFICE WILL BE CONTACTED IMMEDIATELY SHOULD THE EROSION AND SEDIMENT CONTROL PLANS CHANGE FROM THE APPROVED PLANS.
   FAILED ESC MEASURES WILL BE REPAIRED IMMEDIATELY.
2. 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 30 MATERS FROM THE WATER.

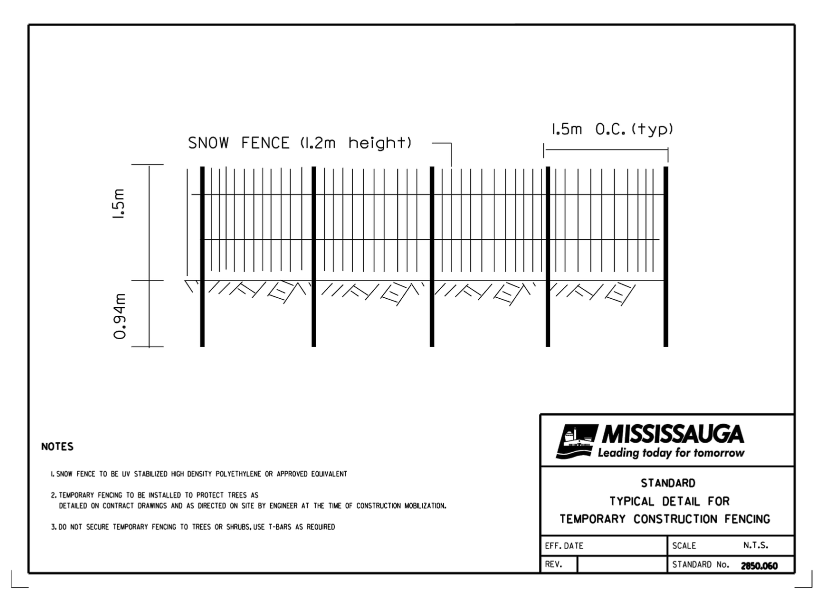
NOTES:

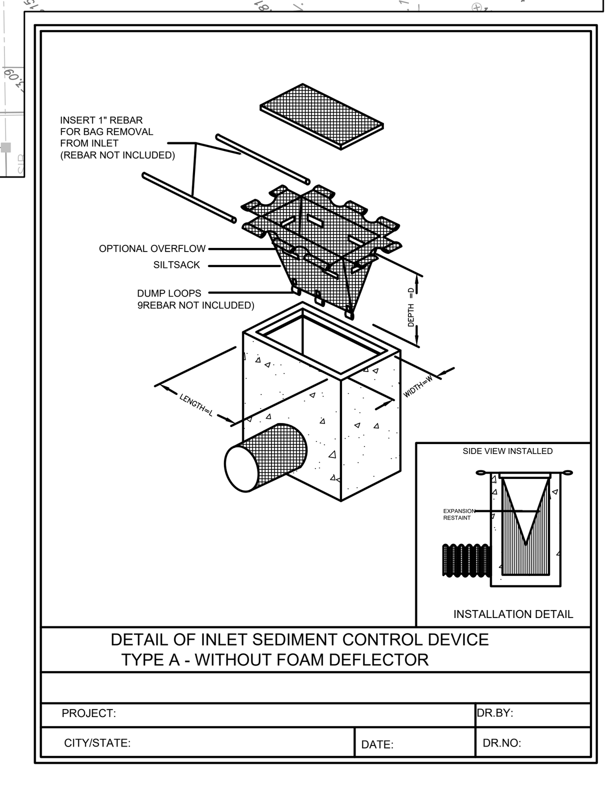
1. SILTATION CONTROL FENCING, CONSTRUCTION MUD-MAT AND ROCK CHECK DAMS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON SITE.
2. THE REGULAR INSPECTIONS SHOULD BE OCCURRING DURING ALL CONSTRUCTION STAGES. INSPECTION OF ALL SILTATION AND EROSION CONTROL DEVICES IS REQUIRED DURING EARTHWORKS, UNDERGROUND SERVICING, ROAD CONSTRUCTION AND BUILDING. COPY OF INSPECTION REPORT SHOULD BE SUBMITTED TO THE CITY GRADING & MUNICIPAL INSPECTION SECTION OF THE ENGINEERING DEPARTMENT.
   - 2.1. WEEKLY, AFTER EVERY RAINFALL EVENT,
   - 2.2. AFTER SIGNIFICANT SNOWMELT EVENT.
   - 2.3. DAILY DURING EXTENDED RAIN OR SNOWMELT EVENT.
3. ALL REPAIRS TO BE COMPLETED WITHIN 48 HOURS OF NOTIFICATION BY BUILDER/CONTRACTOR.
4. ALL TOPSOIL TO BE REMOVED OFF-SITE.
5. VEHICLE TRACKING CONTROL/MUD MATS MUST BE MADE TO PREVENT THE TRANSPORT OF SEDIMENT ONTO THE PAVED SURFACE.
   - 5.1. THE PAD SHOULD BE AS PER REGION OF YORK STANDARD DS-217.
   - 5.2. THE PAD SHOULD BE UNDERLINED WITH GEOTEXTILE (OR GRADED AGGREGATE FILTER) AND CONSIST OF 50mm DIA. CLEAR STONE FOR THE FIRST 10 METERS (EXTENDED FROM THE STREET) AND THE REMAINDER OF THE LENGTH TO CONSIST OF 150mm DIA. CLEAR STONE.
   - 5.3. THE GRANULAR MATERIAL WILL REQUIRE PERIODIC REPLACEMENT.
6. INTERCEPTOR SWALES TO BE CONSTRUCTED AS PER LAYOUT ON THIS DRAWING. SWALES SHOULD BE COMPACTED AND CONSTRUCTED WITH MAX. 2:1 SIDE SLOPES. RIP-RAP STABILIZATION REQUIRED AT THE OUTLET.
7. EROSION CONTROL MATS TO BE APPLIED TO CONVEYANCE SWALE AND DITCHES.
8. ALL FILL MATERIAL TO BE CLEAN AND FREE OF TRASH, RUBBISH, GLASS, LIQUID OR TOXIC CHEMICALS OR GARBAGE MATERIALS.

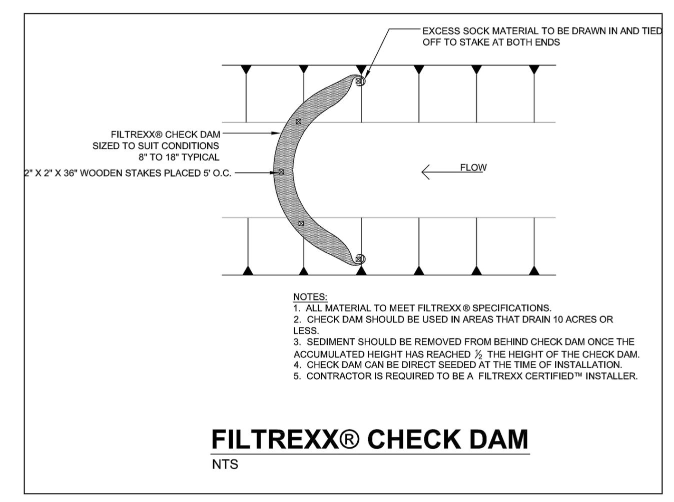
STANDARD NOTES:

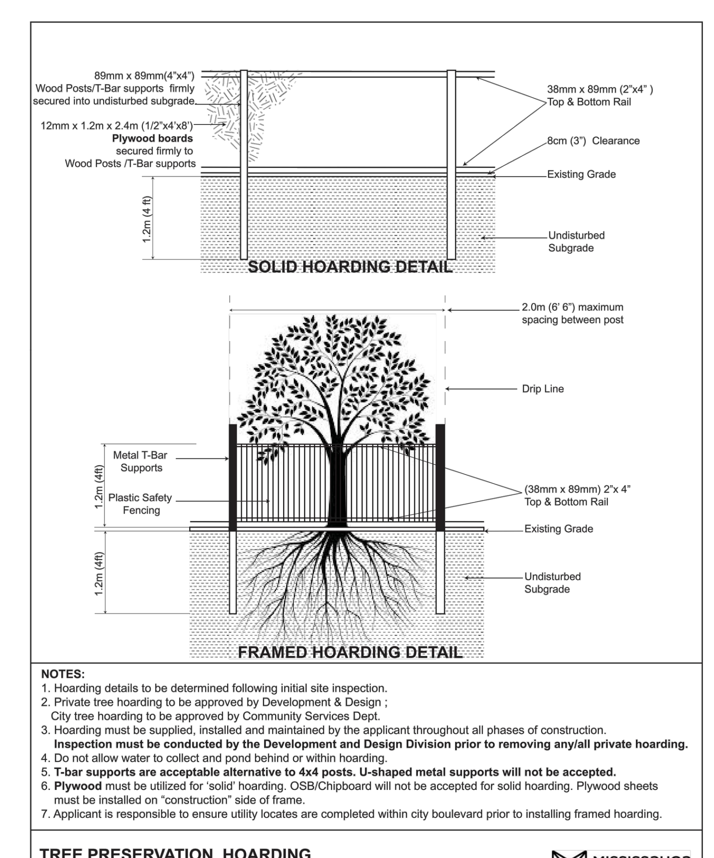
1. "EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION."
2. "DISTURBED 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, PORTAPOTTIES, 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 PINE VALLEY DRIVE USING THE REGION APPROVE MUD MAT

ESC MEASURE	TIMING FOR INSTALLATION	INSPECTION / MAINTENANCE REQUIREMENTS	TIMING FOR REMOVAL
PHASE 1 - Topsoil Stripping and Area Grading			
- Siltation Control Fence placed at grading limits (OPSD 219.131)	Prior to topsoil stripping.	Consultant to arrange inspection with Town Staff once installation is complete. Consultant to undertake weekly inspections and after each rainfall event, including weekly reporting. Regular maintenance to remove accumulated sediment once 50% of capacity	Just prior to final grading, replacement with Phase 2 measures, or construction of municipal services.
- Additional Siltation Control Fence placed at rear lot limits as shown on ESC plan (OPSD 219.131)			
- Construction Mud Mat (detailed on ESC drawing) DS-217	Prior to topsoil stripping.		
- Drainage / interceptor swales (OPSD 219.211)	During pre-grading works.		
Rock Check Dams (OPSD 219.211)	During pre-grading works.		
Sediment Trap (illustrated on ESC drawing) (OPSD 219.220)	During pre-grading works.		
- Others as required by Town or TRCA Install sedimentation trap (detailed on ESC dwg), during pregrading works.	Prior to topsoil stripping.		
PHASE 2 - Municipal Servicing Construction			
- Grass vegetation hydroseeding of topsoil & restoration areas	Topsoil and restoration areas to be seeded within 2 weeks after grading is completed.	Consultant to undertake weekly inspections and after each rainfall event, including weekly reporting. Regular maintenance to remove accumulated sediment once 50% of capacity is exceeded and repair ESC measures as required. Relocation of	Just prior to final grading or building construction.
- Drainage / interceptor swales (as required) (OPSD 219.211)			
- Storm drain inlet protection (detailed on ESC drawing)	.		
- Others as required by Town or TRCA	After area grading and installation of		
PHASE 3 - Building Construction			
- Maintenance and repairs to all remaining ESC measures as per detailed inspection with Town Inspector.	Prior to building construction, ESC measures to be repaired as per Town deficiency list.	Detailed Inspection of all remaining ESC measures with Town Inspector. Consultant to undertake weekly inspections and after each rainfall event, including weekly reporting. Regular maintenance to remove accumulated sediment once 50% of capacity is excee	Just prior to final topsoil and sodding of lot/block areas.
- Removal of identified Phase 1 or 2 measures	.		
- RLCB's, DICB's and CB's to have silt traps until lots sodded	.		









PLAN OF TOPOGRAPHY OF
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

- SILT FENCE
- ROCK CHECK DAM
- 3.2% TEMPORARY SWALE
- DRAINAGE PATTERN
- CB SILT PROTECTION

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.

2.	REVISED AS PER CITY COMMENTS	APR.23/2019	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
APR.23/2019
PROVINCE OF ONTARIO

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

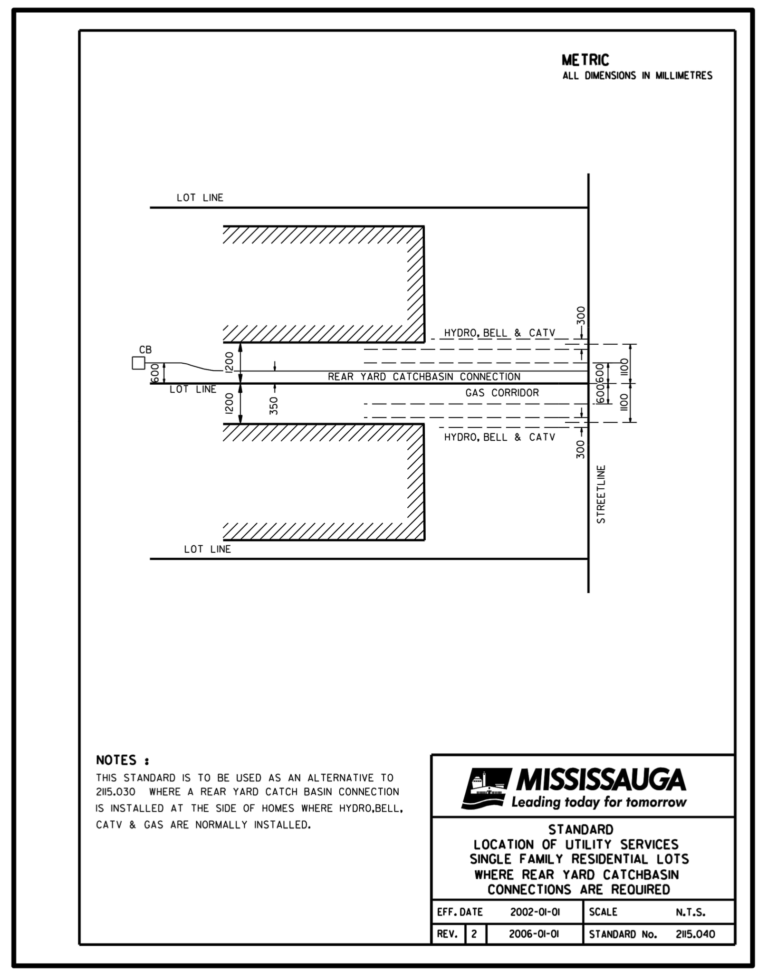
DIRECTOR OF DEVELOPMENT/ TRANSPORTATION ENGINEERING
DATE: ____________

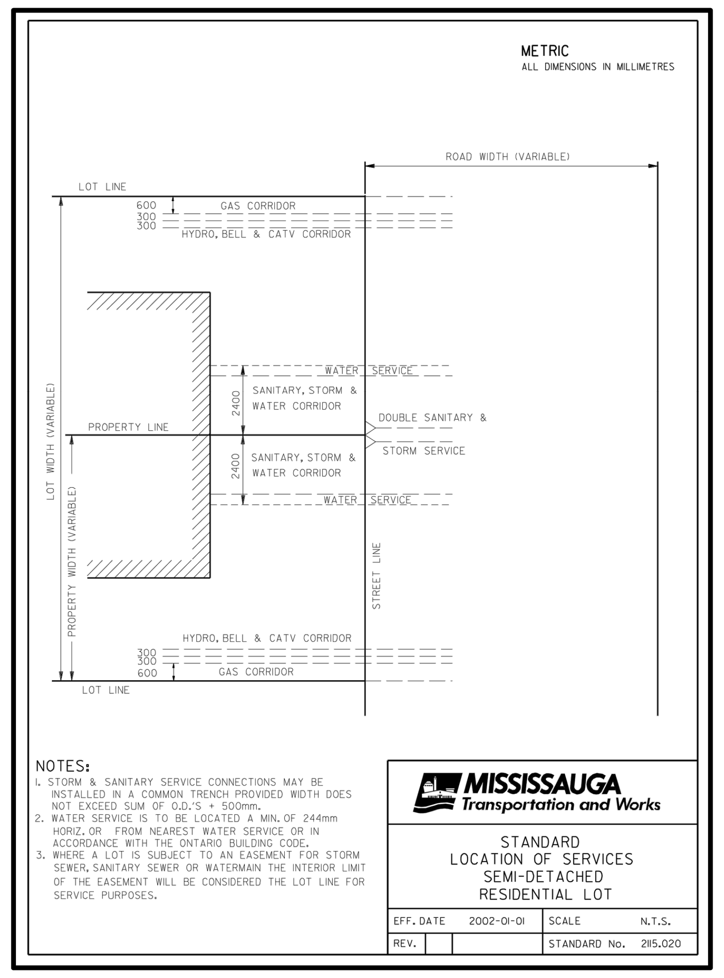
CONDELAND
CONSULTING ENGINEERS & PROJECT MANAGERS
350 Creditstone Road, Unit 200
Concord, Ontario L4K 3Z2
P: (905) 695-2096
F: (905) 695-2099

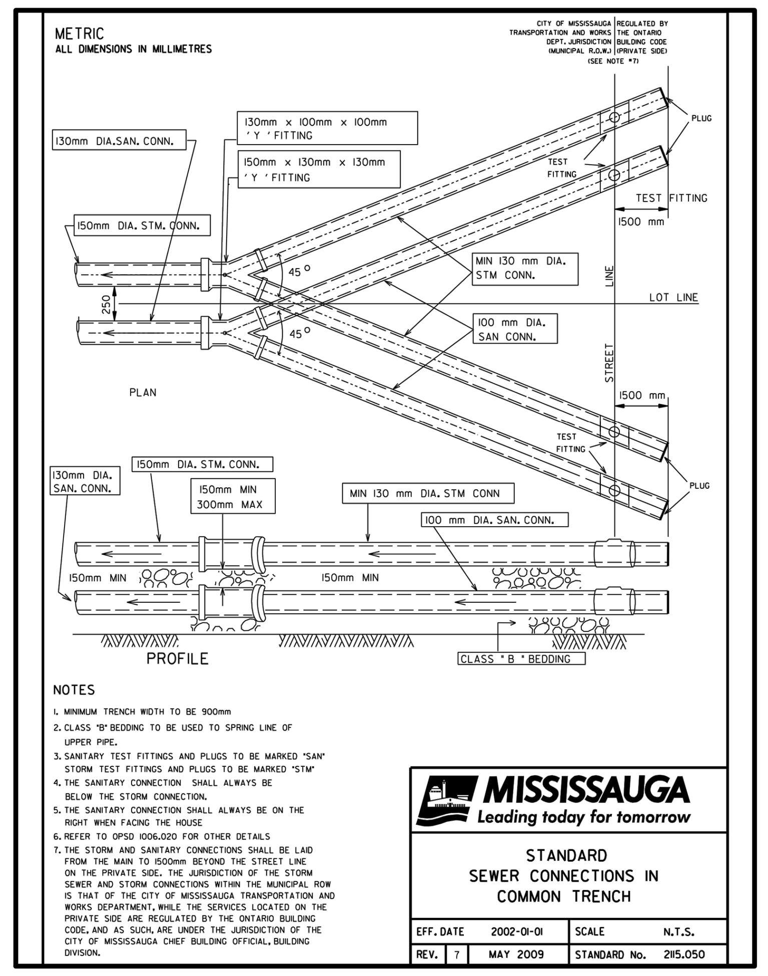
MISSISSAUGA
Region of Peel
Working for you

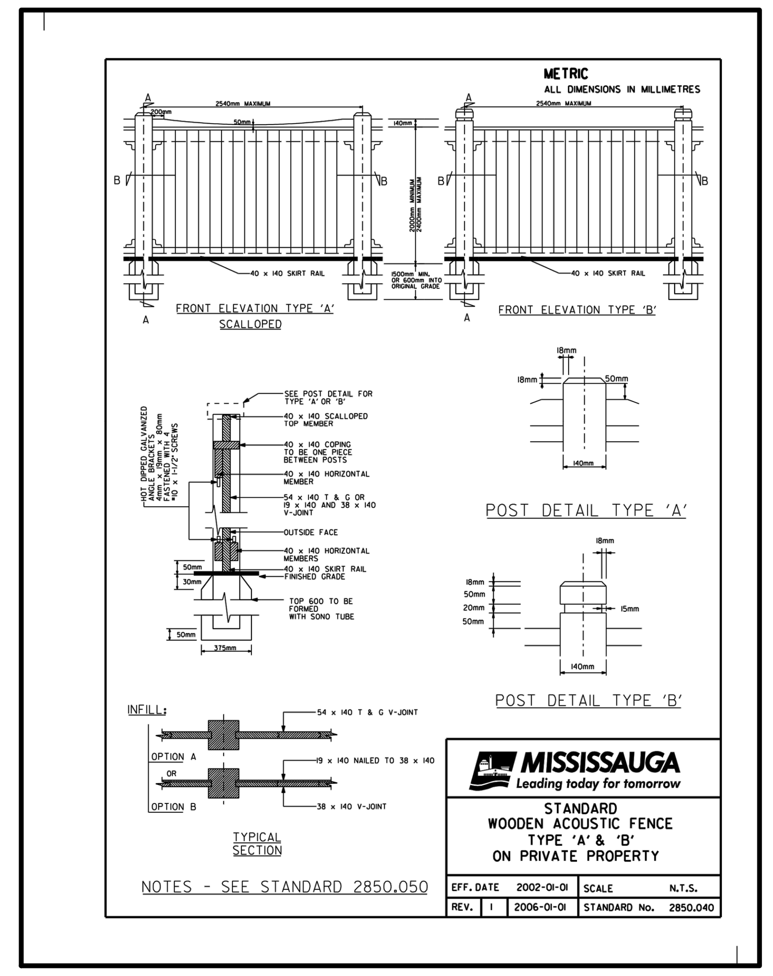
EROSION AND SEDIMENT CONTROL PLAN

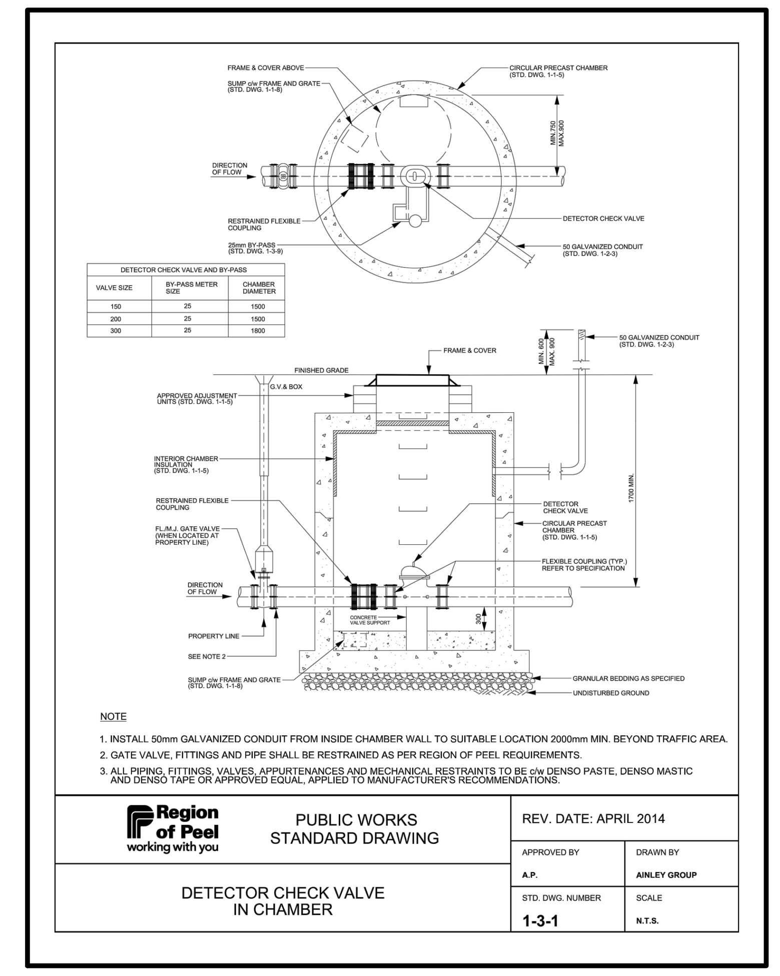
DESIGNED BY: D.M.	DATE: APRIL 2019	CHECKED BY: M.E.H.
DRAWN BY: M.A./G.M.	DRAWING NO. 17-018-07	
SCALE: 1:300	Sheet: 07 of 10	CITY FILE

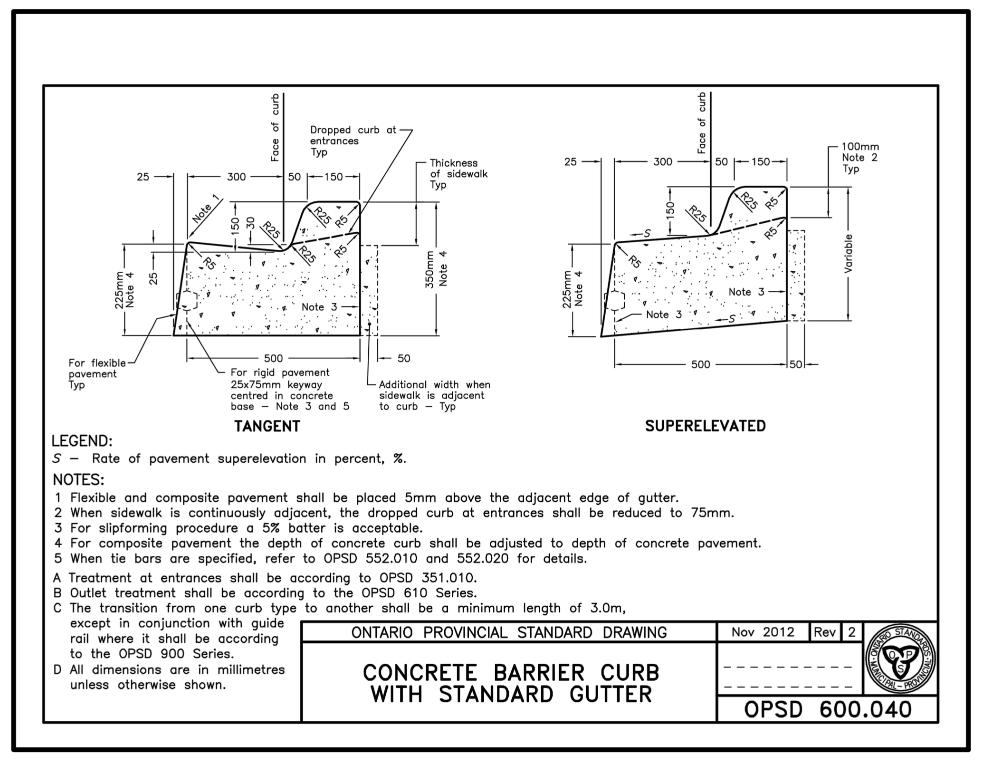


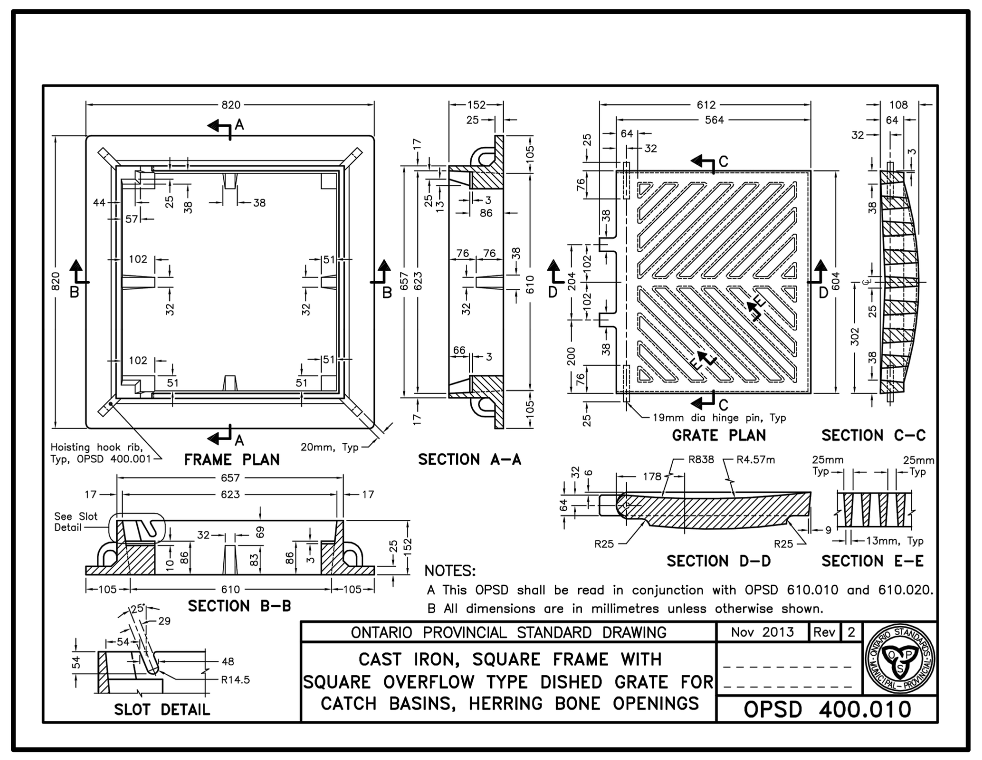


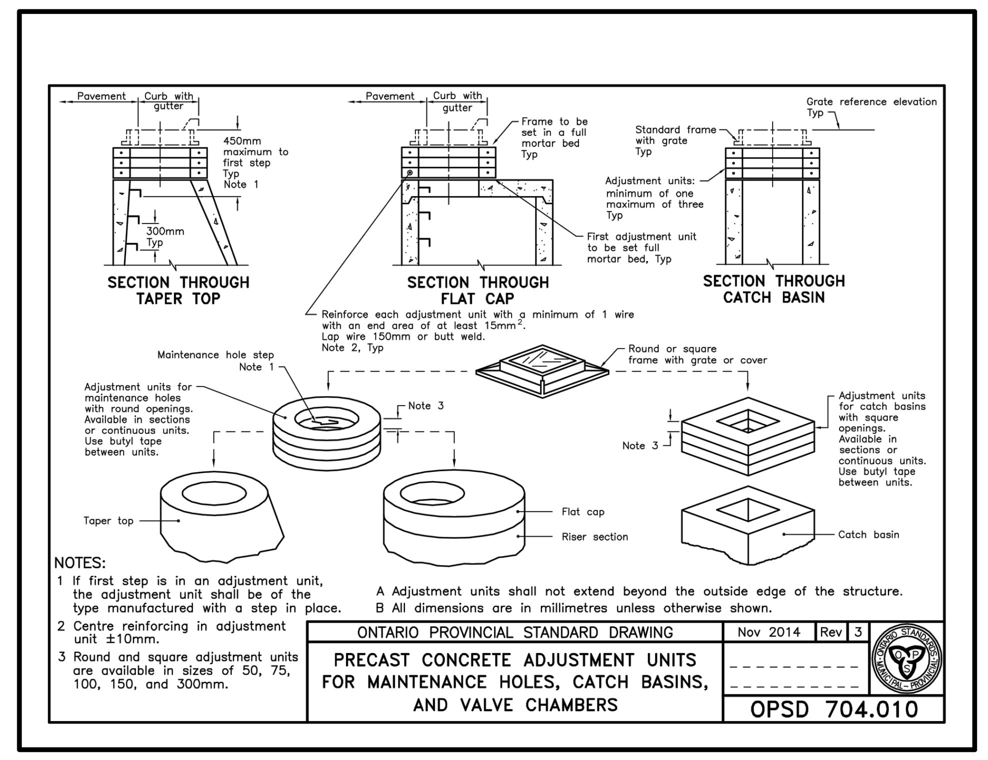


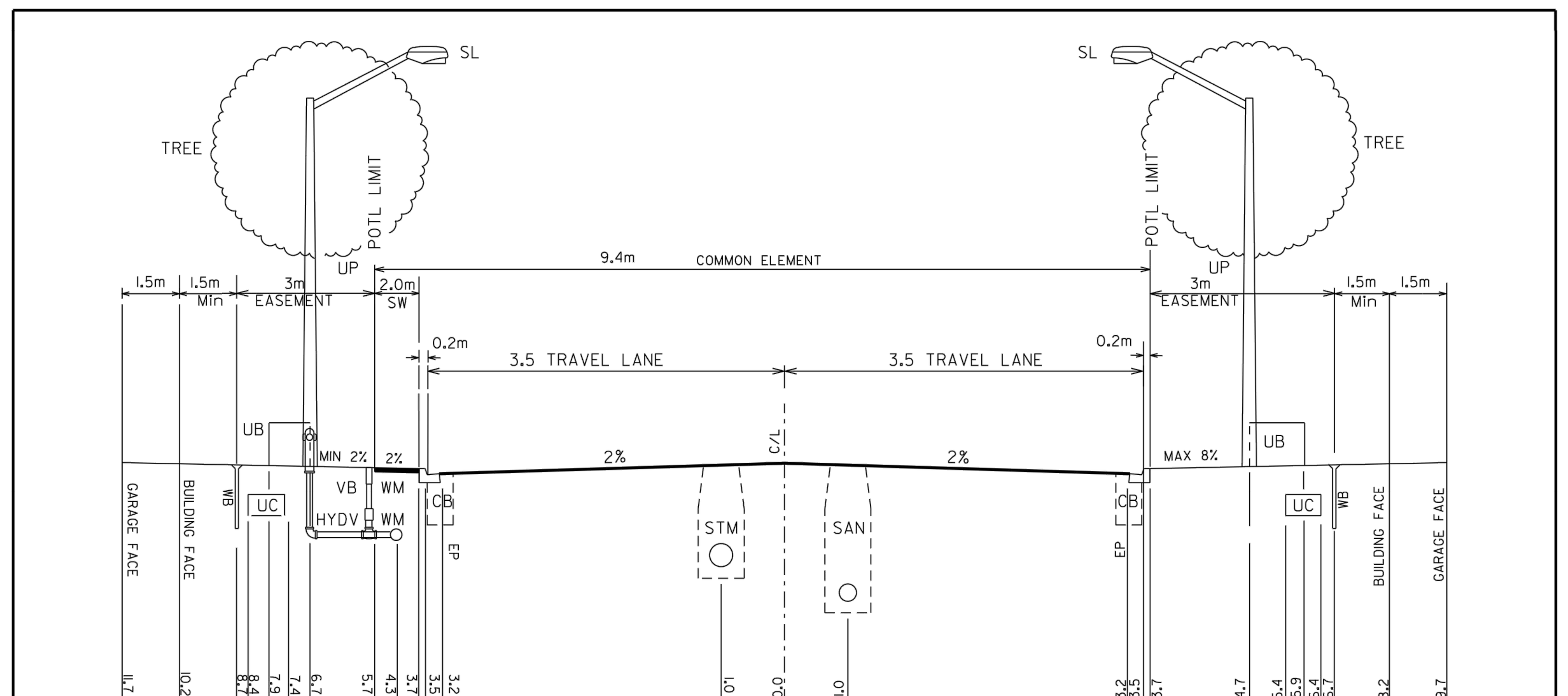












LEGEND

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).

2.	REVISED AS PER CITY COMMENTS	APR.23/2019	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
APR.23/2019
PROVINCE OF ONTARIO

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

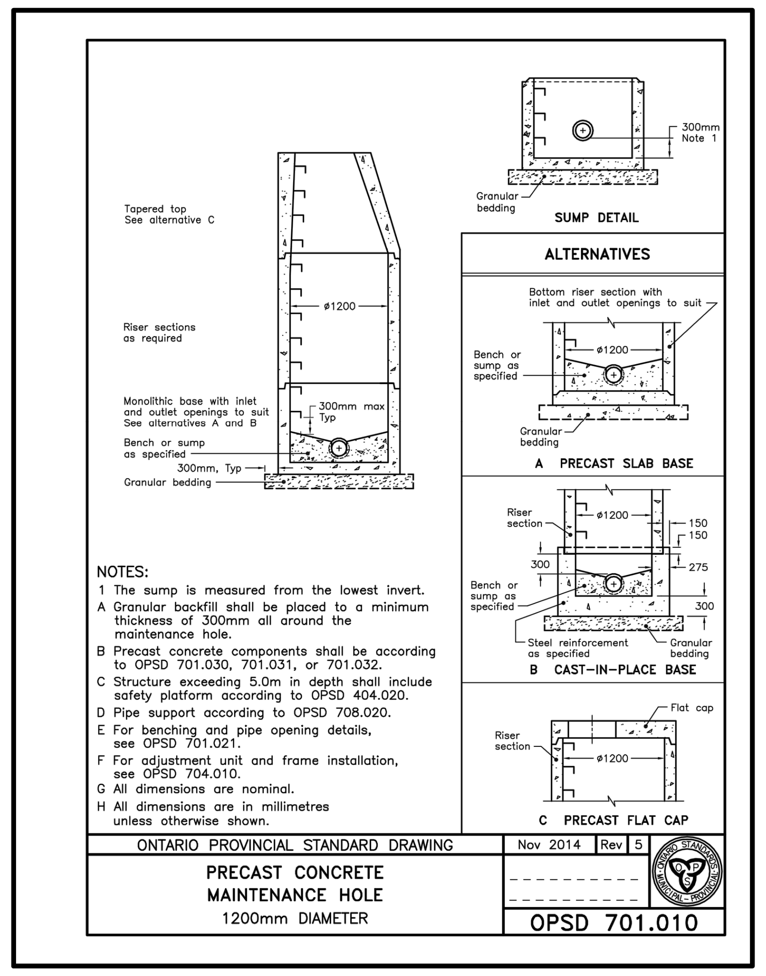
DIRECTOR OF DEVELOPMENT/ TRANSPORTATION ENGINEERING
DATE:

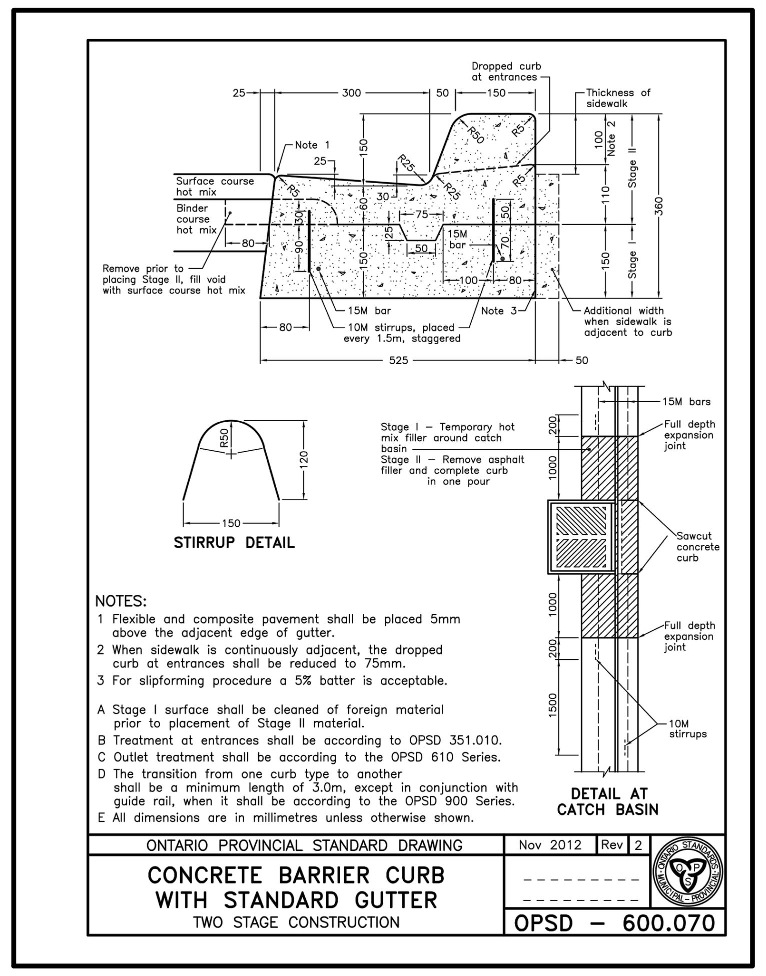
CONDELAND
CONSULTING ENGINEERS & PROJECT MANAGERS
350 Creditstone Road, Unit 200
Concord, Ontario L4K 3Z2
P: (905) 695-2096
F: (905) 695-2099

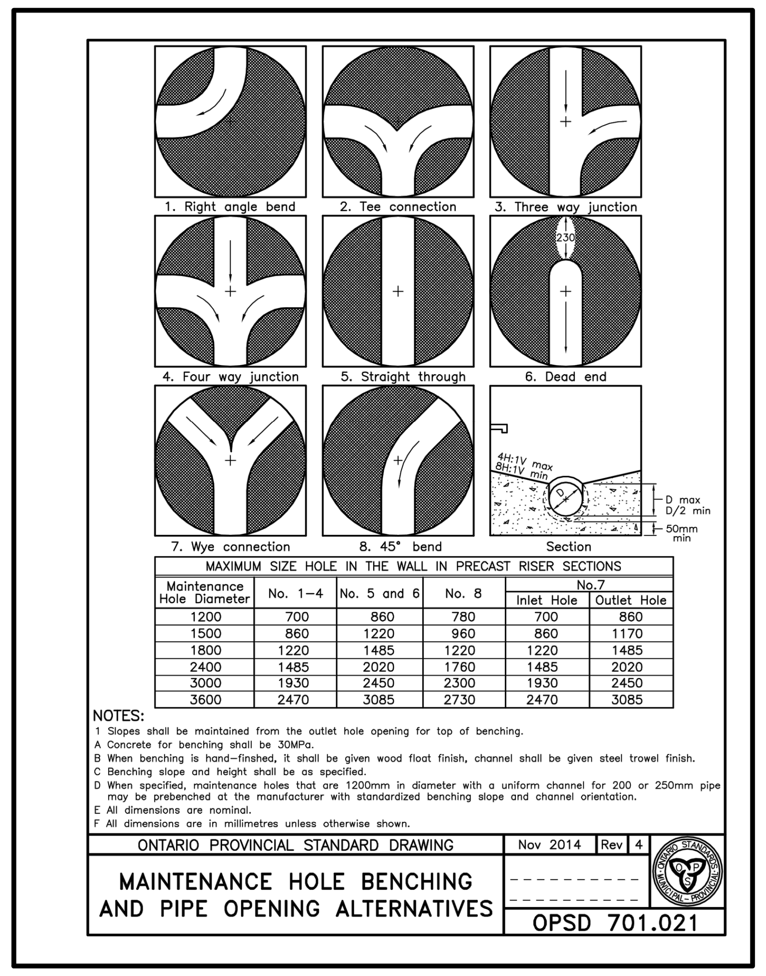
MISSISSAUGA
Region of Peel
Working for you

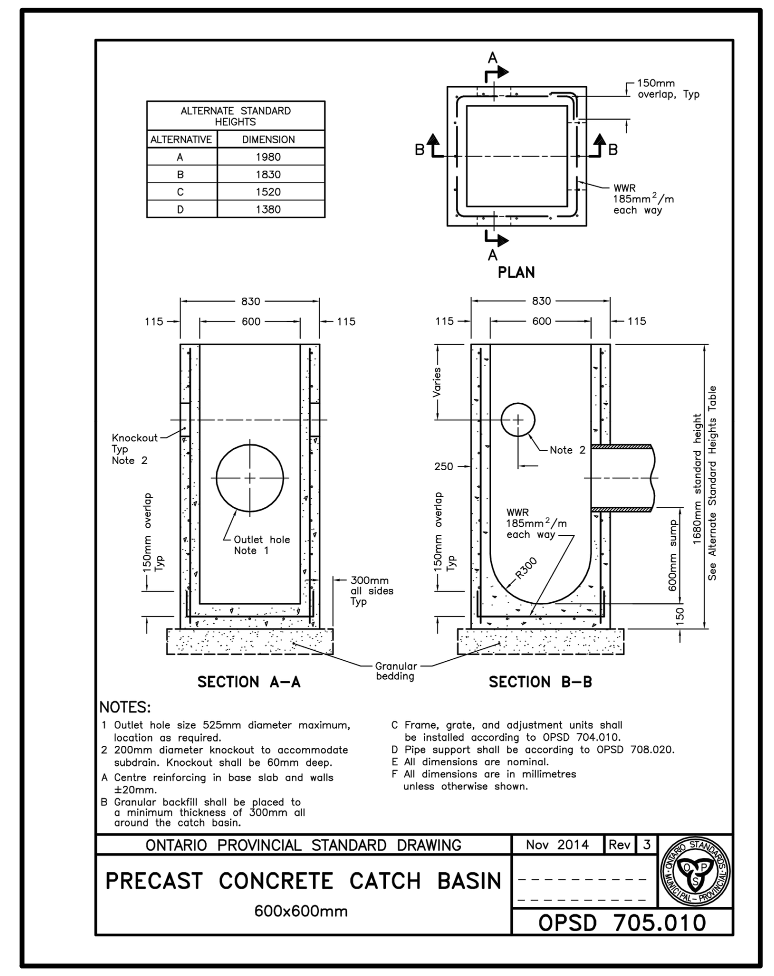
CITY AND OPSD STANDARDS DETAILS

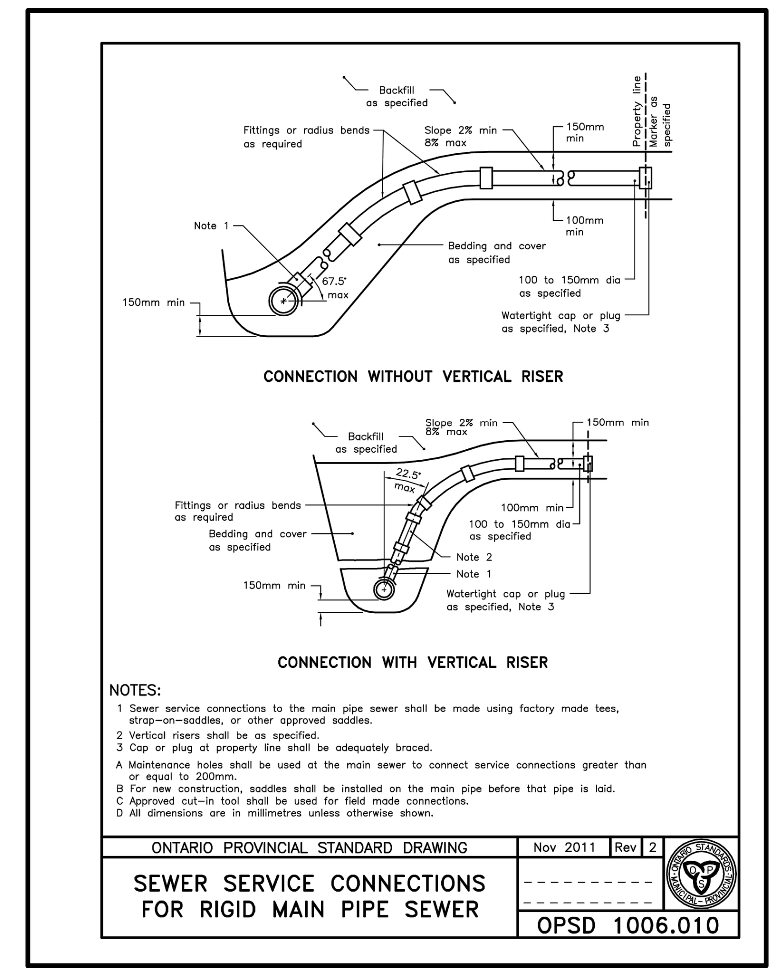
DESIGNED BY: D.M.	DATE: APRIL 2019	CHECKED BY: M.E.H.
DRAWN BY: M.A./G.M.	DRAWING NO. 17-018-08	
SCALE: N.T.S.	Sheet: 08 of 10	CITY FILE

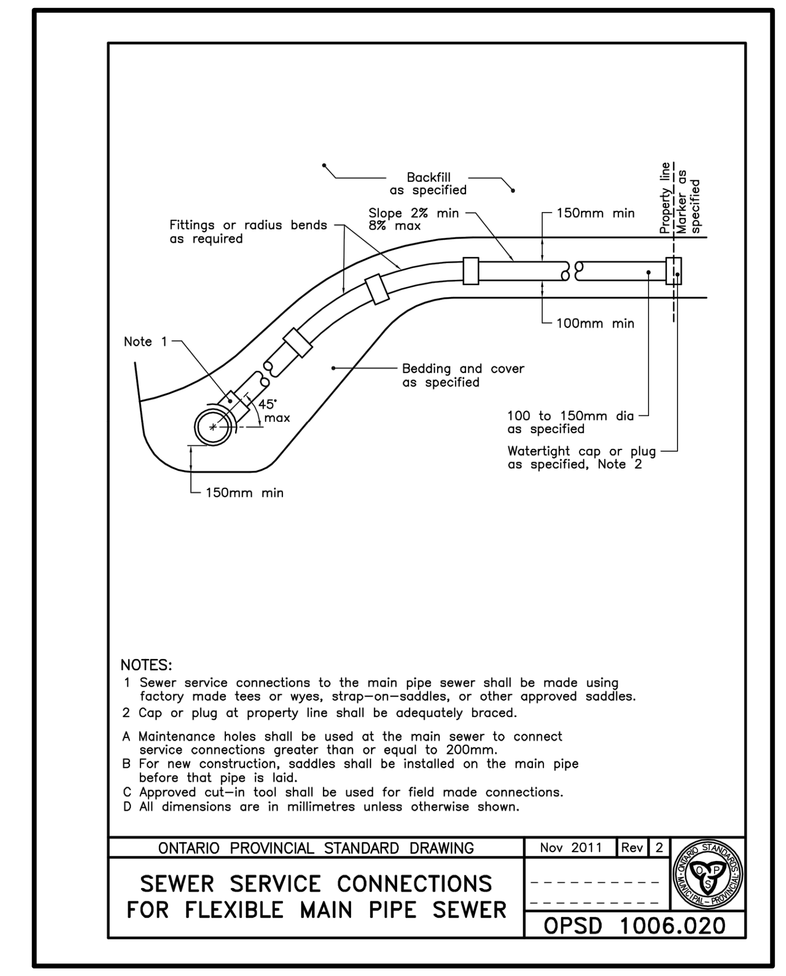


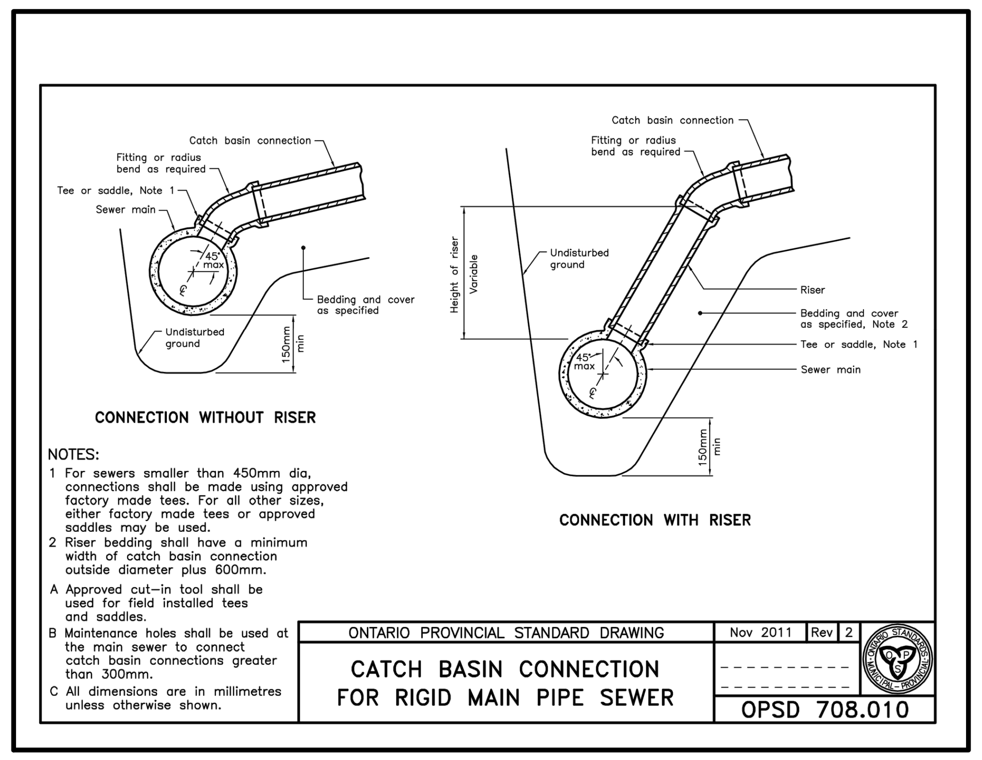


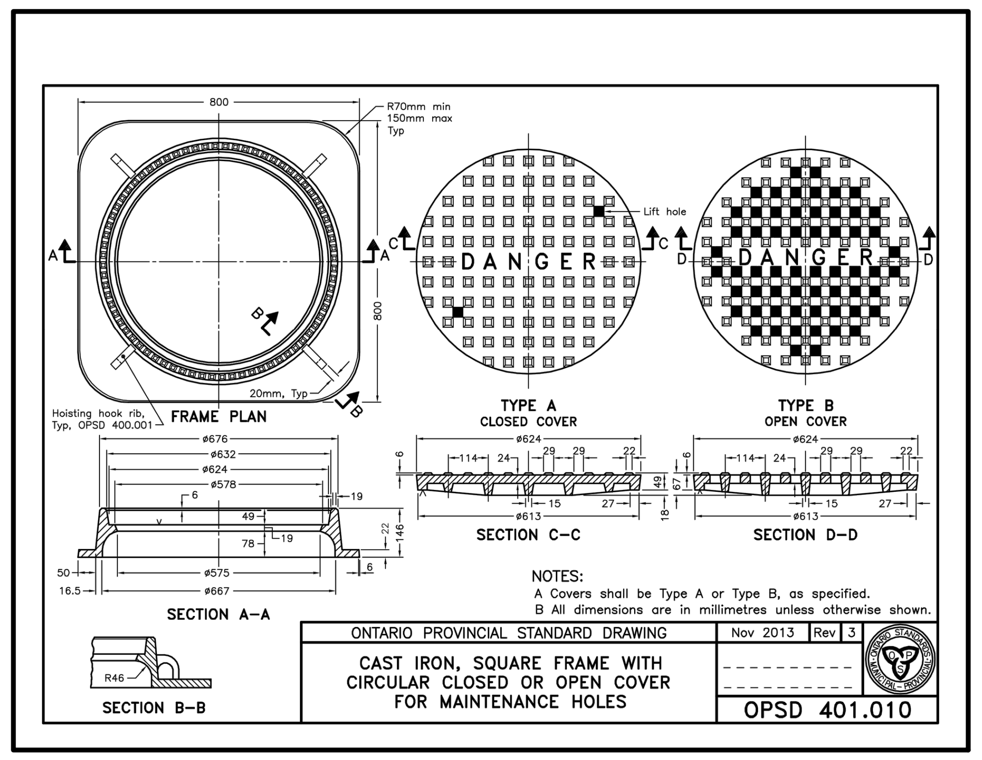


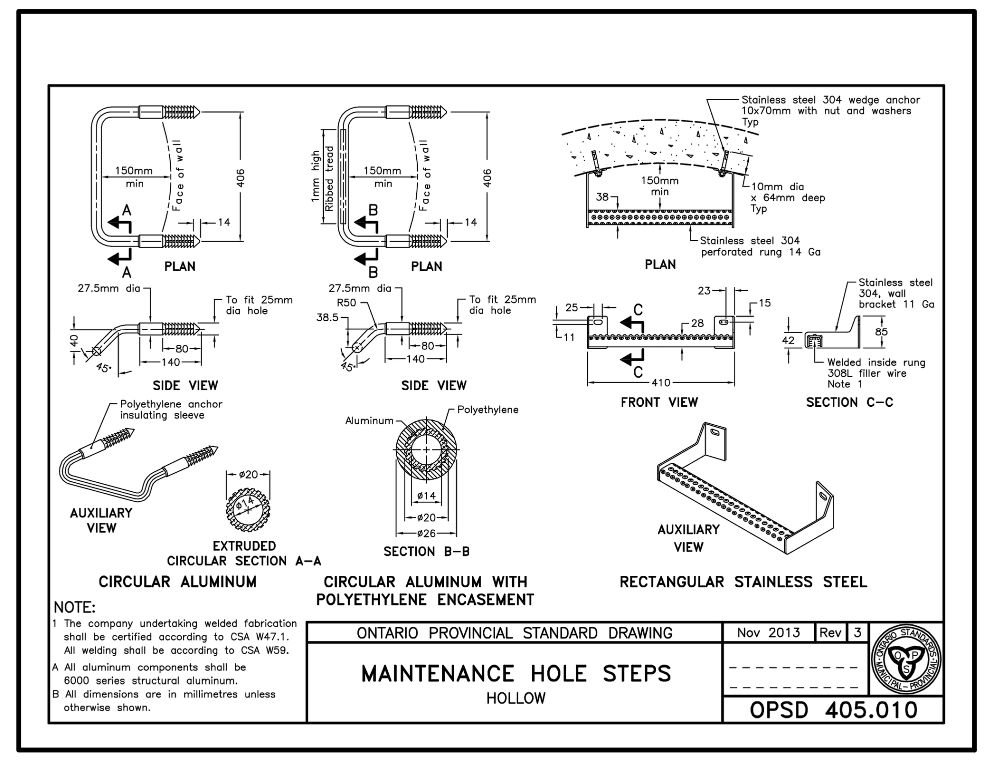


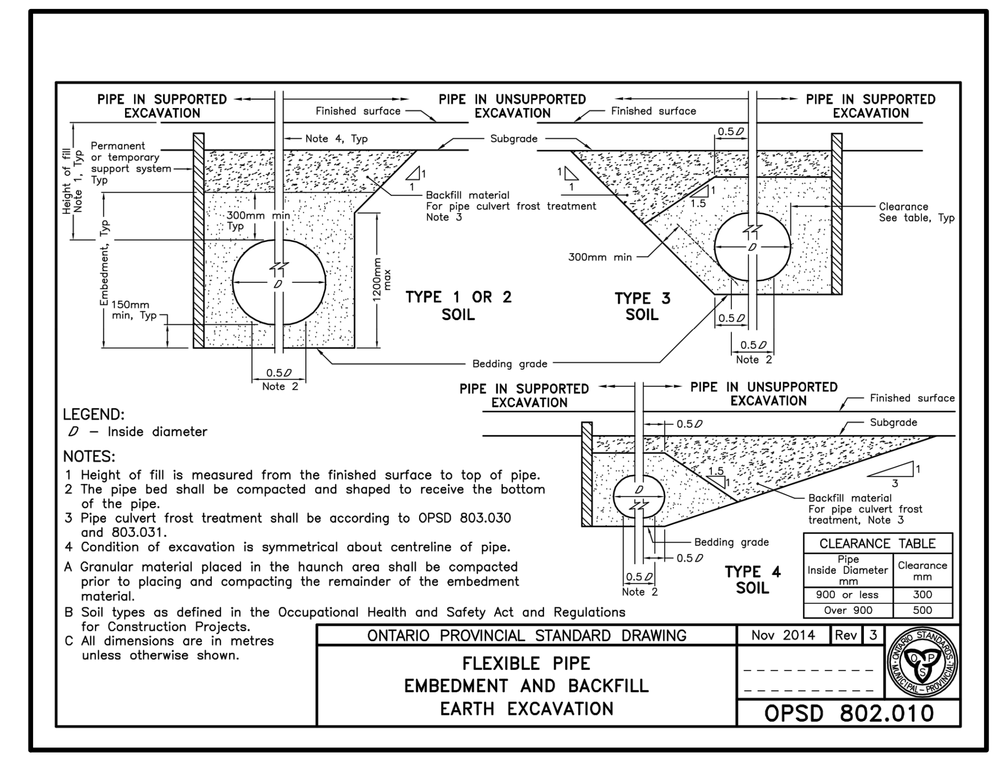


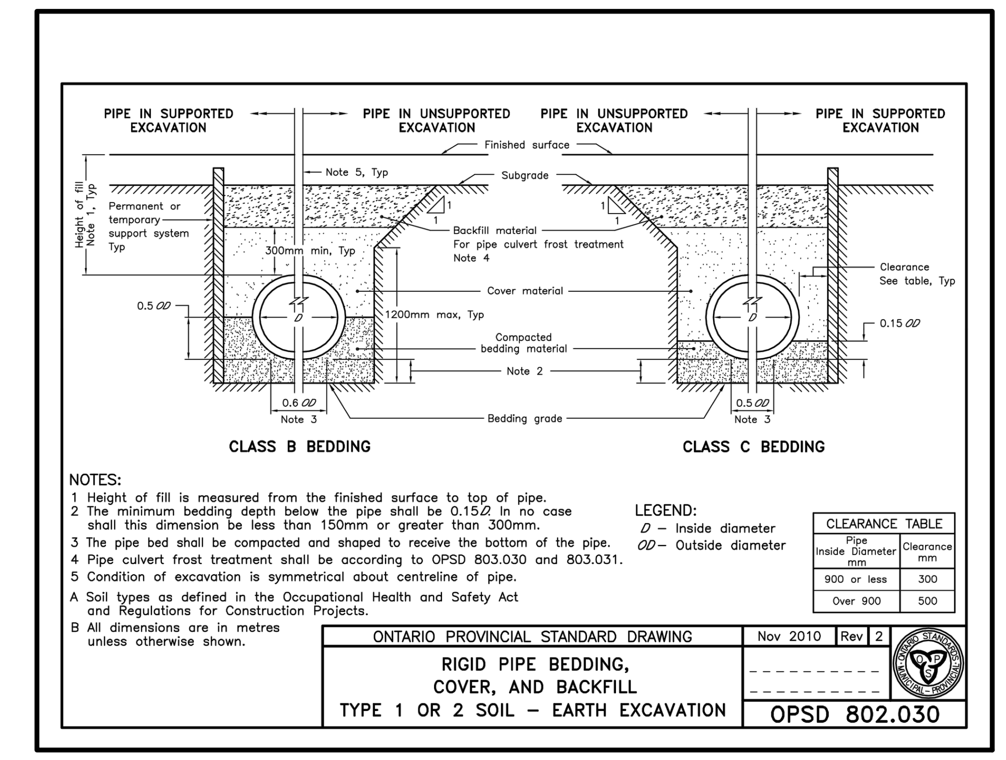


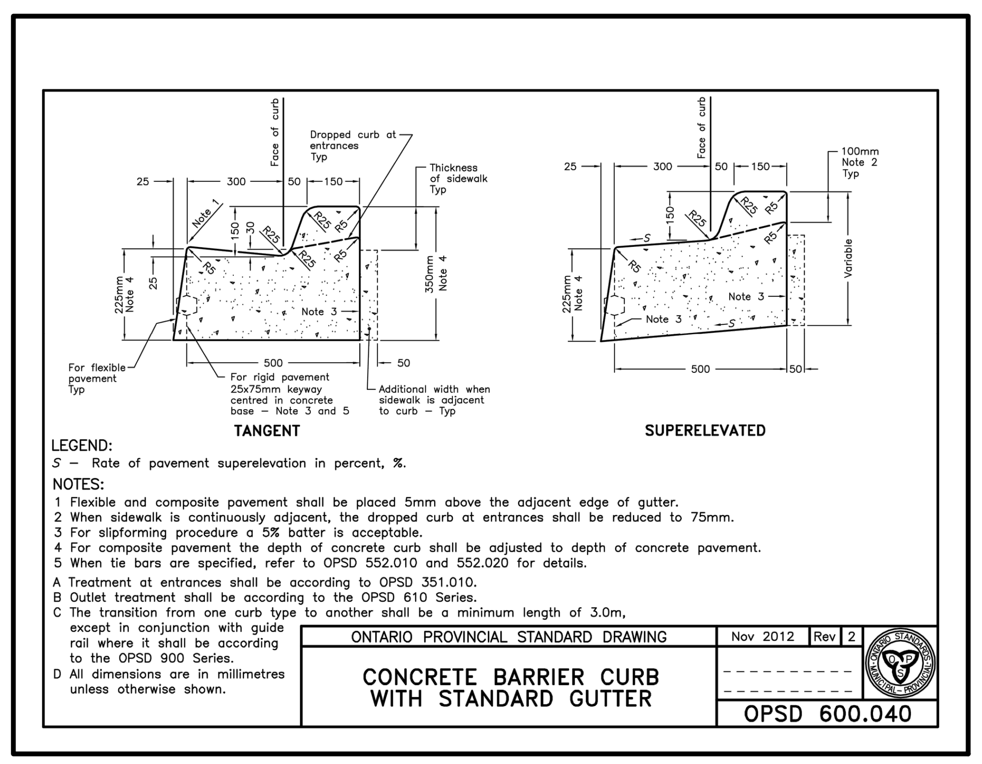


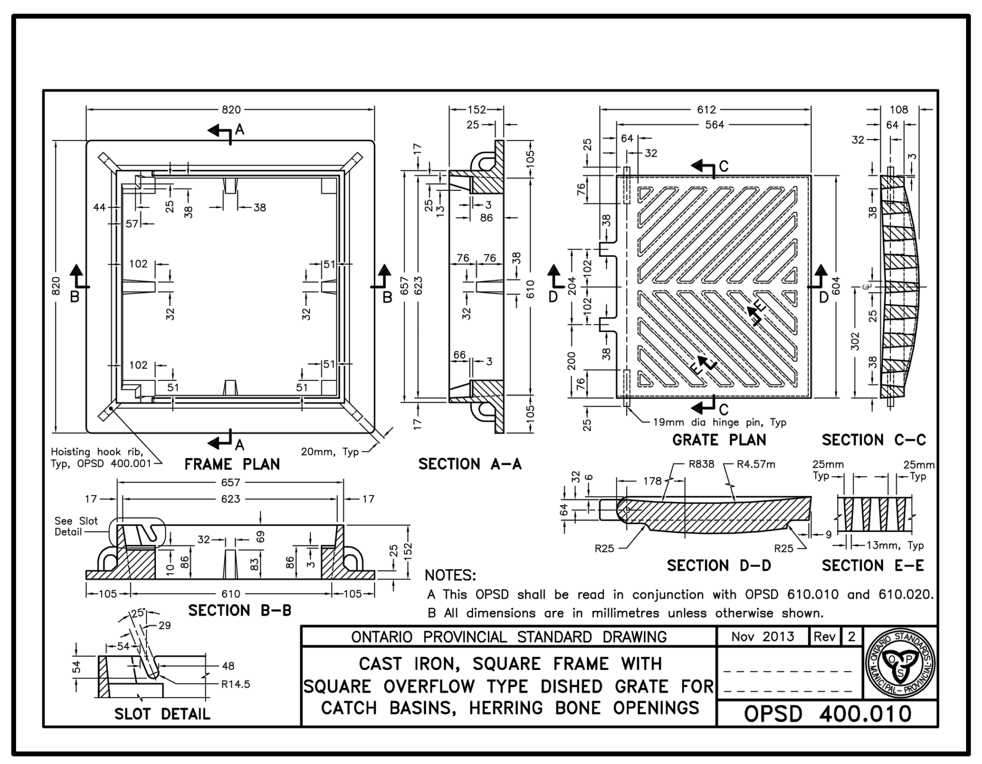


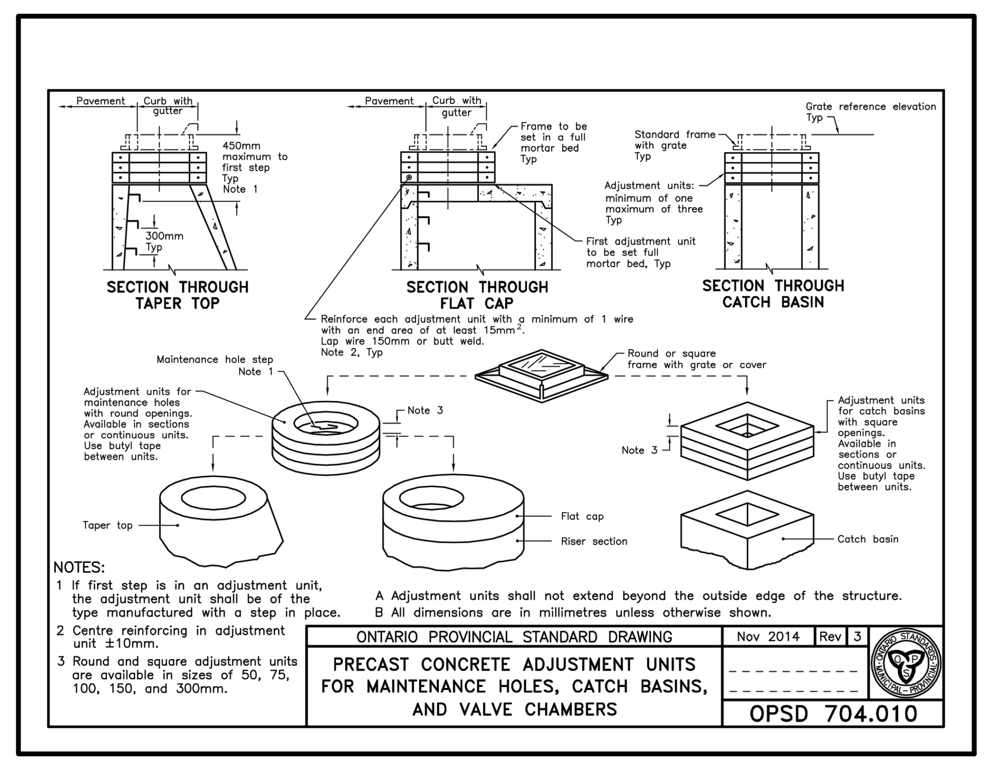


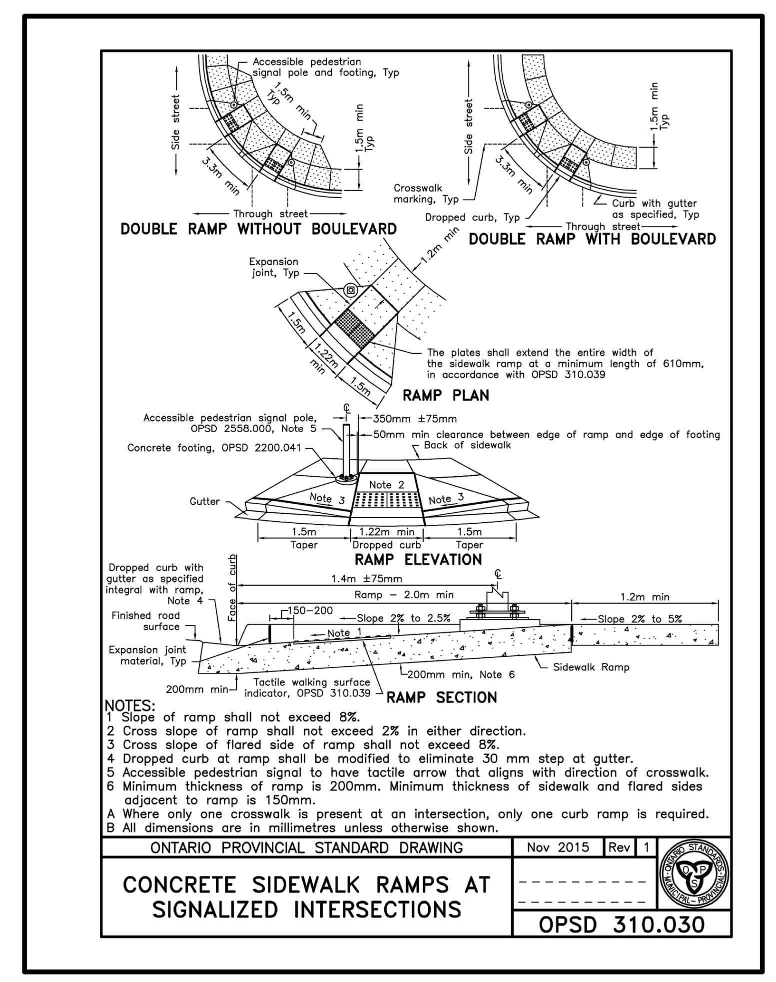












REGION NOTE

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).

		DATE	APPR. BY
2.	REVISED AS PER CITY COMMENTS	APR.23/2019	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
APR.23/2019
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

OPSD STANDARDS DETAILS

DESIGNED BY: D.M.	DATE: APRIL 2019	CHECKED BY: M.E.H.
DRAWN BY: M.A./G.M.	DRAWING NO. 17-018-09	
SCALE: N.T.S.	Sheet: 09 of 10	CITY FILE