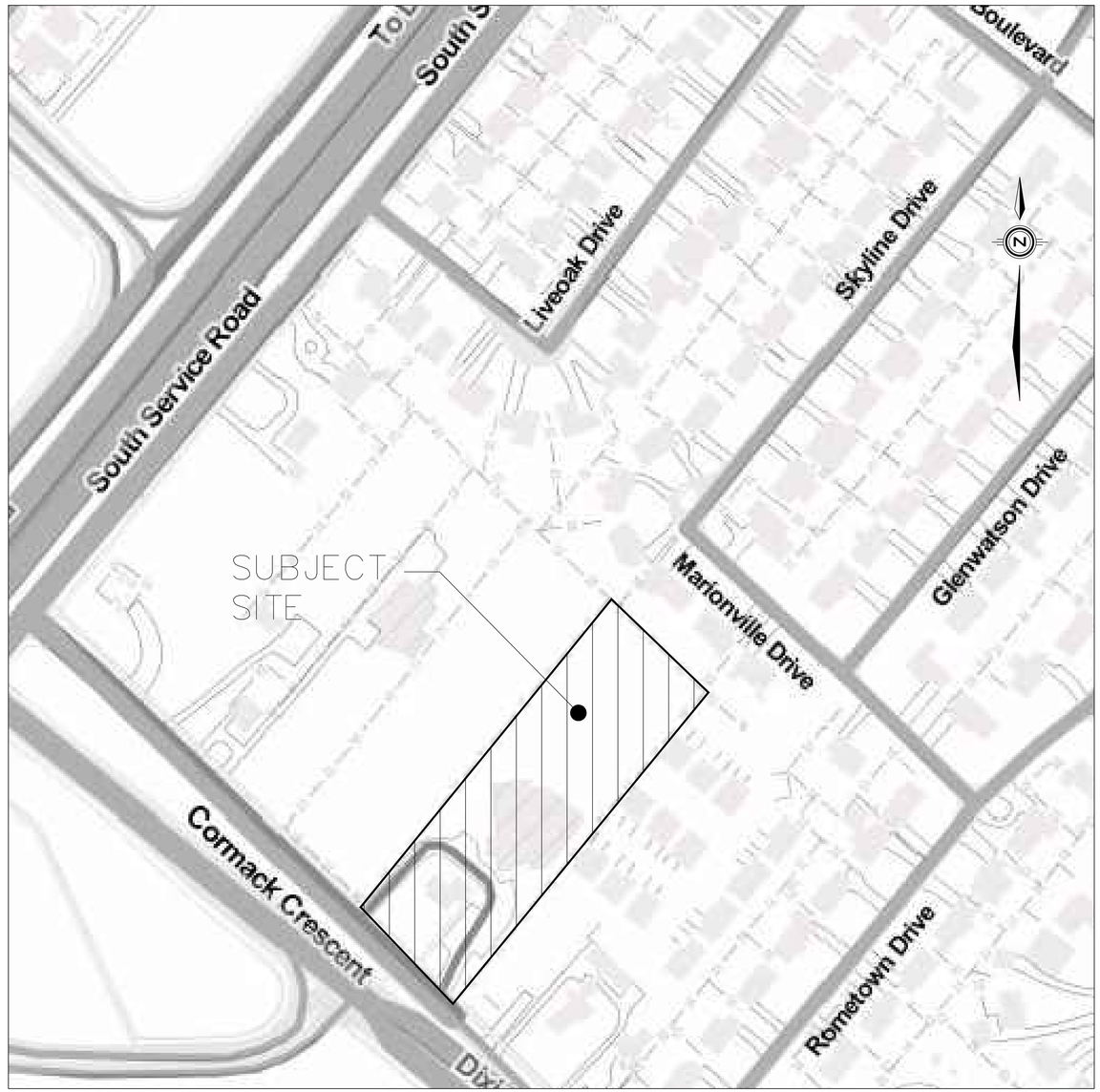
1583 CORMACK CRESCENT
MISSISSAUGA, ON

LIST OF DRAWINGS

Dwg No.	DESCRIPTION
SS–1	SITE SERVICING PLAN
GR–1	SITE GRADING PLAN
SEC–1	SECTIONS 1–3
DET–1	MUNICIPAL DETAILS
DET–2	PROJECT DETAILS
REM–1	REMOVALS PLAN
CM–1	CONSTRUCTION MANAGEMENT PLAN
PP–1	PLAN AND PROFILE – CORMACK CRESCENT

SUBMISSION HISTORY

No.	ISSUED FOR:	DATE	NOTES
1	SITE PLAN APPROVAL	MAY 13/19	
2			
3			
4			
5			
6			



OWNER

ELM CORMACK (2017) INC.

1931 HIGHWAY 7
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MUNICIPALITY

MISSISSAUGA
ENGINEERING DEPARTMENT

REGION

Region of Peel
working with you

PROJECT No.

2018 - 4679

CITY FILE NO.: TBD
REGION FILE NO.: TBD

GENERAL NOTES

1. ALL CONCRETE AND PLASTIC SEWER PIPE SHALL HAVE RUBBER GASKET JOINTS.
2. ALL SEWERS SHALL BE CONSTRUCTED WITH BEDDING IN ACCORDANCE WITH OPSD 802.03 CLASS "B" UNLESS OTHERWISE NOTED.
3. PLASTIC SEWER PIPES SHALL BE CONSTRUCTED WITH ULTRA RIB OR APPROVED EQUAL UP TO THE MAXIMUM DIAMETER OF 600mm.
4. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF MISSISSAUGA AND OPSD STANDARD DRAWINGS AND SPECIFICATIONS.
5. DOUBLE CATCHBASIN LEADS TO BE 300mm UNLESS OTHERWISE NOTED. ALL CATCHBASIN LEADS TO BE EITHER C-14-ES MINIMUM OR P.V.C. TYPE S.D.R. 28.
6. ALL BACKFILL FOR SEWERS, WATERMAINS AND UTILITIES ON PAVED AREAS MUST BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY.
7. INVERTS, ELEVATIONS AND EXACT LOCATIONS OF ALL EXISTING UNDERGROUND SERVICES TO BE VERIFIED IN THE FIELD BEFORE COMMENCING ANY WORK.
8. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF MISSISSAUGA AND REGION OF PEEL.
9. GRASSED AREAS TO BE TOPPED WITH 150mm TOPSOIL AND SODDED WITH No.1 NURSERY SOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING MUD AND DUST ON ALL PUBLIC ROADS TO THE SATISFACTION OF THE CITY AND REGION.

SPECIAL NOTES

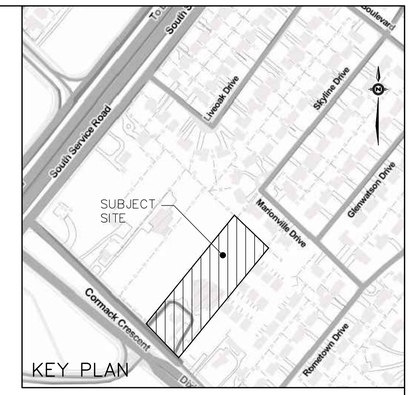
1. ALL BUILDINGS SHOWN ON THIS PLAN TO BE CONSTRUCTED WITH SUMP PUMPS FOR FOUNDATION DRAINAGE. PUMPS TO BE INSTALLED SUCH THAT DISCHARGE IS DIRECTED TO ADJACENT SURFACE SURROUNDING BUILDINGS, COMPLETE WITH CONCRETE SPLASH PADS. DISCHARGE FROM SUMP PUMPS IS TO BE DIRECTED AWAY FROM ALL NEARBY BUILDING FOUNDATIONS.
2. ALL ROAD CB'S AND DCB's TO BE FITTED WITH CB SHIELD INSERTS, PER DETAIL ON DRAWING DET-2.

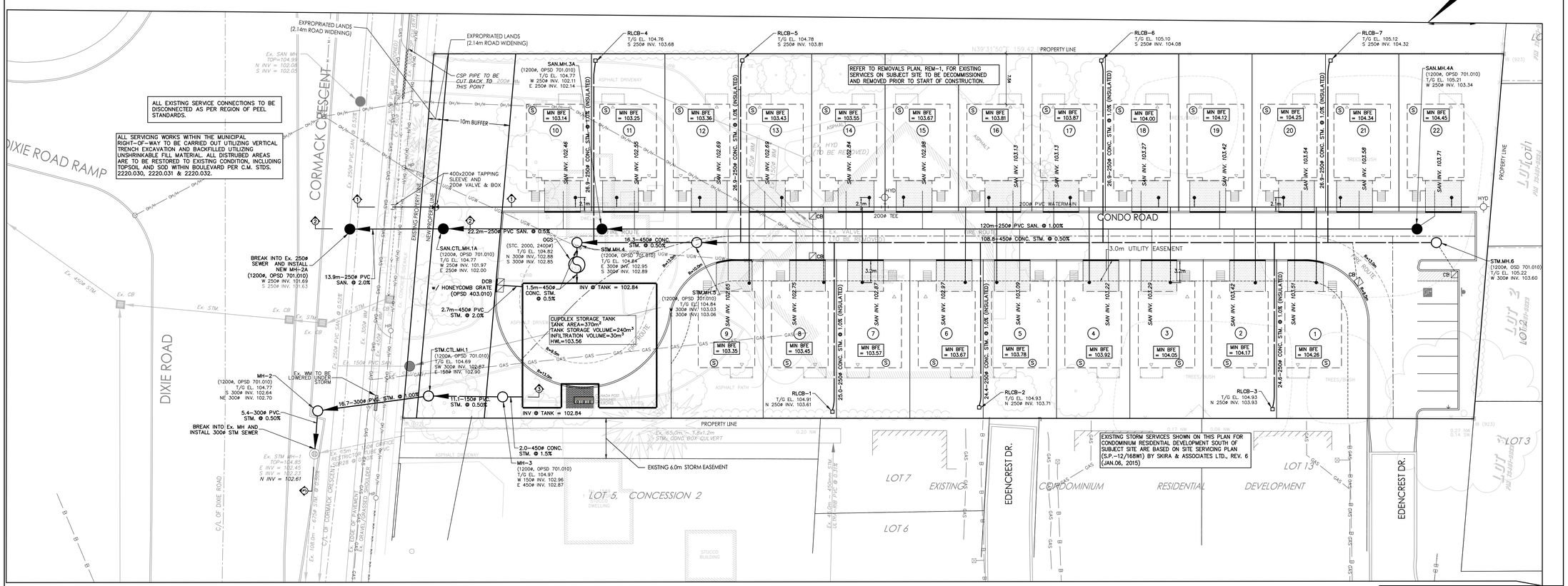
REGION OF PEEL NOTES:

1. ALL MATERIALS AND CONSTRUCTIONS METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. WATERMAIN AND/ OR WATER SERVICE MATERIAL UP TO AND INCLUDING 300mm (12") DIAMETER MUST BE POLYVINYL CHLORIDE (PVC), DR18, A.W.W.A. C900-16. SIZE 50mm (2") AND SMALLER MUST BE COPPER, TYPE K SOFT COPPER ASTM B88-49.
3. WATERMAIN AND / OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7m (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2m (4") FROM THEMSELVES AND ALL OTHER UTILITIES.
4. PROVISION FOR FLUSHING LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50mm (2") OUTLET ON 100mm (4") 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 (4") DIAMETER MINIMUM ON A HYDRANT.
5. ALL CURBS STOPS TO BE 3.0m (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, 0.7m (2') AND 0.9m (3') AND TO HAVE PUMPER NOZZLE.
7. WATERMAIN 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. WATERMAIN MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.30m (12") OVER / 0.5m (20") UNDER SEWERS AND ALL OTHERS 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.
10. ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.
11. 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 STANDARD 1-7-7 OR 1-7-8.
12. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
13. THE CONTRACTOR(S) 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.
14. THE CONTRACTOR(S) 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.

LEGEND

- AD/CB — DENOTES AREA DRAIN / CATCHBASIN
- DENOTES CATCHBASIN w/ CB SHIELD INSERT (REFER TO DETAIL ON DRAWING DET-2)
- DENOTES DOUBLE CATCHBASIN
- DENOTES STORM MANHOLE
- DENOTES SANITARY MANHOLE
- DENOTES HYDRANT
- VB/VC — DENOTES VALVE & BOX / CHAMBER
- DENOTES PROPERTY LINE
- DENOTES LIMIT OF U/G CONSTRUCTION
- DENOTES OGS (OIL GRIT SEPARATOR)
- DENOTES SUMP FOR FOUNDATION DRAINAGE
- DENOTES WATER VALVE BOX





NOTES:

1. THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON CONTRACT DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITIES OF DAMAGE.
2. ALL AREAS DISTURBED DURING CONSTRUCTION OF SEWERS AND WATERMAINS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY OF VAUGHAN AND REGION OF YORK. AREAS WHERE GRASS EXISTS UNDER PREDEVELOPMENT CONDITIONS ARE TO BE TOPPED WITH 150mm TOPSOIL AND SODDED; OTHERWISE, AREAS TO BE RESTORED WITH 150mm TOPSOIL AND HYDROSEEDED, ALL TO THE SATISFACTION OF THE CITY AND REGION. ALL EXISTING SERVICES TO BE ADJUSTED TO SUIT NEW GRADES.
3. FOR GENERAL NOTES REFER TO DWG. No. GN-1.
4. FOR SECTION DETAILS, REFER TO DRAWING SEC-1.
5. EXISTING SEWER INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM LIMITED RECORD DRAWING INFORMATION PROVIDED BY LOCAL MUNICIPAL AUTHORITIES WHICH MAY BE PARTIAL OR INCOMPLETE. ANY DEVIATION OBSERVED ON SITE IS TO BE REPORTED TO THE OWNER AND THEIR CONSULTANT IMMEDIATELY IN ORDER TO CONFIRM ANY REQUIRED DESIGN REVISIONS.

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF PROPOSED CONDO SITE PLAN LOCATED AT 1583 CORMACK CRESCENT AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERANCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

REGISTERED PROFESSIONAL ENGINEER
H. H. TOZCU
100130655
MAY 13, 2019
PROVINCE OF ONTARIO

PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE APPLICABLE MUNICIPAL AUTHORITY.

ELEVATIONS ARE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 518, ELEVATION = 106.564m, AND BASED ON LOCAL BENCHMARK, CUT CROSS ON SIDEWALK, 1.4m WEST OF SOUTHWEST CORNER OF PROPERTY CORNER ON DIXIE ROAD, ELEVATION = 104.87m, AND AS PROVIDED ON TOPOGRAPHIC SURVEY BY J.D. BARNES LTD. (REF. NO. 18-30-305-00-A), DATED NOVEMBER 29, 2018.

PAVEMENT DESIGN

PER RECOMMENDATION FROM MISSISSAUGA STANDARD 2220.010, FOR 80% SAND CONDITION.

COURSE	THICKNESS (mm)	OPS SPECIFICATIONS
SURFACE COURSE	40	HL-3
BINDER COURSE	50	HL-8
GRANULAR BASE	200	GRANULAR 'A' OR EQUIVALENT
GRANULAR SUB-BASE	0	GRANULAR 'B' OR EQUIVALENT
TOTAL DEPTH	290	

NOTE:
- PAVEMENT DESIGN PROVIDED ABOVE IS CONSIDERED A MINIMUM STANDARD AND IS SUBJECT TO REVISION BASED ON SITE-SPECIFIC GEOTECHNICAL RECOMMENDATIONS PROVIDED BY A QUALIFIED CONSULTANT.
- THE GRANULAR BASES SHOULD BE COMPACTED TO 100% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY

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CITY FILE No.: TBD

PROPOSED CONDO SITE PLAN
1583 CORMACK CR.
MISSISSAUGA, ONTARIO

DATE	REMARKS
MAY 13, 2019	ISSUED FOR SITE PLAN APPROVAL

PA / PM:	H.H.T. / H.T.
DRAWN BY:	M.M.
JOB NO.:	4679

SHEET
SS-1
SERVICING PLAN
SCALE 1:300

GENERAL:

1. ALL LOTS (INCLUDING DRAINAGE DITCHES OR SWALES) ARE TO BE SODDED WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND No.1 NURSERY SOD, AND THE MINIMUM DEPTH OF 150mm OF CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE.

2. GRADE ALL AREAS TO:
   I) PROVIDE PROPER SURFACE DRAINAGE AND MAXIMIZE USABLE LAND AREA
   II) PRESERVE EXISTING TREES WHERE POSSIBLE
   III) DIRECT FLOWS AWAY FROM BUILDING

3. MINIMUM YARD SLOPE – 2.00%

4. DRIVEWAY SLOPES:
   I) MIN. 2.00% AWAY FROM BUILDINGS
   II) PREFERRED MAX. 7.50% (FROM STD.SIDEWALK LOCATION)
   III) ABSOLUTE MAX. 1.00%

5. MAXIMUM SLOPE BETWEEN BUILDINGS IN ANY DIRECTION 3:1. USE STEPS AND/OR RETAINING WALLS IF THIS CRITERIA CANNOT BE MET. CONSTRUCT RETAINING WALL WITHIN SIDE LOT LINE.

6. PROVIDE A 0.60m GENTLE SLOPING AREA (2.00% MAX) AWAY FROM THE BUILDING ON AT LEAST ONE SIDE WHERE SIDE YARD SETBACK PERMITS.

7. CLEAR STONE RATHER THAN TOPSOIL AND SOD IS REQUIRED FOR 1.2m OR LESS COMBINED SIDE YARDS BETWEEN TWO BUILDINGS.

RETAINING WALLS:

1. RETAINING WALLS ARE GENERALLY REQUIRED WHERE THE DIFFERENCE IN ELEVATION EXCEEDS 0.60m AND A 3:1 SLOPE CANNOT BE USED BECAUSE OF OTHER FACTORS.

2. CONSTRUCT RETAINING WALLS ENTIRELY ON THE HIGHER LOT SO THAT TIE BACKS DO NOT CROSS PROPERTY BOUNDARIES.

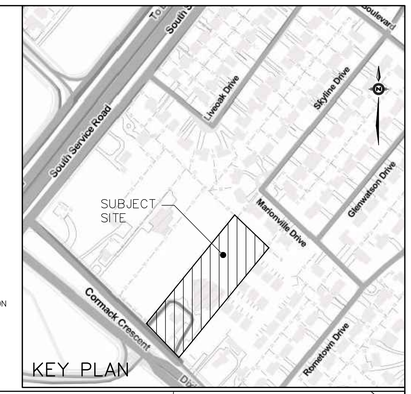
3. CERTIFICATION BY THE CONSULTANT IS REQUIRED ATTESTING TO STRUCTURAL (INTEGRITY, MATERIAL AND TIE BACKS, LINE AND GRADE).

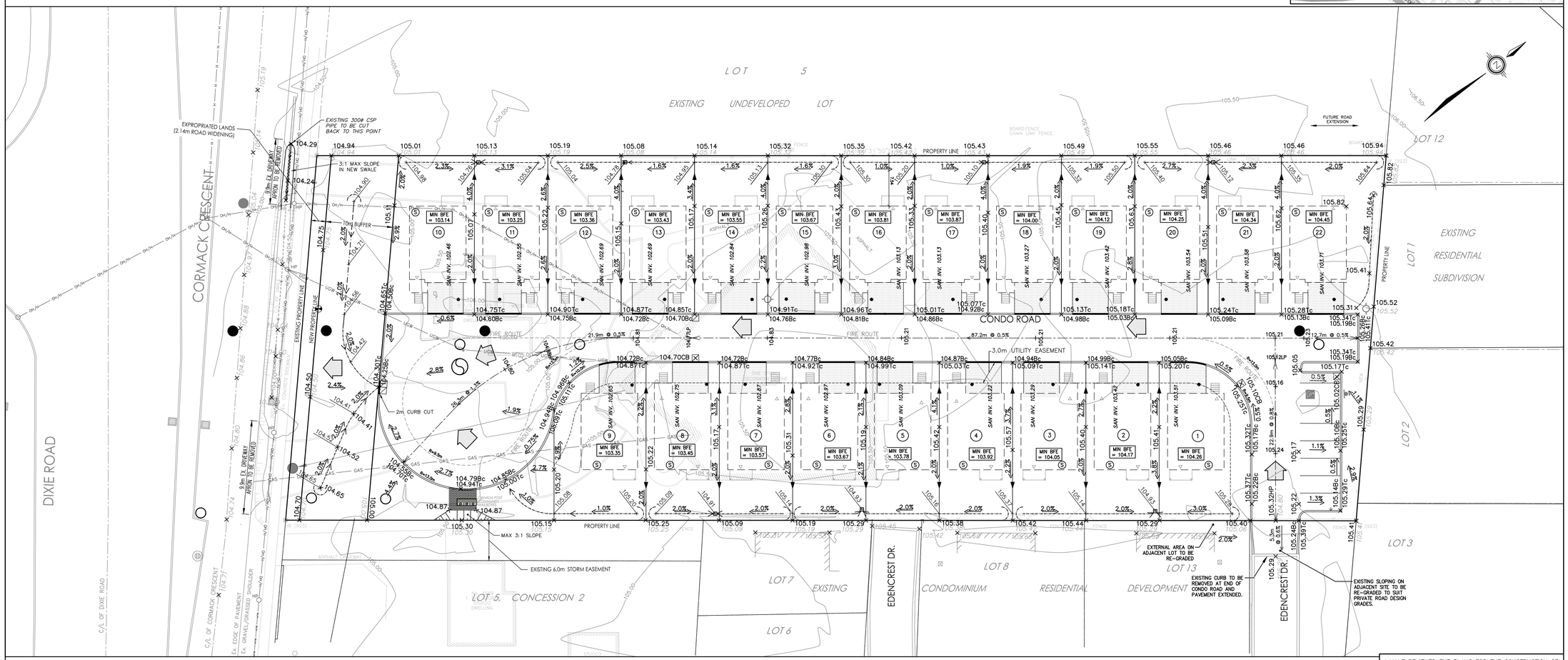
4. A) FENCING WILL BE REQUIRED WHERE WALL HEIGHT EXCEEDS 0.60m
   B) SCREEN FENCING, WHERE APPLICABLE, WILL GENERALLY BE PLACED ON TOP OF THE RETAINING WALL. HOWEVER, DUE CONSIDERATION SHOULD BE GIVEN TO THE AESTHETIC IMPACT OF THE COMBINED WALL/FENCE HEIGHT.

5. DETAILS OF WALL OVER 0.60m ARE TO BE SUBMITTED WITH GRADING PLANS AND STAMPED BY A PROFESSIONAL ENGINEER.

LEGEND

- DENOTES CATCHBASIN
- DENOTES DOUBLE CATCHBASIN
- DENOTES STORM MANHOLE
- DENOTES SANITARY MANHOLE
- DENOTES HYDRANT
- DENOTES VALVE & BOX
- DENOTES LIMIT OF DEVELOPMENT
- 199.80 DENOTES PROPOSED ELEVATION
- 198.5 DENOTES EXISTING CONTOUR
- 199.14 DENOTES EXISTING ELEVATION
- DENOTES OVERLAND FLOW ROUTE
- DENOTES BARRIER CURB PER OPSD 600.110
- DENOTES DEPRESSED BARRIER CURB PER OPSD 600.060
- DENOTES WATER VALVE BOX
- 105.03 DENOTES PROPOSED BOTTOM OF SWALE ELEVATION
- DENOTES CUT-OFF SWALE
- 4.0% DENOTES PROPOSED GRADE





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REGISTERED PROFESSIONAL ENGINEER
H. H. TOZCU
100130655
MAY 13, 2019
PROVINCE OF ONTARIO

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CITY FILE No.: TBD

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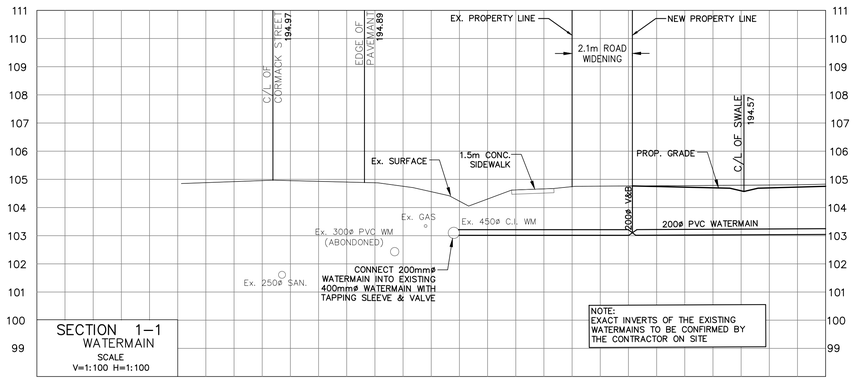
MISSISSAUGA, ONTARIO

DATE	REMARKS
MAY 13, 2019	ISSUED FOR SITE PLAN APPROVAL

PA / PM:	H.H.T. / H.T.
DRAWN BY:	M.M.
JOB NO.:	4679

SHEET
GR-1
GRADING PLAN

SCALE 1:300



SECTION 1–1
WATERMAIN
SCALE
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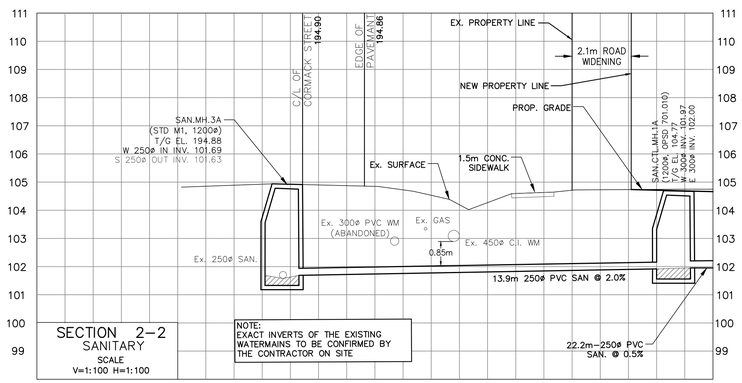

SECTION 2–2
SANITARY
SCALE
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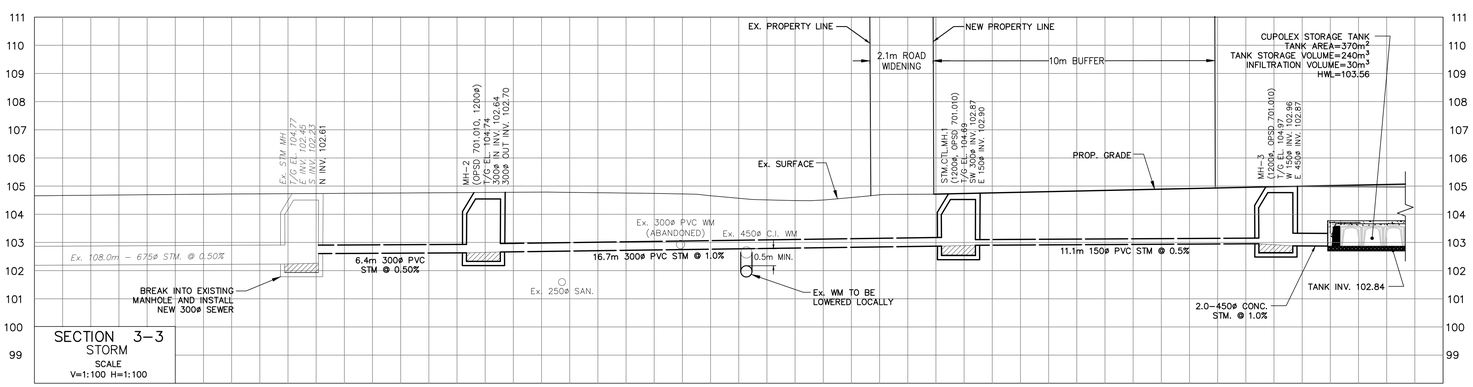

SECTION 3–3
STORM
SCALE
V=1:100 H=1:100

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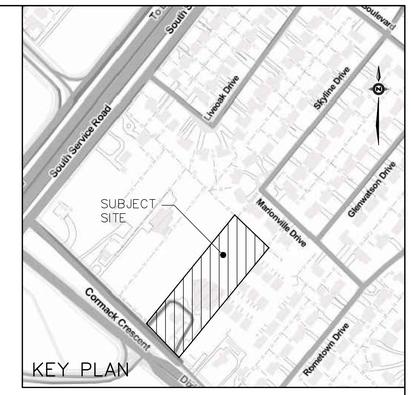

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REGISTERED PROFESSIONAL ENGINEER
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PA / PM:	H.H.T. / H.T.
DRAWN BY:	M.M.
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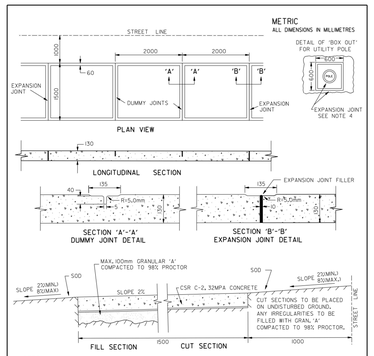
SHEET
SEC–1
CROSS SECTIONS

SCALE AS SHOWN

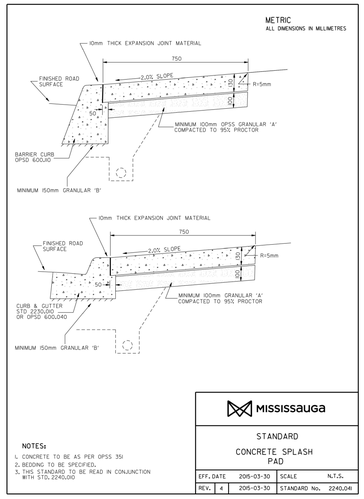


NOTES:
1. DEPTH OF SIDEWALK TO BE 180mm AT COMMERCIAL OR INDUSTRIAL DRIVEWAYS.
2. EXPANSION JOINTS ARE REQUIRED IN SIDEWALK AT 6000mm INTERVALS AND:
   a) BETWEEN SIDEWALK AND ABUTTING CURB
   b) ADJACENT TO EXISTING STRUCTURES (WALKS, CURBS, UTILITY POLES, HYDRANTS, MANHOLES, ETC.) OR AT THE DISCRETION OF THE COMMISSIONER OF TRANSPORTATION AND WORKS
3. DUMMY JOINTS SHALL HAVE STANDARD SPACING OF 2000mm AND WILL BE FORMED AFTER THE CONCRETE HAS RECEIVED ITS INITIAL SET
4. WHEN SIDEWALKS ARE ADJACENT TO CURBS, EXPANSION JOINTS SHALL COINCIDE WITH THE CURB EXPANSION JOINTS
5. FILL SECTIONS REQUIRING GREATER THAN 100mm TO BE FILLED WITH NATIVE MATERIAL COMPACTED TO 98% PROCTOR

MISSISSAUGA

STANDARD
CONCRETE SIDEWALK

EFF. DATE	2015-03-27	SCALE	N.T.S.
REV. 4	2015-03-27	STANDARD No.	2240.010

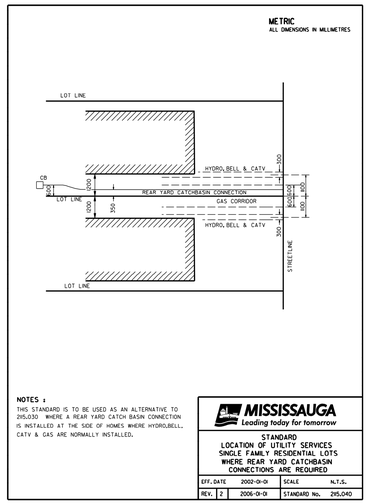


NOTES:
1. CONCRETE TO BE AS PER OPSS 351
2. BEDDING TO BE SPECIFIED.
3. THIS STANDARD TO BE READ IN CONJUNCTION WITH STD. 2240.010

MISSISSAUGA

STANDARD
CONCRETE SPLASH PAD

EFF. DATE	2015-03-30	SCALE	N.T.S.
REV. 4	2015-03-30	STANDARD No.	2240.041



NOTES:
THIS STANDARD IS TO BE USED AS AN ALTERNATIVE TO 205.030 WHERE A REAR YARD CATCH BASIN CONNECTION IS INSTALLED AT THE SIDE OF HOMES WHERE HYDRO,BELL, CATV & GAS ARE NORMALLY INSTALLED.

MISSISSAUGA
Leading today for tomorrow

STANDARD
LOCATION OF UTILITY SERVICES
SINGLE FAMILY RESIDENTIAL LOTS
WHERE REAR YARD CATCHBASIN CONNECTIONS ARE REQUIRED

EFF. DATE	2002-01-01	SCALE	N.T.S.
REV. 2	2006-01-01	STANDARD No.	295.040

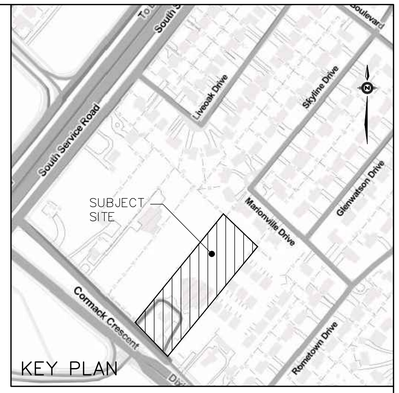
CLASS OF ROAD	STRUCTURAL ROAD COMPONENT	MINIMUM STRUCTURAL ROAD DEPTH (mm)			
ARTERIAL	TOP COURSE ASPHALT	40	40	40	40
INDUSTRIAL & RESIDENTIAL	BASE COURSE ASPHALT	60	85	100	100
COLLECTOR	GRANULAR BASE	200	200	200	200
LOCAL INDUSTRIAL	GRANULAR SUB-BASE	65	325	400	400
	TOTAL DEPTH	365	650	740	740
MINOR LOCAL INDUSTRIAL	TOP COURSE ASPHALT	40	40	40	40
	BASE COURSE ASPHALT	50	85	100	100
MINOR RESIDENTIAL	GRANULAR BASE	200	200	200	200
COLLECTOR	GRANULAR SUB-BASE	0	255	325	360
	TOTAL DEPTH	290	580	665	700
RESIDENTIAL	TOP COURSE ASPHALT	40	40	40	40
MINOR LOCAL/LOCAL)	BASE COURSE ASPHALT	50	85	85	100
	GRANULAR BASE	200	200	200	200
	GRANULAR SUB-BASE	0	175	315	250
	TOTAL DEPTH	290	500	560	590
FROST SUSCEPTIBILITY FACTOR		1 (80% SAND)	3 5 7 (30% MAX. SILT) (30% MIN. SAND)	9 (55% MAX. SILT)	15 (>55% SILT)

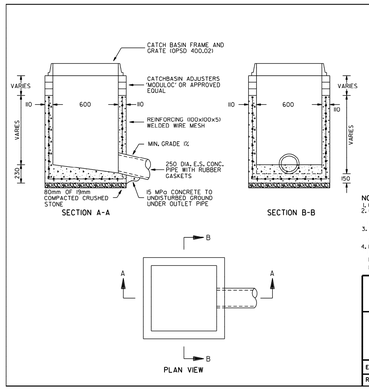
NOTES:
1. THE TOP COURSE ASPHALT SHALL BE OPSS HL3 FOR ALL ROAD CLASSES EXCEPT ARTERIAL ROADS WHICH SHALL BE OPSS HL4. TOP COURSE ASPHALTIC CONCRETE SHALL BE ADDED TO THE ROAD AFTER ADJACENT BUILDINGS HAVE BEEN BUILT TO A STAGE DEEMED SUFFICIENT BY THE COMMISSIONER OF TRANSPORTATION AND WORKS.
2. THE BASE COURSE ASPHALT ON RESIDENTIAL ROADS SHALL BE OPSS HS2. HL3 BASE ASPHALT MAY CONTAIN UP TO 25% RAP. ON INDUSTRIAL AND ARTERIAL ROADS THE BASE ASPHALT SHALL BE HEAVY DUTY BINDER COURSE (HDBC) ASPHALT AS PER OPSS 8178.
3. ALTERNATE ROAD DESIGNS ARE TO BE CONSIDERED TO ESTABLISH GRANULAR PORTION OF ROAD STRUCTURE. THE USE OF LIMESTONE MATERIALS IS PREFERRED. GRANULARS UTILIZED ARE TO BE SIMILAR IN CHARACTERISTICS WITHIN ANY GIVEN ROAD (EX. STANDARD GRAVEL OR LIMESTONE). MIXING OF MATERIAL TYPES WITHIN THE SAME ROAD STRUCTURE WILL NOT BE PERMITTED.
4. THE TOP 1000mm OF THE SUB-GRADE SHALL BE COMPACTED TO A MINIMUM OF 98% OF STANDARD PROCTOR DENSITY WITHIN 2% OF OPTIMUM MOISTURE CONTENT.
5. AT ARTERIAL ROAD OR INDUSTRIAL ROAD INTERSECTIONS, GRANULAR B TYPE MATERIAL (50mm MINUS GRANULAR) EQUIVALENT TO 150mm THICK SHALL BE ADDED. THIS GRANULAR DEPTH SHALL EXTEND FOR A MINIMUM OF 15 METRES FROM THE PROPERTY LINE OF THE INTERSECTING ROAD.
6. FULL LENGTH SUB-DRAINS SHALL BE INSTALLED ON ALL ROADS.
7. THESE ARE MINIMUM STRUCTURAL ROAD DESIGN REQUIREMENTS. THE CONSULTANT BEARS THE ULTIMATE RESPONSIBILITY FOR THE DESIGN AND THE PERFORMANCE OF THAT DESIGN AS CONSTRUCTED.
8. WHERE TWO STAGE CURBS ARE UTILIZED BASE COURSE ASPHALT IS REQUIRED TO BE GROUND AWAY OR SAWCUT FROM BASE CURB PRIOR TO PLACEMENT OF TOP CURB.
9. GRANULAR B TYPE 1 SHALL HAVE A MAXIMUM OF 65% PASSING THE 4.75mm SIEVE

MISSISSAUGA
Transportation and Works

STANDARD
PAVEMENT AND ROAD BASE
DESIGN REQUIREMENTS

EFF. DATE	2002-01-01	SCALE	N.T.S.
REV.		STANDARD No.	2220.010





NOTES
1. CONCRETE TO BE 30MPa AT 28 DAYS.
2. CATCHBASIN ADJUSTERS TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATION WITH A MINIMUM UNIT THICKNESS OF 50mm.
3. ALL JOINTS AND LIFTING HOLES TO BE COMPLETELY FILLED WITH A 1:3 MORTAR MIX AND POINTED BEFORE BACKFILLING.
4. IF FLEXIBLE PIPE (POLYVINYL CHLORIDE POLYETHYLENE) IS USED, A FLEXIBLE COUPLING IS TO BE INCLUDED IN THE PRE-CAST CATCHBASIN PVC SHALL CONFORM TO OPSS 1841.

MISSISSAUGA
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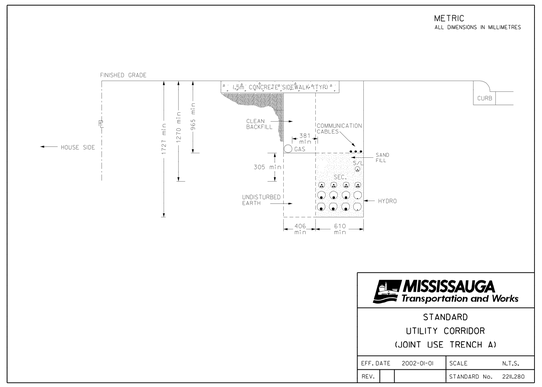
STANDARD
PRECAST CATCH BASIN
WITHOUT SUMP

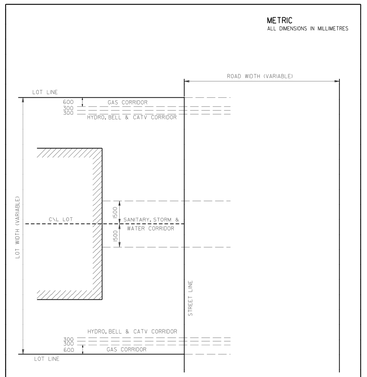
EFF. DATE	2002-01-01	SCALE	N.T.S.
REV. 5	2006-04-19	STANDARD No.	214.010



MISSISSAUGA
Transportation and Works

STANDARD
UTILITY CORRIDOR
(JOINT USE TRENCH A)

EFF. DATE	2002-01-01	SCALE	N.T.S.
REV.		STANDARD No.	226.280

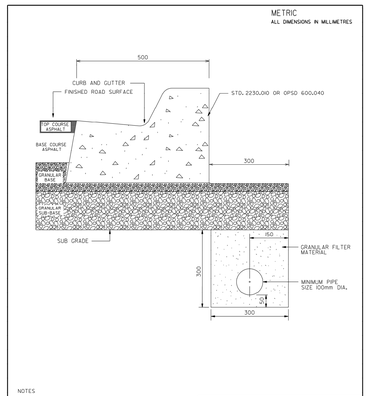


NOTES:
1. STORM & SANITARY SERVICE CONNECTIONS MAY BE INSTALLED IN A COMMON TRENCH PROVIDED WIDTH DOES NOT EXCEED SUM OF O.D./2 + 500mm.
2. WATER SERVICE IS TO BE LOCATED 6 MIN. OF 1500mm FROM NEAREST WATER SERVICE.
3. WHERE A LOT IS SUBJECT TO AN EASEMENT FOR STORM SEWER, SANITARY SEWER OR WATERMAIN THE INTERIOR LIMIT OF THE EASEMENT WILL BE CONSIDERED THE LOT LINE FOR SERVICE PURPOSES.

MISSISSAUGA
Transportation and Works

STANDARD
LOCATION OF SERVICES
SINGLE FAMILY
RESIDENTIAL LOT

EFF. DATE	2002-01-01	SCALE	N.T.S.
REV.		STANDARD No.	215.010

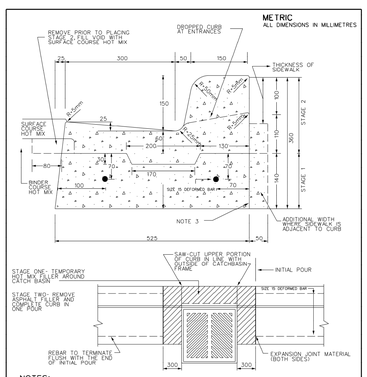


NOTES
1. PIPE TO BE PERFORATED CORRUGATED STEEL PIPE OR PERFORATED CORRUGATED PLASTIC PIPE WITH GEOTEXTILE AS PER O.P.S.S. 405.
2. GRANULAR FILTER MATERIAL TO BE CITY STD 2102.0, 6mm WASHED CHIP CITY STD 2102.4, OR MORTAR SAND
3. TO BE READ IN CONJUNCTION WITH O.P.S.S. 405
4. IF RCM OR RAP IS USED OR CONTAINED IN THE GRANULAR SUBBASE, THE GRANULAR FILTER MATERIAL SHALL BE MORTOR SAND AS PER O.P.S.S. 1004.
5. FOR STREETSCAPE SUBDRAIN SEE APPLICABLE STREETSCAPE STANDARDS.

MISSISSAUGA

STANDARD
SUBDRAINS

EFF. DATE	2002-01-01	SCALE	N.T.S.
REV. 6	2017-12-14	STANDARD No.	2220.040



NOTES:
1. FLEXIBLE AND COMPOSITE PAVEMENT SHALL BE 5mm ABOVE THE ADJACENT EDGE OF GUTTER.
2. WHERE THE SIDEWALK IS CONTINUOUS TO THE CURB, AT CATCHBASINS, THE SIDEWALK SHALL BE FORMED IN CONCRETE AT THE REAR OF THE CURB TO 150mm.
3. FOR SLIPFORMING PROCEDURE, A 5:1 BATTER IS ACCEPTABLE.
4. DROPPED CURB AT ENTRANCES SHALL CONFORM WITH STD. 2240.010.
5. OUTLET TREATMENT SHALL CONFORM WITH OPSD 610 SERIES.
6. THE LENGTH OF TRANSITION FROM ONE CURB TYPE TO ANOTHER TYPE SHALL BE 1000mm. THE TRANSITION OF THE GUIDE RAIL IT SHALL CONFORM TO OPSD 900 SERIES.
7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.
8. BASE CURB IS TO BE FLUSHED THEN BLOWN OFF WITH HIGH PRESSURE AIR TO ENSURE A CLEAN DRY SURFACE.
9. ALL CONCRETE CSA C-2, 32MPa.

MISSISSAUGA

STANDARD
CONCRETE BARRIER CURB
WITH STANDARD GUTTER
TWO STAGE CONSTRUCTION

EFF. DATE	2016-12-11	SCALE	N.T.S.
REV.	2016-09-21	STANDARD No.	2230.010

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF PROPOSED CONDO SITE PLAN LOCATED AT 1583 CORMACK CRESCENT AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERANCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

REGISTERED PROFESSIONAL ENGINEER
H. H. TOZCU
100130655
MAY 13, 2019
PROVINCE OF ONTARIO

PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE APPLICABLE MUNICIPAL AUTHORITY.

ELEVATIONS ARE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 518, ELEVATION = 106.564m, AND BASED ON LOCAL BENCHMARK, CUT CROSS ON SIDEWALK, 1.4m WEST OF SOUTHWEST CORNER OF PROPERTY CORNER ON DIXIE ROAD, ELEVATION = 104.87m, AND AS PROVIDED ON TOPOGRAPHIC SURVEY BY J.D. BARNES LTD. (REF. NO. 18-30-305-00-A), DATED NOVEMBER 29, 2018.

SCHAEFFERS
CONSULTING ENGINEERS
SCHAEFFER & ASSOCIATES LTD.

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design@schaeffers.com

ELM CORMACK (2017) INC.

1931 HIGHWAY 7
CONCORD, ONTARIO
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tel. 905 709 8232
fax. 905 709 8234

CITY FILE No.: TBD

PROPOSED CONDO SITE PLAN

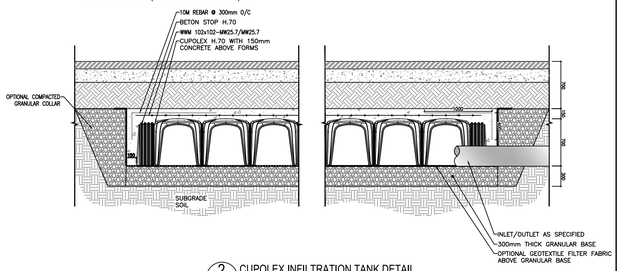
1583 CORMACK CR.
MISSISSAUGA, ONTARIO

DATE	REMARKS
MAY 13, 2019	ISSUED FOR SITE PLAN APPROVAL

PA / PM:	H.H.T. / H.T.
DRAWN BY:	M.M.
JOB NO.:	4679

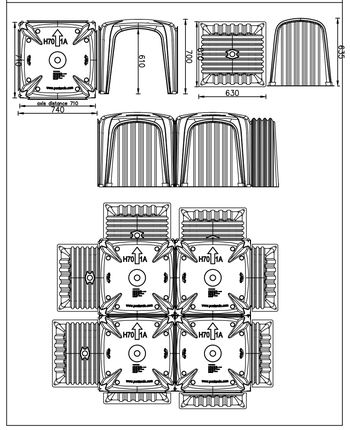
SHEET
DET-1
MUNICIPAL DETAILS

CUPOLEX H.70 cm INFILTRATION TANK
EXT. TANK DEPTH: 850 mm
EXT. AREA: 370 m²
INT. AREA: 357 m²
STORAGE VOLUME: 225 m³
CONCRETE CONSUMPTION TO TOP OF DOMES: 0.073 m³/m²
LOADING: H-20 (SERVICE VEHICLE)

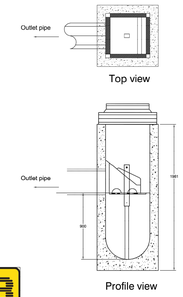


2/C1 CUPOLEX INFILTRATION TANK DETAIL

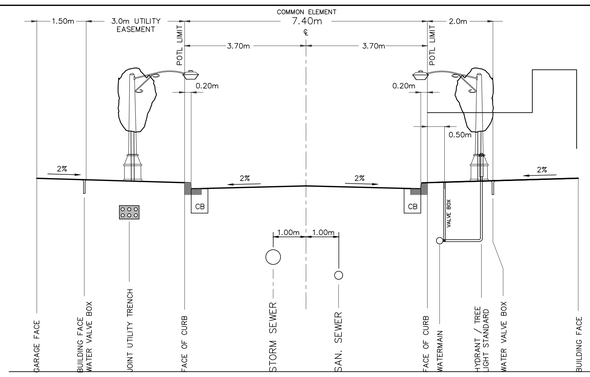
Cupolex H70 & Beton Stop



Notes
1. CB Shield can be installed at any time. In a non frozen condition.
2. The **frame and cover MUST BE well aligned** with the catchbasin for proper installation.
3. The catchbasin sump must be clean before installation
4. The grate should be at the same level as the standing water in the sump.



CB Shield (900mm Sump)



NOTES:

1. HYDRO, TELECOMMUNICATIONS, GAS AND SL CORRIDOR TO HAVE A MINIMUM COVER OF 0.965m.
2. WATERMAIN TO HAVE 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 TO EDGE OF PAVEMENT.
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.

NO.	DESCRIPTION	DATE	BY

REVISION

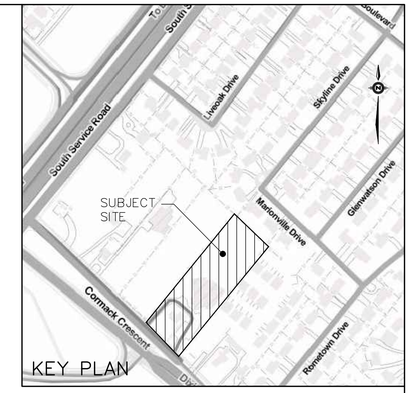
MISSISSAUGA

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

SCALE: N.T.S. DWG.No. N-50A

APPROVED: _____ DIRECTOR OF PUBLIC WORKS and ENVIRONMENTAL SERVICES
DATE: _____

SCHAEFFERS Consulting Engineers



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REGISTERED PROFESSIONAL ENGINEER
H. H. TOZCU
100130655
MAY 13, 2019
PROVINCE OF ONTARIO

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tel. 905 709 8232
fax. 905 709 8234

CITY FILE No.: TBD

PROPOSED CONDO SITE PLAN

1583 CORMACK CR.

MISSISSAUGA, ONTARIO

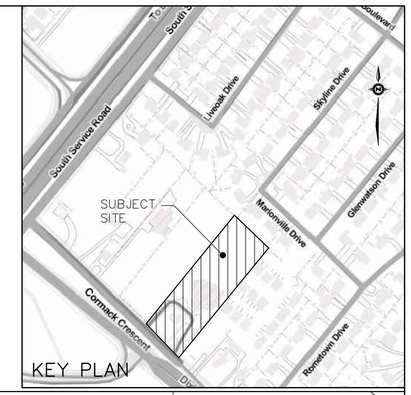
DATE	REMARKS
MAY 13, 2019	ISSUED FOR SITE PLAN APPROVAL

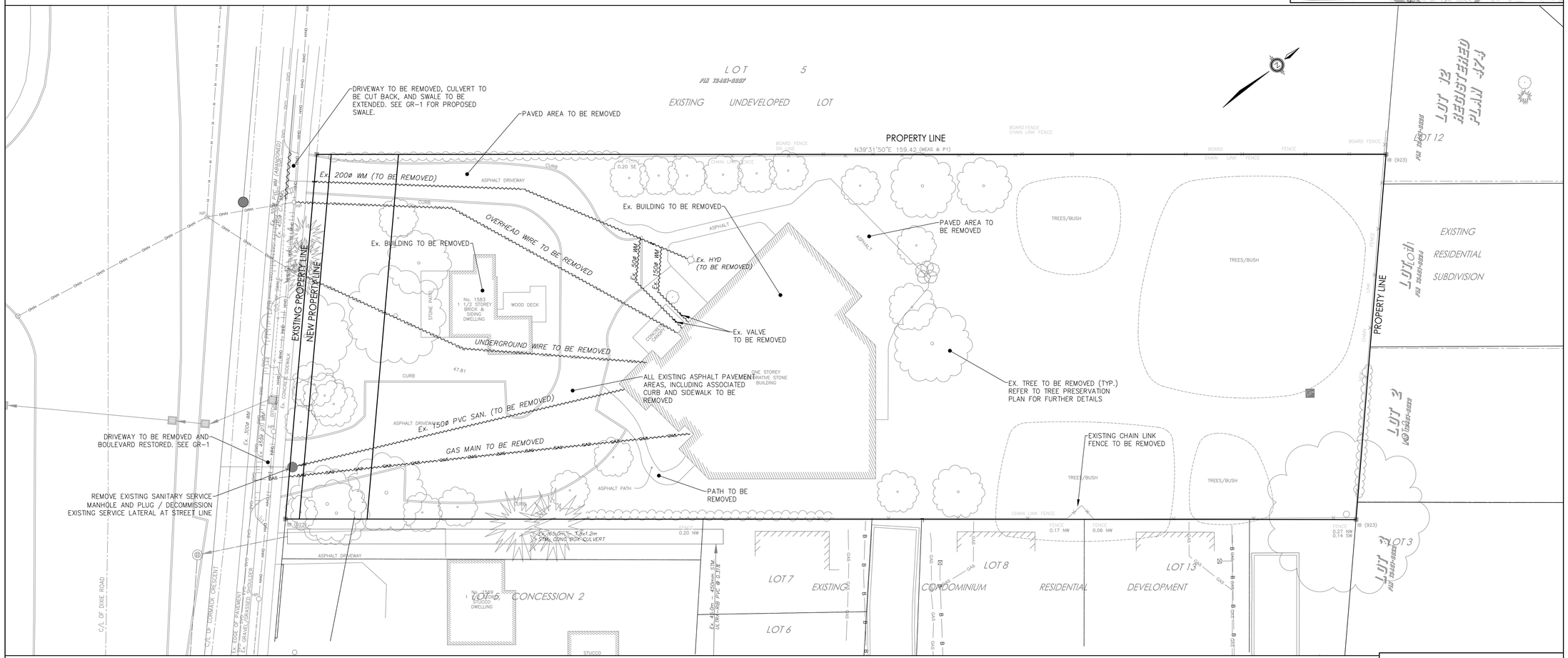
PA / PM:	H.H.T. / H.T.
DRAWN BY:	M.M.
JOB NO.:	4679

SHEET
DET-2
PROJECT DETAILS

LEGEND

- DENOTES CATCHBASIN
- DENOTES DOUBLE CATCHBASIN
- DENOTES STORM MANHOLE
- DENOTES SANITARY MANHOLE
- DENOTES HYDRANT
- DENOTES VALVE & BOX
- DENOTES LIMIT OF DEVELOPMENT
- 199.80 — DENOTES PROPOSED ELEVATION
- 198.5 — DENOTES EXISTING CONTOUR
- 199.14 — DENOTES EXISTING ELEVATION
- DENOTES OVERLAND FLOW ROUTE
- DENOTES BARRIER CURB PER OPSD 600.110
- DENOTES DEPRESSED BARRIER CURB PER OPSD 600.060





NOTES:

1. THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON CONTRACT DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITIES OF DAMAGE.
2. ALL AREAS DISTURBED DURING CONSTRUCTION OF SEWERS AND WATERMAINS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY OF VAUGHAN AND REGION OF YORK. AREAS WHERE GRASS EXISTS UNDER PREDEVELOPMENT CONDITIONS ARE TO BE TOPPED WITH 150mm TOPSOIL AND SODDED; OTHERWISE, AREAS TO BE RESTORED WITH 150mm TOPSOIL AND HYDROSEEDED, ALL TO THE SATISFACTION OF THE CITY AND REGION. ALL EXISTING SERVICES TO BE ADJUSTED TO SUIT NEW GRADES.
3. FOR GENERAL NOTES REFER TO DWG. No. GN-1.
4. EXISTING SEWER INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM LIMITED RECORD DRAWING INFORMATION PROVIDED BY LOCAL MUNICIPAL AUTHORITIES WHICH MAY BE PARTIAL OR INCOMPLETE. ANY DEVIATION OBSERVED ON SITE IS TO BE REPORTED TO THE OWNER AND THEIR CONSULTANT IMMEDIATELY IN ORDER TO CONFIRM ANY REQUIRED DESIGN REVISIONS.

PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE APPLICABLE MUNICIPAL AUTHORITY.

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF PROPOSED CONDO SITE PLAN LOCATED AT 1583 CORMACK CRESCENT AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERANCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

REGISTERED PROFESSIONAL ENGINEER
H. H. TOZCU
100130655
MAY 13, 2019
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CITY FILE No.: TBD

PROPOSED CONDO SITE PLAN
1583 CORMACK CR.
MISSISSAUGA, ONTARIO

DATE	REMARKS
MAY 13, 2019	ISSUED FOR SITE PLAN APPROVAL

PA / PM:	H.H.T. / H.T.
DRAWN BY:	M.M.
JOB NO.:	4679

SHEET
REM-1
REMOVALS PLAN
SCALE 1:300

LEGEND

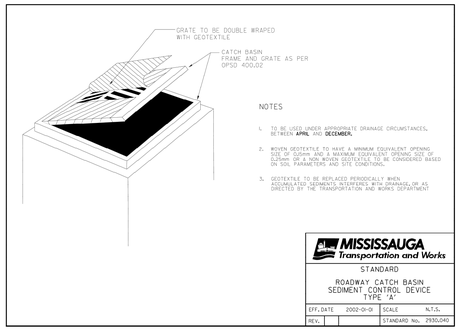
- DENOTES TEMPORARY CONSTRUCTION ACCESS
- DENOTES SILT FENCE
- DENOTES ROCK CHECK DAM
- DENOTES TEMP. CUT-OFF SWALE

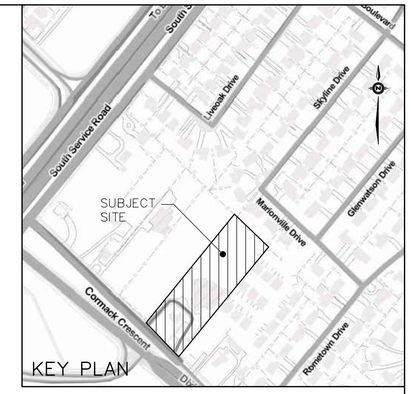
GENERAL NOTES

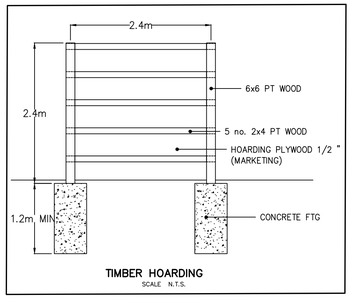
1. ALL CONCRETE AND PLASTIC SEWER PIPE SHALL HAVE RUBBER GASKET JOINTS.
2. ALL SEWERS SHALL BE CONSTRUCTED WITH BEDDING IN ACCORDANCE WITH OPSD 802.03 CLASS "B" UNLESS OTHERWISE NOTED.
3. PLASTIC SEWER PIPES SHALL BE CONSTRUCTED WITH ULTRA RIB OR APPROVED EQUAL UP TO THE MAXIMUM DIAMETER OF 600mm.
4. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF MISSISSAUGA AND OPSD STANDARD DRAWINGS AND SPECIFICATIONS.
5. DOUBLE CATCHBASIN LEADS TO BE 250mm UNLESS OTHERWISE NOTED. ALL CATCHBASIN LEADS TO BE EITHER C-14-ES MINIMUM OR P.V.C. TYPE S.D.R. 28.
6. ALL BACKFILL FOR SEWERS, WATERMAINS AND UTILITIES ON PAVED AREAS MUST BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY.
7. INVERTS, ELEVATIONS AND EXACT LOCATIONS OF ALL EXISTING UNDERGROUND SERVICES TO BE VERIFIED IN THE FIELD BEFORE COMMENCING ANY WORK.
8. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF MISSISSAUGA AND REGION OF PEEL.
9. GRASSED AREAS TO BE TOPPED WITH 150mm TOPSOIL AND SODDED WITH No.1 NURSERY SOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING MUD AND DUST ON ALL PUBLIC ROADS TO THE SATISFACTION OF THE CITY AND REGION.

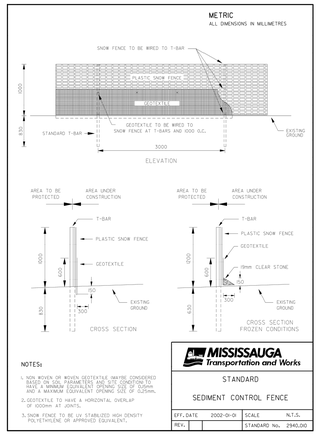
SPECIAL NOTE:

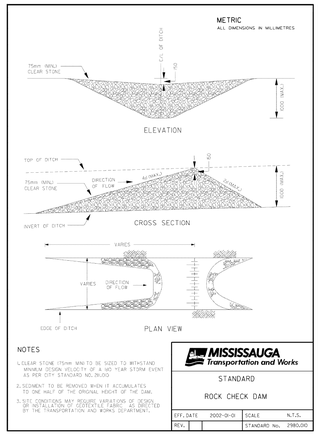
1. FOR TRAFFIC CONTROL INFORMATION AND MEASURES, REFER TO ONTARIO TRAFFIC MANUAL BOOK 7 (TEMPORARY CONDITIONS)
2. THIS CONSTRUCTION MANAGEMENT PLAN CAN BE MODIFIED (AS REQUIRED DURING CONSTRUCTION)
3. ANY IMPORTED MATERIAL (IF REQUIRED) WILL BE PLACED AND COMPACTED IMMEDIATELY, NO STOCKPILE IS REQUIRED.
4. THIS CONSTRUCTION MANAGEMENT PLAN IS PREPARED FOR SERVICING STAGE.
5. CONTRACTOR TO ENSURED THAT ALL WORKS ARE IN COMPLIANCE WITH THE NOISE BY-LAW.

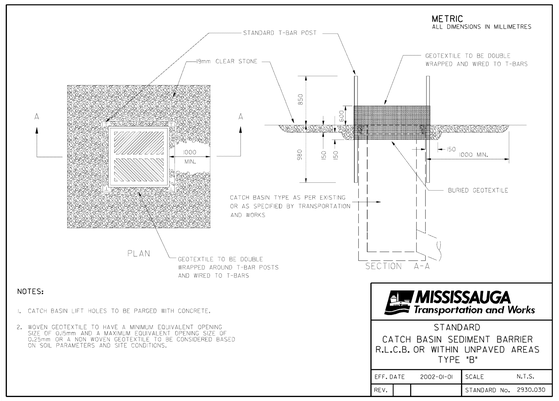


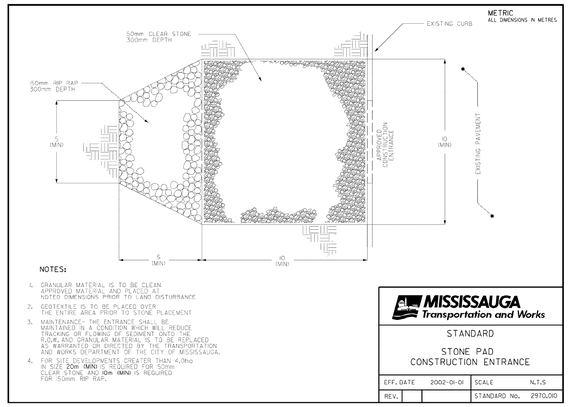


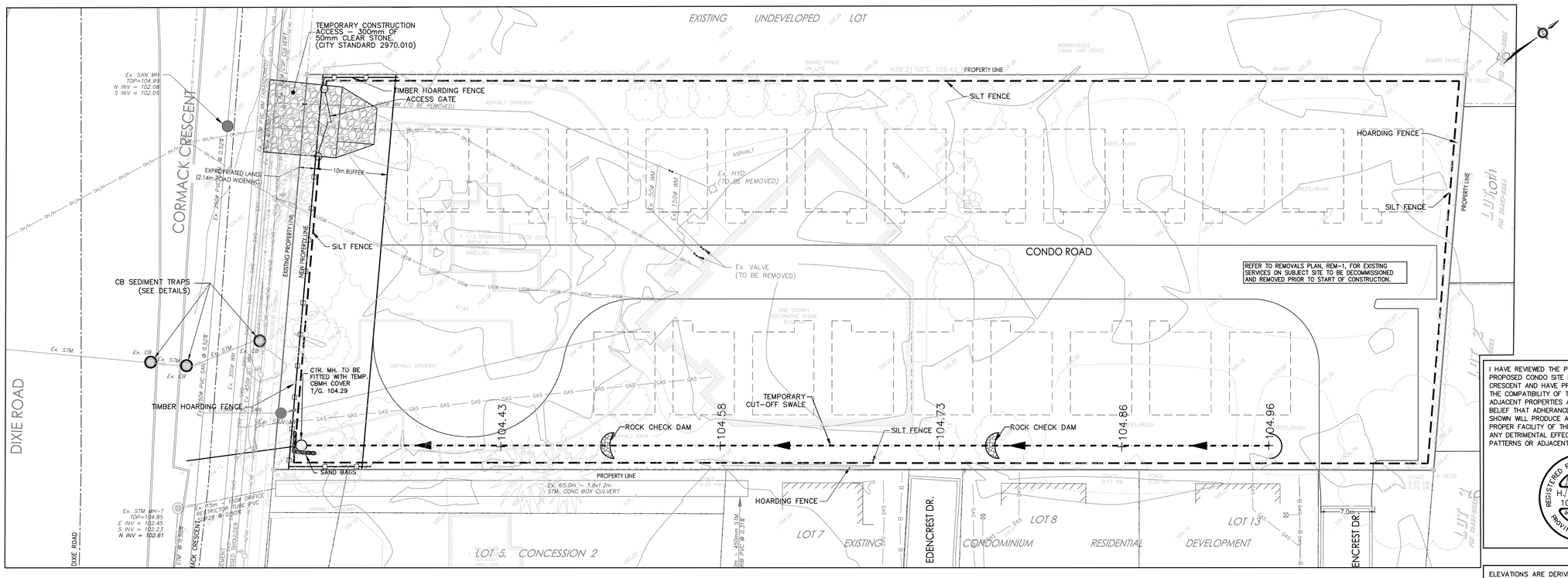












I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF PROPOSED CONDO SITE PLAN LOCATED AT 1583 CORMACK CRESCENT AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERANCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

REGISTERED PROFESSIONAL ENGINEER
H. H. TOZCU
100130655
MAY 13, 2019
PROVINCE OF ONTARIO

PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE APPLICABLE MUNICIPAL AUTHORITY.

ELEVATIONS ARE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 518, ELEVATION = 106.564m, AND BASED ON LOCAL BENCHMARK, CUT CROSS ON SIDEWALK, 1.4m WEST OF SOUTHWEST CORNER OF PROPERTY CORNER ON DIXIE ROAD, ELEVATION = 104.87m, AND AS PROVIDED ON TOPOGRAPHIC SURVEY BY J.D. BARNES LTD. (REF. NO. 18-30-305-00-A), DATED NOVEMBER 29, 2018.

SCHAEFFERS CONSULTING ENGINEERS
SCHAEFFER & ASSOCIATES LTD.
6 Ronrose Drive, Concord, Ontario L4K 4R3
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E-mail: design@schaeffers.com

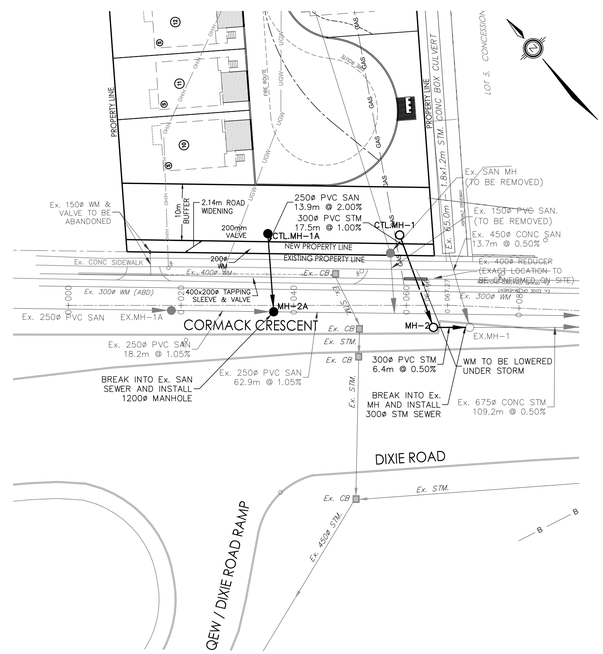
ELM CORMACK (2017) INC.
1931 HIGHWAY 7
CONCORD, ONTARIO
L4K 1V5
tel. 905 709 8232
fax. 905 709 8234

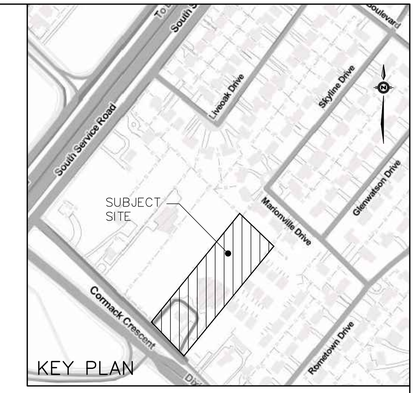
CITY FILE No.: TBD
PROPOSED CONDO SITE PLAN
1583 CORMACK CR.
MISSISSAUGA, ONTARIO

DATE	REMARKS
MAY 13, 2019	ISSUED FOR SITE PLAN APPROVAL

PA / PM:	H.H.T. / H.T.
DRAWN BY:	M.M.
JOB NO.:	4679

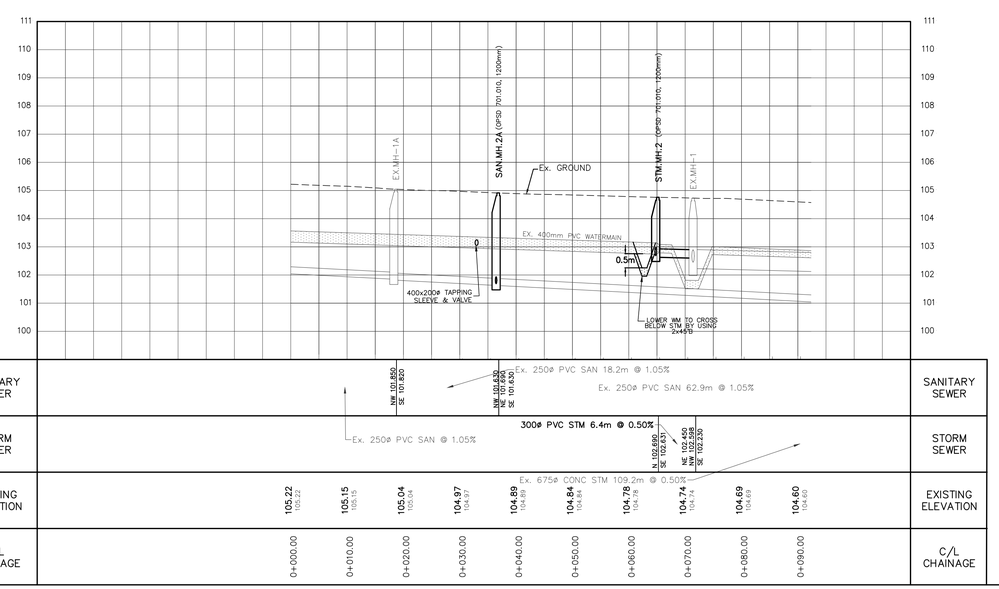
SHEET
CM-1
CONSTRUCTION MANAGEMENT PLAN
SCALE 1:300





NOTES:

1. THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON CONTRACT DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITIES OF DAMAGE.
2. ALL AREAS DISTURBED DURING CONSTRUCTION OF SEWERS AND WATERMAINS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY OF VAUGHAN AND REGION OF YORK. AREAS WHERE GRASS EXISTS UNDER PREDEVELOPMENT CONDITIONS ARE TO BE TOPPED WITH 150mm TOPSOIL AND SODDED; OTHERWISE, AREAS TO BE RESTORED WITH 150mm TOPSOIL AND HYDROSEEDED, ALL TO THE SATISFACTION OF THE CITY AND REGION. ALL EXISTING SERVICES TO BE ADJUSTED TO SUIT NEW GRADES.
3. FOR GENERAL NOTES REFER TO DWG. No. GN-1.
4. EXISTING SEWER INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM LIMITED RECORD DRAWING INFORMATION PROVIDED BY LOCAL MUNICIPAL AUTHORITIES WHICH MAY BE PARTIAL OR INCOMPLETE. ANY DEVIATION OBSERVED ON SITE IS TO BE REPORTED TO THE OWNER AND THEIR CONSULTANT IMMEDIATELY IN ORDER TO CONFIRM ANY REQUIRED DESIGN REVISIONS.



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REGISTERED PROFESSIONAL ENGINEER
H. O. TOZCU
MAY 13, 2019
PROVINCE OF ONTARIO

ELEVATIONS ARE BASED ON ONTARIO BASE MAPPING OBTAINED FROM FIRST BASE SOLUTIONS.

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ELM DEVELOPMENTS

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CITY FILE No.: TBD

PROPOSED CONDO SITE PLAN

1583 CORMACK CR.
MISSISSAUGA, ONTARIO

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SHEET
PP-1
PLAN AND PROFILE
CORMACK CRESCENT

SCALE 1:500H 1:100V