



TANNERY STREET

BROADWAY STREET

EMBY DR.

LANDS OF C.P.R.

51 Tannery legal description: PT L 27, PL STR 1, AS IN ST2792; MISSISSAUGA
 57 Tannery legal description: PT L 27, PL STR 1, AS IN R01078655; CITY OF MISSISSAUGA

208 Emby Dr legal description: PT L 4, CON 5 WEST OF HURONTARIO ST TORONTO TWP, AS IN R042332; PT L 26, PL STR 1, AS IN R042332; S/T ST6612; CITY OF MISSISSAUGA

- GENERAL NOTES:**
1. ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 2. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF MISSISSAUGA AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
 3. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
 4. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOSS OF TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
 5. ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
- STORM AND SANITARY:**
1. MANHOLES SHALL BE AS PER OPSD 701.010 AND OPSD 701.011; FRAMES AND COVERS SHALL BE AS PER OPSD 401.010. SAFETY PLATFORMS TO BE INSTALLED AS PER REGION OF PEEL STANDARDS 2-2.1 WHERE DEPTH EXCEEDS 5.0m.
 2. SINGLE CATCH BASINS SHALL BE AS PER OPSD 705.010, WITH FRAMES AND COVERS AS PER OPSD 400.020. DOUBLE CATCH BASINS SHALL BE AS PER OPSD 705.020.
 3. CONCRETE PIPE SEWER BEDDING SHALL BE AS PER OPSD 802.030 AND OPSD 802.033. PVC PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSD 802.030 TO TOP OF SEWER. NATIVE BACKFILL TO BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY WITH A MINIMUM 300mm SAND COVER OVER PIPE.
 4. ALL STORM SEWER PIPES UP TO 450mm DIA. SHALL BE PVC SDR-35 OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES 525mm DIA. AND LARGER SHALL BE CONCRETE AND EQUAL TO C.S.A. SPECIFICATION A257.2 REINFORCED CLASSES AS SPECIFIED (65-D, 100-D, 140-D) OR LATEST AMENDMENT UNLESS OTHERWISE SPECIFIED.
 5. ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL CSA SPECIFICATIONS R192.2M 1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
 6. ALL MANHOLE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY.
 7. ALL CATCH BASINS AND CATCH BASIN MANHOLES ARE TO INCLUDE SUBDRAIN TREATMENT AS PER DETAIL ON DRAWING D1.
 8. ALL BLIND CONNECTIONS TO MATCH THE INVERT OF THE CATCH BASIN LEAD TO THE SPRINGLINE OF THE STORM PIPE. OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.00% AND DROP INTO PIPE.
 9. UNLESS NOTED OTHERWISE, CATCH BASIN LEADS SHALL BE 250mmØ AT MINIMUM 1.00% SLOPE.
 10. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT AND TPO (2) IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO REPORT AN INSPECTION.
 11. THE CONTRACTOR IS TO VERIFY PIPE SIZE AND INVERT PRIOR TO CONSTRUCTION.
- WATERMANS - REGION OF PEEL NOTES:**
1. WATERMANS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 300mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
 2. 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.
 3. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50mmØ C/OUTLET ON 100mmØ AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE ROSED OR PIPED TO ALLOW THE WATER TO DRAIN TO A PARKING LOT OR DOWN A DRAIN ON FIRE LINES. FLUSHING OUTLET TO BE 100mmØ DIAMETER MINIMUM ON A HYDRANT.
 4. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION FROM EXISTING SYSTEMS.
 5. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT REGION OF PEEL STANDARDS AND SPECIFICATIONS.
 6. WATERMAIN AND / OR SERVICE MATERIALS 100mmØ (4") AND LARGER MUST BE PVC DR18 CONSTRUCTED AS PER AWWA C900-16. SIZE 50mmØ (2") AND SMALLER MUST BE TYPE K SOFT COPPER CONSTRUCTED AS PER ASTM B884.
 7. WATERMANS 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.
 8. WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
 9. 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.
 10. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
 11. 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 WORK, WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
 12. 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.
 13. ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7.7 OR 1-7.8.
 14. ALL WATER METERS MUST BE INSTALLED IN HEATED AND ACCESSIBLE SPACE.
 15. ALL CURB STOPS TO BE 3.0m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- WATERMANS - CONSULTANTS NOTES:**
1. WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CANS B137.3-1986 WITH GASKETED BELL END CM #14 AWG SOLID COPPER TRACER WIRE.
 2. WATERMANS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 300mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING. ALL WATERMANS AND SERVICES SHALL HAVE 1.80m MINIMUM COVER.
 3. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
 4. BEDDING FOR WATERMANS SHALL BE AS PER OPSD 802.030 OR 802.033.
 5. ALL WATERMAIN HORIZONTAL AND VERTICAL BENDS, JOINTS AND PLUGS TO BE MECHANICALLY RESTRAINED THROUGH BLOCK MECHANICAL RESTRAINERS MUST BE INSTALLED ON ALL WATERMAIN BENDS, TEES, AND PLUGS AS PER LOCAL MUNICIPAL STANDARDS.
 6. ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
 7. BUILDING SERVICE VALVES TO BE 3.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12m BACK FROM STUB.
 8. ALL WATERMANS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH REGION OF PEEL STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.

KEYPLAN:
N.T.S.

LEGEND:

LIMIT OF CONSTRUCTION
 PROPERTY BOUNDARY
 BURIED FOUNDATION
 EXPOSED FOUNDATION
 BUILDING ENTRANCE/EXIT
 TRENCH DRAIN
 HEADWALL
 VALVE AND BOX
 HYDRANT AND VALVE
 SIAMISE CONNECTION
 WATER METER
 BACKFLOW PREVENTOR
 SANITARY MANHOLE
 STORM MANHOLE
 CATCH BASIN MANHOLE
 CATCH BASIN/DOUBLE CATCH BASIN
 AREA DRAIN
 PROPOSED WATERMAIN
 PROPOSED SANITARY SEWER
 PROPOSED STORM SEWER
 EXISTING SANITARY MANHOLE
 EXISTING STORM MANHOLE
 EXISTING CATCH BASIN
 EXISTING SANITARY SEWER
 EXISTING STORM SEWER
 EXISTING WATERMAIN
 EXISTING SLOPES
 PROPOSED SLOPES
 INTERCEPTOR SWALE
 PROPOSED GROUND ELEVATION
 TOP OF CURB ELEVATION
 EXISTING ELEVATION
 PROPOSED OVERLAND FLOW ROUTE
 EXISTING OVERLAND FLOW ROUTE
 EXISTING CONTOURS
 PONDING AREA
 PROPOSED HEAVY DUTY ASPHALT

SCALE PLAN PREPARED BY: SIM ARCHITECTS INC. MARCH 11TH, 2024
DATE: JUL 17TH, 2017
TOPOGRAPHIC & LEGAL: PREPARED BY: FIDELIS CLIPSHAM INC.
COORDINATES & ELEVATION: 1984 UTM CUT CROSS ON THE SIDEWALK OPPOSITE 51 TANNERY ST. LOCATED 18.1m SW FROM THE MOST WESTERLY RAIL OF C.P.R. LINE, 4.3m SW FROM THE GAS VENT PIPE, 21.2m NW FROM THE W.V.
CITY BENCHMARK: ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK NO. 909 HAVING A PUBLISHED ELEV. OF 456.903 METRES.
NOTES:
 1. This drawing is the exclusive property of Greystone Engineering Inc. The reproduction of any part without prior written consent of the office is strictly prohibited.
 2. The contractor shall verify all dimensions, level and elevations on site and report any discrepancies to the engineer.
 3. This drawing is to be read and understood in conjunction with all other plans and documents.

NOT FOR CONSTRUCTION

Number	Issued/Revision	Date	Auth
1	OPAZBA REVIEW	24/04/19	TR

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Client: NYX TANNERY LP.

Drawing Title: SERVICING PLAN

51-57 TANNERY STREET & 208 EMBY DRIVE (CITY FILE #: OPZR-104636) RESIDENTIAL DEVELOPMENT

Drawn By:	Checked By:	Scale:	Drawing No.:
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