FUNCTIONAL SERVICING REPORT

PROPOSED TOWNHOUSE DEVELOPMENT

2463-2464 MIMOSA ROW
FOXMAR LTD.

CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

FILE NO. 220-M130

APRIL 05, 2022

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1.0 INTRODUCTION

Skira & Associates Ltd. has been retained by Foxmar Ltd. to investigate and prepare a Functional Servicing Report (FSR) in support of an Official Plan Amendment and Zoning By-law Amendment for a proposed residential townhouse development at 2463-2462 Mimosa Row, in the City of Mississauga, Region of Peel.

The purpose of this report is to define the existing municipal services to the subject parcel of land and the proposed servicing details in support of the proposed residential townhouse development.

It is intended this FSR will result in 'approval in principal' of the design proposal by the City of Mississauga, Regional Municipality of Peel and any other relevant authorities. Detailed design will be provided during the Site Plan Application process.

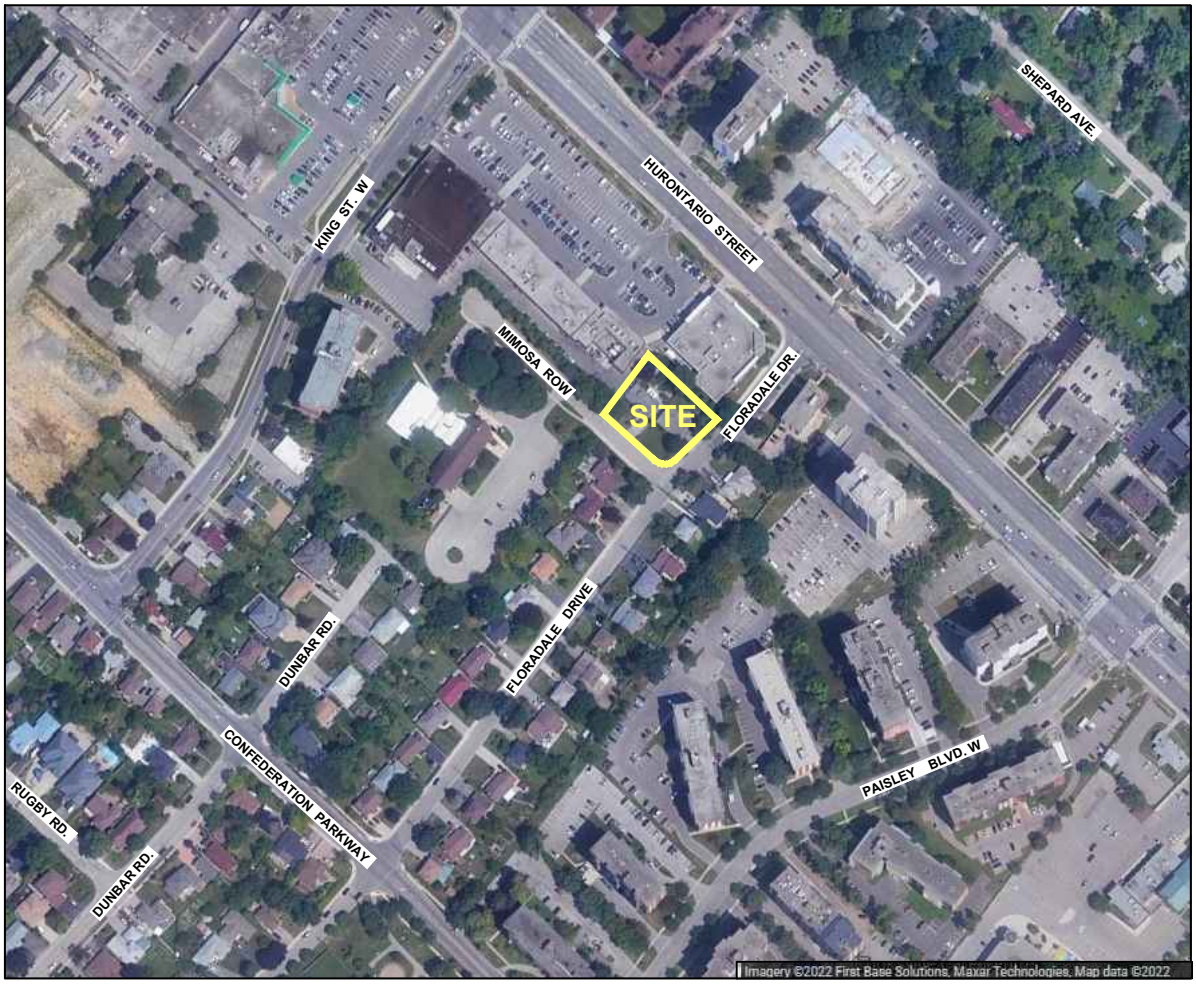
2.0 SITE AREA INFORMATION

The subject site is part of Lots 1 and 2, Registered Plan 500, City of Mississauga, Regional Municipality of Peel, and covers an area of approximately 0.14 Ha.

The subject site is bounded by Mimosa Row to the west, Floradale Drive to the south, and commercial properties to the north and east. Refer to ***Figure 1 Key Plan.***

Currently, the site is comprised of two existing single-family residential homes fronting Mimosa Row. The existing buildings will be demolished prior to the start of construction.

The proposed residential development will consist of six (6) 3-storey townhouse units with basement.



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KEY PLAN

PROJECT No. 220-M130	**FIGURE No. 1**
DATE - MARCH 2022	
SCALE - N.T.S. / DRAWN BY - D.M.	

3.0 SITE ACCESS

The site is in a good location to be serviced by existing major arterial roads, Hurontario Street, Confederation Parkway and Queensway West.

Currently, the existing house at 2469 has a driveway off Mimosa Row, while the existing house at 2463 has a driveway off Floradale Drive. The existing driveways and curb depressions will be removed. The boulevard will be reinstated with topsoil and sod to the satisfaction of the city, and curb depressions replaced with concrete curb and gutter as per OPSD 600.040.

Each unit of the proposed townhouse block will be provided with a 3.0m wide driveway off Mimosa Row. Refer to ***Dwg. 220-M130-2 Site Grading Plan***.

4.0 WATER DISTRIBUTION SYSTEM

According to available records, there is an existing 150mm diameter watermain on Mimosa Row and an existing 200mm diameter watermain on Floradale Drive.

Currently, the existing house at 2469 has an existing 20mm water service to the existing 150mm diameter watermain on Mimosa Row. The existing house at 2463 has an existing 20mm water service to the existing 200mm diameter watermain on Floradale Drive. The water services will be disconnected as per Region of Peel standards.

The proposed townhouse units will be provided with new individual 25mm water service connections to the existing 150mm watermain on Mimosa Row.

The existing watermain will provide sufficient water supply to service the residential homes. The existing hydrant on Mimosa Row will provide fire coverage for the townhouse block. Refer to ***Dwg. 220-M130-1 Site Servicing Plan***.

Water Demand Calculations

The estimated domestic water demand from the development was calculated as follows:

Proposed population – 6 x 3.5 (townhouse) = 21

Site Average Flow = 280 Litres/capita/day
= 280 x 21
= 5,880 L/day = 0.068 L/s

Total Expected Peak Flow Rate = Site Average Flow x Peak Hour Factor
= 5,880 x 3.0
= 17,640 L/day = 0.204 L/s

Total Expected Maximum Daily Flow = Site Average Flow x Maximum Day Factor
= 5,880 x 2.0
= 11,760 L/day = 0.136 L/s

Based on Fire Underwriter Survey 1999, the fire flow is calculated on the total floor area:

$$F = 220\ C\sqrt{A}$$

Where, C = coefficient of ordinary construction, 1.0
A = total floor area (including all storeys, but excluding basements), 1,796m^2
F = fire flow in L/min

F = 220 x 1.0 x √1,796
= 9,323 L/min ≈ 9,000 L/min
= **155.4 L/s**

A decrease can be applied for occupancy having a low contents fire hazard:

F = 9,000 L/min – 25% = 6,750 L/min

The neighbouring properties have a 6.0m – 30.0m separation. A charge of 60% is applied for the exposures:

F = 6,750 L/min x 60% = 4,050 L/min

Therefore:

F = 6,750 + 4,050
= 10,800 L/min ≈ 11,000 L/min = **183.33 L/s**

Maximum Peak Flow = 0.204 (Res.) + 183.33 (Fire)
= **183.5 L/s**

Maximum Daily Flow = **0.136 L/s**

5.0 SANITARY DRAINAGE SYSTEM

According to available records, there is an existing 250mm diameter sanitary sewer on Mimosa Row connecting to an existing 300mm diameter sanitary sewer on Floradale Drive.

Currently, the existing house at 2469 has an existing 125mm sanitary connection to the existing 250mm diameter sanitary sewer on Mimosa Row. The existing house at 2463 has an existing 125mm sanitary connection to the existing 300mm diameter sanitary sewer on Floradale Drive. The sanitary connections will be disconnected as per Region of Peel standards.

The proposed townhouse units will be provided with new 125mm sanitary connections to the existing 250mm diameter sanitary sewer on Mimosa Row.

The proposed tentative basement floor elevation is approximately 105.80m. The proposed sanitary connection invert elevations are approximately 104.45m – 104.70m at the property line. Based on these inverts and the tentative finished floor elevation, each home will have sufficient depth to be serviced by gravity flow. Refer to ***Dwg. 220-M130-1 Site Servicing Plan.***

Refer to ***Figure 2 Sanitary Drainage Plan*** and ***Appendix A*** for the Sanitary Sewer Design Chart.

Sanitary Flow Calculations

The average flow from the development to the 250mm sanitary sewer on Mimosa Row:

Proposed population – 6 x 3.5 (townhouse) = 21 persons

Average Daily Flow = 302.8 L/cap/day x 21
= 6,358.8 L/day
= 0.074 L/s

Peak Factor $= 1 + \frac{14}{4 + P^{0.5}}$ Where, P = population in thousands

$= 1 + \frac{14}{4 + 0.021^{0.5}}$

= 1 + 3.38
= 4.38 Maximum Peak Factor is 4.0.

Peak Flow Rate = Average Daily Flow x Peak Factor
= 6,358.8 x 4.0
= 25,435.2 L/day
= **0.294 L/s**

LOT 16 CONCESSION 1 SOUTH OF DUNDAS STREET
PIN 13354-0030

EX. ASPHALT

EX. SAN MH 73A
TOP 107.62
S 104.29

EX. SAN OBV.104.48
EX. SAN INV. 104.23
PROP. SAN INV. 104.50

PROP. 10.5m – 125ø SAN P.V.C. SDR 28 @ 2.00% INV. @ S/L 104.71

UNUSED EXISTING SANITARY SERVICE CONNECTION TO BE DISCONNECTED AS PER REGION OF PEEL STANDARDS.

EX. 125mm SAN. CONN. **TO BE ABANDONED**

EX. SAN OBV.104.36
EX. SAN INV. 104.11
PROP. SAN INV. 104.35

PROP. 10.5m – 125ø SAN P.V.C. SDR 28 @ 2.00% INV. @ S/L 104.56

EX. 125mm SAN. CONN.

EX. SAN OBV.104.25
EX. SAN INV. 104.00
PROP. SAN INV. 104.25

PROP. 10.5m – 125ø SAN P.V.C. SDR 28 @ 2.00% INV. @ S/L 104.46

0.11
5

PIN 13354-0079

(BY REGISTERED PLAN 500)

MIMOSA ROW

EX. 49.2m – 250mm SAN. VITRIFIED CLAY @ 0.98%

APPROXIMATE CENTRELINE OF PAVEMENT

EX. FRAME SHED **TO BE REMOVED**

EX. FRAME SHED **TO BE REMOVED**

EX. FRAME SHED **TO BE REMOVED**

UNIT 1

UNIT 2

EX. 1 STOREY DWELLING
BRICK & STUCCO
No. 2469
FFE= 108.20
TO BE REMOVED

EX. SOLARIUM **TO BE REMOVED**

UNIT 3

0.19
21

PIN 13354-0058

LOT 2

UNIT 4

UNIT 5

3-STOREY TOWNHOMES WITH BASEMENT

F.FL = 108.55
F.BSMT= 105.80

EX. ALUMINUM SHED **TO BE REMOVED**

PLAN

UNIT 6

EX. 1 STOREY
BRICK DWELLING
No. 2463
FFE= 108.20
TO BE REMOVED

EX. 1 STOREY
VINYL CLAD
ADDITION
TO BE REMOVED

REGISTERED

LOT 1

PIN 13354-0059

BLOCK B

PIN 13354-0149

SUBJECT TO AN EASEMENT AS IN ISNT. No. LT204164
PART 1 PLAN 43R-33162

EX. 1 STOREY
BRICK BUILDING
No. 2470

FLORADALE DRIVE

EX. SAN MH 72A
TOP 107.06
N 103.81
W 103.61
E 103.56

EX. 61.7m – 300mmø SAN. VITRIFIED CLAY @ 0.28%

(BY REGISTERED PLAN 500)
PIN 13354-0066

EX. 125mm SAN. CONN. **TO BE ABANDONED**

APPROXIMATE CENTRELINE OF PAVEMENT

UNUSED EXISTING SANITARY SERVICE CONNECTION TO BE DISCONNECTED AS PER REGION OF PEEL STANDARDS.

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY CONNECTION
- EXISTING SANITARY MANHOLE
- PROPOSED DRAINAGE AREA BOUNDARY
- EXISTING DRAINAGE AREA BOUNDARY
- 3.19 / 12 — AREA (HECTARES) / POPULATION
- LIMIT OF PROPERTY

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SANITARY DRAINAGE

PROJECT No. 220-M130

DATE - MARCH 2022

SCALE - 1 : 250 | DRAWN BY - D.M.

FIGURE No. 2

6.0 STORM DRAINAGE SYSTEM

According to available records, there is an existing 675mm diameter storm sewer on Mimosa Row connecting to an existing 900mm diameter storm sewer on Floradale Drive.

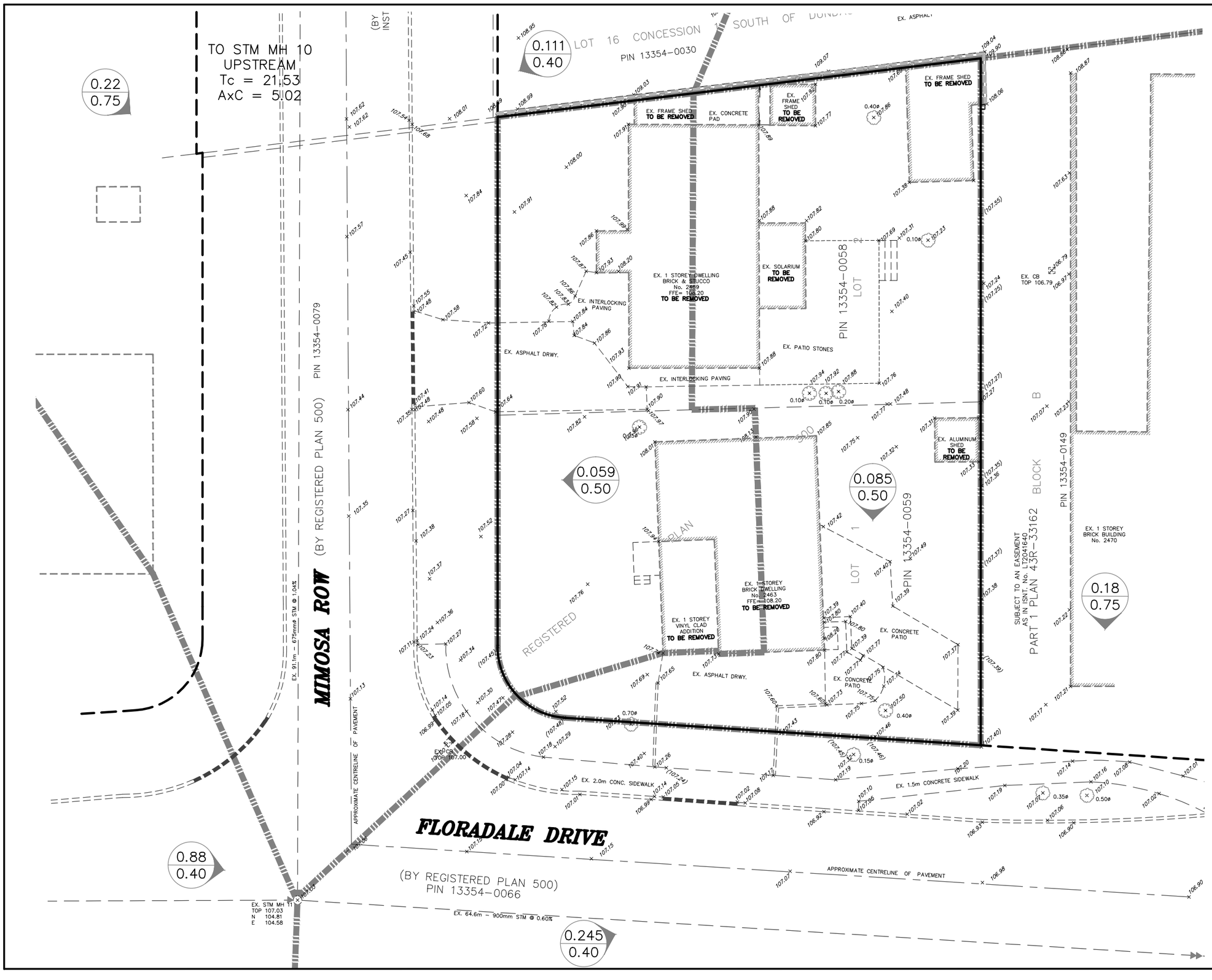
Currently, an area of 0.059Ha from the site drains towards Mimosa Row and an area of 0.085Ha drains towards Floradale Drive. Refer to ***Figure 3 Existing Storm Drainage Plan.***

For the proposed development, roof downspouts will discharge onto surface via splash pad and directed towards the proposed side and back yard swales.

A rear yard catchbasin and a 250mm diameter storm sewer will be provided to capture drainage and will be connected to the existing 900mm diameter storm sewer on Floradale Drive. A 3.0m municipal storm sewer easement will be required for access and maintenance of the catchbasin and storm sewer.

Each unit will be provided with a sump pump to pump basement weeping tiles to surface. Basements will be constructed a minimum 1.0m above the groundwater level.

Refer to ***Figure 4 Proposed Storm Drainage Plan*** and ***Appendix B*** for the existing storm sewer drainage record and Storm Sewer Design Chart.



LEGEND

- EXISTING STORM SEWER
- EXISING STORM MANHOLE
- EXISTING DRAINAGE AREA BOUNDARY
- 0.36 / 0.70 — AREA (HECTARES) / RUN-OFF COEFFICIENT
- LIMIT OF PROPERTY

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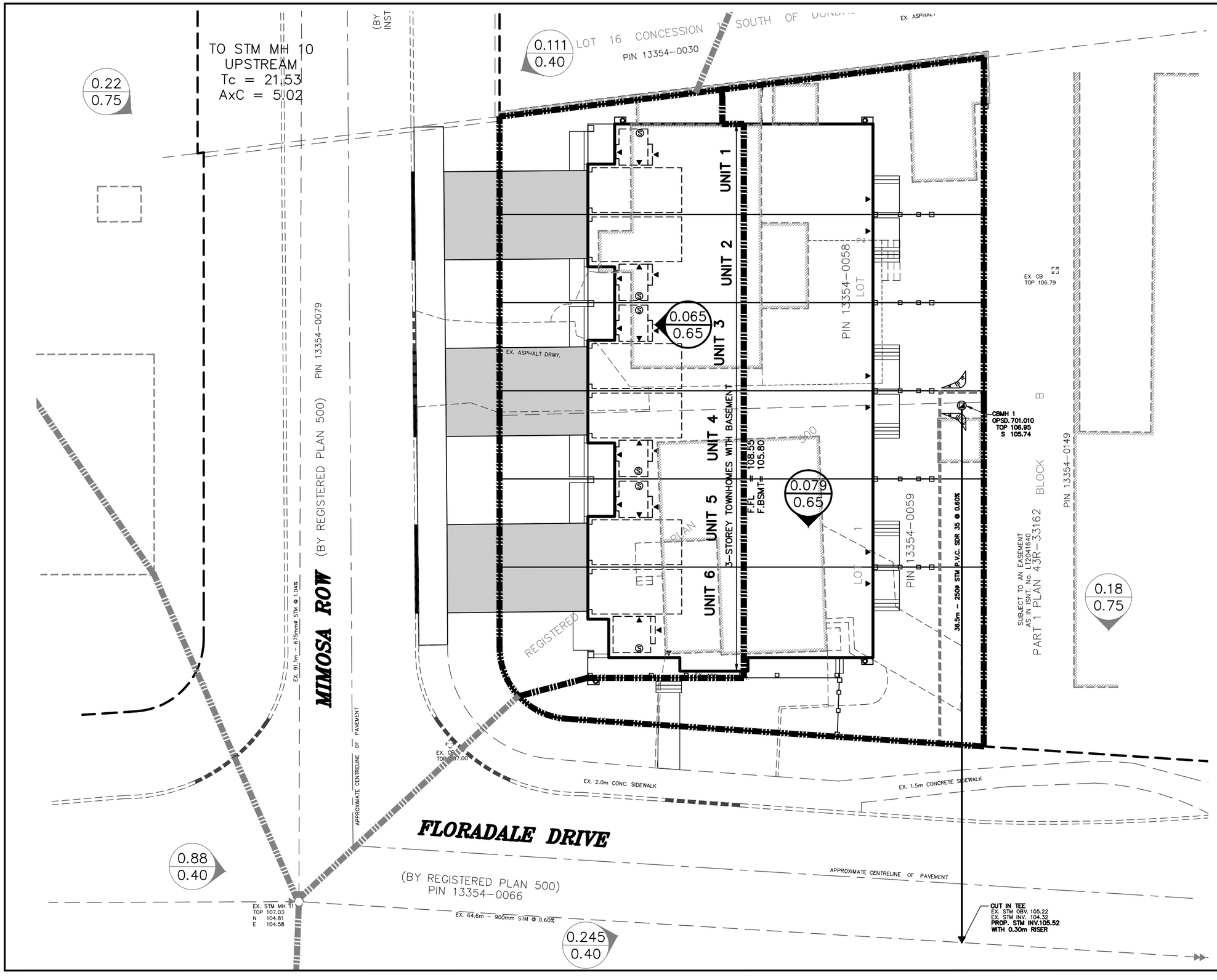
EXISTING STORM DRAINAGE PLAN

PROJECT No. 220-M130

DATE - MARCH 2022

SCALE - 1 : 250 | DRAWN BY - D.M.

FIGURE No. 3



LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM CONNECTION
- EXISING STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED DRAINAGE AREA BOUNDARY
- EXISTING DRAINAGE AREA BOUNDARY
- 0.36 / 0.70 - AREA (HECTARES) / RUN-OFF COEFFICIENT
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PROPOSED STORM DRAINAGE PLAN

PROJECT No. 220-M130	FIGURE No. 4
DATE - MARCH 2022	
SCALE - 1 : 250	DRAWN BY - D.M.

7.0 SUMARY

Our findings reveal the proposed residential townhouse development of six (6) 3-storey townhouse units with basement can be fully serviced to the existing available services on Mimosa Row and Floradale Drive. The findings of this report are global and are related to the servicing functionality of this application. These findings by no means are final and are not to replace the detailed review of this application.

The conclusion is as follows:

- Each unit will be provided with individual driveways to Mimosa Row.
- Each unit will be serviced by individual proposed **25mm diameter** water service connections to the existing 150mm diameter watermain on Mimosa Row.
- Each unit will be serviced by individual proposed **125mm diameter** sanitary connections to the existing 250mm diameter sanitary sewer on Mimosa Row.
- A **250mm diameter** storm sewer will be provided to drain the proposed side yard and backyard swales and connected to the existing 900mm diameter storm sewer on Floradale Drive. A 3.0m municipal storm sewer easement will be required for access and maintenance of the catchbasin and storm sewer.
- Roof downspouts will discharge onto surface via splash pad and directed towards the proposed side and back yard swales.
- Basement weeping tiles for each unit will be provided with sump pumps and pumped to surface.

We respectively submit this report with the intention of obtaining approval in principal of the recommendations herein, and trust the information provided meets with the requirements. The report's recommendations will be implemented in detail design during the site plan and building permit process.

Yours truly,

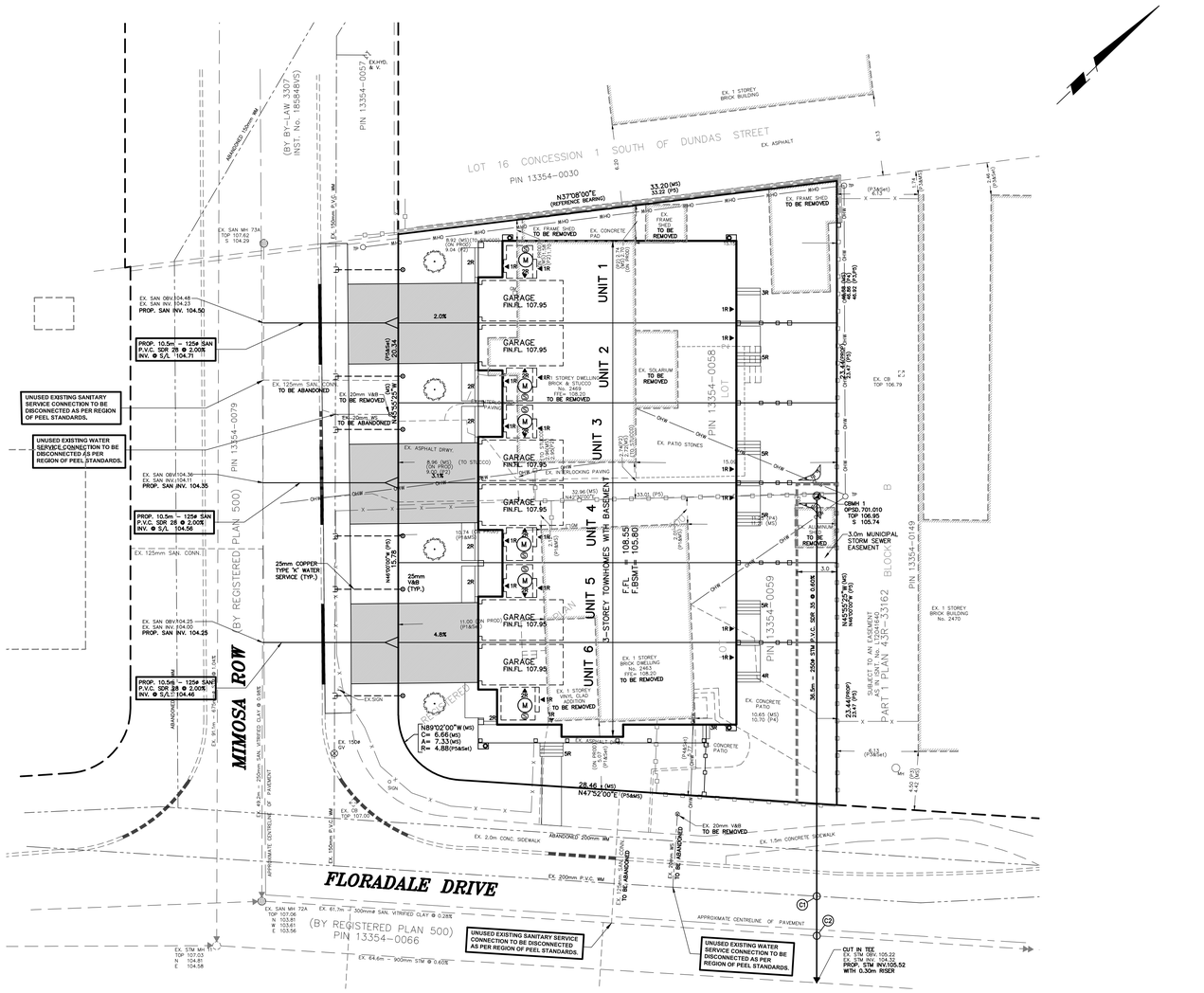
SKIRA & ASSOCIATES LTD.

Roman T. Kerkuszk, P. Eng.

NOTE: ***Limitation of Report***

*This report was prepared by **Skira & Associates Ltd.** for **Foxmar Ltd.** for review and approval by government agencies only.*

*In light of the information available at the time of preparation of this report, any use by a T**hird Party** of this report are solely the responsibility of such **Third Party** and **Skira & Associates Ltd.** accepts no responsibility for any damages, if any, suffered by the **Third Party***



STORM SEWERS

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS AND SPECIFICATIONS.
2. BEDDING TO BE TYPE 'B' AS PER **C.M. STD. 2112.080** UNLESS OTHERWISE NOTED.
   A) SEWER BEDDING AND COVER MATERIAL SHALL CONFORM TO **C.M. STDS. 2112.111 AND 2112.100** UNLESS OTHERWISE NOTED.
   B) IF WATER IS PRESENT IN THE TRENCH EXCAVATION, THEN 19mm CLEAR STONE OR 6mm WASHED CRUSHED GRAVEL IS TO BE USED FOR BEDDING IN ACCORDANCE WITH **C.M. STDS. 2112.110 AND 2112.140** RESPECTIVELY.
   C) WHERE WET OR SOFT TRENCH SUBGRADE CONDITIONS ARE ENCOUNTERED, FURTHER ON-SITE GEOTECHNICAL ASSESSMENT MAY BE REQUIRED TO DETERMINE APPROPRIATE BEDDING IN ORDER TO STABILIZE THE SUBGRADE FOR SEWER CONSTRUCTION.
3. STORM SEWERS AND CONNECTIONS **100dia.** AND SMALLER TO BE CONCRETE CL 3, OR PVC SDR-28 PIPE, UNLESS OTHERWISE LISTED.
4. STORM SEWERS AND CONNECTIONS **200dia.** AND LARGER TO BE CONCRETE CL 3, CONCRETE CL 65-D, PVC SDR 35, WITH TYPE 'B' BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
5. ALL CATCHBASINS TO BE **OPSD. 705.010** UNLESS OTHERWISE NOTED.
6. ALL MANHOLES OR CATCHBASIN MANHOLES TO BE SUMPLESS AS PER **OPSD. 701.010.** UNLESS OTHERWISE NOTED.
7. ALL CATCHBASIN FRAME AND GRATES SHALL BE AS PER **OPSD. 400.02**
8. CATCHBASIN LEADS TO BE: **SINGLE - 200dia, DOUBLE - 250dia** UNLESS OTHERWISE NOTED.

SANITARY SEWERS

1. ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF PEEL STD. & SPEC.
2. SANITARY CONNECTIONS **150dia.** AND LESS TO BE **PVC SDR-28.**
3. SANITARY SEWERS AND CONNECTIONS **200dia.** AND LARGER TO BE **PVC SDR-35** ASTM D3034-81 WITH TYPE 'B' BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
4. ALL MANHOLES TO BE **R.P. STD 2-5.3**, UNLESS OTHERWISE NOTED, MODIFIED FOR INFILTRATION AND INFLOW.

CONNECTIONS

1. **SANITARY:** A) **SINGLE AND DOUBLE MIN. 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. STDS. 2115.050 & R.P. STDS. 2-4-1 TO 2-4-4.**
   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.**
2. **STORM:** A) **SINGLE AND DOUBLE MIN. 150mm DIA** CONC. CLASS 3 OR PVC SDR-28.
   B) CONNECTIONS TO SEWER **450mm** DIA AND LESS TO BE MADE WITH MANUFACTURED TEE OR WYE WHERE APPLICABLE AND SHALL BE COLOUR CODED AS **WHITE**, OR AS PER LOCAL STANDARDS.
   C) STORM SERVICE SHALL BE ON THE **LEFT** SIDE OF THE SANITARY CONNECTION WHEN FACING THE LOT FROM THE STREET.
   D) SERVICE CONNECTION TO LOT LINE SHALL BE VISIBLY MARKED BY A 1.8m - 50mm x 100mm SCREEN STAKE BURIED 1.0m AND PAINTED **GREEN AND/OR WHITE**.
   E) ALL "BOOT JACKS" AND "Y"'S ARE TO BE CAST IRON FOR STORM HOUSE CONNECTIONS.
3. **WATER:** A) SERVICE CONNECTIONS TO BE **25mm DIA TYPE 'K' SOFT COPPER** TUBING UNLESS OTHERWISE NOTED AND AS PER **R.P. STD. 1-7-1 & C.M. STDS. 2115.010 TO 2115.040.**
   B) SERVICE CONNECTION TO BE VISIBLY MARKED BY 1.8m - 50mm x 100mm WOOD STAKE BURIED 1.0m AND PAINTED **BLUE**.

GENERAL NOTES

1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
3. ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
4. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
5. THE ELEVATION OF THE SIDE SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF **150mm** BELOW THE BUILDING LINE AT THE CENTRE OF THE SWALE.
6. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF **150mm** BELOW BRICK VENEER ELEVATION.
7. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF **100mm** OF TOPSOIL AND **NO 1.** NURSERY SOD AND A MINIMUM DEPTH OF **150mm** OF CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF **75mm** OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
8. NO SODDING ON ANY LOTS IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
9. AT ALL ENTRANCES TO THE SITE THE ROAD CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY, THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
10. DRIVEWAY GRADES SHOULD NOT BE LESS THAN **2.0%** AND NOT GREATER THAN **8%.**
11. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF **1.0%** (PREFERRED 2%) AND A MAXIMUM SLOPE OF **6%.**
12. WHERE GRADES IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1 GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
13. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER **C.M. STDS. 2220.030, 2220.031 AND 2220.032** UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
14. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS & SPECIFICATIONS.
15. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MIN. DEPTH OF **1.7m** WITH A MIN. HORIZONTAL SPACING OF **1.2m** FROM THEMSELVES AND OTHER UTILITIES.
16. SEGMENT CONTROL FENCE TO BE INSTALLED AS PER **C.M. STD. 2940.010**.
17. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

FIRE DEPARTMENT

1. FIRE ROUTE WILL BE DESIGNATED AS PER CITY OF MISSISSAUGA **BYLAW (1036-81)** AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDINGS.
2. FIRE ROUTES TO BE DESIGNED TO WITH STAND A LOAD NOT LESS THAN **11,363Kg.** PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN **1 IN 12.5** OVER A DISTANCE **15.0m**. AS PER **BY LAW 1036-81.**
3. ALL **12.0m** TURNING RADII HAVE MIN. CLEARANCE OF **3.0m** BETWEEN THE CENTRE LINE OF TURNING RADII AND ANY CURB OR PART OF BUILDING.
4. PRIVATE FIRE HYDRANTS SHALL BE FLOW TESTED AND COLOUR CODED IN CONFORMANCE WITH THE REGION OF PEEL "UNIFORM MARKING OF HYDRANTS"

WATERMAINS

1. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. WATERMAIN AND/OR WATER SERVICE MATERIALS **100dia.** AND LARGER MUST BE P.V.C. DR-18 TO AWWA SPEC C900-16, SIZE **80dia.** AND SMALLER MUST BE **SOFT COPPER TYPE 'K' SPEC. ASTM-B88-49.**
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MIN. DEPTH OF **1.7m** WITH A MIN. HORIZONTAL SPACING OF **1.2m** FROM THEMSELVES AND OTHER UTILITIES.
4. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50dia OUTLET ON 100dia. 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 100dia 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 **R.P. STD. 1-6-1.** DIMENSION A AND B, 0.70m AND 0.90m AND TO HAVE PUMPER NOZZLE.
7. WATERMAINS TO BE INSTALLED TO GRADE AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
8. WATERMAIN MUST HAVE A MIN. VERTICAL CLEARANCE OF **0.30m OVER** OR **0.60m 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.
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. MECHANICAL RESTRAINTS MUST BE INSTALLED ON ALL BENDS, TEES AND REDUCERS.
12. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
13. THE CONTRACTOR(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.
15. 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 **R.P. STD. 1-7-7 AND 1-7-8.**

C.M. BENCHMARK No. 337 **ELEVATION: 108.73**

DESCRIPTION: ON THE SOUTH FACE JUST EAST OF THE GARAGE DOOR OF A GREY AND YELLOW BRICK BUNGALOW NO. 111 AT THE NORTHEAST CORNER OF FLORADALE DRIVE AND CONFEDERATION PARKWAY.

CROSSINGS

C1	STM INV	105.56
	WM OBV	105.20
C2	STM INV	105.54
	SAN OBV	103.75

WORKS IN THE MUNICIPAL RIGHT - OF - WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE A TO 6 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR IS TO REFER TO THE TREE PRESERVATION PLAN PREPARED BY THE LANDSCAPE ARCHITECT.

PRIOR TO ANY CONSTRUCTION, THE BUILDER IS TO CONFIRM WITH ARCHITECT OR THE OWNER, THAT THE PROPOSED FINISHED FLOOR AND TOP OF WALL ELEVATIONS ARE IN CONFORMITY WITH THE ARCHITECTURAL DRAWINGS.

THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR CONFIRMING ALL ABOVEGROUND AND UNDERGROUND UTILITY LOCATIONS AND IS TO IMMEDIATELY ADVISE THE ENGINEER OF ANY DISCREPANCIES.

SITE DATA

ZONING	INDUSTRIAL
LOT AREA	... m^2
BUILDING AREA	... m^2
LANDSCAPED AREA	... m^2
TOTAL PAVED AREA	... m^2
PARKING REQUIRED	-
PARKING PROVIDED INCL. HDCP.	-
LOADING SPACE REQUIRED	-
LOADING SPACE PROVIDED	-

FOR SERVICE CONNECTION WITH LESS THAN 0.50m CLEAR DISTANCE BETWEEN PIPES, PIPE INSULATION IS REQUIRED AS PER R.P. STD. 1-5-8.

SLOPE OF SANITARY LATERAL MUST BE BETWEEN 1% AND 2% AS PER REGION OF PEEL STANDARDS.

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR MUST VERIFY THE EXISTING SANITARY, STORM SEWER AND WATERMAIN ELEVATION AND LOCATION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES.

THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN MUNICIPAL RIGHT-OF-WAY.

ALL ROOF DOWNSPOUTS FROM EAVESTROUGH ARE TO DISCHARGE ONTO THE SURFACE VIA CONCRETE SPLASH PADS AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.

NOTE:
WATER METERS ARE TO BE LOCATED IN THE BUILDINGS IN A HEATED AND EASY ACCESS LOCATION. (GROUND ACCESS)

WATER METER

METER ROOM
20mm METER
R.P. STD. 1-14-7
MIN. 0 GPM
MAX. 24 GPM

NOTE:
FOR ADDITIONAL INFORMATION, DETAILS, DIMENSIONS AND CONFORMITY TO THE SITE PLAN, THE CONTRACTOR MUST REFER TO THE ARCHITECTURAL SITE PLAN.

ALL INTERNAL EXISTING SERVICES AND APPURTENANCES NOT UTILIZED FOR SERVICING OF THIS PROJECT ARE TO BE REMOVED OFF SITE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

INFORMATION SHOWN HEREON REGARDING THE SIZE AND LOCATION OF EXISTING SERVICES AND/OR UTILITIES IS FURNISHED AS THE BEST AVAILABLE INFORMATION AND SHALL BE INTERPRETED AS THE CONTRACTOR SEES FIT WITH THE UNDERSTANDING THAT THE OWNER DISCLAIMS ALL RESPONSIBILITY FOR ITS SUFFICIENCY AND/OR ACCURACY.

LEGEND

- -CATCHBASIN WITH TEMPORARY SEDIMENT CONTROL
- -STORM MANHOLE
- -SANITARY MANHOLE
- -EASEMENT
- -PROPERTY LINE
- - FIRE HYDRANT
- - SUMP PUMP
- - HYDRO METER
- - GAS METER
- - METER ROOM

No.	DATE	REVISION	INIT.
1.			

SKIRA & ASSOCIATES LTD.
CONSULTING ENGINEERS
3464 Semenyk Court, Suite 100, Mississauga, Ontario L5C 4P8
Tel. (905) 276-5100 Fax. (905) 270-1936 Email - info@skiraconsult.ca

PROPOSED RESIDENTIAL TOWNHOUSES

LOTS 1 AND 2, REGISTERED PLAN 500

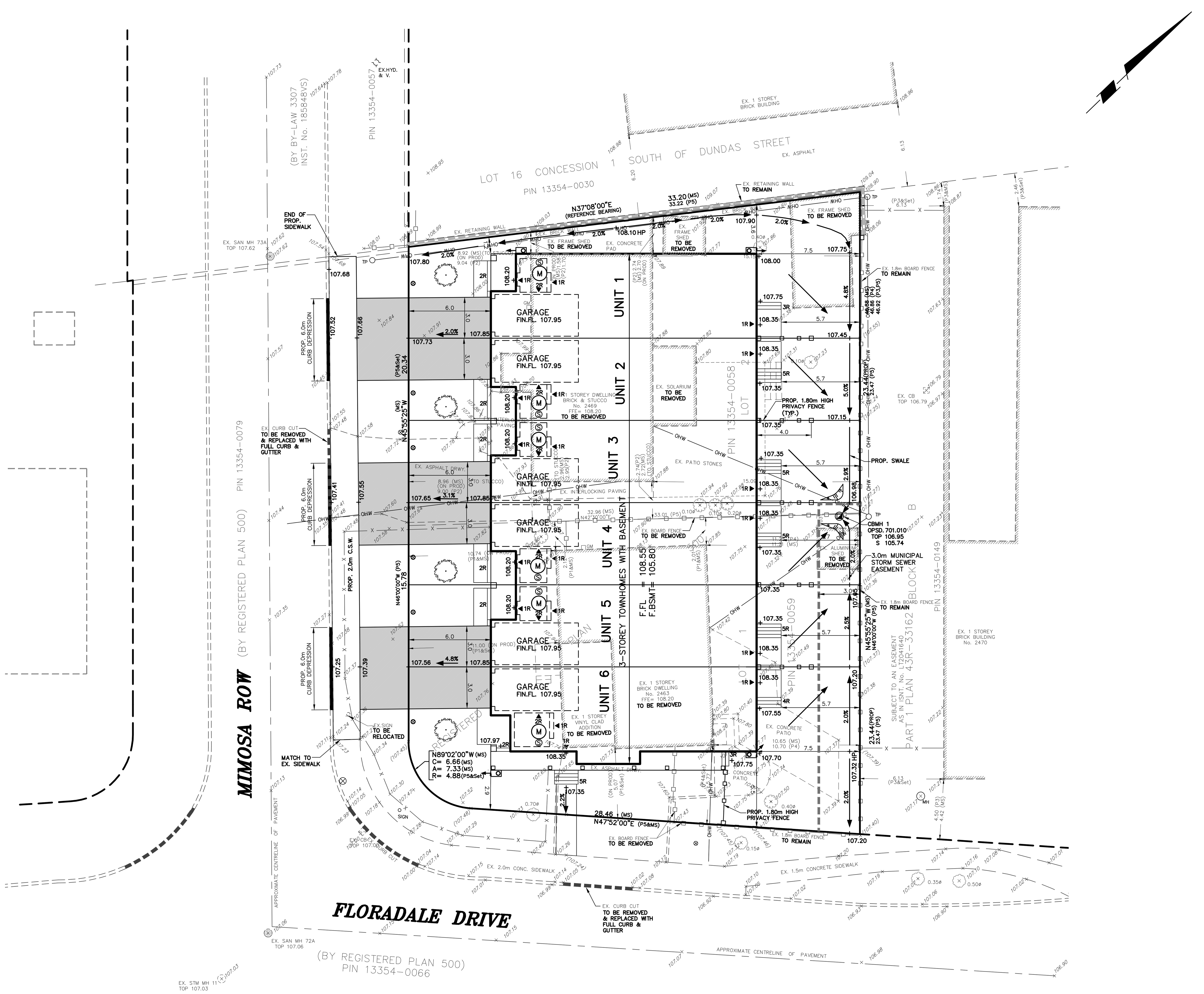
2463-2469 MIMOSA ROW

FOXMAR LTD.
2533 BURSLEM ROAD MISSISSAUGA ON L5A 2R5

MISSISSAUGA

SITE SERVICING PLAN

DATE: MAR. 2022	AREA: Z-15	DWG.No. C101
SCALE: 1:200	DRAWN BY: DM	
CITY FILE:	REGION FILE:	PROJECT No. 220-M130-1



GENERAL NOTES

1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
3. ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
4. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
5. THE ELEVATION OF THE SIDE SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF **150mm** BELOW THE BUILDING LINE AT THE CENTRE OF THE SWALE.
6. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF **150mm** BELOW BRICK VENEER ELEVATION.
7. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF **100mm** OF TOPSOIL AND **NO 1**. NURSERY SOD AND A MINIMUM DEPTH OF **150mm** OF CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF **75mm** OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
8. NO SODDING ON ANY LOTS IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
9. AT ALL ENTRANCES TO THE SITE THE ROAD CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY, THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
10. DRIVEWAY GRADES SHOULD NOT BE LESS THAN **2.0%** AND NOT GREATER THAN **8%**.
11. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF **1.5%** (PREFERRED 2%) AND A MAXIMUM SLOPE OF **6%**.
12. WHERE GRADES IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
13. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER **C.M. STDS. 2220.030, 2220.031 AND 2220.032** UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
14. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS & SPECIFICATIONS.
15. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MIN. DEPTH OF **1.7m** WITH A MIN. HORIZONTAL SPACING OF **1.2m** FROM THEMSELVES AND OTHER UTILITIES.
16. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER **C.M. STD. 2940.010**.
17. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

FIRE DEPARTMENT

1. FIRE ROUTE WILL BE DESIGNATED AS PER CITY OF MISSISSAUGA **BYLAW (1036-81)** AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDINGS.
2. FIRE ROUTES TO BE DESIGNED TO WITH STAND A LOAD NOT LESS THAN **11,363Kg**. PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN **1 IN 12.5** OVER A DISTANCE **15.0m** AS PER **BY LAW 1036-81**.
3. ALL **12.0m** TURNING RADII HAVE MIN. CLEARANCE OF **3.0m** BETWEEN THE CENTRE LINE OF TURNING RADII AND ANY CURB OR PART OF BUILDING.
4. PRIVATE FIRE HYDRANTS SHALL BE FLOW TESTED AND COLOUR CODED IN CONFORMANCE WITH THE REGION OF PEEL "UNIFORM MARKING OF HYDRANTS".

ROADS

1. ALL FILL WITHIN ROAD ALLOWANCE AND EASEMENTS TO BE COMPACTED TO MIN **95%** STANDARD PROCTOR DENSITY. THE SUITABILITY AND COMPACTION OF ALL FILL MATERIALS TO BE CONFIRMED BY A RECOGNIZED SOIL CONSULTANT TO THE CITY ENGINEER AND THE SUBGRADE OF ALL ROADWAYS SHALL BE PROOF ROLLED UNDER THE SUPERVISION OF THE SOILS CONSULTANT PRIOR TO THE INSTALLATION OF ANY ROAD BASE MATERIALS.
2. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES, WATERMAINS, SEWERS AND OTHER UNDERGROUND OR ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR MUST EXAMINE THE ACCURACY OF SUCH EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN OR NOT AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. ANY DISCREPANCIES TO LOCATION OF EXISTING WATERMAINS AND SEWERS TO BE RECTIFIED AT DEVELOPER/ CONTRACTOR'S EXPENSE.
3. THE DEVELOPER/CONTRACTOR MUST ENSURE THAT A SUBGRADE CERTIFICATE IS ISSUED BY THE GEOTECHNICAL SOILS CONSULTANT TO THE ENGINEER. ONLY UPON VERIFICATION AND APPROVAL OF THE SUBGRADE BY THE LOCAL AUTHORITY INSPECTION DEPARTMENT WILL COMMENCEMENT OF ANY ROAD BASE MATERIALS BE PLACED. FAILURE TO FOLLOW THIS PROCEDURE WILL MEAN THE REMOVAL OF ROAD BASE MATERIALS AND/OR ADDITIONAL TESTING THAT PROPER COMPACTION HAS BEEN ACHIEVED AT THE SUBGRADE AT DEVELOPER/CONTRACTOR'S EXPENSE.
4. TRENCH BACKFILLING ON PROPOSED ROADS SHALL COMPLY WITH CITY OF MISSISSAUGA **SECTION 4.02.06** - (TRENCH BACKFILLING ON ROADS) AS PROVIDED IN THE CITY'S DEVELOPMENT REQUIREMENT MANUAL.
   a) THE TOP **1000mm** OF THE SUBGRADE IS TO BE COMPACTED TO A MINIMUM **98%** OF SPD WITHIN **2%** OF THE OPTIMUM MOISTURE CONTENT.
5. ALL CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER **C.M. STDS. 2220.030, 2220.031 AND 2220.032**, UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
6. ALL OTHER EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH GRANULAR 'C' MATERIAL AND COMPACTED TO A MINIMUM OF **95%** STANDARD PROCTOR DENSITY. SURFACE RESTORATION SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITION IN ACCORDANCE WITH **O.P.S.S. 507**
7. CURB TO BE AS PER **O.P.S.D. 600.110** UNLESS OTHERWISE NOTED.
8. SUBDRAIN UNDERNEATH ALL CURBS TO BE MINIMUM **100dia.** AS PER **C.M. STDS. 2220.040 AND 2220.05** AND ON EXISTING ROADS.
9. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF CITY OF MISSISSAUGA.
10. SIDEWALKS TO BE AS PER **C.M. STD. 2240.010** AND PEDESTRIAN RAMPS TO BE PROVIDED AT ALL INTERSECTIONS AS PER **C.M. STDS. 2240.020 AND 2240.030.**

C.M. BENCHMARK No. 337 **ELEVATION: 108.73**

DESCRIPTION: ON THE SOUTH FACE JUST EAST OF THE GARAGE DOOR OF A GREY AND YELLOW BRICK BUNGALOW NO. 111 AT THE NORTHEAST CORNER OF FLORADALE DRIVE AND CONFEDERATION PARKWAY.

SITE DATA

ZONING	INDUSTRIAL
LOT AREA	.__m 2
BUILDING AREA	.__m 2
LANDSCAPED AREA	.__m 2
TOTAL PAVED AREA	.__m 2
PARKING REQUIRED	.
PARKING PROVIDED INCL. HDCP.	.
LOADING SPACE REQUIRED	.
LOADING SPACE PROVIDED	.

WORKS IN THE MUNICIPAL RIGHT - OF - WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE 4 TO 6 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR IS TO REFER TO THE TREE PRESERVATION PLAN PREPARED BY THE LANDSCAPE ARCHITECT.

PRIOR TO ANY CONSTRUCTION, THE BUILDER IS TO CONFIRM WITH ARCHITECT OR THE OWNER, THAT THE PROPOSED FINISHED FLOOR AND TOP OF WALL ELEVATIONS ARE IN CONFORMITY WITH THE ARCHITECTURAL DRAWINGS.

THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR CONFIRMING ALL ABOVEGROUND AND UNDERGROUND UTILITY LOCATIONS AND IS TO IMMEDIATELY ADVISE THE ENGINEER OF ANY DISCREPANCIES.

THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN MUNICIPAL RIGHT-OF-WAY.

ALL ROOF DOWNSPOUTS FROM EAVESTROUGH ARE TO DISCHARGE ONTO THE SURFACE VIA CONCRETE SPLASH PADS AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.

NOTE:
FOR ADDITIONAL INFORMATION, DETAILS, DIMENSIONS AND CONFORMITY TO THE SITE PLAN, THE CONTRACTOR MUST REFER TO THE ARCHITECTURAL SITE PLAN.

ALL INTERNAL EXISTING SERVICES AND APPURTENANCES NOT UTILIZED FOR SERVICING OF THIS PROJECT ARE TO BE REMOVED OFF SITE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

INFORMATION SHOWN HEREON REGARDING THE SIZE AND LOCATION OF EXISTING SERVICES AND/OR UTILITIES IS FURNISHED AS THE BEST AVAILABLE INFORMATION AND SHALL BE INTERPRETED AS THE CONTRACTOR SEES FIT WITH THE UNDERSTANDING THAT THE OWNER DISCLAIMS ALL RESPONSIBILITY FOR ITS SUFFICIENCY AND/OR ACCURACY.

LEGEND

Symbol	Description
×(000.00)	-EXISTING ELEVATION TO REMAIN
× 000.00	-EXISTING ELEVATION
→	-DIRECTION OF SURFACE FLOW
+000.00	-PROPOSED ELEVATION
	-CATCHBASIN WITH TEMPORARY SEDIMENT CONTROL
	-EX.TREE TO REMAIN
	-EX.TREE TO BE REMOVED
	-EASEMENT
	-FIRE HYDRANT
(S)	-SUMP PUMP
(H)	-HYDRO METER
(G)	-GAS METER
(M)	-METER ROOM
RD.	-ROOF DOWNSPOUTS
	-PROPERTY LINE

No.	DATE	REVISION	INIT.
1.	.	.	.

KEY PLAN N.T.S.

SKIRA & ASSOCIATES LTD.
CONSULTING ENGINEERS
3464 Semenyk Court, Suite 100, Mississauga, Ontario L5C 4P8
Tel. (905) 276-5100 Fax. (905) 270-1936 Email - info@skiraconsult.ca

PROPOSED RESIDENTIAL TOWNHOUSES

LOTS 1 AND 2, REGISTERED PLAN 500

2463-2469 MIMOSA ROW

FOXMAR LTD.
2533 BURSLEM ROAD MISSISSAUGA ON L5A 2R5

MISSISSAUGA

SITE GRADNG PLAN

DATE: MAR. 2022	AREA: Z-15	DWG.No. C102
SCALE: 1:200	DRAWN BY: DM	
CITY FILE:	REGION FILE:	PROJECT No. 220-M130-2

Appendix A
Sanitary Sewer Design Chart

SUBDIVISION : **2463-2469 Mimosa Row**

REGION FILE:

CONSULTANT : **SKIRA & ASSOCIATES LTD.**

REGION OF PEEL

SANITARY SEWER DESIGN CHART

SHEET No. 1 of 1

PROJECT No. : 220-M130

DESIGNED BY : D.M.

DATE : Mar - '22

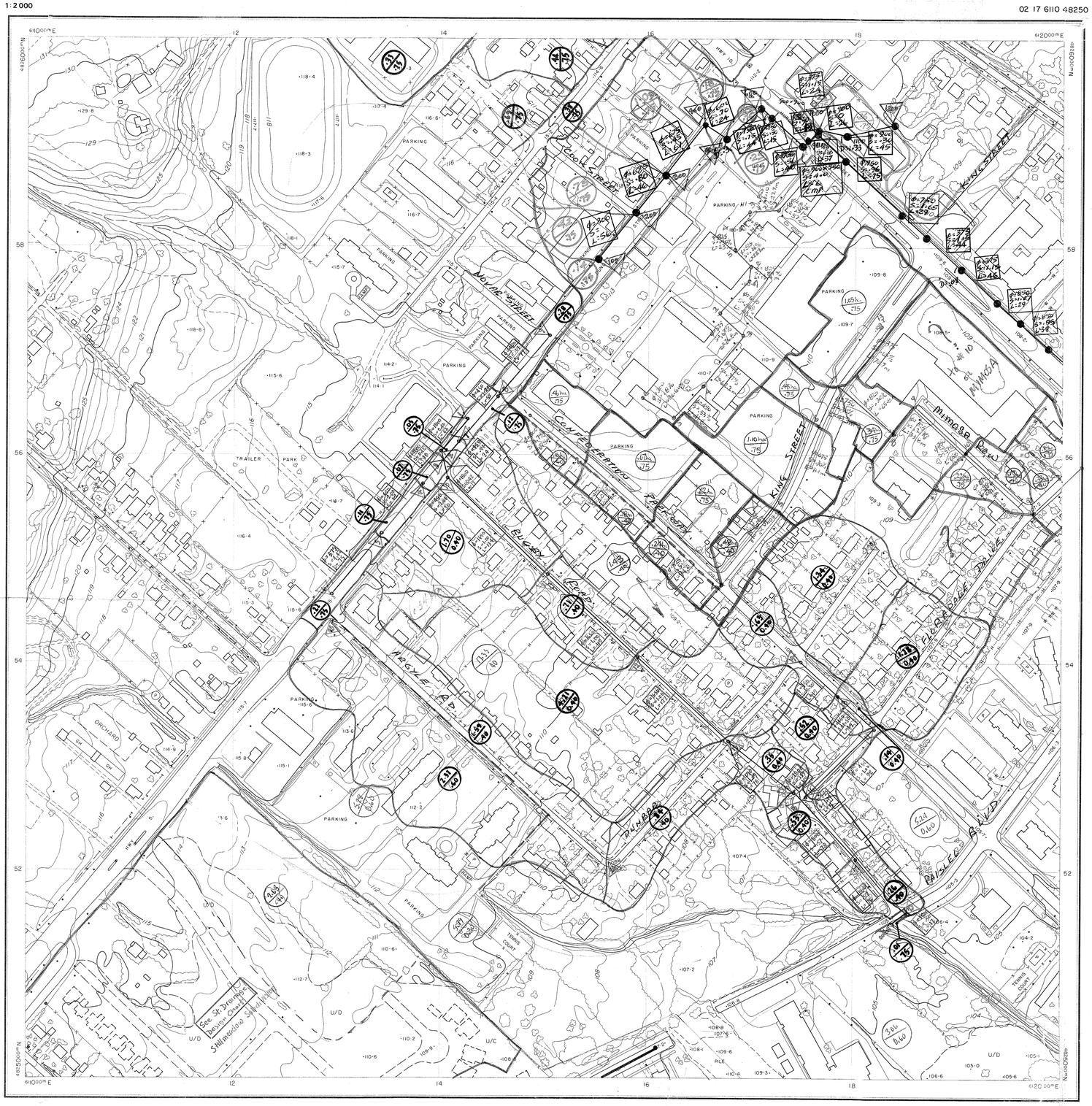
LOCATION	FROM MH	TO MH	AREA **Aa**	DENSITY	POP. **Pp**	ACCUM. AREA A=∑Aa	ACCUM. POP. P=∑Pp	SEWAGE FLOW	INFILT. FLOW	TOTAL FLOW Q_{ACT}	TYPE OF PIPE	LENGTH **L**	SLOPE **S**	PIPE SIZE NOMINAL **D**	CAPACITY n=0.013 Q_D	VELOCITY n=0.013 **V**	VELOCITY ACTUAL **Va**	INVERT ELEV. UPPER	INVERT ELEV. LOWER
	MH#	MH#	ha	ppu		ha		m^3/s	m^3/s	m^3/s		m	%	mm	m^3/s	m^3/s	m^3/s	MH	MH
MIMOSA ROW / SITE	73A	72A	0.19	3.5	21														
			0.11	4.15	5	0.30	26	0.013	0.0001	**0.013**	CONC	49.2	0.98	250	**0.061**	1.21			

Appendix B

Existing Storm Sewer Drainage Record &
Storm Sewer Design Chart

1:2 000

02 17 6110 48250



Scale 1:2 000

100 Metres 0 100 200 Metres

Contour Interval 0.5 metres

Sheet

17 6110 48250

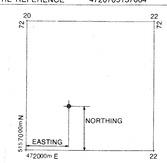
LEGEND

Horizontal Control Point	△ 2 027 76 0001
Vertical Control point, with Elevation	⊙ 359·15
Bench Mark	↑ BM 350·07 6 027 76 0001
Photo Centre	+10
Railroad	
, Narrow Gauge	
, Abandoned	
, Street Car Line	
, Tunnel	
, Turntable	
Road, Hard Surface, with Median	
, Loose Surface	
, Driveway	
, Farm Lane, Cart Track, Wagon Road	
, Footpath, Trail	
Building, Garage, Shed, with Property Division	
, Under Construction, Foundation	U/C
, Ruins	RUIN
River, Stream, Canal	
, Approximate Alignment	
, Disappearing	
, Split	
, Flow Arrow	
Shoreline, Lake	L
, Approximate Alignment	
Flooded Land	FL
Marsh	M
Swamp	SW
Ditch, Drain (with culvert)	
Airport Runway	
Area Outline, eg. Auto Wrecker, Cemetery, Nursery, Pile	A
Area Outline, eg. Under Development, Orchard, Park	A
Beacon	⊙ RADIO
Billboard, Bleachers	
Bridge, Footbridge	
Chimney	
Cliff, Cut and Fill	
Conveyor, Crane (Moveable)	CON CR
Crib	CB
Culvert	
Dam, Beaver Dam	BD
Dike	
Falls	F F
Fence	X
Fire Tower, Flag Pole	F/T F/P
Gate, Guard Rail	
Golf Bunker, Green, Tee	B
Hedge	H H
Locks	L/A REF
Logged Area, Reforested Area	
Monument, Shrine, Fountain etc.	MON
Parking Area, Hard and Loose Surface	PARKING
Pipeline	P
Pit	
Pole, Light Standard, Flood Light	
Power Transmission Line, with Poles, with Pylons	
Rapids	R
Reservoir	RES
Rock, Rock Outcrop	
Scrub	SC
Sidewalk	
Sign, Overhead	
Steps	
Tower, Wind Pump	W/P
Tree	
Wall	W W
Wooded Area	
Contour, Index	50
, Intermediate	
, Depression	
Spot Elevation, Water Level	101·5 W/L 97·1

ONTARIO GRID REFERENCE

The grid lines form part of the Ontario Grid and are at 200 metre intervals. To give a reference defining the position of a point to within 1 metre proceed as follows:

EXAMPLE:	
EASTING	
Take west edge of 200 metre square in which the point lies and read the figures opposite this line on the north or south margin.	4720
Estimate millimetres from the same grid line to the point and multiply by 2.	70
	472070
NORTHING	
Take south edge of 200 metre square in which the point lies and read the figures opposite this line on the east or west margin.	51570
Estimate millimetres from the same grid line to the point and multiply by 2.	64
	5157064
1 METRE REFERENCE	4720705157064



GENERAL INFORMATION

North American Datum 1927.

Universal Transverse Mercator (6°) projection.

Zone 17. Central meridan of this sheet 81°W.

The approximate geographical position for the centre of this sheet is 43° 35' N

Full grid values in meters are given at the sheet corners.

Grid interval on this sheet 200 metres.

Full details of the grid are published separately and may be obtained from the Surveys and Mapping Branch, Ministry of Natural Resources, Province of Onta

Contour interval 0.5 metres.

Note: one grid square on this map represents 4 hectares on the ground.

Map base produced in 1977 from photography flown in April 1977

INDEX TO ADJOINING SHEETS

CITY OF MISSISSAUGA
1974
ENGINEERING, WORKS AND BUILDING DEPARTMENT

SUBDIVISION : **2463-2469 Mimosa Row**

MAJOR DRAINAGE AREA:

REGION FILE:

CONSULTANT : **SKIRA & ASSOCIATES LTD.**

CITY OF MISSISSAUGA

STORM SEWER DESIGN CHART

SHEET No. 1 of 1

PROJECT No. : 220-M130

DESIGNED BY : D.M.

DATE : Mar - '22

$I_{(10YR)} = 1010/(Tc+4.6)^{0.78}$

MANNING'S ROUGHNESS COEFF. n = 0.013

LOCATION	FROM MH	TO MH	AREA Aa	RUNOFF COEFF. Ca	AaxCa	ACCUM. AREA A=∑Aa	ACCUM. AaxCa C=∑AaxCa	Tc	INTENSITY I	EXPECTED FLOW Q=I·A·C / 360	TYPE OF PIPE	LENGTH L	SLOPE S	PIPE SIZE NOMINAL D	CAPACITY n=0.013 e	VELOCITY n=0.013 V	TIME OF FLOW T = L / V x 60	VELOCITY n = 0.009	% FULL	INVERT ELEV. UPPER	INVERT ELEV. LOWER
	MH#	MH#	ha			ha		min	mm/hr	m^3/s		m	%	mm	m^3/s	m/s	min	m/s		MH	MH
PRE DEVELOPMENT																					
EXTERNAL DRAINAGE	TO	10				7.16	5.02	21.53	79.24	**1.105**	CONC	65.8	0.51	750	**0.829**	1.82	0.60	2.63	133.2%		
MIMOSA ROW	10	11	0.22	0.75	0.17																
SITE			0.059	0.50	0.03																
			0.111	0.40	0.04	7.55	5.26	22.13	77.85	**1.137**	CONC	91.1	1.04	675	**0.895**	2.42	0.63	3.50	127.1%		
EXTERNAL DRAINAGE	TO	11	0.88	0.40	0.35	0.88	0.35														
FLORADALE RD.	11	12	0.245	0.40	0.10																
SITE			0.085	0.50	0.04																
			0.18	0.75	0.14	8.94	5.89	22.76	76.45	**1.251**	CONC	64.6	0.60	900	**1.461**	2.23	0.48	3.22	85.6%		
POST DEVELOPMENT																					
EXTERNAL DRAINAGE	TO	10				7.16	5.02	21.53	79.24	**1.105**	CONC	65.8	0.51	750	**0.829**	1.82	0.60	2.63	133.2%		
MIMOSA ROW	10	11	0.22	0.75	0.17																
SITE			0.065	0.65	0.04																
			0.111	0.40	0.04	7.56	5.27	22.13	77.85	**1.140**	CONC	91.1	1.04	675	**0.895**	2.42	0.63	3.50	127.3%		
EXTERNAL DRAINAGE	TO	11	0.88	0.40	0.35	0.88	0.35														
FLORADALE RD.	11	12	0.245	0.40	0.10																
SITE			0.079	0.65	0.05																
			0.18	0.75	0.14	8.94	5.91	22.76	76.45	**1.255**	CONC	64.6	0.60	900	**1.461**	2.23	0.48	3.22	85.9%		