

- ### STORM SEWERS
- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS AND SPECIFICATIONS.
 - BEING TO BE TYPE W AS PER C.M. STD. 212.08 UNLESS OTHERWISE NOTED.
 - SEWER BEDDING AND COVER MATERIAL SHALL CONFORM TO C.M. STD. 212.111 AND 212.190 UNLESS OTHERWISE NOTED.
 - 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. STD. 212.119 AND 212.148 RESPECTIVELY.
 - WHERE MET 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.
 - STORM SEWERS AND CONNECTIONS 150mm AND SMALLER TO BE CONCRETE CL 3, OR PVC SDR 26 PIPE, UNLESS OTHERWISE NOTED.
 - STORM SEWERS AND CONNECTIONS 200mm AND LARGER TO BE CONCRETE CL 3, CONCRETE CL 6.0, PVC SDR 35, WITH TYPE B BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
 - ALL CATCHBASINS TO BE OPSS 70.610 UNLESS OTHERWISE NOTED.
 - ALL MANHOLES OR CATCHBASIN MANHOLES TO BE SUMPLESS AS PER OPSS 70.140 UNLESS OTHERWISE NOTED.
 - CATCHBASIN LEADS TO BE SINGLE 300mm, DOUBLE 300mm UNLESS OTHERWISE NOTED.

- ### SANITARY SEWERS
- ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF PEEL STD. 4.8.16C.
 - SANITARY CONNECTIONS 150mm AND LESS TO BE PVC SDR 26.
 - SANITARY SEWERS AND CONNECTIONS 200mm AND LARGER TO BE PVC SDR 26 WITH TYPE B BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
 - ALL MANHOLES TO BE R.P. STD 2-3, UNLESS OTHERWISE NOTED.

- ### CONNECTIONS
- SANITARY:**
 - SINGLE AND DOUBLE MIN. 125mm DIA PVC SDR 26.
 - CONNECTIONS TO SEWER TO BE MADE WITH MANUFACTURED TEE OR WYE WHERE APPLICABLE AND SHALL BE COLOUR CODED AS NON-WHITE, OR AS PER C.M. STD. 216.016 & R.P. STD. 2-4.1 TO 2-4.4.
 - 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.
 - SEWER CONNECTION TO LOT LINE SHALL BE VISIBLY MARKED BY A 100x100x10mm WOOD STAKE BURIED 100mm AND PAINTED RED.
 - STORM:**
 - SINGLE AND DOUBLE MIN. 150mm DIA CONC. CLASS 1 OR PVC SDR 35.
 - 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.
 - STORM SERVICE SHALL BE ON THE LEFT SIDE OF THE SANITARY CONNECTION WHEN FACING THE LOT FROM THE STREET.
 - SEWER CONNECTION TO LOT LINE SHALL BE VISIBLY MARKED BY A 100x100x10mm WOOD STAKE BURIED 100mm AND PAINTED GREEN AND/OR WHITE.
 - ALL 'BOOT JACKS' AND 'Y'S' ARE TO BE CAST IRON FOR STORM SERVICE CONNECTIONS.
 - WATER:**
 - SEWER CONNECTIONS TO BE 25mm DIA TYPE 'X' SOFT COPPER TUBING UNLESS OTHERWISE NOTED AND AS PER R.P. STD. 4-7.1 & C.M. STD. 218.194 TO 218.196.
 - SEWER CONNECTION TO BE VISIBLY MARKED BY 1.8m x 100mm WOOD STAKE BURIED 100mm AND PAINTED BLUE.

- ### GENERAL NOTES
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRANT, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
 - ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
 - BUILDER IS TO REFER TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMANCE WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
 - THE ELEVATION OF THE SEE SLOPE AT THE BUILDING LINE SHALL BE A MINIMUM OF 150mm BELOW THE BUILDING LINE AT THE CENTRE OF THE SLOPE.
 - OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK VENEER ELEVATION.
 - PRIOR TO ANY SOILING, THE BUILDER IS TO ENSURE TO THE SOIL CONSTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRAZED AND TOPSOIL IS SOILED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NO 4 NURSERY SOIL AND A MINIMUM DEPTH OF 150mm OF CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY OR A FIRM SUBGRADE AND DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
 - NO SOILING ON ANY LOTS IS PERMITTED UNTIL PRELIMINARY INSPECTIONS DONE BY THE ENGINEER AND THE BUILDER.
 - ALL ENTRANCES TO THE SITE, ROAD CURBS AND SIDEWALKS WILL BE CONTIGUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION SHALL BE PROVIDED FOR EACH ENTRANCE.
 - DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2% AND NOT GREATER THAN 6%.
 - LAWN AND SHOALS SHALL HAVE A MINIMUM SLOPE OF 1.5% (PREFERRED 2%) AND A MAXIMUM SLOPE OF 8%.
 - WHERE GRADES IN EXCESS OF 8% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3% 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 NOTICED ON THE INSIDE.
 - THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH IMPROVABLE SANDFILL MATERIAL AS PER C.M. STD. 228.019 AND 228.022 UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER SANDFILL MATERIAL HAS BEEN OBTAINED.
 - ALL WATERMAIN AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS & SPECIFICATIONS.
 - WATERMAIN AND/OR WATER SERVICES ARE TO HAVE A MIN. DEPTH OF 1.7m WITH A MIN. HORIZONTAL SPACING OF 3.0m FROM THEMSELVES AND OTHER UTILITIES.
 - SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER C.M. STD. 204.010.
 - ALL DAMAGED AND DISTURBED AREAS TO BE RENOVATED WITH TOPSOIL AND SOIL.

- ### FIRE DEPARTMENT
- FIRE ROUTE WILL BE DESIGNATED AS PER CITY OF MISSISSAUGA BYLAW (109-01) AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDING.
 - FIRE ROUTES TO BE DESIGNED TO WITH STAND A LOAD NOT LESS THAN 11.3kN/m² PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1% IN 3.0m OVER A DISTANCE 15.0m AS PER R.P. LAW 109-01.
 - ALL 1.8m TURNING RADIUS MIN. CLEARANCE OF 2.0m BETWEEN THE CENTRE LINE OF TURNING RADIUS AND ANY CURB OR PART OF BUILDING.
 - PRIVATE FIRE HYDRANT SHALL BE LOW TESTED AND COLOUR CODED IN CONFORMANCE WITH THE REGION OF PEEL 'UNIFORM MARKING OF HYDRANTS'.

- ### WATERMANS
- ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - WATERMAIN AND/OR WATER SERVICE MATERIALS 150mm AND LARGER MUST BE V.C. OR 18 TO 18MM SPEC C900-H, SDR 300a, AND SMALLER MUST BE SOFT COPPER TYPE 'X' SPEC. ASTM A818-04.
 - WATERMAIN AND/OR WATER SERVICES ARE TO HAVE A MIN. DEPTH OF 1.7m WITH A MIN. HORIZONTAL SPACING OF 3.0m FROM THEMSELVES AND OTHER UTILITIES.
 - PROVIDES FOR FLOODING WATER LINE PRIOR TO TESTING. ETC. MUST BE PROVIDED WITH AT LEAST A 50mm OUTLET OR 100mm TESTING AND CLEANING PORTS TO BE PROVIDED AT THE END. THE SAME SIZE AS THE LINE THEY MUST ALSO BE HOLED OR DRIPPED TO ALLOW THE WATER TO DRAIN INTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLOODING OUTLET TO BE 100mm MINIMUM ON A HYDRANT.
 - ALL CURB STOPS TO BE 3.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 - HYDRANT AND VALVE SET TO R.P. STD. 1-4.1. DIMENSION A AND B 0.5m AND 0.5m AND TO HAVE PUMPER NOZZLE.
 - WATERMANS TO BE RETIRED 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.
 - WATERMANS MUST HAVE A MIN. VERTICAL CLEARANCE OF 3.0m OVER OR 0.9m UNDER GRADE AND ALL OTHER UTILITIES WHEN CROSSING.
 - ALL PROPOSED WATER FIRING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CLEANING FROM EXISTING SYSTEMS.
 - ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE APPROVED THROUGH THE REGIONAL INSPECTOR (ASSIGNED OR BY CONTRACTING THE OPERATIONS AND MAINTENANCE DIVISION).
 - MECHANICAL RESTRAINTS MUST BE INSTALLED ON ALL BENDS, TEES AND REDUCERS.
 - LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
 - THE CONTRACTORS 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.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO GIVE 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.
 - ALL PROPOSED WATER FIRING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS CONNECTION CONTROL DEVICE. CONSISTENT WITH THE REQUIRE OF HAZOP, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM. CONFORMING TO R.P. STD. 1-5.7 AND 1-7.4.

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 CONFESSIONARY PARKWAY.

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

WATER METER
 METER ROOM
 200mm METER
 R.P. STD. 1-4-7
 MIN. 0.5m
 MAX. 24.0m

CROSSINGS

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

SITE DATA

ZONING	INDUSTRIAL
LOT AREA	1,117.7
BUILDING AREA	1,117.7
LANDSCAPED AREA	1,117.7
TOTAL PAVED AREA	1,117.7
PARKING REQUIRED	1,117.7
PARKING PROVIDED INCL. HDOP	1,117.7
LOADING SPACE REQUIRED	1,117.7
LOADING SPACE PROVIDED	1,117.7

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 CONFORMANCE 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 HOARDINGS WITHIN MUNICIPAL RIGHT OF WAY.

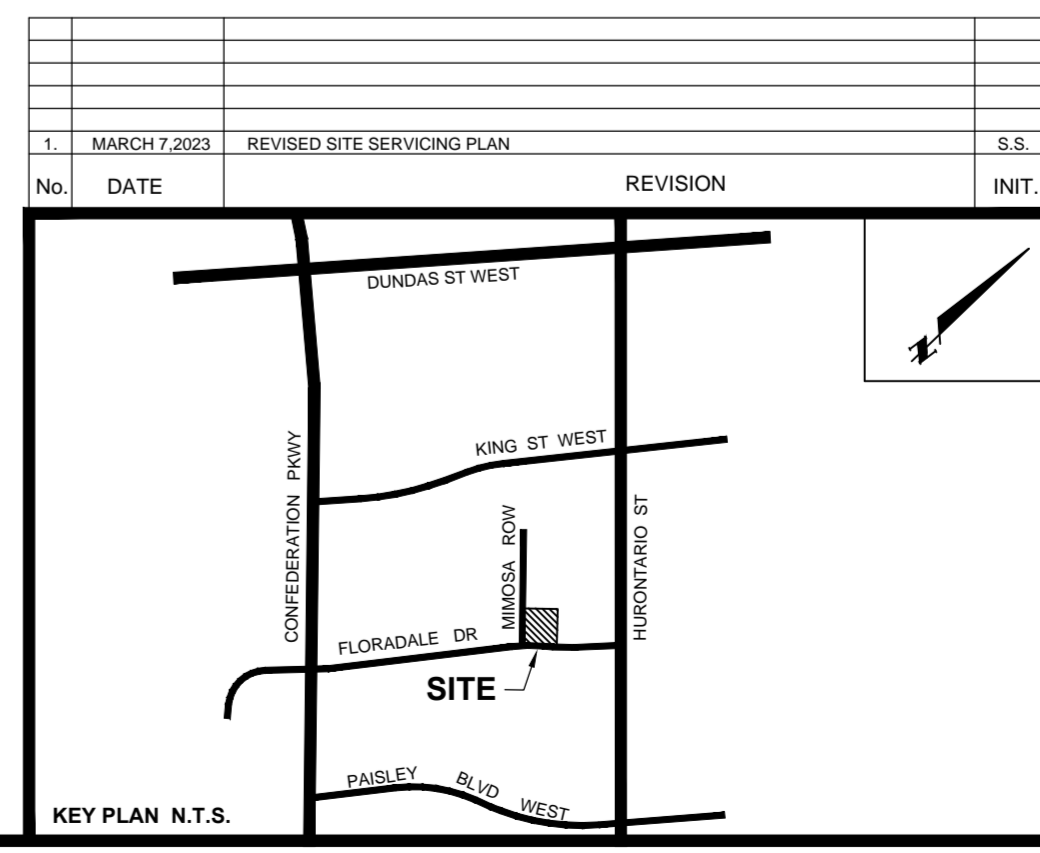
ALL ROOF DOWNSPOUTS FROM EAVESTROUGHS ARE TO BE DISCHARGED ONTO THE SURFACE VIA CONCRETE SPLASH PADS AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.

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



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PROPOSED STANDARD TOWNHOUSES
LOTS 1 AND 2, REGISTERED PLAN 500

2463-2469 MIIMOSA ROW
FOXMAR DEVELOPMENT LTD.
2533 BURLSLEAM ROAD MISSISSAUGA ON L5A 2R5

MISSISSAUGA

SITE SERVICING PLAN

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