

KEY PLAN N.T.S.

EXISTING ELEVATIONS FROM SURVEY PREPARED BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED DATED DECEMBER 3, 2021.  
 BEARINGS SHOWN HEREON ARE ASTROMONIC AND ARE REFERRED TO THE NORTH LIMIT OF BLOCK 104, REGISTERED PLAN 43R-18354, HAVING A BEARING M-361 AS SHOWN ON PLAN OF N38°41'45"E.  
 ARE GEODETIC DATUM 1928 AND ARE MISSISSAUGA DERIVED FROM THE CITY OF BENCHMARK No. 685, LOCATED AT THE WEST FACE AT THE SOUTH END OF CONCRETE BURNHAMTHORPE ROAD EAST, 1524 EAST OF RETAINING WALL OF A CULVERT ACROSS TOMKEN ROAD, AT EAST END OF PLAZA.  
 PARKING LOT ELEVATION: PUBLISHED ELEVATION = 135.096 metres.

1.	ISSUED FOR SITE PLAN APPLICATION	G.C.	2022.10.19
No.	REVISIONS TO DRAWING	BY	DATE
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED			

CLIENT  
**UNITED PROPERTY RESOURCE CORP**  
 c/o KINDRED WORKS

MUNICIPALITY  
**CITY OF MISSISSAUGA**

PROJECT TITLE  
**WESTMINISTER**

SHEET TITLE  
**SITE GRADING PLAN**

DESIGNED  
 G.C.

DRAWN  
 10/12 CAD

CHECKED  
 A.W.

SCALE  
 1:250

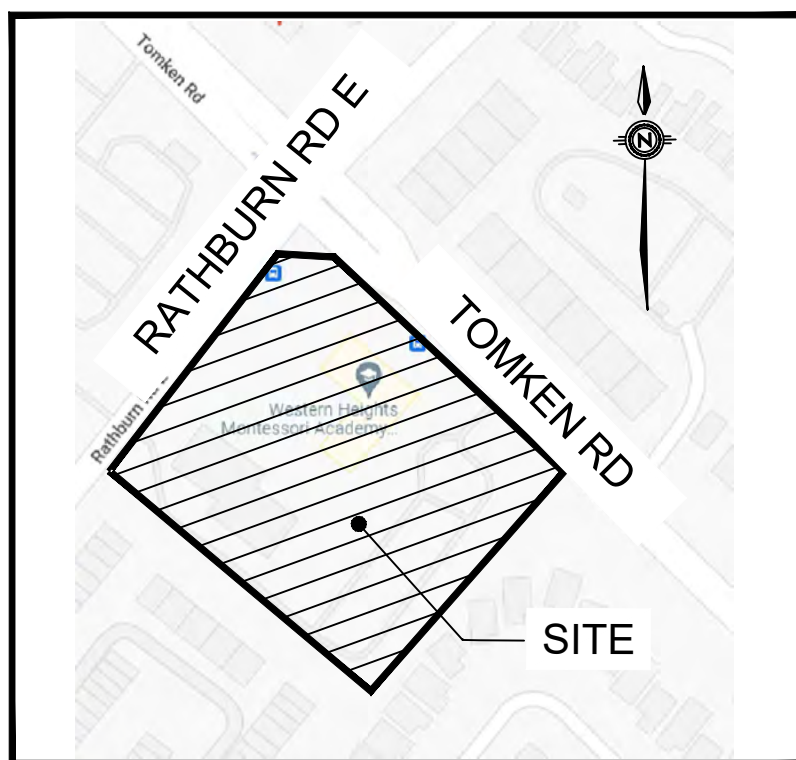
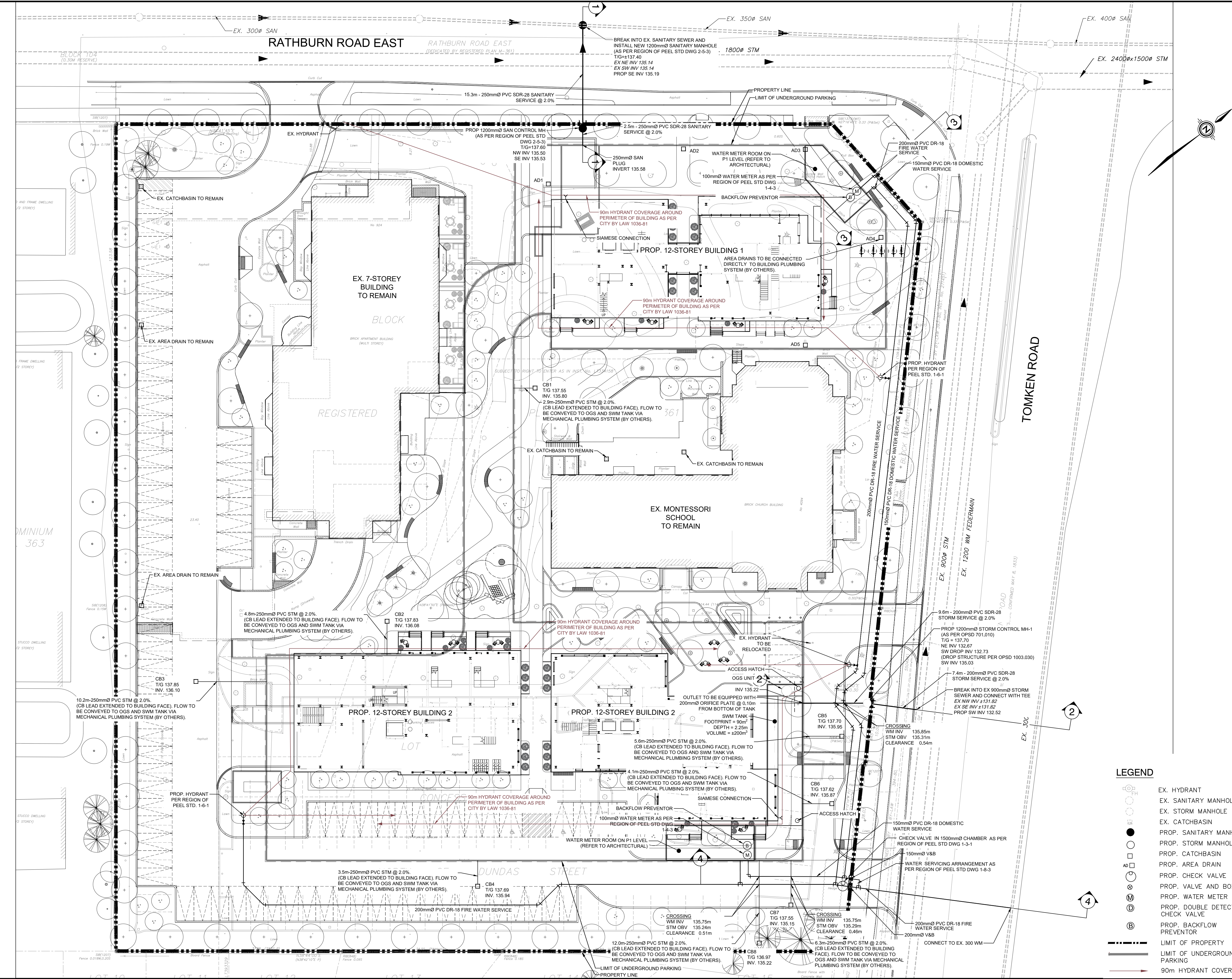
DATE  
 OCT 2022

PROJECT NUMBER  
**221-05528**

DWG. NUMBER  
**C101**

- LEGEND**
- +77.16 EX. ELEVATION
  - +77.50 PROP. ELEVATION
  - ⊕ EX. HYDRANT
  - ⊙ EX. SANITARY MANHOLE
  - ⊙ EX. STORM MANHOLE
  - ⊙ EX. CATCHBASIN
  - ⊙ PROP. SANITARY MANHOLE
  - ⊙ PROP. STORM MANHOLE
  - ⊙ PROP. CATCHBASIN
  - ⊙ PROP. AREA DRAIN
  - LIMIT OF PROPERTY
  - OVERLAND FLOW
  - LIMIT OF UNDERGROUND PARKING

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 PLOTTED DATE: Oct 24, 2022 - 10:44am, CASR026293



KEY PLAN N.T.S.

NOTE:  
CONTRACTOR TO CONFIRM LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

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**CITY OF MISSISSAUGA**

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**WESTMINISTER**

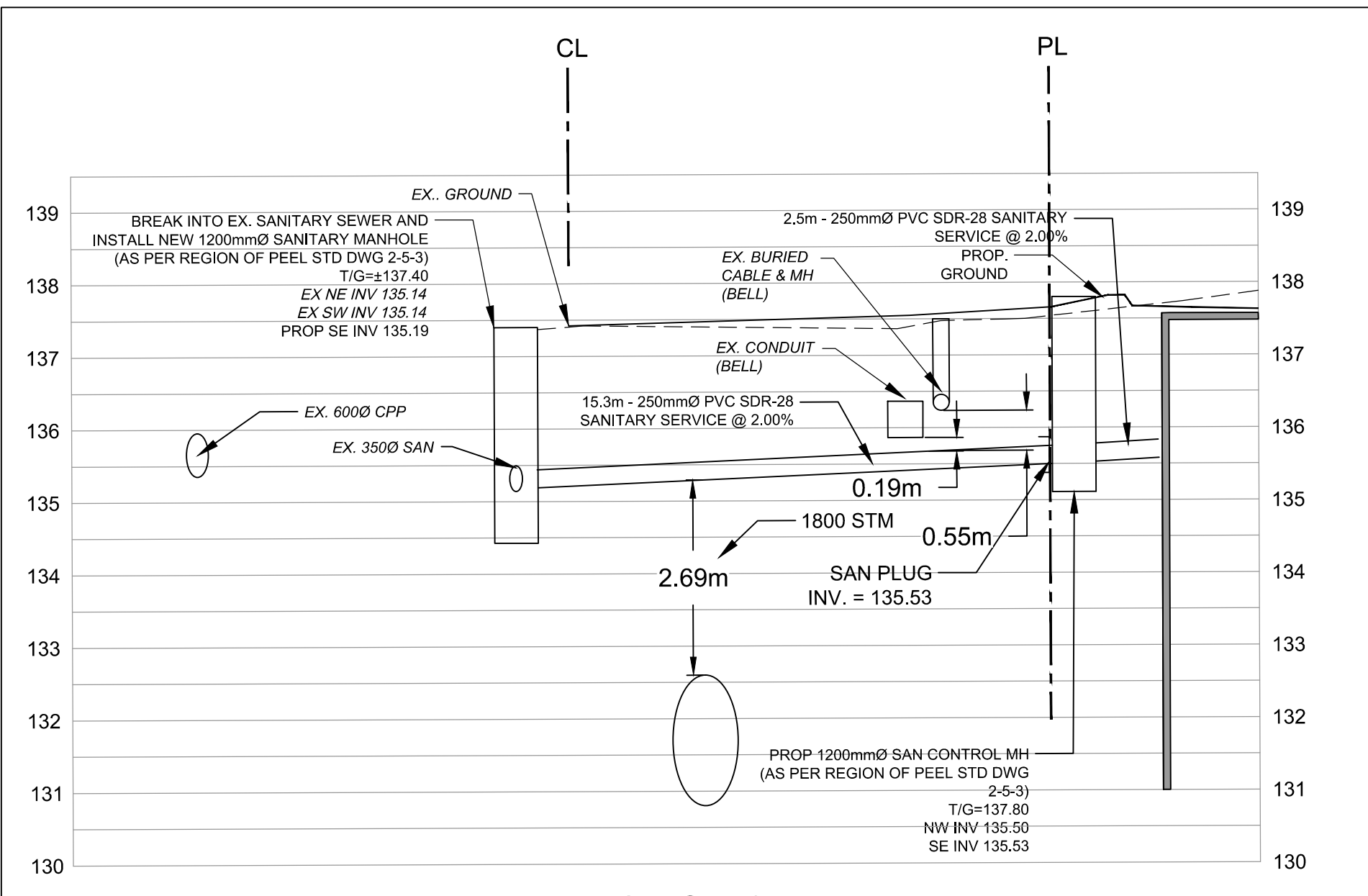
SHEET TITLE  
**SITE SERVICING PLAN**

100 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1  
t: 905.882.1100 f: 905.882.0055 www.wsp.com

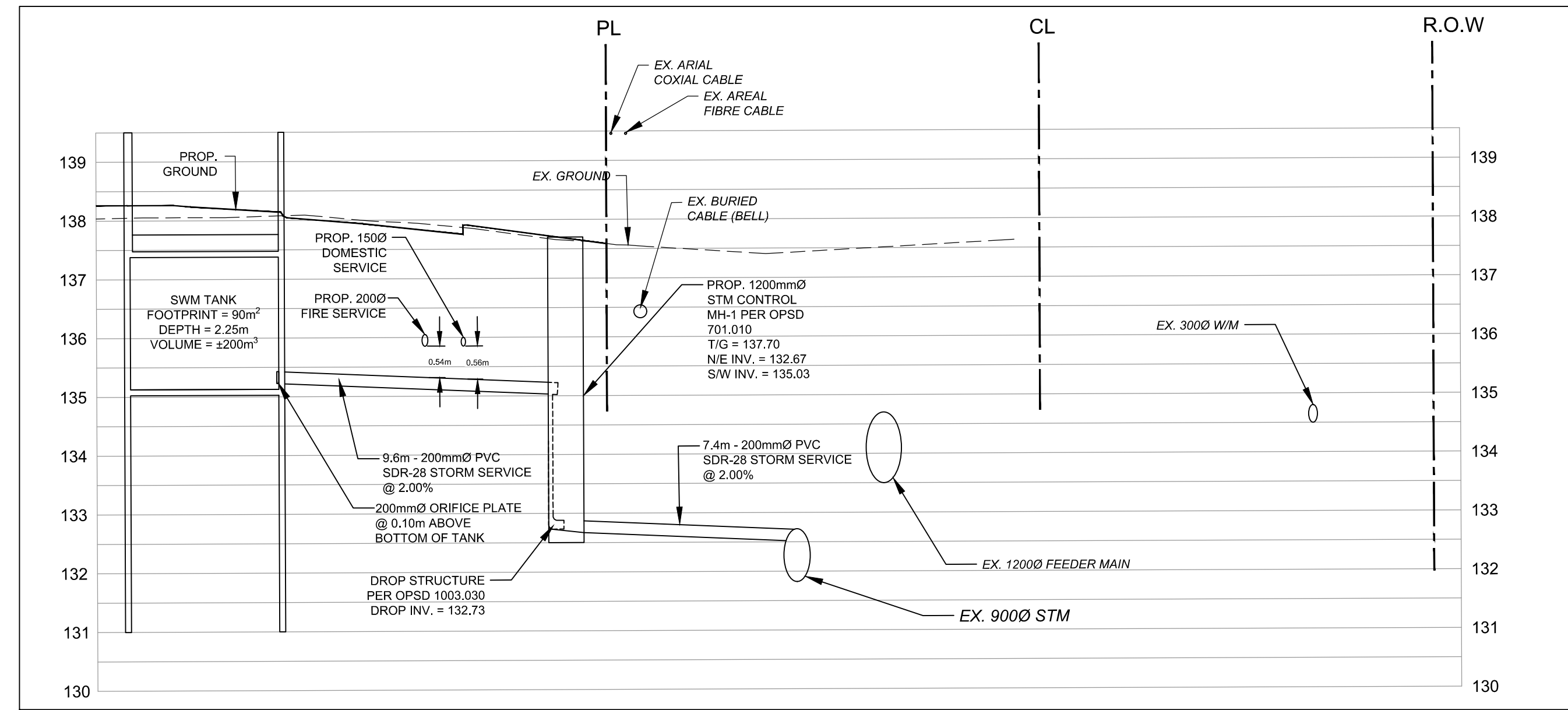
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G.C.	10/12 CAD	A.W.
SCALE	DATE	
1:250	OCT 2022	
PROJECT NUMBER	DWG. NUMBER	
<b>221-05528</b>	<b>C102</b>	

- LEGEND**
- EX. HYDRANT
  - EX. SANITARY MANHOLE
  - EX. STORM MANHOLE
  - EX. CATCHBASIN
  - PROP. SANITARY MANHOLE
  - PROP. STORM MANHOLE
  - PROP. CATCHBASIN
  - PROP. AREA DRAIN
  - PROP. CHECK VALVE
  - PROP. VALVE AND BOX
  - PROP. WATER METER
  - PROP. DOUBLE DETECTOR CHECK VALVE
  - PROP. BACKFLOW PREVENTOR
  - LIMIT OF PROPERTY
  - LIMIT OF UNDERGROUND PARKING
  - 90m HYDRANT COVERAGE

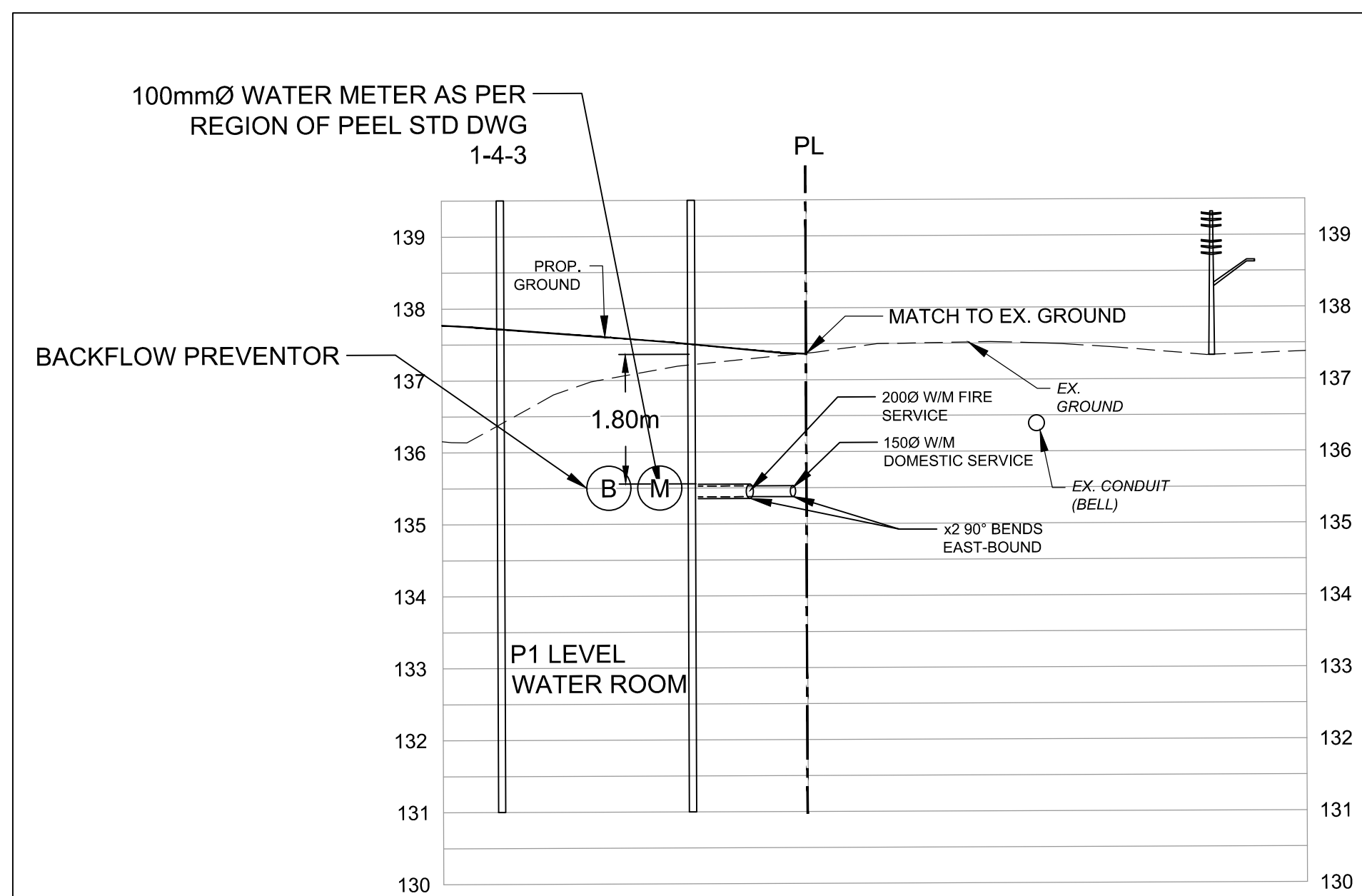
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PLOT DATE: Oct 28, 2022 - 10:21 AM, CAG027026



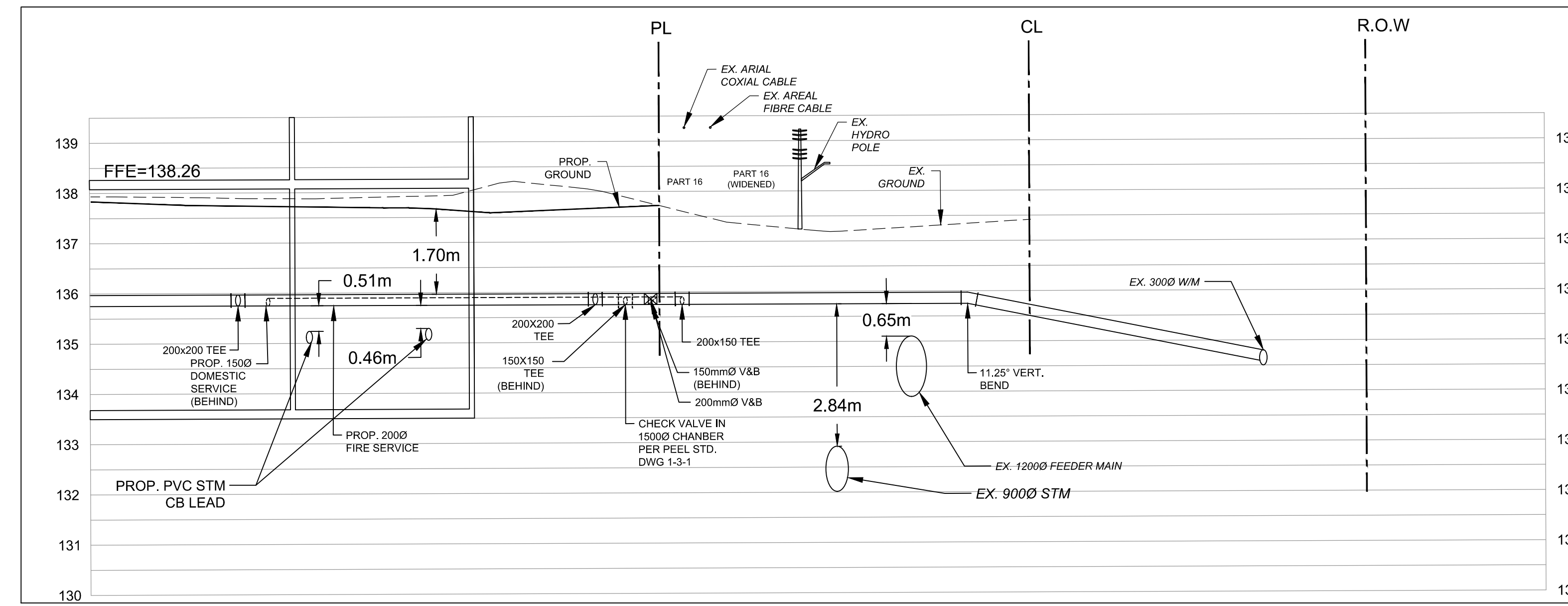
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SCALE H-1:150 | V-1:300



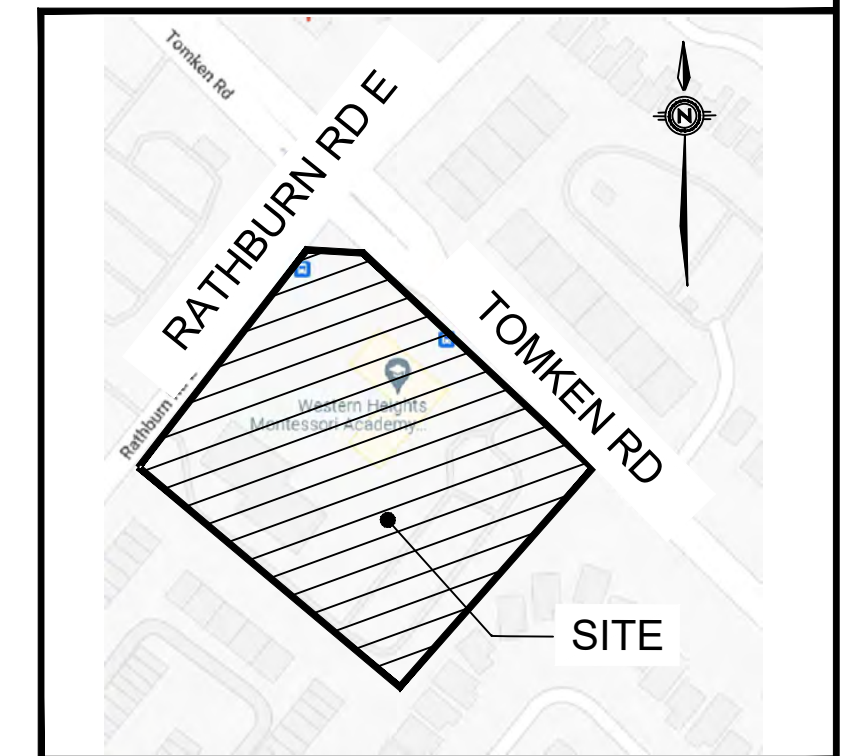
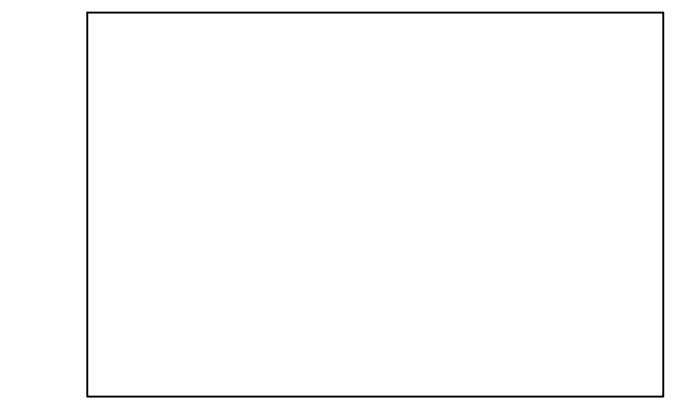
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STORM SEWER**  
SCALE H-1:150 | V-1:300



**SECTION 3  
WATERMAIN SERVICING (NORTH)**  
SCALE H-1:150 | V-1:300



**SECTION 4  
WATERMAIN SERVICING (SOUTH)**  
SCALE H-1:150 | V-1:300



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PARKING LOT ELEVATION: PUBLISHED ELEVATION = 135.096 metres.


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**UNITED PROPERTY RESOURCE CORP  
c/o KINDRED WORKS**

MUNICIPALITY  
**CITY OF MISSISSAUGA**

PROJECT TITLE  
**WESTMINISTER**

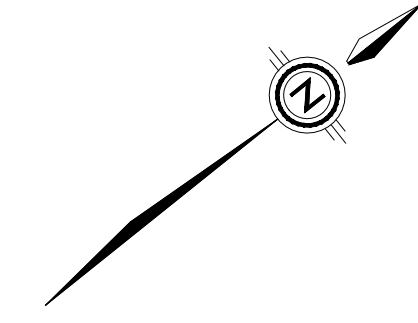
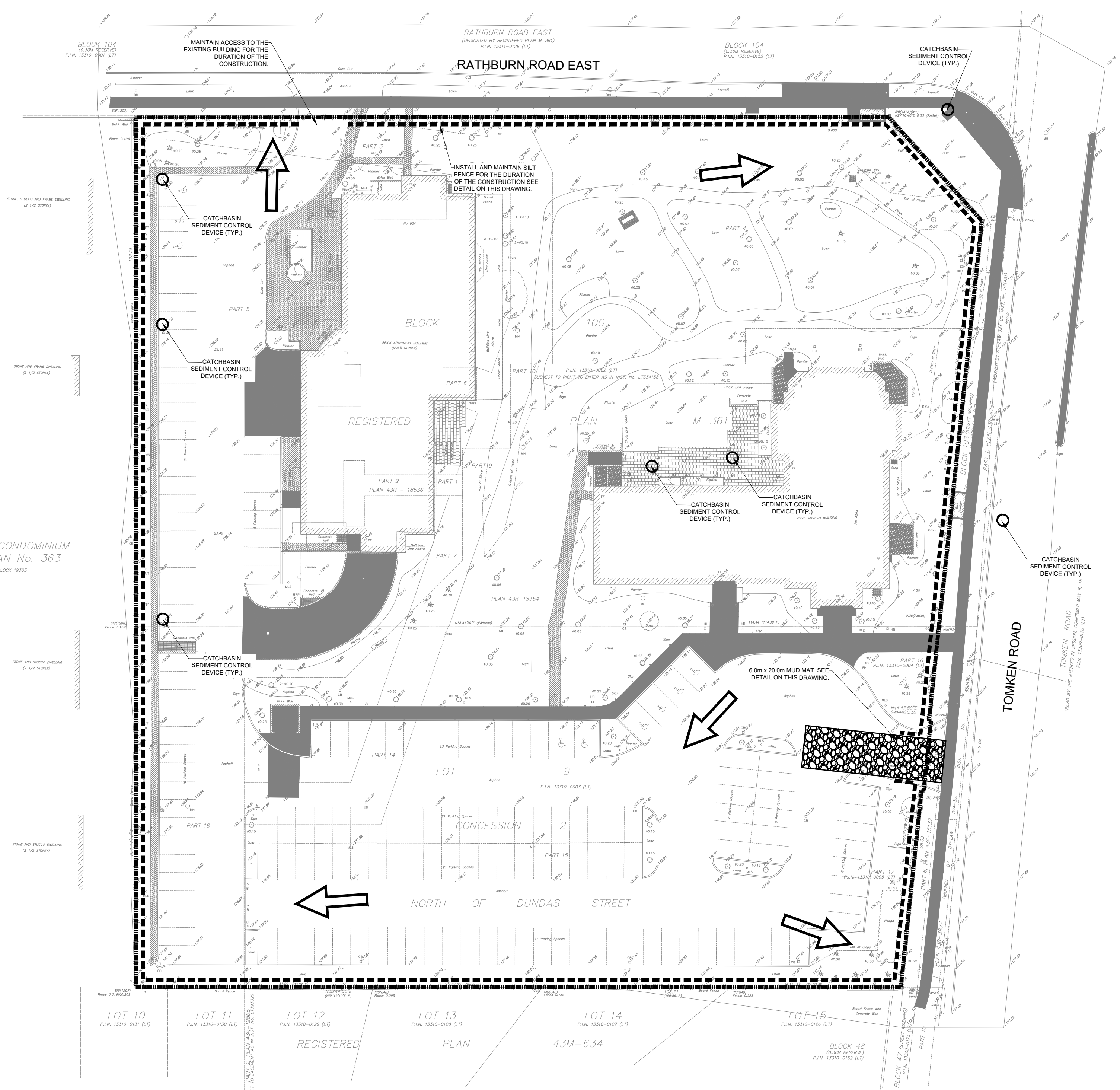
SHEET TITLE  
**SERVICING CROSS -  
SECTIONS PLAN**

**wsp**  
100 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1  
t: 905.882.1100 f: 905.882.0055 www.wsp.com


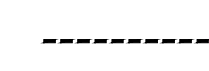



DESIGNED G.C.	DRAWN 10/12 CAD	CHECKED A.W.
SCALE 1:250	DATE OCT 2022	
PROJECT NUMBER 221-05528	DWG. NUMBER C103	

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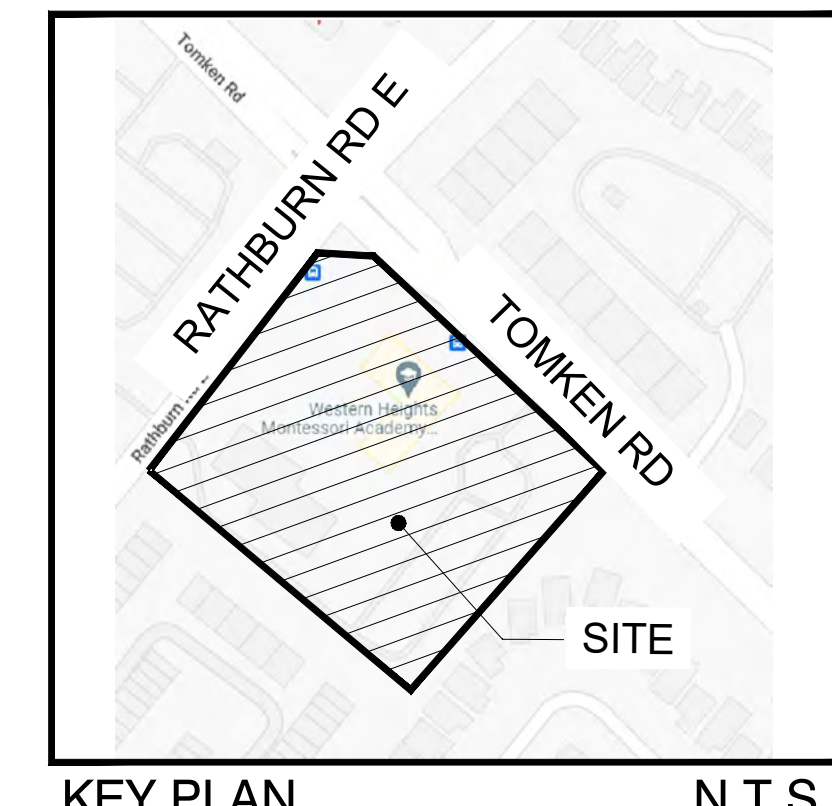
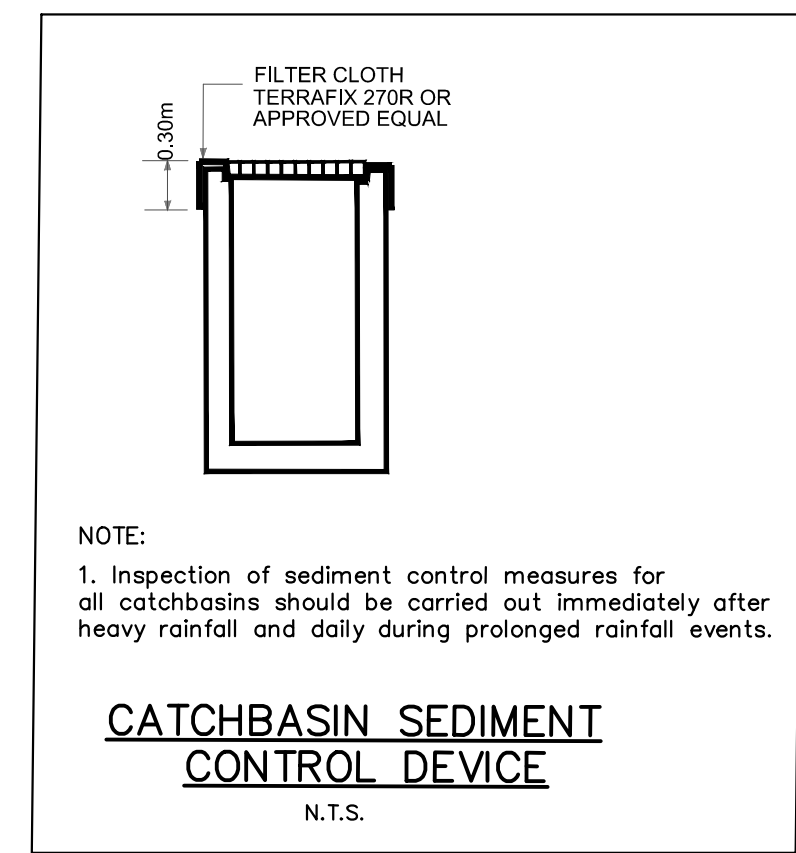
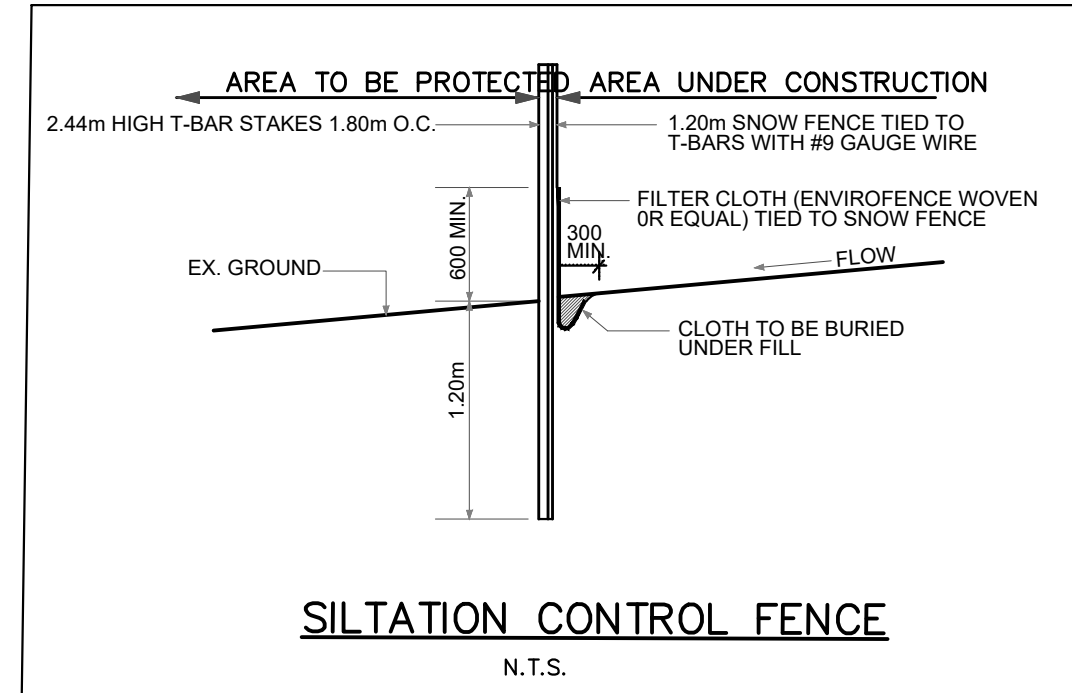
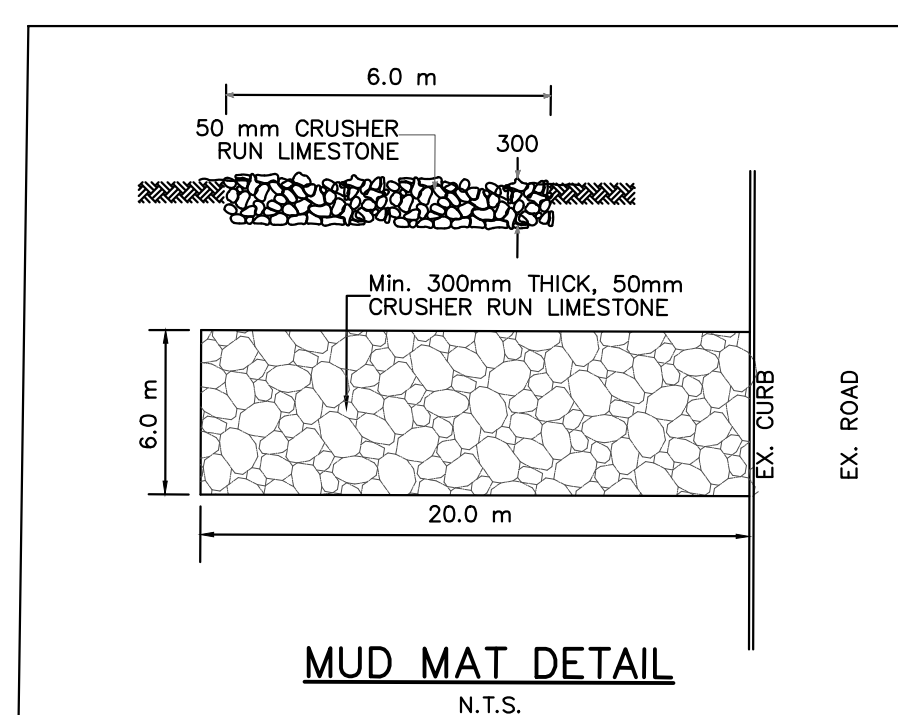
PEEL CONDOMINIUM  
PLAN No. 363  
BLOCK 1833



**LEGEND**

-  MUD MAT (CONSTRUCTION ACCESS)
-  SILTATION CONTROL FENCE
-  OVERLAND FLOW DIRECTION
-  TEMPORARY SILT TRAP
-  LIMIT OF PROPERTY

EX. ELEVATION  
+ 77.16




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MUNICIPALITY				
CITY OF MISSISSAUGA				
PROJECT TITLE				
WESTMINSTER				
SHEET TITLE				
EROSION AND SEDIMENTATION CONTROL PLAN				
				
100 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1 t: 905.882.1100 f: 905.882.0055 www.wsp.com				
DESIGNED	DRAWN	CHECKED		
G.C.	10/12 CAD	A.W.		
SCALE	DATE			
1:400	OCT 2022			
PROJECT NUMBER	DWG. NUMBER			
221-05528	C104			

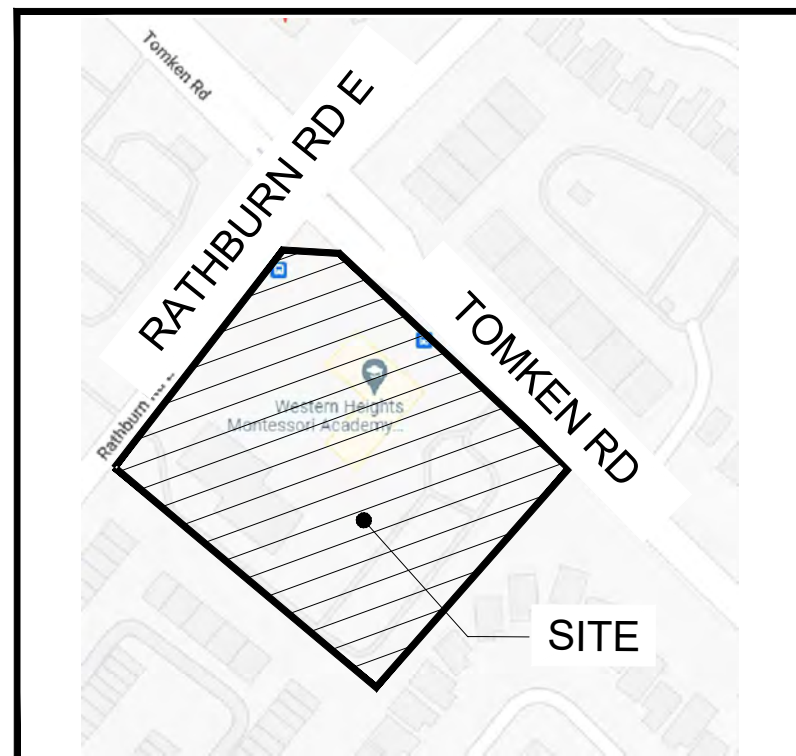
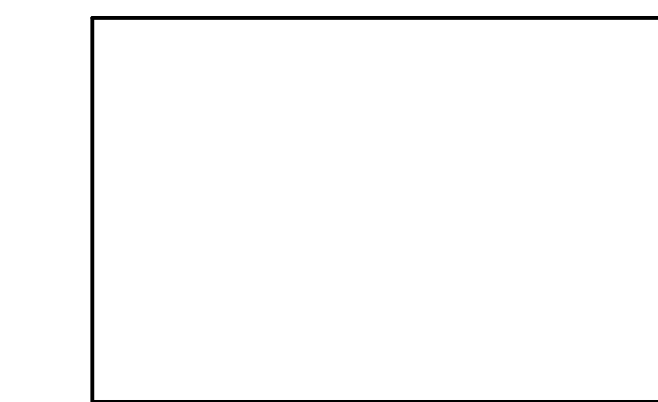
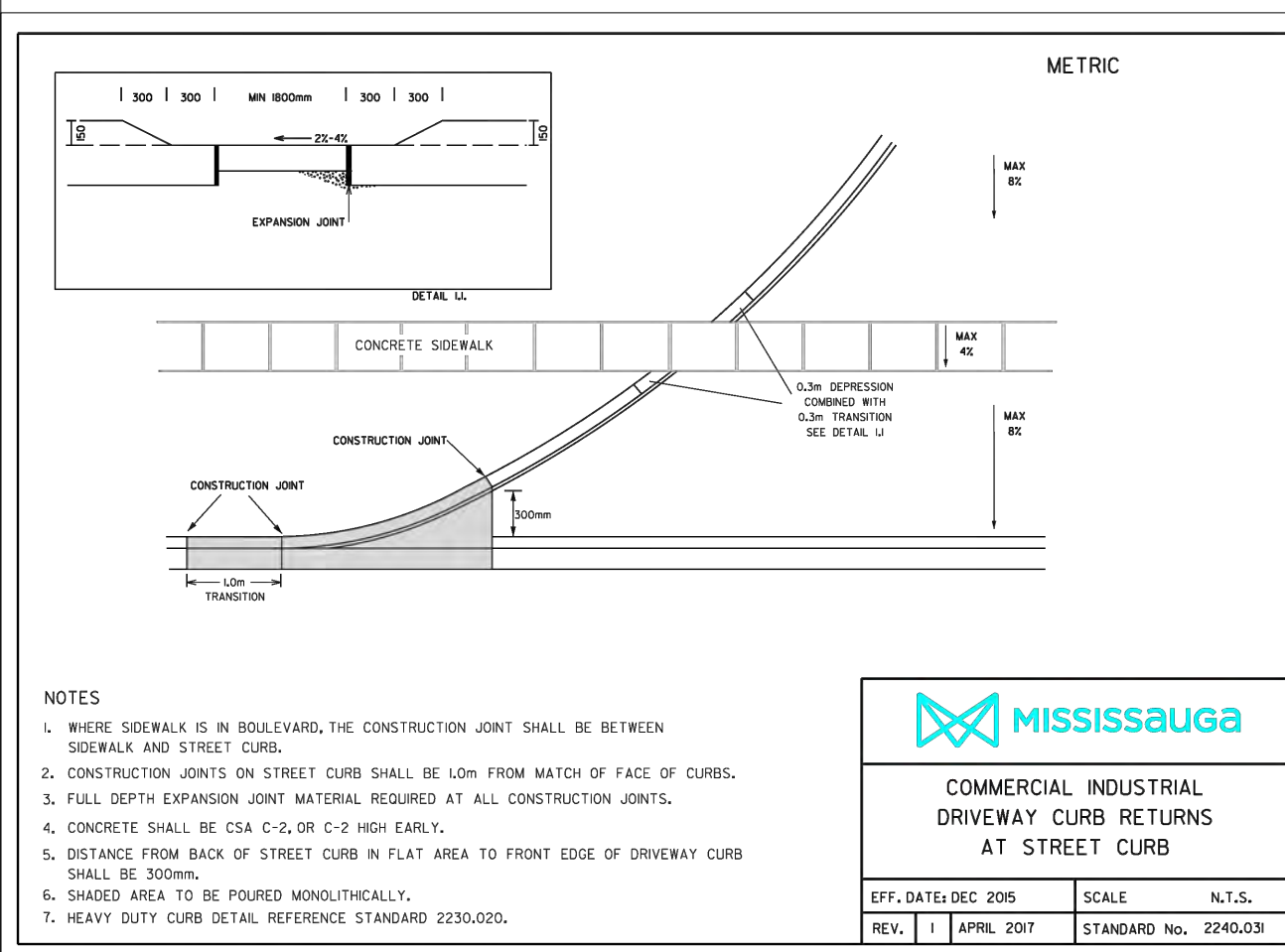
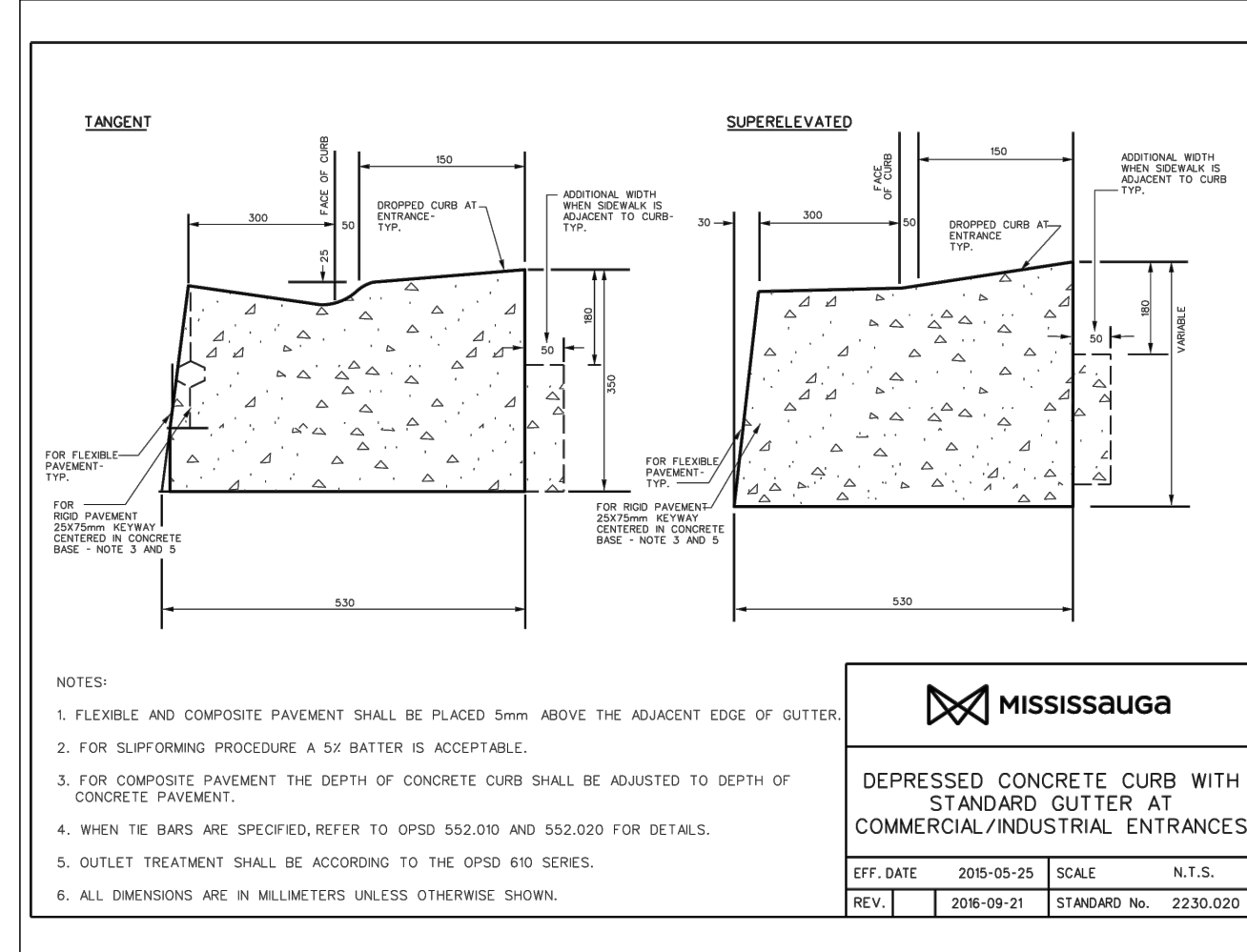
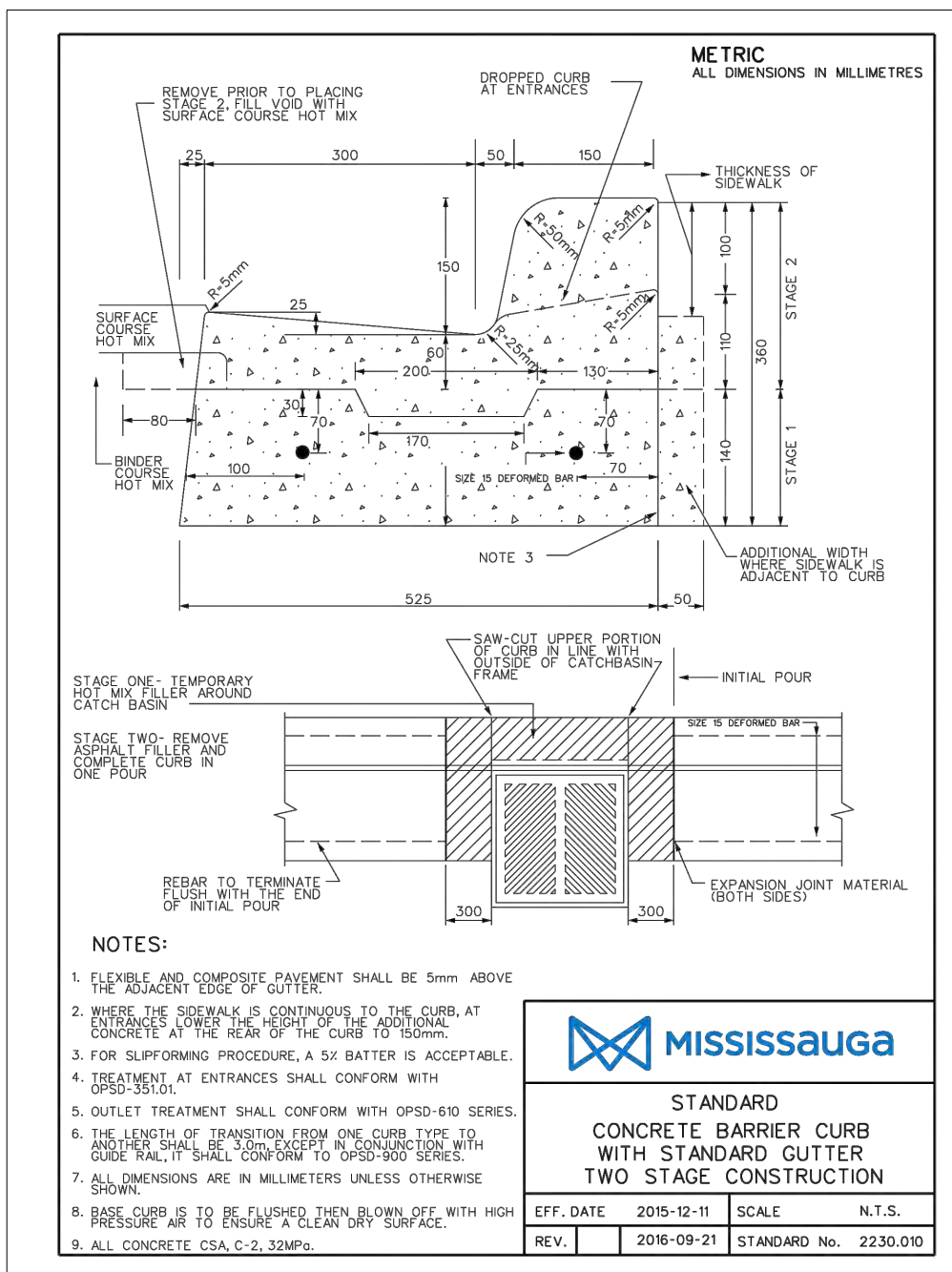
The following general notes are for Removals and Erosion and Sediment Control works only. Additional general notes are to be referenced from the Servicing and Grading Drawing. All Notes and General Notes shall be read in conjunction with the Contract Specifications.

- 1 GENERAL**
- Construction shall be in conformance with the EPA 832/R-92-005, Chapter 3, and the "Ontario Occupational Health and Safety Act and Regulations for Construction Projects".
  - All dimensions are in metres or millimetres.
  - The position of existing poles, overhead lines, conduits, watermains, sewers and other underground or aboveground utilities, structures and appurtenances is not necessarily shown on the drawings, and where shown, the accuracy of the position of such utilities is not guaranteed.
  - Prior to construction, the contractor shall obtain all necessary utility stakeouts to verify the location of any Hydro, Bell, Cable TV or Gas utility lines, and where required, provide adequate protection of existing utility lines and plant. Before commencing construction, the contractor shall satisfy himself of the exact location of all existing utilities and structures, and assume all liability resulting from damage to them during the course of construction.
  - The Contractor shall be responsible for maintaining positive surface drainage for the duration of the construction period.
  - All geotechnical information, including borehole logs and engineered-fill specifications, are to be obtained from the Geotechnical Consultant.
  - Construction shall not commence until all utility locations have been verified and all permits have been received.

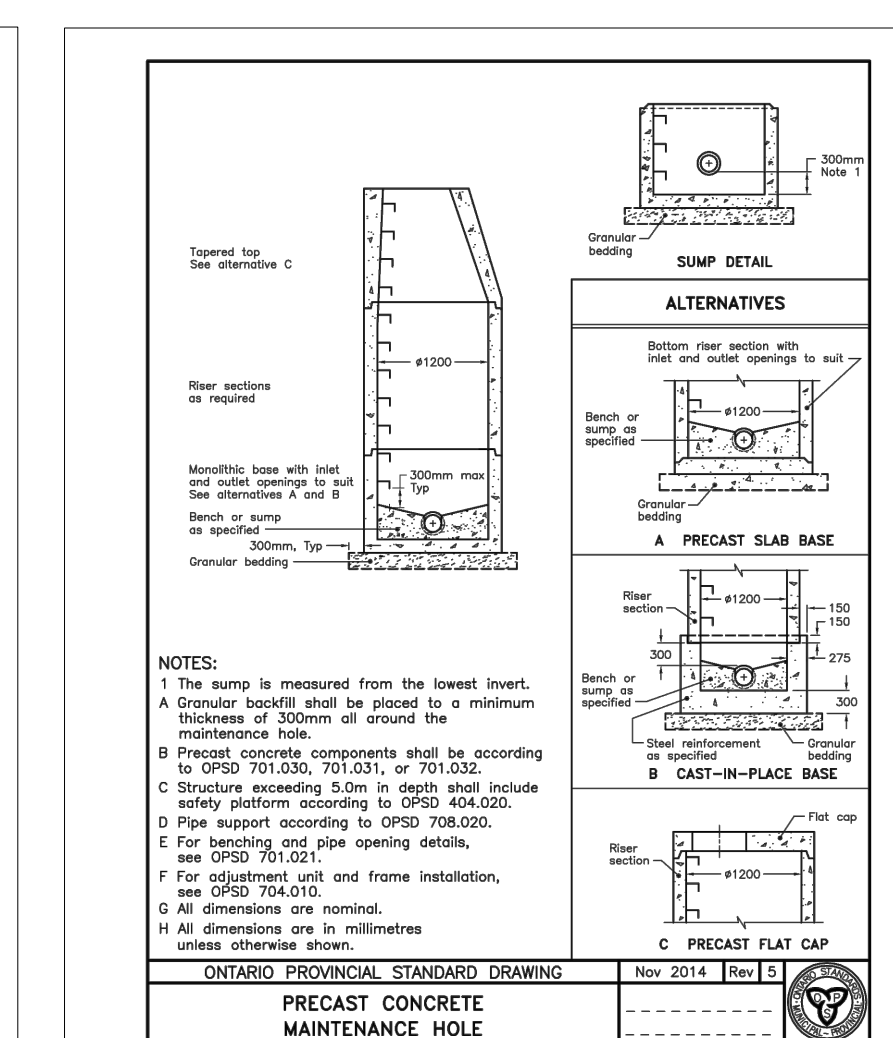
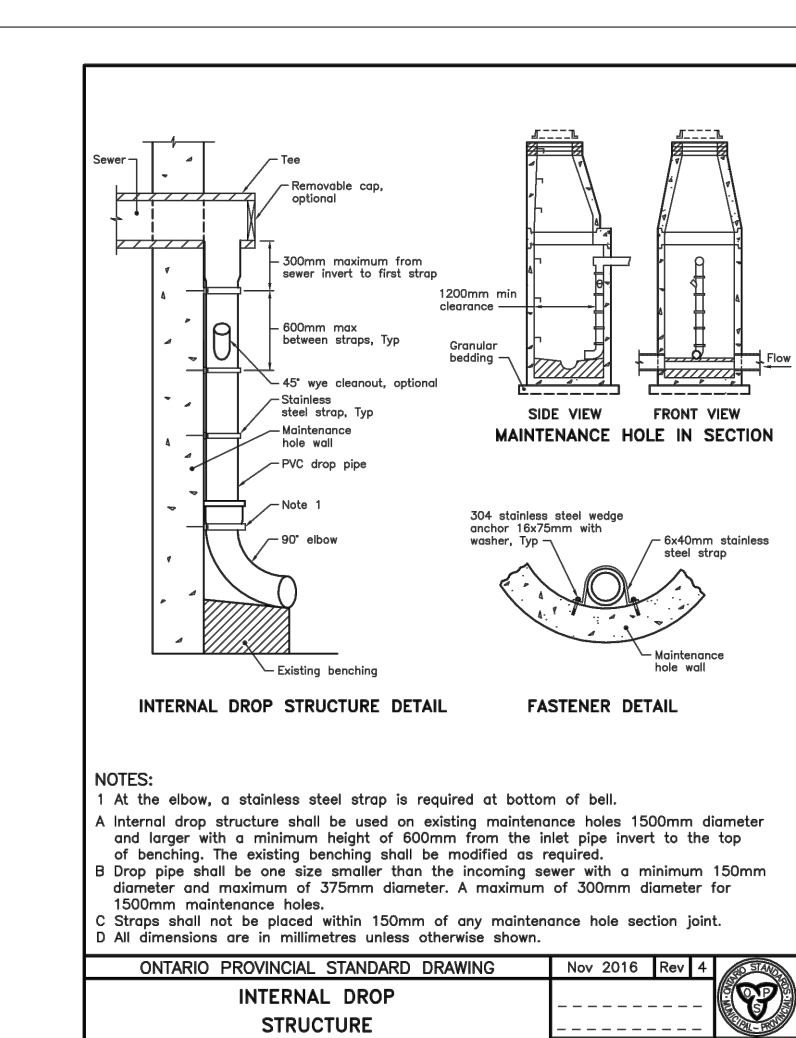
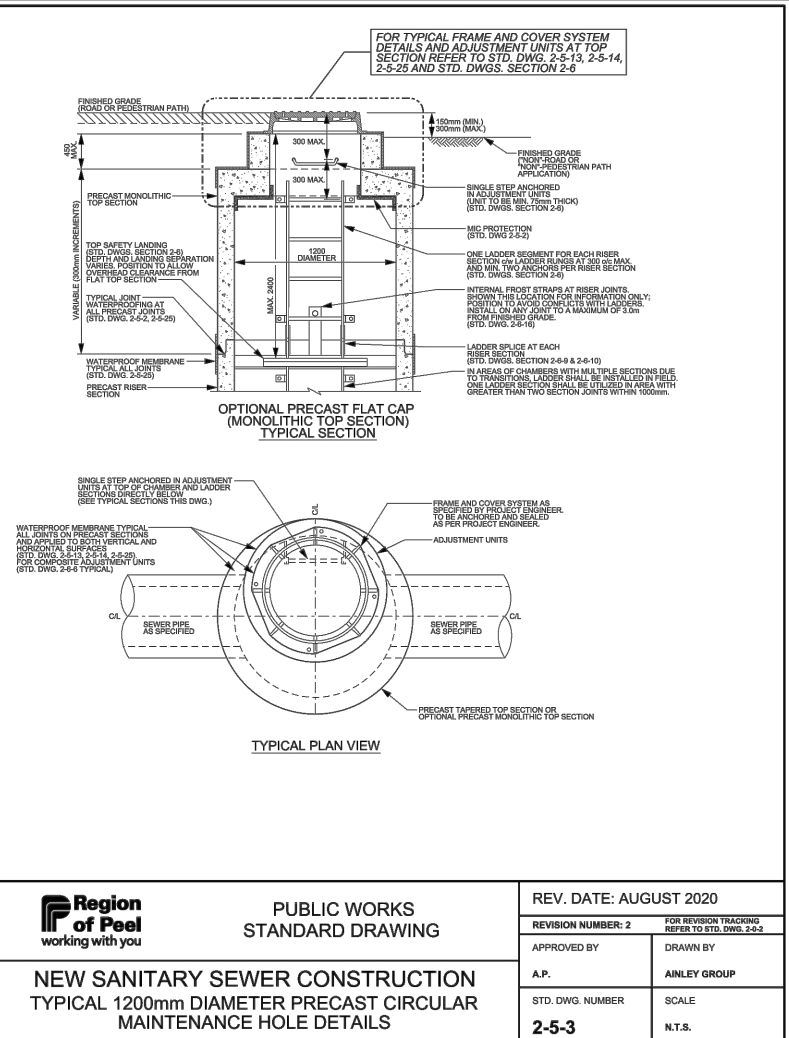
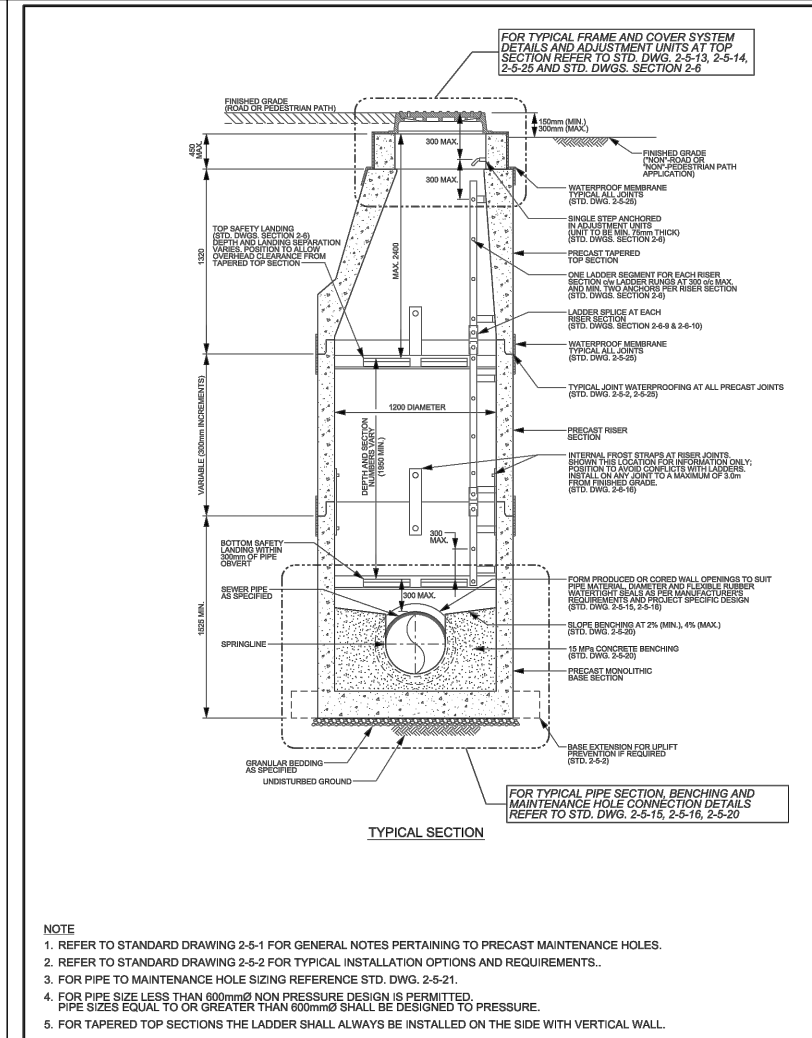
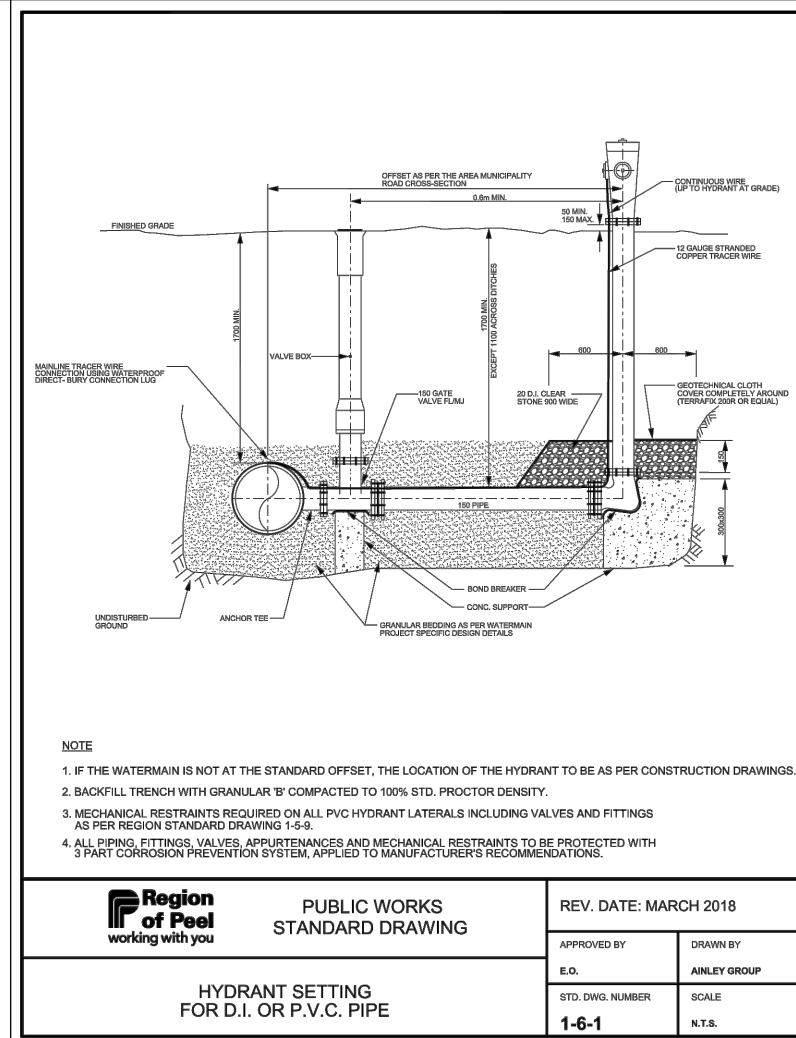
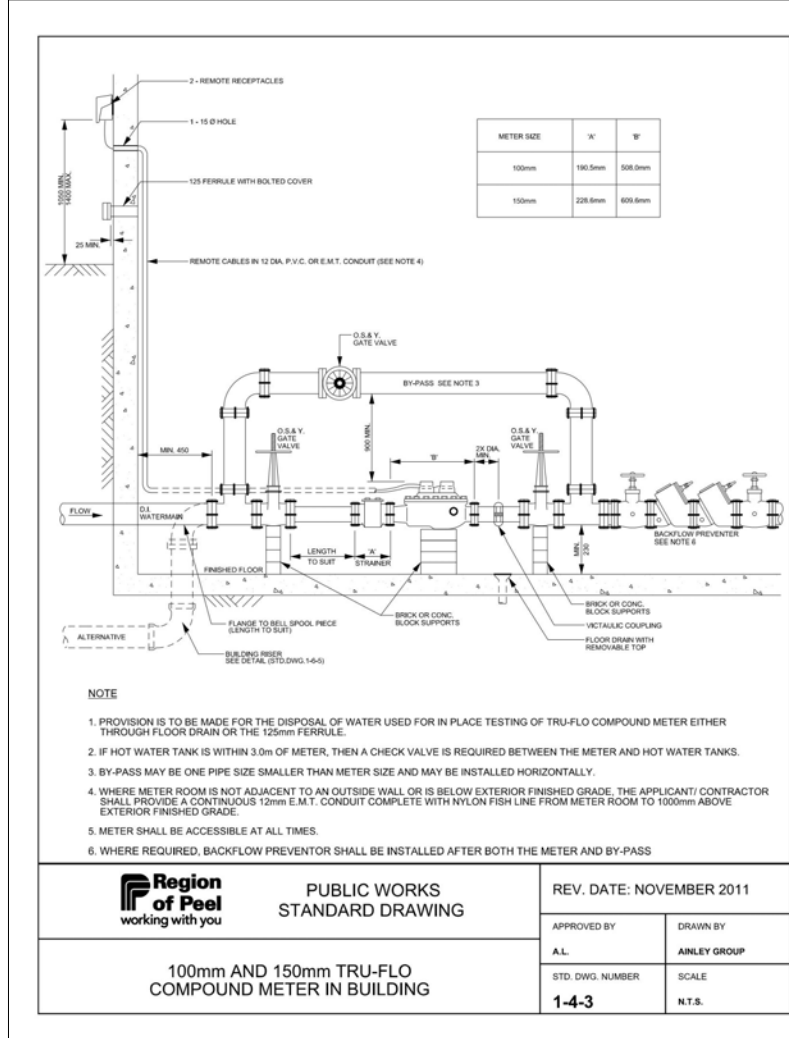
- 2 SITE CONTROL MEASURES**
- The contractor shall be responsible for the condition of the site at all times.
  - If construction is interrupted and/or inactivity exceeds 30 days, stripped/bare areas will be stabilized by seeding.
  - The development area for stripping and excavation is approximately 0.33ha.
  - All erosion and sediment control measures including the sedimentation fencing, catchbasin control device, mud mat and other erosion control measures shall be installed prior to commencement of any earth moving.
  - Contractor shall notify the Consultant 48 hours prior to the commencement of grading activities of construction.
  - All roadside catchbasins to have sediment protection as per detail on this drawing. Sediment protection barrier to be maintained on a regular basis or to the satisfaction of the City of Toronto.
  - All sediment removed from sediment traps shall be disposed off-site in locations acceptable to and in accordance with City regulations.
  - Contractor shall be responsible for maintaining all erosion and sediment control devices in goodworking order at all times. The contractor shall inspect such devices at least once a week and after each rain fall event, and make all necessary repairs as required.
  - Ongoing inspection, monitoring and maintenance of the siltation control fence shall be provided; relocation of the siltation control fence shall be undertaken during the course of construction when it is deemed necessary by the practitioner or when it is recommended by the environmental inspector.

- 3 TRAFFIC CONTROL AND MUD TRACKING**
- Contractor to be responsible for all Traffic Control and Signage. Contractor is required to adhere to all conditions set out by the City of Toronto Transportation Department.
  - During all construction phases, mud tracking control, consisting of flushing and sweeping roads, is to be provided for all roads, as warranted, in accordance with the City of Toronto mud tracking control policy.
  - All construction vehicles to enter and leave the site at approved locations only. All vehicles must travel over a vibratory mud mat when leaving the site.
  - The Contractor is responsible for cleanup of mudtracking on a daily basis or on a more frequent basis if directed by the City or the Consultant.
  - Contractor to limit construction activities within the Limits of Construction shown on the drawings. Contractor to restore all disturbed areas outside the working area to original conditions and to the satisfaction of the City of Toronto.
  - If necessary, trucks shall be washed down before leaving the site.
  - Contractor to conform to all City of Toronto Noise and Dust control standards and by-laws. The site must be wet down if necessary to control dust.

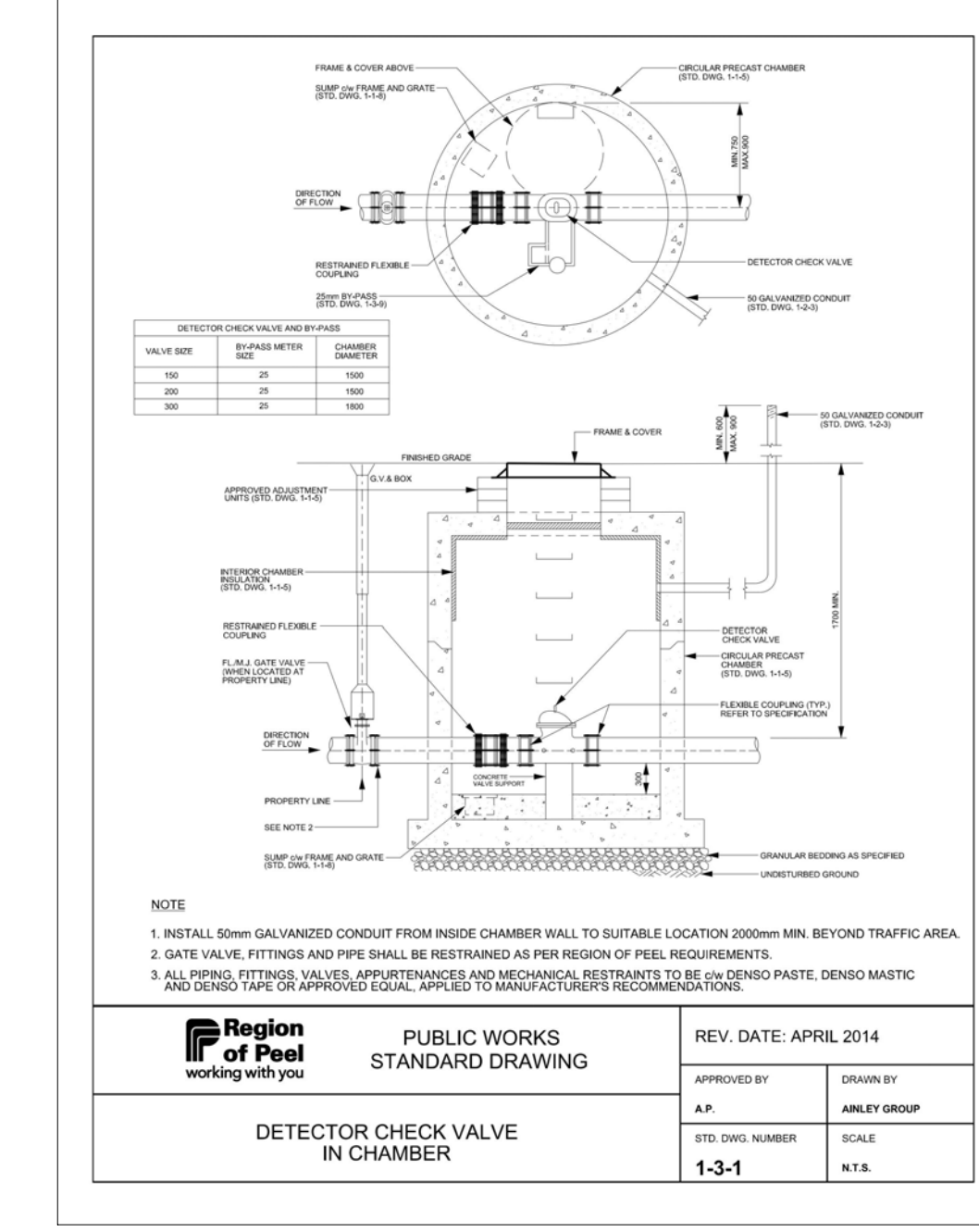
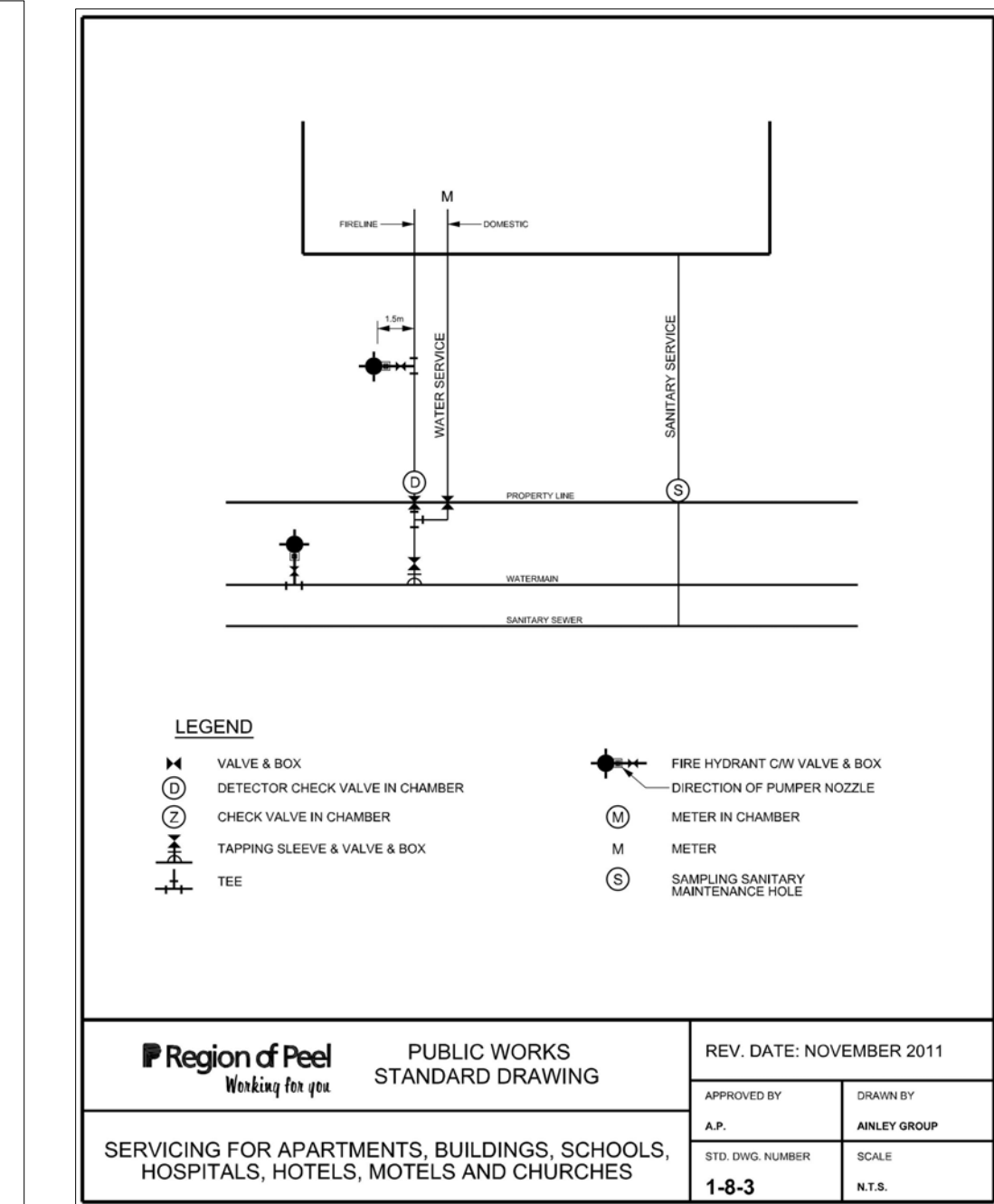
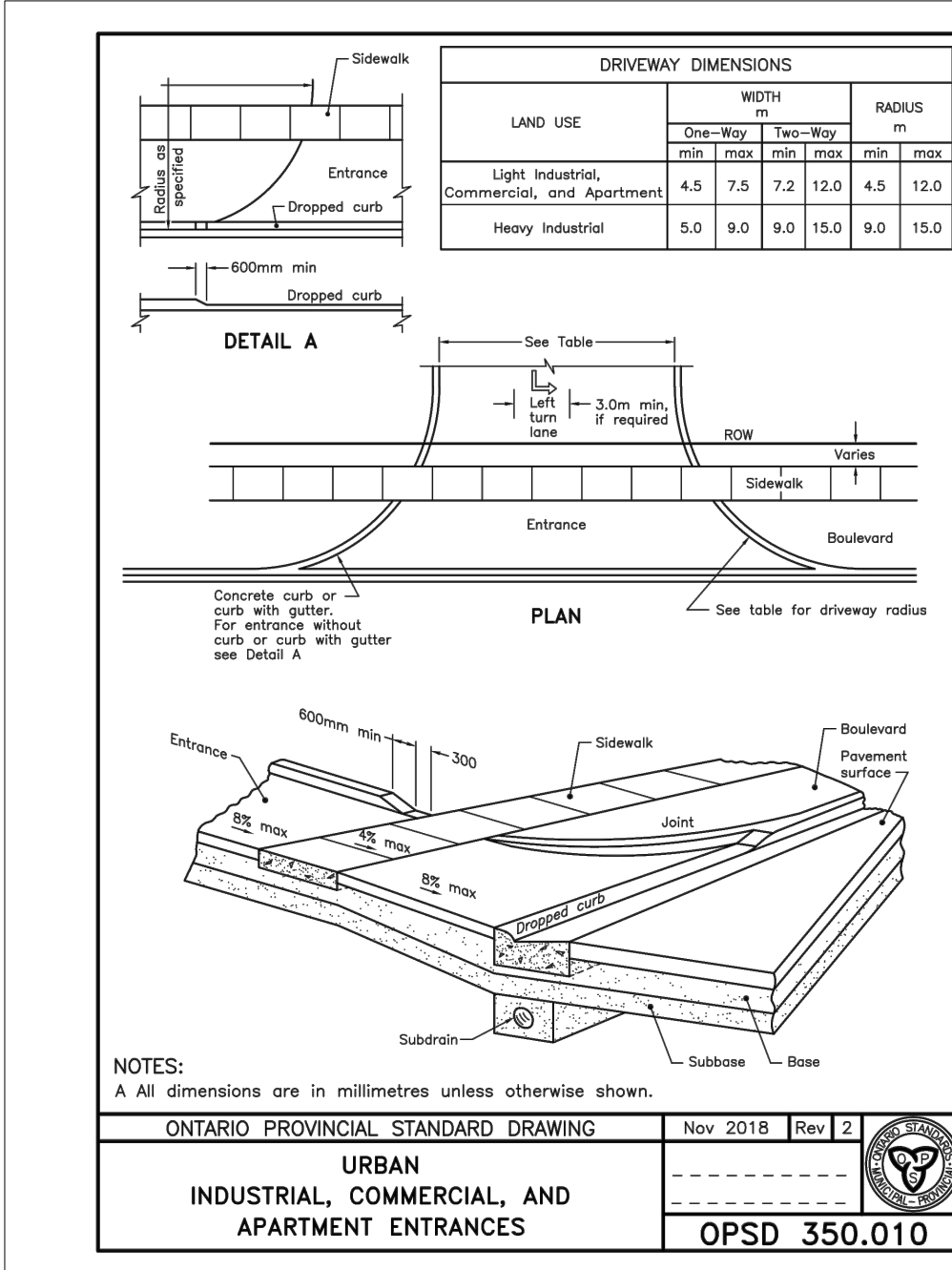
- 4 REMOVALS AND REINSTATEMENT**
- All structures, surface treatments and materials removed from this site must be disposed of off-site meeting all regulations and requirements of the Ministry of the Environment and the city of Toronto.
  - All site excavation and resulting drainage patterns shall not adversely affect adjacent lands.
  - Any de-watering of excavations on this site must conform to the City of Toronto Sewer use by law.
  - If any sewer or water services that are not identified on this plan are discovered on this site by the contractor, they shall notify the consultant immediately. If it is determined that the existing sewer or water service is abandoned or no longer required. The contractor shall remove the service and all associated structures to the limit of the property and dispose off-site. The existing service stub at the property line shall be plugged with a watertight plug. The Contractor shall then notify Toronto water of the abandoned service connection so that Toronto water can complete a formal disconnect of the municipal Service connection.
  - All surface features to remain such as asphalt, curbs and sidewalks that are disturbed, damaged or removed during the contractor activities shall be reinstated to the original condition.
- 5 CONSTRUCTION SEQUENCE**
- Initial sediment control installation.....TBD
  - Site excavating operations.....TBD
  - Building construction.....TBD
  - Final grading operations.....TBD
- 6 DECOMMISSIONING**
- Contractor shall be responsible for removal of all erosion and sediment control devices and structures once the site has stabilized.



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<b>wsp</b>				
100 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1 t: 905.882.1100 f: 905.882.0055 www.wsp.com				
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