

Streetscape Feasibility Study



Project: 2077-2105 Royal Windsor Dr, Mississauga
CRW 1 LP & CRW 2 LP

PREPARED BY:



Savaoglou Dimitra, P.E., M.A.Sc.
Project Designer

REVIEWED BY:



Gina Liaropoulou, P.E., M.A.Sc.
Project Engineer

AUTHORIZED FOR ISSUE BY:

LITHOS GROUP INC.



Nick Moutzouris, P.Eng., M.A.Sc.
Principal

Identification	Date	Description of issued and/or revision
Streetscape Feasibility Report	December 14 th , 2022	Issued for ZBA/OPA

Statement of Conditions

This Report / Study (the “Work”) has been prepared at the request of, and for the exclusive use of, the Owner / Client, the City of Toronto and its affiliates (the “Intended User”). No one other than the Intended User has the right to use and rely on the Work without first obtaining the written authorization of Lithos Group Inc. and its Owner. Lithos Group Inc. expressly excludes liability to any party except the intended User for any use of, and/or reliance upon, the work.

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1.0 Introduction

Lithos Group Inc. (Lithos) was retained by CRW 1 LP & CRW 2 LP (the “Owner”) to prepare a Streetscape Feasibility Report in support of an Official Plan Amendment and a Zoning By-Law Amendment for a proposed mixed-use development at 2077-2105 Royal Windsor Dr (L5J 1K5), in the City of Mississauga (the “City”).

The proposed development is in an Amended Boulevard Treatment Area. The Streetscape Feasibility Study has been completed for the site as required by the City of Mississauga and is in accordance with the Streetscape Feasibility Terms of Reference, May 2017. The purpose of the study is to demonstrate that the proposed development can accommodate the appropriate boulevard treatment within the public right-of-way and that the associated building setbacks are adequate.

The complete study will consist of a Composite Utility Plan, indicating all existing and proposed utility/service locations along Royal Windsor Drive and the proposed private road, and three (3) cross sections demonstrating below- and above-grade utilities/services.

2.0 Composite Utility Plan

Information regarding the existing utilities along Royal Windsor Drive, reflected on the drawings, where based on located the completion reports, that can be found at the end of the Report.

Composite Utility Plan (UP-01) reflects the trench location along Royal Windsor Drive. As per City’s requirements, a trench with plan area of 2m x 2m is proposed at a min. distance of 0.758m from the back of the municipal curb. According to the utility locations obtained to date, underground utilities are not in conflict with the proposed trench location in the ultimate design condition. Above ground utility conflicts have not been identified for the current proposal.

Three (3) cross-sections have been prepared, one (1) located along Royal Windsor Drive, one (1) located along the west proposed private road and one (1) along the north proposed private road. All sections are in accordance with City policies and demonstrate above- and below-grade utilities/services. The cross-sections are in accordance with the City of Mississauga Cross-Section Specifications.

3.0 Conclusion

Based on the Streetscape Feasibility Study, an appropriate boulevard treatment can be accommodated in the public right-of-way adjacent to Royal Windsor Drive in accordance with City’s streetscape feasibility requirements.

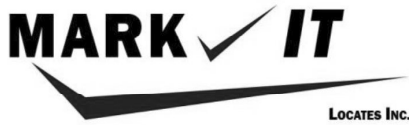
Yours truly,



Sarra Karavasili, P.E. M.A.Sc.
Assistant Project Manager

Appendix A

Background Information



Manhole/Catch Basin Auxiliary Sheet

Client: CRW 1 LP & CRW 2 LP

MARK IT Project No.: 2022-12009

Site Address/Location: 2105 Royal Windsor Drive

Date: 10-12-22

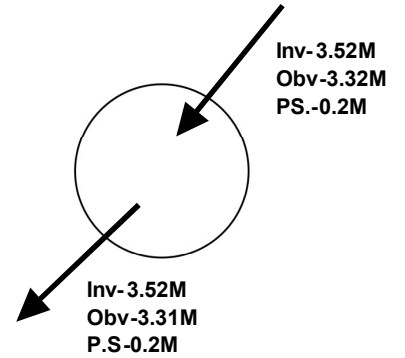
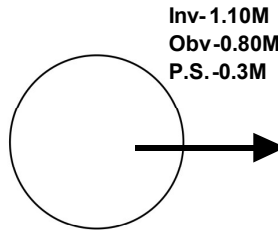
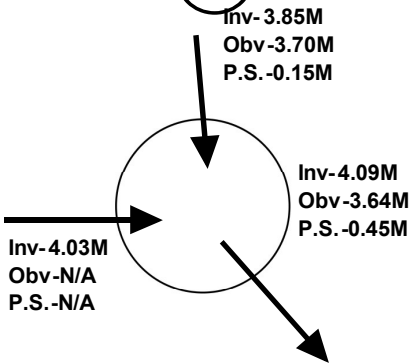
Photos: _____

Employee No.: _____

Manhole/Catch basin No.: 1
 Sewer Type: Sanitary Storm Combined

Manhole/Catch basin No.: 2
 Sewer Type: Sanitary Storm Combined

Manhole/Catch basin No.: 3
 Sewer Type: Sanitary Storm Combined



Notes:

Concrete
6944-6946

Pipe from the west being blocked by stairs

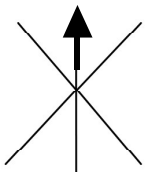
Notes:

PVC
69547-6949

Notes:

PVC
6950-6052

North Direction





Manhole/Catch Basin Auxiliary Sheet

Client: CRW 1 LP & CRW 2 LP

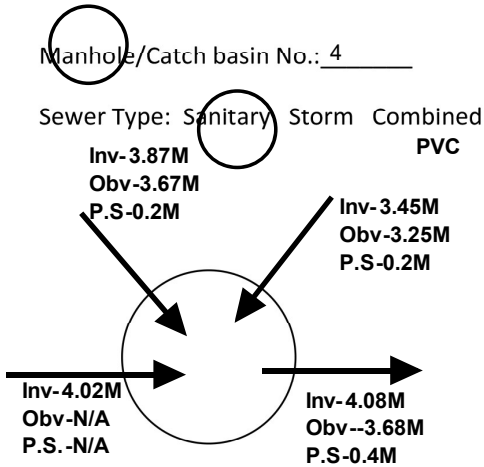
MARK IT Project No.: 2022-12009

Site Address/Location: 2105 Royal Windsor Drive

Date: 10-12-22

Photos: _____

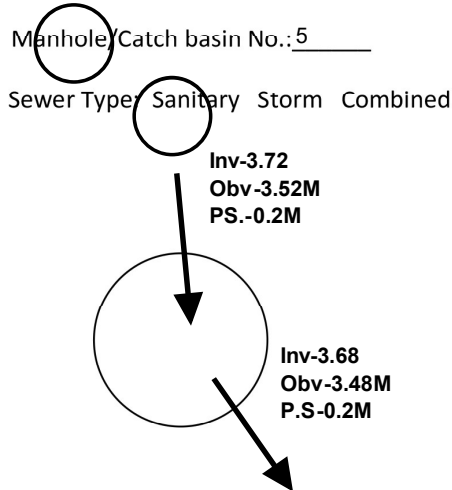
Employee No.: _____



Notes:

PVC/Concrete
6953-6955

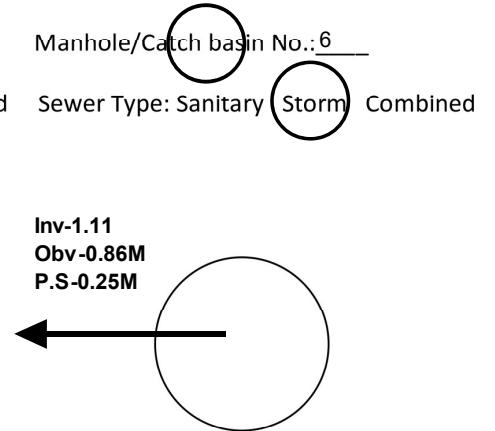
Pipe from the west blocked by stairs



Notes:

Concrete
6956-6958

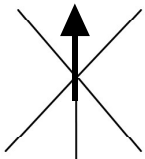
North pipe in on elevated grounds

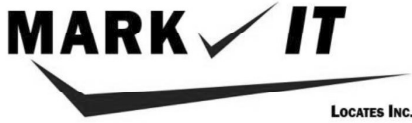


Notes:

PVC
6959-6961

North Direction





Manhole/Catch Basin Auxiliary Sheet

Client: CRW 1 LP & CRW 2 LP

MARK IT Project No.: 2022-12009

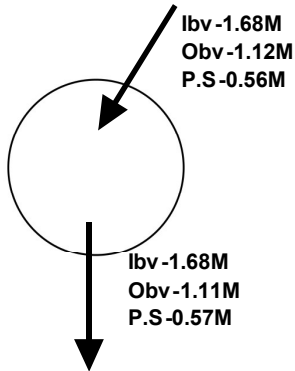
Site Address/Location: 2105 Royal Windsor Drive

Date: 10-12-22

Photos: _____

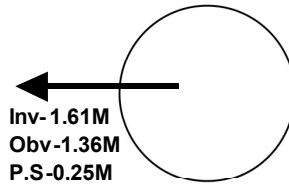
Employee No.: _____

Manhole/Catch basin No.: 7
 Sewer Type: Sanitary Storm Combined



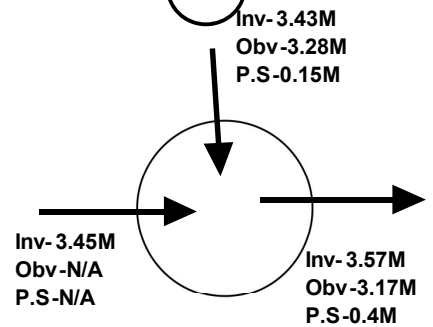
Notes:
 Concrete
 6962-6964

Manhole/Catch basin No.: 8
 Sewer Type: Sanitary Storm Combined



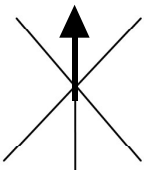
Notes:
 PVC
 6965-6967

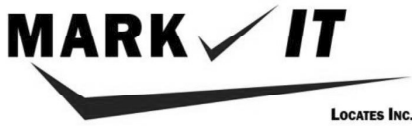
Manhole/Catch basin No.: 9
 Sewer Type: Sanitary Storm Combined



Notes:
 Concrete
 6968-6970
 West pipe blocked by stairs

North Direction





Manhole/Catch Basin Auxiliary Sheet

Client: CRW 1 LP & CRW 2 LP

MARK IT Project No.: 2022-12009

Site Address/Location: 2105 Royal Windsor Drive

Date: 10-12-22

Photos: _____

Employee No.: _____

Manhole/Catch basin No.: 10

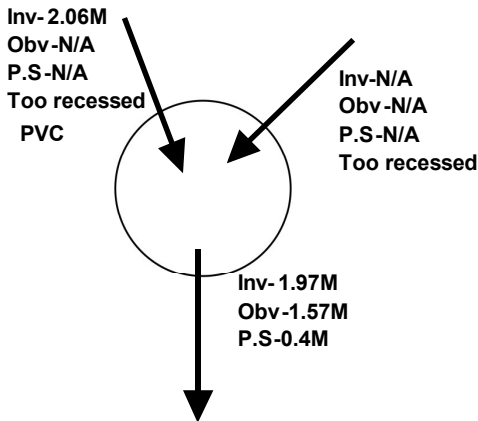
Manhole/Catch basin No.: 11

Manhole/Catch basin No.: _____

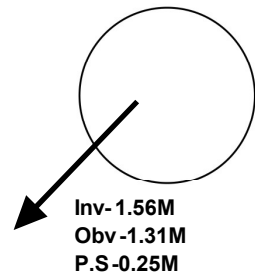
Sewer Type: Sanitary Storm Combined

Sewer Type: Sanitary Storm Combined

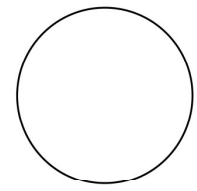
Sewer Type: Sanitary Storm Combined



Notes:
Concrete/PVC
6971-6973

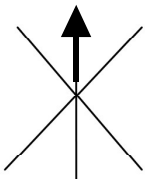


Notes:
PVC
6974-6976



Notes:

North Direction





PEEL CONDOMINIUM
PLAN No. 224

ROYAL WINDSOR DRIVE
(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3, SOUTH OF DUNDAS STREET)

SYMBOLS LEGEND	
MANHOLE	□
CATCH BASIN	▤
POLE	○
CLEAN OUT	●
STREET LIGHT	⊗
HYDRANT	⊗
VALVE	⊗
TRANSFORMER	⊗
HAND WELL	⊗
PEDESTAL	⊗
CONTROL BOX / PLUG	⊗
VALVE CHAMBER	⊗
TRAFFIC BOX	⊗
AIR PUMP	⊗
SIGN	⊗
BUS SHELTER	⊗
TRAFFIC CONTROL BOX	⊗
FLUSH TO GRADE VAULT	⊗
HEADWALL	⊗
FLOW	▶
UTILITY CONTINUES	↗
TEST PIT	⊗

UTILITY CODES LEGEND	
— W —	WATER
— E —	ELECTRIC
— H —	HYDRO
— BT —	BELL TELEPHONE
— C —	COMMUNICATION CABLES/DUCT
— ALL —	ALL STREAM
— F/O —	FIBER OPTIC
— TV —	TELEVISION
— G —	Gas
— S —	SEWER
— SAN —	SANITARY SEWER
— ST —	STORM SEWER
— WK —	WEEPHOLE TILE
— COMB —	COMBINATION SEWER
— IR —	IRRIGATION
— U —	UNKNOWN SERVICE
— TC —	TRAFFIC CONTROL
— STM —	STEAM
— OXY —	OXYGEN



Utility Mapping Quality Levels as per ASCE C-1 38-02

- QL-A - Locating exact vertical and horizontal position of underground utilities using appropriate safe excavation techniques and recording these data.
- QL-B - Designating the horizontal position of underground utilities by the application of appropriate surface geophysical methods.
 - Limited in scope to verification of provided level D information.
 - Utilities may escape detection. (See Notes)
- QL-C - Survey of surface features.
- QL-D - Records and plans research including record collection and review.

- Notes:**
1. This information is provided for design purposes only.
 2. This information is not a substitute for sanctioned locates as provided by the utility owner.
 3. Prior to any excavation, all utility owners must be contacted to obtain sanctioned locates, as stipulated by the Occupational Health & Safety Act.
 4. Inferred utility depths indicated on this drawing are only estimates and should be verified by direct physical exposure.
 5. Underground infrastructure shown on this drawing was obtained on a best-effort, best-practices basis, within the technical limitations of the instrumentation.
 6. The spatial accuracy of the plotted information is dependent on the accuracy of the base map information as provided by others.
 7. This information is provided on a best effort basis within the limitations of the technology. Consequently some utilities may escape detection (i.e. non-conductive, inaccessible, incomplete Level D information provided by the Client and/or physical expression not reasonably identifiable at the time of the survey, etc.)
 8. The information herein documents the position of suspected or known utilities existing at this site as of the drawing date.
 9. Quality Level D information was obtained by MARK IT Locates Inc. during the course of this investigation.

Buried Utility Map

For: CRWLP Site: 2105 Royal Windsor Drive, Mississauga, ON
 Project#2022-12009 Date: OCT 18, 2022 Checked: CS / SI



1-800-868-2196, ext. 1
 905-251-5055
 locates@premierlocates.ca
 www.premierlocates.ca

PRIVATELY-OWNED UTILITY AUXILIARY REPORT

(NOT VALID UNLESS ACCOMPANIED BY A PRIMARY LOCATE REPORT)

UTILITY SERVICES LOCATED:	<input type="checkbox"/> PRIVATELY OWNED	REQUEST / TICKET #: 35682	VALIDITY: 60 days from this date:	DATE LOCATED: 19-Jul-2022
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LOCATED AREA:	FROM:	TO:
	FROM:	TO:

LEGEND	
BOREHOLE	⊕
TEST PIT	⊞
PROPERTY LINE	PL
FENCE LINE	— FL —
BOLLARD	B
POST INDICATOR	PIV
VALVE	
CENTER LINE	CL
FACE CURB	FC
PAVED EDGE	PE
BUILDING LINE	BL
DRIVEWAY	DW
CRITICAL ZONE	CZ
RAILWAY	+++++
SIDEWALK	SW
UTILITY POLE	UP
LIGHT STANDARD	LS
MANHOLE	MH
HAND HOLE	HH
CATCH BASIN	▣ CB
FIRE HYDRANT	⊙ FH
TRANSFORMER	TX or ☒
VAULT	V
WATER VALVE	WV
WATER MANHOLE	WMH
WATER	— W —
HYDRO	— H —
GAS	— G —
ELECTRICAL	— E —
COMMUNICATION	— C —
FIBRE OPTIC	— FO —
TELEPHONE	— T —
CABLE TV	— TV —
SEWER	— S —
SPRINKLER	— SP —
SANITARY	SAN
STORM	STM
CLEANOUT	CLO
UNKNOWN TYPE	— ? —
KIOSK	K
PHONE BOOTH	PB
PEDESTAL	⊠
DEMARICATION	Ⓞ
NORTH	N.
SOUTH	S.
EAST	E.
WEST	W.
OVERHEAD	— — —
UNDERGROUND	— — —
LOSS OF SIGNAL	~

HAND DIG OR DAYLIGHT WITHIN 2 (TWO) METERS OF ALL MARKINGS, UNLESS OTHERWISE NOTED.
 DEPTHS TO BURIED UTILITY LINES MAY VARY. IF YOU DAMAGE A BURIED SERVICE MARKED HERE, CONTACT THE FACILITY OWNER AND PREMIER LOCATES IMMEDIATELY. DRAWING NOT TO SCALE

NOTES AND LIMITATIONS

- *NO RECORDS OR AS-BUILTS PRESENT AT TIME OF PRIVATE LOCATE.
- *NO KNOWLEDGEABLE INFRASTRUCTURE PERSONNEL PRESENT AT TIME OF PRIVATE LOCATE.
- * MULTIPLE WATER VALVES IN LANE WAY UNABLE TO TRACE FROM LARGE WATER VALVE DUE TO NO TRACER WIRES INSIDE WATER VALVE
- *CATCH BASIN INVERTS MARKED ONLY NOT TRACED DUE TO POSSIBLE BROKEN PIVOT PINS.
- * BLOCKAGE FOUND WHEN TRACING THE STORM SEWER LINES AS SHOWN ON DRAWING.
- *CLIENT PLACED ALL BH LOCATIONS. ALL BH LOCATIONS SCANNED FOR PASSIVE AND ACTIVE SIGNALS.
- *POSSIBLE UNKNOWN / UNMARKED / ABANDONED SERVICES IN WORK AREAS.
- *UNKNOWN IF HYDRO SERVICE FOR CELL TOWER IS PUBLIC OR PRIVATE.

ANY PUBLIC UTILITY OWNED BURIED SERVICES SHOWN HERE ARE FOR REFERENCE ONLY. THESE PUBLIC SERVICES HAVE BEEN MARKED BY OTHERS OR MARKED BY PREMIER LOCATES WITH PINK PAINT. UTILITIES MARKED IN PINK WITHIN THE LOCATE AREA, ARE FOR SURVEY PURPOSES ONLY, AND REQUIRE A PUBLIC LOCATE.

DOCUMENTS TO BE USED WITH THIS LOCATE: PRIVATE LOCATE GUIDELINE (OWN YOUR SAFETY, 2021) (If you would like a copy of any of these documents, please contact our office at the number above.)
 DAMAGE PREVENTION FOR THE PROTECTION OF UNDERGROUN INFRASTRUCTURE, (CSA Z-247-15, AUG 2016)
 GUIDELINE FOR EXCAVATING PROXIMITY OF UNDERGROUND DISTRIBUTION LINES (ESA, FEB 2021)

LOCATE METH-	ODS:
UTILITY LOCATE METHODS USED: <input checked="" type="checkbox"/> ACTIVE <input checked="" type="checkbox"/> PASSIVE <input type="checkbox"/> INDUCTIVE SWEEP	PRIVATE DETECTABLE SERVICES FOUND: <input checked="" type="checkbox"/> AS SHOWN ON DRAWING <input type="checkbox"/> NONE
SEWER LINES: <input checked="" type="checkbox"/> TRACED <input type="checkbox"/> NOT TRACED <input checked="" type="checkbox"/> MH OR CB INVERTS MARKED WHERE FOUND / VISIBLE	
GEOPHYSICS: <input type="checkbox"/> EXTERIOR 250 MHz GPR LINE SCAN <input type="checkbox"/> EXTERIOR 250 MHz GPR GRID SCAN <input type="checkbox"/> INTERIOR 1,000 MHz GPR LINE SCAN <input type="checkbox"/> INTERIOR 1,000 MHz GPR GRID SCAN	

SITE CONDITIONS / LIMITATIONS:
 IF THERE IS A LIMITATION INDICATED HERE, WRITTEN OR CHECKED, THERE IS AN **ELEVATED RISK** OF STRIKING A BURIED FACILITY. THE CLIENT REPRESENTATIVE IS TO NOTIFY ALL INVOLVED WITH THE PROJECT (INCLUDING AND NOT LIMITED TO ALL FIELD STAFF, PROJECT MANAGERS, THEIR CLIENT AND/OR PROPERTY OWNER OF THE SUBJECT PROPERTY IF THE SAME). ANY LIMITATION NOTED TRANSLATES INTO AN INCREASED RISK OF NOT FINDING ALL BURIED FACILITIES WITHIN THE WORK AREA.

AS-BUILT OR UTILITY DRAWINGS REQUESTED FROM: _____

SITE PLAN (SHOWING WORK AREA): Yes No PROPERTY AS-BUILT OR UTILITY DRAWINGS: Yes No SURVEY: Yes No

BUILDING ACCESS: Yes No NA SITE OPERATIONS PERSONNEL INTERVIEWED: Yes No NA

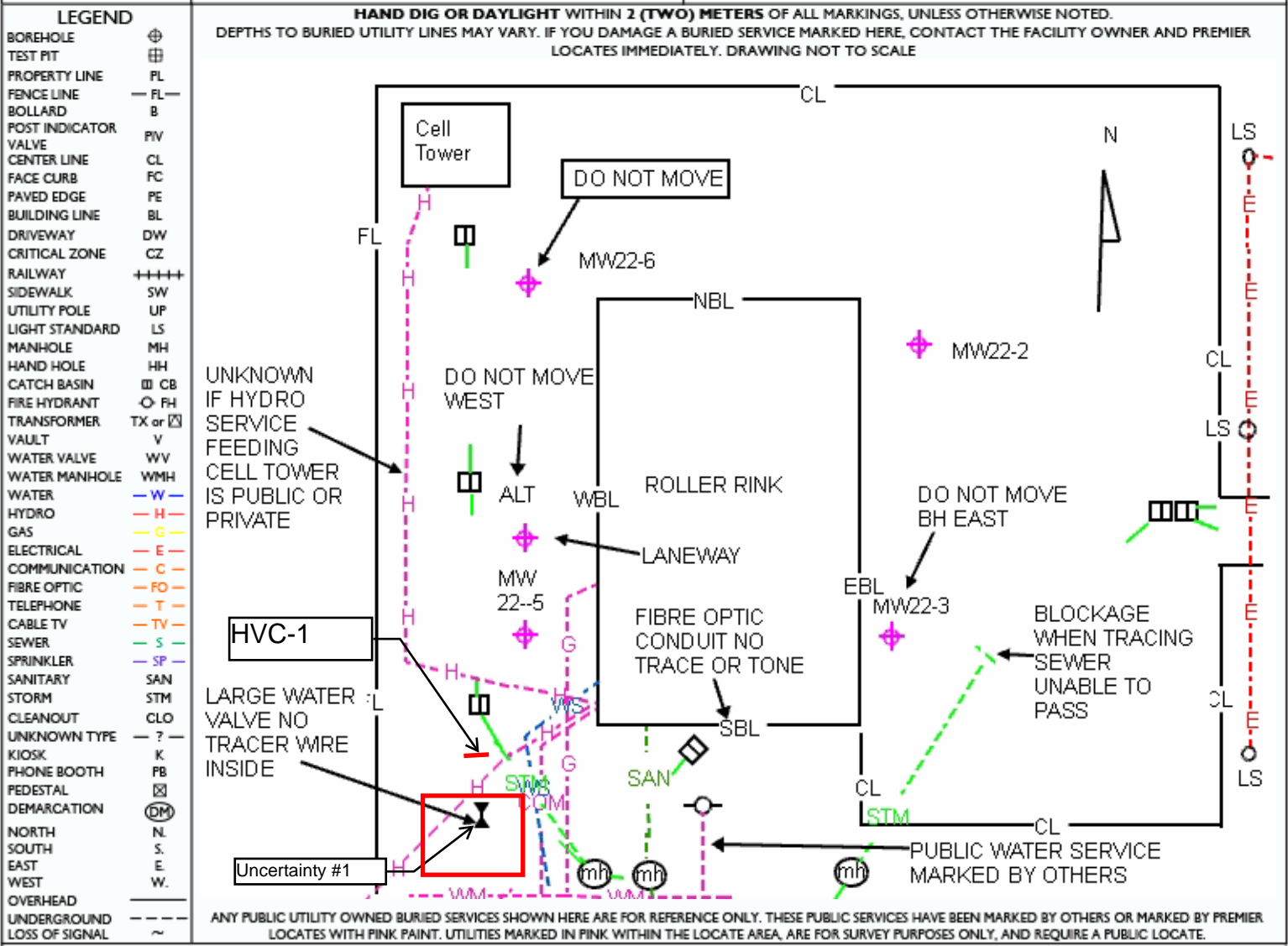
WEATHER: 38C, CLEAR GROUND SNOW COVERED: Yes No

OBSTRUCTIONS: PARKED VEHICLES OVERGROWN VEGETATION PRODUCT STORAGE OTHER (specify): _____

LIST ANY OTHER LIMITATIONS:
 SEE AUXILIARY SHEETS FOR NOTES AND LIMITATIONS

UTILITY SERVICES LOCATED: <input type="checkbox"/> PRIVATELY OWNED	REQUEST / TICKET #: 35682	VALIDITY: 60 days from this date:	DATE LOCATED: 19-Jul-2022
--	---------------------------	-----------------------------------	---------------------------

LOCATED AREA:	FROM: DRILL ON CENTER OF BH SYMBOL'S IN LANE	TO: 1m MOVEMENT AROUND MW22-2
	FROM: DO NOT MOVE MW22-3 EAST	TO: =====



DOCUMENTS TO BE USED WITH THIS LOCATE:

PRIVATE LOCATE GUIDELINE (OWN YOUR SAFETY, 2021)	(If you would like a copy of any of these documents, please contact our office at the number above.)
DAMAGE PREVENTION FOR THE PROTECTION OF UNDERGROUND INFRASTRUCTURE, (CSA Z-247-15, AUG 2016)	
GUIDELINE FOR EXCAVATING PROXIMITY OF UNDERGROUND DISTRIBUTION LINES (ESA, FEB 2021)	

LOCATE METH-

UTILITY LOCATE METHODS USED: ACTIVE PASSIVE INDUCTIVE SWEEP

SEWER LINES: TRACED NOT TRACED MH OR CB INVERTS MARKED WHERE FOUND / VISIBLE

GEOPHYSICS: EXTERIOR 250 MHz GPR LINE SCAN EXTERIOR 250 MHz GPR GRID SCAN INTERIOR 1,000 MHz GPR LINE SCAN INTERIOR 1,000 MHz GPR GRID SCAN

SITE CONDITIONS / LIMITATIONS:

IF THERE IS A LIMITATION INDICATED HERE, WRITTEN OR CHECKED, THERE IS AN **ELEVATED RISK** OF STRIKING A BURIED FACILITY. THE CLIENT REPRESENTATIVE IS TO NOTIFY ALL INVOLVED WITH THE PROJECT (INCLUDING AND NOT LIMITED TO ALL FIELD STAFF, PROJECT MANAGERS, THEIR CLIENT AND/OR PROPERTY OWNER OF THE SUBJECT PROPERTY IF THE SAME). ANY LIMITATION NOTED TRANSLATES INTO AN INCREASED RISK OF NOT FINDING ALL BURIED FACILITIES WITHIN THE WORK AREA.

AS-BUILT OR UTILITY DRAWINGS REQUESTED FROM: _____

SITE PLAN (SHOWING WORK AREA): Yes No

PROPERTY AS-BUILT OR UTILITY DRAWINGS: Yes No

SURVEY: Yes No

BUILDING ACCESS: Yes No NA

SITE OPERATIONS PERSONNEL INTERVIEWED: Yes No NA

WEATHER: 38C, CLEAR

GROUND SNOW COVERED: Yes No

OBSTRUCTIONS: PARKED VEHICLES OVERGROWN VEGETATION PRODUCT STORAGE OTHER (specify): _____

LIST ANY OTHER LIMITATIONS:
 SEE AUXILIARY SHEETS FOR NOTES AND LIMITATIONS



PREMIER LOCATES

PRIVATELY-OWNED UTILITY LOCATE CLIENT COMPANY ACKNOWLEDGEMENTS

PAGE 3 OF 3

BY SIGNING OR RECEIVING AN EMAILED COPY OF THIS LOCATE REPORT, THE CLIENT HAS READ, ACKNOWLEDGES AND AGREES TO THE FOLLOWING:

EXCAVATOR
AN EXCAVATOR IS ANY PERSON, PARTNERSHIP, CORPORATION, PUBLIC AGENCY, AGENT, OR OTHER ENTITY THAT IS RESPONSIBLE FOR CARRYING OUT A GROUND DISTURBANCE.

GROUND DISTURBANCE / EXCAVATE
GROUND DISTURBANCE OR EXCAVATE MEANS ANY WORK, OPERATION, OR ACTIVITY ON OR UNDER THE EXISTING SURFACE RESULTING IN A DISTURBANCE OR DISPLACEMENT OF THE SOILD OR GROUND COVER. GROUND DISTURBANCE OR EXCAVATE CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: DIGGING; EXCAVATION; TRENCHING; DITCHING; TUNNELING; BORING/DRILLING/PUSHING; AUGERING; TOPSOIL STRIPPING; LAND LEVELLING/GRADING; FLOWING TO INSTALL UNDERGROUND INFRASTRUCTURE; TREE PLANTING; CLEARING AND STUMP REMOVAL; SUBSOILING; BLASTING/USE OF EXPLOSIVES; QUARRYING; GRINDING AND MILLING OF ASPHALT/CONCRETE; SEISMIC EXPLORATION; DRIVING FENCE POSTS, BARS, RODS, PINS, ANCHORS, OR PILLING; AND, CROSSING OF BURIED PIPELINES OR OTHER UNDERGROUND INFRASTRUCTURE BY HEAVY LOADS OFF THE TRAVELLED PORTION OF A PUBLIC ROADWAY.

LIMIT OF LOCATE
THE EXCAVATOR MUST NOT WORK OUTSIDE THE INDICATED LOCATE AREA WITHOUT FURTHER LOCATES BY PREMIER LOCATES INC. (SUBSEQUENTLY REFERRED TO AS "PLI").

MULTIPLE EXCAVATORS
WHEN A LOCATE IS BEING PROVIDED FOR MORE THAN ONE PARTY WORKING ON THE PROJECT, THE PERSON NAMED ON THIS LOCATE REPORT IS CONSIDERED TO BE ACTING ON BEHALF OF THE EXCAVATOR IN ACCEPTING AND ENSURING THE EXCAVATOR RECEIVES A COPY OF THIS LOCATE.

VALIDITY OF LOCATE
THIS LOCATE IS ONLY VALID FOR 60 DAYS UNLESS STATED OTHERWISE ON THE LOCATE REPORT. A RE-MARK OF SURFICIAL MARKINGS PLACED ON THE SITE BY PLI MUST BE OBTAINED PRIOR TO ANY EXCAVATION IF: THE DATE OF EXCAVATION IS PAST THE VALIDATION PERIOD; MARKINGS BECOME UNCLEAR, DISAPPEAR, ARE DISTURBED OR DISPLACED; THE SKETCH AND SITE MARKINGS DO NOT COINCIDE; THE WORK LOCATION HAS CHANGED; AND, IF ANYTHING OCCURS WHICH MAY INDICATE THAT A NEW, BETTER, OR DIFFERENT LOCATE SERVICE IS NEEDED.

GROUND MARKINGS
IF THE MARKINGS DISAPPEAR OR ARE DISPLACED OR SHOULD SKETCH MARKINGS NOT COINCIDE WITH GROUND MARKINGS. THE PRIVATE LOCATE IS INVALID AND PLI WILL NEED TO BE CONTACTED TO EITHER REFRESH THE MARKINGS OR FIX ANY DISCREPANCY.

LEGAL REQUIREMENTS
YOU ARE REQUIRED BY LAW TO HAVE ALL BURIED PUBLIC AND PRIVATE UTILITIES LOCATED AND MARKED IN THE VICINITY OF ANY WORK BEFORE PERFORMING ANY TYPE OF EXCAVATION OR DRILLING ACTIVITIES. YOU MUST HAVE VALID PUBLIC LOCATES FOR YOUR WORK AREA. FINES AND PENALTIES BY PUBLIC AUTHORITIES CAN BE GIVEN IF WORKING WITH EXPIRED LOCATES.

PUBLIC LOCATES
ANY PUBLIC UTILITY OWNED SERVICES (GAS, TELEPHONE, CABLE TV, HYDRO, WATER, SEWER, ETC.) WITHIN THE LIMITS OF THIS LOCATE AND SHOWN ON THIS LOCATE REPORT, ARE FOR REFERENCE ONLY. THESE PUBLIC UTILITIES HAVE BEEN MARKED BY OTHERS OR MARKED BY PLI WITH PINK PAINT. ANY BURIED UTILITIES MARKED IN PINK WITHIN THE LOCATE AREA, ARE FOR SURVEY PURPOSES ONLY, AND REQUIRE A PUBLIC LOCATE BEFORE EXCAVATING. IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE AND VERIFY THAT THE INTENDED WORK ARE COINCIDES WITH THE WORK AREAS DRAWN OR DESCRIBED ON ALL PUBLIC AND PRIVATE UTILITY LOCATE REPORTS.

SCOPE OF WORK
THIS PRIVATE LOCATE REPORT IS BASED ON INFORMATION GIVEN AT THE TIME OF THE LOCATE. ANY CHANGES TO THE LOCATION OR SCOPE OF WORK REQUIRES A NEW LOCATE REPORT.

BUILDING AND/OR SERVICE ROOM ACCESS
SOME CABLES OR PIPES MAY NOT BE DETECTED OR LOCATED IF DIRECT PHYSICAL ACCESS TO BUILDING SERVICE ROOMS ARE NOT PROVIDED AT THE TIME OF THE LOCATE.

PHYSICAL LIMITATIONS
IF THERE ARE ANY PHYSICAL LIMITATIONS AT THE SITE (I.E. SNOW-COVERED GROUND, PARKED CARS, EQUIPMENT OR MATERIALS, ETC. CONGESTING THE AREA TO BE LOCATED), THE CLIENT IS HEREBY MADE AWARE AND ACKNOWLEDGES THAT SOME CABLES OR PIPES MAY NOT BE DETECTED OR LOCATED IF THE LOCATE AREA IS NOT CLEAR OF THESE OBSTRUCTIONS AT THE TIME OF THE LOCATE.

INTERIOR LOCATES
DUE TO BUILDING INTERFERENCES, CONGESTION, AND HIDDEN OR INACCESSIBLE ELECTRICAL CONDUITS OR PIPES, SOME CABLES OR PIPES MAY OR MAY NOT BE DETECTED WITH THE EQUIPMENT EMPLOYED BY PLI. PLI USES GROUND PENETRATING RADAR (GPR) WITH A 1000 MHZ ANTENNA ALONG WITH ELECTROMAGNETIC CABLE LOCATE EQUIPMENT WHILE PERFORMING INTERIOR PRIVATE LOCATES. SEWER LINES INSIDE BUILDINGS MAY NOT BE VISIBLE WITH GPR IF THEY ARE DEEPER THAN 2 FEET OR ARE COMPRISED OF A MATERIAL SUCH AS PLASTIC OR CLAY THAT ARE NOT VISIBLE TO GPR.

SANITARY AND STORM SEWERS
PLI USES A CCTV CAMERA WITH BUILT-IN SONDE TO LOCATE SEWER LINES PROVIDED: SEWER DRAWINGS HAVE BEEN PROVIDED TO PLI FROM THE PRIVATE LANDOWNER; THERE IS SUFFICIENT ACCESS TO THE SEWER LINE THAT DOES NOT REQUIRE CONFINED SPACE ENTRY; AND, THE SEWER LINE IS ON PRIVATE PROPERTY. IF A MANHOLE OR CATCHBASIN IS SHOWN ON A DRAWING OR FOUND DURING THE LOCATE, PLI WILL ATTEMPT TO OPEN THEM, MARK THE INVERT DIRECTION, AND USE A CCTV CAMERA WITH SONDE TO LOCATE THE LINE IF SO REQUESTED BY THE CLIENT. IF PLI IS UNABLE OPEN THE MH OR CB, DETERMINE THE DIRECTION OF THE INVERTS, OR LOCATE THE BURIED LINE, IT WILL BE INDICATED AS A LIMITATION AND NOTED ON THE LOCATE REPORT. THE CLIENT ALSO ACKNOWLEDGES THAT TRUNK SEWER AND WATER MAINS MAY NOT BE DETECTABLE AND REQUIRE A PUBLIC LOCATE IF WITHIN AN EASEMENT ON PRIVATE PROPERTY.

UNDERGROUND STORAGE TANKS AND ASSOCIATED EQUIPMENT
PLI DOES NOT LOCATE UNDERGROUND STORAGE TANKS OR ANY ASSOCIATED EQUIPMENT UNLESS GROUND PENETRATING RADAR AND/OR AN EM61 TIME DOMAIN METAL DETECTOR IS EMPLOYED AT THE TIME OF THE LOCATE. THE CLIENT ALSO HAS BEEN MADE AWARE OF AND ACKNOWLEDGES THAT ANY EXCAVATING OR DRILLING WITHIN PLI DEFINED CRITICAL AREAS (FOUND IN THE MEMBER LOGIN AREA AT WWW.PREMIERLOCATES.CA) AROUND ANY UNDERGROUND PETROLEUM EQUIPMENT AND STRUCTURES SUCH AS UNDERGROUND STORAGE TANKS (USTS) AND FUEL DISPENSERS; AND, WITHIN THE AREA BETWEEN USTS, PUMP DISPENSERS AND FUEL KIOSK, REQUIRES HAND DIGGING OR SOFT DIGGING WITH VACUUM EXCAVATION EQUIPMENT TO EXPOSE THE WORK AREA.

- LIMITATIONS**
- THE TECHNOLOGIES EMPLOYED BY PLI TO TRACE AND MARK BURIED FACILITIES ARE COMPLIANT WITH ACSE STANDARD 38-02 LEVEL B, WHICH ARE ASSIGNED TO HAVE A MODERATE RISK. THESE GEO-PHYSICAL METHODS ARE NOT 100% EFFECTIVE AND CANNOT DETECT ALL BURIED SERVICES SINCE THERE ARE TOO MANY VARIABLES THAT CAN WORK AGAINST THE EQUIPMENT. IT MAY NOT BE POSSIBLE TO ABSOLUTELY "CLEAR" REGARDLESS OF THE SKILL, EFFORT, OR TECHNOLOGIES USED BY PLI. LOCATING METHODS USED BY PLI ONLY HELPS REDUCE RISK OF STRIKING A BURIED UTILITY AND DOES NOT ELIMINATE THE RISK. IF PRECISE HORIZONTAL AND VERTICAL LOCATIONS OF BURIED FACILITIES ARE NEEDED, THEN ACSE STANDARD 38-02 QUALITY LEVEL A METHODS WOULD NEED TO BE EMPLOYED. QUALITY LEVEL A METHODS INVOLVE THE ACTUAL EXPOSURE OF A FACILITY BY MEANS OF EITHER HAND DIGGING OR THE USE OF VACUUM EXCAVATION SYSTEMS.
 - SOME CABLES OR PIPES MAY NOT BE DETECTABLE OR LOCATED ACCURATELY DUE TO DEPTH, LACK OF OR MALFUNCTIONING TRACER WIRES, MATERIAL MAKEUP, CONFINED SPACES, OR INABILITY TO CONNECT PROPERLY. THIS MAY BE COMPOUNDED BY THE LACK OF ACCESS OR ACCESS TOO FAR FROM THE AREA TO BE TRACED.
 - THE LOCATION AND MARKING OF BURIED FACILITIES BY THE PLI LOCATE TECHNICIAN FOR THE CLIENT REPRESENTATIVE IS FOR THE CONVENIENCE OF THAT SAID APPLICANT ONLY AND DOES NOT RELIEVE SAID APPLICANT, OR ANY PERSON OR CORPORATION, FROM LIABILITY FOR DAMAGES OR PERSONAL INJURY INCLUDING DEATH TO ANY PERSON OR FOR PROPERTY DAMAGE CAUSED TO THE SAID PLANT OR TO ANY OTHER PROPERTY. BY REASON OF THE SAID APPLICANT, OR ANY OTHER PERSON OR CORPORATION, HAVING RELIED UPON THE LOCATION AND MARKING OF FACILITIES BY PLI.
 - IF THERE ARE ANY LIMITATIONS NOTED ON THE LOCATE REPORT AND/OR SITE SERVICES CHECKLIST, THE CLIENT ACCEPTING THIS LOCATE REPORT MUST INFORM ALL INVOLVED WITH THE PROJECT OF THE LIMITATION INCLUDING AND NOT LIMITED TO: ALL FIELD STAFF; PROJECT MANAGERS; THEIR CLIENT; AND THE PROPERTY OWNER OF THE SUBJECT PROPERTY. THE PROPERTY OWNER IS ULTIMATELY RESPONSIBLE FOR THEIR BURIED FACILITIES AND SHOULD HAVE THE FINAL DECISION IN HOW TO EXCAVATE NEAR THEIR BURIED FACILITIES IF THEY CANNOT BE ACCURATELY LOCATED AND MARKED. WHOEVER ACCEPTS THE LIMITATION CLAIMS RESPONSIBILITY IF A BURIED FACILITY IS DAMAGED AS A RESULT OF THE LIMITATION.
 - THE PRIVATE UTILITY LOCATE PREPARED BY PLI IS FOR THE USE OF THE CLIENT. IF THE CLIENT'S PROVIDES THE LOCATE REPORT TO A SUB-CONTRACTORS FOR RELIANCE, THE SUB-CONTRACTOR MUST BE GIVEN A COPY OF THE LOCATE REPORT AND NOTIFIED OF ANY LIMITATIONS NOTED WITHIN THE LOCATE REPORT.

THE PERSON ACCEPTING THIS PRIVATE UTILITY LOCATE REPORT, AGREES THAT THEY FULLY UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THE LOCATE REPORT, SITE SERVICES CHECKLIST, AND CLIENT COMPANY ACKNOWLEDGEMENT.

THE CLIENT WARRANTS THAT PLI IS NOT LIABLE FOR ANY CLAIMS FOR DAMAGES TO ANY UNDERGROUND FACILITY WHERE PLI WAS NOT NOTIFIED OF SUCH DAMAGE FORTHWITH, SUCH THAT PLI CAN COMPLETE A DAMAGE INVESTIGATION TO PHYSICALLY VIEW ANY SUCH DAMAGED UNDERGROUND FACILITY WHETHER OR NOT ANY SUCH DAMAGE MAY ATTRIBUTED TO ERRORS OR OMISSIONS COMMITTED BY PLI IN PERFORMING THE WORK.

PLI SHALL NOT BE LIABLE FOR ANY AMOUNT IN EXCESS OF THE FEES PAID BY THE CLIENT TO PLI FOR THE SERVICE ON ACCOUNT OF ANY LOSS, INJURY, DEATH OR DAMAGE WHETHER RESULTING DIRECTLY OR INDIRECTLY TO A PERSON OR PROPERTY IRRESPECTIVE OF THE CAUSE OR ORIGIN OF SUCH LOSS, INJURY, DEATH OR DAMAGE INCLUDING, WITHOUT LIMITATION, LOSS, INJURY, DEATH OR DAMAGE ATTRIBUTABLE TO THE NEGLIGENCE OF PLI, ITS EMPLOYEES AND AGENTS IN THE PERFORMANCE OR NON-PERFORMANCE OF THE SERVICE.

CLIENT COMPANY ACKNOWLEDGEMENTS - GPR & EM61

BY SIGNING OR RECEIVING AN EMAILED COPY OF THIS LOCATE REPORT, THE CLIENT HAS READ, ACKNOWLEDGES AND AGREES TO THE FOLLOWING:

DATA PRESENTATION

THE GEOPHYSICAL DATA WERE ACQUIRED AT THE STATION SPACING AND ON THE DATE AS SHOWN ON THE FRONT OF THIS SHEET.

THE INTERPRETATION OF THE GROUND PENETRATING RADAR (GPR) AND/OR EM61 IS PRESENTED ON THE SKETCH ON THE FRONT OF THIS SHEET AND WITH PAINT MARKS IN THE WORK STUDY AREA.

THE GPR AND EM61 DATA ARE PRESENTED ALONG A SURVEY LINE, DISPLAYED FROM LEFT TO RIGHT. THE GPR DATA IS A REPRESENTATIVE IMAGE OF THE GPR SIGNAL AMPLITUDE AND IS NOT AN IMAGE OF THE SUBSURFACE. THE GPR SIGNAL PENETRATION DEPTH IS NOTED ON THE FRONT OF THIS SHEET. THE STANDARD EM61 CANNOT DETECT SINGLE OBJECTS AND DEPTHS MUCH GREATER THAN 3-4 METERS.

GEOPHYSICAL DATA RECORDED ON-SITE IS RE-EXAMINED AFTER THE COMPLETION OF THE SURVEY AND A SUPPLEMENTAL REPORT WILL BE SENT IF COMPUTER ANALYZED DATA DIFFERS FROM THE FIELD TECHNICIANS INTERPRETATION.

TECHNICAL LIMITATIONS

THE INTERPRETATION OF THE GEOPHYSICAL DATA OBTAINED DURING THE INVESTIGATION IS INTENDED FOR THE GUIDANCE OF THE CLIENT ONLY. SHOULD THIS INTERPRETATION OF THE DATA BE USED DURING ANY SUBSEQUENT PROGRAMS, THE USER MUST BE AWARE OF THE FOLLOWING INTERPRETIVE RESTRICTIONS:

THE CLIENT ACKNOWLEDGES THAT THE LAWS OF FUNDAMENTAL PHYSICS APPLY AND DO NOT ENABLE PREMIER LOCATES INC. (PLI) LOCATING EQUIPMENT TO DETECT ALL UTILITIES, OBJECTS, FEATURES, AND STRUCTURES OR TO PROVIDE ALL COORDINATES OF THE POSITION THEREOF. PIPE, CABLE, CONDUIT, UTILITIES, OBJECTS, FEATURES OR STRUCTURES WHICH ARE NOT DETECTABLE (I.E. NOT "LOCATABLE") BECAUSE OF THE LAWS OF FUNDAMENTAL PHYSICS CANNOT BE LOCATED BY PLI AND ARE NOT THE SUBJECT OF THE PROVISION OF THE "SERVICE" PURSUANT TO THIS CONTRACT.

THE "SERVICE" PROVIDED TO THIS CONTRACT IS THE LOCATION, Laterally and longitudinally, of utilities, objects, features or structures and the subsequent marking of the site according to the standard subsurface utility locating industry practice. The depth and/or size of pipe, cable, conduits, utilities, objects, features and structures is recorded only if the client has requested prior to the start of the survey.

A "DETECTABLE FEATURE" DEFINED BY THIS INVESTIGATION MAY CONSIST OF A CABLE, WIRE, PIPE, CONDUIT, STRUCTURE OR OTHER OBJECT CONTAINED WITHIN THE SUBSURFACE. DIFFERENTIATION BETWEEN THESE TYPES OF FEATURES IS NOT PROMISED NOR GUARANTEED. A FEATURE IS ONLY DETECTABLE IF THE SUBSURFACE ALLOWS THE GPR SIGNAL TO PROPAGATE DEEP ENOUGH TO DEFINE THE FEATURE. GPR PENETRATION INTO THE SUBSURFACE VARIES DEPENDING UPON THE SUBSURFACE CONDITIONS AND IS NOT CONTROLLED BY THE RADAR EQUIPMENT OR THE TECHNICIAN'S ABILITY. LIMITED PENETRATION IS CAUSED BY HIGH-CONDUCTIVITY MATERIALS SUCH AS CLAY AND SILT SOILS AND SOLIDS THAT ARE SALT CONTAMINATED. PERFORMANCE IS ALSO LIMITED BY SIGNAL SCATTERING IN HETEROGENEOUS CONDITIONS (E.G. ROCKY SOILS, LARGE TREE ROOTS, CONSTRUCTION DEBRIS ETC.), SNOW, DISSOLVED SOLIDS, MOISTURE, Voids, AND FEATURES HAVING A SIGNIFICANT ELECTROMAGNETIC VARIANCE.

ACCURACY OF INFERRED BURIED DETECTABLE FEATURES WILL VARY DUE TO SUBSURFACE SOIL CONDITIONS AND SURFACE CONDITIONS (I.E. LOOSE DIRT, ICE, SNOW, TALL GRASS, AND WATER).

PLI IS NOT LIABLE FOR DAMAGES, IF ANY, RESULTING FROM PHYSICAL EXPOSURE OF ANY 'DETECTABLE FEATURES' BY THE CLIENT, OR THEIR REPRESENTATIVES, OR THEIR SUB-CONTRACTORS, OR ANY OTHER PERSON, OR CORPORATION, BASED ON THE INFORMATION PROVIDED.

AREAS CONSIDERED TO BE INACCESSIBLE (AN "INACCESSIBLE AREA") FOR THE SERVICE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: THOSE OF PHYSICALLY RESTRICTED ACCESS; THOSE COVERED BY A STRUCTURE OR OBJECT (I.E. BUILDING WALLS, VEHICLES, EQUIPMENT, DEBRIS, STOCKPILES OF MATERIAL OR SNOW ETC.); THOSE COVERED BY OPEN WATER; THOSE COVERED BY WOODS OR VEGETATION TOO THICK TO PERMIT EASY WALKING; THOSE WITH SURFACE TERRAIN SLOPES STEEPER THAN 1:3; AND, THOSE WHERE THE SAFETY OF THE TECHNICIAN IS JEOPARDIZED (I.E. UNSTABLE FOOTING, ENVIRONMENTAL HAZARDS, UNCONTROLLED ROADS, ETC.). THE JUDGEMENT OF THE PLI TECHNICIAN WILL PREVAIL ON ACCESSIBILITY DECISIONS.

IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE DIRECT AND SIMPLE ACCESS FREE FROM SURFACE OBJECTS TO ANY AND ALL SURVEY AREAS. PLI ACCEPTS NO RESPONSIBILITY FOR SURVEYING IN ANY AREAS WHERE THE CLIENT DOES NOT PROVIDE ACCESS AND/OR APPROPRIATE WORKPLACE SAFETY MEASURES. AREAS CONSIDERED TO BE INACCESSIBLE FOR SCANNING AND MARKING, ASIDE FROM RESTRICTED ACCESS, INCLUDE THE FOLLOWING, BUT NOT LIMITED TO: WITHIN 1.0 M OF A STRUCTURE OR OBJECT (I.E. WALLS, VEHICLES, EQUIPMENT, DEBRIS, STOCKPILES OF MATERIALS, ETC.).

THE EM61 AND/OR EM31 RESPONSES OF TARGETS MAY BE DETECTED ONLY IF THEY ARE GREATER THAN THE BACKGROUND NOISE LEVELS. GEOPHYSICAL NOISE (NOT SENSOR SENSITIVITY) IS THEREFORE THE LIMITING FACTOR IN DETERMINING THRESHOLDS AND DETECTION DEPTHS.

LIMITS OF PREMIER LOCATES INC. LIABILITY

ANY INFORMATION PROVIDED BY PLI REGARDING THE LOCATION OF UNDERGROUND UTILITIES BY GPR AND/OR EM61 AND/OR EM31, DOES NOT SUBSTITUTE FOR A FULL PRIVATE UTILITY LOCATE PERFORMED BY PLI. THE SERVICE IS PROVIDED TO ASSIST WITH EXCAVATION PLANNING ONLY. THE CLIENT IS ALWAYS RESPONSIBLE FOR OBTAINING SANCTIONED LOCATES FROM THE OWNERS OF UNDERGROUND PLANT SUCH AS ELECTRIC CABLES, NATURAL GAS, ANY TYPE OF PIPELINE, TELECOMMUNICATIONS, CABLE TV, FIBRE-OPTIC CABLES, WATER, SEWER, OIL, STEAM, ETC. THE CLIENT MUST CONTACT THE UTILITY OWNERS DIRECTLY, OR THEIR CALL CENTRE, TO FACILITATE THESE LOCATES.

PLI MARKING OF UNDERGROUND FEATURES IS ONLY FOR THE CONVENIENCE OF THE CLIENT, AND THIS DOES NOT RELIEVE THE CLIENT, OR ANY OTHER PERSON, OR CORPORATION, FROM LIABILITY FOR DAMAGES FOR PERSON INJURY INCLUDING DEATH, OR FOR PROPERTY DAMAGE OR LIABILITY CAUSED TO OR FROM ANY UNDERGROUND UTILITY, WITHIN THE AREA ON THE PROPERTY WHERE THE UNDERGROUND UTILITY AND/OR CLEARANCE WAS MARKED, OR ANY OTHER PROPERTY, BY REASON OF THE CLIENT, ITS REPRESENTATIVES, OR ANY OTHER PERSON, OR CORPORATION HAVING RELIED UPON THE SURFACE MARKING PROVIDED BY PLI.

PLI IS NOT LIABLE FOR DAMAGES RESULTING FROM PHYSICAL EXPOSURE OF ANY UNDERGROUND FEATURES BY THE CLIENT, ITS REPRESENTATIVES, THEIR SUB-CONTRACTORS OR ANY OTHER PERSON OR CORPORATION.

THE SERVICE COMPLETED BY PLI IS BASED ON INFORMATION PROVIDED BY THE CLIENT AT OR PRIOR TO THE EARLIER OF THE TIME WHEN THE SERVICE IS DESCRIBED IN THIS CONTRACT OR THE PERFORMANCE OF THE SERVICE. THE SERVICE PROVIDED BY PLI REGARDING THE LOCATION OF ANY UNDERGROUND UTILITY, OBJECT OR STRUCTURE, IS ON A BEST EFFORT AND BEST PRACTICES BASIS.

A RE-MARK OF SURFICIAL MARKINGS PLACED ON THE SITE BY PLI MUST BE OBTAINED PRIOR TO ANY EXCAVATION IF:

- MARKINGS BECOME UNCLEAR, DISAPPEAR, ARE DISTURBED OR DISPLACED;
- THE SKETCH AND SITE MARKINGS DO NOT COINCIDE;
- THE WORK LOCATION HAS CHANGED;
- IF ANYTHING OCCURS WHICH MAY INDICATE THAT A NEW OR BETTER OR DIFFERENT LOCATE SERVICE IS NEEDED.

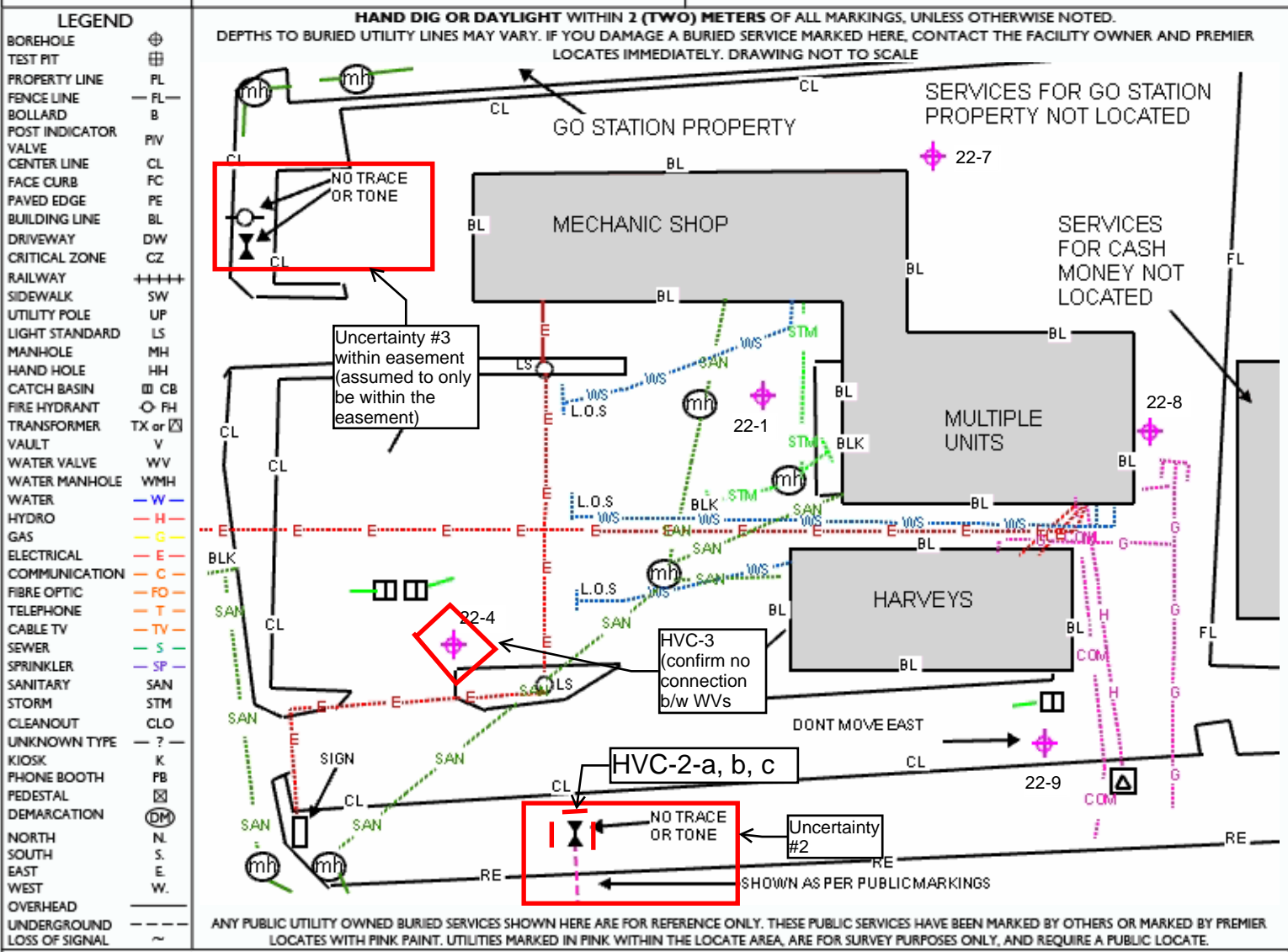
IF THE CLIENT EXCAVATES OUTSIDE THE LIMIT OF LOCATE AREA, PLI ACCEPTS NO RESPONSIBILITY.

THE CLIENT WARRANTS THAT PLI IS NOT LIABLE FOR ANY CLAIMS FOR DAMAGES TO ANY UNDERGROUND PLANT WHERE PLI WAS NOT NOTIFIED OF SUCH DAMAGE FORTHWITH SUCH THAT PLI CAN COMPLETE A DAMAGE INVESTIGATION TO PHYSICALLY VIEW ANY SUCH DAMAGED UNDERGROUND PLANT WHETHER OR NOT ANY SUCH DAMAGE MAY BE ATTRIBUTED TO ERRORS OR OMISSIONS COMMITTED BY PLI IN PERFORMING THE WORK.

PLI SHALL NOT BE LIABLE FOR ANY AMOUNT IN EXCESS OF THE FEES PAID BY THE CLIENT TO PLI FOR THE SERVICE ON ACCOUNT OF ANY LOSS, INJURY, DEATH OR DAMAGE WHETHER RESULTING DIRECTLY OR INDIRECTLY TO A PERSON OR PROPERTY IRRESPECTIVE OF THE CAUSE OR ORIGIN OF SUCH LOSS, INJURY, DEATH OR DAMAGE.

UTILITY SERVICES LOCATED: <input type="checkbox"/> PRIVATELY OWNED	REQUEST / TICKET #: 35567	VALIDITY: 60 days from this date:	DATE LOCATED: 18-Jul-2022
--	---------------------------	-----------------------------------	---------------------------

LOCATED AREA:	FROM: 0.5m RADIUS AROUND BH'S	TO: =====
	FROM: =====	TO: =====



DOCUMENTS TO BE USED WITH THIS LOCATE:

PRIVATE LOCATE GUIDELINE (OWN YOUR SAFETY, 2021)
 DAMAGE PREVENTION FOR THE PROTECTION OF UNDERGROUND INFRASTRUCTURE, (CSA Z-247-15, AUG 2016)
 GUIDELINE FOR EXCAVATING PROXIMITY OF UNDERGROUND DISTRIBUTION LINES (ESA, FEB 2021)

(If you would like a copy of any of these documents, please contact our office at the number above.)

LOCATE METH-

UTILITY LOCATE METHODS USED: ACTIVE PASSIVE INDUCTIVE SWEEP

SEWER LINES: TRACED NOT TRACED MH OR CB INVERTS MARKED WHERE FOUND / VISIBLE

ODS:

PRIVATE DETECTABLE SERVICES FOUND: AS SHOWN ON DRAWING NONE

GEOPHYSICS: EXTERIOR 250 MHz GPR LINE SCAN EXTERIOR 250 MHz GPR GRID SCAN INTERIOR 1,000 MHz GPR LINE SCAN INTERIOR 1,000 MHz GPR GRID SCAN

SITE CONDITIONS / LIMITATIONS:

IF THERE IS A LIMITATION INDICATED HERE, WRITTEN OR CHECKED, THERE IS AN **ELEVATED RISK** OF STRIKING A BURIED FACILITY. THE CLIENT REPRESENTATIVE IS TO NOTIFY ALL INVOLVED WITH THE PROJECT (INCLUDING AND NOT LIMITED TO ALL FIELD STAFF, PROJECT MANAGERS, THEIR CLIENT AND/OR PROPERTY OWNER OF THE SUBJECT PROPERTY IF THE SAME). ANY LIMITATION NOTED TRANSLATES INTO AN INCREASED RISK OF NOT FINDING ALL BURIED FACILITIES WITHIN THE WORK AREA.

AS-BUILT OR UTILITY DRAWINGS REQUESTED FROM: _____

SITE PLAN (SHOWING WORK AREA): Yes No

PROPERTY AS-BUILT OR UTILITY DRAWINGS: Yes No

SURVEY: Yes No

BUILDING ACCESS: Yes No NA

SITE OPERATIONS PERSONNEL INTERVIEWED: Yes No NA

WEATHER: 21c, clear

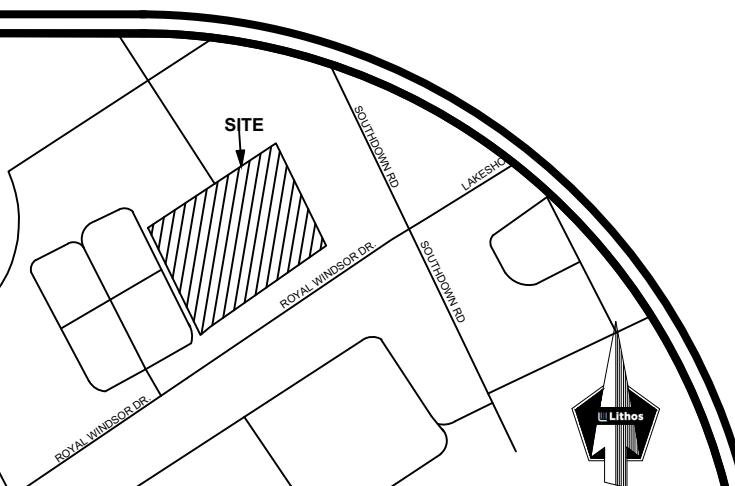
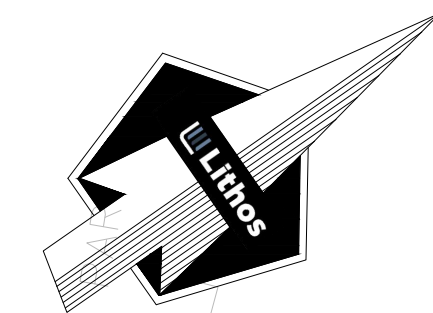
GROUND SNOW COVERED: Yes No

OBSTRUCTIONS: PARKED VEHICLES OVERGROWN VEGETATION PRODUCT STORAGE OTHER (specify): _____

LIST ANY OTHER LIMITATIONS:
 see auxiliary sheets for notes and limitations

Appendix B

Engineering Figures



© 2022 GOOGLE MAP DATA © 2022 TELE ATLAS
 LOCATION PLAN
 NTS

LEGEND

PROPOSED PROPERTY LINE	---
EXISTING PROPERTY LINE	---
PROPOSED LOT LINE	---
BUILDING PERIMETER AT GROUND LEVEL	---
PROPOSED STORMWATER MANHOLE	○
PROPOSED SANITARY MANHOLE	○
PROPOSED STORM CHAMBER ACCESS HATCH	○
PROPOSED SANITARY ACCESS HATCH	○
PROPOSED VALVE AND BOX	○
PROPOSED STORM	---
PROPOSED SANITARY	---
PROPOSED WATER	---
EXISTING STORM	---
EXISTING SANITARY	---
EXISTING WATER	---
EXISTING HYDRO	---
EXISTING GAS	---
EXISTING TELEPHONE	---
EXISTING STREET LIGHT	---
EXISTING FIRE HYDRANT	---
PROPOSED FIRE HYDRANT	---

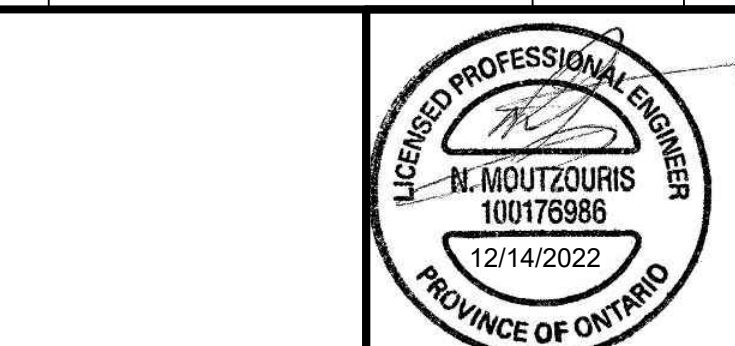
LIST OF DRAWINGS
 UP-01 (COMPOSITE UTILITIES PLAN)
 US-01 UTILITIES CROSS SECTIONS

SITE PLAN INFORMATION
 GENSER
 150 King Street West, Suite 1400
 TORONTO, ON M5H 1J9
 TEL: (416) 801 3880
 www.genser.com

SURVEY INFORMATION
 J. D. BARNES SURVEYING LIMITED
 LAND INFORMATION SPECIALISTS
 401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
 TEL: (905) 875-9665 FAX: (905) 875-9686
 www.jdbarnes.com

BENCHMARK
 ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM THE
 CITY OF MISSISSAUGA BENCHMARKS:
 No. 1035 ELEVATION = 58.025 m
 No. 1036 ELEVATION = 100.256 m

NO.	ISSUED FOR	DATE	BY
1	ISSUED FOR BIDDING	DEC 14, 2022	MM
	REVISION	DATE	BY

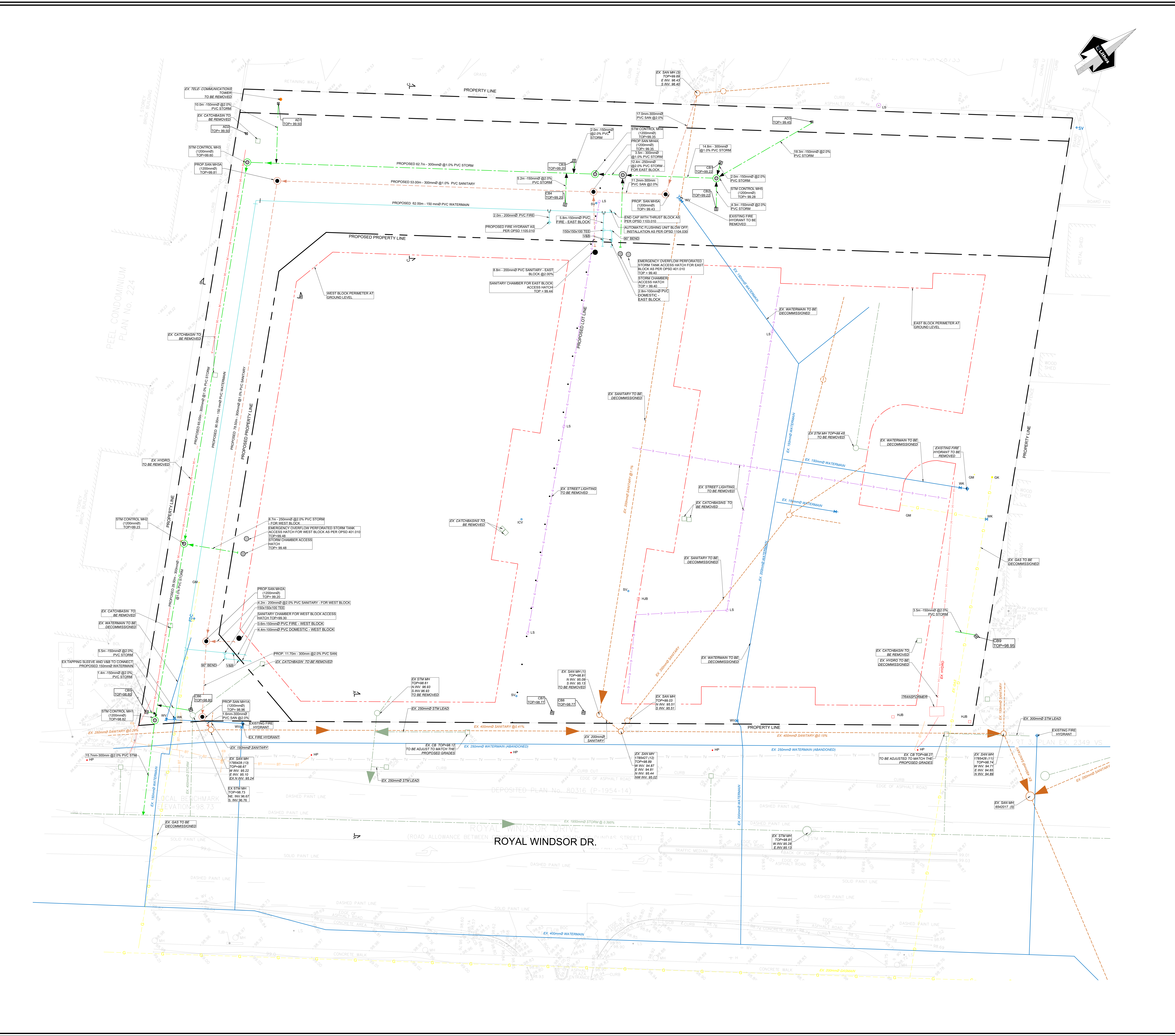


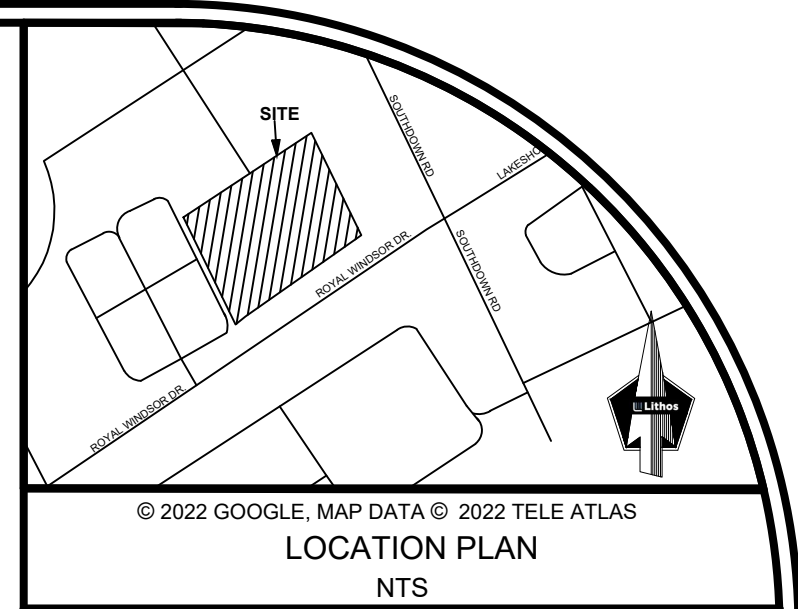
CITY OF MISSISSAUGA

COMPOSITE UTILITIES PLAN
 MIXED USE DEVELOPMENT
 2072-2168 ROYAL WINDSOR DRIVE
 MISSISSAUGA, ONTARIO

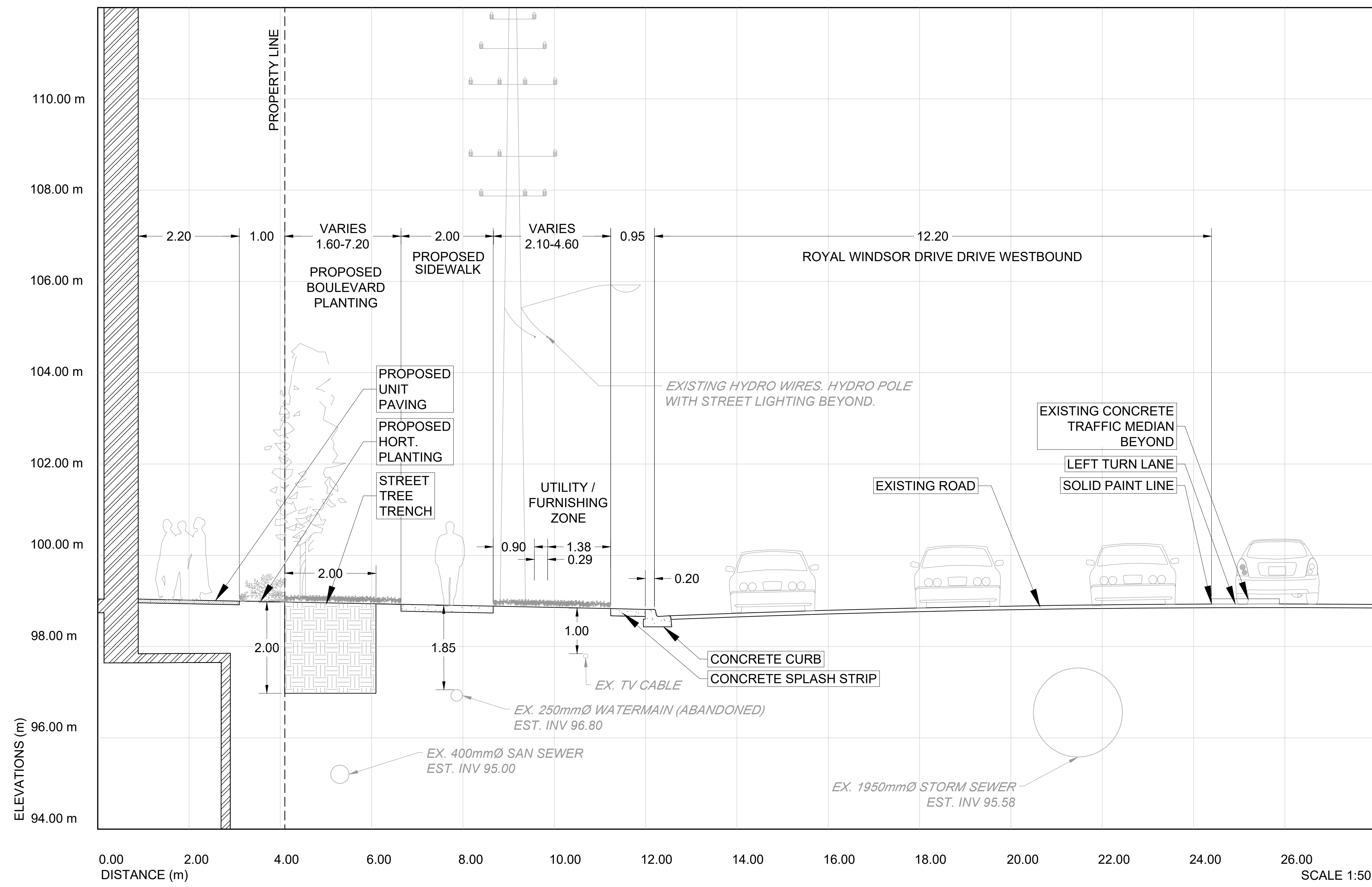


DESIGNED BY: DS	DATE: DEC 06, 2022	CHECKED BY: MM
DRAWN BY: DS	PROJECT No:	APPROVED BY: MM
SCALE: 1:200		
© COPYSWIFT 2022 Lithos Group Inc.	UD22-046	UP-01

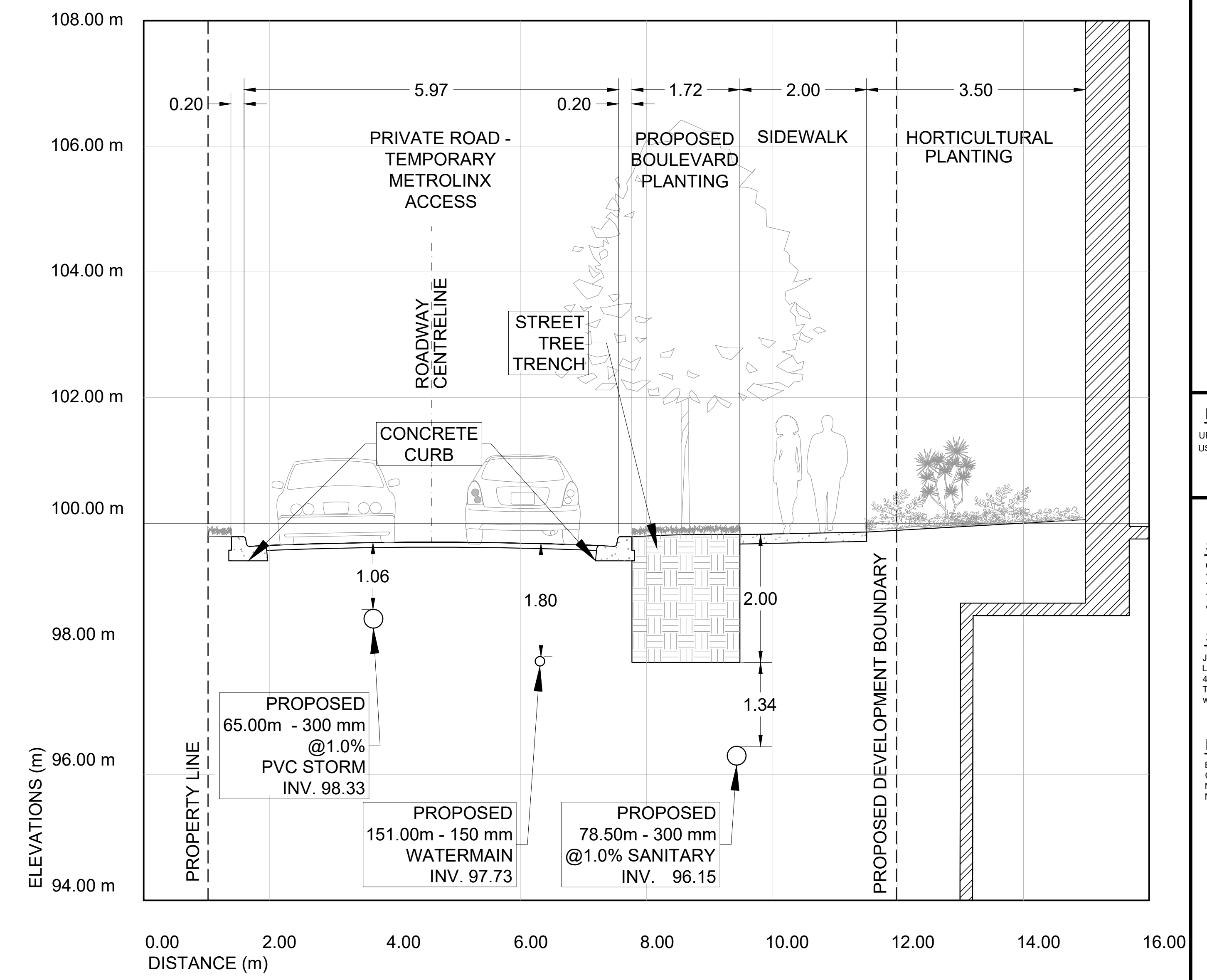




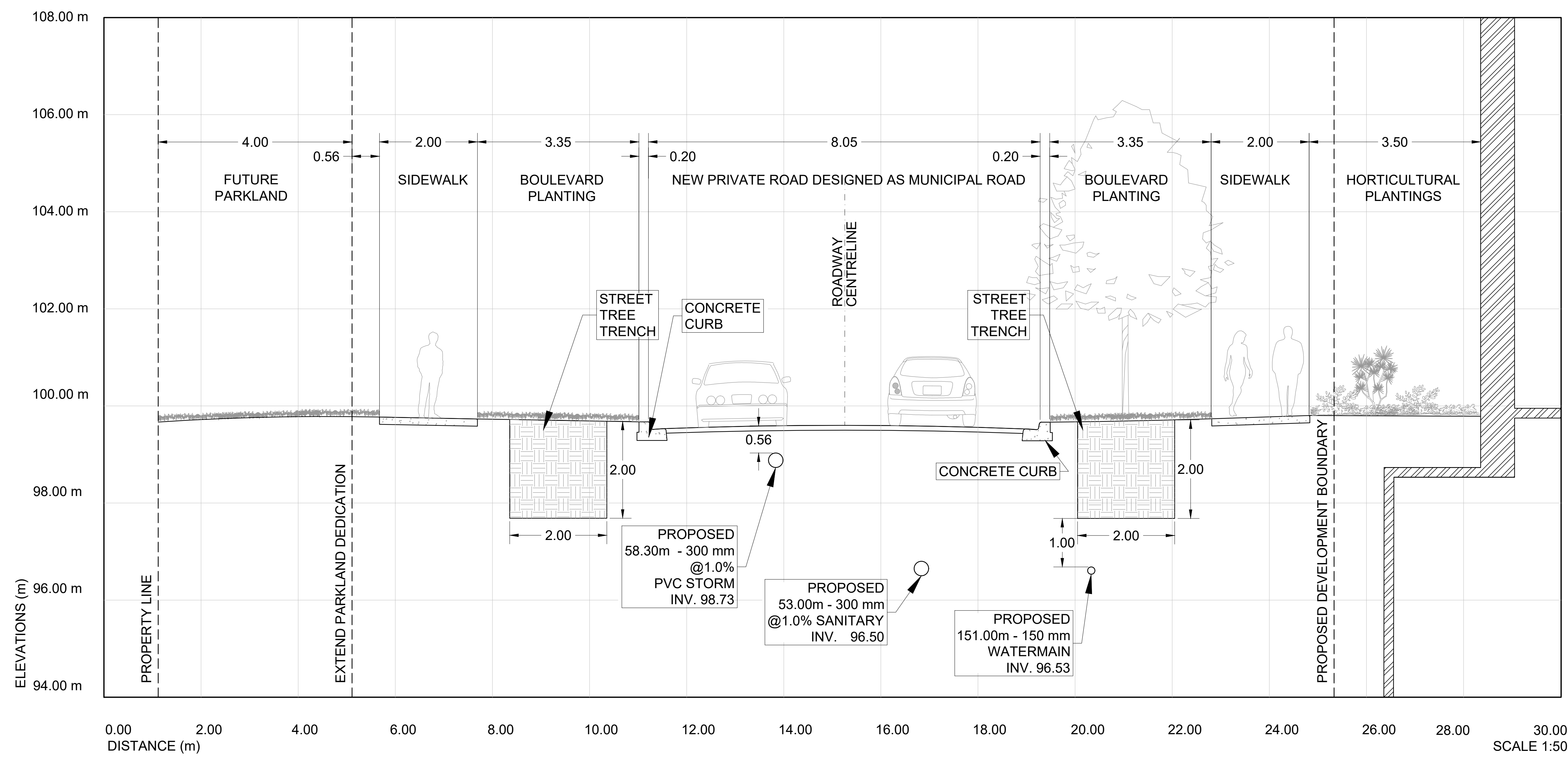
STREETSCAPE SECTION A-A AT ROYAL WINDSOR DRIVE LOOKING PROJECT - EAST



STREETSCAPE SECTION B-B AT PROJECT NORTH - SOUTH PRIVATE ROAD LOOKING PROJECT - NORTH



STREETSCAPE SECTION C-C AT PROJECT EAST-WEST PRIVATE ROAD LOOKING PROJECT - EAST



LIST OF DRAWINGS

UP-01 (COMPOSITE UTILITIES PLAN)
US-01 (UTILITIES CROSS SECTIONS)

SITE PLAN INFORMATION

GENSLER
150 King Street West, Suite 1400
TORONTO, ON M5H 1J9
TEL: (416) 611 3880
www.gensler.com

SURVEY INFORMATION

J. D. BARNES SURVEYING LIMITED
LAND INFORMATION SPECIALISTS
421 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
TEL: (905) 875-8888 FAX: (905) 875-8888
www.jdbarnes.com

BENCHMARK

ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM THE
CITY OF MISSISSAUGA BENCHMARKS
No. 1035 ELEVATION = 58.626 m
No. 1038 ELEVATION = 100.236 m

NO	ISSUED FOR ZBA/OPA	REV	DATE	BY
1	ISSUED FOR ZBA/OPA	REC	14, 2022	NM



CITY OF MISSISSAUGA

UTILITIES CROSS SECTIONS

MIXED USE DEVELOPMENT
2077-2185 ROYAL WINDSOR DRIVE
MISSISSAUGA, ONTARIO



150 Burnhamthorpe Road, Toronto, Ontario M6A 1Y1

DESIGNED BY	DATE	CHECKED BY
DESIGNED BY: JS	DATE: DEC 06, 2022	CHECKED BY: NM
DRAWN BY: JS	PROJECT No:	APPROVED BY: NM
SCALE: 1:50		DRAWING No:

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