

Site Key Map

- LEGEND**
- x 127.42EX EXISTING GROUND ELEVATIONS
 - x 126.38TC EXISTING TOP OF CURB ELEVATIONS
 - x 126.89 PROPOSED GROUND ELEVATIONS
 - x 127.46TC PROPOSED TOP OF CURB ELEVATIONS
 - x 126.79TW PROPOSED TOP OF WALL ELEVATIONS
 - x 126.79BW PROPOSED BOTTOM OF WALL ELEVATIONS
 - 2.0% PROPOSED SLOPE
 - PROPOSED RETAINING WALL
 - EXISTING STORM MANHOLE
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED AREA DRAIN
 - TREE PROTECTION HOARDING
 - LIMIT OF BUILDING BELOW
 - PROPERTY LINE
 - PONDING LIMIT
 - OVERLAND FLOW
 - EXISTING OVERLAND FLOW

HUSSON
ENGINEERING + MANAGEMENT
P. 905.709.5895
300 CAGNEY WOODS COURT, SUITE 804
MIRAMIC, ON L8C 0G9
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Revisions:		Date:
No.:	Revision:	



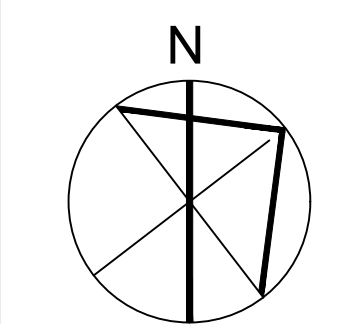
2.	Issued for Rezoning Application	June 19, 2023
1.	Issued for Rezoning Application	Nov. 7, 2022
No.:	Issued For:	Date:

Client
KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
GRADING PLAN

Scale:	1 : 250
Drawn by:	W.S.
Checked by:	M.L.P.
Project No.:	221285
Date:	JUNE 19, 2023
Drawing No.:	C100

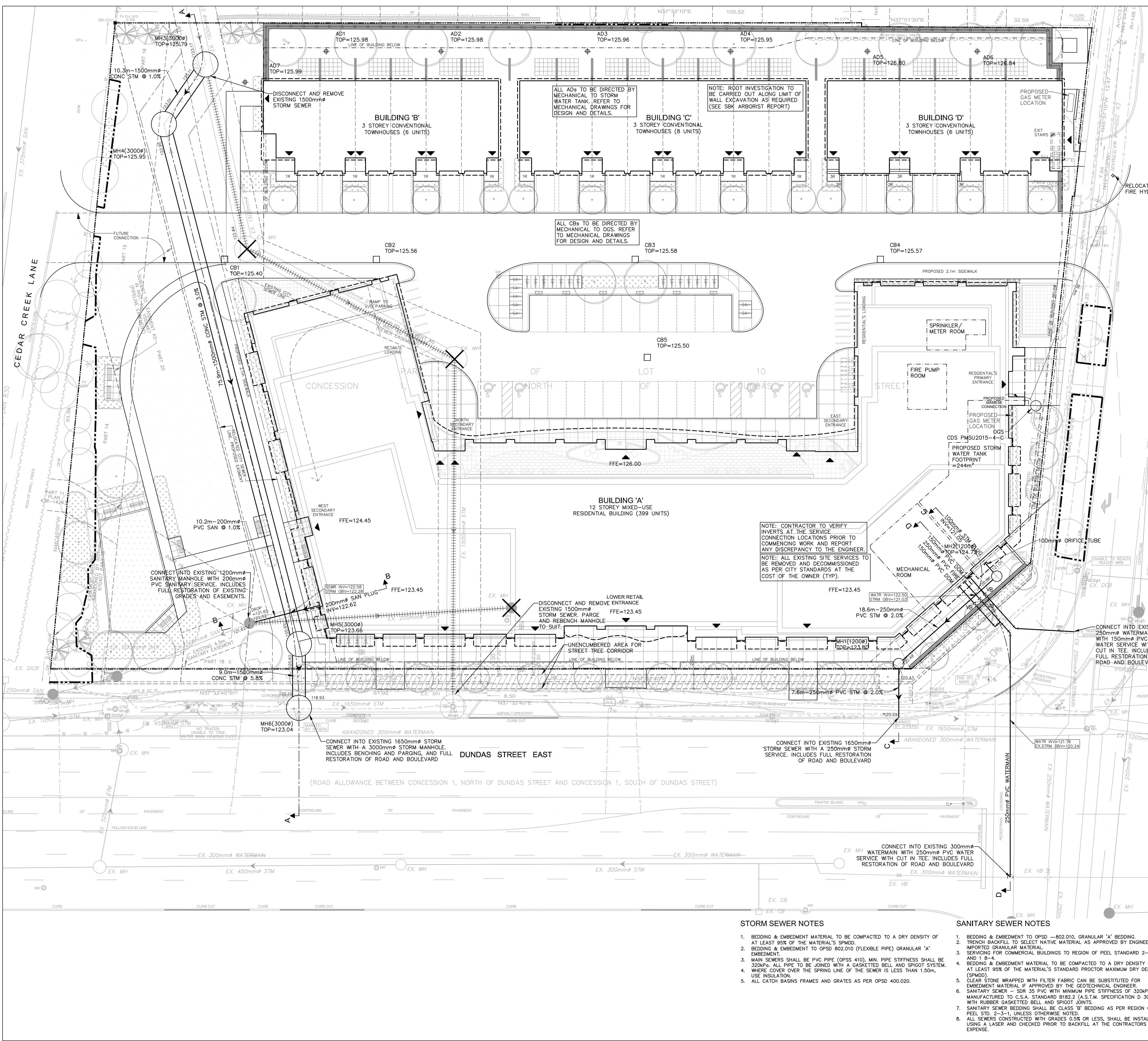


- REGION OF PEEL NOTES**
- ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - WATERMAIN AND / OR WATER SERVICE MATERIALS 100 mm (4") AND LARGER MUST BE DR 18 PVC PIPE MANUFACTURED TO A.W.W.A. SPEC. C900-16 SPEC COMPLETE WITH TRACER WIRE. SIZE 50 mm (2") AND SMALLER MUST BE TYPE "K" SOFT COPPER PIPE PER A.S.T.M. B88-49 SPECIFICATION.
 - WATERMANS AND / OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 m (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 m (4") FROM THEMSELVES AND ALL OTHER UTILITIES.
 - PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 mm (2") OUTLET ON 100 mm (4") 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 INTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 mm (4") DIAMETER MINIMUM ON A HYDRANT.
 - ALL CURB STOPS TO BE 3.0 m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 - HYDRANT AND VALVE SET TO REGION STANDARD 1 - 6 - 1 DIMENSION A AND B, 0.7 m (2') AND 0.9 m (3') AND TO HAVE PUMPER NOZZLE.
 - WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
 - WATERMANS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3 m (12") OVER / 0.5 m (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
 - ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
 - 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.
 - LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
 - THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND 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(S) SHALL BE SOLELY RESPONSIBLE TO OVE 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.
 - ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.

- GENERAL NOTES**
- ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF MISSISSAUGA STANDARDS, REGION OF PEEL STANDARDS, OPSD & OPSS, WHERE CONFLICT OCCURS, CITY OF MISSISSAUGA STANDARDS TO GOVERN FOR STORMWATER, ROADWORKS & INTERNAL GRADING, REGION OF PEEL STANDARDS TO GOVERN FOR SANITARY & WATERMAIN INSTALLATION.
 - ALL TOPSOIL & EARTH EXCAVATION TO BE REMOVED AND RELOCATED TO AN APPROVED SITE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK. THE ENGINEER WILL CONFIRM ALL BENCHMARK ELEVATIONS AND HORIZONTAL ALIGNMENT.
 - ALL GRANULAR AND ASPHALT MATERIAL PLACEMENT TO BE IN ACCORDANCE WITH OPSD 314 & OPSS 310.
 - ALL GRANULAR CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MISSISSAUGA STANDARD 2220.050.
 - ALL CONCRETE SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MISSISSAUGA STANDARD 2240.010.
 - ALL PEDESTRIAN SIDEWALK ENTRANCES AT INTERSECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 350.010.
 - THE UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY & CONTRACTOR TO CONFIRM LOCATIONS IN ADVANCE OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK & CO-ORDINATE CONSTRUCTION ACCORDINGLY.
 - THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION AND/OR REPAIR OF EXISTING UTILITIES DISTURBED DURING CONSTRUCTION.
 - ALL AREAS BEYOND THE SITE PLAN WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.
 - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
 - ROAD AND BOULEVARD RESTORATION AS PER CITY OF MISSISSAUGA ROAD CUT PERMIT.
 - THE GEOTECHNICAL SUITABILITY OF ALL THE FILL MATERIAL WILL BE ASSESSED BY THE GEOTECHNICAL ENGINEER.
 - GEOTECHNICAL ENGINEER TO CONFIRM SUITABILITY OF ROAD MATERIAL DEPTHS BASED ON SUB-BASE MATERIAL.
 - MONITORING WELLS TO BE DECOMMISSIONED OR ADJUSTED TO SUIT GRADE AS PER GEOTECHNICAL ENGINEER.

- DRIVEWAY NOTES**
- GRANULAR "A" & "B" BASE TO BE COMPACTED TO 98% OF THE MATERIAL'S RESPECTIVE SPHMD OR AS APPROVED BY GEOTECHNICAL ENGINEER.
 - THE TOP 1.0m OF THE SUB-BASE SHALL BE COMPACTED TO A MINIMUM OF 98% OF STANDARD PROCTOR DENSITY WITHIN 2% OF OPTIMUM MOISTURE CONTENT.
 - SUBGRADE TO BE PROOF ROLLED & CERTIFIED BY GEOTECHNICAL ENGINEER PRIOR TO PLACING GRANULAR MATERIAL.
 - DRIVEWAYS & PARKING LOT TO BE CONSTRUCTED AS PER RECOMMENDATIONS OF GEOTECHNICAL ENGINEER.
 - ALL GRANULAR AND ASPHALT MATERIAL PLACEMENT TO BE IN ACCORDANCE WITH OPSD 314 & OPSS 310.
 - ALL GRANULAR CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MISSISSAUGA STANDARD 2220.050.
 - ALL CONCRETE SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MISSISSAUGA STANDARD 2240.010.
 - ALL PEDESTRIAN SIDEWALK ENTRANCES AT INTERSECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 350.010.

ELEVATIONS NOTE:
ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK NO. 695.
LOCATED ON THE EAST FACE OF THE EAST PARAPET WALL OF THE EAST STEPS OF THE ST. JOHN THE BAPTIST ANGLICAN CHURCH ON THE NORTH SIDE OF DUNDAS STREET EAST, 61M EAST OF CAWTHRA ROAD, HAVING A PUBLISHED ELEVATION OF 139.524 METRES.



LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCHBASIN
- PROPOSED AREA DRAIN
- PROPOSED WATER VALVE
- TREE PROTECTION HOARDING
- EXISTING FIBRE OPTIC LINE
- EXISTING UNDERGROUND HYDRO LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GAS LINE
- PROPOSED PIPE INSULATION
- LIMIT OF BUILDING BELOW

- ### GENERAL NOTES
- ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF MISSISSAUGA STANDARDS, REGION OF PEELE STANDARDS, OPSD & OPSS. WHERE CONFLICT OCCURS, CITY OF MISSISSAUGA STANDARDS TO GOVERN FOR STORMWATER, ROADWORKS & INTERNAL GRADING, REGION OF PEELE STANDARDS TO GOVERN FOR SANITARY & WATERMAIN INSTALLATION.
 - ALL TOPSOIL & EARTH EXCAVATION TO BE REMOVED AND RELOCATED TO AN APPROVED SITE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK. THE ENGINEER WILL CONFIRM ALL BENCHMARK ELEVATIONS AND HORIZONTAL ALIGNMENT.
 - ALL PROPERTY BARS TO BE PRESERVED AND REPLACED BY O.L.S. AT CONTRACTOR'S EXPENSE IF REMOVED DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR THE SUPPLY OF TEMPORARY WATER & POWER.
 - IF REQUIRED, DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS-517 & S18 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING M.O.E. PERMIT IF REQUIRED.
 - ALL ENGINE DRIVEN PUMPS TO BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.
 - THE UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY & CONTRACTOR TO CONFIRM LOCATIONS IN ADVANCE OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK & CO-ORDINATE CONSTRUCTION ACCORDINGLY.
 - THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION AND/OR REPAIR OF EXISTING UTILITIES DISTURBED DURING CONSTRUCTION.
 - ALL AREAS BEYOND THE SITE PLAN WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION OF THE CONTRACTOR.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
 - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
 - ROAD AND BOULEVARD RESTORATION AS PER CITY OF MISSISSAUGA ROAD CUT PERMIT.
 - THE GEOTECHNICAL SUITABILITY OF ALL THE FILL MATERIAL WILL BE ASSESSED BY THE GEOTECHNICAL ENGINEER.
 - GEOTECHNICAL ENGINEER TO CONFIRM SUITABILITY OF ROAD MATERIAL DEPTHS BASED ON SUB-BASE MATERIAL.
 - MONITORING WELLS TO BE DECOMMISSIONED OR ADJUSTED TO SUIT GRADE AS PER GEOTECHNICAL ENGINEER.

- ### REGION OF PEELE NOTES
- ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEELE PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - WATERMAIN AND / OR WATER SERVICE MATERIALS 100 mm (4") AND LARGER SHALL BE 18 PVC PIPE MANUFACTURED TO A.W.W.A. SPEC. C900-16 SPEC COMPLETE WITH TRACER WIRE, SIZE 50 mm (2") AND SMALLER SHALL BE TYPE "K" SOFT COPPER PIPE PER A.S.T.M. B88-49 SPECIFICATION.
 - WATERMANS AND / OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 m (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 m (4') FROM THEMSELVES AND ALL OTHER UTILITIES.
 - PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. SHALL BE PROVIDED WITH AT LEAST A 50 mm (2") OUTLET ON 100 mm (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME AS FOR STEEL LINES. THEY MUST ALSO BE HOSED OR BLENDED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN, ON FIRE LINES, FLUSHING OUTLET TO BE 100 mm (4") DIAMETER MINIMUM ON A HYDRANT.
 - CURB STOPS TO BE 3.0 m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 - 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.
 - LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY 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.
 - 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.
 - ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEELE STANDARDS 1-7-7 OR 1-7-8.

- ### WATERMAIN NOTES
- BEDDING & EMBEDMENT TO REGION OF PEELE STANDARD 1-5-1. WATERMAIN SUPPORT BRIDGING DISTURBED GROUND TO REGION OF PEELE STANDARD 1-5-2.
 - TRENCH BACKFILL TO SELECT NATIVE MATERIAL AS APPROVED BY ENGINEER OR IMPORTED GRANULAR MATERIAL.
 - SERVICE CONNECTIONS TO REGION OF PEELE STANDARD 1-8-4. FIRE LINE AND DOMESTIC CONNECTION TO REGION OF PEELE STANDARD 1-6-4.
 - BEDDING & EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMD.
 - MINIMUM COVER ON WATERMAIN AND SERVICES TO BE 1.7m BELOW FINISHED GRADE.
 - CLEARANCE BETWEEN WATERMAIN AND SEWERS TO BE A MINIMUM OF 0.5m VERTICAL WHERE WATER MAIN IS ABOVE SEWER OR 2.5m MINIMUM HORIZONTAL SEPARATION.
 - SERVICES TO BE LIVE TAPPED TO MAIN.
 - FOLLOWING TESTING, CONTRACTOR SHALL OPERATE EACH WATER SERVICE TO VERIFY FULL FLOW AND PRESSURE AT THE CURB STOP TO THE SATISFACTION OF THE ENGINEER.
 - VALVE & BOX - MUELLER A769 WITH GUIDE PLATE; CLOW-BIBBY VB 1100/RB6AS.
 - MECHANICAL JOINT FITTINGS - ANSI A21.53 (A.W.W.A. C153) SPECIFICATIONS; HYPROTEC FITTING SHALL BE USED WITH HYPROTEC PIPE INSTALLATION.
 - BACKFLOW PREVENTORS - WATTS SERIES 900 OR 90; GLAYTON VALVE MODEL 3 OR R.P.; FEBCO 825V.
 - ALL PVC WATERMAIN SHALL BE EQUAL TO A.W.W.A. C-900 CLASS 150, DR 18.
 - ALL PVC WATERMAIN SHALL BE INSTALLED WITH A 12 GAUGE STRANDED COPPER TWO TRACER WIRE IN ACCORDANCE WITH REGION OF PEELE STANDARDS.
 - VALVE IN BOXES SHALL BE INSTALLED AS PER REGION OF PEELE STD. 1-3-8.
 - MANLINE VALVES TO BE RESTRAINED AS PER REGION OF PEELE STD. 1-3-3A.
 - CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER REGION OF PEELE STANDARDS.
 - THE OPERATION OF EXISTING WATERMAIN VALVES SHALL BE CONDUCTED AS REQUIRED BY THE REGION OF PEELE.

ELEVATIONS NOTE:

ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK NO. 695. LOCATED ON THE EAST FACE OF THE EST PARAPET WALL OF THE EAST STEPS OF THE ST. JOHN THE BAPTIST ANGLICAN CHURCH ON THE NORTH SIDE OF DUNDAS STREET EAST, 61M EAST OF CAWTHRA ROAD, HAVING A PUBLISHED ELEVATION OF 139.524 METRES.

- ### STORM SEWER NOTES
- BEDDING & EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMD.
 - BEDDING & EMBEDMENT TO OPSD 802.010 (FLEXIBLE PIPE) GRANULAR 'A' EMBEDMENT.
 - MAIN SEWERS SHALL BE PVC PIPE (OPSS 410), MIN. PIPE STIFFNESS SHALL BE 320kPa. ALL PIPE TO BE JOINED WITH A GASKETED BELL AND SPIGOT SYSTEM. WHERE COVER OVER THE SPRING LINE OF THE SEWER IS LESS THAN 1.50M, USE INSULATION.
 - ALL CATCH BASINS FRAMES AND GRATES AS PER OPSD 400.020.

- ### SANITARY SEWER NOTES
- BEDDING & EMBEDMENT TO OPSD - 802.010, GRANULAR 'A' BEDDING.
 - TRENCH BACKFILL TO SELECT NATIVE MATERIAL AS APPROVED BY ENGINEER OR IMPORTED GRANULAR MATERIAL.
 - SERVING FOR COMMERCIAL BUILDINGS TO REGION OF PEELE STANDARD 2-4-2 AND 1-8-4.
 - BEDDING & EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD).
 - CLEAR STONE WRAPPED WITH FILTER FABRIC CAN BE SUBSTITUTED FOR EMBEDMENT MATERIAL IF APPROVED BY THE GEOTECHNICAL ENGINEER.
 - SANITARY SEWER - SDR 35 PVC WITH MINIMUM PIPE STIFFNESS OF 320kPa - MANUFACTURED TO C.S.A. STANDARD B182.2 (A.S.T.M. SPECIFICATION D 3034) WITH RUBBER GASKETED BELL AND SPIGOT JOINTS.
 - SANITARY SEWER BEDDING SHALL BE CLASS 'B' BEDDING AS PER REGION OF PEELE STD. 2-3-1, UNLESS OTHERWISE NOTED.
 - ALL SEWERS CONSTRUCTED WITH GRADES 0.2% OR LESS, SHALL BE INSTALLED USING A LASER AND CHECKED PRIOR TO BACKFILL AT THE CONTRACTORS EXPENSE.



Site Key Map

HUSSON
ENGINEERING + MANAGEMENT
P. 905.709.5895
300 CAGNEY WOODS COURT, SUITE 304
MARKHAM, ON L3R 0Z9
HUSSON.CA

Revisions:

No.	Revision:	Date:

M.L. PLEVLES
100505904
2023-06-19
PROVINCE OF ONTARIO

No.	Issued For:	Date:
2.	Issued for Rezoning Application	June 19, 2023
1.	Issued for Rezoning Application	Nov. 7, 2022

Client
KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
SERVICING PLAN

Scale:
1 : 250

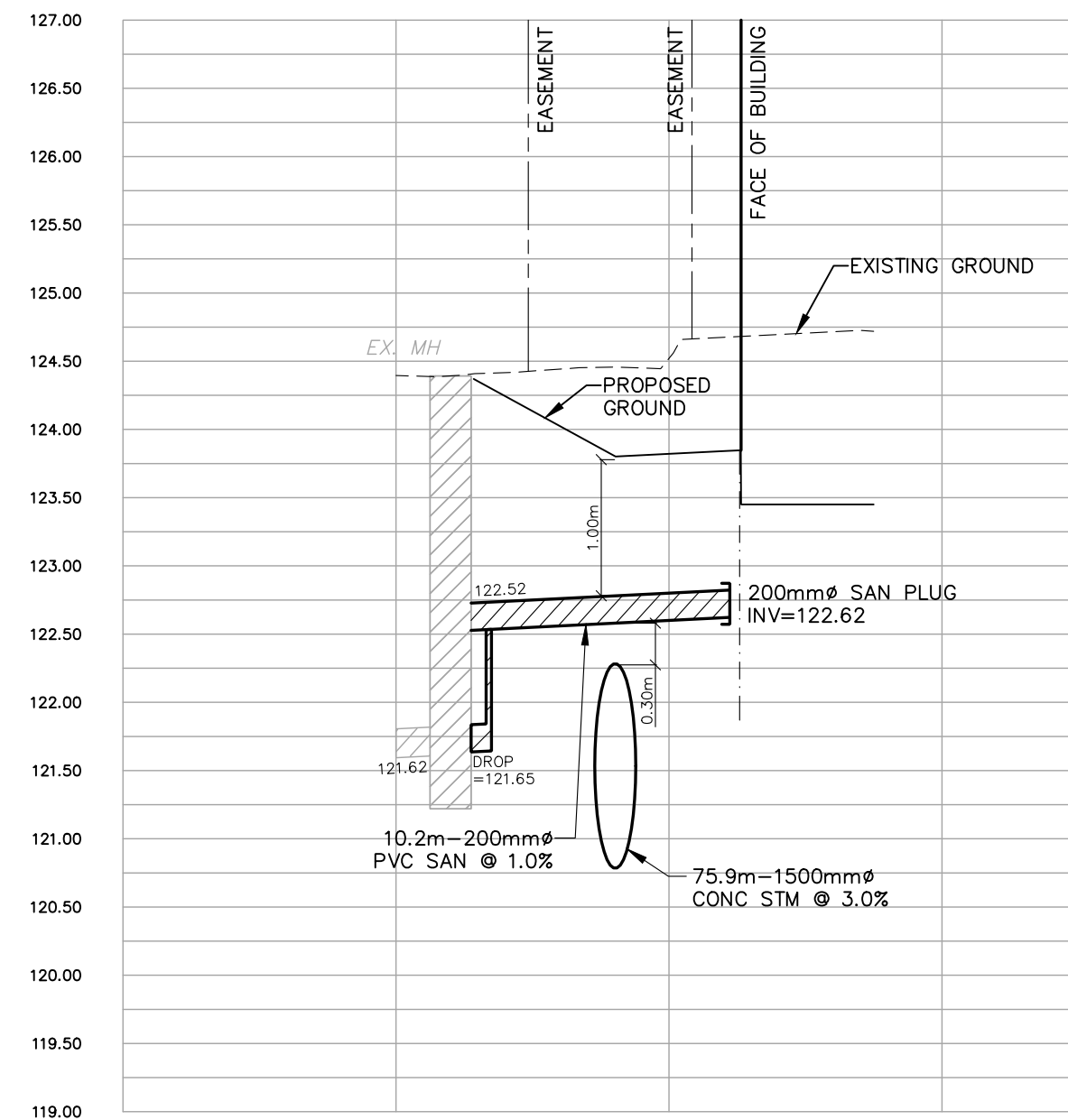
Drawn by:
W.S.

Checked by:
M.L.P.

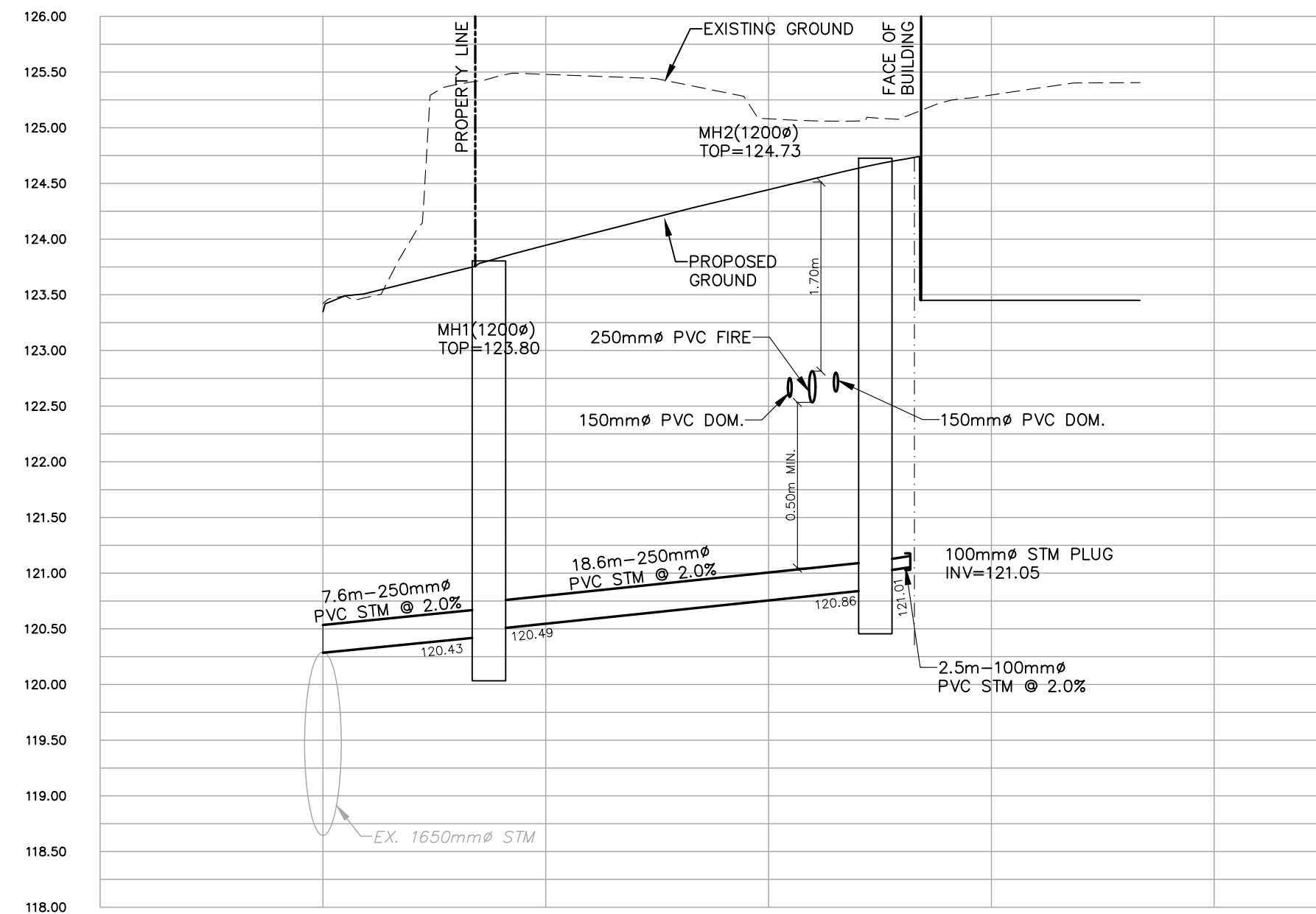
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Date:
JUNE 19, 2023

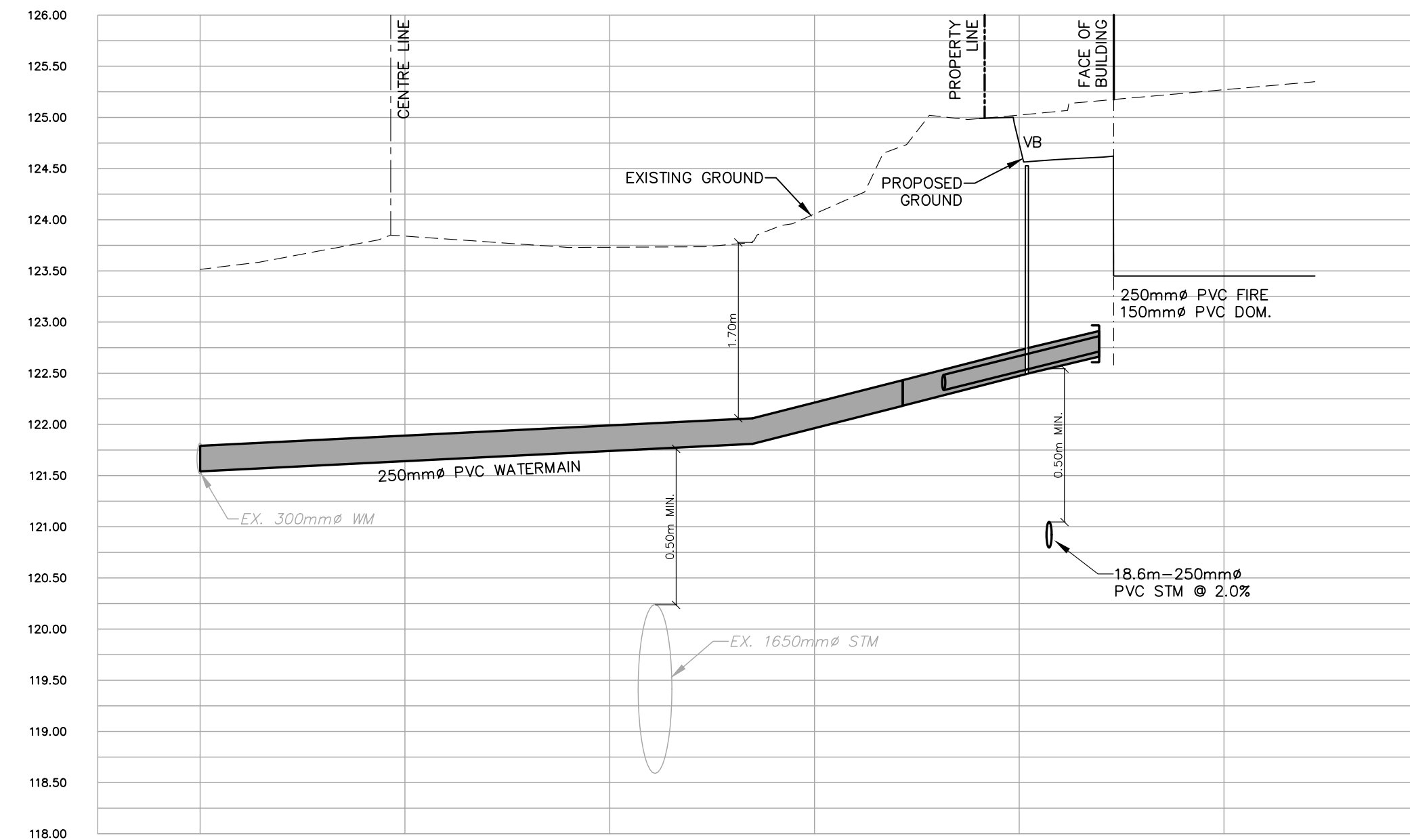
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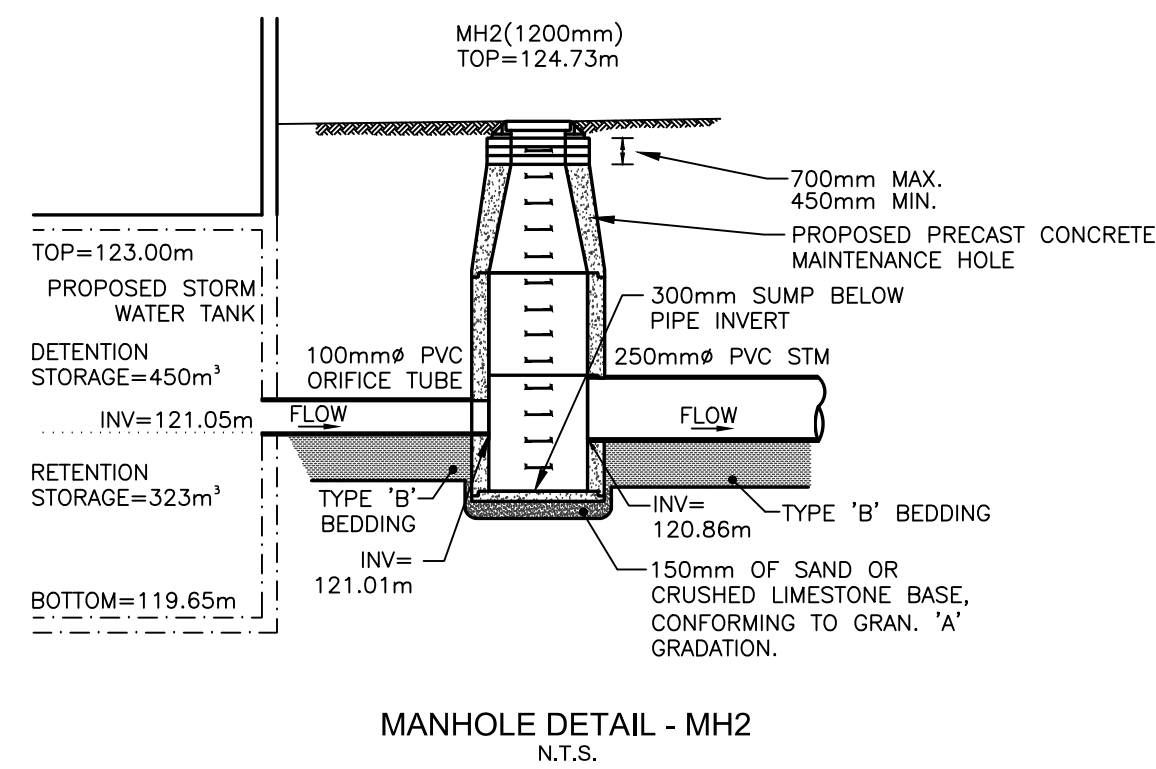
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VER. 1:50



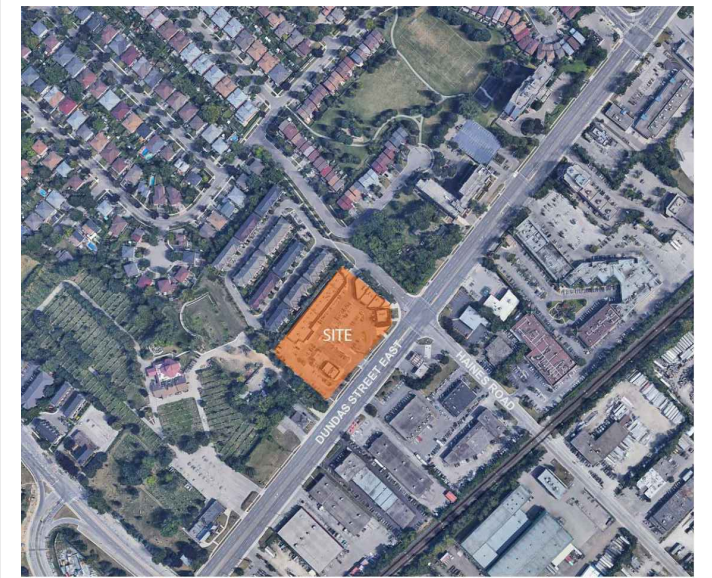
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VER. 1:50



CROSS SECTION D-D
SCALE: HOR. 1:250
VER. 1:50



MANHOLE DETAIL - MH2
N.T.S.



Site Key Map

HUSSON ENGINEERING + MANAGEMENT
P. 905.709.5825
300 CAGNEY WOODS COURT, SUITE 304
MISSISSAUGA, ON L4X 1L3
HUSSON.CA

Revisions:		
No.	Revision	Date

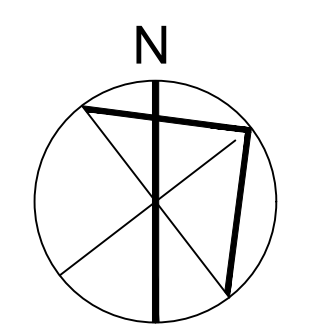


2.	Issued for Rezoning Application	June 19, 2023
1.	Issued for Rezoning Application	Nov. 7, 2022
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Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

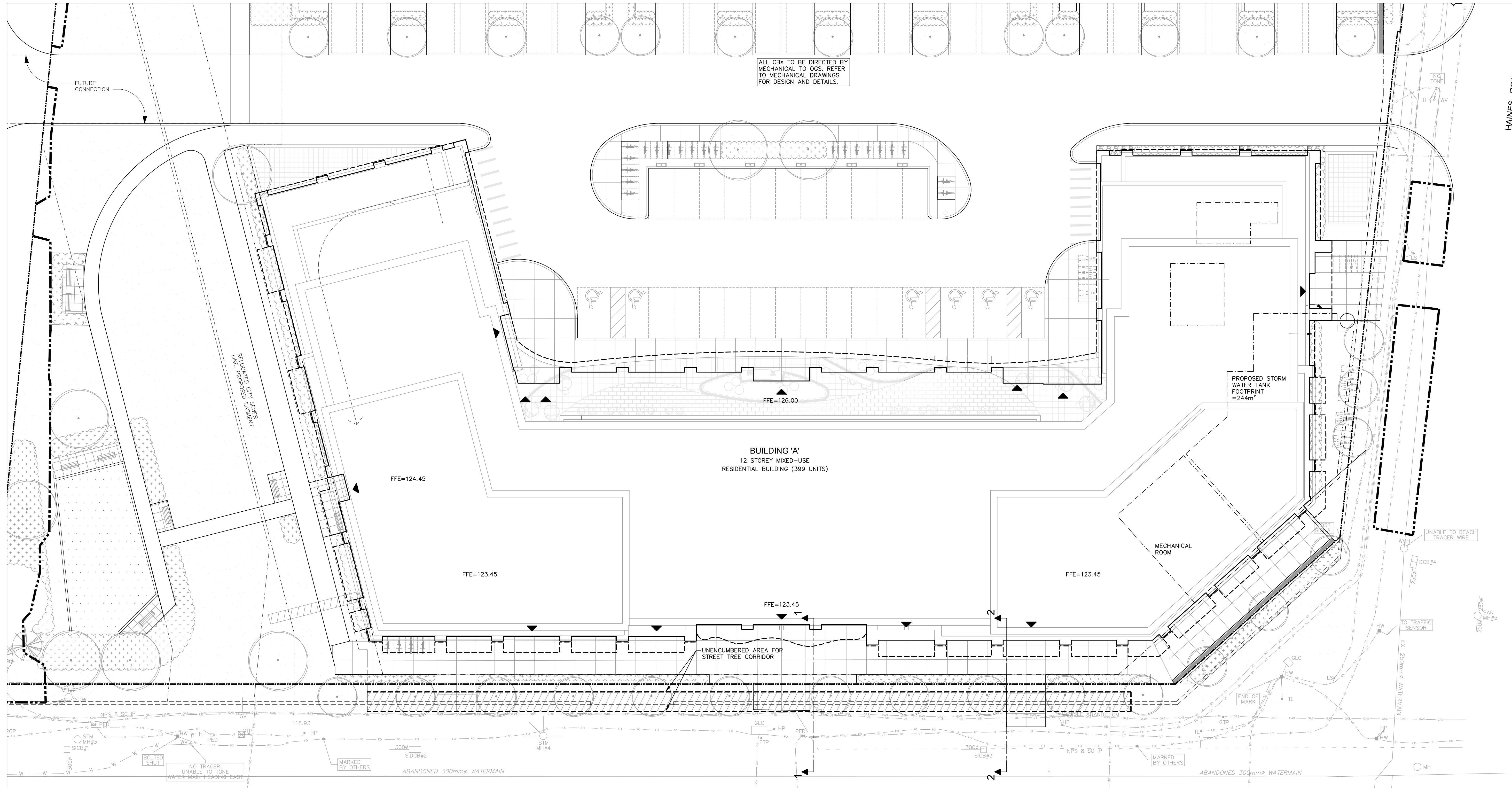
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CROSS SECTION

Scale:
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ELEVATIONS NOTE:
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C103



Site Key Map

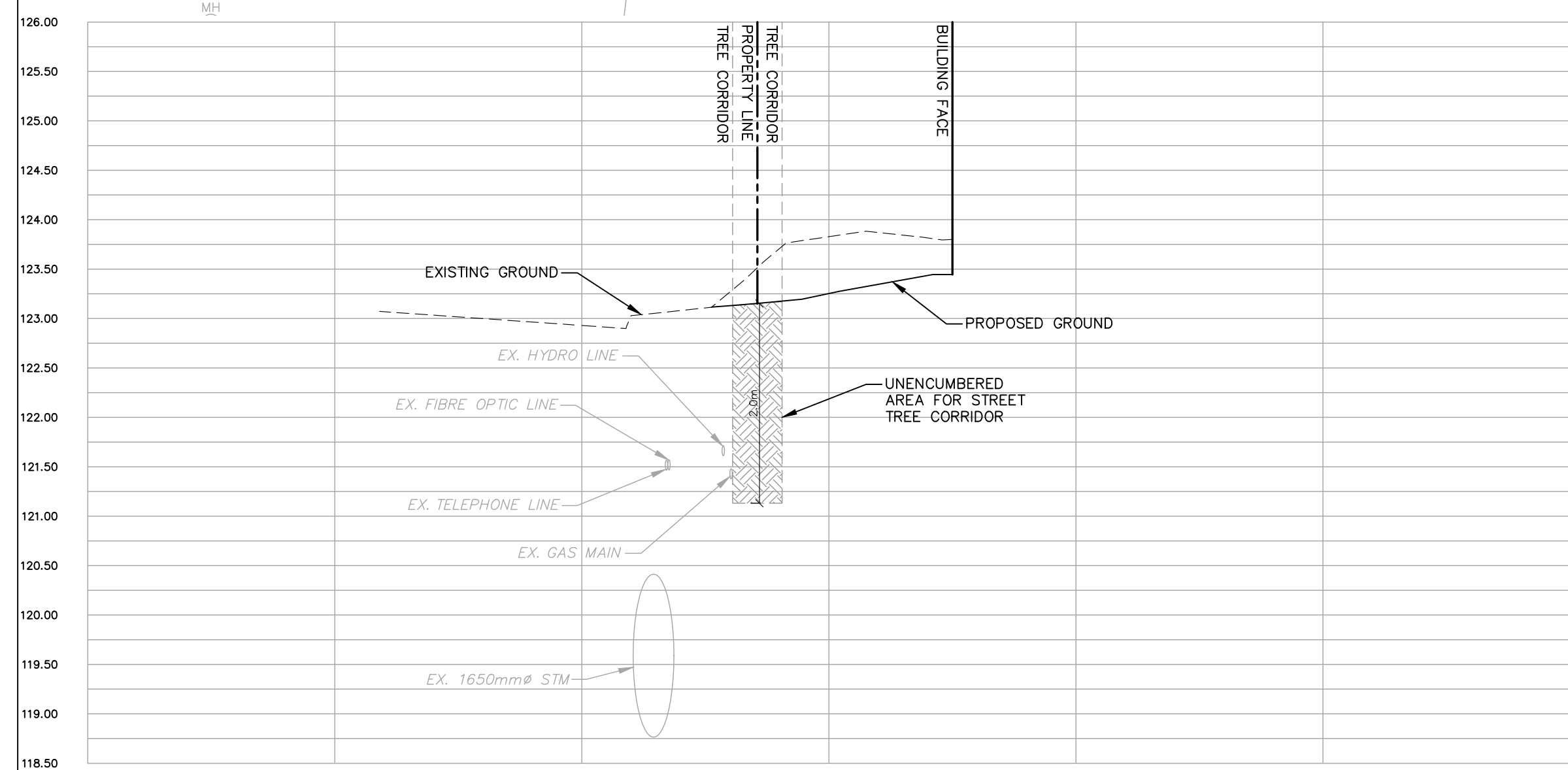
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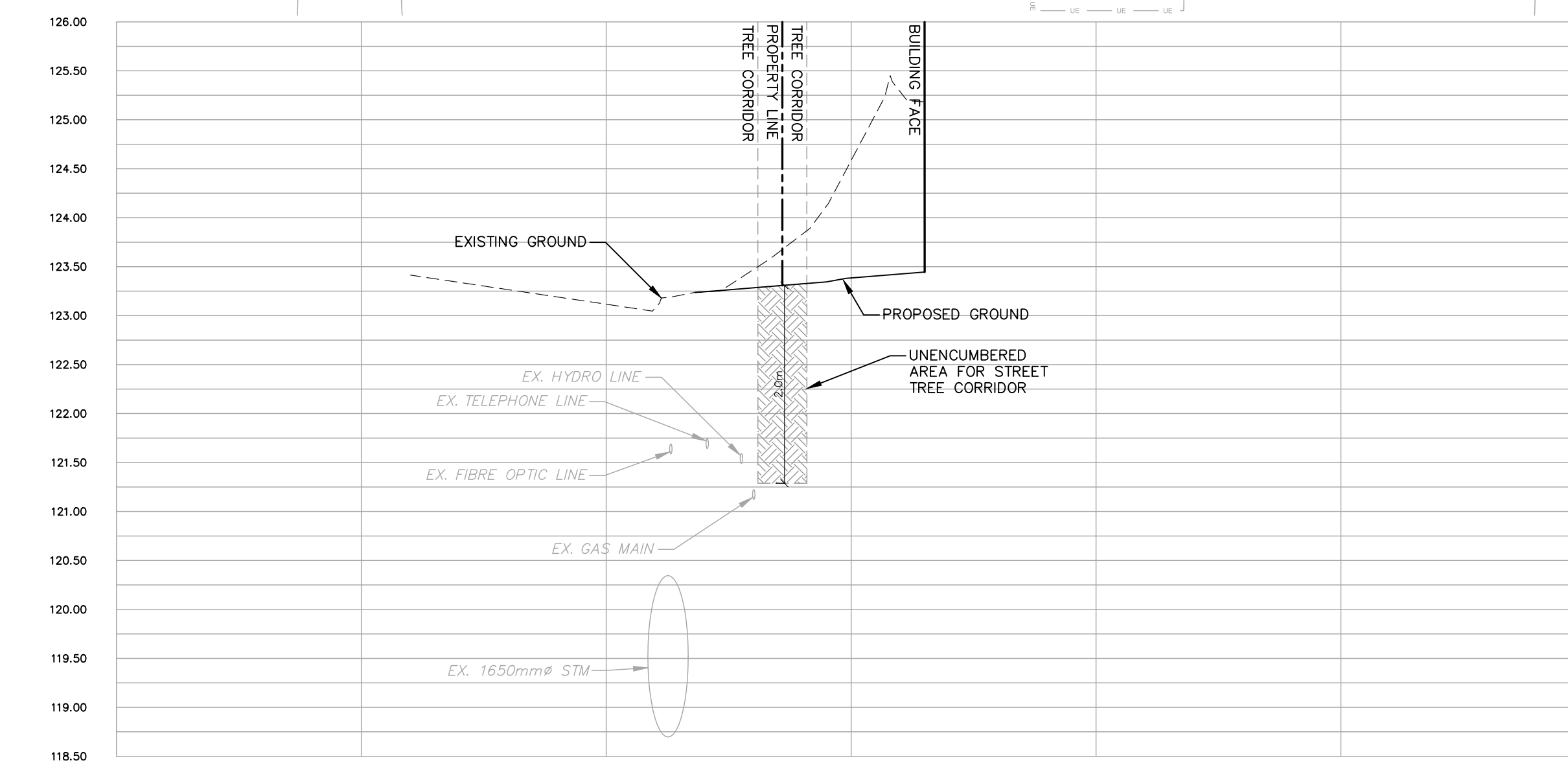


I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN IS COMPLETE, ACCURATE AND BASED ON PHYSICAL LOCATES BY GEOPHYSICS, AS PROVIDED BY ONSITE LOCATES INC., ON 2022-08-26.

2.	Issued for Rezoning Application	June 19, 2023
1.	Issued for Rezoning Application	Nov. 7, 2022
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CROSS SECTION 1-1
SCALE: HOR. 1:200
VER. 1:50



CROSS SECTION 2-2
SCALE: HOR. 1:200
VER. 1:50

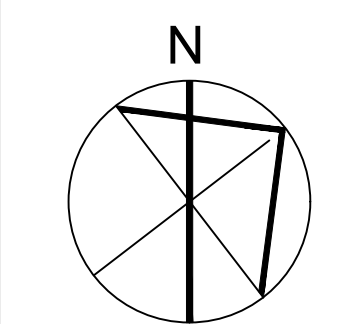
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 - EXISTING GAS LINE

ELEVATIONS NOTE:
ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK NO. 695. LOCATED ON THE EAST FACE OF THE EAST PARAPET WALL OF THE EAST STEPS OF THE ST. JOHN THE BAPTIST ANGLICAN CHURCH ON THE NORTH SIDE OF DUNDAS STREET EAST, 61M EAST OF CAWTHRA ROAD, HAVING A PUBLISHED ELEVATION OF 139.524 METRES.

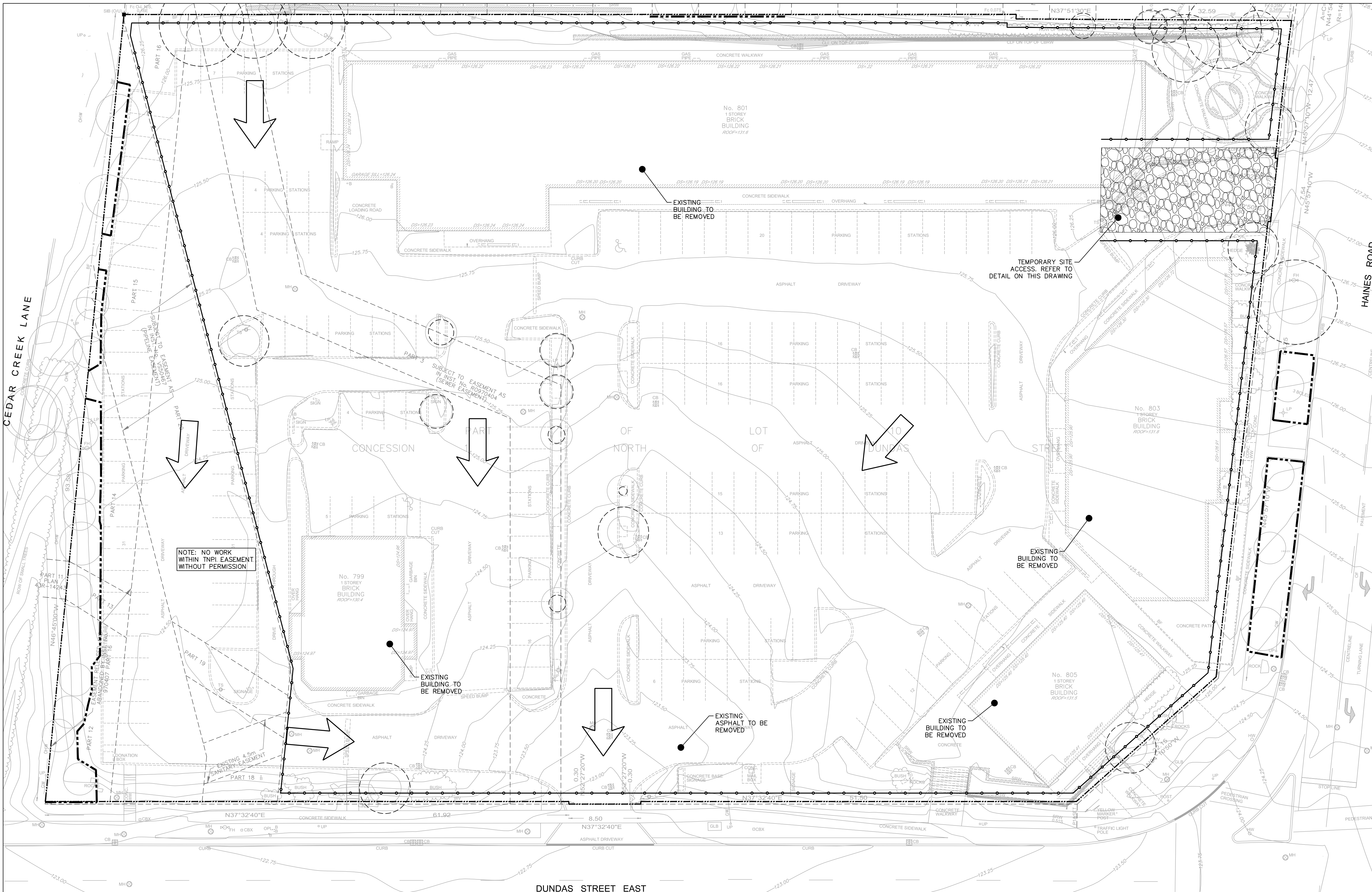
Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
UTILITY PLAN

Scale:
1 : 200
Drawn by:
W.S.
Checked by:
M.L.P.
Project No.:
221285
Date:
JUNE 19, 2023
Drawing No.:



C104



- ### EROSION AND SEDIMENT CONTROL NOTES
- NO MAINTENANCE OR REPAIR WORK ON CONSTRUCTION EQUIPMENT IS ALLOWED WITHIN 30m OF AN EXISTING WATERCOURSE OR DITCH.
 - ALL SEDIMENT AND EROSION CONTROL FACILITIES AND WORKS ARE TO BE CONSTRUCTED AND IN PLACE TO THE APPROVAL OF THE SITE ENGINEER PRIOR TO ANY GRADING OPERATIONS COMMENCING. TYPICAL WORKS INCLUDE SILT FENCES AND INTERCEPTOR SWALES.
 - ALL TEMPORARY SOIL OR DIRT STOCKPILES ARE TO BE PROVIDED WITH THE NECESSARY SEDIMENT AND EROSION CONTROL FEATURES. IF STOCKPILES ARE TO REMAIN FOR A PERIOD LONGER THAN 180 DAYS, STOCKPILES SHALL BE HYDROSEED AND SURROUNDED WITH SILT FENCE.
 - ALL AREA DRAINS TO HAVE FILTER FABRIC PLACED AND MAINTAINED UNDER GRATES PER STD. 2930.04 UNTIL LANDSCAPING IS COMPLETE AND STABILIZED IN DEVELOPMENT OR AS DIRECTED BY SITE ENGINEER.
 - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCE, STRAW BALES, CLEARSTONE, ETC.) ARE TO BE KEPT ON SITE FOR EMERGENCIES AND REPAIRS.
 - EROSION AND SEDIMENT CONTROL METHODS ARE TO BE CONTINUOUSLY EVALUATED AND, WHERE NECESSARY, UPGRADES ARE TO BE IMPLEMENTED.
 - AFTER HOURS CONTACT NUMBER IS TO BE VISIBLY POSTED ON-SITE FOR EMERGENCIES.
 - ALL SEDIMENT CONTROL FENCING IS TO BE ERRECTED PRIOR TO THE COMMENCEMENT OF ANY SITE GRADING OPERATIONS, AS PER CITY OF MISSISSAUGA STANDARD 2940.01.
 - ALL CATCHBASINS WITHIN LANDSCAPED AREAS TO HAVE SEDIMENT BARRIER (CITY OF MISSISSAUGA STANDARD 2930.02 OR 2930.03) ERRECTED IMMEDIATELY AFTER CATCHBASIN INSTALLATION. SEDIMENT PROTECTION BARRIER TO BE MAINTAINED ON A REGULAR BASIS OR TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
 - ALL ROADSIDE CATCHBASINS TO HAVE SEDIMENT PROTECTION AS PER CITY OF MISSISSAUGA STANDARD 2940.01. IMMEDIATELY AFTER CATCHBASIN INSTALLATION. SEDIMENT PROTECTION BARRIER TO BE MAINTAINED ON A REGULAR BASIS OR TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
 - IF SITE CONSTRUCTION ACTIVITIES ARE INTERRUPTED AND/OR INACTIVITY EXCEEDS 30 DAYS, ALL STRIPPED AND/OR BARE SOIL AREAS ARE TO BE STABILIZED BY SOODING/SEEDING/MULCHING OR OTHER APPROVED METHOD, TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
 - THIS CONTROL PLAN IS PREPARED FOR SUBMISSION TO THE CITY OF MISSISSAUGA IN CONJUNCTION WITH AN APPLICATION FOR EROSION & SEDIMENT CONTROL PERMIT NO. 08-006 UNDER THE EROSION & SEDIMENT CONTROL BY-LAW NO. 512.91, AS AMENDED.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED, AS REQUIRED, TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
 - 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 MISSISSAUGA MUD TRACKING CONTROL POLICY.
 - SILT FENCE MUST BE INSPECTED WEEKLY FOR RIPS OR TEARS, BROKEN STAKES, LOW-OUTSIDE AND ACCUMULATION OF SEDIMENT.
 - SILT FENCE MUST BE REMOVED IMMEDIATELY AFTER EVERY RAIN STORM EVENT OR AS DIRECTED BY SITE ENGINEER.
 - ALL SILT FENCES MUST BE REMOVED ONLY WHEN THE ENTIRE SITE IS STABILIZED AND AS DIRECTED BY THE SITE ENGINEER.
 - ALL SILT FENCES INSTALLED AT THE LIMIT OF THE DEVELOPMENT ARE TO BE PLACED DIRECTLY ON THE PROPERTY LINE OR AS DIRECTED BY SITE ENGINEER.

- ### TRANS NORTHERN PIPELINE REQUIREMENTS
- PRIOR TO APPLICANT CROSSING THE PIPELINE WITH A VEHICLE OR CONSTRUCTING A FACILITY ACROSS, ON, ALONG OR UNDER THE PIPELINE, THE APPLICANT SHALL BE REQUIRED TO CONTACT TNPI PRIOR TO COMMENCEMENT OF THEIR WORK TO RECEIVE THE REQUIRED AUTHORIZATION. THIS PROCESS CAN BE INITIATED THROUGH ONTARIO ONE CALL (1-800-400-2255). A REPRESENTATIVE FROM TNPI WILL ATTEND ON SITE TO MARK LOCATION, CONFIRM SAFE WORK PRACTICES, AND ADVISE OF ANY PERMIT REQUIREMENTS.
 - NO MECHANICAL EXCAVATION WITHIN 1 METRE OF THE PIPELINE, INCLUDING DIRECTIONAL BORING/DRILLING, DISTANCES CLOSER THAN 1 METRE MUST BE HAND DUG OR ALTERNATIVELY BY HYDRO-VAC UNDER THE DIRECT SUPERVISION OF TNPI.
 - UTILITIES SHOULD CROSS THE PIPELINE AT AN ANGLE GREATER THAN FORTY-FIVE DEGREES (45°) AND AS CLOSE NINETY DEGREES (90°) AS REASONABLY POSSIBLE. IN ADDITION, UTILITIES SHOULD BE CONSTRUCTED APPROXIMATELY LEVEL ACROSS THE PIPELINE EASEMENT.
 - A MINIMUM VERTICAL CLEARANCE OF THIRTY CENTIMETRES (30 cm) MUST BE MAINTAINED BETWEEN UTILITY AND PIPELINE.
 - MINIMUM CLEARANCE THIRTY CENTIMETRES (30 cm) MUST BE MAINTAINED WHEN THE PIPE SUBSTITUTION METHOD IS USED TO REPLACE AN EXISTING CONCRETE OR CAST-IRON UTILITY WHICH CROSSES THE PIPELINE.
 - NO JOINTS OR BENDS MAY BE MADE OVER OR UNDER ANY COMPANY FACILITIES.
 - FOR UTILITIES OPERATING UNDER PRESSURE, PRE-TESTED SECTIONS MUST BE INSTALLED ACROSS THE PIPELINE RIGHT-OF-WAY.
 - IN THE CASE OF BURIED COMMUNICATION CABLES, NO JOINTS, SPLICES OR OTHER CONNECTIONS SHALL BE MADE WITHIN THE PIPELINE RIGHT-OF-WAY.
 - ELECTRICAL POWER CABLES MUST BE PLACED IN CONCRETE OR RIGID CONDUIT FOR THE ENTIRE WIDTH OF THE PIPELINE RIGHT-OF-WAY.
 - CONCRETE PATIO SLABS SHALL BE INSTALLED ABOVE GAS SERVICE AND ELECTRICAL POWER CABLE (CONDUIT) OVERCROSSINGS (SEE REFERENCE DRAWING SK-1791 IN APPENDIX E).
 - APPURTENANCES SUCH AS CATCH BASINS, MANHOLES, VALVES, AND OTHER FITTINGS MUST BE LOCATED OUTSIDE THE PIPELINE RIGHT-OF-WAY LIMITS.
 - METALLIC INSTALLATIONS MUST BE WRAPPED WITH A NON-CONDUCTIVE INSULATING MATERIAL FOR A DISTANCE OF 15 cm ON EACH SIDE OF THE PIPELINE(S) TO MITIGATE INTERFERENCE WITH THE PIPELINE'S CATHODIC PROTECTION.
 - SOME METALLIC INSTALLATIONS REQUIRE CONNECTION THROUGH LEADS TO A TNPI TEST POST IN ACCORDANCE WITH COMPANY STANDARDS. IF NECESSARY, TNPI WILL INSTALL A TEST POST AT THE APPLICANT'S EXPENSE (SEE REFERENCE DRAWING CP-1005 IN APPENDIX E).
 - CONCRETE DUCT STRUCTURES THAT CROSS ABOVE THE PIPELINE(S) MUST BE REINFORCED TO THE EXTENT THAT IT WILL BE SELF-SUPPORTING WHEN EXPOSED ACROSS A 3-METRE SPAN.
 - FOR AN OVERHEAD POWER LINE, THE CURRENT TYPE (AC OR DC) AND VOLTAGE SHALL BE SPECIFIED.
 - THE VERTICAL DISTANCE BETWEEN THE LOWEST WIRE OF AN OVERHEAD LINE CABLE AND THE TOP OF THE CONDUIT SURFACE WITHIN THE PIPELINE RIGHT-OF-WAY SHALL NOT BE LESS THAN THE MINIMUM VERTICAL CLEARANCE DISTANCE SET OUT IN THE CANADIAN ELECTRICAL CODE PART III, KNOWN AS CSA STANDARD C22.3, "OVERHEAD SYSTEMS AND UNDERGROUND SYSTEMS, AS AMENDED FROM TIME-TO-TIME."
 - THE POLES, PYLONS, TOWERS, GUYS, ANCHORS AND ANY OTHER SUPPORTS OF AN OVERHEAD LINE SHALL BE LOCATED OUTSIDE THE PIPELINE RIGHT-OF-WAY AND NOT WITHIN 10 m OF ANY COMPANY PIPELINE.
 - ROADS, LANEWAYS, PATHWAYS, DRIVEWAYS, AND RAMPS MINIMUM CLEARANCE:
 - 120 cm BETWEEN THE BASE OF THE ASPHALT LAYER AND THE TOP OF THE PIPELINE.
 - 75 cm BETWEEN THE BOTTOM OF ROAD DITCHES AND THE TOP OF THE PIPELINE.
 - 30 cm BETWEEN SUBDRAINS AND THE TOP OF THE PIPELINE.
 - NEW ROAD CROSSINGS MAY REQUIRE THE INSTALLATION OF A TNPI TEST POST THE COST OF WHICH IS TO BE BORNE BY THE APPLICANT IN ACCORDANCE WITH COMPANY STANDARDS (SEE REFERENCE DRAWING CP-1005).
 - LANDSCAPING / EROSION CONTROL
 - MINIMUM 100 cm CLEARANCE MAINTAINED BETWEEN FINAL GRADE AND PIPELINE.
 - LOCATION OF ALL PROPOSED INSTALLATIONS ASSOCIATED WITH THE LANDSCAPING (FENCES, WALKWAYS, SERVICES, ETC.) MUST BE INDICATED ON DRAWINGS.
 - FENCE POSTS ON PROPERTY BOUNDARIES OR CROSSING THE PIPELINE ARE TO BE KEPT 1.5 METRES (5 FEET) AWAY FROM THE CENTRE LINE OF THE PIPELINE(S).

NOTE: TNPI REQUIRES THAT ALL LANDSCAPING AND FENCES ACROSS THE PIPELINE RIGHT-OF-WAY ENABLE AN UNOBSTRUCTED VIEW ALONG THE LENGTH OF THE RIGHT-OF-WAY. (FOR EXAMPLE, PLYWOOD AND WOOD BOARD FENCES, AND EXTENSIVE VEGETATION ARE NOT PERMITTED).

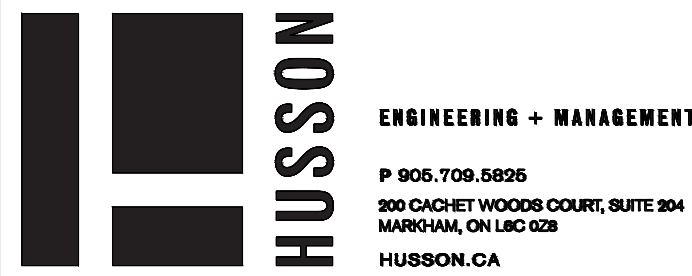
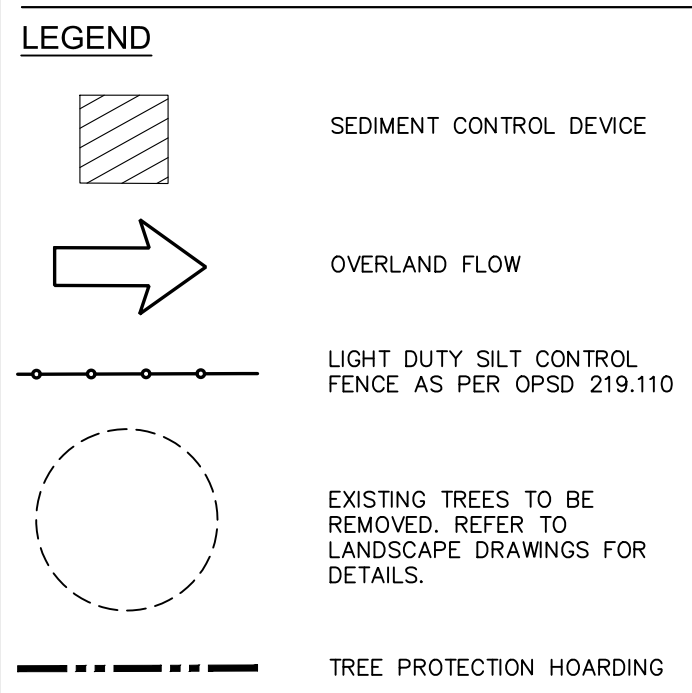
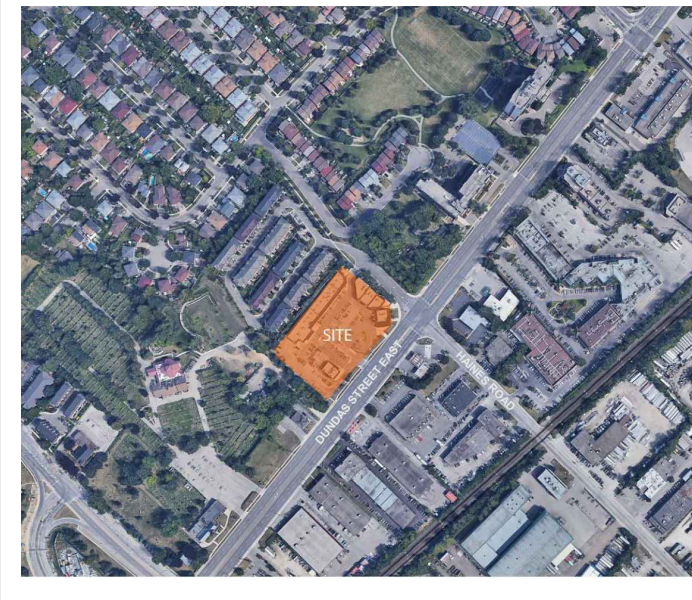
FENCES AT THE IMMEDIATE CROSSING OF THE PIPELINE(S) ARE TO BE AN OPEN STYLE FORMAT SUCH AS A CHAIN LINK STYLE, WITH A MAXIMUM HEIGHT OF 1.8 METRES (6 FEET) OVER A DISTANCE OF 1.5 METRES (5 FEET) AWAY FROM THE CENTRE OF THE PIPELINE(S).

AGRICULTURAL DRAIN TILES, OPEN DRAINS, DITCHES, SWALES

- MINIMUM 5 cm CLEARANCE REQUIRED BETWEEN SMALL DIAMETER (<4") PLASTIC DRAIN TILES AND PIPELINE.
- DRAIN TILES CROSSING THE RIGHT-OF-WAY ARE TO BE KEPT TO A MINIMUM BY INSTALLING HEADERS ALONG THE RIGHT-OF-WAY BOUNDARIES.
- A SECONDARY HEADER MAY BE INSTALLED WITHIN THE RIGHT-OF-WAY IF ABSOLUTELY NECESSARY, BUT NOT CLOSER THAN 5 m TO THE PIPELINE.
- MINIMUM 75 cm CLEARANCE REQUIRED BETWEEN THE BOTTOM OF THE OPEN CHANNEL AND THE TOP OF THE PIPELINE.
- MINIMUM 30 cm CLEARANCE REQUIRED BETWEEN CULVERT (CSP) AND THE TOP OF THE PIPELINE.

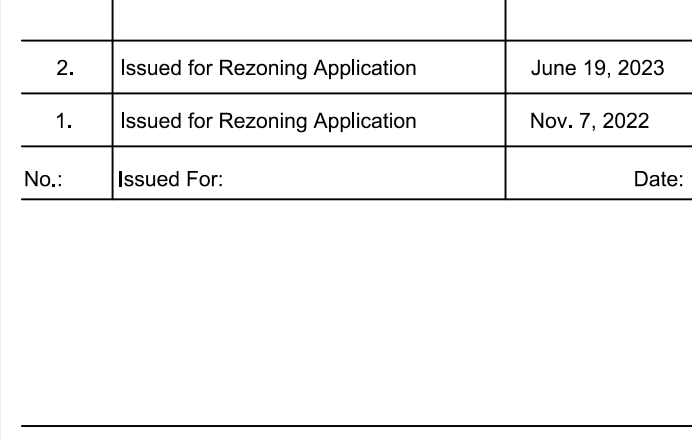
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Revisions:		Date:
No.:	Revision:	

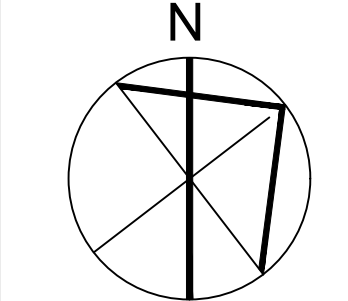
Revisions:		
No.:	Revision:	Date:
2.	Issued for Rezoning Application	June 19, 2023
1.	Issued for Rezoning Application	Nov. 7, 2022



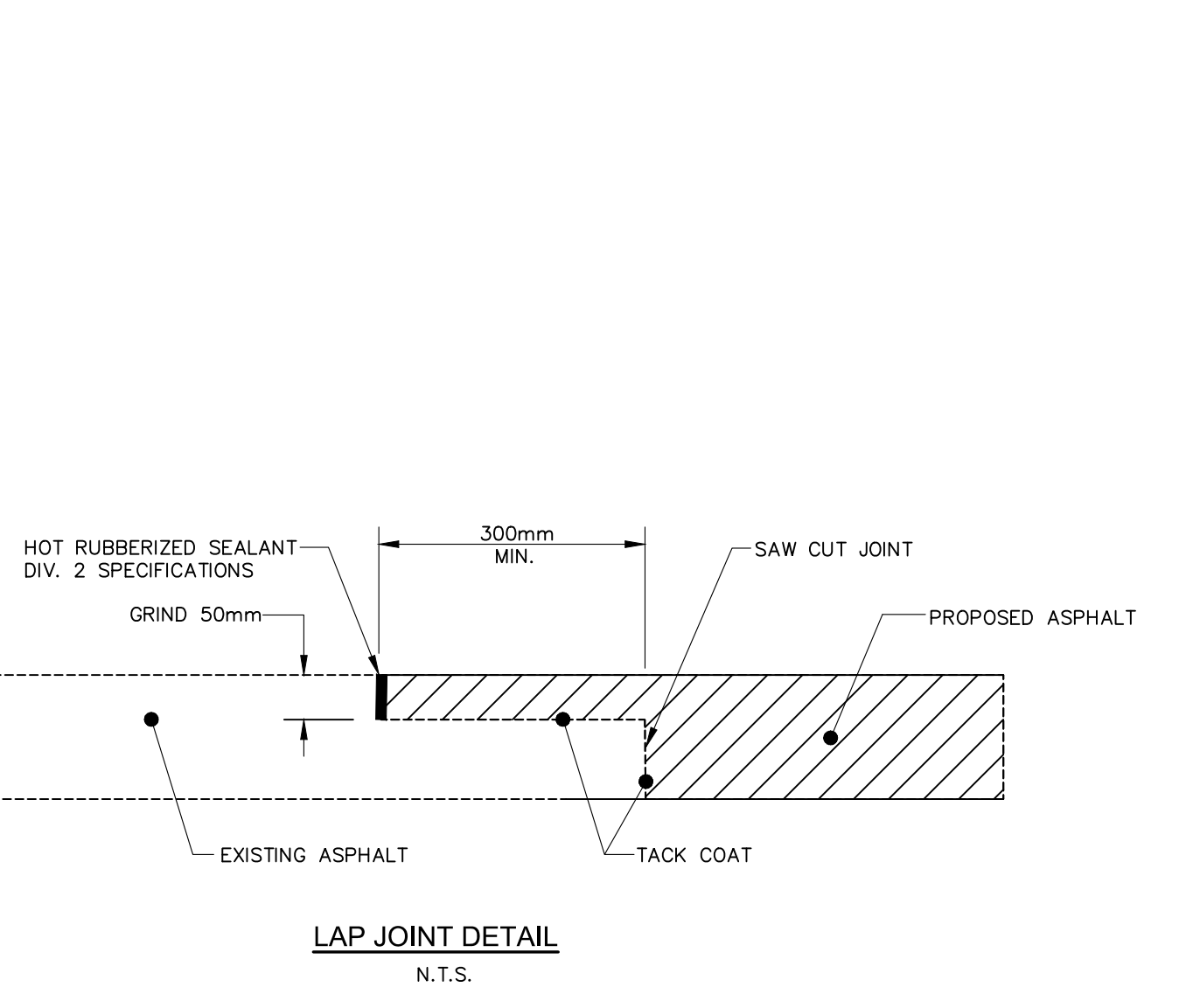
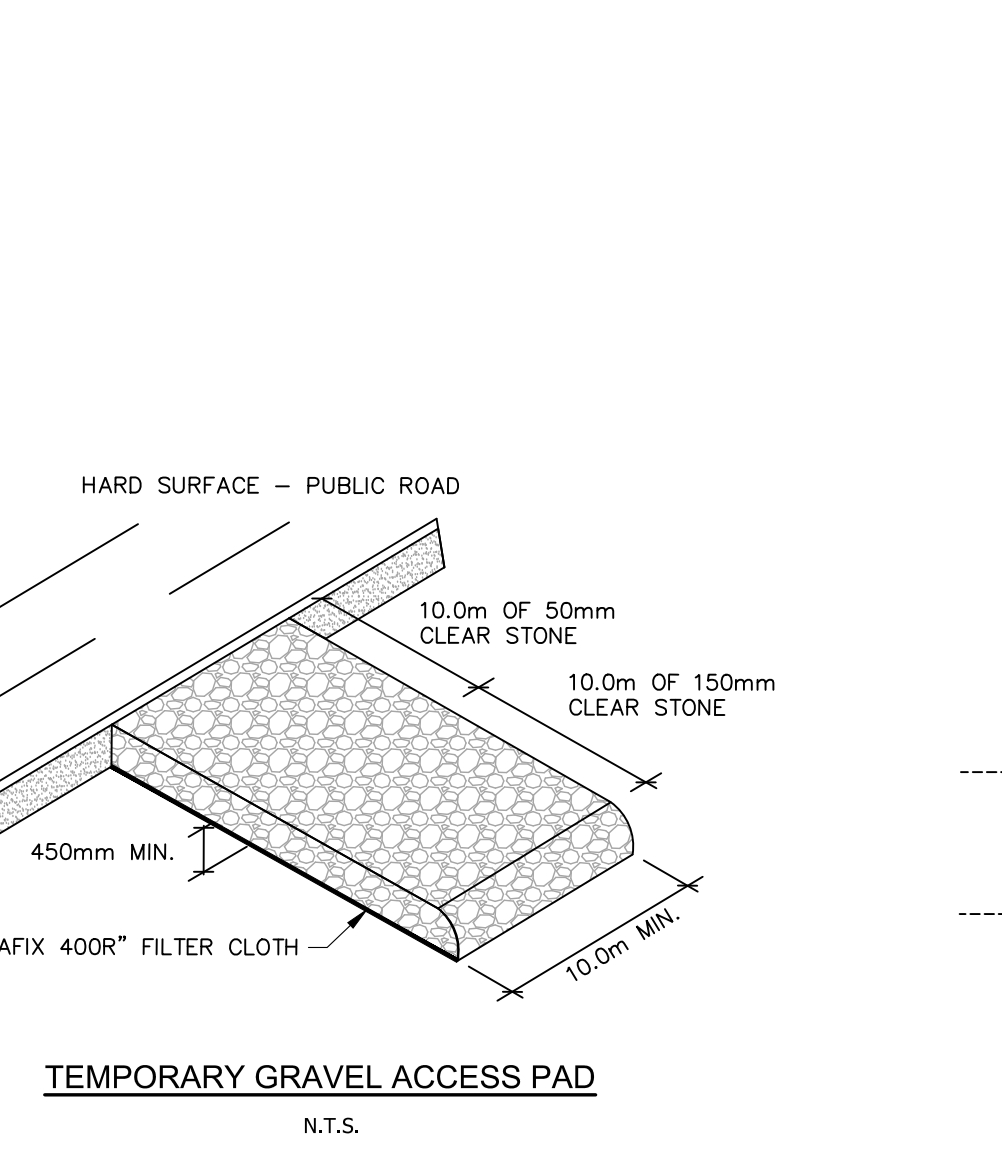
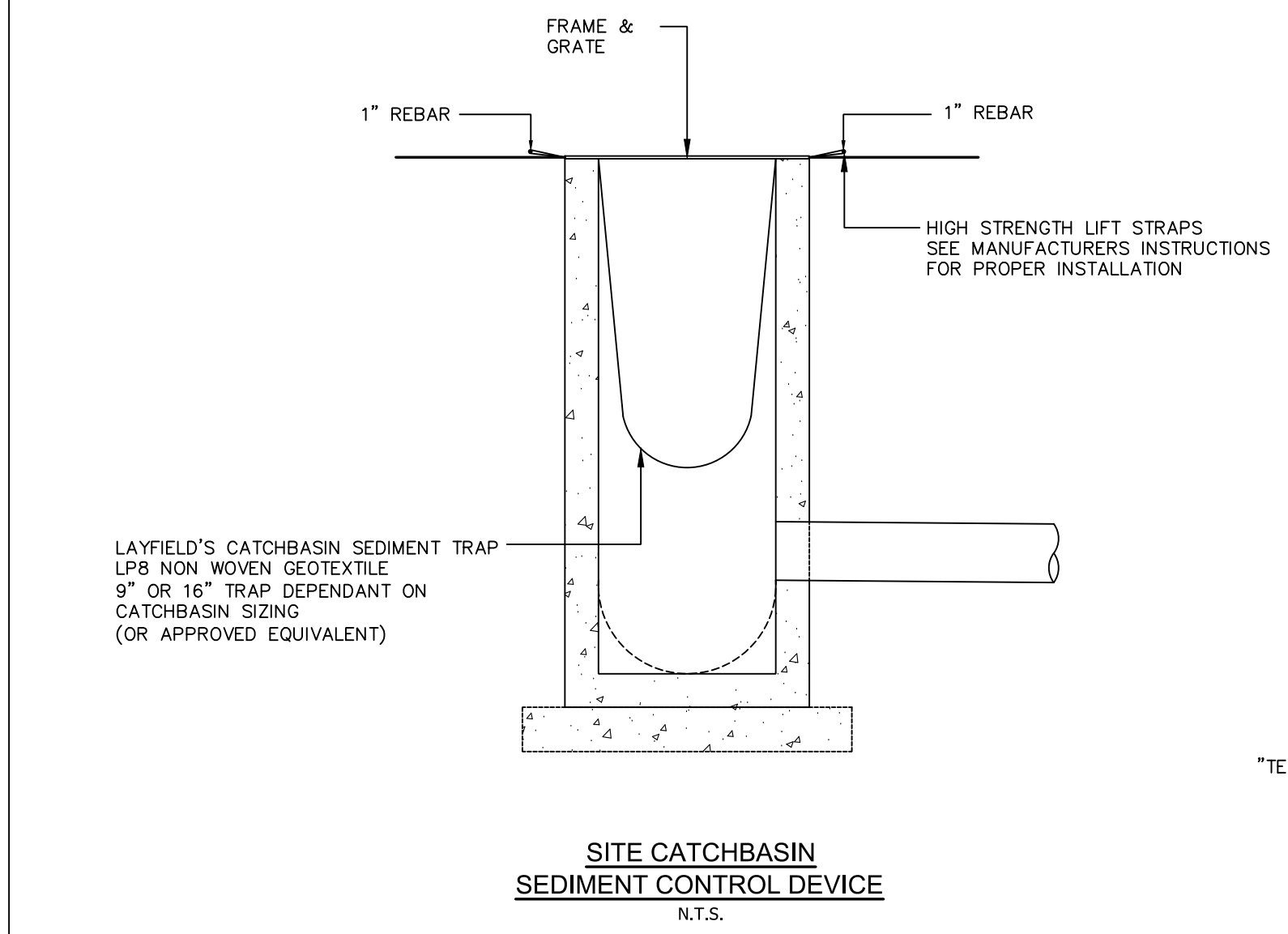
Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

EROSION & SEDIMENT CONTROL PLAN

Scale:
1 : 250
Drawn by:
W.S.
Checked by:
M.L.P.
Project No.:
221285
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C104



NOTE: NO WORK WITHIN TNPI EASEMENT WITHOUT PERMISSION

EXISTING ASPHALT TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

TEMPORARY SITE ACCESS. REFER TO DETAIL ON THIS DRAWING