

LEGEND		PROPERTY LINE
× 121.23 EX.	EXISTING ELEVATION	---
× 121.80	PROPOSED ELEVATION	---
	EMERGENCY OVERLAND FLOW	---
	PROPOSED STORM MH	---
	PROPOSED AREA DRAIN	---
	PROPOSED SANITARY MH	---
H&V	PROPOSED HYDRANT AND VALVE	---
V&B	PROPOSED VALVE AND BOX	---
		UNDER GROUND PARK LIMIT

- MEASUREMENTS IN METERS AND/OR MILLIMETERS UNLESS OTHERWISE SHOWN.
- CONTRACTOR TO BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UNDERGROUND & OVERHEAD UTILITIES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCE NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES AS INDICATED ON THIS DRAWING.
- THE INFORMATION CONTAINED ON THIS PLAN PERTAINS TO THE INSTALLATION OF NEW MUNICIPAL SERVICING ONLY AND SHALL NOT BE RELIED UPON BY A THIRD PARTY FOR ANY OTHER DESIGN AND/OR CONSTRUCTION RELATED PURPOSES (INCLUDING PUBLIC & PRIVATE SERVICING/UTILITY LOCATES, SHORING DESIGN AND FIELD LAYOUT, UTILITY DESIGN AND CONSTRUCTION, AND ALL OTHER DESIGN AND CONSTRUCTION RELATED ACTIVITIES). ALL THIRD PARTIES ARE RESPONSIBLE FOR OBTAINING THEIR OWN LOCATES FOR ANY PUBLICLY OR PRIVATELY HELD INFRASTRUCTURE WITHIN OR ADJACENT TO THE SUBJECT DEVELOPMENT.

3.	2020-08-10	ISSUED FOR OPA/ZBA	MA	RS
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NO.	DATE	REVISION	INITIAL	SIGNED
LEGAL & TOPOGRAPHY				
PROVIDED BY: LAND SURVEY GROUP INC. 777 THE QUEENSWAY, UNIT 1, TORONTO, ONTARIO, M8Z 1N4 DATED: SEP. 15, 2017				
BENCHMARK ELEVATIONS ARE GEODETIC AND REFERRED TO THE CITY OF TORONTO DATUM. BENCHMARK No. CT-845, ELEVATION OF 122.193m				

counterpoint
ENGINEERING

COUNTERPOINT ENGINEERING INC.
8395 Jane St., Suite 100, Vaughan, ON L4K 5Y2 Phone 905.326.1404 Fax 905.326.1405

Toronto ENGINEERING & CONSTRUCTION SERVICES

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

ASHRAF HANNA, P.ENG., MANAGER, DEVELOPMENT ENGINEERING DATE: _____

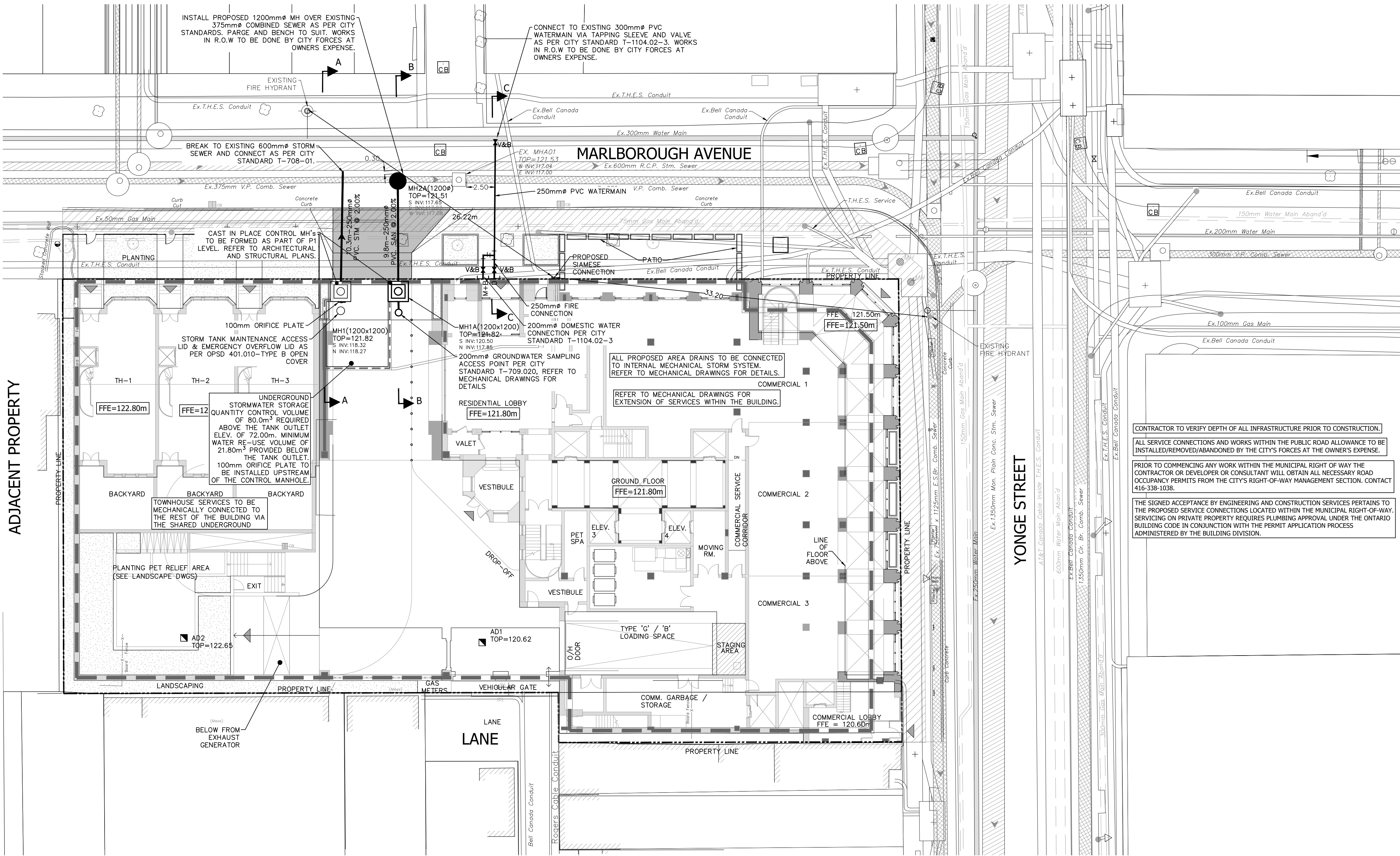
1140 YONGE STREET
TORONTO, ONTARIO
GRADING PLAN

DESIGN:	MA	DRAWN:	MA	CHECKED:	RS	CONTRACT No:	18072
SCALE:	1:200	CITY DRAWING NUMBER:				DRAWING NUMBER:	
DATE:	AUGUST 2019					G-1	

SERVICING FOR THIS SITE INCLUDES DISCHARGE OF PRIVATE WATER INTO THE CITY'S COMBINED SEWER SYSTEM. THE OWNER SHALL APPLY FOR AND OBTAIN AN EXEMPTION UNDER CITY OF TORONTO MUNICIPAL CODE CHAPTER 681, SEWERS (THE "SEWERS BY-LAW"), WHERE APPROVED BY THE GENERAL MANAGER, TORONTO WATER, FOR THE DISCHARGE OF PRIVATE WATER INTO THE CITY'S COMBINED SEWER SYSTEM. ANY ACCEPTANCE OF THIS DRAWING DOES NOT CONSTITUTE AN APPROVAL TO CONNECT A PRIVATE WATER DRAINAGE SYSTEM OR TO DISCHARGE PRIVATE WATER TO A CITY SEWER, WHICH APPROVAL MUST TAKE THE FORM OF A DISCHARGE AGREEMENT EXECUTED BY THE GENERAL MANAGER, TORONTO WATER, IN ACCORDANCE WITH THE SEWERS BY-LAW. IF THE OWNER IS UNABLE TO OBTAIN AN EXEMPTION IN THE FORM OF A DISCHARGE AGREEMENT, OR DOES NOT REMAIN IN GOOD STANDING, AMENDMENTS TO THE APPROVED SITE PLAN OR A NEW SITE PLAN APPLICATION MAY BE REQUIRED.

NOTE:

- IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER - ENVIRONMENTAL MONITORING & PROTECTION UNIT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGING OF GROUNDWATER INTO THE MUNICIPAL SEWER SYSTEMS AND WATERCOURSES. THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT & CLIMATE CHANGE WITH REGARD TO ANY PROPOSED DEWATERING.
- THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE BUILDING CODE, AND CSA B64 SERIES STANDARDS.
- THE BUILDING STORM AND SANITARY SYSTEMS SHALL BE DESIGNED TO BE ABLE TO OPERATE UNDER MUNICIPAL SEWER SURCHARGE CONDITIONS.
- THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF TORONTO WATER.
- EXISTING SERVICE CONNECTIONS NO LONGER IN USE SHALL BE DISCONNECTED BY TORONTO WATER AT THE OWNER'S COST.
- THE LOCATION OF THE WATER METER SHALL BE TO TORONTO WATER'S SATISFACTION.
- THE LIMITS OF CONSTRUCTION WITHIN THE CITY'S RIGHT-OF-WAY ARE AT THE DISCRETION OF THE CITY INSPECTOR.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT.
- BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.



ADJACENT PROPERTY

YONGE STREET

CONTRACTOR TO VERIFY DEPTH OF ALL INFRASTRUCTURE PRIOR TO CONSTRUCTION.

ALL SERVICE CONNECTIONS AND WORKS WITHIN THE PUBLIC ROAD ALLOWANCE TO BE INSTALLED/REMOVED/ABANDONED BY THE CITY'S FORCES AT THE OWNER'S EXPENSE.

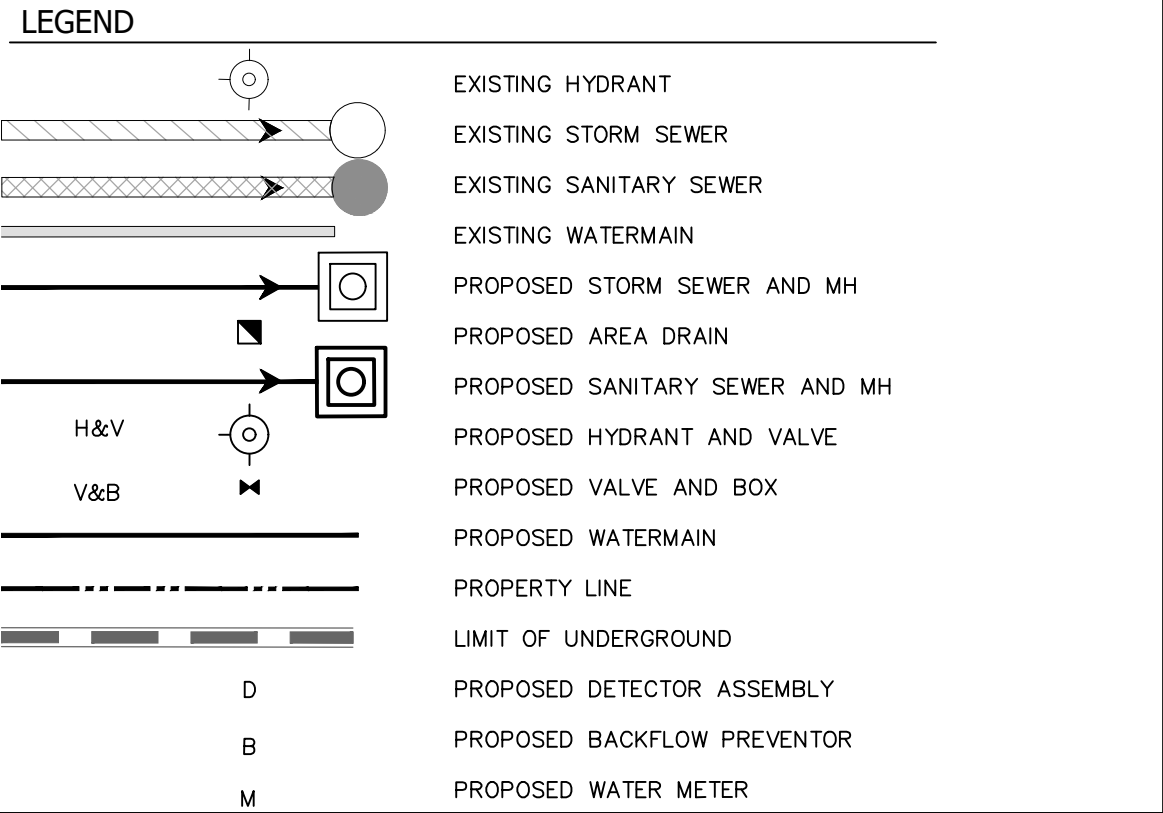
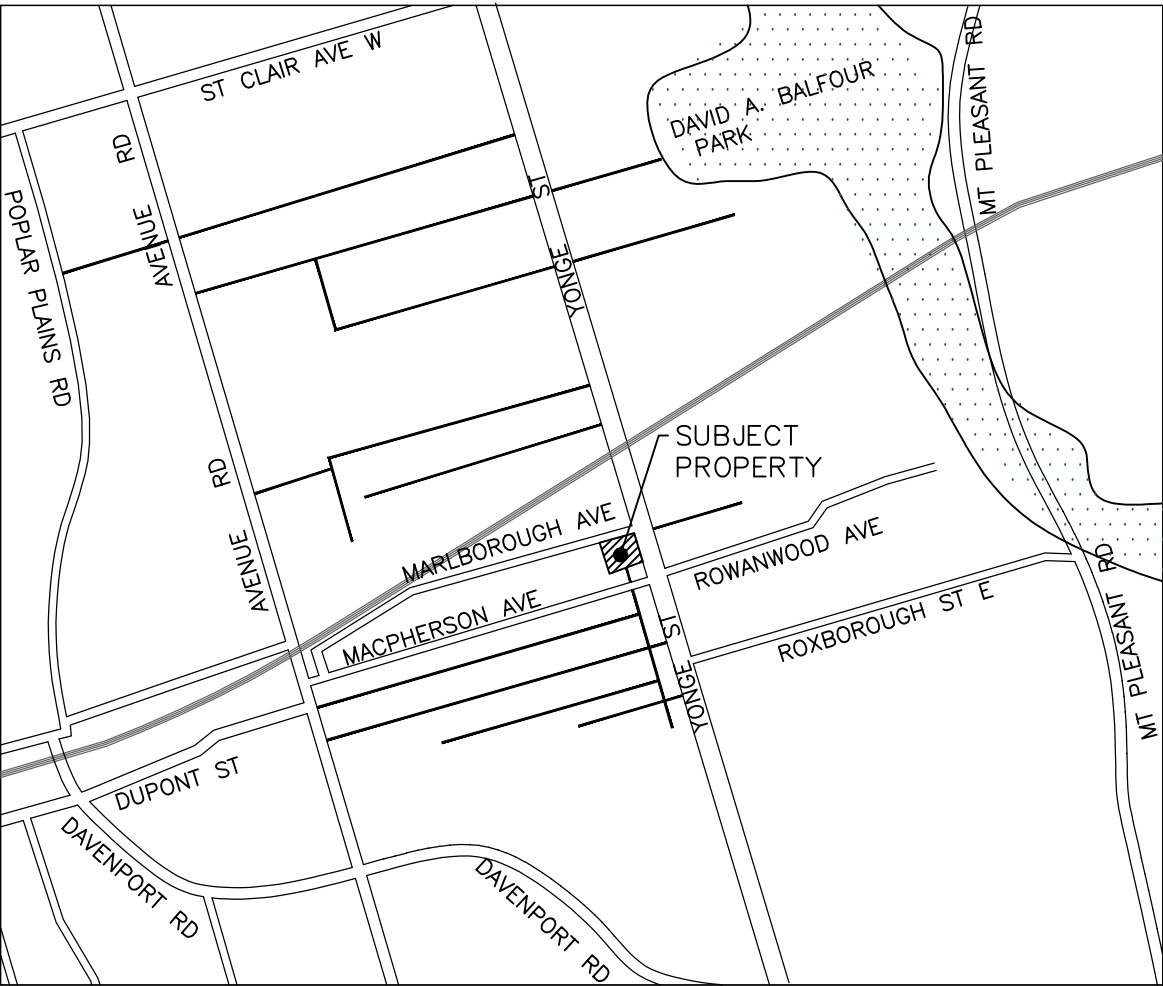
PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT SECTION. CONTACT 416-338-1038.

THE SIGNED ACCEPTANCE BY ENGINEERING AND CONSTRUCTION SERVICES PERTAINS TO THE PROPOSED SERVICE CONNECTIONS LOCATED WITHIN THE MUNICIPAL RIGHT-OF-WAY. SERVICING ON PRIVATE PROPERTY REQUIRES PLUMBING APPROVAL UNDER THE ONTARIO BUILDING CODE IN CONJUNCTION WITH THE PERMIT APPLICATION PROCESS ADMINISTERED BY THE BUILDING DIVISION.

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LEGAL & TOPOGRAPHY
PROVIDED BY:
LAND SURVEY GROUP INC.
777 THE QUEENSWAY, UNIT 1, TORONTO,
ONTARIO, M8Z 1N4
DATED: SEP. 18, 2017

BENCHMARK
ELEVATIONS ARE GEODETIC AND REFERRED TO THE
CITY OF TORONTO DATUM.
BENCHMARK No. CT-845, ELEVATION OF 122.193m

counterpoint
ENGINEERING

COUNTERPOINT ENGINEERING INC.
8395 Jane St., Suite 100, Vaughan, ON L4K 5Y2 Phone 905.326.1404 Fax 905.326.1405

PROFESSIONAL ENGINEER
M. R. SERRAO
100165579
August 10/20
PROVINCE OF ONTARIO

Toronto ENGINEERING & CONSTRUCTION SERVICES

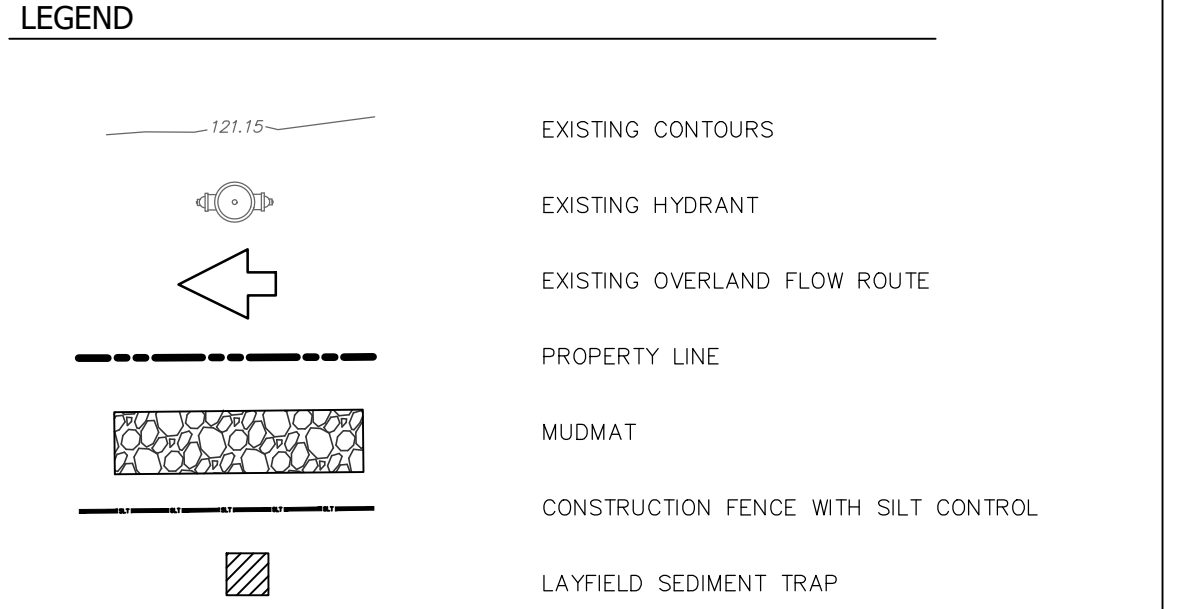
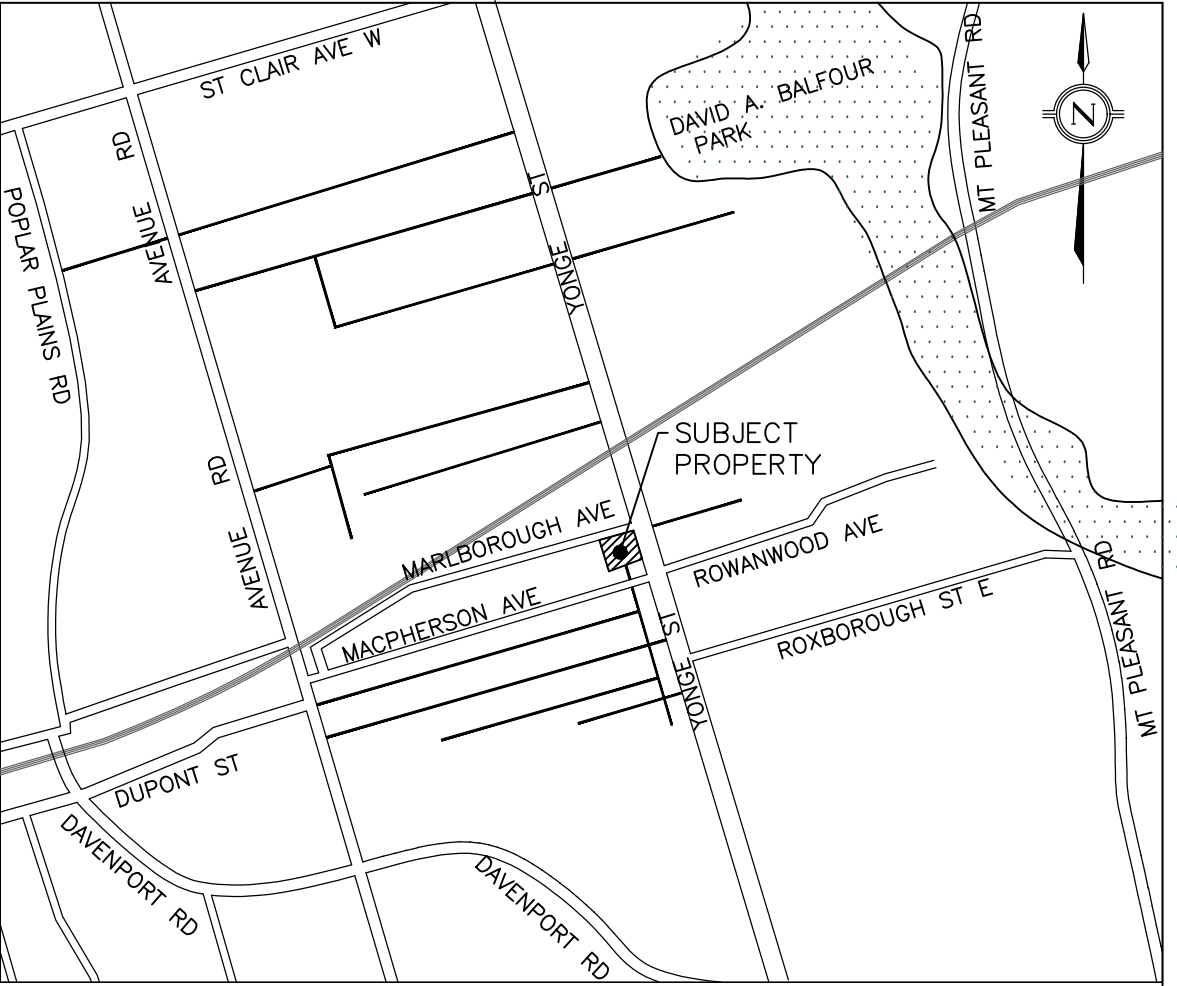
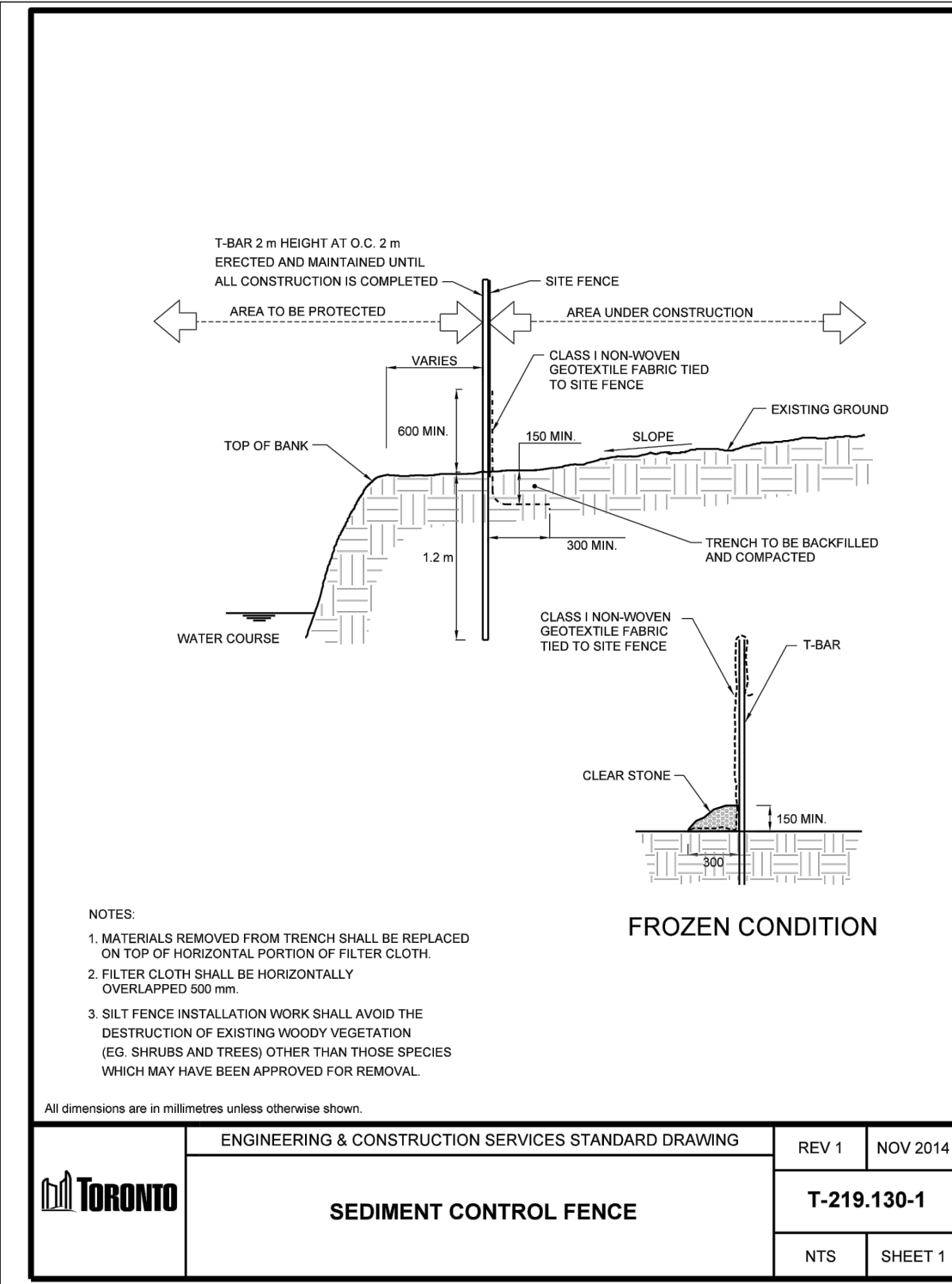
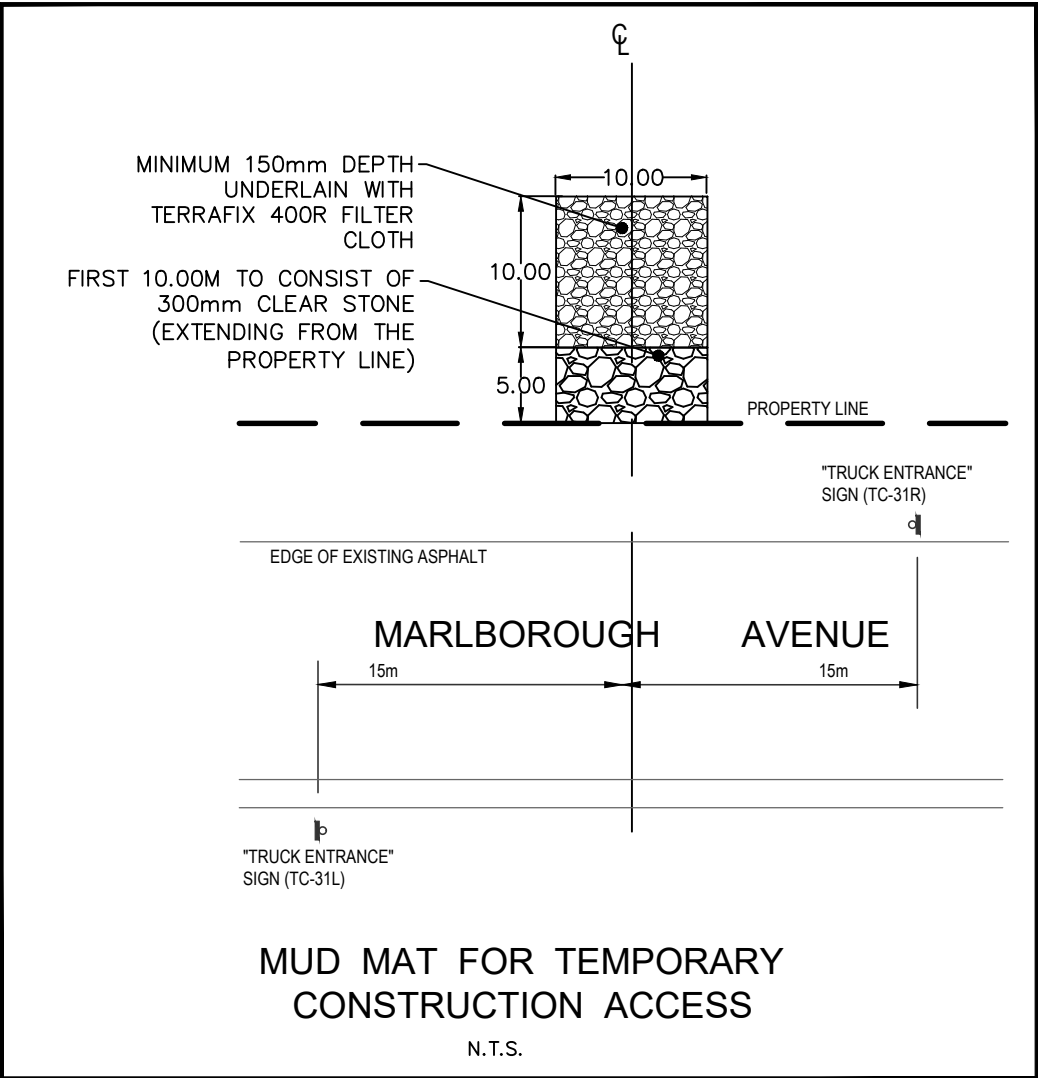
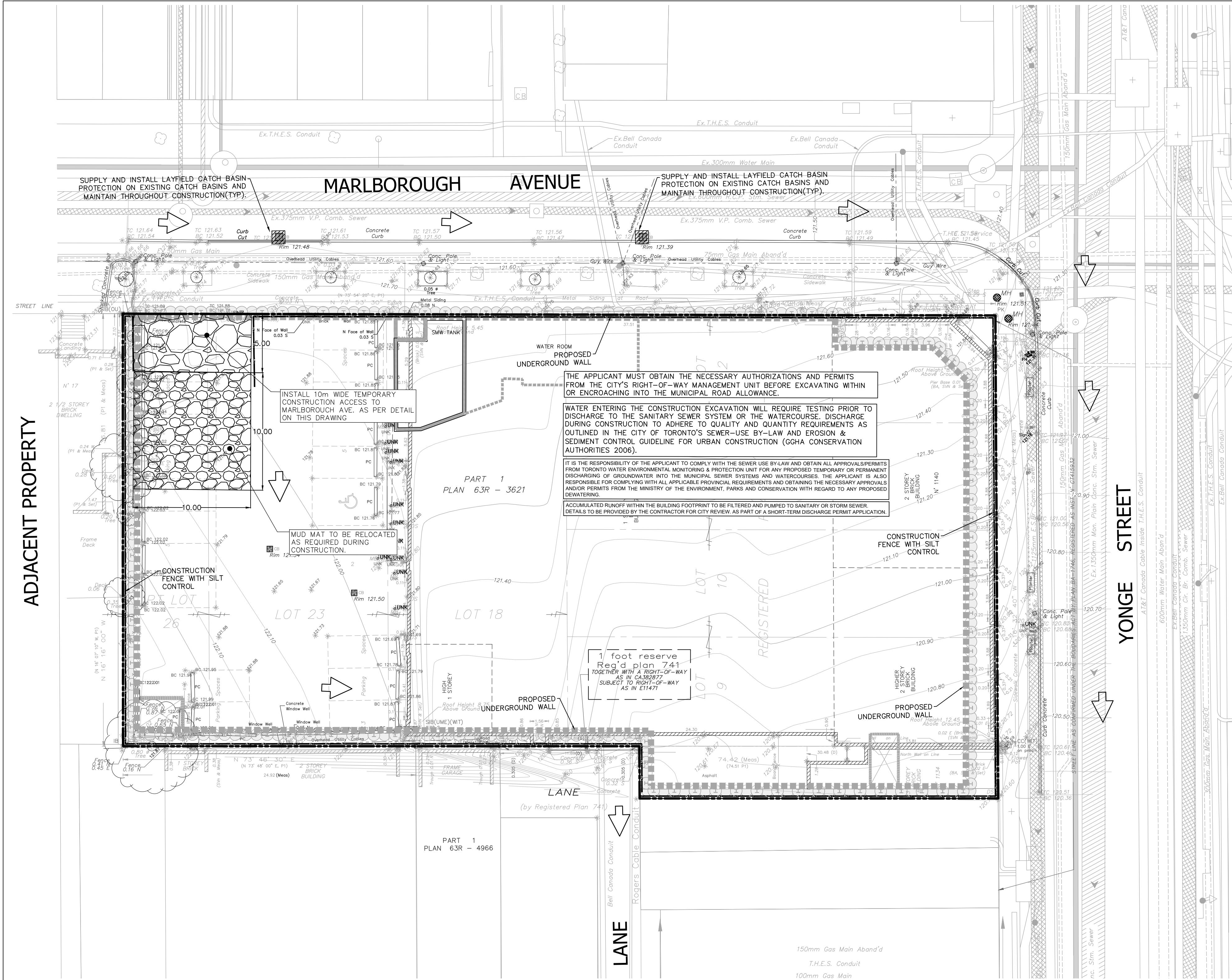
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ASHRAF HANNA, P.ENG., MANAGER, DEVELOPMENT ENGINEERING DATE: _____

1140 YONGE STREET
TORONTO, ONTARIO
SERVICING PLAN

DESIGN:	MA	DRAWN:	MA	CHECKED:	RS	CONTRACT No:	18072
SCALE:	1:200	CITY DRAWING NUMBER:			DRAWING NUMBER:		
DATE:	AUGUST 2019				S-1		

ADJACENT PROPERTY



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BENCHMARK: ELEVATIONS ARE GEODETIC AND REFERRED TO THE CITY OF TORONTO DATUM. BENCHMARK No. C1-845, ELEVATION OF 122.193m

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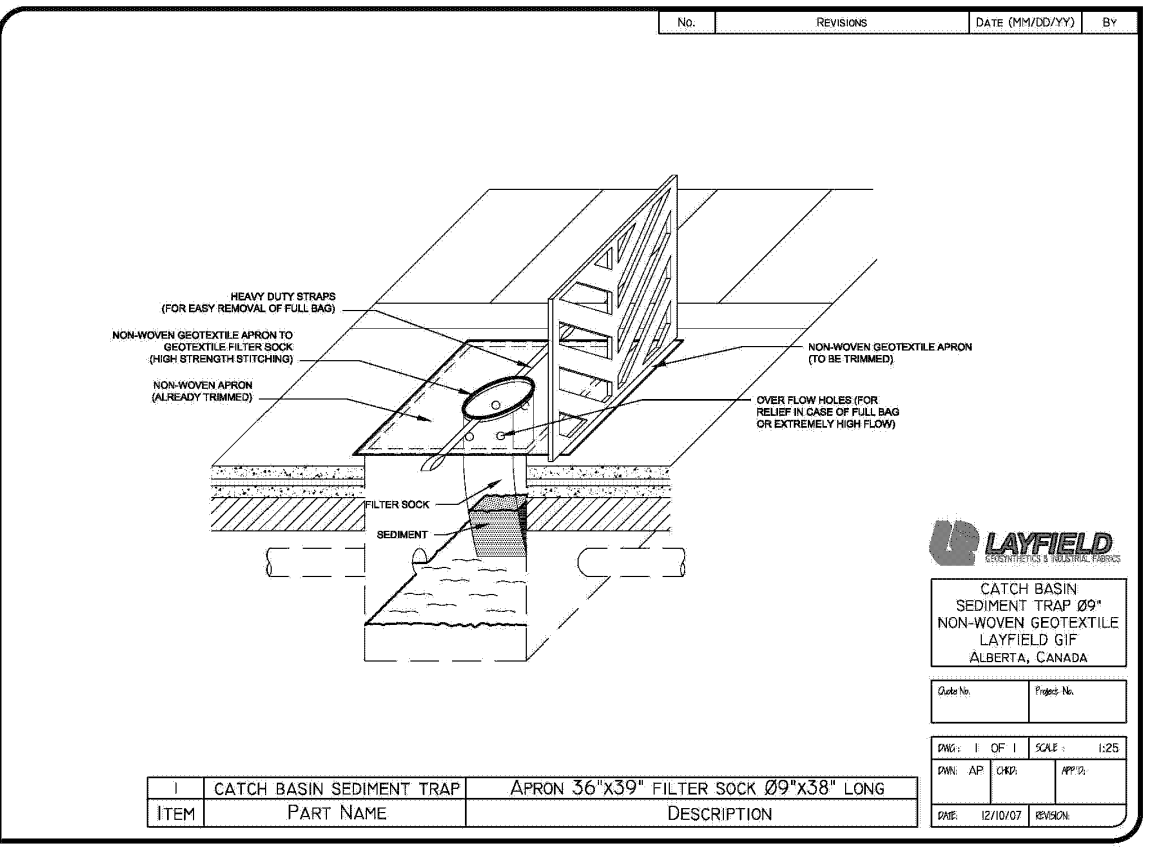
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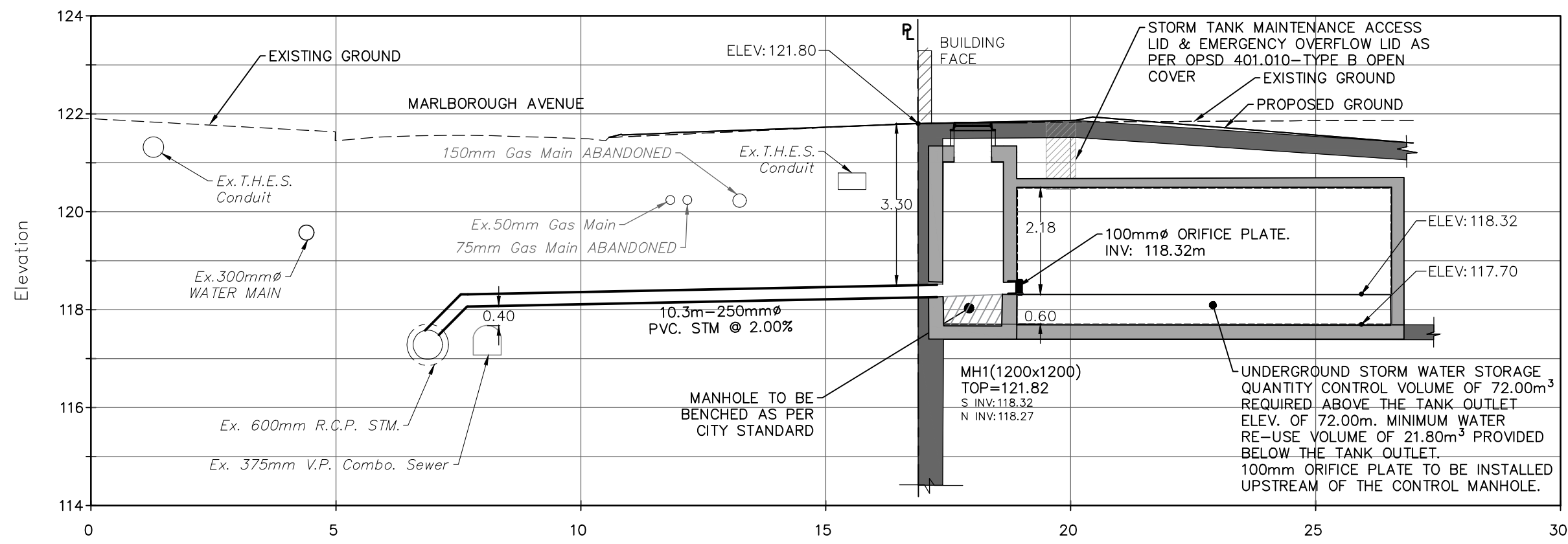
EROSION AND SEDIMENT CONTROL PLAN

DESIGN: MA	DRAWN: MA	CHECKED: RS	CONTRACT No: 18072
SCALE: 1:200	CITY DRAWING NUMBER:		DRAWING NUMBER:
DATE: AUGUST 2019			ESC -1

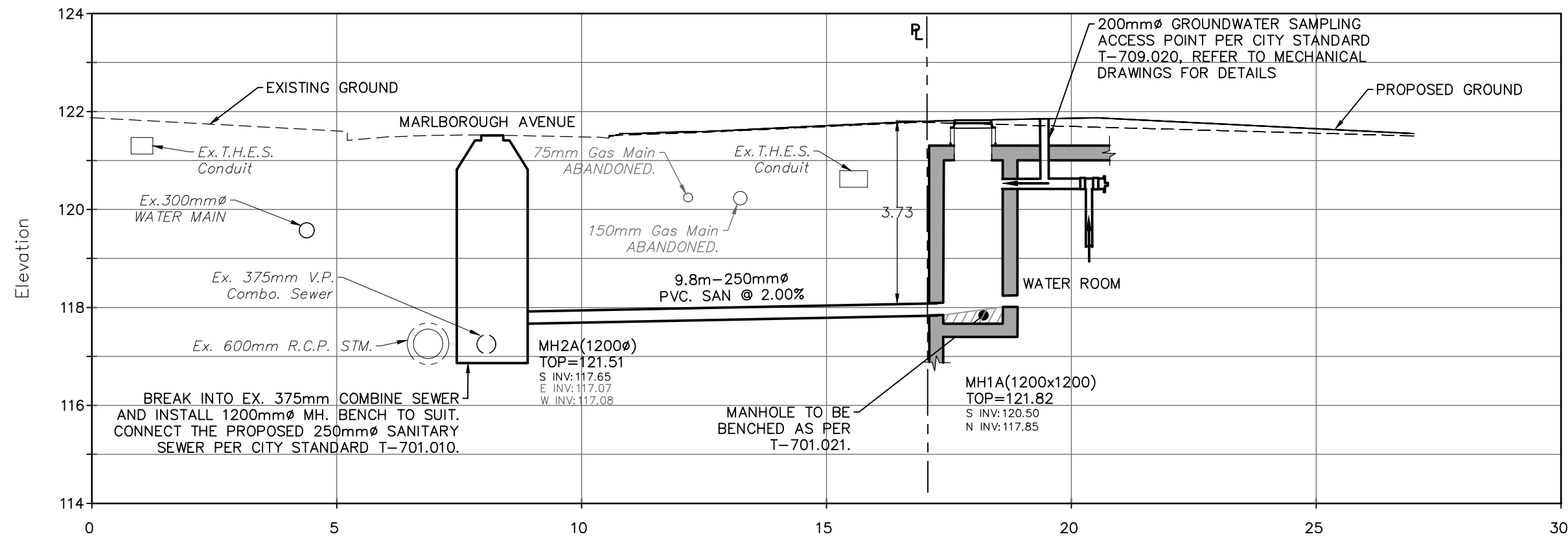
EROSION AND SEDIMENT CONTROL MEASURE NOTES

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3. IN THE CASE OF ANY CONFLICT WITH ANOTHER PLAN, THIS PLAN PREVAILS ONLY IN RESPECT TO CONSTRUCTION MEASURES AND ACTIVITIES SUCH AS THE CONSTRUCTION ACCESS, SILT FENCE, SECURITY FENCE, SEDIMENT CONTROL AND MUD MATS.
4. THE GUIDELINE "EROSION & SEDIMENT CONTROL GUIDELINES FOR URBAN CONSTRUCTION, DECEMBER , 2006" SHOULD BE FOLLOWED.
5. SEDIMENT BARRIERS, CHECK DAMS AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL AREA IS STABILIZED.
7. IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.
8. THE SITE WILL BE WET DOWN IF NECESSARY TO CONTROL DUST.
9. ALL CONSTRUCTION EQUIPMENT MUST BE PARKED ON-SITE.
10. ALL CONSTRUCTION ACTIVITY WILL COMPLY WITH CITY OF TORONTO NOISE BY-LAW
11. SEDIMENT CONTROL FENCE TO BE AS PER CITY OF TORONTO STANDARD T-219.130-1.
12. ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM TEMPORARY CONSTRUCTION ACCESS.
13. ALL TOPSOIL STOCKPILES TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING.
14. CONSTRUCTION ENTRANCE MAY BE RELOCATED DURING CONSTRUCTION. NEW MUD MAT IS TO BE PROVIDED BASED ON THE ATTACHED DETAIL.
15. FILTER FABRIC TO BE PLACED UNDER GRATES ON ALL CATCHBASINS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CURBS ARE CONSTRUCTED AND THE BOULEVARDS ARE SODDED OR BACKYARDS GRADED AND SODDED. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 270R OR APPROVED EQUIVALENT.
16. FILTER CLOTH WILL BE PLACED ON THE CATCHBASINS (ON PUBLIC STREET) ACROSS THE PROPERTY'S FRONTAGE.
17. STREET SWEEPING, CATCH BASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY.
18. ALL REQUIRED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
19. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ON PUBLIC RIGHT OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

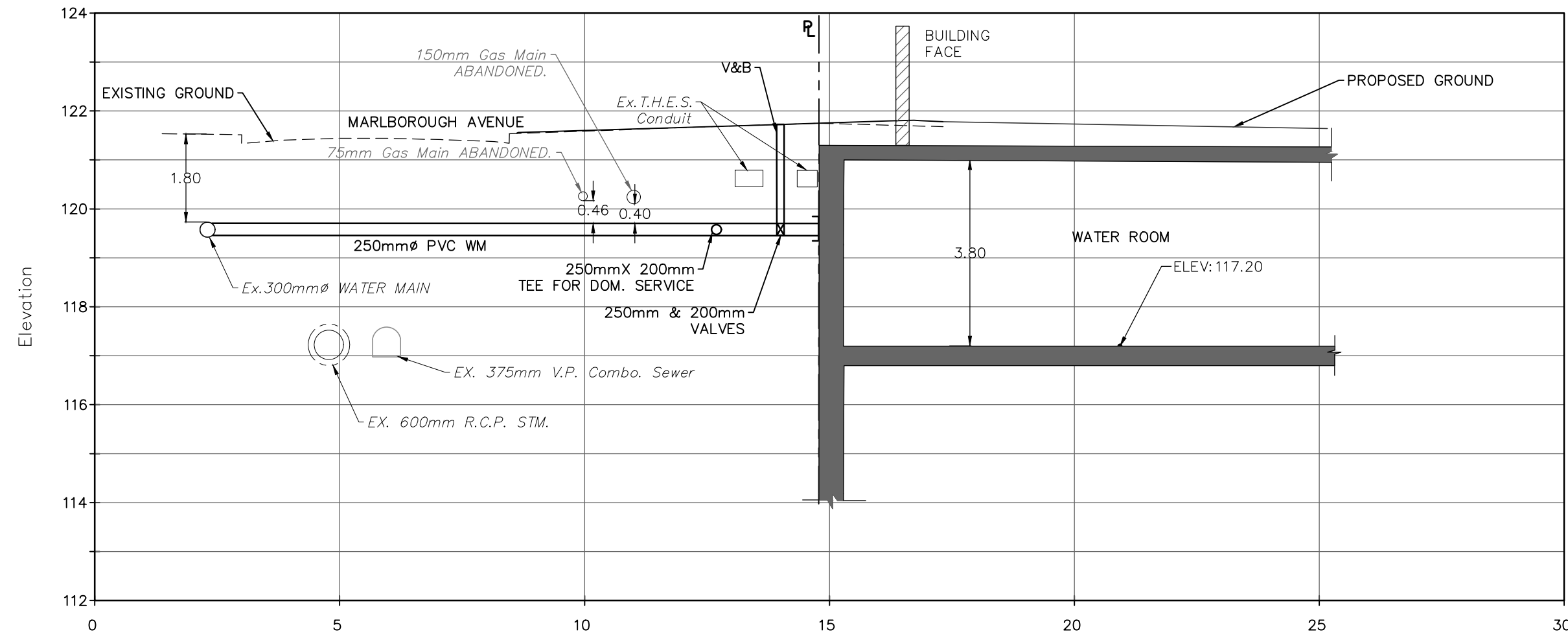




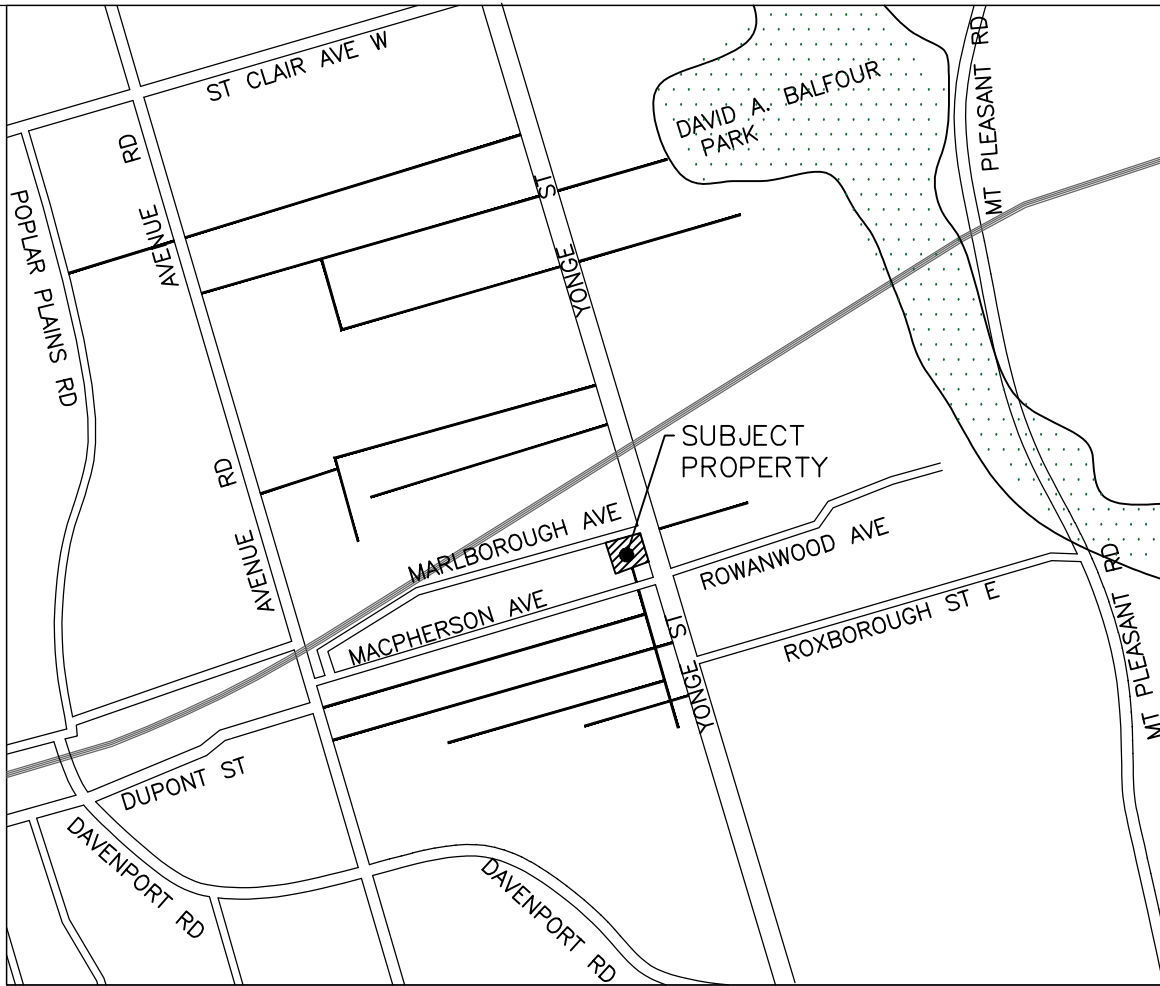
SECTION A-A
STORM CONNECTION
H 1:100
V 1:100



SECTION B-B
SANITARY CONNECTION
H 1:100
V 1:100



SECTION C-C
WATER SERVICES CONNECTION
H 1:100
V 1:100



LEGEND

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LEGAL & TOPOGRAPHY PROVIDED BY: LAND SURVEY GROUP INC. 777 THE QUEENSWAY, UNIT 1, TORONTO, ONTARIO, M8Z 1N4 DATED: SEP. 15, 2017

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ASHRAF HANNA, P.ENG., MANAGER, DEVELOPMENT ENGINEERING

DATE: _____

1140 YONGE STREET
TORONTO, ONTARIO
SECTION PLAN

DESIGN:	MA	DRAWN:	MA	CHECKED:	RS	CONTRACT No:	18072
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DATE:	AUGUST 2019						

