

**GENERAL NOTES**

- THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION, ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION, GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
- ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
- THE BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND THE TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
- THE ELEVATION OF THE SIDE SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF 150mm BELOW THE BUILDING LINE AT THE CENTRE OF THE LOT.
- THE OUTSIDE FINISHED GRADE IS TO BE A MINIMUM OF 150mm BELOW THE BRICK VENEER ELEVATION.
- PRIOR TO ANY SODDING, THE BUILDER IS TO INQUIRE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED, TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NO. 1 NURSERY SOD, A MINIMUM DEPTH OF 150mm OF CRUSHED STONE IS TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE. THE DRIVEWAY IS TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
- NO SODDING ON ANY LOT IS PERMITTED UNTIL A PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.
- DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2.0% AND NOT GREATER THAN 8.0%.
- LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5% (PREFERABLY 2.0%) AND A MAXIMUM SLOPE OF 6.0%.
- WHERE GRADES IN EXCESS OF 6.0% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3 : 1. GRADE CHANGES IN EXCESS OF 1m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
- ALL BACKFILL FOR SEWERS, WATERMANS AND UTILITIES ON THE ROAD ALLOWANCE AND ON THE INTERNAL SITE MUST BE COMPACTED TO A MINIMUM OF 95% S.P.D. EXCEPT FOR THE TOP 300mm ON THE ROAD ALLOWANCE WHICH MUST BE COMPACTED TO 98% S.P.D. UNLESS OTHERWISE NOTED AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT.
- THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER C.M. STDS. 2220.030, 2220.031 AND 2220.032 UNLESS PRIOR APPROVAL FOR OTHER SPECIFIED BACKFILL MATERIAL HAS BEEN OBTAINED.
- ALL WATERMANS, WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS AND SPECIFICATIONS.
- WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7m WITH A MINIMUM HORIZONTAL SPACING OF 1.2m FROM THEMSELVES AND OTHER UTILITIES.
- SEDIMENT CONTROL FENCING IS TO BE INSTALLED AS PER C.M. STD. 2940.010.
- ALL DAMAGED LANDSCAPE AREAS WILL BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO RELEASE OF SECURITIES.
- THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE TREE PROTECTION HOARDING IS MAINTAINED THROUGH ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (CONSTRUCTION MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED, OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL CAUSE THE TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR 2 (TWO) YEARS FOLLOWING COMPLETION OF SITE WORKS.

33. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

WATERMAIN SERVICE MATERIAL SIZE 50MM (2") OR SMALLER WILL BE TYPE K SOFT COPPER ASTM 8-88-41.

WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7M (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2M (4") FROM THEMSELVES AND ALL OTHER UTILITIES.

PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50MM (2") OUTLET ON 100MM (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 ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100MM (4") DIAMETER MINIMUM ON A HYDRANT.

ALL CURB STOPS TO BE 3.0M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.

HYDRANT AND VALVE SET TO REGION STANDARD 1 - 6 - 1 DIMENSION A AND B, 0.7M (2') AND 0.9M (3') AND TO HAVE PUMPER NOZZLE.

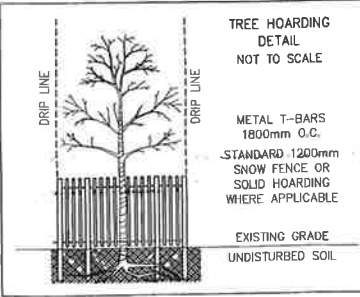
WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADING SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.

WATERMANS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3M (12") OVER OVER / 0.5M (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.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE CITY.

**AVERAGE GRADE CALCULATIONS**

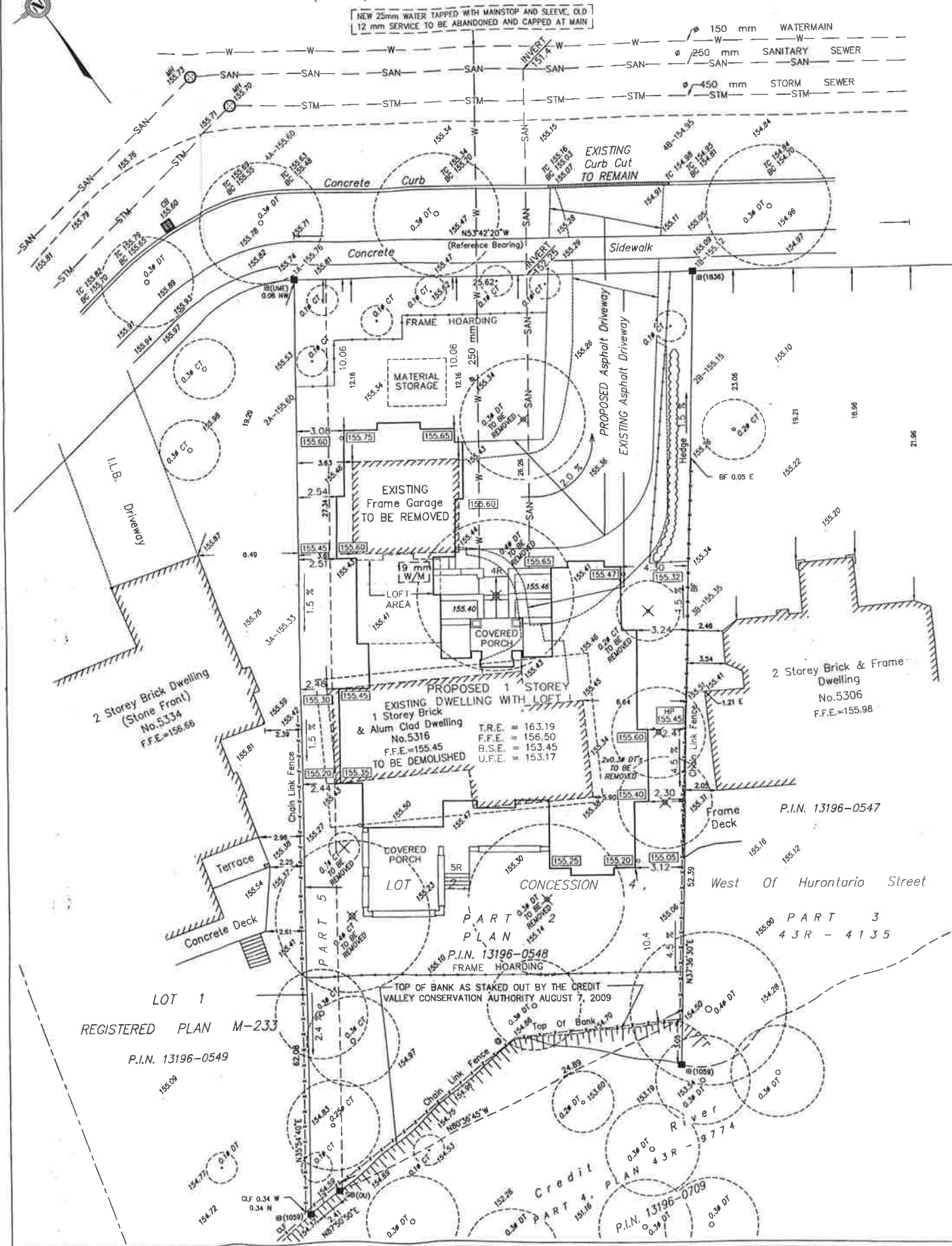
FINISHED FIRST FLOOR ELEVATION	156.50
GRADE 1A	155.76
GRADE 1B	155.12
GRADE 2A	155.60
GRADE 2B	155.15
GRADE 3A	155.33
GRADE 3B	155.35
GRADE 4A	155.60
GRADE 4B	154.94
SUM OF ELEVATIONS	1247.85
AVERAGE GRADE (DIVIDE BY 8)	155.98

**SITE STATISTICS**

SITE AREA TO EXISTING TOP OF BANK	1346.4 m <sup>2</sup>
SITE FRONTAGE	25.82 m
SETBACKS	PERMITTED PROPOSED
SIDE YARD SETBACK	1.80/4.2 m 2.30 m/2.44 m
FRONT YARD SETBACK	12.0 m 10.05 m
REAR YARD SETBACK	7.50 m 10.4 m
GROSS FLOOR AREA	PROPOSED
GROUND FLOOR (INCLUDING GARAGE)	343.3 m <sup>2</sup>
LOFT	30.6 m <sup>2</sup>
TOTAL	373.9 m <sup>2</sup>
PERCENTAGE TOTAL	25.0 % 32.4 %
(Includes area under overhangs at Garage front and West sideyard)	
HEIGHT OF BUILDING	9.00 m 7.83 m

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**DRENKELLY COURT**  
(Formerly CORONADO DRIVE by Registered Plan M-233)



**KEY PLAN NOT TO SCALE**

SITE and GRADING PLAN of PROPOSED  
2 STOREY SINGLE FAMILY DWELLING  
5316 DRENKELLY COURT  
MISSISSAUGA, ON L5M 2H4  
MS. JULIA BELMONTE  
TEL : 905-712-4269

**LEGAL DESCRIPTION**  
Part of LOT 2, CONCESSION 4  
West of Hurontario Street  
CITY of MISSISSAUGA  
Regional Municipality of Peel  
SCALE 1 : 200  
AVANTI SURVEYING INC.  
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**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE**  
BEARINGS ARE ASTROMIC AND ARE REFERRED TO THE SOUTHEAST LIMIT OF DRENKELLY COURT, HAVING A BEARING OF N53°42'20"W ACCORDING TO REGISTERED PLAN M-233.

**ELEVATION NOTE**  
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF MISSISSAUGA BENCH MARK NO. 560, HAVING AN ADJUSTED ELEVATION OF 158.17 METRES.

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
N.S.E.W	←	NORTH,SOUTHEAST,WEST
SB	←	STANDARD IRON BAR
IB	←	IRON BAR
P.I.N.	←	PROPERTY IDENTIFIER NUMBER
(1836)	←	OVERHEAD WRES & UTILITY POLE
(1059)	←	AVANTI SURVEYING INC., OLS
U.M.E	←	W. M. FENTON, OLS
O.U	←	UNW.N, MURPHY & ESTEN, OLS
CB	←	ORIGIN UNKNOWN
M.H	←	CATCH BASIN
I.L.B.	←	MANHOLE
D.T	←	INTERLOCKING BRICK
CT	←	DECIDUOUS TREE
Ø	←	CONIFEROUS TREE
TC	←	DIAMETER
BC	←	TOP OF CURB
T.R.E.	←	BOTTOM OF CURB
F.F.E.	←	TOP OF ROOF ELEVATION
B.S.E.	←	FINISHED FLOOR ELEVATION
U.F.E.	←	BASEMENT SLAB ELEVATION
155.27	←	UNDERSIDE OF FOOTING ELEVATION
155.20	←	EXISTING ELEVATION
o	←	PROPOSED ELEVATION
HP	←	DOWNSPOUTS
W/M	←	HIGHPOINT
	←	WATERMAIN

**REVISIONS**


**SURVEYOR'S CERTIFICATE**  
I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF THIS PROPERTY AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OF ADJACENT PROPERTIES.

FEBRUARY 2, 2010  
DATE  
CHRIS BERESNIEWCZ  
ONTARIO LAND SURVEYOR

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