



METRIC
ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE SHOWN

KEY PLAN N.T.S.

BENCH MARK:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCHMARK NO. HY48005, HAVING AN ELEVATION OF 152.050M. PLEASE REFER TO ORIGINAL TOPOGRAPHICAL SURVEY BY KROMAR SURVEYORS LTD. (CMB NO. 52-246) AND DATED 05 AUGUST 2021 FOR FURTHER DETAILS.

- LEGEND:**
- CB PROP. CURB DEPRESSION/CURB CUT
 - MK-1 CATCHBASIN
 - MK-1A STORM MANHOLE
 - MK-1A SANITARY MANHOLE
 - V&B VALVE AND BOX
 - VALVED HYDRANT
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - LIMIT OF UNDERGROUND STRUCTURE (P1 LEVEL)
 - PROPERTY LINE
 - EX. CITY INFRASTRUCTURE
 - x 151.38 EXISTING ELEVATION
 - +151.00 PROPOSED ELEVATION
 - +150.00 PROPOSED ELEVATION (BY OTHERS)
 - DRAINAGE FLOW DIRECTION AND SLOPE

NO.	REVISION	BY	DATE
3			
2			
1	2nd DP & RZA SUBMISSION	A.M.	28 FEB. 2023
0	1st DP & RZA SUBMISSION	A.M.	02 SEP. 2021

CLIENT:
BERKSHIRE AXIS DEVELOPMENT

fabian papa & partners
A Division of F&P Engineers Inc.
2900 Highway 7, Suite 500
Vaughan, Ontario, L4L 8C5
+1 905 248 4400
www.fabianpapa.com

MUNICIPALITY:
CITY OF TORONTO
ENGINEERING AND
CONSTRUCTION SERVICES

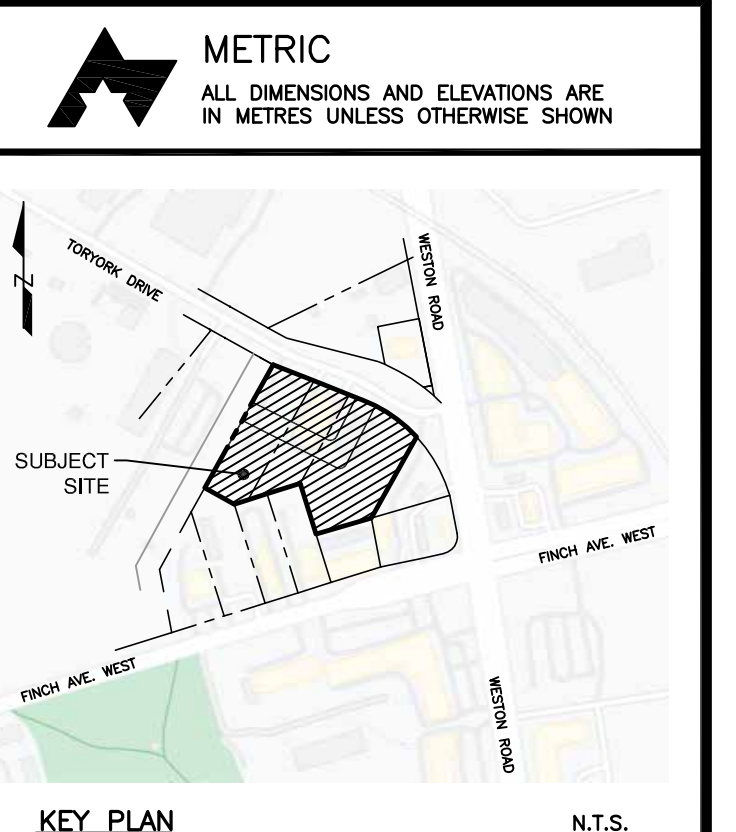
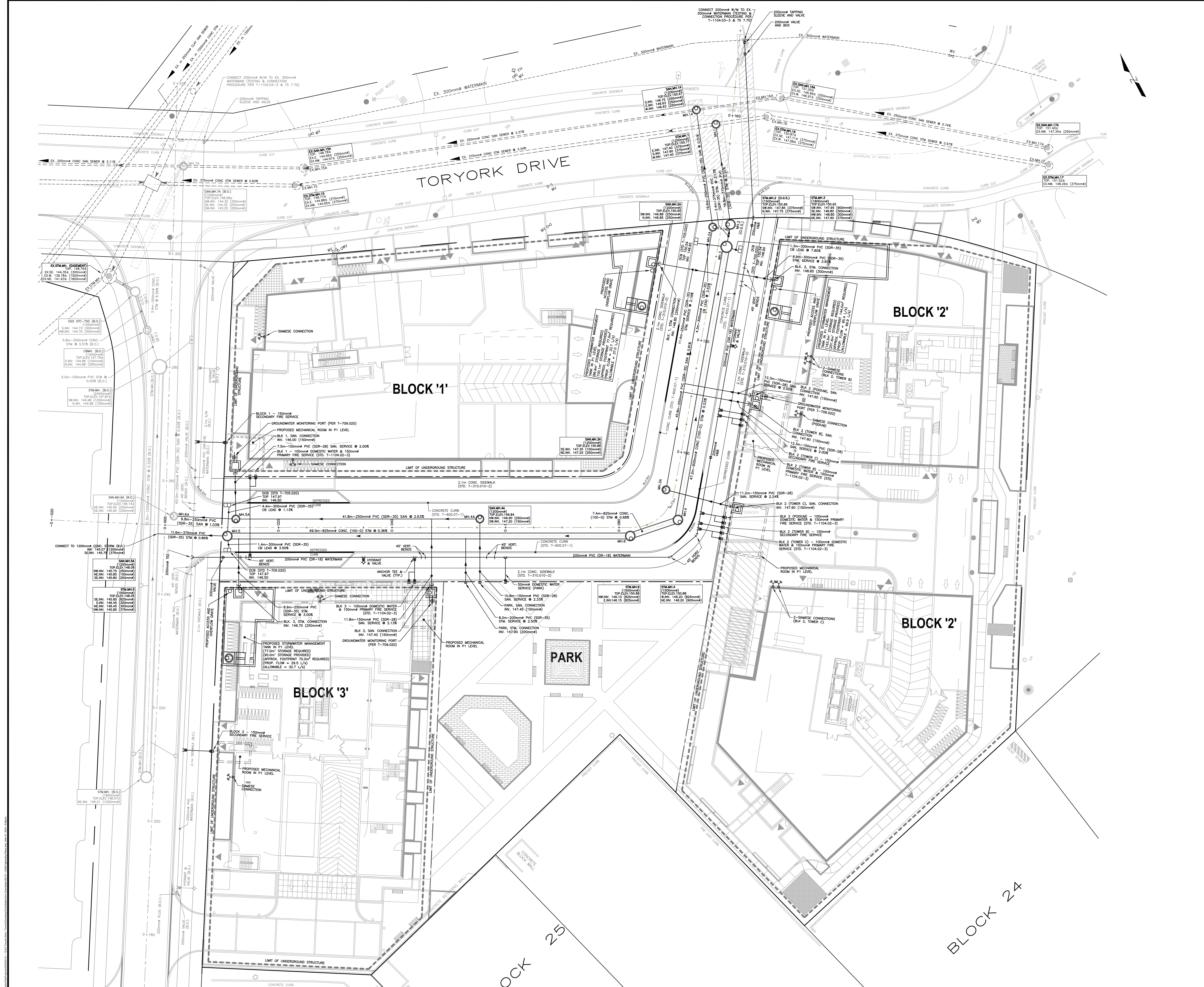
CITY OF TORONTO ENGINEERING AND CONSTRUCTION SERVICES
ACCEPTED TO BEHOLD ACCORDANCE WITH THE CITY OF TORONTO STANDARDS.
THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT

MANAGER, DEVELOPMENT ENGINEERING
DATE

PROJECT NAME:
15-23 TORYORK DRIVE
RESIDENTIAL DEVELOPMENT

DRAWING TITLE:
SITE GRADING PLAN

	DWN. BY: A.B.	
	DESIGNED BY: A.B.	
	CHECKED BY: A.M.	
	SCALE: 1:200	
	DATE: FEB. 2023	
PROJECT NO. 20131	DWG. NO. SG-1	REV. NO. 1



BENCH MARK:
ELEVATIONS SHOWN HEREON ARE GEODESIC AND ARE RELATED TO CITY OF TORONTO BENCHMARK NO. M428005, HAVING AN ELEVATION OF 162.050M. PLEASE REFER TO ORIGINAL TOPOGRAPHICAL SURVEY BY KROMAR SURVEYORS LTD. (JOB NO. 02-2005) AND DATED 05 AUGUST 2021 FOR FURTHER DETAILS.

- LEGEND:**
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 - MH-1 STORM MANHOLE
 - MH-1A SANITARY MANHOLE
 - V&B VALVE AND BOX
 - VALVED HYDRANT
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - LIMIT OF UNDERGROUND STRUCTURE (P1 LEVEL)
 - PROPERTY LINE
 - - - - - EX. CITY INFRASTRUCTURE

NO.	REVISION	BY	DATE
3			
2			
1	2nd DP & RZA SUBMISSION	A.M.	28 FEB. 2023
0	1st DP & RZA SUBMISSION	A.M.	02 SEP. 2021

CLIENT:
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A Division of F&P Engineering Inc.
2900 Highway 7 East, Suite 500
Vaughan, Ontario, L4L 8S5
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MUNICIPALITY:
CITY OF TORONTO
ENGINEERING AND CONSTRUCTION SERVICES

City of Toronto ENGINEERING AND CONSTRUCTION SERVICES
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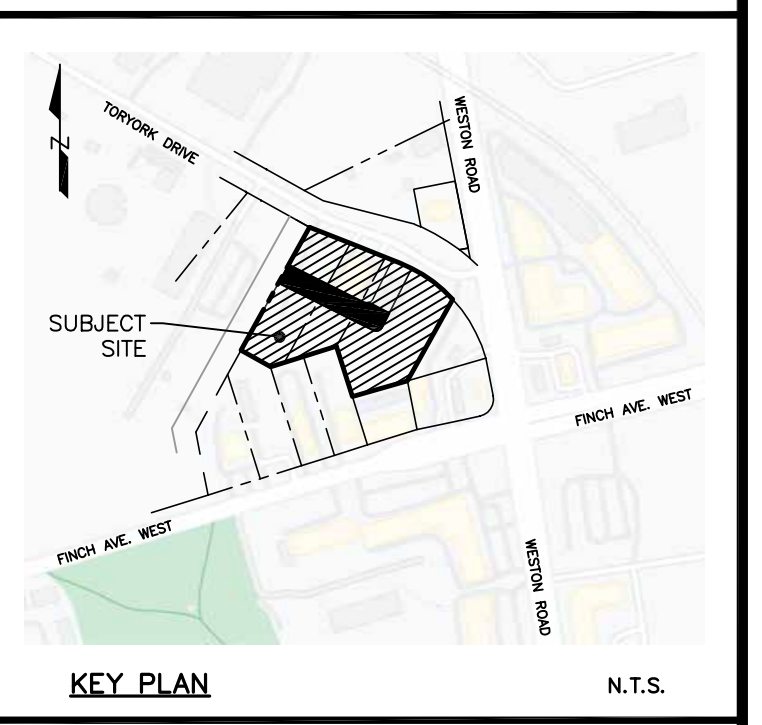
MANAGER, DEVELOPMENT ENGINEERING
DATE

PROJECT NAME:
15-23 TORYORK DRIVE
RESIDENTIAL DEVELOPMENT

DRAWING TITLE:
SITE SERVICING PLAN

DWN. BY: A.B.
DESIGNED BY: A.B.
CHECKED BY: A.M.
SCALE: 1:200
DATE: FEB. 2023
SHEET NO: 2 OF 5

PROJECT NO. 20131
DWG NO. SS-1
REV. NO. 1



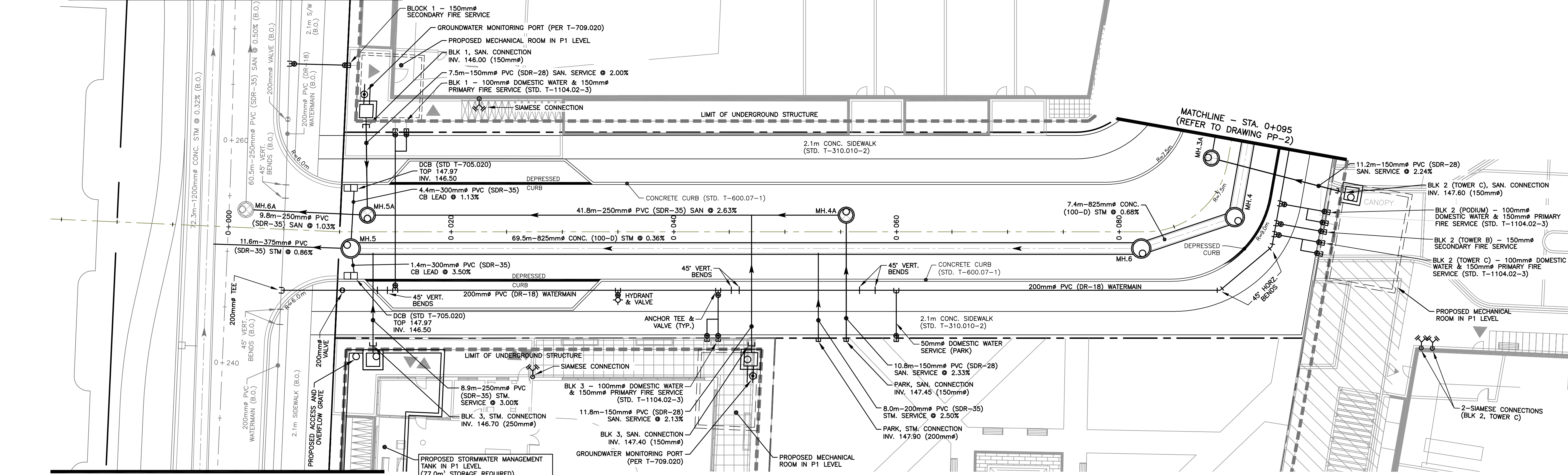
BENCH MARK:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCHMARK No. NY48005, HAVING AN ELEVATION OF 152.055m. PLEASE REFER TO ORIGINAL TOPOGRAPHICAL SURVEY BY KRCMAR SURVEYORS LTD. (JOB NO. 02-206) AND DATED 05 AUGUST 2021 FOR FURTHER DETAILS.

- LEGEND:**
- ▭ PROP. CURB DEPRESSION/CURB CUT
 - CATCHBASIN
 - MH-1 STORM MANHOLE
 - MH-1A SANITARY MANHOLE
 - ⊕ V&B VALVE AND BOX
 - ⊕ VALVED HYDRANT
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - LIMIT OF UNDERGROUND STRUCTURE (P1 LEVEL)
 - - - PROPERTY LINE
 - - - EX. CITY INFRASTRUCTURE

SANITARY SERVICES NOTE:
ALL FUTURE BUILDINGS TO BE PROVIDED WITH BACKFLOW PREVENTORS (OR APPROVED EQUIVALENT DEVICE).

WATER SERVICING NOTE:
ALL DOMESTIC AND FIRE WATER LINES ARE REQUIRED TO BE METERED AND EQUIPPED WITH DETECTOR CHECK VALVES. IN ADDITION, FOR ALL WATER SERVICE CONNECTIONS LONGER THAN 30m (ALONG THE WATER SERVICE) FROM THE PROPERTY LINE (IF ANY), VALVE CHAMBERS ARE TO BE PROVIDED AT THE PROPERTY LINE.

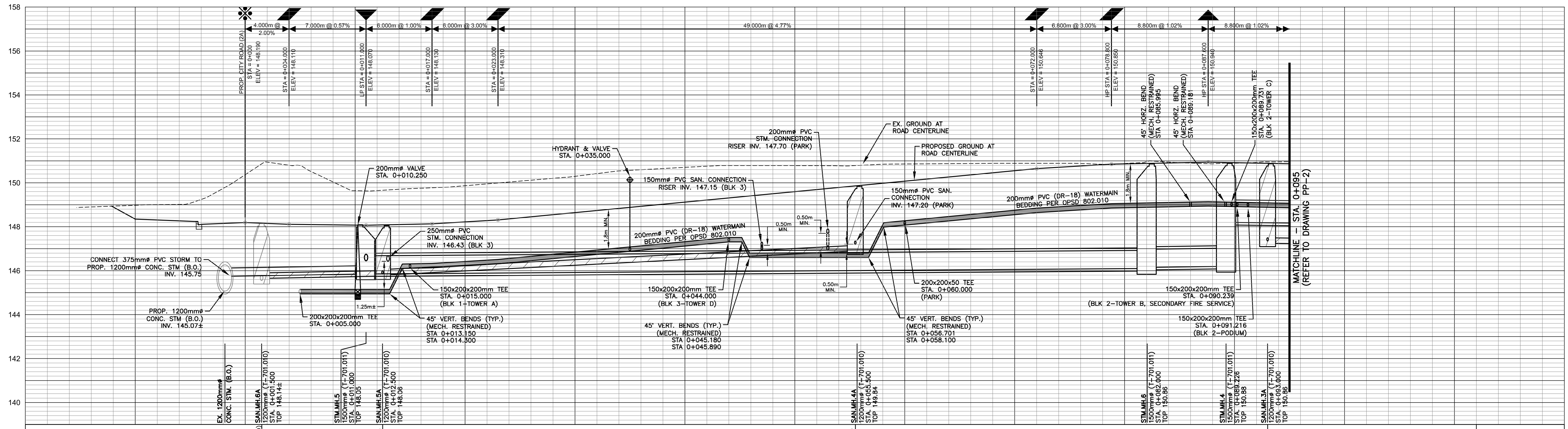
FOR CONTINUATION REFER TO DRAWING 19-04400-002 BY R.V.A.



FOR CONTINUATION REFER TO DRAWING 19-04400-002 BY R.V.A.

NOTE:
EXACT LOCATION AND ELEVATION OF EXISTING SERVICES AND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY EXCAVATION. THE LOCATION OF ALL UNDER/ABOVE GROUND UTILITIES AND STRUCTURES IS APPROXIMATE ONLY, AND WHERE SHOWN ON THE DRAWING(S), THE ACCURACY OF THE LOCATION OF SUCH UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE OR RESTORATION TO SAME.

NOTE:
TRENCH WITHIN EXISTING PAVEMENT TO BE BACKFILLED WITH UNSHRINKABLE FILL (28 DAY COMPRESSIVE STRENGTH BETWEEN 0.4-0.7 MPa PER TS 13.10 & TS 4.60) TO UNDERSIDE OF GRANULAR ROAD BASE. PAVEMENT TO BE RESTORED TO ORIGINAL CONDITION OR BETTER (SEE TORONK DRIVE PAVEMENT MAKE UP NOTE) AND LAP JOINT TO MATCH EXISTING PAVEMENT.



STATION AT Q OF PAVEMENT	EXISTING SURFACE ELEVATION AT Q OF PAVEMENT	PROPOSED SURFACE ELEVATION AT Q OF PAVEMENT	UTILITY TYPE	DESCRIPTION
0+010	148.39	146.347	SANITARY SEWER	11.6m - 375mm (SDR-35) PVC (SDR-35) SAN. @ 1.03% BEDDING PER OPSD 802.010
0+000	150.37	148.190	SANITARY SEWER	9.8m - 250mm PVC (SDR-35) SAN. @ 2.00% BEDDING PER OPSD 802.010
0+010	149.64	148.076	SANITARY SEWER	41.8m - 250mm PVC (SDR-35) SANITARY SEWER @ 2.63% BEDDING PER OPSD 802.010
0+020	149.87	148.220	SANITARY SEWER	72.0m - 825mm (100-D) CONC. STORM SEWER @ 0.35% CLASS B BEDDING (OPSD 802.031)
0+030	150.29	148.644	SANITARY SEWER	72.0m - 825mm (100-D) CONC. STORM SEWER @ 0.35% CLASS B BEDDING (OPSD 802.031)
0+040	150.70	149.120	SANITARY SEWER	72.0m - 825mm (100-D) CONC. STORM SEWER @ 0.35% CLASS B BEDDING (OPSD 802.031)
0+050	150.78	149.597	SANITARY SEWER	72.0m - 825mm (100-D) CONC. STORM SEWER @ 0.35% CLASS B BEDDING (OPSD 802.031)
0+060	150.86	150.074	SANITARY SEWER	72.0m - 825mm (100-D) CONC. STORM SEWER @ 0.35% CLASS B BEDDING (OPSD 802.031)
0+070	150.89	150.551	SANITARY SEWER	72.0m - 825mm (100-D) CONC. STORM SEWER @ 0.35% CLASS B BEDDING (OPSD 802.031)
0+080	150.87	150.862	SANITARY SEWER	72.0m - 825mm (100-D) CONC. STORM SEWER @ 0.35% CLASS B BEDDING (OPSD 802.031)
0+090	150.89	150.915	SANITARY SEWER	72.0m - 825mm (100-D) CONC. STORM SEWER @ 0.35% CLASS B BEDDING (OPSD 802.031)
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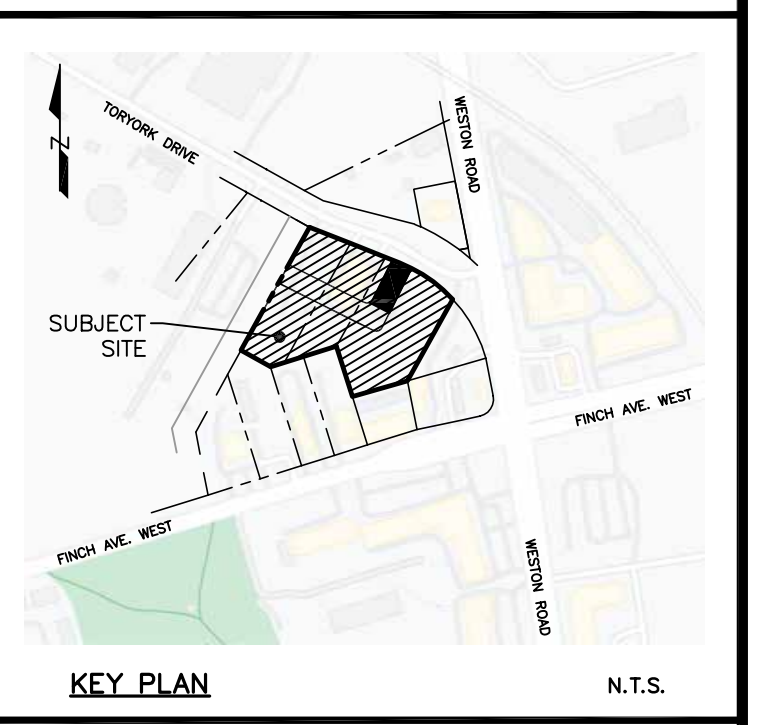
NO	DATE	REVISIONS	INITIAL	SIGNED
1	28 FEBRUARY 2023	2nd OP & RZA SUBMISSION		A.M.
0	02 SEPTEMBER 2021	1st OP & RZA SUBMISSION		A.M.

3901 Highway 7, Suite 500
Vaughan, Ontario, L4L 8L5
t: 905-264-2420
www.fabianpapa.com

Toronto ENGINEERING AND CONSTRUCTION SERVICES
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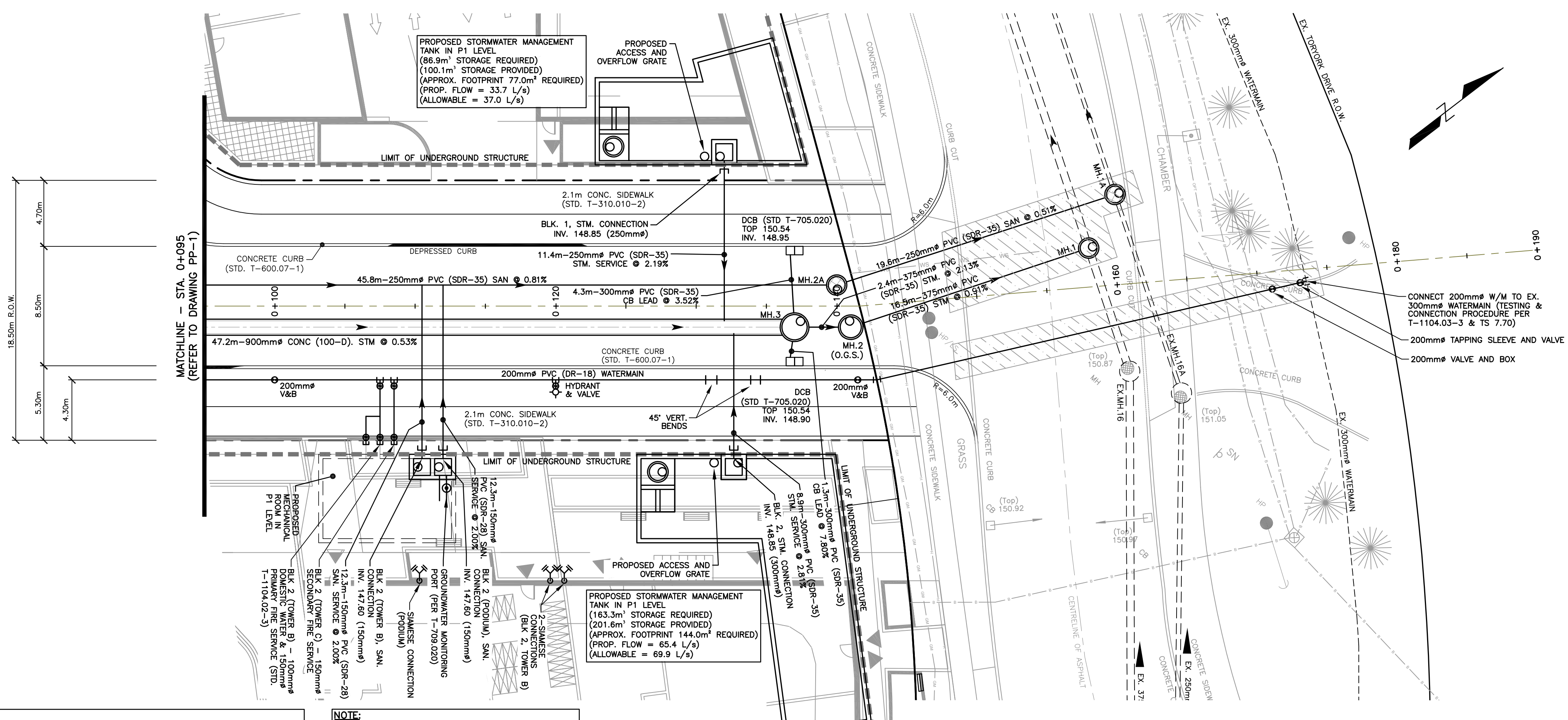
MANAGER DEVELOPMENT ENGINEERING _____ DATE: _____

STREET 'A'					
FROM STA. -0+010 TO STA. 0+095					
RESIDENTIAL DEVELOPMENT					
15-23 TORONK DRIVE					
DESIGN	A.B.	DRAWN	A.B.	CHECKED	A.M.
PROJECT No.					20131
SCALE:	HORIZONTAL 1:200, VERTICAL 1:100		DRAWING NUMBER	PP-1	
DATE:	28 FEBRUARY 2023		SHEET	3 of 5	



BENCH MARK:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCHMARK No. NY48005, HAVING AN ELEVATION OF 152.055m. PLEASE REFER TO ORIGINAL TOPOGRAPHICAL SURVEY BY KRCMAR SURVEYORS LTD. (JOB NO. 02-206) AND DATED 05 AUGUST 2021 FOR FURTHER DETAILS.

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 - - - PROPERTY LINE
 - - - EX. CITY INFRASTRUCTURE

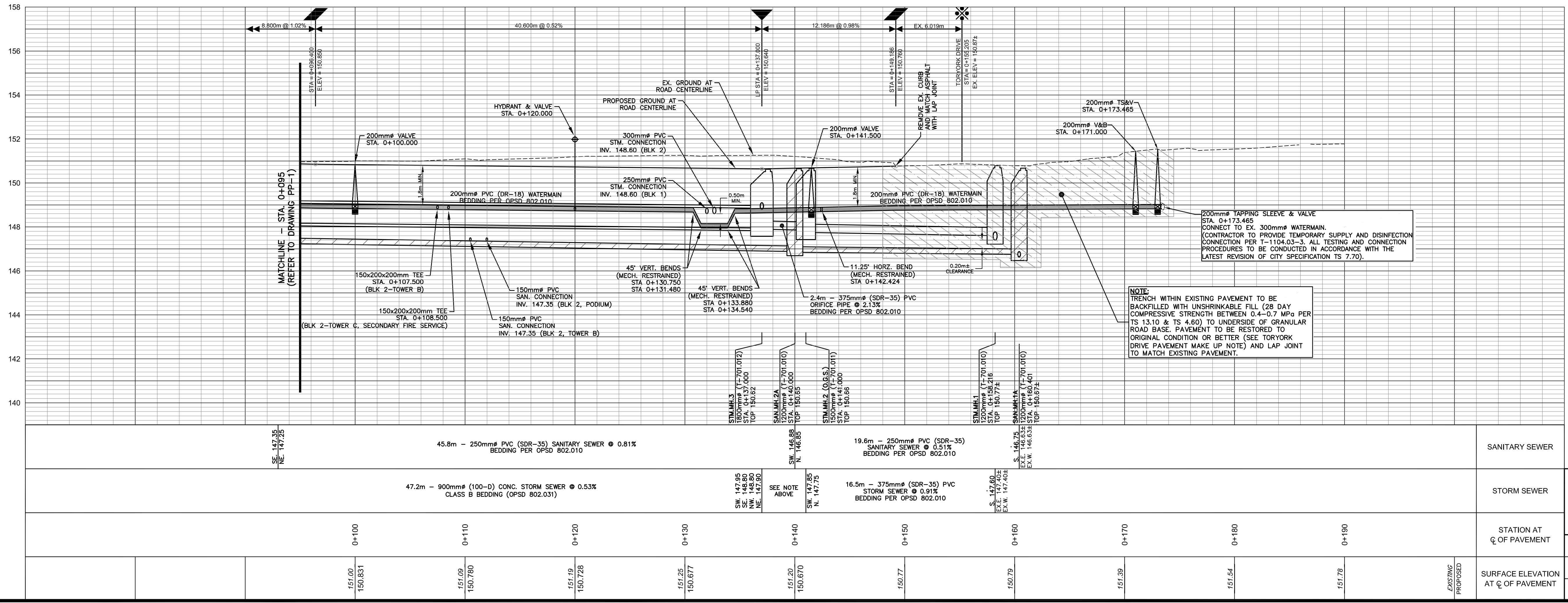
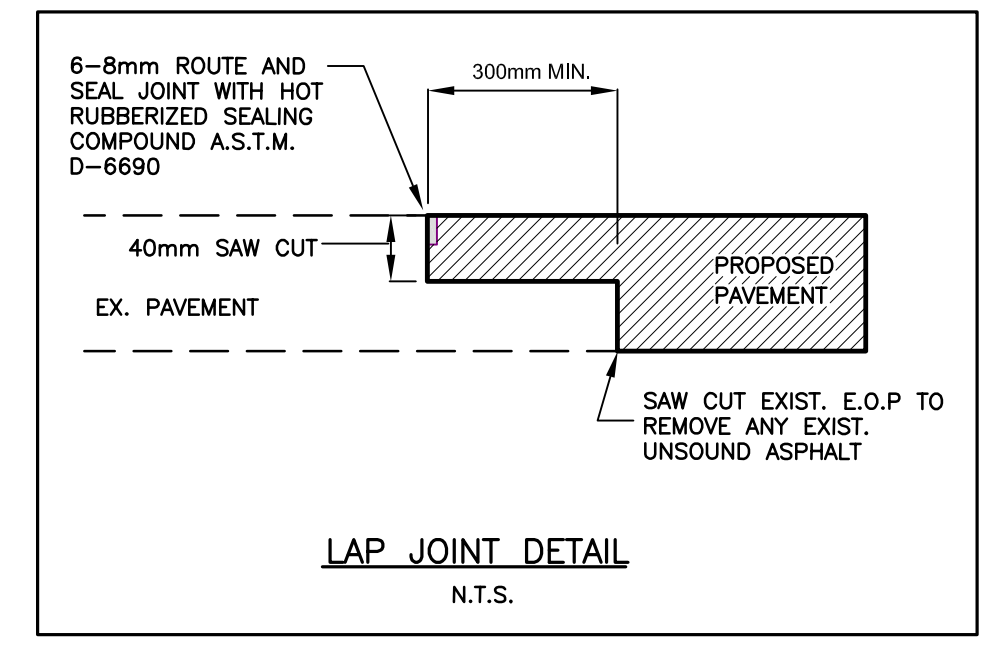


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NO	DATE	REVISIONS	INITIAL	SIGNED
1	28 FEBRUARY 2023	2nd OP & RZA SUBMISSION		A.M.
0	02 SEPTEMBER 2021	1st OP & RZA SUBMISSION		A.M.

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(a Division of FP&P HydrTech Inc.)
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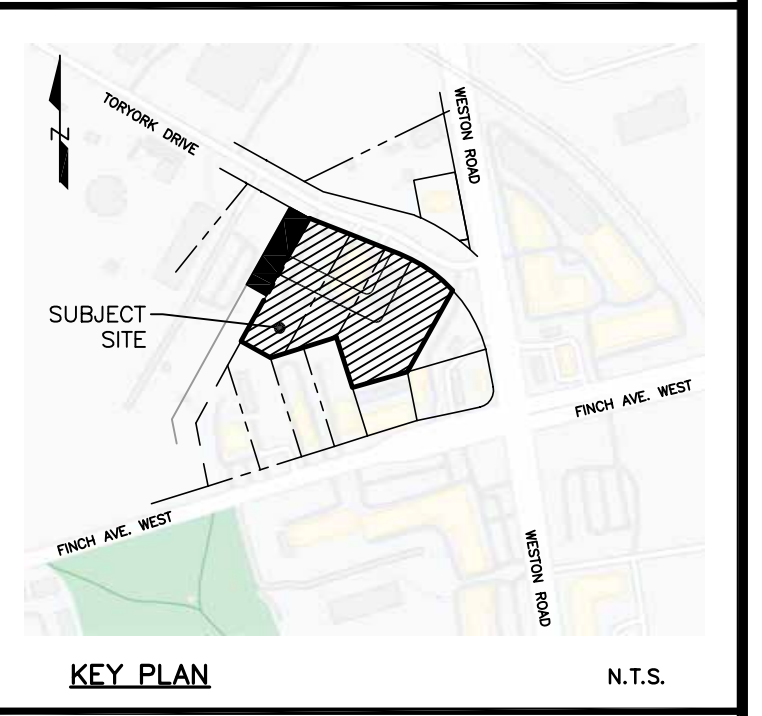
PROFESSIONAL ENGINEER
K. MORN
190205528
28 FEB 2023
PROVINCE OF ONTARIO

Toronto ENGINEERING AND CONSTRUCTION SERVICES
ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS
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MANAGER DEVELOPMENT ENGINEERING _____ DATE: _____

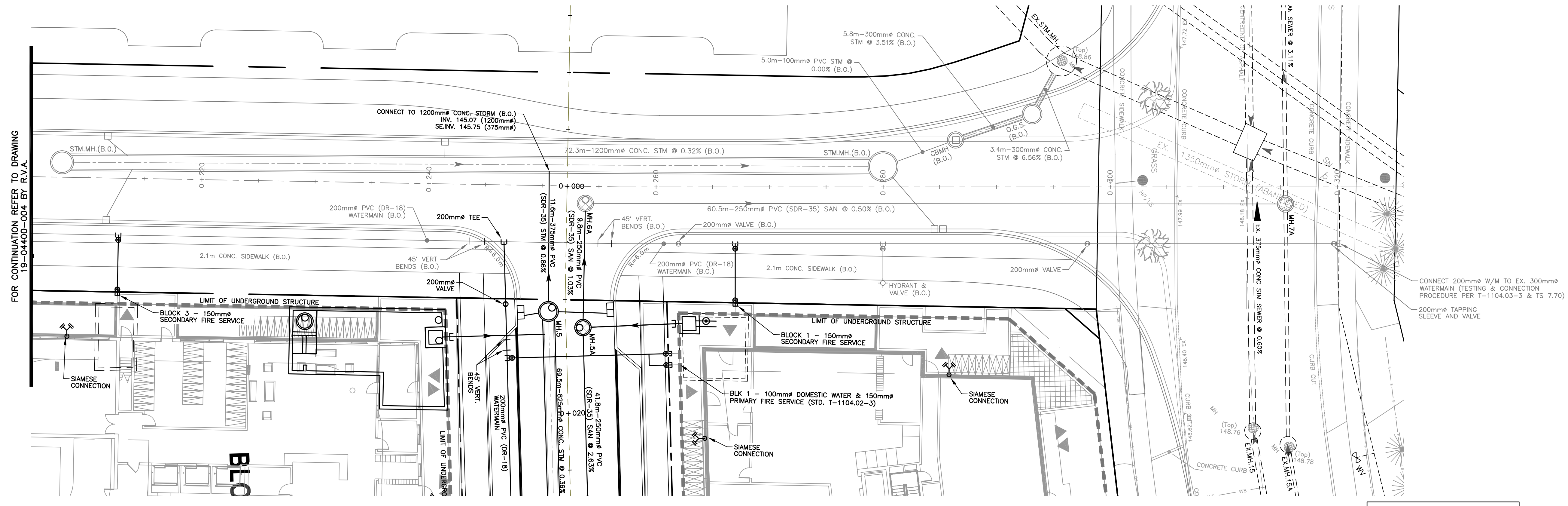
STREET 'A'
FROM STA. 0+095 TO STA. 0+190
RESIDENTIAL DEVELOPMENT
15-23 TOR YORK DRIVE

DESIGN	A.B.	DRAWN	A.B.	CHECKED	A.M.	PROJECT No.	20131
SCALE:	HORIZONTAL 1:200, VERTICAL 1:100		DRAWING NUMBER	PP-2		SHEET	4 of 5
DATE:	28 FEBRUARY 2023						



BENCH MARK:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCHMARK No. NY48005, HAVING AN ELEVATION OF 152.055m. PLEASE REFER TO ORIGINAL TOPOGRAPHICAL SURVEY BY KRCMAR SURVEYORS LTD. (JOB NO. 02-206) AND DATED 05 AUGUST 2021 FOR FURTHER DETAILS.

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 - CATCHBASIN
 - STORM MANHOLE
 - SANITARY MANHOLE
 - VALVE AND BOX
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 - PROPOSED WATERMAIN
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 - PROPOSED STORM SEWER
 - LIMIT OF UNDERGROUND STRUCTURE (P1 LEVEL)
 - PROPERTY LINE
 - EX. CITY INFRASTRUCTURE



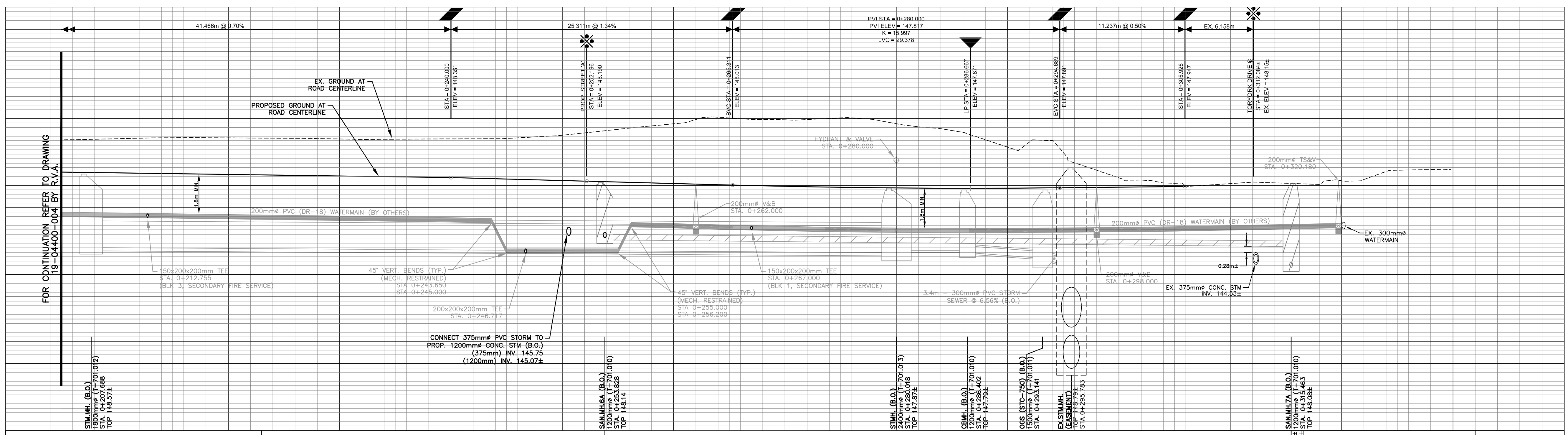
FOR CONTINUATION REFER TO DRAWING 19-04400-004 BY R.V.A.

NOTE:
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FOR CONTINUATION REFER TO DRAWING 19-04400-004 BY R.V.A.

NE. 145.21	72.3m - 1200mm# CONC. STORM SEWER @ 0.32% (BY OTHERS)	STORM SEWER
SW. 144.98 N. 144.98	5.0m-100mm# PVC STORM @ 0.0% (BY OTHERS)	STORM SEWER
S. 144.73 NW. 144.70	5.8m-300mm# CONC. STORM @ 3.51% (BY OTHERS)	STORM SEWER
SE. 144.35 NE. 144.34 X.SW. 139.78	SEE NOTE ABOVE	SEE NOTE ABOVE
SE. 145.65 NE. 145.55	60.5m - 250mm# PVC SANITARY SEWER @ 0.50% (BY OTHERS)	SANITARY SEWER
SW. 145.25 N. 144.32 X.SW. 144.32 TOP 148.02	SEE NOTE ABOVE	SEE NOTE ABOVE

1	28 FEBRUARY 2023	2nd OP & RZA SUBMISSION	A.M.	
0	02 SEPTEMBER 2021	1st OP & RZA SUBMISSION	A.M.	
NO	DATE	REVISIONS	INITIAL	SIGNED
		fabian papa & partners (a Division of FP&P Hydratek Inc.) 3901 Highway 7, Suite 500 Vaughan, Ontario, L4L 8L5 T: 905-264-2420 www.fabianpapa.com		
Toronto ENGINEERING AND 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.				
MANAGER DEVELOPMENT ENGINEERING		DATE:		

STREET '2A'
FROM STA. 0+205 TO STA. 0+330
RESIDENTIAL DEVELOPMENT
15-23 TORONK DRIVE

DESIGN	A.B.	DRAWN	A.B.	CHECKED	A.M.	PROJECT No.	20131
SCALE:	HORIZONTAL 1:200, VERTICAL 1:100		DRAWING NUMBER	PP-3		SHEET	5 of 5
DATE:	28 FEBRUARY 2023						