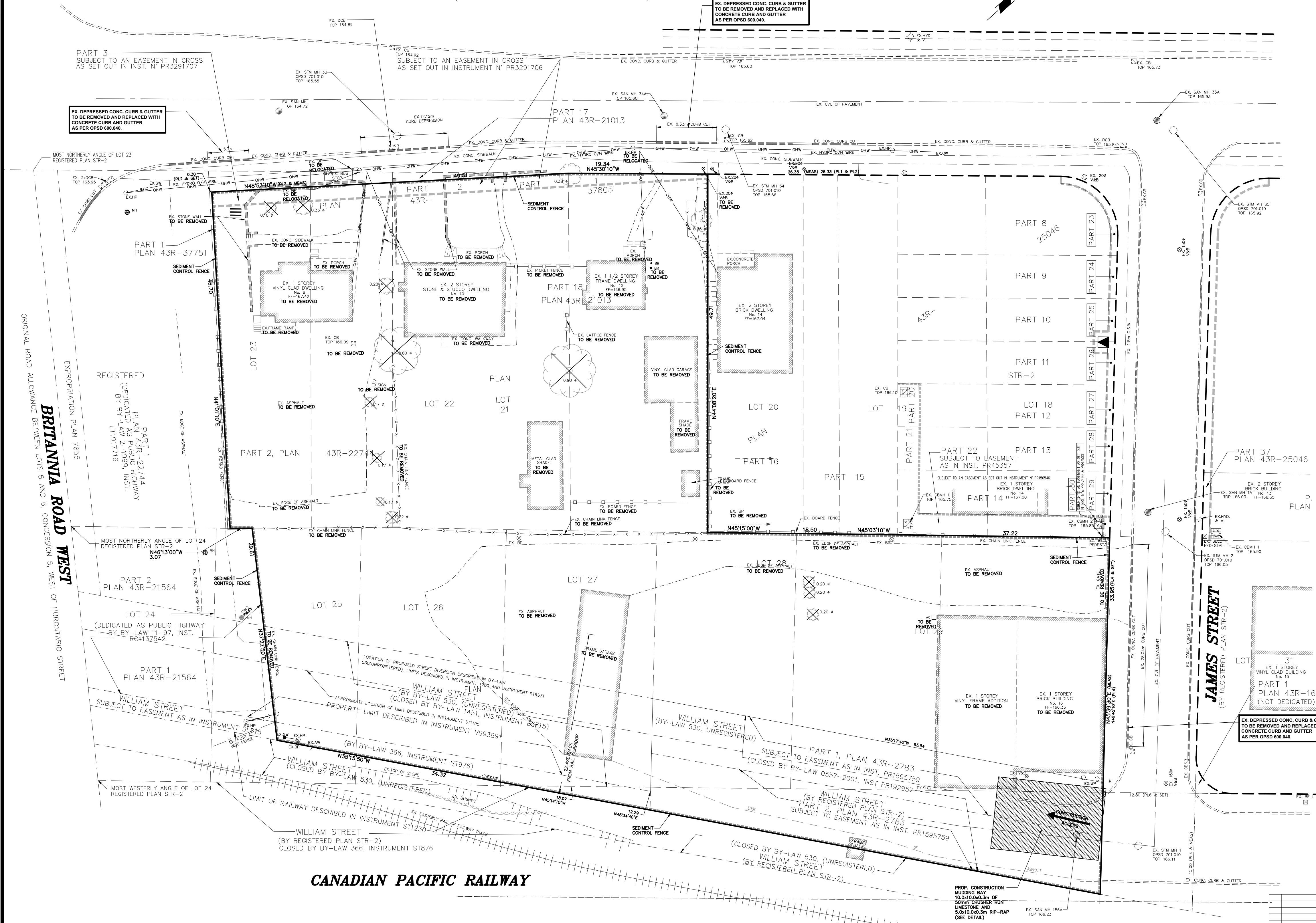
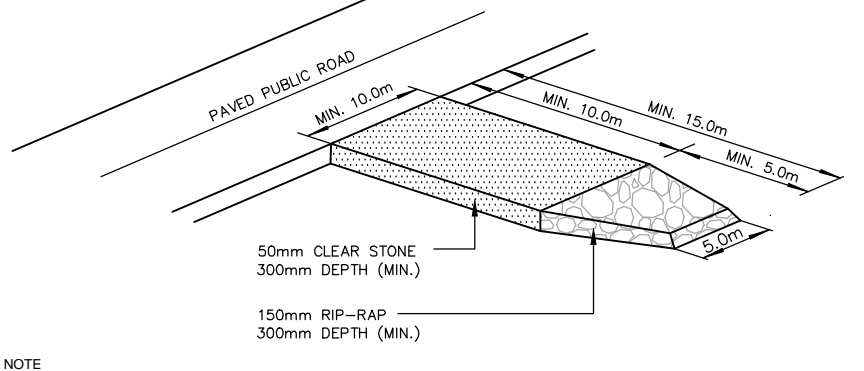


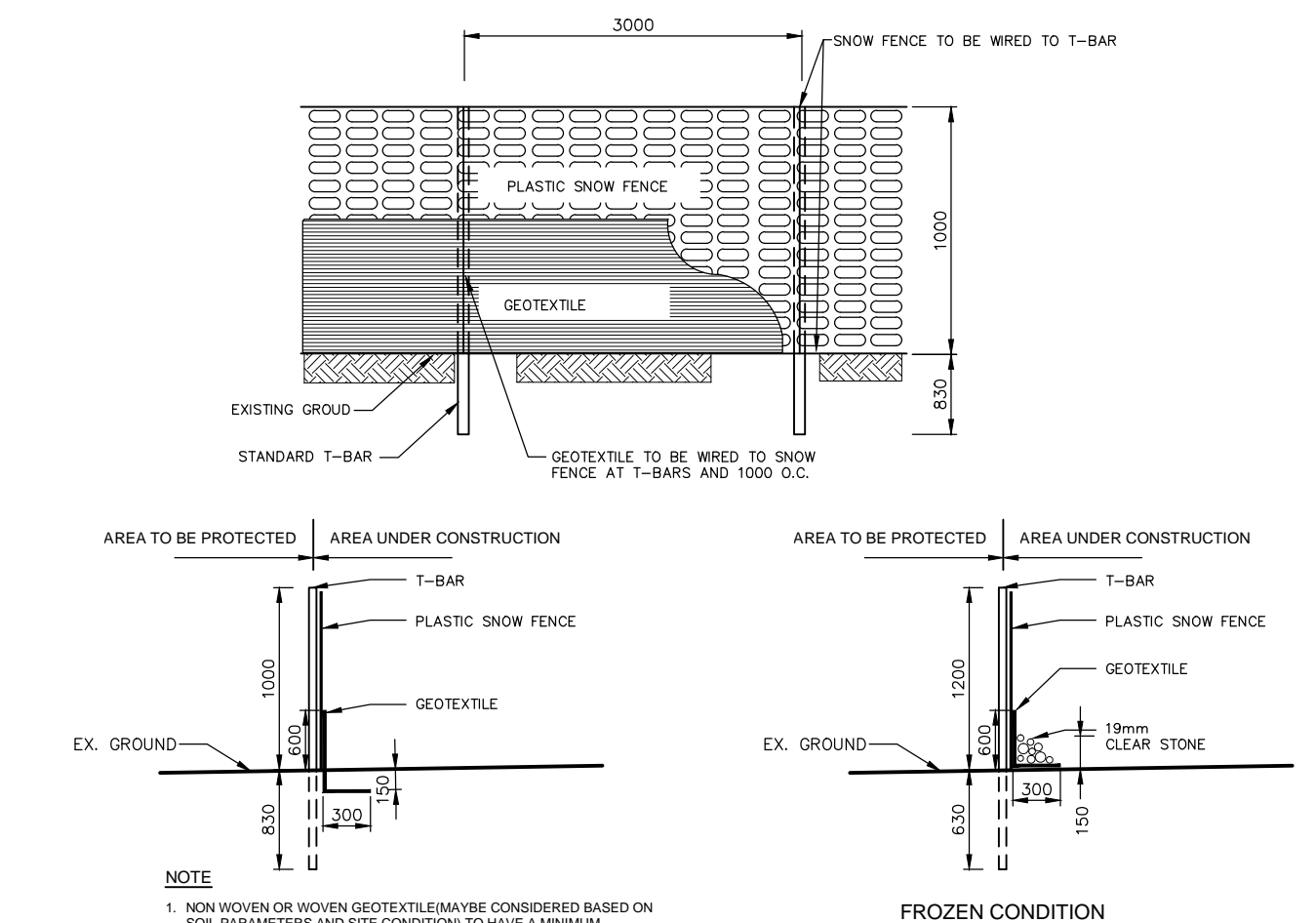
QUEEN STREET SOUTH
(FORMERLY KING STREET BY REGISTERED PLAN STR-2)



- GENERAL NOTES**
1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
 2. 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 STREET LINES MUST BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 3. ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
 4. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
 5. THE ELEVATION OF THE SIDE SIALE AT THE BUILDING LINE SHALL BE A MINIMUM OF 150mm BELOW THE BUILDING LINE AT THE CENTRE OF THE SIALE.
 6. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK VENEER ELEVATION.
 7. PRIOR TO ANY SOILING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOP SOILED AND SOILED COMPLETELY WITH A MINIMUM DEPTH OF 150mm OF TOPSOIL AND NO NURSERY SOIL AND A MINIMUM DEPTH OF 150mm OF CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
 8. NO SOILING ON ANY LOTS IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
 9. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
 10. DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2% AND NOT GREATER THAN 8%.
 11. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 1.8% (PREFERRED 2%) AND A MAXIMUM SLOPE OF 6%.
 12. WHERE GRADES IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1 GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPANIED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
 13. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHREDDED BACKFILL MATERIAL AS PER C.M. STD. 228A.83, 228B.81 AND 228B.83 UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
 14. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS.
 15. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MIN. DEPTH OF 1.7m WITH A MIN. HORIZONTAL SPACING OF 1.2m FROM THEMSELVES AND OTHER UTILITIES.
 16. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER C.M. STD. 2940.010.



CONSTRUCTION ACCESS AND MUDDING BAY DETAIL
(C.M. STD. 2940.010)



SEDIMENT CONTROL FENCE C.M. STD. 2940.010
N.T.S.



C.M. BENCHMARK No. 259 ELEVATION: 166.73 m
DESCRIPTION: ON THE NORTH FACE, 1/2 WEST OF THE EAST CORNER OF A RED BRICK HOUSE AT THE SOUTHWEST CORNER OF QUEEN ST. & BRITANNIA RD. WEST (STREETSVILLE).

SKIRA & ASSOCIATES LTD.
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Tel. (905) 276-5100 Fax. (905) 270-1936 Email - info@skiraconsult.ca

PROPOSED CONDOMINIUM TOWNHOUSES
PART PF LOTS 21, 22, 23, 25, 26, 27, 28, 29 & 30 REG. PLAN. STR-2
8, 10 & 12 QUEEN STREET SOUTH, 2 WILLIAM STREET, 16 JAMES STREET
CITY PARK HOMES (STREETSVILLE) INC.
950 NASHVILLE RD. WOODBRIDGE, ON. L4H 3N5

MISSISSAUGA
EROSION AND SEDIMENT CONTROL AND REMOVAL PLAN
S.P.

DATE: JANUARY 2021	AREA: Z-39	DWG. No: C103
SCALE: 1:300	DRAWN BY: E.W.	PROJECT No: 220-M108
CITY FILE:	REGION FILE:	

ALL INTERNAL EXISTING SERVICES AND APPURTENANCES NOT UTILIZED FOR SERVING OF THIS PROJECT ARE TO BE REMOVED OFF SITE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

INFORMATION SHOWN HEREON REGARDING THE SIZE AND LOCATION OF EXISTING SERVICES AND/OR UTILITIES IS FURNISHED AS THE BEST AVAILABLE INFORMATION AND SHALL BE INTERPRETED AS THE CONTRACTOR SEES FIT WITH THE UNDERSTANDING THAT THE OWNER DISCLAIMS ALL RESPONSIBILITY FOR ITS SUFFICIENCY AND/OR ACCURACY.

SURVEY NOTE
INFORMATION FOR THIS SITE PLAN WAS TAKEN IN PART FROM PLAN OF SURVEY, PART OF LOTS 21, 22, 23, 25, 26, 27, 28, 29 & 30 REG. PLAN STR-2, CITY OF MISSISSAUGA AND PREPARED BY WAHBA SURVEYING

