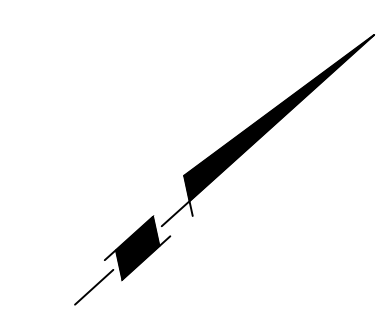
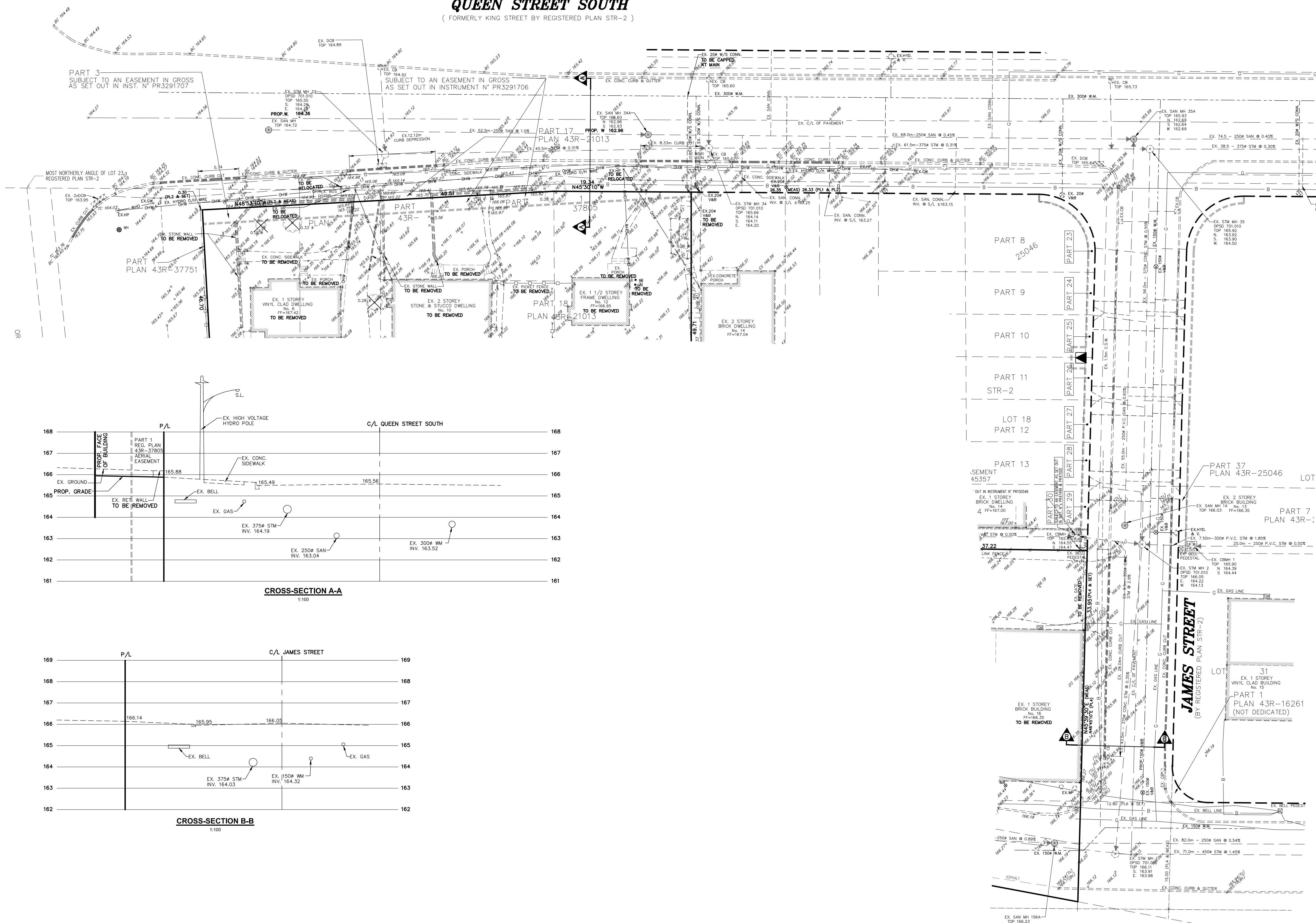
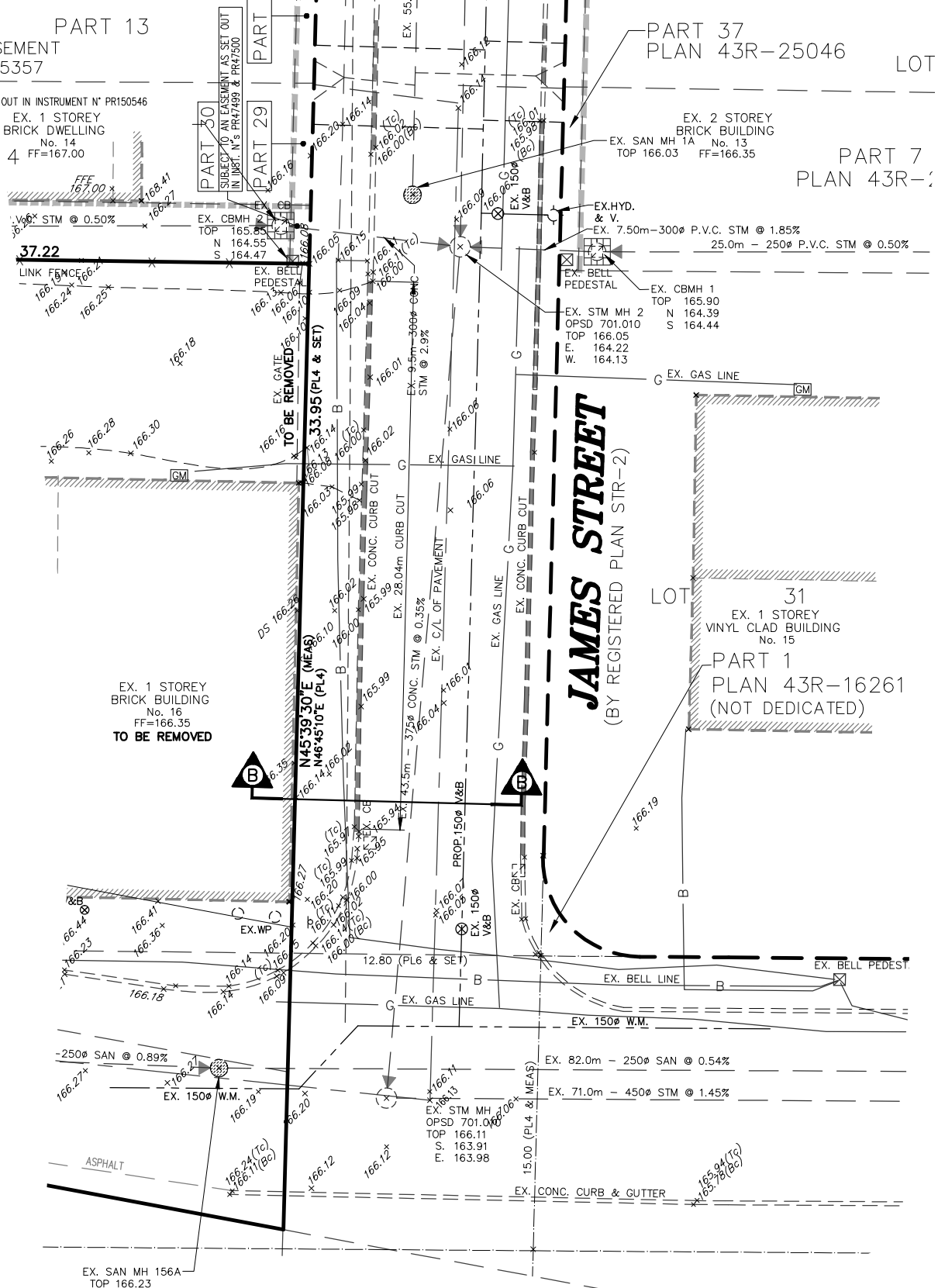
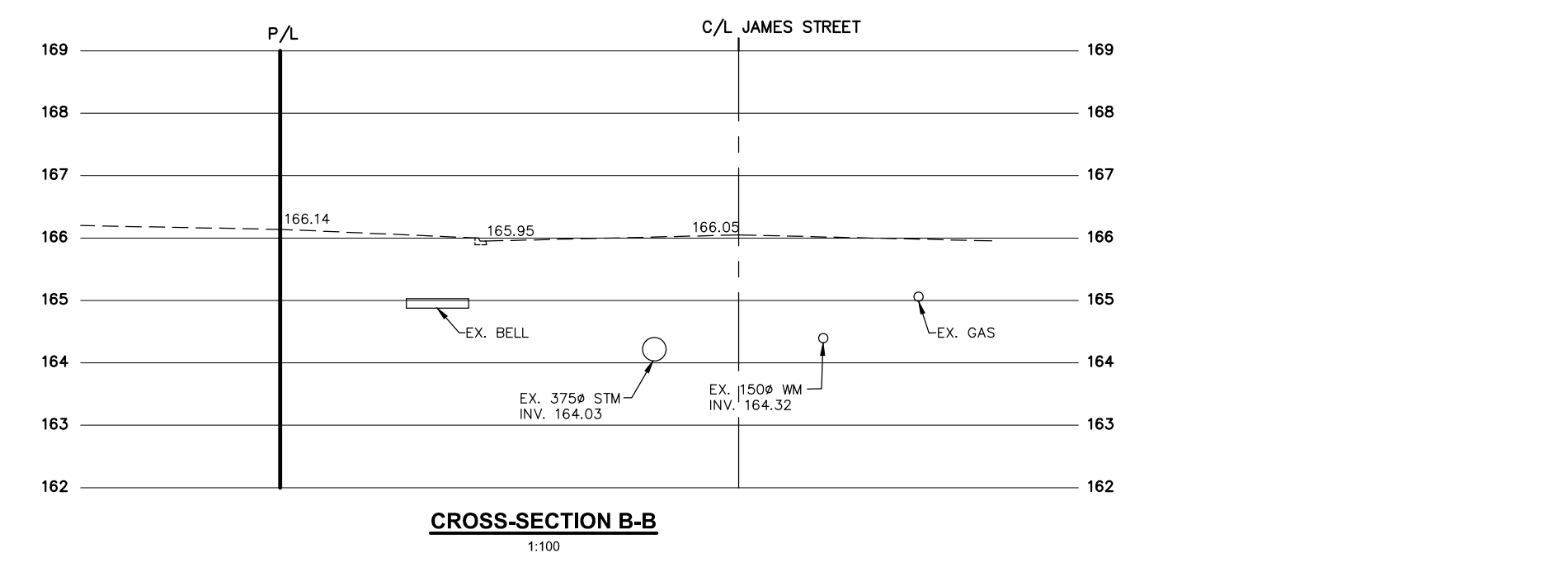
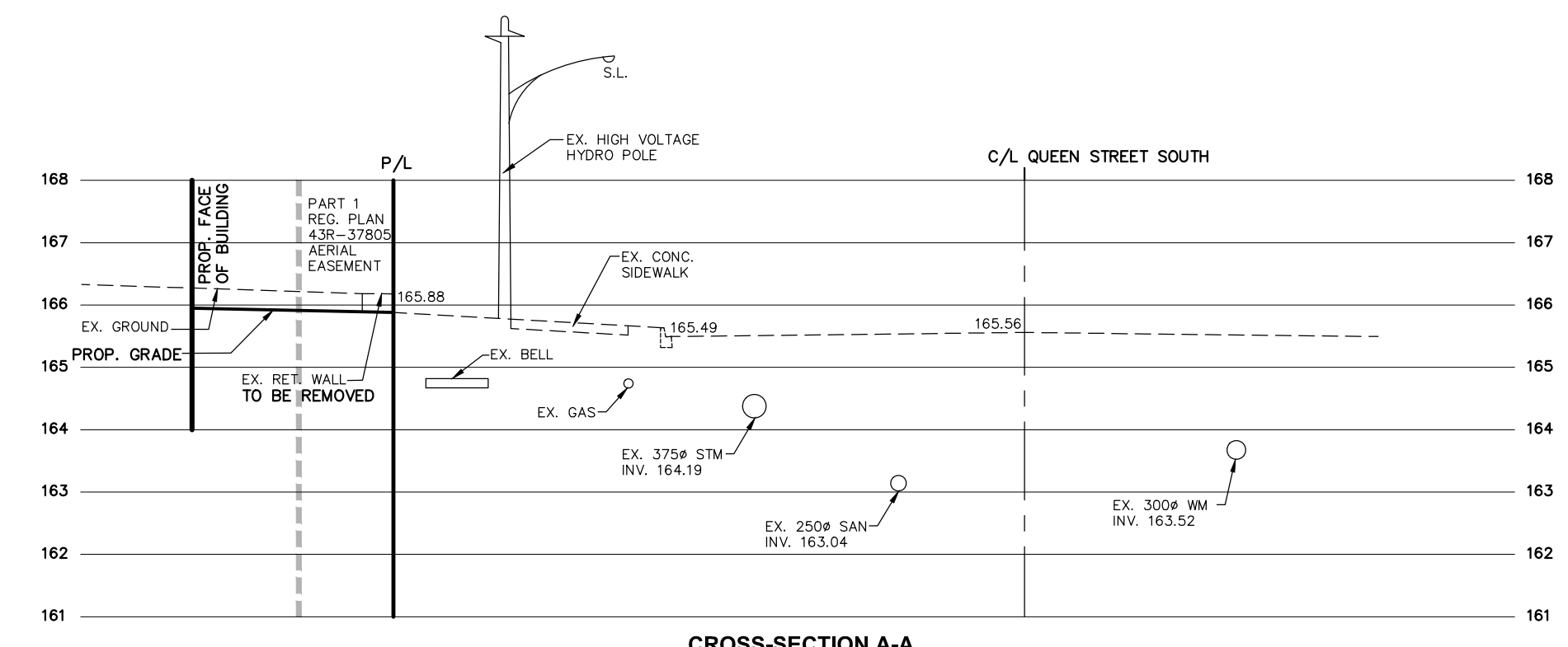


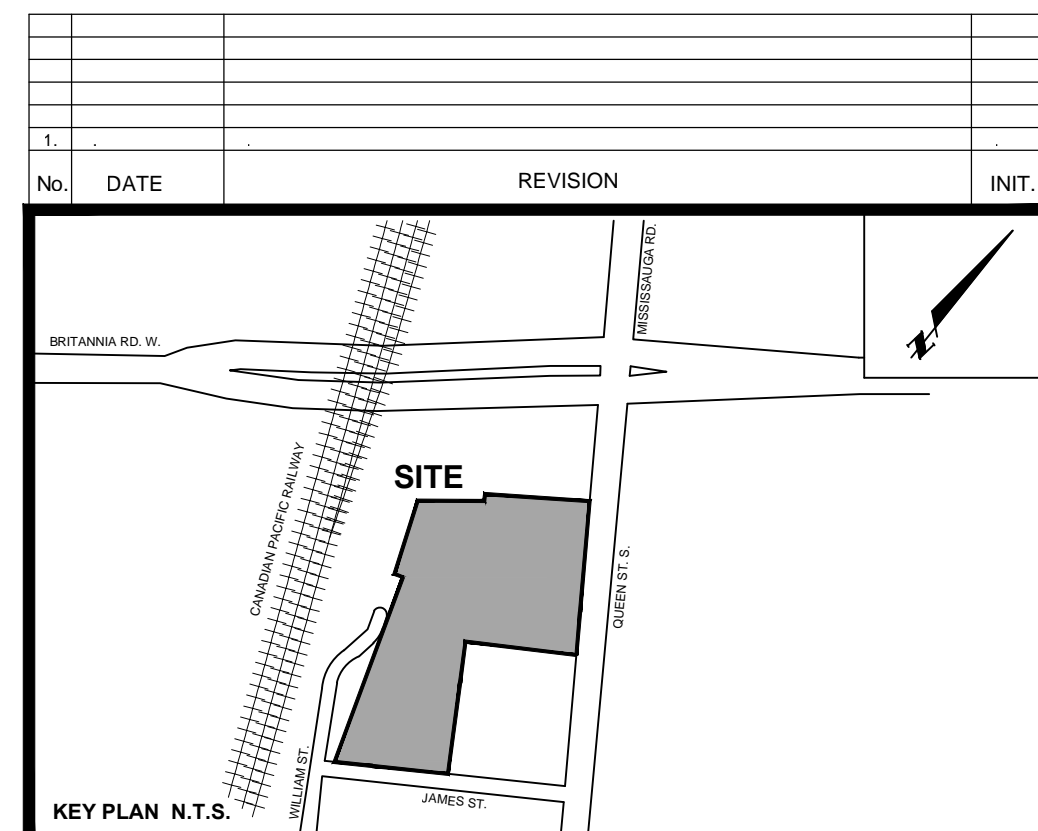
QUEEN STREET SOUTH
(FORMERLY KING STREET BY REGISTERED PLAN STR-2)



- 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 AND VERIFIED PRIOR TO CONSTRUCTION.
 3. ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
 4. THE ELEVATION OF THE FACE OF THE FOUNDATION SHALL BE A MINIMUM OF 150mm BELOW THE BUILDING ELEVATION AT THE CENTRE OF THE SHALE.
 5. THE ELEVATION OF THE FACE OF THE FOUNDATION SHALL BE A MINIMUM OF 150mm BELOW THE BUILDING ELEVATION AT THE CENTRE OF THE SHALE.
 6. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW FINISHED ELEVATION.
 7. PRIOR TO ANY EODING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SOILED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL 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 150mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
 8. NO EODING 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 2.0% AND NOT GREATER THAN 8%.
 11. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5% (PREFERRED 2%) AND A MAXIMUM SLOPE OF 8%.
 12. WHERE GRADES IN EXCESS OF 8% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 150mm ARE TO BE ACCOMMODATED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 1.5m 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 UNPERMEABLE BACKFILL MATERIAL AS PER C.M. STD. 2229.039, 2229.041 AND 2229.042 UNLESS OTHERWISE SPECIFIED FROM APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
 14. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS & SPECIFICATIONS.
 15. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MIN. DEPTH OF 1.5m WITH A MIN. HORIZONTAL SPACING OF 1.5m FROM THEMSELVES AND OTHER UTILITIES.
 16. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER C.M. STD. 2248.010.



- LEGEND**
- EXISTING CATCHBASIN
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING SEWER
 - EXISTING VALVE & BOX
 - EXISTING HYDRANT
 - EXISTING WATERMAIN
 - EXISTING BELL LINE
 - EXISTING HYDRO LINE
 - EXISTING TV CABLE LINE
 - EXISTING GAS LINE
 - EXISTING CHAIN LINK FENCE
 - EXISTING EASEMENT
 - EXISTING LAMP STANDARD
 - EXISTING HYDRO POLE
 - EXISTING CABLE JUNCTION BOX



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

SKIRA & ASSOCIATES LTD.
CONSULTING ENGINEERS
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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

UTILITY PLAN
S.P.

DATE: JANUARY 2021	AREA: Z-39	DWG. No.
SCALE: 1:300	DRAWN BY: E.W.	C104
CITY FILE:	REGION FILE:	PROJECT No. 220-M108

