

ELMWOOD AVENUE  
(FORMERLY ELMER AVENUE)  
BY REGISTERED PLAN F-12

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

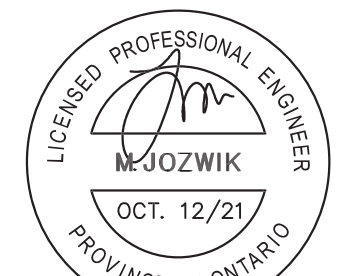
INFORMATION SHOWN HEREON REGARDING THE SIZE AND LOCATION OF EXISTING SERVICES AND/OR UTILITIES IS FURNISHED AS THE BEST AVAILABLE INFORMATION AND SHALL BE INTERPRETED AS THE CONTRACTOR SEES FIT WITH THE UNDERSTANDING THAT THE OWNER DISCLAIMS ALL RESPONSIBILITY FOR ITS SUFFICIENCY AND/OR ACCURACY.

- 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 STREETLINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED 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 SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF 150mm BELOW THE BUILDING LINE AT THE CENTRE OF THE SWALE.
  6. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK VENEER ELEVATION.
  7. PRIOR TO ANY SOOING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRAZED AND TOPSOIL AND SOOED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NO A NURSERY SOO AND A MINIMUM DEPTH OF 100mm OF CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE FINISHED WITH A MINIMUM COMPACTED DEPTH OF 75mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
  8. NO SOOING 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 1.2% (PREFERRED 2%) AND A MAXIMUM SLOPE OF 4%.
  12. WHERE GRADES IN EXCESS OF 4% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1 GRADE CHANGES IN EXCESS OF 1.0m 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.
  13. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNFURNISHABLE BACKFILL MATERIAL AS PER C.M. STD. 1006, 1008, 1009 AND 1008.002 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 & SPECIFICATIONS.
  15. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MIN. DEPTH OF 1.7m WITH A MIN. HORIZONTAL SPACING OF 1.0m FROM THEMSELVES AND OTHER UTILITIES.
  16. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER C.M. STD. 2940.010.

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

THIS IS TO CERTIFY THAT THE INFORMATION ON THIS PLAN IS COMPLETE, ACCURATE AND BASED ON GTA SITEMAP (2018) LTD. & WITNESSED BY SKIRA & ASSOCIATES LTD. INCLUDING ENERSOURCE LOCATES.

SIGNED BY ENGINEER



**C.M. BENCHMARK No. 757** ELEVATION: 83.725m  
DESCRIPTION: ON THE NORTH FACE OF THE EAST CORNER OF THE NORTH WALL OF A CONCRETE BRIDGE ON INGLEWOOD DRIVE, 18th WEST OF HURONTARIO STREET.

**SKIRA & ASSOCIATES LTD.**  
CONSULTING ENGINEERS  
3464 Semenyk Court, Suite 100, Mississauga, Ontario L5C 4P8  
Tel. (905) 276-5100 Fax. (905) 270-1936 Email - info@skiraconsult.ca

**HIGH-RISE RESIDENTIAL BUILDING**

LOT 43 REG. PLAN F-12, LOTS 1, 2 & 3, PART OF LOT 4 REG. PLAN C-27

170 LAKESHORE ROAD EAST

**LIGHTPOINT**

#600-3250 BLOOR ST. W. TORONTO ON M8X 2X9 TEL: (416) 420-0837



**EXISTING UTILITY PLAN**

**S.P.**

DATE: AUGUST 2021	AREA: Z-07	DWG No.
SCALE: 1:200	DRAWN BY: E.W.	<b>C104</b>
CITY FILE:	REGION FILE:	PROJECT NO: <b>221-M82</b>

