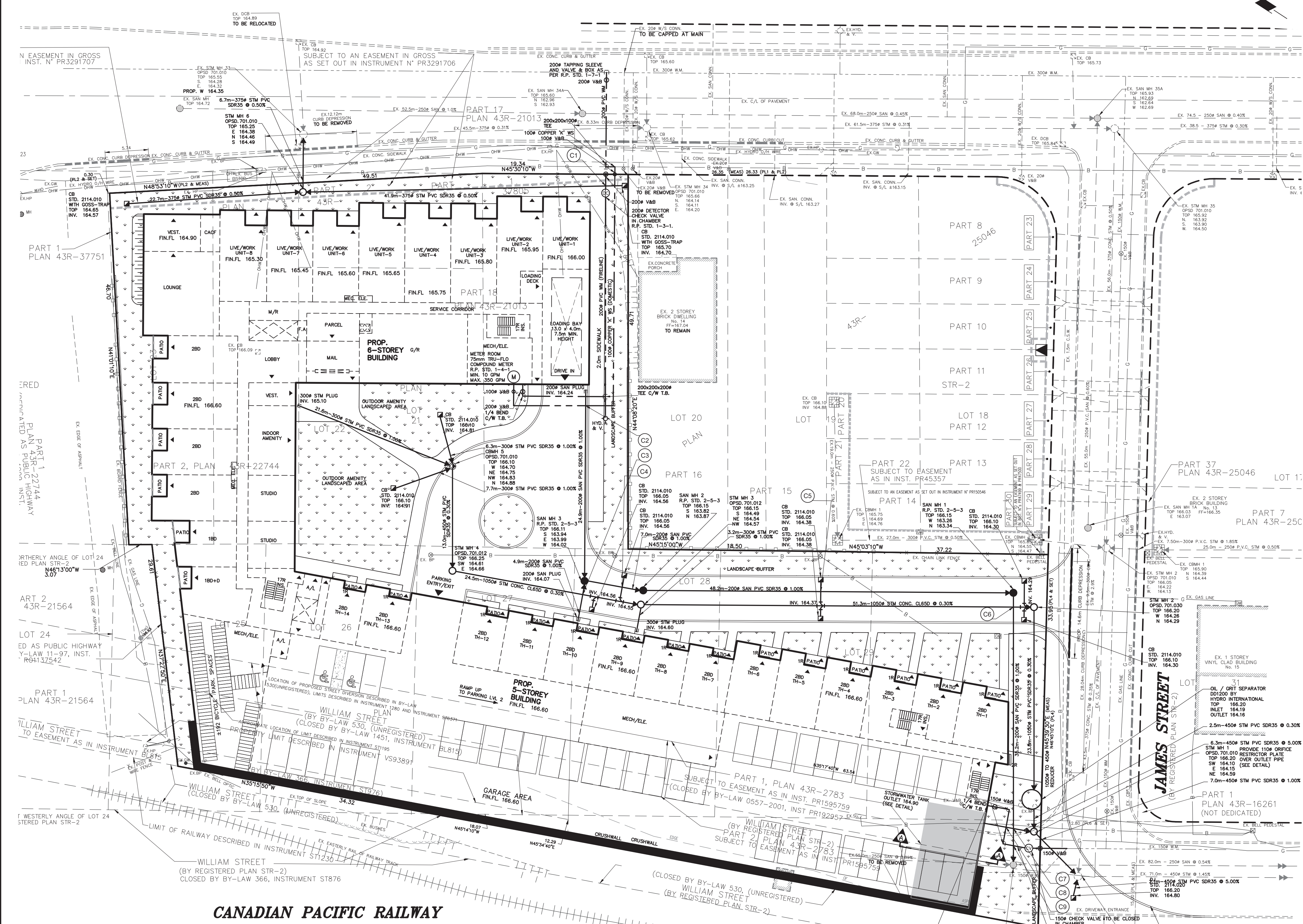


QUEEN STREET SOUTH
(FORMERLY KING STREET BY REGISTERED PLAN STR-2)



CONNECTIONS

- SANITARY:**
 - SINGLE AND DOUBLE MIN. 125mm DIA PVC SDR35
 - CONNECTIONS TO SEWER TO BE MADE WITH MANUFACTURED TEE OR WYE. COLOUR CODED AS: NON-WHITE OR AS PER C.M. STDS. 2114.993 & R.P. STD. 2-4.1 TO 2-4.5
 - SANITARY SERVICE SHALL BE LOWER THAN AND TO THE RIGHT OF THE STORM SERVICE AT THE PROPERTY LINE WHEN FACING THE LOT FROM THE STREET.
 - SERVICE CONNECTION TO LOT LINE SHALL BE VISIBLY MARKED BY A 75mm x 100mm WOOD STAKE BURIED 1.0m AND PAINTED RED.
- STORM:**
 - SINGLE AND DOUBLE MIN. 150mm DIA CONC. CLASS 3 OR PVC SDR35
 - CONNECTIONS TO SEWER 450mm DIA AND LESS TO BE MADE WITH MANUFACTURED TEE OR WYE WHERE APPLICABLE AND SHALL BE COLOUR CODED AS WHITE, AS PER LOCAL STANDARDS.
 - STORM SERVICE SHALL BE ON THE LEFT SIDE OF THE SANITARY CONNECTION WHEN FACING THE LOT FROM THE STREET.
 - SERVICE CONNECTION TO LOT LINE SHALL BE VISIBLY MARKED BY A 1.0m x 100mm WOOD STAKE BURIED 1.0m AND PAINTED GREEN AND/OR WHITE.
 - ALL "BOOT JACKS" AND "Y" ARE TO BE CAST IRON FOR STORM HOUSE CONNECTIONS.
- WATER:**
 - SERVICE CONNECTIONS TO BE 25mm DIA TYPE "K" SOFT COPPER TUBING UNLESS OTHERWISE NOTED AND AS PER R.P. STD. 2-7.1 & C.M. STDS. 2114.993 TO 2114.995
 - SERVICE CONNECTION TO BE VISIBLY MARKED BY 1.0m x 100mm WOOD STAKE BURIED 1.0m AND PAINTED BLUE.

WATERMANS

- ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT P.E.E. PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- WATERMANS AND WATER SERVICE MATERIALS 100mm UP TO AND INCLUDING 300mm TO BE P.V.C. DR-18 TO AWWA SPEC C900-7L COPPER TYPE "K" FOR 90mm AND SMALLER.
- WATERMANS AND WATER SERVICE ARE TO HAVE A MIN. DEPTH OF 1.3m WITH A MIN. HORIZONTAL SPACING OF 4.2m FROM THEMSELVES AND OTHER UTILITIES.
- SIDEWALKS DEPTHS TO BE INCREASED TO MINIMUM 150mm DEPTH FOR DRIVEWAYS.
- TORSION IN FILL AREA TO BE STRIPPED AND CLEAN FILL TO BE PLACED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL GRADES TO BE WITHIN 3% MAXIMUM SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
- SPREAD PATTERN OF EXTERIOR LIGHTING SHALL NOT INTERFERE ON THE ADJACENT PROPERTY.
- ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE LATEST LOCAL MUNICIPALITY STANDARDS AND CODES, AND O.B.C.
- THE BUILDING WITHIN THE PLAN HAS BEEN DESIGNED UTILITIES CONTROLLED FLOOR DRAINS IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.
- ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CONTINUOUS CURB CURBS BETWEEN LANDSCAPE AREAS AND ASPHALT PAVING.

FIRE DEPARTMENT

- FIRE ROUTE WILL BE DESIGNATED AS PER CITY OF MISSISSAUGA BY-LAW (193-91) AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDINGS.
- FIRE ROUTES TO BE DESIGNATED WITH STAIRS AND LADDER NOT LESS THAN 1.1m CLEAR PER AISLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A DISTANCE 15.0m AS PER BY-LAW 193-91.
- ALL 12.0m TURNING RADIUS HAVE MIN. CLEARANCE OF 3.0m BETWEEN THE CENTRE LINE OF TURNING RADIUS AND ANY CURB OR PART OF BUILDING.
- PRIVATE FIRE HYDRANTS SHALL BE FLOW TESTED AND COLOUR CODED IN CONFORMANCE WITH THE REGION OF P.E.E. "FORMS/MARKING OF HYDRANT"

STORM SEWERS

- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STDS & SPEC.
- BEDDING TO BE TYPE "B" AS PER C.M. STD. 2112.986, UNLESS OTHERWISE NOTED.
- SEWER BEDDING AND COVER MATERIAL SHALL CONFORM TO C.M. STDS. 2112.111 AND 2112.166, UNLESS OTHERWISE NOTED.
- IF WATER IS PRESENT IN THE TRENCH EXCAVATION, THE 190mm CLEAR STORM OR 60mm WASHED CRUSHED GRAVEL TO BE USED FOR BEDDING IN ACCORDANCE WITH C.M. STDS. 2112.111 AND 2112.166, RESPECTIVELY.
- WHERE WET OR SOFT BENCH SUBGRADE CONDITIONS ARE ENCOUNTERED, FURTHER ON-SITE GEOTECHNICAL ASSESSMENT MAY BE REQUIRED TO DETERMINE APPROPRIATE BEDDING IN ORDER TO STABILIZE THE SUBGRADE FOR SEWER CONSTRUCTION.
- STORM SEWERS AND CONNECTIONS 100mm AND SMALLER TO BE CONCRETE CL 3, OR PVC SDR35 PIPE, UNLESS OTHERWISE NOTED.
- STORM SEWERS AND CONNECTIONS 200mm AND LARGER TO BE CONCRETE CL 3, CONCRETE CL 60, PVC SDR35, WITH TYPE "B" BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
- ALL CATCHBASINS TO BE PER O.P.D. 784.919 UNLESS OTHERWISE NOTED.
- ALL MANHOLES OR CATCHBASIN MANHOLES TO BE SUPPLIED AS PER O.P.D. 791.919 UNLESS OTHERWISE NOTED.
- ALL CATCHBASIN FRAMES AND GRATES SHALL BE AS PER O.P.D. 784.919.
- CATCHBASIN LEADS TO BE SINGLE - 250mm, DOUBLE - 300mm UNLESS OTHERWISE NOTED.

SANITARY SEWERS

- ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF P.E.E. STD. 4.916.
- SANITARY CONNECTIONS 200mm AND LESS TO BE PVC SDR35.
- SANITARY SEWERS AND CONNECTIONS 250mm AND LARGER TO BE PVC SDR35 AS PER O.P.D. 791.919 WITH TYPE "B" BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
- ALL MANHOLES TO BE PER R.P. STD. 2-4.3, UNLESS OTHERWISE NOTED.

CROSSINGS

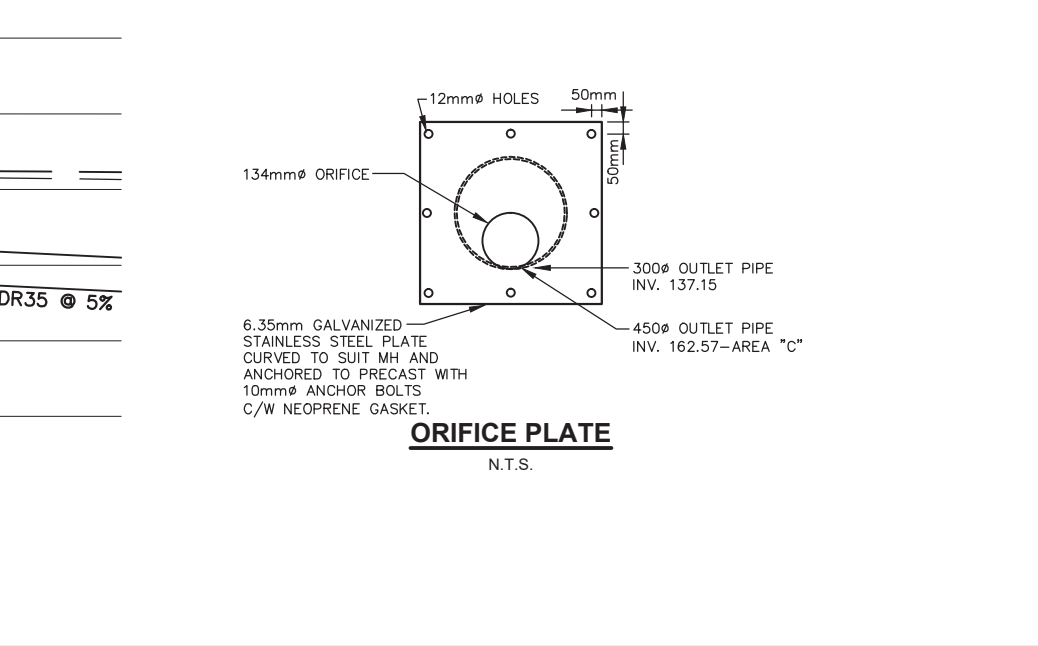
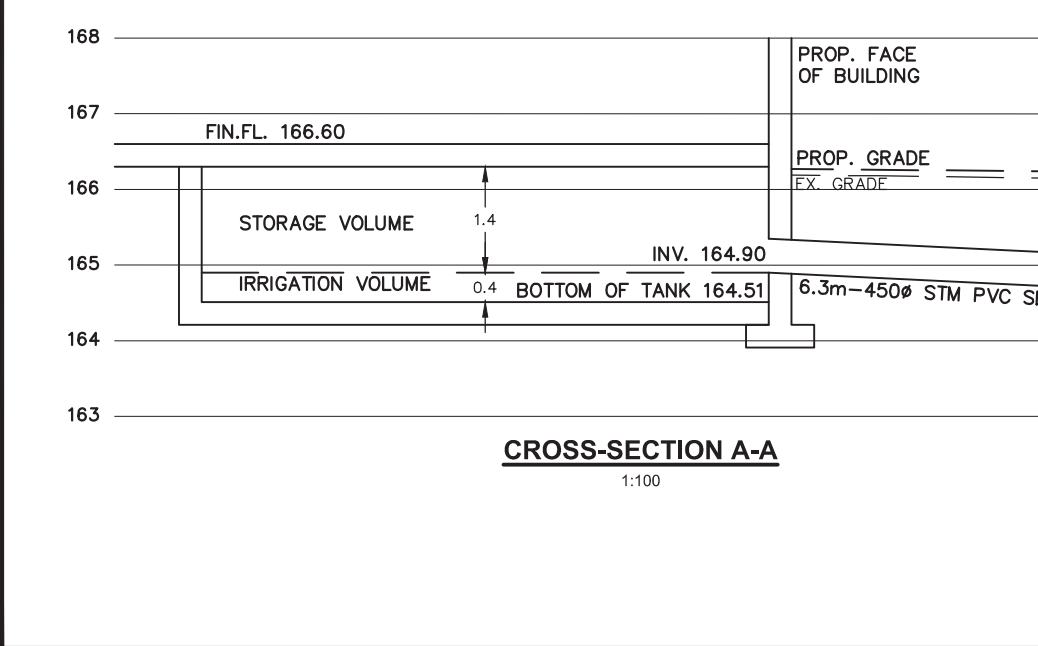
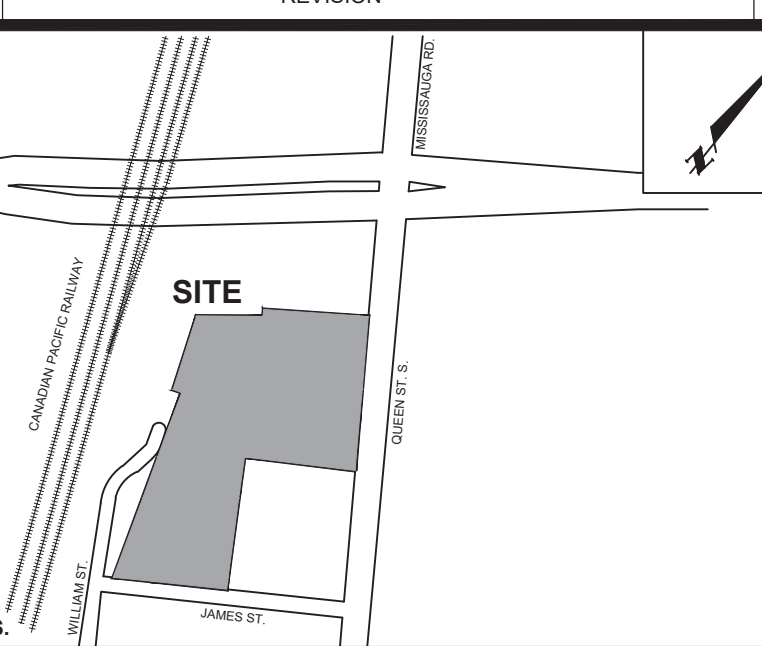
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	WM OVB 164.08
C2	SAN INV 164.22
	WM OVB 163.72
C3	STM INV 164.56
	SAN OVB 164.24
C4	STM INV 164.58
	SAN OVB 164.04
C5	STM INV 164.38
	SAN OVB 163.79
C6	STM INV 164.30
	SAN OVB 163.45
C7	STM INV 164.71
	SAN OVB 163.15
C8	STM INV 164.76
	WM OVB 164.26
C9	STM INV 164.32
	SAN OVB 163.13

FOR SERVICE CONNECTION WITH LESS THAN 0.50m CLEAR DISTANCE BETWEEN PIPES, PIPE INSULATION IS REQUIRED AS PER R.P. STD. 1-4.8.

LEGEND

- EXISTING ELEVATION TO REMAIN
- EXISTING ELEVATION
- DIRECTION OF SURFACE FLOW
- PROPOSED ELEVATION
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN WITH TEMPORARY SEDIMENT CONTROL
- FIRE HYDRANT

No.	DATE	REVISION	INIT.
1	NOV 25, 2022	REVISED AS PER NEW ARCHITECTURAL SITE PLAN	D.W.
2	APR 20, 2021	REVISED GRADING AS PER NEW ARCHITECTURAL SITE PLAN	E.W.



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.

NOTE: FOR ADDITIONAL INFORMATION, DETAILS, DIMENSIONS AND CONFORMITY TO THE SITE PLAN, THE CONTRACTOR MUST REFER TO THE ARCHITECTURAL SITE PLAN PREPARED BY: FBP ARCHITECTS INC. PROJECT No. 19-1458 DWG. No. SP1 & SP2

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

MIN. PAVEMENT DESIGN FOR CONDOMINIUM
 40mm HL3 TOP ASPHALT
 60mm HL8 BASE ASPHALT
 200mm 20mm CRUSHER-RUN LIMESTONE
 250mm 50mm CRUSHER-RUN LIMESTONE
 550mm TOTAL CONSTRUCTION DEPTH

DRIVEWAY PAVEMENT DESIGN
 25mm HL3 TOP ASPHALT
 50mm HL8 BASE ASPHALT
 150mm 20mm CRUSHER-RUN LIMESTONE
 225mm TOTAL CONSTRUCTION DEPTH

NOTES

SITE PLAN

- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION AND IF ANY DISCREPANCIES EXIST, CONTRACTOR IS TO NOTIFY THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, FIBRE, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
- ALL ENTRANCES TO THE SITE, THE ORIGINAL CURB AND SIDEWALK WILL BE CONTIGUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSIONS WILL BE PROVIDED FOR EACH ENTRANCE.
- SIDEWALKS DEPTHS TO BE INCREASED TO MINIMUM 150mm DEPTH FOR DRIVEWAYS.
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C.M. BENCHMARK No. 259 ELEVATION: 166.73m
 DESCRIPTION: ON THE NORTH FACE, 2' WEST OF THE EAST CORNER OF A REAR HOUSE AT THE SOUTHWEST CORNER OF QUEEN ST. AND BRITANNIA RD. WEST (STREETSVILLE)

SKIRA & ASSOCIATES LTD.
 CONSULTING ENGINEERS
 3454 Sarnaby Court, Suite 100, Mississauga, Ontario L5C 4P6
 Tel: (905) 270-5100 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



SITE SERVICING PLAN

S.P. XXXXX

DATE: DEC. 2022	AREA: 2.39	DWG No. C101
SCALE: 1:300	DRAWN BY: D.W.	PROJECT No. 220-M108-1
CITY FILE: XXXXXX	REGION FILE: XXXXXX	