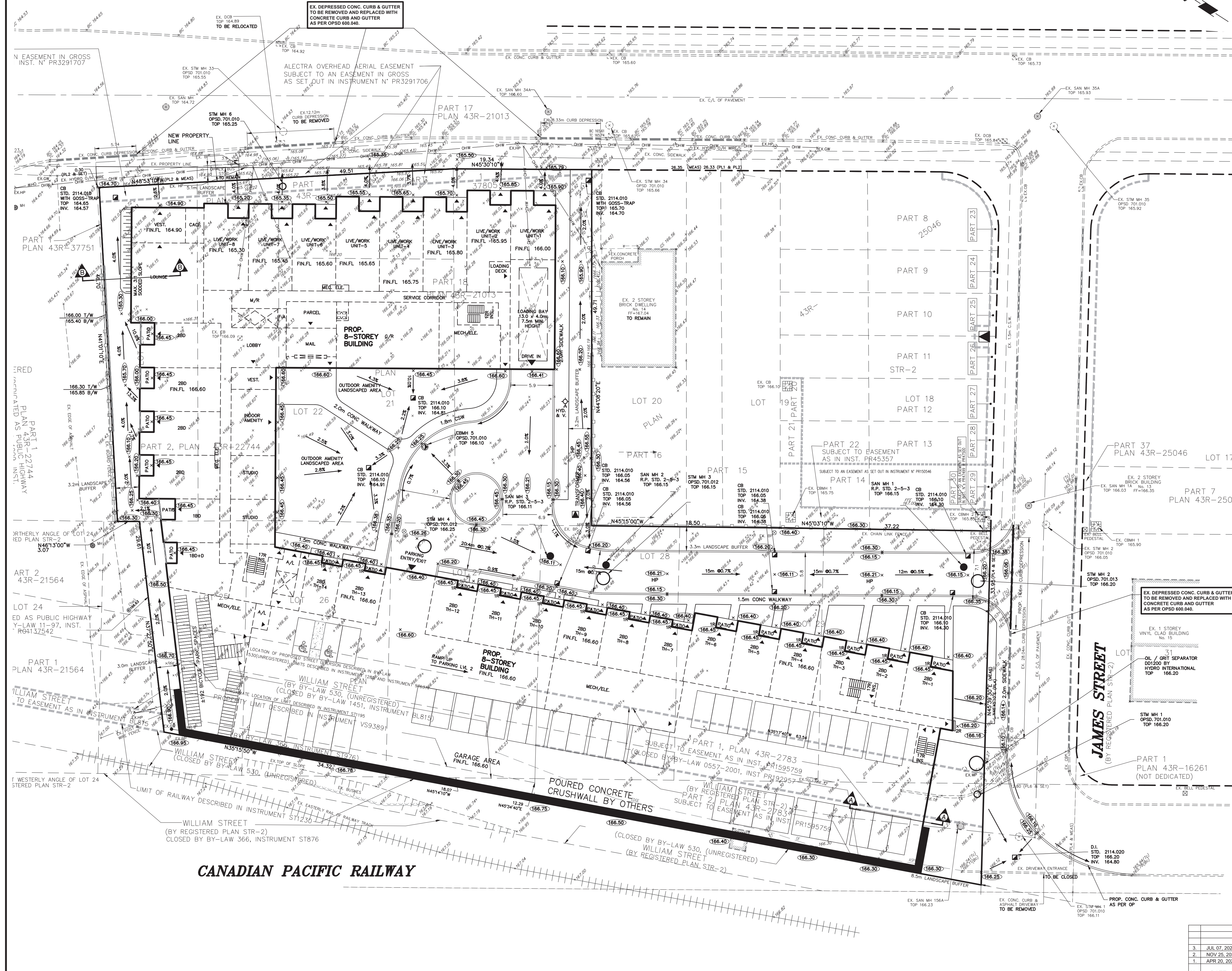


QUEEN STREET SOUTH

(FORMERLY KING STREET BY REGISTERED PLAN STR-2)



STANDARD SITE PLAN DEVELOPMENT NOTES

- (A) DEVELOPMENT DIVISION, PLANNING AND BUILDING DEPARTMENT
- THE ENGINEER CERTIFIES THAT THIS DRAWING COMPLETES ALL REQUIREMENTS TO THE CITY OF MISSISSAUGA UNDER THE CITY OF MISSISSAUGA DEVELOPMENT AND DESIGN DIVISION SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER: **2211-001**
 - SIGNED BY ARCHITECT OR ENGINEER
 - THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DEPARTMENT SHALL BE IN CONFORMANCE WITH THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA DEVELOPMENT AND DESIGN DIVISION.
 - THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE PROTECTION HARDWARE IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. MATERIALS BUILDING MATERIALS, SOILS, ETC. MAY BE STOCKPILED WITHIN THE AREA OF HOUSING. FAILURE TO MAINTAIN THE HOUSING AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOUSING WILL BE CAUSE FOR THE LETTER OF CORRECT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS.
 - SIGNED BY OWNER
 - THE UNDERSIGNED PROPERTY OWNER HEREBY ACKNOWLEDGES AND AGREES THAT THEY TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, WATER, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETS MUST BE LOCATED BY THE OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
 - ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
 - UTILITIES TO BE KEPT 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.
 - THE ELEVATION OF THE SIDE SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF 100mm BELOW THE BUILDING LINE AT THE CENTRE OF THE SWALE.
 - OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BROOK VENEER ELEVATION.
 - PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE SOIL HAS BEEN GRABBED AND TOPSOILED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NO 1 NURSERY SOIL AND A MINIMUM DEPTH OF 100mm OF CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY OR LAWN SURFACE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
 - NO SODDING OR ANY LOTS IS PERMITTED UNLESS PRELIMINARY INSPECTOR IS CONSIDERED BY THE ENGINEER AND THE BUILDER.
 - AT ALL ENTRANCES TO THE SITE, THE ROAD CURB AND SIDEWALK WILL BE CONTINUED THROUGH THE DRIVEWAY. THE CURB AND SIDEWALK SHALL BE CONSIDERABLE WITH THE EXISTING CURB, SIDEWALK AND CURB.
 - DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2.0% AND NOT GREATER THAN 8%.
 - LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 1.0% (PREFERRED 2%) AND A MAXIMUM SLOPE OF 6%.
 - WHERE GRADES IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1 GRADE CHANGES IN EXCESS OF 1.0M ARE TO ACCOMPANIED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 1.8M SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
 - THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALL DISTANCE SHALL BE BACKFILLED WITH UNDRAINABLE SCAFFOLD MATERIAL AS PER C.M. STD. 2228.03B, 2228.03I AND 2228.03J UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
 - ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS AND SPECIFICATIONS.
 - WATERMANS AND WATER SERVICES ARE TO HAVE A MIN. DEPTH OF 1.0m WITH A MIN. HORIZONTAL SPACING OF 1.2m FROM TREMERS AND OTHER UTILITIES.
 - SEWER CONTROL TRENCHES TO BE INSTALLED AS PER C.M. STD. 2244.01A.
 - ALL DAMAGED AND DISTURBED AREAS TO BE RENAIATED WITH TOPSOIL AND SOIL.
- (B) DESIGN DIVISION, PLANNING AND BUILDING DEPARTMENT
- GRADE WILL BE MET WITH A 3% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
 - THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.9m IN HEIGHT OR ANY RETAINING WALL LOCATED ON THE PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THE PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
 - CONTINUOUS 150mm HIGH BARRIERS/TYPICAL POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN DRIVEWAYS AND DAMAGED AREAS THROUGHOUT THE SITE.
- (C) TRANSPORTATION AND WORKS DEPARTMENT
- THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOUNDARY WILL BE PAVED BY THE APPLICANT.
 - ALL SURFACE DRAINAGE WILL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED.
 - ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOUNDARY AREA FOR THE SITE IS TO BE SELF-CONTAINED.
 - FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON-STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, THROUGHOUT THE PROJECT.
 - FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND CONDOMINIUM DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH O.P.S.D. 308.090 DRIVE AND ACCEPT DETAIL, WHICH SHALL MATCH C.M. STD. 2242.031.
 - THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOUNDARY WILL BE FINISHED WITH THE MUNICIPAL SIDEWALK.
 - THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
- (D) REGION OF PEEL WASTE MANAGEMENT
- ON-SITE WASTE COLLECTION WILL BE DONE THROUGH A PRIVATELY VERIFIED CONTRACTOR.
 - THE STORAGE OF WASTE IN OUTDOOR AREAS OF FREE-STANDING BINS IS NOT PERMITTED.
 - THERE WILL BE NO CURBSIDE COLLECTION.
 - CARBONATED AND CHARGED REFRIGERATOR COLLECTION.
- NOTES
- ALL ROOF DOWNSPOUTS FROM REVESTROUS TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE STREET WHERE APPROPRIATE AND TO THE CURB.
 - ROOF DOWNSPOUTS TO BE LOCATED IN SUCH A MANNER AS TO DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PAVED AREAS.
 - TERMINATING DRAINS TO BE INSTALLED WITH BACKFLOW VALVE AND DISCHARGE ONTO SURFACE AND DIRECTED TO THE ROAD.
 - FOR ANY CONSTRUCTION, THE CONTRACTOR IS TO VERIFY IN THE FIELD, THE EXACT SIZE AND INVERTS OF THE EXISTING W/S, SANITARY CONNECTIONS AND TO REPORT THEM TO THE ENGINEER.
 - CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINE.
 - APPLICANT/BUILDER IS TO BE ADVISED THAT THE EDGE OF ALL DRIVEWAYS MUST HAVE A 30mm CLEARANCE BETWEEN DRIVEWAY AND SIDEWALK AS PER CITY OF MISSISSAUGA.
 - FOR ANY CONSTRUCTION, THE CONTRACTOR IS TO OBTAIN A ROAD CUT PERMIT FOR INSTALLATION OF ANY STORM, SANITARY AND/OR WATER SERVICE CONNECTIONS.
 - IF DURING CONSTRUCTION ANY SEPTIC SYSTEM IS DISCOVERED, THE SYSTEM MUST BE RECONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 - AT THE TOP 100mm OF THE SUBGRADE IS TO BE COMPACTED TO A MINIMUM 90% OF SPD WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
 - ALL CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNDRAINABLE SCAFFOLD MATERIAL AS PER C.M. STD. 2228.03B, 2228.03I AND 2228.03J UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
 - ALL OTHER EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCE SHALL BE BACKFILLED TO SUBGRADE GRADE WITH UNDRAINABLE SCAFFOLD MATERIAL AS PER C.M. STD. 2228.03B, 2228.03I AND 2228.03J UNLESS OTHERWISE SPECIFIED.
 - CURBS TO BE AS PER C.M. STD. 600.110 UNLESS OTHERWISE NOTED.
 - SUBGRADE UNDERNEATH ALL CURBS TO BE MINIMUM 100mm AS PER C.M. STD. 2229.040 AND 2229.050 AND ON EXISTING ROADS.
 - ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE RENAIATED WITH TOPSOIL AND SOIL TO THE SATISFACTION OF CITY OF MISSISSAUGA.
 - SIDEWALKS TO BE AS PER C.M. STD. 2244.01A AND REGULATION 840.01 TO BE PROVIDED AT ALL INTERSECTIONS AS PER C.M. STD. 2244.01A AND 2244.01B.

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF CONDOMINIUM TOWNHOUSES AT 8,10,12 QUEEN ST S, 2 WILLIAM ST, 16 JAMES ST AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PROVIDE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

JOZWIK
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
JUL 07/23

DATE: JUL 07, 2023.

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

SKIRA & ASSOCIATES LTD.
CONSULTING ENGINEERS
3454 Semenyk Court, Suite 100, Mississauga, Ontario L5C 4P8
Tel: (905) 276-5100 Fax: (905) 276-1936 Email: info@skiraconsult.ca

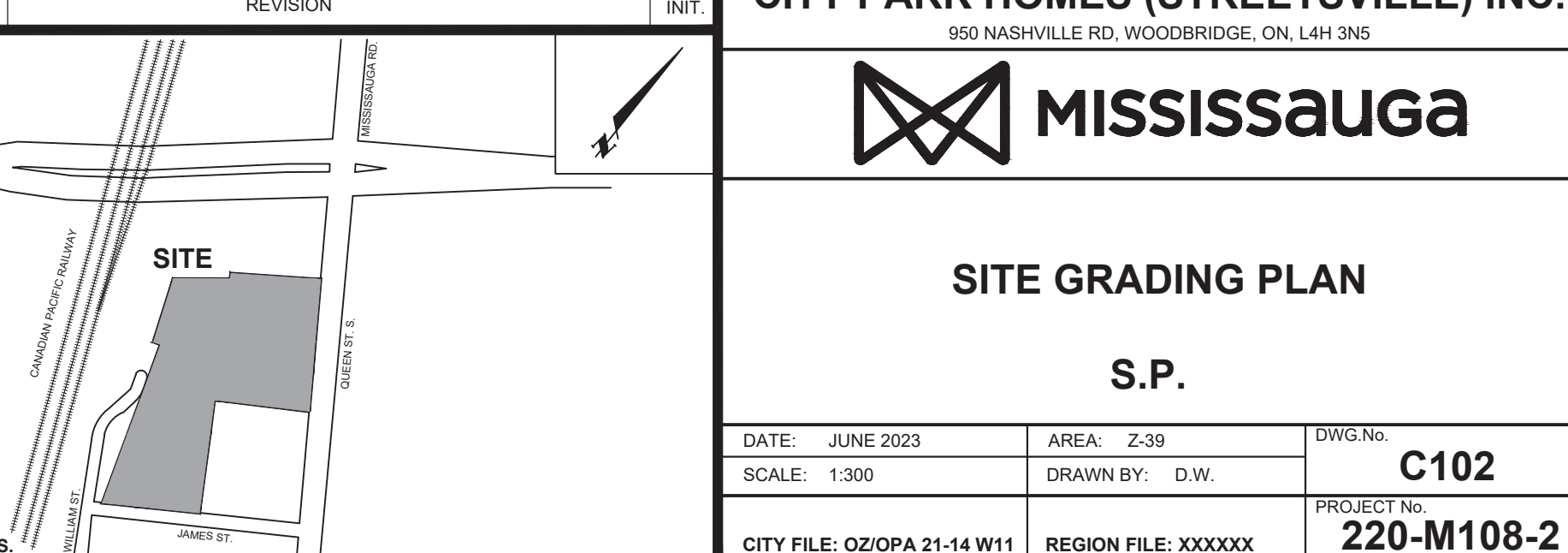
PROPOSED 8 STOREY MIDRISE CONDOMINIUM

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

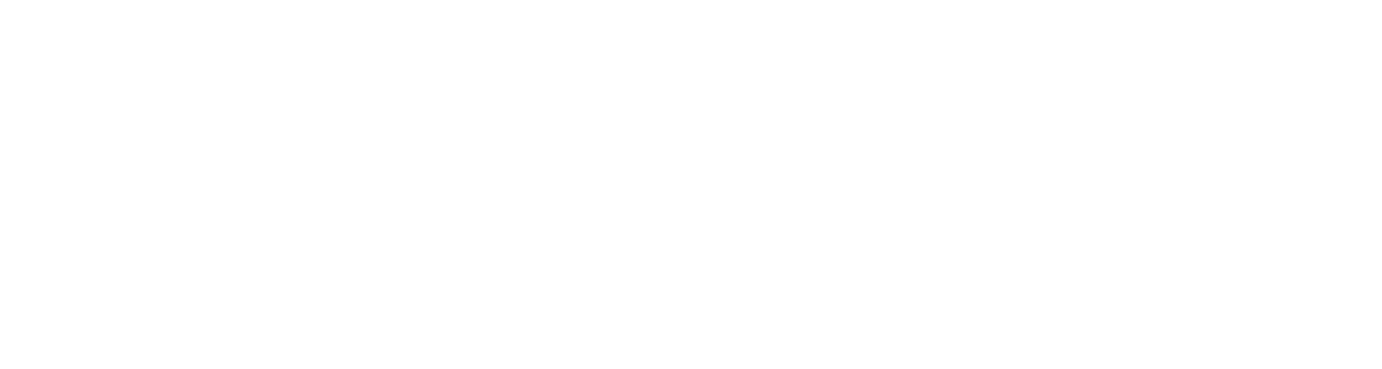
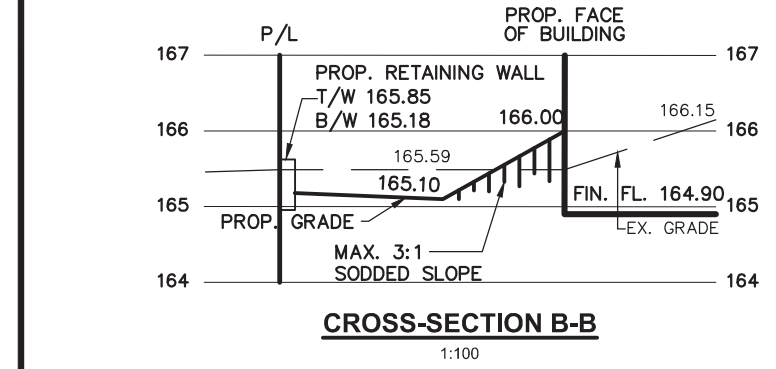
CITY PARK HOMES (STREETSVILLE) INC.

950 NASHVILLE RD, WOODBRIDGE, ON, L4H 3N5



No.	DATE	REVISION	INIT.
1	JUL 07, 2023	REVISED AS PER CITY COMMENTS	D.W.
2	NOV 15, 2022	REVISED AS PER NEW ARCHITECTURAL SITE PLAN	D.W.
3	APR 20, 2021	REVISED GRADING AS PER NEW ARCHITECTURAL SITE PLAN	E.W.

DATE: JUNE 2023 AREA: Z-39 DWG No: **C102**
SCALE: 1:300 DRAWN BY: D.W.
CITY FILE: OZOPA 21-14 W11 REGION FILE: XXXXXX PROJECT No: **220-M108-2**



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.

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. 19-1465 DWG. No. SP1 & SP2

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 WANBA SURVEYING

MIN. PAVEMENT DESIGN FOR CONDOMINIUM

40mm	H3 TOP ASPHALT
55mm	H4 BASE ASPHALT
200mm	20mm CRUSHER-RUN LIMESTONE
300mm	50mm CRUSHER-RUN LIMESTONE
625mm	TOTAL CONSTRUCTION DEPTH

DRIVEWAY PAVEMENT DESIGN

25mm	H3 TOP ASPHALT
50mm	H4 BASE ASPHALT
150mm	20mm CRUSHER-RUN LIMESTONE
225mm	TOTAL CONSTRUCTION DEPTH

CROSS-SECTION B-B
1:100

CROSS-SECTION A-A
1:100

LEGEND

- × (200.00) - EXISTING ELEVATION TO REMAIN
- × (200.00) - EXISTING ELEVATION
- - DIRECTION OF SURFACE FLOW
- +0.000.00 - PROPOSED ELEVATION
- - PROPOSED CATCHBASIN
- - PROPOSED CATCHBASIN WITH TEMPORARY SEDIMENT CONTROL
- - FIRE HYDRANT
- - EXISTING PROPERTY LINE
- - NEW PROPERTY LINE
- - PROPOSED RETAINING WALL

KEY PLAN N.T.S.