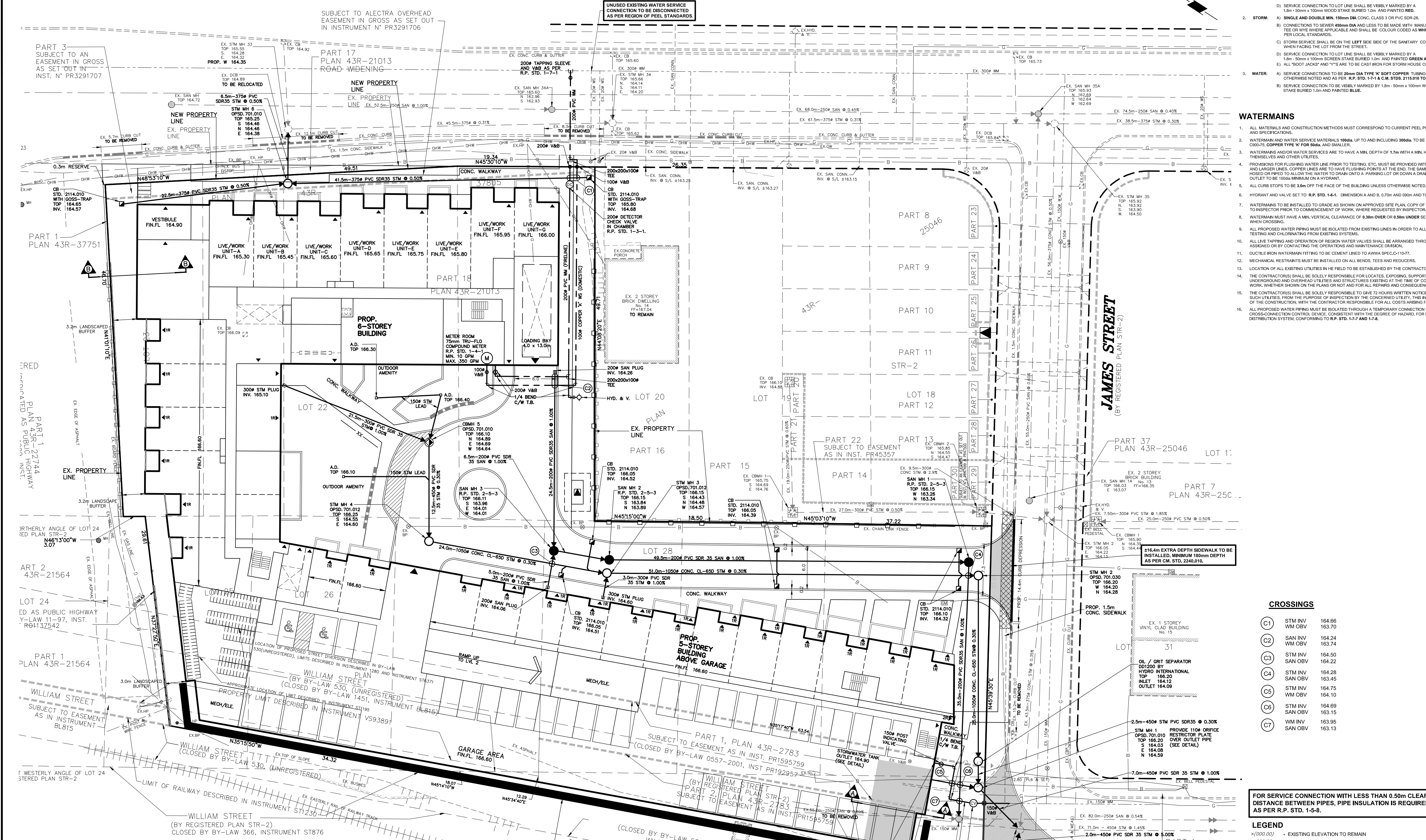


QUEEN STREET SOUTH
(FORMERLY KING STREET BY REGISTERED PLAN STR-2)



CONNECTIONS

- SANITARY:**
 - SINGLE AND DOUBLE MIN. 150mm DIA. PVC SDR26.
 - CONNECTIONS TO SEWER TO BE MADE WITH MANUFACTURED TEE OR WYE W/AVE APPROPRIATE AND SHALL BE COLOURED AS WHITE, OR AS PER C.M. STD. 2115.096 & R.P. STD. 1-4-1 TO 1-4-3.
 - 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.
 - SEWER CONNECTION TO LOT LINE SHALL BE VERTICALLY MARKED BY A 1.5m x 100mm x 100mm WOOD STAKE BURIED 150mm AND PAINTED RED.
- STORM:**
 - SINGLE AND DOUBLE MIN. 150mm DIA. CONC. CLASS 3 OR PVC SDR 26.
 - CONNECTIONS TO SEWER 450mm DIA AND LESS TO BE MADE WITH MANUFACTURED TEE OR WYE W/AVE APPROPRIATE AND SHALL BE COLOURED AS WHITE, OR AS PER LOCAL STANDARDS.
 - STORM SERVICE SHALL BE ON THE LEFT SIDE OF THE SANITARY CONNECTION WHEN FACING THE LOT FROM THE STREET.
 - SEWER CONNECTION TO LOT LINE SHALL BE VERTICALLY MARKED BY A 1.5m x 100mm x 100mm WOOD STAKE BURIED 150mm AND PAINTED GREEN AND/OR WHITE.
 - ALL "ROOT" JACKS AND "Y" ARE TO BE CAST IRON FOR STORMHOUSE CONNECTIONS.
 - SEWER CONNECTIONS TO BE 200mm DIA. TYPE "W" SOFT COPPER TUBING UNLESS OTHERWISE NOTED AND AS PER R.P. STD. 1-7-1 & C.M. STD. 2115.096 TO 2115.046.
 - SEWER CONNECTION TO BE VERTICALLY MARKED BY 1.5m x 100mm x 100mm WOOD STAKE BURIED 150mm AND PAINTED BLUE.
- WATER:**
 - SINGLE AND DOUBLE MIN. 150mm DIA. PVC SDR26.
 - CONNECTIONS TO SEWER TO BE MADE WITH MANUFACTURED TEE OR WYE W/AVE APPROPRIATE AND SHALL BE COLOURED AS WHITE, OR AS PER LOCAL STANDARDS.
 - STORM SERVICE SHALL BE ON THE LEFT SIDE OF THE SANITARY CONNECTION WHEN FACING THE LOT FROM THE STREET.
 - SEWER CONNECTION TO LOT LINE SHALL BE VERTICALLY MARKED BY A 1.5m x 100mm x 100mm WOOD STAKE BURIED 150mm AND PAINTED GREEN AND/OR WHITE.
 - ALL "ROOT" JACKS AND "Y" ARE TO BE CAST IRON FOR STORMHOUSE CONNECTIONS.
 - SEWER CONNECTIONS TO BE 200mm DIA. TYPE "W" SOFT COPPER TUBING UNLESS OTHERWISE NOTED AND AS PER R.P. STD. 1-7-1 & C.M. STD. 2115.096 TO 2115.046.
 - SEWER CONNECTION TO BE VERTICALLY MARKED BY 1.5m x 100mm x 100mm WOOD STAKE BURIED 150mm AND PAINTED BLUE.

WATERMANS

- ALL WATERMANS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- WATERMANS AND WATER SERVICE MATERIALS 100mm UP TO AND INCLUDING 300mm TO BE P.V.C. DR-18 TO AWA'S SPEC. CLASS 2, COPPER TYPE "W" FOR 300mm AND SMALLER.
- WATERMANS AND WATER SERVICES ARE TO HAVE A MIN. DEPTH OF 1.5m WITH MIN. HORIZONTAL SPACING OF 1.2m FROM THEMSELVES AND OTHER UTILITIES.
- PROVISIONS FOR FLOWING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 100mm OUTLET ON 100mm AND LARGER LINES. COPPER LINES ARE TO HAVE FLOWING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOLED OFF PRIOR TO ALLOW THE WATER TO DRAIN FROM THE LOT OR DRAINAGE, OR THE LINES, FLOWING OUTLET TO BE 100mm MINIMUM ON A HYDRANT.
- ALL CURB STOPS TO BE 300mm DIA. UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE SET TO BE R.P. STD. 1-4-1, UNLESS OTHERWISE NOTED AND TO HAVE PUMP-NOZZLE.
- WATERMANS TO BE INSTALLED TO GRADE AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
- WATERMANS MUST HAVE A MIN. VERTICAL CLEARANCE OF 2.0m OVER OR 0.25m UNDER SEWERS AND ALL OTHER UTILITIES TESTING AND COLORING FROM EXISTING SYSTEMS.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND OPERATIONS OF REBORN WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTRACTING THE OPERATIONS AND MAINTENANCE (O&M).
- ALL LIVE TAPPING AND OPERATION OF REBORN WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTRACTING THE OPERATIONS AND MAINTENANCE (O&M).
- DUCTILE IRON WATERMANS FITTING TO BE CEMENT LINED TO AWA'S SPEC. 1-10-7.
- MECHANICAL RESTRAINTS MUST BE INSTALLED ON ALL BENDS, TEES AND REDUCERS.
- LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES CONTIGUOUS TO THE AREA OF THEIR WORK, WHETHER SHOWING ON THE PLAN OR NOT, AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY INFORMATION FROM THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO R.P. STD. 1-4-7 AND 1-4-8.

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, HYDRO, TELEPHONE, CABLE AND OTHER UTILITIES THAT MAY EXIST ON THE SITE, OR WITHIN THE STREETS, MUST BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
- AT ALL ENTRANCES TO THE MUNICIPAL CURB AND SIDEWALKS WILL BE CONTIGUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSIONS AND SHALL BE PROTECTED FOR EACH ENTRANCE.
- SIDEWALK DEPTHS TO BE INCREASED TO MINIMUM 180mm DEPTH FOR DRIVEWAYS.
- TURFING SHALL BE TO BE STRIPPED AND CLEAN FILL TO BE PLACED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL GRADERS TO BE WITHIN 2% MAXIMUM SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
- SPREAD PATTERN OF EXISTING LIGHTING SHALL NOT CHANGE ON THE ADJACENT PROPERTY.
- ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE LATEST LOCAL MUNICIPAL STANDARDS AND CODES, AND O.B.C.
- THE BEARING GRID ON THE PLAN HAS BEEN DETERMINED UTILIZING CONTROLLED FLOW ROOF DRAINS IN ACCORDANCE WITH LOCAL MUNICIPAL SPECIFICATIONS.
- ALL SURFACE DRAINAGE SHALL BE CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE BEGAINING OF A BUILDING PERMIT.
- CONTINUOUS CONCRETE CURB BETWEEN LANDSCAPE AREAS AND ASPHALT PAVING.

FIRE DEPARTMENT

- FIRE ROUTE WILL BE DESIGNATED AS PER CITY OF MISSISSAUGA BY-LAW (1998-8) AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDINGS.
- FIRE ROUTES TO BE DESIGNED TO WITH STAND A LOAD NOT LESS THAN 11.0kN/m PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1% IN 12.5 OVER A DISTANCE 15.0m AS PER BY-LAW 1998-11.
- ALL 150mm TURNING RADIUS HAVE MIN. CLEARANCE OF 2.0m BETWEEN THE CENTRE LINE OF TURNING RADII AND ANY CURB OR PART OF BUILDING.
- PRIVATE FIRE HYDRANTS SHALL BE FLOW TESTED AND COLOUR CODED IN CONFORMANCE WITH THE REGION OF PEEL, 1.5m DIA. MARKING OF HYDRANTS.

STORM SEWERS

- ALL STORM SEWERS MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STD. A SPEC.
- BEDDING TO BE TYPE "B" AS PER C.M. STD. 2112.048, UNLESS OTHERWISE NOTED.
- SEWER BEDDING AND COVER MATERIAL SHALL CONFORM TO C.M. STD. 2113.111 AND 2113.106, UNLESS OTHERWISE NOTED.
- IF WATER IS PRESENT IN THE FRENCH CRAWLER, THEN WITH CLEAR STONE OR 60mm WASHED CRUSHED GRAVEL, TO BE USED FOR BEDDING IN ACCORDANCE WITH C.M. STD. 2113.111 AND 2113.106, RESPECTIVELY.
- WHERE WET OR SOFT TRENCH BEDDING CONDITIONS ARE ENCOUNTERED, FURTHER ON-SITE GEOTECHNICAL ASSESSMENT MAY BE REQUIRED TO DETERMINE APPROPRIATE BEDDING ORDER TO STABILIZE THE SUBGRADE FOR SEWER CONSTRUCTION.
- STORM SEWERS AND CONNECTIONS 250mm AND SMALLER TO BE CONCRETE CL. 3, OR PVC SDR26 PIPE, UNLESS OTHERWISE LISTED.
- STORM SEWERS AND CONNECTIONS 300mm AND LARGER TO BE CONCRETE CL. 3, CONCRETE CL. 650, PVC SDR 35, WITH TYPE "B" BEDDING THROUGHOUT EXCEPT AT REBORN, UNLESS OTHERWISE NOTED.
- ALL CATCHBASINS TO BE OPEN, 1000mm DIA. UNLESS OTHERWISE NOTED.
- ALL CATCHBASIN FRAMES AND GRATES SHALL BE ALPHI OPEN, 400x400.
- CATCHBASIN LEADS TO BE SINGLE - 200mm, DOUBLE - 300mm UNLESS OTHERWISE NOTED.

SANITARY SEWERS

- ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF PEEL STD. A SPEC.
- SANITARY CONNECTIONS SHALL BE 200mm DIA. UNLESS OTHERWISE NOTED.
- SANITARY SEWERS AND CONNECTIONS 250mm AND LARGER TO BE PVC SDR35 ASTM D3034-14 WITH TYPE "B" BEDDING THROUGHOUT EXCEPT AT REBORN, UNLESS OTHERWISE NOTED.
- ALL MANHOLES TO BE R.P. STD. 1-4-3 UNLESS OTHERWISE NOTED.

CROSSINGS

C1	STM INV	164.66
C2	WM OBV	163.70
C3	SAN INV	164.24
C4	STM INV	163.74
C5	STM INV	164.50
C6	SAN OBV	164.22
C7	STM INV	164.28
C8	SAN OBV	163.45
C9	STM INV	164.75
C10	WM INV	164.10
C11	STM INV	164.69
C12	SAN OBV	163.15
C13	WM INV	163.95
C14	SAN OBV	163.13

FOR SERVICE CONNECTION WITH LESS THAN 0.60m CLEAR DISTANCE BETWEEN PIPES, PIPE INSULATION IS REQUIRED AS PER R.P. STD. 1-5-8.

LEGEND

- EXISTING ELEVATION TO REMAIN
- EXISTING ELEVATION
- DIRECTION OF SURFACE FLOW
- PROPOSED ELEVATION
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN WITH TEMPORARY SEDIMENT CONTROL
- FIRE HYDRANT
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- PROPOSED RETAINING WALL

4.	SEP 25, 2023	REVISED AS PER CITY COMMENTS.	D.W.
3.	JUN 26, 2023	REVISED AS PER CITY COMMENTS.	D.W.
2.	NOV 05, 2022	REVISED AS PER NEW ARCHITECTURAL SITE PLAN	D.W.
1.	APR 20, 2021	REVISED GRADING AS PER NEW ARCHITECTURAL SITE PLAN	E.W.

No.	DATE	REVISION	INIT.



C.M. BENCHMARK NO. 773 ELEVATION: 163.653m
DESCRIPTION: LOCATED ON THE WEST FACE ON THE NORTH END OF THE RED BRICK BUILDING (ROYAL CANADIAN LEGION) ON THE EAST SIDE OF CHURCH STREET, 91 METER SOUTH FROM ONTARIO STREET.

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 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

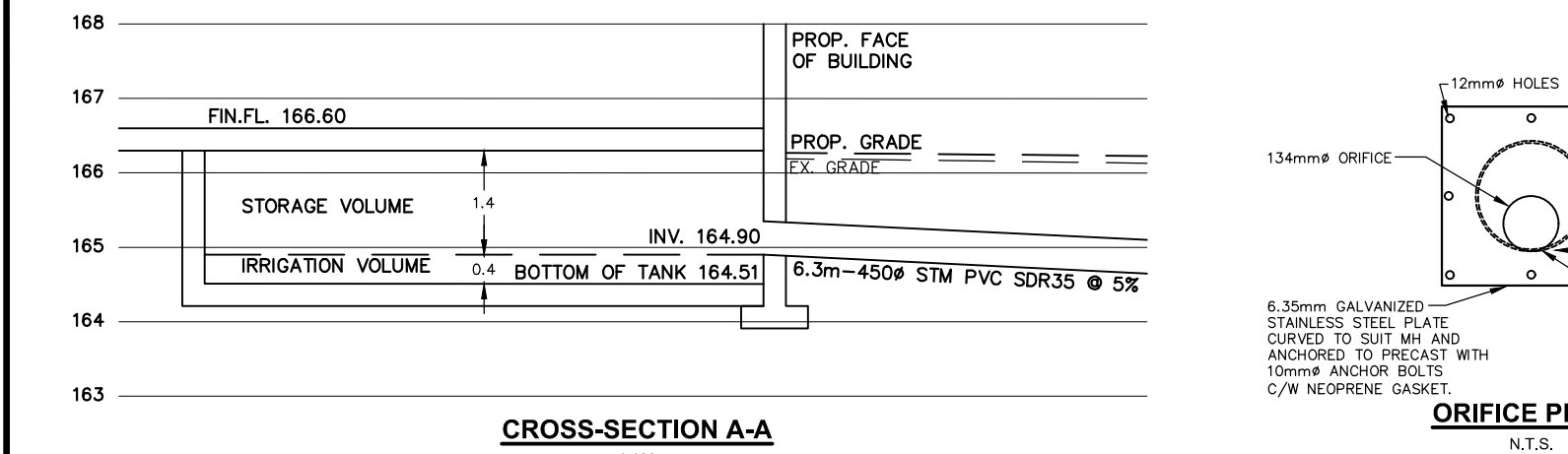
CITY PARK HOMES (STREETSVILLE) INC.
950 NASHVILLE RD, WOODBRIDGE, ON, L4H 3N5



SITE SERVICING PLAN

S.P. XXXXX

DATE:	SEPTEMBER 2023	AREA:	Z-39	DWG. No.:	C101
SCALE:	1:300	DRAWN BY:	D.W.	PROJECT No.:	220-M108-1
CITY FILE:	OZOPA-21-14 W11	REGION FILE:	XXXXXX		



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: FB 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

400mm	H/L3 TOP ASPHALT
600mm	H/L8 BASE ASPHALT
200mm	20mm CRUSHER-RUN LIMESTONE
250mm	50mm CRUSHER-RUN LIMESTONE
550mm	TOTAL CONSTRUCTION DEPTH

DRIVEWAY PAVEMENT DESIGN

25mm	H/L3 TOP ASPHALT
50mm	H/L8 BASE ASPHALT
150mm	20mm CRUSHER-RUN LIMESTONE
225mm	TOTAL CONSTRUCTION DEPTH