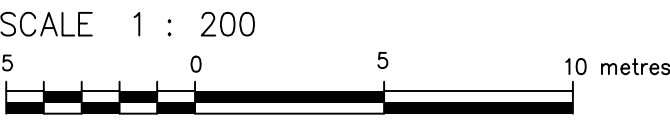


SUBSURFACE UTILITY PLAN OF
575 VAN HORNE AVE
CITY OF TORONTO

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METRIC
DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

COORDINATE SYSTEM
MTM ZONE 10, NAD83 (CSRS) (2010.0).

NOTE:
BUILDINGS ARE DEPICTED FOR VISUAL AID ONLY. ANY ASSUMPTIONS MADE ABOUT BUILDINGS OR LOCATIONS OF FEATURES IN RELATION TO THE BUILDINGS OR BUILDING TIES ARE MADE AT THE RISK OF THE INDIVIDUAL OR PARTIES TO WHOM THIS DOCUMENT HAS BEEN PROVIDED.

LEGEND	
— STM —	Denotes Underground Storm Sewer
— SAN —	Denotes Underground Sanitary Sewer
— G —	Denotes Underground Gas Line
— W —	Denotes Underground Water Line
— UE —	Denotes Underground Hydro Line
— UT —	Denotes Underground Telephone Line
— FO —	Denotes Underground Fibre Optic Line
○ STM MH	Denotes Storm Manhole
○ CB	Denotes Single Catchbasin
○ SAN MH	Denotes Sanitary Manhole
○ G METER	Denotes Gas Meter
○ HMM	Denotes Hydro Manhole
○ LS	Denotes Light Standard
□ HT	Denotes Hydro Transformer
□ TEL	Denotes Ground Level Box
□ PED	Denotes Telephone Pedestal

SEWER INVERT NOTE:
SEWER INVERT DEPTHS ARE MANUALLY MEASURED FROM THE LID/GRATE OF THE GIVEN FEATURE.
ANNOTATIONS DISPLAYED AS *ITALICIZED* WITH AN ASTERISK* HAVE BEEN INTERPOLATED FROM RECORDS AND WERE NOT FIELD VERIFIED BY ONSITE LOCATES LTD.
INVERT DEPTH MEASUREMENTS ARE FROM THE ASSUMED BOTTOM OF THE FACILITY STRUCTURE.
DEPTHS ARE NOT SUITABLE FOR EXCAVATION PURPOSES. SEWER NETWORK CONNECTIONS WERE COMPILED WHERE FIELD EVIDENCE COINCIDED WITH AS-BUILT RECORDS

WHERE NO DEPTH INFORMATION COULD BE OBTAINED, UTILITIES ARE ASSUMED TO BE AT STANDARD INSTALLATION DEPTH FOR THE SPECIFIC TYPE OF UTILITY.
THE MOST RELIABLE WAY TO PRECISELY DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF AN UNDERGROUND UTILITY IS THROUGH PHYSICAL EXPOSURE USING SAFE DIGGING TECHNIQUES (COMMONLY PERFORMED WITH HYDRO VACUUM EXCAVATION)
INVERT DEPTH MEASUREMENTS HEREON ARE PROVIDED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

UNDERGROUND UTILITY NOTES
THE UTILITY DATA DEPICTED ON THIS DRAWING WERE ACQUIRED IN ACCORDANCE WITH ASCE STANDARD 38-02. THE INFORMATION IS SHOWN BY ATTRIBUTED QUALITY LEVELS WHICH ARE DEFINED AS FOLLOWS:

DATA QUALITY LEVEL	
HIGHEST QUALITY	QUALITY LEVEL A
QUALITY LEVEL B	QUALITY LEVEL B
QUALITY LEVEL C	QUALITY LEVEL C
QUALITY LEVEL D	QUALITY LEVEL D
LOWEST QUALITY	

QUALITY LEVEL "A" - INFORMATION OBTAINED BY ACTUAL PHYSICAL EXPOSURE OF TARGETED UTILITIES AND SUBSEQUENT MEASUREMENT OF THE EXPOSED PRECISE HORIZONTAL AND VERTICAL POSITION.
QUALITY LEVEL "B" - INFORMATION OBTAINED USING GEOPHYSICAL LOCATE TECHNIQUES TO IDENTIFY THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF THE DESIGNATED UTILITIES.
QUALITY LEVEL "C" - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO THE QUALITY "D" INFORMATION OBTAINED.
QUALITY LEVEL "D" - INFORMATION DERIVED FROM UTILITY RECORDS OR VERBAL RECOLLECTIONS
ALL SERVICES ARE QUALITY "D" UNLESS NOTED OTHERWISE.
LEVEL "D" RECORD INFORMATION SHOWN ON THIS PLAN HAVE BEEN PLOTTED APPROXIMATELY AS PER THE RECORDS FOUND AND COULD NOT BE FIELD VERIFIED WITHIN THE SCOPE OF THIS PROJECT. IF FURTHER VERIFICATION IS REQUIRED, IT IS SUGGESTED THAT LEVEL "A" METHODOLOGIES BE EMPLOYED
LOST SIGNAL - DENOTES/INDICATES A POINT WHERE QL-B METHODS COULD NO LONGER ASCERTAIN THE HORIZONTAL POSITION OF A FACILITY.
QUALITY LEVEL "D" INFORMATION COMPILED FROM RECORDS PROVIDED BY BEANFIELD (VAN HORNE AVE AND BRIAN DR BETWEEN 575 VAN HORNE AND 175 BRIAN DR-ASBUILT-1058(010645), VAN HORNE AVE AND BRIAN DR BETWEEN 575 VAN HORNE AND 175 BRIAN DR-AS-10645), VAN HORNE AVE WEST OF BRIAN DR TO VAN HORNE AVE UNDERGROUND ASBUILT TP-311265, VICTORIA PARK AVE + PLEASANT VIEW DR + BRIAN DR BETWEEN 2722 VICTORIA PARK AVE AND 575 VAN HORNE AVE - AR AND UG ASBUILT (016082) AND VICTORIA PARK AVE + PLEASANT VIEW DR + BRIAN DR BETWEEN 2722 VICTORIA PAR-16082), BELL (MD 50447), ENBRIDGE (COVER EGD 38708543), TORONTO ENGINEERING (B-259-03 AND V-36-15) AND TORONTO HYDRO (575 VAN HORNE AVE).

CAUTION: CALL BEFORE YOU DIG
THIS PLAN IS INTENDED FOR DESIGN PURPOSES ONLY. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN DUE TO INSUFFICIENT INFORMATION OR IMPROPER INSTALLATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OR BREAKING GROUND.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE APPROPRIATE LEGAL REQUIREMENTS ARE MET.

SUBSURFACE UTILITY FIELD WORK WAS COMPLETED ON THE 8th NOVEMBER 2023

ORTHOIMAGERY PROVIDED BY FIRST BASE SOLUTIONS INC.



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