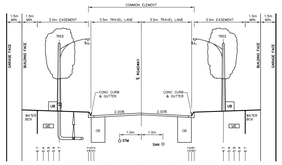
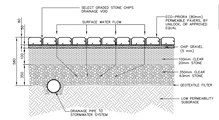
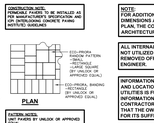




CONSTRUCTION NOTE:
PERVIOUS PAVERS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND ON DIMENSIONING CONCRETE PAVING WASTEWAY MODUMAT.



PERVIOUS STABLE SURFACE
N.T.S.

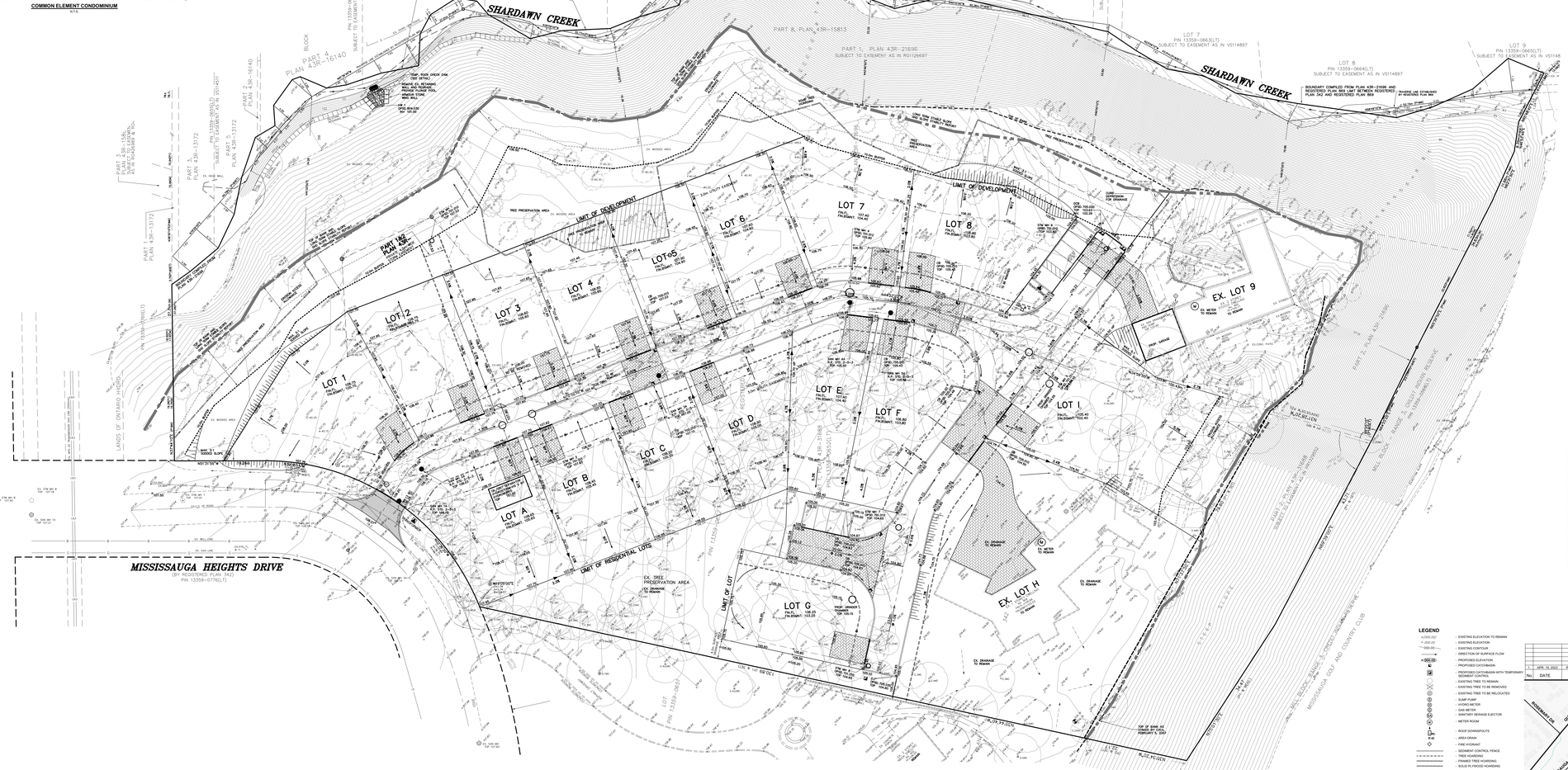
NOTE:
FOR ADDITIONAL INFORMATION, DETAILS, DIMENSIONS AND CONFORMITY TO THE SITE PLAN, THE CONTRACTOR MUST REFER TO THE ARCHITECTURAL SITE PLAN.

ALL INTERNAL EXISTING SERVICES AND APPURTENANCES TO BE 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.

CONDO ROAD PAVEMENT DESIGN

HEAVY DUTY:	**40mm** COMPACTED DEPTH OF HL3 ASPHALT
	80mm COMPACTED DEPTH OF HL4 ASPHALT
	200mm COMPACTED DEPTH OF 20mm CRUSHED-RUN LIMESTONE
	350mm COMPACTED DEPTH OF 50mm CRUSHED-RUN LIMESTONE
TOTAL:	**670mm** TOTAL CONSTRUCTION DEPTH



PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING, IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS, MUST BE ERECTED AND THAN MAINTAINED THROUGH ALL PHASES OF CONSTRUCTION.

SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT-OF-WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. PUCC APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT THE PUCC/PERMIT TECHNOLOGIST LOCATED AT 3185 MAVIS ROAD.

HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE SITE.

WORKS IN THE MUNICIPAL RIGHT - OF - WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE A 72-5 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL PAYMENTS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RELEASED.

IF A SEPTIC SYSTEM IS DISCOVERED ON SITE IT WILL BE DECOMMISSIONED IN ACCORDANCE WITH ALL APPLICABLE GUIDELINES AND REGULATIONS.

NOTES:
IF WELLS ARE DISCOVERED, THE WELL MUST BE DECOMMISSIONED IN ACCORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (FORMERLY 0 FOUND AND ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES.

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE ELEVATIONS PLAN PROVIDED BY THE CONSULTING ENGINEER.

PRIOR TO ANY CONSTRUCTION, THE BUILDER IS TO CONFIRM WITH ARCHITECT ON THE OWNER, THAT THE PROPOSED FINISHED FLOOR ELEVATIONS, AS SHOWN ON ARCHITECTURAL PLANS ARE IN CONFORMITY WITH THE ARCHITECTURAL DRAWINGS.

THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR CONFIRMING ALL ABOVEGROUND AND UNDERGROUND UTILITY LOCATIONS AND IS TO IMMEDIATELY ADVISE THE ENGINEER OF ANY DISCREPANCIES.

SURVEY NOTE:
BOUNDARY DATA FOR THIS SITE'S PLAN WAS TAKEN IN PART FROM PLAN OF SURVEY PART OF LOT 2, REG. PLAN 342 PERTAINING TO SHARDAWN CREEK, CITY OF MISSISSAUGA, PREPARED BY TANASCO MOBILLAN KUBICKI LTD. ONTARIO LAND SURVEYORS, JUNE 21, 2021.

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR MUST VERIFY THE EXISTING SANITARY, STORM SEWER AND WATERMAIN, ELEVATION AND LOCATION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES.

THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

ALL ROOF DOWNSPOUTS FROM EARTHTRIGGER AND TO DISCHARGE ONTO THE SURFACE VIA CONCRETE SPLASH PADS ON GRADE, SUCH THAT THE WATERS ON THE REAR BANDS POSSIBLE AND TO THE ROAD.

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. DAMAGE TO UTILITIES MUST BE REPORTED IMMEDIATELY TO THE OWNER. ALL UTILITIES WITHIN THE STREETLINES MUST BE LOCATED BY ON-SITE UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
3. ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
4. THE FINISHED FLOOR ELEVATION OF THE BUILDING SHALL BE A MINIMUM OF **300mm** ABOVE THE FINAL LONGITUDINAL WALL ELEVATION AND IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED ORIGINAL PLAN PRIOR TO CONSTRUCTION.
5. THE ELEVATION OF THE SIDE EXIT AT THE BUILDING LINE SHALL BE A MINIMUM OF **100mm** BELOW THE BUILDING LINE AT THE CENTRE OF THE SWALE.
6. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF **100mm** BELOW BRICK VENEER ELEVATION.
7. THE ENGINEER OF RECORD HAS DESIGNED THE SITE GRADING PLAN ASSUMING THAT THE CONTRACTOR WILL ENSURE THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND DENUDED COMPLETELY WITH A MINIMUM DEPTH OF **100mm** OF TOPSOIL AND NO 1 NURSERY SOD AND A MINIMUM DEPTH OF **100mm** OF UNLOADED STONE TO BE PROVIDED ON THE REAR YARD AREA TO ENSURE THAT THE SWALES ARE CONSTRUCTED TO THE DESIGN SPECS WITH A MINIMUM COMPACTED DEPTH OF **75mm** OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
8. NO SODDING ON ANY LOTS IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE OWNER.
9. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION, WILL BE PROVIDED FOR VALLEY DRAINAGE.
10. ALL GRADES SHALL BE MINIMUM OF **2%** UNLESS THAN **5%** AND NOT GREATER THAN **5%**.
11. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 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 0.6m SHALL BE ACCOMPLISHED BY MEANS OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A PANEL INSTALLED ON THEIR SIDES.
13. ALL BASEMENT FOR SEMI-DETACHED, INTERMARKED AND UTILITIES ON THE REAR ALLOWANCE AND THE INTERNAL SITE WORKS TO BE INSPECTED AND CERTIFIED BY A QUALIFIED PERSON EXPERIENCED IN THE DESIGN OF SUBDIVISIONS AND ACCEPTED ON THE REAR ALLOWANCE UNLESS OTHERWISE NOTED AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT.
14. ALL BASEMENT FOR SEMI-DETACHED, INTERMARKED AND UTILITIES ON THE TRANSLOCATION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNIFORMRANULAR MATERIAL MATERIAL AS PER **C.M. STDS. 2220.5/R, 2220.6/T AND 2220.6/U**. UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
15. ALL DEVELOPMENT WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION METHODS MUST CONFORMING TO CURRENT MUNICIPAL STANDARDS & SPECIFICATIONS.
16. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER **C.M. STD. 2940.01E**.

TRAFFIC NOTES

(I) ALL DAMAGED OR DISTURBED AREAS WITHIN THE MUNICIPAL RIGH-OF-WAY ARE TO BE RESTORED TO THE SATISFACTION OF THE OWNER.

(II) ALL LANDSCAPING AND GRADING WITHIN CLOSE PROXIMITY TO THE PROPOSED ACCESS POINTS IS TO BE DESIGNED TO ENSURE THAT ADEQUATE SIGHT DISTANCES ARE AVAILABLE FOR VEHICLES ENTERING AND LEAVING THE PROPOSED DRIVEWAYS.

(III) THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARDS IS TO BE PAVED BY THE OWNER.

(IV) ALL PROPOSED ACCESSES SHALL MAINTAIN A 1.5m SETBACK FROM ABOVEGROUND FEATURES SUCH AS UTILITIES AND TREES.

(V) ANY ABOVEGROUND UTILITIES LOCATED WITHIN 1.5m OF PROPOSED ACCESS ARE TO BE RELOCATED AT THE OWNER'S EXPENSE.

(VI) THE COST FOR WHICH ROAD IMPROVEMENTS REQUIRED IN SUPPORT OF THIS DEVELOPMENT APPLICATION WILL BE BORNE BY THE OWNER.

(VII) THE OWNER SHALL MAKE SATISFACTORY ARRANGEMENTS WITH THE TRANSPORTATION AND WORKS DEPARTMENT TO ENSURE THAT THE OWNER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH WORKS NECESSARY IN SUPPORT ACCESS TO THIS SITE.

(VIII) ANY ACCESS TO INTERNAL SERVICING SHALL BE PROVIDED INTERNALLY THROUGH THE SITE.

ROADS

1. ALL FILL WITHIN ROAD ALLOWANCE AND EASEMENTS TO BE COMPACTED TO **98** MPA STANDARD PROCTOR DENSITY. SURFACE INSPECTION SHALL BE CARRIED OUT BY A QUALIFIED PERSON CERTIFIED BY A RECOGNIZED SOIL CONSULTANT TO THE CITY STANDARD AND THE SUPERVISION OF ALL ROADWORK'S SHALL BE PROVIDED UNDER THE SUPERVISION OF THE SOILS CONSULTANT AND CERTIFIED BY A QUALIFIED PERSON EXPERIENCED.
2. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES, SERVICES, STRUCTURES, TREES, ETC. WITHIN THE ROAD ALLOWANCE INCLUDING WATERMAINS, SEWERS AND OTHER UNDERGROUND OR ABOVEGROUND UTILITIES. ANY DAMAGE TO THE ABOVE MUST BE REPORTED IMMEDIATELY TO THE ENGINEER. THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR THE ACCURACY OF SUCH EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN OR NOT AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. ANY DAMAGED UTILITIES OR STRUCTURES TO BE REPAIRED OR REPLACED AT THE DEVELOPER/ CONTRACTOR'S EXPENSE.
3. THE DEVELOPER/CONTRACTOR MUST ENSURE THAT A SUBDIVISER CERTIFICATE IS ISSUED BY THE CITY PRIOR TO ANY CONSTRUCTION TAKING PLACE. THE DEVELOPER/CONTRACTOR MUST ENSURE THAT ALL OF THE REQUIRED SUBMISSIONS ARE MADE TO THE CITY FOR REVIEW AND APPROVAL. THE DEVELOPER/CONTRACTOR MUST ENSURE THAT ALL ROADWORKS ARE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS. THE REMOVAL OF ROCK, BASE MATERIALS AND/OR ADDITIONAL TESTING THAT PROVES UNSATISFACTORY MAY BE REQUIRED BY THE CITY'S CONSULTANT AT THE DEVELOPER'S EXPENSE.
4. TRENCH BACKFILLING ON PROPOSED ROADS SHALL COMPLY WITH CITY OF MISSISSAUGA **SECTION 4.20.04**. (TRENCH BACKFILLING ON ROADS) AS PROVIDED IN THE CITY'S DEVELOPMENT REQUIREMENTS MANUAL.
5. THE TOP **100mm** OF THE SUBGRADE IS TO BE COMPACTED TO A MINIMUM **98%** OF SPD (STANDARD PROCTOR DENSITY) OPTIMUM MOISTURE CONTENT.
6. ALL OTHER EXCAVATIONS WITHIN EXISTING ROAD TO BE BACKFILLED WITH UNIFORMRANULAR MATERIAL AS PER **C.M. STDS. 2220.5/R, 2220.6/T AND 2220.6/U**. UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
7. ALL OTHER EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH UNIFORMRANULAR MATERIAL AND COMPACTED TO A MINIMUM OF **98%** STANDARD PROCTOR DENSITY. SURFACE RESTORATION SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITION IN ACCORDANCE WITH **C.M.S.D.** 2310.
8. SUBDRAIN UNDERNEATH ALL CURBS TO BE MINIMUM **100mm**, AS PER **C.M. STDS. 2220.5/R AND 2220.6/T** UNLESS OTHERWISE NOTED.
9. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF CITY OF MISSISSAUGA.

PROFESSIONAL ENGINEER
ROMAN T. MERKUSZ
APR. 19, 23
REGISTERED PROFESSIONAL ENGINEER OF ONTARIO

C.M. BENCHMARK No. 619 **ELEVATION: 107.733m**
DESCRIPTION: ON THE WEST FACE AT THE SOUTH CORNER OF THE WEST END OF A CONCRETE STORM SEWER INLET STRUCTURE, 0.5m WEST OF THE EAST CORNER OF HURON PARK, 15m NORTH OF THE QUEENSWAY WEST AND 30m WEST OF OWEN DRIVE.

LEGEND

- EXISTING ELEVATION TO REMAIN
- EXISTING ELEVATION
- EXISTING CONTOUR
- DIRECTION OF SURFACE FLOW
- PROPOSED ELEVATION
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN WITH TEMPORARY SEDIMENT CONTROL
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RELOCATED
- SUMP PUMP
- HYDRO METER
- GAS METER
- SANITARY SEWAGE EJECTOR
- METER ROOM
- ROOF DOWNSPOUTS
- AREA DRAIN
- FIRE HYDRANT
- SEDIMENT CONTROL FENCE
- SILT SOCKS
- FRAMED TREE HOARDING
- SOLID PLYWOOD HOARDING
- PROPOSED GAS MAIN
- PROPOSED HYDRO

No.	DATE	REVISION	INIT.
1	APR. 19, 2023	REVISED AS PER CITY ASR COMMENTS	D.W.

KEY PLAN N.T.S.

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

PROPOSED RESIDENTIAL COMMON ELEMENT DEVELOPMENT

PART OF LOT 2, REGISTERED PLAN 342

900-904 MISSISSAUGA HEIGHTS DR

(900) DIAMOND DEVELOPMENTS / (904) MARIO POLLA

C/O MARK CONDELLO, 750-10 KINGSBRIDGE GARDEN CIRCLE, MISSISSAUGA ON L5R 3K6

MISSISSAUGA

OVERALL SITE GRADING PLAN

DATE: APR. 2023	AREA: R-16	DWG No.	**C102**
SCALE: 1:300	DRAWN BY: D.W.		
CITY FILE: OZ 22-01 (W7) / OZ 21-15 (W7)	REGION FILE: XXXXXX	PROJECT No.	**219-M20**