



LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR (0.5m)
- - - EXISTING CONTOUR (1.0m)
- - - EXISTING DITCH
- x - x - EXISTING FENCE
- x215.00 EXISTING GRADE
- x215.00 PROPOSED GRADE
- x215.00 PROPOSED GRADE (TO MATCH EXISTING)
- 2.0% PROPOSED MINOR FLOW DIRECTION
- 2.0% PROPOSED GRASSED SWALE
- PROPOSED RETAINING WALL
- PROPOSED SLOPE (3:1 MAX.)
- EXTENTS OF WORK
- ▲ BUILDING ENTRANCE (PERSONNEL DOOR)
- ▲ BUILDING ENTRANCE (OVERHEAD DOOR)
- ▲ PROPOSED MAJOR OVERLAND FLOW DIRECTION
- ▲ PROPOSED ELECTRICAL TRANSFORMER
- ▲ PROPOSED FIRE HYDRANT & GATE VALVE
- ▲ PROPOSED SIAMESE (FIRE DEPT.) CONNECTION
- LINE OF BUILDING ABOVE
- LINE OF U/G PARKING STRUCTURE BELOW

1	ISSUED FOR 2nd ZBA/OPA SUBMISSION	2024/OCT/16
0	ISSUED FOR 1st ZBA/OPA SUBMISSION	2024/APR/24
No.	ISSUE / REVISION	YYYY/MM/DD

BENCHMARK NOTE:
ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK No. 703. ELEVATION OF 117.744m AND BENCHMARK No. 1007, ELEVATION OF 128.278m

SURVEY NOTES:
SURVEY CONDUCTED BY J.D. BARNES LIMITED, (2022/NOV/19)
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF ARGYLE ROAD AS SHOWN ON PLAN E-23 HAVING A BEARING OF N46°19'00"W

SITE PLAN NOTES:
DESIGN ELEMENTS ARE BASED ON SITE PLAN BY TREGBOV COGAN ARCHITECTS.
DRAWING No.: A1.0 (2024/AUG/22)
PROJECT No.: 1101

DRAWING NOTES:
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART OF IT WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT. DO NOT SCALE THIS DRAWING.
ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

MISSISSAUGA

Project
69 & 117 JOHN STREET,
CITY OF MISSISSAUGA
PEEL REGION

Drawing
PRELIMINARY SITE GRADING PLAN

GRADING PLAN STANDARD NOTES

1. ELEVATION ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK No.703 LOCATED AT THE EASTERN MOST CORNER OF THE SUBJECT PROPERTY, APPROXIMATELY 1.35m SOUTH EAST OF THE PROPERTY CORNER, HAVING A PUBLISHED ELEVATION OF 117.744 METRES.
2. I HAVE REVIEWED PLANS FOR THE CONSTRUCTION OF THE RESIDENTIAL DEVELOPMENT LOCATED AT 69 & 117 JOHN STREET, MISSISSAUGA, ON 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 PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.
3.
 - a) ALL SURFACE DRAINAGE WILL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT THE LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - b) THE PROPORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
 - c) AT THE ENTRANCE TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
 - d) ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:
 - i) FOR ALL SINGLE FAMILY PRESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE; OR
 - ii) FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND MULTI-UNIT RESIDENTIAL DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH CITY OF MISSISSAUGA STANDARDS 2240.030/2240.031 (AS APPLICABLE) AND 2230.20. DRIVEWAY AND ENTRANCE CURB RADIUS DIMENSIONS SHALL BE IN ACCORDANCE WITH OSPD 350.010.
 - e) ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
 - f) THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
 - g) THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT-OF-WAY.
 - h) THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
 - i) PRIOR TO COMMENCING CONSTRUCTION, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS, MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - j) SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT-OF-WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT THE PUCC/PERMIT TECHNOLOGIST, 905-615-4950 OR BY EMAIL AT tw.counter@mississauga.ca OR SEE THE SITE LINK BELOW.
<https://www.mississauga.ca/services-and-programs/transportation-and-streets/roads-and-sidewalks/apply-for-a-road-occupancy-permit/>



Stamp
FOR REVIEW

CROZIER CONSULTING ENGINEERS

211 YONGE STREET
SUITE 600
TORONTO, ON, M5B 1M4
416-477-3392 T
WWW.CROZIER.CA
INFO@CROZIER.CA

Drawn G.S./S.T.I. Design G.S. Project No. 2378-6557
Check M.I. Check M.I. Scale 1:500 Dwg. C 103