WORKS IN THE MUNICIPAL RIGHT - OF - WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE 4 TO 6 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR IS TO REFER TO THE TREE PRESERVATION PLAN PREPARED BY THE LANDSCAPE ARCHITECT.

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

FIRE ACCESS ROUTE WILL BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 KG. PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M.

PRIOR TO ANY CONSTRUCTION, THE BUILDER IS TO CONFIRM WITH ARCHITECT OR THE OWNER, THAT THE PROPOSED FINISHED FLOOR, BASEMENT FLOOR AND TOP OF WALL ELEVATIONS 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.

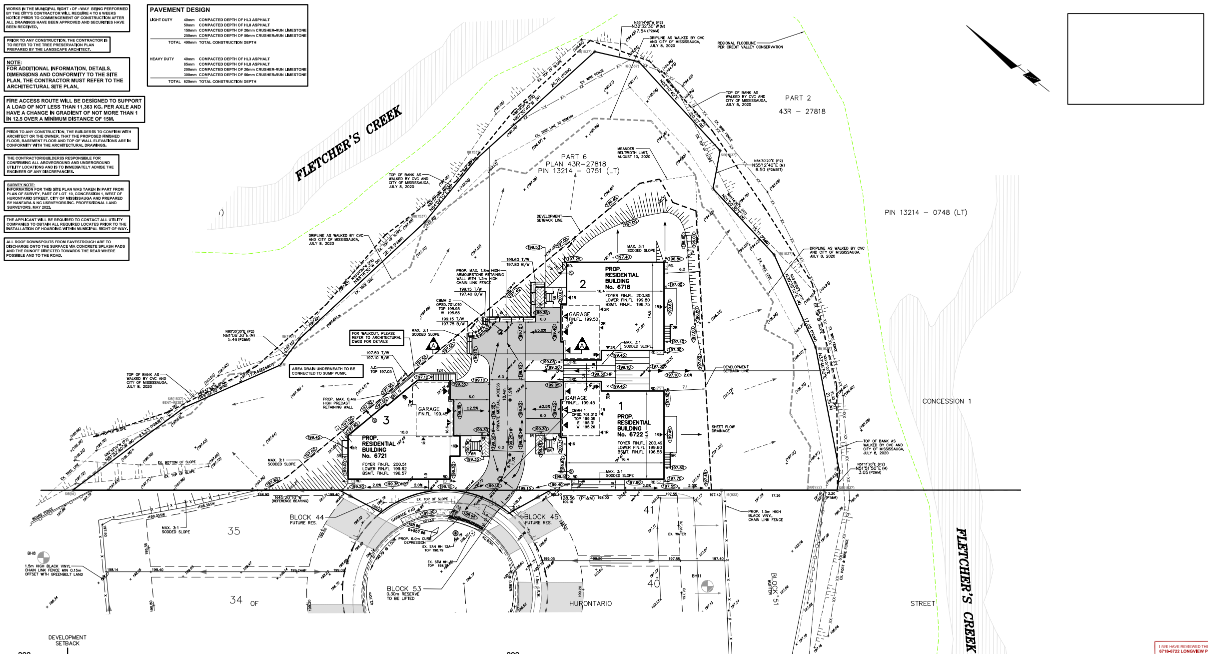
SURVEY NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN IN PART FROM PLAN OF SURVEY, PART OF LOT 10, CONCESSION 1, WEST OF HURONTARIO STREET, CITY OF MISSISSAUGA AND PREPARED BY NANFARA & NG USRVEYORS INC. PROFESSIONAL LAND SURVEYORS, MAY 2022.

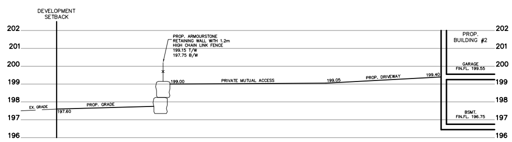
THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN MUNICIPAL RIGHT-OF-WAY.

ALL ROOF DOWNSPOUTS FROM EAVESTROUGH ARE TO DISCHARGE ONTO THE SURFACE VIA CONCRETE SPLASH PADS AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.

PAVEMENT DESIGN

LIGHT DUTY	40mm	COMPACTED DEPTH OF HL3 ASPHALT
	50mm	COMPACTED DEPTH OF HL8 ASPHALT
	150mm	COMPACTED DEPTH OF 20mm CRUSHER-RUN LIMESTONE
	250mm	COMPACTED DEPTH OF 50mm CRUSHER-RUN LIMESTONE
TOTAL	490mm	TOTAL CONSTRUCTION DEPTH
HEAVY DUTY	40mm	COMPACTED DEPTH OF HL3 ASPHALT
	85mm	COMPACTED DEPTH OF HL8 ASPHALT
	200mm	COMPACTED DEPTH OF 20mm CRUSHER-RUN LIMESTONE
	300mm	COMPACTED DEPTH OF 50mm CRUSHER-RUN LIMESTONE
TOTAL	625mm	TOTAL CONSTRUCTION DEPTH





SECTION A-A
1:100

LOT 1

AVERAGE GRADE CALCULATION	ELEVATION		
LOCATION	L - LEFT SIDE OF HOUSE	R - RIGHT SIDE OF HOUSE	AVERAGE
C/L OF ROAD	199.02	199.10	199.06
PROPERTY LINE	199.10	199.15	199.13
6.0m OFFSET FROM PROPERTY LINE	199.20	199.25	199.23
15.0m OFFSET FROM 6.0m FRONTAGE	197.28	197.77	197.53
AVERAGE GRADE ELEVATION			198.74

AVERAGE GRADE ELEVATION = 198.74

ESTABLISHED GRADE CALCULATION				
LENGTH No.	BEGIN ELEV.	END ELEV.	LENGTH	(EL 1 + EL 2)/2 x L
1	199.55	197.80	11.4m	2264.90
2	197.80	197.70	5.0m	988.75
3	197.70	197.50	14.8m	2924.48
4	197.50	199.45	9.5m	1885.51
5	199.45	199.05	7.4m	1474.45
6	199.05	199.55	16.4m	3268.52
		TOTAL	64.5m	12806.61

ESTABLISHED GRADE ELEVATION = 198.55

LOT 2

AVERAGE GRADE CALCULATION	ELEVATION		
LOCATION	L - LEFT SIDE OF HOUSE	R - RIGHT SIDE OF HOUSE	AVERAGE
C/L OF ROAD	199.00	199.02	199.01
PROPERTY LINE	199.00	199.10	199.05
6.0m OFFSET FROM PROPERTY LINE	197.39	199.20	198.30
15.0m OFFSET FROM 6.0m FRONTAGE	196.86	197.28	197.07
AVERAGE GRADE ELEVATION			198.36

AVERAGE GRADE ELEVATION = 198.36

ESTABLISHED GRADE CALCULATION				
LENGTH No.	BEGIN ELEV.	END ELEV.	LENGTH	(EL 1 + EL 2)/2 x L
1	199.05	199.45	7.4m	1474.45
2	199.45	197.30	9.5m	1884.56
3	197.30	196.80	14.8m	2916.34
4	196.80	197.40	7.8m	1537.38
5	197.40	197.25	8.6m	1697.00
6	197.25	199.05	16.4m	3249.66
		TOTAL	64.5m	12759.39

ESTABLISHED GRADE ELEVATION = 197.82

LOT 3

AVERAGE GRADE CALCULATION	ELEVATION		
LOCATION	L - LEFT SIDE OF HOUSE	R - RIGHT SIDE OF HOUSE	AVERAGE
C/L OF ROAD	199.10	199.00	199.05
PROPERTY LINE	199.13	199.00	199.07
6.0m OFFSET FROM PROPERTY LINE	199.22	197.49	198.36
15.0m OFFSET FROM 6.0m FRONTAGE	199.20	197.50	198.35
AVERAGE GRADE ELEVATION			198.71

AVERAGE GRADE ELEVATION = 198.71

ESTABLISHED GRADE CALCULATION				
LENGTH No.	BEGIN ELEV.	END ELEV.	LENGTH	(EL 1 + EL 2)/2 x L
1	199.40	197.10	8.9m	1764.43
2	197.10	197.80	11.5m	2270.68
3	197.80	199.20	7.3m	1449.05
4	199.20	199.35	7.5m	1494.56
5	199.35	199.30	9.7m	1933.45
6	199.30	199.40	16.6m	3309.21
		TOTAL	61.5m	12221.38

ESTABLISHED GRADE ELEVATION = 198.72

KEY PLAN N.T.S.

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, GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
3. ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
4. BUILDER IS TO VERIFY 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.
5. THE ELEVATION OF THE SIDE SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF **150mm** BELOW THE BUILDING LINE AT THE CENTRE OF THE SWALE.
6. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF **150mm** BELOW BRICK VENEER ELEVATION.
7. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF **100mm** OF TOPSOIL AND **NO 1.** NURSERY SOD AND A MINIMUM DEPTH OF **150mm** OF CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED 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 BUILDER.
9. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
10. DRIVEWAY GRADES SHOULD NOT BE LESS THAN **2.0%** AND NOT GREATER THAN **8%**.
11. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF **6%**.
12. WHERE GRADES IN EXCESS OF **6%** ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE **3:1** GRADE CHANGES IN EXCESS OF **1.0m** ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
13. ALL BACKFILL FOR SEWERS, WATERMAINS AND UTILITIES ON THE ROAD ALLOWANCE AND THE INTERNAL SITE MUST BE COMPACTED TO MINIMUM **95%** S.P.D. EXCEPT FOR TOP 300mm WHICH MUST BE COMPACTED TO **98%** S.P.D. ON THE ROAD ALLOWANCE UNLESS OTHERWISE NOTED AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT.
14. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER **C.M. STDS. 2220.030, 2220.031 AND 2220.032** UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
15. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS & SPECIFICATIONS.
16. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER **C.M. STD. 2940.010.**

ROADS

1. ALL FILL WITHIN ROAD ALLOWANCE AND EASEMENTS TO BE COMPACTED TO MIN **95%** STANDARD PROCTOR DENSITY. THE SUITABILITY AND COMPACTION OF ALL FILL MATERIALS TO BE CONFIRMED BY A RECOGNIZED SOIL CONSULTANT TO THE CITY ENGINEER AND THE SUBGRADE OF ALL ROADWAYS SHALL BE PROOF ROLLED UNDER THE SUPERVISION OF THE SOILS CONSULTANT PRIOR TO THE INSTALLATION OF ANY ROAD BASE MATERIALS.
2. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES, WATERMAINS, SEWERS AND OTHER UNDERGROUND OR ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR MUST EXAMINE THE ACCURACY OF SUCH EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN OR NOT AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. ANY DISCREPANCIES TO LOCATION OF EXISTING WATERMAINS AND SEWERS TO BE RECTIFIED AT DEVELOPER/ CONTRACTOR'S EXPENSE.
3. THE DEVELOPER/CONTRACTOR MUST ENSURE THAT A SUBGRADE CERTIFICATE IS ISSUED BY THE GEOTECHNICAL SOILS CONSULTANT TO THE ENGINEER. ONLY UPON VERIFICATION AND APPROVAL OF THE SUBGRADE BY THE LOCAL AUTHORITY INSPECTION DEPARTMENT WILL COMMENCEMENT OF ANY ROAD BASE MATERIALS BE PLACED. FAILURE TO FOLLOW THIS PROCEDURE WILL MEAN THE REMOVAL OF ROAD BASE MATERIALS AND/OR ADDITIONAL TESTING THAT PROPER COMPACTION HAS BEEN ACHIEVED AT THE SUBGRADE AT DEVELOPER/CONTRACTOR'S EXPENSE.
4. TRENCH BACKFILLING ON PROPOSED ROADS SHALL COMPLY WITH CITY OF MISSISSAUGA **SECTION 4.02.06 -** (TRENCH BACKFILLING ON ROADS) AS PROVIDED IN THE CITY'S DEVELOPMENT REQUIREMENT MANUAL.
   a) THE TOP **1000mm** OF THE SUBGRADE IS TO BE COMPACTED TO A MINIMUM **98%** OF SPD WITHIN **2%** OF THE OPTIMUM MOISTURE CONTENT.
5. ALL CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER **C.M. STDS. 2220.030, 2220.031 AND 2220.032**, UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
6. ALL OTHER EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH GRANULAR 'C' MATERIAL AND COMPACTED TO A MINIMUM OF **95%** STANDARD PROCTOR DENSITY, SURFACE RESTORATION SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITION IN ACCORDANCE WITH **O.P.S.S. 507**
7. CURB TO BE AS PER **O.P.S.D. 600.040** UNLESS OTHERWISE NOTED.
8. SUBDRAIN UNDERNEATH ALL CURBS TO BE MINIMUM **100dia.** AS PER **C.M. STDS. 2220.040 AND 2220.05** AND ON EXISTING ROADS.
9. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF CITY OF MISSISSAUGA.

I/WE HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF SINGLE FAMILY DWELLINGS AT **6718-6722 LONGVIEW PLACE** 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.

SIGNATURE ______ DATE APR. 25, 2024

C.M. BENCHMARK No. 230 **ELEVATION: 200.400**

DESCRIPTION: ON THE NORTH FACE AT THE WEST CORNER OF A RED BRICK BUNGALOW #320 ON THE SOUTH SIDE OF DERRY ROAD WEST, 305m EAST OF MCLAUGHLIN ROAD.

LEGEND

- ×(000.00) - EXISTING ELEVATION TO REMAIN
- × 000.00 - EXISTING ELEVATION
- 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
- TREE HOARDING
- FRAMED TREE HOARDING
- SOLID PLYWOOD HOARDING
- PROPOSED GAS MAIN
- PROPOSED HYDRO

No.	DATE	REVISION	INIT.
4.	APR. 25, 2024	REVISED AS PER ARCHITECT COMMENTS.	D.W.
3.	APR. 11, 2024	REVISED AS PER ARCHITECT COMMENTS.	D.W.
2.	MAR. 28, 2024	ADDED AVERAGE AND ESTABLISHED GRADE CALCULATION.	D.W.
1.	MAR. 06, 2024	REVISED AS PER ARCHITECTURAL PLAN.	D.W.

SKIRA & ASSOCIATES LTD.
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Tel. (905) 276-5100 Fax. (905) 270-1936 Email - info@skiraconsult.ca

PROPOSED RESIDENTIAL BUILDINGS

PART OF LOT 10, CONCESSION 1

6718, 6721 & 6722 LONGVIEW PLACE

BALBIR SIGNH BABRA

C/O GURSEWAK SINGH, 31 SHERWOOD CRESCENT, BRAMPTON ON L6X 2C9 TEL: (905) 965-1610

MISSISSAUGA

SITE GRADING PLAN

DATE: NOVEMBER 2023	AREA: Z-00	DWG.No. C102	
SCALE: 1:300	DRAWN BY: D.W.		
CITY FILE: XXXXXX	REGION FILE: XXXXXX	PROJECT No. 219-M117	