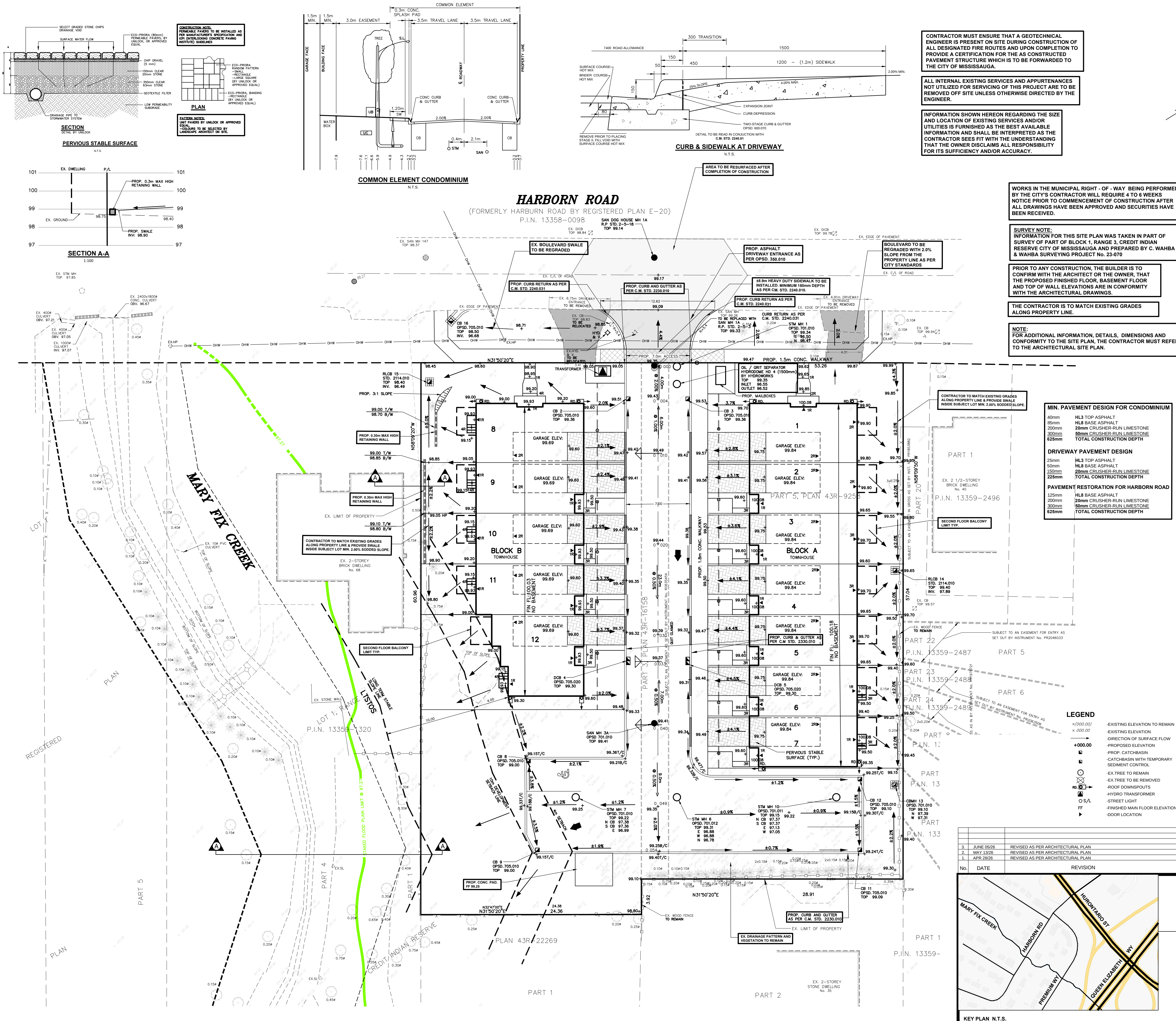




CONTRACTOR MUST ENSURE THAT A GEOTECHNICAL ENGINEER IS PRESENT ON SITE DURING CONSTRUCTION OF ALL DESIGNATED FIRE ROUTES AND UPON COMPLETION TO PROVIDE A CERTIFICATION FOR THE AS CONSTRUCTED PAVEMENT STRUCTURE WHICH IS TO BE FORWARDED TO THE CITY OF MISSISSAUGA.

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.

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.

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.

SURVEY NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN IN PART OF SURVEY OF PART OF BLOCK 1, RANGE 3, CREDIT INDIAN RESERVE CITY OF MISSISSAUGA AND PREPARED BY C. WAHBA & WAHBA SURVEYING PROJECT No. 23-070

PRIOR TO ANY CONSTRUCTION, THE BUILDER IS TO CONFORM WITH THE 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 IS TO MATCH EXISTING GRADES ALONG PROPERTY LINE.

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

MIN. PAVEMENT DESIGN FOR CONDOMINIUM	
40mm	HL3 TOP ASPHALT
80mm	HL8 BASE ASPHALT
200mm	20mm CRUSHER-RUN LIMESTONE
300mm	50mm CRUSHER-RUN LIMESTONE
625mm	TOTAL CONSTRUCTION DEPTH
DRIVEWAY PAVEMENT DESIGN	
25mm	HL3 TOP ASPHALT
50mm	HL8 BASE ASPHALT
150mm	20mm CRUSHER-RUN LIMESTONE
225mm	TOTAL CONSTRUCTION DEPTH
PAVEMENT RESTORATION FOR HARBORN ROAD	
125mm	HL8 BASE ASPHALT
200mm	20mm CRUSHER-RUN LIMESTONE
300mm	50mm CRUSHER-RUN LIMESTONE
625mm	TOTAL CONSTRUCTION DEPTH

- LEGEND**
- EXISTING ELEVATION TO REMAIN
 - EXISTING ELEVATION
 - DIRECTION OF SURFACE FLOW
 - PROPOSED ELEVATION
 - PROPOSED CATCHBASIN
 - CATCHBASIN WITH TEMPORARY SEDIMENT CONTROL
 - EX-TREE TO REMAIN
 - EX-TREE TO BE REMOVED
 - ROOF DOWNSPOUTS
 - HYDRO TRANSFORMER
 - STREET LIGHT
 - FINISHED MAIN FLOOR ELEVATION
 - DOOR LOCATION

NOTES

GENERAL NOTES

- 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 OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY THE OWNER PRIOR TO CONSTRUCTION.
- AT ALL ENTRANCES TO THE SITE THE MUNICIPAL SIDEWALK WILL BE CONTIGUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY SHALL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- SIDEWALKS DEPTHS TO BE INCREASED TO MINIMUM 180mm DEPTH FOR DRIVEWAYS.
- TOPSOIL IN FULL AREA TO BE STRIPPED AND CLEAR FILL TO BE PLACED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL GRADES TO BE WITHIN 25% MAXIMUM SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
- SPREAD PATTERN OF EXISTING LIGHTING SHALL NOT IMPROVE ON THE ADJACENT PROPERTY.
- ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE LATEST LOCAL COMMUNITY STANDARDS AND CODES, AND S.D.C.
- ALL BACKFILL FOR SEWERS, WATERMANS 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, SOIL CONSULTANT.
- THE BUILDING SITES ON THIS PLAN HAS BEEN DESIGNED USING CONTROLLED FLOW ROOF DRAINS IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.
- ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CONTINUOUS CONCRETE CURB BETWEEN LANDSCAPE AREAS AND ASPHALT PAVING.

ROADS

- ALL FILL WITHIN ROAD ALLOWANCE AND EASEMENTS TO BE COMPACTED TO MIN 95% STANDARD PROCTOR DENSITY. THE SUBGRADE AND CONSTRUCTION OF ALL FILL MATERIALS TO BE CONFIRMED BY A REGISTERED SOIL CONSULTANT TO THE CITY ENGINEER AND THE SUBGRADE OF ALL ROADWAYS SHALL BE PROOF ROLLED UNDER THE SUPERVISION OF THE SOIL CONSULTANT PRIOR TO THE INSTALLATION OF ANY ROAD BASE MATERIALS.
- THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES, WATERMANS, SEWERS AND OTHER UNDERGROUND UTILITIES AND THE INTERNAL SITE MUST BE LOCATED BY THE OWNER PRIOR TO CONSTRUCTION. 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 WATERMANS AND SEWERS TO BE RECTIFIED AT DEVELOPER/ CONTRACTOR'S EXPENSE.
- THE DEVELOPER/CONTRACTOR MUST ENSURE THAT A SURGRADE CERTIFICATE IS ISSUED BY THE GEOTECHNICAL, SOIL CONSULTANT TO THE ENGINEER. ONLY UPON VERIFICATION AND APPROVAL OF THE SURGRADE 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 SURGRADE BY DEVELOPER/CONTRACTOR'S EXPENSE.
- TRENCH BACKFILLING ON PROPOSED ROADS SHALL COMPLY WITH CITY OF MISSISSAUGA SECTION 4.6.8.8 (TRENCH BACKFILLING ON ROADS) AS PROVIDED IN THE CITY'S DEVELOPER REQUIREMENT MANUAL.
- THE TOP 100mm OF THE SUBGRADE IS TO BE COMPACTED TO A MINIMUM 98% OF SPD WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
- ALL CONNECTIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNSEPARABLE BASECOURSE MATERIAL AS PER C.M. STD. 2220.040 AND 2220.050. UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
- ALL OTHER EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH GRANULAR 'C' 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 O.P.S.B. 807.
- CURB TO BE AS PER O.P.S.B. 804.8 WITH UNLESS OTHERWISE NOTED.
- SUBGRADE UNDERNEATH ALL CURBS TO BE MINIMUM 100mm AS PER C.M. STD. 2220.040 AND 2220.050 AND ON EXISTING ROADS.
- ALL EXISTING AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATE WITH TOPSOIL AND S.D.D. TO THE SATISFACTION OF CITY OF MISSISSAUGA.
- SIDEWALKS TO BE AS PER C.M. STD. 2240.010 AND 2240.020.
- PEDESTRIAN RAMPS TO BE PROVIDED AT ALL INTERSECTIONS AS PER C.M. STD. 2240.020 AND 2240.030.

TRAFFIC NOTES

- ALL DAMAGED OR DISTURBED AREAS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE REINSTATED AT THE OWNER'S EXPENSE.
- ALL LANDSCAPING AND GRADING WITHIN CLOSE PROXIMITY TO THE PROPOSED ACCESS POINTS IS TO BE DESIGNED TO ENSURE THAT ADEQUATE SHORT DISTANCES ARE AVAILABLE FOR ALL APPROACHING AND EXITING MOTORISTS AND PEDESTRIANS.
- THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOUNDARY IS TO BE PAVED BY THE OWNER.
- DRIVEWAY ACCESSES SHALL MAINTAIN A 1.5m SETBACK FROM ABOVEGROUND FEATURES SUCH AS UTILITIES AND TREES.
- ANY ABOVEGROUND UTILITIES LOCATED WITHIN 1.5m OF PROPOSED ACCESS ARE TO BE RELOCATED AT THE OWNER'S EXPENSE.
- THE COST FOR ANNUAL ROAD IMPROVEMENTS REQUIRED IN SUPPORT OF THIS DEVELOPMENT APPLICATION WILL BE BORNE BY THE OWNER.
- THE OWNER SHALL MAKE SATISFACTORY ARRANGEMENTS WITH THE TRANSPORTATION AND WORKS DEPARTMENT FOR THE DESIGN, CONSTRUCTION AND PAYMENT OF ALL COSTS ASSOCIATED WITH WORKS NECESSARY TO IMPROVE THE SURFACE AND PAVEMENT OF ALL CULVERTS AND TO THE SATISFACTION OF CITY OF MISSISSAUGA.
- ANY ACCESS TO INTERNAL SERVICING SHALL BE PROVIDED INTERNALLY THROUGH THE SITE.
- DETAILS OF THE SITE SPECIFIC ACCESS CONFIGURATIONS WILL BE FINALIZED IN CONJUNCTION WITH SITE PLAN REVIEW/REVISION PROCESS.



C.M. BENCHMARK No. 524 ELEVATION: 96.009m
DESCRIPTION: LOCATED ON THE SOUTH FACE AT THE EAST CORNER OF SOUTH END OF A CONCRETE BOX CULVERT ACROSS PREMIUM WAY, 152m WEST OF HURONTARIO STREET.

3454 Semenyk Court, Suite 100, Mississauga, Ontario L5C 4P8
Tel: (905) 276-5100 Fax: (905) 270-1936 Email: info@skiraconsult.ca

PROPOSED FREEHOLD TOWNHOUSES

PART OF LOT 1, RANGE 3 CREDIT INDIAN RESERVE

50 & 60 HARBORN ROAD

HARBORN DEVELOPMENT INC.
W.E. OUGHTRED & ASSOCIATES INC., 2140 WINSTON PARK DR, OAKVILLE ON L6H 5V5 (905) 822-5644

SITE GRADING PLAN

DATE: MAY 2024	AREA: RM6	DWG. No: C102
SCALE: 1:200	DRAWN BY: D.W.	PROJECT No: 223-M71-2
CITY FILE: XXXXXX	REGION FILE: XXXXXX	