



**NOTES**

1. MATERIALS SPECIFICATIONS & CONSTRUCTION SHALL BE (WHEREVER NOT SPECIFIED) IN ACCORDANCE WITH THE APPLICABLE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS), LATEST AMENDMENTS.

2. OCCUPATIONAL HEALTH & SAFETY

A. SAFETY ACT  
THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY AND FOR COMPLIANCE WITH THE RULES, REGULATIONS AND PRACTICES REQUIRED BY THE APPLICABLE FEDERAL AND PROVINCIAL CONSTRUCTION SAFETY LEGISLATION.

B. LOCAL REQUIREMENTS  
ALL SERVICES AND UTILITIES TO BE SUPPORTED AS PER THE REQUIREMENTS OF THE REGION OF PEEI, CITY OF MISSISSAUGA AND THE CORRESPONDING UTILITY COMPANIES.

3. ROADWORKS

A. EXISTING PAVEMENT  
ANY SECTION OF PAVEMENT DISTURBED WITHIN THE EXISTING RIGHT-OF-WAY (R.O.W.) SHALL BE RESTORED AS PER THE ORIGINAL PAVEMENT DESIGN AND AS PER THE REQUIREMENTS OF THE CITY AND THE REGION.

B. PARKING AREA RESTORATION  
SHALL BE RESTORED TO ORIGINAL CONDITION (HL3 - 40mm(min), HL8 - 60mm(min)).

C. CONCRETE SIDEWALK  
SHALL BE AS PER STD. DWGS. 2240.010, 2240.020, 2240.030 & 2240.040 OF THE CITY.

D. CONCRETE CURB  
SHALL BE AS PER OPSS 600.040, 600.070 & 600.110.

E. CONCRETE WALKWAY  
SHALL BE AS PER STD. DWG. 2240.050 OF THE CITY.

F. CONFORMANCE  
ALL WORKS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY AND THE REGION.

4. DIMENSIONS  
ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS NOTED OTHERWISE  
ALL PIPE SIZES ARE IN MILLIMETRES.

5. BENCH MARK  
BENCH MARK ELEVATION NOTE:  
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK No. 367 AND HAVING AN ELEVATION OF 141.958 METRES, ON THE EAST FACE AT THE NORTH CORNER OF A BRICK BUNGALOW, # 164 ON THE SOUTH-WEST CORNER OF FAIRVIEW ROAD AND JOAN DRIVE.

6. GENERAL

A. WHENEVER PIPES ARE PASSING THROUGH UNCOMPACTED FILL AREA, THE BEDDING TRENCH SHALL BE EXCAVATED TO THE UNDISTURBED GROUND LEVEL AND BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.

B. FOR DIMENSIONS AND DETAILS NOT SHOWN ON THE PLAN, REFER TO THE STD. DWGS.

C. ALL AREAS OUTSIDE OF THE DEVELOPMENT PLAN LIMITS, SHALL BE RESTORED TO THE ORIGINALS CONDITIONS TO THE SATISFACTION OF THE CITY OF MISSISSAUGA AND THE REGION OF PEEI.

D. ALL TRAFFIC CONTROLS AND SIGNING DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MTO, THE REGION, AND THE CITY.

E. BEFORE ANY DIGGING, ALL UTILITIES MUST BE CONTACTED BY THE CONTRACTOR FOR EXACT LOCATION OF THEIR PLANTS, THE CONTRACTOR MUST PROTECT THE EXISTING PLANTS AS PER THE REQUIREMENTS OF THE CORRESPONDING UTILITY COMPANIES.

F. EXISTING ELEVATIONS HAVE BEEN OBTAINED BY KHALSA INC.

G. ALL SURFACE DRAINAGE SHALL CONTINUE TO DRAIN AS PER EXISTING SYSTEM.

H. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS (LIKE - DEMOLITION OF STRUCTURES, REMOVAL OF TREES, FOUNDATION INSTALLATION, ROAD ENCROACHMENT, WORK WITHIN FLOOD PLAN AREA ETC.) PRIOR TO COMMENCEMENT OF CONSTRUCTION.

I. EXISTING GRADING WITHIN THE DEVELOPMENT SITE, SHALL BE MAINTAINED.

J. ALL RECOMMENDATIONS OF THE SOILS REPORT SHALL BE STRICTLY FOLLOWED AND ANY DISCREPANCY BETWEEN THESE PLANS AND THE SOILS REPORT SHALL BE REPORTED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO THE TENDERING OF THE PROJECT.

K. THE BUILDINGS AND THE SITE BOUNDARIES HAVE BEEN LOCATED BASED ON INFORMATION OBTAINED FROM KHALSA DESIGN INC.

L. ALL FIRE ACCESS ROUTES ARE STATED TO BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE OR LOOKSTONE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11383 KG PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 (8%) OVER MINIMUM DISTANCE OF 15M, AS PER RECORDS AND SHALL BE MAINTAINED.

M. FIRE ROUTES SHALL CONTINUE TO BE DESIGNATED AS PER THE CITY OF MISSISSAUGA AND THE REGION OF PEEI REQUIREMENTS.

7. EROSION AND SEDIMENT CONTROL

A. ALL EROSION CONTROL MEASURES TO BE IN PLACE BEFORE STARTING CONSTRUCTION

B. MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION IN GOOD ORDER

C. MINIMIZE AREA DISTURBED DURING CONSTRUCTION.

D. PROTECT ALL CATCHBASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION.

E. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.

F. PREVENT WIND BLOWN DUST BY WATERING, SEEDING DISTURBED AREAS AS REQUIRED.

G. SILT CONTROL AS PER STD. DWGS. 2940.010, 2930.020, 2930.030 & 2930.040 OF THE CITY SHALL BE USED IN LOCALIZED AREAS IF REQUIRED AND AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION.

8. CAUTION AGAINST EXISTING UNDERGROUND SERVICES

A. THE CONTRACTOR SHALL RECOGNIZE THAT OUR DRAWING HAS BEEN PREPARED BASED ON INFORMATION FROM RECORDS AND THE ACTUAL INSTALLATION OF THESE SERVICES MAY HAVE DEVIATED SUBSTANTIALLY FROM THESE RECORDS.

B. THE CONTRACTOR SHALL THEREFORE, TAKE ALL REASONABLE PRECAUTIONS TO PROTECT THESE UNIDENTIFIABLE EXISTING SERVICES.

C. THE COST FOR REPAIRING DAMAGED UN-IDENTIFIED UNDERGROUND SERVICES, SHALL BE ESTABLISHED BETWEEN THE CONTRACTOR AND THE OWNER AS ADDITIONAL SERVICES.

IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE GRAVITY FLOW OF THE SANITARY SEWER FROM PROPOSED BASEMENT FLOOR ELEVATION. IF A GRAVITY CONNECTION CANNOT BE ACHIEVED FROM THE PROPOSED BASEMENT FLOOR ELEVATION, A SEWAGE EJECTOR PUMP IS TO BE INSTALLED AS PER O.B.C. AND MUNICIPAL REQUIREMENTS.

THE PUMP-DISCHARGE WILL BE MANAGED WITHIN THE SITE WITHOUT A DETRIMENTAL EFFECT TO ADJOINING LANDS INCLUDING CITY RIGHT OF WAY.

HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE SITE.  
- THE PROPOSED DEVELOPMENT OF THE SUBJECT SITE MAY NEGATIVELY IMPACT THE ROOT ZONES OF NEARBY TREES ON ADJACENT PROPERTY AND ULTIMATELY DAMAGE THE TREES. THE OWNER SHOULD TAKE ALL REASONABLE STEPS TO MINIMIZE DISTURBANCE TO THE ADJACENT TREES ROOT ZONES THAT ARE WITHIN THE SUBJECT SITE.

- ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT  
- ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE  
- PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERRECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.  
- SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT OF WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. P.U.C.C. APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT THE P.U.C.C./PERMIT TECHNOLOGIST, LOCATED AT 3185 MAVIS ROAD.

1. "I hereby certify that this drawing conforms in all respects to the site development plans as approved by the City of Mississauga under file number." [Signature]

2. "The City of Mississauga requires that all working drawings submitted to the Building Division as part of an application for the issuance of a building permit shall be in conformity with the site development plan as approved by the City of Mississauga, Development and Design Division."

3. "The Owner is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition as approved by the Planning and Building Department. No materials (building materials, soil, etc.) may be stockpiled within the area of hoarding. Failure to maintain the hoarding as originally approved or the storage of materials within the hoarding will be cause for the Letter of Credit to be held for two (2) years following completion of all site works."

4. [Owner's original signature]

5. "Should the installation of below ground services require hoarding to be removed, Planning and Building staff are to be contacted prior to the commencement of such work. Should an alternative service route not be possible, staff will inspect and document the condition of the vegetation and servicing installation in order to minimize damage to the vegetation."

6. "The structural design of any retaining wall over 0.60 m (2.00 ft) in height or any retaining wall located on a property line is shown on the Site Plan and Grading Plan and is to be approved by the Consulting Engineer for the project."

7. "Grades must be met within 33% maximum slope at the property lines and within the site."

8. "The portions of the driveway within the municipal boulevard will be paved by the applicant."

9. "At the entrances to the site, the municipal curb and sidewalk will be continuous throughout the driveway and a curb depression will be provided for each entrance."

10. "All proposed curbing at the entrances to the site is to stop at the property line or at the municipal sidewalk."

11. "The existing drainage pattern will be maintained."

12. "All utility companies will be notified for locations prior to the installation of the hoarding that lies within the limits of the City boulevard area."

13. "The applicant will be responsible for the cost of any utilities relocations necessitated by the Site Plan."

14. "Construction materials are not to be put out for collection."

15. "All damaged landscape areas will be regraded with topsoil and sod prior to release of securities."

16. "All excess excavated materials will be removed from the site."

17. "There are no existing or proposed easements on the property (if applicable)."

18. Once all works are complete, the applicant is to contact the Planning and Building Department, Development and Design Division, at (905) 896-5511 for an inspection PRIOR to hoarding being removed.

CITY OF MISSISSAUGA - TERMS OF REFERENCE FOR GRADING PLAN  
3(D) "ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:  
1) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE; OR  
2) 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 RADI DIMENSIONS SHALL BE IN ACCORDANCE WITH OPSS 350.010."

3(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."

"I HAVE REVIEWED THE PLAN FOR THE CONSTRUCTION OF TWO STOREY DWELLING AT 120 FAIRVIEW ROAD WEST 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"

LAND & BUILDING EXPERTS.  
JOO MIN PARK, P.ENG.

REGION OF PEEI CONSTRUCTION STANDARDS

- PUBLIC AND PRIVATE SERVICES, APPURTENANCES, MATERIALS AND CONSTRUCTION METHODS MUST COMPLY WITH THE MOST CURRENT REGION OF PEEI STANDARDS AND SPECIFICATIONS, THE LOCAL MUNICIPALITY'S REQUIREMENTS FOR THE ONTARIO BUILDING CODE AND ONTARIO PROVINCIAL STANDARDS. ALL WORKS SHALL ADHERE TO ALL APPLICABLE LEGISLATION, INCLUDING REGIONAL BY-LAWS.
- WATERMANS AND / OR WATER SERVICE MATERIALS 100 MM (4") AND LARGER MUST BE PVC DR18 CONSTRUCTED AS PER AWWA C900-16. SIZE 50 MM (2") AND SMALLER MUST BE TYPE K SOFT COPPER CONSTRUCTED AS PER ASTM B88-49.
- WATERMANS AND / OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 M (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 M (4') FROM THEMSELVES AND ALL OTHER UTILITIES.
- PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 MM (2") OUTLET ON 100 MM (4") AND LARGER LINES. CUPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 MM (4") DIAMETER MINIMUM ON A HYDRANT.
- ALL CURB STOPS TO BE 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE SET TO REGION STANDARD 1 - 6 - 1 DIMENSION A AND B, 0.7 M (2') AND 0.9 M (3') AND TO HAVE PUMPER NOZZLE.
- WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
- WATERMANS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3 M (12") OVER / 0.5 M (20") OVER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
- ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.
- LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
- THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK. WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
- 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 RADI DIMENSIONS SHALL BE IN ACCORDANCE WITH OPSS 350.010."
- "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."

**LEGEND**

- ROAD CENTRELINE OF THE ROAD
- EXISTING ELEVATION
- PROPOSED ELEVATION
- SILT FENCE
- DRAINAGE DIRECTION AND SLOPE
- ROOF LEADER WITH SPLASH PAD
- DRAINAGE DIRECTION
- HYDRO POLE / BELL POLE
- VALVED HYDRANT
- VALVE & BOX
- PROPOSED CATCHBASIN
- ENTRANCE/EXIT

No.	Date	By	ISSUE FOR
D	03/18/2024	JP	COMMENTS ADDRESSED
C	03/12/2024	JP	COMMENTS ADDRESSED
B	01/16/2024	JP	COMMENTS ADDRESSED
A	09/14/2023	JP	PERMIT

UNAUTHORIZED USE OR REUSE OF THIS DRAWING IS NOT PERMITTED

CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEI

PROPOSED SUBDIVISION  
TO HAVE DETACHED HOMES  
120 FAIRVIEW ROAD WEST,  
MISSISSAUGA, ON, L5B 1K6

Title: SITE GRADING PLAN

LAND & BUILDING EXPERTS  
570 ALDEN ROAD,  
UNIT 6, MARKHAM  
ONTARIO, L3R 8N5  
TEL: (647) 340-8649  
building.experts@yahoo.com

REVIEWED BY: JP	PROJECT No. FAIRVIEW-23-01	DATE: AUG, 2023
REVISOR: JP		DRAWING No. SG-1
SCALE: 1:200		