



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 THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
4. BUILDERS TO REFER TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMANCE 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 VENER ELEVATION.
7. PRIOR TO ANY SOCCING, THE BUILDER IS TO ENSURE TO THE SOILS CONSULTANT AND/OR THE ENGINEER THAT THE SOIL HAS BEEN GRADED AND TOPSOIL IS SOCCED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND NO. 4 RUBBER 500 AND A MINIMUM DEPTH OF 100mm OF CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY OR A PERM SURFACE AND THE DRIVEWAYS TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75mm OF ASPHALT BETWEEN THE CURBS AND THE GARAGE.
8. NO SOCCING ON ANY LOTS IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
9. AT ALL ENTRANCES TO THE SITE, THE HOOD CURBS AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE SHALL BE COMPARABLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURBS DEPRESSIONS WILL BE PROVIDED AT EACH ENTRANCE.
10. DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2% AND NOT GREATER THAN 4%.
11. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5% (PREFERRED 2%) AND A MAXIMUM SLOPE OF 4%.
12. THREE GRADES IN EXCESS OF 2% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1 GRADE CHANGES IN SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE. A RETAINING WALL RETAINING WALLS HIGHER THAN 6m SHALL BE PROVIDED.
13. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNDRINKABLE BACKFILL MATERIAL AS PER C.M. STD. 2228.831 AND 2228.832 UNLESS OTHERWISE SPECIFIED BY APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
14. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS AND SPECIFICATIONS.
15. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MIN. DEPTH OF 1.5m WITH A MIN. HORIZONTAL SPACING OF 1.5m FROM THEMSELVES AND OTHER UTILITIES.
16. SEEDMENT CONTROL FENCE TO BE INSTALLED AS PER C.M. STD. 2240.910.
17. ALL DAMAGED AND DISTURBED AREAS TO BE RENESTED WITH TOPSOIL AND SOO.

FIRE DEPARTMENT

1. FIRE ROUTE WILL BE DESIGNATED AS PER CITY OF MISSISSAUGA BY-LAW (199-81) AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDINGS.
2. FIRE ROUTE TO BE DESIGNED TO WITH STAND A LOAD NOT LESS THAN 11.36kN/m PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A DISTANCE 18.3m AS PER BY-LAW 199-81.
3. ALL 18.3m TURNING RADIUS HAVE MIN. CLEARANCE OF 2.0m BETWEEN THE CENTRE LINE OF TURNING RADIUS AND ANY CURBS OR PART OF BUILDING.
4. PRIVATE FIRE HYDRANTS SHALL BE LOW TESTED AND COLOUR CODED IN CONFORMANCE WITH THE REGION OF PEEL "NORMAN MARKING OF HYDRANTS".

ROADS

1. ALL FILL WITHIN ROAD ALLOWANCE AND EASEMENTS TO BE COMPACTED TO MIN 95% STANDARD PROCTOR DENSITY. THE SUITABILITY AND COMPACTON 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 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, WATERMANS, SEWERS AND OTHER UNDERGROUND OR ABOVEGROUND UTILITIES AND STRUCTURES NOT NECESSARILY SHOWN ON THE DRAWINGS, PRIOR TO COMMENCEMENT OF WORKS, CONTRACTOR MUST EXAMINE THE ACCURACY OF SUCH EXISTING UTILITIES AND STRUCTURES WITHIN ROAD ALLOWANCE AND ASSUME ALL LIABILITY FOR DAMAGES TO SUCH UTILITIES TO LOCATE OR BE WITHIN WATERMANS AND SEWERS TO BE IDENTIFIED BY 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 INSPECTOR DEPARTMENT WILL COMMENCEMENT OF ANY ROAD BASE MATERIALS BE PLACED. FAILURE TO FOLLOW THIS PROCEDURE WILL MEAN THE REMOVAL OF ROAD BASE MATERIALS AND ASSUME ALL LIABILITY FOR DAMAGES TO SUCH UTILITIES TO LOCATE OR BE WITHIN WATERMANS AND SEWERS TO BE IDENTIFIED BY DEVELOPER/CONTRACTOR'S EXPENSE.
4. TRENCH BACKFILLING ON IMPROVED ROADS SHALL COMPLY WITH CITY OF MISSISSAUGA SECTION 2.06. (TRENCH BACKFILLING ON ROADS) AS PROVIDED IN THE CITY'S DEVELOPMENT REQUIREMENTS.
5. THE TOP 100mm OF THE SUBGRADE IS TO BE COMPACTED TO A MINIMUM 95% OF SPD WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
6. ALL CONNECTIONS WITHIN ROADWAY OR OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNDRINKABLE BACKFILL MATERIAL AS PER C.M. STD. 2228.830, 2228.831 AND 2228.832 UNLESS OTHERWISE SPECIFIED BY APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
7. ALL OTHER EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCE SHALL BE BACKFILLED TO THE EXISTING ELEVATION WITH GRANULAR 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. 407.
8. CURBS TO BE AS PER O.P.S. 402.110 UNLESS OTHERWISE NOTED.
9. SUBGRADE UNDERNEATH ALL CURBS TO BE MINIMUM 100mm AS PER C.M. STD. 2228.840 AND 2228.85 AND ON EXISTING ROADS.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE RENESTED WITH TOPSOIL AND SOO TO THE SATISFACTION OF CITY OF MISSISSAUGA.
11. SIDEWALKS TO BE AS PER C.M. STD. 2240.910.
12. INTERSECTIONS TO BE PROTECTED AT ALL INTERSECTIONS AS PER C.M. STD. 2240.920 AND 2240.930.

| AVERAGE GRADE CALCULATION | | ELEVATION | |
|--|----------------------|-----------------------|---------|
| LOCATION | L-LEFT SIDE OF HOUSE | R-RIGHT SIDE OF HOUSE | AVERAGE |
| CIL OF ROAD (along the side lot lines) | 107.62 | 107.13 | 107.38 |
| STREET LINE | 107.90 | 107.47 | 107.68 |
| 6.0m OFFSET FROM STREET LINE | 107.90 | 107.56 | 107.73 |
| 15.0m OFFSET FROM 6.0m FRONTAGE | 107.92 | 107.44 | 107.68 |
| AVERAGE GRADE ELEVATION | | | 107.62 |

AVERAGE GRADE ELEVATION = 136.56

WORKS IN THE MUNICIPAL RIGHT-OF-WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE A FOX WORKS 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.

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

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 SAVERESTRONG ARE TO DISCHARGE ONTO THE SURFACE VIA CONCRETE SPLASH PADS AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.

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 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.

- LEGEND**
- EXISTING ELEVATION TO REMAIN
 - EXISTING ELEVATION
 - DIRECTION OF SURFACE FLOW
 - PROPOSED ELEVATION
 - CATCHBASIN WITH TEMPORARY SEDIMENT CONTROL
 - EX.TREE TO REMAIN
 - EX.TREE TO BE REMOVED
 - EASEMENT
 - FIRE HYDRANT
 - SUMP PUMP
 - HYDRO-METER
 - GAS METER
 - METER ROOM
 - ROOF DOWNSPOUTS
 - PROPERTY LINE

| No. | DATE | REVISION | INIT. |
|-----|---------------|--|-------|
| 2 | AUG 22 2024 | REVISED SITE GRADING PLAN & ADDED AVERAGE GRADES & TABLE | S.S. |
| 1 | DEC. 01. 2023 | REVISED SITE GRADING PLAN | D.V. |



C.M. BENCHMARK No. 337 ELEVATION: 108.73m
DESCRIPTION: ON THE SOUTH FACE JUST EAST OF THE GARAGE DOOR OF A GREY AND YELLOW BRICK BUNGALOW NO. 111 AT THE NORTHEAST CORNER OF FLORADALE DRIVE AND CONFEDERATION PARKWAY.

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PROPOSED RESIDENTIAL TOWNHOUSES
LOTS 1 AND 2, REGISTERED PLAN 500

2463-2469 MIMOSA ROW
FOXMAR DEVELOPMENT LTD.
2533 BURLINGHAM ROAD MISSISSAUGA ON L5A 2R5

MISSISSAUGA

SITE GRADNG PLAN
S.P. 23/105 (W7)

| | | |
|----------------|--------------|-------------------------------|
| DATE: MAR 2022 | AREA: Z-15 | DWG No. C102 |
| SCALE: 1:200 | DRAWN BY: DM | PROJECT No. 220-M130-2 |
| CITY FILE: | REGION FILE: | |

