

LEGEND

- 126.00 EXISTING CONTOUR AND ELEVATION
- 126.00 EXISTING ELEVATION
- 126.00 PROPOSED ELEVATION
- 126.00 SW PROPOSED SWALE ELEVATION
- 126.00 TC PROPOSED TOP OF CURB ELEVATION
- 126.00 AD PROPOSED AREA DRAIN ELEVATION
- 125.68 PROPOSED/EXISTING ELEVATION
- 125.68 PROPOSED SWALE
- MAXIMUM 3:1 SLOPE (UNLESS OTHERWISE NOTED)
- PROPOSED OVERLAND FLOW DIRECTION
- EXISTING OVERLAND FLOW DIRECTION
- SITE BOUNDARY
- SECTION MARKER (REFER TO DWG. C-202)
- 100 YR PONDING LEVEL
- STORM MANHOLE
- SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- SINGLE CATCH-BASIN / AREA DRAIN
- EXISTING SINGLE CATCH-BASIN / AREA DRAIN
- HYDRANT & VALVE
- VALVE & BOX
- EXISTING HYDRANT & VALVE
- EXISTING VALVE & BOX
- EXISTING BOREHOLE LOCATION
- EXISTING STREET LIGHT
- EXISTING TRANSFORMER
- EXISTING SWITCHGEAR
- EXISTING SIGN

BENCHMARK

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK NO. 1007, HAVING A PUBLISHED ELEVATION OF 128.278 METRES.

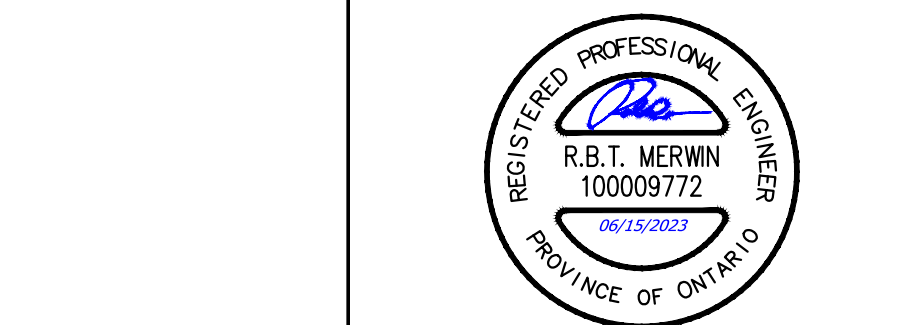
NOT FOR CONSTRUCTION

3	ISSUED FOR SPA	06/15/2023	R.B.T.M.
2	ISSUED FOR ZONING	10/14/2022	R.B.T.M.
1	ISSUED FOR SPA	4/20/2022	R.B.T.M.
No.	REVISION	DATE	BY

3575 KANEFF CRESCENT RESIDENTIAL TOWER



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GRADING PLAN

DESIGNED:	S.K.	CHECKED:	S.H./R.B.T.M.	PROJECT NO.:	20-632
DRAWN:	S.K.	DATE:	APRIL 2022	DRAWING NO.:	C- 201
SCALE: 1:200					

- NOTES**
- ALL SURFACE DRAINAGE WILL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOUNDARY WILL BE PAVED BY THE APPLICANT.
 - AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
 - ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOUNDARY AREA FOR THE SITE IS TO SLOTT AS FOLLOWS:
 - (1) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET DRIVEWAYS: ALL CURBING TO STOP AT THE PROPERTY LINE OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE; OR
 - (2) FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND CONDOMINIUM DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH ORO 550.03 (SAVE AND ACCEPT DETAIL 'A' WHICH SHALL MATCH CITY OF MISSISSAUGA STANDARD 2240.031).
 - ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
 - THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
 - THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL BOUNDARY.
 - THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
 - ALL INTERNAL CURBS ARE TO BE STANDARD 2 STAGE CURB AND GUTTER AS PER O.P.S.D. 600.020.
 - PRIOR TO COMMENCING CONSTRUCTION, ALL REQUIRED HOARDING, IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS, MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - IF ANY WORKS ARE REQUIRED WITHIN THE MUNICIPAL RIGHT-OF-WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. P.U.C. APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT THE P.U.C./PERMIT TECHNOLOGIST, LOCATED AT 3185 MAVIS ROAD.

- NOTES**
- 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 CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA.
 - ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
 - ALL EXTERIOR MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
 - PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE BY-LAW REQUIREMENTS AND BUILDING CODE REQUIREMENTS.
 - THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS.
 - GRADES WILL BE MET WITH A 3% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
 - ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOO PRIOR TO THE RELEASE OF SECURITIES. SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
 - ALL EXTERIOR LIGHTING FIXTURES ARE TO BE LOCATED 15 CM (6 IN.) INSIDE THE PROPERTY LINE. ONLY SHIELDED LIGHTING FIXTURES ARE PERMITTED FOR ALL DEVELOPMENT EXCEPT FOR DETACHED AND ENGINEER CERTIFIED LIGHTING PLAN.
 - THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER.
 - THE OWNER COVENANTS AND AGREES TO CONSTRUCT AND INSTALL SHIELDED LIGHTING FIXTURES ON THE SUBJECT LANDS, IN CONFORMITY WITH THE SITE PLAN AND ENGINEER CERTIFIED LIGHTING PLAN TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
 - THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS.
 - WHERE PLANTING IS TO BE LOCATED IN LANDSCAPED AREAS ON TOP OF AN UNDERGROUND PARKING STRUCTURE, IT IS THE RESPONSIBILITY OF THE APPLICANT TO ARRANGE THE COORDINATION OF THE DESIGN OF THE UNDERGROUND PARKING STRUCTURE WITH THE LANDSCAPE ARCHITECT AND THE CONSULTING ENGINEERING.
 - UNDERGROUND PARKING STRUCTURES WITH LANDSCAPING AREA TO BE CAPABLE OF SUPPORTING THE FOLLOWING LOADS:- 15 CM OF DRAINAGE GRAVEL PLUS 40 CM TOPSOIL FOR SOO- 15 CM OF DRAINAGE GRAVEL PLUS 60 CM TOPSOIL FOR SHURUS- 15 CM OF DRAINAGE GRAVEL PLUS 90 CM FOR TREES. PREFABRICATED SHEET DRAIN SYSTEM WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 40 CM TOPSOIL FOR SOO- PREFABRICATED SHEET DRAIN SYSTEM WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 60 CM TOPSOIL FOR TREES- TERRAZZO OR SOO OR APPROVED EQUAL.
 - THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6 M IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
 - CONTINUOUS 15 CM HIGH BARRIER TYPE POLYMER CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.
 - ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE SITE AND WITHIN THE LIMITED OF THE CITY BOUNDARY AREA.