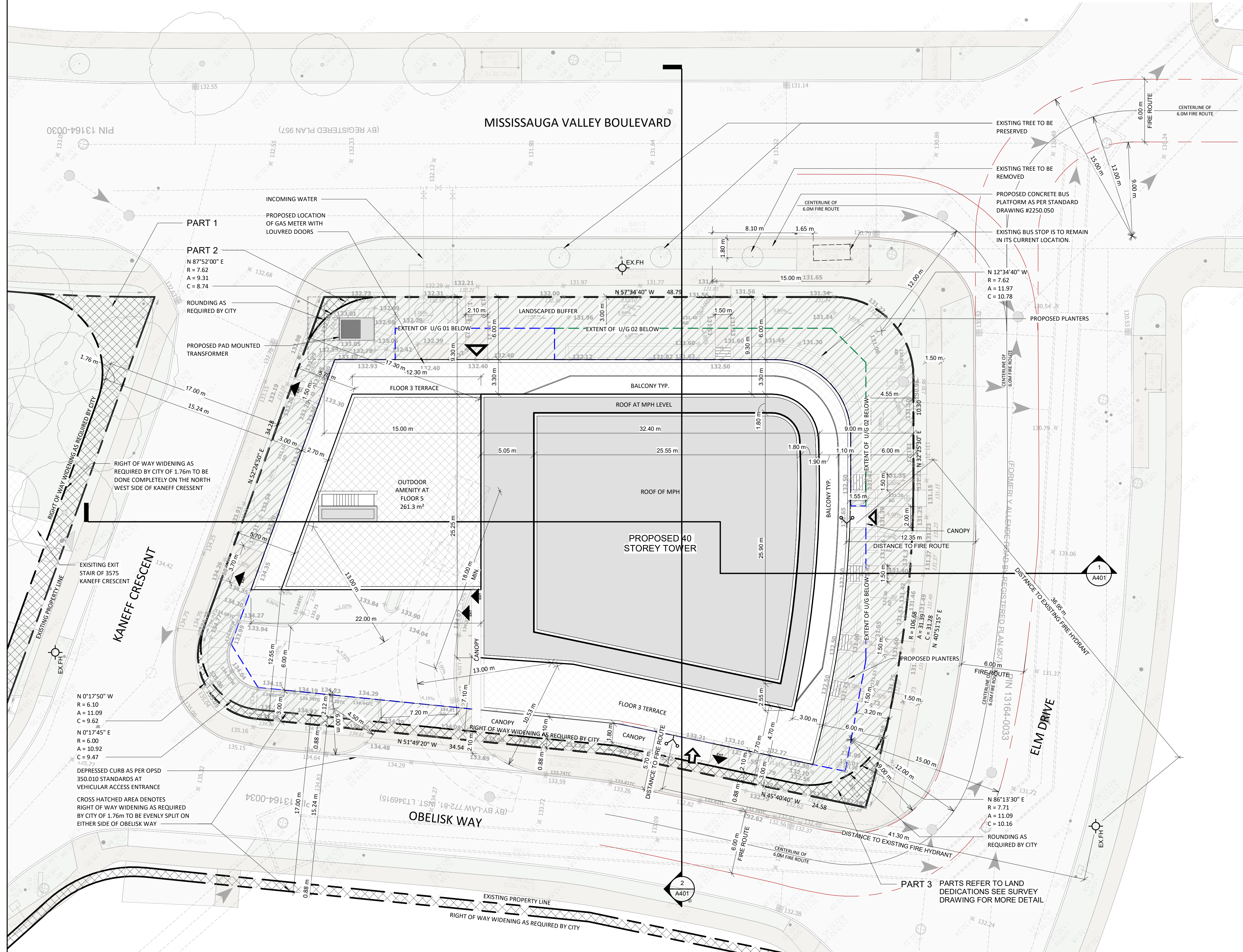


GENERAL NOTE:

1. I HEREBY CERTIFY THAT THIS DRAWING CONFIRMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS ARCHITECT OR ENGINEER'S SIGNATURE (IF APPLICABLE) AND PROFESSIONAL SEAL.

PROFESSIONAL SEAL

- 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 ROOFTOP 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 CONFIRM TO TRANSPORT CANADA'S RESTRICTIONS.
- GRADES WILL BE MET WITH A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD 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 0054-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
- ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 CM (6.0 IN.) INSIDE THE PROPERTY LINE.
- ONLY "SHIELDED" LIGHTING FIXTURES ARE PERMITTED FOR ALL DEVELOPMENT, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS WITHIN 60 M (196.8 FT.) OF A RESIDENTIALLY ZONED PROPERTY AND MUST CONFIRM TO THE 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 CONFIRM 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 SOD
 - 15 CM OF DRAINAGE GRAVEL PLUS 60 CM TOPSOIL FOR SHRUBS
 - 15 CM OF DRAINAGE GRAVEL PLUS 90 CM TOPSOIL FOR TREES
 OR
 - PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 40 CM TOPSOIL FOR SOD
 - PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 60 CM TOPSOIL FOR SHRUBS
 - PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 90 CM TOPSOIL FOR TREES
 * TERRADRAIN 900 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 POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.
- REFER TO THE SITE GRADING PLAN PREPARED BY URBANTECH CONSULTING, GRADING PLAN C-201, REVISION NO.2, FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION.
- 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 BOULEVARD 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 BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:
 - 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
 - FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND CONDOMINIUM DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH OPSD350.010 (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 RIGHT-OF-WAY.
- 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. 600.070.
- PRIOR TO COMMENCING CONSTRUCTION, 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. PUCC APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION PLEASE CONTACT THE PUCC/PERMIT TECHNOLOGIST, LOCATED AT 3185 MAVIS ROAD.
- THE STRUCTURE IS TO BE DESIGNED IN ACCORDANCE WITH OBC ARTICLE WITHIN 3.2.2
- ANY ABOVE GROUND UTILITIES LOCATED WITHIN 1.5M OF A PROPOSED ACCESS ARE TO BE RELOCATED AT THE OWNER'S EXPENSE.
- THE COST FOR ANY/ALL 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 IN SUPPORT ACCESS TO THIS SITE.
- 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 THE SITE PLAN REVIEW/APPROVAL PROCESS.
- BASED ON THE APPROVED DRAFT REFERENCE PLAN, THE OWNER IS TO GRATUITOUSLY DEDICATE/TRANSFER THE LANDS TO THE CITY OF MISSISSAUGA, PRIOR TO SITE PLAN APPROVAL.



TURNER FLEISCHER

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LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- EXISTING FIRE HYDRANT
- SIAMESE CONNECTION
- WALL/COLUMN-MOUNTED CONVEX MIRRORS

NOTE:

- THE PROPOSED FIRE ROUTE WILL BE DESIGNATED AS PER BYLAW 1036-81.
- 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 15 M.

#	DATE	DESCRIPTION	BY
4	2023-06-08	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSW

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
Kaneff Crescent and Mississauga Valley Boulevard,
Mississauga, ON
City File NO. OZ 20/070

SITE PLAN / ROOF PLAN

PROJECT NO. 16.286SPA	PROJECT DATE 2018-04-20
DRAWN BY MPA	CHECKED BY RMM
SCALE 1 : 200	REV 4

DRAWING NO. **A003**