

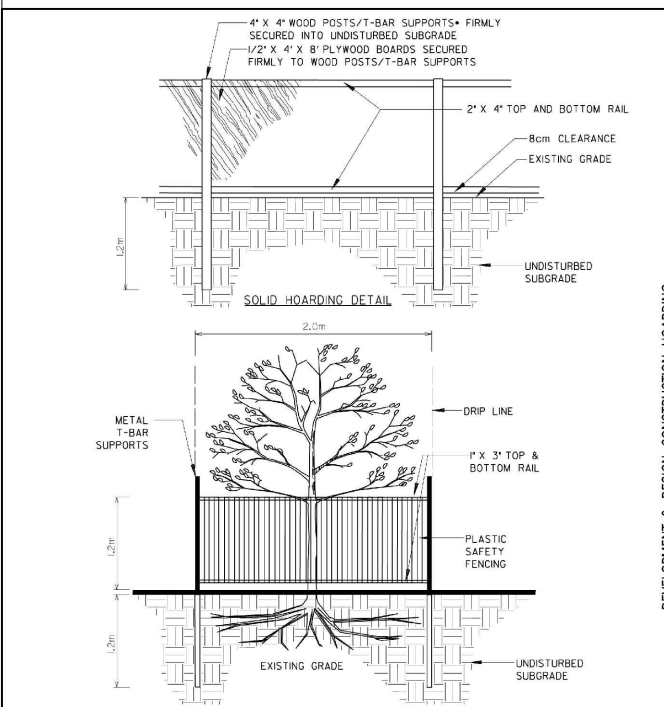
1. ALL SURFACE DRAINAGE WILL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS BE SUBMITTED TO THE BUILDING DEPARTMENT AS A PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING 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.
3. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
4. ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
5. AT THE ENTRANCES TO THE SITE, MUNICIPAL SIDEWALK AND CURBS WILL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRACE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
6. ON SITE WASTE COLLECTION IS TO BE ARRANGED THROUGH A PRIVATE CONTRACTOR.
7. THE PORTIONS OF THE DRIVEWAYS WITHIN THE MUNICIPAL BOUNDARIES IS TO BE PAVED BY THE APPLICANT.
8. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
9. FIRE AND EMERGENCY SERVICES ACCESS ROUTES SHALL BE DESIGNATED AS PER BY-LAW 200-88, AS AMENDED, PRIOR TO OCCUPANCY OF THE BUILDING. ALL FIRE AND EMERGENCY SERVICES ACCESS ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE OR LOSTSTONE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11.3kPa PER AXLE AND HAVE A CHANGE IN GRADE OF NOT MORE THAN 1 IN 12.5 OVER MINIMUM DISTANCE OF 15m.
10. GRADES OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOUNDARY WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
11. PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF SCHEDULE 2 & 3 OF BY-LAW 10-2016.
12. GRADES WILL BE MET WITHIN A 1.5% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
13. ALL LANDMAID AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
14. SCENES SHOWN ON THE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SCENES WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 200-88, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DEPARTMENT.
15. ALL SIGNAGE IS SUBJECT TO FURTHER REVIEW AND APPROVALS BY THE PLANNING AND BUILDING DEPARTMENT WHICH MAY INCLUDE A START REVIEW THROUGH THE SIGN PERMIT PROCESS.
16. THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTION.
17. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF REMEDIATION AND CONSTRUCTION, IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS, EXISTING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED FOR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE THE CAUSE FOR THE TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS.

SIGNED BY PROPERTY OWNER _____ DATED: _____

18. PLEASE BE ADVISED THAT THE DETAILED DRAWING FOR THIS APPLICATION WILL BE FINALIZED AND APPROVED BY THE DEVELOPMENT SECTION OF THE TRANSPORTATION AND WORKS DEPARTMENT AS A REQUIREMENT FOR THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ANY CITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
19. THE STRUCTURAL DESIGN OF AN RETAINING WALL OVER 0.6m IN HEIGHT OR A RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
20. SITE GRADING PLAN AND SITE SERVING PLAN ARE TO BE ASSOCIATED WITH THE SITE PLAN.
21. I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA UNDER THE NUMBER _____.
22. ALL PROPOSED CURBS WITHIN THE MUNICIPAL BOUNDARY AREA FOR THE SITE IS TO SUIT AS FOLLOWS: a) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBS IS TO STOP AT THE PROPERTY LINE OR BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE, OR b) FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL, AND CONDOMINIUM DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH O.P.S.D. 300.020.
23. PRIOR TO ANY CONSTRUCTION TAKING PLACE, STRUCTURALLY CERTIFIED OVERHEAD HOARDING WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE SITE PLAN (AS APPLICABLE) HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITY AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
24. IF THE FINAL COURSE OF ASPHALT PAVING IS DELAYED, INSTALL A TEMPORARY LIFT OF ASPHALT AT RAMP OR CURB CUTS TO BARBER-FREE ACCESS.
25. ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15cm (6.0in.) INSIDE THE PROPERTY LINE.
26. WE AGREE TO IMPLEMENT THE APPROVED SITE AND LANDSCAPED PLANS WITHIN 18 MONTHS AFTER THE EXECUTION OF THE SITE PLAN UNDERWRITING AND WILL RETAIN THE LANDSCAPE ARCHITECT TO MAKE PERIODIC INSPECTIONS UPON COMPLETION OF THE WORKS WE WILL MAINTAIN THE CITY OF MISSISSAUGA COPY OF THE COMPLETION CERTIFICATE FROM THE LANDSCAPE ARCHITECT AND THE APPLICABLE APPLICATION FEE THE LANDSCAPE ARCHITECT AND OR CONSULTING ENGINEER WILL ALSO PROVIDE CERTIFICATION TO INDICATE THAT THE BARRIER IN PARKING LOT SHALL BE OVERLAND FLOW AND RAINWATER HARVESTING SYSTEMS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED SITE PLAN DRAWINGS. ANY REVISIONS TO THE SITE AND LANDSCAPED PLANS WILL BE SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENT, CITY OF MISSISSAUGA FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF WORKS. WE HEREBY AUTHORIZE THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES TO ENTER UPON OUR LAND TO CARRY OUT INSPECTIONS FROM TIME TO TIME AND AGREE TO INDEMNIFY THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES TO ENTER UPON OUR LAND TO CARRY OUT INSPECTIONS FROM TIME TO TIME AND AGREE TO INDEMNIFY THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES OF THE RIGHTS HEREBY GIVEN THEM. WE UNDERTAKE TO NOTIFY THE CITY FORTHWITH OF ANY CHANGE OF OWNERSHIP OF THE SAID LANDS.

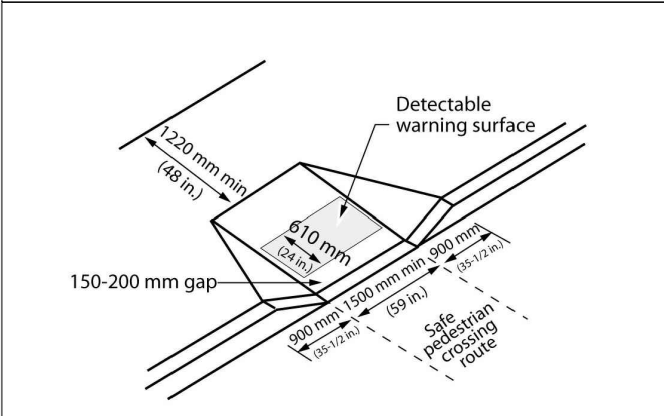
SIGNED BY PROPERTY OWNER _____ DATED: _____

development and design construction hoarding

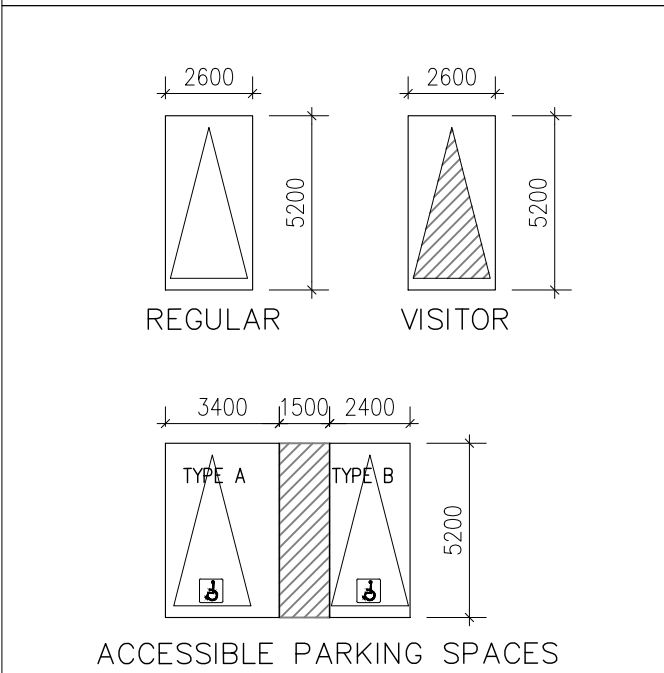


NOTES:
1. HOARDING SHALL BE ERECTED WITHIN 18 MONTHS AFTER THE EXECUTION OF THE SITE PLAN UNDERWRITING AND WILL RETAIN THE LANDSCAPE ARCHITECT TO MAKE PERIODIC INSPECTIONS UPON COMPLETION OF THE WORKS WE WILL MAINTAIN THE CITY OF MISSISSAUGA COPY OF THE COMPLETION CERTIFICATE FROM THE LANDSCAPE ARCHITECT AND THE APPLICABLE APPLICATION FEE THE LANDSCAPE ARCHITECT AND OR CONSULTING ENGINEER WILL ALSO PROVIDE CERTIFICATION TO INDICATE THAT THE BARRIER IN PARKING LOT SHALL BE OVERLAND FLOW AND RAINWATER HARVESTING SYSTEMS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED SITE PLAN DRAWINGS. ANY REVISIONS TO THE SITE AND LANDSCAPED PLANS WILL BE SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENT, CITY OF MISSISSAUGA FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF WORKS. WE HEREBY AUTHORIZE THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES TO ENTER UPON OUR LAND TO CARRY OUT INSPECTIONS FROM TIME TO TIME AND AGREE TO INDEMNIFY THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES TO ENTER UPON OUR LAND TO CARRY OUT INSPECTIONS FROM TIME TO TIME AND AGREE TO INDEMNIFY THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES OF THE RIGHTS HEREBY GIVEN THEM. WE UNDERTAKE TO NOTIFY THE CITY FORTHWITH OF ANY CHANGE OF OWNERSHIP OF THE SAID LANDS.

curb ramp at mid-block crossing



parking legend



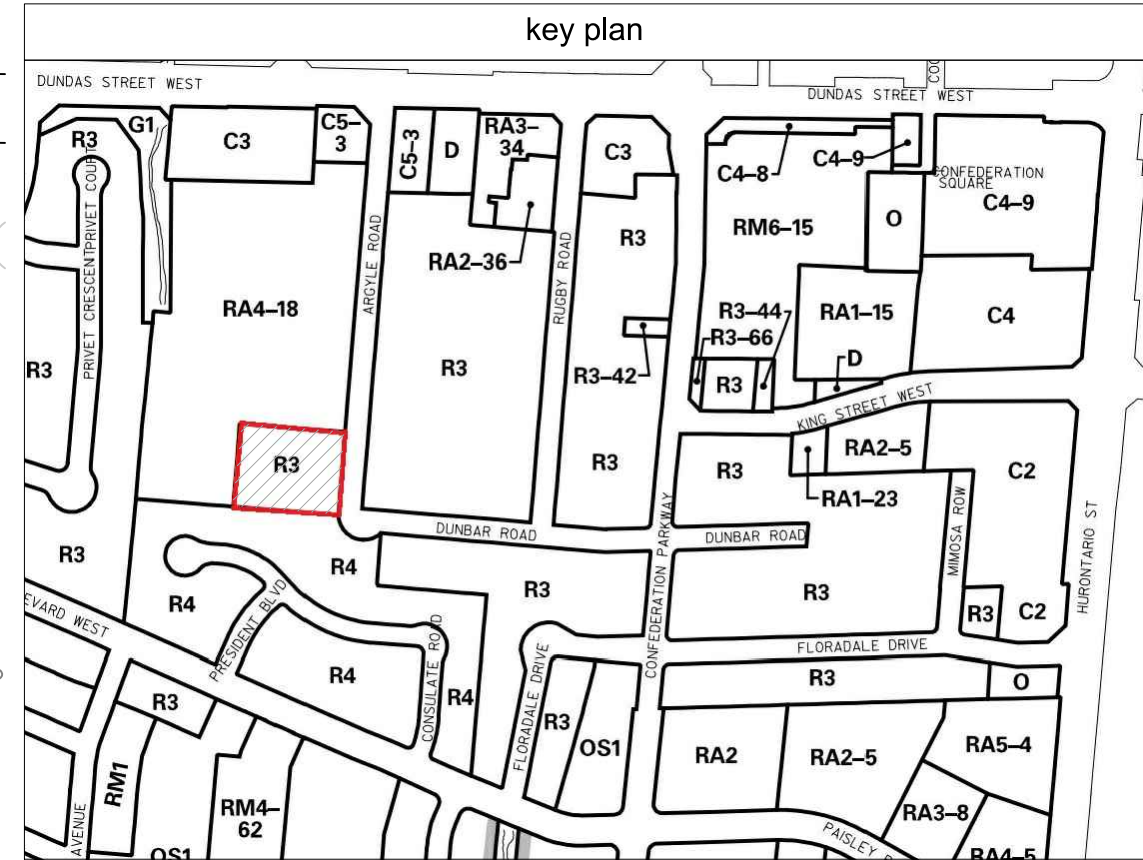
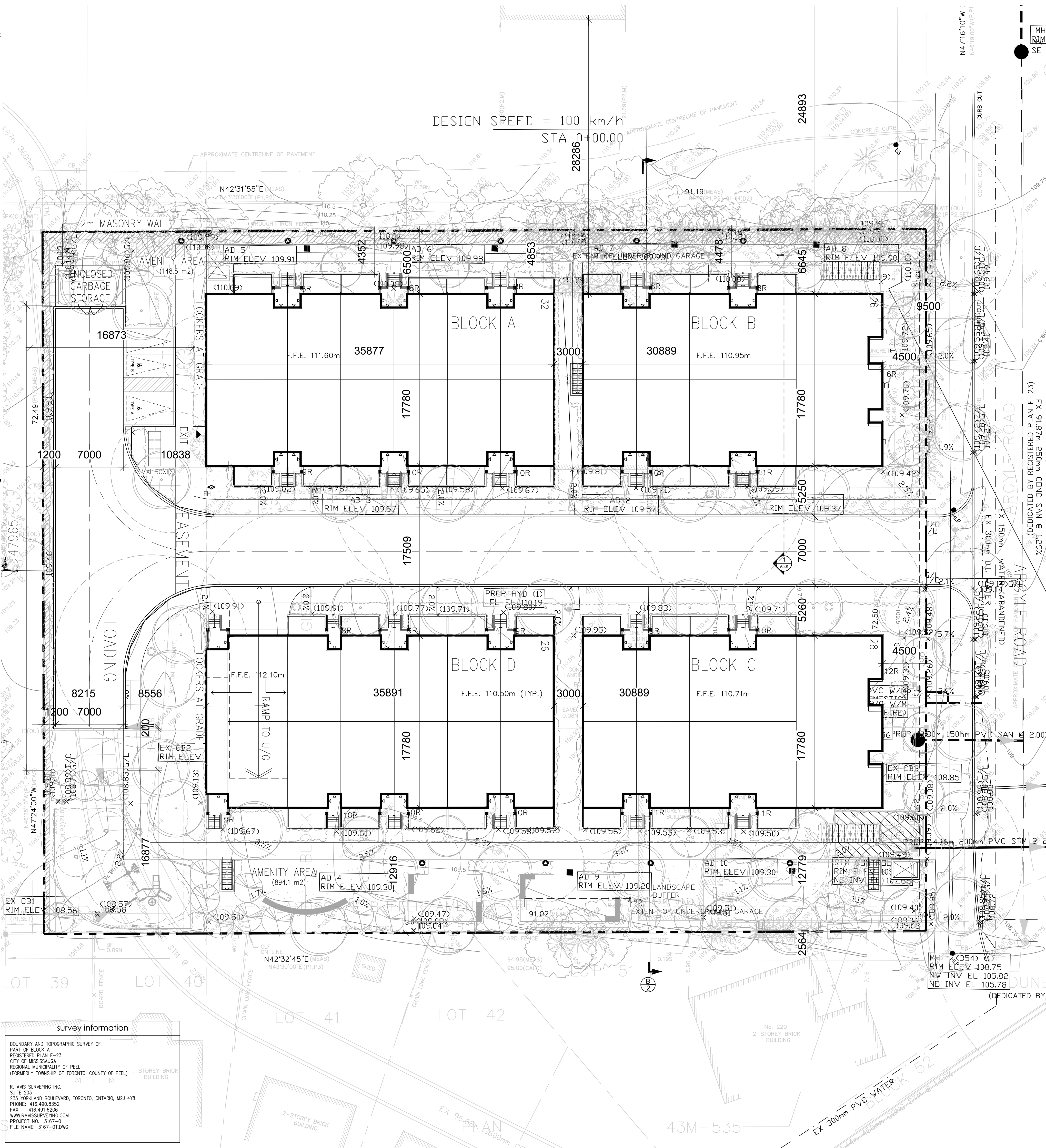
survey information

BOUNDARY AND TOPOGRAPHIC SURVEY OF
PART OF BLOCK A
REGISTERED PLAN E-23
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
(FORMERLY TOWNSHIP OF TORONTO, COUNTY OF PEEL)

R. AVIS SURVEYING INC.
SUITE 203
235 YORKLAND BOULEVARD, TORONTO, ONTARIO, M2J 4Y8
PHONE: 416.490.8352
FAX: 416.491.8208
WWW.RAVISSURVEYING.COM
PROJECT NO.: 3167-0
FILE NAME: 3167-0T.DWG

DESIGN SPEED = 100 km/h

STA 0+00.00



STATISTICS						
SITE AREA		6483.5m2 / 1.6 acres				
UNIT AREAS		AREA		QUANTITY	TOTAL AREA	
		m2	ft2		m2	ft2
	LOWER 1A	50.2	540	30	1506	16,200
	UPPER 1B	57.1	615	2	114.2	1,230
	UPPER 1C	59.9	645	10	590	6,450
	UPPER 1A+D	68.7	740	10	687	7,400
	LOWER 2B	91.5	985	14	1281	13,790
	UPPER 2B	128.7	1385	42	5405.4	58,170
	3A	167.2	1800	2	334.4	3,600
	3B	181.2	1950	2	362.4	3,900
GRAND TOTAL				10280.5	110,740	
UNITS	UNITS BY DESIGNATION			UNITS BY TYPE		
	LOWER 1A (1 Bedroom)	30	1 BEDROOM	52		
	UPPER 1B (1 Bedroom)	2				
	UPPER 1C (1 Bedroom)	10				
	UPPER 1A+D (1 Bed + Den)	10				
	LOWER 2B (2 Bedroom)	14	2 BEDROOM	56		
	UPPER 2B (2 Bedroom)	42				
	3A (3 Bedroom)	2	3 BEDROOM	4		
	3B (3 Bedroom)	2				
	GRAND TOTAL				112	
UNITS BY BLOCK		1B	1B+D	2B	3B	TOTAL
	BLOCK A	16	4	10	2	32
	BLOCK B	8	2	16	0	26
	BLOCK C	10	2	14	2	28
	BLOCK D	8	2	16	0	26
	TOTAL	42	10	56	4	112
PARKING						
	REQUIRED – res=1.1sp/1B; 1.25sp/2B; 1.41sp/3B; vis=0.25/unit					161
	PROPOSED –					154
AMENITY	GUIDELINE AMENITY = 648.4m2					
	894.1m2 OF WHICH 894.1m2 IS CONTIGUOUS					
LANDSCAPING						
	3280.3m2					
BICYCLE PARKING	REQUIRED – N/A					52
	PROPOSED LONG TERM				42	
	PROPOSED SHORT TERM				10	

notes:

1 issued for rezoning revisions: 26-10-2018

architectural team :

mark zwicker

planning: design plan services inc

structural:

electrical:

mechanical:

landscape: nak design group

site services: odan-detect

owner: plazacorp

project: 2512-2532 argyle rd
mississauga, ontario

site plan

october 26, 2018

1:200

17-43

m/f

date:

scale:

project:

drawn by:

drawing number:

A101