

Site Plan

Infill Residential Drawings Checklist

City of Mississauga
Planning and Building Department
Development and Design Division
300 City Centre Drive
Mississauga, ON L5B 3C1
Tel: (905) 896-5511 Fax: (905) 896-5553

Application No.
(Office Use Only)



Site Grading Checklist

Transportation and Infrastructure Planning Division, Transportation & Works
Department

Please ensure that all Site Plan Drawings are formatted and contain the following information:

General Site Plan and Grading Plan Information

- North arrow
- Key Plan showing the location of the site, at a scale of approximately 1:10,000
- Metric scale of 1:250 or another standard scale
- Legend - identifying existing and proposed grading information, downspout/roof leader, sump, etc.
- Location and details of all existing man-made or natural features on or adjacent to the site, including:
 - Natural features such as trees and watercourses
 - Easements or public utilities
 - Embankments and catch basins
 - Curbs, hydro poles, light standards and fire hydrants
- Property lines, street names, house and lot numbers, part and registered plan numbers
- Cross sections to clarify the proposed grading, particularly in relation to the adjacent lands
- Location of abutting municipal storm sewer where the internal storm sewer connects
- Existing driveway width along the lot line
- Existing and proposed driveway widths at the street line where modifications are required
- Differentiate between existing and proposed works by using:
 - Lighter or greyed print to show existing features, text and line work
 - Darker or black print to show proposed works

Note: if a separate Site Grading Plan is being used, please include a note on the architectural Site Plan referencing the Grading Plan, the company that prepared it and the drawing number.

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Site Grading Checklist (Continued)

Site Grading and Drainage Requirements

- Show existing and proposed grades around the perimeter and within the site - include percentage of grades, slope ratios and directional areas of flow
- Indicate additional existing grades beyond the property limits at a sufficient distance to clearly define the existing drainage pattern and existing building line elevation on abutting properties. Elevations along and beyond the property limits are to be carefully examined to ensure the impact of external drainage is considered in the design. Elevations must be compatible with those existing on adjacent sites.
- Indicate how drainage/ runoff as the result of new construction will be best managed and self-contained within the site to ensure the adjacent properties are not adversely affected
- Show grading and label limits where the existing drainage will be maintained
- Include details of additional drainage/runoff such as, from roof water leaders, sump pump discharge and hard surfaces
- Locations of all doors and proposed grades outside the entrances
- Display street centreline elevations along and beyond the frontage of the lot
- Proposed swales are to be supported with invert elevations at regular intervals and calculated percentages of slope with a minimum of 2% where achievable. Swales are to be well defined in relation to the existing adjacent grades.
- Sump pump/downspout discharge to be managed within property boundaries and not have an adverse effect on abutting or City-owned lands and infrastructure including ditches
- Where a storm sewer is available, an internal underground storm sewer system is to be provided to drain the site
- Indicate any proposed retaining walls, along with the type of material and top and bottom of wall elevations at each end, and at no more than 10 m intervals along its length or where a change in height occurs. Retaining walls within the proximity of an adjacent lot line will require a cross section.

Notes: Refer to Section 2.08.05 of the Transportation and Works Development Requirements Manual for additional requirements:

<http://www.mississauga.ca/portal/business/developmentrequirements>

- Include a note referencing the specific City of Mississauga Bench Mark number, elevation and location/description used to establish the elevations on the plan as follows:

“Elevations are referred to the City of Mississauga Benchmark No. ____, located (insert description on benchmark sheet), having a published elevation of ____ metres.”

The established benchmark elevation can be found:

<http://www.mississauga.ca/portal/services/maps>