

NOTE: PERMISSION FROM NEIGHBORING PROPERTY OWNER REQUIRED PRIOR TO GRADING WORK. ARBORIST TO CONFIRM SUITABILITY OF MINOR GRADING AROUND EX. TREES

20.7m CONCRETE RETAINING WALL MAX HEIGHT 0.97m c/w GUARD (REFER TO CONSTRUCTION NOTES)

4.0m-ASPHALT FLUSH WITH TOP OF CURB WITH 4.0m TRANSITION TO FULL HEIGHT CURB EITHER SIDE

NOTE: TOP OF FOUNDATION WALL TO BE 0.15m (MIN.) ABOVE EXTERIOR FINISHED GRADE (TYP.)

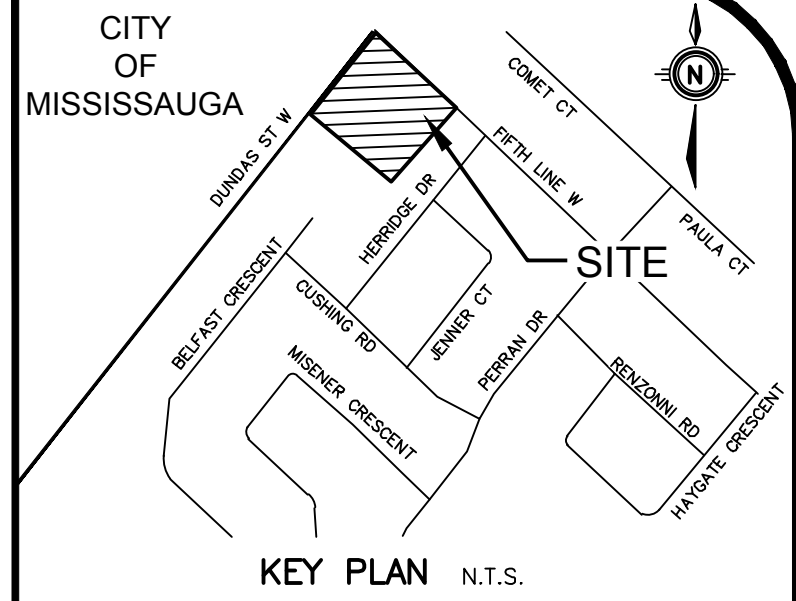
STEPPED ARMOUR STONE WALL MAX HEIGHT=0.55m (REFER TO LANDSCAPE DRAWINGS FOR DETAILS) (TYP.)

LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EXISTING CONTOURS
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING CURB
- EXISTING BUILDING
- EXISTING MAN DOOR
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING RIP RAP
- EXISTING DOWNSPOUT
- EX. BOLLARD
- FCRD
- EX. FLOW CONTROL ROOF DRAIN
- EMBANKMENT (SLOPE AS NOTED)
- EXISTING DESIGN GRADES REFER TO PHASE 1 DWG (C2.1)
- EXISTING DIRECTION OF DRAINAGE/SWALE

LEGEND OF PROPOSED FEATURES

- (326.00) T/G=326.00 FFE=326.00
- DIRECTION OF DRAINAGE/SWALE
- DRAINAGE SPLIT (RIDGE)
- EMBANKMENT (SLOPE AS NOTED)
- PROPOSED BUILDING
- MAN DOOR
- OVERHEAD DOOR
- CONCRETE CURB
- RETAINING WALL
- FLOW CONTROL ROOF DRAIN ZURN MODEL Z105+ SINGLE NOTCH (8.95 lpm/cm OF HEAD) *OR APPROVED EQUAL
- OVERLAND FLOW ROUTE (MAJOR STORM)
- SEDIMENT CONTROL FENCE (SEE DETAIL)
- SILT SACK (SEE DETAIL)
- CONSTRUCTION ACCESS (SEE DETAIL)
- SAW CUT
- EXISTING DIRECTION OF SWALE
- HYDRO PAVERS
- GREEN ROOF
- SOIL AMENDMENT (SEE DETAIL)
- LIGHT STANDARD



NOTE TO CONTRACTOR :
DO NOT SCALE DRAWINGS.
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

GEODEIC BM ELEV. = 108.293m
ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BM #58 LOCATED ON WEST FACE AT THE NORTH CORNER OF A SPRINGBANK ARTS CENTER #3007 ON EAST SIDE OF MISSISSAUGA RD. ±198m NORTH OF DUNDAS ST. W. HAVING A PUBLISHED ELEVATION OF 108.293m.

SITE BENCHMARK ELEV. = 139.852m
SIB LOCATED NORTH WEST CORNER OF SITE, BY ENTRANCE OFF OF DUNDAS STREET WEST.

NOTE:
1. THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.2, C3.1, C3.2 AND C3.3.
I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF THE ERIN MILLS RETIREMENT COMMUNITY CENTRE LOCATED AT 2132 DUNDAS STREET WEST AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

No.	REVISION	BY	DATE
7.	Revised per New Site Plan	PWD	OCT.16/20
6.	Revised Grading at North Entrance	LXS	JUL.31/19
5.	ISSUED FOR APPROVAL	LXS	APR.04/19
4.	ISSUED FOR APPROVAL	LXS	JUN.28/18
3.	Revised per New Site Plan	LXS	JUN.08/18
2.	REVISED PER REGION OF PEEL COMMENTS	LXS	SEP.28/17
1.	ISSUED FOR APPROVAL	LXS	JAN.16/17



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CLIENT
SIFTON PROPERTIES LIMITED
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PROJECT
ERINVIEW REDEVELOPMENT
2132 DUNDAS STREET WEST MISSISSAUGA

SITE GRADING PLAN

Project Manager	P. DOUGLAS	Project No.	40602-100
Design By	AJS	Checked By	LEI/RCK
Drawn By	TXR	Checked By	AJS
Surveyed By	CWT	Drawing No.	C3.1
Date	Sep.19/16	Scale	1:250
Sheet	2 of 4		