ELIZABETH STREET NORTH - MATCH INTO EXISTING GRADE *FEX 81.90±* BC ALONG EDGE OF EXISTING MATCH INTO EXISTING GRADE **<**‡= /-- 82.05TC <;‡⊐ ASPHALT (TYP.) ALONG EDGE OF EXISTING ASPHALT (TYP.) EXISTING ACCESS DRIVEWAY TO BE REMOVED. ALL ASPHALT AND AND BASE MATERIALS OF THE EXISTING DRIVEWAY TO MATCH INTO BE REMOVED ARE TO BE REINSTATED WITH TOPSOIL. SOD, EX 81.76± BC¬ SIDEWALK AND CURB PER CITY OF MISSISSAUGA STANDARDS EX 79.69± BC *EX 79.90±* BC EX 80.13± BC EX 81.51± BC EX 80.38± BC EX 81.23± BC 80.05TC 81.38TC 81.66TC *ĈEX 82.08±* TC 5 EX 82.19± MATCH INTO EXISTING SIDEWALK 82.04 80.95AD **★** MATCH INTO EXISTING GRADE 1 40/0 82.10 82.10 ALONG EDGE OF EXISTING ASPHALT (TYP.) DRIVEWAY ENTRANCE CURB GRADE ALONG PROPERTY RETURN PER CITY STD ELEVATOR LOBBY 2240.030 (TYP.) FFE = 81.00EXISTING ACCESS DRIVEWAY TO BE REMOVED. ALL ASPHALT AND AND BASE MATERIALS OF THE EXISTING DRIVEWAY TO BE REMOVED ARE TO - MAX PONDING LIMIT BE REINSTATED WITH TOPSOIL. PRIVACY FENCE. REFER TO ELEV = 80.83 SOD, SIDEWALK AND CURB PER STRUCTURAL DRAWINGS FOR DEPTH = 0.02m3.9% CITY OF MISSISSAUGA STANDARDS DETAILS LOADING & STAGING AREA MUNICIPAL CURB AND SIDEWALK TO TO BE GRADED BY CONTINUE THROUGH DRIVEWAY OTHERS. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS PROPOSED DRIVEWAY ENTRANCE PER OPSD 350.010 HEAVY DUTY DEPRESSED CURB AT DRIVEWAY ENTRANCE PER CITY STD 2230.020 DRIVEWAY ENTRANCE CURB RETURN PER CITY STD 2240.030 (TYP.) 81.00BC 81.15TC 2.0% 81.00TC MATCH INTO × 1.0% 80.98 1.0% \boxtimes × 80.98 80.93CB × 1.3% **EXISTING CURB** 80.93CB 80.93CB 4 SHORT TERN 81.21BW 80.99BW 80 99BW $EX 82.43 \pm TW$ $\Delta = 1.22 m$ $EX 83.99 \pm TW$ $\Delta = 3.00 m$ $EX 83.64 \pm TW$ $\Delta = 2.65 m$ $EX 84.07 \pm TW$ $\Delta = 3.07 m$ EX 81.84±TW IKE PARKING EX 82.15±TW $\Delta = 0.10$ m $\Delta = 0.94$ m $EX 83.27 \pm TW$ $\Delta = 2.28 m$ $\Delta = 3.04 \text{m}$ $\Delta = 1.40 \text{m}$ $EX 82.92 \pm TW$ $\Delta = 1.93 m$ PROPOSED RETAINING WALL C/W MATCH INTO EXISTING MATCH INTO EXISTING PRIVACY FENCE. REFER TO GRADE ALONG PROPERTY GRADE ALONG PROPERTY STRUCTURAL DRAWINGS FOR LINE (TYP.) MATCH INTO EXISTING **SIDEWALK**

CONTRACTOR TO PROVIDE STAMPED DRAWINGS FOR THE PROPOSED RETAINING WALL SYSTEM FOR CONSULTANT APPROVAL PRIOR TO CONSTRUCTION

PRELIMINARY

REFER TO DRAWING 24-0852-C-103 FOR GRADING CROSS SECTIONS

GRADING NOTES

- A. ALL SURFACE DRAINAGE WILL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- B. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY F. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED. C. 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 G. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL EACH ENTRANCE. D. ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO
- SUIT AS FOLLOWS:
- TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE; OR II) FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND MULTI-UNIT
- I) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET
- NECESSITATED BY THE SITE PLAN. ALL INTERNAL CURBS ARE TO BE STANDARD 2-STAGE CURB AND GUTTER AS PER O.P.S.D.

H. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS

RESIDENTIAL DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE

2230.020. DRIVEWAY AND ENTRANCE CURB RADII DIMENSIONS SHALL BE IN ACCORDANCE

REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL

WITH CITY OF MISSISSAUGA STANDARDS 2240.030 OR 2240.031 (AS APPLICABLE) AND

ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.

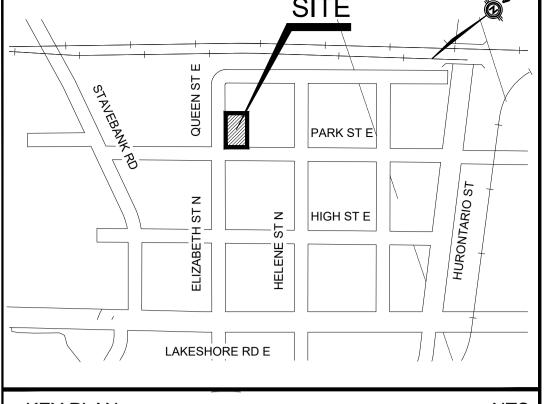
WITH OPSD 350.010.

- J. PRIOR TO COMMENCING CONSTRUCTION, ALL REQUIRED HOARDING IN ACCORDANCE
- WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS, MUST BE ERECTED THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- K. SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT-OF-WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. FOR FURTHER INFORMATION PLEASE CONTACT THE PUCC/PERMIT TECHNOLOGIST, LOCATED AT 3185 MAVIS ROAD.

"I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A PROPOSED 30-STOREY RESIDENTIAL BUILDING LOCATED AT 23 ELIZABEETH STREET NORTH & 42-46 PARK STREET EAST 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."



SIGNATURE AND STAMP



NTS **KEY PLAN** LEGEND EXISTING GRADE +181.69PROP. GRADE

PROP. LRT STATION GRADE +[181.69] EX. CONTOUR

OVERLAND FLOW DIRECTION OF FLOW SANITARY MANHOLE

STORM MANHOLE □св CATCHBASIN □ DCB DOUBLE CATCHBASIN VALVE AND BOX ⊗ V&B

HYDRANT AND VALVE -**Ò**- H&∨ LIMIT OF PROPERTY

UNDERGROUND BUILDING LIMIT OVERHEAD BUILDING LIMIT

MAXIMUM PONDING LIMIT

BENCHMARK NOTES

ELEVATION ARE REFERRED TO MISSISSAUGA DATUM, AND WERE DERIVED FROM THE CITY OF MISSISSAUGA BENCHMARK NO. 3470, HAVING A PUBLISHED ELEVATION OF 78.304 METRES. (TO OBTAIN GEODETIC ELEVATIONS (1978 G.S.C RE-ADJUSTMENT), SUBTRACT 0.121 METRES FROM THE VALUES SHOWN HEREIN)

ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE

PIPE SIZES ARE IN MILLIMETRES

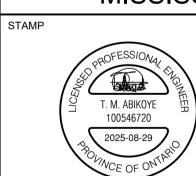
3	ISSUED FOR 2ND O.P.A / Z.B.A SUBMISSION	AUG 29/25	D.A.
2	REISSUED FOR O.P.A / Z.B.A SUBMISSION	MAY 23/25	D.A.
1	ISSUED FOR O.P.A / Z.B.A / S.P.A SUBMISSION	FEB 19/25	D.A.
No.	REVISIONS	DATE	APPR. BY

CLIENT

EDENSHAW ELIZABETH DEVELOPMENTS LIMITED

PROJECT TITLE

23 ELIZABETH STREET NORTH & 42 - 46 PARK STREET EAST MISSISSAUGA, ONTARIO



APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF ENVISION CONSULTANTS LTD AS TO DESIGN AND SPECIFICATION

> DIRECTOR OF DEVELOPMENT / TRANSPORTATION ENGINEERING

CONSULTANT



CONSULTANTS LTD 6415 Northwest Dr. Mississauga, ON Canada L4V 1X1 Office (905) 677-0202

MUNICIPALITY

100546720

2025-08-29





SHEET TITLE

SITE GRADING PLAN

DATE: FEB 2025	CHECKED BY: A.W.			
PROJECT No.				
25-0893				
	C-101			
	FEB 2025			