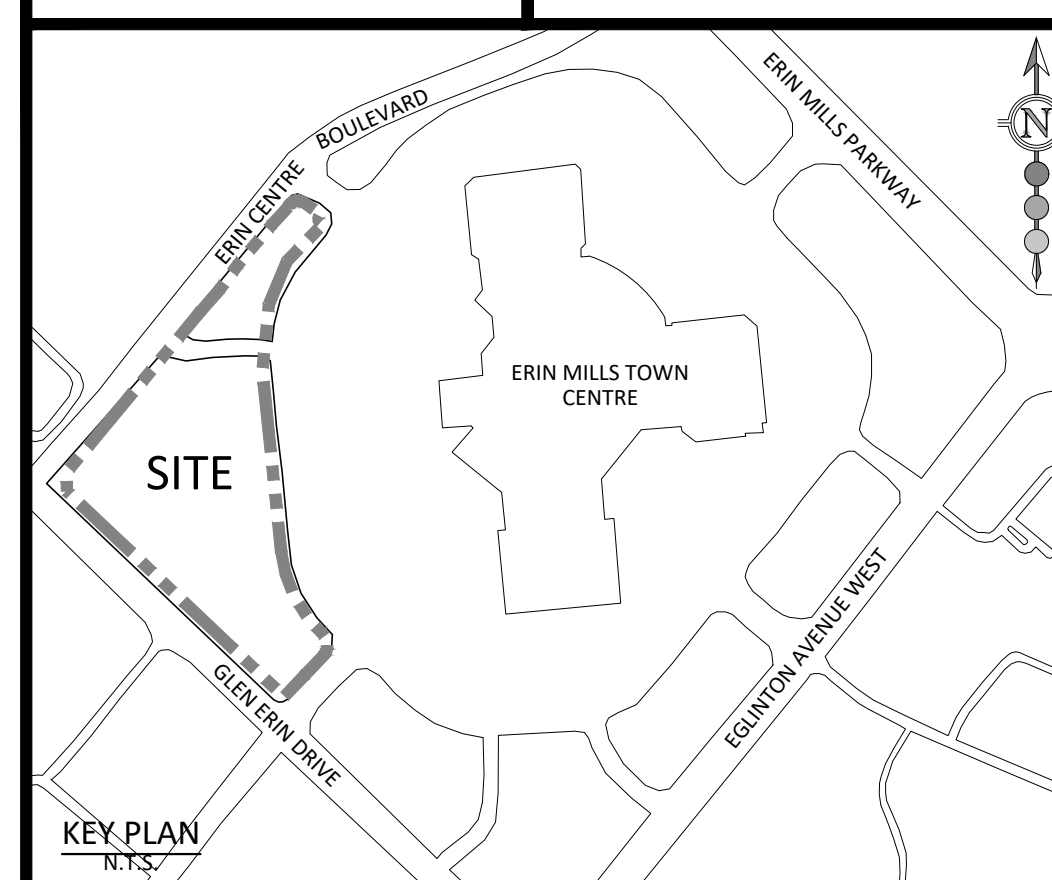
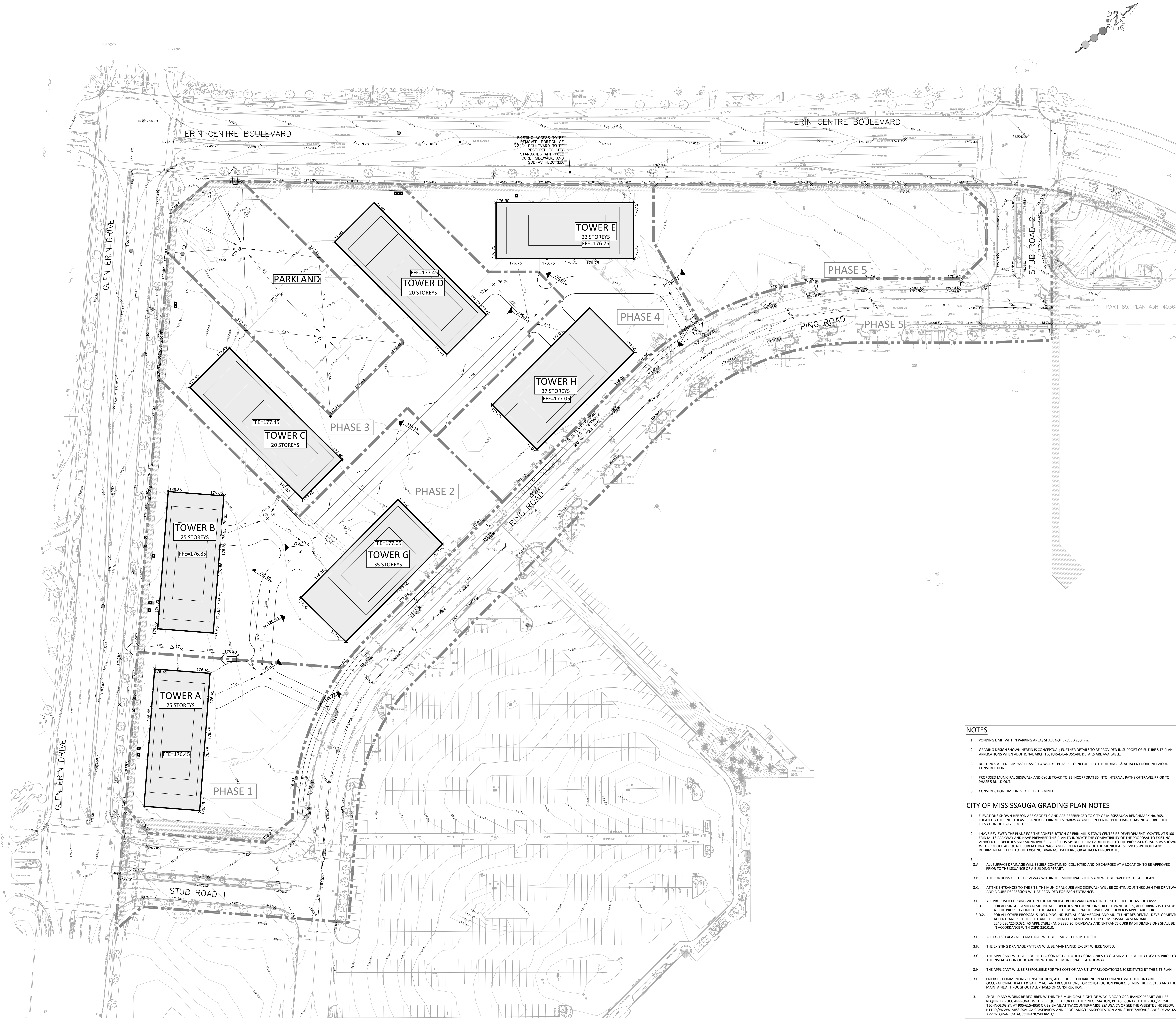


EXISTING RESIDENTIAL

EXISTING JOHN FRASER SECONDARY SCHOOL

EXISTING COMMUNITY CENTRE

EXISTING ST. ALOYSIUS GONZAGA SECONDARY SCHOOL



BENCHMARK: ELEV. 169.786
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERENCED TO CITY OF MISSISSAUGA BENCHMARK NO. 968, LOCATED AT THE NORTHEAST CORNER OF ERIN MILLS PARKWAY AND ERIN CENTRE BOULEVARD, HAVING A PUBLISHED ELEVATION OF 169.786 METRES

LEGEND:	
	LIMIT OF PROPERTY
	PHASE LIMIT
	SANITARY MAINTENANCE HOLE / CAST-IN-PLACE MAINTENANCE HOLE
	STORM MAINTENANCE HOLE / CAST-IN-PLACE MAINTENANCE HOLE
	WATER VALVE
	HYDRANT AND VALVE
	CATCHBASIN
	EXISTING ELEVATION
	PROPOSED ELEVATION
	PROPOSED CENTRELINE GRADE
	EMERGENCY OVERLAND FLOW DIRECTION
	EXISTING CONTOUR AND ELEVATION
	EASEMENT ON SUBJECT LAND
	SUBJECT TO INST. NO. L1955564

NOTES

- PONDING LIMIT WITHIN PARKING AREAS SHALL NOT EXCEED 250mm.
- GRADING DESIGN SHOWN HEREIN IS CONCEPTUAL; FURTHER DETAILS TO BE PROVIDED IN SUPPORT OF FUTURE SITE PLAN APPLICATIONS WHEN ADDITIONAL ARCHITECTURAL/LANDSCAPE DETAILS ARE AVAILABLE.
- BUILDINGS A-E ENCOMPASS PHASES 1-4 WORKS. PHASE 5 TO INCLUDE BOTH BUILDING F & ADJACENT ROAD NETWORK CONSTRUCTION.
- PROPOSED MUNICIPAL SIDEWALK AND CYCLE TRACK TO BE INCORPORATED INTO INTERNAL PATHS OF TRAVEL PRIOR TO PHASE 5 BUILD OUT.
- CONSTRUCTION TIMELINES TO BE DETERMINED.

CITY OF MISSISSAUGA GRADING PLAN NOTES

1. ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERENCED TO CITY OF MISSISSAUGA BENCHMARK NO. 968, LOCATED AT THE NORTHEAST CORNER OF ERIN MILLS PARKWAY AND ERIN CENTRE BOULEVARD, HAVING A PUBLISHED ELEVATION OF 169.786 METRES.
2. I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF ERIN MILLS TOWN CENTRE RE-DEVELOPMENT LOCATED AT 5100 ERIN MILLS PARKWAY AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERING TO THE PROPOSED GRADINGS 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.
3. ALL SURFACE DRAINAGE WILL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 3.A. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
- 3.C. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURBS AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- 3.D. ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:
3.D.1. 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
3.D.2. FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND MULTI UNIT RESIDENTIAL DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH CITY OF MISSISSAUGA STANDARDS 2240.030/2240.031 (AS APPLICABLE) AND 2230.20. DRIVEWAY AND ENTRANCE CURB RADI DIMENSIONS SHALL BE IN ACCORDANCE WITH OSPD 550.030.
- 3.E. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
- 3.F. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
- 3.G. 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.
- 3.H. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
- 3.I. PRIOR TO COMMENCING CONSTRUCTION, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS, MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- 3.J. SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT-OF-WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. PUBLIC APPROVAL WILL BE REQUIRED FOR FURTHER INFORMATION, PLEASE CONTACT THE PLACEMARK TECHNOLOGIST, AT 905-635-4950 OR BY EMAIL AT TAYLOR@PLACEMARKTECHNOLOGIST.COM OR SEE THE WEBSITE LINK BELOW: <https://www.mississauga.ca/services-and-programs/transportation-and-streets/roads-and-streets/road-occupancy-permit/>

NOTE: DESIGN SHOWN HEREIN IS FOR SCOPED DPOS SUBMISSION PURPOSES ONLY. FURTHER DETAILS TO BE PROVIDED IN SUPPORT OF A FUTURE SITE PLAN APPLICATION.

PROPERTY AS PART OF REGISTERED PLAN 43M-823
TOPOGRAPHIC SURVEY PROVIDED BY SCHAEFFER DIALOVY BENNETT LTD., FEBRUARY 2024

REVISIONS			
No.	DESCRIPTION	DATE	BY / APPROVED
1.	ISSUED FOR DANC OPA/28A SUBMISSION	OCT 28/24	D.S.
2.	ISSUED FOR SCOPED DPOS SUBMISSION	JUL 24/26	D.S.

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1500
FAX: (905) 475-8335

CITY OF MISSISSAUGA

EMTC HOLDINGS INC.

5100 ERIN MILLS PARKWAY -
ERIN MILLS TOWN CENTRE PH. 1

GRADING PLAN- PHASES 1-4

DATE: JULY 2026 DESIGNED BY: D.S. CHECKED BY: P.C.
SCALE: 1:500 DRAWN BY: D.S. CHECKED BY: P.C.

PROJECT NO: 2228
DRAWING NO: GR-1