

DUNDAS STREET WEST

AGNES STREET

COOK STREET

KEY PLAN  
LEGEND

- + EX179.89± EXISTING GRADE  
+ 181.69 PROP. GRADE  
+ [181.69] PROP. LRT STATION GRADE  
- 180.00 EX. CONTOUR  
→ OVERLAND FLOW  
→ DIRECTION OF FLOW  
● SANITARY MANHOLE  
○ STORM MANHOLE  
□ CB CATCHBASIN  
□ DCB DOUBLE CATCHBASIN  
⊗ V&B VALVE AND BOX  
⊗ H&V HYDRANT AND VALVE  
--- LIMIT OF PROPERTY  
--- UNDERGROUND BUILDING LIMIT  
--- OVERHEAD BUILDING LIMIT  
--- CANOPY LIMIT

**BENCHMARK NOTES:**  
ELEVATION ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM THE CITY OF MISSISSAUGA BENCHMARK NO. 379, HAVING A PUBLISHED ELEVATION OF 82.771 METRES.


ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED.

PIPE SIZES ARE IN MILLIMETRES

1	ISSUED FOR 1ST O.P.A. / Z.B.A. SUBMISSION	AUG 01/25	D.A.
No.	REVISIONS	DATE	APPR. BY

CLIENT  
**55 DUNDAS DEVELOPMENTS LTD.  
(D-STILLWATERS DEVELOPMENT INC.)**

PROJECT TITLE  
**51-55 DUNDAS STREET WEST  
& 60-78 AGNES STREET  
MISSISSAUGA, ONTARIO**

STAMP 	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
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CONSULTANT  
  
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E-mail: admin@envisionconsultants.ca

MUNICIPALITY  
  
MISSISSAUGA Region of Peel working with you

SHEET TITLE  
**SITE GRADING PLAN**

DESIGNED BY: D.A.	DATE: JAN 2025	CHECKED BY: A.W.
DRAWN BY: M.R.	PROJECT No.	
SCALES: 1: 250 1: 250	<b>24-0878</b>	DRAWING No. <b>C-101</b>

- 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 THE APPLICANT.
- 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 EACH ENTRANCE.
- D. ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:  
I) 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  
II) 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 OR 2240.031 (AS APPLICABLE) AND 2230.020. DRIVEWAY AND ENTRANCE CURB RADI DIMENSIONS SHALL BE IN ACCORDANCE WITH OPD 350.010.
- E. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
- F. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
- 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.
- H. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
- I. ALL INTERNAL CURBS ARE TO BE STANDARD 2-STAGE CURB AND GUTTER AS PER O.P.S.D. 600.070.
- J. PRIOR TO COMMENCING CONSTRUCTION, ALL REQUIRED HOARDING IN ACCORDANCE

- WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS, MUST BE ERCTED 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 34-STORY MIXED-USE RESIDENTIAL BUILDING LOCATED AT 60-70 AGNES STREET & 51-55 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."

  
SIGNATURE AND STAMP

