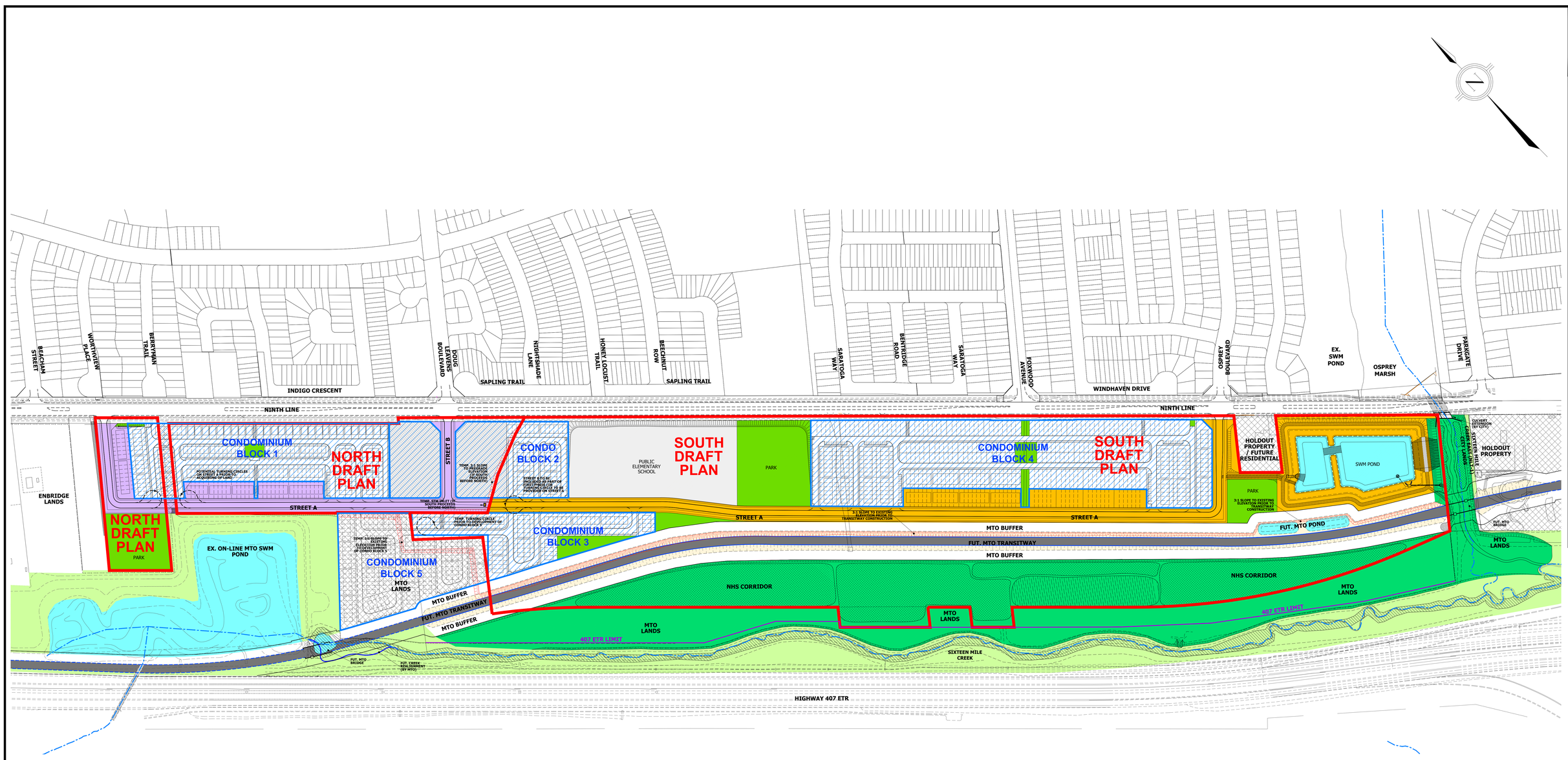




PHASING NOTES

1. REFER TO CEIIS DRAWINGS 12.1A & 12.1B FOR PROPOSED NHS CONSTRUCTION STAGING DETAILS AND OVERALL SUBDIVISION EARTHWORKS STRATEGY. THE EARTHWORKS FOR BOTH THE NORTH AND SOUTH PARCELS MUST PROCEED SIMULTANEOUSLY AS INDICATED ON THE CEIIS STAGING PLANS.
2. APPROVALS FOR THE NORTH AND SOUTH DRAFT PLANS OF SUBDIVISION ARE GENERALLY EXPECTED TO BE RECEIVED WITH SIMILAR TIMING. HOWEVER, IF PHASING OF THE DEVELOPMENT IS REQUIRED FOR ANY REASON, THE SOUTH DRAFT PLAN MUST PROCEED FIRST (OR SIMULTANEOUSLY) AS IT CONTAINS THE STORMWATER MANAGEMENT FACILITY FOR THE DEVELOPMENT, AS WELL AS THE SANITARY SERVICING OUTLETS AND OVERLAND FLOW ROUTE ALONG STREET 'A'
3. IF THE SOUTH PHASE PROCEEDS FIRST, STREET 'B' SHOULD EITHER BE INCLUDED AS PART OF THE FIRST PHASE TO PROVIDE A SECOND MUNICIPAL ACCESS AND CONTINOUS ROAD PATTERN. IF A SUITABLE ALTERNATE ACCESS CAN BE PROVIDED, THEN A TURNING CIRCLE ON STREET 'A' SHOULD BE PROVIDED (TO BE EVALUATED AT DETAILED DESIGN).
4. AS ALL DEVELOPABLE LANDS WILL BE ROUGH GRADED SIMULTANEOUSLY, TEMPORARY TRANSITION SLOPING AT THE PHASE LIMIT MAY BE REQUIRED PRIOR TO DEVELOPMENT OF THE NORTH PHASE. A SUITABLE TEMPORARY INLET SHALL BE PROVIDED TO CAPTURE DRAINAGE FROM THE NORTH LANDS INTO THE PROPOSED MUNICIPAL STORM SEWER ON STREET 'A' AND DIRECT THE FLOW TO THE POND (TO BE EVALUATED AT DETAILED DESIGN).
5. IT IS ASSUMED THAT THE SCHOOL, PARK AND CONDO BLOCKS IN EACH PARCEL WILL PROCEED WITH SIMILAR TIMING TO THE MUNICIPAL WORKS FOR EACH RESPECTIVE PARCEL. SUITABLE INLETS TO BE PROVIDED FOR STORM DRAINAGE AS NECESSARY (TO BE EVALUATED AT DETAILED DESIGN).
6. MTO TRANSITWAY CORRIDOR (INCLUDING BUFFERS) SHALL BE LEFT AT THE EXISTING GRADE WHERE POSSIBLE. TRANSITION SLOPING FROM THE DEVELOPMENT LIMIT (INCLUDING ASSOCIATED BUFFERS TO INTERIM TOP OF SLOPE AND INTERIM FLOODLINE) WILL BE REQUIRED TO MATCH THE EXISTING GROUND. SUITABLE ACCESS POINTS TO BE PROVIDED FOR CONSTRUCTION ACCESS AND MAINTENANCE FROM THE DEVELOPMENT SIDE (TBD AT DETAILED DESIGN).

LEGEND

- DRAFT PLAN LIMITS
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- PROPOSED NHS CORRIDOR
- PROPOSED WETLANDS
- PROPOSED WOODLANDS
- SOUTH DRAFT PLAN - MUNICIPAL WORKS
- NORTH DRAFT PLAN - MUNICIPAL WORKS
- CONDO BLOCK LIMITS
- HIGH-DENSITY BLOCK
- PROPOSED PARK / OPEN SPACE
- PROPOSED SCHOOL
- FUTURE MTO TRANSITWAY (FILL SECTION WITH TRANSITION SLOPE)
- FUTURE MTO TRANSITWAY (FILL SECTION WITH RETAINING WALL)
- FUTURE MTO TRANSITWAY BRIDGE CROSSING

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF MISSISSAUGA VERTICAL BENCHMARK NUMBER 994 HAVING AN ORTHOMETRIC ELEVATION OF 190.933 METRES. ELEVATIONS ARE REFERENCED TO THE CITY OF MISSISSAUGA VERTICAL DATUM. BENCHMARK IS SET VERTICALLY ON THE WEST FACE OF THE NORTH END OF THE NORTHEAST CORNER OF A BRIDGE 85 METRES +/- NORTH OF PARKGATE DRIVE ON NINTH LINE.

No.	REVISION	DATE	BY
	3rd FSR SUBMISSION	OCT 2023	SR
2	2nd FSR SUBMISSION	APRIL 2023	SR
1	1st FSR SUBMISSION	NOVEMBER 2021	S.L.

URBANTECH

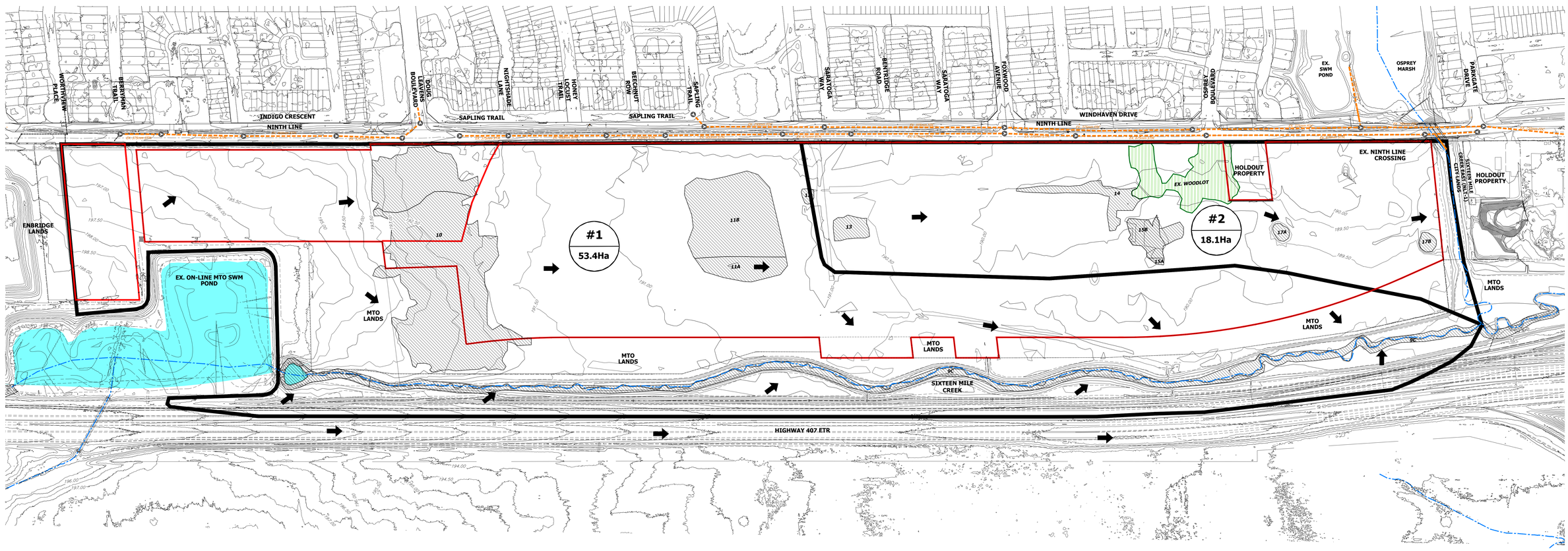
LICENCE OF PROFESSIONAL ENGINEER — S.B. RIEMER — 100114712 — OCT. 2, 2023 — PROVINCE OF ONTARIO

DERRY BRITANNIA DEVELOPMENTS LIMITED

DEVELOPMENT PHASING PLAN

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT. 2023	1:2000	3.1

FILE: P:\PROJECTS\20-652 - DERRY-BRITANNIA DEVELOPMENTS LTD\REPORTS\FUNCTIONAL SERVICING REPORT\DRAWINGS & FIGURES\3.1-DEVELOPMENT PHASING PLAN.DWG REVISED BY [SRIEMER] ON October 2, 2023 AT 10:23 AM



BENCHMARK NOTE

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2	2nd FSR SUBMISSION	APRIL 2023	SR
1	1st FSR SUBMISSION	NOVEMBER 2021	S.L.

LEGEND

- SUBJECT LANDS
- EXISTING CONTOURS (192.00)
- EXISTING DRAINAGE BOUNDARY
- EXISTING STORM SEWERS
- EXISTING OVERLAND FLOW DIRECTION
- #2 / 18.1Ha — DRAINAGE AREA I.D. / DRAINAGE AREA SIZE
- EXISTING WOODLOT
- 19A — EXISTING WETLAND AND ID

URBANTECH

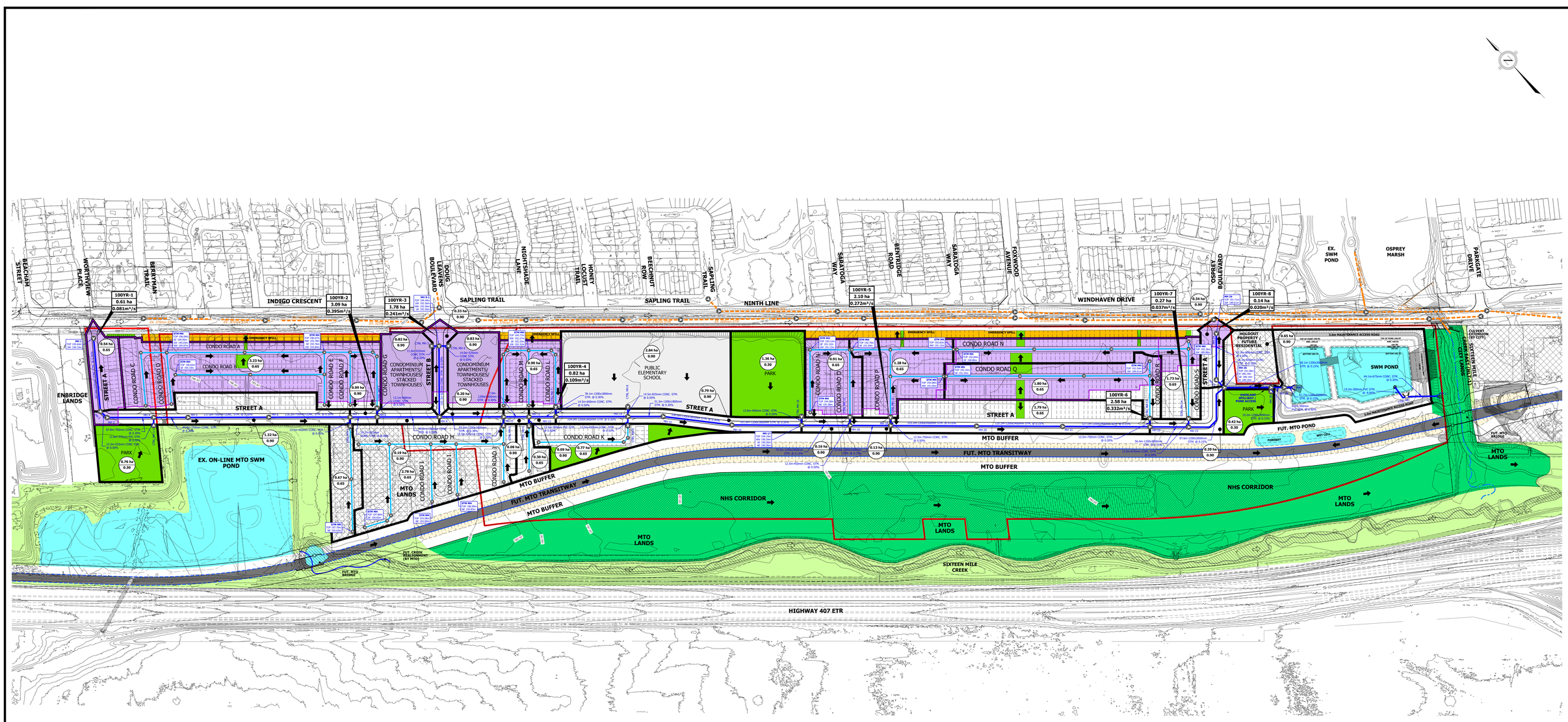
LICENCE OF AUTHORITY — S.R. RIEMER — 100214712 — OCT. 4, 2023

DERRY BRITANNIA DEVELOPMENTS LIMITED

EXISTING STORM DRAINAGE PLAN

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT. 2023	1:2000	5.2A

FILE: P:\PROJECTS\20-652 - DERRY-BRITANNIA DEVELOPMENTS LTD\REPORTS\FUNCTIONAL SERVICING REPORT\DRAWINGS & FIGURES\5.2A-EXISTING STORM DRAINAGE PLAN.DWG REVISED BY [SRIEMER] ON May 1, 2023 AT 11:06 AM





STORM DRAINAGE NOTES:

1. QUALITY AND QUANTITY CONTROL FOR ALL PUBLIC AND PRIVATE BLOCKS TO BE PROVIDED BY PROPOSED SWM POND.
2. MTO DRAINAGE TO BE SELF-CONTAINED AND SIMILARLY NO DEVELOPMENT DRAINAGE SHALL BE DIRECTED TOWARDS THE FUTURE MTO TRANSITWAY OR ASSOCIATED BUFFER.
3. NINTH LINE DRAINAGE TO BE SELF-CONTAINED. NO ALLOWANCE IN PROPOSED POND DESIGN FOR NINTH LINE URBANIZATION. FRONT YARDS FOR UNITS ALONG NINTH LINE SHOULD MANAGE DRAINAGE WITH LOT-LEVEL CONTROLS WHEREVER FEASIBLE (TBD AT DETAILED DESIGN).

LEGEND

- DRAFT PLAN LIMITS
- EXISTING CONTOURS (192.00)
- EXISTING OVERLAND FLOW DIRECTION
- PROPOSED MINOR SYSTEM DRAINAGE BOUNDARY
- PROPOSED STORM SEWERS
- PROPOSED PRIVATE STORM SEWERS
- EXISTING STORM SEWERS
- MINOR SYSTEM DRAINAGE AREA (HECTARES) — 1.00 ha
- RUNOFF COEFFICIENT — 0.90
- PROPOSED / FUTURE OVERLAND FLOW DIRECTION
- PROPOSED STORM MH ID — MH 18
- PROPOSED GROUND ELEVATION — TOP 194.28m
- PROPOSED SEWER OBVERTS (UNLESS SPECIFIED AS INVERT) — NW 191.06m, SE 191.01m
- 100-YEAR CAPTURE AREA (OVERLAND FLOW TO POND NOT POSSIBLE)
- AREA ID — 100YR-1
- MAJOR SYSTEM CAPTURE AREA — 0.78ha
- CONSTANT FLOW CAPTURED IN PIPE AT LOW POINT — 0.127m³/s
- DRAINAGE FOR FRONT YARDS ALONG NINTH LINE TO BE CONTROLLED BY LOT-LEVEL LID (REFER TO DWG 5.3)
- HIGH-DENSITY BLOCK
- PROPOSED PARK / OPEN SPACE
- PROPOSED SCHOOL
- FUTURE MTO TRANSITWAY (FILL SECTION WITH TRANSITION SLOPE)
- FUTURE MTO TRANSITWAY (FILL SECTION WITH RETAINING WALL)
- FUTURE MTO TRANSITWAY BRIDGE CROSSING
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- PROPOSED NHS CORRIDOR
- PROPOSED WETLANDS
- PROPOSED WOODLANDS

BENCHMARK NOTE

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1	1st FSR SUBMISSION	NOVEMBER 2021	S.L.

URBANTECH

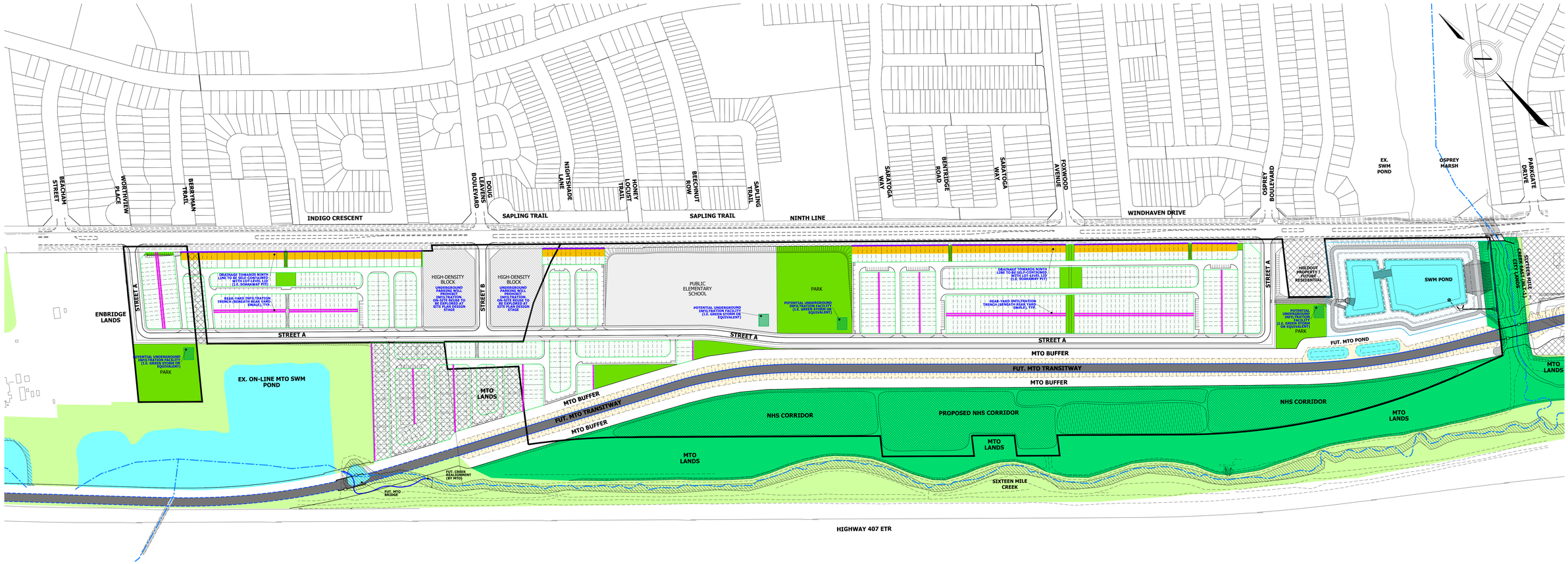
LICENSED PROFESSIONAL ENGINEER — S.R. RIEMER — 100214712 — OCT. 1, 2023 — PROVINCE OF ONTARIO

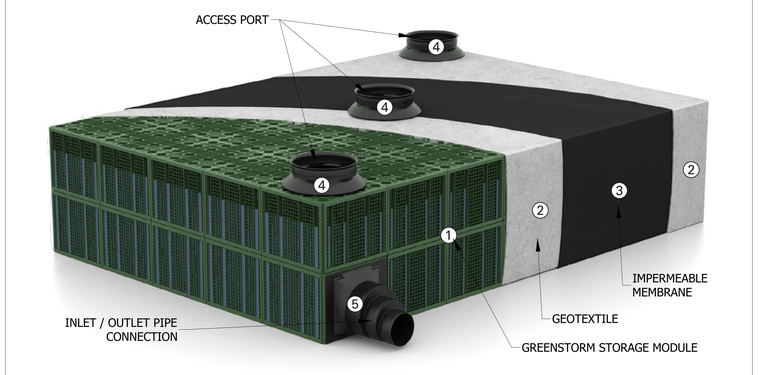
DERRY BRITANNIA DEVELOPMENTS LIMITED

STORM SERVICING PLAN

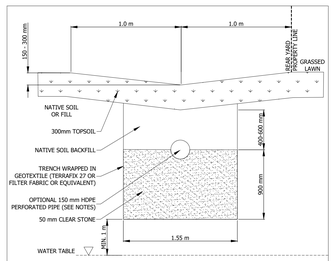
PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT. 2023	1:2000	5.2B

FILE: P:\PROJECTS\20-652 - DERRY-BRITANNIA DEVELOPMENTS LTD\REPORTS\FUNCTIONAL SERVICING REPORT\DRAWINGS & FIGURES\5.2B-STORM SERVICING PLAN.DWG REVISED BY [SRIEMER] ON October 2, 2023 AT 10:30 AM

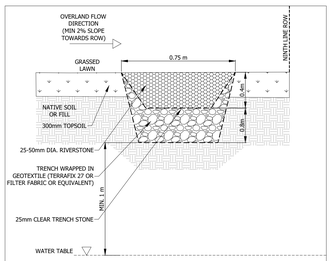




GREENSTORM GEOCELLULAR MODULE
N.T.S.



REAR YARD INFILTRATION TRENCH
N.T.S.



FRONT YARD SOAKAWAY PIT
N.T.S.

POTENTIAL LIDs

ADDITIONAL TOPSOIL PER LAND USE	AREA (Ha)
Lots	13.30
Condo/Townhouse Blocks	1.65
SWM Ponds	3.00
Parks	2.87
Public Elementary School	2.83
LINEAR LIDs	**LENGTH (m)**
Rear-Yard Trenches	2073
Soakaway Pits	998
BLOCK LIDs	**VOL. (m^3)**
Greenstorm (School)	2100
Greenstorm (Public Parks)	

NOTE: THE 27mm RUNOFF VOLUME FROM THE ENTIRE SITE CAN BE ACCOMODATED IN THE EXTENDED DETENTION PORTION OF THE PROPOSED SWM POND IN THE EVENT THAT INFILTRATION / FILTRATION RETENTION IS NOT POSSIBLE ON ALL BLOCKS AT FUTURE DESIGN / APPROVALS STAGE. PROVIDED EXTENDED DETENTION VOLUME IS APPROXIMATELY 6,540m3 (REFER TO DWG. 5.5 FOR POND DETAILS).

LEGEND:

- DRAFT PLAN LIMITS
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- PROPOSED NHS CORRIDOR
- HIGH-DENSITY BLOCK
- PROPOSED PARK / OPEN SPACE
- PROPOSED SCHOOL
- REAR YARD INFILTRATION TRENCH (SEE DETAIL THIS DWG)
- ADDITIONAL DEPTH TOPSOIL ON LOTS WITH ROOF DRAINAGE DIRECTED TO PERVIOUS AREAS
- ADDITIONAL DEPTH TOPSOIL IN POND BLOCK
- DRAINAGE FOR FRONT YARDS ALONG NINTH LINE TO BE CONTROLLED BY LOT-LEVEL LID (SEE SOAKAWAY PIT DETAIL, THIS DWG)
- PROPOSED UNDERGROUND INFILTRATION FACILITY (SEE GREEN STORM DETAIL, THIS DWG, AS A SAMPLE)
- FUTURE MTO TRANSITWAY (FILL SECTION WITH TRANSITION SLOPE)
- FUTURE MTO TRANSITWAY (FILL SECTION WITH RETAINING WALL)
- FUTURE MTO TRANSITWAY BRIDGE CROSSING
- PROPOSED WETLANDS
- PROPOSED WOODLANDS

BENCHMARK NOTE

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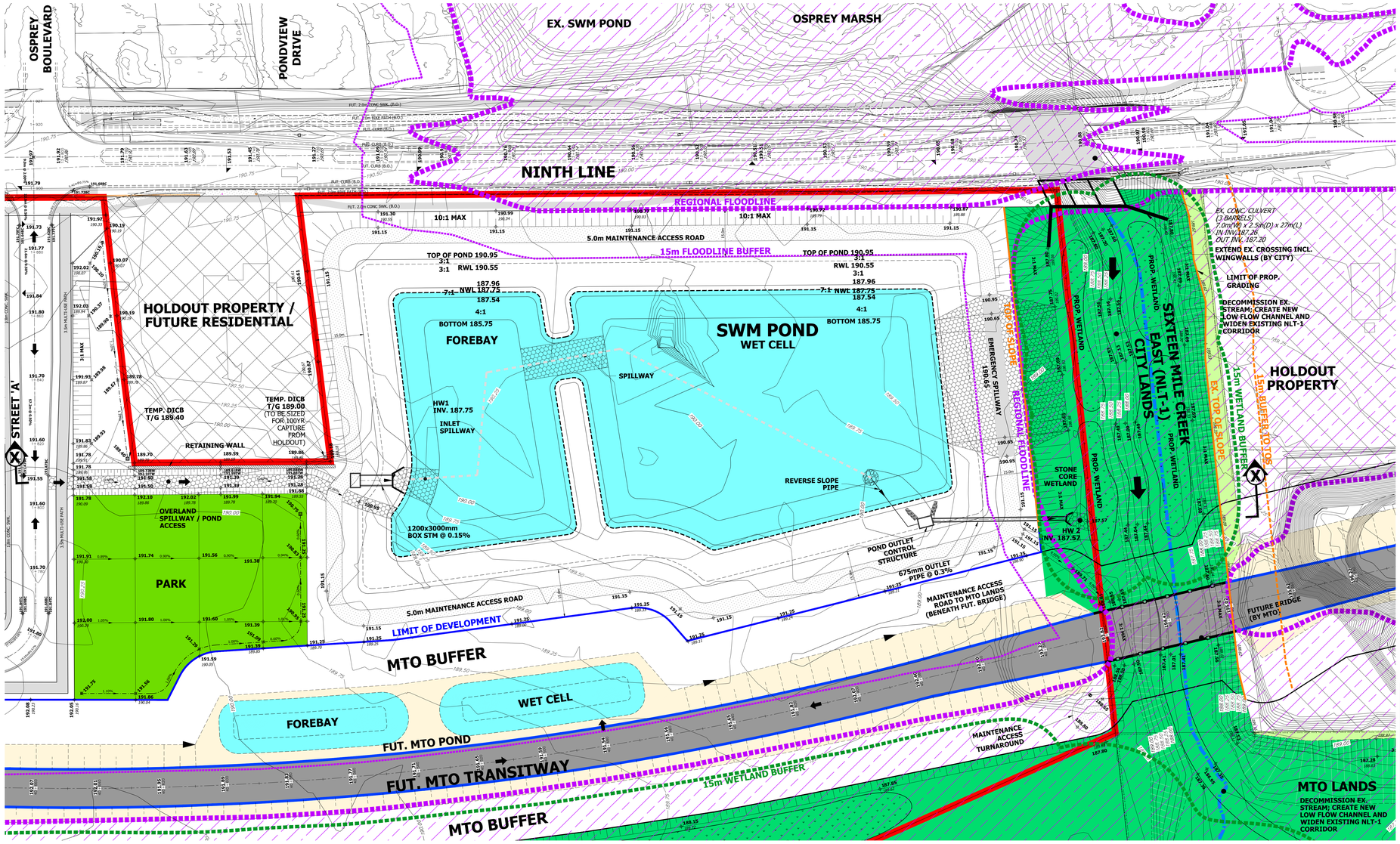
S.R. RIEMER 100214732 OCT. 1, 2023 PROVINCE OF ONTARIO

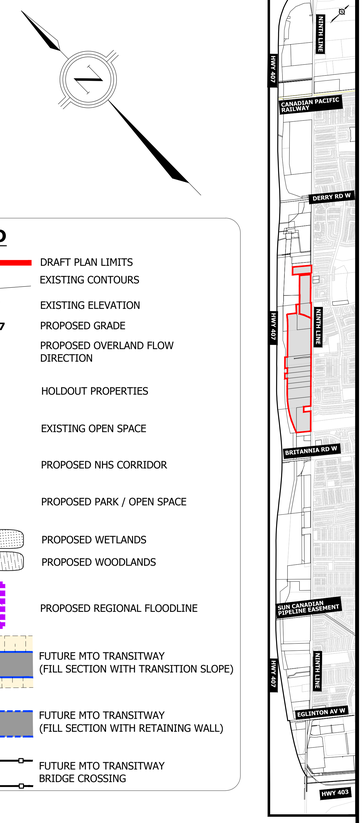
DERRY BRITANNIA DEVELOPMENTS LIMITED

CONCEPTUAL LOCATIONS OF LID MEASURES

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT. 2023	1:2000	5.3

FILE: P:\PROJECTS\20-652 - DERRY-BRITANNIA DEVELOPMENTS LTD\REPORTS\FUNCTIONAL SERVICING REPORT\DRAWINGS & FIGURES\5.3-CONCEPTUAL LOCATION OF LID MEASURES.DWG REVISED BY [RMEHRABAN] ON September 25, 2023 AT 5:25 PM



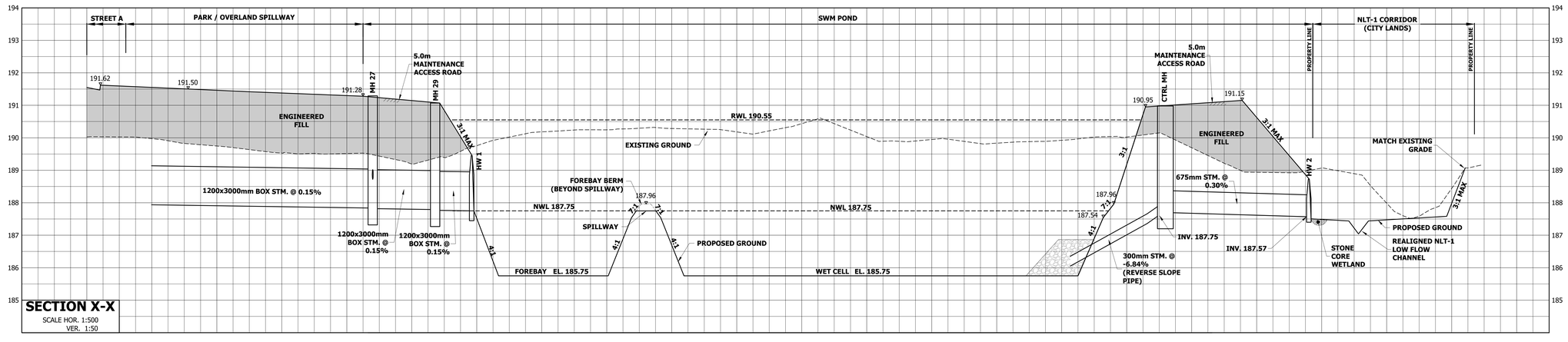


LEGEND

- DRAFT PLAN LIMITS
- 192.00 EXISTING CONTOURS
- 187.60 EXISTING ELEVATION
- 188.67 PROPOSED GRADE
- PROPOSED OVERLAND FLOW DIRECTION
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- PROPOSED NHS CORRIDOR
- PROPOSED PARK / OPEN SPACE
- PROPOSED WETLANDS
- PROPOSED WOODLANDS
- PROPOSED REGIONAL FLOODLINE
- FUTURE MTO TRANSITWAY (FILL SECTION WITH TRANSITION SLOPE)
- FUTURE MTO TRANSITWAY (FILL SECTION WITH RETAINING WALL)
- FUTURE MTO TRANSITWAY BRIDGE CROSSING

SWM POND

RETURN PERIOD	DESIGNED POND WATER LEVEL (m)	UNIT STORAGE VOLUME (m^3/Imp ha)	TARGET STORAGE BASED ON 31.28 Ha @ 73% IMP. (m^3)	PROVIDED STORAGE [A.S.] (m^3)	PROVIDED STORAGE [A.S. + E.D.] (m^3)	UNIT FLOW RATE (m^3/s/ha)	TARGETED FLOW BASED ON 31.28 Ha (m^3/s)
PERMANENT POOL	187.75	188 m^3/ha	5,882	18,360	18,360	-	-
EXTENDED DETENTION	188.25	275	6,313	6,540	6,540	0.0020	0.063
2 yr	188.55	450	10,330	4,169	10,708	0.0024	0.075
5 yr	188.80	600	13,774	7,765	14,305	0.0102	0.319
100 yr	189.20	875	20,087	13,751	20,291	0.0275	0.860
REGIONAL	190.55	1,775	40,748	36,059	42,599	0.0412	1.289
EMERGENCY	190.95			43,291	49,830		



SECTION X-X
SCALE HOR. 1:500
VER. 1:50

SWM POND NOTES:

1. STORMWATER TREATMENT FOR THE M.T.O. LANDS/TRANSITWAY SHALL BE PROVIDED BY THE FUTURE MTO POND.
2. DESIGN INFORMATION FOR THE M.T.O. TRANSITWAY IS BASED ON THE LATEST AVAILABLE E.A. INFORMATION. TRANSITWAY DETAILS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE AS PART OF THE FUTURE DESIGN AND APPROVAL PROCESS.
3. POND CONSTRUCTION REQUIREMENTS (DEWATERING, LINER, BERM CONSTRUCTION, ETC.) TO BE CONFIRMED AT DETAILED DESIGN.
4. OVERLAND FLOW FROM HOLDOUT PROPERTY WILL BE BLOCKED BY POND CONSTRUCTION. TEMPORARY INLET WILL BE PROVIDED TO CAPTURE 100-YR FLOWS AND CONVEY TO SWM POND UNTIL HOLDOUT DEVELOPMENT IN THE FUTURE.

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1	1st FSR SUBMISSION	NOVEMBER 2021	S.L.

URBANTECH

LICENSED PROFESSIONAL ENGINEER
S.B. RIEMER
100214712
OCT. 2, 2023
PROVINCE OF ONTARIO

DERRY BRITANNIA DEVELOPMENTS LIMITED

STORMWATER MANAGEMENT POND GRADING PLAN

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT. 2023	1:500	5.5

FILE: P:\PROJECTS\20-652 - DERRY-BRITANNIA DEVELOPMENTS LTD\REPORTS\FUNCTIONAL SERVICING REPORT\DRAWINGS & FIGURES\5.5-SWM POND PLAN.DWG REVISED BY [SRIEMER] ON May 1, 2023 AT 11:32 AM

NINTH LINE

EXTERNAL AREA 4
A=17.8ha
P = 304

EXTERNAL AREA 3
A=11.9ha
P = 203

EXTERNAL AREA 2
A=22.4ha
P = 1832

EXTERNAL AREA 1
A=31.4ha
P = 2565

ARGENTIA ROAD
PARTITION TRAIL
PASSWAY ROAD
ALLSPICE TRAIL
TERRAGAR BOULEVARD
MILKWOOD CRESCENT
MILKWOOD CRESCENT
ALTHORPE CIRCLE
ALTHORPE CIRCLE
HAZELRIDGE ROAD
DENSBURY DRIVE
DENSBURY DRIVE
STONEHAM WAY
STONEWOOD WAY
DERRY ROAD
ZENITH COURT
DISCOVERY COURT
APEX COURT
BANFF COURT

FUTURE SANITARY SEWER (BY OTHERS)

FUT. MTO TRANSITWAY

MATCHLINE - CONTINUED ON THIS DRAWING

HWY 407
CANADIAN PACIFIC RAILWAY
DERRY RD W
BRITANNIA RD W
SUN CANADIAN PIPELINE EASEMENT
EGLINTON AV W
HWY 401

BANFF COURT
BAGGINS COURT
BEACHAM STREET
WORTHVIEW PLACE
BERRYMAN TRAIL
INDIGO CRESCENT
DOUG LEATH MOUNDS BOULEVARD
NIGHTSHADE LANE
HONEY LOCUST TRAIL
BEECHNUT ROW
SAPLING TRAIL
SARATOGA WAY
BENTRIDGE ROAD
SARATOGA WAY
FOXWOOD AVENUE
WINDHAVEN DRIVE
OSPREY BOULEVARD
EX. SWM POND
OSPREY MARSH
PARKGATE DRIVE

NINTH LINE

EXTERNAL AREA 1
A=31.4ha
P = 2565

ENBRIDGE LANDS

STREET A
STREET B
CONDO ROAD A
CONDO ROAD B
CONDO LANEWAY A
CONDO ROAD C
CONDO ROAD D
CONDO ROAD E
CONDO ROAD F
CONDO ROAD G
CONDO ROAD H
CONDO ROAD I
CONDO ROAD J
CONDO ROAD K
CONDO ROAD L
CONDO ROAD M
CONDO ROAD N
CONDO ROAD O
CONDO ROAD P
CONDO ROAD Q
CONDO ROAD R
CONDO ROAD S

CONDOMINIUM APARTMENTS, TOWNHOUSES, STACKED TOWNHOUSES

PUBLIC ELEMENTARY SCHOOL

PARK

EX. ON-LINE MTO SWM POND

MTO LANDS

MTO BUFFER

FUT. MTO TRANSITWAY

NHS CORRIDOR

SWM POND

HOLDOUT PROPERTY / FUTURE RESIDENTIAL

SIXTEEN MILE CREEK

CREEK EAST BRANCH (REACH 1-1)

HIGHWAY 407 ETR

MATCHLINE - CONTINUED ON THIS DRAWING

EXTERNAL DRAINAGE NOTES:

1. FUTURE EXTERNAL LANDS NORTH OF DERRY ROAD ARE CONSISTENT WITH THE CONCEPTS IN THE REGION OF PEEL NINTH LINE SERVICING REPORT

LEGEND

- DRAFT PLAN LIMITS
- PROPOSED SANITARY DRAINAGE BOUNDARY
- EXTERNAL SANITARY DRAINAGE BOUNDARY
- EXISTING SANITARY SEWER
- PROPOSED LOCAL SANITARY SEWER, MANHOLE AND FLOW DIRECTION
- PROPOSED PRIVATE SANITARY SEWER, MANHOLE AND FLOW DIRECTION
- PROPOSED DC SANITARY SEWER
- FUTURE SANITARY SEWERS BY OTHERS
- PROPOSED SANITARY MH ID (MH 23A)
- PROPOSED GROUND ELEVATION (TOP 256.53m)
- PROPOSED SEWER OBVERTS (UNLESS SPECIFIED AS INVERT) (SW 255.72m, NW 255.72m)
- NUMBER OF UNITS
- POPULATION (PERSONS)
- POPULATION DENSITY (PERSONS PER UNIT)
- AREA ID
- EXTERNAL SANITARY DRAINAGE AREA (HECTARES)
- POPULATION (PERSONS)
- HOLDOUT PROPERTIES
- HIGH-DENSITY BLOCK
- PROPOSED PARK / OPEN SPACE
- PROPOSED SCHOOL
- FUTURE MTO TRANSITWAY (FILL SECTION WITH TRANSITION SLOPE)
- FUTURE MTO TRANSITWAY (FILL SECTION WITH RETAINING WALL)
- FUTURE MTO TRANSITWAY BRIDGE CROSSING
- EXISTING OPEN SPACE
- PROPOSED NHS CORRIDOR
- PROPOSED WETLANDS
- PROPOSED WOODLANDS

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4	FINAL FSR SUBMISSION	MAY 2025	SR
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1	1st FSR SUBMISSION	NOVEMBER 2021	S.L.

URBANTECH

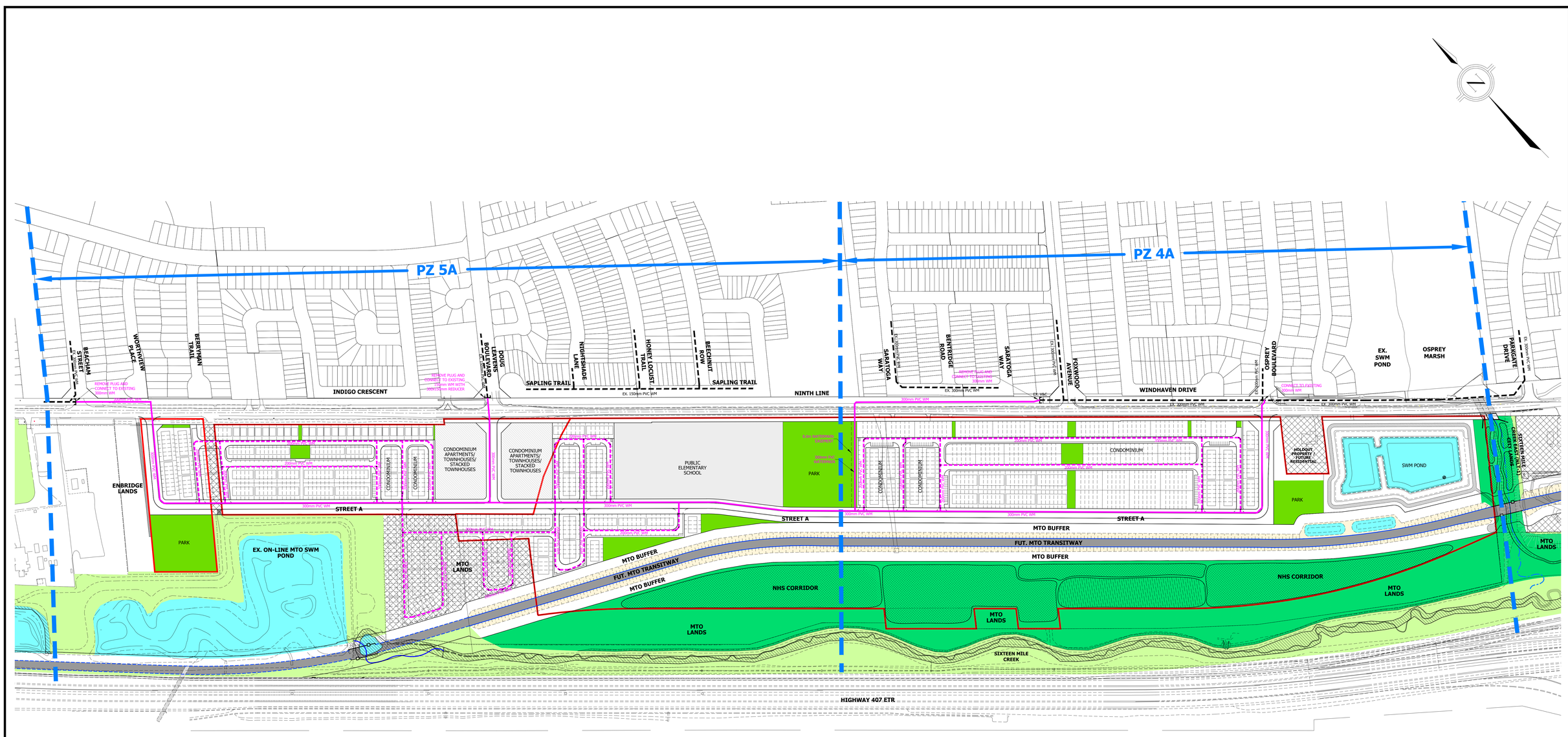
LICENSED PROFESSIONAL ENGINEER S.B. RIEMER 100214712 PROVINCE OF ONTARIO

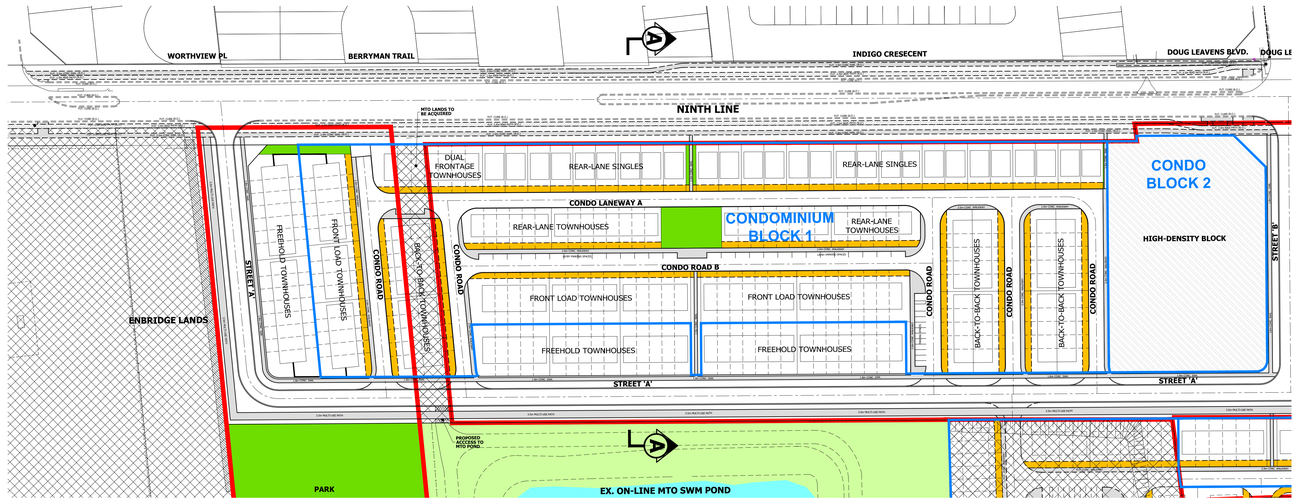
DERRY BRITANNIA DEVELOPMENTS LIMITED

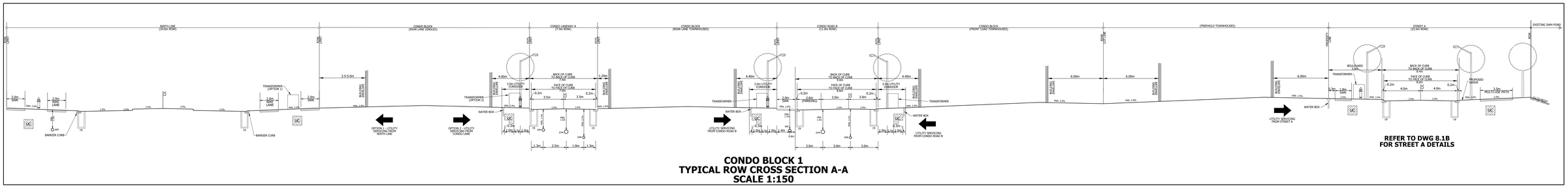
SANITARY SERVICING PLAN

PROJECT No.	DATE	SCALE	FIG No.
20-652	SEP. 2024	1:2000	6.1

FILE: P:\PROJECTS\20-652 - DERRY-BRITANNIA DEVELOPMENTS LTD\REPORTS\FUNCTIONAL SERVICING REPORT\DRAWINGS & FIGURES\6.1-SANITARY SERVICING PLAN.DWG REVISED BY [YPATEL] ON April 28, 2025 AT 1:51 PM

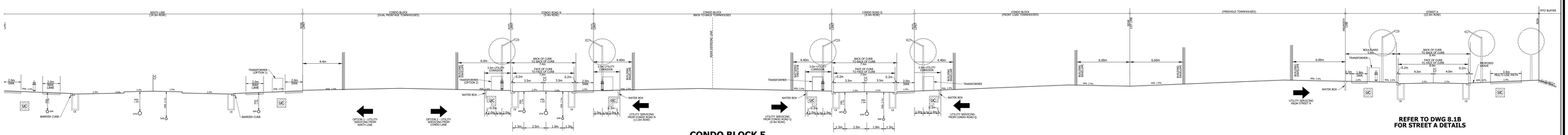

PZ 5A
PZ 4A
NINTH LINE
INDIGO CRESCENT
SAPLING TRAIL
WINDHAVEN DRIVE
BELGIAN STREET
WORTHVIEW PLACE
BERRYMAN TRAIL
DOUG LEDUC BOULEVARD
NIGHSHADE LANE
HONEY LOCUST TRAIL
BEECHNUT ROW
SARATOGA WAY
BERTRIDGE ROAD
FOXWOOD AVENUE
OSPREY BOULEVARD
PARKGATE DRIVE
EX. SWM POND
OSPREY MARSH
ENBRIDGE LANDS
CONDOMINIUM APARTMENTS/ TOWNHOUSES/ STACKED TOWNHOUSES
PUBLIC ELEMENTARY SCHOOL
PARK
CONDOMINIUM
HOLDOUT PROPERTY / FUTURE RESIDENTIAL
SWM POND
STREET A
EX. ON-LINE MTO SWM POND
MTO LANDS
MTO BUFFER
FUT. MTO TRANSITWAY
NHS CORRIDOR
SIXTEEN MILE CREEK
HIGHWAY 407 ETR
REMOVE PLUG AND CONNECT TO EXISTING 150mm WM WITH 300x150mm REDUCER
REMOVE PLUG AND CONNECT TO EXISTING 300mm WM
CONNECT TO EXISTING 300mm WM
EX. 150mm PVC WM
EX. 300mm PVC WM
EX. 400mm PVC WM
300mm PVC WM
EX. WATERMAIN ABANDONED
EX. VALVE
EX. 300mm PVC SAN
EX. 200mm PVC SAN
EX. 250mm PVC SAN
EX. 300mm PVC STM
EX. 600mm PVC STM
EX. 1200mm PVC STM
EX. 1500mm PVC STM
EX. 1800mm PVC STM
EX. 2100mm PVC STM
EX. 2400mm PVC STM
EX. 3000mm PVC STM
EX. 3600mm PVC STM
EX. 4200mm PVC STM
EX. 4800mm PVC STM
EX. 5400mm PVC STM
EX. 6000mm PVC STM
EX. 6600mm PVC STM
EX. 7200mm PVC STM
EX. 7800mm PVC STM
EX.





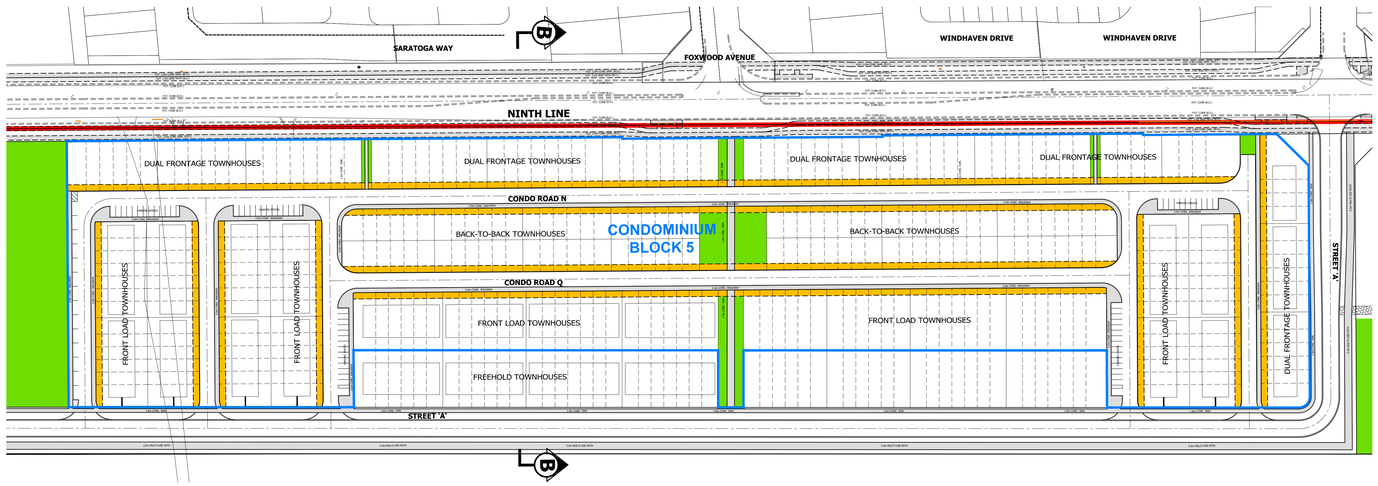
CONDO BLOCK 1
TYPICAL ROW CROSS SECTION A-A
SCALE 1:150

REFER TO DWG 8.1B FOR STREET A DETAILS



CONDO BLOCK 5
TYPICAL ROW CROSS SECTION B-B
SCALE 1:150

REFER TO DWG 8.1B FOR STREET A DETAILS





LEGEND

- DRAFT PLAN LIMITS
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- CONDO BLOCK LIMITS
- HIGH-DENSITY BLOCK
- PROPOSED PARK / OPEN SPACE
- 3.0m UTILITY CORRIDOR (NO STEPS, PORCHES OR OTHER STRUCTURAL ENCROACHMENTS PERMITTED)

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF MISSISSAUGA VERTICAL BENCHMARK NUMBER 994 HAVING AN ORTHOMETRIC ELEVATION OF 190.933 METRES. ELEVATIONS ARE REFERENCED TO THE CITY OF MISSISSAUGA VERTICAL DATUM. BENCHMARK IS SET VERTICALLY ON THE WEST FACE OF THE NORTH END OF THE NORTHEAST CORNER OF A BRIDGE 85 METRES +/- NORTH OF PARKGATE DRIVE ON NINTH LINE.

No.	REVISION	DATE	BY
	3rd FSR SUBMISSION	OCT 2023	SR
2	2nd FSR SUBMISSION	APRIL 2023	SR
1	1st FSR SUBMISSION	NOVEMBER 2021	S.L.

URBANTECH

S.R. RIEMER
100214712
OCT. 6, 2023
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

NOTES

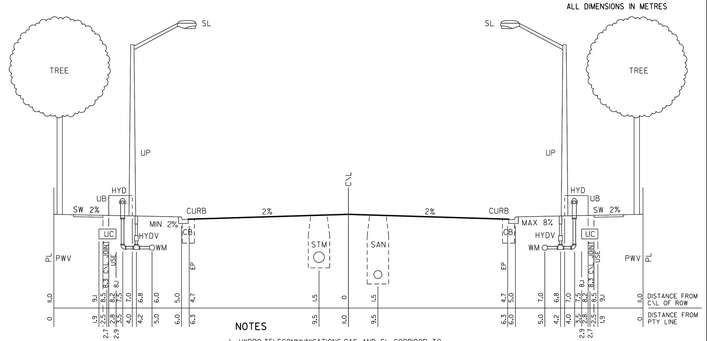
1. **FOR PRELIMINARY DETAILS OF THE PROPOSED UNIT TYPES, INCLUDING SETBACKS, REFER TO DWG. 8.1C**

DERRY BRITANNIA DEVELOPMENTS LIMITED

TYPICAL CONDO SERVICING CROSS SECTIONS

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT. 2023	**1:1000**	**8.1A**

METRIC
ALL DIMENSIONS IN METRES



LEGEND

EP - EDGE OF PAVEMENT
CB - CATCH BASIN
CURB - CURB OR CURB AND GUTTER
C/L - CENTRELINE
GAS - GAS MAIN
HYD - FIRE HYDRANT
HYDV - FIRE HYDRANT VALVE
PWV - PRIVATE WATER VALVE
PL - PROPERTY LINE
SL - STREETLIGHT
SW - SIDEWALK
SAN - SANITARY SEWER
STM - STORM SEWER
UB - UTIITY BOX (HYDRO,TELECOMMUNICATIONS)
UC - UTILITY CORRIDOR (HYDRO,TELECOMM,GAS,SL)
UP - UTILITY POLE
WM - WATERMAIN

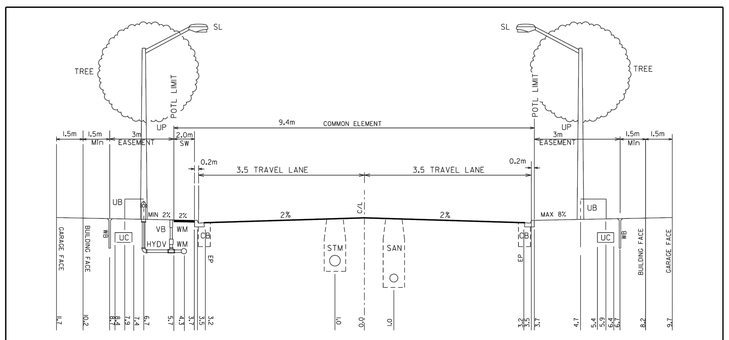
NOTES

1. HYDRO,TELECOMMUNICATIONS,GAS AND SL CORRIDOR TO HAVE A MINIMUM COVER OF 0.965 m.
2. WATERMAIN TO HAVE A MINIMUM COVER OF 1.7m.
3. IF UTILITIES CANNOT BE INSTALLED ACCORDING TO THIS STANDARD THEY ARE TO BE INSTALLED AS CLOSE AS POSSIBLE TO THE PRESCRIBED LOCATION SUBJECT TO THE APPROVAL OF THE TRANSPORTATION AND WORKS DEPARTMENT OF THE CITY OF MISSISSAUGA.
4. A 0.4m - 0.6m CLEARANCE MUST BE MAINTAINED BETWEEN CABLES AND HYDRANTS
5. A 0.3m CLEARANCE MUST BE MAINTAINED BETWEEN WATERMAINS AND UTILITY POLES.
6. ROAD WIDTH IS MEASURED FROM FACE OF CURB TO FACE OF CURB AS DEFINED ON OPSD STD. 600.040 CURB & GUTTER. PAVEMENT WIDTH IS MEASURED FROM EDGE OF PAVEMENT (EP) TO EDGE OF PAVEMENT (EP).
7. FOR LOCATION OF GAS MAIN WITHIN UTILITY CORRIDOR REFER TO STD. 221.280

MISSISSAUGA

STANDARD
MINOR RESIDENTIAL COLLECTOR ROAD
10m ROAD ON 22m ROW

EFF. DATE	2002-01-01	SCALE	N.T.S.
REV. 9	2015-06-05	STANDARD No.	221.080



LEGEND

EP - EDGE OF PAVEMENT
CB - CATCH BASIN
CURB - CURB OR CURB AND GUTTER
C/L - CENTRELINE
GAS - GAS MAIN
HYD - FIRE HYDRANT
HYDV - FIRE HYDRANT VALVE
PWV - PRIVATE WATER VALVE
PL - PROPERTY LINE
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SL - STREETLIGHT
SW - SIDEWALK
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UC - UTILITY CORRIDOR (HYDRO,TELECOMM,GAS,SL)
UP - UTILITY POLE
WM - WATERMAIN
WB - WATERBOX
VB - VALVEBOX

NOTES

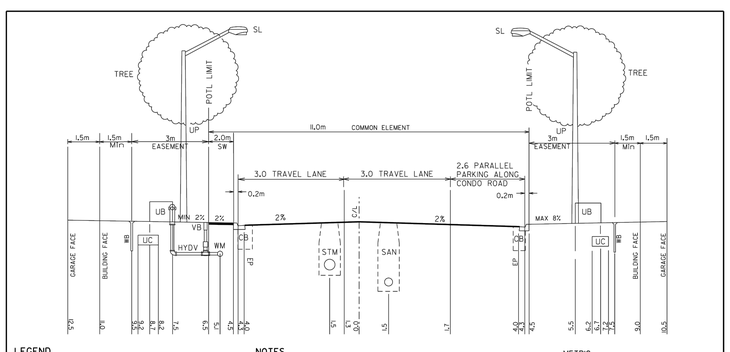
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7. FOR LOCATION OF GAS MAIN WITHIN UTILITY CORRIDOR REFER TO STD. 221.280
8. HYDRO TRANSFORMER MUST BE LOCATED AT A MINIMUM OF 3.3m FROM ANY DOORS AND/OR WINDOWS
9. SIDEWALK DETAIL MUST BE AODA COMPLIANT.
10. FOR DRIVEWAY ENTRANCE DETAIL REFER TO STD 221.258.

METRIC
ALL DIMENSIONS IN METRES

MISSISSAUGA

PRIVATE ROAD CROSS SECTION FOR A COMMON ELEMENT CONDOMINIUM WITH OFF-STREET PARKING

EFF. DATE	Feb. 2011	SCALE	N.T.S.
REV. 1	Dec. 2015	STANDARD No.	221.155



LEGEND

EP - EDGE OF PAVEMENT
CB - CATCH BASIN
CURB - CURB OR CURB AND GUTTER
C/L - CENTRELINE
GAS - GAS MAIN
HYD - FIRE HYDRANT
HYDV - FIRE HYDRANT VALVE
PWV - PRIVATE WATER VALVE
PL - PROPERTY LINE
POTL - PARCEL OF TIED LAND
SL - STREETLIGHT
SW - SIDEWALK
SAN - SANITARY SEWER
STM - STORM SEWER
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UC - UTILITY CORRIDOR (HYDRO,TELECOMM,GAS,SL)
UP - UTILITY POLE
WM - WATERMAIN
WB - WATERBOX
VB - VALVE BOX

NOTES

1. HYDRO, TELECOMMUNICATIONS, GAS AND SL CORRIDOR TO HAVE A MINIMUM COVER OF 0.965m.
2. WATERMAIN TO HAVE A MINIMUM COVER OF 1.7m.
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7. FOR LOCATION OF GAS MAIN WITHIN UTILITY CORRIDOR REFER TO STD. 221.280
8. HYDRO TRANSFORMER MUST BE LOCATED AT A MINIMUM OF 3.3m FROM ANY DOORS AND/OR WINDOWS
9. SIDEWALK DETAIL MUST BE AODA COMPLIANT.
10. FOR DRIVEWAY ENTRANCE DETAIL REFER TO STD 221.258.

METRIC
ALL DIMENSIONS IN METRES

MISSISSAUGA

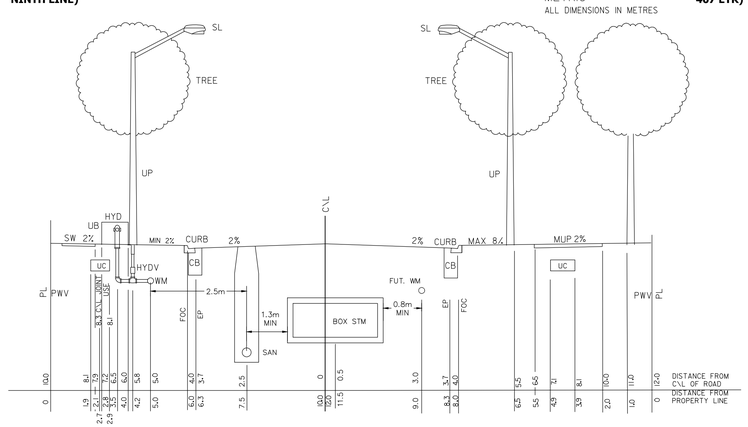
PRIVATE ROAD CROSS SECTION FOR A COMMON ELEMENT CONDOMINIUM WITH ON-STREET PARKING

EFF. DATE	Feb. 2011	SCALE	N.T.S.
REV. 1	Dec. 2015	STANDARD No.	221.154

EAST (TOWARDS NINTH LINE)

METRIC
ALL DIMENSIONS IN METRES

WEST (TOWARDS 407 ETR)

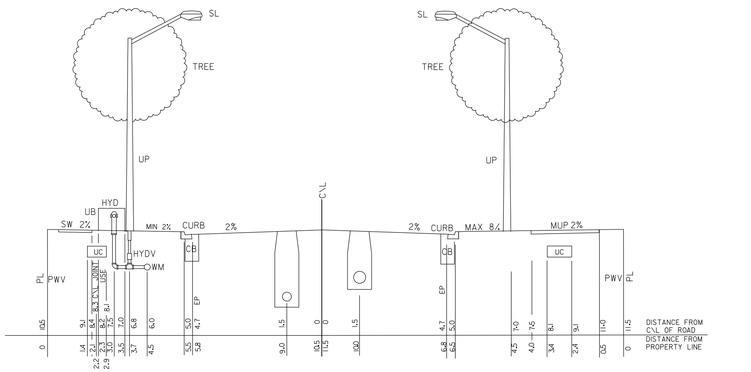


PROPOSED 22m ROW (STREET 'A')
8.0m PAVEMENT

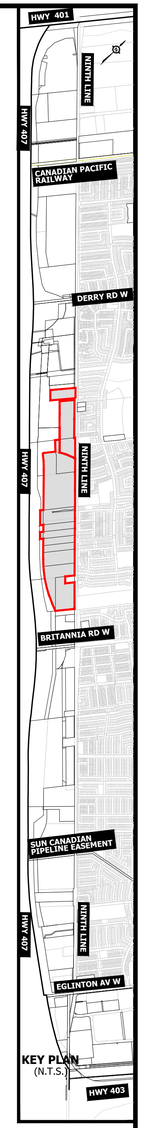
NORTH (TOWARDS CONDO BLOCK)

METRIC
ALL DIMENSIONS IN METRES

SOUTH (TOWARDS HOLDOUT)



PROPOSED 22m ROW (STREET 'A')
WIDENED 10.0m PAVEMENT AT OSPREY BOULEVARD



BENCHMARK NOTE

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1	1st FSR SUBMISSION	NOVEMBER 2021	S.L.

URBANTECH

LICENSED PROFESSIONAL ENGINEER
S.B. RIEMER
100214712
OCT. 2, 2023
PROVINCE OF ONTARIO

DERRY BRITANNIA DEVELOPMENTS LIMITED

STANDARD ROW DETAILS

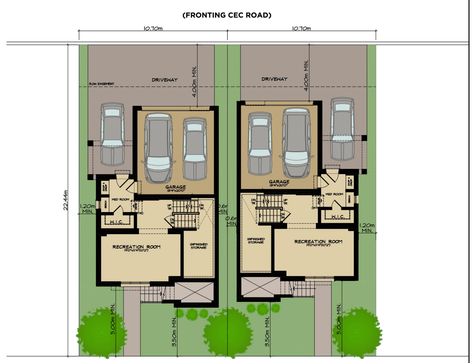
PROJECT No.	DATE	SCALE	FIG No.
20-652	APR 2023	NTS	8.1B



BACK TO BACK TOWNHOUSE

NINTH LINE
MISSISSAUGA, ONTARIO
MATTAMY HOMES

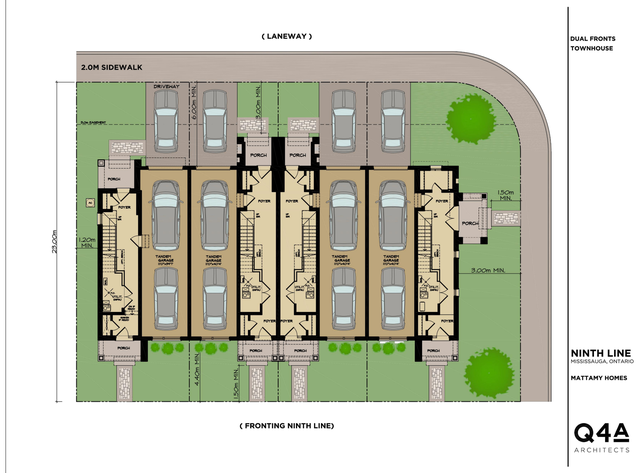
Q4A ARCHITECTS



REAR LANE SINGLES

NINTH LINE
MISSISSAUGA, ONTARIO
MATTAMY HOMES

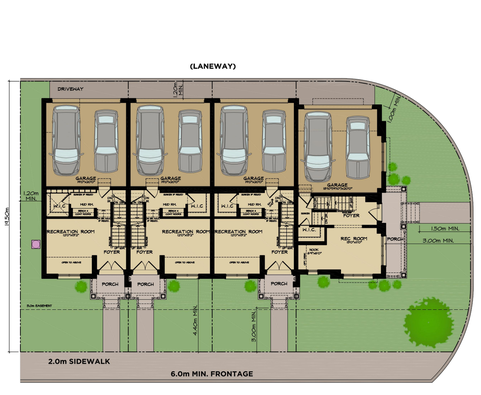
Q4A ARCHITECTS



DUAL FRONTS TOWNHOUSE

NINTH LINE
MISSISSAUGA, ONTARIO
MATTAMY HOMES

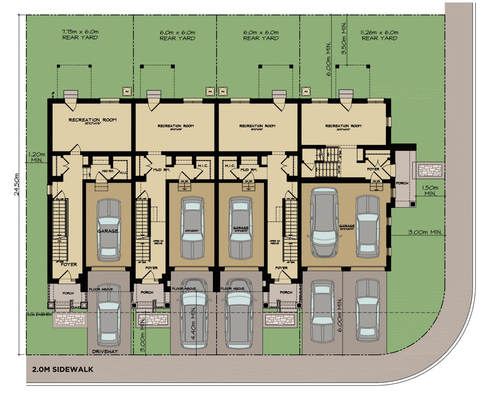
Q4A ARCHITECTS



REAR LANE TOWNHOUSE

NINTH LINE
MISSISSAUGA, ONTARIO
MATTAMY HOMES

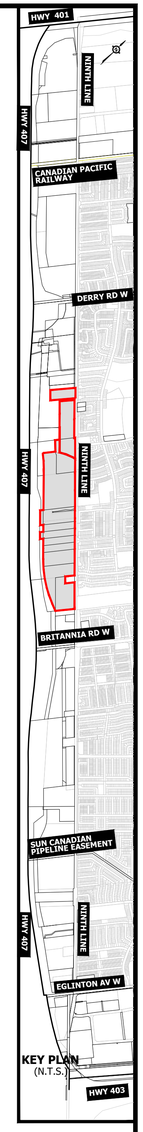
Q4A ARCHITECTS



FRONT LOAD TOWNHOUSE (CONDO)

NINTH LINE
MISSISSAUGA, ONTARIO
MATTAMY HOMES

Q4A ARCHITECTS



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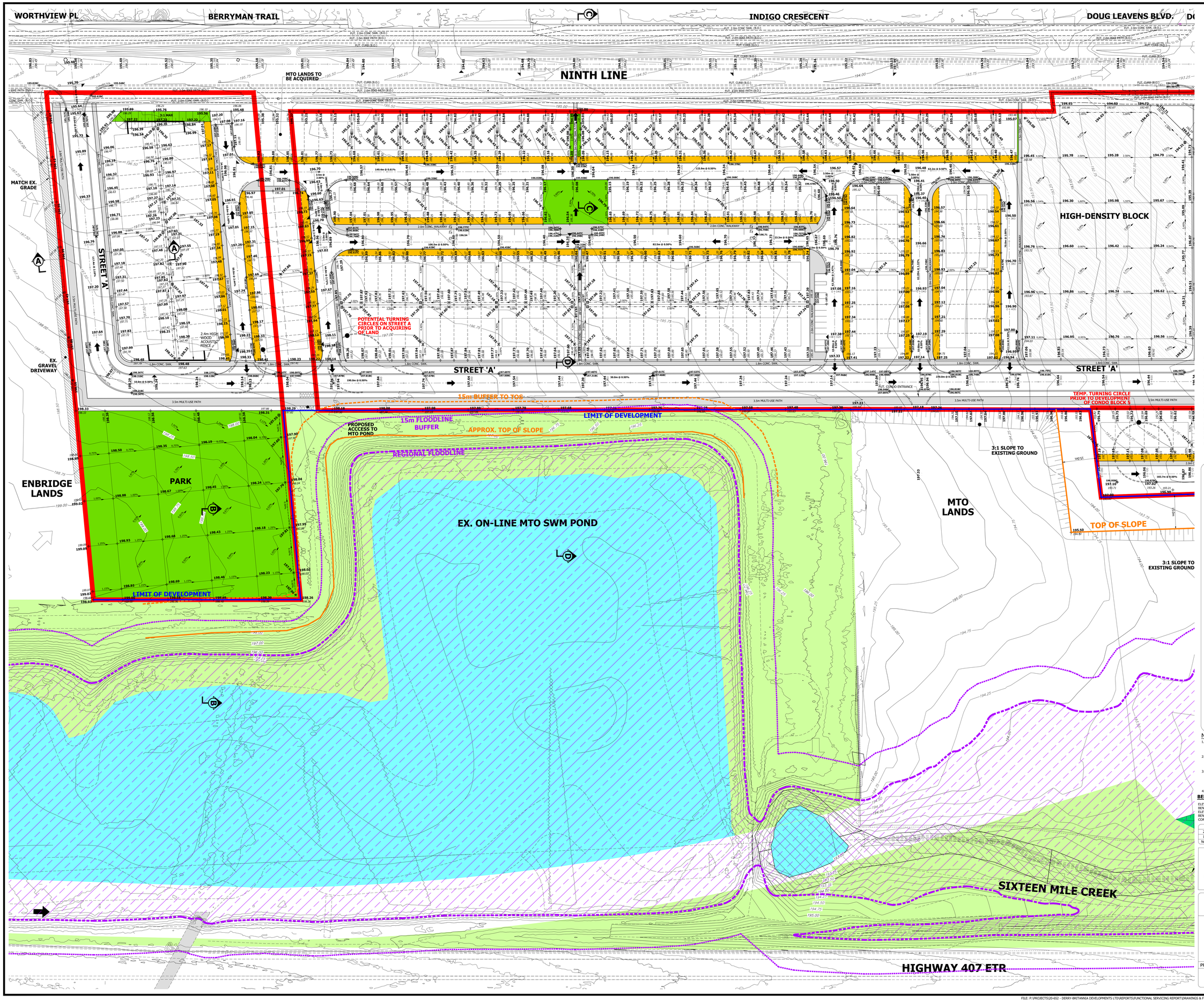
URBANTECH

LICENSED PROFESSIONAL ENGINEER
S.B. RIEMER
100214712
OCT. 2, 2023
PROVINCE OF ONTARIO

DERRY BRITANNIA DEVELOPMENTS LIMITED

PRELIMINARY LOT DETAILS

PROJECT No.	DATE	SCALE	FIG No.
20-652	APR 2023	NTS	8.1C



LEGEND

- DRAFT PLAN LIMITS
- EXISTING CONTOURS
- EXISTING ELEVATION
- PROPOSED GRADE
- EXISTING & PROPOSED OVERLAND FLOW DIRECTION
- PROPOSED SWALE
- TRANSITION SLOPE(3:1 OR AS NOTED)
- STREET OR REAR LOT CATCHBASIN
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- HIGH-DENSITY BLOCK
- PROPOSED SCHOOL
- PROPOSED NHS CORRIDOR
- PROPOSED PARK / OPEN SPACE
- 3m UTILITY CORRIDOR
- PROPOSED WETLANDS
- PROPOSED WOODLANDS
- PROPOSED REGIONAL FLOODLINE
- FUTURE MTO TRANSITWAY (FILL SECTION WITH TRANSITION SLOPE)
- FUTURE MTO TRANSITWAY (FILL SECTION WITH RETAINING WALL)
- FUTURE MTO TRANSITWAY BRIDGE CROSSING

NOTES

1. PUBLIC VS. PRIVATE DRAINAGE TO BE KEPT SEPARATE WHERE PRACTICAL. ALL DRAINAGE IS ULTIMATELY TREATED BY PROPOSED SWM POND. NO DRAINAGE TO BE DIRECTED FROM PROPOSED DEVELOPMENT TOWARDS MTO.
2. DETAILED LOT GRADING TO BE COMPLETED IN CONFORMANCE WITH CITY OF MISSISSAUGA STANDARDS. REFER TO TSW DEVELOPMENT REQUIREMENTS MANUAL, SECTION 2.08 FOR ALL GRADING CRITERIA TO BE FOLLOWED AT DETAILED DESIGN.
3. SCHOOL, PARKS AND CONDO BLOCK CONCEPTS ARE PRELIMINARY ONLY. GRADING AND SERVICING DETAILS TO BE FURTHER EVALUATED AT DETAILED DESIGN AND THROUGH FUTURE SITE PLAN APPLICATIONS. ULTIMATE BLOCK GRADING TO CONFORM TO CITY DESIGN STANDARDS.
4. REFER TO DRAWINGS 8.1A-C FOR ADDITIONAL ROW AND LOT DETAILS.

BENCHMARK NOTE

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URBANTECH

LICENSED PROFESSIONAL ENGINEER S.B. RIEMER 100214712 OCT. 5, 2023 PROVINCE OF ONTARIO

DERRY BRITANNIA DEVELOPMENTS LIMITED

INTERIM GRADING PLAN (PART 1 OF 4)

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT 2023	1:500	9.1a

WORTHVIEW PL
BERRYMAN TRAIL
INDIGO CRESCENT
DOUG LEAVENS BLVD
NINTH LINE
MTO LANDS TO BE ACQUIRED
MATCH EX. GRADE
EX. GRAVEL DRIVEWAY
STREET 'A'
STREET 'B'
HIGH-DENSITY BLOCK
2.4m HIGH WOOD ACOUSTIC FENCE
3.5m MULTI-USE PATH
1.8m CONC. SWK.
2.0m CONC. WALKWAY
FUT. CONDO ENTRANCE
15m BUFFER TO TOS
PROPOSED ACCCESS TO MTO POND
15m FLOODLINE BUFFER
REGIONAL FLOODLINE
APPROX. TOP OF SLOPE
LIMIT OF DEVELOPMENT
ENBRIDGE LANDS
PARK
EX. ON-LINE MTO SWM POND
MTO LANDS
FUT. RETAINING WALL
MTO BUFFER
FUT. MTO TRANSITWAY
FUTURE BRIDGE (BY MTO)
FUTURE CREEK REALIGNMENT (BY MTO)
SIXTEEN MILE CREEK
HIGHWAY 407 ETR
REFER TO FIGURE 9.1B

HWY 401
MISSISSAUGA RD
CANADIAN PACIFIC RAILWAY
DERRY RD W
HURONTARIO
BRITANNIA RD W
SUN CANADIAN PIPELINE EASEMENT
ECLINTON AV W
HWY 403

LEGEND

- DRAFT PLAN LIMITS
- 192.00 EXISTING CONTOURS
- 187.60 EXISTING ELEVATION
- 188.67 PROPOSED GRADE
- EXISTING & PROPOSED OVERLAND FLOW DIRECTION
- PROPOSED SWALE
- TRANSITION SLOPE(3:1 OR AS NOTED)
- STREET OR REAR LOT CATCHBASIN
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- HIGH-DENSITY BLOCK
- PROPOSED SCHOOL
- PROPOSED NHS CORRIDOR
- PROPOSED PARK / OPEN SPACE
- 3m UTILITY CORRIDOR
- PROPOSED WETLANDS
- PROPOSED WOODLANDS
- PROPOSED REGIONAL FLOODLINE
- FUTURE MTO TRANSITWAY (FILL SECTION WITH TRANSITION SLOPE)
- FUTURE MTO TRANSITWAY (FILL SECTION WITH RETAINING WALL)
- FUTURE MTO TRANSITWAY BRIDGE CROSSING

NOTES

1. PUBLIC VS. PRIVATE DRAINAGE TO BE KEPT SEPARATE WHERE PRACTICAL. ALL DRAINAGE IS ULTIMATELY TREATED BY PROPOSED SWM POND. NO DRAINAGE TO BE DIRECTED FROM PROPOSED DEVELOPMENT TOWARDS MTO.
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BENCHMARK NOTE

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No.	REVISION	DATE	BY
	3rd FSR SUBMISSION	OCT 2023	SR
2	2nd FSR SUBMISSION	APRIL 2023	SR
1	1st FSR SUBMISSION	NOVEMBER 2021	S.L.

URBANTECH

LICENSED PROFESSIONAL ENGINEER S.S. KEEMER 100214712 DATE: 2.10.2023 PROVINCE OF ONTARIO

DERRY BRITANNIA DEVELOPMENTS LIMITED

ULTIMATE GRADING PLAN
(PART 1 OF 4)

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT 2023	1:500	9.1A

FILE: P:\PROJECTS\20-652 - DERRY-BRITANNIA DEVELOPMENTS LTD\REPORTS\FUNCTIONAL SERVICING REPORT\DRAWINGS & FIGURES\9.1A-GRADING PLAN.DWG REVISED BY [SRIEMER] ON October 5, 2023 AT 4:27 PM

DOUG LEAVENS BLVD.

SAPLING TRAIL

NINTH LINE

STREET 'B'

HIGH-DENSITY BLOCK

SCHOOL

PARK

STREET 'A'

TEMP. 3:1 SLOPE TO PREGRADE ELEVATION (IF SOUTH PROCEEDS BEFORE NORTH)

TEMP. STM INLET (IF SOUTH PROCEEDS BEFORE NORTH)

STREET B TO BE INCLUDED AS PART OF FIRST PHASE (OR TURNING CIRCLE TO BE PROVIDED ON STREET A

2.4m HIGH WOOD ACOUSTIC FENCE

REFER TO FIGURE 9.1A

LIMIT OF DEVELOPMENT

TOP OF SLOPE

MTO LANDS

15m FLOODLINE BUFFER

REGIONAL FLOODLINE

15m WETLAND BUFFER

3:1 SLOPE TO EXISTING GROUND

NHS CORRIDOR

EXISTING CREEK

SIXTEEN MILE CREEK

HIGHWAY 407 ETR

REFER TO FIGURE 9.1C



LEGEND

- DRAFT PLAN LIMITS
- EXISTING CONTOURS
- EXISTING ELEVATION
- PROPOSED GRADE
- EXISTING & PROPOSED OVERLAND FLOW DIRECTION
- PROPOSED SWALE
- TRANSITION SLOPE(3:1 OR AS NOTED)
- STREET OR REAR LOT CATCHBASIN
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- HIGH-DENSITY BLOCK
- PROPOSED SCHOOL
- PROPOSED NHS CORRIDOR
- PROPOSED PARK / OPEN SPACE
- 3m UTILITY CORRIDOR
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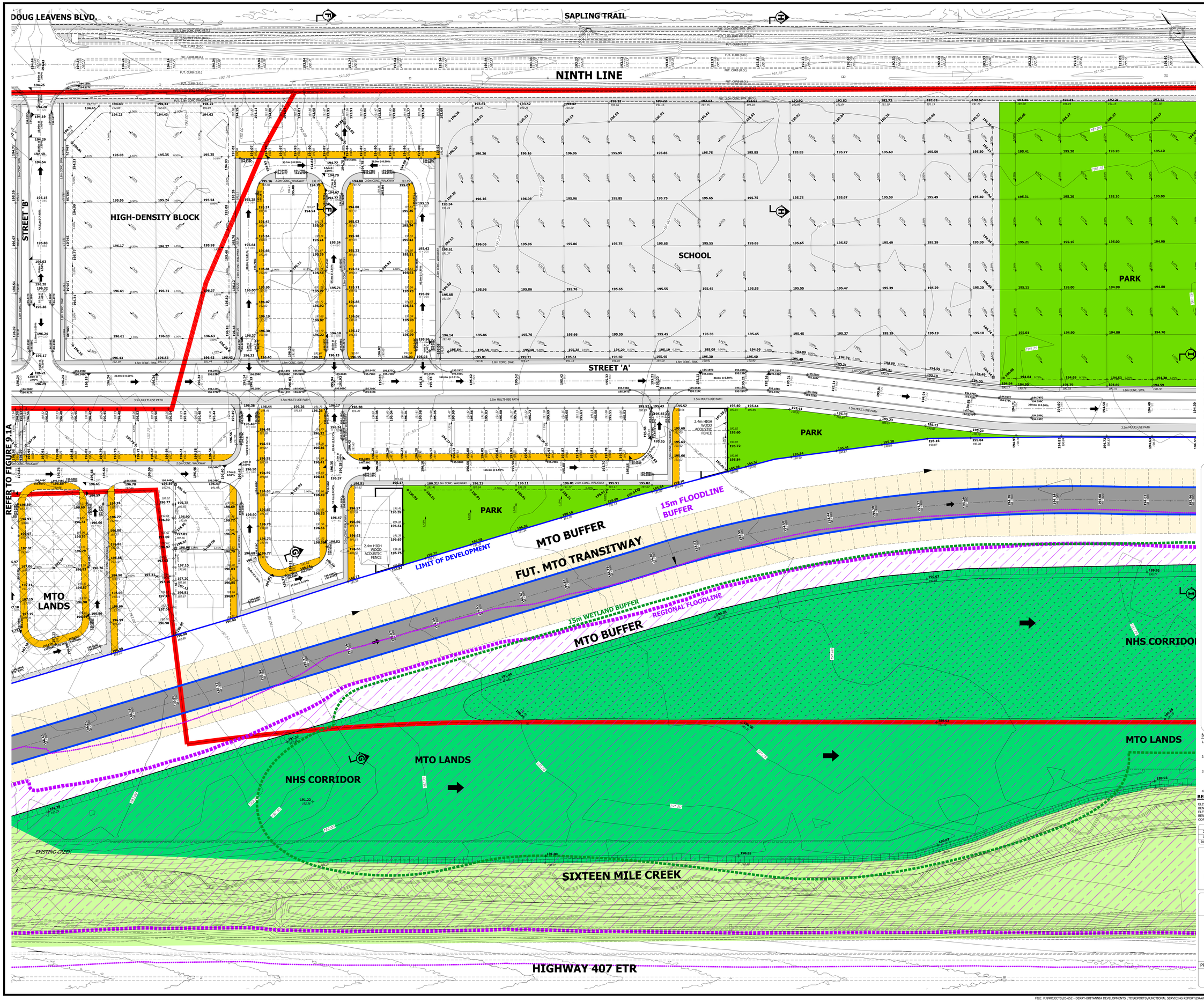
URBANTECH

PROFESSIONAL ENGINEER S.B. RIEMER 100214712 OCT. 5, 2023 PROVINCE OF ONTARIO

DERRY BRITANNIA DEVELOPMENTS LIMITED

INTERIM GRADING PLAN (PART 2 OF 4)

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT 2023	1:500	9.1b





LEGEND

- DRAFT PLAN LIMITS
- EXISTING CONTOURS
- EXISTING ELEVATION
- PROPOSED GRADE
- EXISTING & PROPOSED OVERLAND FLOW DIRECTION
- PROPOSED SWALE
- TRANSITION SLOPE(3:1 OR AS NOTED)
- STREET OR REAR LOT CATCHBASIN
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- HIGH-DENSITY BLOCK
- PROPOSED SCHOOL
- PROPOSED NHS CORRIDOR
- PROPOSED PARK / OPEN SPACE
- 3m UTILITY CORRIDOR
- PROPOSED WETLANDS
- PROPOSED WOODLANDS
- PROPOSED REGIONAL FLOODLINE
- FUTURE MTO TRANSITWAY (FILL SECTION WITH TRANSITION SLOPE)
- FUTURE MTO TRANSITWAY (FILL SECTION WITH RETAINING WALL)
- FUTURE MTO TRANSITWAY BRIDGE CROSSING

NOTES

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URBANTECH

LICENSED PROFESSIONAL ENGINEER S.B. RIEMER 100214712 OCT. 5, 2023 PROVINCE OF ONTARIO

DERRY BRITANNIA DEVELOPMENTS LIMITED

ULTIMATE GRADING PLAN
(PART 2 OF 4)

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT 2023	1:500	9.1B

SARATOGA WAY

FOXWOOD AVENUE

NINTH LINE

STREET 'A'

REFER TO FIGURE 9.1B

REFER TO FIGURE 9.1D

LIMIT OF DEVELOPMENT

15m FLOODLINE BUFFER

TOP OF SLOPE

REGIONAL FLOODLINE

POTENTIAL MAINTENANCE ACCESS ROAD AT 10:1 SLOPE IF REQUIRED

3:1 SLOPE TO EXISTING GROUND

15m WETLAND BUFFER

NHS CORRIDOR

MTO LANDS

SIXTEEN MILE CREEK

HIGHWAY 407 ETR

2.4m HIGH WOOD ACOUSTIC FENCE

2.0m CONC. WALKWAY

3.5m MULTI-USE PATH

1.8m CONC. SWK.



LEGEND

- DRAFT PLAN LIMITS
- EXISTING CONTOURS
- EXISTING ELEVATION
- PROPOSED GRADE
- EXISTING & PROPOSED OVERLAND FLOW DIRECTION
- PROPOSED SWALE
- TRANSITION SLOPE(3:1 OR AS NOTED)
- STREET OR REAR LOT CATCHBASIN
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- HIGH-DENSITY BLOCK
- PROPOSED SCHOOL
- PROPOSED NHS CORRIDOR
- PROPOSED PARK / OPEN SPACE
- 3m UTILITY CORRIDOR
- PROPOSED WETLANDS
- PROPOSED WOODLANDS
- PROPOSED REGIONAL FLOODLINE
- FUTURE MTO TRANSITWAY (FILL SECTION WITH TRANSITION SLOPE)
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URBANTECH

LICENSED PROFESSIONAL ENGINEER S.B. RIEMER 100214712 OCT. 6, 2023 PROVINCE OF ONTARIO

DERRY BRITANNIA DEVELOPMENTS LIMITED

INTERIM GRADING PLAN (PART 3 OF 4)

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT 2023	1:500	9.1c

SARATOGA WAY

FOXWOOD AVENUE

NINTH LINE

STREET 'A'

3.5m MULTI-USE PATH

LIMIT OF DEVELOPMENT

15m FLOODLINE BUFFER

MTO BUFFER

FUT. MTO TRANSITWAY

REGIONAL FLOODLINE

MTO BUFFER

15m WETLAND BUFFER

NHS CORRIDOR

MTO LANDS

SIXTEEN MILE CREEK

HIGHWAY 407 ETR

2.4m HIGH WOOD ACOUSTIC FENCE

2.0m CONC. WALKWAY

1.8m CONC. SWK.

FUT. CURB (B.O.)

FUT. 2.0m CONC SWK. (B.O.)

FUT. 2.0m BIKE PATH (B.O.)

REFER TO FIGURE 9.1B

REFER TO FIGURE 9.1D

HWY 401

BRITANNIA RD W

CANADIAN PACIFIC RAILWAY

DERRY RD W

MISSISSAUGA RD

SUN CANADIAN PIPELINE EASEMENT

ERIN MILLS PKWY

EGLINTON AV W

LEGEND

- DRAFT PLAN LIMITS
- EXISTING CONTOURS
- EXISTING ELEVATION
- PROPOSED GRADE
- EXISTING & PROPOSED OVERLAND FLOW DIRECTION
- PROPOSED SWALE
- TRANSITION SLOPE(3:1 OR AS NOTED)
- STREET OR REAR LOT CATCHBASIN
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- HIGH-DENSITY BLOCK
- PROPOSED SCHOOL
- PROPOSED NHS CORRIDOR
- PROPOSED PARK / OPEN SPACE
- 3m UTILITY CORRIDOR
- PROPOSED WETLANDS
- PROPOSED WOODLANDS
- PROPOSED REGIONAL FLOODLINE
- FUTURE MTO TRANSITWAY (FILL SECTION WITH TRANSITION SLOPE)
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- FUTURE MTO TRANSITWAY BRIDGE CROSSING

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URBANTECH

LICENSED PROFESSIONAL ENGINEER S.B. RIEMER 100214712 OCT. 2, 2023 PROVINCE OF ONTARIO

DERRY BRITANNIA DEVELOPMENTS LIMITED

ULTIMATE GRADING PLAN (PART 3 OF 4)

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT 2023	1:500	9.1C

NINTH LINE

REGIONAL FLOODLINE

15m FLOODLINE BUFFER

5.0m MAINTENANCE ACCESS ROAD

HOLDOUT PROPERTY / FUTURE RESIDENTIAL

STREET 'A'

SWM POND
WET CELL

FOREBAY

SPILLWAY

HW1
INV. 187.75

INLET SPILLWAY

TOP OF POND 190.95
3:1
RWL 190.55
3:1
187.96
7:1 NWL 187.75
187.54
4:1
BOTTOM 185.75

TEMP. DICB
T/G 189.40

TEMP. DICB
T/G 189.00
(TO BE SIZED FOR 100YR CAPTURE FROM HOLDOUT)

RETAINING WALL

EMERGENCY SPILLWAY
190.65

TOP OF SLOPE

STONE CORE WETLAND

HW 2
INV. 187.57

POND OUTLET CONTROL STRUCTURE

OVERLAND SPILLWAY / POND ACCESS

PARK

LIMIT OF DEVELOPMENT

MAINTENANCE ACCESS ROAD TO MTO LANDS (BENEATH FUT. BRIDGE)

3:1 SLOPE TO EXISTING GROUND

MAINTENANCE ACCESS TURNAROUND

15m WETLAND BUFFER

SIXTEEN MILE CREEK EAST (NLT-1) CITY LANDS

PROP. WETLAND

EX. CONC. CULVERT (3 BARRELS)
7.0m(W) x 2.5m(D) x 27m(L)
IN INV. 187.26
OUT INV. 187.20

EXTEND EX. CROSSING INCL. WINGWALLS (BY CITY)

LIMIT OF PROP. GRADING

DECOMMISSION EX. STREAM; CREATE NEW LOW FLOW CHANNEL AND WIDEN EXISTING NLT-1 CORRIDOR

15m WETLAND BUFFER

EX. TOP OF SLOPE

HOLDOUT PROPERTY

2.4m HIGH WOOD ACOUSTIC FENCE

1.8m CONC. SWK

1.5m MULTI-USE PATH

NHS CORRIDOR

MTO LANDS

SIXTEEN MILE CREEK

HIGHWAY 407 ETR

MTO LANDS
DECOMMISSION EX. STREAM; CREATE NEW LOW FLOW CHANNEL AND WIDEN EXISTING NLT-1 CORRIDOR

LIMIT OF PROP. GRADING

TIE-IN TO EX. LOW FLOW

REFER TO FIGURE 9.1C

REFER TO EXTENSION BELOW

HWY 401
DERRY RD W
CANADIAN PACIFIC RAILWAY
MAVIS RD
BRITANNIA RD W
SUN CANADIAN PIPELINE EASEMENT
EGLINTON AV W

LEGEND

- DRAFT PLAN LIMITS
- EXISTING CONTOURS
- EXISTING ELEVATION
- PROPOSED GRADE
- EXISTING & PROPOSED OVERLAND FLOW DIRECTION
- PROPOSED SWALE
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URBANTECH

LICENSED PROFESSIONAL ENGINEER
S.B. RIEMER
100214712
OCT. 6, 2023
PROVINCE OF ONTARIO

DERRY BRITANNIA DEVELOPMENTS LIMITED

INTERIM GRADING PLAN
(PART 4 OF 4)

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT 2023	1:500	9.1d

NINTH LINE

REGIONAL FLOODLINE

15m FLOODLINE BUFFER

5.0m MAINTENANCE ACCESS ROAD

10:1 MAX

10:1 MAX

HOLDOUT PROPERTY / FUTURE RESIDENTIAL

STREET 'A'

TEMP. DICB T/G 189.40

TEMP. DICB T/G 189.00 (TO BE SIZED FOR 100YR CAPTURE FROM HOLDOUT)

RETAINING WALL

TOP OF POND 190.95

3:1

RWL 190.55

187.96

7:1 NWL 187.75

187.54

4:1

BOTTOM 185.75

FOREBAY

SWM POND WET CELL

SPILLWAY

HW1 INV. 187.75

INLET SPILLWAY

EMERGENCY SPILLWAY 190.65

TOP OF SLOPE

EX. CONC. CULVERT (3 BARRELS) 1.0m(H) x 2.5m(D) x 27m(L) IN INV. 187.26 OUT INV. 187.20

EXTEND EX. CROSSING INCL. WINGWALLS (BY CITY)

LIMIT OF PROP. GRADING

DECOMMISSION EX. STREAM; CREATE NEW LOW FLOW CHANNEL AND WIDEN EXISTING NLT-1 CORRIDOR

SIXTEEN MILE CREEK EAST (NLT-1) CITY LANDS

PROP. WETLAND

STONE CORE WETLAND

HW 2 INV. 187.57

15m WETLAND BUFFER

HOLDOUT PROPERTY

POND OUTLET CONTROL STRUCTURE

MAINTENANCE ACCESS ROAD TO MTO LANDS (BENEATH FUT. BRIDGE)

FUTURE BRIDGE (BY MTO)

OVERLAND SPILLWAY / POND ACCESS

PARK

2.4m HIGH WOOD ACOUSTIC FENCE

1.5m MULTI-USE PATH

1.8m CONC. SWK

LIMIT OF DEVELOPMENT

MTO BUFFER

FOREBAY

WET CELL

FUT. MTO POND

FUT. MTO TRANSITWAY

MAINTENANCE ACCESS TURNAROUND

LIMIT OF GRADING

MTO LANDS

DECOMMISSION EX. STREAM; CREATE NEW LOW FLOW CHANNEL AND WIDEN EXISTING NLT-1 CORRIDOR

NHS CORRIDOR

MTO LANDS

SIXTEEN MILE CREEK

HIGHWAY 407 ETR

REFER TO FIGURE 9.1C

HWY 401

DERRY RD W

CANADIAN PACIFIC RAILWAY

BRITANNIA RD W

SUN CANADIAN PIPELINE EASEMENT

EGLINTON AV W

LEGEND

- DRAFT PLAN LIMITS
- EXISTING CONTOURS
- EXISTING ELEVATION
- PROPOSED GRADE
- EXISTING & PROPOSED OVERLAND FLOW DIRECTION
- PROPOSED SWALE
- TRANSITION SLOPE(3:1 OR AS NOTED)
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1	1st FSR SUBMISSION	NOVEMBER 2021	S.L.

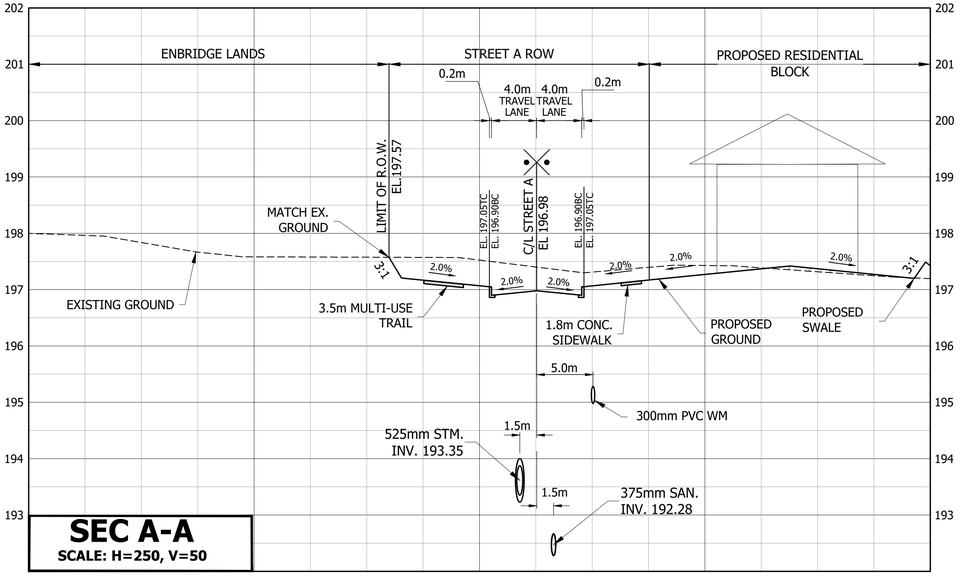
URBANTECH

LICENSED PROFESSIONAL ENGINEER S.B. ROMER 100214712 OCT. 5, 2023 PROVINCE OF ONTARIO

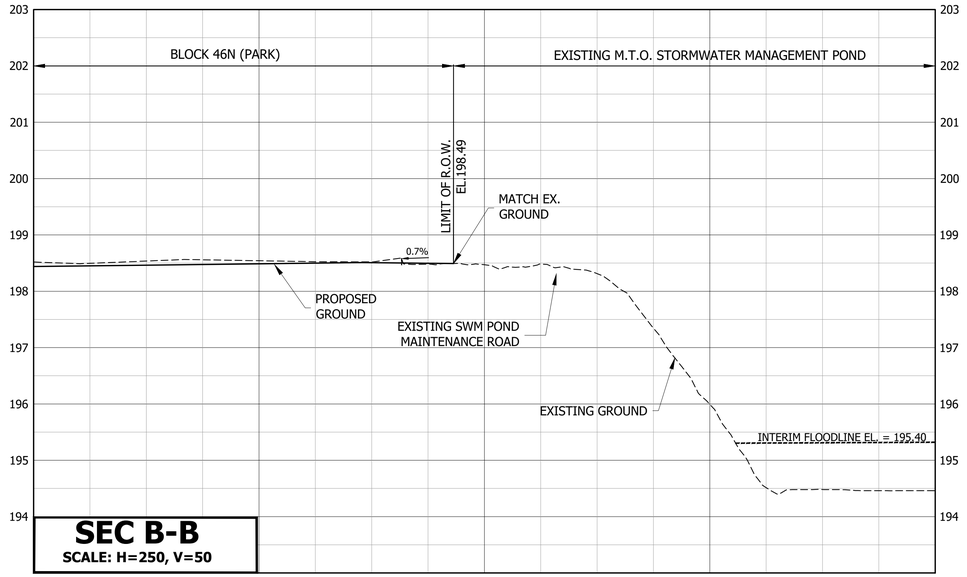
DERRY BRITANNIA DEVELOPMENTS LIMITED

ULTIMATE GRADING PLAN (PART 4 OF 4)

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT 2023	1:500	9.1D

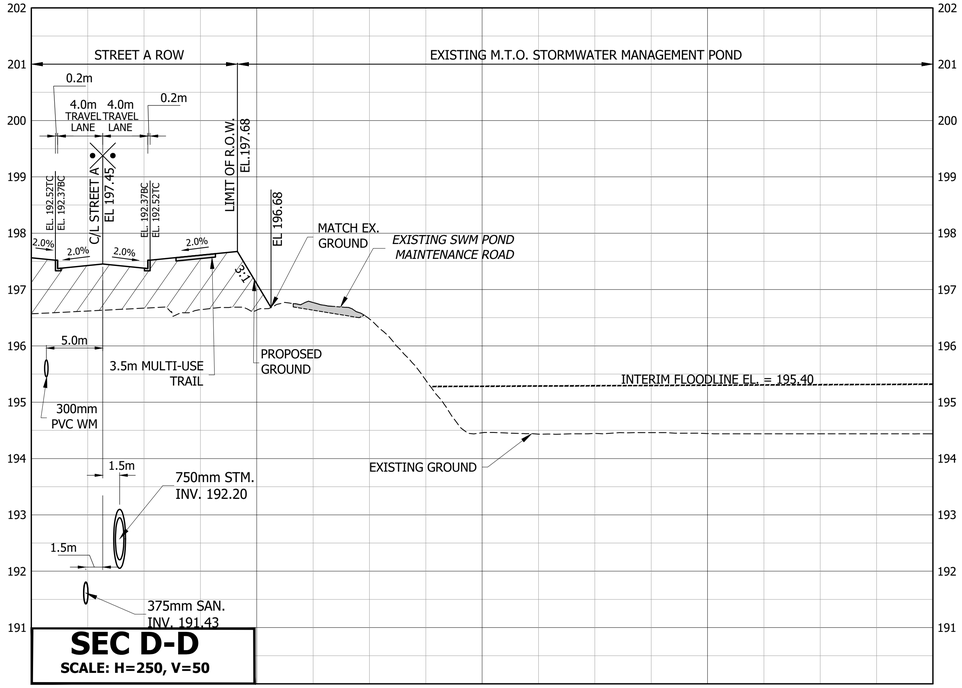


SEC A-A
SCALE: H=250, V=50



SEC B-B
SCALE: H=250, V=50

SEC C-C
SCALE: H=250, V=50



SEC D-D
SCALE: H=250, V=50



BENCHMARK NOTE

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URBANTECH

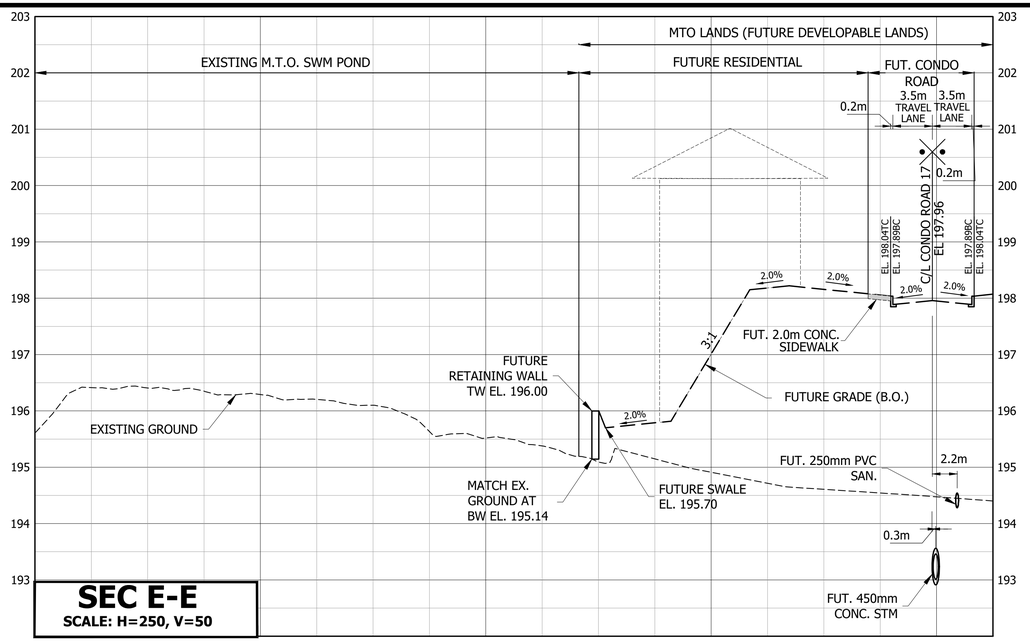
LICENSED PROFESSIONAL ENGINEER
S.B. RIEMER
100214712
OCT. 2, 2023
PROVINCE OF ONTARIO

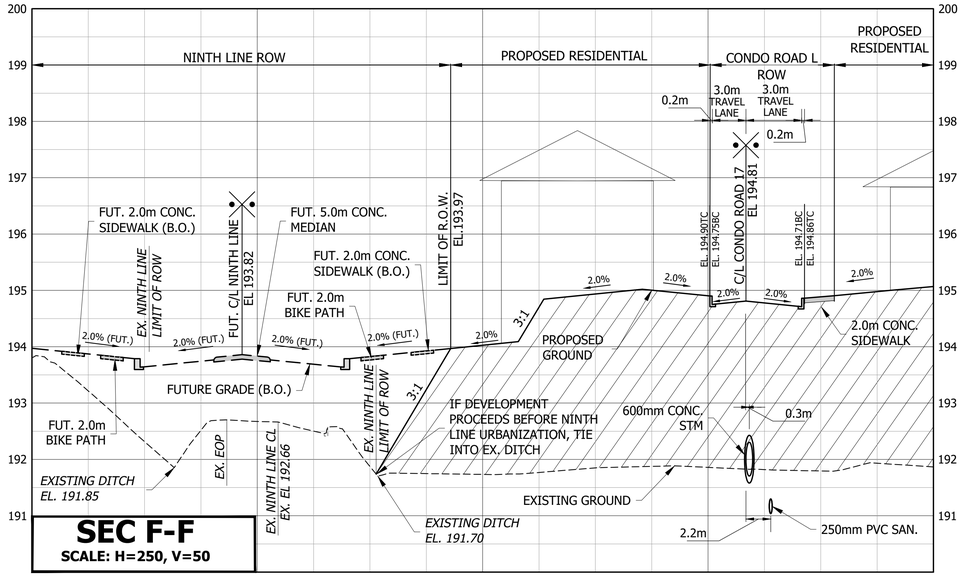
NOTES:
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2. REFER TO DRAWINGS 9..1a - 9.1d FOR INTERIM GRADING CONDITIONS AND SECTION LOCATIONS.

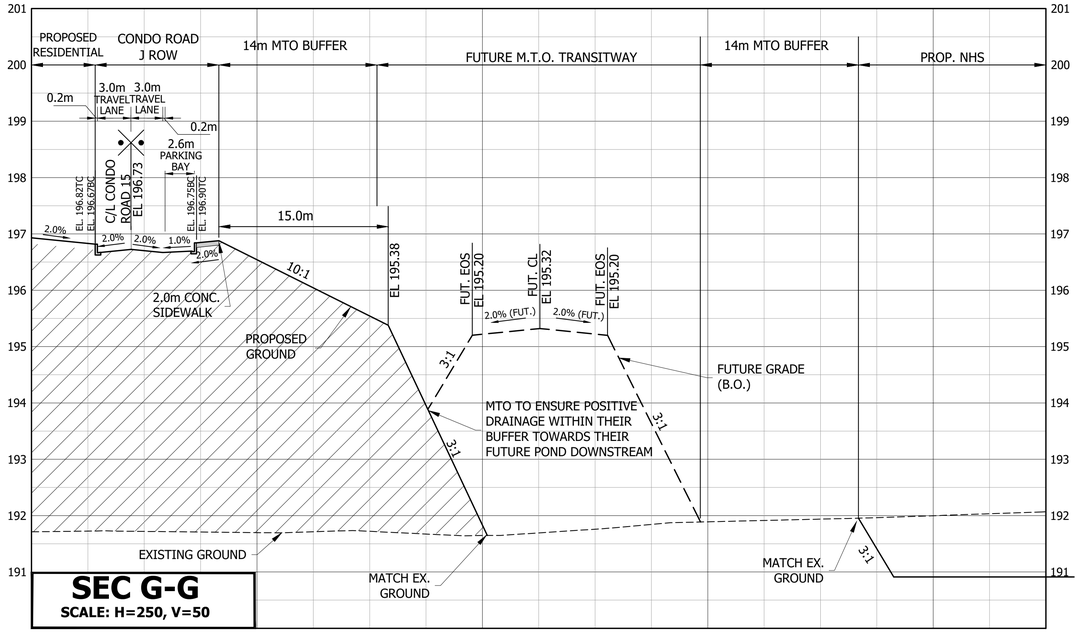
DERRY BRITANNIA DEVELOPMENTS LIMITED

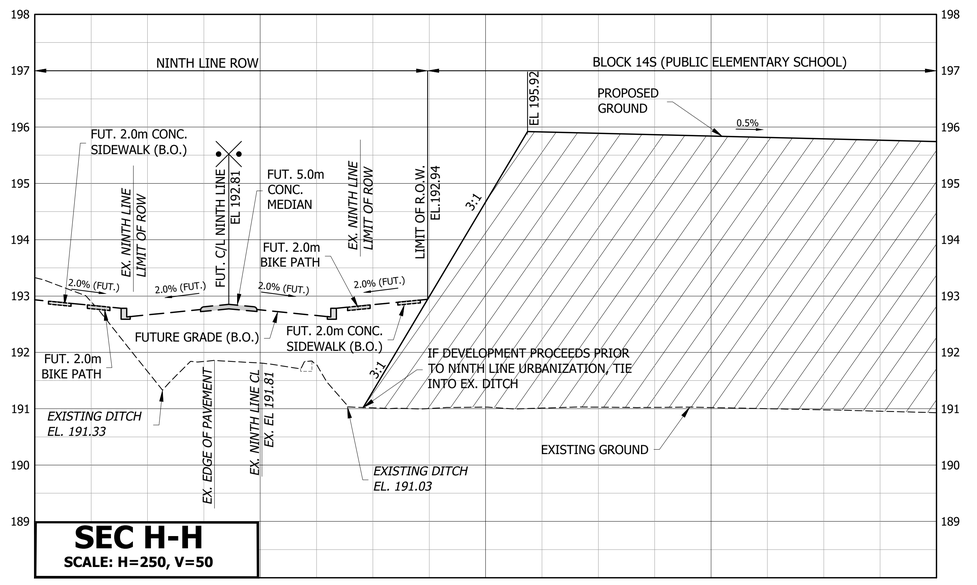
GRADING CROSS SECTIONS (A TO D)

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT 2023	H: 1:250 V: 1:50	9.1E











BENCHMARK NOTE

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100214712
OCT. 2, 2023
PROVINCE OF ONTARIO

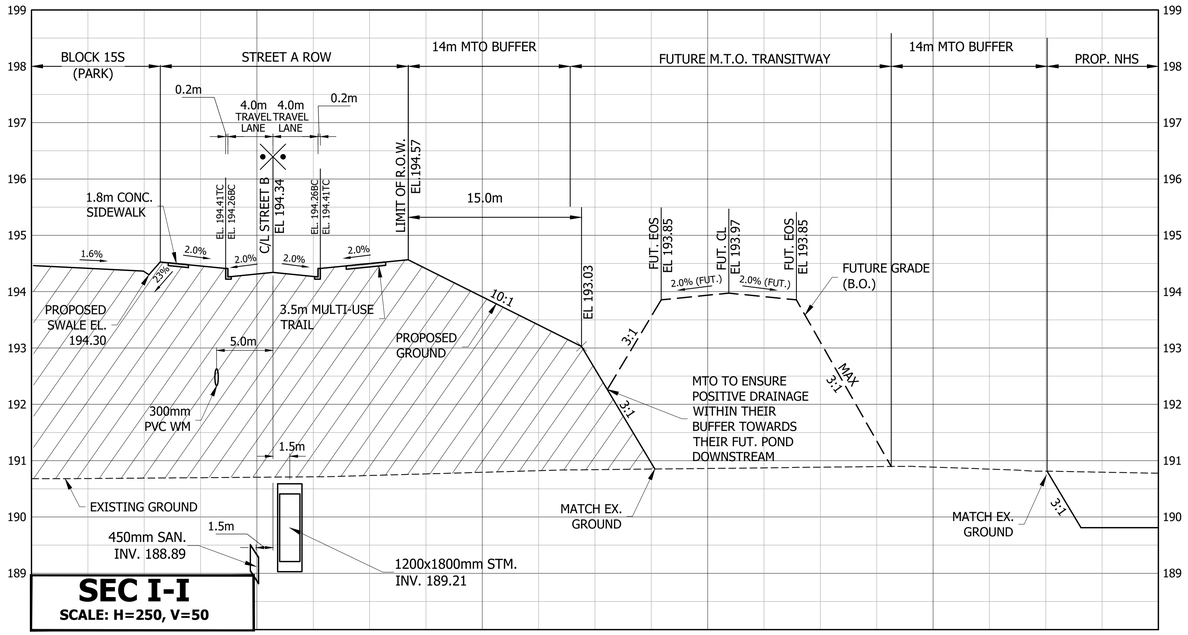
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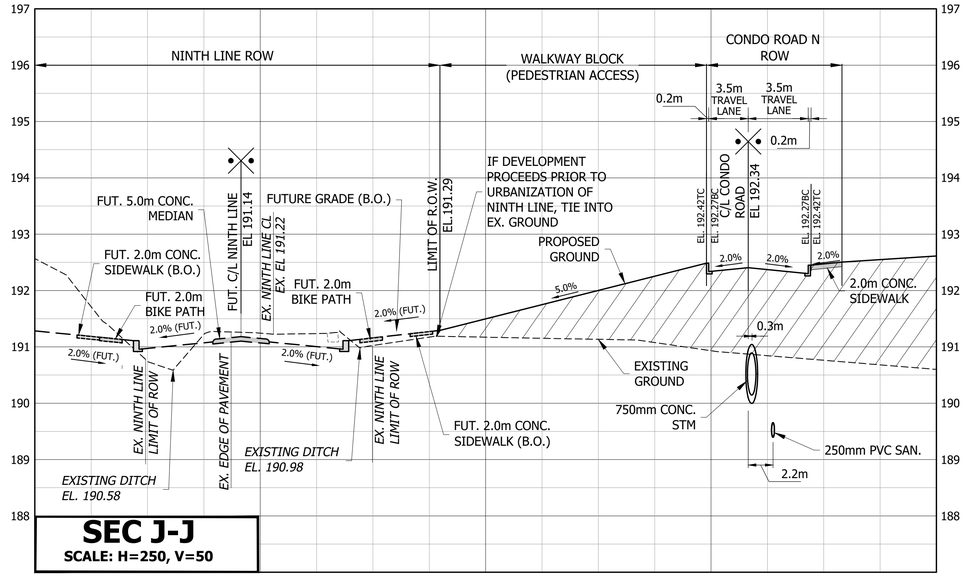
DERRY BRITANNIA DEVELOPMENTS LIMITED

GRADING CROSS SECTIONS (E TO H)

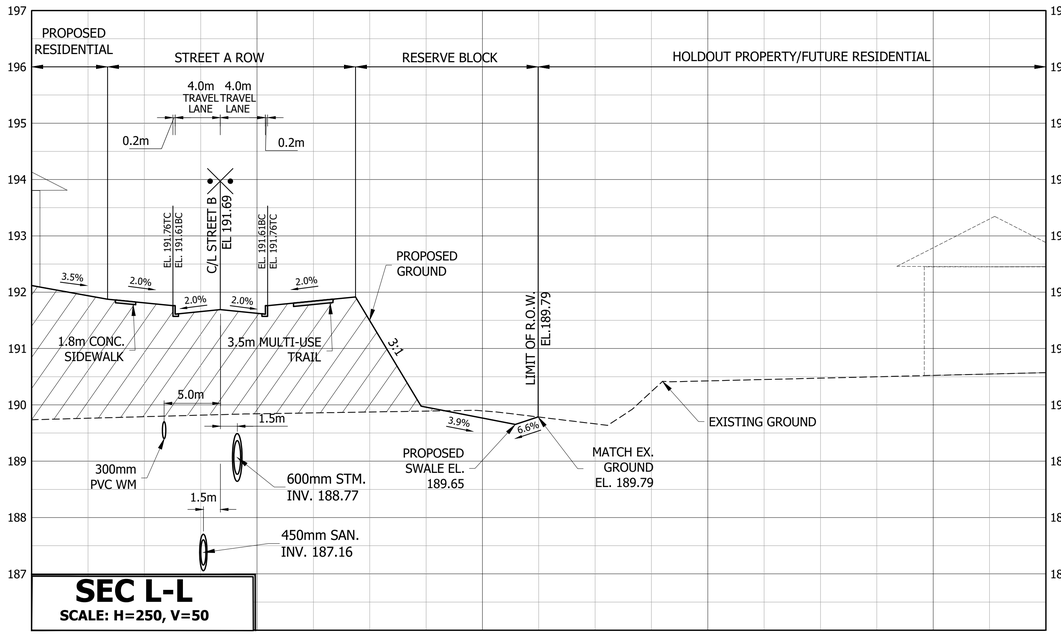
PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT 2023	H: 1:250 V: 1:50	9.1F



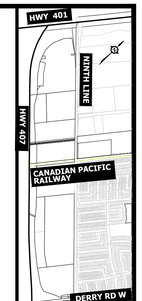
SEC I-I
SCALE: H=250, V=50



SEC J-J
SCALE: H=250, V=50



SEC L-L
SCALE: H=250, V=50



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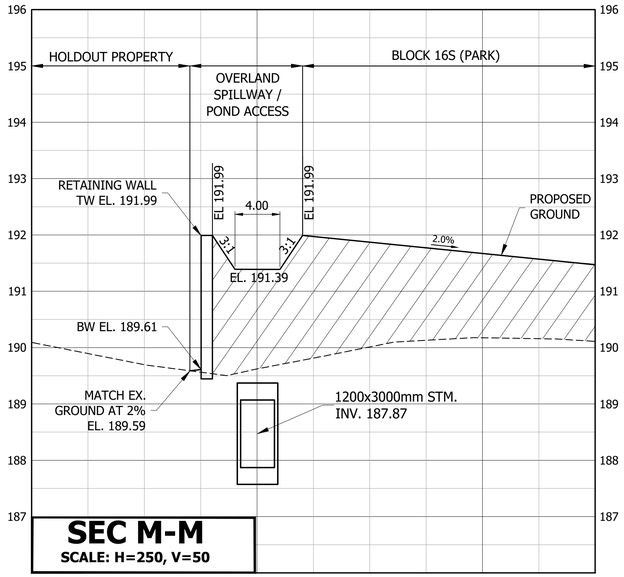
LICENSED PROFESSIONAL ENGINEER
S.B. RIEMER
100214712
OCT. 2, 2023
PROVINCE OF ONTARIO

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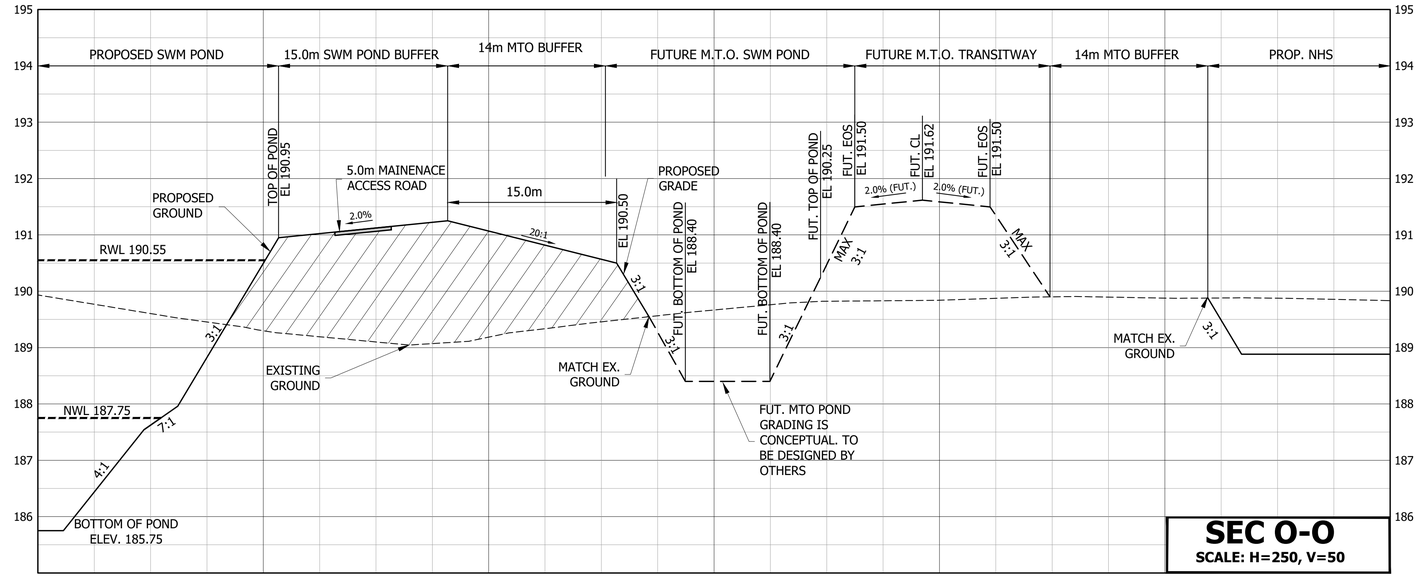
DERRY BRITANNIA DEVELOPMENTS LIMITED

GRADING CROSS SECTIONS (I TO L)

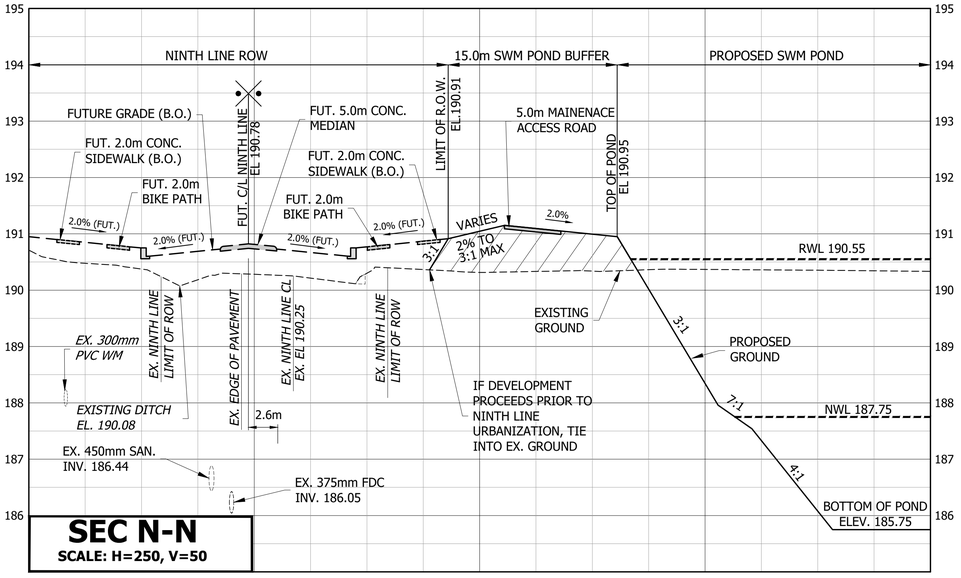
PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT 2023	H: 1:250 V: 1:50	9.1G



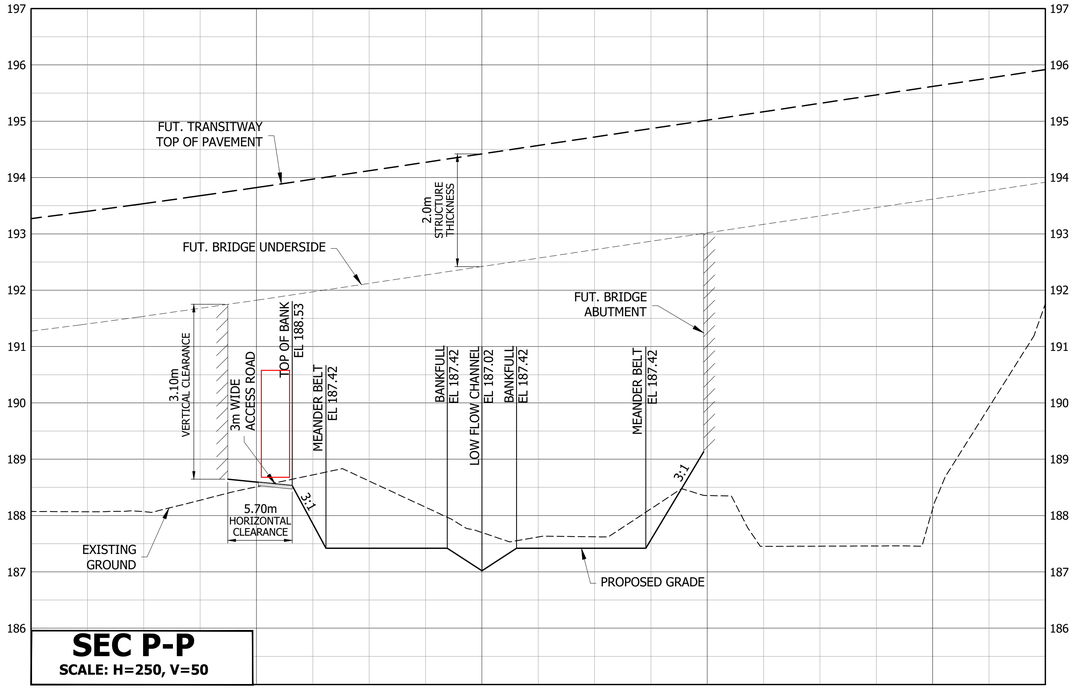
SEC M-M
SCALE: H=250, V=50



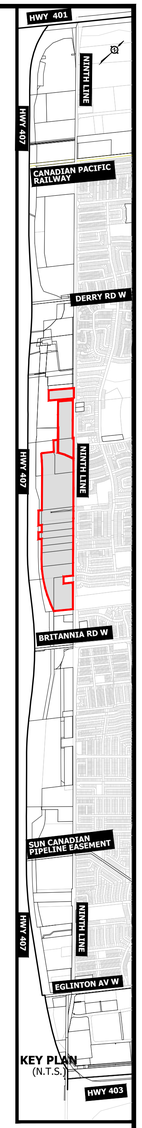
SEC O-O
SCALE: H=250, V=50



SEC N-N
SCALE: H=250, V=50



SEC P-P
SCALE: H=250, V=50



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LICENSED PROFESSIONAL ENGINEER
S.B. RIEMER
100214712
OCT. 2, 2023
PROVINCE OF ONTARIO

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DERRY BRITANNIA DEVELOPMENTS LIMITED

GRADING CROSS SECTIONS (M TO P)

PROJECT No.	DATE	SCALE	FIG No.
20-652	OCT 2023	H: 1:250 V: 1:50	9.1H



LEGEND

DERRY BRITANNIA DEVELOPMENTS LIMITED

DERRY-BRITANNIA DEVELOPMENTS LIMITED
21T-M 19003

FIGURE No. F1

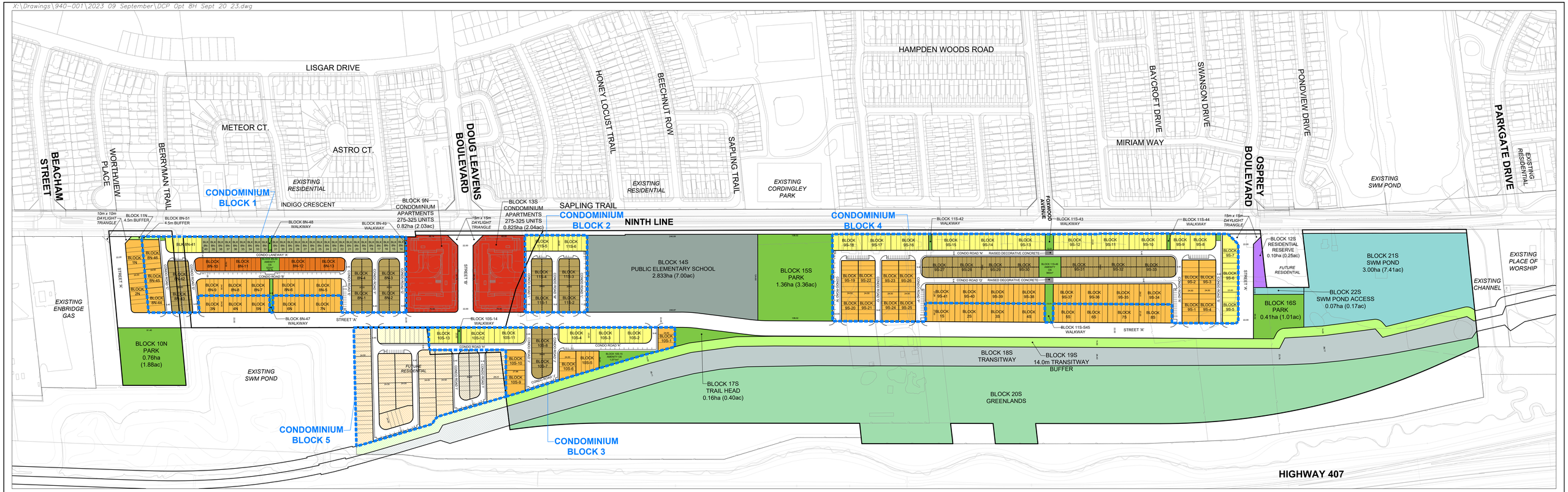
NOT TO SCALE

TOWN OF MISSISSAUGA

LOCATION PLAN

URBANTECH®
Urbantech® Consulting
A Division of Leighton-Zec Ltd.
3760 14th Avenue, Suite 301,
Markham, ON. L3R 3T7
TEL 905.946.9461 • urbantech.com

PROJECT No. 20-652



DERRY BRITANNIA DEVELOPMENTS LIMITED DEVELOPMENT CONCEPT PLAN (NORTH & SOUTH PROPERTIES) OPTION 8H

PART OF LOTS 6,7,8 & 9, CONCESSION 9, N.S.
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

CONDOMINIUM BLOCK 1	
TOTAL AREA	3.65ha (9.02ac)
SITE DENSITY	45.8upha
UNIT COUNTS:	
REAR LANE DETACHED - 10.7m (35')	27
DUAL FRONTAGE TOWNHOUSE - 6.4m (21')	7
BACK-TO-BACK TOWNHOUSE - 6.4m (21')	60
REAR LANE TOWNHOUSE - 6.05m (20')	28
STREET TOWNHOUSE - 6.0m (20')	45
TOTAL UNITS	**167**
VISITOR PARKING STATISTICS:	
VISITOR PARKING REQUIRED *(0.25 / UNIT)*	42 SPACES
VISITOR PARKING PROVIDED	42 SPACES
AMENITY OPEN SPACE STATISTICS:	
REQUIRED *(5% OF B2B TH AREA)*	345m²
PROVIDED	522m²

CONDOMINIUM BLOCKS 2 & 3	BLOCK 2 STATS	BLOCK 3 STATS
TOTAL AREA	1.00ha (2.47ac)	1.91ha (4.72ac)
SITE DENSITY	53upha	38upha
UNIT COUNTS:		
DUAL FRONTAGE TOWNHOUSE - 6.4m (21')	13	37
BACK-TO-BACK TOWNHOUSE - 6.4m (21')	40	18
STREET TOWNHOUSE - 6.0m (20')	-	22
TOTAL UNITS	**53**	**77**
TOWNHOUSE VISITOR PARKING STATISTICS:		
VISITOR PARKING REQUIRED *(0.25 / UNIT)*	34 SPACES	
VISITOR PARKING PROVIDED	34 SPACES	
AMENITY OPEN SPACE STATISTICS:		
REQUIRED *(5% OF B2B TH AREA)*	341m²	
PROVIDED	1,071m²	

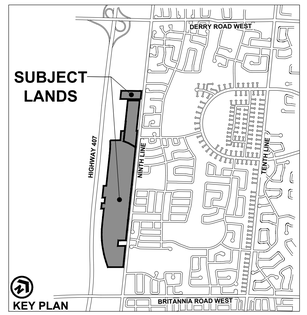
CONDOMINIUM BLOCK 4	
TOTAL AREA	6.57ha (16.23ac)
SITE DENSITY	48.4upha
UNIT COUNTS:	
DUAL FRONTAGE TOWNHOUSE - 6.4m (21')	92
BACK-TO-BACK TOWNHOUSE - 6.4m (21')	96
STREET TOWNHOUSE - 6.0m (20')	130
TOTAL UNITS	**318**
VISITOR PARKING STATISTICS:	
VISITOR PARKING REQUIRED *(0.25 / UNIT)*	80 SPACES
VISITOR PARKING PROVIDED	80 SPACES
AMENITY OPEN SPACE STATISTICS:	
REQUIRED AREA *(5% OF B2B TH AREA)*	504m²
PROVIDED AREA	960m²

FREEHOLD STATISTICS	
UNIT COUNTS:	
STREET TOWNHOUSE - 6.0m (20')	97

CONDOMINIUM APARTMENTS	
TOTAL AREA	1.65ha (4.08ac)
SITE DENSITY	333 - 394upha
UNIT COUNTS:	
CONDOMINIUM APARTMENTS (UNITS / BLOCK)	275-325
TOTAL UNITS	**550-650**

TOTAL CONDOMINIUM PARKING & AMENITY OPEN SPACE	
VISITOR PARKING STATISTICS:	
VISITOR PARKING REQUIRED *(0.25 / UNIT)*	154 SPACES
VISITOR PARKING PROVIDED	156 SPACES
AMENITY OPEN SPACE STATISTICS:	
REQUIRED AREA *(5% OF B2B TH AREA)*	1,180m²
PROVIDED AREA	2,604m²

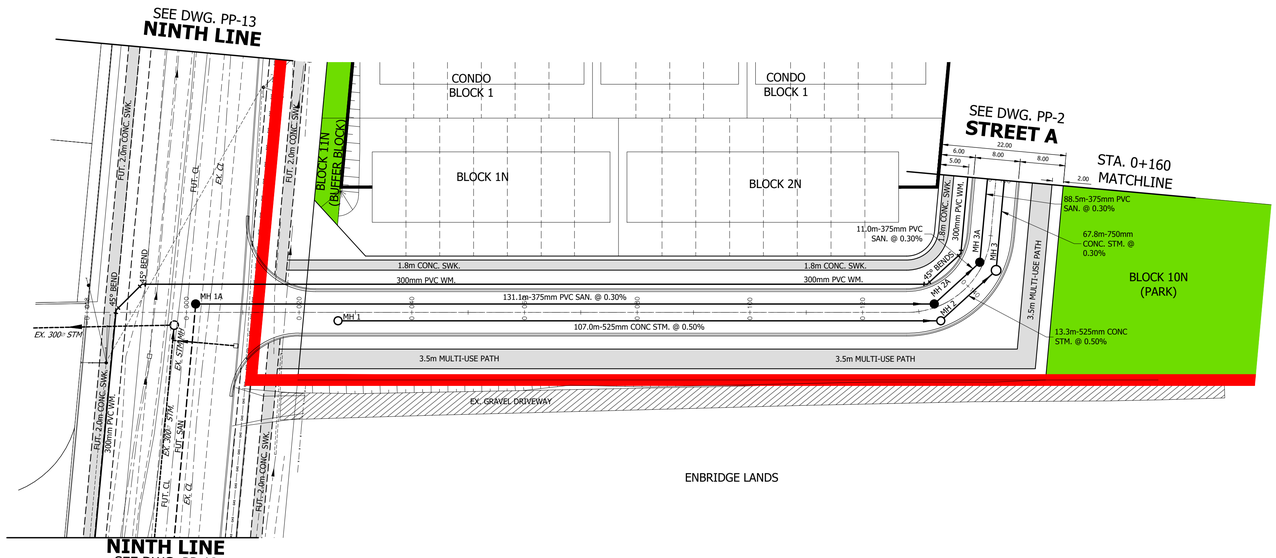
TOTAL OVERALL UNIT COUNT	
FREEHOLD UNITS:	
STREET TOWNHOUSE - 6.0m (20')	97
TOTAL FREEHOLD UNITS:	**97**
CONDOMINIUM UNITS:	
REAR LANE DETACHED - 10.7m (35')	27
DUAL FRONTAGE TOWNHOUSE - 6.4m (21')	149
BACK-TO-BACK TOWNHOUSE - 6.4m (21')	214
REAR LANE TOWNHOUSE - 6.05m (20')	28
STREET TOWNHOUSE - 6.0m (20')	197
CONDOMINIUM APARTMENTS	550-650
TOTAL CONDOMINIUM UNITS:	**1165-1265**
TOTAL CONDOMINIUM & FREEHOLD UNITS:	**1262-1362**

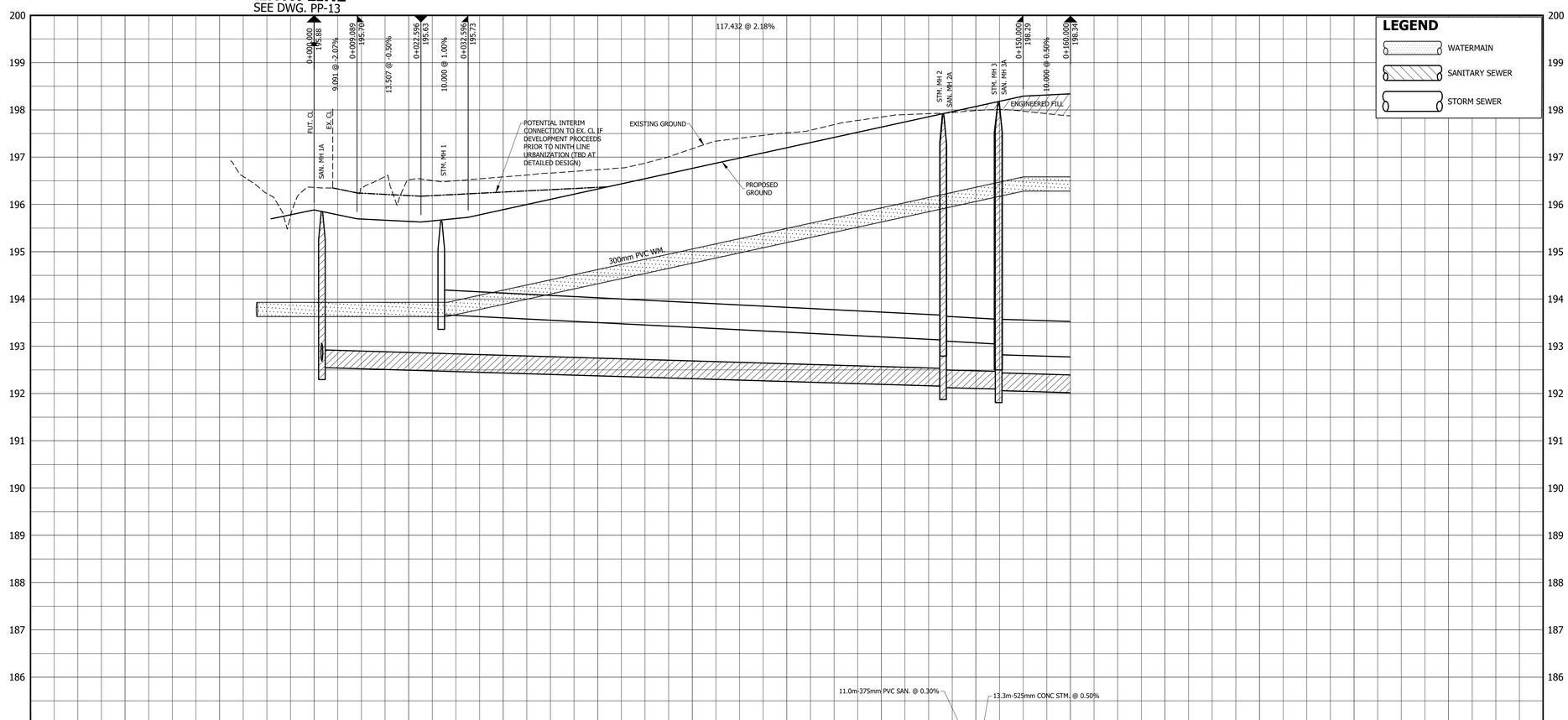


SCALE: 1:2000
(24" x 45")
SEPTEMBER 20, 2023

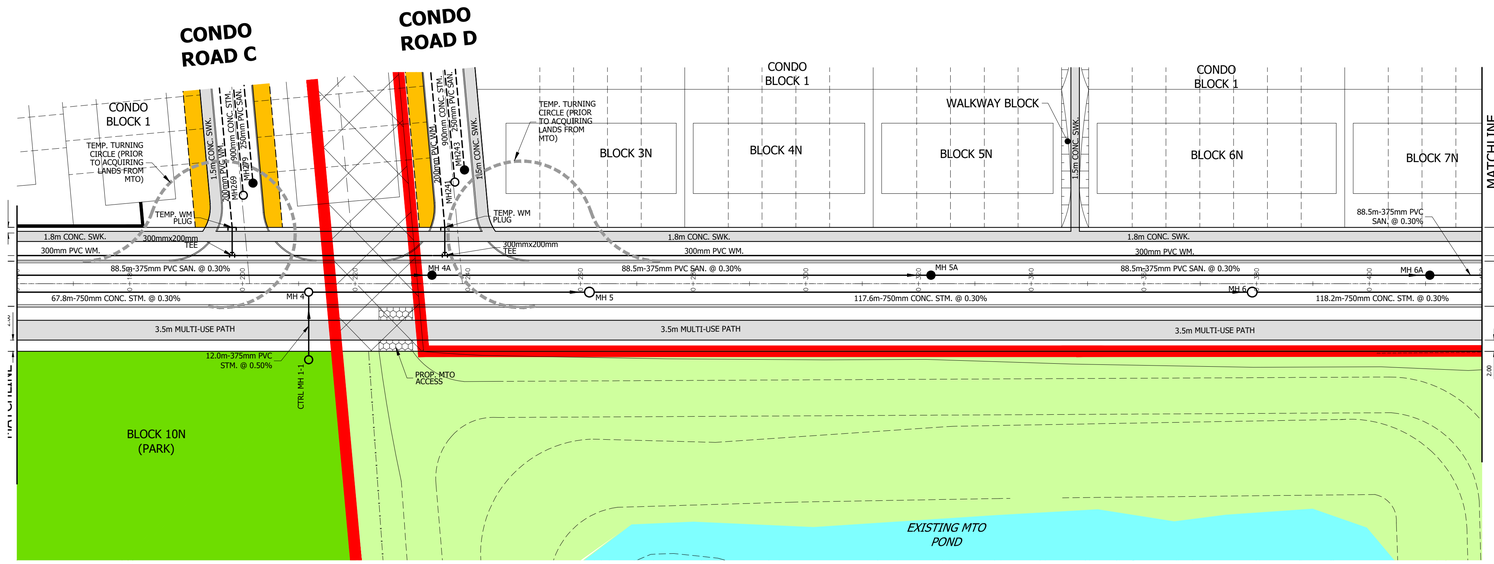
mattamyHOMES

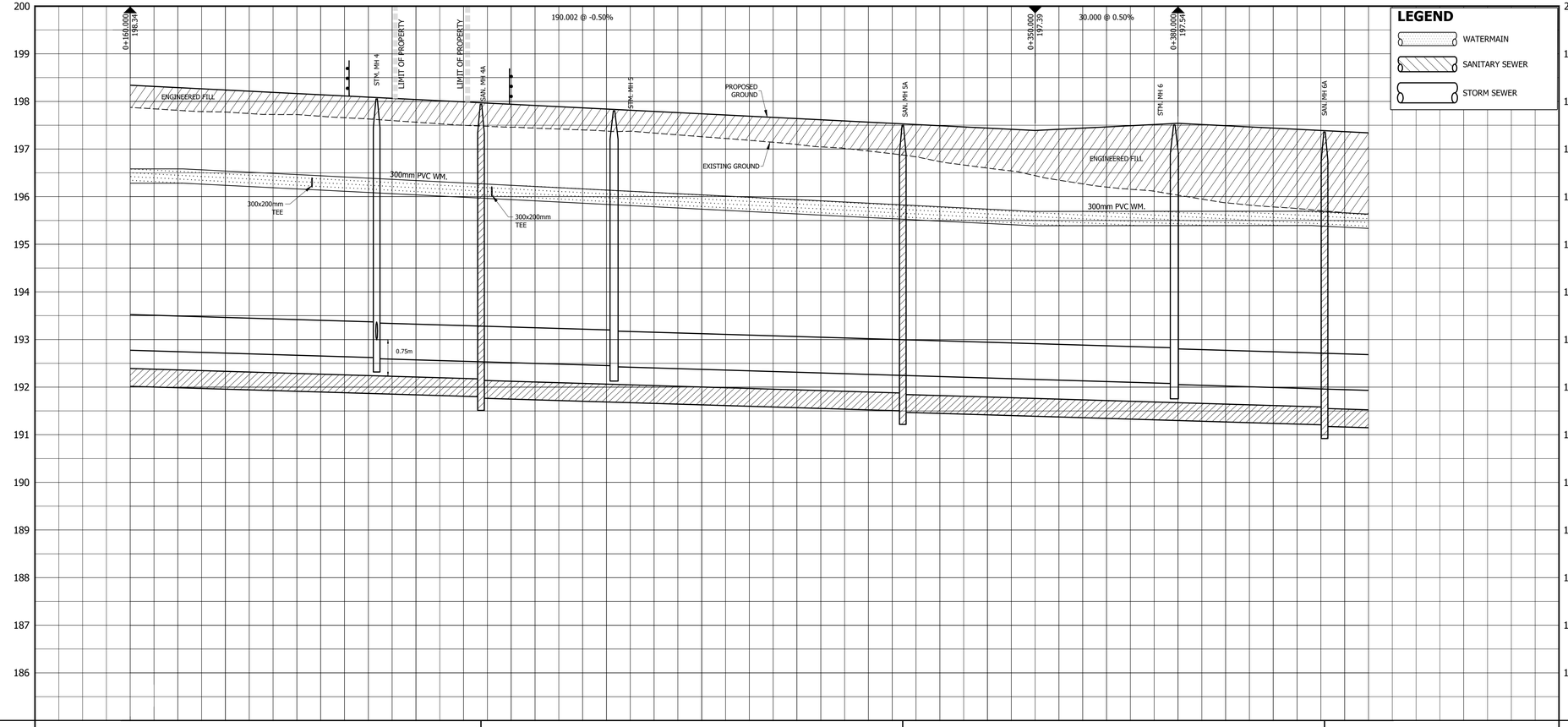
GSAI
Glen Schnarr & Associates Inc.


SEE DWG. PP-13
NINTH LINE
CONDO BLOCK 1
CONDO BLOCK 1
BLOCK 11N (BUFFER BLOCK)
BLOCK 1N
BLOCK 2N
SEE DWG. PP-2
STREET A
STA. 0+160 MATCHLINE
6.00
5.00
22.00
8.00
8.00
2.00
FUT. 2.0m CONC. SWK.
FUT. CL
EX. CL
FUT. 2.0m CONC. SWK.
88.5m-375mm PVC SAN. @ 0.30%
11.0m-375mm PVC SAN. @ 0.30%
1.8m CONC. SWK.
300mm PVC WM.
MH 2A
MH 3
67.8m-750mm CONC. STM. @ 0.30%
BLOCK 10N (PARK)
45° BEND
MH 1A
MH 1
131.1m-375mm PVC SAN. @ 0.30%
MH 2
13.3m-525mm CONC STM. @ 0.50%
107.0m-525mm CONC STM. @ 0.50%
3.5m MULTI-USE PATH
EX. GRAVEL DRIVEWAY
EX. 300ø STM
EX. 525ø STM
EX. 300ø STM
FUT. SAN
ENBRIDGE LANDS


NINTH LINE
SEE DWG. PP-13
0+000.000 195.888
0+009.089 195.707
0+023.506 195.163
0+033.506 195.575
9.091 @ -2.07%
13.507 @ -0.50%
10.000 @ 1.00%
117.432 @ 2.18%
10.000 @ -0.50%
0+150.000 198.293
0+160.000 198.343
FUT. CL
EX. CL
SAN. MH 1A
STM. MH 1
STM. MH 2 SAN. MH 2A
STM. MH 3 SAN. MH 3A
POTENTIAL INTERIM CONNECTION TO EX. CL IF DEVELOPMENT PROCEEDS PRIOR TO NINTH LINE URBANIZATION (TBD AT DETAILED DESIGN)
EXISTING GROUND
PROPOSED GROUND
ENGINEERED FILL
300mm PVC WM.
11.0m-375mm PVC SAN. @ 0.30%
13.3m-525mm CONC STM. @ 0.50%
LEGEND
WATERMAIN
SANITARY SEWER
STORM SEWER
200
199
198
197
196
195
194
193
192
191
190
189
188
187
186

| | | |

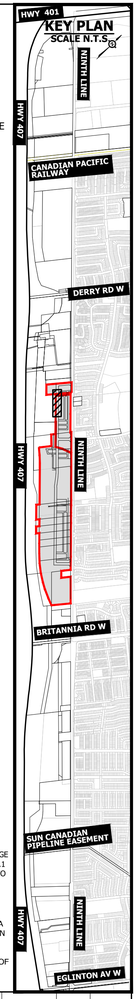




SANITARY SEWER INVERT	88.5m-375mm PVC SAN. @ 0.30%			NW191.797 SE191.767	88.5m-375mm PVC SAN. @ 0.30%			NW191.502 SE191.472	88.5m-375mm PVC SAN. @ 0.30%			NW191.206 SE191.176		SANITARY SEWER INVERT
STORM SEWER INVERT	67.8m-750mm CONC. STM. @ 0.30%			NW192.618 SW193.903 SE192.598	49.8m-750mm CONC. STM. @ 0.30%		NW192.448 SE192.428	117.6m-750mm CONC. STM. @ 0.30%				NW192.075 SE191.055		STORM SEWER INVERT
PROPOSED EXISTING CENTRELINE ELEVATION	198.340 197.674	198.240 197.777	198.140 197.688	198.040 197.583	197.940 197.457	197.840 197.376	197.740 197.239	197.640 197.095	197.540 196.901	197.440 196.599	197.440 196.288	197.540 196.021	197.440 195.785	197.340 195.629	PROPOSED EXISTING CENTRELINE ELEVATION
CENTRELINE CHAINAGE	0+160	0+180	0+200	0+220	0+240	0+260	0+280	0+300	0+320	0+340	0+360	0+380	0+400	0+420	CENTRELINE CHAINAGE

LEGEND

- DRAFT PLAN LIMITS
- SANITARY SEWER AND MANHOLE
- STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING STORM SEWER AND MANHOLE
- EXISTING FDC SEWER AND MANHOLE
- FUTURE SANITARY SEWER AND MANHOLE
- FUTURE STORM SEWER AND MANHOLE
- PROPOSED MUNICIPAL WATERMAIN
- PROPOSED PRIVATE WATERMAIN
- EXISTING WATERMAIN
- CATCHBASIN
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- HIGH-DENSITY BLOCK
- PROPOSED SCHOOL
- PROPOSED PARK / OPEN SPACE
- 3m UTILITY CORRIDOR



NOTE

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BENCHMARK NOTE

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BENCHMARK IS SET VERTICALLY ON THE WEST FACE OF THE NORTH END OF THE NORTHEAST CORNER OF A BRIDGE 85 METRES +/- NORTH OF PARKGATE DRIVE ON NINTH LINE.

No.	REVISION	DATE	BY	APP'D
4				
3				
2	3rd FSR SUBMISSION	OCT 2023	S.R.	S.R.
1	2nd FSR SUBMISSION	APRIL 2023	S.R.	S.R.

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CITY OF MISSISSAUGA

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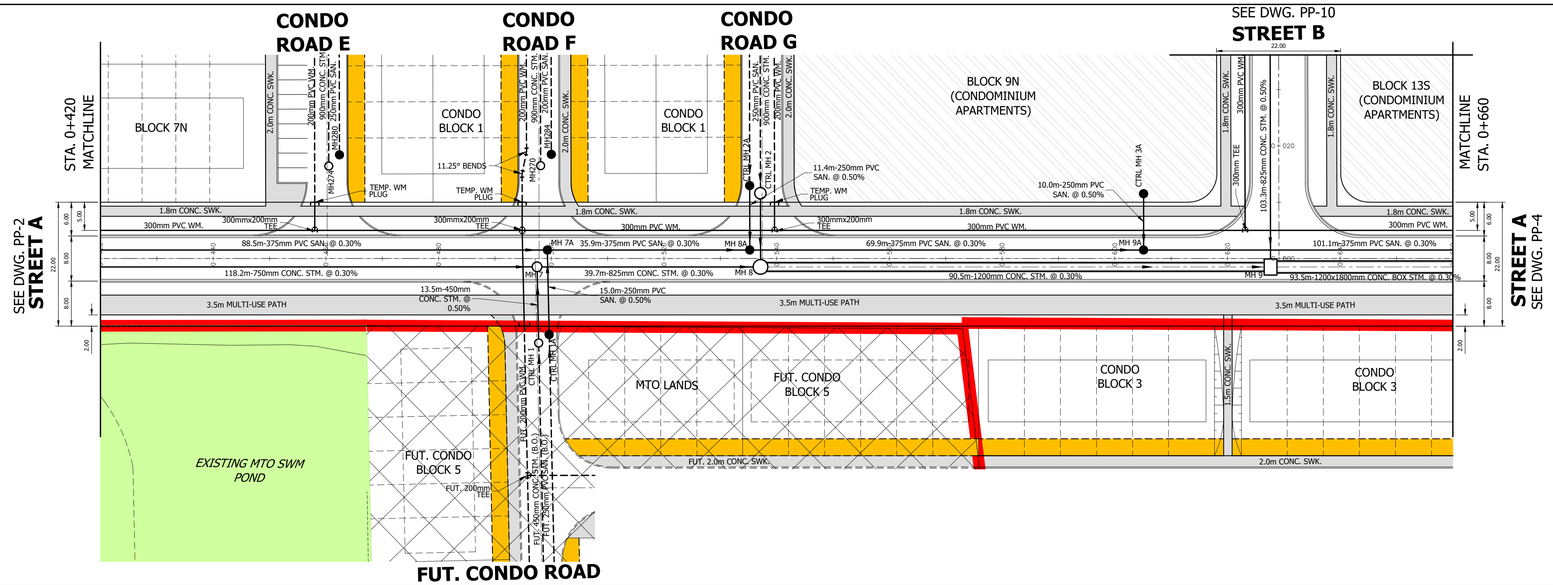
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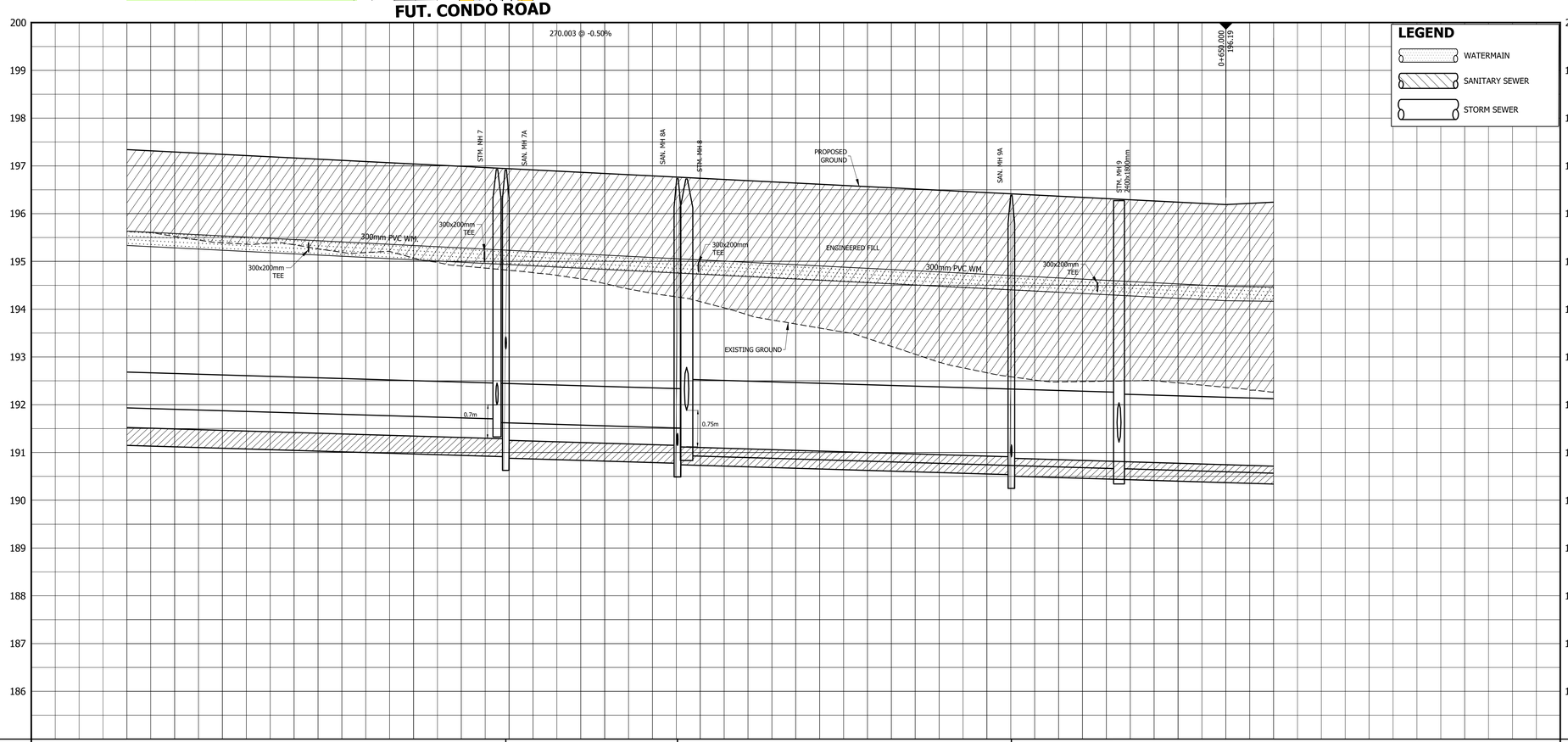
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3760 14th Avenue, Suite 301,
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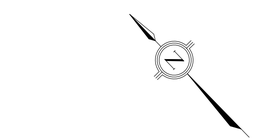
LICENSED PROFESSIONAL ENGINEER
S.B. RIEMER
100214712
OCT. 2, 2023
PROVINCE OF ONTARIO

PLAN & PROFILE
STREET A
STA. 0+160 TO STA. 0+420

DESIGNED:	T.L.	CHECKED:	S.R.
DRAWN:	L.Y.	DATE:	APRIL 2023
SCALE: H 1:500 V 1:50		PROJECT No.:	20-652
		SHEET No.:	
		DRAWING No.:	PP-2





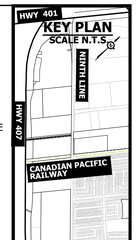


LEGEND

- DRAFT PLAN LIMITS
- SANITARY SEWER AND MANHOLE
- STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING STORM SEWER AND MANHOLE
- EXISTING FDC SEWER AND MANHOLE
- FUTURE SANITARY SEWER AND MANHOLE
- FUTURE STORM SEWER AND MANHOLE
- PROPOSED MUNICIPAL WATERMAIN
- PROPOSED PRIVATE WATERMAIN
- EXISTING WATERMAIN
- CATCHBASIN
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- HIGH-DENSITY BLOCK
- PROPOSED SCHOOL
- PROPOSED PARK / OPEN SPACE
- 3m UTILITY CORRIDOR

LEGEND

- WATERMAIN
- SANITARY SEWER
- STORM SEWER



NOTE

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CITY FILE No. T-M19003/T-M19004 | REGION FILE No. 21T-19003M/21T-19004M

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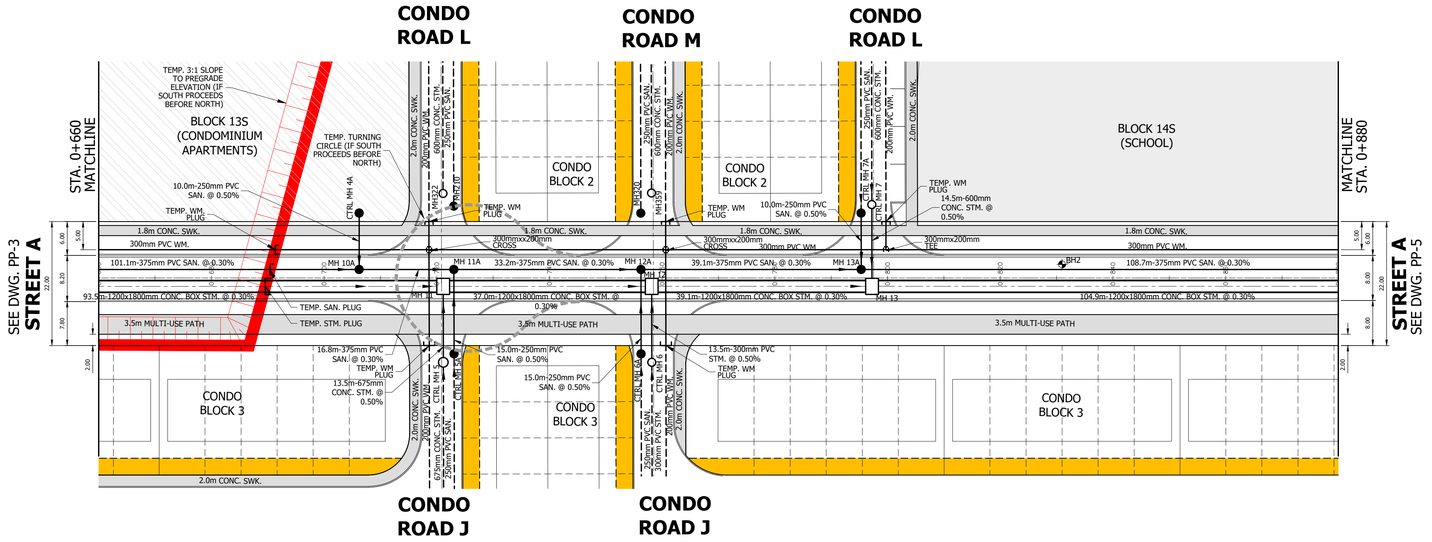
LICENCED PROFESSIONAL ENGINEER
S.B. RIEMER
100214712
OCT. 2, 2023
PROVINCE OF ONTARIO

PLAN & PROFILE STREET A

STA. 0+420 TO STA. 0+660

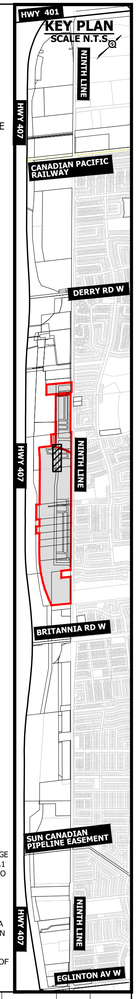
DESIGNED: T.L.	CHECKED: S.R.	PROJECT No.:	20-652
DRAWN: L.Y.	DATE: APRIL 2023	SHEET No.:	
SCALE: H 1:500 V 1:50 (5m 0m 5m 10m 20m; 0.5m 0m 0.5m 1.0m 2.0m)		DRAWING No.:	PP-3

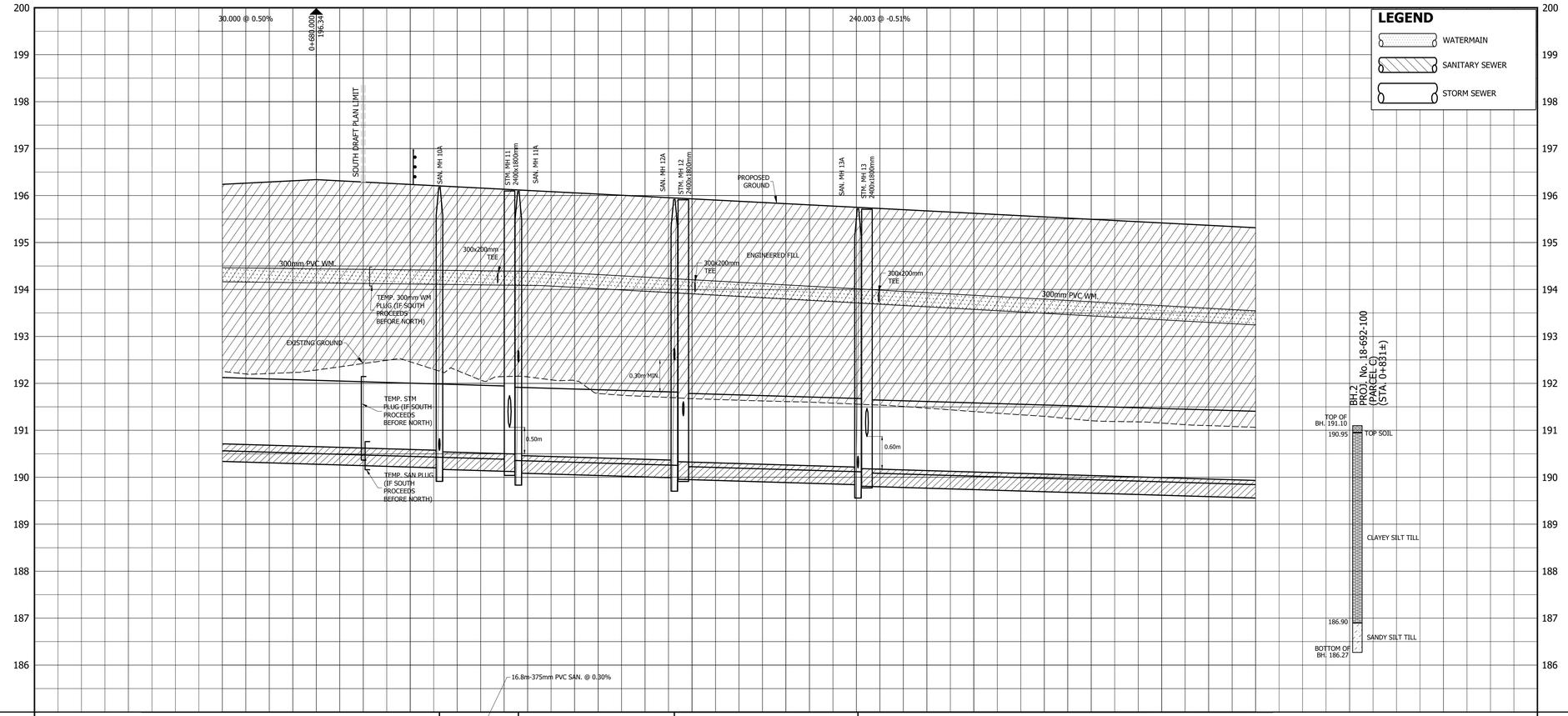
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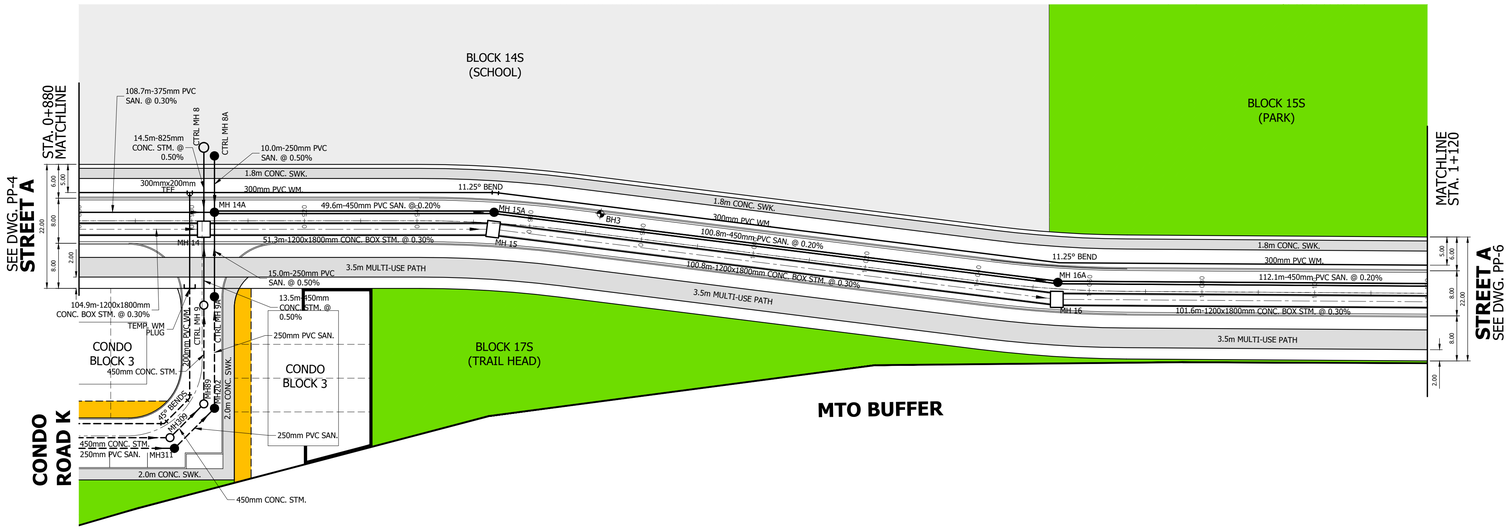
LEGEND

- DRAFT PLAN LIMITS
- SANITARY SEWER AND MANHOLE
- STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING STORM SEWER AND MANHOLE
- EXISTING FDC SEWER AND MANHOLE
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- PROPOSED MUNICIPAL WATERMAIN
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- EXISTING WATERMAIN
- CATCHBASIN
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- HIGH-DENSITY BLOCK
- PROPOSED SCHOOL
- PROPOSED PARK / OPEN SPACE
- 3m UTILITY CORRIDOR





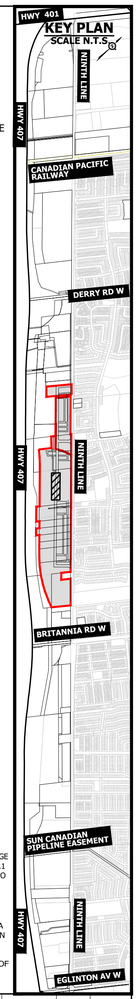
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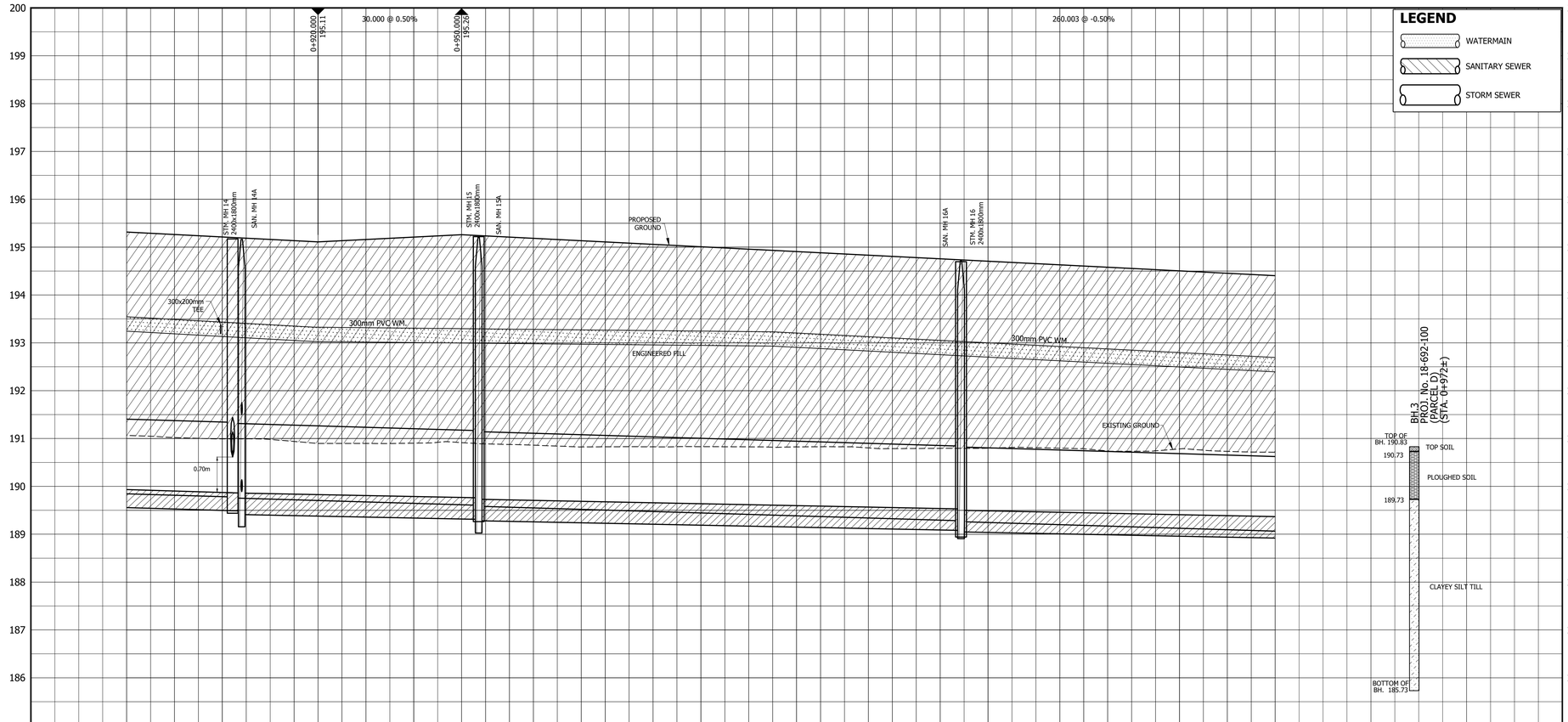




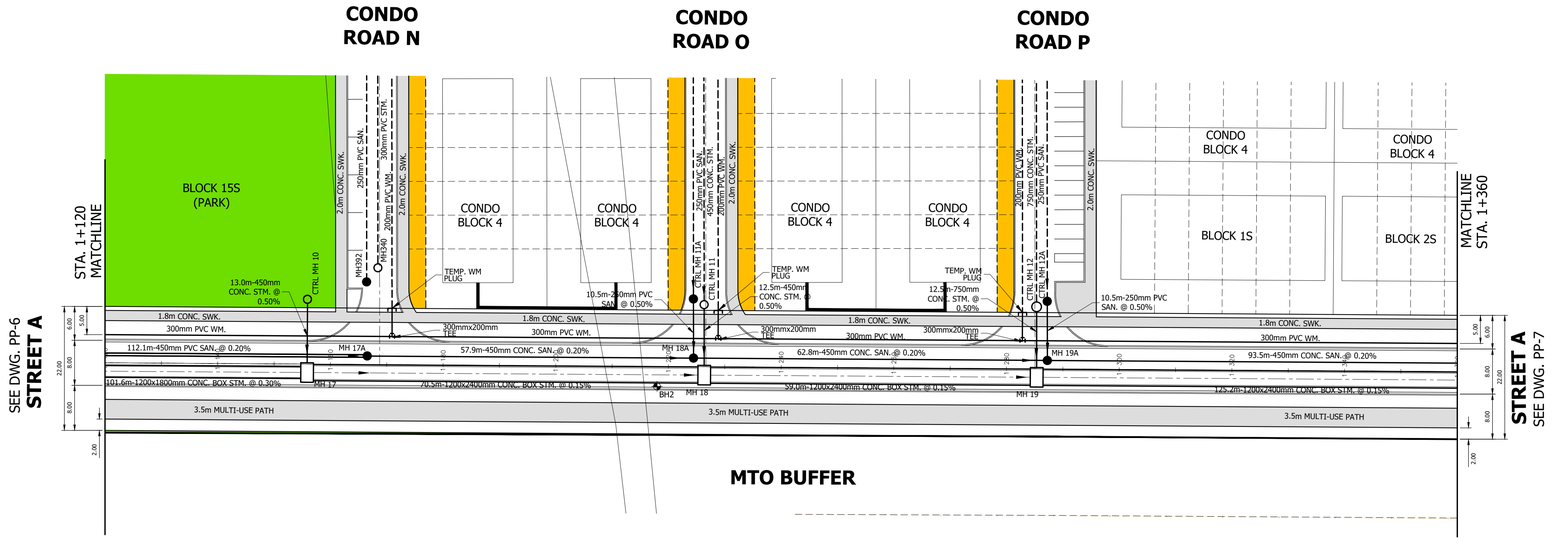
LEGEND

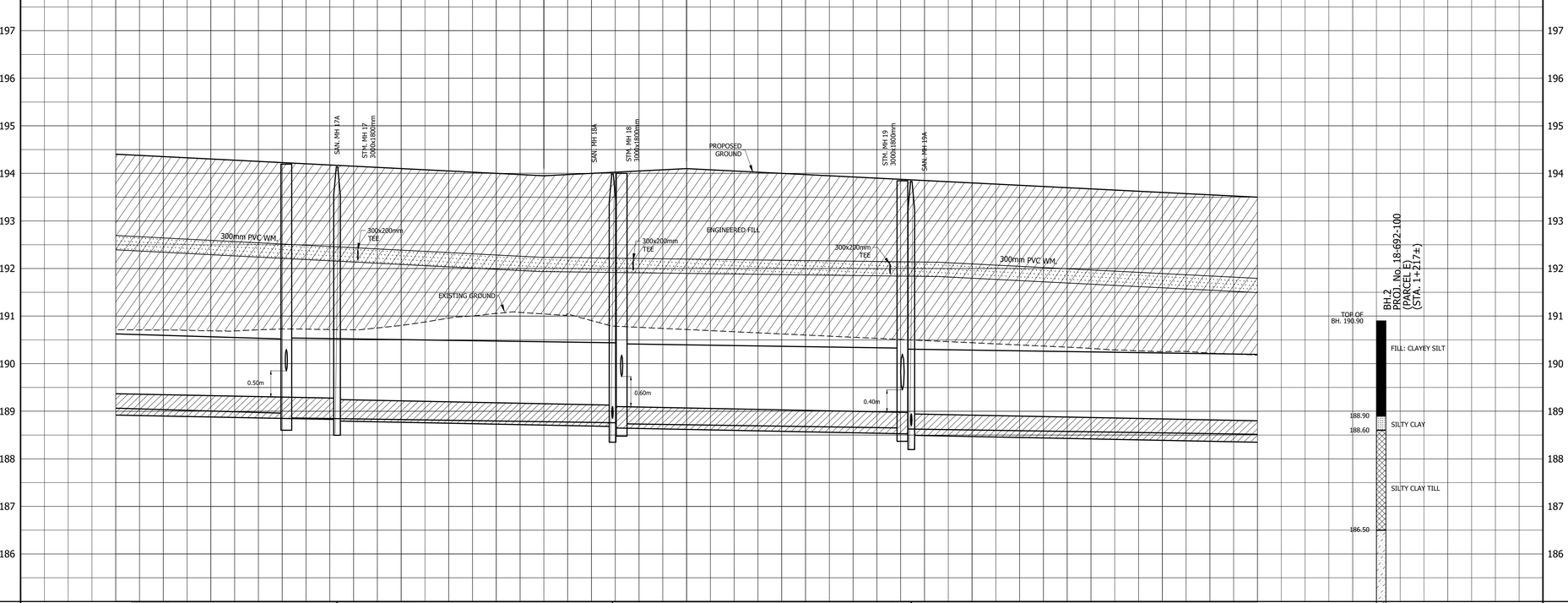
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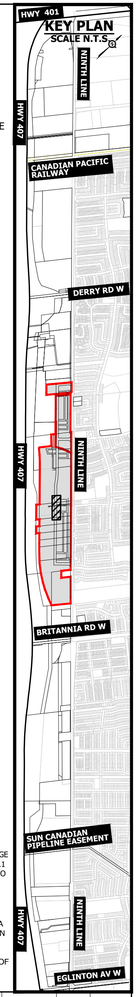


LEGEND

- WATERMAIN
- SANITARY SEWER
- STORM SEWER

LEGEND

- DRAFT PLAN LIMITS
- SANITARY SEWER AND MANHOLE
- STORM SEWER AND MANHOLE
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CITY OF MISSISSAUGA

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CITY FILE No. T-M19003/T-M19004 | REGION FILE No. 21T-19003M/21T-19004M

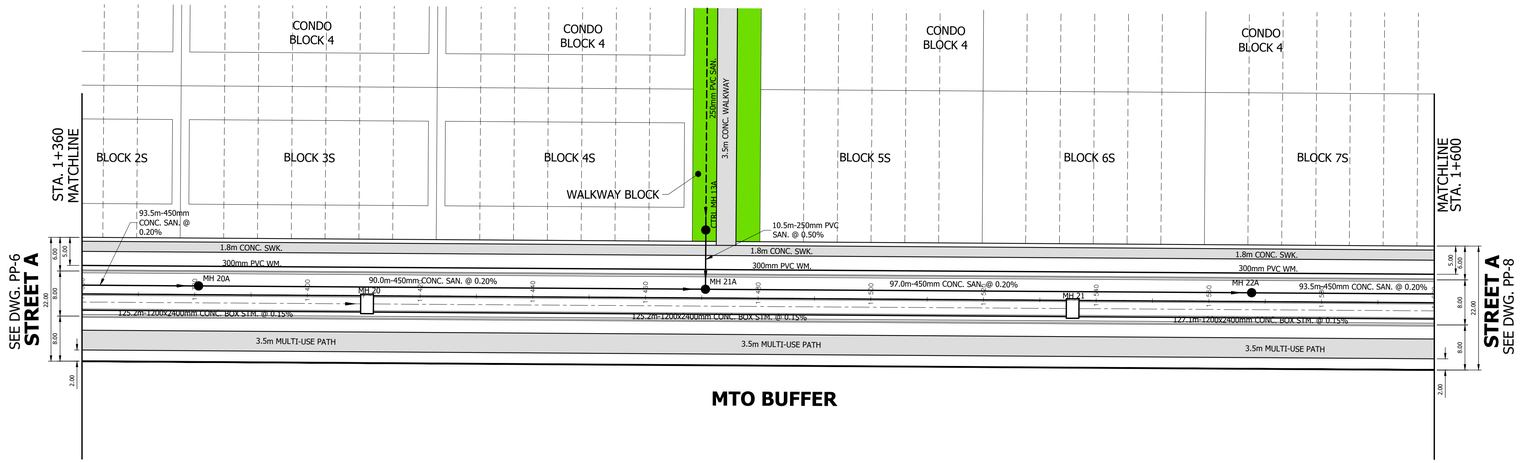
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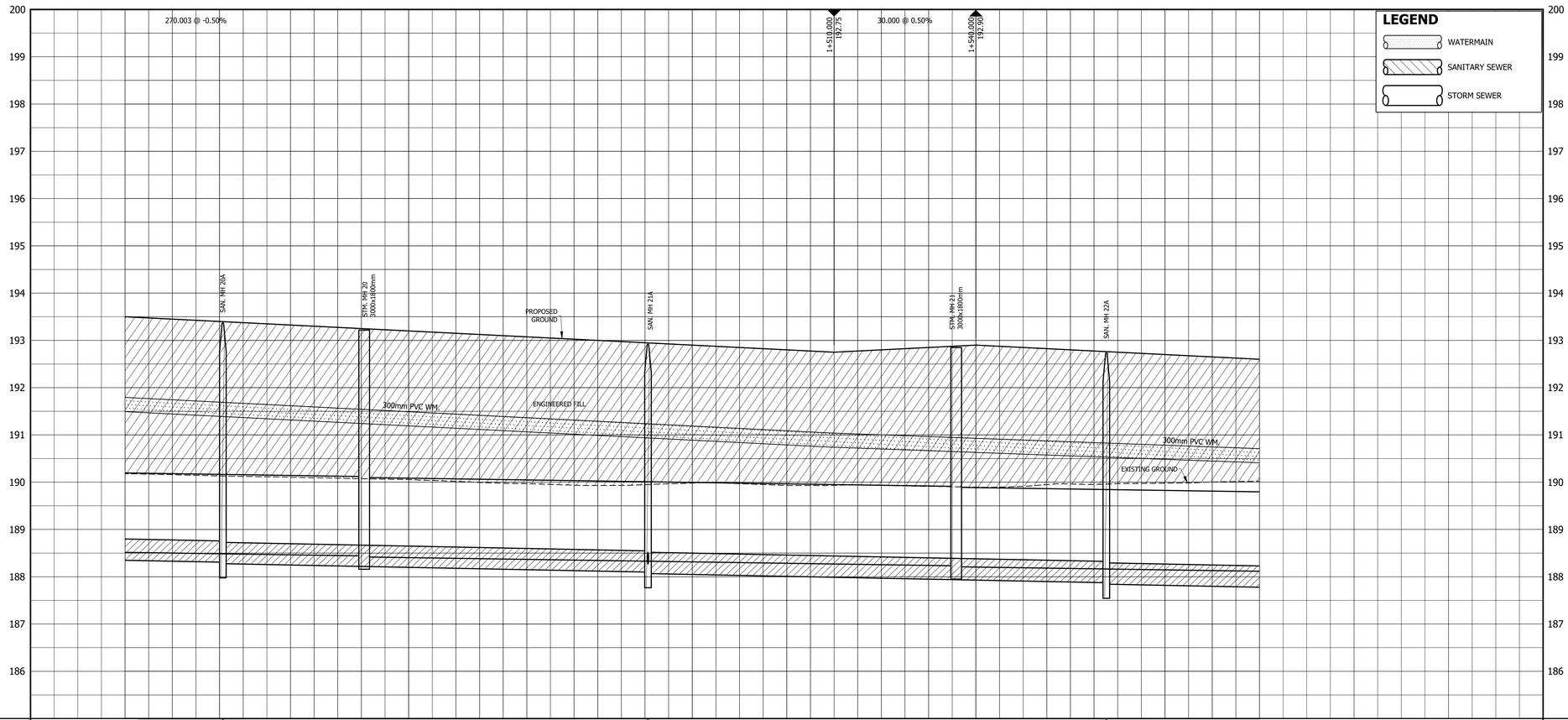
LICENSED PROFESSIONAL ENGINEER S.B. RIEMER 100214712 OCT. 2, 2023 PROVINCE OF ONTARIO

PLAN & PROFILE
STREET A
STA. 1+120 TO STA. 1+360

DESIGNED: T.L.	CHECKED: S.R.	PROJECT No.:	20-652
DRAWN: L.Y.	DATE: APRIL 2023	SHEET No.:	
SCALE: H 1:500 V 1:50		DRAWING No.:	PP-6

SANITARY SEWER INVERT			NW/188.626 SE/188.796	57.9m-450mm CONC. SAN. @ 0.20%		NW/188.680 SE/188.850	62.8m-450mm CONC. SAN. @ 0.20%		NW/188.625 SE/188.895	93.5m-450mm CONC. SAN. @ 0.20%			SANITARY SEWER INVERT
STORM SEWER INVERT	101.6m-1800x1200mm CONC. BOX STM. @ 0.30%	NW/189.138 NE/189.850 SE/189.102		70.5m-2400x1200mm CONC. BOX STM. @ 0.15%		NW/188.996 NE/189.720 SE/188.976	59.0m-2400x1200mm CONC. BOX STM. @ 0.15%		NW/188.888 NE/189.450 SE/188.888	125.2m-2400x1200mm CONC. BOX STM. @ 0.15%			STORM SEWER INVERT
PROPOSED EXISTING CENTRELINE ELEVATION	194.403 190.714	194.303 190.691	194.202 190.726	194.101 190.803	194.000 191.005	194.000 190.906	194.100 190.718	194.000 190.625	193.900 190.532	193.800 190.440	193.700 190.347	193.600 190.253	193.500 190.161	BOTTOM OF BH. 182.70	PROPOSED EXISTING CENTRELINE ELEVATION
CENTRELINE CHAINAGE	1+120	1+140	1+160	1+180	1+200	1+220	1+240	1+260	1+280	1+300	1+320	1+340	1+360		CENTRELINE CHAINAGE

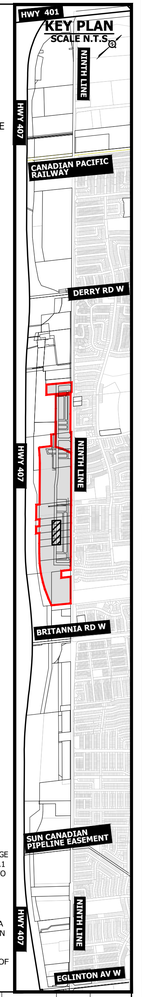




SANITARY SEWER INVERT		NW188.208 SE188.078	90.0m-450mm CONC. SAN. @ 0.20%		NW188.098 NE188.268 SE188.088	97.0m-450mm CONC. SAN. @ 0.20%			NW187.874 SE187.844				SANITARY SEWER INVERT
STORM SEWER INVERT				NW188.680 SE188.660	125.2m-2400x1200mm CONC. BOX STM. @ 0.15%				NW188.472 SE188.452	127.1m-2400x1200mm CONC. BOX STM. @ 0.15%			STORM SEWER INVERT
PROPOSED EXISTING CENTRELINE ELEVATION	193.500 190.181	193.400 190.133	193.300 190.096	193.200 190.056	193.100 189.979	193.000 189.921	192.900 189.880	192.800 189.852	192.800 189.833	192.900 189.895	192.800 189.863	192.700 189.880	192.600 190.022	PROPOSED EXISTING CENTRELINE ELEVATION
CENTRELINE CHAINAGE	1+360	1+380	1+400	1+420	1+440	1+460	1+480	1+500	1+520	1+540	1+560	1+580	1+600	CENTRELINE CHAINAGE

LEGEND

- DRAFT PLAN LIMITS
- SANITARY SEWER AND MANHOLE
- STORM SEWER AND MANHOLE
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DERRY BRITANNIA DEVELOPMENTS LTD.

CITY OF MISSISSAUGA

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MISSISSAUGA

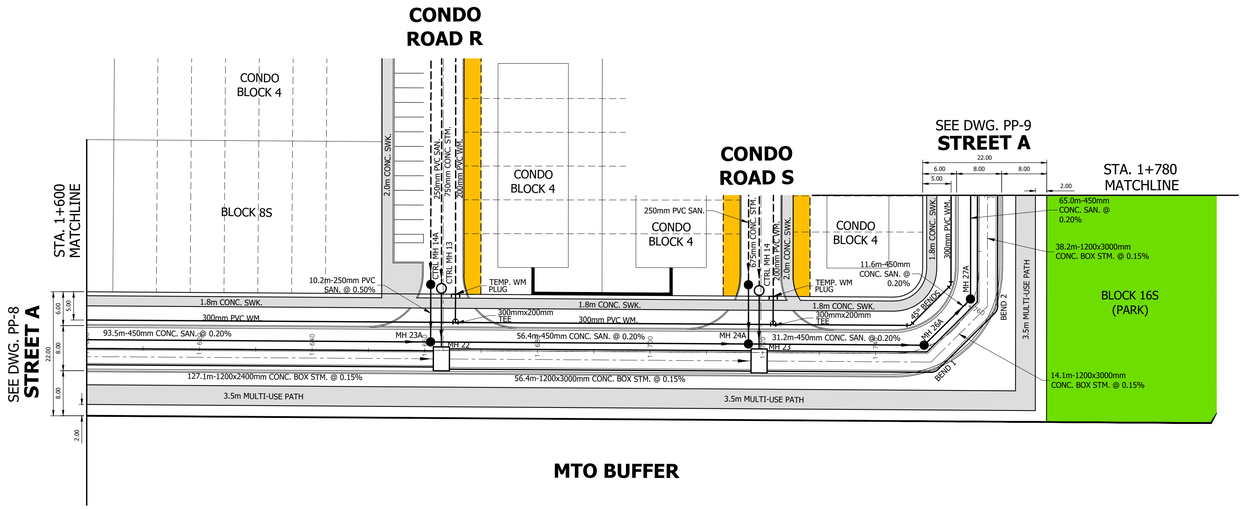
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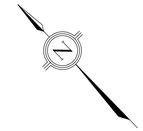
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LICENSED PROFESSIONAL ENGINEER S.B. RIEMER 100214712 OCT. 2, 2023 PROVINCE OF ONTARIO

PLAN & PROFILE
STREET A
STA. 0+360 TO STA. 1+600

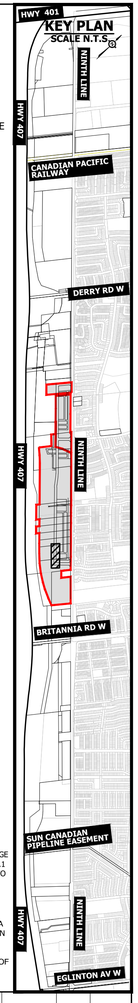
DESIGNED: T.L.	CHECKED: S.R.	PROJECT No.:	20-652
DRAWN: L.Y.	DATE: APRIL 2023	SHEET No.:	
SCALE: H 1:500 V 1:50 (5m 0m 5m 10m 20m / 0.5m 0m 0.5m 1.0m 2.0m)		DRAWING No.:	PP-7

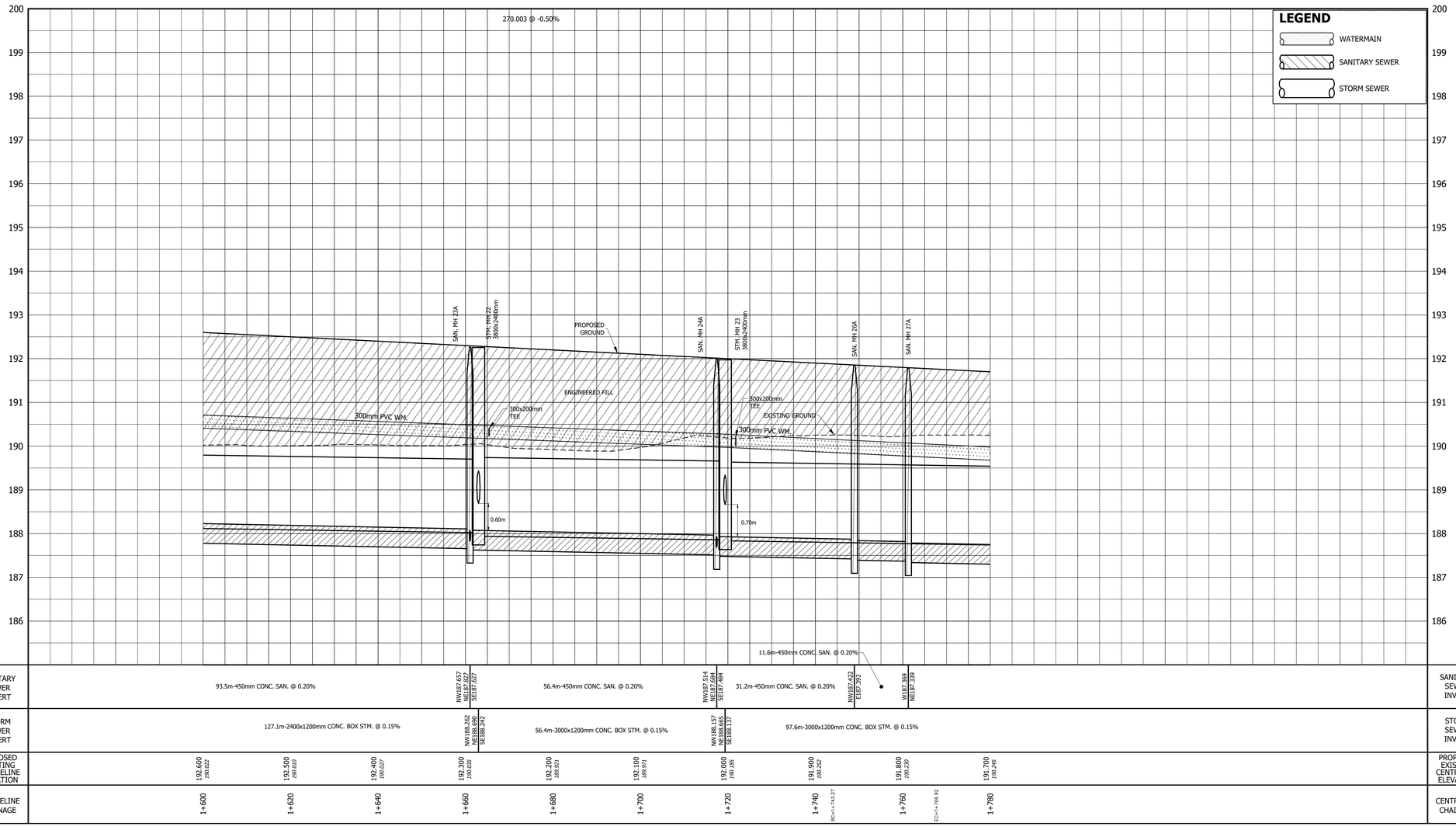




LEGEND

- DRAFT PLAN LIMITS
- SANITARY SEWER AND MANHOLE
- STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
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SANITARY SEWER INVERT	93.5m-450mm CONC. SAN. @ 0.20%	NW/187.657 NE/187.627 SE/187.627	56.4m-450mm CONC. SAN. @ 0.20%	NW/187.514 NE/187.484 SE/187.484
STORM SEWER INVERT	127.1m-2400x1200mm CONC. BOX STM. @ 0.15%	NW/188.262 NE/188.090 SE/188.242	56.4m-3000x1200mm CONC. BOX STM. @ 0.15%	NW/188.157 NE/188.155 SE/188.137
PROPOSED EXISTING CENTRELINE ELEVATION	192.600 / 190.022	192.500 / 190.010	192.400 / 190.007	192.300 / 190.005
CENTRELINE CHAINAGE	1+600	1+620	1+640	1+660

SANITARY SEWER INVERT	31.2m-450mm CONC. SAN. @ 0.20%	NW/187.422 E/187.392	11.6m-450mm CONC. SAN. @ 0.20%	W/187.369 NE/187.339
STORM SEWER INVERT	97.6m-3000x1200mm CONC. BOX STM. @ 0.15%			
PROPOSED EXISTING CENTRELINE ELEVATION	192.200 / 189.951	192.100 / 189.951	192.000 / 190.165	191.900 / 190.252
CENTRELINE CHAINAGE	1+680	1+700	1+720	1+740

SANITARY SEWER INVERT				
STORM SEWER INVERT				
PROPOSED EXISTING CENTRELINE ELEVATION	191.800 / 190.230		191.700 / 190.245	
CENTRELINE CHAINAGE	1+760	EC=1+766.92	1+780	

BC=1+743.27

NOTE

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BENCHMARK IS SET VERTICALLY ON THE WEST FACE OF THE NORTH END OF THE NORTHEAST CORNER OF A BRIDGE 85 METRES +/- NORTH OF PARKGATE DRIVE ON NINTH LINE.

No.	REVISION	DATE	BY	APP'D
4				
3				
2	3rd FSR SUBMISSION	OCT 2023	S.R.	S.R.
1	2nd FSR SUBMISSION	APRIL 2023	S.R.	S.R.

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CITY OF MISSISSAUGA

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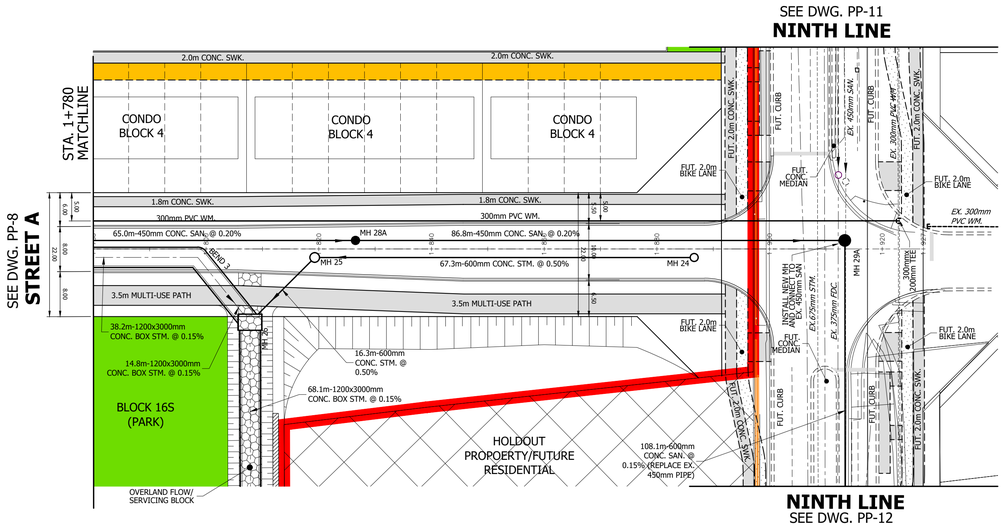
CITY FILE No. T-M19003/T-M19004	REGION FILE No. 21T-19003M/21T-19004M

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LICENSED PROFESSIONAL ENGINEER
S.B. RIEMER
100214712
OCT. 2, 2023
PROVINCE OF ONTARIO

PLAN & PROFILE
STREET A
STA. 1+600 TO STA. 1+700

DESIGNED:	T.L.	CHECKED:	S.R.
DRAWN:	L.Y.	DATE:	APRIL 2023
SCALE:	H 1:500 V 1:50	PROJECT No.:	20-652
SHEET No.:		DRAWING No.:	PP-8

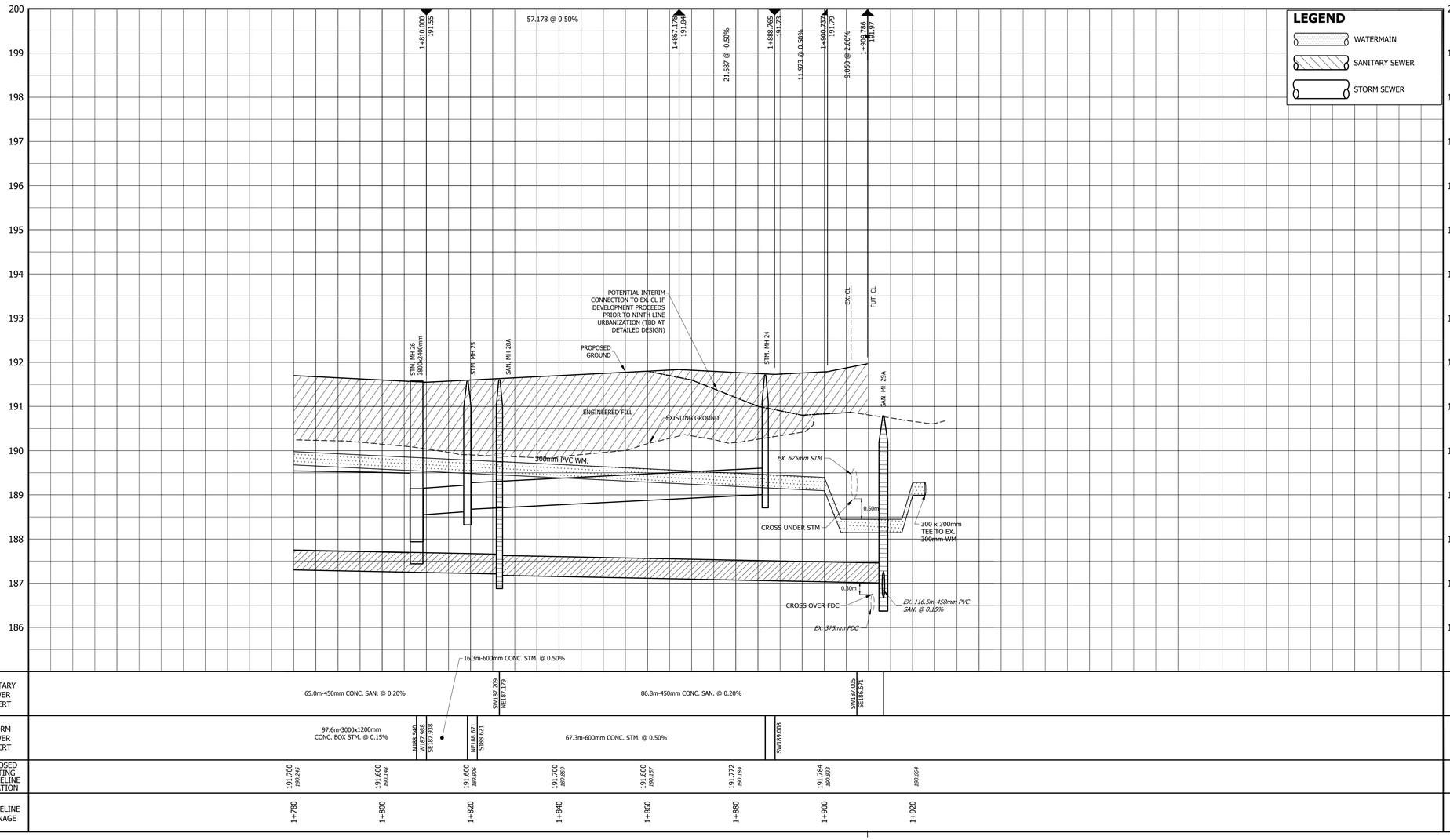






LEGEND

- DRAFT PLAN LIMITS
- SANITARY SEWER AND MANHOLE
- STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING STORM SEWER AND MANHOLE
- EXISTING FDC SEWER AND MANHOLE
- FUTURE SANITARY SEWER AND MANHOLE
- FUTURE STORM SEWER AND MANHOLE
- PROPOSED MUNICIPAL WATERMAIN
- PROPOSED PRIVATE WATERMAIN
- EXISTING WATERMAIN
- CATCHBASIN
- HOLDOUT PROPERTIES
- EXISTING OPEN SPACE
- HIGH-DENSITY BLOCK
- PROPOSED SCHOOL
- PROPOSED PARK / OPEN SPACE
- 3m UTILITY CORRIDOR



NOTE

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MISSISSAUGA

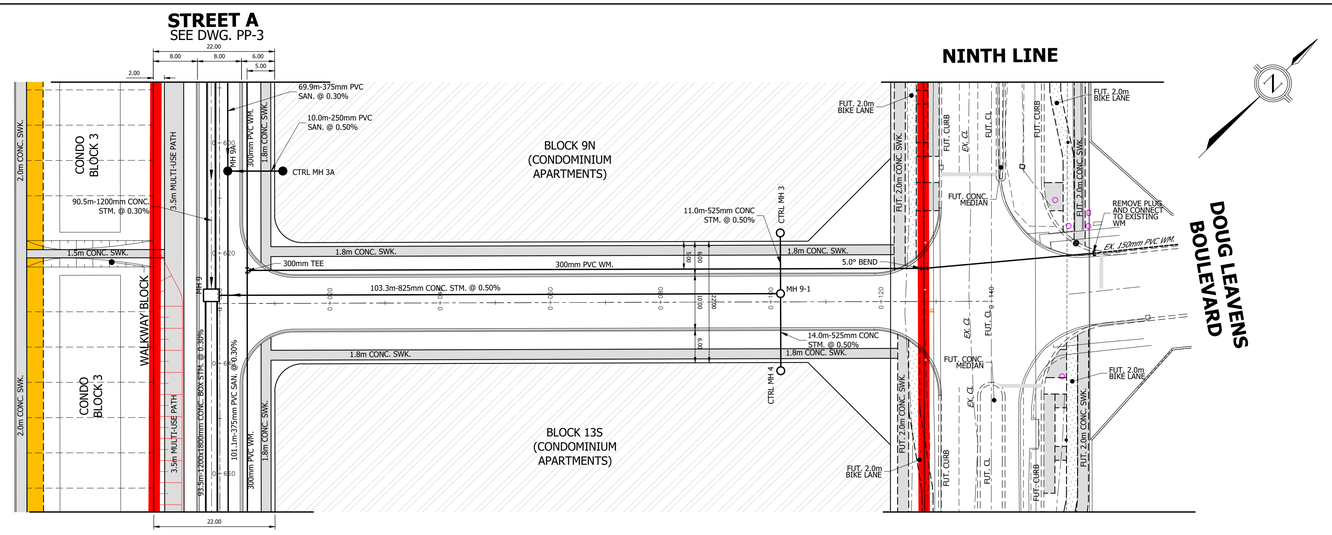
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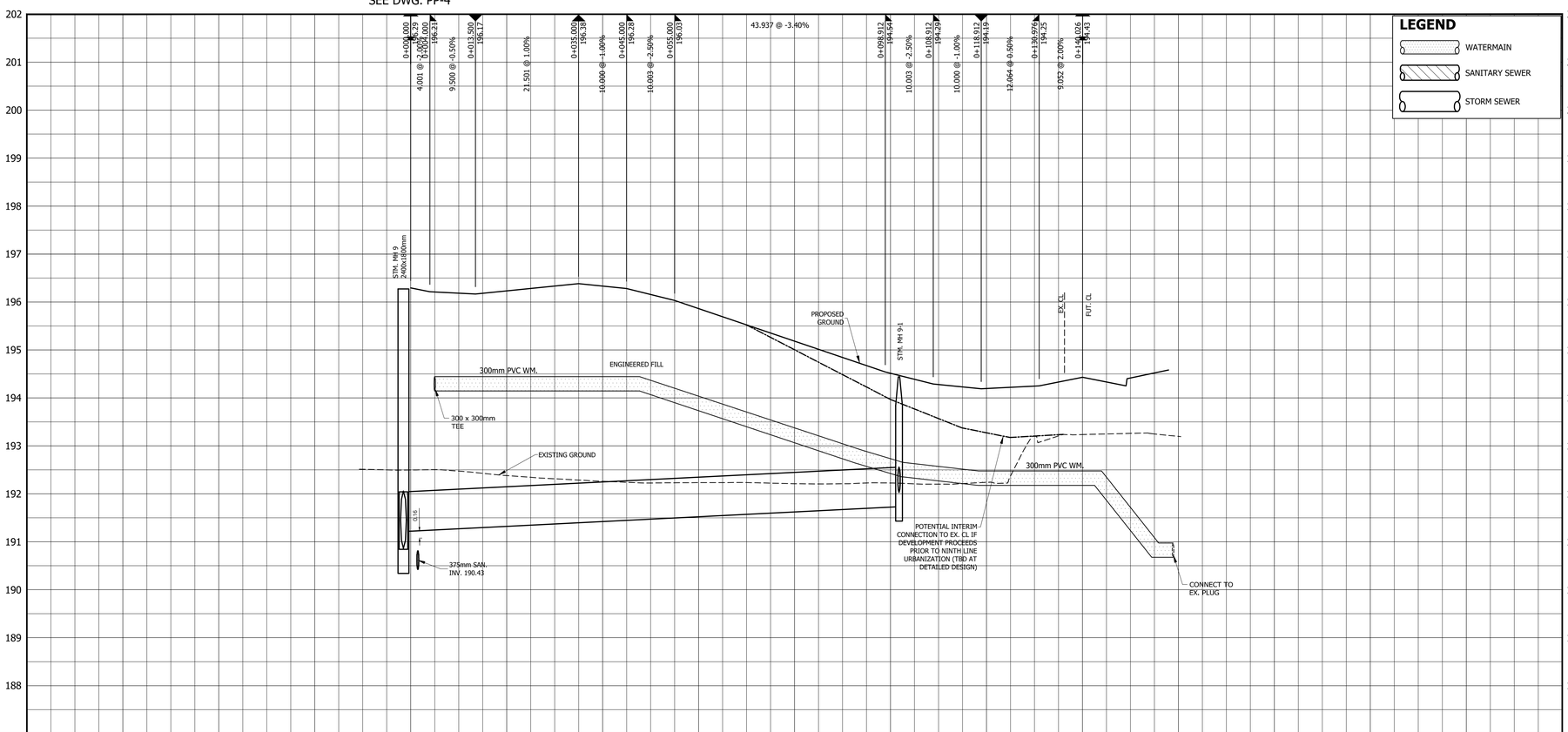
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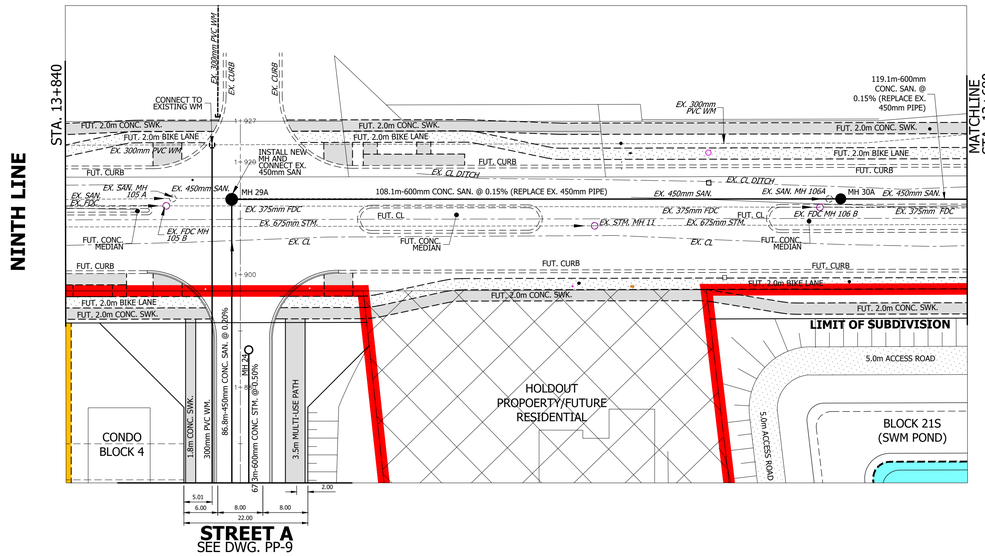
PLAN & PROFILE
STREET A
STA. 0+700 TO STA. 1+920

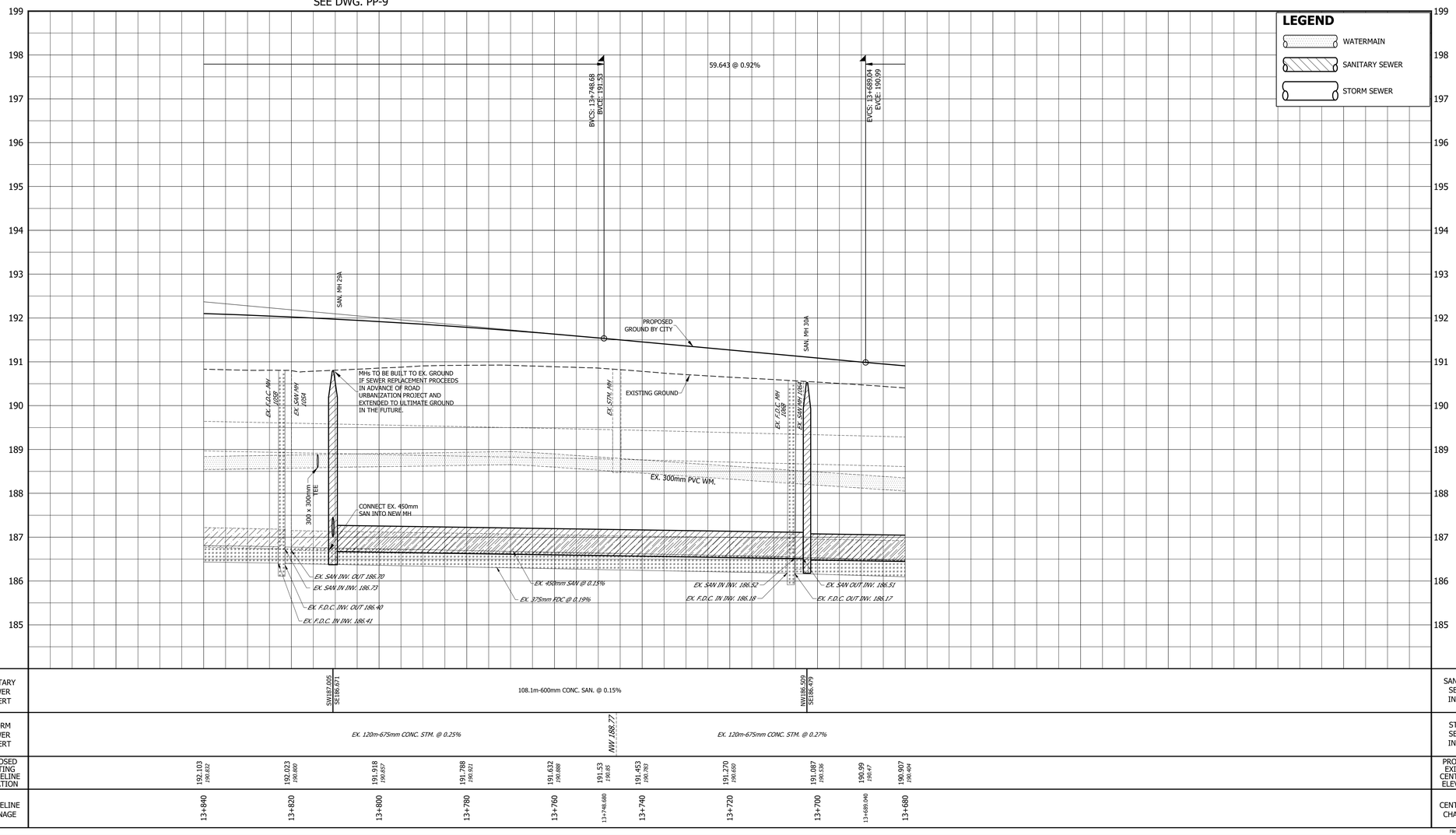
DESIGNED: T.L.	CHECKED: S.R.	PROJECT No.:	20-652
DRAWN: L.Y.	DATE: APRIL 2023	SHEET No.:	
SCALE: H 1:500 V 1:50		DRAWING No.:	PP-9


STREET A
SEE DWG. PP-3
NINTH LINE
22.00
8.00
6.00
5.00
2.00
69.9m-375mm PVC SAN. @ 0.30%
10.0m-250mm PVC SAN. @ 0.50%
CTRL MH 3A
MH 9A
200mm PVC WM.
1.8m CONC. SWK.
2.0m CONC. SWK.
CONDO BLOCK 3
90.5m-1200mm CONC. STM. @ 0.30%
3.5m MULTI-USE PATH
1.5m CONC. SWK.
WALKWAY BLOCK
MH 8
93.5m-1200x1800mm CONC. BOX STM. @ 0.30%
CONDO BLOCK 4
101.1m-375mm PVC SAN. @0.30%
300mm PVC WM.
BLOCK 9N
(CONDOMINIUM APARTMENTS)
11.0m-525mm CONC STM. @ 0.50%
CTRL MH 3
300mm TEE
300mm PVC WM.
5.0° BEND
103.3m-825mm CONC. STM. @ 0.50%
MH 9-1
14.0m-525mm CONC STM. @ 0.50%
CTRL MH 4
BLOCK 13S
(CONDOMINIUM APARTMENTS)
FUT. 2.0m BIKE LANE
FUT. 2.0m CONC. SWK.
FUT. CURB
EX. CL
FUT. CL
FUT. CONC. MEDIAN
REMOVE PLUG AND CONNECT TO EXISTING WM
EX. 150mm PVC WM.
DOUG LEAVENS BOULEVARD
STREET A
SEE DWG. PP-4
NINTH LINE


0+000.000 196.29
4.001 @ 2.50%
0+004.000 196.21
9.500 @ -0.50%
0+013.500 196.17
21.501 @ 1.00%
0+035.000 196.38
10.000 @ -1.40%
0+045.000 196.28
10.003 @ -2.50%
0+055.000 196.03
43.937 @ -3.40%
0+098.912 194.54
10.003 @ -2.50%
0+108.912 194.29
10.000 @ -1.00%
0+118.912 194.18
12.064 @ 0.50%
0+130.975 194.25
9.052 @ 2.00%
0+140.026 194.43
STM. MH 9
SIGMH-100mm
PROPOSED GROUND
300mm PVC WM.
ENGINEERED FILL
300 x 300mm TEE
EXISTING GROUND
375mm SAN. INV. 190.43
STM. MH 9-1
EX. CL
FUT. CL
300mm PVC WM.
POTENTIAL INTERIM CONNECTION TO EX. CL IF DEVELOPMENT PROCEEDS PRIOR TO NINTH LINE URBANIZATION (TBD AT DETAILED DESIGN)
CONNECT TO EX. PLUG
LEGEND
WATERMAIN
SANITARY SEWER
STORM SEWER

| | | |

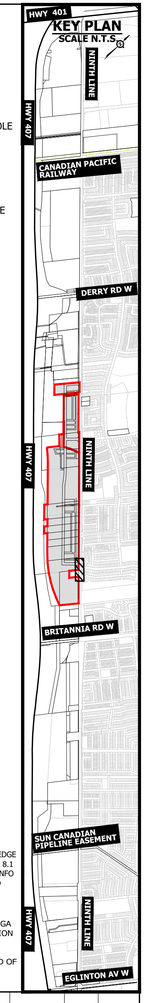




SANITARY SEWER INVERT	SW187.105 SE186.671	108.1m-600mm CONC. SAN. @ 0.15%	NW186.559 SE186.479
STORM SEWER INVERT	EX. 120m-675mm CONC. STM. @ 0.25%	INV 188.77	EX. 120m-675mm CONC. STM. @ 0.27%
PROPOSED EXISTING CENTRELINE ELEVATION	192.103 / 192.632	192.023 / 192.080	191.918 / 192.257	191.788 / 192.052	191.632 / 192.088	191.53 / 192.05	191.453 / 192.703	191.270 / 192.656	191.087 / 192.536	190.99 / 192.47	190.907 / 192.404
CENTRELINE CHAINAGE	13+840	13+820	13+800	13+780	13+760	13+748.688	13+740	13+720	13+700	13+689.040	13+680

LEGEND

- DRAFT PLAN LIMITS
- SANITARY SEWER AND MANHOLE
- STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING STORM SEWER AND MANHOLE
- EXISTING FDC SEWER AND MANHOLE
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CITY OF MISSISSAUGA

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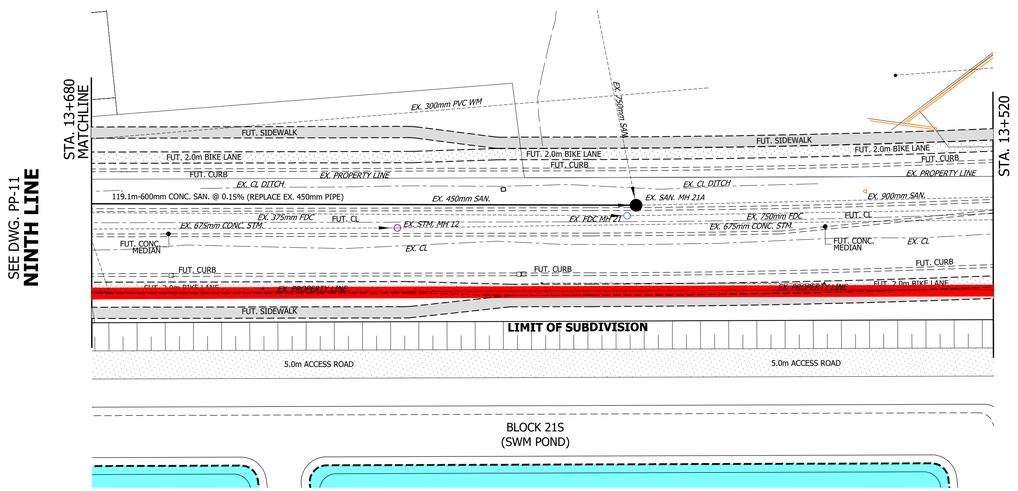
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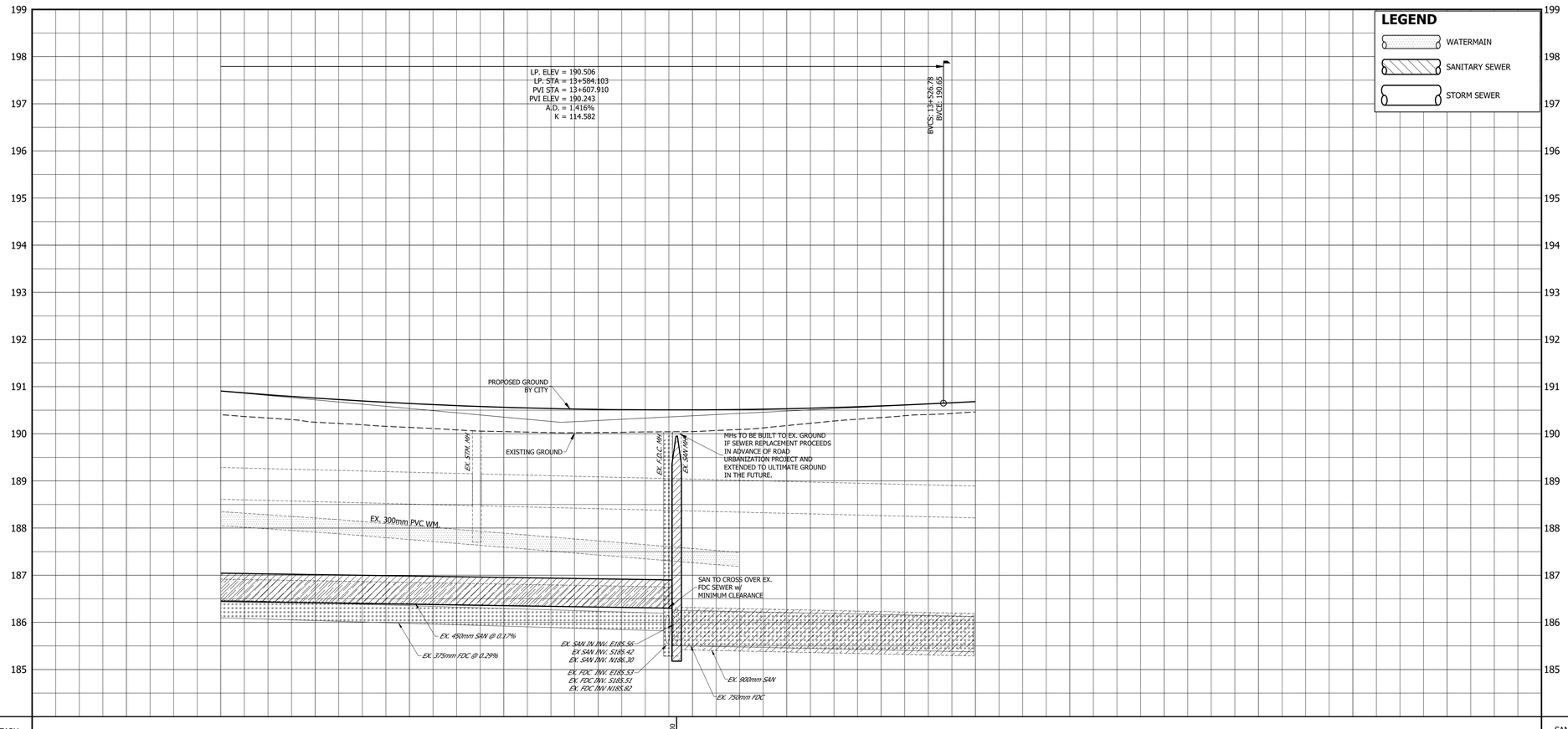
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S.B. RIEMER
100214712
OCT. 2, 2023
PROVINCE OF ONTARIO

PLAN & PROFILE
NINTH LINE
STA. 13+840 TO STA. 13+680

DESIGNED: T.L.	CHECKED: S.R.	PROJECT No.:	20-652
DRAWN: L.Y.	DATE: APRIL 2023	SHEET No.:	
SCALE: H 1:500 V 1:50 (5m 0m 5m 10m 20m; 0.5m 0m 0.5m 1.0m 2.0m)		DRAWING No.:	PP-11





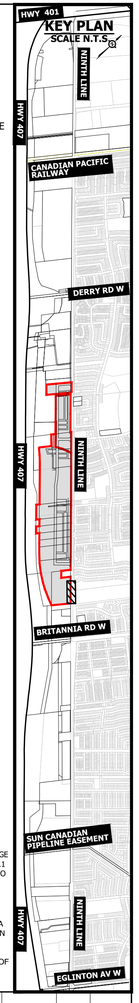
SANITARY SEWER INVERT	119.1m-600mm CONC. SAN. @ 0.15%	NW186.300		SANITARY SEWER INVERT
STORM SEWER INVERT	EX. 120m-675mm CONC. STM. @ 0.27%	NW 188.47	EX. 133m-675mm CONC. STM. @ 0.32%	STORM SEWER INVERT
PROPOSED EXISTING CENTRELINE ELEVATION	190.907 / 190.464	190.757 / 190.246	190.642 / 190.136	190.562 / 190.046	190.517 / 190.006	190.51 / 190.04	190.506 / 190.046	190.531 / 190.174	190.591 / 190.345	190.65 / 190.42	190.683 / 190.463	PROPOSED EXISTING CENTRELINE ELEVATION
CENTRELINE CHAINAGE	13+680	13+660	13+640	13+620	13+600	EC=>13+591.38	13+584.103	13+580	13+560	13+540	13+526.780	13+520		CENTRELINE CHAINAGE

LEGEND

- DRAFT PLAN LIMITS
- SANITARY SEWER AND MANHOLE
- STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING STORM SEWER AND MANHOLE
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- PROPOSED PARK / OPEN SPACE
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LEGEND

- WATERMAIN
- SANITARY SEWER
- STORM SEWER



NOTE

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CITY OF MISSISSAUGA

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CITY FILE No. T-M19003/T-M19004 | REGION FILE No. 21T-19003M/21T-19004M

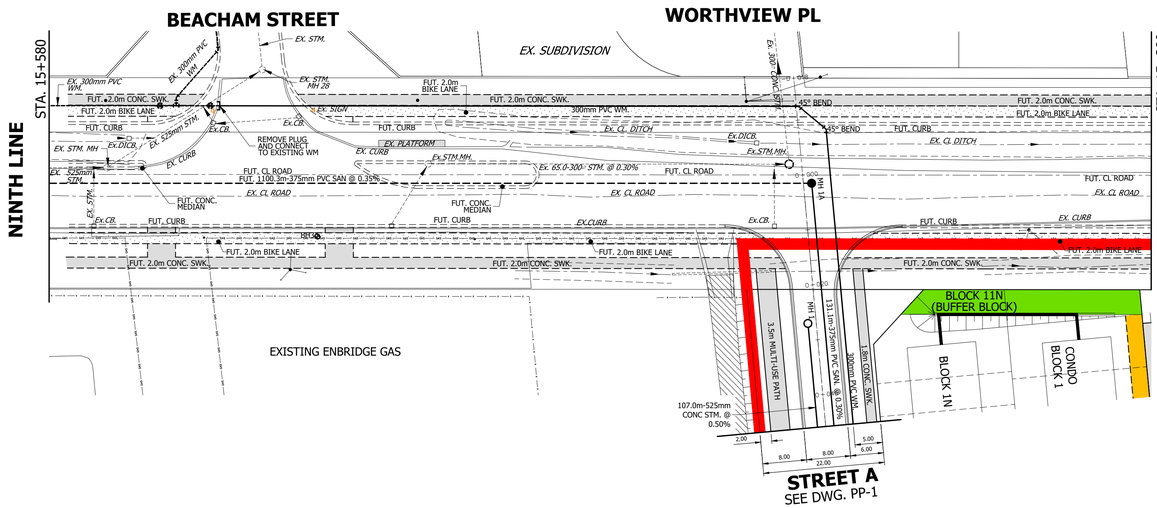
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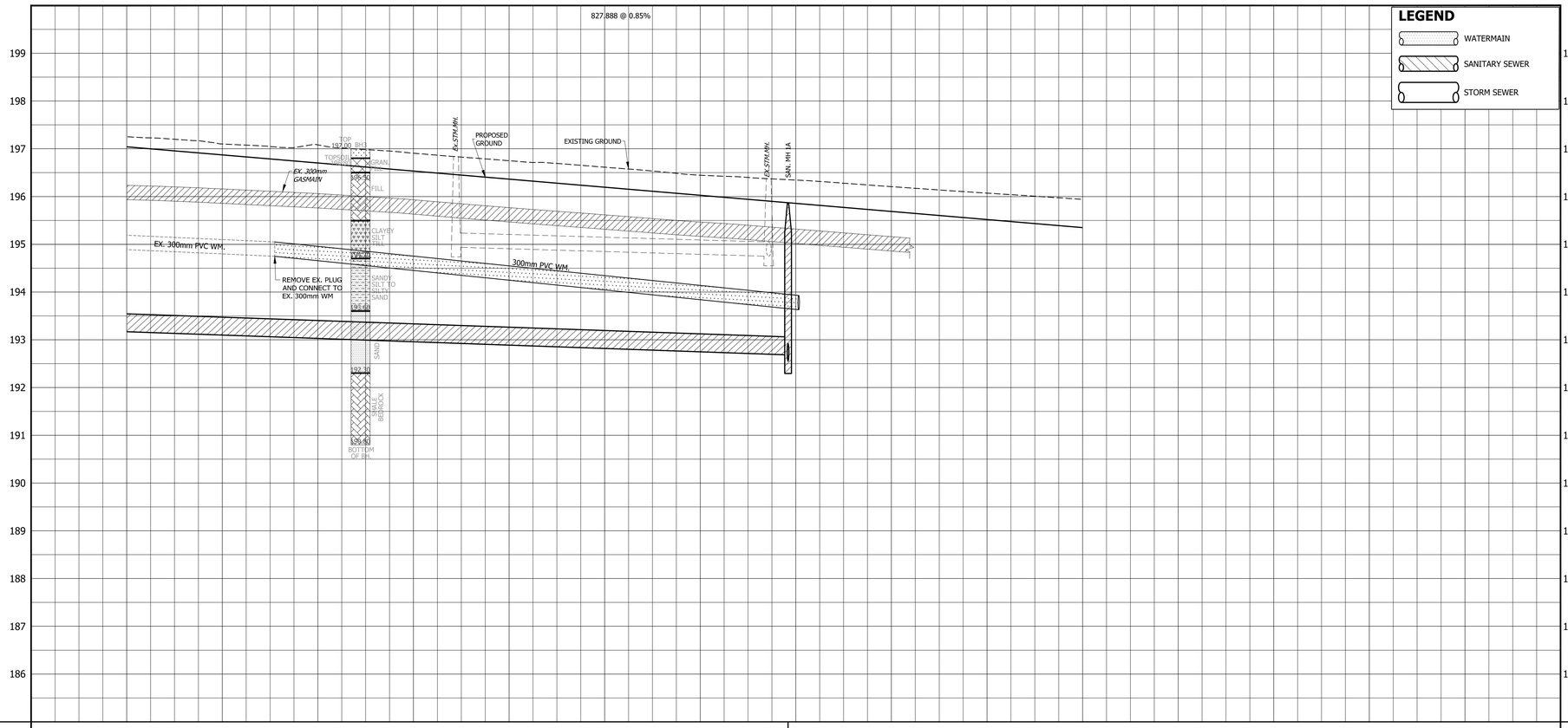
LICENCED PROFESSIONAL ENGINEER
S.B. RIEMER
100214712
OCT. 2, 2023
PROVINCE OF ONTARIO

PLAN & PROFILE
NINTH LINE
STA. 13+680 TO STA. 13+520

DESIGNED:	T.L.	CHECKED:	S.R.
DRAWN:	L.Y.	DATE:	APRIL 2023
SCALE:	H 1:500 / V 1:50	PROJECT No.:	20-652
SHEET No.:		DRAWING No.:	PP-12

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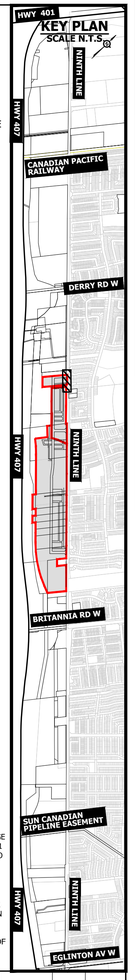




SANITARY SEWER INVERT	1100.3m-375mm PVC SAN. PVC @ 0.35%							NW197.684 SW192.549			SANITARY SEWER INVERT
STORM SEWER INVERT				SE 194.94	EX. 65m-300mm PVC STM. @ 0.30%			NW 194.75 NE 194.75			STORM SEWER INVERT
PROPOSED EXISTING CENTRELINE ELEVATION	197.040 197.251	196.871 197.099	196.701 197.000	196.532 196.906	196.363 196.749	196.194 196.613	196.025 196.446	195.856 196.344	195.687 196.207	195.518 196.071	195.349 195.948	PROPOSED EXISTING CENTRELINE ELEVATION
CENTRELINE CHAINAGE	15+580	15+560	15+540	15+520	15+500	15+480	15+460	15+440	15+420	15+400	15+380	CENTRELINE CHAINAGE

LEGEND

- DRAFT PLAN LIMITS
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100214712
OCT. 2, 2023
PROVINCE OF ONTARIO

PLAN & PROFILE
NINTH LINE
STA. 15+380 TO STA. 15+580

DESIGNED: T.L.	CHECKED: S.R.	PROJECT No.:	20-652
DRAWN: L.Y.	DATE: APRIL 2023	SHEET No.:	
SCALE: H 1:500 V 1:50		DRAWING No.:	PP-13

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