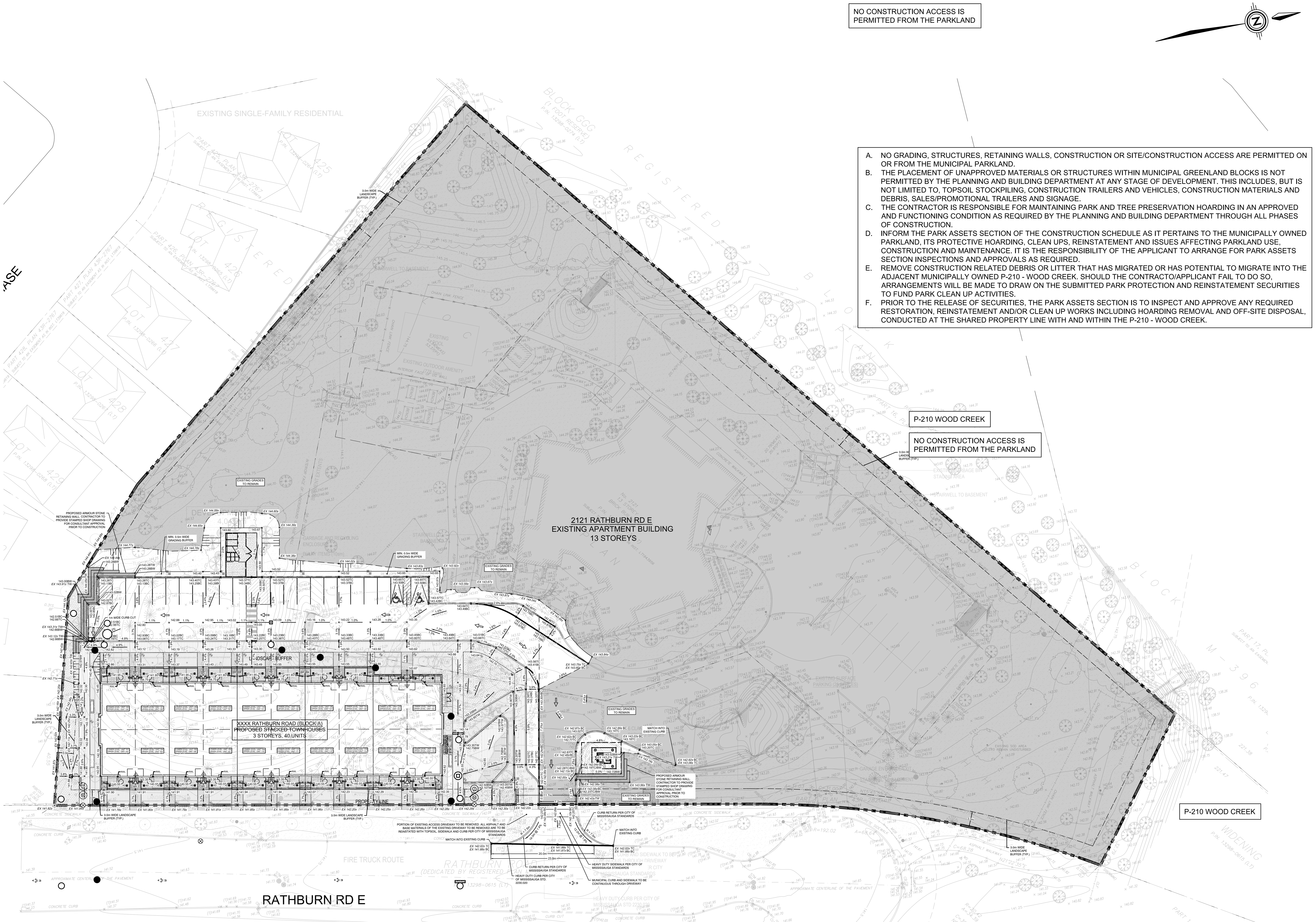
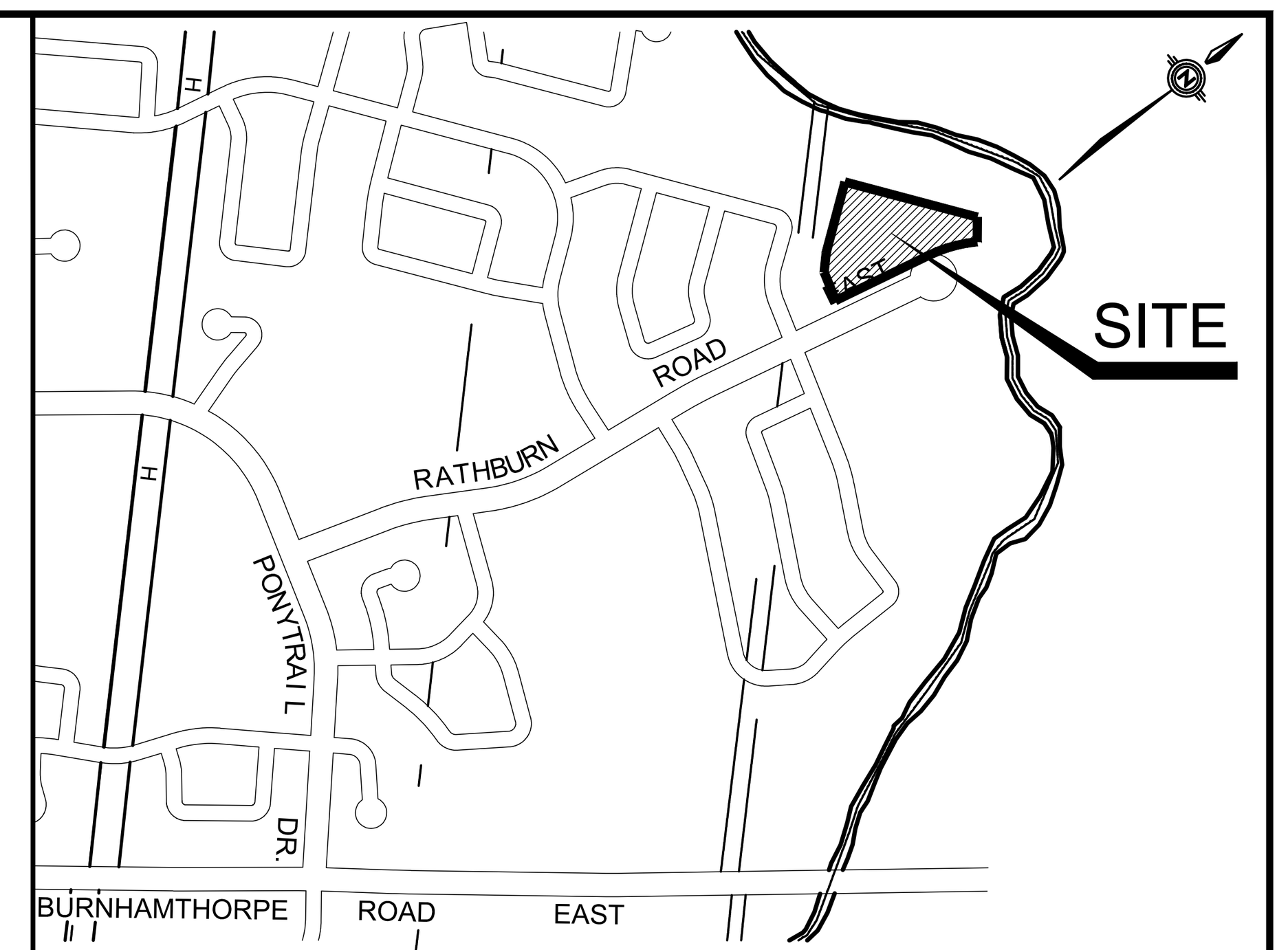


A. NO GRADING, STRUCTURES, RETAINING WALLS, CONSTRUCTION OR SITE/CONSTRUCTION ACCESS ARE PERMITTED ON OR FROM THE MUNICIPAL PARKLAND.
B. THE PLACEMENT OF UNAPPROVED MATERIALS OR STRUCTURES WITHIN MUNICIPAL GREENLAND BLOCKS IS NOT PERMITTED BY THE PLANNING AND BUILDING DEPARTMENT AT ANY STAGE OF DEVELOPMENT. THIS INCLUDES, BUT IS NOT LIMITED TO, TOPSOIL STOCKPILING, CONSTRUCTION TRAILERS AND VEHICLES, CONSTRUCTION MATERIALS AND DEBRIS, SALES/PROMOTIONAL TRAILERS AND SIGNAGE.
C. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PARK AND TREE PRESERVATION HOARDING IN AN APPROVED AND FUNCTIONING CONDITION AS REQUIRED BY THE PLANNING AND BUILDING DEPARTMENT THROUGH ALL PHASES OF CONSTRUCTION.
D. INFORM THE PARK ASSETS SECTION OF THE CONSTRUCTION SCHEDULE AS IT PERTAINS TO THE MUNICIPALLY OWNED PARKLAND, ITS PROTECTIVE HOARDING, CLEAN UPS, REINSTATEMENT AND ISSUES AFFECTING PARKLAND USE, CONSTRUCTION AND MAINTENANCE. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ARRANGE FOR PARK ASSETS SECTION INSPECTIONS AND APPROVALS AS REQUIRED.
E. REMOVE CONSTRUCTION RELATED DEBRIS OR LITTER THAT HAS MIGRATED OR HAS POTENTIAL TO MIGRATE INTO THE ADJACENT MUNICIPALLY OWNED P-210 - WOOD CREEK. SHOULD THE CONTRACTO/APPLICANT FAIL TO DO SO, ARRANGEMENTS WILL BE MADE TO DRAW ON THE SUBMITTED PARK PROTECTION AND REINSTATEMENT SECURITIES TO FUND PARK CLEAN UP ACTIVITIES.
F. PRIOR TO THE RELEASE OF SECURITIES, THE PARK ASSETS SECTION IS TO INSPECT AND APPROVE ANY REQUIRED RESTORATION, REINSTATEMENT AND/OR CLEAN UP WORKS INCLUDING HOARDING REMOVAL AND OFF-SITE DISPOSAL, CONDUCTED AT THE SHARED PROPERTY LINE WITH AND WITHIN THE P-210 - WOOD CREEK.



KEY PLAN — NTS

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
	DEVELOPMENT LIMIT
	PONDING LIMIT

BENCHMARK NOTES:

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK NO. 766, LOCATED ON THE NORTH FACE, WEST CORNER OF A RED BRICK TWO-STOREY HOUSE #4215 AT THE SOUTHEAST CORNER OF GARNETWOOD CHASE AND RATHBURN ROAD EAST, HAVING A PUBLISHED ELEVATION OF 141.957 METRES.

ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED.

PIPE SIZES ARE IN MILLIMETRES

No.	REVISIONS	DATE	APPR. BY
2	ISSUED FOR 3RD S.P.A SUBMISSION	JUL 15/26	D.A.
1	ISSUED FOR S.P.A SUBMISSION	MAR 04/26	D.A.

CLIENT

CAPREIT APARTMENTS INC.
11 Church Street, Toronto, ON Canada M5E 1W1
Office (416) 861-9404
E-mail hello@capreit.net

PROJECT TITLE

2121 RATHBURN ROAD EAST
MISSISSAUGA, ONTARIO
STACKED RESIDENTIAL RENTAL
TOWNHOUSE DEVELOPMENT

STAMP

LICENSED PROFESSIONAL ENGINEER
T. M. ABIKOYE
100546720
2026-07-15
PROVINCE OF 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

ENVISION CONSULTANTS LTD
6415 Northwest Dr. Mississauga, ON Canada L4V 1X1
Office (905) 677-0202
E-mail admin@envisionconsultants.ca

MUNICIPALITY

MISSISSAUGA
Region of Peel — working with you

CITY FILE NO.: SP 25-54 W3, REGION FILE NO.: C604649

SHEET TITLE

OVERALL SITE GRADING PLAN

DESIGNED BY: D.A.	DATE: SEPT 2025	CHECKED BY: A.W.
DRAWN BY: M.R.	PROJECT No. 25-1026	
SCALES: 1: 400		DRAWING No. C-101a

INTERNAL PRIVATE ROADWAY AND PARKING AREA PAVEMENT STRUCTURE SHALL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND CITY OF MISSISSAUGA REQUIREMENTS:
- 40mm OPSS H.L.3. TOP ASPHALT
- 65mm OPSS H.L.8. BASE ASPHALT
- 200mm OPSS GRANULAR 'A' BASE
- 250mm OPSS GRANULAR 'B' SUB-BASE

"I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A PROPOSED 3-STOREY TOWNHOUSE BUILDING LOCATED AT 2121 RATHBURN ROAD 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."

LICENSED PROFESSIONAL ENGINEER
T. M. ABIKOYE
100546720
2026-07-15
PROVINCE OF ONTARIO

SIGNATURE AND STAMP

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 RADII DIMENSIONS SHALL BE IN ACCORDANCE WITH OPSD 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 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.

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PLOTDATE: Jul 15, 2026 - 4:44pm, AndreRocha