KAITTING TRAIL

DUNDAS STREET WEST

SIXTH LINE

CONSTRUCTION NORTH

STORM POND OPERATING LEVELS (DSEL DESIGN BRIEF SWM POND 22)	
EVENT	POND LEVEL (m)
5-YEAR	169.89
100-YEAR	170.53
REGIONAL	171.58

TOWNHOMES 1 FFE=172.60

TOWNHOMES 2 FFE=172.60

TOWNHOMES 3 FFE=172.25

TOWNHOMES 4 FFE=172.80

BUILDING A FFE=172.50

BUILDING B FFE=172.50

BUILDING C FFE=172.24

BUILDING D FFE=172.50

RETAIL FFE=171.70

LOADING FFE=172.00

CONDOMINIUM ROAD

PROPERTY BOUNDARY

PHASE 1

PHASE 2

PHASE 3

PHASE 4

BRICK AND STUCCO BUILDING CONDOMINIUM (6 STOREY)

POND

LIMIT OF GRADING MODIFICATIONS WITHIN POND BLOCK

FILL AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE TOWARDS POND AS PER SUBDIVISION (20M-1114) DESIGN FOR BLOCK

ADJUST MH TOP TO 171.95

RELOCATED CLS

EXISTING STREET LIGHT (TO BE RELOCATED)

REMOVE AND REPLACE EXISTING CURB AND MATCH EXISTING EDGE OF PAVEMENT

H&V (TO BE RELOCATED TO MUNICIPAL BOULEVARD)

SIAMESE CONNECTION

OUTLINE OF U/G PARKING

RAMP TO U/G PARKING

AMENITY SPACE (REFER TO LANDSCAPE PLANS)

PATIO (REFER TO ARCHITECTURAL PLANS)

PLANTER (REFER TO LANDSCAPE PLANS)

SAWCUT AND MATCH EXISTING CURB AND GUTTER

REMOVE EXISTING CB AND INSTALL NEW SIDE-INLET CATCHBASIN

EXISTING KILL-STRIP TO BE REMOVED

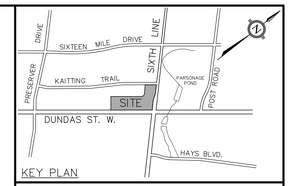
REMOVE AND REPLACE EXISTING CURB AND MATCH EXISTING EDGE OF PAVEMENT

REGRADE BOULEVARD TO SUIT

MATCH EXISTING ASPHALT WALKWAY

BUS BAY

KEY PLAN



LEGEND

- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED DOUBLE CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE AND BOX
- 171.57 EXISTING ELEVATION
- 172.70 EXISTING ELEVATION TO REMAIN
- + 171.49 PROPOSED FINISHED ELEVATION
- 2.0% PROPOSED DRAINAGE DIRECTION
- PROPOSED OVERLAND FLOW DIRECTION
- EXISTING OVERLAND FLOW DIRECTION
- PROPOSED SLOPE
- PROPOSED TOE WALL
- 100-YEAR EMERGENCY MAX. SURFACE WATER ELEV.

EXISTING SERVICES LEGEND

- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING DOUBLE CATCHBASIN MANHOLE
- EXISTING CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- EXISTING DOUBLE CATCHBASIN
- EXISTING VALVE AND BOX

NO.	DATE	BY/CHKD	REVISIONS
3	09/09/25	MW/GL	RE-ISSUED FOR ZONING
2	12/12/24	MW/GL	ISSUED FOR ZONING
1	20/09/24	MW/GL	ISSUED FOR PRE-APPLICATION CONSULTATION

CAD FILE: 1807GS-ULT.dwg | PLOT SCALE: 1:1 | PLOT DATE: Sep 11, 2025

BENCHMARK

ELEVATIONS ARE BASED ON THE TOWN OF OAKVILLE BENCHMARK No. 174, WITH PUBLISHED ELEVATION 171.841 metres.
BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF HALTON STANDARD CONDOMINIUM PLAN No. HC749 HAVING A BEARING OF N51°55'00"W.

NOTE

SURVEY INFORMATION CONTAINED IN THIS DRAWING ARE FROM PLAN 2-20M-1114 BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED, ONTARIO LAND SURVEYORS, SEPTEMBER 7, 2023.

P. DIYDM — Sept 9, 2025 — PROVINCE OF ONTARIO

DESIGNED BY | APPROVED BY

CONSULTANT
TRAFALGAR ENGINEERING
#1-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W6
www.trafalgareng.com

PROJECT TITLE
SHOPPERS REALTY INC

LOCATION
21 DUNDAS STREET WEST AND 3000 SIXTH LINE
OAKVILLE, ONTARIO

DRAWING TITLE
PRELIMINARY SITE GRADING PLAN (ULTIMATE CONDITION)

SCALE	1:300	DESIGN BY	MW
DRAWN BY	GRL	CHECKED BY	PC
DATE	2025-08-19	SHEET	OF
PROJECT No.	1807	PLAN No.	G2

FILENAME: P:\1807 Dundas and Sixth Line\04-CAD\03-Site Plan\1807GS-ULT.dwg
PLOTTED: Sep 11, 2025 - 4:48pm