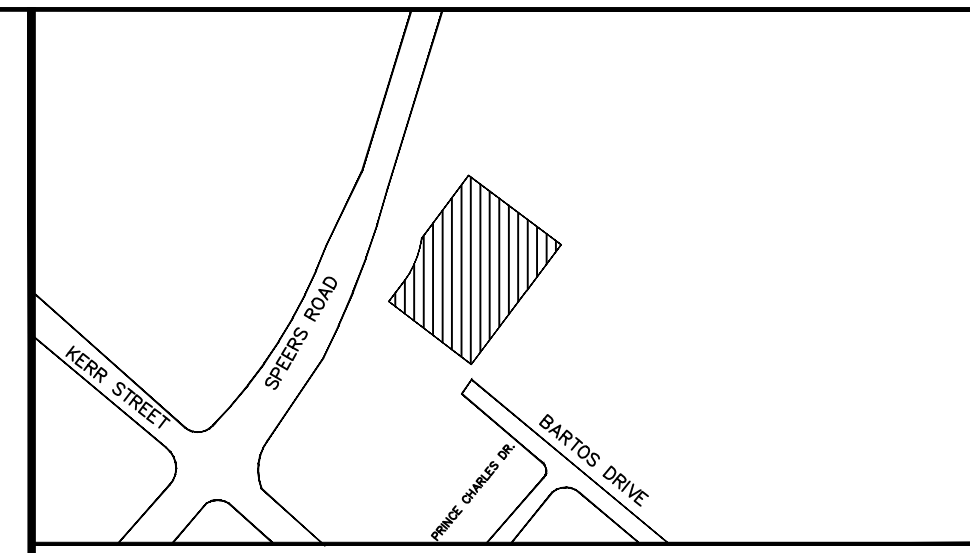


GRADING LEGEND:

- DENOTES EXISTING STORM MANHOLE
- DENOTES PROPOSED STORM MANHOLE
- DENOTES EXISTING CATCH BASIN
- DENOTES PROPOSED CATCH BASIN
- DENOTES EXISTING STORM/CEP
- DENOTES EXISTING SANITARY MANHOLE
- DENOTES PROPOSED SANITARY MANHOLE
- DENOTES EXISTING HYDRANT
- DENOTES PROPOSED HYDRANT
- DENOTES EXISTING WATER VALVE & BOX
- DENOTES PROPOSED WATER VALVE & BOX
- DENOTES EXISTING WATER METER
- DENOTES PROPOSED WATER METER
- DENOTES EXISTING SIAMSE CONNECTION
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED ELEVATION
- DENOTES PROPOSED TOP OF CURB ELEVATION
- DENOTES PROPOSED GUTTER LINE ELEVATION
- DENOTES PROPOSED HIGH POINT
- DENOTES PROPOSED SWALE INVERT ELEVATION
- DENOTES PROPOSED ELEVATION BY OTHERS
- DENOTES PROPOSED FLOW ARROW AND SLOPE
- DENOTES EMERGENCY OVERLAND FLOW
- DENOTES PROPOSED SLOPE (3:1 OR HIGHER)
- DENOTES EXISTING CONTOUR
- DENOTES PROPOSED SILT FENCE
- DENOTES PROPOSED ENTRANCE LOCATION
- DENOTES EXTENT OF MAX. PONDING (0.30m)
- DENOTES PROPOSED LIMIT OF CONSTRUCTION
- DENOTES PROPOSED HEAVY DUTY ASPHALT AREA



KEY PLAN
Scale: N.T.S.

NOTES:
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND UNDERGROUND AND ABOVE GROUND UTILITIES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING THE WORK, THE CONTRACTOR SHALL CONFIRM OF THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECTS/ENGINEERS BEFORE PROCEEDING WITH THE WORKS.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE SCALED. CONTRACTOR TO USE DIGITAL FILES FOR LAYOUT PROVIDED BY ENGINEER. THIS PLAN MUST NOT BE USED TO SITE THE PROPOSED BUILDINGS.

EXISTING TOPOGRAPHICAL INFORMATION SUPPLIED BY J.D. BARNES LTD. ON JUNE 08, 2022.

ELEVATION NOTE:
ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928:78, AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0

BEARING NOTE:
BEARING ARE UTM GR1, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999727.

FOR BEARING COMPARISONS, A ROTATION OF 0°50'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON D1, D2, D3, P1, P4, P5 & P6.

FOR BEARING COMPARISONS, A ROTATION OF 2°04'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2 & P7.

METRIC NOTE:
DISTANCES AND ELEVATIONS ON THIS PLAN ARE TYPICALLY SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NO.	REVISIONS	DATE	BY
2	REISSUED FOR REZONING AND OPA V2	FEB. 26, 2024	HO
1	ISSUED FOR REZONING	AUG. 25, 2022	HO



DRAWING TITLE:
FUNCTIONAL GRADING & DRAINAGE PLAN

PROJECT:
PROPOSED 27-STORY APARTMENT BUILDING
50 SPEERS ROAD
OAKVILLE, ON

CLIENT:
HELBERG PROPERTIES LIMITED

ODAN-DETECH
CONSULTING ENGINEERS

The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2

	DESIGNED BY:	PROJECT NO.:
	HO	22211
	DRAWN BY:	
	HO	
CHECKED BY:	DATE:	
KO	AUG 2022	
APPROVED BY:	DRAWING NO.:	
ENGINEER	JK	2 OF 2