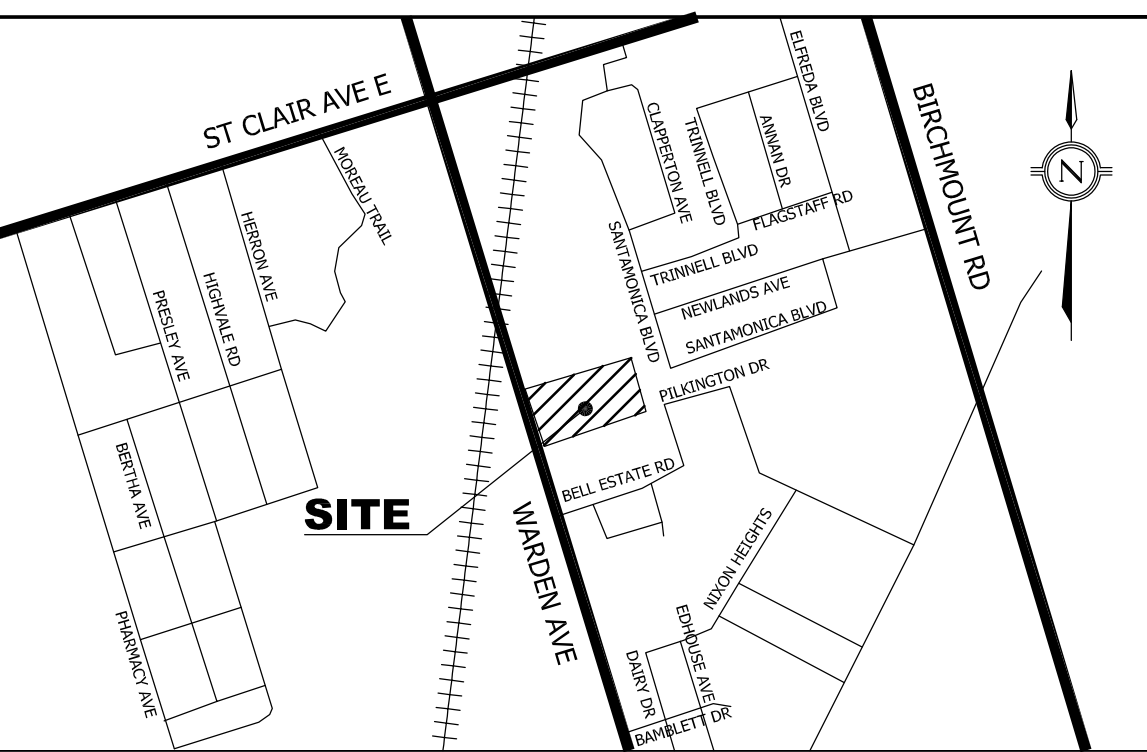




LEGEND		KEY PLAN N.T.S.
$\times 145.47 \times 145.50EX.$	EXISTING ELEVATION	
$\times 145.80$	PROPOSED ELEVATION	
$\times 145.95TC$	PROPOSED TOP OF CURB ELEVATION	
	EMERGENCY OVERLAND FLOW	
	EXISTING TREE	
FHO	EXISTING FIRE HYDRANT	
	EXISTING VALVE AND BOX	
	EXISTING MANHOLE	
	EXISTING CATCHBASIN	
	PROPOSED STORM MH	
	PROPOSED CATCH BASIN	
	PROPOSED DOUBLE CATCH BASIN	
	PROPOSED SANITARY MH	
H&V 	PROPOSED HYDRANT AND VALVE	
V&B 	PROPOSED VALVE AND BOX	
	PROPERTY LINE	

CONTRACTOR TO BE RESPONSIBLE FOR LOCATION OF ALL EXISTING U/G & OVERHEAD UTILITIES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCE NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES AS INDICATED ON THIS DRAWING.

DIGITAL INFORMATION				
A1	JUN. 28, 2021	ISSUED FOR OPA, ZBA AND DPS	GR	
NO.	DATE	REVISION	INITIAL	SIGNED

ChoiceProperties

685 WARDEN AVE. SCARBOROUGH, ON

TOPOGRAPHIC	ELEVATION NOTE
PROVIDED BY: SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS, 750 OAKDALE ROAD, UNIT 65 & 66 TORONTO, ONTARIO M3N 2Z4 TEL. (416) 749-7864 FAX (416) 749-7866	ELEVATIONS ARE GEOTIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCH MARK No. MT 71 WARDEN AVENUE, SOUTH OF ST. CLAIR AVENUE, EAST SIDE, IN WEST FACE OF EAST BRIDGE ABUTMENT OF RAILWAY OVERPASS ON WARDEN AVENUE SOUTH OF ST. CLAIR AVENUE, 18.9 METERS NORTH OF SOUTH WEST

BEARING NOTE

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF WARDEN AVENUE AS SHOWN ON PLAN 66R-24263 HAVING A BEARING OF N17°00'00"W

CORNER AND 0.27 METRES ABOVE SIDEWALK. PUBLISHED ELEVATION = 147.557 metres.

counterpoint 
ENGINEERING

COUNTERPOINT ENGINEERING INC.
8395 Jane St., Suite 100, Vaughan, ON L4K 5Y2 Phone 905.326.1404 Fax 905.326.1405



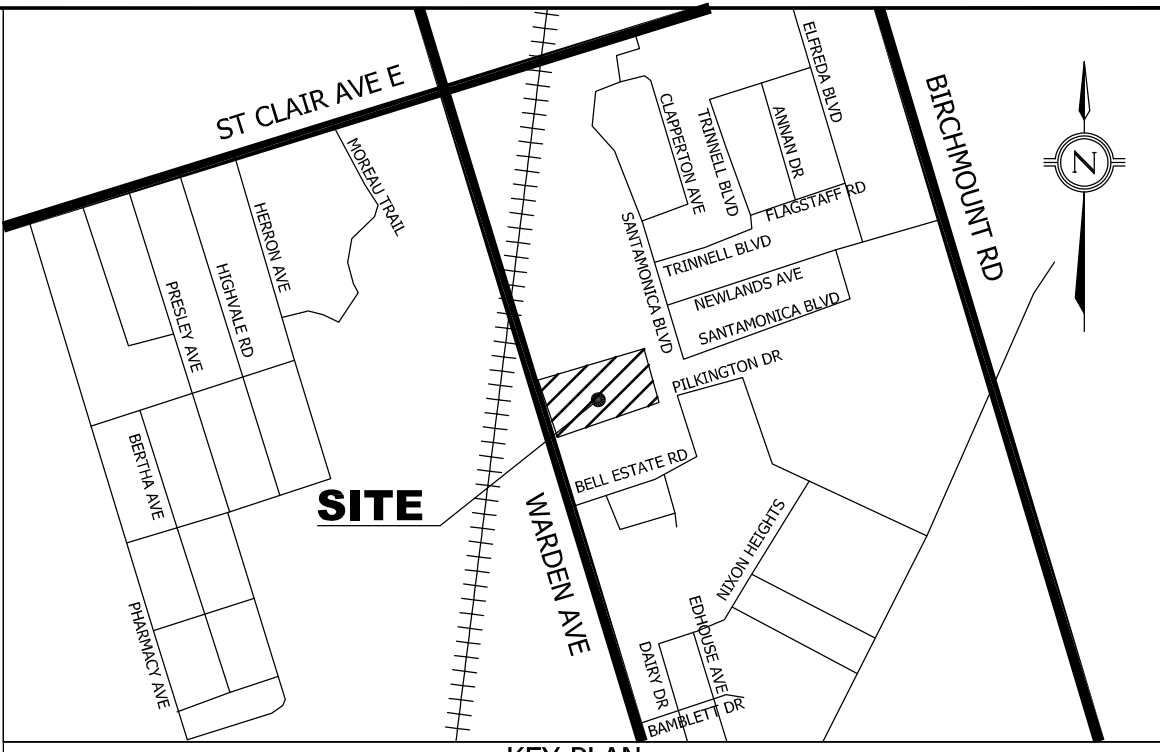
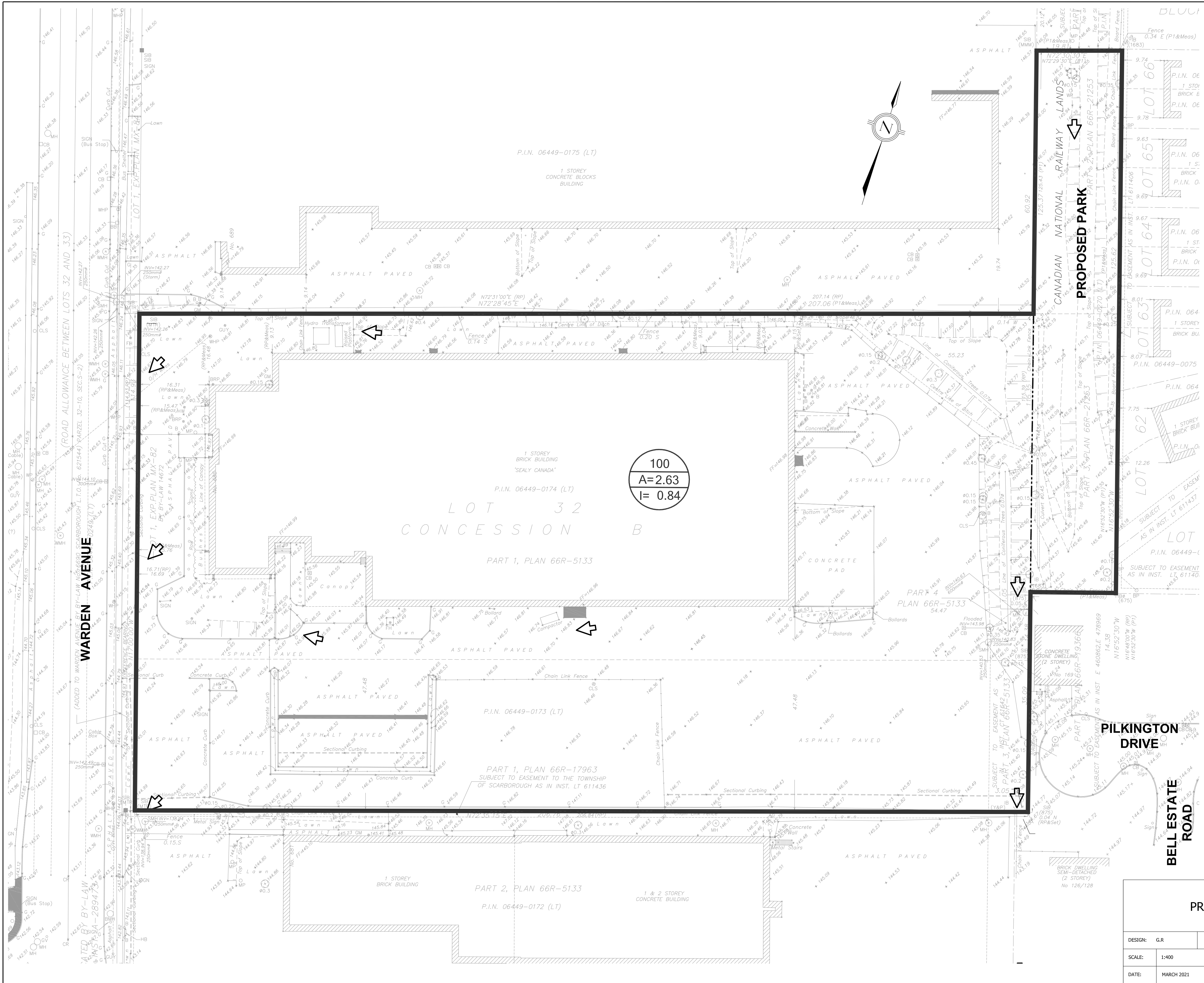
Toronto ENGINEERING & CONSTRUCTION SERVICES

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO
STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS
VERIFICATION OF ENGINEERING CONTENT.

MANAGER, ENGINEERING REVIEW DATE

GENERAL GRADING PLAN

DESIGN: G.R		DRAWN: J.Y.S		CHECKED: D.D	CONTRACT No: 21013
SCALE: 1:400	CITY DRAWING NUMBER:		DRAWING NUMBER: GP1		
DATE: MARCH 2021					



LEGEND

EXISTING ELEVATION
AREA ID
DRAINAGE AREA
IMPERVIOUSNESS (%)
DRAINAGE BOUNDARY
EXISTING MANHOLE
EXISTING CATCHBASIN
PROPERTY LINE
OVERLAND ROUTE FLOW

CONTRACTOR TO BE RESPONSIBLE FOR LOCATION OF ALL EXISTING U/G & OVERHEAD UTILITIES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCE NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES AS INDICATED ON THIS DRAWING.

DIGITAL INFORMATION				
A1	JUN. 28, 2021	ISSUED FOR OPA, ZBA AND DPS	GR	
NO.	DATE	REVISION	INITIAL	SIGNED

ChoiceProperties
685 WARDEN AVE. SCARBOROUGH, ON

TOPOGRAPHIC
PROVIDED BY: SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
750 DUNDAS ROAD, UNIT 65 & 66
TORONTO, ONTARIO M6N 2Z4
TEL: (416) 749-7864 FAX: (416) 749-7866

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE ONTARIO LAND SURVEYORS
WARDEN AVENUE, SOUTH OF ST. CLAIR AVENUE EAST
SIDE IN WEST FACE OF EAST BRIDGE ABUTMENT OF
RAILWAY OVERPASS ON WARDEN AVENUE SOUTH OF ST.
CLAIR AVENUE, 0.18 METRES NORTH OF SOUTH WEST
CORNER AND 0.27 METRES ABOVE SIDEWALK. PUBLISHED
ELEVATION = 147.557 metres.

BEARING NOTE
BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED
TO THE EASTERN LIMIT OF WARDEN AVENUE AS SHOWN
ON PLAN 66R-24263 HAVING A BEARING OF N17°00'00"W

counterpoint **ENGINEERING**
COUNTERPOINT ENGINEERING INC.
8395 Jane St., Suite 100, Vaughan, ON L4K 5Y2 Phone 905.326.1404 Fax 905.326.1405

LICENSED PROFESSIONAL ENGINEER
G. ROUBY
90262940
June 28, 2021
PROVINCE OF ONTARIO

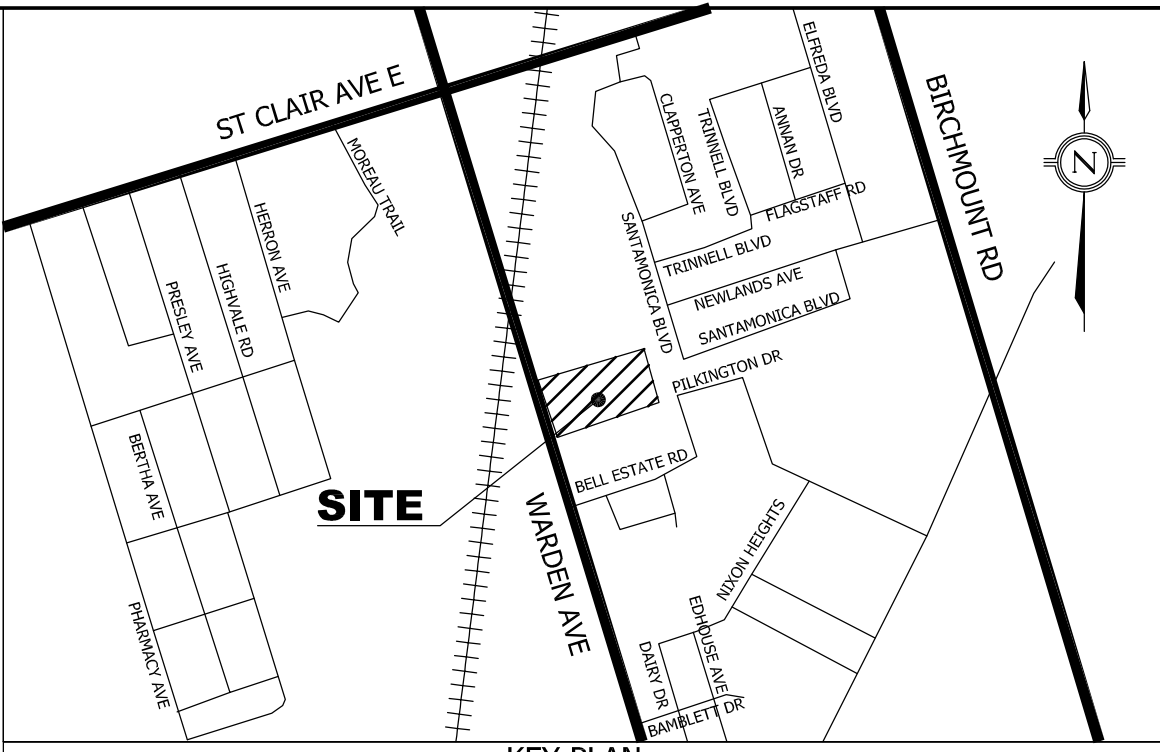
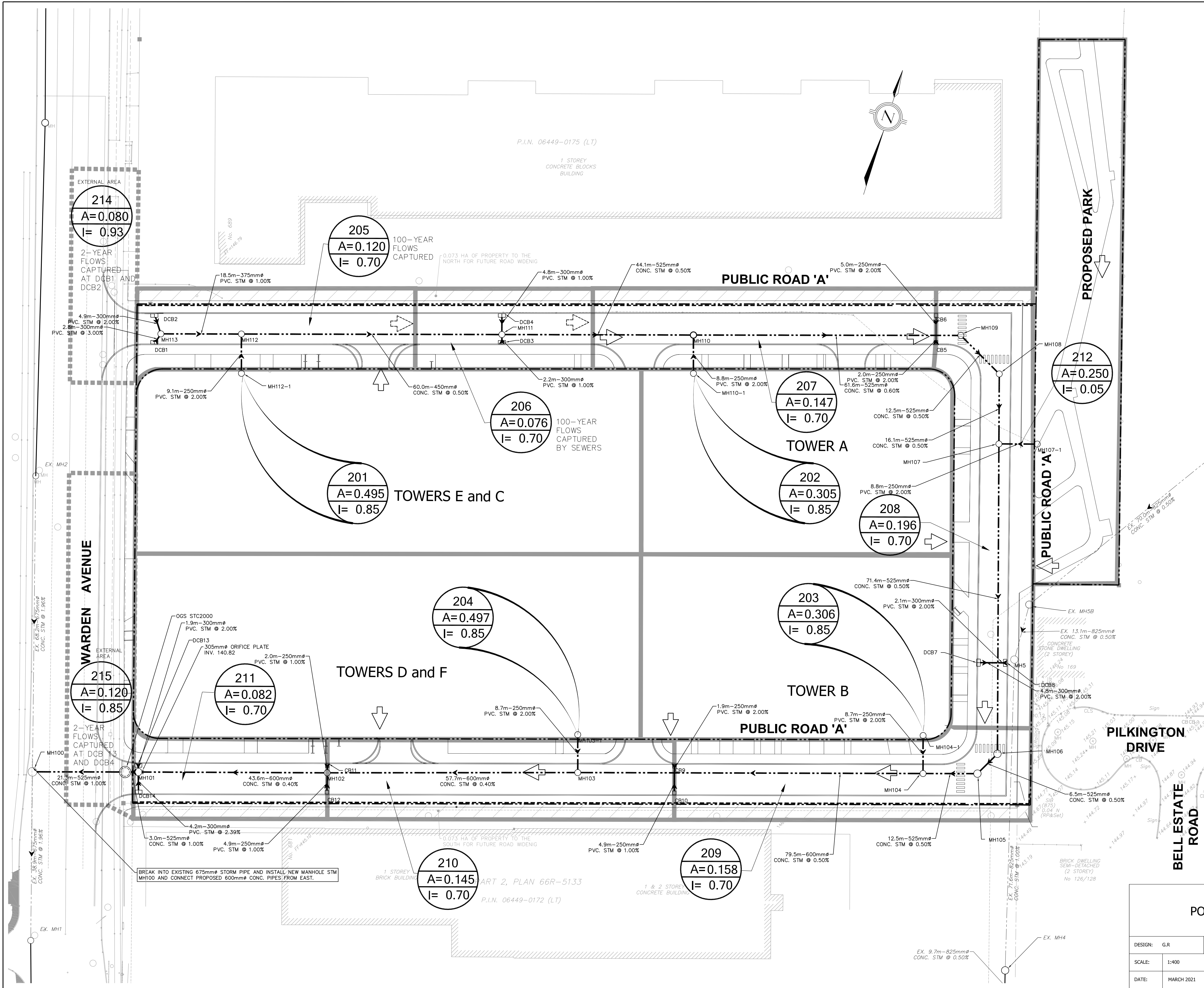
Toronto **ENGINEERING & CONSTRUCTION SERVICES**

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

MANAGER, ENGINEERING REVIEW _____ DATE _____

PREDEVELOPMENT STORM DRAINAGE PLAN

DESIGN: G.R.	DRAWN: J.Y.S.	CHECKED: D.D.	CONTRACT No: 21013
SCALE: 1:400	CITY DRAWING NUMBER:	DRAWING NUMBER:	SWM1
DATE: MARCH 2021			



LEGEND

205
A=0.120
I= 0.70

AREA ID
DRAINAGE AREA
IMPERVIOUSNESS (%)

— DRAINAGE BOUNDARY
--- EXISTING STORM SEWER
○ EXISTING MANHOLE
□ EXISTING CATCHBASIN
--- PROPOSED STORM SEWER AND MH
□ PROPOSED CATCH BASIN
□ PROPOSED DOUBLE CATCH BASIN
--- PROPERTY LINE
--- OVERLAND ROUTE FLOW
--- 100-YEAR FLOWS IN SEWERS

CONTRACTOR TO BE RESPONSIBLE FOR LOCATION OF ALL EXISTING U/G & OVERHEAD UTILITIES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCE NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES AS INDICATED ON THIS DRAWING.

DIGITAL INFORMATION				
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NO.	DATE	REVISION	INITIAL	SIGNED

ChoiceProperties

685 WARDEN AVE. SCARBOROUGH, ON

TOPOGRAPHIC
PROVIDED BY: SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
750 DAKDALE ROAD, UNIT 65 & 66
TORONTO, ONTARIO M3J 2Z4
TEL: (416) 749-7864 FAX: (416) 749-7866

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCH MARK NO. M1711
WARDEN AVENUE, SOUTH OF ST. CLAIR AVENUE EAST
SEE IN WEST FACE OF EAST BRIDGE ABUTMENT OF RAILWAY OVERPASS ON WARDEN AVENUE SOUTH OF ST. CLAIR AVENUE, 0.18 METRES NORTH OF SOUTH WEST CORNER AND 0.27 METRES ABOVE SIDEWALK. PUBLISHED ELEVATION = 147.557 metres.

BEARING NOTE
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counterpoint  **ENGINEERING**

COUNTERPOINT ENGINEERING INC.
8395 Jane St., Suite 100, Vaughan, ON L4K 5Y2 Phone 905.326.1404 Fax 905.326.1405

LICENCED PROFESSIONAL ENGINEER
G. ROUBY
90262940
True 28, 2021
PROVINCE OF ONTARIO

Toronto **ENGINEERING & CONSTRUCTION SERVICES**

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MANAGER, ENGINEERING REVIEW _____ DATE _____

POST-DEVELOPMENT STORM DRAINAGE PLAN

DESIGN: G.R.	DRAWN: J.Y.S.	CHECKED: D.D.	CONTRACT No: 21013
SCALE: 1:400	CITY DRAWING NUMBER:	DRAWING NUMBER: SWM2	
DATE: MARCH 2021			