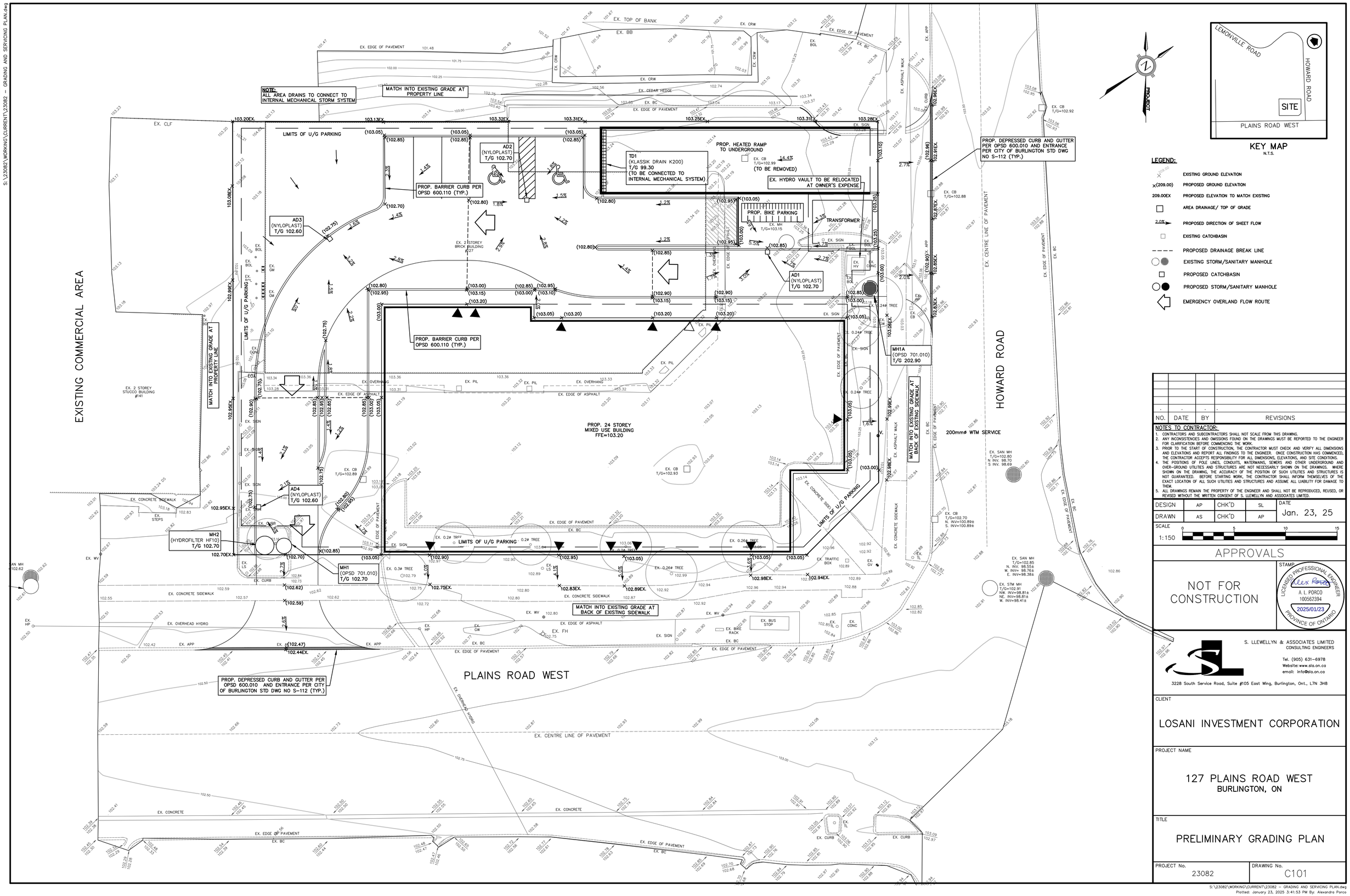
DWG No.: 23082 –C101

PRELIMINARY GRADING PLAN

S:\23082\WORKING\CURRENT\23082 – GRADING AND SERVICING PLAN.dwg

EXISTING COMMERCIAL AREA



KEY MAP
N.T.S.

LEGEND:

- EXISTING GROUND ELEVATION
- (209.00) PROPOSED GROUND ELEVATION
- 209.00EX PROPOSED ELEVATION TO MATCH EXISTING
- AREA DRAINAGE/ TOP OF GRADE
- 2.0% PROPOSED DIRECTION OF SHEET FLOW
- EXISTING CATCHBASIN
- PROPOSED DRAINAGE BREAK LINE
- EXISTING STORM/SANITARY MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED STORM/SANITARY MANHOLE
- EMERGENCY OVERLAND FLOW ROUTE

NO.	DATE	BY	REVISIONS

NOTES TO CONTRACTOR:

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4. THE POSITIONS OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVER-GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWING, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
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DESIGN	AP	CHK'D	SL	DATE Jan. 23, 25
DRAWN	AS	CHK'D	AP	

SCALE 1:150 (0, 5, 10, 15)

APPROVALS

NOT FOR CONSTRUCTION

STAMP: LICENSED PROFESSIONAL ENGINEER — A. L. PORCO — 100562394 — 2025/01/23 — PROVINCE OF ONTARIO

S. LLEWELLYN & ASSOCIATES LIMITED
CONSULTING ENGINEERS
Tel. (905) 631-6978
Website: www.sla.on.ca
email: info@sla.on.ca
3228 South Service Road, Suite #105 East Wing, Burlington, Ont., L7N 3H8

CLIENT

LOSANI INVESTMENT CORPORATION

PROJECT NAME

127 PLAINS ROAD WEST
BURLINGTON, ON

TITLE

PRELIMINARY GRADING PLAN

PROJECT No.	DRAWING No.
23082	C101

DWG No.: 23082 –C102
PRELIMINARY SERVICING PLAN
S:\23082\WORKING\CURRENT\23082 – GRADING AND SERVICING PLAN.dwg

EXISTING COMMERCIAL AREA

EX. TOP OF BANK
EX. BB
EX. CRW
EX. EDGE OF PAVEMENT
EX. BC
EX. CEDAR HEDGE
EX. CLF
LIMITS OF U/G PARKING
EX. SIGN
AD2 (NYLOPLAST) T/G 102.70
PROP. HEATED RAMP TO UNDERGROUND
EX. CB T/G=102.99 (TO BE REMOVED)
EX. HYDRO VAULT TO BE RELOCATED AT OWNER'S EXPENSE
PROP. BARRIER CURB PER OPSD 600.110 (TYP.)
PROP. BIKE PARKING
EX. MH T/G=103.15
TRANSFORMER
AD3 (NYLOPLAST) T/G 102.60
EX. 2 STOREY BRICK BUILDING #127
EX. OVERHANG
EX. EDGE OF ASPHALT
AD1 (NYLOPLAST) T/G 102.70
MH1A T/G 202.90 (OPSD 701.010) E INV. 99.14 W INV. 99.17
CONNECT PROP. 1.5m–250mmø SAN @ 1.0% INTO INTERNAL MECHANICAL SANITARY SYSTEM INV. 99.19
EX. 0.24ø TREE
EX. PIL
PROP. BARRIER CURB PER OPSD 600.110 (TYP.)
EX. 2 STOREY STUCCO BUILDING #141
EX. OVERHANG
EX. EDGE OF ASPHALT
PROP. 24 STOREY MIXED USE BUILDING FFE=103.20
PROP. CAST IN PLACE STORMWATER MANAGEMENT TANK WITHIN UNDERGROUND PARKING GARAGE C/W 95mmø CORED OUTLET
TANK AREA= 37m²
100–YEAR REQUIRED STORMWATER STORAGE=70m³
PROVIDED STORMWATER STORAGE=78m³
TOP OF TANK=102.10m
BOTTOM OF TANK=99.99m
AD4 (NYLOPLAST) T/G 102.60
INV. 99.99
EX. CB T/G=102.89
EX. CONCRETE SIDEWALK
PROP. 2.0m–250mmø STORM @ 1.0%
MH2 (HYDROFILTER HF10) T/G 102.70 N INV. 99.98 E INV. 99.92
MH1 (OPSD 701.010) T/G 102.70 N INV. 99.90 S INV. 99.84
PROP. 2.0m–250mmø STORM @ 1.0%
PROP. 3.5m–250mmø STORM @ 1.0%
EX. WV
EX. SAN MH T/G=102.62
EX. CB T/G=102.93
EX. CONCRETE SIDEWALK
LIMITS OF U/G PARKING
EX. 0.2ø TREE
EX. 0.26ø TREE
EX. 0.3ø TREE
EX. 375mmø SAN @ 0.47%
EX. 825mmø STM @ 0.45%
EX. LS
EX. TRAFFIC BOX
EX. GV
EX. TL
EX. 675mmø SA
CONNECT PROP. 250mmø STORM TO EXISTING 825mmø STORM PROP. INV. 99.80 EX. INV. 98.72± (AS PER CITY OF BURLINGTON STANDARDS)
EX. 250mmø WTM
EX. WV
EX. FH
EX. BUS STOP
EX. BIKE RACK
EX. SIGN
EX. BC
EX. EDGE OF PAVEMENT
EX. HP
EX. GW
EX. APP
PROP. DEPRESSED CURB AND GUTTER PER OPSD 600.010 AND ENTRANCE PER CITY OF BURLINGTON STD DWG NO S–112 (TYP.)
PLAINS ROAD WEST
EX. OVERHEAD HYDRO
EX. CENTRE LINE OF PAVEMENT
EX. CONCRETE
EX. CURB
EX. CB T/G=102.92
EX. CB T/G=102.88
EX. ASPHALT WALK
EX. CURB
EX. APP
EX. 450mmø STM @ 0.37%
EX. 150mmø WTM
EX. 250mmø WTM
SAWCUT, REMOVE, AND RESTORE EXISTING ASPHALT, SIDEWALK AND BOULEVARD TO EXISTING CONDITION OR BETTER (AS PER CITY OF BURLINGTON STANDARDS)
CONNECT PROP 14.0m–250mmø SAN @ 1.0% TO EXISTING 250mmø SANITARY PROP. INV. 99.00 EX. INV. 98.78± (AS PER REGION OF HALTON STANDARDS)
EX. 250mmø SAN @ 0.46%
EX. 0.24ø TREE
EX. HP
EX. GW
EX. EB
EX. SIGN
HOWARD ROAD
SAWCUT, REMOVE, AND RESTORE EXISTING ASPHALT, SIDEWALK AND BOULEVARD TO EXISTING CONDITION OR BETTER (AS PER CITY OF BURLINGTON STANDARDS)
CONNECT PROP. 200mmø WATERMAIN INTO EX. 250mmø WATERMAIN (AS PER REGION OF HALTON STANDARDS)
CONNECT PROP. 200mmø WATERMAIN INTO INTERNAL MECHANICAL SYSTEM
200mmø WTM SERVICE
EX. SAN MH T/G=102.80 N INV. 98.70 S INV. 98.69
PROP. ASPHALT LAP JOINT
EX. 250mmø SAN @ 1.06%
EX. CB T/G=102.70 N. INV=100.89± S. INV=100.89±
EX. STM
EX. SAN MH T/G=102.85 N. INV. 98.55± W. INV= 98.76± E. INV=98.38±
EX. STM MH T/G=102.91 NW. INV=98.81± NE. INV=98.81± W. INV=98.41±
EX. 1050mmø STM
EX. 450mmø STM
EX. CONCRETE SIDEWALK
EX. EDGE OF PAVEMENT
EX. BC
EX. CONCRETE
EX. EDGE OF PAVEMENT
EX. BC
EX. CURB
EX. CURB
EX. TL
EX. CONC

PROJECT
N
LEMONVILLE ROAD
HOWARD ROAD
SITE
PLAINS ROAD WEST
KEY MAP
N.T.S.

LEGEND:
- EXISTING CATCHBASIN
- EXISTING STORM/SANITARY MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED STORM/SANITARY MANHOLE
- CS.ø V ø B/O — PROPOSED CURB STOP/GATE VALVE/BLOW OFF
- PROPOSED ROAD RESTORATION
- PROPOSED DEPRESSED CURB & GUTTER

NO.	DATE	BY	REVISIONS

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BURLINGTON, ON

TITLE
PRELIMINARY SERVICING PLAN

PROJECT No. 23082
DRAWING No. C102