LEGEND:

- 113.62 / 100.00 — DENOTES EXISTING SPOT ELEVATION
- (100.00) — DENOTES PROPOSED ELEVATION
- 1.0% — DENOTES PROPOSED FLOW ARROW AND SLOPE
- DENOTES PROPOSED FLOW ARROW
- DENOTES EMERGENCY OVERLAND FLOW
- 195.50 — DENOTES EXISTING CONTOUR

NORTH

TOWN OF CALEDON
PLANNING
RECEIVED
March 10, 2021

PRE DEVELOPMENT FLOOD PLAIN

MATCH EXISTING ELEVATION AT PROPERTY LINE (TYP.)

PROPOSED CREEK REALIGNMENT

EXISTING CREEK

PRE & POST DEVELOPMENT FLOOD PLAIN

10m FLOODPLAIN SETBACK DEVELOPMENT LIMIT

MATCH EX. EL. (3:1 MAX.)

PREDEVELOPMENT FLOOD PLAIN

POST DEVELOPMENT FLOOD PLAIN

PROPOSED LIMIT OF WETLAND SETBACK

PROPOSED WETLAND SETBACK

LIMIT AS STAKED BY T.R.C.A. ON JUNE 4, 2020

HEALEY ROAD (ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 5 AND 6)

EAST HALF OF LOT 5 CONCESSION 3 (ALBION)

KEY PLAN
Scale : N.T.S.

SUBJECT LANDS

NOTES:

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, 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 INFORM HIMSELF 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 THE WORK.

THIS DRAWING IS NOT TO BE SCALED.

THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS: ROAD CUT, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC..

EXISTING TOPOGRAPHICAL INFORMATION SUPPLIED BY R. AVIS SURVEYING INC.

BOUNDARY DATA DERIVED FROM INFORMATION FROM R. AVIS SURVEYING INC.

BENCH MARK:

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF CALEDON BENCHMARK No. 758056.

ELEVATION:
PUBLISHED ELEVATION - 251.263 metres.

BEARING NOTE:

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF PART 1 AS SHOWN ON PLAN 43R-30545, HAVING A BEARING OF N45°52'40"W.

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
1	1ST SUBMISSION	JULY 31/20	M.H.H.
2	ISSUED FOR COORDINATION	FEB 8/21	M.H.H.
3	2ND SUBMISSION	MAR 5/21	M.H.H.

PROJECT:

PROPOSED INDUSTRIAL DEVELOPMENT
8281 HEALEY ROAD
CALEDON, ONTARIO

CITY FILE: RZ 2020-0007

CLIENT :

8281 HEALEY ROAD GP LIMITED
c/o ONE PROPERTIES
333 BAY ST SUITE 2710,
TORONTO, ON. M5H 2R2

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

SCALE: 1:750 | PROJECT NO: 19233 | DATE: JUNE 2020

SCALE:

DRAWING : **8281 HEALEY ROAD CONCEPT SITE GRADING**

REGISTERED PROFESSIONAL ENGINEER I. KRPAN MAR 5/21 PROVINCE OF ONTARIO ENGINEER

DESIGN BY:	M.H.H.
DRAWN BY:	S.B.
CHECKED BY:	J.K.
APPROVED BY:	J.K.
DRWG. NO.:	FIG. SG