LEGEND

- EXISTING ROAD SINGLE/DOUBLE CATCHBASIN
- EXISTING WATERMAIN CHAMBER
- EXISTING HYDRANT AND VALVE
- EXISTING MANHOLES
- PROPOSED/EXISTING
- EXISTING OVERLAND FLOW ROUTE
- POTENTIAL FUTURE OVERLAND FLOW ROUTE
- PROPOSED OVERLAND FLOW ROUTE
- PROPOSED STORM/SANITARY MANHOLE/OGS/CB/DCB
- 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

NO.	DATE	REVISION	INITIAL	SIGNED
1.	30.JUN.2022	ISSUED FOR ZBA & DPS	J.Y.	

LEGAL & TOPOGRAPHY

PROVIDED BY:
SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
750 OAKDALE ROAD, Units 65 & 66
TORONTO, ONTARIO M3N 2Z4
PHONE:(416)749-7864

BENCHMARK AND ELEVATION

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF LOT 51 AS SHOWN ON PLAN OF SURVEY BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED, DATED JUNE 27, 1997, HAVING A BEARING OF N73°41'30"E.
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BM LOCATION :SOUTH EAST CORNER OF BLOOR STREET WEST AND DUNDAS STREET WEST. BENCH MARK ON A 3 STOREY BRICK BUILDING (1515 BLOOR STREET WEST) NORTH END OF WEST WALL.

OWNER

ChoiceProperties

counterpoint ENGINEERING

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LICENSED PROFESSIONAL ENGINEER
J. S. YOGANATHAN
100100545
JUNE 30/22
PROVINCE OF ONTARIO

TORONTO ENGINEERING & CONSTRUCTION SERVICES

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MANAGER, ENGINEERING REVIEW DATE

GENERAL GRADING PLAN

DESIGN: G.D	DRAWN: A.P	CHECKED: J.Y/D.D	CONTRACT No: 22027
SCALE: 1:500	CITY DRAWING NUMBER:		DRAWING NUMBER: GP-1
DATE: JUNE 30, 2022			

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LEGEND

- EXISTING TRAFFIC CABLE
- EXISTING TV CABLE
- EXISTING TELEPHONE CABLE
- EXISTING GAS MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING WATERMAIN CHAMBER
- EXISTING HYDRANT AND VALVE
- EXISTING ROAD SINGLE/DOUBLE CATCHBASIN
- PROPOSED STORM SEWER OGS / MH
- PROPOSED SANITARY SEWER AND MH
- PROPOSED SINGLE/DOUBLE CATCHBASIN
- PROPOSED WATERMAIN
- PROPERTY LINE
- ROAD CENTERLINE
- PROPOSED VALVE/ VALVE & BOX
- 22.5 DEG BEND
- 45 DEG BEND
- 90 DEG TEE

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MANAGER, ENGINEERING REVIEW DATE

SUBDIVISION PUBLIC UTILITY PLAN

DESIGN: G.D	DRAWN: A.P	CHECKED: J.Y/D.D	CONTRACT No: 22027
SCALE: 1:500	CITY DRAWING NUMBER:		DRAWING NUMBER: PUP-1
DATE: JUNE 30, 2022			

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Drainage Area ID	Area (Ha)	Imperviousness (%)	Outlet
100	2.52	100	Combined Sewer - Dundas St. W.
101	0.07	100	Combined Sewer - Dundas St. W.
102	0.91	100	Combined Sewer - Dundas St. W.
103	0.27	100	Combined Sewer - Dundas St. W.
104	0.03	100	Combined Sewer - Dundas St. W.
Sub-Total	**3.80**		
105	0.18	100	Storm Sewer - Dundas St. W.
106	0.03	100	Storm Sewer - Dundas St. W.
Sub-Total	**0.21**		
107	0.03	100	Combined Sewer - Herman Ave.
Sub-Total	**0.03**		
108	0.27	30	Rail Corridor
109	0.09	30	Rail Corridor
Sub-Total	**0.36**		
TOTAL	**4.39**		

KEY PLAN
N.T.S.

LEGEND

105 / A= 0.16 / I= 100%	AREA ID
	DRAINAGE AREA (HECTARES)
	IMPERVIOUSNESS (%)
	DRAINAGE AREA BOUNDARY WITHIN THE SITE
	DRAINAGE AREA BOUNDARY EXTERNAL TO THE SITE
	PROPERTY LINE
	EXISTING STORM SEWER
	EXISTING COMBINED SEWER
	EXISTING STORM MH
	EXISTING CATCHBASIN
	OVERLAND ROUTE FLOW
	AREA CAPTURED BY ONSITE STM SEWER AND OUTLETS TO DUNDAS ST. W. COMBINED SEWER
	AREA OUTLETS DIRECTLY TO DUNDAS ST. W. COMBINED SEWER
	AREA OUTLETS DIRECTLY TO DUNDAS ST. W. STORM SEWER
	AREA SHEET FLOWS OVERLAND AND IS CAPTURED BY DUNDAS ST. W. STORM SEWER
	AREA SHEET FLOWS OVERLAND TO RAIL CORRIDOR LANDS

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MANAGER, ENGINEERING REVIEW DATE

PRE-DEVELOPMENT SWM DRAINAGE PLAN (MINOR)

DESIGN: G.D	DRAWN: A.P	CHECKED: J.Y/D.D	CONTRACT No: 22027
SCALE: 1:500		CITY DRAWING NUMBER:	DRAWING NUMBER: SWM1
DATE: JUNE 30, 2022			

Drainage Area ID	Area (Ha)	Imperviousness (%)	Outlet
200	3.77	100	Herman Ave. ROW
201	0.27	100	Dundas St. W. ROW
202	0.27	30	Rail Corridor
203	0.09	30	Rail Coridor
TOTAL	**4.39**		

KEY PLAN
N.T.S.

LEGEND

105 / A= 0.16 / I= 100%	AREA ID DRAINAGE AREA (HECTARES) IMPERVIOUSNESS (%)
	DRAINAGE AREA BOUNDARY WITHIN THE SITE
	DRAINAGE AREA BOUNDARY EXTERNAL TO THE SITE
	PROPERTY LINE
STM	EXISTING STORM SEWER
COMB	EXISTING COMBINED SEWER
	EXISTING STORM MH
	EXISTING CATCHBASIN
	OVERLAND ROUTE FLOW
	AREA DRAINS TO HERMAN STREET R.O.W.
	AREA DRAINS TO DUNDAS ST. W. R.O.W.
	AREA DRAINS TO RAIL CORRIDOR

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100100545
JUNE 30/22
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MANAGER, ENGINEERING REVIEW DATE

PRE-DEVELOPMENT SWM DRAINAGE PLAN (MAJOR)

DESIGN: G.D	DRAWN: A.P	CHECKED: J.Y/D.D	CONTRACT No: 22027
SCALE: 1:500	CITY DRAWING NUMBER:		DRAWING NUMBER: SWM2
DATE: JUNE 30, 2022			

Drainage Area ID	Area (Ha)	Imperviousness (%)	Outlet
STRT A	0.32	75	STRT A STM Sewer
BLOCK 10	0.02	75	STRT A STM Sewer
BLOCK 1	0.80	85	STRT A STM Sewer
EXT 1	0.11	75	STRT A STM Sewer
Sub-Total	**1.25**		
STRT B	0.83	75	STRT B STM Sewer
BLOCK 9	0.02	75	STRT B STM Sewer
BLOCK 6	0.23	10	STRT B STM Sewer
BLOCK 5	0.97	85	STRT B STM Sewer
BLOCK 4	0.18	85	STRT B STM Sewer
BLOCK 3	0.44	10	STRT B STM Sewer
BLOCK 2	0.56	85	STRT B STM Sewer
EXT 2	0.08	75	STRT B STM Sewer
Sub-Total	**3.31**		
TOTAL	**4.56**		

KEY PLAN
N.T.S.

LEGEND

BLOCK C1 / A= 0.60 / I= 85%	AREA ID
	DRAINAGE AREA (HECTARES)
	IMPERVIOUSNESS (%)
	DRAINAGE AREA BOUNDARY WITHIN THE SITE
	DRAINAGE AREA BOUNDARY EXTERNAL TO THE SITE
	PROPERTY LINE
	EXISTING STORM MH
	EXISTING CATCHBASIN
	PROPOSED STORM SEWER
	PROPOSED STORM MH/OGS/CB/DCB
	EXISTING STORM SEWER
	EXISTING STORM SEWER

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OWNER

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100100545
June 30/22
PROVINCE OF ONTARIO

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MANAGER, ENGINEERING REVIEW DATE

POST-DEVELOPMENT SWM DRAINAGE PLAN (MINOR)

DESIGN: G.D	DRAWN: A.P	CHECKED: J.Y/D.D	CONTRACT No: 22027
SCALE: 1:500	CITY DRAWING NUMBER:		DRAWING NUMBER: SWM3
DATE: JUNE 30, 2022			

Drainage Area ID	Area (Ha)	Imperviousness (%)	Outlet
STRT 1	0.32	75	Dundas St. W.
STRT 2	0.75	75	Dundas St. W.
BLOCK 1	0.80	85	Dundas St. W.
BLOCK 2	0.56	85	Dundas St. W.
BlOCK 3	0.44	10	Dundas St. W.
BlOCK 4	0.18	85	Dundas St. W.
BLOCK 5	0.97	85	Dundas St. W.
BLOCK 6A	0.08	10	Dundas St. W.
BLOCK 9	0.02	75	Dundas St. W.
BLOCK 10	0.02	75	Dundas St. W.
EXT 1	0.11	75	Dundas St. W.
EXT 2	0.08	75	Dundas St. W.
Sub-Total	**4.33**		
STRT 3	0.08	75	Ritchie Ave.
BLOCK 6B	0.15	10	Ritchie Ave.
Sub-Total	**0.24**		
TOTAL	**4.56**		

KEY PLAN
N.T.S.

LEGEND

BLOCK D / A= 0.75 / I= 85%	AREA ID
	DRAINAGE AREA (HECTARES)
	IMPERVIOUSNESS (%)
	DRAINAGE AREA BOUNDARY WITHIN THE SITE
	DRAINAGE AREA BOUNDARY EXTERNAL TO THE SITE
	PROPERTY LINE
	EXISTING STORM MH
	EXISTING CATCHBASIN
	PROPOSED STORM SEWER
	PROPOSED STORM MH/OGS/CB/DCB
	EXISTING STORM SEWER
	EXISTING STORM SEWER
	OVERLAND ROUTE FLOW

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POST-DEVELOPMENT SWM DRAINAGE PLAN (MAJOR)

DESIGN: G.D	DRAWN: A.P	CHECKED: J.Y/D.D	CONTRACT No: 22027
SCALE: 1:500	CITY DRAWING NUMBER:		DRAWING NUMBER: SWM4
DATE: JUNE 30, 2022			

KEY PLAN
N.T.S.

LEGEND

BLOCK C1 / A= 0.60 / C=50%*	AREA ID
	DRAINAGE AREA (HECTARES)
	RUN-OFF COEFFICIENT (%)
	DRAINAGE AREA BOUNDARY WITHIN THE SITE
	DRAINAGE AREA BOUNDARY EXTERNAL TO THE SITE
	PROPERTY LINE
	EXISTING CATCHBASIN
	PROPOSED STORM SEWER
	PROPOSED STORM MH/OGS/CB/DCB
	EXISTING STORM SEWER
	EXISTING COMBINED SEWER

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POST-DEVELOPMENT STORM DRAINAGE PLAN

DESIGN: G.D	DRAWN: A.P	CHECKED: J.Y/D.D	CONTRACT No: 22027
SCALE: 1:500	CITY DRAWING NUMBER:		DRAWING NUMBER: STM-1
DATE: JUNE 30, 2022			

LEGEND

D2A / A= 0.36 / P= 126	AREA ID / CONTRIBUTING AREA (HECTARES) / RESIDENTIAL POPULATION
	DRAINAGE BOUNDARY
	PROPERTY LINE
SAN	EXISTING SANITARY SEWER
COMB	EXISTING COMBINED SEWER
	PROPOSED SANITARY SEWER AND MH

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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

POST-DEVELOPMENT SANITARY DRAINAGE PLAN

DESIGN: G.D	DRAWN: A.P	CHECKED: J.Y/D.D	CONTRACT No: 22027
SCALE: 1:500	CITY DRAWING NUMBER:		DRAWING NUMBER: SAN-1
DATE: JUNE 30, 2022			