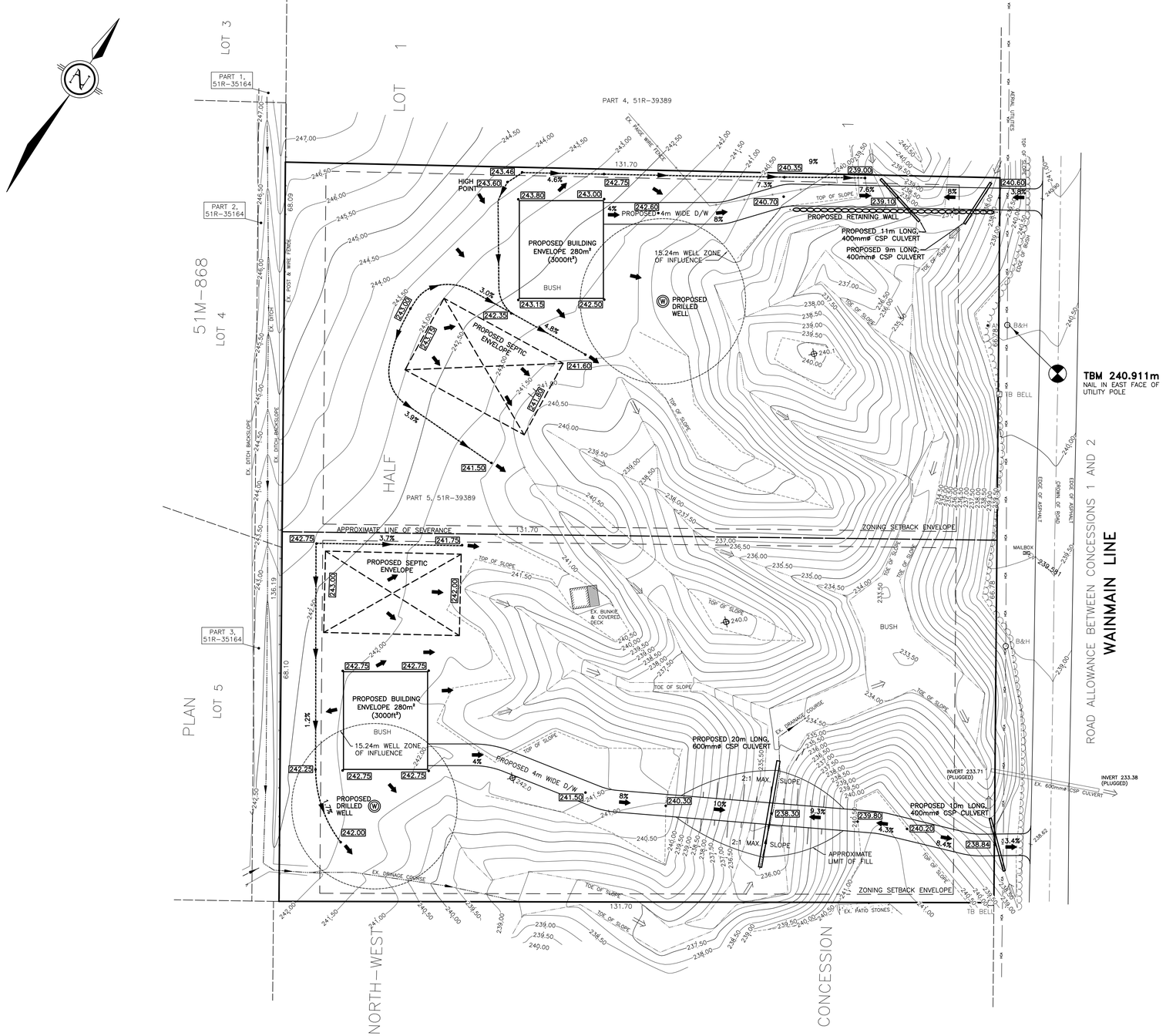
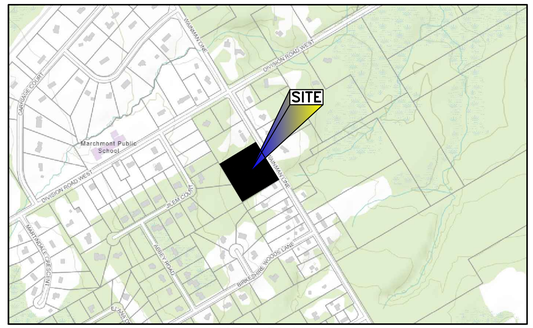


TBM 240.911m
NAIL IN EAST FACE OF UTILITY POLE



KEY PLAN
(NOT TO SCALE)

CONCEPTUAL LOT GRADING PLAN

[redacted]

TOWNSHIP OF SEVERN
COUNTY OF SIMCOE

0 20 40
1:400

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND BOUNDARY INFORMATION IS FOR REFERENCE ONLY. THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

BENCHMARK:

ALL ELEVATIONS ARE GEODETIC AND ARE REFERENCED TO 01019846211 (CGVD28:78), BEING A BRASS TABLET ON A 1.5m LONG RIB, 35cm BELOW GRADE, AT THE NORTH-EAST CORNER OF THE INTERSECTION OF WAINMAN LINE AND DIVISION ROAD, 12.2m EAST OF WAINMAN LINE CENTRELINE AND 10.1m NORTH OF DIVISION ROAD CENTRELINE. ELEVATION 242.585m.

NOTE:

a. ALL DISTANCES, ELEVATIONS AND MEASUREMENTS ARE IN METRIC AND DECIMAL PARTS THEREOF.
b. ALL UTILITIES SHOWN HEREON, ARE FOR REFERENCE ONLY AND SHALL BE LOCATED AND PROTECTED BY THE CONTRACTOR PRIOR TO ANY SITE WORK.
c. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS UNLESS NOTED.
d. ALL ELEVATIONS AND DIMENSIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
e. TOPOGRAPHIC FIELD WORK WAS COMPLETED ON JULY 7, 2023.
f. REFER TO PLAN 51R-39389 FOR BOUNDARY INFORMATION.

LEGEND

- B&H — EXISTING BELL & HYDRO UTILITY POLE
- TB BELL — EXISTING TERMINAL BOX, BELL
- 2.5% — PROPOSED SWALE
- 225.20 — PROPOSED GRADE
- PROPOSED SURFACE FLOW
- X 221.00 — EXISTING GRADE
- EXISTING SURFACE FLOW

PROJECT #:	008
DRAWING #:	001
SHEET	1 OF 1
CIVILCAD FILE:	TH008
DRAWN:	T. HAECKER
CHECKED:	C. PREWEDA, P. ENG.
DATE:	JULY 9, 2023.
SCALE:	H 1:400

REVISION BLOCK

#	DD/MM/YYYY	DESCRIPTION	BY
2	10/08/2023	RELEASED FOR COMMENT	CWP
1	13/07/2023	RELEASED FOR PRELIMINARY REVIEW	CWP

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