



KEY PLAN
Scale: N.T.S.

SUBJECT LANDS

CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS UPON COMPLETION OF ALL WORKS TO THE ODAN/DETECH GROUP

CONTRACTOR TO VERIFY ALL INVERTS, SIZE, MATERIAL, AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ODAN/DETECH GROUP

NOTES:
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, 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 CONFIRM 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 WORK.

THIS DRAWING IS NOT TO BE SCALED. CONTRACTOR TO USE DIGITAL FILES FOR LAYOUT PROVIDED BY ENGINEER. THIS PLAN MUST NOT BE USED TO SITE THE PROPOSED BUILDINGS.

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 SPEIGHT, VAN NOSTRAND & GIBSON LIMITED.

BENCH MARK:
ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM NIAGARA FALLS BENCH MARK 90036061, HAVING A PUBLISHED ELEVATION OF 181.508 METRES.

BEARING NOTE:
BEARINGS SHOWN HEREON ARE UTM GRID, ARE DERIVED FROM THE SMARTNET NETWORK AND ARE REFERRED TO UTM ZONE 17 CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD 83 (CSRS) (2010).

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
3	ISSUED FOR OPAZBA 2nd SUBMISSION	JUL 15/22	MHH
2	ISSUED FOR REVIEW & COORDINATION	JUL 14/22	SAA
1	ISSUED FOR REVIEW & COORDINATION	MAY 24/22	Z.Z.

SCALE(S):
0 5 10 20 30 40
1400

DRAWING TITLE:
CONCEPTUAL SITE GRADING PLAN

PROJECT:
RESIDENTIAL DEVELOPMENT
7449 MONTROSE ROAD
NIAGARA FALLS, ONTARIO

CLIENT:
BAYFIELD
PROJECT AND CONSTRUCTION MANAGEMENT INC.
2300 YONGE STREET, SUITE 904, TORONTO ONTARIO M4P 1E4

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

DESIGNED BY: M.H.H. PROJECT No: 20255
DRAWN BY: Z.Z. DATE: NOV 2020
CHECKED BY: M.H.H. DRAWING No: 2 OF 2
APPROVED BY: J.K. ENGINEER

REGISTERED PROFESSIONAL ENGINEER
I. KRPAN
PROVINCE OF ONTARIO