

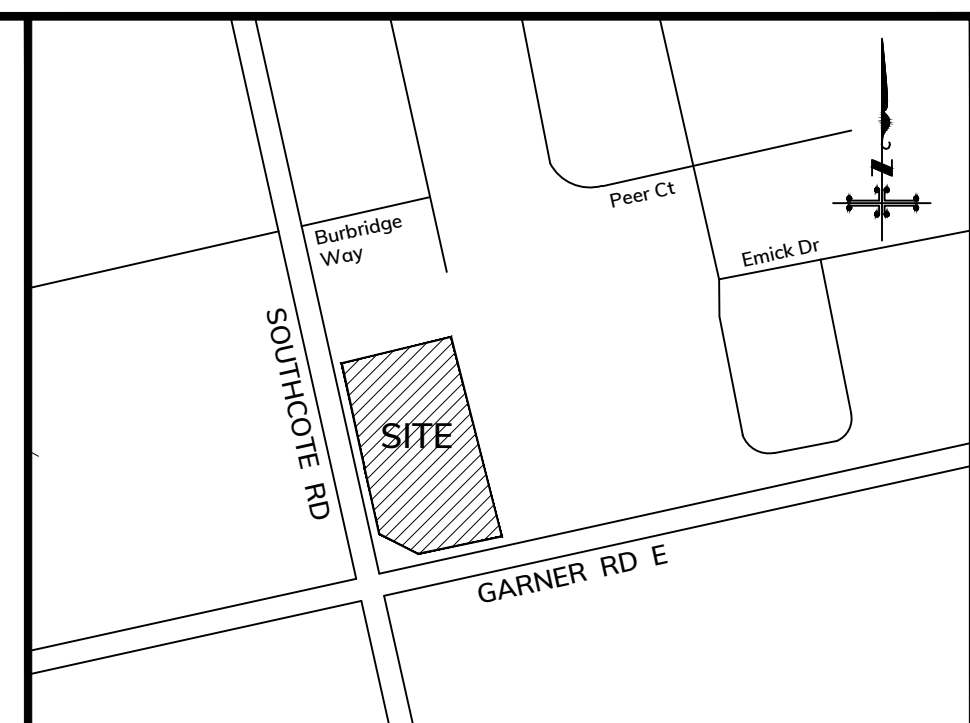
SERVICING LEGEND:

- DENOTES EXISTING STORM MANHOLE
- DENOTES PROPOSED STORM MANHOLE
- DENOTES FUT. STORM MANHOLE (BY OTHERS)
- DENOTES EXISTING STORM CATCHBASIN MANHOLE
- DENOTES PROPOSED STORM CATCHBASIN MANHOLE
- DENOTES PROPOSED OGS
- DENOTES FUT. OGS (BY OTHERS)
- DENOTES EXISTING CATCH BASIN
- DENOTES PROPOSED CATCHBASIN
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES FUT. GARNER ROAD EA STORM SEWERS (BY OTHERS)
- DENOTES EXISTING SANITARY MANHOLE
- DENOTES PROPOSED SANITARY MANHOLE
- DENOTES PROPOSED SANITARY SEWER
- DENOTES EXISTING SANITARY SEWER
- DENOTES PROPOSED HYDRANT
- DENOTES EXISTING HYDRANT
- DENOTES PROPOSED WATER VALVE & BOX
- DENOTES PROPOSED CHECK VALVE & CHAMBER
- DENOTES EXISTING WATER MAIN
- DENOTES PROPOSED WATER MAIN
- DENOTES PROPOSED LIMIT OF CONSTRUCTION
- DENOTES PROPERTY LINE

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

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

THE PROPOSED BELOW-GRADE PARKING STRUCTURE IS TO BE CONSTRUCTED AS WATER-TIGHT.



KEY PLAN
Scale: N.T.S.

NOTES:
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EXISTING TOPOGRAPHICAL INFORMATION SUPPLIED BY BARICH GRENKIE SURVEYING LTD. DATED FEBRUARY 4, 2020 AND A.T. MCLAREN LTD. DATED FEBRUARY 17, 2022.

BENCH MARK:
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF HAMILTON BENCHMARK No. 00819890294 HAVING AN ELEVATION OF 247.65 m.

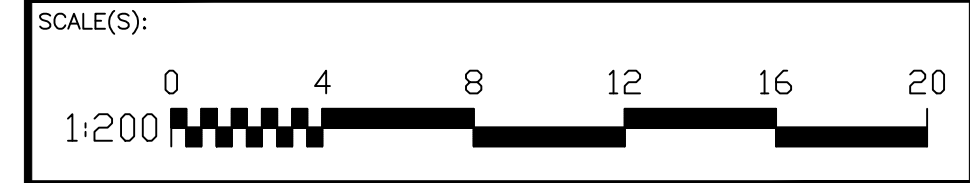
BEARING NOTE:
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COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
A	4784300.879	584734.633
B	4784250.641	584873.210

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
11	ISSUED FOR OPA/ZBA	2024-09-12	M.L.B.
10	ISSUED FOR PUMPED SWM TANK LETTER 2024-07-10	2024-07-10	M.L.B.
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5	ISSUED FOR REVIEW & COORD	2022-05-06	M.L.B.
4	ISSUED FOR OPA/ZBA	2021-08-20	M.H.H.



DRAWING TITLE:
CONCEPT SITE SERVICING PLAN (P1 LEVEL)

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
559 GARNER ROAD
HAMILTON, ON
CITY FILE NO. (ZAC-21-047)

CLIENT:
ELITE MD DEVELOPMENTS
102 - 3410 SOUTH SERVICE ROAD
BURLINGTON, ON

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. 21215

DRAWN BY: M.L.B. DATE STARTED: MAY 2021

CHECKED BY: J.K. DRAWING No.: 1 OF 4

APPROVED BY: J.K. ENGINEER

PROFESSIONAL ENGINEER
SEP-12-2024
P.J. HECIMOVIC
180128580
PROVINCE OF ONTARIO

SEE CONTINUATION ON PAGE 3

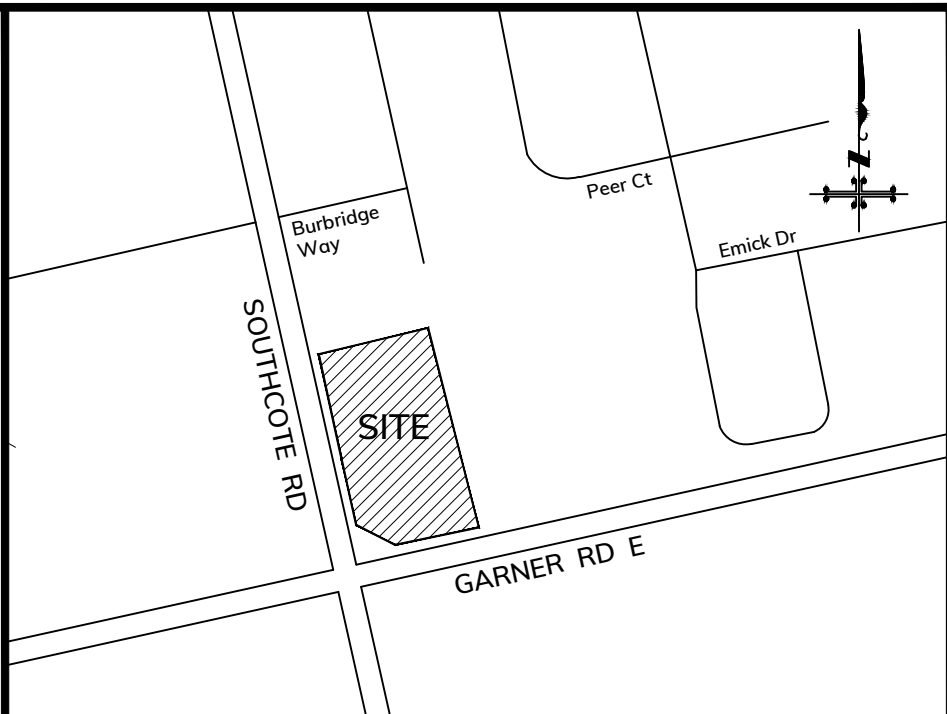
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KEY PLAN Scale: N.T.S. SUBJECT LANDS

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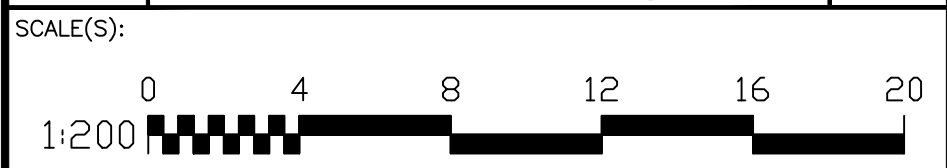
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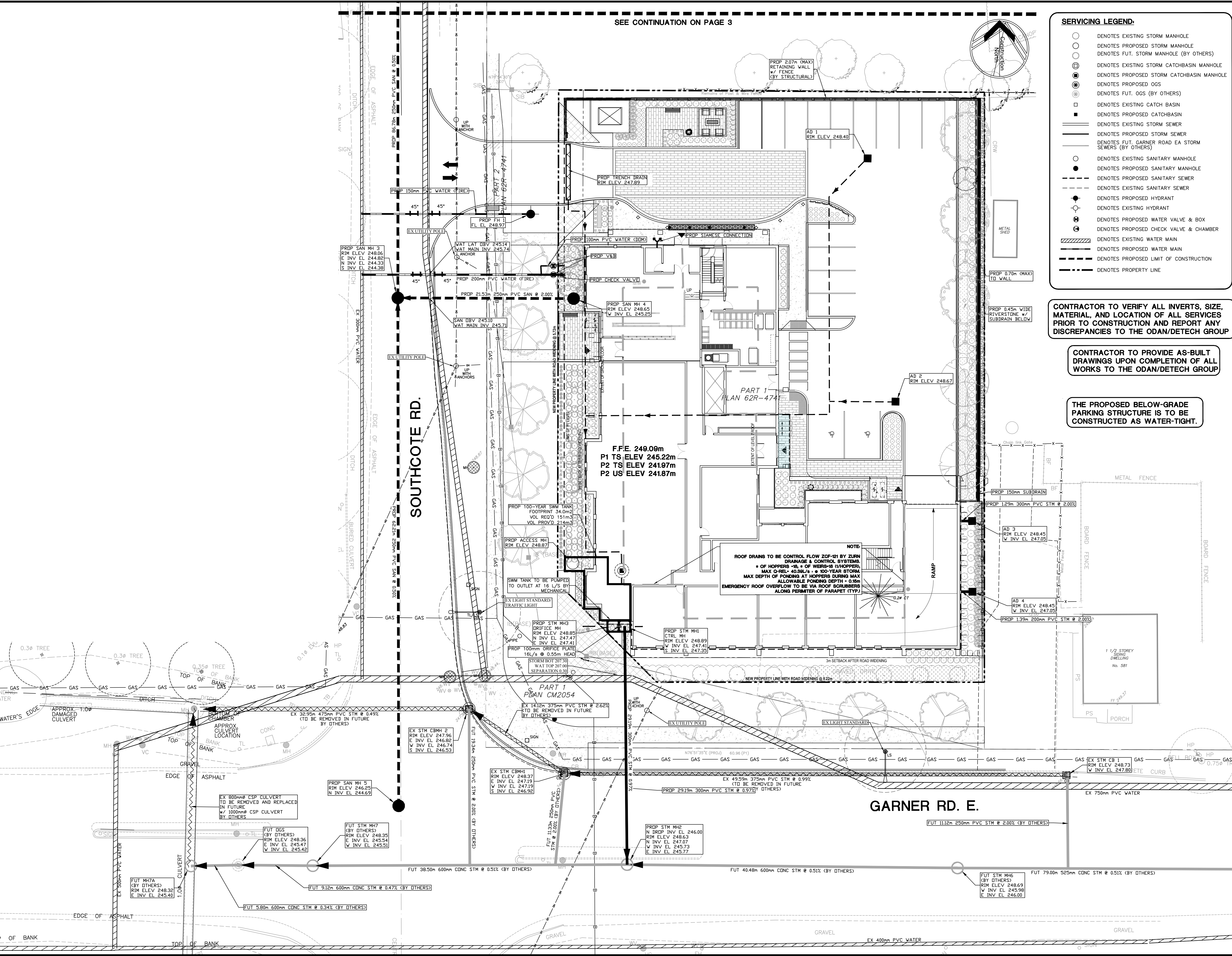
DRAWING TITLE:
CONCEPT SITE SERVICING PLAN (GROUND LEVEL)

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
 559 GARNER ROAD
 HAMILTON, ON
 CITY FILE NO. (ZAC-21-047)

CLIENT:
ELITE MD DEVELOPMENTS
 102 - 3410 SOUTH SERVICE ROAD
 BURLINGTON, ON

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.	21215
	DRAWN BY:	M.L.B.	DATE STARTED:
	CHECKED BY:	J.K.	MAY 2021
	APPROVED BY:	J.K.	DRAWING No.:
ENGINEER		J.K.	2 OF 4



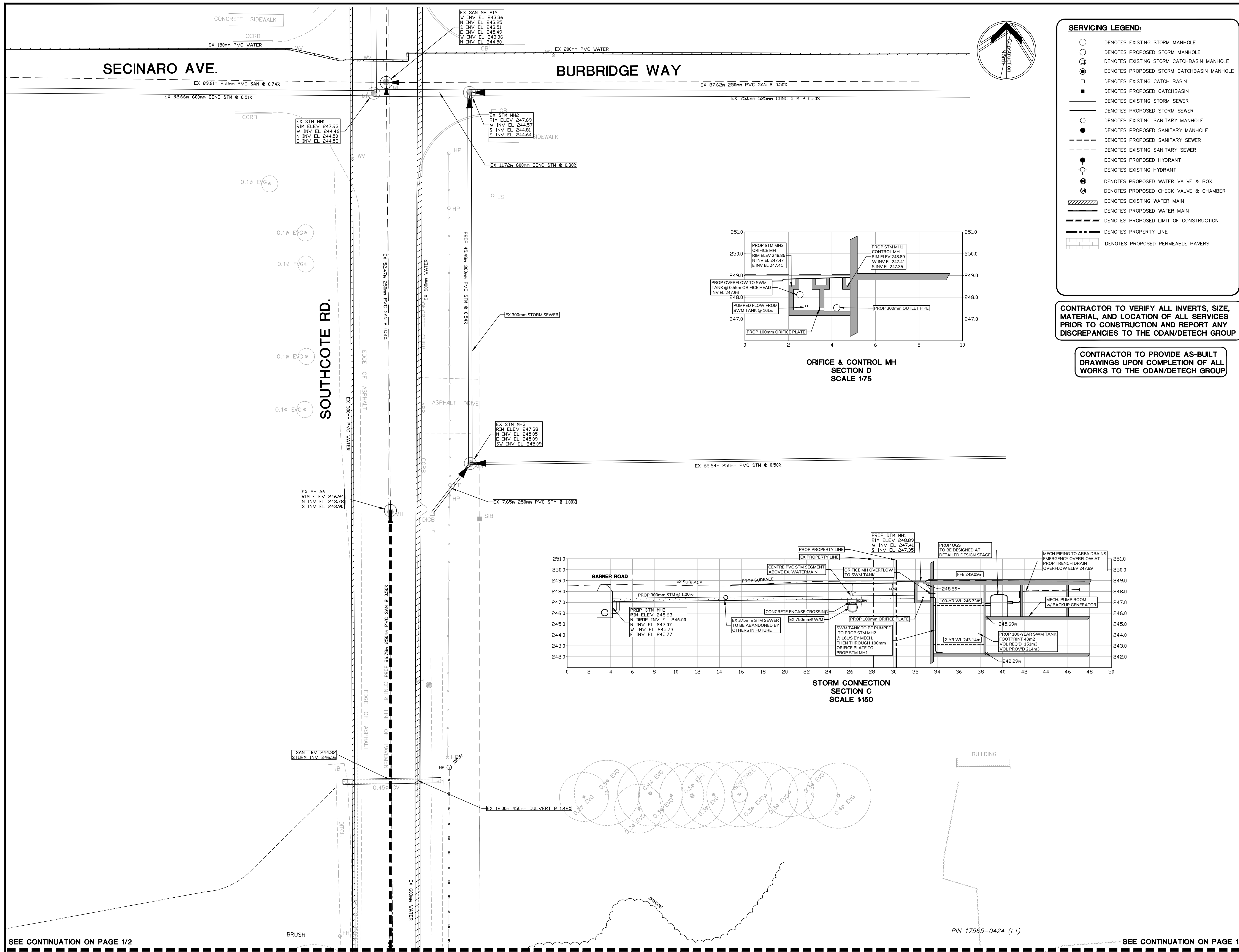
F.F.E. 249.09m
 P1 TS ELEV 245.22m
 P2 TS ELEV 241.97m
 P2 US ELEV 241.87m

NOTE:
 ROOF DRAINS TO BE CONTROL FLOW ZCF-R1 BY ZURN DRAINAGE & CONTROL SYSTEMS.
 • OF HOPPERS -18" x OF W/80-B (W/HOPPERS)
 MAX Q-REL- 40.98L/s • 100-YEAR STORMAL
 MAX DEPTH OF PONDING AT HOPPERS DURING MAX ALLOWABLE PONDING DEPTH = 0.15m
 EMERGENCY ROOF OVERFLOW TO BE VIA ROOF SCRUBBERS ALONG PERIMETER OF PARAPET (TYP)

PART 1 PLAN CM2054

GARNER RD. E.

SOUTHCOTE RD.

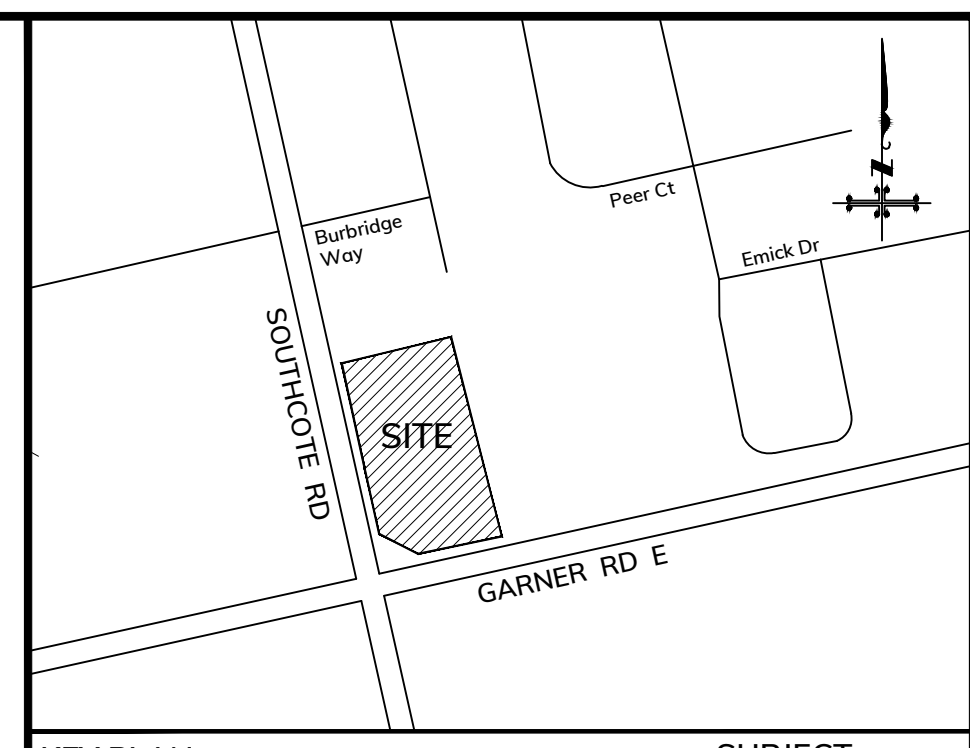


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- - - DENOTES PROPOSED LIMIT OF CONSTRUCTION
- - - DENOTES PROPERTY LINE
- ▒ DENOTES PROPOSED PERMEABLE PAVERS

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KEY PLAN
Scale : N.T.S.

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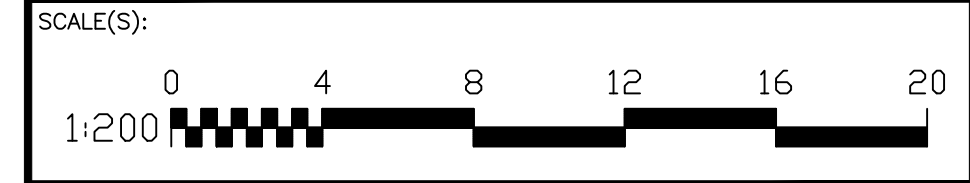
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4	ISSUED FOR OPA/ZBA	2021-08-20	M.H.H.



DRAWING TITLE:
CONCEPT SITE SERVICING PLAN

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
559 GARNER ROAD
HAMILTON, ON
CITY FILE NO. (ZAC-21-047)

CLIENT:
ELITE MD DEVELOPMENTS
102 - 3410 SOUTH SERVICE ROAD
BURLINGTON, ON

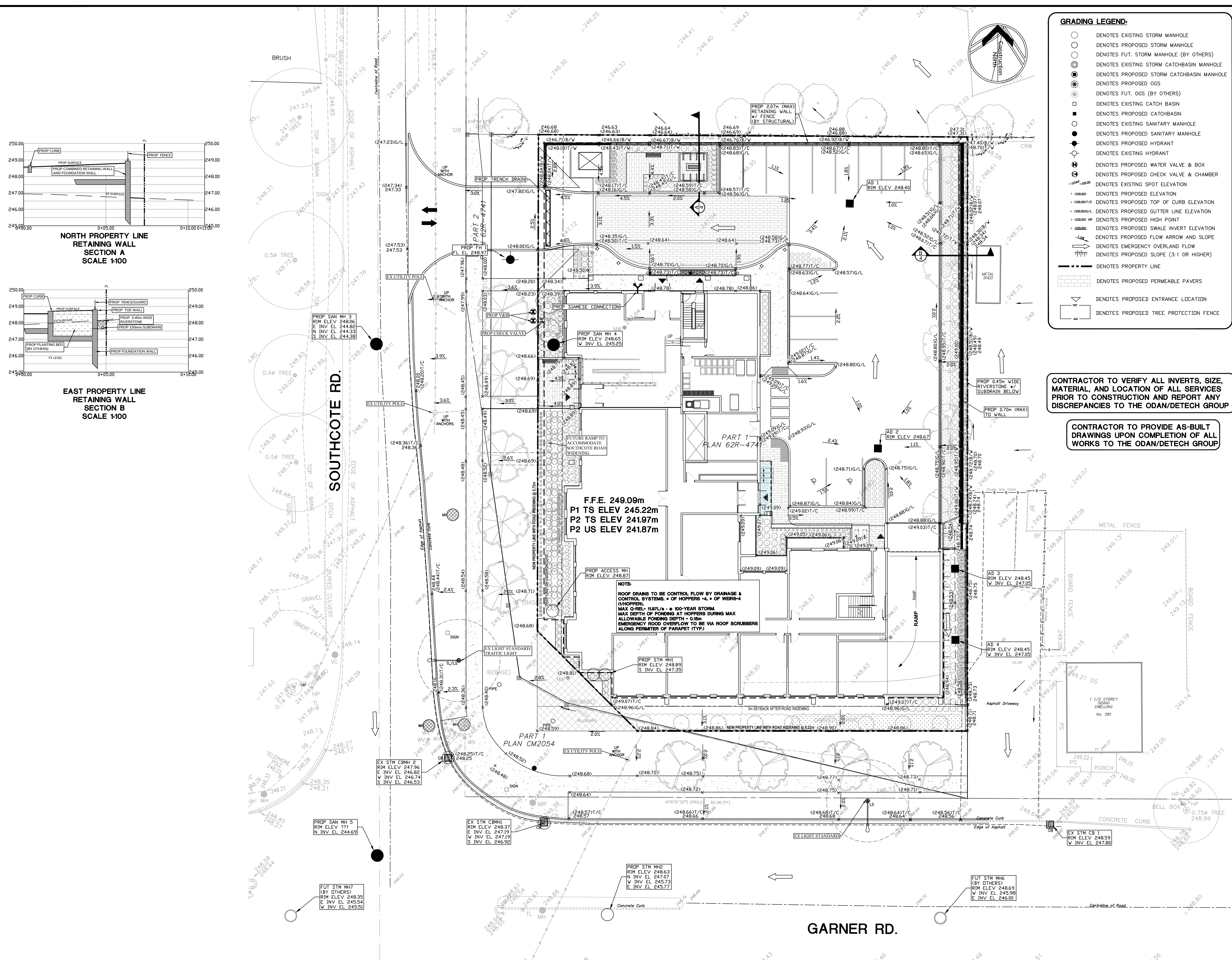
The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2

	DESIGNED BY:	M.H.H.	21215
	DRAWN BY:	M.L.B.	DATE STARTED:
	CHECKED BY:	J.K.	MAY 2021
	APPROVED BY:	J.K.	DRAWING No.:
ENGINEER		J.K.	3 OF 4

SEE CONTINUATION ON PAGE 1/2

SEE CONTINUATION ON PAGE 1/2

PIN 17565-0424 (LT)



KEY PLAN
Scale: N.T.S.

SUBJECT LANDS

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NO.	REVISIONS	DATE	BY

SCALE(S):
1:200

DRAWING TITLE: CONCEPT SITE GRADING PLAN

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
559 GARNER ROAD
HAMILTON, ON
CITY FILE NO. (ZAC-21-047)

CLIENT: ELITE MD DEVELOPMENTS
102 - 3410 SOUTH SERVICE ROAD
BURLINGTON, ON

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5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2

DESIGNED BY: M.H.H. 21215
DRAWN BY: M.L.B. DATE STARTED:
CHECKED BY: J.K. MAY 2021
APPROVED BY: J.K. DRAWING No.: 4 OF 4
ENGINEER