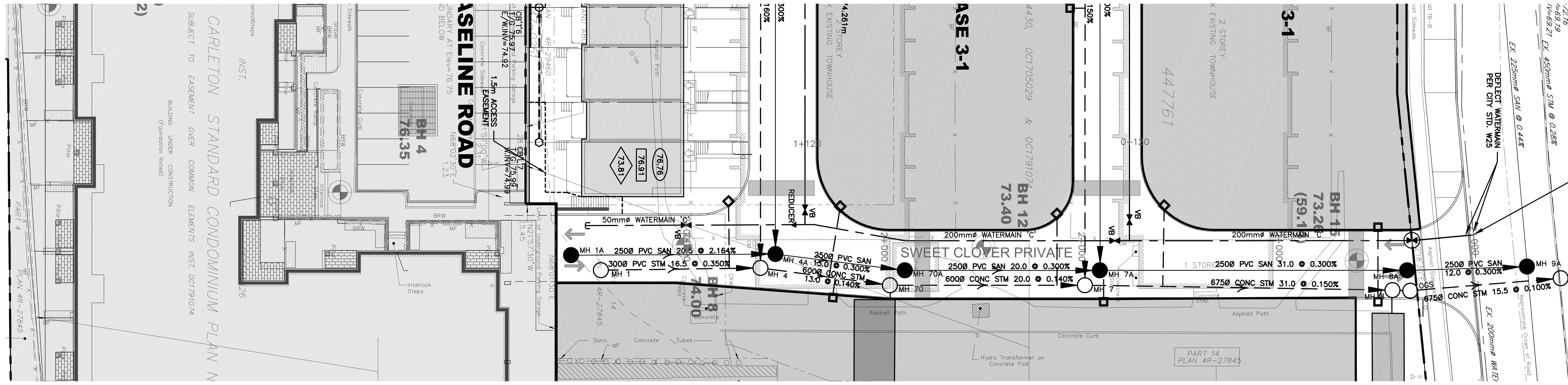
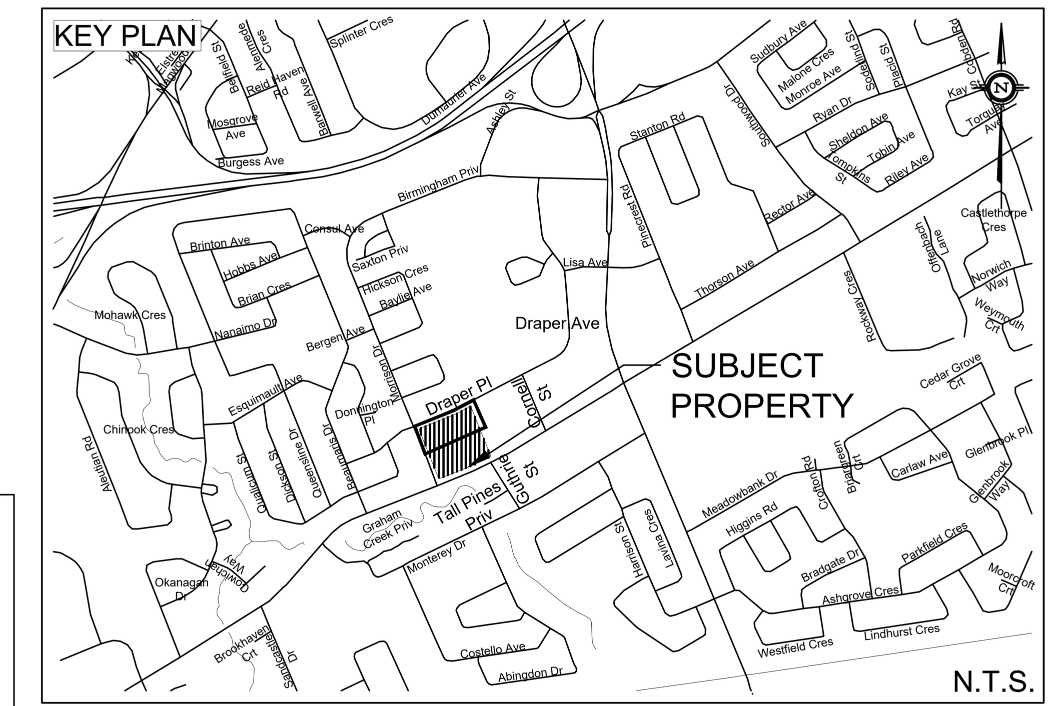


APPROVED ☐	REFUSED ☐

THIS _____ DAY OF __________, 20__

DERRICK MOODIE
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

KEY PLAN



N.T.S.

LEGEND

- PROPERTY LINE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED PERFORATED SUBDRAIN
- PROPOSED VALVE BOX
- PROPOSED CURB STOP
- PROPOSED FIRE HYDRANT
- PROPOSED SIAMESE CONNECTION
- PROPOSED REMOTE WATER METER
- PROPOSED WATER METER
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CB "T"
- PROPOSED SERVICE LATERAL PER CITY STD. S11.3

EXISTING UNDERGROUND SERVICES AND UTILITY LOCATIONS DERIVED FROM THE BEST AVAILABLE DATA, AS-CONSTRUCTED DRAWINGS, UTILITY DRAWINGS AND INFRASTRUCTURE MAPPING PROVIDED BY THE CITY OF OTTAWA.

CONTRACTOR TO CONFIRM ELEVATIONS AND LOCATIONS OF EXISTING UNDERGROUND SERVICES AND UTILITIES WITHIN THE RIGHT OF WAY PRIOR TO INSTALLATION OF SITE SERVICING INFRASTRUCTURE.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT THE FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
PROJ. NO. 19336-17
DATED MAY 16, 2017

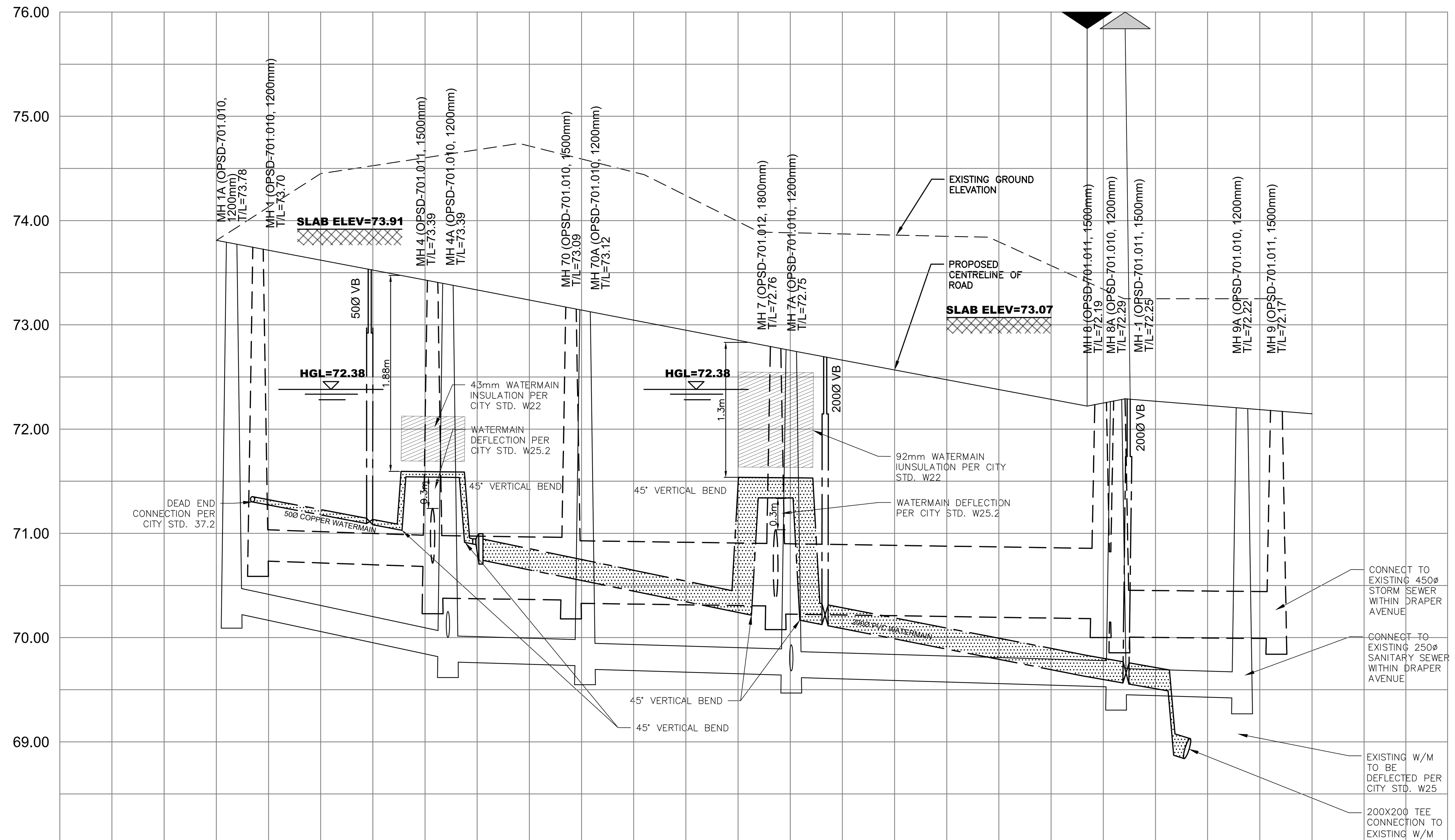
SITE PLAN INFORMATION
SITE PLAN PROVIDED BY RODERICK LAHEY ARCHITECTS
PROJ. NO. 1020
RECEIVED MARCH 12, 2018

GEOTECHNICAL STUDY
GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP INC.
PROJ. NO. PG1630-3
DATED NOVEMBER 28, 2017 REVISION 1

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
PROJ. NO. 17-927
DATED MARCH 2018

BENCH MARK
TOP OF FIRE SPINDLE LOCATED NORTH EAST OF THE SUBJECT SITE
ELEV=74.01m

SWEET CLOVER PRIVATE PROFILE



SANITARY INVERT	NW 70.241 · 250Ø PVC SAN 20.5 @ 2.164% SDR-35 · SE 69.797 · SW 70.001 · NW 69.767 · 250Ø PVC SAN 13.0 @ 0.300% SDR-35 · SE 69.728 · NW 69.698 · 250Ø PVC SAN 20.0 @ 0.300% SDR-35 · SE 69.638 · SW 69.680 · NW 69.618 · 250Ø PVC SAN 31.0 @ 0.300% SDR-35 · SE 69.525 · NW 69.455 · 250Ø PVC SAN 12.0 @ 0.300% SDR-35 · SE 69.419
STORM INVERT	NW 70.737 · 300Ø PVC STM 16.5 @ 0.350% SDR-35 · SE 70.679 · SW 70.714 · NW 70.379 · 600Ø CONC STM 13.0 @ 0.140% 65-D · SE 70.360 · NW 70.330 · 600Ø CONC STM 20.0 @ 0.140% 65-D · SE 70.302 · SW 70.359 · NW 70.227 · 675Ø CONC STM 31.0 @ 0.150% 65-D · 675Ø CONC STM 2.0 @ 0.150% 65-D · SE 70.180 · NW 70.150 · SE 70.147 · NW 70.005 · 675Ø CONC STM 15.5 @ 0.100% 65-D · SE 69.990
PROPOSED GRADES	73.783 · 73.726 · 73.660 · 73.660 · 73.158 · 73.132 · 72.810 · 72.810 · 72.220 · 72.230 · 72.230 · 72.230 · 72.170 · 72.170
CENTERLINE CHAINAGE/TOP OF WATERMAIN	0-008.529 71.38T/W · 0-005.504 71.33T/W · 0+010.727 · 0+012.196 71.26T/W · 0+023.989 · 0+025.337 70.73T/W · 0+043.599 · 0+045.101 70.41T/W · 0+073.449 · 0+074.749 · 0+076.230 · 0+076.544 69.83T/W · 0+088.296 · 0+091.590 69.77T/W

PLEASE REFER TO DRAWING DS-1 FOR NOTES

No.	BY	YY.MM.DD	DESCRIPTION
4	A.J.G.	18.03.23	ISSUED FOR MUNICIPAL REVIEW
3	A.J.G.	17.11.28	ISSUED FOR GEOTECHNICAL REVIEW
2	A.J.G.	17.11.17	ISSUED FOR MUNICIPAL REVIEW
1	A.J.G.	17.06.14	ISSUED FOR MUNICIPAL REVIEW

PROJECT No. 17-927

LICENSED PROFESSIONAL ENGINEER
R. D. FREEL
100163197
2018-03-23
17-927
PROVINCE OF ONTARIO

2018-03-23 #17-927

PLAN & PROFILE - STREET THREE
FRESH TOWNS - 2710 DRAPER AVENUE PHASE 3-1 © DSEL

GREATWISE DEVELOPMENTS
333 Wilson Avenue, Suite 200
Toronto, Ontario, M3H 1T2

DSEL
david schaeffer engineering ltd
SMART SUBDIVISIONS™
120 Iber Road Unit 103
Stittsville, Ontario, K2S 1E9
Tel. (613) 836-0856
Fax. (613) 836-7183
www.DSEL.ca

DRAWN BY: A.J.G.	CHECKED BY: R.D.F.	DRAWING NO.	SHEET NO.
DESIGNED BY: R.D.F.	CHECKED BY: A.D.F.	PP-3	8 of 8
SCALE: H 1:300 V 1:30	DATE: MARCH 2018		

D07-12-17-0076

PLAN NO.:#17529

z:\projects\17-927_greatwise-2781_baseline-towns\b_design\b2_drawings\b2-2_main (dsel)\base\cad\2018-03-23_927_spa_ajg.dwg