BH 16
74.18
(58.79)

BH 9
73.93
(61.79)

BH 3
74.15

LANDS SUBJECT TO SEPARATE APPLICATION
(CITY FILE NO. D07-12-17-0076)

EXISTING DEPRESSED CURB AND SIDEWALK TO BE REINSTATED TO BARRIER CURB PER CITY STD. SC1.1

PIN 03947 - 0114

PEDESTRIAN CROSSING PER CITY STD. SC6

STREET ONE

BH 1
77.98

BH 6
76.33

BH 5
76.20
(60.30)

BH 4
76.35

BH 17
76.24
(59.88)

BLOCK 12
(SOG)

BLOCK 13
(SOG)

REGISTERED PLAN

PART 1 PLAN 4R-29460

TIE INTO EXISTING SIDEWALK

STREET THREE

PIN 03947 - 0225

PLAN 4R-29460

EASEMENT INST.

OTTAWA – CARLETON STANDARD CO

SUBJECT TO EASEMENT OVER COMMON ELEME

BUILDING UNDER CONSTRUCTION
(Foundation Noted)

EX. LS TO BE RELOCATED
(BY OTHERS)

BH 2
76.50
(61.82)

TIE INTO EXISTING SIDEWALK

PEDESTRIAN CROSSING PER CITY STD. SC6

TIE INTO EXISTING SIDEWALK
PEDESTRIAN CROSSING PER
CITY STD. SC6

STREET TWO

BH 7
76.37

BLOCK 14
(SOG)

BLOCK 15
(SOG)

PART 1 PLAN 4R-27845

SUBJECT TO EASEMENT INST.

MORRISON DRIVE

TIE INTO EXISTING SIDEWALK

FULLY DEPRESSED CURB AND SIDEWALK PER CITY STD. SC7.1

17 FOOT ROAD WIDENING

BASELINE ROAD

PIN 03947-0245
BY-LAW 2014-357, INST.OC1626554

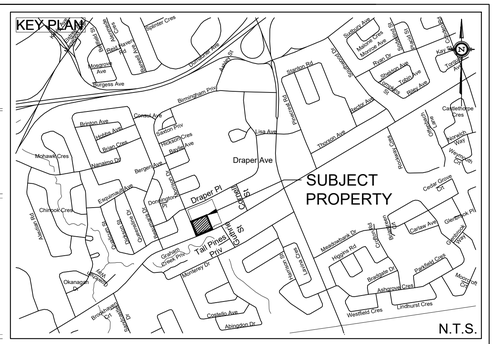
BASELINE ROAD (AS WIDENED)
REGIONAL ROAD NO. 16

UNITS ARE SLAB ON GRADE, SEE ARCHITECTURAL PLAN FOR DETAILS

NOTE:
BACKWATER VALVES FOR FOUNDATION DRAIN CONNECTIONS TO BE PROVIDED AND SPECIFIED BY INTERNAL PLUMBING NETWORK.
DRAWING TO BE READ IN CONJUNCTION WITH SITE PLAN PREPARED BY RODERICK LAHEY ARCHITECTS.

PLEASE REFER TO DRAWING DS-1 FOR NOTES

KEY PLAN



LEGEND

- PROPERTY LINE
- PROPOSED SWALE
- 100.00 EXISTING SPOT ELEVATION
- x100.00 PROPOSED SPOT ELEVATION
- x100.00TC PROPOSED TOP OF CURB ELEVATION
- x100.00BW PROPOSED BOTTOM OF WALL ELEVATION
- x100.00TW PROPOSED TOP OF WALL ELEVATION
- x100.00TL PROPOSED TOP OF LID ELEVATION
- 1.0# EXISTING GRADE AND DIRECTION
- 1.0% PROPOSED GRADE AND DIRECTION
- 3:1 SLOPE PROPOSED 3:1 TERRACING
- 100.00/100.00 PROPOSED/EXISTING SPOT ELEVATION
- 2R RISERS
- (SOG) SLAB ON GRADE
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED ASPHALT OVERLAY
- PROPOSED LIGHT DUTY ASPHALT
- MAXIMUM PONDING LEVEL
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN MAINTENANCE STRUCTURE
- PROPOSED FIRE HYDRANT
- EMERGENCY FLOW ROUTE
- DEPRESSED CURB
- PROPOSED DRIVEWAY PER CITY STD. SC8.1
- 100.00 FINISHED FLOOR ELEVATION
- x100.00 2710 DRAPER AVENUE SPOT ELEVATION
- WALL

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 RLA ARCHITECTURE
PROJ. NO. 1733
ISSUED SEPTEMBER 5, 2019

GEOTECHNICAL STUDY
GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP INC.
PROJ. NO. PG1630–5
DATED JANUARY 14, 2018

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
PROJ. 18–1055
DATED SEPTEMBER 2019

BENCH MARK
TOP OF HYDRANT SPINDLE LOCATED NEAR THE SOUTH EAST CORNER OF 2781 BASELINE ROAD
ELEV=78.88m

No.	BY	YY.MM.DD	DESCRIPTION
2	A.J.G.	19.09.11	ISSUED FOR MUNICIPAL REVIEW
1	A.J.G.	19.01.15	ISSUED FOR MUNICIPAL REVIEW

PROJECT No18-1055

S. J. PICHETTE
2020-11-19
PROVINCE OF ONTARIO

GRADING PLAN
2795 BASELINE ROAD - PHASE 2

© DSEL

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

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:	A.D.F.	DRAWING NO.	SHEET NO.
DESIGNED BY:	A.J.G.	CHECKED BY:	A.D.F.	GP-1	2 of 8
SCALE:	1:200	DATE:	JANUARY 2019		

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PLAN NO.:#XXXXX

D07-12-XX-XXXX