KEY PLAN Scale : NOT TO SCALE

HAUSER COURT

JELL STREET

HUTCHISON ROAD

BLOCK 109 PARK

BLOCK 101 | BLOCK 102 | BLOCK 103 | BLOCK 104 | BLOCK 105

VICTORIA PARK VILLAGE SUBDIVISION

SANITARY INFORMATION OBTAINED FROM URBANSTON WEST VICTORIA PARK VILLAGE DRAWING No. 101 DWG. 9 JUL 10, 2009

	ELEV.	COVER
ROAD	337.62	
SANITARY	333.50	4.12

1800mmø CSP RISER FULLY PERFORATED (50mmø) C/W GALVANIZED HALF OPENING HINGED TOP WELDED TO CSP. FIRST ROW OF HOLES AT ELEV.=335.00m T/G=334.80 INV=333.30

MATCH EXISTING

MATCH EXISTING LIMIT

BLOCK 33 ECOLOGICAL LINKAGE

BLOCK 32 ECOLOGICAL LINKAGE

50.0m ECOLOGICAL LINKAGE

APPROXIMATE LOCATION OF WILDLIFE CULVERT

	ELEV.	COVER
ROAD	336.90	
SANITARY	333.79	3.11

BLOCK 118 (0.300 RESERVE)

BLOCK 117 (0.300 RESERVE)

	ELEV.	COVER
ROAD	338.02	

FUT. CULVERT

INFILTRATION SWM FACILITY

	ELEV.	COVER
ROAD	337.03	
STORM	335.38	1.65
SANITARY	333.98	3.05

	ELEV.	COVER
STORM	335.00	0.5

DRAINAGE CULVERT

	ELEV.	COVER
ROAD	337.99	
STORM	336.13	1.86
SANITARY	334.93	3.06

	ELEV.	COVER
ROAD	339.81	
SANITARY	336.81	3.00
STORM	337.91	1.85

4.0m WIDE ACCESS C/W 0.6m MOW STRIPS

BLOCK 36

STREET A

FUTURE STREET

	ELEV.	COVER
ROAD	337.20	
STORM	335.52	1.68
SANITARY	334.13	3.07

BLOCK 35 PARK

BLOCK 34 EMERGENCY ACCESS/WALKWAY

	ELEV.	COVER
ROAD	339.44	
STORM	337.57	1.87
SANITARY	336.45	3.00

TREE PROTECTION SILT FENCE

	ELEV.	COVER
HP		
ROAD	340.47	

	ELEV.	COVER
ROAD	339.64	
STORM	338.16	1.48
SANITARY	336.92	2.72

TORRANCE CREEK SWAMP (PSW)

BLOCK 37 OPEN SPACE

8.0m WIDE PROPOSED WALKWAY BLOCK

BLOCK 31 TOWNHOUSES

	ELEV.	COVER
ROAD	338.09	
STORM	336.40	1.69
SANITARY	335.37	2.72

4.0m WIDE MAINTENANCE ACCESS C/W 0.6m MOW STRIPS

30.0m WETLAND SETBACK

15.0m WETLAND SETBACK

	ELEV.	COVER
ROAD	338.41	
SANITARY	335.61	2.80

SURVEYED WETLAND LIMIT

3.0m WIDE MAINTENANCE ACCESS

10.0m WIDE PAVED TEMPORARY EMERGENCY ACCESS

3.0m WIDE ULTIMATE TRAIL C/W 0.6M MOW STRIP

	ELEV.	COVER
ROAD	339.79	
SANITARY	337.09	2.70

NOTE: INFORMATION FOR THE ADJACENT LANDS BASED ON THE AREA GRADING PLAN PREPARED FOR THE 216 ARKELL ROAD PROPERTIES PROJECT DATED NOV.22/21 BY MTE

TOE OF SLOPE TO MATCH EXISTING OUTSIDE OF THE 15.0m WETLAND SETBACK

SURVEYED WETLAND LIMIT PROVIDED BY NRSI AND APPROVED BY GRCA IN 2015

3:1 SLOPE TO MATCH EXISTING

APPROXIMATE LOCATION OF WETLAND PREVIOUSLY PERMITTED FOR REMOVAL WITH THE ADJACENT DEVELOPMENT

INFILTRATION GALLERY TO BE RELOCATED MIN. 5.0M FROM EXISTING HOME

ARKELL MEADOWS SUBDIVISION

DAWES AVENUE

STREET C

STREET D

ALMOS DRIVE

SWM POND 116 (BLOCK 19)

ARKELL ROAD

MATCH LINE (SEE INSERT THIS SHEET)

INSERT

Stantec

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www.stantec.com

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Notes

1. BENCHMARK:
   ND-27 RWW376.3
   GUELPH BENCHMARK #392. BENCHMARK PLATE ON TRAFFIC CONTROL BOX LOCATED ON SOUTH WEST CORNER OF THE INTERSECTION OF ARKELL ROAD AND VICTORIA ROAD. ELEVATION: 336.245m
2. TOPOGRAPHICAL SURVEY BY STANTEC CONSULTING LTD. DATED JULY 2017.
3. LEGAL PLAN PROVIDED BY BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED. DATED MARCH 2019.
4. DRAFT PLAN BY J.D. BARNES LIMITED DECEMBER 2023.

Legend

- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- FUTURE WATERMAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- FUTURE SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- FUTURE STORM SEWER
- FUTURE INFILTRATION GALLERY PIPE
- EXISTING OVERLAND FLOW DIRECTION
- OVERLAND FLOW DIRECTION
- FUTURE OVERLAND FLOW DIRECTION

ROAD STATUS (LP = LOW POINT, HP = HIGH POINT)

	ELEV.	COVER
LP		
ROAD	300.82	
STORM	297.88	2.8
SANITARY	297.11	3.4

ROAD ELEVATION
COVER OVER SEWER
SEWER OBVERT ELEVATION

BHF HGWL — BORE HOLE, GROUND WATER LEVEL

INFILTRATION GALLERY

No.	Revision	By	Appd.	YY.MM.DD
2.	RESPONSE TO 2ND SUBMISSION COMMENTS	MALM	KRB	23.12.20
1.	SECOND SUBMISSION	MALM	KRB	23.03.03
0.	FIRST SUBMISSION	MHH	KRB	19.05.30

File Name: 161413338_C-UC-Concept.dwg — Dwn. — Chkd. — Dsgn. — 23.12.19 YY.MM.DD

Permit-Seal

Professional Engineers Ontario

Licensed Engineering Technologist
Name: J. R. K. BROUSSEAU
Number: 100227228
Limitations: Preparation of municipal servicing design and specifications for gravity sanitary sewer, storm sewer watermain layout, site grading, development erosion control and development of local roads.
Association of Professional Engineers of Ontario

PRELIMINARY NOT FOR CONSTRUCTION

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Client/Project

ROCKPOINT PROPERTIES INC.

220 ARKELL ROAD

Guelph, ON

Title

CONCEPTUAL SERVICING PLAN

Project No. 161413338

Scale 1:750 (0 7.5 22.5 37.5m)

Drawing No. C-100

Sheet

Revision 2

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2023/12/19 3:49 PM By: AlMaqtoufo, Mohamed

ORIGINAL SHEET - ARCH D