REFER TO NOTES & DETAILS ON DRAWINGS C–3, C–4 & C–5

PART 1, 4R–15089 SUBJECT TO EASEMENT INST. N° NS531442

PART 5, 4R–14584

PART 4, 4R–14584

PART OF PIN 04516–0068

PROPOSED INDUSTRIAL BUILDING
FFL = 85.46
USF VARIES

EXIST. MH (APPROXIMATE LOCATION) INV ±79.20

EXISTING CULVERT (APPROXIMATE LOCATION)

REINSTATE ROAD AS PER CITY DRAWING No. R10

MH–SA.2 TOP 82.38 INV 79.06(SE) INV ±79.01(NE) INV ±79.00(SW)

MH–SA.1 TOP 82.00 INV 79.62(SE) INV 79.02(NW)

METHOD OF CONNECTION TO 300mm MUNICIPAL WATERMAIN TO BE DETERMINED IN THE FIELD BY THE CITY

REINSTATE ROAD AS PER CITY DRAWING No. R10

JOB BENCHMARK
Top of Spindle of Fire Hydrant Elev=82.794

EXIST. MH (APPROXIMATE LOCATION) INV ±78.75(NE) INV ±78.72(NW)

ROOF DRAIN OUTLET TO BE 1m ABOVE GRADE – TURN END OF PIPE DOWN TO RIP–RAP

TRACE HEAT AND INSULATE ROOF DRAIN OUTLET PIPE. (REFER TO MECHANICAL DRAWINGS)

MH–8 (OGS) TOP 81.99 INV 80.72(SE) INV 80.72(NW)

RIP–RAP 2.5m x 10m

RIP–RAP 2.5m x 3.5m

1.7m ø450 CULVERT @ 1%

INSTALL ICD IN CULVERT INLET (PLUG STYLE 63.98 L/S @ 0.99m ±174mm IN DIA. ORIFICE LOCATED AT BOTTOM OF PLUG)

STORMWATER DETENTION AREA

INSULATION: 50mm THICK, 1.6m WIDE, 8m LONG

18.0m – 200 PVC SAN @ 0.32%

20.4m – 200 PVC SAN @ 2%

300 WM U/S ±79.82 200 SAN TOP 79.29

450 ST INV 80.84 450 SAN TOP 79.86

29m – 450 PVC ST @ 0.31%

CLAY SEEPAGE BARRIER (REFER TO GEOTECHNICAL)

INSULATION: 75mm THICK, 2.4m WIDE, 8m LONG

BIKE RACKS

A+00.0 A+01.0 A+01.7 A+10.8 A+30.3 A+37.7 A+66.6

250 PVC WM 89.2m – 450 PVC ST @ 0.26%

CB/MH–7 TOP 82.77 INV 81.01(NE) INV 81.07(SE)

INSULATION: 75mm THICK, 2.4m WIDE, 12m LONG

150 ST INV 82.05 250 ST SPL 82.05

30.3m – 600 CULVERT @ 1.7%

INV 81.27

Maple Clump

Dia.

Pipe

EXISTING 200 DI WM

EXISTING 200 PVC SAN @ ±0.41%

EXISTING 300 DI WM

5m 0 1:400 25m

USF = 81.50 USF = 82.74 USF = 83.00 USF = 84.00 USF = 85.00 USF = 83.95

INV 80.76 INV 80.92 INV 80.02 INV 80.60

FDC B+12.3 B+00.0 A+95.5 C+00.0 A+96.5 C+00.5 C+03.0 C+03.5 C+04.0 C+10.7

150 PVC WS 150 PVC WM

MH–6 TOP 84.97 INV 81.33(S) INV 81.30(NW)

74.2m – 375 PVC ST @ 0.67%

CB/MH–4 TOP 84.76 INV 81.76(NE) INV 81.48(SE) INV 81.47(N)

49.7m – 375 PVC ST @ 0.25%

CLAY SEEPAGE BARRIER (REFER TO GEOTECHNICAL)

CB/MH–3 TOP 84.99 INV 81.61(SE) INV 81.60(NW)

33.7m – 300 PVC ST @ 0.34%

CB/MH–2 TOP 84.88 INV 81.72(NW) INV 81.78(NE) INV 82.03(SE)

37.4m – 250 PVC ST @ 0.43%

MH–0 TOP 85.41 INV 82.19

CB–5 TOP 84.19 INV 81.94

8.1m – 150 PVC ST @ 5.6% (UNDER–SLAB & FOUNDATION DRAINS ONLY)

10.1m – 150 PVC ST @ 3.4% (UNDER–SLAB & FOUNDATION DRAINS ONLY)

15.8m – 150 PVC ST @ 12% (UNDER–SLAB & FOUNDATION DRAINS ONLY)

41.7m – 250 PVC ST @ 0.43%

CB–1 TOP 84.19 INV 81.94

7.4m – 150 PVC ST @ 4.6% (UNDER–SLAB & FOUNDATION DRAINS ONLY)

9.1m – 150 PVC ST @ 3.6% (UNDER–SLAB & FOUNDATION DRAINS ONLY)

7.3m – 150 PVC ST @ 4.3% (UNDER–SLAB & FOUNDATION DRAINS ONLY)

150 ST INV 82.05 250 ST SPL 82.05

150 ST INV 82.06 250 ST SPL 82.06

150 ST INV 82.08 250 ST SPL 81.94

150 ST INV 82.31 250 ST SPL 82.31

USF VARIES 83.95 TO 82.69

BIKE RACKS

SITE SERVICING PLAN

REFER TO NOTES & DETAILS ON DRAWINGS C–3, C–4 & C–5

EXISTING GRADES TO REMAIN AS IS

RETAINING WALL (REFER TO STRUCTURAL) T.O.W = 81.99 HEIGHT VARIES ±1.21m TO 0m

RETAINING WALLS (REFER TO STRUCTURAL)
① T.O.W = 81.99 HEIGHT VARIES 1.11m TO ±1.21m
② T.O.W = 81.84 HEIGHT VARIES 1.02m TO 0.96m
③ T.O.W = 81.84 HEIGHT VARIES 0.56m TO 1.02m
④ T.O.W = 81.84 HEIGHT VARIES 0.02m TO 0.56m
⑤ T.O.W = 81.84 HEIGHT VARIES 0.92m TO 1.02m
⑥ T.O.W = 81.99 HEIGHT VARIES 0.28m TO 1.07m
⑦ T.O.W = 81.99 HEIGHT VARIES 0.28m TO 0m

TOP OF FOUNDATION UPSTAND VARIES 85.42 TO 91.62 (MIN. 0.15m ABOVE GRADE)

TOP OF FOUNDATION UPSTAND VARIES 89.57 TO 91.62 (MIN. 0.15m ABOVE GRADE)

CONSTRUCT PAVED SWALE

CONSTRUCT DEPRESSED & MONOLITHIC CURB & GUTTER TO OTTAWA DRAWING No. SC7.1

2.4m ASPHALT TAPER

10 RISERS @ 0.17m

2 RISERS @ 0.20m

6 RISERS @ 0.20m

3 RISERS @ 0.20m

RETAINING WALL (REFER TO STRUCTURAL) T.O.W. VARIES ±88.78 TO ±87.91 HEIGHT VARIES 0m TO ±2.52m

RETAINING WALL (REFER TO STRUCTURAL) T.O.W. VARIES ±87.91 TO ±88.67 HEIGHT VARIES ±2.52m TO ±2.81m

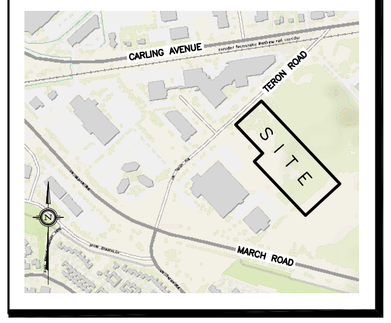
RETAINING WALL (REFER TO STRUCTURAL) T.O.W. VARIES ±89.78 TO ±89.65 HEIGHT VARIES ±2.81m TO ±3.53m

GRADING PLAN

DRAWING LEGEND

CB	CATCH BASIN
MH	MANHOLE
CB/MH	CATCH BASIN/MANHOLE
SPL	SPRINGLINE OF PIPE
INV	INVERT OF PIPE
SAN	SANITARY SEWER
ST	STORM SEWER
WS/WM	WATER SERVICE/WATERMAIN
VB	VALVE & VALVE BOX
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
M	WATER METER
R	REMOTE WATER METER READOUT
66.75	EXISTING GRADE ELEVATION
+66.75	PROPOSED GRADE ELEVATION
0.5%	EXISTING SLOPE OF GRADE
0.5%	PROPOSED SLOPE OF GRADE
	EMERGENCY OVERLAND FLOW
T.O.S.	TOP OF SLOPE
B.O.S.	BOTTOM OF SLOPE
	PROPERTY LINE
D.C.	150mm CURB/DEPRESSED CURB
	ASPHALT SHOULDER
	LIGHT–DUTY PAVEMENT
	HEAVY–DUTY PAVEMENT
	CONCRETE
	LANDSCAPE
FFL	FIRST FLOOR ELEVATION
USF	UNDERSIDE OF FOOTING

KEY PLAN



No.	DATE	REVISION
3	MAY 13–20	RE–ISSUED FOR APPROVAL
2	FEB 13–20	ISSUED FOR APPROVAL
1	FEB 11–20	ISSUED FOR COORDINATION

D. B. GRAY ENGINEERING INC.
Stormwater Management – Grading & Drainage – Storm & Sanitary Sewers – Watermains
700 Long Point Circle 613-425-8044
Ottawa, Ontario d.gray@dbgrayengineering.com

Project
PROPOSED 1 STOREY INDUSTRIAL WAREHOUSE
1243 TERON ROAD
OTTAWA, ONTARIO

Drawing Title
SITE SERVICING PLAN & GRADING PLAN

Engineer's Seal
LICENSED PROFESSIONAL ENGINEER
D.B. GRAY
17016502
MAY 13–20
PROVINCE OF ONTARIO
NOT VALID UNLESS SIGNED & DATED

Drawn	D.B.G.
Hor. Scale	1:400
Vert. Scale	
Date	OCT 18–19
Job No.	19057

Drawing No.
C–1
of 6

D07–12–20–0017

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