

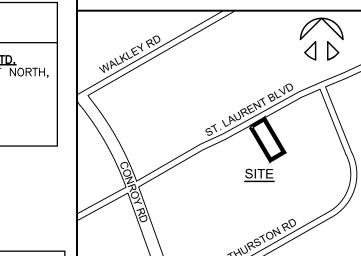
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TOPOGRAPHICAL PLAN OF SURVEY PART OF LOT 1

CONCESSION 5 (RIDEAU FRONT) Geogaphic Township of Nepean CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Plan Amended September 7, 2017 to illustrate additional services.

OWNERS APPLICANT OWNERS NAME The REINDERS + LAW LTD. 64 ONTARIO STREET NORTH CornerStone House of Refuge Apostolic Church MILTON ON L9T 2T1 (CHORAC) 905)457-1618 1196 Wellington St West, F (905)457-8852 Ottawa, ON. K1Y 2Z5 (613) PHONE #: 725-1432



CONSTRUCTION NORTH

KEY PLAN (N.T.

02/14/2022

LEGEND:			
	PROPERTY LINE		PROPOSED SANITARY MANHOLE
	BUILDING SETBACK LINE	O	PROPOSED STORM MANHOLE
	PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)		PROPOSED CATCH BASIN MANHOLE
	HEAVY DUTY PAVING		PROPOSED CATCH BASIN
	LIGHT DUTY PAVING	M	DDODOSED VALVE & DOV
	CONCRETE PAD OR SIDEWALK		PROPOSED VALVE & BOX
	PROPOSED CONCRETE CURB		OVERLAND FLOW ROUTE
C/C OR D/C	PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSED CURB	1.9%	PROPOSED SLOPE
	NEW BUILDING AREA (FOOTPRINT)	83. ⁴⁴ *	EXISTING ELEVATION FROM SURVEY
◀	PRINCIPAL ENTRANCE TO THE BUILDING	+ 83.25	PROPOSED GRADES
&	BARRIER FREE LOGO (PAVED ON ASPHALT)	×83.30 Ex.	EXISTING ELEVATION TO REMAIN
\circ	EXISTING MANHOLE		PONDING AREA
	EXISTING CATCH BASIN		
	EXISTING DOUBLE CATCH BASIN		
-	EXISTING FIRE HYDRANT		
- 0-₩∨	EXISTING WATER VALVE		
VC T\G=83.54 ⊖	EXISTING VALVE CHAMBER FOR WATERMAIN		
FH−V ②	EXISTING FIRE HYDRANT VALVE		

GENERAL NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION.
- 2. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
- 3. JOB BENCH MARK CONFIRM WITH JIC LTD. PRIOR TO UTILIZATION.
- 4. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE CONSULTANT IN WRITING.
- 5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARD DRAWING SUPPLEMENTS WHERE APPLICABLE AND ONTARIO PROVINCIAL STANDARDS SHALL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
- 6. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH
- CONSTRUCTION WORKS. 7. REFER TO ARCHITECT'S SITE PLAN FOR BUILDING DIMENSIONS AND SITE LAYOUT DIMENSIONS AND
- LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. 8. REFER TO THE LANDSCAPE ARCHITECT'S PLAN FOR SIDEWALK, PATHWAYS, PLANTING AND OTHER LANDSCAPE FEATURE MATERIALS AND LOCATIONS. 9. FOR GEOTECHNICAL INFORMATION REFER TO THE GEOTECHNICAL INVESTIGATION REPORT PREPARED
- BY GEMTEC CONSULTING ENGINEERS AND SCIENTISTS LTD. DATED OCTOBER 2020. 10. ALL DISTURBED AREAS TO BE REINSTATED TO EQUAL OR BETTER CONDITION. ALL NEW WORK SHALL TIE
- 11. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
- 12. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAWCUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. 13. CONTRACTOR IS TO COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN
- WORKING ON CITY STREETS. 14. ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO CITY OF OTTAWA AND OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED
- (CONSTRUCTION OPSS 206, 310 & 314 MATERIALS OPSS 1001, 1003 & 1010). 15. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. THE ENGINEER SHALL BE INFORMED IMMEDIATELY OF ANY ERRORS, DISCREPANCIES, CONFLICTS, OMISSIONS ETC THAT ARE FOUND. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR
- UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED. 16. THE CONTRACTOR SHALL PROTECT ANY SUCH EXISTING SERVICES & FACILITIES. SUCH REQUIRED MEASURES INCLUDE, BUT ARE NOT LIMITED TO: ENSURE ALL CONCERNED UTILITIES HAVE LOCATED THEIR PLANT PRIOR TO ANY EXCAVATING, LOCATE AND FLAG/PAINT THE LOCATIONS OF OTHER U/G PLANT WHICH MIGHT BE DAMAGED BY EXCAVATION AND CONSTRUCTION TRAFFIC, HAND DIG IN PROXIMITY TO EXISTING BURIED SERVICES TO LOCATE THEM WITHOUT ANY RESULTING DAMAGE, BRACE AND SUPPORT WHERE REQUIRED.
- 17. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR THE PROTECTION OF THE AREA'S DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING FILTER CLOTH UNDER GRATES OF CATCHBASINS AND MANHOLES AND INSTALLING SILT FENCES AND OTHER EFFECTIVE SEDIMENT TRAPS. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE
- 18. DESIGN ELEVATIONS GIVEN ON THESE PLANS ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY JIC LTD. SURFACE PONDING STORAGE VOLUMES AND INLET CONTROL DEVICE DIMENSIONS MUST COMPLY WITH THE DESIGN REPORT PREPARED BY JIC LTD. FOR THIS
- 19. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE FOR DEWATERING, SUPPORT AND PROTECTION OF EXCAVATION AND TRENCHING AS WELL AS RELEASE OF ANY PUMPED GROUND WATER IN A CONTROLLED AND APPROVED MANNER. THE CONTRACTOR SHALL APPLY FOR A PERMIT TO TAKE WATER FROM THE MINISTRY OF ENVIRONMENT IF MORE THAN 50,000 LITERS PER/DAY OF GROUNDWATER IS PUMPED FOR CONSTRUCTION ACTIVITIES.
- 20. FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. FOR LEGAL PROPERTY LINE DESCRIPTIONS.
- 21. CITY INSPECTOR IS TO NOTIFIED OF ANY WORKS IN THE ROW WITH SUFFICIENT NOTICE.
- 22. CLAY SEAL TO BE AS PER OPSD 802.095.
- 23. SHOULD ANY CONDITIONS AT THE SITE BE ENCOUNTERED WHICH DIFFER FROM THE TEST LOCATIONS IDENTIFIED IN THE GEOTHECHICAL REPORT, GEMTEC'S GEOTHECHNICAL ENGINEER IS TO BE NOTIFIED IMMEDIATELY IN ORDER TO PERMIT REASSESSMENT OF THE GEOTECHNICAL RECOMMENDATIONS.

o. revisions date <u>GENERAL NOTE:</u> THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF REINDERS + LAW LTD. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF REINDERS + LAW LTD. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ ENGINEER REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF REINDERS + LAW L' S STRICTLY PROHIBITED. DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: REINDERS + LAW LTD.

20037_SP3 date plotted 12/09/2021 plot scale 1:1

CC designed reviewed 2/14/2022 1:300

CHORAC OTTAWA 2375 ST. LAURENT BLVD OTTAWA, ON

SITE GRADING PLAN

REINDERS

ARCHITECTURE. ENGINEERING

REINDERS + LAW LTD. ARCHITECTURE. ENGINEERING 64 ONTARIO STREET NORTH MILTON, ON L9T 2T1 T. 905.457.1618 F. 905.457.8852 EMAIL@REINDERS.CA WWW.REINDERS.CA

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