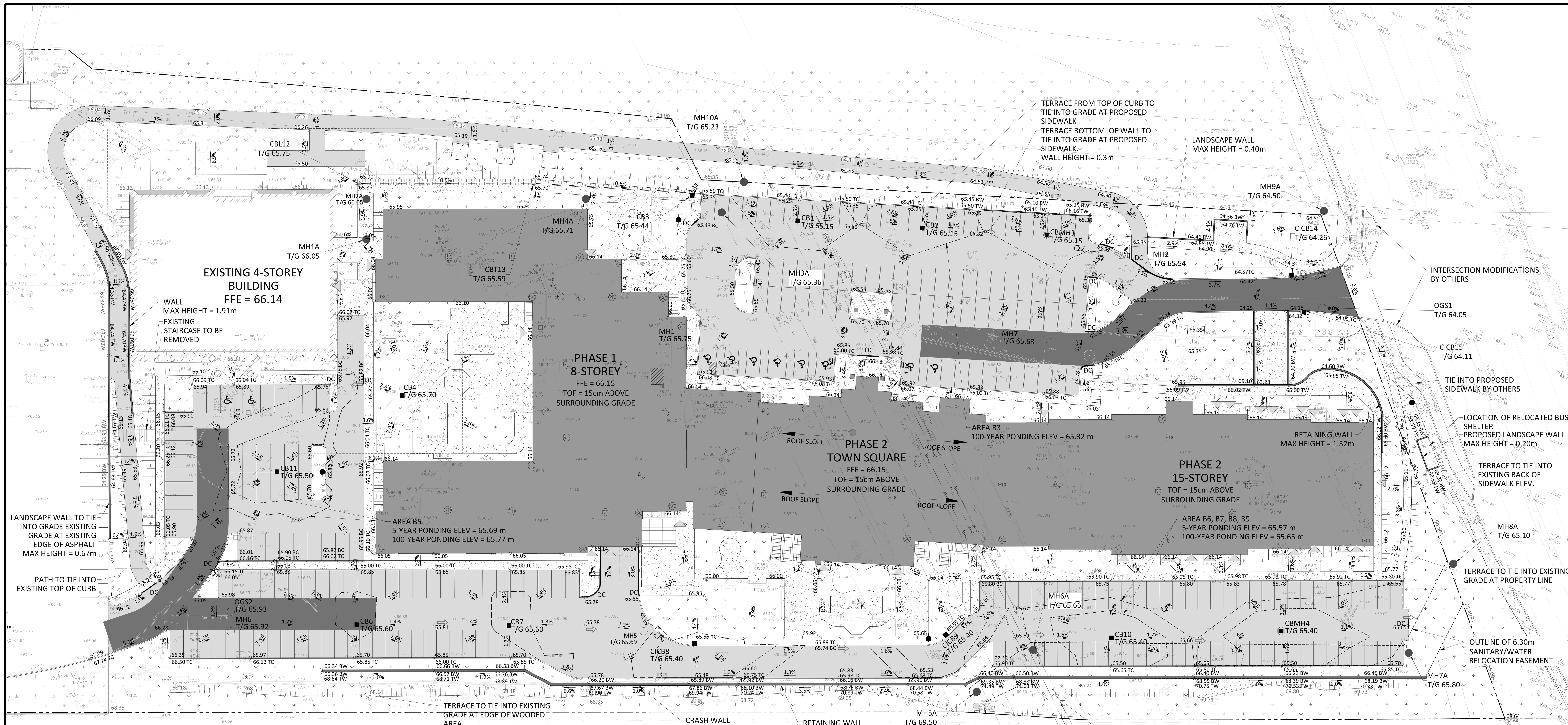
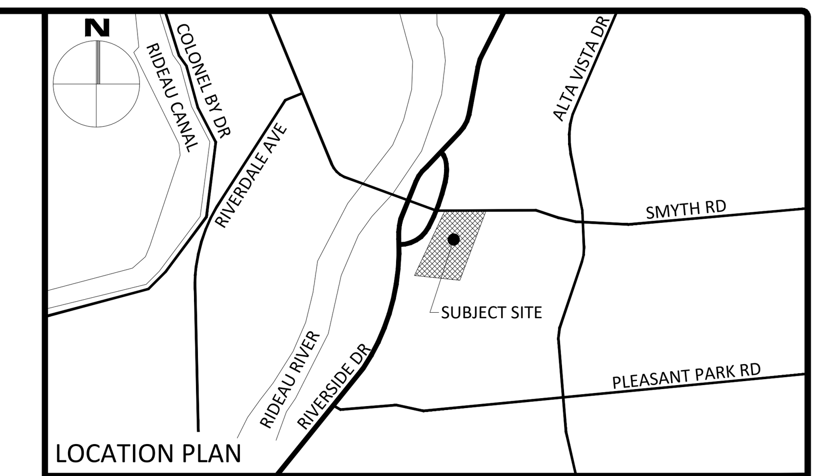




LOCATION PLAN

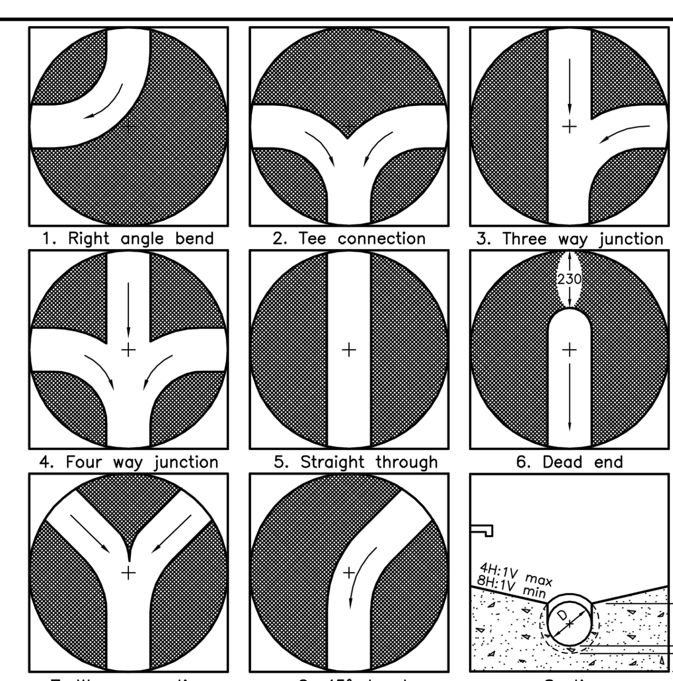
LEGEND

- PROPERTY LINE
- BARRIER CURB & CURB DEPRESSION (DC)
- PROPOSED ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- CONCRETE WALKWAY
- STORM MANHOLE (MH#)
- CATCHBASIN, CURB INLET OR DITCH INLET (CB, CICB, DI)
- LANDSCAPE CATCHBASIN (ECB, TCB)
- SANITARY MANHOLE (MH#A)
- PERFORATED PIPE
- WATER VALVE/CHAMBER
- PROPOSED FIRE HYDRANT PER CITY W18 & W19
- WATER WELL LOCATION
- PROPOSED BOLLARD
- PROPOSED WALL
- ROOF DRAIN AND SCUPPER LOCATION
- CENTRELINE OF SWALE
- CENTRELINE OF DITCH
- SLOPING AT 3:1 UNLESS SPECIFIED
- PROPOSED ELEVATION / EXISTING ELEVATION (95.94 / 93.20)
- SWALE ELEVATION (95.94 (S))
- TOP/BOTTOM WALL FACE ELEVATIONS (T/W100.50 B/W90.50)
- EMERGENCY OVERLAND FLOW ROUTE
- SILT FENCE BARRIER PER OPSD 219.110
- STRAW BALE CHECK DAM PER OPSD 219.180
- INLET SEDIMENT CONTROL DEVICE
- BUILDING ENTRANCE OVERHEAD DOOR (O/H)
- REDUCER
- SIAMESE CONNECTION

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) FARLEY, SMITH & DENIS SURVEYING LTD. SURVEY PLAN #639-20, DATED NOVEMBER 27, 2020 AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY.
12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
13. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
14. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
15. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
16. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
    - ELECTRICAL SERVICE - HYDRO OTTAWA,
    - GAS SERVICE - ENBRIDGE,
    - TELEPHONE SERVICE - BELL CANADA,
    - TELEVISION SERVICE - ROGERS.
17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
19. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY.
20. NO EXCESS DRAINAGE, EITHER DURING OR AFTER CONSTRUCTION, IS TO BE DIRECTED TOWARDS NEIGHBORING PROPERTIES.
21. NO ALTERATION OF EXISTING GRADES AND DRAINAGE PATTERNS ON PROPERTY BOUNDARIES.
22. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT COMPLETED BY PATERSON GROUP AND DATE JULY 18, 2022



MAXIMUM SIZE HOLE IN THE WALL IN PRECAST RISER SECTIONS

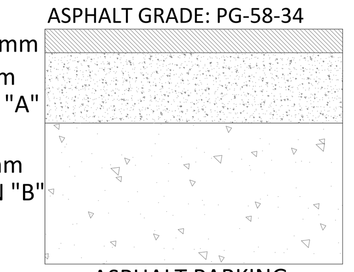
Maintenance Hole Diameter	No. 1–4	No. 5 and 6	No. 8	No.7 Inlet Hole	No.7 Outlet Hole
1200	700	860	780	700	860
1500	860	1220	960	860	1170
1800	1220	1485	1220	1220	1485
2400	1485	2020	1760	1485	2020
3000	1930	2450	2300	1930	2450
3600	2470	3085	2730	2470	3085

NOTES:
1 Slopes shall be maintained from the outlet hole opening for top of benching.
A Concrete for benching shall be 30MPa.
B When benching is hand–finshed, it shall be given wood float finish, channel shall be given steel trowel finish.
C Benching slope and height shall be as specified.
D When specified, maintenance holes that are 1200mm in diameter with a uniform channel for 200 or 250mm pipe may be prebenched at the manufacturer with standardized benching slope and channel orientation.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

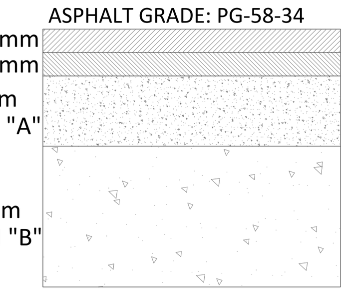
ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2014 | Rev 4

MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES

OPSD 701.021



ASPHALT PARKING CROSS-SECTION
NOT TO SCALE



HEAVY DUTY PAVEMENT CROSS-SECTION
NOT TO SCALE

REFER TO GEOTECHNICAL REPORT COMPLETED BY PATERSON GROUP DATED JULY 18, 2022 FOR FURTHER DETAILS REGARDING PAVEMENT STRUCTURE.

No.	Revisions	Date
3	ISSUED FOR REVIEW	DEC 20, 2022
2	ISSUED FOR REVIEW	APR 8, 2022
1	ISSUED FOR REVIEW	NOV 2, 2021

Check and verify all dimensions before proceeding with the work — Do not scale drawings

SCALE 1 : 400 (0, 10, 20, 30, 40 Metres)

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www.mcintoshperry.com

Stamp: LICENSED PROFESSIONAL ENGINEER — R. D. FREEL 100163197 — 2022-12-20 — PROVINCE OF ONTARIO

Client: RBJ SCHLEGEL HOLDINGS
325 MAX BECKER DRIVE SUITE 201
KITCHENER, ON N2E 4H5

Project: SCHLEGEL VILLAGES OTTAWA
1919 RIVERSIDE DRIVE

Drawing Title: SITE GRADING AND DRAINAGE PLAN

Scale: 1:400	Project Number: CCO-21-2955
Drawn By: R.R.R.	
Checked By: A.J.G.	Drawing Number: C101
Designed By: A.J.G.	

D07-12-21-0170

18600

FILENAME: U:\Ottawa\01 Project - Proposals\2021 Jobs\CCO\CCO-21-2955 Cornerstone_Schlegel Villages_1919 Riverside Dr\Civil\12 - Drawings\CCO-21-2955 - Presentation1.dwg
LAST SAVED: Tuesday, December 20, 2022 LAST SAVED BY: r.robineau
LAST PLOTTED: Tuesday, December 20, 2022 CTB FILE USED: ----