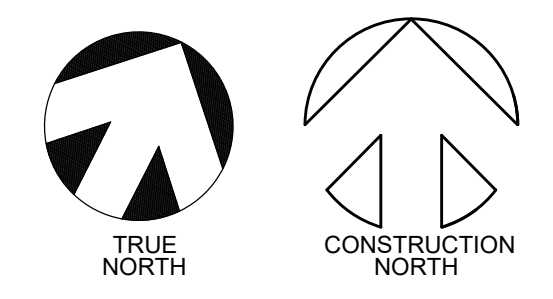
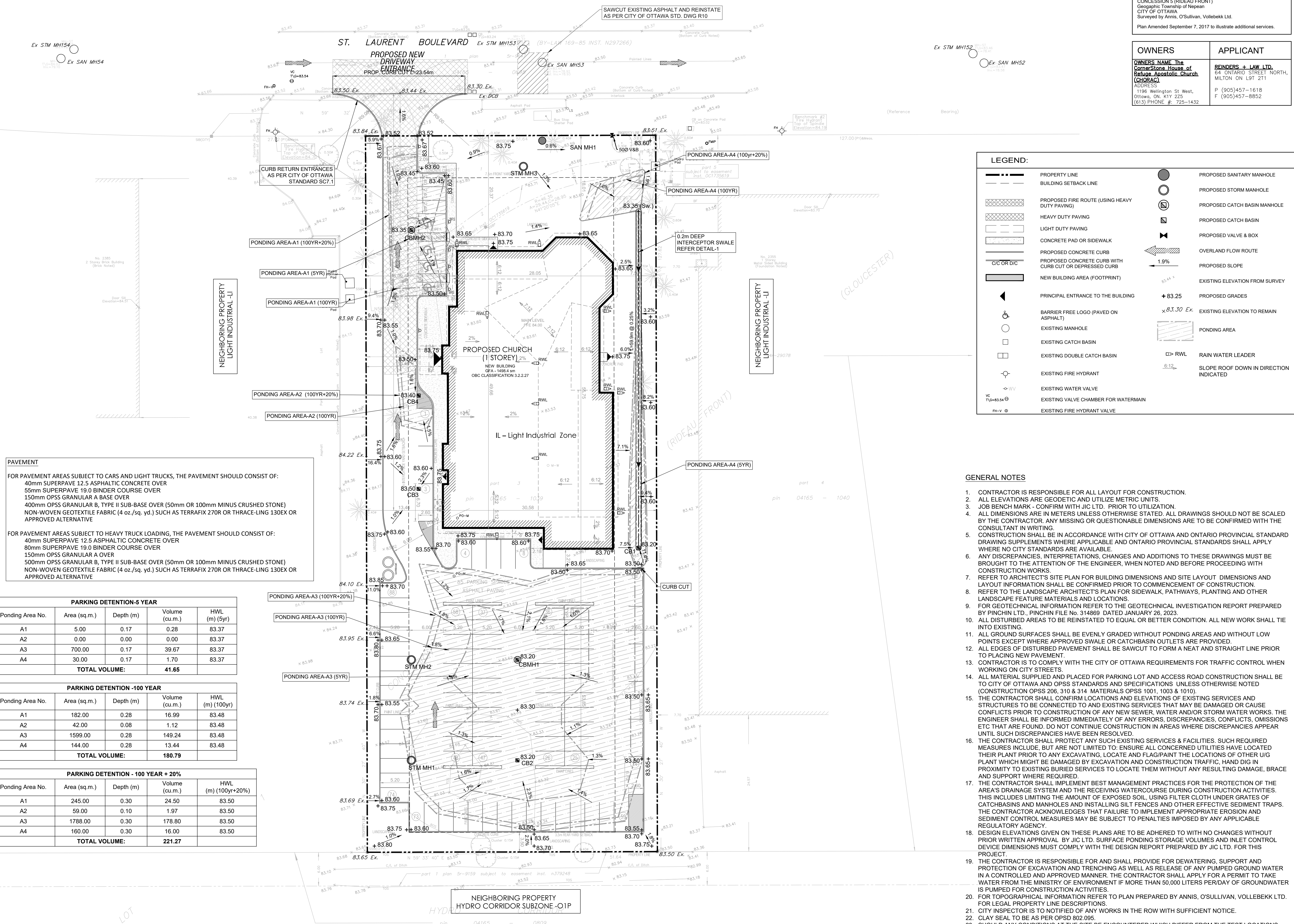
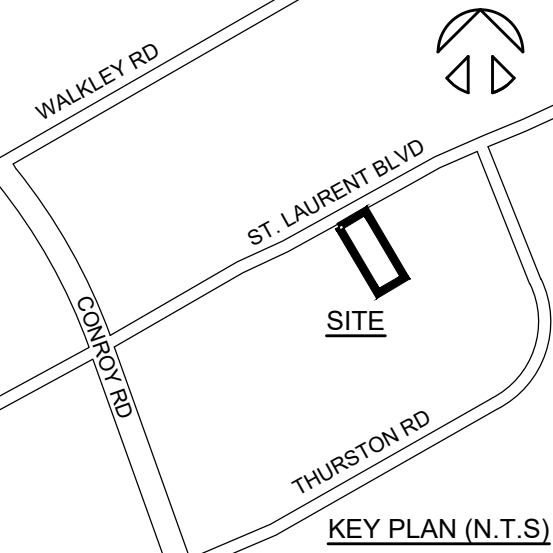


TOPOGRAPHICAL PLAN OF SURVEY
PART OF LOT 1
CONCESSION 5 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.
Plan Amended September 7, 2017 to illustrate additional services.



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



LEGEND:

	PROPERTY LINE		PROPOSED SANITARY MANHOLE
	BUILDING SETBACK LINE		PROPOSED STORM MANHOLE
	PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)		PROPOSED CATCH BASIN MANHOLE
	HEAVY DUTY PAVING		PROPOSED CATCH BASIN
	LIGHT DUTY PAVING		PROPOSED VALVE & BOX
	CONCRETE PAD OR SIDEWALK		OVERLAND FLOW ROUTE
	PROPOSED CONCRETE CURB		PROPOSED SLOPE
	PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSED CURB		EXISTING ELEVATION FROM SURVEY
	NEW BUILDING AREA (FOOTPRINT)		PROPOSED GRADES
	PRINCIPAL ENTRANCE TO THE BUILDING		EXISTING ELEVATION TO REMAIN
	BARRIER FREE LOGO (PAVED ON ASPHALT)		PONDING AREA
	EXISTING MANHOLE		RAIN WATER LEADER
	EXISTING CATCH BASIN		SLOPE ROOF DOWN IN DIRECTION INDICATED
	EXISTING DOUBLE CATCH BASIN		
	EXISTING FIRE HYDRANT		
	EXISTING WATER VALVE		
	EXISTING VALVE CHAMBER FOR WATERMAIN		
	EXISTING FIRE HYDRANT VALVE		

PAVEMENT

FOR PAVEMENT AREAS SUBJECT TO CARS AND LIGHT TRUCKS, THE PAVEMENT SHOULD CONSIST OF:
40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE OVER
55mm SUPERPAVE 19.0 BINDER COURSE OVER
150mm OPSS GRANULAR A BASE OVER
400mm OPSS GRANULAR B, TYPE II SUB-BASE OVER (50mm OR 100mm MINUS CRUSHED STONE)
NON-WOVEN GEOTEXTILE FABRIC (4 oz./sq. yd.) SUCH AS TERRAFIX 270R OR THRACE-LING 130EX OR APPROVED ALTERNATIVE

FOR PAVEMENT AREAS SUBJECT TO HEAVY TRUCK LOADING, THE PAVEMENT SHOULD CONSIST OF:
40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE OVER
80mm SUPERPAVE 19.0 BINDER COURSE OVER
150mm OPSS GRANULAR A OVER
500mm OPSS GRANULAR B, TYPE II SUB-BASE OVER (50mm OR 100mm MINUS CRUSHED STONE)
NON-WOVEN GEOTEXTILE FABRIC (4 oz./sq. yd.) SUCH AS TERRAFIX 270R OR THRACE-LING 130EX OR APPROVED ALTERNATIVE

PARKING DETENTION-5 YEAR

Ponding Area No.	Area (sq.m.)	Depth (m)	Volume (cu.m.)	HWL (m) (5yr)
A1	5.00	0.17	0.28	83.37
A2	0.00	0.00	0.00	83.37
A3	700.00	0.17	39.67	83.37
A4	30.00	0.17	1.70	83.37
TOTAL VOLUME:			41.65	

PARKING DETENTION -100 YEAR

Ponding Area No.	Area (sq.m.)	Depth (m)	Volume (cu.m.)	HWL (m) (100yr)
A1	182.00	0.28	16.99	83.48
A2	42.00	0.08	1.12	83.48
A3	1599.00	0.28	149.24	83.48
A4	144.00	0.28	13.44	83.48
TOTAL VOLUME:			180.79	

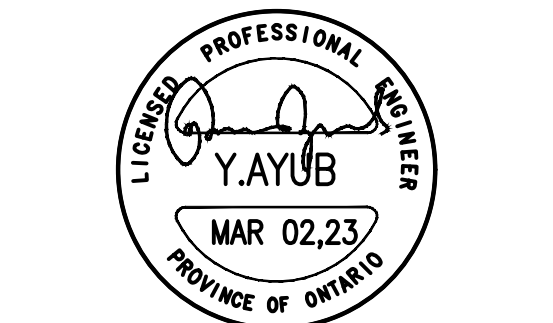
PARKING DETENTION - 100 YEAR + 20%

Ponding Area No.	Area (sq.m.)	Depth (m)	Volume (cu.m.)	HWL (m) (100yr+20%)
A1	245.00	0.30	24.50	83.50
A2	59.00	0.10	1.97	83.50
A3	1788.00	0.30	178.80	83.50
A4	160.00	0.30	16.00	83.50
TOTAL VOLUME:			221.27	

- GENERAL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION.
 - ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
 - JOB BENCH MARK - CONFIRM WITH JIC LTD. PRIOR TO UTILIZATION.
 - 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.
 - 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.
 - 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.
 - REFER TO ARCHITECT'S SITE PLAN FOR BUILDING DIMENSIONS AND SITE LAYOUT DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - REFER TO THE LANDSCAPE ARCHITECT'S PLAN FOR SIDEWALK, PATHWAYS, PLANTING AND OTHER LANDSCAPE FEATURE MATERIALS AND LOCATIONS.
 - FOR GEOTECHNICAL INFORMATION REFER TO THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PINCHIN LTD., PINCHIN FILE NO. 314869 DATED JANUARY 26, 2023.
 - ALL DISTURBED AREAS TO BE REINSTATED TO EQUAL OR BETTER CONDITION. ALL NEW WORK SHALL TIE INTO EXISTING.
 - ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
 - ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAWCUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
 - CONTRACTOR IS TO COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS.
 - 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).
 - 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.
 - 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/PAIN THE LOCATIONS OF OTHER IUG 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.
 - 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 REGULATORY AGENCY.
 - 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 PROJECT.
 - 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.
 - FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. FOR LEGAL PROPERTY LINE DESCRIPTIONS.
 - CITY INSPECTOR IS TO NOTIFIED OF ANY WORKS IN THE ROW WITH SUFFICIENT NOTICE.
 - CLAY SEAL TO BE AS PER OPSS 802.095.
 - SHOULD ANY CONDITIONS AT THE SITE BE ENCOUNTERED WHICH DIFFER FROM THE TEST LOCATIONS IDENTIFIED IN THE GEOTECHNICAL REPORT, GEMTEC'S GEOTECHNICAL ENGINEER IS TO BE NOTIFIED IMMEDIATELY IN ORDER TO PERMIT REASSESSMENT OF THE GEOTECHNICAL RECOMMENDATIONS.

GENERAL NOTE:
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DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: REINDERS + LAW LTD.

cad file 20037_SP3
date plotted 3/2/2023 plot scale 1:1



drawn CC
designed YA
reviewed YA
date 3/2/2023
scale 1:300

project CHORAC OTTAWA
2375 ST. LAURENT BLVD
OTTAWA, ON

drawing SITE GRADING PLAN

PLAN#18738
007-12-22-0061

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