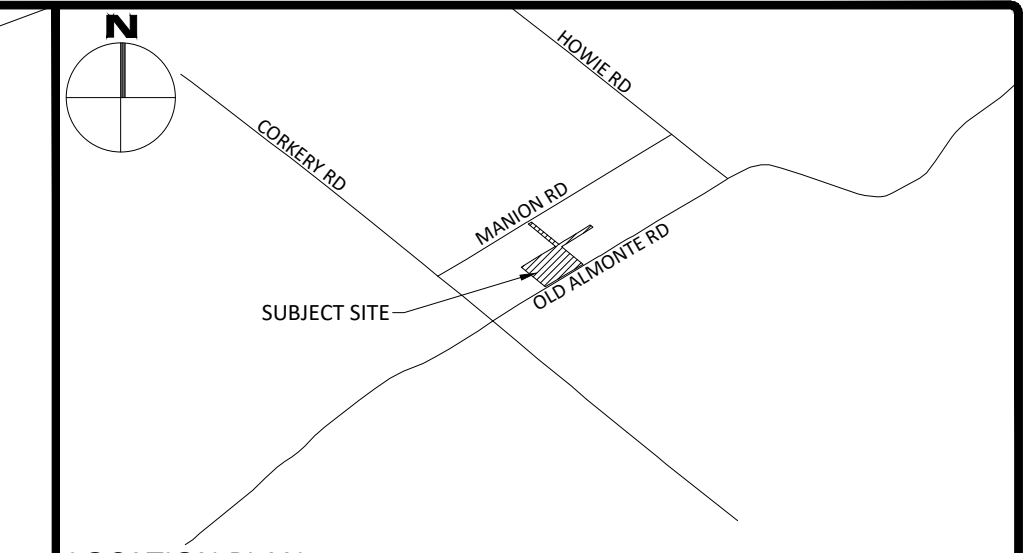


GENERAL NOTES

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 FROM INFORMATION SUPPLIED BY (OR SHOWN ON) THE CITY OF OTTAWA PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, SURVEYS & MAPPING BRANCH - JOB# 103076 P003-B 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 ENGINEER/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'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO ONE,
 - GAS SERVICE - ENBRIDGE,
 - TELEPHONE SERVICE - BELL CANADA,
 - TELEVISION SERVICE - ROGERS.
16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE CURRENT REVISION OF THE FOLLOWING REPORTS:
 - THE STORMWATER MANAGEMENT REPORT PREPARED BY MCINTOSH PERRY,
 - THE HYDROGEOLOGICAL ASSESSMENT PREPARED BY MCINTOSH PERRY,
 - THE GEOTECHNICAL INVESTIGATION COMPLETED BY EXP,
 - THE SEWAGE SYSTEM ASSESSMENT PREPARED BY MCINTOSH PERRY.



LEGEND

	CONCRETE BARRIER CURB		LIMIT OF CONSTRUCTION
	GRAVEL		DRAINAGE SWALE
	ASPHALT		SLOPING AT 3:1 UNLESS SPECIFIED
	PROPOSED LANDSCAPED AREA		SURFACE ELEVATION
	PROPOSED LANDSCAPED WALL		SWALE ELEVATION
	PROPOSED PAVERS		TOP OF WALL ELEVATION
	STORM SEWER MANHOLE		BOTTOM OF WALL ELEVATION
	CATCHBASIN MANHOLE		OVERLAND FLOW ROUTE
	CATCHBASIN		SLOPE FENCE BARRIER
	SANITARY SEWER MANHOLE		STRAW BALE CHECK DAM
	FIRE HYDRANT		DOWNSPOUT LOCATION
	WATER VALVE		POST DEVELOPMENT DRAINAGE DIRECTION
	WATER METER		PRE DEVELOPMENT DRAINAGE PATTERN
	REMOTE WATER METER		
	EXISTING DRAINAGE DIRECTION		

12	ISSUED FOR SITE PLAN CONTROL	JUL 10, 2023
11	ISSUED FOR SITE PLAN CONTROL	JUN 13, 2023
10	ISSUED FOR SITE PLAN CONTROL	APR 21, 2023
9	REVISED PER CITY COMMENTS	JAN 17, 2023
8	ISSUED FOR CONSTRUCTION	DEC 16, 2022
7	REVISED PER CITY COMMENTS	DEC 05, 2022
6	ISSUED FOR REVIEW	NOV 08, 2022
5	ISSUED FOR REVIEW	MAR 15, 2022
4	ISSUED FOR BUILDING PERMIT AND TENDER	FEB 23, 2022
3	ISSUED FOR SITE PLAN CONTROL	FEB 23, 2022
2	ISSUED FOR REVIEW	OCT 25, 2021
1	ISSUED FOR 66% SUBMISSION	SEPT 28, 2021
No.	Revisions	Date

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

SCALE 1:400

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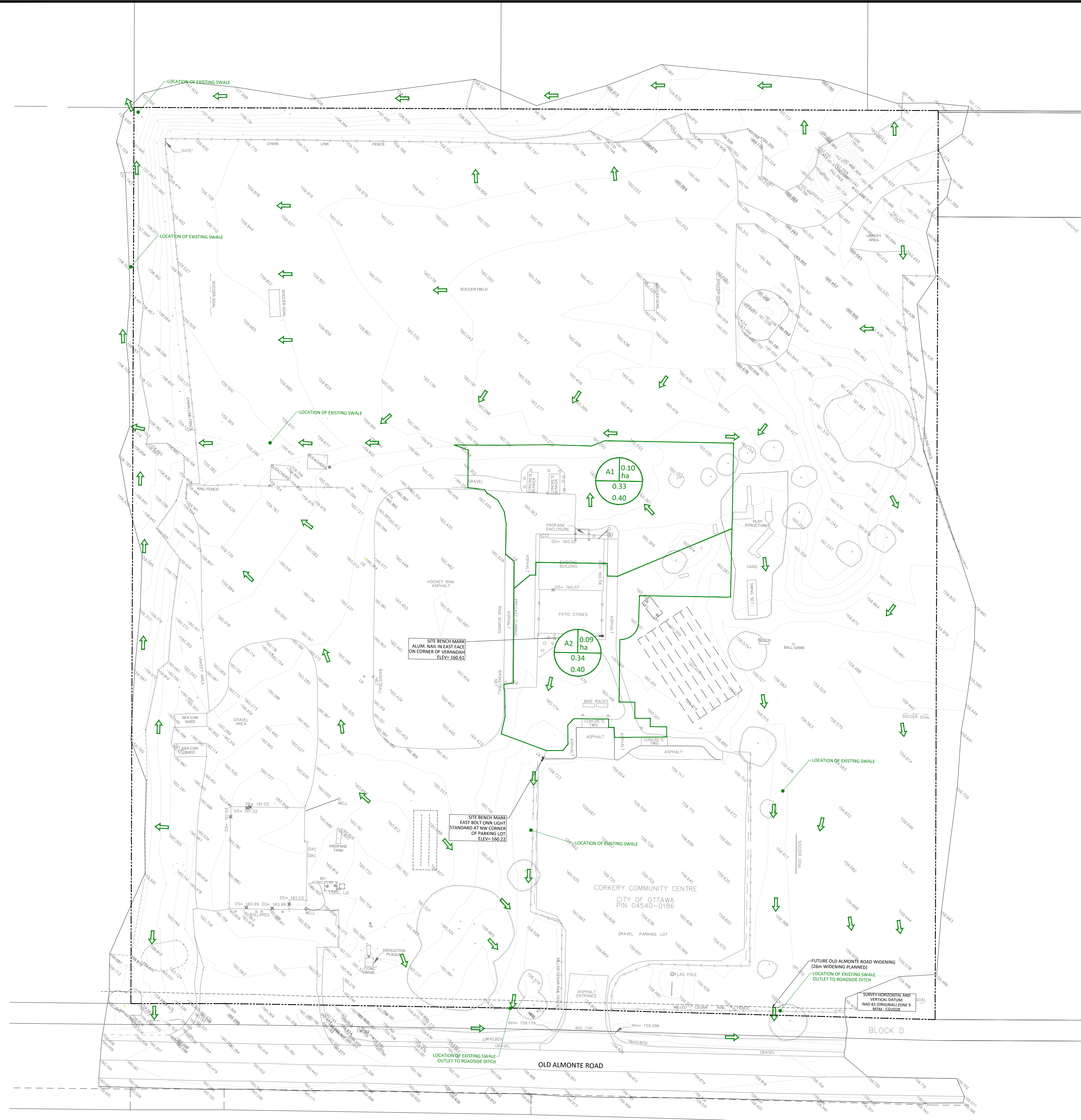
Client: **CSV ARCHITECTS**
 190 O'CONNOR STREET
 OTTAWA, ON K2P 2R3

Project: **CORKERY COMMUNITY CENTRE**
 3447 OLD ALMONTE ROAD

CARP ON

Drawing Title: **PRE-DEVELOPMENT DRAINAGE PLAN**

Scale: 1:400	Project Number: CCO-21-3339
Drawn By: R.R.R.	
Checked By: A.M.	Drawing Number: PRE
Designed By: R.R.R.	



FILENAME: (U:\Ottawa\01\Projects - Proposed\2021\04\16\CCO-21-3339 - CSV Corkery Hall - 3447 Old Almonte Road\1.2 - Drainage\CCO-21-3339 - Presentation.dwg
 DATE PLOTTED: Friday, July 07, 2023 1:05:15 PM
 LAST PLOTTED: Friday, July 07, 2023 1:05:15 PM

D07-12-22-0048