REFER TO NOTES & SCHEDULES ON DRAWING C–4

PRIOR TO COMMENCING CONSTRUCTION CONDUCT CCTV OF EXISTING STORM SEWER TO BE RE–USED. CLEAN SEWER PRIOR TO INSPECTIONS. A HIGH QUALITY PAN AND TILT CAMERA SHALL BE USED.

EXISTING BOX CULVERT @ ±1% (APPROXIMATE LOCATION)

EXISTING OFFICE BULDING
415 WEST HUNT CLUB RD

FFL = ±87.97

RAINWATER LEADERS INSIDE BUILDING SHALL BE CONSTRUCTED TO WITHSTAND THE PRESSURE FROM A WATER COLUMN THE HEIGHT OF THE RAINWATER LEADER. PERFORM PRESSURE TESTS ON THE SYSTEMS IN ACCORDANCE WITH THE MECHANICAL ENGINEER'S INSTRUCTIONS.

PROPOSED 2–STOREY OFFICE EXPANSION

FFL = 87.95
USF = 85.93

TERRACE

EXISTING FDC (APPROXIMATE LOCATION)

EXISTING 150 PVC SAN @ ±1.25%

INV ±84.60

MH–SA.2
TOP ±87.96
INV ±84.55(NE)
INV ±84.57(SW)
INV 84.61(SE)

PRIOR TO COMMENCEMENT OF CONSTRUCTION OPEN EXISTING PRIVATE SANITARY MANHOLE AND MEASURE DOWN TO OBTAIN GEODETIC INVERT ELEVATION OF THE INLET PIPE. REPORT FINDINGS TO ENGINEER.

MH–SA.1
TOP 87.78
INV 84.90(NW)
INV 84.96(SW)

SAN INV 84.99

28.9m – 150 PVC SAN @ 1%

Shed

3.0m – 150 PVC SAN @ 1%

22.5° VERTICAL LONG RADIUS BEND
INV 84.60

14.7m – 250 PVC ST @ 2%

CB/MH–1
TOP 87.69
INV 84.87

EXISTING 150 WS (APPROXIMATE LOCATION)

EXISTING 150 PVC SAN @ ±2.7% (APPROXIMATE LOCATION)

EXISTING MH
TOP 88.24
INV ±84.36(NE)
INV ±84.49(SW)

EXISTING 300 PVC WM (APPROXIMATE LOCATION)

EXISTING 250 PVC SAN @ ±0.29% (APPROXIMATE LOCATION)

EXISTING 525 CONC ST @ ±0.92% (APPROXIMATE LOCATION)

EXISTING MH
TOP 88.11
INV ±84.01(N)
INV ±83.99(S)

ROAD CUT REINSTATEMENT IN ACCORDANCE WITH CITY OF OTTAWA DRAWING No. R10

EXISTING CB TOP 87.58

300 WM U/S ±85.25
250 ST INV 84.61
250 ST TOP 84.93
250 SAN TOP ±84.11

250 ST INV 84.19
525 ST SPL ±84.19

EXISTING MH (APPROXIMATE LOCATION)
INV ±83.85(N)
INV ±83.83(S)

EXISTING CB TOP 87.40

EXISTING CB TOP 87.42

INV ±85.00
EXISTING 250 PVC ST @ ±1%

ST INV ±85.19

EXISTING MH TOP 87.59

EXISTING 300 PVC ST @ ±2.1%

INV ±82.87

EXISTING CB TOP 87.20
INV ±82.71(NW)
INV ±82.25(NE)
INV ±82.25(SE)

EXISTING 200 PVC ST @ ±1.36%

EXISTING CB TOP 86.83
INV ±84.74

EXISTING CI

FH

JOB BENCHMARK No.1
TOP OF SPINDLE
Elev.=88.34

JOB BENCHMARK No.2
TOP OF SPINDLE
Elev.=88.43

EXISTING 300 PVC ST

ALL EXISTING TREES SHALL BE PROTECTED DURING AND AFTER CONSTRUCTION IN ACCORDANCE WITH THE TREE PROTECTION BY–LAW

EXISTING 400 PVC WM (APPROXIMATE LOCATION)

5m
0m 1:300 25m

ROAD WIDENING BY–LAW 15–1996, INST. OC1450402 pin 04052 0809
PART 1 PLAN 4R–26432
BY–LAW 15–1996, inst. LT973670 Pin 04052 – 0497

WEST HUNT CLUB ROAD (Regional Road No. 52) (Formerly known as Oil Tank Road)

SOUTH HALF OF LOT 29 CONCESSION "A" (RIDEAU FRONT) (NEPEAN)

part 4 plan 4r–22340 pin 04052 – 0811

ROYDON PLACE

SITE SERVICING PLAN

REFER TO NOTES & SCHEDULES ON DRAWING C–4

REMOVE EXISTING CB TOP 87.29 INV ±85.43

ABANDON STORM PIPE

REMOVE EXISTING CB TOP 87.29

ABANDON PART OF STORM PIPE

CAP OPEN ENDS OF ANY SEWERS TO BE ABANDONED

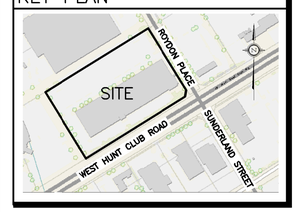
EXISTING CB TOP 87.40
EXISTING CB TOP 87.42
INV ±85.00
EXISTING 250 PVC ST @ ±1%
EXISTING MH TOP 87.59
EXISTING 300 PVC ST @ ±2.1%
INV ±82.87
EXISTING CB TOP 87.20
INV ±82.71(NW)
INV ±82.25(NE)
INV ±82.25(SE)
EXISTING 200 PVC ST @ ±1.36%
EXISTING CB TOP 86.83
INV ±84.74
EXISTING CI
FH
JOB BENCHMARK No.1
TOP OF SPINDLE
Elev.=88.34
JOB BENCHMARK No.2
TOP OF SPINDLE
Elev.=88.43
EXISTING 300 PVC ST
ALL EXISTING TREES SHALL BE PROTECTED DURING AND AFTER CONSTRUCTION IN ACCORDANCE WITH THE TREE PROTECTION BY–LAW
EXISTING 400 PVC WM (APPROXIMATE LOCATION)
5m
0m 1:300 25m
ROAD WIDENING BY–LAW 15–1996, INST. OC1450402 pin 04052 0809
PART 1 PLAN 4R–26432
BY–LAW 15–1996, inst. LT973670 Pin 04052 – 0497
WEST HUNT CLUB ROAD (Regional Road No. 52) (Formerly known as Oil Tank Road)
SOUTH HALF OF LOT 29 CONCESSION "A" (RIDEAU FRONT) (NEPEAN)
part 4 plan 4r–22340 pin 04052 – 0811
ROYDON PLACE

EXISTING CONDITIONS, REMOVALS & DECOMMISSIONING PLAN

LEGEND

FFL	FIRST FLOOR ELEVATION
TOF	TOP OF FOUNDATION
USF	UNDERSIDE OF FOOTING
	PROPERTY LINE
C.R.Z	CRITICAL ROOT ZONE
CB	CATCH BASIN
CI	CURB INLET CATCH BASIN
MH	STORM MANHOLE
CB/MH	CATCH–BASIN/MANHOLE
MH	SANITARY MANHOLE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
SAN	SANITARY SEWER
ST	STORM SEWER
WS/WM	WATER SERVICE/WATERMAIN
SPL	SPRINGLINE OF PIPE
INV	INVERT OF PIPE
	CENTERLINE OF SWALE
	150mm BARRIER CURB
D.C	DEPRESSED CURB
	ROAD CUT REINSTATEMENT

KEY PLAN



No.	DATE	REVISION
8	JAN 16–25	RE–ISSUED FOR APPROVAL
7	DEC 9–24	RE–ISSUED FOR APPROVAL
6	NOV 26–24	RE–ISSUED FOR APPROVAL
5	AUG 29–24	RE–ISSUED FOR APPROVAL
4	JUL 12–24	ISSUED FOR BUILDING PERMIT
3	JUN 19–24	RE–ISSUED FOR APPROVAL
2	DEC 21–23	ISSUED FOR APPROVAL
1	DEC 14–23	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 2–STOREY OFFICE EXPANSION
415 WEST HUNT CLUB RD
OTTAWA, ONTARIO

Drawing Title

SITE SERVICING PLAN & EXISTING CONDITIONS

Engineer's Seal

LICENSED PROFESSIONAL ENGINEER
D.B. GRAY
17016502
JAN 16–25
PROVINCE OF ONTARIO

NOT VALID UNLESS SIGNED & DATED

Drawn	D.B.G
H. Scale	1:300
V. Scale	
Date	DEC 14–23
Job No.	22093

Drawing No.
C–1
of 4

D07–12–24–0113

#19200