

V:\10-13 m-2025-projects\ca0040067-4396-000\dwg\working\drawings\CA0040067-4396-Notes and detail.dwg Plot 27, 2025-2-10pm By: CAUTJ45123

NOTES: GENERAL

- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS
- ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE CITY OF OTTAWA. STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT
- THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO POWER, COMMUNICATION AND GAS LINES.
- ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS AND AS PER THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT.
- REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED ON MARCH 30, 2021. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. VERIFY THAT JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED.

- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
- ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
- ABUTTING PROPERTY GRADES TO BE MATCHED UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION, INCLUDING WATER PERMIT AND ROAD CUT PERMIT.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
- AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
- CONTRACTOR TO OBTAIN POST-CONSTRUCTION TOPOGRAPHIC SURVEY, COMPLETED BY OLS OR P-ENG CONFIRMING COMPLIANCE WITH DESIGN GRADING AND SERVICING. SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.
- ABIDE BY RECOMMENDATIONS OF GEOTECHNICAL REPORT. REPORT ANY VARIATIONS IN OBSERVED CONDITIONS FROM THOSE INCLUDED IN REPORT.
- REPORT REFERENCES  
I. DESIGN BRIEF, PREPARED BY IBI GROUP, PROJ. NO. 27970-5.2.2, JULY 14, 2017  
II. GEOTECHNICAL INVESTIGATION, PREPARED BY CALLOM DIETZ INCORPORATED ONTARIO LAND SURVEYORS, PROJ. NO. 24-26499, AUGUST 2, 2024.
- PROVIDE CCTV INSPECTION REPORT FOR ALL SEWERS AND CATCHBASIN LEADS 200mm DIAMETER AND LARGER. REPEAT CCTV INSPECTION FOLLOWING RECTIFICATION OF ANY DEFICIENCIES.

NOTES: EROSION AND SEDIMENT CONTROL

\*\* CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. \*\*

- PRIOR TO START OF CONSTRUCTION:
  - INSTALL SILT FENCE IN LOCATION SHOWN ON DWG C07.
  - INSTALL FILTER FABRIC OR SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE (SEE TYPICAL DETAIL).
  - INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
- DURING CONSTRUCTION:
  - MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
  - PERIMETER VEGETATION TO REMAIN IN PLACE UNTIL PERMANENT STORM WATER MANAGEMENT IS IN PLACE. OTHERWISE, IMMEDIATELY INSTALL SILT FENCE WHEN THE EXISTING SITE IS DISTURBED AT THE PERIMETER.
  - PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER. TIE-IN TEMPORARY SWALE TO EXISTING C/S AS REQUIRED.
  - PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
  - INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
  - DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION. EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES.
  - DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
  - CONTROL WIND-BLOWN DUST OFF SITE BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERWAY AS REQUIRED AND TO THE SATISFACTION OF THE ENGINEER).
  - NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
  - CITY ROADWAY AND SIDEWALK TO BE CLEARED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
  - DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPED.
  - ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
  - TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ABUTTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
  - ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
  - THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE. DURING CONSTRUCTION ACTIVITIES THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

NOTES: WATERMAIN

- ALL WATERMAIN AND WATERMAIN APPURTENANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
- ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 18 MEETING AWWA SPECIFICATION C900.
- ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE WATERMAINS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE SHALL BE MAINTAINED; WHERE WATERMAINS CROSS UNDER OTHER UTILITIES, A MINIMUM 0.50m CLEARANCE SHALL BE MAINTAINED. WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED, THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2. WHERE 2.4m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W22. WHERE A WATERMAIN IS IN CLOSE PROXIMITY TO AN OPEN STRUCTURE, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W23.
- CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W25.3 & W25.4.
- CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 & W42.
- ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD
- FIRE HYDRANT LOCATION AND INSTALLATION AS PER CITY OF OTTAWA STANDARD W18 & W19. CONTRACTOR TO PROVIDE FLOW TEST AND PAINTING OF NEW HYDRANT IN ACCORDANCE WITH CITY STANDARDS.
- IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
- REFER TO LANDSCAPE DRAWINGS FOR IRRIGATION SYSTEM REQUIREMENTS

NOTES: SANITARY SEWER AND MANHOLES

- ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW SANITARY PIPING. PROVIDE DYE TESTING FOR NEW SERVICES.
- SANITARY SEWER PIPE SIZE 150mm DIAMETER AND GREATER TO BE PVC SDR-35 (UNLESS SPECIFIED OTHERWISE) WITH RUBBER GASKET TYPE JOINTS IN CONFORMANCE WITH CSA B-182.2.3.4.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL SANITARY MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.01. FRAME AND COVER TO BE AS PER CITY OF OTTAWA STANDARD S25 AND S24.
- MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES AS PER THE OPSD 701.021

NOTES: PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

- CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.
- CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
- FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR B PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR A PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
- ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
- PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) FOR HEAVY DUTY, LIGHT DUTY AND BASKETBALL COURT AREAS TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT AND SHOWN ON THE PLANS.

WATERMAIN SCHEDULE				
STATION	DESCRIPTION	FINISHED GRADE	TOP OF WATERMAIN	COVER
200mm WATERMAIN SERVICE FROM BUILDING TO KELLY FARM DRIVE				
0+000.00	Connect to proposed building	95.89	93.490	2.40
0+001.15	200x200mm Tee	95.83	93.430	2.40
0+004.90	200mm VB	95.59	93.190	2.40
0+010.43	45° Vertical Bend	95.28	92.880	2.40
0+013.78	Crossing with Ex. 2700mm CONC STM	95.35	93.168	2.18
0+016.22	45° Vertical Bend	95.39	92.990	2.40
0+017.16	Crossing with Ex. 375mm PVC SAN	95.40	93.000	2.40
0+020.90	Connect to Ex. 300 PVC w/m with Tee connection	95.31	92.910	2.40

200mm WATERMAIN SERVICE FROM TEE CONNECTION TO KELLY FARM DRIVE				
1+000.00	200x200mm Tee	95.83	93.430	2.40
1+003.29	45° Bend	95.83	93.430	2.40
1+004.04	45° Bend	95.80	93.400	2.40
1+007.39	200mm VB	95.61	93.210	2.40
1+013.43	45° Vertical Bend	95.32	92.920	2.40
1+016.17	Crossing with Ex. 2700mm CONC STM	95.36	93.161	2.20
1+018.74	45° Vertical Bend	95.40	93.000	2.40
1+019.62	Crossing with Ex. 375mm PVC SAN	95.41	93.010	2.40
1+023.35	Connect to Ex. 300 PVC w/m with Tee connection	95.31	92.910	2.40

- ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER

NOTES: STORM SEWERS AND STRUCTURES

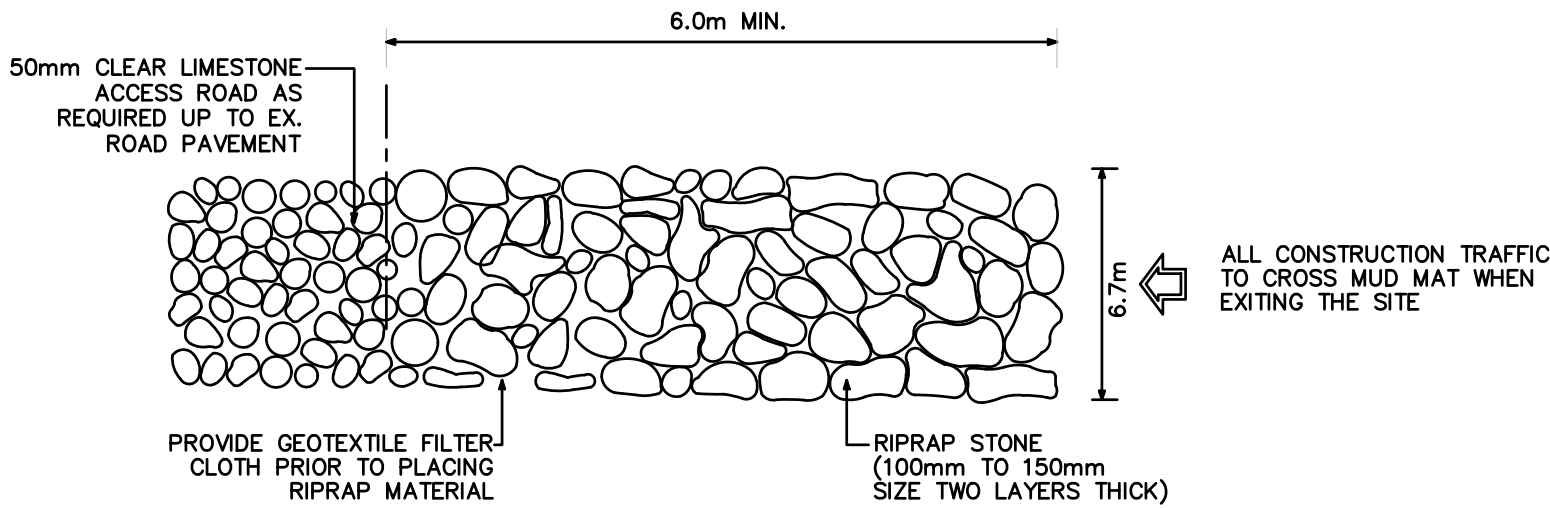
- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORM SEWERS, SERVICES AND CB LEADS.
- STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
- STORM SEWER LARGER THAN 450mm SHALL BE REINFORCED CONCRETE CLASS 100.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL STORM MANHOLES TO BE AS PER STORM STRUCTURE TABLE ON DRAWING C02.
- ANY NEW OR EXISTING STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER. ADD INSULATION ABOVE EXISTING STORM SEWER BETWEEN CBMH109 AND CB114.
- CB IN LANDSCAPE AREAS SHALL BE AS PER CITY OF OTTAWA STANDARD S29, S30 AND S31.
- ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE SPECIFIED.
- STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19. STORM CBMHs AS INDICATED IN TABLE WITH SUMP, ADJUSTMENT SECTIONS SHALL BE AS PER OPSD 704.010.
- INSTALLATION OF FLOW CONTROL IC'D'S TO BE VERIFIED BY QUALITY VERIFICATION ENGINEER RETAINED BY CONTRACTOR.

STORM STRUCTURE TABLE									
STRUCTURE	TOP OF GRATE ELEVATION	STRUCTURE INFO					OUTLET		
		INLET	INLET	INLET	OUTLET	SIZE	OPSD	COVER	DIAMETER
CB01	95.50				93.534	600X600mm	OPSD 705.010	\$19.1	200
CB02	95.35				93.850	600X600mm	OPSD 705.010	\$19.1	200
CB03	95.55				93.183	600X600mm	OPSD 705.010	\$19.1	200
CB04	95.31	93.590	93.590	92.805	92.805	600X600mm	OPSD 705.010	\$19.1	200
CB05	95.44				92.420	600X600mm	OPSD 705.010	\$19.1	200
STMH100	95.95		92.515	92.090	92.090	1500mm DIA.	OPSD 701.011	\$24.1	625
CBMH101	95.42		93.508	93.478	92.949	1200mm DIA.	OPSD 701.010	\$28.1	200
CBMH102	95.45	93.049	93.049	92.949	92.949	1200mm DIA.	OPSD 701.010	\$28.1	300
CBMH103	95.50		92.847	92.817	92.817	1200mm DIA.	OPSD 701.010	\$28.1	300
CBMH104	95.55		92.672	92.642	92.642	1200mm DIA.	OPSD 701.010	\$28.1	300
CBMH105	95.65		92.951	92.891	92.891	1200mm DIA.	OPSD 701.010	\$28.1	200
CBMH106	95.55	92.567	92.467	92.163	92.163	1200mm DIA.	OPSD 701.010	\$28.1	375
CBMH107	95.44		92.527	92.497	92.497	1200mm DIA.	OPSD 701.010	\$28.1	375
STMH108	95.72		92.392	92.133	92.133	1200mm DIA.	OPSD 701.010	\$24.1	450
STMH109	95.65	92.228	91.998	91.978	91.978	1200mm DIA.	OPSD 701.010	\$24.1	450
STMH110	95.51		91.961	91.941	91.941	1200mm DIA.	OPSD 701.010	\$24.1	450
LCB06	95.31		94.060	94.060	94.060	300mm DIA.	S31	\$30	250
LCB07	95.31		92.870	93.870	93.870	300mm DIA.	S31	\$30	250
LCB08	95.46		93.730	93.730	93.730	300mm DIA.	S31	\$30	250
LCB09	95.31		93.780	93.780	93.780	300mm DIA.	S31	\$30	250
LCB10	95.46		93.920	93.920	93.920	300mm DIA.	S31	\$30	250

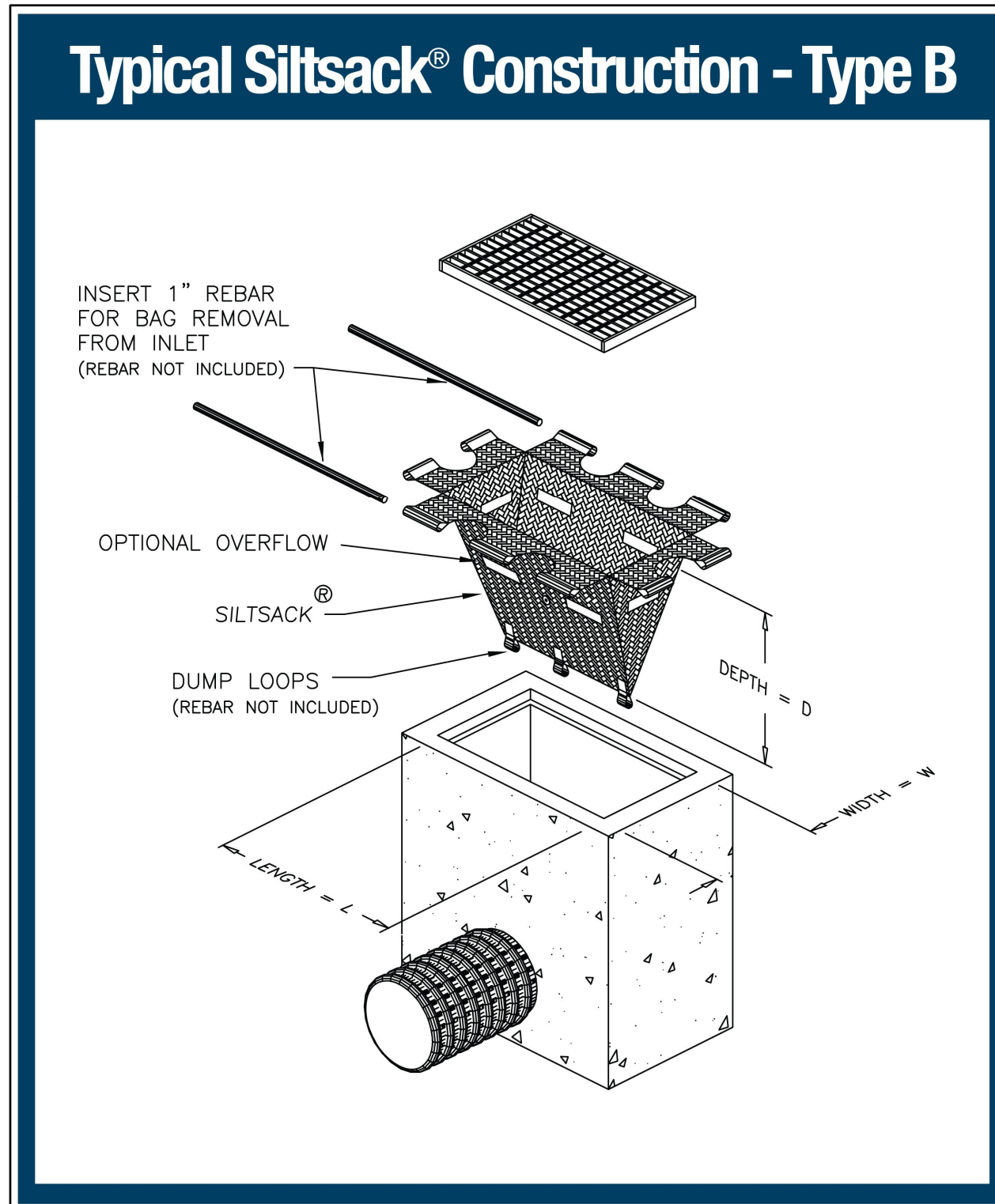
STRUCTURE ID	TOP OF GRATE ELEVATION	SAN STRUCTURE TABLE					DESCRIPTION		
		INLET	INLET	INLET	OUTLET	SIZE	OPSD	COVER	
SANMH200	95.95			91.615	91.590	1200mm DIA.	OPSD-701.010	\$24	

	Obvert	Invert	Obvert	Invert	
1	200mmØ PVC W/M	93.161	92.961	0.300	Clearance Above 92.661 89.707 EX. 2700mm Ø CONC STM
2	200mmØ PVC W/M	93.168	92.968	0.300	Clearance Above 92.668 89.714 EX. 2700mm Ø CONC STM
3	200mmØ PVC W/M	93.010	92.810	3.735	Clearance Under 89.075 88.700 EX. 375mm Ø PVC SAN
4	200mmØ PVC W/M	93.000	92.800	3.725	Clearance Under 89.075 88.700 EX. 375mm Ø PVC SAN

\*Note: Provide Concrete Encased for crossing clearance less than 0.30m



MUD MAT DETAIL - PLAN VIEW (NTS)



Recommended Pavement Structure

Pavement Layer	Light Duty	Heavy Duty
Surface Course Asphalt	40 mm SP12.5	40mm SP12.5
Binder Course Asphalt	60mm SP19	120 mm OPSS1010 Granular A
Granular Base	150mm OPSS1010 Granular A	120 mm OPSS1010 Granular A
Granular Subbase	300 mm OPSS1010 Granular B Type II	450mm OPSS1010 Granular B Type II

EXISTING LEGEND:

- EXISTING CURB
- EXISTING BOTTOM OF SLOPE
- EXISTING TOP OF SLOPE
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING CABLE
- EXISTING FENCE
- SITE TEMPORARY BENCH MARK
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING ELEVATION
- BOREHOLE
- EXISTING TREES TO REMAIN
- EXISTING CATCHBASIN
- EXISTING CATCHBASIN MANHOLE
- EXISTING STORM MANHOLE
- EXISTING ASPHALT PAVEMENT

REMOVALS LEGEND:

- CURB REMOVAL
- STORM REMOVAL
- WATERMAIN REMOVAL
- CONCRETE SIDEWALK REMOVAL
- CATCH BASIN/ WATER WELL REMOVAL
- VALVE BOX REMOVAL

DRAINAGE AREA LEGEND:

- DRAINAGE AREA SYMBOL
- DRAINAGE AREA BOUNDARY

PROPOSED LEGEND:

- EXISTING BOUNDARY
- NEW WATERMAIN
- NEW STORM SEWER
- NEW HDPE SUBDRIN
- NEW SANITARY SEWER
- NEW SWALE
- HIGH POINT
- NEW STORM CATCH BASIN MANHOLE
- NEW STORM MANHOLE(1200mmØ)
- NEW STORM MANHOLE(1500mmØ)
- NEW CATCH BASIN
- NEW LANDSCAPE CATCH BASIN
- NEW SANITARY MANHOLE
- NEW WATERMAIN VALVE
- PROPOSED SURFACE SLOPE
- OVER FLOW DIRECTION
- GREEN AREA
- CONCRETE WALKWAY
- ASPHALT PAVEMENT
- HEAVY DUTY PAVEMENT
- PROPOSED TREES
- LIGHT DUTY SILT FENCE (OPSD 219.110)
- FILTER CLOTH PROTECTION
- MUD MAT

ESC LEGEND:

- LIGHT DUTY SILT FENCE (OPSD 219.110)
- FILTER CLOTH PROTECTION
- MUD MAT

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SEAL:

CLIENT:

ÉCOLE ÉLÉMENTAIRE LEITRIM

3955 PROMENADE KELLY FARM,  
OTTAWA

KEY PLAN:

BEARING NOTE

BEARINGS ARE WITH GRID, DERIVED FROM THE EASTERLY LIMIT OF BLOCK 196 PLAN 4M-1640, HAVING A CORRESPONDING OF N87°41'E.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99999.

SITE BENCHMARK 1 IS A CUT CROSS (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 86.550m.

SITE BENCHMARK 2 IS THE TOP SPINDLE OF A FIRE HYDRANT (SHOWN ON PLAN), ELEVATION 86.665m.

ELEVATION NOTE

ELEVATIONS SHOWN HEREIN ARE GEODETIC (CGVD -1685-1978) AND ARE DERIVED FROM THE CANMET FIRE NETWORK STATION OTTAWA.

ELEVATION 86.520

DISCLAIMER:

THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR - REVISION:

IS	RE	DATE	DESCRIPTION
1		2025-02-27	ISSUED FOR SITE PLAN APPLICATION

PROJECT NO:

CA0040067-4396

ORIGINAL SCALE:

NA

DESIGNED BY:

M.S.D.M.

DRAWN BY:

J.T.

CHECKED BY:

D.Y.

DISCIPLINE:

CIVIL

TITLE:

NOTES AND DETAILS

SHEET NUMBER:

C01

SHEET #:

1 OF 7

ISSUE:

ISSUED FOR SITE PLAN APPLICATION

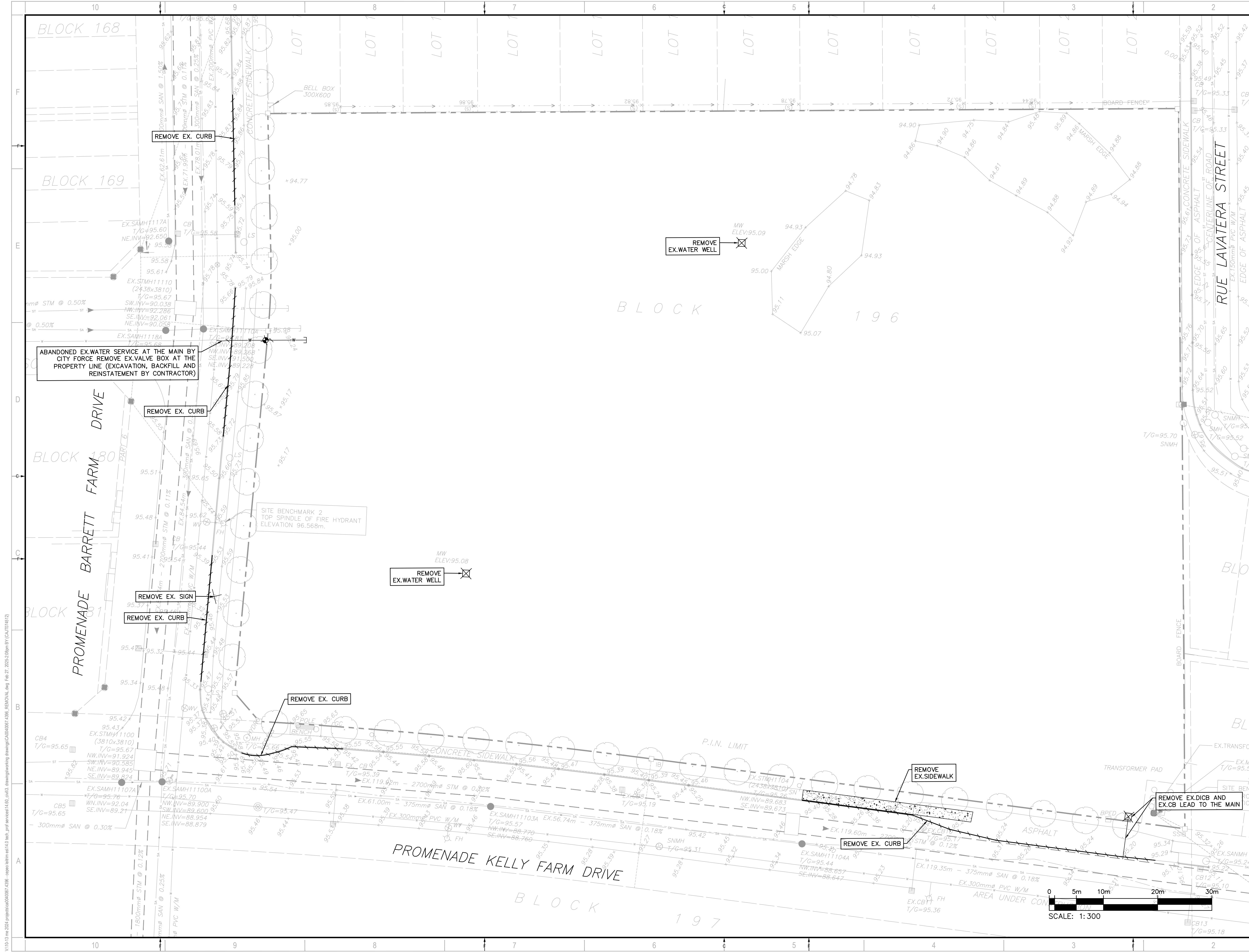
DATE OF: 2025-02-27

REV #:

1

#XXXXX





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ARCHITECTURE | 49

1345 ROSEMOUNT AVENUE  
CORNWALL, ONTARIO, CANADA K6J 3E5  
TEL: 613-833-5602 | FAX: 613-836-0335 | ARCHITECTURE49.COM

CLIENT:

CLIENT REF. #

PROJECT:

ÉCOLE ÉLÉMENTAIRE LEITRIM

3955 PROMENADE KELLY FARM,  
OTTAWA

NET PLAN:

BEARING NOTE

BEARINGS ARE WITH GRID, DERIVED FROM THE EASTERLY LIMIT OF BLOCK 196 PLAN 4M-1540, HAVING A GRID BEARING OF N87°41'E.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9994.

SITE BENCHMARK 1 IS A CUT CROSS (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 95.53m.

SITE BENCHMARK 2 IS THE TOP SPINDLE OF A FIRE HYDRANT (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 96.56m.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD - 1928 - 1978) AND ARE DERIVED FROM THE CANNET FIRE NETWORK STATION OTTAWA (ELEVATION=95.20).

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ISSUED FOR - REVISION

IS	RE	DATE	DESCRIPTION
1		2025-02-27	ISSUED FOR SITE PLAN APPLICATION

PROJECT NO:

CA0040067.4396

ORIGINAL SCALE:

1:300

DESIGNED BY:

M.S./D.M.

DRAWN BY:

J.T.

CHECKED BY:

D.Y.

DISCIPLINE:

CIVIL

TITLE:

REMOVAL PLAN

SHEET NUMBER:

C02

SHEET #

2 OF 7

ISSUE:

ISSUED FOR SITE PLAN APPLICATION

DATE OF:

2025-02-27

REV #

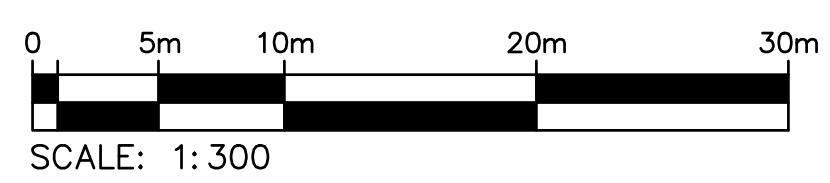
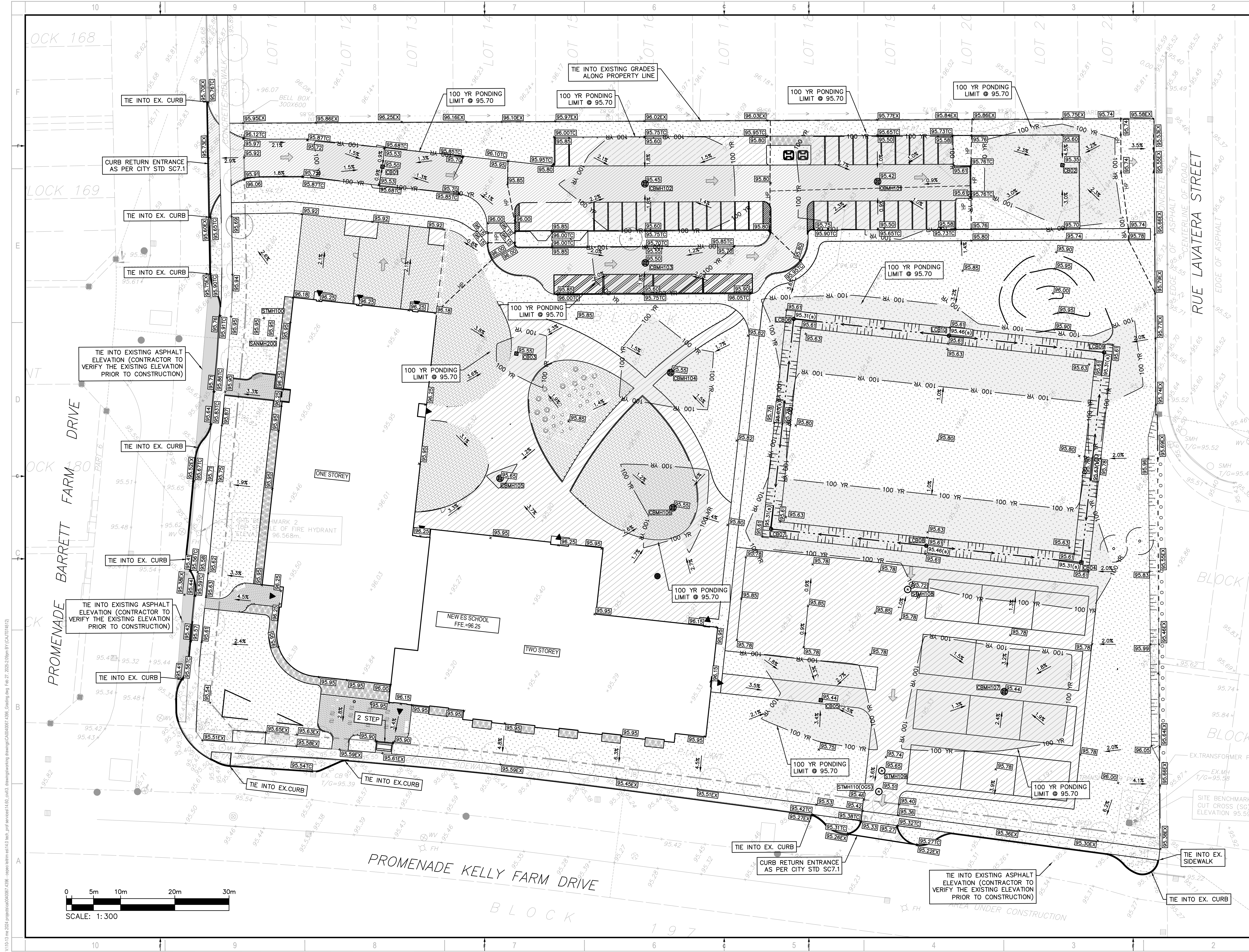
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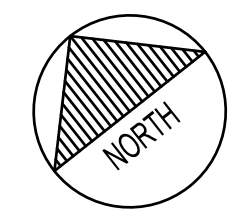
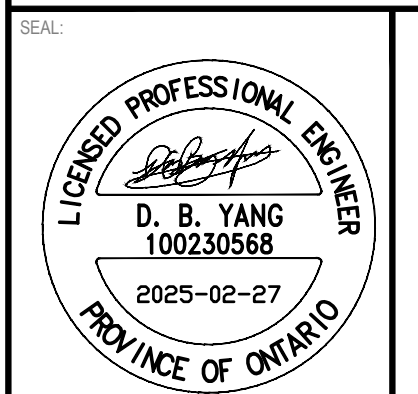
D07-12-XX-XXXX





ARCHITECTURE 49

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CLIENT: Conseil des écoles publiques de l'Est de l'Ontario

PROJECT: ÉCOLE ÉLÉMENTAIRE LEITRIM  
3955 PROMENADE KELLY FARM, OTTAWA



BEARING NOTE: BEARINGS ARE WITH GRID, DERIVED FROM THE EASTERLY LIMIT OF BLOCK 196 PLAN 4M-1560, HAVING A GRID BEARING OF N87°11'E. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998. SITE BENCHMARK 1 IS A CUP CROSS (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 95.593m. SITE BENCHMARK 2 IS THE TOP SPINDLE OF A FIRE HYDRANT (SHOWN ON PLAN) ELEVATION 96.568m.

ELEVATION NOTE: ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD - 1988) AND ARE DERIVED FROM THE CANMET AERIAL PHOTOGRAPHIC STATION OTTAWA. ELEVATION 95.520m.

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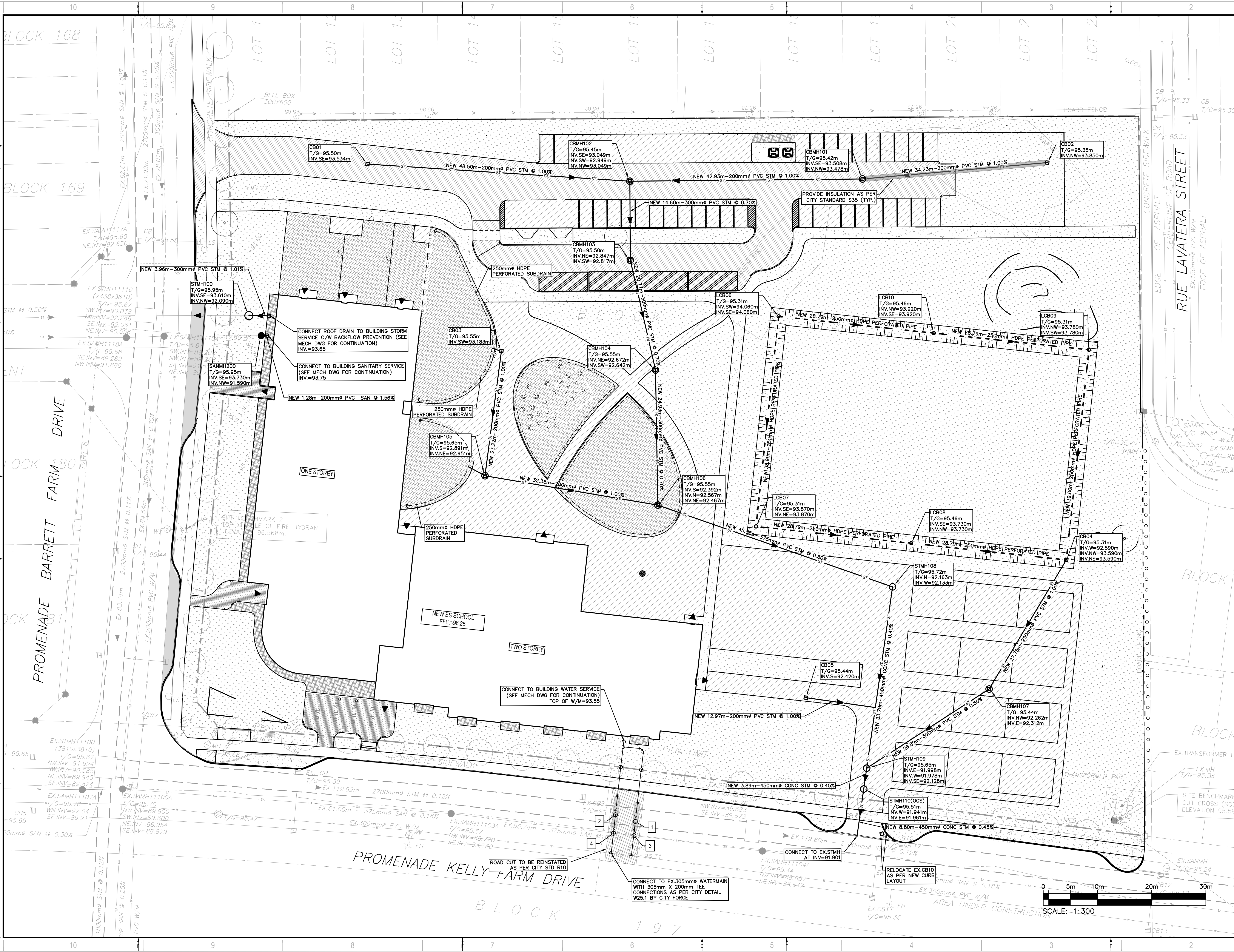
ISSUED FOR - REVISION		

IS	RE	DATE	DESCRIPTION
1		2025-02-27	ISSUED FOR SITE PLAN APPLICATION
PROJECT NO:		CA0040067.4396	DATE: FEBRUARY 2025
ORIGINAL SCALE:		1:300	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DESIGNED BY:		M.S./D.M.	
DRAWN BY:		J.T.	
CHECKED BY:		D.Y.	
DISCIPLINE:		CIVIL	
TITLE:		GRADING PLAN	

SHEET NUMBER:		C03
SHEET #:		3 OF 7
ISSUED FOR SITE PLAN APPLICATION		
DATE OF: 2025-02-27		
REV #		1

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ARCHITECTURE | 49

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SEAL

CLIENT:

CLIENT REF #

PROJECT:

ÉCOLE ÉLÉMENTAIRE LEITRIM

3955 PROMENADE KELLY FARM, OTTAWA

KEY PLAN:

BEARING NOTE

BEARINGS ARE WITH GRID, DERIVED FROM THE EASTERLY LIMIT OF BLOCK 186 PLAN 4M-1640, HAVING A GRID BEARING OF N87°11'E.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99984.

SITE BENCHMARK 1 IS A CUT CROSS SHOWN ON PLAN HAVING A GEODETIC ELEVATION OF 95.59m.

SITE BENCHMARK 2 IS THE TOP SPINDLE OF A FIRE HYDRANT (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 96.56m.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD - 1928 - 1978) AND ARE DERIVED FROM THE CANNET ARE NETWORK STATION OTTAWA (ELEVATION 95.20).

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ISSUED FOR - REVISION

NO.	DATE	DESCRIPTION
1	2025-02-27	ISSUED FOR SITE PLAN APPLICATION

PROJECT NO: CA0040067.4396

DATE: FEBRUARY 2025

ORIGINAL SCALE: 1:300

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DESIGNED BY: M.S.D.M.

DRAWN BY: J.T.

CHECKED BY: D.Y.

DISCIPLINE: CIVIL

TITLE: SERVICING PLAN

SHEET NUMBER: C04

4 OF 7

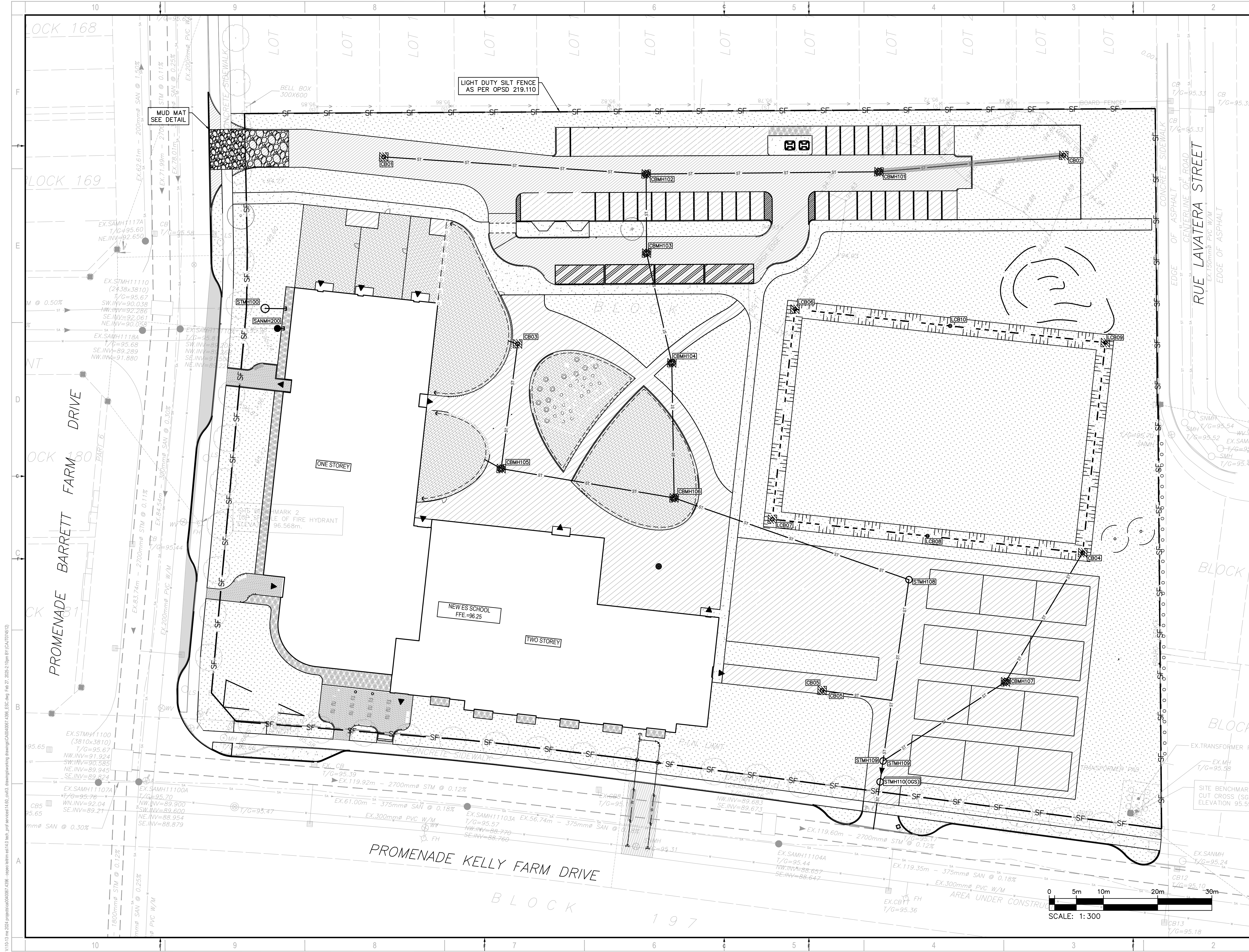
ISSUED FOR SITE PLAN APPLICATION

DATE OF: 2025-02-27

REV # 1

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TEL: 613-833-5602 | FAX: 613-556-0335 | ARCHITECTURE49.COM

SEAL

CLIENT:

CLIENT REF. #

PROJECT:

ÉCOLE ÉLÉMENTAIRE LEITRIM

3955 PROMENADE KELLY FARM,  
OTTAWA

KEY PLAN

BEARING NOTE

BEARINGS ARE WITH GRID, DERIVED FROM THE EASTERLY LIMIT OF BLOCK 196 PLAN 44-1640, HAVING A GRID BEARING OF N87°11'E.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9994.

SITE BENCHMARK 1 IS A CUT CROSS (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 95.53m.

SITE BENCHMARK 2 IS THE TOP SPINDLE OF A FIRE HYDRANT (SHOWN ON PLAN), ELEVATION 96.56m.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD - 1928 - 1978) AND ARE DERIVED FROM THE CANNET ARE NETWORK STATION OTTAWA (ELEVATION 95.20).

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ISSUED FOR - REVISION

NO.	DATE	DESCRIPTION
1	2025-02-27	ISSUED FOR SITE PLAN APPLICATION

PROJECT NO:	DATE:
CA0040067.4396	FEBRUARY 2025

ORIGINAL SCALE:	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
1:300	

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DISCIPLINE:
M.S./D.M.	J.T.	D.Y.	CIVIL

TITLE:
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER: C05

SHEET # 5 OF 7

ISSUE: ISSUED FOR SITE PLAN APPLICATION

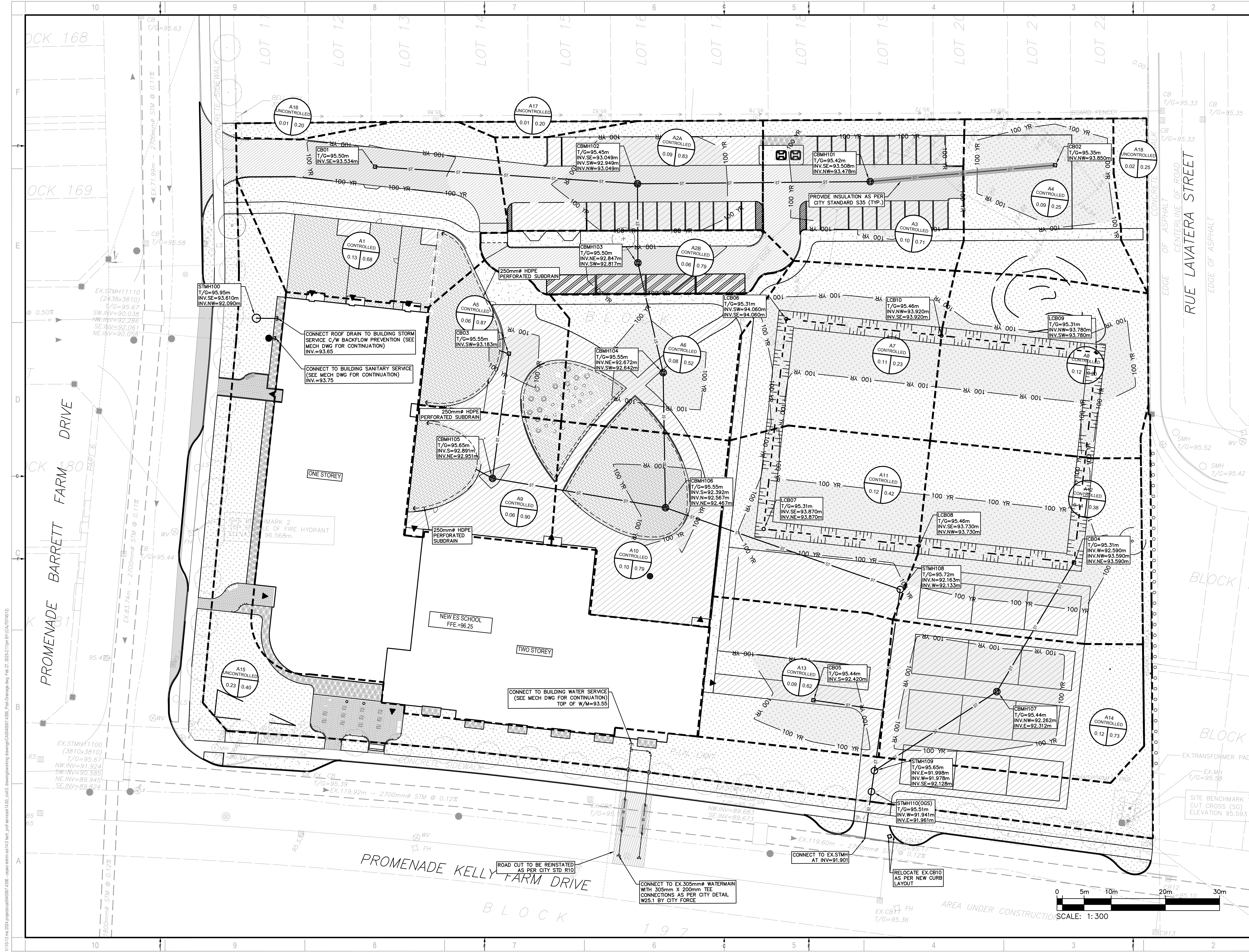
DATE OF: 2025-02-27

REV # 1

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D07-12-XX-XXXX





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SEAL

CLIENT:

CLIENT REF. #

PROJECT:

ÉCOLE ÉLÉMENTAIRE LEITRIM

3955 PROMENADE KELLY FARM,  
OTTAWA

KEY PLAN

BEARING NOTE

BEARINGS ARE WITH GRID, DERIVED FROM THE EASTERLY LIMIT OF BLOCK 196 PLAN 44-1640, HAVING A GRID BEARING OF N87°11'E.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99984.

SITE BENCHMARK 1 IS A CUT CROSS (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 95.593m.

SITE BENCHMARK 2 IS THE TOP SPICLE OF A FIRE HYDRANT (SHOWN ON PLAN) ELEVATION 96.568m.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD - 1985) AND ARE DERIVED FROM THE CANMET WGS 84 NETWORK STATION OTTAWA ELEVATION 95.220m.

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NO.	DATE	DESCRIPTION
1	2025-02-27	ISSUED FOR SITE PLAN APPLICATION

PROJECT NO:

CA0040067.4396

DATE:

FEBRUARY 2025

ORIGINAL SCALE:

1:300

DESIGNED BY:

M.S./D.M.

DRAWN BY:

J.T.

CHECKED BY:

D.Y.

DISCIPLINE:

CIVIL

TITLE:

POST-DRAINAGE AREA DEVELOPMENT

SHEET NUMBER:

C06

SHEET #:

6 OF 7

ISSUE:

ISSUED FOR SITE PLAN APPLICATION

DATE OF: 2025-02-27

REV #:

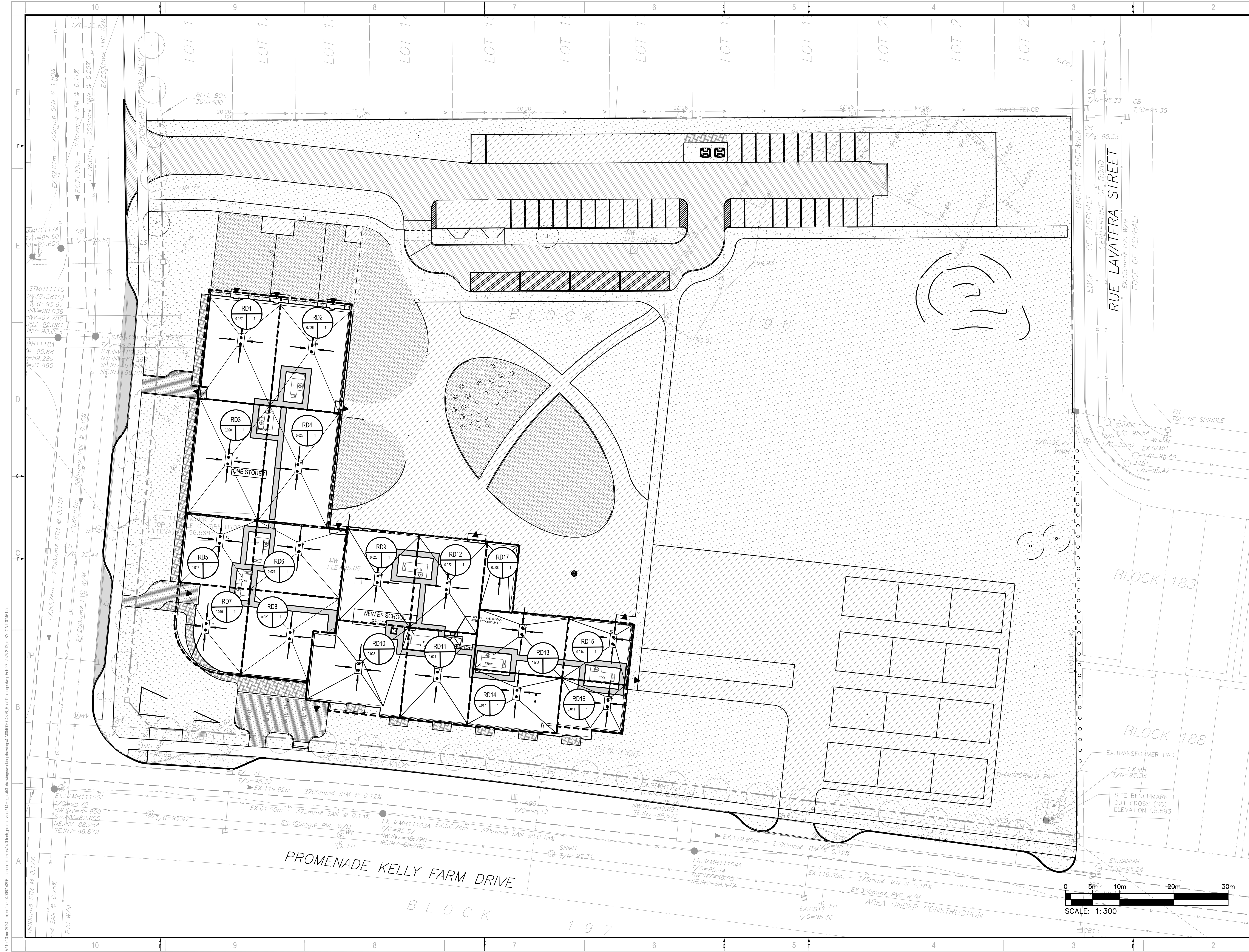
1

V:\10-13.m.2025\proj\ca0040067.4396 - copos leitm ed14.0 tech. prod. service\14.00\_c063\_drawing\working\drawings\CA0040067.4396\_Post Drainage.dwg File 27, 2025-2:11pm BY CAUT074512

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D07-12-XX-XXXX





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TEL: 613-833-5602 | FAX: 613-833-0335 | ARCHITECTURE49.COM

CLIENT:

Conseil des  
écoles publiques  
de l'Est de l'Ontario

CLIENT REF. #

PROJECT:

ÉCOLE ÉLÉMENTAIRE LEITRIM

3955 PROMENADE KELLY FARM,  
OTTAWA

KEY PLAN:

BEARING NOTE  
BEARINGS ARE WITH GRID, DERIVED FROM THE EASTERLY LIMIT OF BLOCK 196 PLAN 44-1640, HAVING A GRID BEARING OF N87°11'E.  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9994.  
SITE BENCHMARK 1 IS A CUT CROSS (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 95.593m.  
SITE BENCHMARK 2 IS THE TOP SPINDLE OF A FIRE HYDRANT (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 95.593m.

ELEVATION NOTE  
ELEVATIONS SHOWN HEREIN ARE GEODETIC (CGVD - 1928, 1978) AND ARE DERIVED FROM THE CANNET FIRE NETWORK STATION OTTAWA (ELEVATION 95.20m).

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ISSUED FOR - REVISION:

NO.	DATE	DESCRIPTION
1	2025-02-27	ISSUED FOR SITE PLAN APPLICATION

PROJECT NO:  
CA0040067.4396

DATE:  
FEBRUARY 2025

ORIGINAL SCALE:  
1:300

DESIGNED BY:  
M.S./D.M.

DRAWN BY:  
J.T.

CHECKED BY:  
D.Y.

DISCIPLINE:  
CIVIL

TITLE:  
ROOF DRAINAGE AREA PLAN

SHEET NUMBER:  
C07

SHEET #:  
7 OF 7

ISSUE:  
ISSUED FOR SITE PLAN APPLICATION

DATE OF:  
2025-02-27

REV #:  
1

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SCALE: 1:300

D07-12-XX-XXXX

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