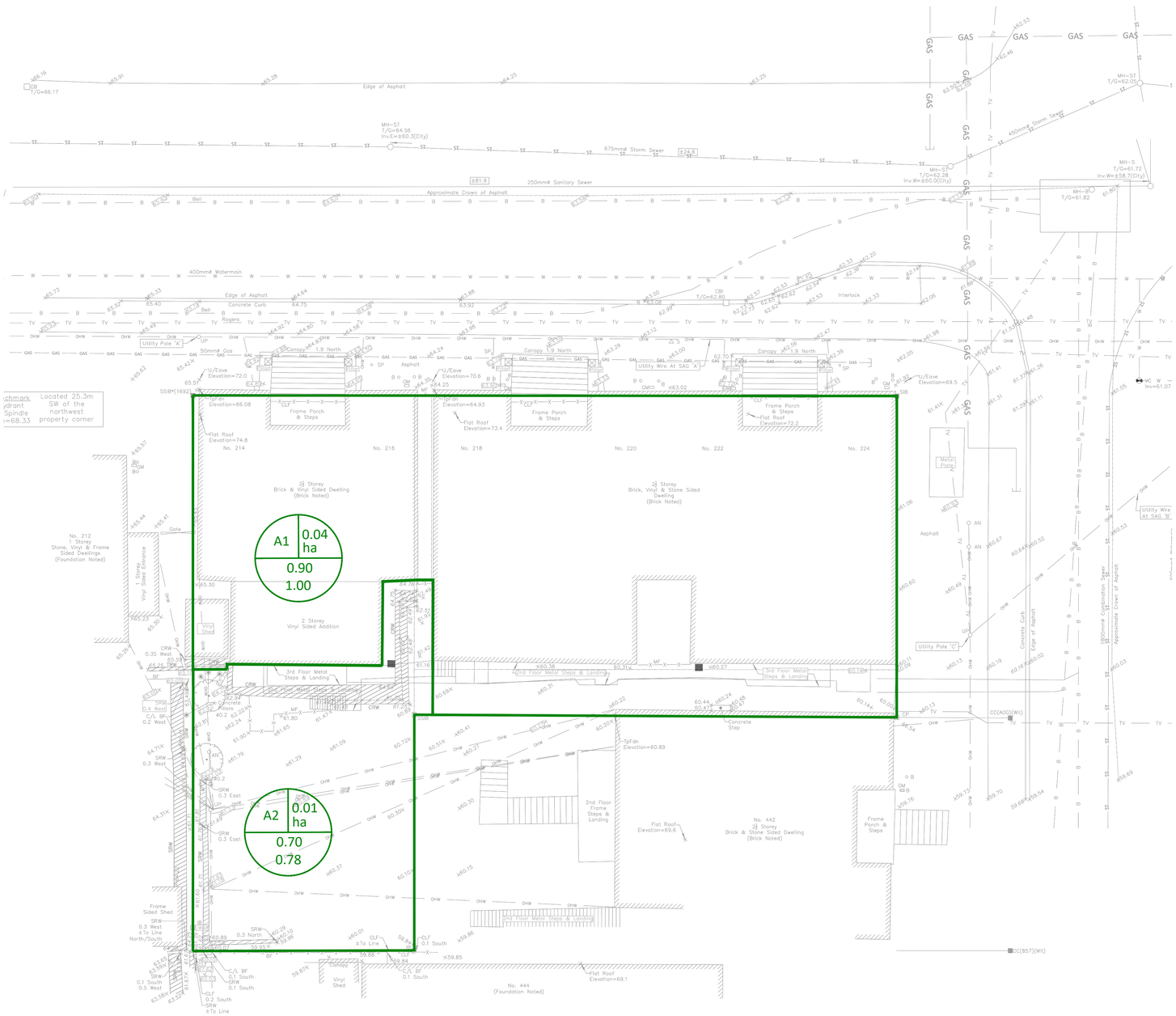
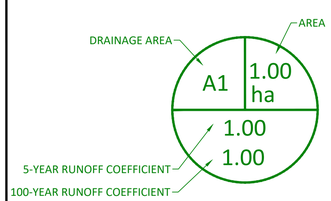
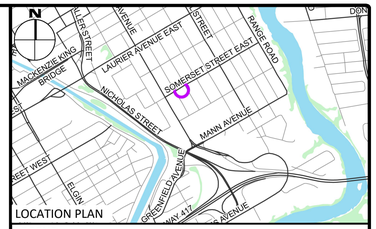


GENERAL NOTES

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 FARLEY, SMITH AND DENNIS SURVEYING LTD. (JOB NO. 432-75) 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. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
9. 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.
10. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
11. 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.
12. 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.
13. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
14. 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.
16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, 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 GEOTECHNICAL INVESTIGATION





LOCATION PLAN

LEGEND

	PROPERTY LINE		LIMIT OF CONSTRUCTION
	CONCRETE BARRIER CURB		DRAINAGE SWALE
	CONCRETE WALKWAY		DRAINAGE DITCH
	PROPOSED ASPHALT		SLOPING AT 3:1 UNLESS SPECIFIED
LSCB#	LANDSCAPING CATCHBASIN	95.50	SURFACE ELEVATION
CBMH# T/G	CATCHBASIN MANHOLE	95.50 SS	SWALE ELEVATION
CB# T/G	CATCHBASIN	T/W95.50 B/W94.25	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
SMHA T/G	SANITARY SEWER MANHOLE		OVERLAND FLOW ROUTE
HYD INV	FIRE HYDRANT		SILT FENCE BARRIER
	WATER VALVE		STRAW BALE CHECK DAM
	WATER METER		MUD MAT
	ROOF DRAIN		

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
02	ISSUED FOR SUBMISSION	02/14/2025
01	ISSUED FOR REVIEW	08/03/2023

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

SCALE 1 : 100
0 2 4 6 8 10 Metres

egis

Stamp: LICENSED PROFESSIONAL ENGINEER 23045 A. J. GOSLING 100286726 PROVINCE OF ONTARIO

Client:
CSV ARCHITECTS
190 O'CONNNOR STREET, SUITE 100
OTTAWA, ON, K2P 2R3

Project:
RESIDENTIAL BUILDING
214 SOMERSET ST E
OTTAWA ON

Drawing Title:
PRE-DEVELOPMENT DRAINAGE PLAN

Scale: 1:100	Project Number: CCO-24-0450
Drawn By: R.P.	
Checked By: A.B.	Drawing Number: PRE
Designed By: R.P.	

D07-12-XX-XXXX

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FILENAME: U:\Ottawa\01 Project - Proposals\2024 Jobs\CCO\CCO-24-0450 CSV_OCH Housing_214 Somerset Street East\12 - Drawings\CCO-23-0450_PRESENTATION.dwg
LAST SAVED: Thursday, February 13, 2025 LAST SAVED BY: r.pickard
LAST PLOTTED: Friday, February 14, 2025 CTB FILE USED: MF-C-STANDARD.ctb