



KEY PLAN

(NOT TO SCALE)

LEGEND

PROPOSED ELEVATION
EXISTING ELEVATION
PROPOSED TOP OF GROUND FLOOR ELEVATION
PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
PROPOSED DRIVEWAY
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING WATERMAIN
PROPOSED 150mm PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
PROPOSED 150mm PVC STORM LATERAL SERVICE @ 1% (MIN.) SLOPE AND 250mm AND 300mm PVC STORM PIPE @ SLOPE AS SPECIFIED
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING CATCH BASIN
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING UTILITY POLE
EXISTING OVERHEAD WIRES
PROPOSED VALVE AND VALVE BOX (V&VB)
PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
PROPOSED CATCHBASIN MANHOLE
PROPOSED STORMCEPTOR UNIT (MODEL NO. EFO-4)
PROPOSED HIGH RIDGE LINE
PROPOSED WEEPING TILE SUMP PIT LOCATION
C/W DUPLEX SUMP PUMPS (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
PROPOSED SANITARY HOLDING TANK LOCATION
C/W DUPLEX SEWAGE PUMPS
PROPOSED WASTEWATER SAMPLING INSPECTION CHAMBER LOCATION (PER CITY DETAIL S18.1)
PROPOSED RETAINING WALL
PROPOSED TOP OF RETAINING WALL ELEVATION
PROPOSED BOTTOM OF RETAINING WALL ELEVATION
PROPOSED TERRACING 3:1 (MAX.) TO 1 V
PROPOSED DEPRESSED CURB
PROPOSED CONCRETE CURB
PROPOSED TOP OF CONCRETE CURB ELEVATION
PROPOSED BOTTOM OF CONCRETE CURB ELEVATION
PROPOSED OVERLAND FLOW ROUTE

NOTES

- EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS BUT ARE NOT COMPLETE. CONTRACTOR IS REQUESTED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.
- CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY. REFER TO THE SITE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY THE OWNER'S SOILS ENGINEER, THE PATERSON GROUP, DATED JUNE 16, 2025.
- EXISTING BUILDING AND STRUCTURE, LOCATION, TOPOGRAPHICAL INFORMATION ON THIS DRAWING, GEODETIC SITE BENCHMARK, SEWER, WATERMAIN, AND MANHOLE LOCATIONS, ETC. SHOWN ON THIS PLAN WERE PROVIDED BY ANNIS O'SULLIVAN VOLLEBEKK LTD. (JOB NO. E-1102-21 COMPLETED ON APRIL 30, 2021) RECEIVED ON MAY 27, 2025. SANITARY AND STORM SEWER INFORMATION ALONG DUVERNAVY DRIVE WERE TAKEN FROM CITY OF OTTAWA'S PLAN AND PROFILE DRAWING ENTITLED "DUVERNAVY DRIVE" CHAIRMANE 0-330 (DWG. NO. 82-7252-1 REV. 4 DATED 21/3/85) PREPARED BY J.L. RICHARDS ASSOCIATES LTD. CONTRACTOR SHALL FIELD SURVEY AND VERIFY THIS INFORMATION TO HIS OR HER SATISFACTION BEFORE CONSTRUCTION. T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN HERE. CONTRACTOR IS ADVISED TO OBTAIN AND REVIEW TO HIS OR HER SATISFACTION THIS SURVEY/TOPOGRAPHICAL PLAN BEFORE CONSTRUCTION.
- SITE LAYOUT AND DETAILS FOR GRADING AND SWM DESIGN WERE PROVIDED BY THE OWNER'S ARCHITECT, PROJECT 1 STUDIO INC. AS DETAILED ON THEIR SITE PLAN (DWG. NO. SP-01 [PROJ. NO. 2424]) RECEIVED ON JULY 18, 2025. BUILDING SECTION 11 (DWG. NO. 82-7252-1) WERE PROVIDED BY THE ARCHITECTS ON JULY 21, 2025 WHICH WAS USED TO ESTABLISH THE FINISHED FLOOR, TOP OF FOUNDATION AND U.S.F. ELEVATIONS FOR THE APARTMENT BUILDING.
- ALL GRADES SHOWN ARE GEODETIC AND METRIC (SEE ANNIS O'SULLIVAN VOLLEBEKK LTD.'S TOPOGRAPHICAL PLAN).
- PIPE SIZES SHOWN ON THIS PLAN ARE METRIC.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY EQUIPMENT, LABOUR AND MATERIALS RELATING TO ALL CIVIL WORKS REQUIRED FOR THIS SITE AND BY THE CITY OF OTTAWA TO CONNECT INTO THE WATERMAIN.
- ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA. IF EXISTING GRADES ALONG ANY EXISTING ADJUTING PROPERTY LIMITS EXCEED THE PROPOSED GRADES ON THIS PROPERTY BY A HEIGHT DIFFERENTIAL THAT EXCEEDS TERRACING OF 3H TO 1V, THEN INSTALL A RETAINING WALL AS PER OWNER'S REQUIREMENTS.
- CONNECTION OF THE 500mm WATER SERVICE PIPE TO THE EXISTING 200mm WATERMAIN AT DUVERNAVY DRIVE SHALL BE BY THE CITY OF OTTAWA AND EXCAVATION, BACKFILLING AND REINSTATEMENT SHALL BE CARRIED OUT BY THE CONTRACTOR. ALL WATERWORKS TO BE CONSTRUCTED TO CITY OF OTTAWA WATER ENGINEERING STANDARDS AND SPECIFICATIONS.
- CONSTRUCT ALL WATERMANS, WATER SERVICES, SANITARY AND STORM SEWER SYSTEMS IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD OTHERWISE AS PER OPSS REQUIREMENT AND DONE TO THE SATISFACTION OF THE CITY.
- BEDDING AND HAUNCHING MATERIAL FOR SEWER INSTALLATIONS TO BE GRANULAR "A" INSTALLED AND COMPACTED AS PER CITY STANDARD DETAIL DWG. NO. S8 AND S9.
- STORM AND SANITARY LATERALS (150mm) SHALL BE PVC R-28 OR EQUIVALENT. PROPOSED SANITARY AND STORM SEWER LATERALS SHALL BE PVC R-28 OR EQUIVALENT. CONNECTION TO EXISTING SEWER SHALL BE AS PER CITY OF OTTAWA DWG. S13. ALL WORKS SHALL BE CARRIED OUT TO SATISFACTION OF CITY OF OTTAWA.
- ALL WATER SERVICES/MAINS SHALL HAVE 2.4m COVER (MIN.). THE 500mm WATER SERVICE SHALL BE PVC COPPER TYPE "K". WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY OF OTTAWA W17 AND W22. THRUST BLOCK DETAILS PER SPECIFIED (ICD INLET CONTROL DEVICE) HYDROKEX MODEL NO. 125-VH-2 OR EQUAL AT THE OUTLET END OF THE 250mm STORM PIPE IN CB/MH#1 AS DETAILED ON THIS DRAWING. THE ICD INSTALLED SHALL BE CITY OF OTTAWA APPROVED TYPE.
 - ESTIMATED 5-YEAR HWL = 87.91m AND 100 YEAR HWL = 87.96m
- STORM MANHOLES SHALL BE PRE-CAST TYPE WITH SPECIFIED SIZING AS LISTED BELOW AND PER CITY OF OTTAWA'S LATEST REVISED ENGINEERING STANDARDS C/W FRAME AND COVER INCLUDING ADJUSTMENT RINGS.

STORM DRAINAGE STRUCTURE I.D.	PROPOSED MH SIZE
CB/MH#1	1200mm DIA.
CB/MH#2	1200mm DIA.

- STORMWATER MANAGEMENT NOTES
 - SEE STORM DRAINAGE REPORT NO. R-825-B DATED JULY 2025 ALSO FOR DETAILS.
 - REFER TO SITE GRADING PLAN DWG. NO. 825-B, G-1 FOR DETAILS.
- INSTALL THE SPECIFIED (ICD INLET CONTROL DEVICE) HYDROKEX MODEL NO. 125-VH-2 OR EQUAL AT THE OUTLET END OF THE 250mm STORM PIPE IN CB/MH#1 AS DETAILED ON THIS DRAWING. THE ICD INSTALLED SHALL BE CITY OF OTTAWA APPROVED TYPE.
 - ESTIMATED 5-YEAR HWL = 87.91m AND 100 YEAR HWL = 87.96m
- ALL PROPOSED BUILDING SANITARY, STORM AND WATER SERVICES SHALL TERMINATE ±1.0m OUTSIDE THE FOUNDATION WALL AND CONNECTION TO PLUMBING BY OTHERS.
- PRIOR TO CONCRETE FOOTING AND FOUNDATION POURING, THE OWNERS AND/OR CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SUBGRADE ON THIS LOT IS SUFFICIENT TO SUPPORT THE PROPOSED BUILDING.
- FOR DEVELOPMENT OF THIS LOT, THE CONTRACTOR MUST FIRST CONSTRUCT THE UNDERGROUND SANITARY, STORM AND WATER SERVICES FROM THE DUVERNAVY DRIVE SEWER-MAN AND WATERMAIN TO SERVICE THE ENTIRE PROPERTY. PRIOR TO BUILDING CONCRETE FOUNDATION POURING, THE CONTRACTOR SHALL VERIFY SEWER DEPTHS TO ENSURE THAT SEWER LATERALS CAN ACHIEVE A SLOPE OF 1% (MIN.) AND STILL BE BELOW PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF THIS IS FOUND NOT POSSIBLE, THE CONTRACTOR SHALL CONTACT THE OWNER TO REPORT THE FINDINGS IN ORDER TO ADJUST THE BUILDING FOUNDATION GRADES PRIOR TO CONCRETE POURING.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY EQUIPMENT, LABOUR AND MATERIALS RELATING TO ALL CIVIL WORKS REQUIRED FOR INSTALLATION OF NEW SITE SERVICES. PROVINCIAL HEALTH AND SAFETY REGULATIONS MUST BE FOLLOWED DURING CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE SITE SERVICES CONTRACTOR TO OBTAIN AND CONSTRUCT THE WORKS TO MEET THE LATEST REVISIONS IN CURRENT CIRCULATION OF THE CITY OF OTTAWA'S ENGINEERING STANDARDS, OPSS AND OPSD STANDARDS, AND OTTAWA BUILDING/PLUMBING CODES. WHERE THE LATEST REVISION DIFFERS FROM THE REQUIREMENTS SET OUT IN THIS PLAN, THE CONTRACTOR SHALL PRICE THE WORKS TO MEET LATEST REVISED STANDARDS IN HIS PRICE BID FOR THIS PROJECT. THE CONTRACTOR SHALL INFORM THE ENGINEERS OF ANY CHANGES PRIOR TO COMMENCEMENT OF THE WORKS.
- PROPOSED TOP OF FINISHED FLOOR, TOP OF FOUNDATION, VARIOUS LEVELS OF UNDERSIDE OF FOOTING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY ARCHITECTS AND DEVELOPER PRIOR TO CONSTRUCTION.
- IF EXISTING GRADES ALONG ANY EXISTING ADJUTING PROPERTY LIMITS EXCEED THE PROPOSED GRADES ON THIS PROPERTY BY A HEIGHT DIFFERENTIAL THAT EXCEEDS TERRACING OF 3H TO 1V, THEN INSTALL A RETAINING WALL AS PER OWNER'S REQUIREMENTS.
- SITE SERVING BEDDING, BACKFILL REQUIREMENTS ALONG WITH FIRE ROUTE, ACCESS LANEWAY AND PARKING LOT PAVEMENT STRUCTURES SHALL MEET RECOMMENDATIONS AND REQUIREMENTS SET OUT IN THE OWNER'S SOILS ENGINEER'S REPORT. ALL WORKS REQUIRED TO BE CARRIED OUT BY THE CONTRACTOR ON THE PROPOSED ACCESS LANEWAY AND PRIVATE DRIVEWAY STRUCTURE SHALL BE APPROVED BY SOILS ENGINEER ON SITE PRIOR TO CONSTRUCTION.
- THE EXISTING CONCRETE CURB AND SIDEWALK ON DUVERNAVY DRIVE IF DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REINSTATED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.
- THE CONTRACTOR, UPON COMPLETION OF THE NEW DRIVEWAY, SHALL RESTORE THE EXISTING DUVERNAVY DRIVE ROADWAY BOUNDARY DIVIDED BY CONSTRUCTION WORKS ON THIS PROPERTY. ADDITIONALLY, THE ROADWAY GRADING SHALL BE RESTORED AND REGRADED TO DRAIN POSITIVELY TO EXISTING STORMWATER OUTLET AS REQUIRED BY THE CITY INSPECTOR.
- CONSTRUCT DEPRESSED CURBING AND DEPRESS ANY EXISTING CONCRETE SIDEWALKS FOR THE NEW DRIVEWAY ENTRANCE ALONG DUVERNAVY DRIVE FOR DEVELOPMENT OF THIS PROPERTY IN ACCORDANCE WITH CITY OF OTTAWA ENGINEERING STANDARDS, REQUIREMENTS AND DETAILS PER LATEST REVISION OF CITY DWG. NO. SC1.1, SC1.4, AND SC8. ALL WORKS SHALL BE CARRIED OUT TO THE CITY'S SATISFACTION.
- CONCRETE BARRIER CURB AND DEPRESSED CURB DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. NO. SC1.1, MARCH 2007). CONCRETE CURB AND CONCRETE SIDEWALK CONSTRUCTION AND REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.
- ASPHALT DRIVEWAY PAVEMENT STRUCTURES SHALL MEET THE MINIMUM REQUIREMENTS AS SET OUT AS PER THE OWNER'S SOILS ENGINEER AND APPROVED BY THE CITY AND THIS STRUCTURE MUST ALSO BE APPROVED BY THE OWNER'S SOILS ENGINEER ON SITE PRIOR TO CONSTRUCTION BY THE CONTRACTOR. SITE SOILS ENGINEER SHALL APPROVE ALL ROAD SUBGRADE FROST TAPERING AND TRANSITION WORKS PRIOR TO GRANULAR PLACEMENT.

FOR SPC APPLICATION

SCALE

1:200 HORIZONTAL

VERTICAL

DESIGN

T.L.M.

CHECKED

T.L.M.

DRAWN BY

P.M.

CHECKED

T.L.M.

APPROVED

T.L.M.

PROJECT

1670 TENTH LINE ROAD
PART OF LOT B
CONCESSION 14
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA

DRAWING TITLE

PROPOSED SITE GRADING
AND SERVING PLAN

PROJECT No.

825-8

DATE

JUNE 2025

DRAWING No.

G-1

No.	REVISION	DATE	BY
1	REVISIONS AS PER ARCHITECT'S REVIEW COMMENTS OF JULY 8, 2025	07/31/25	TLM