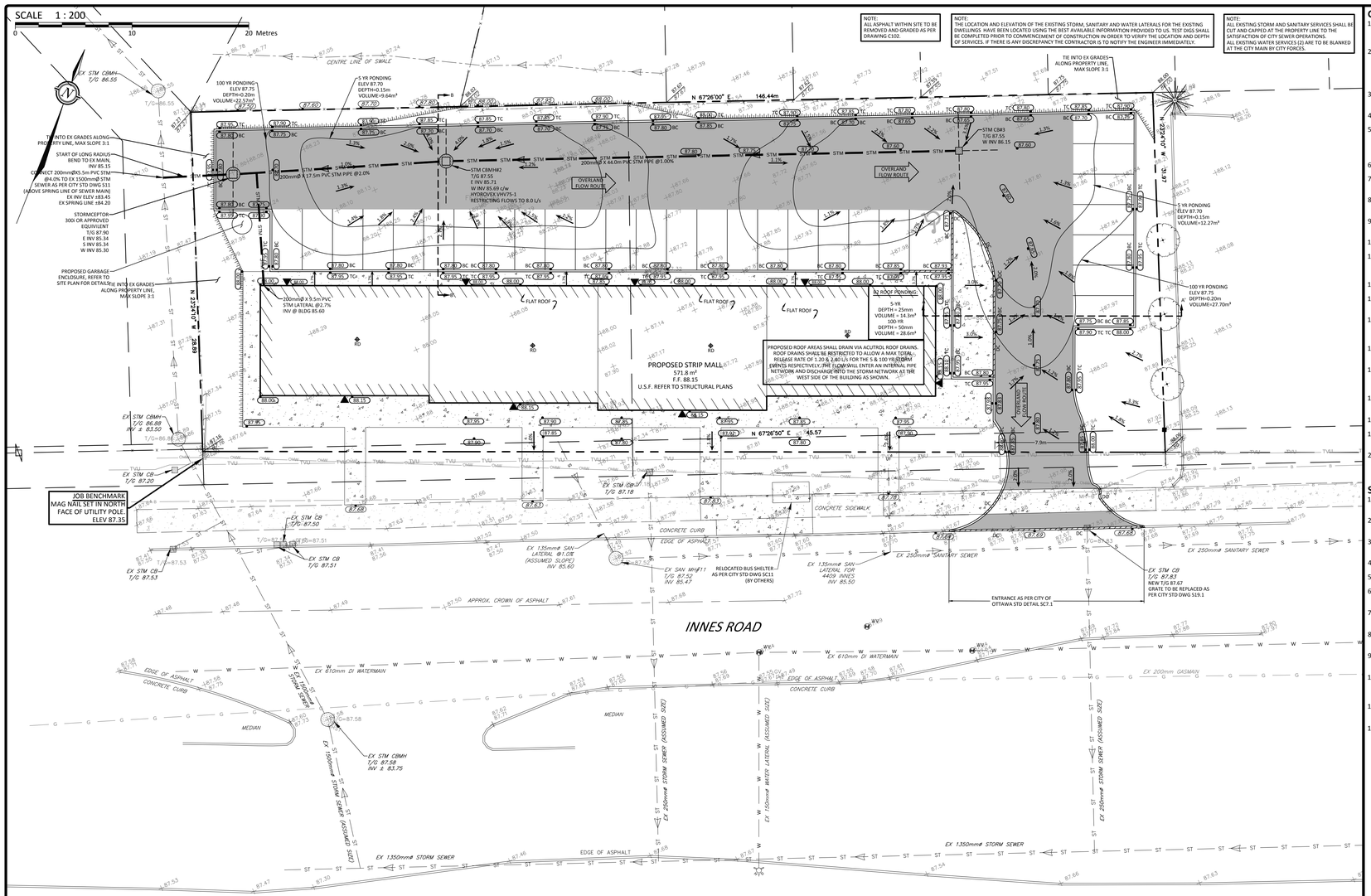
SCALE 1 : 200

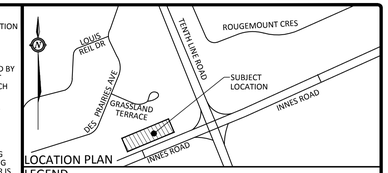
0 10 20 Metres

NOTE:
ALL ASPHALT WITHIN SITE TO BE REMOVED AND GRADED AS PER DRAWING C102.

NOTE:
THE LOCATION AND ELEVATION OF THE EXISTING STORM, SANITARY AND WATER LATERALS FOR THE EXISTING DWELLINGS HAVE BEEN LOCATED USING THE BEST AVAILABLE INFORMATION PROVIDED TO US. TEST DIGS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ORDER TO VERIFY THE LOCATION AND DEPTH OF SERVICES. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.

NOTE:
ALL EXISTING STORM AND SANITARY SERVICES SHALL BE CUT AND CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF CITY SEWER OPERATIONS.
ALL EXISTING WATER SERVICES (2) ARE TO BE BLANKED AT THE CITY MAIN BY CITY FORCES.





LOCATION PLAN

LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
87.60	GRADES TO BE MAINTAINED	87.60	DESIGN GRADES
87.60 TC	TOP OF CURB GRADE	87.60 TC	TOP OF CURB GRADE
87.60 BC	BOTTOM OF CURB GRADES	87.60 BC	BOTTOM OF CURB GRADES
87.60 HP	HIGH POINT GRADES	87.60 HP	HIGH POINT GRADES
2.0%	SURFACE WATER DRAINAGE	2.0%	SURFACE WATER DRAINAGE
0.2%	SWALE SLOPE	0.2%	SWALE SLOPE
	CONCRETE BARRIER CURB		CONCRETE BARRIER CURB
	DEPRESSED CURB		DEPRESSED CURB
SG	SURVEY GRADES	PROPOSED GRADE / EXISTING GRADE	CORNER LOT GRADES
	BUILDING ENTRANCE LOCATION		BUILDING ENTRANCE LOCATION
O/H	OVERHEAD DOOR LOCATION		OVERHEAD DOOR LOCATION
ST	STORM SEWER/LATERAL	STM	STORM SEWER/LATERAL
S	SANITARY SEWER/LATERAL	SAN	SANITARY SEWER/LATERAL
W	WATER SEWER/LATERAL	WTR	WATER SEWER/LATERAL
B	BELL CABLE SERVICE	BC	BELL/CABLE SERVICE
OHW	OVERHEAD HYDRO	H	UNDERGROUND HYDRO SERVICE
h	UNDERGROUND HYDRO	GAS	GAS SERVICE
G	GAS SERVICE		BOTTOM OF SLOPE
HBCG	HYDRO/BELL CABLE/GAS SERVICE		TOP OF SLOPE
BH4	BOREHOLE LOCATION		TOP OF BERM
	PROPERTY LINE		SILT FENCE
	TRAFFIC LIGHT	5m PERFORATED LINE AS SHOWN ON PLAN	CATCHBASIN (CB)
	CATCHBASIN (CB)	5m PERFORATED LINE AS SHOWN ON PLAN	DITCH INLET CATCHBASIN (DICB)
	DITCH INLET CATCHBASIN (DICB)	5m PERFORATED LINE AS SHOWN ON PLAN	CATCHBASIN MANHOLE (CBMH)
	CATCHBASIN MANHOLE (CBMH)	5m PERFORATED LINE AS SHOWN ON PLAN	MANHOLE (MH)
	MANHOLE (MH)		FIRE HYDRANT
	FIRE HYDRANT	WV	WATERVALVE
WV	WATERVALVE		HEAVY DUTY ASPHALT
		DS	DOWNSPOUT LOCATION
		RD	ROOF DRAIN LOCATION
5yr ponding		5yr ponding	5 YEAR PONDING ELEVATION
100yr ponding		100yr ponding	100 YEAR PONDING ELEVATION

ALL ELEVATIONS ON THIS PLAN ARE GEODETIC

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 OBTAINED FROM THEM.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOW HEREON HAVE BEEN DERIVED FROM UNCONFIRMED INFORMATION SUPPLIED BY (OR SHOWN ON) STANTEC GEOMATICS LTD. DATED APRIL 23, 2014. 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 OF OTTAWA 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. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL, SEED & MULCH AS SOON AS FEASIBLE.
7. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF CITY OF OTTAWA AUTHORITIES.
8. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER, OR THE CITY.
9. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
11. 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.
12. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY.
13. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS AND PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
14. 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.
15. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
16. HYDRO, GAS AND BELL SERVICE LOCATIONS SUBJECT TO THE APPROVAL AGENCY:
    - TELEPHONE SERVICE - BELL CANADA;
    - CABLE - ROGERS;
    - GAS SERVICE - ENBRIDGE
    - ELECTRICAL SERVICE - HYDRO OTTAWA
17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES (BELL, HYDRO) AND THE CITY OF OTTAWA.
18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB AS PER CITY STANDARD SC1.1
19. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OF OTTAWA
20. THIS PLAN MUST BE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT BY THE PATERSON GROUP (REPORT # PG3218-LET) DATED JUNE 12, 2014, AND SITE SERVICING REPORT BY MP (REF #CP-14-0214) DATED AUGUST 09, 2016.

SEWER NOTES

1. CONSTRUCT ALL SEWER AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS, AS WELL AS THE CITY OF OTTAWA STANDARDS AS INDICATED.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
3. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
4. SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER
5. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR SAND.
6. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
7. SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROVED EQUIVALENT. SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.
8. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION.
9. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8' LONG MARKER.
10. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ONSITE, INCLUDING OUTLET CONNECTION TO THE CITY MAIN, 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
11. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN.
12. ALL CATCHBASIN AS WELL AS CATHCBASIN MANHOLES LEADS ARE TO BE 200mmØ, SLOPE TO BE 1% UNLESS OTHERWISE NOTED. ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150 mmØ PERFORATED PIPE FOR 3.0m ON ALL AVAILABLE SIDES AS PER CITY STD DWG R1, 2009 REVISION.

No.	Revision/Issue	Date
02	REVISED AS PER NEW SITE PLAN & CITY COMMENTS	AUG 09/16
01	ISSUED FOR SITE PLAN CONTROL	SEP 04/15

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

McINTOSH PERRY
115 Walgreen Road R.R. #3, Carp, ON K0A 1L0
Tel: 613-836-2184 Fax: 613-836-3742

Stamp:

Stamp: LICENSED PROFESSIONAL ENGINEER R. P. KENNEDY 100086734 PROVINCE OF ONTARIO

Client:
MAR GARD LIMITED
92 BENTLY AVENUE, 2ND FLOOR P: (613) 723-1640
OTTAWA, ON, K2E 6T9 F: (613) 723-8544

Project:
4405 & 4409 INNES ROAD
PROPOSED STRIP MALL
OTTAWA ON

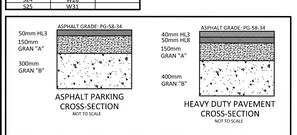
Drawing Title:
LOT GRADING AND DRAINAGE PLAN

Scale:	1:200
Drawn by:	JMJ
Checked By:	CJM/RPK
Designed By:	JMJ
Date:	AUGUST 03, 2015

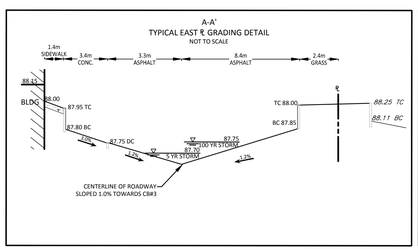
Project Number: CP-14-0214

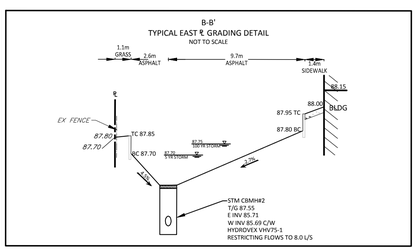
Drawing Number: SHEET 2of 3 C102

SCHEDULE OF CITY OF OTTAWA STANDARD DRAWINGS		
No.	No.	No.
S6	W17	W36
S7	W24	SC1.1
S10	W25.1	SC1.4
S11	W25.2	SC7.1
S13	W26	
S14	W27	
S24	W33	
S25	W34	

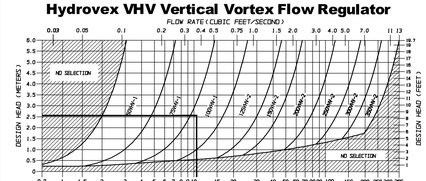


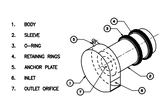
ASPHALT CROSS-SECTIONS TO CONFORM TO TABLE =1 AND TABLE 2 WITHIN THE GEOTECHNICAL REPORT COMPLETED BY PATERSON GROUP (REF No. PG3218-LET) DATED JUNE 12, 2014.





Hydrovex VHV Vertical Vortex Flow Regulator





SCHEDULE OF ONTARIO PROVINCIAL STANDARD DRAWINGS				
No.	TITLE	DATE	REV.	STRUCTURE
219.110	LIGHT DUTY SILT FENCE BARRIER	NOV 2006	1	
400.020	CAST IRON, SQUARE FRAME WITH SQUARE FLAT GRATE FOR CATCH BASINS, HERRING BONE OPENINGS	NOV 2013	2	
401.010	CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES	NOV 2013	3	
401.030	CAST IRON, SQUARE FRAME WITH CIRCULAR WATERTIGHT COVER FOR MAINTENANCE HOLSE	NOV 2013	3	SAN MH#1
405.010	MAINTENANCE HOLE STEPS, HOLLOW	NOV 2013	3	
509.010	PAVEMENT REINSTATEMENT FOR UTILITY CUTS	NOV 2013	2	
701.010	PRECAST CONCRETE MAINTENANCE HOLE, 1200mm DIAMETER	NOV 2014	5	CBMH#2
701.021	MAINTENANCE HOLE BENCHING AND PIPE OPENING DETAILS	NOV 2014	4	
701.030	PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS, 1200mm DIAMETER TAPERED TOP AND FLAT CAP	NOV 2014	4	CBMH#2
701.031	PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS, 1200mm DIAMETER RISER AND MONOLITHIC BASE	NOV 2014	2	
704.010	PRECAST CONCRETE ADJUSTMENT UNITS FOR MAINTENANCE HOLES, CATCH BASINS, AND VALVE CHAMBERS	NOV 2014	3	
705.010	PRECAST CONCRETE CATCH BASIN	NOV 2014	3	STM CB#3
708.030	CATCH BASIN CONNECTION, FLEXIBLE PIPE SEWER	NOV 2011	2	
805.010	HEIGHT OF FILL TABLE, ROUND CORRUGATED STEEL PIPE AND STRUCTURAL PLATE CORRUGATED STEEL PIPE	NOV 2014	2	
1006.020	SEWER SERVICE CONNECTIONS, FOR FLEXIBLE MAIN PIPE SEWER	NOV 2011	2	

FILENAME: G:\2014\CP\CP-14-0214 Margard_Fallingbrook Chiropractic_Site Plan_4405 & 4409 Innes Rd Shantcuff\01- Drawing\SCP-14-0214-PRESENTATION.dwg
LAST SAVED: Monday, August 08, 2016 LAST SAVED BY: JJonker
LAST PLOTTED: Tuesday, August 09, 2016 CTB FILE USED: