

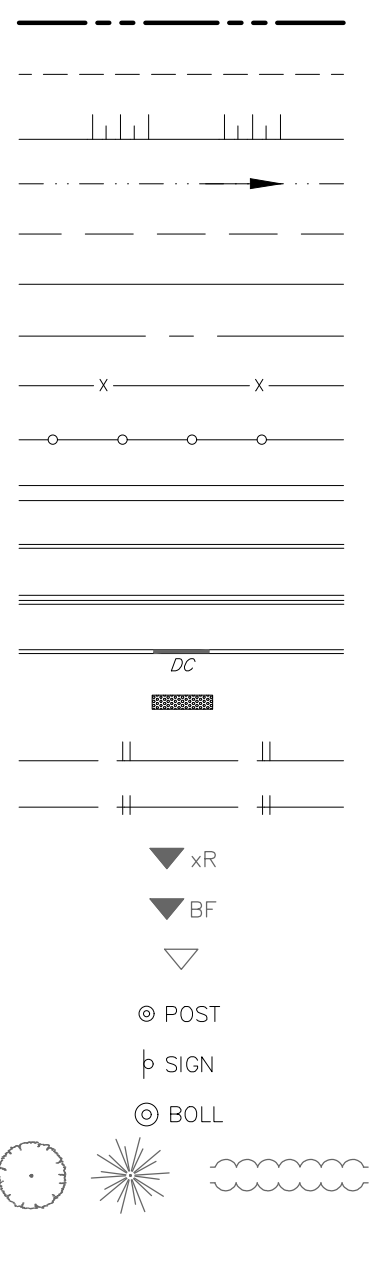
Filename: \\exp\data\util-00259629-01\00 - revision\05 - final\mxd\001 - mxd
User: Sponholz/2/2/2025 8:38:47 PM Last Printed: 11/18/2025 3:14:35 PM
Revisions: xvt=Block.dwg
Printed by: Sponholz

DESCRIPTION

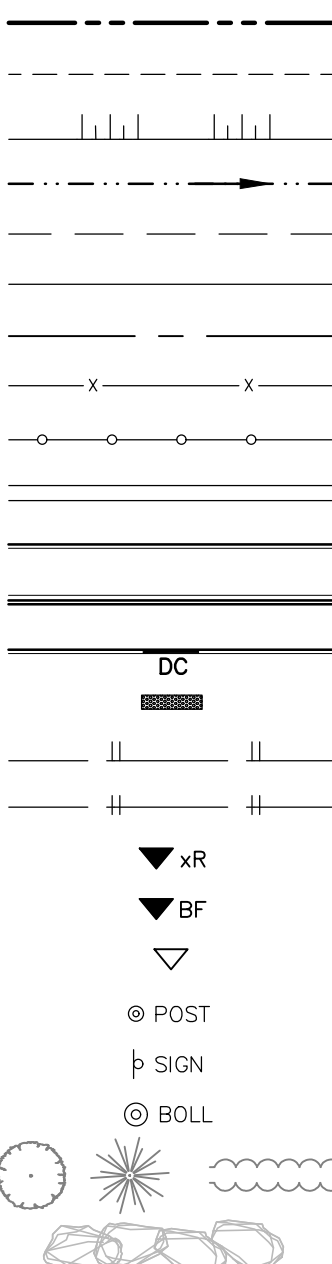
SITE FEATURES

PROPERTY LINE
TOP OF SLOPE
TERRACING (3:1 TYPICAL)
DITCH/SWALE AND DIRECTION OF FLOW
EDGE OF SHOULDER
EDGE OF PAVEMENT
ROAD/ALIGNMENT
CHAINLINK FENCE
POST AND RAIL FENCE
SIDEWALK (TYPE AS NOTED ON DRAWINGS)
BARRIER CURB (SC1.1)
MOUNTABLE CURB (SC1.3)
DEPRESSED CURB
TACTILE WALKING SURFACE INDICATOR "TWSI" (SC7.3)
GUARDRAIL
JERSEY BARRIERS
BUILDING ENTRY/EXIT WITH RISERS
BUILDING ENTRY/EXIT BARRIER FREE
BUILDING ENTRY/EXIT OVERHEAD DOOR
POST
SIGN
BOLLARD
VEGETATION
RETAINING WALL

EXISTING



PROPOSED

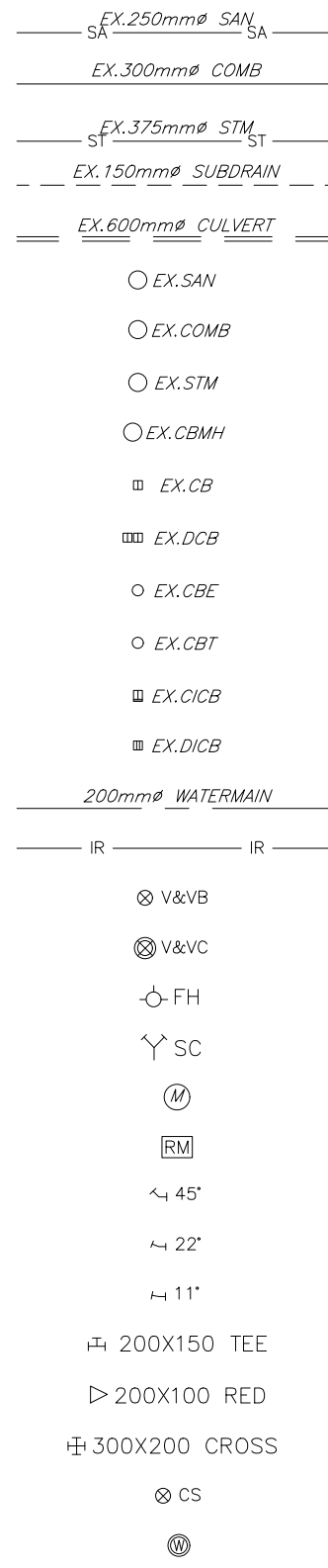


DESCRIPTION

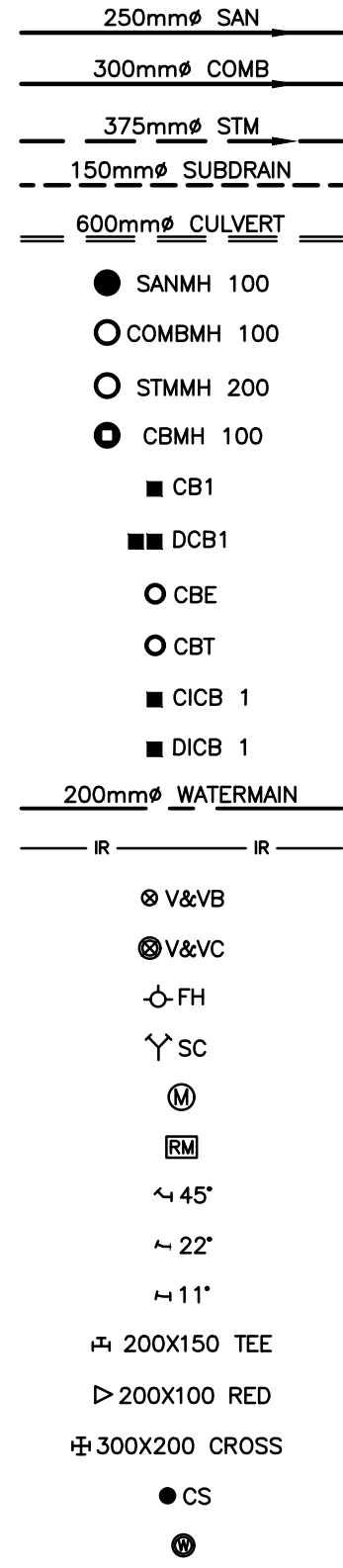
SERVICES AND STRUCTURES

SANITARY SEWER
COMBINATION SEWER
STORM SEWER
STORM SUBDRAIN
STORM CULVERT
SANITARY MANHOLE
COMBINATION MANHOLE
STORM MANHOLE
CATCHBASIN MANHOLE
CATCHBASIN
DOUBLE CATCHBASIN
CATCHBASIN ELBOW (S30)
CATCHBASIN TEE (S31)
CURB INLET CATCHBASIN
DITCH INLET CATCHBASIN
WATERMAIN
IRRIGATION
VALVE AND VALVE BOX
VALVE AND VALVE CHAMBER
FIRE HYDRANT
SIAMESE CONNECTION
WATER METER
REMOTE WATER METER
45° BEND
22.5° BEND
11.25° BEND
TEE
REDUCER
CROSS
CURB STOP
WATER WELL

EXISTING



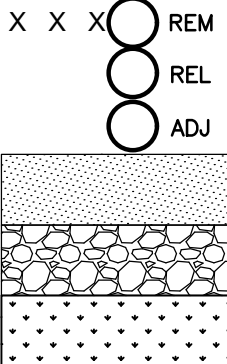
PROPOSED



DESCRIPTION

MISCELLANEOUS

REMOVED
RELOCATED
ADJUSTED
ROAD REINSTATEMENT AS PER CITY STANDARD R10
RIP-RAP AS PER OPSD 810.010
LANDSCAPE REINSTATEMENT



PAVEMENT STRUCTURE:



ASPHALT PAVEMENT (OVER EARTH)

HEAVY DUTY PAVEMENT STRUCTURE FOR NEW ACCESS LANES OVER EARTH SHALL BE AS FOLLOWS:

40mm HL-3 OR SUPERPAVE (PG) 58-34 12.5 ASPHALTIC CONCRETE
50mm HL-8 OR SUPERPAVE (PG) 58-34 19.0 ASPHALTIC CONCRETE
150mm BASE - OPSS GRANULAR B TYPE II
450mm SUBBASE - OPSS GRANULAR B TYPE II
SUBGRADE - EITHER FILL, IN SITU SOIL OR OPSS GRANULAR B TYPE I OR II

LIGHT DUTY PAVEMENT STRUCTURE FOR CAR ONLY PARKING AREAS OVER EARTH SHALL BE AS FOLLOWS:

50mm HL-3 OR SUPERPAVE (PG) 58-34 12.5 ASPHALTIC CONCRETE
150mm BASE - OPSS GRANULAR A CRUSHED STONE
300mm SUBBASE - OPSS GRANULAR B TYPE II
SUBGRADE - EITHER FILL, IN SITU SOIL OR OPSS GRANULAR B TYPE I OR II

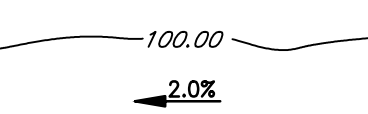
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50mm HL-3 OR SUPERPAVE (PG) 58-34 12.5 ASPHALTIC CONCRETE
150mm BASE - OPSS GRANULAR A CRUSHED STONE
300mm SUBBASE - OPSS GRANULAR B TYPE II
SUBGRADE - EITHER FILL, IN SITU SOIL OR OPSS GRANULAR B TYPE I OR II

GRADING

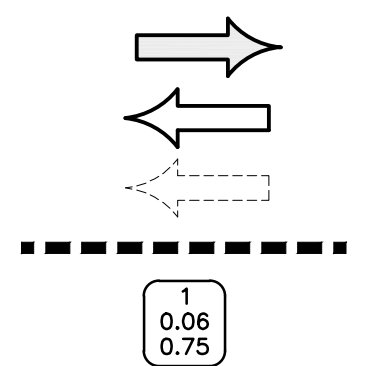
GROUND ELEVATION
SWALE ELEVATION
TOP OF GRATE ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
FINISHED FLOOR ELEVATION
TOP OF FOUNDATION ELEVATION
BASEMENT FLOOR ELEVATION
PARKING LEVEL ELEVATION
UNDERSIDE OF FOOTING ELEVATION
ORIGINAL GROUND ELEVATION
TOP OF ROCK ELEVATION
CONTOUR LINES
SLOPE AND DIRECTION OF FLOW

X 100.00
X 100.00(S)
T/G=100.00
X 100.00 T/W
X 100.00 B/W
FF=100.00
TF=100.00
BF=100.00
P1=100.00
USF=100.00
OG=100.00
T/ROCK=100.00



STORMWATER MANAGEMENT

MAJOR OVERLAND FLOW ROUTE ONSITE
MAJOR OVERLAND FLOW ROUTE OFFSITE
EMERGENCY OVERLAND FLOW ROUTE
STORM DRAINAGE AREA BOUNDARY
STORM DRAINAGE AREA NUMBER
STORM DRAINAGE AREA IN HECTARES
RUN-OFF COEFFICIENT



GEOTECHNICAL

BOREHOLE
TEST PIT
COREHOLE
PIEZOMETER
MONITORING WELL



CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

JOB BENCH MARK JBM▲
CITY OF OTTAWA CONTROL MONUMENT 20160007 WITH AN OF ELEVATION=52.51
NORTHING=5040095.91 EASTING=384293.97

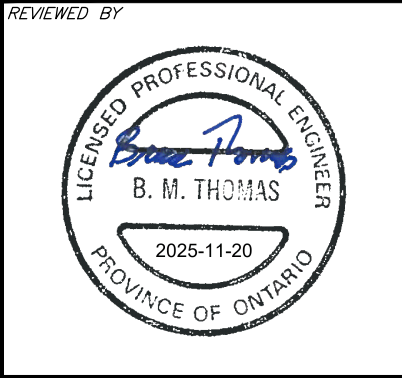
TOPOGRAPHIC INFORMATION

PART OF LOT 30, CONCESSION 1 (OLD SURVEY),
GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA,
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. O.L.S (TP3882) SURVEY DATED APRIL 30, 2025. (FINAL AMENDMENT)
SITE GRID SYSTEM MTM NAD 83, ZONE 9,

REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD
					3	ISSUED FOR APPROVAL	18/11/25	AAS	BMT
					2	ISSUED FOR APPROVAL	25/09/25	AAS	BMT
					1	ISSUED FOR APPROVAL	30/05/25	SAB	BMT

SCALE	DESIGNED BY	REVIEWED BY	CLIENT

SCALE	DESIGNED BY	REVIEWED BY	CLIENT



TRIM 1 GP INC.
115 CHAMPAGNE AVE SOUTH
OTTAWA, ON. K1S 5V5
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BASEPLAN	PROJECT
SAB	
DESIGN	
JLF	
CHECKED	
JLF	
CAD	
SAB	
PROJECT MANAGER	
BMT	
APPROVED	
BMT	

1015 TWEDDLE ROAD
DEVELOPMENT
1015 TWEDDLE ROAD
OTTAWA, ONTARIO.

NOTES AND LEGEND SHEET

PROJECT No.	OTT-00259629-AD
SURVEY	ADV
DATE	OCT 2024
DRAWING No.	C001

#?????