EARL ARMSTRONG ROAD

LIMEBANK ROAD

LIMEBANK ROAD

CEREMONIAL ROAD (BY OTHERS)

FUTURE TOWN SQUARE BOULEVARD (BY OTHERS)

EX. 600mmø CONC. CULVERT

CULV. INV. 90.60

EX. 600mmø CONC. CULVERT

EX. 1200mmø STORM SEWER

PROPOSED ROAD WIDENING

EXISTING DRAINAGE AND HYDRO EASEMENT

EXISTING PROPERTY LINE

PROPOSED ROAD WIDENING

EX. CB TO BE RELOCATED TO NEW CURB INL. EL. 91.77

EX. CB TO BE RELOCATED TO NEW CURB INL. EL. 91.68

EX. CB TO BE ADJUSTING TO NEW CURB

BUS PAD

SHELTER

RIGHT TURN LANE

PROPOSED NORTHBOUND LANE AND INTERLOCK BY OTHERS

BUILDING A
XXX EARL ARMSTRONG RD.
ROOF AREA = 1398sq-m
F.F. 93.00
UNCONTROLLED ROOF
SCUPPERS TO LIMIT PONDING DEPTH TO MAX 150mm

BUILDING B
XXX EARL ARMSTRONG RD.
ROOF AREA = 557sq-m
F.F. 92.90
ROOF CONTROL DRAINS
2 ZURN Z-105, 1 MEBO/HOPPER OR APPROVED EQUAL
SCUPPERS TO LIMIT PONDING DEPTH TO MAX 150mm
ROOF PONDING VOLUME 24.5 cu.m.

BUILDING C
XXX EARL ARMSTRONG RD.
ROOF AREA = 1394sq-m
F.F. 93.00
ROOF CONTROL DRAINS
4 ZURN Z-105, 1 MEBO/HOPPER OR APPROVED EQUAL
SCUPPERS TO LIMIT PONDING DEPTH TO MAX 150mm
ROOF PONDING VOLUME 49.0 cu.m.

BUILDING D
XXX EARL ARMSTRONG RD.
ROOF AREA = 562sq-m
F.F. 93.20
ROOF CONTROL DRAINS
2 ZURN Z-105, 1 MEBO/HOPPER OR APPROVED EQUAL
SCUPPERS TO LIMIT PONDING DEPTH TO MAX 150mm
ROOF PONDING VOLUME 24.5 cu.m.

BUILDING E
XXX EARL ARMSTRONG RD.
ROOF AREA = 2087sq-m
F.F. 93.05
ROOF CONTROL DRAINS
6 ZURN Z-105, 1 MEBO/HOPPER OR APPROVED EQUAL
SCUPPERS TO LIMIT PONDING DEPTH TO MAX 150mm
ROOF PONDING VOLUME 73.5 cu.m.

BUILDING F
XXX EARL ARMSTRONG RD.
ROOF AREA = 1040sq-m
F.F. 93.75
ROOF CONTROL DRAINS
2 ZURN Z-105, 1 MEBO/HOPPER OR APPROVED EQUAL
SCUPPERS TO LIMIT PONDING DEPTH TO MAX 150mm
ROOF PONDING VOLUME 36.8 cu.m.

BUILDING G
XXX EARL ARMSTRONG RD.
ROOF AREA = 465sq-m
F.F. 92.90
ROOF CONTROL DRAINS
2 ZURN Z-105, 1 MEBO/HOPPER OR APPROVED EQUAL
SCUPPERS TO LIMIT PONDING DEPTH TO MAX 150mm
ROOF PONDING VOLUME 24.5 cu.m.

BUILDING H
XXX EARL ARMSTRONG RD.
ROOF AREA = 1040sq-m
F.F. 93.00
ROOF CONTROL DRAINS
2 ZURN Z-105, 1 MEBO/HOPPER OR APPROVED EQUAL
SCUPPERS TO LIMIT PONDING DEPTH TO MAX 150mm
ROOF PONDING VOLUME 36.8 cu.m.

BUILDING I
XXX EARL ARMSTRONG RD.
ROOF AREA = 862sq-m
F.F. 93.20
ROOF CONTROL DRAINS
3 ZURN Z-105, 1 MEBO/HOPPER OR APPROVED EQUAL
SCUPPERS TO LIMIT PONDING DEPTH TO MAX 150mm
ROOF PONDING VOLUME 36.8 cu.m.

BUILDING J
XXX EARL ARMSTRONG RD.
ROOF AREA = 650sq-m
F.F. 93.40
ROOF CONTROL DRAINS
2 ZURN Z-105, 1 MEBO/HOPPER OR APPROVED EQUAL
SCUPPERS TO LIMIT PONDING DEPTH TO MAX 150mm
ROOF PONDING VOLUME 24.5 cu.m.

BUILDING K
XXX EARL ARMSTRONG RD.
ROOF AREA = 633sq-m
F.F. 93.80
ROOF CONTROL DRAINS
2 ZURN Z-105, 1 MEBO/HOPPER OR APPROVED EQUAL
SCUPPERS TO LIMIT PONDING DEPTH TO MAX 150mm
ROOF PONDING VOLUME 24.5 cu.m.

BUILDING L
XXX EARL ARMSTRONG RD.
ROOF AREA = 562sq-m
F.F. 93.10
ROOF CONTROL DRAINS
2 ZURN Z-105, 1 MEBO/HOPPER OR APPROVED EQUAL
SCUPPERS TO LIMIT PONDING DEPTH TO MAX 150mm
ROOF PONDING VOLUME 24.5 cu.m.

F.F. 92.95

F.F. 93.15

OPSD 3120.100 TYPE III RETAINING WALL INCLUDING RAILING

TRENCH DRAIN GRATE ELEV.91.80

DRAIN 23

DRAIN 22

CONCRETE CURB OUTLET. SEE DETAILS DWG 5 OF 8.

CONTROL MH 01 TOP 92.80 (450mmø ORIFICE PLATE)

DEPRESSED CURBS AT ENTRANCE

EXIST. DICB TO BE REPLACED WITH MH 37

PROP DICB INLET EL. 91.75

TEMPORARY SWALE @ 0.30% TO DRAIN R.O.W. ONLY

3:1 SLOPE

KEY PLAN
NTS

EARL ARMSTRONG ROAD

PROPOSED SITE

LIMEBANK ROAD

SPRATT ROAD

RIDEAU ROAD

LEGEND

- EXISTING CURB
- EXISTING CURB TO BE REMOVED
- PROPOSED CURB
- PROPOSED SIDEWALK
- OVERLAND FLOW ROUTE
- 1.5% DIRECTION AND SLOPE OF XXXXX DRAINAGE
- PROPOSED PAVEMENT
- 95.45 EXISTING ELEVATION

NOTE:
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING 5 OF 8, NOTES & DETAILS PROJECT 12007

LOCAL BENCHMARK:
CUT CROSS IN CONCRETE TRAFFIC ISLAND AT THE NORTH-EAST CORNER OF EARL ARMSTRONG ROAD AND LIMEBANK ROAD AS ESTABLISHED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD, O.L.S.

ELEVATION 92.87

No.	By	Date	Revision	Checked
10.	D.S.	Nov 21/16	SITE PLAN REVISIONS/CITY COMMENTS	O.B.C.
9.	D.S.	Nov 27/15	REV. PROFILE OF TOWN SQUARE BLVD. AND BLD'S E, F, I, J & K	O.B.C.
8.	D.S.	Aug. 26/15	REVISED AS PER CITY COMMENTS	O.B.C.
7.	D.S.	Aug. 14/15	SITE PLAN REVISIONS	O.B.C.
6.	C.R.M.	Jan 28/15	REVISED AS PER CITY COMMENTS	O.B.C.
5.	J.H.	Aug 12/14	SITE PLAN REVISION	O.B.C.
4.	J.H.	July 18/14	ISSUED FOR SECOND SUBMISSION	O.B.C.
3.	J.H.	July 14/14	SITE PLAN REVISION	O.B.C.
2.	J.H.	May 20/14	REVISED AS PER CITY COMMENTS	O.B.C.
1.	C.R.M.	Apr 9/14	ISSUED FOR SITE PLAN APPROVAL	O.B.C.

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF URBAN ECOSYSTEMS LIMITED AS TO DESIGN AND SPECIFICATION.

Director of Engineering Date

REGISTERED PROFESSIONAL ENGINEER
ROSARIO.SACCO
NOV 21, 2016
PROVINCE OF ONTARIO

URBAN ECOSYSTEMS LIMITED
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TOWN SQUARE CENTRE
RIVERSIDE SOUTH
CITY OF OTTAWA

MORGUARD INVESTMENTS LTD.
55 CITY CENTER DRIVE
MISSISSAUGA, ONTARIO

FILE No D07-12-14-0067

GRADING PLAN

Designed By	O.B.C.	Date	APR 2014	Checked By	R.S.
Drawn By	J.H.			Approved By	
Scale:	1:500	Project No.	12007	Drawing No.	1of8

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