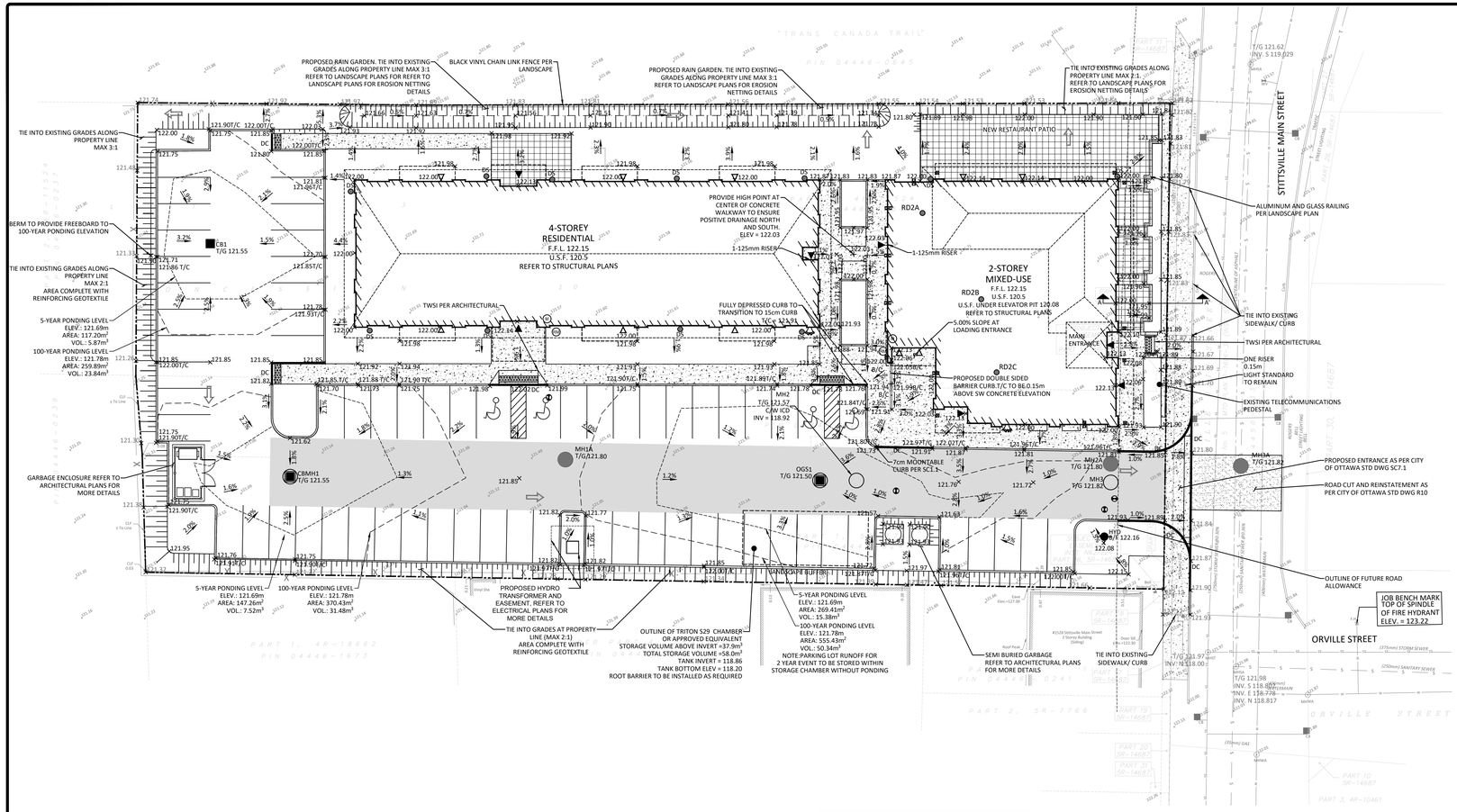
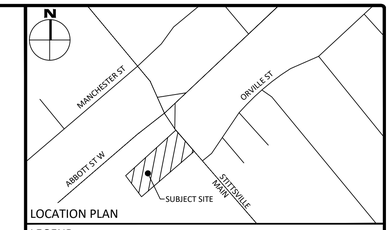




LOCATION PLAN

LEGEND

DC	BARRIER CURB / CURB DEPRESION		CENTRELINE OF SWALE
	HEAVY DUTY ASPHALT		SLOPING AT 3:1 UNLESS SPECIFIED
	CONCRETE SIDEWALK	95.94	PROPOSED ELEVATION / EXISTING ELEVATION
	PAVING STONE	95.94 (S)	SWALE ELEVATION
MH	STORM MANHOLE	TW/100.50 BW/90.50	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
CB	CATCHBASIN OR DITCH INLET		EMERGENCY OVERLAND FLOW ROUTE
ECB / TCB	LANDSCAPE CATCHBASIN		SILT FENCE BARRIER (AS PER OPSD 219.130)
MH	SANITARY MANHOLE	O/H	BUILDING ENTRANCE OVERHEAD DOOR
	PERFORATED PIPE	RM	REMOTE WATER METER
	WATER VALVE/CHAMBER	WM	WATER METER
	FIRE HYDRANT		SEDIMENT CONTROL DEVICE
	CROSSING CONFLICT LOCATION		PROPERTY LINE
	LOCATION OF SCUPPER PER ARCHITECTURAL	DS	DOWNSPOUT C/W SPLASH PAD
	EXTENT OF SEWER/SERVICE INSULATION		
	EXTENT OF MUD MAT		

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
11	ISSUED FOR REVIEW	NOV 14, 2024
10	ISSUED FOR BUILDING PERMIT	AUG. 13, 2024
9	ISSUED FOR REVIEW	AUG. 09, 2024
8	ISSUED FOR REVIEW	MAY 22, 2024
7	ISSUED FOR REVIEW	FEB. 16, 2024
6	REVISED WATER SERVICING	FEB. 28, 2022
5	ISSUED FOR PERMIT	FEB. 04, 2022
4	REVISED PER CITY COMMENTS	NOV 24, 2021
3	REVISED PER CITY COMMENTS	JULY 30, 2021
2	REVISED PER CITY COMMENTS	APR. 22, 2021
1	ISSUED FOR REVIEW	NOV. 13, 2020

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

SCALE 1 : 250

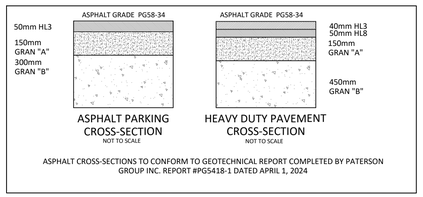
0 5 10 15 20 25 Metres

GENERAL NOTES

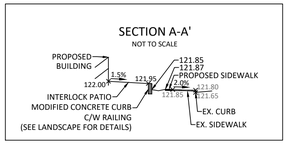
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) FAIRHALL, MOFFATT, WOODLAND LTD. SURVEY PLAN #AA15600 DATED APRIL 16, 2020 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. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. 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.
11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY.
12. 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.
13. 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 SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
15. 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.
17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB AS PER CITY STANDARD DRAWING SC1.1 UNLESS OTHERWISE SPECIFIED. SIDEWALK PER CITY STANDARD DRAWING SC1.4 UNLESS OTHERWISE SPECIFIED.
19. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY.
20. NO EXCESS DRAINAGE, EITHER DURING OR AFTER CONSTRUCTION, IS TO BE DIRECTED TOWARDS NEIGHBORING PROPERTIES.
21. NO ALTERATION OF EXISTING GRADES AND DRAINAGE PATTERNS ON PROPERTY BOUNDARIES.

APPROVED
By Kersten Nitsche at 2:15 pm, Jan 28, 2025

KERSTEN NITSCHE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



ASPHALT CROSS-SECTIONS TO CONFORM TO GEOTECHNICAL REPORT COMPLETED BY PATERSON GROUP INC. REPORT #PGS418-1 DATED APRIL 1, 2024



ROOF DRAIN (B2A)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ (FULLY EXPOSED)		
NUMBER OF ROOF DRAINS	1		
	2-YEAR	5-YEAR	100-YR
ROOFTOP STORAGE AVAILABLE (m³)	2.95	2.95	2.95
DEPTH OF FLOW (m)	0.015	0.020	0.040
FLOW PER ROOF DRAIN (L/s)	0.19	0.25	0.50
TOTAL FLOW	0.19	0.25	0.50

ROOF DRAIN (B2B)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ (FULLY EXPOSED)		
NUMBER OF ROOF DRAINS	1		
	2-YEAR	5-YEAR	100-YR
ROOFTOP STORAGE AVAILABLE (m³)	15.79	15.79	15.79
DEPTH OF FLOW (m)	0.025	0.035	0.060
FLOW PER ROOF DRAIN (L/s)	0.32	0.44	0.76
TOTAL FLOW	0.32	0.44	0.76

ROOF DRAIN (B2C)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ (FULLY EXPOSED)		
NUMBER OF ROOF DRAINS	1		
	2-YEAR	5-YEAR	100-YR
ROOFTOP STORAGE AVAILABLE (m³)	10.78	10.78	10.78
DEPTH OF FLOW (m)	0.025	0.035	0.060
FLOW PER ROOF DRAIN (L/s)	0.32	0.44	0.76
TOTAL FLOW	0.32	0.44	0.76

ICD TABLE

STRUCTURE ID	ICD SIZE	STYLE	AREA ID	2-YEAR DESIGN HEAD (m)	2-YEAR DESIGN FLOW (L/s)	5-YEAR DESIGN HEAD (m)	5-YEAR DESIGN FLOW (L/s)	100-YEAR DESIGN HEAD (m)	100-YEAR DESIGN FLOW (L/s)
MH2	TEMPEST LMF 65	VORTEX	B3	0.33	2.10	2.58	6.00	2.67	6.10

McINTOSH PERRY
egis GROUP
115 Walgreen Rd. Carp, ON K0A 1L0
Tel: 613-836-2184 Fax: 613-836-3742
www.McIntoshPerry.com

Stamp: LICENSED PROFESSIONAL ENGINEER A. J. GOSLING 100226726 PROVINCE OF ONTARIO

Client:
INVERNESS HOMES
38 AURIGA DRIVE, SUITE 200
OTTAWA, ON K2E8A5

Project:
MIXED USE DEVELOPMENT
1518-1526 STITTSVILLE MAIN STREET

Drawing Title:
SITE GRADING AND DRAINAGE PLAN

Scale: 1:250	Project Number: CP-19-0608
Drawn By: R.R.R.	
Checked By: A.J.G.	Drawing Number: C101
Designed By: R.R.R.	

D07-12-24-0093

#19180

FILENAME: U:\Ottawa\01 Project - Proposal\2019 Jobs\CP\0CP Projects\0CP-19-0608 Inverness Homes_The Station_1518 Stittsville Main Street\Civil\12 - Drawings\CP-19-0608 PRESENTATION.dwg
LAST SAVED: Tuesday, November 12, 2024 LAST SAVED BY: r.robinkiu
LAST PLOTTED: Thursday, November 14, 2024 LAST PLOTTED BY: r.robinkiu