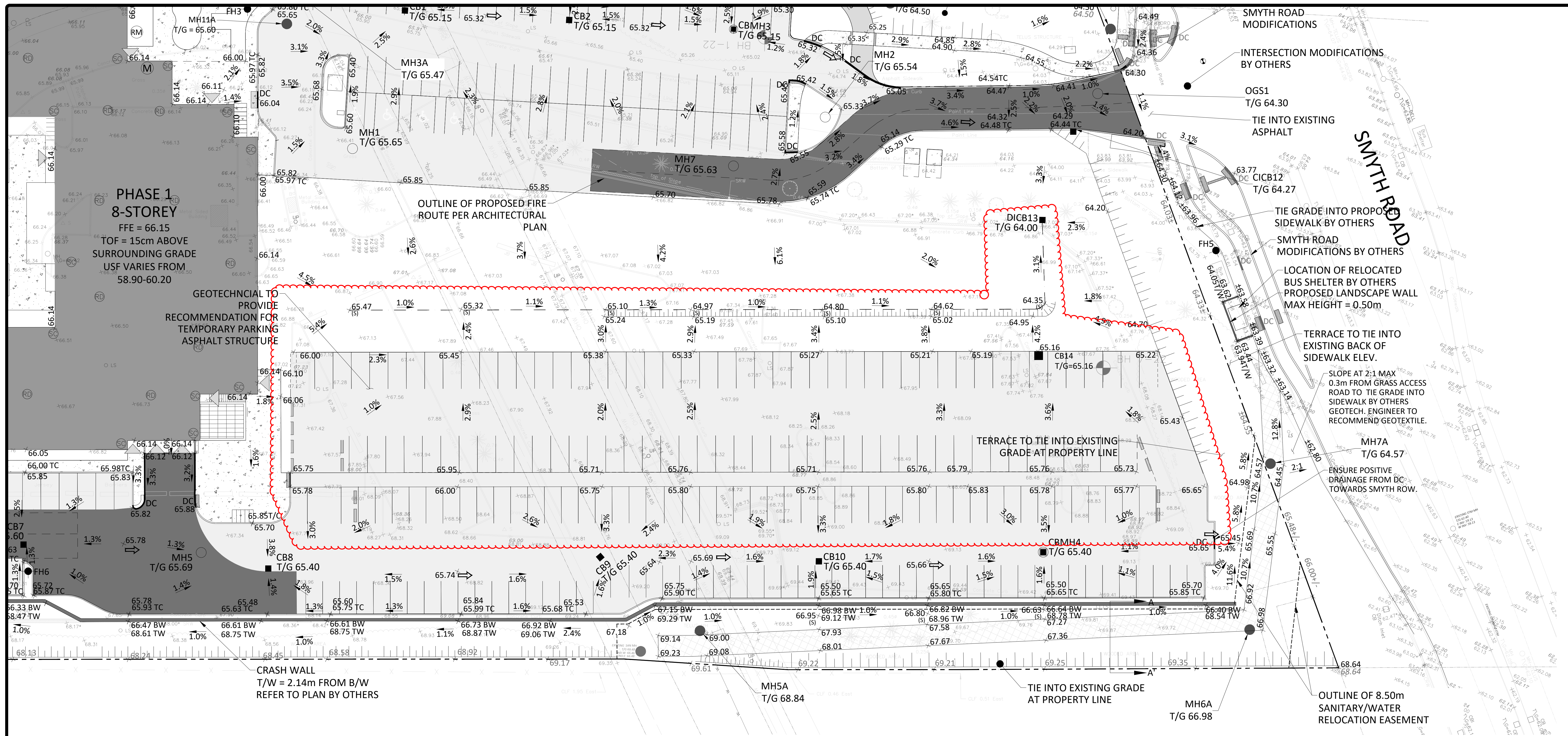
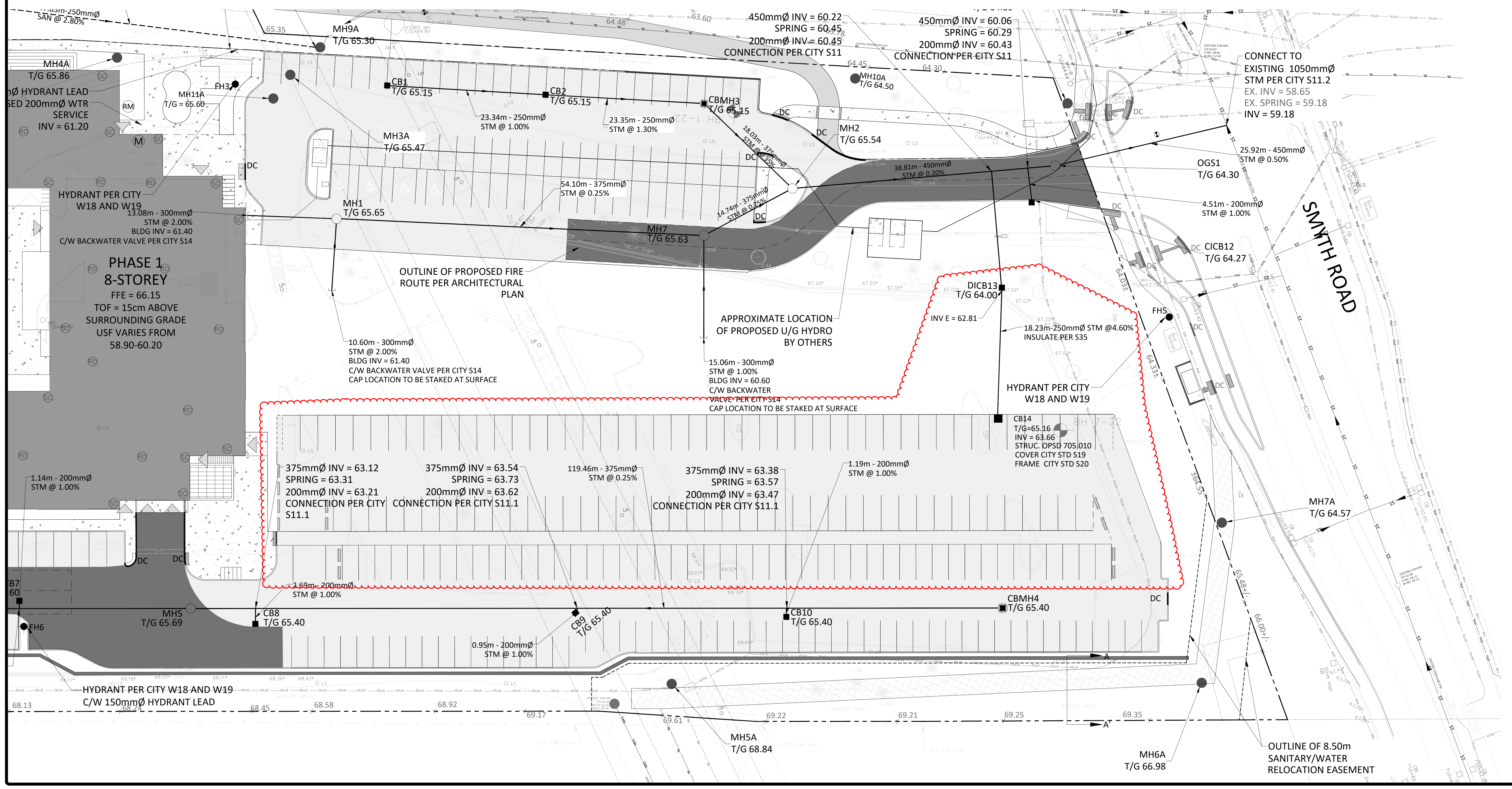

SMYTH ROAD MODIFICATIONS
INTERSECTION MODIFICATIONS BY OTHERS
OGS1 T/G 64.30
TIE INTO EXISTING ASPHALT
SMYTH ROAD
CICB12 T/G 64.27
TIE GRADE INTO PROPOSED SIDEWALK BY OTHERS
SMYTH ROAD MODIFICATIONS BY OTHERS
LOCATION OF RELOCATED BUS SHELTER BY OTHERS
PROPOSED LANDSCAPE WALL MAX HEIGHT = 0.50m
TERRACE TO TIE INTO EXISTING SIDEWALK ELEV.
SLOPE AT 2:1 MAX 0.3m FROM GRASS ACCESS ROAD TO TIE GRADE INTO SIDEWALK BY OTHERS GEOTECH. ENGINEER TO RECOMMEND GEOTEXTILE.
MH7A T/G 64.57
ENSURE POSITIVE DRAINAGE FROM DC TOWARDS SMYTH ROW.
PHASE 1 8-STOREY
FFE = 66.15
TOF = 15cm ABOVE SURROUNDING GRADE
USF VARIES FROM 58.90-60.20
GEOTECHNICAL TO PROVIDE RECOMMENDATION FOR TEMPORARY PARKING ASPHALT STRUCTURE
OUTLINE OF PROPOSED FIRE ROUTE PER ARCHITECTURAL PLAN
MH11A T/G = 65.60
MH3A T/G 65.47
MH1 T/G 65.65
MH7 T/G 65.63
MH2 T/G 65.54
CB1 T/G 65.15
CB2 T/G 65.15
CBMH3 T/G 65.15
DICB13 T/G 64.00
CB14 T/G=65.16
TERRACE TO TIE INTO EXISTING GRADE AT PROPERTY LINE
MH5 T/G 65.69
CB8 T/G 65.40
CB9 T/G 65.40
CB10 T/G 65.40
CBMH4 T/G 65.40
FH3
FH5
FH6
CB7
MH4A
CRASH WALL
T/W = 2.14m FROM B/W
REFER TO PLAN BY OTHERS
MH5A T/G 68.84
TIE INTO EXISTING GRADE AT PROPERTY LINE
MH6A T/G 66.98
OUTLINE OF 8.50m SANITARY/WATER RELOCATION EASEMENT

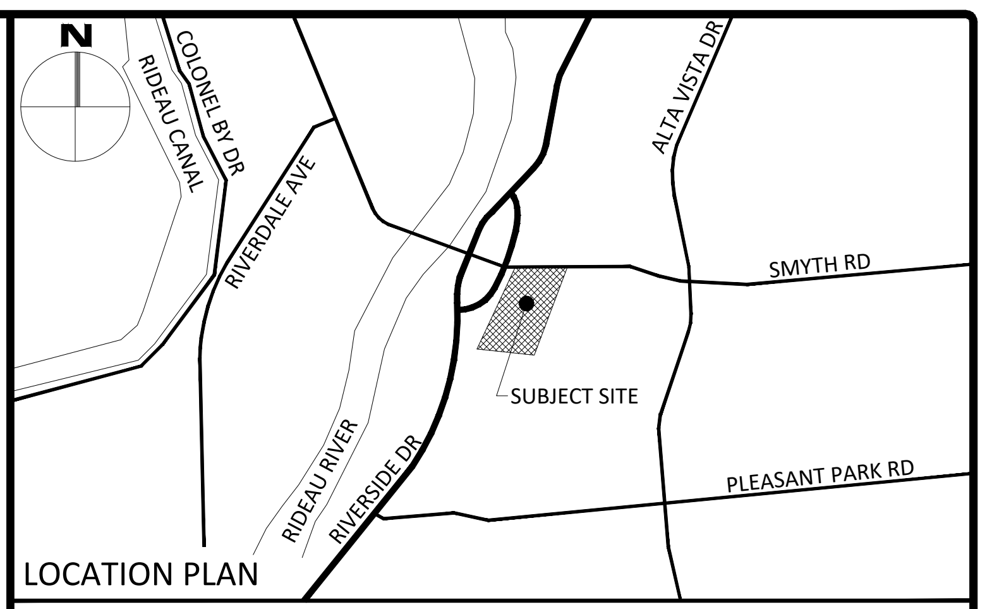

MH9A T/G 65.30
450mmØ INV = 60.22
SPRING = 60.45
200mmØ INV = 60.46
CONNECTION PER CITY S11
450mmØ INV = 60.06
SPRING = 60.29
200mmØ INV = 60.43
CONNECTION PER CITY S11
CONNECT TO EXISTING 1050mmØ STM PER CITY S11.2
EX. INV = 58.65
EX. SPRING = 59.18
INV = 59.18
MH4A T/G 65.86
150mmØ HYDRANT LEAD
200mmØ WTR SERVICE
INV = 61.20
MH11A T/G = 65.60
FH3
CB1 T/G 65.15
CB2 T/G 65.15
CBMH3 T/G 65.15
MH10A T/G 64.50
MH2 T/G 65.54
23.34m - 250mmØ STM @ 1.00%
23.35m - 250mmØ STM @ 1.30%
18.09m - 375mmØ STM @ 0.25%
38.81m - 450mmØ STM @ 0.20%
25.92m - 450mmØ STM @ 0.50%
OGS1 T/G 64.30
4.51m - 200mmØ STM @ 1.00%
CICB12 T/G 64.27
SMYTH ROAD
MH3A T/G 65.47
54.10m - 375mmØ STM @ 0.25%
14.74m - 375mmØ STM @ 0.25%
HYDRANT PER CITY W18 AND W19
13.08m - 300mmØ STM @ 2.00%
BLDG INV = 61.40
C/W BACKWATER VALVE PER CITY S14
MH1 T/G 65.65
MH7 T/G 65.63
PHASE 1 8-STOREY
FFE = 66.15
TOF = 15cm ABOVE SURROUNDING GRADE
USF VARIES FROM 58.90-60.20
OUTLINE OF PROPOSED FIRE ROUTE PER ARCHITECTURAL PLAN
10.60m - 300mmØ STM @ 2.00%
BLDG INV = 61.40
C/W BACKWATER VALVE PER CITY S14
CAP LOCATION TO BE STAKED AT SURFACE
APPROXIMATE LOCATION OF PROPOSED U/G HYDRO BY OTHERS
15.06m - 300mmØ STM @ 1.00%
BLDG INV = 60.60
C/W BACKWATER VALVE PER CITY S14
CAP LOCATION TO BE STAKED AT SURFACE
DICB13 T/G 64.00
INV E = 62.81
18.23m-250mmØ STM @4.60%
INSULATE PER S35
FH5
HYDRANT PER CITY W18 AND W19
CB14
T/G=65.16
INV = 63.66
STRUC. OPSD 705.010
COVER CITY STD S19
FRAME CITY STD S20
MH7A T/G 64.57
1.14m - 200mmØ STM @ 1.00%
375mmØ INV = 63.12
SPRING = 63.31
200mmØ INV = 63.21
CONNECTION PER CITY S11.1
375mmØ INV = 63.54
SPRING = 63.73
200mmØ INV = 63.62
CONNECTION PER CITY S11.1
119.46m - 375mmØ STM @ 0.25%
375mmØ INV = 63.38
SPRING = 63.57
200mmØ INV = 63.47
CONNECTION PER CITY S11.1
1.19m - 200mmØ STM @ 1.00%
1.69m - 200mmØ STM @ 1.00%
CB7
FH6
MH5 T/G 65.69
CB8 T/G 65.40
CB9 T/G 65.40
CB10 T/G 65.40
CBMH4 T/G 65.40
0.95m - 200mmØ STM @ 1.00%
HYDRANT PER CITY W18 AND W19
C/W 150mmØ HYDRANT LEAD
MH5A T/G 68.84
MH6A T/G 66.98
OUTLINE OF 8.50m SANITARY/WATER RELOCATION EASEMENT

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) FARLEY, SMITH & DENIS SURVEYING LTD. SURVEY PLAN #639-20, DATED NOVEMBER 27, 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 CONSTRUCTION PHASING AND LAYOUT. A PHASING PLAN SHALL BE ESTABLISHED FOR THE REALIGNMENT OF THE PROPOSED WATER AND SANITARY SERVICES TO ENSURE CONTINUAL SERVICE FOR THE OFF-SITE FLOWS.
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. 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.
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. 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 CURB IN ACCORDANCE WITH CITY OF OTTAWA SC1.1 UNLESS OTHERWISE SPECIFIED. ALL PROPOSED CONCRETE BARRIER CURB WITH SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA 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.
22. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT COMPLETED BY PATERSON GROUP AND DATED MAY 16, 2023
23. LOCATION OF EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
24. REFER TO PLANS C101 & C301 BY EGIS (FORMERLY MCINTOSH PERRY)

SEWER NOTES:

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO CITY STANDARDS S6 AND S7 UNLESS NOTED OTHERWISE.
    - 2.1. A MINIMUM OF 150mm OF OPSS GRANULAR A SHOULD BE PLACED FOR BEDDING FOR SEWER OR WATER PIPES WHEN PLACED ON A SOIL SUBGRADE. THE BEDDING SHOULD EXTEND TO THE SPRING LINE OF THE PIPE. COVER MATERIAL, FROM THE SPRING LINE TO A MINIMUM OF 300mm ABOVE THE OBVERT OF THE PIPE, SHOULD CONSIST OF OPSS GRANULAR A (CONCRETE OR PSM PVC PIPES) OR SAND (CONCRETE PIPE). THE BEDDING AND COVER MATERIALS SHOULD BE PLACED IN MAXIMUM 225mm THICK LIFTS AND COMPACTED TO 98% OF THE SPMDD.
    - 2.2. WHERE HARD SURFACE AREAS ARE CONSIDERED ABOVE THE TRENCH BACKFILL, THE TRENCH BACKFILL MATERIAL WITHIN THE FROST ZONE (ABOUT 1.8 M BELOW FINISHED GRADE) AND ABOVE THE COVER MATERIAL SHOULD MATCH THE SOILS EXPOSED AT THE TRENCH WALLS TO MINIMIZE DIFFERENTIAL FROST HEAVING. THE TRENCH BACKFILL SHOULD BE PLACED IN MAXIMUM 225mm THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S SPMDD. ALL COBBLES LARGER THAN 200mm IN THEIR LONGEST DIRECTION SHOULD BE SEGREGATED FROM RE-USE AS TRENCH BACKFILL.
3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
5. ALL STORM AND SANITARY SEWERS/SERVICES TO HAVE 2.0m COVER.
6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8' LONG MARKER.
8. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
9. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.
10. WHERE SANITARY SEWERS ARE 0.6M BELOW GROUNDWATER TABLE, SANITARY MAINTENANCE HOLES SHALL BE EXTERNALLY WRAPPED WITH WATERPROOF MEMBRANE PLACED EXTERNALLY AROUND ALL PRECAST JOINTS, INCLUDING JOINTS BELOW THE MAINTENANCE HOLE FRAME AND COVER, WITH A MINIMUM 300MM WIDE STRIP.
11. SANITARY STRUCTURES TO BE BENCHED PER OPSD 701.021
12. REFER TO PLANS C102 AND C302 BY EGIS (FORMERLY MCINTOSH PERRY)



LOCATION PLAN

LEGEND

— - —	PROPERTY LINE	— · —	CENTRELINE OF SWALE
DC	BARRIER CURB & CURB DEPRESSION	— · · —	CENTRELINE OF DITCH
▭	PROPOSED ASPHALT	⊥⊥⊥	SLOPING AT 3:1 UNLESS SPECIFIED
■	PROPOSED HEAVY DUTY ASPHALT	×95.94 93.20	PROPOSED ELEVATION EXISTING ELEVATION
▨	CONCRETE WALKWAY	×95.94 (S)	SWALE ELEVATION
○MH#	STORM MANHOLE	×T/W100.50 B/W90.50	TOP/BOTTOM WALL FACE ELEVATIONS
■ CB CICB DI	CATCHBASIN, CURB INLET OR DITCH INLET	⇨	EMERGENCY OVERLAND FLOW ROUTE
ECB TCB	LANDSCAPE CATCHBASIN	⋀⋀⋀	SILT FENCE BARRIER PER OPSD 219.110
●MH#A	SANITARY MANHOLE	▼ ▽ O/H	BUILDING ENTRANCE OVERHEAD DOOR
- - -	PERFORATED PIPE	▲	PROPOSED REDUCER
⊖	WATER VALVE/CHAMBER		SIAMESE CONNECTION
●	PROPOSED FIRE HYDRANT PER CITY W18 & W19	⊗	SILT PROTECTIVE DEVICE PER DETAIL
Ⓦ	WATER WELL LOCATION	▦	CONSTRUCTION MUD MAT
●	PROPOSED BOLLARD	▨	TWSI PER CITY SC7.3
■	PROPOSED WALL	▨	REINFORCED GRASS SERVICE ROAD. REFER TO DETAIL ON C201
RD SC	ROOF DRAIN AND SCUPPER LOCATION		

No.	Revisions	Date
2	ISSUED FOR REVIEW	SEPT. 04, 2026
1	ISSUED FOR CCN 016	MAY 13, 2025

Check and verify all dimensions before proceeding with the work

Do not scale drawings

SCALE 1 : 400

0 10 20 30 40 Metres

egis

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N

Stamp:

R. D. FREEL
100163197
09/04/2026

Client:

RBJ SCHLEGEL HOLDINGS
325 MAX BECKER DRIVE SUITE 201
KITCHENER, ON N2E 4H5

Project:

SCHLEGEL VILLAGES OTTAWA
100 SMYTH ROAD
(FORMERLY 1919, 1967 RIVERSIDE DRIVE)

Drawing Title:

TEMPORARY PARKING LOT GRADING AND SERVICING PLAN

Scale: 1:400

Drawn By: R.R.R.

Checked By: R.D.F.

Designed By: R.R.R.

Project Number: CCO-21-2955

Drawing Number: C301-3

D07-12-21-0170

18600

FILENAME: U:\Ottawa\01 Project - Proposals\2021 Jobs\CCO\CCO-21-2955 Cornerstone_Schlegel Villages_1919 Riverside Dr\Civil\12 - Drawings\CCO-21-2955 - Presentation1-Phase1.dwg
LAST SAVED: Friday, September 04, 2026 LAST SAVED BY: j.rivington
LAST PLOTTED: Friday, September 04, 2026 CTB FILE USED: ----