CONTRACTOR TO CONFIRM ELEVATIONS AND LOCATIONS OF EXISTING UNDERGROUND SERVICES AND UTILITIES PRIOR TO INSTALLATION OF SITE SERVICING INFRASTRUCTURE.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT THE FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

SUBJECT TO EASEMENT INST. NO. ns18338

SUBJECT TO EASEMENT INST. NO. NS183384

SUBJECT TO EASEMENT INST. NO. OC174949

LAUREL MCCREIGHT
PLANNER
INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Laurel McCreight at 9:46 am, Mar 10, 2020

SUBJECT TO EASEMENT INST. NO. OC174937

BLDG BB
TOF=104.00
FFE=103.85
USF=102.35

BLDG D
TOF=104.10
FFE=103.95
USF=102.35

CONCRETE PAD

CURB CUT FOR DETAIL

RIP-RAP PER OPSD 810.010

EX. RIP-RAP PER OPSD 801.010

AREA=83.7m²
MAX DEPTH IN PARKING=0.30m
V AVAILABLE=8.4m³
5-YEAR MAX PONDING ELEV=102.91m
100-YEAR MAX PONDING ELEV=103.55m

AMENDMENT
PONDING AREA=882.1m²
MAX DEPTH IN PARKING=0.30m
V AVAILABLE=81.6m³
5-YEAR MAX PONDING ELEV=102.91m
100-YEAR MAX PONDING ELEV=103.55m

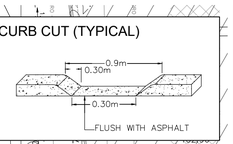
REMAINDER OF SITE
PONDING AREA=7174.5m²
MAX DEPTH IN PARKING=0.30m
V AVAILABLE=696.0m³
5-YEAR MAX PONDING ELEV=102.91m
100-YEAR MAX PONDING ELEV=103.55m

TRITON C-10 OR APPROVED EQUIVALENT
VOL=106m³
INV=101.99
OBV=102.63

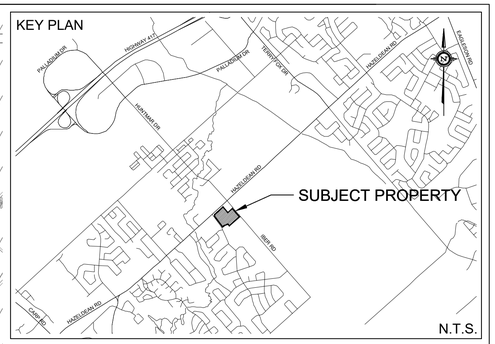
SAW CUT ASPHALT PER DETAIL

EX. 20.5m CHANNEL EASEMENT PER 4R-31916 PLAN (PART 1,2&3) PREPARED BY A.O.V. DATED APRIL 23, 2019

CURB CUT (TYPICAL)



KEY PLAN



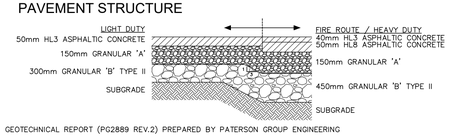
GENERAL NOTES

1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
4. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
5. RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE DEVELOPER.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.' THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE 'CONSTRUCTOR' AS DEFINED IN THE ACT.
7. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
8. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
9. ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
10. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
11. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
12. FOR DETAILS RELATING TO STORMWATER MANAGEMENT AND ROOF DRAINAGE REFER TO THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT.
13. ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
15. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPSD IS EXCEEDED.
16. ALL PIPE / CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
17. SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
18. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING / REMOVAL.
19. DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN.
20. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
21. BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

SITE GRADING NOTES

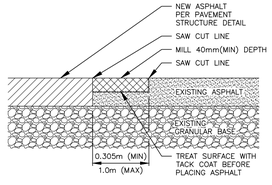
1. PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS, ALL SILTATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL PER EROSION CONTROL PLAN.
2. ALL GRANULAR AND PAVEMENT FOR ROADS/PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
3. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD AND PARKING AREAS ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1, PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AS INDICATED ON ARCHITECTURAL SITE PLAN. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD SC1.4. ALL CURBS, CONCRETE ISLANDS, AND SIDEWALKS SHOWN ON THIS DRAWING ARE TO BE PRICED IN THE SITEWORKS PORTION OF THE CONTRACT.
5. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. R10 AND OPSD 509.010, AND OPSS 310.
6. GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN THE PAVEMENT AREA.
7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS.
8. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
9. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE, IF REQUIRED BY THE MUNICIPALITY.
10. ALL PAVEMENT MARKING FEATURES AND SITE SIGNAGE SHALL BE PLACED PER ARCHITECTURAL SITE PLAN. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT PAINT.
11. REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
12. STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT. ALL JOINTS MUST BE SEALED.
13. SIDEWALKS TO BE 20mm BELOW THE FINISHED FLOOR SLAB ELEVATION AT ENTRANCES UNLESS OTHERWISE NOTED.
14. WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWS FOR RETAINING WALL (INCLUDE RAILINGS IF APPLICABLE) TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY STRUCTURAL AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.

PAVEMENT STRUCTURE



GEOTECHNICAL REPORT (PG2889 REV.2) PREPARED BY PATERSON GROUP ENGINEERING

SAW CUT & KEY DETAIL



LEGEND

- PROPERTY LINE
- PROPOSED SWALE
- 100.00 EXISTING SPOT ELEVATION
- 100.00 PROPOSED SPOT ELEVATION
- 100.00T/C PROPOSED TOP OF CURB ELEVATION
- 100.00B/W PROPOSED BOTTOM OF WALL ELEVATION
- 100.00T/W PROPOSED TOP OF WALL ELEVATION
- 100.00T/L PROPOSED TOP OF LID ELEVATION
- 1.0% EXISTING GRADE AND DIRECTION
- 1.0% PROPOSED GRADE AND DIRECTION
- 3:1 SLOPE PROPOSED 3:1 TERRACING
- 100.00 / 100.00 PROPOSED/EXISTING SPOT ELEVATION
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CB "I"
- PROPOSED FIRE HYDRANT
- EMERGENCY FLOW ROUTE
- SURFACE PONDING AREA — MAX PONDING
- PROPOSED DEPRESSED CURB
- 100.00 PREVIOUSLY APPROVED GRADING
- EASEMENT LINE
- LIMIT OF CONSTRUCTION
- TRITON M-6 OR APPROVED EQUIVALENT

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION

TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. (A.O.V.)
PROJ. NO. 12741-12
DATED APRIL 18, 2012

SITE PLAN INFORMATION

SITE PLAN PROVIDED BY BARRY J. HOBIN & ASSOCIATES ARCHITECTS INC.
PROJ. NO. 0012.10
DATED JANUARY 24, 2020

GEOTECHNICAL STUDY

GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP INC.
PROJ. NO. PG2889-1 REV 2
DATED DECEMBER 7, 2017

SITE SERVICING AND STORMWATER MANAGEMENT STUDY

SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DAVID SCHAEFFER ENGINEERING LTD.
PROJ. NO. 12-558
DATED FEBRUARY 2020

BENCH MARK

TOP OF SPINDLE ON FIRE HYDRANT LOCATED AT HAZELDEAN ROAD AND FRINGEWOOD DRIVE INTERSECTION
ELEV=105.44

No.	BY	YY.MM.DD	DESCRIPTION
3	C.M.K.	20.02.03	ISSUED FOR MUNICIPAL REVIEW
2	A.J.G.	19.12.13	ISSUED FOR MUNICIPAL REVIEW
1	C.M.K.	19.09.24	ISSUED FOR MUNICIPAL REVIEW

R. D. FREEL
100163197
22-02-03
19-1133
PROVINCE OF ONTARIO

PROJECT No.19-1133

GRADING PLAN

5754 & 5734 HAZELDEAN ROAD/24 IBER ROAD © DSEL

UNITY SQUARE LIMITED PARTNERSHIP

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Stittsville, Ontario, K2S 1E9
Tel. (613) 836-0856
Fax. (613) 836-7183
www.DSEL.ca

DRAWN BY:	C.M.K.	CHECKED BY:	R.D.F.	DRAWING NO.	SHEET NO.
DESIGNED BY:	A.J.G.	CHECKED BY:	A.D.F.	GP-1	1 of 3
SCALE:	1:200	DATE:	SEPTEMBER 2019		

D07-12-19-0160

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PLAN NO.:#18027