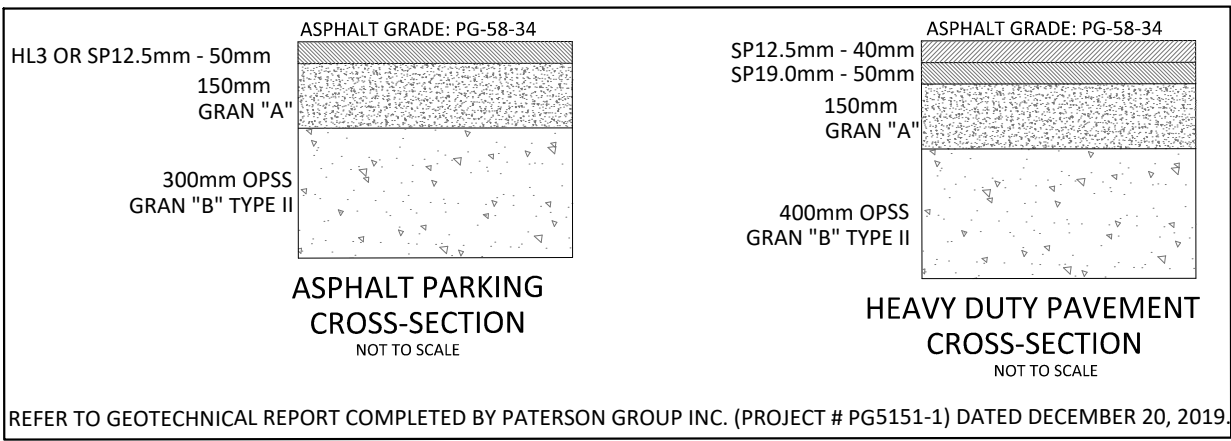




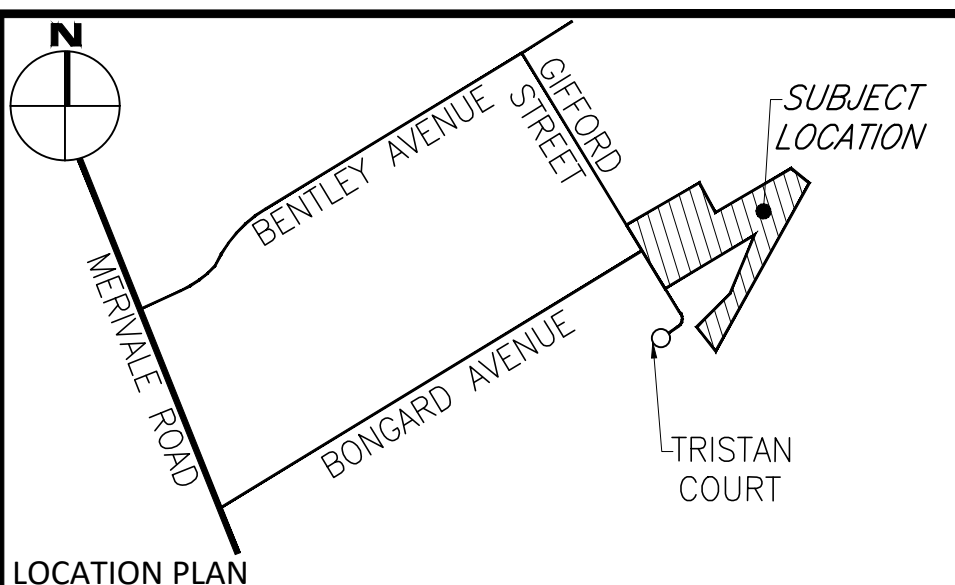
- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) PARLEY, SMITH & DENNIS SURVEY LTD. FILE NO. 638-1-201-235-12. ALL INFORMATION IS TO BE ASSUMED UNLESS 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 BY A QUALIFIED SURVEYOR.
- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- 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.
- RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY OF OTTAWA.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND CONCRETE, TO AN APPROVED LOCATION BY THE ENGINEER AND THE CITY OF OTTAWA.
- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- 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.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY OF OTTAWA.
- ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OF OTTAWA DETAILS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE PROTECTIVE GRADING AND CURBS TO PROTECT THE BUILDING.
- CONTACT THE CITY OF OTTAWA 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 OF OTTAWA'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOIL.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
- ELECTRICAL SERVICE - HYDRO OTTAWA
  - GAS SERVICE - ENBRIDGE
  - TELEPHONE SERVICE - TELUS CANADA
  - TELEVISION SERVICE - ROGERS
- INSTALLATION OF UTILITIES TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF INDIVIDUAL UTILITY APPROVAL AGENCIES AND THE CITY OF OTTAWA.
- ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY OF OTTAWA STANDARDS.
2. INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE 'K' SOFT.
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED PER CITY OF OTTAWA STANDARD 'W2'.
4. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
5. USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP PER CITY OF OTTAWA STANDARD DRAWING 'W20'.
6. CONNECTION TO EXISTING BY CITY OF OTTAWA FORCES: EXCAVATION, BACKFILLING AND REINSTATEMENT IS TO BE COMPLETED BY THE CONTRACTOR.
7. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES PER CITY OF OTTAWA STANDARD 'W23'.
8. THERMAL INSULATION OF WATERMAINS UNDER ROAD SIDE DITCHES PER CITY OF OTTAWA STANDARD DRAWING 'W21'.
9. SWABING, CHLORINATION AND CONTINUITY TESTING FOR PROPOSED WATER SERVICES IS TO FOLLOW CITY OF OTTAWA SPECIAL PROVISIONS #5F-4491 & SP-4494.

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ACTIVE DRAINAGE CHANNEL IN THE SOIL, TEMPORARY SEDIMENT INLET CONTROL DEVICES TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, REARWARD CATCHBASINS AND REARWARD DRAINAGE DITCHES. NO FILL OR SEDIMENT TRAPS. NO RECYCLED GEOSOCK MATERIAL SHALL BE PERMITTED FOR USE ON SITE.
2. AT THE DISCRETION OF THE PROJECT MANAGER OR CITY OF OTTAWA INSPECTOR, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
3. FOR SILT FENCE BARRIER, USE OPSD 219.110.  
GEOTEXTILE FOR SILT FENCE PER OPSD 3860, TABLE 3.
4. EXCEPT AS PROVIDED IN PARAGRAPHS 4.1, 4.2 & 4.3, BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED. WHEN INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY THE FACT THAT CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE.
5. 4.2. STABILIZATION MEASURES WILL BE REQUIRED ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED. (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN THE STABILIZATION MEASURES WILL BE REQUIRED ON THE PORTION OF THE PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.



WATER COVER TABLE				
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
150 X 100 TEE	0+000.00	90.46	88.06	2.40
45° BEND	0+004.58	90.55	88.15	2.40
45° BEND		90.52	88.120	2.40
HYDRANT	0+006.38	90.51	88.11	2.40



- |    |                                 |                           |   |
|----|---------------------------------|---------------------------|---|
| DC | BARRIER CURB<br>CURB DEPRESSION |                           | CENTRELINE OF SWALE                               |
|    | HEAVY DUTY ASPHALT              |                           | SLOPING AT 3:1<br>UNLESS SPECIFIED                |
|    | CONCRETE SIDEWALK               | 95.94<br>99.94            | PROPOSED ELEVATION<br>EXISTING ELEVATION          |
|    | PAVING STONE                    | 95.94<br>99.94            | SWALE ELEVATION                                   |
|    | STORM MANHOLE                   | 7/8"=100.50<br>1/4"=90.50 | TOP OF WALL ELEVATION<br>BOTTOM OF WALL ELEVATION |
|    | CATCHBASIN OR DITCH INLET       |                           | EMERGENCE OVERLAND<br>FLOW ROUTE                  |
|    | LANDSCAPE CATCHBASIN            |                           | SILENT FENCE BARRIER<br>(AS PER OPSPD 219.130)    |
|    | SANITARY MANHOLE                |                           | STRAW BALE CHECK DAM<br>(AS PER OPSPD 219.180)    |
|    | PERFORATED PIPE                 |                           | SEDIMENT CONTROL DEVICE                           |
|    | WATER VALVE/CHAMBER             |                           | BUILDING ENTRANCE<br>OVERHEAD DOOR                |
|    | FIRE HYDRANT                    |                           | REMOTE WATER METER                                |
|    | CROSSING CONFLICT<br>LOCATION   |                           | WATER METER                                       |
| RD | ROOF DRAIN                      |                           |   |

**FOR REVIEW ONLY**  
*NOT FOR CONSTRUCTION*

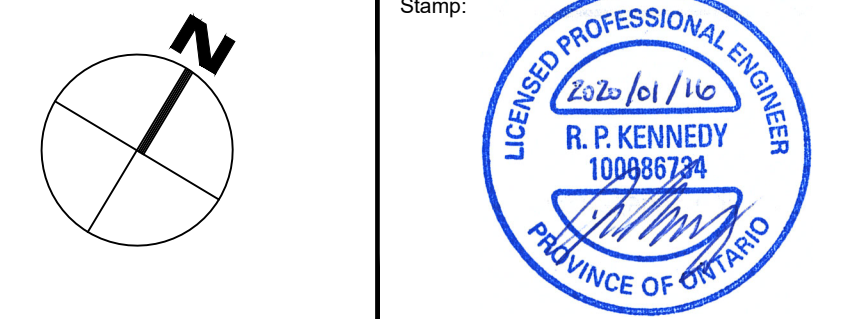
2	ISSUED FOR SITE PLAN CONTROL	JAN. 16, 2020
1	ISSUED FOR REVIEW	DEC. 20, 2019
No.	Revisions	Date

Check and verify all dimensions before proceeding with the work	Do not scale drawings
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Client: **BBS CONSTRUCTION LTD.**  
1805 WOODWARD DRIVE  
OTTAWA, ON K2C 0P9

Project:

**PROPOSED BUILDINGS**  
7 TRISTAN COURT

Drawing Title:

**SITE GRADING, DRAINAGE, SERVICING AND  
SEDIMENT & EROSION CONTROL PLAN**

Scale:	1:500	Project Number:	CP-18-0453
Drawn By:	C.D.H.		
Checked By:	R.P.K.	Drawing Number:	C101
Designed By:	C.D.H.		

01	453	D07-12-XX-XXXX
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