

REFER TO GEOTECHNICAL REPORT COMPLETED BY PATERSON GROUP INC. (PROJECT # PG5151-1) DATED DECEMBER 20, 2019.

GENERAL NOTES

- 1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSÉS 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 & DENNIS SURVEY LTD. FILE NO: 618-19 AND 239-12 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 OF OTTAWA 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 F 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 OF OTTAWA.
- 7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING
- 8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN

FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.

OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.

- 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
- 11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY OF OTTAWA. 12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OF OTTAWA DETAILS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE
- 13. 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 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

POSITIVE DRAINAGE AWAY FROM THE BUILDING

- 16. INSTALLATION OF UTILITIES TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF INDIVIDUAL UTILITY APPROVAL AGENCIES AND THE CITY OF OTTAWA.
- 17. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.

WATERMAIN NOTES

- 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 'W22'.
- 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
- 5. USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP PER CITY OF OTTAWA
- 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
- 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 #SP-4491 & SP-4494.

EROSION AND SEDIMENT CONTROL

- 1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, FEMPORARY SEDIMENT INLET CONTROL DEVICES TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, REARYARD CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEOSOCK MATERIAL
- SHALL BE PERMITTED FOR USE ON SITE. 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 OPSS 1860, TABLE 3.
- 4. EXCEPT AS PROVIDED IN PARAGRAPHS 4.1., and 4.2. 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. 4.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER
- CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE. WHERE CONSTRUCTION ACTIVITY WILL RESUME 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

STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY

- SEDIMENT THAT IS ACCUMULATED BY THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS ESCAPE OF THE SEDIMENT TO TH DOWNSTREAM SIDE OF THE CONTROL MEASURE AND AVOIDS DAMAGE TO THE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED TO THE LEVEL OF THE GRADE EXISTING AT THE TIME THE CONTROL MEASURE WAS CONSTRUCTED AND BE ACCORDING TO THE FOLLOWING: FOR LIGHT-DUTY SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED
- ONCE IT REACHES THE LESSER OF THE FOLLOWING: A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.

THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

- FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL 5.4. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPSS 180.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO ENSURE THEY ARE IN EFFECTIVE WORKING ORDER. THE CONDITION OF THE CONTROL

MEASURES SHALL BE MONITORED PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A

7. DUST CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE FLAKES/SOLUTION OR MAGNESIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPSS 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENTS OFFSITE, WHERE THEY MAY BE

WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.

- 8. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL AND SOD AS SOON AS FEASIBLE, AS
- 9. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN
- FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY 10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- 11. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS, MANHOLES), AND BE SURROUNDED BY EROSION CONTROL MEASURES WHERE
- MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS. 12. IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OPSD 219.240 AND LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES. WATERCOURSES SHALL NOT BE DIVERTED. OR BLOCKED, AND TEMPORARY WATERCOURSES CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED. UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE
- WATERCOURSE WITHOUT HARM. 13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSS 577

CONTRACTOR SHALL RELEASE ANY STRANDED FISH TO THE OPEN PORTION OF THE

0.88

0.63

NE88.59

S88.17

NW88.09

kSTMMH 90.40

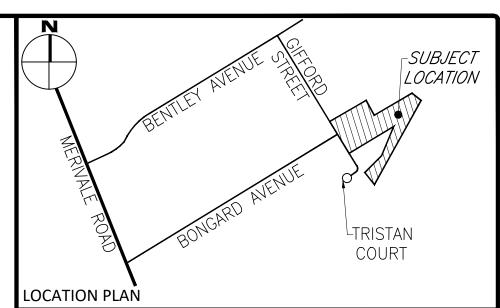
EXISTING STRUCTURE

Ex.200mmØ SANITARY OBV ±88.04

200mmØ STORM INV 88.93

Ex.150mmØ WATERMAIN OBV ±88.30

- 14. WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSS 518.
- 15. ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.



EGEND

CURB DEPRESION

FIRE HYDRANT

LIGHT FIXTURE

CROSSING CONFLICT

HEAVY DUTY ASPHALT UNLESS SPECIFIED PROPOSED ELEVATION ·· · · · · · · · CONCRETE SIDEWALK EXISTING ELEVATION PAVING STONE SWALE ELEVATION T/w100.50 TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION MH STORM MANHOLE EMERGENCY OVERLAND CATCHBASIN OR DITCH INLET FLOW ROUTE SILT FENCE BARRIER (AS PER OPSD 219.130) LANDSCAPE CATCHBASIN STRAW BALE CHECK DAM SANITARY MANHOLE (AS PER OPSD 219.180) SEDIMENT CONTROL DEVICE PERFORATED PIPE BUILDING ENTRANCE WATER VAVLE/CHAMBER OVERHEAD DOOR

— · — · — CENTRELINE OF SWALE

REMOTE WATER METER

WATER METER

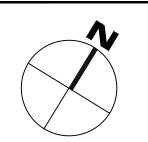
NOT FOR CONSTRUCTION ~-----

3	REVISED PER CITY COMMENTS	MAY 11, 2020
2	ISSUED FOR SITE PLAN CONTROL	JAN. 16, 2020
1	ISSUED FOR REVIEW	DEC. 20, 2019
No.	Revisions	Date
Check and verify all dimensions		

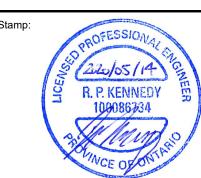
SCALE 1:500

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before proceeding with the work



Do not scale drawings

BBS CONSTRUCTION LTD. 1805 WOODWARD DRIVE OTTAWA, ON K2C 0P9

PROPOSED BUILDINGS

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

1:500 CP-18-0453 C.D.H. Prawing Number: R.P.K. C.D.H.