

3.1 WATER SERVICE LINE CONNECTION FROM WATERMAIN SHALL BE PVC DR18, AWWA C900 W/ STANDARD GATE VALVE SHUT OFF LOCATED AT PROPERTY LINE.

4.1 ALL MATERIALS TO BE USED SHALL BE AS A QUALITY CERTIFIED OR OTHERWISE APPROVED. ALL SUPPLIERS TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS, USING ONLY FACTORY FITTINGS.

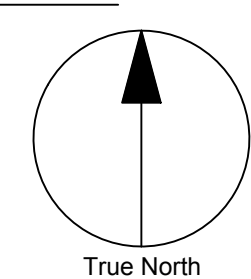
4.2 STORM MAINTENANCE HOLES TO BE AS PER OPSD 701.01 FOR 1.2mØ, OPSD 701.012 FOR 1.8mØ, OPSD 701.013 FOR 2.4mØ, ALL CB BENCHING.

4.3 ALL CATCH BASINS TO BE AS PER OPSD 705.01, FRAME & GRATE AS PER 400.01, LEAD TO BE HOPE

4.4 STORM MH FRAMES AND COVERS TO BE OPEN TYPE, AS PER OPSD 401.01 TYPE B. CONTRACTOR TO INSTALL FILTER CLOTH UNDER STORM MH COVERS UNTIL THE BASE COURSE OF ASPHALT IS APPLIED.

4.5 STRAW BALE CHECK DAMS SHALL BE PLACED AROUND CB'S TEMPORARILY UNTIL SITE VEGETATION HAS BEEN STABILIZED.

4.6 ALL CB LEADS TO BE AT LEAST 0.5m FROM WATER AND SANITARY SEWER MAIN.



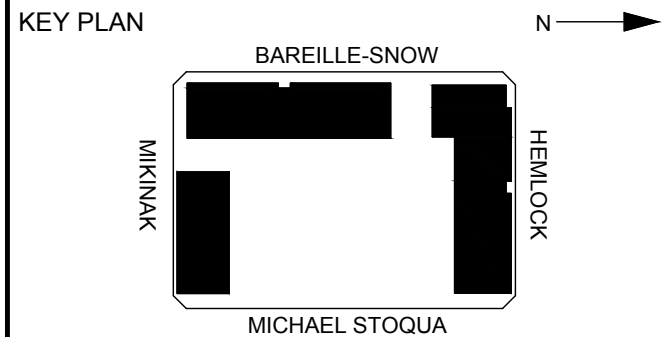
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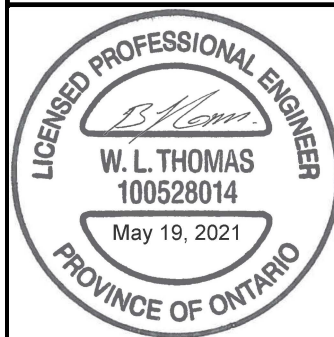
ISSUES		
No.	DESCRIPTION	DATE
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NOT FOR CONSTRUCTION



LEGEND:

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATERMAIN
	PROPOSED STORM MH
	PROPOSED CATCHBASIN
	PROPOSED OGS



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PROJECT

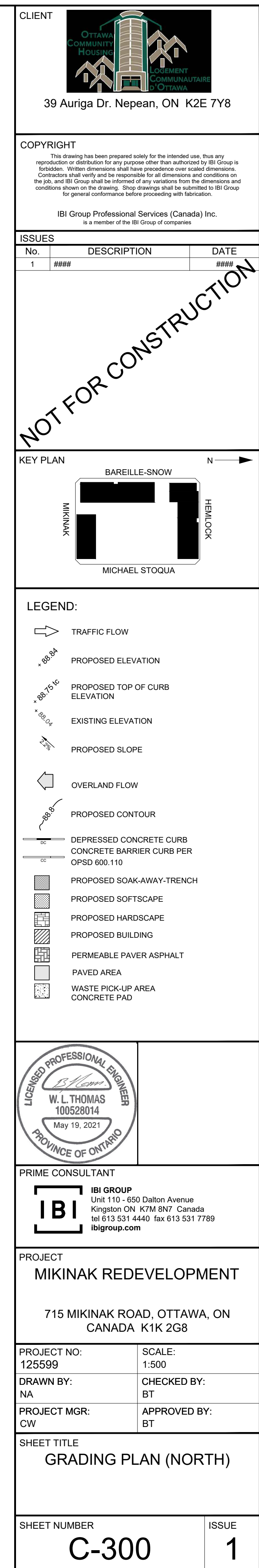
MIKINAK REDEVELOPMENT

715 MIKINAK ROAD, OTTAWA, ON
CANADA K1K 2G8

PROJECT NO: 125599	SCALE: 1:500
DRAWN BY: NA	CHECKED BY: BT
PROJECT MGR: CW	APPROVED BY: BT

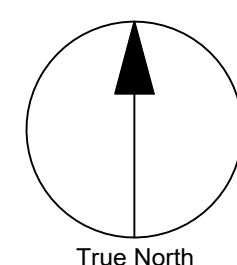
SHEET TITLE	SERVICING PLAN
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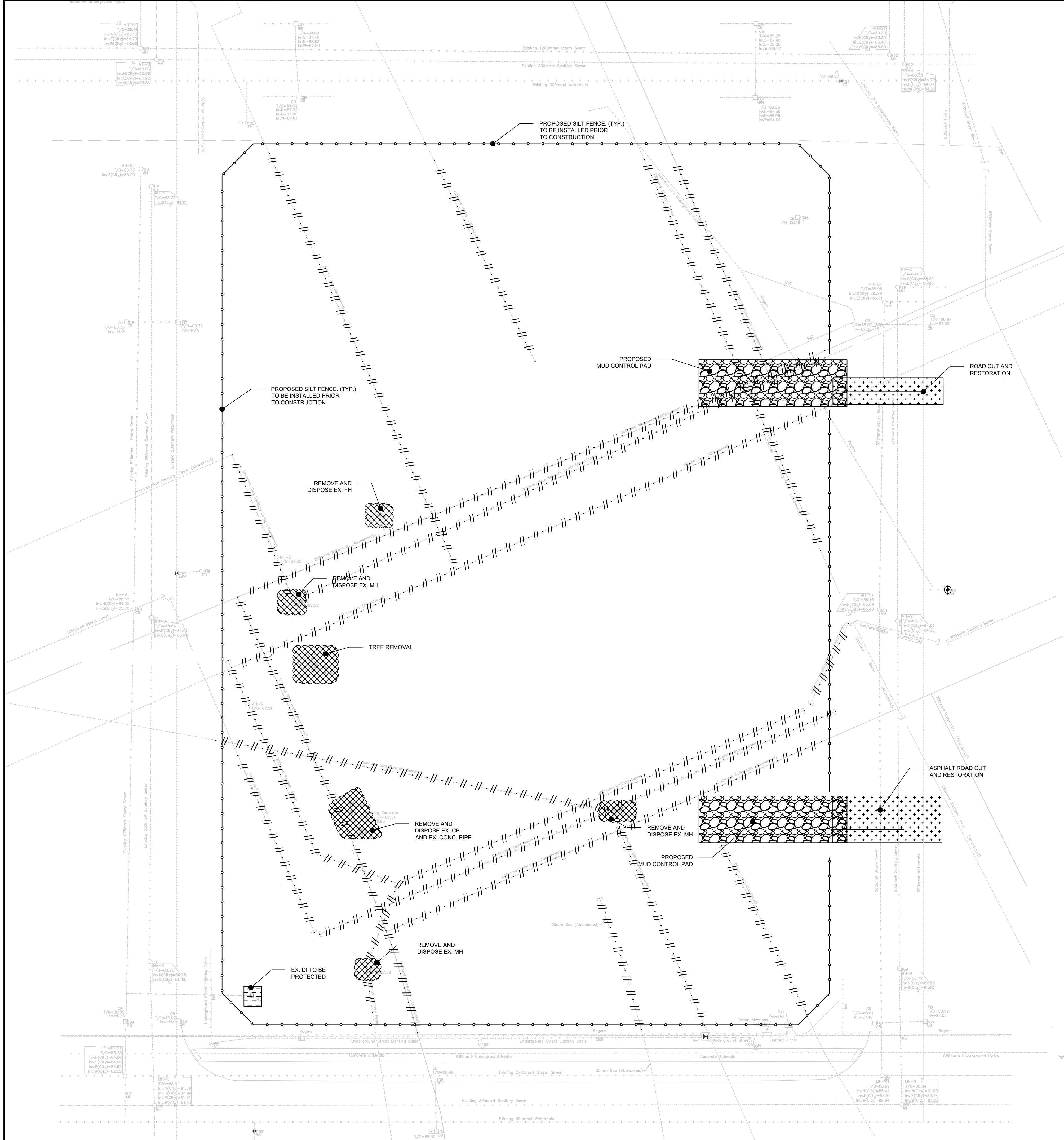
SHEET NUMBER		ISSUE
C-200		1



- 1 ALL LOTS AND BLOCKS FOR PRIVATE USE ON THE LANDS CORRESPONDING TO THIS DESIGN ARE TO BE DEVELOPED IN ACCORDANCE WITH THE PLAN
- 2 DETAILS AND THESE NOTES.
- 3 THE DEVELOPER SHALL NOT BE CONSIDERED RESPONSIBLE TO THE CONTRACTOR IN ANY RESPECT FOR THE AMOUNT OF GRADING OR EARTHWORK
- 4 REQUIRED TO BE PERFORMED BY THE CONTRACTOR DUE TO THE INFORMATION PROVIDED ON THESE DRAWINGS EXCEPT WHERE REQUIRED TO
- 5 PROMOTE INTERIM DRAINAGE.
- 6 ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALES ARE
- 7 PROVIDED.
- 8 THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ALONG SIDE LOT LINES AS REQUIRED TO MAINTAIN THE INTENT OF THE GRADING PLAN. THE
- 9 CONTRACTOR SHALL COMPLETE THE DRAINAGE SWALES IN THE LOCATIONS AND TO THE GRADES AND ELEVATIONS, DEPTHS AND SECTIONS SPECIFIED
- 10 HEREON, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE REQUIRED SWALES ARE
- 11 CONSTRUCTED IN ACCORDANCE WITH THE GRADING PLAN.
- 12 ANY EMBANKMENT REQUIRED FOR INTERNAL GRADING IS TO BE COMMENCED ALONG THE INSIDE EDGE OF THE PROPERTY.
- 13 THE GRADINGS OF ALL LOTS AND BLOCKS IS TO BE PERFORMED TO PROVIDE FINISHED PERIMETER SURFACES WHICH ARE FLUSH WITH GIVEN STREET
- 14 SIDE LINE ELEVATIONS.
- 15 FINAL PERIMETER GRADES FOR A LOT OR BLOCK WHERE NOT OTHERWISE SHOWN HEREON SHALL BE COINCIDENT WITH THE ADJOINING PERIMETER
- 16 GRADES OF AN ADJACENT LOT OR BLOCK WHICH SHALL HAVE BEEN PREVIOUSLY ESTABLISHED BY, OR CONSTRUCTED IN ACCORDANCE WITH A
- 17 PREVIOUS PLAN.
- 18 MAXIMUM LOT OR BLOCK GRASS SURFACE GRADE AT ANY LOCATION SHALL BE 8.0% WITH EMBANKMENTS (3:1 MAX.) OR RETAINING STRUCTURES
- 19 PROVIDED AS REQUIRED TO TAKE UP GRADE DIFFERENTIALS IN EXCESS OF SUCH SLOPES.
- 20 SLOPES FORMERLY IN THE GRADING PLAN FOR LOTS AND BLOCKS SHALL HAVE THE FOLLOWING MAXIMUM GRADES:
- 21 (A) ADJACENT TO DRIVEWAYS OR SWALE SIDE SLOPES - 4:1 MAXIMUM
- 22 (B) ELSEWHERE - 3:1 MAXIMUM
- 23 MAXIMUM DRIVEWAY GRADES TO BE 10.0%. MAXIMUM PARKING AREA PAVEMENT GRADES TO BE 6%.
- 24 UNLESS OTHERWISE INDICATED, THE LOT LINE AND CORNER ELEVATIONS SHOWN HEREON ARE GENERALLY THE MINIMUM ELEVATIONS FOR THE
- 25 SPECIFIED DRAINAGE PATTERN, ANY ALTERATIONS REQUIRE THE WRITTEN APPROVAL OF THE DESIGN ENGINEER.
- 26 GIVEN THE PROPOSED BUILDING GRADES MAY BE RAISED TO COMPENSATE FOR DIFFERENCES BETWEEN ASSUMED AND ACTUAL BUILDING
- 27 GRADES IN ACCORDANCE WITH THE ESTABLISHED CRITERIA FOR THE DESIGN DRAINAGE PATTERN, NEAR EXISTING BUILDING GRADES TO BE ESTABLISHED
- 28 BY CONTRACTOR TO SUIT BUILDING TYPE HOWEVER ALL GRADING REQUIREMENTS IDENTIFIED ON THIS PLAN AND AS REQUIRED BY THE MUNICIPALITY
- 29 SHALL BE CONFORMED TO.
- 30 GRADING AND SODDING OF ADJACENT ROADWAY BOULEVARDS WILL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH MUNICIPAL
- 31 SPECIFICATIONS.

SITE BENCHMARK
FIRE HYDRANT ON TOP OF NUT OF FLANGE WITH AN ELEVATION OF 89.47. LOCATED ON MICHAEL STOQUOA STREET EAST SIDE OF ROADWAY





BENCHMARK

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOP OF CUT CROSS LOCATED AT THE SOUTHWEST CORNER OF PART 1 PLAN 13R-18783 HAVING AN ELEVATION OF 80.56 AS ESTABLISHED BY HOPKINS CHITTY SURVEYING INC. AND REFERRED TO THE SOUTHEAST CORNER OF A CONCRETE CULVERT HAVING AN ELEVATION OF 80.71 AND DESIGNATED HEREON AS SITE BENCHMARK.

TEMPORARY EROSION AND SEDIMENT CONTROLS

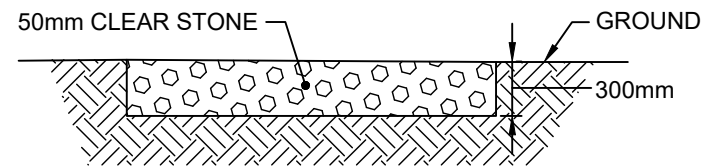
1. INSTALL SILT FENCE AT THE DOWNSLOPE SIDE OF DISTURBED AREAS AND SNOW FENCE ALONG PERIMETER OF THE DEVELOPMENT SITE, PRIOR TO THE START OF CONSTRUCTION.
2. STOCKPILE TOPSOIL AT DESIGNATED LOCATIONS NEAR THE NORTH-EAST REGION OF THE SITE. STOCKPILES WILL BE CONTAINED BY SILT FENCES ON THE DOWNSLOPE SIDE.
3. TEMPORARY SWALES WITH CHECK DAMS ARE TO BE CONSTRUCTED PRIOR TO THE BEGINNING OF SITE GRADING.
4. THE ACCUMULATED SILT SHALL BE REMOVED FROM ALL SEDIMENT CONTROL DEVICES AS REQUIRED DURING CONSTRUCTION AND DISPOSED IN THE LOCATIONS APPROVED BY THE CITY AND CRCA.
5. ALL EXPOSED SOILS ARE TO BE STABILIZED AND VEGETATED AS SOON AS POSSIBLE USING SEED AND MULCH APPLICATION ON 100mm OF TOPSOIL, AS DIRECTED BY THE ENGINEER.
6. ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED ON SITE AS DETERMINED BY THE ENGINEER.
7. NO CONSTRUCTION ACTIVITY/MACHINERY SHALL INTRUDE BEYOND THE SILT/SNOW FENCE OR PROPERTY LIMIT. EXCEPT, WHERE NECESSARY TO COMPLETE THE WORKS, ALL INTRUSIONS ARE TO BE KEPT TO A MINIMUM AND MUST BE APPROVED WITH THE ENGINEER PRIOR TO INTRUSION BEYOND SILT FENCE/PROPERTY LIMITS. ALL CONSTRUCTION VEHICLES SHALL ENTER AND LEAVE THE SITE VIA DESIGNATED ENTRANCES.
8. ALL REGRADED AREAS THAT ARE NOT OCCUPIED BY DWELLINGS, ROADS, SIDEWALKS, DRIVEWAYS, PARKS AND OTHER SERVICES SHALL BE COVERED BY 100mm TOPSOIL AND SODDED/SEEDED IMMEDIATELY AFTER COMPLETION OF FINAL GRADING OPERATIONS, AS DIRECTED BY THE ENGINEER.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRADING. MUST BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAINFALL EVENT, AND MUST BE CLEANED AND MAINTAINED AS REQUIRED TO PREVENT THE MIGRATION OF SEDIMENT FROM THE SITE.
10. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE REMOVED AFTER CONSTRUCTION ONCE THE DEVELOPMENT SITE HAS BEEN STABILIZED TO THE CITY'S SATISFACTION. ALL AREAS DISTURBED BY EROSION OR SEDIMENT CONTROL DEVICES ARE TO BE RESTORED WITH 100mm TOPSOIL AND SODDED/SEEDED AFTER CONSTRUCTION.
11. THE CONTRACTOR SHALL KEEP PUBLIC ROADWAYS FREE OF DEBRIS DURING CONSTRUCTION. ANY MATERIAL TRACKED FROM THE SITE SHALL BE PROMPTLY REMOVED FROM ROADWAYS AT THE CONTRACTOR'S EXPENSES.
12. PROPOSED WORKS WILL BE OCCURRING WITHIN THE REGULATED FLOOD PLAIN, THEREFORE IT IS IMPORTANT TO MONITOR THE WEATHER FOR LARGE STORM EVENTS BEFORE COMMENCING WORK.
13. CONSTRUCTION ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCE INTO THE EXISTING WATERCOURSE(S), VEHICULAR REFUELING AND MAINTENANCE WILL BE CONDUCTED 30 METERS FROM EXISTING WATERCOURSE.
14. ALL CONSTRUCTION MATERIALS, EQUIPMENT, VEHICLES AND MACHINERY ARE TO BE STORED OUTSIDE THE FLOODPLAIN LIMITS.

NOTES:

1. SILTATION FENCE FARIC TO BE "TERRAFENCE" OR APPROVED EQUAL.
2. FABRIC WIDTH TO BE 0.6m MINIMUM.
3. WOOD POSTS TO BE 0.9m HIGH AND INSTALLED AT 2.3m MAXIMUM SPACING.
4. FENCE INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND TO THE SATISFACTION OF THE C.R.C.A.
5. CONTRACTOR TO INSTALL FENCE UPON COMMENCEMENT OF CONSTRUCTION. FENCE SHALL BE MAINTAINED UNTIL DISTURBED AREAS HAVE BEEN REVEGETATED.

1 SILTATION FENCE DETAIL

Scale: N.T.S.

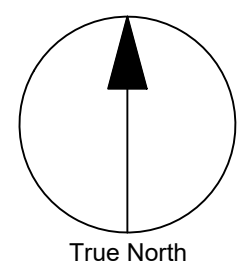


NOTES


REQUEST FOR TEMPORARY CONSTRUCTION ACCESS REQUIRES CONSENT FROM LOCAL MUNICIPALITY.

2 MUD MAT - TEMPORARY ACCESS DETAIL

Scale: N.T.S.



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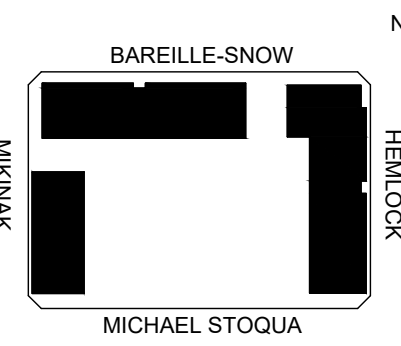
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ISSUES

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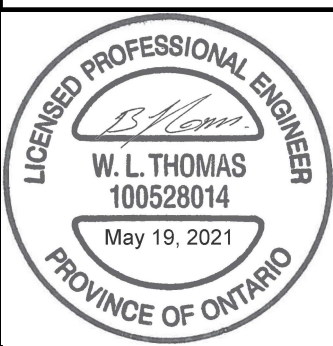
KEY PLAN




LEGEND

- PROPOSED PIPE REMOVAL
- PROPOSED SILT FENCE
- PROPOSED MUD CONTROL PAD
- ROAD CUT AND RESTORATION
- EXISTING TO BE PROTECTED
- REMOVE AND DISPOSE

LICENSED PROFESSIONAL ENGINEER



PRIME CONSULTANT



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PROJECT

MIKINAK REDEVELOPMENT

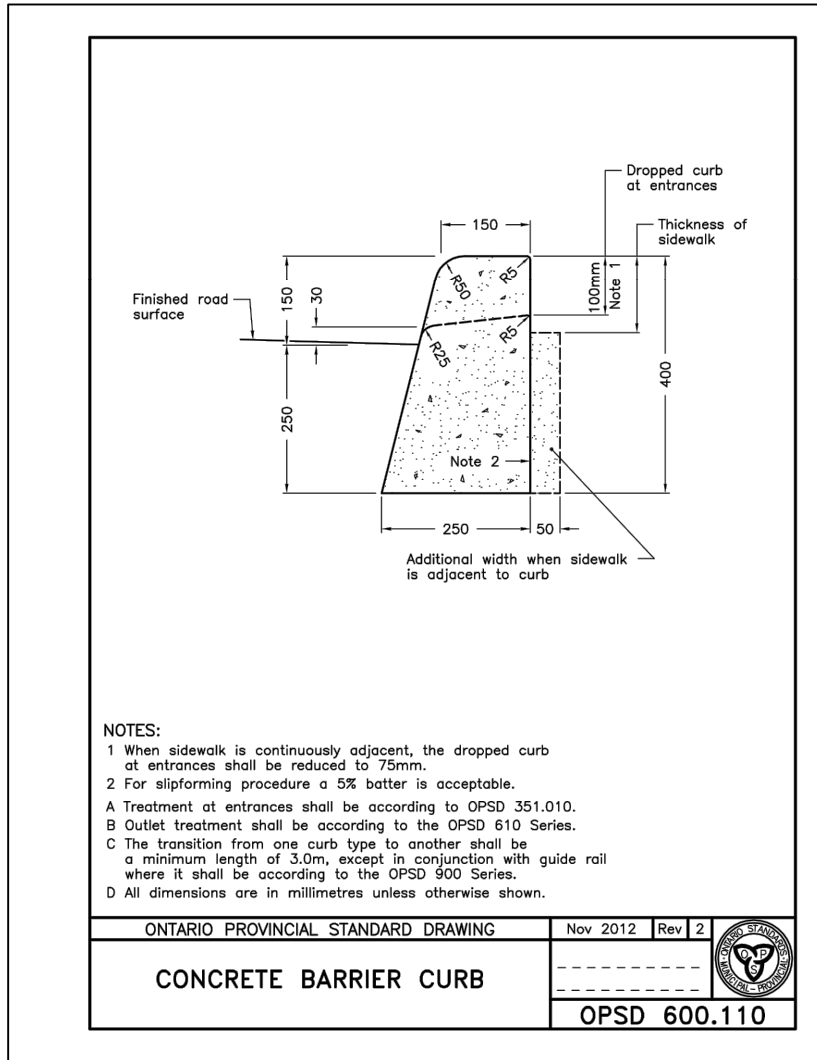
715 MIKINAK ROAD, OTTAWA, ON
CANADA K1K 2G8

PROJECT NO: 125599	SCALE: 1:500
DRAWN BY: NA	CHECKED BY: BT
PROJECT MGR: CW	APPROVED BY: BT

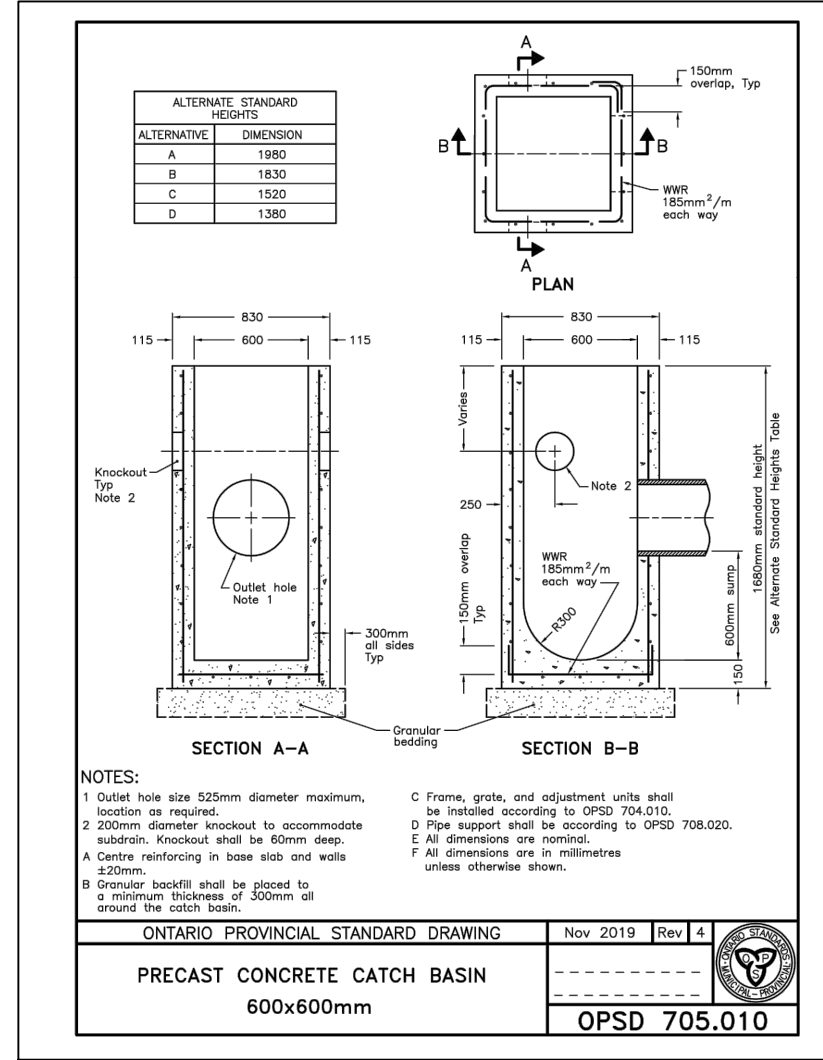
SHEET TITLE

**SEDIMENT & EROSION
CONTROL PLAN**

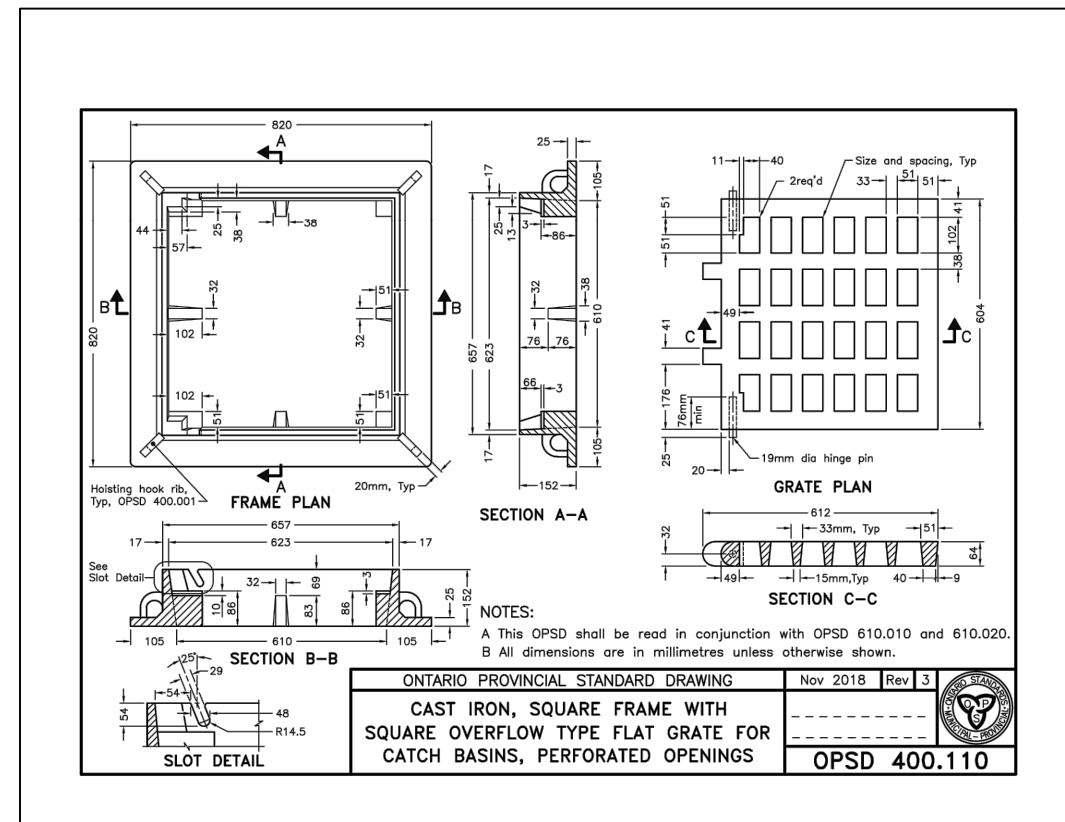
SHEET NUMBER	ISSUE
C-400	1



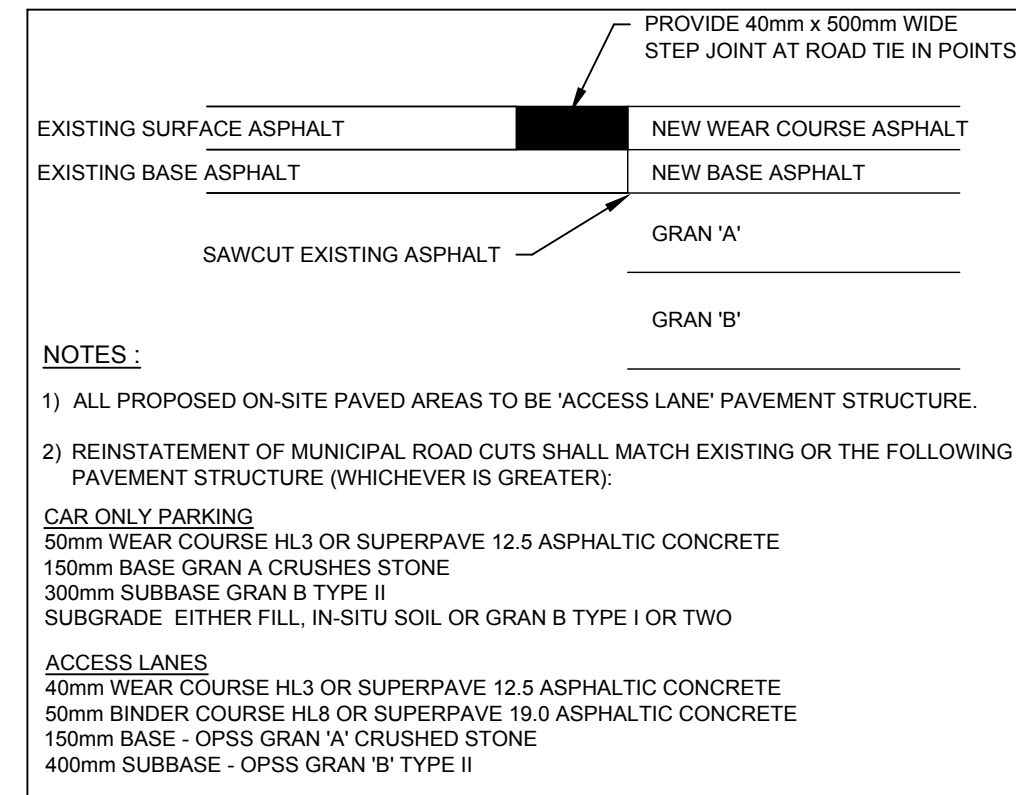
1 CONCRETE BARRIER CURB



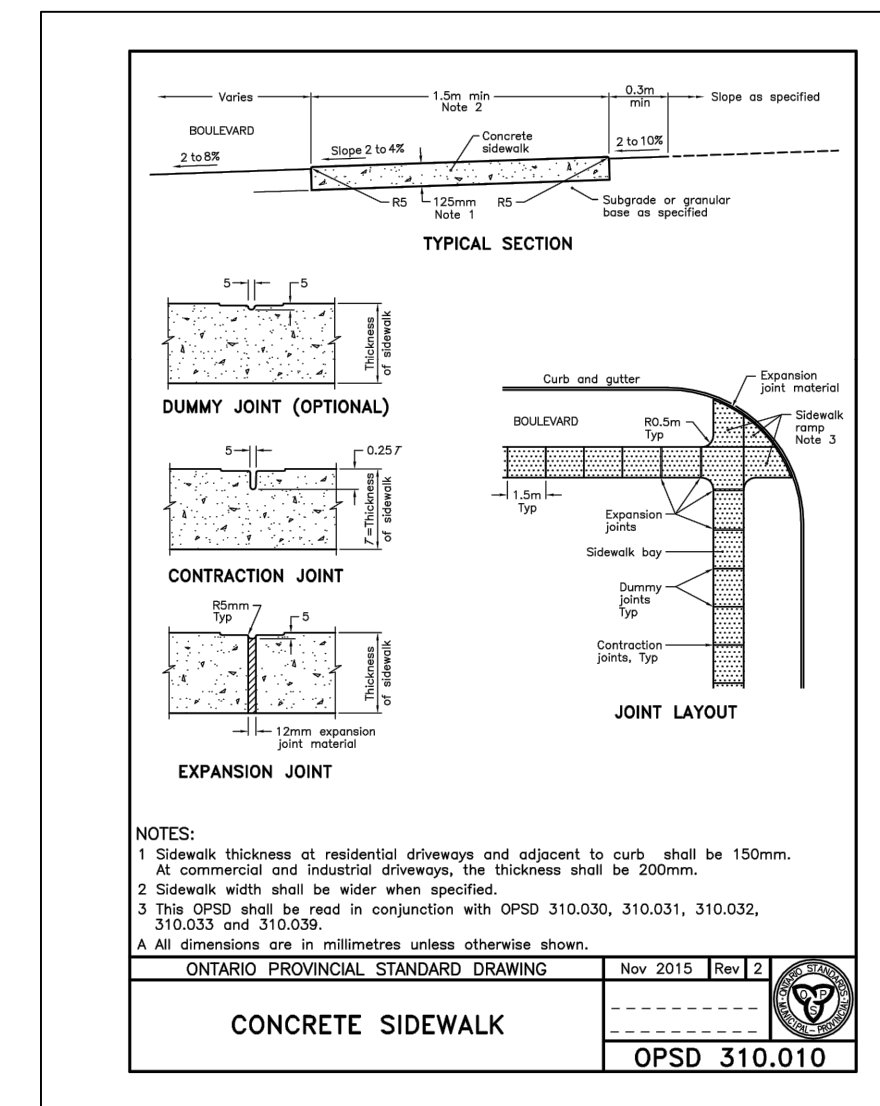
2 PRECAST CONCRETE CATCH BASIN



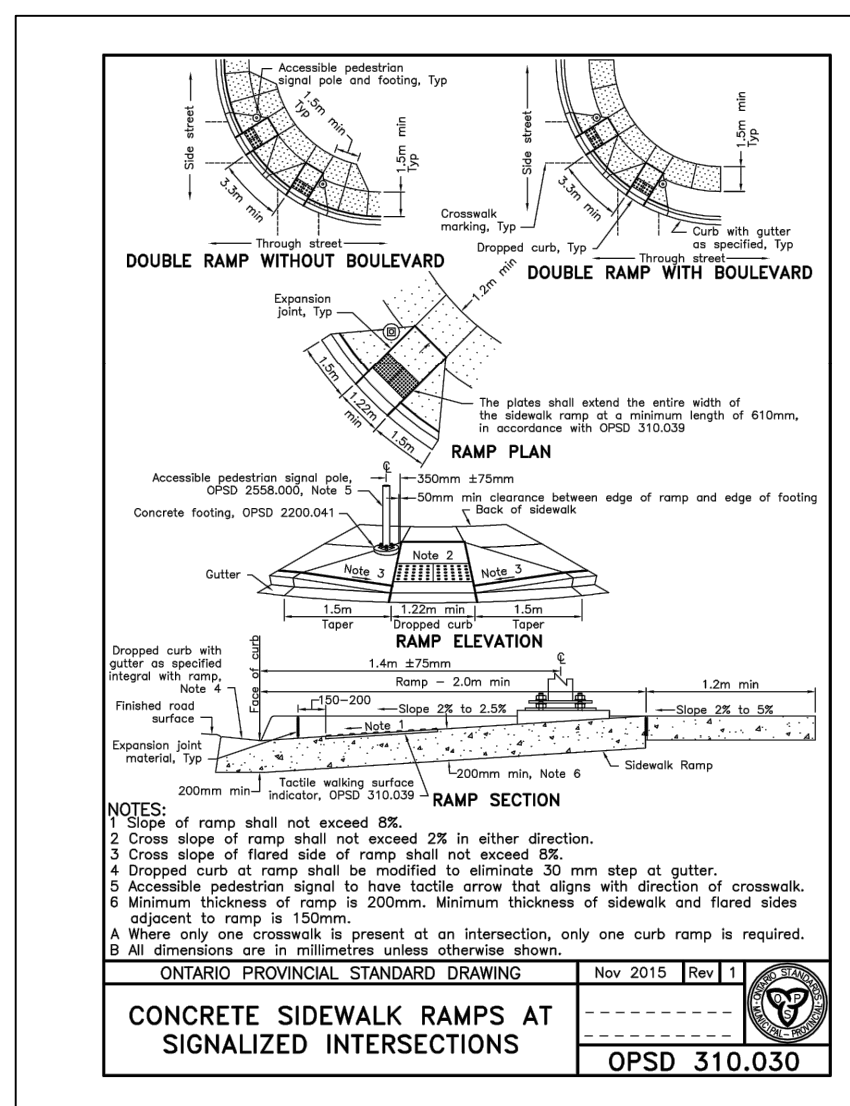
3 CATCH BASIN FLAT GRATE OPENINGS



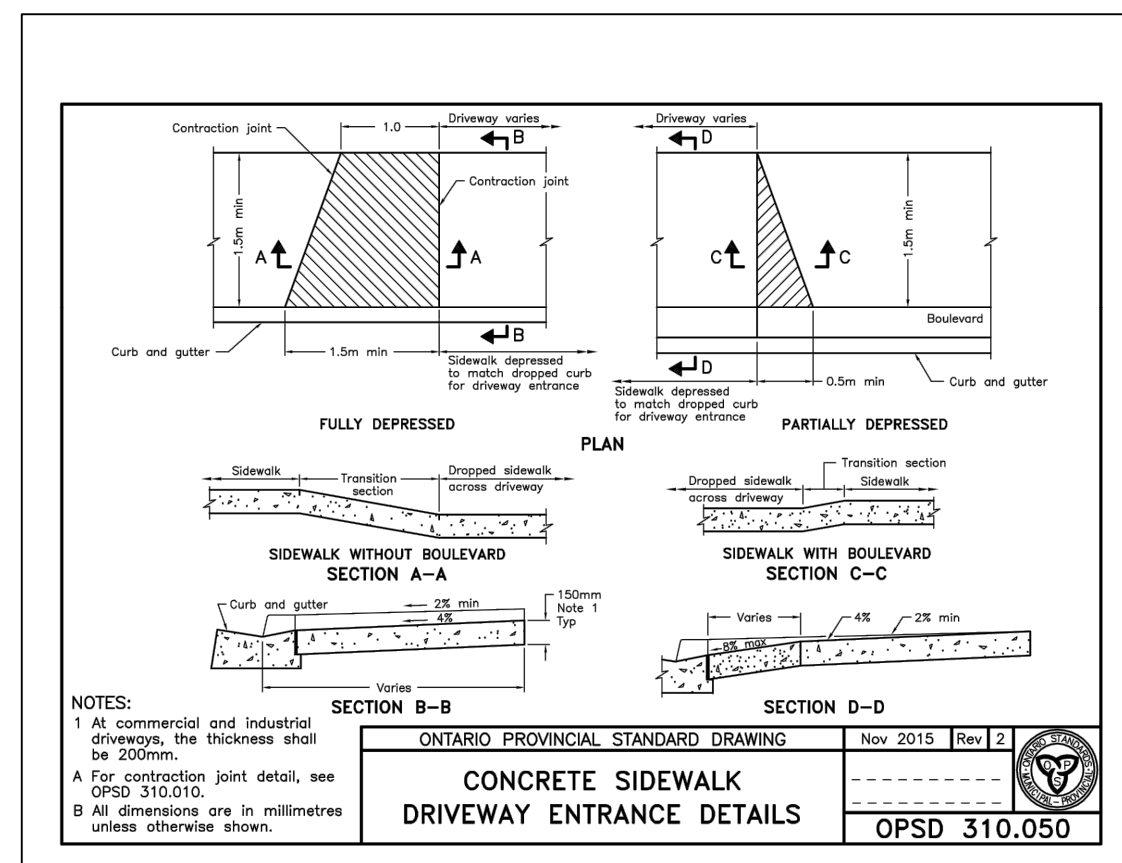
4 TYPICAL STEP JOINT & PAVEMENT STRUCTURE DETAIL



5 CONCRETE SIDEWALK



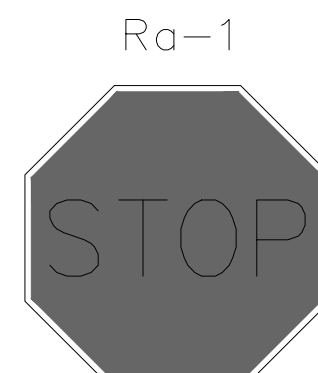
6 SIDEWALK RAMPS



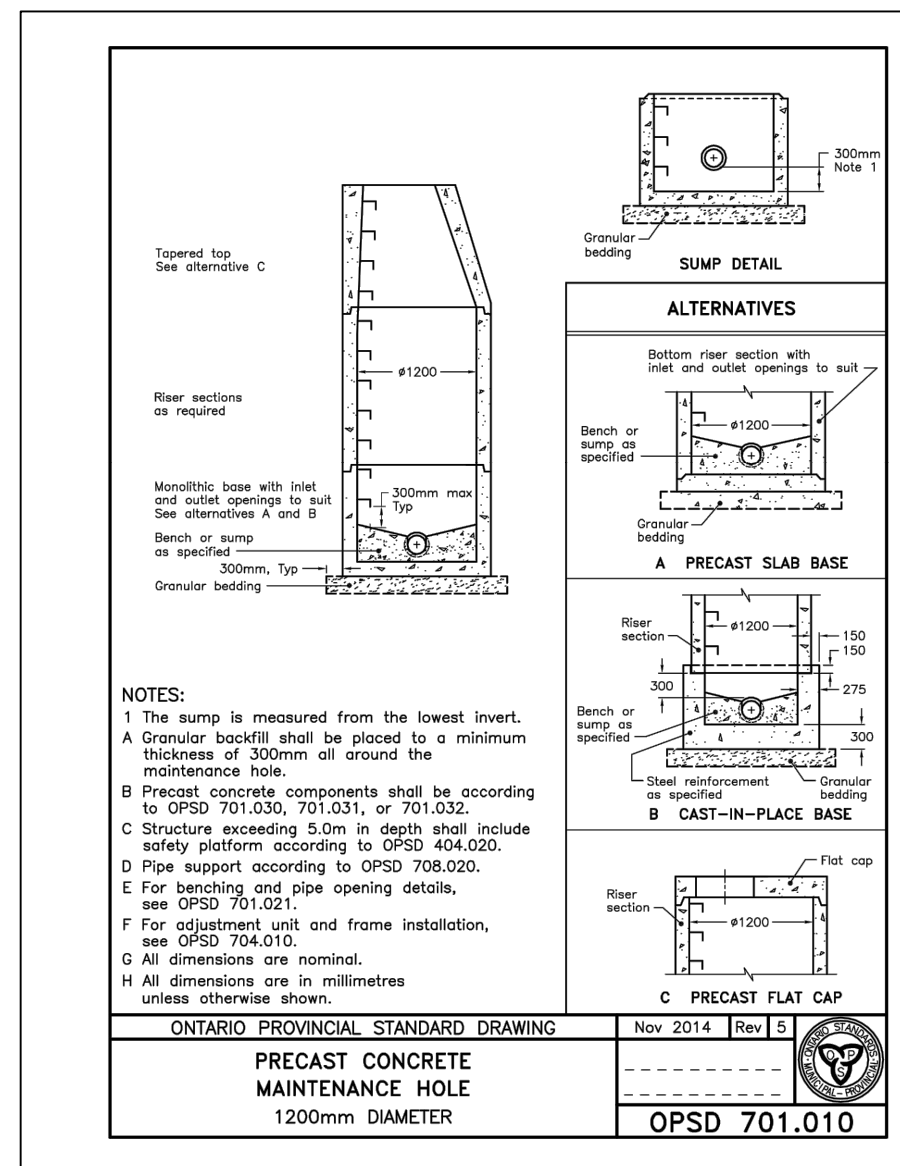
7 SIDEWALK AT DRIVEWAY ENTRANCE



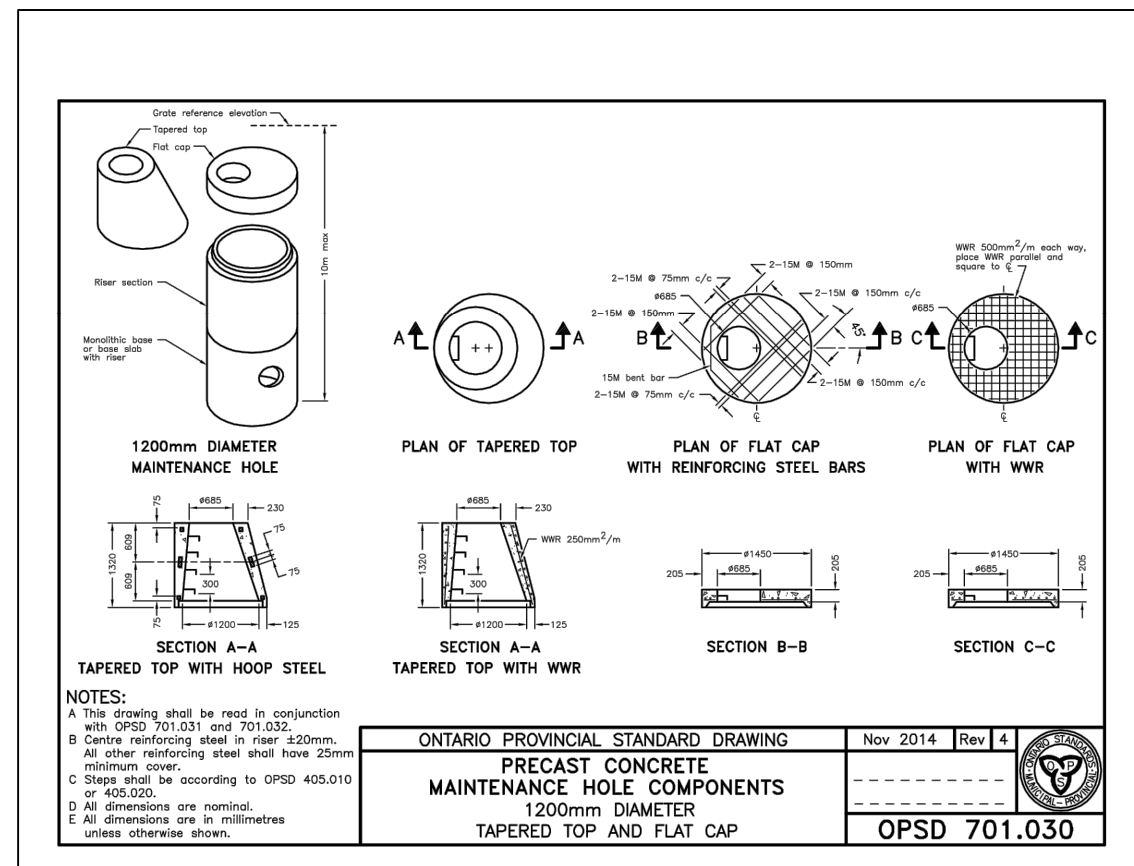
8 BARRIER FREE PARKING SIGN



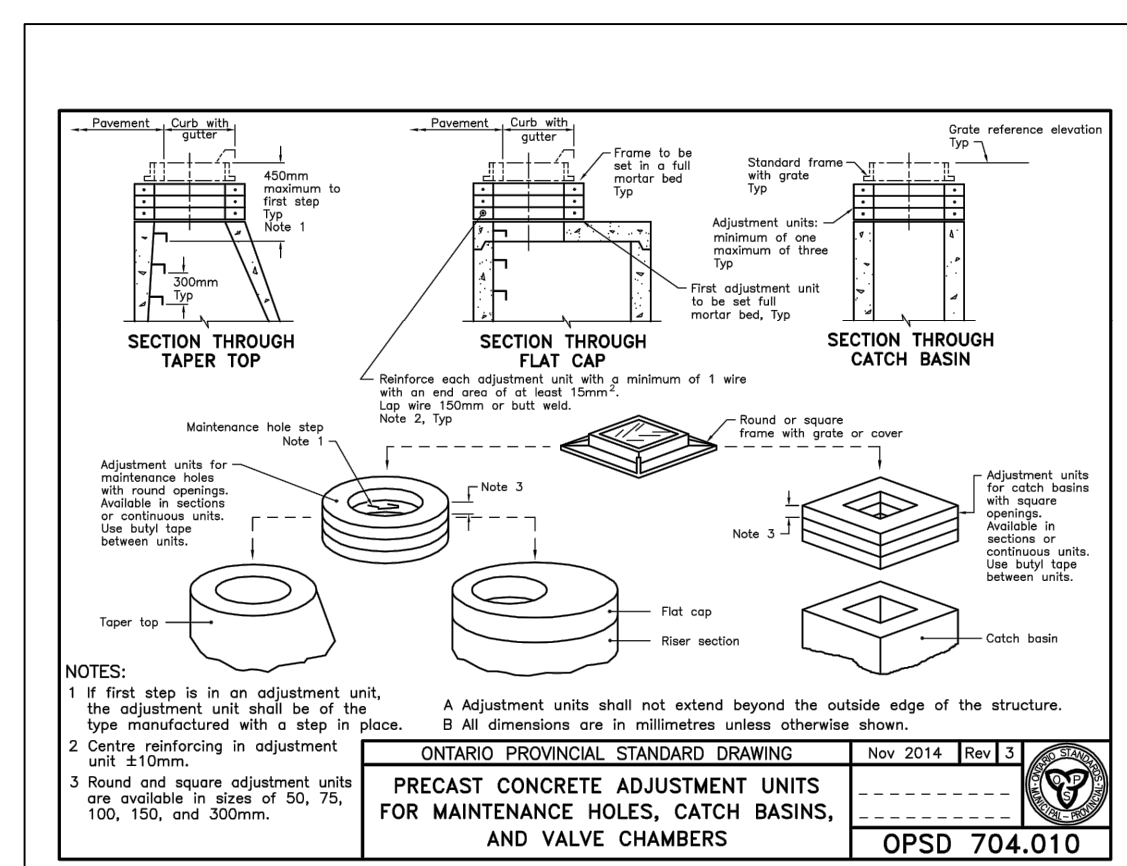
9 STOP SIGN



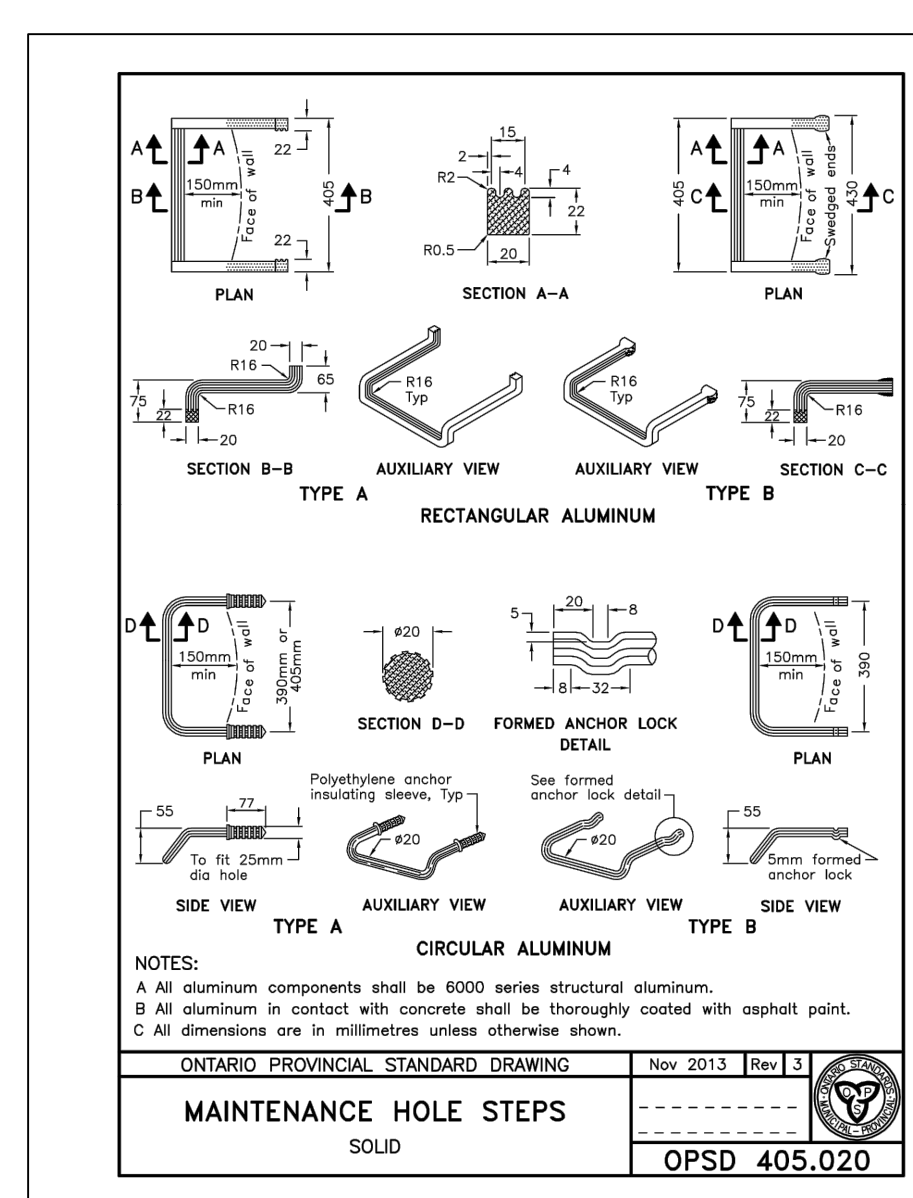
10 PRECAST CONCRETE MANHOLE



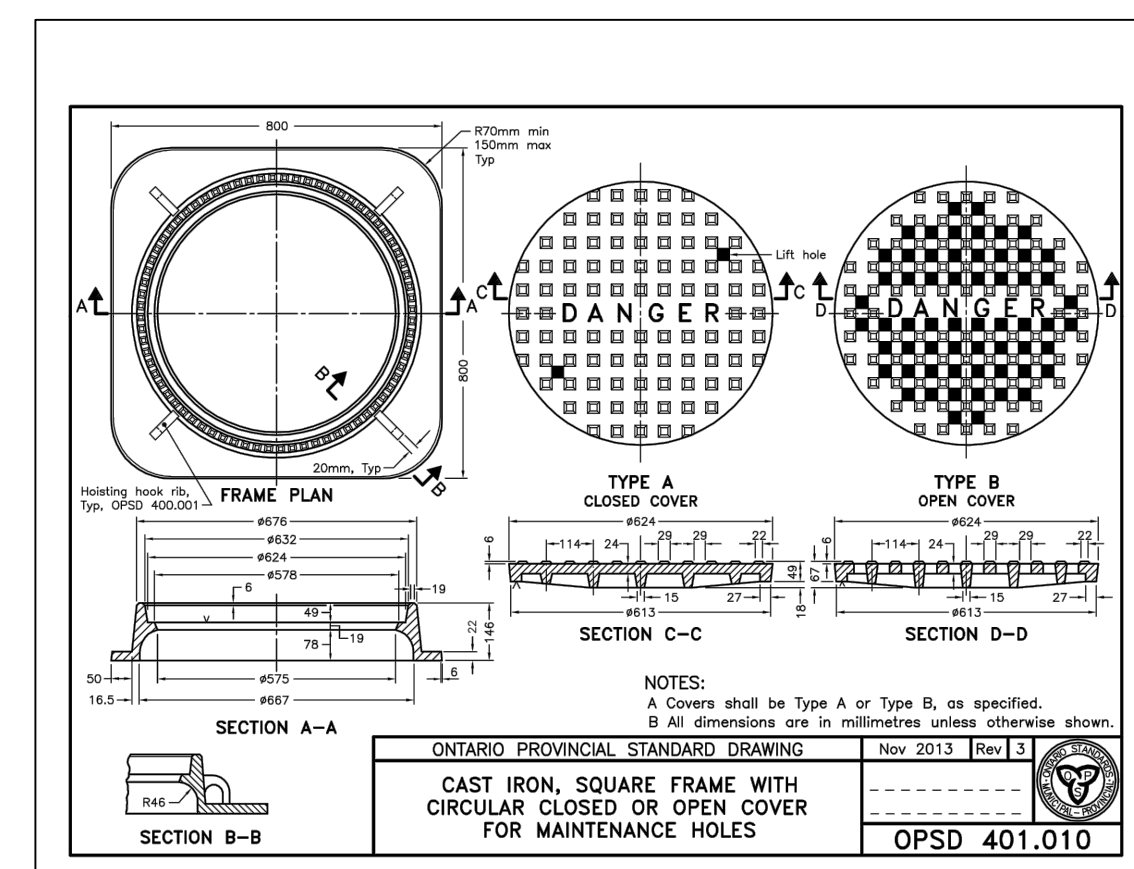
11 PRECAST MANHOLE COMPONENTS



12 PRECAST MANHOLE ADJUSTMENT



13 MANHOLE STEPS



14 MANHOLE LIDS

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KEY PLAN

BAREILLE-SNOW
MIKINAK
MIKINAK
MICHAEL STOQUA

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PROJECT

MIKINAK REDEVELOPMENT

715 MIKINAK ROAD, OTTAWA, ON
CANADA K1K 2G8

PROJECT NO: 125599
DRAWN BY: NA
PROJECT MGR: CW

SCALE: 1:500
CHECKED BY: BT
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SHEET TITLE

DETAILS I

SHEET NUMBER

C-500

ISSUE

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PROJECT
MIKINAK REDEVELOPMENT

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CANADA K1K 2G8

PROJECT NO:
125599

SCALE
1:500

DRAWN BY
NA

CHECKED BY:
BT

PROJECT MG
CW

APPROVED BY
BT

SHEET TITLE

DETAILS II

SHEET NUMBER

C-501

19

ISSUE
1