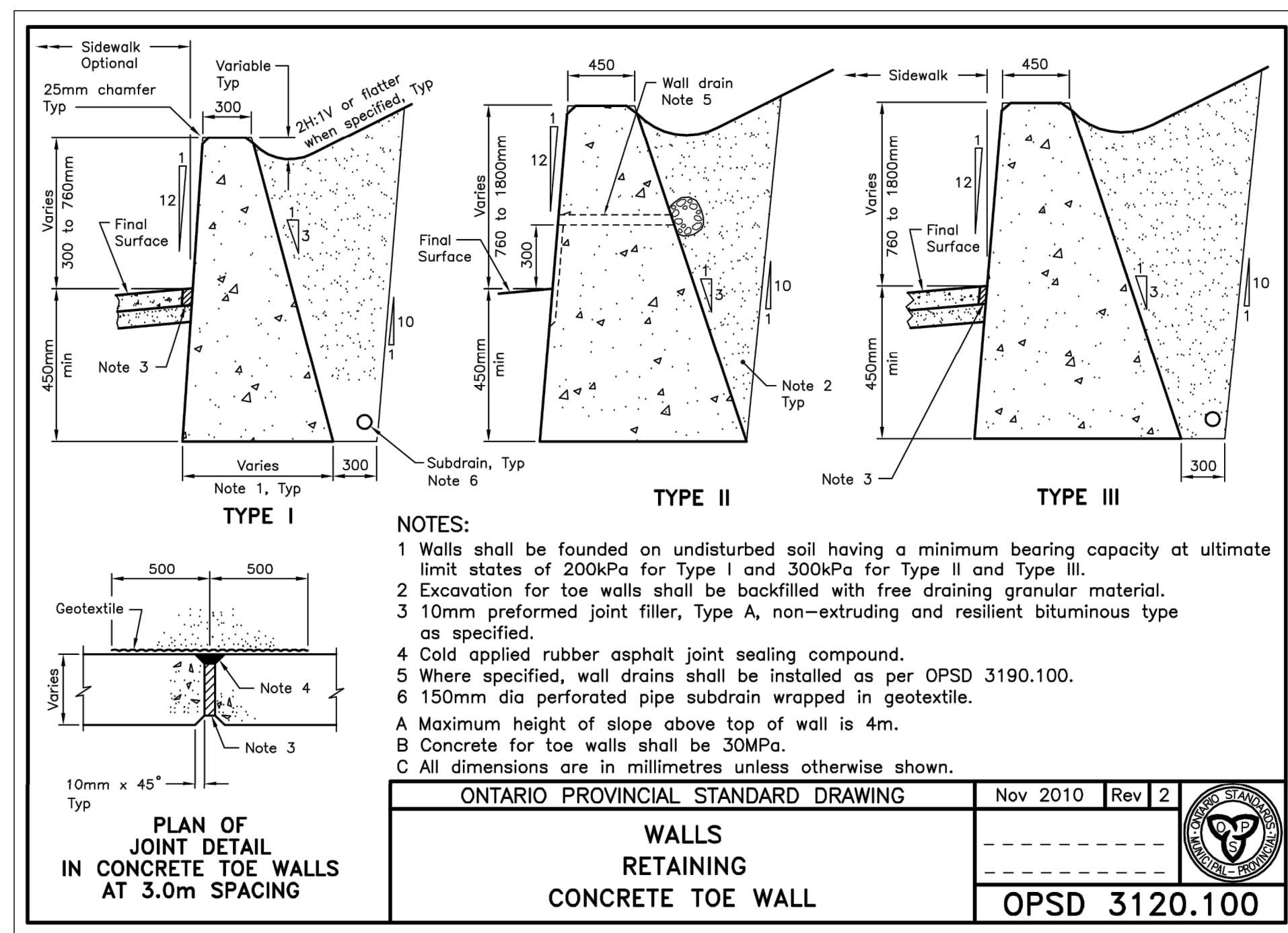
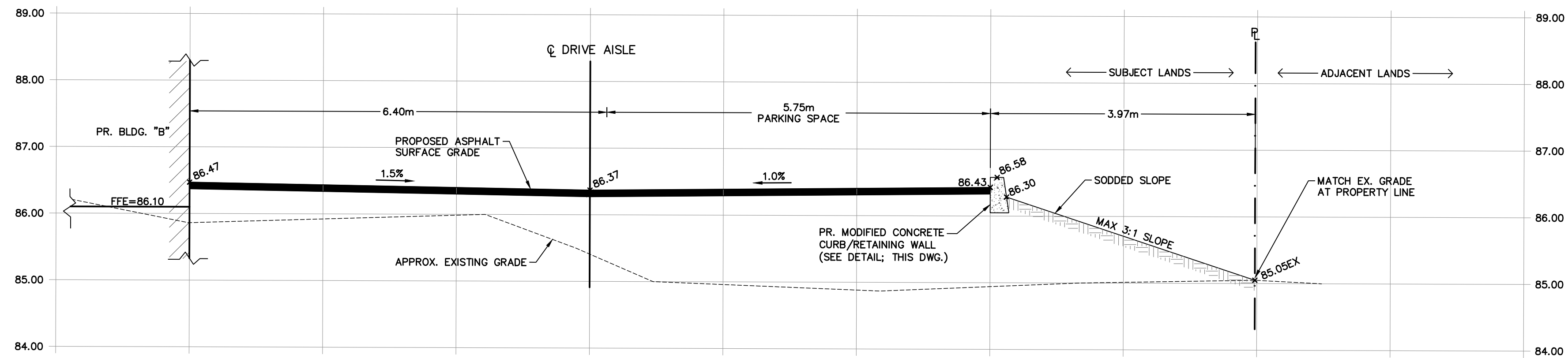


# SECTION A-A

SCALE: HOR: 1:50  
VER: 1:50



0	ISSUED FOR SITE PLAN APPLICATION	2022/MAY/17
No.	ISSUE / REVISION	YYYY/MM/DD

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**LOCAL BENCHMARK:**  
TOP SPINDLE OF FIRE HYDRANT LOCATED ON SOUTH SIDE OF COLONNADE ROAD, APPROXIMATELY 95.0m WEST OF PRINCE OF WHALES DRIVE.  
ELEVATION = 85.19m

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FILE No.: 101-21  
BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF PRINCE OF WHALES DRIVE HAVING A BEARING OF N 24° 04' 30" W, AS SHOWN ON PLAN 4R-18363.

**SITE PLAN NOTES:**  
DESIGN ELEMENTS ARE BASED ON SITE PLAN BY ARCHITECTURE 49.  
DRAWING No.: A1.2 (2022/FEB/25)  
PROJECT No.: 219-00058-00

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Project  
**125 COLONNADE ROAD**

Drawing  
**CONSTRUCTION DETAILS**

NOT FOR CONSTRUCTION

Stamp  
**FOR REVIEW**

**CROZIER CONSULTING ENGINEERS**  
2800 HIGH POINT DRIVE  
SUITE 100  
MILTON, ON L9T 6P4  
905-875-0026 T  
905-875-4915 F  
WWW.CFCROZIER.CA

Drawn	M.I.M.	Design	B.P.	Project No.	<b>2112-6218</b>
Check	B.W.	Check	B.W.	Scale	1:500 Dwg. <b>C104</b>



CONSTRUCTION NOTES:

1.0 EROSION & SEDIMENT CONTROL INSTALLATION

- 1.1 NO MAINTENANCE OR REPAIR WORK ON CONSTRUCTION EQUIPMENT IS ALLOWED WITHIN 30m OF AN EXISTING WATER COURSE OR DITCH.
1.2 ALL EROSION AND SEDIMENT CONTROL FACILITIES AND WORKS ARE TO BE CONSTRUCTED AND IN PLACE TO THE APPROVAL OF THE SITE ENGINEER PRIOR TO ANY GRADING OPERATIONS COMMENCING.
1.3 ALL TEMPORARY SOIL OR DIRT STOCKPILES ARE TO BE PROVIDED WITH THE NECESSARY SEDIMENT AND EROSION CONTROL FEATURES.

A) PRE CONSTRUCTION

- 1.13 CONTRACTOR TO ADVISE CITY WHAT STAFF IS RESPONSIBLE FOR SITE SEDIMENT CONTROL SUPERVISION, INSPECTION AND MAINTENANCE, INCLUDING AFTER HOUR CONTACTS.
1.14 CONTRACTOR TO PROVIDE WRITTEN INSPECTION AND MAINTENANCE SCHEDULE OF SEDIMENT CONTROL DEVICES.
1.15 CONTRACTOR TO INSTALL ALL SEDIMENT CONTROL DEVICES AS IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN PRIOR TO IMPLEMENTATION OF TOPSOIL STRIPPING OR EARTHWORKS OPERATIONS.

B) DURING CONSTRUCTION (SITE & BUILDING WORKS)

- 1.16 CONTRACTOR TO ENSURE TOPSOIL, STRIPPING, GRADING AND UNDERGROUND WORKS CONFORM TO APPROVED GRADING, SERVICING AND EROSION CONTROL PLANS.
1.17 SITE ENGINEER TO CONDUCT REQUIRED WEEKLY INSPECTION, MAINTENANCE AND REPORTING OF SEDIMENT CONTROLS TO THE CITY STAFF.
1.18 CONTRACTOR TO STABILIZE SITE AS REQUIRED THROUGHOUT SITE CONSTRUCTION SCHEDULE.

C) POST CONSTRUCTION (INCLUDING BUILDING CONSTRUCTION)

- 1.19 CONTRACTOR TO COMPLETE FINAL SITE STABILIZATION AND REVEGETATION WORKS.
1.20 CONTRACTOR TO REMOVE ALL SEDIMENT CONTROL DEVICES AFTER THE SITE IS STABILIZED TO A CONDITION EQUAL TO, OR BETTER THAN, PRE-CONSTRUCTION.
1.21 FOLLOWING COMPLETION OF CONSTRUCTION AND AS DIRECTED BY SITE ENGINEER, ALL EROSION AND SEDIMENT CONTROL WORKS ARE TO BE REMOVED INCLUDING ANY ACCUMULATED SEDIMENT.
1.22 ALL WORKS LOCATED ON LANDS OUTSIDE THE PROPOSED DEVELOPMENT AREA ARE TO BE GRADED TO MATCH EXISTING SURROUNDING GROUND AND HYDROSEEDED.

2.0 EROSION & SEDIMENT CONTROL MAINTENANCE

- 2.1 SILT FENCE TO BE PER OPSD 219.110.
2.2 SILT FENCE MUST BE INSPECTED WEEKLY FOR RIPS OR TEARS, BROKEN STAKES, BLOW-OUTS AND ACCUMULATION OF SEDIMENT.
2.3 SILT FENCE MUST BE INSPECTED IMMEDIATELY AFTER EVERY RAIN STORM EVENT OR AS DIRECTED BY SITE ENGINEER.
2.4 SEDIMENT MUST BE REMOVED FROM SILT FENCE WHEN ACCUMULATION REACHES 50% OF THE HEIGHT OF THE FENCE.
2.5 ALL SILT FENCES MUST BE REMOVED ONLY WHEN THE ENTIRE SITE IS STABILIZED AND AS DIRECTED BY THE SITE ENGINEER.
2.6 ALL SILT FENCES INSTALLED AT THE LIMIT OF THE DEVELOPMENT ARE TO BE PLACED DIRECTLY ON THE PROPERTY LINE OR AS DIRECTED BY SITE ENGINEER.

3.0 GENERAL

- 3.1 ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS, OPSD & OPSS, WHERE CONFLICT OCCURS, CITY OF OTTAWA STANDARDS TO GOVERN.
3.2 ALL TOPSOIL & EARTH EXCAVATION TO BE REMOVED TO AN APPROVED SITE.
3.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK. THE ENGINEER WILL CONFIRM ALL BENCH MARK ELEVATIONS AND HORIZONTAL ALIGNMENT.
3.4 ALL PROPERTY BARS TO BE PRESERVED AND REPLACED BY O.L.S. AT CONTRACTOR'S EXPENSE IF REMOVED DURING CONSTRUCTION.
3.5 THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR THE SUPPLY OF TEMPORARY WATER & POWER.
3.6 IF REQUIRED, DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS-517 & 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING M.O.E.C.C. PERMIT IF REQUIRED.

4.0 OPEN CUT & RESTORATION

- 4.1 BACKFILL MATERIALS SHALL BE OPSS GRANULAR 'A', GRANULAR 'B' & UNSHRINKABLE FILL PLACED AT THE SPECIFIED DEPTHS. ALL GRANULAR MATERIAL SHALL CONFORM WITH OPSS 1010 & THE UNSHRINKABLE FILL SHALL CONFORM TO CURRENT CITY OF OTTAWA STANDARDS.
4.2 AFTER BACKFILLING THE UTILITY TRENCH, A MIN. 300mm TOTAL ASPHALT REMOVAL SHALL BE CUT ON ALL SIDES OF THE TRENCH INTO THE EXISTING PAVEMENT STRUCTURE.
4.3 ASPHALT RESTORATION SHALL BE A MINIMUM OF 40mm HL-3 & 50mm HL-8 & SHALL MATCH THE EXISTING PAVEMENT STRUCTURE.

5.0 DRIVEWAY & PARKING LOT

- 5.1 GRANULAR 'A' & 'B' BASE TO BE COMPACTED TO 98% OF THE MATERIAL'S RESPECTIVE SPMD OR AS APPROVED BY GEOTECHNICAL ENGINEER.
5.2 THE TOP 1.0m OF THE SUB-BASE TO BE COMPACTED TO A MINIMUM OF STANDARD PROCTOR DENSITY WITHIN 2% OF OPTIMUM MOISTURE CONTENT.
5.3 SUBGRADE TO BE PROOF ROLLED & CERTIFIED BY GEOTECHNICAL ENGINEER PRIOR TO PLACING GRANULAR MATERIAL.
5.4 DRIVEWAYS & PARKING LOT TO BE CONSTRUCTED AS PER RECOMMENDATIONS OF GEOTECHNICAL ENGINEER.

6.0 SANITARY SERVICE

- 6.1 BEDDING & EMBEDMENT TO OPSD - 802.010, GRANULAR 'A' BEDDING.
6.2 TRENCH BACKFILL TO SELECT NATIVE MATERIAL AS APPROVED BY ENGINEER OR IMPORTED GRANULAR MATERIAL.
6.3 BEDDING & EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
6.4 CLEAR STONE WRAPPED WITH FILTER FABRIC CAN BE SUBSTITUTED FOR EMBEDMENT MATERIAL IF APPROVED BY THE GEOTECHNICAL ENGINEER.

7.0 WATER SERVICE

- 7.1 BEDDING & EMBEDMENT TO CITY OF OTTAWA STANDARDS.
7.2 BEDDING & EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMD.
7.3 TRENCH BACKFILL TO BE SELECT NATIVE MATERIAL AS APPROVED BY ENGINEER OR IMPORTED GRANULAR MATERIAL.
7.4 SERVICE CONNECTIONS TO CITY OF OTTAWA STANDARDS.
7.5 MINIMUM COVER ON WATERMAIN AND SERVICES TO BE 1.7m BELOW FINISHED GRADE.

8.0 STORM SERVICE

- 8.1 BEDDING & EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMD.
8.2 BEDDING & EMBEDMENT TO OPSD 802.010 (FLEXIBLE PIPE) GRANULAR 'A' EMBEDMENT.
8.3 STORM SEWERS; PVC PIPE (OPSS 410), MIN. PIPE STIFFNESS SHALL BE 320kPa. ALL PIPE TO BE JOINED WITH A GASKETTED BELL AND SPIGOT SYSTEM.
8.4 WHERE COVER OVER THE SPRING LINE OF THE SEWER IS LESS THAN 1.50m, INSTALL 50mm THICKNESS OF STYROFOAM SM INSULATION MATERIAL, FOR EACH 300mm COVER DEFICIT.

GENERAL

- 1. ALL EXISTING UNDERGROUND UTILITIES AND SERVICES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ANY SITE ILLUMINATION TO BE DIRECTED DOWNWARD AND INTERNAL TO SITE ONLY.
3. DETAILS ON PROPOSED PLANTING, LANDSCAPE FEATURES, RETAINING WALLS & SITE TREATMENTS ARE PREPARED BY LANDSCAPE ARCHITECT.
4. NATIVE SITE SOILS ARE CONSIDERED TYPE 3 SOILS AS PER OCCUPATIONAL HEALTH & SAFETY ACT; HOWEVER, WHERE SEEPAGE OCCURS AND/OR IF THE SOILS ARE BELOW THE WATER TABLE, THEN TYPE 4 SOIL CONDITIONS APPLY.

ROADS

- 1. ALL EXCAVATION SHALL CONFORM TO THE CURRENT ONTARIO PROVINCIAL SPECIFICATION FOR GRADING OPSS 206.
2. THE DEVELOPER SHALL RETAIN A QUALIFIED SOILS CONSULTANT TO CARRY OUT COMPACTION TESTS ON THE COMPLETED SUBGRADE AND SUBSEQUENT LIFTS OF GRANULAR BASE MATERIAL BEFORE PLACEMENT OF NEXT GRANULAR OR ASPHALT LIFT.
3. ALL VEGETATION, BOULDERS OVER 150mmΦ, TOPSOIL AND ORGANIC OR FROST-SUSCEPTIBLE MATERIALS, SHALL BE REMOVED FROM THE ROAD BASE TO A DEPTH OF AT LEAST 1.20m BELOW FINISHED GRADE AND REPLACED WITH SUITABLE MATERIAL.

SIDEWALKS

- 1. ALL SIDEWALKS ARE TO BE CONSTRUCTED AS PER OPSD 310.010. ALL INTERSECTIONS OF ROAD AND SIDEWALK SHALL BE AS PER OPSD 310.030.

STORM SEWER

- 1. MAIN SEWERS SHALL BE PVC PIPE (OPSS 410), MIN. PIPE STIFFNESS SHALL BE 320kPa. ALL PIPE TO BE JOINED WITH A GASKETTED BELL & SPIGOT SYSTEM.
2. MINIMUM PIPE SIZE INCLUDING CATCHBASIN LEADS, SHALL BE 300mmΦ.
3. STORM SEWER EMBEDMENT SHALL CONFORM WITH OPSD 802.010 USING GRANULAR 'A'.
4. PRECAST STORM MANHOLES SHALL BE PER OPSD 701.010 (1200mm), 701.011 (1500mm) OR 700.012 (1800mm) WITH FRAME AND GRATE PER OPSD 401.010 TYPE 'A' AND HOLLOW RECTANGULAR LADDER RUNGS OPSD 405.010. CATCHBASIN MANHOLE FRAME AND GRATE PER OPSD 400.020. BENCHING SHALL BE PROVIDED IN ALL MANHOLES.

WATERMAIN

A) PIPING

- 1. ALL CONSTRUCTION TO CONFORM TO AWWA C605-94 AND AWWA C600-99 STANDARDS.
2. WATERMAIN PIPE SHALL BE PVC DR18 (SIZES UP TO 300mmΦ), CONFORMING TO AWWA C900. A DIFFERENT PIPE STRENGTH OR TYPE MAY BE REQUIRED BY THE MUNICIPALITY FOR SPECIAL CONDITIONS.
3. WATERMAIN SHALL BE BEDDED IN ACCORDANCE WITH OPSD 802.010 WITH UNIFORM FINE SAND.
4. WATERMAIN TO BE TESTED AND APPROVED PER THE TOWN OF THE BLUE MOUNTAINS - WATERMAIN COMMISSIONING PROTOCOL STANDARD (MAY 2007).

B) SERVICES

- 1. EACH HOUSING UNIT SHALL HAVE A SEPARATE 19mmΦ MIN. TYPE 'K' COPPER OR SERIES 160 POLYETHYLENE WATER SERVICE. A CURB STOP AND EXTENSION SERVICE BOX AND MAIN STOP MUST BE INSTALLED ON EACH SERVICE USING COMPRESSION JOINT FITTINGS. TRACER WIRE SHALL BE PLACED ALONG THE ENTIRE LENGTH OF EACH SERVICE LINE.
2. WATER SERVICE FITTINGS SHALL BE, AS FOLLOWS:
- MAIN STOPS ARE TO BE MUELLER H15209.
- CURB STOPS ARE TO BE SELF DRAINING, MUELLER H15209.
- SERVICE BOXES ARE TO BE OF ALL IRON/STEEL CONSTRUCTION, MUELLER A-726 OR EQUIVALENT.

C) HYDRANT INSTALLATION

- 1. HYDRANTS SHALL BE LOCATED 300mm FROM STREET LINE AND INSTALLED AS SPECIFIED IN TOWN OF THE BLUE MOUNTAINS STANDARDS. CENTER OF PUMPER NOZZLE SHALL BE LOCATED A MINIMUM OF 632mm ABOVE FINISHED GRADE.
2. ALL HYDRANTS SHALL BE PAINTED CHROME YELLOW. ALL HYDRANTS SHALL HAVE A FLEX STAKE HYDRANT MARKER MODEL FH804, 48" LONG, COLOUR YELLOW WITH REFLECTIVE HYDRANT GRAPHIC ON BOTH SIDES AT THE TOP OF THE MARKER. THE HYDRANT MARKER IS TO BE POSITIONED ON THE RIGHT PORT AS VIEWED FROM THE STREET.
3. VALVES SHALL BE RESILIENT SEAT GATE VALVES WITH MECHANICAL JOINTS, OPENING LEFT, CLOW OR MUELLER. VALVE BOXES SHALL BE 5-SL-48 SLIDING OR APPROVED EQUAL WITH 125mmΦ LIDS, PAINTED BLUE.
4. ALL VALVES AT POINTS OF TERMINATION OF A STAGE OF CONSTRUCTION SHALL BE BRACED WITH ONE ADDITIONAL LENGTH OF WATERMAIN PIPE BEYOND THE GATE VALVE. WATERMAIN PIPE TERMINATION SHALL BE PLUGGED AND THRUST RESTRAINED.

SANITARY SEWERS

- 1. MAIN SEWERS SHALL BE PVC SDR 35 WITH RUBBER GASKET CONNECTIONS WITH A MIN. SIZE OF 200mmΦ.
2. SANITARY SEWER EMBEDMENT SHALL CONFORM WITH OPSD 802.010 USING GRANULAR 'A'.
3. PRECAST SANITARY MANHOLES SHALL CONFORM WITH OPSD 701.010 (1200mm) WITH HOLLOW RECTANGULAR LADDER RUNGS OPSD 405.010. BENCHING SHALL BE PROVIDED IN ALL MANHOLES.
4. MANHOLE COVERS SHALL BE CAMRON D5579 (OR APPROVED EQUAL) AND INSTALLED AS PER MUNICIPAL STANDARD.
5. HOUSE SERVICE CONNECTIONS SHALL BE PVC SDR 28 WITH RUBBER GASKET CONNECTIONS AND SHALL BE 125mmΦ MIN.
6. SHOP MANUFACTURED 'TEE' CONNECTIONS SHALL BE USED FOR HOUSE SERVICE CONNECTIONS ON 200mm AND 250mm SEWERS.
7. ALL 125mmΦ SERVICE CONNECTIONS SHALL BE TERMINATED AT THE PROPERTY LINE WITH A 125mmx125mmx100mm TEE, AND A 100mm INSPECTION PIPE TO THE SURFACE, CAPPED.
8. CONNECTION TO MANHOLES SHALL ENTER THE MANHOLE NO HIGHER THAN THE LOWEST INVERT EXCEPT AS OTHERWISE APPROVED BY THE MUNICIPALITY.
9. FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSD 701.100.



Table with 2 columns: Issue/Revision, Date. Row 1: 0 ISSUED FOR SITE PLAN APPLICATION, 2022/MAY/17. Row 2: No. ISSUE / REVISION, YYYY/MM/DD.

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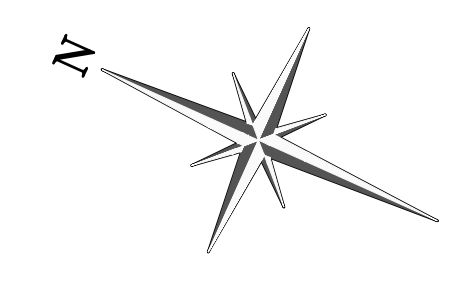
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Form with fields for Project (125 COLONNADE ROAD), Drawing (CONSTRUCTION NOTES), and a large 'NOT FOR CONSTRUCTION' stamp.

CROZIER CONSULTING ENGINEERS logo and contact information: 2800 HIGH POINT DRIVE SUITE 100 MILTON, ON L9T 6P4 905-875-0026 T 905-875-4911 F WWW.CFCROZIER.CA. Project No: 2112-6218. Dwg: C105.





LEGEND	
	PROPERTY LINE
	EXISTING DITCH
	EXISTING GRADE
	EXISTING OVERLAND FLOW DIRECTION
	STORM DRAINAGE CATCHMENT
	CATCHMENT I.D.
	AREA (ha)   PERCENT IMPERVIOUS (%)

No.	ISSUE / REVISION	DATE
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Project  
**125 COLONNADE ROAD**

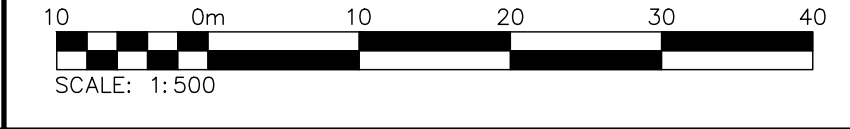
Drawing  
**PRE-DEVELOPMENT DRAINAGE AREAS**

NOT FOR CONSTRUCTION

Stamp  
**FOR REVIEW**

**CROZIER CONSULTING ENGINEERS**  
 2800 HIGH POINT DRIVE  
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 MILTON, ON L9T 6P4  
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Drawn	M.I.M.	Design	B.P.	Project No.	2112-6218
Check	B.W.	Check	B.W.	Scale	1:500
				Dwg.	FIG 1







**LEGEND**

- PROPERTY LINE
- - - EXISTING DITCH
- - - EXISTING GRADE
- EXISTING MAJOR OVERLAND FLOW DIRECTION
- ⇄ PROPOSED MAJOR OVERLAND FLOW DIRECTION
- STORM DRAINAGE CATCHMENT
- ID CATCHMENT I.D.
- 0.34 0 AREA (ha) | PERCENT IMPERVIOUS (%)

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**125 COLONNADE ROAD**

Drawing  
**POST-DEVELOPMENT DRAINAGE PLAN**

NOT FOR CONSTRUCTION

Stamp  
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Check	B.W.	Check	B.W.	Scale	1:500	
					Dwg.	<b>FIG 2</b>

