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**LOCATION PLAN**  
 NTS

**LEGEND**

PROPERTY LINE	---
LIMIT OF CONSTRUCTION	---
PROPOSED ROOF PERIMETER	---
PROPOSED FIRE HYDRANT COVERAGE	---
EXISTING FIRE	x149.40EX
PROPOSED GRADE	x148.22
PROPOSED GRADE (TOP OF CURB)	x148.53TC
PROPOSED GRADE (BOTTOM OF CURB)	x148.43BC
PROPOSED GRADE (TOP OF WALL)	x149.39TW
PROPOSED GRADE (BOTTOM OF WALL)	x148.29BW
EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH	○
PROPOSED PERFORATED STORM CHAMBER ACCESS HATCH	○
PROPOSED SANITARY CHAMBER ACCESS HATCH	○
PROPOSED SAMPLING ACCESS POINT	○
PROPOSED AREA DRAIN	→
EMERGENCY OVERLAND FLOW ROUTE	→
PROPOSED TRENCH DRAIN	---
PROPOSED WALL	---
PROPOSED 2.1M FENCE	---
STEEL POST	○
PROPOSED SIAMSESE CONNECTION	---
TREE PROTECTION FENCING	---
SOIL CELLS	---

**LIST OF DRAWINGS**

SG-01 (SITE GRADING PLAN)	
SS-01 (SITE SERVICES PLAN)	
DD-01 (DETAIL DRAWINGS)	
EC-01 (EROSION CONTROL PLAN)	
CU-01 (COMPOSITE UTILITY PLAN)	

**SITE PLAN INFORMATION**  
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**BENCHMARK**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928-1978)  
 AND ARE DERIVED FROM THE CANMET VRS NETWORK  
 MONUMENT OTTAWA ELEVATION=95.230.

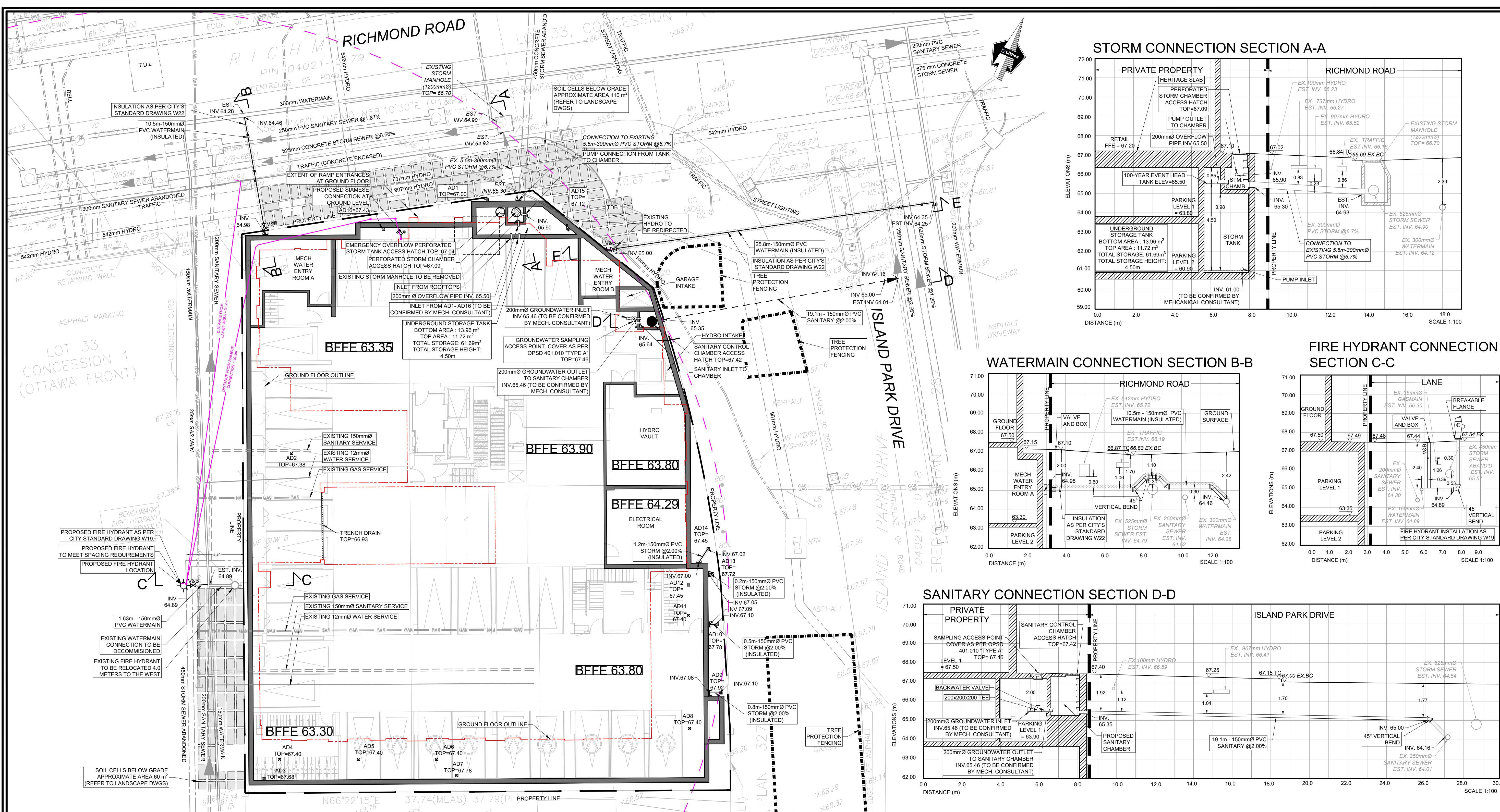
NO	REVISION	DATE	BY
6	ISSUED FOR SITE PLAN APPLICATION	JUNE 26, 2023	NM
5	ISSUED FOR SHORING PERMIT	MAY 26, 2023	NM
4	ISSUED FOR SITE PLAN APPLICATION	APR 14, 2023	NM
3	ISSUED FOR EXCAVATION AND SHORING PERMIT	APR 13, 2023	NM
2	ISSUED FOR SITE PLAN APPLICATION	NOV 18, 2022	NM
1	ISSUED FOR SITE PLAN APPLICATION	MAY 13, 2022	NM



CITY OF OTTAWA  
**SITE GRADING PLAN**  
 MIXED-USE DEVELOPMENT  
 70 RICHMOND ROAD  
 OTTAWA, ONTARIO  
 DEVTRIN (ISLAND PARK) INC.



DESIGNED BY: AIK	DATE: JUNE, 2020	CHECKED BY: NM
DRAWN BY: AIK	PROJECT NO:	APPROVED BY: NM
SCALE: 1:100		DRAWING NO:
UD18-028		SG-01



**GENERAL NOTES**

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC.
- REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- PROVIDE LINE/PARKING PAINTING.

**SEWER NOTES**

- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
- PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
- SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
- BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR SAND.
- TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL FROM PAVEMENT SUBGRADE TO 2 METRES BELOW FINISHED GRADE SHALL MATCH EXISTING SOIL CONDITIONS.

**SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROVED EQUIVALENT.**

**SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.**

**INSULATE ALL STORM SEWERS THAT HAVE LESS THAN 1.5m COVER PER INSULATION DETAIL FOR SHALLOW SEWERS PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.**

**SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8" LONG MARKER.**

**ALL CATCHBASIN AS WELL AS CATCHBASIN MANHOLES LEADS ARE TO BE 200mmØ. SLOPE TO BE 1% UNLESS OTHERWISE NOTED.**

**CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.**

**SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM THE FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.**

**ALL STORM AND SANITARY LATERALS SHALL BE EQUIPPED WITH BACK FLOW PREVENTION DEVICES AS PER THE CITY OF OTTAWA STANDARD DETAILS S14 AND S14.1 OR S14.2.**

**FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES/FOR EXAMPLE KOR-N-SEAL PSX POSITIVE SEAL AND DURASEAL. THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.**

**ALL STORM MANHOLES MANHOLES WITH PIPE SIZES LESS THAN 900mm ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED. ALL STORM MANHOLES WITH PIPE SIZES 900mm AND LARGER ARE TO BE BENCHED.**

**CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS 200mm OR GREATER IN DIAMETER PRIOR TO BASE COURSE ASPHALT TO ENSURE THAT THEY ARE CLEAN AND OPERATIONAL UPON COMPLETION OF CONTRACT. THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES AND RE CCTV PRIOR TO ACCEPTANCE. OBTAIN APPROVAL FROM THE CITY'S SEWER OPERATIONS PROVIDE THE CCTV INSPECTION AND REPORT TO THE ENGINEER FOR REVIEW AND APPROVAL.**

**INSULATE ALL STORM AND SANITARY PIPES THAT HAVE LESS THAN 2.0m COVER AS PER CITY OF OTTAWA F-4102.**

**SPECIFICATIONS:**

ITEM	SPEC No	REFERENCE
SANITARY/STORM/CATCHBASIN MANHOLE (1200Ø)	701.010	OPSD
CATCHBASIN (600x600)	705.010	OPSD
CATCHBASIN FRAME AND COVER	400.020	OPSD
STORM/SANITARY MH FRAME	S25	CITY OF OTTAWA
SANITARY COVER	S24	CITY OF OTTAWA
STORM COVER (CLOSED)	S24.1	CITY OF OTTAWA
STORM COVER (OPEN)	S28	CITY OF OTTAWA
SEWER TRENCH	S6 & S7	CITY OF OTTAWA
SEWER SEWER <450mmØ	PVC DR 35 (UNLESS SPECIFIED OTHERWISE)	CITY OF OTTAWA
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA

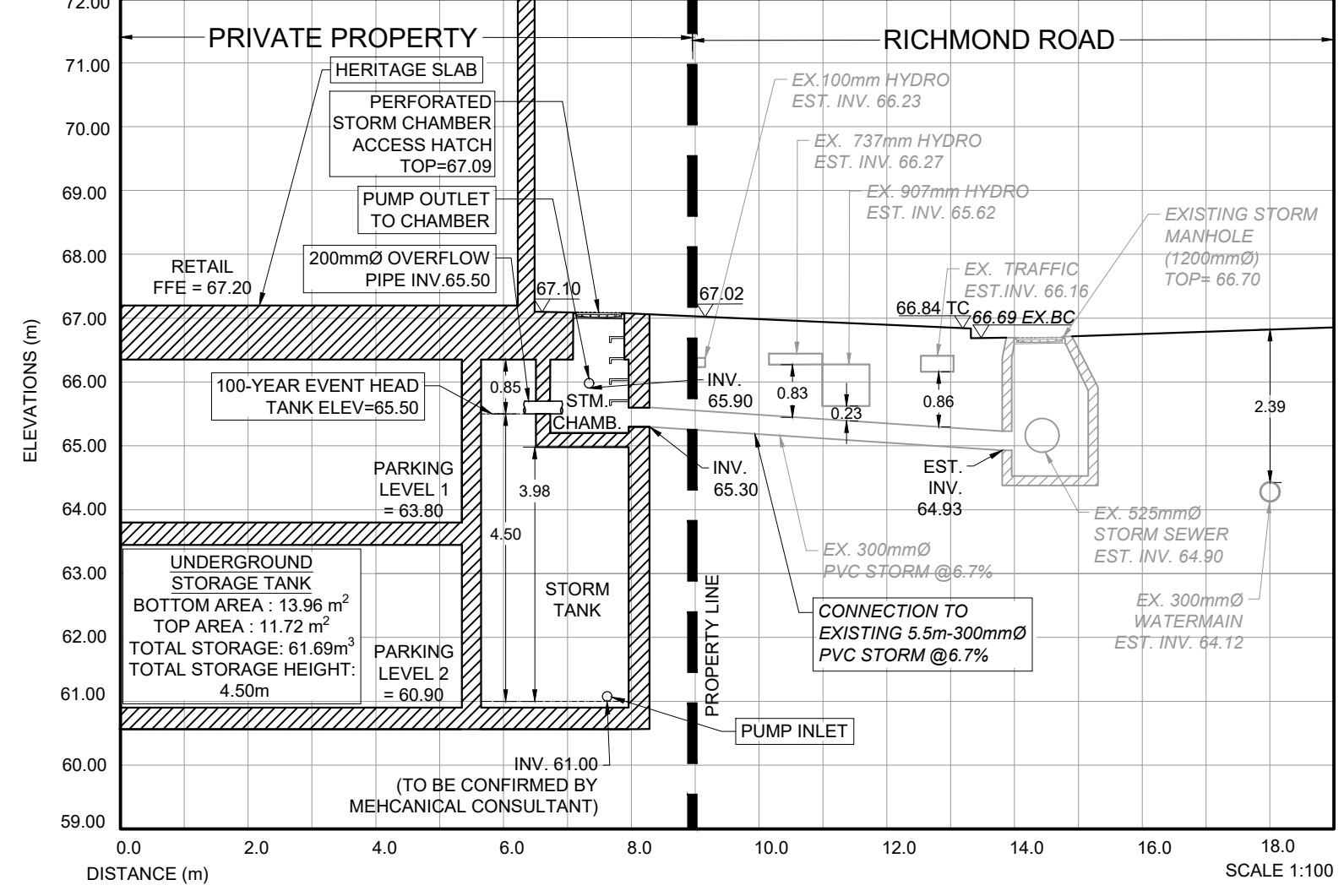
**WATERMAIN NOTES**

- SUPPLY AND CONSTRUCT ALL WATERMAIN AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY DOW. NO. W22.
- 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.
- USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER STD DWG W26.
- CONNECTION TO EXISTING BY CITY, EXCAVATION, BACKFILLING AND REINSTATEMENT BY CONTRACTOR.
- FIRE HYDRANT LOCATION AND INSTALLATION AS PER CITY OF OTTAWA STANDARD W18 & W19. CONTRACTOR TO PROVIDE FLOW TEST AND PAINTING OF NEW HYDRANT IN ACCORDANCE WITH CITY STANDARDS.

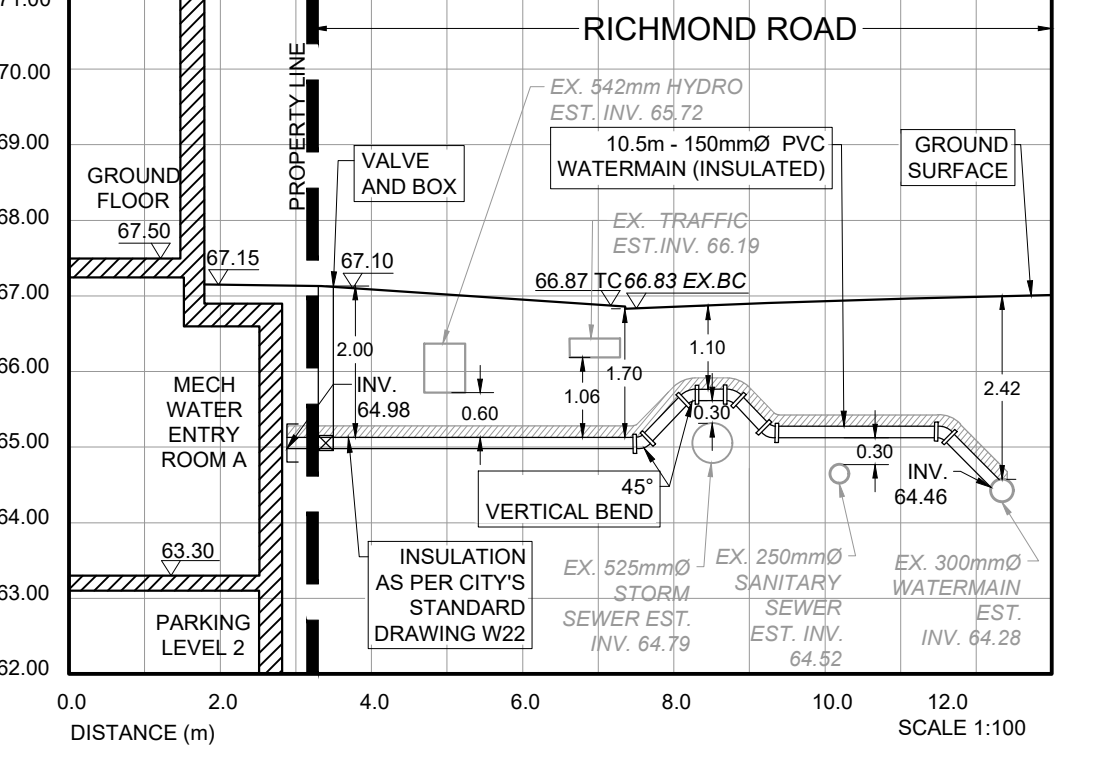
**SPECIFICATIONS:**

ITEM	SPEC No	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
WATERMAIN (600mm Ø)	PVC DR 18 (CLASS 150)	CITY OF OTTAWA
VALVE BOX	W24	CITY OF OTTAWA

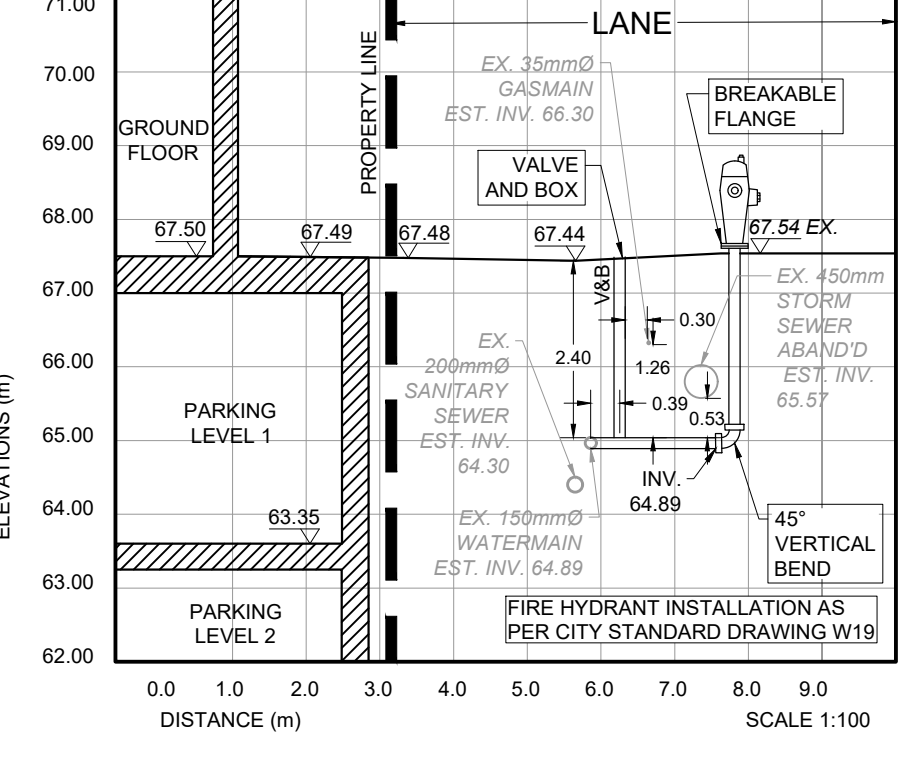
**STORM CONNECTION SECTION A-A**



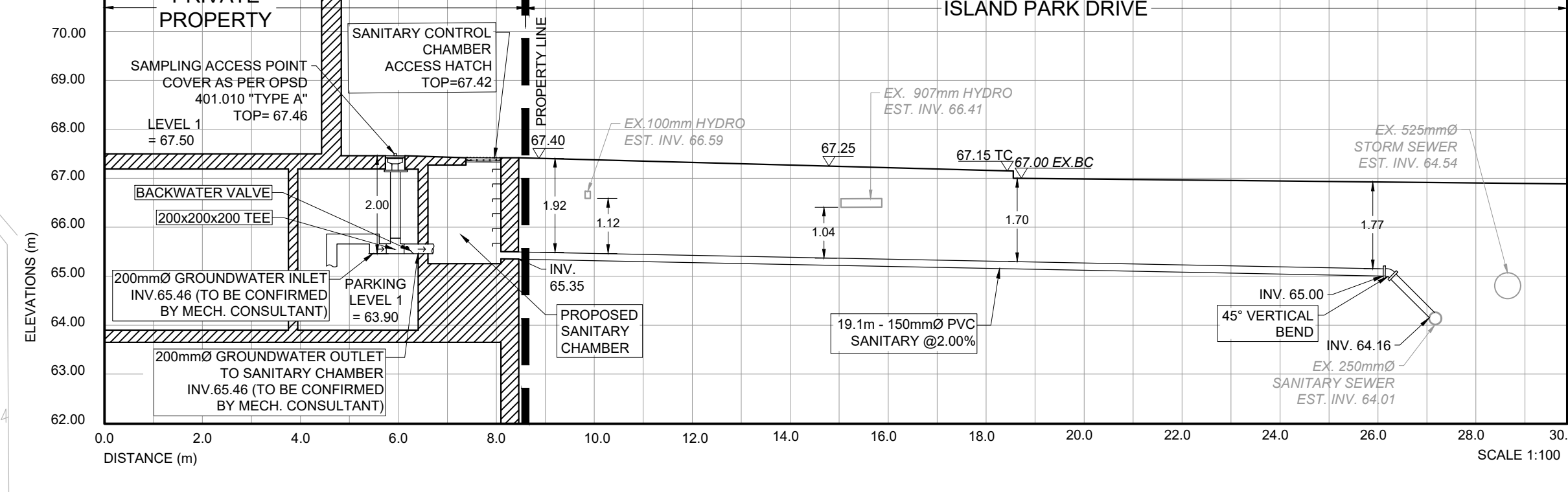
**WATERMAIN CONNECTION SECTION B-B**



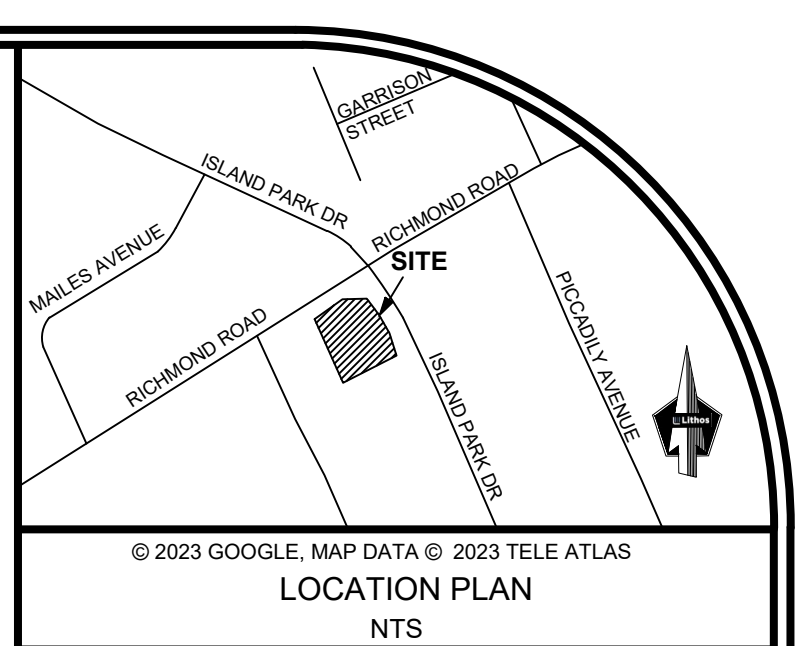
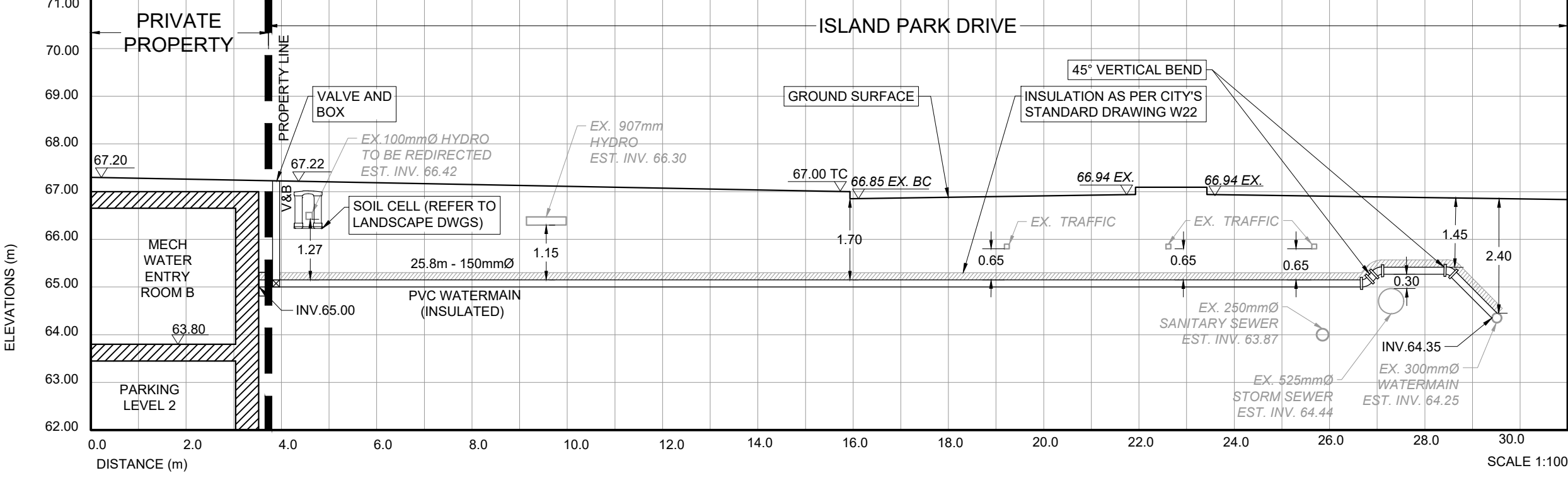
**FIRE HYDRANT CONNECTION SECTION C-C**



**SANITARY CONNECTION SECTION D-D**



**WATERMAIN CONNECTION SECTION E-E**



**LEGEND**

PROPERTY LINE	---
GROUND FLOOR OUTLINE	---
PROPOSED STORM	---
PROPOSED SANITARY	---
PROPOSED WATER	---
EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH	○
PROPOSED SANITARY CHAMBER ACCESS HATCH	●
PROPOSED GROUNDWATER SAMPLING ACCESS POINT	○
EXISTING MANHOLE	○
PROPOSED VALVE AND BOX	⊗
WATER METER	⊗
BACK FLOW PREVENTOR	⊗
EXISTING STORM	---
EXISTING SANITARY	---
EXISTING WATER	---
EXISTING TRAFFIC CABLES	---
EXISTING HYDRO LINE	---
EXISTING GASMAIN	---
EXISTING BELL	---
EXISTING FIRE HYDRANT	⊗
EXISTING CATCH BASIN	⊗
PROPOSED INSULATION	---
TREE PROTECTION FENCING	---
SOIL CELLS	---

**LIST OF DRAWINGS**

NO	REVISION	DATE	BY
5.	ISSUED FOR SITE PLAN APPLICATION	JUNE 26, 2023	NM
4.	ISSUED FOR SITE PLAN APPLICATION	APR 14, 2023	NM
3.	ISSUED FOR EXCAVATION AND SHORING PERMIT	APR 13, 2023	NM
2.	ISSUED FOR SITE PLAN APPLICATION	NOV 18, 2022	NM
1.	ISSUED FOR SITE PLAN APPLICATION	MAY 13, 2022	NM

**SITE PLAN INFORMATION**

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**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT OTTAWA ELEVATION=95.250.

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1.	ISSUED FOR SITE PLAN APPLICATION	MAY 13, 2022	NM



**CITY OF OTTAWA**

**SITE SERVICING PLAN**

MIXED-USE DEVELOPMENT  
 70 RICHMOND ROAD  
 OTTAWA, ONTARIO  
 DEVTRIN (ISLAND PARK) INC.

**Lithos**

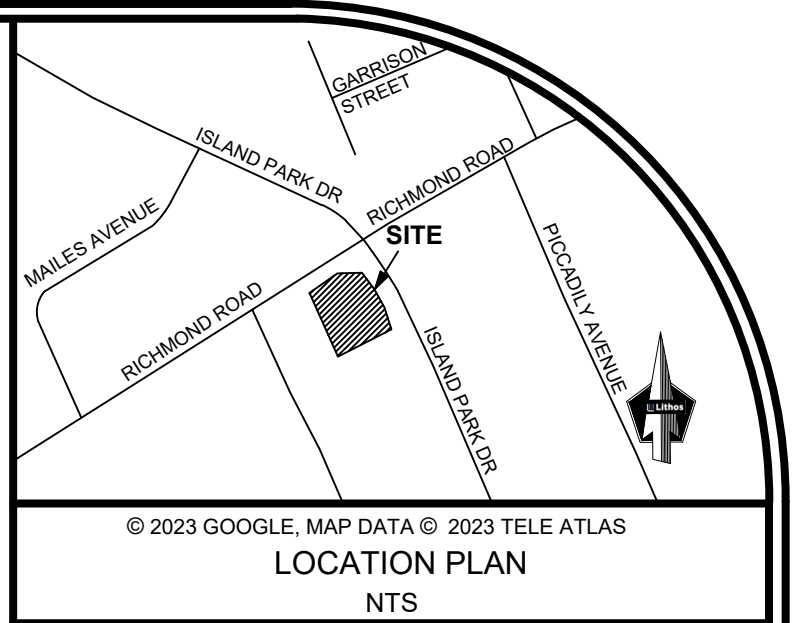
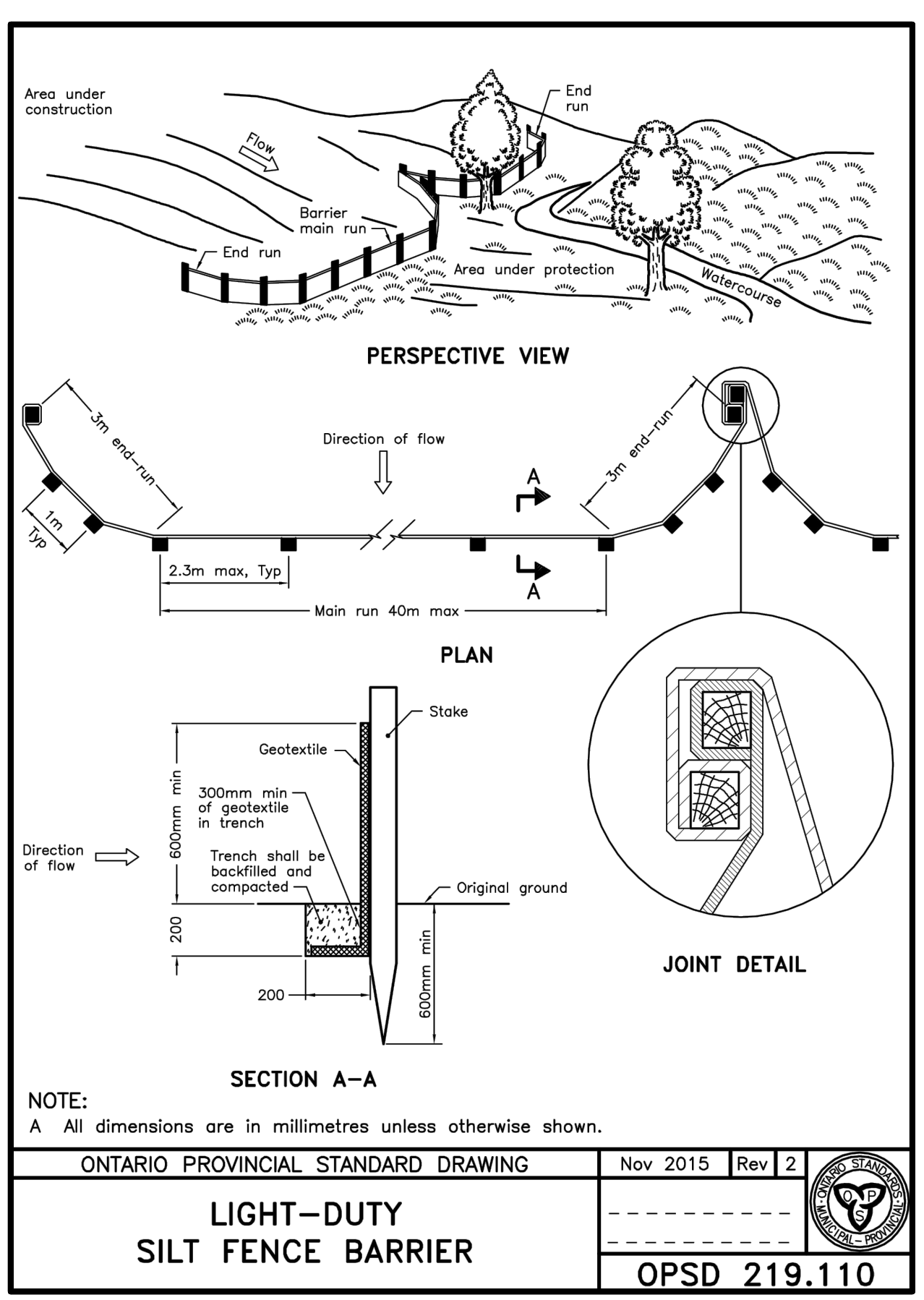
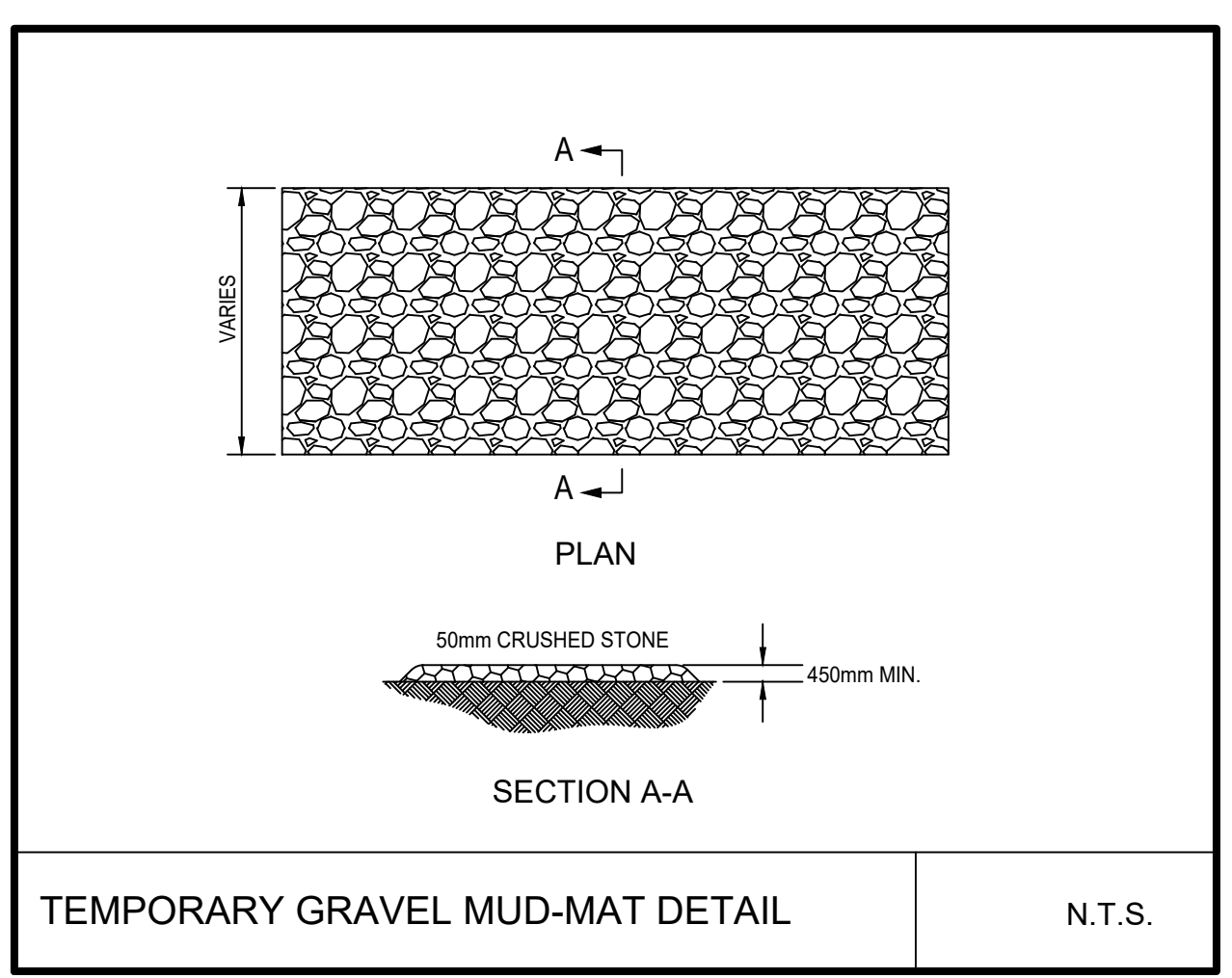
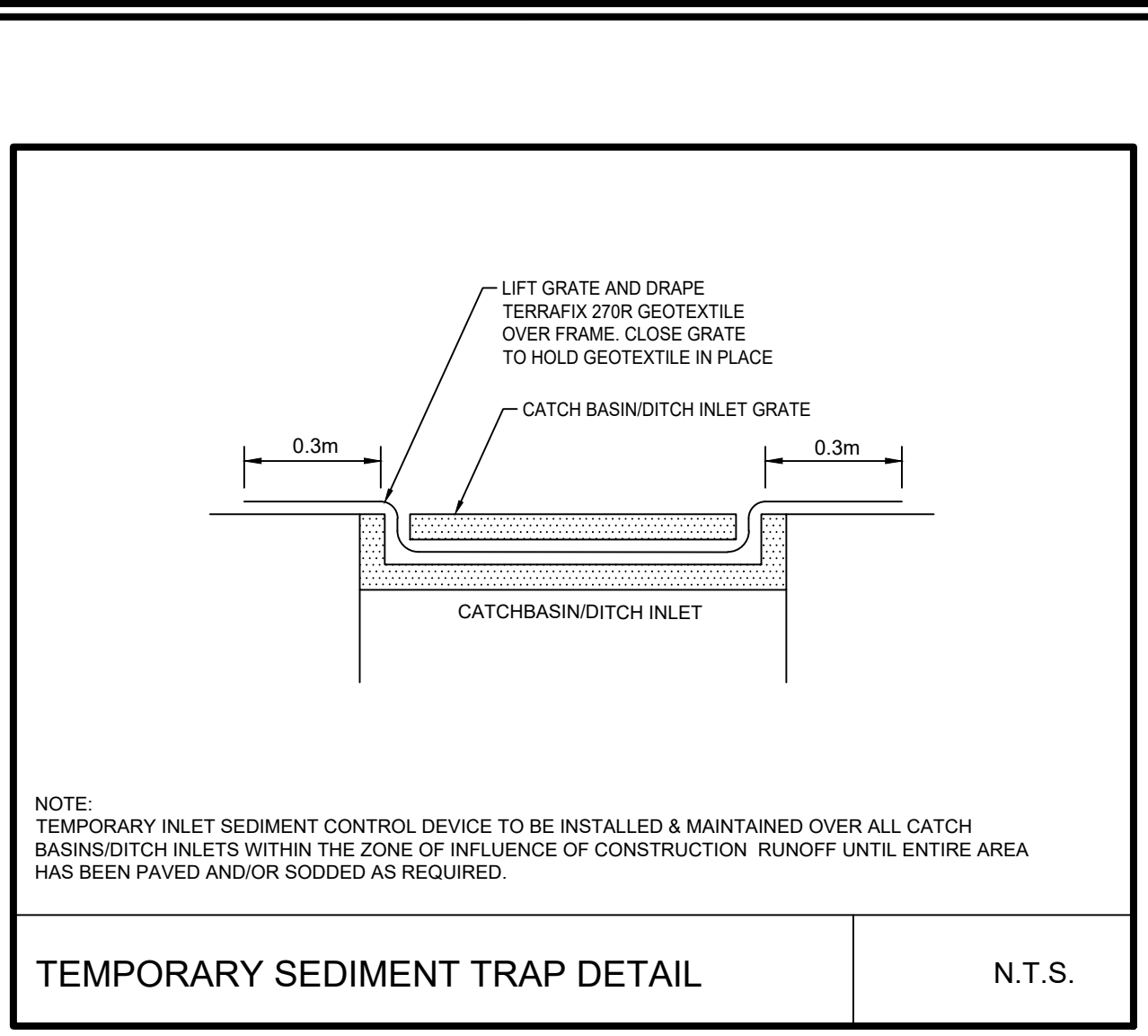
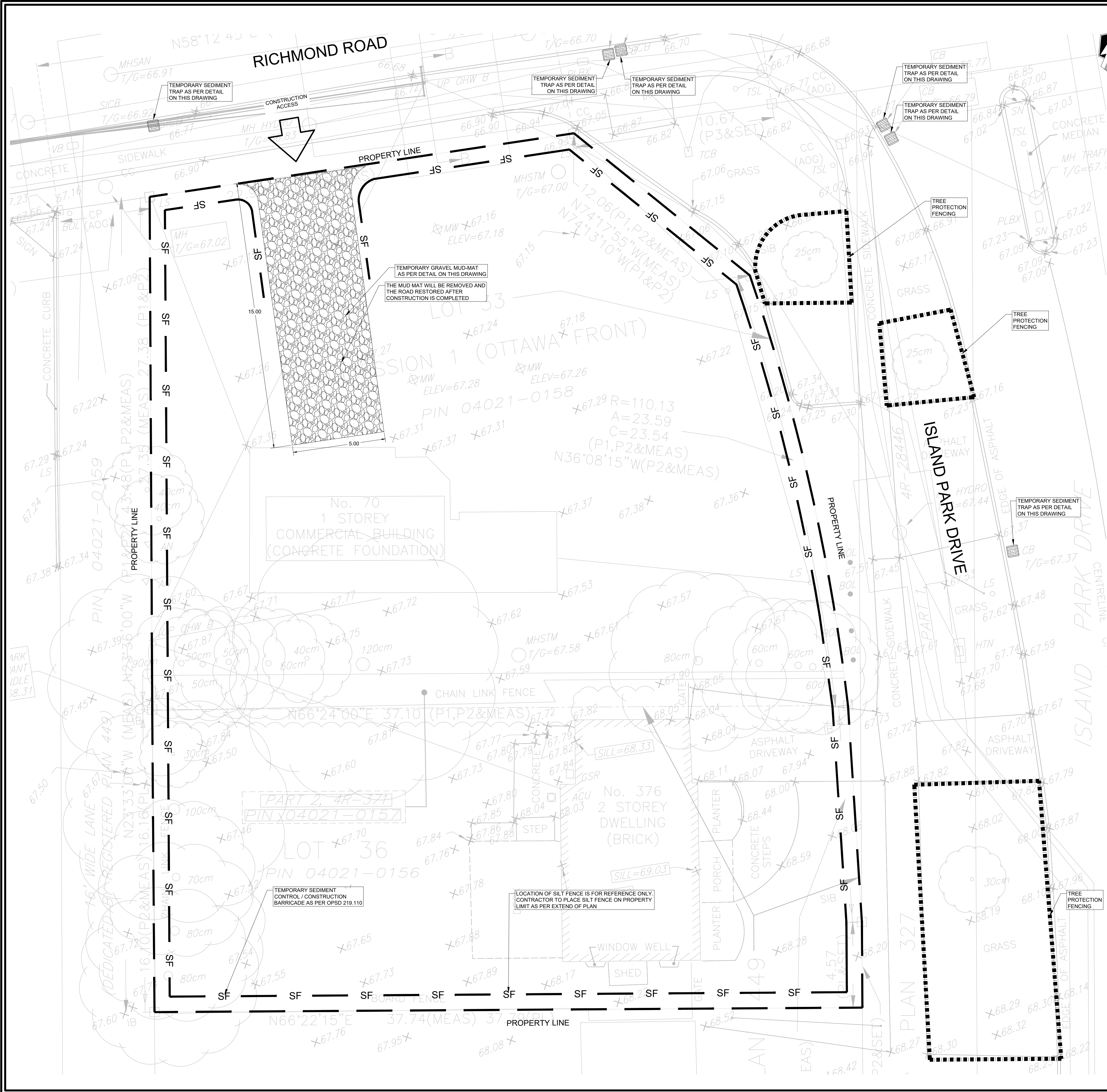
150 Berrymore Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: AIK	DATE: JUNE, 2020	CHECKED BY: NM
DRAWN BY: AIK	PROJECT NO:	APPROVED BY: NM
SCALE: 1:150		DRAWING NO:
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DAYLIGHTING PROCESS IS ONGOING. UPON COMPLETION OF THE DAYLIGHTING PERFORMANCE, ALL INVERTS WILL BE UPDATED ACCORDINGLY.

THE PROPOSED FOUNDATION DRAIN WILL BE DESIGNED BY THE MECHANICAL CONSULTANT.

THE PROPOSED CONNECTIONS OF AREA DRAINS 2-8, 11, 12, 15 AND 16 AS WELL AS PROPOSED TRENCH DRAIN WILL BE DESIGNED BY THE MECHANICAL CONSULTANT.



**LEGEND**

PROPERTY LINE	---
TEMPORARY SEDIMENT CONTROL FENCE	SF
TEMPORARY CONSTRUCTION ACCESS	↔
TEMPORARY SEDIMENT TRAP	⊞
TEMPORARY GRAVEL MUD MAT	⊞
TREE PROTECTION FENCING	⊞

**LIST OF DRAWINGS**

SG-01 (SITE GRADING PLAN)	
SS-01 (SITE SERVING PLAN)	
DD-01 (DETAIL DRAWINGS)	
EC-01 (EROSION CONTROL PLAN)	
CU-01 (COMPOSITE UTILITY PLAN)	

**SITE PLAN INFORMATION**

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**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT "OTTAWA ELEVATION-95.236"

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**Licensed Professional Engineer**  
**N. MOUTZOURIS**  
 100178986  
 06/26/2023  
 PROVINCE OF ONTARIO

**CITY OF OTTAWA**  
**EROSION CONTROL PLAN**  
 MIXED-USE DEVELOPMENT  
 70 RICHMOND ROAD  
 OTTAWA, ONTARIO  
 DEVTRIN (ISLAND PARK) INC.

**Lithos**  
 150 Berrymore Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: AIK	DATE: JUNE, 2020	CHECKED BY: NM
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**NOTES:**

- FOR 100-400mm (NOMINAL DIAMETER) WATERMAINS, WHERE THE DEPTH OF COVER IS LESS THAN 2400mm
- INCREMENTS OF THICKNESS SHALL BE ADJUSTABLE TO 25mm
- IN PROXIMITY OF MANHOLE HOLES, COUPLERS, ETC., INSULATION SHALL BE PLACED PER DETAIL W2
- DEPTH OF COVER LESS THAN 150mm REQUIRES SPECIAL DESIGN
- STAGGER JOINTS OF MULTIPLE SHEETS
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE

<b>Ottawa</b>	HEAT INSULATION FOR WATERMAINS IN SHALLOW TRENCHES	DATE: MAY 2001 REV. DATE: MARCH 2013 DWG. No.: W22
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**NOTES:**

- ALL DIAMETERS OF SERVICE CONNECTIONS THAT HAVE NOMINAL DIAMETERS NO GREATER THAN 50% OF THE NOMINAL DIAMETER OF THE RIGID MAIN SEWER PIPE SHALL BE MADE USING A BELL END INSERT AS PER S112 OR AN APPROVED RUBBER GASKETED INSERT INSTALLED ABOVE THE SPRINGLINE
- SANITARY SERVICES TO BE 100mm AND STORM SERVICES TO BE 150mm FOR NEW RESIDENCES UNLESS SPECIFIED OTHERWISE. SERVICE PIPE AND RIGID MAINS TO BE APPROVED (S112, S200) PRODUCTS UNLESS SPECIFIED OTHERWISE
- APPROVED CONTROLLED SETTLEMENT JOINTS OPTIONAL FOR SERVICE CONNECTIONS TO MAIN SEWERS UP TO 5m DEEP. WHERE APPROVED CONNECTIONS TO SEWERS OVER 5m DEEP REQUIRE APPROVED CONTROLLED SETTLEMENT JOINTS
- VERTICAL RISER SHALL BE SAME AS SERVICE PIPE UNLESS OTHERWISE SPECIFIED
- CAP OR PLUG AT THE PROPERTY LINE SHALL BE ADEQUATELY BRACED TO WITHSTAND TESTING PRESSURE
- FOR NEW CONSTRUCTION, INSERTS MUST BE INSTALLED ON THE MAIN PIPE BEFORE THAT PIPE IS LAID. FOR SERVICE ENLARGEMENTS 200mm DIA. OR LESS, APPROVED "CORED TEE" MAY BE USED
- APPROVED CUT-IN TOOL MUST BE USED FOR FIELD MADE CONNECTIONS
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN

<b>Ottawa</b>	SEWER SERVICE CONNECTIONS FOR RIGID MAIN SEWER PIPE (MODIFIED OPSD-1006.010)	DATE: MARCH 2006 REV. DATE: MARCH 2014 DWG. No.: S11
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**NOTES:**

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE
- TOP 100 AND 200mm VALVES AND RISERS FOR CONCRETE BLOCKS AS REQUIRED TO RAISE BELL HIGH ENOUGH TO PREVENT CONTACT WITH THE VALVE BOX

<b>Ottawa</b>	VALVE BOX ASSEMBLY	DATE: MAY 2001 REV. DATE: MARCH 2016 DWG. No.: W24
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**NOTES:**

- The sump is measured from the lowest invert. A granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
- Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.
- Structure exceeding 5.0m in depth shall include safety platform according to OPSD 404.020.
- Pipe support according to OPSD 708.020.
- For benching and pipe opening details, see OPSD 701.021.
- For adjustment unit and frame installation, see OPSD 704.010.
- All dimensions are nominal.
- All dimensions are in millimetres unless otherwise shown.

<b>Ottawa</b>	PRECAST CONCRETE MAINTENANCE HOLE 1200mm DIAMETER	DATE: MAY 2001 REV. DATE: MARCH 2016 DWG. No.: W24
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**NOTES:**

- The insulation material shall be extruded polystyrene according to OPSD 1605 with a minimum compressive strength of 275 kPa.
- Pipe embedment or bedding, cover, and backfill shall be according to:
  - Flexible OPSD 802.010, 802.013, 802.020, and 802.023.
  - Rigid - OPSD 802.030, 802.031, 802.032, 802.033, 802.050, 802.051, 802.052, and 802.053.
- Minimum insulation thickness shall be 50mm.
- Joints shall be staggered for multiple insulation sheets.
- This OPSD is to be read in conjunction with OPSD 3090.100 and 3090.101.
- All dimensions are in millimetres unless otherwise shown.

<b>Ottawa</b>	INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES	DATE: NOV 2020 REV. DATE: --- DWG. No.: W22
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<b>Ottawa</b>	LOCATION PLAN	DATE: --- REV. DATE: --- DWG. No.: ---
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**EROSION AND SEDIMENT CONTROL NOTES:**

- 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, USING FILTER CLOTH UNDER THE GRATES OF CATCH BASINS AND MANHOLES AND INSTALLING SILT FENCES AND OTHER SEDIMENT TRAPS.
- AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
- FOR SILT FENCE BARRIER USE OPSD 219.110 GEOTEXTILE FOR SILT FENCE SHALL BE ACCORDING TO FPSS 1860, TABLE 3.
- EXCEPT AS PROVIDED IN PARAGRAPHS 4 (a) and (b) 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 24 HOURS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
- 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, (EG. 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 THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
- 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 THE 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.
  - FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
  - ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
  - 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 STORM EVENT.
- DUST CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING. THE USE OF WATER, CALCIUM 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.
- ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL AND SOD AS SOON AS FEASIBLE, AS PER OPSS 180.
- 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.
- 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 TO BE LEFT IN PLACE IN EXCESS OF 14 DAYS.

- 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 CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE CONTRACTOR SHALL RELEASE ANY STRANDED FISH TO THE OPEN PORTION OF THE WATERCOURSE WITHOUT HARM.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSS 577.
- WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSS 518.
- ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.
- FOR POTENTIAL SPILLS, THE CONTRACTOR SHALL HAVE ON SITE AT ALL TIMES AN EMERGENCY SPILL KIT THAT WILL INCLUDE AS A MINIMUM THE FOLLOWING ITEMS:
  - 10 - 18 LITRE x 18 LITRE ABSORBENT PADS,
  - 5 LBS ZORBAL ABSORBING MATERIAL,
  - 1 PAIR GOGGLES, 1 PAIR PVC GLOVES.

**GRADING NOTES:**

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
- ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
- ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC-1).
- REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

**LIST OF DRAWINGS**

SG-01 (SITE GRADING PLAN)  
SS-01 (SITE SERVICES PLAN)  
DD-01 (DETAIL DRAWINGS)  
EC-01 (EROSION CONTROL PLAN)  
CU-01 (COMPOSITE UTILITY PLAN)

**SITE PLAN INFORMATION**

HOBAN ARCHITECTURE INC.  
63 PAMILLA STREET OTTAWA, ONTARIO, CANADA K1S 3K7  
PHONE: (613) 238-7200  
EMAIL: mail@hobanarc.com

**SURVEY INFORMATION**

STANTEC GEOMATICS LTD.  
400-1331 CLYDE AVENUE  
OTTAWA ON  
PHONE: (613) 722-4420  
www.stantec.com

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928-1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT 'OTTAWA ELEVATION-95.230'

**NOTES:**

- MONOLITHIC CONCRETE CURB AND SIDEWALK AS PER SC2.
- DEPRESSIONS AT INTERSECTIONS AS PER SC6.
- FOR WIDER SIDEWALKS, PEDESTRIAN PLATFORM TO BE INCREASED ACCORDINGLY.
- NOT APPLICABLE FOR PROFILE GRADES OVER 5%.
- TAPERS TO BE 1.5m WHEN ON-STREET PARKING IS PERMITTED.
- WHERE VEHICLE ACCESS FOR ADJACENT PROPERTIES IS LESS THAN 3.0m APART, DO NOT APPLY TAPER. RAMP ACCESS IS CONTINUOUS - SEE SC13.

<b>Ottawa</b>	RAMP STYLE VEHICLE ACCESS CROSSING	DATE: MARCH 2008 REV. DATE: --- DWG. No.: SC13
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**NOTES:**

- Covers shall be Type A or Type B, as specified.
- All dimensions are in millimetres unless otherwise shown.

<b>Ottawa</b>	CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES	DATE: NOV 2018 REV. DATE: --- DWG. No.: W19
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**NOTES:**

- SEE DETAIL W20 FOR HYDRANTS IN DITCH AREAS.
- FOR WATERMAINS ABOVE AND UNDER, LOCATE VALVE WITHIN 10% OF CENTRELINE. RETAINING/RESTRAINING DEVICES TO BE UTILIZED FOR WATERMAINS 800mm AND OVER. BOLT VALVE WITH FLANGED END DIRECTLY TO FLANGED TEE.
- RETAINING/RESTRAINING DEVICES TO BE UTILIZED.
- HYDRANT BREAKABLE FLANGE ELEVATION TO BE ESTABLISHED PRIOR TO INSTALLATION. REFER TO W19-A.4 AND F-444.
- SEE SP7-203 FOR BACKFILL REQUIREMENTS IN THIS AREA.
- SEE F-444 FOR HYDRANT LOCATION REQUIREMENTS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

<b>Ottawa</b>	HYDRANT INSTALLATION	DATE: MAY 2001 REV. DATE: MARCH 2013 DWG. No.: W19
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CITY OF OTTAWA

**DRAWING DETAILS**

MIXED USE DEVELOPMENT  
70 RICHMOND ROAD  
OTTAWA, ONTARIO  
DEVTRIN (ISLAND PARK) INC.

**Lithos**

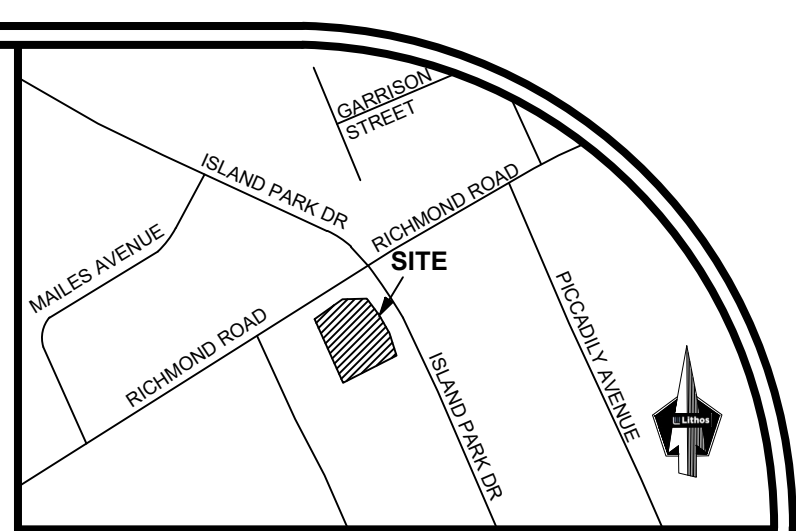
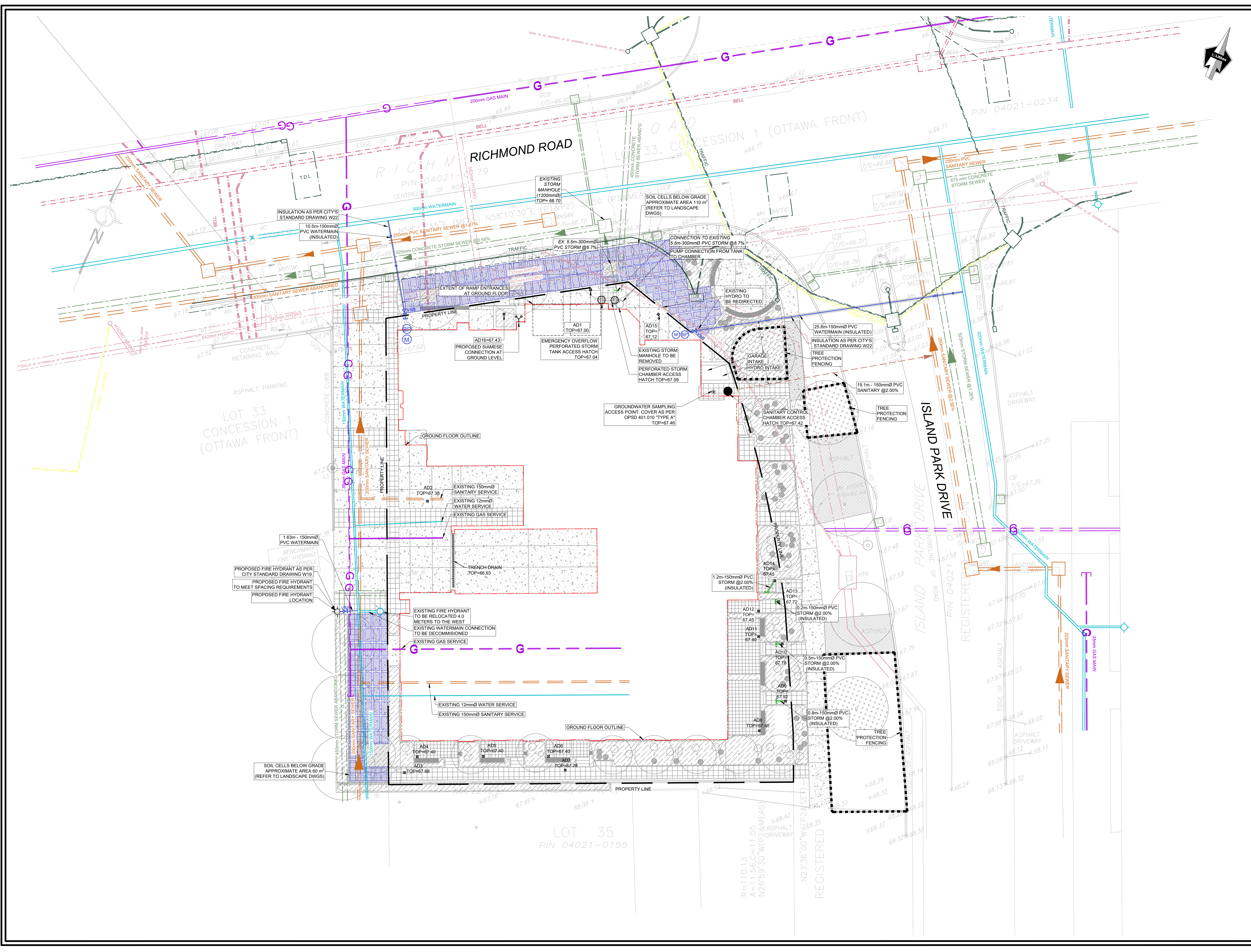
150 Berrymount Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: AIK	DATE: JUNE, 2020	CHECKED BY: NM
DRAWN BY: AIK	PROJECT No:	APPROVED BY: NM
SCALE: NTS	DRAWING No:	

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5.	ISSUED FOR SITE PLAN APPLICATION	JUNE 26, 2023	NM
4.	ISSUED FOR SITE PLAN APPLICATION	APR 14, 2023	NM
3.	ISSUED FOR EXCAVATION AND SHORING PERMIT	APR 13, 2023	NM
2.	ISSUED FOR SITE PLAN APPLICATION	NOV 18, 2022	NM
1.	ISSUED FOR SITE PLAN APPLICATION	MAY 13, 2022	NM
NO	REVISION	DATE	BY





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**LOCATION PLAN**  
 NTS

**LEGEND**

PROPOSED PROPERTY LINE	---
EXISTING PERIMETER AT GROUND LEVEL	---
EXISTING STORM SEWER	---
EXISTING WATERMAIN	---
EXISTING SANITARY SEWER	---
EXISTING GASMAIN	---
EXISTING HYDRO	---
EXISTING BELL	---
EXISTING TRAFFIC LINE	---
EXISTING STREET LIGHTING	---
PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATERMAIN	---
PROPOSED VALVE AND BOX	⊠
EXISTING CATCH BASIN	⊠
PROPOSED AREA DRAIN	---
SANITARY CONTROL CHAMBER ACCESS HATCH	⊠
PROPOSED GROUNDWATER ACCESS POINT	⊠
EMERGENCY OVERFLOW STORM TANK ACCESS HATCH	⊠
PROPOSED STORM CHAMBER ACCESS HATCH	⊠
EXISTING FIRE HYDRANT	⊠
PROPOSED FIRE HYDRANT	⊠
PROPOSED PIPE INSULATION	---
TREE PROTECTION FENCING	---
SOIL CELLS	---

**LIST OF DRAWINGS**

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 MONUMENT OTTAWA ELEVATION=95.230.

NO	REVISION	DATE	BY
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1.	ISSUED FOR SITE PLAN APPLICATION	OCT 01, 2022	NM



CITY OF OTTAWA  
**COMPOSITE UTILITY PLAN**  
 MIXED-USE DEVELOPMENT  
 70 RICHMOND ROAD  
 OTTAWA, ONTARIO  
 DEVTRIN (ISLAND PARK) INC.



150 Berronsdrey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: AIK	DATE: JUNE, 2020	CHECKED BY: NM
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SCALE: 1:150		DRAWING No:
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