

TABLE (WEST)
COMMENTS
EE CONNECTION TO EX. 203mmØ PVC WM
22.5° VERTICAL BEND
X.600mm STORM SEWER (CLEARANCE = ±0.25m)
150mmØ V&VB
CAP AT FOUNDATION WALL
TABLE (EAST)
TABLE (EAST)
COMMENTS
COMMENTS EE CONNECTION TO EX. 203mmØ PVC WM
COMMENTS EE CONNECTION TO EX. 203mmØ PVC WM 22.5° VERTICAL BEND

	SUBJECT LANDS SUBJECT LANDS SUBJECT LANDS SUBJECT LANDS SCOTT ST.
<u>H</u>	KEY PLAN N.T.S.

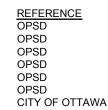
GENERAL NOTES:

- 1. 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.
- 3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- 4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
- 5. COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE CURRENT GUIDELINES. BYLAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO OPSS, OPSD & AWWA GUIDELINES - ALL CURRENT VERSIONS AND 'AS AMENDED'
- 6. 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.
- 8. ALL ELEVATIONS ARE GEODETIC.
- 9. REFER TO GEOTECHNICAL REPORT (PG4394-1, DATED MARCH 29, 2018) AND RELIANCE LETTER (DATED JULY 23, 2024), PREPARED BY PATERSON GROUP INC., FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- 10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- 11. REFER TO THE DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2024-087) PREPARED BY NOVATECH.
- 12. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- 13. PROVIDE LINE / PARKING PAINTING AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

SEWER NOTES:

- 1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS - ALL CURRENT VERSIONS AND 'AS AMENDED'.
- 2. SPECIFICATIONS:
- ITEM CATCHBASIN (600x600mm) STORM / SANITARY MANHOLE (1200mmØ) CB. FRAME & COVER SANITARY MH FRAME & COVER STORM / CBMH MANHOLE FRAME AND COVER WATERTIGHT MH FRAME AND COVER LANDSCAPE DRAIN (ELBOW, COVER & PIPE) SEWER TRENCH

SPEC. No.
705.010
701.010
400.020
401.010 - TYPE "A"
401.010 - TYPE "B"
401.030
S29 / S31
S6
PVC DR 35
PVC DR 35



CITY OF OTTAWA

SANITARY SEWER CATCHBASIN LEAD

STORM SEWER

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

PVC DR 35

- 4. INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 1.8m COVER WITH HI-40 INSULATION PER INSULATION DETAIL FOR SHALLOW SEWERS. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- 5. SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
- 6. 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.
- 7. 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.
- 8. THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
- 9. ALL STORM MANHOLES AND CATCHBASIN MANHOLES ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED. ALL CATCHBASINS ARE TO HAVE 600mm SUMPS.
- 10. ALL CATCHBASINS, MANHOLES AND/OR CATCHBASIN MANHOLES THAT ARE TO HAVE ICD'S INSTALLED WITHIN THEM ARE TO HAVE 600mm SUMPS. 11. ALL WEEPING TILE SYSTEMS ARE TO BE PUMPED TO THE SURFACE AS INDICATED ON THE GENERAL PLAN OF SERVICES DRAWING
- REFER TO MECHANICAL PLANS FOR DETAILS. 12. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON
- COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES. 13. 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 T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

WATERMAIN NOTES

- 1. SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS - ALL CURRENT VERSIONS AND 'AS AMENDED'. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMAINS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE CITY OF OTTAWA FORCES.
- 2. SPECIFICATIONS:
- WATERMAIN TRENCHING THERMAL INSULATION IN SHALLOW TRENCHES VALVE BOX ASSEMBLY
- WATERMAIN CROSSING OVER SEWER WATERMAIN
- W24 W25.2 PVC DR 18

W22

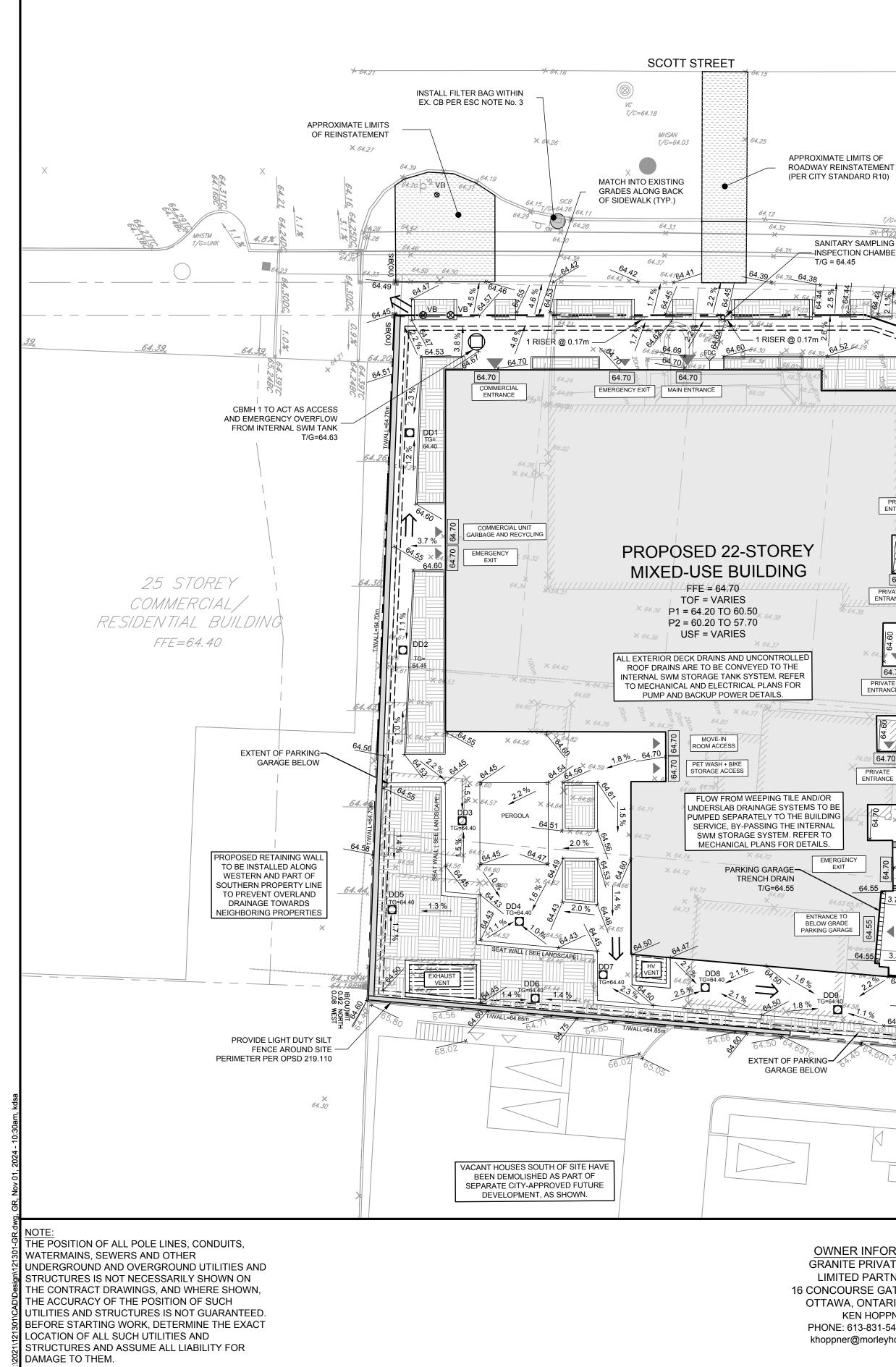
- REFERENCE CITY OF OTTAWA CITY OF OTTAWA CITY OF OTTAWA CITY OF OTTAWA
- 3. WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE, UNLESS OTHERWISE INDICATED. 4. PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS, UNLESS OTHERWISE INDICATED.
- 5. WATER SERVICE IS TO BE CONSTRUCTED TO FOUNDATION WALL AND CAPPED.
- LOCATION CITY OF OTTAWA NOVATECH 950 SCOTT STREET AND 312 & 314 CLIFTON ROAD DRAWING NAME Engineers, Planners & Landscape Architect 121301 GENERAL PLAN OF SERVICES Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 (613) 254-9643 Telephone REV # 2 (613) 254-5867 Facsimile Website www.novatech-eng.com VING No 121301-GP



BENCHMARK NOTES:

THIS DRAWING.

- 1. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA WITH AN ELEVATION OF 95.230.
- 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON
- 3. BENCHMARK WAS PROVIDED ON PLAN OF SURVEY OF ALL OF LOTS 24 AND 25, AND PART OF LOTS 45, 46, 47, AND 48, REGISTERED PLAN 369, SURVEYED BY STANTEC GEOMATICS LTD (PROJECT NO 161613828-110).



i and Sedime	ent Contro	I Kesponsib	liities:					
				During Construction		After Construction Prio	r to Final Acceptance	After Final Acceptance
ESC Measure	Symbol	Specification	Installation Responsibility	Inspection/Maintenance Responsibility	Inspection Frequency	Approval to Remove	Removal Responsibility	Inspection/Maintenanc Responsibility
Silt Fence		OPSD 219.110	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Filter Fabric	Location as Indicated in ESC Note #3	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Mud Mat	MM	Drawing Details	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
Dust Control	Location as Required Around Site	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Stabilized Material Stockpiling	Location as Required by Contractor	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
Sediment Basin (for flows being pumped out of excavations)	Location as Required by Contractor		Developer's Contractor	Developer's Contractor	After Every Rainstorm	Developer's Contractor	Developer's Contractor	N/A
	ESC Measure Silt Fence Filter Fabric Mud Mat Dust Control Stabilized Material Stockpiling Sediment Basin (for flows being pumped out of	ESC Measure Symbol Silt Fence — Filter Fabric Location as Indicated in ESC Note #3 Mud Mat M M Dust Control Required Around Site Stabilized Material Stockpiling Location as Required by Contractor Sediment Basin (for flows being pumped out of Location as Required by Contractor	ESC Measure Symbol Specification Silt Fence — — — — OPSD 219.110 Filter Fabric Location as Indicated in ESC Note #3 Erosion and Sediment Control Notes Mud Mat M M Drawing Details Dust Control Location as Required Around Site Erosion and Sediment Control Notes Stabilized Material Stockpiling Location as Required by Contractor Erosion and Sediment Control Notes Sediment Basin (for flows being pumped out of Location as Required by Contractor Erosion and Sediment Control Notes	ESC Measure Symbol Specification Installation Responsibility Silt Fence — — — OPSD 219.110 Developer's Contractor Filter Fabric Location as Indicated in ESC Note #3 Erosion and Sediment Control Developer's Contractor Mud Mat MM Drawing Details Developer's Contractor Dust Control Location as Required Around Site Erosion and Sediment Control Developer's Contractor Stabilized Material Stockpiling Location as Required by Contractor Erosion and Sediment Control Notes Developer's Contractor Sediment Basin (for flows being pumped out of Location as Required by Contractor Erosion and Sediment Control Notes Developer's Contractor	ESC Measure Symbol Specification Installation Responsibility Installation Responsibility Inspection/Maintenance Responsibility Silt Fence — — — — OPSD 219.110 Developer's Contractor Developer's Contractor Developer's Contractor Filter Fabric Location as Indicated in ESC Note #3 Erosion and Sediment Control Notes Developer's Contractor Developer's Contractor Mud Mat MM Drawing Details Developer's Contractor Developer's Contractor Dust Control Location as Required Around 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Sediment Control Notes Developer's Contractor Developer's Contractor Weekly (as a minimum) Stabilized Material (for flows being pumped out of Location as Required by Contractor Erosion and Sediment Control Developer's Contractor Developer's Contractor Weekly (as a minimum)	ESC Measure Symbol Specification Installation Responsibility Inspection/Maintenance Responsibility Inspection/Maintenance Frequency Inspection/ Frequency Approval to Remove Silt Fence OPSD 219.110 Developer's Contractor Developer's Contractor Weekly (as a minimum) Consultant Filter Fabric Location as Indicated in ESC Note #3 Erosion and Sediment Control Notes Developer's Contractor Developer's Contractor Weekly (as a minimum) Consultant Mud Mat MM Drawing Details Developer's Contractor Developer's Contractor Weekly (as a minimum) Developer's Contractor Dust Control Location as Required Around Site Erosion and Sediment Control Notes Developer's Contractor Developer's Contractor Weekly (as a minimum) Consultant 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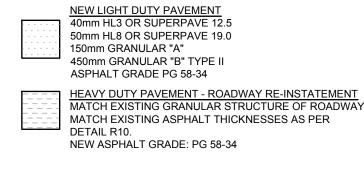
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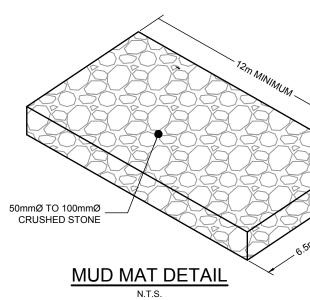
LEGEND

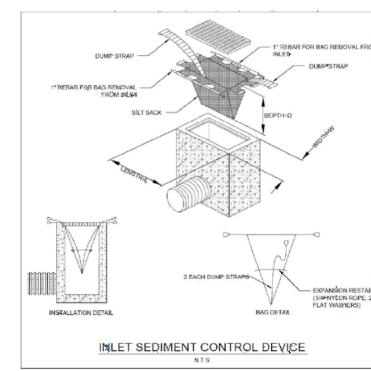
+ 63.95

64.60	PROPOSED ELEVATION	
64.60TC	PROPOSED TOP OF CURB ELEVATION	
64.60TW	PROPOSED TOP OF WALL ELEVATION	
64.60 × 64.60	MATCH INTO EXISTING GRADES	
+ 62.06	EXISTING ELEVATION	
2.0%	GRADE AND DIRECTION	
·	PROPOSED SILT FENCING (OPSD 219.110)	V&VB ⊗
64.70	PROPOSED BUILDING ELEVATION	HYD -5
\bigcirc	PROPOSED FILTER BAG	·
	PROPERTY LINE	CBMH ·
FFE	FINISHED FLOOR ELEVATION	CB
TOF	TOP OF FOUNDATION	
USF	UNDERSIDE OF FOOTING	XX
DD 🖸	MECHANICAL DECK DRAINS	
\VB ⊗	PROPOSED VALVE & VALVE BOX	64.16 ×
СВМН 1	PROPOSED CATCHBASIN MANHOLE	1.0%
Ý	PROPOSED FIRE DEPARTMENT CONNECTION	<u>64.60</u> ON
$\qquad \qquad $	EMERGENCY OVERLAND FLOW ROUTE	
` ▲	BUILDING ENTRANCE / EXIT	

PAVEMENT STRUCTURE







		×	
×	64.18	MHSAN × 64.08	,
APPROXIMATE LIMITS OF ROADWAY REINSTATEMENT (PER CITY STANDARD R10)	INSTALL FILTER BAGS WITHIN	1/G=64.03	
(PER CITT STANDARD RIO)	EX. CBS PER ESC NOTE No. 3		
SICB T/G=64,23 T/G=64,23		× 63.97	+63.89
SANITARY SAMPLING	64.09 64.00 T/C=6.	3.95 CB T/G=63.83	03.86
T/G = 64.45	54.02 54.18	EXISTING UTILITY POLE AND OVERHEAD WIRES	MH (UNKNOWN) T/G =63.93
8 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		₩	63.93
	0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,	MAINTAIN AND PROTECT	7
@ 0.17m ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~		EXISTING FIRE HYDRANT	
	80.43 80.443 80	 MATCH INTO EXISTING FULL-HEIGHT CURB AND SIDEWALK ELEVATIONS 	<i>SN</i>
64.3 64.3 64.3	2.0 % 64.08		
	AKE 64. 13	× 64.17	14
09.12 12.% 12.%	4.55 4.55 4.2.9% 64.39 64.39 64.39		
64.70			*
PRIVATE ENTRANCE 64.6	2.0 % @ 0.15m		* *
REY 8 15%	64.40 64.21 64.55 4.1%		
	1 104.34.1% 64.36 8 4.1% 64.30 8 64.30		
PRIVATE ENTRANCE	64.34 51,64.34 2.0 %	× 64.31 × 64.35	
04.38	X 64.45 X 64.30	× 64 35	
OLLED × 64 77	64.94 04.330		
EFER OUT OF	2.0 % 64.33 64.33	EXISTING HYDRO POLE TO BE REMOVED. HYRDO LINES TO BI BURIED ALONG CLIFTON RD.	≡
	64.34	64.39 B (4.36 B (4.36) (4.37)	UP 0
8 0004.57 8 000-57	1.0 % 52 84.34 64.33 64.43 64.43 64.48	× 64.37 MH BELL T/G=64.37	
74.09 64.70 \$4.65 PRIVATE \$5.71 \$4.9 H	₹ 64,33 1 64,37 1 64,48 1 64,48		
PRIVATE ENTRANCE 5.77 & 9.44 FILE AND/OR	2.0 %		
YSTEMS TO BE THE BUILDING HE INTERNAL	64. 201 52 X 54. 201 52	AND SIDEWALK AS IN ALONG CLIFTON ROA	DICATED
A. REFER TO DR DETAILS.	64.46 a 43 04.36	\$ 64.35 \$ 64.32	
GE EMERGENCY EXIT B IN 64.7 %	64.53 4.8 % 64.31TC 64.29		
H 3 7 % 64.40	4.8 % 64.29 4.55 1/0 4 3 5 6 64.29	PROPOSED GUARD TO PREVENT PEDESTRIAN	1
ENTRANCE TO BELOW GRADE PARKING GARAGE	1.6 % 3 (D) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C	ACCESS ACROSS DRIVEWV	/AY
	3 % 64.33		1
7.6 % 2.2 ⁸⁶ 64.507/03 64.4	64.28 247C 6A.24	PROVIDE MONOLITHIC CUR SIDEWALK AS PER CITY OF OTTAWA STANDARD DETAI	
$\begin{array}{c} \begin{array}{c} \text{DD9}\\ \text{TG=6440}\\ \text{G}_{4.58}\\ \text{T}_{1.7}\\ \text{T}_{1.7$	3 %		
64.33	VI.04		
94.657 F PARKING - 64.40 64.40 GE BELOW	64.20	23 64.22	
~~	03412	INSTALL FILTER BAG EX. CB PER ESC NO	
	CBMH T/G=64.12	MATCH INTO FUTU DEPRESSED CURE SIDEWALK ELEVAT	AND
	64.12 04.29	\$ 64.18	
		INSTALL FILTER BAG WITHIN EX. CBMH PER ESC NOTE No. 3	3
	1 11		

				SCALE	DESIGN	FOR R
OWNER INFORMATION					BB/KD	
GRANITE PRIVATE EQUITY				1:200	FST	
16 CONCOURSE GATE, SUITE 200 OTTAWA, ONTARIO K2E 7S8					drawn BB/KD	
KEN HOPPNER				1:200	CHECKED	
PHONE: 613-831-5490 EXT 208 2.	REVISED PER CITY COMMENTS	NOV 01/24	FST	0 2 4 6 8	FST	
khoppner@morleyhoppner.com	ISSUED FOR SPC	JUL 31/24	FST		APPROVED	
No	. REVISION	DATE	BY		FST	

APPROXIMATE LIMIT OF REINSTATEMENT AREA

PROPOSED LANDSCAPE AREA

PROPOSED BARRIER CURB PROPOSED DEPRESSED CURB PROPOSED RETAINING WALL

EXISTING VALVE & VALVE BOX

EXISTING CATCHBASIN

EXISTING CATCHBASIN MH CAW GUY WIRES

EXISTING FENCE EXISTING OVERHEAD WIRES

X EXISTING AS-BUILT ELEVATION

EXISTING AS-BUILT GRADE

APPROVED DESIGN ELEVATION FOR ADJACENT PROPERTY

200mm

MINIMUN

SUBJECT LANDS-**KEY PLAN** NORTH N.T.S.

GENERAL NOTES:

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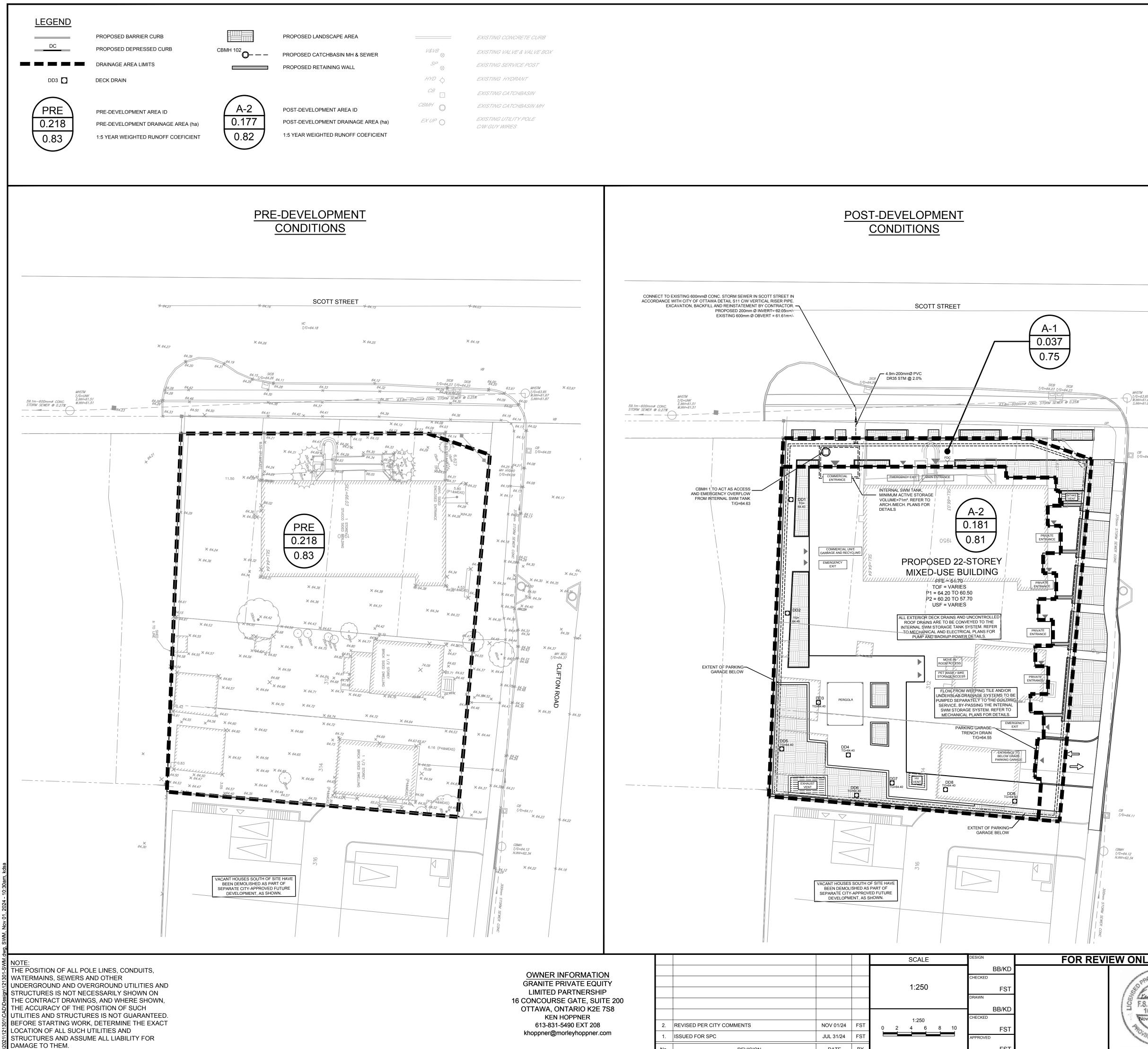
GRADING NOTES:

- 1. 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.
- 3. 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.
- 4. 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.
- 7. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
- 8. ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
- 9. CONCRETE CURB AND SIDEWALK SHALL BE AS PER CITY OF OTTAWA STANDARD SC1.4.
- 10. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
- 11. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

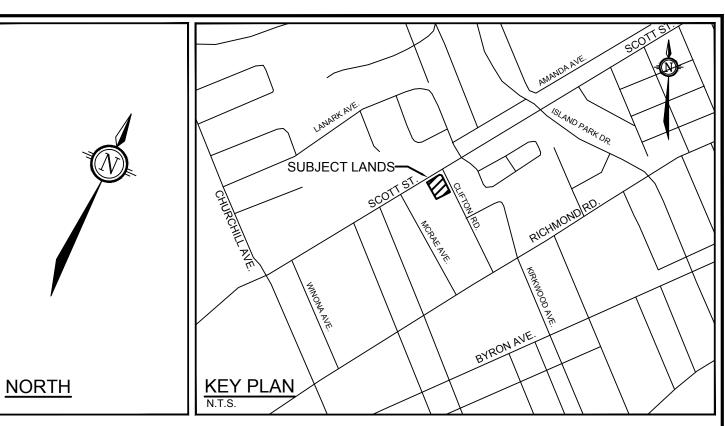
EROSION AND SEDIMENT CONTROL NOTES

- 1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- 2. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA. THEY ARE TO BE APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION. THESE PRACTICES ARE TO BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AND SHOULD INCLUDE AS A MINIMUM THOSE MEASURES INDICATED ON THE PLAN.
- 3. EROSION AND SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION IN ACCORDANCE WITH THE "GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES" (GOVERNMENT OF ONTARIO, MAY 1987). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEETING ALL REGULATORY AGENCY REQUIREMENTS.
- 4. TO PREVENT SURFACE EROSION FROM ENTERING ANY STORM SEWER SYSTEM DURING CONSTRUCTION, FILTER BAGS WILL BE PLACED UNDER GRATES OF NEARBY CATCHBASINS AND STRUCTURES. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE).
- 5. TO LIMIT EROSION: MINIMIZE THE AMOUNT OF EXPOSED SOILS AT ANY GIVEN TIME, RE-VEGETATE EXPOSED AREAS AND SLOPES AS SOON AS POSSIBLE AND PROTECT EXPOSED SLOPES WITH NATURAL OR SYNTHETIC MULCHES.
- 6. FOR MATERIAL STOCKPILING: MINIMIZE THE AMOUNT OF EXPOSED MATERIALS AT ANY GIVEN TIME; APPLY TEMPORARY SEEDING, TARPS, COMPACTION AND/OR SURFACE ROUGHENING AS REQUIRED TO STABILIZE STOCKPILED MATERIALS THAT WILL NOT BE USED WITHIN 14 DAYS.
- 7. THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE ENGINEER, THE MEASURES ARE NO LONGER REQUIRED. NO CONTROL MEASURES MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER.
- 8. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO ANY STORM SEWER SYSTEM. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
- 9. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- 10. ROADWAYS ARE TO BE SWEPT AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR THE MUNICIPALITY.
- 11. THE CONTRACTOR SHALL ENSURE PROPER DUST CONTROL IS PROVIDED WITH THE APPLICATION OF WATER (AND IF REQUIRED, CALCIUM CHLORIDE) DURING DRY PERIODS. MONITOR DUST LEVELS DURING SITE PREPARATION/EXCAVATION, AND CONSTRUCTION ACTIVITIES, AND WHEN DUST LEVELS BECOME VISUALLY APPARENT SPRAY WATER TO MINIMIZE THE RELEASE OF DUST FROM GRAVEL, PAVED AREAS AND EXPOSED SOILS. USE CHEMICAL DUST SUPPRESSANTS ONLY WHERE NECESSARY ON PROBLEM AREAS.

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OR REVIEW ONLY	ΝΟΛΤΞϹΗ	LOCATION CITY OF OTTAWA 1950 SCOTT STREET AND 312 & 314 CLIFTON	I ROAD	
F.S. THAUVETTE 100041399 November 1, 2024	Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 Telephone (613) 254-9643 Facsimile (613) 254-5867 Website www.novatech-eng.com	DRAWING NAME GRADING AND EROSION AND SEDIMENT CONTROL PLAN	PROJECT No. 121301 REV REV # 2 DRAWING No. 121301-GR	
		PLAN	N24x36.DWG - 914.4mmx609.6mm PLAN #19152	



					BB/KD	
					CHECKED	
				1:250	FST	
					DRAWN	
					BB/KD	
				1:250	CHECKED	
2.	REVISED PER CITY COMMENTS	NOV 01/24	FST	0 2 4 6 8 10	FST	
1.	ISSUED FOR SPC	JUL 31/24	FST		APPROVED	
No.	REVISION	DATE	BY		FST	



GENERAL NOTES

- 1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- 2. 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.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED. COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE
- CURRENT GUIDELINES, BYLAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO OPSS, OPSD & AWWA GUIDELINES - ALL CURRENT VERSIONS AND 'AS AMENDED'.
- 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.
- 8. ALL ELEVATIONS ARE GEODETIC.
- REFER TO GEOTECHNICAL REPORT (PG4394-1, DATED MARCH 29, 2018) AND RELIANCE LETTER (DATED JULY 23, 2024), PREPARED BY PATERSON GROUP INC., FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- 10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- 11. REFER TO THE DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2024-087) PREPARED BY NOVATECH.
- 12. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- 13. PROVIDE LINE / PARKING PAINTING AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

BENCHMARK NOTES:

T/G=63.95 W.INV=61.67 S.INV=61.87

T/G=64.05

T/G=64.11

CBMH T/G=64.12 N.INV=62.34

F.S.

- 1. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA WITH AN ELEVATION OF 95.230.
- . IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
- 3. BENCHMARK WAS PROVIDED ON PLAN OF SURVEY OF ALL OF LOTS 24 AND 25, AND PART OF LOTS 45, 46, 47, AND 48, REGISTERED PLAN 369, SURVEYED BY STANTEC GEOMATICS LTD (PROJECT NO 161613828-110).

INTERNAL SWM STORAGE SYSTEM					
DESIGN	STORAGE SYSTEM	STORAGE	VOLUMES		
EVENT	CONTROLLED FLOW	REQUIRED	PROVIDED		
1:2 YR	PUMPED FLOW RATE = 7.5 L/s	16.1 m³			
1:5 YR		25.9 m³	>65 m³		
1:100 YR		64.4 m³			

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I	NOTES

- ALL DRAINAGE FROM AREA A-2 (PROPOSED AMENITY AREA DECK DRAINS AND ALL ROOF DRAINS) TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR
- EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM.
- REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION AND CONNECTIONS AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM AND EMERGENCY OVERFLOW PIPING.

Υ		LOCATION CITY OF OTTAWA	
FESSIOAN	NOVATECH	1950 SCOTT STREET AND 312 & 314 CLIFTON	ROAD
in the 2	Engineers, Planners & Landscape Architects	DRAWING NAME	PROJECT No.
THAUVETTE 5	Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6		REV
ember 1, 2024	Telephone (613) 254-9643 Facsimile (613) 254-5867	STORMWATER MANAGEMENT PLAN	
CEOFONTARIO	Website www.novatech-eng.com		DRAWING No.
And Stream of Station			121301

1301-SWM PLAN #19152

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REV # 2