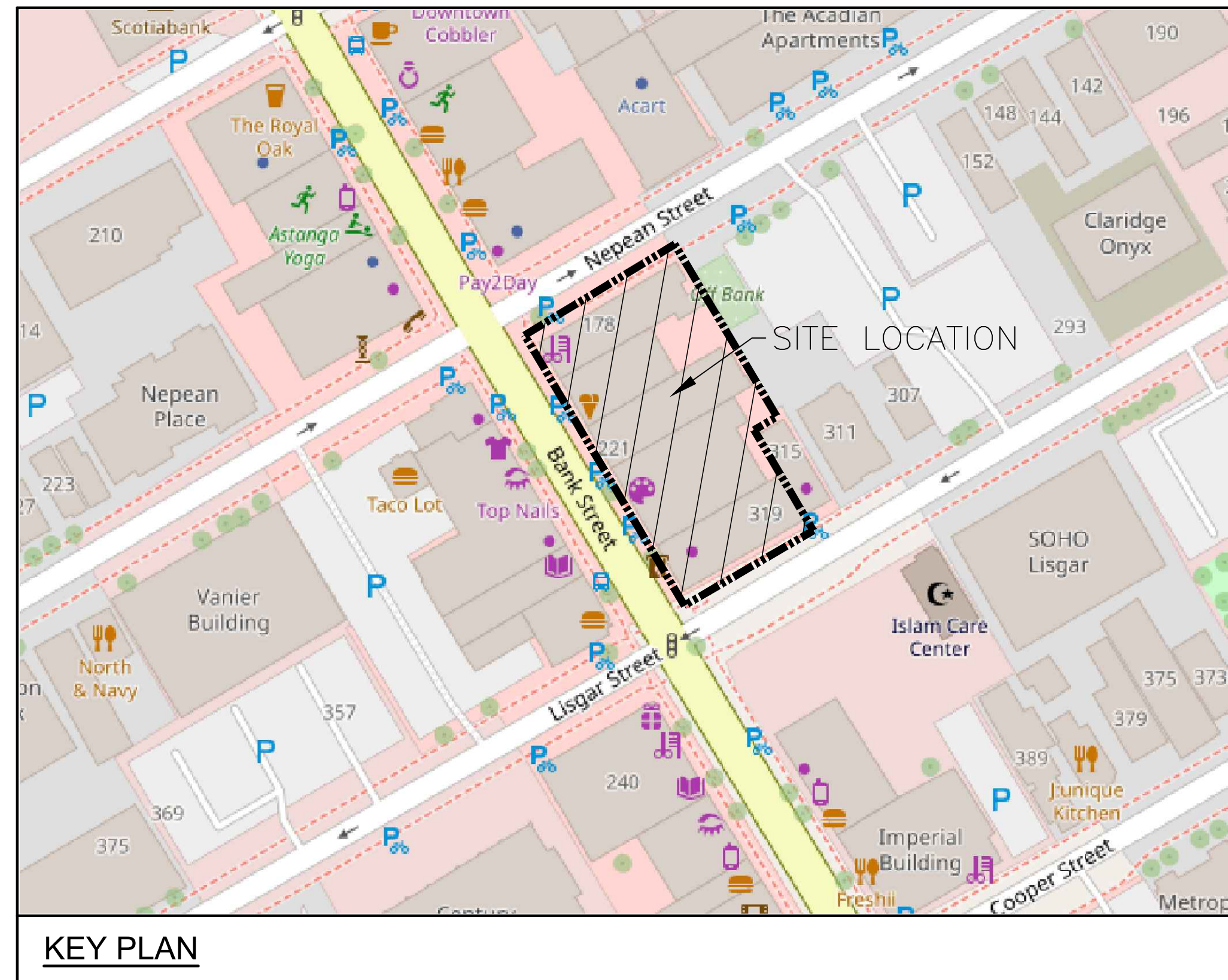


178 NEPEAN STREET, 219/ 223 BANK STREET, OTTAWA, ONTARIO

LIST OF DRAWINGS		
DWG NO.	DWG TITLE	DATE
	COVER SHEET	2024-12-19
C002	EXISTING CONDITIONS AND REMOVALS PLAN	2024-12-19
C100	SITE SERVICING PLAN	2024-12-19
C200	SITE GRADING PLAN	2024-12-19
C300	EROSION AND SEDIMENT CONTROL PLAN	2024-12-19
C400	STORMWATER MANAGEMENT PLAN	2024-12-19



KEY PLAN

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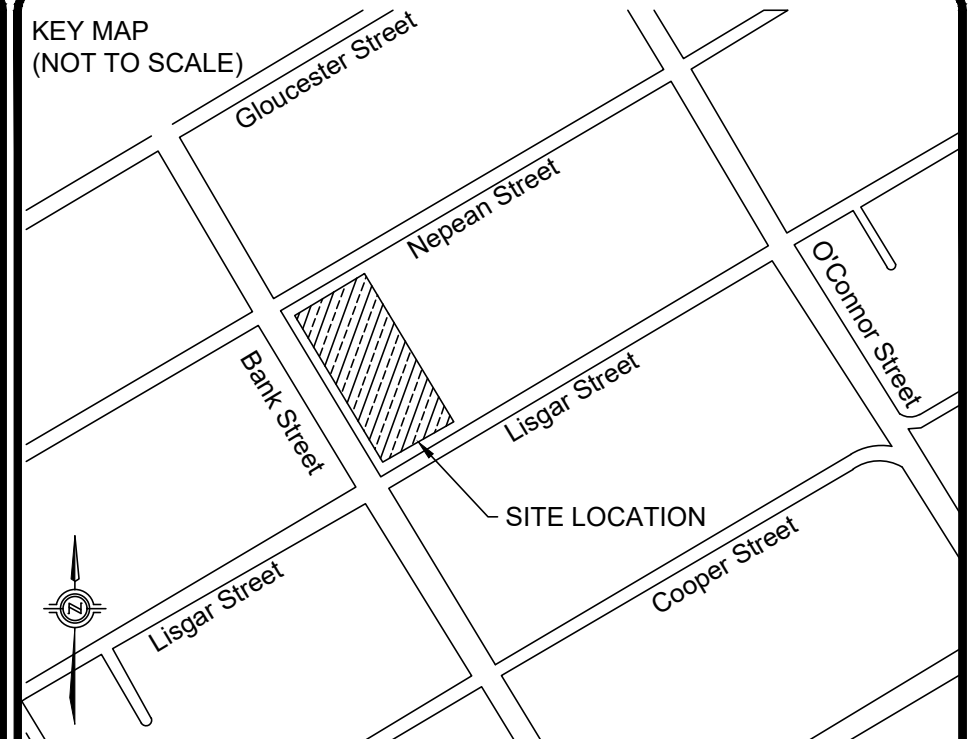
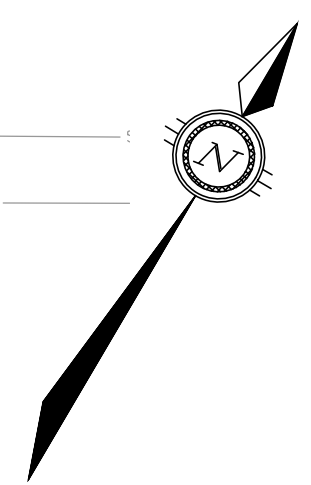
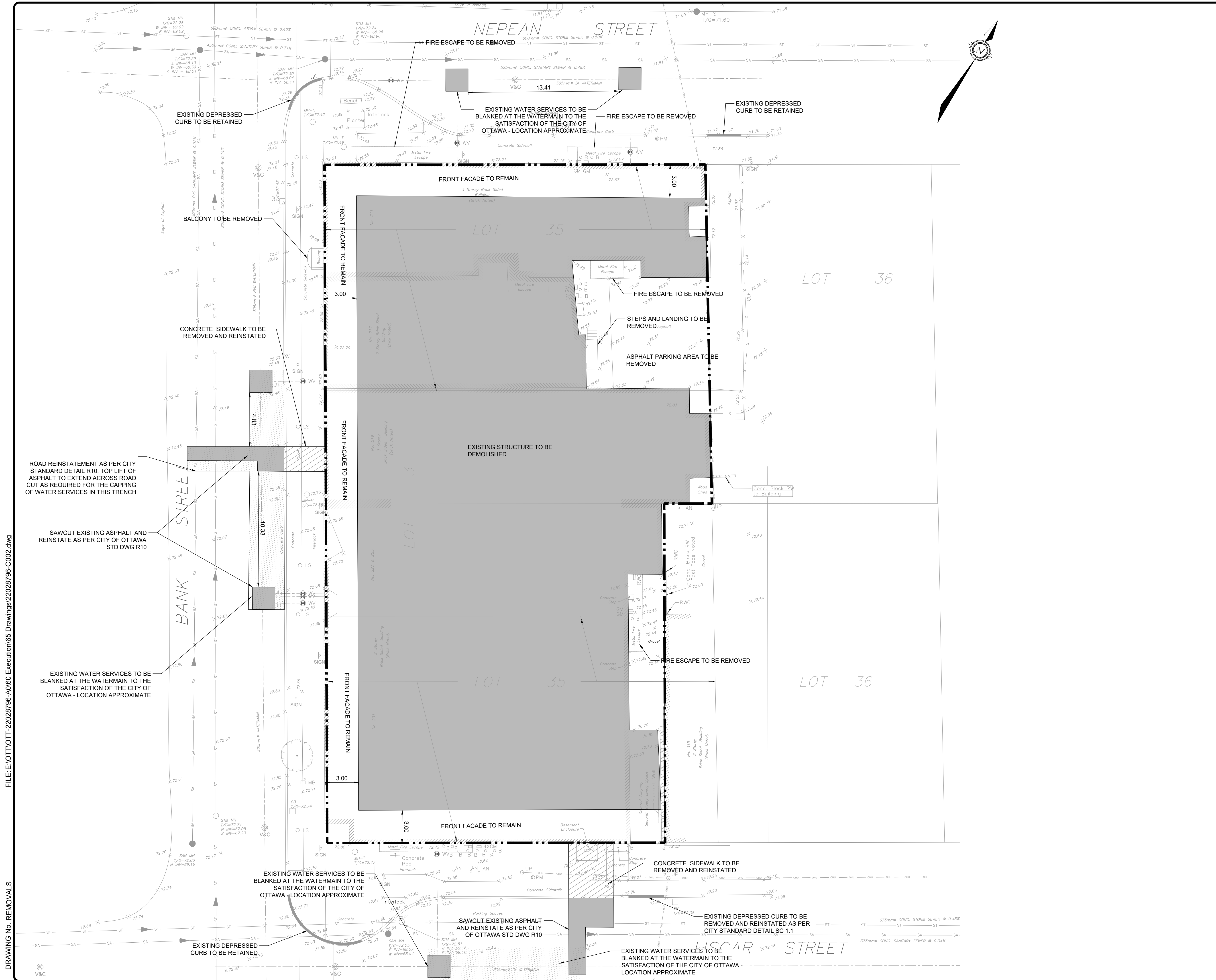


- BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

PROJECT No.OTT-22028796-A0
 DECEMBER 19, 2024

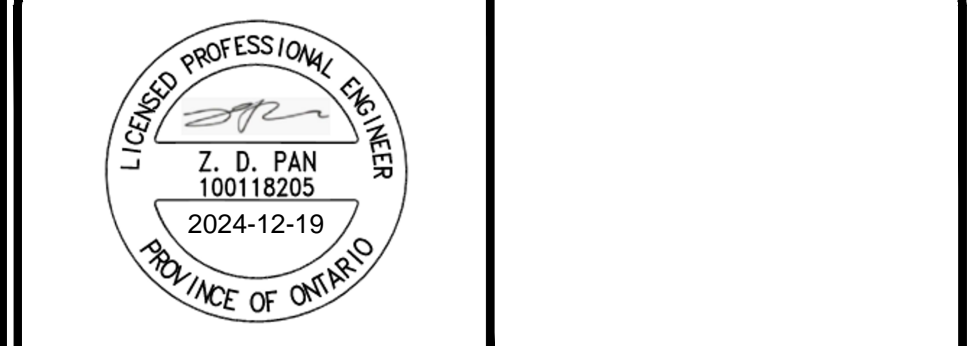
SMART LIVING PROPERTIES
 226 ARGYLE AVENUE,
 OTTAWA, ONTARIO

RE-ISSUED FOR SITE PLAN CONTROL APPROVAL - DECEMBER 19, 2024



- NOTES:
1. ALL EXISTING STORM, SANITARY AND WATER LATERALS AND SERVICE LINES SHALL BE CAPPED AND ABANDONED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF OTTAWA.
 2. DEMOLISHING CONTRACTOR SHALL MAINTAIN AND PROTECT THE HERITAGE COMPONENTS OF THE EXISTING BUILDING.

No.	REVISIONS	Date	By	App.
5	RE-ISSUED FOR SITE PLAN CONTROL APPROVAL	2024-12-19	Z.P.	Z.P.
4	RE-ISSUED FOR SITE PLAN CONTROL APPROVAL	DEC 2023	Y.A.	Y.A.
3	RE-ISSUED BASED ON NEW WATER METER ROOM LOCATION	SEPT 2023	Y.A.	Y.A.
2	RE-ISSUED FOR SITE PLAN CONTROL APPROVAL	AUG 2023	Y.A.	Y.A.
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	DEC 2022	Y.A.	Y.A.



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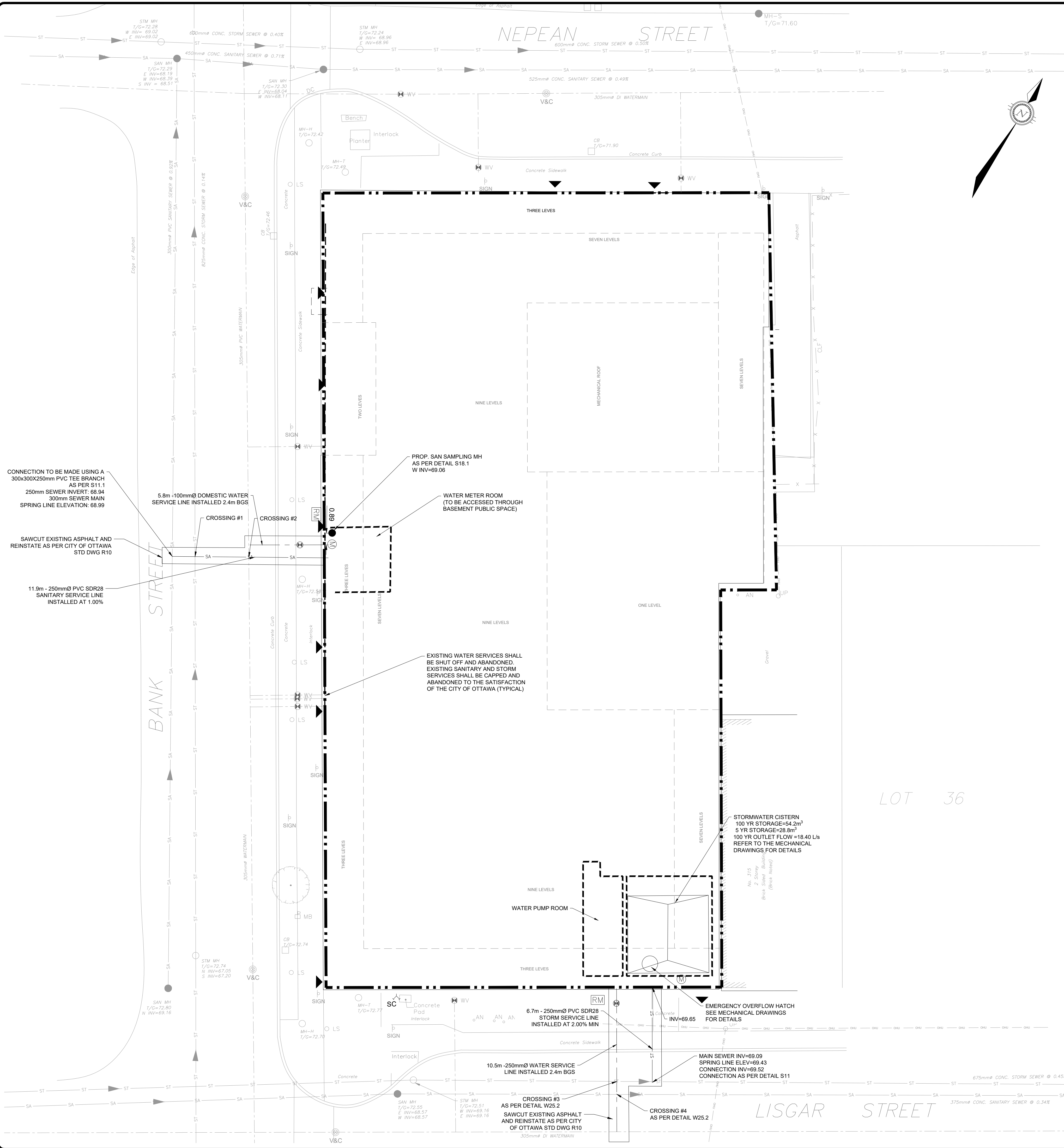
Location:
**178 NEPEAN STREET, 219/223 BANK STREET
 OTTAWA, ONTARIO**

Title:
**EXISTING CONDITIONS
 AND REMOVALS PLAN**

Designed By: Y.A.	Drawn By: M.S.	Checked By: C.C.
Scale: 1:150	Date: DEC 9, 2022	Drawing No.: C002
Project No.: OTT-22028796-AO		#18910

DRAWING No. REMOVALS

DOE-02-22-0127 / DOI-12-22-0188



SANITARY SEWER NOTES

1. ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD 8182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
3. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING UNLESS OTHERWISE NOTED.
4. ALL SANITARY LATERALS ARE TO BE PVC SDR 28, IPEX "RING-TITE" (OR EQUIVALENT), ANY COLOR EXCEPT WHITE.
5. SEWER BEDDING AS PER OPSD 802.010. GRANULAR 'A' BEDDING TO BE INCREASED TO 300MM WHERE SEWERS ARE BELOW THE GROUNDWATER TABLE.
6. SANITARY SEWER MANHOLES SHALL BE BENCHES AS PER OPSD 701.021. SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER OPSD 401.010. SAFETY PLATFORMS SHALL BE AS PER OPSD 404.020.
7. THE CONTRACTOR SHALL CONDUCT INFILTRATION/EXFILTRATION (AS PER CURRENT OPSS) TESTING ON ALL NEWLY INSTALLED SANITARY SEWERS. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWER INSTALLATION AND VIEWED BY THE ENGINEER.
8. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED SANITARY SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.
9. ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER OPSD 1006.010.
10. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE SANITARY SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013 DURING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMD0.
11. ALL SANITARY BUILDING DRAINS TO BE EQUIPPED WITH SANITARY BACKWATER VALVES INSTALLED PER CITY OF OTTAWA STANDARD DRAWING S14.1.
12. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
13. MINIMUM SOIL COVER TO BE 2.5m TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS PER OPSD S14.010

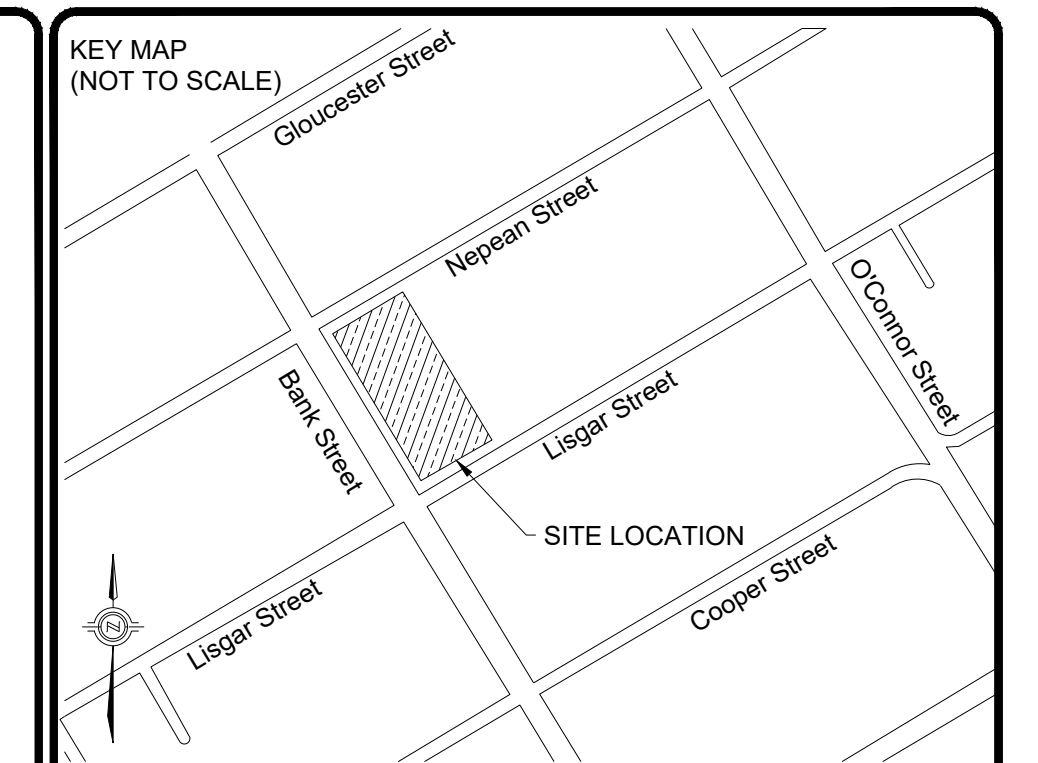
STORM SEWER NOTES

1. ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. SEWER BEDDING AS PER CITY STANDARD S6 & S7.
3. ALL STORM LATERALS SHALL BE PVC SDR 28, WHITE IN COLOR.
4. ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER OPSD 1006.010.
5. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
6. MINIMUM SOIL COVER TO BE 2.0m TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS PER OPSD S14.010
7. ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
8. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
9. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.

WATERMAIN NOTES

1. ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. NO WORK SHALL COMMENCE UNLESS A MUNICIPAL WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.
3. WATERMANS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH OPSD 802.010, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
4. WATER SERVICES ARE TO BE PVC DR18 AS PER THE CITY OF OTTAWA STANDARDS.
5. CATHODIC PROTECTION IS REQUIRED ON ALL PVC FITTINGS AS PER OPSD 1109.011.
6. VALVE BOXES SHALL BE INSTALLED AS PER OPSD 1101.020.
7. ALL WATERMANS TO BE INSTALLED AT MINIMUM COVER OF 2.4m.
8. DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
9. WATER METERS TO BE INSTALLED AS PER CITY OF OTTAWA STD. W30 FOR WATER SERVICES.
10. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
11. WHERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 1.2m, WATER SERVICES ARE TO BE INSULATED AS PER OPSD 1109.030.
12. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25M FOR CROSSING OVER THE SEWER, AS PER OPSD 1006.010. FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50M AS PER OPSD 1006.010. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

CROSSING #	T/G	SAN INV	SAN OBV	WM INV	WM OBV	STM INV	STM OBV	CLEARANCE (m)
1	72.57	68.99	69.24	-	-	67.02	67.85	1.14
2	72.51	69.03	69.28	69.81	70.11	-	-	0.53
3	72.25	-	-	70.1	70.25	69.06	69.73	0.37
4	72.28	68.49	68.86	70.03	70.18	-	-	1.17



LEGEND

- PROPERTY LINE
- - - - EXISTING OVERHEAD UTILITY
- - - - EXISTING WATERMAIN
- - - - PROPOSED WATERMAIN
- - - - PROPOSED STORM SEWER
- - - - PROPOSED SANITARY SEWER
- - - - EXISTING STORM SEWER
- - - - EXISTING SANITARY SEWER
- PROPOSED SANITARY MAINTENANCE HOLE
- ⊗ V&B PROPOSED VALVE AND VALVE BOX
- ⊗ WV EXISTING WATER VALVE
- ⊗ WV PROPOSED WATER VALVE
- ⊗ V&C EXISTING VALVE CHAMBER
- ⊗ LS EXISTING LIGHT STANDARD
- ⊗ UP EXISTING UTILITY POLE
- ⊗ SIGN EXISTING SIGN
- ⊗ MB EXISTING MAIL BOX
- ⊗ BM SITE BENCHMARK
- ▲ PROPOSED BUILDING ENTRANCE
- ▲ SC PROPOSED SIAMESE CONNECTION

No.	REVISIONS	Date	By	App.
5	RE-ISSUED FOR SITE PLAN CONTROL APPROVAL	2024-12-19	Z.P.	A.A.
4	RE-ISSUED FOR SITE PLAN CONTROL APPROVAL	DEC 2023	Y.A.	Y.A.
3	RE-ISSUED BASED ON NEW WATER METER ROOM LOCATION	SEPT 2023	Y.A.	Y.A.
2	RE-ISSUED FOR SITE PLAN CONTROL APPROVAL	AUG. 2023	Y.A.	Y.A.
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	DEC. 2022	Y.A.	Y.A.

LICENCED PROFESSIONAL ENGINEER
 Z. D. PAN
 100118205
 2024-12-19
 PROVINCE OF ONTARIO

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Owner/Client:

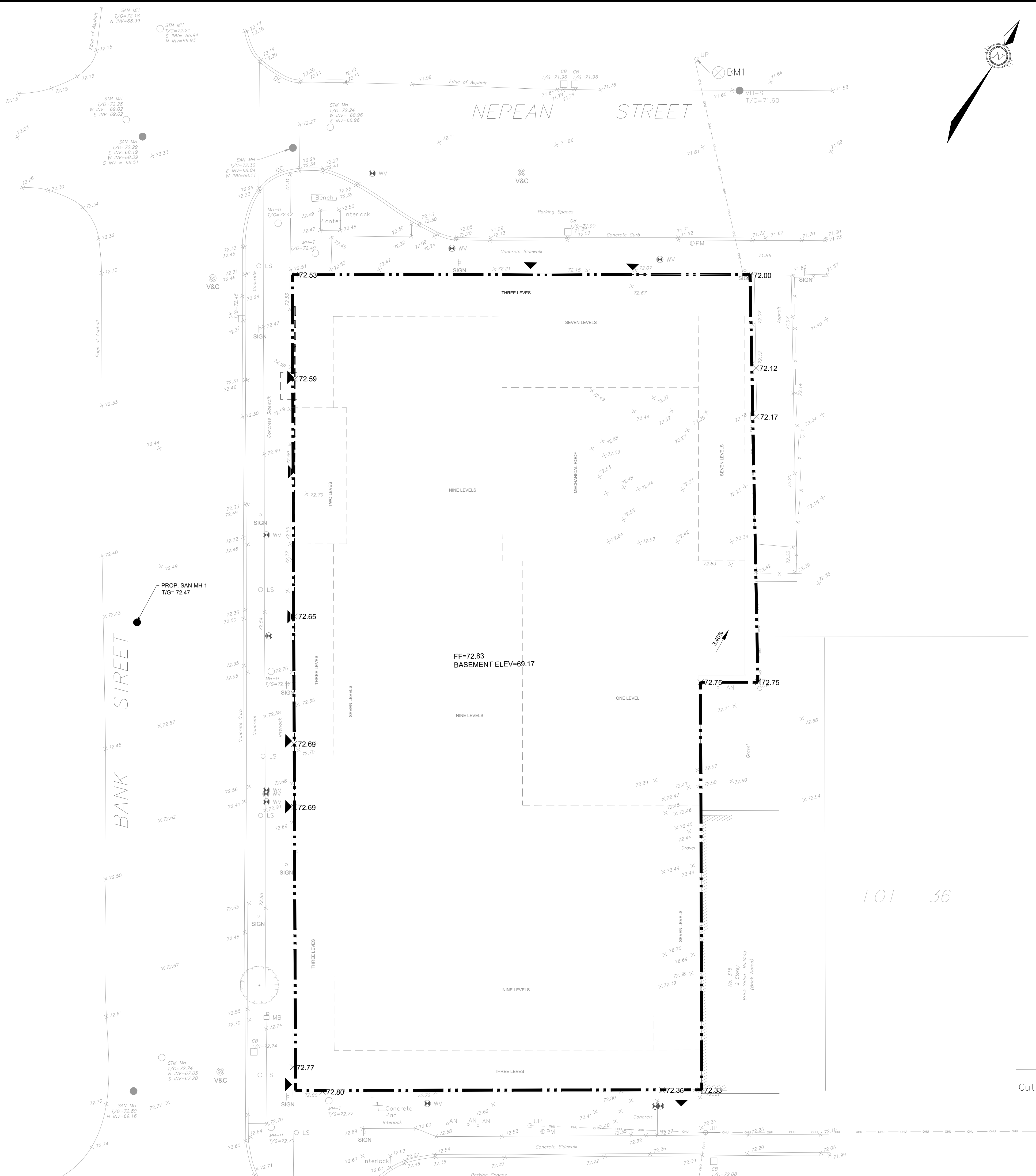
Location:
**178 NEPEAN STREET, 219/223 BANK STREET
 OTTAWA, ONTARIO**

Title:
SITE SERVICING PLAN

Designed By: Y.A. Drawn By: M.S. Checked By: C.C.
 Scale: 1:150 Date: DEC 9, 2022 Drawing No.:
 Project No.: OTT-22028796-AO **C100**

FILE: E:\OTTOTT-22028796-A0160 Execution\65 Drawings\22028796-C200.dwg

DRAWING No. GRADING



GENERAL NOTES:

- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE.
- THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF THE SAME.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS'. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE AUTHORITY HAVING JURISDICTION.
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. BOOK 7 AND T.A.C. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
- THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVICING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH ENGINEER AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
- THE CONTRACTOR SHALL APPRAISE HIS/HERSELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
- DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
- FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK, DATED AUGUST 24, 2022.
- CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND LEGAL DRAWINGS.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.

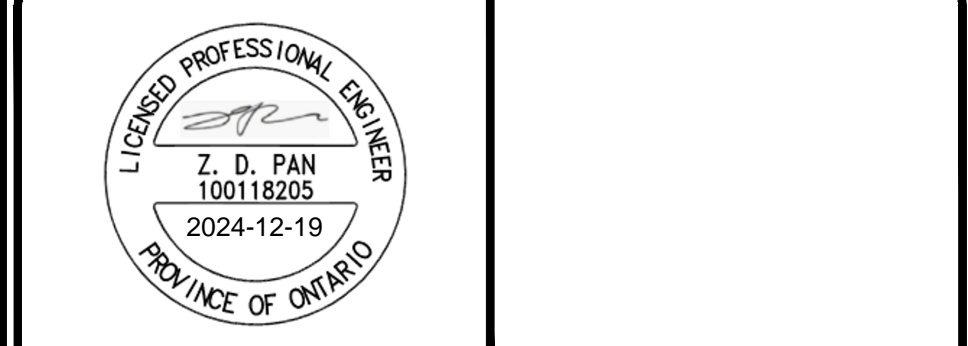
BENCHMARK #1
Cut Cross on Concrete Utility Pole Base
Elevation = 72.62



LEGEND

---	PROPERTY LINE
---	EXISTING OVERHEAD UTILITY
??????	PROPOSED SLOPE
X.XXX	EXISTING ELEVATION
X.XXX	PROPOSED ELEVATION
●	PROPOSED SANITARY MAINTENANCE HOLE
⊗	PROPOSED VALVE AND VALVE BOX
⊕	EXISTING WATER VALVE
⊕	PROPOSED WATER VALVE
⊕	EXISTING VALVE CHAMBER
⊕	EXISTING LIGHT STANDARD
⊕	EXISTING UTILITY POLE
⊕	EXISTING SIGN
⊕	EXISTING MAIL BOX
⊕	SITE BENCHMARK
▶	PROPOSED BUILDING ENTRANCE
FF	PROPOSED FINISH FLOOR ELEVATION

No.	REVISIONS	Date	By	App.
5	RE-ISSUED FOR SITE PLAN CONTROL APPROVAL	2024-12-19	Z.P.	Z.P.
4	RE-ISSUED FOR SITE PLAN CONTROL APPROVAL	DEC 2023	Y.A.	Y.A.
3	RE-ISSUED BASED ON NEW WATER METER ROOM LOCATION	SEPT 2023	Y.A.	Y.A.
2	RE-ISSUED FOR SITE PLAN CONTROL APPROVAL	AUG 2023	Y.A.	Y.A.
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	DEC 2022	Y.A.	Y.A.



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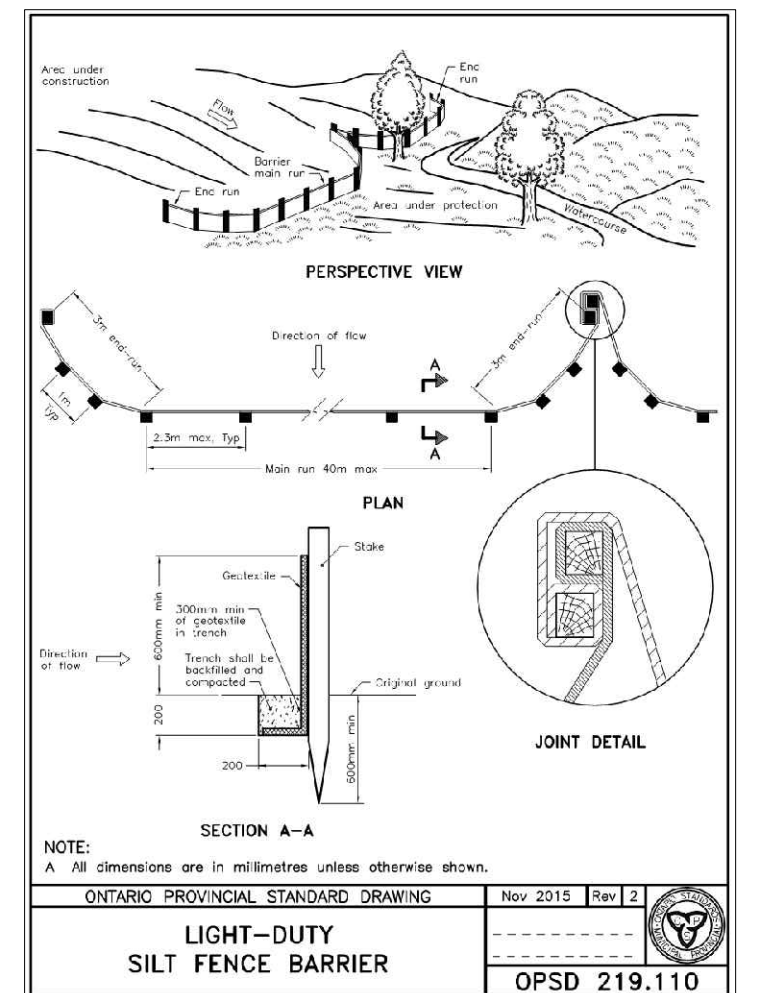
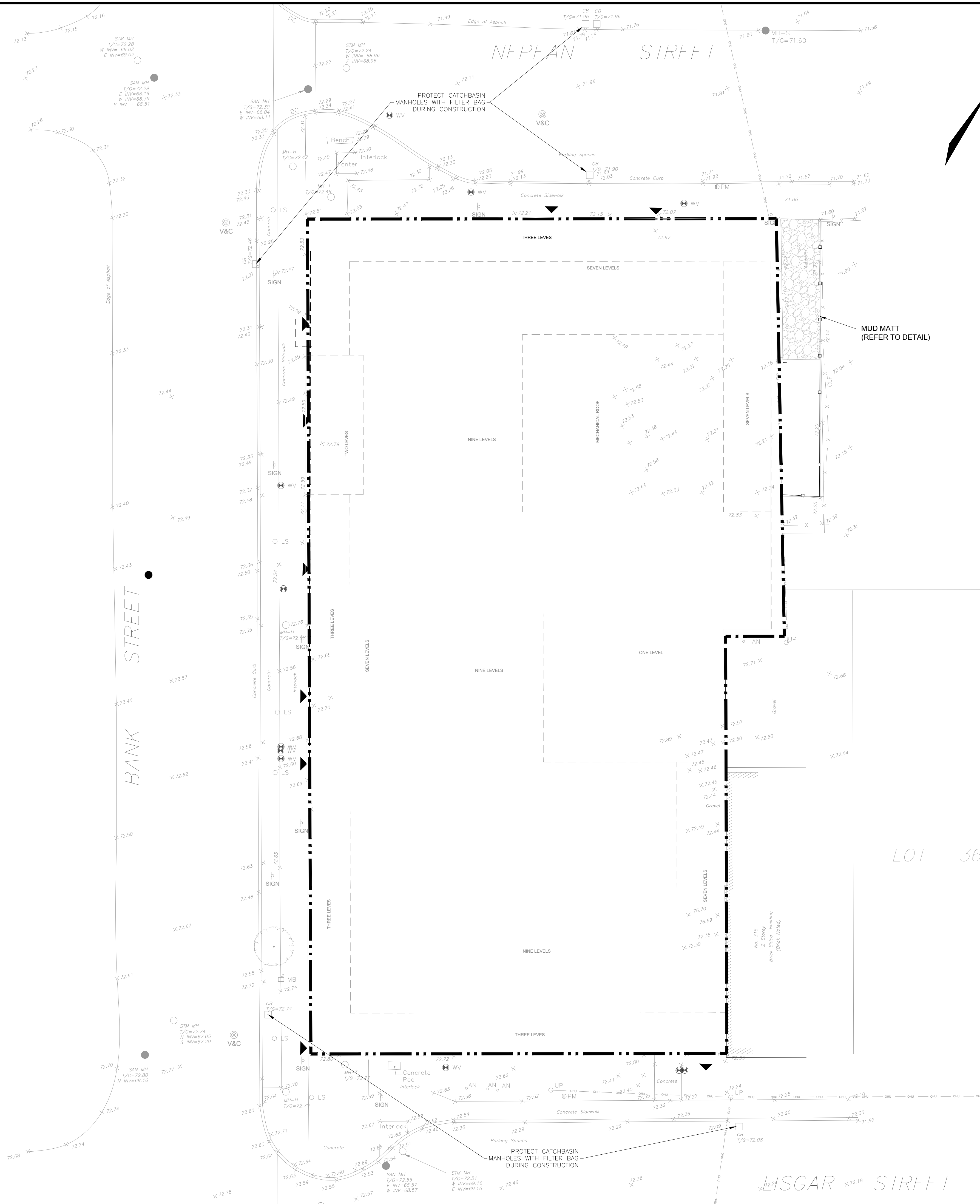
Location:
178 NEPEAN STREET, 219/223 BANK STREET
OTTAWA, ONTARIO

Title:
GRADING PLAN

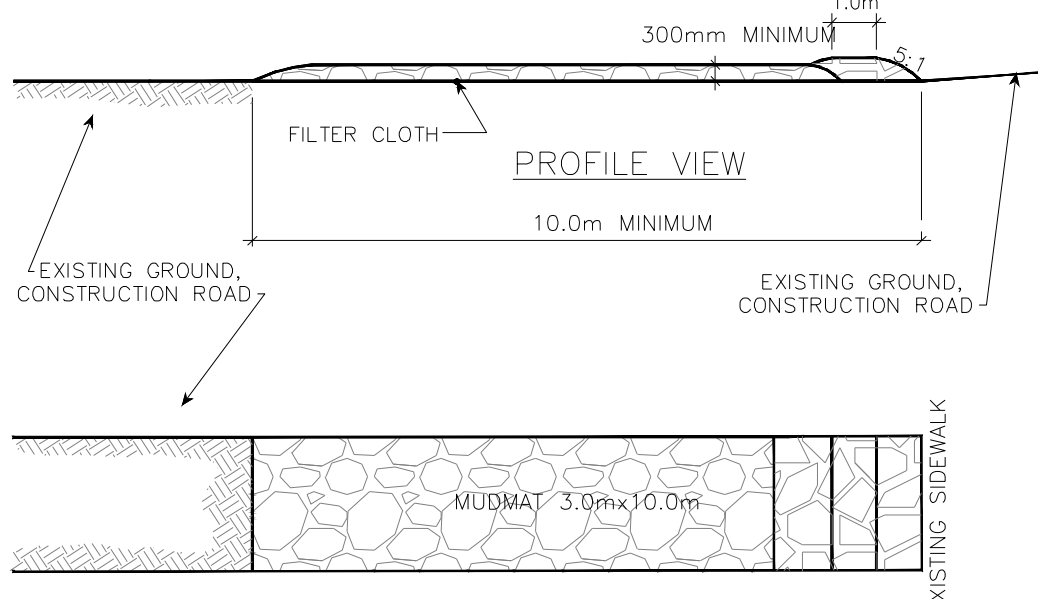
Designed By: Y.A.	Drawn By: M.S.	Checked By: C.C.
Scale: 1:150	Date: DEC 9, 2022	Drawing No.:
Project No.: OTT-22028796-AO		C200

DCS-02-22-0127 / DOT-12-22-0188

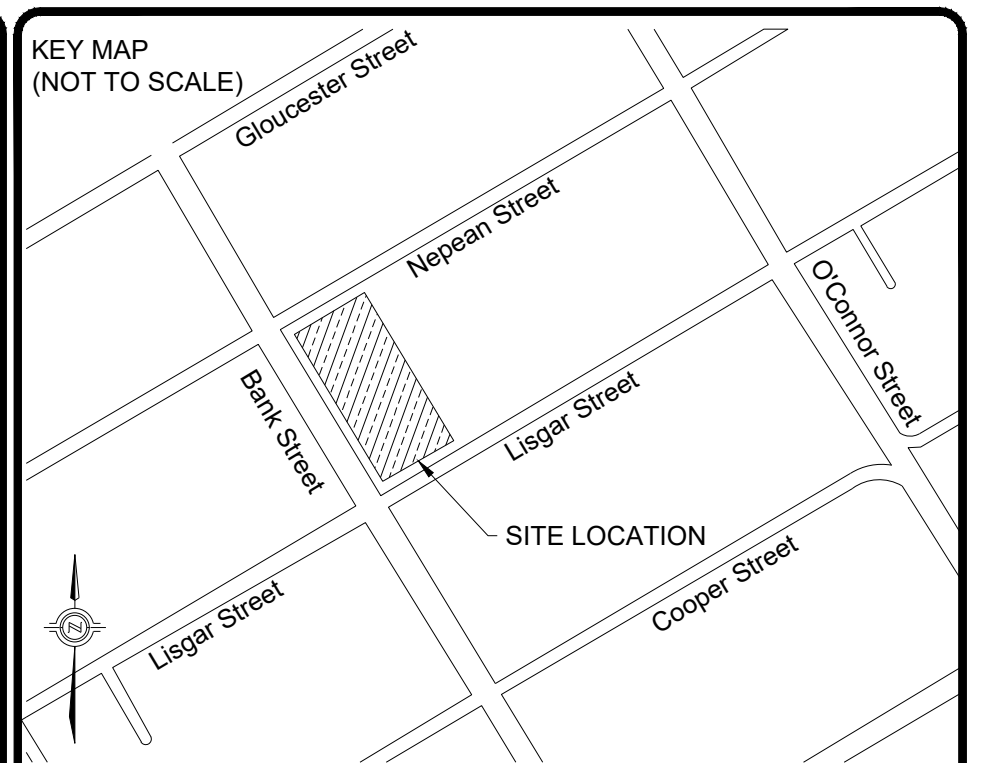
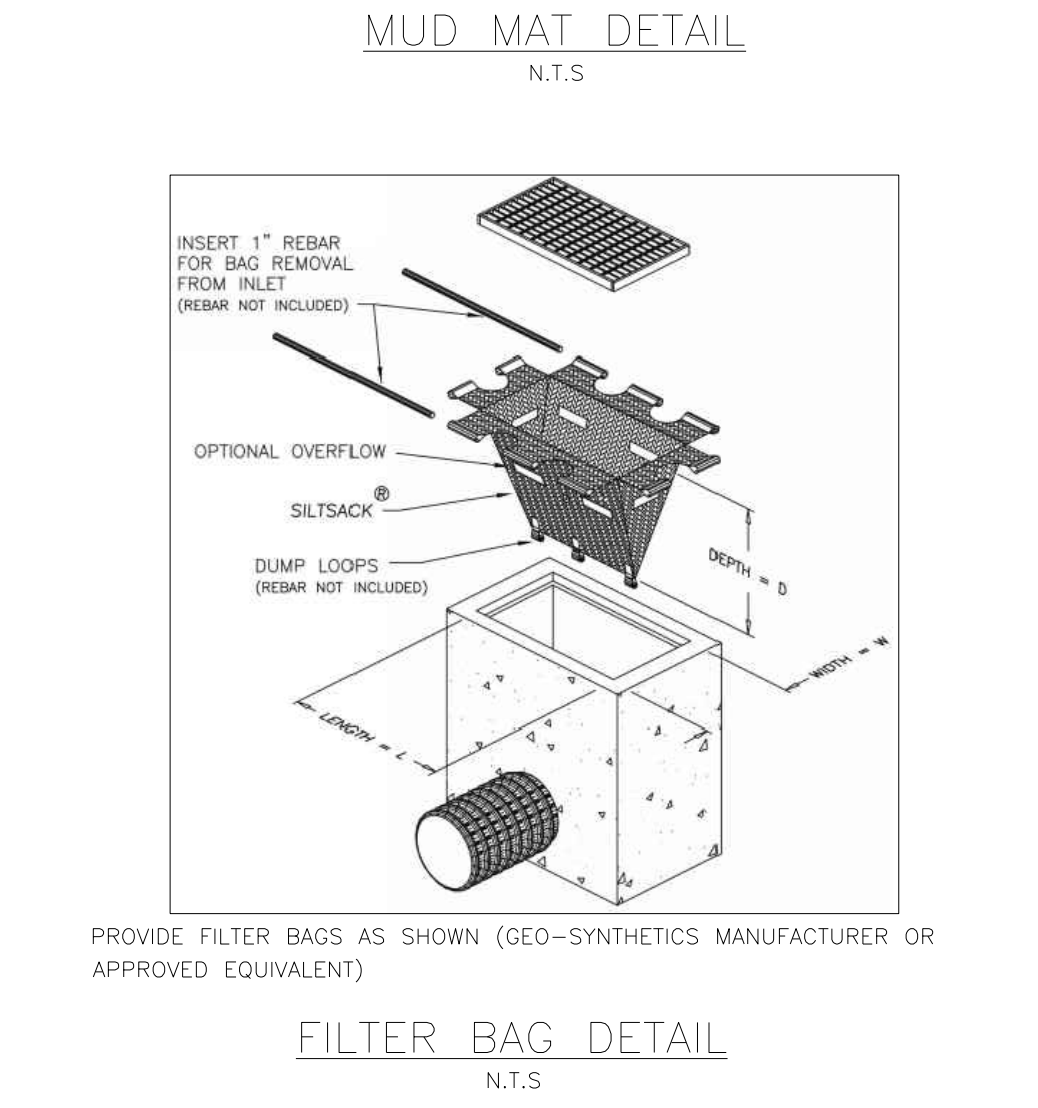
#18910



- NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO WOOD POSTS WITH WIRE TIES OR STAPLES.
 2. POSTS TO BE SPACED AT 2.3 METRES CENTRE TO CENTRE.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY A MINIMUM OF 500mm.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 5. WOOD POSTS TO BE HARDWOOD TYPE (50mm x 50mm).
 6. GEOTEXTILE TO BE EMBEDDED 200mm INTO GROUND.
 7. GEOTEXTILE TO CONFORM TO OPSD 805 STANDARDS.
 8. SILT FENCE MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH DETAIL. SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS COMPLETE.
 9. SEDIMENTS MUST BE CLEARED AWAY WHEN THEY REACH HALF THE HEIGHT OF THE FENCE.



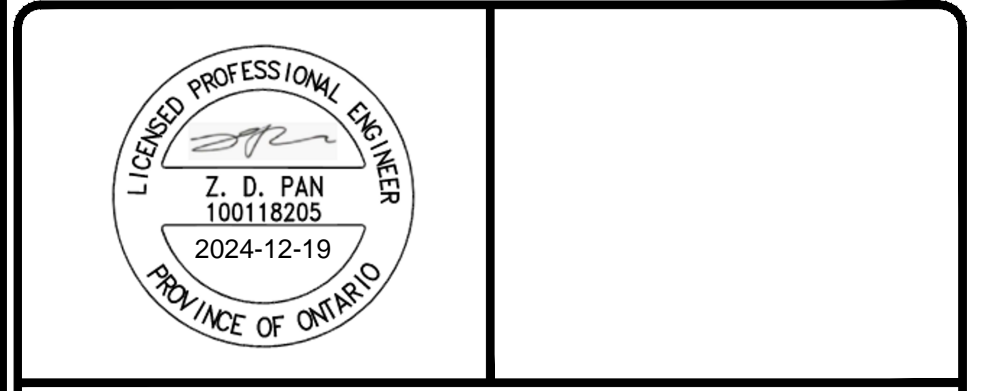
- NOTES:
1. STONE - USE CLEAR CRUSHED 100mm STONE.
 2. LENGTH - AS REQUIRED BUT NOT LESS THAN 10.0m.
 3. THICKNESS - NOT LESS THAN 300mm.
 4. WIDTH - 3.0m MINIMUM, NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
 6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



LEGEND

- PROPERTY LINE
- - - - - PROPOSED SILT FENCE
- EXISTING OVERHEAD UTILITY
- PROPOSED SANITARY MAINTENANCE HOLE
- V&B PROPOSED VALVE AND VALVE BOX
- WV EXISTING WATER VALVE
- WV PROPOSED WATER VALVE
- V&C EXISTING VALVE CHAMBER
- LS EXISTING LIGHT STANDARD
- UP EXISTING UTILITY POLE
- SIGN EXISTING SIGN
- MB EXISTING MAIL BOX
- ▶ PROPOSED BUILDING ENTRANCE

No.	REVISIONS	Date	By	App.
5	RE-ISSUED FOR SITE PLAN CONTROL APPROVAL	2024-12-19	Z.P.	Z.P.
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3	RE-ISSUED BASED ON NEW WATER METER ROOM LOCATION	SEPT 2023	Y.A.	Y.A.
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1	ISSUED FOR SITE PLAN CONTROL APPROVAL	DEC 2022	Y.A.	Y.A.



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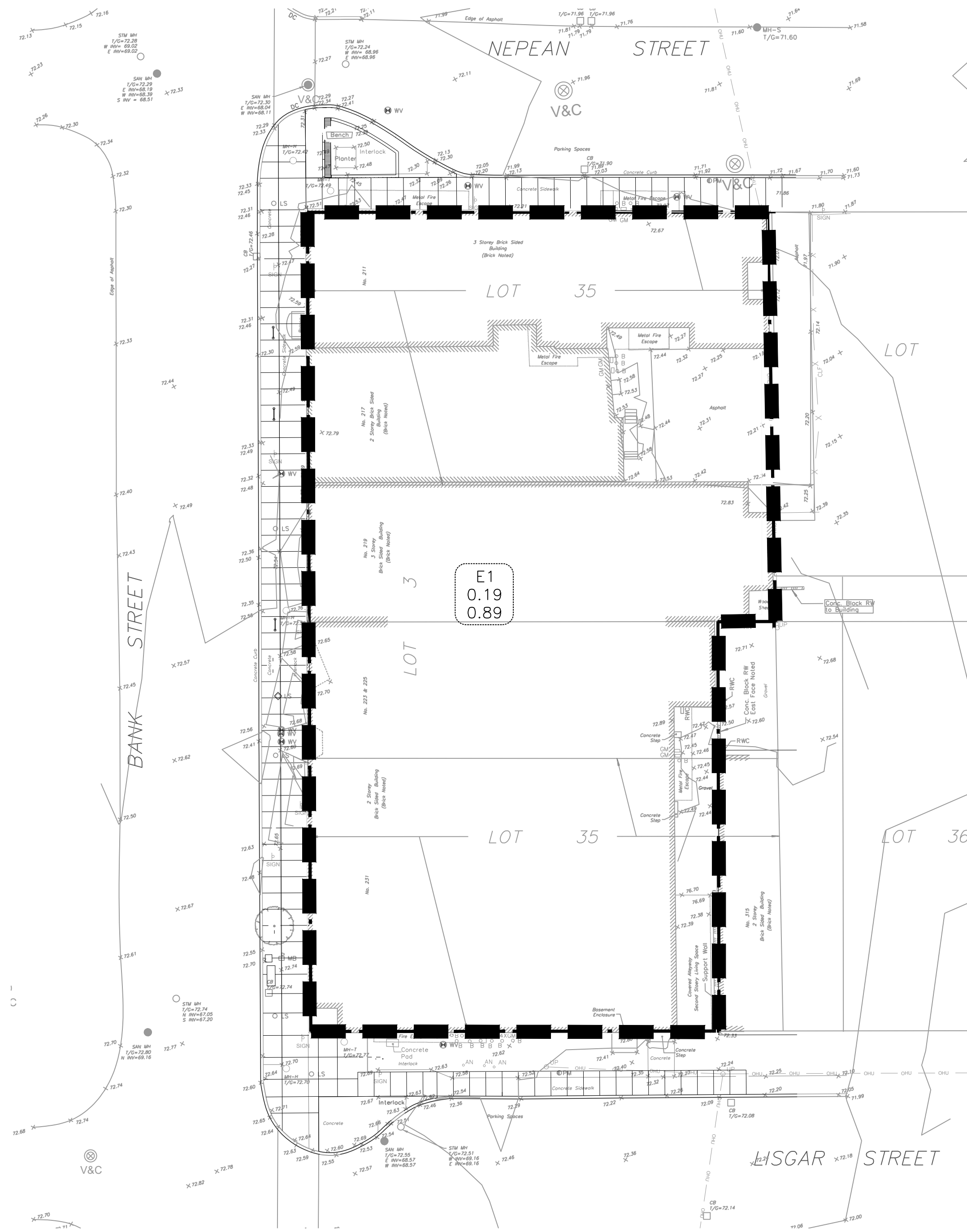
- BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •



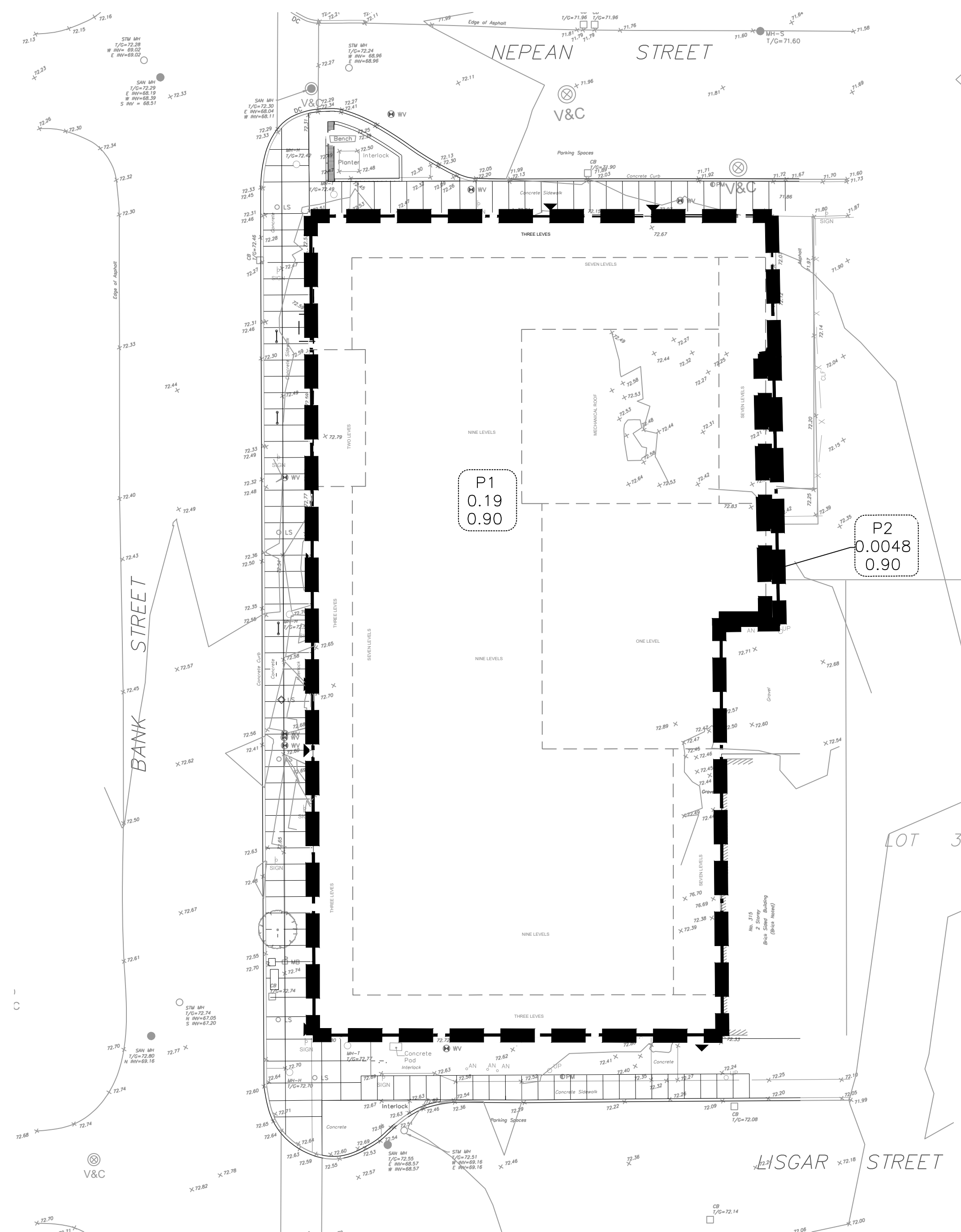
Location:
**178 NEPEAN STREET, 219/223 BANK STREET
 OTTAWA, ONTARIO**

Title:
**EROSION AND SEDIMENT
 CONTROL PLAN**

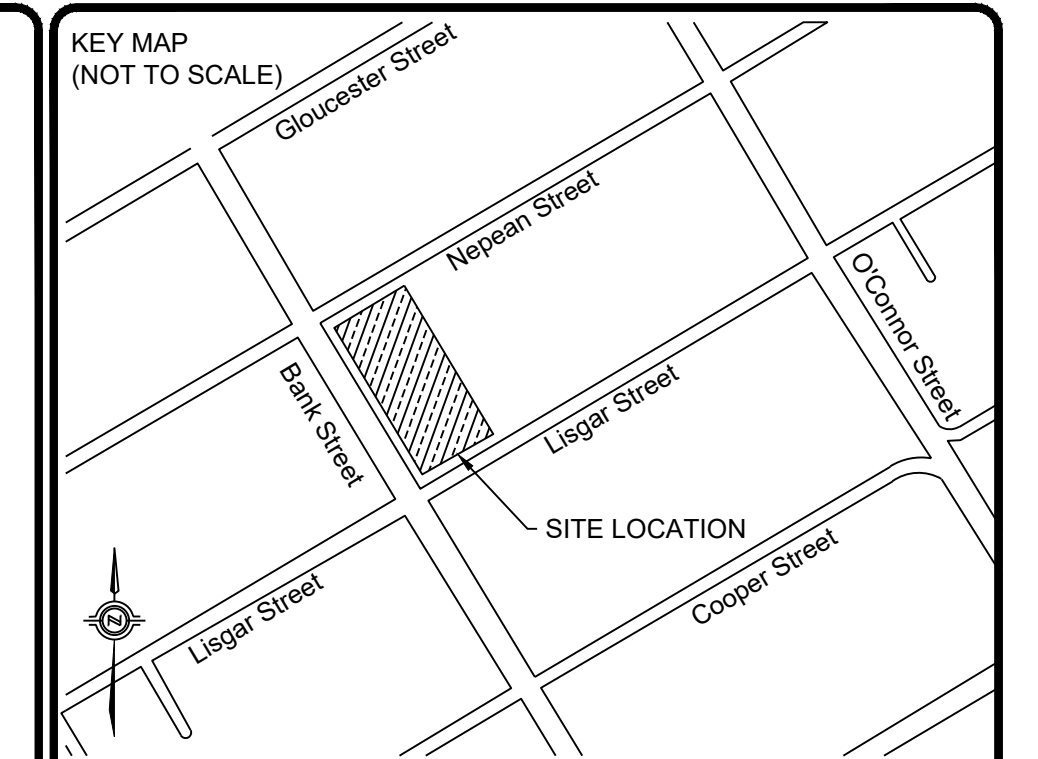
Designed By: Y.A.	Drawn By: M.S.	Checked By: C.C.
Scale: 1:150	Date: DEC 9, 2022	Drawing No.:
Project No.: OTT-22028796-AO		C300



PRE-DEVELOPMENT WATERSHED PLAN



POST-DEVELOPMENT WATERSHED PLAN



LEGEND

- PROPERTY LINE
- CATCHMENT LIMIT
- XX CATCHMENT NAME
- 0.00 CATCHMENT AREA IN HA
- 0.00 RUNOFF COEFFICIENT

No.	REVISIONS	Date	By	App.
5	RE-ISSUED FOR SITE PLAN CONTROL APPROVAL	2024-12-19	Z.P.	A.A.
4	RE-ISSUED FOR SITE PLAN CONTROL APPROVAL	DEC 2023	Y.A.	Y.A.
3	RE-ISSUED BASED ON NEW WATER METER ROOM LOCATION	SEPT 2023	Y.A.	Y.A.
2	RE-ISSUED FOR SITE PLAN CONTROL APPROVAL	AUG 2023	Y.A.	Y.A.
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	DEC 2022	Y.A.	Y.A.

LICENSED PROFESSIONAL ENGINEER
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 2024-12-19
 PROVINCE OF ONTARIO

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- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Owner/Cliet:

SMART LIVING PROPERTIES

Location:
 178 NEPEAN STREET, 219/223 BANK STREET
 OTTAWA, ONTARIO

Title:
STORMWATER MANAGEMENT PLAN

Designed By: Y.A.	Drawn By: M.S.	Checked By: C.C.
Scale: 1:250	Date: DEC 9, 2022	Drawing No.: C400
Project No.: OTT-22028796-AO		