

WATERMAIN NOTES:

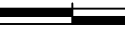
- SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS - ALL CURRENT VERSIONS AND 'AS AMENDED'. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMAINS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE CITY OF OTTAWA FORCES.
- SPECIFICATIONS:


ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
VALVE BOX ASSEMBLY	W24	CITY OF OTTAWA
WATERMAIN CROSSING OVER SEWER	W25.2	CITY OF OTTAWA
WATERMAIN	PVC DR 18	
- WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE, UNLESS OTHERWISE INDICATED.
- PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS, UNLESS OTHERWISE INDICATED.
- WATER SERVICE IS TO BE CONSTRUCTED TO FOUNDATION WALL AND CAPPED.

CROSSING	LOWER PIPE	HIGHER PIPE	CLEARANCE	SURFACE ELEVATION
(A)	200mmØ WM T/P=61.78	200mmØ SAN INV=62.52	± 0.74m	64.15 m
(B)	600mmØ STM T/P=62.31	200mmØ SAN INV=62.56	± 0.25m	64.36 m

SCALE

1:200



DESIGN	BB/KD	<div style="text-align: center; border: 1px solid black; padding: 5px;"> FOR REVIEW ONLY </div> <div style="text-align: center; margin-top: 20px;">  </div>
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DRAWN	FST	
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APPROVED		
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LOCATION CITY OF OTTAWA 1950 SCOTT STREET AND 312 & 314 CLIFTON ROAD	PROJECT No. 121301
DRAWING NAME GENERAL PLAN OF SERVICES	REV REV # 5
	DRAWING No. 121301-GF

BENCHMARK NOTES:

- 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.
- 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).

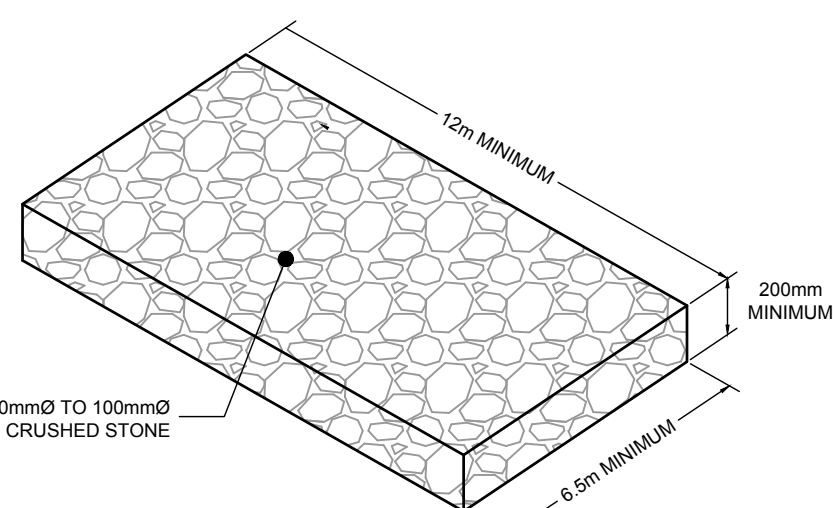
Erosion and Sediment Control Responsibilities:				During Construction		After Construction Prior to Final Acceptance		After Final Acceptance
ESC Measure	Symbol	Specification	Installation Responsibility	Inspection Frequency	Inspection Responsibility	Approved to Remove	Removal Responsibility	Inspection/Maintenance Responsibility
Site Fence	---	QPSD 216 110	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	Developer's Contractor	N/A
Filter Fabric	---	Location as indicated in ESC Note #3	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	Developer's Contractor	N/A
Mud Mat	---	Location as Required Around Site	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	Developer's Contractor	N/A
Stabilized Material Stockpiling	---	Location as Required by Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	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	After Every Rainstorm	Developer's Contractor	Developer's Contractor	Developer's Contractor	N/A

LEGEND

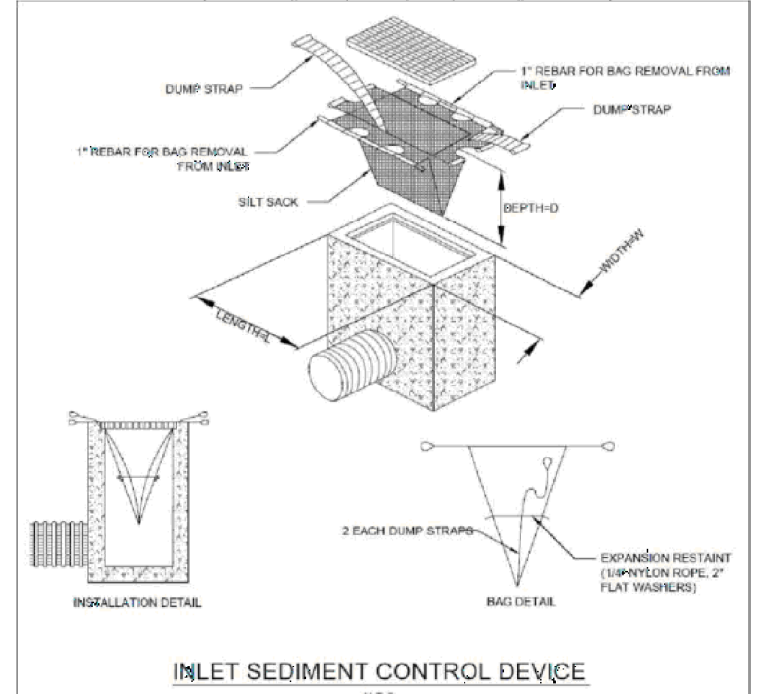
PROPOSED ELEVATION	---	APPROXIMATE LIMIT OF REINSTATEMENT AREA	---
PROPOSED TOP OF CURB ELEVATION	---	PROPOSED LANDSCAPE AREA	---
PROPOSED TOP OF WALL ELEVATION	---	PROPOSED BARRIER CURB	---
MATCH INTO EXISTING GRADES	---	PROPOSED DEPRESSED CURB	---
EXISTING ELEVATION	---	PROPOSED RETAINING WALL	---
GRADE AND DIRECTION	---	PROPOSED TACTILE WALKING SURFACE INDICATOR (TWSI)	---
PROPOSED SILT FENCING (QPSD 219.110)	---	EXISTING VALVE & VALVE BOX	---
PROPOSED BUILDING ELEVATION	---	EXISTING HYDRANT	---
PROPOSED FILTER BAG	---	EXISTING CONCRETE CURB	---
PROPERTY LINE	---	EXISTING CATCHBASIN	---
FINISHED FLOOR ELEVATION	---	EXISTING CATCHBASIN MH	---
TOP OF FOUNDATION	---	EXISTING UTILITY POLE	---
USF	---	C/W GUY WIRES	---
MECHANICAL DECK DRAINS	---	EXISTING FENCE	---
PROPOSED VALVE & VALVE BOX	---	EXISTING OVERHEAD WIRES	---
PROPOSED CATCHBASIN MANHOLE	---	EXISTING AS-BUILT ELEVATION	---
PROPOSED FIRE DEPARTMENT CONNECTION	---	EXISTING AS-BUILT GRADE	---
EMERGENCY OVERLAND FLOW ROUTE	---	APPROVED DESIGN ELEVATION FOR ADJACENT PROPERTY	---
BUILDING ENTRANCE / EXIT	---		

PAVEMENT STRUCTURE:

NEW LIGHT DUTY PAVEMENT	40mm HL3 OR SUPERPAVE 12.5
50mm HL8 OR SUPERPAVE 19.0	150mm GRANULAR "A"
450mm GRANULAR "B" TYPE II	ASPHALT GRADE PG 58-34
HEAVY DUTY PAVEMENT - ROADWAY RE-INSTATEMENT	MATCH EXISTING GRANULAR STRUCTURE OF ROADWAY
MATCH EXISTING ASPHALT THICKNESSES AS PER DETAIL R10.	NEW ASPHALT GRADE: PG 58-34



MUD MAT DETAIL



ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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.
- 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 QPSS, QPSD & 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.
- ALL ELEVATIONS ARE GEODETIC.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT (PG4394-1 REVISION 1, DATED NOVEMBER 26, 2024) AND ASSOCIATED MEMORANDUM (DATED DECEMBER 5, 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.
- REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- REFER TO DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2024-087) PREPARED BY NOVATECH.
- 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 AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

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 98% 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 (SC1.1).
- CONCRETE CURB AND SIDEWALK SHALL BE AS PER CITY OF OTTAWA STANDARD SC1.4.
- 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.

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. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- 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.). 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.
- 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.
- 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).
- 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.
- FOR MATERIAL STOCKPILING, MINIMIZE THE AMOUNT OF EXPOSED MATERIALS AT ANY GIVEN TIME; APPLY TEMPORARY SEEDING, TAPPS, COMPACTION AND/OR SURFACE ROUGHENING AS REQUIRED TO STABILIZE STOCKPILED MATERIALS THAT WILL NOT BE USED WITHIN 14 DAYS.
- 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.
- 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.
- THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- ROADWAYS ARE TO BE SWEEP AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR THE MUNICIPALITY.

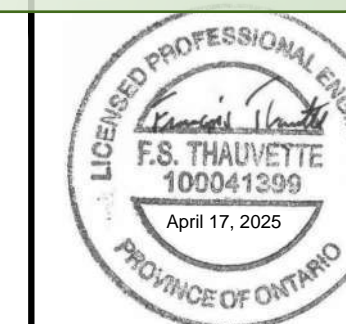
NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

OWNER INFORMATION
GRANITE PRIVATE EQUITY
LIMITED PARTNERSHIP
16 CONCOURSE GATE, SUITE 200
OTTAWA, ONTARIO K2E 7S8
KEN HOPPNER
PHONE: 613-831-5490 EXT 208
khoppner@morleyhoppner.com

7.	REISSUED FOR SPC	APR 17/25
6.	REVISED PER CITY COMMENTS	MAR 20/25
5.	REVISED PER CITY COMMENTS	FEB 14/25
4.	REVISED PER CITY COMMENTS	JAN 08/25
3.	REISSUED FOR ZBLA AND SPC	DEC 13/24
2.	REVISED PER CITY COMMENTS	NOV 01/24
1.	ISSUED FOR SPC	JUL 31/24

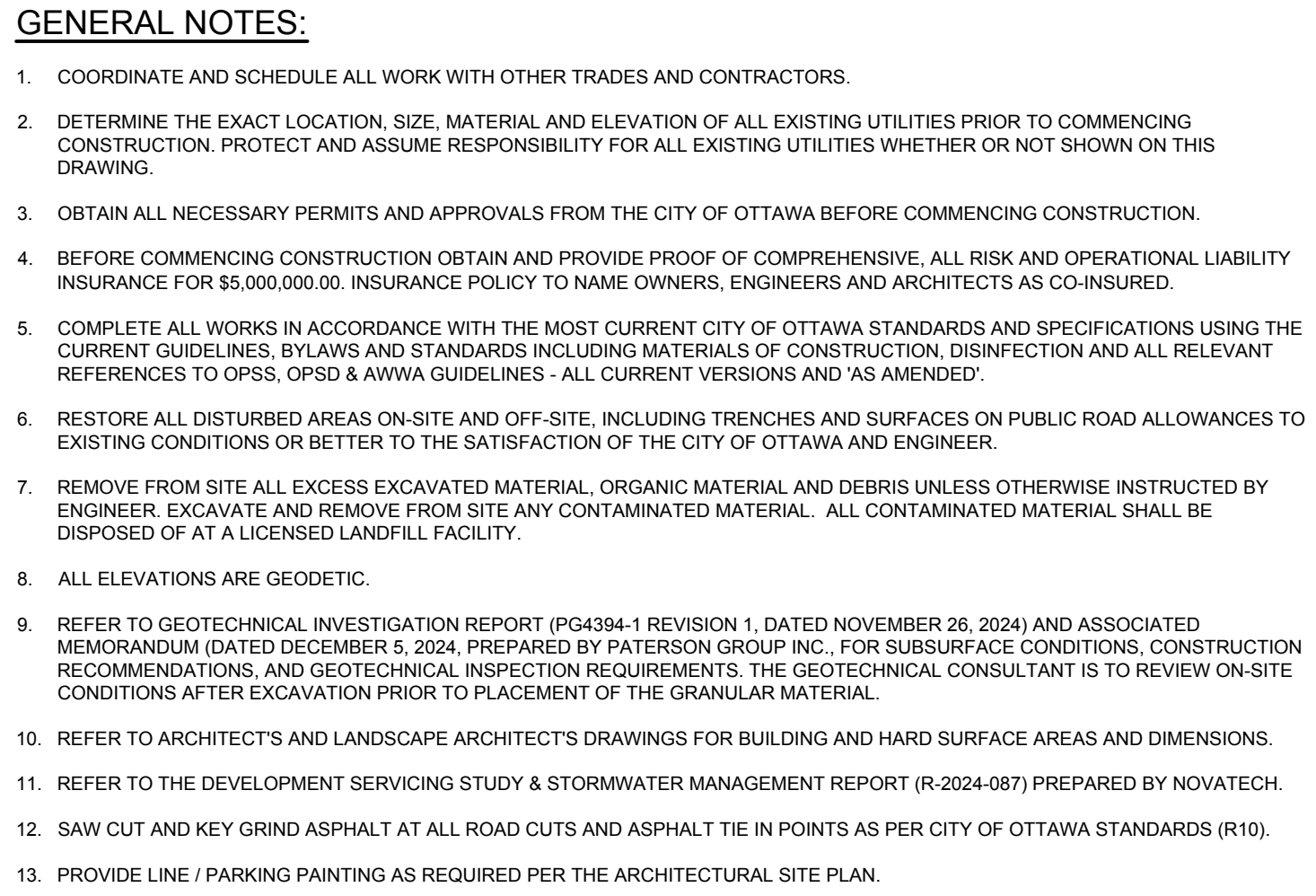
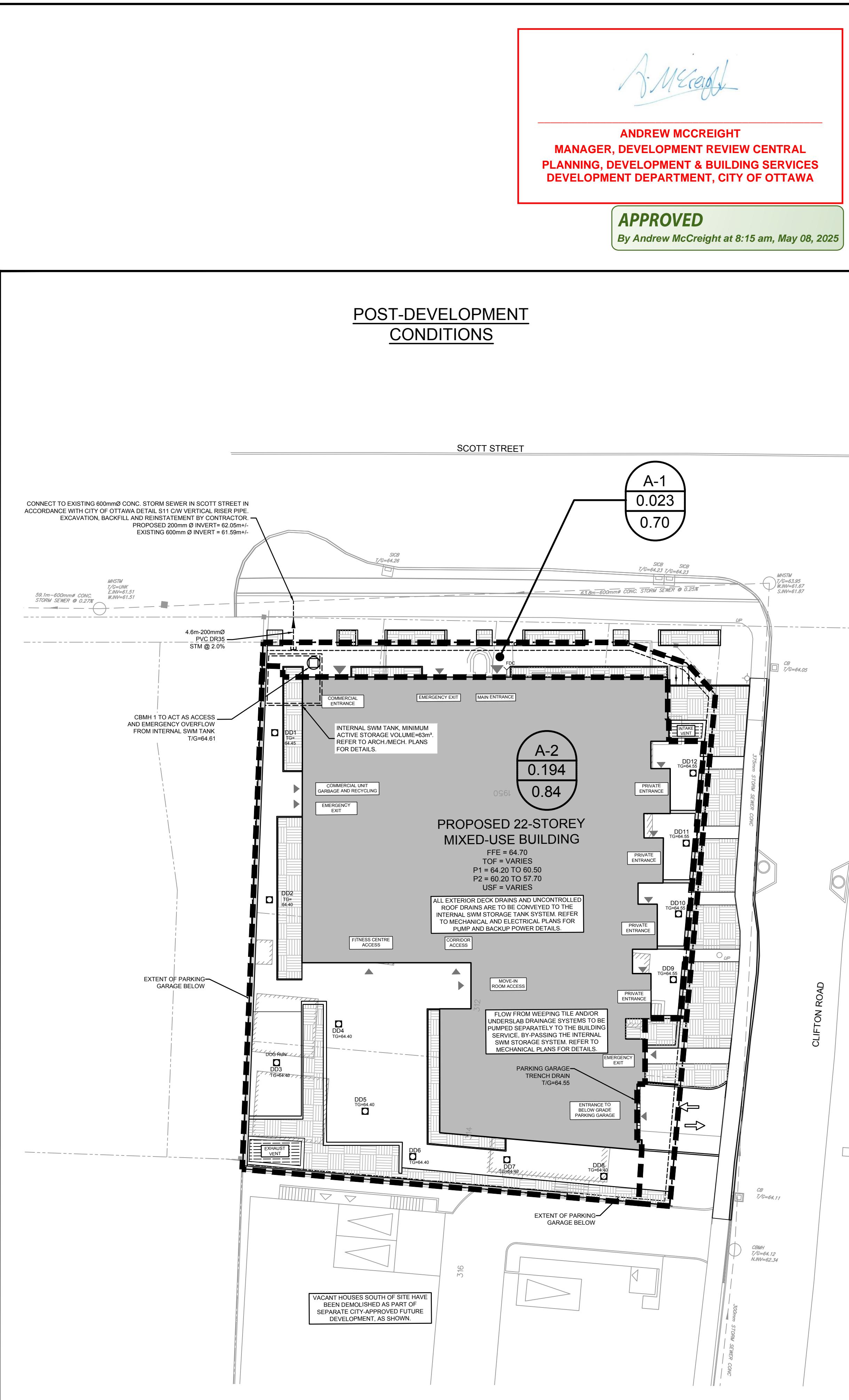
SCALE	DESIGN
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	APPROVED
	FST

APPROVED
By Andrew McCreight at 8:15 am, May 08, 2025



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LOCATION CITY OF OTTAWA 1950 SCOTT STREET AND 312 & 314 CLIFTON ROAD	PROJECT No. 121301
DRAWING NAME GRADING AND EROSION AND SEDIMENT CONTROL PLAN	REV # 7
	DRAWING No. 121301-GR



BENCHMARK NOTES:

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 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 EVENT		STORAGE VOLUMES	
CONTROLLED FLOW		REQUIRED	PROVIDED
1.2 YR	PUMPED FLOW RATE = 12.1 L/s	14.4 m ³	>63 m ³
1.5 YR		23.8 m ³	
1.100 YR		62.4 m ³	

NOTES:

1. 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.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM.
3. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR THE SIZE AND CONNECTIONS AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM AND EMERGENCY OVERFLOW PIPING.

LOCATION CITY OF OTTAWA 1950 SCOTT STREET AND 312 & 314 CLIFTON ROAD	
DRAWING NAME STORMWATER MANAGEMENT PLAN	PROJECT No.: 121301
	REV
	REV # 5
DRAWING No.: 121301-SWM	