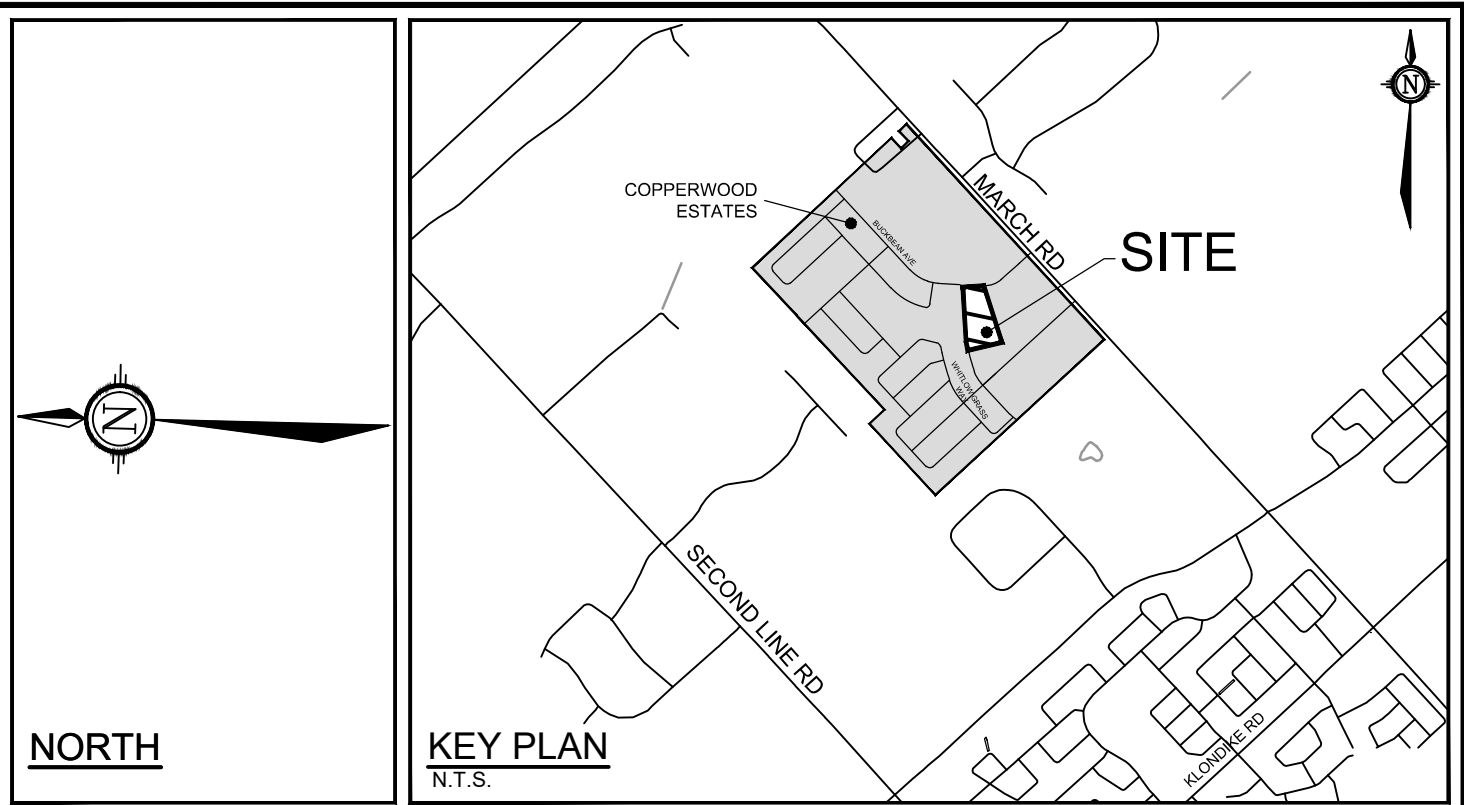
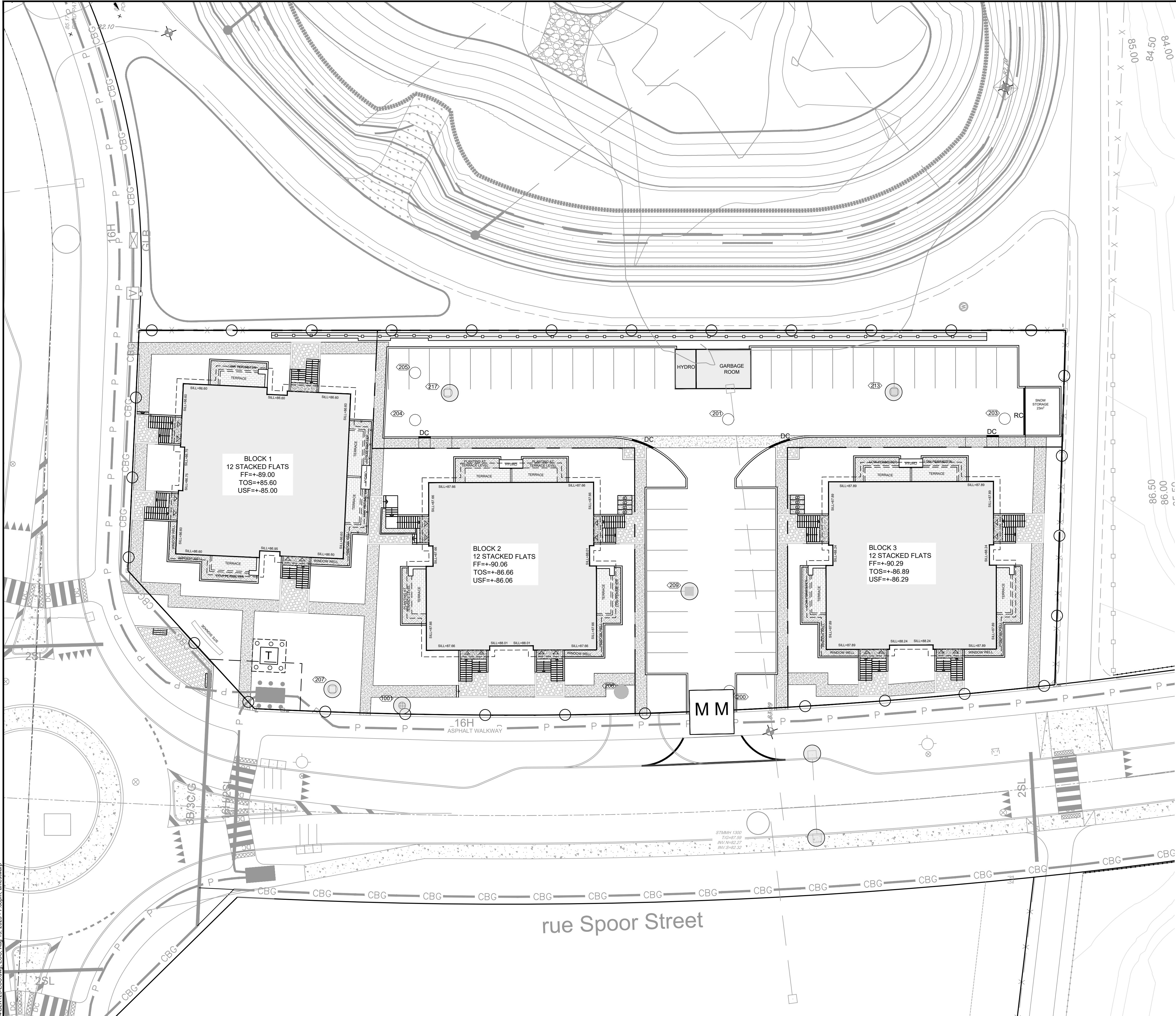
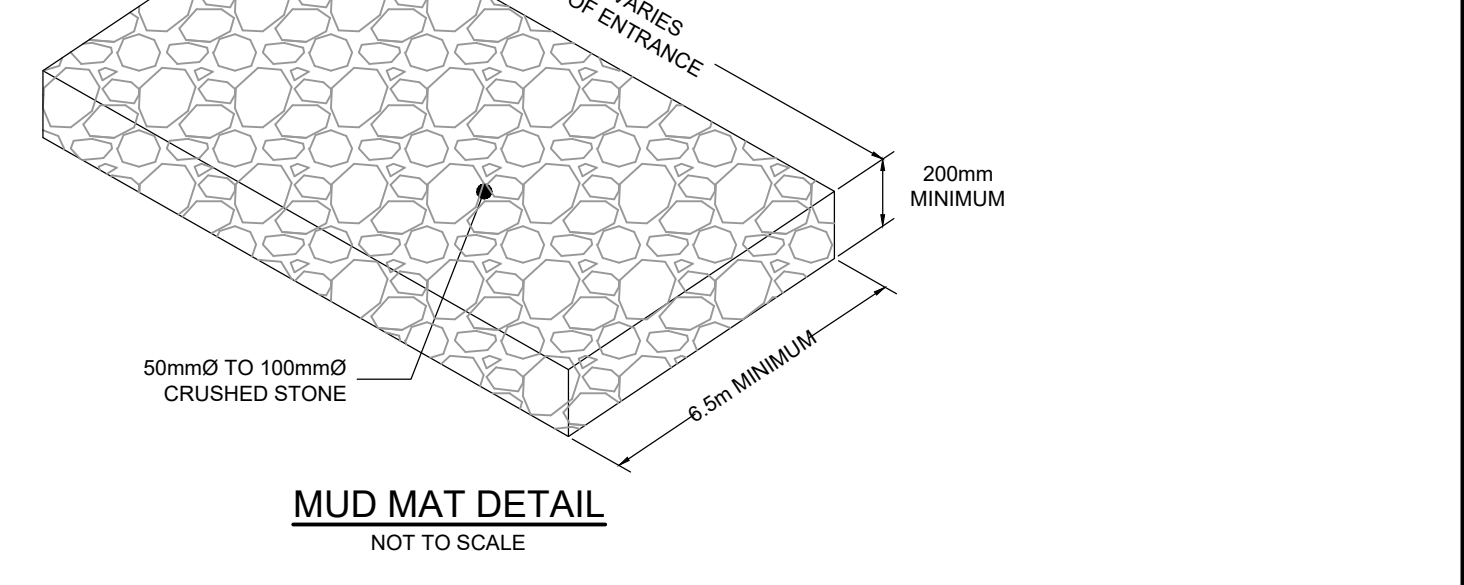
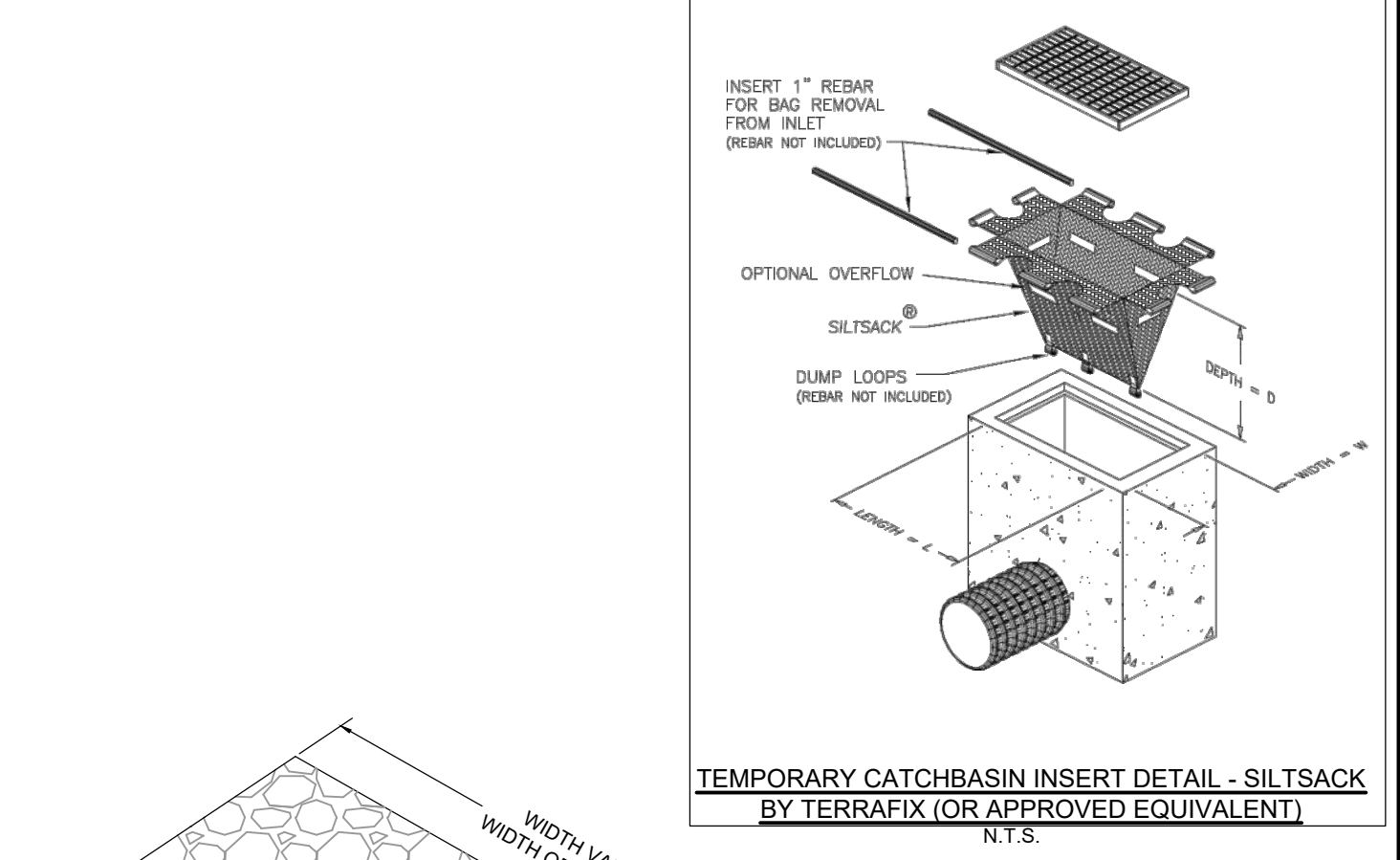


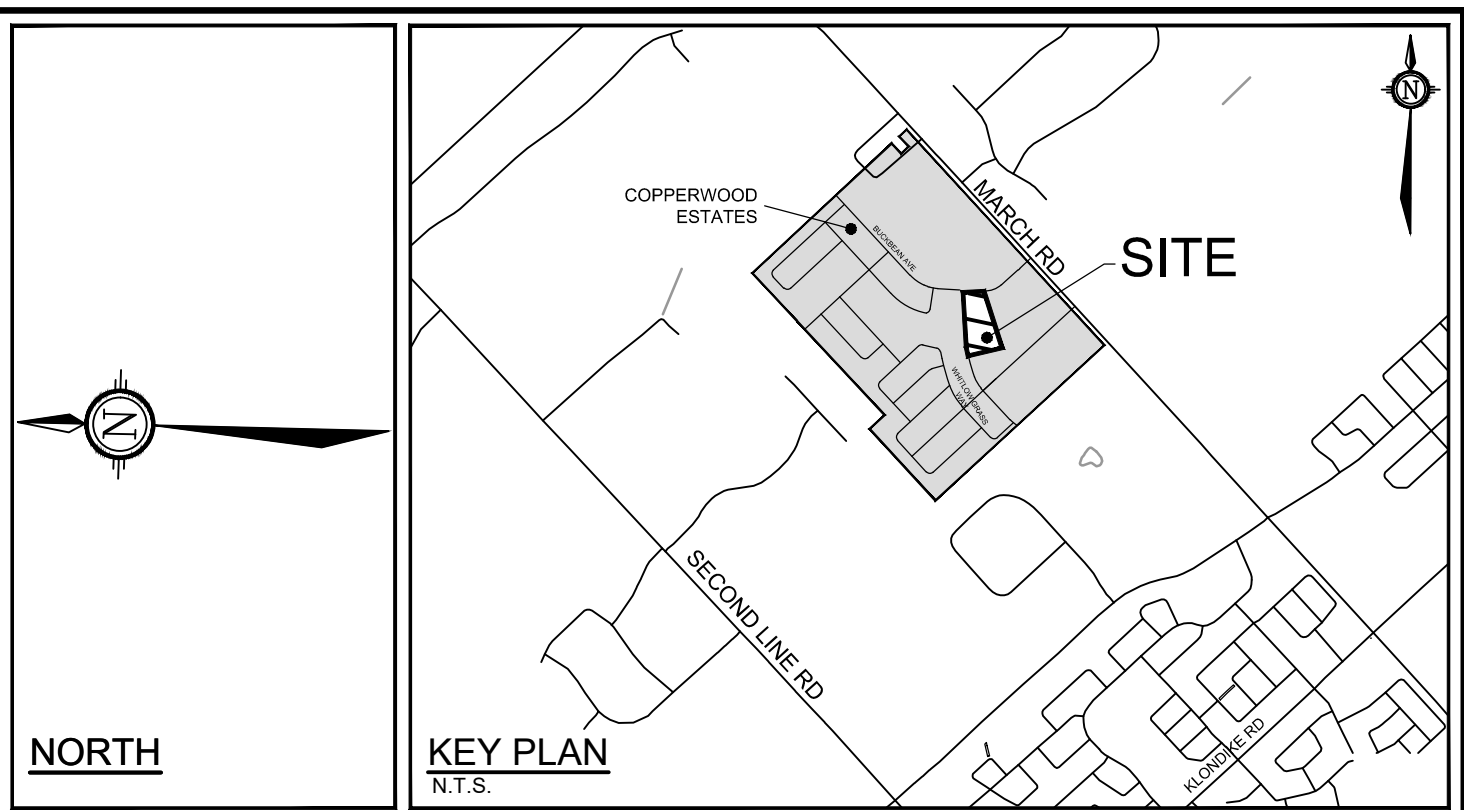
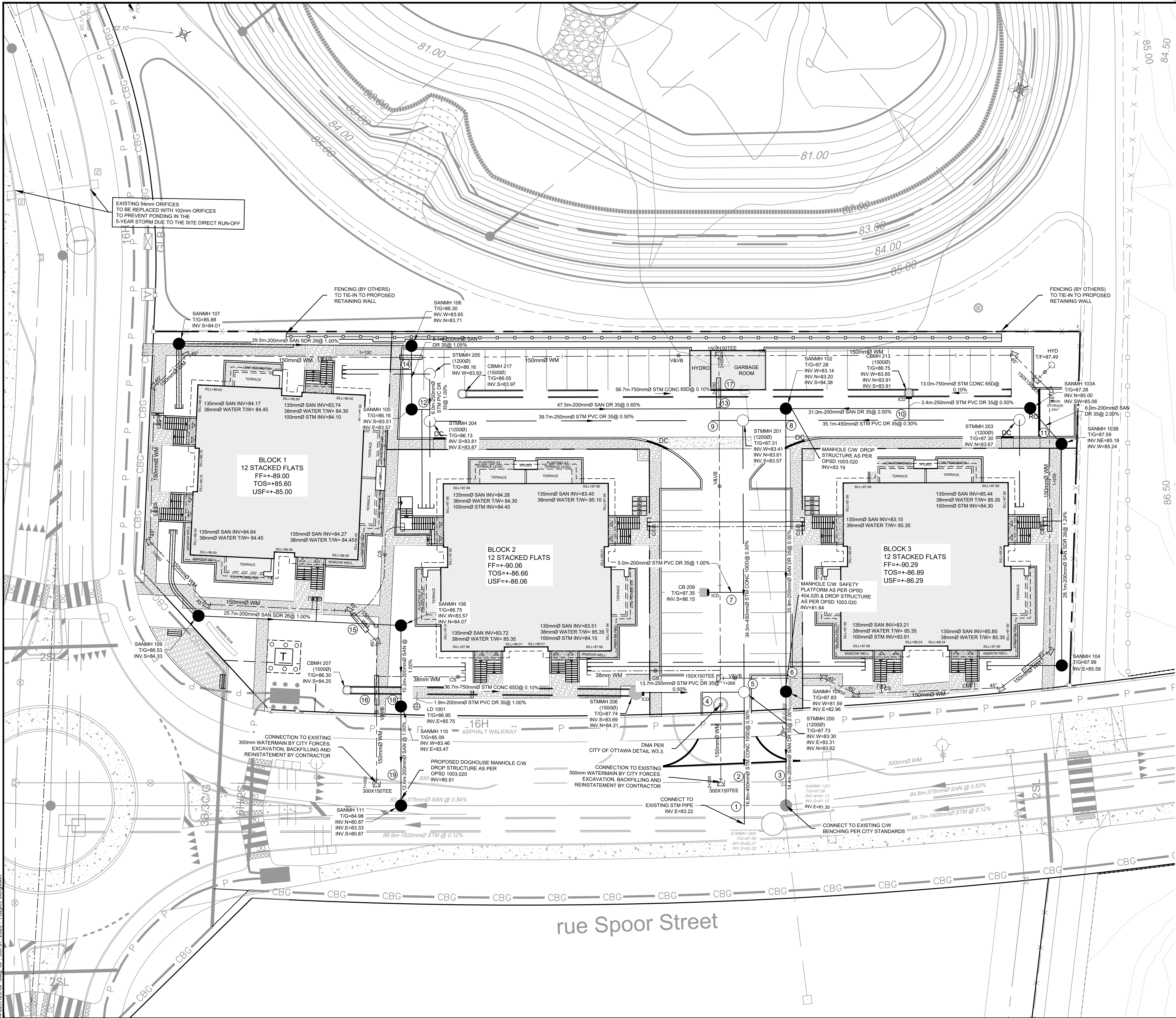


- LEGEND**
- SITE PROPERTY LINE
 - MISC LEGAL LINE (EASEMENT, PROPERTY LINES) REFER TO LEGAL PLAN FOR DETAILS
 - PROPOSED NOISE WALL
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED RETAINING WALL
 - CW RAILING
 - PROPOSED CURB
 - PROPOSED DEPRESSED CURB
 - SWALE c/w SUBDRAIN AND DIRECTION OF FLOW
 - PROPOSED TRANSFORMER WITH BOLLARDS
 - PROPOSED MUD MAT
 - LIGHT DUTY SILT FENCE (OPSD 219.110)
 - PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM MANHOLE C/W ICD
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN MANHOLE C/W ICD
 - PROPOSED CATCHBASIN
 - PROPOSED CATCHBASIN C/W ICD
 - PROPOSED LANDSCAPE DRAIN
 - EXISTING STORM MANHOLE
 - EXISTING CATCHBASIN
 - EXISTING LIGHT STANDARD
 - FENCE BY OTHERS
 - EXISTING DITCH CENTRELINE
 - EXISTING HYDRO INFRASTRUCTURE



- 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.
- THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, 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 IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL, SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
 - THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
 - SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
 - THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 - PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
 - EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.
- REFER TO 122144-ND FOR ADDITIONAL NOTES & DETAILS

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.				SCALE 1:250 0 2 4 6 8 10				FOR REVIEW ONLY DESIGN ARM/AM CHECKED ARM DRAWN ARM/CJF/AM CHECKED ARM APPROVED GJM				PROFESSIONAL ENGINEER A.R. MESTWARP 100201604 OCT 07/2025 PROVINCE OF ONTARIO				PROFESSIONAL ENGINEER G.J. MacDONALD OCT 07/2025 PROVINCE OF ONTARIO				NOVATECH 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				LOCATION 1101 SPOOR STREET, CITY OF OTTAWA COPPERWOOD FLATS - BLOCK 125 DRAWING NAME EROSION AND SEDIMENT CONTROL PLAN PROJECT No. 122144 REV REV#5 DRAWING No. 122144-ESC			
NOT FOR CONSTRUCTION				5. REVISED PER RETAINING WALL ALTERATIONS OCT 07/25 GJM				4. ADDITION OF GEOTECHNICAL RECOMMENDATIONS AUG 19/25 GJM				3. REVISED PER CITY COMMENTS AUG 12/25 GJM				2. REVISED PER COMPLETENESS REVIEW COMMENTS MAY 09/25 GJM				1. ISSUED FOR SITE PLAN APPLICATION MARCH 21/25 GJM				No. REVISION DATE BY			



LEGEND

--- SITE PROPERTY LINE	--- EXISTING DITCH CENTRELINE
--- MISC LEGAL LINE (EASEMENT, PROPERTY LINES) REFER TO LEGAL PLAN FOR DETAILS	--- V&VB EXISTING WATERMAIN C/W VALVE BOX
--- PROPOSED SIDEWALK	--- HYD EXISTING HYDRANT C/W VALVE & LEAD
--- PROPOSED CURB	--- SAN MH EXISTING SANITARY MANHOLE & SEWER
--- PROPOSED DEPRESSED CURB	--- STM MH EXISTING STORM MANHOLE & SEWER
--- PROPOSED RETAINING WALL	--- CB EXISTING CATCHBASIN
--- SWALE c/w SUBDRAIN AND DIRECTION OF FLOW	--- FENCE BY OTHERS
--- PROPOSED SANITARY SERVICE c/w MANHOLE	--- EXISTING DITCH CENTRELINE
--- PROPOSED STORM SEWER AND MANHOLE	--- EXISTING MONITORING WELL
--- PROPOSED STORM MANHOLE C/W ICD	--- CBG EXISTING JOINT UTILITY
--- PROPOSED STORMWATER MANAGEMENT PIPE	--- P EXISTING HYDRO
--- PROPOSED CATCHBASIN MANHOLE	--- ZSL PROPOSED CATCHBASIN MANHOLE C/W ICD
--- PROPOSED CATCHBASIN C/W ICD	--- LS EXISTING LIGHT STANDARD
--- PROPOSED CATCHBASIN	--- EXISTING HYDRO INFRASTRUCTURE
--- PROPOSED LANDSCAPE DRAIN	
--- PROPOSED WATER MAIN	
--- PROPOSED HYDRANT c/w LEAD & VALVE	
--- PROPOSED BEND AND THRUSTBLOCK 11.25°, 22.5°, 45° or TEE	
--- PROPOSED CURB STOP	
--- PROPOSED VALVE AND VALVE BOX	
--- PROPOSED TOP OF BOTTOM FLANGE	
--- PROPOSED PIPE CROSSING REFER TO 122144-ND FOR DETAILS	
--- PROPOSED SEWER AND PIPE INSULATION PER S35	
--- PROPOSED TRANSFORMER WITH BOLLARDS	

ICD TABLE				
STRUCTURE	T/G ELEVATION	INVERT	ICD DIA	100-YR RELEASE
CBMH 213	86.75	INV W=83.85 INV N=83.91 INV S=83.91	94mm	29.73 L/s
STMH 206	87.74	INV S=83.69 INV N=84.21	LMF 75	8.20 L/s
CB 209	87.35	INV S=86.15	102mm	25.20 L/s

- NOTES**
- PIPES TO BE INSULATED WHERE MINIMUM COVER IS NOT MET.
 - LEAN CONCRETE INFILLED TRENCHES ARE RECOMMENDED TO EXTEND THE FOOTING LOADS BELOW THE ADJACENT PIPES WHERE SERVICES ARE WITHIN THE FOUNDATION LOADING ZONES.
 - REFER TO MEMORANDUM TITLED : GRADING AND SITE SERVICING REVIEW PREPARED BY PATERSON GROUP DATED AUGUST 15TH, 2025 (PG6613-MEMO.02, REV 1)

REFER TO 122144-ND FOR ADDITIONAL NOTES & DETAILS

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.

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
5.	REVISED PER RETAINING WALL ALTERATIONS	OCT 07/25	GJM
4.	ADDITION OF GEOTECHNICAL RECOMMENDATIONS	AUG 19/25	GJM
3.	REVISED PER CITY COMMENTS	AUG 12/25	GJM
2.	REVISED PER COMPLETENESS REVIEW COMMENTS	MAY 09/25	GJM
1.	ISSUED FOR SITE PLAN APPLICATION	MARCH 21/25	GJM

SCALE

1:250

DESIGN	ARM/AM
CHECKED	ARM
DRAWN	ARM/CJF/AM
CHECKED	ARM
APPROVED	GJM

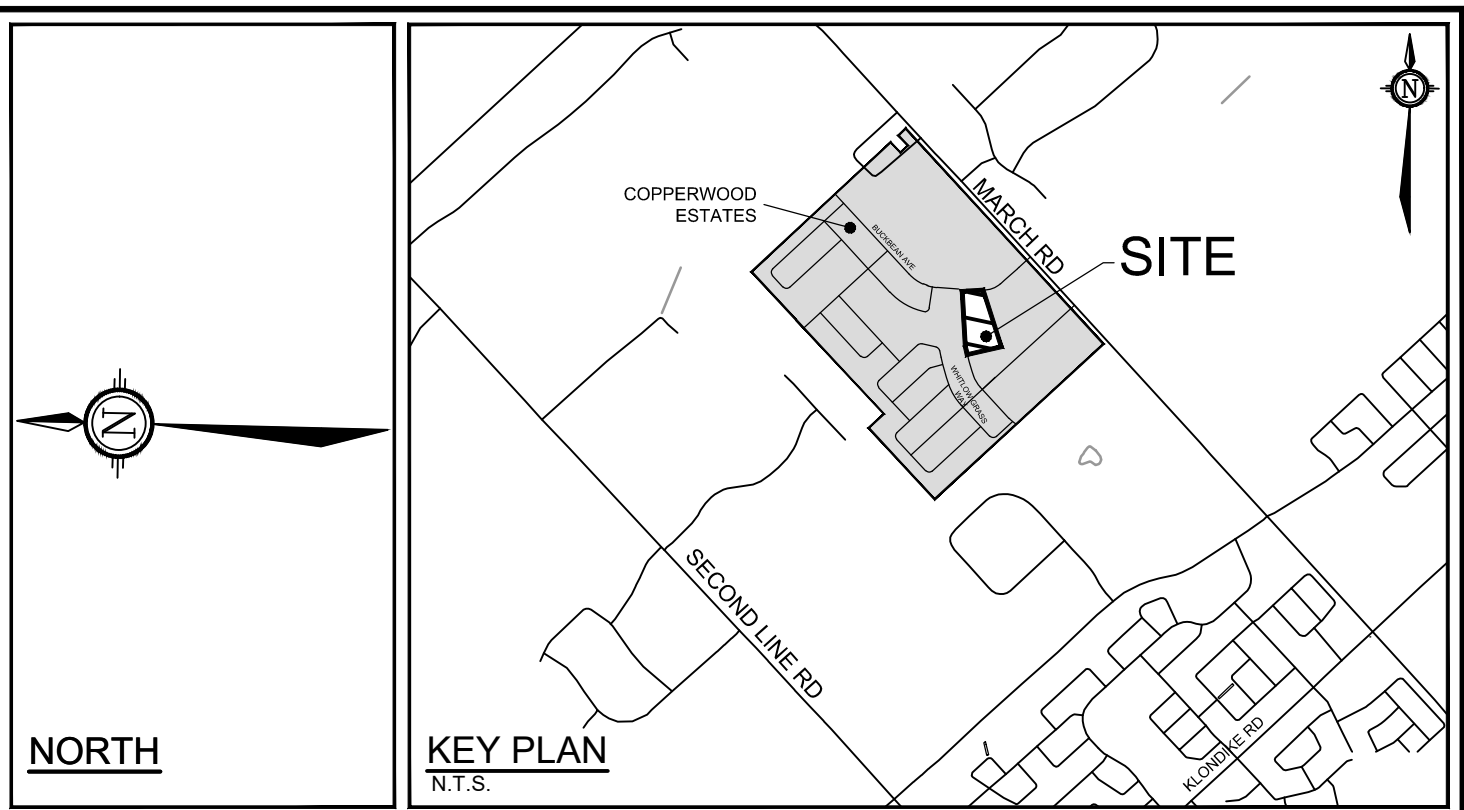
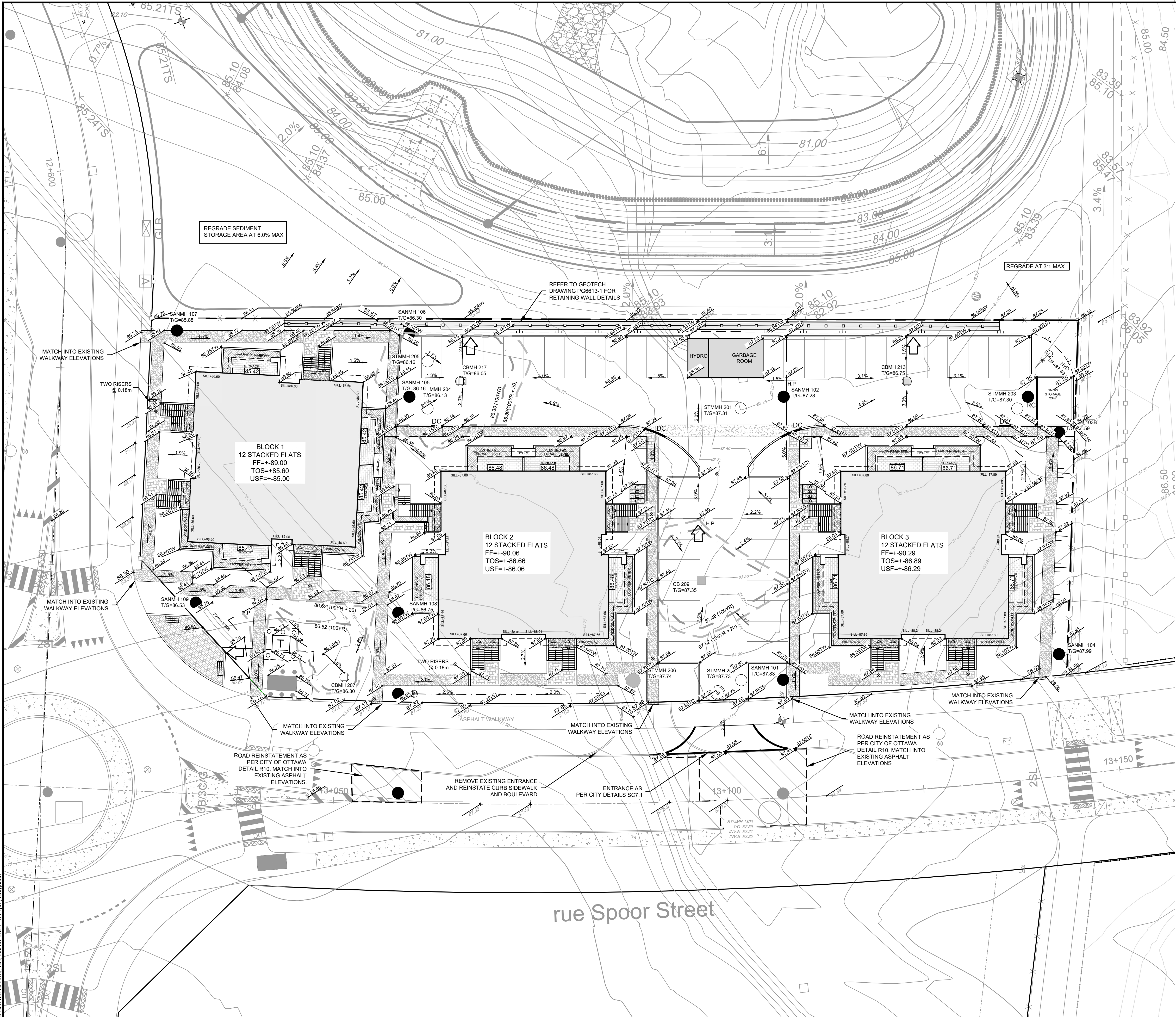
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Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION 1101 SPOOR STREET, CITY OF OTTAWA COPPERWOOD FLATS - BLOCK 125	
DRAWING NAME GENERAL PLAN OF SERVICES	
PROJECT No.	122144
REV	REV#5
DRAWING No.	122144-GP

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LEGEND	
PROPERTY LINE	FF= FINISHED FLOOR ELEVATION
MISC LEGAL LINE (EASEMENT, PROPERTY LINES)	TF= TOP OF FOUNDATION ELEVATION
REFER TO LEGAL PLAN FOR DETAILS	USF= UNDERSIDE OF FOOTING ELEVATION
PROPOSED ELEVATION	
PROPOSED SWALE ELEVATION	
PROPOSED TOP OF CURB ELEVATION	
PROPOSED TOP OF WALL ELEVATION	
PROPOSED BOTTOM OF WALL ELEVATION	
PROPOSED DWELLING ELEVATION	
SLOPE AND DIRECTION	
EXISTING ELEVATION	
DIRECTION OF MAJOR OVERLAND FLOW	
PROPOSED SAN MANHOLE	
PROPOSED STORM MANHOLE	
PROPOSED CATCHBASIN MANHOLE	
PROPOSED CATCHBASIN MANHOLE C/W ICD	
PROPOSED CATCHBASIN	
PROPOSED CATCHBASIN C/W ICD	
PROPOSED RETAINING WALL C/W RAILING	
PROPOSED LANDSCAPE DRAIN	
PROPOSED FIRE HYDRANT	
PROPOSED VALVE AND VALVE BOX	
PROPOSED SIDEWALK	
PROPOSED CURB	
PROPOSED DEPRESSED CURB	
SWALE AND DIRECTION OF FLOW	
TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)	
ROAD REINSTATEMENT	
PROPOSED TRANSFORMER WITH BOLLARDS	

NOTES

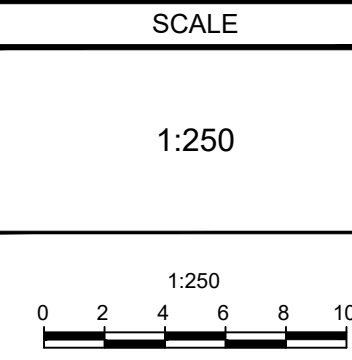
- SENSITIVE MARINE CLAY TO BE REMOVED AND REPLACED WITH ENGINEERING FILL AS DIRECTED BY THE GEOTECHNICAL CONSULTANT.
- FOOTINGS ARE TO BE PROTECTED AGAINST FROST ACTION WHERE 1.5m OF COVER IS NOT PROVIDED.
- REFER TO MEMORANDUM TITLED 'GRADING AND SITE SERVICING REVIEW' PREPARED BY PATERSON GROUP DATED AUGUST 15TH, 2025 (PG6613-MEMO.02, REV 1)

REFER TO 122144-ND FOR ADDITIONAL NOTES & DETAILS

NOTE:
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5.	REVISED PER RETAINING WALL ALTERATIONS	OCT 07/25	GJM
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DESIGN	ARM/AM
CHECKED	ARM
DRAWN	ARM/CJF/AM
CHECKED	ARM
APPROVED	GJM

FOR REVIEW ONLY

ARM/AM

ARM

ARM/CJF/AM

ARM

GJM

PROFESSIONAL ENGINEER
A.R. MESTWAP
100201604
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LOCATION	1101 SPOOR STREET, CITY OF OTTAWA COPPERWOOD FLATS - BLOCK 125
DRAWING NAME	GRADING PLAN
PROJECT No.	122144
REV	REV#5
DRAWING No.	122144-GR

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