

- NOTES: GENERAL
- ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).
  - THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE TV, AND CONSUMERS GAS LINES.
  - ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
  - REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, ELEVATIONS, LAYOUT AND DECK STRUCTURE. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY FARWALL, MOFFATT & WOODLAND DATED JULY 16, 2014. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
  - ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
  - ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR DRAIN OUTLETS ARE PROVIDED.
  - ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
  - ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
  - ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1003 & 1010.
  - ABUTTING PROPERTY GRADES TO BE MATCHED.
  - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
  - MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
  - REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
  - AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (E.G. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
  - SERVICE TRENCHES ON MUNICIPAL RIGHT OF WAY TO BE REINSTATED AS PER CITY OF OTTAWA DETAIL R10.
  - PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUB-SURFACES FOR FOOTINGS, SERVICES AND PAVEMENT STRUCTURES.
  - FOR ANY SOILS RELATED INFORMATION, REFER TO THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT BY EXP SERVICES INC. LTD. DATED DECEMBER 23, 2013.

- LEGEND:
- PROPERTY LINE
  - EXISTING WATERMAIN
  - EXISTING FIRE HYDRANT
  - EXISTING V&VB
  - PROPOSED WATERMAIN
  - PROPOSED FIRE HYDRANT
  - PROPOSED V&VB
  - EXISTING SANITARY SEWER AND MANHOLE
  - PROPOSED SANITARY SEWER AND MANHOLE
  - EXISTING STORM SEWER AND MANHOLE
  - PROPOSED STORM SEWER AND MANHOLE
  - EXISTING SAN SEWER TO BE REMOVED
  - EXISTING STORM SEWER TO BE REMOVED
  - EXISTING WATERMAIN TO BE REMOVED
  - PROPOSED ROOF DRAINS
  - PROPOSED DECK DRAINS OR CATCHBASINS
  - PROPOSED REMOTE METER
  - PROPOSED METER
  - EXISTING CONCRETE CURB
  - PROPOSED CONCRETE CURB
  - PROPOSED DEPRESSED CURB
  - EXISTING BUILDING OR STRUCTURE
  - PROPOSED BUILDING OR STRUCTURE
  - EXISTING GRADE
  - PROPOSED GRADE
  - PROPOSED SWALE GRADE
  - PROPOSED GRADE (TOP OF CURB)
  - PROPOSED GRADE (TOP OF WALL)
  - PROPOSED GRADE (TOP OF RAMP WALL)
  - PROPOSED GRADE (TOP OF PLANTER WALL)
  - PROPOSED DIRECTION OF FLOW AND SLOPE
  - PROPOSED BLOCK RETAINING WALL
  - PROPOSED CENTERLINE OF SWALE
  - PROPOSED FENCE (SEE LANDSCAPE PLAN)
  - PROPOSED TERRACING
  - PROPOSED SILT FENCE
  - PROPOSED DOOR ENTRY/EXIT
  - OVERLAND MAJOR FLOW ROUTE
  - PROPOSED FIRE LANE
  - PROPOSED UNIT PAVERS (SEE LANDSCAPE PLAN)
  - PROPOSED CLEAR STONE (SEE LANDSCAPE PLAN)

GENERAL NOTES:

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

KEY PLAN

SCALE: 1:250

ISSUED FOR SITE PLAN APPLICATION

NO. REVISIONS BY DATE

L.M. JAFFERJEE  
100194153  
Sept. 29, 2014  
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

MMM GROUP

1145 Hunt Club Dr. Ottawa, ON Canada K1V 0Y3  
t: 613.736.7200 f: 613.736.8710 www.mmm.ca

CLIENT: DCR PHOENIX DEVELOPMENTS

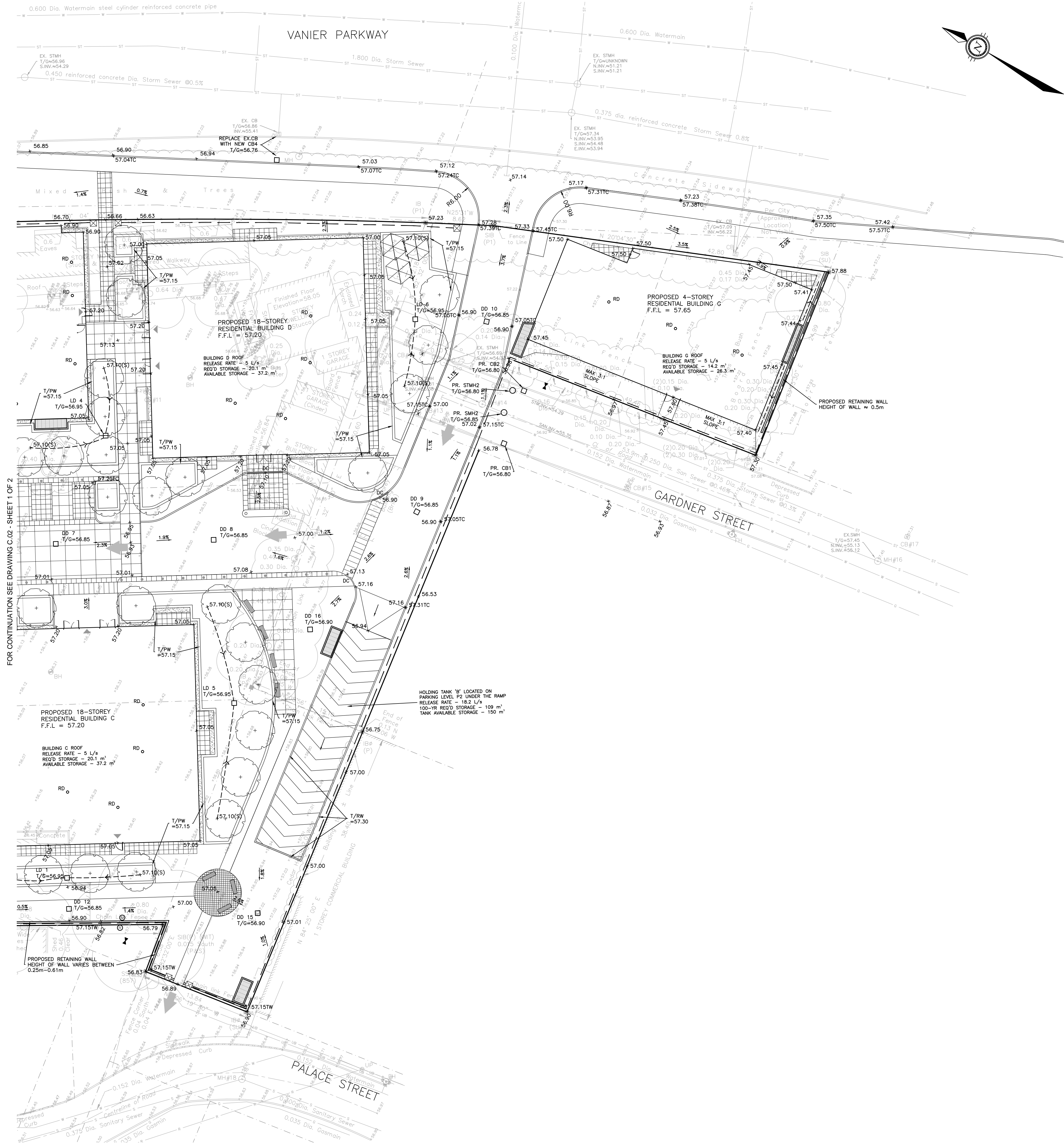
DESIGNED BY: I.J. DRAWN BY: I.J. APPROVED BY: I.J.

PROJECT: MIXED USE DEVELOPMENT  
112 MONTREAL ROAD  
OTTAWA, ON

DRAWING TITLE: GRADING & DRAINAGE PLAN  
SHEET 1 OF 2

PROJECT NO. 1013081  
DATE: AUGUST 2014

C.02



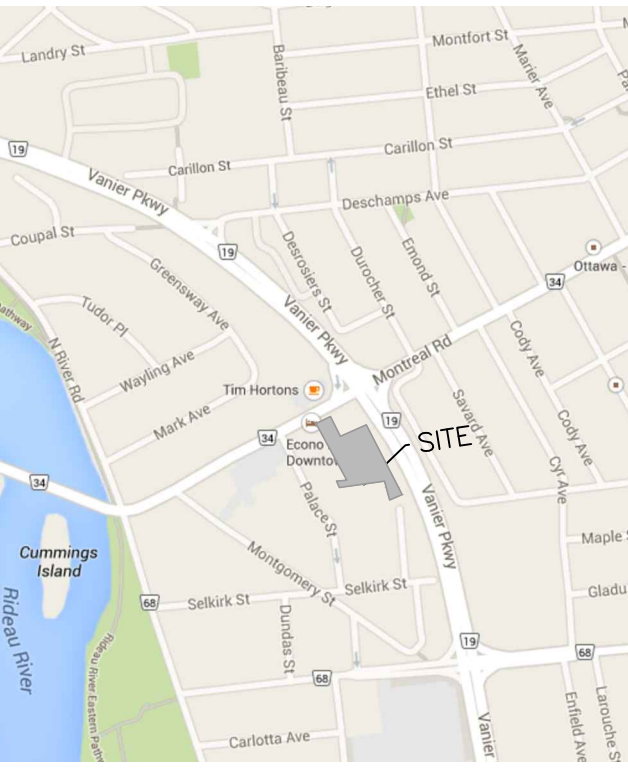
- NOTES: GENERAL
- ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).
  - THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE TV, AND CONSUMERS GAS LINES.
  - ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
  - REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, ELEVATIONS, LAYOUT AND DECK STRUCTURE. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY FAIRHALL, MOFFATT & WOODLAND DATED JULY 18, 2014. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
  - ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
  - ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR DRAIN OUTLETS ARE PROVIDED.
  - ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
  - ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
  - ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1003 & 1010.
  - ABUTTING PROPERTY GRADES TO BE MATCHED.
  - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
  - MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
  - REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
  - AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
  - SERVICE TRENCHES ON MUNICIPAL RIGHT OF WAY TO BE REINSTATED AS PER CITY OF OTTAWA DETAIL R10.
  - PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUB-SURFACES FOR FOOTINGS, SERVICES AND PAVEMENT STRUCTURES.
  - FOR ANY SOILS RELATED INFORMATION, REFER TO THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT BY EXP SERVICES INC. LTD. DATED DECEMBER 23, 2013.

LEGEND:	
	PROPERTY LINE
	EXISTING WATERMAIN
	EXISTING FIRE HYDRANT
	EXISTING V&V
	PROPOSED WATERMAIN
	PROPOSED FIRE HYDRANT
	PROPOSED V&V
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER AND MANHOLE
	EXISTING STORM SEWER AND MANHOLE
	PROPOSED STORM SEWER AND MANHOLE
	EXISTING SAN SEWER TO BE REMOVED
	EXISTING STORM SEWER TO BE REMOVED
	EXISTING WATERMAIN TO BE REMOVED
	PROPOSED ROOF DRAINS
	PROPOSED DECK DRAINS OR CATCHBASINS
	PROPOSED REMOTE METER
	PROPOSED METER
	EXISTING CONCRETE CURB
	PROPOSED CONCRETE CURB
	PROPOSED DEPRESSED CURB
	EXISTING BUILDING OR STRUCTURE
	PROPOSED BUILDING OR STRUCTURE
	EXISTING GRADE
	PROPOSED GRADE
	PROPOSED SWALE GRADE
	PROPOSED GRADE (TOP OF CURB)
	PROPOSED GRADE (TOP OF WALL)
	PROPOSED GRADE (TOP OF RAMP WALL)
	PROPOSED GRADE (TOP OF PLANTER WALL)
	PROPOSED DIRECTION OF FLOW AND SLOPE
	PROPOSED BLOCK RETAINING WALL
	PROPOSED CENTERLINE OF SWALE
	PROPOSED FENCE (SEE LANDSCAPE PLAN)
	PROPOSED TERRACING
	PROPOSED SILT FENCE
	PROPOSED DOOR ENTRY/EXIT
	OVERLAND MAJOR FLOW ROUTE
	PROPOSED FIRE LANE
	PROPOSED UNIT PAVERS (SEE LANDSCAPE PLAN)
	PROPOSED CLEAR STONE (SEE LANDSCAPE PLAN)

GENERAL NOTES:

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.



KEY PLAN



ISSUED FOR SITE PLAN APPLICATION		I.J. SEPT 29, 2014	
No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



1145 Hunt Club Dr. Ottawa, ON Canada K1V 0Y3  
t: 613.736.7200 f: 613.736.8710 www.mmm.ca

CLIENT

DCR PHOENIX DEVELOPMENTS

DESIGNED BY: I.J. DRAWN BY: I.J. APPROVED BY: I.J.

PROJECT

MIXED USE DEVELOPMENT  
112 MONTREAL ROAD  
OTTAWA, ON

DRAWING TITLE  
GRADING & DRAINAGE PLAN  
SHEET 2 OF 2

PROJECT NO.  
1013081  
DATE  
AUGUST 2014

C.02