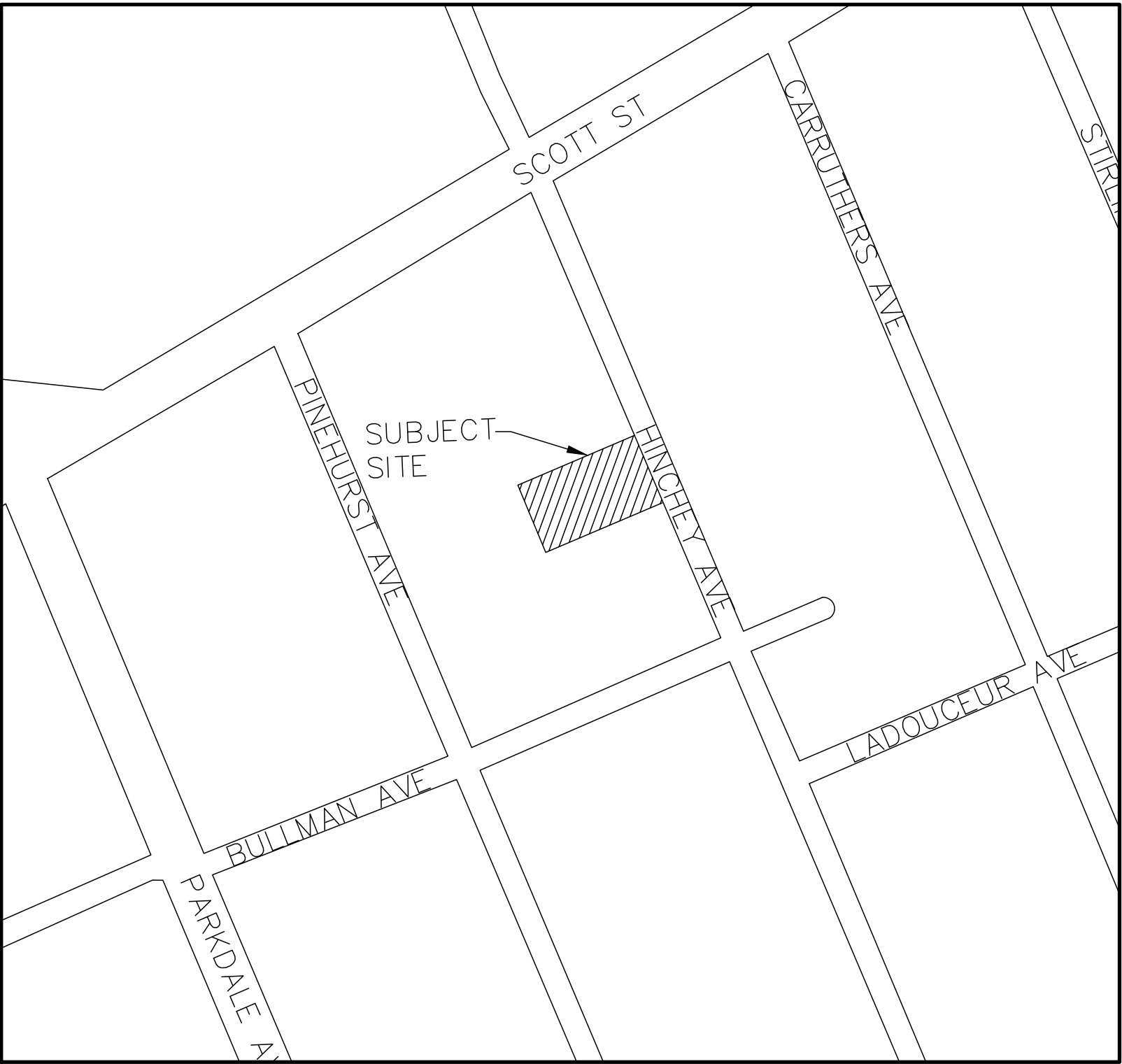


J.MURRAY-PROJECT MANAGEMENT &
LAND DEVELOPMENT
250-252 HINCHEY AVE
CITY OF OTTAWA

DRAWING LIST

ND-1	NOTES AND DETAILS
SG-1	SITE GRADING PLAN
SS-1	SITE SERVICING PLAN
STM-1	PRE-DEVELOPMENT STORM CATCHMENT PLAN
STM-2	POST-DEVELOPMENT STORM CATCHMENT PLAN
EP-1	EROSION AND SEDIMENT CONTROL PLAN
PLAN 88291	TOPOGRAPHIC SURVEY (ANNIS O'SULLIVAN,VOLLBEKK LTD)



CITY OF OTTAWA
110 LAURIER AVE W
OTTAWA, ONTARIO
K1P 1J1

J.MURRAY-PROJECT MANAGEMENT & LAND DEVELOPMENT
45 SPENCER STREET, SUITE 101
OTTAWA, ONTARIO
K1Y 2P5



PEARSON
ENGINEERING LTD.
PEARSONENG.COM PH. 705.719.4785

1. DRAWINGS

- THE NOTES ON THIS SHEET APPLY TO ALL WORKS UNDER THIS CONTRACT UNLESS OTHERWISE NOTED ON THE SPECIFIC DETAIL DWGS.
- THE STANDARD DRAWINGS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS, (OPSS) AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) CONSTITUTE PART OF THE PLANS OF THIS CONTRACT.
- THE STANDARD DRAWINGS INCLUDED WITH THESE PLANS ARE PROVIDED FOR CONVENIENCE ONLY AND ARE NOT TO BE CONSTRUED TO BE A COMPLETE SET FOR THE PURPOSE OF THE CONTRACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RELEVANT STANDARD DRAWINGS AND SPECIFICATIONS AS REQUIRED FOR THIS CONTRACT.

2. MEASUREMENTS

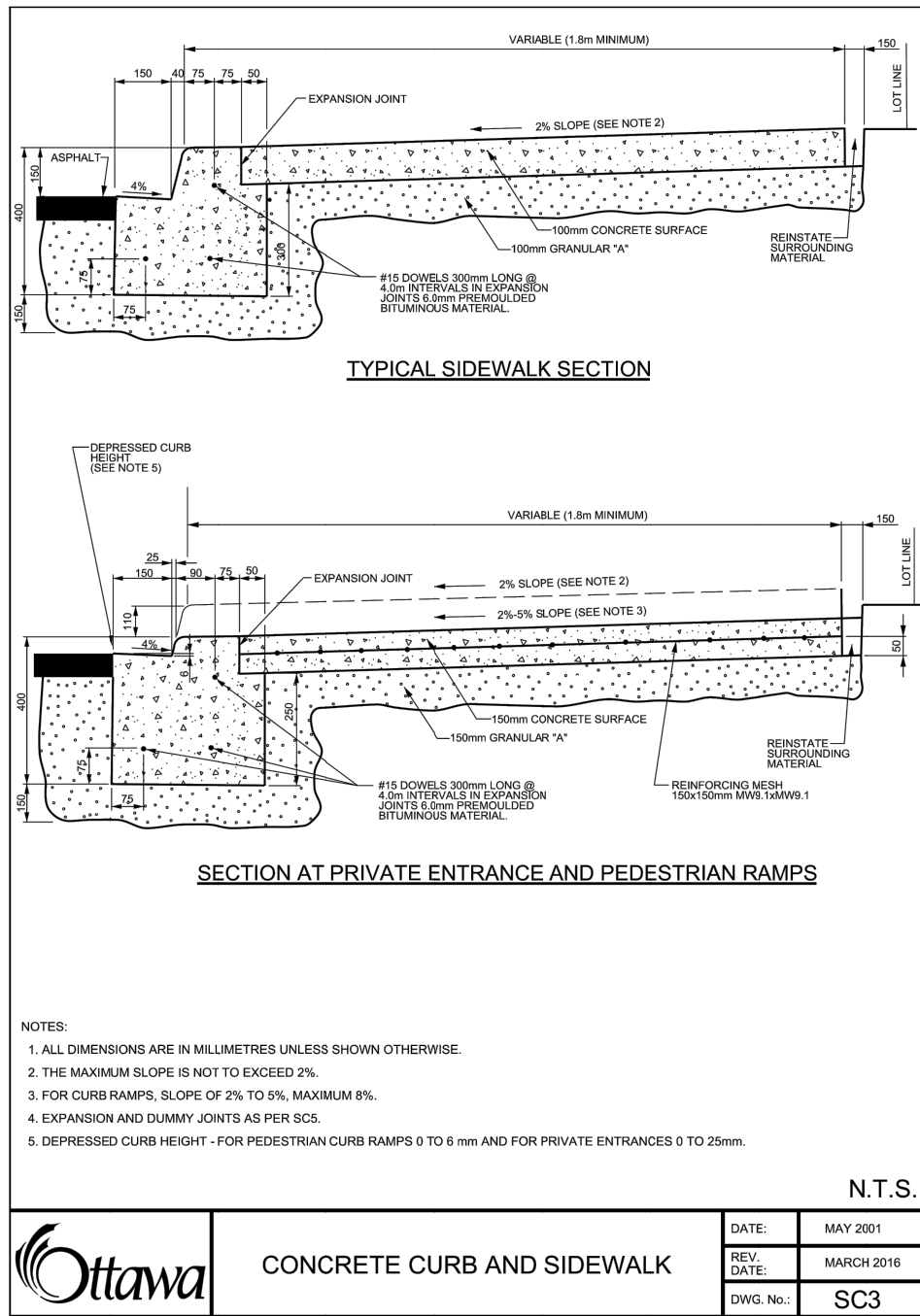
- ALL DIMENSIONS ARE IN METRES, EXCEPT PIPE DIAMETERS, WHICH ARE IN MILLIMETRES, UNLESS SPECIFIED OTHERWISE.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION, AND ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

3. GENERAL

- EXISTING SERVICES AND UTILITIES SHOWN ON THESE CONTRACT DRAWINGS ARE BASED ON THE BEST INFORMATION AVAILABLE AND THEIR LOCATIONS ARE NOT GUARANTEED. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE WISHES WITH THE UNDERSTANDING THAT THE OWNER DISCLAIMS ALL RESPONSIBILITY FOR ITS ACCURACY AND/OR SUFFICIENCY. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- GRANULAR MATERIAL, USED FOR BACKFILL, SHALL BE PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER, AS DETERMINED BY THE ENGINEER. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING 200mm OF APPROVED TOPSOIL AND NURSERY SOD UNLESS NOTED OTHERWISE.

4. STORM SEWERS

- STORM SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS PER OPSD-802.010, (GRAN. 'A' EMBEDMENT MATERIAL) FOR FLEXIBLE PIPES AND OPSD-802.030 OR 802.031 CLASS B (GRAN. 'A' BEDDING MATERIAL) FOR RIGID PIPES UNLESS OTHERWISE APPROVED BY THE CITY OF OTTAWA.
- PRECAST MANHOLES SHALL BE 1200mm DIAMETER UNLESS OTHERWISE SPECIFIED, AND SHALL BE IN ACCORDANCE WITH OPSD-701.010, FRAME AND COVER SHALL BE IN ACCORDANCE WITH OPSD-401.010.
- SINGLE CATCHBASINS TO BE 600mm SQUARE PRECAST CONCRETE TO OPSD-705.010. FRAME AND GRATE TO OPSD-400.020.
- PLACE ALL CATCHBASIN LATERALS AT 2% GRADE UNLESS OTHERWISE NOTED PIPE SIZE MINIMUM 250mm DIAMETER SINGLE, 300mm DIAMETER DOUBLE.
- FOR ALL PVC PIPES CONNECTING INTO CONCRETE MH's AND CB's USE PVC MH APPLICABLE COATED WITH SAND.
- ALL CONNECTIONS TO THE STORM MAIN SHALL BE MADE WITH A STOM MANHOLE OR APPROVED FACTORY TEE CONNECTION AS PER OPSD-701.10 OR 708.03.
- MANHOLE BENCHING SHALL CONFORM WITH OPSD-701.021.
- MAINTENANCE HOLE TOPS (FRAMES) AND CATCH BASIN (FRAMES) ARE TO BE SET TO BASE COURSE ASPHALT GRADE AND THEN ADJUSTED TO FINAL GRADE WHEN THE TOP LIFT OF ASPHALT IS PLACED. ALL ADJUSTMENT WILL BE IN ACCORDANCE WITH OPSD-704.010.
- ALL PIPE HANDLING INSTALLATIONS MUST BE IN STRICT COMPLIANCE WITH MANUFACTURERS INSTALLATION GUIDES AND THE O.C.P.A. OR UNIBELL GUIDELINES.
- ALL SEWERS WITH LESS THAN 1.2m OF COVER MUST BE INSULATED.
- PVC STORM PIPE MATERIAL TO BE PVC CERTIFIED TO C.S.A. STANDARDS 182-2 AND 182-4 LATEST AMENDMENT.
- CONCRETE STORM SEWER PIPE TO BE EQUAL TO CSA SPECIFICATION A257.1 (LATEST AMENDMENT)



PAVEMENT STRUCTURE

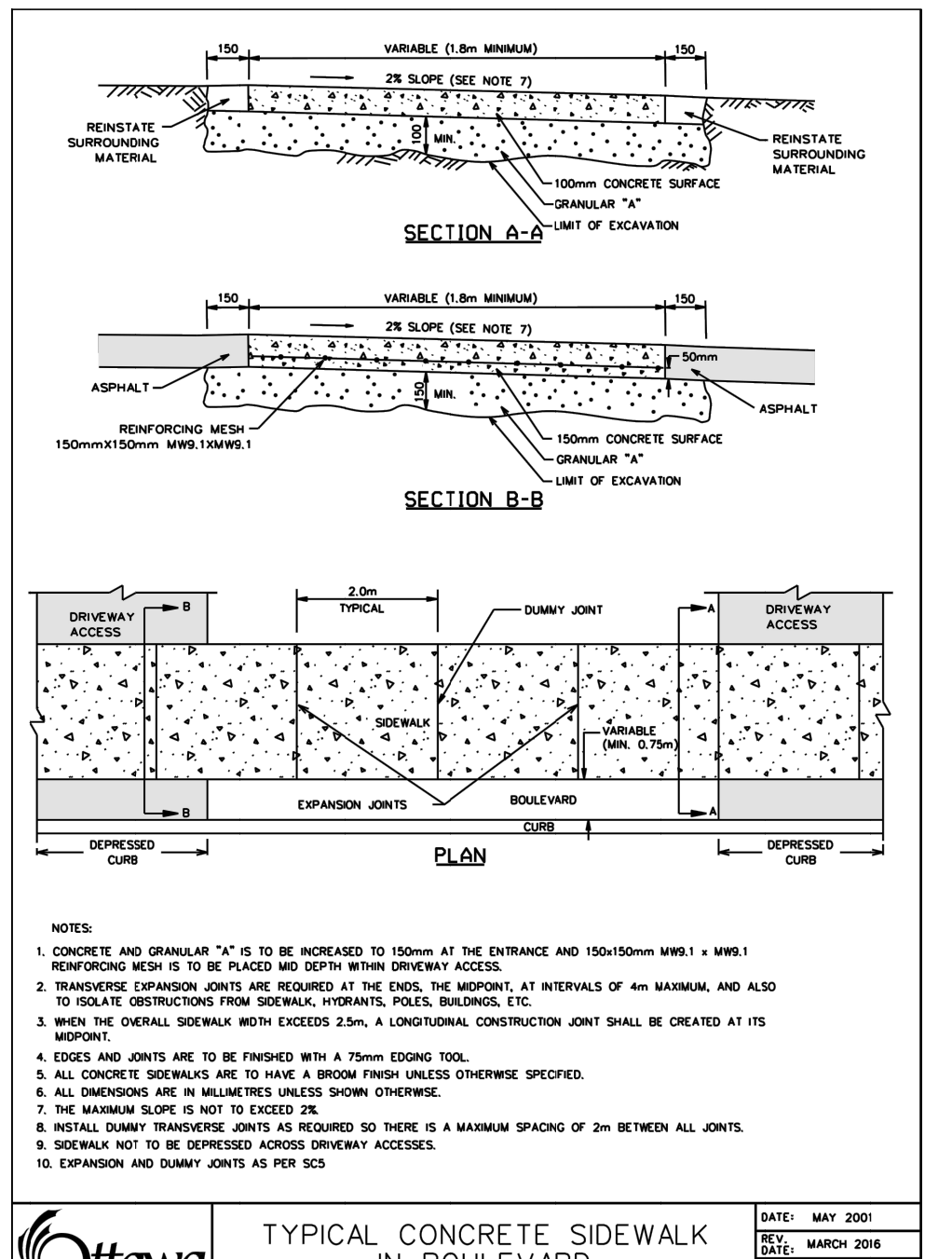
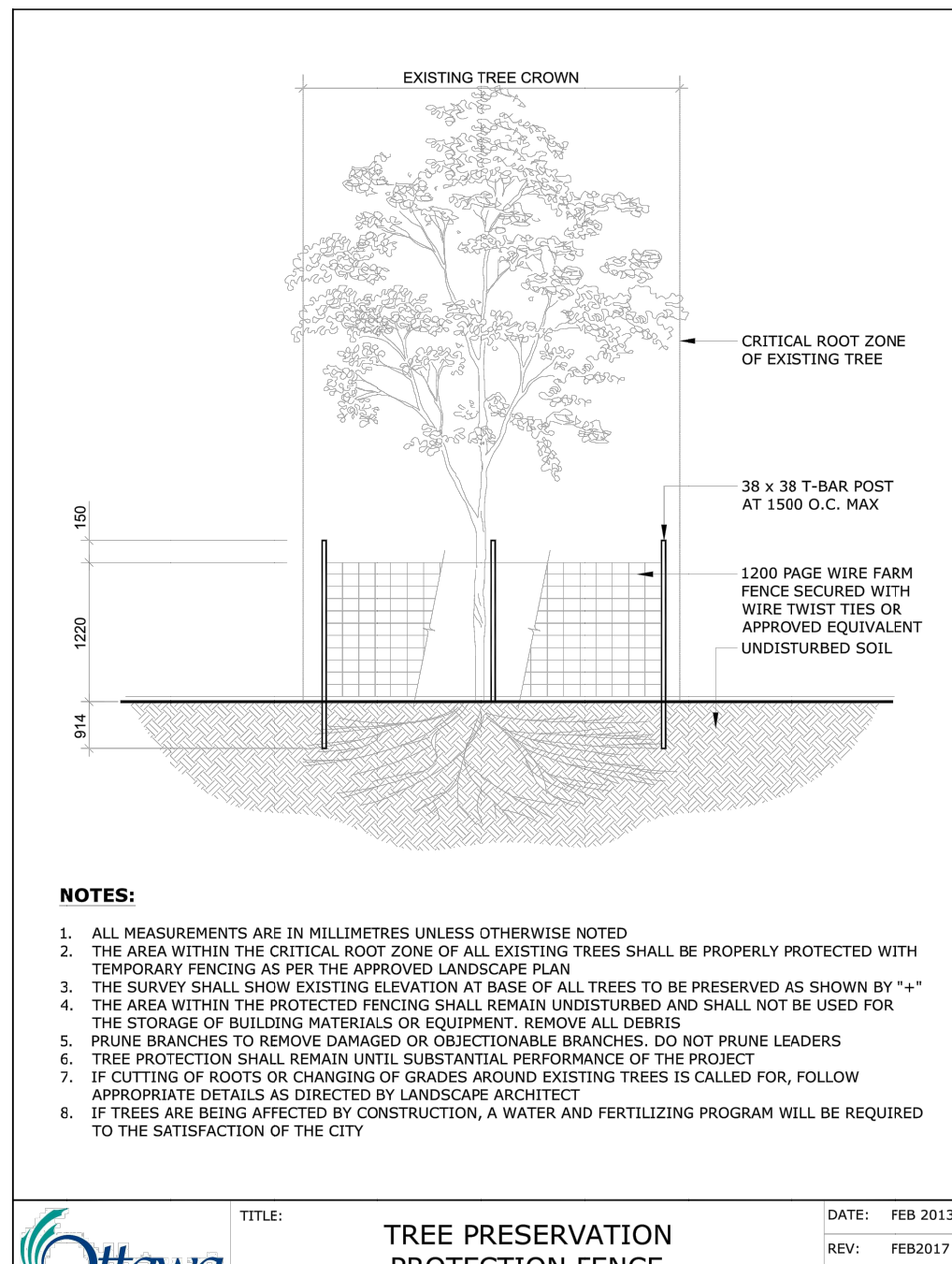
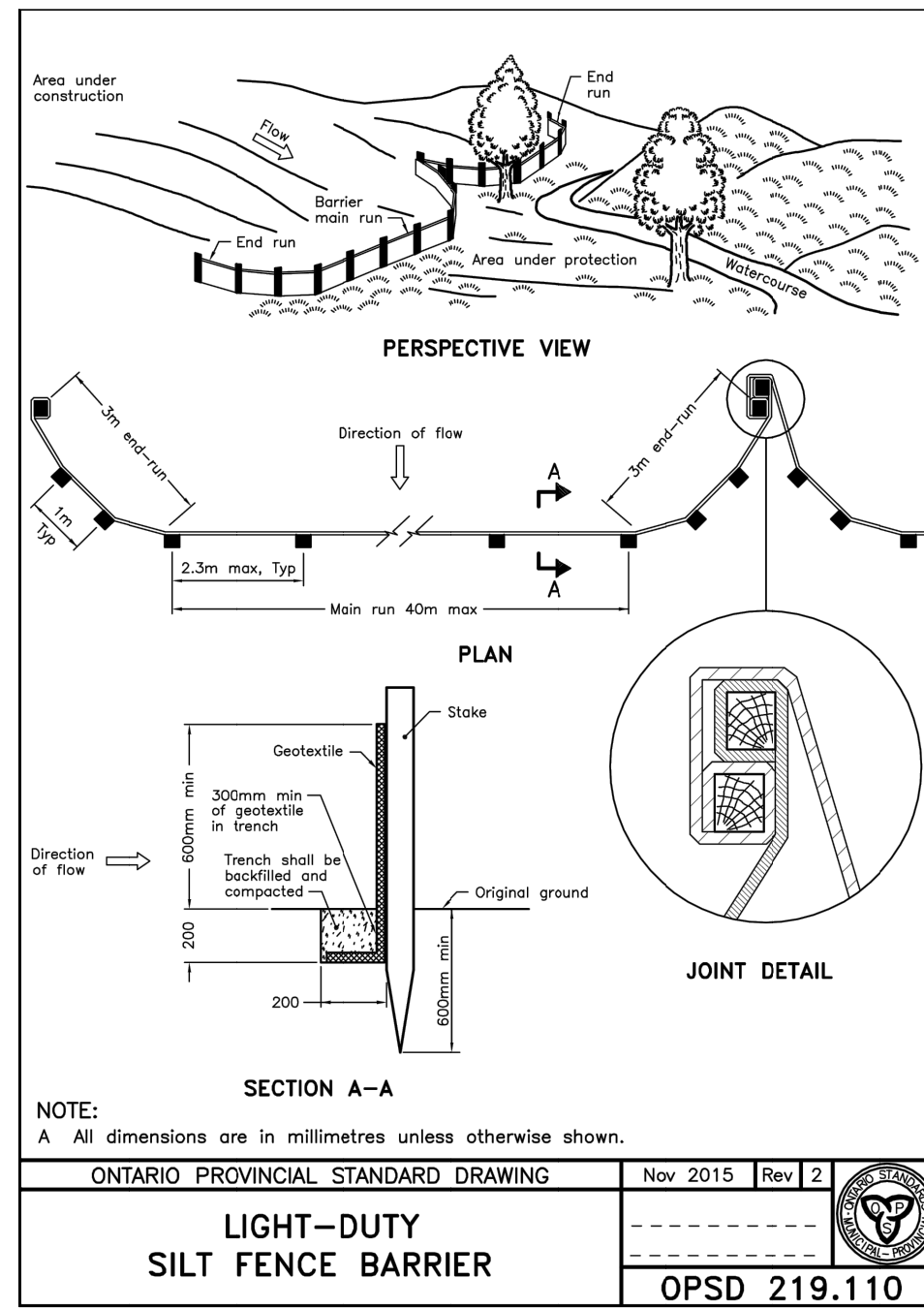
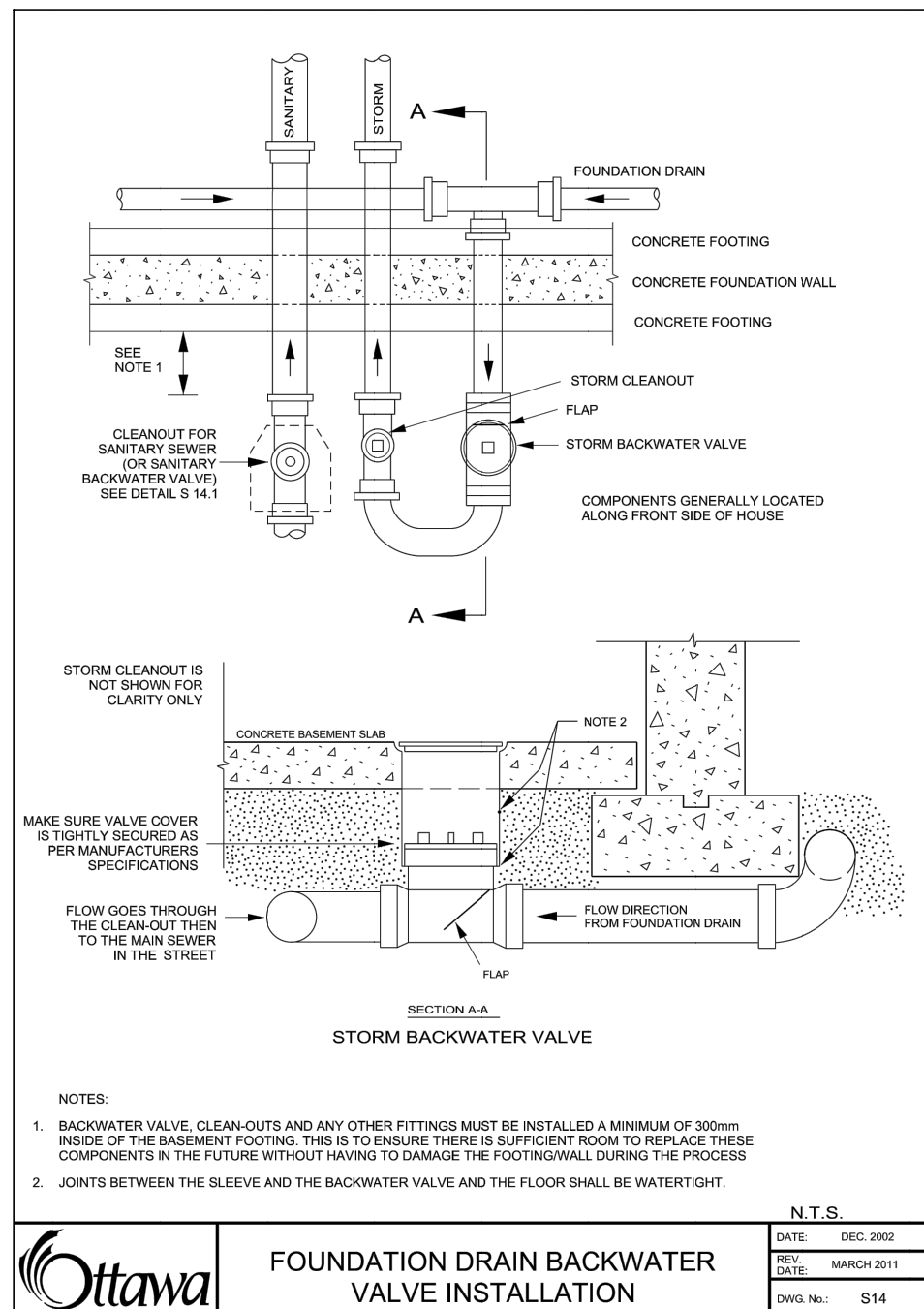
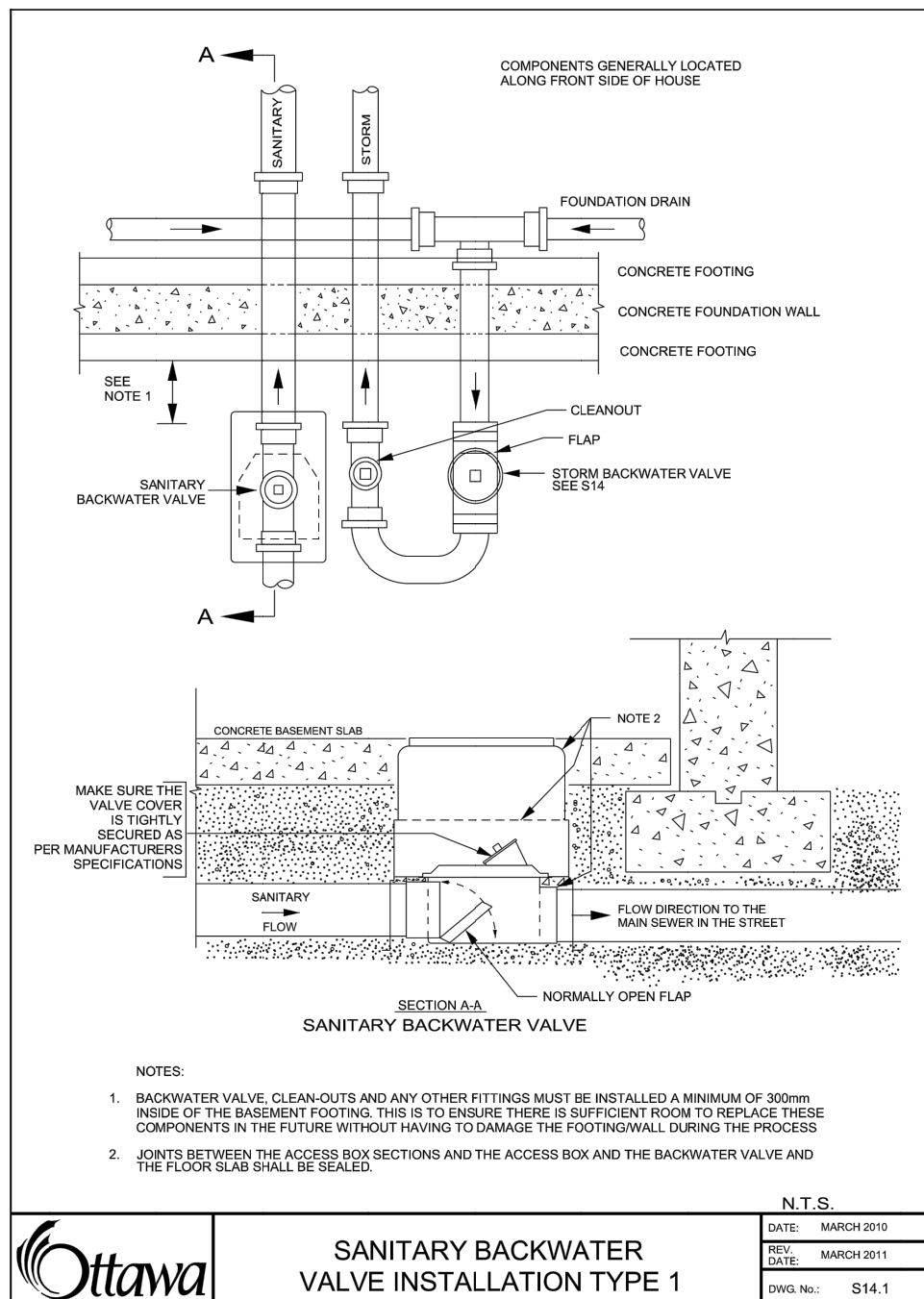
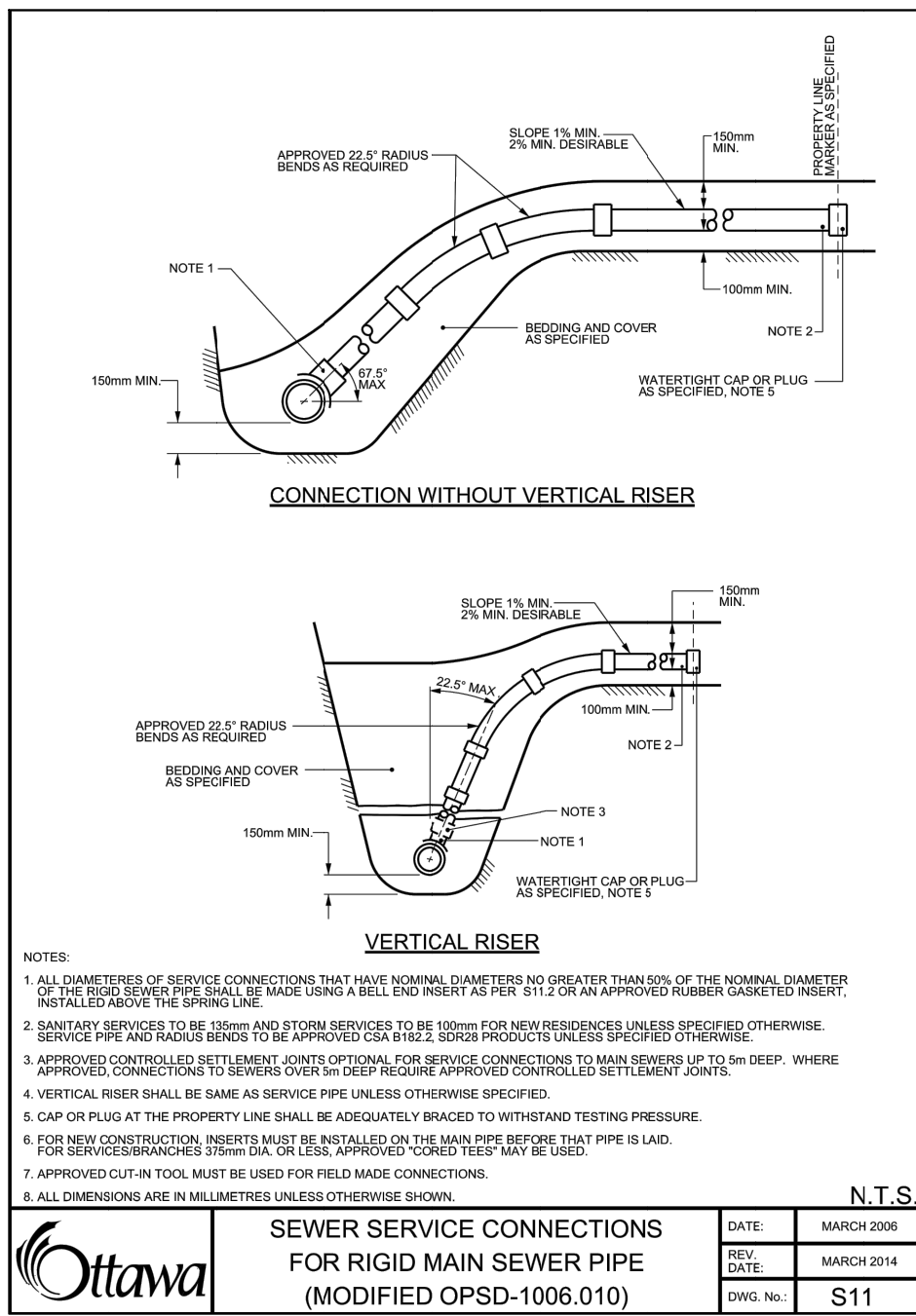
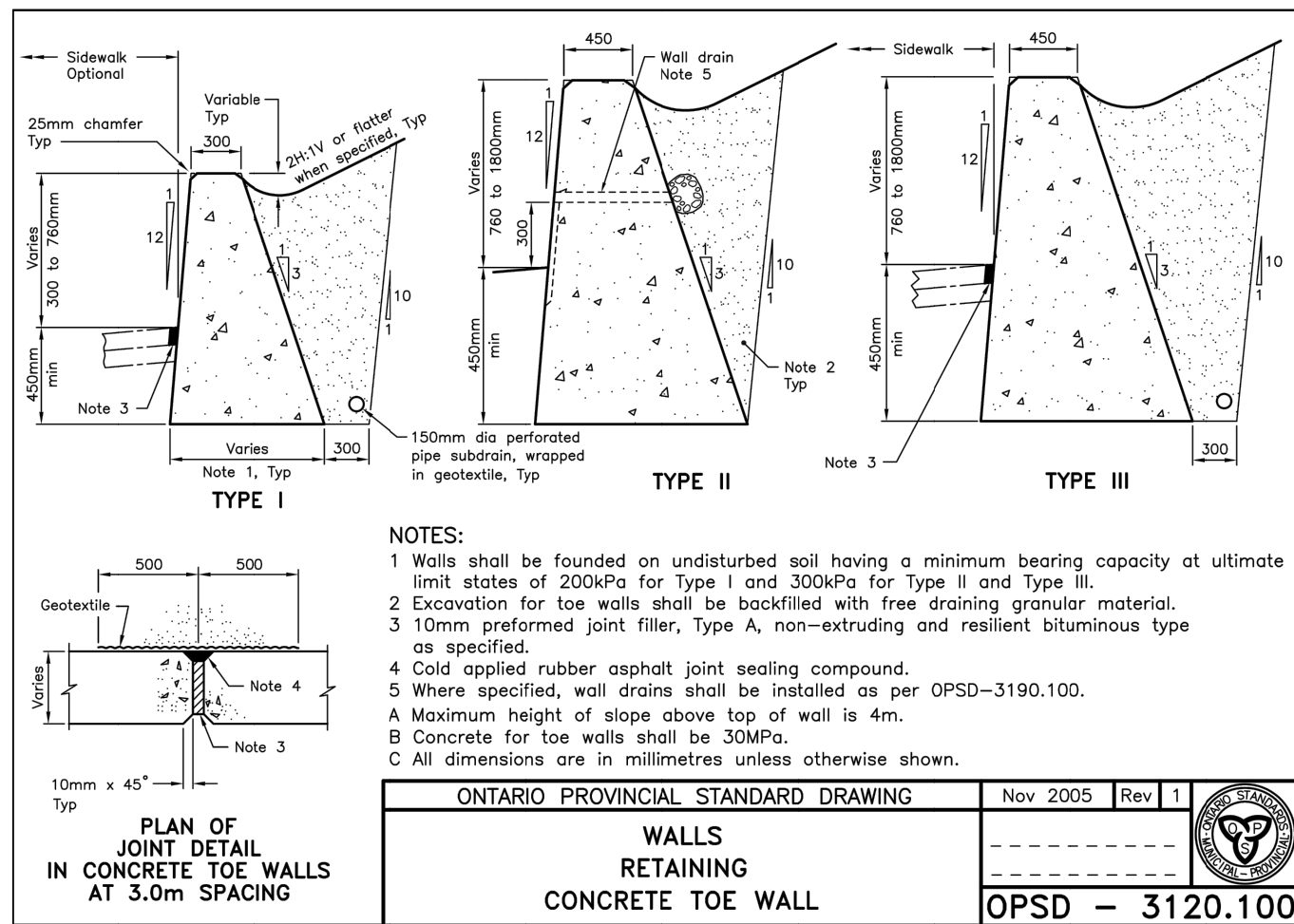
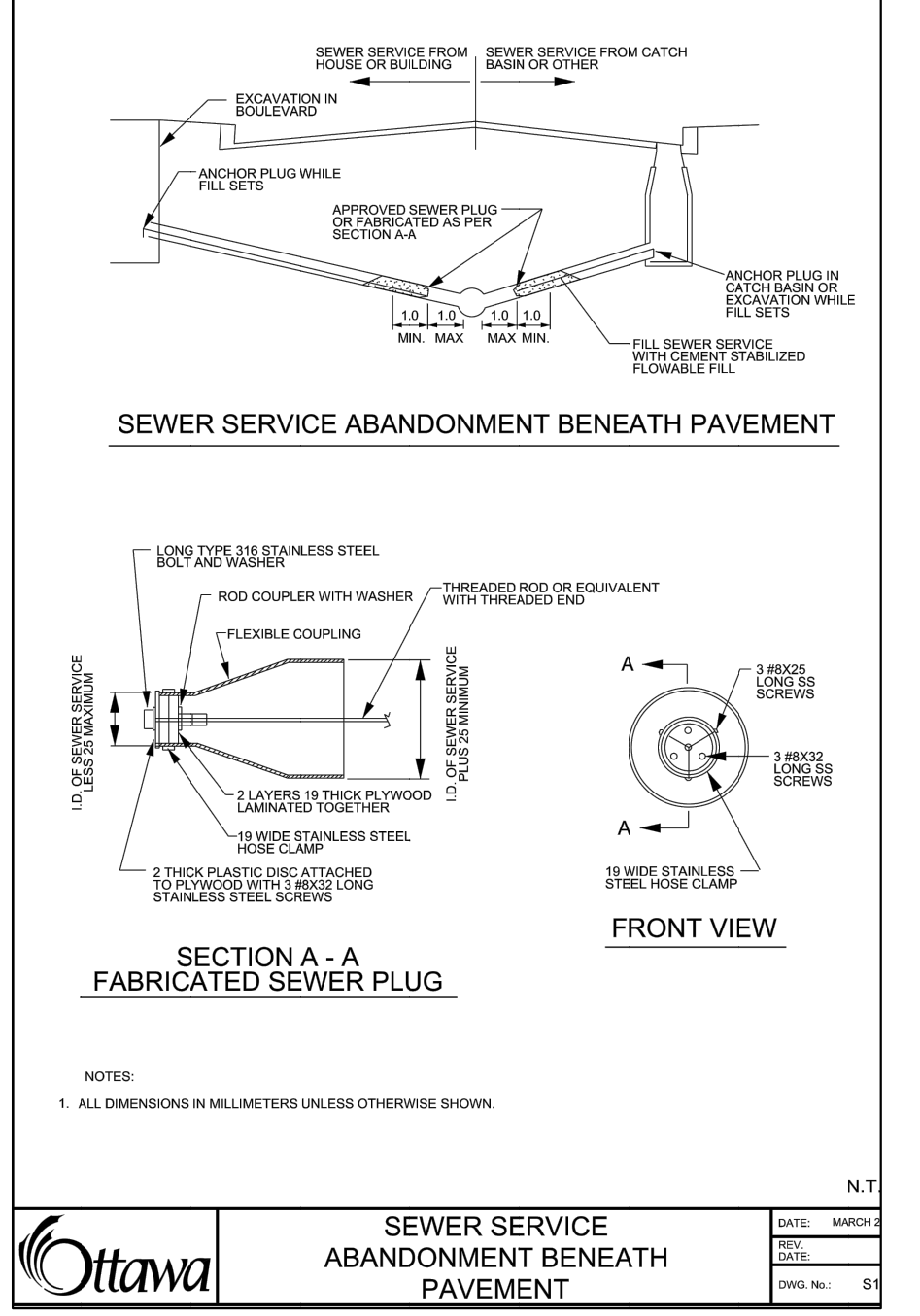
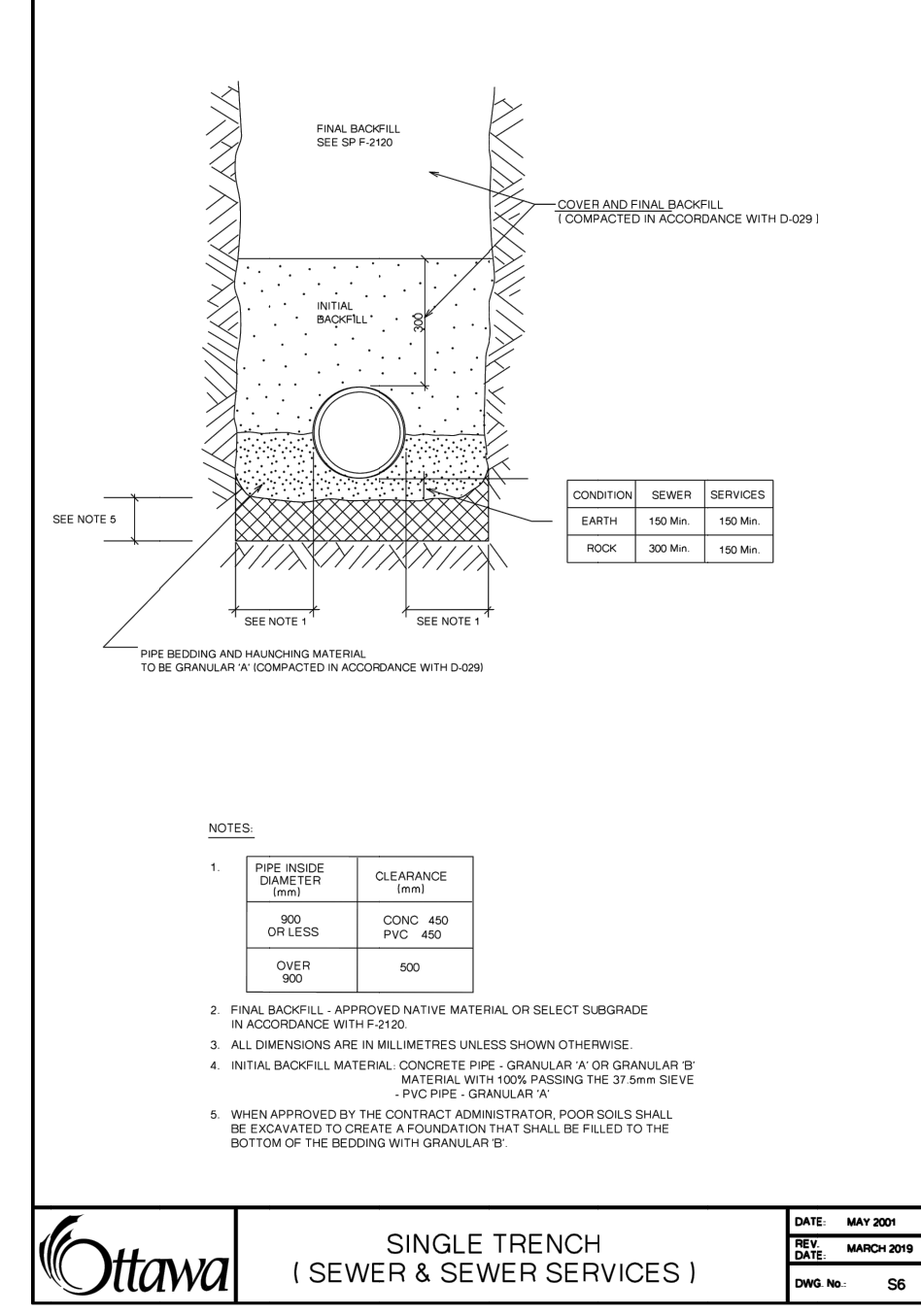
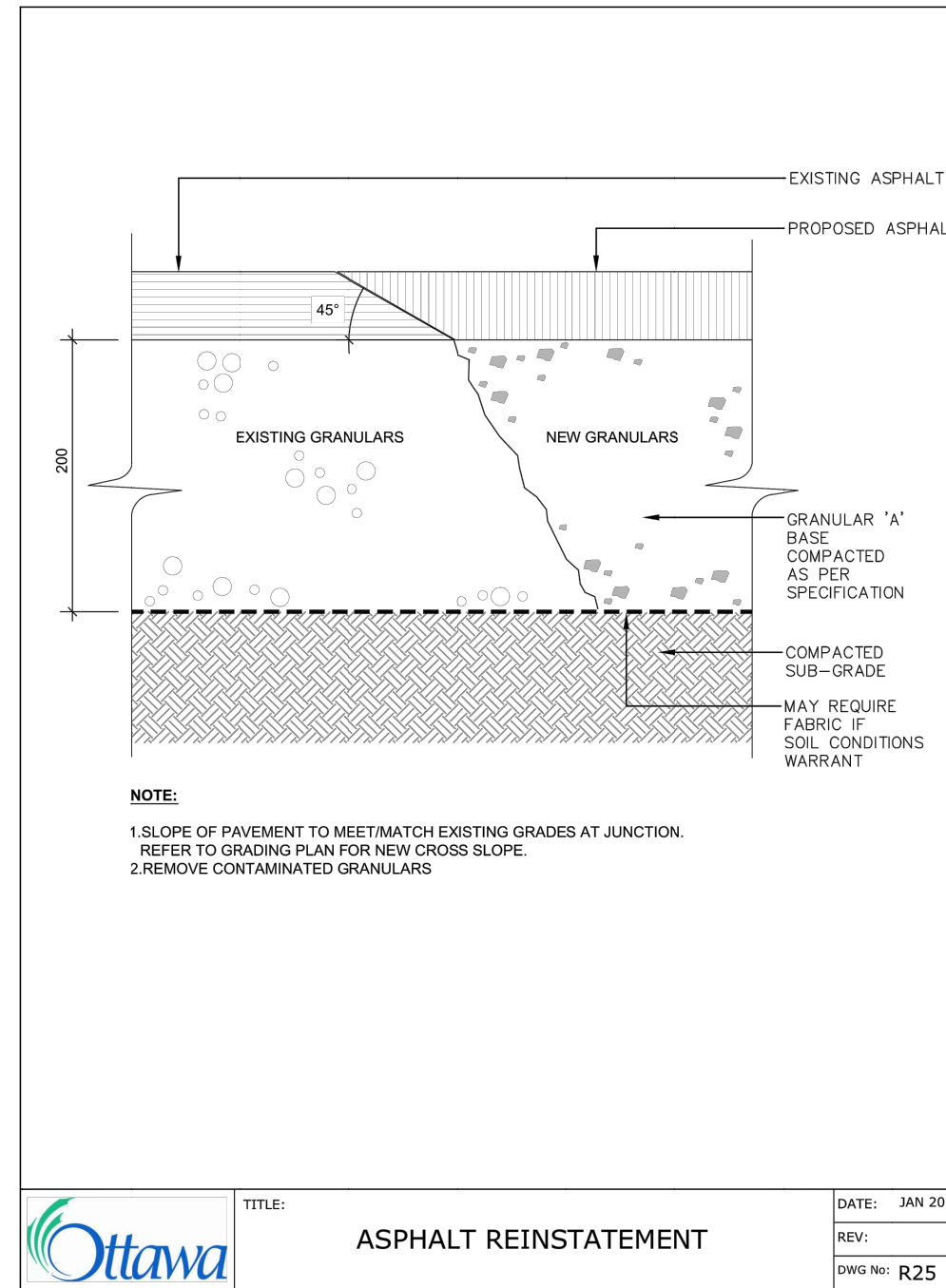
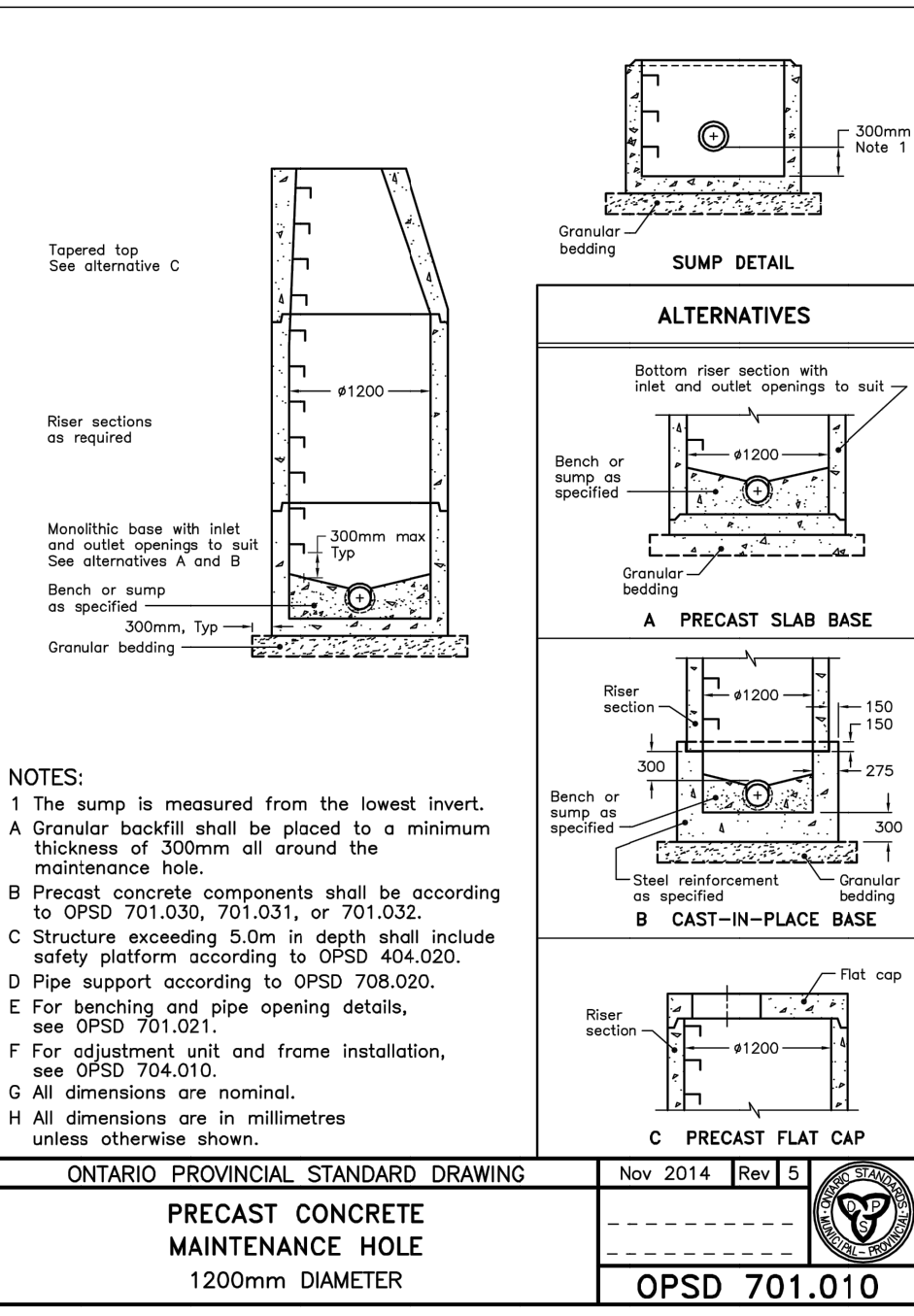
REFERENCE FROM GEOTECHNICAL REPORT COMPLETED BY PATTERSON GROUP DATED FEBRUARY 26, 2020

CAR PARKING AREAS

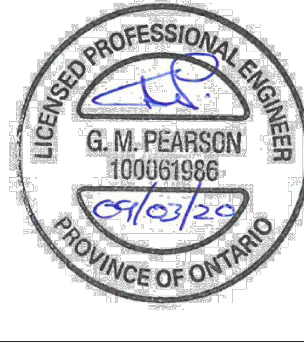
50mm WEAR COURSE - HL3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
150mm BASE - OPSS GRAN A CRUSHED STONE
300mm SUBBASE - OPSS GRAN B TYPE II

ACCESS LANES AND HEAVY TRUCK PARKING AREAS

40mm BINDER COURSE - HL3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm BINDER COURSE - HL8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm BASE - OPSS GRAN A CRUSHED STONE
450mm SUBBASE - OPSS GRAN B TYPE II



BENCHMARK
MAG NAIL IN HYDRO POLE IN FRONT OF 251 HINCHEY AVE
ELEV 63.51



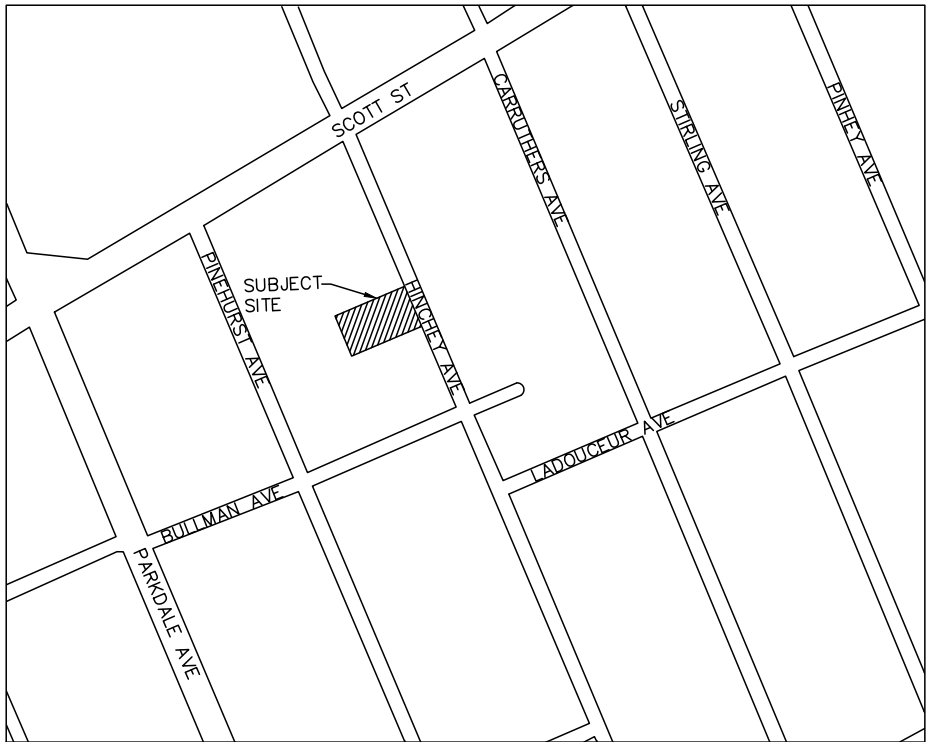
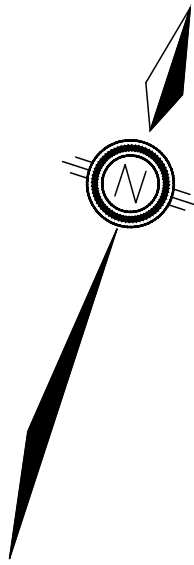
J. MURRAY-PROJECT MANAGEMENT
250-252 HINCHEY AVE,
OTTAWA, ON

NOTES AND DETAILS

DESIGNED BY	JP / NW	HORIZ SCALE	1:100	PROJECT #	19126
DRAWN BY	N/A	VERT SCALE	N/A	DRAWING #	ND-1
CHECKED BY	GMP	DATE	FEBRUARY 2020	REVISION #	1

SITE GRADING NOTES:

1. NO EXCESS DRAINAGE, DURING OR AFTER CONSTRUCTION TO BE DIRECTED TOWARDS NEIGHBORING PROPERTIES.
2. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
3. ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION.
4. LANDSCAPE AREAS TO HAVE MINIMUM 2%, MAXIMUM 7% SLOPE UNLESS TERRACED AT 3:1 MAXIMUM.
5. NO ALTERATION TO EXISTING GRADES ON PROPERTY LINES.
6. USF TO BE MINIMUM 1.5m BELOW FINISHED GRADE OR INSULATION IS REQUIRED.
7. TOP TO BE MINIMUM 0.15m ABOVE FINISHED GRADE.

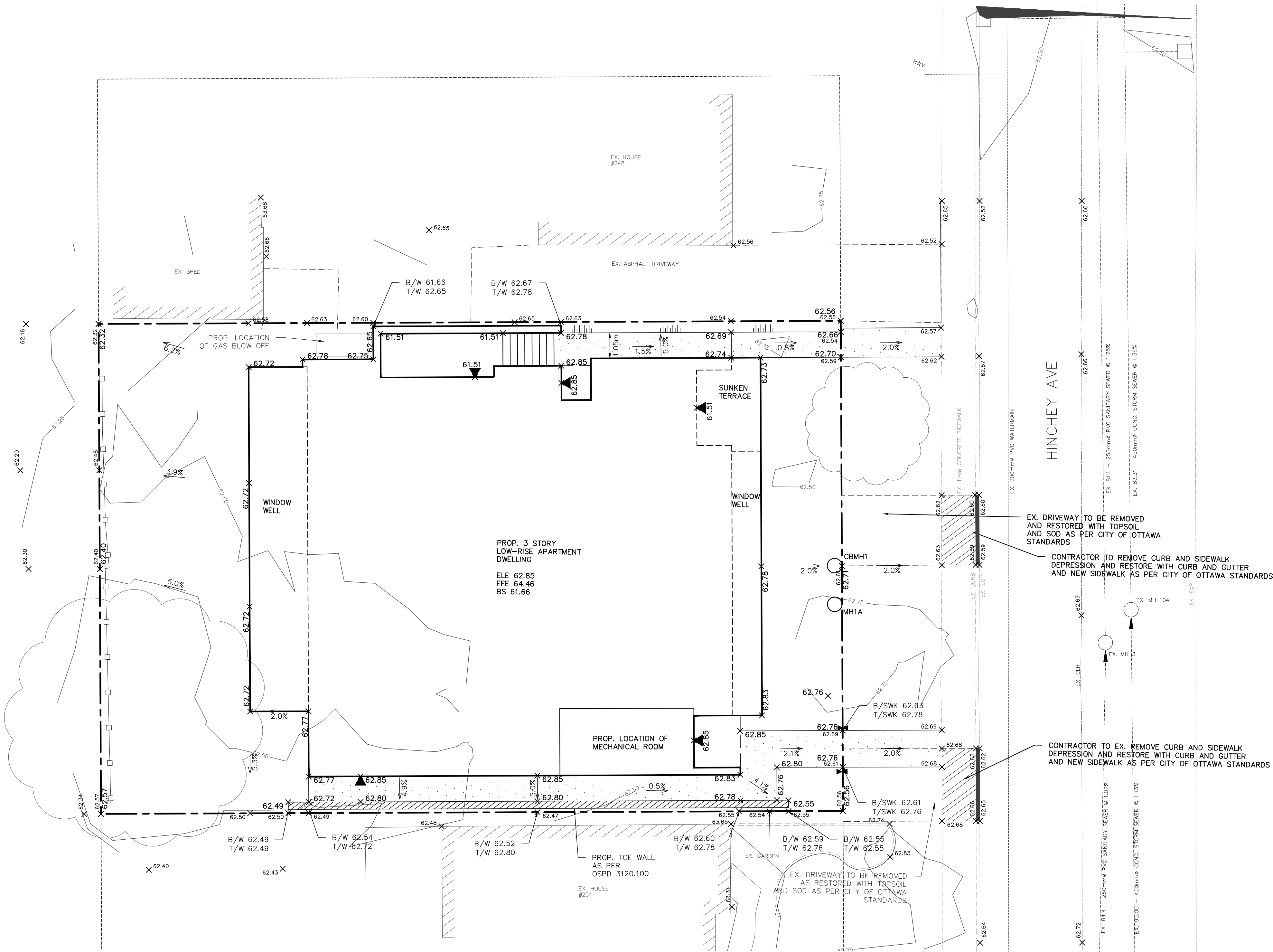


KEYMAP
NTS

LEGEND

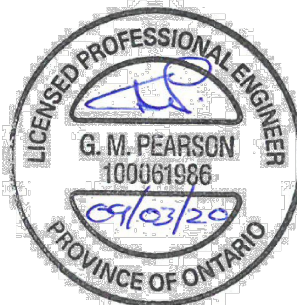
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- DCB DOUBLE CATCH BASIN
- CBMH CATCH BASIN
- MH STORM MANHOLE
- MH SANITARY MANHOLE
- SC SERVICE CAP
- HYD. FIRE HYDRANT
- VB WATER VALVE
- CS CURB STOP W/ SERVICE
- WM WATER METER
- X 254.63 PROPOSED ELEVATION
- X 254.09 EXISTING ELEVATION
- 1.5% PROPOSED DIRECTION AND GRADE

- ELE ENTRANCE LEVEL ELEVATION
- FFE FIRST FLOOR ELEVATION
- BS BASEMENT SLAB



TOPOGRAPHIC SURVEY COMPLETED
BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD
DATED DECEMBER 18, 2018
AMMENDED AUGUST 27, 2019

BENCHMARK
MAG NAIL IN HYDRO POLE IN FRONT OF 251 HINCHEY AVE
ELEV 63.51



J.MURRAY-PROJECT MANAGEMENT
250-252 HINCHEY AVE,
OTTAWA, ON



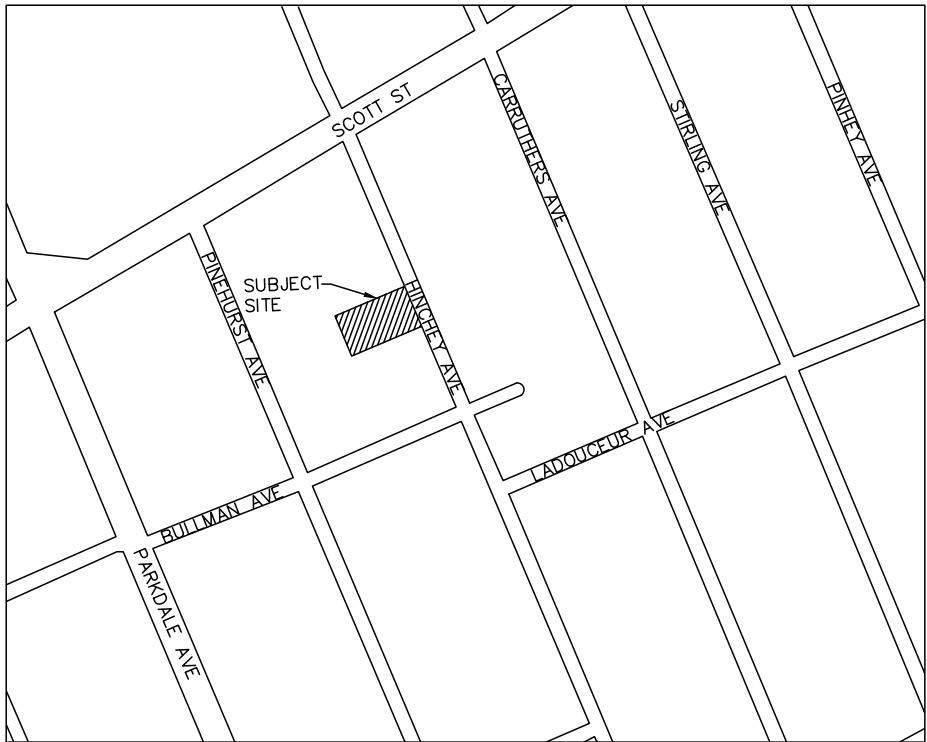
**PEARSON
ENGINEERING LTD.**
PEARSONENG.COM PH. 705.719.4785

SITE GRADING PLAN

DESIGNED BY	JP/NW	HORIZ SCALE	1:100	PROJECT #	19126
DRAWN BY	JP	VERT SCALE	N/A	DRAWING #	SG-1
CHECKED BY	GMP	DATE	FEBRUARY 2020	REVISION #	1

SITE SERVICING NOTES:

1. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM CITY OF OTTAWA BEFORE COMMENCING WORK.
2. REFER TO CITY OF OTTAWA STANDARD R10 FOR ASPHALT TIE INS.
3. BACKWATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD S14, AND S14-1 OR S14-2
4. EXISTING SERVICES TO BE BLANKED AT MAIN.
5. THERMAL INSULATION TO BE PROVIDED FOR WATER SERVICES LESS THAN 2.4m FROM OPEN STRUCTURES AS PER CITY OF OTTAWA STANDARD W23.
6. WATER SERVICE TO HAVE MORE THAN 2.4m OF COVER OR BE INSULATED AS PER CITY OF OTTAWA STANDARD DRAWING W22.



KEYMAP
NTS

LEGEND

- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- CBMH CATCH BASIN
- MH STORM MANHOLE
- MH SANITARY MANHOLE
- SC SERVICE CAP
- HYD. FIRE HYDRANT
- VB WATER VALVE
- CS CURB STOP W/ SERVICE
- WM WATER METER
- 254.63 PROPOSED ELEVATION
- 254.09 EXISTING ELEVATION
- 1.5% PROPOSED DIRECTION AND GRADE

- ELE ENTRANCE LEVEL ELEVATION
- FFE FIRST FLOOR ELEVATION
- BS BASEMENT SLAB

Location: **MIFAB R1100-F** FLOW CONTROLLED ROOF DRAIN WITH PARABOLIC WEIR

Specification: MIFAB® Series R1100-F lacquered cast iron roof drain with anchor flange, cast iron water proofing membrane clamp ring with integral gravel stop, aculflow parabolic weir (specify #F1, #F2, #F3 for one, two or three slots), and standard selflocking polydome strainer with a free area of 43 square inches.

Function: Used in any type of flat roofs and gutters to control the flow of rain water off of the roof. Slotted weirs reduce the volume of water to the leader. Specify F1, #F2, or #F3 for one, two or three slots to attain the required limitation of volume. 6" diameter body is ideal for applications with limited space. Dome provides for efficient drainage of rainwater and prevents debris from entering the drain line. Anchor flange and membrane clamp with tongue in groove design provides for secure grip of membrane and roof flashing materials. Flow performance per weir is 5 GPM per inch of water per slot.

Note: Deck opening - 6 3/8" (162) with sump-receiver - 8 1/2" (216)

PIPE SIZE	NO HUB (STANDARD)	PUSH ON (P)	THREAD (T)	INSIDE CAULK (K)	PVC (30) / ABS (31)
2" (51)	3 3/8" (89)	3 3/8" (89)	2 5/8" (67)	3 3/4" (89)	3 3/4" (89)
3" (76)	3 3/8" (89)	3 3/8" (89)	2 5/8" (67)	3 3/4" (89)	3 3/4" (89)
4" (102)	3 3/8" (89)	3 3/8" (89)	2 5/8" (67)	3 3/4" (89)	3 3/4" (89)
6" (152)	3 3/8" (89)	3 3/8" (89)	2 5/8" (67)	3 3/4" (89)	3 3/4" (89)

PIPE SIZE	NO HUB (STANDARD)	PUSH ON (P)	THREAD (T)	INSIDE CAULK (K)	PVC (30) / ABS (31)
2" (51)	3 3/8" (89)	3 3/8" (89)	2 5/8" (67)	3 3/4" (89)	3 3/4" (89)
3" (76)	3 3/8" (89)	3 3/8" (89)	2 5/8" (67)	3 3/4" (89)	3 3/4" (89)
4" (102)	3 3/8" (89)	3 3/8" (89)	2 5/8" (67)	3 3/4" (89)	3 3/4" (89)
6" (152)	3 3/8" (89)	3 3/8" (89)	2 5/8" (67)	3 3/4" (89)	3 3/4" (89)

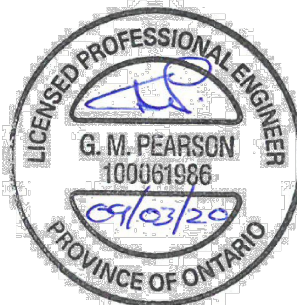
CAUTION: PROPOSITION 65 WARNING. This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

Job Name: _____ Page No: _____
Section No: _____ Contractor: _____
Schedule No: _____ Purchase Order No: _____

P:\Autodesk Vault\Working Folders\Engineering\19126 - BASE_rev.dwg Layout:SS-1 Plotted Sep 08, 2020 @ 1:49pm by JPearce @ PEARSON ENGINEERING LTD.

1.	AS PER CITY COMMENTS	09/03/20	JP
NO.	REVISION NOTE	DATE	BY

BENCHMARK
MAG NAIL IN HYDRO POLE IN FRONT OF 251 HINCHEY AVE
ELEV 63.51



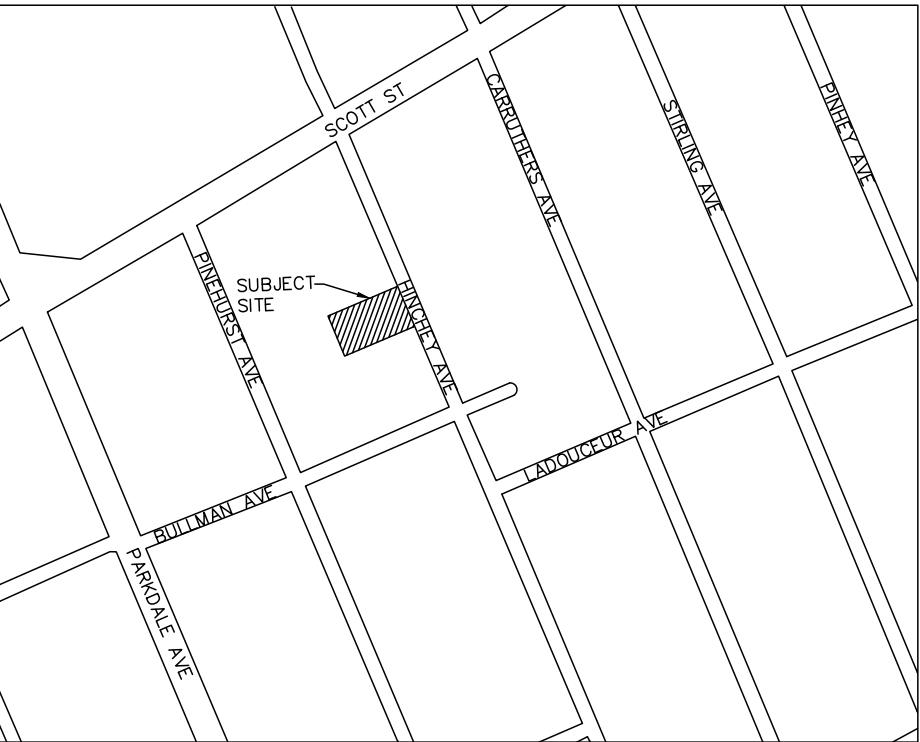
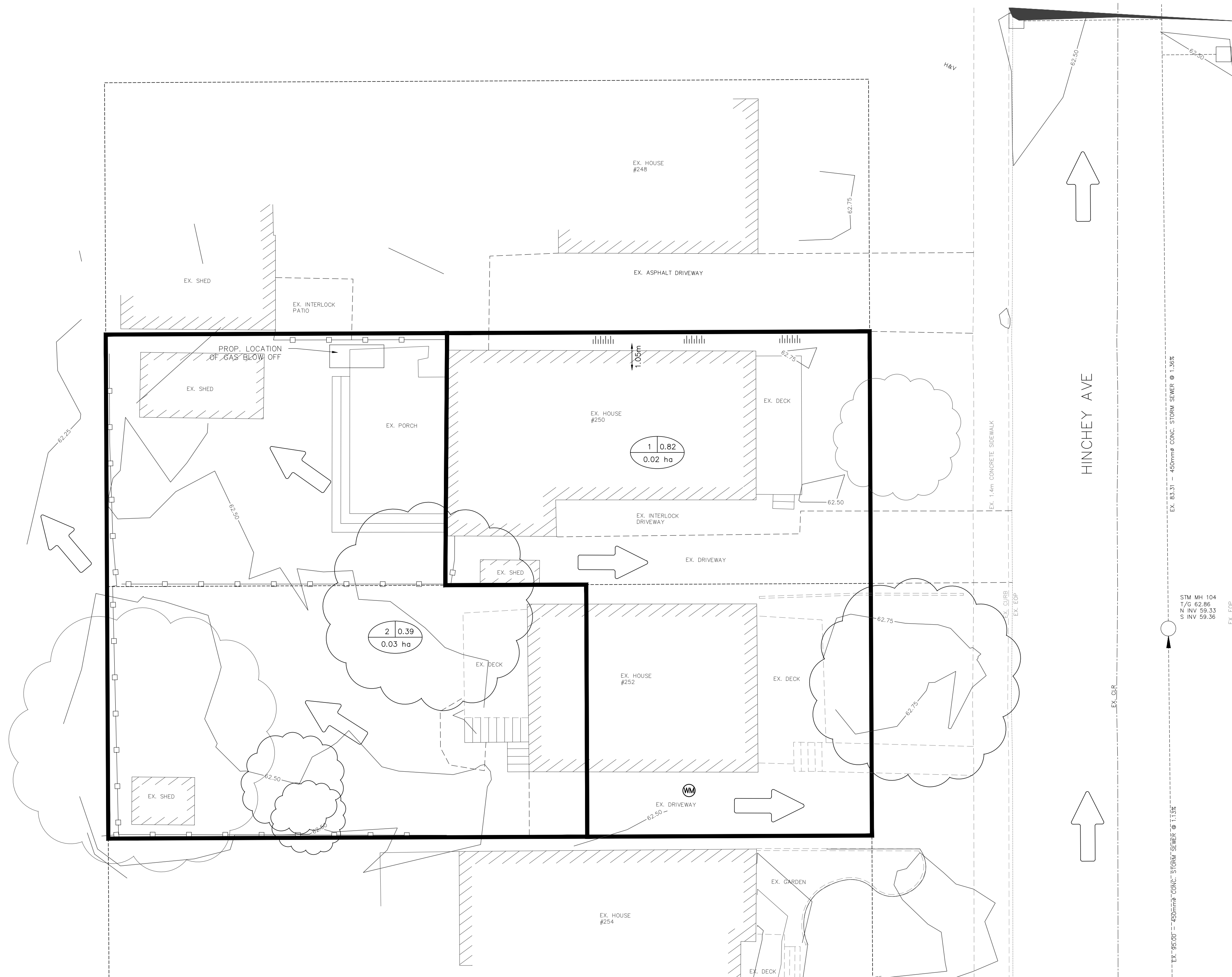
J.MURRAY-PROJECT MANAGEMENT
250-252 HINCHEY AVE,
OTTAWA, ON

SITE SERVICING PLAN

PEARSON ENGINEERING LTD.
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	JP/NW	HORIZ SCALE	1:100	PROJECT #	19126
DRAWN BY	JP	VERT SCALE	N/A	DRAWING #	SS-1
CHECKED BY	GMP	DATE	FEBRUARY 2020	REVISION #	1

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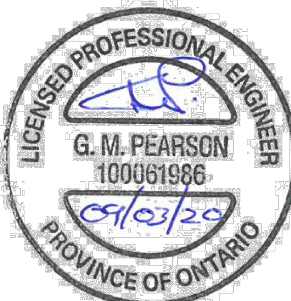


LEGEND

- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- CBMH CATCH BASIN
- MH STORM MANHOLE
- MH SANITARY MANHOLE
- SC SERVICE CAP
- HYD. FIRE HYDRANT
- VB WATER VALVE
- CS CURB STOP W/ SERVICE
- WM WATER METER
- X 254.63 PROPOSED ELEVATION
- 254.09 EXISTING ELEVATION
- 1.5% PROPOSED DIRECTION AND GRADE
- OVERLAND FLOW DIRECTION
- CATCHMENT AREA 1 | 0.75 RUNOFF COEFFICIENT
- 1.00 ha
- AREA IN HECTARES
- CATCHMENT BOUNDARY

1.	AS PER CITY COMMENTS	09/03/20	JP
NO.	REVISION NOTE	DATE	BY

BENCHMARK
MAG NAIL IN HYDRO POLE IN FRONT OF 251 HINCHEY AVE
ELEV 63.51



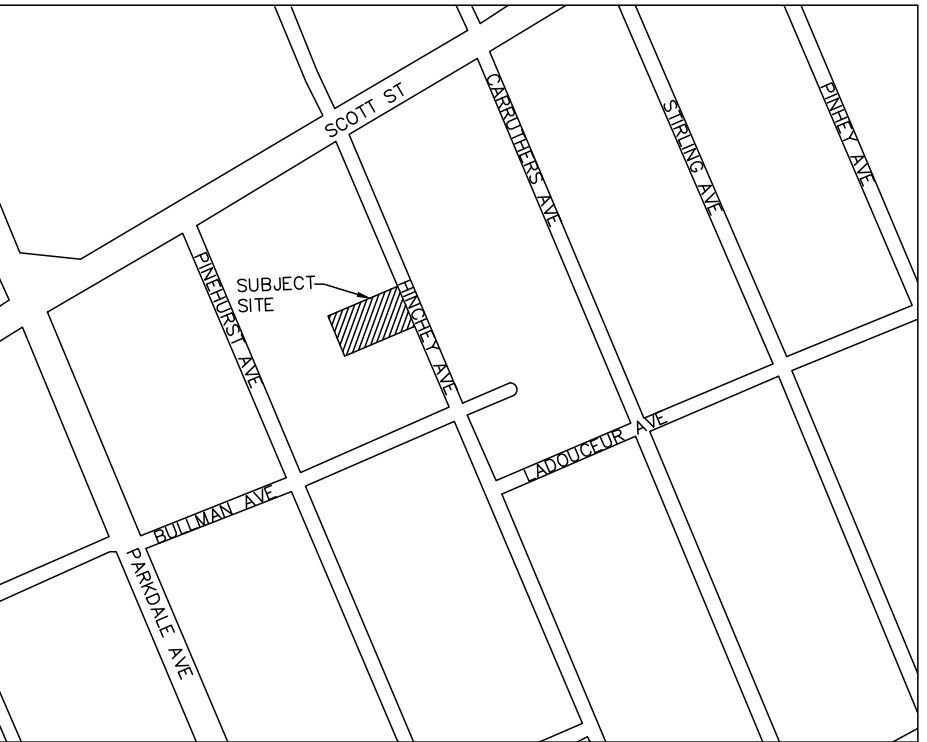
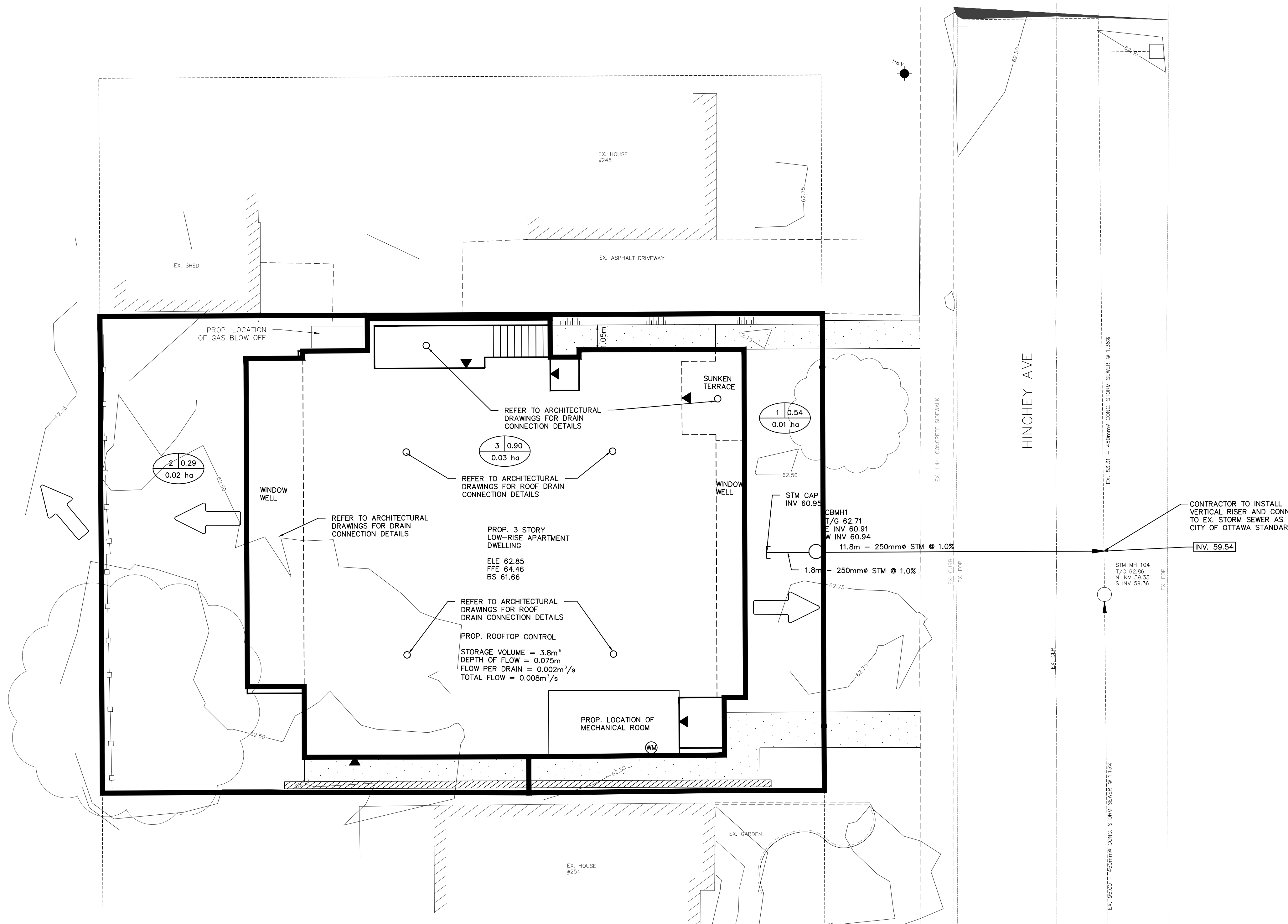
J.MURRAY-PROJECT MANAGEMENT
250-252 HINCHEY AVE,
OTTAWA, ON

PRE-DEVELOPMENT STORM
CATCHMENT PLAN



DESIGNED BY	JP/NW	HORIZ SCALE	1:100	PROJECT #	19126
DRAWN BY	JP	VERT SCALE	N/A	DRAWING #	STM-1
CHECKED BY	GMP	DATE	FEBRUARY 2020	REVISION #	1

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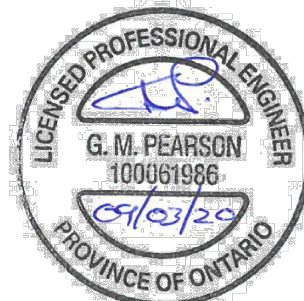
KEYMAP
NTS

LEGEND

- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- CBMH CATCH BASIN
- MH STORM MANHOLE
- MH SANITARY MANHOLE
- SC SERVICE CAP
- HYD. FIRE HYDRANT
- VB WATER VALVE
- CS CURB STOP W/ SERVICE
- WM WATER METER
- 254.63 PROPOSED ELEVATION
- 254.09 EXISTING ELEVATION
- 1.5% PROPOSED DIRECTION AND GRADE
- OVERLAND FLOW DIRECTION
- CATCHMENT AREA 1 0.75 RUNOFF COEFFICIENT
- 1.00 ha
- AREA IN HECTARES
- CATCHMENT BOUNDARY

ELE	ENTRANCE LEVEL ELEVATION
FFE	FIRST FLOOR ELEVATION
BS	BASEMENT SLAB

BENCHMARK
MAG NAIL IN HYDRO POLE IN FRONT OF 251 HINCHEY AVE
ELEV 63.51



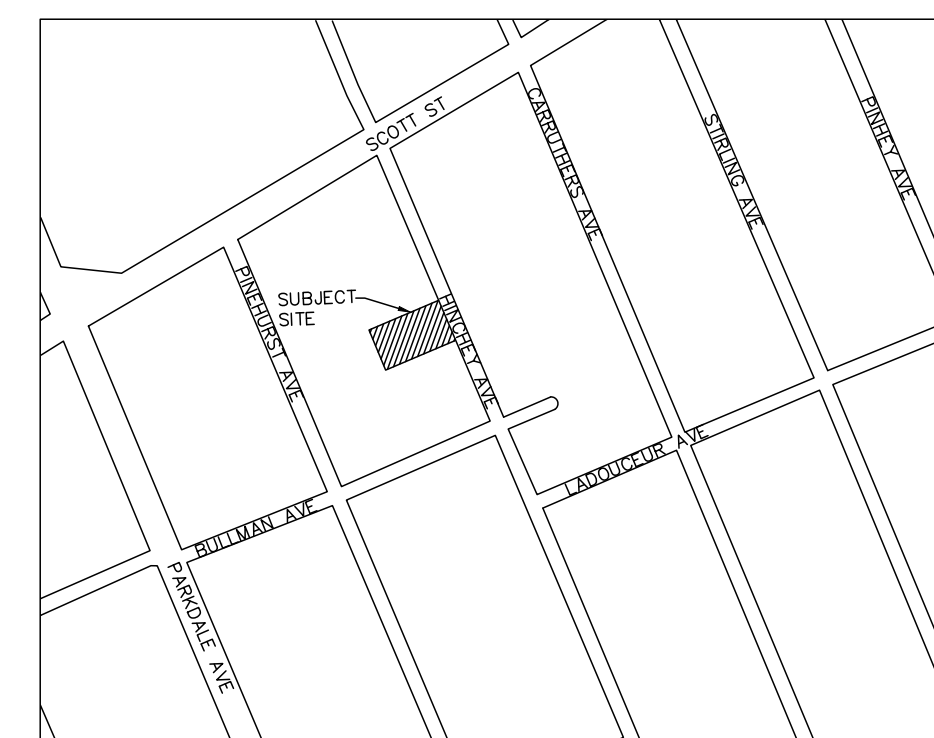
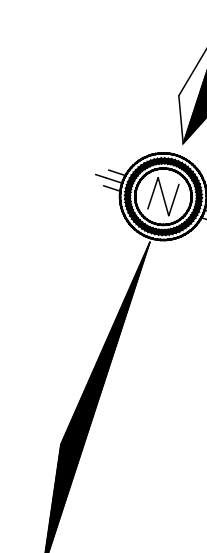
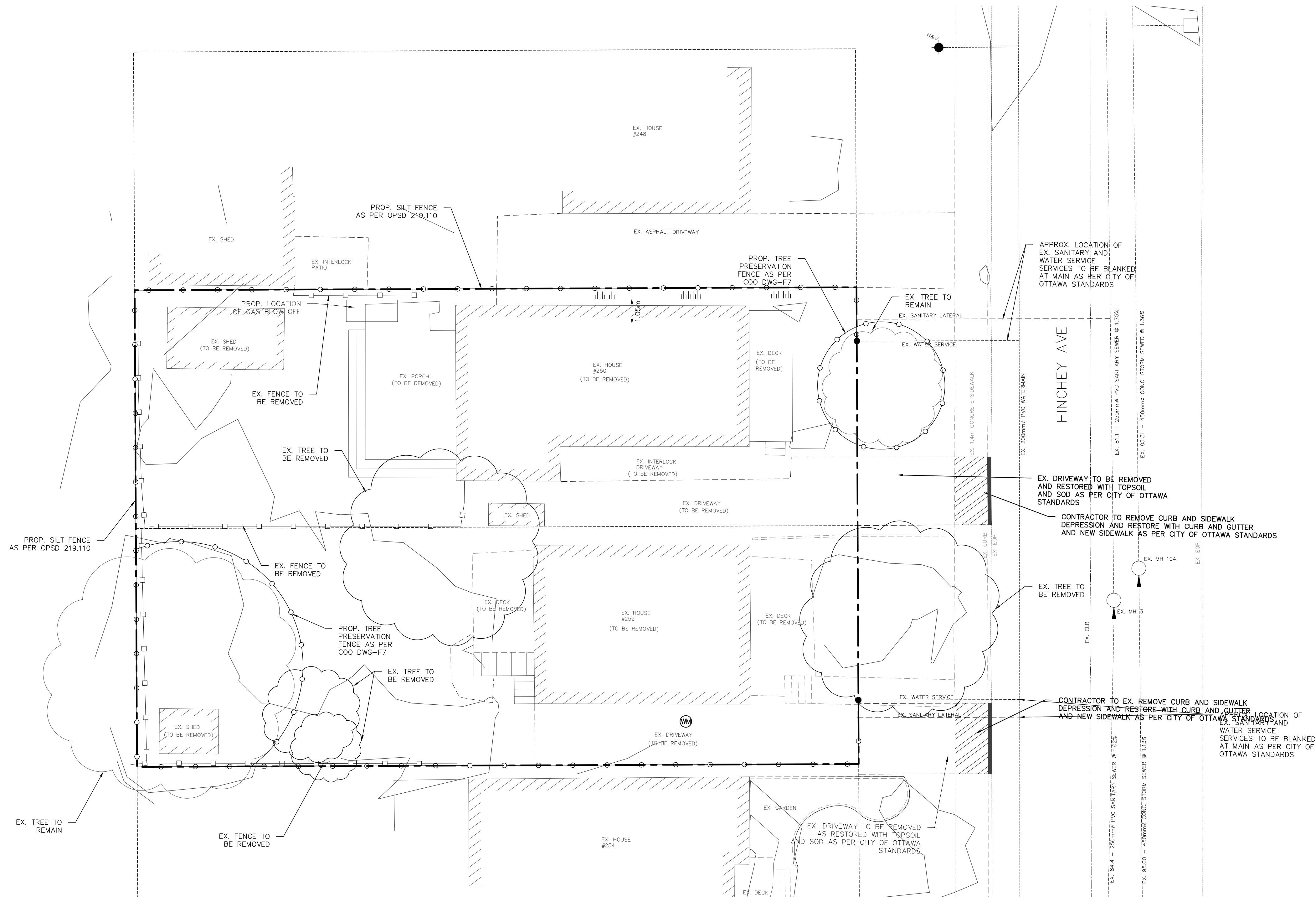
J.MURRAY-PROJECT MANAGEMENT
250-252 HINCHEY AVE,
OTTAWA, ON

POST-DEVELOPMENT STORM
CATCHMENT PLAN




















DESIGNED BY	JP/NW	HORIZ SCALE	1:100	PROJECT #	19126
DRAWN BY	JP	VERT SCALE	N/A	DRAWING #	STM-2
CHECKED BY	GMP	DATE	FEBRUARY 2020	REVISION #	1

NO.	REVISION NOTE	DATE	BY
1.	AS PER CITY COMMENTS	09/03/20	JP



LEGEND

- | | | |
|---|--------|------------------------------|
|  | CB | CATCH BASIN |
|  | DCB | DOUBLE CATCH BASIN |
|  | CBMH | CATCH BASIN |
|  | MH | STORM MANHOLE |
|  | MH | SANITARY MANHOLE |
|  | | SERVICE CAP |
|  | HYD. | FIRE HYDRANT |
|  | VB | WATER VALVE |
|  | CS | CURB STOP |
|  | | W/ SERVICE |
|  | | WATER METER |
|  | 254.63 | PROPOSED ELEVATION |
|  | 254.09 | EXISTING ELEVATION |
|  | 1.5% | PROPOSED DIRECTION AND GRADE |
|  | | EX. TREE TO REMAIN |
|  | | EX. TREE TO BE REMOVED |
|  | | SILT FENCE |

SEQUENCE OF CONSTRUCTION

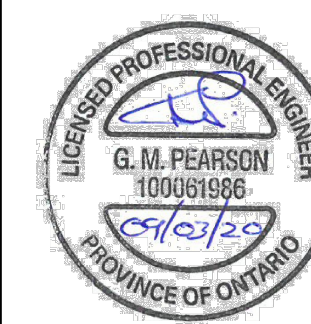
1. ENGINEER TO BE NOTIFIED PRIOR TO INITIATION OF ANY ON SITE WORKS.
2. SILT FENCE AS PER DETAILS.
3. VEGETATION REMOVAL MAY COMMENCE AFTER ALL SILT FENCE IS INSTALLED AND APPROVED BY THE ENGINEER.
4. COMMENCE WITH EARTH WORKS AND SITE SERVING.
5. INSTALLATION OF PROPOSED INFILTRATION FACILITIES TO THE TIME OF LANDSCAPING WORKS.
6. EROSION CONTROL MEASURES TO BE MAINTAINED AS DIRECTED BY THE ENGINEER DURING THE CONSTRUCTION PERIOD. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.
7. ALL DISTURBED GROUND LEFT INACTIVE FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR OTHER ADEQUATE COVERING, AS INSTRUCTED BY THE ENGINEER.

NOTES FOR SEDIMENT & EROSION CONTROL

3. DISTURBED AREAS THAT HAVE FAILED TO HAVE STABLE GROUND COVER ESTABLISHED BY OCTOBER 30TH SHALL BE PROTECTED WITH A SILTATION CONTROL FENCE OR STRAW MULCH ETC. AND MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION BECOMES ESTABLISHED IN THE SUBSEQUENT GROWING SEASON.
2. ANY DEWATERING WASTE SHALL BE DISCHARGED TO A VEGETATED AREA AT LEAST 30m FROM ANY WATERCOURSE AND FILTERED. FILTERING METHODS MUST BE APPROVED BY THE SITE ADMINISTRATOR.
3. SILT FENCE SHALL BE PUT IN PLACE PRIOR TO AND MAINTAINED DURING ALL GRADING. SILT FENCE TO BE INSPECTED PRIOR TO COMMENCEMENT OF EARTH GRADING ACTIVITIES. SILT FENCE TO BE INSPECTED AND REPAIRS OR REPLACED IF DAMAGED AS DIRECTED BY THE SITE ADMINISTRATOR. SILT CONTROLS TO BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAIN EVENT. INSTALLATION SHALL BE TO THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE PREPARED FOR UNEXPECTED CONDITIONS AND ACCORDINGLY HAVE STOCKPILED MATERIALS ON SITE FOR NECESSARY REPAIRS AS A RESULT OF FAILED OR INADEQUATE CONTROL MEASURES. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK, AND AFTER EVERY RAINFALL EVENT.
6. CONTRACTOR SHALL OBTAIN A CURRENT COPY AND BECOME FAMILIAR WITH OPSS 577, CONSTRUCTION SPECIFICATION FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS WELL AS ALL APPLICABLE MUNICIPAL STANDARDS.
7. THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES. SUCH MEASURES SHOULD BE PRESENTED IN WRITING FOR APPROVAL OF THE SITE ADMINISTRATOR AND MUST BE APPROVED IN WRITING BY THE MUNICIPALITY AND CONSERVATION AUTHORITY.
8. THE TOPS OF ALL FILTER FABRIC MUST BE A MINIMUM OF 1.0 METRES ABOVE THE GROUND LEVEL AND ATTACHED TO THE FENCE WITH A CONTINUOUS STEEL WIRE. ALTERNATIVELY, THE FILTER FABRIC MUST BE FOLDED OVER THE TOP OF THE FENCE AND ATTACHED TO THE FENCE WITH WIRE LOOPED THROUGH THE FABRIC ON BOTH SIDES OF THE FENCE. FILTER FABRIC IS TO BE TERRAFIX 270R OR EQUIVALENT.
9. ALL DISTURBED GROUND LEFT FOR MORE THAN 30 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, OR COVERING OR OTHER EQUIVALENT CONTROL MEASURES. THIS PERIOD OF INACTIVITY SHALL BE AT THE DISCRETION OF THE CITY OF OTTAWA BUT SHALL NOT EXCEED THIRTY DAYS OR SUCH LONGER PERIOD DEEMED ADVISABLE BY THE CITY OF OTTAWA'S PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT.
10. CONTRACTOR RESPONSIBLE FOR MUD TRACKING, PREVENTION, AND MAINTENANCE ON PROGRESS COURT.
11. ROADS TO BE LEFT IN A BROOM SWEEP CONDITION AT THE END OF EACH WORK DAY.

1.	AS PER CITY COMMENTS	09/03/20	JP
NO.	REVISION NOTE	DATE	BY

BENCHMARK
MAG NAIL IN HYDRO POLE IN FRONT OF 251 HINCHEY AVE
ELEV 63.51



J.MURRAY-PROJECT MANAGEMENT
250-252 HINCHEY AVE,
OTTAWA, ON

EROSION PROTECTION AND REMOVALS PLAN



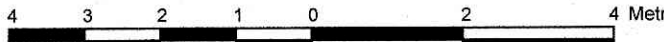
PEARSON
ENGINEERING LTD.
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	JP/NW	HORIZ SCALE	1:100	PROJECT #	19126
DRAWN BY	JP	VERT SCALE	N/A	DRAWING #	EPR-1
CHECKED BY	GMP	DATE	FEBRUARY 2020	REVISION #	1

LOTS 152 AND 153
REGISTERED PLAN 88291
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.
Amended August 27th, 2019 to include Lot 153.
Elevations added to Plan August 12, 2020.

Scale 1: 100



Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
- The survey was completed on the 18th day of December, 2018.

December 17, 2020
Date

Andrew J. Broxham
Ontario Land Surveyor

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED December 19th, 2018

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
The City of Ottawa, its successors, their solicitors,
mortgagees, and other related parties, permission to use original, signed, sealed
copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

Denotes	
—	Survey Monument Planted
—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CP	Concrete Pin
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
(P1)	Registered Plan 88291
(P2)	(AOG) Plan & Field Notes, March 24, 1993
(P3)	(647) Plan September 26, 1999
(P4)	(1287) Plan August 30, 2007
(P5)	(JDB) Plan & Field Notes March 15, 1975
(P6)	(1287) Plan December 2, 1999
(N1)	(647) Field Notes June 3, 1974 (Ref. #18-88291)
(N2)	(647) Field Notes December 29, 1982
(N3)	(647) Field Notes September 27, 1987
—	Deciduous Tree
—	Coniferous Tree
—	Fire Hydrant
—	Maintenance Hole (Storm Sewer)
—	Maintenance Hole (Sanitary)
—	Catch Basin
—	Gas Meter
—	Valve Chamber (Watermain)
—	Board Fence
—	Gate
—	Top of Grate
—	Invert
—	Interlock Retaining Wall
—	Proportioned
—	Utility Pole
—	Air Conditioner
—	Diameter
+ 65.00	Location of Elevations
+ 65.00	Top of Concrete Curb Elevation
+ 65.00	Top of Retaining Wall Elevation
C/L	Centreline
R/W	Retaining Wall
—	Underground Storm Sewer
—	Underground Sanitary Sewer
—	Underground Water
—	Underground Gas
—	Overhead Wires

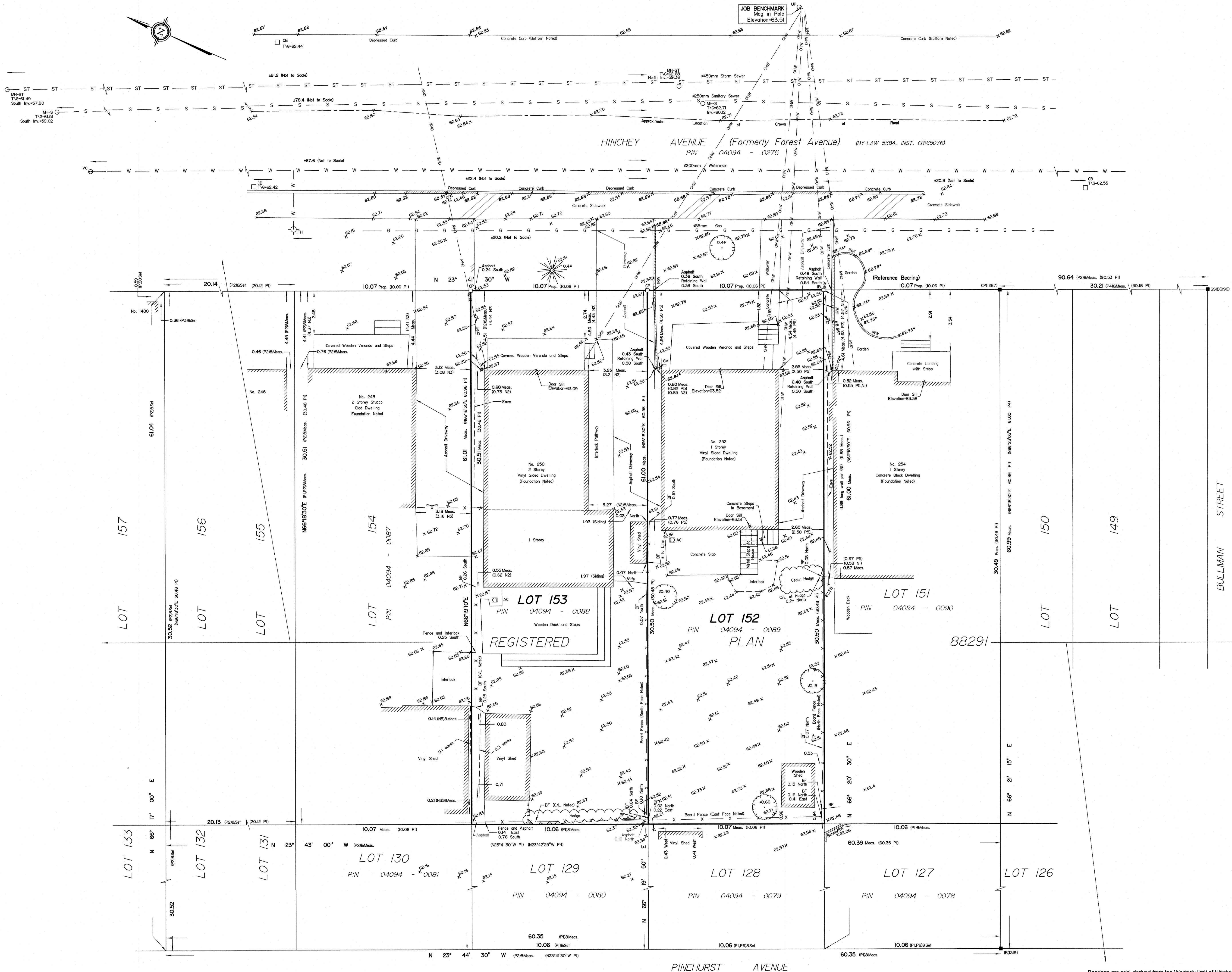
A bearing rotation of 0°42'50" Counterclockwise
was applied to (P1), (P2), and (P4), for comparison
purposes.

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- 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.

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground utility by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
- Underground utility services and inverts are taken from City of Ottawa Engineering Drawings E-07-07 and 2671 (sheet 4 of 6).



Bearings are grid, derived from the Westerly limit of Hinchey Avenue
and are referred to the Central Meridian of MTM Zone 9 (76°30'
West Longitude) NAD-83 (original).