

LEGEND

- PROPERTY LINE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING BELL
- EXISTING GAS
- EXISTING UNDERGROUND HYDRO
- EXISTING MANHOLE
- ⊕ EXISTING CATCH BASIN MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING VALVE BOX
- ⊕ EXISTING SPOT ELEVATION

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
 TOPOGRAPHIC INFORMATION PROVIDED BY FARLEY, SMITH AND DENIS SURVEYING LTD.
 PROJ. NO. 226-19
 PROJ. NO. 1929
 DATED JUNE 9, 2020

SITE PLAN INFORMATION
 SITE PLAN PROVIDED BY RLA ARCHITECTURE
 PROJ. NO. 19-1142
 DATED AUGUST 19, 2021

GEOTECHNICAL STUDY
 GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP
 PROJ. NO. PC5222-1
 DATED APRIL 29, 2020

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
 SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
 PROJ. NO. 19-1142
 DATED MARCH 25, 2021

BENCHMARK
 FIRE HYDRANT TOP OF SPINDLE LOCATED AT NORTHEAST CORNER OF PROPERTY AT SCOTT STREET
 ELEV=64.02

No.	BY	DATE	DESCRIPTION
5	A.S.	22.08.23	REVISED PER CITY COMMENTS
4	A.S.	22.07.18	REVISED PER CITY COMMENTS
3	A.S.	22.07.07	REVISED PER CITY COMMENTS
2	A.D.F.	21.09.29	ISSUED FOR UDRP SUBMISSION
1	A.D.F.	21.04.05	1ST SUBMISSION

PROJECT No. 19-1142

EXISTING CONDITIONS PLAN
 2050 SCOTT STREET © DSEL

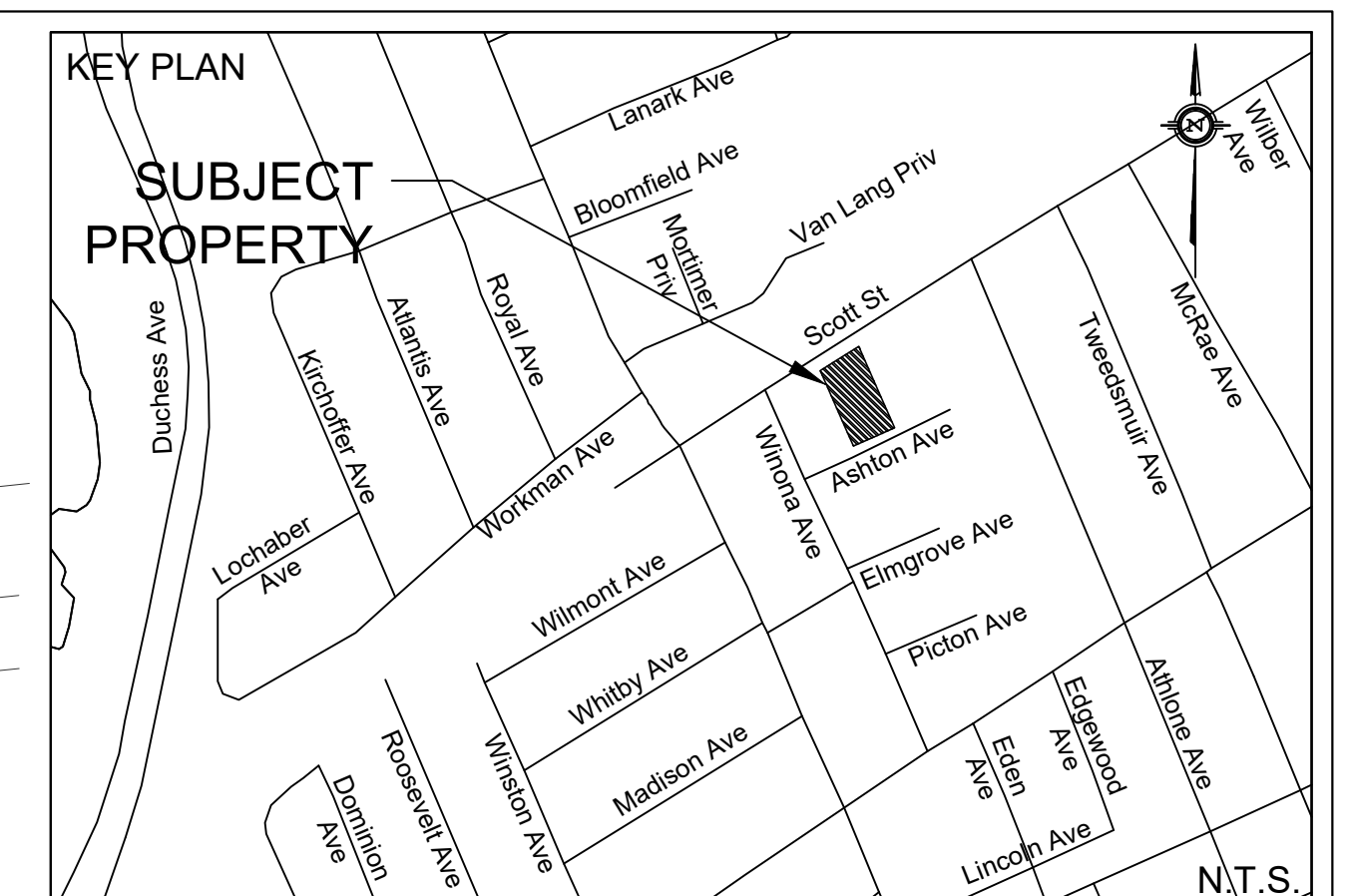
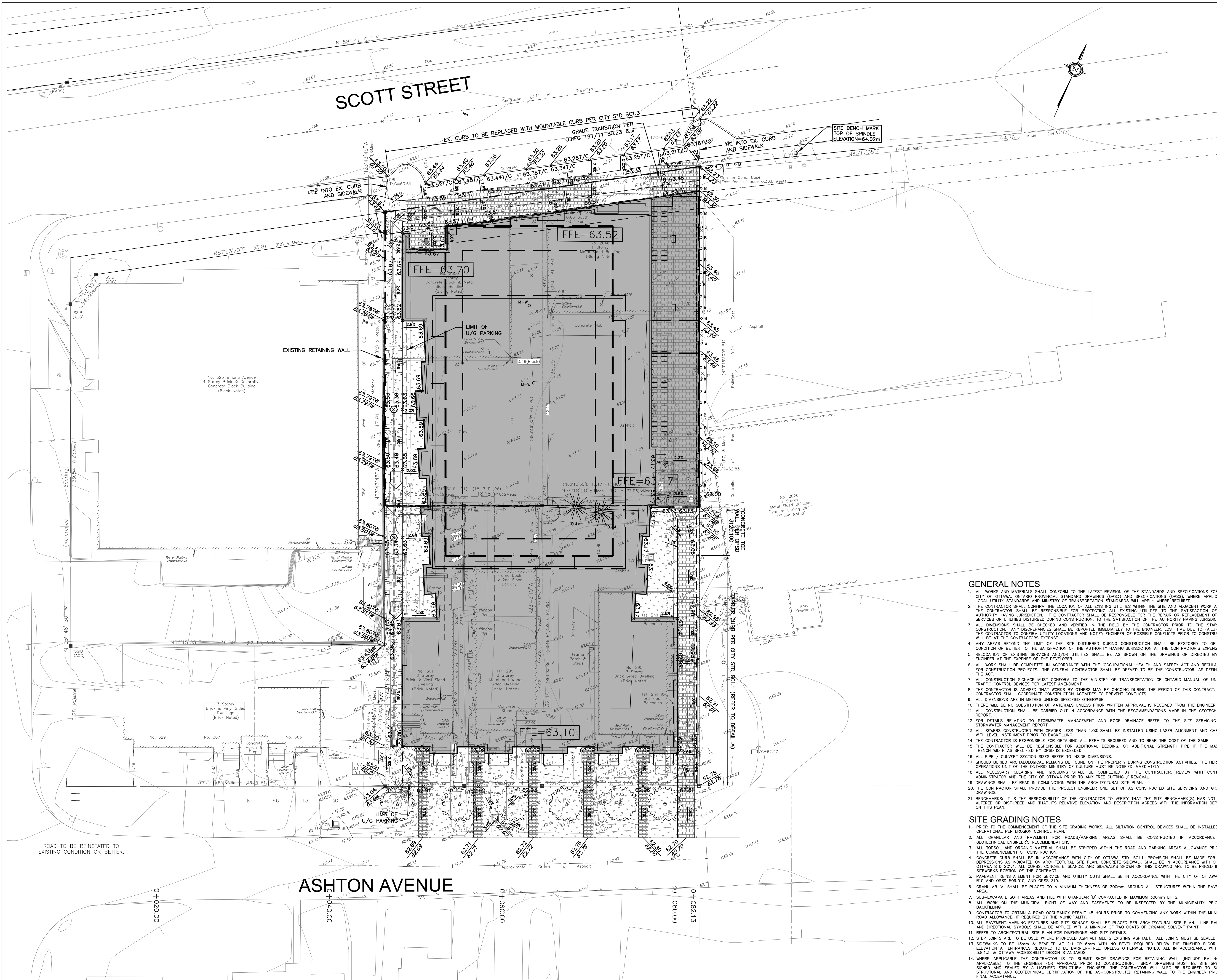
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DSEL
 david schaeffer engineering ltd
 SMART SUBDIVISIONS

DRAWN BY: C.P.B. CHECKED BY: B.N.C. DRAWING NO. SHEET NO.
 DESIGNED BY: C.P.B. CHECKED BY: A.D.F. EX-1 1 of 6
 SCALE: 1:200 DATE: 2021-03-25

- GENERAL NOTES**
- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARDS (OPS) AND SPECIFICATIONS (OPS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
 - THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
 - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
 - 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.
 - RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE DEVELOPER.
 - 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.
 - ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
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 - ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT.
 - ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVELING INSTRUMENT PRIOR TO BACKFILLING.
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LEGEND

---	PROPERTY LINE	[Hatched Box]	PROPOSED HEAVY DUTY ASPHALT
---	PROPOSED SWALE	○	PROPOSED STORM MANHOLE
---	PROPOSED PERFORATED SUBDRAIN	●	PROPOSED SANITARY MANHOLE
---	EXISTING SPOT ELEVATION	□	PROPOSED CATCH BASIN
---	PROPOSED SPOT ELEVATION	○	PROPOSED CB 'T'
---	PROPOSED TOP OF CURB ELEVATION	○	PROPOSED FIRE HYDRANT
---	PROPOSED BOTTOM OF WALL ELEVATION	→	EMERGENCY FLOW ROUTE
---	PROPOSED TOP OF WALL ELEVATION	[Hatched Box]	SURFACE PONDING AREA
---	PROPOSED TOP OF LID ELEVATION	[Hatched Box]	MAX PONDING
---	EXISTING GRADE AND DIRECTION	[Hatched Box]	INTERMEDIATE PONDING
---	PROPOSED GRADE AND DIRECTION		
---	PROPOSED 3:1 TERRACING		
---	PROPOSED/EXISTING SPOT ELEVATION		

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PROJECT No. 19-1142

GRADING PLAN
2050 SCOTT STREET

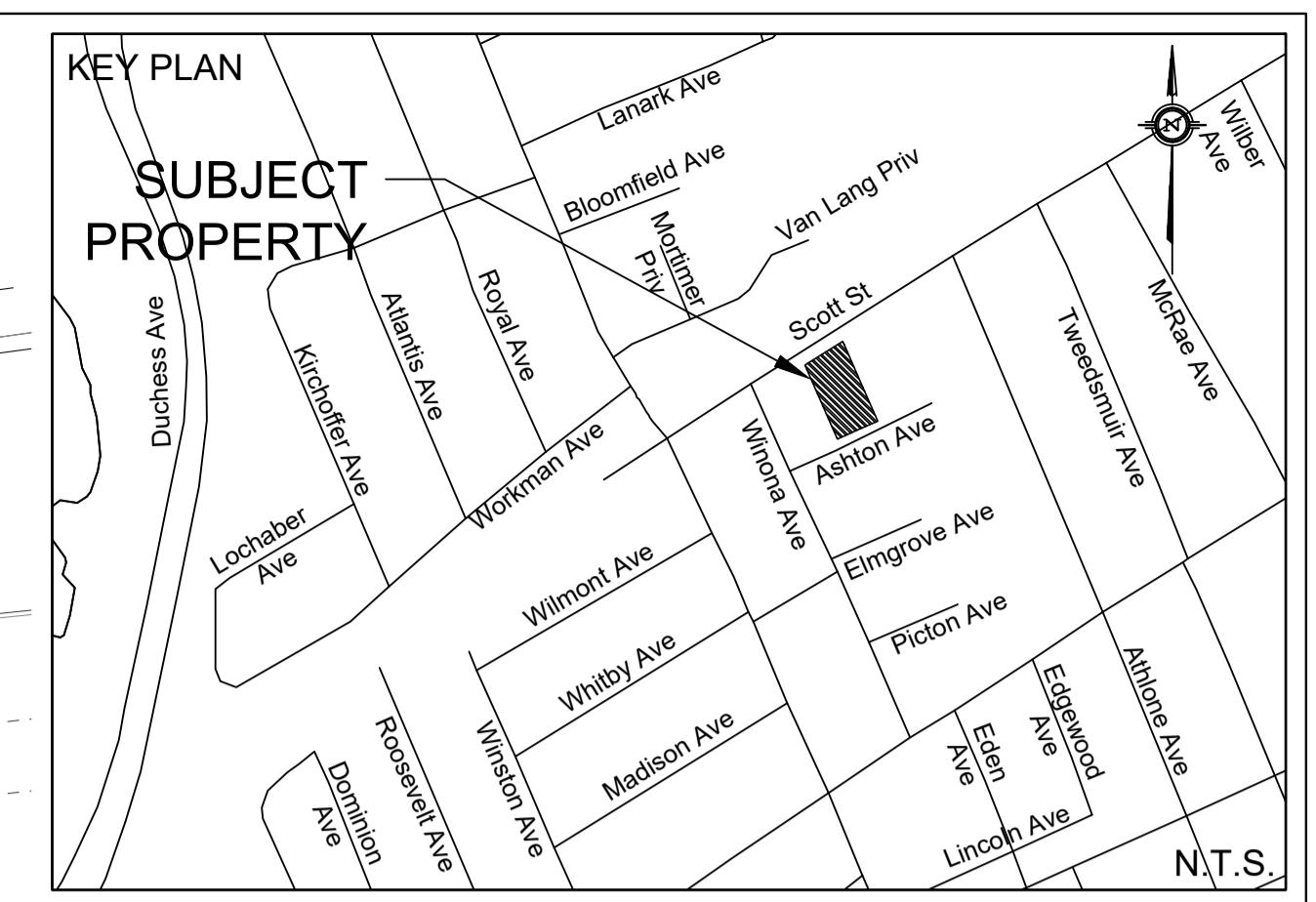
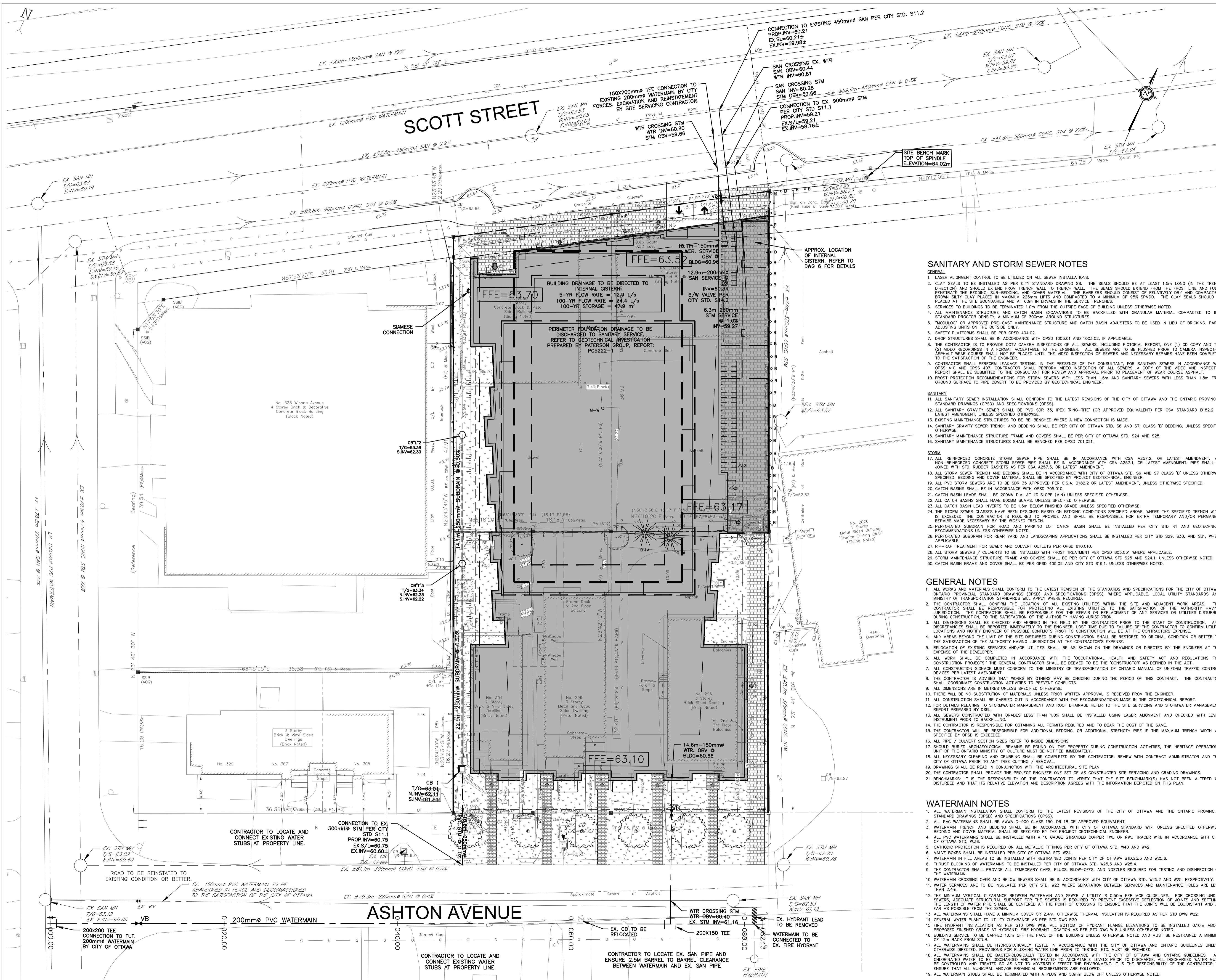
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- SITE GRADING NOTES**
- PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS, ALL SILTATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL PER EROSION CONTROL PLAN.
 - ALL GRANULAR AND PAVEMENT FOR ROADS/PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
 - ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD AND PARKING AREAS ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - CONCRETE CURBS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1. PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AS INDICATED ON ARCHITECTURAL SITE PLAN. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.4. ALL CURBS, CONCRETE ISLANDS, AND SIDEWALKS SHOWN ON THIS DRAWING ARE TO BE PRICED IN THE SITEWORKS PORTION OF THE CONTRACT.
 - PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. R10 AND OPSD 508.010, AND OPSD 310.
 - GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN THE PAVEMENT AREA.
 - SUB-ELEVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS.
 - ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
 - CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE, IF REQUIRED BY THE MUNICIPALITY.
 - ALL PAVEMENT MARKING FEATURES AND SITE SIGNAGE SHALL BE PLACED PER ARCHITECTURAL SITE PLAN. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT PAINT.
 - REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
 - STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT. ALL JOINTS MUST BE SEALED.
 - SIDEWALKS TO BE 130mm & BEVELED AT 2:1 OR 6mm WITH NO BEVEL REQUIRED BELOW THE FINISHED FLOOR SLAB ELEVATION AT ENTRANCES REQUIRED TO BE BARBER-FREE, UNLESS OTHERWISE NOTED. ALL IN ACCORDANCE WITH OAC 3.8.1.3 & OTTAWA ACCESSIBILITY DESIGN STANDARDS.
 - WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS FOR RETAINING WALL (INCLUDE RAILINGS IF APPLICABLE) TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY STRUCTURAL AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.



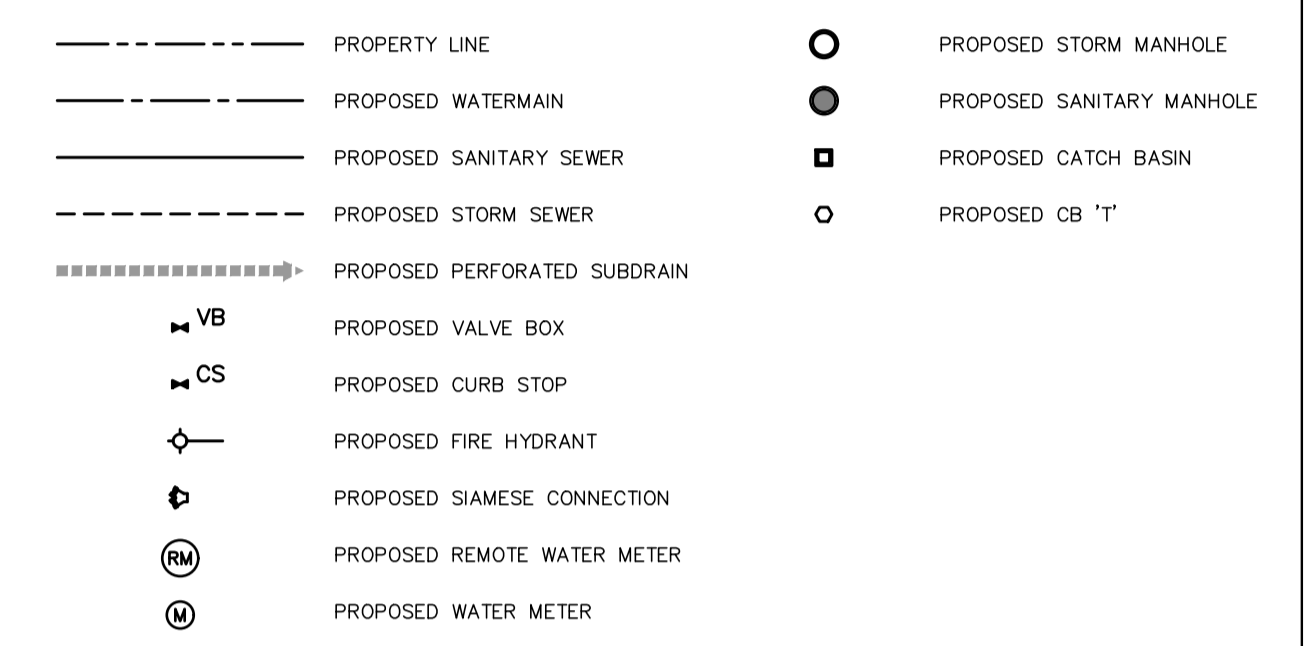
SANITARY AND STORM SEWER NOTES

- GENERAL**
1. LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
 2. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S8. THE SEALS SHOULD BE AT LEAST 1.5m LONG (ON THE TRENCH DEPTH) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUB-BEDDING, AND COVER MATERIAL. THE BARBERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTIBLE BROWN SILTY CLAY PLAYS TO A MAXIMUM 25mm LETS AND COMPACTED TO A MINIMUM OF 95% SMO. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT 60m INTERVALS IN THE SERVICE TRENCHES.
 3. SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 4. ALL MAINTENANCE STRUCTURE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY, A MINIMUM OF 300mm AROUND STRUCTURES.
 5. "MODULOC" OR APPROVED PRE-CAST MAINTENANCE STRUCTURE AND CATCH BASIN ADJUSTERS TO BE USED IN LIEU OF BRICKING. PARGE ADJUSTING UNITS ON THE OUTSIDE ONLY.
 6. SAFETY PLATFORMS SHALL BE PER OPSD 404.02.
 7. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH OPSD 1003.01 AND 1003.02, IF APPLICABLE.
 8. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SEWERS, INCLUDING PICTORIAL REPORT, ONE (1) CD COPY AND TWO (2) VIDEO RECORDINGS IN A FORMAT ACCEPTABLE TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER.
 9. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSD 410 AND OPSD 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF WEAR COURSE ASPHALT.
 10. FROST PROTECTION RECOMMENDATIONS FOR STORM SEWERS WITH LESS THAN 1.5m AND SANITARY SEWERS WITH LESS THAN 1.8m FROM GROUND SURFACE TO PIPE OVERTOP TO BE PROVIDED BY GEOTECHNICAL ENGINEER.

- SANITARY**
11. ALL SANITARY SEWER INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
 12. ALL SANITARY GRAVITY SEWER SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR APPROVED EQUIVALENT) PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS SPECIFIED OTHERWISE.
 13. EXISTING MAINTENANCE STRUCTURES TO BE RE-BENCHED WHERE A NEW CONNECTION IS MADE.
 14. SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING, UNLESS SPECIFIED OTHERWISE.
 15. SANITARY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24 AND S25.
 16. SANITARY MAINTENANCE STRUCTURES SHALL BE BENCHED PER OPSD 701.021.
- STORM**
17. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A252.2, OR LATEST AMENDMENT. ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1, OR LATEST AMENDMENT. PIPE SHALL BE JOINED WITH STD. RUBBER GASKETS AS PER CSA A257.3, OR LATEST AMENDMENT.
 18. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
 19. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
 20. CATCH BASINS SHALL BE IN ACCORDANCE WITH OPSD 705.010.
 21. CATCH BASIN LEADS SHALL BE 200mm DIA. AT 1% SLOPE (MIN) UNLESS SPECIFIED OTHERWISE.
 22. ALL CATCH BASIN LEAD INVERTS TO BE 1.5m BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
 23. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR IS REQUIRED TO PROVIDE AND SHALL BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
 24. PERFORATED SUBDRAIN FOR ROAD AND LANDSCAPING APPLICATIONS SHALL BE INSTALLED PER CITY STD S29, S30, AND S31, WHERE APPLICABLE.
 25. R/R-RAP TREATMENT FOR SEWER AND DULVERT OUTLETS PER OPSD B10.010.
 26. ALL STORM SEWERS / CULVERTS TO BE INSTALLED WITH FROST TREATMENT PER OPSD 803.031 WHERE APPLICABLE.
 27. STORM MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD S25 AND S24.1, UNLESS OTHERWISE NOTED.
 28. CATCH BASIN FRAME AND COVER SHALL BE PER OPSD 400.02 AND CITY STD S19.1, UNLESS OTHERWISE NOTED.

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 17. SHOULD BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
 18. 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 / REMOVAL.
 19. DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN.
 20. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
 21. BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DETECTED ON THIS PLAN.

- WATERMAIN NOTES**
1. ALL WATERMAIN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
 2. ALL PVC WATERMANS SHALL BE AWWA C-900 CLASS 150, DR 18 OR APPROVED EQUIVALENT.
 3. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
 4. ALL PVC WATERMANS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWO OR RWR TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W.36.
 5. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS PER CITY OF OTTAWA STD. W40 AND W42.
 6. VALVE BOXES SHALL BE INSTALLED PER CITY OF OTTAWA STD W24.
 7. WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS PER CITY OF OTTAWA STD W25.5 AND W25.6.
 8. THRUST BLOCCING OF WATERMANS TO BE INSTALLED PER CITY OF OTTAWA STD. W25.3 AND W25.4.
 9. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS, BLOW-OFFS, AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
 10. WATERMAIN CROSSING OVER AND BELOW SEWERS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY.
 11. WATER SERVICES ARE TO BE INSULATED PER CITY STD. W23 WHERE SEPARATION BETWEEN SERVICES AND MAINTENANCE HOLES ARE LESS THAN 24m.
 12. THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.50m PER MOE GUIDELINES. FOR CROSSING UNDER SEWERS, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SUPPORT TO ENSURE THAT THE JOINTS WILL BE EQUIVALENT AND AS FAR AS POSSIBLE FROM THE SEWER.
 13. ALL WATERMANS SHALL HAVE A MINIMUM COVER OR 2.4m, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD DWG W22.
 14. GENERAL WATER PLANT TO UTILITY CLEARANCE AS PER STD DWG R20.
 15. FIRE HYDRANT INSTALLATION AS PER STD DWG W19. ALL BOTTOM OF HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.10m ABOVE PROPOSED FINISHED GRADE AT HYDRANT. FIRE HYDRANT LOCATION AS PER STD DWG W19 UNLESS OTHERWISE NOTED.
 16. BUILDING SERVICE TO BE CAPPED 1.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12m BACK FROM STUB.
 17. ALL WATERMANS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
 18. ALL WATERMANS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL CHLORINATED WATER TO BE DISCHARGED AND PRETREATED TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE. ALL DISCHARGED WATER MUST BE CONTROLLED AND TREATED SO AS NOT TO ADVERSELY AFFECT THE ENVIRONMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MUNICIPAL AND/OR PROVINCIAL REQUIREMENTS ARE FOLLOWED.
 19. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.



EXISTING UNDERGROUND SERVICES AND UTILITY LOCATIONS DERIVED FROM THE BEST AVAILABLE DATA, AS-CONSTRUCTED DRAWINGS, UTILITY DRAWINGS AND INFRASTRUCTURE MAPPING PROVIDED BY THE CITY OF OTTAWA.

CONTRACTOR TO CONFIRM ELEVATIONS AND LOCATIONS OF EXISTING UNDERGROUND SERVICES AND UTILITIES WITHIN THE RIGHT OF WAY PRIOR TO INSTALLATION OF SITE SERVICING INFRASTRUCTURE.

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 THE FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY FARLEY, SMITH AND DENNIS SURVEYING LTD.
PROJ. NO. 226-19
DATED JUNE 9, 2020

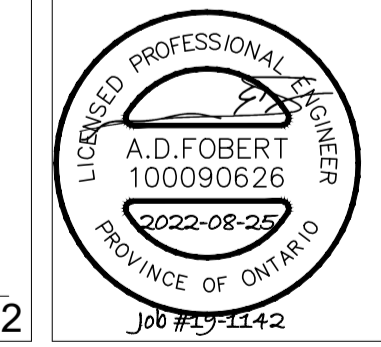
SITE PLAN INFORMATION
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PROJ. NO. 19-1142
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PROJ. NO. P5222-1
DATED APRIL 29, 2020

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
PROJ. NO. 19-1142
DATED MARCH 25, 2021

BENCH MARK
FIRE HYDRANT TOP OF SPINDLE LOCATED AT NORTHEAST CORNER OF PROPERTY AT SCOTT STREET
ELEV=64.02

No.	BY	DATE	DESCRIPTION
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1	A.D.F.	21.04.05	1ST SUBMISSION



PROJECT No. 19-1142

**SITE SERVICING PLAN
2050 SCOTT STREET**

SURFACE DEVELOPMENTS 88 SPADINA AVENUE
Tel. (613) 255-5065

DSEL
david schaeffer engineering ltd
120 Ibr Road Unit 103
Stittsville, Ontario, K2S 1E9
Tel. (613) 836-0856
Fax. (613) 836-7183
www.DSEL.ca

DRAWN BY: C.P.B. CHECKED BY: B.N.C. DRAWING NO. SHEET NO.
DESIGNED BY: C.P.B. CHECKED BY: A.D.F. 10090926 2022-08-25
SCALE: 1:200 DATE: 2021-03-25 **SSP-1** 3 of 6

EROSION AND SEDIMENT CONTROL NOTES

GENERAL
 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 CONTRACTOR ACKNOWLEDGES THAT SURFACE EROSION AND SEDIMENT RUNOFF RESULTING FROM THEIR CONSTRUCTION OPERATIONS HAS POTENTIAL TO CAUSE A DETRIMENTAL IMPACT TO ANY DOWNSTREAM WATERCOURSE OR SEWER, AND THAT ALL CONSTRUCTION OPERATIONS THAT MAY IMPACT UPON WATER QUALITY SHALL BE CARRIED OUT IN A MANNER THAT STRICTLY MEETS THE REQUIREMENTS OF ALL APPLICABLE LEGISLATION AND REGULATIONS.

AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THEIR OPERATIONS, AND SUPPLYING AND INSTALLING ANY APPROPRIATE CONTROL MEASURES, SO AS TO PREVENT SEDIMENT LAIDEN RUNOFF FROM ENTERING ANY SEWER OR WATERCOURSE WITHIN OR DOWNSTREAM OF THE WORKING AREA.

THE CONTRACTOR ACKNOWLEDGES THAT NO ONE MEASURE IS LIKELY TO BE 100% EFFECTIVE FOR EROSION PROTECTION AND CONTROLLING SEDIMENT RUNOFF AND DISCHARGES FROM THE SITE. THEREFORE, WHERE NECESSARY THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES ARRANGED IN SUCH A MANNER AS TO MITIGATE SEDIMENT RELEASE FROM THE CONSTRUCTION OPERATIONS AND ACHIEVE SPECIFIC MAXIMUM PERMITTED CRITERIA WHERE APPLICABLE. SUGGESTED ON-SITE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE FOLLOWING METHODS: SEDIMENT POND, FILTER BARRIERS, PUMP FILTERS, SETTLING TANKS, SILT FENCES, STRAW BALES, FILTER CLOTHS, CATCH BASIN FILTERS, CHECK DAMS AND/OR BERMS, OR OTHER RECOGNIZED TECHNOLOGIES AND METHODS AVAILABLE AT THE TIME OF CONSTRUCTION. SPECIFIC MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF OPSS 577 WHERE APPROPRIATE, OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

WHERE, IN THE OPINION OF THE CONTRACT ADMINISTRATOR OR REGULATORY AGENCY, THE INSTALLED CONTROL MEASURES FAIL TO PERFORM ADEQUATELY, THE CONTRACTOR SHALL SUPPLY AND INSTALL ADDITIONAL OR ALTERNATIVE MEASURES AS DIRECTED BY THE CONTRACT ADMINISTRATOR OR REGULATORY AGENCY. AS SUCH, THE CONTRACTOR SHALL HAVE ADDITIONAL CONTROL MATERIALS ON SITE AT ALL TIMES WHICH ARE EASILY ACCESSIBLE AND MAY BE IMPLEMENTED BY HIM AT A MOMENT'S NOTICE.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT TO THE CONTRACT ADMINISTRATOR SIX COPIES OF A DETAILED EROSION AND SEDIMENT CONTROL PLAN (ESCP). THE ESCP WILL CONSIST OF A WRITTEN DESCRIPTION AND DETAILED DRAWINGS INDICATING THE ON-SITE ACTIVITIES AND MEASURES TO BE USED TO CONTROL EROSION AND SEDIMENT MOVEMENT FOR EACH STEP OF THE WORK.

CONTRACTOR'S RESPONSIBILITIES
 THE CONTRACTOR SHALL ENSURE THAT ALL WORKERS, INCLUDING SUB-CONTRACTORS, IN THE WORKING AREA ARE AWARE OF THE IMPORTANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES AND INFORMED OF THE CONSEQUENCES OF THE FAILURE TO COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES.

THE CONTRACTOR SHALL PERIODICALLY, AND WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENT DEPOSITS AS REQUIRED AT THE SEDIMENT CONTROL DEVICES, INCLUDING THOSE THAT ORIGINATE FROM OUTSIDE THE CONSTRUCTION AREA. ACCUMULATED SEDIMENT SHALL BE REMOVED IN SUCH A MANNER THAT PREVENTS THE DEPOSITION OF THIS MATERIAL INTO ANY SEWER OR WATERCOURSE AND AVOIDS DAMAGE TO THE CONTROL MEASURE. THE SEDIMENT SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE AND MANAGED IN COMPLIANCE WITH THE REQUIREMENTS FOR EXCESS EARTH MATERIAL AS SPECIFIED ELSEWHERE IN THE CONTRACT.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE CONTRACT ADMINISTRATOR ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO EITHER THE WATERCOURSE OR THE STORM SEWER SYSTEM. FAILURE TO REPORT WILL BE CONSTITUTE A BREACH OF THIS SPECIFICATION AND THE CONTRACTOR MAY ALSO BE SUBJECT TO THE PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY. 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 SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURE OR MEASURES, IS NO LONGER REQUIRED. NO CONTROL MEASURE MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS THE ENTRY OF ANY EQUIPMENT, OTHER THAN HAND-HELD EQUIPMENT, INTO ANY WATERCOURSE, AND PREVENTS THE RELEASE OF ANY SEDIMENT OR DEBRIS INTO ANY SEWER OR WATERCOURSE WITHIN OR DOWNSTREAM OF THE WORKING AREA. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE WORKING AREA AT THE CONTRACTOR'S EXPENSE AND MANAGED IN COMPLIANCE WITH THE REQUIREMENTS FOR EXCESS EARTH MATERIAL.

WHERE, IN THE OPINION OF EITHER THE CONTRACT ADMINISTRATOR OR A REGULATORY AGENCY, ANY OF THE TERMS SPECIFIED HEREIN HAVE NOT BEEN COMPLIED WITH OR PERFORMED IN A SUITABLE MANNER, OR AT ALL, THE CONTRACT ADMINISTRATOR OR REGULATORY AGENCY HAS THE RIGHT TO IMMEDIATELY WITHDRAW ITS PERMISSION TO CONTINUE THE WORK BUT MAY RENEW ITS PERMISSION UPON BEING SATISFIED THAT THE DEFAULTS OR DEFICIENCIES IN THE PERFORMANCE OF THIS SPECIFICATION BY THE CONTRACTOR HAVE BEEN REMEDIED.

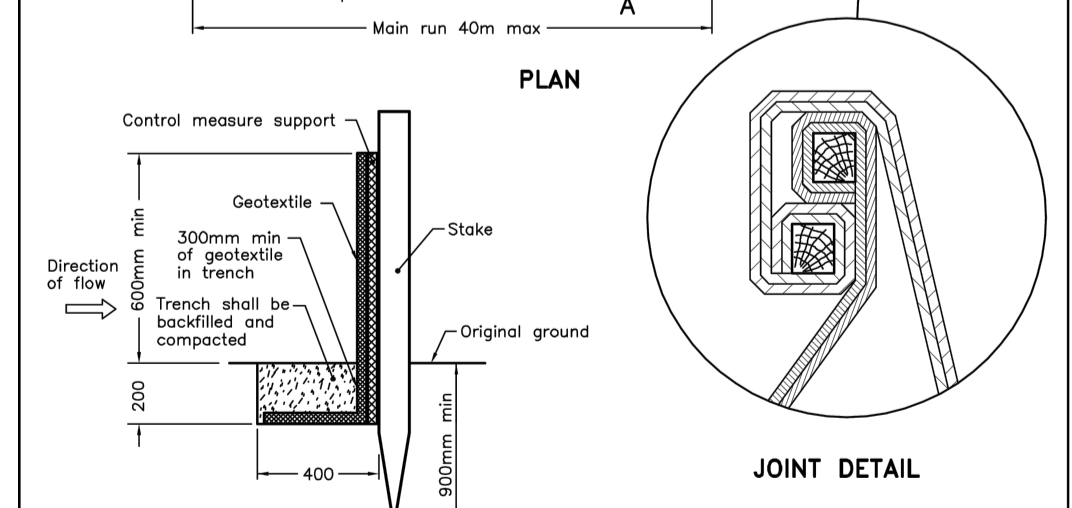
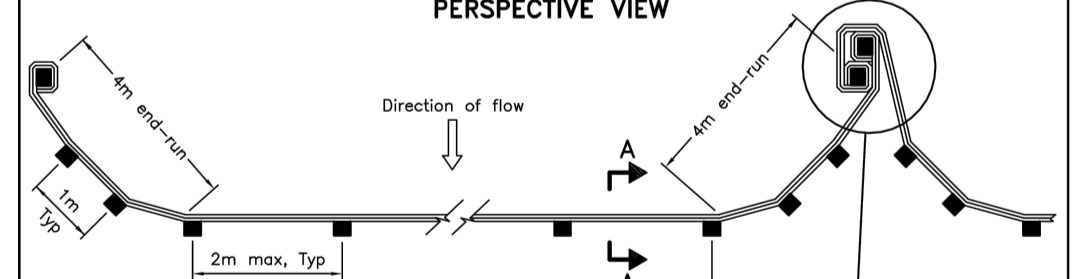
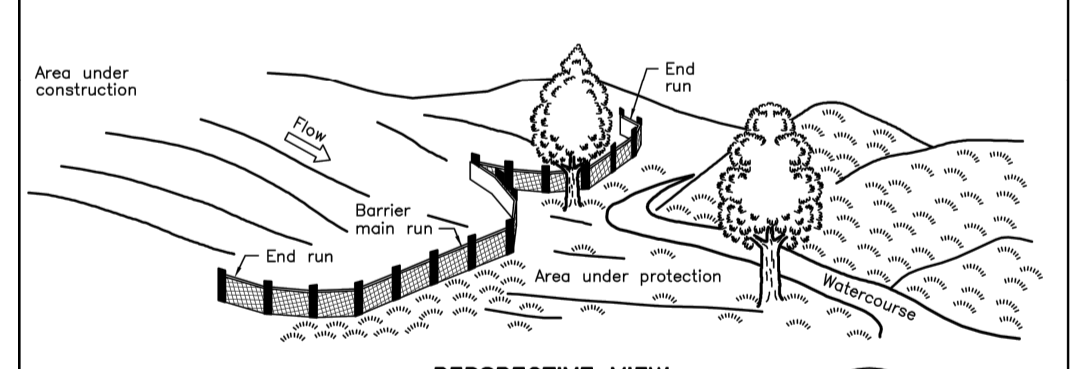
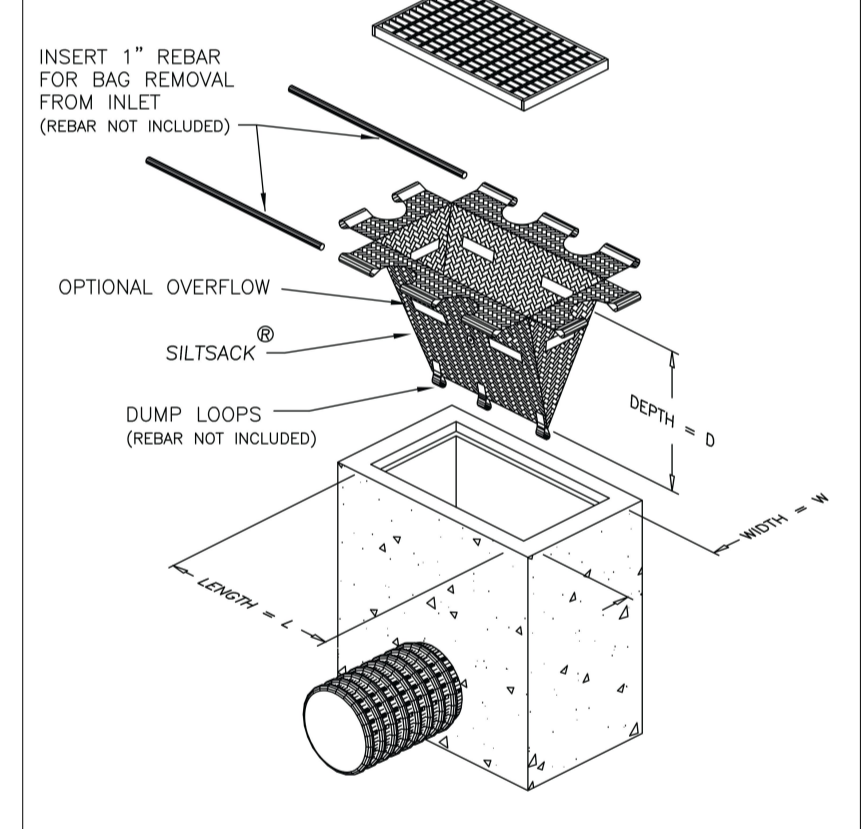
SPILL CONTROL NOTES

1. ALL CONSTRUCTION EQUIPMENT SHALL BE RE-FUELED, MAINTAINED, AND STORED NO LESS THAN 30 METRES FROM WATERCOURSES, STREAMS, CREEKS, WOODLOTS, AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR AS OTHERWISE SPECIFIED.
2. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY MEASURES IN ORDER TO PREVENT LEAKS, DISCHARGES OR SPILLS OF POLLUTANTS, DELETERIOUS MATERIALS, OR OTHER SUCH MATERIALS OR SUBSTANCES WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT.
3. IN THE EVENT OF A LEAK, DISCHARGE OR SPILL OF A POLLUTANT, DELETERIOUS MATERIAL OR OTHER SUCH MATERIAL OR SUBSTANCE WITH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT, THE CONTRACTOR SHALL:
 - 3.1. IMMEDIATELY NOTIFY THE APPROPRIATE FEDERAL, PROVINCIAL, AND LOCAL GOVERNMENT MINISTRIES, DEPARTMENTS, AGENCIES, AND AUTHORITIES OF THE INCIDENT IN ACCORDANCE WITH ALL CURRENT LAWS, LEGISLATION, ACTS, BY-LAWS, PERMITS, APPROVALS, ETC.
 - 3.2. TAKE IMMEDIATE MEASURES TO CONTAIN THE MATERIAL OR SUBSTANCE, AND TO TAKE SUCH MEASURES TO MITIGATE AGAINST ADVERSE IMPACTS TO THE NATURAL ENVIRONMENT.
 - 3.3. RESTORE THE AFFECTED AREA TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.

MUD MAT NOTES

1. THE GRANULAR MATERIAL WILL REQUIRE PERIODIC REPLACEMENT AS IT BECOMES CONTAMINATED BY VEHICLE TRAFFIC.
2. SEDIMENT SHALL BE CLEANED FROM PUBLIC ROADS AT THE END OF EACH DAY.
3. SEDIMENT SHALL BE REMOVED FROM PUBLIC ROADS BY SHOVELING OR SWEEPING AND DISPOSED OF PROPERLY IN A CONTROLLED SEDIMENT DISPOSAL AREA.

STORM DRAIN INLET PROTECTION

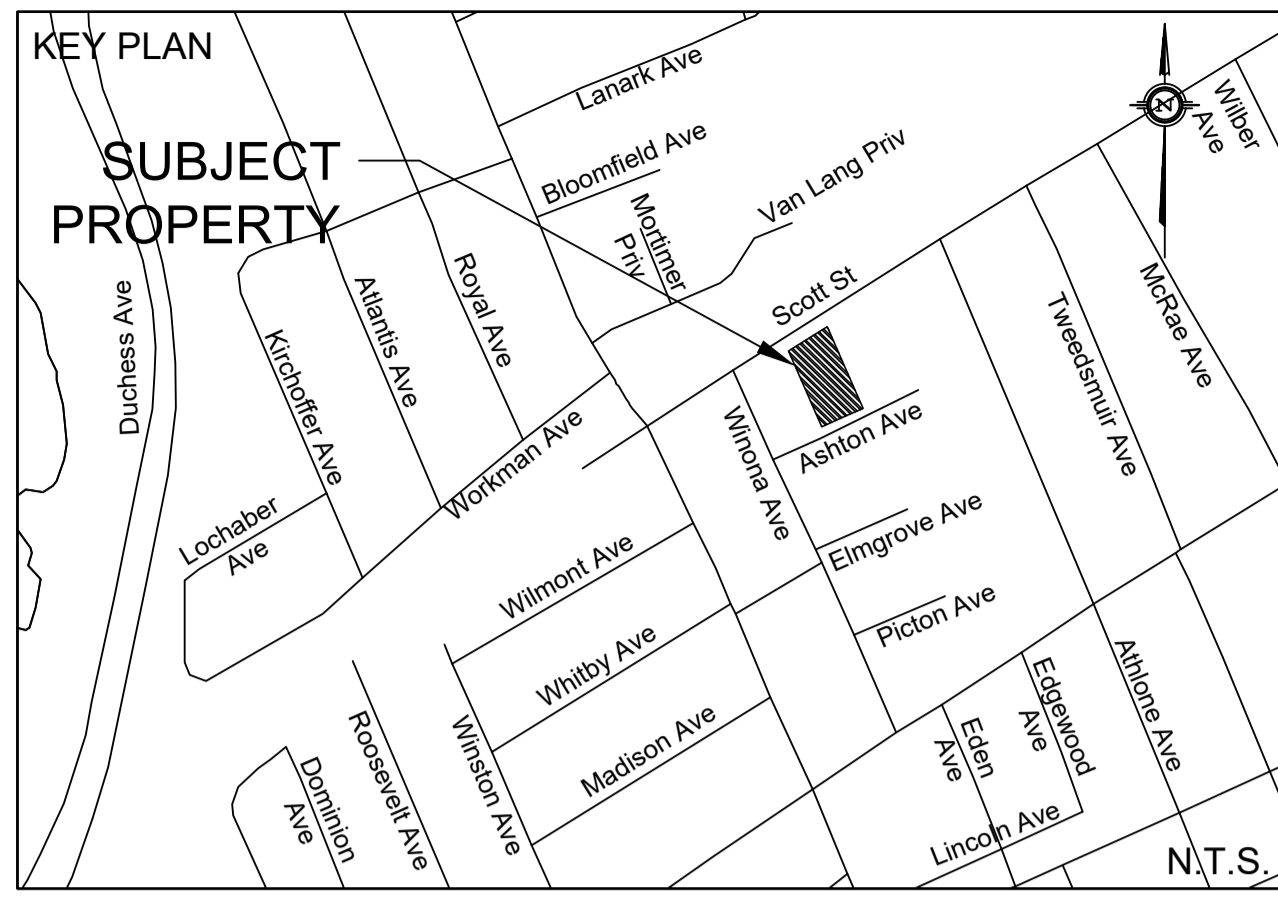
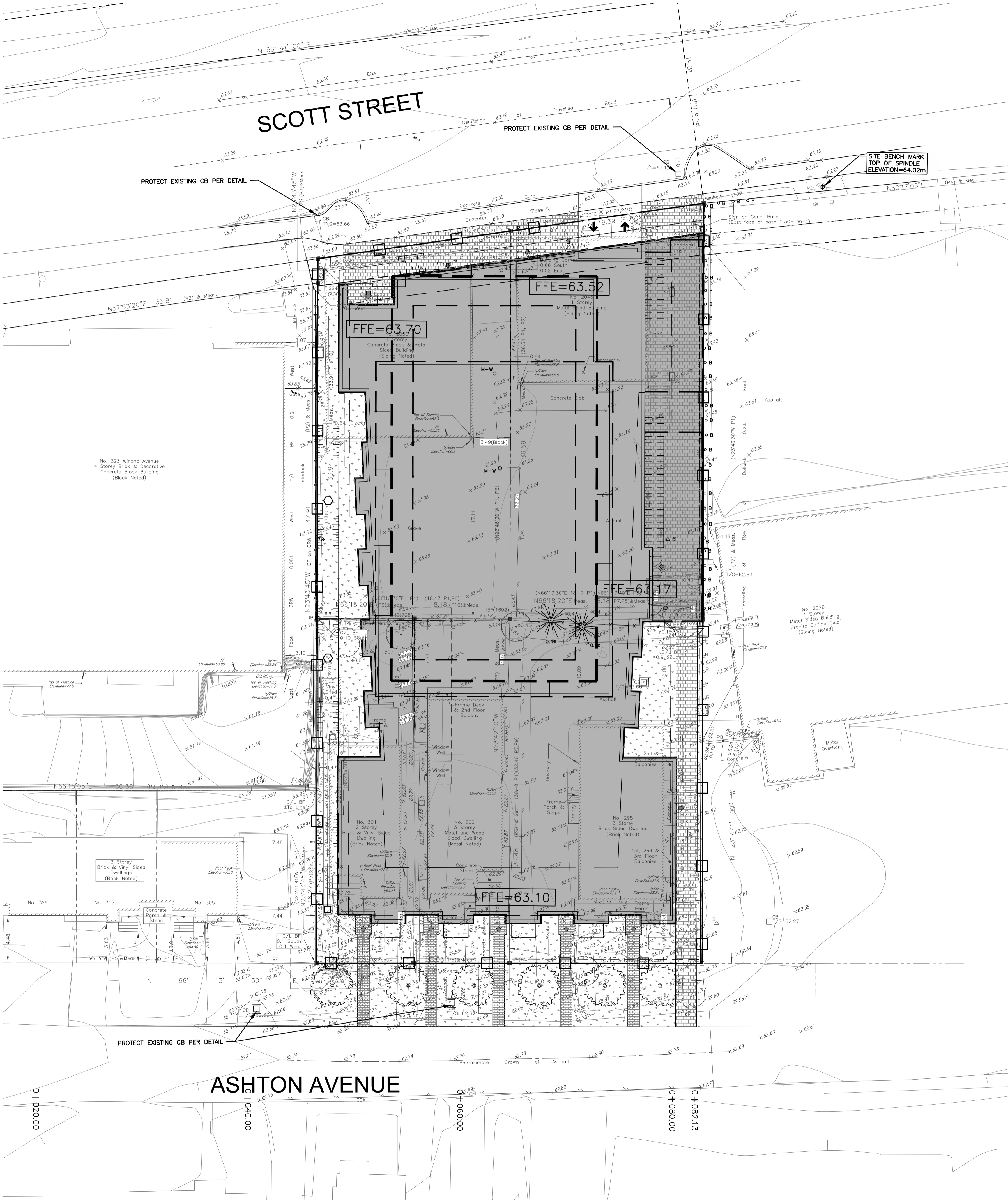


NOTE:
 A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2

HEAVY-DUTY SILT FENCE BARRIER

OPSD 219.130



EROSION CONTROL FENCE PER OPSS 219.130

NOT FOR CONSTRUCTION

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 PROJ. NO. 226-19
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 PROJ. NO. 19-1142
 DATED MARCH 25, 2021

BENCH MARK
 FIRE HYDRANT TOP OF SPINDLE LOCATED AT NORTHEAST CORNER OF PROPERTY AT SCOTT STREET
 ELEV=64.02

No.	BY	DATE	DESCRIPTION
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PROJECT No. 19-1142

EROSION CONTROL PLAN
 2050 SCOTT STREET

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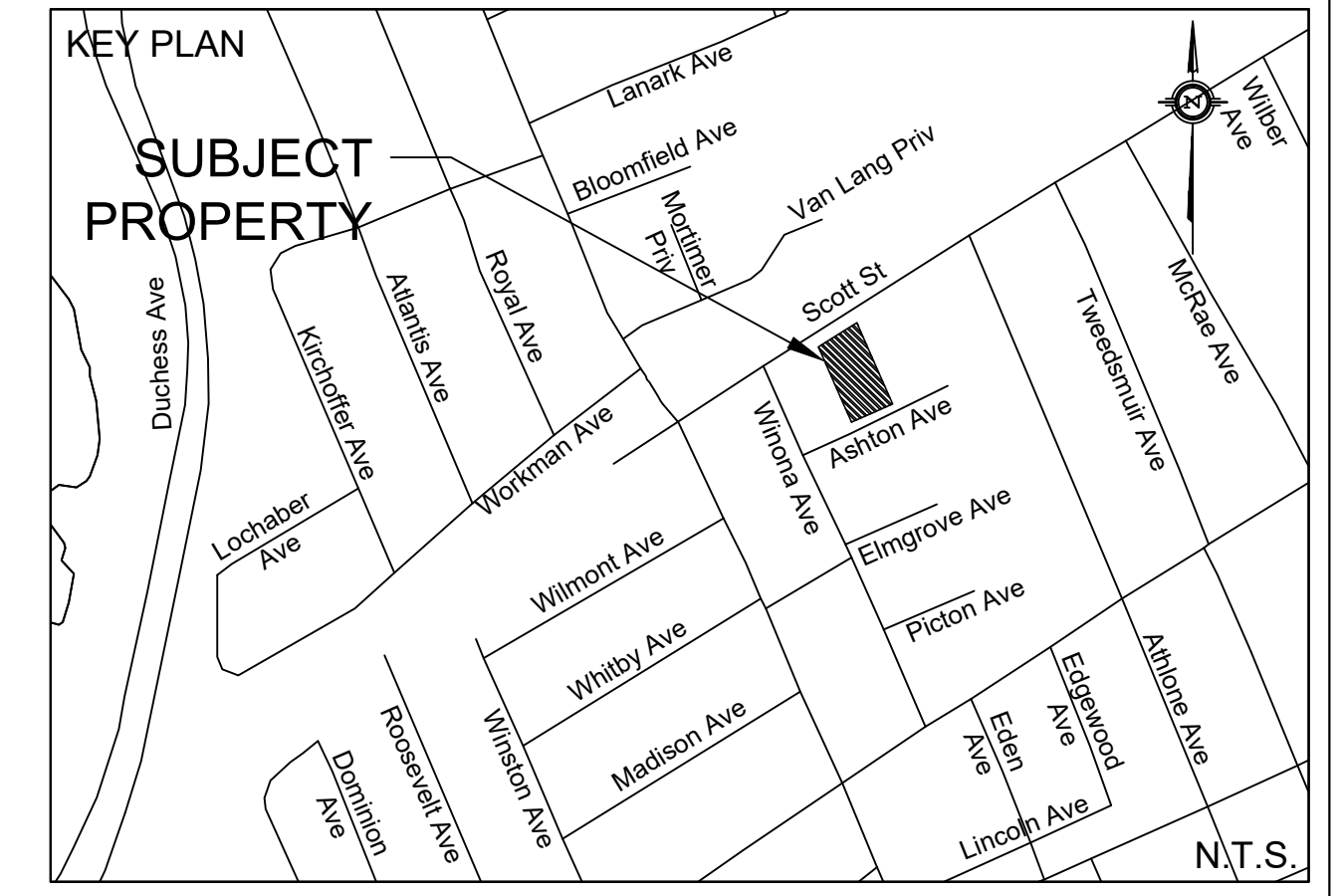
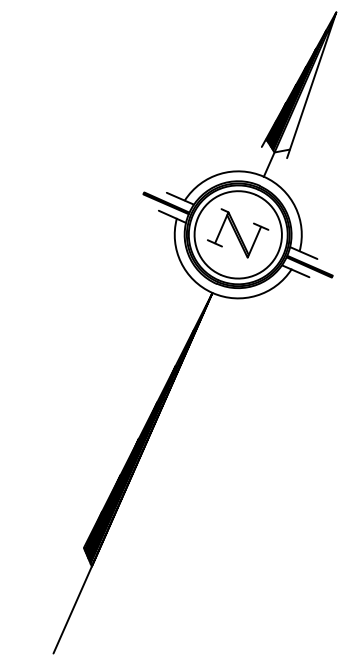
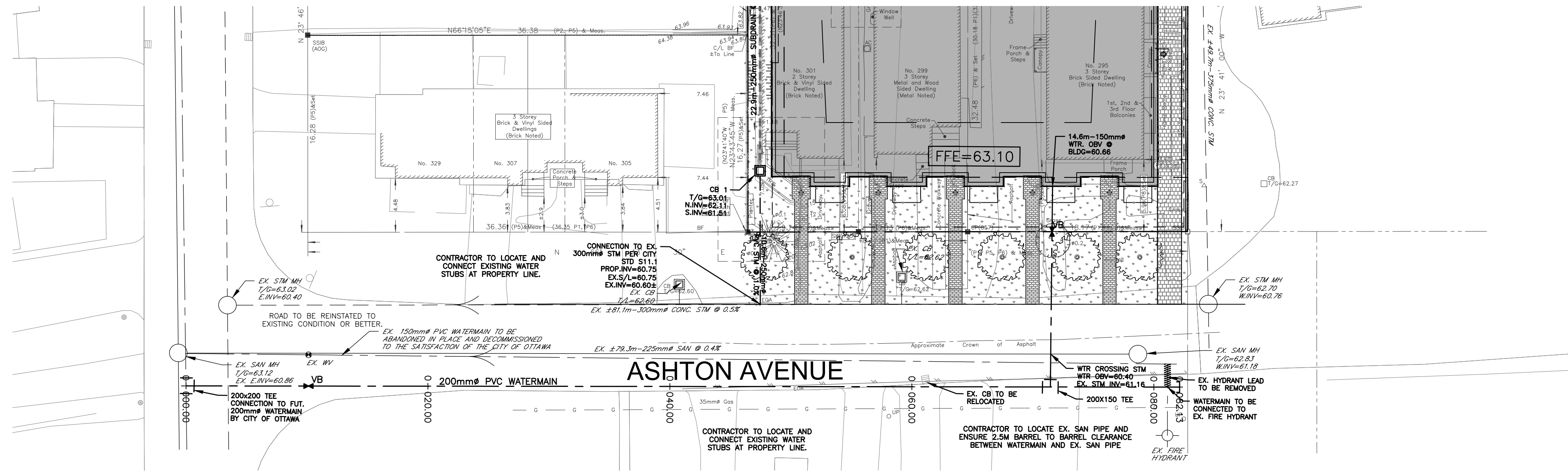
SURFACE DEVELOPMENTS

88 SPADINA AVENUE
 Tel. (613) 255-5065

120 Ibr Road Unit 103
 Stittsville, Ontario, K2S 1E9
 Tel. (613) 836-0856
 Fax. (613) 836-7183
 www.DSEL.ca

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 david schaeffer engineering ltd
 SMART SUBDIVISIONS™

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 SCALE: 1:200 DATE: 2021-03-25 EC-1 4 of 6



- PROPERTY LINE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED PERFORATED SUBDRAIN
- VB PROPOSED VALVE BOX
- CS PROPOSED CURB STOP
- ◇ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED SIAMESE CONNECTION
- ⊙ PROPOSED REMOTE WATER METER
- ⊕ PROPOSED WATER METER
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- PROPOSED SANITARY MANHOLE
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- PROPOSED CB 'T'

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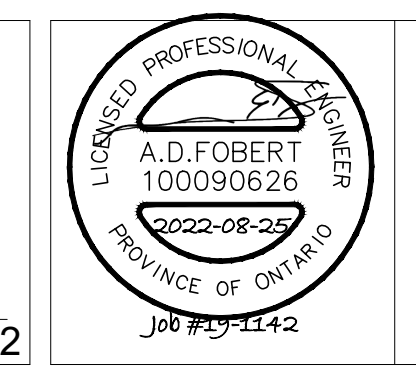
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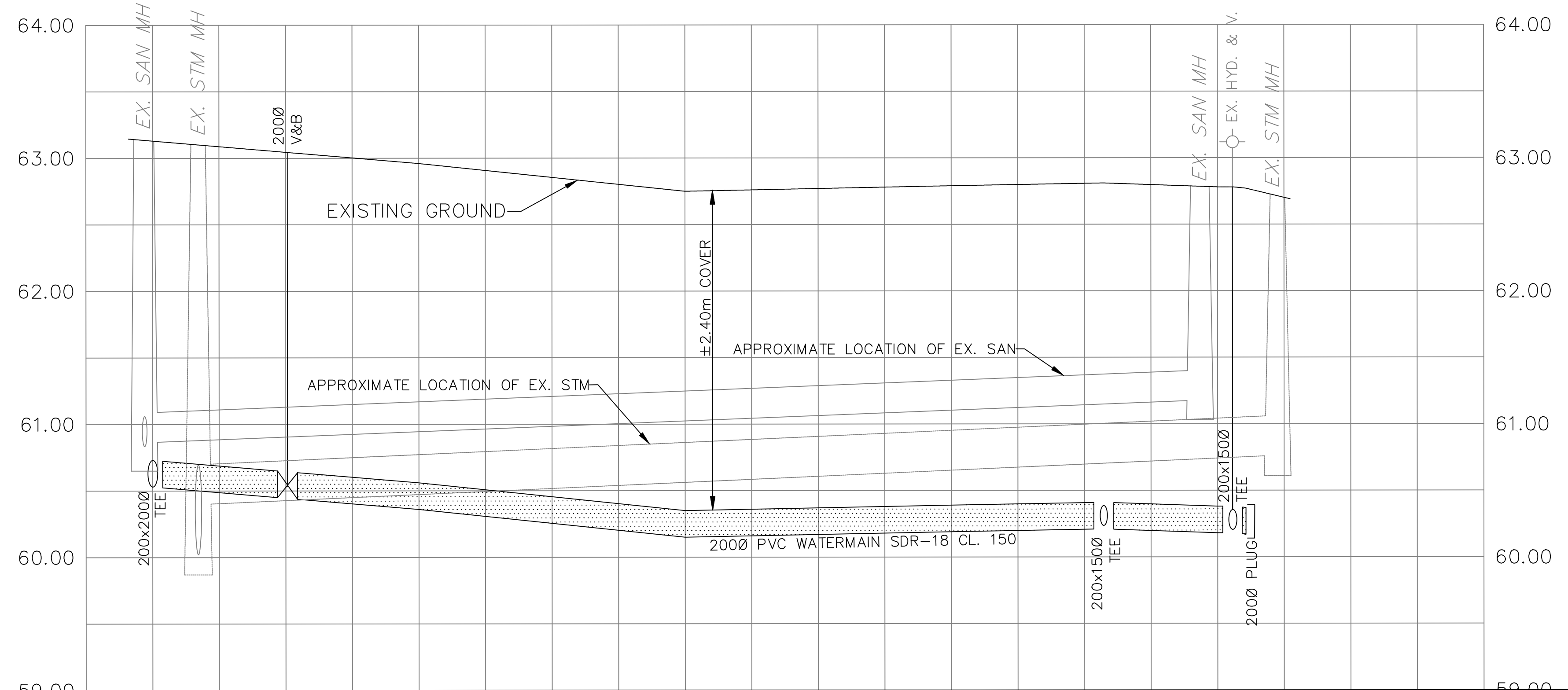
**PLAN AND PROFILE
 ASHTON AVENUE**

SURFACE DEVELOPMENTS 88 SPADINA AVENUE
 Tel. (613) 255-5065

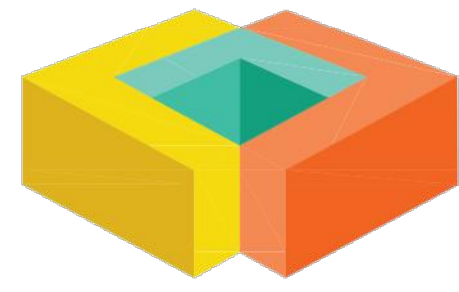
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 C.P.B. CHECKED BY: A.D.F.
 SCALE: 1:250 DATE: 2022-07-18 SSP-1 5 of 6



TOP OF WATERMAIN	200x2000 TEE 60.73	2000 V&B 60.64	60.56	60.35	60.39	200x1500 TEE 60.41	EX. HYD 60.38 2000 PLUG 60.37	TOP OF WATERMAIN
SANITARY INVERT	NW 60.83 SE 60.83 W 60.86	EX. 2250 SAN					W 61.18	SANITARY INVERT
STORM INVERT	NE 60.02 SW 60.02 E 60.40	EX. 3000 CONC. STM					W 60.76	STORM INVERT
CENTERLINE CHAINAGE	0+000.00	0+003.43	0+010.13	0+020.00	0+040.00	0+060.00	0+071.45	CENTERLINE CHAINAGE



LRJ

ENGINEERING | INGÉNIÉRIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

PROJECT

2050 SCOTT STREET
PROPOSED 30 STOREY MIXED USE BUILDING

DRAWING TITLE

STORM CISTERN DETAIL

CLIENT

DSEL - DAVID SCHAEFFER ENGINEERING LTD.

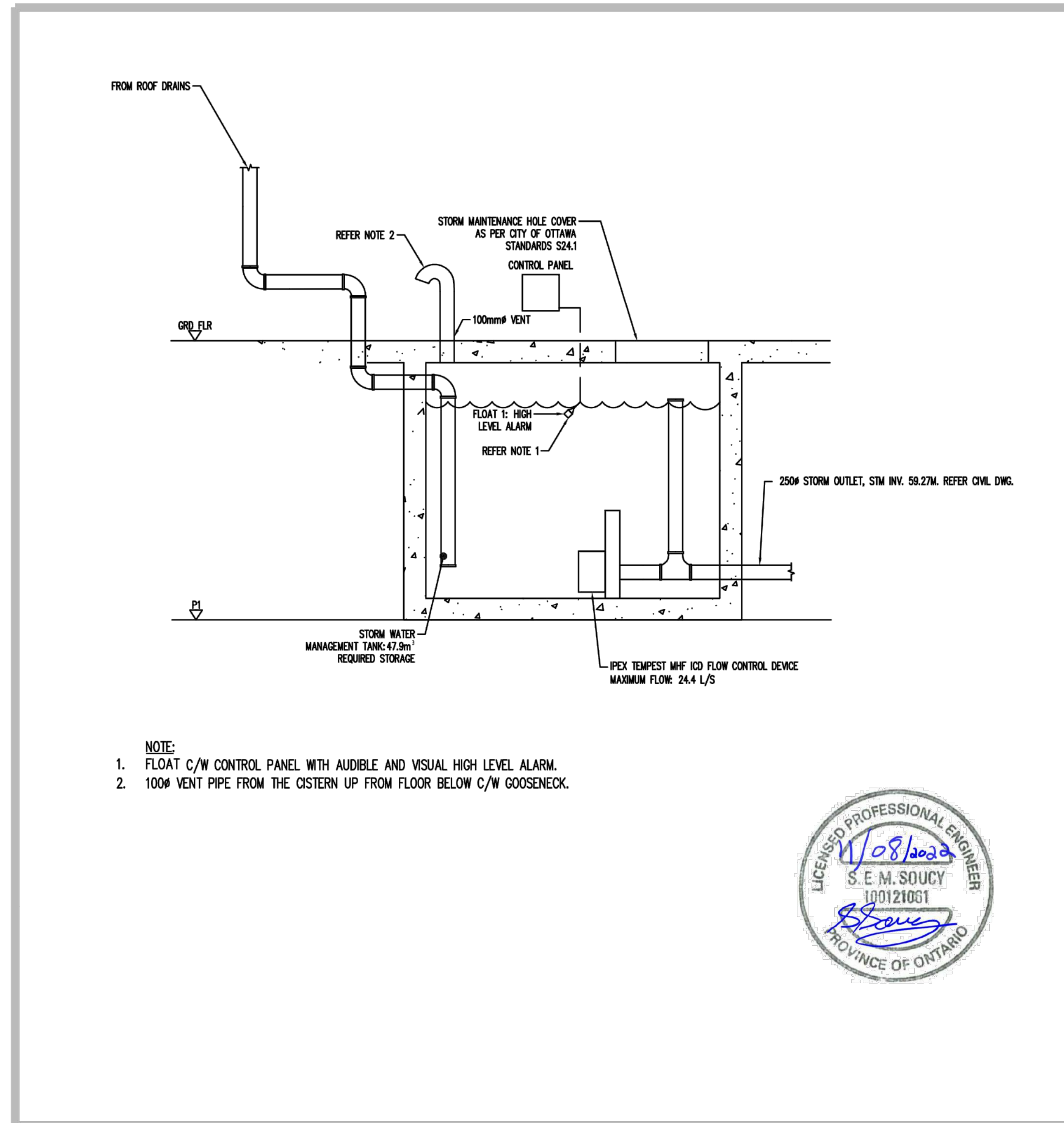
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AUG.11, 2022

PROJECT

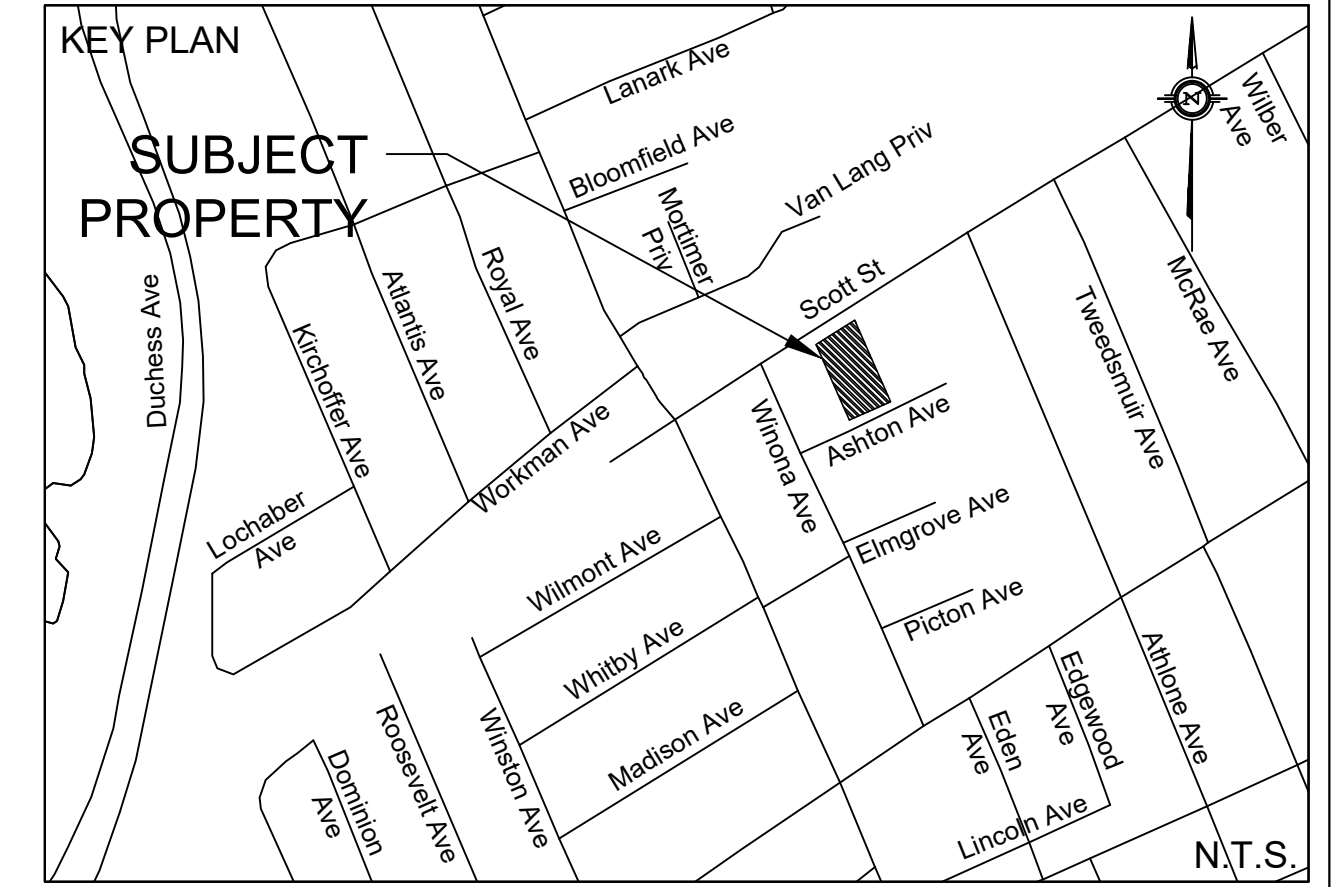
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NOTE:

- FLOAT C/W CONTROL PANEL WITH AUDIBLE AND VISUAL HIGH LEVEL ALARM.
- 100mm Ø VENT PIPE FROM THE CISTERN UP FROM FLOOR BELOW C/W GOOSENECK.



---	PROPERTY LINE	○	PROPOSED STORM MANHOLE
---	PROPOSED WATERMAIN	●	PROPOSED SANITARY MANHOLE
---	PROPOSED SANITARY SEWER	■	PROPOSED CATCH BASIN
---	PROPOSED STORM SEWER	○	PROPOSED CB 'T'
-----	PROPOSED PERFORATED SUBDRAIN		
VB	PROPOSED VALVE BOX		
CS	PROPOSED CURB STOP		
◆	PROPOSED FIRE HYDRANT		
+	PROPOSED SIAMESE CONNECTION		
⊗	PROPOSED REMOTE WATER METER		
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EXISTING UNDERGROUND SERVICES AND UTILITY LOCATIONS DERIVED FROM THE BEST AVAILABLE DATA, AS-CONSTRUCTED DRAWINGS, UTILITY DRAWINGS AND INFRASTRUCTURE MAPPING PROVIDED BY THE CITY OF OTTAWA.

CONTRACTOR TO CONFIRM ELEVATIONS AND LOCATIONS OF EXISTING UNDERGROUND SERVICES AND UTILITIES WITHIN THE RIGHT OF WAY PRIOR TO INSTALLATION OF SITE SERVICING INFRASTRUCTURE.

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 THE FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY FARLEY, SMITH AND DENIS SURVEYING LTD.
PROJ. NO. 228-19
DATED: JUNE 9, 2020

SITE PLAN INFORMATION
SITE PLAN PROVIDED BY RLA ARCHITECTURE
PROJ. NO. 1929
DATED: AUGUST 19, 2021

GEO TECHNICAL STUDY
GEO TECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP
PROJ. NO. PG5222-1
DATED: APRIL 29, 2020

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
PROJ. NO. 19-1142
DATED: MARCH 25, 2021

BENCH MARK
FIRE HYDRANT TOP OF SPINDLE LOCATED AT NORTHEAST CORNER OF PROPERTY AT SCOTT STREET
ELEV: 64.02

No.	BY	YY.MM.DD	DESCRIPTION
5	A.S.	22.08.23	REVISED PER CITY COMMENTS
4	A.S.	22.07.18	REVISED PER CITY COMMENTS
3	A.S.	22.07.07	REVISED PER CITY COMMENTS
2	A.D.F.	21.09.29	ISSUED FOR UDRP SUBMISSION
1	A.D.F.	21.04.05	1ST SUBMISSION

PROJECT No. 19-1142

PROJECT No. 19-1142

DETAILS
2050 SCOTT STREET © DSEL

SURFACE DEVELOPMENTS 88 SPADINA AVENUE
Tel. (613) 255-5065

DSEL
david schaeffer engineering ltd
SMART SUBDIVISIONS™

120 Iber Road Unit 103
Stittsville, Ontario, K2S 1E9
Tel. (613) 836-0856
Fax. (613) 836-7183
www.DSEL.ca

DESIGNED BY: C.P.B.	CHECKED BY: B.N.C.	DRAWING NO. DETAILS-1	SHEET NO. 6 of 6
SCALE: NTS	DATE: 2021-03-25		

CITY PLAN No.: XXXXX
CITY FILE No.: D07-12-21-0037