

LEGEND

CONCRETE BARRIER CURB	LIMIT OF CONSTRUCTION
CONCRETE WALKWAY	DRAINAGE SHALE
PROPOSED ASPHALT	PROPOSED LANDSCAPED AREA
PROPOSED DRIVEWAY	PROPOSED PAVEMENT
MHH 1/1G	STORM SEWER MANHOLE
CBMH 1/1G	CATCH-BASIN
CBM 1/1G	CATCH-BASIN
MHRA 1/1G	SANITARY SEWER MANHOLE
HYD B/F	FIRE HYDRANT
WATER VALVE	WATER METER
REMOTE WATER METER	
95.50	SURFACE ELEVATION
95.50 (S)	SHAPE ELEVATION
T/W 95.50	DESIGN FLOOR ELEVATION
R/W 94.25	OVERLAND FLOW ROUTE
	SILT FENCE BARRIER
	STRAW BALE CHECK DAM

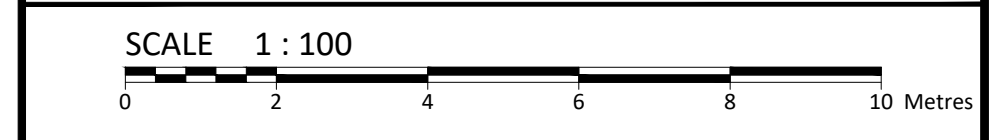
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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APPROVED
By Andrew McCreight at 6:58 am, Mar 07, 2024

No.	Revisions	Date
4	ISSUED FOR REVIEW	DEC 12, 2022
3	ISSUED FOR REVIEW	JULY 15, 2022
2	ISSUED FOR REVIEW	JUNE 16, 2022
1	ISSUED FOR REVIEW	SEPT 22, 2021

Check and verify all dimensions before proceeding with the work. Do not scale drawings.



GENERAL NOTES

- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY (OR SHOWN ON) ANNIS O'SULLIVAN, VOLLEBEK LTD JOB # 18099-18 & 20112-19 AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OR TOWNSHIP BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY OR TOWNSHIP AUTHORITIES.
- EXCAVATE AND DISPOSE OF ALL DELETERIOUS MATERIAL, SUCH AS ASPHALT, CURBING, EXISTING STOCKPILES, GRANULAR MATERIALS AND DEBRIS OFF SITE.
- TOPSOIL TO BE STRIPPED AND REMOVED OFF SITE. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS AND BARRIERS.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY OR TOWNSHIP.
- ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OR TOWNSHIP STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- CONTACT THE CITY OR TOWNSHIP FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPE AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY OR TOWNSHIP SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA,
 - GAS SERVICE - ENBRIDGE,
 - TELEPHONE SERVICE - BELL CANADA,
 - TELEVISION SERVICE - ROGERS.
- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL

AGENCIES HYDRO OTTAWA, BELL AND THE CITY OR TOWNSHIP.

- ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
- ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR TOWNSHIP.

SEWER NOTES:

- CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
- SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
 - BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
 - SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
 - BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
 - TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
- SANITARY SEWERS AND CONNECTIONS 150mm AND SMALLER TO BE PVC SDR-28.
- SEWERS AND CONNECTIONS 200mm AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
- INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
- SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
- SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND LOCATED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND DETAILED WITH 2"x4"x8" LONG MARKER.
- CONTRACTOR TO TELEPHONE (CITY) ALL PROPOSED SEWERS ON SITE. OUTLET CONNECTION TO THE MAIN AND PIPES 150mm OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
- DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

EROSION AND SEDIMENT CONTROL

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, TEMPORARY SEDIMENT CONTROL (GEOSOCK, INSERTS WITH AN OVERFLOW UNDER GRADE OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, NEARBY ROAD CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEOSOCK MATERIAL SHALL BE PERMITTED FOR USE ON SITE. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
- FOR SILT FENCE BARRIER, USE OPSD 219.110. GEOTEXTILE FOR SILT FENCE AS PER OPSD 1860, TABLE 3.
- EXCEPT AS PROVIDED IN PARAGRAPHS 4.1, AND 4.2, BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
 - WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE.
 - WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
- SEDIMENT THAT IS ACCUMULATED BY THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS ESCAPE OF THE SEDIMENT TO THE DOWNSTREAM SIDE OF THE CONTROL MEASURE AND AVOIDS DAMAGE TO THE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED TO THE LEVEL OF THE GRADE EXISTING AT THE TIME THE CONTROL MEASURE WAS CONSTRUCTED AND BE ACCORDING TO THE FOLLOWING:
 - FOR LIGHT-LIGHT SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE LESSER OF THE FOLLOWING:
 - A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.
 - A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
 - FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
 - ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPSD 180.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO ENSURE THEY ARE EFFECTIVE WORKING ORDER. THE CONDITION OF THE CONTROL MEASURES SHALL BE MONITORED PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A STORM EVENT.
- DUST CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE FLAKES/SOLUTION OR MAGNESIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPSD 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENTS OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.
- ALL "GREEN AREAS" TO BE TREATED WITH 150mm TOPSOIL AND SOD AS SOON AS FEASIBLE, AS PER OPSD 570.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS, MANHOLES), AND BE SURROUNDED BY EROSION CONTROL MEASURES WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
- IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OPSD 219.240 AND LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES. WATERCOURSES SHALL NOT BE DIVERTED OR BLOCKED, AND TEMPORARY WATERCOURSES CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE CONTRACTOR SHALL RELEASE ANY STRANDED FISH TO THE OPEN PORTION OF THE WATERCOURSE WITHOUT HARM.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSD 577
- WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSD 518.
- ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.

WATTS Adjustable Accutrol Weir
Adjustable Flow Control for Roof Drains

ADJUSTABLE ACCUTROL (for Large Spout Roof Drains only)

For more flexibility in controlling flow with heads deeper than 2", Watts Drainage offers the Adjustable Accutrol. The Adjustable Accutrol Weir is designed with a single parabolic opening that can be covered to restrict flow above 2" of head to less than 5 gpm per inch, up to 6" of head. To adjust the flow rate for depths over 2" of head, set the slot in the adjustable upper cone according to the flow rate required. Refer to Table 1 below.

Note: Flow rates are directly proportional to the amount of weir opening that is exposed.

EXAMPLE:
For example, if the adjustable upper cone is set to cover 1/2 of the weir opening, flow rates above 2" of head will be restricted to 2 1/2 gpm per inch of head.

Therefore, at 3" of head, the flow rate through the Accutrol Weir that has 1/2 the slot exposed will be:
[5 gpm per inch of head x 2 inches of head] + 2 1/2 gpm (for the third inch of head) = 12 1/2 gpm.

1/2 Weir Opening Exposed Shown Above

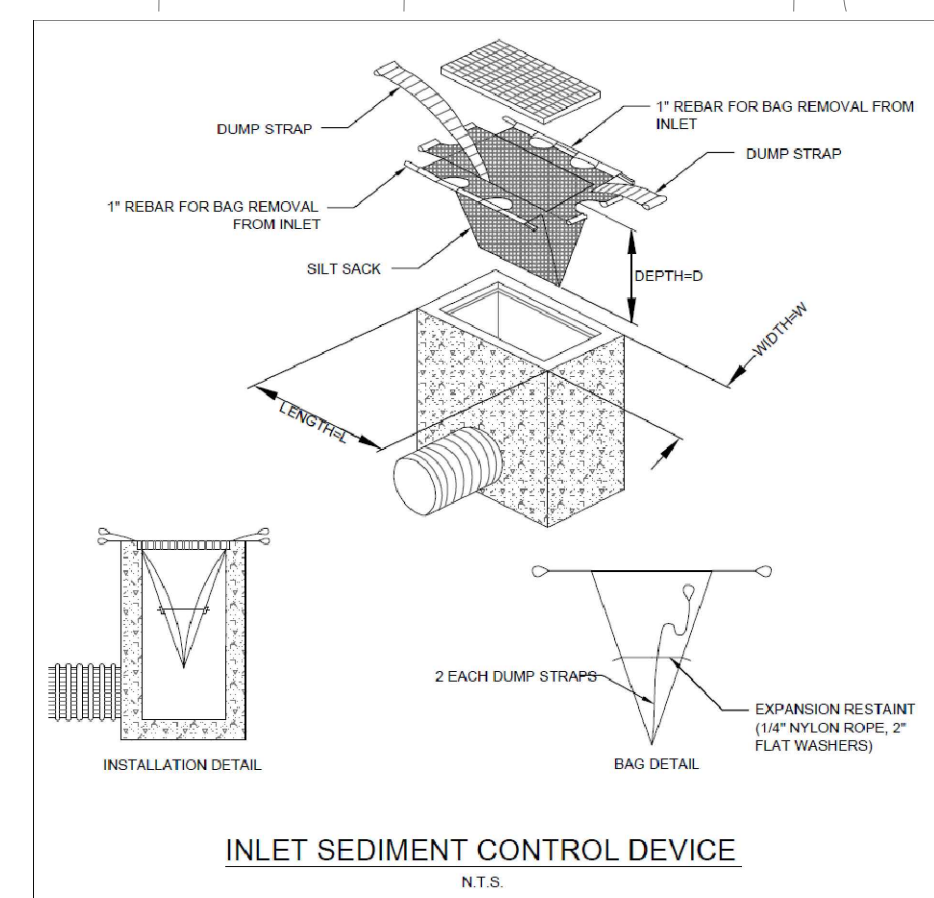
Weir Opening Exposed	1"	2"	3"	4"	5"	6"
Fully Exposed	5	10	15	20	25	30
3/4	5	10	12.5	17.5	21.25	25
1/2	5	10	12.5	15	17.5	20
1/4	5	10	11.25	13.75	15	15
Closed	5	5	5	5	5	5

Job Name _____ Contractor _____
Job Location _____ Contractor's P.O. No. _____
Engineer _____ Representative _____

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STM STRUCTURE TABLE

NAME	RIM ELEV.	INV IN	INV OUT	DESCRIPTION
CBMH1	69.80	W #68.79	S #68.72	COVER CITY 524.1 FRAME CITY 525 STRUC OPSD 701.010

McINTOSH PERRY
115 Walgreen Road, RR3, Carp, ON K0A 1L0
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Client: **SMART LIVING PROPERTIES**
226 ARGYLE AVENUE
OTTAWA, ON K2P 1B9

Project: **SMART LIVING APARTMENTS**
233 ARGYLE AVENUE

Drawing Title: **GRADING, DRAINAGE,
SERVICING AND SEDIMENT &
EROSION CONTROL PLAN**

Scale: 1:100 Project Number: CCO-22 1648

Drawn By: R.R.R. Checked By: A.J.G. Drawing Number: C101

Designed By: A.J.G.

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