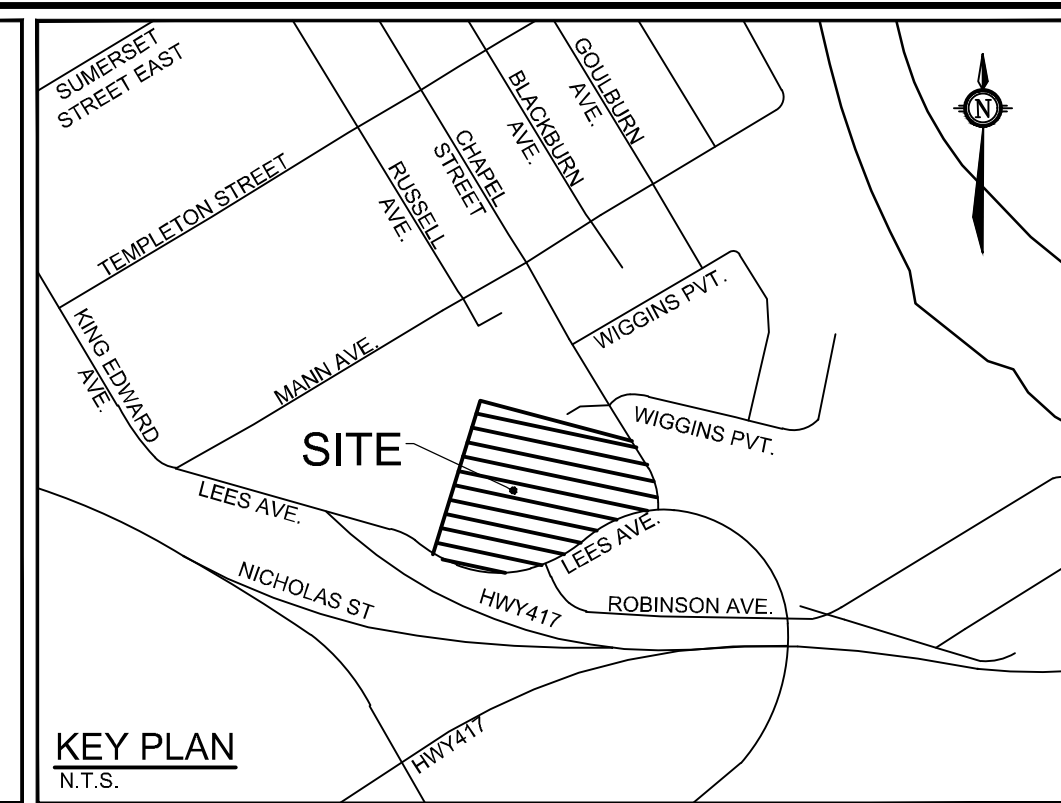


**LEGEND**

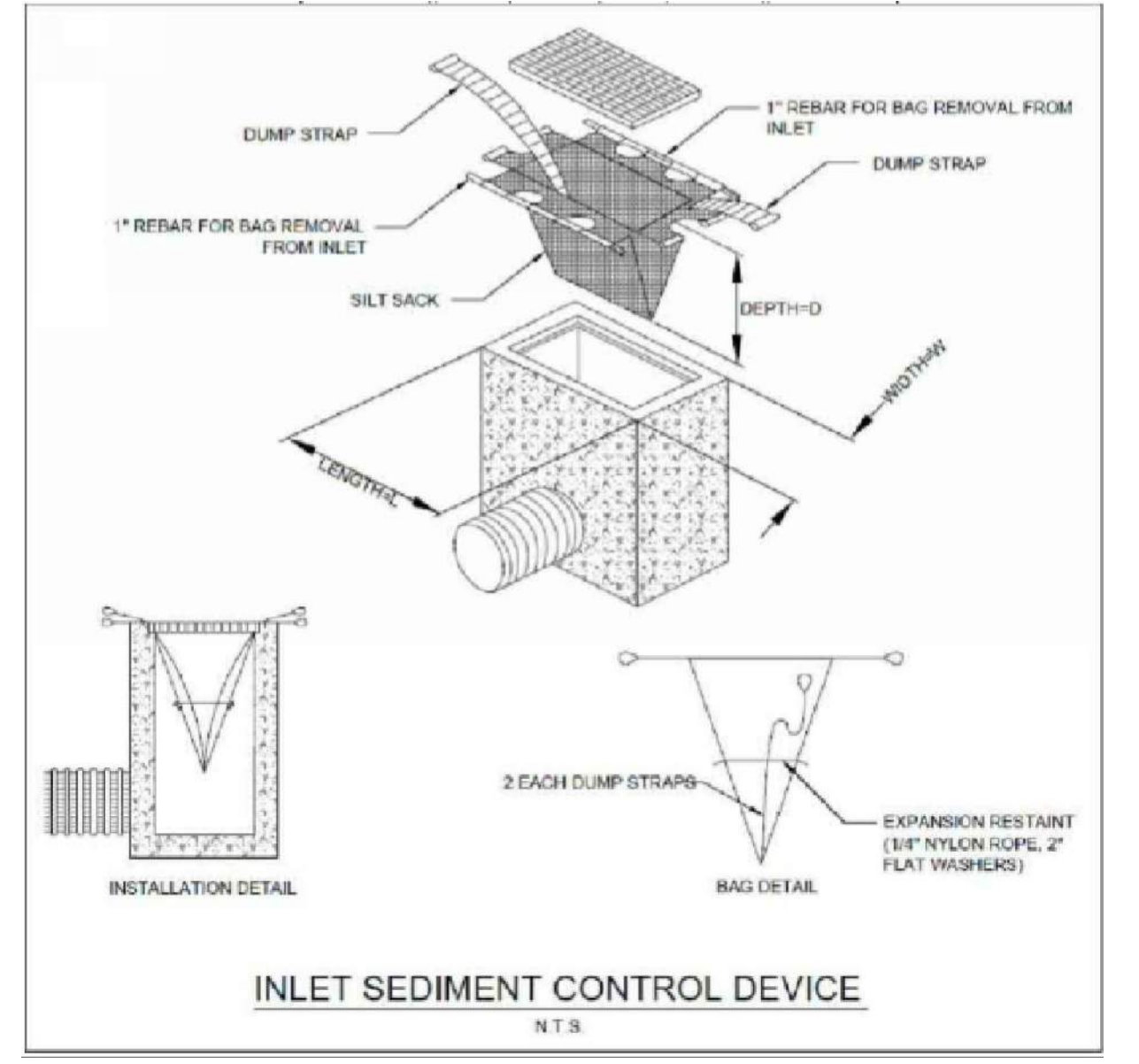
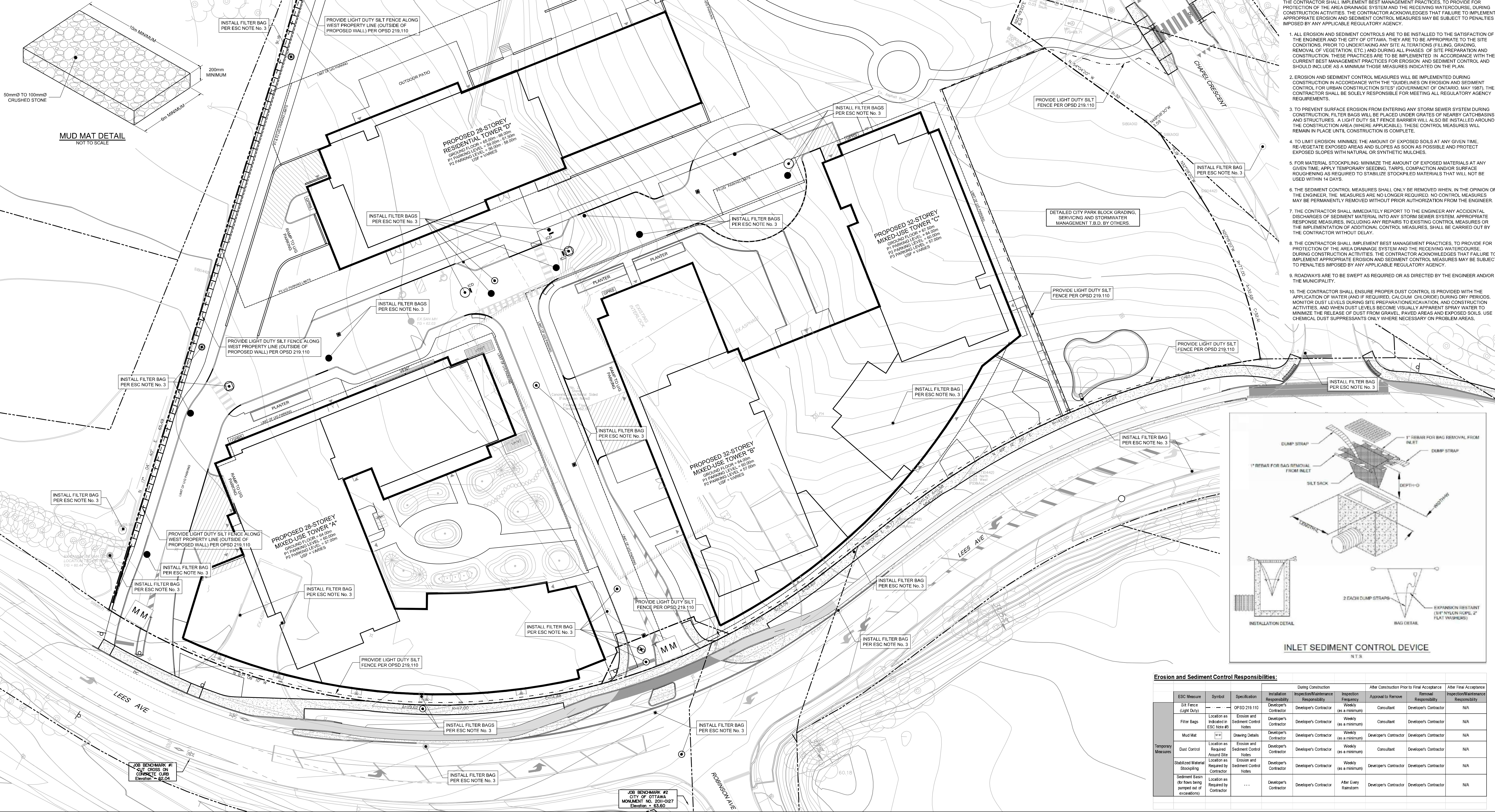
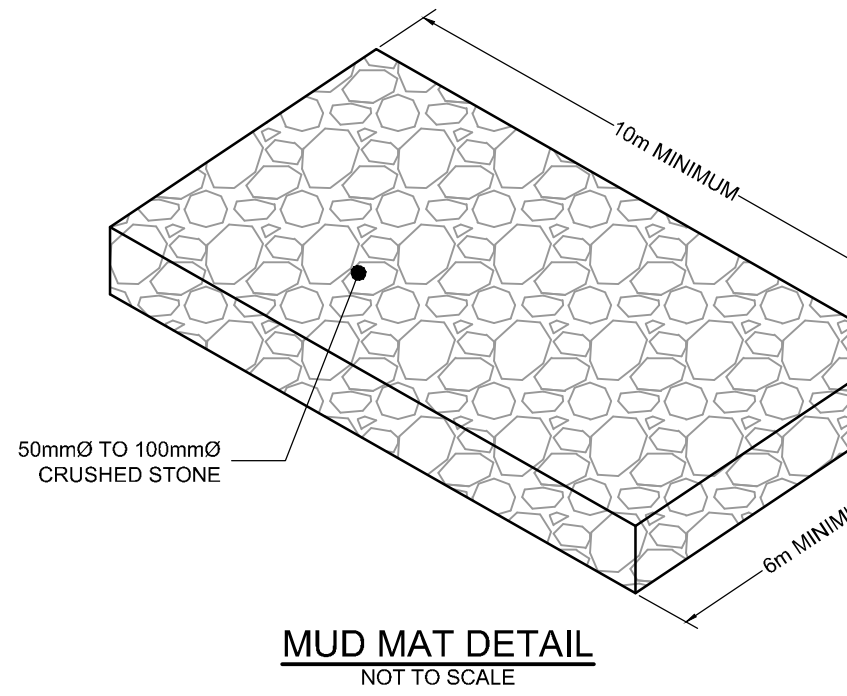
	PROPERTY LINE
	PROPOSED LIGHT DUTY SILT FENCING (OPSD 219.110)
	PROPOSED MUD MAT LOCATION
	EXISTING CONCRETE CURB
	EXISTING SANITARY MANHOLE
	EXISTING CATCHBASIN MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCHBASIN
	EXISTING HYDRANT & VALVE
	EXISTING TREES / VEGETATION
	EXISTING UTILITY POLE OR GUY WIRES
	EXISTING FENCE
	EXISTING LIGHT STANDARD

**BENCHMARK INFO:**  
 CITY OF OTTAWA MONUMENT No. 2011-0127 LOCATED NEAR THE SOUTH-WEST CORNER OF THE INTERSECTION OF LEES AVENUE AND ROBINSON AVENUE. GEODETTIC ELEVATION = 62.00m.  
 ALL ELEVATIONS ARE REFERRED TO THE CDVD28 GEODETTIC DATUM, DERIVED FROM VERTICAL CONTROL MONUMENT NO. 3603 HAVING AN ELEVATION OF 76.959 METRES. BEARINGS ARE GRID, DERIVED FROM THE NORTHERLY LIMIT OF PART 1 ON PLAN 4R-1381 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF NTA ZONE 6 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL).  
 THE EXISTING GRADES SHOWN ON THE PLANS ARE TAKEN DIRECTLY FROM TOPOGRAPHICAL SURVEY PLAN (Ref. # 21029-20, JUE 17 F, 49 T F), PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK SIGNED AND DATED AUGUST 14, 2020.  
 SURROUNDING BACKGROUND TOPO INFORMATION BEYOND THE LIMITS OF THE SITE SURVEY ARE SHOWN FROM CITY OF OTTAWA 1:1000 MAPPING FOR CONTEXT ONLY.



**EROSION AND SEDIMENT CONTROL NOTES:**  
 THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE 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.

- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA. THEY ARE TO BE 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, THESE PRACTICES ARE TO BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AND SHOULD INCLUDE AS A MINIMUM THOSE MEASURES INDICATED ON THE PLAN.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION IN ACCORDANCE WITH THE "GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES" (GOVERNMENT OF ONTARIO, MAY 1987). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEETING ALL REGULATORY AGENCY REQUIREMENTS.
- TO PREVENT SURFACE EROSION FROM ENTERING ANY STORM SEWER SYSTEM DURING CONSTRUCTION, FILTER BAGS WILL BE PLACED UNDER GRATES OF NEARBY CATCHBASINS AND STRUCTURES. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE). THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- TO LIMIT EROSION, MINIMIZE THE AMOUNT OF EXPOSED SOILS AT ANY GIVEN TIME, RE-VEGETATE EXPOSED AREAS AND SLOPES AS SOON AS POSSIBLE AND PROTECT EXPOSED SLOPES WITH NATURAL OR SYNTHETIC MULCHES.
- FOR MATERIAL STOCKPILES, MINIMIZE THE AMOUNT OF EXPOSED MATERIALS AT ANY GIVEN TIME. APPLY TEMPORARY SEEDING, TARRS, COMPACTION AND/OR SURFACE COVERINGS AS REQUIRED TO STABILIZE STOCKPILED MATERIALS THAT WILL NOT BE USED WITHIN 14 DAYS.
- THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE ENGINEER, THE MEASURES ARE NO LONGER REQUIRED. NO CONTROL MEASURES MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO ANY STORM SEWER SYSTEM. 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 CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE 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.
- ROADWAYS ARE TO BE SWEEP AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR THE MUNICIPALITY.
- THE CONTRACTOR SHALL ENSURE PROPER DUST CONTROL IS PROVIDED WITH THE APPLICATION OF WATER (AND IF REQUIRED, CALCIUM CHLORIDE) DURING DRY PERIODS. MONITOR DUST LEVELS DURING SITE PREPARATION, EXCAVATION, AND CONSTRUCTION ACTIVITIES, AND WHEN DUST LEVELS BECOME VISUALLY APPARENT SPRAY WATER TO MINIMIZE THE RELEASE OF DUST FROM GRAVEL, PAVED AREAS AND EXPOSED SOILS. USE CHEMICAL DUST SUPPRESSANTS ONLY WHERE NECESSARY ON PROBLEM AREAS.



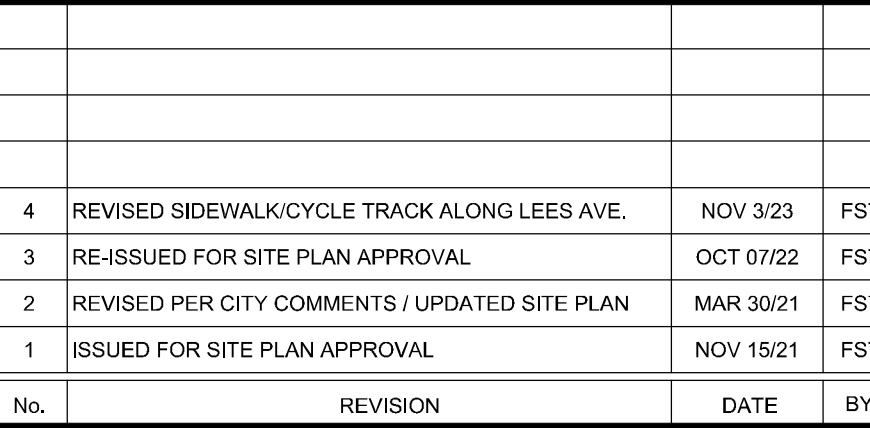
**Erosion and Sediment Control Responsibilities:**

ESC Measure	Symbol	Specification	Installation Responsibility	During Construction Inspection/Maintenance Responsibility	Inspection Frequency	After Construction Prior to Final Acceptance Approval to Remove	Removal Responsibility	After Final Acceptance Inspection/Maintenance Responsibility
Silt Fence (Light Duty)	---	OPSD 219.110	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Filter Bags	Location as indicated in ESC Note #3	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Mud Mat	(M)	Drawing Details	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
Dust Control	Location as Required Around Site	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Stabilized Material Stockpiling	Location as Required by Contractor	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
Sediment Basin (for flows being pumped out of excavations)	Location as Required by Contractor	---	Developer's Contractor	Developer's Contractor	After Every Rainstorm	Developer's Contractor	Developer's Contractor	N/A

**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.

**OWNER INFORMATION**  
 2 ROBINSON AVENUE LIMITED PARTNERSHIP  
 88 ALBERT STREET  
 OTTAWA, ONTARIO, K1P 5E9  
 CONTACT: MR. KIERAN WAUGH  
 PHONE: (416) 903-1377  
 EMAIL: kwaugh@placედore.com

No.	REVISION	DATE	BY
4	REVISED SIDEWALK/CYCLE TRACK ALONG LEES AVE.	NOV 3/23	FST
3	RE-ISSUED FOR SITE PLAN APPROVAL	OCT 07/22	FST
2	REVISED PER CITY COMMENTS / UPDATED SITE PLAN	MAR 30/21	FST
1	ISSUED FOR SITE PLAN APPROVAL	NOV 15/21	FST



**FOR REVIEW ONLY**

DESIGN	SM / FST
CHECKED	FST
DRAWN	DM / SM
CHECKED	SM / FST
APPROVED	FST

**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**  
 CITY OF OTTAWA  
 320 LEES AVENUE (2 ROBINSON AVENUE)

**DRAWING NAME**  
 EROSION AND SEDIMENT CONTROL PLAN

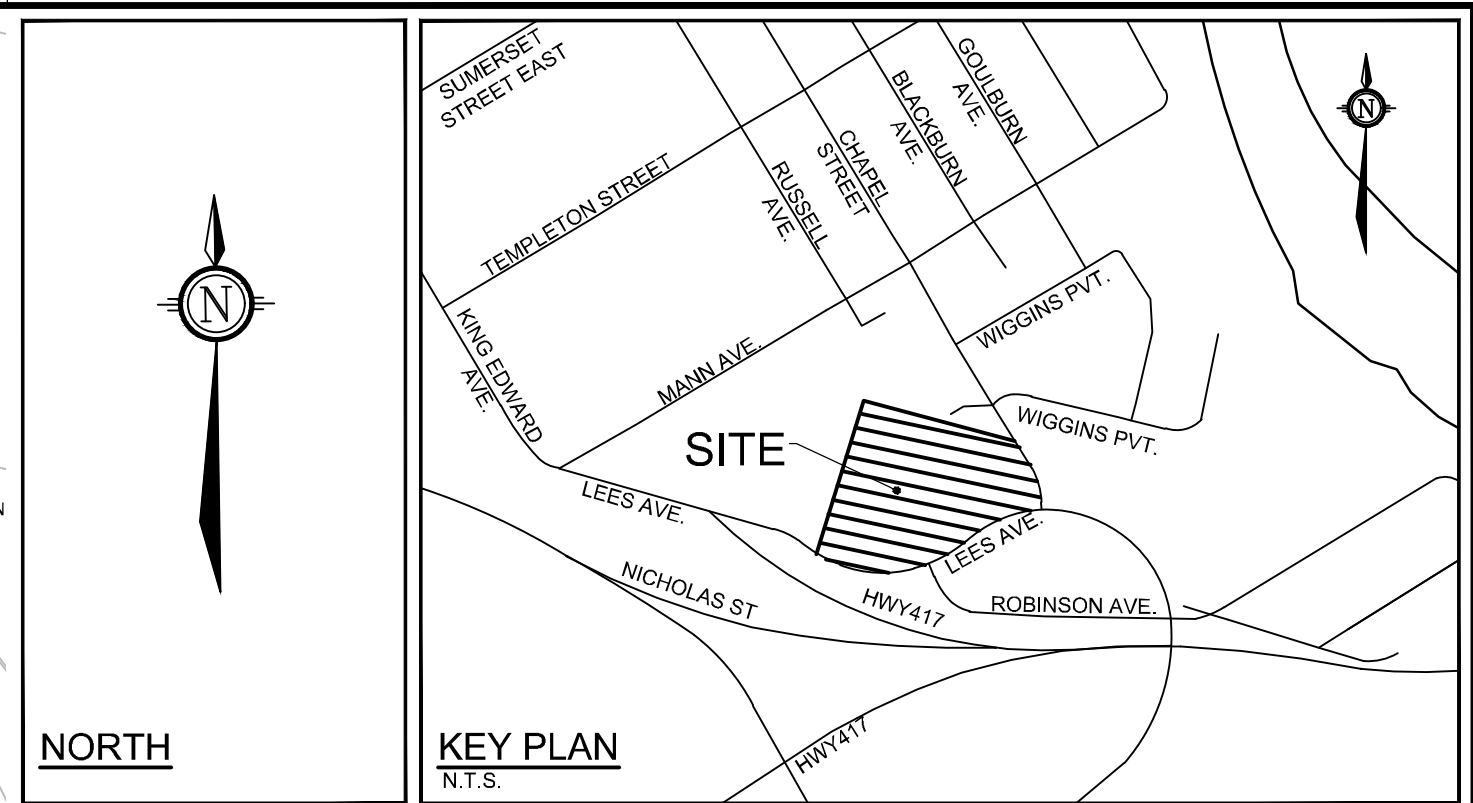
**PROJECT No.:** 119171  
**REV #:** 4  
**DRAWING No.:** 119171-ESC

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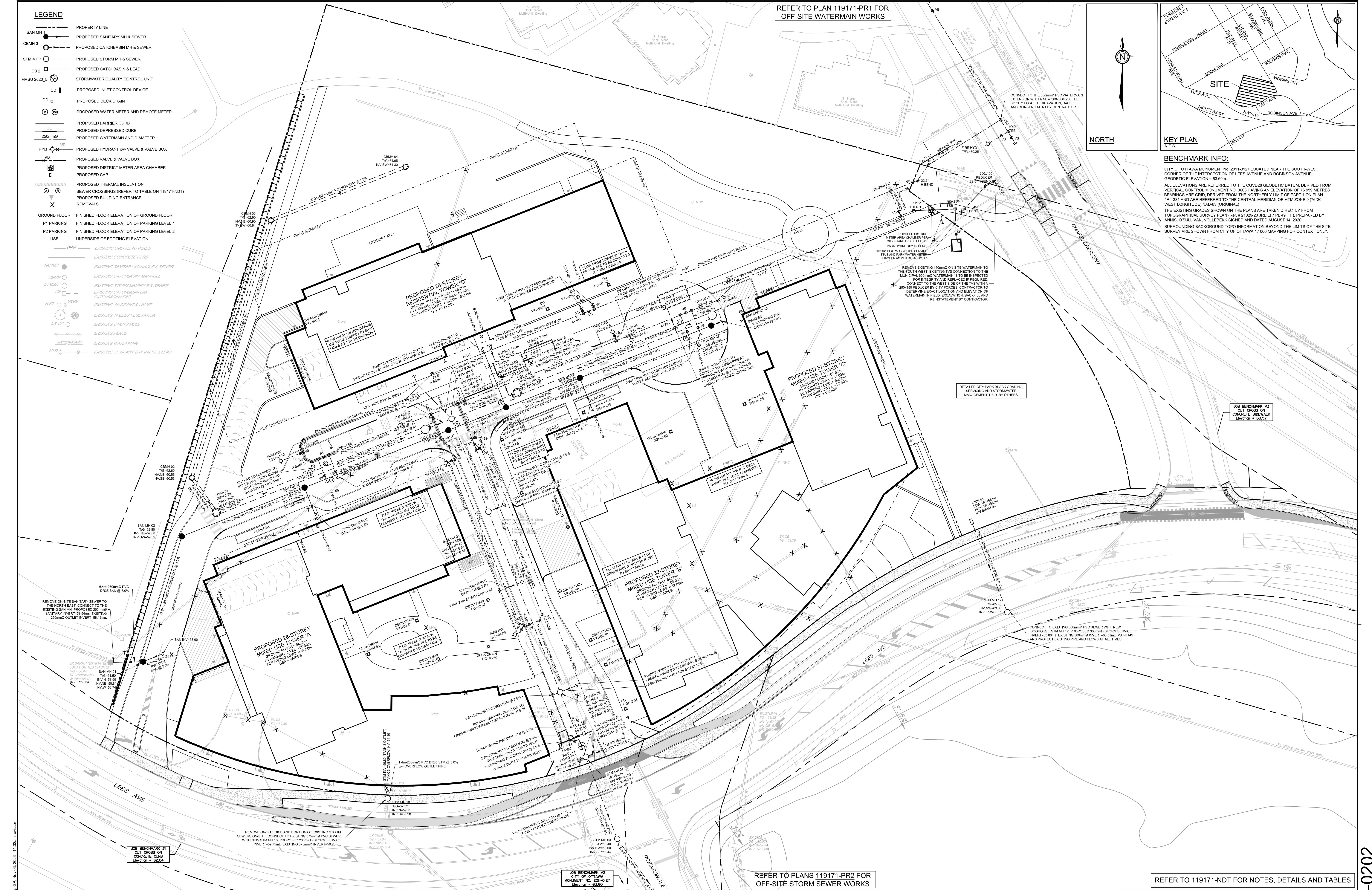
D07-12-21-0202

- LEGEND**
- PROPERTY LINE
  - SAN MH 1 PROPOSED SANITARY MH & SEWER
  - CBMH 3 PROPOSED CATCHBASIN MH & SEWER
  - STM MH 1 PROPOSED STORM MH & SEWER
  - CB 2 PROPOSED CATCHBASIN & LEAD
  - PMSU 2020\_5 STORMWATER QUALITY CONTROL UNIT
  - ICD PROPOSED INLET CONTROL DEVICE
  - DD PROPOSED DECK DRAIN
  - WM PROPOSED WATER METER AND REMOTE METER
  - DC PROPOSED BARRIER CURB
  - 250mm PROPOSED DEPRESSED CURB
  - HYD PROPOSED HYDRANT C/W VALVE & VALVE BOX
  - VB PROPOSED VALVE & VALVE BOX
  - DM PROPOSED DISTRICT METER AREA CHAMBER
  - C PROPOSED CAP
  - PROPOSED THERMAL INSULATION
  - SEWER CROSSINGS (REFER TO TABLE ON 119171-NDT)
  - PROPOSED BUILDING ENTRANCE
  - REMOVALS
  - GROUND FLOOR FINISHED FLOOR ELEVATION OF GROUND FLOOR
  - P1 PARKING FINISHED FLOOR ELEVATION OF PARKING LEVEL 1
  - P2 PARKING FINISHED FLOOR ELEVATION OF PARKING LEVEL 2
  - USF UNDERSIDE OF FOOTING ELEVATION
  - OHW EXISTING OVERHEAD WIRES
  - EXC EXISTING CONCRETE CURB
  - SAN MH EXISTING SANITARY MANHOLE & SEWER
  - CBMH EXISTING CATCHBASIN MANHOLE
  - STM MH EXISTING STORM MANHOLE & SEWER
  - CB EXISTING CATCHBASIN C/W CATCHBASIN LEAD
  - HYD EXISTING HYDRANT & VALVE
  - VB EXISTING VALVE & VALVE BOX
  - EX UP EXISTING UTILITY POLE
  - EX FENCE EXISTING FENCE
  - EX WM EXISTING WATERMAIN
  - EX HYD EXISTING HYDRANT C/W VALVE & LEAD

REFER TO PLAN 119171-PR1 FOR OFF-SITE WATERMAIN WORKS



**BENCHMARK INFO:**  
CITY OF OTTAWA MONUMENT NO. 2011-0127 LOCATED NEAR THE SOUTH-WEST CORNER OF THE INTERSECTION OF LEES AVENUE AND ROBINSON AVENUE. GEODETIC ELEVATION = 63.60m.  
ALL ELEVATIONS ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM VERTICAL CONTROL MONUMENT NO. 3803 HAVING AN ELEVATION OF 76.989 METRES. BEARINGS ARE GRID, DERIVED FROM THE NORTHERLY LIMIT OF PART 1 ON PLAN 4R-1381 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE) WAD-83 (ORIGINAL).  
THE EXISTING GRADES SHOWN ON THE PLANS ARE TAKEN DIRECTLY FROM TOPOGRAPHICAL SURVEY PLAN (REF. # 21029-20 JRE LT 7 PL. 49 T.F.), PREPARED BY ANNIS O'SULLIVAN VOLLEBERG SIGNES AND DATED AUGUST 14, 2020.  
SURROUNDING BACKGROUND TOPO INFORMATION BEYOND THE LIMITS OF THE SITE SURVEY ARE SHOWN FROM CITY OF OTTAWA 1:1000 MAPPING FOR CONTEXT ONLY.



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**JOB BENCHMARK #1**  
CUT CROSS ON CONCRETE CURB  
Elevation = 82.04

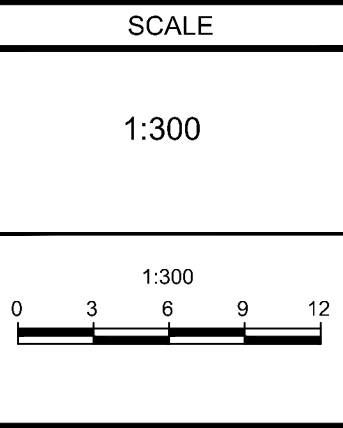
**JOB BENCHMARK #2**  
CITY OF OTTAWA MONUMENT NO. 2011-027  
Elevation = 63.60

REFER TO PLANS 119171-PR2 FOR OFF-SITE STORM SEWER WORKS

REFER TO 119171-NDT FOR NOTES, DETAILS AND TABLES

**OWNER INFORMATION**  
2 ROBINSON AVENUE LIMITED PARTNERSHIP  
88 ALBERT STREET  
OTTAWA, ONTARIO, K1P 5E9  
CONTACT: MR. KIERAN WAUGH  
PHONE: (416) 903-1377  
EMAIL: kwaugh@placედoree.com

No.	REVISION	DATE	BY
6	REVISED SIDEWALK/CYCLE TRACK ALONG LEES AVE.	NOV 3/23	FST
5	RE-ISSUED FOR SITE PLAN APPROVAL	MAR 1/23	FST
4	RE-ISSUED FOR SITE PLAN APPROVAL	JAN 10/23	FST
3	RE-ISSUED FOR SITE PLAN APPROVAL	OCT 07/22	FST
2	REVISED PER CITY COMMENTS / UPDATED SITE PLAN	MAR 30/22	FST
1	ISSUED FOR SITE PLAN APPROVAL	NOV 15/21	FST



DESIGN	SM / FST	FOR REVIEW ONLY
CHECKED	FST	
DRAWN	DM / SM	
CHECKED	SM / FST	
APPROVED	FST	



**NOVATECH**  
Engineers, Planners & Landscape Architects  
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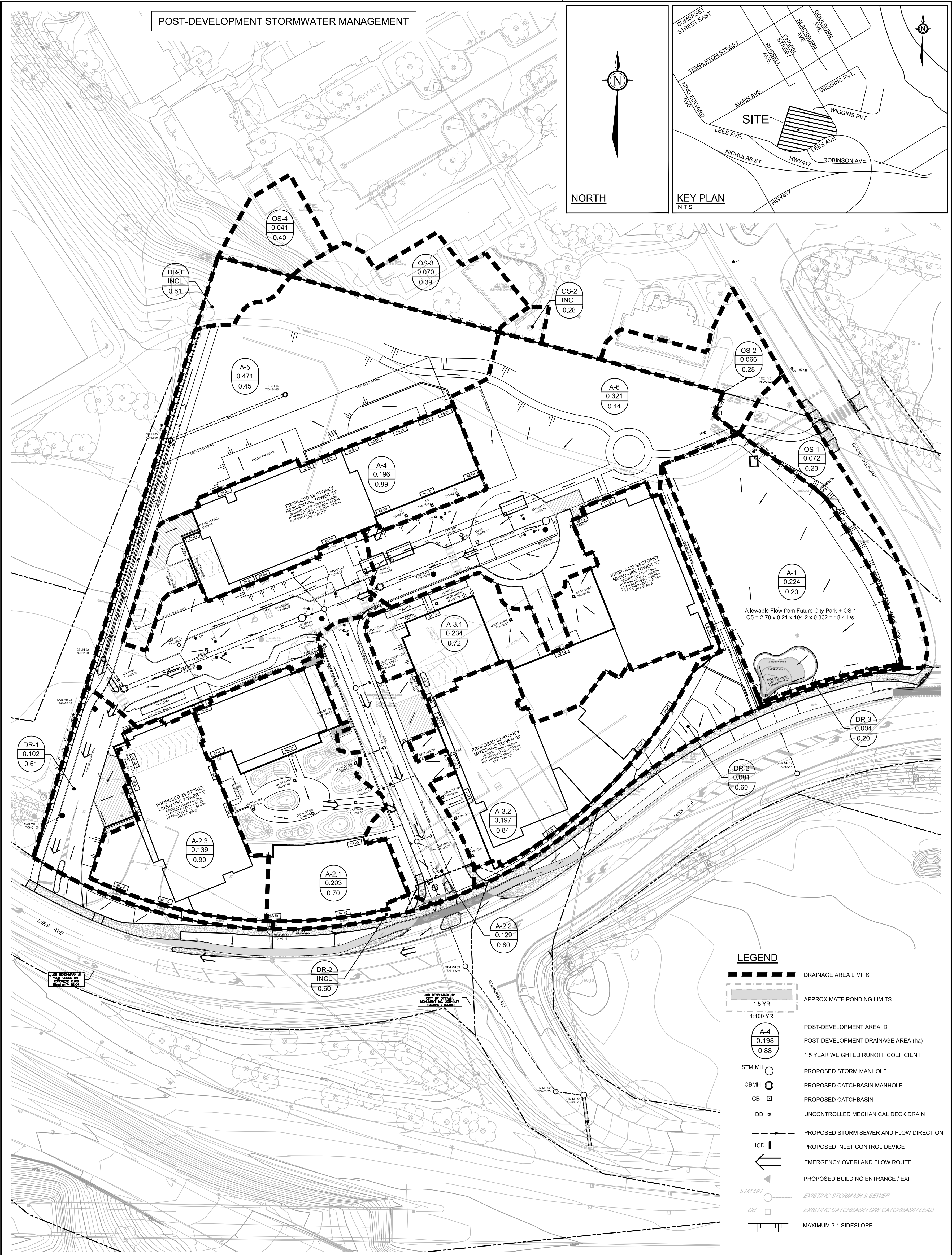
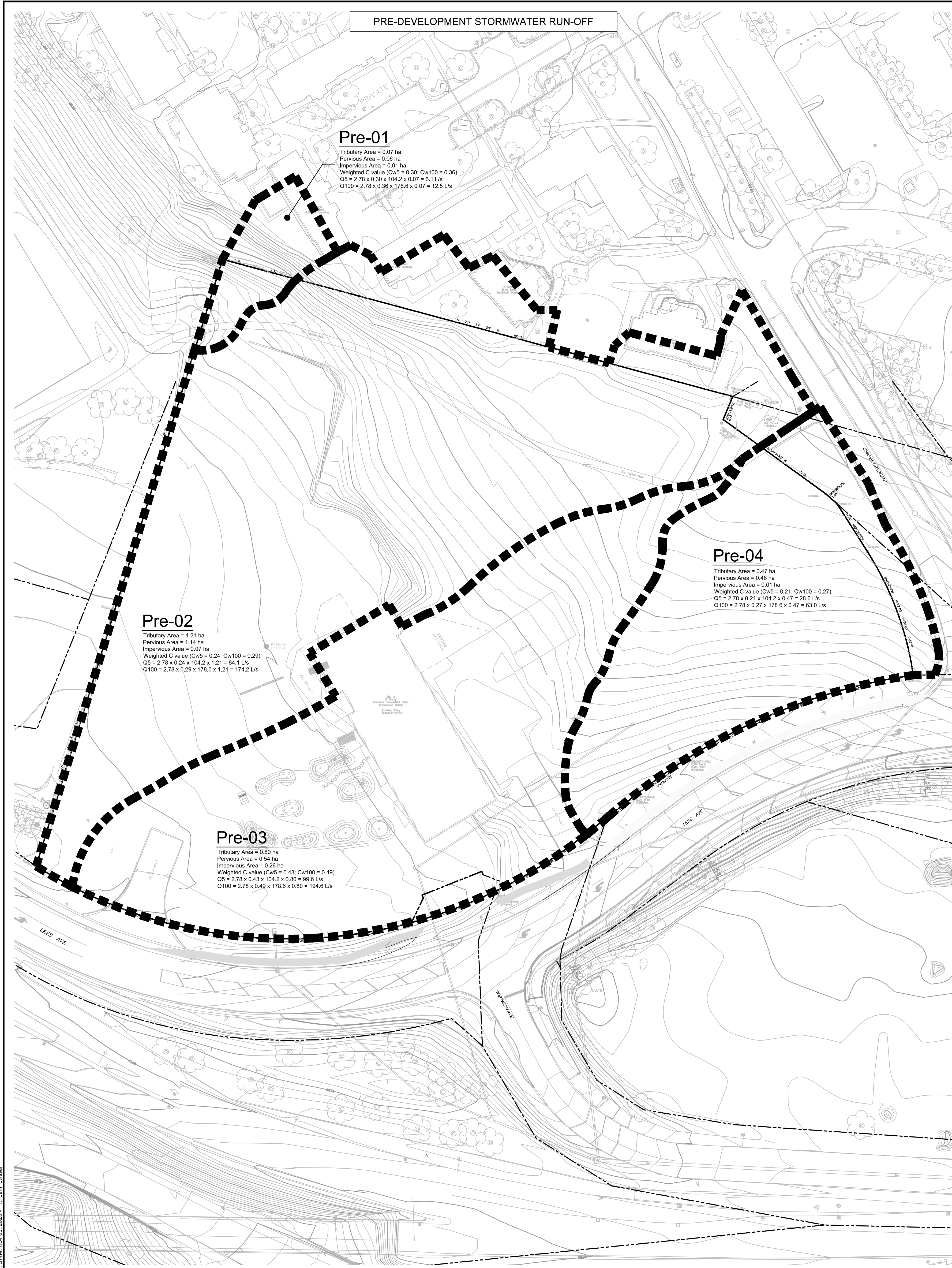
LOCATION CITY OF OTTAWA 320 LEES AVENUE (2 ROBINSON AVENUE)	PROJECT NO. 119171
DRAWING NAME GENERAL PLAN OF SERVICES	REV #6
	DRAWING NO. 119171-GP

D07-12-21-0202



PRE-DEVELOPMENT STORMWATER RUN-OFF

POST-DEVELOPMENT STORMWATER MANAGEMENT



NOTE:  
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No.	REVISION	DATE	BY
5	REVISED SIDEWALK/CYCLE TRACK ALONG LEES AVE.	NOV 3/23	FST
4	RE-ISSUED FOR SITE PLAN APPROVAL	MAR 1/23	FST
3	RE-ISSUED FOR SITE PLAN APPROVAL	OCT 9/22	FST
2	REVISED PER CITY COMMENTS / UPDATED SITE PLAN	MAR 30/21	FST
1	ISSUED FOR SITE PLAN APPROVAL	NOV 15/21	FST

SCALE	DESIGN
1:500	SM / FST
1:500	FST
DM / SM	
SM / FST	
FST	

**FOR REVIEW ONLY**

DESIGNED BY: SM / FST  
 CHECKED BY: FST  
 DRAWN BY: DM / SM  
 CHECKED BY: SM / FST  
 APPROVED BY: FST

PROFESSIONAL ENGINEER  
 F.S. THALICTTE  
 100041599  
 November 3, 2023  
 PROVINCE OF ONTARIO

**NOVATECH**  
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LOCATION  
 CITY OF OTTAWA  
 320 LEES AVENUE (2 ROBINSON AVENUE)  
 DRAWING NAME  
**STORMWATER  
 MANAGEMENT PLAN**

PROJECT NO.	REV #	DATE
119171	REV # 5	
119171-SWM		

D07-12-21-0202 # 18357