0.15m ABOVE GRADE. REFER TO ARCHITECTURAL PLANS FOR DETAILS ALL WINDOW WELLS TO DRAIN INDIRECTLY TO FOUNDATION DRAIN VIA AREA DRAINS \overline{z} Contractor to match existing grades $\overline{-}$ FOUNDATION WALL TO BE RAISED TO ALONG PROPERTY LINE. PROVIDE LOW ACCOMMODATE EXTERIOR GRADES, REFER POINT ALONG EDGE OF SIDEWALK TO TO STRUCTURAL FOR DETAILS ් ENSURE POSITIVE DRAINAGE ි TO ROSEMOUNT AVE. R.O.W. ∼ROAD CUT AND PER CITY STD R10 TIE INTO EXISTING SIDEWALK 16.22m - 150mmØ ROOF DRAIN INV. ±64.12 2x150mmØ PVC STM @2.00% C/W BACKWATER VALVE PER S14 66. INSTALL SAMPLING PORT WITHIN BUILDING PER MECHANICAL ENGINEER EX. SPRING ±64.09 INV. ±64.79 1 - STOREY 14 44m - 135mmØ SAN +64 09 135mmØ PVC SAN SERVICE @2.00%~ -INSTALL CONCRETE CURB AS AREA = 32m C/W BACKWATER VALVE PER S14.1 RISER AS PER CITY STANDARD \$11.1 PER CITY SC1.1. MATCH TO F.F.L. = 67.10m INSTALL SAMPLING PORT WITHIN EXISTING CURB AT LIMIT OF TF = 67.35m BUILDING PER MECHANICAL ENGINEER REPLACEMENT USF = REFER TO INV. ±64.79 TRUCTURAL PLAN 12.24m - 150mmØ PVC WTR SERVICE FOR DETAILS PROPOSED/3-STOREY APARTMENT BUILDING 66.28 B $/AREA = 263 \text{m}^2$ F.F.L. = 66.65m (LOBBY) ≻TIE INTO EXISTING $TF = 68.02 \text{m}^3$ CURB/SIDEWALK USF = RÉFER TO STRUCTURAL PLANS FOR DETAILS <u>6.50</u> 7€,¥66.47 ▮ /-INSTALL CONCRETE CURB AS PER CITY SC1.1. MATCH TO EXISTING CURB AT LIMIT O REPLACEMENT TIE INTO EXISTING CURB/SIDEWALK MATCH EXISTING GRADES ALONG PROPERTY LINE.— CONTRACTOR TO PROVIDE SWALE INSIDE OF PROPERTY AS LOW POINT TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO ROSEMOUNT AVE. R.O.W. SERVICING. SITE GRADING AND DRAINAGE

NOT FOR CONSTRUCTION ----------------

OCATION PLAN

STORM SEWER MANHOLE

EGEND

CONTRACTOR TO VERIFY SERVICE

LOCATIONS AND ELEVATIONS PRIOR

TO CONSTRUCTION AND NOTIFY

ENGINEER OF ANY DISCREPANCIES

16.22m - 150mmØ FOUNDATION DRAIN INV. ±64.

CONNECTION TO SPRINGLINE WITH VERTICA

ASPHALT GRADE PG58-34

ASPHALT PARKING

CROSS-SECTION

ASPHALT CROSS-SECTIONS TO CONFORM TO

GEOTECHNICAL REPORT COMPLETED BY PATERSON

GROUP INC. REPORT #PG6030-1 DATED DEC 6, 2021

GRAN "A"

GRAN "B"

INLET SEDIMENT CONTROL DEVICE

CONNECTION TO SPRINGLINE WITH VERTICAL RISE

REINSTATEMENT AS

EX. SPRING ±64.12

EX. TOP ±64.06

TOP ±64.06

EX. 375mmØ INV. ±63.94

AS PER CITY STANDARD S11.1

CONNECT TO EX. 200mmØ WTR

CONNECTION BY CITY FORCES

TVS TO BE DETERMINED IN FIELD

EX. 250mmØ INV. ±63.96

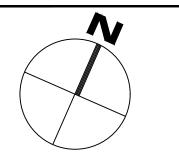
ISSUED FOR SITE PLAN CONTROL MAY 04, 202 ISSUED FOR PERMIT ISSUED FOR PERMIT APR. 08, 2022 ISSUED FOR REVIEW MAR. 29, 202

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

SCALE 1:150

McINTOSH PERRY 115 Walgreen Road, RR3, Carp, ON KOA 1L0

Tel: 613-836-2184 Fax: 613-836-3742 www.mcintoshperry.com



-SUBJECT SITE

LIMIT OF CONSTRUCTION

95,50

×95.50

×T/W95.50 B/W94.25

95.50

SILT FENCE BARRIER

SLOPING AT 3:1 UNLESS SPECIFIED

SWALE ELEVATION

TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION

OVERLAND FLOW ROUTE

STRAW BALE CHECK DAM

Date

78 ROSEMOUNT AVENUE INC. OTTAWA, ONTARIO

78 ROSEMOUNT AVENUE

REMOVALS, SITE SERVICING, LOT GRADING, DRAINAGE, SEDIMENT AND EROSION

CONTROL PLAN 1:150 CCO-22-2211 N.B.V. Prawing Number: C.J.M.

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 INFORMATION SUPPLIED BY (OR SHOWN ON) 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 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

RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE

ENGINEER PROMPTLY.

SATISFACTION OF THE CITY AUTHORITIES. 7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.

TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR

9. 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 SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.

11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.

12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE

13. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.

14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.

• GAS SERVICE - ENBRIDGE,

15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY: • ELECTRICAL SERVICE - HYDRO ONE,

• TELEVISION SERVICE - ROGERS. 16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT

• TELEPHONE SERVICE - BELL CANADA,

CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY. 17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS

SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION

18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.

PATERSON GROUP, DATED DECEMBER 6, 2021.

19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.

2. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.

3. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.

4. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.

5. VALVES TO BE OPERATED BY CITY STAFF ONLY.

6. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION, CONNECTION, EXCAVATION, BACKFILLING

AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.

7. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.

8. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.

9. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.

10. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

SEWER NOTES:

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.

2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE. 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95%

STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED. 2.2. 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. 2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO

EXISTING SOIL CONDITIONS. 3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND

SMALLER TO BE PVC SDR-28.

2.0 METRES BELOW FINISHED GRADE) SHALL MATCH

4. SEWERS AND CONNECTIONS 200mmØ 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.

6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.

7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING, ALL ENDS OF SERVICES TO BE PROPERLY

CAPPED AND LOCATED WITH 2"x4"X8' LONG MARKER.

8. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.

9. 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 GRATE OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS. REARYARD 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. 2. AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE

INSTALLED AT DESIGNATED LOCATIONS. 3. FOR SILT FENCE BARRIER, USE OPSD 219.110. GEOTEXTILE FOR

SILT FENCE AS PER OPSS 1860, TABLE 3. 4. 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. 4.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE

INITIATED AS SOON AS FEASIBLE. 4.2. 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

5. SEDIMENT THAT IS ACCUMULATED BY THE TEMPORARY FROSION 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: 5.1. FOR LIGHT-DUTY SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE

5.1.1. A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE

LESSER OF THE FOLLOWING

CONTROL MEASURE. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
5.2. 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. 5.4. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPSS 180. 6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL

MEASURES SHALL BE MONITORED TO ENSURE THEY ARE IN EFFECTIVE WORKING ORDER. THE CONDITION OF THE CONTROL MEASURES SHALL BE MONITORED PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A STORM EVENT. 7. 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

WHICH MAY TRANSPORT SEDIMENTS OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM 8. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL AND

PER OPSS 506. THIS IS TO LIMIT WIND EROSION OF SOILS

SOD AS SOON AS FEASIBLE, AS PER OPSS 570.

9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.

10. 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

11. 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

12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSS 577

OPEN PORTION OF THE WATERCOURSE WITHOUT HARM.

13. WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSS 518.

14. ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.

ROOF DRAIN (B1A) WATTS DRAINAGE TYPE OF CONTROL DEVICE RD-100-A-ADJ (FULLY EXPOSED NUMBER OF ROOF DRAINS 100-YR ROOFTOP STORAGE (m³ 3.26 DEPTH OF FLOW (m 0.110 LOW PER ROOF DRAIN (L/s) 1.39 TOTAL FLOW 1.39 ROOF DRAIN (B1B) WATTS DRAINAGE TYPE OF CONTROL DEVICE RD-100-A-ADJ (FULLY EXPOSE NUMBER OF ROOF DRAINS 100-YR ROOFTOP STORAGE (m3 3.86 DEPTH OF FLOW (m) 0.115 OW PER ROOF DRAIN (L/s) 1.45 **TOTAL FLOW** WATER COVER TABLE FINISHED | TOP OF LOCATION STATION GRADE PIPE 0+100.00 66.45 64.05 2.40 A - 200 X 150 TE 0+108.47 | 66.52 | 64.12 | 2.40

0+112.23 66.62 64.22 2.40 BUILDING

CROSSING CONFLICT TABLE	
DESCRIPTION	SEP
150mmØ STM SERVICE INV 64.55	

LOCATION PARATION 0.50 200mmØ WATERMAIN OBV 64.05 150mmØ STM SERVICE INV 64.55 0.50 200mmØ WATERMAIN OBV 64.05 135mmØ SAN SERVICE INV 64.55 0.51 200mmØ WATERMAIN OBV 64.04 L50mmØ STM SERVICE INV 64.51 0.30 250mmØ SAN SEWER OBV 64.21 150mmØ STM SERVICE INV 64.51 0.30

250mmØ SAN SEWER OBV 64.21