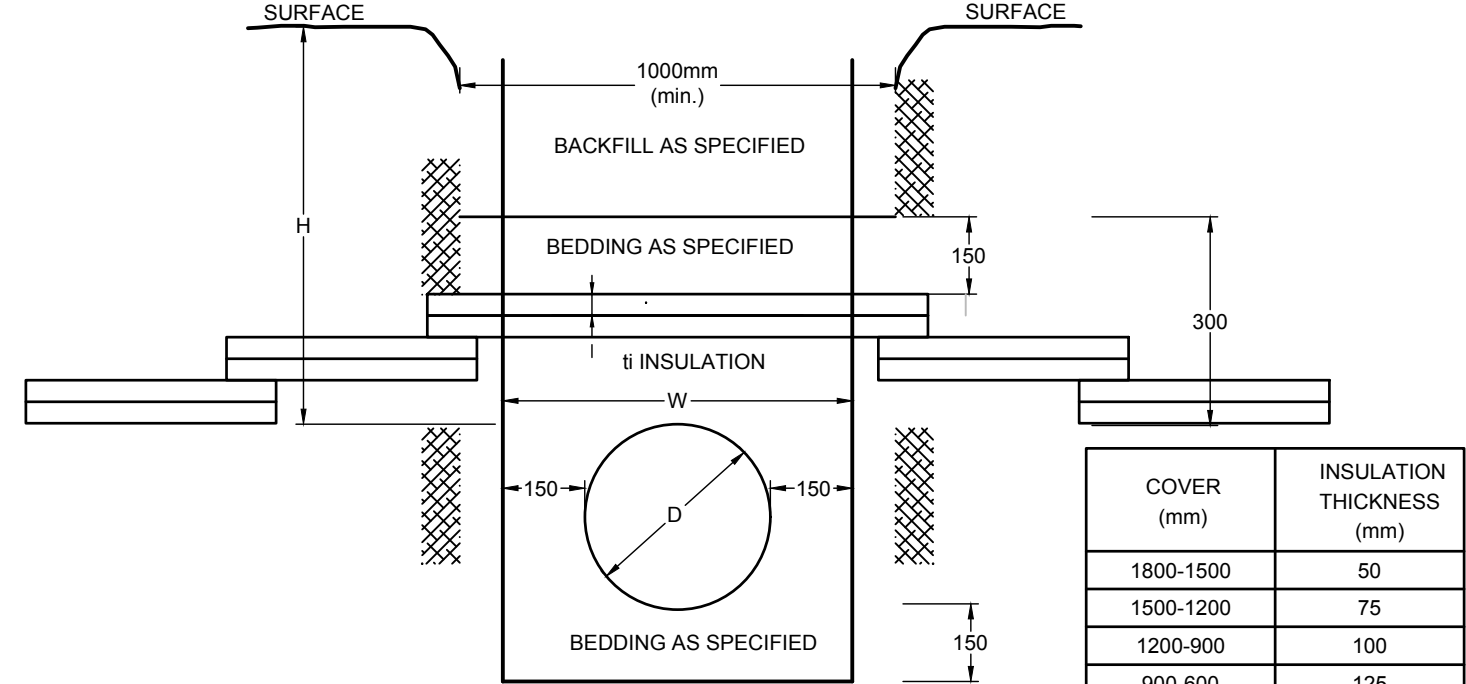
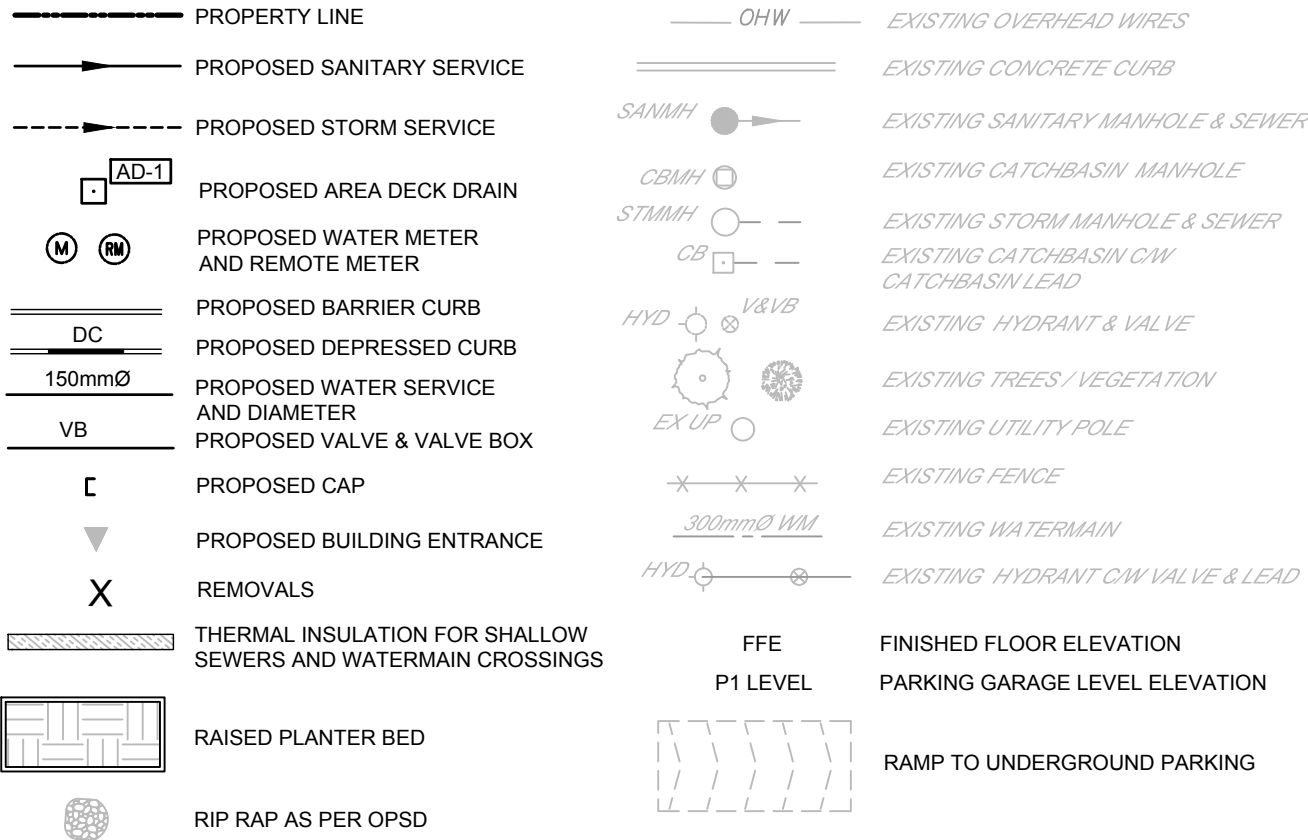


LEGEND



COVER (mm)	INSULATION THICKNESS (mm)
1800-1500	50
1500-1200	75
1200-900	100
900-600	125

NOTES:
1. INSULATE ALL SEWER PIPES THAT HAVE LESS THAN 1.8m COVER WITH EXPANDED POLYSTYRENE INSULATION AS SHOWN.
2. THE THICKNESS OF INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER (SEE TABLE)

PROPOSED STEPPED INSULATION
DETAIL FOR SHALLOW SEWERS ONLY
NOT TO SCALE

INTERNAL SWM STORAGE TANK #1 SYSTEM			
DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	STORAGE VOLUMES REQUIRED	PROVIDED
1/2 YR	15.8 L/s	69.8 m³	>255 m³
1/5 YR		106.8 m³	
1-100+20%		254.6 m³	
NOTES: 1. ALL DRAINAGE FROM AREA A-5 TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS. 2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM. 3. REFER TO MECHANICAL PLANS FOR PUMP INFORMATION AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM.			

ROOF DRAIN TABLE							
AREA ID *	BUILDING	ROOF DRAIN No. (WATTS MODEL)*	ROOF DRAIN OPENING SETTING	2 YEAR RELEASE RATE	APPROX. 2-YR PONDING DEPTH	5-YEAR RELEASE RATE	APPROX. 5-YEAR PONDING DEPTH
A-3	A	RD 1 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 2 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 3 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm
		RD 4 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm
		RD 5 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 6 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 7 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm
		RD 8 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm
		RD 9 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm
		RD 10 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm
		RD 11 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm
		RD 12 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm
A-4	B	RD 1 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 2 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 3 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 4 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 5 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 6 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
B-2	C	RD 1 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 2 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 3 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 4 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 5 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
		RD 6 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm
B-3	D	RD 1 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 2 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 3 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm
		RD 4 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm
		RD 5 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 6 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm
		RD 7 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm
		RD 8 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm
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		RD 11 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm
		RD 12 (RD-100-A-ADJ.)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm

* REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2023-086) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.
**ALL CONTROLLED FLOW ROOF DRAINS FOR THE PROPOSED BUILDING TO BE WATTS ADJUSTABLE ACCUTROL® ROOF DRAINS.

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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
8417709 CANADA INC.
430 boulevard de l'hôpital, Suite 310
Gatineau, QC J8V 1T7
NAME: PAUL-ANDRÉ CHARBONNEAU
PHONE: (819) 955-8032
EMAIL: paul-andre@chartro.ca

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	MAY 09/25	FST
2.	REVISED PER CITY COMMENTS	DEC 23/24	FST
1.	ISSUED FOR SPC APPLICATION	JUL 19/24	FST

SCALE	
1:300	
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DESIGN
CV
CHECKED
FST
DRAWN
CHECKED
CV
FST
APPROVED
FST

FOR REVIEW ONLY

PROFESSIONAL ENGINEER
F.S. THALVETTE
1000413399
May 09, 2025
PROVINCE OF ONTARIO

NOVATECH
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LOCATION
CITY OF OTTAWA
3459 & 3479 ST. JOSEPH BOULEVARD
DRAWING NAME
GENERAL PLAN OF SERVICES
PROJECT No. 113020-00
REV 113020-00
REV # 3
DRAWING No. 113020-GP1
PLAN NUMBER
PLAN NBR # 19167

GENERAL NOTES:

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF MUNICIPAL AUTHORITIES AND OWNER.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT (REF NO. PG5091-1, REVISION 1, DATED NOVEMBER 6, 2019, AND TREE PLANTING SETBACK RECOMMENDATIONS (REF NO. PG5091-MEMO-01), PREPARED BY PATERSON GROUP INC. FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- REFER TO ARCHITECTS' AND LANDSCAPE ARCHITECTS' DRAWINGS FOR BUILDING AND HARD SURFACED AREAS AND DIMENSIONS.
- REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2023-086) PREPARED BY NOVATECH.
- SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T&G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
- PROVIDE LINE/PARKING PAINTING AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

SEWER NOTES:

- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
CATCHBASIN (800X800MM)	705.010	OPSD
STORM / SANITARY MANHOLE (1200MM)	701.010	OPSD
CB, FRAME & COVER	400.020	OPSD
STORM / SANITARY MH FRAME & COVER	401.010	OPSD
WATERTIGHT MH FRAME AND COVER	401.030	OPSD
SEWER TRENCH	S6	CITY OF OTTAWA
EXTERIOR MECHANICAL AREA DECK DRAIN	FD-490-F-4	WATTS CANADA
STORM SEWER	(OR APPROVED EQUIVALENT)	
SANITARY SEWER	PVC DR 35, CONC. (> 450mm Ø)	
CATCHBASIN LEAD	PVC DR 35	
- THE SANITARY SERVICE LATERAL SHALL BE EQUIPPED WITH BACKFLOW PREVENTERS WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14.1 OR S14.2. REFER TO MECHANICAL PLANS FOR DETAILS.
- THE STORM SERVICE LATERAL SHALL BE EQUIPPED WITH A BACKFLOW PREVENTER WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14. REFER TO MECHANICAL PLANS FOR DETAILS.
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
- PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
- FOR ON-SITE SEWERS, INSULATE ALL PIPES (SAN / STM) THAT HAVE LESS THAN 1.5m COVER WITH HI-40 INSULATION PER INSULATION DETAIL FOR SHALLOW SEWERS. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION. FOR OFF-SITE SEWERS, INSULATE ALL PIPES (SAN / STM) THAT HAVE LESS THAN 1.8m COVER WITH HI-40 INSULATION PER INSULATION DETAIL FOR SHALLOW SEWERS. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
- TYPICAL STORM MANHOLES AND CATCHBASIN MANHOLES ARE TO HAVE 300mm SUMPES UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS TO TELEVIEW (CCTV) ALL PROPOSED SEWERS, 200mm OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES. PROVIDE A COPY OF ALL CCTV INSPECTION REPORTS TO THE ENGINEER FOR REVIEW.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL APPLICABLE SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T&G ELEVATIONS, STRUCTURE LOCATIONS AND ANY ALIGNMENT CHANGES, ETC.
- THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.16.04 AND 410.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.

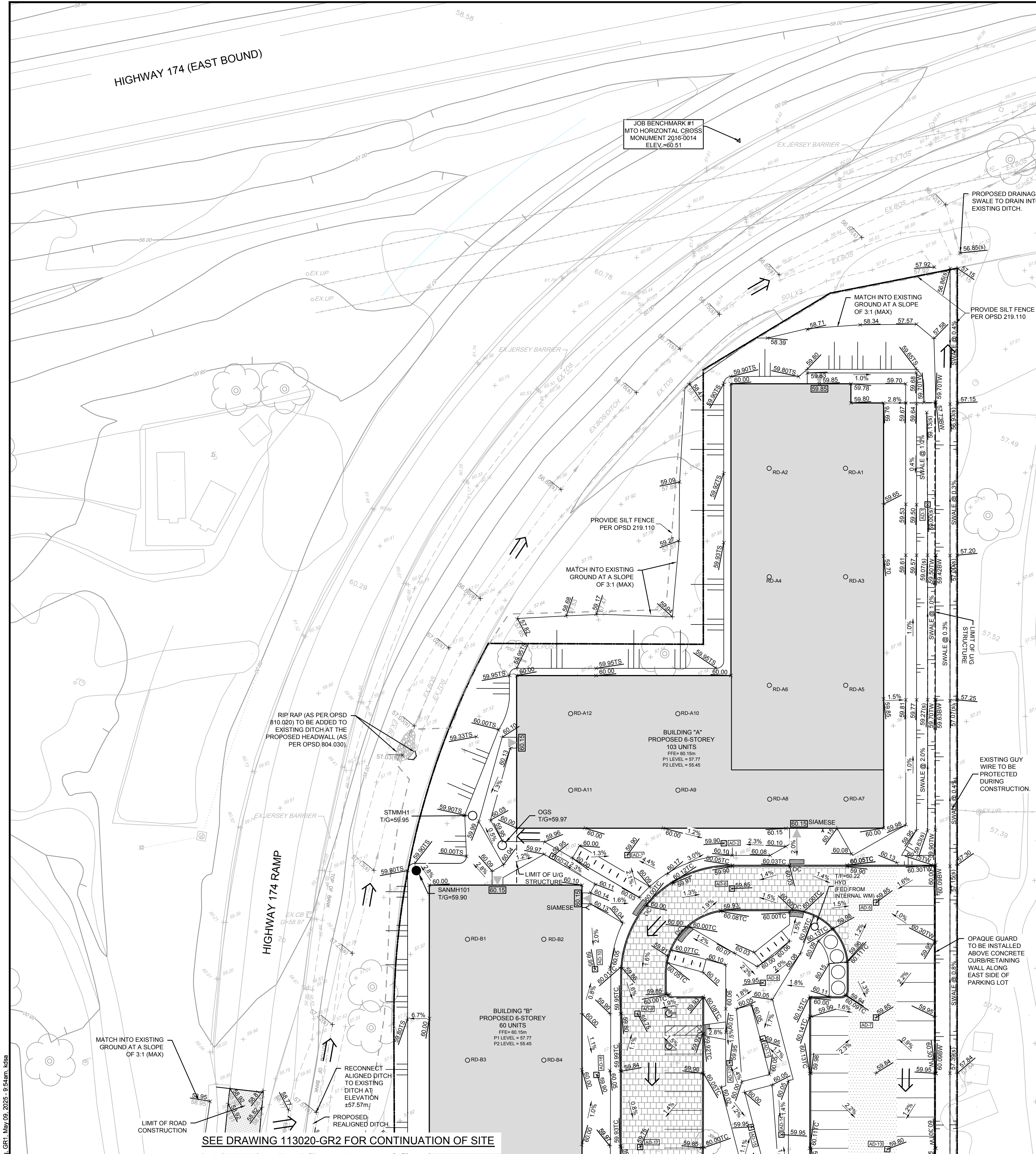
WATERMAIN NOTES:

- SUPPLY AND CONSTRUCT ALL WATERMAIN AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
FIRE HYDRANT INSTALLATION	W19	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
INSULATION ADJACENT TO OPEN STRUCTURES	W23	CITY OF OTTAWA
VALVE BOX ASSEMBLY	W24	CITY OF OTTAWA
WATERMAIN	PVC DR 18	
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN CROSSING ABOVE SEWER	W26.2	CITY OF OTTAWA
- EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMAINS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS. EXCAVATION, INSTALLATION OF SERVICE, BACKFILL AND RESTORATION BY THE CONTRACTOR.
- WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
- PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPE AT ALL CROSSINGS, UNLESS OTHERWISE INDICATED.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.

BENCHMARK 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 IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
- BENCHMARK WAS PROVIDED ONPLAN OF SURVEY PART OF LOT 33, CONCESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA, SURVEYED BY STANTEC GEOMATICS LTD.



LEGEND

PROPOSED ELEVATION	EXISTING CONCRETE CURB
EXISTING ELEVATION	EXISTING VALVE & VALVE BOX
GRADE AND DIRECTION	EXISTING SERVICE POST
MAXIMUM 3:1 SIDESLOPE	EXISTING HYDRANT
PROPOSED MECHANICAL AREA DRAIN	EXISTING COMBINED MH
PROPOSED PLANTER DECK DRAIN	EXISTING CATCHBASIN
DIRECTION OF MAJOR SYSTEM OVERLAND FLOW	EXISTING CATCHBASIN MH
PROPERTY LINE	EXISTING UTILITY POLE
UNDERGROUND STRUCTURE	EXISTING OVERHEAD WIRES
BUILDING ABOVE	FINISHED FLOOR ELEVATION
BUILDING ENTRANCE / EXIT	P1 LEVEL
RAISED PLANTER BED	USF
RIP RAP AS PER OPSD 801.010	UNDERSIDE OF FOOTING ELEVATION

EROSION AND SEDIMENT CONTROL NOTES :

- 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.
- 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 PREVENT SURFACE EROSION FROM ENTERING ANY STORM SEWER SYSTEM DURING CONSTRUCTION, FILTER BAGS WILL BE PLACED UNDER GRATES OF NEARBY SURFACE CATCHBASINS AND MANHOLE STRUCTURES. TERRAFIX B' ULTRA SILT SOCK (FILTER SOCK) IS TO BE USED AT THE OPENING OF ALL CURB INLET CATCHBASINS. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED (PER OPSD 219.110) AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE). IN AREAS WHERE SILT FENCINGS CANNOT BE INSTALLED PER OPSD 219.110 (i.e. HARD SURFACES), A FILTER SOCK SHALL BE SUBSTITUTED. THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- 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 ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- ROADWAYS ARE TO BE SWEEPED AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR MUNICIPALITY.
- THE CONTRACTOR SHALL ENSURE PROPER DUST CONTROL IS PROVIDED WITH THE APPLICATION OF WATER (AND IF REQUIRED, CALCIUM CHLORIDE) DURING DRY PERIODS.

BENCHMARK 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.
- BENCHMARK WAS PROVIDED ONPLAN OF SURVEY PART OF LOT 33, CONCESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA, SURVEYED BY STANTEC GEOMATICS LTD.

PAVEMENT STRUCTURE:

LIGHT DUTY PAVEMENT (CAR ONLY PARKING AREAS)
50mm HL3 or SUPERPAVE 12.5
150mm GRANULAR "A" CRUSHED STONE
300mm GRANULAR "B" TYPE II
HEAVY DUTY PAVEMENT (ACCESS LANES AND HEAVY TRUCK PARKING AREAS)
40mm HL3 or SUPERPAVE 12.5
50mm HL3 or SUPERPAVE 19.0
150mm GRANULAR "A" CRUSHED STONE
450mm GRANULAR "B" TYPE II

Erosion and Sediment Control Responsibilities:

	ESC Measure	Symbol	Specification	Installation Responsibility	During Construction	After Construction Prior to Final Acceptance		
					Inspection/Maintenance Responsibility	Approval to Remove	Removal Responsibility	After Final Acceptance
Temporary Measures	Silt Fence	---	OPSD 219.110	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor
	Filter Fabric	Location as Indicated On Plans	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor
	Mud Mat	[M]	Drawing Details	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor
	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
	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
	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

NOTE:
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OWNER INFORMATION
8417709 CANADA INC.
430 boulevard de l'hôpital, Suite 310
Gatineau, QC J8V 1T7
NAME: PAUL-ANDRÉ CHARBONNEAU
PHONE: (819) 955-8032

EMAIL: paul-andre@chartro.ca

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SCALE	DESIGN
1:300	CV
	CHECKED
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	APPROVED
	FST

FOR REVIEW ONLY

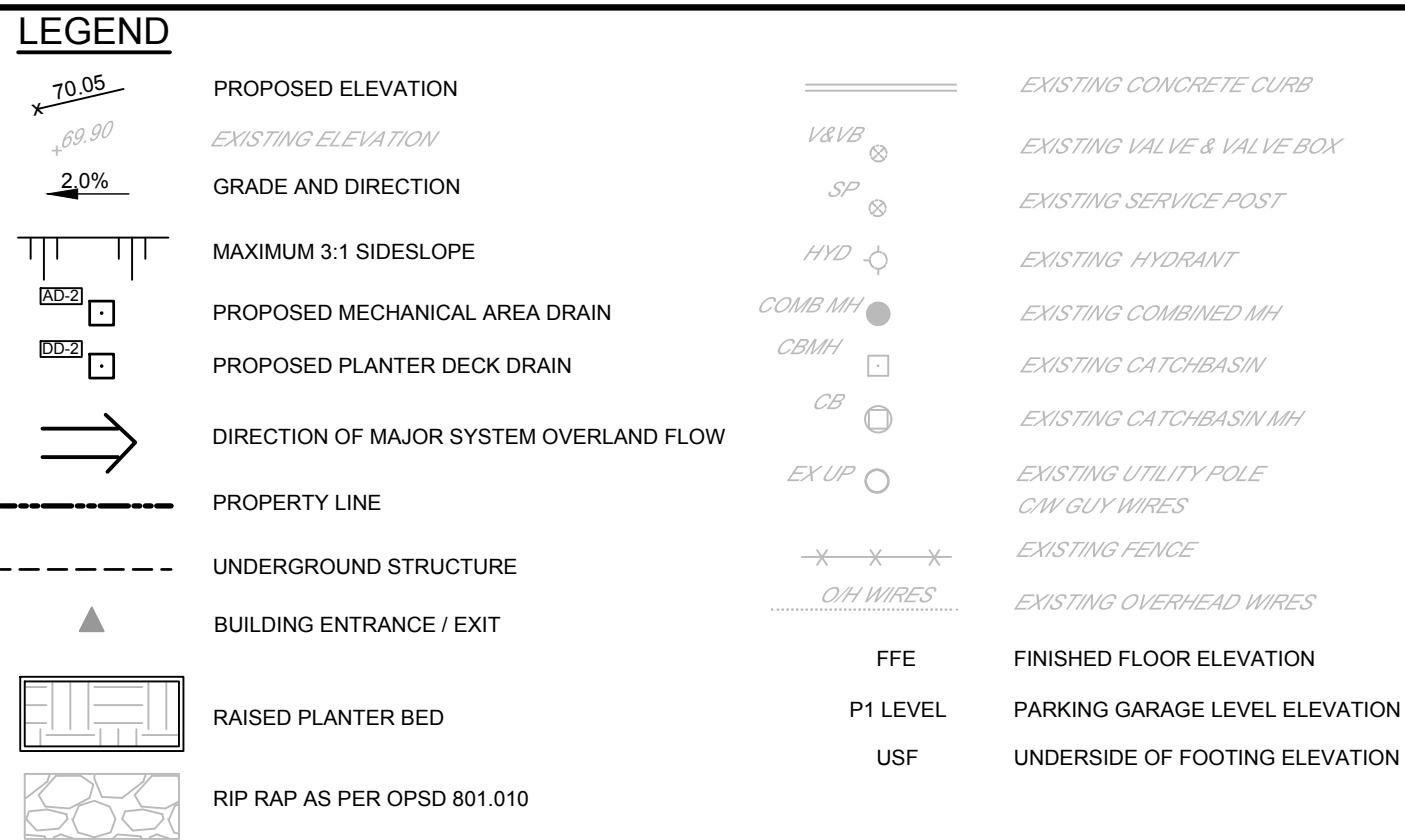
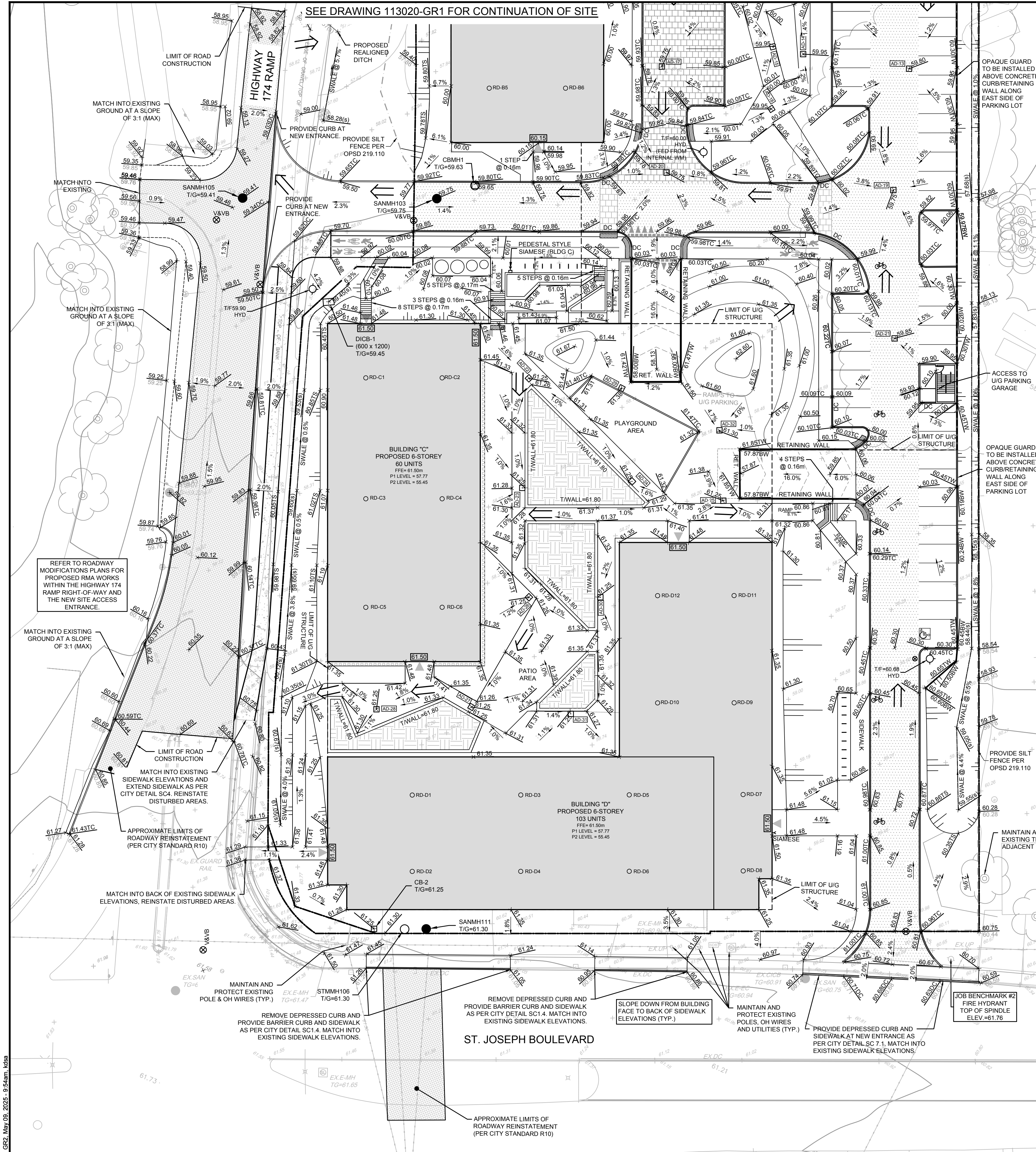


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Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
3459 & 3479 ST. JOSEPH BOULEVARD

DRAWING NAME
GRADING AND EROSION & SEDIMENT CONTROL PLAN

PROJECT No. 113020-00
REV # 3
DRAWING No. 113020-GR1
PLAN NBR # 19167



EROSION AND SEDIMENT CONTROL NOTES :

- 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.
- 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 PREVENT SURFACE EROSION FROM ENTERING ANY STORM SEWER SYSTEM DURING CONSTRUCTION, FILTER BAGS WILL BE PLACED UNDER GRATES OF NEARBY SURFACE CATCHBASINS AND MANHOLE STRUCTURES. TERRAFIX® ULTRA SILT SOCK (FILTER SOCK) IS TO BE USED AT THE OPENING OF ALL CURB INLET CATCHBASINS. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED (PER OPSD 219.110) AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE). IN AREAS WHERE SILT FENCING CANNOT BE INSTALLED PER OPSD 219.110 (i.e. HARD SURFACES), A FILTER SOCK SHALL BE SUBSTITUTED. THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- 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 ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- ROADWAYS ARE TO BE SWEEPED AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR MUNICIPALITY.
- THE CONTRACTOR SHALL ENSURE PROPER DUST CONTROL IS PROVIDED WITH THE APPLICATION OF WATER (AND IF REQUIRED, CALCIUM CHLORIDE) DURING DRY PERIODS.

BENCHMARK 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.
- BENCHMARK WAS PROVIDED ONPLAN OF SURVEY PART OF LOT 33, CONCESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA, SURVEYED BY STANTEC GEOMATICS LTD.

PAVEMENT STRUCTURE:

- | |
|--|
| LIGHT DUTY PAVEMENT (CAR ONLY PARKING AREAS) |
| 50mm HL3 or SUPERPAVE 12.5 |
| 150mm GRANULAR "A" CRUSHED STONE |
| 300mm GRANULAR "B" TYPE II |
- | |
|--|
| HEAVY DUTY PAVEMENT (ACCESS LANES AND HEAVY TRUCK PARKING AREAS) |
| 40mm HL3 or SUPERPAVE 12.5 |
| 50mm HL3 or SUPERPAVE 10.0 |
| 150mm GRANULAR "A" CRUSHED STONE |
| 450mm GRANULAR "B" TYPE II |

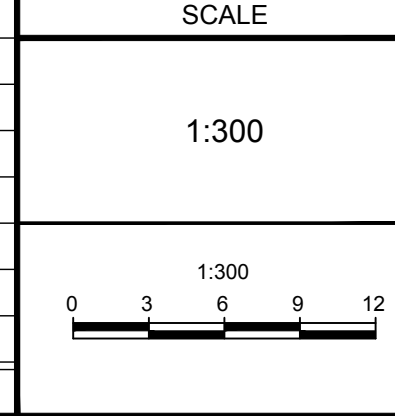
Erosion and Sediment Control Responsibilities:

	ESC Measure	Symbol	Specification	Installation Responsibility	During Construction	After Construction Prior to Final Acceptance		
					Inspection/Maintenance Responsibility	Approval to Remove	Removal Responsibility	After Final Acceptance
Temporary Measures	Silt Fence	---	OPSD 219.110	Developer's Contractor	Developer's Contractor	Consultant	Developer's Contractor	N/A
	Filter Fabric	Location as Indicated On Plans	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Consultant	Developer's Contractor	N/A
	Mud Mat	---	Drawing Details	Developer's Contractor	Developer's Contractor	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	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	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	Developer's Contractor	Developer's Contractor	N/A

NOTE:
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OWNER INFORMATION
8417709 CANADA INC.
430 boulevard de l'hôpital, Suite 310
Gatineau, QC J8V 1T7
NAME: PAUL-ANDRÉ CHARBONNEAU
PHONE: (819) 955-8032
EMAIL: paul-andre@chartro.ca

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	MAY 09/25	FST
2.	REVISED PER CITY COMMENTS	DEC 23/24	FST
1.	ISSUED FOR SPC APPLICATION	JUL 19/24	FST



DESIGN	CV
CHECKED	FST
DRAWN	FST
CHECKED	CV
APPROVED	FST

FOR REVIEW ONLY

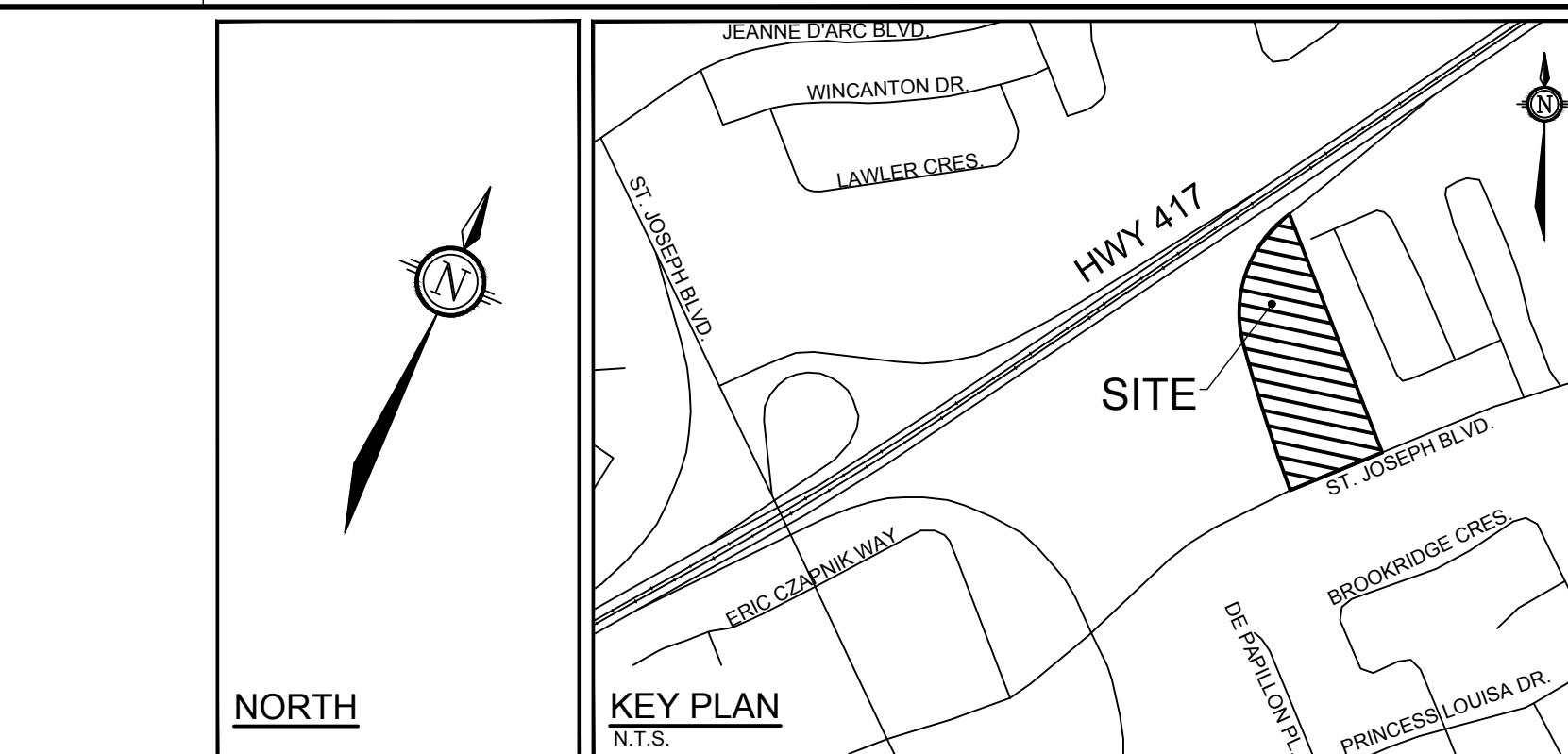
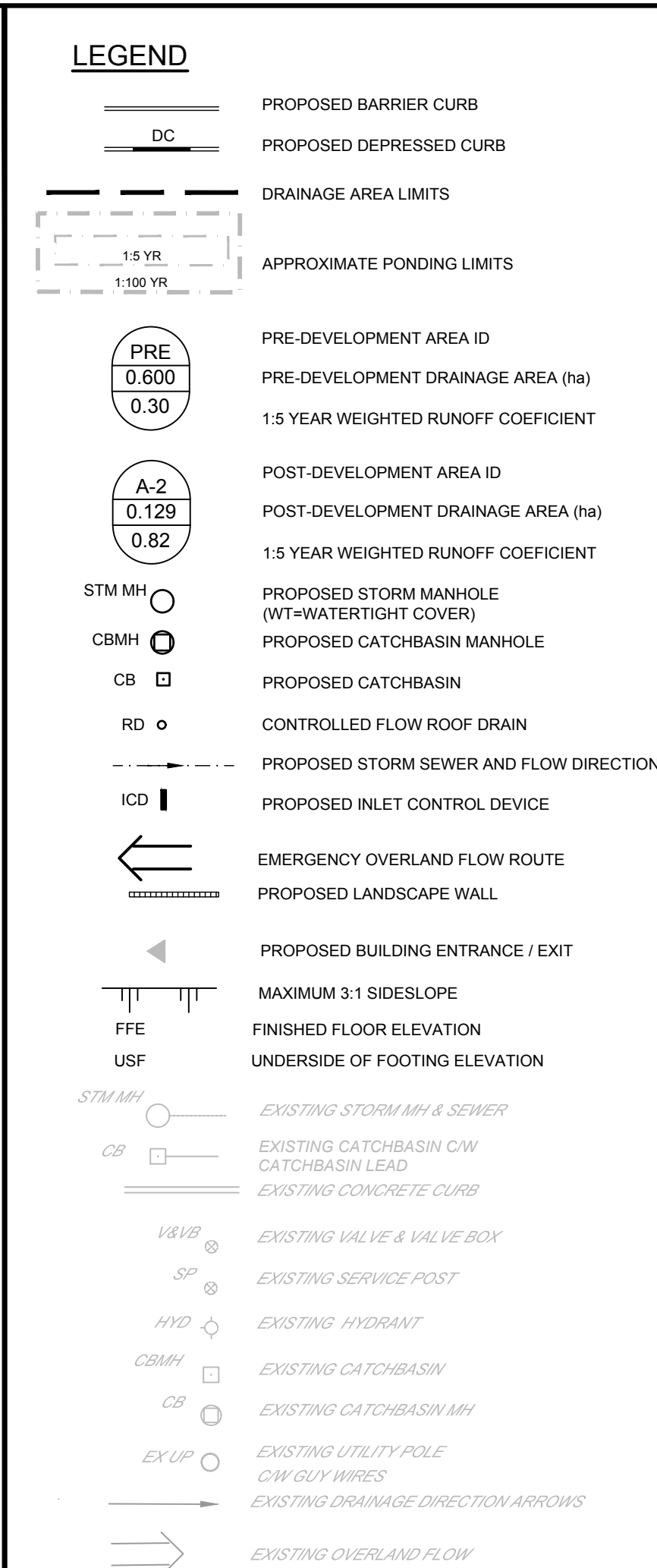
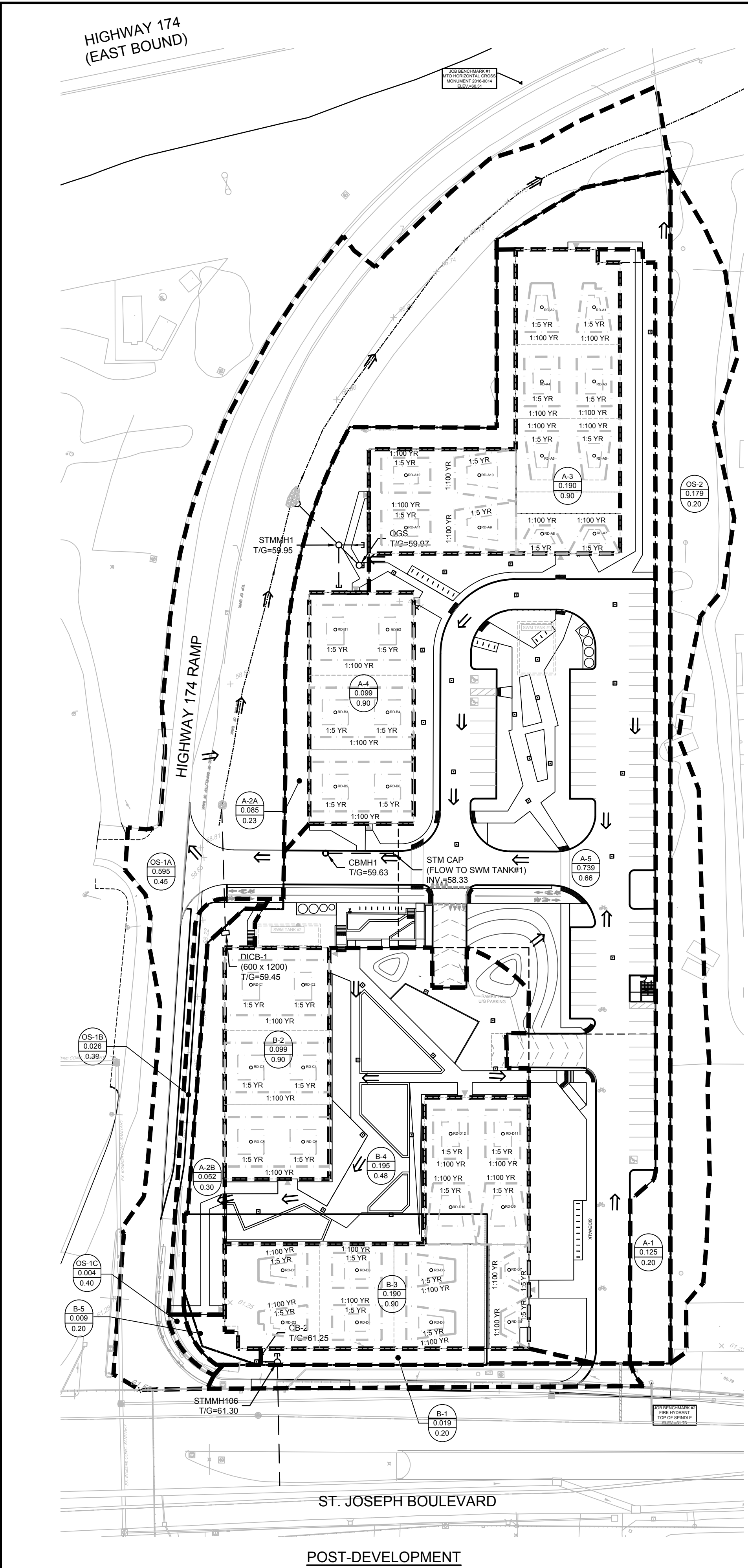
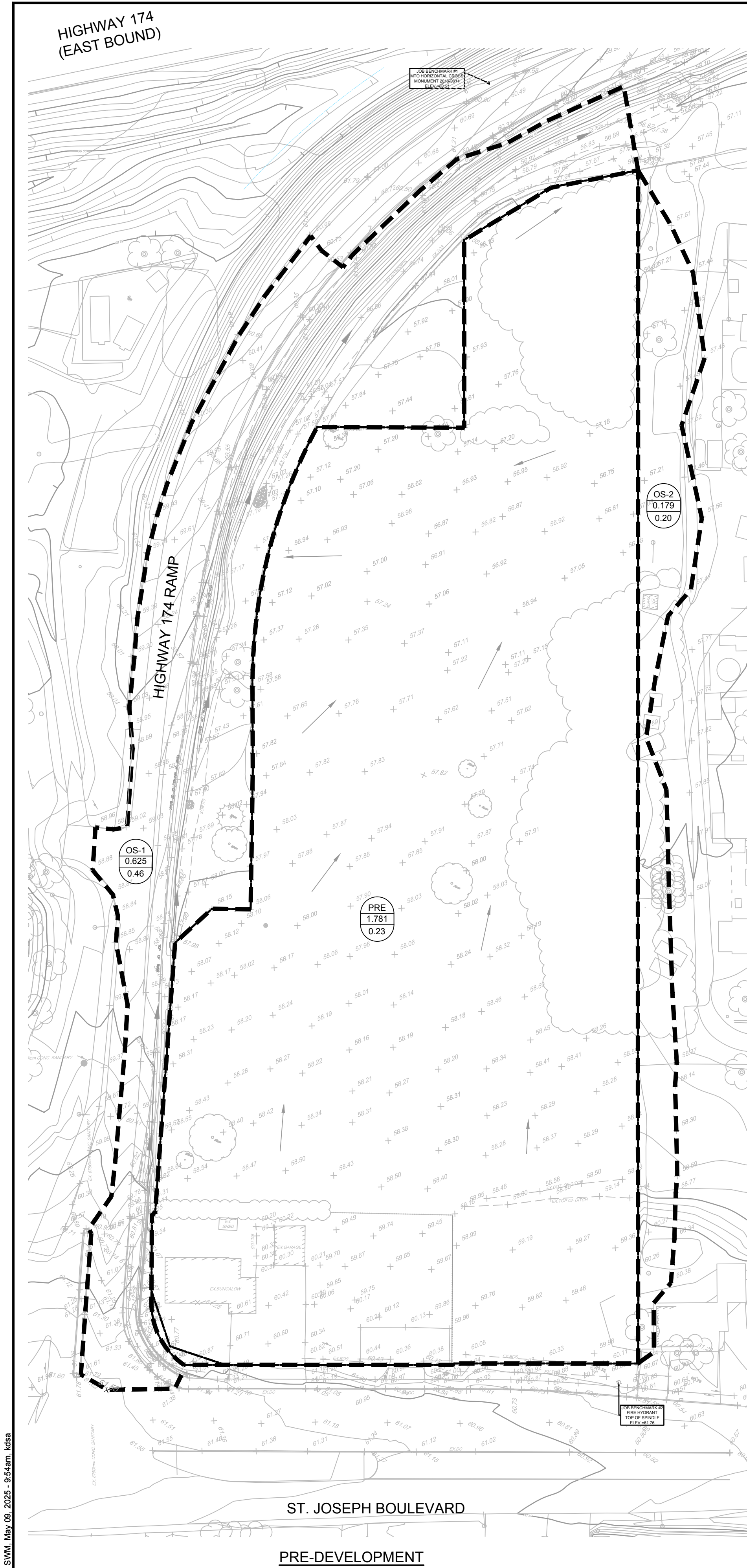


NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
3459 & 3479 ST. JOSEPH BOULEVARD

DRAWING NAME
GRADING AND EROSION & SEDIMENT CONTROL PLAN

PROJECT No. 113020-00
REV # 3
DRAWING No. 113020-GR2
PLAN NBR # 19167



NOTE:

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430 boulevard de l'hôpital, Suite 310

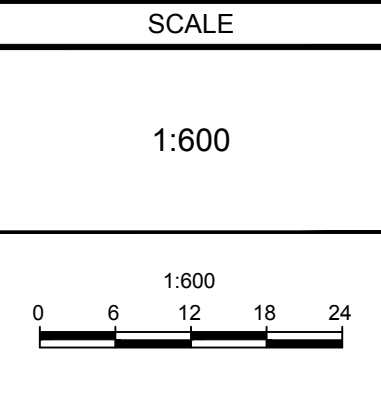
Gatineau, QC J8V 1T7

NAME: PAUL-ANDRÉ CHARBONNEAU

PHONE: (819) 955-8032

EMAIL: paul-andre@chartro.ca

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	MAY 09/25	FST
2.	REVISED PER CITY COMMENTS	DEC 23/24	FST
1.	ISSUED FOR SPC APPLICATION	JUL 19/24	FST



DESIGN	CV
CHECKED	FST
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LOCATION

CITY OF OTTAWA

3459 & 3479 ST. JOSEPH BOULEVARD

DRAWING NAME

PRE-DEVELOPMENT STORM DRAINAGE & POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN

PROJECT No.

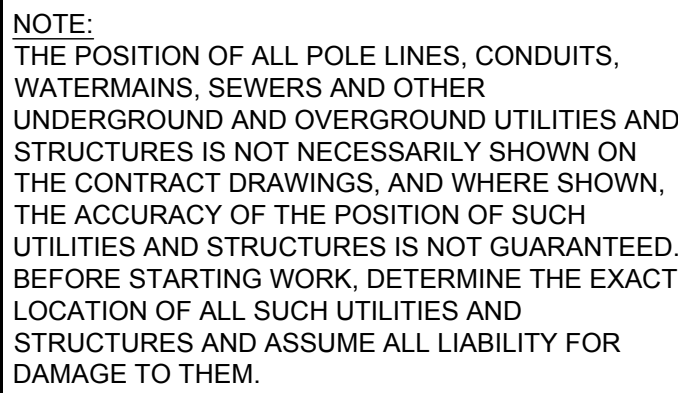
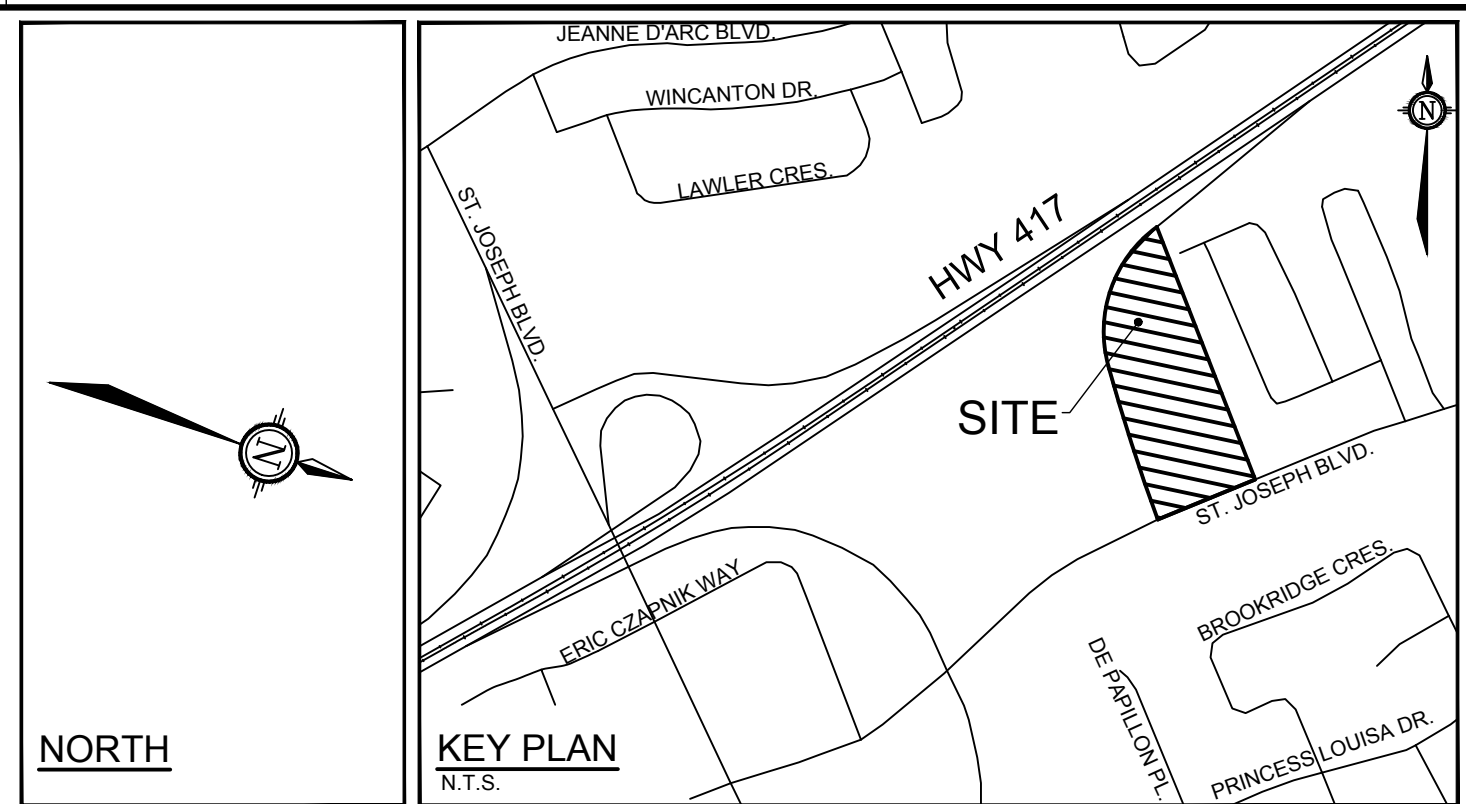
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REV #

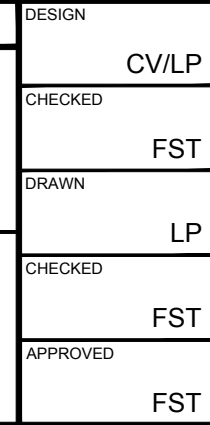
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DRAWING No.

113020-SWM



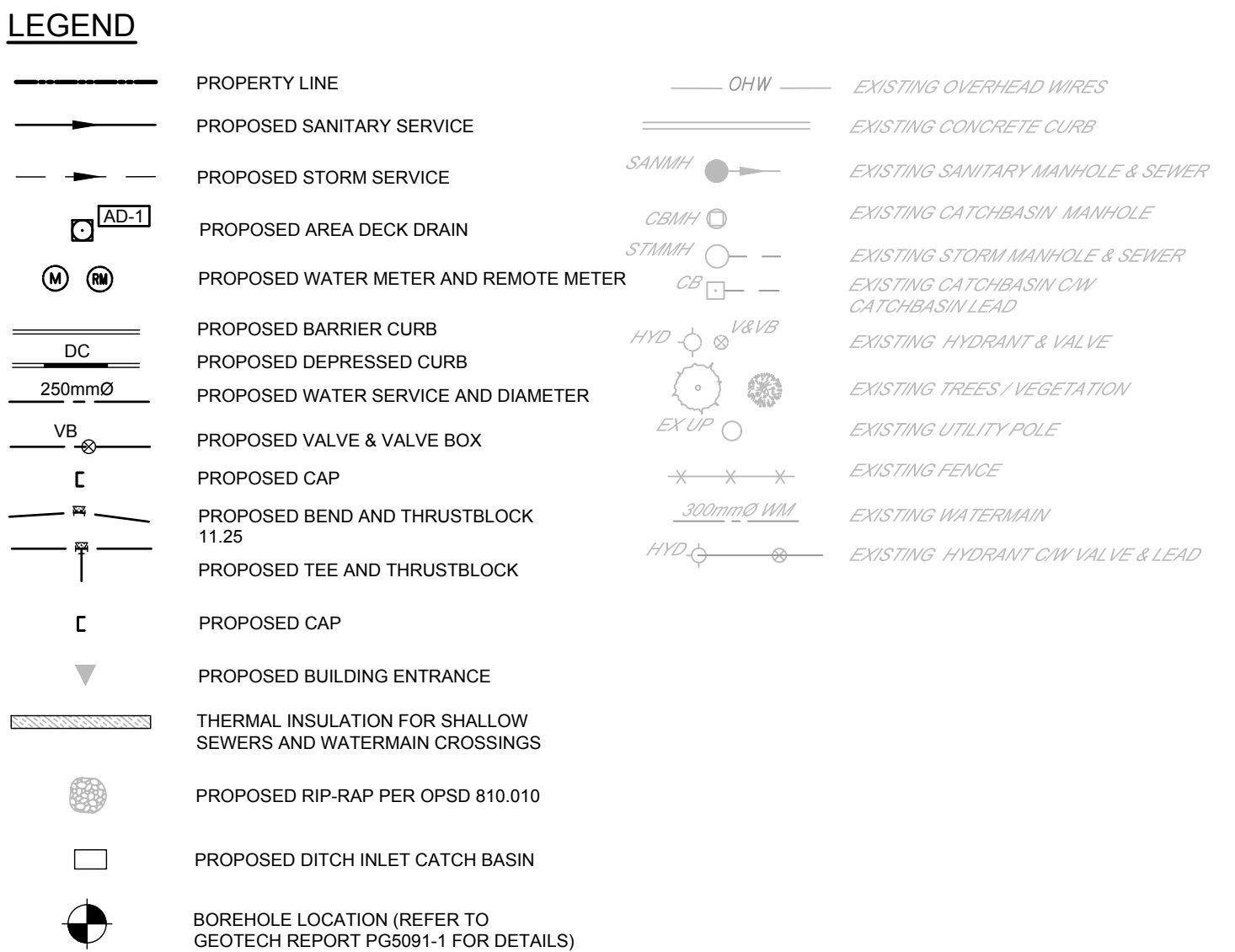
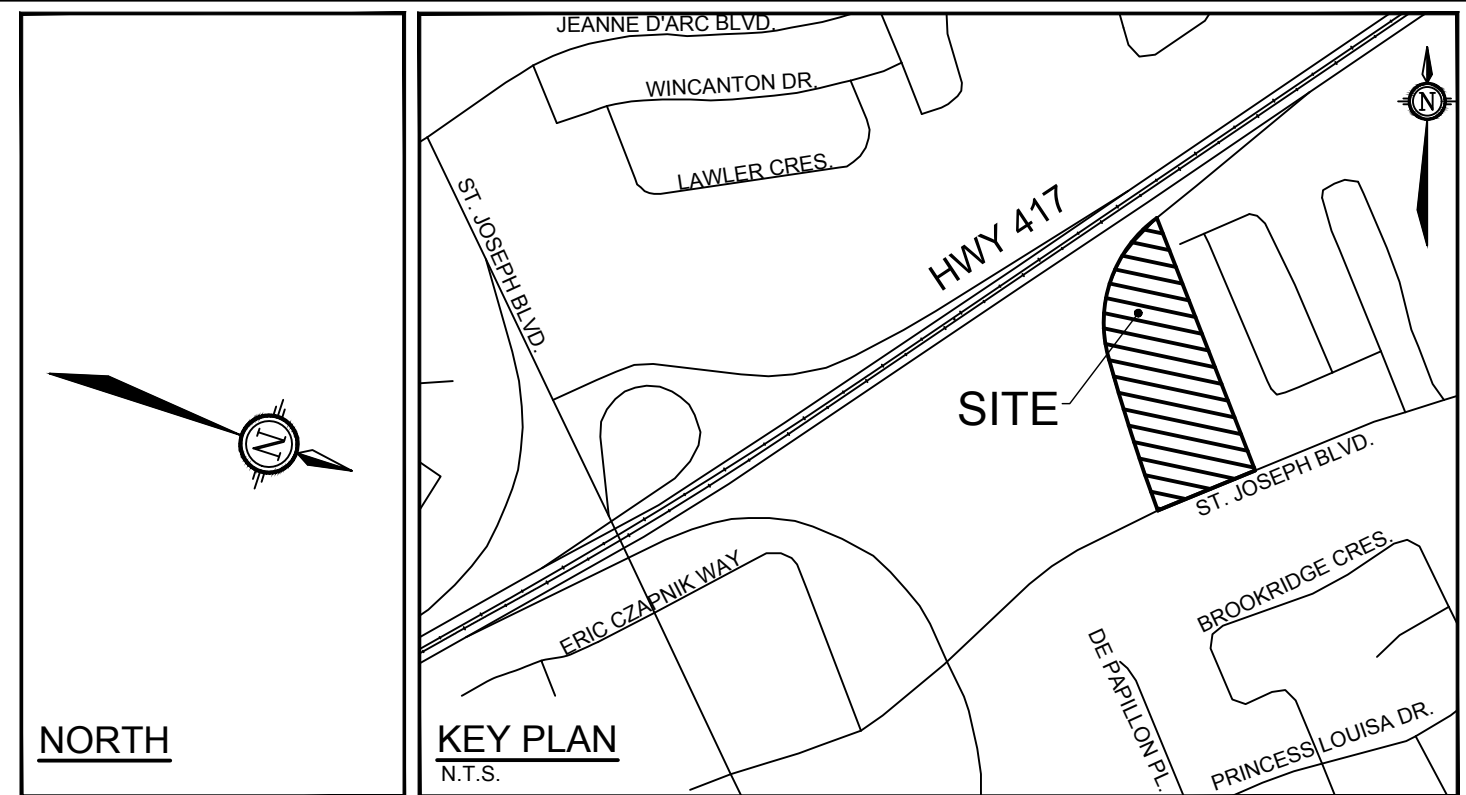
2.	REVISED PER CITY COMMENTS	MAY 09/25	FST	
1.	ISSUED FOR CITY APPROVAL	DEC 23/24	FST	
No.	REVISION	DATE	BY	



LOCATION
CITY OF OTTAWA
3459 & 3479 ST. JOSEPH BOULEVARD

DRAWING NAME
PLAN & PROFILE
HIGHWAY ACCESS ROAD
(174 ON-RAMP)

PROJECT No.	113020-00
REV	REV # 2
DRAWING No.	113020-PR1




NOTE:
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EMAIL: paul-andre@chartro.ca


SCALE

1:300



HORIZONTAL

1:30



VERTICAL

FOR REVIEW ONLY



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Ottawa, Ontario, Canada K2M 1P6
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DRAWING NAME

PLAN & PROFILE
WEST ACCESS

PROJECT No.	113020-00
REV	REV # 2
DRAWING No.	113020-PR2