

BENCHMARK NOTES:

- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA WITH AN ELEVATION OF 95.230.
- 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 ON PLAN OF SURVEY OF ALL OF LOTS 24 AND 25, AND PART OF LOTS 45, 46, 47, AND 48, REGISTERED PLAN 369, SURVEYED BY STANTEC GEOMATICS LTD (PROJECT NO 161613828-110).

Erosion and Sediment Control Responsibilities:							
ESC Measure	Symbol	Specification	Installation Responsibility	Inspection/Maintenance Responsibility	Inspection Frequency	Approval to Remove	Removal Responsibility
Silt Fence	---	OPSD 216.110	Developer's Contractor	Developer's Contractor	Weekly	Consultant	Developer's Contractor
Filter Fabric	---	Location as indicated in ESC Note #3	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)	Consultant	Developer's Contractor
Dust Control	---	Location as Required around Site	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor
Stabilized Material Stockpiling	---	Location as Required by Contractor	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

LEGEND

- PROPOSED ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED TOP OF WALL ELEVATION
- MATCH INTO EXISTING GRADES
- EXISTING ELEVATION
- GRADE AND DIRECTION
- PROPOSED SILT FENCING (OPSD 219.110)
- PROPOSED BUILDING ELEVATION
- PROPOSED FILTER BAG
- PROPERTY LINE
- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION
- UNDERSIDE OF FOOTING
- MECHANICAL DECK DRAINS
- PROPOSED VALVE & VALVE BOX
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED FIRE DEPARTMENT CONNECTION
- EMERGENCY OVERLAND FLOW ROUTE
- BUILDING ENTRANCE / EXIT
- APPROXIMATE LIMIT OF REINSTATEMENT AREA
- PROPOSED LANDSCAPE AREA
- PROPOSED BARRIER CURB
- PROPOSED DEPRESSED CURB
- PROPOSED RETAINING WALL
- EXISTING VALVE & VALVE BOX
- EXISTING HYDRANT
- EXISTING CONCRETE CURB
- EXISTING CATCHBASIN
- EXISTING CATCHBASIN MH
- EXISTING UTILITY POLE
- CW GUY WIRES
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- EXISTING AS-BUILT ELEVATION
- EXISTING AS-BUILT GRADE
- APPROVED DESIGN ELEVATION FOR ADJACENT PROPERTY

NORTH

KEY PLAN
N.T.S.

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.
- COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE CURRENT GUIDELINES, BYLAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO OPSS, OPSS & AVWA GUIDELINES - ALL CURRENT VERSIONS AND 'AS AMENDED'.
- 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 THE CITY OF OTTAWA AND ENGINEER.
- 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 (PG4394-1, DATED MARCH 29, 2018) AND RELIANCE LETTER (DATED JULY 23, 2024), 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 THE PLACEMENT OF THE GRANULAR MATERIAL.
- REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- REFER TO DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2024-087) PREPARED BY NOVATECH.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- PROVIDE LINE / PARKING PAINTING AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

GRADING NOTES:

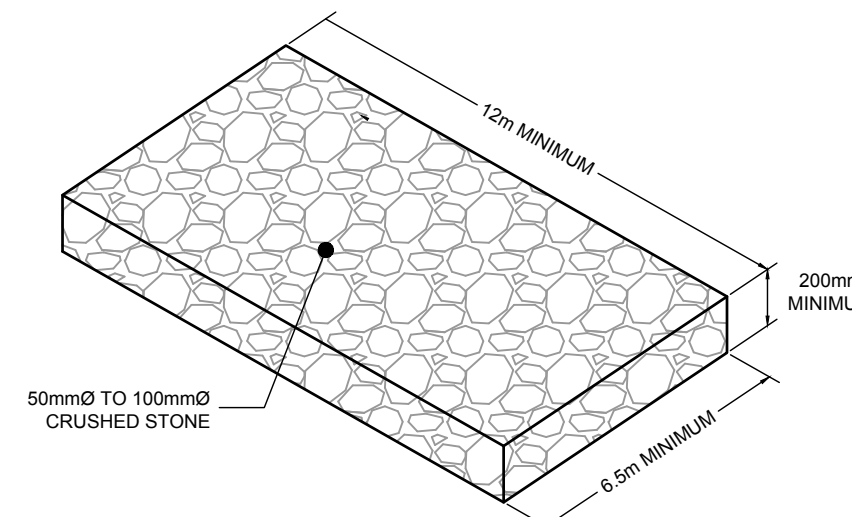
- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
- ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
- ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
- CONCRETE CURB AND SIDEWALK SHALL BE AS PER CITY OF OTTAWA STANDARD SC1.4.
- REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

EROSION AND SEDIMENT CONTROL NOTES:

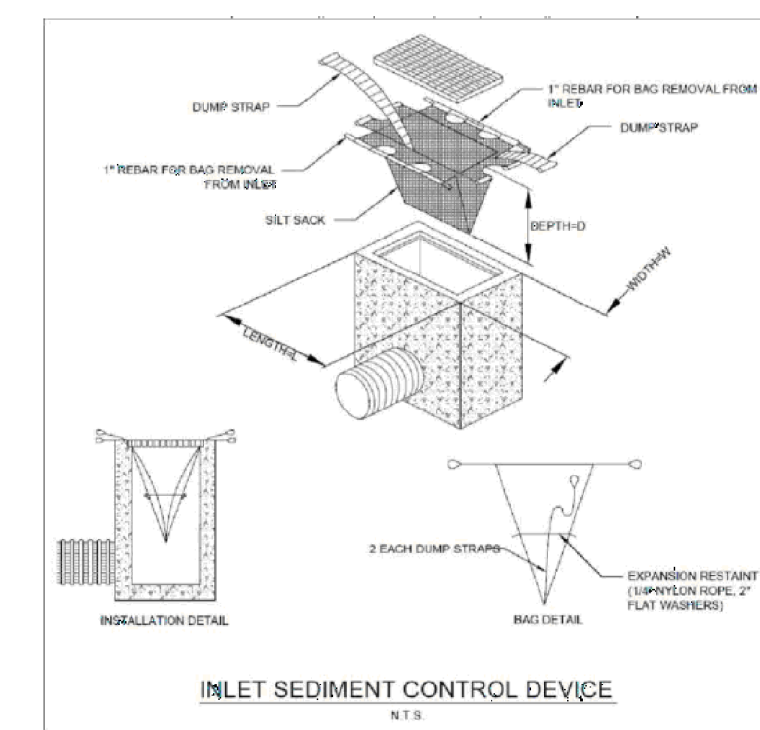
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- 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).
- 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 SOILS WITH NATURAL OR SYNTHETIC MULCHES.
- FOR MATERIAL STOCKPILING, MINIMIZE THE AMOUNT OF EXPOSED MATERIALS AT ANY GIVEN TIME; APPLY TEMPORARY SEEDING, TARPS, COMPACTION AND/OR SURFACE ROUGHENING 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 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 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.

PAVEMENT STRUCTURE:

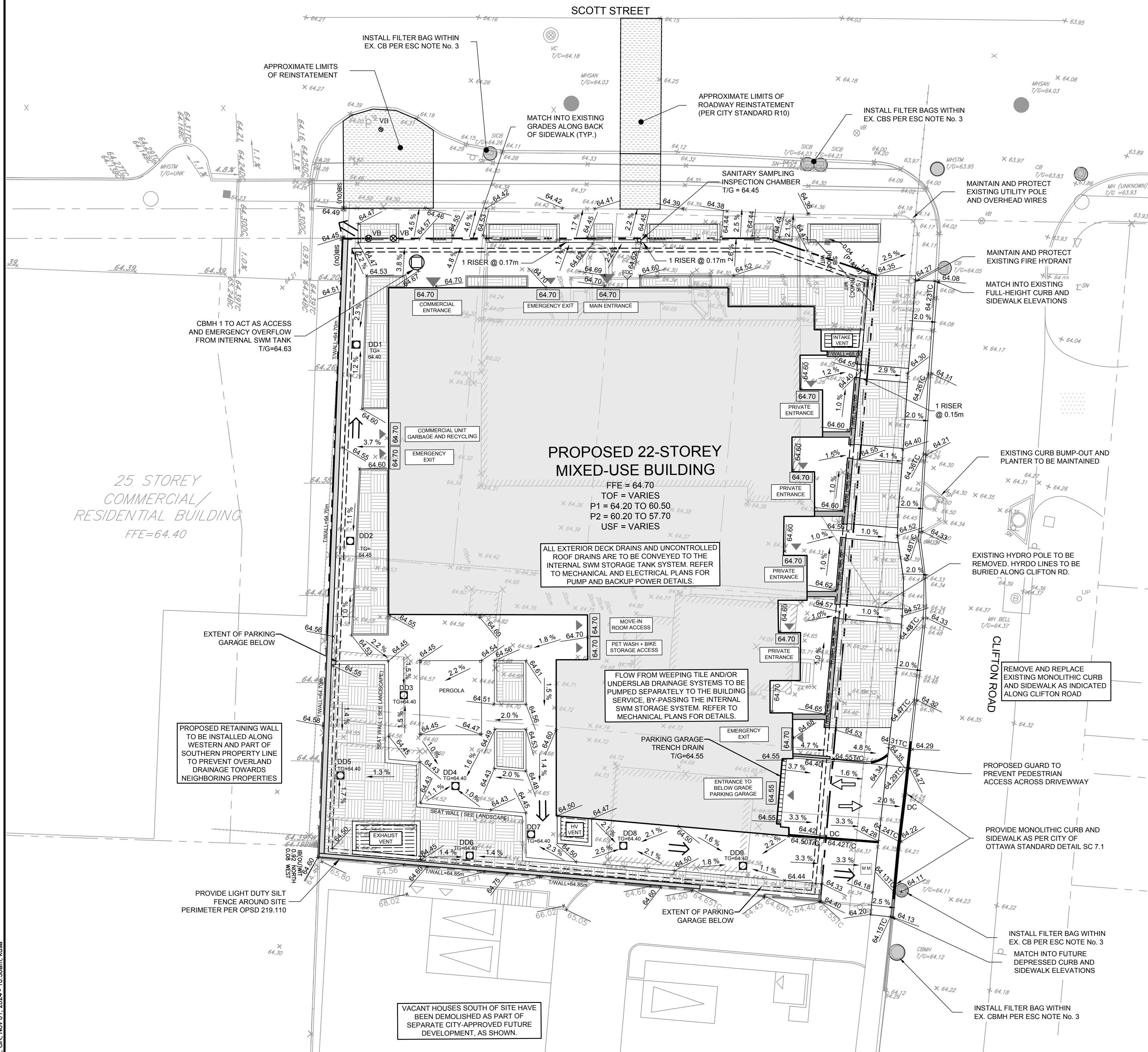
- NEW LIGHT DUTY PAVEMENT
 - 40mm HL3 OR SUPERPAVE 12.5
 - 50mm HL8 OR SUPERPAVE 19.0
 - 150mm GRANULAR "A"
 - 450mm GRANULAR "B" TYPE II ASPHALT GRADE PG 58-34
- HEAVY DUTY PAVEMENT - ROADWAY RE-INSTATEMENT
 - MATCH EXISTING GRANULAR STRUCTURE OF ROADWAY
 - MATCH EXISTING ASPHALT THICKNESSES AS PER DETAIL R10.
 - NEW ASPHALT GRADE: PG 58-34



MUD MAT DETAIL
N.T.S.



INLET SEDIMENT CONTROL DEVICE
N.T.S.



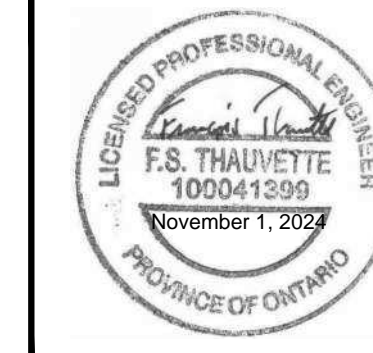
NOTE:
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OWNER INFORMATION
GRANITE PRIVATE EQUITY LIMITED PARTNERSHIP
16 CONCOURSE GATE, SUITE 200
OTTAWA, ONTARIO K2E 7S8
KEN HOPPNER
PHONE: 613-831-5490 EXT 208
khoppner@morleyhoppner.com

No.	REVISION	DATE	BY
1.	ISSUED FOR SPC	JUL 31/24	FST
2.	REVISED PER CITY COMMENTS	NOV 01/24	FST

DESIGN	BB/KD
CHECKED	FST
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FOR REVIEW ONLY

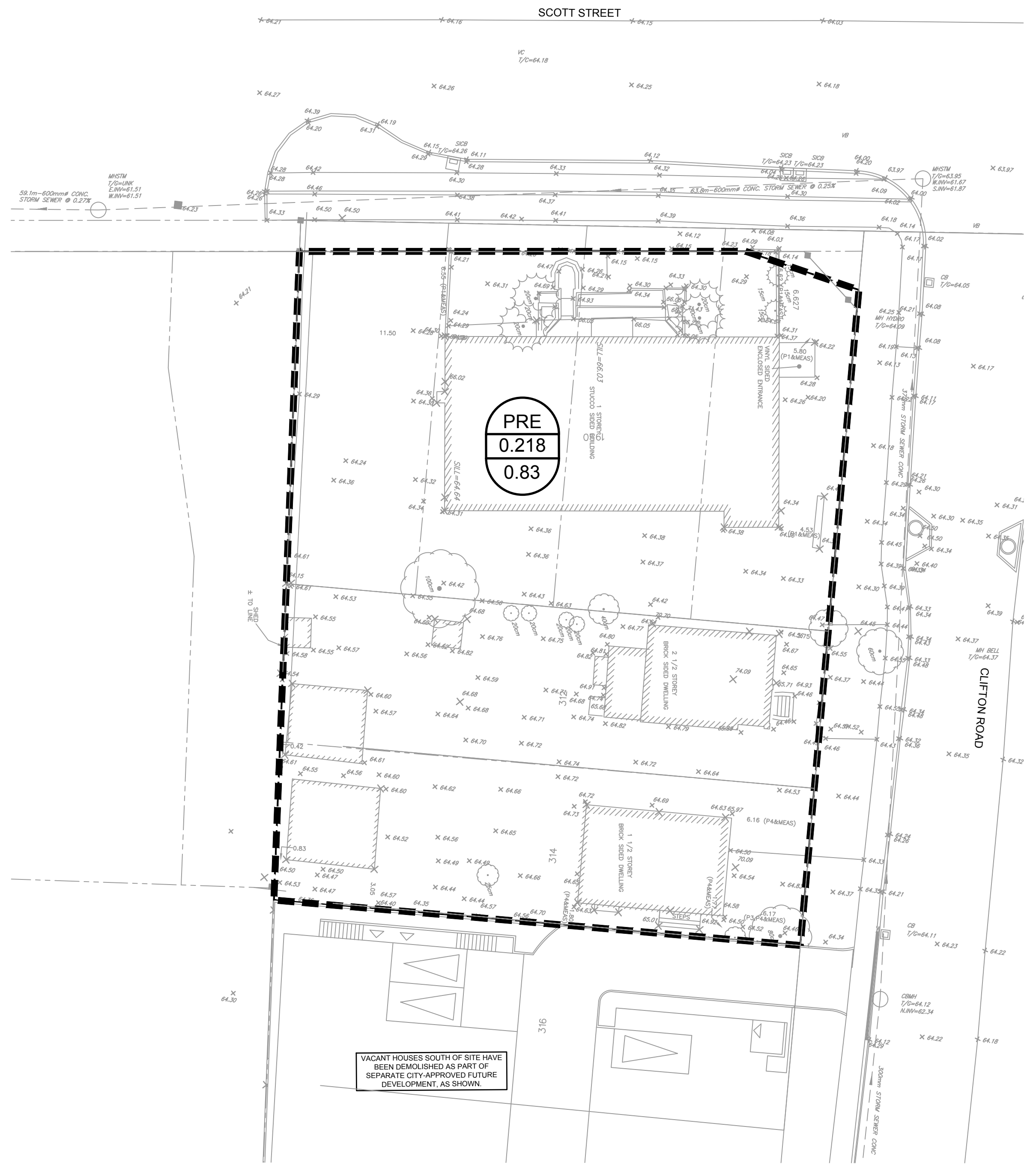


LOCATION		PROJECT No.	
CITY OF OTTAWA 1950 SCOTT STREET AND 312 & 314 CLIFTON ROAD		121301	
DRAWING NAME		REV #	
GRADING AND EROSION AND SEDIMENT CONTROL PLAN		REV # 2	
DRAWING No.		121301-GR	

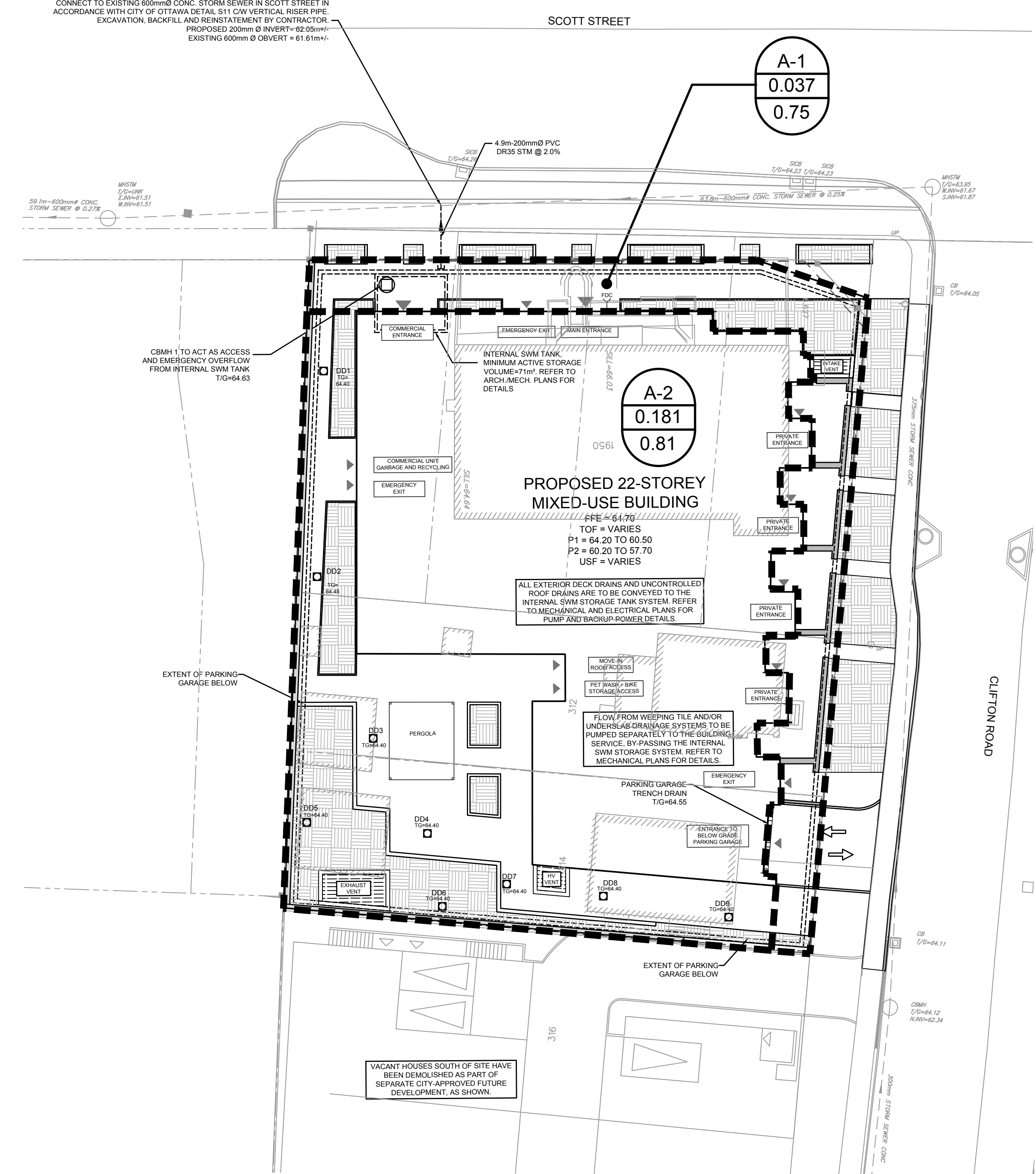
LEGEND	
	PROPOSED BARRIER CURB
	PROPOSED DEPRESSED CURB
	DRAINAGE AREA LIMITS
	DECK DRAIN
	PRE-DEVELOPMENT AREA ID
	PRE-DEVELOPMENT DRAINAGE AREA (ha)
	1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
	PROPOSED LANDSCAPE AREA
	PROPOSED CATCHBASIN MH & SEWER
	PROPOSED RETAINING WALL
	EXISTING CONCRETE CURB
	EXISTING VALVE & VALVE BOX
	EXISTING SERVICE POST
	EXISTING HYDRANT
	EXISTING CATCHBASIN
	EXISTING CATCHBASIN MH
	EXISTING UTILITY POLE
	C/W GUY WIRES



PRE-DEVELOPMENT CONDITIONS



POST-DEVELOPMENT CONDITIONS



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INTERNAL SWM STORAGE SYSTEM

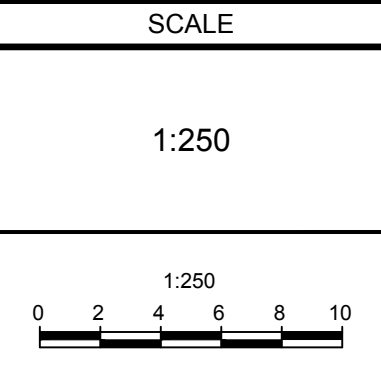
DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	STORAGE VOLUMES REQUIRED	STORAGE VOLUMES PROVIDED
1.2 YR	PUMPED FLOW	16.1 m ³	>65 m ³
1.5 YR	RATE + 7.5 L/s	25.9 m ³	
1:100 YR		64.4 m ³	

- NOTES:**
- ALL DRAINAGE FROM AREA A-2 (PROPOSED AMENITY AREA DECK DRAINS AND ALL ROOF DRAINS) TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM.
 - REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION AND CONNECTIONS AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM AND EMERGENCY OVERFLOW PIPING.

NOTE:
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khoppner@morleyhoppner.com

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DESIGN	BB/KD	FOR REVIEW ONLY
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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
1950 SCOTT STREET AND 312 & 314 CLIFTON ROAD

DRAWING NAME
STORMWATER MANAGEMENT PLAN

PROJECT No. 121301
REV # 2
DRAWING No. 121301-SWM
PLAN #19152

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