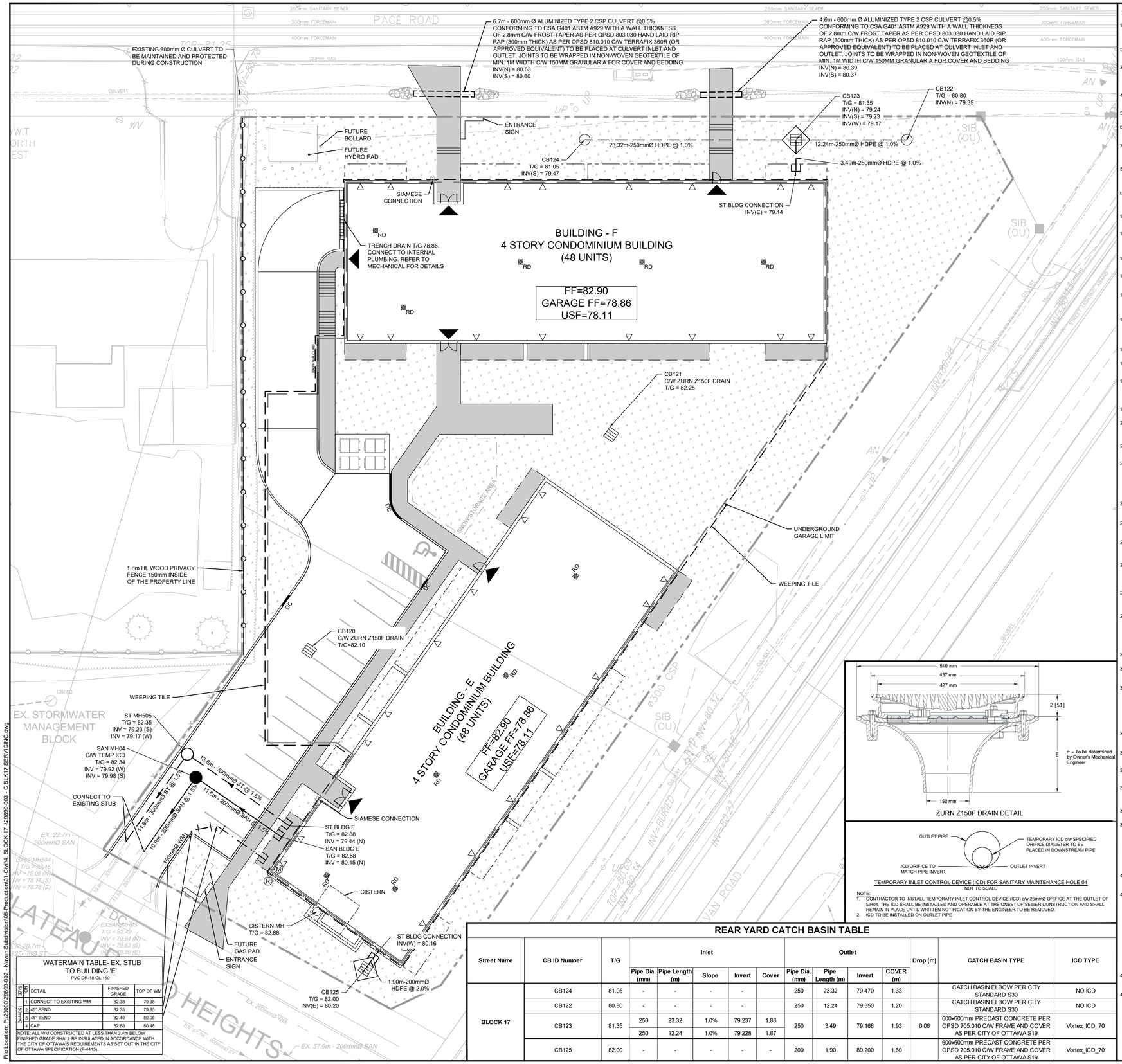
PAGE ROAD
250mm SANITARY SEWER
300mm FORCEMAIN
400mm FORCEMAIN
100mm GAS
EXISTING 600mm Ø CULVERT TO BE MAINTAINED AND PROTECTED DURING CONSTRUCTION
6.7m - 600mm Ø ALUMINIZED TYPE 2 CSP CULVERT @0.5% CONFORMING TO CSA G401 ASTM A929 WITH A WALL THICKNESS OF 2.8mm C/W FROST TAPER AS PER OPSD 803.030 HAND LAID RIP RAP (300mm THICK) AS PER OPSD 810.010 C/W TERRAFIX 360R (OR APPROVED EQUIVALENT) TO BE PLACED AT CULVERT INLET AND OUTLET. JOINTS TO BE WRAPPED IN NON-WOVEN GEOTEXTILE OF MIN. 1M WIDTH C/W 150MM GRANULAR A FOR COVER AND BEDDING
INV(N) = 80.63
INV(S) = 80.60
4.6m - 600mm Ø ALUMINIZED TYPE 2 CSP CULVERT @0.5% CONFORMING TO CSA G401 ASTM A929 WITH A WALL THICKNESS OF 2.8mm C/W FROST TAPER AS PER OPSD 803.030 HAND LAID RIP RAP (300mm THICK) AS PER OPSD 810.010 C/W TERRAFIX 360R (OR APPROVED EQUIVALENT) TO BE PLACED AT CULVERT INLET AND OUTLET. JOINTS TO BE WRAPPED IN NON-WOVEN GEOTEXTILE OF MIN. 1M WIDTH C/W 150MM GRANULAR A FOR COVER AND BEDDING
INV(N) = 80.39
INV(S) = 80.37
CB123
T/G = 81.35
INV(N) = 79.24
INV(S) = 79.23
INV(W) = 79.17
CB122
T/G = 80.80
INV(N) = 79.35
ENTRANCE SIGN
FUTURE BOLLARD
FUTURE HYDRO.PAD
23.32m-250mmØ HDPE @ 1.0%
12.24m-250mmØ HDPE @ 1.0%
3.49m-250mmØ HDPE @ 1.0%
CB124
T/G = 81.05
INV(S) = 79.47
SIAMESE CONNECTION
ST BLDG CONNECTION
INV(E) = 79.14
BUILDING - F
4 STORY CONDOMINIUM BUILDING
(48 UNITS)
FF=82.90
GARAGE FF=78.86
USF=78.11
TRENCH DRAIN T/G 78.86. CONNECT TO INTERNAL PLUMBING. REFER TO MECHANICAL FOR DETAILS
CB121
C/W ZURN Z150F DRAIN
T/G = 82.25
UNDERGROUND GARAGE LIMIT
WEEPING TILE
1.8m Ht. WOOD PRIVACY FENCE 150mm INSIDE OF THE PROPERTY LINE
CB120
C/W ZURN Z150F DRAIN
T/G=82.10
BUILDING - E
4 STORY CONDOMINIUM BUILDING
(48 UNITS)
FF=82.90
GARAGE FF=78.86
USF=78.11
EX. STORMWATER MANAGEMENT BLOCK
ST MH505
T/G = 82.35
INV = 79.23 (S)
INV = 79.17 (W)
SAN MH04
C/W TEMP ICD
T/G = 82.34
INV = 79.92 (W)
INV = 79.98 (S)
13.8m - 200mmØ ST @ 1.5%
11.6m - 200mmØ SAN @ 1.5%
11.9m - 300mmØ ST @ 1.5%
10.4m - 200mmØ SAN @ 1.5%
CONNECT TO EXISTING STUB
SIAMESE CONNECTION
ST BLDG E
T/G = 82.88
INV = 79.44 (N)
SAN BLDG E
T/G = 82.88
INV = 80.15 (N)
CISTERN
CISTERN MH
T/G = 82.88
FUTURE GAS PAD
ENTRANCE SIGN
ST BLDG CONNECTION
INV(W) = 80.16
CB125
T/G = 82.00
INV(E) = 80.20
1.90m-200mmØ HDPE @ 2.0%
EX. 22.7m - 200mmØ SAN
EX. 20.7m - 525mmØ ST
EX. 57.9m - 200mmØ SAN
EX. 205mmØ WM
EX. 57m - 300mmØ ST
SNOW STORAGE AREA
SWALE
SIB (OU)
INV=80.32
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INV=-13.78
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INV=-18.03
INV=-18.08
INV=-18.13
INV=-18.18
INV=-18.23
INV=-18.28
INV=-18.33

EXISTING 600mm Ø CULVERT TO BE MAINTAINED AND PROTECTED DURING CONSTRUCTION

EXISTING GRASSED AREA TO BE REINSTATED TO MATCH EXISTING ELEVATIONS

BUILDING - F
4 STORY CONDOMINIUM BUILDING
(48 UNITS)

FF=82.90
GARAGE FF=78.86
USF=78.11

BUILDING - E
4 STORY CONDOMINIUM BUILDING
(48 UNITS)

FF=82.90
GARAGE FF=78.86
USF=78.11

1	
37.14	338.53
0.30	82.40

2	
29.40	292.64
0.30	82.58

3	
6.62	74.71
0.25	81.05

4	
2.58	34.68
0.20	81.25

5	
2.57	37.30
0.20	82.20

200mm CONCRETE PATHWAY
150mm GRANULAR A BASE
FILL WITH NATIVE SOIL (MIN. 300mm)
6.7m - 600mm Ø ALUMINIZED TYPE 2 CSP CULVERT @0.5% CONFORMING TO CSA G401 ASTM A929 WITH A WALL THICKNESS OF 2.8mm C/w FROST TAPER AS PER OPSD 803.030 HAND LAID RIP RAP (300mm THICK) AS PER OPSD 810.010 C/w TERRAFIX 360R (OR APPROVED EQUIVALENT) TO BE PLACED AT CULVERT INLET AND OUTLET. JOINTS TO BE WRAPPED IN NON-WOVEN GEOTEXTILE OF MIN. 1m WIDTH C/w 150mm GRANULAR A FOR COVER AND BEDDING

82.02 / 81.82 / 81.67 / 81.20 / INV=80.60

TRENCH WIDTH AS PER OPSD 802.010

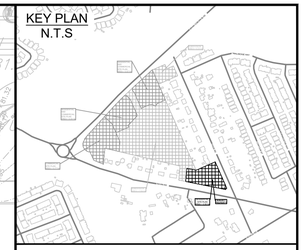
SECTION A - A
DITCH AT ENTRANCE CROSS SECTION ON PAGE ROAD
SCALE 1:50

81.78 / 81.56 / 81.45 / 80.97 / INV=80.39

200mm CONCRETE PATHWAY
150mm GRANULAR A BASE
FILL WITH NATIVE SOIL (MIN. 300mm)
4.6m - 600mm Ø ALUMINIZED TYPE 2 CSP CULVERT @0.5% CONFORMING TO CSA G401 ASTM A929 WITH A WALL THICKNESS OF 2.8mm C/w FROST TAPER AS PER OPSD 803.030 HAND LAID RIP RAP (300mm THICK) AS PER OPSD 810.010 C/w TERRAFIX 360R (OR APPROVED EQUIVALENT) TO BE PLACED AT CULVERT INLET AND OUTLET. JOINTS TO BE WRAPPED IN NON-WOVEN GEOTEXTILE OF MIN. 1m WIDTH C/w 150mm GRANULAR A FOR COVER AND BEDDING

SECTION B - B
DITCH AT ENTRANCE CROSS SECTION ON PAGE ROAD
SCALE 1:50

KEY PLAN
N.T.S



LEGEND

- SITE BOUNDARY
- UNDERGROUND GARAGE LIMITS
- 82.53 PROPOSED ELEVATION
- 82.53 PROPOSED SUBDIVISION ELEVATION
- 82.53 PROPOSED HIGH POINT
- (82.53) ORIGINAL SURVEY
- PROPOSED TERRACING (MAX 3:1)
- 1.5% SURFACE SLOPE
- MAJOR/EMERGENCY OVERLAND FLOW DIRECTION (> 1:100 YR)
- DC DEPRESSED CURB
- FF=86.25 / GARAGE FF =82.40 / USF=1.65 FINISHED FLOOR ELEVATION; GARAGE FINISHED FLOOR ELEVATION; UNDERSIDE OF FOOTING ELEVATION
- BUILDING ENTRANCE
- SLIDING DOOR AT BALCONY
- BH 5-12 BOREHOLE NUMBER
- 103.58 GROUND SURFACE ELEVATION (m)
- (102.58) GROUND WATER ELEVATION (m)
- MAXIMUM WATER LEVEL (STATIC)
- MAX. PONDING VOLUME (m³)

26	
4.90	111.46
0.13	97.20

AREA ID; MAX. PONDING AREA (m³); MAX. WATER LEVEL (STATIC); PONDING DEPTH (STATIC)

- AT SURFACE BALCONY
- CANTILEVERED BALCONY
- CONCRETE BARRIER CURB
- CONCRETE SIDEWALK
- GRASSED AREA

No.	ISSUE / REVISION	DD/MM/YY
1	ISSUED FOR FIRST ENGINEERING SUBMISSION	26/09/24

VERIFY SHEET SIZE AND SCALES. THE BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING. 0 25mm

SCALE: 1:200

CLIENT: Groupe Heafey

CONSULTANT: www.jlrichards.ca
J.L.Richards ENGINEERS · ARCHITECTS · PLANNERS

CONSULTANT:

PROFESSIONAL STAMP: LICENSED PROFESSIONAL ENGINEER — K.R. FERREY MORENO — 100122432 — 2024-09-27 — PROVINCE OF ONTARIO

PROJECT NORTH

PROJECT:

NAVAN RESIDENTIAL AND COMMERCIAL BLOCK 17

2983 NAVAN ROAD OTTAWA, ONTARIO

DRAWING:

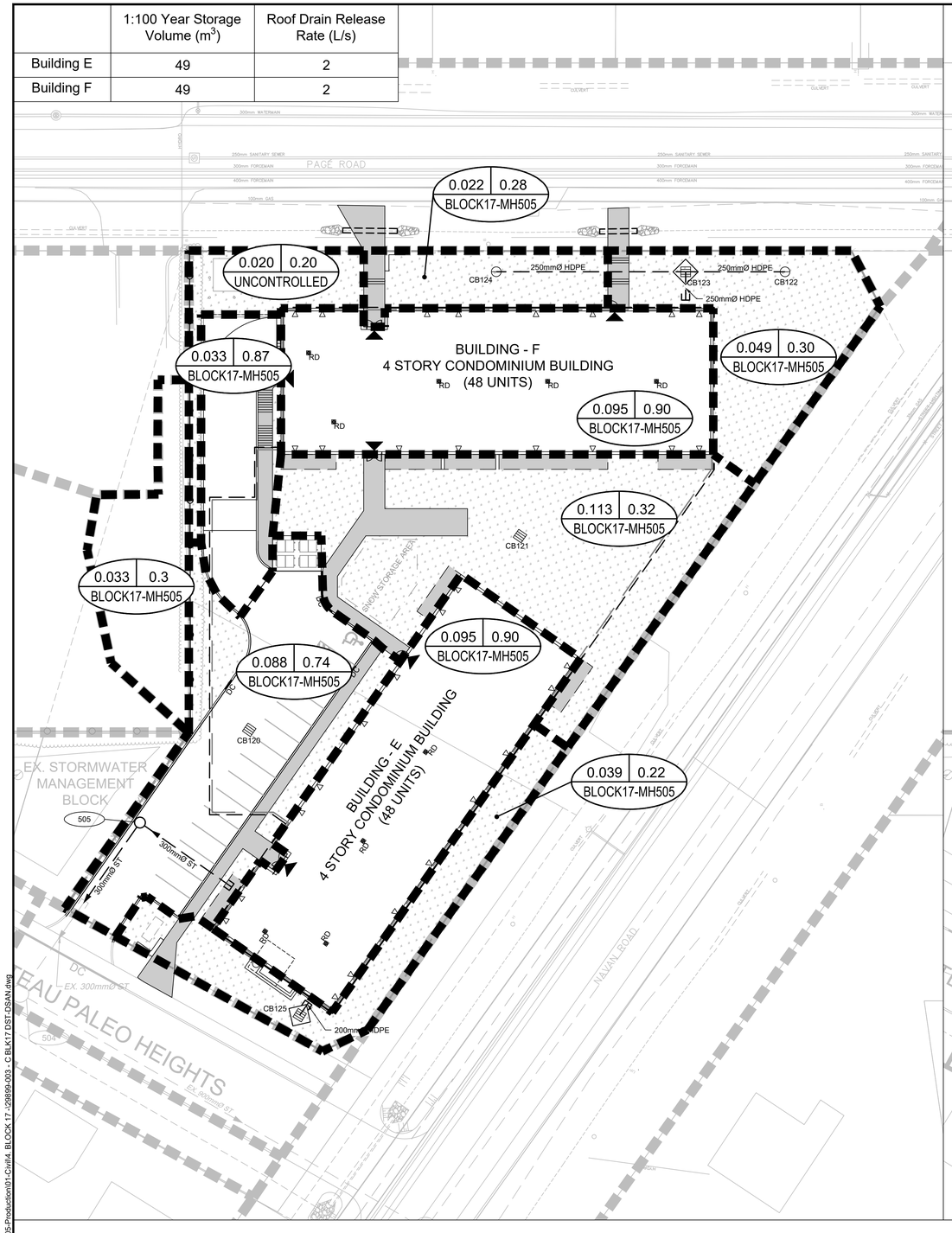
GRADING AND PONDING PLAN

DESIGN:	KF/FA
DRAWN:	FA
CHECKED:	KF
JLR #:	29899-003
DRAWING #:	C02

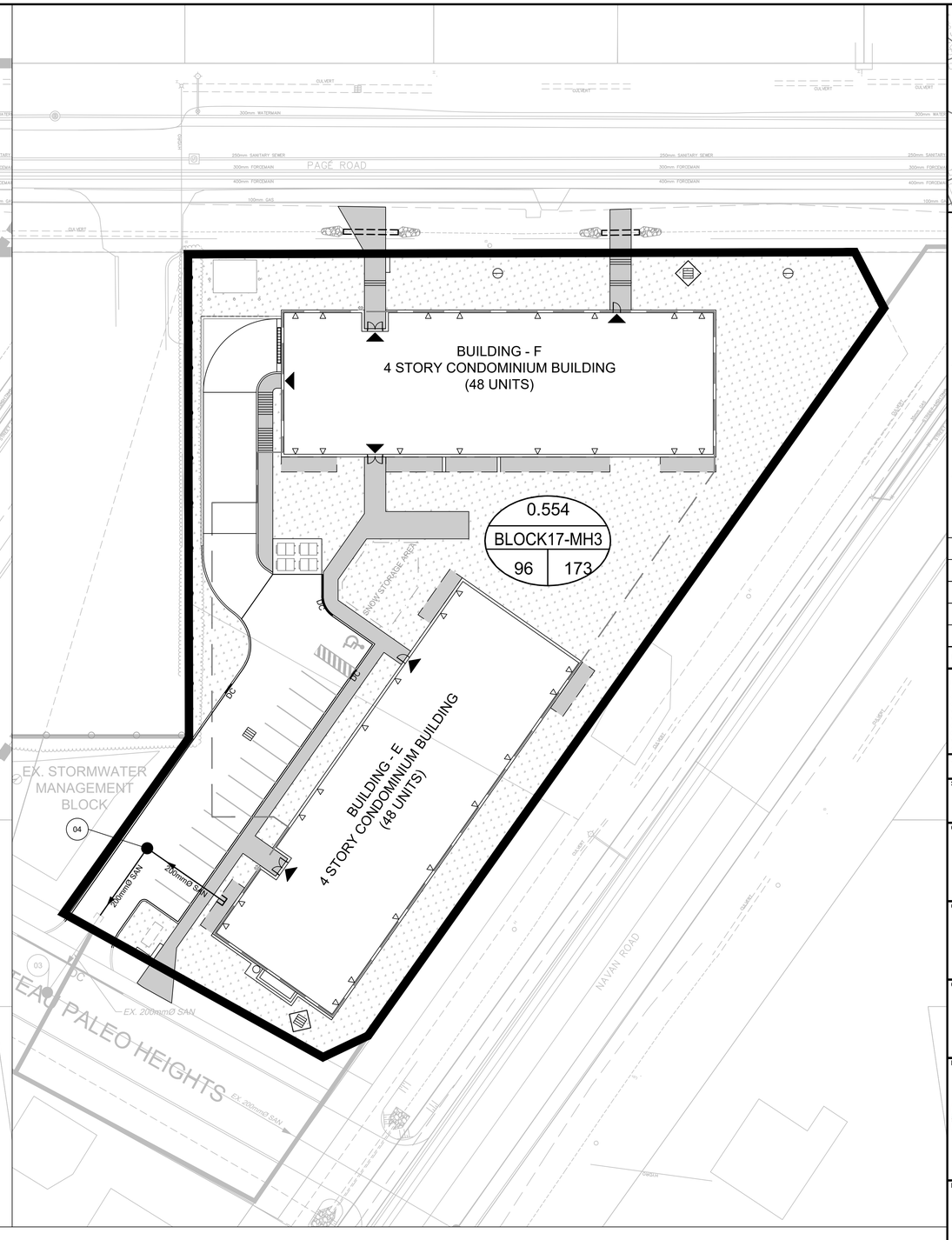
PLOT DATE: September 27, 2024 11:36:09 AM
CITY FILE No. D07-16-21-0027

File Location: P:\29000\29899-002 - Navan Subdivision\05-Production\01-Civil\4. BLOCK 17 -29899-003 - C BLK17 GRADING.dwg

	1:100 Year Storage Volume (m^3)	Roof Drain Release Rate (L/s)
Building E	49	2
Building F	49	2

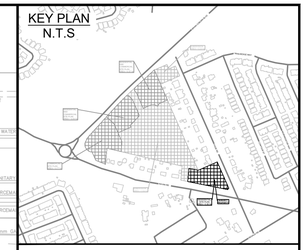


STORM DRAINAGE



SANITARY DRAINAGE

KEY PLAN
N.T.S



LEGEND

- SITE BOUNDARY
- PROPOSED STORM DRAINAGE BOUNDARY
- MAJOR OVERLAND FLOW DIRECTION
- AREA IN HECTARES
- RUNOFF COEFFICIENT
- PIPE REACH UPSTREAM CATCHBASIN TO DOWNSTREAM CATCHBASIN
- EXISTING CATCH BASIN
- CATCH BASIN c/w ICD
- ELBOW REAR YARD CATCH BASIN AND LEAD
- PROPOSED STORM SEWER & MAINTENANCE HOLE
- EXISTING STORM SEWER & MAINTENANCE HOLE
- PROPOSED SANITARY DRAINAGE BOUNDARY
- AREA IN HECTARES
- PIPE REACH UPSTREAM MAINTENANCE HOLE TO DOWNSTREAM MAINTENANCE HOLE
- POPULATION
- NUMBER OF UNITS
- PROPOSED SANITARY SEWER & MAINTENANCE HOLE
- EXISTING SANITARY SEWER & MAINTENANCE HOLE

No.	ISSUE / REVISION	DD/MM/YY
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VERIFY SHEET SIZE AND SCALES. THE BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING. 0 25mm

SCALE: 1:300

CLIENT: Groupe Heafey Group

CONSULTANT: www.jlrichards.ca
J.L.Richards ENGINEERS · ARCHITECTS · PLANNERS

CONSULTANT:

PROFESSIONAL STAMP
LICENSED PROFESSIONAL ENGINEER
K.R. FERREY MORENO
100122432
2024-09-27
PROVINCE OF ONTARIO

PROJECT NORTH

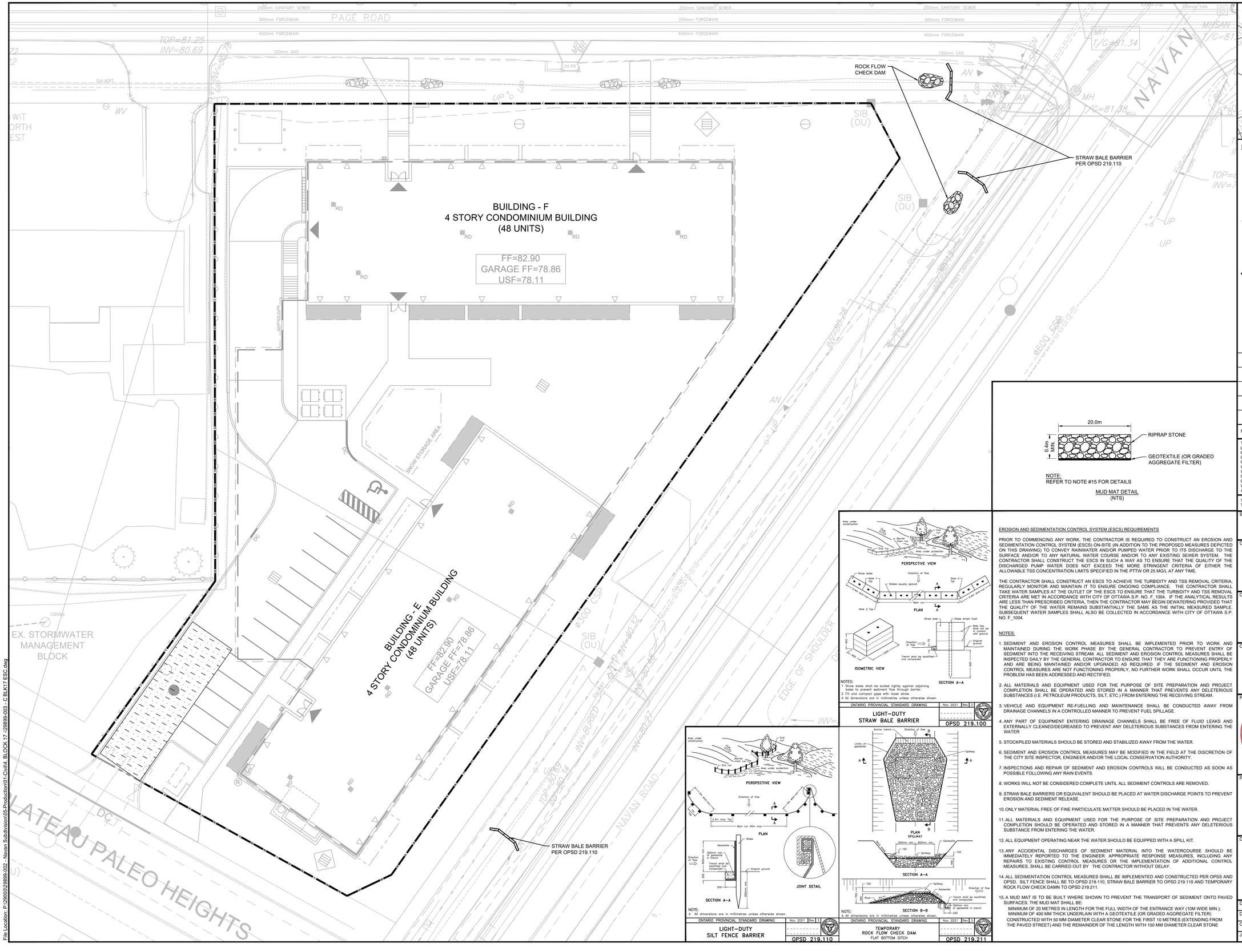
PROJECT:
NAVAN RESIDENTIAL AND COMMERCIAL BLOCK 17
2983 NAVAN ROAD OTTAWA, ONTARIO

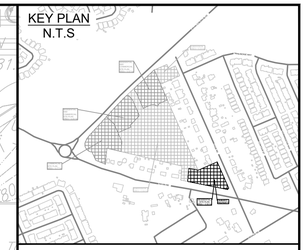
DRAWING:
STORM AND SANITARY DRAINAGE PLANS

DESIGN: KF/FA	
DRAWN: FA	DRAWING #: C03
CHECKED: KF	
JLR #: 29899-003	

File Location: P:\29000\29899-002 - Navan Subdivision\05-Production\01-Civil\4_BLOCK 17 -\29899-003 - C BLK17 DST-DSAN.dwg

PLOT DATE: September 27, 2024 11:37:02 AM
CITY FILE No. D07-16-21-0027





LEGEND

- SITE BOUNDARY
- EXISTING CATCH BASIN
- CATCH BASIN c/w ICD
- ELBOW REAR YARD CATCH BASIN AND LEAD
- STORM MAINTENANCE HOLE
- EXISTING STORM MAINTENANCE HOLE
- SANITARY MAINTENANCE HOLE
- EXISTING SANITARY MAINTENANCE HOLE
- EXISTING FENCE
- MUD MAT
- PROPOSED STRAW BALE BARRIER
- PROPOSED ROCK FLOW CHECK DAM
- PROPOSED SILT FENCE

NOTE:
REFER TO NOTE #15 FOR DETAILS

MUD MAT DETAIL
(NTS)

NOTES:
1. Straw bales shall be butted tightly against adjoining bales to prevent sediment flow through barrier.
2. Fill and compact gaps with loose straw.
A. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2021 | Rev 1

LIGHT–DUTY
STRAW BALE BARRIER

OPSD 219.100

NOTE:
A. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2021 | Rev 1

LIGHT–DUTY
SILT FENCE BARRIER

OPSD 219.110

NOTE:
A. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2021 | Rev 1

TEMPORARY
ROCK FLOW CHECK DAM
FLAT BOTTOM DITCH

OPSD 219.211

EROSION AND SEDIMENTATION CONTROL SYSTEM (ESCS) REQUIREMENTS

PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR IS REQUIRED TO CONSTRUCT AN EROSION AND SEDIMENTATION CONTROL SYSTEM (ESCS) ON-SITE (IN ADDITION TO THE PROPOSED MEASURES DEPICTED ON THIS DRAWING) TO CONVEY RAINWATER AND/OR PUMPED WATER PRIOR TO ITS DISCHARGE TO THE SURFACE AND/OR TO ANY NATURAL WATER COURSE AND/OR TO ANY EXISTING SEWER SYSTEM. THE CONTRACTOR SHALL CONSTRUCT THE ESCS IN SUCH A WAY AS TO ENSURE THAT THE QUALITY OF THE DISCHARGED PUMP WATER DOES NOT EXCEED THE MORE STRINGENT CRITERIA OF EITHER THE ALLOWABLE TSS CONCENTRATION LIMITS SPECIFIED IN THE PTTW OR 25 MG/L AT ANY TIME.

THE CONTRACTOR SHALL CONSTRUCT AN ESCS TO ACHIEVE THE TURBIDITY AND TSS REMOVAL CRITERIA, REGULARLY MONITOR AND MAINTAIN IT TO ENSURE ONGOING COMPLIANCE. THE CONTRACTOR SHALL TAKE WATER SAMPLES AT THE OUTLET OF THE ESCS TO ENSURE THAT THE TURBIDITY AND TSS REMOVAL CRITERIA ARE MET IN ACCORDANCE WITH CITY OF OTTAWA S.P. NO. F_1004. IF THE ANALYTICAL RESULTS ARE LESS THAN PRESCRIBED CRITERIA, THEN THE CONTRACTOR MAY BEGIN DEWATERING PROVIDED THAT THE QUALITY OF THE WATER REMAINS SUBSTANTIALLY THE SAME AS THE INITIAL MEASURED SAMPLE. SUBSEQUENT WATER SAMPLES SHALL ALSO BE COLLECTED IN ACCORDANCE WITH CITY OF OTTAWA S.P. NO. F_1004.

NOTES:

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO WORK AND MAINTAINED DURING THE WORK PHASE BY THE GENERAL CONTRACTOR TO PREVENT ENTRY OF SEDIMENT INTO THE RECEIVING STREAM. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE GENERAL CONTRACTOR TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE BEING MAINTAINED AND/OR UPGRADED AS REQUIRED. IF THE SEDIMENT AND EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY, NO FURTHER WORK SHALL OCCUR UNTIL THE PROBLEM HAS BEEN ADDRESSED AND RECTIFIED.
2. ALL MATERIALS AND EQUIPMENT USED FOR THE PURPOSE OF SITE PREPARATION AND PROJECT COMPLETION SHALL BE OPERATED AND STORED IN A MANNER THAT PREVENTS ANY DELETERIOUS SUBSTANCES (I.E. PETROLEUM PRODUCTS, SILT, ETC.) FROM ENTERING THE RECEIVING STREAM.
3. VEHICLE AND EQUIPMENT RE-FUELLING AND MAINTENANCE SHALL BE CONDUCTED AWAY FROM DRAINAGE CHANNELS IN A CONTROLLED MANNER TO PREVENT FUEL SPILLAGE.
4. ANY PART OF EQUIPMENT ENTERING DRAINAGE CHANNELS SHALL BE FREE OF FLUID LEAKS AND EXTERNALLY CLEANED/DEGREASED TO PREVENT ANY DELETERIOUS SUBSTANCES FROM ENTERING THE WATER
5. STOCKPILED MATERIALS SHOULD BE STORED AND STABILIZED AWAY FROM THE WATER.
6. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY SITE INSPECTOR, ENGINEER AND/OR THE LOCAL CONSERVATION AUTHORITY.
7. INSPECTIONS AND REPAIR OF SEDIMENT AND EROSION CONTROLS WILL BE CONDUCTED AS SOON AS POSSIBLE FOLLOWING ANY RAIN EVENTS.
8. WORKS WILL NOT BE CONSIDERED COMPLETE UNTIL ALL SEDIMENT CONTROLS ARE REMOVED.
9. STRAW BALE BARRIERS OR EQUIVALENT SHOULD BE PLACED AT WATER DISCHARGE POINTS TO PREVENT EROSION AND SEDIMENT RELEASE.
10. ONLY MATERIAL FREE OF FINE PARTICULATE MATTER SHOULD BE PLACED IN THE WATER.
11. ALL MATERIALS AND EQUIPMENT USED FOR THE PURPOSE OF SITE PREPARATION AND PROJECT COMPLETION SHOULD BE OPERATED AND STORED IN A MANNER THAT PREVENTS ANY DELETERIOUS SUBSTANCE FROM ENTERING THE WATER.
12. ALL EQUIPMENT OPERATING NEAR THE WATER SHOULD BE EQUIPPED WITH A SPILL KIT.
13. ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER. 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.
14. ALL SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED PER OPSS AND OPSD. SILT FENCE SHALL BE TO OPSD 219.110, STRAW BALE BARRIER TO OPSD 219.110 AND TEMPORARY ROCK FLOW CHECK DAMN TO OPSD 219.211.
15. A MUD MAT IS TO BE BUILT WHERE SHOWN TO PREVENT THE TRANSPORT OF SEDIMENT ONTO PAVED SURFACES. THE MUD MAT SHALL BE:
    MINIMUM OF 20 METRES IN LENGTH FOR THE FULL WIDTH OF THE ENTRANCE WAY (10M WIDE MIN.);
    MINIMUM OF 400 MM THICK UNDERLAIN WITH A GEOTEXTILE (OR GRADED AGGREGATE FILTER)
    CONSTRUCTED WITH 50 MM DIAMETER CLEAR STONE FOR THE FIRST 10 METRES (EXTENDING FROM THE PAVED STREET) AND THE REMAINDER OF THE LENGTH WITH 150 MM DIAMETER CLEAR STONE

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SCALE: 1:200

CLIENT:

Groupe Heafey

CONSULTANT: www.jlrichards.ca

J.L.Richards ENGINEERS • ARCHITECTS • PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

LICENSED PROFESSIONAL ENGINEER
K.R. FERREY MORENO
100122432
2024-09-27
PROVINCE OF ONTARIO

PROJECT NORTH

PROJECT:

NAVAN RESIDENTIAL AND COMMERCIAL BLOCK 17

2983 NAVAN ROAD OTTAWA, ONTARIO

DRAWING:

EROSION AND SEDIMENT CONTROL PLAN

DESIGN:	KF/FA
DRAWN:	FA
CHECKED:	KF
JLR #:	29899-003

DRAWING #: C04

File Location: P:\29000\29899-002 - Navan Subdivision\05-Production\01-Civil\4_BLOCK 17 -\29899-003 - C BLK17 ESC.dwg

PLOT DATE: September 27, 2024 11:37:47 AM
CITY FILE No. D07-16-21-0027