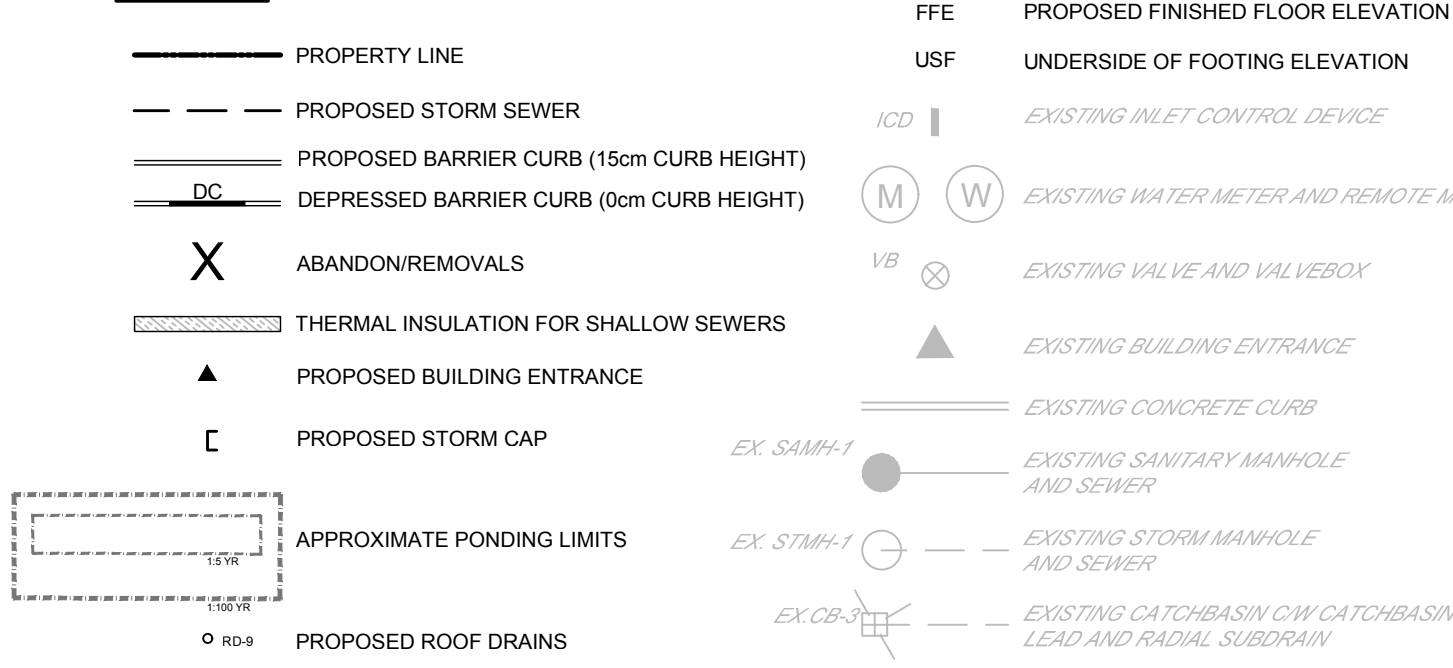


LEGEND



GENERAL NOTES:

- 1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- 2. 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.
- 3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- 4. 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.
- 5. 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, OPS& AWWA GUIDELINES - ALL CURRENT VERSIONS AND 'AS AMENDED'.
- 6. 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.
- 7. 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.
- 8. ALL ELEVATIONS ARE GEODETIC.
- 9. REFER TO GEOTECHNICAL REPORT FOR PROPOSED DEVELOPMENT, CAMPEAU DRIVE AND PALLADIUM DRIVE, BLOCK 22, OTTAWA, ONTARIO, DATED FEBRUARY 2025, PREPARED BY STANTEC CONSULTING LTD., 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.
- 10. REFER TO ARCHITECTS' AND LANDSCAPE ARCHITECTS' DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- 11. REFER TO THE DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2023-142) PREPARED BY NOVATECH.
- 12. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- 13. PROVIDE LINE / PARKING PAINTING AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

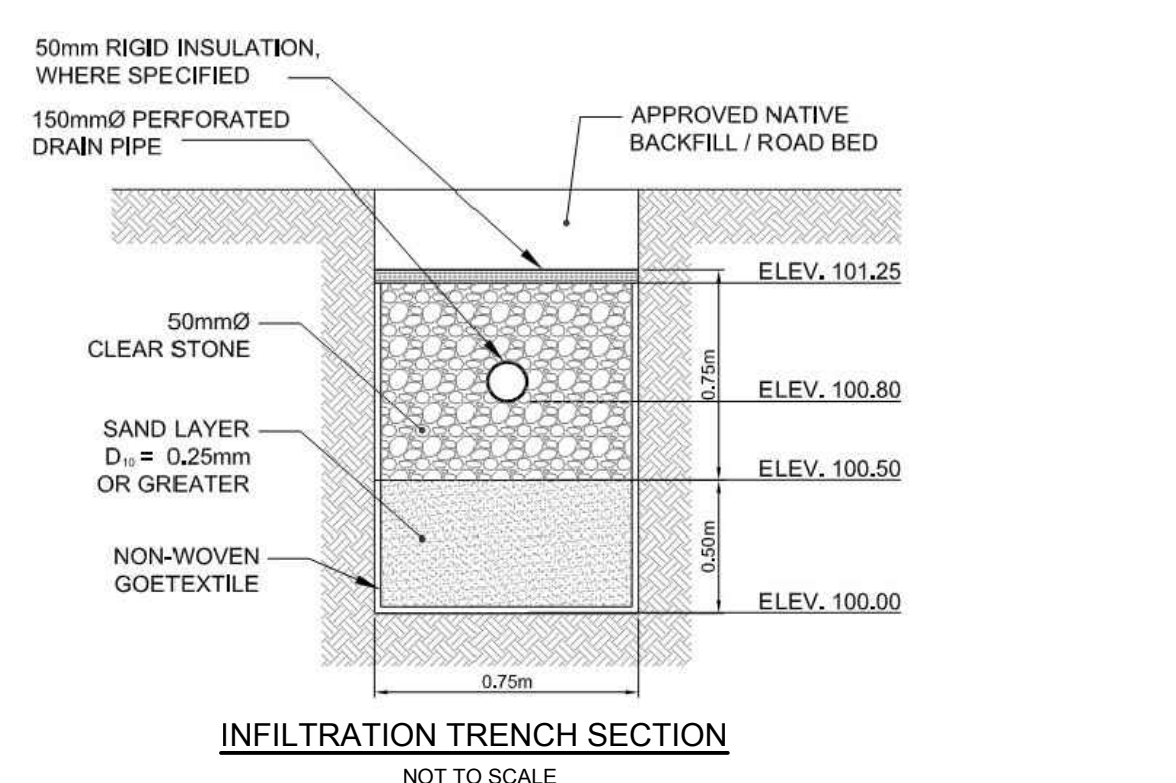
SEWER NOTES:

- 1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS - ALL CURRENT VERSIONS AND 'AS AMENDED'.
- 2. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
CATCHBASIN (600x600mm)	705.010	OPSD
STORM / SANITARY MANHOLE (1200mmØ)	707.010	OPSD
CB, FRAME & COVER	400.020	OPSD
STORM / CBMH MANHOLE FRAME AND COVER	401.010 - TYPE "B"	OPSD
WATERTIGHT MH FRAME AND COVER	401.030	OPSD
SEWER TRENCH	S6	CITY OF OTTAWA
- 3. INSULATE ALL PIPES (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.
- 4. 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.
- 5. 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.
- 6. 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 OPS 410.07.16, 410.07.16.04 AND 407.07.24. 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.
- 7. ALL STORM MANHOLES AND CATCHBASIN MANHOLES ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED. ALL CATCHBASINS ARE TO HAVE 600mm SUMPS.
- 8. ALL CATCHBASINS, MANHOLES AND/OR CATCHBASIN MANHOLES ARE TO HAVE ICD'S INSTALLED WITHIN THEM ARE TO HAVE 600mm SUMPS.
- 9. PROPOSED BUILDING ADDITION WEeping TILE TO BE CONNECTED TO EXISTING BUILDING WEeping TILE.
- 10. CONTRACTOR TO TELEVISION (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
- 11. 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 TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

ROOF DRAIN TABLE							
AREA ID *	ROOF DRAIN No. (WATTS MODEL)**	ROOF DRAIN OPENING SETTING	5-YEAR RELEASE RATE	APPROX. 5-YEAR PONDING DEPTH	100-YEAR RELEASE RATE	APPROX. 100-YR PONDING DEPTH	
A-1.1	RD 1 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm	
	RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm	
	RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm	
	RD 4 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm	
	RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm	
	RD 6 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm	
	RD 7 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm	
	RD 8 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm	
	RD 9 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm	
	RD 10 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm	
	RD 11 (RD-100-A-ADJ)	CLOSED	0.32 L/s	7 cm	0.32 L/s	10 cm	
	RD 12 (RD-100-A-ADJ)	CLOSED	0.32 L/s	7 cm	0.32 L/s	10 cm	
	RD 13 (RD-100-A-ADJ)	CLOSED	0.32 L/s	7 cm	0.32 L/s	10 cm	
	RD 14 (RD-100-A-ADJ)	CLOSED	0.32 L/s	7 cm	0.32 L/s	10 cm	
	RD 15 (RD-100-A-ADJ)	CLOSED	0.32 L/s	7 cm	0.32 L/s	10 cm	
	RD 16 (RD-100-A-ADJ)	CLOSED	0.32 L/s	0 cm	0.32 L/s	7 cm	
TOTAL CONTROLLED FLOW RATE			5.1 L/s	-	5.1 L/s	-	

* REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2023-142) 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, 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
CARPENTERS UNION
8560 CAMPEAU DRIVE
KANATA, ONTARIO, K2T 0N7
JON BARON
PHONE: (613)-620-0213
E-MAIL: JBaron@ubcja.ca

SCALE
1:400

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DESIGN
LP
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FST

FOR REVIEW ONLY

PROFESSIONAL ENGINEER
F.S. THAUETTE
100041299
Feb 28, 2025
PROVINCE OF ONTARIO

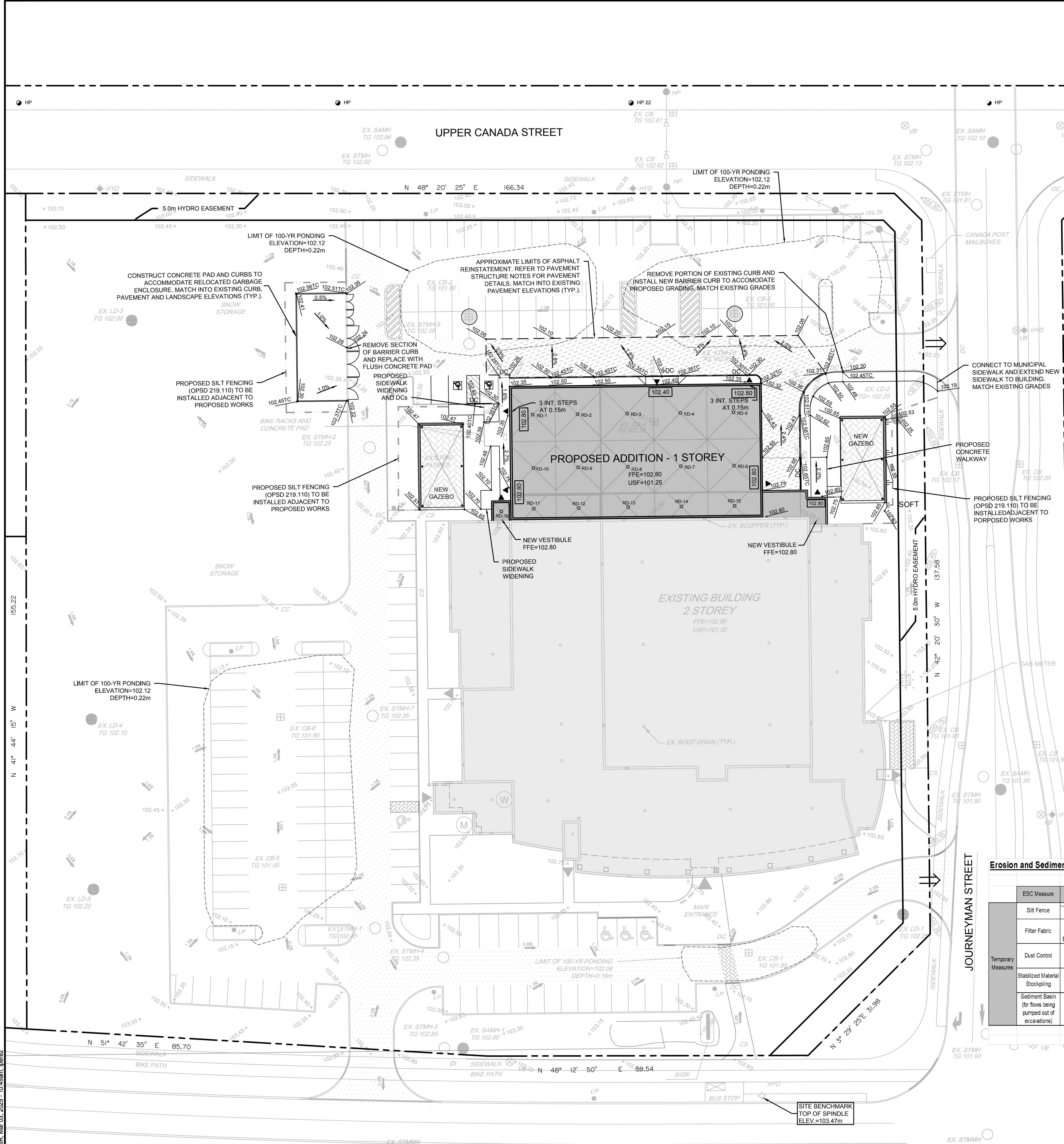
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Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
CARPENTERS UNION - 8560 CAMPEAU DRIVE

DRAWING NAME
GENERAL PLAN OF SERVICES

PROJECT No. 123082
REV
REV #1
DRAWING No. 123082-GP

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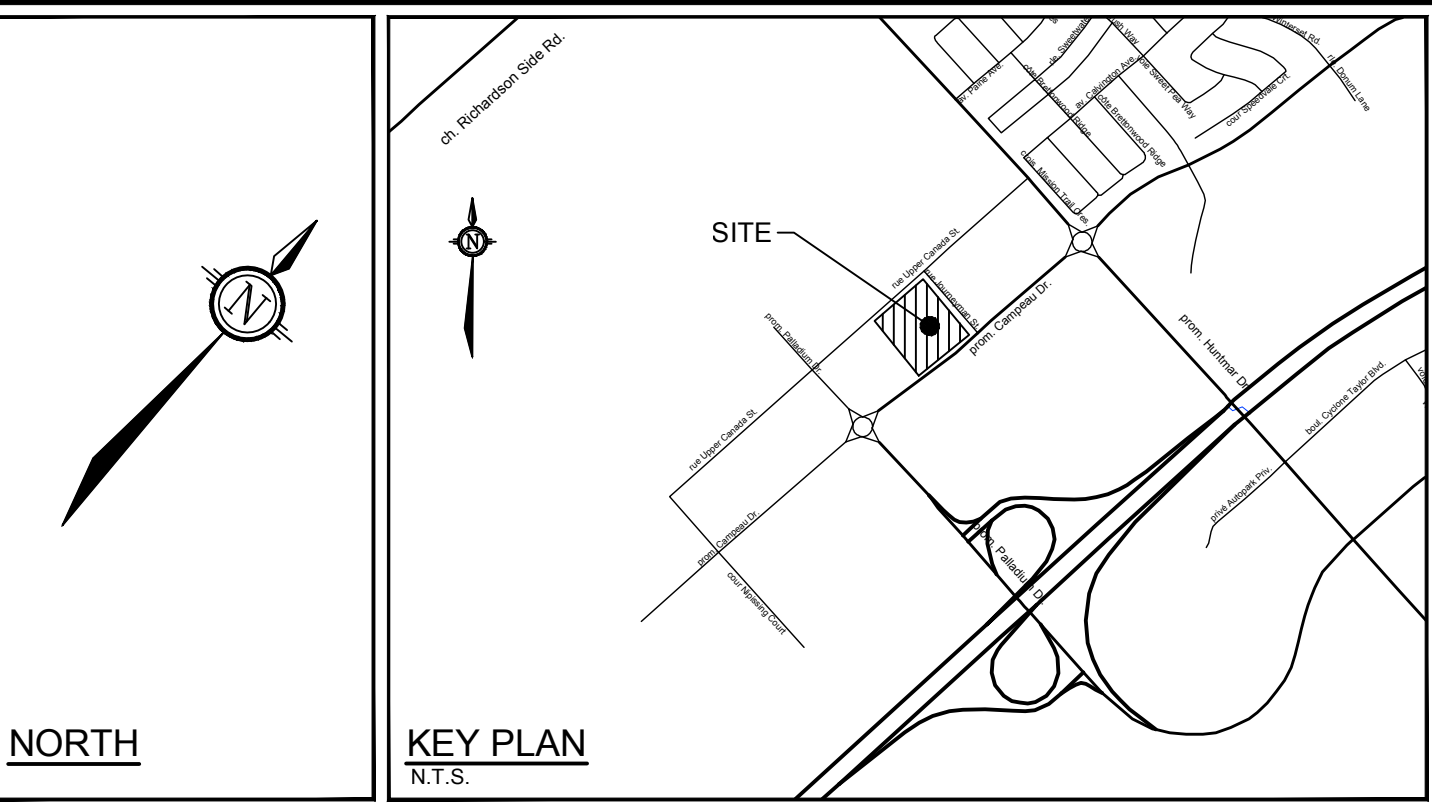


LEGEND

- PROPERTY LINE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED TERRACE ELEVATION
- GRADE AND DIRECTION
- EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED BARRIER CURB
- PROPOSED DEPRESSED CURB
- PROPOSED FINISHED FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- PROPOSED BUILDING ENTRANCE
- EXISTING GRADING PER JP2G DESIGN (BASED ON STREET No.3 PRELIMINARY GRADING PLAN BY IBI GROUP DATED JUNE 28, 2014)
- EXISTING ELEVATION PER JP2G DESIGN
- EXISTING SURFACE DRAINAGE PER JP2G DESIGN
- EXISTING BUILDING ENTRANCE
- EXISTING HYDRO POLE AND ANCHOR
- EXISTING HYDRO OVERHEAD WIRES
- EXISTING LIGHT POLES(ONSITE)
- EXISTING CONCRETE CURB
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- EXISTING HYDRANT & VALVE
- EXISTING LANDSCAPE DRAIN
- FILTER BAG PER ESC NOTE #3
- PROPOSED SILT FENCING (OPSD 219.110)
- EXISTING ROOF DRAIN
- APPROXIMATE "HEAVY DUTY" ASPHALT REINSTATEMENT LIMITS
- PROPOSED ROOF DRAINS
- APPROXIMATE SURFACE PONDING LIMITS

PAVEMENT STRUCTURES (PER PREVIOUS DESIGN):

- LIGHT DUTY (PARKING STALLS): 50mm HL3 ASPHALTIC CONCRETE 150mm GRANULAR "A" BASE (CRUSHED LIMESTONE) 500mm GRANULAR "B" TYPE II SUB-BASE *INSTALLED PER JP2G DESIGN
- HEAVY DUTY (AISLES AND FIRE ROUTES): 40mm HL3 ASPHALTIC CONCRETE 50mm HL8 ASPHALTIC CONCRETE 150mm GRANULAR "A" BASE (CRUSHED LIMESTONE) 500mm GRANULAR "B" TYPE II SUB-BASE *INSTALLED PER JP2G DESIGN



GENERAL NOTES:

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- 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.
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- 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.
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- ALL ELEVATIONS ARE GEODETIC.
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- 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 BUILDING 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 100% 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.
- CONCRETE BARRIER CURBS ARE TO BE CONSTRUCTED PER CITY OF OTTAWA STANDARDS (SC1.1) AT A HEIGHT OF 150mm AND ALL DEPRESSIONS ARE TO BE CONSTRUCTED FLUSH.
- 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 WATER COURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES 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, CATCHBASIN INSERTS (FILTER BAGS) WILL BE PLACED WITHIN SURFACE 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 STOCKPILING: MINIMIZE THE AMOUNT OF EXPOSED MATERIALS AT ANY GIVEN TIME; APPLY TEMPORARY SEEDING, TAPPS, 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 SWEEPED 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.

BENCHMARK NOTES:

- ELEVATIONS ARE REFERENCED TO SITE BENCHMARK CONTROL POINT (SOUTH EAST CORNER HYDRANT TOP OF SPINDLE) HAVING A PUBLISHED ELEVATION OF 103.47m SHOWN ON THE JP2G SITE GRADING AND DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN REV. 13 (1FC) DATED OCT19, 2015.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
- LEGAL INFORMATION WAS TAKEN FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOTS 3 AND 4 CONCESSION 1, IN THE TOWN OF HUNTELEY, CITY OF OTTAWA, SURVEYED BY STANTEC GEOMATICS LTD. (PLAN NO.: 4R-28323 DATED OCT 27, 2014).

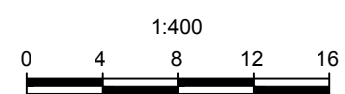
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OWNER INFORMATION
CARPENTERS UNION
8560 CAMPEAU DRIVE
KANATA, ONTARIO, K2T 0N7
JON BARON
PHONE: (613)-620-0213
E-MAIL: JBaron@utbcja.ca

No.	REVISION	DATE	BY
1	ISSUED FOR SPC APPLICATION	FEB 28/25	FST

SCALE

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DESIGN

LP

CHECKED

FST

DRAWN

LP

CHECKED

FST

APPROVED

FST

FOR REVIEW ONLY



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

LOCATION CITY OF OTTAWA CARPENTERS UNION - 8560 CAMPEAU DRIVE	PROJECT NO. 123082
DRAWING NAME GRADING AND EROSION & SEDIMENT CONTROL PLAN	REV REV #1
DRAWING NO. 123082-GR	

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JON BARON
PHONE: (613)-620-0213
E-MAIL: JBaron@ucbja.ca

No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN CONTROL	FEB 28/25	FST

SCALE

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DESIGN

LP

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DRAWN

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APPROVED

FST

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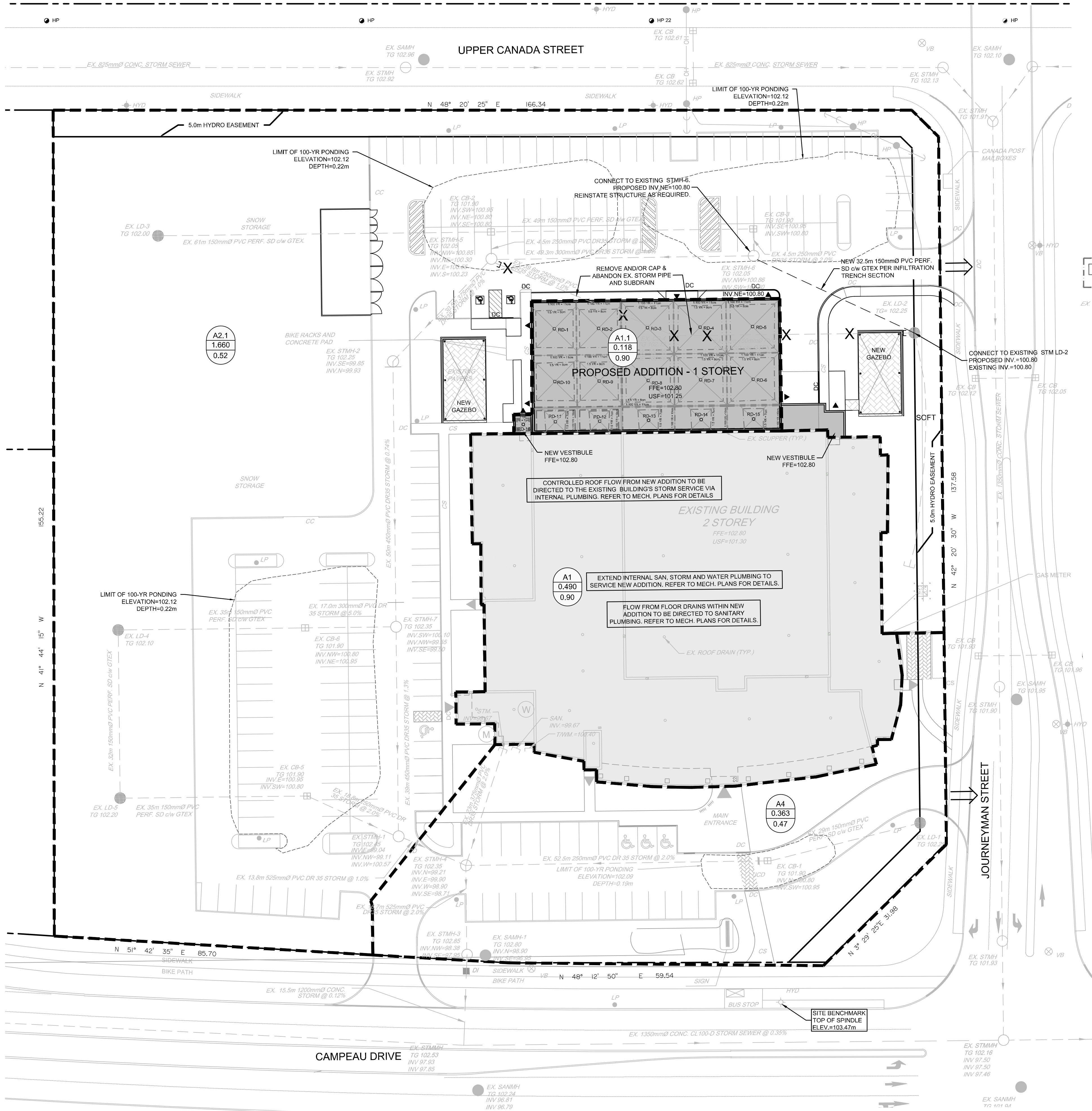
LOCATION
CITY OF OTTAWA
CARPENTER'S UNION

DRAWING NAME
**POST-DEVELOPMENT
STORMWATER MANAGEMENT
PLAN**

PROJECT No.
123082

REV
REV #1

DRAWING No.
123082-SWM



LEGEND

	PROPERTY LINE
	POST-DEVELOPMENT AREA ID
	POST-DEVELOPMENT DRAINAGE AREA (ha)
	1:5 YEAR WEIGHTED RUNOFF COEFFICIENT
	DRAINAGE AREA LIMITS
	EMERGENCY OVERLAND FLOW ROUTE
	PROPOSED BUILDING ENTRANCE
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED UNDERSIDE OF FOOTING ELEVATION
	PROPOSED ROOF DRAINS
	APPROXIMATE SURFACE PONDING LIMITS
	APPROXIMATE PONDING LIMITS
	EXISTING STORM MANHOLE AND SEWER
	EXISTING CATCHBASIN C/W CATCHBASIN LEAD
	EXISTING LANDSCAPE DRAIN
	ABANDON/REMOVALS
	PROPOSED STORM SEWER

GENERAL NOTES:

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- 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.
- ALL ELEVATIONS ARE GEODETIC.
- REFER TO THE DETAILED GEOTECHNICAL INVESTIGATION REPORT (PROJECT NO. 121626324, DATED FEBRUARY 2025), PREPARED BY STANTEC CONSULTING LTD., 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 THE DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2023-142) PREPARED BY NOVATECH.

BENCHMARK NOTES:

- ELEVATIONS ARE REFERENCED TO SITE BENCHMARK CONTROL POINT (SOUTH EAST CORNER HYDRANT TOP OF SPINDLE) HAVING A PUBLISHED ELEVATION OF 103.47m SHOWN ON THE JP2G SITE GRADING AND DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN REV. 13 (IFC) DATED OCT19, 2015.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
- LEGAL INFORMATION WAS TAKEN FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOTS 3 AND 4 CONCESSION 1, IN THE TOWN OF HUNTLEY, CITY OF OTTAWA, SURVEYED BY STANTEC GEOMATICS LTD. (PLAN NO.: 4R-28323 DATED OCT 27, 2014).

PROPOSED SITE FLOWS & STORMWATER MANAGEMENT TABLE						
DESIGN EVENT	EXISTING CONDITIONS		POST-DEVELOPMENT CONDITIONS			
	CONTROLLED AND UNCONTROLLED FLOWS (L/s)	ALLOWABLE RELEASE RATE (L/s)	A1 FLOW (L/s)	A1.1 FLOW (L/s)	A2.1 FLOW (L/s)	A-4 FLOW (L/s)
1:5 YR	469.5	570.0	100.0	5.1	321.7	49.4
1:100 YR	560.0	-	100.0	5.1	371.9	80.0

*TABLE REPRESENTS ROUNDED VALUES.

ROOF DRAIN TABLE						
AREA ID	ROOF DRAIN No. (WATTS MODEL)**	ROOF DRAIN OPENING SETTING	5-YEAR RELEASE RATE	APPROX. 5-YEAR PONDING DEPTH	100-YEAR RELEASE RATE	APPROX. 100-YR PONDING DEPTH
A-1.1	RD 1 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm
	RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm
	RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm
	RD 4 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm
	RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm
	RD 6 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm
	RD 7 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm
	RD 8 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm
	RD 9 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm
	RD 10 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	11 cm
	RD 11 (RD-100-A-ADJ)	CLOSED	0.32 L/s	7 cm	0.32 L/s	10 cm
	RD 12 (RD-100-A-ADJ)	CLOSED	0.32 L/s	7 cm	0.32 L/s	10 cm
	RD 13 (RD-100-A-ADJ)	CLOSED	0.32 L/s	7 cm	0.32 L/s	10 cm
	RD 14 (RD-100-A-ADJ)	CLOSED	0.32 L/s	7 cm	0.32 L/s	10 cm
	RD 15 (RD-100-A-ADJ)	CLOSED	0.32 L/s	7 cm	0.32 L/s	10 cm
	RD 16 (RD-100-A-ADJ)	CLOSED	0.32 L/s	0 cm	0.32 L/s	7 cm
TOTAL CONTROLLED FLOW RATE			5.1 L/s	-	5.1 L/s	-

**REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2023-142) 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.

NORTH

KEY PLAN
N.T.S.