

1. 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.

2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. (JOB NO. 24681-24) 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.

3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.

4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.

5. 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 ENGINEER PROMPTLY.

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

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.

8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN

9. CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF REMOVALS AND REINSTATEMENT WHEREVER POSSIBLE, AND SHALL MAKE THEIR OWN JUDGEMENT AND ACCOUNT FOR ALL MATERIAL AND LABOUR REQUIRED FOR ADEQUATELY REINSTATING THE AREA TO PRE-CONSTRUCTION CONDITIONS OR BETTER, AND BEAR THE COST OF THE SAME. NO ADDITIONAL PAYMENT WILL BE MADE FOR REINSTATEMENT WORK NOT SHOWN ON THE CONTRACT DRAWING AS A DIRECT RESULT FROM CONSTRUCTION.

10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS

11. 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.

12. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY 13. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE

14. 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

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

16. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE

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

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,

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

CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE. 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 ABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY

5. SEDIMENT THAT IS ACCUMULATED BY THE TEMPORARY EROSION 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: FOR LIGHT-DUTY SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED

A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE

FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS. 5.3. ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE

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

FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPSS 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENTS OFFSITE, WHERE THEY MAY BE

8. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL AND SOD AS SOON AS FEASIBLE, AS

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

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 14 DAYS.

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 OPEN PORTION OF THE

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

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

SAN STRUCTURE TABLE						
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION		
MH1A	60.91	S58.666	N58.640	STRUC. OPSD 701.030 COVER CITY S24 FRAME CITY S24		

	STM STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION	
CB03	60.89	S58.747	N58.730	STRUC. OPSD 705.010 C/W SOLID COVER C/W TIDEFLEX CHECK VALVE OR APPR. EQV.	
CB04	60.80		N59.300	STRUC. OPSD 705.010 COVER CITY S19	
СВМН05	60.80	\$59.038	N58.680	STRUC OPSD 701.010 COVER CITY S28.1 FRAME CITY 25	
СВМН06	60.82	\$58.320	N57.888	STRUC OPSD 701.010 COVER CITY S28.1 FRAME CITY 25 C/W 150mm ORIFICE ICD	
LCB01	59.93		N59.080	CITY S31 C/W RAISED FRAME & GRILL	
LCB02	60.66	S58.957	N58.940	CITY S30 C/W RAISED FRAME & GRILL	
0.0001	60.07	CE7.0C0	NIEZ 045	FFOA OR ARR FOV	

INDIVIDUAL AGENCY: ELECTRICAL SERVICE - HYDRO OTTAWA GAS SERVICE - ENBRIDGE TELEPHONE SERVICE - BELL CANADA

• TELEVISION SERVICE - ROGERS.

16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVA AGENCIES HYDRO OTTAWA, BELL, ENBRIDGE, ROGERS, AND THE CITY.

CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING

CONSTRUCTION

. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB PER SC1.1 UNLESS OTHERWISE SPECIFIED. ALL CONCRETE SIDEWALK TO BE SC1.4 UNLESS OTHERWISE SPECIFIED 19. UTILITY CROSSINGS TO COMPLY WITH CITY OF OTTAWA SEWER STANDARD DETAIL

SEWER NOTES:

CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPLIRTENANCES IN ACCORDANC WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.

SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE

SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR

TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL

SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28. 4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYP "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.

SEWERS AND WATERMAINS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES. WHEN IT IS IMPOSSIBLE OR NOT PRACTICAL TO MAINTAIN VERTICAL AND/OR HORIZONTAL SEPARATION PER MECP STANDARDS, ALL SEWERS SHOULD BE CONSTRUCTED OF WATERMAIN QUALITY PIPE, PRESSURE TESTED IN PLACE AT A PRESSURE O 350 kPa (50 psi) WITHOUT LEAKAGE USING THE TESTING METHODOLOGY IN ONTARIO PROVINCIAL STANDARD SPECIFICATION 701 (OPSS 701) OF THE OPS.

INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER CITY DETAIL \$35, OPTION A.

CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHI 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8' LONG MARKER.

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.

10. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

WATERMAIN NOTES

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

WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. INSULATE ALL WATERMAINS AND SERVICES THAT HAVE LESS THAN 2.4m COVER WITH HERMAL INSULATION AS PER CITY DETAIL W22.

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

4. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY DETAIL W23.

CONNECTION. CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE

5. VALVES TO BE OPERATED BY CITY STAFF ONLY. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY FORCES TO PERFORM CONNECTION WATERMAI

COMPLETED BY CONTRACTOR. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010. OPSD 1103.020 AND CITY OF OTTAWA STANDARDS. RESTRAINED JOINTS IN ACCORDANCE WITH CITY STANDARDS.

ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

10. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.25m FOR CROSSING OVER THE SEWER, AS PER CITY DETAIL W25.2 FOR SING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.5m AS PER CITY D W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

ROADWAY NOTES

RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA

STANDARD SC1.1 (BARRIER CURB), SC2 (MONOLITHIC SIDEWALK & CURB), AND SC4 STANDARD SIDEWALK) AS NOTED. PROVISIONS SHALL BE MADE FOR CURB DEPRESSIONS SIDEWALKS, DRIVEWAYS AND RAMPS.

PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE W CITY OF OTTAWA DETAIL R10 AND OPSD 509.010, OPSS 310. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL

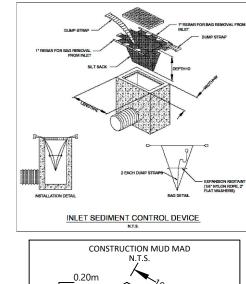
STRUCTURES WITHIN PAVEMENT AREA.

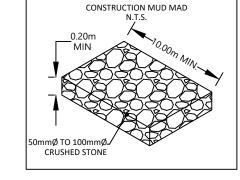
5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPMDD. 6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS

NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.

SUB- EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM

8. TRENCH REINSTATEMENT TO INCLUDE STEP KEY AS PER CITY DETAIL R10.





Omm HL3 OR SP12.5 GRAN "A GRAN "B' HEAVY DUTY PAVEMENT LIGHT DUTY PAVEMENT CROSS-SECTION CROSS-SECTION

ASPHALT CROSS-SECTIONS TO CONFORM TO GEOTECHNICAL REPORT

COMPLETED BY PATERSON GROUP

Site L'ocation DRAWINGS, CITY OF OTTAWA WATER STANDARD DETAIL DRAWINGS, AND THE CROSSING STANDARDS OF THE RESPECTIVE UTILITY OWNERS. SUPPORT EXISTING UTILITIES AS REQUIRED —————— PROPERTY LINE — DRAINAGE SWAL SLOPING AT 3:1 UNLESS SPECIFIED SURFACE ELEVATION INLET SEDIMENT CONTROL DEVICE PER DETAIL SWALE ELEVATION)LSCB# LANDSCAPING CATCHBASIN TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION B/W 94.25 CATCHBASIN MANHOLE OVERLAND FLOW ROUTE CATCHBASIN SILT FENCE BARRIER SANITARY SEWER MANHOLE SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PE

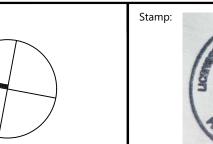
TWSI PER SC7.1

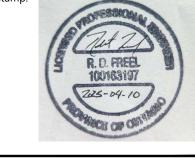
PROPOSED STORM WATER VALVE PROPOSED SANITAR PROPOSED WATER WATER METER REMOTE WATER METER

TEMPORARY CONSTRUCTION MUD MAT PER DETAIL

APR 10, 2025 ISSUED FOR REVIEW Date Check and verify all dimension Do not scale drawing before proceeding with the work







Kanata, ON K2V 1C7

Tel: 613-836-2184

Fax: 613-836-3742

www.egis-group.com

FIGURR ARCHITECTS COLLECTIVE 252 ARGYLE AVE OTTAWA ON K2P 1B9

SIX STOREY APARTMENT BUILDING 240 PRESLAND ROAD

OTTAWA

GRADING, SERVICING AND SEDIMENT & EROSION CONTROL PLAN

1:250 CCO-25-2177 RDF Designed By:

ON