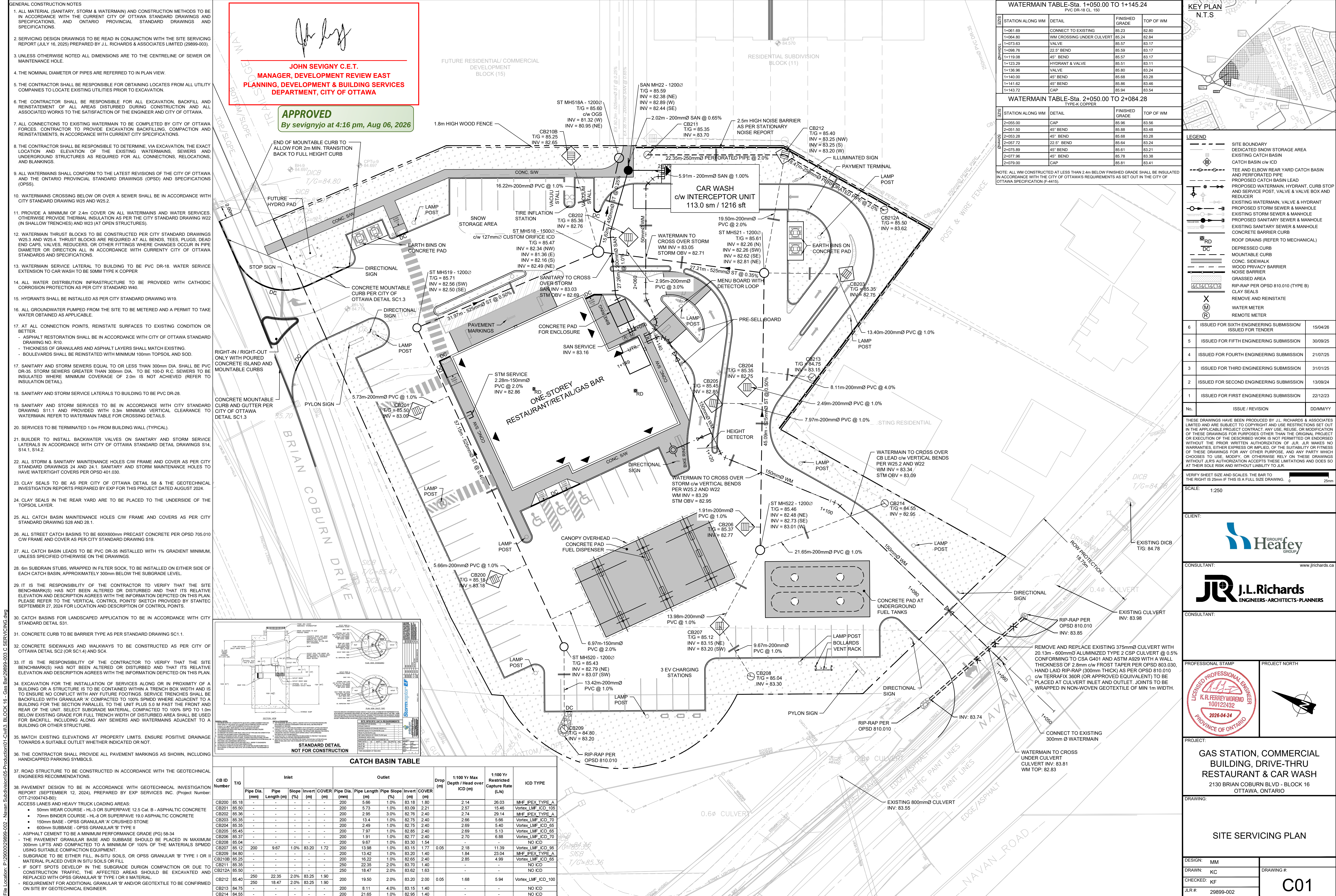
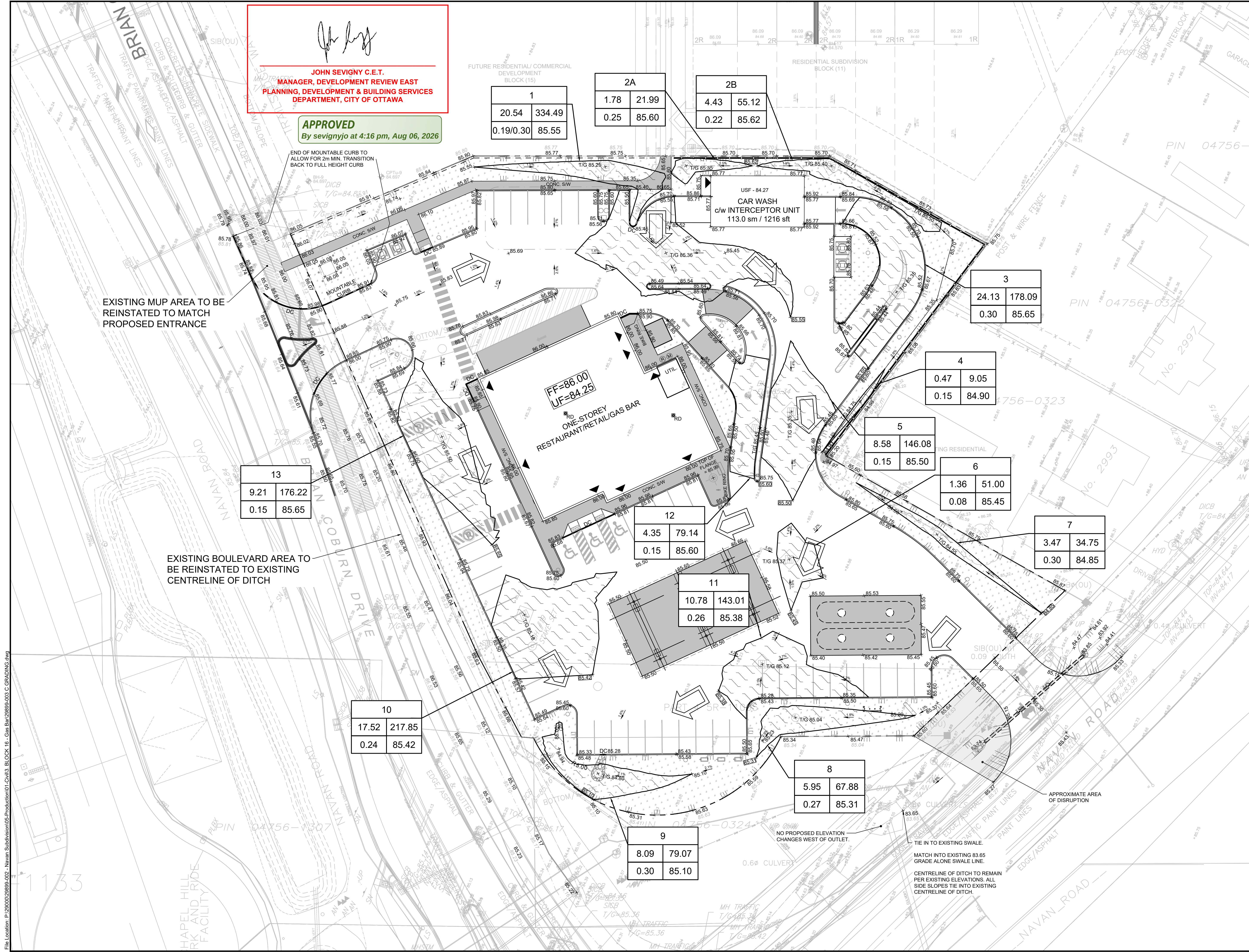






JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 4:16 pm, Aug 06, 2026

KEY PLAN
N.T.S.

LEGEND

- SITE BOUNDARY
- PROPOSED ELEVATION
- ORIGINAL GROUND ELEVATION INTERPOLATED FROM SURVEY
- PROPOSED SUBDIVISION GRADES
- ORIGINAL SURVEY
- PROPOSED TERRACING (MAX 3:1)
- SURFACE SLOPE
- FLOW DIRECTION
- MAJOR/EMERGENCY OVERLAND FLOW DIRECTION (> 1:100 YR)
- FINISHED FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- DEPRESSED CURB
- MOUNTABLE CURB
- BUILDING ENTRANCE
- BOREHOLE NUMBER
- GROUND SURFACE ELEVATION
- RIP-RAP PER OPSD 810.010 (TYPE B)
- GRASSY AREA
- MAXIMUM WATER LEVEL (STATIC)
- MAX. PONDING VOLUME (m³)
- AREA ID
- MAX. PONDING AREA (m²)
- MAX. WATER LEVEL (STATIC)
- PONDING DEPTH (STATIC)

6	ISSUED FOR SIXTH ENGINEERING SUBMISSION/ ISSUED FOR TENDER	15/04/26
5	ISSUED FOR FIFTH ENGINEERING SUBMISSION	30/09/25
4	ISSUED FOR FOURTH ENGINEERING SUBMISSION	21/07/25
3	ISSUED FOR THIRD ENGINEERING SUBMISSION	31/01/25
2	ISSUED FOR SECOND ENGINEERING SUBMISSION	13/09/24
1	ISSUED FOR FIRST ENGINEERING SUBMISSION	22/12/23
No.	ISSUE / REVISION	DDMMYY

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

SCALE: 1:250

CLIENT:

CONSULTANT:

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

DESIGN: MM

DRAWN: KC

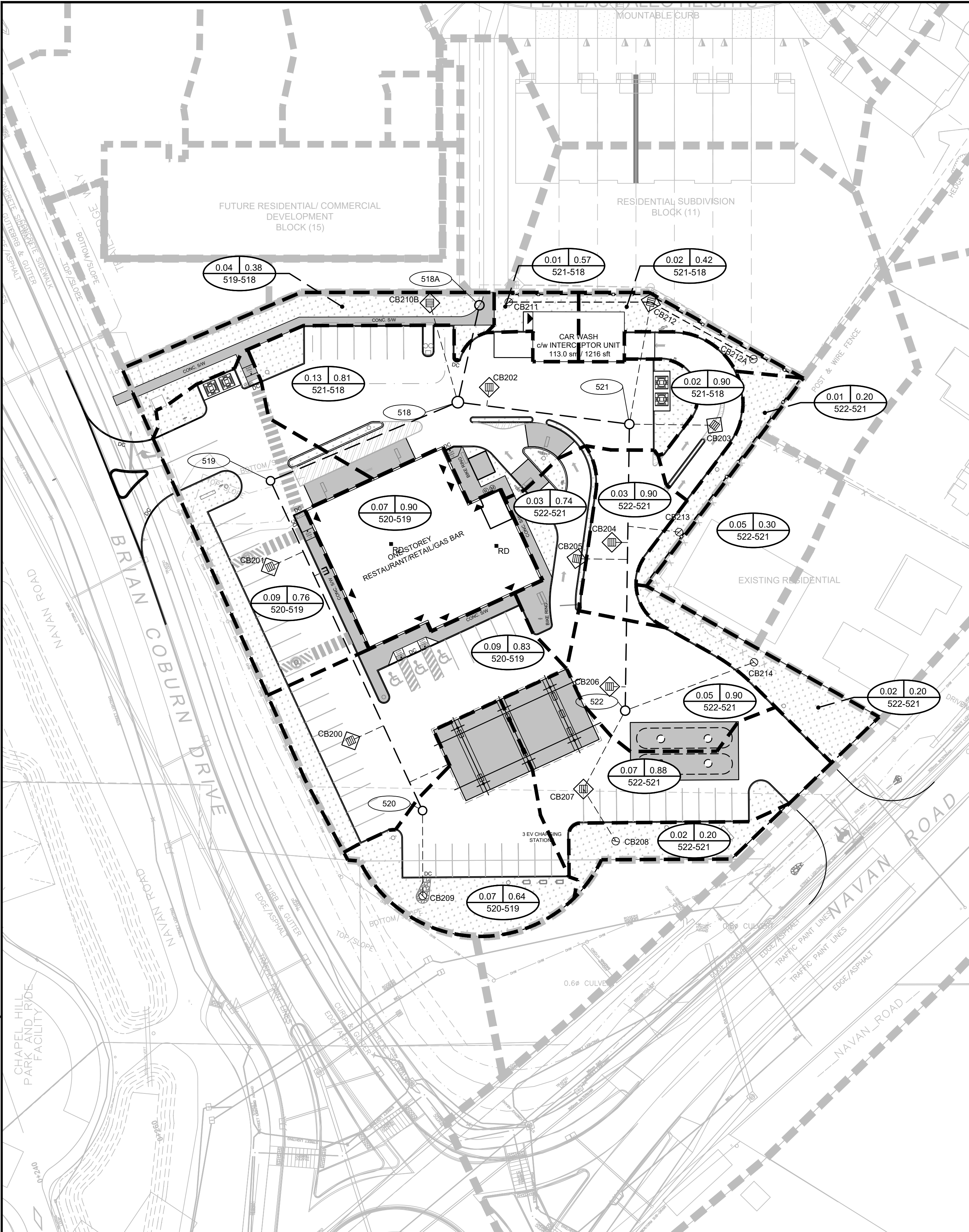
CHECKED: KF

JLR #: 29899-002

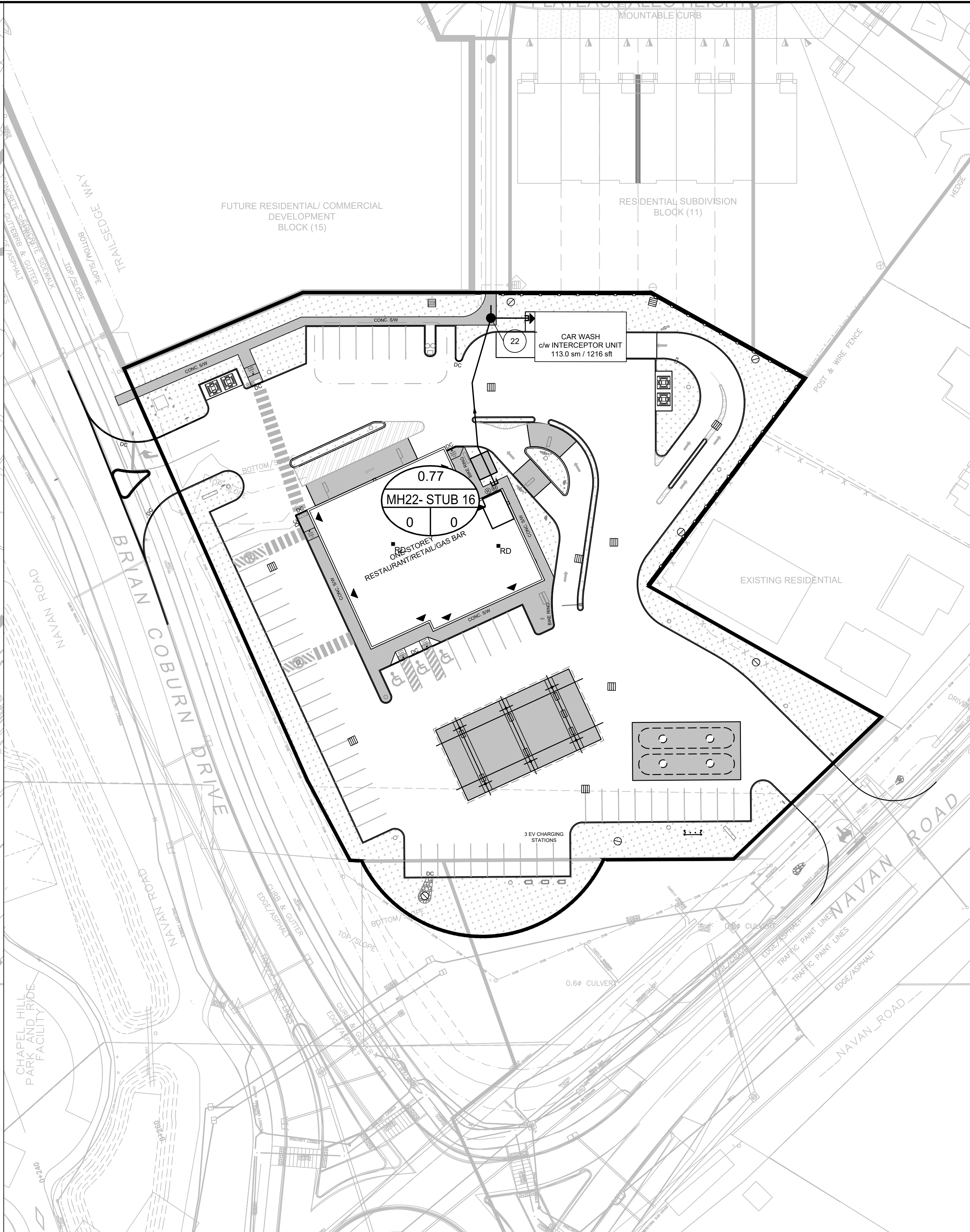
GRADING & PONDING PLAN

C02

File Location: P:\200002\8899-002 - Navan Subdivision\05-Production\01-Civil\3 - BLOCK 16 - Gas Bar\29899-003 C.DST-DSAN.dwg



STORM DRAINAGE



SANITARY DRAINAGE

JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 4:16 pm, Aug 06, 2026

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 STORM SEWER & MANHOLE
- PROPOSED STORM SEWER & MANHOLE
- PROPOSED SANITARY DRAINAGE BOUNDARY
- AREA IN HECTARES
- PIPE REACH UPSTREAM MAINTENANCE HOLE TO DOWNSTREAM MAINTENANCE HOLE
- POPULATION
- NUMBER OF UNITS
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE

6	ISSUED FOR SIXTH ENGINEERING SUBMISSION/ ISSUED FOR TENDER	15/04/26
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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.

SCALE: 1:400

CLIENT:

CONSULTANT:

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

GAS STATION, COMMERCIAL BUILDING, DRIVE-THRU RESTAURANT & CAR WASH
2130 BRIAN COBURN BLVD - BLOCK 16
OTTAWA, ONTARIO

DRAWING:

DESIGN: MM

DRAWN: KC

CHECKED: KF

JLR #:

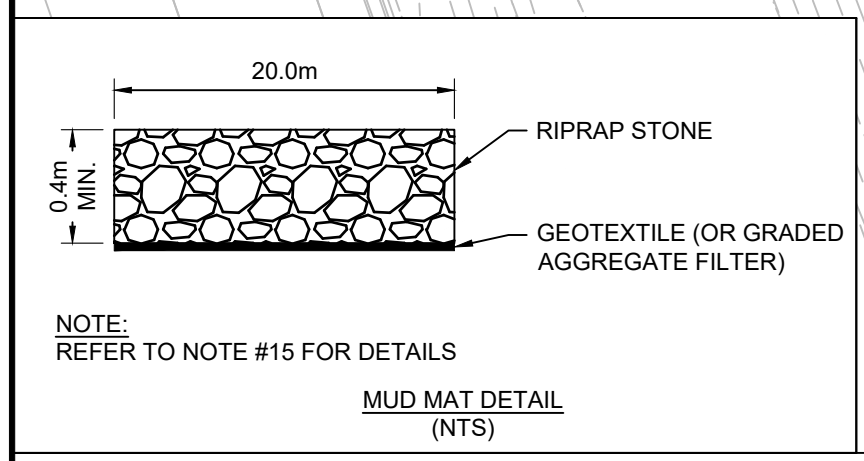
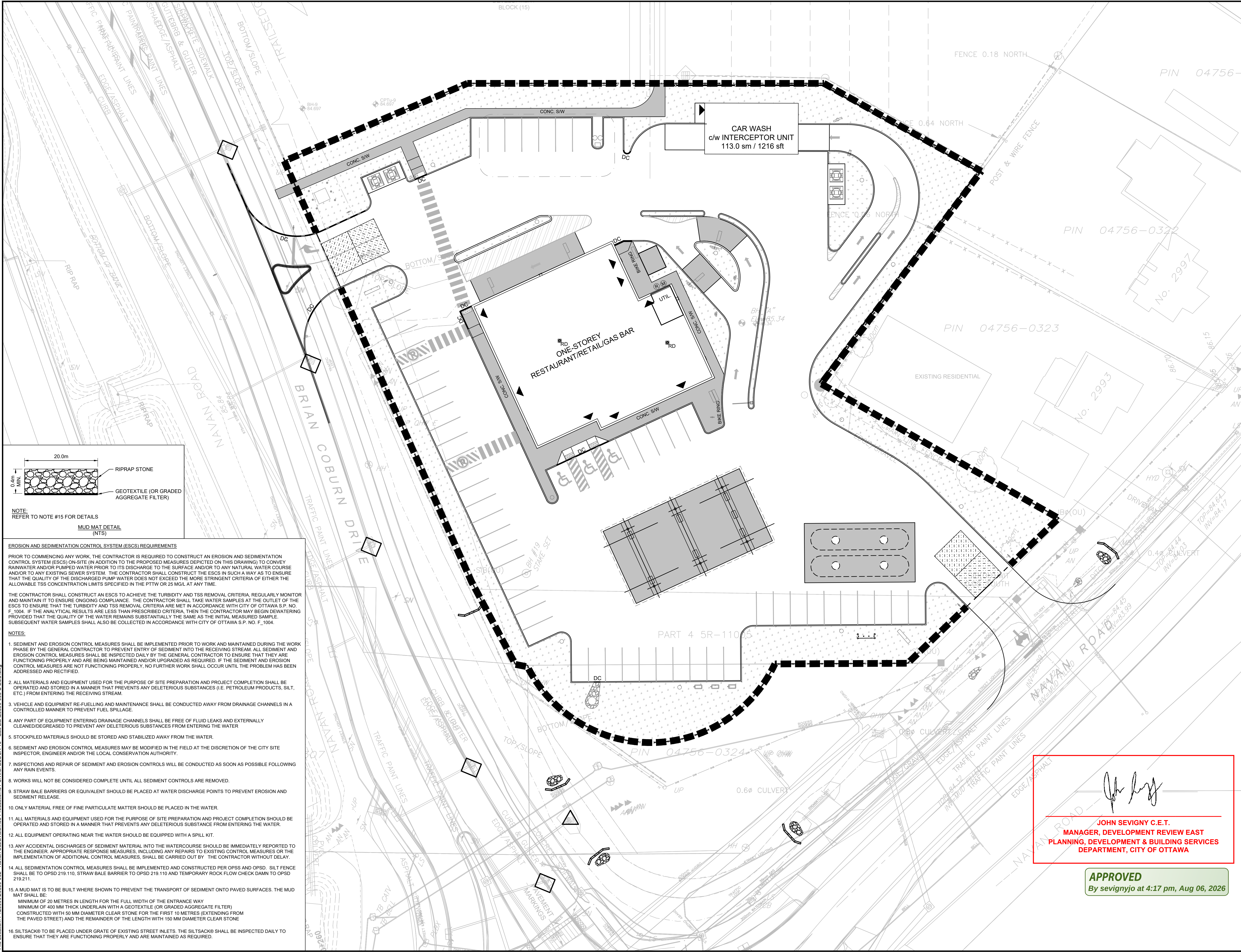
29899-002

DRAWING #:

C03

Plot Date: Wednesday, April 15, 2026 9:16:32 AM
City File No. D07-16-21-0027

File Location: P:\28000\28899-002 - Navan Subdivision\05-Production\01-Civil\3. BLOCK 16 - Gas Bar\28899-003 C ESC.dwg



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:

- 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.
- 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.
- VEHICLE AND EQUIPMENT RE-FUELLING AND MAINTENANCE SHALL BE CONDUCTED AWAY FROM DRAINAGE CHANNELS IN A CONTROLLED MANNER TO PREVENT FUEL SPILLAGE.
- 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.
- STOCKPILED MATERIALS SHOULD BE STORED AND STABILIZED AWAY FROM THE WATER.
- 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.
- INSPECTIONS AND REPAIR OF SEDIMENT AND EROSION CONTROLS WILL BE CONDUCTED AS SOON AS POSSIBLE FOLLOWING ANY RAIN EVENTS.
- WORKS WILL NOT BE CONSIDERED COMPLETE UNTIL ALL SEDIMENT CONTROLS ARE REMOVED.
- STRAW BALE BARRIERS OR EQUIVALENT SHOULD BE PLACED AT WATER DISCHARGE POINTS TO PREVENT EROSION AND SEDIMENT RELEASE.
- ONLY MATERIAL FREE OF FINE PARTICULATE MATTER SHOULD BE PLACED IN THE WATER.
- 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.
- ALL EQUIPMENT OPERATING NEAR THE WATER SHOULD BE EQUIPPED WITH A SPILL KIT.
- 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.
- ALL SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED PER OPSD AND OPSD. SILT FENCE SHALL BE TO OPSD 219.110, STRAW BALE BARRIER TO OPSD 219.110 AND TEMPORARY ROCK FLOW CHECK DAM TO OPSD 219.211.
- 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
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
- SILTSACK® TO BE PLACED UNDER GRATE OF EXISTING STREET INLETS. THE SILTSACK® SHALL BE INSPECTED DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE MAINTAINED AS REQUIRED.

JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 4:17 pm, Aug 06, 2026

KEY PLAN
N.T.S.

LEGEND

- SITE BOUNDARY
- PROPOSED SILT FENCE
- PROPOSED MUD MAT
- PROPOSED STRAW BALE BARRIER
- PROPOSED ROCK FLOW CHECK DAM
- SILTSACK® FOR EXISTING STREET INLET
- SILTSACK® FOR EXISTING CURB INLET CB's

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

SCALE: 1:250

CLIENT:

CONSULTANT:

J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

GAS STATION, COMMERCIAL BUILDING, DRIVE-THRU RESTAURANT & CAR WASH
2130 BRIAN COBURN BLVD - BLOCK 16
OTTAWA, ONTARIO

DRAWING:

EROSION AND SEDEMENT CONTROL PLAN

DESIGN:	MM	DRAWING #:	C04
DRAWN:	KC		
CHECKED:	KF		
JLR #:	29899-002		

Plot Date: Wednesday, April 15, 2026 9:16:45 AM
CITY FILE NO. D07-16-21-0027