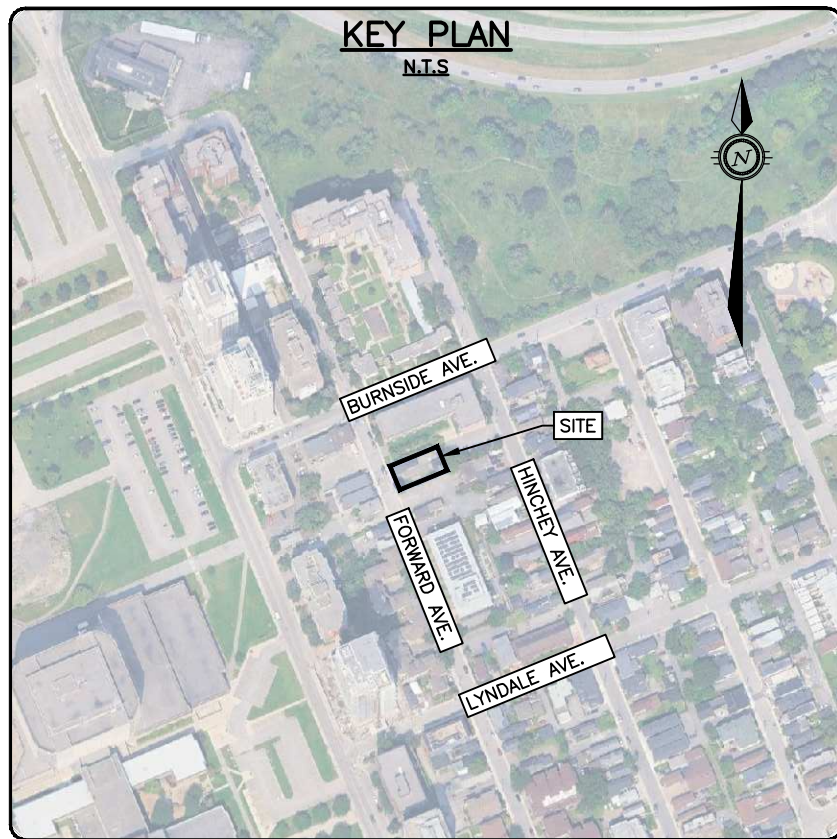


1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO, NATIONAL STANDARD DRAWINGS (OSPD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE.
2. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION, ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
4. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION RELATED PERMITS REQUIRED AND BEAR COST OF THE SAME.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS", THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE AUTHORITY HAVING JURISDICTION.
8. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL, WHEN WORKING ON CITY STREETS. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. BOOK 7 AND T.A.C MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
10. THE SUPPORT OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
11. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.
12. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
13. THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR, AS-BUILT SITE SERVICING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSS, IS EXCEEDED.
15. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH ENGINEER AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
16. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
17. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY EXP. SERVICES INC. DATED OCTOBER 08, 2025 [DRAFT].
18. THE CONTRACTOR SHALL ASSUME HIS/HER SELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
19. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
20. FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. SURVEY DATED SEPTEMBER 9, 2019.
21. CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND LEGAL DRAWINGS.

4. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2 (LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1 (LATEST AMENDMENT). PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS AS PER CSA A257.3 (LATEST AMENDMENT).
3. ALL PVC STORM SEWERS SHALL BE IN SDR 35 APPROVED PER C.S.A. 8182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE STORM SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. RIGID STORM PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPSD 802.030. DURING CONSTRUCTION THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMD.
5. SEWER BEDDING AS PER CITY STANDARD 56 & 57.
6. ALL STORM LATERALS SHALL BE PVC SDR 28, WHITE IN COLOR AND MARKED WITH A 50mm X 100mm WOODEN MARKER EXTENDING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED GREEN.
7. ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S11 & S11.1.
8. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
9. MINIMUM SOIL COVER TO BE 2.1m TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED ON ALL THREE SIDES AS PER CITY OF OTTAWA STD. S35.
10. FOUNDATION DRAIN SERVICE LATERAL TO BE EQUIPPED WITH APPROVED BACKWATER VALVE AS PER CITY OF OTTAWA STD. S14.
11. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24, S24.1 AND S25.
12. SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSD 404.02.
13. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01.
14. STORM SEWER MANHOLES SERVING LOCAL SEWERS LESS THAN 900mm shall BE CONSTRUCTED WITH A 300mm SUMP. FOR STORM SEWERS 900mm AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701.021.
15. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED, WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
16. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM SEWERS AND SEWERS CONNECTED TO THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER THE SEWERS ARE INSTALLED.

1. ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.
3. ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.
4. WATERMAINS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
5. ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER T2W OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
6. WATER SERVICES SHALL BE MARKED WITH A "50mm X 100mm", EXTENDING FROM THE INVERT TO 1.0m ABOVE GRADE PAINTED BLUE. STAND POSTS/SHUT-OFFS SHALL BE INSTALLED AT THE PROPERTY LINE.
7. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
8. VALVE BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA DETAIL W24.
9. ALL WATERMAINS TO BE INSTALLED AT MINIMUM COVER OF 2.4m. WHERE MINIMUM FROST COVER CAN NOT BE ACHIEVED, PROVIDE RIGID INSULATION ON ALL THREE SIDES AS PER CITY OF OTTAWA STD. W22.



1. ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD 8182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
3. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING UNLESS OTHERWISE NOTED.
4. ALL SANITARY LATERALS ARE TO BE PVC SDR 28, IPEX "RING-TITE" (OR EQUIVALENT), ANY COLOR EXCEPT WHITE AND MARKED WITH A 50MM X 100MM WOODEN MARKER, EXTENDING FROM THE INVERT TO 1.0 M ABOVE GRADE PAINTED RED.
5. SEWER BEDDING AS PER CITY STANDARD S6 & S7. GRANULAR 'A' BEDDING TO BE INCREASED TO 300MM WHERE SEWERS ARE BELOW THE GROUNDWATER TABLE.
6. SANITARY SEWER MANHOLES SHALL BE BENCHMARKED AS PER OPSD 701.021. SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25. SAFETY PLATFORMS SHALL BE AS PER OPSD AND ALL DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01.
7. THE CONTRACTOR SHALL CONDUCT INFILTRATION/EXFILTRATION (AS PER CURRENT OPSS) TESTING ON ALL NEWLY INSTALLED SANITARY SEWERS. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWER INSTALLATION AND VIEWED BY THE ENGINEER.
8. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED SANITARY SEWERS AND EXISTING SEWERS CONNECTED TO THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.

1. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMPLETION OF CONSTRUCTION.
2. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SCI. 1 (BARRIER CURB) AND SCI 3 (MOUNTABLE CURB), AS NOTED. PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS.
3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010, OPSD 310.
4. 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 98% STANDARD PROCTOR DENSITY.
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.
7. SUB- EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS.

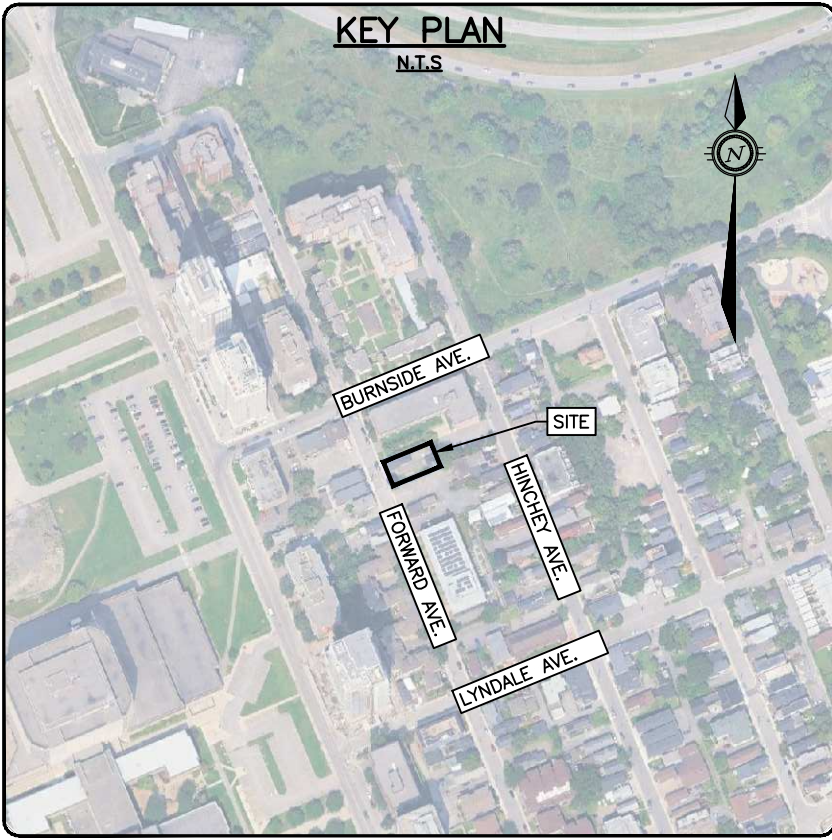
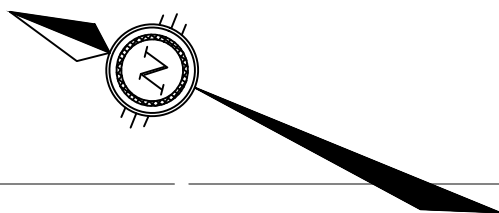
1. ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).

1. IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT CITY OF OTTAWA, HYDRO AND UTILITY COMPANY REQUIREMENTS.
2. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTFITS ARE PROVIDED.

[illegible]

NOTES:

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2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.



LEGEND

- PROPERTY LINE
ABUTTING PROPERTY LINE
EX. C OF ROAD
EX. CURB
EX. RETAINING WALL
EX. REMAINS OF RETAINING WALL
EX. FENCE
EX. EAVES
EX. ELEVATION
EX. TOP OF WALL ELEVATION
EX. OVERHEAD WIRE
EX. UTILITY POLE AND ANCHOR
EX. BELL
EX. GAS
EX. CATCHBASIN
EX. CURB INLET CATCHBASIN
EX. STORM MANHOLE
EX. SANITARY MANHOLE
EX. WATER VALVE
EX. STORM SEWER
EX. SANITARY SEWER
EX. WATER MAIN
PROP. MONOLITHIC SIDEWALK REMOVE AND REPLACE

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

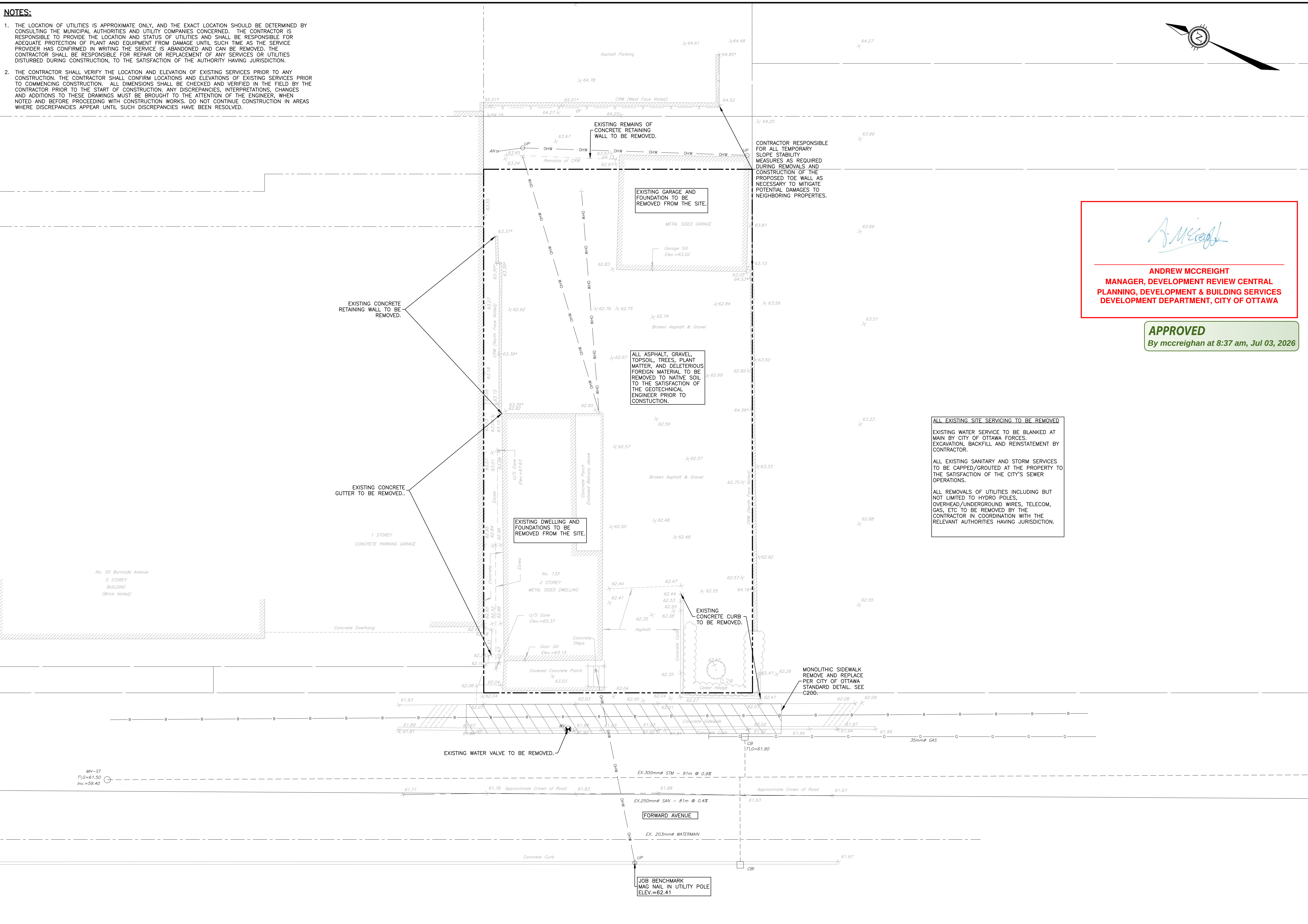
APPROVED
By mcreighan at 8:37 am, Jul 03, 2026

ALL EXISTING SITE SERVICING TO BE REMOVED

EXISTING WATER SERVICE TO BE BLANKED AT MAIN BY CITY OF OTTAWA FORCES. EXCAVATION, BACKFILL AND REINSTATEMENT BY CONTRACTOR.

ALL EXISTING SANITARY AND STORM SERVICES TO BE CAPPED/GROUTED AT THE PROPERTY TO THE SATISFACTION OF THE CITY'S SEWER OPERATIONS.

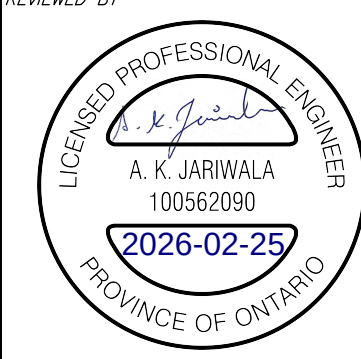
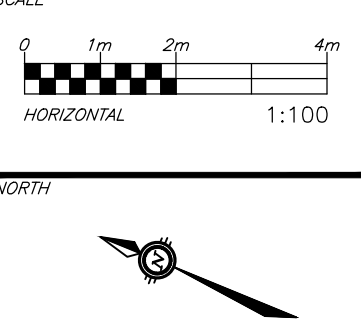
ALL REMOVALS OF UTILITIES INCLUDING BUT NOT LIMITED TO HYDRO POLES, OVERHEAD/UNDERGROUND WIRES, TELECOM, GAS, ETC TO BE REMOVED BY THE CONTRACTOR IN COORDINATION WITH THE RELEVANT AUTHORITIES HAVING JURISDICTION.



CAUTION
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JOB BENCH MARK
MAG NAIL IN UTILITY POLE ELEVATION = 62.41
TOPOGRAPHIC INFORMATION
PART 1 PLAN OF LOT 3 EAST FORWARD AVENUE REGISTERED PLAN 35 CITY OF OTTAWA
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD.
SURVEY DATED SEPTEMBER 9, 2019.
BEARINGS ARE GRID, DERIVED FROM THE EASTERLY LIMIT OF FORWARD AVENUE SHOWN TO BE N22°49'50"W ON PLAN 5R-12807 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE)
NAD-83 (ORIGINAL). ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.

REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD
3	RE-ISSUED FOR SPA	25/02/26	AKJ	AKJ					
2	REVISED PER UPDATED SITE PLAN	18/12/25	NP	AKJ					
1	ISSUED FOR SPA	27/11/25	AGJ	AKJ					

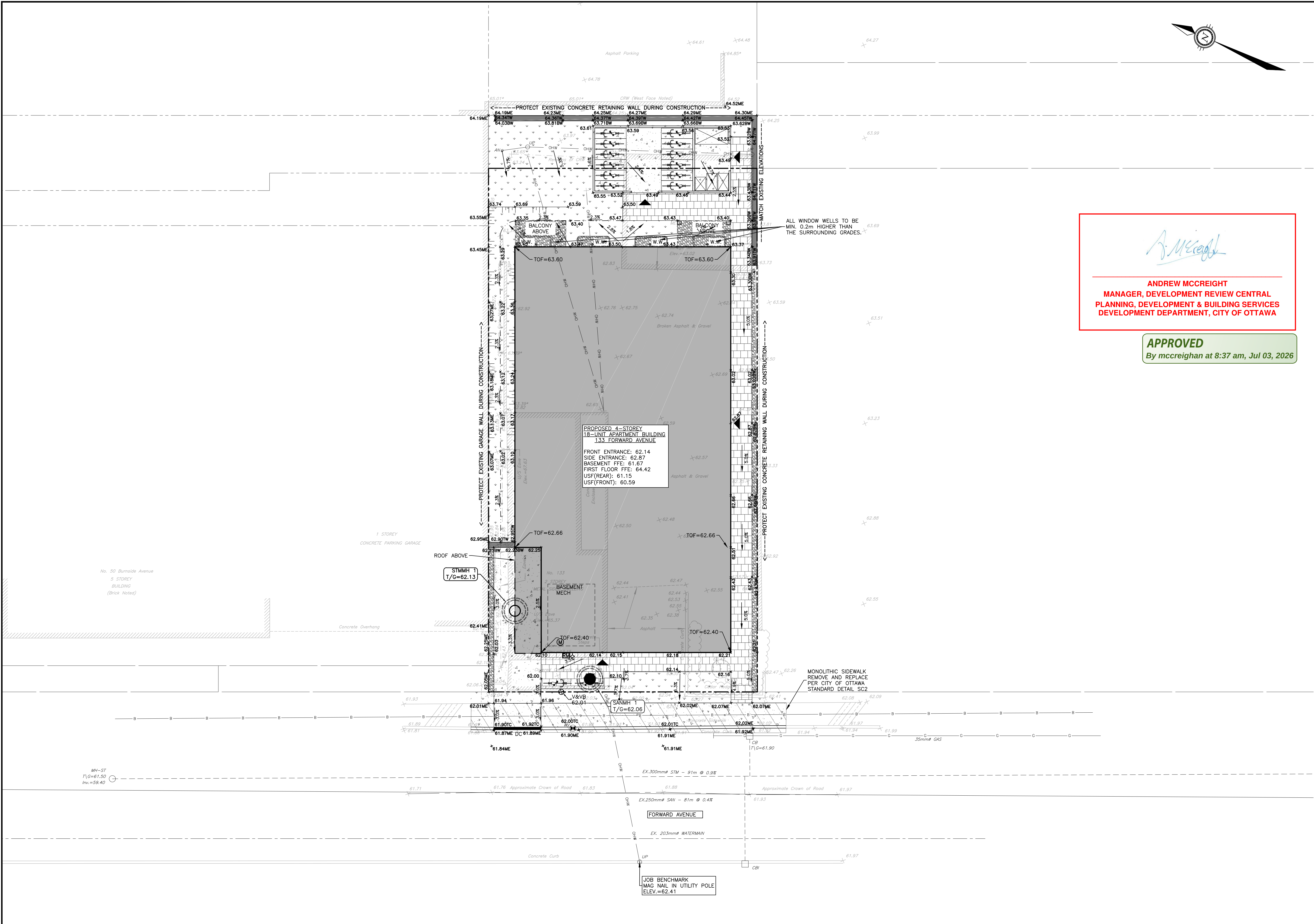


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BASEPLAN	AGJ
DESIGN	AGJ
CHECKED	AKJ
CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AKJ

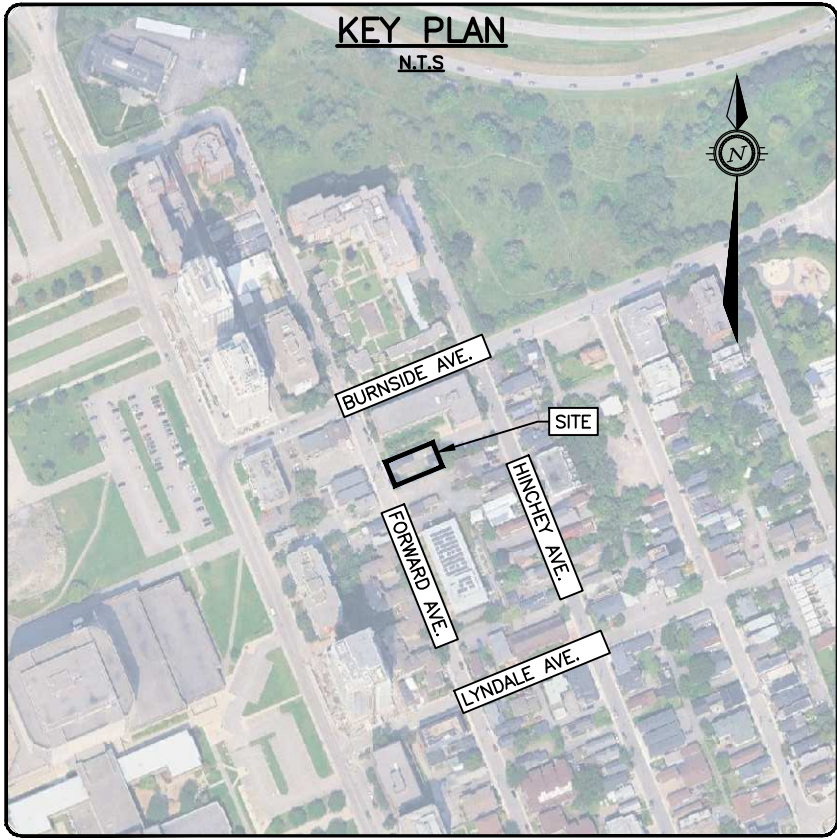
PROJECT
133 FORWARD AVENUE
133 FORWARD AVENUE
OTTAWA, ONTARIO.
EXISTING CONDITIONS
AND REMOVALS PLAN

PROJECT No.
OTT-25012024-AD
SURVEY
ADV LTD.
DATE
2019-09-09
DRAWING No.
C001



ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By mcreighan at 8:37 am, Jul 03, 2026

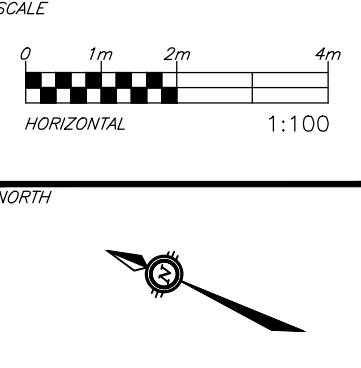


LEGEND	
	PROPERTY LINE
	ABUTTING PROPERTY LINE
	EX. C. OF ROAD
	EX. CURB
	EX. RETAINING WALL
	EX. REMAINS OF RETAINING WALL
	EX. FENCE
	EX. EAVES
	EX. ELEVATION
	EX. TOP OF WALL ELEVATION
	EX. OVERHEAD WIRE
	EX. UTILITY POLE AND ANCHOR
	EX. BELL
	EX. GAS
	EX. CATCHBASIN
	EX. CURB INLET CATCHBASIN
	EX. STORM MANHOLE
	EX. SANITARY MANHOLE
	EX. WATER VALVE
	EX. STORM SEWER
	EX. SANITARY SEWER
	EX. WATER MAIN
	PROP. GRADE (%)
	PROP. ELEVATION
	PROP. ELEVATION (TOP OF CURB)
	PROP. ELEVATION (BOTTOM OF CURB)
	PROP. ELEVATION (MATCH EX. ELEV.)
	PROP. FINISHED FLOOR ELEVATION
	PROP. TOP OF WALL
	PROP. BOTTOM OF WALL
	PROP. BUILDING AT GRADE
	PROP. DEPRESSED CURB
	PROP. OPD 3120.100 TOE WALL
	PROP. GRASS/SOFT LANDSCAPING AS PER LANDSCAPE PLANS
	PROP. CONCRETE SURFACE
	PROP. INTERLOCK
	PROP. RIVER ROCK
	PROP. STORM/SANITARY MANHOLE
	PROP. WINDOW WELL
	PROP. MONOLITHIC SIDEWALK REMOVE AND REPLACE PER CITY OF OTTAWA SC2
	PROP. VALVE AND VALVEBOX
	PROP. SWALE/FLOW PATH
	PROP. TERRACING 3:1 MAX.

CAUTION
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REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD
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					3	REVISED PER UPDATED SITE PLAN	18/12/25	NP	AKJ
					2	ISSUED FOR SPA	27/11/25	AKJ	AKJ
					1	COORDINATION	25/11/17	AKJ	AKJ



DESIGNED BY
A. K. JARWALA
100562090
2026-02-25
PROVINCE OF ONTARIO

REVIEWED BY
A. K. JARWALA
100562090
2026-02-25
PROVINCE OF ONTARIO

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PROJECT MANAGER AGJ
APPROVED AGJ

PROJECT
133 FORWARD AVENUE
133 FORWARD AVENUE
OTTAWA, ONTARIO.
SITE GRADING PLAN

PROJECT No.
OTT-25012024-AG
SURVEY
ADV. LTD.
DATE
2019-09-09
DRAWING No.
C200

DURING ALL CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

-
- PERSPECTIVE VIEW**
- Area under construction
End run
Barrier main run
Area under protection
Watercourse
- PLAN**
- Direction of flow
Main run 40m max
3m end-run
1m typ
2.3m max. Typ.
A
- SECTION A-A**
- Direction of flow
Stake
Geotextile
500mm min of geotextile in trench
Trench shall be backfilled and compacted
Original ground
600mm min
200
200
- JOINT DETAIL**
- NOTE:
A All dimensions are in millimetres unless otherwise shown.
- | | | | |
|--|----------|-------|--|
| ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2015 | Rev 2 | |
| LIGHT-DUTY
SILT FENCE BARRIER | | | |
| OPSD 219.110 | | | |

NOTES:

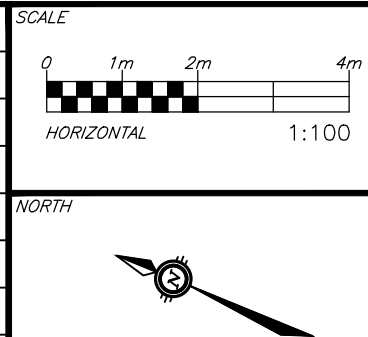
1. WOMEN WIRE FENCE TO BE FASTENED SECURELY TO WOOD POSTS WITH WIRE TIES OR STAPLES.
2. POSTS TO BE SPACED AT 2.3 METRES CENTRE TO CENTRE.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY A MINIMUM OF 500mm.
4. SEDIMENT TRAP SHALL BE PROVIDED AND NEEDLE AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. WOOD POSTS TO BE HARDWOOD TYPE (50mm x 90mm).
6. GEOTEXTILE TO BE EMBEDDED TO A MINIMUM OF 200mm.
7. GEOTEXTILE TO CONFORM TO OPSS 805 STANDARDS.
8. SILT FENCE MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH DETAIL. SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS COMPLETE.
9. SEDIMENTS MUST BE CLEARED AWAY WHEN THEY REACH HALF THE HEIGHT OF THE

CAUTION
THE POSITIONS OF THE CONDUITS, UNDERGROUND AND STRUCTURES SHOWN ON THIS MAP WHERE SHOWN ARE THE POSITIONS OF THE STRUCTURES STARTING WITH THE LOCATION OF THE STRUCTURES. DAMAGE TO

JOB BENCH MARK

MAG NAIL IN UTILITY POLE ELEVATION = 62.41
TOPOGRAPHIC INFORMATION
 PART 1 PLAN OF LOT 3 EAST FORWARD AVENUE REGISTERED PLAN 35 CITY OF
 OTTAWA
 TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 SURVEY DATED SEPTEMBER 9, 2019.

BEARINGS ARE GRID, DERIVED FROM THE EASTERLY LIMIT OF FORWARD AVENUE SHOWN TO BE N22°49'50"W ON PLAN 5R-12807 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL). ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.

[illegible]DESIGNED
BY

REVIEWED BY



CLIENT	
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BASEPLAN

BASEPLAN	AGJ
DESIGN	AGJ
CHECKED	AKJ
CAD	AGJ
PROJECT MANAGER	AKJ
APPROVED	AKJ

133 FORWARD AVENUE
133 FORWARD AVENUE
OTTAWA, ONTARIO.

EROSION AND SEDIMENT CONTROL PLAN

PROJECT No.
OTT 05010004 10

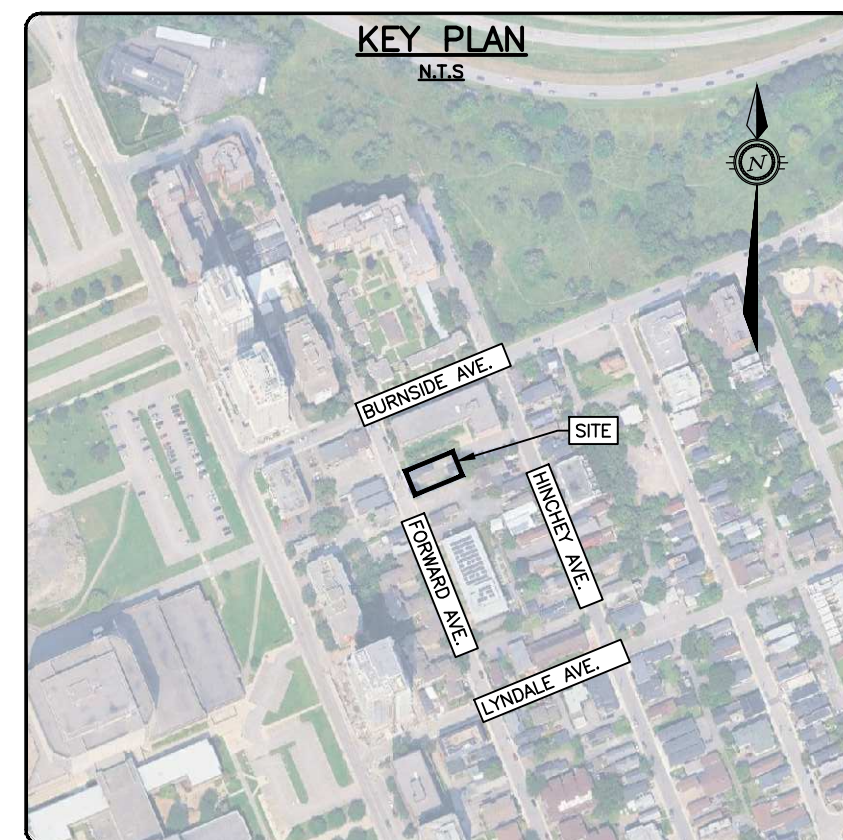
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SURVEY

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DATE 2019-09-09

DRAWING No.

C300

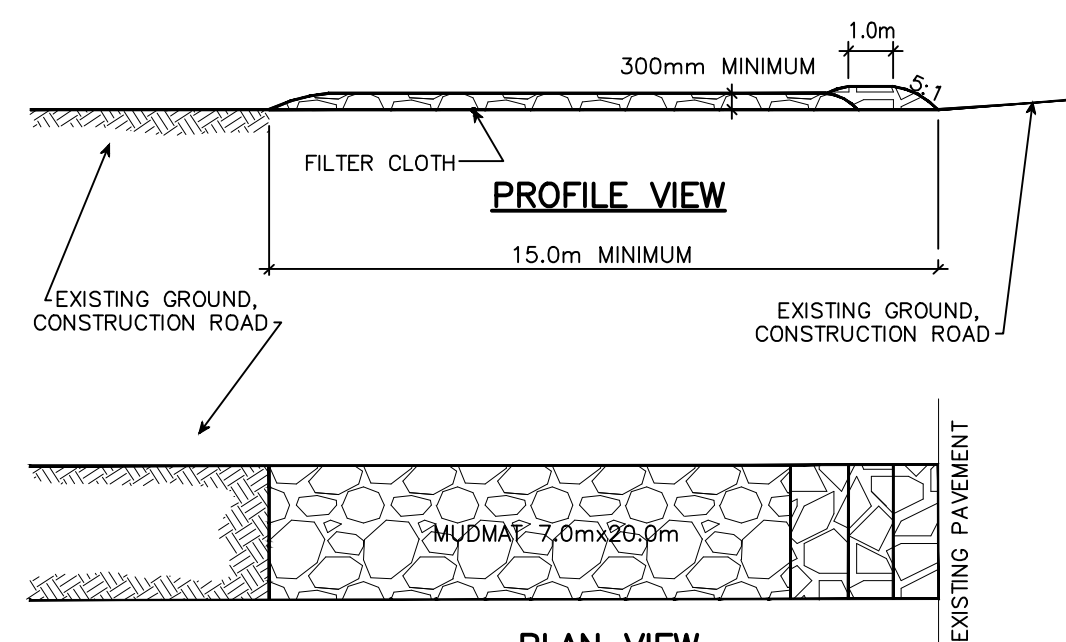


LEGEND

	PROPERTY LINE
----	ABUTTING PROPERTY LINE
-----X-----	EX. ♾ OF ROAD
----- -----	EX. CURB
	EX. RETAINING WALL
-----X-----X-----	EX. REMAINS OF RETAINING WALL
-----X-----	EX. FENCE
-----X-----	EX. EAVES
X 62.00	EX. ELEVATION
X 62.00*	EX. TOP OF WALL ELEVATION
OHW	EX. OVERHEAD WIRE
o ^{AN} ○ ^{UP}	EX. UTILITY POLE AND ANCHOR
-----B-----	EX. BELL
-----G-----	EX. GAS
□ CB	EX. CATCHBASIN
□ CBI	EX. CURB INLET CATCHBASIN
○ MH- <i>ST</i>	EX. STORM MANHOLE
○ MH- <i>S</i>	EX. SANITARY MANHOLE
⊕ WV	EX. WATER VALVE
---- <i>EX. 375mm# STM</i> ----	EX. STORM SEWER
<i>EX. 250mm# SAN</i>	EX. SANITARY SEWER
<i>EX. 203mm WATERMAIN</i>	EX. WATER MAIN



PROP. STORM/SANITARY MANHOLE

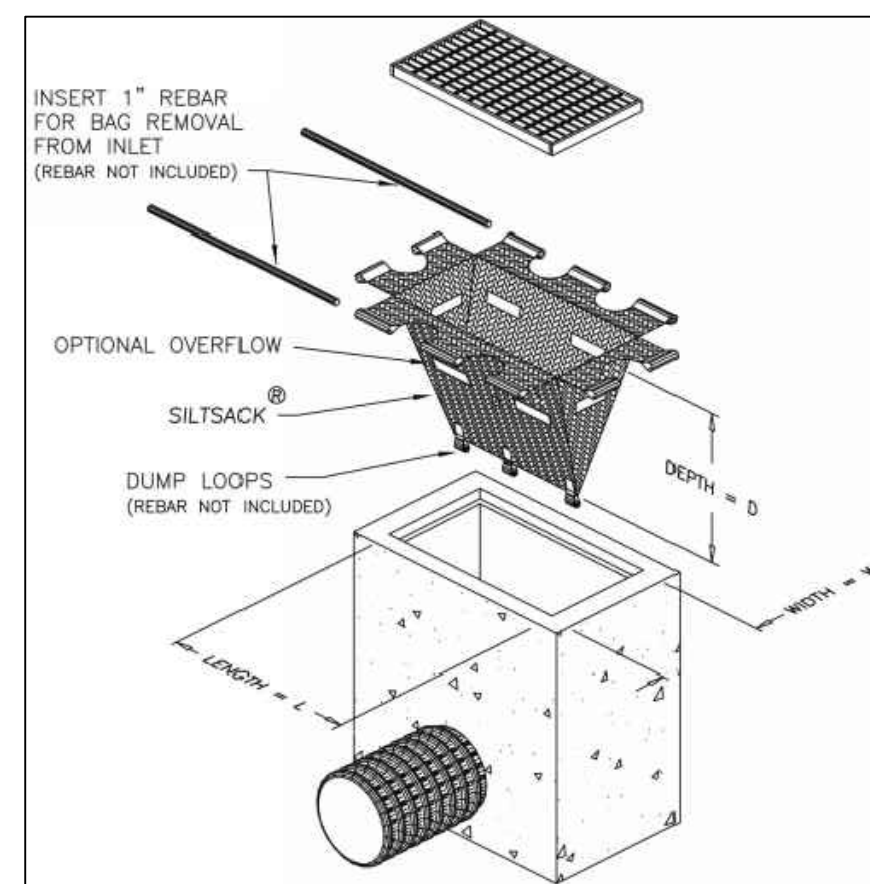


NOTES:

1. STONE - USE CLEAR CRUSHED 100mm STONE.
2. LENGTH - AS REQUIRED BUT NOT LESS THAN 15.0m.
3. THICKNESS - NOT LESS THAN 300mm.
4. WIDTH - 7.0m MINIMUM, NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHERE NO PRESENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SHOWN DROPPED OR TRAPPED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

MUD MAT DETAIL

NTS



FILTER BAG DETAIL

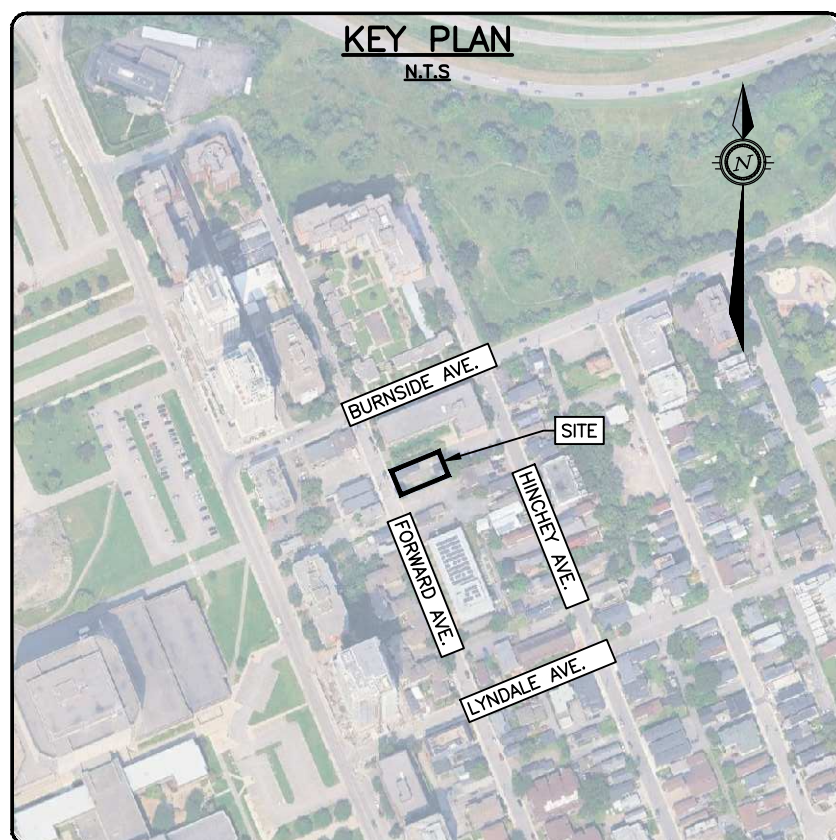
NTS

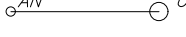
ANDREW MCCREIGHT

**MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**

APPROVED

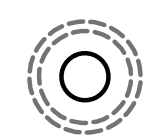
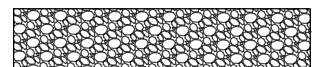
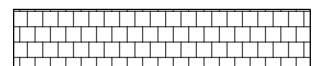
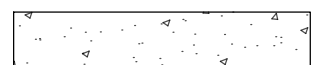
By mcreighan at 8:37 am, Jul 03, 2026



-----	PROPERTY LINE
-----	ABUTTING PROPERTY LINE
-----	EX. ∇ OF ROAD
-----	EX. CURB
-----	EX. RETAINING WALL
-----	EX. REMAINS OF RETAINING WALL
----- X ----- X -----	EX. FENCE
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-----	EX. SANITARY SEWER
-----	EX. WATER MAIN

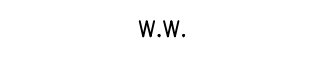


ID
AREA
"C"



RD ☒

SC ☐





ROOF PONDING TABLE						
Area #	5-year Ponding Depth (mm)	100-year Ponding Depth (mm)	Weir Type	No of Weirs per Drain	Weir Position	100-YR Flowrate (L/sec)
PR-1	117	148	WATTS ACCUTROL	1	1/4 Open	0.94
PR-2	108	138	WATTS ACCUTROL	1	1/4 Open	0.91

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

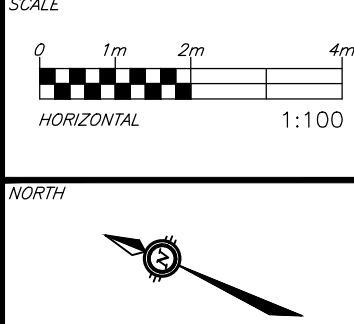
APPROVED

By mcreighan at 8:37 am, Jul 03, 2026

CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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.

JOB BENCH MARK
MAG. NAIL IN UTILITY POLE ELEVATION = 62.41
TOPOGRAPHIC INFORMATION
PART 1 PLAN OF LOT 3 EAST FORWARD AVENUE REGISTERED PLAN 35 CITY OF
OTTAWA
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
SURVEY DATED SEPTEMBER 9, 2019.

BEARINGS ARE GRID, DERIVED FROM THE EASTERN LIMIT OF FORWARD AVENUE
SHOWN TO N27°40'50"W ON PLAN GR-12807 AND ARE REFERRED TO
THE CENTRAL MERIDIAN OF MTM ZONE 18 (76°30' WEST LONGITUDE.)
NAD-83 (ORIGINAL). ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO
CGVD28 GEODETIC DATUM.

[illegible]DESIGNED
BY

PROFESSIONAL ENGINEER
A. K. JARIWALA
100562090
2026-02-25
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POST-DEVELOPMENT CATCHMENTS

PROJECT No. 07T-0504-0004 10

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