

SCALE: 1:150 METRES

GENERAL NOTES:

- All dimensions are in metres; all elevations are in metres and are geodetic. BM = 2 nails on utility pole. Elevation = 72.41
- This is not a legal survey. Boundary and topographic information were derived from FARLEY, SMITH & DENNIS SURVEYING LTD. File No. 652-18.
- Contractor is responsible for location and protection of utilities.
- Existing services information shown is based on best current information. Contractor to verify exact locations of services and report any discrepancies to Kollaard Associates Inc.
- All dimensions to be verified on site by contractor prior to construction.
- Any changes made to this plan must be verified and approved by Kollaard Associates Inc.
- Client/contractor is responsible for acquiring all necessary permits. This drawing is not for construction until a building permit has been granted.
- The proposed grades have been set and verified for site grading control only. The grade raise at the building location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation.
- A geotechnical engineer should be retained to provide recommendations with respect to the sub-grade conditions prior to footing installation.
- The owner agrees to prepare and implement an erosion and sediment control plan to the satisfaction of the City of Ottawa, 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 in accordance with the current Best Management Practices for Erosion and Sediment Control such as, and not limited to, installing filter cloths across manhole/catchbasin lids to prevent sediments from entering structures and install and maintain a light duty silt fence barrier as required.
- All materials and construction to be in accordance with City of Ottawa standards and Ontario Provincial Standards and Specifications, sewer and watermain material types, disinfection, provide minimum 2.4 metres of cover for water services, cathodic protection, City of Ottawa insulation specifications for watermain, pipe bedding, reinstatement of disturbed areas and leakage testing.
- Refer to Kollaard File 180966 for Stormwater Management Design and Geotechnical Report File No. 180966 (dated January 15, 2019).

No.	REVISION	DATE	BY
8	REVISIONS TO MATCH SITE PLAN AND LANDSCAPE PLAN	2020/09/17	ML
7	NO CHANGES TO THIS DRAWING	2020/04/17	SD
6	PER CITY REVIEW COMMENTS	2020/02/26	ML
5	PER CITY REVIEW COMMENTS	2020/01/08	ML
4	REVISED IN ACCORDANCE WITH REVISED SITE PLAN	2019/10/21	ML
3	PER REVIEW COMMENTS/SITE PLAN REVISIONS	2019/08/16	ML
2	ISSUED SPA SUBMISSION	2019/01/25	ML
1	ISSUED FOR CLIENT REVIEW	2019/01/24	ML

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CLIENT: BUILDING INVESTMENTS INC.
 Nick Legault, CEO
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 Ottawa, ON, K1Z7K8
 Tel 613-853-4833
 email nlegault@BuildingInvestments.ca

PROJECT: RESIDENTIAL APARTMENT BUILDING

LOCATION: 841, 845 and 855(A) GRENON AVENUE,
 CITY OF OTTAWA, ON.

DESIGNED BY: SD	CHECKED BY:
DRAWN BY: ML	APPROVED BY: SD
DATE: DEC. 12, 2018	
SHEET SET:	

DRAWING No: 180966-ECP
 DRAWING NAME: EROSION AND SEDIMENT CONTROL PLAN

LEGEND

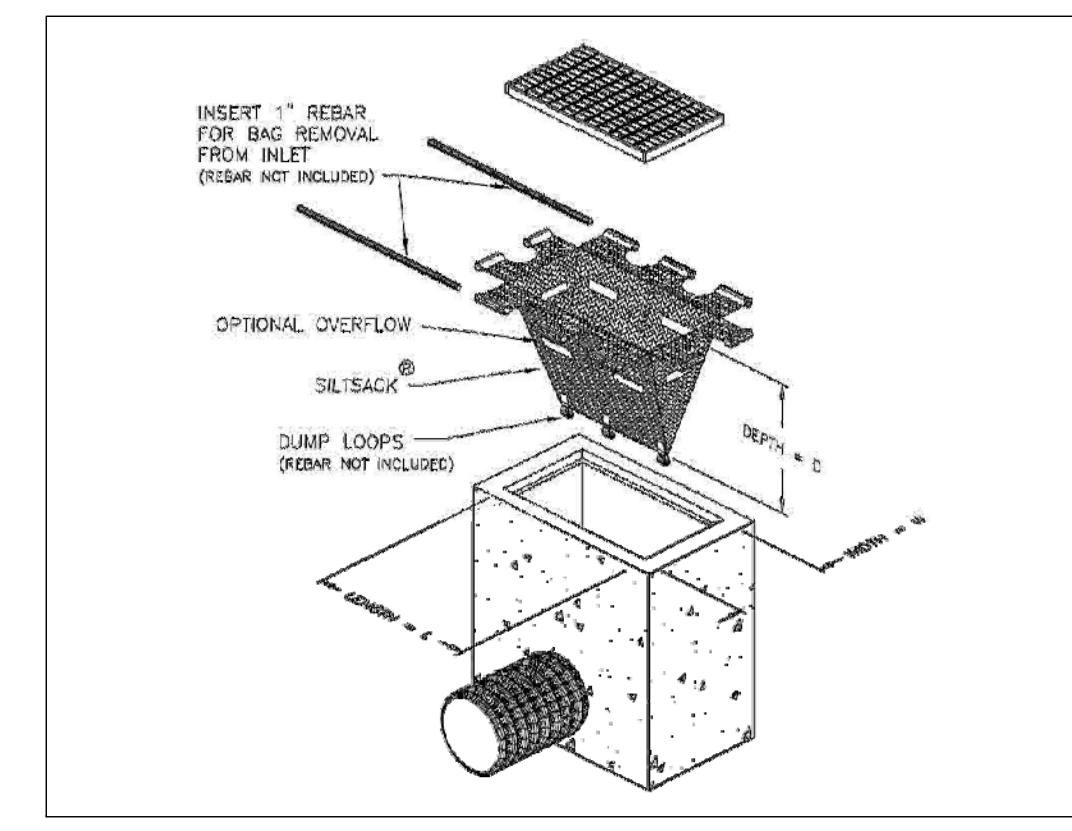
- EXISTING ELEVATION
- PROPOSED/EXISTING ELEVATIONS
- DRAINAGE ELEVATION
- PROPOSED SLOPE
- EXISTING DRAINAGE
- WATERMAIN
- STORM SEWER
- SANITARY SEWER
- TOP OF SLOPE
- PROPERTY LINE
- OVERHEAD WIRE
- STRUCTURAL RETAINING WALL [1m IN HT.]
- LANDSCAPE RETAINING WALL [1m OR LESS IN HT.]
- SILT FENCE
- OVERLAND FLOW ROUTE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER VALVE
- WATER METER
- REMOTE WATER METER
- SUMP AND SUMP PUMP LOCATION
- PROPOSED SCUPPER LOCATION
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING VALVE CHAMBER
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN/MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED REAR-YARD CATCH BASIN
- TEMPORARY BENCHMARK
- ITEM TO BE REMOVED

EROSION AND SEDIMENT CONTROL NOTES:

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- THE OWNER (AND/OR CONTRACTOR) AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN AT LEAST EQUAL TO THE STATED MINIMUM REQUIREMENTS AND TO THE SATISFACTION OF THE CITY OF OTTAWA, 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 IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR IS TO ENSURE THAT THE SITE ACCESS POINTS AND ADJACENT STREETS TO THE ACCESS POINTS ARE MAINTAINED AND KEPT CLEAN OF CONSTRUCTION MATERIALS SUCH AS, BUT NOT LIMITED TO MUD, DIRT, CLAY AND GRANULARS ON A DAILY BASIS OR AS NECESSARY, TO THE SATISFACTION OF THE CITY OF OTTAWA.
- EVERY EFFORT WILL BE MADE TO ENSURE THAT ALL DISTURBED AREAS ARE TOPSOILED AND SEEDED AS SOON AS REASONABLY POSSIBLE.
- THE SEDIMENT AND EROSION CONTROL PLAN IS A LIVING DOCUMENT WHICH MAY BE AMENDED BY ONSITE REQUIREMENTS AT THE APPROVAL OF THE MUNICIPALITY AND THE CONSERVATION AUTHORITY.

MINIMUM EROSION AND SEDIMENT CONTROL PLAN REQUIREMENTS:

- TIME THE DEMOLITION AND EXCAVATION ACTIVITIES SO THAT THEY OCCUR NO SOONER THAN IS NECESSARY FOR SUBSEQUENT CONSTRUCTION ACTIVITIES.
- LANDSCAPE THE SITE AS SOON AS PRACTICALLY POSSIBLE.
- USE SILT FENCES AROUND ANY STOCKPILES OF SOIL.
- PRIOR TO CONSTRUCTION, SILT FENCE BARRIERS (OPSD 219.110) WILL BE PLACED ALONG THE PROPERTY LINES AS ON THE DRAWING.
- THE SILT FENCE SHOULD BE REMOVED ONLY WHEN THE SITE IS STABILIZED.
- INSTALL SEDIMENT CAPTURE DEVICES SUCH AS SILTSACK BY TERRAFIX (OR EQUIVALENT) WITHIN ALL EXISTING AND PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES PRIOR TO CONSTRUCTION.



TYPICAL SILTSACK DETAIL
 NOT TO SCALE

APPROVED REFUSED
 THIS 27 DAY OF October, 2020

 ERIN O'CONNELL, MCIP, RPP, MANAGER (A)
 DEVELOPMENT REVIEW, WEST
 PLANNING, INFRASTRUCTURE AND ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

EROSION AND SEDIMENT CONTROL PLAN
 SCALE = 1:150

