

**LEGEND**

	BARRIER CURB & CURB DEPRESSION		CENTRELINE OF SWALE
	PROPOSED LIGHT DUTY GRAVEL		CENTRELINE OF DITCH
	PROPOSED HEAVY DUTY SURFACING		SLOPING AT 3:1 UNLESS SPECIFIED
	CONCRETE WALKWAY		PROPOSED ELEVATION
	STORM MANHOLE		EXISTING ELEVATION
	CATCHBASIN, CURB INLET OR DITCH INLET		SWALE ELEVATION
	PROPOSED FENCE		TOP/BOTTOM WALL FACE ELEVATIONS
	SANITARY MANHOLE		EMERGENCY OVERLAND FLOW ROUTE
	FIRE SEPARATION		SILT FENCE BARRIER PER OPS 219.10
	WATER VALVE/CHAMBER		BUILDING ENTRANCE OVERHEAD DOOR
	FIRE HYDRANT		REDUCER
	PROPOSED WALL		HANDICAPPED PARKING
	PROPOSED DOWNSPOUT		CROSS-HATCHED PAVEMENT MARKING
	200mm BOLLARD PER CITY 5-4		
	PROPOSED MUD MAT		

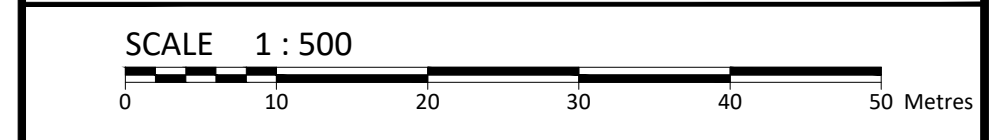
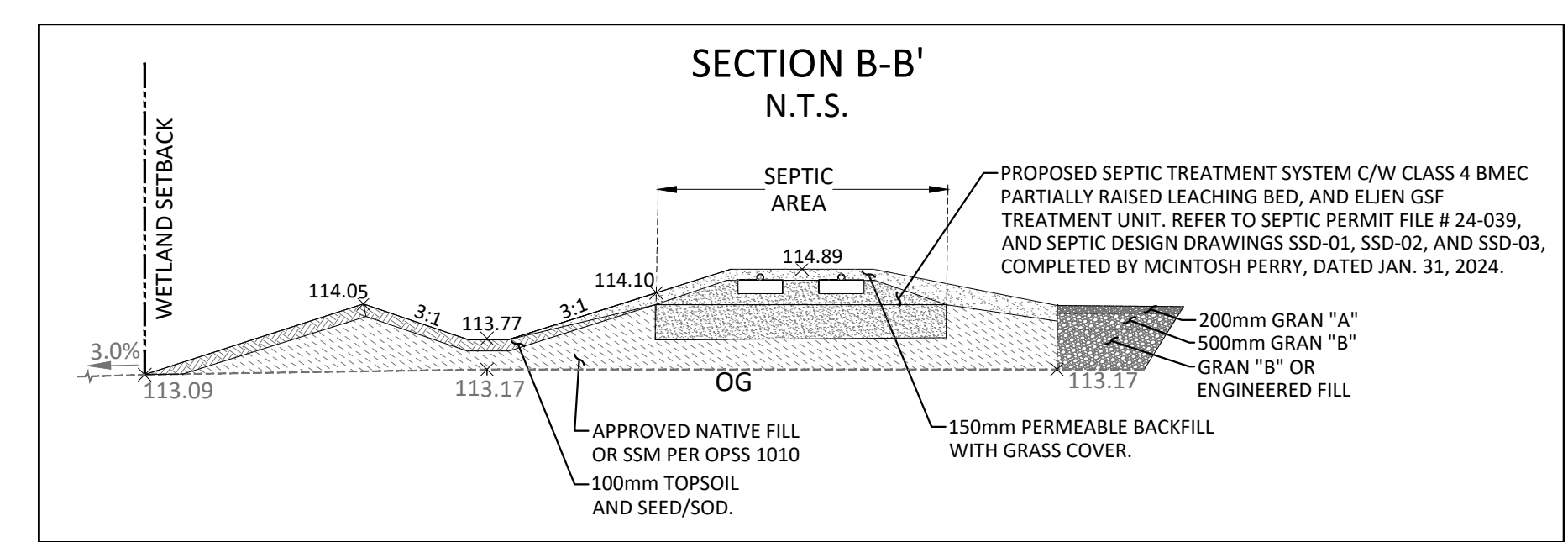
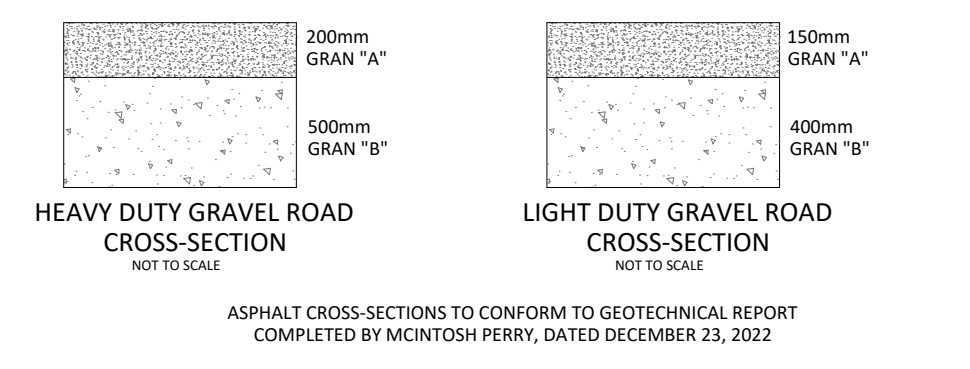
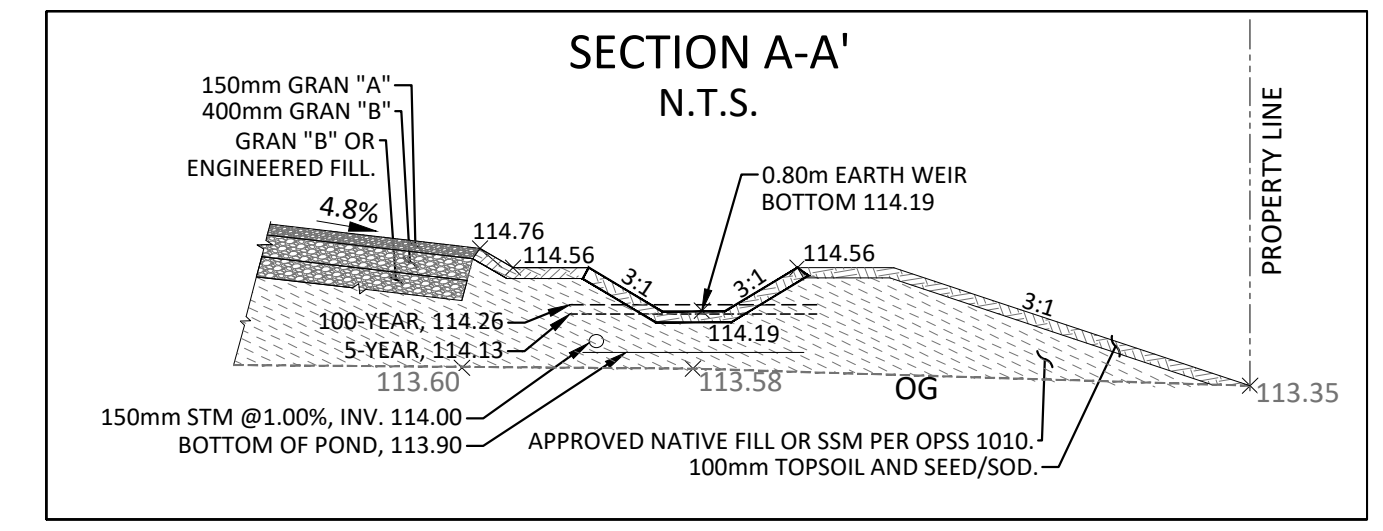
3	REISSUED FOR SITE PLAN CONTROL	MAY 14, 2024
2	ISSUED FOR SITE PLAN CONTROL	OCT. 04, 2023
1	ISSUED FOR REVIEW	DEC. 23, 2022
No.	Revisions	Date

Check and verify all dimensions before proceeding with the work. Do not scale drawings.

- GENERAL NOTES**
- 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.
  - THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) MCINTOSH PERRY SURVEYING INC. JOB # 22-237 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.
  - THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
  - 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.
  - RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY.
  - EXCAVATE AND DISPOSE OF ALL DELETED MATERIAL, SUCH AS ASPHALT, CURBING, EXISTING STOKPILES, GRANULAR MATERIALS AND DEBRIS OFF SITE.
  - TOPSOIL TO BE STRIPPED AND REMOVED OFF SITE. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
  - 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.
  - DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY.
  - ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
  - 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 SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
  - ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
  - ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY.
    - ELECTRICAL SERVICE - HYDRO OTTAWA,
    - GAS SERVICE - ENBRIDGE,
    - TELEPHONE SERVICE - BELL CANADA,
    - TELEVISION SERVICE - ROGERS.
  - INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
  - ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
  - ALL EXISTING REDUNDANT PRIVATE CONCRETE FENCING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY.
  - SNOW TO BE REMOVED FROM SITE AS ON-SITE SNOW STORAGE IS NOT PERMITTED.

- EROSION AND SEDIMENT CONTROL**
- 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, (GEOCOSC INSERTS WITH AN OVERFLOW UNDER GRATE OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, READY-MADE CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEOCOSC 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 APPLICABLE REGULATORY AGENCY.
  - AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
  - FOR SILT FENCE BARRIER, USE OPS 219.110. GEOTEXTILE FOR SILT FENCE AS PER OPS 1860, TABLE 3.
  - 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 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
  - WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES 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 STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES.
  - 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 ONCE IT EXCEEDS THE HEIGHT OF THE BARRIER.
      - A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.
      - A DEPTH OF 300MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
    - FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
    - ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
    - ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPS 180.
  - 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 A STORM EVENT.
  - DUST CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE FLASKS/SOLUTION OR MAGNESIUM OXIDE FLASKS/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPS 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENT OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.
  - "GREEN AREAS" TO BE TREATED WITH 150mm TOPSOIL AND SOD AS SOON AS FEASIBLE, AS PER OPS 570.
  - ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
  - 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.
  - IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OPS 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 WATERCOURSE WITHOUT HARM.
  - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPS 577
  - WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPS 518.
  - ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.

- GENERAL NOTES FOR GRADING**
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT CITY OF OTTAWA, HYDRO AND UTILITY COMPANY REQUIREMENTS.
  - ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
  - CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
  - CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
  - GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.
  - ALL PERVIOUS LAWN AREAS TO BE TREATED WITH 100mm TOPSOIL & SEED OR SOD AS SOON AS FEASIBLE, EXCEPT WHERE NOTED. TOPSOIL IS TO HAVE A PERCOLATION RATE OF 15mm/hr MINIMUM.
  - THE OWNER IS TO CONDUCT ANNUAL INSPECTIONS AND MAINTENANCE OF ALL GRAVEL DRAINAGE AREAS, AND SHALL ENSURE THAT THE OVERLAND FLOW ROUTES AND DRAINAGE IS ADEQUATELY MAINTAINED AT ALL TIMES DURING THE OPERATION OF THE FACILITY.
  - TOP OF FOUNDATION ELEVATION TO BE 150mm ABOVE SURROUNDING GRADES AS PER ONTARIO BUILDING CODE REQUIREMENTS.
  - APPROVED NATIVE FILL OR SELECT SUBGRADE MATERIAL PER OPS 1010 WITHIN LANDSCAPED BERMS AND GRADE RAISE AREAS (OUTSIDE OF ROAD STRUCTURE AND PIPE BEDDING)



**McINTOSH PERRY**  
 115 Walgreen Road, RR3, Carp, ON K0A 1L0  
 Tel: 613-836-2184 Fax: 613-836-3742  
 www.mcintoshperry.com

Stamp:

Client: **TREVOR WATKINS**  
 273 & 275 RUSS BRADLEY ROAD  
 CARP, ON K0A 1L0

Project: **WAREHOUSE/STORAGE FACILITY**  
 273 & 275 RUSS BRADLEY ROAD

CARP ON

Drawing Title: **GRADING AND DRAINAGE PLAN**

Scale: 1:500	Project Number: CCO-22-1643-01
Drawn By: FV	Checked By: JH
Designed By: NV	Drawing Number: C101

FILENAME: U:\Other\01\Project - Proposals\2022\1643\CCO-22-1643-01\_Trevor Watkins - BPC 1500\_Thermal\Aqua\12 - Drawing\CCO-22-1643-01\_PRESUBMISSION.dwg  
 LAST SAVED: Wednesday, May 08, 2024, 1:58:44 PM  
 LAST VIEWED: Wednesday, May 08, 2024, 1:58:44 PM  
 LAST PLOTTED: Tuesday, May 14, 2024, 10:15:42 AM

D07-12-22-0187

#XXXX