

GENERAL NOTES

1. ALL TOPOGRAPHY, GROUND ELEVATIONS AND SURVEY DATA ARE SHOWN FOR INFORMATION PURPOSES ONLY AND IMPLY NO GUARANTEE OF ACCURACY. ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THIS PLAN HAS BEEN PREPARED IN REFERENCE TO A SITE PLANS PREPARED BY CHRISTOPHER A. LEGGETT ARCHITECT INC. DATED 09.22.21
3. THIS PLAN HAS BEEN PREPARED IN REFERENCE TO THE PLAN OF SURVEY AS COMPLETED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. A SIGNED COPY WAS NOT AVAILABLE, BUT NOTES PROVIDED ON THE SUPPLIED PLAN SPECIFY THE SURVEY WAS COMPLETED ON JULY 12, 2022.
4. THE OWNER IS RESPONSIBLE FOR ALL PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES PRIOR TO CONSTRUCTION.
5. LAYOUT BY OTHERS.
7. ALL DISTURBED AREAS ARE TO BE SEEDED AS SOON AS FEASIBLE. NO BARE TOPSOIL SHALL REMAIN. ALL DISTURBED AREAS INTENDED TO BE FINISHED AS GRASS ARE TO BE TREATED WITH A MIN. 100mm TOPSOIL AND SEED (OR SOD).
8. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
9. DISTURBED AREAS WITHIN THE CITY ROAD ALLOWANCE ARE TO BE RESTORED TO THE SATISFACTION OF THE CITY.
10. GRADING NOT TO EXTEND BEYOND PROPERTY LINES.
11. SUITABILITY OF SUBGRADE CONDITIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER (OR SUITABLE PROFESSIONAL) PRIOR TO FOOTING INSTALLATION. FROST PROTECTION REQUIRED WHERE DEPTH OF COVER <1.5m. FROST PROTECTION DESIGN BY OTHERS.
12. ALL PARKING LOT AND GRADING WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
13. CONTACT THE CITY FOR INSPECTION AT KEY MILESTONES. REFERENCE SHALL BE MADE TO THE SITE PLAN AGREEMENT AND/OR BUILDING PERMIT FOR INSPECTION MILESTONES.
14. ALL WORKS ARE TO BE PERFORMED IN ACCORDANCE WITH CURRENT CODES AND STANDARDS.
15. ANY CHANGES MADE TO THIS PLAN ARE TO BE VERIFIED AND APPROVED BY SHADE GROUP INC. AND ARE SUBJECT TO APPROVAL FROM THE APPROPRIATE APPROVAL AGENCIES.
16. THE LOCATION OF THE WELL AND SEPTIC HAS BEEN SHOWN FOR ILLUSTRATION PURPOSES ONLY. THE SUITABILITY OF THE WELL LOCATION IS TO BE VERIFIED BY OTHERS, WHILE THE DESIGN OF THE SEPTIC IS TO BE COMPLETED BY OTHERS. WELL IS TO BE MIN. 15m FROM ANY SEPTIC SYSTEM (BOTH ON-SITE AND ON ADJACENT PROPERTIES).

EROSION AND SEDIMENT CONTROL NOTES

1. BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED BY THE CONTRACTOR/OWNER TO PROTECT THE SITE AND SURROUNDING PROPERTIES DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES PRACTICES SUCH AS LIMITING THE AMOUNT OF DISTURBED LANDS, AND INSTALLATION OF SILT FENCE BARRIERS.
2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED AT THE DISCRETION OF THE PROJECT MANAGER, OWNER, MTO, CONSERVATION AUTHORITY, MECP, MUNICIPALITY OR OTHER APPLICABLE REGULATORY AGENCY.
3. DISTURBED AREAS ARE TO BE TOPSOILED, SEEDED AND/OR STABILIZED UPON COMPLETION, OR THROUGH LONG PERIODS OF WORK STOP (E.G. DURING WINTER MONTHS).
4. REGROWTH OF VEGETATION SHALL BE A PRIORITY UPON SITE COMPLETION. VEGETATION OF THE SITE SERVES AS A KEY EROSION AND SEDIMENT CONTROL PRACTICE FOR THE LONG TERM PERFORMANCE OF THE SITE.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION. ALL MEASURES ARE TO BE MONITORED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION, INCLUDING UPON COMPLETION, UP UNTIL THE SITE IS DEEMED STABLE.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS. WHERE NO SUCH SPECIFICATION IS AVAILABLE, REFERENCE SHALL BE MADE TO THE APPROPRIATE OPSD OR OPSS.
7. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR DEVELOPING A MAINTENANCE AND MONITORING PLAN FOR EROSION AND SEDIMENT CONTROL UP TO PROJECT COMPLETION - AND UPON COMPLETION UNTIL THE SITE IS DEEMED STABLE. THIS SHALL INCLUDE CONSIDERATION FOR INSPECTION, AND DUE CONSIDERATION FOR MAINTENANCE, INCLUDING REMOVAL OF ACCUMULATED SEDIMENT AND REMOVAL IN SUCH A MANNER THAT SEDIMENT IS NOT DISCHARGED DOWNSTREAM.
8. REFER TO THE MTO EROSION AND SEDIMENT CONTROL GUIDE ON PROPER PRACTICE IN MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES.

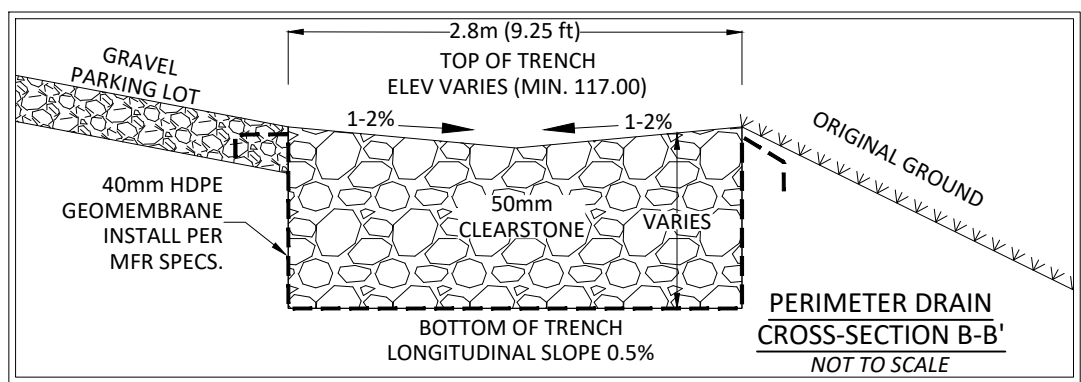
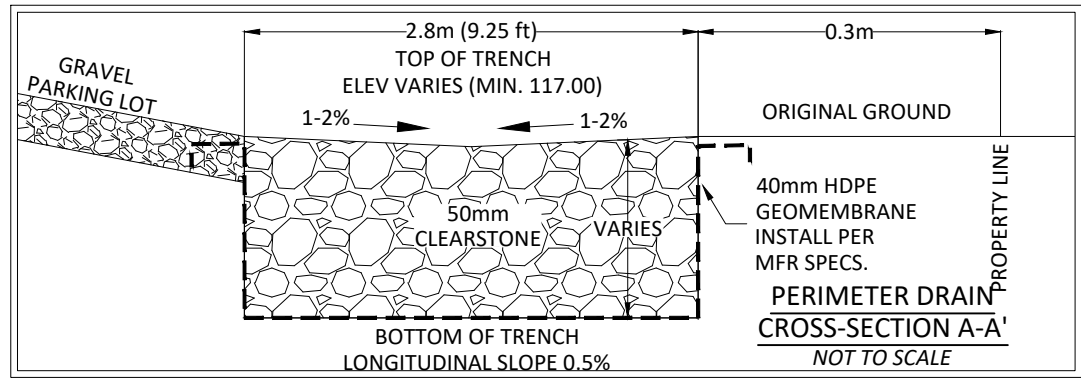
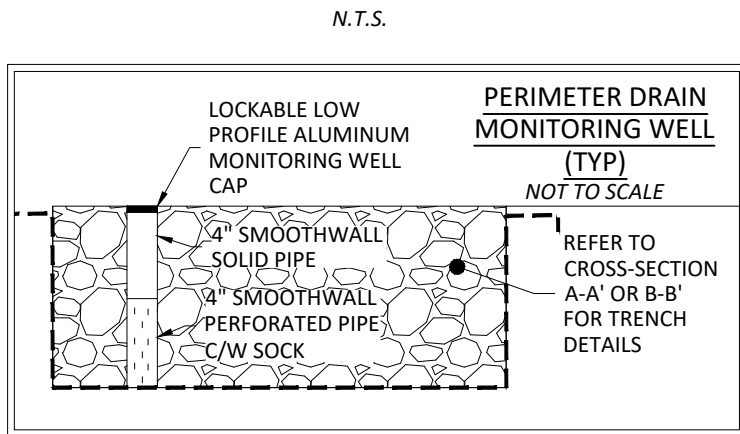
INFILTRATION GALLERY NOTES

1. INFILTRATION GALLERY TO BE EXCAVATED TO SPECIFIED BOTTOM ELEVATION.
2. CONTRACTOR TO BACKFILL WITH 50mm CLEARSTONE TO SPECIFIED ELEVATION.
3. CONTRACTOR TO CAP CLEARSTONE WITH 40mm HDPE GEOMEMBRANE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
4. CAP WITH GRANULAR 'A', PLACEMENT OF GRANULAR 'A' AND ANY COMPACTION REQUIREMENTS TO BE COMPLETED IN CONSULTATION WITH GEOTECHNICAL ENGINEER.

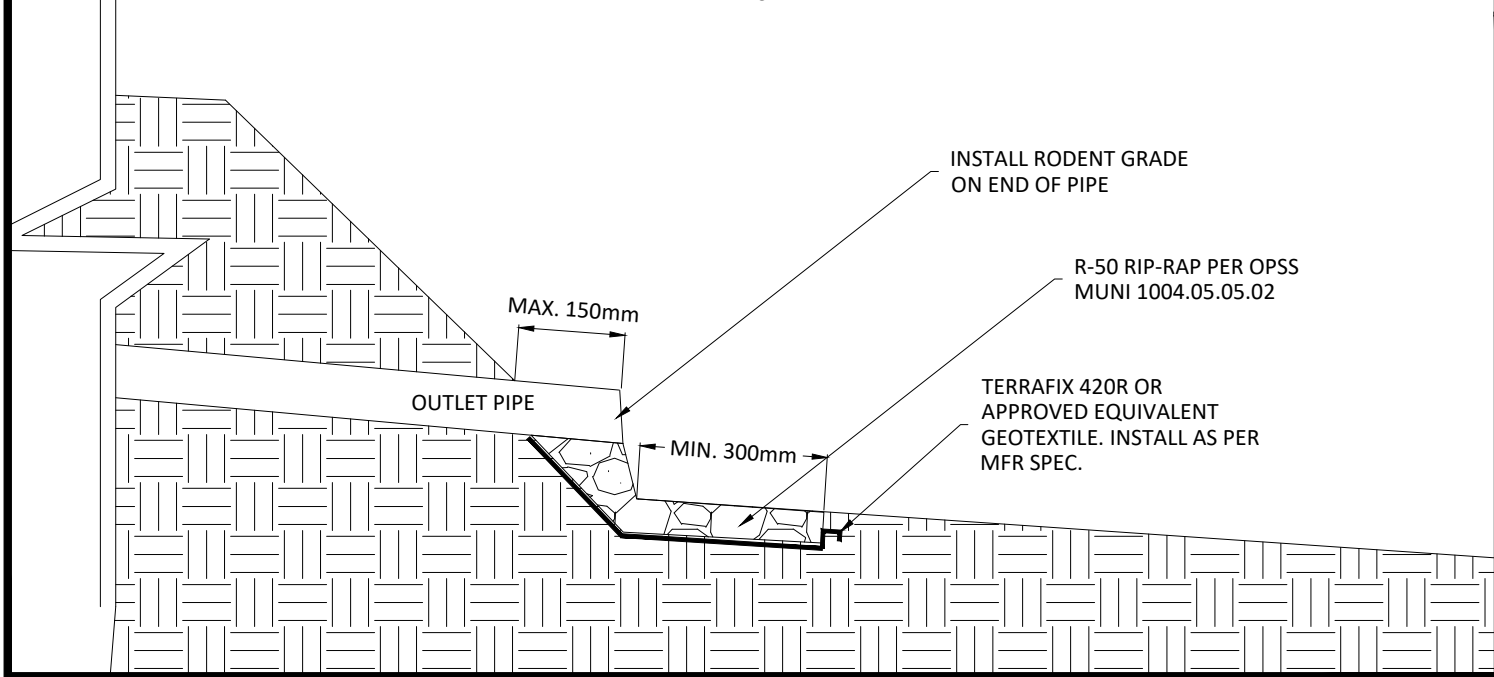
PERIMETER CONVEYANCE TRENCH NOTES

1. PERIMETER CONVEYANCE TRENCH TO BE EXCAVATED TO SPECIFIED BOTTOM ELEVATIONS.
2. CONTRACTOR TO LINE EXCAVATED TRENCH WITH 40mm HDPE GEOMEMBRANE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO BACKFILL TRENCH WITH 50mm CLEARSTONE TO SPECIFIED ELEVATION.

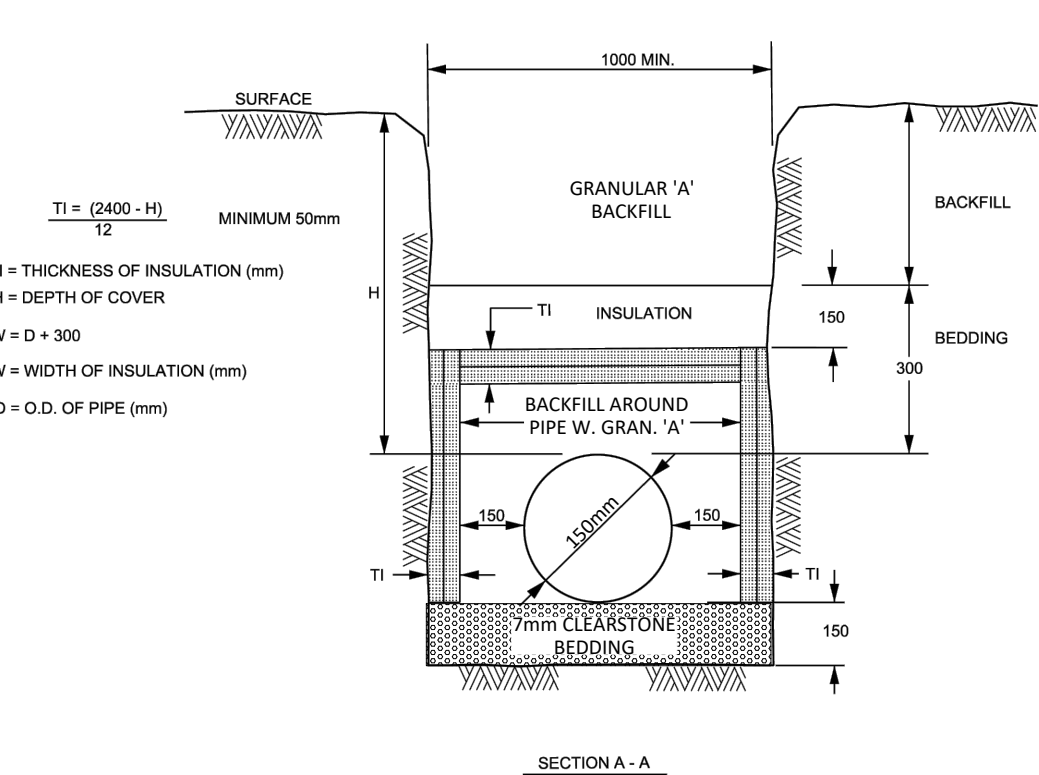
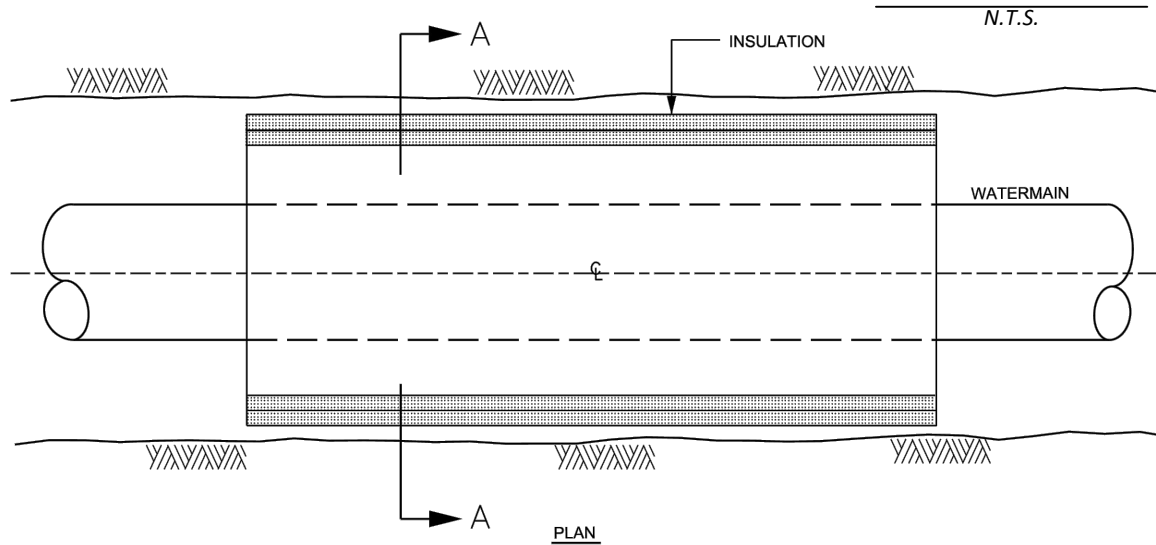
PERIMETER DRAIN DETAILS



PIPE OUTLET DETAIL



THERMAL INSULATION FOR PIPE IN SHALLOW TRENCH



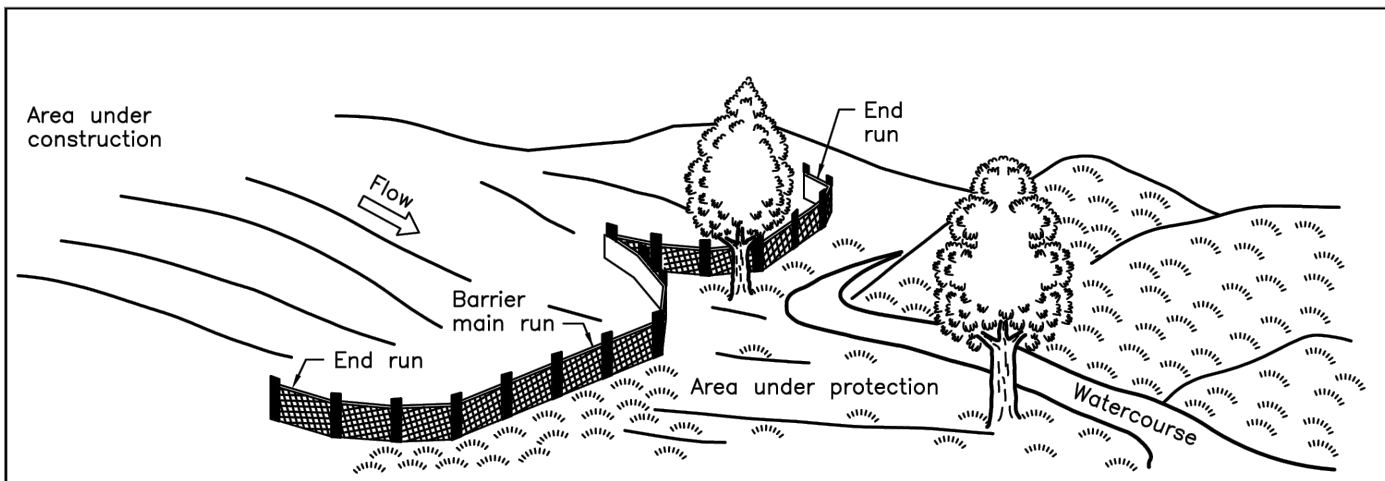
NOTES

- FOR 150 - 400mm (NOMINAL DIAMETER) WATERMANS, WHERE THE DEPTH OF COVER IS LESS THAN 2400mm
1. INCREMENTS OF THICKNESS SHALL BE ADJUSTABLE TO 25mm.
 2. IN PROXIMITY OF MAINTENANCE HOLES, CULVERTS, CATCHBASINS, ETC., INSULATION SHALL BE PLACED PER DETAIL W23
 3. DEPTH OF COVER LESS THAN 1200mm REQUIRES SPECIAL DESIGN
 4. STAGGER JOINTS OF MULTIPLE SHEETS.
 5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

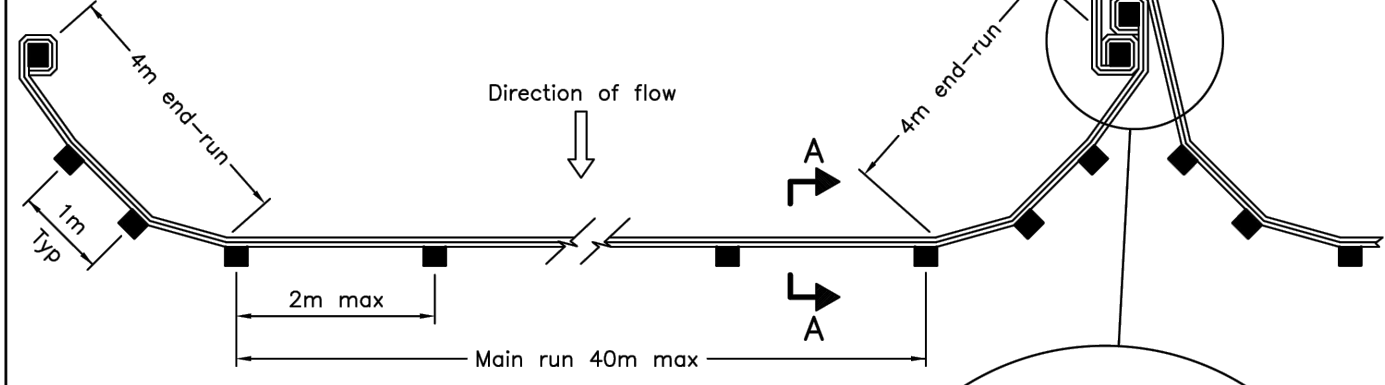
THERMAL INSULATION DEPTH

ADAPTED FROM CITY SPEC W21, MAY 2001

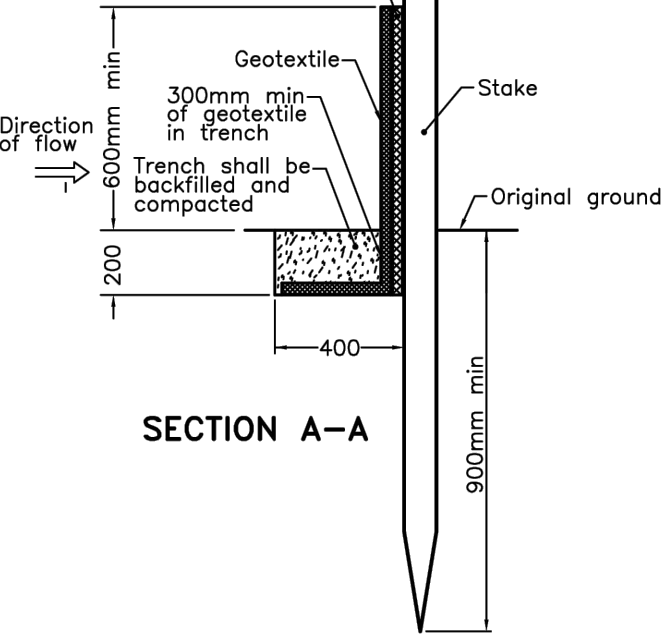
INSULATION REFERENCE TABLE		
EFFECTIVE EARTH COVER (H)	REQUIRED THICKNESS (T)	
2400 - 1800 mm	50 mm	
1800 - 1500 mm	75 mm	
1500 - 1200 mm	100 mm	



PERSPECTIVE VIEW



PLAN



JOINT DETAIL

NOTE:

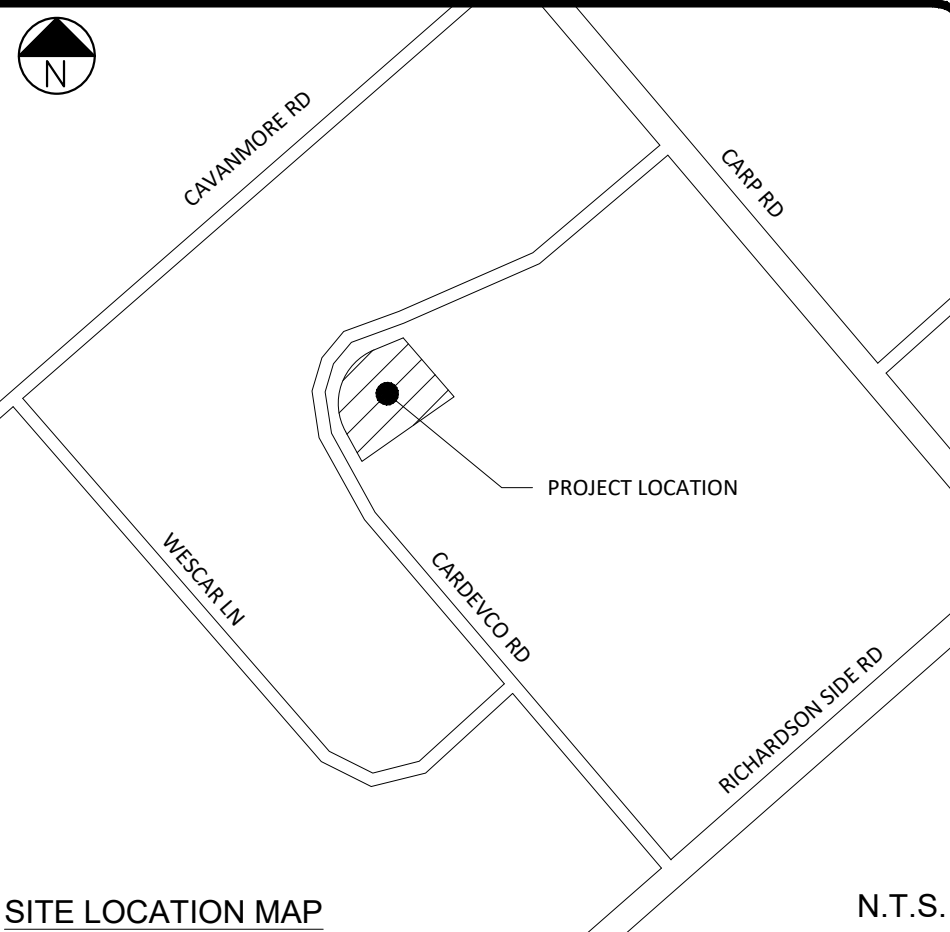
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

Nov 2021 Rev 3

HEAVY-DUTY SILT FENCE BARRIER

OPSD 219.130



SITE LOCATION MAP

SCALE BAR

DO NOT SCALE DRAWING



ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE MARKED.

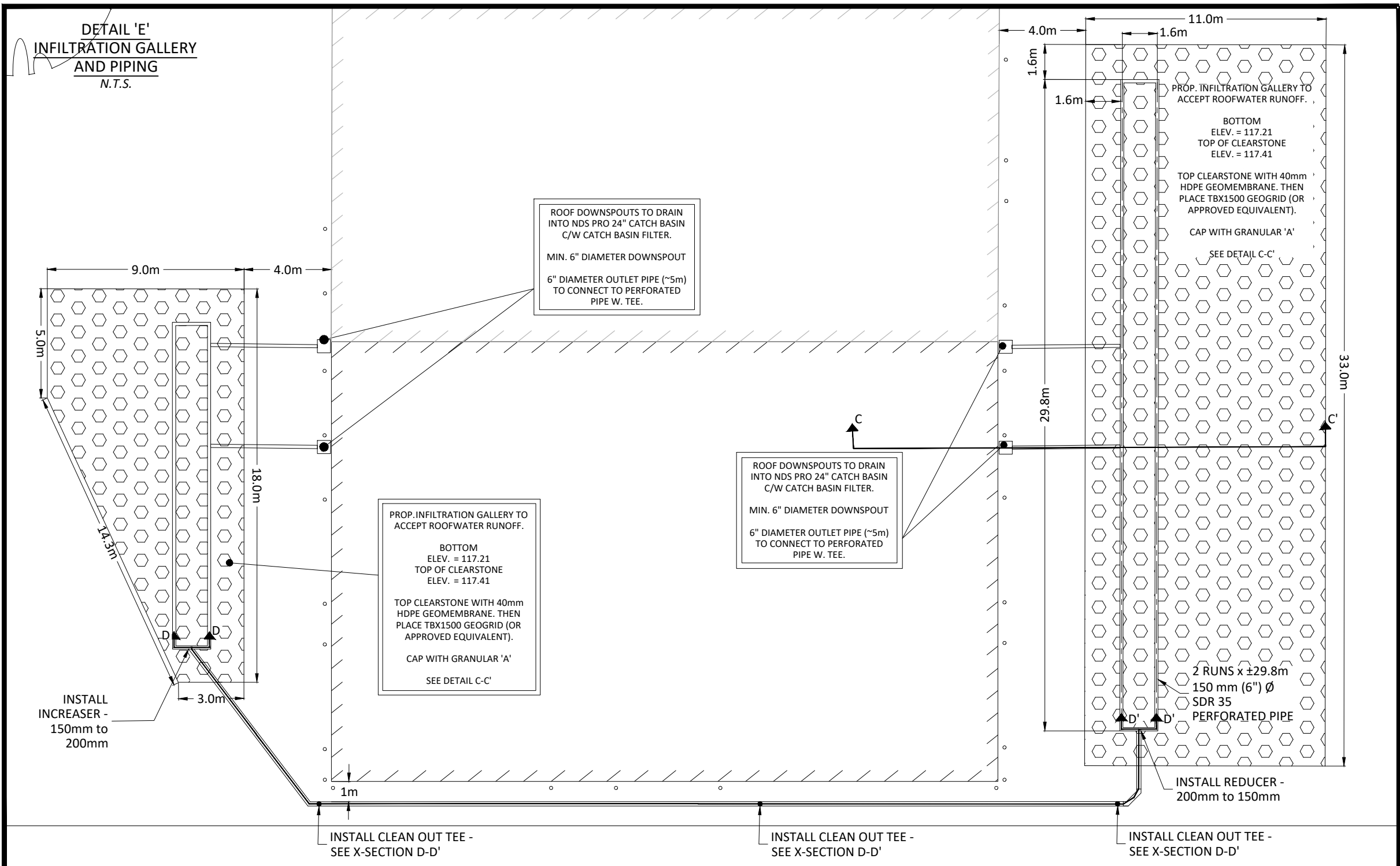
PAGE SIZE 24" x 36"

SCALE 1:150

SHADE GROUP INC.
4625 MARCH ROAD
ALMONTE, ON
K0A 1A0

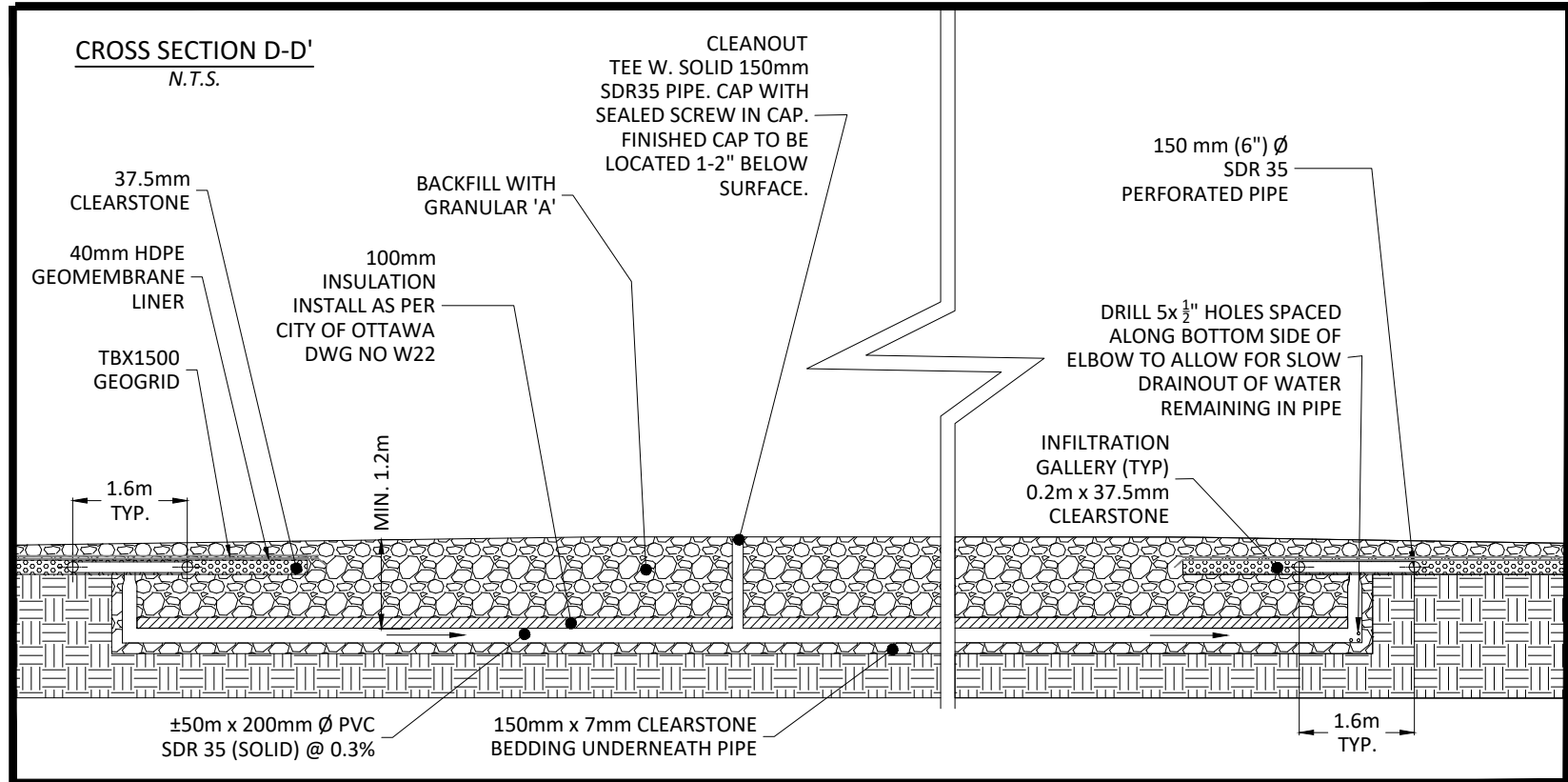
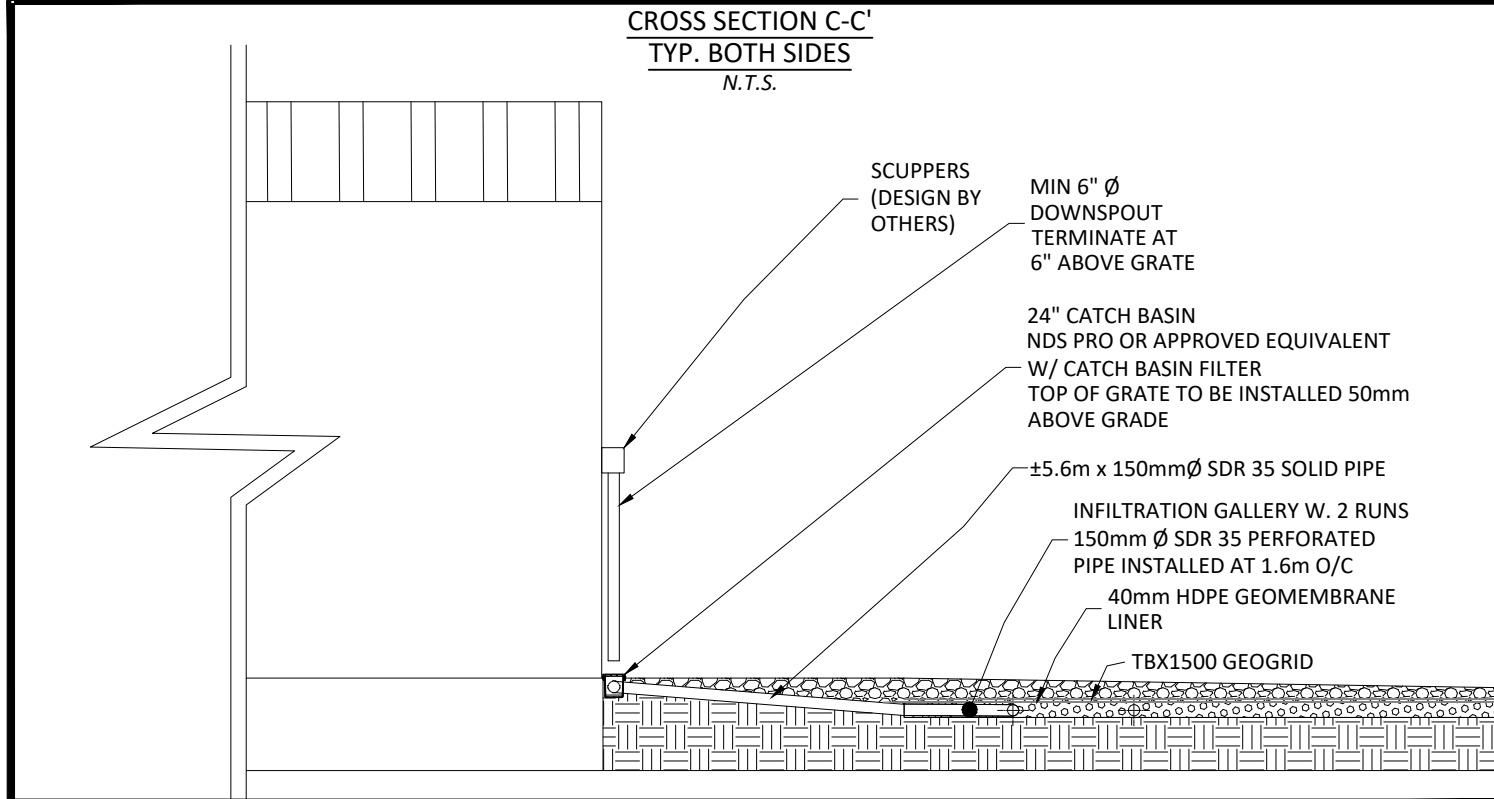
SHADE GROUP INC.

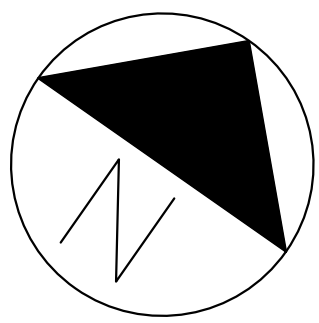
NOT FOR CONSTRUCTION



INFILTRATION GALLERY DETAILS

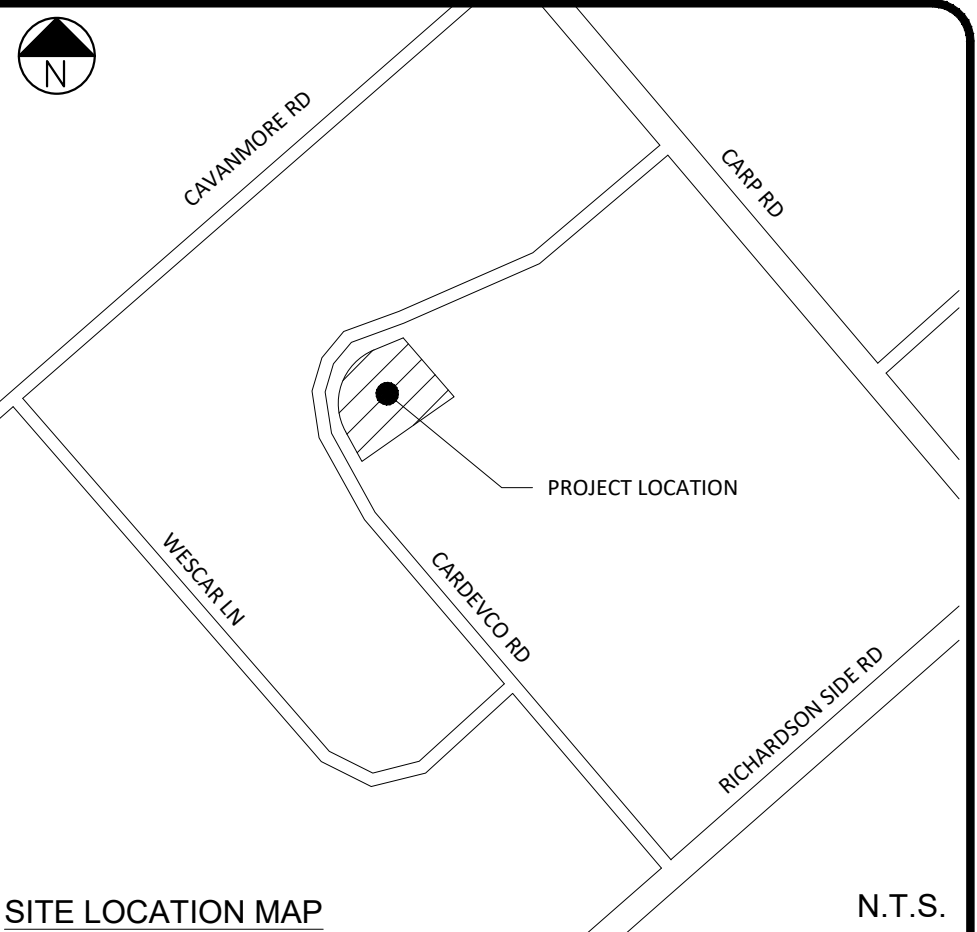
N.T.S.





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SITE LOCATION MAP N.T.S.

SCALE BAR DO NOT SCALE DRAWING



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UNLESS OTHERWISE MARKED.

PAGE SIZE 24" x 36" SCALE 1:150

SHADE GROUP INC.
4625 MARCH ROAD
ALMONTE, ON
K0A 1A0



SITE BENCHMARK MAG NAIL AND WASHER IN UTILITY POLE ON NORTH SIDE OF CARDEVCO ROAD, DIRECTLY EAST OF ENTRANCE TO HARRIS REBAR. ELEVATION=117.72

LEGEND

(IF APPLICABLE)

- PROPERTY BOUNDARY
- EASEMENT
- EX. ROAD CENTRE LINE
- EX. EDGE OF ASPHALT
- EX. EDGE OF SHOULDER
- EX. DITCH
- EX. OVERHEAD UTILITIES
- EX. CONTOUR AND ELEVATION
- EX. BUILDING
- EX. UTILITY POLE
- PR. BUILDING
- PR. PERIMETER DRAIN
- PR. RIP-RAP W. GEOTEXTILE
SEE DETAIL ON MISC. DETAILS AND CROSS-SECTIONS PLAN
- PR. SILT FENCE BARRIER
AS PER OPSD 219.130

NOT FOR CONSTRUCTION

REV. #	REVISION DESCRIPTION	DATE
03	SUBMITTED WITH REVISED PLANS	NOV 25, 2024
02	REVISED PER CITY COMMENTS	NOV 30, 2023
01	REVISED PER CITY COMMENTS	AUG 17, 2023
00	60% DESIGN ISSUED FOR REVIEW AND COMMENT	DEC 2, 2022



PROJECT TITLE	WHELAN TRUCK REPAIR - BUILDING ADDITION
PROJECT ADDRESS	158 CARDEVCO ROAD CARP, ON K0A 1L0
DRAWING TITLE	EROSION AND SEDIMENT CONTROL PLAN
DRAWING NO.	3 OF 3

