

EXISTING LEGEND	
±64.99	EXISTING ELEVATION
WH-ST	EXISTING STORM MANHOLE
CB	EXISTING CATCHBASIN
WH-S	EXISTING SANITARY MANHOLE
WV	EXISTING WATER VALVE
BP	EXISTING BOLLARD
UT	EXISTING UTILITY PEDESTAL
DT	EXISTING DECIDUOUS TREE
SR	EXISTING SHRUBS
CT	EXISTING CONIFEROUS TREE
FH	EXISTING FIRE HYDRANT
UP	EXISTING UTILITY POLE
AN	EXISTING ANCHOR
W	EXISTING WATERMAIN
ST	EXISTING STORM SEWER
S	EXISTING SANITARY SEWER
OW	EXISTING OVERHEAD WIRE
P	EXISTING POWER LINE
G	EXISTING GAS
EA	EXISTING EDGE OF ASPHALT
PL	PROPERTY LINE

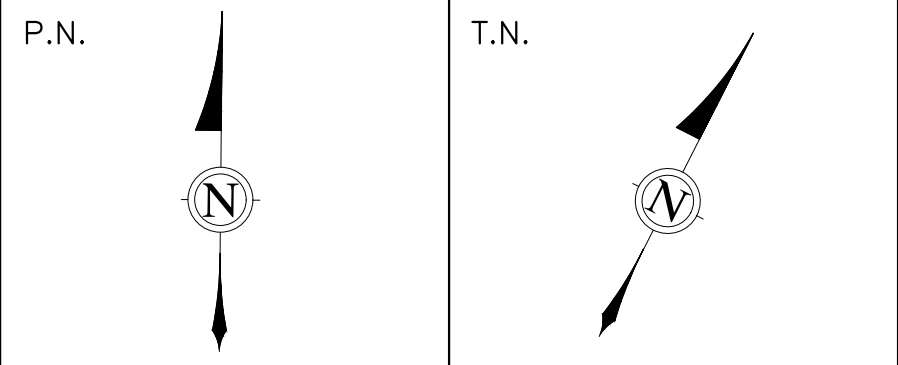
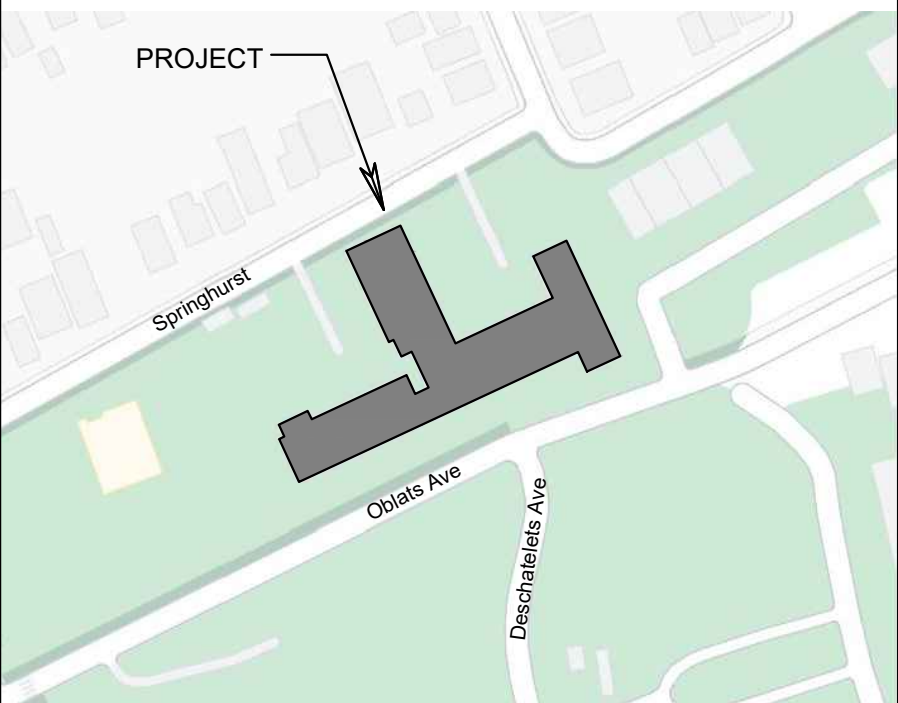
LEGEND	
STMH	PROPOSED CATCHBASIN
SANMH	PROPOSED STORM MANHOLE
SB	PROPOSED SANITARY MANHOLE
VB	PROPOSED VALVE AND BOX
STM	PROPOSED STORM SEWER
SAN	PROPOSED SANITARY SEWER
W	PROPOSED WATER SERVICE
T/G 64.55	PROPOSED TOP OF GRATE
FFE 64.55	FINISH FLOOR ELEVATION
T/C 63.50	PROPOSED TOP AND BOTTOM OF CURB
B/C 63.45	PROPOSED TOP AND BOTTOM OF LANDING ELEVATION
T/L 63.55	PROPOSED TOP AND BOTTOM OF SLOPE
B/L 63.45	PROPOSED ELEVATION
T/S 64.60	PROPOSED SLOPE
B/S 64.27	PROPOSED 3:1 SLOPE
63.25	SILT SACK FILTER
6.0%	LIGHT DUTY SILT FENCE
6.0%	OVERLAND FLOW DIRECTION

NOTES: EROSION AND SEDIMENT CONTROL

- CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES.
- PRIOR TO START OF CONSTRUCTION:
 - INSTALL SILT FENCE IN LOCATION SHOWN.
 - INSTALL FILTER FABRIC OR SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE.
 - INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
 - INSTALL MUD MAT AT CONSTRUCTION ENTRANCES.
 - DURING CONSTRUCTION:
 - MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
 - PERIMETER VEGETATION TO REMAIN IN PLACE UNTIL PERMANENT STORM WATER MANAGEMENT IS IN PLACE. OTHERWISE, IMMEDIATELY INSTALL SILT FENCE WHEN THE EXISTING SITE IS DISTURBED AT THE PERIMETER.
 - PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER. TIE-IN TEMPORARY SWALE TO EXISTING CB'S AS REQUIRED.
 - PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
 - INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
 - DOWNSTREAM STORM INFRASTRUCTURE SHALL BE PROTECTED FROM UNFILTERED RUNOFF DURING ON-SITE STORM INFRASTRUCTURE DEMOLITION.
 - DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
 - EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES.
 - DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDING IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
 - CONTROL WIND-BLOWN DUST OFF SITE BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED AND TO THE SATISFACTION OF THE ENGINEER).
 - NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
 - CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
 - DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
 - CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.
 - ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
 - TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJACENT PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
 - ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
 - 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.

CUSTOMER
FORUM 15 OBLATS GP INC
226 ARGYLE AVE. OTTAWA, ON K2P 1B9

KEY PLAN



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED.



SUBJECT TO APPROVAL

NO.	REVISION	DATE
7	REVISED AS PER CITY COMMENTS	2024-11-27
6	ISSUED FOR ZBA/SPA RESUBMISSION	2024-11-13
5	ISSUED FOR CLASS C ESTIMATE	2024-09-17
4	ISSUED FOR ZBA/SPA RESUBMISSION	2024-08-28
3	ISSUED FOR ZBA/SPA RESUBMISSION	2023-03-28
2	REVISED AS PER CITY COMMENTS	2023-02-16
1	ISSUED FOR SPA	2022-08-19
NO.	REVISION	DD/MM/YY DATE



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CONSULTANTS:

- STRUCTURAL —
- MECHANICAL —
- ELECTRICAL —
- LANDSCAPING —

15 OBLATS AVENUE
OTTAWA

EROSION AND SEDIMENT
CONTROL PLAN

221-02976-00
DRAWN BY: SM
DESIGNED BY: SM
CHECKED BY: DY

C003

Allison Hamlin
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Allison Hamlin at 9:09 am, Nov 29, 2024

