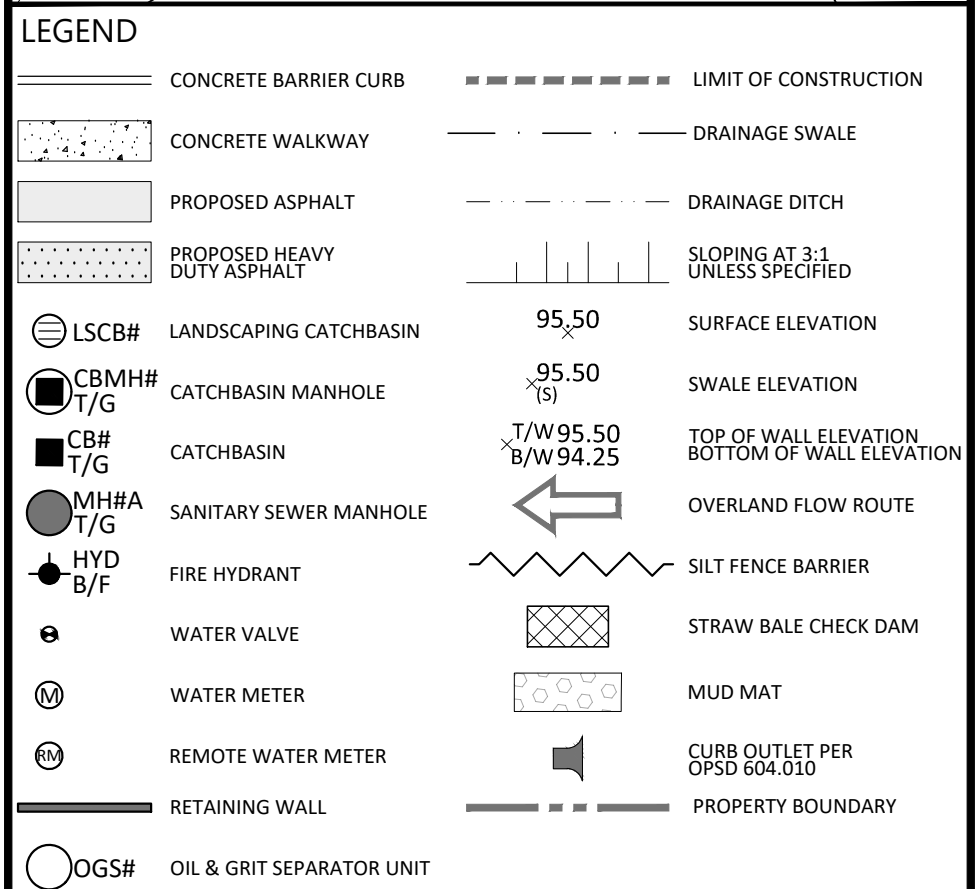
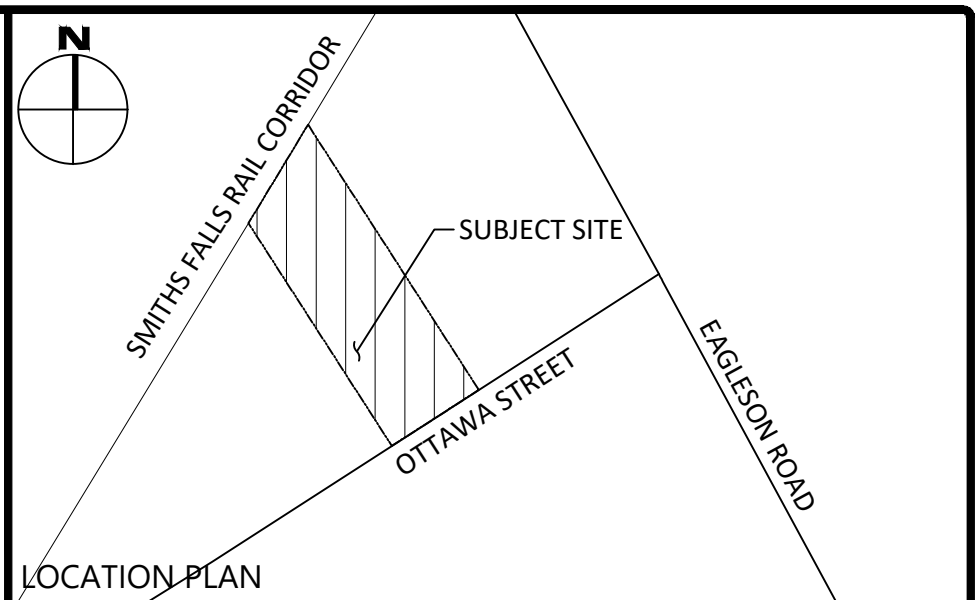
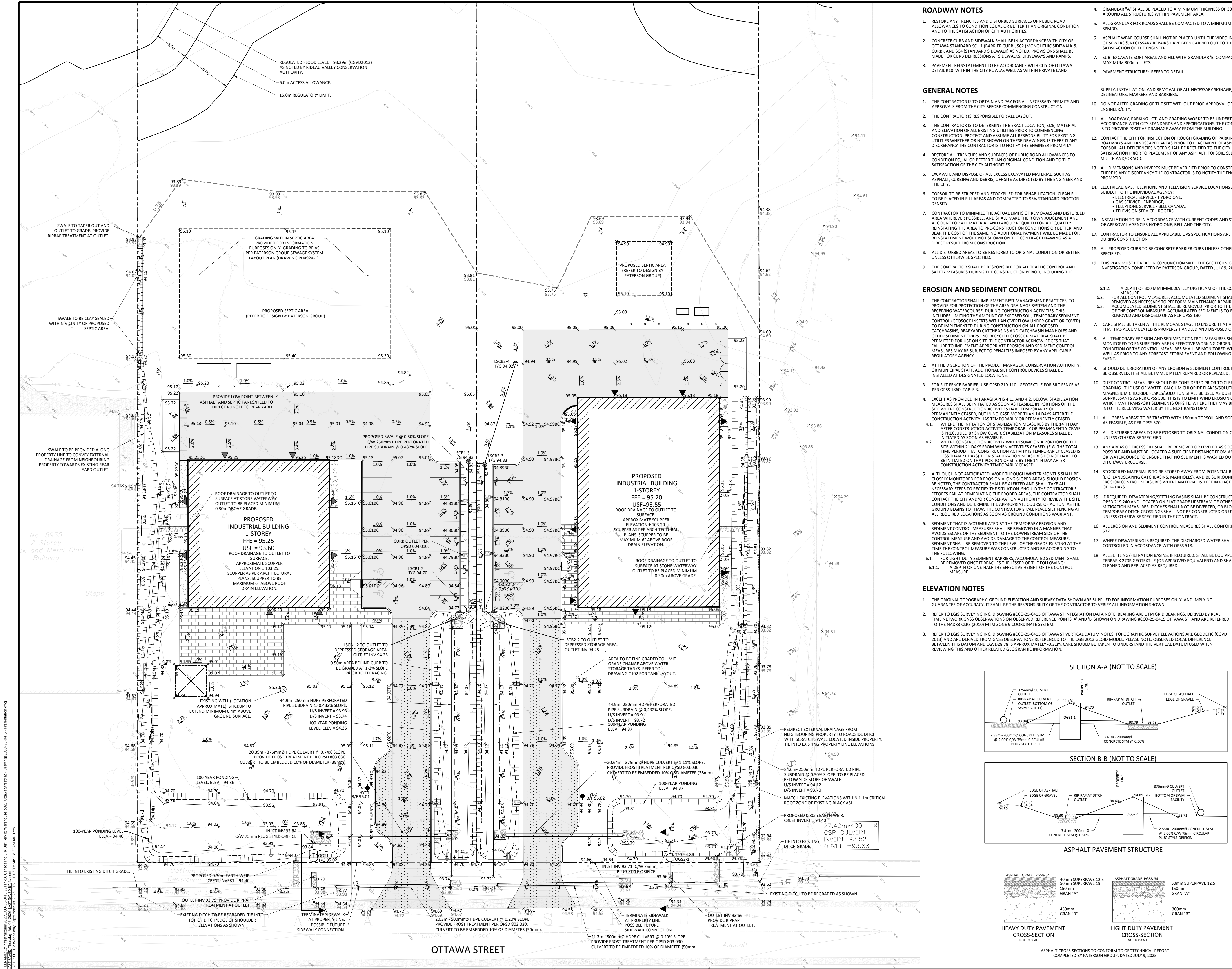


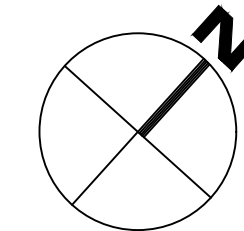


FOR REVIEW ONLY
NOT FOR CONSTRUCTION

8	REISSUED FOR SITE PLAN CONTROL	SEP. 09, 2026
7	REISSUED FOR SITE PLAN CONTROL	JUN. 16, 2026
6	REISSUED FOR SITE PLAN CONTROL	JAN. 28, 2026
5	REISSUED FOR SITE PLAN CONTROL	NOV. 21, 2025
4	REISSUED FOR SITE PLAN CONTROL	SEP. 16, 2025
3	REISSUED FOR SITE PLAN CONTROL	JUN. 06, 2025
2	ISSUED FOR SITE PLAN CONTROL	OCT. 17, 2024
1	ISSUED FOR COORDINATION	OCT. 11, 2024
No.	Revisions	Date
Check and verify all dimensions before proceeding with the work		Do not scale drawings



750 Palladino Drive, Suite 310
Kanata, ON K2V 1C7
Tel: 613-836-2184
Fax: 613-836-3742
www.egis-group.com



Client: 99117756 CANADA INC.
411 LEGGET DRIVE, SUITE 710
OTTAWA, ON K2K 3C9

Project: DISTILLERY & WAREHOUSE
5923 OTTAWA STREET

Drawing Title: LOT GRADING & DRAINAGE PLAN

Scale: 1:300	Project Number: CCO-25-0415
Drawn By: FV	Drawing Number: C101
Checked By: JB	
Designed By: AG	

ROADWAY NOTES

- RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF CITY AUTHORITIES.
- CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SC1.1 (BARRIER CURB), SC2 (MONOLITHIC SIDEWALK & CURB), AND SC4 (STANDARD SIDEWALK) AS NOTED. PROVISIONS SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS, DRIVEWAYS AND RAMP.
- PAVEMENT REINSTATEMENT TO BE ACCORDANCE WITH CITY OF OTTAWA DETAIL R10 WITHIN THE CITY ROW AS WELL AS WITHIN PRIVATE LAND

GENERAL NOTES

- 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 AUTHORITIES.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF REMOVALS AND DISTURBED AREA WHEREVER POSSIBLE, AND SHALL MAKE THEIR OWN JUDGMENT AND ACCOUNT FOR ALL MATERIAL AND LABOUR REQUIRED FOR ADEQUATELY REINSTATING THE AREA TO PRE CONSTRUCTION CONDITIONS OR BETTER, AND BEAR THE COST OF THE SAME. NO ADDITIONAL PAYMENT WILL BE MADE FOR REINSTATEMENT WORK NOT SHOWN ON THE CONTRACT DRAWING AS A DIRECT RESULT FROM CONSTRUCTION.
- 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

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, TEMPORARY SEDIMENT CONTROL (GEOCOCK INSERTS WITH AN OVERFLOW UNDER GRATE OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED CATCHBASINS, REARWARD CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEOCOCK 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, CONSERVATION AUTHORITY, OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
- FOR SILT FENCE BARRIER, USE OPSD 210.110. GEOTEXTILE FOR SILT FENCE AS PER OPSD 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.
- ALTHOUGH NOT ANTICIPATED, WORK THROUGH WINTER MONTHS SHALL BE CLOSELY MONITORED FOR EROSION ALONG SLOPED AREAS. SHOULD EROSION BE NOTED, THE CONTRACTOR SHALL BE ALERTED AND SHALL TAKE ALL NECESSARY STEPS TO RECTIFY THE SITUATION. SHOULD THE CONTRACTOR'S EFFORTS FAIL AT REMEDIATING THE EROSION AREAS, THE CONTRACTOR SHALL CONTACT THE CITY AND/OR CONSERVATION AUTHORITY TO REVIEW THE SITE CONDITIONS AND DETERMINE THE APPROPRIATE COURSE OF ACTION, AS THE GROUND BEGINS TO THAW, THE CONTRACTOR SHALL PLACE SILT FENCES AT ALL REQUIRED LOCATIONS AS SOON AS GROUND CONDITIONS WARRANT.
- 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 REACHES THE LESSER OF THE FOLLOWING:
 - A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.

ELEVATION 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.
- REFER TO EGIS SURVEYING INC. DRAWING KCCO-25-0415 OTTAWA ST INTEGRATION DATA NOTE. BEARING ARE UTM GRID BEARINGS, DERIVED BY REAL TIME NETWORK GNSS OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B' SHOWN ON DRAWING KCCO-25-0415 OTTAWA ST, AND ARE REFERRED TO THE NAD83 CSRS (2010) MTM ZONE 9 COORDINATE SYSTEM.
- REFER TO EGIS SURVEYING INC. DRAWING KCCO-25-0415 OTTAWA ST VERTICAL DATUM NOTES. TOPOGRAPHIC SURVEY ELEVATIONS ARE GEODETIC (CGVD 2013) AND ARE DERIVED FROM GNSS OBSERVATIONS REFERENCED TO THE CGVD 2013 GEOID MODEL. PLEASE NOTE, OBSERVED LOCAL REFERENCE BETWEEN THIS DATUM AND CGVD2013 IS APPROXIMATELY -0.31m. CARE SHOULD BE TAKEN TO UNDERSTAND THE VERTICAL DATUM USED WHEN REVIEWING THIS AND OTHER RELATED GEOGRAPHIC INFORMATION.

