EROSION AND SEDIMENT CONTROL NOTES:

1. 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.

2. 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.

3. 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.

4. EVERY EFFORT WILL BE MADE TO ENSURE THAT ALL DISTURBED AREAS ARE TOPSOILED AND SEEDED AS SOON AS REASONABLY POSSIBLE.

5. 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.

SEDIMENT & EROSION CONTROL PLAN REQUIREMENTS:

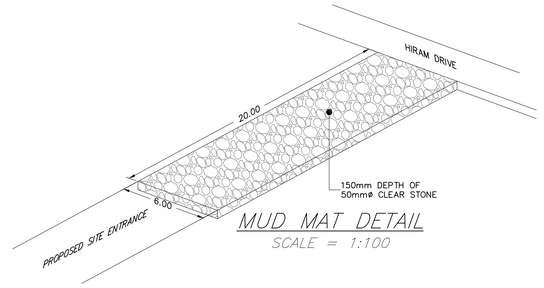
- TIME THE DEMOLITION AND EXCAVATION ACTIVITIES SO THAT THEY OCCUR NO SOONER THAN IS NECESSARY FOR SUBSEQUENT CONSTRUCTION ACTIVITIES.
- LANDSCAPE THE SITE AS SOON AS PRACTICALLY POSSIBLE.
- USE SILT FENCES AROUND ANY STOCKPILES OF SOIL.
- PRIOR TO CONSTRUCTION, SILT FENCE BARRIERS (OPSD 219.110) WILL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

GRADING AND DRAINAGE NOTES:

1. FINISHED GRADE TO SLOPE AWAY FROM PROPOSED BUILDING AT A MINIMUM OF 1% GRADE. GRADE ELEVATIONS ARE AS INDICATED.
2. ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
3. ALL EXISTING AND PROPOSED GRADES ARE METRIC.
4. PROPOSED GRADES HAVE BEEN DESIGNED RELATIVE TO THE PROVIDED EXISTING GRADES.
5. ALL DISTURBED AREAS TO BE REINSTATED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
6. 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 SUCH AS BUT NOT LIMITED TO INSTALLING A LIGHT DUTY SILT FENCE BARRIER AS SHOWN OF KOLLAARD ASSOCIATES INC. DRAWING# 180084-ER.
7. MATCH EXISTING ELEVATIONS AT ALL EXTERIOR PROPERTY LINES UNLESS NOTED OTHERWISE. ENSURE POSITIVE DRAINAGE WHETHER INDICATED OR NOT.
8. BUILDERS SHOULD CONSULT THE GEOTECHNICAL REPORT PREPARED BY KOLLAARD ASSOCIATES INC. FOR THE SITE PRIOR TO CONSTRUCTION. BUILDERS SHOULD OBTAIN A SUBGRADE INSPECTION REPORT FROM QUALIFIED ENGINEER PRIOR TO CONCRETE PLACEMENT.
9. DRIVEWAY, PARKING LOT AND BUILDING SUBGRADES SHALL BE INSPECTED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
10. CONTRACTOR RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
11. CO-ORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
12. CONTRACTOR TO COMPLY WITH THE MUNICIPAL AUTHORITY REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING NEAR MUNICIPAL STREET.
13. RESTORE PAVEMENT STRUCTURE AND SURFACES ON EXISTING ROADS TO A CONDITION AT LEAST EQUAL TO ORIGINAL AND TO THE SATISFACTION OF THE MUNICIPAL AUTHORITIES.
14. REFER TO SITE PLAN BY ARCHITECT FOR BUILDING DIMENSIONS AND SITE LAYOUT. DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
15. THE CONTRACTOR SHALL CO-ORDINATE AND PAY FOR ALL CONSTRUCTION RELATED PERMITS, FEES, INSPECTIONS AND APPROVALS REQUIRED BY THE MUNICIPAL AUTHORITIES.
16. THE CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING AND SITE WORK.
17. FOR DETAILS OF GROUND CONDITIONS, REFERENCE SHOULD BE MADE TO THE GEOTECHNICAL REPORT PREPARED BY KOLLAARD ASSOCIATES INC.
18. DROP CURB HEIGHT AT DEPRESSED CURBS TO BE AS PER CITY OF OTTAWA DETAIL SC1.4. DROP CURB HEIGHT TO BE 5mm.
19. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.

LEGEND – GENERAL

68.75 / 68.73 / 68.735	EXISTING ELEVATION
	PROPOSED/EXISTING ELEVATIONS
	PROPOSED SWALE ELEVATION
100.55	PROPOSED ELEVATION
100.55	PROPOSED OFFSITE ELEVATION (AS PER SPC APPLICATION D07-12-18-0090)
0.0%	DRAINAGE SLOPE
0.0%	EXISTING DRAINAGE
	TOP OF SLOPE
	PROPERTY LINE
	SILT FENCE
	EXISTING FENCE
2y 2y	2 YEAR STORM WATER PONDING LIMIT
5y 5y	5 YEAR STORM WATER PONDING LIMIT
100y 100y	100 YEAR STORM WATER PONDING LIMIT
100y FLOODPLAIN	100 YEAR FLOODPLAIN LIMIT
	15m NO TOUCH SETBACK
DC	DEPRESSED CURB
	OVERLAND FLOW ROUTE
	DRILLED WELL
HP	EXISTING HYDRO POLE
	EXISTING HYDRO GUY WIRE ANCHOR
B	PROPOSED BOLLARD
CB	PROPOSED CATCH BASIN
RYCB	PROPOSED REAR YARD CATCH BASIN
DS	PROPOSED DOWNSPOUT LOCATION
	BUILDING ENTRANCE LOCATION
	PROPOSED STONE TRAFFIC BARRIER
	TEMPORARY BENCHMARK

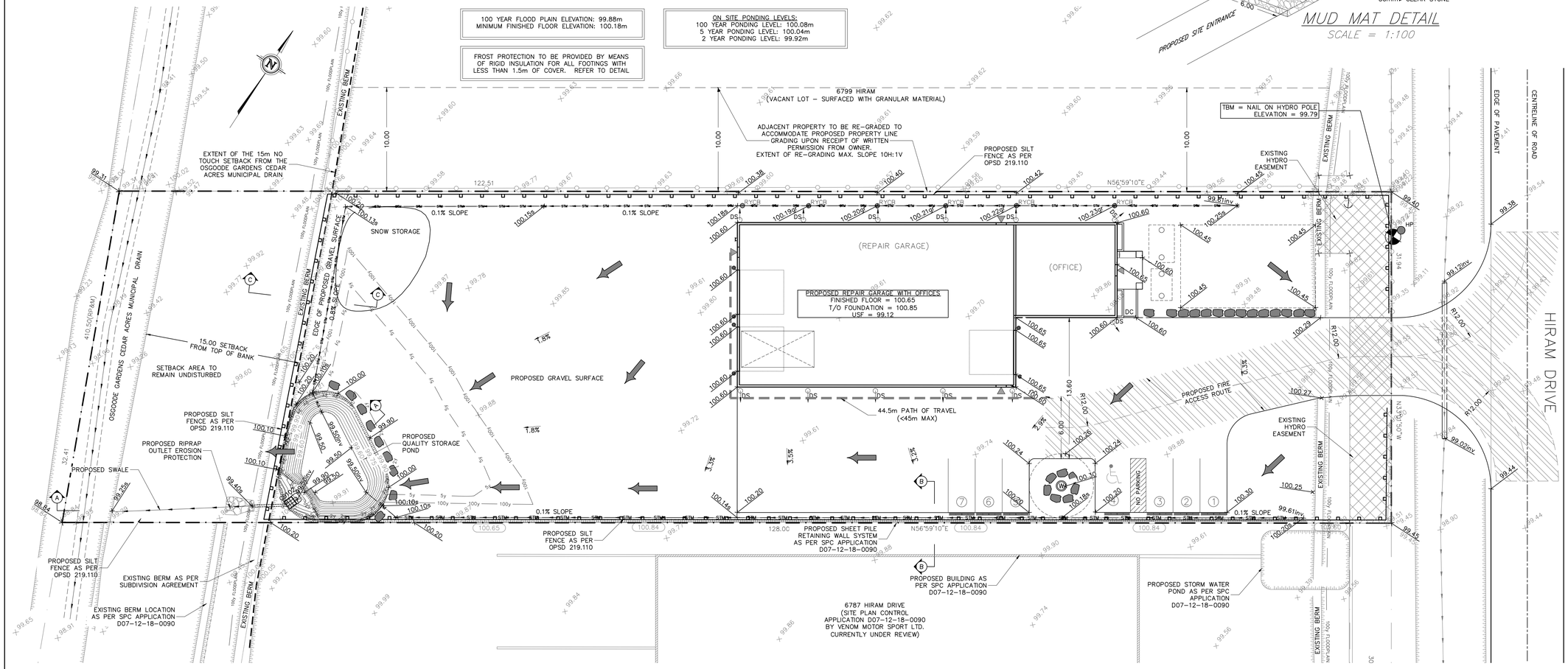


MUD MAT DETAIL
SCALE = 1:100

100 YEAR FLOOD PLAIN ELEVATION: 99.88m
MINIMUM FINISHED FLOOR ELEVATION: 100.18m

FROST PROTECTION TO BE PROVIDED BY MEANS OF RIGID INSULATION FOR ALL FOOTINGS WITH LESS THAN 1.5m OF COVER. REFER TO DETAIL

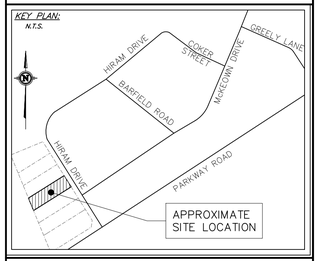
ON SITE PONDING LEVELS:
100 YEAR PONDING LEVEL: 100.08m
5 YEAR PONDING LEVEL: 100.04m
2 YEAR PONDING LEVEL: 99.92m



SITE GRADING PLAN/
SEDIMENT AND EROSION CONTROL PLAN
SCALE = 1:200

DRAWING NUMBER: 180938-GR

KEY PLAN: N.T.S.



SCALE: 0 1 2 3 4 5 10 15
SCALE 1:200 METRES

GENERAL NOTES:
1. All dimensions are in metres; all elevations are in metres and are geodetic.
2. Geodetic information for the site was obtained using GPS survey equipment connected to the CAN-Net Virtual Reference Station Network which provides real time GNSS -(Global Navigation Satellite System) calibration data to precisely obtain the horizontal and vertical coordinates of a point within the NAD83 coordinate reference frame.
3. TBM = Nail on existing hydro pole. Elevation= 99.79.
4. This is not a legal survey.
5. Property boundary was derived from PLAN 4R-28109 (H.A. KEN SHIPMAN SURVEYING LTD. File No. 13-10481.)
6. Contractor is responsible for location and protection of utilities.
7. Contractor to verify that appropriate permits have been acquired prior to any construction.
8. All dimensions to be verified on site by contractor prior to construction.
9. Client is responsible for acquiring all necessary permits. This drawing is not for construction until a building permit has been granted.
10. Inspection of rough grade by Kollaard Associates Inc. and City of Ottawa must be conducted prior to placement of topsoil or sod.
11. Hydro service to be installed according to the specifications of HydroOne and the Mechanical Engineer.
12. 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.
13. Any changes made to this plan must be verified and approved by Kollaard Associates Inc.
14. This drawing is part of Kollaard Associates design report # 180938.

No.	REVISION	DATE	BY
1	REVISED FOR SITE PLAN CONTROL	2020/01/29	RR
–	ISSUED FOR SITE PLAN CONTROL	2019/04/25	RR

Kollaard Associates Engineers
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info@kollaard.ca
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KEMPTVILLE, ONTARIO
K0G 1J0 FAX (613) 258-0475
http://www.kollaard.ca

CLIENT:
NAT GIUST
3223 WOODROFFE AVENUE
NEPEAN, ON K2J 4G5

PROJECT:
PROPOSED REPAIR GARAGE BUILDING WITH OFFICES

LOCATION:
6793 HIRAM DRIVE
R.PLAN 4R-28109, PARTS 4 & 28
LOT 5, CONC. 4, OSGOODE,
OTTAWA, ON

LICENSED PROFESSIONAL ENGINEER – JAN 29/2020 – S.E. deWit – 100079612 – PROVINCE OF ONTARIO

DESIGNED BY:	CHECKED BY:
RR	SD
DRAWN BY:	APPROVED BY:
RR	SD

DATE: MARCH 19, 2019
KOLLAARD FILE NUMBER: 180938

DRAWING NUMBER: 180938-GR

DRAWING NAME: SITE GRADING PLAN/ SEDIMENT AND EROSION CONTROL PLAN

D07-12-19-0106

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