



KEYPLAN (N.T.S)

LEGEND

- EXISTING WATERMAIN, VALVE & HYDRANT
- EXISTING SANITARY SEWER & MAINTENANCE HOLE
- EXISTING STORM SEWER & MAINTENANCE HOLE
- PROPERTY LINE
- EXISTING ELEVATION
- TF
USF
- LIGHT DUTY SILT FENCE

No.	ISSUE / REVISION	DD/MM/YY
2	ISSUED FOR SITE PLAN APPLICATION	13/10/21
1	ISSUED FOR CLIENT REVIEW	30/09/21

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VERIFY SHEET SIZE AND SCALES. THE BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 1:75

CLIENT:

CONSULTANT: www.jlrichards.ca

J.L. Richards
ENGINEERS · ARCHITECTS · PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

LICENCED PROFESSIONAL ENGINEER
M. N. L. DALRYMPLE
2021-10-13
PROVINCE OF ONTARIO

PROFESSIONAL STAMP

PROJECT:

SMART LIVING PROPERTIES
535 CHAPEL STREET

535 CHAPEL STREET, OTTAWA, ON

DRAWING:

**SITE SERVICING, GRADING,
EROSION & SEDIMENT CONTROL
PLAN**

DESIGN: NP	DRAWING #: C1
DRAWN: TB	
CHECKED: AT	
JLR #: 31516	

GENERAL CONSTRUCTION NOTES:

- ALL MATERIAL AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS AND SPECIFICATIONS, AND ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
- SERVICING DESIGN DRAWINGS TO BE READ IN CONJUNCTION WITH THE SITE SERVICING REPORT (SEPTEMBER 2021) PREPARED BY J.L. RICHARDS & ASSOCIATES LIMITED.
- THE NOMINAL DIAMETER OF PIPES ARE REFERRED TO IN PLAN VIEW.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATES FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION AND ALL ASSOCIATED WORKS TO THE SATISFACTION OF THE ENGINEER AND CITY OF OTTAWA.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE, VIA EXCAVATION, THE EXACT LOCATION AND ELEVATION OF THE EXISTING WATERMAINS, SEWERS AND UNDERGROUND STRUCTURES AS REQUIRED FOR ALL CONNECTIONS, RELOCATIONS AND BLANKINGS.
- AT ALL CONNECTION POINTS, REINSTATE SURFACES TO EXISTING CONDITION OR BETTER.
 - ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DRAWING No. R10.
 - THICKNESS OF GRANULARS AND ASPHALT LAYERS SHALL MATCH EXISTING.
 - BOULEVARDS SHALL BE REINSTATED WITH MINIMUM 100mm TOPSOIL AND SOD.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.
- EXCAVATION FOR THE INSTALLATION OF SERVICES ALONG OR IN PROXIMITY OF A BUILDING OR A STRUCTURE IS TO BE CONTAINED WITHIN A TRENCH BOX WIDTH AND IS TO ENSURE NO CONFLICT WITH ANY FUTURE FOOTINGS. SERVICE TRENCHES SHALL BE BACKFILLED WITH GRANULAR 'A' COMPACTED TO 100% SPMD WHERE ADJACENT TO A BUILDING FOR THE SECTION PARALLEL TO THE UNIT PLUS 5.0m PAST THE FRONT AND REAR OF THE UNIT. SELECT SUBGRADE MATERIAL, COMPACTED TO 100% SPD TO 1.0m BELOW EXISTING GRADE FOR FULL TRENCH WIDTH OF DISTURBED AREA SHALL BE USED FOR BACKFILL, INCLUDING ALONG ANY SEWERS AND WATERMAINS ADJACENT TO A BUILDING OR OTHER STRUCTURE.

EROSION AND SEDIMENTATION CONTROL SYSTEM (ESCS) REQUIREMENTS

PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR IS REQUIRED TO CONSTRUCT AN EROSION AND SEDIMENTATION CONTROL SYSTEM (ESCS) ON-SITE (IN ADDITION TO THE PROPOSED MEASURES DEPICTED ON THIS DRAWING) TO CONVEY RAINWATER AND/OR PUMPED WATER PRIOR TO ITS DISCHARGE TO THE SURFACE AND/OR TO ANY NATURAL WATER COURSE AND/OR TO ANY EXISTING SEWER SYSTEM. THE CONTRACTOR SHALL CONSTRUCT THE ESCS IN SUCH A WAY AS TO ENSURE THAT THE QUALITY OF THE DISCHARGED PUMP WATER DOES NOT EXCEED THE ALLOWABLE TSS CONCENTRATION OF 25 MGL AT ANY TIME.

NOTES:

- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO WORK AND MAINTAINED DURING THE WORK PHASE BY THE GENERAL CONTRACTOR. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE GENERAL CONTRACTOR TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE BEING MAINTAINED AND/OR UPGRADED AS REQUIRED. IF THE SEDIMENT AND EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY, NO FURTHER WORK SHALL OCCUR UNTIL THE PROBLEM HAS BEEN ADDRESSED AND RECTIFIED.
- INSPECTIONS AND REPAIR OF SEDIMENT AND EROSION CONTROLS WILL BE CONDUCTED AS SOON AS POSSIBLE FOLLOWING ANY RAIN EVENTS.
- WORKS WILL NOT BE CONSIDERED COMPLETE UNTIL ALL SEDIMENT CONTROLS ARE REMOVED.
- ALL EXISTING AND PROPOSED CATCH BASINS ARE TO BE INSTALLED WITH FILTER FABRIC AND SHALL BE MAINTAINED FOR THE DURATION OF THE WORK PHASE.