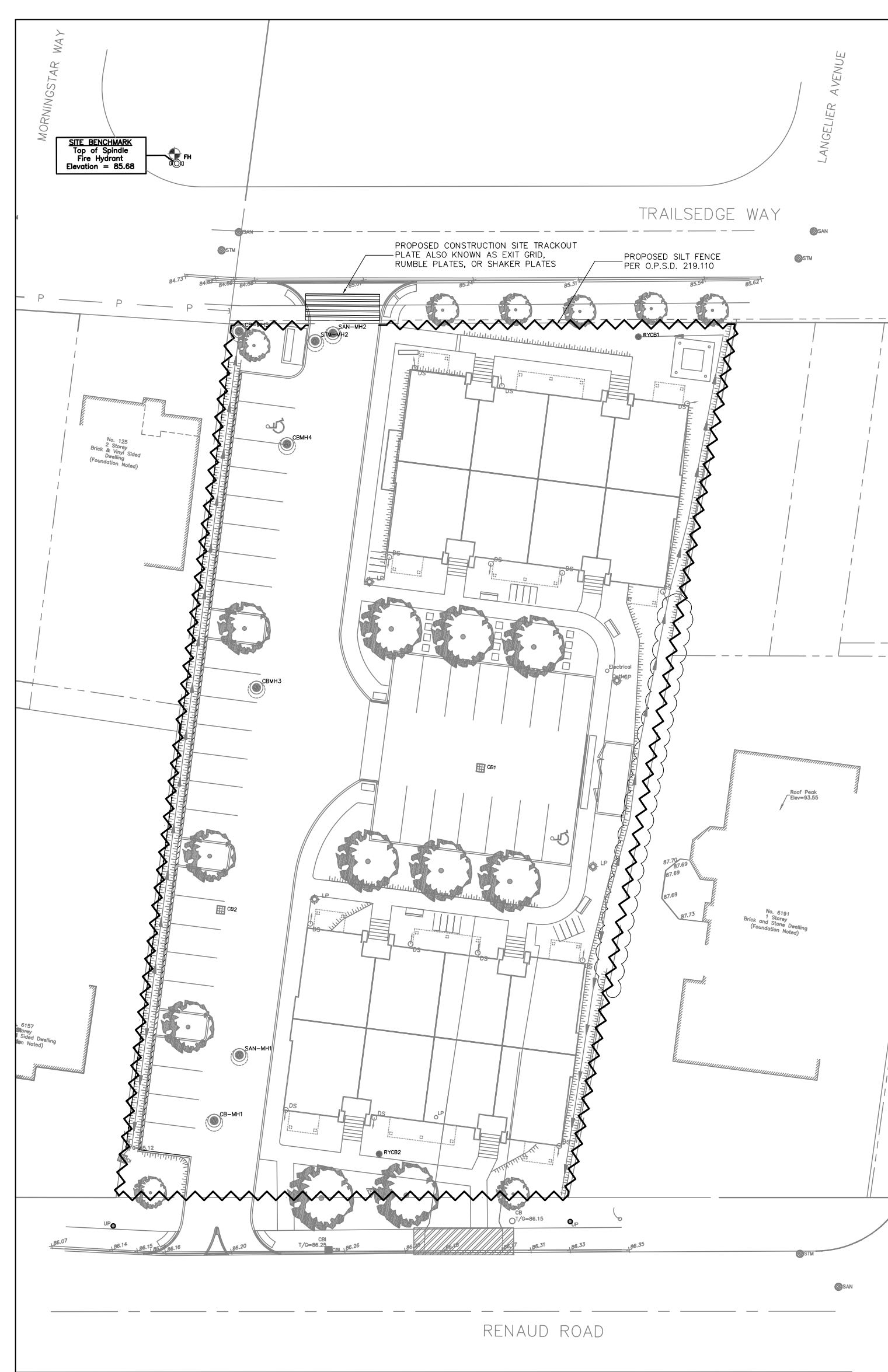
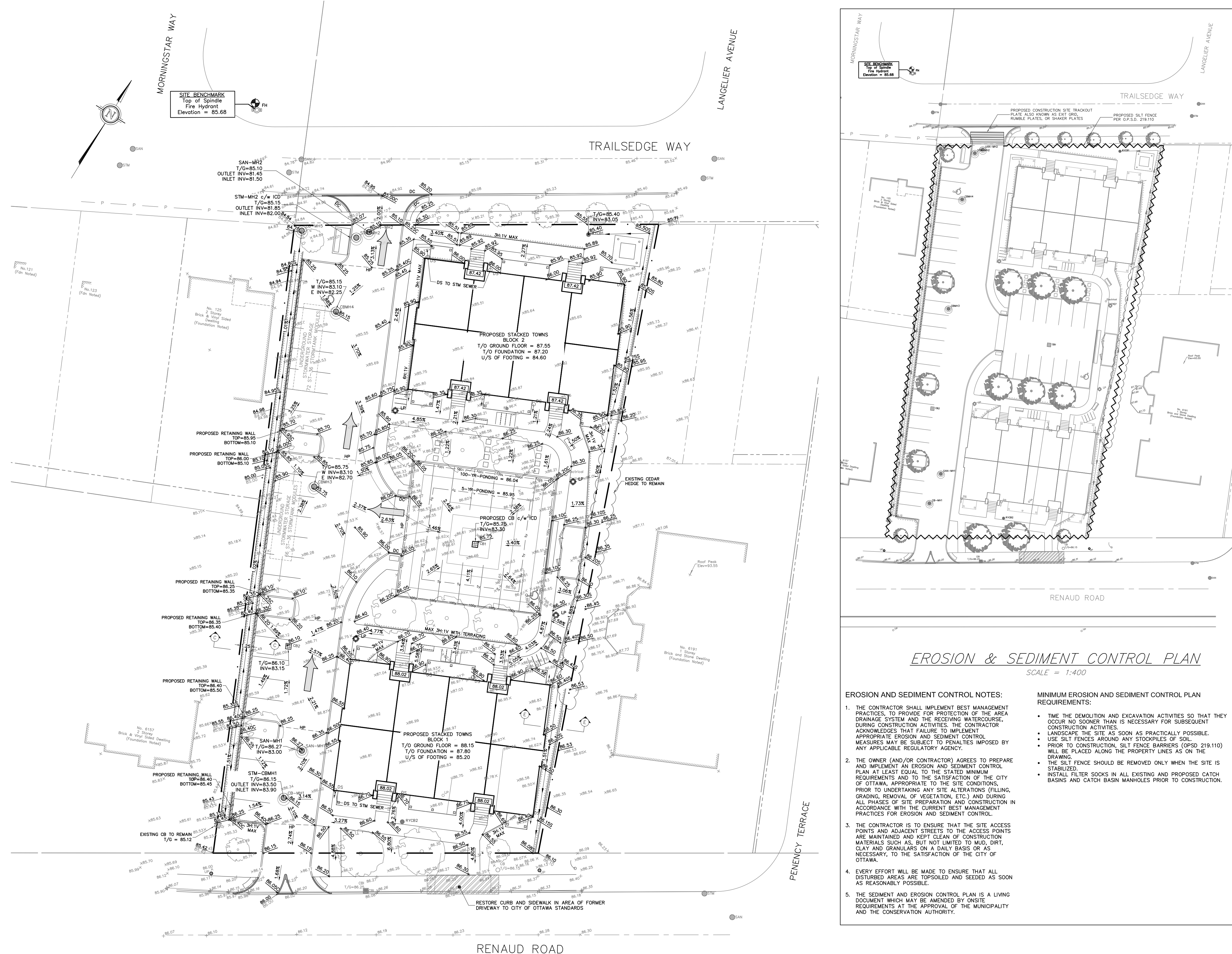
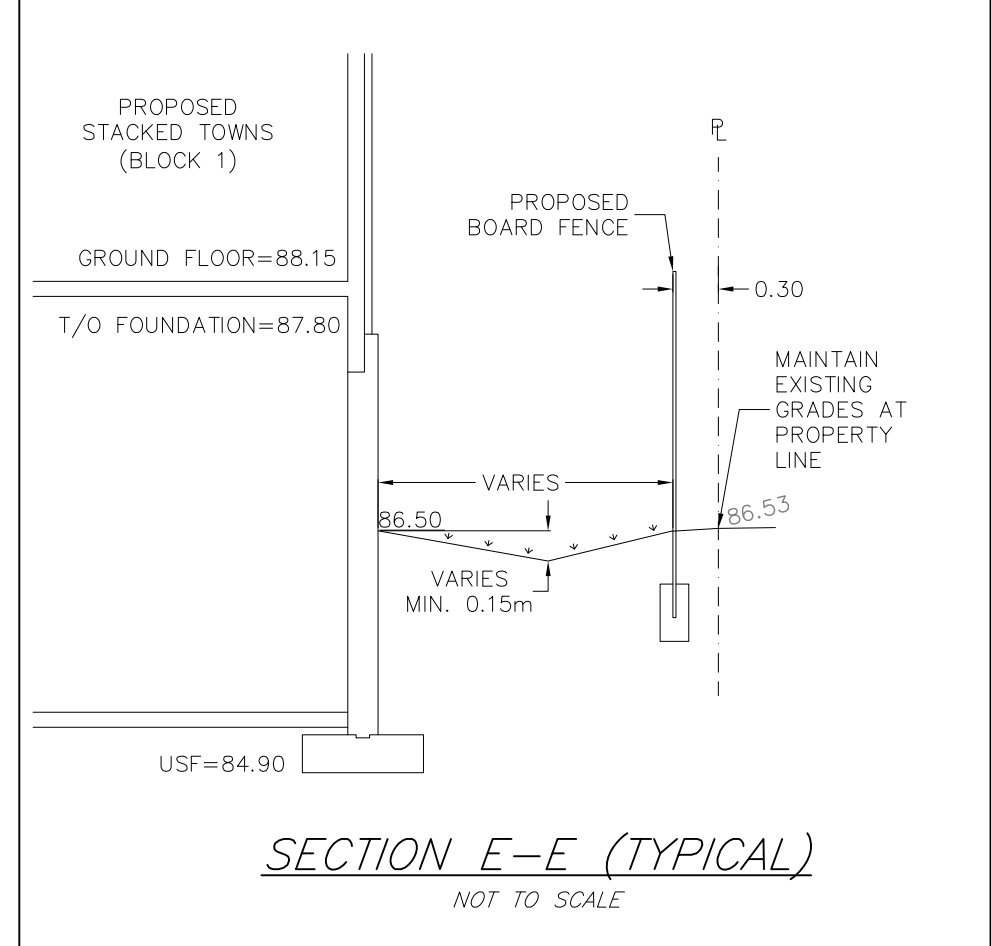
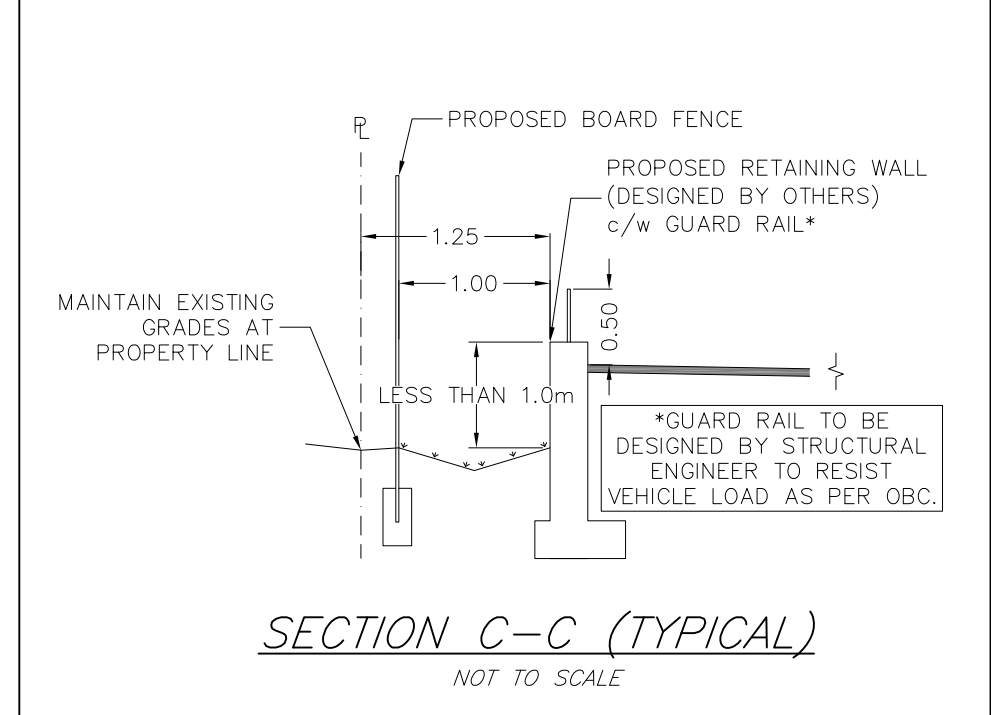


LEGEND

	EXISTING ELEVATION		EXISTING UTILITY POLE
	PROPOSED/EXISTING ELEVATIONS		FIRE HYDRANT
	PROPOSED CURB ELEVATION		PROPOSED LAMP POST
	PROPOSED ELEVATION AT BUILDING ENTRANCE		PROPOSED CURB STOP
	DRAINAGE SLOPE		PROPOSED WATER METER
	PROPOSED BOARD FENCE		PROPOSED REMOTE WATER METER
	WATERMAN		SANITARY SERVICE CONNECTION
	STORM SEWER		SUMP LOCATION
	SANITARY SEWER		PROPOSED DOWNSPOUT LOCATION
	TOP OF SLOPE		EXISTING WATER STAND POST
	PROPERTY LINE		EXISTING WATER VALVE
	OVERHEAD WIRES		EXISTING STORM MANHOLE
	SILT FENCE		EXISTING SANITARY MANHOLE
	PROPOSED DEPRESSED CURB		EXISTING CATCH BASIN
	PROPOSED SWALE		PROPOSED REAR-YARD CB
	OVERLAND FLOW ROUTE		PROPOSED CATCH BASIN/MANHOLE
	LOCATION OF EXISTING SERVICE CONNECTIONS		PROPOSED CATCH BASIN
	TEMPORARY BENCHMARK		PROPOSED STORM MANHOLE
			PROPOSED SANITARY MANHOLE

GRADING NOTES:

- ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER THE CONSTRUCTION AND ALL EXISTING TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER "MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW" AND THE "URBAN TREES CONSERVATION BY-LAW" AS AMENDED FROM TIME TO TIME.
- NO EXCESS DRAINAGE WILL BE DIRECTED TOWARDS THE NEIGHBOURING PROPERTIES DURING AND AFTER CONSTRUCTION.
- ALL RETAINING WALLS TO HAVE MINIMUM 0.15 METRE CLEARANCE FROM PROPERTY LINE.
- EAVES TROUGHS TO BE DIRECTED TO THE GROUND SURFACE 1.2 METRES FROM FOUNDATION EXCEPT AS INDICATED.
- THERE IS TO BE NO ALTERATION TO THE EXISTING GRADE AND DRAINAGE PATTERNS ON THE PROPERTY LINES.



EROSION AND SEDIMENT CONTROL NOTES:

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

MINIMUM EROSION AND SEDIMENT 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 (OPS-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 SOCKS IN ALL EXISTING AND PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES PRIOR TO CONSTRUCTION.

DRAWING NUMBER: 190867-GEC

SCALE: 0 1 2 3 4 5 10 15 20 METRES
1:250

- GENERAL NOTES:**
- All dimensions are in metres; all elevations are in metres and are geodetic. TBM = top of spindle of existing fire hydrant on Trailsege Way, Elevation = 85.68. Geodetic datum reference: CGD-1928:1978.
 - This is not a legal survey. Boundary and topographic information were derived from FARLEY, SMITH & DENIS SURVEYING LTD File No. 253-17.
 - Contractor is responsible for location and protection of utilities.
 - All dimensions to be verified on site by contractor prior to construction.
 - Any changes made to this plan must be verified and approved by Kollaard Associates Inc.
 - Client is responsible for acquiring all necessary permits. This drawing is not for construction until a building permit has been granted.
 - The proposed grades have been set and verified for site grading control only. The grade rates at the building location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation.
 - The underside of footing elevation has been set based on the information available and may not have accounted for actual ground water conditions at the exact house location and should be verified by qualified geotechnical personnel upon completion of the excavation.
 - A geotechnical engineer should be retained to provide recommendations with respect to the sub-grade conditions prior to footing installation.
 - The owner agrees to prepare and implement an erosion and sediment control plan 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, and not limited to installing filter cloths across manhole/catchbasin lids to prevent sediments from entering structures and install and maintain a light duty silt fence barrier as required.
 - 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. Reference to Kollaard File No. 190867 for Servicing and Stormwater Management Design and Geotechnical Reports.

No.	REVISION	DATE	BY
3	ISSUED FOR SPC RE-SUBMISSION	APR 22/2021	ML
2	REVISIONS PER SITE PLAN AND 1ST REVIEW COMMENTS	MAR 29/2021	ML
1	ISSUED FOR SPC APPLICATION	JUNE 30/2020	ML
#	REVISION ITEM / DESCRIPTION	REV. DATE	INT.

Kollaard Associates Engineers
(613) 860-0923
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KEMPTVILLE, ONTARIO
K0G 1J0 FAX (613) 258-0475
http://www.kollaard.ca

CLIENT:
TEAK DEVELOPMENTS
31 WOODVIEW CRESCENT
OTTAWA, ON K1B 3B1

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION:
6173 RENAUD ROAD
CITY OF OTTAWA, ON
K1W 0K9

DESIGNED BY: SD
CHECKED BY: SD
DRAWN BY: ML
APPROVED BY: SD
DATE: NOV. 11, 2019
KOLLAARD FILE NUMBER: 190867

DRAWING NUMBER: 190867-GEC
DRAWING NAME: SITE GRADING AND EROSION CONTROL PLAN

#18196