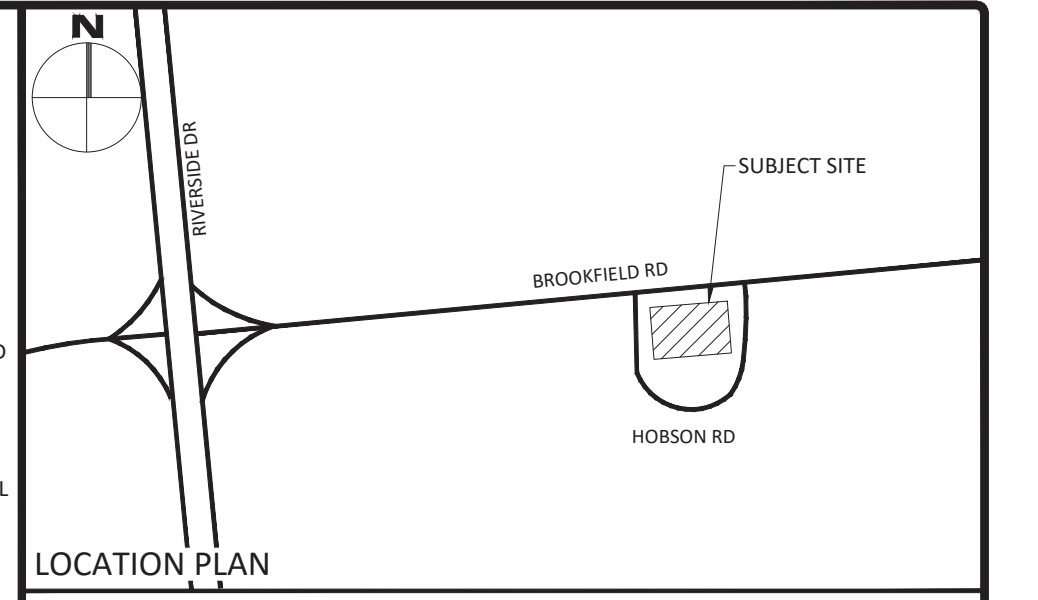


- ### GENERAL NOTES
- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
  - THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. (JOB NO. 22509-21) AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
  - 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.
  - 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 SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
  - DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
  - ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
  - CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
  - ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
  - ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY.
    - ELECTRICAL SERVICE - HYDRO ONE,
    - GAS SERVICE - ENBRIDGE,
    - TELEPHONE SERVICE - BELL CANADA,
    - TELEVISION SERVICE - ROGERS.
  - INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
  - CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
  - ALL PROPOSED CURBS TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
  - THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY QUALITAS OUTAOUAIS, DATED JANUARY 2007.
- ### EROSION AND SEDIMENT CONTROL
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES PROTECTION OF EXPOSED SOIL, TEMPORARY SEDIMENT CONTROL (GEO SOCKS, GEOTEXTILES, MATS, OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, REARWARD CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEO SOCK MATERIAL SHALL BE PERMITTED FOR USE ON SITE.
  - AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
  - FOR SILT FENCE BARRIER, USE OPSD 219.110. 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.
    - WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE.
    - WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASED, STABILIZATION MEASURES SHALL BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
  - 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.
      - A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
    - FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
    - ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
    - ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPSD 180.
  - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO ENSURE THEY ARE IN EFFECTIVE WORKING ORDER. THE CONDITION OF THE CONTROL MEASURES SHALL BE MONITORED PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A STORM EVENT.
  - DUST CONTROL: MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE FLAKES/SOLUTION OR MAGNESIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPSD 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENTS OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.
  - ALL "GREEN AREAS" TO BE TREATED WITH 150mm TOPSOIL AND HYDROSEEDING AS SOON AS FEASIBLE, AS PER OPSD 570.
  - TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
  - STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS, MANHOLES) AND BE SUBJOURNED BY EROSION CONTROL MEASURES WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
  - IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OPSD 219.240 AND LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES. WATERCOURSES SHALL NOT BE DIVERTED, OR BLOCKED, AND TEMPORARY WATERCOURSES CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE CONTRACTOR SHALL RELEASE ANY STRANDED FISH TO THE OPEN PORTION OF THE WATERCOURSE WITHOUT HARM.
  - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSD 577.
  - WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSD 518.
  - ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) SHALL BE CLEANED AND REPLACED AS REQUIRED.



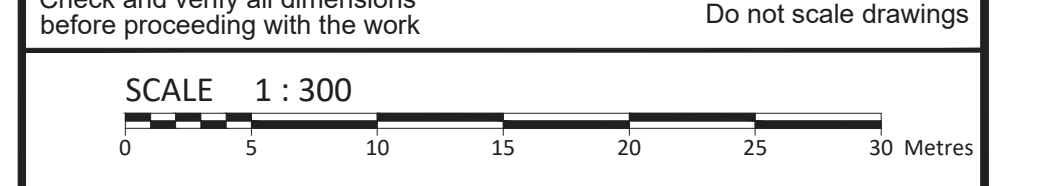
### LEGEND

BARRIER CURB	CENTRELINE OF SWALE
PROPOSED ASPHALT	CENTRELINE OF DITCH
PROPOSED CONCRETE WALKWAY	SLOPING AT 3:1 UNLESS SPECIFIED
STORM MANHOLE	PROPOSED ELEVATION
CATCHBASIN, CURB INLET OR DITCH INLET	EXISTING ELEVATION
SANITARY MANHOLE	SWALE ELEVATION
PERFORATED PIPE	TOP/BOTTOM WALL FACE ELEVATIONS
WATER VALVE/CHAMBER	EMERGENCY OVERLAND FLOW ROUTE
FIRE HYDRANT	SILT FENCE BARRIER PER OPSD 219.110
PROPOSED WALL	BUILDING ENTRANCE OVERHEAD DOOR
SEDIMENT CONTROL DEVICE PER DETAIL	REDUCER
ROADCUT AND REINSTATEMENT PER CITY R10	TRENCH DRAIN PER CITY S15
BARRIER CURB DEPRESSION PER CITY R10 UNLESS OTHERWISE SPECIFIED	SIAMASE CONNECTION LOCATION
	ROOF DRAIN AND SCUPPER LOCATIONS PER ARCHITECTURAL PLAN

**FOR REVIEW ONLY**  
NOT FOR CONSTRUCTION

No.	Revisions	Date
6	ISSUED FOR REVIEW	JAN 20, 2023
5	ISSUED FOR REVIEW	JAN 06, 2023
4	ISSUED FOR REVIEW	NOV 24, 2022
3	ISSUED FOR REVIEW	NOV 04, 2022
2	ISSUED FOR FOUNDATION PERMIT	SEPT 13, 2022
1	ISSUED FOR REVIEW	JUNE 24, 2022

Check and verify all dimensions before proceeding with the work Do not scale drawings



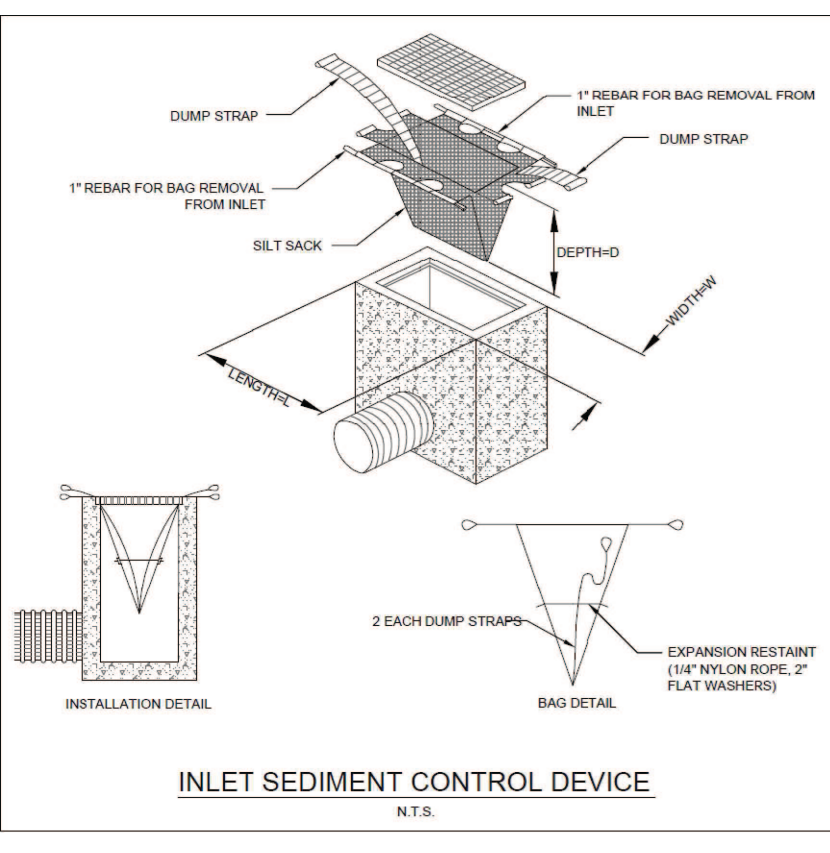
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Client:		
	<b>HOBIN ARCHITECTURE INC</b> 63 PAMILLA STREET OTTAWA, ON K1S 3K7	
Project:	<b>PHASE 2</b> 770 BROOKFIELD ROAD	
	OTTAWA	ON

Drawing Title:

## GRADING, DRAINAGE AND EROSION & SEDIMENT CONTROL PLAN

Scale:	1:300	Project Number:	CCO-22-3501
Drawn By:	R.R.R.		
Checked By:	A.J.G.	Drawing Number:	C101
Designed By:	A.J.G.		



**APPROVED**  
By Lily Xu at 10:37 am, Feb 15, 2024

**LILY XU, MCIP, RPP**  
 MANAGER, DEVELOPMENT REVIEW SOUTH  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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