






















3. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURFACE DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEES OF ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION SHOWN.
4. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND THEREFORE THE CONTRACTOR SHALL NOT BE REQUIRED TO OBTAIN ANY SURVEY INFORMATION SUPPLIED BY ANNIS, O'CALLAHAN, VOLLEBECK INC. DRAWING 21982-2 AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF ANY UTILITIES OR STRUCTURES SHOWN ON THIS PLAN SHALL BE DETERMINED BY THE CONTRACTOR BY UP-TO DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY BY A LICENSED SURVEYOR.
5. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
7. 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 THIS PLAN. IF THERE IS ANY DISCREPANCY, THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
8. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ADJACENT TO CONDITIONS EXISTING PRIOR TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
9. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DIRT, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
10. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE REMOVED AND STOCKPILED FOR REHABILITATION. EXCESS FILL TO BE REMOVED.
11. CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF REMOVALS AND RESTORATION WHERE POSSIBLE, AND SHALL MAKE THEIR OWN JUDGMENT AND ACCOUNT FOR ANY UNUSUAL CONDITIONS ENCOUNTERED. THE CONTRACTOR SHALL RESTORE THE AREA TO PRE-CONSTRUCTION CONDITIONS OR BETTER, AND BEAR THE COST OF SAME. NO CLAIMS WILL BE MADE FOR REINSTATEMENT OF ANYTHING NOT SHOWN ON CONSTRUCTION DRAWING AS A DIRECT RESULT FROM CONSTRUCTION.
12. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS

11. OTHERWISE SPECIFIED.
12. 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 SIGNS, DELINEATORS, MARKERS AND RAISED CURBS DRAINAGE AND EROSION CONTROL.
13. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
14. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY DRAINAGE AND EROSION CONTROL.
15. 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 ASPHALT, TOPSOIL, SEED AND MULCH AND/OR FINISHING.
16. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
17. 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
18. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
19. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
20. ALL PROPOSED CURBS TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
21. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ASSESSMENT COMPLETED BY TERAPETY ENVIRONMENTAL LTD., DATED DECEMBER 5, 2021.

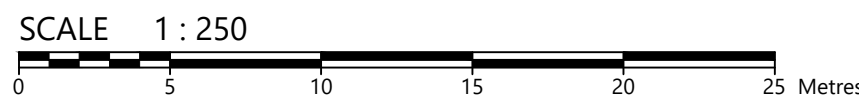
1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, TO PREVENT EROSION AND SEDIMENTATION OF THE DRAINAGE SYSTEM AND THE RECEIVING EXPOSED SOIL, TEMPORARY SEDIMENT CONTROL (GEOSECK INSERTS WITH A MINIMUM OF 10% EROSION RESISTANCE), PERMANENT SEDIMENTATION CONTROL (PERMANENT SOIL PROPOSED ROAD CATCHBASINS, REARVARDY CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS, NO RECYCLED GEOSECK MATERIAL SHALL BE PERMITTED ON OR OFF THE CONSTRUCTION SITE), AND TEMPORARY EROSION AND SEDIMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED TO PREVENT EROSION AND SEDIMENTATION OF THE DRAINAGE SYSTEM AND THE RECEIVING EXPOSED SOIL.
2. AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL SLOPE, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
3. FOR SILT FENCE BARRIER, USE OPSP 219.110. GEOTEXTILE FOR SILT FENCE CAN BE PERSS 1806, TABLE 3.
4. 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 THE EXISTING SOIL IS EXPOSED TO EROSION. STABILIZATION MEASURES SHALL BE INITIATED WITHIN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IN THAT PORTION OF THE SITE.
  1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECIPITATED BY A WEATHER EVENT, STABILIZATION MEASURES SHALL BE INITIATED WITHIN 14 DAYS AFTER THE WEATHER EVENT. WHEN CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS OF WHEN A WEATHER EVENT OCCURS, STABILIZATION MEASURES SHALL BE INITIATED WITHIN 14 DAYS OF WHEN CONSTRUCTION ACTIVITY IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES SHALL BE INITIATED WITHIN 14 DAYS OF WHEN CONSTRUCTION ACTIVITY TEMPORARILY CEASES.
5. 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 EXPOSURE OF THE SEDIMENT TO THE WIND. SEDIMENT SHALL BE REMOVED AT THE LEVEL OF THE GRADE EXISTING AT THE TIME THE CONTROL MEASURE WAS CONSTRUCTED AND BE STORED IN THE FOLLOWING MANNER:
  1. FOR LIGHT-DUTY SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE LESSER OF THE FOLLOWING:
    - 5.1.1. 1.0 METRE (3.3 FEET) OF SEDIMENT ABOVE THE CONTROL MEASURE.

- 5.1.2. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE. SUCH MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PREPARE MAINTENANCE PERIODES.
- 5.3. ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
- 5.4. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPS 180 AND 181.
- 5.6. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO PREVENT EROSION OF THE EMBANKMENT INTO THE ADJACENT WATER COURSE. SUCH MEASURES SHALL BE MONITORED PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A STORM EVENT.
- 5.7. DUST CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING OF THE EMBANKMENT. SUCH MEASURES MAY INCLUDE PLANTING OR MAGNESIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPS 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENTS OFFSITE, OR INTO THE ADJACENT WATER COURSE DURING THE RECEIVING WATER BY THE NEXT STORM EVENT.
- 5.8. ALL GREEN AREAS TO BE TREATED WITH 150mm TOPSOIL AND SOON AS SOON AS FEASIBLE, AS PER OPS 570.
- 5.9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- 5.10. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS, MANHOLES), AND BE SURROUNDED BY EROSION CONTROL MEASURES.
- 5.11. IF REQUIRED, DOWNSLOPING STEEP SLOPE BASINS SHALL BE CONSTRUCTED AS PER OPD 219 AND 240. LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES, WATERCOURSES SHALL NOT BE DIVERTED, OR BLOCKED, AND TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT EROSION OF THE EMBANKMENT OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE CONTRACTOR SHALL RELEASE ANY STRANDED FISH TO THE ADJACENT WATER COURSE PRIOR TO CLOSURE.
- 5.12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPS 577.
- 5.13. WHERE DOWNSLOPING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPS 518.
- 5.14. ALL SETTING/FLIGHTING BASINS SHALL BE EQUIPPED WITH REPAIRS 270R GEOTECH (FOR EQUIPMENT EQUIVALENT) AND SHALL BE CLEANED AND REPLACED 270R

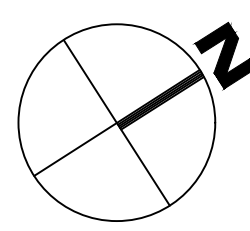
1. RESTORE ANY TREES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL, OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF CITY AUTHORITIES.
2. CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SPEC. 11 (BARRIER CURB), SC22 (MONOLITHIC SIDEWALK & CURB), AND SC44 (STANDARD SIDEWALK) AS NOTED. PROVISIONS SHALL BE MADE FOR CURB DEPRESSION AT DRIVEWAYS.
3. PAVEMENT REINFORCEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DETAIL B10 AND OPSD 500 030, OPSD 310, AND SHALL BE REINFORCED PER THE DETAIL SHOWN ON THIS DRAWING.
4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPMD.
6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SUBGRADE IS NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF ENGINEER.
7. SUB- EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300mm LIFTS.
8. PAVEMENT STRUCTURE: REFER TO DETAIL.

LEGEND			
	CONCRETE BARRIER CURB		LIMIT OF CONSTRUCTION
	CONCRETE WALKWAY		DRAINAGE SWALE
	PROPOSED ASPHALT		DRAINAGE DITCH
	LANDSCAPING CATCHBASIN		SLOPING AT 3:1 UNLESS SPECIFIED
	CATCHBASIN MANHOLE	95.50	SURFACE ELEVATION
	CATCHBASIN	95.50 10	SWALE ELEVATION
	SANITARY SEWER MANHOLE	7'W 95.50 B'W 94.25	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	FIRE HYDRANT		OVERLAND FLOW ROUTE
	WATER VALVE		SILT FENCE BARRIER
	WATER METER		STRAW BALE CHECK DAM
	REMOTE WATER METER		MUD MAT
	RETAINING WALL		AREA DRAIN TO BE SPECIFIED AND ACCOMMODATED BY MECHANICAL

9	REISSUED FOR SITE PLAN CONTROL	SEP. 03, 2025
8	REISSUED FOR SITE PLAN CONTROL	JULY 21, 2025
7	REISSUED FOR PERMIT	JULY 21, 2025
6	REISSUED FOR SITE PLAN CONTROL	JUNE 25, 2025
5	REISSUED FOR SITE PLAN CONTROL	APR. 14, 2025
4	ISSUED FOR PERMIT	MAR. 21, 2025
3	REISSUED FOR SITE PLAN CONTROL	DEC. 17, 2024
2	ISSUED FOR SITE PLAN CONTROL	AUG. 30, 2024
1	ISSUED FOR PRELIMINARY DISCUSSION	JULY 17, 2024
No.	Revisions	Date



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PROVINCIA DI ONTARIO

Client

**FENGATE ASSET MANAGEMENT**  
2275 UPPER MIDDLE RD. E. SUITE 700  
OAKVILLE, ON L6H 0C3

Project

MIXED-USE RESIDENTIAL DEVELOPMENT  
1047 RICHMOND ROAD

Drawing Title

## LOT GRADING, DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN

Scale: 1:250

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Drawn By:

FV

Checked by: RF

Project Number

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Drawing Number

CCO-22-2242

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C101