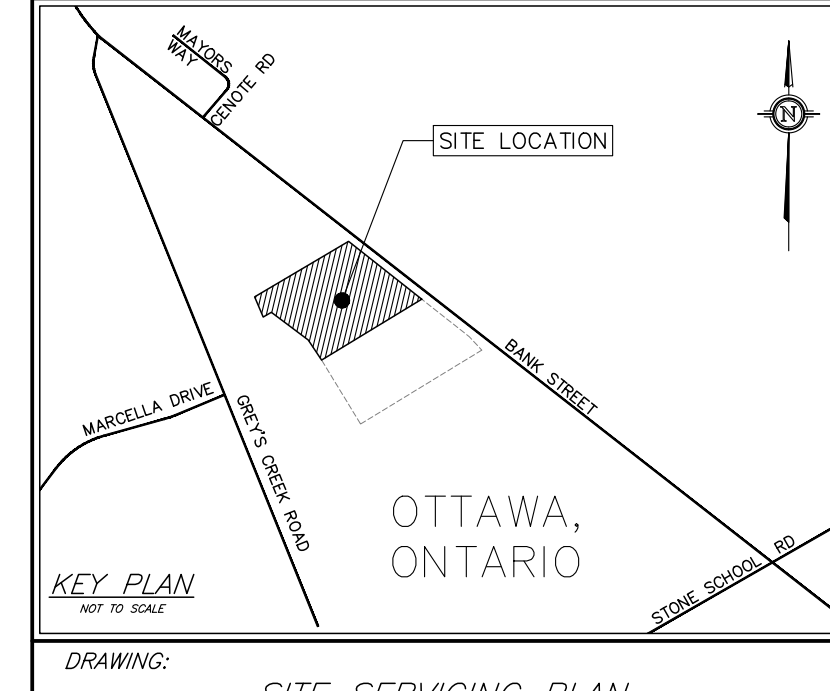


SITE SERVICING PLAN  
SCALE = 1:500

DRAWING NUMBER:  
230156-SER



DRAWING: SITE SERVICING PLAN

- GENERAL NOTES:
- ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED. ALL ELEVATIONS ARE IN METRES AND ARE GEODETIC.
  - GEODEIC INFORMATION WAS DERIVED FROM MONUMENT NO. 0011970U042.
  - TBM = NAIL IN EXISTING HYDRO POLE. ELEVATION = 94.53.
  - THIS IS NOT A LEGAL SURVEY. BOUNDARY INFORMATION WAS DERIVED FROM PLAN AR-23595. (SHIPMAN SURVEYING FILE NUMBER: 10-7-9718; HORIZONTAL DATUM: MTM ZONE 9, NAD 83)
  - CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.
  - CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
  - ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
  - THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL APPROVALS HAVE BEEN GRANTED.
  - HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
  - ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
  - ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES, INC.
  - THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORTS #230156.

REV	BY	DATE	DESCRIPTION
2	ARK	OCT 02, 2024	NO CHANGES TO THIS SHEET
1	ARK	SEPT 04, 2024	NO CHANGES TO THIS SHEET
0	ARK	JULY 31, 2024	SUBMITTED FOR SITE PLAN CONTROL

P.O. BOX 189, 210 PRESCOTT ST. (613) 860-0923  
KEMPVILLE, ONTARIO info@kollaard.ca  
KOG 1J0 FAX (613) 258-0475  
http://www.kollaard.ca

CONSULTANTS:

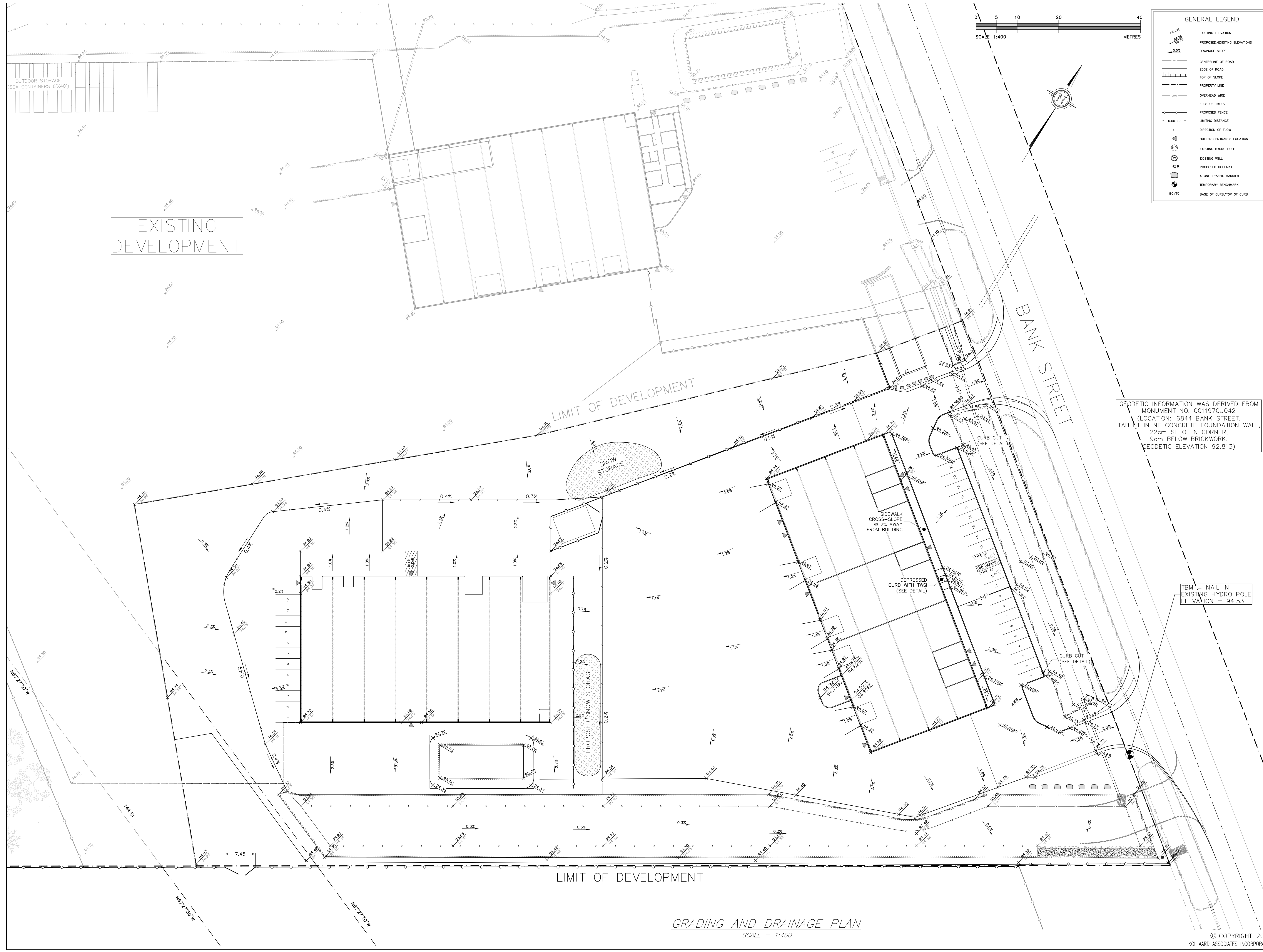
CLIENT:  
CAMM WAREHOUSING AND RENTALS INC.

PROJECT:  
PROPOSED WAREHOUSE WITH OFFICE

LOCATION:  
6622 BANK STREET, OTTAWA, ON

DESIGNED BY: ARK	CHECKED BY: SD
DRAWN BY: ARK	APPROVED BY: SD
DATE: JULY 31, 2024	SCALE: AS NOTED
PROJECT NUMBER: 230156	





SCALE 1:400  
0 5 10 20 40 METRES

**GENERAL LEGEND**

- EXISTING ELEVATION
- PROPOSED/EXISTING ELEVATIONS
- DRAINAGE SLOPE
- CENTRELINE OF ROAD
- EDGE OF ROAD
- TOP OF SLOPE
- PROPERTY LINE
- OVERHEAD WIRE
- EDGE OF TREES
- PROPOSED FENCE
- 6.00 LD
- DIRECTION OF FLOW
- BUILDING ENTRANCE LOCATION
- EXISTING HYDRO POLE
- EXISTING WELL
- PROPOSED WELL
- STONE BOLLARD
- TEMPORARY BENCHMARK
- BC/TC
- BASE OF CURB/TOP OF CURB

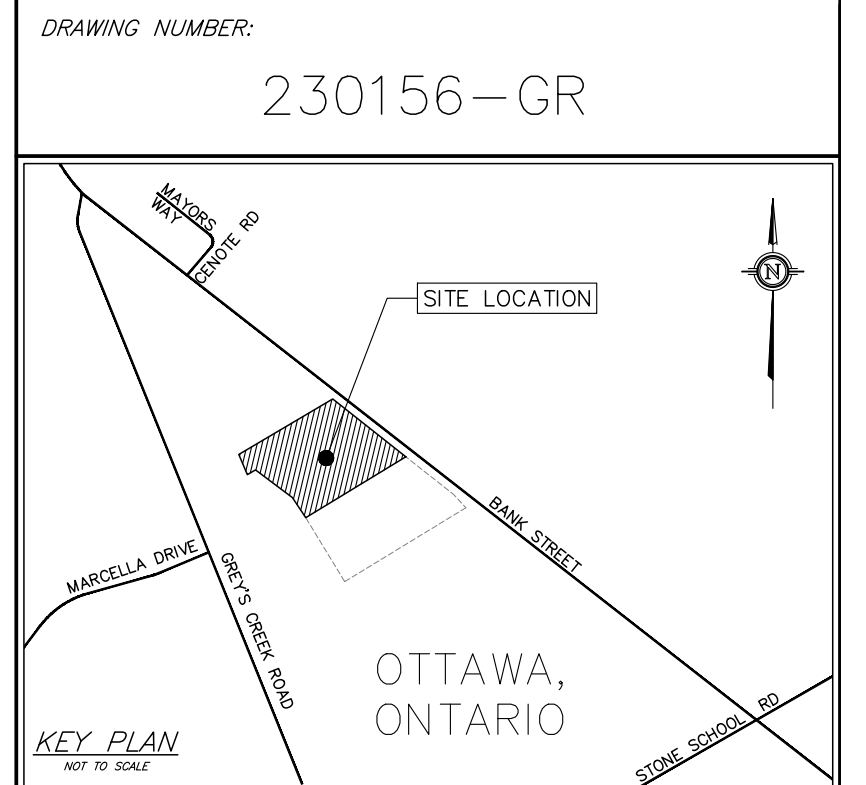
EXISTING DEVELOPMENT

LIMIT OF DEVELOPMENT

BANK STREET

GEODETIC INFORMATION WAS DERIVED FROM MONUMENT NO. 0011970U042 (LOCATION: 6844 BANK STREET, TABLET IN NE CONCRETE FOUNDATION WALL, 22cm SE OF N CORNER, 9cm BELOW BRICKWORK, GEODETIC ELEVATION 92.813)

TBM = NAIL IN EXISTING HYDRO POLE ELEVATION = 94.53



GRADING AND DRAINAGE PLAN

- GENERAL NOTES:
- ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES AND ARE GEODETIC.
  - GEODETIC INFORMATION WAS DERIVED FROM MONUMENT NO. 0011970U042.
  - TBM = NAIL IN EXISTING HYDRO POLE. ELEVATION = 94.53.
  - THIS IS NOT A LEGAL SURVEY. BOUNDARY INFORMATION WAS DERIVED FROM PLAN 4R-25595. (SHIPMAN SURVEYING FILE NUMBER: 10-7-9718; HORIZONTAL DATUM: MTM ZONE 9, NAD 83)
  - CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.
  - CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
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  - THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORTS #230156.

REV	BY	DATE	DESCRIPTION
2	ARK	OCT 02, 2024	NO CHANGES TO THIS SHEET
1	ARK	SEPT 04, 2024	NO CHANGES TO THIS SHEET
0	ARK	JULY 31, 2024	ISSUED FOR SITE PLAN CONTROL

**Kollaard Associates Engineers**

P.O. BOX 189, 210 PRESCOTT ST. (613) 860-0923  
KEMPTVILLE, ONTARIO  
K0G 1J0 FAX (613) 258-0475  
http://www.kollaard.ca

CONSULTANTS:

H.AKEN SHIPMAN SURVEYING LTD. JAMES B. LENNOX & ASSOCIATES INC. LANDSCAPE ARCHITECTS

Urban Planning, Consulting, Project Management Castleglenn Consultants

CLIENT: CAMM WAREHOUSING AND RENTALS INC.

PROJECT: PROPOSED WAREHOUSE WITH OFFICE

LOCATION: 6622 BANK STREET, OTTAWA, ON

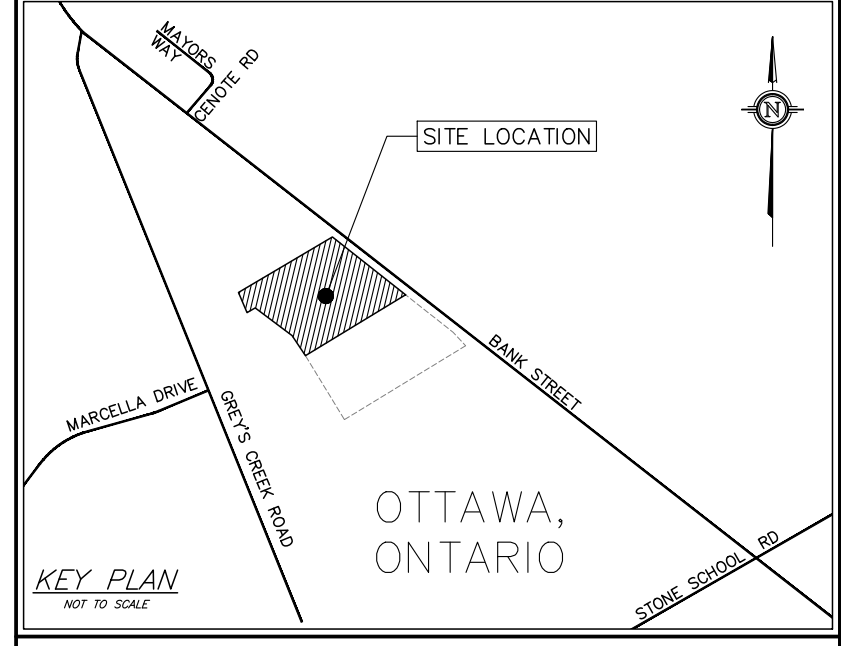
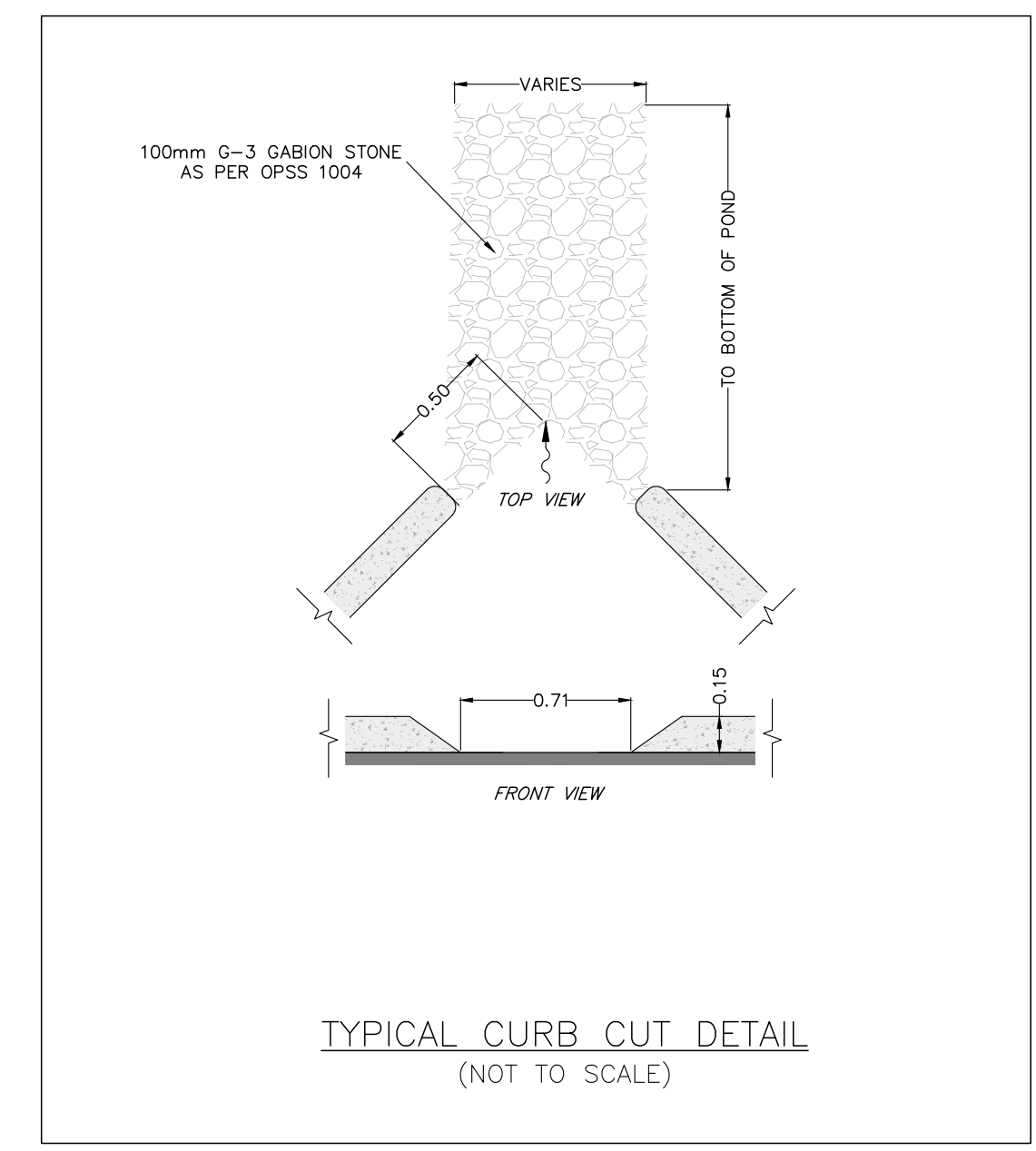
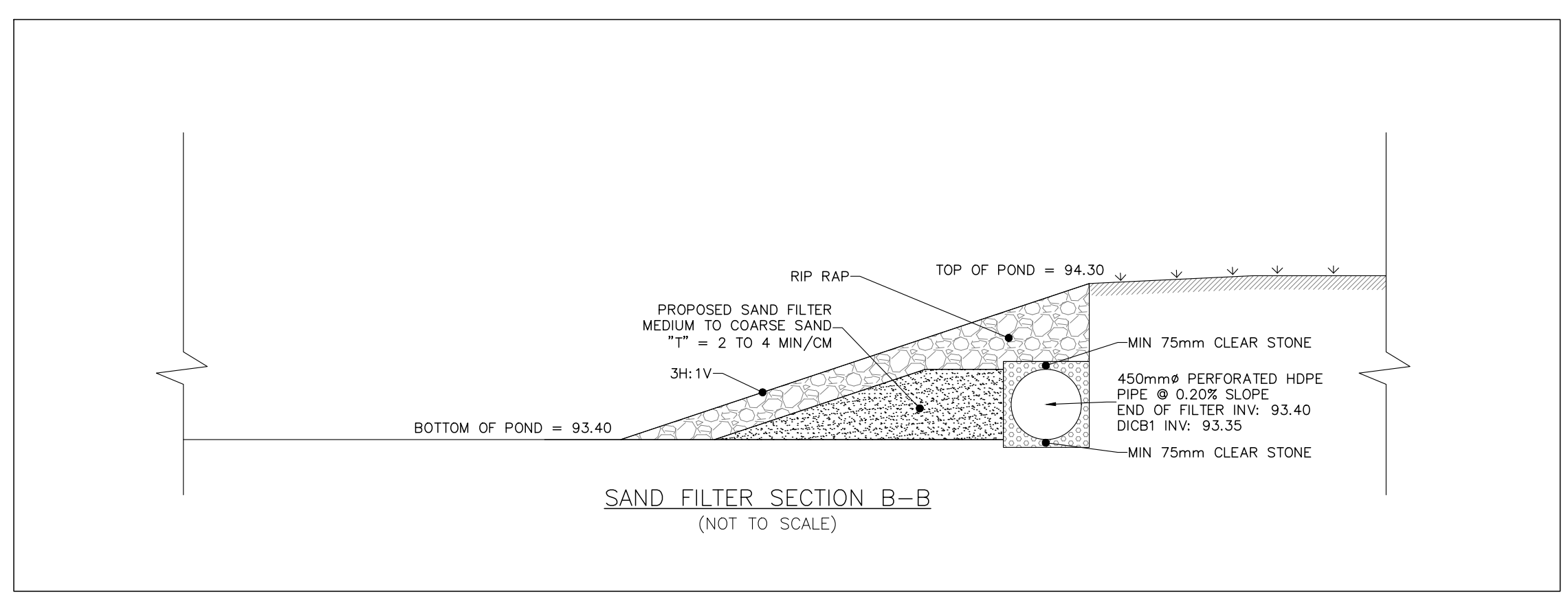
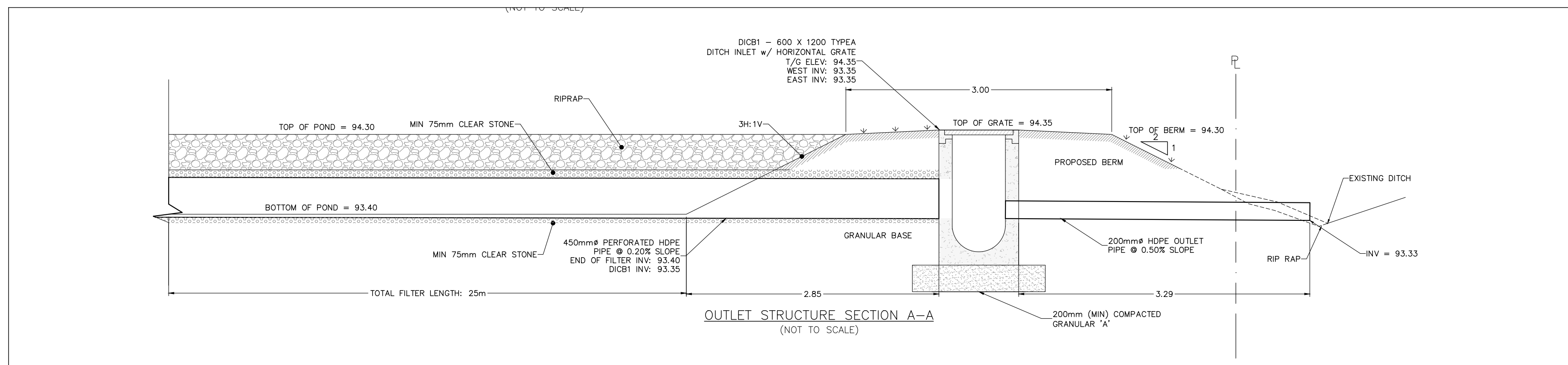
DESIGNED BY: ARK CHECKED BY: SD  
DRAWN BY: ARK APPROVED BY: SD  
DATE: JULY 31, 2024  
SCALE: AS NOTED  
PROJECT NUMBER: 230156

LICENSED PROFESSIONAL ENGINEER  
OCT 02, 2024  
S.E. deWit  
100079612  
PROVINCE OF ONTARIO

GRADING AND DRAINAGE PLAN  
SCALE = 1:400

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KOLLAARD ASSOCIATES INCORPORATED

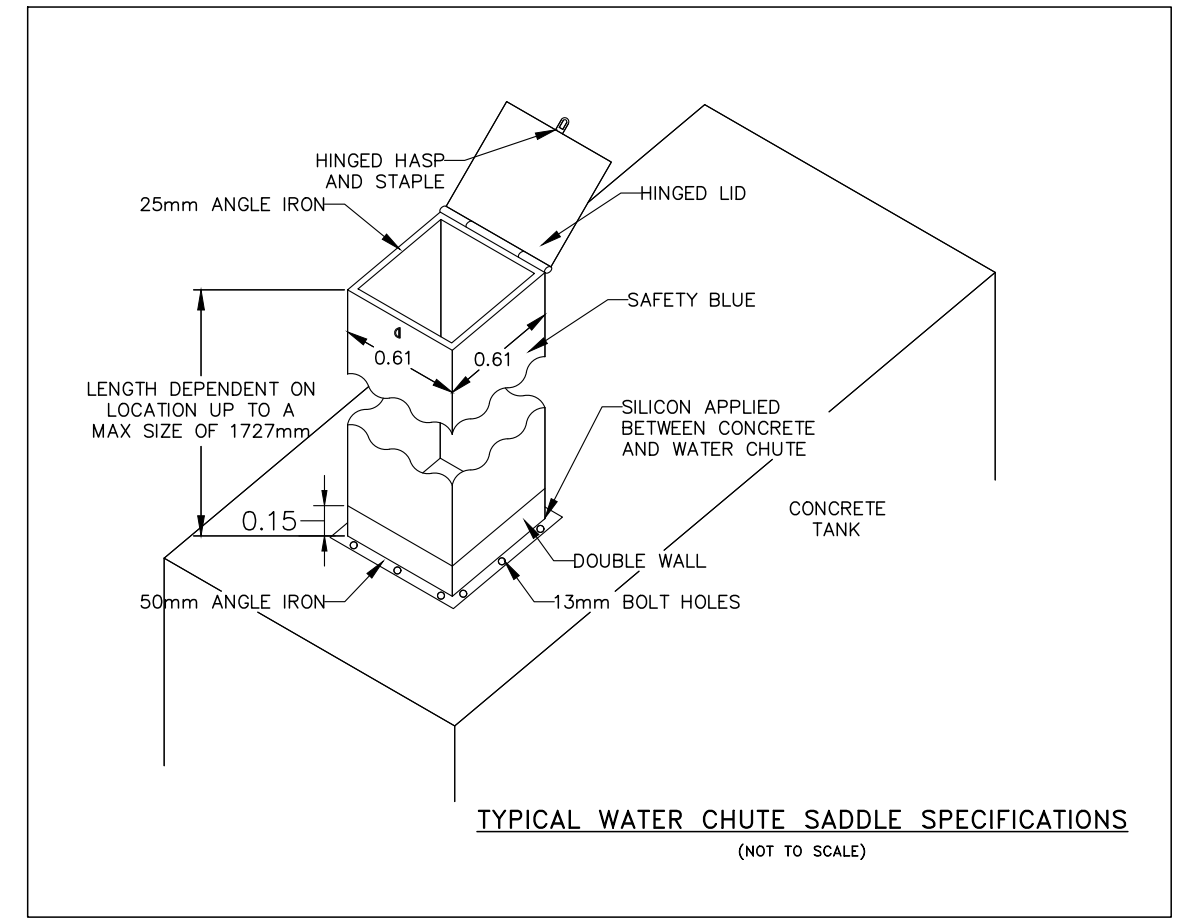
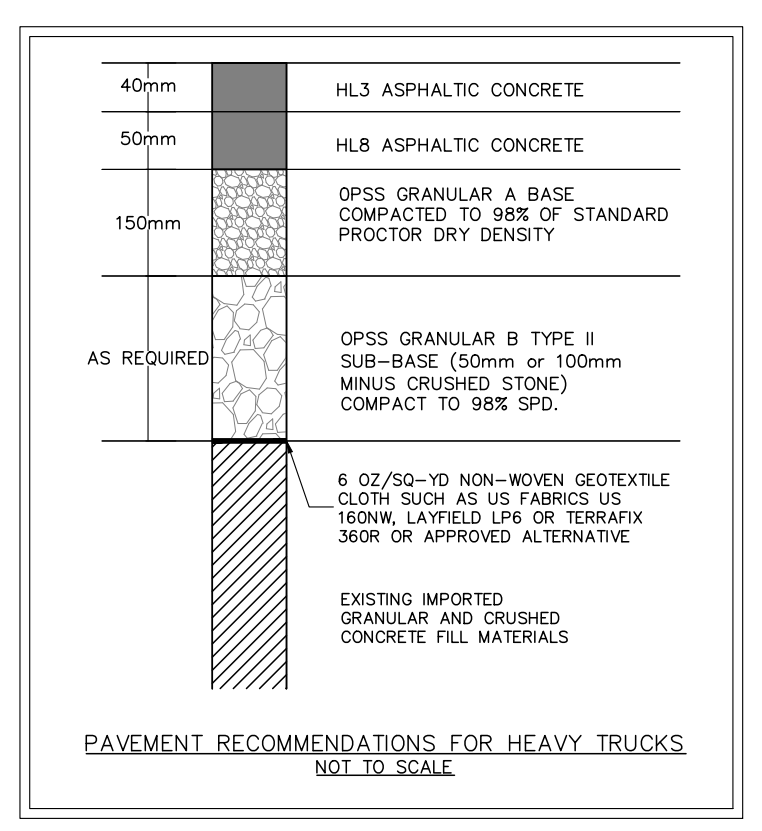
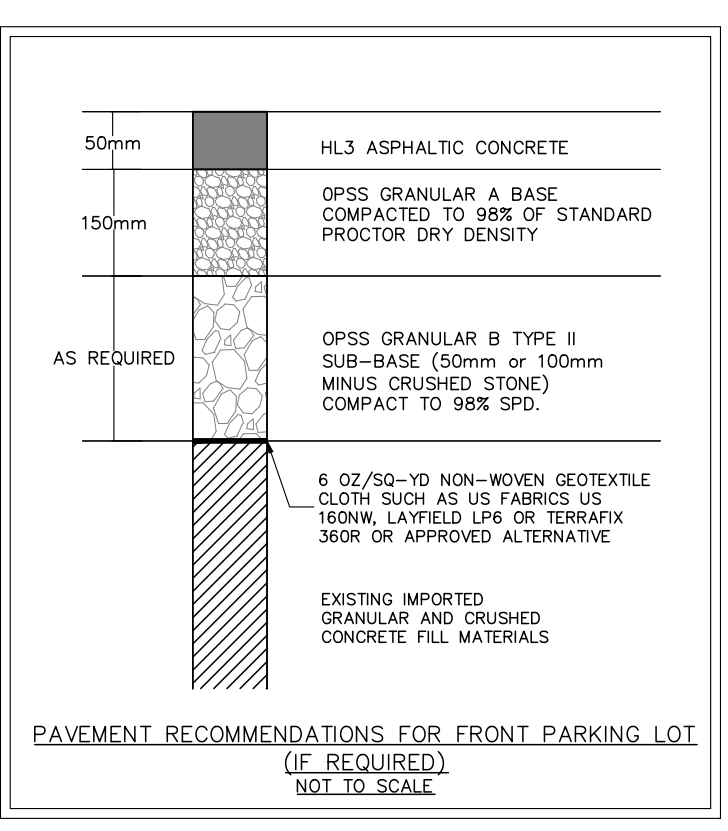
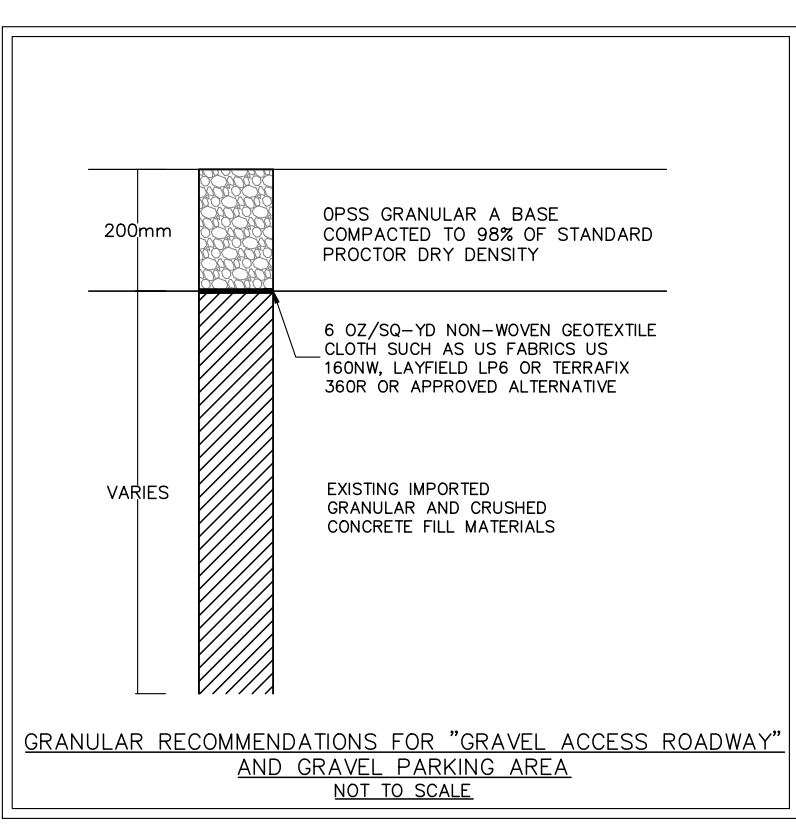
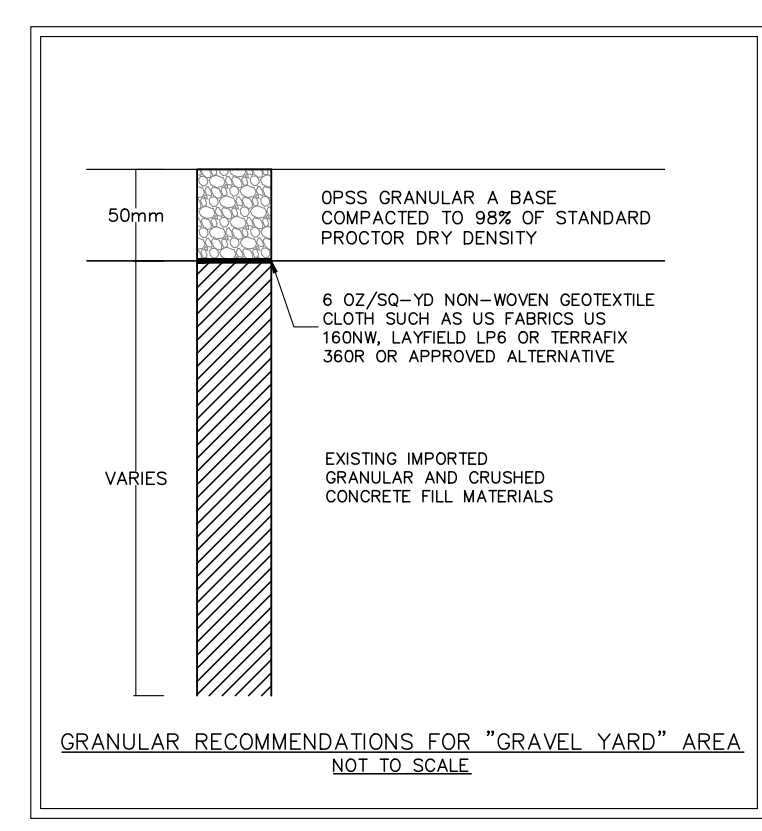




DRAWING: DETAILS

- GENERAL NOTES:
1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES AND ARE GEODETIC.
  2. GEODETIC INFORMATION WAS DERIVED FROM MONUMENT NO. 0011970U042.
  3. TBM = NAIL IN EXISTING HYDRO POLE. ELEVATION = 94.53.
  4. THIS IS NOT A LEGAL SURVEY. BOUNDARY INFORMATION WAS DERIVED FROM PLAN 4R-25595. (SHIPMAN SURVEYING FILE NUMBER: 10-7-9718; HORIZONTAL DATUM: MTM ZONE 9, NAD 83)
  5. CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.
  6. CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
  7. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
  8. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
  9. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN GRANTED.
  10. HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
  11. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
  12. ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES, INC.
  13. THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORTS #230156.

REV	BY	DATE	DESCRIPTION
1	ARK	SEPT 04, 2024	NO CHANGES TO THIS SHEET
0	ARK	JULY 31, 2024	SUBMITTED FOR SITE PLAN CONTROL



**Kollaard Associates Engineers**  
 P.O. BOX 189, 210 PRESCOTT ST. (613) 860-0923  
 KEMPTVILLE, ONTARIO info@kollaard.ca  
 K0G 1J0 FAX (613) 258-0475  
 http://www.kollaard.ca

**CONSULTANTS:**

HAKEN SHIPMAN SURVEYING LTD. P.O. BOX 53, NORTH GOWER, ONT. N0A 2T0  
 JAMES B. LENNOX & ASSOCIATES INC. LANDSCAPE ARCHITECTS  
 122 HURON ST. SUITE 200, OTTAWA, ONT. K1P 1H8  
 Castleglenn Consultants  
 2465 Lancaster Road, Ottawa, ON K1B 4S5  
 (416) 833-7511 / (613) 963-1252

CLIENT:  
 CAMM WAREHOUSING AND RENTALS INC.

PROJECT:  
 PROPOSED WAREHOUSE WITH OFFICE

LOCATION:  
 6622 BANK STREET, OTTAWA, ON

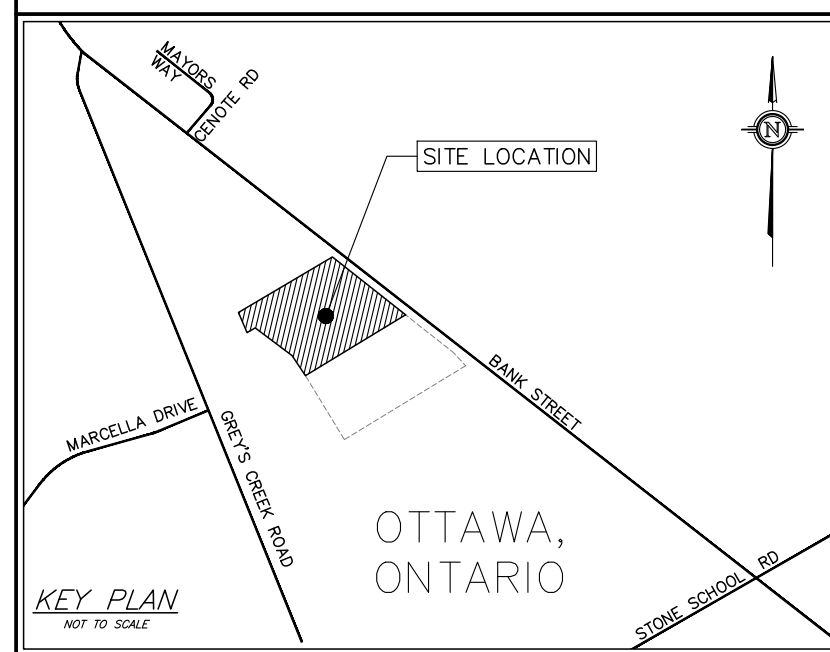
DESIGNED BY: ARK CHECKED BY: SD  
 DRAWN BY: ARK APPROVED BY: SD  
 DATE: JULY 31, 2024  
 SCALE: DETAILS  
 PROJECT NUMBER: 230156-DET

LICENSED PROFESSIONAL ENGINEER  
 OCT 08, 2024  
 S.E. deWit  
 100079612  
 PROVINCE OF ONTARIO



0 5 10 20 40  
SCALE 1:500 METRIC

DRAWING NUMBER:  
230156-ESC



DRAWING:  
EROSION AND SEDIMENT CONTROL PLAN

**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 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. ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL SITE WORKS ARE COMPLETE.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF THE EROSION CONTROL MEASURES DURING CONSTRUCTION. INSPECTION IS TO BE CARRIED OUT ON A WEEKLY BASIS AND AFTER SIGNIFICANT RAINFALL OR SNOWMELT EVENT. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF THE MEASURES ONCE DEVELOPMENT IS COMPLETE AND THE VEGETATION IS ESTABLISHED.
5. THE CONTRACTOR IS TO ENSURE THAT THE SITE ACCESS POINTS AND STREETS ADJACENT 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. A MUD MAT IS TO BE UTILIZED AT ANY LOCATION WHERE THE SITE IS ACCESSED FOR CONSTRUCTION.
6. EVERY EFFORT WILL BE MADE TO ENSURE THAT ALL DISTURBED AREAS ARE TOPSOILED AND SEEDED AS SOON AS REASONABLY POSSIBLE.
7. 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.

GEODETIC INFORMATION WAS DERIVED FROM MONUMENT NO. 0011970U042 (LOCATION: 6844 BANK STREET, 22cm SE OF N CORNER, 9cm BELOW BRICKWORK, GEODETIC ELEVATION 92.813)

TBM = NAIL IN EXISTING HYDRO POLE ELEVATION = 94.53

EXISTING DEVELOPMENT  
CA1 (PREV SPC)  
1.953  
N/A

CA2 - PRE  
3.578  
0.25

APPROXIMATE LOCATION OF SILT FENCE (SEE NOTE)

TYPICAL MUD MAT INSTALLATION (SEE DETAIL/NOTE)

LIMIT OF DEVELOPMENT

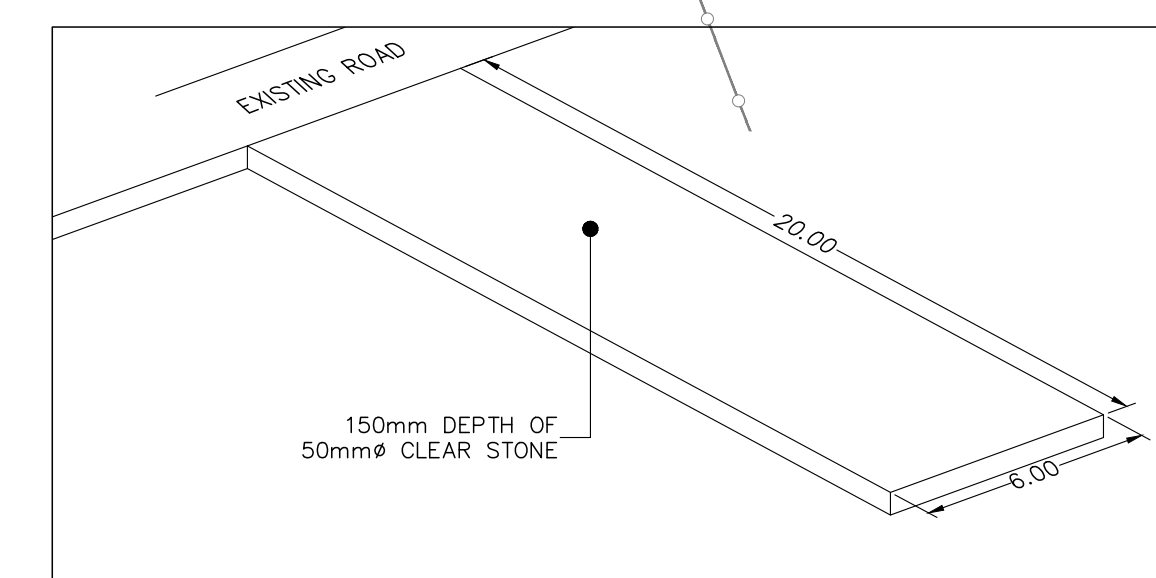
LIMIT OF DEVELOPMENT

**LEGEND (SWM/ESC)**

- CONTROLLED CATCHMENT LABEL
- 0.39 CATCHMENT AREA (HECTARES)
- 0.34 IMPERVIOUS RATIO
- CATCHMENT AREA BOUNDARY
- DIRECTION OF FLOW
- PROPERTY LINE
- TOP OF SLOPE
- PROPOSED SILT FENCE
- CONTROLLED AREA
- UNCONTROLLED AREA
- PRE-DEVELOPMENT DRAINAGE PATTERN
- POST-DEVELOPMENT DRAINAGE PATTERN

- 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 (OPSD 219.110) WILL BE PLACED AS SHOWN ON THE DRAWING.
  - IF CONSTRUCTION IS PHASED, SILT FENCES TO BE PLACED AROUND ACTIVE CONSTRUCTION ZONES.
  - THE SILT FENCE SHOULD BE REMOVED ONLY WHEN THE SITE IS STABILIZED.

**EROSION AND SEDIMENT CONTROL PLAN**  
SCALE = 1:500



MUD MAT DETAIL  
NOT TO SCALE

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KOLLAARD ASSOCIATES INCORPORATED

REV	BY	DATE	DESCRIPTION
2	ARK	OCT 02, 2024	REVISED AS PER CITY MEMO
1	ARK	SEPT 04, 2024	NO CHANGES TO THIS SHEET
0	ARK	JULY 31, 2024	SUBMITTED FOR SITE PLAN CONTROL

**Kollaard Associates Engineers**

P.O. BOX 189, 210 PRESCOTT ST. (613) 860-0923  
KEMPTVILLE, ONTARIO info@kollaard.ca  
K0G 1J0 FAX (613) 258-0475  
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**CONSULTANTS:**

H.A.KEN SHEPMAN SURVEYING LTD. P.O. BOX 53, NORTH GOWER, ONT. N0A 2T0

JAMES R. LENNOX & ASSOCIATES INC. LANDSCAPE ARCHITECTS

**Urban Planning Consultants**

2865 Lancaster Road, Ottawa, ON K1B 4S5  
(416) 833-7351 / (416) 833-7352

CLIENT:  
Camm Warehousing and Rentals Inc.

PROJECT:  
PROPOSED WAREHOUSE WITH OFFICE

LOCATION:  
6622 BANK STREET, OTTAWA, ON

DESIGNED BY: ARK  
CHECKED BY: SD  
DRAWN BY: ARK  
APPROVED BY: SD  
DATE: JULY 31, 2024  
SCALE: AS NOTED  
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