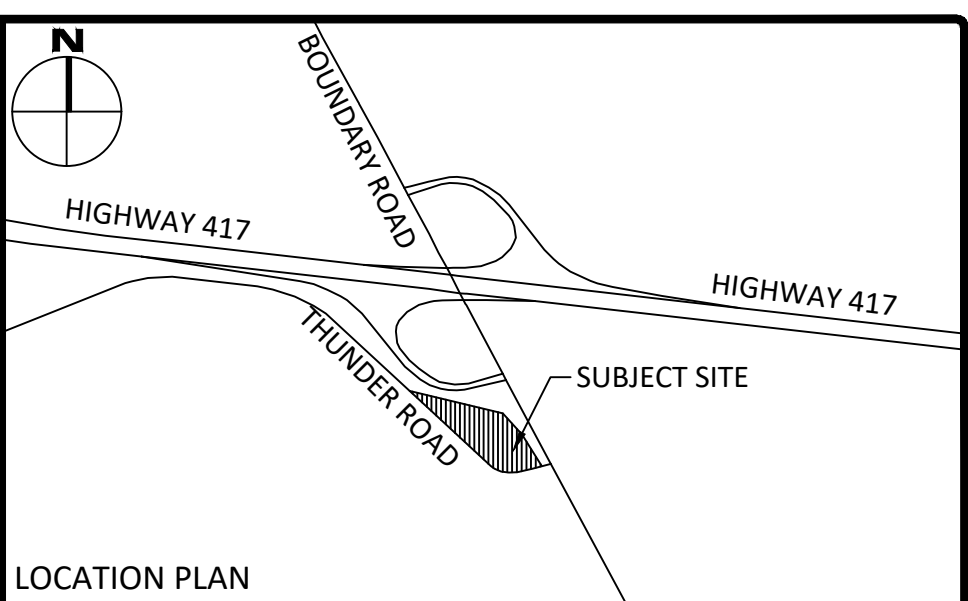




5	REISSUED FOR SITE PLAN CONTROL	SEP. 11, 2025
4	REISSUED FOR SITE PLAN CONTROL	JUN. 10, 2025
3	REISSUED FOR SITE PLAN CONTROL	MAR. 18, 2025
2	REISSUED FOR SITE PLAN CONTROL	OCT. 31, 2024
1	ISSUED FOR SITE PLAN CONTROL	MAY 14, 2024
No.	Revisions	Date
Check and verify all dimensions before proceeding with the work		Do not scale drawings



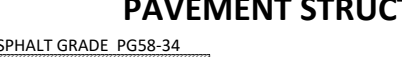
BROFORT INC.
2161 THURSTON DRIVE
OTTAWA, ON K1G 6C9

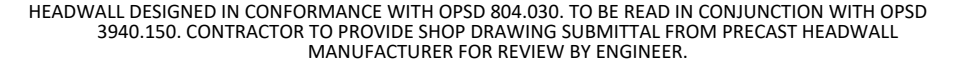
PROPOSED WAREHOUSE
6165 THUNDER ROAD

Scale:	1:400	Project Number:	CCO-23-1882
Drawn By:	FV		
Checked By:	RF	Drawing Number:	C101
Designed By:	FV		

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PAVEMENT STRUCTURE (N.T.S.)

 HEAVY DUTY PAVEMENT CROSS-SECTION	 LIGHT DUTY PAVEMENT CROSS-SECTION
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1. 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.
2. 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 (OR SHOWN ON) FAIRHALL, MOFFATT & WOODWARD ENGINEERING INC. (OR ITS PREDECESSORS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLE SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. 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.
6. 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.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. TOPSOIL IS TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. ALL DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. 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.
11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
13. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO POINT OF ACCEPTANCE. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO ONT.
 - GAS SERVICE - ENBRIDGE
 - TELEPHONE SERVICE - BELL CANADA
 - TELEVISION SERVICE - ROGERS
16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONT., BELL AND THE CITY.
17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION

RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC HIGHWAYS TO ORIGINAL CONDITION AND TO THE SATISFACTION OF CITY AUTHORITIES.

CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SC.1 (BARRIER CURB), SC.2 (MONOLITHIC SIDEWALK & CURB), AND SC.4 (STANDARD SIDEWALK) AS NOTED. PROVISIONS SHALL BE MADE FOR CURB DEPRESSIONS, CURB DOWNS AND DRIVEWAYS.

3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DETAIL R10 AND OPSD 500.010, OPSD 110, AND SHALL BE REINSTATEMENT PER THE DETAIL SHOWN ON THE DRAWINGS.

4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm around ALL STRUCTURES WITHIN PAVED AREA.

5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPMD0.

ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION FINDERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.

6. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN EXCESS OF 100mm 30mm lifts.

PAVEMENT STRUCTURE: REFER TO DETAIL.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT EROSION, SEDIMENT, AND DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, TEMPORARILY DIVERTING EROSION AND SEDIMENT INSETS WITH AN OVERFLOW UNDER GRATE (OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROADWAYS, ROADWAYS, DRIVEWAYS, DRIVEWAYS, AND OTHER MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEOTEXTILE OR GEOTEXTILE SHALL BE PERMITTED TO BE USED ON SITE. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY THE DISTRICT ENGINEER.

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 OSD# 215.110. GEOTEXTILE FOR SILT FENCE PER OSD# 180.160.

EXCEPT AS PROVIDED IN PARAGRAPHS 4.1.1, 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 EXPOSED SOIL. STABILIZATION SHALL BE COMPLETED NO MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

VERIFICATION OF TEMPORARY STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASED SHALL BE INITIATED AS SOON AS FEASIBLE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS

WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE, TEMPORARY STABILIZATION MEASURES SHALL BE INITIATED (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN TEMPORARY 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 EROSION 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:

1. FOR LIGHT-BUILDUP SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE LESSER OF THE FOLLOWING:
 - 5.1.1. A DEPTH OF ONE-FOURTH THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.
 - 5.1.2. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
2. FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
4. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED

UNDER THE LUTION OF THE LOCAL MEASURES SHALL BE MONITORED PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A STORM EVENT.

1. 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 OSD# 506. THIS IS TO BE USED IN CONJUNCTION WITH OTHER DUST CONTROL MEASURES OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.
2. ALL "GREEN AREAS" TO BE TREATED WITH 150mm topsoil and SOO AS SOON AS POSSIBLE.
3. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
4. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS, MANHOLES), AND BE SURROUNDED BY EROSION CONTROL MEASURES WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
5. IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OSD# 215.240 AND LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES.
6. WATERSOURCES 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.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPS# 577.
8. WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPS# 518.
9. ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERAFIX 2700# GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.

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