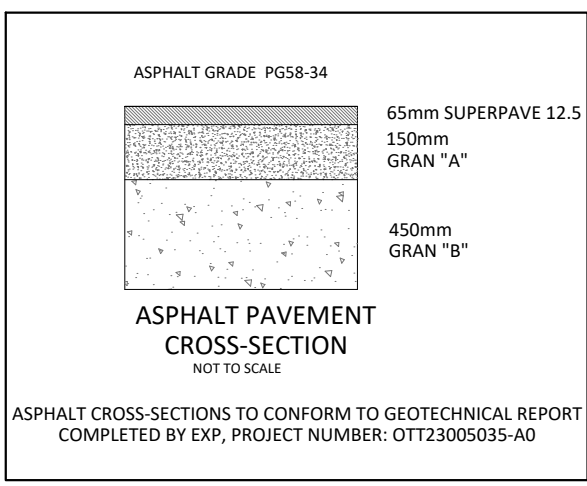
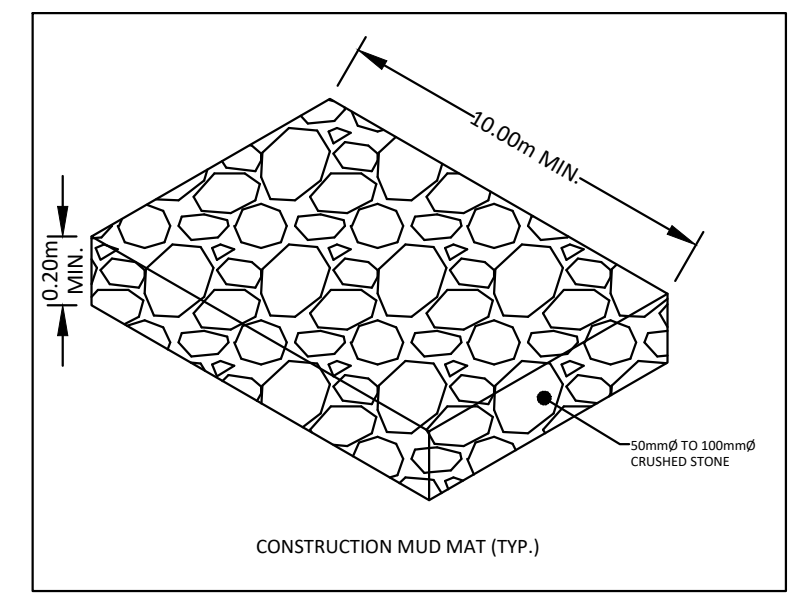
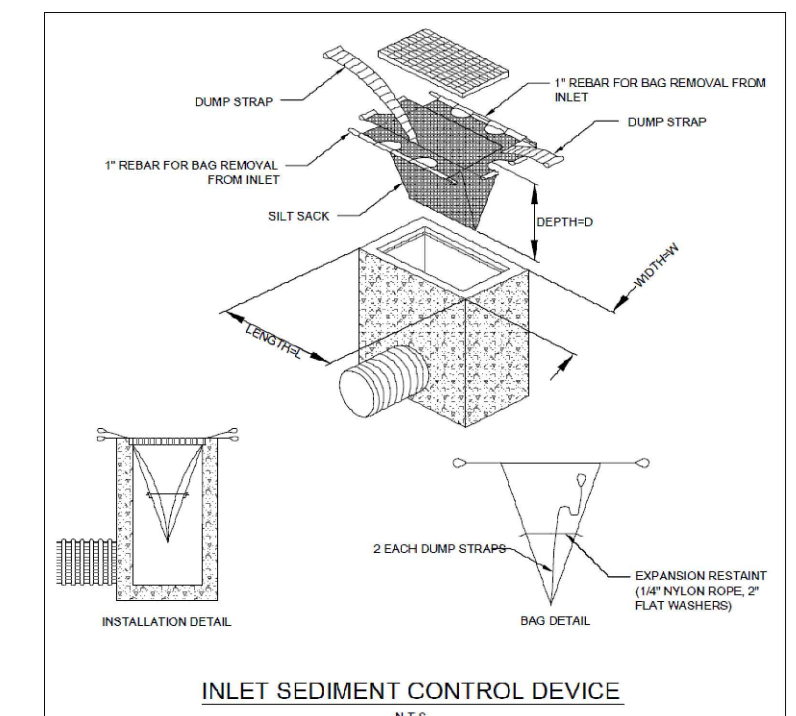


GENERAL NOTES

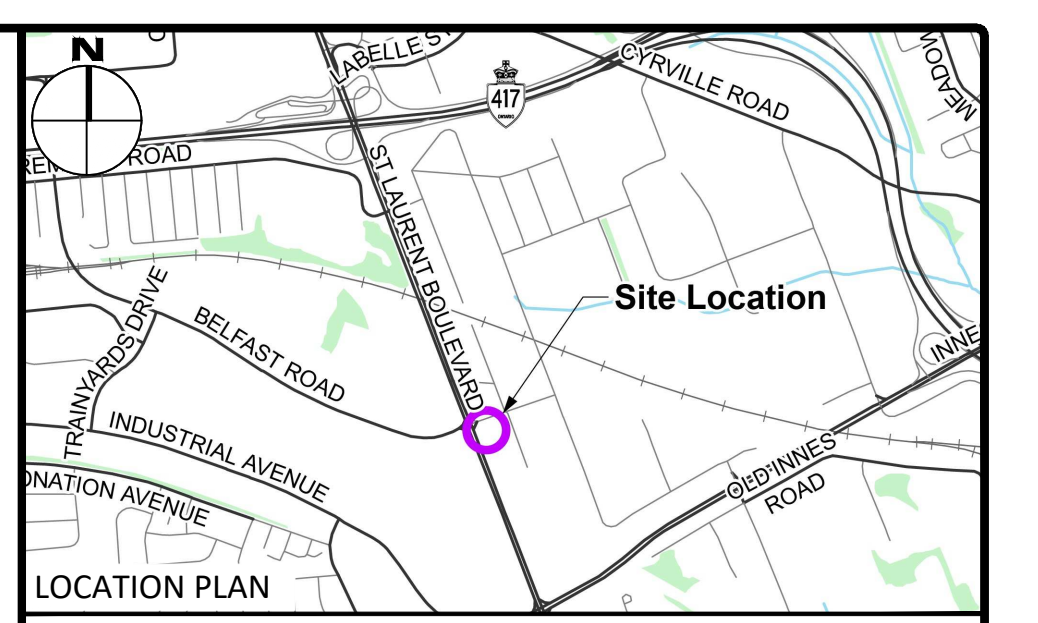
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY FARLEY, SMITH AND DENNIS SURVEYING LTD. (JOB NO. 432-22) 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.
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 ORIGINAL 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. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, TEMPORARY SEDIMENT CONTROL GEOSOCKS INSERTS WITH AN OVERFLOW UNDER GRATE OR COVER TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, REARWARD CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEOSOCK MATERIAL SHALL BE PERMITTED FOR USE ON SITE. 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. AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
3. FOR SILT FENCE BARRIER, USE OPSD 219.310. GEOTEXTILE FOR SILT FENCE AS PER OPSD 1860, 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 CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
 - 4.1. 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.
 - 4.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED (E.G. THE TOTAL PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
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 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:
 - 5.1. FOR LIGHT-DUTY SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE LESSER OF THE FOLLOWING:
 - 5.1.1. A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.



9. 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.
10. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
11. 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.
12. 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 SOIL.
13. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
14. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO-OTTAWA,
 - GAS SERVICE - ENBRIDGE,
 - TELEPHONE SERVICE - BELL CANADA,
 - TELEVISION SERVICE - ROGERS.
16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB PER CITY SC1.1 UNLESS OTHERWISE SPECIFIED. ALL PROPOSED SIDEWALK PER SC1.4 UNLESS OTHERWISE SPECIFIED.
19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY EXP. PROJECT NUMBER: OTT2300503-AD.
 - 5.1.2. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
 - 5.2. FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
 - 5.3. 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.
6. 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.
7. 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 OFF SITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.
8. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL AND SOIL AS SOON AS FEASIBLE, AS PER OPSD 570.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. 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.
11. 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.
12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSD 577.
13. WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSD 538.
14. ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERREX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.



LEGEND

--- PROPERTY LINE	--- LIMIT OF CONSTRUCTION
--- CONCRETE BARRIER CURB	--- DRAINAGE SWALE
--- CONCRETE WALKWAY	--- DRAINAGE DITCH
--- PROPOSED ASPHALT	--- SLOPING AT 3:1 UNLESS SPECIFIED
--- LANDSCAPING CATCHBASIN	--- SURFACE ELEVATION
--- CATCHBASIN MANHOLE	--- SWALE ELEVATION
--- CATCHBASIN	--- TOP OF WALL ELEVATION
--- SANITARY SEWER MANHOLE	--- BOTTOM OF WALL ELEVATION
--- FIRE HYDRANT	--- OVERLAND FLOW ROUTE
--- WATER VALVE	--- SILT FENCE BARRIER
--- WATER METER	--- STRAW BALE CHECK DAM
--- REMOTE WATER METER	--- CONSTRUCTION MUD MAT PER DETAIL
	--- FIRE DEPARTMENT CONNECTION
	--- TEMPORARY SILT SACK PER DETAIL

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
05	REVISED PER UPDATED SITE PLAN	11.05.2025
04	REVISED PER UPDATED SITE PLAN	10.20.2025
03	REVISED PER UPDATED SITE PLAN	10.01.2025
02	ISSUED FOR REVIEW	05.29.2023
01	ISSUED FOR SITE PLAN CONTROL	05.31.2023

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

SCALE 1 : 250

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GATINEAU, QC J8Z 1W2

Project: **RESIDENTIAL MIXED-USE BUILDING**
1531 ST LAURENT BLVD
OTTAWA, ON

Drawing Title: **SITE GRADING, DRAINAGE AND EROSION & SEDIMENT CONTROL PLAN**

Scale: 1:250	Project Number: CCO-23-4499
Drawn By: R.R.R.	Checked By: R.D.F.
Designed By: R.R.R.	Drawing Number: C101

FILENAME: U:\Information\2023\CCO-23-4499\1531 St Laurent Mixed Use Partnership - 1531 St Laurent Blvd L1 - Drawings\CCO-23-4499 - PRESENTATION.dwg
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