

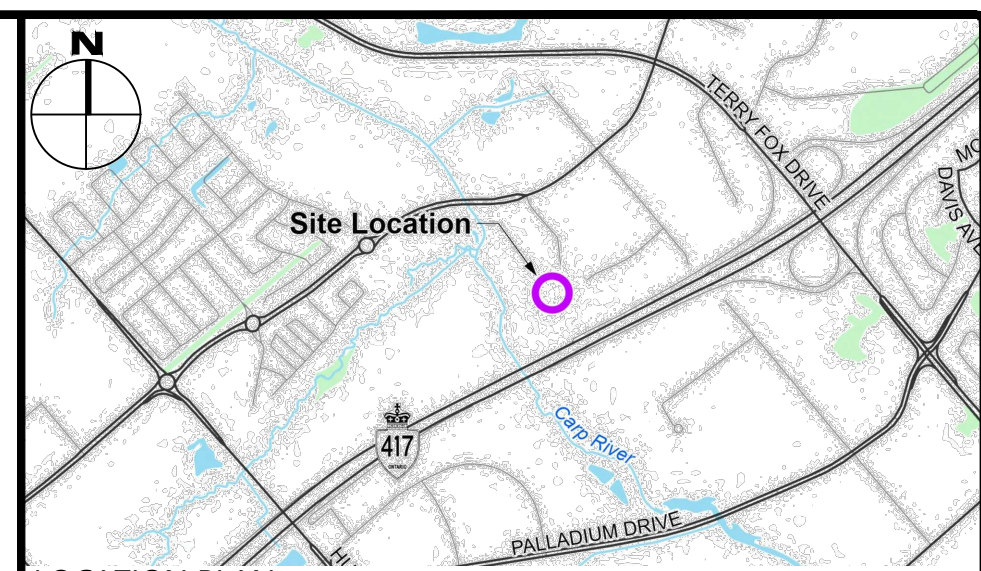
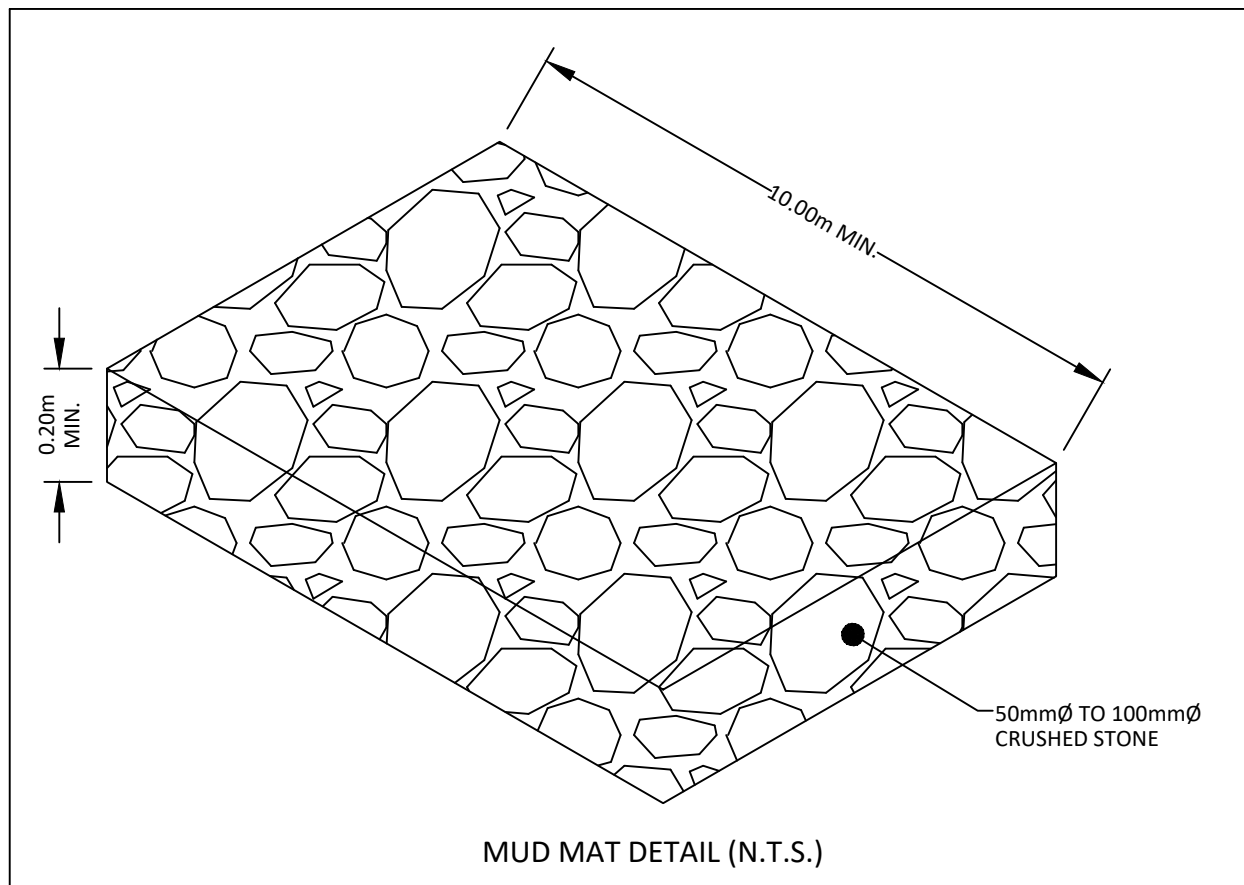
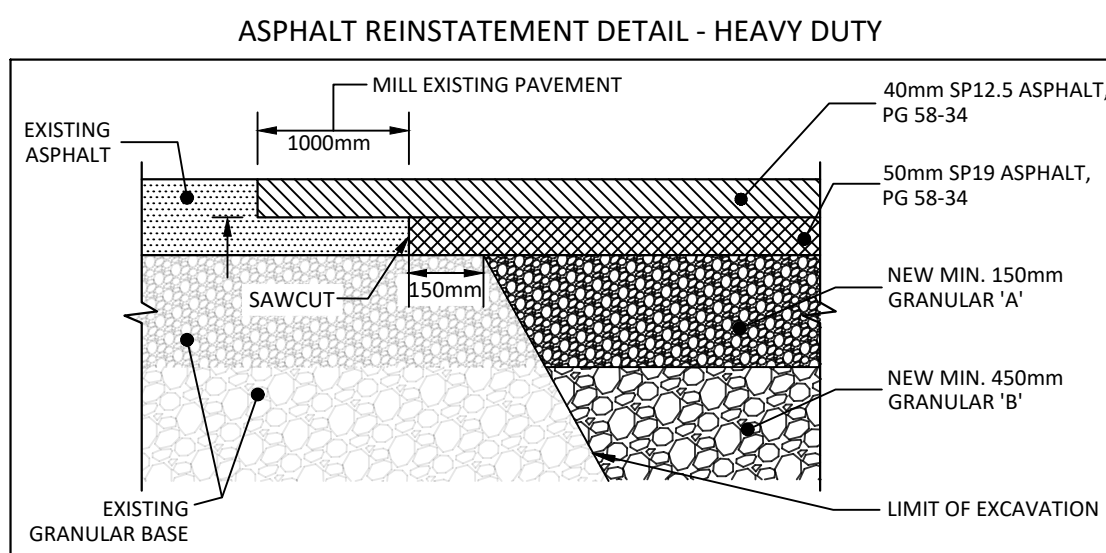
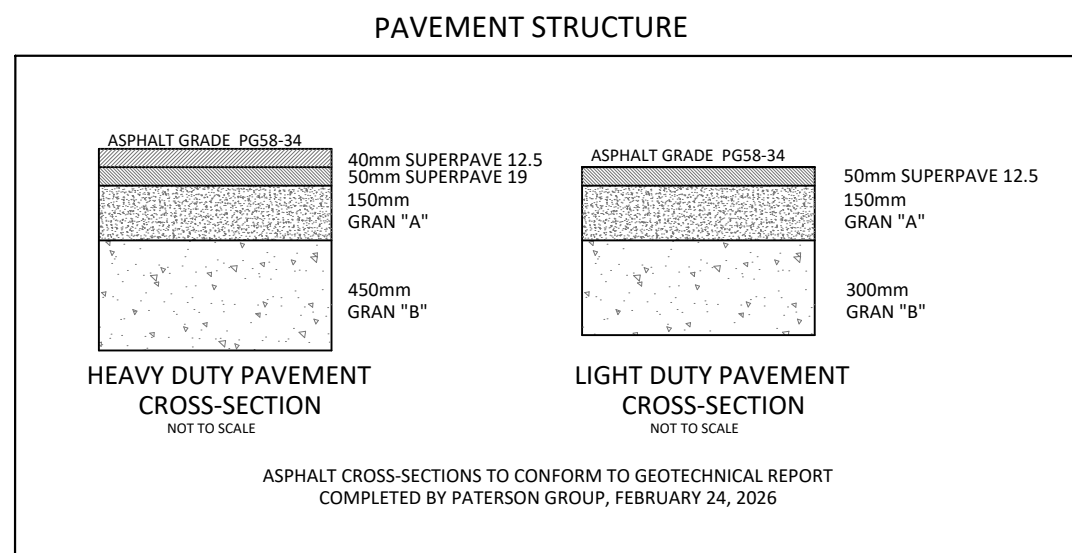
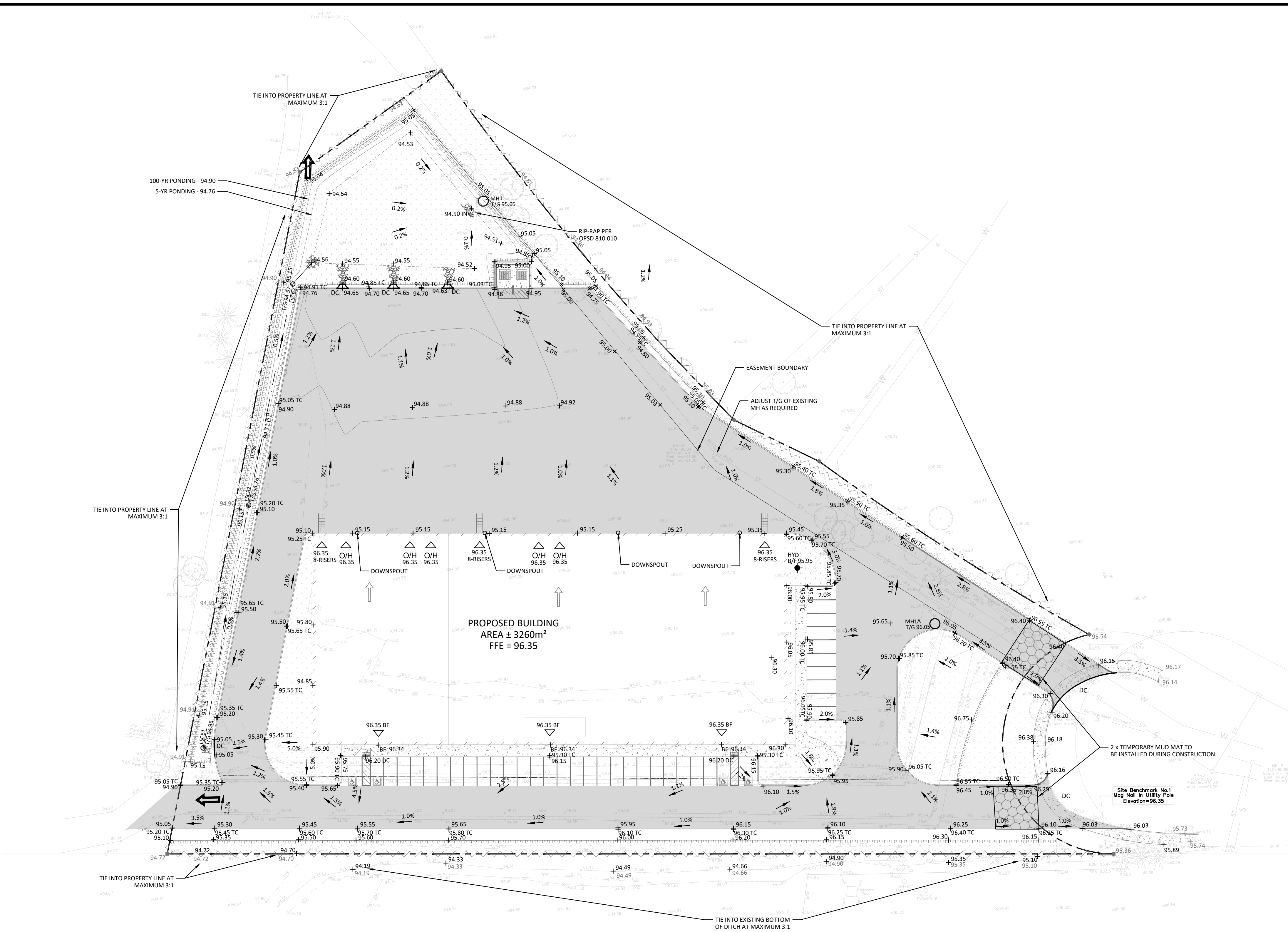
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND ELEVATION DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM THE RECORDS OF THE CADASTRAL SURVEY AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS SHALL BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SURVEYOR'S PLAT. THIS PLAN IS NOT A SURVEY AND IS NOT 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 OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO COMMENCING CONSTRUCTION, PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES AND STRUCTURES SHOWN HEREON. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWING FOR THE SAME TO BE AT LEAST AS GOOD AS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL AND DEBRIS TO AN APPROPRIATE OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. FILL FLINT TO BE PLACED IN AREAS AND CONFORM TO THE CITY REQUIREMENTS.
9. CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF EXCAVATION AND DEBRIS. WHERE EXCESSIVE, AND SHALL MAKE THEIR OWN JUDGEMENT AND ACCOUNT FOR THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY RESTRAINING THE AREA TO

- PRE-CONSTRUCTION CONDITIONS OR BETTER, AND BEAR RESPONSIBILITY FOR THE PROTECTION OF EXISTING UTILITIES. BE MADE FOR REINSTATEMENT WORK NOT SHOWN ON THE CONTRACT DRAWING AS A DIRECT RESULT FROM CONTRACTOR'S ACTIONS.
10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, AND REMOVAL OF NECESSARY TRAFFIC SIGNS, DELINEATORS, MARKERS AND BARRIERS.
12. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
13. ALL ROADWAY, PARKING LOT, AND GRADING WORKS SHALL BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
14. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OR EROSION CONTROL MEASURES PRIOR TO ANY GRADING PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION. MAINTAIN PROPER DRAINAGE, ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
15. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO CORRECT IT PRIOR TO PROCEEDING.
16. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO ONE
 - GAS SERVICE - HYDRO ONE
 - TELEPHONE SERVICE - BELL CANADA
 - TELEVISION SERVICE - BELL CANADA
17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
18. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
19. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA SURROUNDING THE CONSTRUCTION SITE, INCLUDING EROSION, SEDIMENT CONTROL MEASURES, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LOCATING EROSION AND SEDIMENT CONTROL MEASURES, EROSION AND SEDIMENT CONTROL (SEDCOS) INSERTS WITH AN OVERFLOW UNDER GRATE OR COVER TO BE IN PLACE DURING THE CONSTRUCTION PERIOD. EXISTING AND PROPOSED CHANGES, REBAR/CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND PERMITTED FOR USE ON SITE. THE CONTRACTOR SHALL MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY THE APPLICABLE STATE AND LOCAL AGENCIES.
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 SOP 219.110. GEOTEXTILE FOR SILT FENCE AS PER SOP 386.00, TABLE 3.
4. EXCEPT AS PROVIDED IN PARAGRAPHS 4.1, AND 4.2, BELOW, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED FOR PERIODS OF 21 DAYS OR MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - 4.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED, STABILIZATION MEASURES SHALL BE INITIATED ON PERMANENT OR TEMPORARY EROSION CONTROL BY SNOW COVER. STABILIZATION MEASURES SHALL BE INITIATED ON PERMANENT EROSION CONTROL MEASURES.
 - 4.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A TEMPORARILY CEASED SITE, STABILIZATION MEASURES SHALL BE INITIATED ON PERMANENT EROSION CONTROL MEASURES. WHEN CONSTRUCTION ACTIVITIES CEASED, I.E.G. THE TOTAL TIME PERIOD FROM THE INITIATION OF STABILIZATION MEASURES TO WHEN CONSTRUCTION ACTIVITIES CEASED IS LESS THAN 21 DAYS THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE CONTRACTOR WHEN 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 ADJACENT DRAINAGE AREA. THE CONTRACTOR SHALL MEASURE AND AVOIDS DAMAGE TO THE CONTROL MEASUREMENTS AND THE ADJACENT DRAINAGE AREA. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES AT 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 AND ONCE IT REACHES THE FOLLOWING:
 - 5.1.1. A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE BARRIER.

1. RESTORE ANY TRENCHES 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 S1 (1 BARRIER CURB), SC2 (MONOLITHIC SIDEWALK & CURB), AND SC4 (STANDARD SIDEWALK & CURB). PROVISIONS SHALL APPLY TO CURB DEPRESSIONS, SIDEWALKS, DRIVEWAYS AND RAMPS.
3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DETAIL R10 AND OPS509.010, OPS310, AND SHALL BE REINSTATE PER THE DETAIL SHOWN ON THIS DRAWING.
4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300MM ON ALL STRUCTURES WITHIN PAVEMENT AREA.
5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPWMD.
6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VISUAL INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300MM LIFTS.
8. PAVEMENT STRUCTURE: REFER TO DETAIL.

- 5.1.2. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE DRAINAGE STRUCTURE.
- 5.1.3. FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
- 5.1.4. ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
- 5.1.5. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS APPROPRIATE.
- 5.1.6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO ENSURE THEY ARE IN PROPER MAINTAINING ORDER.
- 5.1.7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A STORM EVENT.
- 5.1.8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEANING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE PLAKES/SOLUTION OR MAGNESIUM CHLORIDE/SOLUTION SHALL BE USED AS ONLY BEST SUPPLEMENTS AS PER OPS P556.50. THIS IS TO LIMIT WIND BLOWNS WHICH ARE COMMON TO ALL WEATHER EVENTS. WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.
- 5.1.9. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL AND 50mm MAN-AS-FEED.
- 5.1.10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- 5.1.11. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS). MATERIALS ARE TO BE SURROUNDED BY EROSION CONTROL MEASURES WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
- 5.1.12. IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE PROVIDED AS PER OPS P556.50.
- 5.1.13. ALL MATERIALS TO BE STORED IN THE REAR OF THE FLARE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES. WATERCOURSES SHALL NOT BE DIVERTED, OR FLOWED, OR TEMPORARILY STOPPED. ANY DIVERSIONS SHALL NOT BE CONSTRUCTED OR UTILIZED, UNLESS APPROVED BY THE CONTRACTOR IN WRITING. IN THE EVENT OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE CONTRACTOR SHALL RELEASE ANY STRANDED FISH TO THE FLOW OF THE WATER.
- 5.1.14. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPS P577.
- 5.1.15. WHERE Dewatering is required, the discharged water shall be controlled in accordance with OPS 53.
- 5.1.16. ALL SETTLING/FILTRATION BASINS shall BE EQUIPPED WITH TERRAZO 700 GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.



	FULL HEIGHT CONCRETE BARRIER CURB (SC1)		LIMIT OF CONSTRUCTION
	DEPRESSED CONCRETE BARRIER CURB		PERFORATED PIPE SUBDRAIN
	MONOLITHIC CURB & SIDEWALK (SC2)		DRAINAGE SWALE
	DEPRESSED MONOLITHIC CURB & SIDEWALK		DRAINAGE DITCH
	CONCRETE SIDEWALK (SC4)		SLOPING AT 3:1 UNLESS SPECIFIED
	PROPOSED LIGHT DUTY ASPHALT		SURFACE ELEVATION
	PROPOSED HEAVY DUTY ASPHALT		SWALE ELEVATION
	PROPOSED GRAVEL		TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	LANDSCAPING CATCHBASIN		OVERLAND FLOW ROUTE
	SILT FENCE BARRIER		STRAW BALE CHECK DAM
	SANITARY SEWER MANHOLE		MUD MAT
	FIRE HYDRANT		TRENCH DRAIN
	WATER VALVE		BOLLARD PER CITY STD F-4
	WATER METER		DOORWAY
	REMOTE WATER METER		CURB OUTLET PER OPSD 010

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

2	ISSUED FOR SUBMISSION	2026.08.06
1	ISSUED FOR SUBMISSION	2026.03.05
No.	Revisions	Date

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

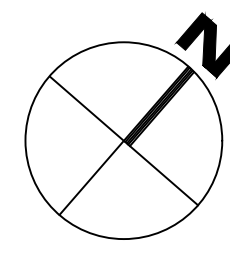
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Stamp:



The stamp is a circular seal for a Licensed Professional Engineer in the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The center of the seal contains the expiration date "2026-08-06", the name "R. K. PICKARD", and the license number "100654051". A signature is written across the bottom half of the seal.

Client: 1850591 ONTARIO LTD.
3087 APPLE HILL DRIVE
OTTAWA, ON K1T 3Z2

Project:

INDUSTRIAL BUILDING
259 ROGER NELSON WAY

Drawing Title:

LOT GRADING, DRAINAGE, EROSION &
SEDIMENT CONTROL PLAN

Scale: 1:400	Project Number: CCO-26-1863
Drawn By: RP	
Checked By: CJM	Drawing Number: C101
Designed By: RP	