



LEGEND

—	PROPERTY LINE	○	EXISTING UTILITY POLE CW GUY WIRES	▨	PROPOSED ROAD CUT AND ASPHALT REINSTATEMENT AS PER R10.
—	PROPOSED CURB	○	EXISTING VALVE & VALVE CHAMBER	□	TOP LIFT OF ASPHALT BETWEEN ROAD TO BE MILLED AND REINSTATED WITH 40mm H3 AS PER ROAD ACTIVITY BY-LAW 2003-445 (13) SECTION 12e
—	PROPOSED DEPRESSED CURB	○	EXISTING HYDRANT CW VALVE	○	EXISTING ELEVATION
—	PROPOSED STANDPOST	○	EXISTING SANITARY MANHOLE	○	EXISTING TOP OF WALL ELEVATION
—	PROPOSED WATER METER	○	EXISTING STORM MANHOLE	○	EXISTING ELEVATION
—	PROPOSED REMOTE METER	○	EXISTING CATCHBASIN	○	EXISTING ELEVATION
—	PROPOSED ELEVATION	○	EXISTING TREE TO REMAIN	○	EXISTING ELEVATION
—	EXISTING ELEVATION TO REMAIN	○	EXISTING TREE TO REMOVE	○	EXISTING ELEVATION
—	PROPOSED TERRACE GRADE	○	CB CW FILTER BAG	—	100 YEAR WATER LEVEL LIMIT
—	GRADE AND DIRECTION	○	TREE PROTECTION FENCE	—	100 YEAR PLUS STRESS TEST LIMIT
—	REMOVALS	○	TERRACING (3:1) MAX	—	EASEMENT
—	DIRECTION OF MAJOR OVERLAND FLOW	○	ROOF DOWNSPOUT LOCATION	—	300mm OF AMENDED TOPSOIL OR 100mm OF TOPSOIL AND 800 UNDERLAIN BY 200mm OF COARSE SAND
—	BIKE RACK	○	GABION STONE	—	

- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
 - DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
 - OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
 - BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
 - REMOVE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
 - RESTORE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
 - ALL ELEVATIONS ARE GEODETIC.
 - REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
 - SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
 - CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICES AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
 - NO EXCESS DRAINAGE SHALL BE DIRECTED ONTO NEIGHBOURING PROPERTY.
 - NO ALTERATIONS TO EXISTING GRADES AS PERMITTED BEYOND THE PROPERTY LINE.

- GRADING NOTES:**
- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS.
 - EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT.
 - ANY SOFT AREAS EVIDENT FROM THE PROOF-ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS.
 - THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
 - GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
 - MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
 - ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
 - REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.

- EROSION AND SEDIMENT CONTROL NOTES:**
- THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN 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, SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
 - THE CONTRACTOR SHALL PLACE FILTER CLOTH UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
 - SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
 - THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 - TREES TO BE PROTECTED BEFORE AND AFTER CONSTRUCTION.

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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No.	REVISION	DATE	BY
3.	ISSUED IN SUPPORT OF SEVERANCES AND SITE PLAN APPLICATION	MAY 08/17	BHB
2.	ISSUED FOR DISCUSSION	APR 26/17	BHB
1.	ISSUED FOR DISCUSSION	FEB 13/17	BHB

SCALE: 1:200

DESIGN: TGP

CHECKED: BHB

DRAWN: TGP

CHECKED: BHB

APPROVED: JGR

FOR REVIEW ONLY

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LOCATION:
CITY OF OTTAWA
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DRAWING NAME:
INTERIM GRADING PLAN

PROJECT NO.: 116126-00

REV # 3

116126-GR1