

**LEGEND**

—	PROPOSED PROPERTY LINE	—	EXISTING GAS VALVE
---	EXISTING LEGAL ADJACENT LINE	---	EXISTING GAS MAIN
---	EXISTING ELEVATION	---	EXISTING ABANDONED GAS MAIN
---	PROPOSED GRADES	---	EXISTING BELL CONDUIT
---	PROPOSED SWALE GRADES	---	EXISTING OVER HEAD WIRE
---	PROPOSED TOP OF RETAINING WALL	---	EXISTING TRAFFIC CONDUIT
---	PROPOSED BOTTOM OF RETAINING WALL	---	EXISTING HYDRO UTILITY POLE
---	PROPOSED UNDERGROUND PARKING RAMP GRADES	---	HRUP
---	PROPOSED SLOPE AND FLOW DIRECTION	---	HRUP
---	PROPOSED FINISHED FLOOR ELEVATION	---	HRUP
---	PROPOSED DEPRESSED CURB	---	HRUP
---	TRENCH DRAIN	---	HRUP
---	PROPOSED TERRACING SLOPE 3:1 MAX	---	HRUP
---	PROPOSED PONDING AREA	---	HRUP
---	DIRECTION OF MAJOR OVERLAND FLOW	---	HRUP
---	PROPOSED SWALE	---	HRUP
---		---	EXISTING GUY WIRE
---		---	EXISTING TRAFFIC MANHOLE
---		---	EXISTING JOINT USE STREET LIGHT
---		---	EXISTING STREET LIGHT
---		---	EXISTING TRAFFIC HAND HOLE
---		---	EXISTING TRAFFIC SIGN
---		---	EXISTING STANDARD IRON BAR
---		---	EXISTING CATCHBASIN
---		---	EXISTING DITCH INLET CATCHBASIN
---		---	EXISTING BUILDING ENVELOPE
---		---	PROPOSED FILTER CLOTH IN EXISTING CATCHBASIN
---		---	PROPOSED SILT FENCE

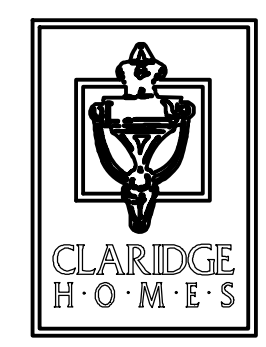
- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
  - DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS 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 \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
  - RESTORE 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.
  - REMOVE 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 EXPOSED OF AT A LICENSED LANDFILL FACILITY.
  - ALL ELEVATIONS ARE GEODETIC.
  - REFER TO GEOTECHNICAL REPORT (No. PB5281-1, DATED JUL 16TH, 2020), PREPARED BY PATERSON FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
  - REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
  - REFER TO SERVICEABILITY AND STORMWATER MANAGEMENT REPORT PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
  - SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
  - PROVIDE LINE/PARKING PAINTING.
  - ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
  - ALL PRIVATE APPROACHES MUST BE CONSTRUCTED AS PER CITY SPECIFICATION SC13.
  - ALL EXISTING INFRASTRUCTURE (STORM AND SANITARY NETWORK & MANHOLES) ON-SITE TO BE REMOVED.

- GRADING NOTES:**
- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
  - EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
  - ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
  - 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.
  - MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
  - MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
  - ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
  - ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
  - REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
  - CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

- PAVEMENT STRUCTURE:**
- |   |                        |
|---|------------------------|
| □ | LIGHT DUTY             |
| □ | 50mm H.L.3             |
| □ | 150mm GRAN "A"         |
| □ | 300mm GRAN "B" TYPE II |
| □ | HEAVY DUTY             |
| □ | 40mm H.L.3             |
| □ | 50mm H.L.3             |
| □ | 150mm GRAN "A"         |
| □ | 450mm GRAN "B" TYPE II |

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.

**CLARIDGE HOMES**  
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210 GLADSTONE AVENUE,  
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K2P 0Y6.



No.	REVISION	DATE	BY
3.	SUBMITTED WITH ZONING/SITE PLAN APPLICATIONS	JAN25/21	JAG
2.	RE-ISSUED FOR COORDINATION	JAN22/21	JAG
1.	SITE PLAN COORDINATION	JAN15/21	JAG

SCALE

1:250

DESIGN	FOR REVIEW ONLY
CHECKED: C.J.F.	
DRAWN: JAG	
CHECKED: C.J.F.	
DRAWN: JAG	
APPROVED: J.G.M.	

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LOCATION  
CITY OF OTTAWA  
1200 MARITIME WAY

DRAWING NAME  
**GRADING AND EROSION SEDIMENT CONTROL PLAN**

PROJECT No.: 120144  
REV # 3  
DRAWING No.: 120144-GR

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