

LEGEND

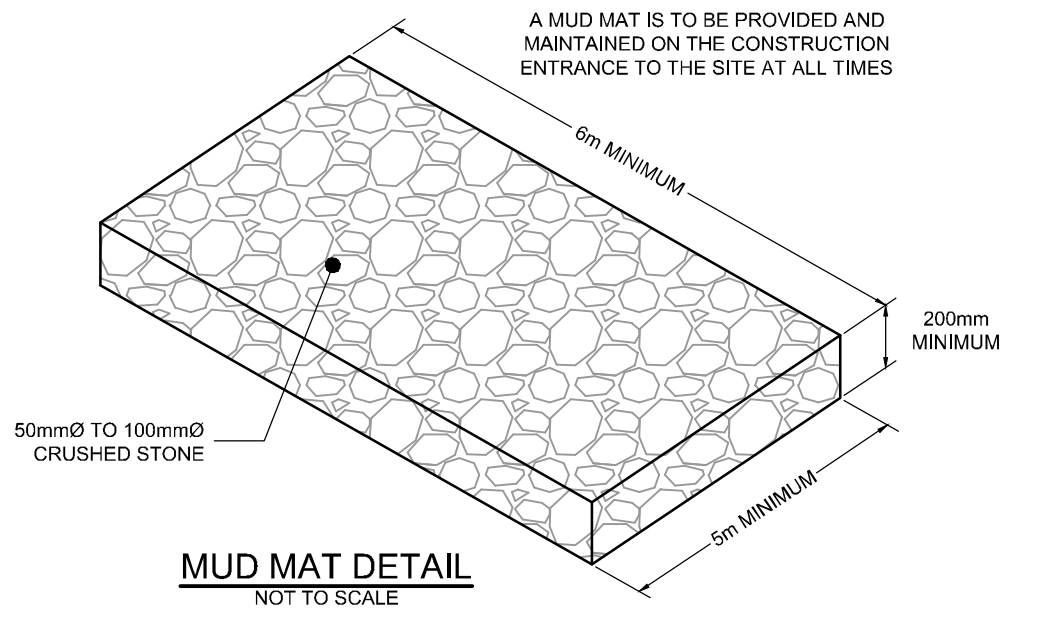
---	PROPERTY LINE	---	EXISTING OVERHEAD WIRES
DC	PROPOSED BARRIER CURB	---	EXISTING CONCRETE CURB
---	PROPOSED DEPRESSED CURB	○	EXISTING SANITARY MANHOLE
---	PROPOSED RETAINING WALL	○	EXISTING CATCHBASIN MANHOLE
66.00	PROPOSED ELEVATION	○	EXISTING STORM MANHOLE
66.00	EXISTING ELEVATION	○	EXISTING CATCHBASIN
66.80TC	EXISTING TOP OF CURB ELEVATION	○	EXISTING HYDRANT & VALVE
66.85TC	PROPOSED TOP OF CURB ELEVATION	○	EXISTING TREES / VEGETATION
66.90TW	PROPOSED TOP OF WALL ELEVATION	○	EXISTING UTILITY POLE CW GUY WIRES
66.97	PROPOSED DOOR SILL ELEVATION	---	EXISTING FENCE
2.0%	GRADE AND DIRECTION	---	EXISTING LIGHT STANDARD
---	PROPOSED AREA DECK DRAIN	---	INTERLOCK PAVERS REFER TO LANDSCAPE PLAN FOR DETAILS
H.P.	PROPOSED HIGH POINT	---	TRENCH DRAIN BY OTHERS
---	DIRECTION OF MAJOR OVERLAND FLOW		
---	PROPOSED BUILDING ENTRANCE		
X	REMOVALS		
VB	PROPOSED VALVE & VALVE BOX		
---	SAWCUT AND ASPHALT REINSTATEMENT		

PAVEMENT STRUCTURE:

---	ACCESS LANE (NEW PAVEMENT)
---	40mm HL-3 or SUPERPAVE 12.5
---	50mm HL-8 or SUPERPAVE 19.0
---	150mm GRANULAR "A"
---	400mm GRANULAR "B" TYPE II
---	ASPHALT GRADE PG 58-34

- 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 AND THE CITY OF OTTAWA AS THIRD PARTY.
 - 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.
 - REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ALL ORGANIC MATERIAL AND DEBRIS. ALL CONTAMINATED MATERIAL (IF ANY) SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
 - ALL ELEVATIONS ARE GEODETIC. SITE BENCHMARK IS A HYDRANT LOCATED AT THE NORTH EAST CORNER OF THE SITE. (TOP OF SPINDLE ELEV. = 67.19).
 - REFER TO GEOTECHNICAL REPORT No. PG4798-2 DATED AUGUST 2, 2019 PREPARED BY PATERSON GROUP, 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 THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT No. R-2019-116, REVISED DATED JANUARY 28, 2020 PREPARED BY NOVATECH.
 - REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
 - SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10). ALL ROAD CUTS TO BE REINSTATED WITH FULL MILL OVERLAY AS PER CITY OF OTTAWA STANDARDS (R10).
 - CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVICING 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, T/W/ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES.

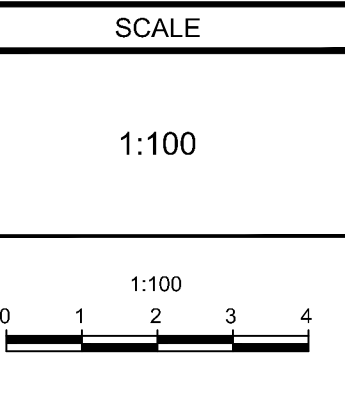
- EROSION AND SEDIMENT CONTROL NOTES:**
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- 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 BAGS 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.
 - PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
 - EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.
 - THE CONTRACTOR IS RESPONSIBLE TO ENSURE ROADS ARE KEPT FREE OF MUD AND DEBRIS.



- GRADING NOTES:**
- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED BUILDING AND PAVED AREAS.
 - EXPOSED SUB-GRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER. 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.
 - THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
 - GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDING AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
 - MINIMUM OF 2% AND MAXIMUM OF 7% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED OR TERRACING IS USED AT MAXIMUM 3:1 RATIO.
 - ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
 - REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
 - CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATION OF EVERY DESIGN GRADE SHOWN ON THIS PLAN.

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.

No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	JAN 28/20	CJR
1.	ISSUED FOR SITE PLAN APPLICATION	JULY 3/19	CJR



DESIGN	MJH
CHECKED	CJR
DRAWN	MJH
CHECKED	CJR
APPROVED	JLS

FOR REVIEW ONLY

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LOCATION CITY OF OTTAWA 24-30 PRETORIA AVENUE	PROJECT No. 119011
DRAWING NAME GRADING AND EROSION & SEDIMENT CONTROL PLAN	REV # REV #2
	DRAWING No. 119011-CR

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