

**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.

**OWNER INFORMATION**  
EPCON ENTERPRISES LTD.  
1566 LAPERRIERE AVE.  
OTTAWA, ONTARIO, K1Z 7T2  
MR. DOMENIC IDONE  
PHONE: (613) 325-3416  
IDONEDOM@GMAIL.COM

No.	REVISION	DATE	BY
2	ISSUED FOR SITE PLAN APPLICATION	NOV 18/19	FST
1	ISSUED FOR COORDINATION	OCT 17/19	FST

SCALE	
1:125	0 2.5 5

FOR REVIEW ONLY	
DESIGN	FST / LSC
CHECKED	FST
DRAWN	LSC
CHECKED	FST
APPROVED	FST

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

**LOCATION**  
CITY OF OTTAWA  
246 GILMOUR STREET

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

**PROJECT No.**  
118221

**REV # 2**

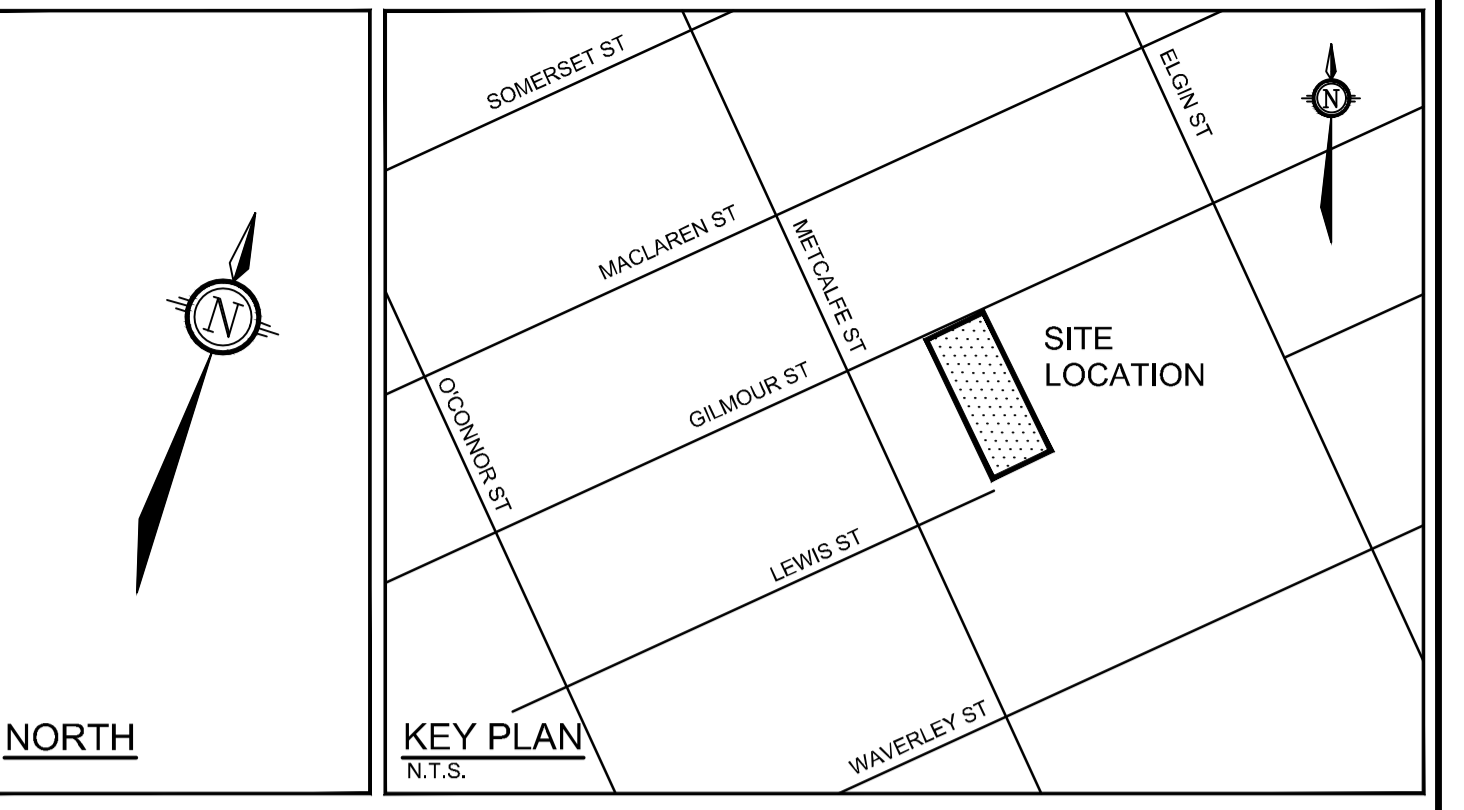
**DRAWING No.**  
118221-GR

**LEGEND**

- PROPERTY LINE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED TOP OF RETAINING WALL
- PROPOSED TOP OF RETAINING WALL
- PROPOSED RETAINING WALL
- EXISTING ELEVATION
- EXISTING TOP OF CURB ELEVATION
- PROPOSED ENTRANCE ELEVATION
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED TOP OF FOUNDATION ELEVATION
- BFE
- USF
- 2.0%
- DIRECTION OF MAJOR OVERLAND FLOW
- PROPOSED ROOF DRAIN
- PROPOSED ENTRANCE LOCATION
- MAXIMUM 3:1 SIDESLOPE
- PROPOSED VALVE & VALVE BOX
- PROPOSED SIAMASE CONNECTION
- PROPOSED BARRIER CURB
- PROPOSED DEPRESSED CURB
- EXISTING OVERHEAD WIRES
- EXISTING CONCRETE CURB
- EXISTING SANITARY MANHOLE
- EXISTING CATCHBASIN MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- EXISTING HYDRANT & VALVE
- EXISTING TREES / VEGETATION
- EXISTING UTILITY POLE CW GUY WIRES
- EXISTING FENCE
- EXISTING LIGHT STANDARD

**PAVEMENT STRUCTURE:**

- PARKING AREA (NEW PAVEMENT)
- 50mm HL-3 or SUPERPAVE 12.5
- 150mm GRANULAR "A"
- 300mm GRANULAR "B" TYPE II
- ASPHALT GRADE PG 58-34



**GRADING NOTES:**

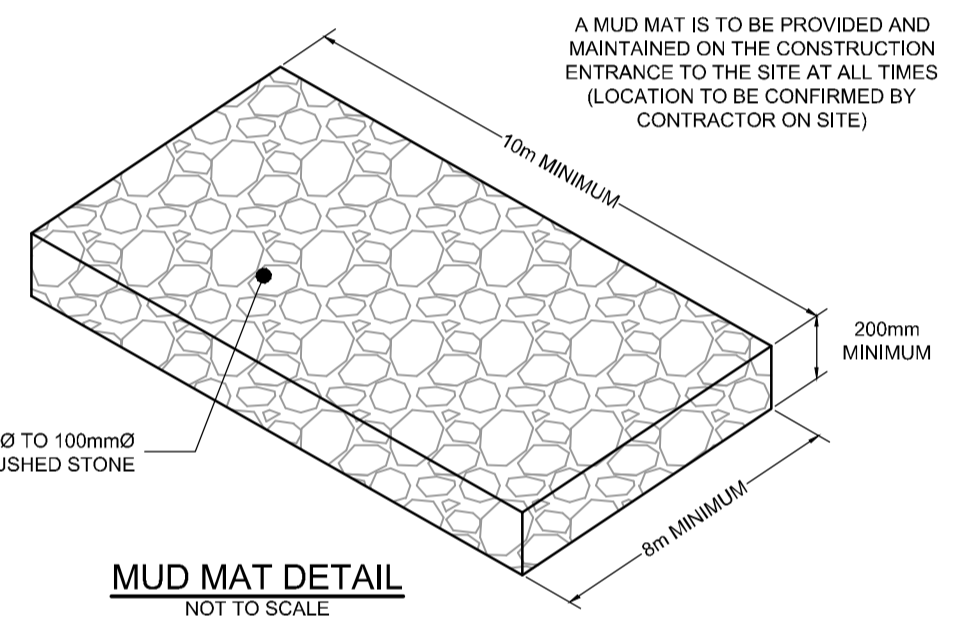
- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED BUILDING AND PAVED AREAS.
- EXPOSED SUB-GRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED 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% 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.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATION OF EVERY DESIGN GRADE SHOWN ON THIS PLAN.

**EROSION AND SEDIMENT CONTROL NOTES:**

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING SEWER, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING FILTER BAGS UNDER THE GRATES OF CATCHBASINS AND MANHOLES AND INSTALLING SILT FENCES AND OTHER EFFECTIVE SEDIMENT TRAPS.
- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA. THEY ARE TO BE 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. THESE PRACTICES ARE TO BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AND SHOULD INCLUDE AS A MINIMUM THOSE MEASURES INDICATED ON THE PLAN.
- TO PREVENT SURFACE EROSION FROM ENTERING ANY DITCH OR STORM SEWER SYSTEM DURING CONSTRUCTION, FILTER BAGS WILL BE PLACED UNDER GRATES OF CATCHBASINS AND STRUCTURES. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED AROUND THE CONSTRUCTION AREA. THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL VEGETATION HAS BEEN ESTABLISHED AND CONSTRUCTION IS COMPLETE.
- THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE ENGINEER, THE MEASURES ARE NO LONGER REQUIRED. NO CONTROL MEASURES MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGE OF SEDIMENT MATERIAL INTO ANY DITCH OR STORM SEWER SYSTEM. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
- THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS. ROADS ARE TO BE SWEEP AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR MUNICIPALITY.
- THE CONTRACTOR SHALL ENSURE PROPER DUST CONTROL IS PROVIDED WITH THE APPLICATION OF WATER (AND IF REQUIRED, CALCIUM CHLORIDE) DURING DRY PERIODS.

**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.
- 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 MUNICIPAL AUTHORITIES.
- 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 DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC.
- REFER TO GEOTECHNICAL INVESTIGATION P04975-1, DATED JULY 04, 2019, PREPARED BY PATERSON GROUP INC., 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 HARD SURFACED AREAS AND DIMENSIONS.
- REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2019-155) PREPARED BY NOVATECH.
- SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- PRIOR TO COMMENCEMENT OF ANY WORKS, CONTRACTOR TO OBTAIN SERVICE LOCATES BY CALLING ONTARIO ONE CALL AT 1-800-400-2255



**Erosion and Sediment Control Responsibilities:**

ESC Measure	Symbol	Specification	During Construction		After Construction Prior to Final Acceptance		After Final Acceptance
			Installation Responsibility	Inspection/Maintenance Frequency	Approval to Remove	Removal Responsibility	Inspection/Maintenance Responsibility
Silt Fence	---	OPSD 219.110	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Filter Fabric	---	Erosion and Sediment Control Notes	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Mud Mat	[M]	Drawing Details	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
Dust Control	---	Erosion and Sediment Control Notes	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Stabilized Material Stockpiling	---	Erosion and Sediment Control Notes	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
Sediment Basin (for flows being pumped out of excavations)	---	---	Developer's Contractor	After Every Rainstorm	Developer's Contractor	Developer's Contractor	N/A