


- 56.28 PROPOSED GRADE
 - PROPOSED PROPERTY LINE
 - PROPOSED UIG PARKING LIMIT
 - PROPOSED HYDRANT LOCATION
 - PROPOSED SLOPE AND DIRECTION
 - PROPOSED TRENCH DRAIN
 - PROPOSED BARRIER CURB
 - PROPOSED DEPRESSED CURB
- PAVEMENT STRUCTURE:**
- LIGHT DUTY
 - 55mm HL3
 - 150mm GRAN "A"
 - 250mm GRAN "B" TYPE II
 - HEAVY DUTY
 - 40mm HL3
 - 50mm HL8
 - 150mm GRAN "A"
 - 400mm GRAN "B" TYPE II
- PROPOSED TREE
 - DIRECTION OF MAJOR OVERLAND FLOW ROUTE
 - EX-SAMMH EXISTING SANITARY MANHOLE
 - EX-STMMH EXISTING STORM MANHOLE
 - EX-CB EXISTING CATCHBASIN
 - EXISTING GRADE
 - EXISTING LIGHT STANDARD WITH GROUNDING
 - EXISTING TERRACING MAXIMUM 3:1 SLOPE
 - EXISTING FIRE HYDRANT
 - SURVEY BENCHMARK AND ELEVATOR
 - TBM TS HYD


DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

GENERAL NOTES:

1. COORDINATE AND SCALE THE EXISTING UTILITIES TO THE PROPOSED GRADES AND DIMENSIONS.
2. 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.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. 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. (amount of liability insurance to be verified on a project by project basis)
5. 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.
6. 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.
7. ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARKS ARE THE FIRE HYDRANTS TOP OF SPINDLE FOR THE 2 HYDRANTS LOCATED JUST OUTSIDE OF THE PROPERTY LINE ON FLEET STREET (BM ELEV.=57.45) AND LOYD STREET (BM ELEV.=56.75).
8. REFER TO GEOTECHNICAL REPORT (No. xxxxxx, DATED xxx xx, xxxxx), PREPARED BY _____ 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.
9. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS. (project teams must review drawing to ensure that this is indicated on someone's plan)
10. REFER TO STORMWATER MANAGEMENT REPORT (R-xxxx-xxxx) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
11. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
12. PROVIDE LINE/PARKING PAINTING.
13. ALL STANDARDS QUOTED ON THIS DRAWING ARE ACCURATE AS PER THE CURRENT CITY OF OTTAWA AND PROVINCE OF ONTARIO STANDARDS AND REGULATIONS.

APPROVED
 By Douglas James at 2:58 pm, Feb 12, 2022

GRADING NOTES:


1. 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.
2. 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.
3. 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.
4. 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.
5. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
6. MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
7. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
8. ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
9. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
13. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.
14. UNDERGROUND RAMP SHOULD BE LIMITED TO A 15% GRADE AND MUST CONTAIN A SUBSURFACE MELTING DEVICE WHEN EXCEEDS 6%, IF THE RAMP'S BREAK OVER SLOPE EXCEEDS 8%, A VEHICLE TRANSITION CURVE OR A TRANSITION SLOPE SHOULD BE USED IN THE MIDWAY OF THE RAMP.

EROSION AND SEDIMENT CONTROL NOTES:

- 1) 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.
- 2) 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.
- 3) TO PREVENT SURFACE EROSION FROM ENTERING THE DITCH OR STORM SYSTEM DURING CONSTRUCTION, CATCHBASIN INSERTS WILL BE PLACED UNDER GRATES OF CATCHBASINS AND STRUCTURES. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED ALONG THE PROPERTY LINES. THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL VEGETATION HAS BEEN ESTABLISHED AND CONSTRUCTION IS COMPLETE.
- 4) 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.
- 5) THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES 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.
- 6) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- 7) ROADWAYS ARE TO BE SWEEP AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR MUNICIPALITY.
- 8) THE CONTRACTOR SHALL ENSURE PROPER DUST CONTROL IS PROVIDED WITH THE APPLICATION OF WATER (AND IF REQUIRED, CALCIUM CHLORIDE) DURING DRY PERIODS.

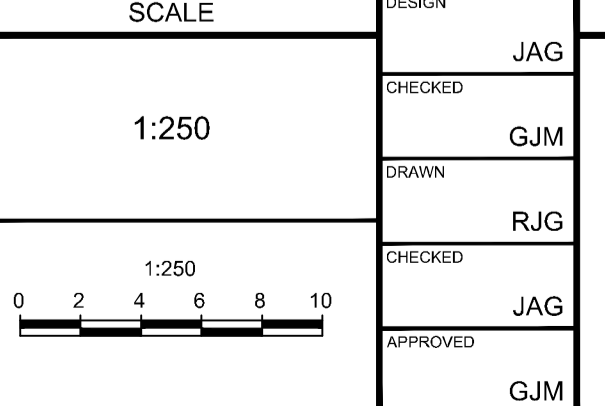
NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE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

CLARIDGE HOMES
CLARIDGE HOMES SUITE 2001, 210 GLADSTONE AVENUE, OTTAWA, ONTARIO K2P 0Y6, 613-233-6030

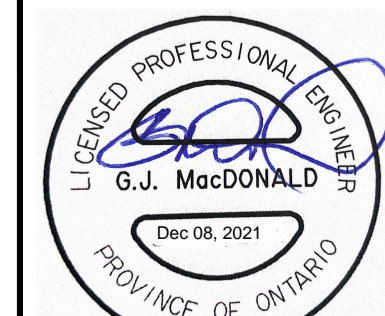


No.	REVISION	DATE	BY
8.	REVISED PER CITY COMMENTS	DEC 08/21	GJM
7.	REVISED PER CITY COMMENTS	OCT 08/21	GJM
6.	MINOR SITE PLAN REVISIONS	APR 23/21	GJM
5.	REVISED PER CITY COMMENTS	DEC 11/20	GJM
4.	REVISED PER CITY COMMENTS	NOV 06/20	GJM
3.	ISSUED FOR SITE PLAN SUBMISSION	JUN 02/20	GJM
2.	RE-ISSUED FOR COORDINATION	APR 29/20	GJM
1.	ISSUED FOR COORDINATION	APR 14/20	GJM

SCALE	DESIGN	CHECKED	DRAWN	APPROVED
1:250	JAG	GJM	RJG	JAG
				GJM



FOR REVIEW ONLY



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LOCATION
CITY OF OTTAWA
LE BRETON FLATS

DRAWING NAME
GRADING AND SEDIMENT CONTROL PLAN

PROJECT No. 116042-00
REV # 8
DRAWING No. 116042-GR1

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CITY FILE NO. D07-12-20-0074