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no.	date	revision
5	2022-02-08	ISSUED FOR SPA REVISION 4
4	2021-12-17	ISSUED FOR SPA REVISION 3
3	2021-09-17	ISSUED FOR SPA REVISION 2
2	2021-07-23	ISSUED FOR SPA REVISION 1
1	2021-04-28	ISSUED FOR SPA

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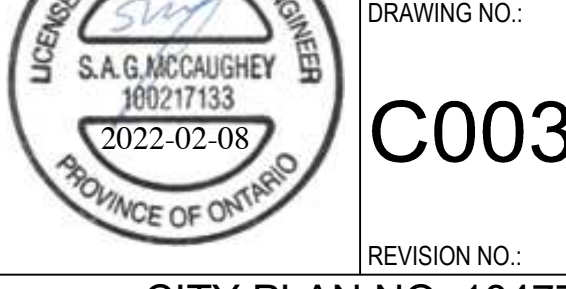


**PROJECT LOCATION**  
100 BAYSHORE LOT "B"  
WOODRIDGE CRESCENT

**DRAWING TITLE**  
GRADING PLAN

**DRAWN BY:** B.N./S.M. **DATE:** FEB 08, 2022 **SCALE:** AS NOTED

**PROJECT:** 211-02810-00 **DRAWING NO.:** C003



**LEGEND**

- × 66.50 PROPOSED GRADE ELEVATION
- × 66.50/66.35 PROPOSED TOP AND BOTTOM OF CURB
- STMH PROPOSED STORM SEWER MANHOLE
- SAMH PROPOSED SANITARY SEWER MANHOLE
- CBMH PROPOSED CATCHBASIN MANHOLE
- CB PROPOSED CATCHBASIN
- STM PROPOSED STORM SEWER
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- SAN EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- G EXISTING GASMAIN
- TV EXISTING CABLE
- P EXISTING HYDRO
- DRAINAGE AREA BOUNDARY
- 1 CONTROLLED DRAINAGE AREA
- A(AH) C

*G. Wildman*

**GERALDINE WILDMAN**  
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**DEPARTMENT, CITY OF OTTAWA**

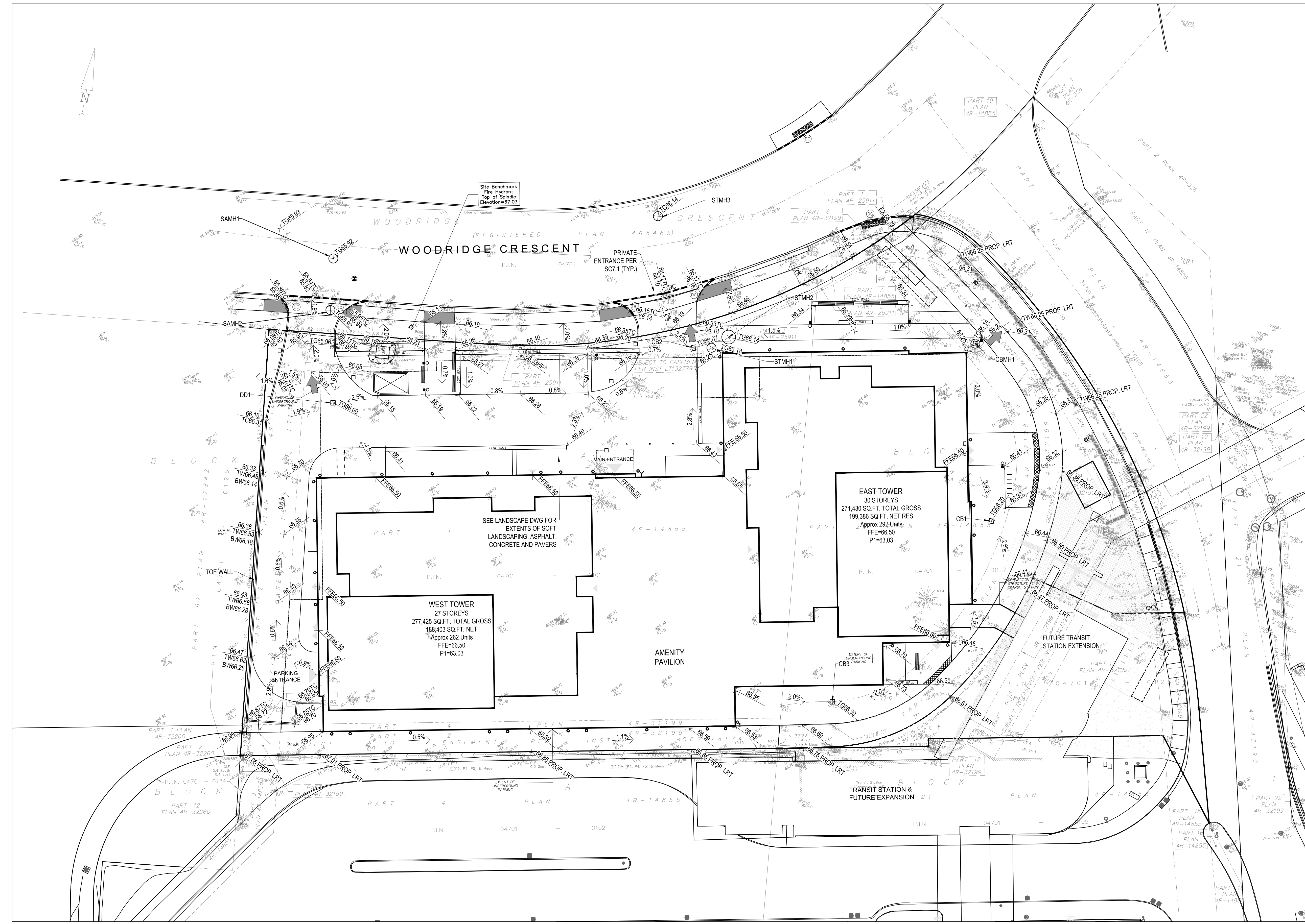
**APPROVED**  
By Geraldine Wildman at 1:07 pm, Oct 21, 2022

**NOTES: GENERAL**

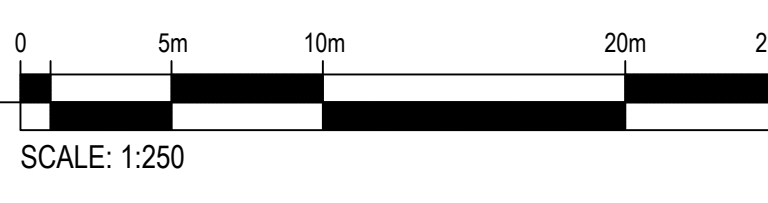
1. ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE CITY OF OTTAWA, STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (PSD).
2. THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE CONTRACTOR SHALL VERIFY THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LOTS IS TO BE INSTALLED AT CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANIES OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE TV, AND CONSUMERS GAS LINES.
4. ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
5. REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, ELEVATIONS, LAYOUT AND DECK STRUCTURE. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY FARLEY, SMITH & DENNIS SURVEYING LTD. DATED MAY 13, 2021. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
7. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
8. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR DRAIN OUTLETS ARE PROVIDED.
9. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 300MM WIDTH MINIMUM.
10. ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. EXISTING PARKING LOT SHALL BE RE-PAVED AT EXISTING GRADES EXCEPT AS NOTED TO EVEN OUT GRADES. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND CONSTRUCTION.
11. ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1003 & 1010.
12. ABUTTING PROPERTY GRADES TO BE MATCHED UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
14. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
15. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
16. AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
17. SERVICE TRENCHES ON MUNICIPAL RIGHT OF WAY TO BE REINSTATE AS PER CITY OF OTTAWA DETAIL R10.
18. PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUB-SURFACES FOR FOOTINGS, SERVICES AND PAVEMENT STRUCTURES.
19. FOR ANY SOILS RELATED INFORMATION, REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY GOLDER DATED MARCH 2021.
20. CONTRACTOR TO OBTAIN POST-CONSTRUCTION TOPOGRAPHIC SURVEY PERFORMED BY CERTIFIED OLS OR P.ENG. CONFIRMING COMPLIANCE WITH DESIGN GRADING AND SERVING SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.

**NOTES: PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY**

1. CONTRACTOR TO OBTAIN ROAD CUT PERMIT PRIOR TO ROAD WORK AND REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.
2. REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY GOLDER ASSOCIATES DATED MARCH 2021 FOR GEOTECHNICAL RECOMMENDATIONS.
3. CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
4. FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
5. CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
6. GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR B PLACEMENT.
7. CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
8. ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR A PLACEMENT.
9. CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
10. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
11. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHODOLOGY.
12. PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT.



**1 GRADING PLAN**  
SCALE= 1:250



PAVEMENT COMPONENT	
SUPERPAVE 12.5 SURFACE COURSE	50mm
SUPERPAVE 19.0mm BASE COURSE	70mm
OPPS GRANULAR A BASE	150mm
OPPS GRANULAR B TYPE II SUBBASE	450mm

*G. Wildman*

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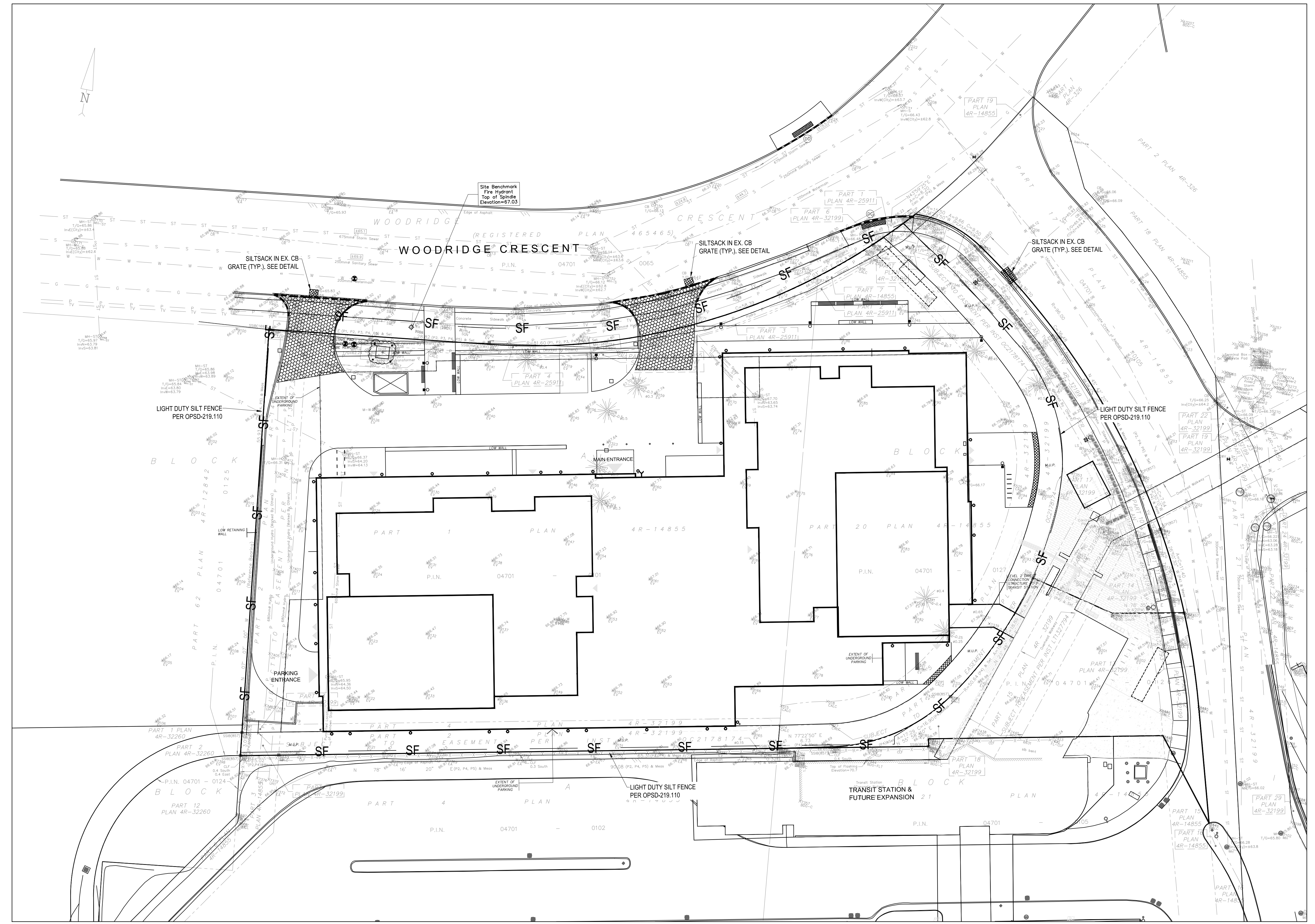
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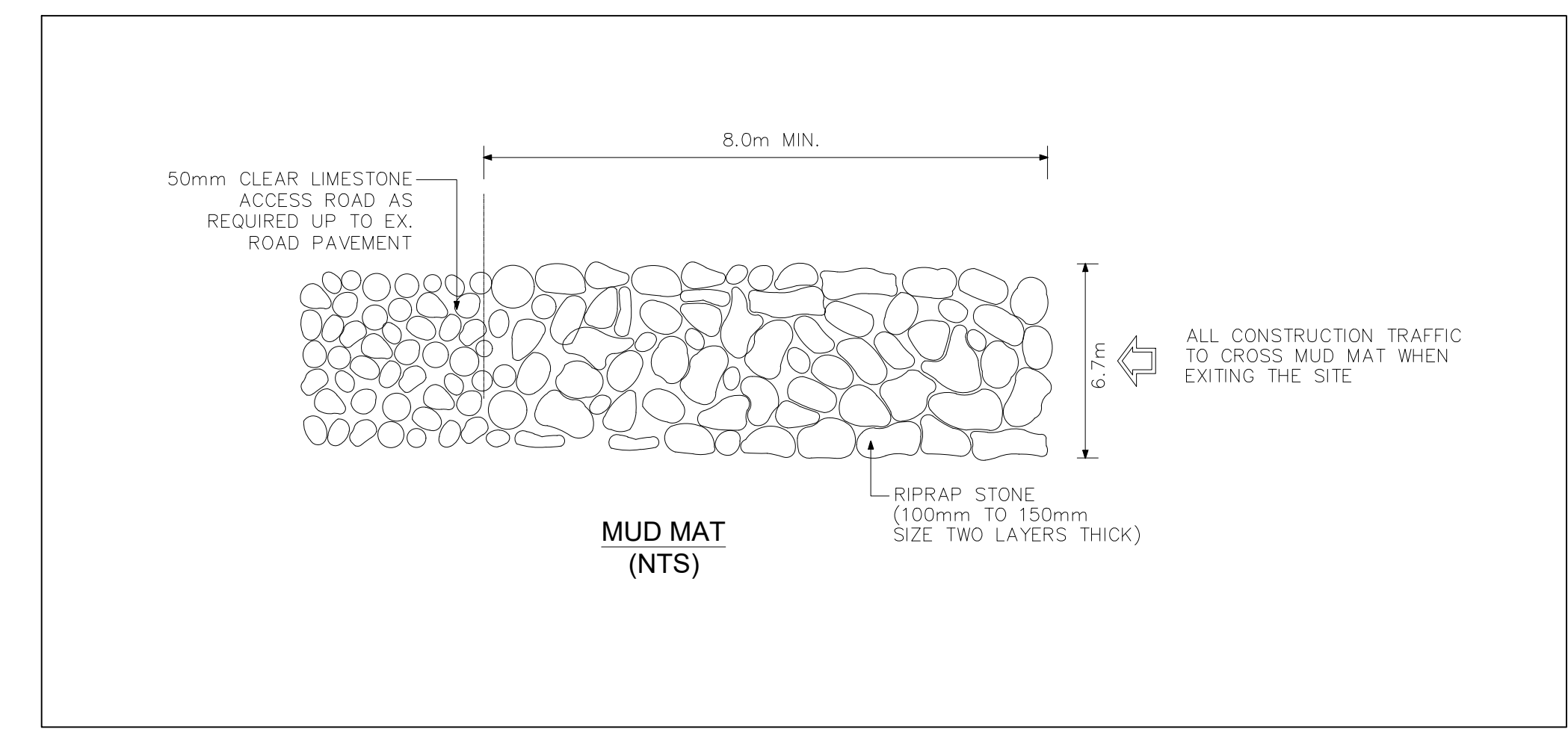
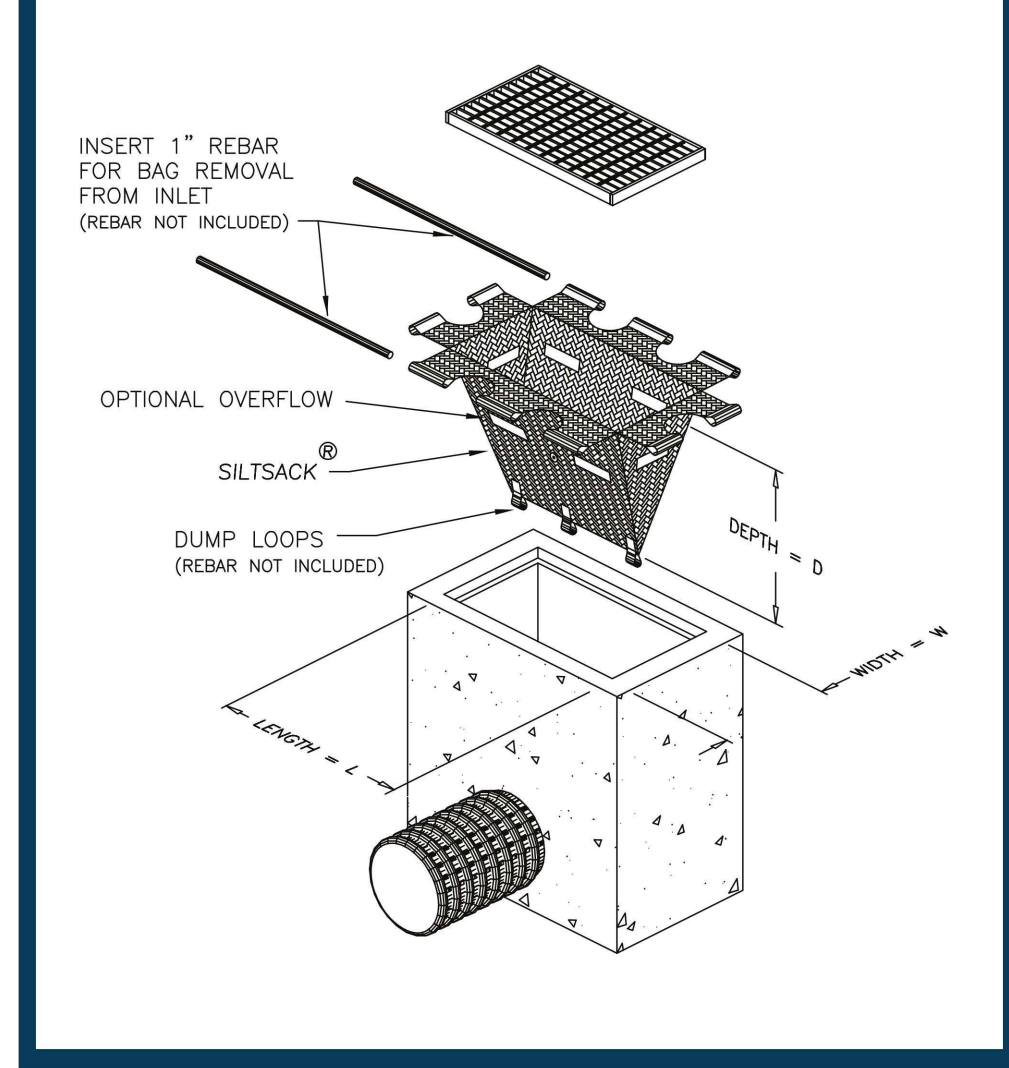
**NOTES: EROSION AND SEDIMENT CONTROL**

- “ CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES.”
1. PRIOR TO START OF CONSTRUCTION:
    - 1.1. INSTALL SILT FENCE IN LOCATION SHOWN ON DWG C12.
    - 1.2. INSTALL FILTER FABRIC OR SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE (SEE TYPICAL DETAIL).
    - 1.3. INSTALL MUD MAT AT SITE ENTRANCES.
  2. DURING CONSTRUCTION:
    - 2.1. MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
    - 2.2. PERIMETER VEGETATION TO REMAIN IN PLACE UNTIL PERMANENT STORM WATER MANAGEMENT IS IN PLACE. OTHERWISE, IMMEDIATELY INSTALL SILT FENCE WHEN THE EXISTING SITE IS DISTURBED AT THE PERIMETER.
    - 2.3. PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER. TIE-IN TEMPORARY SWALES TO EXISTING CBS AS REQUIRED.
    - 2.4. DURING DEMOLITION OF EXISTING ON-SITE STORM INFRASTRUCTURE, PROTECT DOWNSTREAM SEWERS FROM UNFILTERED FLOW.
    - 2.5. INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
    - 2.6. DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
    - 2.7. EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES.
    - 2.8. DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
    - 2.9. CONTROL WIND-BLOWN DUST OFF SITE BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED AND TO THE SATISFACTION OF THE ENGINEER).
    - 2.10. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
    - 2.11. CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
    - 2.12. DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
    - 2.13. ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
    - 2.14. TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJACENT PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
    - 2.15. ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
    - 2.16. 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.



**1 EROSION AND SEDIMENT CONTROL PLAN**  
C004 SCALE= 1:250

**Typical Siltsack® Construction - Type B**



no.	date	revision
5	2022-02-08	ISSUED FOR SPA REVISION 4
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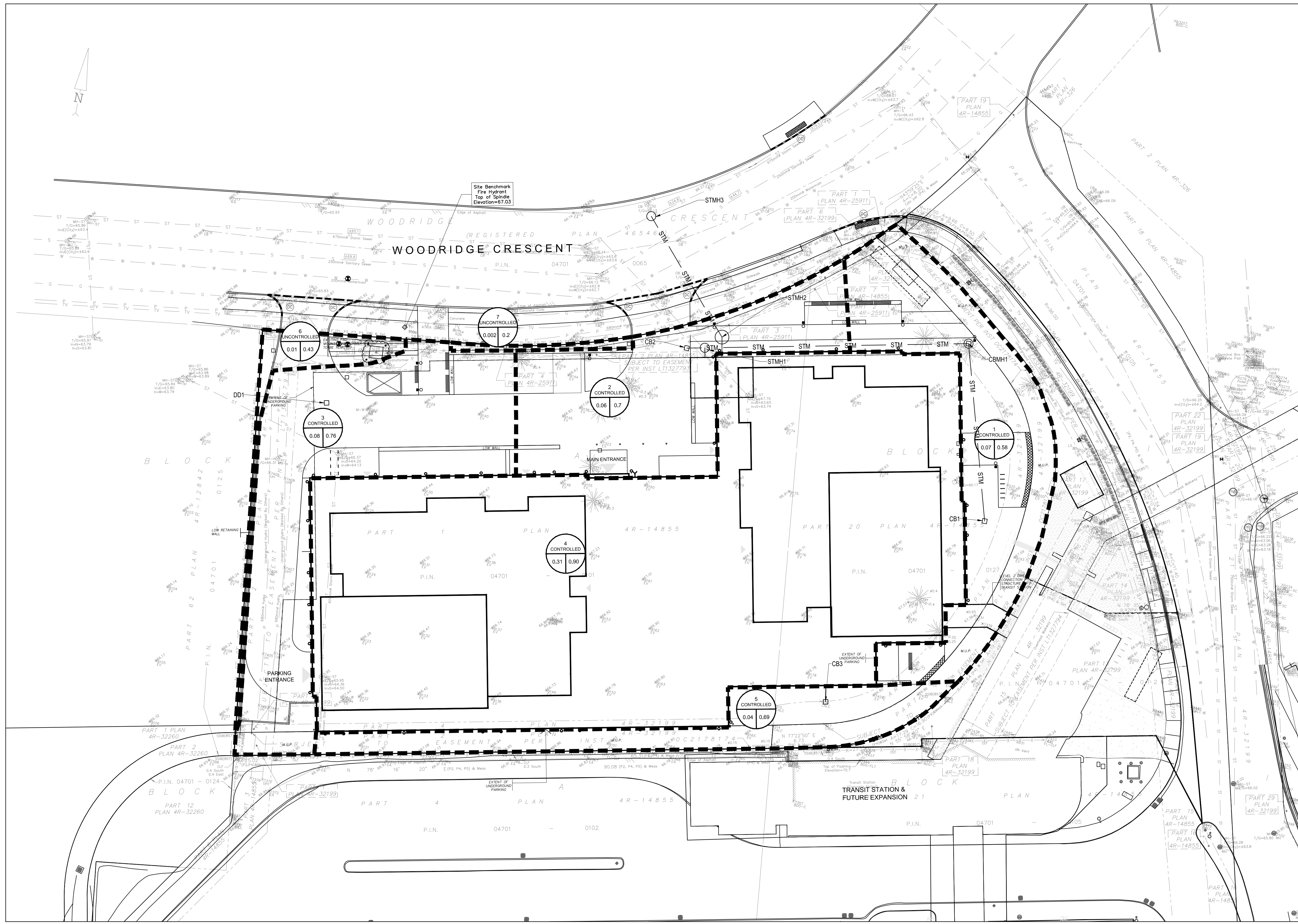
**PROJECT LOCATION:**  
100 BAYSHORE LOT "B"  
WOODRIDGE CRESCENT

**DRAWING TITLE:**  
EROSION AND SEDIMENT CONTROL PLAN

**DRAWN BY:** B.N./S.M. **DATE:** FEB 08, 2022 **SCALE:** AS NOTED

**PROJECT:** 211-02810-00 **DRAWING NO.:** C004





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  - [Dashed Line] DRAINAGE AREA BOUNDARY
  - ⊕ [Controlled Area] DRAINAGE AREA

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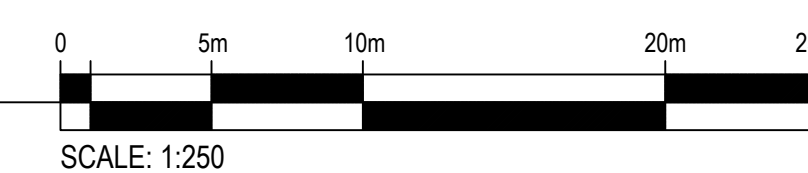
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**1** STORM DRAINAGE AREA PLAN  
 C005 SCALE= 1:250

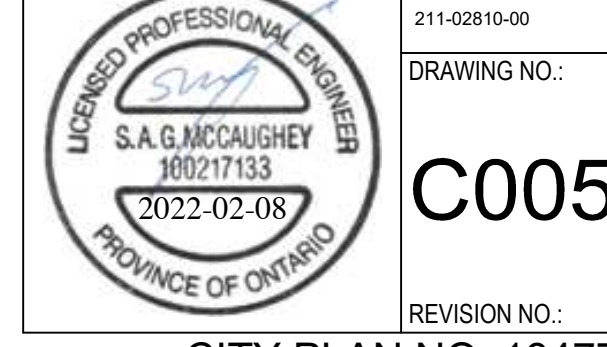


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 100 BAYSHORE LOT "B"  
 WOODRIDGE CRESCENT

**DRAWING TITLE:**  
 STORM DRAINAGE AREA PLAN

**DRAWN BY:** B.N./S.M. **DATE:** FEB 08, 2022 **SCALE:** AS NOTED

**PROJECT:** 211-02810-00 **DRAWING NO.:** C005



D07-12-21-0057