

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	EXISTING GUY WIRE
PROPOSED SLOPE AND FLOW DIRECTION	EXISTING TRAFFIC MANHOLE
PROPOSED FINISHED FLOOR ELEVATION	EXISTING JOINT USE STREET LIGHT
PROPOSED DEPRESSED CURB	EXISTING STREET LIGHT
TRENCH DRAIN	EXISTING TRAFFIC HAND HOLE
PROPOSED TERRACING SLOPE 3:1 MAX	EXISTING STANDARD IRON BAR
PROPOSED PONDING AREA	EXISTING CATCHBASIN
DIRECTION OF MAJOR OVERLAND FLOW	EXISTING DITCH INLET CATCHBASIN
PROPOSED SWALE	EXISTING BUILDING ENVELOPE
	PROPOSED FILTER CLOTH IN EXISTING CATCHBASIN
	PROPOSED SILT FENCE
	PROPOSED RAMP UP
	PROPOSED RAMP DOWN

- 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 DISPOSED OF AT A LICENSED LANDFILL FACILITY.
 - ALL ELEVATIONS ARE GEODETIC.
 - REFER TO GEOTECHNICAL REPORT (No. P88281-1, 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 ARCHITECTS 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 (RS).
 - 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 (RS).
 - 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.

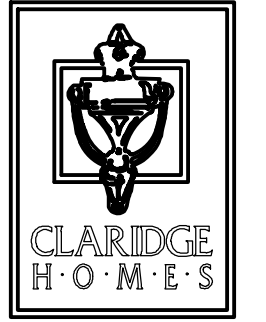
PAVEMENT STRUCTURE:

LIGHT DUTY	50mm HL3
	150mm GRAN "A"
	300mm GRAN "B" TYPE II
HEAVY DUTY	40mm HL3
	50mm HL8
	150mm GRAN "A"
	450mm GRAN "B" TYPE II

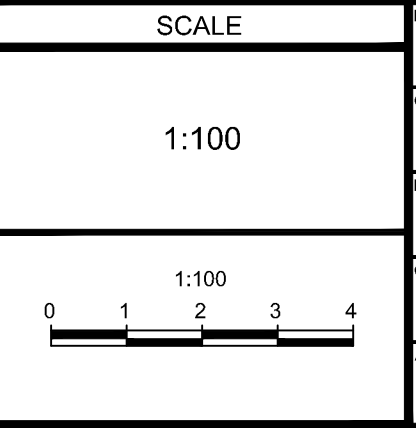
JOB BENCHMARK No. 2
Horizontal & Vertical Control Monument
2016-0349
Convex Brass Cap for Rock/Concrete
Elev.=62.49

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.



No.	REVISION	DATE	BY
2	ISSUED WITH SITE PLAN APPLICATION	APR15/21	JAG
1	ISSUED FOR PRELIMINARY COORDINATION	FEB 9/21	JAG



FOR REVIEW ONLY	DATE	BY
CHECKED	CJF	
DESIGNED	JAG	
DRAWN	CJF	
CHECKED	JAG	
APPROVED	JAG	
	GJM	



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LOCATION CITY OF OTTAWA 1CON2 - 829 CARLING AVE.	PROJECT NO. 121008
DRAWING NAME GRADING AND EROSION SEDIMENT CONTROL PLAN	REV # 2
	DRAWING NO. 121008-GR