



BENCHMARK INFO:

ALL ELEVATIONS ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM THE CITY OF OTTAWA VERTICAL CONTROL MONUMENT NO. 2016-0357 HAVING AN ELEVATION OF 60.088 METRES. BEARINGS ARE MTM GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF LARCH STREET, HAVING A BEARING OF N 66° 23' 20" E AS SHOWN ON A SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBECK DATED NOVEMBER 2, 2017 THE EXISTING GRADES SHOWN ON THE PLANS ARE TAKEN DIRECTLY FROM SURVEYORS REAL PROPERTY REPORT PLAN (Ref. # 20-10-126-00), PREPARED BY J.D. BARNES LIMITED SIGNED AND DATED OCTOBER 22, 2020.

SURROUNDING BACKGROUND TOPO INFORMATION BEYOND THE LIMITS OF THE SITE SURVEY ARE FROM CITY OF OTTAWA MAPPING AND UCC PLANS SHOWING CONTEXT ONLY.

Andrew McCreight
ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 8:04 am, Apr 10, 2024

LEGEND

- PROPERTY LINE
 - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - GRADE AND DIRECTION
 - PROPOSED ELEVATION
 - DIRECTION OF MAJOR SYSTEM OVERLAND FLOW
 - TOP OF FOUNDATION WALL ELEVATION
 - GROUND FLOOR ELEVATION
 - UNDERSIDE OF FOOTING ELEVATION
 - SUB-BASEMENT SLAB ELEVATION
 - UNDERSIDE OF SUB BASEMENT FOOTING ELEVATION
 - PROPOSED CONTROLLED FLOW ROOF DRAIN
 - PROPOSED ROOFTOP SCUPPER LOCATION
 - BUILDING ENTRANCE / EXIT
 - APPROXIMATE PONDING LIMITS
 - REMOVAL AND/OR ABANDONMENT
 - PROPOSED VALVE AND VALVE BOX
 - PROPOSED STORM MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING VALVE & VALVE BOX
 - EXISTING HYDRANT
 - EXISTING COMBINED MH
 - EXISTING CATCHBASIN
 - EXISTING UTILITY POLE
 - EXISTING FENCE
 - EXISTING OVERHEAD WIRES
- PAVEMENT STRUCTURES:**
- LIGHT-DUTY PERMEABLE PAVERS
 - LIGHT-DUTY ASPHALT PAVEMENT
 - HEAVY-DUTY ROADWAY RE-INSTATEMENT

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 INVESTIGATION REPORT (NUMBER PG6071-1, REV.1), DATED FEBRUARY 11, 2022, 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 SURFACE AREAS AND DIMENSIONS.
- REFER TO DEVELOPMENT SERVING STUDY & STORMWATER MANAGEMENT REPORT (R-2022-001) PREPARED BY NOVATECH.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

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 98% 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 (SC1.1).
- 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.

EROSION AND SEDIMENT CONTROL NOTES:

- 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 STORM SEWER SYSTEM DURING CONSTRUCTION, FILTER BAGS WILL BE PLACED UNDER GRATES OF NEARBY CATCHBASINS AND STRUCTURES. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE). THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL 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 DISCHARGES OF SEDIMENT MATERIAL INTO ANY 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.
- ROADWAYS 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.

Erosion and Sediment Control Responsibilities:

ESC Measure	Symbol	Specification	During Construction		After Construction Prior to Final Acceptance		After Final Acceptance	
			Installation Responsibility	Inspection/Maintenance Responsibility	Approval to Remove	Removal Responsibility	Inspection/Maintenance Responsibility	Final Acceptance Responsibility
Silt Fence	---	OPSD 219.110	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Filter Fabric	Location as indicated in ESC Note #3	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Mud Mat	---	Drawing Details	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
Dust Control	Location as Required Around Site	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
Stabilized Material Stockpiling	Location as Required by Contractor	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
Sediment Basin (for flows being pumped out of excavations)	Location as Required by Contractor	---	Developer's Contractor	Developer's Contractor	After Every Rainstorm	Developer's Contractor	Developer's Contractor	N/A

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
 15-19 LARCH ST. INC.
 359 KENT STREET, SUITE 503,
 OTTAWA, ONTARIO, K2P 0R6
 ROBERTO CAMPAGNA
 PHONE: (613) 851-7823
 roberto@rocachomes.ca

No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
8	REISSUED FOR SITE PLAN APPROVAL	JAN 22/24	MS	1	ISSUED FOR SITE PLAN APPROVAL	FEB 17/22	MS
7	ISSUED FOR SITE PLAN APPROVAL	JAN 10/24	MS	2	REVISÉ PER CITY COMMENTS	SEPT 2/22	MS
6	ISSUED FOR TENDER	DEC 15/23	MS	3	REVISÉ PER CITY COMMENTS	MAR 27/23	MS
5	REVISED PER CITY COMMENTS	DEC 8/23	MS	4	REVISÉ PER NEW SITE PLAN	OCT 27/23	MS
4	REVISED PER NEW SITE PLAN	OCT 27/23	MS	5	REVISÉ PER CITY COMMENTS	MAR 27/23	MS
3	REVISED PER ADDITIONAL CITY COMMENTS	MAR 27/23	MS	6	REISSUED FOR SITE PLAN APPROVAL	FEB 20/24	MS
2	REVISÉ PER CITY COMMENTS	SEPT 2/22	MS	7	ISSUED FOR SITE PLAN APPROVAL	JAN 10/24	MS
1	ISSUED FOR SITE PLAN APPROVAL	FEB 17/22	MS	8	REISSUED FOR SITE PLAN APPROVAL	JAN 22/24	MS

SCALE	DESIGN	CHECKED	DRAWN	APPROVED
1:100	SM	MS	DWM / SM	MS

FOR REVIEW ONLY

Professional Engineer
 M. SAVIC
 100102651
 2/20/24
 (613) 254-9643
 (613) 254-5867
 www.novatech-eng.com

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
 15 LARCH STREET

DRAWING NAME
**GRADING, DRAINAGE AND
 SEDIMENT CONTROL PLAN**

PROJECT No. 120251
 REV # 9
 DRAWING No. 120251-GR
 PLAN #18698

D07-12-22-0027