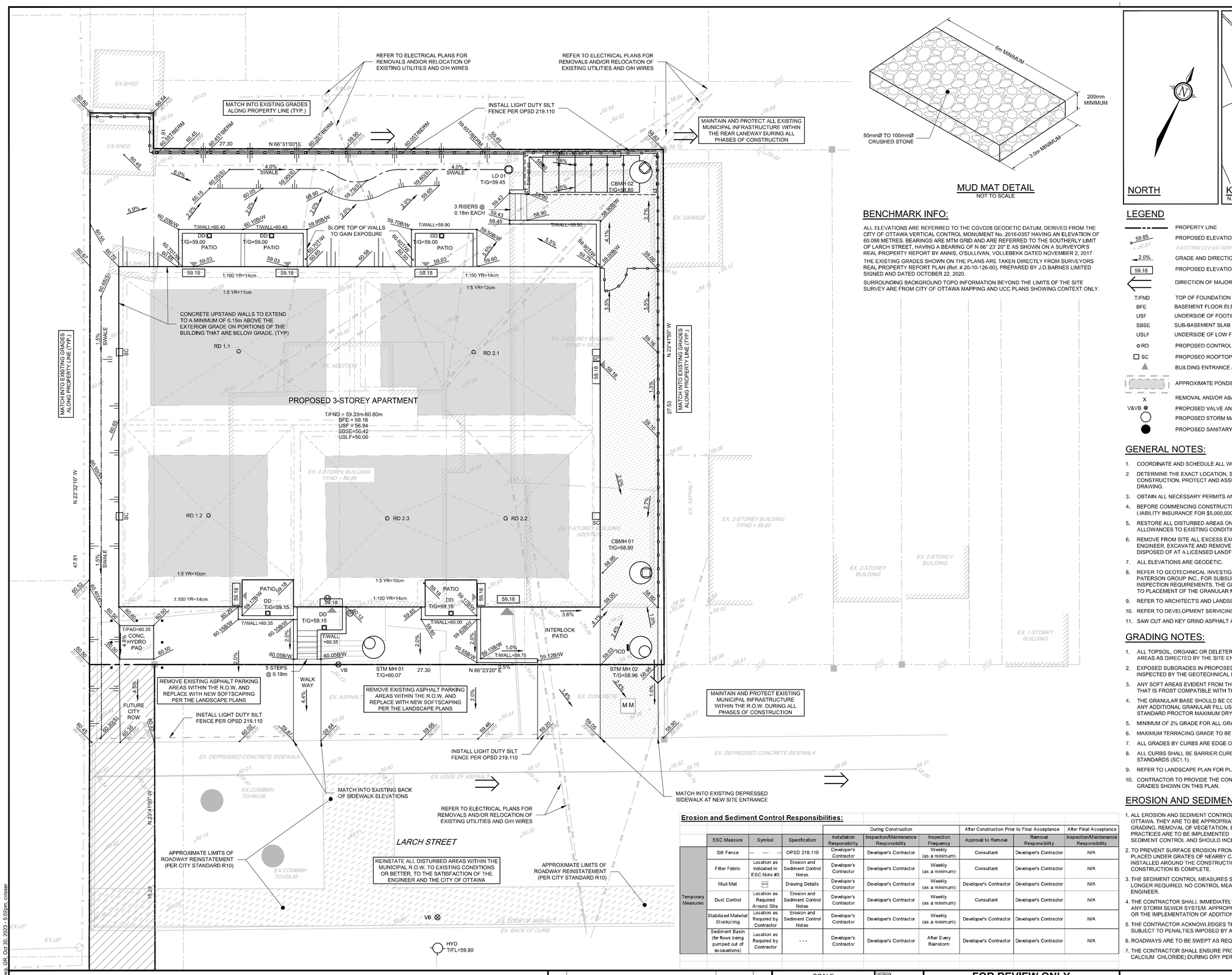


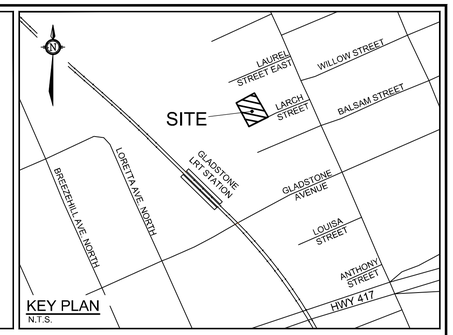
MUD MAT DETAIL
NOT TO SCALE

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, VOLLEBEKK 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.



LEGEND

	PROPERTY LINE
59.85	PROPOSED ELEVATION
+ 59.83	EXISTING ELEVATION
2.0%	GRADE AND DIRECTION
59.18	PROPOSED ELEVATION
	DIRECTION OF MAJOR SYSTEM OVERLAND FLOW
T/FND	TOP OF FOUNDATION WALL ELEVATION
BFE	BASEMENT FLOOR ELEVATION
USF	UNDERSIDE OF FOOTING ELEVATION
SBSE	SUB-BASEMENT SLAB ELEVATION
USLF	UNDERSIDE OF LOW FOOTING ELEVATION
RD	PROPOSED CONTROLLED FLOW ROOF DRAIN
SC	PROPOSED ROOFTOP SCUPPER LOCATION
	BUILDING ENTRANCE / EXIT
	APPROXIMATE PONDING LIMITS
X	REMOVAL AND/OR ABANDONMENT
V&VB	PROPOSED VALVE AND VALVE BOX
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING EDGE OF PAVEMENT
V&VB	EXISTING VALVE & VALVE BOX
HYD	EXISTING HYDRANT
COMBMH	EXISTING COMBINED MH
CB	EXISTING CATCHBASIN
EXUP	EXISTING UTILITY POLE
	EXISTING FENCE
O/H WIRES	EXISTING OVERHEAD WIRES

PAVEMENT STRUCTURES:

LIGHT-DUTY PERMEABLE PAVERS
50mm THICK PAVING UNITS
25mm LEVELING BED OF COURSE SAND
150mm GRANULAR "A"
400mm GRANULAR "B" TYPE II

LIGHT-DUTY ASPHALT PAVEMENT
50mm HL-3 or SUPERPAVE 12.5
150mm GRANULAR "A"
300mm GRANULAR "B" TYPE II
ASPHALT GRADE PG 58-34

HEAVY-DUTY ROADWAY RE-INSTATEMENT
MATCH EXISTING GRANULAR STRUCTURE
MATCH EXISTING ASPHALT THICKNESSES
NEW ASPHALT GRADE: PG 58-34

GENERAL NOTES:

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
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.
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.
8. 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.
9. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
10. REFER TO DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT(R-2022-001) PREPARED BY NOVATECH.
11. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

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 98% 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.
10. 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 :

1. 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.
2. 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.
3. 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.
4. 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.
5. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
6. ROADWAYS ARE TO BE SWEPT AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR MUNICIPALITY.
7. 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:

				During Construction			After Construction Prior to Final Acceptance		After Final Acceptance
	ESC Measure	Symbol	Specifcation	Installation Responsibility	Inspection/Maintenance Responsibility	Inspection Frequency	Approval to Remove	Removal Responsibility	Inspection/Maintenance Responsibility
Temporary Measures	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	MM	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, WATERMAINS, 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@rocahomes.ca

No.	REVISION	DATE	BY
4	REVISED PER NEW SITE PLAN	OCT 27/23	MS
3	REVISED PER ADDITIONAL CITY COMMENTS	MAR 27/23	MS
2	REVISED PER CITY COMMENTS	SEPT 2/22	MS
1	ISSUED FOR SITE PLAN APPROVAL	FEB 17/22	MS

SCALE
1:100
1:100
0 1 2 3 4

DESIGN SM
CHECKED MS
DRAWN DWM / SM
CHECKED SM
APPROVED MS

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER M. SAVIC 100102651 10/27/23 PROVINCE OF ONTARIO

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 REV # 4
DRAWING No. 120251-GR

D07-12-22-0027

PLAN #18698

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PLAN1.DWG - 8/11mm/50mm