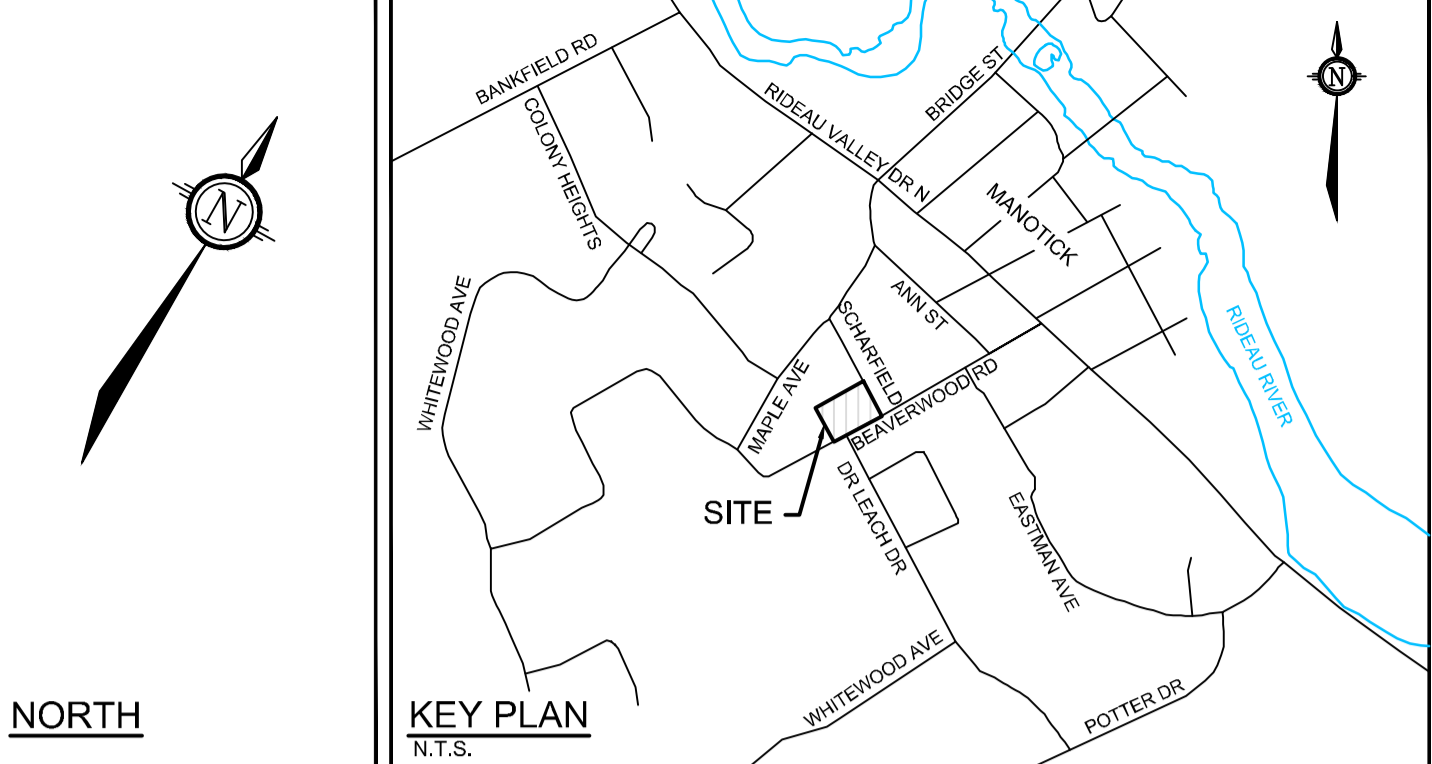
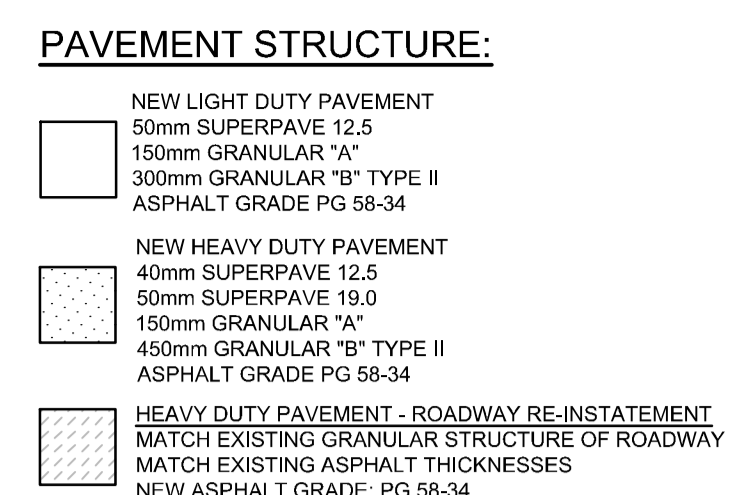
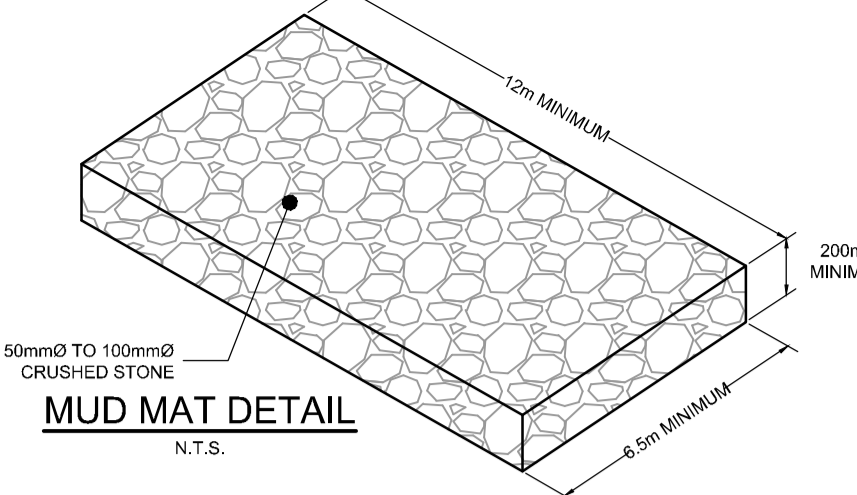
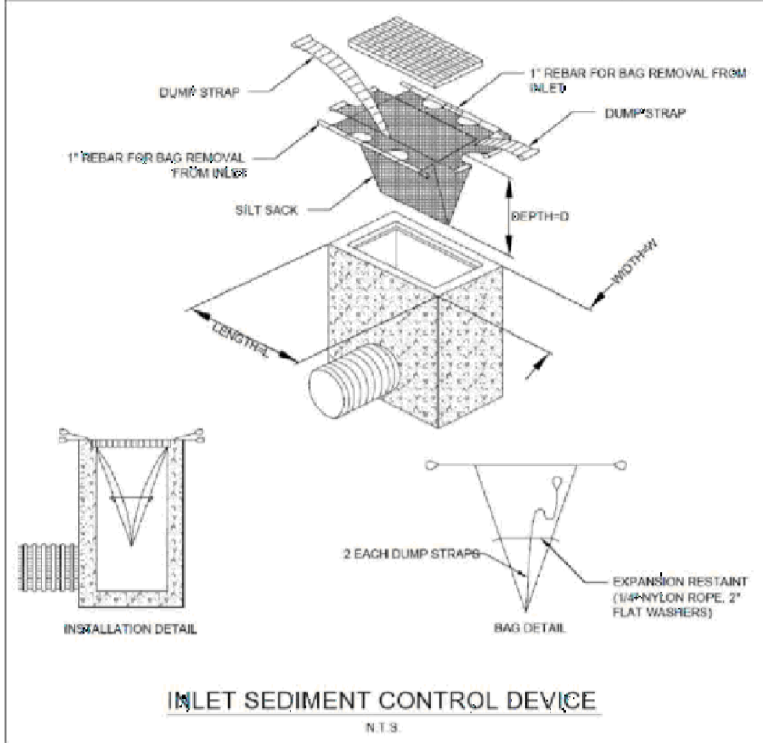


LEGEND

	PROPOSED ELEVATION		SAN MH 01		PROPOSED SANITARY MANHOLE		EXISTING VALVE & VALVE BOX
	PROPOSED TOP OF CURB ELEVATION		STM MH 03		PROPOSED STORM MANHOLE		EXISTING SERVICE POST
	PROPOSED SWALE ELEVATION		CBM 01		PROPOSED CATCHBASIN MANHOLE		EXISTING HYDRANT
	MATCH INTO EXISTING GRADES		DD		UNDERGROUND MECHANICAL DECK DRAIN		EXISTING CONCRETE CURB
	EXISTING ELEVATION		BD		B-LEVEL DRAIN AT PODIUM AND U/G DECKING		EXISTING CATCHBASIN
	GRADE AND DIRECTION		FB		PROPOSED FILTER BAG		EXISTING CATCHBASIN MH
	MAXIMUM 3:1 SIDESLOPE		EF		EMERGENCY OVERLAND FLOW ROUTE		EXISTING UTILITY POLE
	PROPOSED TERRACE ELEVATION		BE		BUILDING ENTRANCE / EXIT		C/W GUY WIRES
	PROPOSED SILT FENCING (OPSD 219.110)		TR		TRANSFORMER		EXISTING FENCE
	PROPERTY LINE		WM		PROPOSED WATER METER AND REMOTE METER		EXISTING OVERHEAD WIRES
	FINISHED FLOOR ELEVATION		TWSI		TRANSFORMER		
	TOP OF FOUNDATION WALL ELEVATION						
	UNDERSIDE OF FOOTING ELEVATION						



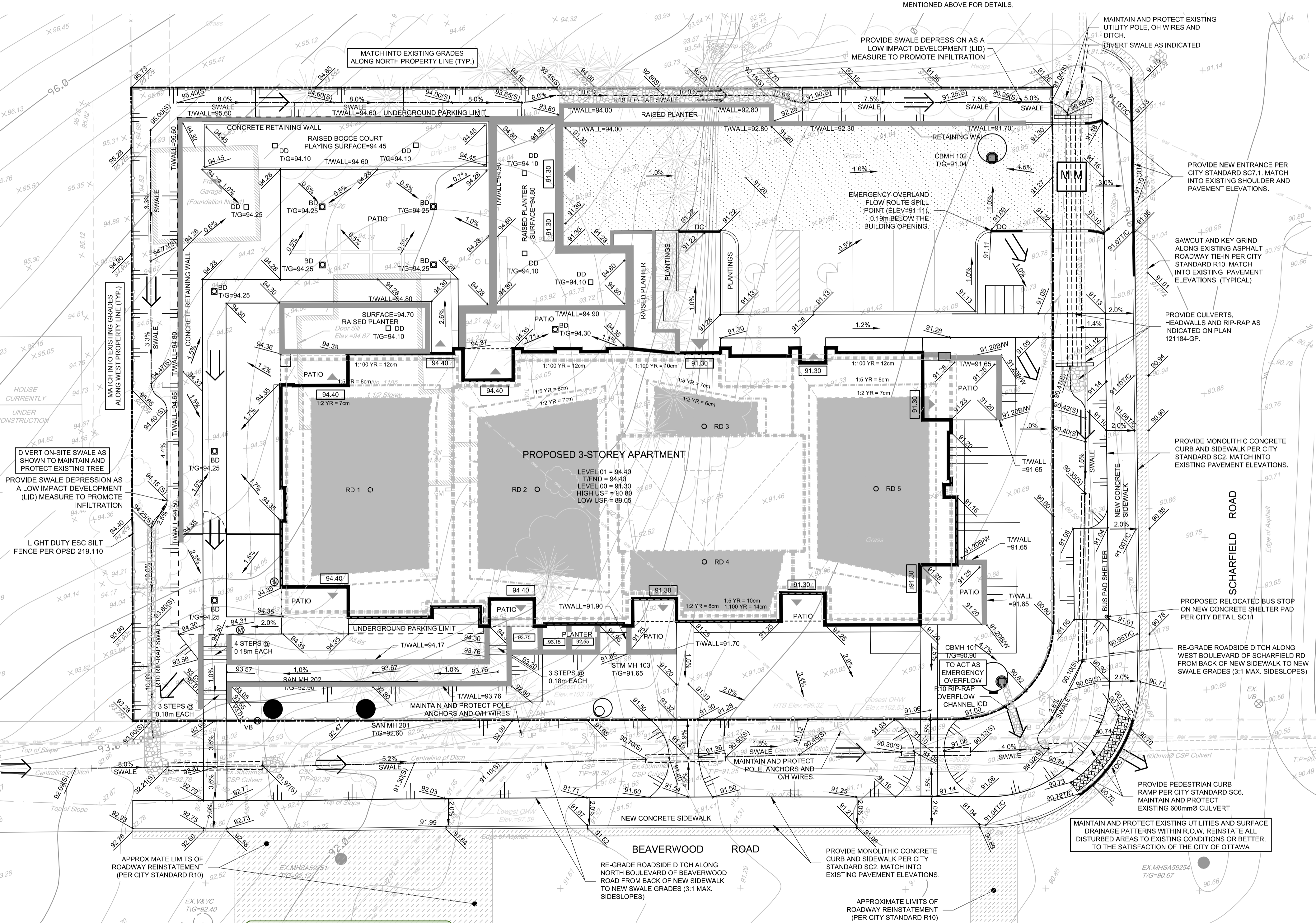
- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
 - DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS 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.
 - COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE CURRENT GUIDELINES, BYLAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO OPSS, OPSS & AWWA GUIDELINES - ALL CURRENT VERSIONS AND AS AMENDED.
 - 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 (PG#160-1, REVISION 3, DATED MARCH 21, 2023), 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 ARCHITECTS' AND LANDSCAPE ARCHITECTS' DRAWINGS FOR BUILDING AND HARDWARE SURFACE AREAS AND DIMENSIONS.
 - REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2022-013) 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 99% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL 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 (SC1.1).
 - REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
 - CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE 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.
 - A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED AROUND THE CONSTRUCTION AREA. THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
 - TO PREVENT SURFACE EROSION FROM ENTERING ANY STORM SEWER SYSTEM DURING CONSTRUCTION, FILTER BAGS WILL BE PLACED UNDER GRATES OF NEARBY SURFACE CATCHBASINS AND MANHOLE STRUCTURES. TERRAFIX 8" ULTRA SILT SOCK (FILTER SOCK) IS TO BE USED AT THE OPENING OF ALL CURB INLET CATCHBASINS. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED (PER OPSD 219.110) AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE). IN AREAS WHERE SILT FENCING CANNOT BE INSTALLED PER OPSD 219.110 (i.e. HARD SURFACES), A FILTER SOCK SHALL BE SUBSTITUTED. 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 TO ANY REPAIRS TO EXISTING CONDITIONS OR BETTER, 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 SWEEPED 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.
 - ON-SITE DEWATERING IS TO BE DIRECTED TO A SEDIMENT TRAP AND/OR GRAVEL SPLASH PAD AND DISCHARGED SAFELY TO AN APPROVED OUTLET AS DIRECTED BY THE ENGINEER.

Erosion and Sediment Control Responsibilities:

ESC Measure	Symbol	Specification	During Construction		After Construction Prior to Final Acceptance		After Final Acceptance	
			Installation	Inspection/Maintenance	Approval to Remove	Removal Responsibility	Inspection/Maintenance	Responsibility
Silt Fence		OPSD 219.110	Developer's Contractor	Developer's Contractor	Consultant	Developer's Contractor	N/A	
Filter Bags/Socks		Location as Indicated in ESC Note #3	Developer's Contractor	Developer's Contractor	Consultant	Developer's Contractor	N/A	
Mud Mat		Drawing Details	Developer's Contractor	Developer's Contractor	Consultant	Developer's Contractor	N/A	
Dust Control		Location as Required Around Site	Developer's Contractor	Developer's Contractor	Consultant	Developer's Contractor	N/A	
Stabilized Material Stockpiling		Location as Required by Contractor	Developer's Contractor	Developer's Contractor	Consultant	Developer's Contractor	N/A	
Sediment Basin (for Rows 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



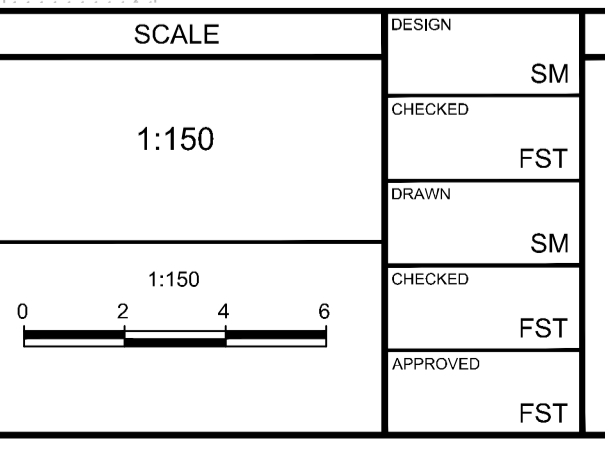
NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED, BEFORE STARTING WORK, DETERMINE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

APPROVED
By Adam Brown at 11:54 am, Aug 29, 2023

ADAM BROWN
MANAGER, DEVELOPMENT REVIEW - RURAL PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

OWNER INFORMATION
NIVO DEVELOPMENTS INC.
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OTTAWA, ONTARIO, K2M 0M5
CONTACT: ANTHONY NICOLINI
PHONE: (613) 880-2274
EMAIL: anthony@arkconstruction.ca

No.	REVISION	DATE	BY
4	REVISED PER CITY COMMENTS	MAY 11/23	FST
3	REVISED PER CITY COMMENTS	MAR 16/23	FST
2	REVISED PER CITY COMMENTS	DEC 22/22	FST
1	ISSUED FOR SITE PLAN APPROVAL	JUL 15/22	FST



DESIGN: SM
CHECKED: FST
DRAWN: SM
CHECKED: FST
APPROVED: FST

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LOCATION
CITY OF OTTAWA
1185 BEAVERWOOD ROAD

DRAWING NAME
GRADING AND EROSION & SEDIMENT CONTROL PLAN

PROJECT No.: 121184
REV: REV # 4
DRAWING No.: 121184-GR

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D07-12-22-0114 PLAN No. : 18960