



LEGEND	
PROPERTY LINE	PROPOSED FENCELINE
PROPOSED RETAINING WALL	TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
PROPOSED CURB	H.P.
DC	PROPOSED HIGH POINT
MC	PROPOSED MOUNTABLE CURB
PROPOSED SWALE ELEVATION	79.00
PROPOSED ELEVATION	M
PROPOSED TOP OF CURB ELEVATION	M
PROPOSED TOP OF BERM	PROPOSED MUD MAT
PROPOSED TOP OF WALL	LIGHT DUTY SILT FENCE (OPSD 219.110)
PROPOSED BOTTOM OF WALL	SAWCUT
EXISTING ELEVATION	ROAD REINSTATEMENT
PROPOSED BUILDING ENTRANCE	REINSTATEMENT
SLOPE AND DIRECTION	5 YR PONDING EXTENTS
DIRECTION OF MAJOR OVERLAND FLOW	100 YR PONDING EXTENTS
PROPOSED LANDSCAPE DRAINS	
PROPOSED CATCHBASIN MANHOLE	
PROPOSED CATCHBASIN	
PROPOSED SANITARY MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING VALVE & VALVE BOX	
EXISTING HYDRANT	
EXISTING SANITARY MANHOLE	
EXISTING STORM MANHOLE	
EXISTING CATCHBASIN	
EXISTING HEDGE	
EXISTING GAS METER	
EXISTING UTILITY POLE	

PAVEMENT STRUCTURE:	
LIGHT DUTY	50mm HL3 OR SUPERPAVE 12.5
ASPHALTIC CONCRETE	150mm GRAN "A"
HEAVY DUTY	40mm HL3 OR SUPERPAVE 12.5
ASPHALTIC CONCRETE	50mm HL8 OR SUPERPAVE 19.0
ASPHALTIC CONCRETE	150mm GRAN "A"
ASPHALTIC CONCRETE	450mm GRAN "B" TYPE II

- 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 \$2,000,000.00. 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.
 - REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL (IF ANY) SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
 - ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARK IS THE TOP OF SPINDLE ON THE HYDRANT ON THE NORTH SIDE OF CARLING AVENUE (ELEV. = 80.56). REFER TO ANNIS, O'SULLIVAN VOLLEBEK LTD. TOPOGRAPHIC PLAN OF PART OF LOT 30 CONCESSION 1.
 - REFER TO GEOTECHNICAL REPORT PG423-1, DATED FEB 16, 2018, 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 HARDSURFACE AREAS AND DIMENSIONS.
 - REFER TO DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2018-0459) PREPARED BY NOVATECH.
 - SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT.
 - CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATION, TWIN ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS-BUILT GRADES.
 - REFER TO CITY OF OTTAWA ROAD REINSTATEMENT DETAIL R10 FOR ALL REQUIRED ROAD REINSTATEMENTS.

- 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 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:
- 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.
 - THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, 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 IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL, SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
 - THE CONTRACTOR SHALL PLACE FILTER CLOTH UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. FILTER CLOTH SHALL BE NON-WOVEN, POLYPROPYLENE, CLASS 1 PER OPSS 1860.
 - SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION. GEOTEXTILE FOR SILT FENCE SHALL BE ACCORDING TO OPSS 1860, TABLE 3.
 - PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.

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.

NOT FOR CONSTRUCTION



No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	AUG 8/18	CJR
1.	SITE PLAN APPLICATION	APR 20/18	CJR

SCALE
1:300
0 3 6 9 12

DESIGN
AJL
CJR
AJL
CJR
SG

FOR REVIEW ONLY
117216-GR

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LOCATION
1705 CARLING AVE, CITY OF OTTAWA
THE FOUNDERS RESIDENCES WESTBORO
DRAWING NAME
GRADING, EROSION AND SEDIMENT CONTROL PLAN
PROJECT NO.
117216-00
REV
REV # 2
DRAWING NO.
117216-GR