



LEGEND	
	PROPOSED RESIDENTIAL TOWER OUTLINE
	PROPOSED ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED INTERIOR ELEVATION
	GRADE AND DIRECTION
	PROPOSED VALVE & VALVE BOX
	PROPOSED REMOTE WATER METER
	PROPOSED WATER METER
	PROPOSED SIAMESE CONNECTION
	PROPERTY BOUNDARY / LIMIT OF U/G PARKING
	PROPOSED DEPRESSED CURB
	PROPOSED BUILDING OVERHANG
	EXISTING DEPRESSED CURB
	EXISTING PARKING METER
	EXISTING STANDPOST
	EXISTING VALVE BOX
	EXISTING ELEVATION
	EXISTING HYDRANT C/W VALVE
	EXISTING CATCHBASIN
	EXISTING LIGHT STANDARD
	EXISTING SIGN
	EXISTING FENCE
	EXISTING TRAFFIC CONTROL BOX
	EXISTING HYDRANT MANHOLE
	EXISTING BELL MANHOLE
	EXISTING BELL MANHOLE
	EXISTING GAS VALVE
	EXISTING JOINT USE STREETLIGHT
	EXISTING TRAFFIC LIGHT
	EXISTING WATERMAIN VALVE CHAMBER
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING COMBINED MANHOLE
	EXISTING HAND HOLE

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 ARCHITECTS AND LANDSCAPE ARCHITECTS' DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
- REFER TO THE STORMWATER MANAGEMENT REPORT (R-2015-107, DATED JUNE 10, 2015) AND SERVICES DESIGN BRIEF (R-2015-108, DATED APRIL 23, 2010) 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 (R10).
- PROVIDE LINE/PARKING PAINTING.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATION OF EVERY DESIGN GRADE SHOWN ON THIS PLAN.
- REFER TO GEOTECHNICAL REPORT 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.
- 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.

GRADING NOTES:

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS.
- 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.
- GRADE AND/OR FILL BEHIND PROPOSED CURBS AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS 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.

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 THE DITCH OR STORM SYSTEM DURING CONSTRUCTION, FILTER CLOTH WILL BE PLACED UNDER GRATES OF CATCHBASINS AND STRUCTURES. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED ALONG THE PROPERTY LINES. THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL VEGETATION HAS BEEN ESTABLISHED AND 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 DITCH OR 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.

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
SUITE 2001,
210 GLADSTONE AVENUE,
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K2P 0Y6.

No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
12.	SITE PLAN REVISIONS	APR 23/2020	GJM	08.	MINOR SITE PLAN REVISIONS	MAY 22/2019	GJM
11.	SITE PLAN REVISIONS - ISSUED FOR COORDINATION	APR 17/2020	GJM	07.	MINOR SITE PLAN REVISIONS (ISSUED TO CLIENT)	MAY 2/2019	GJM
10.	MINOR SITE PLAN REVISIONS	AUG 06/2019	GJM	06.	REVISED PER SITE PLAN	JAN 8/16	JAG
9.	REVISED PER CITY COMMENTS	JUN 21/2019	GJM	05.	ISSUED WITH SITE PLAN APPROVAL (MYLAR)	AUG 10/15	JGR

No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
08.	MINOR SITE PLAN REVISIONS	MAY 22/2019	GJM	04.	REVISED AS PER CITY COMMENTS	AUG 06, 2015	JAG
07.	MINOR SITE PLAN REVISIONS (ISSUED TO CLIENT)	MAY 2/2019	GJM	03.	REVISED AS PER CITY COMMENTS	JULY 24, 2015	JAG
06.	REVISED PER SITE PLAN	JAN 8/16	JAG	02.	RE ISSUED WITH SITE PLAN APPLICATION (NEW SP)	JUNE 10, 2015	JAG
05.	ISSUED WITH SITE PLAN APPROVAL (MYLAR)	AUG 10/15	JGR	01.	ISSUED WITH SITE PLAN APPLICATION	OCT 18, 2013	JGR

SCALE
1:200

DESIGN
LGB / JAG
CHECKED
JAG / GJM
DRAWN
RG / MWC
CHECKED
LGB / GJM
APPROVED
GJM

FOR REVIEW ONLY

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LOCATION
CITY OF OTTAWA
245 RIDEAU STREET
ROYALE DEVELOPMENT

DRAWING NAME
GRADING AND EROSION
SEDIMENT CONTROL PLAN

PROJECT No. 113195
REV # 12
DRAWING No. 113195-GR
DWG # 16980

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