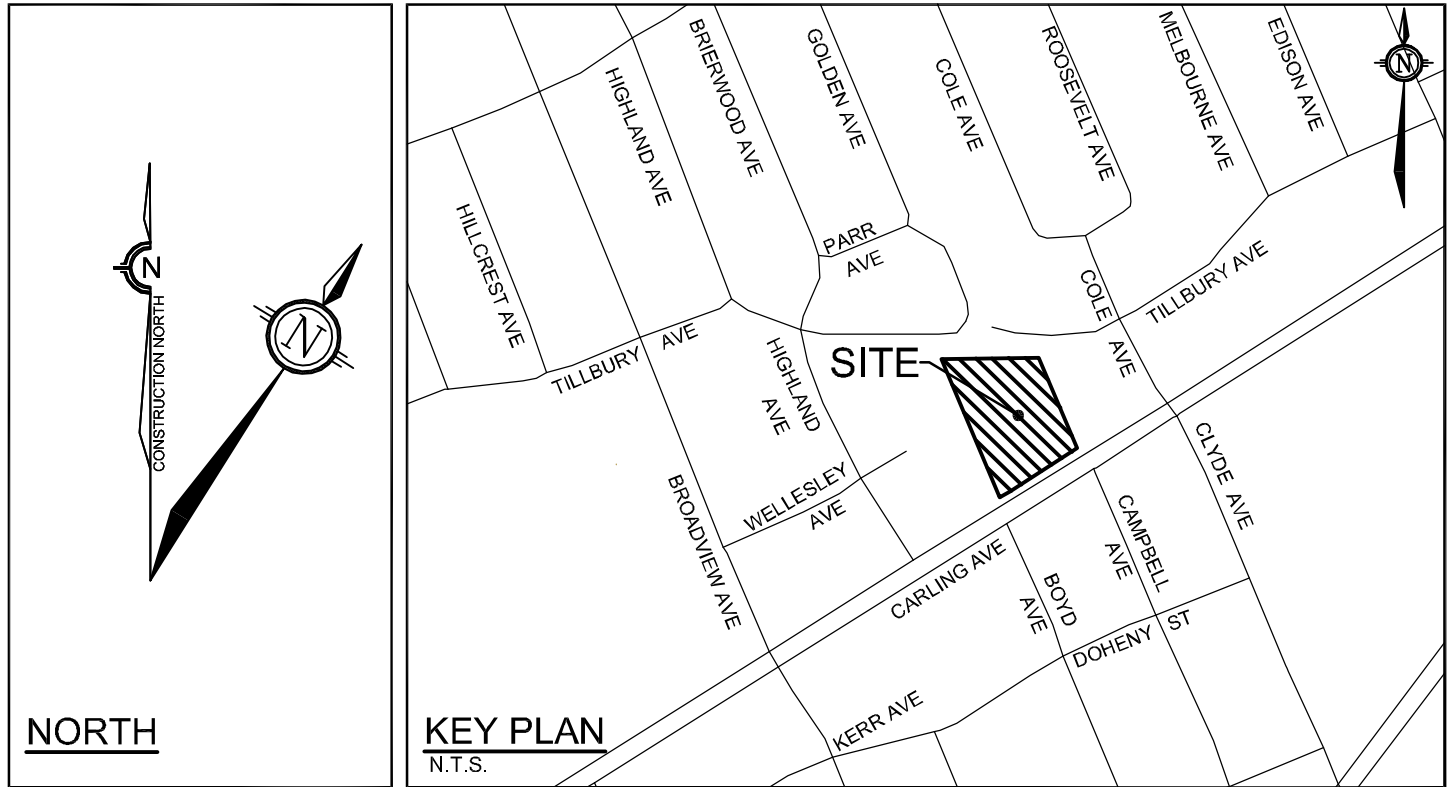
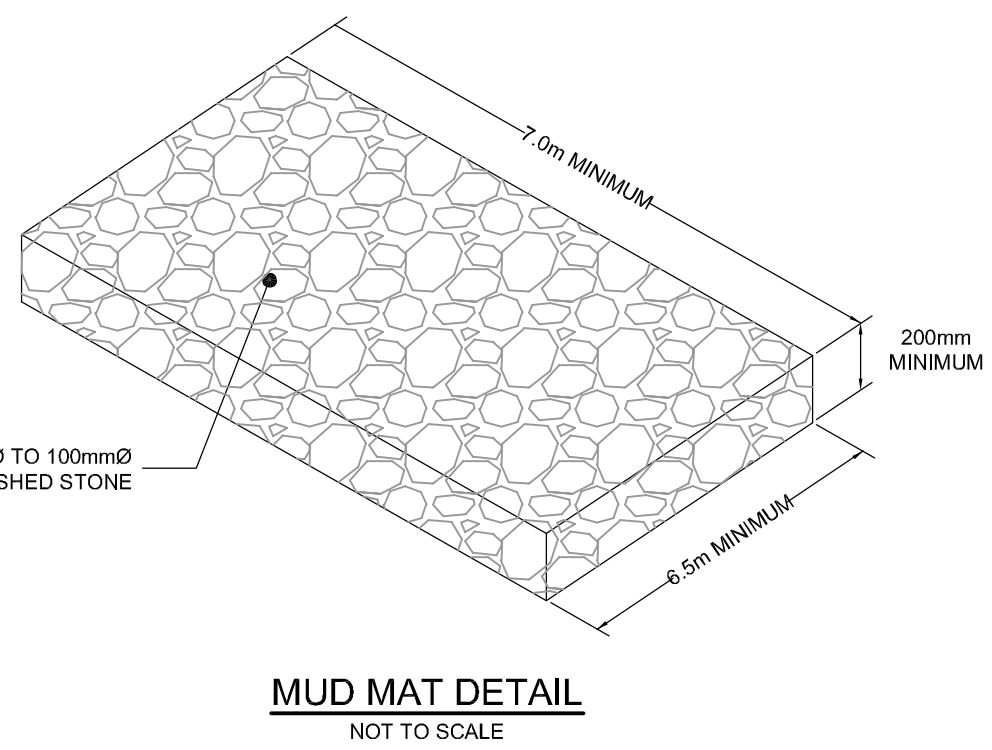




APPROVED
By Douglas James at 2:36 pm, May 19, 2021



- # LEGEND
- | | | | |
|--|----------------------------------|--|--|
| | PROPERTY LINE | | PROPOSED FENCELINE |
| | PROPOSED RETAINING WALL | | TERRACING 3:1 SLOPE MAX
(UNLESS OTHERWISE INDICATED) |
| | PROPOSED CURB | | PROPOSED FINISHED FLOOR ELEVATIONS
AT BUILDING ENTRANCES/EXITS |
| | PROPOSED DEPRESSED CURB | | PROPOSED MUD MAT |
| | PROPOSED SWALE ELEVATION | | ASPHALT REINSTATEMENT AREA
FULL ROAD WITH REPLACEMENT WITH
40mm OVERLAY |
| | PROPOSED ELEVATION | | LIGHT DUTY SILT FENCE (OPSD 219.110) |
| | PROPOSED TOP OF CURB ELEVATION | | ASPHALT REINSTATEMENT AREA
FULL DEPTH TRENCH REPLACEMENT
WITH 40mm OVERLAY |
| | PROPOSED TOP OF BERM | | TREE PROTECTION FENCING |
| | PROPOSED TOP OF WALL | | TACTILE WALKING SURFACE INDICATOR
(TWSI) PER SCT 3 |
| | PROPOSED BOTTOM OF WALL | | |
| | EXISTING ELEVATION | | |
| | PROPOSED BUILDING ENTRANCE | | |
| | SLOPE AND DIRECTION | | |
| | DIRECTION OF MAJOR OVERLAND FLOW | | |
| | PROPOSED LANDSCAPE DRAINS | | |
| | PROPOSED CATCH-BASIN MANHOLE | | |
| | PROPOSED CATCH-BASIN | | |
| | PROPOSED SANITARY MANHOLE | | |
| | PROPOSED STORM MANHOLE | | |
| | EXISTING VALVE & VALVE BOX | | |
| | EXISTING HYDRANT | | |
| | EXISTING SANITARY MANHOLE | | |
| | EXISTING STORM MANHOLE | | |
| | EXISTING CATCH-BASIN | | |
| | EXISTING HEDGE | | |
| | EXISTING GAS METER | | |
| | EXISTING UTILITY POLE | | |

GENERAL NOTES:

2. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
3. 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.
4. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
5. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO BE ISSUED BY OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
6. 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.
7. 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.
8. 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 MAP OF PART OF LOT 30 (20050102).
9. REFER TO GEOTECHNICAL REPORT PQ4223-1, 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.
10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
11. REFER TO DEVELOPMENT SERVING STUDY AND STORMWATER MANAGEMENT REPORT (R-2020-051) PREPARED BY NOVATECH.
12. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT.
13. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVING TO AS-BUILT INFORMATION SHOWN ON THIS PLAN, AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, SLOPES, SLOPES, INVERT AND ELEVATION, STRUTS, DRAINAGE AND HYDRANT LOCATION, TIRM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS-BUILT GRADES.
14. REFER TO CITY OF OTTAWA ROAD REINSTATEMENT DETAIL R10 FOR ALL REQUIRED ROAD REINSTATEMENT REINTEINMENTS.

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 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 GRASSES 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.
13. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRASSES SHOWN ON THIS PLAN.

EROSION AND SEDIMENT CONTROL NOTES:


1. 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.
2. 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, EXCAVATION, ETC.). THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE BASED ON THE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL, SUCH AS BUT NOT LIMITED TO THE CANADIAN CENTER FOR EROSION CONTROL (CCEC) GUIDELINES, WHICH REQUIRE THE CONTRACTOR TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
3. 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 OPSM 1860.
4. SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION. GEOTEXTILE SILT FENCE SHALL BE ACCORDING TO OPSM 1860, TABLE 3.
5. PROVIDE MUD MATS AT ALL CONSTRUCTION AREAS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
6. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.
7. CATCH BASIN SUMPS TO BE PERIODICALLY CLEANED TO ENSURE ACCUMULATED SEDIMENTS DO NOT INTERFERE WITH STORMWATER CONVEYANCE OR CONTRIBUTE TO INCREASED BUILD-UP OF CONTAMINANTS IN THE SLUMP, THAT MAY ENTER THE SEWER SYSTEM.

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.

						6.	ISSUED FOR COORDINATION	APR 7/21	AAR
						7.	ISSUED FOR TENDER	MAR 25/21	AAR
						6.	ISSUED FOR COORDINATION	FEB. 5/21	AAR
						5.	ISSUED FOR COORDINATION	DEC 16/20	AAR
						4.	REVISED PER CITY COMMENTS	NOV 4/20	AAR
						3.	ISSUED FOR REVIEW	APR 15/20	AAR
						2.	ISSUED FOR COORDINATION	MAR 27/20	AAR
9.	ISSUED FOR COORDINATION		APR 9/21	AAR		1.	ISSUED FOR COORDINATION	MAR 25/20	AAR
No	REVISION		DATE	BY	No	REVISION		DATE	BY

SCALE

1:300



DESIGN	FOR REVIEW ONLY	
AAR		
CHECKED		
ARM		
DRAWN		
AAR		
CHECKED		
ARM		
APPROVED		
GM		

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1705 CARLING AVE, CITY OF OTTAWA
PROPOSED HIGH-RISE RESIDENTIAL AND CARE FACILITY

DRAWING NAME
GRADING, EROSION AND
SEDIMENT CONTROL PLAN

PROJECT No.	120010
REV	REV #9
DRAWING No.	120010-GR