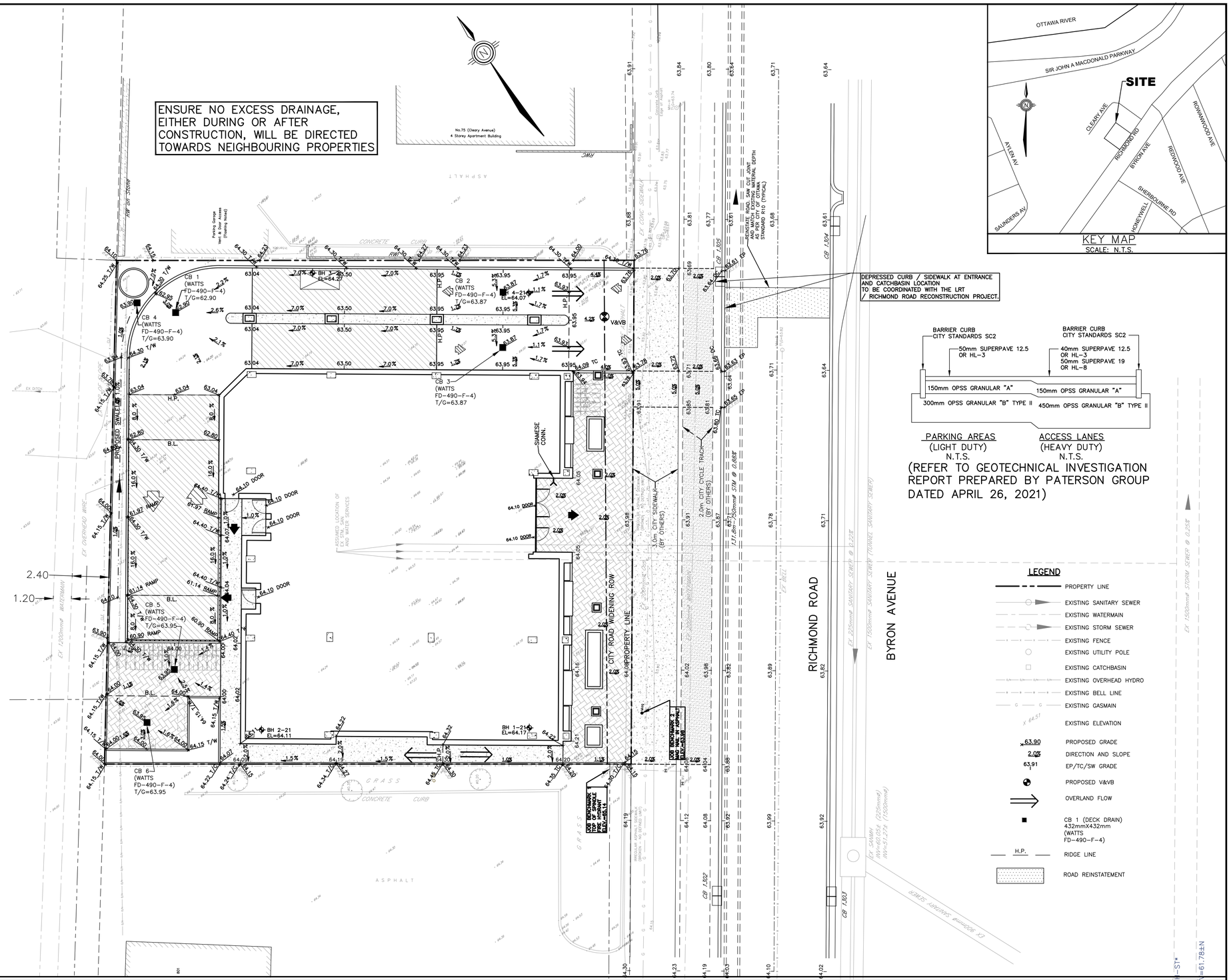
NOTES: GENERAL

1. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION
2. ALL ELEVATIONS / DIMENSIONS ARE IN METRIC UNITS.
3. JOB BENCH MARK – CONFIRM WITH LEGAL SURVEYOR PRIOR TO UTILIZATION.
4. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
5. ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER AND/OR CITY OF OTTAWA.
6. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
7. CURBS TO BE AS PER CITY OF OTTAWA STANDARD SC2.
8. CONTRACTOR IS TO COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON PUBLIC ROAD.
9. RESTORE PAVEMENT STRUCTURE AND SURFACES ON PUBLIC ROAD TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE CITY OF OTTAWA.
10. ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. (CONSTRUCTION OPSS 206, 310 & 314 MATERIALS OPSS 1001, 1003 & 1010).
11. REFER TO ARCHITECT'S SITE PLAN FOR BUILDING DIMENSIONS AND SITE LAYOUT. DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING, SUPPORT AND PROTECTION OF EXCAVATIONS.
13. REFER TO LANDSCAPE ARCHITECT'S PLAN FOR SIDEWALK, PATHWAYS, CONCRETE MEDIAN, WALLS, FENCES, GATES, PLANTING AND OTHER LANDSCAPE FEATURE MATERIALS AND LOCATIONS.
14. ALL CURB TO BE 150mm ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
15. DESIGN ELEVATIONS AS GIVEN ON THIS PLAN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
16. U/G CONTRACTOR TO INSTALL AND MAINTAIN A FILTER CLOTH "CATCH" ACROSS ALL MH/CB LIDS TO PREVENT SEDIMENTS AND GRANULARS FROM ENTERING STRUCTURES UNTIL SOD AND PAVING IS COMPLETE. ANY SEDIMENTS/GRANULARS ENTERING STRUCTURES AND SEWERS SHALL BE IMMEDIATELY REMOVED.
17. U/G CONTRACTOR TO CONFIRM LOCATION(S) AND ELEVATION(S) OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. THE ENGINEER SHALL BE INFORMED IMMEDIATELY OF ANY ERRORS, DISCREPANCIES, CONFLICTS, OMISSIONS etc THAT ARE FOUND.
18. THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION BY REVIEWING THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP, DATED APRIL 26, 2021.
19. THE CONTRACTOR SHALL APPRAISE HIS/HER SELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
20. THE CONTRACTOR SHALL COORDINATE AND PAY FOR ALL CONSTRUCTION RELATED PERMITS, FEES, INSPECTIONS AND APPROVALS REQUIRED BY THE CITY OF OTTAWA.
21. IN PREPARATION FOR THE CONSTRUCTION OF THE NEW ASPHALTIC CONCRETE SURFACED ROADWAYS AND PARKING AREAS, ALL TOPSOIL, ORGANIC MATERIAL AND ANY LOOSE/SOFT OR WET SOIL SHOULD BE REMOVED FROM THE PROPOSED SUBGRADE SURFACE AND REPLACED WITH SUITABLE COMPACTED EARTH BORROW OR GRANULAR FILL.
22. PRIOR TO PLACING GRANULAR FILL FOR THE ROADWAYS AND PARKING AREAS, THE EXPOSED SUBGRADE SHOULD BE HEAVILY PROOF ROLLED WITH A WITH A LARGE (10 TONNE) VIBRATORY STEEL DRUM ROLLER UNDER DRY CONDITIONS. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE, COMPACTED EARTH BORROW.
23. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND CONSTRUCTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES TO ENSURE THAT SEDIMENT DOES NOT MIGRATE FROM THE CONSTRUCTION SITE. SEDIMENTS SHALL BE CONTAINED AND DISPOSED OF IN A MANNER CONSISTENT WITH THE CITY OF OTTAWA SPECIFICATIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECIEVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING FILTER COLTH UNDER THE GRATES OF CATCHBASINS AND MANHOLES AND INSTALLING SILT FENCES (PER OPSD 219.110) AND OTHER EFFECTIVE SEDIMENT TRAPS.
24. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY APPLICABLE REGULATOR AGENCY.
THE SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.
25. THE CONTRACTOR IS TO PROVIDE 'AS-CONSTRUCTED' INFORMATION (i.e. ASPHALT GRADES, TOP OF CURB GRADES, WATERMAIN OBVERTS, SEWER INVERTS, ETC.) TO THE ENGINEER AND/OR CLIENT.
26. ASPHALTIC CONCRETE SHALL NOT BE PLACED UNTIL FINAL CCTV INSPECTION OF THE SEWERS IN ACCORDANCE WITH OPSS 409 HAVE BEEN COMPLETED AND TO THE ENGINEER AND/OR CLIENT.
27. THE CONTRACTOR IS RESPONSIBLE FOR ALL RE-CCTV RESULTING FROM DEFICIENCY REPAIRS AS DEEMED NECESSARY BY THE ENGINEER. CCTV INSPECTIONS WILL BE CONDUCTED UNTIL SUCH TIME AS THE RESULTS HAVE BEEN APPROVED BY THE ENGINEER AND/OR CITY OF OTTAWA AT NO ADDITIONAL COST TO THE CLIENT.

ANDREW MCCREIGHT
MANAGER (A), DEVELOPMENT REVIEW CENTRAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 8:41 am, Apr 04, 2023

ENSURE NO EXCESS DRAINAGE, EITHER DURING OR AFTER CONSTRUCTION, WILL BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES



(REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP DATED APRIL 26, 2021)

LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING CATCHBASIN
- EXISTING OVERHEAD HYDRO
- EXISTING BELL LINE
- EXISTING GASMAIN
- EXISTING ELEVATION
- PROPOSED GRADE
- DIRECTION AND SLOPE
- EP/TC/SW GRADE
- PROPOSED V&VB
- OVERLAND FLOW
- CB 1 (DECK DRAIN) 432mmX432mm (WATTS FD-490-F-4)
- RIDGE LINE
- ROAD REINSTATEMENT

CONTRACT DRAWINGS:
Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner/client and the Engineer without the express written consent of Ainley Graham & Associates Limited. Use of these drawings by any party for any other purpose is subject to the following caution.

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NO.	REVISIONS	DATE	INITIAL
5	REVISED PER SPC COMMENTS	JUNE 01/22	JX
4	RE-ISSUED FOR SITE PLAN APPROVAL	FEB 07/22	JX
3	REVISED PER CITY COMMENTS	JAN 03/22	JX
2	ISSUED FOR SITE PLAN APPROVAL	MAY 19/21	JX
1	ISSUED FOR REVIEW/COORDINATION	APR 26/21	JX

Not Valid Unless Signed And Dated
Professional Engineers Ontario
JUNE 01, 2022
Limited Licensee
Name: J.W.XU
Number: 100171806
Category: CIVIL see limitation
Limitations:
This licence is subject to the limitations as detailed on the certificate.
Association of Professional Engineers of Ontario

SCALE:	1 : 125
DESIGN:	JX
DRAWN:	MH
CHECKED:	GSC/JX
DATE:	MARCH 2021

DENTECH HOLDINGS INC
PROPOSED APARTMENT
797 RICHMOND ROAD
CITY OF OTTAWA

GRADING AND DRAINAGE PLAN

Ainley GROUP — CONSULTING ENGINEERS PLANNERS

CONTRACT No. 21006 | 005-21006-GR1

D07-12-21-0088

#18550

Jun 01, 2022 I:\DRAWINGS\21006-1 797 Richmond Road\Design\005-21006-GR1.dwg