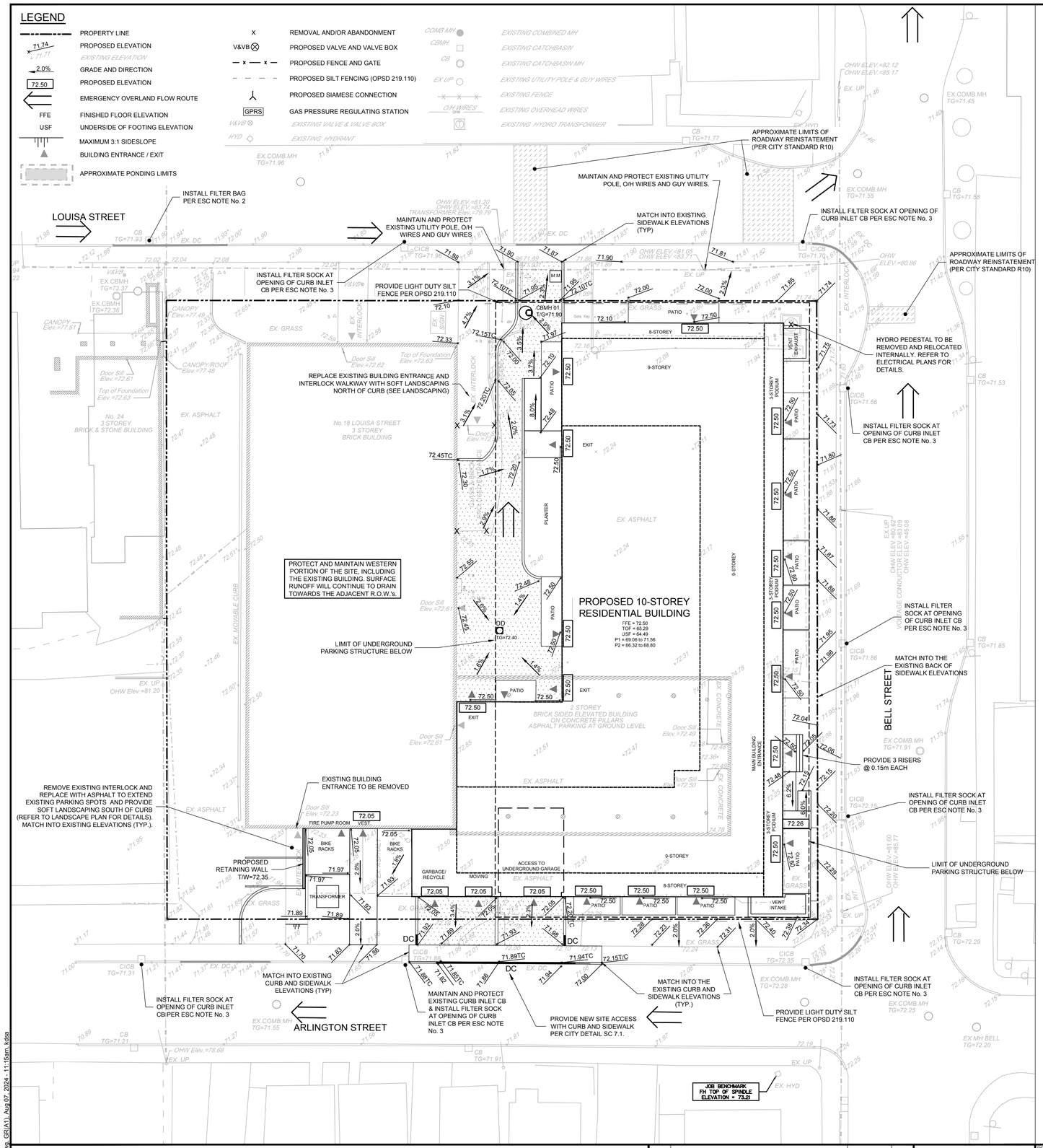
LEGEND

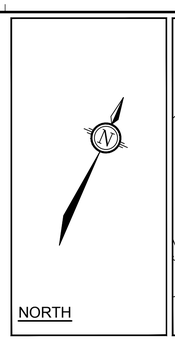
- PROPERTY LINE
- 71.74 — PROPOSED ELEVATION
- 71.71 — EXISTING ELEVATION
- 2.0% — GRADE AND DIRECTION
- 72.50 — PROPOSED ELEVATION
- EMERGENCY OVERLAND FLOW ROUTE
- FFE — FINISHED FLOOR ELEVATION
- USF — UNDERSIDE OF FOOTING ELEVATION
- MAXIMUM 3:1 SIDESLOPE
- BUILDING ENTRANCE / EXIT
- APPROXIMATE PONDING LIMITS
- X — REMOVAL AND/OR ABANDONMENT
- V&VB — PROPOSED VALVE AND VALVE BOX
- PROPOSED FENCE AND GATE
- PROPOSED SILT FENCING (OPSD 219.110)
- PROPOSED SIAMESE CONNECTION
- GPRS — GAS PRESSURE REGULATING STATION
- V&VB — EXISTING VALVE & VALVE BOX
- HYD — EXISTING HYDRANT
- COMB.MH — EXISTING COMBINED MH
- CBMH — EXISTING CATCHBASIN
- CB — EXISTING CATCHBASIN MH
- EX.UP — EXISTING UTILITY POLE & GUY WIRES
- EXISTING FENCE
- O/H WIRES — EXISTING OVERHEAD WIRES
- EXISTING HYDRO TRANSFORMER

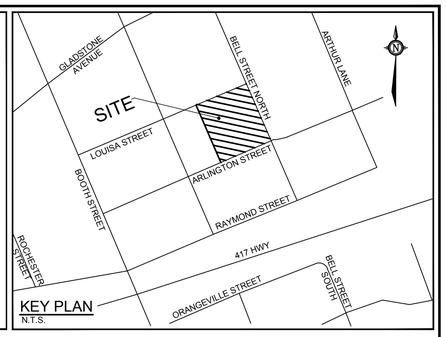


PAVEMENT STRUCTURE:

HEAVY DUTY PAVEMENT - ROADWAY RE-INSTATEMENT
MATCH EXISTING GRANULAR STRUCTURE OF ROADWAY
MATCH EXISTING ASPHALT THICKNESSES
NEW ASPHALT GRADE: PG 58-34

HEAVY DUTY PAVEMENT - ACCESS LANES AND LOADING AREA
40mm SUPERPAVE 12.5
50mm SUPERPAVE 19.0
150mm GRANULAR "A"
300mm GRANULAR "B" TYPE II
ASPHALT GRADE PG 58-34

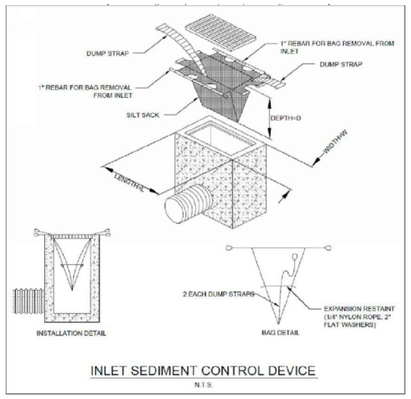




KEY PLAN
N.T.S.

GENERAL NOTES:

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. 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.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. 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.
5. 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 ANDALL RELEVANT REFERENCES TO OPSS, OPSD & AWWA GUIDELINES - ALL CURRENT VERSIONS AND 'AS AMENDED'.
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 AND ENGINEER.
7. 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.
8. ALL ELEVATIONS ARE GEODETIC.
9. REFER TO GEOTECHNICAL INVESTIGATION REPORT (PATERSON REPORT NUMBER PG5405-1 REVISION 3), DATED JULY 24 2024, 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 SERVICING STUDY & STORMWATER MANAGEMENT REPORT(R-2020-130) PREPARED BY NOVATECH.
12. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).



INLET SEDIMENT CONTROL DEVICE
N.T.S.

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 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.
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 GRADES 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.
10. 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:

1. 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.
2. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE). THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
3. TO PREVENT SURFACE EROSION FROM ENTERING ANY SEWER SYSTEM DURING CONSTRUCTION, FILTER BAGS WILL BE PLACED UNDER GRATES OF NEARBY CATCHBASINS AND STRUCTURES. TERRAFIX 8" ULTRA SILT SOCK (FILTER SOCK) IS TO BE USED AT THE OPENING OF ALL CURB INLET CATACHBASINS. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED 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.
4. 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.
5. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO ANY 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.
6. 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.
7. ROADWAYS ARE TO BE SWEPT AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR MUNICIPALITY.
8. THE CONTRACTOR SHALL ENSURE PROPER DUST CONTROL IS PROVIDED WITH THE APPLICATION OF WATER (AND IF REQUIRED, CALCIUM CHLORIDE) DURING DRY PERIODS.

Erosion and Sediment Control Responsibilities:

				During Construction			After Construction Prior to Final Acceptance		After Final Acceptance
	ESC Measure	Symbol	Specification	Installation Responsibility	Inspection/Maintenance Responsibility	Inspection Frequency	Approval to Remove	Removal Responsibility	Inspection/Maintenance Responsibility
Temporary Measures	Silt Fence	— · — —	OPSD 219.110	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
	Filter Fabric	Location as Indicated in ESC Note #3	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
	Mud Mat	M M	Drawing Details	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
	Dust Control	Location as Required Around Site	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
	Stabilized Material Stockpiling	Location as Required by Contractor	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
	Sediment Basin (for flows 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, WATERMAINS, 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.

BENCHMARK INFO:

TOP OF SPINDLE OF EXISTING ON-SITE FIRE HYDRANT LOCATED NEAR THE SOUTH-WEST CORNER OF THE INTERSECTION OF ARLINGTON AVENUE AND BELL STREET.
GEODETIC ELEVATION = 73.21m. ALL ELEVATIONS ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM VERTICAL CONTROL MONUMENT NO. 3603 HAVING AN ELEVATION OF 76.959 METRES.
THE EXISTING GRADES SHOWN ON THE PLANS ARE TAKEN DIRECTLY FROM TOPOGRAPHICAL SURVEY PLAN (Ref. # 21029-20 JRE L1 7 PL 49 T F), PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK SIGNED AND DATED NOVEMBER 20, 2020.

SURROUNDING BACKGROUND TOPO INFORMATION BEYOND THE LIMITS OF THE SITE SURVEY ARE SHOWN FROM CITY OF OTTAWA 1:1000 MAPPING FOR CONTEXT ONLY.

OWNER INFORMATION
IRONWOOD FUND LIMITED PARTNERSHIP
18 LOUISA STREET, SUITE 370
OTTAWA, ONTARIO, K1R 6Y6
NAME: KEN JENNINGS
PHONE: (343) 961-8380
admin@jenningsdevelopments.com

No.	REVISION	DATE	BY
3	ISSUED FOR SITE PLAN CONTROL APPROVAL	AUG 07/24	FST
2	REVISED PER CITY COMMENTS	NOV 10/21	FST
1	ISSUED FOR SITE PLAN APPROVAL	MAY 28/21	FST

SCALE 1:200

DESIGN DM / SM
CHECKED FST
DRAWN DM
CHECKED SM
APPROVED FST

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER F.S. THAUVETTE 100041399 August 7, 2024 PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Téléphone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
18 LOUISA STREET

DRAWING NAME
GRADING AND EROSION & SEDIMENT CONTROL PLAN

PROJECT No. 120206-00
REV REV # 3
DRAWING No. 120206-GR

D07-12-21-0102

PLAN #18564

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