



LEGEND

—	PROPERTY LINE	○	EXISTING VALVE & VALVE BOX
—	PROPOSED BARRIER CURB	○	EXISTING VALVE & LEAD
—	PROPOSED DEPRESSED CURB	○	EXISTING SANITARY MANHOLE
—	PROPOSED SIDEWALK	○	EXISTING STORM MANHOLE
—	PROPOSED TACTILE WALKING SURFACE INDICATOR (TWSI)	○	EXISTING CATCHBASIN
—	PROPOSED BUILDING ENTRANCE	○	EXISTING DITCH CENTERLINE
—	PROPOSED ELEVATION	○	EXISTING UTILITY POLE
—	PROPOSED DEPRESSED CURB ELEVATION	○	EXISTING UTILITY POLE ANCHORS
—	PROPOSED TOP OF CURB ELEVATION	○	EXISTING STREETLIGHT
—	EXISTING ELEVATION TO REMAIN	○	EXISTING ROAD SIGNAGE
—	EXISTING TOPO SURVEY ELEVATION	○	EXISTING TREE
—	PROPOSED DECK DRAIN	○	EXISTING DITCH BOTTOM OF SLOPE
—	PROPOSED VALVE AND VALVE BOX	○	
—	PROPOSED BUILDING ENTRANCE	○	
—	SLOPE AND DIRECTION	○	
—	DIRECTION OF MAJOR OVERLAND FLOW	○	
—	PROPOSED BIKE RACKS	○	
—	PROPOSED CROSSWALK PAINTING	○	
—	PROPOSED LINE PAINTING	○	
—	PROPOSED TERRACING	○	
—	PROPOSED BOLLARDS	○	
—	TREE PROTECTION FENCING	○	

- 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 DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
 - ALL ELEVATIONS ARE GEODETIC (CVG028). THE SITE BENCHMARK IS CURRENTLY SET ON TOP OF THE FIRE HYDRANT SPINDLE (ELEV. = 80.45), LOCATED AT THE SOUTHWEST CORNER OF THE EXISTING ENTRANCE OFF LEGGET DRIVE. REFER TO THE FAIRHALL, MCFARTT & WOODLAND LIMITED TOPOGRAPHIC SURVEY OF PART OF LOT 6 CONCESSION 4, GEOGRAPHIC TOWNSHIP OF MARCH, CITY OF OTTAWA.
 - THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
 - REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
 - REFER TO SERVICING AND STORMWATER MANAGEMENT REPORT PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD. R-2024-083 (DATED JANUARY 15, 2025).
 - 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 GENERAL PLAN OF SERVICES INDICATING ALL SERVICING 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 LOCATIONS, TBM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
 - CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

- 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.
 - NON-SPECIFIED EXISTING FILL ALONG WITH SITE EXCAVATED SOIL SHOULD BE PLACED AS GENERAL LANDSCAPING FILL AND BENEATH EXTERIOR PARKING AREAS WHERE SETTLEMENT OF THE GROUND IS OF MINOR CONCERN. THESE MATERIALS SHOULD BE SPREAD IN MAXIMUM 300mm THICK LOOSE LIFTS AND COMPACTED BY THE TRACKS OF THE SPREADING EQUIPMENT TO MINIMIZE VOIDS. IF THE MATERIAL IS TO BE USED TO BUILD UP THE SUB-GRADE LEVEL FOR AREAS TO BE PAVED, IT SHOULD BE COMPACTED IN MINIMUM 300mm THICK LIFTS TO AT LEAST 95% OF THE MATERIALS SPMD. THE PLACEMENT OF SUB-GRADE MATERIAL SHOULD BE REVIEWED AT THE TIME OF PLACEMENT BY THE GEOTECHNICAL ENGINEER'S PERSONNEL (PATERSON GROUP).
 - EXPOSED SUB-GRADES 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.
 - FILL USED FOR GRADING BENEATH THE BASE AND SUB-BASE LAYERS OF PAVED AREAS SHOULD CONSIST, UNLESS OTHERWISE SPECIFIED, OF CLEAN IMPORTED GRANULAR FILL, SUCH AS CPSS GRANULAR A, GRANULAR B TYPE I OR SELECT SUB-GRADE MATERIAL. THIS MATERIAL SHOULD BE TESTED AND APPROVED PRIOR TO DELIVERY TO THE SITE. THE FILL SHOULD BE PLACED IN LIFTS NO GREATER THAN 300mm THICK AND COMPACTED USING SUITABLE COMPACTION EQUIPMENT FOR THE LIFT THICKNESS. FILL PLACED BENEATH THE PAVED AREAS SHOULD BE COMPACTED TO AT LEAST 100% OF ITS SPMD.
 - 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.
 - BACKFILL MATERIAL BELOW SIDEWALK AND WALKWAY SUB-GRADE OR OTHER SETTLEMENT SENSITIVE STRUCTURES WHICH ARE NOT ADJACENT TO THE BUILDINGS SHOULD CONSIST OF FREE DRAINING, NON-FROST SUSCEPTIBLE MATERIAL. THIS MATERIAL SHOULD BE PLACED IN MAXIMUM 300mm LOOSE LIFTS AND COMPACTED TO AT LEAST 98% OF ITS SPMD UNDER DRY, AND ABOVE FREEZING, CONDITIONS.
 - 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.

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.

No.	REVISION	DATE	BY
3	REVISED PER CITY COMMENTS	JAN 15/25	GJM
2	RE-ISSUED WITH SITE PLAN APPLICATION	NOV/24	GJM
1	ISSUED WITH SITE PLAN APPLICATION	OCT/24	GJM

SCALE	DESIGN	CHECKED	DRAWN	APPROVED
1:300	CJF	GJM	CJF	GJM

FOR REVIEW ONLY

PROFESSIONAL ENGINEER
G.J. MacDONALD
JUN 15, 2025
PROVINCE OF OTTAWA

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

LOCATION: CITY OF OTTAWA, 535 LEGGET DRIVE
DRAWING NAME: GRADING PLAN
PROJECT No.: 124045
REV # 3
DRAWING No.: 124045-GR