



LEGEND	
	PROPOSED ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED INTERIOR ELEVATION
	GRADE AND DIRECTION
	PROPERTY BOUNDARY
	PROPOSED DEPRESSED CURB (PER STD. CITY DETAIL SC1.1)
	PROPOSED DEPRESSED CURB WITH GUTTER (PER STD. CITY DETAIL SC1.2)
	PROPOSED BARRIER CURB (PER STD. CITY DETAIL SC1.1)
	PROPOSED BUILDING/PARKING/LOADING ENTRANCE
	PROPOSED VALVE & VALVE BOX
	PROPOSED REMOTE WATER METER
	PROPOSED WATER METER
	PROPOSED SIAMESE CONNECTION
	PROPOSED LANDSCAPE DRAIN (ELBOW)
	PROPOSED LANDSCAPE DRAIN (TEE)
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET CATCH BASIN
	DIRECTION OF MAJOR OVERLAND FLOW
	EXISTING HYDRANT C/W VALVE
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING DEPRESSED CURB
	EXISTING PARKING METER
	EXISTING STANDPOST
	EXISTING ELEVATION
	EXISTING VALVE BOX
	EXISTING CATCH BASIN
	EXISTING LIGHT STANDARD
	EXISTING SIGN
	EXISTING TRAFFIC CONTROL BOX
	EXISTING HYDRANT MANHOLE
	EXISTING BELL MANHOLE
	EXISTING GAS VALVE
	EXISTING TRAFFIC LIGHT
	EXISTING WATERMAIN VALVE CHAMBER COVER

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 ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- REFER TO DEVELOPMENT SERVICEABILITY AND STORMWATER MANAGEMENT REPORT (R-2018-028) PREPARED BY NOVATECH.
- 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/CYCLE TRACK PAINTING. REFER TO FUNCTIONAL DESIGN DRAWING.
- 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 CURB 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 SLIT FENCE BARRIER WILL ALSO BE INSTALLED ALONG THE PROPERTY LINES. THE 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 SWEEPED 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.

Minimum Erosion and Sediment Control Responsibilities:

ESC Measure	Symbol	Specification	Installation Responsibility	During Construction		After Construction Prior to Final Acceptance		After Final Acceptance
				Inspection/Maintenance Responsibility	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 On Plan Above	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
	Mud Mat	See Detail Above	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A
	Dust Control	Project Section 31 25 00	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A
	Stabilized Material Stockpiling	Location as Required by Contractor	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, 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
CLARIDGE HOMES SUITE 2001,
210 GLADSTONE AVENUE,
OTTAWA, ONTARIO
K2P 0Y6.



No.	REVISION	DATE	BY
7.	ISSUED PER REVISED SITE PLAN	MAY 22/2019	GJM
6.	REVISED PER CITY COMMENTS	APR 09/2019	GJM
5.	ISSUED WITH SITE PLAN APPLICATION	FEB 19/2019	GJM
4.	DRAFT FOR COORDINATION	FEB 11/2019	GJM
3.	ISSUED FOR INFORMATION	NOV 22/2018	GJM
2.	ISSUED FOR SITE PLAN APPROVAL	AUG 15/2018	FST
1.	ISSUED WITH SITE PLAN APPLICATION	OCT 18/2013	JGR

SCALE	
1:200	
0 2 4 6 8	

FOR REVIEW ONLY	
DESIGN	LGB/GJM
CHECKED	GJM
DRAWN	MWC/LGB
CHECKED	GJM
APPROVED	GJM



LOCATION
CITY OF OTTAWA
383 ALBERT STREET / 340 QUEEN STREET
MOON DEVELOPMENT

DRAWING NAME
GRADING AND EROSION &
SEDIMENT CONTROL PLAN

PROJECT No.	109111
REV	REV #7
DRAWING No.	109111-GR