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Last Plotted: 10/4/2013 3:24:16 PM Plotted by: jburns
Pen Table:: rld.ctb
References:

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

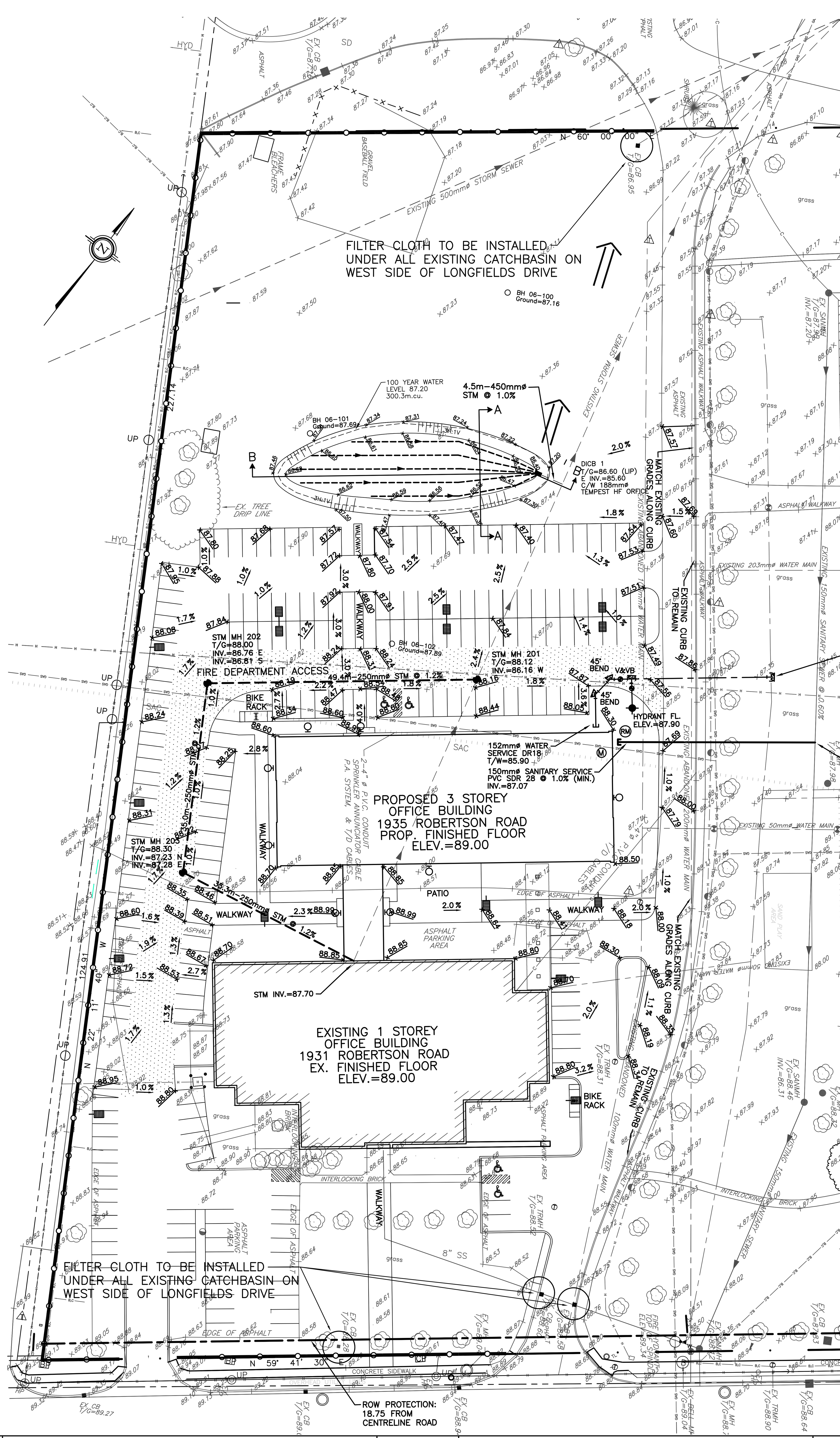
GENERAL:

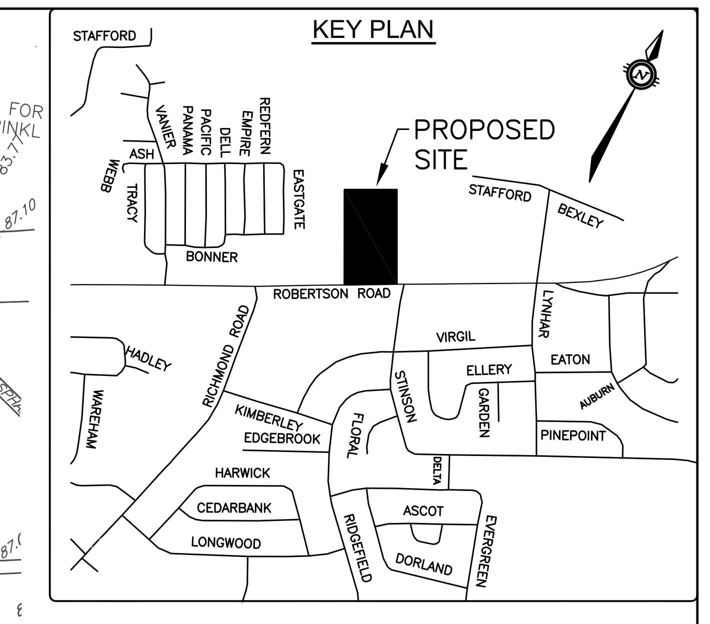
1. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION.
2. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
3. JOB BENCH MARK – CONFIRM WITH ROBINSON LAND DEVELOPMENT PRIOR TO UTILIZATION.
4. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
5. STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
6. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.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 STANDARDS.
8. CONTRACTOR IS TO COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS.
9. THE CONTRACTOR SHALL COMPLETE ALL RESTORATION WITH CITY ROW's TO A CONDITION AT LEAST EQUAL TO ORIGINAL AND TO THE SATISFACTION OF THE MUNICIPAL AUTHORITIES.
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. THE CONTRACTOR SHALL REFER TO AND COMPLY WITH THE ARCHITECT'S SITE PLAN FOR BUILDING DIMENSIONS AND SITE LAYOUT. LATEST DESIGN DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION LAYOUT. LAYOUT TO BE CHECKED BY THE OWNERS CONSULTANT(S) PRIOR TO CONSTRUCTION.
12. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN TO WITHIN 1.0m OF BUILDING WALLS. PROVIDE TEMPORARY CAPS.
13. THE CONTRACTOR SHALL REFER TO AND COMPLY WITH THE LANDSCAPE ARCHITECTS' PLAN FOR SIDEWALK, PATHWAYS, RETAINING WALLS, CONCRETE MEDIAN, PLANTING AND OTHER LANDSCAPE FEATURES, MATERIALS AND LOCATIONS.
14. ALL CURB TO BE 150mm ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL SUPPLY, 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.
16. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR 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. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
17. THE CONTRACTOR SHALL PROTECT ANY SUCH EXISTING SERVICES & FACILITIES. SUCH REQUIRED MEASURES INCLUDE, BUT ARE NOT LIMITED TO: ENSURE ALL CONCERNED UTILITIES HAVE LOCATED THEIR PLANT PRIOR TO ANY EXCAVATING, LOCATE AND FLAG/PAINT THE LOCATIONS OF OTHER U/G PLANT WHICH MIGHT BE DAMAGED BY EXCAVATION AND CONSTRUCTION TRAFFIC, HAND DIG IN PROXIMITY TO EXISTING BURIED SERVICES TO LOCATE THEM WITHOUT ANY RESULTING DAMAGE, BRACE AND SUPPORT WHERE REQUIRED.
18. 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.
19. THE CONTRACTOR SHALL COORDINATE AND PAY FOR ALL CONSTRUCTION RELATED PERMITS, FEES, INSPECTIONS AND APPROVALS REQUIRED BY THE CITY OF OTTAWA.
20. DESIGN ELEVATIONS GIVEN ON THIS PLAN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY ROBINSON LAND DEVELOPMENT. POND STORAGE VOLUMES AND INLET CONTROL DEVICE DIMENSIONS MUST COMPLY WITH THE STORM WATER MANAGEMENT REPORT PREPARED BY ROBINSON LAND DEVELOPMENT FOR THIS PROJECT,
21. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE CITY OF OTTAWA STANDARD CONSTRUCTION & MATERIAL SPECIFICATIONS AND DRAWINGS AND THE OPSS & OPSDs. THESE SPECIFICATIONS AND DRAWINGS SHALL BE CONSIDERED TO BE INCLUDED AS PART OF THE SPECIFICATIONS AND DRAWINGS OF THE WORK DESCRIBED ON THIS CONTRACT DRAWING. HOWEVER NO "BASIS OF PAYMENT CLAUSE" IN THOSE DOCUMENTS SHALL TAKE PRECEDENCE OVER THE BASIS OF PAYMENT TENDERED AND OFFERED BY THE CONTRACTOR FOR THE WORK INDICATED ON THIS DRAWING. THE TENDERED AMOUNT SHALL BE CONSIDERED FULL PAYMENT FOR ALL WORK, LABOUR, PRODUCTS, MATERIALS, TOOLS, EQUIPMENT ETC. TO COMPLETE THIS WORK.
22. ALL MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE OR IN EXCESS TO THE REQUIREMENTS OF THIS WORK SHALL BE LOADED, HAULED, DUMPED AND SPREAD AT APPROVED LOCATION(S) ARRANGED AND PAID FOR BY THE CONTRACTOR.
23. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE FOR DEWATERING, SUPPORT AND PROTECTION OF EXCAVATIONS AND TRENCHING AS WELL AS RELEASE OF ANY PUMPED GROUND WATER IN A CONTROLLED AND APPROVED MANNER.
24. THE CONTRACTOR SHALL SUPPLY, INSTALL AND MAINTAIN SILT FENCING AND STRAW BALES, AS SHOWN ON THIS DRAWING, TO PREVENT SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION FROM ENTERING INTO EX. DITCHES AND WATERCOURSES OR LEAVING THE SITE. SILT FENCES AND STRAW BALE CHECK DAMS SHALL BE AS PER OPSDs 219.11 & 219.18. ALL EROSION PROTECTION ALL SEDIMENT PROTECTION MEASURES SHALL BE INSPECTED DAILY AND AFTER EVERY RAINFALL. THEY SHALL BE MAINTAINED, CLEANED OUT AND REPLACED AS SOON AS SEDIMENT BUILD UP OR INCORRECT INSTALLATION IS OBSERVED BY THE CONTRACTOR OR AS REQUIRED BY THE ENGINEER, CITY OR CONSERVATION AUTHORITY. CLEAN OUT AND REPAIRS SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND THE SOD HAS TAKEN AND SLOPES ARE STABLE.
25. CLAY DYKE SEEPAGE BARRIERS SHALL BE 1.5 M WIDE, COMPACTED GREY BROWN WEATHERED SILTY CLAY, OR SYNTHETIC IMPERMEABLE MEMBRANE, FULL TRENCH WIDTH AND EXTENDING FROM TRENCH BOTTOM TO THE SURFACE OF THE SILTY CLAY SUBGRADE.
26. THE CONTRACTOR SHALL PROTECT ALL TREES NOT DESIGNATED FOR REMOVAL. TREES SHALL BE PROTECTED FROM: CONSTRUCTION EQUIPMENT MOVEMENTS, STOCKPILING OF ANY MATERIALS WITHIN DRIPLINES AND FROM UNNECESSARY EXCAVATION ENCROACHING WITHIN DRIP LINES. THE CONTRACTOR SHALL SUPPLY, INSTALL AND MAINTAIN TREE PROTECTION BARRIERS AS PER OPSD-220.01 INSPECT, MAINTAIN, REPAIR AND REPLACE AS NECESSARY UNTIL ALL CONSTRUCTION IS COMPLETE.
27. THE EXISTING VEGETATION SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE. NO DISRUPTION SHALL OCCUR BETWEEN THE DITCH AND THE PROPOSED SILT FENCE. ANY GRADING REQUIRED SHALL ONLY OCCUR BETWEEN THE SILT FENCE AND THE PROPOSED ASPHALT AREAS.
28. RESTORE ALL DISTURBED SITE PAVEMENT STRUCTURE TO A CONDITION AT LEAST EQUAL TO ORIGINAL.
29. BEFORE EXCAVATION OF ANY MATERIALS THE CONTRACTOR SHALL OBTAIN CONFIRMATION FROM THE ENGINEER AS TO WHICH MATERIALS ARE EXPECTED TO BE REMOVED FROM THE SITE AND WHICH "MIGHT" BE REINCORPORATED INTO THE WORK. SELECT SITE MATERIAL WHICH IS INTENDED FOR REUSE SHALL BE CLEANLY SEPARATED, LOADED, HAULED, DUMPED, GRADED AND COMPACTED AS REQUIRED BY THE ENGINEER. IF THE CONTRACTOR HAS NOT PREPARED THE WORK TO RECEIVE THIS MATERIAL IN ADVANCE OF IT'S EXCAVATION THEN IT SHALL BE TEMPORARILY STOCKPILED AT LOCATIONS AS DIRECTED BY THE ENGINEER. STOCKPILED MATERIAL SHALL BE LOADED, HAULED, DUMPED, GRADED AND COMPACTED AS DIRECTED BY THE ENGINEER. ALL MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE OR IN EXCESS TO THE REQUIREMENTS OF THIS WORK SHALL BE LOADED, HAULED, DUMPED AND SPREAD AT A LOCATION(S) ARRANGED AND PAID FOR BY THE CONTRACTOR.
30. THE CONTRACTOR SHALL COMPLY WITH THE GEOTECHNICAL REPORT FOR PAVEMENT STRUCTURE. REMOVE ALL SURFICIAL VEGETATION, EXISTING ASPHALT, CURB (ETC.) LOCATED WITHIN DESIGNATED AREAS OF PROPOSED CONSTRUCTION. REMOVE AND/OR RELOCATE PIPES, APPURTENANCES, STRUCTURES, ETC. THAT ARE DESIGNATED FOR REMOVAL AND/OR RELOCATION. REGRADE EXISTING GRANULARS TO PROPOSED GRADES. SUPPLY AND INSTALL GRANULARS AS REQUIRED TO ACHIEVE PROPOSED GRADES. ALL MATERIAL DESIGNATED BY THE ENGINEER AS EXCESS TO THE REQUIREMENTS OF THIS WORK SHALL BE LOADED HAULED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. LOOSE SUBGRADE TO BE RECOMPACTED. SOFT AREAS SHALL BE SUBEXCAVATED, WITH A 5:1 TRANSITION TAPER TO FIRM SUBGRADE, AND BACKFILLED WITH WITH SELECT SUBGRADE MATERIAL.
31. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
32. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED RESIDENTS A MIN OF 48 HOURS PRIOR TO A SCHEDULED SERVICE DISRUPTION, INCLUDING ROAD AND DRIVEWAY BLOCKAGES.
33. ANY ACCIDENTAL SERVICE DISRUPTION IS TO BE REMEDIED IMMEDIATELY BY THE CONTRACTOR.
34. ALL SIDEWALKS SHALL BE SLOPED A MINIMUM OF 1.0% AWAY FROM BUILDING UNLESS OTHERWISE INDICATED.
35. LIMITS OF GRADING MAY VARY FROM THAT INDICATED, DEPENDING ON THE FIELD CONDITIONS OR AS DIRECTED BY THE ENGINEER.

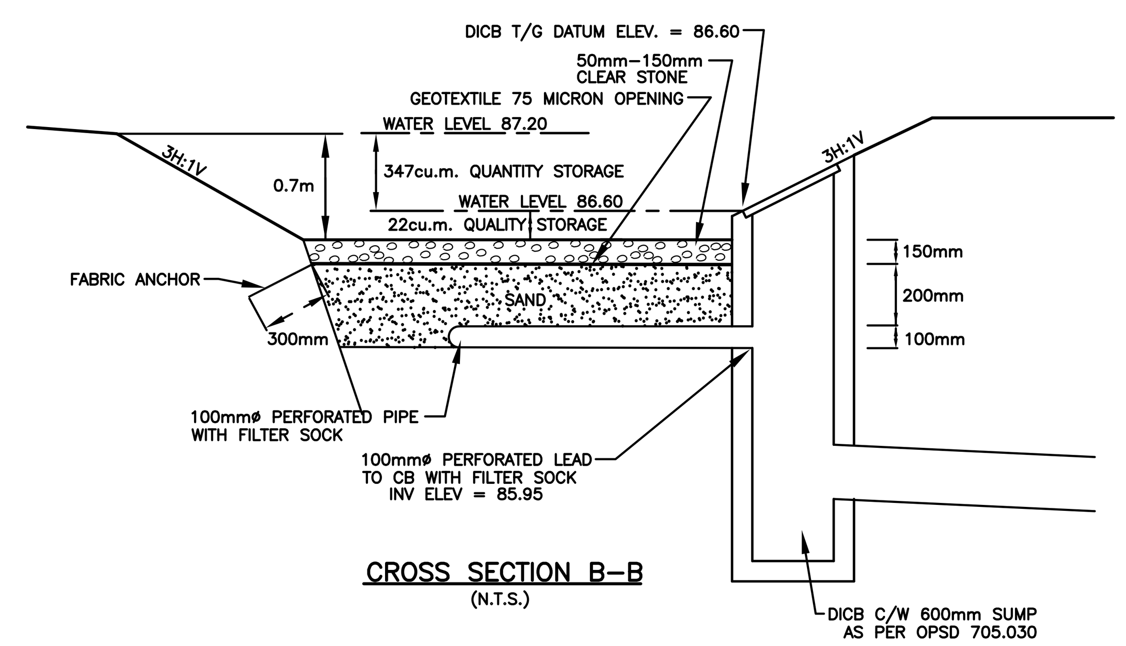
LEGEND

ELEVATIONS ARE REFERRED TO GEODETIC DATUM.

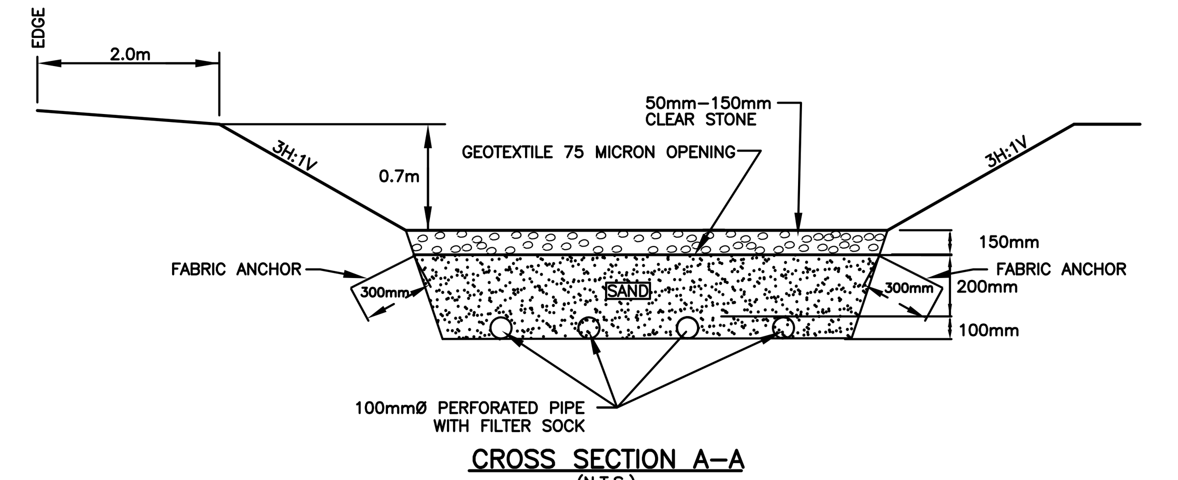
- LAMP POST
- EXISTING BOLLARD
- DECIDUOUS TREE
- EXISTING MANHOLE
- EXISTING TRAFFIC MAINTENANCE HOLE
- EXISTING TRAFFIC SIGN
- EXISTING WATER VALVE
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SPRINKLER HYDRANT
- EXISTING GAS METER
- EXISTING SIAMESE CONNECTION
- CONIFEROUS TREE
- GUY WIRE
- TL — TRAFFIC LIGHT
- BELL PEDESTAL
- EXISTING HYDRO POLE
- B.C — EXISTING BELL & CABLE
- GAS — EXISTING GAS LINES
- H — EXISTING HYDRO LINES
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- T/D — EXISTING TELECOM/DATA CABLES
- SM — EXISTING SPRINKLER MAINS
- SAC — EXISTING SPRINKLER ANNUNCIATOR CABLE
- 86.21 — PROPOSED GRADE
- 2.5% — DIRECTION & SLOPE OF SURFACE DRAINAGE
- + 98.50 — EXISTING GRADE
- VALVE AND VALVE BOX
- HYDRANT
- MH 200 — STORM MANHOLE
- PROPOSED SITE LIGHTING
- HEAVY DUTY ASPHALT
- MAJOR OVERALND
- FLOW ROUTE
- SILT FENCE



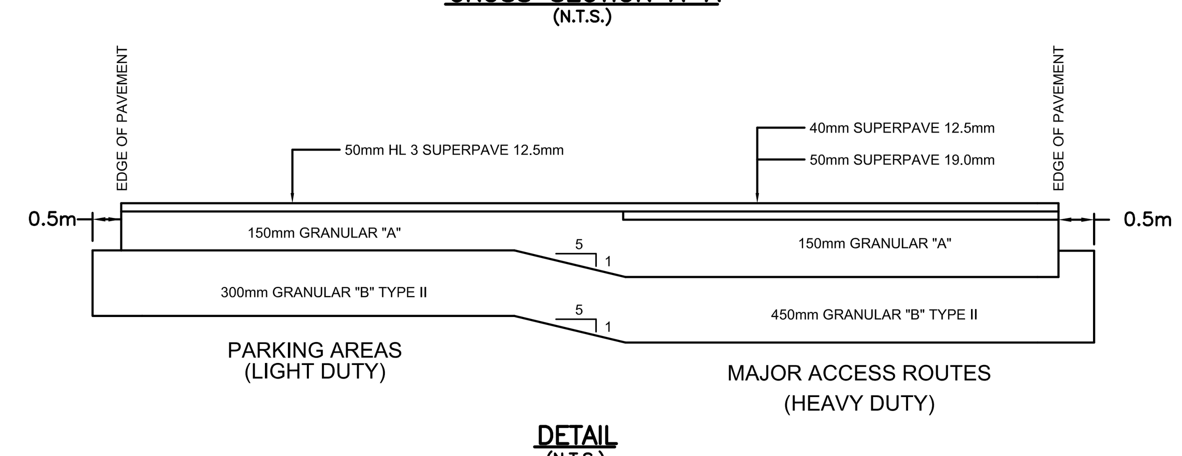




CROSS SECTION B–B
(N.T.S.)



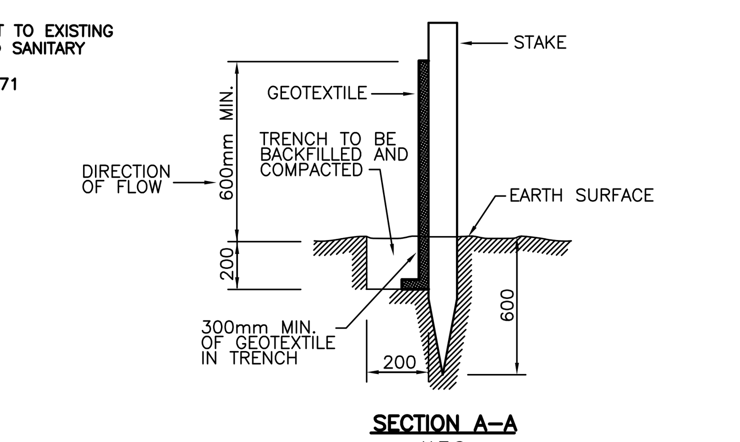
CROSS SECTION A–A
(N.T.S.)



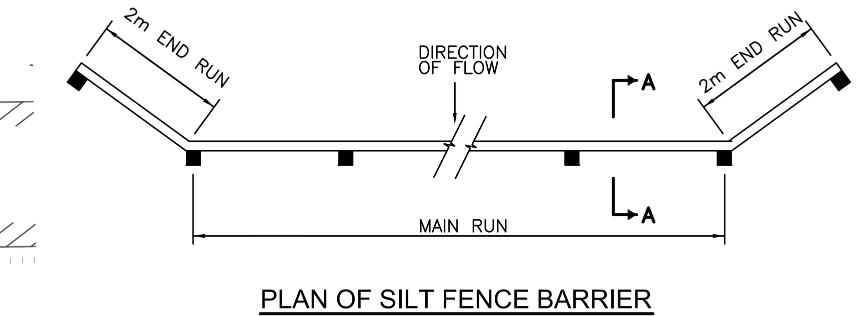
DETAIL
(N.T.S.)

WATERMAIN TABLE

STATION	FIN/GRADE	T/W GRADE	COMMENT
0+000	EXISTING	EXISTING	CONNECT TO EXISTING 152mmø
0+015.0	87.82	85.42	TOP OF WATERMAIN
0+022.0	87.56	85.16	TOP OF WATERMAIN
0+025.6	87.65	85.25	152 OFF 203 HYDRANT LEAD
0+027.7	87.75	85.35	V&VB
0+029.6	87.82	85.42	45° HORIZONTAL BEND
0+033.4	87.90	85.50	45° HORIZONTAL BEND
0+039.4	88.30	85.90	CAP– 1.0 FROM BUILDING FACE



SECTION A–A
N.T.S.



PLAN OF SILT FENCE BARRIER
N.T.S.

NOTES:

1. THE CONTRACTOR SHALL SUPPLY, INSTALL, AND MAINTAIN LIGHT DUTY SILT FENCE BARRIER AS PER LOCATIONS SHOWN. CONTRACTOR SHALL INSPECT DAILY AND AFTER EVERY RAIN FALL EVENT AND MAINTAIN, REPAIR, AND REPLACE AS NECESSARY UNTIL ALL CONSTRUCTION IS COMPLETE AND GROUND COVER HAS STABILIZED. IMMEDIATELY CONTAIN AND REMOVE ANY SEDIMENTS THAT BREACH THE SILT FENCE BARRIER.
2. THE EXTENT OF EXPOSED SOILS AND CLEARED AREAS WILL BE MINIMIZED WHEREVER POSSIBLE. IN AREAS WHERE THE STABILIZATION OF DISTURBED AREAS IS REQUIRED IN A MORE EXPEDITIOUS MANNER THE USE OF TEMPORARY MEASURES SUCH AS GEOTEXTILE MATS OR NETS MAY BE CONSIDERED.
3. FILTER CLOTH WILL BE INSTALLED UNDER CATCHBASIN AND MANHOLE FRAMES AND COVERS. THIS INCLUDES ALL NEWLY CONSTRUCTED STRUCTURES AND EXISTING STRUCTURES WITHIN THE SITE.
4. CONSTRUCTION SITE ACCESS WILL BE LIMITED AS MUCH AS POSSIBLE TO ROBERTSON ROAD. THIS WILL MINIMIZE THE EXTENT OF MATERIAL (MUD) TRACKED ONTO MUNICIPAL ROADS THROUGHOUT THE DEVELOPMENT. ANY PAVED ROADS USED FOR ACCESS WILL BE CLEANED ON A REGULAR BASIS AND ALSO AT THE SPECIFIC DIRECTION OF THE CITY OF OTTAWA.
5. ALL TOPSOIL STOCKPILES ARE TO BE LOCATED AWAY FROM ANY DRAINAGE WAYS AND STABILIZED AS SOON AS POSSIBLE.

NOTES

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.

NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR SITE PLAN APPLICATION	17/09/13	SMC

SCALE
HORZ 1:500
0 5 10 15 20

LICENSED PROFESSIONAL ENGINEER S.M. CZAHARYNSKI PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER A.H. JONKMAN PROVINCE OF ONTARIO

Robinson Land Development
CONSULTING ENGINEERS
350 PALLADIUM DRIVE
KANATA, ONTARIO K2V 1A8
TELEPHONE (613) 592-6060

DESIGN	JHB
CHECKED	AHJ
DRAWN	JHB
CHECKED	SMC
APPROVED	AHJ

1935 ROBERTSON ROAD

BELL CORNERS PROPERTIES LIMITED
c/o TAGGART GROUP OF COMPANIES
3187 ALBION ROAD SOUTH,
OTTAWA, ONTARIO, K1V 8Y3

SERVICING and GRADING PLAN, EROSION and SEDIMENT CONTROL PLAN

PROJECT No.	13058
SURVEY	
DATED	SEPTEMBER 2013
DWG. No:	13058-GR1