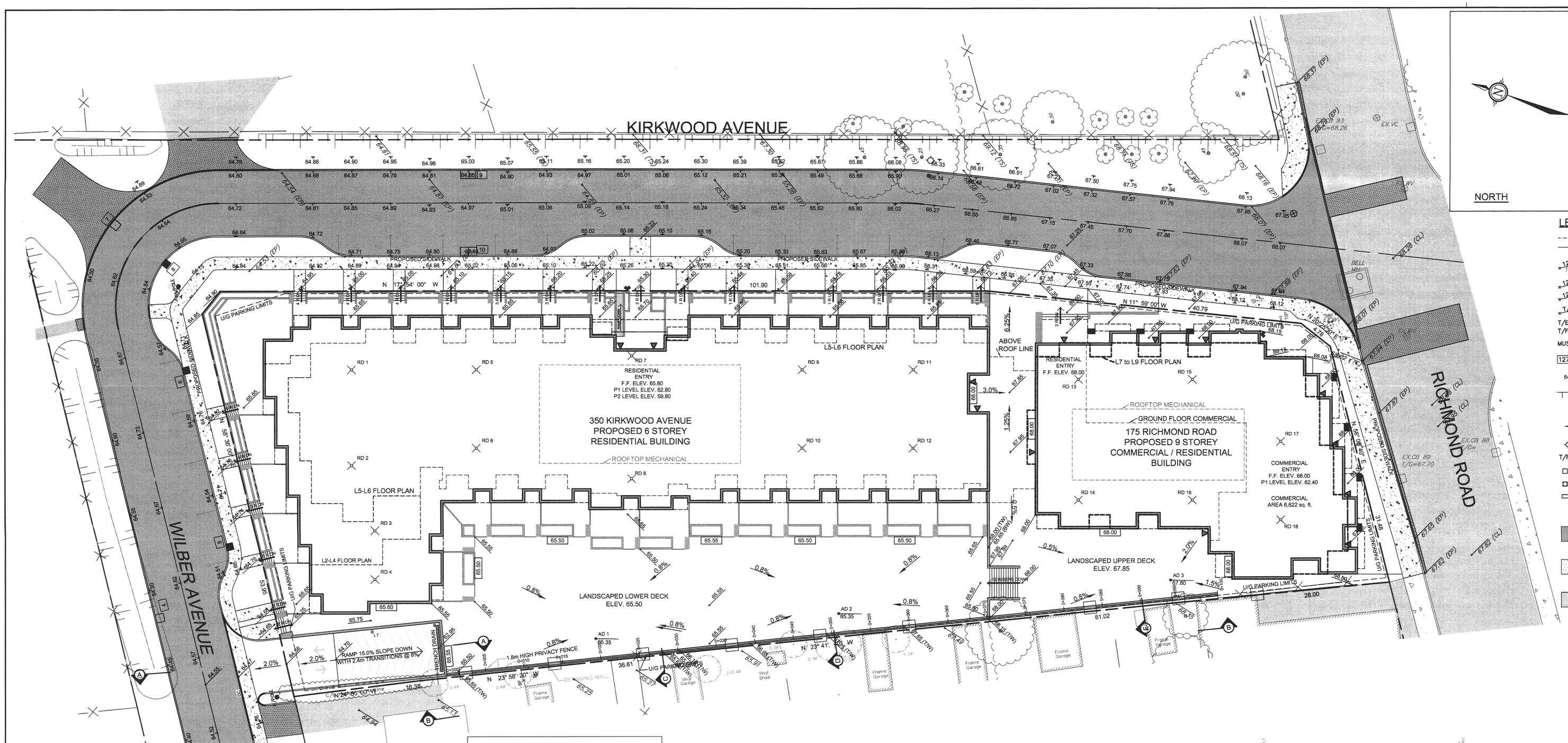
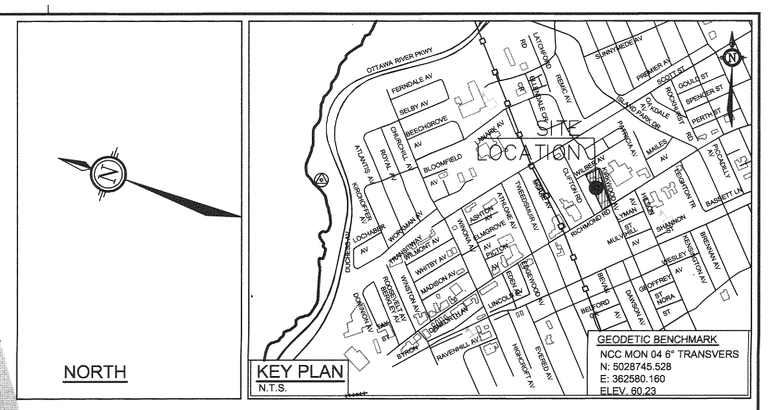




LEGEND

	℄ SWALE AND DIRECTION OF FLOW
	DRAINAGE EASEMENT LIMIT
127.55 / 127.45	PROPOSED ELEVATION / *EXISTING ELEVATION*
127.55(S)	PROPOSED SWALE ELEVATION
127.55(B)	PROPOSED BERM ELEVATION
T/G=127.55	PROPOSED TOP OF GRATE ELEVATION
T/E=	TERRACE ELEVATION
T/F=	TOP OF FOOTING ELEVATION
MUSF=	MINIMUM UNDERSIDE OF FOOTING ELEVATION
127.55	PROPOSED TERRACE ELEVATION
64.42	FUTURE ROAD ELEVATION
	MAXIMUM 3: 1 SIDESLOPE
3.2%	DRIVEWAY GRADE
2.0%	REARYARD GRADE AND DIRECTION
HYD	PROPOSED HYDRANT LOCATION
T/F=127.55	PROPOSED TOP OF BOTTOM FLANGE
CB	PROPOSED ROAD CATCHBASIN
RYCB	PROPOSED REARYARD CATCHBASIN
DICB	PROPOSED DITCH INLET CATCHBASIN
	PROPOSED STREETLIGHT
	PROPOSED ROADWAY
	PROPOSED ROADWAY REINSTATEMENT AS PER CITY OF OTTAWA R10
	EXISTING ROADWAY

GENERAL NOTES:

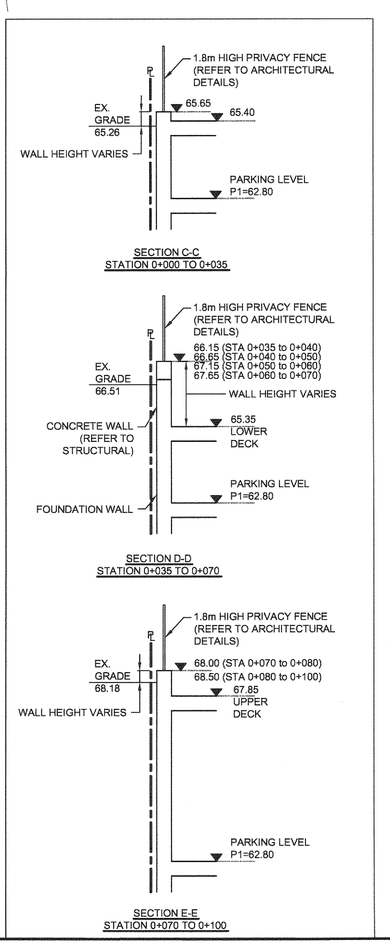
1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3. OBTAIN 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. 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.
6. 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.
7. ALL ELEVATIONS ARE GEODETIC.
8. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
9. REFER TO STORM WATER MANAGEMENT AND SERVICING BRIEF REPORT(R-2011-170 - OCTOBER 2011) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
10. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STAN DARDS (R10).
11. PROVIDE LINE/PARKING PAINTING.
12. 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 T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
13. DESIGN AS PER BY-LAW REGULATIONS, CITY STANDARDS AND GOOD ENGINEERING PRACTICE.

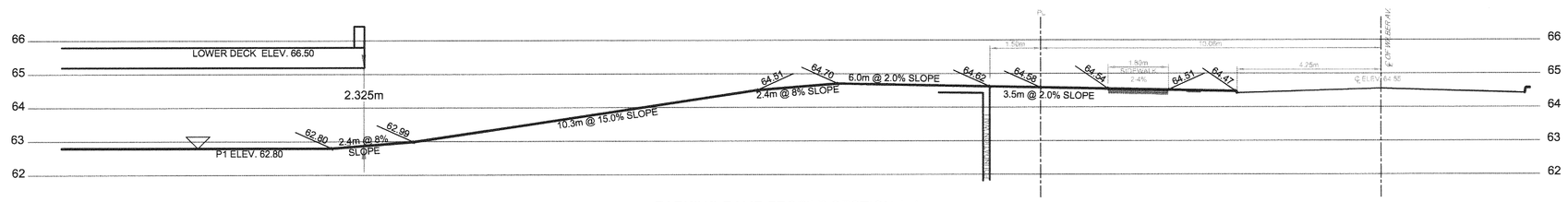
GEOTECHNICAL REPORT:

1. REFER TO GEOTECHNICAL INVESTIGATION (PGxxxx-xxx.xx JAN. 2011) PREPARED BY PATERSON GROUP CONSULTING ENGINEERS.

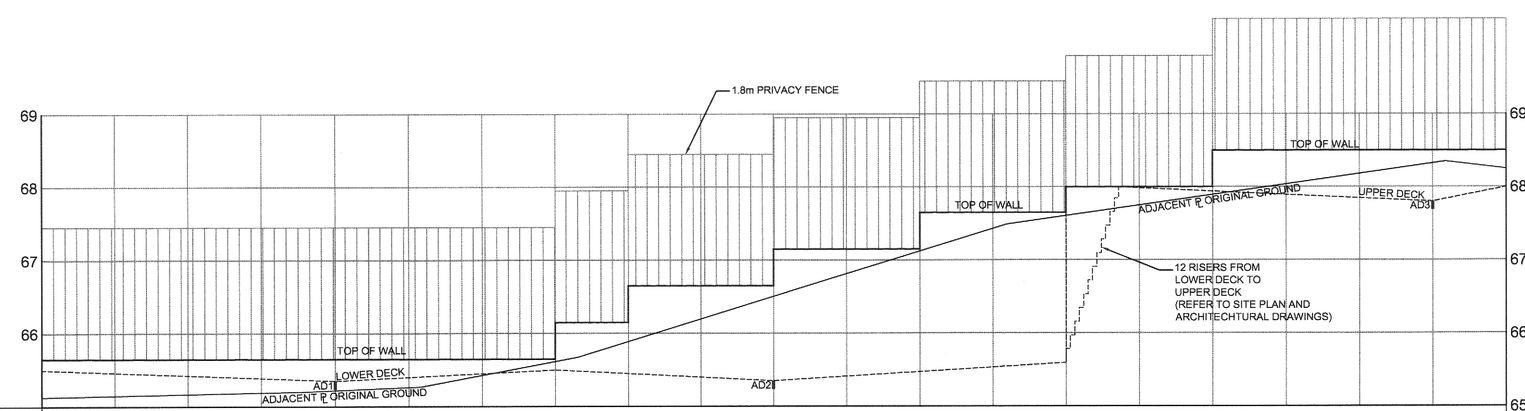
GRADING NOTES:

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 PROP OSED SUB-BASE SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXI MUM 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 STAN DARDS (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.





PARKING RAMP PROFILE SECTION A-A
SCALE = 1:75



PROPOSED ELEVATION	65.50	65.46	65.42	65.39	65.35	65.40	65.45	65.50	65.45	65.40	65.35	65.41	65.47	65.54	65.60	67.99	67.94	67.89	67.85	67.80	68.00
PROPOSED T/WALL ELEVATION	65.65	65.65	65.65	65.65	65.65	65.65	65.65	65.65 / 66.15	66.15 / 66.65	66.65	66.65 / 67.15	67.15	67.15 / 67.65	67.65	67.65 / 68.00	68.00	68.00 / 68.50	68.50	68.50	68.50	68.50
EXISTING ELEVATION	65.13	65.15	65.17	65.19	65.22	65.26	65.43	65.62	65.89	66.20	66.51	66.81	67.12	67.43	67.61	67.75	67.89	68.04	68.18	68.32	68.25
CHAINAGE	0+000	0+005	0+010	0+015	0+020	0+025	0+030	0+035	0+040	0+045	0+050	0+055	0+060	0+065	0+070	0+075	0+080	0+085	0+090	0+095	0+100

CONCRETE WALL PROFILE SECTION B-B
HORIZONTAL 1:250 VERTICAL 1:50

EROSION AND SEDIMENT CONTROL NOTES:

1) THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, 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 IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.

2) THE CONTRACTOR SHALL PLACE FILTER CLOTH UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.

3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.

4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

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.

CLARIDGE HOMES

CLARIDGE HOMES
SUITE 2001,
210 GLADSTONE AVENUE,
OTTAWA , ONTARIO
K2P 0Y6.

CLARIDGE HOMES

NOTE:
CONTRACTOR TO CONFIRM ELEVATIONS OF INFRASTRUCTURE IN THE STREET PRIOR TO EXTENDING SERVICES INTO THE SITE AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPLICATION	OCT. 06/11	GJM

SCALE 1:250

DESIGN	BHB/DS
CHECKED	GJM
DRAWN	BHB/DS
CHECKED	GJM
APPROVED	GJM

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD 04/5/11 PROVINCE OF ONTARIO

NOVATECH ENGINEERING CONSULTANTS LTD.
ENGINEERS & PLANNERS
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Ottawa, Ontario, Canada
K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Email: novainfo@novatech-eng.com

LOCATION
CITY OF OTTAWA
RICHMOND ROAD RESIDENTIAL DEVELOPMENT
175 RICHMOND ROAD

DRAWING NAME
GRADING AND EROSION CONTROL PLAN

PROJECT No. 111130-00
REV REV # 01
DRAWING No. 111130-GR

PLANFIT.DWG - 1000mmx707mm

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