

GENERAL NOTES:

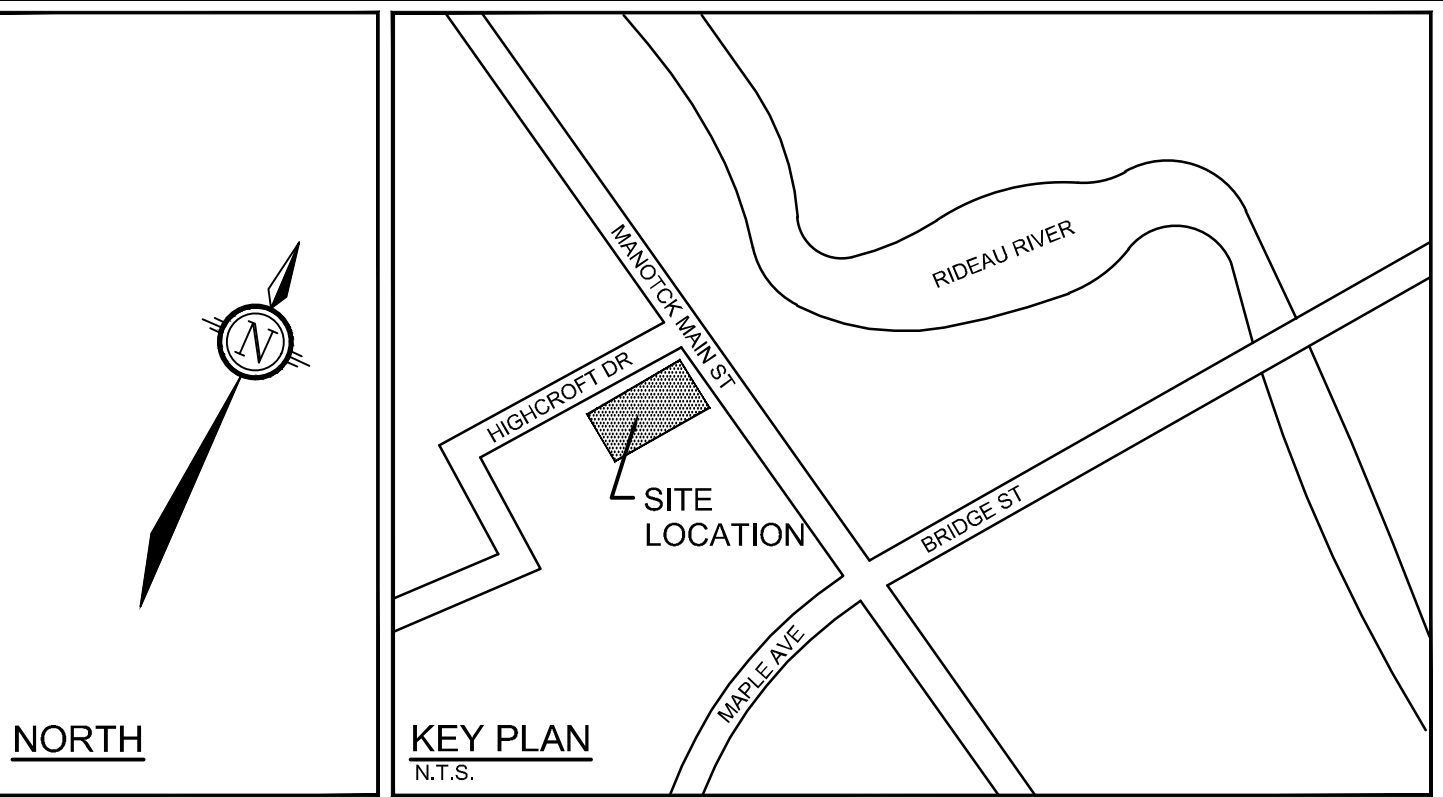
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL 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. PROPERTY SURVEY COMPLETED BY J.D. BARNES DATED JUNE 21, 2019, DRAWING NUMBER 19-10-049-00. ELEVATIONS WERE CONFIRMED BY OBSERVATION ON PUBLISHED GEODETIC CONTROL POINT 001196530367 HAVING AN ELEVATION OF 92.397m.
- REFER TO GEOTECHNICAL REPORT (65032.03, DATED FEB 14, 2020), PREPARED BY GEMTEC, 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.
- REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- REFER TO DEVELOPMENT SERVICING & STORMWATER MANAGEMENT REPORT (R-2020-036) 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).
- REFER TO EROSION AND SEDIMENT CONTROL PLAN PREPARED BY GEMTEC, PROJECT 65032.03, DATED FEBRUARY 04, 2020 FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS DURING CONSTRUCTION.

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.
- 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.
- 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.
- 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.
- 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 AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
- 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.

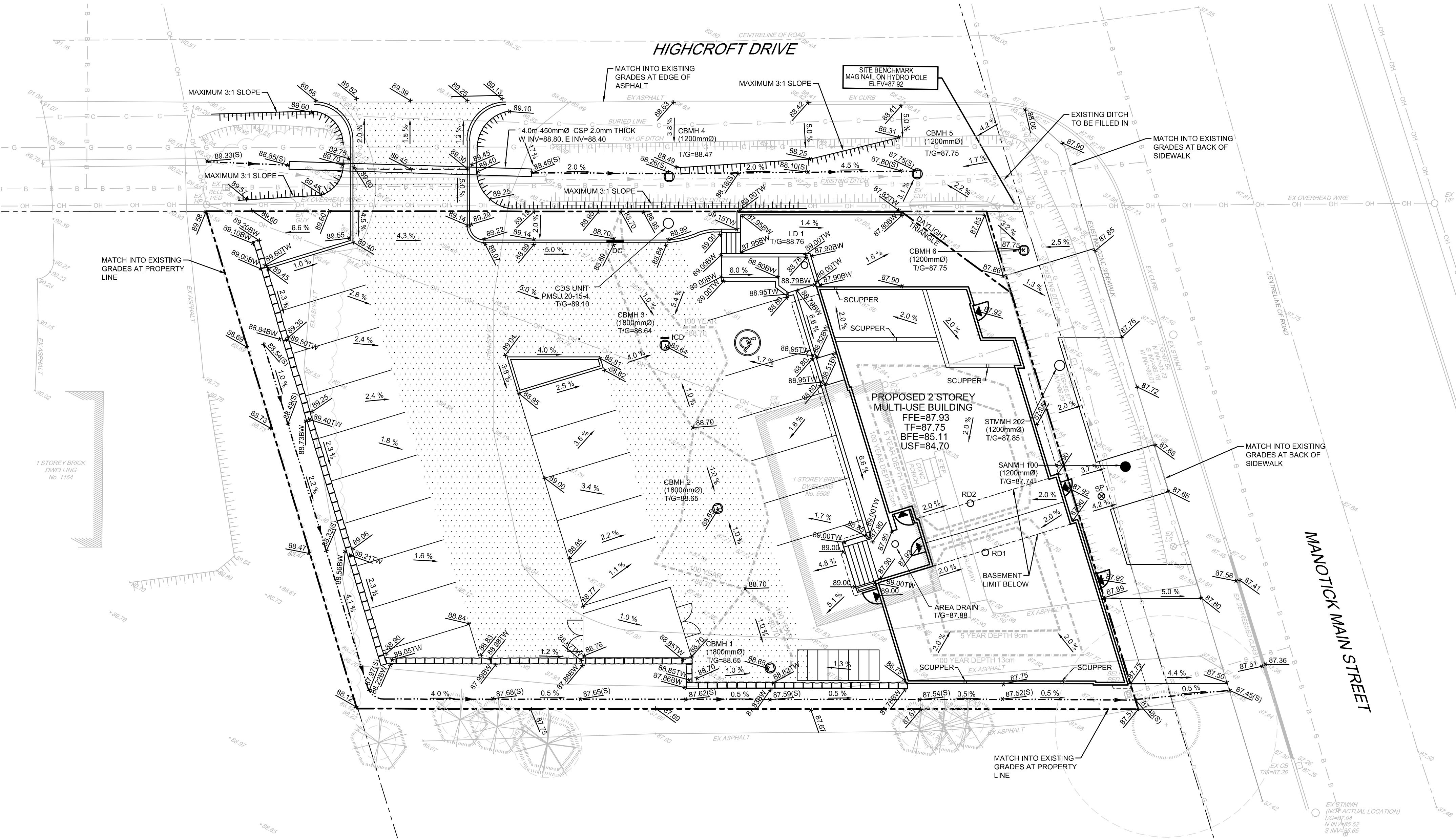
LEGEND

- PROPERTY LINE
PROPOSED DEPRESSED CURB
PROPOSED ELEVATION
EXISTING ELEVATION
PROPOSED SLOPE AND DIRECTION
PROPOSED RETAINING WALL
PROPOSED CATCH-BASIN MANHOLE (DIAMETER AS INDICATED)
PROPOSED LANDSCAPE DRAIN PER CITY STANDARD S31
PROPOSED FIRST FLOOR ELEVATION
PROPOSED TOP OF FOUNDATION ELEVATION
PROPOSED BASEMENT FLOOR ELEVATION
PROPOSED UNDERSIDE OF FOOTING ELEVATION
EXISTING CURB
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING CATCH-BASIN MANHOLE
EXISTING GAS
EXISTING CABLE
EXISTING BELL
EXISTING OVERHEAD WIRES
EXISTING UTILITY POLE C/W GUY WIRES
EXISTING FENCE
EXISTING TREE SHOWING CRITICAL ROOT ZONE
EXISTING 100 YEAR PONDING LIMIT



PAVEMENT STRUCTURE:

- LIGHT DUTY PAVEMENT
40mm SUPERPAVE 12.5
40mm SUPERPAVE 12.5
150mm GRANULAR "A"
300mm GRANULAR "B" TYPE II
ASPHALT GRADE PG 58-34
HEAVY DUTY PAVEMENT
40mm SUPERPAVE 12.5
60mm or SUPERPAVE 19.0
150mm GRANULAR "A"
450mm GRANULAR "B" TYPE II
ASPHALT GRADE PG 58-34



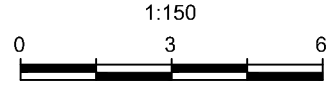
NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

OWNER INFORMATION
CEDAR SANDS HOLDINGS INC.
C/O STEVEN JAMES MENARD
184 REDPATH DRIVE
OTTAWA, ONTARIO
K2G 6K5

No.	REVISION	DATE	BY
3	REVISED PER CITY COMMENTS	JULY 29/20	MS
2	ISSUED FOR SITE PLAN APPLICATION	APR 20/20	MS
1	ISSUED FOR COORDINATION	MAR 31/20	MS

SCALE

1:150



DESIGN	MS / LSC
CHECKED	
DRAWN	MS
CHECKED	LSC
APPROVED	MS

FOR REVIEW ONLY



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LOCATION
CITY OF OTTAWA
5506 MAIN STREET MANOTICK

DRAWING NAME

GRADING PLAN

PROJECT No.	119234
REV	REV # 3
DRAWING No.	119234-GR