

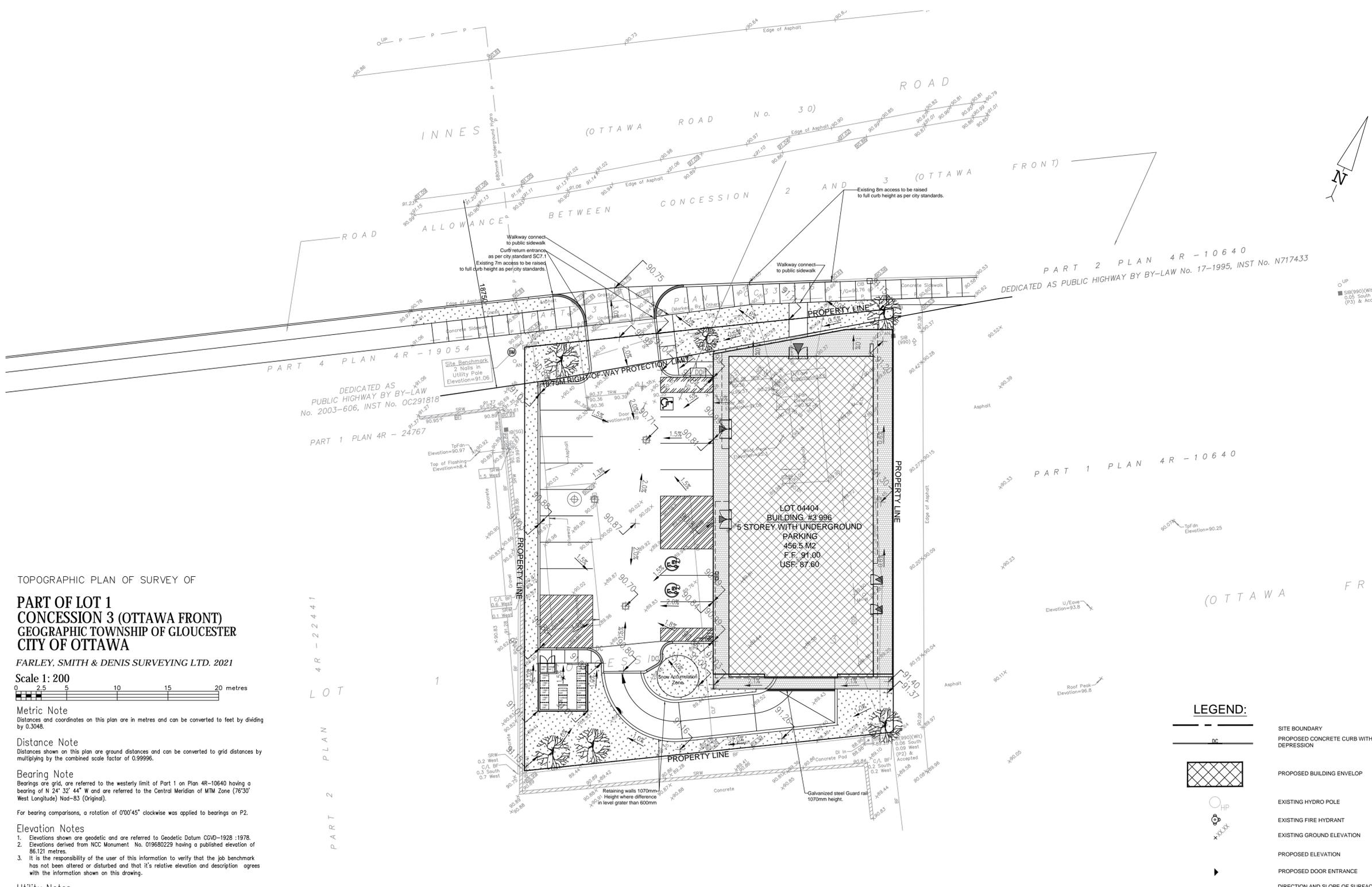


LOCATION PLAN

GENERAL NOTES:
 ALL WORK TO CONFORM TO THE LATEST MUNICIPAL STANDARDS, THE PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS (SPSD AND SPSS), AND WHERE APPLICABLE / REQUIRED, LOCAL UTILITY STANDARDS AND THE ONTARIO MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY.
 ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND ITS LATEST AMENDMENTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
 SHOULD DEEPLY BURIED ARCHEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY (416-314-7148). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING SOIL STRIPPING ACTIVITIES BOTH THE ONTARIO MINISTRY OF CULTURE, AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF CONSUMER AND COMMERCIAL RELATIONS (416-326-8392), SHOULD BE NOTIFIED IMMEDIATELY AS WELL AS THE LOCAL POLICE.
 ALL TEMPORARY TRAFFIC CONTROL AND SIGNS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL - BOOK 7 - TEMPORARY CONDITIONS (LATEST EDITION).
 THE CONTRACTOR SHALL RECTIFY ANY DISTURBED AREAS TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE GOVERNING AUTHORITIES.
 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL DRAWINGS, REPORTS AND SPECIFICATIONS THAT RELATE TO THIS PROJECT.
 FOR LEGAL SURVEY AND TOPOGRAPHIC INFORMATION REFER TO PLAN PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. - DATED 21ST DAY OF DECEMBER, 2020
 ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 THE CONTRACTOR IS TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ENGINEER AS APPLICABLE. LOST THE DUE TO FAILURE OF THE CONTRACTOR TO: 1) CONFIRM UTILITY LOCATIONS, AND 2) NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS, PRIOR TO CONSTRUCTION, WILL BE TO THE CONTRACTOR'S PERIL AND EXPENSE.

1. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE GOVERNING AUTHORITY.
 2. ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
 3. THERE WILL BE NO SUBSTITUTION OF MATERIALS OR SPECIFIED PRODUCTS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
 4. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE LATEST GEOTECHNICAL REPORT, SITE SERVING REPORT AS WELL AS THE STORMWATER MANAGEMENT REPORT FOR THIS SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE LATEST COPIES OF SAID REPORTS.
 5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING, AND BEARING THE COSTS OF, ALL REQUIRED PERMITS, UNLESS SPECIFIED OTHERWISE.
 6. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE CONTRACT ADMINISTRATOR AND/OR THE MUNICIPALITY PRIOR TO ANY TREE CUTTING / REMOVAL.
 7. THE CONTRACTOR SHALL PROVIDE THE ENGINEER PERTINENT AS-BUILT MEASUREMENTS, NOTES AND MARK-UPS TO ENABLE THE ENGINEER TO REVIEW AND PREPARE AS-BUILT GRADING AND SITE SERVING PLANS.
 8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DERIVED ON THIS PLAN.
 9. ANY EXISTING OR DISCOVERED WELLS OR MONITORING WELLS FOUND ON THE PROPERTY WILL NEED TO BE PROPERLY ABANDONED IN ACCORDANCE WITH O. REG. 903 AND ITS AMENDMENTS.

GRADING NOTES:
 1. ALL CONCRETE CURBS TO CONFORM TO OPSD AND OPSS STANDARDS. ALL ON-SITE CURBS TO BE BARRIER TYPE WITH DEPRESSIONS AS NOTED ON THE PLANS.
 2. GEOTECHNICAL INVESTIGATION FOR THIS PROJECT WAS PREPARED BY PATERSON GROUP INC., DATED ON NOVEMBER, 17, 2021.
 3. PAVEMENT STRUCTURE FOR PARKING AREA AND ACCESS LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AND SHALL CONSIST OF THE FOLLOWING:
 4. LIGHT DUTY PAVEMENT (INCLUDING PARKING AREAS AND ACCESS LANES)
 50 MM H-3 ASPHALTIC CONCRETE PG58-34 (OPSS 310) 92 - 96.5% WRD
 150 MM OPSS GRANULAR BASE (OPSS 1010) 100% SPMD
 250 MM OPSS GRANULAR 3 TYPE SUBBASE (OPSS 1010) 100% SPMD
 5. ALL PAVEMENT MARKINGS AND SITE SIGNAGE SHALL BE PLACED AS PER THE "SITE PLAN", LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT PAINT.
 6. REFER TO SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
 7. STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT. ALL JOINTS MUST BE SEALED.
 8. ALL CONCRETE CURBS SHALL BE INSTALLED AS PER OPSD 600.11.
 9. ALL CONCRETE FOR CURBS/SIDEWALKS SHALL CONSIST OF NORMAL PORTLAND CEMENT WITH A MINIMUM STRENGTH OF 30MPa AT 28 DAYS, CLASS C-2 EXPOSURE AS PER CSA A23.1 STANDARDS. THE INSTANTION OF ANY CONCRETE WORK SHALL BE IN ACCORDANCE WITH OPSD 1350 AND THE LATEST CSA CAN-A23.1/A23.2 SPECIFICATIONS.
 10. CONTRACTOR TO SUPPLY SUITABLE FILL MATERIAL WHERE REQUIRED TO ROUGH GRADE THE SITE. ALL IMPORTED FILL MATERIAL TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
 11. CONTRACTOR TO HAUL EXCESS MATERIAL OFFSITE AS NECESSARY TO GRADE SITE TO MEET THE PROPOSED GRADES. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF FOLLOWING MEGECC'S PUBLICATION "BROCK: THE MANAGEMENT OF EXCESS SOIL - A GUIDE FOR BEST MANAGEMENT PRACTICES" - DATED APRIL 2016. CONTRACTOR IS TO PROVIDE TO THE ENGINEER PROOF THAT EXCESS FILL WAS PROPERLY DISPOSED OF, INCLUDING QUANTITIES AND INFORMATION ON RECEIVER SITE AND OWNER'S ACKNOWLEDGMENT. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIALS, OR CONTAMINATED SOIL/GROUNDWATER, CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY FOR INSTRUCTIONS. ENGINEER AND CONTRACTOR TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
 12. ANY FILL MATERIAL REQUIRED WITHIN THE PARKING AREAS AND BUILDING FOOTPRINT AREAS, SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER IN REGARD TO TYPE OF FILL, LIFTS, METHODOLOGY OF PLACEMENT AND COMPACTION AND FINAL LEVEL OF COMPACTION.
 13. ALL UTILITY DUCTS ARE TO BE INSTALLED PRIOR TO CONSTRUCTION OF THE PARKING AREA AND ROAD BASE.
 14. CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACING ANY GRANULAR SUBBASE MATERIAL.
 15. ANY SELECT SUBGRADE AND GRANULAR BASE MATERIAL (GRANULAR A OR B) IS TO BE SUPPLIED, PLACED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AND APPROVED BY THE GEOTECHNICAL ENGINEER. UPON REQUEST, CONTRACTOR WILL PROVIDE TO ENGINEER SAMPLES OF ANY GRANULAR BASE MATERIAL USED FOR THIS PROJECT AND IN SUFFICIENT QUANTITY TO ALLOW TESTING (GRADATION, PROCTOR, ETC.) AND CERTIFICATION BY THE GEOTECHNICAL ENGINEER.
 16. GRANULAR MATERIAL TO CONSTRUCT THE PAVEMENT STRUCTURE BASE AND SUBBASE GRANULAR MATERIALS SHALL CONFORM TO OPSD FORM 1010 MATERIAL SPECIFICATIONS. COMPACTION OF THE GRANULAR PAVEMENT MATERIALS SHALL BE CARRIED OUT IN MAXIMUM 200 MM THICK LIFTS TO 100% OF ITS SPMD USING SUITABLE VIBRATORY COMPACTION EQUIPMENT.
 17. THE GRANULAR BASE SHALL ONLY BE PLACED UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR SUBBASE.
 18. THE ASPHALT MATERIAL IS ONLY TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR BASE.
 19. CONTRACTOR IS TO SUPPLY, PLACE AND COMPACT THE ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT. UPON REQUEST, CONTRACTOR WILL PROVIDE TO ENGINEER SAMPLES OF ASPHALT MATERIAL USED FOR THIS PROJECT AND IN SUFFICIENT QUANTITY TO ALLOW TESTING (GRADATION, ASPHALT CONTENT, ETC.) AND CERTIFICATION BY THE GEOTECHNICAL ENGINEER.
 20. THE JOB MIX FORMULA (JMF) OF THE ASPHALTIC CONCRETE SHALL BE IN ACCORDANCE WITH OPSD 1150 FOR MATERIAL SPECIFICATION FOR HOT MIX ASPHALT. THE ASPHALTIC CONCRETE SHOULD BE PLACED IN ACCORDANCE WITH CONSTRUCTION SPECIFICATION FOR HOT MIX ASPHALT. THE ASPHALTIC CONCRETE SHOULD BE COMPACTED TO A MINIMUM OF 92% OF THE MAXIMUM RELATIVE DENSITY (MRD). THE JMF AND ITS CONSTITUENTS SHOULD BE REMOVED, TESTED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE.
 21. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING TO THE ENGINEER WITH VERIFICATION PRIOR TO PLACEMENT ANY GRANULAR BASE, ASPHALT AND CONCRETE AS PART OF THE PROJECT.
 22. ANY DITCHES/SWALES DISTURBED DURING THE SERVING AND GRADING OPERATIONS ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION AND ENSURE PROPER CONVEYANCE OF FLOWS.
 23. ALL RE-GRADED OR DISTURBED AREAS IN EXISTING PUBLIC RIGHTS-OF-WAY ARE TO BE FINISHED WITH SOI SET OVER 100MM TOPSOIL.
 24. ANY RETAINING WALLS HIGHER THAN 1.0M SHALL BE DESIGNED AND APPROVED BY A STRUCTURAL ENGINEER. ANY REQUIRED FENCING IS TO BE INSTALLED IN ACCORDANCE TO THE SITE PLAN, WHERE APPLICABLE.



TOPOGRAPHIC PLAN OF SURVEY OF
**PART OF LOT 1
 CONCESSION 3 (OTTAWA FRONT)
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER
 CITY OF OTTAWA**

FARLEY, SMITH & DENIS SURVEYING LTD. 2021

Scale 1: 200
 0 2.5 5 10 15 20 metres

Metric Note
 Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99996.

Bearing Note
 Bearings are grid, are referred to the westerly limit of Part 1 on Plan 4R-10640 having a bearing of N 24° 32' 44" W and are referred to the Central Meridian of MTM Zone (76°30' West Longitude) Nad-83 (Original).
 For bearing comparisons, a rotation of 0°00'45" clockwise was applied to bearings on P2.

Elevation Notes
 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928-1978.
 2. Elevations derived from NCC Monument No. 019680229 having a published elevation of 86.121 metres.
 3. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes
 4. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 5. Only visible surface utilities were located.
 6. Underground utility data compiled from City of Ottawa utility sheet reference: G-32-07, C-32-08, P005-501-1, 14559ap242 & 14559ap243.
 7. Sanitary and storm sewer grades and inverts were compiled from: City of Ottawa Underground Plans.
 8. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc. CONFIRM

LEGEND:

- SITE BOUNDARY
- PROPOSED CONCRETE CURB WITH DEPRESSION
- PROPOSED BUILDING ENVELOP
- EXISTING HYDRO POLE
- EXISTING FIRE HYDRANT
- EXISTING GROUND ELEVATION
- PROPOSED ELEVATION
- PROPOSED DOOR ENTRANCE
- DIRECTION AND SLOPE OF SURFACE WATER FLOW
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED UNDERSIDE OF FOOTING ELEVATION
- SITE BENCHMARK SITE BENCHMARK
- 2 NAILS IN UTILITY POLE ELEVATION=91.06

No	DATE	ISSUED FOR	App.	No	DATE	REVISION	App.
1	2021/11/23	SITE PLAN CONTROL	H.A.	1			
2				2			
3				3			
4				4			
5				5			

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Key Plan

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Stamps

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 3 996 Innes Road, Ottawa, ON.

Title
GRADING PLAN

Date: 2021/11/23 Revision: 0

Drawn / A.A.
 Verif. / H.A.

Scale
1:200

Drawing #
SS-1

Professional Engineer Stamp

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