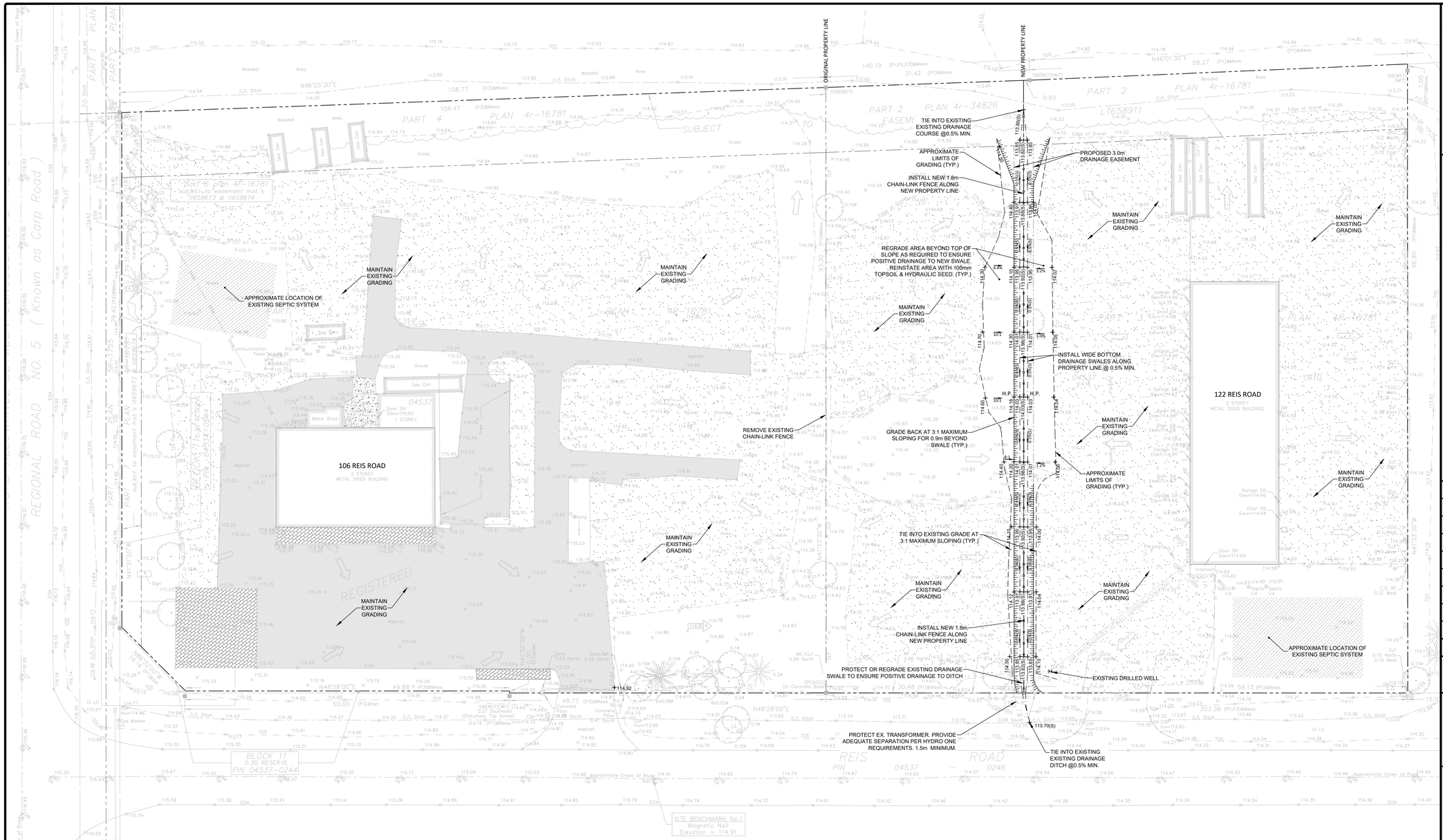


GENERAL NOTES

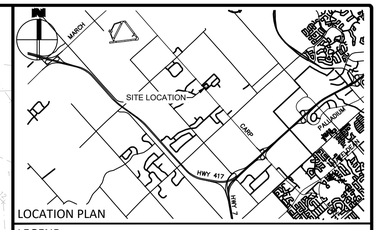
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY (OR SHOWN ON) ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JOB NO. 23843-23 AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL EXCAVATIONS AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
10. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
11. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
12. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
13. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
    - 13.1. ELECTRICAL SERVICE - HYDRO ONE
    - 13.2. GAS SERVICE - ENBRIDGE,
    - 13.3. TELEPHONE SERVICE - BELL CANADA,
    - 13.4. TELEVISION SERVICE - ROGERS.
14. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL EXCAVATION WORK AROUND EXISTING UTILITIES AND SHALL PROTECT AND SUPPORT ANY UTILITY AND/OR SERVICE PER THE REQUIREMENTS OF THE GOVERNING AUTHORITIES. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO, BELL, ENBRIDGE, ROGERS AND THE CITY.
15. CONTRACTOR TO ENSURE ALL APPLICABLE OPS AND CITY OF OTTAWA SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION

SITE GRADING NOTES

16. MATCH EXISTING GRADES UNLESS SHOWN OTHERWISE.
17. PROPERTY LINE SHALL BE MARKED (OR STAKED-OUT) BY AN ONTARIO LAND SURVEYOR AT ALL LOCATIONS WHERE NEW PLANT IS WITHIN 0.50m FROM THE PROPERTY LINE.
18. CONTRACTOR SHALL ENSURE BARRIER FREE ACCESSIBILITY PEDESTRIAN SURFACE INCLUDING PEDESTRIAN ACCESS TO ALL BUILDINGS AND STREET CROSSINGS MUST BE PROVIDED AND MAINTAINED IN A GOOD STATE OF REPAIR TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR THROUGH OR BY THE CONSTRUCTION SITE AT ALL TIMES.
19. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT CITY OF OTTAWA, HYDRO AND UTILITY COMPANY REQUIREMENTS.
20. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
21. CONTRACTOR TO ADJUST EXISTING SEWER, WATER AND UTILITY STRUCTURES WHERE DISTURBED TO FINAL GRADE WHERE REQUIRED.
22. GRADING IN GRASSED AREAS WILL BE AS PER CITY OF OTTAWA STANDARDS.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION AND ALL ASSOCIATED WORKS TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE OWNERS.

REINSTATEMENT NOTES

24. CONTRACTOR IS TO MINIMIZE DISTURBANCE TO ADJACENT GROUNDS AND IS TO REDUCE THE ACTUAL LIMITS OF REMOVALS AND REINSTATEMENT WHEREVER POSSIBLE, AND SHALL MAKE THEIR OWN JUDGMENT AND ACCOUNT FOR ALL MATERIAL AND LABOUR REQUIRED FOR ADEQUATELY REINSTATING THE AREAS TO PRE-CONSTRUCTION CONDITIONS OR BETTER, AND BEAR THE COST OF THE SAME. NO ADDITIONAL PAYMENT WILL BE MADE FOR REINSTATEMENT WORK NOT SHOWN ON THE CONTRACT DRAWING AS A DIRECT RESULT FROM CONSTRUCTION OR OTHER CONSTRUCTION RELATED ACTIVITIES.
25. CONTRACTOR TO REINSTATE DISTURBED AREAS TO PRE-CONSTRUCTION CONDITION OR BETTER MATCHING EXISTING GROUND COVERS INCLUDING, BUT NOT LIMITED TO, GRASS, GRAVEL, MULCH, GARDEN BEDS, RIVER STONE, ETC. REINSTATEMENT IN EXISTING GRASSED AREAS TO INCLUDE MINIMUM 150mm IMPORTED TOPSOIL AND HYDRAULIC SEED. ALL WORK TO INCLUDE A ONE-YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE. PROVIDE WATERING OF ALL GRASS AREAS AS REQUIRED FOR PROPER ESTABLISHMENT, AND REGULAR MOWING UNTIL FINAL ACCEPTANCE - MINIMUM TWO CUTS.
26. ALL SITE APPURTENANCES INCLUDING, BUT NOT LIMITED TO, SIGNAGE, BOLLARDS, FENCING, GATES & CONTROLS, SHRUBBERY/TREES/PLANTS, LIGHT POLES, OTHER EQUIPMENT, ETC. ARE TO BE PROTECTED UNLESS OTHERWISE NOTED.



LEGEND

- PROPERTY LINE
- +114.05 PROPOSED FINISHED GRADE
- +113.98(S) PROPOSED SWALE CENTERLINE GRADE
- 10% PROPOSED SLOPE
- 10%(S) PROPOSED SWALE SLOPE
- PROPOSED TERRACING (MAX 3:1)
- PROPOSED SWALE BREAKLINE
- PROPOSED FENCLINE
- EXISTING DRAINAGE DIRECTION

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
3	ISSUED FOR SITE PLAN CONTROL AMENDMENT	OCT. 13, 2023
2	ISSUED FOR CLIENT REIVIEW	OCT. 05, 2023
1	ISSUED FOR CLIENT REVIEW	JUL. 14, 2023

Check and verify all dimensions before proceeding with the work. Do not scale drawings.

SCALE 1 : 500
0 10 20 30 40 50 Metres

McINTOSH PERRY
115 Walgreen Road, RR3, Carp, ON K0A 1L0
Tel: 613-836-2184 Fax: 613-836-3742
www.mcintoshperry.com

Stamp: LICENSED PROFESSIONAL ENGINEER — J. D. J. HEWSON — 100506243 — 10/13/2023 — PROVINCE OF ONTARIO

Client:
GRACE MONUMENTS INC.
106 REIS ROAD
CARP, ON K0A 1L0

Project:
SITE PLAN CONTROL AMENDMENT
122 REIS ROAD, CARP, ON K0A 1L0

Drawing Title:
SITE GRADING PLAN

Scale: 1:300	Project Number: CCO-23-3606
Drawn By: J.H.	
Checked By: B.C.	Drawing Number: C101
Designed By: J.H.	

D07-12-07-0217

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LAST SAVED: Friday, October 13, 2023 LAST SAVED BY: JHewson
LAST PLOTTED: Friday, October 13, 2023 CTB FILE USED: ----