

**APPROVED**  
By Kersten Nitsche at 10:03 am, May 12, 2025

*Kersten Nitsche*

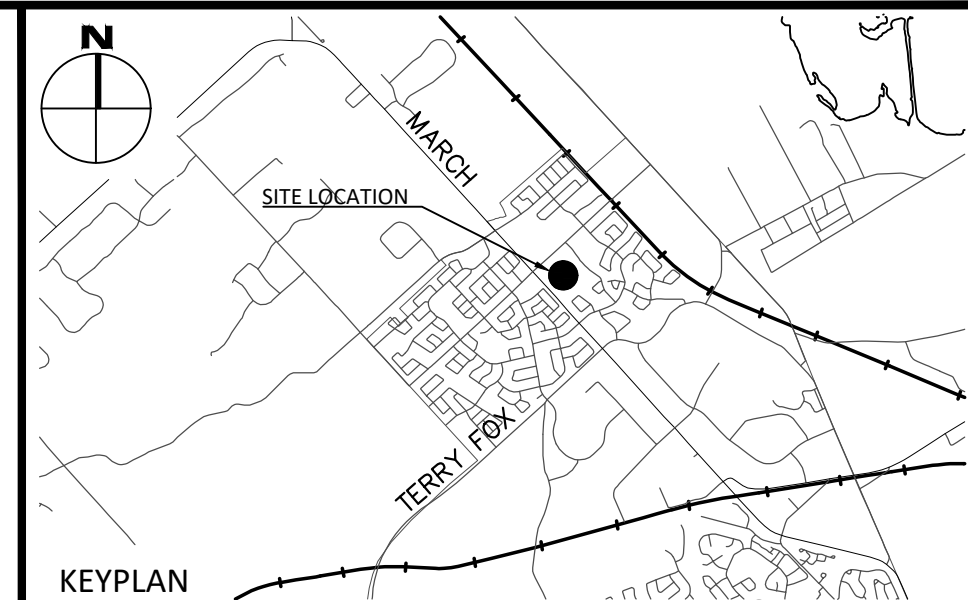
**KERSTEN NITSCHKE, MCIP RPP**  
**MANAGER (A), DEVELOPMENT REVIEW WEST**  
**PLANNING, DEVELOPMENT AND BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

- ### 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 J.D. BARNES LTD. PLAN 48-2475, 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. DO NOT TENDER USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR TENDER", AND DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
  4. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN BEFORE COMMENCING CONSTRUCTION.
  5. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION. THESE DRAWINGS SHALL NOT BE USED FOR ANY LAYOUT OF STRUCTURAL COMPONENTS AND OTHER UTILITIES INCLUDING, BUT NOT LIMITED TO, FOOTINGS, FOUNDATION DRAINS, FOUNDATION DRAINAGE, SHORING, ETC.
  6. THE EXACT LOCATION OF ALL NEW SERVICES SHALL BE COORDINATED AND CONFIRMED ON SITE WITH THE ARCHITECTURAL AND STRUCTURAL PLANS. THE LOCATION OF ALL NEW SERVICES SHALL BE COORDINATED WITH THE LOCATION OF EXISTING UTILITIES, SERVICES, BUILDINGS AND ROADS, AS WELL AS THE FINAL BUILDING LAYOUT PRIOR TO INSTALLATION.
  7. ABOVE GROUND APPURTENANCES INCLUDING, BUT NOT LIMITED TO, CURBS, SIDEWALKS, WALKWAYS, PLANTER BEDS, ETC. ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE EXACT LAYOUT OF THE APPURTENANCES ARE TO BE COORDINATED WITH THE ARCHITECTURAL AND LANDSCAPE PLANS.
  8. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES 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.
  9. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF CITY AUTHORITIES.
  10. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AT THE CONTRACTOR'S EXPENSE.
  11. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  12. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
  13. 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, MEETING OTM REQUIREMENTS.
  14. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
  15. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OF OTTAWA AND OPSD STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
  16. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPING. INSPECTION OF ROUGH GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
  17. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
  18. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE UTILITIES ARE SUBJECT TO THE INDIVIDUAL AGENCY AND APPROVED AUTHORITIES. ALL WORK SHALL BE COORDINATED WITH THE RESPECTIVE AGENCY.
  19. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL, ENBRIDGE, ETC. AND THE CITY.
  20. CONTRACTOR TO ENSURE ALL APPLICABLE CITY AND OPSD SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
  21. FOR GEOTECHNICAL AND HYDROGEOLOGICAL INFORMATION, REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR 788 MARCH ROAD, KANATA PREPARED BY GEOIRMA ENGINEERING LTD., DATED DECEMBER 21, 2018, AND HYDROGEOLOGICAL STUDY, ESTIMATION OF GROUNDWATER INFLOW TO THE PROPOSED 788 MARCH ROAD DEVELOPMENT, KANATA PREPARED BY GEOIRMA ENGINEERING LTD., DATED FEBRUARY 29, 2024.
  22. CIVIL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, STRUCTURAL, LANDSCAPING, ELECTRICAL AND MECHANICAL PLANS.

- ### GENERAL NOTES FOR ROADWAYS
1. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROADWAY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  2. RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF TOWN AUTHORITIES.
  3. CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SC1.1 (BARRIER CURB), SC2 (MONOLITHIC SIDEWALK & CURB), AND SC4 (STANDARD SIDEWALK). PROVIDE SPECIFIED PROVISIONS SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS, DRIVEWAYS AND RAMPS INCLUDING TACTILE WALKING SURFACE INDICATORS (TWSI) WHERE REQUIRED PER SC6 AND SC7.3. WHERE SIDEWALK PANELS ARE BEING REINSTATED, FULL PANEL REPLACEMENT IS REQUIRED.
  4. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY DETAIL R10, CPSP 509.010, OPSD 310.
  5. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
  6. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPMD OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
  7. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
  8. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300mm LIFTS AS DIRECTED BY A GEOTECHNICAL ENGINEER.
  9. IN AREAS OF NEW PAVEMENT CONSTRUCTION, ALL SURFICIAL TOPSOIL AND ANY LOOSE/SOFT, WET, ORGANIC OR DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED SUBGRADE SURFACE. ANY SUBEXCAVATED AREAS SHOULD BE FILLED WITH COMPACTED EARTH BORROWED BY A GEOTECHNICAL ENGINEER. THE SUBGRADE SURFACE IS TO BE PROOF ROLLED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER. THE SUBGRADE SURFACE IS TO BE SHAPED AND CROWNED TO PROMOTE DRAINAGE OF THE GRANULAR MATERIAL.
  10. ANY FILL REQUIRED TO MEET THE PROPOSED SUBGRADE ELEVATIONS FOR THE ACCESS ROADWAYS AND PARKING AREAS IS TO CONSIST OF MATERIAL WHICH EXCEEDS OPSD SPECIFICATIONS FOR GRANULAR B TYPE I OR II OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MATERIALS ARE TO BE PLACED IN MAXIMUM 300mm THICK LIFTS AND COMPACTED TO 98% SPMD MINIMUM USING VIBRATORY COMPACTION EQUIPMENT.
  11. WHERE NEW PAVEMENT WILL ABUT EXISTING PAVEMENT, THE DEPTHS OF GRANULAR MATERIALS IS TO TAPER UP OR DOWN AT 5 HORIZONTAL TO 1 VERTICAL OR FLATTER, TO MATCH THE DEPTHS OF THE GRANULAR MATERIALS EXPOSED IN THE EXISTING PAVEMENT.

- ### PROPOSED PAVEMENT STRUCTURE
1. ASPHALT MATERIALS SHALL COMPLY WITH OPSD 310.
  2. LIGHT-DUTY PAVEMENT STRUCTURE:  
50mm HL-2 / SUPERPAVE 12.5mm TOP COURSE (PG58-34)  
150mm GRANULAR "A" BASE  
300mm GRANULAR "B" TYPE II SUB-BASE
  3. HEAVY-DUTY PAVEMENT STRUCTURE:  
40mm HL-3 / SUPERPAVE 12.5mm TOP COURSE (PG58-34)  
60mm HL-8 / SUPERPAVE 19.0mm BINDER COURSE (PG58-34)  
150mm GRANULAR "A" BASE  
450mm GRANULAR "B" TYPE II SUB-BASE
  4. REFER TO GEOTECHNICAL INVESTIGATION REPORT FOR 788 MARCH ROAD, KANATA PREPARED BY GEOIRMA ENGINEERING LTD., DATED DECEMBER 21, 2018.
  5. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR ALL TRAFFIC AREAS ABOVE FOUNDATION.

- ### GENERAL NOTES FOR GRADING
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT HYDRO AND UTILITY COMPANY REQUIREMENTS.
  2. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
  3. CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
  4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
  5. GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.
  6. ALL PERVIOUS/LAWN AREAS TO BE TREATED WITH 100mm TOPSOIL & SEED OR SOD AS SOON AS FEASIBLE, EXCEPT WHERE NOTED.

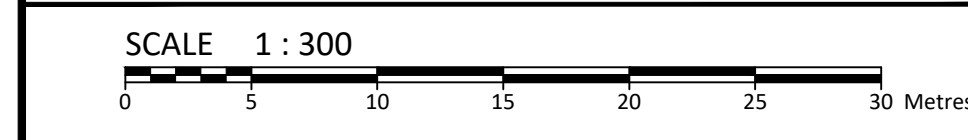


### LEGEND

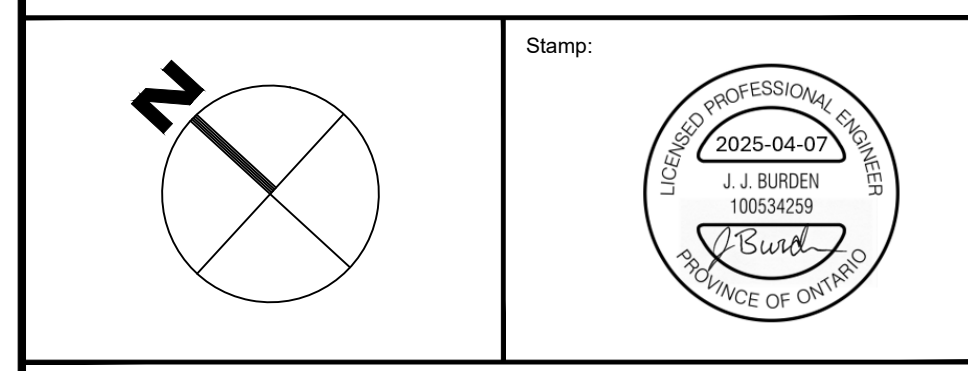
LEGAL BOUNDARY	---
EXISTING STORM STRUCTURE	○
EXISTING CATCHBASIN	□
EXISTING SANITARY STRUCTURE	●
EXISTING FIRE HYDRANT	⊕
EXISTING VALVE & VALVE BOX	⊕
EXISTING HYDRO POLE	○
EXISTING HYDRO	○
EXISTING UTILITIES	---
EXISTING ELEVATION	○
PROPOSED STORM MANHOLE	○
PROPOSED STORM CATCHBASIN MH	○
PROPOSED SANITARY STRUCTURE	○
PROPOSED WATER VALVE/HYDRANT	⊕
PROPOSED FINISHED GROUND ELEVATION	+
PROPOSED TOP OF CURB ELEVATION	+
PROPOSED TOP OF WALL ELEVATION	+
PROPOSED BOTTOM OF WALL ELEVATION	+
PROPOSED SWALE ELEVATION	+
PROPOSED SLOPE	1:1
PROPOSED TERRACING (3:1 MAX)	1:1
PROPOSED BARRIER CURB	---
PROPOSED RETAINING WALL	---
PROPOSED DRAINAGE SWALE	---
PROPOSED CONCRETE SIDEWALK	---
PROPOSED ASPHALT	---
ENTRY/EXIT LOCATION, ELEVATION & LEVEL	---
BF = BARRIER FREE	---
1R = ONE RISER, OH = OVERHEAD DOOR	---
PROPOSED MAJOR OVERLAND FLOW ROUTE	---

9	REVISED PER APPROVED RMC	APR. 07, 2025
8	REVISED PER UPDATED GENERATOR LOCATION	JAN. 30, 2025
7	REISSUED FOR SITE PLAN APPLICATION	NOV. 08, 2024
6	REISSUED FOR SITE PLAN APPLICATION	AUG. 26, 2024
5	REISSUED FOR SITE PLAN APPLICATION	JUN. 05, 2024
4	ISSUED FOR SHORING PERMIT	APR. 26, 2024
3	REISSUED FOR SITE PLAN APPLICATION	MAR. 15, 2024
2	ISSUED FOR SITE PLAN APPLICATION	NOV. 16, 2023
1	ISSUED FOR REVIEW	SEP. 29, 2023
No.	Revisions	Date

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



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Client: **SINA**  
3030 BOUL. LE CARREFOUR, SUITE 1200,  
LAVAL, QUÉBEC

Project: **RESIDENTIAL BUILDING**  
788 MARCH ROAD,  
OTTAWA, ON

Drawing Title:	<b>SITE GRADING PLAN</b>
Scale:	1:300
Project Number:	CO-24-1519
Drawn By:	RP
Checked By:	JH
Designed By:	RP
Drawing Number:	C101