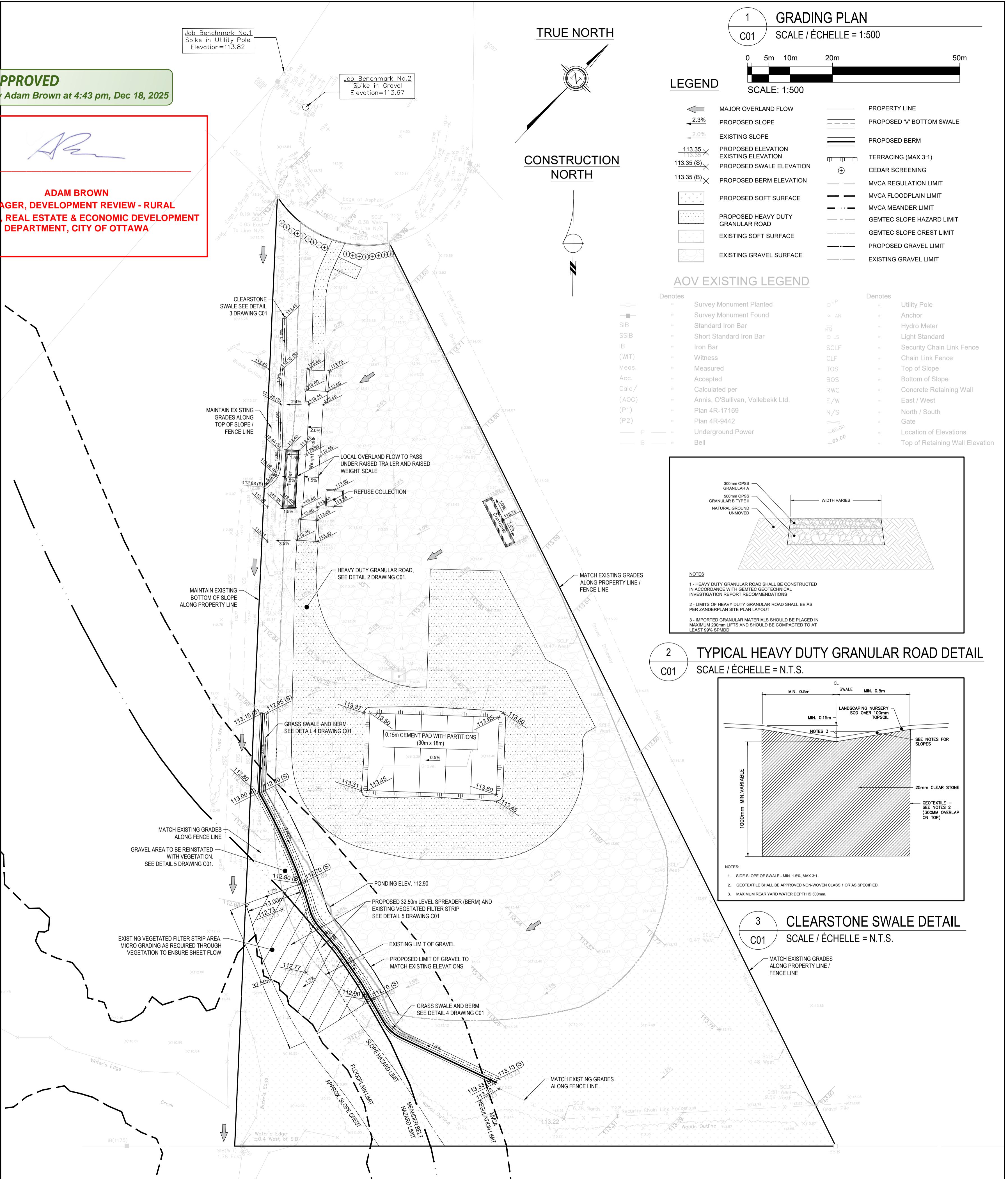


Approved by Adam Brown at 4:43 pm, Dec 18, 2025

By Adam Brown at 4:43 pm, Dec 18, 2025



**ADAM BROWN  
MANAGER, DEVELOPMENT REVIEW - RURAL  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA**



NOTES: GENERAL

1. ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE: CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).
2. THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE TV, AND CONSUMERS GAS LINES.
4. ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
5. REFER TO ARCHITECTS PLANS FOR DIMENSIONS, ELEVATIONS, AND LAYOUT. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED JULY 31 2023. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
7. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
8. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR DRAIN OUTLETS ARE PROVIDED.
9. ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE COMPLETED FOLLOWING THE BACKFILL AND COMPACTION RECOMMENDATIONS PROVIDED BY GEMTEC GEOTECHNICAL INVESTIGATION AND SLOPE STABILITY ASSESSMENT.
10. ABUTTING PROPERTY GRADES TO BE MATCHED.
11. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
12. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
13. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED SITE.
14. PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT SUB-SURFACE OF SLAB ON GRADE.
15. CONTRACTOR TO OBTAIN POST-CONSTRUCTION TOPOGRAPHIC SURVEY PERFORMED BY CERTIFIED OLS OR P.ENG. CONFIRMING COMPLIANCE WITH DESIGN GRADING AND SERVICING. SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.
16. ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO CGVD28 GEODETIC DATUM. BENCHMARK NO.1 HAVING A PUBLISHED ELEVATION OF 113.82m AND BENCHMARK NO.2 HAVING A PUBLISHED ELEVATION OF 113.67m. TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD, DATED JULY 31, 2023.
17. SLAB ON GRADE TO BE DESIGNED BY OTHERS.

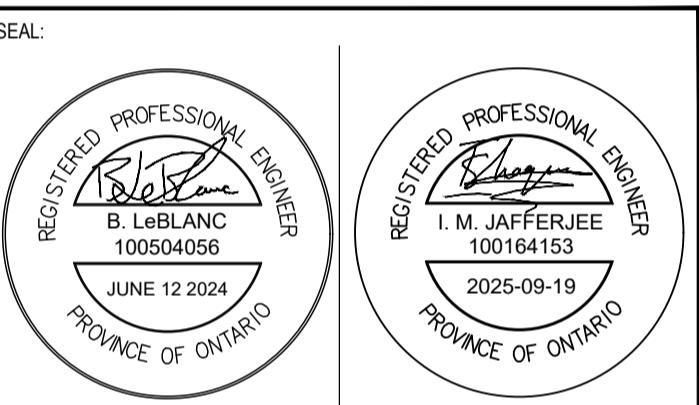
ETD, DATED JULY 31, 2023.

An aerial photograph of a residential area. The map shows several streets: CARP ROAD, REIS ROAD, TANSLEY DRIVE, and MAPLE CREEK COURT. A specific location is highlighted with a large hatched area and an arrow pointing to it, labeled 'SITE'. A north arrow is located in the top left corner.

# **zanderPLAN**

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**IRON & METAL LTD**



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REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR  
SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL  
ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

ORIGINAL SCALE: <b>VARIES</b>	DATE: <b>2025-09-19</b>
DESIGNED BY: <b>SM</b>	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DRAWN BY: <b>SM</b>	
APPROVED BY: <b>J</b>	
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# 225 MAPLE CREEK COURT IRON RECYCLING FACILITY

## GRADING PLAN

Page 10 of 10

DRAWING NUMBER. **C01** REV. **4**

10 of 10 pages