

- 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.
 - COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE CURRENT GUIDELINES, BYLAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO O.P.S.S. & A.W.A. GUIDELINES - ALL CURRENT VERSIONS AND AS AMENDED.
 - 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.
 - REFER TO THE GEOTECHNICAL INVESTIGATION REPORT (NO. PG7725-1, REV. 1, DATED NOVEMBER 24, 2025) PREPARED BY PATERSON GROUP INC. 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 ARCHITECTS AND LANDSCAPE ARCHITECTS' DRAWINGS FOR BUILDING AND HARD SURFACED AREAS AND DIMENSIONS.
 - REFER TO THE 'SITE SERVICING AND STORMWATER MANAGEMENT REPORT' (R-2026-009) 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).
 - PROVIDE LINE / PARKING LOT PAINTING AS REQUIRED BY ARCHITECT.
 - CONTRACTOR TO PROVIDE THE CONSULTANT WITH A SERVICING PLAN OF 125050-GP1 AND 125050-GP2 INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THE SERVICING PLANS. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TBM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

- 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 98% 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 CURBS (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 PLANS 125050-GP1 AND 125050-GP2.

- PAVEMENT STRUCTURES:**
- LIGHT DUTY PAVEMENT
 - 50mm HL-3 or SUPERPAVE 12.5
 - 150mm GRANULAR "A"
 - 300mm GRANULAR "B" TYPE II
 - ASPHALT GRADE PG 58-34 - TRAFFIC LEVEL "B"
 - *INSTALLED PER GEOTECHNICAL REPORT
 - HEAVY DUTY PAVEMENT
 - 40mm HL-3 or SUPERPAVE 12.5
 - 50mm HL-8 or SUPERPAVE 19.0
 - 150mm GRANULAR "A"
 - 400mm GRANULAR "B" TYPE II
 - ASPHALT GRADE PG 58-34 - TRAFFIC LEVEL "B"
 - *INSTALLED PER GEOTECHNICAL REPORT
 - HEAVY DUTY MAINTENANCE ACCESS
 - 100mm GEODRID
 - 150mm GRANULAR "A"
 - 450mm GRANULAR "B" TYPE II
 - HEAVY DUTY CONCRETE
 - 150mm REINFORCED CONCRETE
 - 150mm GRANULAR "A"
 - 450mm GRANULAR "B" TYPE II
 - 100mm HL-40 RIGID INSULATION
 - INSTALLED PER CITY DETAIL SC23
 - HEAVY DUTY PAVEMENT - ROADWAY RE-INSTALLMENT
 - MATCH EXISTING GRANULAR STRUCTURE OF ROADWAY IN TRENCHES
 - MATCH EXISTING ASPHALT THICKNESSES IN TRENCHES
 - NEW ASPHALT GRADE, PG 58-34
 - PROVIDE MUNICIPAL ROADWAY ASPHALT OVERLAY AS SHOWN, PER CITY STANDARD DETAIL R10. REFER TO AMENED ROAD ACTIVITY BY-LAW 2003-445.

BENCHMARK INFO:

OLS JOB BENCHMARK No. 1 ON THE TOP OF SPINDLE OF THE EXISTING MUNICIPAL FIRE HYDRANT LOCATED NEAR THE MID-BLOCK OF THE SUBJECT SITE IN THE EAST BULEVARD OF STRANDHERD DRIVE HAVING A GEODETIC ELEVATION OF 96.43m. (JOB BENCHMARK No. 2 AT THE SOUTH-EAST CORNER OF SYSTEMHOUSE DRIVE AND THE EXISTING ENTRANCE TO THE CRU DEVELOPMENT TO THE NORTH IS ALSO SHOWN ON THE OLS SURVEYOR'S PLAN Ref. No. 25240-25 Block 3 PL4M-1538 O.F.

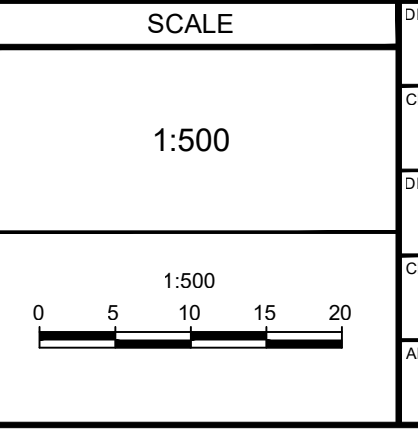
ALL ELEVATIONS ARE REFERRED TO THE CGVD28 GEODETIC DATUM. BEARINGS ARE GRID. DERIVED FROM CONTROL MONUMENT No. 00820118015 HAVING A GEODETIC ELEVATION OF 110.418m.

THE EXISTING GRADES SHOWN ON THE PLANS ARE TAKEN DIRECTLY FROM TOPOGRAPHICAL SURVEY PLAN Ref. No. 25240-25 Block 3 PL4M-1538 O.F. PREPARED BY ANNIS O'SULLIVAN, VOLLEBEK SIGNED AND DATED JUNE 22, 2023. SURROUNDING BACKGROUND TOPO INFORMATION BEYOND THE LIMITS OF THE SITE SURVEY ARE SHOWN FROM CITY OF OTTAWA 1:1000 MAPPING INFORMATION FOR CONTEXT ONLY.

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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.



No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPROVAL	FEB 2/26	DDB



DESIGN	SM / DDB
CHECKED	BM
DRAWN	SM
CHECKED	BM
APPROVED	DDB

FOR REVIEW ONLY

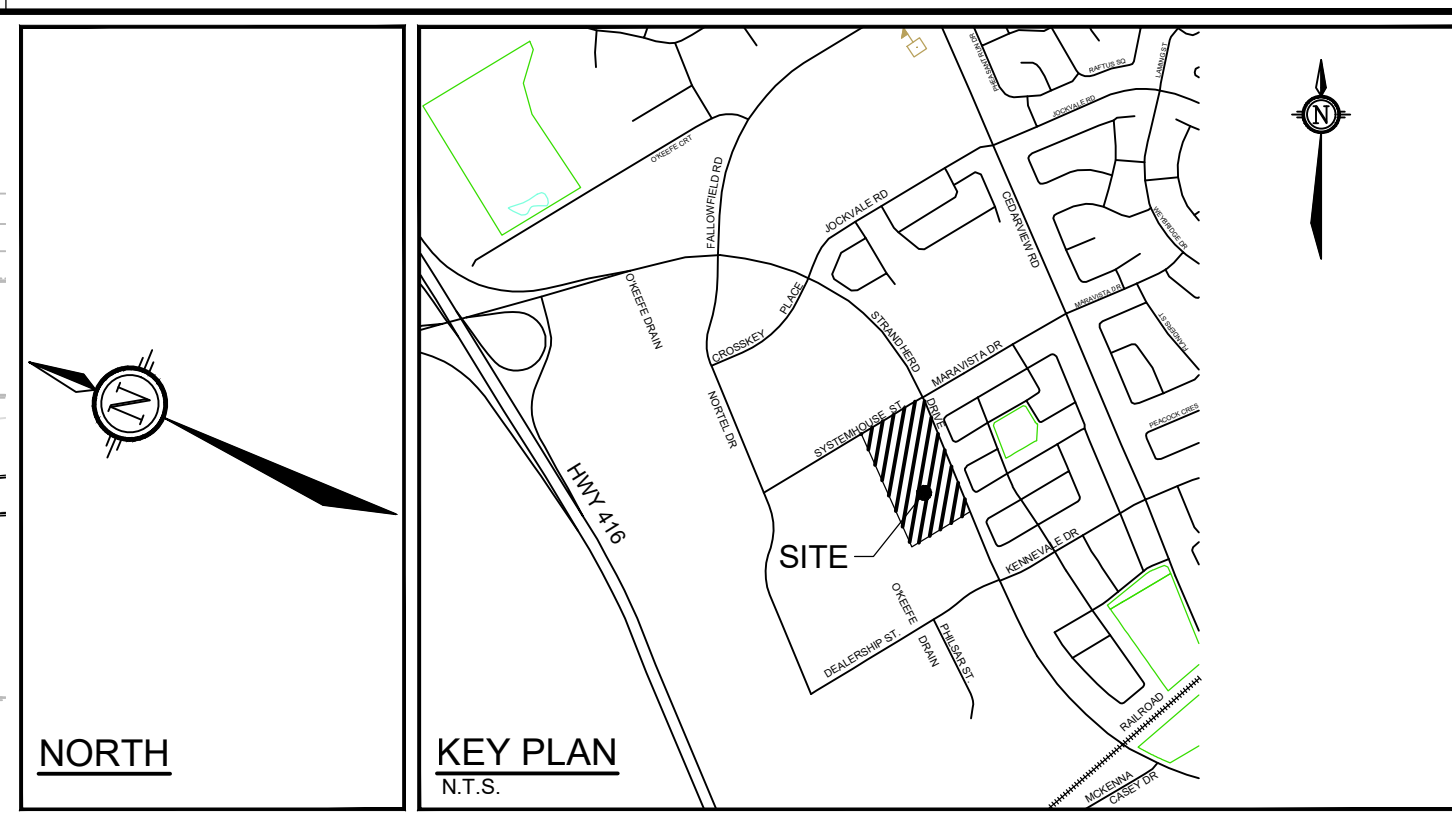
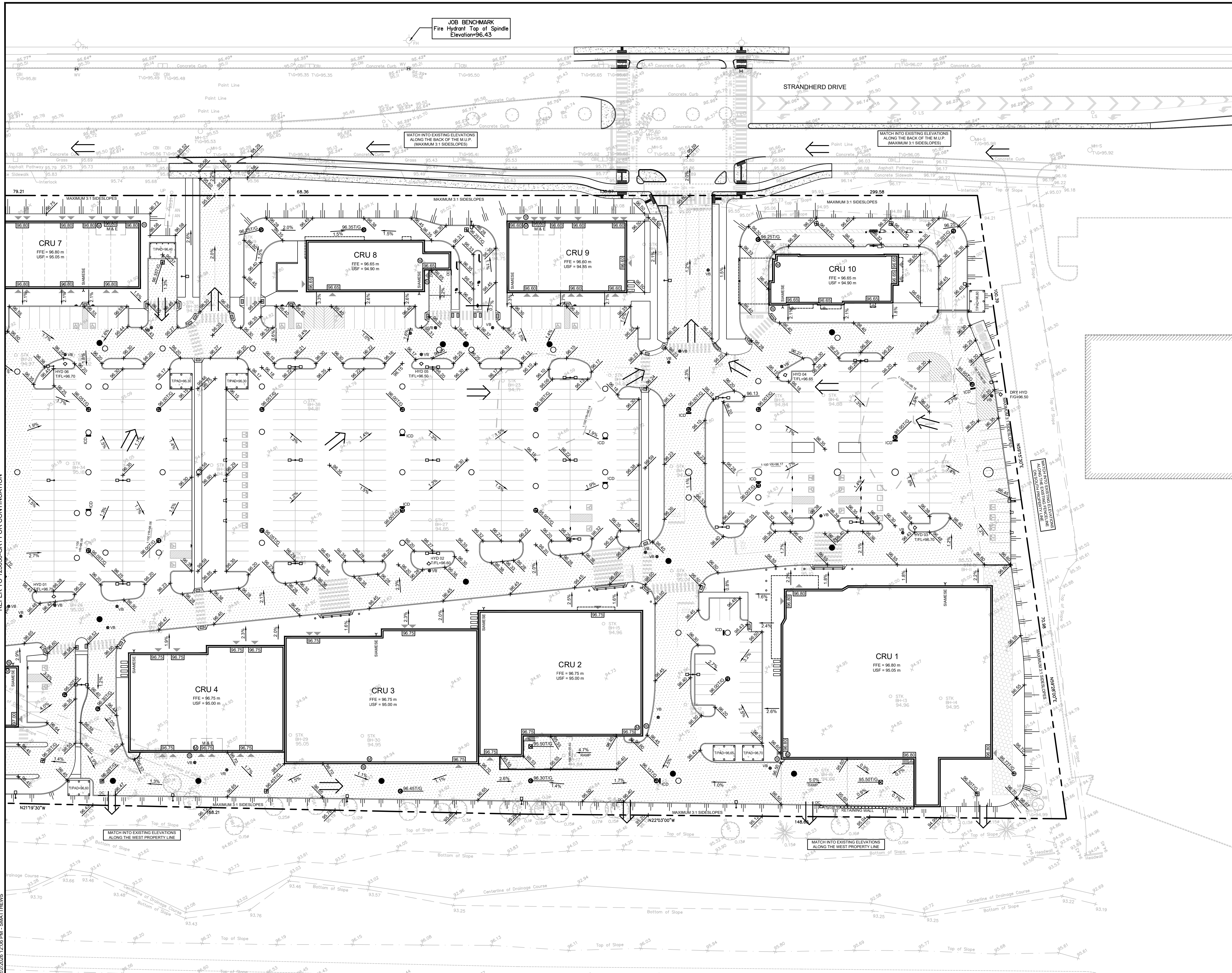
NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION CITY OF OTTAWA 4175 STRANDHERD RETAIL - CHOICE REIT	PROJECT No. 125050
DRAWING NAME GRADING PLAN	REV #1
	CRAWLING No. 125050-GR1

14/02/2025 15:26:00 CAD/CIVIL/125050-GR.DWG 2/2/2026 12:08 PM - S.MATTHEWS

D07-12-25-



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BENCHMARK INFO:

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REFER TO 125050-GP1 FOR CONTINUATION

14/02/2025 15:26:00 CAD/CIVIL/125050-GR-DWG 2/2/2025 12:08 PM - SMATTHEWS

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No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPROVAL	FEB 2/26	DDB

SCALE	DESIGN
1:500	SM / DDB
	CHECKED
	BM
	DRAWN
	SM
	CHECKED
	BM
	APPROVED
	DDB

FOR REVIEW ONLY

PROFESSIONAL ENGINEER
D. D. BLAIR
100122737
FEB 26 2025
PROVINCE OF ONTARIO

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Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION	CITY OF OTTAWA 4175 STRANDHERD RETAIL - CHOICE REIT
DRAWING NAME	GRADING PLAN
PROJECT No.	125050
REV #1	REV #1
DRAWING No.	125050-GR2

D07-12-25-