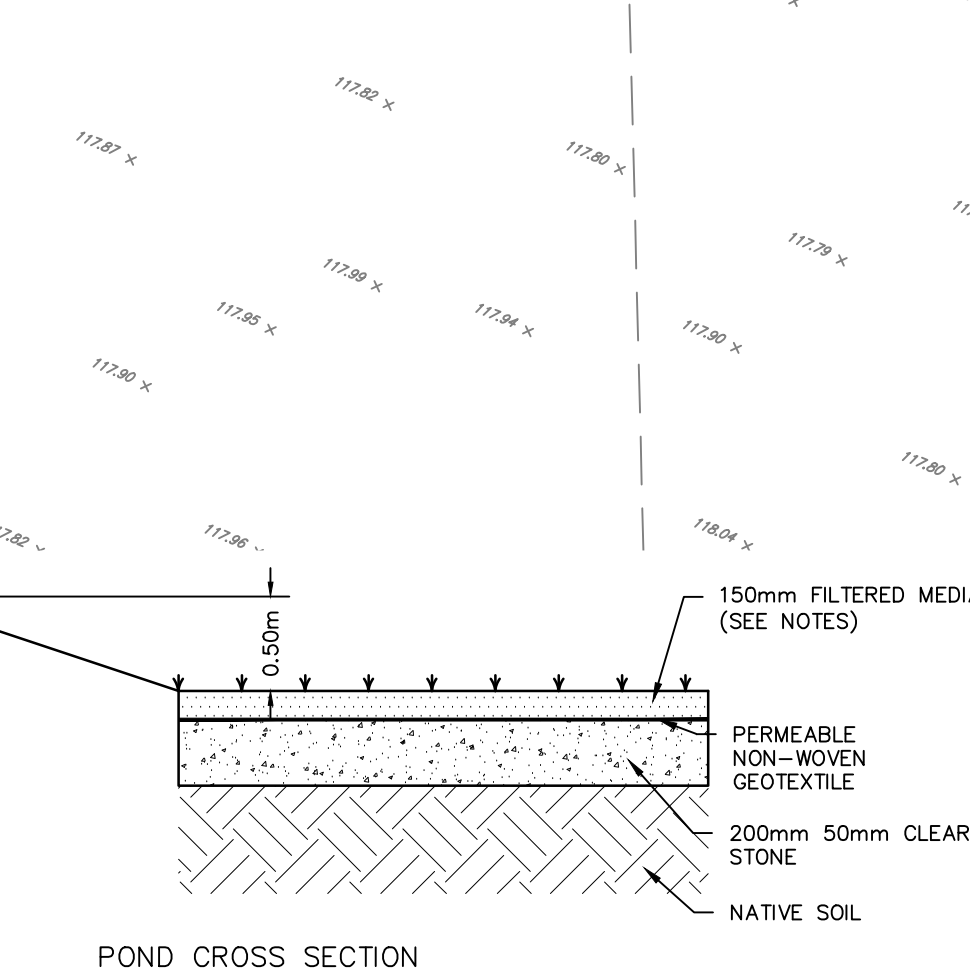


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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Legend

- ORIGINAL GROUND ELEVATION
- PROPOSED ELEVATION
- PROPOSED LOT CORNER ELEVATION
- EXISTING ELEVATION AT LOT CORNER
- FLOW DIRECTION AND GRADE
- FINISHED FIRST FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- DIRECTION OF OVERLAND FLOW (SEE NOTES)
- PROPOSED DOOR LOCATIONS
- APPROXIMATE BOREHOLE LOCATIONS. REFER TO GEOTECHNICAL REPORT PC3834-1R PREPARED BY PATERSON GROUP INC.
- AREA TO BE REGRADED



GENERAL NOTES

- ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- ALL WORK AND MATERIALS TO CONFORM WITH CURRENT MINISTRY OF THE ENVIRONMENT & ENERGY OF ONTARIO, CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND COORDINATION WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF SAME.
- ALL DISTURBED AREAS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER AND THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 509.010 AND OPSD 310.
- BENCHMARKS: 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 SHOWN ON DRAWING GP-1.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DWGS.

STORM AND SANITARY SEWERS

- SEWER TRENCH SHALL CONSIST OF CLASS 'B' BEDDING PER CITY OF OTTAWA STANDARDS S6 AND S7. COMPACTION SHALL BE A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
- FOR CONSTRUCTION DETAILS NOT SHOWN ON PLANS, REFERENCE SHALL BE MADE TO THE ONTARIO PROVINCIAL STANDARDS DRAWINGS AND CITY OF OTTAWA STANDARDS.
- SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- FROST PROTECTION PER CITY OF OTTAWA STANDARD DRAWING W22 WHERE THERE IS LESS THAN 1.5m OF COVER ABOVE THE SEWER SERVICES.
- STORM AND SANITARY SERVICE CONNECTION AS PER CITY STD S11.1

SITE GRADING

- ALL GRANULAR BASE & SUB-BASE COURSE MATERIALS SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY.
- ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH 100mm TOPSOIL, SEED AND MULCH UNLESS OTHERWISE NOTED. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
- INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED.
- REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
- CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY.
- EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
- ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY TO BE RETAINED SHALL BE PROTECTED AS PER THE 'MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAWS' AND THE 'URBAN TREES CONSERVATION BY-LAW' AS AMENDED FROM TIME TO TIME.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH ARCHITECT AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
- SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.30m LAYERS.
- ALL PROPERTY LINE GRADES ARE TO REMAIN UNALTERED AND ALL ONSITE GRADING AND TERRACING IS TO MATCH EXISTING GRADES AT THE PROPERTY LINES UNLESS OTHERWISE NOTED.
- NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION, IS TO BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.
- UNDERSIDE-OF-FOOTING TO HAVE MINIMUM COVER OF 1.5m. WHERE SUFFICIENT COVER IS NOT PROVIDED, FOOTINGS ARE TO BE INSULATED TO PROVIDED EQUIVALENT INSULATION.
- PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL INVESTIGATION PC3834-1 PREPARED BY PATERSON GROUP INC DATED NOVEMBER 11, 2016.

- CAR ONLY PARKING AREAS  
50mm HL-3 OR SUPERPAVE 12.5  
150mm OPSS GRANULAR A  
300mm OPSS GRANULAR B TYPE II
- ACCESS LANES  
40mm HL-3 OR SUPERPAVE 12.5  
50mm HL-8 OR SUPERPAVE 19.0  
150mm OPSS GRANULAR A  
400mm OPSS GRANULAR B TYPE II
- GRAVEL PAVEMENT STRUCTURE  
300mm OPSS GRANULAR A

Notes

**SITE PLAN**  
PREPARED BY: R. VIAU DRAFTING & DESIGN LTD.  
REVISION: 01 DATED MAY 05, 2026  
DRAWING: A1 - SITE PLAN & LANDSCAPE PLAN

**SITE BENCHMARK**  
PROVIDED BY: FARSHALL MOFFATT AND WOODLAND LTD.  
LOCATION / DESCRIPTION: TOP OF MAGNETIC NAIL & WASHER  
ELEV = 119.73

**GEOTECHNICAL REPORT**  
PREPARED BY: PATERSON GROUP INC.  
REPORT: PC3834-1R DATED NOVEMBER 11, 2016

**INFILTRATION TRENCH AND BASIN FILTER MEDIA COMPOSITION**  
(REFER TO CIVIC LOCAL IMPACT DEVELOPMENT STORMWATER MANAGEMENT PLANNING AND DESIGN GUIDE):  
SAND (2.0 TO 0.050 MM DIA.) 85 TO 88%  
FINES (< 0.050 MM DIA.) 8 TO 12%  
ORGANIC MATTER 3 TO 5%

Revision	By	Appd.	YY.MM.DD
1	FOR SUBMISSION	AJ	PM 26.06.25

File Name: \_\_\_\_\_ Dwn. Chkd. Dgn. YY.MM.DD

Permit/Seal \_\_\_\_\_

Client/Project  
**OTTAWA HOMES SELECT**

**2978 CARP ROAD**  
Carp, ON, Canada

Title  
**SITE SERVICING AND GRADING PLAN**

Project No. 160402325  
Drawing No. \_\_\_\_\_  
Scale 1:250  
Sheet \_\_\_\_\_ of 3  
Revision \_\_\_\_\_

SSGP-1  
1 of 3  
1

