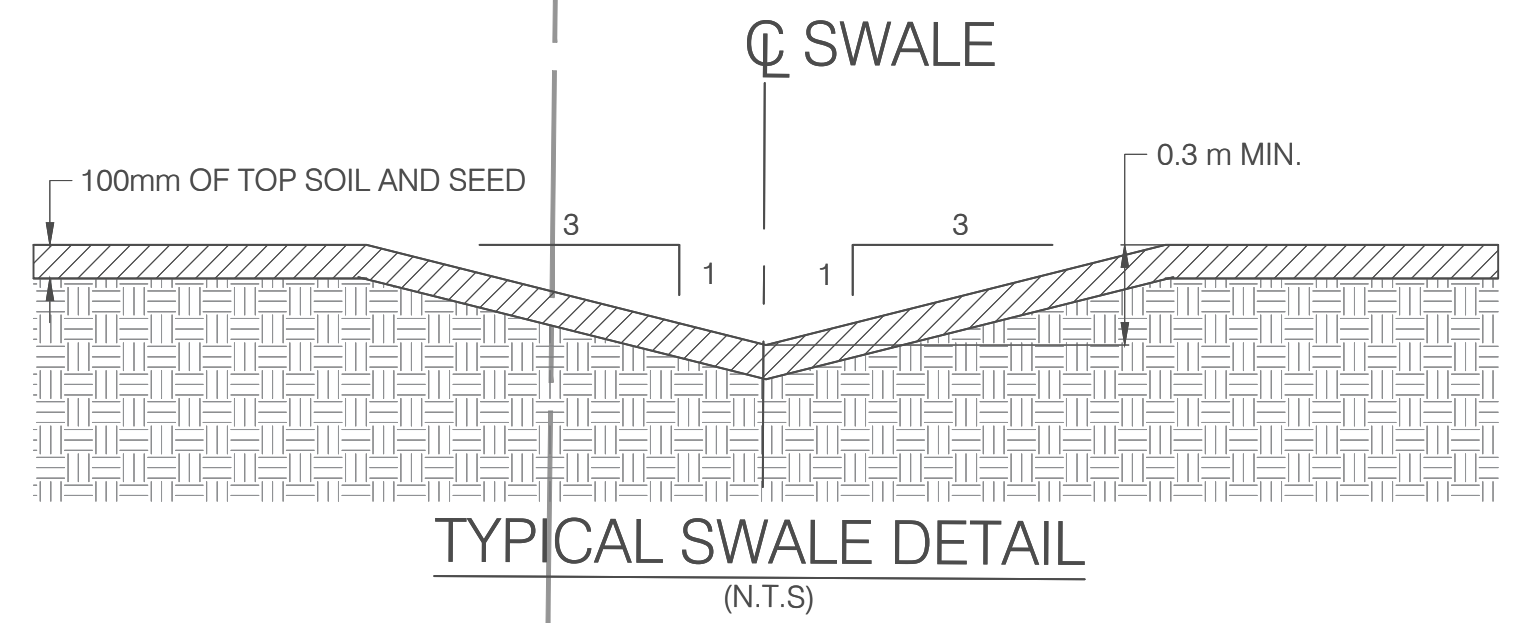


PLAN OF SURVEY OF PART OF LOT 4 CONCESSION 12
Geographic Township of Goutbourn
CITY OF OTTAWA
 ORIGINAL REGISTERED SURVEY PLAN: (4R-31471)

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B shown hereon, having a bearing of N48°04'10"E and are referenced to MTM Zone 9 (76°30' West Longitude) NAD-83 (CSRS). Refer to survey plan for locations of points A & B.

The site benchmark is located in a large tree root to the east of the gravel entrance.

- LEGEND:**
- SITE BOUNDARY
 - PROPOSED SWALE AND FLOW DIRECTION
 - PROPOSED CONCRETE CURB WITH DEPRESSION
 - PROPOSED GRADING LINE
 - APPROX. EDGE OF PROVINCIALLY SIGNIFICANT WETLANDS
 - 30m SETBACK FROM PROVINCIALLY SIGNIFICANT WETLANDS
 - APPROX. EDGE OF UNEVALUATED WETLANDS
 - 25m SETBACK FROM UNEVALUATED WETLANDS
 - PROPOSED BUILDING ENVELOP
 - EXISTING HYDRO POLE
 - PROPOSED FIRE HYDRANT (AS PER CITY OF OTTAWA STANDARD DWS NO. W53)
 - EXISTING GROUND ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED HIGH POINT ELEVATION
 - MATCH EXISTING ELEVATION
 - PROPOSED SWALE ELEVATION
 - PROPOSED DOOR ENTRANCE
 - PROPOSED FINISHED FLOOR ELEVATION
 - PROPOSED UNDERSIDE OF FOOTING ELEVATION
 - DIRECTION AND SLOPE OF SURFACE WATER FLOW
 - PROPOSED STAW BALE CHECK DAM PER OPSS 219.180
 - SITE BENCHMARK MAG & WASHER IN TREE ROOT ELEV = 133.85
 - HEAVY-DUTY ASPHALTED PAVEMENT



Recommended Asphaltic Concrete Pavement Structure Design (Minimum Component Thicknesses)

Pavement Layer	Compaction Requirements	Pavement Structure
Surface Course	as per OPSS 310	40 mm Superpave 12.5 Level B Asphalt (PG58-34)
Blinder Course	as per OPSS 310	50 mm Superpave 19 mm Level B Asphalt (PG58-34)
Granular Base	100% SPMD	150 mm Granular 'A' (OPSS 1010) Pit Run or 19 mm Crusher Run Limestone
Granular Sub-Base	100% SPMD	300 mm Granular 'B' Type II (OPSS 1010)

The subgrade must be compacted to at least 98% of SPMD. The granular base and sub-base materials should be compacted to a minimum of 100% SPMD.

- GENERAL NOTES:**
- ALL WORK TO CONFORM TO THE LATEST MUNICIPAL STANDARDS, THE PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS (PSD AND OPS), AND WHERE APPLICABLE / REQUIRED, LOCAL UTILITY STANDARDS AND THE ONTARIO MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT" AND ITS LATEST AMENDMENTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS REFERRED IN THE ACT.
 - SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY (416-314-7448). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING SOIL STRIPPING ACTIVITIES, BOTH THE ONTARIO MINISTRY OF CULTURE, AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF CONSUMER AND COMMERCIAL RELATIONS (416-326-8992), SHOULD BE NOTIFIED IMMEDIATELY AS WELL AS THE LOCAL POLICE.
 - ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL - BOOK 7 - TEMPORARY CONDITIONS (LATEST EDITION).
 - THE CONTRACTOR SHALL RECTIFY ANY DISTURBED AREAS TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE GOVERNING AUTHORITIES.
 - THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL DRAWINGS, REPORTS AND SPECIFICATIONS THAT RELATE TO THIS PROJECT.
 - FOR LEGAL SURVEY AND TOPOGRAPHIC INFORMATION REFER TO PLAN PREPARED BY JOHN H. KENNEDY - DATED NOVEMBER 14, 2018.
 - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR IS TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ENGINEER AS APPLICABLE. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO: 1) CORRECT UTILITY LOCATIONS, AND 2) NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS, PRIOR TO CONSTRUCTION, WILL BE TO THE CONTRACTOR'S PERIL AND EXPENSE.
 - THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE GOVERNING AUTHORITY.
 - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, AND BEARING THE COSTS OF, ALL REQUIRED PERMITS, UNLESS SPECIFIED OTHERWISE.
 - ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE CONTRACT ADMINISTRATOR AND/OR THE MUNICIPALITY PRIOR TO ANY TREE CUTTING / REMOVAL.
 - THE CONTRACTOR SHALL PROVIDE THE ENGINEER PERTINENT AS-BUILT MEASUREMENTS, NOTES AND MARK-UPS TO ENABLE THE ENGINEER TO REVIEW AND PREPARE AS-BUILT GRADING AND SITE SERVING PLANS.
 - 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 DEPICTED ON THIS PLAN.
 - ANY EXISTING OR DISCOVERED WELLS OR MONITORING WELLS FOUND ON THE PROPERTY WILL NEED TO BE PROPERLY ABANDONED IN ACCORDANCE WITH O. REG. 903 AND ITS AMENDMENTS.
 - FIRE-WATER TANK IS TO BE INSTALLED WITH CAPACITY OF 50,000 L WITH WATER CHUTE AS LOW AS POSSIBLE. A 30-DEGREE ELBOW SHALL BE INSTALLED. DIRECTING INFLOW INTO THE TANK, THERE IS TO BE A 100MM DIA. ADAPTER ON THE OUTSIDE, ENABLING THE FIREFIGHTERS TO REACH AND USE DURING FIREFIGHTING OPERATIONS. PLEASE REFER TO APPENDIX B FOR STANDARD DRAWINGS OF THE STORAGE TANK.
 - THE HYDRANT SHALL BE AS PER THE CITY OF OTTAWA STANDARD DRAWING 105-154 WITH SEALED WEEP-HOLES.
 - AFTER USE OF THE HYDRANT, THE HYDRANT SHALL BE CLEANED OUT, AND THE VERTICAL RISER SHALL BE PUMPED OUT TO REMOVE THE WATER. SIGNAGE SHALL BE POSTED ON THE HYDRANT TO EXPLAIN THIS PROCEDURE.
 - AFTER EACH USE OF THE HYDRANT AND WATER TANK, THE ENTIRE SYSTEM SHALL BE INSPECTED BY A CERTIFIED INSPECTOR.

- GRADING NOTES:**
- ALL CONCRETE CURBS TO CONFORM TO OPSS AND OPS STANDARDS. ALL ON-SITE CURBS TO BE BARRIER TYPE WITH DEPRESSIONS AS NOTED ON THE PLANS.
 - THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY TERRAPEX ENVIRONMENTAL LTD., DATED JANUARY, 10, 2020 AND AND HYDROGEOLOGICAL STUDY FOR THIS PROJECT WAS PREPARED BY GEOPARMA ENGINEERING LTD. APRIL, 30, 2020.
 - PAVEMENT STRUCTURE FOR PARKING AREA AND ACCESS LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AND SHALL CONSIST OF THE FOLLOWING:
 - LIGHT DUTY PAVEMENT (INCLUDING PARKING AREAS AND ACCESS LANES)
 - 50 MM H3 ASPHALTIC CONCRETE PG58-34 (OPSS 310) 92 - 96.5% MRD
 - 150 MM OPS GRANULAR A BASE (OPSS 1010) 100% SPMD
 - 250 MM OPS GRANULAR B TYPE II SUBBASE (OPSS 1010) 100% SPMD
 - ALL PAVEMENT MARKINGS AND SITE SIGNAGE SHALL BE PLACED AS PER THE "SITE PLAN", LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT PAINT.
 - REFER TO SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
 - STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT. ALL JOINTS MUST BE SEALED.
 - ALL CONCRETE CURBS SHALL BE INSTALLED AS PER OPSS 600.11.
 - ALL CONCRETE FOR CURBS/SIDEWALKS SHALL CONSIST OF NORMAL PORTLAND CEMENT WITH A MINIMUM STRENGTH OF 32MPA AT 28 DAYS; CLASS C-2 EXPOSURE AS PER CSA A23.1 STANDARDS. THE INSTALLATION OF ANY CONCRETE WORK SHALL BE IN ACCORDANCE WITH OPSS 1350 AND THE LATEST CSA CAN-A23.1/A23.2 SPECIFICATIONS.
 - CONTRACTOR TO SUPPLY SUITABLE FILL MATERIAL WHERE REQUIRED TO ROUGH GRADE THE SITE. ALL IMPORTED FILL MATERIAL TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
 - CONTRACTOR TO HAVE EXCESS MATERIAL OFFSITE AS NECESSARY TO GRADE SITE TO MEET THE PROPOSED GRADES. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF FOLLOWING MOECC'S PUBLICATION 9603E: "THE MANAGEMENT OF EXCESS SOIL - A GUIDE FOR BEST MANAGEMENT PRACTICES - DATED APRIL 2016". CONTRACTOR IS TO PROVIDE TO THE ENGINEER PRIOR THAT EXCESS FILL WAS PROPOSED. QUANTITIES AND INFORMATION ON RECEIVER SITE AND OWNER'S ACKNOWLEDGEMENT. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIALS, OR CONTAMINATED SOIL/GROUNDWATER, CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY FOR INSTRUCTIONS. ENGINEER AND CONTRACTOR TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
 - ANY FILL MATERIAL REQUIRED WITHIN THE PARKING AREAS AND BUILDING FOOTPRINT AREAS, SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER IN REGARD TO TYPE OF FILL, LIFTS, METHODOLOGY OF PLACEMENT AND COMPACTION AND FINAL LEVEL OF COMPACTION.
 - ALL UTILITY DUCTS ARE TO BE INSTALLED PRIOR TO CONSTRUCTION OF THE PARKING AREA AND ROAD BASE.
 - CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOTROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACING ANY GRANULAR SUBBASE MATERIAL.
 - ANY SELECT SUBGRADE, AND GRANULAR BASE MATERIAL (GRANULAR A OR B) IS TO BE SUPPLIED, PLACED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AND APPROVED BY THE GEOTECHNICAL ENGINEER. UPON REQUEST, CONTRACTOR WILL PROVIDE TO ENGINEER SAMPLES OF ANY GRANULAR BASE MATERIAL USED FOR THIS PROJECT AND IN SUFFICIENT QUANTITY TO ALLOW TESTING (GRADATION, PROCTOR, ETC.) AND CERTIFICATION BY THE GEOTECHNICAL ENGINEER.
 - GRANULAR MATERIAL TO CONSTRUCT THE PAVEMENT STRUCTURE BASE AND SUBBASE GRANULAR MATERIALS SHALL CONFORM TO OPS FORM 1010 MATERIAL SPECIFICATIONS. COMPACTION OF THE GRANULAR PAVEMENT MATERIALS SHALL BE CARRIED OUT IN MAXIMUM 200 MM THICK LOOSE LIFTS TO 100% OF ITS SPMD USING SUITABLE VIBRATORY COMPACTION EQUIPMENT.
 - THE GRANULAR BASE SHALL ONLY BE PLACED UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR SUBBASE.
 - THE ASPHALT MATERIAL IS ONLY TO BE PLACED UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR BASE.
 - CONTRACTOR IS TO SUPPLY, PLACE AND COMPACT THE ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT. UPON REQUEST, CONTRACTOR WILL PROVIDE TO ENGINEER SAMPLES OF ASPHALT MATERIAL USED FOR THIS PROJECT AND IN SUFFICIENT QUANTITY TO ALLOW TESTING (GRADATION, ASPHALT CONTENT, ETC.) AND CERTIFICATION BY THE GEOTECHNICAL ENGINEER.
 - THE JOB MIX FORMULA (JMF) OF THE ASPHALTIC CONCRETE SHALL BE IN ACCORDANCE WITH OPSS 1150 FOR MATERIAL SPECIFICATION FOR HOT MIX ASPHALT. THE ASPHALTIC CONCRETE SHOULD BE PLACED IN ACCORDANCE TO OPSS 310 FOR CONSTRUCTION SPECIFICATION FOR HOT MIX ASPHALT. THE ASPHALTIC CONCRETE SHOULD BE COMPACTED TO A MINIMUM OF 92% OF THE MAXIMUM RELATIVE DENSITY (MRD). THE JMF AND ITS CONSTITUENTS SHOULD BE REVIEWED, TESTED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE.
 - CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROTECTING TO THE ENGINEER WITH VERIFICATION PRIOR TO PLACEMENT ANY GRANULAR BASE, ASPHALT AND CONCRETE AS PART OF THE PROJECT.
 - ANY DITCHES/SWALES DISTURBED DURING THE SERVING AND GRADING OPERATIONS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION AND ENSURE PROPER CONVEYANCE OF FLOWS.
 - ALL RE-GRADED OR DISTURBED AREAS IN EXISTING PUBLIC RIGHTS-OF-WAY ARE TO BE FINISHED WITH 500 SET OVER 100MM TOPSOIL.
 - ANY RETAINING WALLS HIGHER THAN 1.0M SHALL BE DESIGNED AND APPROVED BY A STRUCTURAL ENGINEER. ANY REQUIRED FENCING IS TO BE INSTALLED IN ACCORDANCE TO THE SITE PLAN, WHERE APPLICABLE.

No	DATE	ISSUED FOR	App.	No	DATE	REVISION	App.
1	2020-07-03	SITE PLAN CONTROL	HA	1	2021-12-30	CITY COMMENTS ON 2021/07/16	HA
2				2	2022-03-28	CITY COMMENTS ON 2022/02/04	HA
3				3	2022-07-12	CITY COMMENTS ON 2022/06/08	HA
4				4	2023-03-19	CITY COMMENTS ON 2022/09/19 & 2023/02/15	HA
5				5	2023-07-03	CITY COMMENTS ON 2023/06/08	HA
6				6	2023-11-21	CITY COMMENTS & DISCUSSIONS DURING AUG-NOV 2023	HA
7				7			

Key Plan

JOHN H. KENNEDY LTD.
 ONTARIO & CANADA LANDS SURVEYORS
 KEMPVILLE PORTLAND
 REF: 2018-10-085

OTAWA VALLEY WILD BIRD CARE CENTRE

ADAD
 ADVANCED DESIGN, ASSESSMENTS DEVELOPMENT INC.
 ADAD Inc. (Advanced Design, Assessment & Development)
 135 Mangrove Crest, Gloucester, Ottawa, ON. K1T 6E4

Stamps

OTTAWA VALLEY WILD BIRD CARE CENTRE
 8520 McArthur Road, Ottawa, ON.

Title: GRADING PLAN
 Date: 2023-11-21
 Revision: 8

Drawn by: RA
 Verified by: HA
 Scale: 1:300
 Drawing #: GR-1