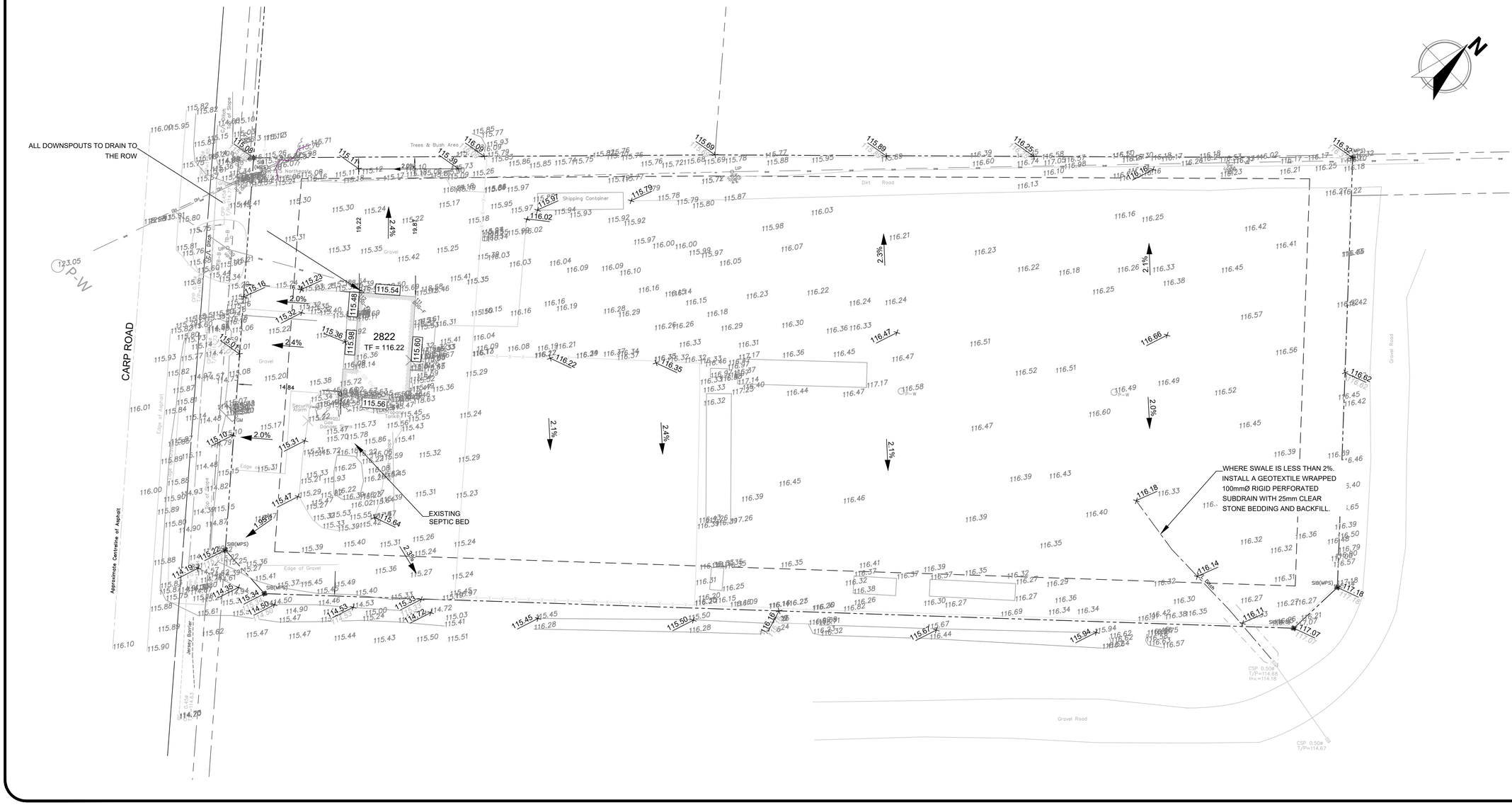
GENERAL NOTES:

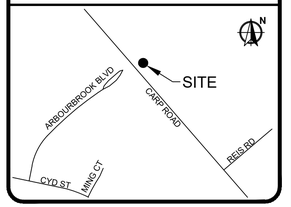
1. THE ORIGINAL SURVEY AND TOPOGRAPHIC INFORMATION ARE SUPPLIED FOR INFORMATION PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION OBTAINED FROM THEM.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE GOVERNING MUNICIPALITIES STANDARDS AND SPECIFICATIONS AS WELL AS THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS WILL APPLY WHERE NO MUNICIPAL STANDARDS ARE AVAILABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER.
4. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL UTILITIES MUST BE PROTECTED, AND RESPONSIBILITY MUST BE ASSUMED FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS & APPROVALS REQUIRED FROM THE GOVERNING MUNICIPALITY PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
6. EXCAVATE AND DISPOSE OF ALL EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS. CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY
7. ALL DISTURBED AREAS, INCLUDING TRENCHES, WITHIN THE MUNICIPAL ROAD ALLOWANCE MUST BE RETURNED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE THE GOVERNING MUNICIPALITY.
8. ROADWAY, PARKING, AND GRADING WORK TO BE UNDERTAKEN IN ACCORDANCE WITH THE THE GOVERNING MUNICIPALITIES SPECIFICATIONS
9. CONTACT THE GOVERNING MUNICIPALITY FOR INSPECTION OF ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED AND MULCH OR SOD
10. HYDRO, GAS AND BELL SERVICE LOCATIONS ARE SUBJECT TO THE APPROVAL BY THE APPLICABLE AGENCY, INSTALLATION IS TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES.
11. ALL DISCHARGE FROM BUILDINGS, INCLUDING EAVE TROUGHS SHALL DISCHARGE A MINIMUM OF 1.5 METERS AWAY FROM ALL PROPERTY LINES AND NOT SHALL NOT BE DIRECTED TO ADJACENT LANDS. ALL YARDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE NEW DWELLINGS.
12. THERE IS TO BE NO ALTERATION OF THE EXISTING GRADE AND DRAINAGE PATTERNS ALONG THE PROPERTY LINES.
13. THE CONTRACTOR IS TO PROTECT ALL TREES UNLESS OTHERWISE NOTED SNOW FENCE IS TO BE INSTALLED AND MAINTAINED DURING CONSTRUCTION
14. MAINTAIN A MINIMUM 150 MM CLEARANCE BETWEEN THE PROPOSED TOP OF FOUNDATION ELEVATION AND THE FINISHED GRADE AT THE STRUCTURE. MAINTAIN POSITIVE SURFACE DRAINAGE AWAY FROM ALL FOUNDATION WALLS.
15. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR THE AREA'S DRAINAGE SYSTEM AND THE RECEIVING WATER COURSE DURING CONSTRUCTION ACTIVITY. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

GRADING NOTES:

1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS
2. EXPOSED SUBGRADES AND PROPOSED PAVE AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT
3. 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
4. THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 100% 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
5. GRADE AND OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS WERE REQUIRED TO PROVIDE POSITIVE DRAINAGE
6. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED
7. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED
8. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAIL.
9. DOWNSPOUTS ARE TO BE DIRECTED TOWARDS THE RIGHT OF WAY AND SPLASH PADS ARE TO BE INCLUDED WHERE DOWNSPOUTS ARE LOCATED CLOSER THAN 1.5 METERS TO THE PROPERTY LINE.



KEYPLAN



LEGEND

FF=XX.XX	FINISHED FLOOR
TF=XX.XX	TOP OF FOUNDATION
USF=XX.XX	UNDERSIDE OF FOOTING
	PROPERTY LINE
64.40 / 64.40	PROPOSED ELEVATION EXISTING ELEVATION
5.4%	PROPOSED SLOPE SURFACE DRAINAGE
64.96	PROPOSED TERRACE ELEVATION
2.0%	PROPOSED SWALE AND SLOPE
W	PROPOSED WELL
	DOWNSPOUT

No.	Revision/Issue	Date
1	ISSUED FOR REVIEW	10/9/2026

BNR Designs

PROJECT
2822 CARP ROAD
READY MOTORS
OTTAWA, ON

DRAWING TITLE
GRADING

LICENCED PROFESSIONAL ENGINEER
K. D. SMITH
100172001
OCT 16, 2026
PROVINCE OF ONTARIO

Drawn	Checked
A.MILLS	K.SMITH
Date	Scale
10/05/2026	1:300
Poject No	Drawing No
BNR202619	2 OF 2