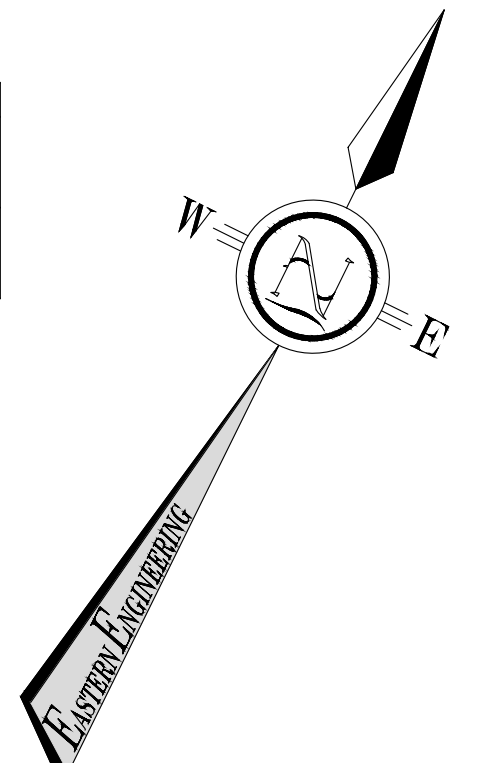


GRANITE RIDGE ROAD

PLANT LIST

SYMBOL	NO.	NAME	SIZE
★	25	AUSTRIAN PINES - PINUS NIGRA	1.5m HIGH B&B
⊗	5	EMERALD QUEEN MAPLE ACER PLATANOIDES "EMERALD QUEENS"	70mm CAL B&B



LEGEND

- ×92.30 EXISTING TOPO GRADE
- ×92.90 PROPOSED GRADE
- EXISTING GRADE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- BELL UNDERGROUND
- GAS UNDERGROUND
- CABLE UNDERGROUND
- ELECTRICAL UNDERGROUND
- OVERHEAD UTILITIES
- UTILITY POLE
- AN UTILITY ANCOR
- UTILITY PEDISTAL
- PROPERTY BAR FOUND
- ▴ RS ROAD SIGN
- FENCE
- TREELINE
- TREE
- PROPERTY BOUNDARY
- ▭ PROPOSED BUILDING

GENERAL NOTES

- ALL WORK ON MUNICIPAL PROPERTY TO BE PERFORMED BY A CONTRACTOR APPROVED BY THE MUNICIPALITY.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO START OF CONSTRUCTION.

LEGAL NOTE:

PROPERTY BOUNDARY BASED ON PLAN PREPARED BY HOPKINS CHITTY LAND SURVEYORS INC. DATED DECEMBER 6th, 2021

NOTE:

CONTRACTOR TO CONTACT UTILITY COMPANIES TO DETERMINE TYPE, LOCATION, AND CONFIGURATION OF EXISTING PLANT.

SITE BENCHMARK

TOP OF SIB IN NORTHWEST CORNER NEAR INTERSECTION OF GRANITE AND FITZSIMMONS. SEE PLAN. ELEV. 95.68m

SURVEY NOTE

DRAWING IS GEOREFERENCED (UTM NORTH-ZONE 18) ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE HT2_0 GEOID MODEL



No.	By	Date	Revisions
1	CJ	2024-06-13	TOWNSHIP COMMENTS

Scale: 0 6 12 Horizontal: 300	Design: AJP Checked: CAJ	Drawn: AJP Checked: CAJ	Approved: AJP Project No: 10055	Date: 5/27/2024 Contract No:
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CONSULTING ENGINEERS

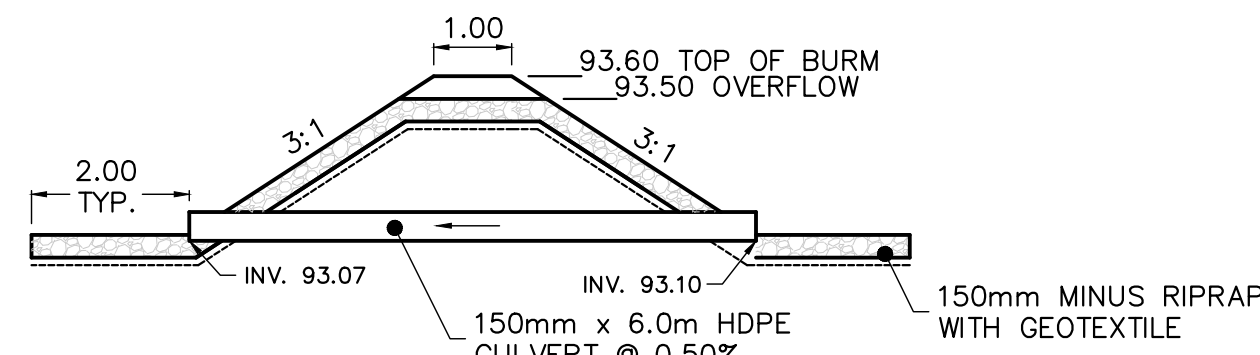
Apex Building
207 - 100 Strouger Blvd.
Brockville, Ont. K6V 5J9

Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

Project Title: **PECK'S MARINA BOAT STORAGE**
IVY LEA, ONTARIO

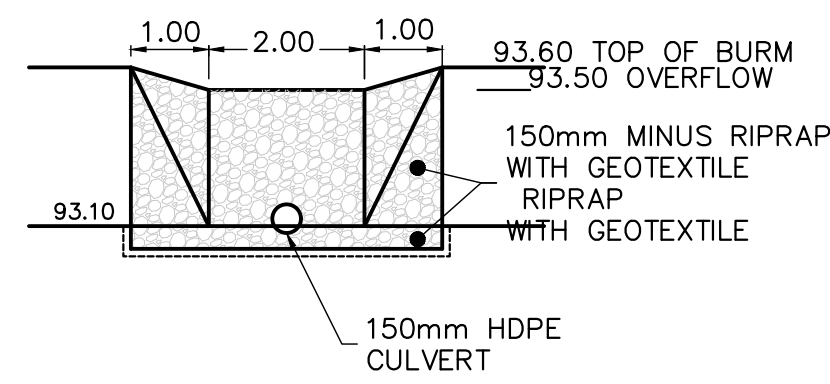
Drawing Title: **GRADING AND DRAINAGE PLAN**

Drawing No.: **C1**
Drawing No.: 10055_C1.dwg

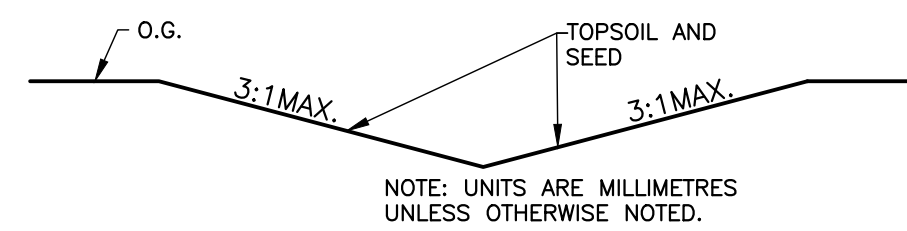


NOTE: UNITS ARE METRES UNLESS OTHERWISE NOTED.

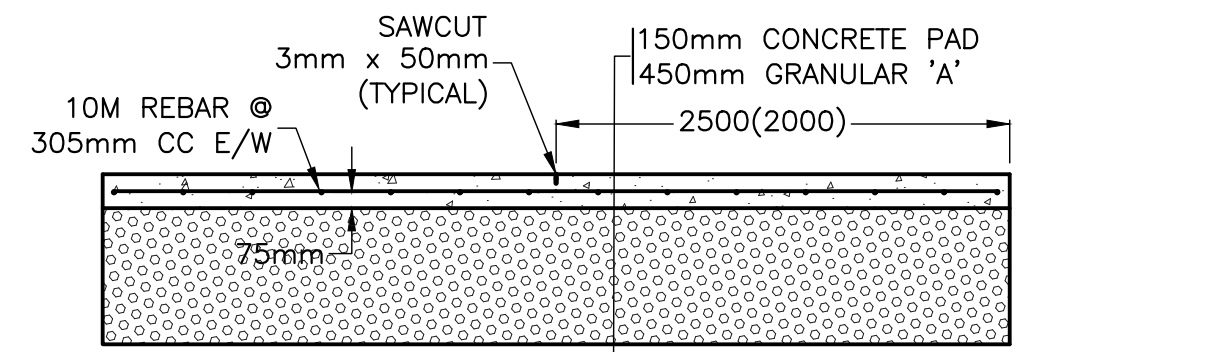
STORM BASIN OVERFLOW / OUTLET SECTION
N.T.S.



STORM BASIN OVERFLOW / FRONT VIEW
N.T.S.



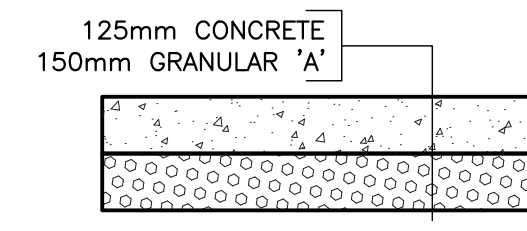
GRASS SWALE DETAIL
N.T.S.



CONCRETE PAD
N.T.S.

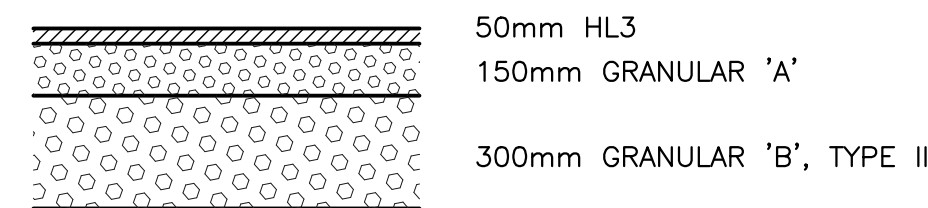
CONCRETE NOTES

- CONCRETE TO BE 30MPa, 7.0% ± 1.5% AIR CONTENT, SLUMP 70mm ± 20mm.
- GRANULARS TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY
- SUBGRADE TO BE EITHER UNDISTURBED NATIVE MATERIAL OR APPROVED GRANULARS COMPACTED TO 100% STANDARD PROCTOR DENSITY

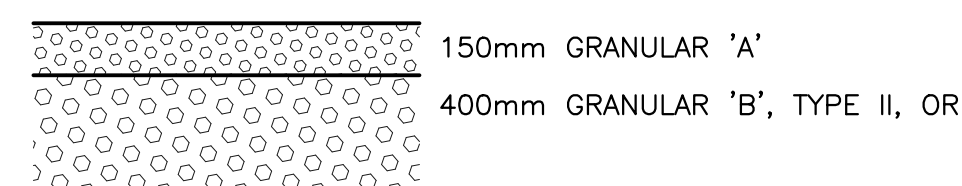


NOTE: CONCRETE TO BE 30MPa, 7.0% ± 1.5% AIR CONTENT, SLUMP 70mm ± 20mm.

TYPICAL CONCRETE SIDEWALK
N.T.S.

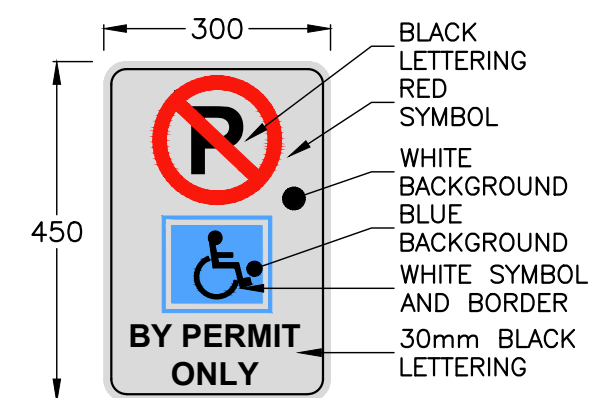


LIGHT DUTY ASPHALT
N.T.S.



GRAVEL DRIVE/PARKING
N.T.S.

- NOTES:**
1. ALL PARKING SPACES SHALL BE PAINTED WITH WHITE OR YELLOW TRAFFIC PAINT.
 2. PARKING STALL LINES TO BE 100mm WIDE.
 3. HANDICAPPED PARKING SPACES TO BE PAINTED STANDARD BLUE OVERLAIN WITH THE INTERNATIONAL SYMBOL FOR DISABLED PERSON.



- SIGNAGE NOTES**
- PAINTS AND SIGN MATERIALS TO MEET MTO TRAFFIC SIGN SPECIFICATIONS
 - SIGNS TO BE INSTALLED TO MTO STANDARDS
 - INCLUDES POSTS AND INSTALLATION
 - UNITS ARE MILLIMETRES UNLESS OTHERWISE NOTED

ACCESSIBLE PARKING SIGN (OTM Rb-93)
N.T.S.

NOTES: EROSION & SEDIMENT CONTROL

- IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOR EROSION & SEDIMENT CONTROL:
 - LIGHT DUTY SILT FENCE AND STRAW BALE CHECKS SHALL BE UTILIZED AS REQUIRED TO ENSURE EROSION OR SEDIMENTS DO NOT LEAVE SITE AND IMPACT ADJACENT DITCHES, WATER COURSES OR PROPERTIES.
- ALL SEDIMENT AND EROSION CONTROL MEASURE SHALL BE INSPECTED DAILY AND AFTER EVERY RAIN EVENT BY THE CONTRACTOR. ALL SEDIMENT AND EROSION MEASURES SHALL BE MAINTAINED, REPAIRED OR REPLACED AS REQUIRED UNTIL CONSTRUCTION IS COMPLETE AND GROUND COVER HAS STABILIZED. THE CONTRACTOR SHALL IMMEDIATELY CONTAIN AND REMOVE ANY SEDIMENTS THAT BREACH SILT BARRIERS.
- CONSTRUCTION TRUCKS SHALL NOT BE CLEANED OR WASHED OFF ON THIS SITE EXCEPT AT AN APPROVED WASH OFF STATION. ANY FUEL SPILLS SHALL BE CONTAINED & CLEANED UP IMMEDIATELY. THE MINISTRY OF THE ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY IF A SPILL OCCURS.
- IN THE EVENT THAT THE EROSION AND SEDIMENT CONTROL ("ESCC") MEASURE INDICATED ON THIS PLAN ARE NOT SUFFICIENT, THE CONTRACTOR SHALL PROVIDE ADDITIONAL "ESCC" MEASURED TO MINIMIZE THE RELEASE OF SOILS AND SEDIMENT INTO BODIES OF WATER AND SEWERS.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EROSION CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION AND RE-VEGETATION HAS OCCURRED.
- CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF COLLECTED SEDIMENT.
- THIS DOCUMENT IS TO BE CONSIDERED A LIVING DOCUMENT AND MAY BE AMENDED IF WARRANTED BY CONDITIONS.

EXISTING INFRASTRUCTURE NOTES:

1. ALL EXISTING PLANT OR UNDERGROUND INFRASTRUCTURE SHALL BE PROTECTED.
2. THE LOCATION OF EXISTING UNDERGROUND INFRASTRUCTURE WITHIN THE SITE IS UNKNOWN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND INFRASTRUCTURE WITHIN THE LIMITS OF THIS CONTRACT.
4. WHEN UNDERGROUND INFRASTRUCTURE IS ENCOUNTERED THAT HAS NOT BEEN SHOWN ON THE CONTRACT DRAWINGS THE CONTRACTOR WILL RECORD IT'S LOCATION, NOTIFY THE CONTRACT ADMINISTRATOR AND FURNISH A COPY OF THE LOCATION OF SAID INFRASTRUCTURE.
5. IF ANY UNDERGROUND INFRASTRUCTURE IS FOUND TO BE IN CONFLICT WITH ANY OF THE WORK OF THIS CONTRACT THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CONTRACT ADMINISTRATOR IN WRITING AND WHERE PRACTICABLE PROCEED WITH OTHER WORK THAT IS NOT AFFECTED BY THE CONFLICT.
6. IT WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE AND PROTECT ALL EXISTING INFRASTRUCTURE WITHIN THE CONTRACT LIMITS. ALL DAMAGES TO THE INFRASTRUCTURE RESULTING FROM THE ACTIONS OF THE CONTRACTORS OPERATIONS SHALL BE REPAIRED TO A SAME OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.

OPSS SPECIFICATIONS

THE MUNICIPAL-ORIENTED ONTARIO PROVINCIAL STANDARDS IN AFFECT WHEN THE CALL FOR TENDERS FOR THIS CONTRACT WAS ADVERTISED SHALL APPLY FOR THE DURATION OF THE CONTRACT. ALL REFERENCES WITHIN THIS SPECIFICATION TO AN OPSS SHALL BE DEEMED TO MEAN OPSS.MUNI, UNLESS USE OF A PROVINCIAL-ORIENTED SPECIFICATION IS SPECIFIED IN THESE CONTRACT DOCUMENTS. WHEN THERE IS NOT A CORRESPONDING MUNICIPAL-ORIENTED SPECIFICATION, THE REFERENCES BELOW SHALL BE CONSIDERED TO BE THE OPSS LISTED, UNLESS USE OF A PROVINCIAL-ORIENTED SPECIFICATION IS SPECIFIED IN THESE CONTRACT DOCUMENTS.

THE FOLLOWING ONTARIO PROVINCIAL STANDARD SPECIFICATIONS APPLY TO AND FORM PART OF THIS CONTRACT:

102	MUNI 120	127
128	MUNI 180	201
MUNI 206	MUNI 212	310
MUNI 314	351	MUNI 353
MUNI 355	MUNI 401	MUNI 402
MUNI 403	405	407
408	MUNI 410	MUNI 441
MUNI 442	490	MUNI 501
506	MUNI 510	MUNI 517
MUNI 518	MUNI 539	MUNI 706
802	803	MUNI 804
1001	MUNI 1002	MUNI 1003
MUNI 1004	MUNI 1010	MUNI 1101
MUNI 1102	1150	1301
1302	MUNI 1303	1305
1306	1308	1312
MUNI 1315	MUNI 1820	1841
1850	2501	

ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) FORM PART OF THIS CONTRACT. THE TEXT OF ALL OPSS'S IS CONTAINED IN THE MANUAL "ONTARIO PROVINCIAL STANDARD SPECIFICATIONS." THE OPSD'S ARE CONTAINED IN THE MANUAL OF ONTARIO PROVINCIAL STANDARD DRAWINGS.

No.	By	Date	Revisions
1	CJ	2024-06-13	TOWNSHIP COMMENTS

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207 - 100 Strawiger Blvd. Facsimile: (613) 345-0008
Brockville, Ont. K6V 5J9 www.EastEng.com

Project Title:
PECK'S MARINA BOAT STORAGE

Drawing Title:
DETAILS

Design:	HS	Checked:	CAJ	Approved:	CAJ	Project No.:	10055
Drawn:	HS	Checked:	CAJ	Date:	2023-01-23	Contract No.:	

Scale:
Horizontal: 400

C2

File No.: 10055_C2.dwg