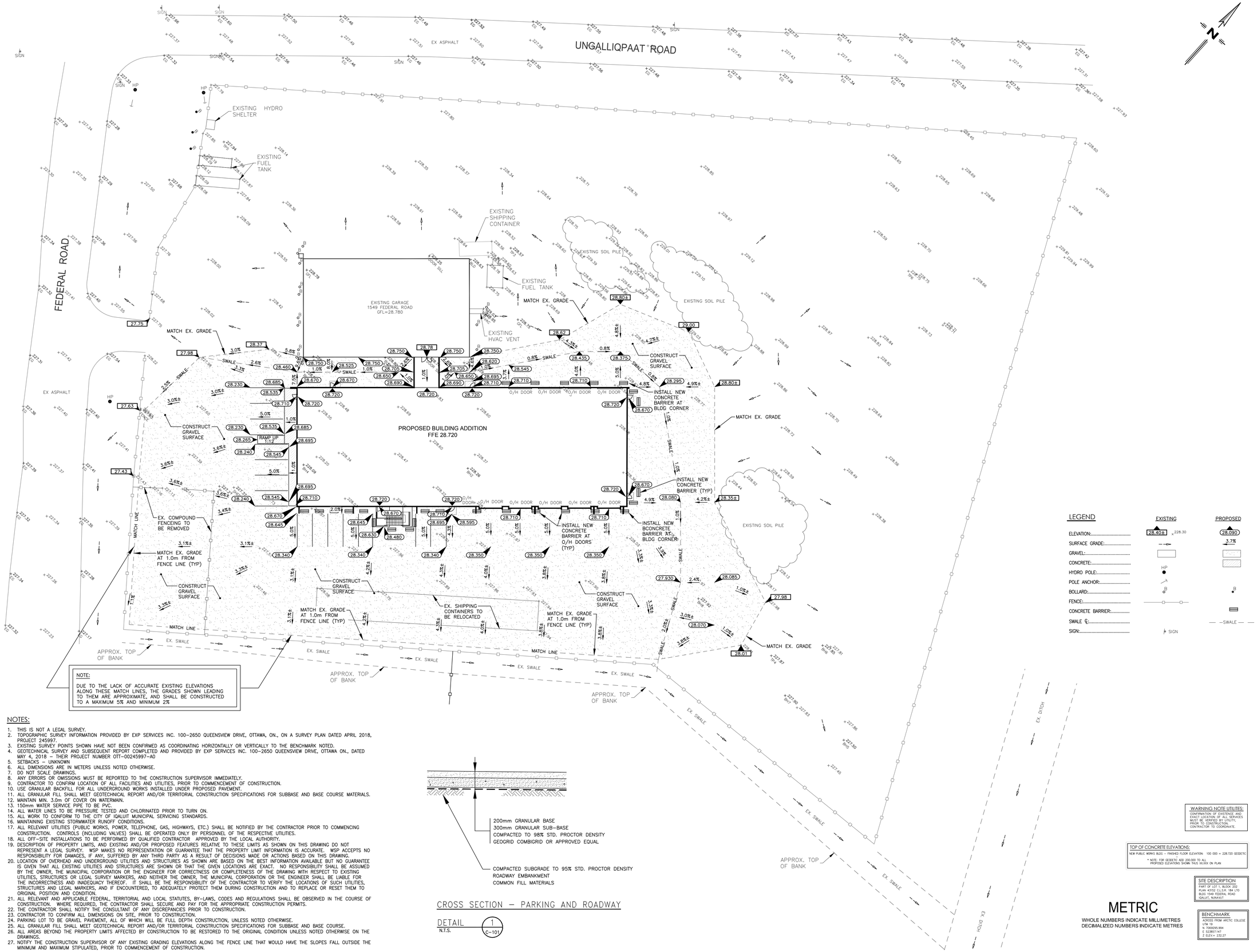

NOTE:

DUE TO THE LACK OF ACCURATE EXISTING ELEVATIONS ALONG THESE MATCH LINES, THE GRADES SHOWN LEADING TO THEM ARE APPROXIMATE, AND SHALL BE CONSTRUCTED TO A MAXIMUM 5% AND MINIMUM 2%

NOTES:

1. THIS IS NOT A LEGAL SURVEY.
2. TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY EXP SERVICES INC. 100–2650 QUEENSVIEW DRIVE, OTTAWA, ON., ON A SURVEY PLAN DATED APRIL 2018, PROJECT 245997.
3. EXISTING SURVEY POINTS SHOWN HAVE NOT BEEN CONFIRMED AS COORDINATING HORIZONTALLY OR VERTICALLY TO THE BENCHMARK NOTED.
4. GEOTECHNICAL SURVEY AND SUBSEQUENT REPORT COMPLETED AND PROVIDED BY EXP SERVICES INC. 100–2650 QUEENSVIEW DRIVE, OTTAWA ON., DATED MAY 4, 2018 – THEIR PROJECT NUMBER OTT–00245997–A0
5. SETBACKS – UNKNOWN
6. ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
7. DO NOT SCALE DRAWINGS.
8. ANY ERRORS OR OMISSIONS MUST BE REPORTED TO THE CONSTRUCTION SUPERVISOR IMMEDIATELY.
9. CONTRACTOR TO CONFIRM LOCATION OF ALL FACILITIES AND UTILITIES, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. USE GRANULAR BACKFILL FOR ALL UNDERGROUND WORKS INSTALLED UNDER PROPOSED PAVEMENT.
11. ALL GRANULAR FILL SHALL MEET GEOTECHNICAL REPORT AND/OR TERRITORIAL CONSTRUCTION SPECIFICATIONS FOR SUBBASE AND BASE COURSE MATERIALS.
12. MAINTAIN MIN. 3.0m OF COVER ON WATERMAIN.
13. 150mm WATER SERVICE PIPE TO BE PVC.
14. ALL WATER LINES TO BE PRESSURE TESTED AND CHLORINATED PRIOR TO TURN ON.
15. ALL WORK TO CONFORM TO THE CITY OF IQALUIT MUNICIPAL SERVICING STANDARDS.
16. MAINTAINING EXISTING STORMWATER RUNOFF CONDITIONS.
17. ALL RELEVANT UTILITIES (PUBLIC WORKS, POWER, TELEPHONE, GAS, HIGHWAYS, ETC.) SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. CONTROLS (INCLUDING VALVES) SHALL BE OPERATED ONLY BY PERSONNEL OF THE RESPECTIVE UTILITIES.
18. ALL OFF–SITE INSTALLATIONS TO BE PERFORMED BY QUALIFIED CONTRACTOR APPROVED BY THE LOCAL AUTHORITY.
19. DESCRIPTION OF PROPERTY LIMITS, AND EXISTING AND/OR PROPOSED FEATURES RELATIVE TO THESE LIMITS AS SHOWN ON THIS DRAWING DO NOT REPRESENT A LEGAL SURVEY. WSP MAKES NO REPRESENTATION OR GUARANTEE THAT THE PROPERTY LIMIT INFORMATION IS ACCURATE. WSP ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THIS DRAWING.
20. LOCATION OF OVERHEAD AND UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE BUT NO GUARANTEE IS GIVEN THAT ALL EXISTING UTILITIES AND STRUCTURES ARE SHOWN OR THAT THE GIVEN LOCATIONS ARE EXACT. NO RESPONSIBILITY SHALL BE ASSUMED BY THE OWNER, THE MUNICIPAL CORPORATION OR THE ENGINEER FOR CORRECTNESS OR COMPLETENESS OF THE DRAWING WITH RESPECT TO EXISTING UTILITIES, STRUCTURES OR LEGAL SURVEY MARKERS, AND NEITHER THE OWNER, THE MUNICIPAL CORPORATION OR THE ENGINEER SHALL BE LIABLE FOR THE INCORRECTNESS AND INADEQUACY THEREOF. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF SUCH UTILITIES, STRUCTURES AND LEGAL MARKERS, AND IF ENCOUNTERED, TO ADEQUATELY PROTECT THEM DURING CONSTRUCTION AND TO REPLACE OR RESET THEM TO ORIGINAL POSITION AND CONDITION.
21. ALL RELEVANT AND APPLICABLE FEDERAL, TERRITORIAL AND LOCAL STATUTES, BY–LAWS, CODES AND REGULATIONS SHALL BE OBSERVED IN THE COURSE OF CONSTRUCTION. WHERE REQUIRED, THE CONTRACTOR SHALL SECURE AND PAY FOR THE APPROPRIATE CONSTRUCTION PERMITS.
22. THE CONTRACTOR SHALL NOTIFY THE CONSULTANT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
23. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE, PRIOR TO CONSTRUCTION.
24. PARKING LOT TO BE GRAVEL PAVEMENT, ALL OF WHICH WILL BE FULL DEPTH CONSTRUCTION, UNLESS NOTED OTHERWISE.
25. ALL GRANULAR FILL SHALL MEET GEOTECHNICAL REPORT AND/OR TERRITORIAL CONSTRUCTION SPECIFICATIONS FOR SUBBASE AND BASE COURSE.
26. ALL AREAS BEYOND THE PROPERTY LIMITS AFFECTED BY CONSTRUCTION TO BE RESTORED TO THE ORIGINAL CONDITION UNLESS NOTED OTHERWISE ON THE DRAWINGS.
27. NOTIFY THE CONSTRUCTION SUPERVISOR OF ANY EXISTING GRADING ELEVATIONS ALONG THE FENCE LINE THAT WOULD HAVE THE SLOPES FALL OUTSIDE THE MINIMUM AND MAXIMUM STIPULATED, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CROSS SECTION – PARKING AND ROADWAY

DETAIL 1 / C–101
N.T.S.

LEGEND

	EXISTING	PROPOSED
ELEVATION:	28.40±	28.090
SURFACE GRADE:		3.7%
GRAVEL:		
CONCRETE:		
HYDRO POLE:	HP	
POLE ANCHOR:		
BOLLARD:	B	B
FENCE:		
CONCRETE BARRIER:		
SWALE ℄:		–SWALE–
SIGN:	SIGN	

WARNING NOTE UTILITIES:
CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF UTILITY SERVICES MUST BE VERIFIED BY UTILITY, PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE.

TOP OF CONCRETE ELEVATIONS:
NEW PUBLIC WORKS BLDG – FINISHED FLOOR ELEVATION: 100 000 = 228.720 GEODETIC

* NOTE: FOR GEODETIC ADD 200.000 TO ALL PROPOSED ELEVATIONS SHOWN THUS XX.XXX ON PLAN

SITE DESCRIPTION
PART OF LOT 1, BLOCK 202
PLAN 43152 C.L.S.R. 184 LTO
BLDG 1549 FEDERAL ROAD
IQALUIT, NUNAVUT

BENCHMARK
ADNOSS FROM ARCTIC COLLEGE
UTM 19
N. 7089295.994
E. 523857.147
Z ELEV.= 232.27

METRIC
WHOLE NUMBERS INDICATE MILLIMETRES
DECIMALIZED NUMBERS INDICATE METRES

VERNE REIMER ARCHITECTURE
INCORPORATED
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CONSULTANTS

wsp
1600 BUFFALO PLACE
WINNIPEG, MANITOBA, CANADA R3T 6B8
TEL: 204-477-6650 | FAX: 204-474-2864 | WWW.WSP.COM

NOTES:

PERMIT / STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
	21/01/25	ISSUED FOR CLASS A ESTIMATE
	21/01/19	ISSUED FOR COORDINATION
	19/12/20	ISSUED FOR REVIEW

CLIENT
CITY OF IQALUIT
OPERATIONS CENTRE

1549 FEDERAL ROAD
IQALUIT, NUNAVUT
X0A 0H0

CLIENT PROJECT NO. 820837

TITLE:
LOT GRADING PLAN

SCALE: 1 : 300
PROJECT NUMBER: 191-10449-00
DRAWN BY: L.T./G.P.

C101

L:\Projects\2019\191-10449-00\cad\new PW Bldg\03 - DWGS\02 Working Dwgs\04 Civil\01 Production\C101 - Lot Grading Plan (ACAD 2014).dwg, Apr 22, 2021 12:23:44 PM BY (Glen Parsons)