



## GENERAL NOTES

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LAND, PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) FARLEY, SMITH & DENNIS SURVEYING LTD. SURVEY PLAN #455-18, DATED SEPTEMBER 13, 2018 AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CANNOT BE DETERMINED BY AN UP-TO-DATE LAND TILES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY CONDUCTED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OR TOWNSHIP BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LOCATION.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LAYOUT, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY OR TOWNSHIP AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE DIRECTED BY THE ENGINEER AND THE CITY OR TOWNSHIP.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY OR TOWNSHIP.
12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OR TOWNSHIP STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
13. CONTACT THE CITY OR TOWNSHIP FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED BY THE CITY OR TOWNSHIP SATISFACTION PRIOR TO ROADWAY AND ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
  - ELECTRICAL SERVICE - HYDRO ONTARIO,
  - GAS SERVICE - ENBRIDGE,
  - TELEPHONE SERVICE - BELL CANADA,
  - TELEVISION SERVICE - ROGERS
16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONTARIO, BELL AND THE CITY OR TOWNSHIP.

18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
19. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR TOWNSHIP.
20. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE PRELIMINARY GEOTECHNICAL INVESTIGATION BY GOLDER ASSOCIATES LTD., DATED MAY, 2006 REPORT #06-1120-033 AND THE SITE SERVING & STORMWATER MANAGEMENT REPORT BY MCINTOSH PERRY REPORT #CP-18-0378, DATED OCTOBER, 2018.

## SEWER NOTES

1. CONSTRUCT ALL SEWERS AND APPURTENANCES TO CITY OR TOWNSHIP STANDARDS (IF AVAILABLE) OR AS PER CITY STANDARDS.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
3. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
4. SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
5. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR SAND.
6. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 200 BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
7. SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SD 28 OR APPROVED EQUIVALENT. SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SD 35 OR APPROVED EQUIVALENT.
8. INSULATE ALL SEWERS AND/OR SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
9. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4" LONG MARKER.
10. CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS ONSITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mm OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.

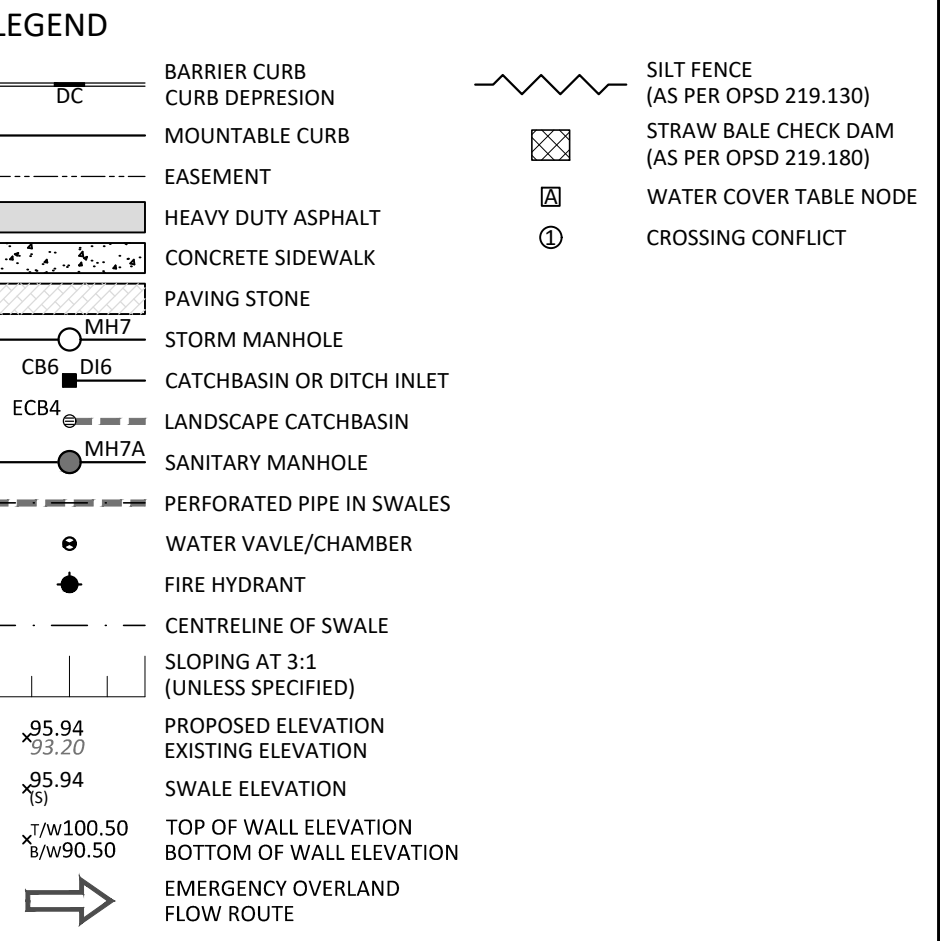
1. DIE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN.
2. ALL CATHBACHIN AND CATHBACHIN MANHOLE LEADS ARE TO BE MINIMUM 200mmØ WITH MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED.
3. ALL CATHBACHINS EXCLUDING LANDSCAPE CATHBACHINS ARE TO HAVE 150 mmØ PERFORATED PIPE FOR 3.0m ON ALL AVAILABLE SIDES AS PER CITY OF OTTAWA STANDARD DRAWING "R1".

## WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSB STANDARDS AND SPECIFICATIONS, AS WELL AS CITY OR TOWNSHIP STANDARDS.
2. INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE "K" SOFT.
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY OR TOWNSHIP STANDARDS (IF AVAILABLE) OR OPSB 1109.030.
4. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION IS EQUAL TO OR LESS THAN THAT WHICH IS APPROVED BY THE MANUFACTURER.
5. USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER

6. CONNECTION TO EXISTING BY CITY OR TOWNSHIP FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT IS TO BE COMPLETED BY THE CONTRACTOR.
7. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY OR TOWNSHIP STANDARDS (IF AVAILABLE) OR OPSD 1109.030.

---



2	ISSUED FOR SITE PLAN CONTROL	NOV. 1, 2018
1	ISSUED FOR COORDINATION	OCT. 04, 2018
No.	Revisions	Date



Client: **MYERS AUTOMOTIVE GROUP**  
1200 BASELINE ROAD  
OTTAWA, ON K2C 0A6

Drawing Title:

Scale:	1:400	Project Number:	CP-18-0378
Drawn By:	P.G.K.		
Checked By:	R.P.K.	Drawing Number:	C102
Designed By:	P.G.K.		