

## **GENERAL NOTES**

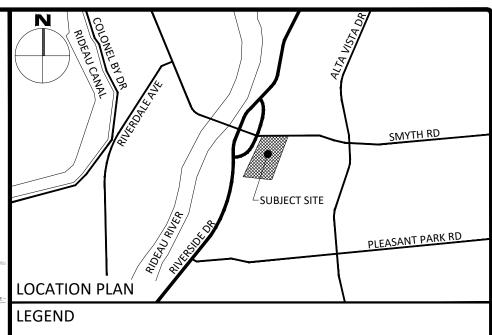
- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) FARLEY, SMITH & DENIS SURVEYING LTD. SURVEY PLAN #639-20, DATED NOVEMBER 27, 2020 AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
- 3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- 5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL 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 AUTHORITIES.
- 7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- 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
- 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.
- 12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE
- 13. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.

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- 15. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- 16. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:

   ELECTRICAL SERVICE HYDRO OTTAWA,
   GAS SERVICE ENBRIDGE,
   TELEPHONE SERVICE BELL CANADA,
   TELEVISION SERVICE ROGERS.
- 17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA. BELL AND THE CITY.
- 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.
- 20. NO EXCESS DRAINAGE, EITHER DURING OR AFTER CONSTRUCTION, IS TO BE DIRECTED TOWARDS NEIGHBORING PROPERTIES
- PROPERTIES.

  21. NO ALTERATION OF EXISTING GRADES AND DRAINAGE PATTERNS ON PROPERTY BOUNDARIES.

  22. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT COMPLETED BY PATERSON GROUP AND DATE JULY 18, 2022



EGEND

—— - - —— PROPERTY LINE

BARRIER CURB & CURB DEPRESSION

PROPOSED ASPHALT

PROPOSED HEAVY DUTY ASPHALT

CONCRETE WALKWAY

STORM MANHOLE

CB
CICB
DI
CCB
CATCHBASIN, CURB INLET
OR DITCH INLET

DECB LANDSCAPE CATCHBASIN

MH#A SANITARY MANHOLE

PERFORATED PIPE

WATER VALVE/CHAMBER

PROPOSED FIRE HYDRANT PER CITY W18 & W19

WATER WELL LOCATION

PROPOSED BOLLARD

PROPOSED WALL

BUILDING ENTRANCE OVERHEAD DOOR

REDUCER

SIAMESE CONNECTION

--- CENTRELINE OF SWALE

— · · · — CENTRELINE OF DITCH

SWALE ELEVATION

TOP/BOTTOM WALL FACE ELEVATIONS

EMERGENCY OVERLAND FLOW ROUTE

INLET SEDIMENT CONTROL DEVICE

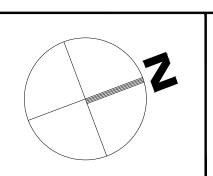
FOR REVIEW ONI

2 ISSUED FOR REVIEW DEC 20, 2022
1 ISSUED FOR REVIEW NOV 2, 2021
No. Revisions Date

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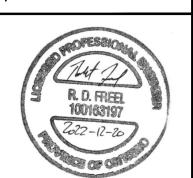
## McINTOSH PERRY 115 Walgreen Road, RR3, Carp. ON, KOA 110

115 Walgreen Road, RR3, Carp, ON KOA 1L0 Tel: 613-836-2184 Fax: 613-836-3742 www.mcintoshperry.com



Check and verify all dimensions

before proceeding with the work



Do not scale drawings

RBJ SCHLEGEL HOLDINGS
325 MAX BECKER DRIVE SUITE 201
KITCHENER, ON N2E 4H5

Project:

SCHLEGEL VILLAGES OTTAWA
1919 RIVERSIDE DRIVE

awing Title

EXISTING CONDITIONS & REMOVALS PLAN

 Scale:
 1:400
 Project Number:

 Drawn By:
 R.R.R.
 CCO-21-2955

 Checked By:
 A.J.G.
 Drawing Number:

 Designed By:
 C100

18600