NOTES: GENERAL

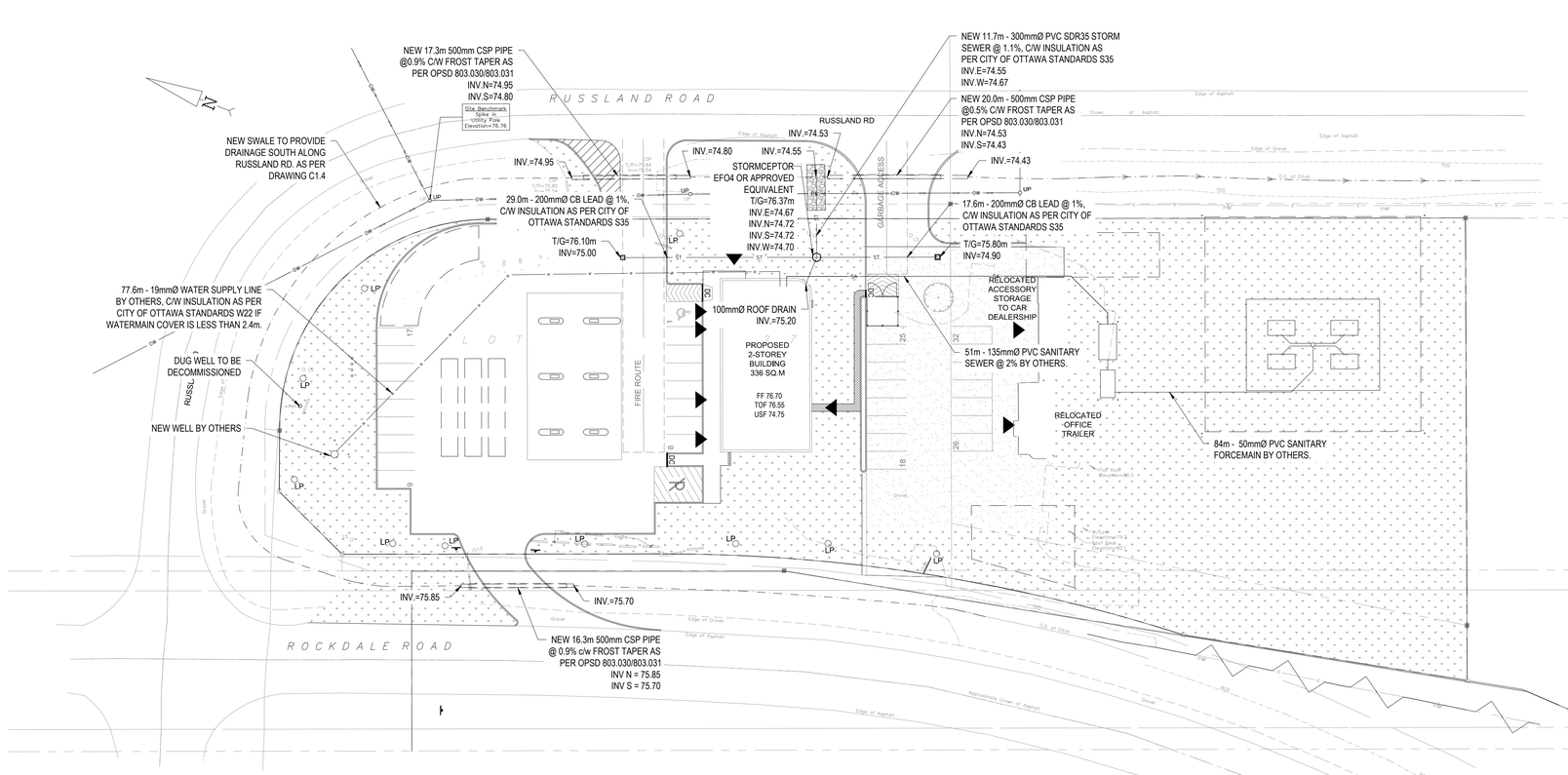
1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS.
2. ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE: CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT.
3. THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO POWER, COMMUNICATION AND GAS LINES.
5. ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS AND AS PER THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT.
6. REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY FARLEY, SMITH & DENIS SURVEYING LTD ON MAY 17, 2024. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
8. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. VERIFY THAT JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED.
9. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
10. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
11. ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
12. ABUTTING PROPERTY GRADES TO BE MATCHED UNLESS OTHERWISE SHOWN.
13. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION, INCLUDING WATER PERMIT AND ROAD CUT PERMIT.
14. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
15. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
16. AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
17. CONTRACTOR TO OBTAIN POST-CONSTRUCTION TOPOGRAPHIC SURVEY, COMPLETED BY OLS OR P.ENG CONFIRMING COMPLIANCE WITH DESIGN GRADING AND SERVICING. SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.
18. ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. REPORT ANY VARIATIONS IN OBSERVED CONDITIONS FROM THOSE DESCRBED IN THE GEOTECHNICAL REPORT.
19. REPORT REFERENCES
    i. GEOTECHNICAL INVESTIGATION, PREPARED BY PATERSON GROUP PG4132-1 REVISION 2, DATED AUGUST 22, 2019.
20. PROVIDE CCTV INSPECTION REPORT FOR ALL SEWERS AND CATCHBASIN LEADS 200mm DIAMETER AND LARGER. REPEAT CCTV INSPECTION FOLLOWING RECTIFICATION OF ANY DEFICIENCIES.

STORM SEWERS AND STRUCTURES

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORM SEWERS, SERVICES AND CB LEADS.
2. STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
3. STORM SEWER LARGER THAN 450mm SHALL BE REINFORCED CONCRETE CLASS 100D. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE ACCORDANCE WITH CSA A257.2. PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS AS PER CSA A257.3.
4. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
5. ANY NEW OR EXISTING STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD S35, OR APPROVED BY THE ENGINEER.
6. ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE SPECIFIED.
7. STORM SEWER MANHOLES SERVICING LOCAL SEWERS LESS THAN 900mm SHALL BE CONSTRUCTED WITH A 300mm SUMP. FOR STORM SEWERS 900mm AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701.021.
8. STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19. STORM CBMH'S AS INDICATED IN TABLE WITH SUMP, ADJUSTMENT SECTIONS SHALL BE AS PER OPSD 704.010.
9. PROVIDE BACKWATER VALVE ON FOUNDATION DRAIN, STORM DISCHARGE, AND OVERFLOW DISCHARGE PER S14.
10. ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150 MMØ PERFORATED PIPE FOR 3.0M ON ALL AVAILABLE SIDES AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL AS PER CITY OF OTTAWA STANDARD DRAWING 'R1'.

PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

1. CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.
2. CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
3. FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
4. CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
5. GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR B PLACEMENT.
6. CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
7. ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR A PLACEMENT.
8. CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
9. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
10. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
11. PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) FOR HEAVY DUTY, LIGHT DUTY AND BASKETBALL COURT AREAS TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT AND SHOWN ON THE PLANS.



LEGEND:

- Survey Monument Planted
- Survey Monument Found
- SIB — Standard Iron Bar
- SSIB — Short Standard Iron Bar
- IB — Iron Bar
- Meas — Measured
- (P1) — Plan by (1287) dated February 11, 1988
- (P2) — Plan 50R-5729
- Overhead Wires
- UP — Utility Pole
- AN — Anchor
- LS — Light Standard
- CSP — Corrugated Steel Pipe
- GV — Gas Valve
- B — Bollard
- S — Sign
- Ø — Diameter
- P&W — Post and Wire Fence
- Inv. — Invert
- T/P — Top of Pipe
- U/Eave — Underside of Eave
- TpFdn — Top of Foundation
- C/L — Centreline
- TOS — Top of Slope
- BOS — Bottom of Slope
- GP — Gas Pump
- +65.00 — Location of Elevations
- +65.00 — Top of Concrete Curb
- Property Line
- Deciduous Tree
- WELL BY OTHERS
- LP — LIGHT POST BY OTHERS
- BUILDING ENTRANCE
- STRAW BALE CHECK DAM
- SF — SILT FENCE
- SWALE
- BOTTOM OF SLOPE
- HP — HIGH POINT
- ST — STORM SEWER
- SA — SAN SEWER BY OTHERS
- HYD — HYDRO BY OTHERS
- W — NEW WATER LINE BY OTHERS
- TERRACING (MAX 3:1 SLOPE)
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE
- LANDSCAPING

SARAH MCCORMICK
PLANNER III
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA

APPROVED
By Sarah McCormick at 1:25 pm, Nov 05, 2026

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CONSULTANT:

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LICENSED PROFESSIONAL ENGINEER
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2026-07-16
PROVINCE OF ONTARIO

NORTH

CLIENT:

MR. ABDO EL-ARAB
6175 ROCKDALE RD.
VARS, ONTARIO
K0A 3H0
PHONE NUMBER:
(613) 835-3525

CLIENT REF. #: --

PROJECT:

GAS STATION
REDEVELOPMENT
6175 ROCKDALE RD., CONC. 6
PT. LOT 27 RP 50R-5729 PART
1,2 & 3 (IRREG.)

KEY PLAN:



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THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR - REVISION:

IS	RE	DATE	DESCRIPTION
15		JULY 16, 2026	REVISED PER CITY COMMENTS
14		APRIL 24, 2026	ISSUED FOR SITE PLAN APPLICATION
13		MAR 24, 2026	REVISED PER MECP COMMENTS
12		SEPT 25, 2025	ISSUED FOR SITE PLAN APPLICATION
11		JUNE 28, 2024	ISSUED AS PER CITY COMMENTS DATED MARCH 19, 2024
10		OCT 12, 2023	ISSUED FOR REVIEW
9		JULY 15, 2020	ISSUED FOR REVIEW
8		JUNE 8, 2020	ISSUED FOR REVIEW
7		AUGUST 29/19	ISSUED FOR REVIEW
6	1	APRIL 8/19	ISSUED FOR REVIEW
5		MAY 28/18	ISSUED FOR REVIEW
4		APRIL 26/18	ISSUED FOR REVIEW
3		MAR 20/18	ISSUED FOR REVIEW
2		DEC 20/17	ISSUED FOR REVIEW

PROJECT NO: CA0008077.7007
DATE: 2026-07-16
ORIGINAL SCALE: 1:400
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DESIGNED BY: IJ/AZ
DRAWN BY: SM/JT
CHECKED BY: IJ
25mm

DISCIPLINE: CIVIL

TITLE: SERVICING PLAN

SHEET NUMBER: C1.3
SHEET #: 2 OF 5

ISSUE: REVISED PER CITY COMMENTS
REV #: 15
DATE OF: 2026-07-16

\\ottawa.wsp.com\projects\171-14500 Vars Gas Station\3. Drawings\Working drawings\2026 Submission\CA0008077.7007_2026.06.dwg Aug 17, 2026 5:32pm BY (CAD.16925)

FILE NO.: D07-12-18-0009 PLAN NO.: 17163