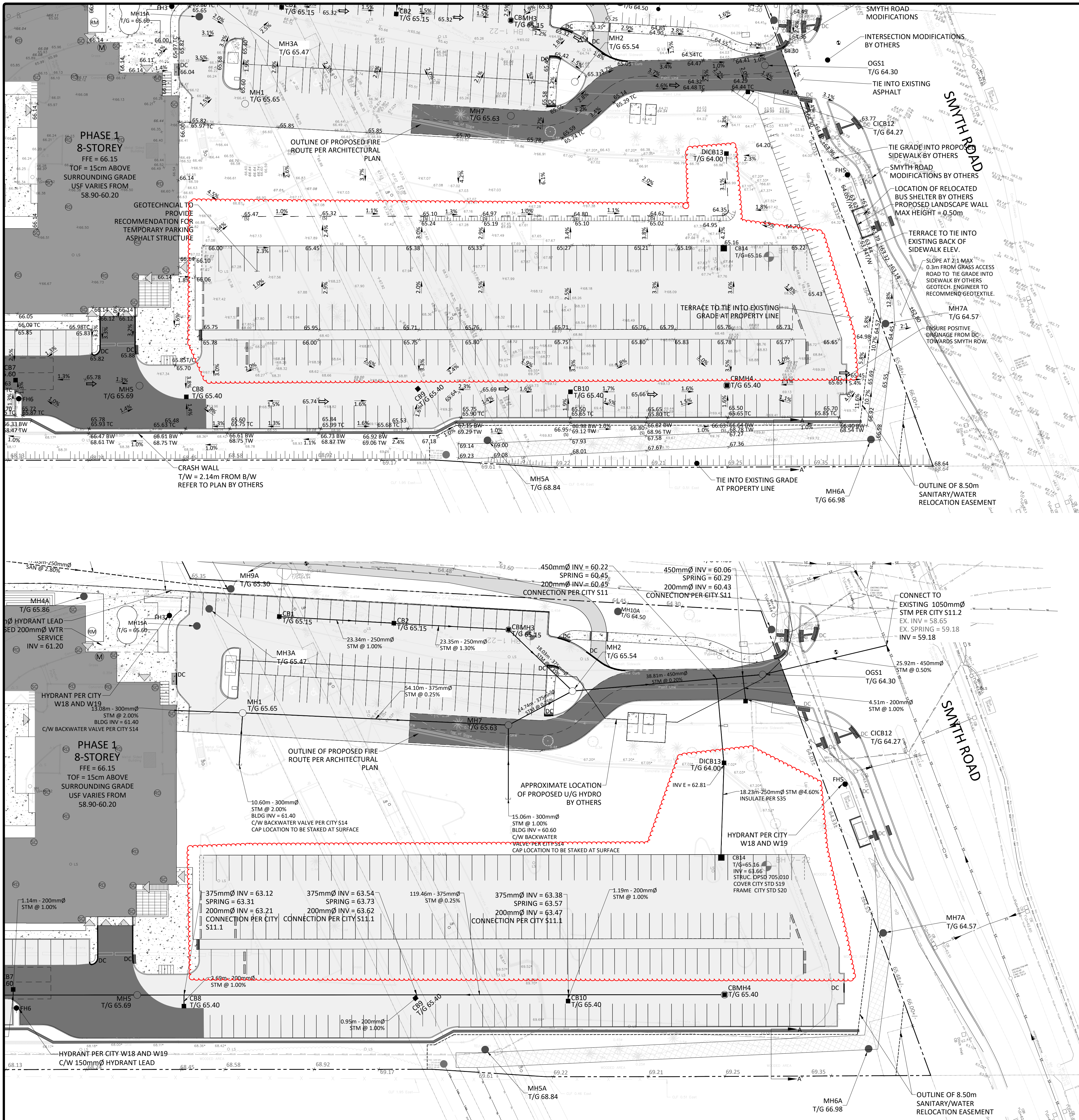


RENAME: (\\athar\01\Project - Proposed\2021\06\CCO-21-2955\Drawings\01\Civil\12 - Drawings\CCO-21-2955 - Revisions\Phase 1.dwg
LAST SAVED: Friday, September 04, 2025 10:58:45 AM
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GENERAL NOTES

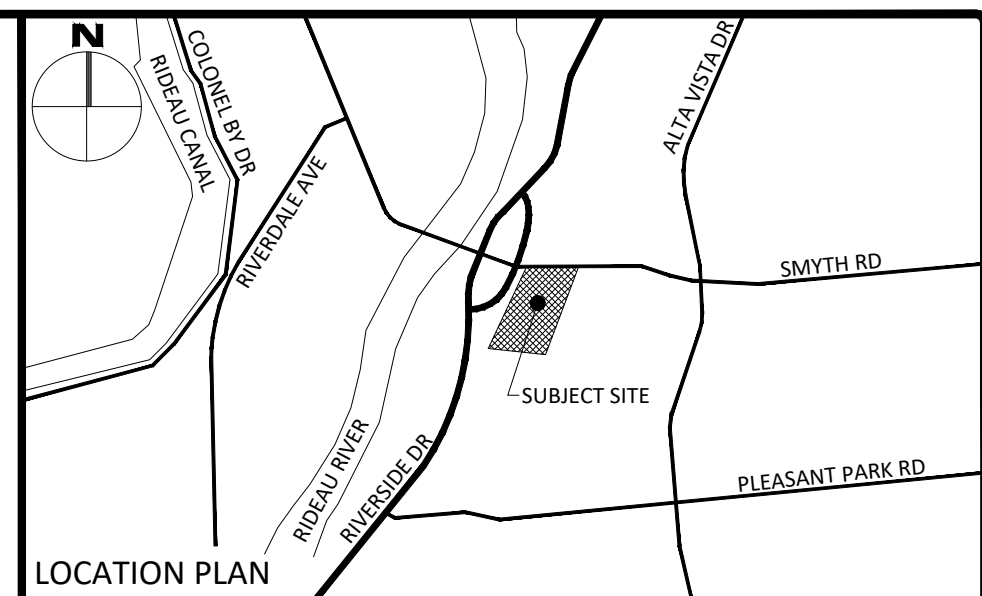
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM 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 CONSTRUCTION PHASING AND LAYOUT. A PHASING PLAN SHALL BE ESTABLISHED FOR THE REALIGNMENT OF THE PROPOSED WATER AND SANITARY SERVICES TO ENSURE CONTINUAL SERVICE FOR THE OFF-SITE FLOWS.
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 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 BUILDING.
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.
14. 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.
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 CURB IN ACCORDANCE WITH CITY OF OTTAWA SCL.1 UNLESS OTHERWISE SPECIFIED. ALL PROPOSED CONCRETE BARRIER CURB WITH SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SCL.4 UNLESS OTHERWISE 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.
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 DATED MAY 16, 2023.
23. LOCATION OF EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
24. REFER TO PLANS C101 & C301 BY EGIS (FORMERLY MCINTOSH PERRY)

SEWER NOTES:

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO CITY STANDARDS S6 AND S7 UNLESS NOTED OTHERWISE.
 - 2.1. A MINIMUM OF 150mm OF OPSD GRANULAR A SHOULD BE PLACED FOR BEDDING FOR SEWER OR WATER PIPES WHEN PLACED ON A SOIL SUBGRADE. THE BEDDING SHOULD EXTEND TO THE SPRING LINE OF THE PIPE. COVER MATERIAL FROM THE SPRING LINE TO A MINIMUM OF 300mm ABOVE THE OVERTOP OF THE PIPE, SHOULD CONSIST OF OPSD GRANULAR A (CONCRETE OR PSN PVC PIPES) OR SAND (CONCRETE PIPE). THE BEDDING AND COVER MATERIALS SHOULD BE PLACED IN MAXIMUM 225mm THICK LIFTS AND COMPACTED TO 98% OF THE SPMOD.
 - 2.2. WHERE HARD SURFACE AREAS ARE CONSIDERED ABOVE THE TRENCH BACKFILL THE TRENCH BACKFILL MATERIAL WITHIN THE FROST ZONE (ABOUT 1.8 M BELOW FINISHED GRADE) AND ABOVE THE COVER MATERIAL SHOULD MATCH THE SOILS EXPOSED AT THE TRENCH WALLS TO MINIMIZE DIFFERENTIAL FROST HEAVING. THE TRENCH BACKFILL SHOULD BE PLACED IN MAXIMUM 225mm THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S SPMOD. ALL COBBLES LARGER THAN 200mm IN THEIR LONGEST DIRECTION SHOULD BE SEGREGATED FROM RE-USE AS TRENCH BACKFILL.
3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
5. ALL STORM AND SANITARY SEWERS/SERVICES TO HAVE 2.0m COVER.
6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.

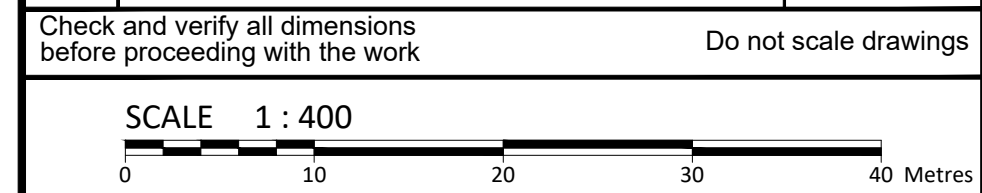
7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8" LONG MARKER.
8. CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
9. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.
10. WHERE SANITARY SEWERS ARE 0.6M BELOW GROUNDWATER TABLE, SANITARY MAINTENANCE HOLES SHALL BE EXTERNALLY WRAPPED WITH WATERPROOF MEMBRANE PLACED EXTERNALLY AROUND ALL PRECAST JOINTS, INCLUDING JOINTS BELOW THE MAINTENANCE HOLE FRAME AND COVER, WITH A MINIMUM 300MM WIDE STRIP.
11. SANITARY STRUCTURES TO BE BENCHED PER OPSD 701.021.
12. REFER TO PLANS C102 AND C302 BY EGIS (FORMERLY MCINTOSH PERRY)



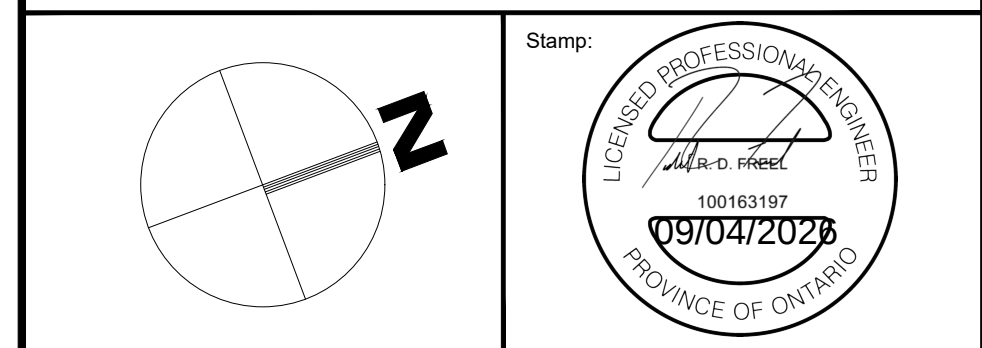
LEGEND

--- PROPERTY LINE	--- CENTRELINE OF SWALE
--- DC --- BARRIER CURB & CURB DEPRESSION	--- CENTRELINE OF DITCH
--- PROPOSED ASPHALT	--- SLOPING AT 3:1 UNLESS SPECIFIED
--- PROPOSED HEAVY DUTY ASPHALT	--- PROPOSED ELEVATION EXISTING ELEVATION
--- CONCRETE WALKWAY	--- SWALE ELEVATION
--- MHH --- STORM MANHOLE	--- TOP/BOTTOM WALL FACE ELEVATION
--- CB --- CATCHBASIN, CURB INLET OR DITCH INLET	--- EMERGENCY OVERLAND FLOW ROUTE
--- MHH --- LANDSCAPE CATCHBASIN	--- SALT FENCE BARRIER PER OPSD 219.110
--- MHH --- SANITARY MANHOLE	--- BUILDING ENTRANCE OVERHEAD DOOR
--- PERFORATED PIPE	--- PROPOSED REDUCER
--- WATER VALVE/CHAMBER	--- SIAMSESE CONNECTION
--- PROPOSED FIRE HYDRANT PER CITY W18 & W19	--- SALT PROTECTIVE DEVICE PER DETAIL
--- WATER WELL LOCATION	--- CONSTRUCTION MUD MAT
--- PROPOSED BOLLARD	--- TWSI PER CITY SC7.3
--- PROPOSED WALL	--- REINFORCED GRASS SERVICE ROAD, REFER TO DETAIL ON C201
--- ROOF DRAIN AND SCUPPER LOCATION	

2	ISSUED FOR REVIEW	SEPT. 04, 2026
1	ISSUED FOR CCN 016	MAY 13, 2025
No.	Revisions	Date
Check and verify all dimensions before proceeding with the work		
Do not scale drawings		



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750 PALLADIUM DRIVE, KANATA ON, K2V 1C7
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Client: **RBJ SCHLEGEL HOLDINGS**
325 MAX BECKER DRIVE SUITE 201
KITCHENER, ON N2E 4H5

Project: **SCHLEGEL VILLAGES OTTAWA**
100 SMYTH ROAD
(FORMERLY 1919, 1967 RIVERSIDE DRIVE)

Drawing Title:	TEMPORARY PARKING LOT GRADING AND SERVICING PLAN	
Scale:	1:400	Project Number: CCO-21-2955
Drawn By:	R.R.R.	
Checked By:	R.D.F.	Drawing Number: C301-3
Designed By:	R.R.R.	