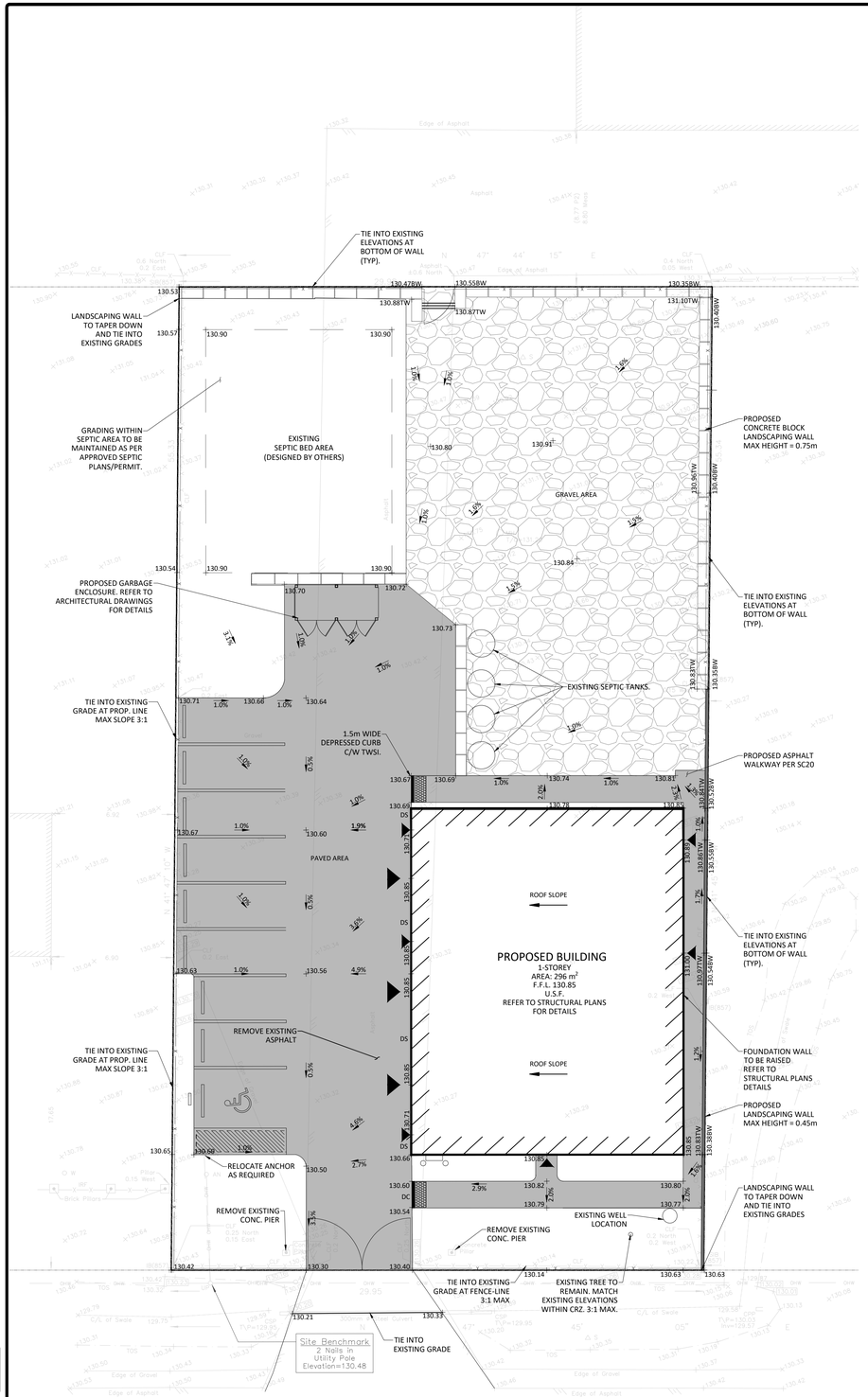


GENERAL NOTES

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 INFORMATION SUPPLIED BY (OR SHOWN ON) FAIRHALL, MOFFATT, WOODLAND LTD. SURVEY PLAN #8-31326, DATED AUGUST 15, 2018 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 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. 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 OTTAWA,
- GAS SERVICE - ENBRIDGE,
- TELEPHONE SERVICE - BELL CANADA,
- TELEVISION SERVICE - ROGERS.

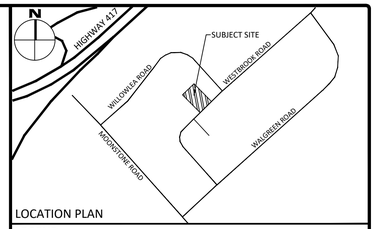
17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.

18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB AS PER OTTAWA CITY STANDARDS.

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.



LOCATION PLAN

LEGEND

DC	BARRIER CURB CURB DEPRESSION		CENTRELINE OF SWALE
	ASPHALT PATHWAY		SLOPING AT 3:1 UNLESS SPECIFIED
	CONCRETE SIDEWALK	x95.94 93.20	PROPOSED ELEVATION EXISTING ELEVATION
	PAVING STONE	x95.94 93	SWALE ELEVATION
MH	STORM MANHOLE	x'/w100.50 s/w90.50	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
CB DI	CATCHBASIN OR DITCH INLET		EMERGENCY OVERLAND FLOW ROUTE
ECB TCB	LANDSCAPE CATCHBASIN		SILT FENCE BARRIER (AS PER OPSD 219.130)
MH	SANITARY MANHOLE		STRAW BALE CHECK DAM (AS PER OPSD 219.180)
	PERFORATED PIPE		SEDIMENT CONTROL DEVICE
	WATER VALVE/CHAMBER	O/H	BUILDING ENTRANCE OVERHEAD DOOR
	FIRE HYDRANT	RM	REMOTE WATER METER
1	CROSSING CONFLICT LOCATION	M	WATER METER
DS	DOWNSPOUT		

No.	Revisions	Date
3	ISSUED FOR REVIEW	AUG. 15, 2024
2	ISSUED FOR REVIEW	FEB. 02, 2022
1	ISSUED FOR APPROVAL	NOV. 23, 2020

Check and verify all dimensions before proceeding with the work

Do not scale drawings

SCALE 1 : 150

0 5 10 15 Metres

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Stamp:

LICENSED PROFESSIONAL ENGINEER
2026-08-20
R. K. PICKARD
100054091
PROVINCE OF ONTARIO

Client:

DOMENIC SANTAGUIDA

Project:

NEW COMMERCIAL DEVELOPMENT
240 WESTBROOK ROAD

Drawing Title:

SITE GRADING, DRAINAGE, SEDIMENT & EROSION CONTROL PLAN

Scale: 1:150	Project Number: CP-19-0594
Drawn By: B.G.S	
Checked By: R.P.K.	Drawing Number: C101
Designed By: B.G.S	

D07-12-09-0053

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FILENAME: I:\Ottawa\01 Project Proposals\2019 Jobs\CP\PCP-Proposals\PCP-19-0594 Domenic Santaguida_SPC_240 Westbrook Road\Civil\12 - Drawings\CP-19-0594 Presentation.dwg
LAST SAVED: Thursday, August 15, 2024 LAST SAVED BY: F.Valenti
LAST PLOTTED: Thursday, August 15, 2024 [TITLE USED]