

GENERAL NOTES

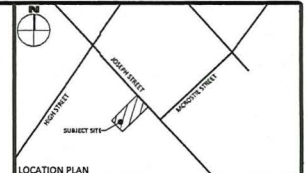
1. THE ORIGINAL TOPOGRAPHY, GRADE, ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND NOT BE CONSIDERED AS A GUARANTEE BY THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS A GENERAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY ADJACENTS SHOWN HEREON HAVE BEEN REVERSED INFORMATION SUPPLIED BY OUR SURVEYOR. ANY LATER SURVEYING AND LITIGATION AND CLAIMS BY THIRD PARTIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE PROPERTY BOUNDARIES AND EASEMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL ADJACENT PROPERTY BOUNDARIES AND EASEMENTS BY A SURVEYOR'S FIELD SURVEY AND A VALIDATED CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN AGRICULTURAL SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITIES.
5. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, NOT SURFACE AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF THE EXACT LOCATION AND DEPTH OF ALL UTILITIES. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.
6. KEEP ALL TRENCHES AND SUBJECTS OF PUBLIC ROAD EASEMENTS TO CONFORM WITH THE TOWN'S STANDARD DRAINAGE CONDITIONS AND TO THE SATISFACTION OF THE TOWN ENGINEER.
7. EXCAVATE AND REMOVE ALL EXISTING DEBRIS, SUCH AS ASPHALT, CONCRETE AND GROUT, AS DIRECTED BY THE ENGINEER AND THE TOWN.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REUSE. CLEAR FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. ALL DISTURBED AREAS TO BE RECOVERED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HEALTHY AND WETLANDS DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND MAINTENANCE OF ALL NECESSARY SIGNAGE, BARRIERS, MARKERS AND BARRIERS.
11. DO NOT SET OR EXCAVATE THE SITE WITHOUT PROFESSIONAL APPROVAL OF THE ENGINEER/OWNER.
12. ALL EXISTING UTILITIES, INCLUDING SANITARY, WATER, GAS, AND TELEPHONE LINES, SHALL BE MAINTAINED AND NOT TO BE REMOVED UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER. THE CONTRACTOR IS TO PROVIDE FOR THE DRAINAGE AWAY FROM THE BUILDING.
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16. INSTALLATION OF ALL EXISTING UTILITIES, INCLUDING SANITARY, WATER, GAS, AND TELEPHONE LINES, SHALL BE MAINTAINED AND NOT TO BE REMOVED UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER.
17. CONTRACTOR TO EXHIBIT ALL APPLICABLE O.P.S. NOTIFICATIONS AND FOLLOWING CONSTRUCTION.
18. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN ENGINEER'S SPECIFICATIONS.

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE. DURING CONSTRUCTION AND PRIOR TO, THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, TEMPORARY SEDIMENT CONTROL STRUCTURES, AND LIMITING THE CONSTRUCTION AND OPERATION OF CONSTRUCTION ACTIVITIES TO REDUCE SOIL EROSION AND SEDIMENTATION. NO EXCESSIVE EROSION CONTROL STRUCTURES SHALL BE PERMITTED FOR USE ON SITE.
2. AT THE BEGINNING OF THE PROJECT, THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SPECIFIED AT THE COMMENCEMENT OF CONSTRUCTION.
3. FOR SLOPE PROTECTION, USE OF EROSION CONTROL MATS SHALL BE INSTALLED AS PER O.P.S. 158.2.33.
4. EXCEPT AS PROVIDED IN PARAGRAPH 4.1 AND 4.2, EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS FEASIBLE IN ORDER TO PREVENT THE EROSION OF EXPOSED SOIL DURING CONSTRUCTION AND TEMPORARY CLEARING, AND TO PREVENT SOIL FROM BEING TRANSPORTED TO ADJACENT AREAS.
5. MAINTAIN THE INTERIOR OF CHANNELS CLEAR OF OBSTRUCTIONS AND DEBRIS. MAINTAIN THE INTERIOR OF CHANNELS CLEAR OF OBSTRUCTIONS AND DEBRIS. MAINTAIN THE INTERIOR OF CHANNELS CLEAR OF OBSTRUCTIONS AND DEBRIS.
6. ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO A PORTION OF THE SITE AT ANY ONE TIME TO MINIMIZE THE EXPOSURE OF SOIL TO EROSION. THE CONTRACTOR SHALL MAINTAIN A PORTION OF THE SITE AT ANY ONE TIME TO MINIMIZE THE EXPOSURE OF SOIL TO EROSION.
7. SEDIMENT CONTROL MEASURES SHALL BE MONITORED PRIOR TO AND DURING CONSTRUCTION. THE USE OF WATER, CALCIUM HYDROXIDE OR OTHER MATERIALS TO PREVENT SOIL FROM BEING TRANSPORTED TO ADJACENT AREAS SHALL BE INSTALLED AS PER O.P.S. 158.2.33.
8. ALL "BARE" AREAS TO BE TRACED WITH EROSION CONTROL MATS AND HYDROSEEDS AS SOON AS FEASIBLE AS PER O.P.S. 158.2.33.
9. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REUSE. CLEAR FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. EXPOSED SOIL SHALL BE COVERED WITH MULCH OR OTHER MEANS TO PREVENT EROSION AND SEDIMENTATION.
11. IF REQUIRED, SEDIMENTATION BASINS SHALL BE CONSTRUCTED AS PER O.P.S. 158.2.33 AND LOCATED ON FLAT GRADE (NOT BEING OF OVER 5% SLOPE) AND BE LOCATED DOWN-SLOPE FROM THE EXISTING DRAINAGE SYSTEM. THE CONTRACTOR SHALL MAINTAIN THE BASINS AT ALL TIMES TO PREVENT SOIL FROM BEING TRANSPORTED TO ADJACENT AREAS.
12. ALL EXISTING UTILITIES, INCLUDING SANITARY, WATER, GAS, AND TELEPHONE LINES, SHALL BE MAINTAINED AND NOT TO BE REMOVED UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER.
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SEWER NOTES:

1. CONDUIT ALL SIZES, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH O.P.S. STANDARDS AND SPECIFICATIONS, AS WELL AS TOWN.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO O.P.S. 158.2.33 AND LOCATED ON FLAT GRADE (NOT BEING OF OVER 5% SLOPE). BEDDING SHALL BE A MINIMUM 150MM OF GRANULAR "A" OR GRANULAR "B" COMPACTED TO APPROXIMATE 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
3. SIZES BEDDING IF REQUIRED SHALL CONSIST OF 150MM OF GRANULAR "A" OR GRANULAR "B" TYPE 1.
4. BACKFILL TO AT LEAST 300MM ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
5. TO MINIMIZE DIFFERENTIAL SETTLEMENT, TRENCH BACKFILL UNDERNEATH SUBGRADE TO 0.3 METRES BELOW FINISHED GRADE SHALL MATCH EXISTING SOIL CONDITIONS.
6. SANITARY SEWERS AND CONNECTIONS 150MM AND SMALLER TO BE PVC 80-B-2.
7. SEWERS AND CONNECTIONS 200MM AND LARGER TO BE PVC 80-B-3. BEDDING TO BE TYPE "B" EXCEPT AT RIGIDS, UNLESS NOTED OTHERWISE.
8. INSULATE ALL STORM AND SANITARY SEWER SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION AS PER O.P.S. 158.2.33.
9. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11.1 & S11.2.
10. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAIL TO WITHIN 1.5m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITHIN THE CONCRETE FOUNDATION.
11. CONTRACTOR TO TELEPHONE (CITY) ALL PROPOSED SEWERS ON SITE, 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 SERVICES AND APPURTENANCES.
12. DETESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.



LEGEND

BARBER CURB	CENTRELINE OF DRIVE
CURB SECTION	SLOPING AT 3%
HEAVY DUTY ASPHALT	UNLESS SPECIFIED
CONCRETE SIDEWALK	PROPOSED ELEVATION
PAVING STONE	EXISTING ELEVATION
STORM MANHOLE	SEWER ELEVATION
CATCHBASIN OR DITCH INLET	TOP OF WALL ELEVATION
LANDSCAPE GAS/SHADE	BOTTOM OF WALL ELEVATION
SANITARY MANHOLE	DOWN SLOPE
PERFORATED PIPE	LANDSCAPE GAS/SHADE (AS PER O.P.S. 218.1.33)
WATER VALVE/CHAMBER	STORM BALE CHECK DAM (AS PER O.P.S. 218.1.33)
FIRE HYDRANT	SEDIMENT CONTROL DEVICE
EXISTING CONFLICT LOCATION	RUNNING SURFACE OVERHEAD DOOR
LANDSCAPE AREA	SEWER WATER CONTROL
DOWNDRAIN	WATER METER
BOLLARD	MISC. ROCK BOLLARD
PROPOSED WELL LOCATION	SEDIMENT CONTROL DEVICE

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NOT FOR CONSTRUCTION

2	ISSUED FOR REVIEW	SEP. 26, 2022
1	ISSUED FOR REVIEW	JAN. 13, 2022
No.	Revisions	Date

Check and verify all dimensions before proceeding with the work. Do not scale drawings.

SCALE 1:150

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Project: **2-STORY DWELLING**
186 JOSEPH STREET

Drawing Title: **LOT GRADING, DRAINAGE AND SERVICING PLAN**

Scale: 1:150	Project Number: CCO-22-1281
Drawn By: N.B.V.	Checked By: C.J.M.
Checked By: C.J.M.	Drawn By: N.B.V.
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