

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 FARLEY, SMITH AND DENIS SURVEYING LTD. (FILE NO. 26-23) 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.
- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- 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.
- 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.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED. 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.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
- 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.
- 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'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- 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.
- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
- CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
- ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB PER CITY SC1.1 UNLESS OTHERWISE SPECIFIED. ALL PROPOSED SIDEWALK PER CITY SC1.4 UNLESS OTHERWISE SPECIFIED.
- THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY EXP. JOB NO. OTT-2101499-CO



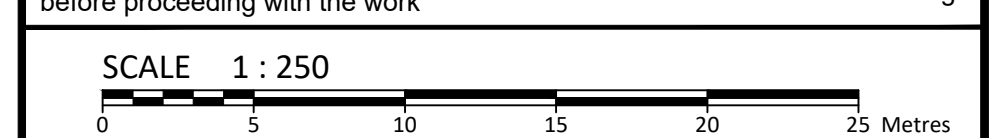
LEGEND

DC	BARRIER CURB & CURB DEPRESSION	PROPOSED CONCRETE SIDEWALK/WALKWAY	PROPOSED ELEVATION EXISTING ELEVATION
MH#	STORM MANHOLE	STORM MANHOLE	SWALE ELEVATION
CB	CATCHBASIN, CURB INLET OR DITCH INLET	WATER VALVE/CHAMBER	TOP/BOTTOM WALL FACE ELEVATIONS
MHA	SANITARY MANHOLE	FIRE HYDRANT	PROPOSED EMERGENCY OVERLAND FLOW ROUTE EXISTING DRAINAGE PATTERN
---	PROPERTY LINE	PROPOSED WALL	HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
○	INTERLOCK WALKWAY	PROPOSED FIRE DEPARTMENT CONNECTION	BUILDING ENTRANCE
○	UNDERGROUND HYDRO (MARKED BY OTHERS)	PROPOSED WATER METER AND REMOTE METER	TWSI PER SC7.1
○	UNDERGROUND GAS (MARKED BY OTHERS)	SEDIMENT CONTROL DEVICE PER DETAIL	PROPOSED ROAD CUT AND REINSTATEMENT PER CITY R10
○	TRANSFORMER PAD	CURB OPENING PER OPSD 604.010	TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
○	TRANSFORMER PAD	---	EXISTING HYDRO LINE
○	TRANSFORMER PAD	---	EXISTING GAS LINE
○	TRANSFORMER PAD	---	EXISTING BELL SERVICE

SUBJECT TO APPROVAL

2	ISSUED FOR SITE PLAN CONTROL	MAY 17, 2024
1	ISSUED FOR SITE PLAN CONTROL	SEPT 25, 2023
No.	Revisions	Date

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



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Client: **THEBERGE DEVELOPMENTS LTD.**
 1600 LAPPERRIERE AVE
 OTTAWA, ON K1Z 8P5

Project: **780 BASELINE - PHASE 1**

OTTAWA ON

Drawing Title: **EXISTING CONDITIONS AND REMOVAL PLAN**

Scale: 1:250 Project Number: CCO-22-0952

Drawn By: R.R.R. Checked By: A.M. Designed By: R.R.R.

Drawing Number: **C100**

FILENAME: U:\Ottawa\01 Project - Proposed 780 Baseline Road LT - Drawing\CCO-22-0952_PRESENTATION.dwg
 DATE SAVED: Thursday, May 16, 2024 1:52:54 PM
 LAST PLOTTED: Thursday, May 16, 2024 1:52:54 PM
 USER: R.R.R.

D07-12-23-0076