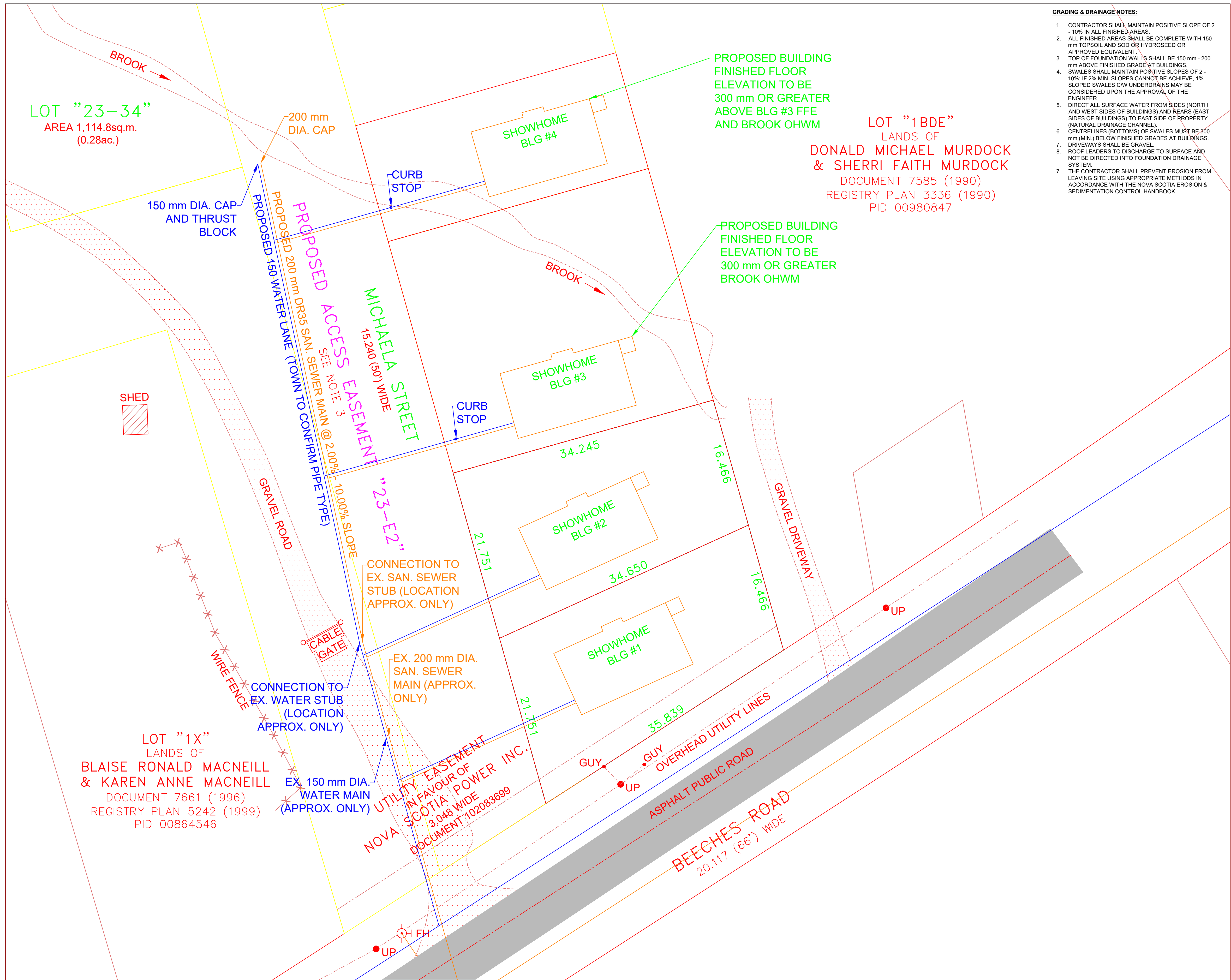




- GRADING & DRAINAGE NOTES:**
1. CONTRACTOR SHALL MAINTAIN POSITIVE SLOPE OF 2 - 10% IN ALL FINISHED AREAS.
 2. ALL FINISHED AREAS SHALL BE COMPLETE WITH 150 mm TOPSOIL AND SOD OR HYDROSEED OR APPROVED EQUIVALENT.
 3. TOP OF FOUNDATION WALLS SHALL BE 150 mm - 200 mm ABOVE FINISHED GRADE AT BUILDINGS.
 4. SWALES SHALL MAINTAIN POSITIVE SLOPES OF 2 - 10%; IF 2% MIN. SLOPES CANNOT BE ACHIEVE, 1% SLOPED SWALES C/W UNDERDRAINS MAY BE CONSIDERED UPON THE APPROVAL OF THE ENGINEER.
 5. DIRECT ALL SURFACE WATER FROM SIDES (NORTH AND WEST SIDES OF BUILDINGS) AND REARS (EAST SIDES OF BUILDINGS) TO EAST SIDE OF PROPERTY (NATURAL DRAINAGE CHANNEL).
 6. CENTRELINES (BOTTOMS) OF SWALES MUST BE 300 mm (MIN.) BELOW FINISHED GRADES AT BUILDINGS.
 7. DRIVEWAYS SHALL BE GRAVEL.
 8. ROOF LEADERS TO DISCHARGE TO SURFACE AND NOT BE DIRECTED INTO FOUNDATION DRAINAGE SYSTEM.
 9. THE CONTRACTOR SHALL PREVENT EROSION FROM LEAVING SITE USING APPROPRIATE METHODS IN ACCORDANCE WITH THE NOVA SCOTIA EROSION & SEDIMENTATION CONTROL HANDBOOK.

- General Notes**
- GENERAL:**
1. THIS PLAN IS FOR REVIEW AND PERMITTING PURPOSES ONLY (NOT FOR CONSTRUCTION OR ANY OTHER PURPOSES NOT EXPRESSLY INDICATED HEREIN). CONTACT NEW PIPER FOR ANY DISCUSSION RELATED TO ITEMS SHOWN.
 2. NEW PIPER SHALL NOT BE RESPONSIBLE FOR SURVEY LAYOUT, CONSTRUCTION ADMINISTRATION, AS-BUILT SURVEYS, OR RECORD DRAWINGS FOR THIS PROJECT.
 3. PROPERTY BOUNDARIES & SURVEY INFORMATION SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHERS. NEW PIPER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THESE OR OTHER ITEMS COLLECTED AND PROVIDED BY OTHERS.
 4. LOCATIONS OF FEATURES (SERVICES, SITE FINISHES, ETC.) NOTED ARE FOR ESTIMATION PURPOSES ONLY AND ARE SUBJECT TO FINAL DESIGN AND APPROVAL AS WELL AS CONFIRMATION IN THE FIELD DURING CONSTRUCTION.
 5. ALL SANITARY, STORM, GRADING, AND DRAINAGE FEATURES, SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS, NOVA SCOTIA ENVIRONMENT (NSE) STANDARDS, AND NOVA SCOTIA DEPARTMENT OF PUBLIC WORKS (NSDPW) STANDARDS, AND MUST MEET ALL APPLICABLE SETBACKS, INCLUDING FROM WATERCOURSES, WETLANDS, PROPERTY LINES, AND OTHER SITE FEATURES, UNLESS VARIANCES ARE EXPRESSLY PROVIDED BY NEW PIPER, THE MUNICIPALITY, NSE, AND NSDPW AS APPLICABLE. SHOULD THE CONTRACTOR OR OTHERS FIND ANY DISCREPANCIES BETWEEN THIS DRAWING AND RELEVANT REGULATIONS, THEY MUST NOTIFY NEW PIPER IMMEDIATELY AND OBTAIN DIRECTION PRIOR TO PROCEEDING.
 6. ALL MUNICIPALITY REGULATIONS RELATED TO WELLS AND WATER PROVISION SHALL BE FOLLOWED. HOWEVER, THIS PLAN, AND NEW PIPER'S WORK, DOES NOT INCLUDE WATER-RELATED DESIGN. PLEASE SEE OTHER PROJECT DOCUMENTS AS NECESSARY.
 7. THE OWNER SHALL HAVE A WATER METER INSTALLED FOR EACH PROPERTY. IF WATER USAGE IS HIGHER THAN THE DESIGN FLOW, THE SANITARY SEWER LATERAL MAY NEED TO BE ALTERED, IN WHICH CASE NEW PIPER MUST BE NOTIFIED IMMEDIATELY. NEW PIPER'S SANITARY SEWER SERVING DESIGN IS BASED ON WORK COMPLETED BY OTHERS RELATED TO WATER USAGE. NEW PIPER SHALL NOT BE HELD RESPONSIBLE FOR FLOWS GREATER THAN THOSE PROVIDED BY OTHERS FOR THE PURPOSES OF NEW PIPER'S DESIGN.
 8. NEW PIPER IS NOT RESPONSIBLE FOR ANY REWORK, WORK-RELATED TO REVISIONS REQUIRED TO THE DESIGN, OR ANY OTHER COST INCREASES THAT MAY ARISE FROM CONDITIONS BEING DISCOVERED WHICH VARY FROM THOSE IDENTIFIED DURING THE DESIGN PROCESS.
 9. ALL UNITS SHOWN ARE IN METRIC.
 10. ELEVATIONS SHOWN ARE BASED ON INFORMATION RECEIVED FROM OTHERS.
 11. ANY PROPOSED NEW SEWER LATERALS SHALL MAINTAIN MINIMUM CLEARANCES PER NSE REQUIREMENTS AS APPLICABLE (300 mm WATER OVER SEWER & 300 mm HORIZONTAL SEPARATION). IF THESE CANNOT BE MAINTAINED, WATER AND SEWER SERVICES SHALL BE INSTALLED IN SEPARATE TRENCHES (3.0 m MIN. HORIZONTAL CLEARANCE BETWEEN WATER & SEWER LATERALS). NEW WATER AND SEWER PIPING SHALL HAVE 1.2 m - 2.5 m COVER (WHILE MAINTAINING MIN. SEPARATIONS NOTED ABOVE). IF 1.2 m COVER CANNOT BE ACHIEVED, CONTRACTOR SHALL USE 50 mm H-40 RIGID INSULATION TO ACHIEVE EQUIVALENT COVER (EACH SHEET BEING CONSIDERED EQUIVALENT TO 0.3 m COVER).
 12. PUBLIC R.O.W. INCLUDING ALL GRASSSED SURFACED, CONCRETE, CURBING, ASPHALT, AND ANY OTHER FEATURES TO BE REINSTATED TO EQUAL OR BETTER THAN EXISTING CONDITIONS. DISTURBED SIDEWALKS WILL BE REINSTATED BY THE FULL PANEL (NOT PARTIAL PANELS).
 13. SANITARY SEWER PLUMBING SHALL BE COMPLETED INCLUDING BACKFLOW PREVENTERS.
 14. SEE ARCHITECTURAL FOR BUILDING FEATURES. WATER LATERALS TO BE 150 mm DIA. PLASTIC (PEX) IN ACCORDANCE WITH TOWN REQUIREMENTS OR APPROVED EQUIVALENT.
 15. SANITARY SEWER LATERALS TO BE 100 mm DIA. DR28 PVC OR APPROVED EQUIVALENT WITH 2 - 8% POSITIVE SLOPE.

1	LOTS 3 & 4 FOR REVIEW	FEB. 26, 2025
0	ISSUED FOR REVIEW	JUN. 26, 2024
No.	Revision/Issue	Date

Firm Name and Address

NEW PIPER
CONSULTING & ENGINEERING INC.
150 CHURCHVILLE ROAD, DUNBRIDGE, PICTOU COUNTY, NS B0K 1B0
(902) 456-9609 - WWW.NEWPPIPER.CA - INFO@NEWPPIPER.CA

Project Name and Address

MICHAEL ROSE
PICTOU SHOW HOMES
DEVELOPMENT PROJECT
PICTOU, NS

Project	2024-0061	Sheet
Date	JUN. 26, 2024	CIV1
Scale	N.T.S.	