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ERT OUT	DESCRIPTION			
82.240	OPSD 701.010 COVER S28.1			
82.410	OPSD 701.010 COVER S28.1			
82.510	OPSD 701.010 COVER S28.1			
V79.850	OPSD 705.030 GRATE SLOPE 3H:1V			
V79.900	OPSD 705.030 GRATE SLOPE 3H:1V			
V82.030	OPSD 701.010 COVER S28.1			

GENERAL NOTES

- 1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTE 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 HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY FARLEY, SMITH & DENIS SURVEYING LTD. AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND FASEMENTS 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 OR TOWNSHIP 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 OR TOWNSHIP 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 OR TOWNSHIP.
- 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 OR TOWNSHIP. 12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN
- ACCORDANCE WITH CITY OR TOWNSHIP STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. 13. CONTACT THE CITY OR TOWNSHIP 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 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. HYDRO, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS SUBJECT TO THE APPROVAL AGENCY: • ELECTRICAL SERVICE - HYDRO OTTAWA,
 - GAS SERVICE ENBRIDGE. • TELEPHONE SERVICE - BELL CANADA, • TELEVISION SERVICE - ROGERS.
- 17. UTILITY INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO, BELL AND THE CITY OR TOWNSHIP.
- 18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SEPECIFIED.
- 19. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMEN MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR TOWNSHIP.
- 20. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT AND ADDENDUM No.1 BY DST CONSULTING ENGINEERS (# GS-OT-015122) DATE AUGUST 2012 AND DECEMBER 2012, AND THE SITE SERVICING & STORMWATER MANAGEMENT REPORT BY MCINTOSH PERRY CONSULTING ENGINEERS LTD. (# CP-17-0570).
- **SEWER NOTES** CONSTRUCT ALL SEWER AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS, AS WELL AS THE CITY OR
- TOWNSHIP STANDARDS AS INDICATED. 2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
- BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
- 4. SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
- 5. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR
- 6. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0m BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
- . SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 2 OR APPROVED EQUIVALENT. SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.
- 8. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION.
- 9. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8' LONG MARKER.
- 10. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ONSITE, 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.
- 11. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. 12. ALL CATCHBASIN AND CATHCBASIN MANHOLE LEADS ARE TO BE MINIMUM
- 200mmØ, CITY MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED. ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150 mmØ PERFORATED PIPE FOR 3.0m ON ALL AVAILABLE SIDES AS PER CITY OF OTTAWA STANDARD DRAWING 'R1'.

WATERMAIN NOTES 1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH

- OPSD STANDARDS AND SPECIFICATIONS AS WELL AS CITY OR TOWNSHIP STANDARDS AS INDICATED. 2. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF
- 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY OF OTTAWA STANDARD DRAWING 'W22'. 3. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT
- THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER. 4. USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER
- CITY OF OTTAWA STANDARD DRAWING 'W26'.
- 5. CONNECTION TO EXISTING BY CITY OR TOWNSHIP FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT IS TO BE COMPLETED BY THE CONTRACTOR.
- 6. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY OF OTTAWA STANDARD DRAWING 'W22'.
- 7. THERMAL INSULATION OF WATERMAINS UNDER ROAD SIDE DITCHES AS PER CITY OF OTTAWA STANDARD DRAWING 'W21'.

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LOCATION I	
LEGEND	
DC	BARRIER CURB c/w DEPRESSED CURB CONCRETE SIDEWALK & WALKWAY HEAVY DUTY ASPHALT SANITARY MANHOLE c/w TOP OF GRATE ELEVATION
	STORM ΜΑΝΗΟΙ Ε ε/ω ΤΟΡ ΟΕ GRATE ΕΙ ΕΥΑΤΙΟΝ
CBMH1 CB LSCB ⊕ HYD (M) (RM) (RM) ×99.66 ×66.99 ×99.66 ×66.99 ×99.66	CATCHBASIN MANHOLE c/w TOP OF GRATE ELEVATION CATCHBASIN c/w TOP OF GRATE ELEVATION LANDSCAPE CATCHBASIN c/w TOP OF GRATE ELEVATION VAVLE & VALVE BOX FIRE HYDRANT WATER METER LOCATION REMOTE WATER METER LOCATION CENTERLINE OF SWALE 3:1 SLOPING (UNLESS SPECIFIED) TYPICAL PROPOSED GRADE EXISTING GRADE TO REMAIN SWALE GRADE SILT FENCE BARRIER PROPOSED PROPERTY BOUNDARY EMERGENCY OVERLAND FLOW ROUTE

8	ISSUED FOR TENDER	JUN 01/2018	
7	REVISED AS PER CITY COMMENTS	MAY 17/2018	
6	REVISED AS PER CITY COMMENTS	MAY 10/2018	
5	EXTERNAL CLIENT REVIEW (100%)	APR 19/2018	
4	REVISED AS PER CITY COMMENTS	APR 18/2018	
3	RE-ISSUED FOR SITE PLAN APPROVAL	MAR 02/2018	
2	ISSUED FOR SITE PLAN CONTROL	JAN 26/2018	
1	50% REVIEW - ISSUED FOR COST CONSULTANT	JAN 22/2018	
No.	Revision/Issue	Date	
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SCALE	1:400			
0	10	20	30	40 Metres

MCINTOSH PERRY

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J.L Richards & Associates Limited 864 LADY ELLEN PLACE OTTAWA, ON K1Z 5M2

2720 RICHMOND ROAD MAISON DE LA FRANCOPHONIE D'OTTAWA

OTTAWA
Drawing Title:

SITE SERVICING PLAN

Project Number: 1:400 CP-17-0570 Drawn by P.G.K. Checked By: C.J.M. Drawing Number: Designed By: L.A.L. C1.3

#17568