



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 IN WHOLE OR IN PART FROM AN OLD CADASTRAL SURVEY DATED 1916 BY SURVEYING LTD. SURVEY PLAN #474-16, DATED NOVEMBER 25, 2016 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 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.
THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXIST LOCATION, SIZE, MATERIAL AND CONDITION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION PROJECT 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 EXISTING 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 OR BACKFILLED TO MEET STANDARD POROSITY 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 IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE CITY OR TOWNSHIP STANDARD 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 TO THE CITY OR TOWNSHIP SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOIL.
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 ONTARIO,
 - 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 ONTARIO, BELL AND THE CITY OR TOWNSHIP.
18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
19. ALL EXISTING REDUNDANT PAVEMENT APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR TOWNSHIP.
20. THIS PLAN MUST BE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT BY MCINTOSH & MCKINSTRY REPORT KCP-17-0488-01, DATED MARCH 2018 AND THE SITE SERVING REPORT BY MCINTOSH PERRY REPORT KCP-18-0014, DATED APRIL 2018.

SITE SERVICES CONFLICT TABLE			
LOCATION	PIPE	ELEVATIONS	SPACING (m)
1	32.00m - 200mmØ STM	87.07 INV	0.50
	EX. 406mmØ WTR MAIN	+86.57 TOP**	
2	32.00m - 200mmØ STM	86.77 INV	0.71
	EX. 300mmØ SAN MAIN	+86.06 OVB	
3	18.15m - 250mmØ STM	88.33 INV	0.50
	EX. 406mmØ WTR MAIN	+87.83 TOP**	
4	18.15m - 250mmØ STM	89.25 INV	0.89
	EX. 300mmØ SAN MAIN	+87.26 OVB	
5	15.39m - 135mmØ SAN	88.44 INV	0.50
	EX. 406mmØ WTR MAIN	+87.94 TOP**	

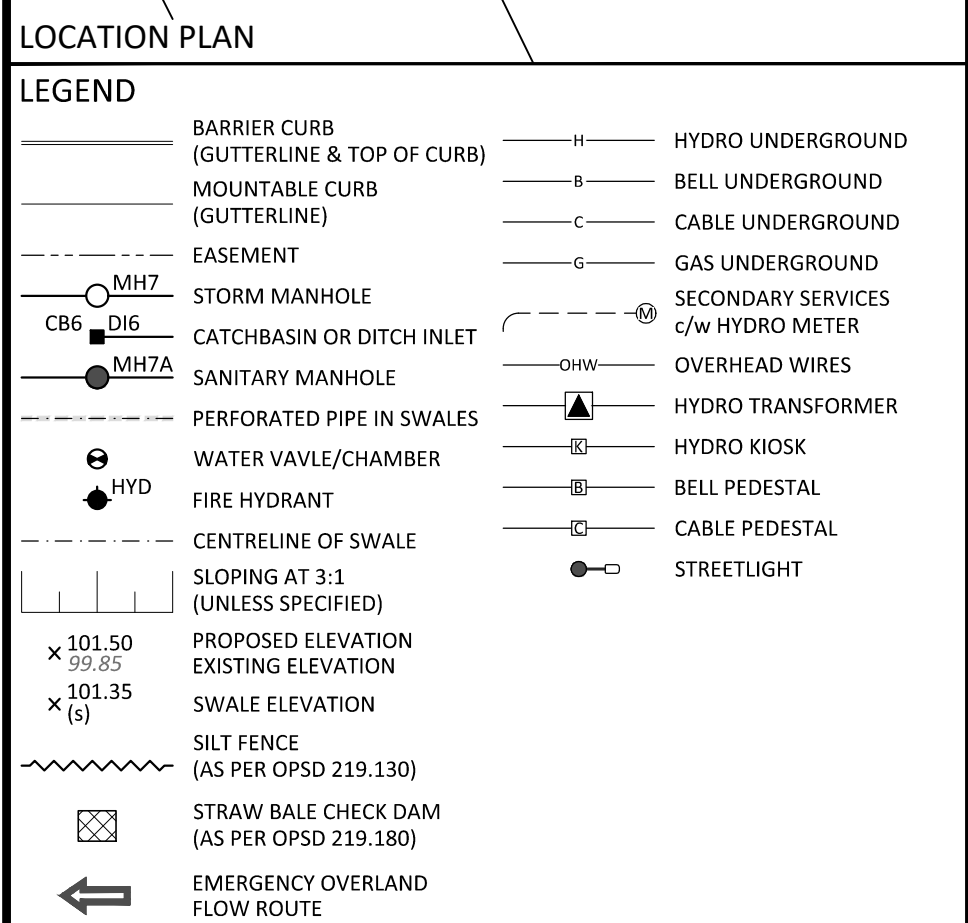
*NOTE: CONTRACTOR TO VERIFY ALL EXISTING SEWER ELEVATIONS AND IMMEDIATELY ADVISE THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.

**NOTE: WATER MAIN TOPS DETERMINED BY ASSUMING 2.4m COVER FORM ORIGINAL GROUND ELEVATION.

1. CONSTRUCT ALL SEWERS AND APPURTENANCES TO CITY OR TOWNSHIP STANDARDS (IF AVAILABLE) OR AS PER OPSD STANDARDS.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
3. BEDDING SHALL BE A MINIMUM 150mm DENSITY OF GRANULAR "A", COMPACTED TO MINIMUM 90% 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 SAND.
6. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 0.2m BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
7. SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 26 OR APPROVED EQUIVALENT. SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.
8. INSULATE ALL SEWERS AND/OR SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
9. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 10m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4" TO 10" LONG MARKER.
10. CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS ONSITE. OUTLET CONNECTION TO EXISTING SEWER 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 CATCHBASIN MANHOLE LEADS ARE TO BE MINIMUM 200mmØ WITH MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED.
13. ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS ARE TO HAVE 150 mmØ PERFORATED PIPE FOR 3.0m ON ALL AVAILABLE SLOES AS PER CITY OF ATLANTA STANDARD DRAWING.

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSF STANDARDS AND SPECIFICATIONS, AS WELL AS CITY OR TOWNSHIP STANDARDS.
2. INDUSTRIAL-COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM 888 TYPE 'K' SOFT.
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY OR TOWNSHIP STANDARDS (IF AVAILABLE) OR OPSF 1109.030.
4. 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.
5. USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER CITY OF OTTAWA STANDARD DRAWING 'W26'.
6. CONNECTION TO EXISTING BY CITY OR TOWNSHIP FORCES, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY THE CONTRACTOR.
7. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY OR TOWNSHIP STANDARDS (IF AVAILABLE) OR OPSF 1109.030.
8. THERMAL INSULATION OF WATERMAINS UNDER ROAD SIDE DITCHES AS PER CITY OF OTTAWA STANDARD DRAWING 'W21'.

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR THE PROTECTION OF THE WATERCOURSE AND THE SURROUNDING ENVIRONMENT, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, TEMPORARY SEDIMENT CONTROL, GEOSOCKS/INCHES WITH AN OVERFLOW UNDER GRADE OR DITCH, TO BE INSTALLED PRIOR TO ANY CONSTRUCTION, ALL PROPOSED ROAD, CATCHBASINS, REARVARD CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEOSOCK MATERIAL SHALL BE PERMITTED FOR USE ON SITE.
2. AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
3. FOR SILT FENCE BARRIER, USE OPSD 219.110. GEOTEXTILE FOR SILT FENCE AS PER OPSD 1860, TABLE 3.
4. EXCEPT AS PROVIDED IN PARAGRAPHS 4.1, AND 4.2. BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE TEMPORARILY SUSPENDED FOR MORE THAN 14 DAYS. PRIOR TO THE CONSTRUCTION ACTIVITY BEING TEMPORARILY OR PERMANENTLY CEASED.
- 5.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITIES ARE TEMPORARILY SUSPENDED FOR MORE THAN 14 DAYS, PRECIPITATED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE.
- 5.2. WHERE CONSTRUCTION ACTIVITIES ARE TEMPORARILY SUSPENDED FOR LESS THAN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE ON OR SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
6. SEDIMENT THAT IS ACCUMULATED BY THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS ESCAPE OF THE SEDIMENT TO THE DOWNSTREAM SIDE OF THE CONTROL MEASURE AND AVOIDS DAMAGE TO THE DOWNSTREAM SIDE OF THE CONTROL MEASURE. THE SEDIMENT OF THE GRADE EXISTING AT THE TIME THE CONTROL MEASURE WAS CONSTRUCTED AND BE ACCORDING TO THE FOLLOWING:
 - 5.1. FOR LIGHT-DUTY SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE LESSER OF THE FOLLOWING:
 - 5.1.1. A DEPTH OF ONE METER WITH THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.
 - 5.1.2. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
 - 5.2. FOR HEAVY-DUTY SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
 - 5.3. ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
 - 5.4. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPSD 180.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO ENSURE THEY ARE IN EFFECTIVE WORKING ORDER. THE CONDITION OF THE CONTROL MEASURES SHALL BE MONITORED PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A STORM EVENT.
7. DUST CONTROL MEASURES SHALL BE CONSIDERED PRIOR TO CLEANING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE FLAKES/SOLUTION OR MAGNESIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPSD 506. THIS IS TO CONTROL DUSTS AND SOILS FROM BEING WASHED INTO THE RECEIVING WATERBODIES. WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.
8. ALL 'GREEN AREAS' TO BE TREATED WITH 150mg/TPOSSOL AND SOD AS SOON AS FEASIBLE, AS PER OPSD 570.
9. TPOSSOL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILT TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. ALL DUSTBURRED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
11. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM DRAINAGE) AND TO BE SURROUNDED BY EROSION CONTROL MEASURES WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
12. IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OPSD 219.240 AND LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES. WATERCOURSE CLOSURES SHALL BE CONSTRUCTED AS PER OPSD 219.240. WATERCOURSES CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATERCOURSE IS NECESSARY, THE CLOSURE SHALL BE CONSTRUCTED WITH AN STORMFLOOD TIE TO THE OPEN PORTION OF THE WATERCOURSE WITHOUT HARM.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSD 577.
14. WHEN DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSD 518.
15. ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.



2	REVISED AS PER CITY COMMENTS	SEP. 11, 2018
1	ISSUED FOR SITE PLAN APPROVAL	APR. 19, 2018
No.	Revision/Issue	Date

SCALE 1 : 150



0 5 10 15 Metres

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Project:

765 MONTREAL ROAD
SHEPHERDS OF GOOD HOPE

OTTAWA ONTARIO

Scale:	1:150	Project Number: CP-18-0014
Drawn by:	P.G.K.	
Checked By:	R.P.K.	
Designed By:	P.G.K.	Drawing Number: