

GENERAL NOTES

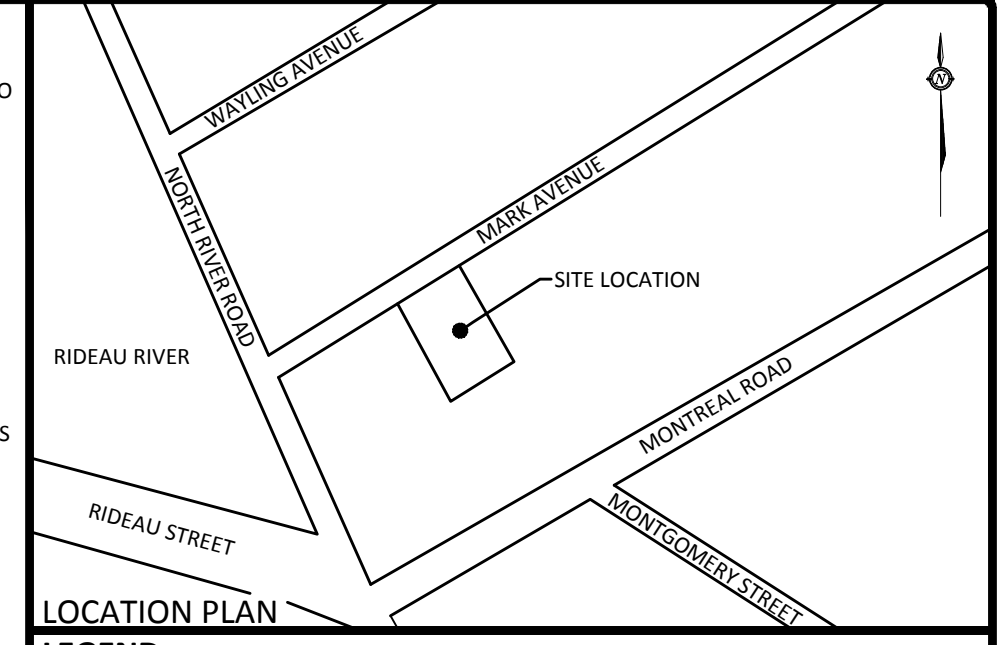
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY (OR SHOWN ON) FARLEY, SMITH AND DENIS SURVEYING LTD. SURVEY PLAN # 246-17, DATED JULY 13, 2017 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.
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. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL, SEED & MULCH AS SOON AS FEASIBLE.
7. 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.
8. 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.
9. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
11. 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.
12. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY OR TOWNSHIP.
13. 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.
14. CONTACT THE 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 TOWNSHIP'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
15. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
16. HYDRO, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS SUBJECT TO THE APPROVAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA
 - TELEPHONE SERVICE - BELL CANADA
 - GAS SERVICE - ENBRIDGE
 - TELEVISION SERVICE - ROGERS
17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES BELL, HYDRO AND THE CITY OR TOWNSHIP.
18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
19. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR TOWNSHIP.
20. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT NO. PG4582-1 BY PATERSON GROUP DATED JULY 30, 2018.

SEWER NOTES

1. 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.
3. 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 SAND.
6. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0m BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
7. SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROVED EQUIVALENT. SEWERS AND CONNECTIONS LARGER THAN 200mm DIAMETER AND LESS THAN 450mm DIAMETER TO BE PVC SDR 35 OR APPROVED EQUIVALENT. SEWERS AND CONNECTIONS 450mm DIAMETER AND LARGER TO BE CONCRETE CL 65-D OR APPROVED EQUIVALENT.
8. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES, OTHER THAN CATCH BASIN LEADS THAT HAVE LESS THAN 1.5m 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 TELEVIEW (CCTV) ALL PROPOSED SEWERS ONSITE. 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 SEWERS & APPURTENANCES.
11. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN.
12. ALL CATCH-BASIN AND CATCH-BASIN MANHOLE LEADS ARE TO BE MINIMUM 200mmØ, CITY MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED. ALL CATCH-BASINS EXCLUDING LANDSCAPE CATCH-BASINS TO HAVE 150 mmØ PERFORATED PIPE FOR 3.0m ON ALL AVAILABLE SIDES AS PER CITY OF OTTAWA STANDARD DRAWING 'R1'.
13. ALL SAN AND STM BUILDING CONNECTIONS TO BE EQUIPPED WITH BACKWATER VALVES AS PER CITY STANDARD DRAWINGS S14 AND S14.1

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS AS WELL AS CITY OR TOWNSHIP STANDARDS AS INDICATED.
2. WATERMANS 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 WATERMANS AT OPEN STRUCTURES AS PER CITY OF OTTAWA STANDARD DRAWING 'W22'.



LEGEND

- BARRIER CURB
- CURB DEPRESSION
- HEAVY DUTY ASPHALT
- CONCRETE RAMP AND/OR WALKWAY
- SWALE CENTERLINE
- TERRACING @ 3:1 SLOPE UNLESS SPECIFIED
- STM MANHOLE
- CATCH BASIN MANHOLE
- CATCH BASIN OR DITCH INLET
- LANDSCAPE CATCH BASIN
- PERFORATED SUBDRAIN
- SANITARY MANHOLE
- 73.21 TYPICAL GRADE
- 73.21 B/W BOTTOM OF WALL GRADE
- 73.21(5) SWALE GRADE
- T/G 73.21 TOP OF GRATE GRADE
- EX.73.22 EXISTING GRADE (NOT SHOWN ON SURVEY)
- OVERLAND FLOW ROUTE
- 100yr PONDING
- 5yr PONDING
- GRADE MARKER

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date
2	ISSUED FOR REVIEW	JUL 30/2018
1	ISSUED FOR COORDINATION	MAY 08/2018

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

SCALE 1:100

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Stamp:

Client: **Manor Park Management**
231 BRITTANY, SUITE D
OTTAWA, ON
K1L 0R8

Project: **20 MARK AVENUE**
THREE STOREY RESIDENTIAL BUILDING

VANIER ON
Drawing Title: **SITE SERVICING PLAN**

Scale: 1:100 Project Number: CP-18-0171
Drawn by: L.A.L.
Checked By: R.P.K. Drawing Number:
Designed By: L.A.L. **C102**

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB1	56.86	SE55.86	NE54.66	CITY STD DWG S30
ECB1	56.95	SE55.95	NW55.95	CITY STD DWG S31
MH 1	57.19	SE55.26 SW54.59	NW54.50	OPSD 701.010 FRAME CITY STD DWG S25 COVER CITY STD DWG S24.1

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH 1A	57.04	SE55.22	NW55.17	OPSD 701.010 FRAME CITY STD DWG S25 COVER CITY STD DWG S24

WATER SERVICE COVER TABLE

LOCATION	STATION	FINISHED GRADE	WATER TOP	DEPTH
CONNECTION	0+000	56.76	54.40	2.36m
WV	0+012.27	56.97	54.59	2.40m
BUILDING	0+018.28	57.27	54.87	2.40m

SERVICE CONFLICT TABLE

CROSSING	TOP/INV.	TOP/INV.	SEPARATION
#1	SAN INV 54.84	Ex. STM TOP 54.27	0.37m
#2	WTR TOP 53.75	Ex. STM INV 54.25	0.50m
#3	WTR INV 54.33	Ex. SAN TOP 53.05	1.28m

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