










	PROPERTY LINE		EXISTING FIRE HYDRANT
	EXISTING WATERMAIN		EXISTING VALVE BOX
	EXISTING SANITARY SEWER		
	EXISTING STORM SEWER		
	EXISTING BELL		
	EXISTING GAS		
	EXISTING UNDERGROUND HYDRO		
	EXISTING STORM MANHOLE		
	EXISTING CATCH BASIN MANHOLE		
	EXISTING SANITARY MANHOLE		

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY STANTEC
PROJ. NO. 161613770-111
DATED APRIL 23, 2018

SITE PLAN INFORMATION
SITE PLAN PROVIDED BY PIERRE J. TABET ARCHITECT
PROJ. NO.
DATED APRIL 4, 2019

GEOTECHNICAL STUDY
 GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP
 PROJ. NO. PG2306-1
 DATED JANUARY 31, 2013

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
PROJ. NO. 17-975
DATED MAY 2019

BENCH MARK
TOP OF SPINDLE LOCATED ACROSS NORTHWEST OF THE SITE. NORTH OF MATTINO WAY.
ELEV=93.57

4	A.J.G.	19.05.31	ISSUED FOR MUNICIPAL REVIEW
3	A.J.G.	19.05.06	ISSUED FOR MUNICIPAL REVIEW
2	A.J.G.	18.11.01	ISSUED FOR MUNICIPAL REVIEW
1	A.J.G.	18.09.11	ISSUED FOR CLIENT COORDINATION
No.	BY	YY.MM.DD	DESCRIPTION



PROJECT No. 17-975

EXISTING CONDITIONS PLAN

285 MOUNTSHANNON DRIVE- BLOCK 1 © DSEL

MATTINO DEVELOPMENTS INC

545 Via Mattino Way
Ottawa, ON
Tel. (613) 440-3767

DSEL
david schaeffer engineering llc
SMART SUBDIVISIONS

120 Iber Road Unit 103
Stittsville, Ontario, K2S 1E9
Tel. (613) 836-0856
Fax. (613) 836-7183
www.DSEL.ca

DRAWN BY:	C.M.K.	CHECKED BY:	R.D.F.	DRAWING NO
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DESIGNED BY:	A.J.G.	CHECKED BY:	A.D.F.
SCALE:	1:150	DATE:	MAY 2016

SCALE:	1.150	DATE:	MAY 2019
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SHEET NO.

1 of 4

SITE BENCHMARK VIEWPORT

SITE BENCH MARK #1
TOP OF SPINDLE
ELEVATION=93.57m

MATTINO WAY

GENERAL NOTES

- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO, CANADA (HEREIN "STANDARDS"), WHERE APPLICABLE. LOCAL, UTILITY, TRANSPORTATION, AND FEDERAL STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
- THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INFORMATION FROM THE CITY OF OTTAWA, ONTARIO, CANADA (HEREIN "CITY") WITHIN THE JURISDICTION OF THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DAMAGED BY THE CONSTRUCTION OF THE PROJECT.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CITY OF OTTAWA, ONTARIO, CANADA (HEREIN "CITY") OF ANY DISCREPANCIES AND SHALL CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
- ALL AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION ACTIVITIES SHALL BE MONITORED AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE DEVELOPER.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR THE PROVINCE OF ONTARIO" AND ALL OTHER APPLICABLE LAWS AND REGULATIONS REFERRED TO IN THE ACT.
- ALL CONSTRUCTION SIGAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SIGNAGE.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
- CONSTRUCTIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT, THE ENVIRONMENTAL IMPACT STATEMENT, AND THE LANDSCAPE MANAGEMENT PLAN.
- ALL SEWERS CONSTRUCTED WITH GRADATES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH IF THE MAXIMUM TRAFFIC WIDTH OF THE CONSTRUCTION OF THE PROJECT IS GREATER THAN THE DESIGN WIDTH.
- ALL PIPE / CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
- SHOULD DEEPER BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE ACT OF CANADA SHALL APPLY.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING / REMOVAL.
- ALL WORK SHALL BE READ IN CONJUNCTION WITH THE CITY OF OTTAWA, ONTARIO, CANADA (HEREIN "CITY") SITE PLAN.
- THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVING AND GRADING DRAWINGS.
- BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL BENCHMARKS.