- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO 1 GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOW HEREON 2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE. HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) STANTEC GEOMATICS LTD SURVEY DATED NOVEMBER 25TH, 2014 AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE 3. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND
- 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.
- 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 7. ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL AND SOD AS SOON AS FEASIBLE.
- 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.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER
- 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.
- 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.
- 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 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
- 16. 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.

- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES BELL, HYDRO AND THE CITY OR TOWNSHIP. 7. THERMAL INSULATION OF WATERMAINS UNDER ROAD SIDE DITCHES AS PER CITY OF OTTAWA STANDARD DRAWING 'W21'.
- 18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SEPECIFIED.
- 19. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR
- THIS PLAN MUST BE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT BY PATERSON GROUP INC. REPORT # PG3883-1 DATED SEPTEMBER 23, 2016. AND SITE SERVICING REPORT BY MCINTOSH PERRY REPORT # CP-16-0421 DATED. FEBRUARY 24, 2016.

- CONSTRUCT ALL SEWER AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS, AS WELL AS THE CITY OR TOWNSHIP STANDARDS AS INDICATED.
- 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.
- SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROVED EQUIVALENT. SEWERS AND ONNECTIONS 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 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 TELEVISE (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.
- 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 INFERESCAPS SUPPLY TO BE ANALYZED AND READERS.

 12. ALL CATCHBASIN AND CATCHBASIN MANHOLE LEADS ARE TO BE MINIMUM 200mmØ, CITY MINIMUM 1.0% SLOPE UNLESS
 OTHERWISE NOTED ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO 1.0. T 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'.
 - 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
 - 6. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY OF OTTAWA STANDARD DRAWING 'W22'.

FIRE HYDRANT COVER TABLE TOP OF PIPE DEPTH 200x150 TEE 0+000.00 95.88 93.48 WATER VALVE 0+000.75 95.85 93.45 HYDRANT 0+010.25 95.56 93.16 2.40 2.40

	WATER COVER TABLE						
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	DEPTH			
EX. CAP 45°BEND	0+000.00	95.80	93.40	2.40			
200x150 TEE	0+015.88	95.88	93.48	2.40			
200x50 REDUCER	0+017.38	95.86	93.46	2.40			
45°BEND	0+046.38	95.43	93.03	2.40			
45°BEND	0+084.75	95.54	93.14	2.40			
45°BEND	0+086.87	95.58	93.18	2.40			
BUILDING	0+089.87	95.75	93.35	2.40			
NEW WATER VALVE TO BE INSTALLED AT THE PROPERTY LINE AS SHOWN.							

50mm HL3 150mm GRAN "A" 300mm GRAN "B"	ASPHALT GRADE: PG-58-34	40mm HL3 50mm HL8 150mm GRAN "A" 450mm GRAN "B"	ASPHALT GRADE: PG-58-34
	ASPHALT PARKING CROSS-SECTION NOT TO SCALE	HEA	AVY DUTY PAVEMEN CROSS-SECTION NOT TO SCALE

ASPHALT CROSS-SECTIONS TO CONFORM TO TABLE 2 AND 3 WITHIN THE SECTION 5.6 OF THE GEOTECHNICAL REPORT COMPLETED BY PATERSON (REF No. PG3883-1) DATED SEPTEMBER 23RD,

!A	95.46		SE92.54	4	N92.51		OPSD 401.050 TER TIGHT)
SA	95.64		NE93.30	6	NW93.30	OPSD 701.010 COVER OPSD 401.050 (WATER TIGHT)	
CROSSING CONFLICT TABLE							
	LOCATION		PIF	PIPE INFORMATION S		SEPARATION	
	200mmØ STM INV. 93.60 450mmØ STM OBV. 93.45		0.15m				

SAN NETWORK STRUCTURE TABLE

DESCRIPTION

OPSD 701.010

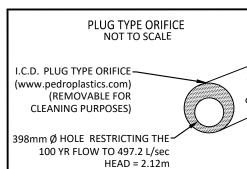
COVER OPSD 401.050

(WATER TIGHT)

OPSD 701.010

NAME | RIM ELEV. | INVERT IN | INVERT OUT |

l	LOCATION	PIPE INFORMATION	SEPARATION
l	LUCATION	PIPE INFORMATION	SEPARATION
	1	200mmØ STM INV. 93.60 450mmØ STM OBV. 93.45	0.15m
	2	150mmØ WTR INV. 93.28 200mmØ SAN OBV. 92.11	1.17m
	3	375mmØ STM INV. 93.22 200mmØ SAN OBV. 92.52	0.70m
	4	375mmØ STM INV. 93.23 50mmØ WTR OBV. 93.01	0.22m



OUTLET PIPE = 675mmØ CONC.

CBMH#2	95.15	SE92.96 SW92.99	N92.93	OPSD 701.011 FRAME S25 COVER S28.1 c/w 398mm ORIFICE PLUC DESIGN HEAD 2.12m 5YR- FLOW 488.3 L/s 100-YR FLOW 497.2 L/s
СВМН#3	95.20	\$93.17	NW93.14	OPSD 701.010 FRAME S25 COVER S28.1
СВМН#4	95.20	SE93.32	N93.29	OPSD 701.010 FRAME S25 COVER S28.1
СВМН#6	95.20	SW93.13	NE93.12	OPSD 701.010 FRAME S25 COVER S28.1
СВМН#7	95.25	SE93.32	NE93.26	OPSD 701.010 FRAME S25 COVER S28.1
				OPSD 701.011

NE92.83

STM NETWORK STRUCTURE TABLE

NW93.49

NW93.60

DESCRIPTION

OPSD 705.010

COVER S19

OPSD 705.010

COVER S19

FRAME S25

COVER S24.1

NAME | RIM ELEV. | INVERT IN | INVERT OUT

95.25

95.85

APPROVED REFUSED

S92.86

DON HERWEYER, MCIP, RPP, MANAGER DEVELOPMENT REVIEW SOUTH PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



BARRIER CURB **CURB DEPRESSION**

> CONCRETE RAMP AND/OR WALKWAY SWALE CENTERLINE

> > STORM MANHOLE

LANDSCAPE CATCH BASIN PERFORATED SUBDRAIN

BOTTOM OF WALL GRADE

HEAVY DUTY ASPHALT

TERRACING @ 3:1 SLOPE UNLESS SPECIFIED

CATCH BASIN MANHOLE CATCH BASIN OR DITCH INLET

SANITARY MANHOLE TYPICAL GRADE

×73.21(S) SWALE GRADE T/G 73.21 TOP OF GRATE GRADE

EXISTING GRADE (NOT SHOWN ON SURVEY) OVERLAND FLOW ROUTE _ _ _ _ 100yr PONDING _ __ _ 5vr PONDING

× 76.16 GRADE MARKER APPROVED LOT GRADE AS PER CITIGATE DESIGN (DWG 109203-CG-GR

SILT FENCE **~~~~ DOWNSPOUT**

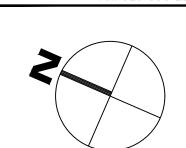
×73.21 B/W

08	REVISED SITE PLAN	JUN. 28, 2019
07	REVISED WATER SIZE	MAY 14, 201
06	ISSUED FOR MYLAR SUBMISSION	JAN. 2, 2018
05	REVISED AS PER SITE PLAN RECEIVED NOV. 24, 2017	NOV. 29, 201
04	REVISED AS PER SITE PLAN RECEIVED SEPT. 5, 2017	SEPT. 7, 2017
03	REVISED AS PER SITE PLAN RECEIVED JUN. 23, 2017	JUN 30, 2017
02	REVISED AS PER CITY COMMENTS	FEB 24, 2017
01	ISSUED FOR SITE PLAN CONTROL	DEC 02, 2016
No.	Revision/Issue	Date

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



115 Walgreen Road R.R. #3, Carp, ON KOA 1LO Tel: 613-836-2184 Fax: 613-836-3742



BBS CONSTRUCTION (ONTARIO) LTD. P:613-226-8830

1805 WOODWARD DRIVE OTTAWA, ON, K2C 0P9

F:613-226-7709

ONTARIO

550 DEALERSHIP DRIVE

MYERS BODYSHOP

SITE SERVICING AND UTILITY PLAN

Project Number: 1:400 CP-16-0421 CDH CJM/RPK Drawing Number: Designed By:

SHEET 2of 2 SEP 29, 2016