

**LEGEND**

---	PROPERTY LINE
---	EXISTING WATERMAIN
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
--- --- ---	EXISTING BELL
---	EXISTING GAS
---	EXISTING UNDERGROUND HYDRO
○	EXISTING MANHOLE
⊙	EXISTING CATCH BASIN MANHOLE
+	EXISTING FIRE HYDRANT
+	EXISTING VALVE BOX
+	EXISTING SPOT ELEVATION

**NOT FOR CONSTRUCTION**

**TOPOGRAPHIC INFORMATION**  
 TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.  
 PROJ. NO. 18072-18  
 DATED JANUARY 9, 2019

**SITE PLAN INFORMATION**  
 SITE PLAN PROVIDED BY HOBIN ARCHITECTURE  
 PROJ. NO. 1834  
 DATED APRIL 20, 2020

**GEOTECHNICAL STUDY**  
 GEOTECHNICAL RECOMMENDATIONS PROVIDED BY GHD  
 PROJ. NO. 11186719  
 DATED MARCH 2019

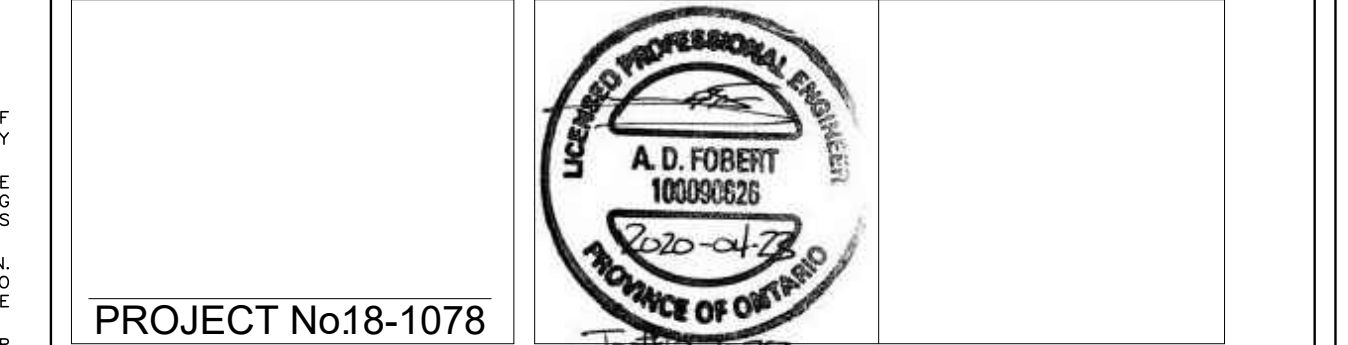
**SITE SERVICING AND STORMWATER MANAGEMENT STUDY**  
 SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL  
 DATED JANUARY 2020

**BENCH MARK**  
 LOCATED NORTH WEST OF SITE AT ROBINSON AVENUE  
 ELEV= 60.42 m

No.	BY	DATE	DESCRIPTION
5	B.N.C.	20.04.24	UPDATED PER REVISED SITE PLAN
4	A.A.S.	20.01.10	ISSUED FOR MUNICIPAL APPROVAL
3	A.A.S.	19.11.28	ISSUED FOR MUNICIPAL APPROVAL
2	A.A.S.	19.08.01	2ND SUBMISSION
1	G.G.M.	19.03.08	1ST SUBMISSION

CONTRACTOR TO LOCATE EXISTING SERVICES, STORM AND SAN TO BE CAPPED AT PROPERTY LINE WATER SERVICE TO BE BLANKED AT MAIN BY CITY FORCES, EXCAVATION, BACKFILLING AND REINSTATEMENT BY SITE WORKS CONTRACTOR.

- GENERAL NOTES**
- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARDS (OPS) AND SPECIFICATIONS (SPES), WHERE APPLICABLE. LOCAL UTILITY 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 BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
  - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - ANY 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.
  - RELOCATION OF EXISTING SERVICES 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 CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE "CONTRACTOR" AS DEFINED IN THE ACT.
  - ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR LATEST AMENDMENT.
  - 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.
  - 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.
  - CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT.
  - ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
  - THE CONTRACTOR IS 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 PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPS IS EXCEEDED.
  - ALL PIPE / CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
  - SHOULD BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
  - 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.
  - DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
  - THE CONTRACTOR SHALL PROVIDE THE PRODUCT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
  - BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.



PROJECT No18-1078

**EXISTING CONDITIONS PLAN**  
**36 ROBINSON AVENUE** © DSEL

ROBINSON VILLAGE LP IV LIMITED PARTNERSHIP  
 C/O TC UNITED DEVELOPMENT CORPORATION

800 Industrial Ave., Unit 9  
 Ottawa, ON K1G 4B8  
 Tel. (613) 680-5582

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

**DSEL**  
 david schaeffer engineering ltd  
 SMART SUBCONTRACTORS™

DRAWN BY:	A.W.T.	CHECKED BY:	B.N.C.	DRAWING NO.	SHEET NO.
DESIGNED BY:	S.L.M.	CHECKED BY:	R.D.F.	EX-1	1 of 4
SCALE:	1:200	DATE:	MARCH 2019		