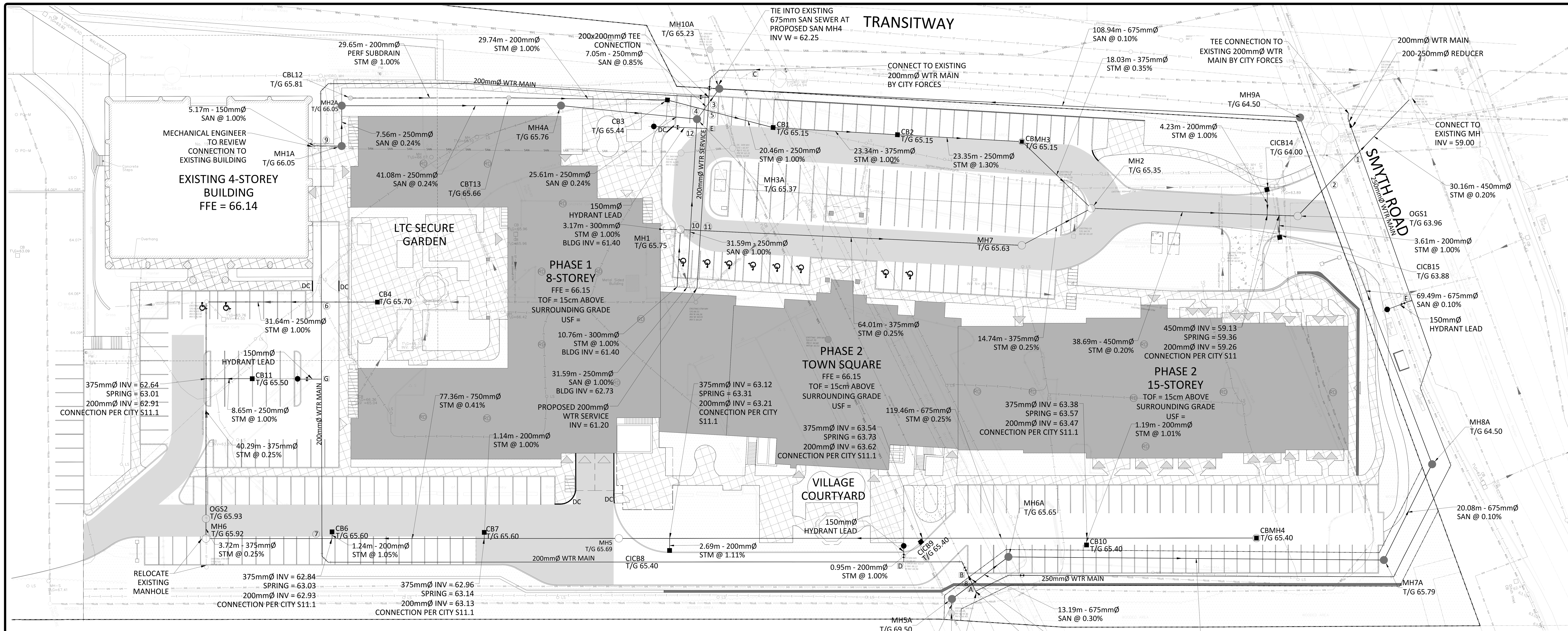

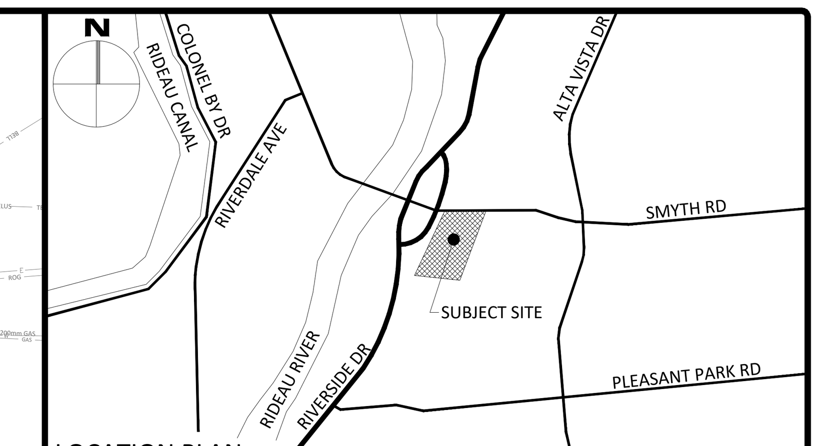

LOCATION PLAN

LEGEND

DC	BARRIER CURB & CURB DEPRESSION		CENTRELINE OF SWALE
	HEAVY DUTY ASPHALT AND/OR FIRE ROUTE		CENTRELINE OF DITCH
	CONCRETE WALKWAY		SLOPING AT 3:1 UNLESS SPECIFIED
		95.94 / 93.20	PROPOSED ELEVATION / EXISTING ELEVATION
MH#	STORM MANHOLE	95.94 (S)	SWALE ELEVATION
CB / CICB / DI	CATCHBASIN, CURB INLET OR DITCH INLET	T/W100.50 B/W90.50	TOP/BOTTOM WALL FACE ELEVATIONS
ECB / TCB	LANDSCAPE CATCHBASIN		EMERGENCY OVERLAND FLOW ROUTE
MH#A	SANITARY MANHOLE		SILT FENCE BARRIER PER OPSD 219.110
	PERFORATED PIPE		STRAW BALE CHECK DAM PER OPSD 219.180
	WATER VALVE/CHAMBER		INLET SEDIMENT CONTROL DEVICE
	PROPOSED FIRE HYDRANT PER CITY W18 & W19	O/H	BUILDING ENTRANCE OVERHEAD DOOR
	WATER WELL LOCATION		REDUCER
	PROPOSED BOLLARD		
	PROPOSED WALL		
	ROOF DRAIN LOCATION		

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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 INFORMATION SUPPLIED BY (OR SHOWN ON) FARLEY, SMITH & DENIS SURVEYING LTD. SURVEY PLAN #639-20, DATED NOVEMBER 27, 2020 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 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. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY 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.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR 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.
12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
13. CONTACT THE CITY 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 SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
14. CONTACT THE CITY 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 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. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
    - ELECTRICAL SERVICE - HYDRO OTTAWA,
    - 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 OTTAWA, BELL AND THE CITY.
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.
20. NO EXCESS DRAINAGE, EITHER DURING OR AFTER CONSTRUCTION, IS TO BE DIRECTED TOWARDS NEIGHBORING PROPERTIES.
21. NO ALTERATION OF EXISTING GRADES AND DRAINAGE PATTERNS ON PROPERTY BOUNDARIES.

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
2. INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 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 STANDARDS (IF AVAILABLE) OR OPSD 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. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
6. VALVES TO BE OPERATED BY CITY STAFF ONLY.
7. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION. CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
8. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.
9. ALL WATERMAINS SHALL BE EQUIPPED WITH BUTTERFLY AND GATE VALVES AS PER OPSD 1100.011.
10. ALL FIRE HYDRANTS, VALVE AND VALVE BOX HSALL CONFORM TO OPSD 1103.020.
11. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
12. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
13. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

SEWER NOTES:

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
   - 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
   - 2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
   - 2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
   - 2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
5. ALL STORM AND SANITARY SEWERS/SERVICES TO HAVE 2.0m COVER.
6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8' LONG MARKER.
8. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
9. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION	SEPARATION
1	750mmØ STM SEWER OBV 59.79 250mmØ WTR MAIN INV 61.35	1.55
2	750mmØ SAN SEWER INV 62.51 450mmØ STM SEWER OBV 59.48	3.03
3	250mmØ SAN SEWER INV 62.32 200mmØ WTR MAIN OBV 61.92	0.40
4	250mmØ SAN SEWER INV 62.32 250mmØ STM SEWER OBV 61.87	0.45
5	250mmØ STM SEWER OBV 61.87 200mmØ WTR MAIN INV 62.17	0.30
6	250mmØ STM SEWER INV 62.95 200mmØ WTR MAIN OBV 62.65	0.30
7	750mmØ STM SEWER INV 62.80 200mmØ WTR MAIN OBV 62.50	0.30
8	675mmØ SAN SEWER INV 63.34 250mmØ WTR MAIN OBV 62.84	0.50
9	150mmØ SAN SERVICE INV 62.71 200mmØ WTR MAIN OBV 62.21	0.50
10	200mmØ SAN SERVICE INV 62.62 375mmØ STM SEWER OBV 61.49	1.13
11	375mmØ STM SEWER OBV 61.51 200mmØ WTR MAIN INV 63.17	1.66
12	250mmØ SAN SERVICE INV 62.43 150mmØ HYDRANT LEAD OBV 61.93	0.50

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A - 250 X 250 TEE	0+100.00	69.50	66.50	3.00
22.50° BEND	0+106.84	66.06	63.66	2.40
VALVE	0+109.24	66.10	63.96	2.40
45.00° BEND	0+179.02	66.36	63.96	2.40
45.00° BEND	0+202.48	63.30	60.90	2.40
45.00° BEND	0+218.067	63.32	60.92	2.40
45.00° BEND	0+224.55	63.16	60.76	2.40
200X250 REDUCER	0+269.71	64.62	62.22	2.40
45.00° BEND	0+271.51	64.62	62.22	2.40
200 X 200 TEE	0+272.37	64.67	62.27	2.40
B - 200X250 REDUCER	1+100.00	66.10	63.70	2.40
VALVE	1+101.88	65.88	63.45	2.40
45.00° BEND	1+103.38	65.85	63.45	2.40
45.00° BEND	1+222.18	65.70	63.30	2.40
45.00° BEND	1+223.79	65.69	63.29	2.40
45.00° BEND	1+310.87	66.00	63.60	2.40
45.00° BEND	1+312.84	65.95	63.55	2.40
11.25° BEND	1+338.21	65.78	63.38	2.40
VALVE	1+382.71	65.35	62.95	2.40
200 X 200 TEE	1+384.24	65.35	62.95	2.40
C - 200X200 TEE	2+100.00	65.00	62.60	2.40
45.00° BEND	2+106.62	65.09	62.69	2.40
45.00° BEND	2+108.95	65.17	62.77	2.40
VALVE	2+110.78	65.28	62.88	2.40
BLDG	2+148.28	66.12	61.20	4.92
D - 200X150 TEE	3+100.00	65.49	63.09	2.40
VALVE	3+101.12	66.47	64.07	2.40
HYDRANT	3+103.50	65.60	63.20	2.40
E - 200X150 TEE	4+100.00	66.49	64.09	2.40
VALVE	4+102.43	66.47	64.07	2.40
HYDRANT	4+103.85	66.48	64.08	2.40
F - 250X150 TEE	5+100.00	63.45	61.05	2.40
VALVE	5+104.64	63.62	61.22	2.40
HYDRANT	5+105.82	63.96	61.56	2.40
G - 200X150 TEE	6+100.00	65.85	61.05	2.40
VALVE	6+102.70	65.82	61.22	2.40
HYDRANT	6+104.80	63.96	61.56	2.40

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	66.05		W62.668 S62.782	COVER CITY STD S24 FRAME CITY STD S25 STRUC OPSD 701.010
MH2A	66.05	E62.650	N62.609	COVER CITY STD S24 FRAME CITY STD S25 STRUC OPSD 701.010
MH3A	65.37	SE62.410 SW62.430	NW62.370	WATER TIGHT LID PER OPSD 401.030 FRAME CITY STD S25 STRUC OPSD 701.010
MH4A	65.76	S62.510	NE62.491	COVER CITYS24 FRAME CITY STD S25 STRUC OPSD 701.010
MH5A	69.50	E66.390	N63.360	COVER CITY STD S24 FRAME CITY STD S25 STRUC OPSD 701.010 C/W EXTERNAL DROP STRUCTURE
MH6A	65.65	S63.320	N62.872	WATER TIGHT LID PER OPSD 401.030 FRAME CITY STD S25 STRUC OPSD 701.010
MH7A	65.79	S62.790	NW62.730	COVER CITY STD S24 FRAME CITY STD S25 STRUC OPSD 701.010
MH8A	64.50	SE62.710	W62.559	COVER CITY STD S24 FRAME CITY STD S25 STRUC OPSD 701.010
MH9A	64.50	E62.490	SW62.429	COVER CITY STD S24 FRAME CITY STD S25 STRUC OPSD 701.010
MH10A	65.23	NE62.320 SE62.310	W62.247	COVER CITY STD S24 FRAME CITY STD S25 STRUC OPSD 701.011

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB1	65.15	SW61.470	NE61.453	OPSD705.010
CB2	65.15	SW61.220	NE61.204	OPSD 705.010
CB3	65.44	S61.690	NE61.675	OPSD 705.010
CB4	65.70		S62.866	OPSD 705.010
CB6	65.60		E63.093	OPSD 705.010
CB7	65.60		E63.191	OPSD 705.010
CB10	65.40		W63.792	OPSD 705.010
CB11	65.50		S62.997	OPSD 705.010 C/W ICD
CBL12	65.81		N62.307	CITY S31
CBMH3	65.15	SW60.900	NE60.563	COVER CITY STD. S28.1 FRAME CITY STD. S25 STRUC OPSD 701.010 C/W ICD
CBMH4	65.40		S63.419	COVER CITY STD. S28.1 FRAME CITY STD. S25 STRUC OPSD 701.010
CBT13	65.66	S62.010	N61.987	CITY S30
CICB8	65.40		W63.410	FRAME CITY S22 COVER CITY S23 STRUC OPSD 705.010
CICB9	65.40		W63.630	FRAME CITY S22 COVER CITY S23 STRUC OPSD 705.010
CICB14	64.00		E59.302	FRAME CITY S22 COVER CITY S23 STRUC OPSD 705.010
CICB15	63.88		W59.296	FRAME CITY S22 COVER CITY S23 STRUC OPSD 705.010
MH1	65.75	SE61.292 S61.368	NE60.620	COVER CITY STD. S24.1 FRAME CITY STD. S25 STRUC OPSD 701.010
MH2	65.35	S60.360 SW60.500	N59.197	COVER CITY STD. S24.1 FRAME CITY STD. S25 STRUC OPSD 701.010
MH5	65.69	N63.120	S63.087	COVER CITY STD. S24.1 FRAME CITY STD. S25 STRUC OPSD 701.010
MH6	65.92	N62.770	W62.709	COVER CITY STD. S24.1 FRAME CITY STD. S25 STRUC OPSD 701.010 C/W ORIFICE ICD
MH7	65.63	SW60.460	N60.397	COVER CITY STD. S24.1 FRAME CITY STD. S25 STRUC OPSD 701.010
OGS1	63.96	S59.120	NW59.060	HYDRO DEFENSE FD-3HC OR APPROVED EQUIVALENT
OGS2	65.93	E62.700	W62.681	HYDRO DEFENSE FD-3HC OR APPROVED EQUIVALENT

No.	Revisions	Date
2	ISSUED FOR REVIEW	APR 8, 2022
1	ISSUED FOR REVIEW	NOV 2, 2021

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

SCALE 1 : 400 (0 10 20 30 40 Metres)

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Stamp: LICENSED PROFESSIONAL ENGINEER R. D. FREEL 100163197 2022-04-07 21-2955 PROVINCE OF ONTARIO

Client: RBJ SCHLEGEL HOLDINGS
325 MAX BECKER DRIVE SUITE 201
KITCHENER, ON N2E 4H5

Project: LONG TERM CARE HOME
1919 RIVERSIDE DRIVE

Drawing Title: SITE SERVICING PLAN

Scale:	1:400	Project Number:	CCO-21-2955
Drawn By:	R.R.R.		
Checked By:	A.J.G.	Drawing Number:	C102
Designed By:	A.J.G.		

Plan No. 18600

D07-12-21-0170

FILENAME: U:\Ottawa\01 Project - Proposals\2021 Jobs\CCO\CCO-21-2955 Cornerstone_Schlegel Villages_1919 Riverside Dr\Civil\12 - Drawings\CCO-21-2955 - Presentation1.dwg
LAST SAVED: Thursday, April 07, 2022 LAST SAVED BY: r.robineau
LAST PLOTTED: Friday, April 08, 2022 CTB FILE USED: ----