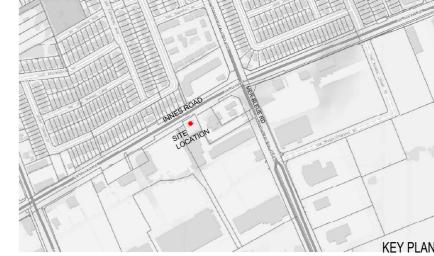


DRAINAGE PIPE AT FOUNDATION WALL CLOSE TO PROPERTY LINE



TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 1 CONCESSION 3 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER **CITY OF OTTAWA**

FARLEY, SMITH & DENIS SURVEYING LTD. 2021

- 1) EXISTING SA +ST TO BE CAPPED @ LOT LINE PER CITY REQUIREMENTS.
- 2) EXISTING WATER TO BE CAPPED @ WATER MAIN PER CITY REQUIREMENTS. NEW SA + ST SERVICE LATERAL CONNECTION TO MAIN AT SPRINGIER BY
- 4) NEW WATER CONNECTION PER CITY REGULATION + OPSD + W25 & 25.2. S) SERVICE LATERALS TO USED ON ALL SERVICES.
- S) BACKWATER VALVES USED ON ALL SERVICES. SEWER TRENCHING & BEDDING PER OPSD 802.010 & 802.013
- S) WATER MAIN INSULATION PER CITY STANDARD W22
- 9) SERVICE LATERAL SHALL HAVE MIN 1.5M SOIL COVER OR INSULATED AS PER
- 10) ASPHALT REINSTATEMENT AS PER STD R10 & OPSD 509.010 & OPSS 310.

GENERAL NOTES FOR SERVICING

1. ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWNGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWNGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT. CITHE POSITION OF EXISTING POLE LINES. CONDUITS. WATERMAINS SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF

3. THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE TV, AND CONSUMERS GAS LINES. 4. ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. 5. REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. AU. INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

6. TOPOGRAPHIC SURVEY COMPLETED ON 17TH DAY OF NOVEMBER 2021 AND PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

7. THE LOCATION OF UNDERGROUND SERVICES ARE BASED ON THE SURVEY PROVIDED WITH THE INFORMATION FROM THE CITY OF OTTAWA DRAWINGS "P&P2 — RICHMOND ROAD SANITARY SEWER", DATED NOVEMBER 7TH, 1962, HOWEVER, CONTRACTOR MUST ENSURE THAT THIS INFORMATION IS VERIFIED PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

8. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.

9. JOB BENCH MARK AS INDICATED ON THE DRAWINGS

11. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM 12.ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION. 13.ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1003 & 1010. 14. ABUTTING PROPERTY GRADES TO BE MATCHED.

15.CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION. 16.MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS. 17.REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL. ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS. 18.AT PROPOSED UTILITIES CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER. SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.

19.SERVICE TRENCHES ON MUNICIPAL RIGHT OF WAY TO BE REINSTATED AS PER CITY OF OTIAWA DETAIL R10. PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUB-SURFACES FOR FOOTINGS, SERVICES AND PAVEMENT STRUCTURES. FOR ANY SOILS RELATED INFORMATION, REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY EXP Services

24. d) PAVEMENT STRUCTURE SHALL CONSIST OF FOR CAR ONLY PARKING AREAS: 65 mm ASPHALTIC CONCRETE (PG 58-34), 92% to 97 % MRD
150 mm GRANULAR A BASE (OPSS 1010) (CRUSHED LIMESTONE), 100% SPMDD
300 mm GRANULAR B TYPE II SUB-BASE (OPSS 1010), 100% SPMDD SUBGRADE- APPROVED EXISTING FILL, SUBGRADE AND IMPORTED GRANULAR FILL (COMPACTED TO 95% SPMDD)

25. CONTRACTOR TO REINSTATE PAVER STONES IN CITY ROW.

24. ALL WATERMAIN AND WATERMAIN APPURITENANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.

25. ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 1B MEETING AWWA SPECIFICATION C900. STANDARD LATERAL MATERIAL SERVICES UP

26. ALL WATER MAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE WATERMAINS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE FROM UTILITIES OBVERT SHALL BE MAINTAINED; WHERE WATERMAINS CROSS UNDER OTHER UTILITIES, A MINIMUM 0.50m CLEARANCE SHALL BE MAINTAINED. WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED. THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTIAWA STANDARDS W25 AND W252. WHERE 2.4m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTIAWA STANDARD W22.

27. WATER MAIN BEDDING TO BE AS PER CITY OF OTTAWA STANDARD W17.

28. VALVE BOX TO BE AS PER CITY OF OTIAWA STANDARD W24.

29. CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W25.3 &: W25.4.

30. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 &: W42.

31. FIRE HYDRANTS TO BE A5 PER CITY OF OTTAWA STANDARD W19. (NOT REQUIRED) 32. IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

"TYPICAL WATER SERVICE LINE AS PER W26(FOR 19MM & 25MM DIA. WATER SERVICES). AND TO BE INSTALLED AT 1 M FROM THE FOUNDATION WALLS

NOTES: SANITARY SEWER AND MANHOLES

34. ALL SANITARY SEWER, SANITARY SEWER APPURTENANCE AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

- 37. ALL WORK SHALL BE PERFORMED, AS APPLICABLE IN ACCORDANCE WITH OPSS 407, AND 410.
- 38. ALL SANITARY MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.01. FRAME AND COVER TO BE AS PER CITY OF OTIAWA STANDARD S25 AND 524. (NOT APPLICABLE)
- 39. SANITARY BACKWATER VALVES TO BE PROVIDED FOR EACH BUILDING CLOSE TO THE FOUNDATION WALL NEAR SERVICES ENTRY AS PER CITY OF OTTAWA STD S14.1 OR S14.2 40. STORM BACKWATER VALVES TO BE PROVIDED FOR EACH BUILDING CLOSE TO THE FOUNDATION WALL NEAR SERVICES ENTRY AS PER CITY OF OTTAWA STD S14

41. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. NOTES: EROSION AND SEDIMENT CONTROL

42. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

Underground Plans.

8. A field location of underground plant by the pertinent utility authority is mandatory before

any work involving breaking ground, probing, excavating etc. CONFIRM



Structural **Environmental** Services

Derrick Clark PEng EAU Structural & Environnemental Svs tel., 613 869 0523, derrick.r.clark@rogers.com

Consultants



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LEGEND:	
	SITE BOUNDARY
DC	PROPOSED CONCRETE CURB WITH DEPRESSION
	PROPOSED BUILDING ENVELOP

EXISTING HYDRO POLE EXISTING FIRE HYDRANT

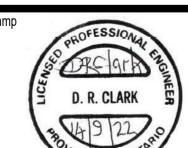
EXISTING GROUND ELEVATION PROPOSED ELEVATION PROPOSED DOOR ENTRANCE

DIRECTION AND SLOPE OF SURFACE WATER FLOW

PROPOSED FINISHED FLOOR **ELEVATION** PROPOSED UNDERSIDE OF FOOTING

ELEVATION SITE BENCHMARK SITE BENCHMARK 2 NAILS IN UTILITY POLE

ELEVATION=91.06



ORLEANS RESIDENTIAL & MEDICAL FACILITY 3 996 Innes Road, Ottawa, ON.

Title SITE SERVICING PLAN Drawn /: A.F. Verif. /: D.K. **GRADING PLAN** Drawing # SS & GF Date: 2022/09/14