



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

- NOTES:
- EXISTING SA + ST TO BE CAPPED @ LOT LINE PER CITY REQUIREMENTS.
 - EXISTING WATER TO BE CAPPED @ WATER MAIN PER CITY REQUIREMENTS.
 - NEW SA + ST SERVICE LATERAL CONNECTION TO MAIN AT SPRINGER BY SADDLE.
 - NEW WATER CONNECTION PER CITY REGULATION + OPSD + W25 & 25.2.
 - SERVICE LATERALS TO USED ON ALL SERVICES.
 - BACKWATER VALVES USED ON ALL SERVICES.
 - SEWER TRENCHING & BEDDING PER OPSD 802.010 & 802.013.
 - WATER MAIN INSULATION PER CITY STANDARD W22.
 - SERVICE LATERAL SHALL HAVE MIN 1.5M SOIL COVER OR INSULATED AS PER OPSD 1109.030.
 - ASPHALT REINSTATEMENT AS PER STD R10 & OPSD 509.010 & OPSD 310.

- GENERAL NOTES FOR SERVICING
- ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE CITY OF OTTAWA (SPECIFICATION (OPS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED TO THE SATISFACTION OF THE CITY AND THE CONSULTANT.
 - THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY 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 SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY SPECIALS (RUE (S) BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OF WORK PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO BELL CABLE TV AND CONSUMERS GAS LINES.
 - ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 - REFER TO ARCHITECT'S PLANS FOR BUILDING DIMENSIONS LAYOUT AND REMOVALS REFER TO LANDSCAPE PLAN FOR LANDSCAPE DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - TOPOGRAPHIC SURVEY COMPLETED ON 17TH DAY OF NOVEMBER 2020 AND PROVIDED BY ANNE COLLINGS, VULNERABLE LTD. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - THE LOCATION OF UNDERGROUND SERVICES ARE BASED ON THE SURVEY PROVIDED WITH THE INFORMATION FROM THE CITY OF OTTAWA DRAWINGS "PART 2 - RISK-ORIENTED ROAD SANITARY SERVICE", DATED NOVEMBER 7TH 1982. HOWEVER, CONTRACTOR MUST ENSURE THAT THIS INFORMATION IS WORKED PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
 - JOB BENCH MARK AS INDICATED ON THE DRAWINGS.
 - ALL GROUND SURFACES SHALL BE EXCISED WITHOUT FLOODING AREAS AND EXISTING LOT POINTS EXCEPT WHERE SHOWN OR OTHERWISE NOTED, ARE PROVIDED.
 - ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINFORCEMENT SHALL BE WITH STEEL REINFORCING BARS WITH MINIMUM SPACING OF 150MM.
 - ALL EXISTING AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE CONSULTANT.
 - ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSD STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSD 206, 310 & 314. MATERIALS TO OPSD 1001, 1003 & 1010.
 - ADJUTING PROPERTY GRADES TO BE WATCHED.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
 - MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
 - 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.
 - AT PROPOSED UTILITIES CONNECTION POINTS AND CROSSINGS (E.G. 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.
 - SERVICE TRENCHES ON MUNICIPAL RIGHT OF WAY TO BE REINSTATED AS PER CITY OF OTTAWA DETAIL R10.
 - PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUBSURFACES FOR FOUNDING SERVICES AND FOUNDATION STRUCTURES.
 - FOR ANY SOIL RELATED INFORMATION, REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY EXP SERVICES.
 - PAVEMENT STRUCTURE SHALL CONSIST OF FOR CAR ONLY PARKING AREAS:
 65 mm ASPHALT CONCRETE (PS 58-34), 825 to 107 mm
 150 mm GRANULAR A SOLE (OPS 1005) COVERED UNLESS OTHERWISE NOTED
 300 mm GRANULAR B TYPE II SUB-BASE (OPS 1010), 100% SPMS
 SUBGRADE: APPROVED EXISTING FILL SURFACE AND MIXED GRANULAR FILL (CONTRACTED TO 80% SPMS)
 25. CONTRACTOR TO REINSTATE PAPER STONES IN CITY ROW.

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No	DATE	REVISION	App.
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No	DATE	ISSUED FOR	App.
1	2022/09/14	SITE PLAN CONTROL	D.K.
2			
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LEGEND:

- DC: SITE BOUNDARY
- 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

Stamp

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

Title	SITE SERVICING PLAN GRADING PLAN	Drawn / A.F.	Scale	1:200
Date	2022/09/14	Verif. / D.K.		
Revision	0		Drawing #	SS & GR



Metric Note
 Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99996.

Bearing Note
 Bearings are given, are referred to the westerly limit of Part 1 on Plan 4R-10640 having a bearing of N 24° 32' 44" W and are referred to the Central Meridian of MTM Zone (78°30' West Longitude) Nad-83 (Original).
 For bearing comparisons, a rotation of 0°00'45" clockwise was applied to bearings on P2.

- Elevation Notes**
- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928-1978.
 - Deviations derived from NCC Monument No. 019680229 having a published elevation of 86.121 metres.
 - It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

- Utility Notes**
- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 - Only visible surface utilities were located.
 - Underground utility data compiled from City of Ottawa utility sheet reference: G-32-07, G-32-08, PDS-501-1, 145094242 & 145094243.
 - Sanitary and storm sewer grades and inverts were compiled from: City of Ottawa Underground Plans.
 - A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc. CONFIRM

