

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
- PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DRAWING 23018-22 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.
- 2.1. DATUM: MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83
- 3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING
- 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.
- 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%

WATERMAIN NOTES

- 1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
- 2. 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
- 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. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
- 5. VALVES TO BE OPERATED BY CITY STAFF ONLY. 6. 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. 7. 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
- 8. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
- 9. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED
- 10. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

- 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
- 11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL
- 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.

OF THE ENGINEER/CITY.

- 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'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR
- 14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.

Location Plan

CONCRETE BARRIER CURB

LANDSCAPING CATCHBASIN

SANITARY SEWER MANHOLE

FIRE HYDRANT

WATER VALVE

WATER METER

REMOTE WATER METER

ISSUED FOR CONSTRUCTION

ISSUED FOR BUILDING PERMIT

REVISED PER CITY COMMENTS

Tel: 613-836-2184

Check and verify all dimensions

pefore proceeding with the work

SCALE 1:100

CATCHBASIN MANHOLE

CONCRETE WALKWAY

LIMIT OF CONSTRUCTION

SURFACE ELEVATION

SWALE ELEVATION

TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATIO

OVERLAND FLOW ROUTE

STRAW BALE CHECK DAM

JUNE 1, 2023

MAR. 28, 2023

Date

Do not scale drawings

Fax: 613-836-3742

C. A. MACLEOD 100159106

MUD MAT

THRUST BLOCK

----- DRAINAGE SWALE

— — — DRAINAGE DITCH

SILT FENCE BARRIER

^B/W 94.25

LEGEND

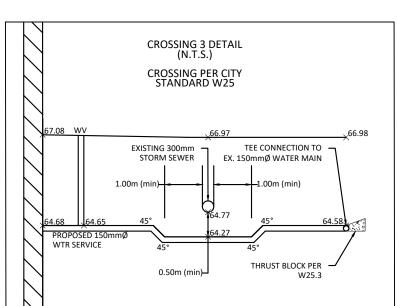
- 15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY: ELECTRICAL SERVICE - HYDRO ONE,
 GAS SERVICE - ENBRIDGE, • TELEPHONE SERVICE - BELL CANADA. • TELEVISION SERVICE - ROGERS.
- 16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE
- 17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
- 18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
- 19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY PATERSON GROUP, DATED AUGUST 22, 2022.

SEWER NOTES:

- 1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
- SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE. 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
- 4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED
- 5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER OPSD
- 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.

TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8' LONG MARKER

- SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES
- 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.



WATER COVER TABLE					
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER	
A - 150 X 150 TEE	0+100.00	66.98	64.58	2.40	
STORM CROSSING	0+103.65	66.97	64.27	2.70	
VALVE	0+107.02	67.05	64.65	2.40	
BUILDING	0+108.02	67.08	64.68	2.40	

CROSSING CONFLICT TABLE				
LOCATION	DESCRIPTION	SEPARATION		
1	150mmØ SAN SERVICE INV 65.49 150mmØ WATERMAIN OBV 64.58	0.91		
2	150mmØ SAN SERVICE INV 65.56 300mmØ STORM SEWER OBV 65.06	0.50		
3	300mmØ STM SEWER INV 64.77 150mmØ WATER SERVICE TOP 64.27*	0.50		

MIXED USE BUILDING 377/381 WINONA AVENUE

Drawing Title:

SITE SERVICING & ROAD REINSTATEMENT PLAN

McINTOSH PERRY

115 Walgreen Road, RR3, Carp, ON KOA 1L0

www.mcintoshperry.com

CSV ARCHITECTS
190 O'CONNOR STREET, SUITE 100

OTTAWA, ON K2P 2R3

1:100 CCO-23-1238 CJM

APPROVED By Andrew McCreight at 2:41 pm, Jun 19, 2023

ANDREW MCCREIGHT

PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT **DEPARTMENT, CITY OF OTTAWA**

*REFER TO CROSSING 3 DETAIL