

**GENERAL NOTES**

- 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.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY FARLEY, SMITH AND DENIS SURVEYING LTD. (FILE NO. 26-23) 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.
- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- 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.
- 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.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- 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.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
- 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.
- 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 SOD.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- 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.
- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
- CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
- ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB PER CITY SCL1 UNLESS OTHERWISE SPECIFIED. ALL PROPOSED SIDEWALK PER CITY SCL1.4 UNLESS OTHERWISE SPECIFIED.
- THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY EXP. JOB NO. OTT-20111499-CO.

**SEWER NOTES:**

- 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.
  - SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
  - BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
  - TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
- SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
- SEWERS AND CONNECTIONS 200mm-375mm Ø AND TO BE PVC SDR-35. SEWERS LARGER THAN 375mmØ TO BE CONCRETE. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
- INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER S35.
- SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE WATERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
- 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.
- CONTRACTOR TO TELEPHONE (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.
- DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.
- ASPHALT AREAS DISTURBED WITHIN MUNICIPAL RIGHTS-OF-WAY TO BE RESTORED PER CITY OF OTTAWA STANDARD R10.

**WATERMAIN NOTES**

- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
- WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS W22.
- 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.
- THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY STANDARDS W33.
- VALVES TO BE OPERATED BY CITY STAFF ONLY.
- 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.
- 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.
- ALL WATERMANS SHALL BE EQUIPPED GATE VALVES AS PER W3.
- ALL FIRE HYDRANTS, VALVE AND VALVE BOX SHALL CONFORM TO W18 AND W19.
- CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
- ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
- ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

**PROPOSED SERVICES CROSSING CONFLICT TABLE**

| LOCATION | DESCRIPTION  |
|----------|--|
| 1        | PROP. 203mmØ WTR INV = 82.12<br>PROP. 300mmØ SAN OBV = 81.62<br>SEPARATION = 0.50m<br>EX. 203mmØ WTR OBV = 81.85<br>PROP. 250mmØ STM INV = 82.56<br>SEPARATION = 0.71m<br>PROP. 300mmØ SAN OBV = 81.60<br>PROP. 250mmØ STM INV = 82.51<br>SEPARATION = 0.91m |
| 2        | PROP. 250mmØ STM INV = 82.56<br>PROP. 300mmØ SAN OBV = 81.60<br>SEPARATION = 0.96m   |
| 3        | EX. 203mmØ WTR INV = 82.60<br>PROP. 300mmØ STM INV = 83.10<br>SEPARATION = 0.50m   |
| 4        | 300mmØ SAN OBV = 81.54<br>PROP. 300mmØ STM INV = 82.06<br>SEPARATION = 0.52m   |
| 5        | EX. 203mmØ WTR INV = 82.50<br>PROP. 150mmØ SAN OBV = 82.25<br>SEPARATION = 0.25m   |
| 6        |  |

**WATER COVER TABLE**

| LOCATION         | STATION  | FINISHED GRADE | TOP OF PIPE | COVER |
|------------------|----------|----------------|-------------|-------|
| 200 X 150 TEE    | 0+100.00 | 84.20          | 82.20       | 2.00  |
| 45° H BEND       | 0+102.88 | 84.24          | 81.84       | 2.40  |
| VALVE            | 0+109.90 | 84.48          | 82.38       | 2.40  |
| BUILDING         | 0+110.40 | 84.80          | 82.40       | 2.40  |
| B - 200 X 50 TEE | 0+100.00 | 85.00          | 82.65       | 2.35  |
| VALVE            | 0+106.97 | 85.20          | 82.80       | 2.40  |
| STUB             | 0+108.85 | 85.14          | 82.74       | 2.40  |

REFER TO PLAN C001 FOR STATION AND ELEVATION INFORMATION.  
PROPOSED 200mmØ WATERMAIN WITHIN HILLIARD AVE.

**STM STRUCTURE TABLE**

| NAME  | RIM ELEV. | INVERT IN | INVERT OUT | DESCRIPTION   |
|-------|-----------|-----------|------------|---|
| AD1   | 84.10     |           |            | TO BE SPECIFIED BY MECHANICAL                             |
| AD3   | 84.19     |           |            | TO BE SPECIFIED BY MECHANICAL                             |
| CB2   | 84.18     |           | W82.159    | STRUC. OPSD 705.010 COVER PER CITY S19 FRAME PER CITY S20 |
| CBMH1 | 84.15     | E81.980   | NW82.350   | STRUC. OPSD 701.010 FRAME CITY S25 COVER CITY S28.1       |
| TD1   | 84.54     |           |            | TRENCH DRAIN PER CITY S15                                 |

**STM - PARKLAND STRUCTURE TABLE**

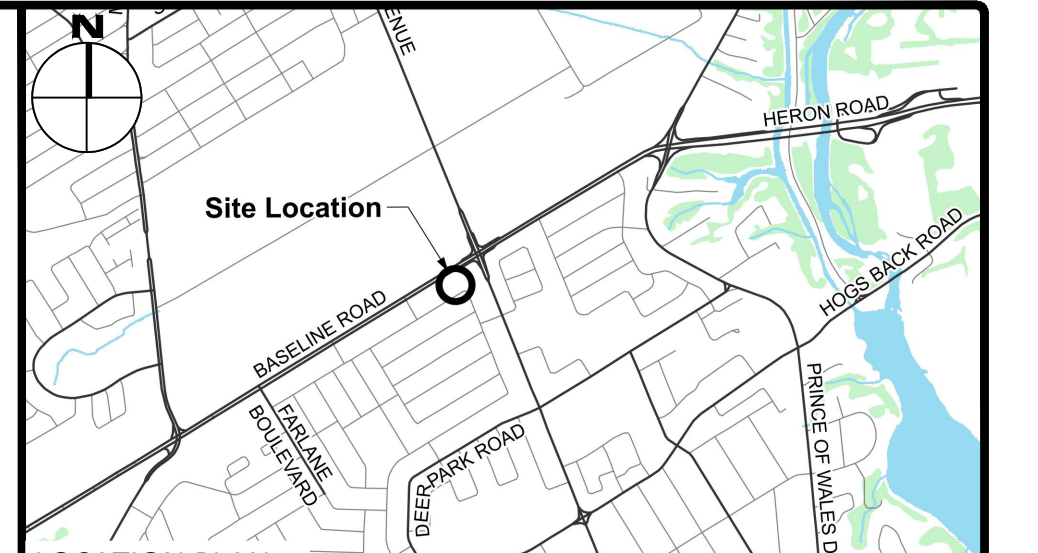
| NAME | RIM ELEV. | INVERT IN | INVERT OUT | DESCRIPTION   |
|------|-----------|-----------|------------|---|
| CB1  | 85.18     | NE83.235  | SW83.210   | STRUC. OPSD 705.010 COVER PER CITY S19 FRAME PER CITY S20 |
| LCB1 | 84.79     |           | N83.790    | CITY S31  |
| LCB2 | 84.42     |           | SW83.360   | CITY S30  |

**SAN STRUCTURE TABLE**

| NAME      | RIM ELEV. | INVERT IN | INVERT OUT | DESCRIPTION                                       |
|-----------|-----------|-----------|------------|---|
| MH1A      | 84.47     | NW81.820  | SW81.760   | STRUC. OPSD 701.010 FRAME CITY S25 COVER CITY S24 |
| MH1B      | 84.50     | NW81.141  | SE81.090   | STRUC. OPSD 701.010 FRAME CITY S25 COVER CITY S24 |
| MH1C      | 84.78     | S81.180   | E80.921    | STRUC. OPSD 701.010 FRAME CITY S25 COVER CITY S24 |
| MH1D      | 84.20     | W80.640   | NW80.582   | STRUC. OPSD 701.011 FRAME CITY S25 COVER CITY S24 |
| MHSA46203 | 84.24     | NE81.690  | SE81.350   | EXISTING MH                                       |
| MHSA46208 | 85.10     | S81.280   | SW81.300   | EXISTING MH                                       |
| MHSA50442 | 84.30     | SE80.510  | N80.500    | EX.MH   |

**SAN-PARKLAND STRUCTURE TABLE**

| NAME | RIM ELEV. | INVERT IN | INVERT OUT | DESCRIPTION                                       |
|------|-----------|-----------|------------|---|
| MH2A | 85.21     | NE82.360  | SW82.300   | STRUC. OPSD 701.010 FRAME CITY S25 COVER CITY S24 |



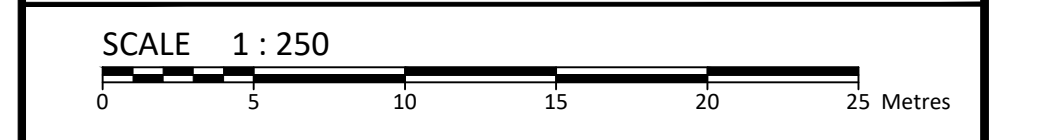
**LEGEND**

- DC - BARRIER CURB & CURB DEPRESSION
- PROPOSED CONCRETE SIDEWALK/WALKWAY
- STMØ - STORM MANHOLE
- CBØ - CATCH BASIN, CURB INLET OR DITCH INLET
- MHØA - SANITARY MANHOLE
- PROPERTY LINE
- WATER VALVE/CHAMBER
- FIRE HYDRANT
- PROPOSED WALL
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER METER AND REMOTE METER
- SEDIMENT CONTROL DEVICE PER DETAIL
- CURB OPENING PER OPSD 604.010
- EXISTING STORM SEWER
- EXISTING SAN SEWER
- PROPOSED WATERMAIN/SERVICE
- PROPOSED SAN SEWER/SERVICE
- PROPOSED STM SEWER/SERVICE
- PROPOSED PERFORATED STM SEWER/SERVICE
- SLOPING AT 3:1 UNLESS SPECIFIED
- PROPOSED ELEVATION EXISTING ELEVATION
- SWALE ELEVATION
- TOP/BOTTOM WALL FACE ELEVATIONS
- PROPOSED EMERGENCY OVERLAND FLOW ROUTE EXISTING DRAINAGE PATTERN
- HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
- BUILDING ENTRANCE
- TWSI PER SC7.1
- CENTRELINE OF SWALE
- PROPOSED ROADCUT AND TEMPORARY PER CITY R10
- TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
- EXISTING HYDRO LINE
- EXISTING OHW
- EXISTING GAS LINE
- EXISTING BELL SERVICE

| No. | Revisions                    | Date          |
|-----|------------------------------|---------------|
| 3   | ISSUED FOR SITE PLAN CONTROL | MAY 17, 2024  |
| 2   | ISSUED FOR SITE PLAN CONTROL | SEPT 25, 2023 |
| 1   | ISSUED FOR SITE PLAN CONTROL | JUNE 09, 2023 |

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

SCALE 1:250



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May 17/2024  
PROVINCE OF ONTARIO

Client: **THEBERGE DEVELOPMENTS LTD.**  
1600 LAPPERRIERE AVE  
OTTAWA, ON K1Z 8P5

Project: **780 BASELINE - PHASE 1**

OTTAWA ON

Drawing Title: **SITE SERVICING PLAN**

|                     |                             |
|---------------------|-----------------------------|
| Scale: 1:250        | Project Number: CCO-22-0952 |
| Drawn By: R.R.R.    | Checked By: A.M.            |
| Designed By: R.R.R. | Drawing Number: C102        |

FILENAME: U:\Ottawa\01 Project - Presentation\2022\06\CCO-22-0952\_Presentation.dwg  
 DATE SAVED: Thursday, May 16, 2024 10:52:45 AM  
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 PLOT DEVICE: HP-CLIPPER

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