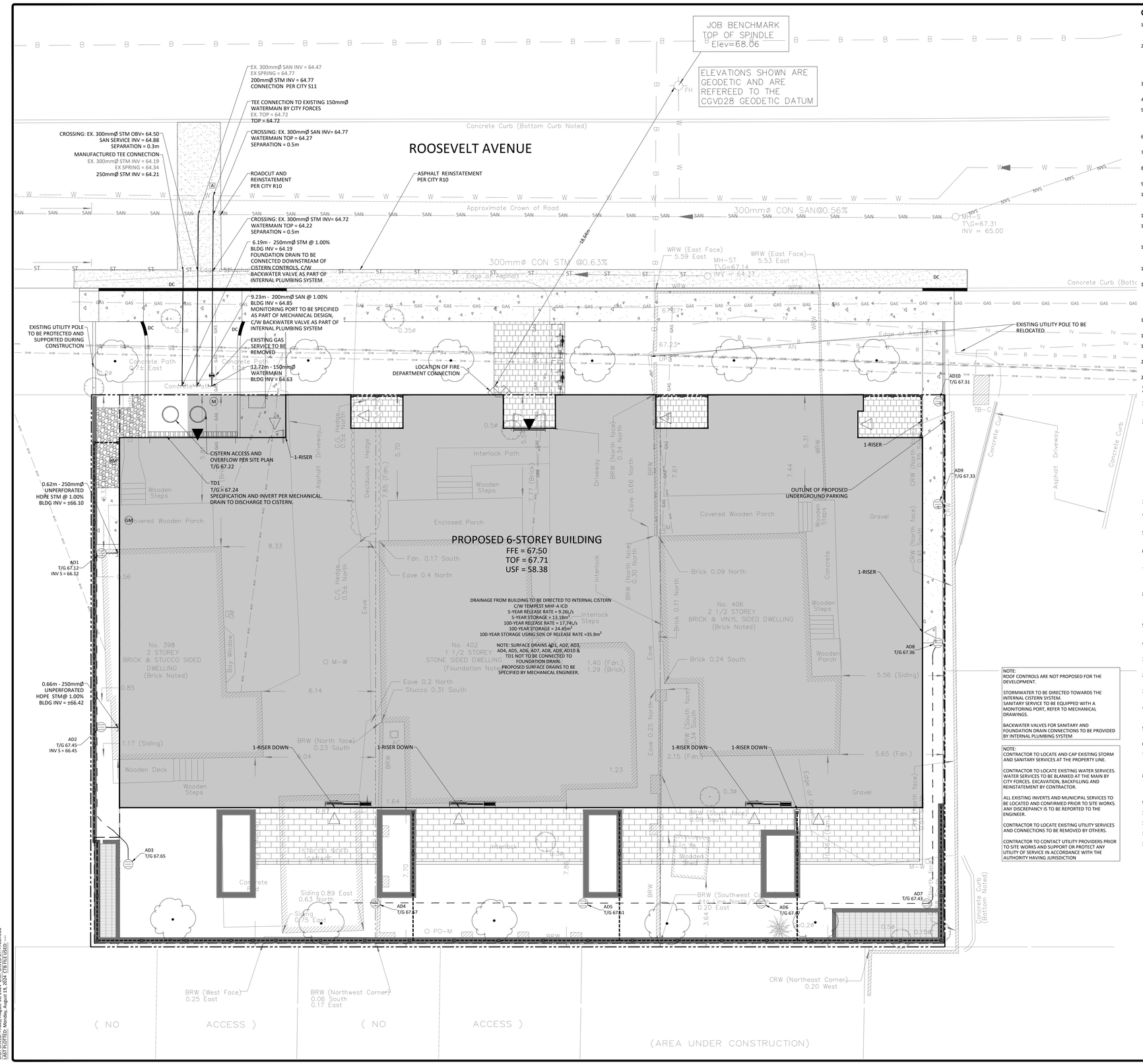


NOTE:
ROOF CONTROLS ARE NOT PROPOSED FOR THE DEVELOPMENT.

STORMWATER TO BE DIRECTED TOWARDS THE INTERNAL CISTERN SYSTEM.
SANITARY SERVICE TO BE EQUIPPED WITH A MONITORING PORT, REFER TO MECHANICAL DRAWINGS.

BACKWATER VALVES FOR SANITARY AND FOUNDATION DRAIN CONNECTIONS TO BE PROVIDED BY INTERNAL PLUMBING SYSTEM

NOTE:
CONTRACTOR TO LOCATE AND CAP EXISTING STORM AND SANITARY SERVICES AT THE PROPERTY LINE.

CONTRACTOR TO LOCATE EXISTING WATER SERVICES. WATER SERVICES TO BE BLANKED AT THE MAIN BY CITY FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT BY CONTRACTOR.

ALL EXISTING INVERTS AND MUNICIPAL SERVICES TO BE LOCATED AND CONFIRMED PRIOR TO SITE WORKS. ANY DISCREPANCY IS TO BE REPORTED TO THE ENGINEER.

CONTRACTOR TO LOCATE EXISTING UTILITY SERVICES AND CONNECTIONS TO BE REMOVED BY OTHERS.

CONTRACTOR TO CONTACT UTILITY PROVIDERS PRIOR TO SITE WORKS AND SUPPORT OR PROTECT ANY UTILITY OF SERVICE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION

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) ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JOB NO. 19693-17 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. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
15. 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.

SEWER NOTES:

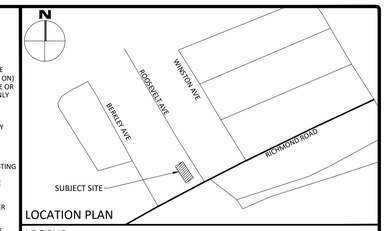
1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
   - 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED 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. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
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.

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.

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A - 150 X 150 TEE	0+100.00	67.12	64.72	2.40
VALVE	0+109.68	67.17	64.88	2.40
BUILDING	0+112.72	67.18	64.78	2.40



LOCATION PLAN

LEGEND

DC	BARRIER CURB & CURB DEPRESSION		CENTRELINE OF SWALE
	PROPOSED ASHPHALT		CENTRELINE OF DITCH
	CONCRETE WALKWAY		SLOPING AT 3:1 UNLESS SPECIFIED
	RIVERSTONE AREA	.95.94 / 93.20	PROPOSED ELEVATION EXISTING ELEVATION
	CONCRETE SIDEWALK	.95.94 (S)	SWALE ELEVATION
MH#	STORM MANHOLE	T/W100.50 W/W90.50	TOP/BOTTOM WALL FACE ELEVATIONS
CB / CB DI	CATCHBASIN, CURB INLET OR DITCH INLET		EMERGENCY OVERLAND FLOW ROUTE
			SILT FENCE BARRIER PER OPSD 219.110
MH#A	SANITARY MANHOLE		BUILDING ENTRANCE BUILDING EXIT
	PERFORATED PIPE		REDUCER
	WATER VAVLE/CHAMBER	RM	REMOTE WATER METER
	FIRE HYDRANT	M	WATER METER
	PROPOSED WALL	GM	GAS METER LOCATION
	FENCE PER SITE PLAN		LOCATION OF PROPOSED TREE PER LANDSCAPE PLAN
	PROPOSED TRENCH DRAIN		

SUBJECT TO APPROVAL

No.	Revisions	Date
8	REVISED PER CITY COMMENTS	AUG 19, 2024
7	REVISED PER CITY COMMENTS	JULY 29, 2024
6	ISSUED FOR REVIEW	JUNE 18, 2024
5	ISSUED FOR MUNICIPAL REVIEW	MAY 1, 2024
4	ISSUED FOR BUILDING PERMIT	JULY 15, 2022
3	ISSUED FOR APPROVAL	MAY 25, 2022
2	ISSUED FOR REVIEW	APR 6, 2022
1	ISSUED FOR REVIEW	DEC 10, 2021

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

SCALE 1 : 100
0 2 4 6 8 10 Metres

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Stamp: LICENSED PROFESSIONAL ENGINEER 2024 08 19 A. J. GOSLING 100226126 22-13302 PROVINCE OF ONTARIO

Client:
ML WESTBORO REALTY INVESTMENTS INC
651 CHURCHHILL AVE NORTH
OTTAWA, ON K1Z 5G2

Project:
6-STOREY RESIDENTIAL BUILDING
398, 402 & 406 ROOSEVELT
OTTAWA ON

Drawing Title:
SITE SERVICING PLAN

Scale: 1:100	Project Number: CCO-22-3302
Drawn By: R.R.R.	
Checked By: A.J.G.	Drawing Number: C102
Designed By: A.J.G.	

D07-12-17-0171

#18647

FILENAME: U:\Ottawa\01 Project - Proposals\3022 jobs\CCO\CCO-22-3302 3Point - 406 Roosevelt\12 - Drawings\CCO-22-3302_Presentation.dwg
LAST SAVED: Friday, August 16, 2024 LAST SAVED BY: r.robineau
LAST PLOTTED: Monday, August 19, 2024 CTB FILE USED: ---