

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.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED 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. 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
- 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 ENGINEER/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'S 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:
 - GAS SERVICE ENBRIDGE, TELEPHONE SERVICE - BELL CANADA, TELEVISION SERVICE - ROGERS.

• ELECTRICAL SERVICE - HYDRO OTTAWA,

- 16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
- 17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
- 18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB PER CITY SC1.1 UNLESS OTHERWISE SPECIFIED. ALL PROPOSED SIDEWALK PER CITY SC1.4 UNLESS
- 19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY EXP, JOB NO. OTT-21011499-CO.

SEWER NOTES:

- 1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS
- 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 200mm-375mm Ø AND TO BE PVC SDR-35. SEWERS LARGER THAN 375mm Ø TO BE CONCRETE. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
- 5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER S35.
- 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 150mm OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CL
- 9. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.
- 10. ASPHALT AREAS DISTURBED WITHIN MUNICIPAL RIGHTS-OF-WAY TO BE RESTORED PER CITY OF OTTAWA STANDARD R10.
- 11. CONTRACTOR TO PREPARE AND PROVIDE CITY WITH SEWER FLOW MANAGEMENT PLAN AND CONSTRUCTION SEQUENCING PRIOR TO MUNICIPAL SANITARY SEWER REALIGNMENT WORKS.
- 12. PROPOSED SANITARY STRUCTURES TO BE BENCHED PER OPSD 701.021. CONTRACTOR TO PROVIDE CITY WITH SHOP DRAWINGS AND BENCHING DETAILS FOR PROPOSED SANITARY STRUCTURES PRIOR TO MUNICIPAL SANITARY REALIGNMENT WORKS.

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 W22.
- 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
- 4. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY STANDARDS W33.
- 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 SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.
- 8. ALL WATERMAINS SHALL BE EQUIPPED GATE VALVES AS PER W3.
- 9. ALL FIRE HYDRANTS, VALVE AND VALVE BOX SHALL CONFORM TO W18 AND W19.
- 10. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020. 11. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.

PROPOSED SERVICES CROSSING CONFLICT TABLE				
LOCATION	DESCRIPTION			
1	PROP. 203mmØ WTR INV =82.12 PROP. 300mmØ SAN OBV = 81.62 SEPARATION = 0.50m			
2	SEPARATION = 0.50m PROP 203mmØ WTR OBV =81.85 PROP. 250mmØ STM INV = 82.56 SEPARATION = 0.71m			
3	SEPARATION = 0.71m PROP 300mmØ SAN OBV =81.63 PROP. 250mmØ STM INV = 82.51 SEPARATION = 0.88m			
4	EX. 203mmØ WTR OBV =82.60 PROP. 300mmØ STM INV = 83.10 SEPARATION = 0.50m			
5	300mmØ SAN OBV =81.54 PROP. 300mmØ STM INV = 82.06 SEPARATION = 0.52m			
6	EX. 203mmØ WTR INV =82.50 PROP. 150mmØ SAN OBV = 82.25			

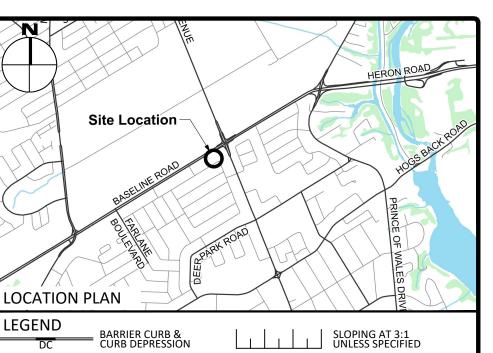
WATER COVER TABLE						
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER		
A-200 X 150 TEE	0+100.00	84.20	82.20	2.00		
VALVE	0+109.90	84.48	82.38	2.40		
BUILDING	0+110.40	84.80	82.40	2.40		
B - 200 X 50 TEE	0+100.00	85.00	82.65	2.35		
VALVE	0+106.97	85.20	82.80	2.40		
STUB	0+108.85	85.14	82.74	2.40		

SEPARATION = 0.25m

REFER TO PLAN C201 FOR STATION AND ELEVATION INFORMATION PROPOSED 200mmØ WATERMAIN WITHIN HILLIARD AVE.

020.					
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 NW80.990	E80.921	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24	
MH1D	84.20	W80.640 SE80.650	NW80.582	STRUC OPSD 701.01: FRAME CITY S25 COVER CITY S24	
MHSA46203	84.24	NE81.690 SW81.360	SE81.350	EXISTING MH	
MHSA46208	85.10	S81.280 SW81.300	N81.270	EXISTING MH	
MHSA50442	84.30	SE80.510	N80.500	EX.MH	

SAN-PARKLAND STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH2A	85.18	NE82.360	SW82.300	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24



DC	CURB DEPRESSION		UNLESS SPECIFIED
	PROPOSED CONCRETE SIDEWALK/WALKWAY	×95.94 ×93.20	PROPOSED ELEVATION EXISTING ELEVATION
○MH#	STORM MANHOLE	×95.94 (s)	SWALE ELEVATION
CB ■ CICB DI	CATCHBASIN, CURB INLET OR DITCH INLET	xT/w100.50 B/w90.50	TOP/BOTTOM WALL FACE ELEVATIONS
O ^{MH#A}	SANITARY MANHOLE	\Rightarrow	PROPOSED EMERGENCY OVERLAND FLOW ROUTE
	PROPERTY LINE	\Rightarrow	EXISTING DRAINAGE PATTERN
0	WATER VALVE/CHAMBER	-^\\\-	HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
+	FIRE HYDRANT		BUILDING ENTRANCE
	PROPOSED WALL	V	BOILDING ENTITION OF
\Leftrightarrow	PROPOSED FIRE DEPARTMENT CONNECTION		TWSI PER SC7.1
M RM	PROPOSED WATER METER - AND REMOTE METER	— . — . –	CENTRELINE OF SWALE
	SEDIMENT CONTROL DEVICE PER DETAIL		PROPOSED ROADCUT AND REINSTATEMENT PER CITY R10
(क्रां <u>क्र</u> सम्ब	CURB OPENING PER OPSD		ASPHALT PATHWAY PER CITY SC21
	604.010	00000	TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
ST	EXISTING STORM SEWER		PER DETAIL
SAN	EXISTING SAN SEWER	.— Р. —	EXISTING HYDRO LINE
	PROPOSED (SEE)	OHW	EXISTING OHW
	WATERMAIN/SERVICE	G	EXISTING GAS LINE
	PROPOSED SAN SEWER/SERVICE	— в —	EXISTING BELL SERVICE
	PROPOSED STM	ROG	EXISTING ROGERS SERVICE

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4	ISSUED FOR SITE PLAN CONTROL	AUG 01, 202
3	ISSUED FOR SITE PLAN CONTROL	MAY 17, 202
2	ISSUED FOR SITE PLAN CONTROL	SEPT 25, 202
1	ISSUED FOR SITE PLAN CONTROL	JUNE 09, 202

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SEWER/SERVICE

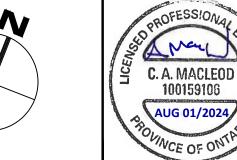
PROPOSED PERFORATED

STM SEWER/SERVICE

Date Check and verify all dimensions Do not scale drawings before proceeding with the work SCALE 1:250







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

780 BASELINE - PHASE 1

OTTAWA ON

Drawing Title:

SITE SERVICING PLAN

1:250 CCO-22-0952 R.R.R. A.M.