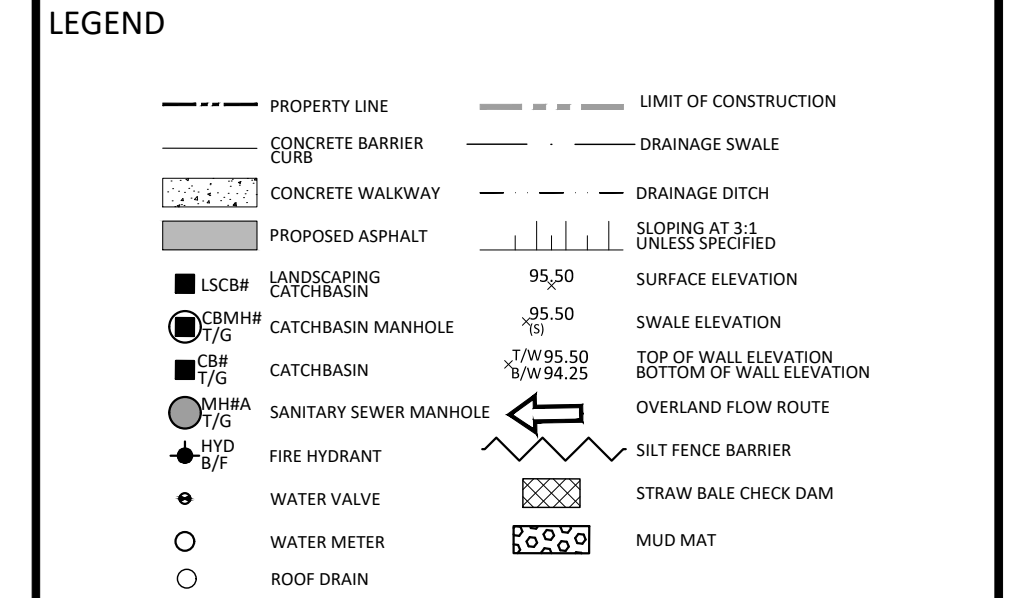


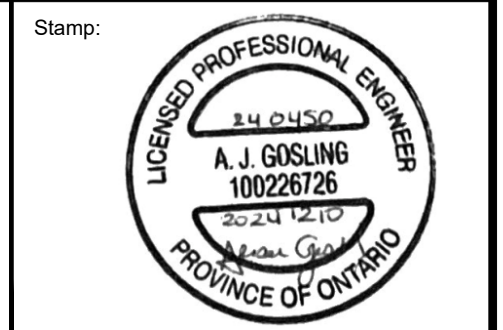
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY PAUL A. SMITH AND TRINIS SURVEYING LTD. (JOB NO. 432-75) AND CANNOT BE RELIED UPON FOR AN ACCURATE DETERMINATION OF THE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CADASTRAL 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. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE CITY RECORDS. IN THE EVENT OF ANY DISCREPANCY A CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD AND ADJACENT DRIVE AND CONDUIT TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CONCRETE, BRICK, ETC. OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL.

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 STORM BEDDING SHALL NOT BE PERMITTED.
3. SLOPE BEDDING, IF REQUIRED, SHALL BE A MINIMUM OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
- 3.1 BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE SUBGRANULAR "A" OR GRANULAR "B" TYPE 1.
- 3.2 TO MINIMIZE DIFFERENTIAL FROST HEAVING.
- 3.3 TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES ABOVE FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
4. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
- 4.1 SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDINGS 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 OPSD 1109.030.
6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11.1, S11.1.1 & S11.2.
7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO A MINIMUM 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2' x4'x8' LONG MARKER.
8. CONTRACTOR TO TELEVIEW (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 TO BE 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.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE START, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS AND BARRIERS.
10. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
11. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE CONDUCTED IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
12. THE CITY FOR CONTRACTOR TO INSURE GRADING OF EXISTING AND PROPOSED AREAS PRIOR TO
12.1. PLACE OF ASPHALT AND TOPSOIL, ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO THE START OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
13. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HOWARD, OTTAWA, & CANADA
 - GAS SERVICE - ENBRIDGE
 - TELEPHONE SERVICE - BELL CANADA, TELUS
 - CABLE SERVICE - ROCTEL
15. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HOWARD, OTTAWA, BELL AND THE CITY.
16. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
17. ALL PROPOSED CURBS TO BE CONCRETE BARRIER CURBS UNLESS OTHERWISE SPECIFIED.
18. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION.



03	ISSUED FOR SUBMISSION	12/10/2024
02	ISSUED FOR RE-ZONING	08/28/2023
01	ISSUED FOR REVIEW	08/24/2023
No.	Revisions	Date



Project:

RESIDENTIAL BUILDING
214 SOMERSET ST E

OTTAWA ON

Scale:	1:100	Project Number:	CCO-24-0450
Drawn By:	R.P.		
Checked By:	A.B.	Drawing Number:	C102
Designed By:	R.P.		

WATER COVER TABLE				
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A - 400 X 150 TEE	0+000.00	62.50	60.10	2.40
VALVE	0+004.98	62.44	60.04	2.40
BUILDING	0+007.66	62.50	60.00	2.50