

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) MPS, JOB NO. 18-4195, DATED AUGUST 1, 2018 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 OR TOWNSHIP 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 TO RECONSTRUCT TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY OR TOWNSHIP AUTHORITIES.

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 OR TOWNSHIP.

12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OR TOWNSHIP 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 OR TOWNSHIP SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH 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.

16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.

17. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.

18. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR TOWNSHIP.

19. THIS PLAN MUST BE READ IN CONJUNCTION WITH ASSESSMENT OF ADEQUACY OF PUBLIC SERVICES REPORT BY EGIS, REPORT #CP-18-0272, DATED OCTOBER 2024.

20. A CCTV SCAN SHALL BE UNDERTAKEN BY A QUALIFIED PERSONS TO ENSURE THE SERVICES ARE IN GOOD CONDITION AND UP TO CURRENT CITY OF OTTAWA STANDARDS.

21. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.

22. ALL TREES TO BE REMOVED ON PRIVATE PROPERTY WITH A TRUNK DIAMETER GREATER THAN 0.5m REQUIRE A TREE PERMIT. SIMILARLY, ALL TREES IN THE CITY OF OTTAWA RIGHT-OF-WAY ARE PROTECTED AND REQUIRE THE COMPLETION OF A TREE DISCLOSURE REPORT.

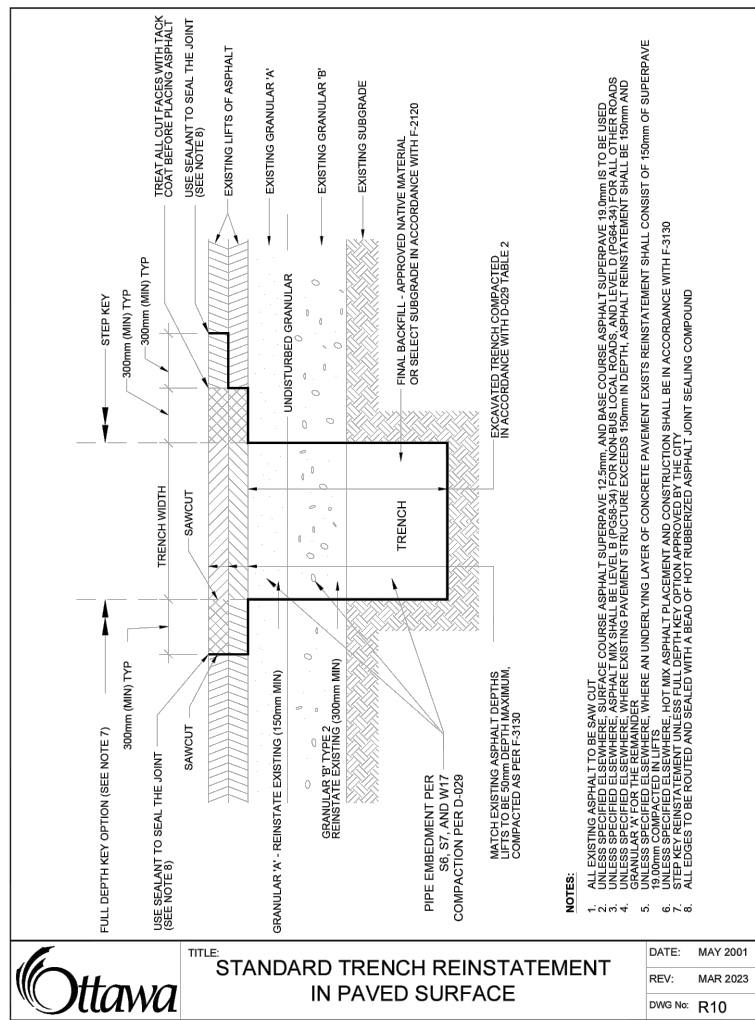
STANDARD TRENCH REINSTATEMENT
IN PAVED SURFACE

DATE: MAY 2021
REV: MAR 2023
DWG No: R10

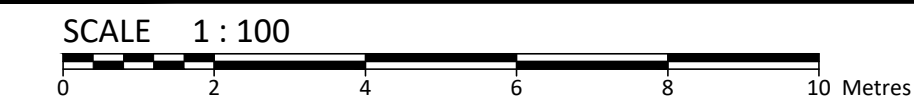
EX. MH SAN
T/G = 71.74
INV. = 69.00 W
INV. = 58.49 E

1. CONTRACTOR SHALL SEWERS, CATCH BASINS, MANHOLES AND ACCESSORIES IN ACCORDANCE WITH OSPD STANDARDS AND SPECIFICATIONS, AS WELL AS THE FOLLOWING:
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OSD 802.010 AND 802.023 UNLESS NOTED OTHERWISE.
3. 1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR MATERIAL COMPACTED TO MINIMUM 95% DENSITY. PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
4. 2. IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
5. 3. IF REQUIRED LEAKS SHALL BE TESTED TOP PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
6. 4. TO MINIMIZE DIFFERENTIAL FLOOR HEAVING, TRENCHES SHALL BE PAVED WITH AT LEAST 75MM OF 2 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SLOPE CONDITIONS.
7. 5. SANITARY SEWERS AND CONNECTIONS 150mm AND SMALLER TO BE PVC SDR-28.
8. 6. SEWERS AND CONNECTIONS 200mm AND LARGER TO BE PVC SDR-35 UNLESS THEY ARE TO BE "X" EXCEPT AT INTERSECTIONS, UNLESS NOTED OTHERWISE.
9. 7. SEWERS AND WATERMANS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES. WHEN IT IS IMPOSSIBLE OR NOT PRACTICAL TO MAINTAIN VERTICAL SEPARATION, SEWERS AND WATERMANS PER MECH STANDARDS, ALL SEWERS SHOULD BE CONSTRUCTED OF 150MM DIA POLYETHYLENE GLASS REINFORCED PIPE (AT PRESSURE OF 360kPa (50 psi) WITHOUT LEAKAGE USING THE TESTING METHODOLOGY IN OTARIO PROVINCIAL STANDARD SPECIFICATION J03 (OSPS J03) OR THE O.P.C.
10. 8. INSTALL ALL STORM AND SANITARY SEWERS/SERVICES THAT REQUIRE AN ELEVATION TO WITHIN 1.0m OF BUILDING, AS PER CITY DETAIL 535, OPTION A.
11. 9. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWINGS 111.1, 511.1 & 511.2.
12. 10. SUPPLY AND INSTALL ALL PIPING AND APPURTEANCES AS REQUIRED AND CONNECTED TO WITHIN 1.0m OF BUILDING. ALL SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4" LONG MARKER.
13. 11. CONTRACTOR TO TELEVIEW (CTV) ALL PROPOSED SEWERS FOR VERIFICATION OF LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR GREATER RISKY TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS TO THE CITY OF OTTAWA.
14. 12. DYE TESTING IS TO BE COMPLETED ON SANITARY SEWER TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

1. RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF CITY AUTHORITY.
2. CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SCL 1 (BARRIER CURB), SCL 2 (MONOLITHIC SIDEWALK & CURB), AND SCL 20 (SIDEWALK AS NOTED ON DRAWING). CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DEPRESSION SIDEWALKS, DRIVEWAYS AND RAMPS.
3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DETAIL R10 AND OPT. 1. PAVEMENT SHALL BE REINSTATEMENT PER THE DETAIL SHOWN ON THIS DRAWING.
4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPMD.
6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300mm LIFTS.



BARRIER CURB
 (GUTTERLINE & TOP OF CURB)
 MOUNTABLE CURB
 (GUTTERLINE)
 PROPERTY LINE
 STORM MANHOLE
 CATCHBASIN OR DITCH INLET
 SANITARY MANHOLE
 PERFORATED PIPE IN SWALES
 WATER VALVE/CHAMBER
 FIRE HYDRANT
 PROPOSED SERVICE BEND
 CENTRELINE OF SWALE
 SLOPING AT 3:1
 (UNLESS SPECIFIED)
 PROPOSED ELEVATION
 EXISTING ELEVATION

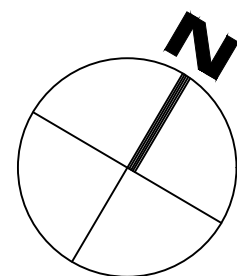


01	ISSUED FOR REVIEW	JAN 17, 2025
No.	Revision/Issue	Date

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



115 Walgreen Road, R.R.3
Carp, ON K0A 1L0
Tel: 613-836-2184
Fax: 613-836-3742
www.egis-group.com



Client:
MR. ADIB SAAD
P.O BOX 23109 RPO CARLINGWOOD, OTTAWA, ON K2A 4E2

Project:

379 COOPER STREET

RENOVATIONS TO EXISTING
ROOMING HOUSE

OTTAWA

ONTARIO

Drawing Title:

LOT GRADING AND SERVICING PLAN

Scale: 1:100	Project Number: CP-18-0272
Drawn by: R.R.R.	
Checked By: A.J.G.	Drawing Number: C101
Designed By: R.R.R.	