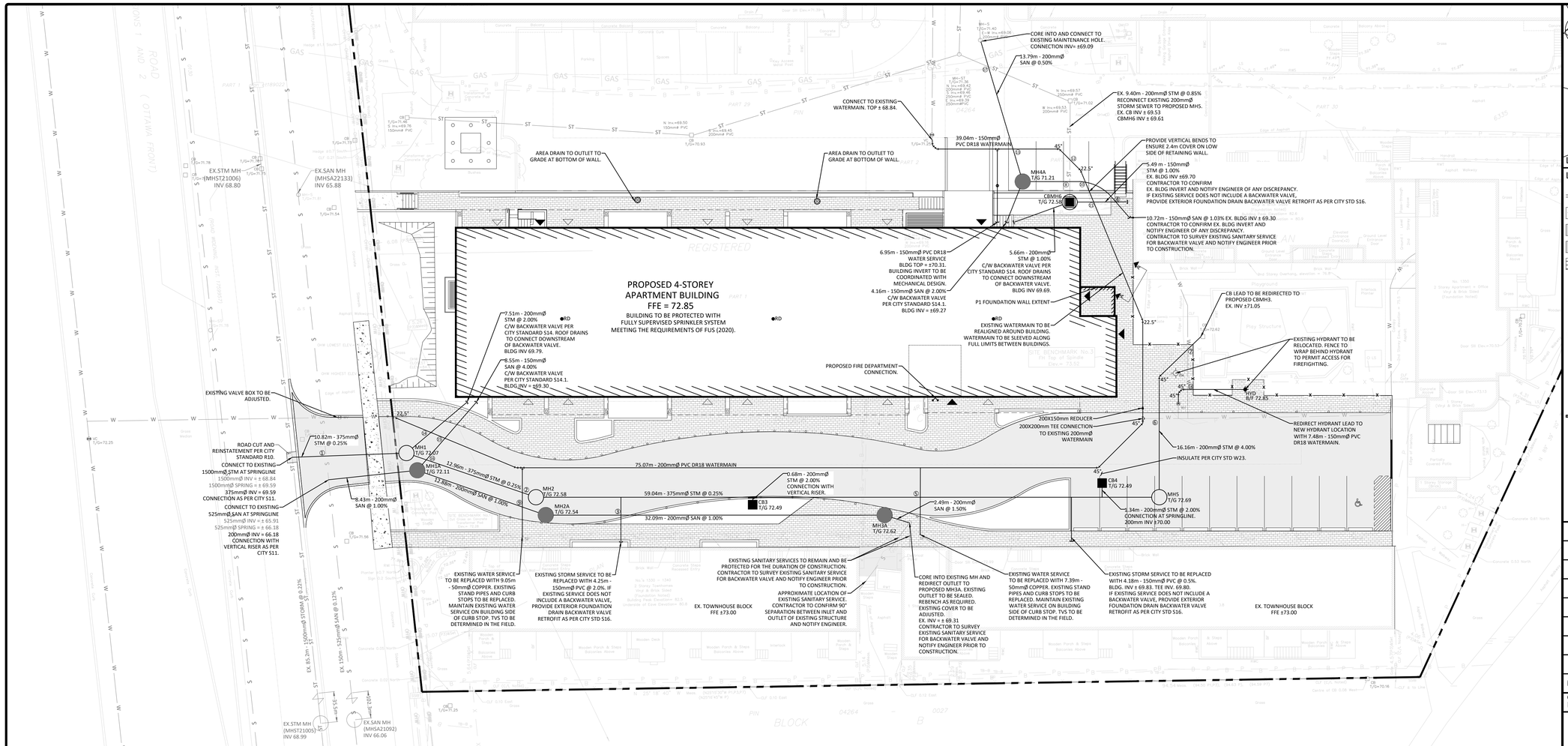
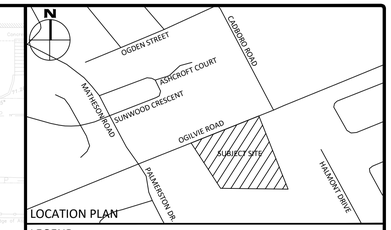




LOCATION PLAN

LEGEND

- CONCRETE BARRIER CURB
- CONCRETE WALKWAY
- PROPOSED ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED PAVERS
- LSCB# LANDSCAPING CATCHBASIN
- CBMH# T/G CATCHBASIN MANHOLE
- CB# T/G CATCHBASIN
- MH#A T/G SANITARY SEWER MANHOLE
- HYD B/F FIRE HYDRANT
- WATER VALVE
- WATER METER
- REMOTE WATER METER
- RETAINING WALL
- LIMIT OF CONSTRUCTION
- DRAINAGE SWALE
- DRAINAGE DITCH
- SLOPING AT 3:1 UNLESS SPECIFIED
- 95.50 SURFACE ELEVATION
- 95.50 (S) SWALE ELEVATION
- T/W 95.50 B/W 94.25 TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
- OVERLAND FLOW ROUTE
- SILT FENCE BARRIER
- STRAW BALE CHECK DAM
- MUD MAT

No.	Revisions	Date
7	REISSUED FOR SITE PLAN CONTROL	FEB. 17, 2026
6	REISSUED FOR SITE PLAN CONTROL	AUG. 13, 2025
5	ISSUED FOR BUILDING PERMIT	FEB. 19, 2025
4	REISSUED FOR SITE PLAN CONTROL	OCT. 10, 2024
3	ISSUED FOR REVIEW	JUNE 17, 2024
2	ISSUED FOR 66% COORDINATION	APR. 15, 2024
1	ISSUED FOR 33% COORDINATION	DEC. 01, 2023

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

SCALE 1 : 200

0 10 20 Metres

egis

Stamp: LICENSED PROFESSIONAL ENGINEER 23-3120 (2026.02.17) F. J. VALENTI 100508068 PROVINCE OF ONTARIO

Client:

CSV ARCHITECTS
190 O'CONNOR STREET, SUITE 100
OTTAWA, ON K2P 2R3

Project:

BLOCK 3 REDEVELOPMENT
1360 OGILVIE ROAD

Drawing Title:

SITE SERVICING PLAN

Scale: 1:200	Project Number: CCO-23-3120
Drawn By: FV	
Checked By: AG	Drawing Number: C102
Designed By: FV	

D07-12-24-0061

#19156

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. DRAWING 23489-23 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 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. CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF REMOVALS AND REINSTATEMENT WHEREVER POSSIBLE, AND SHALL MAKE THEIR OWN JUDGEMENT AND ACCOUNT FOR ALL MATERIAL AND LABOUR REQUIRED FOR ADEQUATELY REINSTATING THE AREA TO PRE-CONSTRUCTION CONDITIONS OR BETTER, AND BEAR THE COST OF THE SAME. NO ADDITIONAL PAYMENT WILL BE MADE FOR REINSTATEMENT WORK NOT SHOWN ON THE CONTRACT DRAWING AS A DIRECT RESULT FROM CONSTRUCTION.
10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
11. 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.
12. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
13. 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.
14. 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.
15. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
16. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
    - ELECTRICAL SERVICE - HYDRO ONE,
    - 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 ONE, BELL AND THE CITY.
18. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
19. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
20. SLEEVE ALL SEWERS PASSING THROUGH RETAINING WALL OR STAIR FOOTINGS.
21. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY PATERSON GROUP, DATED OCTOBER 3, 2025.

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. SEWERS AND WATERMAINS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES. WHEN IT IS IMPOSSIBLE OR NOT PRACTICAL TO MAINTAIN VERTICAL AND/OR HORIZONTAL SEPARATION PER MECP STANDARDS, ALL SEWERS SHOULD BE CONSTRUCTED OF WATERMAIN QUALITY PIPE, PRESSURE TESTED IN PLACE AT A PRESSURE OF 350 kPa (50 psi) WITHOUT LEAKAGE USING THE TESTING METHODOLOGY IN ONTARIO PROVINCIAL STANDARD SPECIFICATION 701 (OPSS 701) OF THE OPS.
6. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER CITY DETAIL S35, OPTION A.
7. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
8. 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.
9. 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.
10. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.
11. EXISTING INVERTS SHALL BE CONFIRMED AT ALL PROPOSED CONNECTIONS TO EXISTING SEWERS AND BUILDING SERVICES PRIOR TO ORDERING STRUCTURES. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCY.

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. INSULATE ALL WATERMAINS AND SERVICES THAT HAVE LESS THAN 2.4m COVER WITH THERMAL INSULATION AS PER CITY DETAIL 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 RECOMMENDED BY THE MANUFACTURER AND CITY OF OTTAWA STANDARDS W25 AND W25.2.
4. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY DETAIL W23.
5. VALVES TO BE OPERATED BY CITY STAFF ONLY.
6. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CONNECTIONS TO BE COMPLETED BY CITY FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY SITE SERVICING CONTRACTOR.
7. CONCRETE THRUST BLOCKS TO CONFORM TO CITY STANDARD W25.3.
8. WATERMAIN 100-300mmØ TO BE CLASS 150 DR-18 PVC OR APPROVED EQUIVALENT.
9. ALL PVC WATERMAIN SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY STANDARD W36.
10. FIRE HYDRANTS SHALL CONFORM TO CITY STANDARDS W18, W19, AND W20.
11. VALVE BOXES SHALL CONFORM TO CITY STANDARD W24.
12. 300mmØ VALVES AND SMALLER TO BE INSTALLED WITH VALVE BOXES AS PER CITY STANDARD W24. 400mmØ VALVES AND LARGER TO BE INSTALLED WITH BUTTERFLY VALVES AND VALVE CHAMBERS AS PER CITY STANDARD W2.
13. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.25m FOR CROSSING OVER THE SEWER, AS PER CITY DETAIL W25.2 FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.5m AS PER CITY DETAIL W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER
14. SLEEVE ALL WATER SERVICES & WATERMAINS PASSING THROUGH RETAINING WALL OR STAIR FOOTINGS
15. CONTRACTOR SHALL PHASE THE WORK IN SUCH A MANNER TO LIMIT SERVICE DISRUPTIONS TO EXISTING RESIDENTS. SHOULD TEMPORARY WATER SUPPLY BE SPECIFIED WITHIN THE CONTRACT DOCUMENTS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE CITY AND BEAR ALL COSTS RELATED TO TEMPORARY SERVICING.
16. EXISTING WATER SERVICE LOCATIONS ASSUMED BASED ON AS-BUILT AND TOPOGRAPHIC INFORMATION. CONTRACTOR TO CONFIRM SERVICE LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCY.
17. NEW WATER SERVICES TO EXISTING BUILDINGS TO MATCH EXISTING SERVICE SIZE. TUBING TO BE COPPER TYPE K, AWWA C-800.

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB3	72.49		NE70.385	STRUC: OPSD 705.010 FRAME: CITY S19 COVER: CITY S19
CB4	72.49		SW70.027	STRUC: OPSD 705.010 FRAME: CITY S19 COVER: CITY S19
CBMH6	72.58	NW69.630 SE69.630	NE69.610	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S28.1
MH1	72.07	S69.641 SE69.640	NW69.617	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S28.1
MH2	72.58	SE69.683	N69.673	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24.1
MH5	72.69	E70.280	NW69.831	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24.1

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	72.11	S68.762 E68.958	NW68.730	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24
MH2A	72.54	SE68.919	N68.891	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24
MH3A	72.62	S69.267	NW69.240	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24
MH4A	71.21	W69.190 SE69.190	NE69.159	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24

CROSSING CONFLICT TABLE

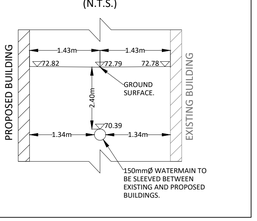
LOCATION	DESCRIPTION	SEPARATION	SURFACE ELEVATION
1	375mmØ STM SEWER INV 69.60 525mmØ SAN SEWER OBV 66.43	3.17	71.77
2	375mmØ STM SEWER OBV 70.03 50mmØ WTR SERVICE INV *70.33*	0.30	72.63
3	150mmØ STM SERVICE INV 69.99 200mmØ SAN SEWER OBV 69.19	0.80	72.63
4	150mmØ STM SERVICE INV 69.69 150mmØ SAN SERVICE OBV 69.42	0.27	72.64
5	375mmØ STM SEWER OBV 70.15 50mmØ WTR SERVICE INV *70.45*	0.30	72.71
6	200mmØ CB LEAD INV 70.58 200mmØ WTR MAIN OBV ±70.03	0.55	72.67
7	200mmØ CB LEAD INV 70.98 50mmØ WTR SERVICE OBV ±70.24	0.76	72.73
8	200mmØ STM SERVICE INV 69.59 150mmØ SAN SERVICE OBV 69.36	0.23	71.22
9	200mmØ SAN SEWER OBV 69.07 50mmØ WTR SERVICE INV ±70.22	1.15	72.62
10	150mmØ WTR MAIN OBV **68.74** 150mmØ SAN SERVICE INV 69.24	0.50	71.22
11	150mmØ WTR MAIN INV *70.12* 150mmØ STM SERVICE OBV 69.82	0.30	72.62
12	150mmØ WTR MAIN OBV 68.78 200mmØ STM SEWER INV 69.58	0.80	71.18
13	150mmØ WTR MAIN OBV **68.64** 200mmØ SAN SERVICE INV 69.14	0.50	71.17
14	200mmØ WTR MAIN INV *70.20* 200mmØ STM SEWER OBV 69.90	0.30	72.19
15	200mmØ WTR MAIN INV *69.85* 150mmØ SAN SEWER OBV 69.27	0.58	72.25
16	375mmØ STM SEWER OBV 69.64 150mmØ SAN SEWER OBV 69.16	0.48	72.16
17	250mmØ STM SEWER OBV 69.49 200mmØ SAN SEWER OBV 69.30	0.19	71.30
18	50mmØ WTR SERVICE OBV ±70.18 150mmØ WTR MAIN INV **±70.33**	0.15	72.69

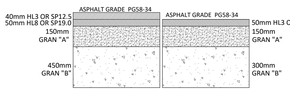
ELEV - DENOTES WATERMAIN RAISED TO PROVIDE MINIMUM 0.3m SEPARATION FOR CROSSING ABOVE SEWER. INSULATE PER CITY STANDARD W23.
ELEV - DENOTES WATERMAIN LOWERED BELOW STANDARD 2.4m COVER TO PROVIDE MINIMUM 0.5m SEPARATION FOR CROSSING UNDER SEWER.

CONTEMPLATED ROOF DRAINS (B1)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ (OPEN)	
NUMBER OF ROOF DRAINS	3	
MAXIMUM DEPTH (m)	0.150	
MAXIMUM STORAGE (m^3)	36.50	
	5-YEAR	100-YR
STORAGE REQUIRED (m^3)	18.56	35.17
STORAGE AVAILABLE (m^3)	19.46	36.50
DEPTH OF FLOW (m)	0.080	0.150
FLOW PER ROOF DRAIN (L/s)	1.01	1.89
TOTAL FLOW (L/s)	3.03	5.68

CROSS SECTION A-A
(N.T.S.)





HEAVY DUTY PAVEMENT CROSS-SECTION — NOT TO SCALE

LIGHT DUTY PAVEMENT CROSS-SECTION — NOT TO SCALE

TRENCH REINSTATEMENT TO INCLUDE STEP KEY AS PER CITY DETAIL R10. ASPHALT CROSS-SECTIONS TO CONFORM TO GEOTECHNICAL REPORT COMPLETED BY PATERSON GROUP, DATED OCTOBER 3, 2025.

FILENAME: U:\Ottawa\01 Projects - Proposals\2023 Jobs\PCO\PCO-23-3120-CSV_Better Living Co-op_1360 Ogilvie Rd\12 - Drawings\CCO-23-3120_Presentation.dwg
LAST SAVED: Tuesday, February 17, 2026 LAST SAVED BY: F.valenti
LAST PLOTTED: Tuesday, February 17, 2026 LAST PLOTTED BY: MP-C9-STANDARD.ctb