

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURFACE DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO VERIFY ALL INFORMATION IS SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREIN HAVE BEEN DERIVED FROM THE CADASTRAL SURVEY OF THE MUNICIPALITY OF MISSISSAUGA, DRAWING C-19-732, AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREIN SHALL BE DETERMINED BY AN UP-TO-DATE LAND TITLE 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 THE LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS PLAN. 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 AESTHETICALLY.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND BORDERS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. TOPSOIL IS TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL IS TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. CONTRACTOR TO MINIMIZE THE ACTUAL LIFES OF REMOVALS AND REINSTATEMENT TO ORIGINAL CONDITION. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING AND ACCOUNT FOR ALL MATERIAL AND LABOR REQUIRED FOR ADEQUATELY REINSTATING THE AREA TO ORIGINAL CONDITION.

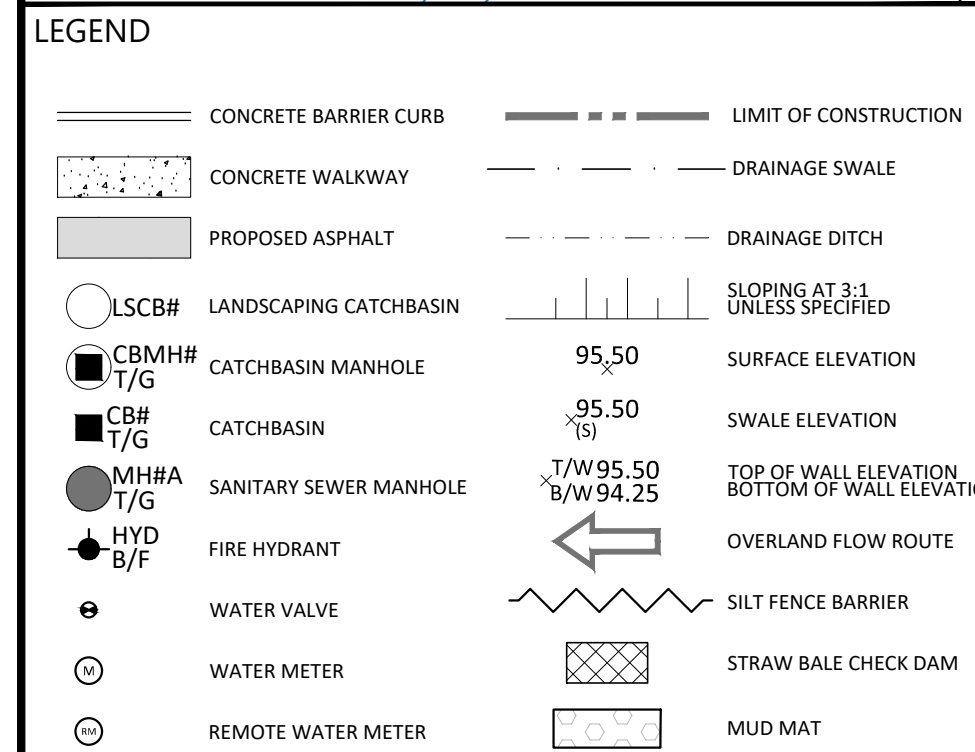
3. **CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.**
4. **SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS OTHERWISE SPECIFIED.**
 1. **BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL BE 100mm OF 10/20mm GRAVEL. BEDDING SHALL BE 100mm OF 10/20mm GRAVEL. BEDDING SHALL NOT BE PERMITTED.**
 2. **SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 45mm OF CRP BEDDING.**
 3. **BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR EQUIVALENT.**
 4. **TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM EXISTING SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS**
5. **SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SR-38. TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.**
6. **SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.**
7. **SEWERS AND WATERMAINS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSIDERED SEPARATE TRENCHES. IT IS UNDESIRABLE AND NOT PRACTICAL TO MAINTAIN VERTICAL AND/OR HORIZONTAL SEPARATION PER NEPC STANDARDS.**
 1. **SEWERS SHALL BE TESTED TO A MINIMUM 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 (OPS 701).**
 2. **SEWERS SHALL BE TESTED TO A MINIMUM 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 (OPS 701).**
8. **INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER CITY DETAIL 53S, OPTION A.**
9. **SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & 11.2.**
10. **SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPED AND LOCATED WITHIN 1.0m OF BUILDING.**
11. **CONTRACTOR TO DEVELOP LAYOUTS FOR ALL PROPOSED SERVICES IN SITE, OUTLET CONNECTION TO MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONNECTION, THE CONTRACTOR IS RESPONSIBLE TO FLYSH AND CLEAN ALL SEWERS AND APPURTENANCES.**
12. **DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION AND NO LEAKS OR DISCHARGES.**

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 SIGHTING, 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 DRIVEWAYS. THE CITY MAY REQUIRE REMOVAL 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 SOIL.
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 AGENCIES:
 - 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. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY PATTERSON GROUP, DATED MARCH 5, 2025.

- 1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.**
- 2. WATERSHEDS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. INSULATE ALL WATERMAIN 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 SERVICES ENGINEER, FIELD INSTALLATION, TESTING AND REINSTATEMENT TO BE COMPLETED BY CITY SERVISING CONTRACTOR.**
- 7. CONCRETE THROUGHS TO CONFORM TO CITY STANDARD W25.3.**
- 8. WATERMAIN 100-300mm ID TO BE CLASS 150 DR-18 PVC OR APPROVED EQUIVALENT.**
- 9. ALL PVC WATERMAIN SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TUBE OR RIVUL TRACER WIRE IN ACCORDANCE WITH CITY STANDARD W40.**
- 10. FIRE HYDRANTS SHALL CONFORM TO CITY STANDARDS W18, W19, AND W20.**
- 11. VALVE BOXES SHALL CONFORM TO CITY STANDARD W24.**
- 12. 300mm+ VALVES AND SMALLER TO BE INSTALLED WITH VALVE BOXES AS PER CITY STANDARD W24. 400mm+ VALVES AND LARGER TO BE INSTALLED WITH BUTTERFLY VALVES AS PER VALVE CHASER PER CITY STANDARD W24.**
- 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 W26.2 FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.5m as per City Detail W26.2. WHEREVER THERE IS AN INTERFERENCE OF ANY TYPE, THE CONTRACTOR SHALL PROVIDE THE NECESSARY SUPPORT FOR THE SEWER 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. CONTRACTOR SHALL PHASE THE WORK IN SUCH A MANNER TO LIMIT SERVICE DISRUPTIONS TO EXISTING PHASE 1 BUILDINGS. SHOULD TEMPORARY WATER SUPPLY BE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE CITY FOR ALL COSTS.**

ROOF DRAINS (B201)			
TYPE OF CONTROL DEVICE		WATTS DRAINAGE RD-100-A (OPEN)	
NUMBER OF ROOF DRAINS		5	
STORAGE VOLUME (m³)		5-YEAR	100-YR
DEPTH OF FLOW (m)		0.90	17.16
FLOW PER ROOF DRAIN (L/s)		0.045	0.090
TOTAL FLOW (L/s)		0.57	1.14
TOTAL FLOW (L/s)		2.84	5.68
ROOF DRAINS (B202)			
TYPE OF CONTROL DEVICE		WATTS DRAINAGE RD-100-A (OPEN)	
NUMBER OF ROOF DRAINS		7	
STORAGE VOLUME (m³)		5-YEAR	100-YR
DEPTH OF FLOW (m)		1.84	5.67
FLOW PER ROOF DRAIN (L/s)		0.030	0.060
TOTAL FLOW (L/s)		0.38	0.76
TOTAL FLOW (L/s)		2.65	5.30
ROOF DRAINS (B203)			
TYPE OF CONTROL DEVICE		WATTS DRAINAGE RD-100-A (OPEN)	
NUMBER OF ROOF DRAINS		14	
STORAGE VOLUME (m³)		5-YEAR	100-YR
DEPTH OF FLOW (m)		3.70	11.41
FLOW PER ROOF DRAIN (L/s)		0.030	0.060
TOTAL FLOW (L/s)		0.38	0.76
TOTAL FLOW (L/s)		5.30	10.60
ROOF DRAINS (B204)			
TYPE OF CONTROL DEVICE		WATTS DRAINAGE RD-100-A (OPEN)	
NUMBER OF ROOF DRAINS		3	
STORAGE VOLUME (m³)		5-YEAR	100-YR
DEPTH OF FLOW (m)		3.05	9.18
FLOW PER ROOF DRAIN (L/s)		0.045	0.085
TOTAL FLOW (L/s)		0.57	1.07
TOTAL FLOW (L/s)		1.70	3.22

CROSSING CONFLICT TABLE		
LOCATION	DESCRIPTION	SEPARATION
1	150mWd WTR MAIN 08V+ 50.02	0.50
	135mWd STM SERVICE IN 90.52	
2	150mWd WTR MAIN 08V 90.04	0.63
	200mWd STM SERVICE IN 90.76	
3	200mWd STM SERVICE IN 90.37	0.38
	EX. 225mWd STM SERVICE IN 89.64	
4	150mWd WTR MAIN 08V+ 90.04	0.50
	135mWd STM SERVICE IN 90.54	
5	150mWd WTR MAIN 08V+ 89.74	0.50
	135mWd STM SERVICE IN 90.74	
6	150mWd WTR MAIN 08V 90.87	0.30
	135mWd STM SERVICE IN 90.37	
7	200mWd STM SERVICE IN 89.85	0.30
	150mWd WTR MAIN 90.05	
8	200mWd STM SERVICE IN 90.46	0.30
	150mWd WTR MAIN 90.56	
9	200mWd STM SERVICE IN 90.37	0.30
	250mWd WTR SERVICE IN 90.67	
10	200mWd STM SERVICE IN 90.41	0.30
	250mWd WTR SERVICE IN 90.71	
11	200mWd STM SERVICE IN 90.64	0.30
	250mWd WTR SERVICE IN 90.79	
12	200mWd WTR SERVICE IN 90.89	0.30
	200mWd STM SERVICE IN 90.59	
13	EX. 220mWd STM SERVICE IN 89.40	1.15
	200mWd STM SERVICE IN 90.55	
14	200mWd STM SERVICE IN 90.64	0.24
	250mWd STM SERVICE IN 90.88	
15	200mWd WTR MAIN 08V 90.17	0.88
	250mWd STM SERVICE IN 90.17	



6	REISSUED FOR SITE PLAN CONTROL	APR. 29, 2026
5	REISSUED FOR SITE PLAN CONTROL	DEC. 12, 2025
4	ISSUED FOR BUILDING PERMIT	NOV. 17, 2025
3	ISSUED FOR 95%	SEP. 02, 2025
2	ISSUED FOR 65%	JULY 11, 2025
1	ISSUED FOR SITE PLAN CONTROL	APR. 24, 2025
No.	Revisions	Date
Check and verify all dimensions before proceeding with the work		Do not scale drawings



SITE SERVICING PLAN

Scale:	1:300	Project Number: CCO-25-1917
Drawn By:	FV	
Checked By:	AG	Drawing Number: C102
Designed By:	FV	