

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.

- PRE-CONSTRUCTION CONDITIONS OR BETTER, AND BEAR THE COST OF THE SAME. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THE WORK PROVIDED FOR IN THE CONTRACT DRAWING AS A DIRECT RESULT FROM CONSTRUCTION.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER, AND TO THE STANDARD SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, MAINTENANCE AND REMOVAL OF ALL TRAFFIC SIGNALS, SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
- 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.
- CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS. ANY DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, CONCRETE, OR CURB AND GUTTER.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY'S REQUIREMENTS:
- GAS SERVICE - ENBRIDGE
 - TELEPHONE SERVICE - TELUS
 - TELEVISION SERVICE - ROGERS
- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO AND THE CITY OF WINDSOR.
- CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
- ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.

3. CONSTRUCT ALL SEWERS, CHASES, BATHS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARD SPECIFICATIONS, AS WELL AS CITY SPECIFICATIONS.
4. SEWER TRENCHING AND BEDDING SHALL CONFORM TO THE FOLLOWING:
 - a. ALL TRENCHES SHALL BE MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR ALL TRENCHES FROM ALL OBSTACLES PRIOR TO SUB-BEDDING. IF REQUIRED SHALL BE COMPOSED OF 450mm OF COMPACTED GRANULAR "B" TYPE 1. IF REQUIRED, AT LEAST 100mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B".
 - b. TO MINIMIZE DIFFERENCE FROM FROST HEAVING, TRENCH BACKFILL FROM PARENT SUBGRADE SHALL BE AT LEAST 100mm ABOVE TOP OF DRAIN SHALL EXIST DRAINING SLOPE CONDITIONS.
5. SANITARY SEWERS AND CONNECTIONS 150mm/D AND SMALLER TO BE PVC SDR-28.
6. SEWERS AND CONNECTIONS 200mm/D AND LARGER TO BE PVC SDR 35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
7. SEWERS AND WATERMANS LOCATED PARALLEL TO PROPERTY LINE SHALL BE LOCATED IN SEPARATE TRENCHES, WHEN IT IS POSSIBLE OR NOT.

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. WATERMAINS AND/OR COVER SERVICES ARE TO BE HIGH DENSITY POLYETHYLENE (HDPE) INSULATED WATERMAINS AND SERVICES THAT HAVE LESS THAN 2.4m COVER WITH THERMAL INSULATION AS PER CITY DETAIL W2.
3. IF THE WATERMAIN MUST BE DEFLECTED TO MEET A GRADE, INSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER AND CITY OF OTTAWA STANDARDS W2S AND W2.2.
4. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY DETAIL W2.
5. VALVES TO BE OPERATED BY CITY STAFF ONLY.
6. NO WORK SHALL COMMENCE UNLESS A CITY WATERMAIN ENGINEER OR CITY ENGINEER HAS REFLECTED TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA. THE PERMIT SHALL INCLUDE THE EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY SITE SERVING CONTRACTOR.
7. CONCRETE THIRST BLOCKS TO CONFORM TO CITY

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 AUTHORITIES.
2. CONCRETE CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD S1 (BARRIER CURB) AND S2 (SIDEWALK) AND S3 (STANDARD SIDEWALK) AS NOTED. PROVISIONS SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS, DRIVEWAYS AND RAMPS.
3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DETAIL R10 AND OPS5 509-D10, OPS5 310, AND SHALL BE REINSTATE 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 & NCESSARY 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.
8. PAVEMENT STRUCTURE - REFER TO DETAIL.

CONTRACTOR TO MAINTAIN VERTICAL AND/OR
 HORIZONTAL CONNECTIONS TO EXISTING STEEL STRUCTURES. ALL
 SERVICES SHOULD BE CONSTRUCTED OF WORKMANLIKE
 QUALITY PIPE, PRESSURE TESTED IN PLACE AT A
 PRESSURE OF 150 PSI. CONTRACTOR TO VERIFY
 USING THE TESTING METHODOLOGY IN ONTARIO
 TYPICAL SPECIFICATIONS TO 1703 (05/11) AND
 1703 (05/11) OF THE OPS.

INSULATE ALL STORM AND SANITARY
 SERVICES/SEWERS THAT HAVE LESS THAN 2 cm OF
 COVER. MINIMUM INSULATION AS PER CITY OF
 DETAIL 535, OPTION A.

SEWER CONNECTIONS ARE TO BE MADE ABOVE THE
 SPRINGLINE OF THE SEWERMAIN AS PER CITY OF
 TOWNSHIP OF WILKINSON DETAIL 535 AND S.11.2.

SUPPLY AND INSTALL ALL PIPING AND
 APPURTENANCES AS SHOWN AND DETAILED TO
 THE CITY OF TOWNSHIP OF WILKINSON DETAIL 535
 LONGER COMPACT AND LOCATED WITH "2'-6\"/>

CONTRACTOR TO TELEPHONE (CCTV) ALL PROPOSED
 SEWER LINES, BUT NOT LIMITED TO THE MAIN
 AND PIPES 150mm (6\"/>

CONTRACTOR TO COMPLETE CONNECTION TO
 SANITARY SEWER MAIN. CONTRACTOR TO
 CLEAN ALL SEWERS & APPURTENANCES.

DYE TESTING IS TO BE COMPLETED ON SANITARY
 SEWER MAIN. CONTRACTOR TO MAKE CONNECTION TO
 SANITARY SEWER MAIN.

STANDARD W203. 3.

WATERMAIN 100-300mm/ID TO BE CLASS 150 DR-18 PVC OR APPROVED EQUIVALENT.

ALL PVC WATERMAIN SHALL BE INSTALLED WITH A 10 GAUGE STANDED COPPER 2" OR RWJL TRACER W/REINFORCED FIBER GLASS STRIPS TO CONFORM TO W36.

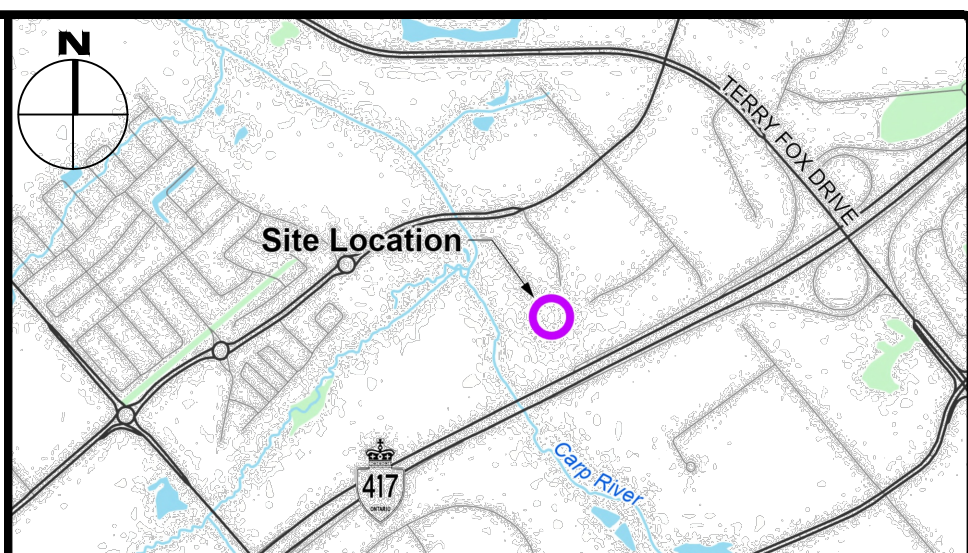
FIRE HYDRANTS SHALL CONFORM TO CITY STANDARDS W18, W19, AND W20.

WAVE BOXES SHALL CONFORM TO CITY STANDARD W24.

300mm/ID VALVES AND SMALLER TO BE INSTALLED W/VAIVE BOXES AS PER CITY STANDARD W44.

400mm/ID VALVES AND LARGER TO BE INSTALLED WITH BUTTERFLY VALVES AND WAVE CHAMBERS AS PER CITY STANDARD W44.

AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.25m/ FOR CROSSING OVER THE WATERMAIN. THE MINIMUM VERTICAL CLEARANCE UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.5m AS PER CITY BETWEEN THE CROSSING UNDER SEWER. THE MINIMUM VERTICAL CLEARANCE FOR THE SEWERS IS REQUIRED TO SUPPORT EXCESSIVE WEIGHTS. THE MINIMUM VERTICAL CLEARANCE OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING. THE JOINTS WILL BE EQUIQUANT AND AS FAR AS POSSIBLE FROM THE SEWER.

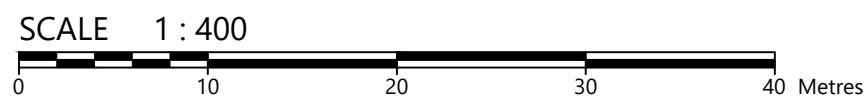


	FULL HEIGHT CONCRETE BARRIER CURB (SC1)		LIMIT OF CONSTRUCTION
	DEPRESSED CONCRETE BARRIER CURB		PERFORATED PIPE SUBDRAIN
	MONOLITHIC CURB & SIDEWALK (SC2)		DRAINAGE SWALE
	DEPRESSED MONOLITHIC CURB & SIDEWALK		DRAINAGE DITCH
	CONCRETE SIDEWALK (SC4)		SLOPING AT 3:1 UNLESS SPECIFIED
	PROPOSED LIGHT DUTY ASPHALT		SURFACE ELEVATION
	PROPOSED HEAVY DUTY ASPHALT		SWALE ELEVATION
	PROPOSED GRAVEL		TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	LANDSCAPING CATCHBASIN		OVERLAND FLOW ROUTE
	CATCHBASIN MANHOLE		SILT FENCE BARRIER
	CATCHBASIN		STRAW BALE CHECK DAM
	SANITARY SEWER MANHOLE		MUD MAT
	FIRE HYDRANT		TRENCH DRAIN
	WATER VALVE		BOLLARD PER CITY STD F-4
	WATER METER		DOORWAY
	REMOTE WATER METER		CURB OUTLET PER OSD 064.010

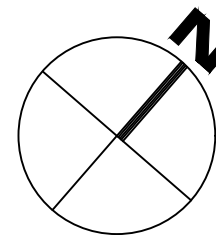
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

2	ISSUED FOR SUBMISSION	2026.08.06
1	ISSUED FOR SUBMISSION	2026.03.05
No.	Revisions	Date

Check and verify all dimensions before proceeding with the work



750 Palladium Drive, Suite 310
Kanata, ON K2V 1C7
Tel: 613-836-2184
Fax: 613-836-3742
www.egis-group.com



Stamp



Client

1850591 ONTARIO LTD.
3087 APPLE HILL DRIVE
OTTAWA, ON K1T 3Z2

Project:

INDUSTRIAL BUILDING
259 ROGER NEILSON WAY

Drawing Title:

SITE SERVICING PLAN

Scale:

1.40

Drawn by:

Checked By:

signed by. _____ RE _____

Project Number

Drawing Number

CCO-26-1863

C122

C102

D07-12-26-0025

#19449

FILENAME: U:\Ottawa\01 Project - Proposals\2026 Jobs\CCO\CCO-26-1863-295 Roger Neilson Way_Civil\12 - Drawings\CCO-26-1863 - Design_1.dwg
LAST SAVED: Thursday, August 06, 2026 LAST SAVED BY: rpkbard
LAST PLOTTED: Thursday, August 06, 2026 CTR FILE USED: MP-CV- STANDARD.ctb