

EXISTING COMMERCIAL DEVELOPMENT

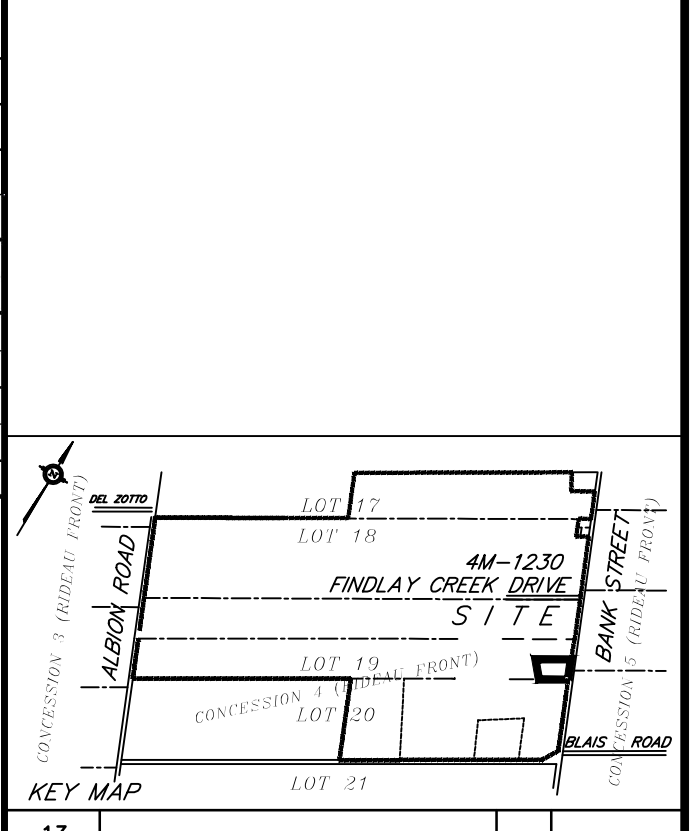
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB1	93.60		E92.230	OPSD 705.010
CB2	93.85		SE92.480	OPSD 705.010
CB4	93.75	SE92.445	NE92.380	OPSD 705.010
CBMH3	93.95		SW90.900	OPSD 701.010
ECB2	93.70		SW92.700	S31
ECB3	93.90		NW92.900	S31
MH1	94.06	NW90.674 NE90.469	SW90.414	OPSD 701.010
MH2	93.95	SW92.280 NE92.285	SE91.690	OPSD 701.010
MH3	93.90	SE90.671 NE90.675 NW92.420	SW90.546	OPSD 701.010
MH4	93.39	SW90.957 E91.208	NW90.877	OPSD 701.010
MH5	93.74	W92.061	NE92.000	OPSD 701.010
RYCB2	92.95		W91.580	OPSD 705.010
RYCB2	94.15	NE92.500	S92.450	OPSD 705.010
TCB1	93.95	NE92.600	SW92.600	S30

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	94.11	NE89.800	SW89.770	OPSD 701.010
MH2A	94.05		SW89.950	OPSD 701.010

STATION	DESCRIPTION	FINISHED GRADE (m)	TOP OF WATERMAIN (m)	AS-BUILT WATERMAIN (m)
0+000.0	500 SERVICE	94.09	91.69	
0+011.2	500 SERVICE	93.92	91.52	
0+017.2	500 SERVICE	93.91	91.51	
0+024.7	500 SERVICE	94.04	91.64	
0+026.5	CAP	94.07	91.67	

1	200 W/M 0.491m CLEARANCE ABOVE 250 STM
2	250 STM 1.030m CLEARANCE ABOVE 200 SAN
3	500 W/M 1.419m CLEARANCE ABOVE 200 SAN
4	500 W/M 0.578m CLEARANCE ABOVE 375 STM
5	200 STM 2.358m CLEARANCE ABOVE 200 SAN
6	375 STM 0.611m CLEARANCE ABOVE 135 SAN
7	500 W/M 1.389m CLEARANCE ABOVE 200 SAN
8	500 W/M 0.589m CLEARANCE ABOVE 250 STM
9	200 W/M 1.200m CLEARANCE ABOVE 135 SAN
10	200 W/M 0.350m CLEARANCE ABOVE 100 STM
11	100 STM 0.679m CLEARANCE ABOVE 200 SAN
12	250 STM 0.692m CLEARANCE ABOVE 135 SAN

- LEGEND:**
- MH3A SANITARY MANHOLE
 - MH3 STORM MANHOLE
 - CB STREET CATCHBASIN
 - RYCB REARYARD CB c/w TOP OF GRATE
 - CBMH CATCHBASIN MANHOLE c/w TOP OF GRATE
 - ECB REAR YARD TEE CATCHBASIN c/w TOP OF GRATE AND INVERT AS PER CITY STANDARD S30
 - ECB3 REAR YARD END CATCHBASIN c/w TOP OF GRATE AND INVERT AS PER CITY STANDARD S30
 - PERFORATED REAR YARD DRAIN AS PER CITY STANDARD S29
 - V&VB VALVE AND VALVE BOX
 - HYD HYDRANT c/w BOTTOM OF FLANGE
 - BARRIER CURB AS PER SC1.1
 - DEPRESSED BARRIER CURB AS PER SC1.1
 - MOUNTABLE CURB AS PER SC1.3



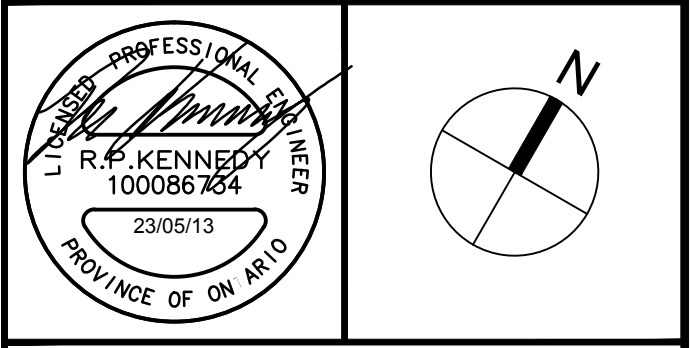
No.	REVISIONS	By	Date
13			
12			
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1	CITY SUBMISSION No.1		13:05:23

- NOTES:**
- THE LOCATION OF EXISTING UTILITIES AND EXISTING SERVICES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION DURING CONSTRUCTION.
 - ALL SEWERS AND WATERMAIN TO BE AS PER CURRENT CITY OF OTTAWA-BY-LAWS, REGULATIONS, STANDARDS AND SPECIFICATIONS, AND AS PER GOOD ENGINEERING PRACTICES. FOR ALL SEWERS TYPE "B" BEDDING TO BE PROVIDED.
 - SERVICE LATERALS SHALL BE CAPPED 1.5m FROM THE FACE OF THE BUILDINGS.
 - PIPE MATERIALS:**
SEWERS:
-PVC DR 35 (UNDER 450#)
-CONCRETE CL 100-D (450# AND OVER UNLESS SPECIFIED OTHERWISE)
WATERMAIN:
-PVC DR18 CL150 (150mm# AND OVER)
SERVICES:
-STORM 100mm# PVC DR-28
-SANITARY 135mm# PVC DR-28
-WATER 50mm# TYPE 'K' COPPER
 - ALL REQUIRED INSULATION TO BE INSTALLED TO CITY STANDARDS AND SPECIFICATIONS.
 - ALL CATCH BASIN LEADS TO BE 200mm# PVC DR-35 @ 1.00% MINIMUM UNLESS NOTED OTHERWISE.
 - MANHOLES / CATCHBASIN STRUCTURES:**
-MANHOLE COVERS TO CITY STANDARD S24. FRAMES TO CITY STANDARDS S25 AND 241
-CATCHBASIN MANHOLE AND COVERS TO CITY STANDARD S28.1
-SANITARY MANHOLES TO BE BENCHED.
-ALL SANITARY MANHOLES TO BE EQUIPPED WITH WATERTIGHT COVERS.
 - CONCRETE CURB SHALL BE BARRIER TYPE CONSTRUCTED TO CITY OF OTTAWA STANDARD SC1.1.
 - FOR PAVEMENT STRUCTURE INFORMATION REFER TO DRAWING 34148-200.
 - FOR LAYOUT DRAWING REFER TO SITE PLAN BY DOUGLAS HARDIE ARCHITECT INC.
 - LANDSCAPE DESIGN BY LASHLEY & ASSOCIATES INC. LANDSCAPE ARCHITECTS.
 - REFER TO DRAWING 34148-400 FOR INLET CONTROL DEVICE SCHEDULE.
 - CONTRACTOR TO REVIEW GEOTECHNICAL INVESTIGATION 09-1121-0138 PREPARED BY GOLDER ASSOCIATES LTD. APRIL, 2013.
 - WATER CONNECTIONS BY CITY FORCES. EXCAVATION, REINSTATEMENT AND BACKFILLING BY CONTRACTOR.
 - REFER TO SITE SERVICING BRIEF FOR SITE STORMWATER MANAGEMENT, SEDIMENT AND EROSION CONTROL, PONDING INFORMATION ETC. DATED MAY 2013 PREPARED BY IBI GROUP.
 - GEOTEXTILE FABRIC TO BE PLACED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE FABRIC IN PARKING LOT CB'S TO REMAIN UNTIL BASE COURSE ASPHALT IS LAID. GEOTEXTILE FABRIC IN RYCB'S, CBMH'S, TCB'S AND ECB'S TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.



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Project Title
**TARTAN FCJ HOMES INC.
FINDLAY CREEK JAVA 3**



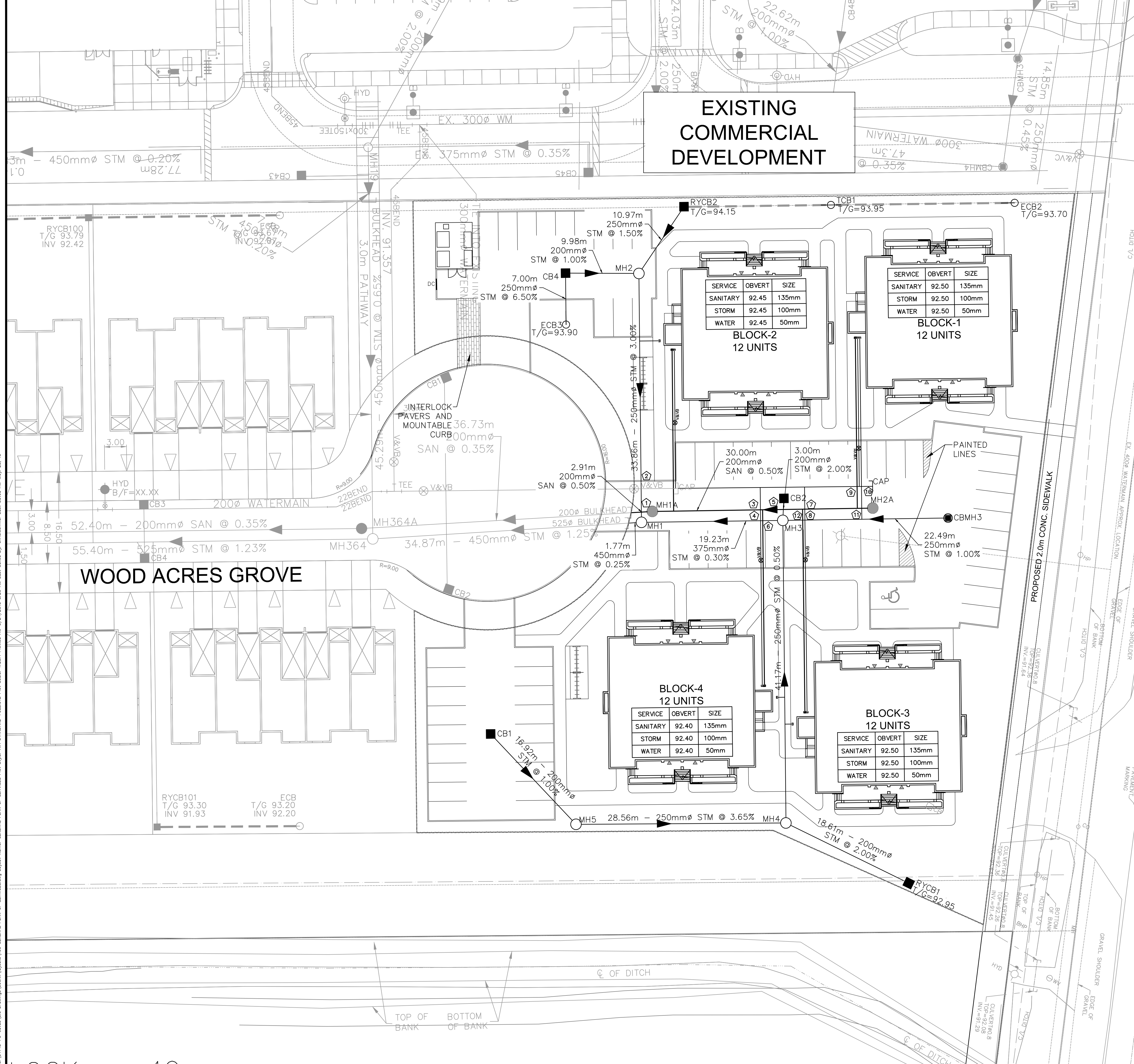
Drawing Title
**GENERAL PLAN
OF SERVICES**

Scale
1:250

Design	R.P.K.	Date	APRIL 2013
Drawn	C.C.	Checked	T.R.B.

Project No.
34148

Drawing No.
100



J:\14148-FC-Java3\Drawings\IBI\Layout\100 GENERAL PLAN OF SERVICES.dwg Plot Scale: 1:250 Printed At: 5/24/2013 8:26 AM Last Saved By: chriscommer Last Saved At: May 23, 13