

ME: G:/2014/CP/OCP-14-0214 Margard_Fallingbrook Chiropractic_Site Plan_4405 & 4409 Innes Rd - Shortcut\01 - Drawing\0CP-14-0214-PRESENTATIC VED: Friday, September 04, 2015 LAST SAVED BY: j.jonker

JOTES IAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION DNLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE	REILDR ROUGEMOUNT	CRES
DR TO VERIFY ALL INFORMATION OBTAINED FROM THEM. S NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE BOUNDARIES SHOW HEREON HAVE BEEN DERIVED FROM UNCONFIRMED INFORMATION SUPPLIED BY I ON) STANTEC GEOMATICS LTD. DATED APRIL 23, 2014. THE PRECISE LOCATION OF THE CURRENT	REILDR	
BOUŃDARIES AND EASEMENTS CAN ONLY BE DETÉRMINED BY AN UP-TO-DATE LAND TITLES SEARCH SEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR. ACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF		NNES ROAD
FORE COMMENCING CONSTRUCTION. ACTOR IS RESPONSIBLE FOR ALL LAYOUT.	LOCATION PLAN	
ACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING RIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING HETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS THE ENGINEER PROMPTLY.	LEGEND	ED FEATURES
L TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ONDITION AND TO THE SATISFACTION OF CITY OF OTTAWA AUTHORITIES. AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF ECTED BY THE ENGINEER, OR THE CITY. DESTRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND D TO 95% STANDARD PROCTOR DENSITY. BED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED. ACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE FION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, RS, MARKERS AND BARRIERS.	• 115.00 TC TOP OF CURB GRADE • 115.00 TC TOP OF CURB GRADE • 115.00 BC BOTTOM OF CURB GRADES • 115.00 BC BOTTOM OF CURB GRADES • 115.00 BC BOTTOM OF CURB GRADES • 115.00 HP HIGH POINT GRADES • 115.00 HP HIGH • 2.0% SURFACE WATER DRAINAGE • 2.0% SURFACE WATER DRAINAGE • 0.2% SWALE SLOPE • 0.2% SWALE SLOPE • 0.2% SWALE • 0.2	OM OF CURB GRADES POINT GRADES ACE WATER DRAINAGE LE SLOPE CRETE BARRIER CURB ESSED CURB IER LOT GRADES DING ENTRANCE LOCATION
TER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY. (AY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY S AND SPECIFICATIONS AND PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. HE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED IN TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE SFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD. SIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE DR IS TO NOTIFY THE ENGINEER PROMPTLY. S AND BELL SERVICE LOCATIONS SUBJECT TO THE APPROVAL AGENCY: EPHONE SERVICE - BELL CANADA; GAS SERVICE - ENBRIDGE LECTRICAL SERVICE - HYDRO OTTAWA	O/H O/H ST STORM SEWER/LATERAL s SANITARY SEWER/LATERAL w WATER SEWER/LATERAL B BELL CABLE SERVICE OHW OVERHEAD HYDRO h UNDERGROUND HYDRO	CABLE SERVICE ERGROUND HYDRO SERVICE SERVICE OM OF SLOPE DF SLOPE
ON TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES (BELL, D THE CITY OF OTTAWA. SED CURB SHALL BE CONCRETE BARRIER CURB AS PER CITY STANDARD SC1.1 G REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE DN OF THE CITY OF OTTAWA MUST BE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT BY THE PATERSON GROUP (REPORT #) DATED JUNE 12, 2014, AND SITE SERVICING REPORT BY MP (REF #CP-14-0214) DATED SEPTEMBER		
TES FALL SEWER AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND AS WELL AS THE CITY OF OTTAWA STANDARDS AS INDICATED. NCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED	₩ FIRE HYDRANT © ^{WV} WAT	HYDRANT ERVALVE
HALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD RY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED. NG, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER O AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR SAND. ZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2 METRES SHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS. D CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROVED EQUIVALENT. D CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.	+DS DOW RD ROOF Syr ponding 5 YEA	Y DUTY ASPHALT NSPOUT LOCATION DRAIN LOCATION R PONDING ELEVATION EAR PONDING ELEVATION
LL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL I. D INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1m OF ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8' LONG MARKER. DR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ONSITE, INCLUDING OUTLET CONNECTION TO THE 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE DR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES. G IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO THE SANITARY N.		
BASIN AS WELL AS CATHCBASIN MANHOLES LEADS ARE TO BE 200mmØ, SLOPE TO BE 1% UNLESS NOTED. ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150 mmØ PERFORATED Om ON ALL AVAILABLE SIDES AS PER CITY STD DWG R1, 2009 REVISION. IN NOTES FALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND		
ONS AS WELL AS CITY STANDARDS AS INDICATED. /COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM 'SOFT.	01 ISSUED FOR SITE PLAN CONTROL No. Revision/Issue	SEP 04/15 Date
NS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL I IS REQUIRED AS PER CITY DWG. No. W22. ERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION JAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER. VED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER STD DWG W26. ON TO EXISTING BY CITY, EXCAVATION, BACKFILLING AND REINSTATEMENT BY CONTRACTOR. NSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER STD DWG W22. NSULATION OF WATERMAINS UNDER ROAD SIDE DITCHES AS PER STD DWG W21	Check and verify all dimensions before proceeding with the work Do not scale drawings Interval of the work Interval of the work Inte	
	K.R. ALLISTON 100084353 ROUNCE OF ONTARIO	
	MAR GARD LIMITED 92 BENTLY AVENUE, 2ND FLOOR P: (613) 723-1640 OTTAWA, ON, K2E 6T9 F: (613) 723-8544 Project: Project:	
	4405 & 4409 INNES ROAD PROPOSED STRIP MALL	
	OTTAWA Drawing Title: SITE SERVICING AND UTILITIES PLA	on N
	Scale: 1:200 Project Number: Drawn by: JMJ Checked By: CJM/KRA Drawing Number:	CP-14-0214
	Designed By: JMJ Date: AUGUST 03, 2015 SHEET 3 of 3	C103