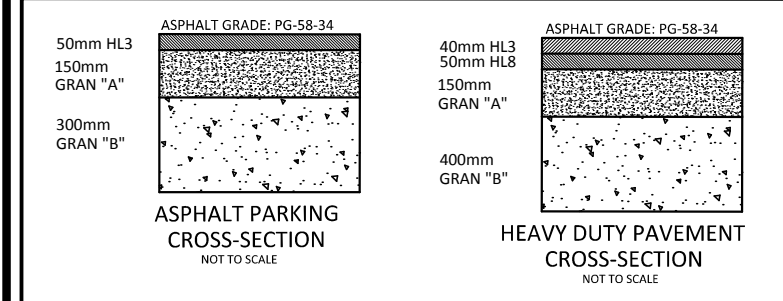


SCHEDULE OF CITY OF OTTAWA STANDARD DRAWINGS			
NO.	SYMBOL	DESCRIPTION	REVISION
96	W1	W1	
97	W2	W2	
98	W3	W3	
99	W4	W4	
100	W5	W5	
101	W6	W6	
102	W7	W7	
103	W8	W8	
104	W9	W9	
105	W10	W10	



ASPHALT CROSS-SECTIONS TO CONFORM TO TABLE 1 AND TABLE 2 WITHIN THE GEOTECHNICAL REPORT COMPLETED BY PATERSON GROUP (REF NO. PG3218-LET) DATED JUNE 12, 2014.

SCHEDULE OF ONTARIO PROVINCIAL STANDARD DRAWINGS				
NO.	TITLE	DATE	REV.	STRUCTURE
219.110	LIGHT DUTY SILT FENCE BARRIER	NOV 2006	1	
400.000	CAST IRON SQUARE FRAME WITH SQUARE FLAT GRATE FOR CATCH BASINS, HERRING BONE OPENINGS	NOV 2013	2	
401.010	CAST IRON SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES	NOV 2013	3	
401.030	CAST IRON SQUARE FRAME WITH CIRCULAR WATERTIGHT COVER FOR MAINTENANCE HOLES	NOV 2013	3	SAN MH#1
405.010	MAINTENANCE HOLE STRIP, HOLLOW	NOV 2013	3	
509.010	PAVEMENT REINSTATEMENT FOR UTILITY CUTS	NOV 2013	2	
701.010	PRECAST CONCRETE MAINTENANCE HOLE, 1200mm DIAMETER	NOV 2014	5	CBMH#2
701.021	MAINTENANCE HOLE BRACING AND PIPE OPENING DETAILS	NOV 2014	4	
701.030	PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS, 1200mm DIAMETER TAPERED TOP AND FLAT CAP	NOV 2014	4	CBMH#2
701.031	PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS, 1200mm DIAMETER RISER AND MONOLITHIC BASE	NOV 2014	2	
704.010	PRECAST CONCRETE ADJUSTMENT UNITS FOR MAINTENANCE HOLES, CATCH BASINS, AND VALVE CHAMBERS	NOV 2014	3	
705.010	PRECAST CONCRETE CATCH BASIN	NOV 2014	3	STM CB#3
708.010	CATCH BASIN CONNECTION, FLEXIBLE PIPE SEWER	NOV 2011	2	
805.010	HEIGHT OF FILL TABLE, ROUND CORRUGATED STEEL PIPE AND STRUCTURAL PLATE CORRUGATED STEEL PIPE	NOV 2014	2	
1006.010	SEWER SERVICE CONNECTIONS, FOR FLEXIBLE MAIN PIPE SEWER	NOV 2011	2	

WATER SERVICE COVER TABLE				
LOCATION	STATION	FINISHED GRADE	TOP OF SERVICE	DEPTH
CONNECTION	1+000.00	87.55	85.15	2.40
10m INTERVAL	1+010.00	87.34	84.94	2.40
WV @ 1	1+018.59	87.70	85.30	2.40
10m INTERVAL	1+020.00	87.90	85.50	2.40
BUILDING	1+023.37	87.85	84.45	2.40

GENERAL NOTES

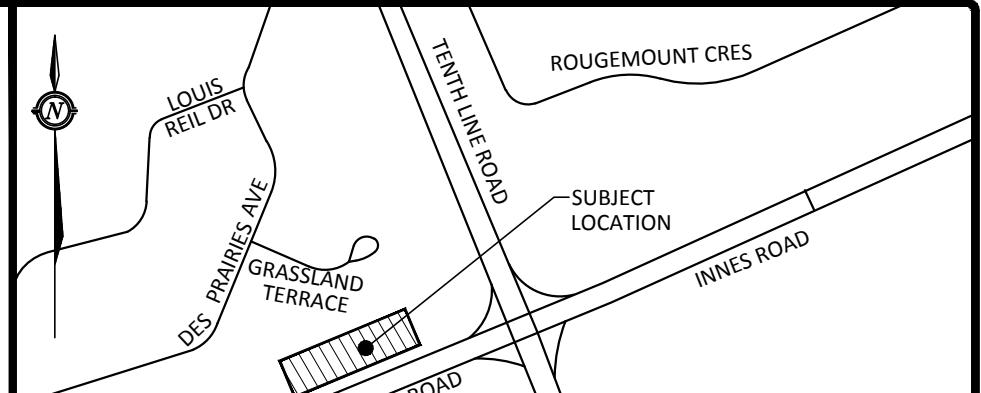
- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION OBTAINED FROM THEM.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM UNCONFIRMED INFORMATION SUPPLIED BY (OR SHOWN ON) STANTEC GEOMATICS LTD. DATED APRIL 23, 2014. 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.
- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- 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.
- ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL, SEED & MULCH AS SOON AS FEASIBLE.
- RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF CITY OF OTTAWA AUTHORITIES.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER, OR THE CITY.
- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- 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.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY.
- ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS AND PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- 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.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- HYDRO, GAS AND BELL SERVICE LOCATIONS SUBJECT TO THE APPROVAL AGENCIES:
 - TELEPHONE SERVICE - BELL CANADA;
 - CABLE - ROGERS;
 - GAS SERVICE - ENBRIDGE;
 - ELECTRICAL SERVICE - HYDRO OTTAWA
- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES (BELL, HYDRO) AND THE CITY OF OTTAWA.
- ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB AS PER CITY STANDARD SC1.1
- ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OF OTTAWA
- THIS PLAN MUST BE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT BY THE PATERSON GROUP (REPORT # PG3218-LET) DATED JUNE 12, 2014, AND SITE SERVICING REPORT BY MP (REF #CP-14-0214) DATED AUGUST 09, 2016.

SEWER NOTES

- CONSTRUCT ALL SEWER AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS, AS WELL AS THE CITY OF OTTAWA STANDARDS AS INDICATED.
- SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
- BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
- SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER
- BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR SAND.
- TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL FROM PAVEMENT SUBGRADE TO 2 METRES BELOW FINISHED GRADE SHALL MATCH EXISTING SOIL CONDITIONS.
- SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROVED EQUIVALENT. SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.
- INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION.
- SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8" LONG MARKER.
- CONTRACTOR TO TELETYPE (CCTV) ALL PROPOSED SEWERS ON SITE, INCLUDING OUTLET CONNECTION TO THE CITY MAIN, 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
- DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN.
- ALL CATCHBASIN AS WELL AS CATCHBASIN MANHOLES LEADS ARE TO BE 200mmØ. SLOPE TO BE 1% UNLESS OTHERWISE NOTED. ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150 mmØ PERFORATED PIPE FOR 3.0m ON ALL AVAILABLE SIDES AS PER CITY STD DWG RL, 2009 REVISION.

WATERMAIN NOTES

- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS AS WELL AS CITY STANDARDS AS INDICATED.
- INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE 'K' SOFT.
- WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY DWG. NO. W22.
- 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.
- USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER STD DWG W26.
- CONNECTION TO EXISTING BY CITY, EXCAVATION, BACKFILLING AND REINSTATEMENT BY CONTRACTOR.
- THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER STD DWG W22.
- THERMAL INSULATION OF WATERMANS UNDER ROAD SIDE DITCHES AS PER STD DWG W21



LOCATION PLAN

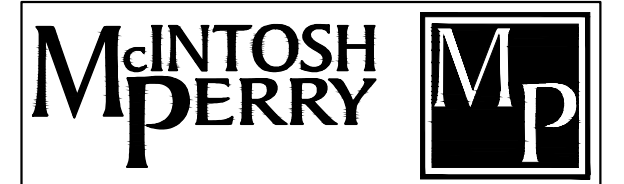
LEGEND

EXISTING FEATURES	PROPOSED FEATURES
115.00 GRADES TO BE MAINTAINED	115.00 DESIGN GRADES
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 HP HIGH POINT GRADES	115.00 HP HIGH POINT GRADES
115.00 SURFACE WATER DRAINAGE SWALE SLOPE	115.00 SURFACE WATER DRAINAGE SWALE SLOPE
115.00 CONCRETE BARRIER CURB	115.00 CONCRETE BARRIER CURB
115.00 DEPRESSED CURB	115.00 DEPRESSED CURB
115.00 SURVEY GRADES	115.00 CORNER LOT GRADES
115.00 BUILDING ENTRANCE LOCATION	115.00 BUILDING ENTRANCE LOCATION
115.00 OVERHEAD DOOR LOCATION	115.00 OVERHEAD DOOR LOCATION
115.00 STORM SEWER/LATERAL	115.00 STORM SEWER/LATERAL
115.00 SANITARY SEWER/LATERAL	115.00 SANITARY SEWER/LATERAL
115.00 WATER SEWER/LATERAL	115.00 WATER SEWER/LATERAL
115.00 BELL/CABLE SERVICE	115.00 BELL/CABLE SERVICE
115.00 UNDERGROUND HYDRO	115.00 UNDERGROUND HYDRO SERVICE
115.00 UNDERGROUND HYDRO	115.00 GAS SERVICE
115.00 GAS SERVICE	115.00 GAS SERVICE
115.00 HYDRO/BELL CABLE/GAS SERVICE	115.00 BOTTOM OF SLOPE
115.00 BOREHOLE LOCATION	115.00 TOP OF SLOPE
115.00 PROPERTY LINE	115.00 SILT FENCE
115.00 TRAFFIC LIGHT	115.00 PERFORATED LINE AS SHOWN ON PLAN CATCHBASIN (CB)
115.00 CATCHBASIN (CB)	115.00 PERFORATED LINE AS SHOWN ON PLAN DITCH INLET CATCHBASIN (DICB)
115.00 DITCH INLET CATCHBASIN (DICB)	115.00 PERFORATED LINE AS SHOWN ON PLAN CATCHBASIN MANHOLE (CBMH)
115.00 CATCHBASIN MANHOLE (CBMH)	115.00 PERFORATED LINE AS SHOWN ON PLAN MANHOLE (MH)
115.00 MANHOLE (MH)	115.00 FIRE HYDRANT
115.00 FIRE HYDRANT	115.00 WATERVALVE
115.00 WATERVALVE	115.00 HEAVY DUTY ASPHALT
115.00	115.00 DOWNSPOUT LOCATION
115.00	115.00 ROOF DRAIN LOCATION
115.00	115.00 5 YEAR PONDING ELEVATION
115.00	115.00 100 YEAR PONDING ELEVATION

ALL ELEVATIONS ON THIS PLAN ARE GEODETIC

NO.	REVISION/ISSUE	DATE
02	REVISED AS PER NEW SITE PLAN & CITY COMMENTS	AUG 09/16
01	ISSUED FOR SITE PLAN CONTROL	SEP 04/15
No.	Revision/Issue	Date

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



115 Walgreen Road R.R. #3, Carp, ON K0A 1L0
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Stamp:

Stamp:



Client:

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92 BENTLY AVENUE, 2ND FLOOR
OTTAWA, ON, K2E 6T9
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Project:

4405 & 4409 INNES ROAD
PROPOSED STRIP MALL

OTTAWA

ON

Drawing Title:

SITE SERVICING AND UTILITIES PLAN

Scale: 1:200

Project Number:

Drawn by:

JMJ

Checked By:

CJM/RPK

Designed By:

JMJ

Date:

AUGUST 03, 2015

Project Number:

CP-14-0214

Drawing Number:

SHEET 3 of 3

C103