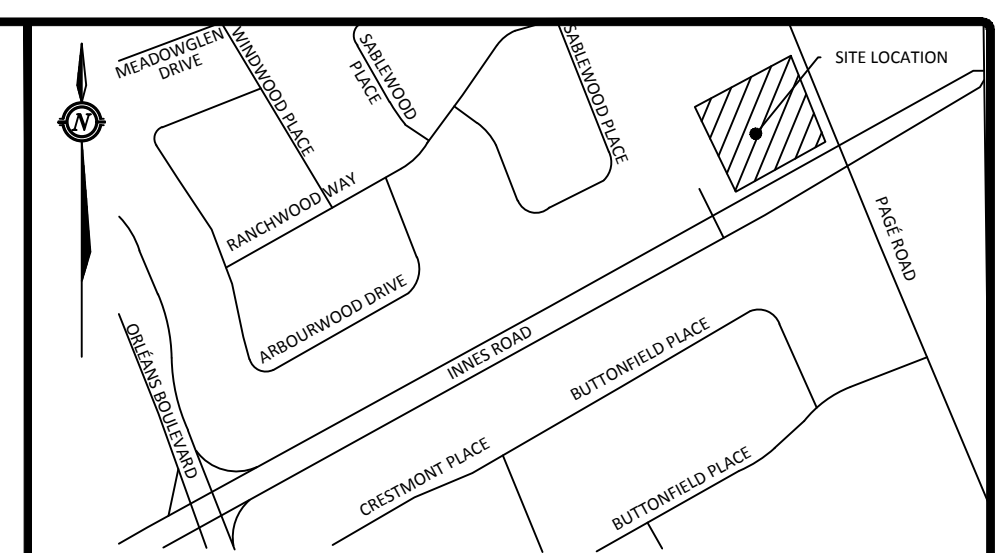


- ### GENERAL NOTES
- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
 - THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY (OR SHOWN ON) FARLEY, SMITH & DENNIS SURVEYING LTD. UNDER PLAN # 137-17 DATED MAY 25, 2017 AND CANNOT BE USED TO ACCURATELY OR COMPLETELY. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP TO DATE AND 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 OR CITY 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 THE CITY OR CITY AUTHORITIES.
 - EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY OR 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 OR CITY.
 - ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OR 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 PRIOR TO PLACEMENT OF ASPHALT. 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, TELEPHONE AND TELEVISION SERVICE LOCATIONS SUBJECT TO THE APPROVAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA,
 - TELEPHONE SERVICE - BELL CANADA,
 - GAS SERVICE - ENBRIDGE,
 - TELEVISION SERVICE - BELL CANADA,
 - TELEVISION SERVICE - ROGERS.
 - INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES BELL, HYDRO AND THE CITY OR CITY.
 - ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
 - ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR CITY.
 - THIS PLAN MUST BE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT BY MOREY ASSOCIATES LTD. AND SITE SERVICING REPORT BY MP REPORT # CP-17-0469 DATED, OCTOBER 6, 2017, REVISED JUNE 1, 2018.

- ### SEWER NOTES
- CONSTRUCT ALL SEWER AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS, AS WELL AS THE CITY OR CITY 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 2.0m 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 LARGER THAN 200mm DIAMETER AND LESS THAN 450mm DIAMETER TO BE PVC SDR 35 OR APPROVED EQUIVALENT. SEWERS AND CONNECTIONS 450mm DIAMETER AND LARGER TO BE CONCRETE CL 65-D OR APPROVED EQUIVALENT.
 - INSULATE ALL STORM AND SANITARY SEWERS/SERVICES, OTHER THAN CATCH BASIN LEADS 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" LONG MARKER.
 - CONTRACTOR TO TELETYPE (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mm Ø 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 AND CATCHBASIN MANHOLE LEADS ARE TO BE MINIMUM 200mm Ø, CITY MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED. ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150 mm Ø PERFORATED PIPE FOR 3.0m ON ALL AVAILABLE SIDES AS PER CITY OF OTTAWA STANDARD DRAWING "R1".
 - ALL SAN AND STM BUILDING CONNECTIONS TO BE EQUIPPED WITH BACKWATER VALVES AS PER CITY STANDARD DRAWINGS S14 AND S14.1.
 - CONTRACTOR TO CCTV ALL NEW STORM AND SANITARY SEWERS AND PROVIDE REPORT TO OWNER PRIOR TO PLACEMENT OF ASPHALT.

- ### WATERMAIN NOTES
- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS AS WELL AS CITY OR CITY STANDARDS AS INDICATED.
 - WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY OF OTTAWA STANDARD DRAWING "W22".
 - IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
 - USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER CITY OF OTTAWA STANDARD DRAWING "W26".
 - CONNECTION TO EXISTING BY CITY OR CITY FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT IS TO BE COMPLETED BY THE CONTRACTOR.
 - THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY OF OTTAWA STANDARD DRAWING "W22".
 - THERMAL INSULATION OF WATERMANS UNDER ROAD SIDE DITCHES AS PER CITY OF OTTAWA STANDARD DRAWING "W21".



LEGEND

	BARRIER CURB
	CURB DEPRESSION
	HEAVY DUTY ASPHALT
	ASPHALT RAMP AND/OR WALKWAY
	CONCRETE RAMP AND/OR WALKWAY
	SWALE CENTERLINE
	TERRACING @ 3:1 SLOPE UNLESS SPECIFIED
	STORM MANHOLE
	CATCH BASIN MANHOLE
	CATCH BASIN OR DITCH INLET
	LANDSCAPE CATCH BASIN
	PERFORATED SUBDRAIN
	SANITARY MANHOLE
	TYPICAL GRADE
	BOTTOM OF WALL GRADE
	SWALE GRADE
	TOP OF GRATE GRADE
	EXISTING GRADE (NOT SHOWN ON SURVEY)
	OVERLAND FLOW ROUTE
	100yr PONDING
	5yr PONDING
	GRADE MARKER
	SILT FENCE
	DISTRICT METERING AREA CHAMBER

No.	Revision/Issue	Date
4	REVISED PER NEW SITE PLAN	JUN 06, 2018
3	REVISED AS PER CITY COMMENTS	JUN 01, 2018
2	ISSUED FOR SITE PLAN CONTROL	DEC 13, 2017
1	ISSUED FOR REVIEW	OCT 27, 2017

SCALE 1 : 200

0 10 20 Metres

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

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 www.mcintoshperry.com

Stamp:

Client: PROJECT 1 STUDIO INC.
 300-260 ST. PATRICK STREET, OTTAWA, ON K1N 5K5

Project: 3443 INNES ROAD
 PROPOSED 6 STOREY MIXED USE BLDG.

OTTAWA ONTARIO

Drawing Title: SITE SERVICING PLAN

Scale: 1:200 Project Number: CP-17-0469

Drawn by: SVL Checked by: RPK Designed by: CIM Date: AUG 28/17

Project Number: CP-17-0469 Drawing Number: SHEET 2 of 2

C102

SAN STRUCTURE TABLE

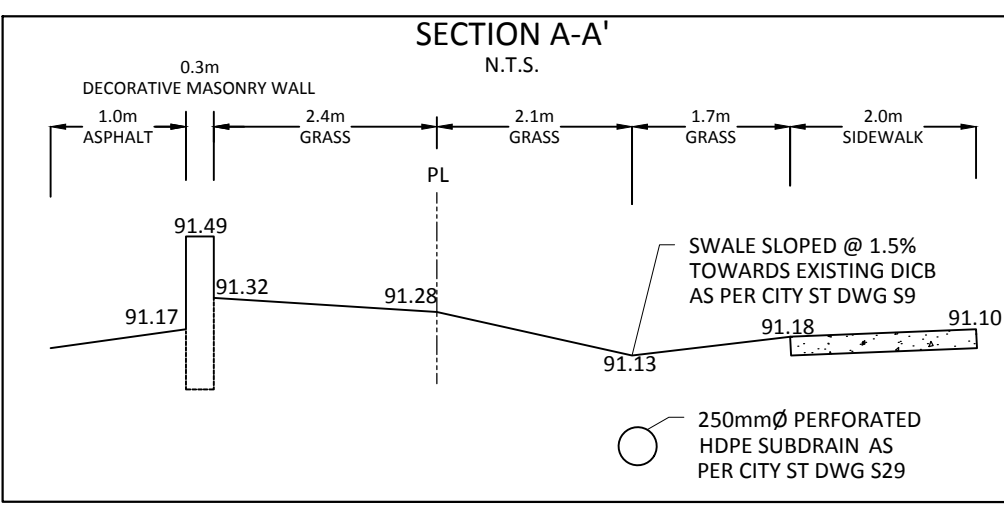
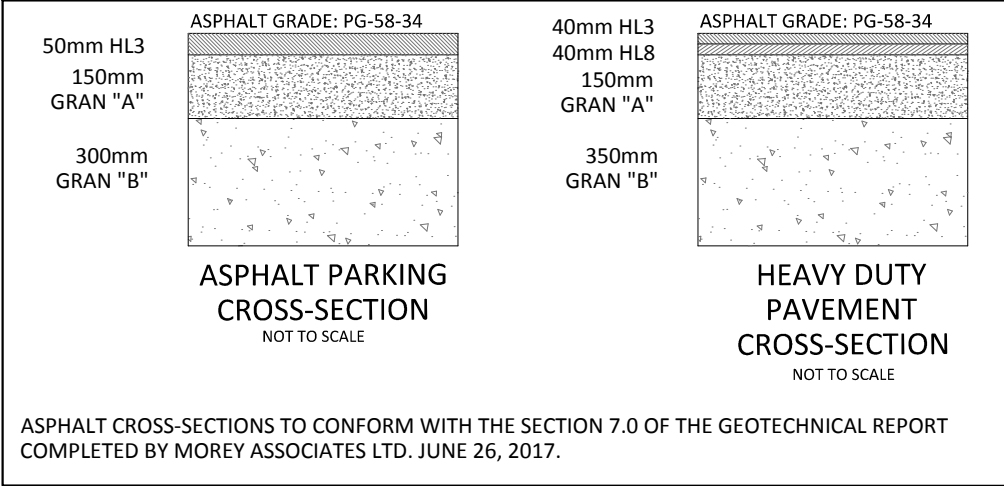
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
EX. SANMH	91.45	SW88.930		EXISTING STRUCTURE
MH1A	91.39	SW89.013	NE88.985	OPSD 701.010 COVER OPSD 401.050 (WATER TIGHT)
MH2A	91.17	SE89.371	NE89.280	OPSD 701.010 COVER OPSD 401.030 (WATER TIGHT)

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB#1	90.90		NE89.726	OPSD 705.010 COVER S19
CBMH#1	90.90	NW89.693	SW89.633	OPSD 701.010 FRAME S25 COVER S28.1
CBMH#2	91.00	SW89.928	SE89.868	OPSD 701.010 FRAME S25 COVER S28.1
CBMH#3	91.16	SW90.056	NE90.016	OPSD 701.010 FRAME S25 COVER S28.1
ECB#1	91.23		S90.430	S31
EX.DCB	90.63	N89.830		EXISTING STRUCTURE
LSCB#1	90.86	N90.060	S90.060	S30
ROOF DRAIN	91.10		NE90.114	OPSD 705.010 COVER S19
STCH1	91.14	SW89.624	SE89.524	STORMCEPTOR COVER OPSD 401.030 (WATERTIGHT)

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	DEPTH
TEE	0+000.0	91.38	88.98	2.40
VALVE	0+012.9	91.42	89.02	2.40
TEE	0+017.5	91.25	88.85	2.40
45° BEND	0+038.3	91.10	88.70	2.40
45° BEND	0+060.3	91.14	88.74	2.40
BUILDING	0+044.8	91.50	89.10	2.40
HYDRANT				
TEE	0+000.0	91.25	88.85	2.40
VALVE	0+001.0	91.28	88.88	2.40
HYDRANT	0+006.6	91.39	88.99	2.40



SCHEDULE OF CITY OF OTTAWA STANDARD DRAWINGS

No.	No.	No.
R10	S29	
R25	S30	
SC1.1		
SC2		
SC4		
SC5		
SC7.1		
S11.4		

PROJECT: 3443 Innes Road, Ottawa, Ontario
 DRAWING: SITE SERVICING PLAN
 DATE: AUG 28, 2017
 DRAWN BY: SVL
 CHECKED BY: RPK
 DESIGNED BY: CIM
 PROJECT NUMBER: CP-17-0469
 SHEET: 2 OF 2

D07-12-17-0169