

WATER COVER TABLE				
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
300 X 150 TEE VALVE	1+000.00	88.25	85.85	2.40
VERTICAL BEND	1+002.13	88.22	85.82	2.40
VERTICAL BEND	1+002.79	88.22	85.16	3.06
VERTICAL BEND	1+005.84	88.31	85.16	3.15
VERTICAL BEND	1+006.59	88.31	85.91	2.40
PIPE CROSSING #7	1+025.56	88.51	86.00	2.51
45' BEND	1+041.34	88.53	86.13	2.40
45' BEND	1+044.34	88.58	86.18	2.40
BUILDING	1+046.00	88.85	86.45	2.40
EXISTING HYDRANT	2+000.00	88.33	85.93	2.40
PROPOSED HYDRANT	2+002.00	88.36	85.96	2.40

SANITARY STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	88.48	SE85.67	NW85.11	COVER CITY S24 FRAME CITY S25 STRUC OPSD 701.010
MH2A	88.58	SW86.94	NW86.34	COVER CITY S24 FRAME CITY S25 STRUC OPSD 701.010

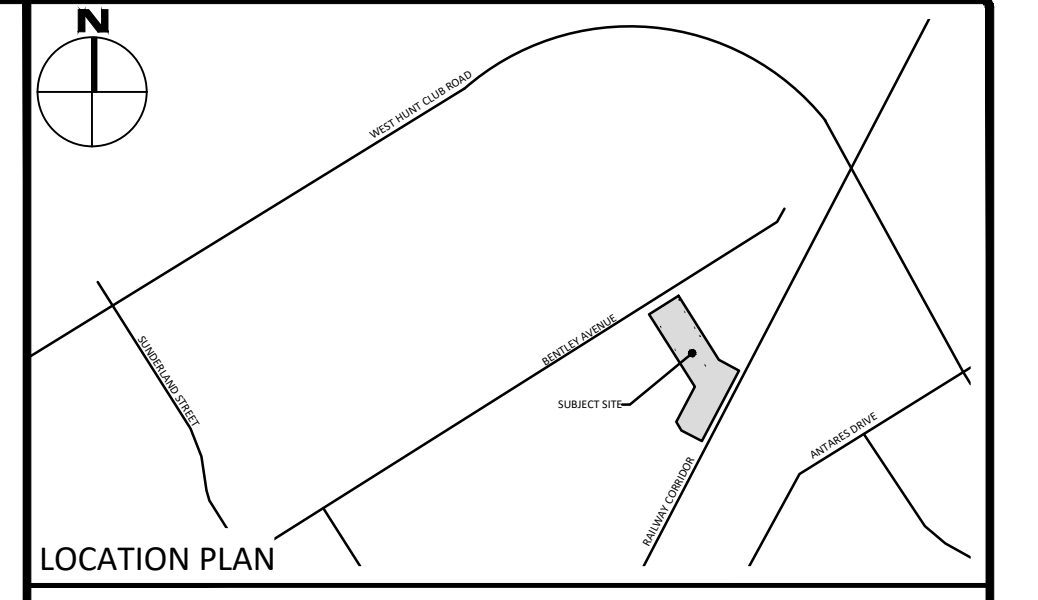
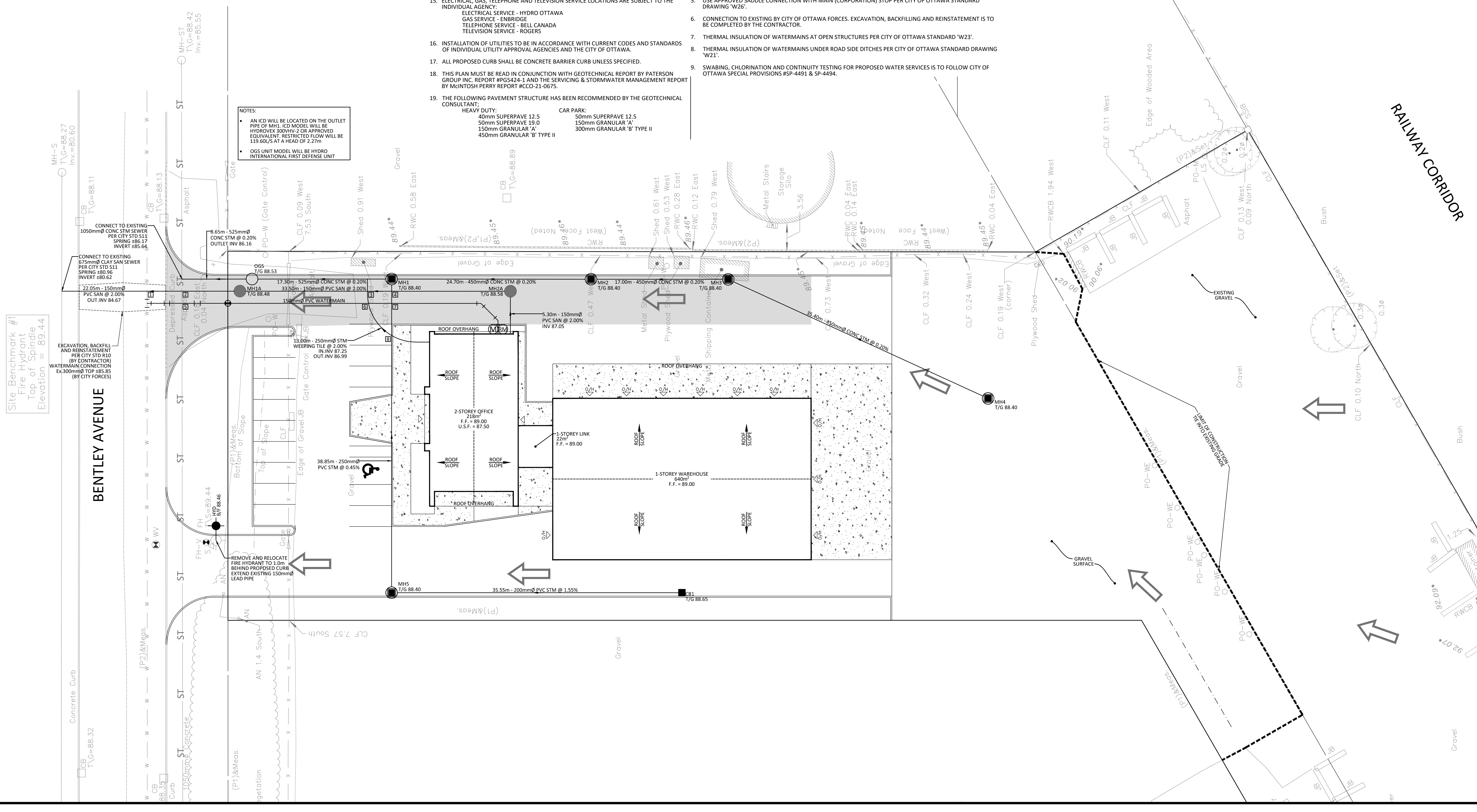
STORM STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB1	88.65		NW87.26	COVER CITY STD S19 FRAME CITY STD S19 STRUC OPSD 705.010
MH1	88.40	SE86.29 SW86.49	NW86.21	COVER CITY S28.1 FRAME CITY S25 STRUC OPSD 701.010 c/w ICD ON OUTLET
MH2	88.40	SE86.35	NW86.34	COVER CITY S28.1 FRAME CITY S25 STRUC OPSD 701.010
MH3	88.40	S86.41	NW86.38	COVER CITY S28.1 FRAME CITY S25 STRUC OPSD 701.010
MH4	88.40		N86.48	COVER CITY S28.1 FRAME CITY S25 STRUC OPSD 701.010
MH5	88.40	SE86.71	NE86.66	COVER CITY S28.1 FRAME CITY S25 STRUC OPSD 701.010
OGS	88.53	SE86.18	NW86.18	HYDRO INTERNATIONAL FD-4HC UNIT

CROSSING CONFLICT TABLE		
LOCATION	DESCRIPTION	SEPARATION
1	150mmØ WATERMAIN INV 85.53 150mmØ SAN SERVICE OBV 85.03	0.50
2	1050mmØ STM SERVICE INV 85.65 150mmØ SAN SERVICE OBV 85.12	0.53
3	250mmØ STM SERVICE INV 87.02 150mmØ WATER SERVICE OBV 86.14	0.88
4	250mmØ STM SERVICE INV 86.50 150mmØ SAN SERVICE OBV 86.20	0.30
5	1050mmØ STM SERVICE INV 85.66 150mmØ WATER SERVICE OBV 85.16	0.50
6	250mmØ STM SERVICE INV 87.05 150mmØ WATER SERVICE OBV 86.11	0.94
7	150mmØ STM SERVICE INV 87.17 150mmØ WATER SERVICE OBV 86.00	0.50
8	250mmØ STM SERVICE INV 87.17 250mmØ STM SERVICE OBV 86.87	0.30

- ### GENERAL NOTES
- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND INVOLVE 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) ANNS, O'SULLIVAN, VOLLEBERG LTD. PLAN #20395-20 AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. 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.
 - RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY OF OTTAWA.
 - EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY OF OTTAWA.
 - 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 OF OTTAWA.
 - ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OF OTTAWA DETAILS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
 - CONTACT THE CITY OF OTTAWA 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 OF OTTAWA'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.
 - ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA
 - GAS SERVICE - ENBRIDGE
 - TELEPHONE SERVICE - BELL CANADA
 - TELEVISION SERVICE - ROGERS
 - INSTALLATION OF UTILITIES TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF INDIVIDUAL UTILITY APPROVAL AGENCIES AND THE CITY OF OTTAWA.
 - ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
 - THIS PLAN MUST BE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT BY PATERSON GROUP INC. REPORT #PGS424-1 AND THE SERVING & STORMWATER MANAGEMENT REPORT BY MINTOSH PERRY REPORT #CCO-21-0675.
 - THE FOLLOWING PAVEMENT STRUCTURE HAS BEEN RECOMMENDED BY THE GEOTECHNICAL CONSULTANT:

HEAVY DUTY:	CAR PARK:
40mm SUPERPAVE 12.5	50mm SUPERPAVE 12.5
50mm SUPERPAVE 18.0	150mm GRANULAR 'A'
150mm GRANULAR 'A'	300mm GRANULAR 'B' TYPE II
450mm GRANULAR 'B' TYPE II	

- ### SEWER NOTES
- CONSTRUCT ALL SEWERS AND APPURTENANCES TO CITY OF OTTAWA STANDARDS (IF AVAILABLE) OR PER OPSD STANDARDS.
 - 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 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.
 - INSULATE ALL SEWERS AND/OR SERVICES THAT HAVE LESS THAN 1.8m OF COVER WITH THERMAL INSULATION PER CITY OF OTTAWA STANDARD W22.
 - SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m 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, OUTLET CONNECTION TO THE MAIN AND PIPES 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 AND CATCHBASIN MANHOLE LEADS ARE TO BE MINIMUM 200mmØ WITH MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED.
 - ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS ARE TO HAVE 150mmØ PERFORATED PIPE FOR 3.0m ON ALL AVAILABLE SIDES PER CITY OF OTTAWA STANDARD DRAWING R1.
- ### WATERMAIN NOTES
- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY OF OTTAWA STANDARDS.
 - INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM 888 TYPE "K" SOFT.
 - WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED PER CITY OF OTTAWA STANDARD 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 PER CITY OF OTTAWA STANDARD DRAWING W26.
 - CONNECTION TO EXISTING BY CITY OF OTTAWA FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT IS TO BE COMPLETED BY THE CONTRACTOR.
 - THERMAL INSULATION OF WATERMANS AT OPEN TRENCHES PER CITY OF OTTAWA STANDARD W23.
 - THERMAL INSULATION OF WATERMANS UNDER ROAD SIDE DITCHES PER CITY OF OTTAWA STANDARD DRAWING W21.
 - SWABING, CHLORINATION AND CONTINUITY TESTING FOR PROPOSED WATER SERVICES IS TO FOLLOW CITY OF OTTAWA SPECIAL PROVISIONS #SP-4451 & SP-4454.



LEGEND

	CONCRETE BARRIER CURB		DRAINAGE SWALE
	CONCRETE WALKWAY		DRAINAGE DITCH
	HEAVY DUTY ASPHALT		SLOPING AT 3:1 UNLESS SPECIFIED
	STORM SEWER MANHOLE		SURFACE ELEVATION
	CATCHBASIN MANHOLE		SWALE ELEVATION
	CATCHBASIN		TOP OF WALL ELEVATION
	SANITARY SEWER MANHOLE		BOTTOM OF WALL ELEVATION
	FIRE HYDRANT		OVERLAND FLOW ROUTE
	WATER VALVE		SILT FENCE BARRIER
	WATER METER		STRAW BALE CHECK DAM
	REMOTE WATER METER		

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

	1 ISSUED FOR SITE PLAN CONTROL	AUG. 12, 2020
No.	Revisions	Date

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

SCALE 1 : 250

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 OTTAWA, ON K2A 3Z5

Project: CITYSCAPE COMMERCIAL WAREHOUSE
 144 BENTLEY AVENUE
 OTTAWA, ON

Drawing Title: **SITE SERVICING PLAN**

Scale: 1:250 Project Number: CCO-21-0675

Drawn By: P.G.K. Checked By: R.P.K. Designed By: C.J.M.

Drawing Number: C102

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