



**LEGEND**

|                   |                              |
|-------------------|------------------------------|
| ---               | PROPERTY LINE                |
| ---               | EXISTING WATERMAIN           |
| ---               | EXISTING SANITARY SEWER      |
| ---               | EXISTING STORM SEWER         |
| --- BELL --- BELL | EXISTING BELL                |
| --- GAS --- GAS   | EXISTING GAS                 |
| ---               | EXISTING UNDERGROUND HYDRO   |
| ○                 | EXISTING MANHOLE             |
| ⊙                 | EXISTING CATCH BASIN MANHOLE |
| +                 | EXISTING FIRE HYDRANT        |
| +                 | EXISTING VALVE BOX           |
| +                 | EXISTING SPOT ELEVATION      |
| □                 | EXISTING CATCH BASIN         |

**TOPOGRAPHIC INFORMATION**  
 TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.  
 PROJ. NO. 16810-16  
 DATED DECEMBER 23, 2016

**SITE PLAN INFORMATION**  
 SITE PLAN PROVIDED BY RODERICK LAHEY ARCHITECT INC.  
 PROJ. NO. 1637  
 DATED SEPTEMBER 5, 2018

**GEOTECHNICAL STUDY**  
 GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP  
 PROJ. NO. PG4069-1  
 DATED MARCH 15, 2017

**SITE SERVING AND STORMWATER MANAGEMENT STUDY**  
 SERVING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL  
 DATED JUNE 2018

**BENCH MARK**  
 #1 - TOP OF SIB ELEV=79.59  
 #2 - TOP OF CUT CROSS IN SIDEWALK ELEV=77.74  
 #3 - TOP OF CUT CROSS ELEV=78.55

**GENERAL NOTES**

- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (PSD) AND SPECIFICATIONS (SPS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
- THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CORRECT UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE DEVELOPER.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE "CONTRACTOR" AS DEFINED IN THE ACT.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR LATEST IMPROVEMENT.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
- CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
- ALL SERVICES CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SITE SERVING AND STORMWATER MANAGEMENT REPORT.
- ALL SERVICES SHALL BE INSTALLED WITH A MINIMUM COVER OF 1.0M SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPSD IS EXCEEDED.
- PIPE / CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
- SHOULD DEPTH BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING / REMOVAL.
- DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN.
- THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVING AND GRADING DRAWINGS.
- BENCHMARKS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

| No. | BY     | YY.MM.DD | DESCRIPTION                    |
|-----|--------|----------|--------------------------------|
| 8   | A.W.T. | 18.09.05 | ISSUED FOR MUNICIPAL APPROVAL  |
| 7   | A.W.T. | 18.08.27 | ISSUED FOR PERMIT              |
| 6   | G.G.M. | 18.08.16 | ISSUED FOR MUNICIPAL APPROVAL  |
| 6   | G.G.M. | 18.07.04 | ISSUED FOR PERMIT              |
| 5   | G.G.M. | 18.06.27 | REVISED PER MUNICIPAL COMMENTS |
| 4   | A.D.F. | 18.04.19 | REVISED PER MUNICIPAL COMMENTS |
| 3   | A.W.T. | 18.04.06 | ISSUED FOR TENDER              |
| 2   | H.J.P. | 18.01.29 | ISSUED FOR MUNICIPAL REVIEW    |
| 1   | S.L.M. | 17.09.22 | ISSUED FOR MUNICIPAL REVIEW    |

**EXISTING CONDITIONS PLAN**  
**3071 RIVERSIDE DRIVE** © DSEL

CANOE BAY COMMUNITY  
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 Ottawa, Ontario, K2J 3Z8

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DESIGNED BY: A.W.T. CHECKED BY: S.L.M. DRAWING NO. SHEET NO.  
 DESIGNED BY: B.N.C. CHECKED BY: A.D.F. EX-1 1 of 7  
 SCALE: 1:750 DATE: JUNE 2018