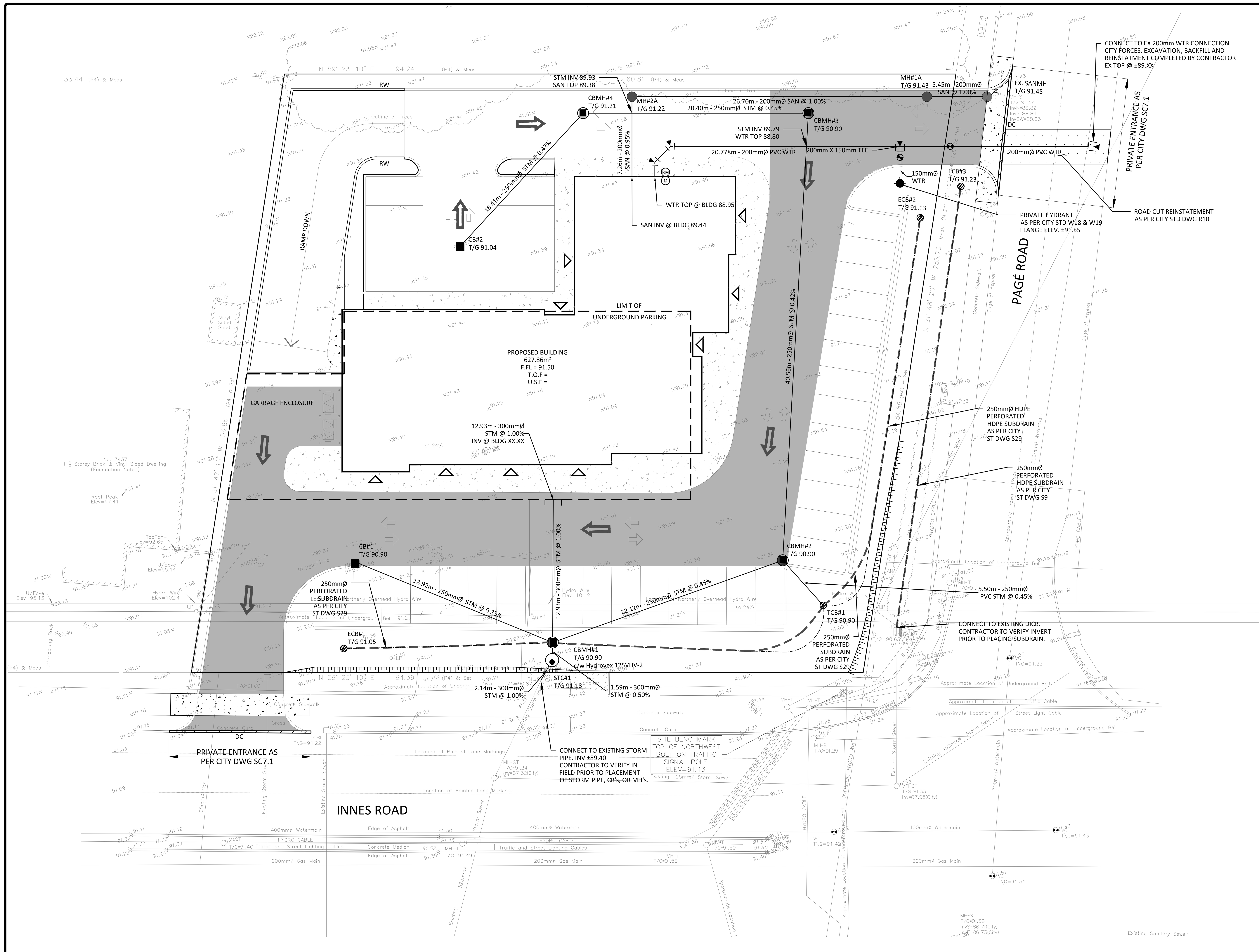


GENERAL NOTES

1. 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.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOW HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) FARLEY, SMITH & DENIS SURVEYING LTD. SURVEY PLAN # 137-17, DATED MAY 25, 2017 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.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OR CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. 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.
6. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL, SEED & MULCH AS SOON AS FEASIBLE.
7. 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.
8. 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.
9. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
11. 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.
12. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY OR CITY.
13. 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.
14. 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.
15. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
16. HYDRO, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS SUBJECT TO THE APPROVAL AGENCY:
    - ELECTRICAL SERVICE - HYDRO OTTAWA,
    - TELEPHONE SERVICE - BELL CANADA,
    - GAS SERVICE - ENBRIDGE,
    - TELEPHONE SERVICE - BELL CANADA,
    - TELEVISION SERVICE - ROGERS.
17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES BELL, HYDRO AND THE CITY OR CITY.
18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
19. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR CITY.
20. 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.

SEWER NOTES

1. CONSTRUCT ALL SEWER AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS, AS WELL AS THE CITY OR CITY STANDARDS AS INDICATED.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
3. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
4. SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
5. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR SAND.
6. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0m BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
7. 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.
8. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES, OTHER THAN CATCH BASIN LEADS THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION.
9. 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.
10. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ONSITE, 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.
11. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN.
12. ALL CATCHBASIN AND CATHCBASIN MANHOLE LEADS ARE TO BE MINIMUM 200mmØ, CITY MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED. ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150 mmØ PERFORATED PIPE FOR 3.0m ON ALL AVAILABLE SIDES AS PER CITY OF OTTAWA STANDARD DRAWING 'R1'.
13. ALL SAN AND STM BUILDING CONNECTIONS TO BE EQUIPED WITH BACKWATER VALVES AS PER CITY STANDARD DRAWINGS S14 AND S14.1
14. CONTRACTOR TO CCTV ALL NEW STORM AND SANITARY SEWERS AND PROVIDE REPORT TO OWNER PRIOR TO PLACEMENT OF ASPHALT.

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS AS WELL AS CITY OR CITY STANDARDS AS INDICATED.
2. WATERMAINS 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'.
3. 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.
4. USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER CITY OF OTTAWA STANDARD DRAWING 'W26'.
5. CONNECTION TO EXISTING BY CITY OR CITY FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT IS TO BE COMPLETED BY THE CONTRACTOR.
6. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY OF OTTAWA STANDARD DRAWING 'W22'.
7. THERMAL INSULATION OF WATERMAINS UNDER ROAD SIDE DITCHES AS PER CITY OF OTTAWA STANDARD DRAWING 'W21'.

SAN STRUCTURE TABLE

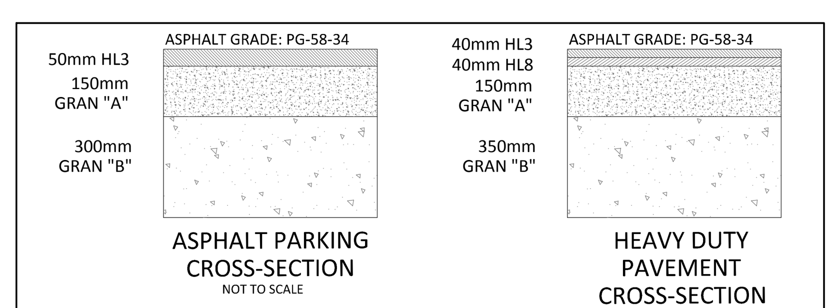
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
EX. SANMH	91.45	SW88.930		EXISTING STRUCTURE
MH#1A	91.43	SW89.013	NE88.985	OPSD 701.010 COVER OPSD 401.050 (WATER TIGHT)
MH#2A	91.22	SE89.371	NE89.280	OPSD 701.010 COVER OPSD 401.050 (WATER TIGHT)

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	DEPTH
TEE	0+000.00	91.38	88.98	2.40
VALVE	0+012.9	91.39	88.99	2.40
TEE	0+017.5	91.26	88.86	2.40
45°BEND	0+038.3	91.12	88.72	2.40
45°BEND	0+040.3	91.36	88.96	2.40
BUILDING	0+044.8	91.35	88.95	2.40
HYDRANT				
TEE	0+000.0	91.32	88.92	2.40
VALVE	0+001.0	91.28	88.88	2.40
HYDRANT	0+006.6	91.39	88.99	2.40

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB#1	90.90		E89.566	OPSD 705.010 COVER S19
CB#2	91.04		N90.055	OPSD 705.010 COVER S19
CBMH#1	90.90	W89.500 NE89.500 NW89.500 SW90.100 NE90.100	SE89.459	OPSD 701.011 FRAME S25 COVER S24.1 C/W HYDROVEX 125VHV-2
CBMH#2	90.90	NW89.630 E89.900	SW89.600	OPSD 701.010 FRAME S25 COVER S28.1
CBMH#3	90.90	SW89.862	SE89.802	OPSD 701.010 FRAME S25 COVER S28.1
CBMH#4	91.21	S89.984	NE89.954	OPSD 701.010 FRAME S25 COVER S28.1
ECB#1	91.05		NE90.250	S31
ECB#2	91.13		S90.531	S31
ECB#3	91.23		S90.430	S31
EX.DICB	90.63	N89.830		EXISTING STRUCTURE
STC#1	91.18	NW89.451	S89.421	STORMCEPTOR
TCB#1	90.90	N90.350	W89.925 SW90.347	S30

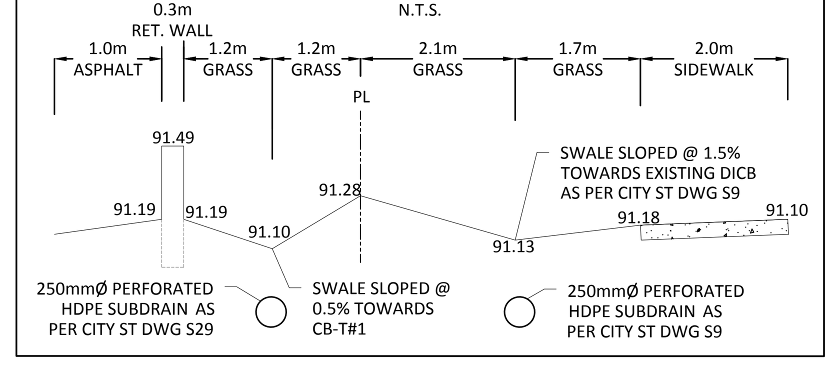


ASPHALT PARKING CROSS-SECTION
NOT TO SCALE

HEAVY DUTY PAVEMENT CROSS-SECTION
NOT TO SCALE

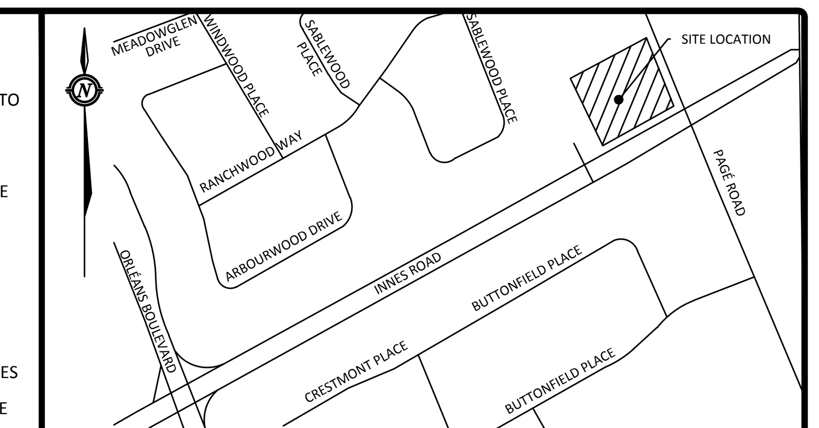
ASPHALT CROSS-SECTIONS TO CONFORM WITH THE SECTION 7.0 OF THE GEOTECHNICAL REPORT COMPLETED BY MOREY ASSOCIATES LTD. JUNE 26, 2017.

SECTION A-A'
N.T.S.



SCHEDULE OF CITY OF OTTAWA STANDARD DRAWINGS

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



LOCATION PLAN

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
- MH1 — STORM MANHOLE
- CBMH — CATCH BASIN MANHOLE
- CB / DICB — CATCH BASIN OR DITCH INLET
- LANDSCAPE CATCH BASIN
- PERFORATED SUBDRAIN
- MH1A — SANITARY MANHOLE
- 73.21 — TYPICAL GRADE
- ×73.21 B/W — BOTTOM OF WALL GRADE
- ×73.21(S) — SWALE GRADE
- T/G 73.21 — TOP OF GRATE GRADE
- ×EX.73.21 — EXISTING GRADE (NOT SHOWN ON SURVEY)
- OVERLAND FLOW ROUTE
- 100yr PONDING
- 5yr PONDING
- ×76.16 — GRADE MARKER
- SILT FENCE

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date
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

McINTOSH PERRY
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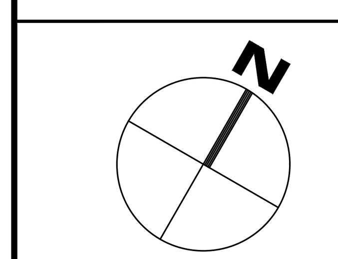

Stamp: LICENSED PROFESSIONAL ENGINEER 2017/10/26 R. P. KENNEDY 100086734 PROVINCE OF ONTARIO

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:		Drawing Number:	
Designed By:			
Date:	AUG 28/17	SHEET 2 of 2	C102

FILENAME: H:\01 Project - Proposals\2017 Jobs\CP\0CP-17-0469 P1S_SPC_3443 Innes Road\15 - Drawings\0CP-17-0469 - PRESENTATION.dwg
LAST SAVED: Tuesday, October 24, 2017 LAST SAVED BY: s.leflar
LAST PLOTTED: Thursday, October 26, 2017 CTB FILE USED: ----