

LEGEND

---	PROPERTY LINE	+	EXISTING SPOT ELEVATION
---	EXISTING WATERMAIN	+	EXISTING OVERLAND FLOW ROUTE
---	EXISTING COMBINED SEWER	+	
---	BELL	+	
---	GAS	+	
---	U/G HYDRO	+	
○	EXISTING MANHOLE		
⊕	EXISTING CATCH BASIN MANHOLE		
+	EXISTING FIRE HYDRANT		
+	EXISTING VALVE BOX		

- 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 (OPSD) AND SPECIFICATIONS (OPSS), 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 CONFIRM 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 CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
 - THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
 - ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
 - THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
 - ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
 - ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% 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.
 - ALL PIPE / CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
 - SHOULD 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 SITE BENCHMARKS HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

EXISTING UNDERGROUND SERVICES AND UTILITY LOCATIONS IN DERIVED FROM THE BEST AVAILABLE DATA, AS-CONSTRUCTED DRAWINGS, UTILITY DRAWINGS AND INFRASTRUCTURE MAPPING PROVIDED BY THE CITY OF OTTAWA.

CONTRACTOR TO CONFIRM ELEVATIONS AND LOCATIONS OF EXISTING UNDERGROUND SERVICES AND UTILITIES WITHIN THE RIGHT OF WAY PRIOR TO INSTALLATION OF SITE SERVING INFRASTRUCTURE.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT THE FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
 TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD
 PROJ. NO.194250
 DATED MARCH 5, 2018

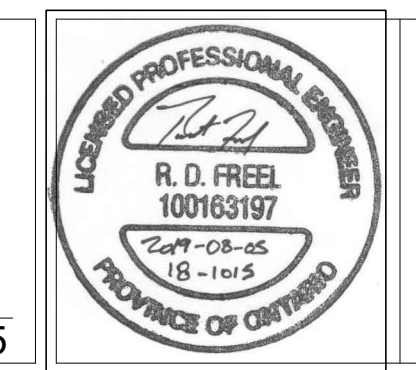
SITE PLAN INFORMATION
 SITE PLAN PROVIDED BY RODERICK LAHEY ARCHITECTS
 PROJ. NO.1724
 DATED NOVEMBER 30, 2017

GEOTECHNICAL STUDY
 GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP
 PROJ. NO. PG4430-1
 DATED FEBRUARY 8, 2019

SITE SERVING AND STORMWATER MANAGEMENT STUDY
 SERVING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
 PROJ. NO. 18-1015
 DATED MARCH 2019

BENCH MARK
 BENCHMARK #1: TOP OF FIRE HYDRANT SPINDLE LOCATED SOUTH EAST OF SUBJECT SITE
 ELEV=63.51
 BENCHMARK #2: NAIL ON UTILITY POLE LOCATED NORTH EAST OF SUBJECT SITE
 ELEV=62.55

No.	BY	YY.MM.DD	DESCRIPTION
2	C.M.K.	19.03.05	ISSUED FOR MUNICIPAL REVIEW
1	C.M.K.	19.03.01	ISSUED FOR COORDINATION



PROJECT No18-1015

EXISTING CONDITIONS PLAN
 70 BEECH STREET & 75 NORMAN STREET © DSEL

THE PROPERTIES GROUP
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DRAWN BY:	C.M.K.	CHECKED BY:	R.J.F.	DRAWING NO.	SHEET NO.
DESIGNED BY:	C.M.K.	CHECKED BY:	A.J.G.	EX-1	1 of 4
SCALE:	1:200	DATE:	MARCH 2019		

CONTRACTOR TO CONFIRM ONSITE EXISTING SERVICE LATERALS FOR 75 NORMAN STREET

CONTRACTOR TO LOCATE AND CAP 70 BEECH STREET EXISTING SANITARY SERVICES AT THE PROPERTY LINE.
 CONTRACTOR TO LOCATE EXISTING 70 BEECH STREET WATER SERVICES. WATER SERVICES TO BE BLANKED AT MAIN BY CITY FORCES. EXCAVATION, BACKFILLING, AND REINSTATEMENT BY CONTRACTOR.
 CONTRACTOR TO LOCATE EXISTING 70 BEECH STREET UTILITY SERVICES AND CONNECTIONS TO BE REMOVED BY OTHERS.