NOTES: GENERAL

1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS
2. ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND REGULATIONS OF THE: CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT
3. THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE TV, AND CONSUMERS GAS LINES.
5. ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS AND AS PER THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT.
6. REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED ON FEBRURARY 22, 2021 AND REVISED ON MARCH 26, 2021. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
8. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. VERIFY THAT JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED.
9. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
10. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
11. ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONDITIONS UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
12. ABUTTING PROPERTY GRADES TO BE MATCHED UNLESS OTHERWISE SHOWN.
13. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
14. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
15. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
16. AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
17. CONTRACTOR TO OBTAIN POST-CONSTRUCTION TOPOGRAPHIC SURVEY, COMPLETED BY OLS OR P.ENG CONFIRMING COMPLIANCE WITH DESIGN GRADING AND SERVICING. SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.
18. ABIDE BY RECOMMENDATIONS OF GEOTECHNICAL REPORT. REPORT ANY VARIATIONS IN OBSERVED CONATIONS FROM THOSE INCLUDED IN REPORT.
19. REPORT REFERENCES
   i. STORMWATER MANAGEMENT REPORT, PREPARED BY WSP CANADA INC, PROJ. NO. 211-01794-00, APRIL 6, 2021
   ii. GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY PATERSON GROUP, REPORT NO. PG5682-1, MARCH 31, 2021

NOTES: EROSION AND SEDIMENT CONTROL

** CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES, AND MEETING ASSOCIATED LEED REQUIREMENT **

1. PRIOR TO START OF CONSTRUCTION:

1.1. INSTALL SILT FENCE IN LOCATION SHOWN ON DWG C08 AND C09.
1.2. INSTALL FILTER FABRIC OR SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE (SEE TYPICAL DETAIL).
1.3. INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.

2. DURING CONSTRUCTION:

2.1. MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
2.2. PERIMETER VEGETATION TO REMAIN IN PLACE UNTIL PERMANENT STORM WATER MANAGEMENT IS IN PLACE. OTHERWISE, IMMEDIATELY INSTALL SILT FENCE WHEN THE EXISTING SITE IS DISTURBED AT THE PERIMETER.
2.3. PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER. TIE-IN TEMPORARY SWALE TO EXISTING CB'S AS REQUIRED.
2.4. PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
2.5. INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
2.6. DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
2.7. EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES.
2.8. DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
2.9. CONTROL WIND-BLOWN DUST OFF SITE BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED AND TO THE SATISFACTION OF THE ENGINEER).
2.10. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
2.11. CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
2.12. DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPED.
2.13. ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
2.14. TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ABUTTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
2.15. ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
2.16. 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 FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

NOTES: WATERMAIN

1. ALL WATERMAIN AND WATERMAIN APPURTANANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
2. ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 18 MEETING AWWA SPECIFICATION C900.
3. ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE WATERMAINS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE SHALL BE MAINTAINED; WHERE WATERMAINS CROSS UNDER OTHER UTILITIES, A MINIMUM 0.50m CLEARANCE SHALL BE MAINTAINED. WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED, THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2. WHERE 2.4m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W22. WHERE A WATERMAIN IS IN CLOSE PROXIMITY TO AN OPEN STRUCTURE, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W23.
4. CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W25.3 & W25.4.
5. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 & W42.
6. ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD
7. FIRE HYDRANT LOCATION AND INSTALLATION AS PER CITY OF OTTAWA STANDARD W18 & W19. CONTRACTOR TO PROVIDE FLOW TEST AND PAINTING OF NEW HYDRANT IN ACCORDANCE WITH CITY STANDARDS.
8. IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

NOTES: SANITARY SEWER AND MANHOLES

9. ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW SANITARY PIPING. PROVIDE DYE TESTING FOR NEW SERVICES.
10. SANITARY SEWER PIPE SIZE 150mm DIAMETER AND GREATER TO BE PVC SDR-35 (UNLESS SPECIFIED OTHERWISE) WITH RUBBER GASKET TYPE JOINTS IN CONFORMANCE WITH CSA B-182.2,3,4.
11. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
12. MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES AS PER THE OPSD 701.021
13. ANY SANITARY SEWER WITH LESS THAN 2.5m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.

NOTES: STORM SEWERS AND STRUCTURES

14. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORM SEWERS, SERVICES AND CB LEADS.
15. STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
16. SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
17. ALL STORM MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.01. FRAME AND COVER TO BE AS PER CITY OF OTTAWA STANDARD S25 AND S24.1.
18. ANY NEW OR EXISTING STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
19. CB IN LANDSCAPE AREAS SHALL BE AS PER CITY OF OTTAWA STANDARD S31.
20. ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE SPECIFIED.
21. STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19. STORM CBMH'S AS INDICATED IN TABLE WITH SUMP AND FRAME/COVER AS PER OPSD 401.010 TYPE B. SANITARY MH'S AS PER OPSD 701.010 TYPE A BASE WITH BENCHING, AND FRAME/COVER AS PER OPSD 401.010 TYPE A. ADJUSTMENT SECTIONS SHALL BE AS PER OPSD 704.010.
22. INSTALLATION OF FLOW CONTROL ICD'S TO BE VERIFIED BY QUALITY VERIFICATION ENGINEER RETAINED BY CONTRACTOR.

NOTES: PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

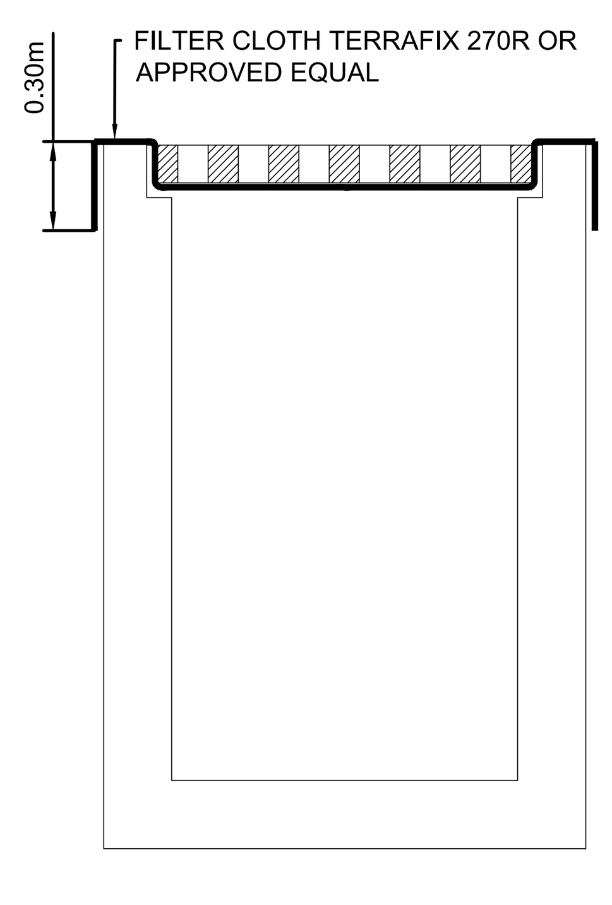
1. CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10.
2. CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
3. FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
4. CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
5. GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR B PLACEMENT.
6. CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
7. ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR A PLACEMENT.
8. CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
9. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
10. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
11. PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) FOR HEAVY DUTY AND LIGHT DUTY AREAS TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT AND SHOWN ON THE PLANS.

PAVEMENT STRUCTURE - ACCESS LANES AND HEAVY LOADING

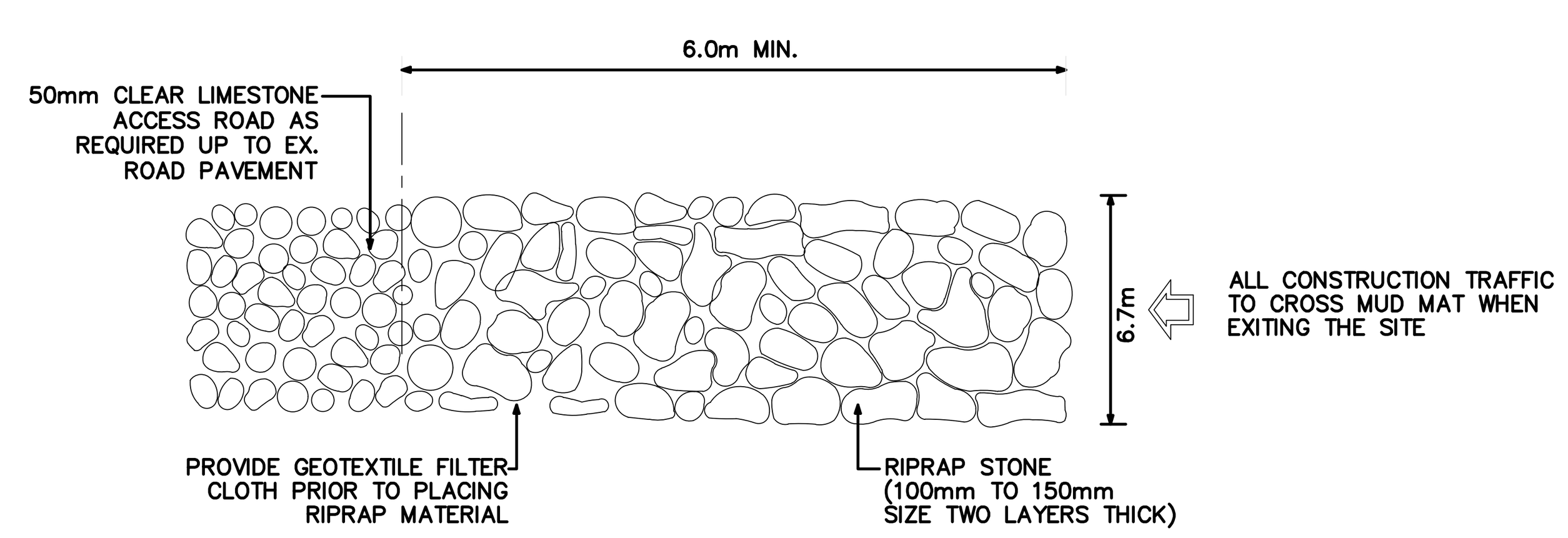
COURSE	MATERIAL	THICKNESS
WEAR COURSE	SUPERPAVE 12.5 ASPHALTIC CONCRETE	40mm
BINDER COURSE	SUPERPAVE 19.0 ASPHALTIC CONCRETE	50mm
BASE	OPSS GRANULAR 'A' CRUSHED STONE	150 mm
SUBBASE	OPSS GRANULAR 'B' TYPE II	450 mm

PAVEMENT STRUCTURE - CAR AND PARKING AREAS

COURSE	MATERIAL	THICKNESS
WEAR COURSE	HL3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE	50 mm
BASE	OPSS GRANULAR 'A' CRUSHED STONE	150 mm
SUBBASE	OPSS GRANULAR 'B' TYPE II	300 mm



FILTER CLOTH CATCHBASIN OR MANHOLE SEDIMENT CONTROL DEVICE
(NTS)



MUD MAT DETAIL
(NTS)

LEGEND:

EXISTING FIRE HYDRANT	86.43 EXISTING GRADE
EXISTING V&VB	86.10 PROPOSED GRADE AT BOTTOM OF ROCK
EXISTING VALVE CHAMBER	86.10 PROPOSED GRADE
PROPOSED FIRE HYDRANT	86.15 PROPOSED TOP OF CURB
PROPOSED VALVE AND VALVE BOX	86.15(s) PROPOSED SWALE ELEVATION
PROPOSED VALVE AND VALVE CHAMBER	2.0% PROPOSED SLOPE
PROPOSED REMOTE METER	100 YR 100 YEAR PONDING LIMIT
PROPOSED METER	5 YR 5 YEAR PONDING LIMIT
STMH/CBMH PROPOSED CATCHBASIN MANHOLE	SIAMESE CONNECTION
CB PROPOSE CATCHBASIN	OVERLAND MAJOR FLOW ROUTE
PROPOSE LANDSCAPE CATCHBASIN	STORM DRAINAGE BOUNDARY
EXISTING CATCHBASIN MANHOLE	ID CONTROLLED A C — ID DENOTES WATERSHED NAME, A DENOTES AREA IN HECTARES, C DENOTES RUNOFF COEFFICIENT
SA EXISTING SANITARY SEWER AND MANHOLE	SANITARY DRAINAGE BOUNDARY
PROPOSED SANITARY SEWER AND MANHOLE	ID GA DA — ID DENOTES SANITARY DRAINAGE NAME, GA DENOTES GROSS AREA IN HECTARES, DA DENOTES DEVELOPED AREA IN HECTARES
ST EXISTING STORM SEWER AND MANHOLE	F.FL.=106.10 FINISHED FLOOR ELEVATION
PROPOSED STORM SEWER AND MANHOLE	
PROPOSED WATERMAIN	
PROPOSED SUBDRAIN	
EXISTING WATERMAIN	
PROPOSED CENTERLINE OF SWALE	
PROPOSED TERRACING (3:1 MAX)	
PROPOSED CONCRETE CURB	
EXISTING BUILDING OR STRUCTURE	

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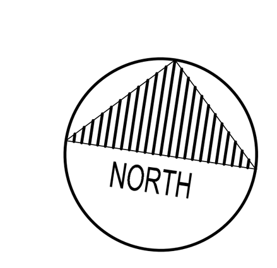
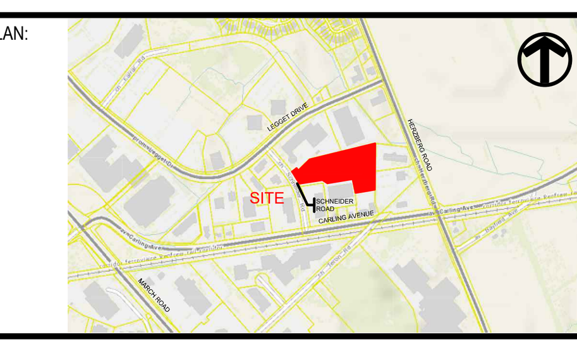
SEAL:



CLIENT:
RENFROE LAND MANAGEMENT
CLIENT REF. #:

PROJECT:
103 SCHNEIDER ROAD

KEY PLAN:



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ISSUED FOR - REVISION:

IS	RE	DATE	DESCRIPTION
1		2021-04-06	ISSUED FOR SPA

PROJECT NO: 211-01794-00	DATE: APRIL 2021
ORIGINAL SCALE: 1:400	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DESIGNED BY: D.Y.	
DRAWN BY: D.Y.	
CHECKED BY: D.Y./I.J.	25mm

DISCIPLINE: CIVIL

TITLE: NOTES AND DETAILS

SHEET NUMBER: C01

SHEET # 1 OF 7

ISSUE: ISSUED FOR SPA — REV # 0
DATE OF: 2021-04-06

V:\15-13 ME 2021 Projects\211-01794-00 101-103 Schneider Road Industrial\3. Drawings\Working drawings\211-01794-00_C.dwg Apr 06, 2021-1:07pm BY (Jwwy09974)

CATCHBASIN/CATCHBASIN MANHOLE AND ICD DATA TABLE													
STRUCTURE ID	AREA ID	STRUCTURE	COVER	TOP OF GRATE	INVERT				DIAMTER (mm)	TYPE	HEAD (m)	FLOW (l/s)	ICD TYPE
					INLET	INLET	INLET	OUTLET					
PARCEL 1													
CBMH101	S-EXT1-3, S-U1, S-U3	OPSD 701.010	S28.1	77.38				74.824	450	CONC. CL 100-D			
CBMH103	S-EXT4, S-U2	OPSD 701.010	S28.1	77.00			74.508	74.448	450	CONC. CL 100-D			
CBMH105	S-101	OPSD 701.010	S28.1	75.95				74.776	350	PVC SDR-35	1.36	13.5	75mm
CBMH107	S-104	OPSD 701.011	S28.1	75.50				74.297	300	PVC SDR-35	13.8	1.42	75mm
CB01	S-102	OPSD 705.010	S19.1	75.95				74.651	250	PVC SDR-35	1.46	14	75mm
CB02	S-103	OPSD 705.010	S19.1	75.95				74.396	250	PVC SDR-35	1.71	15.2	75mm
CB03	S-105	OPSD 705.010	S19.1	75.45				74.183	250	PVC SDR-35	1.43	13.9	75mm
CB04	S-106	OPSD 705.010	S19.1	76.69				74.594	200	PVC SDR-35	2.2	30.6	100mm

STORM STRUCTURE TABLE									
STRUCTURE ID	TOP OF GRATE	INVERT				DESCRIPTION			
		INLET	INLET	INLET	OUTLET	SIZE	OPSD	COVER	
CBMH101	77.38				74.824	1200mm DIA.	OPSD 701.010	S28.1	
STMH102	77.21			74.821	74.791	1200mm DIA.	OPSD 701.010	S24.1	
CBMH103	77.00			74.508	74.448	1200mm DIA.	OPSD 701.010	S28.1	
STMH104	77.05		74.616	74.416	74.266	1200mm DIA.	OPSD 701.010	S24.1	
CBMH105	75.95				74.776	1200mm DIA.	OPSD 701.010	S28.1	
STMH106	76.03		74.263	74.013	73.938	1800mm DIA.	OPSD 701.012	S24.1	
CBMH107	75.50				74.297	1200mm DIA.	OPSD 701.010	S28.1	
STMH108	75.83		73.671	74.026	73.651	1500mm DIA.	OPSD 701.011	S24.1	
STMH109	75.39			73.557	73.527	1500mm DIA.	OPSD 701.011	S24.1	
STMH110	76.77		74.174	74.379	74.154	1200mm DIA.	OPSD 701.010	S24.1	
STMH111	76		73.807	74.212	73.787	1500mm DIA.	OPSD 701.011	S24.1	
CB01	75.95				74.651	600X600mm	OPSD 705.010	S19.1	
CB02	75.95				74.396	600X600mm	OPSD 705.010	S19.1	
CB03	75.45				74.183	600X600mm	OPSD 705.010	S19.1	
CB04	76.69				74.594	600X600mm	OPSD 705.010	S19.1	

SAN STRUCTURE TABLE								
STRUCTURE ID	TOP OF GRATE ELEVATION	INVERT				DESCRIPTION		
		INLET	INLET	INLET	OUTLET	SIZE	OPSD	COVER
SAMH101	77.19			75.620	75.590	1200mm DIA.	OPSD-701.010	S24
SAMH102	76.98			75.664	75.604	1200mm DIA.	OPSD-701.010	S24
SAMH103	77.04		75.525	75.485	75.465	1200mm DIA.	OPSD-701.010	S24
SAMH104	77.57		75.327	75.367	75.307	1200mm DIA.	OPSD-701.010	S24
SAMH105	77.57		75.044	75.084	75.024	1200mm DIA.	OPSD-701.010	S24
SAMH106	78.25			74.898	74.868	1200mm DIA.	OPSD-701.010	S24
SAMH107	77.99		74.820	74.760	74.760	1200mm DIA.	OPSD-701.010	S24

PIPE CROSSING TABLE								
		Invert	Obvert			Invert	Obvert	
1	200mmØ PVC SAN	74.856	75.056	0.363	Clearance Under	75.419	75.669	*EXISTING 305mmØ DI W/M*
2	200mmØ PVC SAN	74.904	75.104	2.296	Clearance Under	77.400		PROPOSED CULVERT
3	250mmØ W/M	75.430	75.680	1.820	Clearance Under	77.500		PROPOSED CULVERT
4	*EXISTING 150mmØ W/M*	75.630	75.780	1.920	Clearance Under	77.700		PROPOSED CULVERT
5	200mmØ PVC SAN	75.055	75.255	0.300	Clearance Above	74.505	74.755	250mmØ W/M
6	200mmØ PVC SAN	75.338	75.538	0.300	Clearance Above	74.788	75.038	250mmØ W/M
7	450mmØ CONC STM	74.713	75.163	0.300	Clearance Above	74.163	74.413	250mmØ W/M
8	200mmØ PVC SAN	75.460	75.660	0.583	Clearance Above	74.427	74.877	450mmØ CONC STM
9	200mmØ PVC SAN	75.530	75.730	0.656	Clearance Above	74.624	74.874	250mmØ PVC STM
10	200mmØ PVC SAN	75.496	75.696	1.136	Clearance Above	74.110	74.360	250mmØ W/M
11	250mmØ PVC STM	74.64	74.890	0.300	Clearance Above	74.090	74.340	250mmØ W/M
12	200mmØ PVC SAN	75.694	75.894	1.004	Clearance Above	74.490	74.690	200mmØ W/M

WATERMAIN SCHEDULE - PARCEL 1				
STATION	DESCRIPTION	FINISHED GRADE	TOP OF WATERMAIN	AS-BUILT WATERMAIN
200mm W/M Looping				
0+000	Connect to Ex. 254mm W/M WITH 22.5° BEND	78.100		75.700
0+000.8	Crossing Proposed Culvert	78.080	75.680	
0+036.7	200x250 TEE*	77.710	75.310	
0+073.4	150x250 TEE**	77.488	75.088	
0+080.5	22.5° Bend	77.460	75.060	
0+090.4	22.5° Bend	77.460	75.060	
0+096.3	Connect existing building water service	77.530	75.130	
0+110.6	200x250 TEE***	77.546	75.146	
0+148.9	200x250 TEE****	77.249	74.849	
0+150.7	200x250 REDUCER	77.237	74.837	
0+181.7	200mm VB	77.455	75.055	
0+183.1	200mm W/M STUB (BLDG C)	77.520	75.120	
***From 200x250 TEE to 200mm w/m Stub (Building A Water Service)**				
0+000	200x250 TEE*	77.710	75.310	
0+003.0	Crossing 250mmØ PVC SAN	77.630	74.755	
0+006.1	200mm VB	77.659	75.259	
0+007.3	200mm W/M STUB	77.750	75.350	
****From 150x200 TEE to Proposed F/HYD (Middle Private Hydrant)**				
0+000	150x250 TEE**	77.488	75.088	
0+005.2	150mm VB	77.694	75.294	
0+007.8	Proposed F/HYD	77.873	75.473	
*****From 200x250 TEE to 200mm w/m Stub (Building A Water Service)**				
0+000	200x250 TEE*	77.546	75.146	
0+003.3	Crossing 450mmØ CONC STM	77.526	74.413	
0+007.2	Crossing 250mmØ PVC SAN	77.593	75.038	
0+010.6	200mm VB	77.680	75.280	
0+007.3	200mm W/M STUB	77.800	75.400	
******From 200x250 TEE to 200mm w/m Stub (Building B Water Service)**				
0+000	200x250 TEE****	77.249	74.849	
0+006.8	Crossing 200mmØ PVC SAN	77.205	74.360	
0+008.2	Crossing 250mmØ PVC STM	77.219	74.340	
0+010.2	150x250 TEE*****	77.254	74.854	
0+012.0	200x250 REDUCER	77.307	74.907	
0+029.1	Crossing 200mmØ PVC SAN	77.090	74.690	
0+030.7	45° Bend	77.088	74.688	
0+032.7	45° Bend	77.139	74.739	
0+034.0	200mm VB	77.182	74.782	
0+036.1	200mm W/M STUB	77.400	75.000	
*******From 150x200 TEE to Proposed F/HYD (East Private Hydrant)**				
0+000	150x250 TEE*****	77.254	74.854	
0+000.8	150mm V & VB	77.273	74.873	
0+001.7	Proposed F/HYD	77.288	74.888	

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2021-04-06
PROVINCE OF ONTARIO

NORTH

CLIENT:
RENFROE LAND MANAGEMENT

CLIENT REF. #:

PROJECT:
103 SCHNEIDER ROAD

KEY PLAN:

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IS	RE	DATE	DESCRIPTION
1		2021-04-06	ISSUED FOR SPA

PROJECT NO: 211-01794-00
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TITLE: DETAILS
SHEET NUMBER: C02
SHEET #: 2 OF 7
ISSUE: ISSUED FOR SPA
REV #: 0
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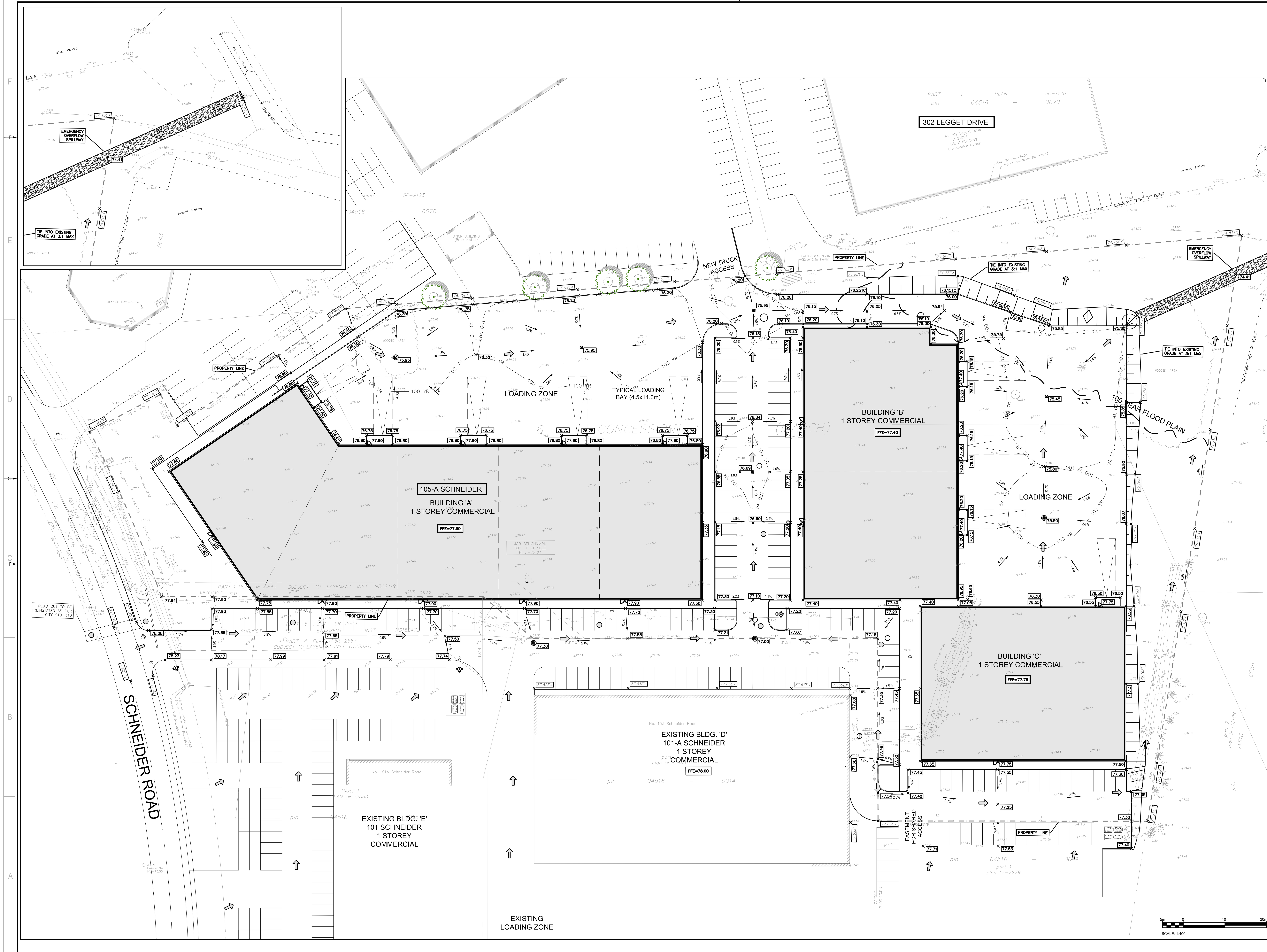

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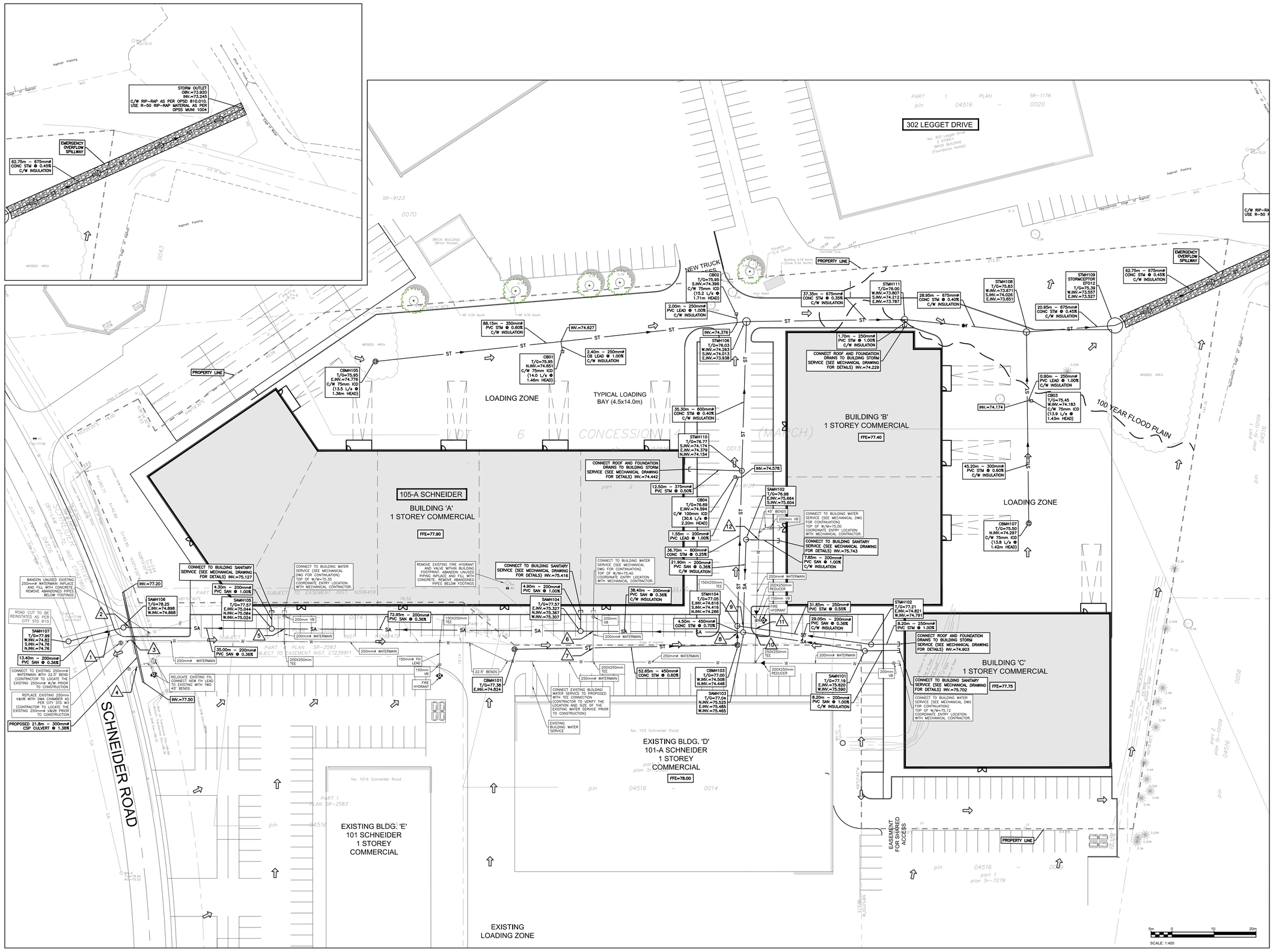
GRADING PLAN

SHEET NUMBER: C03
SHEET #: 3 OF 7

ISSUE: ISSUED FOR SPA
DATE OF: 2021-04-06
REV # 0

V:\10-13 ME 2021 Projects\211-01794-00 101-103 Schneider Road Industrial\3. Drawings\Working drawings\211-01794-00_C.dwg Apr 06, 2021-1:07pm BY:(cawy069741)



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TITLE: SERVICING PLAN

SHEET NUMBER: C04
SHEET #: 4 OF 7

ISSUE: ISSUED FOR SPA
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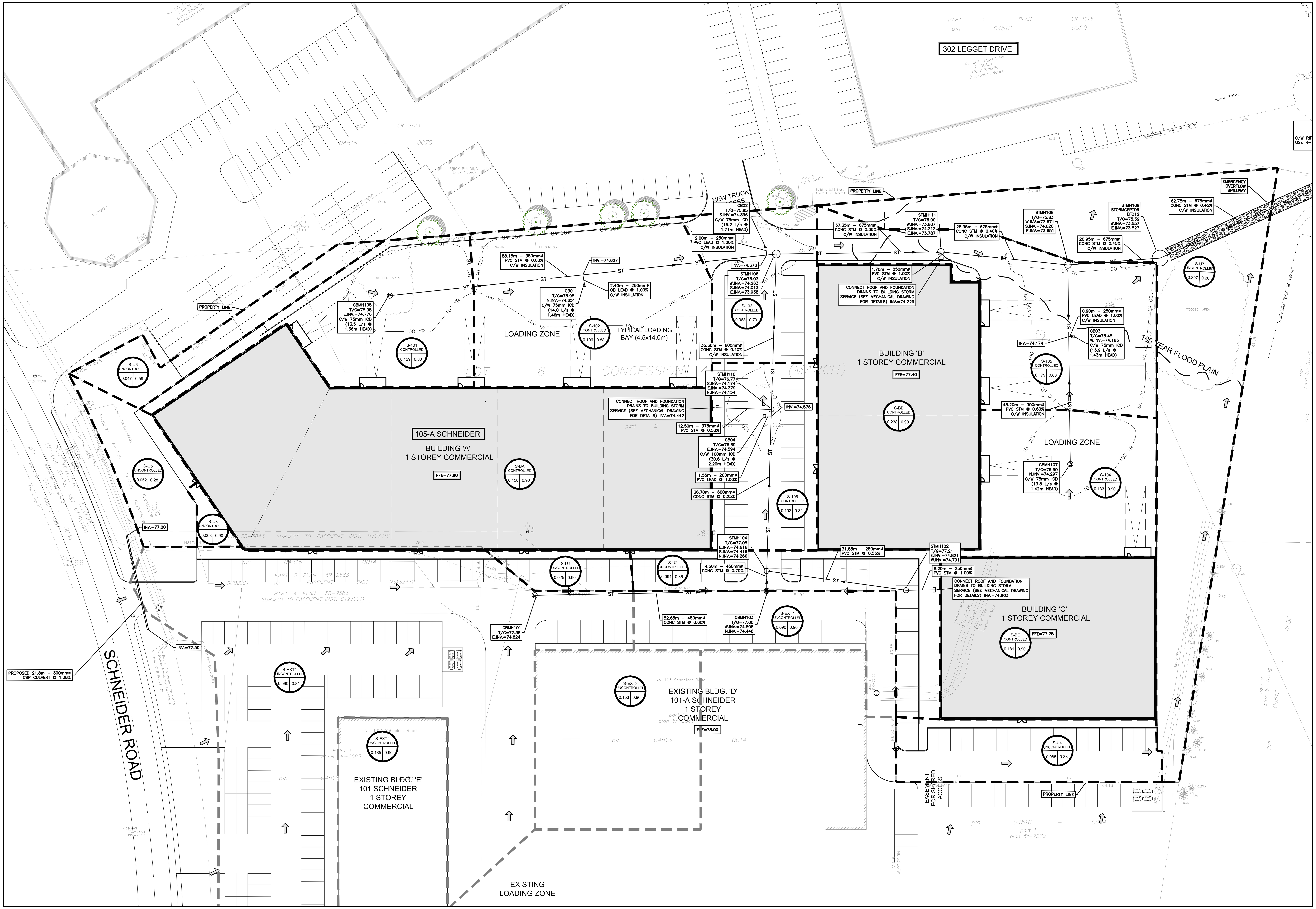

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TITLE:

DRAINAGE AREA PLAN

SHEET NUMBER: C05

SHEET #: 5 OF 7

ISSUE: ISSUED FOR SPA — REV #: 0

DATE OF: 2021-04-06

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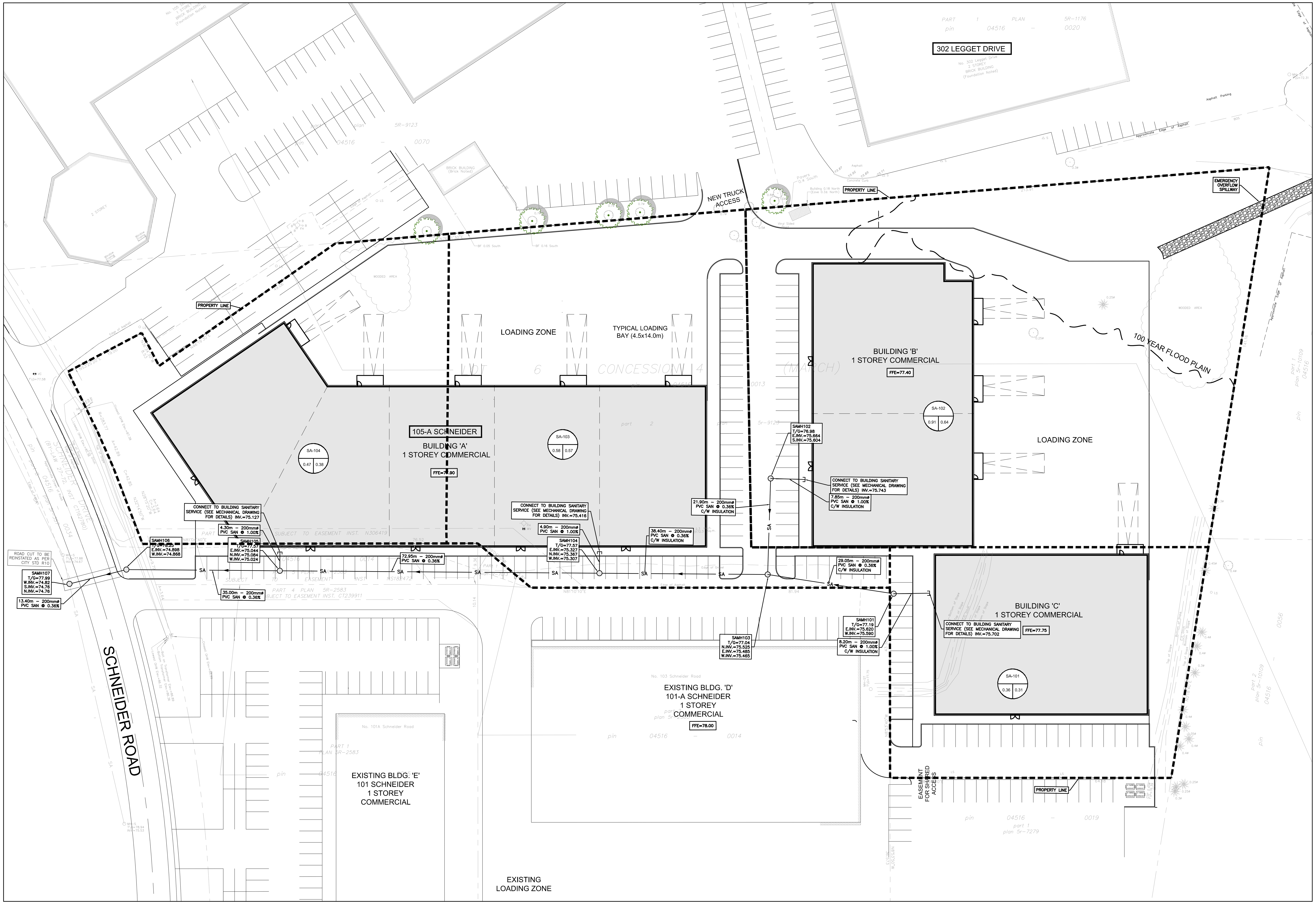

302 LEGGET DRIVE
NEW TRUCK ACCESS
PROPERTY LINE
EMERGENCY OVERFLOW SPILLWAY
LOADING ZONE
TYPICAL LOADING BAY (4.5x14.0m)
CONCESSION 4
105-A SCHNEIDER
BUILDING 'A'
1 STOREY COMMERCIAL
SA-104
0.47 0.38
SA-103
0.58 0.57
BUILDING 'B'
1 STOREY COMMERCIAL
FFE=77.40
SA-102
0.91 0.64
100 YEAR FLOOD PLAIN
LOADING ZONE
SAMH102
T/G=76.98
E.INV.=75.664
S.INV.=75.604
CONNECT TO BUILDING SANITARY SERVICE (SEE MECHANICAL DRAWING FOR DETAILS) INV.=75.743
7.85m – 200mmø PVC SAN @ 1.00% C/W INSULATION
21.90m – 200mmø PVC SAN @ 0.36% C/W INSULATION
CONNECT TO BUILDING SANITARY SERVICE (SEE MECHANICAL DRAWING FOR DETAILS) INV.=75.127
4.30m – 200mmø PVC SAN @ 1.00%
CONNECT TO BUILDING SANITARY SERVICE (SEE MECHANICAL DRAWING FOR DETAILS) INV.=75.416
4.90m – 200mmø PVC SAN @ 1.00%
38.40m – 200mmø PVC SAN @ 0.36% C/W INSULATION
SAMH106
E.INV.=74.898
W.INV.=74.868
SAMH105
E.INV.=75.044
N.INV.=75.084
W.INV.=75.024
SAMH104
T/G=77.57
E.INV.=75.327
N.INV.=75.367
W.INV.=75.307
72.95m – 200mmø PVC SAN @ 0.36%
29.05m – 200mmø PVC SAN @ 0.36% C/W INSULATION
ROAD CUT TO BE REINSTATED AS PER CITY STD R10
SAMH107
T/G=77.99
W.INV.=74.82
S.INV.=74.76
N.INV.=74.76
13.40m – 200mmø PVC SAN @ 0.36%
35.00m – 200mmø PVC SAN @ 0.36%
SA
BUILDING 'C'
1 STOREY COMMERCIAL
FFE=77.75
CONNECT TO BUILDING SANITARY SERVICE (SEE MECHANICAL DRAWING FOR DETAILS) INV.=75.702
SAMH101
T/G=77.19
E.INV.=75.620
W.INV.=75.590
8.20m – 200mmø PVC SAN @ 1.00% C/W INSULATION
SAMH103
T/G=77.04
N.INV.=75.525
E.INV.=75.485
W.INV.=75.465
SA-101
0.36 0.31
SCHNEIDER ROAD
EXISTING BLDG. 'D'
101-A SCHNEIDER
1 STOREY
COMMERCIAL
FFE=78.00
EXISTING BLDG. 'E'
101 SCHNEIDER
1 STOREY
COMMERCIAL
EASEMENT FOR SHARED ACCESS
EXISTING LOADING ZONE
SCALE: 1:400

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SANITARY DRAINAGE AREA PLAN

SHEET NUMBER: C06
SHEET #: 6 OF 7
ISSUE: ISSUED FOR SPA
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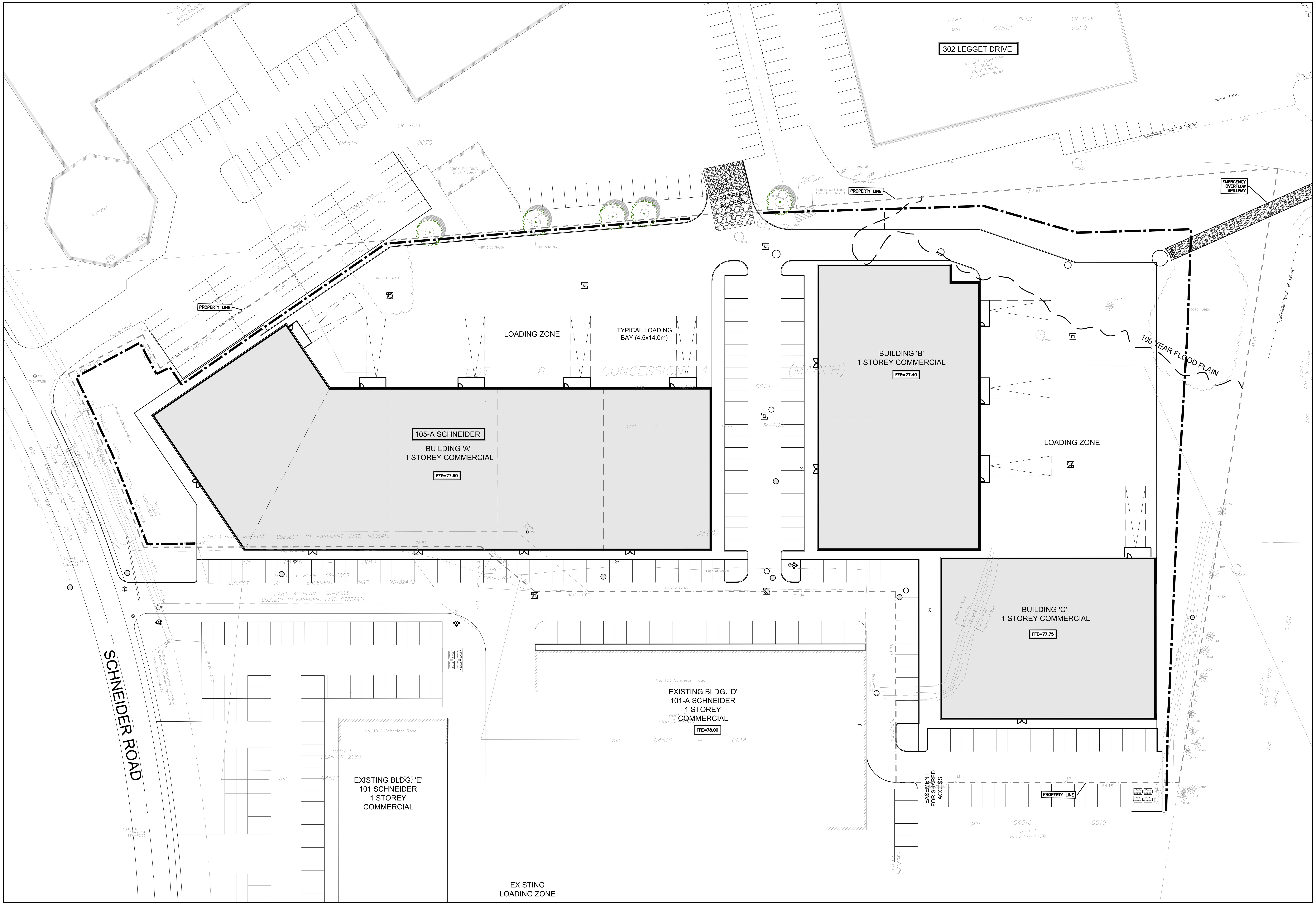

LEGEND

- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
- SNOW FENCE
- ROCK CHECK DAM AS PER OPSD-219.211
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- FILTER CLOTH PLACED UNDER CB AND CBMH COVER

SCALE: 1:400

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TITLE:
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER: C07
SHEET #: 7 OF 7

ISSUE: ISSUED FOR SPA
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