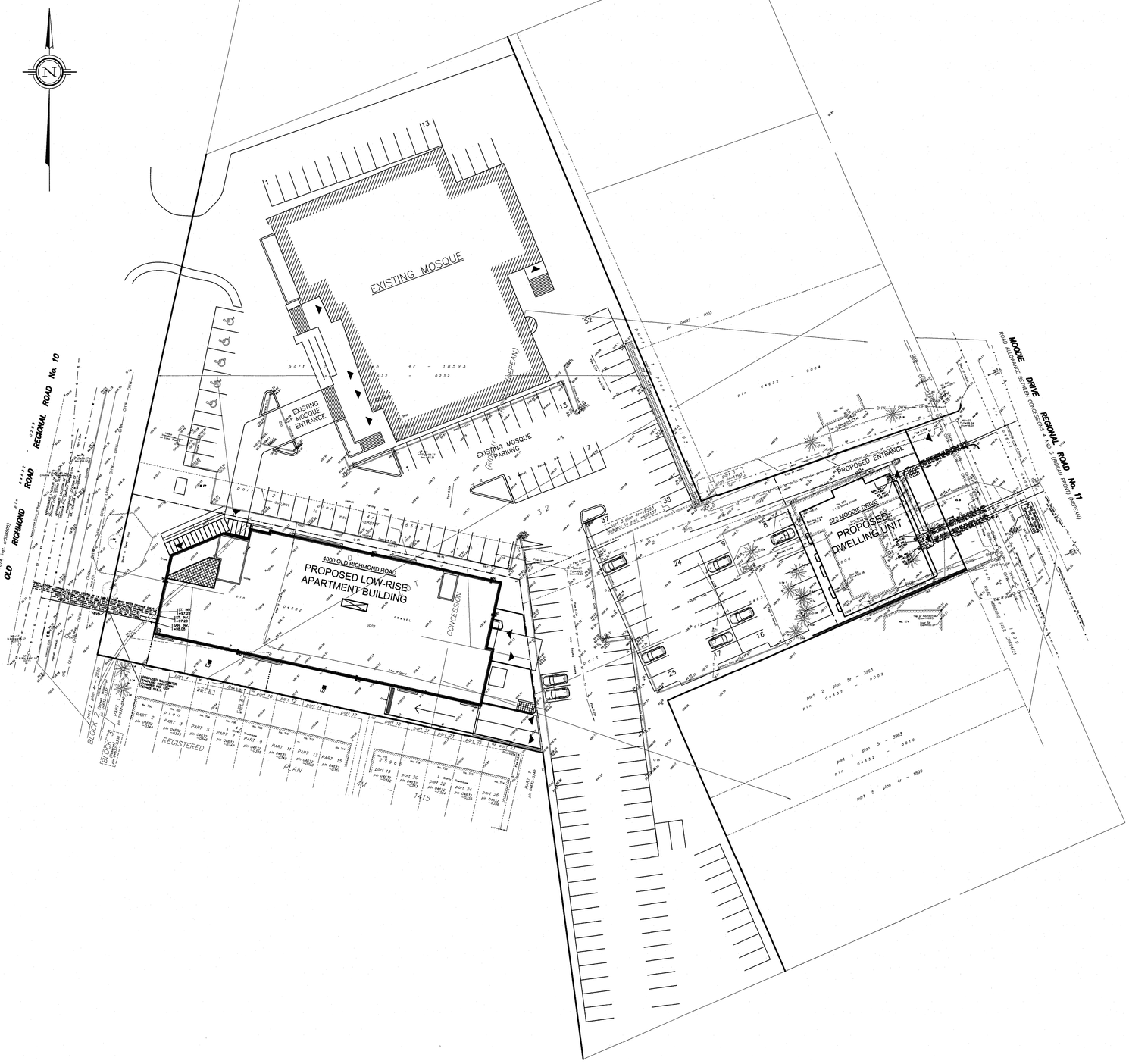

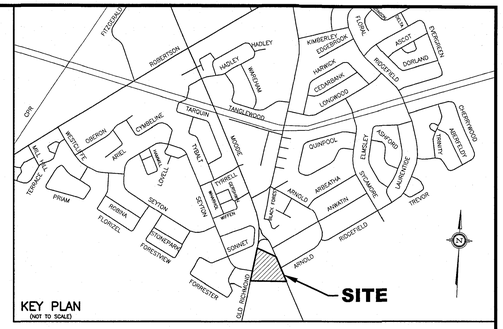

LEGEND

x 100.30	PROPOSED ELEVATION
x 99.74	EXISTING ELEVATION
F.F.	PROPOSED TOP OF GROUND FLOOR ELEVATION
T.O.F.	PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
U.S.F.	PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
D/W	PROPOSED DRIVEWAY
S	EXISTING SANITARY SEWER
ST	EXISTING STORM SEWER
W	EXISTING WATERMAIN
	PROPOSED 125mmø AND 150mmø PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
	PROPOSED 100mmø AND 150mmø PVC STORM LATERAL SERVICE @ 1% (MIN.) SLOPE
	PROPOSED 25mmø WATER SERVICE COPPER TYPE "K" AND 150mmø WATER SERVICE (PVC CL-150 DR-18)
MH-S	EXISTING SANITARY MANHOLE
MH-ST	EXISTING STORM MANHOLE
CB	EXISTING CATCH BASIN
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
UP	EXISTING UTILITY POLE
OHW	EXISTING OVERHEAD WIRES
V&VB	PROPOSED VALVE AND VALVE BOX (V&VB)
	PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
	PROPOSED RETAINING WALL
T/W	PROPOSED TOP OF RETAINING WALL ELEVATION
B/W	PROPOSED BOTTOM OF RETAINING WALL ELEVATION
RD	PROPOSED ROOF DOWNSPOUT LOCATION
DC	PROPOSED DEPRESSED CURB
SS	PROPOSED SANITARY HOLDING TANK LOCATION C/W DUPLEX SEWAGE PUMPS
	PROPOSED HIGH RIDGE LINE
	PROPOSED TRENCH DRAIN LOCATION
	PROPOSED GUARDRAILING (SEE ARCHITECTURAL DRAWINGS FOR DETAILS)
	PROPOSED WASTEWATER SAMPLING INSPECTION CHAMBER LOCATION (PER CITY DETAIL S18.1)
LD	DENOTES PROPOSED LANDSCAPE DRAIN OVER UNDERGROUND GARAGE ROOF TOP

NOTES

1. EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT ARE INCOMPLETE. CONTRACTOR IS REQUIRED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES, AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.

2. CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY BEFORE POURING OF CONCRETE FOOTING AND FOUNDATION. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SUBGRADE ON THIS LOT IS SUFFICIENT TO SUPPORT PROPOSED RESIDENTIAL BUILDINGS.

3. SITING DETAILS FOR THE PROPOSED 4 STOREY LOW RISE APARTMENT BUILDING WERE PREPARED BY SUSAN D. SMITH ARCHITECT AS SHOWN ON THEIR SITE PLAN (SHEET NO. SP REV. NO. 5 DATED APRIL 2019) RECEIVED ON FEBRUARY 12, 2021. FOR THE TOP OF FINISHED FLOOR, TOP OF CONCRETE FOUNDATION, TOP OF BASEMENT SLAB, TOP OF FOOTING, AND UNDERSIDE OF FOOTING ELEVATIONS OF THE PROPOSED BUILDING, REFER TO SUSAN D. SMITH ARCHITECT'S BUILDING ELEVATIONS PLAN AND E-MAIL OF DECEMBER 7, 2021 FOR UPDATED ELEVATION FOR DETAILS. PROPOSED GROUND FLOOR, TOP OF CONCRETE FOUNDATION, TOP OF BASEMENT SLAB AND UNDERSIDE OF FOOTING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY OWNER'S ARCHITECTS PRIOR TO CONSTRUCTION.

4. SITTING DETAILS FOR THE PROPOSED 3 1/2 STOREY STACKED DWELLING WERE PREPARED BY SUSAN D. SMITH ARCHITECT AS SHOWN ON THEIR SITE PLAN (SHEET NO. SP REV. NO. 5 DATED APRIL 2019) RECEIVED ON FEBRUARY 12, 2021. FOR THE TOP OF FINISHED FLOOR, TOP OF CONCRETE FOUNDATION, TOP OF BASEMENT SLAB, TOP OF FOOTING, AND UNDERSIDE OF FOOTING ELEVATIONS OF THE PROPOSED BUILDING, REFER TO SUSAN D. SMITH ARCHITECT'S BUILDING ELEVATIONS PLAN DWG. NO. A3 REV. NO. 6 FOR DETAILS. PROPOSED GROUND FLOOR, TOP OF CONCRETE FOUNDATION, TOP OF BASEMENT SLAB AND UNDERSIDE OF FOOTING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY OWNER'S ARCHITECTS PRIOR TO CONSTRUCTION.

5. EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATIONS, SEWER LOCATIONS, AND TOPOGRAPHICAL INFORMATION OF THE LOT WERE PROVIDED BY ANNIS O'SULLIVAN VOLLEBEKK LTD. AS DEPICTED ON THEIR TOPOGRAPHICAL SURVEY PLAN (JOB NO. 20658-20 COMPLETED ON JUNE 26, 2020) RECEIVED ON JULY 24, 2020. T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN HERE. FOR INFORMATION ABOUT THE STORM AND SANITARY INVERT ELEVATION AT MANHOLES AND WATERMAIN LOCATION AND SIZE, THE CONTRACTOR SHALL FIELD CHECK EXISTING SANITARY, STORM SEWER INVERT ELEVATION, AND WATERMAIN DEPTH TO THEIR SATISFACTION, AND REFER TO CITY PLAN AND PROFILE DRAWING ENTITLED **RICHMOND ROAD** EXTENSION PROFILE STA. 1+200 TO 1+387.13 DWG. No. 107080-PR2 REV. No. 10 DATED NOV. 2008 (PROJ. No. 107080) FOR ADDITIONAL DETAILS.

6. EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATIONS, SEWER LOCATIONS, AND TOPOGRAPHICAL INFORMATION OF THE LOT WERE PROVIDED BY ANNIS O'SULLIVAN VOLLEBEKK LTD. AS DEPICTED ON THEIR TOPOGRAPHICAL SURVEY PLAN (JOB NO. 20658-20 COMPLETED ON JUNE 26, 2020) RECEIVED ON JULY 24, 2020. T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN HERE. FOR INFORMATION ABOUT THE STORM AND SANITARY INVERT ELEVATION AT MANHOLES AND WATERMAIN LOCATION AND SIZE, THE CONTRACTOR SHALL FIELD CHECK EXISTING SANITARY AND STORM SEWER INVERT ELEVATION, AND WATERMAIN DEPTH TO THEIR SATISFACTION, AND REFER TO CITY PLAN AND PROFILE DRAWING ENTITLED **MOODIE DRIVE** STORM SEWER DATED 14-3-80 AND "ARBEATHA PARK" SANITARY SEWERS DWG. NO. 9405-4 DATED 13-4-71 FOR ADDITIONAL DETAILS.

7. ALL GRADES SHOWN ARE GEODETIC AND METRIC (SEE ANNIS O'SULLIVAN VOLLEBEKK LTD.'S TOPOGRAPHICAL PLAN).

8. PIPE SIZES SHOWN ON THIS PLAN ARE METRIC.

9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY EQUIPMENT, LABOUR AND MATERIALS RELATING TO ALL CIVIL WORKS REQUIRED FOR THIS SITE AND BY THE CITY OF OTTAWA TO CONNECT INTO THE WATERMAIN.

10. ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA. PROPOSED SURFACE GRADE SHALL BE 7.0% MAXIMUM. WHERE THE GROUND DROPS OFF STEEPLY, TERRACE THE GROUND AT 3H MAXIMUM TO 1V AS NECESSARY TO MEET CITY OF OTTAWA'S GRADING REQUIREMENTS.

11. CONSTRUCT ALL WATERMAIN, WATER SERVICES, SANITARY AND STORM SEWER LATERALS IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD OTHERWISE AS PER OPSS REQUIREMENT AND DONE TO THE SATISFACTION OF THE CITY.

12. BEDDING AND HAUNCHING MATERIAL FOR SEWER INSTALLATIONS TO BE GRANULAR "A" INSTALLED AND COMPACTED AS PER CITY STANDARD DETAIL DWG. No. S6 AND S7.

13. IF WATER SERVICE IS LESS THAN 1.0m FROM SEWER, MANHOLE OR CATCHBASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH S/M RIGID INSULATION (SEE CITY DETAIL DRAWING No. W23).

14. ALL PROPOSED BUILDING SANITARY, STORM AND WATER SERVICES SHALL TERMINATE ±1.0m OUTSIDE THE FOUNDATION WALL AND CONNECTION TO PLUMBING BY OTHERS.

15. IT IS REQUIRED THAT A CITY APPROVED BACKWATER VALVE BE INSTALLED AT ALL STORM LATERAL SERVICE AND A FULL PORT BACKWATER VALVE BE INSTALLED FOR THE NEW SANITARY LATERAL SERVICE AS PER CITY DETAIL S14, S14.1, AND S14.2.

16. FOR DEVELOPMENT OF THIS LOT, THE CONTRACTOR MUST FIRST CONSTRUCT THE UNDERGROUND SANITARY, STORM AND WATER SERVICES FROM THE SEWER AND WATERMAIN TO SERVICE THE ENTIRE PROPERTY, PRIOR TO BUILDING CONCRETE FOUNDATION POURING. THE CONTRACTOR SHALL VERIFY SEWER DEPTHS TO ENSURE THAT SEWER LATERALS CAN ACHIEVE A SLOPE OF 1% (MIN.) AND STILL BE BELOW PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION, IF THIS IS FOUND NOT POSSIBLE, THE CONTRACTOR SHALL CONTACT THE OWNER TO REPORT THE FINDING IN ORDER TO ADJUST THE BUILDING FOUNDATION GRADES PRIOR TO CONCRETE POURING.

17. FOR DETAILS OF THE LOT GRADING AND SERVICING DESIGN, REFER TO DWG. #819-106 G-1 AND G-2.

NO.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPLICATION	12/14/21	TLM

LICENCED PROFESSIONAL ENGINEER — TODD L. MAK — PROVINCE OF ONTARIO — 12/14/21

SCALE
0 4 12 20m
1:400 HORIZONTAL
VERTICAL

DESIGN	T.L.M.
CHECKED	T.L.M.
DRAWN BY	P.M.
CHECKED	T.L.M.
APPROVED	T.L.M.

PROJECT
4000 OLD RICHMOND ROAD
AND 572 MOODIE DRIVE
PART OF LOTS 32 AND 33
CONCESSION 5 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

DRAWING TITLE
PROPOSED OVERALL SITE SERVICING PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No.	DATE	DRAWING No.
819-106	JULY 2021	S-1