

- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) ANNIS O'SULLIVAN VOLLEBEKK LTD. DWG 20115-19 COMPLETED NOVEMBER 28, 2019, 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.
- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.

ENGINEER PROMPTLY.

- 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
- 6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
- 7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- 8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR
- 9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL

- APPROVAL OF THE ENGINEER/CITY.
- 12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY
- 13. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF SEED & MULCH AND/OR SOD.
- PRIOR TO CONSTRUCTION, IF THERE IS ANY
- 15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL • ELECTRICAL SERVICE - HYDRO ONE, • GAS SERVICE - ENBRIDGE,
- 16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
- 17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING
- CONSTRUCTION 18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB

UNLESS OTHERWISE SPECIFIED.

19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY EXP, DATED JUNE 20, 2022.

- 11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR
- STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE
- ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL,
- 14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
  - 7. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING • TELEPHONE SERVICE - BELL CANADA, CONSTRUCTION. • TELEVISION SERVICE - ROGERS.
    - 8. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.

5. VALVES TO BE OPERATED BY CITY STAFF ONLY.

6. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE

THE CITY. CITY TO BE PRESENT FOR WATERMAIN

COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM

CONNECTION. CONNECTION, EXCAVATION, BACKFILLING

AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.

AVAILABLE) OR OPSD 1109.030.

OPSD 1109.030.

- 9. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
- 10. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

- 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A". COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE
- 3. IF THE WATERMAIN MUST BE DEFLECTED TO MEET BEDDING SHALL NOT BE PERMITTED. 2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS 450mm OF COMPACTED GRANULAR "B" TYPE 1. RECOMMENDED BY THE MANUFACTURER.
- 2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1. 2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, 4. THERMAL INSULATION OF WATERMAINS AT OPEN TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR

SMALLER TO BE PVC SDR-28.

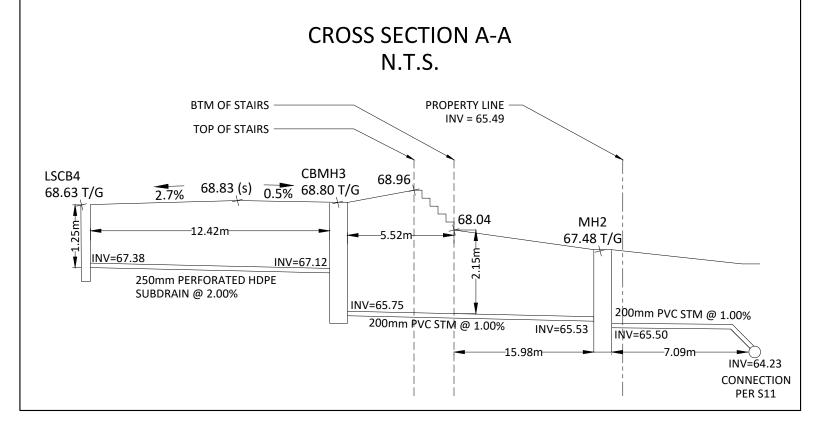
- **EXISTING SOIL CONDITIONS.** 3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND
  - 4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.

2.0 METRES BELOW FINISHED GRADE) SHALL MATCH

- 5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
- 6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
- 7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8' LONG MARKER.
- 8. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ON SITE, 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.
- 9. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

STM STRUCTURE TABLE							
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION			
СВМН3	68.80	SW67.123	NE65.754	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S28.1 C/W DROP STRUCTURE PER OPSD 1003.010			
LSCB4	68.63	SE67.399	NE67.380	PER CITY STANDARD S30			
LSCB5	68.56		NW67.560	PER CITY STANDARD S31			
LSCB6	68.55		SE66.550	PER CITY STANDARD S31			
MH2	67.48	SW65.530	NE65.495	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24.1			

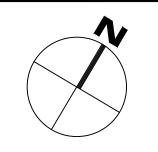
	CROSSING CONFLICT TABLE	
LOCATION	DESCRIPTION	SEPARATION
1	200mmØ STM SERVICE INV 65.44 203mmØ WATER MAIN TOP ± 64.89	0.55

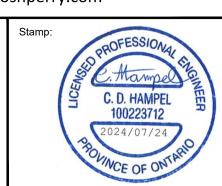


CONCRETE BARRIER CURB PROPERTY LINE CONCRETE WALKWAY PROPOSED ASPHALT LSCB# LANDSCAPING CATCHBASIN SLOPING AT 3:1
UNLESS SPECIFIED 95,50 SURFACE ELEVATION SWALE ELEVATION T/W 95.50 TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION OVERLAND FLOW ROUTE FIRE HYDRANT SILT FENCE BARRIER WATER VALVE STRAW BALE CHECK DAM MUD MAT REMOTE WATER METER ---- 5-YEAR ROOF PONDING — — — 100-YEAR ROOF PONDING REVISED GARBAGE COLLECTION AREA JULY 24, 2024 ISSUED FOR SITE PLAN CONTROL NOV. 02, 2023 ISSUED FOR SITE PLAN CONTROL SEP. 13, 2023 2 ISSUED FOR SITE PLAN CONTROL JULY 28, 2023 REVISED PER CITY COMMENTS JAN. 20, 2023 Date Revisions Check and verify all dimensions Do not scale drawings before proceeding with the work SCALE 1:150

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SMART LIVING PROPERTIES 226 ARGYLE AVENUE OTTAWA, ON K2P 1B9

APARTMENT BUILDING ADDITION **68 SWEETLAND AVENUE** 

Drawing Title:

SITE SERVICING PLAN

	1:150	Project Number:		.2-(
Ву:	FV		CCO-22-5087	2-2
ed By:	СН	Drawing Number:		7-1
ed By:	<b>.</b> .		C102	