

GENERAL NOTES

- 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.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOW HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY FAIRHALL MOFFATT & WOODLAND LTD. (JOB NO. AC21300) AND CANNOT BE UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONT
- 3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING
- 4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMM CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION A THE SATISFACTION OF THE CITY AUTHORITIES.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED. CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF REMOVALS AND REINSTATEMENT WHEREVER POSSIBLE, AND SHALL MAKE THEIR OWI JUDGEMENT AND ACCOUNT FOR ALL MATERIAL AND LABOUR REQUIRED FOR ADEQUATELY REINSTATING THE AREA TO PRE-CONSTRUCTION OF THE AREA CONDITIONS OR BETTER, AND BEAR THE COST OF THE SAME. NO ADDITIONAL PAYMENT WILL BE MADE FOR REINSTATEMENT WORK NOT
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCI THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
- 11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
- 12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- 13. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHA TOPSOIL. SEED & MULCH AND/OR SOD.
- 14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOT
- 15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY: • ELECTRICAL SERVICE - HYDRO OTTAWA,
- TELEPHONE SERVICE BELL CANADA,
 TELEVISION SERVICE ROGERS.
- 16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THI 17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
- 18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY BY ARCADIS, DATED JANUARY 29,

SEWER NOTES:

- 1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS
- ... SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE. 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 98% STANDARD PROCTOR DRY DENSITY. CLEA
- STONE BEDDING SHALL NOT BE PERMITTED. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1
- TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE SHALL MATCH EXISTING SOIL CONDITIONS.
- 3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
- 4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHER
- 5. SEWERS AND WATERMAINS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES. WHEN IT IS IMPOSSIB NOT PRACTICAL TO MAINTAIN VERTICAL AND/OR HORIZONTAL SEPARATION PER MECP STANDARDS, ALL SEWERS SHOULD BE CONSTRUCTED WATERMAIN QUALITY PIPE, PRESSURE TESTED IN PLACE AT A PRESSURE OF 350 kPa (50 psi) WITHOUT LEAKAGE USING THE TESTING METHODOLOGY IN ONTARIO PROVINCIAL STANDARD SPECIFICATION 701 (OPSS 701) OF THE OPS.
- 6. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER CITY STANDARD S35.
- 7. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S
- 8. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO PROPERLY CAPPED AND LOCATED WITH 2"x4"X8' LONG MARKER.
- 9. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER P TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS &
- 10. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

WATERMAIN NOTES

- 1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY
- 2. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PE STANDARD W22
- 3. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS TH THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
- 4. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY DETAIL W23.
- 5. VALVES TO BE OPERATED BY CITY STAFF ONLY.
- 6. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION. CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
- 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 CONSTRUCTION.
- 8. ALL WATERMAINS SHALL BE EQUIPPED WITH GATE VALVES AS PER OPSD 1100.011.
- 9. ALL FIRE HYDRANTS, VALVE AND VALVE BOX SHALL CONFORM TO CITY STANDARDS W18 AND W19.
- 10. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
- 11. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.

S85.680

W86.180

NW85.661

SE86.692

SW86.156

87.49

87.63

TD1 87.55

S29-1

TRITON

S29-2

STUC: OPSD 701.01

C/W TIDEFLEX BACKWATER VALVE CITY S15

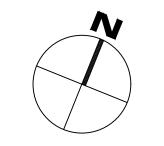
13. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/LITHITY IS 0.25m FOR CROSSING OVER THE SEWER, AS PER CITY DETAIL W25.2 FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.5m AS PER CITY DETAIL W25, FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

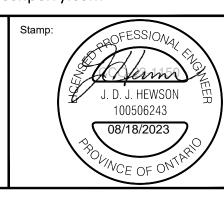
			CROSSING CONFLICT TABLE					
		LOCATION	DESCRIPTION	SEPARATIO				
		1	250mm SAN OBV = 84.84 525mm STM INV = 85.64	0.83				
		2	300mm WTR OBV = 85.13 525mm STM INV = 85.66	0.50				
l		3	300mm WTR OBV = 85.13 200mm SAN INV = 85.63	0.50				
10		4	200mm SAN OBV = 85.90 250mm STM INV = 86.20	0.30				
l		5	200mm SAN INV = 85.85 150mm WTR OBV = 85.35	0.50				
l1 I		6	135mm SAN INV = 86.02 150mm WTR OBV = 85.39	0.63				
10		7	150mm WTR OBV = 85.29 250mm STM INV = 86.68	1.39				
		8	150mm WTR OBV = 85.29 250mm STM INV = 86.20	0.91				
		9	200mm SAN OBV = 86.35 250mm STM INV = 86.65	0.30				
		10	200mm SAN OBV = 86.35 250mm STM INV = 86.65	1.30				
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VAANORI	√E Merivale	CAD			PRINCE OF WALE
	TION PLA	AN SLACK RUI	Pineglen	Cou	Intry Place
LEGE	ND				
_		PROPERTY LINE -		CENTRE	ELINE OF SWALE
=	DC	BARRIER CURB & -		CENTRE	ELINE OF DITCH
		PROPOSED HEAVY DUTY ASPHALT		SLOPIN UNLESS	G AT 3:1 SPECIFIED
		PROPOSED CONCRETE WALKWAY	×95.94 93.20		SED ELEVATION IG ELEVATION
	○MH#	STORM MANHOLE	×95.94 (s)	SWALE	ELEVATION
	CB ■CICB DI	CATCHBASIN, CURB INLET OR DITCH INLET	xT/w100.50 B/w90.50	TOP/BC ELEVAT	OTTOM WALL FACE
			\Rightarrow	EMERG FLOW R	ENCY OVERLAND ROUTE
	○MH#A	SANITARY MANHOLE -	^///		NCE BARRIER SD 219.110
		PERFORATED PIPE	▼ ^{O/H}		NG ENTRANCE EAD DOOR
	0	WATER VALVE/CHAMBER		REDUCE	ER
_	<u>+</u>	FIRE HYDRANT			
		PROPOSED WALL	00000000000	LOCATI ARCHIT	ON OF TWSI PER ECTURAL
		SEDIMENT CONTROL DEVICE PER DETAIL		LOCATI	ON OF SIAMESE CTION
70		ROADCUT AND REINSTATEMENT PER CITY	Ш	COMME	
``	× ,	R10 SERVICE/WATERMAIN	O RD	LOCATI	ON OF ROOF DRAIN
	—	BEND	△ _{SC}		ON OF SCUPPER
	1	SERVICE/SEWER CROSSING LOCATION		LOCATION OF PROPOSED ASPHALT SIDEWALK C/W BARRIER CURB PER SC1.1	
($\mathbb{R}^{\mathbb{N}}$	METER AND REMOTE WATER METER LOCATION			
	1001150 5	OD CITE DI ANI CONTRO			ALIC 40, 2222
3		OR SITE PLAN CONTROL			AUG 18, 2023
2	ISSUED F	OR SITE PLAN CONTROI	-		JUN 08, 2023
1	ISSUED F	OR SITE PLAN CONTROI	-		FEB 13, 2023
No.		Revisions			Date
Check before	and verify proceeding	all dimensions g with the work		Do not	scale drawings
	SCALE	1:400			
	0	10 20	30)	40 Metres

McINTOSH PERRY

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Z.V. HOLDINGS CORP. 1801 WOODWARD DRIVE OTTAWA, ON K2C OR3

WAREHOUSE DEVELOPMENT **1881 MERIVALE ROAD**

OTTAWA

Drawing Title: SITE SERVICING PLAN

1:400 CCO-23-1150 R.R.R. R.D.F.

ON