

GENERAL NOTES

1. 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.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY FARLEY, SMITH AND DENIS SURVEYING LTD. (FILE NO. 26-23) 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.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. 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 ENGINEER PROMPTLY.
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 DENSITY.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING 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. THE 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 OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, 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 NOTIFY THE ENGINEER PROMPTLY.
15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA,
 - GAS SERVICE - ENBRIDGE,
 - TELEPHONE SERVICE - BELL CANADA,
 - TELEVISION SERVICE - ROGERS
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 PER CITY SC1.1 UNLESS OTHERWISE SPECIFIED. ALL PROPOSED SIDEWALK PER CITY SC1.4 UNLESS OTHERWISE SPECIFIED.
19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY EXP. JOB NO. OTT-21101499-CO.

SEWER NOTES:

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. 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 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
 - 2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
 - 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, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
3. SANITARY SEWERS AND CONNECTIONS 150mm Ø AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mm-375mm Ø AND TO BE PVC SDR-35. SEWERS LARGER THAN 375mm Ø TO BE CONCRETE. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER S35.
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 TELEPHONE (CCTV) ALL PROPOSED SEWERS ON SITE. OUTLET CONNECTION TO THE MAIN AND PIPES 150mm Ø 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.
10. ASPHALT AREAS DISTURBED WITHIN MUNICIPAL RIGHTS-OF-WAY TO BE RESTORED PER CITY OF OTTAWA STANDARD R10.
11. CONTRACTOR TO PREPARE AND PROVIDE CITY WITH SEWER FLOW MANAGEMENT PLAN AND CONSTRUCTION SEQUENCING PRIOR TO MUNICIPAL SANITARY SEWER REALIGNMENT WORKS.
12. PROPOSED SANITARY STRUCTURES TO BE BENCHMARKED PER OPSD 701.021. CONTRACTOR TO PROVIDE CITY WITH SHOP DRAWINGS AND BENCHMARKING DETAILS FOR PROPOSED SANITARY STRUCTURES PRIOR TO MUNICIPAL SANITARY REALIGNMENT WORKS.

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
2. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS W22.
3. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
4. THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY STANDARDS W33.
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 TO EXISTING WATER NETWORK SHALL BE COMPLETED BY CONTRACTOR.
7. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTIONS REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVIDE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.
8. ALL WATERMANS SHALL BE EQUIPPED GATE VALVES AS PER W3.
9. ALL FIRE HYDRANTS, VALVE AND VALVE BOX SHALL CONFORM TO 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.
12. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

PROPOSED SERVICES CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION
1	PROP. 203mm WTR INV = 82.12 PROP. 300mm SAN OBV = 81.62 SEPARATION = 0.50m
2	PROP. 203mm WTR INV = 81.85 PROP. 250mm STM INV = 82.56 SEPARATION = 0.71m
3	PROP. 300mm SAN OBV = 81.63 PROP. 250mm STM INV = 82.51 SEPARATION = 0.88m
4	EX. 203mm WTR INV = 82.60 PROP. 300mm STM INV = 83.10 SEPARATION = 0.50m
5	300mm SAN OBV = 81.54 PROP. 300mm STM INV = 82.06 SEPARATION = 0.52m
6	EX. 203mm WTR INV = 82.50 PROP. 150mm SAN OBV = 82.25 SEPARATION = 0.25m

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	84.47	NW81.820	SW81.760	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1B	84.50	NW81.141	SE81.090	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1C	84.78	S81.180 NW80.990	E80.921	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1D	84.20	W80.640 SE80.650	NW80.582	STRUC OPSD 701.011 FRAME CITY S25 COVER CITY S24
MHSA46203	84.24	NE81.690 SW81.360	SE81.350	EXISTING MH
MHSA46208	85.10	S81.280 SW81.300	N81.270	EXISTING MH
MHSA50442	84.30	SE80.510	N80.500	EX.MH

SAN-PARKLAND STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH2A	85.18	NE82.360	SW82.300	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24

WATER COVER TABLE

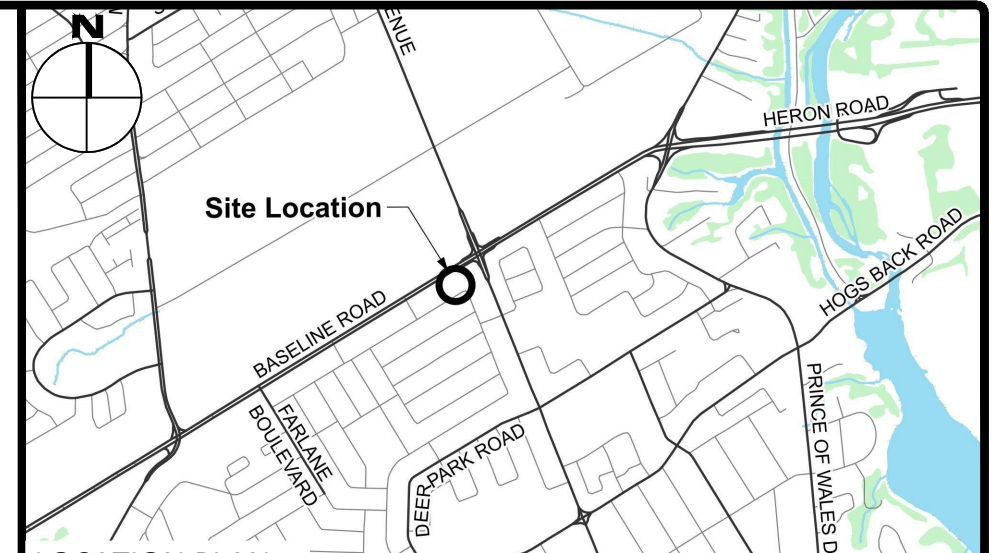
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A-200 X 150 TEE	0+100.00	84.20	82.20	2.00
VALVE	0+109.90	84.48	82.38	2.40
BUILDING	0+110.40	84.80	82.40	2.40
B-200 X 50 TEE	0+100.00	85.00	82.65	2.35
VALVE	0+106.97	85.20	82.80	2.40
STUB	0+108.85	85.14	82.74	2.40

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
AD1	84.10			TO BE SPECIFIED BY MECHANICAL
AD3	84.25			TO BE SPECIFIED BY MECHANICAL
CB2	84.18	W82.159		STRUC OPSD 705.010 COVER PER CITY S19 FRAME PER CITY S20
CBM1	84.15	E81.980	NW82.350	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S28.1
TD1	84.54			TRENCH DRAIN PER CITY S15

STM - PARKLAND STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB1	85.16	NE83.235	SW83.210	STRUC OPSD 705.010 COVER PER CITY S19 FRAME PER CITY S20
LCB1	84.79		NW83.790	CITY S31
LCB2	84.42	SE83.420	SW83.360	CITY S30



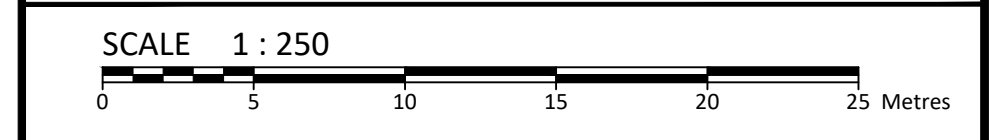
LEGEND

DC	BARRIER CURB & CURB DEPRESSION	PROPOSED CONCRETE SIDEWALK/WALKWAY	PROPOSED ELEVATION
MH#	STORM MANHOLE	STORM MANHOLE	SWALE ELEVATION
CB	CATCH-BASIN, CURB INLET OR DITCH INLET	CATCH-BASIN, CURB INLET OR DITCH INLET	TOP/BOTTOM WALL FACE ELEVATIONS
MH#A	SANITARY MANHOLE	SANITARY MANHOLE	PROPOSED EMERGENCY OVERLAND FLOW ROUTE
---	PROPERTY LINE	PROPERTY LINE	EXISTING DRAINAGE PATTERN
W	WATER VALVE/CHAMBER	WATER VALVE/CHAMBER	HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
H	FIRE HYDRANT	FIRE HYDRANT	BUILDING ENTRANCE
---	PROPOSED WALL	PROPOSED WALL	TWSI PER SC 7.1
---	PROPOSED FIRE DEPARTMENT CONNECTION	PROPOSED FIRE DEPARTMENT CONNECTION	CENTRELINE OF SWALE
M	PROPOSED WATER METER AND REMOTE METER	PROPOSED WATER METER AND REMOTE METER	PROPOSED ROAD CUT AND REINSTATEMENT PER CITY R10
S	SEDIMENT CONTROL DEVICE PER DETAIL	SEDIMENT CONTROL DEVICE PER DETAIL	ASPHALT PATHWAY PER CITY SC2.1
C	CURB OPENING PER OPSD 604.010	CURB OPENING PER OPSD 604.010	TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
---	EXISTING STORM SEWER	EXISTING STORM SEWER	EXISTING HYDRO LINE
---	EXISTING SAN SEWER	EXISTING SAN SEWER	EXISTING OHW
---	PROPOSED WATERMAIN/SERVICE	PROPOSED WATERMAIN/SERVICE	EXISTING GAS LINE
---	PROPOSED SAN SEWER/SERVICE	PROPOSED SAN SEWER/SERVICE	EXISTING BELL SERVICE
---	PROPOSED STM SEWER/SERVICE	PROPOSED STM SEWER/SERVICE	EXISTING ROGERS SERVICE

REVISIONS

No.	Revisions	Date
4	ISSUED FOR SITE PLAN CONTROL	AUG 01, 2024
3	ISSUED FOR SITE PLAN CONTROL	MAY 17, 2024
2	ISSUED FOR SITE PLAN CONTROL	SEPT 25, 2023
1	ISSUED FOR SITE PLAN CONTROL	JUNE 09, 2023

Check and verify all dimensions before proceeding with the work. Do not scale drawings.



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 OTTAWA, ON K1Z 8P5

780 BASELINE - PHASE 1
 OTTAWA ON

SITE SERVICING PLAN

Scale: 1:250 Project Number: CCO-22-0952
 Drawn By: R.R.R.
 Checked By: A.M.
 Designed By: R.R.R.

E:\NAME (A) CHEN\01 Project - Proposed 780 Baseline Road L2 - Drawing\CCO-22-0952-PRESENTATION.dwg
 DATE PLOTTED: Thursday, August 01, 2024 CENTRELINE.DWG: IMP-CY-STD-MAR-24

D07-12-23-0076

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