



**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 DENNIS 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. 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.
10. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
11. 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.
12. 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.
13. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
14. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
  - ELECTRICAL SERVICE - HYDRO ONTARIO,
  - GAS SERVICE - ENBRIDGE,
  - TELEPHONE SERVICE - BELL CANADA,
  - TELEVISION SERVICE - ROGERS.
15. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
16. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
17. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
18. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY PATERSON GROUP, DATED DECEMBER 12, 2022.

**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 AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mm AND LARGER TO BE PVC SDR-35. 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 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 TELEVISION (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mm 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.

**WATERMAIN NOTES**

1. CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
2. INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM 888 TYPE "X" SOFT.
3. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
4. 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.
5. THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
6. VALVES TO BE OPERATED BY CITY STAFF ONLY.
7. 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.
8. 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.
9. ALL WATERMANS SHALL BE EQUIPPED WITH BUTTERFLY AND GATE VALVES AS PER OPSD 1100.011.
10. ALL FIRE HYDRANTS, VALVE AND VALVE BOX SHALL CONFORM TO OPSD 1103.020.
11. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
12. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
13. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	84.78	S81.180	E80.961	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1B	84.20	W80.680		STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MHSA46203	84.25			EXISTING MH
MHSA46206	84.60	NW81.151	S81.130	EXISTING MH
MHSA46208	85.10		N81.270	EXISTING MH

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
AD1	84.10			TO BE SPECIFIED BY MECHANICAL
AD3	84.19			TO BE SPECIFIED BY MECHANICAL
CB1	84.30	W82.950		STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
CB2	84.18	W82.159		OPSD 701.010
CBMH1	84.15	E81.980	NW82.350	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S28.1
TD1	84.35			TRENCH DRAIN PER CITY S15

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A - 200 X 150 TEE	0+100.00	84.71	82.31	2.40
VALVE	0+105.50	84.78	82.38	2.40
BUILDING	0+106.63	84.80	82.40	2.40
B - 250 X 150 TEE	0+100.00	84.71	82.31	2.40
VALVE	0+105.50	84.78	82.38	2.40
BUILDING	0+106.63	84.80	82.40	2.40



**LEGEND**

DC	Barrier curb & curb depression	X95.94	PROPOSED ELEVATION EXISTING ELEVATION
OC	Proposed concrete walkway	X95.94	PROPOSED ELEVATION EXISTING ELEVATION
MH#	Storm manhole	X95.94	SWALE ELEVATION
CB	Catchbasin, curb inlet or ditch inlet	X95.94	TOP/BOTTOM WALL FACE ELEVATIONS
MH#A	Sanitary manhole	X95.94	PROPOSED EMERGENCY OVERLAND FLOW ROUTE
---	Property line	X95.94	EXISTING DRAINAGE PATTERN
○	Water valve/chamber	X95.94	HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
●	Fire hydrant	X95.94	BUILDING ENTRANCE
▬	Proposed wall	X95.94	PROPOSED GRASS
▬	Proposed siamese connection	X95.94	PROPOSED PAVERS
M	Proposed water meter and remote meter	X95.94	CENTRELINE OF SWALE
▬	Proposed concrete sidewalk	X95.94	PROPOSED ROADCLUT AND REINSTATEMENT PER CITY R10
		X95.94	TEMPORARY CONSTRUCTION MUD MAT PER DETAIL

**SUBJECT TO APPROVAL**

1	ISSUED FOR SITE PLAN CONTROL	JUNE 09, 2023
No.	Revisions	Date

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



**McINTOSH PERRY**  
 115 Walgreen Road, RR3, Carp, ON K0A 1L0  
 Tel: 613-836-2184 Fax: 613-836-3742  
 www.mcintoshperry.com

Client: **THEBERGE DEVELOPMENTS LTD.**  
 1600 LAPPERRIERE AVE  
 OTTAWA, ON K1Z 8P5

Project: **780 BASELINE - PHASE 1**

Ottawa ON

Drawing Title: **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.

**C102**

FILENAME: U:\CHINA\01 Project - Proposed 780 Baseline Road\CCO-22-0952\_Presentation.dwg  
 LAST SAVED: Friday, June 02, 2023 1:58:57 PM  
 LAST PLOTTED: Friday, June 02, 2023 1:58:57 PM  
 USER: R.R.R.

D07-12-XX-XXXX

XXXXX