

## **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.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED 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.
- 8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD
- 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 ASPHAL 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
- 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
- 19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY EXP, JOB NO. OTT-21011499-CO.

## 1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL A

- ←SITE ELECTRICAL SERVICE PER 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.
  - 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 150mmØ 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 TELEVISE (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.
  - 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 BENCHED PER OPSD 701.021. CONTRACTOR TO PROVIDE CITY WITH SHOP DRAWINGS AND BENCHING DETAILS

## FOR PROPOSED SANITARY STRUCTURES PRIOR TO MUNICIPAL SANITARY REALIGNMENT WORKS. WATERMAIN NOTES

- 1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
- 2. WATERMAINS 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 WATERMAINS AT OPEN STRUCTURES AS PER CITY STANDARDS W33.
- 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. CONNECTION BY CITY FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
- 7. ALL WATERMAINS SHALL BE EQUIPPED GATE VALVES AS PER W3.
- 8. ALL FIRE HYDRANTS, VALVE AND VALVE BOX SHALL CONFORM TO W18 AND W19.
- 9. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010, OPSD 1103.020 AND CITY OF OTTAWA STANDARDS. RESTRAINED JOINTS TO CONFORM TO CITY OF OTTAWA
- 10. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
- 11. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.
- 12. AS PER CITY GUIDELINE. THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.25m FOR CROSSINOVER 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.

PROPOSED SERVICES CROSSING CONFLICT TABLE			
LOCATION	DESCRIPTION		
1	PROP. 203mmØ WTR INV =82.12 PROP. 300mmØ SAN OBV = 81.62 SEPARATION = 0.50m		
2	SEPARATION = 0.50m EX. 203mmØ WTR OBV =82.19 PROP. 250mmØ SAN INV = 82.69 SEPARATION = 0.50m		
3	SEPARATION = 0.50m PROP 250mmØ SAN OBV=81.33 PROP. 250mmØ STM INV = 82.52 SEPARATION = 1.19m		
4	SEPARATION = 1.19m EX. 203mmØ WTR OBV =82.19 PROP. 250mmØ STM INV = 82.84 SEPARATION = 0.65m		
5	EX. 203mmØ WTR OBV =82.60 PROP. 300mmØ STM INV = 83.10 SEPARATION = 0.50m		
6	300mmØ SAN OBV =81.54 PROP. 300mmØ STM INV = 82.06 SEPARATION = 0.52m		
7	EX. 203mmØ WTR INV =82.50 PROP. 150mmØ SAN OBV = 82.25 SEPARATION = 0.25m		

WATER COVER TABLE						
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER		
A-200 X 150 TEE	0+100.00	84.59	82.19	2.40		
VALVE	0+106.60	84.80	82.40	2.40		
BUILDING	0+109.60	85.10	82.70	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		

REFER TO PLAN C201 FOR STATION AND ELEVATION INFORMATION
PROPOSED 200mmØ WATERMAIN WITHIN HILLIARD AVE.

SAN STRUCTURE TABLE					
NAME RIM ELEV. INVERT IN INVE			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 701.01: 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					
ЛE	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION	
2A	85.18	NE82.360	SW82.300	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24	



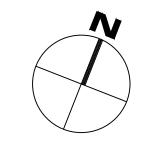
6.	RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.	LOCATION PLA	N		ES DRIV
7.	EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.	LEGEND		, ,	
8.	TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.	DC	BARRIER CURB & CURB DEPRESSION		SLOPING AT 3:1 UNLESS SPECIFIED
9. 10.	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.	O <sup>MH#</sup>	PROPOSED CONCRETE SIDEWALK/WALKWAY STORM MANHOLE	×95.94 ×93.20 ×95.94 (s)	PROPOSED ELEVATION EXISTING ELEVATION  SWALE ELEVATION
11.	DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.	CB ■CICB DI	CATCHBASIN, CURB INLET OR DITCH INLET	XT/W100.50 B/W90.50	TOP/BOTTOM WALL FACE ELEVATIONS
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.	O <sup>MH#A</sup>	SANITARY MANHOLE	$\Rightarrow$	PROPOSED EMERGENCY OVERLAND FLOW ROUTE EXISTING DRAINAGE
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.	•	PROPERTY LINE  WATER VALVE/CHAMBER	✓ <b>✓</b> ✓	PATTERN  HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
14.	ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.	•	PROPOSED WALL	abla	BUILDING ENTRANCE
15.	ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:  • ELECTRICAL SERVICE - HYDRO OTTAWA,  • GAS SERVICE - ENBRIDGE,		DEPARTMENT CONNECTION		TWSI PER SC7.1
	TELEPHONE SERVICE - BELL CANADA, TELEVISION SERVICE - ROGERS.	₩ ₩	PROPOSED WATER METER —— AND REMOTE METER	***************************************	PROPOSED ROADCUT AND
16.	INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.	$\otimes$	SEDIMENT CONTROL DEVICE PER DETAIL		REINSTATEMENT PER CITY R10 ASPHALT PATHWAY PER
17.	CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION		CURB OPENING PER OPSD 604.010	20000	CITY SC21 TEMPORARY
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.	——— ST ———	EXISTING STORM SEWER	20007	CONSTRUCTION MUD MAT PER DETAIL
19.	THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY EXP, JOB NO. OTT-21011499-CO.	SAN	EXISTING SAN SEWER	Р онw	EXISTING HYDRO LINE EXISTING OHW
SE	WER NOTES:		PROPOSED WATERMAIN/SERVICE	G	EXISTING GAS LINE
			PROPOSED SAN SEWER/SERVICE	— в —	EXISTING BELL SERVICE
	CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.		PROPOSED STM SEWER/SERVICE	ROG	EXISTING ROGERS SERVICE
ER 2.	SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.		STIVI SEVVERY SERVICE	x_x_	EXTENT OF TREE PROTECTION FENCE PER LANDSCAPE PLAN
2.3	L. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.		PROPOSED UNDERGROUND HYDRO PER PLANS BY OTHERS		GRATE PER SITE PLAN
2.2 2.3	2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.		PROPOSED GAS PER PLANS BY OTHERS	RD	LOCATION OF ROOF DRAIN PER ARCHITECTURAL

8	ISSUED FOR FOUNDATION PERMIT	FEB 10, 2025
7	ISSUED FOR TENDER	JAN 31, 2025
6	ISSUED FOR EXCAVATION AND SHORING PERMIT	DEC 13, 2024
5	ISSUED FOR APPROVAL	OCT 08, 2024
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
No.	Revisions	Date
Chec	ck and verify all dimensions re proceeding with the work  Do n	ot scale drawings

APR 25, 2025

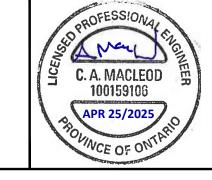
SCALE 1:250





**ISSUED FOR REVIEW** 

before proceeding with the work



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

780 BASELINE - PHASE 1

OTTAWA

Drawing Title:

SITE SERVICING PLAN

1:250 CCO-22-0952 R.R.R. A.M.

ON