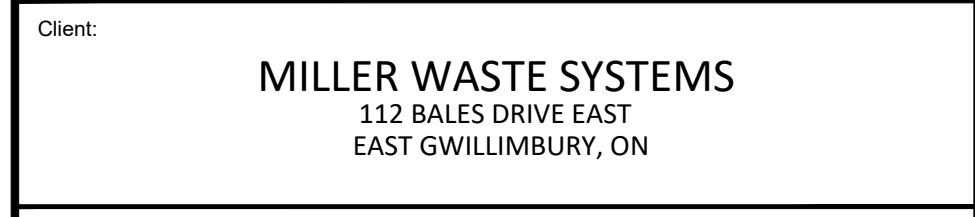
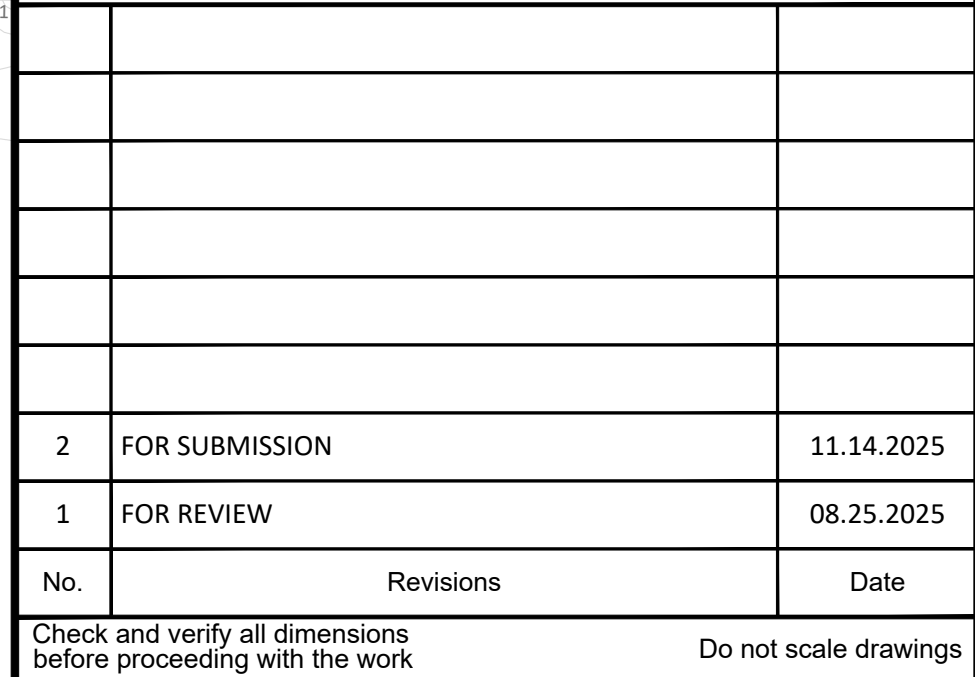


1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEPTOR. THE CONTRACTOR SHALL CONSIDER THE EFFECTS OF EROSION AND LIMITING THE AMOUNT OF EXPOSED SOIL. TEMPORARY SEDIMENT CONTROL (GEOTEXT/INSERTS WITH AN OVERFLOW UNDERGROUT (OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, REARYARD CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS, NO RECYCLED MATERIAL SHALL BE USED IN ANY MATERIALS. THE CONTRACTOR SHALL BE AWARE OF THE KNOWLEDGES THAT IT IS LINGUE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY TARS.
2. AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
3. FOR SILT FENCE BARRIER, USE SPM 219.110. GEOTEXTILE FOR SILT FENCE AS PER SPM 1860. TABLE 3.
4. EXCEPT AS PROVIDED IN PARAGRAPHS 4.1 AND 4.2, BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CLOSURE OF CONSTRUCTION ACTIVITIES. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASED.
- 4.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THE STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
5. SEDIMENT THAT IS ACCUMULATED BY THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS ESCAPE OF THE TREATED MATERIAL DOWNSTREAM. THE CONTROL MEASURE AND AVOIDS DAMAGE TO THE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED TO THE LEVEL OF THE GRADE EXISTING AT THE TIME THE CONTROL MEASURE WAS CONSTRUCTED AND BE ACCORDING TO THE FOLLOWING:
  - 5.1. FOR LIGHT TO MODERATE ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE LESSER OF THE FOLLOWING:
    - 5.1.1. A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.
    - 5.1.2. A DEPTH OF 500 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
  - 5.2. FOR ALL OTHER CASES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO MAINTAIN NECESSARY PERFORMANCE. REPAIRS. AND MUST BE INITIATED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
  - 5.3. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER SPM 180.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO ENSURE THEY ARE IN EFFECTIVE WORKING ORDER. THE CONDITION OF THE CONTROL MEASURES SHALL BE MONITORED PRIOR TO ANY FURCOST STORM EVENT AND FOLLOWING A STORM EVENT.
7. DUST CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE FLAKES/SOLUTION OR MAGNESIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER SPM 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENTS OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINFALL EVENT.
8. ALL 'GREEN AREAS TO BE TREATED WITH 150mm TOPSOIL AND SOIL AS SOON AS FEASIBLE, AS PER SPM 570.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS, MANHOLES), AND BE SURROUNDED BY EROSION CONTROL MEASURES. MATERIAL TO BE STOCKPILED SHALL BE COVERED BY A TARP OR EXPOSED TO THE WEATHER.
11. IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER SPM 213.240 AND LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES. WATERCOURSES SHALL NOT BE DIVERTED, OR BLOCKED, AND TEMPORARY WATERCOURSES/CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE CONTRACTOR SHALL RELEASE ANY STANDED FISH TO THE OPEN PORTION OF THE WATERCOURSE WITHOUT HARM.
12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO SPM 577
13. WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH SPM 518.
14. ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WATER 200R GEOTEXTILE (OR APPROXIMATE EQUIV) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.

1. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROADWAY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. RESTORE ANY TRENCHES AND DISTURBED SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF TOWN AUTHORITIES.
3. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 509.010, OPSD 310.
4. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
5. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% SPDM.
6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS.
8. IN AREAS OF NEW PAVEMENT CONSTRUCTION, ALL SURFICIAL TOPSOIL AND ANY LOOSE/SOFT, WET, ORGANIC OR DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED SUBGRADE SURFACE. ANY SUBGRAVED AREAS SHOULD BE FILLED WITH COMPACTED FINE BORROW. THE SUBGRADE SURFACE IS TO BE PROOF ROLLED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER. THE SUBGRADE SURFACE IS TO BE SHAPED AND CROWNED TO PROMOTE DRAINAGE OF THE GRANULAR MATERIALS.
9. ANY FILL REQUIRED FOR THE ACCESS ROADWAYS AND PARKING AREAS IS TO CONSIST OF MATERIAL WHICH MEETS OR EXCEEDS OPSD SPECIFICATIONS FOR GRANULAR B TYPE 1. THE MATERIALS ARE TO BE PLACED IN MAXIMUM 300mm thick LIFTS AND COMPACTED TO 98% SPDM MINIMUM USING VIBRATORY COMPACTOR EQUIPMENT.
10. WHERE NEW PAVEMENT WILL ABUT EXISTING PAVEMENT, THE DEPTHS OF GRANULAR MATERIALS IS TO TAPER UP OR DOWN AT 5 HORIZONTAL TO 1 VERTICAL OR FLATTER, TO MATCH THE DEPTHS OF THE GRANULAR MATERIALS EXISTING IN THE EXISTING PAVEMENT.

1. ASPHALT MATERIALS SHALL COMPLY WITH OPSS 310. PER GEOTECHNICAL REPORT PROVIDED BY PINCHIN.
2. PARKING AREAS HEAVY-DUTY PAVEMENT STRUCTURE:
  - 50mm SURFACE COURSE ASPHALTIC CONCRETE HL-3 (OPSS 1150)
  - 50mm BINDER COURSE ASPHALTIC CONCRETE HL-8 (OPSS 1150)
  - 300mm GRANULAR 'A' BASE (OPSS 1010)
  - 450mm GRANULAR 'B' SUB-BASE (OPSS 1010)
3. DRIVEWAY AREAS HEAVY-DUTY PAVEMENT STRUCTURE:
  - 50mm SURFACE COURSE ASPHALTIC CONCRETE HL-3 (OPSS 1150)
  - 85mm BINDER COURSE ASPHALTIC CONCRETE HL-8 (OPSS 1150)
  - 300mm GRANULAR 'A' BASE (OPSS 1010)
  - 600mm GRANULAR 'B' SUB-BASE (OPSS 1010)

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT GRADING AROUND HYDRANTS, TRANSFORMERS, AND UTILITY PEDESTALS, ETC., MEET CURRENT HYDRAULIC AND UTILITY COMPANY REQUIREMENTS.
3. ALL GRASSY SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
4. CONTRACTOR TO ADJUST EXISTING CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVE CHAMBERS AND VALVE BOXES TO FINAL GRADE AS REQUIRED.
5. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FOUNDATIONS OF ADJACENT BUILDINGS DURING EXCAVATION AND CONSTRUCTION PERIOD.
6. GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7%. GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.
7. ALL PERVIOUS/LAWN AREAS TO BE TREATED WITH 100mm TOPSOIL & SEED OR SOD AS SOON AS FEASIBLE, EXCEPT WHERE NOTED



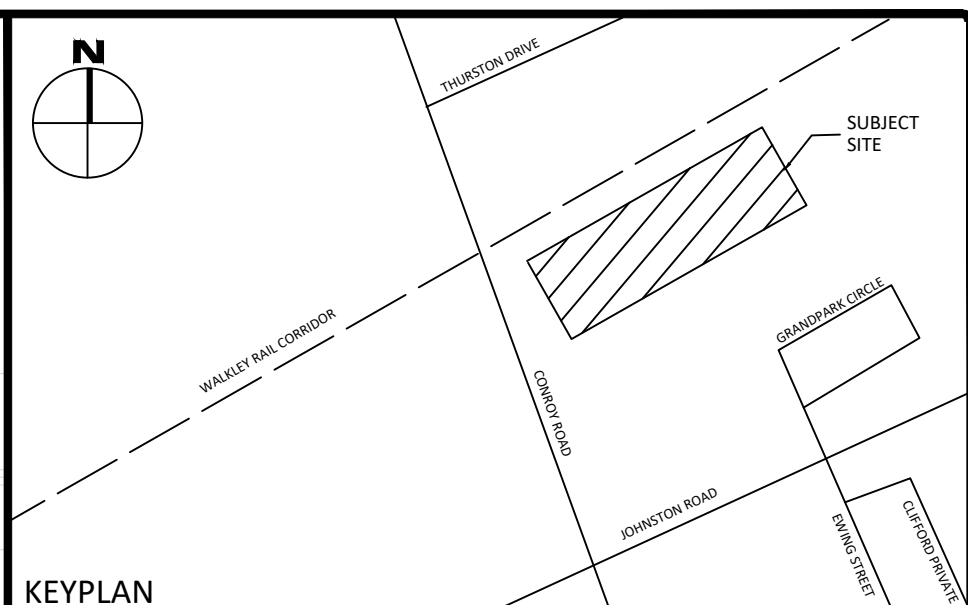
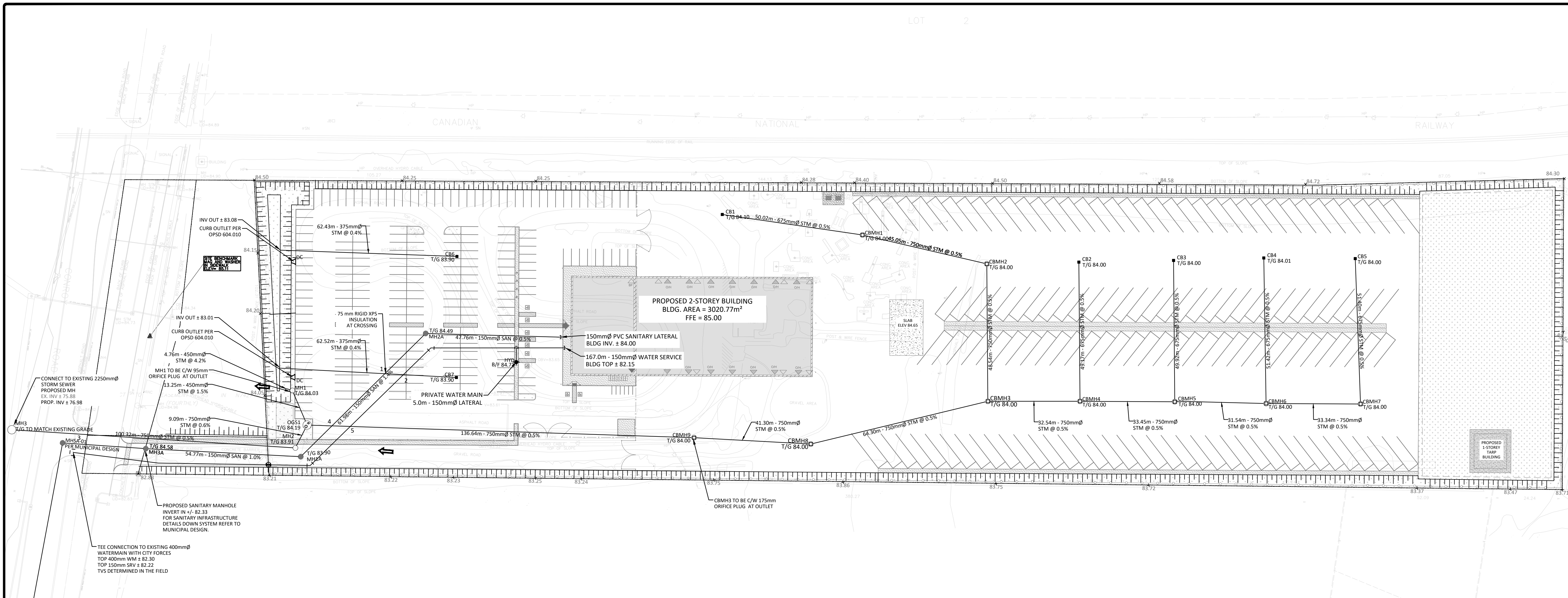
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Scale:	1:750	Project Number:	CO-25-1505
Drawn By:	RP		
Checked By:	JB	Drawing Number:	C101
Designed By:	RP		

**FOR REVIEW ONLY**  
*NOT FOR CONSTRUCTION*

#15862 D07-12-25-0107





- LEGEND**
- LEGAL BOUNDARY  
EXISTING FENCE  
EXISTING STORM STRUCTURE  
EXISTING CATCHBASIN  
EXISTING SANITARY STRUCTURE  
EXISTING FIRE HYDRANT  
EXISTING VALVE & VALVE BOX  
EXISTING HYDRO POLE  
5-YR PONDING LIMIT  
100-YR PONDING LIMIT  
EXISTING HYDRO  
EXISTING UTILITIES  
EXISTING ELEVATION  
PROPOSED STORM CATCHBASIN  
PROPOSED STORM CATCHBASIN MANHOLE  
PROPOSED STORM MANHOLE  
PROPOSED SANITARY STRUCTURE  
PROPOSED WATER VALVE/HYDRANT  
PROPOSED FINISHED GROUND ELEVATION  
PROPOSED TOP OF CURB ELEVATION  
PROPOSED TOP OF WALL ELEVATION  
PROPOSED BOTTOM OF WALL ELEVATION  
PROPOSED EMERGENCY OVERLAND FLOW  
PROPOSED SWALE ELEVATION  
PROPOSED SLOPE  
PROPOSED TERRACING (3:1 MAX)  
PROPOSED BARRIER CURB  
PROPOSED RETAINING WALL  
PROPOSED DRAINAGE SWALE  
PROPOSED CONCRETE SIDEWALK  
ENTRY/EXIT LOCATION, ELEVATION & LEVEL  
BF = BARRIER FREE, 1R = ONE RISER,  
O/H = OVERHEAD DOOR
- 
- The legend defines the following symbols and line styles:
- LEGAL BOUNDARY:** A long dashed line.
  - EXISTING FENCE:** A line with short, regular dashes.
  - EXISTING STORM STRUCTURE:** A circle with a cross inside.
  - EXISTING CATCHBASIN:** A square.
  - EXISTING SANITARY STRUCTURE:** A solid black circle.
  - EXISTING FIRE HYDRANT:** A circle with a cross inside.
  - EXISTING VALVE & VALVE BOX:** A circle with a cross inside.
  - EXISTING HYDRO POLE:** A circle with a cross inside.
  - 5-YR PONDING LIMIT:** A dashed line.
  - 100-YR PONDING LIMIT:** A dashed line.
  - EXISTING HYDRO:** A circle with a cross inside.
  - EXISTING UTILITIES:** A line with short, regular dashes.
  - EXISTING ELEVATION:** A solid black circle.
  - PROPOSED STORM CATCHBASIN:** A square.
  - PROPOSED STORM CATCHBASIN MANHOLE:** A circle with a cross inside.
  - PROPOSED STORM MANHOLE:** A circle with a cross inside.
  - PROPOSED SANITARY STRUCTURE:** A solid black circle.
  - PROPOSED WATER VALVE/HYDRANT:** A circle with a cross inside.
  - PROPOSED FINISHED GROUND ELEVATION:** A solid black circle.
  - PROPOSED TOP OF CURB ELEVATION:** A solid black circle.
  - PROPOSED TOP OF WALL ELEVATION:** A solid black circle.
  - PROPOSED BOTTOM OF WALL ELEVATION:** A solid black circle.
  - PROPOSED EMERGENCY OVERLAND FLOW:** A solid black arrow.
  - PROPOSED SWALE ELEVATION:** A solid black circle.
  - PROPOSED SLOPE:** A line with short, regular dashes.
  - PROPOSED TERRACING (3:1 MAX):** A line with short, regular dashes.
  - PROPOSED BARRIER CURB:** A line with short, regular dashes.
  - PROPOSED RETAINING WALL:** A line with short, regular dashes.
  - PROPOSED DRAINAGE SWALE:** A line with short, regular dashes.
  - PROPOSED CONCRETE SIDEWALK:** A line with short, regular dashes.
  - ENTRY/EXIT LOCATION, ELEVATION & LEVEL:** A triangle.
  - BF = BARRIER FREE, 1R = ONE RISER, O/H = OVERHEAD DOOR:** A triangle.

### 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 FOR THE PROVIDED SURVEY ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA BENCHMARK POINT 0019688118 HAVING A CALIBRATED ELEVATION OF 126.18 METRES (CGVD2878)
2. 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) REGISTERED PLAN 4M-300 PREPARED BY JD BARNES INC. THE CONTRACTOR SHALL BE FULLY RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRICE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SURVEY OF THE CADASTRAL SURVEY PERFORMANCE 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 CONDITION 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. THE CONTRACTOR TO MINIMIZE THE ACTUAL LISTS OF REMOVALS AND REINSTATEMENT WHEREVER POSSIBLE, AND SHALL MAKE THEIR OWN RECORDS OF REMOVALS AND REINSTATEMENT FOR FUTURE REFERENCE. FOR ADEQUATE REINSTATEMENT, THE AREAS TO BE PRE-CONSTRUCTION CONDITIONS OR BETTER, AND BEAR THE COST OF THE SAME. NO ADDITIONAL PAYMENT WILL BE MADE FOR REINSTATEMENT WORK NOT SHOWN ON THE CONTRACT DRAWING AS A DIRECT RESULT FROM CONSTRUCTION.
10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUEY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
12. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
13. 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.
14. CONTACT THE CITY FOR INSPECTION OR ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL CITY ORDINANCES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOO.
15. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
16. 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
17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
18. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
19. FOR GEOTECHNICAL INFORMATION, REFER TO THE GEOTECHNICAL REPORT FOR 3145 CONROY ROAD, PREPARED BY OTHERS
20. PREPARE CURE CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.

## SEWER NOTES:

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSO STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSO 802.01 AND 802.03 UNLESS NOTED OTHERWISE.
  - a. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
  - b. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
  - c. BUILT UP FROM BOTTOM ABOVE TOP OF "A" WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
  - d. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM OVERLAP 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 Ø AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
5. SEWERS AND WATERMANS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES, WHEN IT IS NOTED OTHERWISE. SEWERS AND CONNECTIONS TO BE MAINTAINED VERTICAL AND/OR HORIZONTAL SEPARATION PER MCEP STANDARDS, ALL SEWERS SHOULD BE CONSTRUCTED OF 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 T01 (OPSS T01) 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 DETAIL S35, OPTION A.
7. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
8. PIPES AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING, ALL ENDS OF SEWERS TO BE PROPERLY CAPED AND LOCATED WITH 2'-0" LONG MANDER.
9. CONTRACTOR TO TELEVE (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 FOR FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
10. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

## WATERMAIN NOTES

2. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. INSULATE ALL WATERMAINS AND SERVICES THAT HAVE LESS THAN 2.4m COVER WITH THERMAL INSULATION AS PER CITY DETAIL W22.
4. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR GREATER THAN THAT WHICH IS RECOMMENDED BY THE CITY OF CALGARY AND CITY OF OTTAWA STANDARDS W25 AND W25.1.
5. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY DETAIL W23.
6. VALVES TO BE OPERATED BY CITY STAFF ONLY.
7. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. NO CONNECTION TO EXISTING WATER MAINS OR SERVICE CONNECTIONS UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CONNECTIONS TO BE COMPLETED BY CONTRACTOR. EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY SITE SERVING CONTRACTOR.
8. CONCRETE THROU BLOCKS TO CONFORM TO CITY STANDARD W25.3.
9. WATERMAIN 100-300mmØ TO BE CLASS 150 OR 18-PR PVC OR APPROVED EQUIVALENT.
10. ALL PVC WATERMAIN SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER OR RUMU TRACER WIRE IN ACCORDANCE WITH CITY STANDARD W36.
11. FIRE HYDRANTS SHALL CONFORM TO CITY STANDARDS W16, W19, AND W20.
12. VALVE BOXES SHALL CONFORM TO CITY STANDARD W24.
13. 300mmØ VALVES AND SMALLER TO BE INSTALLED WITH VALVE BOXES AS PER CITY STANDARD W24. 400mmØ VALVES AND LARGER TO BE INSTALLED WITH BUTTERFLY VALVES AND VALVE CHAMBERS AS PER CITY STANDARD W24.
14. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.25m FOR CROSSING OVER THE SEWER, AS PER CITY DETAIL W22.2. THE MINIMUM VERTICAL CLEARANCE IS 0.50m AS PER CITY DETAIL W22. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT 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.

STM STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB1	84.10		NE82.050	COVER: CITY 519.1 FRAME: CITY 519.1 STR: OP5D 705.010
CB2	84.00		SE80.700	COVER: CITY 519.1 FRAME: CITY 519.1 STR: OP5D 705.010
CB3	84.00		SE80.900	COVER: CITY 519.1 FRAME: CITY 519.1 STR: OP5D 705.010
CB4	84.01		SE81.100	COVER: CITY 519.1 FRAME: CITY 519.1 STR: OP5D 705.010
CB5	84.00		SE81.270	COVER: CITY 519.1 FRAME: CITY 519.1 STR: OP5D 705.010
CB6	83.90		SW83.080	COVER: CITY 519.1 FRAME: CITY 519.1 STR: OP5D 705.010
CB7	83.90		SW83.040	COVER: CITY 519.1 FRAME: CITY 519.1 STR: OP5D 705.010
CBMH1	84.00	SW81.800	E81.730	COVER: CITY 528.1 FRAME: CITY 525 STR: OP5D 701.010
CBMH2	84.00	W81.520	SE81.500	COVER: CITY 528.1 FRAME: CITY 525 STR: OP5D 701.010
CBMH3	84.00	NE80.260 NW81.250	SW80.220	COVER: CITY 528.1 FRAME: CITY 525 STR: OP5D 701.010
CBMH4	84.00	NE80.440 NW80.450	SW80.420	COVER: CITY 528.1 FRAME: CITY 525 STR: OP5D 701.010
CBMH5	84.00	NW80.660	SW80.600	COVER: CITY 528.1 FRAME: CITY 525 STR: OP5D 701.010
CBMH6	84.00	NE80.800 NW80.830	SW80.770	COVER: CITY 528.1 FRAME: CITY 525 STR: OP5D 701.010
CBMH7	84.00	NW81.020	SW80.960	COVER: CITY 528.1 FRAME: CITY 525 STR: OP5D 701.010
CBMH8	84.00	NE79.900	SW79.860	COVER: CITY 528.1 FRAME: CITY 525 STR: OP5D 701.010
CBMH9	84.00	NE79.660	SW79.340	COVER: CITY 528.1 FRAME: CITY 525 STR: OP5D 701.010
MH1	84.03	W82.800	SE80.450	COVER: CITY 528.1 FRAME: CITY 525 STR: OP5D 701.010
MH2	83.91	N79.510	SW78.480	COVER: CITY 528.1 FRAME: CITY 525 STR: OP5D 701.010
MH3	780	NE77.980	MATCH EXISTING INVERT	COVER: CITY 519 FRAME: CITY 525 STR: OP5D 705.010
OGS1	84.19	NE78.610 NW80.250	S79.560	STORMCEPTOR EF10 OR APPROVED EQUIVALENT

SAN STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	83.90	N82.880	SW82.851	FRAME: CITY S25 COVER: CITY S24 STR: OPSD 701.010
MH2A	84.49	N83.780	S83.750	FRAME: CITY S25 COVER: CITY S24 STR: OPSD 701.010
MH3A	84.58	N82.330	REFER TO MUNI DESIGN	REFER TO MUNI DESIGN
MH5A-01	REFER TO MUNI	REFER TO MUNI DESIGN	REFER TO MUNI DESIGN	REFER TO MUNI DESIGN

WATER COVER TABLE				
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A - 400 x 150 TEE	0+000.00	84.80	82.40	2.40
VALVE	0+005.50	83.75	81.35	2.40
45° BEND	0+047.41	83.55	81.15	2.40
45° BEND	0+050.18	84.05	81.65	2.40
BUILDING	0+060.94	84.75	82.35	2.40

CROSSING CONFLICT TABLE		
LOCATION	DESCRIPTION	SEPARATION
1	375mmØ STM SEWER OBV 83.30 150mmØ SAN SERVICE INV 83.45	0.15
2	150mmØ WTR SERVICE OBV 81.92 375mmØ STM SEWER OBV 82.87 750mmØ STM SEWER OBV 78.45	0.95
3	400mmØ WTR MAIN INV 82.03 675mmØ STM SEWER OBV 79.50	3.58
4	150mmØ SAN SERVICE INV 82.18 475mmØ STM SEWER OBV 79.15	3.28
5	150mmØ WTR SERVICE INV 82.75	2.60

2	FOR SUBMISSION	11.14.2025
1	FOR REVIEW	08.25.2025
No.	Revisions	Date
Check and verify all dimensions before proceeding with the work		Do not scale drawings

SCALE 1 : 750



Client: **MILLER WASTE SYSTEMS**  
112 BALES DRIVE EAST  
EAST GWILLIMBURY, ON

Project:

**PROPOSED OFFICE/INDUSTRIAL BUILDING**  
**3145 CONROY ROAD**

Drawing Title:

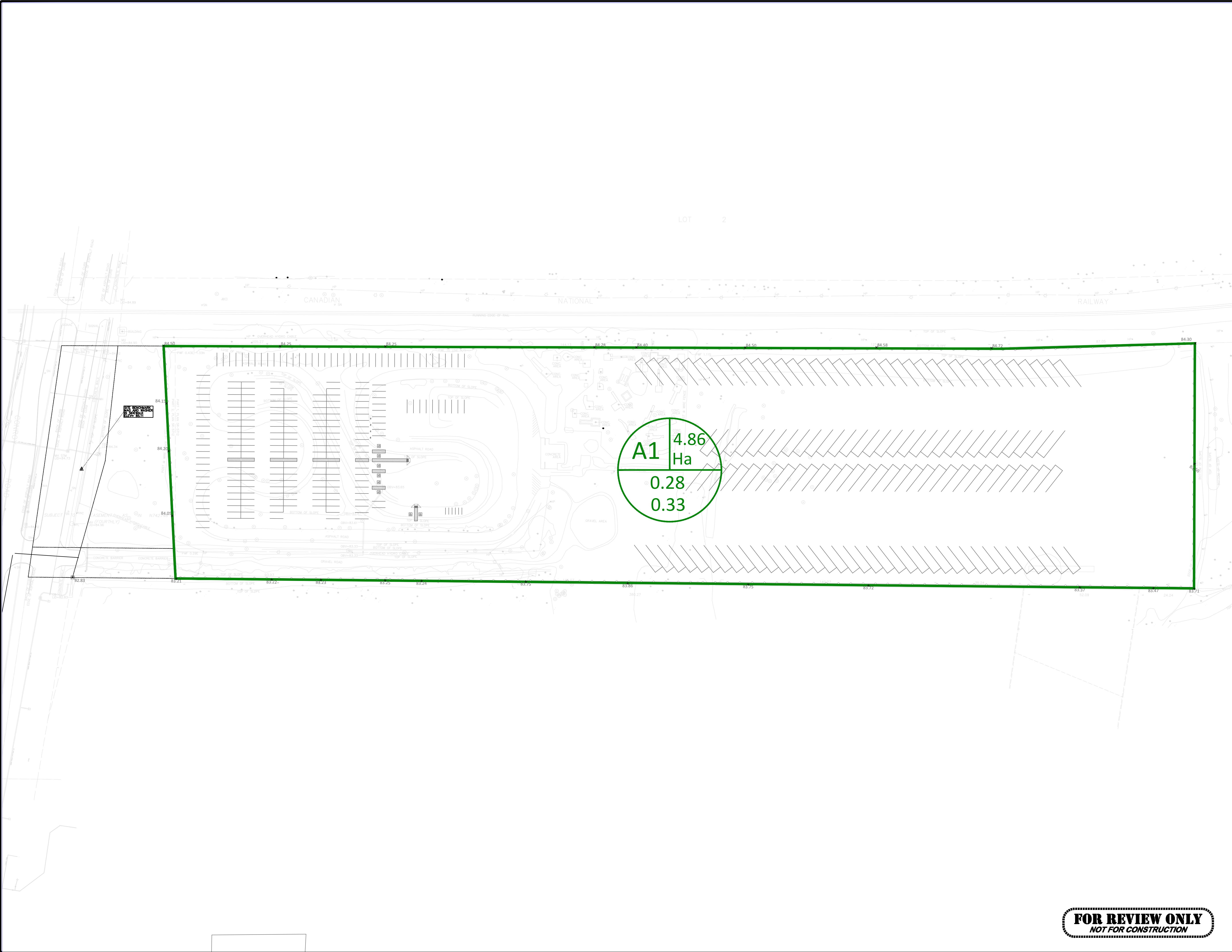
SITE SERVICING PLAN

Scale:	1:750	Project Number:	CO-25-1505
Drawn By:	RP		
Checked By:	JB	Drawing Number:	C102
Designed By:	RP		

**FOR REVIEW ONLY**  
*NOT FOR CONSTRUCTION*



FILENAME: I:\Ottawa\01 Project - Proposal\2025\06\10\CCO\CO-25-1505 White Owl Group, Due Diligence\_3145 Conroy Road\12 - Drawing\CO-25-1505-Design.dwg  
LAST SAVED: Monday, November 10, 2025 LAST SAVED BY: j.pillard  
LAST PLOTTED: Friday, November 14, 2025 CITE FILE USED: ---



LEGEND

DRAINAGE AREA ID

AREA

0.00

Ha

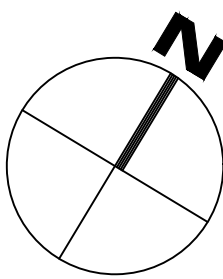
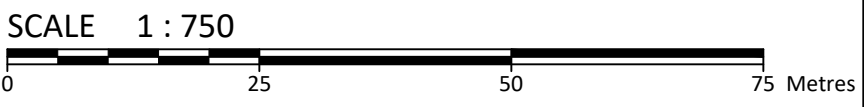
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0.00

5-YEAR RUNOFF COEFFICIENT

100-YEAR RUNOFF COEFFICIENT

1	ISSUED FOR SUBMISSION	11.14.2025
No.	Revisions	Date
Check and verify all dimensions before proceeding with the work		
Do not scale drawings		



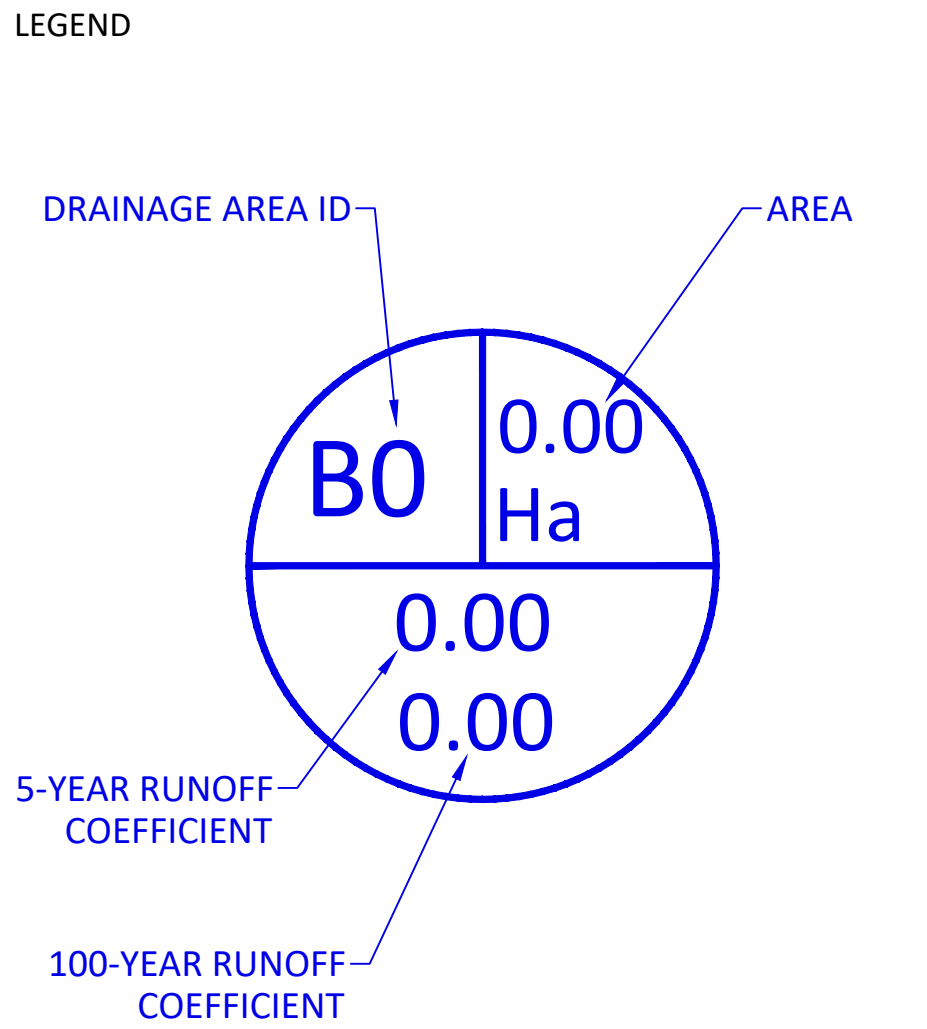
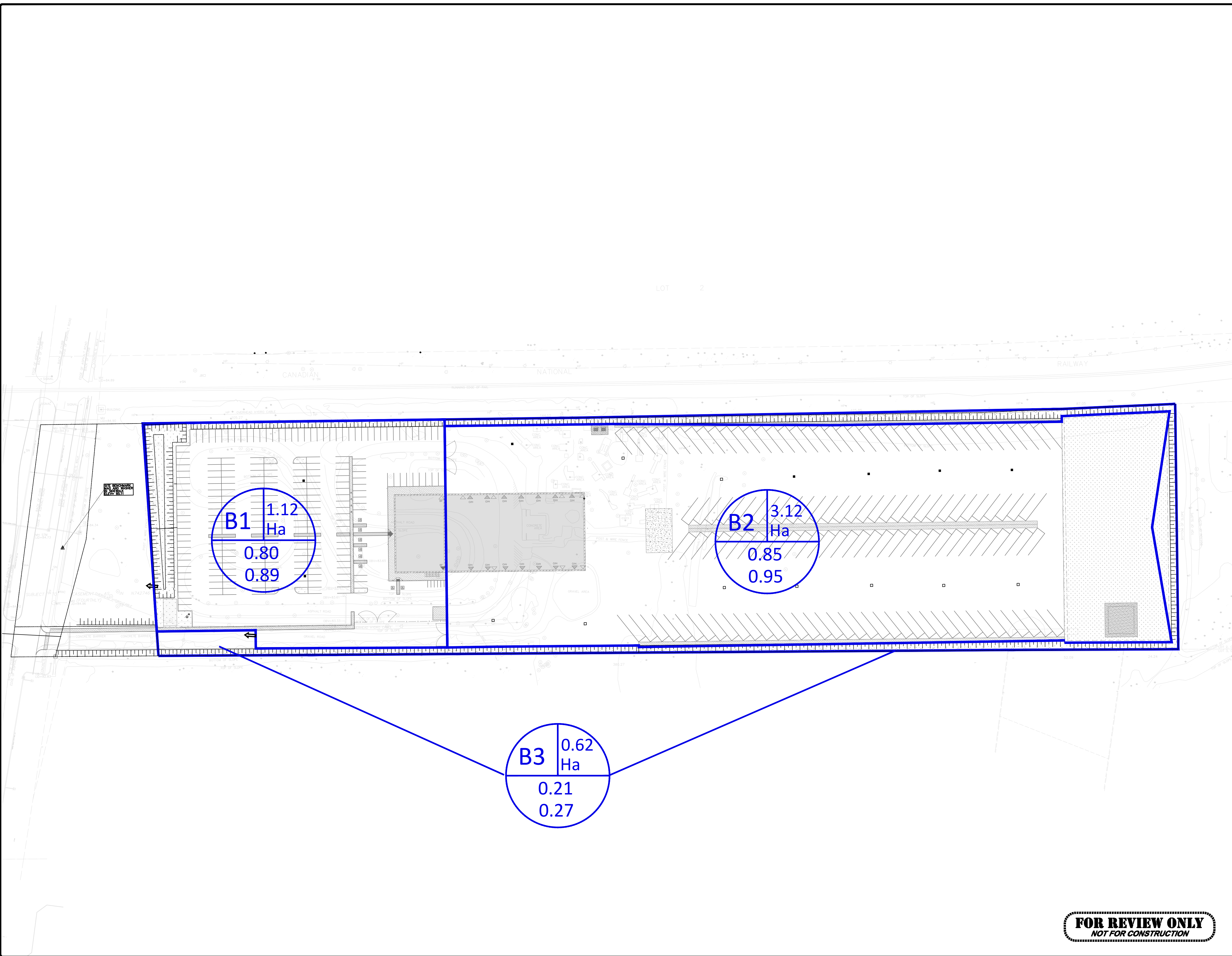
Stamp:

Client:		MILLER WASTE SYSTEMS 112 BALES DRIVE EAST EAST GWILLIMBURY, ON
Project:		PROPOSED OFFICE/INDUSTRIAL BUILDING 3145 CONROY ROAD OTTAWA, ON
Drawing Title:		PRE-DEVELOPMENT DRAINAGE AREAS
Scale:	1:750	Project Number:
Drawn By:	FP	Drawing Number:
Checked By:	JB	
Designed By:	FP	

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

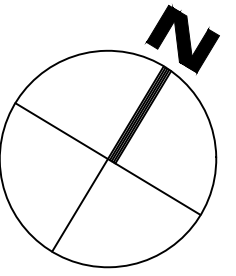


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1	ISSUED FOR SUBMISSION	11.14.205
No.	Revisions	Date

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



Stamp:

Client:  
**MILLER WASTE SYSTEMS**  
112 BALES DRIVE EAST  
EAST GWILLIMBURY, ON

Project:  
**PROPOSED OFFICE/INDUSTRIAL BUILDING**  
3145 CONROY ROAD  
OTTAWA, ON

Drawing Title:  
**POST-DEVELOPMENT DRAINAGE AREAS**

Scale: 1:750	Project Number:
Drawn By: FP	
Checked By: JB	Drawing Number:
Designed By: FP	

**FOR REVIEW ONLY**  
*NOT FOR CONSTRUCTION*

POST

#15862 D07-12-25-0107