

STM STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CBMH8	66.51		N64.850	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S28.1
LSCB1	68.28	S666.530	NW66.509	PER CITY STANDARD S30
LSCB2	68.13	S666.750	NW66.734	PER CITY STANDARD S30
LSCB3	67.99	E66.980	NW66.954	PER CITY STANDARD S30
LSCB4	68.11	E67.110	W67.108	PER CITY STANDARD S30
LSCB5	68.24		W67.238	PER CITY STANDARD S31
MH6	67.90	E65.860 S66.840	N66.820	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24.1
MH7	68.00	S66.220	W66.164	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24.1

SAN STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	68.14	S65.240	W65.176	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24
MH2A	67.91	E64.698	N64.644	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24
MH3A	66.85	S63.722	N63.690	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24
MH4A	66.53		N64.420	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24

CROSSING CONFLICT TABLE		
LOCATION	DESCRIPTION	SEPARATION
1	PROP. 250mm ϕ SAN SEWER OBV 64.99 EX. 450mm ϕ STM SEWER INV 65.87	0.88
2	PROP. 200mm ϕ WATER MAIN INV 65.72 EX. 450mm ϕ STM SEWER INV 65.92	0.50
3	PROP. 250mm ϕ STM SERVICE INV 66.24 PROP. 250mm ϕ SAN SEWER OBV 65.29	0.95
4	PROP. 250mm ϕ STM SERVICE INV 66.28 PROP. 200mm ϕ WATER MAIN OBV 65.72	0.56
5	PROP. 200mm ϕ WTR MAIN INV 63.92 EX. 250mm ϕ SAN SEWER OBV 62.87	1.05

WATERMAIN NOTES

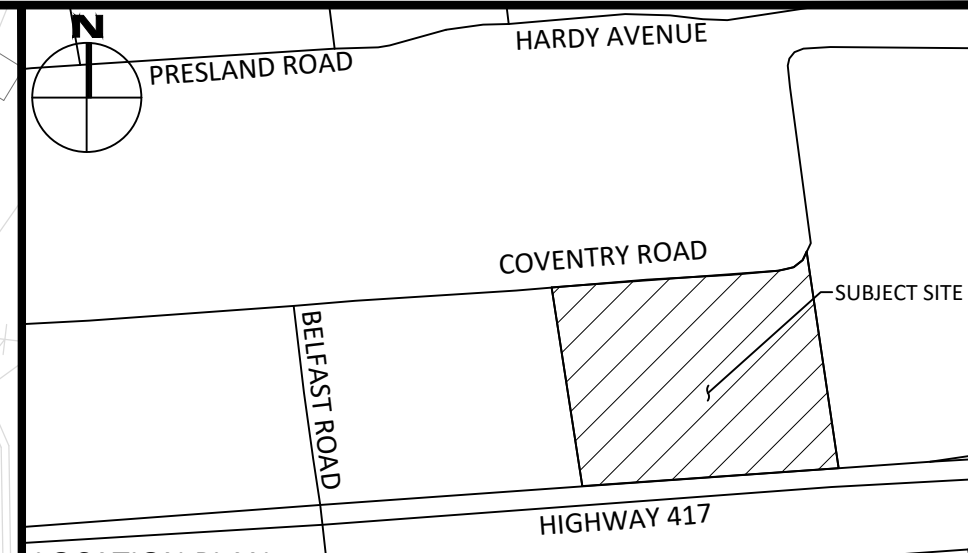
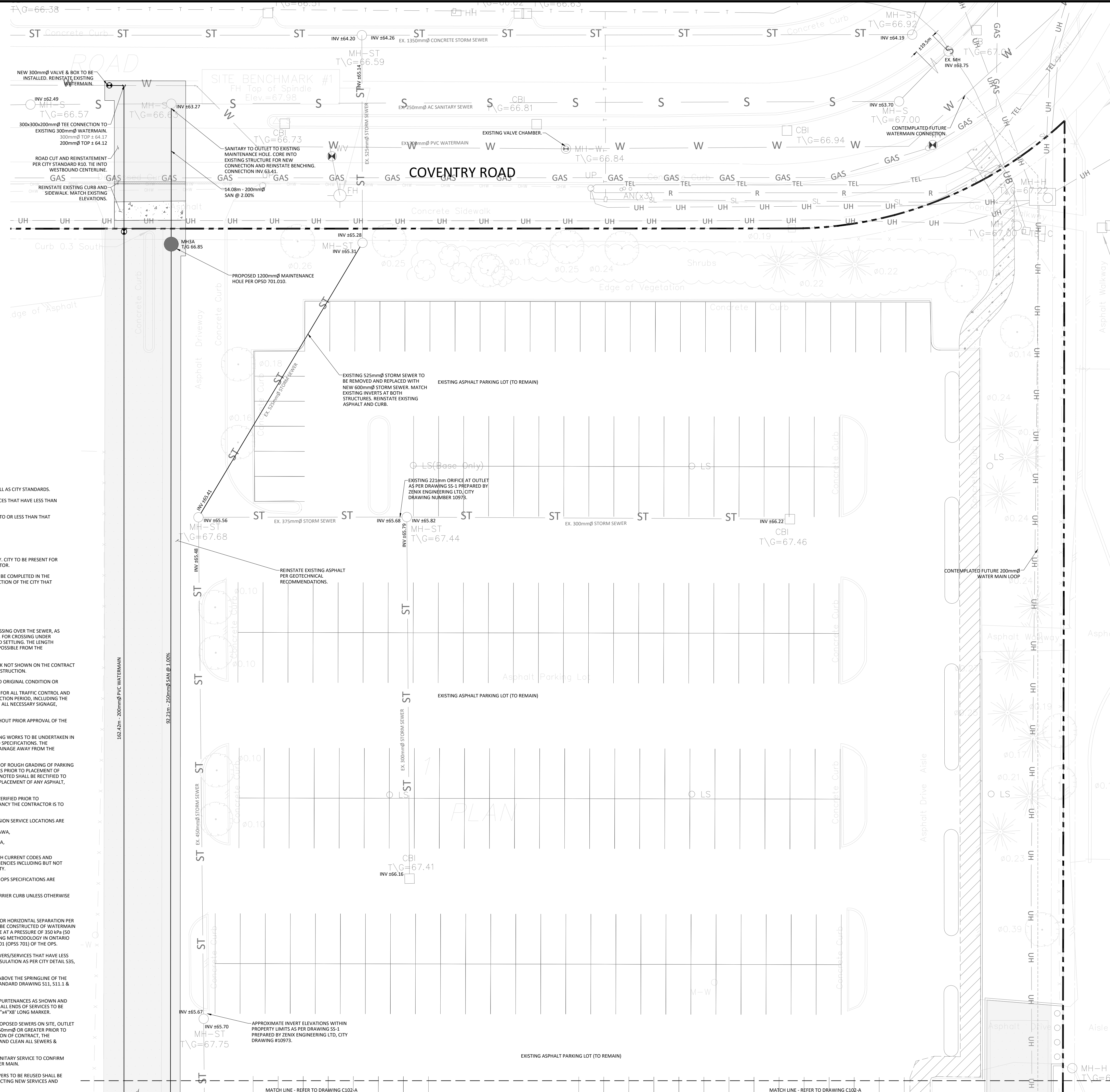
- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
- WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. INSULATE ALL WATERMANS AND SERVICES THAT HAVE LESS THAN 2.4m COVER WITH THERMAL INSULATION AS PER CITY DETAIL W22.
- 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.
- THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY DETAIL W23.
- VALVES TO BE OPERATED BY CITY STAFF ONLY.
- 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.
- 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.
- CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
- ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
- ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.
- 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 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.

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 SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY (OR SHOWN ON) ANNS, O'SULLIVAN, VOLLEBERG LTD. DRAWING 23888-23 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.
- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
- 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 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.
- 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.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF REMOVALS AND REINSTATEMENT WHEREVER POSSIBLE, AND SHALL MAKE THEIR OWN JUDGEMENT AND ACCOUNT FOR ALL MATERIALS AND LABOUR REQUIRED FOR ADEQUATELY REINSTATING THE AREA TO PRE-CONSTRUCTION CONDITIONS OR BETTER, AND BEAR THE COST OF THE SAME. NO ADDITIONAL PAYMENT.
- 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, DELIMITERS, MARKERS AND BARRIERS.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
- 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.
- CONTACT THE ENGINEER 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 ENGINEER'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- 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.
- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPLICABLE APPROVAL AGENCIES INCLUDING BUT NOT LIMITED TO HYDRO ONE, BELL AND THE CITY.
- CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
- ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.

SEWER NOTES:

- CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
- SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
- 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.
- 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 PAYMENT SURFACE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
- SANITARY SEWERS AND CONNECTIONS 150mm ϕ AND SMALLER TO BE PVC SDR-28.
- SEWERS AND CONNECTIONS 200mm ϕ - 375mm ϕ TO BE PVC SDR-35. SEWERS 450mm ϕ AND LARGER TO BE CONCRETE. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
- SEWERS AND WATERMANS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES. WHEN IT IS IMPOSSIBLE OR NOT PRACTICAL TO MAINTAIN VERTICAL AND/OR HORIZONTAL SEPARATION PER MECP STANDARDS, ALL SEWERS SHOULD BE CONSTRUCTED OF WATERMAIN QUALITY PIPE, PRESSURE TESTED IN PLACE AT A PRESSURE OF 500 kPa (60 psi) WITHOUT LEAKAGE USING THE TESTING METHODOLOGY IN ONTARIO PROVINCIAL STANDARD SPECIFICATION 701 (OPSS 701) OF THE OPS.
- 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.
- SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWER MAIN AS PER CITY OF OTTAWA STANDARD DRAWING S31.1.1 & S31.2.
- 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" OF LONG MARKER.
- CONTRACTOR TO TELEPHONE (CITY) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mm ϕ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
- DYE TESTING IS TO BE COMPLETED ON SANITARY SEWER TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.
- EXISTING PRIVATE SERVICES AND/OR SEWERS TO BE REUSED SHALL BE FLUSHED AND CLEARED PRIOR TO CONNECTING NEW SERVICES AND OR SEWERS.



LEGEND

	CONCRETE BARRIER CURB		LIMIT OF CONSTRUCTION
	CONCRETE WALKWAY		DRAINAGE SWALE
	PROPOSED ASPHALT WALKWAY		DRAINAGE DITCH
	PROPOSED PAVER WALKWAY		EX. STORM SEWER
	PROPOSED HEAVY DUTY ASPHALT		EX. SAN SEWER
	PROPOSED ASPHALT		EX. WATERMAIN
	LANDSCAPING CATCHBASIN		PROP. WATER/STM/SAN
	CATCHBASIN MANHOLE		SLOPING AT 3:1 UNLESS SPECIFIED
	CATCHBASIN		SURFACE ELEVATION
	SANITARY SEWER MANHOLE		SWALE ELEVATION
	FIRE HYDRANT		TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	WATER VALVE		OVERLAND FLOW ROUTE
	WATER METER		SILT FENCE BARRIER
	REMOTE WATER METER		STRAW BALE CHECK DAM
	MECHANICAL AREA DRAIN		MUD MAT
	RETAINING WALL		GAS METER
			HYDRO METER

No.	Revisions	Date
6	REISSUED FOR SITE PLAN CONTROL	JAN. 14, 2026
5	REISSUED FOR SITE PLAN CONTROL	MAR. 14, 2025
4	REISSUED FOR SITE PLAN CONTROL	NOV. 29, 2024
3	REISSUED FOR SITE PLAN CONTROL	OCT. 28, 2024
2	ISSUED FOR SITE PLAN CONTROL	JAN. 26, 2024
1	ISSUED FOR COORDINATION	DEC. 20, 2023

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

SCALE 1:200

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Client: **MORGUARD**
55 CITY CENTRE DRIVE, SUITE 1000
MISSISSAUGA, ON L5B 1M3

Project: **RESIDENTIAL BUILDING**
500 COVENTRY ROAD

Drawing Title: **SITE SERVICING PLAN**

Scale: 1:200	Project Number: CCO-23-2497
Drawn By: FV	Checked By: RF
Designed By: RF	Drawing Number: C102-B