

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
	LSCB#		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
	WATER VALVE		OVERLAND FLOW ROUTE
	WATER METER		SILT FENCE BARRIER
	REMOTE WATER METER		STRAW BALE CHECK DAM
	MECHANICAL AREA DRAIN		GRAVEL SURFACING
	RETAINING WALL		MUD MAT
	PAVER PATTERNS REFER TO LANDSCAPE		GAS METER
			HYDRO METER

SAN STRUCTURE TABLE

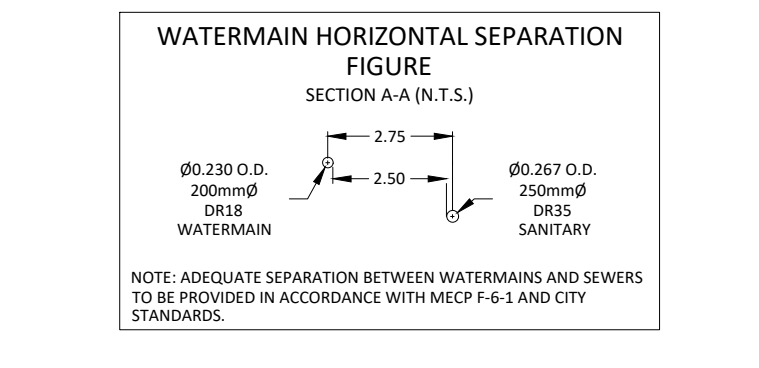
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	68.14	\$65.240	\$65.873	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24
MH2A	68.31	\$64.690	\$64.625	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24
MH3A	66.92	\$62.790	\$62.783	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24
MH4A	66.52	\$62.490 \$62.429	\$62.429	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24
MH5A	66.53		\$64.420	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CBMH8	66.51		\$64.850	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S28.1
LSCB1	68.28	\$66.530	\$66.509	PER CITY STANDARD S30
LSCB2	68.13	\$66.750	\$66.734	PER CITY STANDARD S30
LSCB3	67.99	\$66.980	\$66.954	PER CITY STANDARD S30
LSCB4	68.11	\$67.110	\$67.108	PER CITY STANDARD S30
LSCB5	68.24	\$67.238	\$67.238	PER CITY STANDARD S30
MH6	67.90	\$65.860 \$66.840	\$66.820	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24.1
MH7	68.00	\$66.220	\$66.164	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24.1

CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION	SEPARATION
1	PROP. 250mmØ SAN SEWER OBV 65.46 EX. 450mmØ STM SEWER INV 65.87	0.41
2	PROP. 200mmØ WATER MAIN OBV 65.42 EX. 450mmØ STM SEWER INV 65.92	0.50
3	PROP. 250mmØ STM SERVICE INV 66.24 PROP. 250mmØ SAN SEWER OBV 65.91	0.33
4	PROP. 250mmØ STM SERVICE INV 66.28 PROP. 200mmØ WATER MAIN OBV 65.72	0.56
5	PROP. 200mmØ WTR MAIN INV 63.89 EX. 300mmØ SAN SEWER OBV 62.72	1.17
6	PROP. 200mmØ WTR MAIN INV 64.00 EX. 300mmØ SAN SEWER OBV 62.74	1.26
7	PROP. 200mmØ WTR MAIN INV 64.44 PROP. 250mmØ SAN SEWER OBV 63.11	1.33



- 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) ANNIS, O'LEWY, VOLLEBEK LTD. DRAWING 2386-23 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 TO 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 PROY DENSITY.
 - CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF REMOVALS AND RESTORATION WHEREVER POSSIBLE, AND SHALL MAKE THEIR OWN JUDGEMENT AND ACCOUNT FOR ALL MATERIAL AND LABOUR REQUIRED FOR

- 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, INSURE 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, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
 - 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 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 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.

- 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 AND 802.013 UNLESS OTHERWISE SPECIFIED.
 - BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROY DRY DENSITY. CLEAN STONE BEDDING SHALL NOT BE PERMITTED.
 - IF BEDDING IS 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 PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
 - SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
 - SEWERS AND CONNECTIONS 200mmØ - 375mmØ TO BE PVC SDR-35. SEWERS 450mmØ 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

- 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 SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
- 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"x8" LONG MARKER.
- CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ 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 SERVICE 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.

No.	Revisions	Date
7	REISSUED FOR SITE PLAN CONTROL	MAY 05, 2026
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

0 10 20 Metres

egis 115 Walgreen Road, R.R.3
Carp, ON K0A 1L0
Tel: 613-836-2184
Fax: 613-836-3742
www.egis-group.com

Stamp:

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-A

FILENAME: U:\Information\2023\CCO-23-2497\Morguard\500 Coventry R.R.3 - Drawing\CCO-23-2497 - Presentation.dwg
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