



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 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

- 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. PER THE PROVIDED SURVEY ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA BENCHMARK POINT 001506118 HAVING A PUBLISHED ELEVATION OF 126.18 METRES (CGVD 78).
 - 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 DATED APRIL 5, 2024 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 MATERIAL AND LABOUR REQUIRED FOR ADEQUATELY REINSTATING THE AREA TO 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.
 - 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.
 - 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 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.
 - 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 APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
 - CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
 - FOR GEOTECHNICAL INFORMATION, REFER TO THE GEOTECHNICAL REPORT FOR 3145 CONROY ROAD, PREPARED BY OTHERS
 - 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 PAVEMENT SURGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
 - DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.
 - SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR 28.
 - SEWERS AND CONNECTIONS 375mmØ AND SMALLER TO BE PVC SDR 35 OR APPROVED EQUIVALENT. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE. SEWERS AND CONNECTIONS 450mmØ AND LARGER TO BE REINFORCED CONCRETE MINIMUM CLASS 65-D OR GREATER.
 - 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 MPEC STANDARDS, ALL SEWERS SHOULD BE CONSTRUCTED OF WATERMAIN QUALITY PIPE, PRESSURE TESTED IN PLACE AT A PRESSURE OF 150 (10 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 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" LONG MARKER.
 - CONTRACTOR TO TELEVISION (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.
 - CONTRACTOR TO PROVIDE SHOP DRAWING(S) TO THE CITY (AS WELL AS THE CIVIL CONSULTANT) FOR ANY INFRASTRUCTURE TO BE INSTALLED IN THE ROW OR EASEMENTS.

- WATERMAIN NOTES**
- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
 - 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 AND CITY OF OTTAWA STANDARDS W25 AND W25.2.
 - THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY DETAIL W23.
 - VALVES TO BE OPERATED BY CITY STAFF ONLY.
 - NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CONNECTIONS TO BE COMPLETED BY CITY FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY THE SITE SERVICING CONTRACTOR.
 - CONCRETE THRUST BLOCKS TO CONFORM TO CITY STANDARD W23.3.
 - WATERMAIN 100-300mmØ TO BE CLASS 150 DR-18 PVC OR APPROVED EQUIVALENT.
 - ALL PVC WATERMAIN SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TUVI OR RWU TRACER WIRE IN ACCORDANCE WITH CITY STANDARD W36.
 - FIRE HYDRANTS SHALL CONFORM TO CITY STANDARDS W18, W19, AND W20.
 - VALVE BOXES SHALL CONFORM TO CITY STANDARD W24.
 - 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 W2.
 - 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 W25.2. 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.

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB1	84.10		NE82.050	COVER: CITY S19.1 FRAME: CITY S19.1 STR: OPSD 705.010
CB2	84.00		SE80.700	COVER: CITY S19.1 FRAME: CITY S19.1 STR: OPSD 705.010
CB3	84.00		SE80.900	COVER: CITY S19.1 FRAME: CITY S19.1 STR: OPSD 705.010
CB4	84.01		SE81.100	COVER: CITY S19.1 FRAME: CITY S19.1 STR: OPSD 705.010
CB5	84.00		SE81.270	COVER: CITY S19.1 FRAME: CITY S19.1 STR: OPSD 705.010
CB6	83.90		SW83.080	COVER: CITY S19.1 FRAME: CITY S19.1 STR: OPSD 705.010
CB7	83.90		SW83.240	COVER: CITY S19.1 FRAME: CITY S19.1 STR: OPSD 705.010
CBMH1	84.00	SW81.800	E81.730	COVER: CITY S28.1 FRAME: CITY S25 STR: OPSD 701.010
CBMH2	84.00	W81.520	SE81.500	COVER: CITY S28.1 FRAME: CITY S25 STR: OPSD 701.010
CBMH3	84.00	NE80.260 NW81.250	SW80.220	COVER: CITY S28.1 FRAME: CITY S25 STR: OPSD 701.010
CBMH4	84.00	NE80.440 NW80.450	SW80.420	COVER: CITY S28.1 FRAME: CITY S25 STR: OPSD 701.010
CBMH5	84.00	NW80.660	SW80.600	COVER: CITY S28.1 FRAME: CITY S25 STR: OPSD 701.010
CBMH6	84.00	NE80.800 NW80.830	SW80.770	COVER: CITY S28.1 FRAME: CITY S25 STR: OPSD 701.010
CBMH7	84.00	NW81.020	SW80.960	COVER: CITY S28.1 FRAME: CITY S25 STR: OPSD 701.010
CBMH8	84.00	NE79.900	SW79.860	COVER: CITY S28.1 FRAME: CITY S25 STR: OPSD 701.010
CBMH9	84.00	NE79.660	SW79.340	COVER: CITY S28.1 FRAME: CITY S25 STR: OPSD 701.010
MH1	84.03	W82.800	SE80.450	COVER: CITY S28.1 FRAME: CITY S25 STR: OPSD 701.010
MH2	83.91	N79.510	SW78.480	COVER: CITY S28.1 FRAME: CITY S25 STR: OPSD 701.010
MH3	TBD	NE77.980	MATCH EXISTING INVERT	COVER: CITY S19 FRAME: CITY S25 STR: OPSD 705.010
OGS1	84.19	NE78.610 NW80.250	S79.560	STORMCEPTOR EF010 OR APPROVED EQUIVALENT

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	84.58	NE82.590	SW82.584	COVER: CITY S25 FRAME: CITY S24 STR: OPSD 701.010
MH2A	83.90	NE82.870	SW82.850	COVER: CITY S25 FRAME: CITY S24 STR: OPSD 701.010
MH3A	84.49	NE83.200	SE83.175	COVER: CITY S25 FRAME: CITY S24 STR: OPSD 701.010
MHSA-01	REFER TO MUNI	NE82.480	REFER TO MUNI DESIGN	REFER TO MUNI DESIGN

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A - 400 x 200 TEE	0+000.00	85.00	82.60	2.40
11.25' BEND	0+029.70	83.36	80.96	2.40
VALVE	0+062.60	83.50	81.10	2.40
45' BEND	0+083.32	83.43	81.03	2.40
TEE	0+143.78	84.25	81.85	2.40
45' BEND	0+177.49	84.70	82.30	2.40
VALVE	0+192.02	84.95	82.55	2.40
B - 200x200 TEE	1+000.00	84.70	82.30	2.40
VALVE	1+012.50	84.42	82.02	2.40
HYDRANT	1+015.34	84.45	82.05	2.40

CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION	SEPARATION
1	150mmØ SAN SEWER OVB 82.95	0.15
2	375mmØ STM SERVICE INV 83.10	0.90
3	200mmØ WTR SERVICE OVB 81.92	0.90
4	75mmØ STM SEWER OVB 78.45	3.58
5	400mmØ WTR MAIN INV 82.03	3.25
6	675mmØ STM SEWER OVB 79.50	2.50
	150mmØ SAN SERVICE INV 82.75	
	200mmØ WTR SERVICE INV 82.05	
	400mmØ WTR MAIN OVB 82.00	
	150mmØ SAN SERVICE INV 82.50	0.50

No.	Revisions	Date
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3	FOR SUBMISSION	03.13.2026
2	FOR SUBMISSION	11.14.2025
1	FOR REVIEW	08.25.2025

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

SCALE 1 : 750

0 25 50 75 Metres

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

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

Drawing Title: SITE SERVICING PLAN

Scale: 1:750 Project Number: CO-25-1505

Drawn By: RP Drawing Number: C102

Checked By: JB

Designed By: RP

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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