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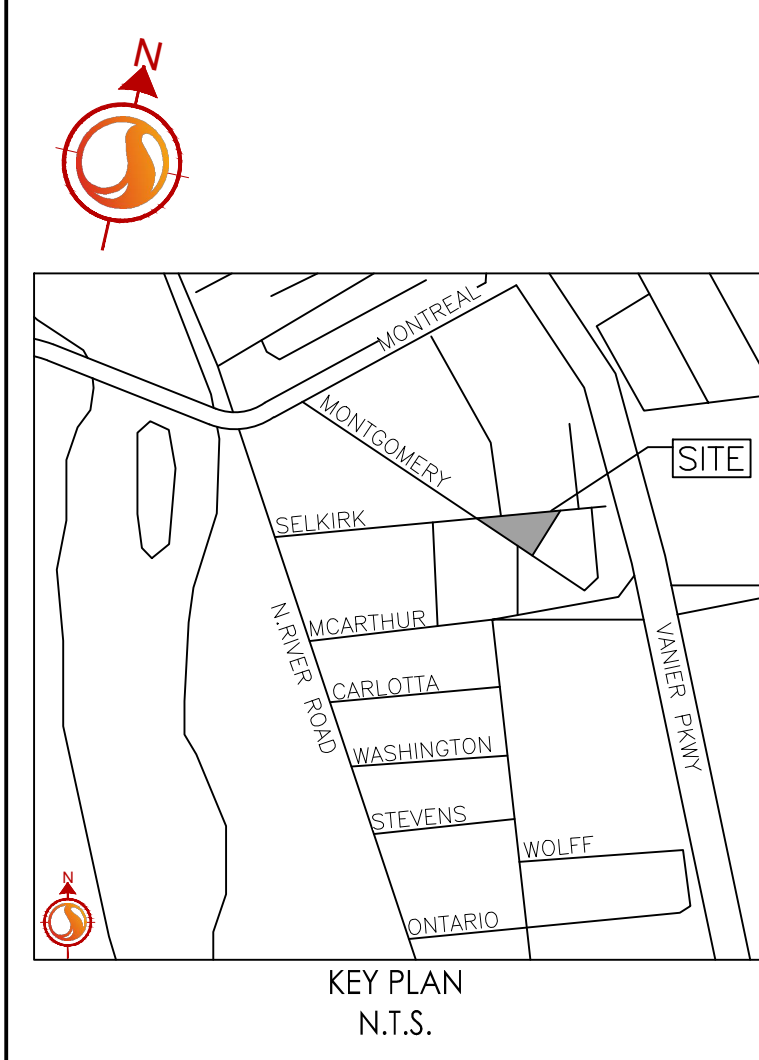
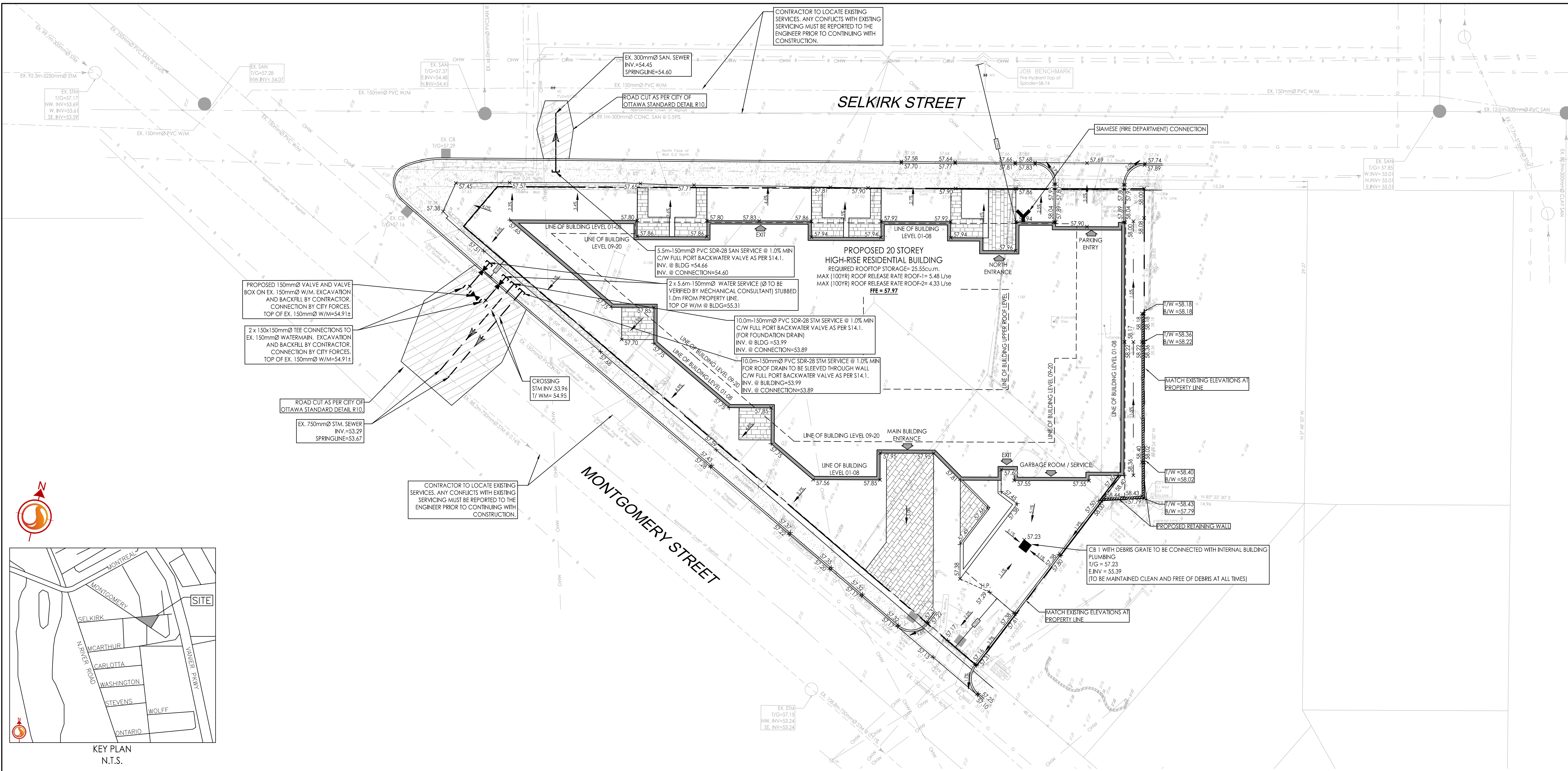
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Legend

- ORIGINAL GROUND ELEVATION
- PROPOSED LOT CORNER ELEVATION
- EXISTING ELEVATION AT LOT CORNER
- FLOW DIRECTION AND GRADE
- FINISHED FIRST FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- TOP OF FOUNDATION WALL ELEVATION
- ENGINEERED FILL REQUIRED
- TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- EXISTING SWALE
- DIRECTION OF OVERLAND FLOW
- PROPOSED VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED DITCH INLET CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED CATCHBASIN T
- PROPOSED DEPRESSED CURB LOCATION
- PROPOSED BARRIER CURB

Notes

1. TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED BY FARLEY, SMITH & DENIS SURVEYING LTD. DATED AUGUST 06, 2021. LOTS 23,25,27,29,70 AND PART OF LOTS 30 AND 69. REGISTERED PLAN 49, CITY OF OTTAWA.
2. SITE PLAN PREPARED BY PROJECT 1 STUDIO, DATED 21-12-06
3. GEOTECHNICAL INVESTIGATION PREPARED BY PATERSON GROUP. REPORT NO. PG5952-1 DATED SEPTEMBER 30, 2021
4. ALL AREA DRAINS TO BE CONNECTED TO INTERNAL PLUMBING AND COLLECTED IN STORM WATER MANAGEMENT. CISTERN DESIGN BY OTHERS.
5. FINAL METER AND REMOTE METER LOCATIONS TO BE CONFIRMED BY MECHANICAL CONSULTANT.
6. FINAL SERVICE SIZES TO BE DETERMINED BY THE MECHANICAL CONSULTANT.
7. CONTRACTOR TO LOCATE EXISTING SERVICE LATERALS PRIOR TO CONSTRUCTION. EXISTING STORM AND SANITARY SERVICE LATERALS TO BE ABANDONED PER S11.4. EXISTING WATER SERVICE TO BE BLANKED AT THE MAIN.
8. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND THE IMPLEMENTATION OF ANY NECESSARY PROCEDURES CALLED FOR IN THE APPROPRIATE STANDARD AND REGULATIONS.
9. ALL CATCHBASINS AND ROOF DRAINS TO BE CONNECTED TO INTERNAL PLUMBING AND COLLECTED IN 7.0m³ STORM WATER MANAGEMENT CISTERN LOCATED BELOW THE PARKING SLAB. INTERNAL PLUMBING, CISTERN AND SLUMP PUMPS TO BE DESIGNED BY THE MECHANICAL CONSULTANT.
10. BOOSTER PUMPS TO BE PROVIDED TO MAINTAIN MINIMUM PRESSURES FOR LEVEL 02 AND ABOVE. SIZES AND FLOW RATES TO BE DETERMINED BY THE MECHANICAL CONSULTANT.



- GENERAL NOTES**
1. ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 2. ALL WORK AND MATERIALS TO CONFORM WITH CURRENT MINISTRY OF THE ENVIRONMENT & ENERGY OF ONTARIO, CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
 3. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND COORDINATION WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
 4. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
 5. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT BY STANTEC CONSULTING LTD., DATED NOVEMBER 11, 2020.
 6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
 7. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.
 8. ALL DISTURBED AREAS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION THE ENGINEER AND THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPS 599.010 AND OPS 310.
 9. BENCHMARKS: IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON DRAWING SSGP-1.
 10. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS-CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DWGS.
 11. EXISTING STORM AND SANITARY SERVICE LATERALS TO BE ABANDONED PER S11.4. EXISTING WATER SERVICE TO BE BLANKED AT THE MAIN.

- WATERMANS**
1. ALL WATERMANS, WATER SERVICES, CONNECTIONS AND APPURTENANCES AS PER CITY OF OTTAWA STANDARDS. THE CONTRACTOR SHALL COORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION AND REDIRECTION BY CITY OF OTTAWA PERSONNEL. WATERMAIN TRENCH TO BE IN ACCORDANCE WITH CITY OF OTTAWA W17.
 2. ALL WATERMAIN BENDS, JOINTS, TEES AND PLUGS SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
 3. ALL WATERMANS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
 4. ALL WATERMANS SHALL BE BACTERIOLOGICAL TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL CHLORINATED WATER TO BE DECHLORINATED AND PRETREATED TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE. ALL DISCHARGED WATER MUST BE CONTROLLED AND TREATED SO AS NOT TO ADVERSELY AFFECT THE ENVIRONMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MUNICIPAL AND/OR PROVINCIAL REQUIREMENTS ARE FOLLOWED.
 5. CATHODIC PROTECTION PER CITY OF OTTAWA W40 AND W42.
 6. EXISTING RESIDENTIAL WATER SERVICES TO BE BLANKED AT THE MAIN BY CITY FORCES.
 7. VALVES TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.
 8. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA, COA. FORCES TO COMPLETE WATERMAIN CONNECTIONS, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
 9. WATERMAIN SHALL BE A MINIMUM OF 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. WHERE LESS THAN 2.4m COVER, THERMAL INSULATION IS TO BE PROVIDED AS PER CITY STD. DWG(S) W 21 (DITCHED AREAS), W22 (SHALLOW TRENCHES), W23 (AT OPEN STRUCTURES) AND CITY OF OTTAWA DESIGN GUIDELINES - WATER DISTRIBUTION SECTION 4.3.13.
 10. A MINIMUM OF 0.5 VERTICAL CLEARANCE IS REQUIRED BETWEEN WATERMANS AND ALL UTILITIES AND SEWERS. IN LOCATIONS WHERE THIS IS NOT ACHIEVABLE, THE CONTRACTOR MUST FOLLOW PROCEDURE F-6.1 SEC. 5.2 OF THE ONTARIO DRINKING WATER RESOURCE ACT.
 11. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED CBS AS PER CITY OF OTTAWA W22 & W23 WHERE 2400mm SEPARATION CANNOT BE ACHIEVED FROM THE PROPOSED WATER SERVICE.

- STORM AND SANITARY SEWERS**
1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH CURRENT CITY OF OTTAWA (COA) STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS & OPS); ROADS AND PUBLIC WORKS.
 2. SEWER TRENCH SHALL CONSIST OF CLASS 'B' BEDDING PER CITY OF OTTAWA STANDARDS S6 AND S7. COMPACTION SHALL BE A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
 3. FOR CONSTRUCTION DETAILS NOT SHOWN ON PLANS, REFERENCE SHALL BE MADE TO THE ONTARIO PROVINCIAL STANDARDS DRAWINGS AND CITY OF OTTAWA STANDARDS.
 4. SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 5. LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
 6. FROST PROTECTION PER CITY OF OTTAWA STANDARD DRAWING W22 WHERE THERE IS LESS THAN 2.0m OF COVER ABOVE THE SEWER SERVICES.
 7. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPS 410 AND OPS 407. A COPY OF THE INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
 8. PROPOSED SERVICES TO CONNECT TO THE MAIN WITH PRE-MANUFACTURED TEES AS PER CITY STD. S11.
 9. CATCH BASINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS C/W FRAME AND GRATE. REAR YARD CBS SHALL BE AS PER S19.1 AND STREET CBS AS PER S2 AND S19. PROVIDE 150mm ADJUSTED SPACERS. ALL CATCH BASINS SHALL HAVE SUMPS (600mm DEEP). STREET CATCH BASIN LEADS SHALL BE 200mm DIA. (MIN) PVC SDR 35 AT 1.0% GRADE WHERE NOT OTHERWISE SHOWN ON PLAN. CATCH BASINS WILL BE INSTALLED WITH INLET CONTROL DEVICES (ICD) AS PER DWG SSP-1.
 10. STREET CATCH BASINS TO BE INSTALLED C/W 150mm DIA. SUBGRANULAR 3m LONG IN FOUR ORTHOGONAL DIRECTIONS OR LONGITUDINALLY WHEN PLACED ALONG A CURB, AND AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL.
 11. CATCH BASINS CONNECTING TO COMBINED SEWERS TO BE EQUIPPED WITH ODOUR TRAPS.

DOUBLE WATER SERVICE - EAST (E) AND WEST (W) 150mm DIAMETER - MONTGOMERY STREET

STATION	FINISHED GRADE (E)	TOP OF WATER (E)	FINISHED GRADE (W)	TOP OF WATER (E)	ITEM
0+000	57.310	54.91	57.29	54.89	TVS CONNECTION TO EXISTING 150mm W/M
0+002.3	57.290	54.89	57.28	54.88	150mm VALVE AND BOX
0+003.3	57.690	55.29	57.47	55.07	150mm PREMANUFACTURED PLUG

SCHEDULE OF ROOFTOP CONTROLS

DRAIN TYPE	CATCHMENT AREA ID	# OF DRAINS	100YR PONDING DEPTH (m)	100YR RELEASE RATE TO CISTERN (L/s)
WATTS DRAIN (25% OPEN)	ROOF-1	6	0.140	5.48
WATTS DRAIN (25% OPEN)	ROOF-2	6	0.080	4.33

ACCESS LANES
40mm H3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm H3 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm OPSS GRANULAR A BASE
400mm OPSS GRANULAR B TYPE II

CAR ONLY PARKING AREAS
50mm H3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
150 OPSS GRANULAR A BASE
300 OPSS GRANULAR B TYPE II

LOWER PARKING LEVEL
150mm EXPOSURE CLASS C2 - 32MPa CONCRETE
300 OPSS GRANULAR A BASE

Revision	By	Appd.	YY.MM.DD
2 FOR SUBMISSION	AJ	ALG	21.12.17
1 FOR REVIEW	AJ	ALG	21.12.10

File Name: 160401698-D8

File Name	Rev	Appd.	YY.MM.DD
160401698-D8	AJ	kk	21.11.01

Permit-Seal

Client/Project

PROPOSED RESIDENTIAL DEVELOPMENT
337 MONTGOMERY STREET
OTTAWA, ON

Title
SITE SERVICING
AND GRADING PLAN

Project No. 160401698 Scale 1:200
Drawing No. Sheet Revision