

REVISED AS PER CITY COMMENTS REVISED AS PER SITE PLAN MJS DT 20.04.30 REVISED PER CITY COMMENTS

PROPOSED CATCH BASIN

PROPOSED CATCH BASIN/ MANHOLE

BUILDING INTERNAL PLUMBING.

PROPOSED VALVE AND CHAMBER

PROPOSED LOCATION OF SIAMESE

THERMAL INSULATION ON STORM SEWER WHERE COVER IS LESS THAN 1.5m. THERMAL INSULATION ON WATERMAIN

WHERE COVER IS LESS THAN 2.4m AS PER W22.

PROPOSED RETAINING WALL

EXISTING WATERMAIN

PROPOSED HYDRANT

PROPOSED SITE LIGHTING

EXISTING SANITARY

PROPOSED AREA DRAIN CONNECTED TO

Revision File Name: 160400864C Phase 1 & 2

Permit-Seal

18 ANTARES DRIVE, OTTAWA, ON, K2E 1A9

Client/Project

PH: 613-226-7266 Q-WEST PHASE 2

OTTAWA, ON, CANADA

SITE SERVICING PLAN

Project No. 160400864 Drawing No.

16. SEWERS WITH LESS THAN 1.5m COVER TO BE INSULATED IN ACCORDANCE WITH CITY STANDARD W22.

5. EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.

GEOTECHNICAL INVESTIGATION.

TO THE CONSULTANT FOR REVIEW.

1. ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY. 2. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.

15. ANY SEWER ABANDONMENT TO BE CONDUCTED ACCORDING TO CITY OF OTTAWA STANDARD S11.4

CLAY PLACED IN MAXIMUM 225mm THICK LOOSE LAYERS COMPACTED TO A MINIMUM OF 95% OF THE

LOCATIONS AT NO MORE THAN 60m INTERVALS IN THE SERVICE TRENCHES. FOR DETAILS REFER TO

13. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300 mm AROUND ALL STRUCTURES WITHIN

14. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY

SEWERS IN ACCORDANCE WITH OPSS 410 AND OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION

OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED

PAVEMENT AREA AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.

MATERIAL'S SPMDD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT STRATEGIC

3. ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN.

100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.

4. 100 YEAR PONDING DEPTH TO BE 0.30m (MAXIMUM).

6. ALL SWALES TO BE MIN. 0.15m DEEP WITH MIN. 3:1 SIDE SLOPES UNLESS OTHERWISE NOTED. THE MINIMUM LONGITUDINAL SLOPE TO BE 1.5% OR 1.0% WHEN PERFORATED SUBDRAIN IS INSTALLED.

7. ALL ROOF DOWNSPOUTS TO DISCHARGE TO THE GROUND ONTO SPLASH PADS AND SHALL NOT BE DIRECTED TO THE STORM SEWER, OR THE BUILDING FOUNDATION DRAIN. 8. TOP OF GRATE (T/G) ELEVATIONS FOR ALL STREET CATCHBASINS SHOWN ON PLANS. REFER TO THE ELEVATION AT EDGE OF PAVEMENT, OR GUTTERLINE WHERE APPLICABLE.

9. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.

10. FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT.

11. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.

12. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR, REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.

13. REFER TO DRAWING EC DS-1 FOR EROSION AND SEDIMENT CONTROL DETAILS.

WATERMAIN PIPE MATERIAL SHALL BE PVC CL.150 DR18. DEFLECTION OF WATERMAIN PIPE IS NOT TO EXCEED 1/2 OF THAT SPECIFIED BY THE MANUFACTURER. PVC WATERMAINS TO BE INSTALLED WITH TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W36.

OTHERWISE NOTED). WATER SERVICE TO EXTEND 1.0M BEYOND PROPERTY LINE. STAND POST TO BE

REFER TO LANDSCAPE ARCHITECTURE PLAN FOR ALL LANDSCAPING FEATURES (ie, TREES, WALKWAYS, PARK

10. GEOTECHNICAL INVESTIGATION PROPOSED RESIDENTIAL DEVELOPEMENT, 114 RICHMOND ROAD, OTTAWA, ON, PREPARED BY PATERSON GROUP, DATED MARCH 20, 2019, REPORT No PG2159-1-REV1, GEOTECHNICAL INFORMATION PRESENTED ON THESE DRAWINGS MAY BE INTERPOLATED FROM THE ORIGINAL REPORT. REFER TO ORIGINAL GEOTECHNICAL REPORT FOR ADDITIONAL DETAILS AND TO VERIFY ASSUMPTIONS MADE HEREIN. 11. STREET LIGHTING TO CITY OF OTTAWA STANDARDS.

DURING CONSTRUCTION ACTIVITIES. THIS PLAN SHALL INCLUDE BUT NOT BE LIMITED TO CATCH BASINS

INSERTS, STRAW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. DEWATERING

SITE PLAN PREPARED BY M. DAVID BLAKELY ARCHITECT INC. DRAWING SP1. PRELIMINARY PARTIAL SITE PLAN

TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD, PROJECT No.12891-12, PART OF LOT

33, CONCESSION 1 (OTTAWA FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA.

12. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES

3. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND DIRECTOR OF ENGINEERING HAS BEEN OBTAINED. 14. HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE TO BE NOTIFIED IF DEEPLY BURRIED ARCHEOLOGICAL REMAINS ARE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

ROADWORKS

SHALL BE PUMPED INTO SEDIMENT TRAPS.

BUILDINGS B, C, & D, DATED 16/03/22.

DETAILS, NOISE BARRIERS, FENCES etc.)

TO BE REPORTED IMMEDIATELY TO ENGINEER.

ALL TOPSOIL AND ORGANIC MATERIAL TO BE STRIPPED FROM WITHIN THE FULL RIGHT OF WAY PRIOR TO

SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.30m LAYERS.

ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).

ROAD SUBDRAINS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD R1. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN

THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY. ALL WORK ON THE MUNICIPAL RIGHT OF

WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, AND OPSD 509.010, AND OPSS 310. CONCRETE CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SC1.1 AND SC1.3 (BARRIER OR MOUNTABLE CURB AS SHOWN ON DRAWINGS).

WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STANDARD W26 (UNLESS

INSTALLED AT PROPERTY LINE.

4. FIRE HYDRANTS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W18 AND W19.

5. WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL TO BE SPECIFIED BY PROJECT GEOTECHNICAL

SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEZING. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED CB'S ON THE W/M STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED.(AS PER CITY OF OTTAWA

8. CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42. 9. THRUST BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.3 AND W25.4.

10. WATERMAIN TO HAVE MIN. 2.4m COVER. WHERE WATERMAIN COVER IS LESS THAN 2.4m, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22.

. WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD 12. PRESSURE REDUCING VALVES (PRV'S) IF REQUIRED, TO BE INSTALLED AS PER ONTARIO PLUMBING CODE.

STORM AND SANITARY SEWERS

SPECIFIED BY GEOTECHNICAL CONSULTANT.

1. SANITARY SEWERS 375mm DIA. OR SMALLER SHALL BE PVC DR35. SANITARY SEWERS LARGER THAN 375mm SHALL BE CONCRETE CSA A 257.2 CLASS 100D AS PER OPSD 807.010.

2. STORM SEWERS 375mm DIA. OR SMALLER SHALL BE PVC DR35. STORM SEWERS LARGER THAN 375mm DIA. SHALL BE CONCRETE CSA A 257.2 CLASS 100-D AS PER OPSD 807.010 ALL STORM AND SANITARY SEWER BEDDING SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS S6 AND S7, CLASS "B" BEDDING, UNLESS OTHERWISE NOTED. SUITABLE BEDDING AND COVER MATERIAL TO BE

STORM AND SANITARY MANHOLES SHALL BE 1200mm DIAMETER IN ACCORDANCE WITH OPSD-701.01 (UNLESS OTHERWISE NOTED) c/w FRAME AND COVER AS PER CITY OF OTTAWA S24, S24.1, AND S25 WHERE APPLICABLE. CATCH BASIN MANHOLE FRAME AND COVERS PER S19, S28, AND S28.1 WHERE APPLICABLE. ALL STORM MANHOLES WITH SEWERS 900mm DIA SEWERS AND OVER IN SIZE SHALL BE BENCHED. ALL OTHER STORM MANHOLES SHALL BE COMPLETED WITH 300mm SUMPS AS PER CITY STANDARDS. SANITARY MANHOLES SHALL NOT HAVE SUMPS.

5. ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS, TO BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.

67.0 0.40 -EX. SAN MH 1 (1200mm) 0.23 --EX. 375mmø PVC SAN SERVICE 66.0 66.0 EX. STM MH 2 (1200mm) EX.375mmø STM SERVICE 1.10 -S INV=64.9T 64.915 65.0 ____ 1.53 ____ S OBV=65.29 65.295 EX.375mmø STM SERVICE N INV=64.29 64.85 N OBV=64.67 65.23 64.0

SERVICE LAYOUT BETWEEN PROPERTY

SCALE: 1:50

LINE, MANHOLES, AND BUILDING

