

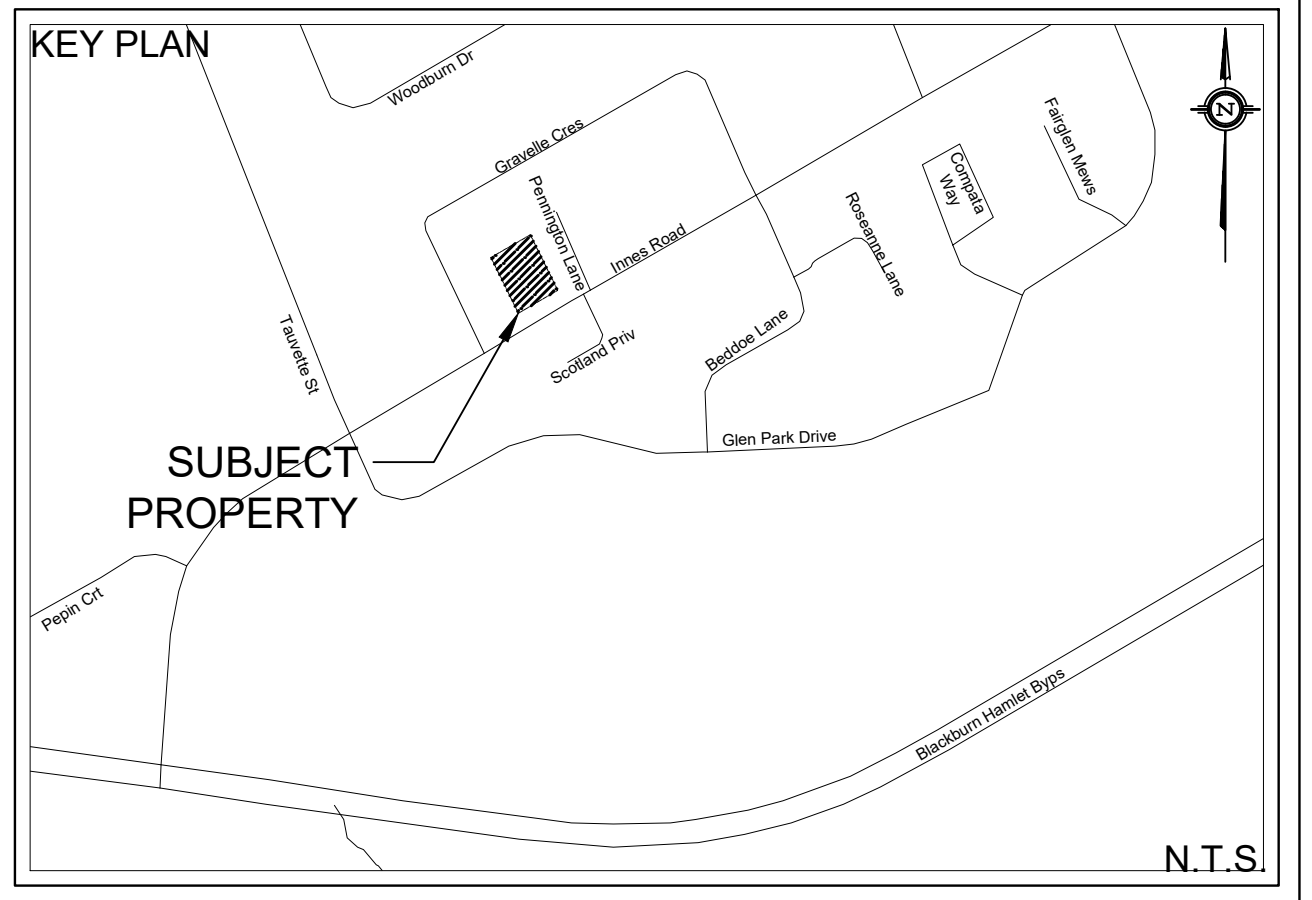
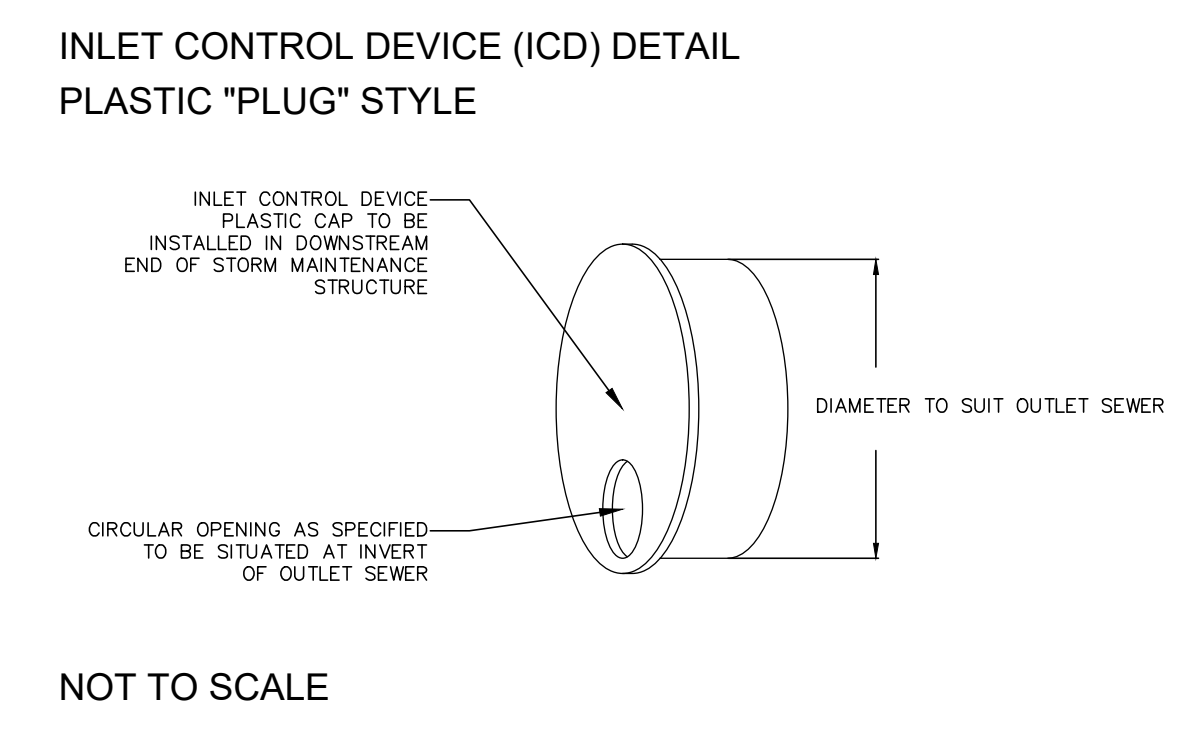
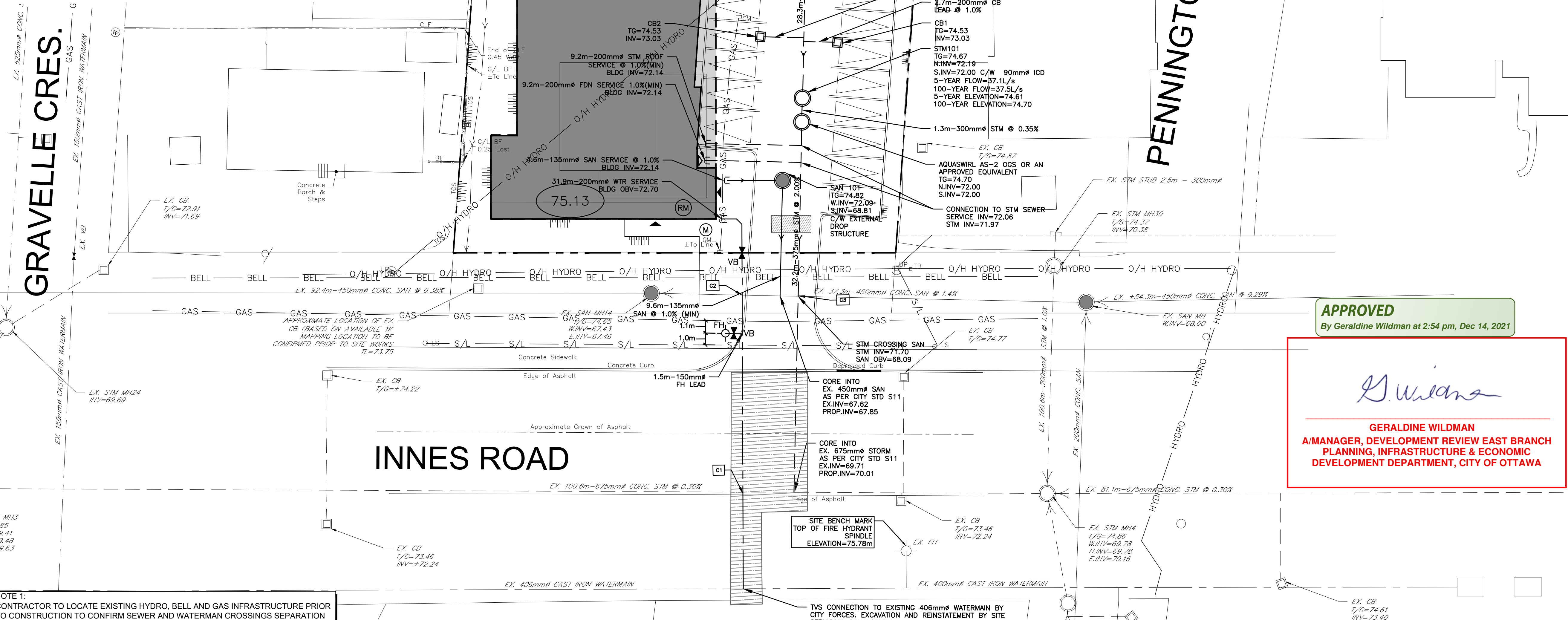
PROPOSED 200mmØ WATERMAIN			
STATION	FINISHED GROUND	TOP WATERMAIN	DESCRIPTION
0+00.00	74.56	72.18	CONNECT TO EXISTING WM
0+08.55	74.60	72.20	C1 WTR CROSSING STM
0+020.00	74.64	72.24	
0+022.61	74.74	72.34	150# HYDRANT LEAD
0+025.88	74.99	72.59	C2 WTR CROSSING SAN
0+029.86	75.10	72.70	200# V&B
0+031.80	75.05	72.65	45° HORIZONTAL BEND
0+033.10	75.07	72.67	
0+034.40	75.10	72.70	CONNECTION TO BUILDING

SEWER CROSSING TABLE			
CROSSING ID	SEWER OVERT	SEWER INVERT	SEPARATION
C1	STM OVB = 70.75	WTR INV = 72.00	1.25m
C2	SAN OVB = 68.02	WTR INV = 72.39	4.37m
C3	SAN OVB = 68.09	WTR INV = 71.70	3.61m

NOTE: CONTRACTOR TO LOCATE EXISTING HYDRO, BELL AND GAS INFRASTRUCTURE PRIOR TO CONSTRUCTION TO CONFIRM SEWER AND WATERMAIN CROSSINGS SEPARATION DISTANCES

SANITARY STRUCTURE TABLE	
STRUCTURE ID	SEWER OVERT
SAN01 (1200mm)	TO=74.70 N.INV=72.29 S.INV=68.81

STORM STRUCTURE TABLE	
STRUCTURE ID	SEWER OVERT
AQUASWIRL AS-2 OGS OR AN APPROVED EQUIVALENT	TO=74.70 N.INV=69.94 S.INV=69.94
STM101 (1200mm)	TO=74.67 N.INV=71.09 S.INV=69.95
STM102 (1200mm)	TO=74.63 S.E.I.V.=72.00 S.B.I.V.=72.00 N.E.I.V.=72.73
CBM43 (1200mm)	TO=74.57 N.E.I.V.=72.78 C/W TIDIFLEX SERIES-35-1 CHECK VALVE OR AN APPROVED EQUIVALENT S.W.I.V.=72.76
STM103 (1200mm)	TO=74.53 N.E.I.V.=72.29 S.W.I.V.=73.00



LEGEND			
---	PROPERTY LINE	○	PROPOSED STORM MANHOLE
---	PROPOSED WATERMAIN	○	PROPOSED SANITARY MANHOLE
---	PROPOSED SANITARY SEWER	□	PROPOSED CATCH BASIN
---	PROPOSED STORM SEWER	○	PROPOSED CB 'T' OR CB 'L'
---	PROPOSED PERFORATED SUBDRAIN	100.00	FINISHED FLOOR ELEVATION
VB	PROPOSED VALVE BOX	100.00	ROAD CUT REINSTATEMENT PER CITY STD. R10
CS	PROPOSED CURB STOP	72.64	UNDERSIDE OF FOOTING
○	PROPOSED FIRE HYDRANT	○	CLAY SEALS TO BE INSTALLED IN ACCORDANCE WITH GEOTECHNICAL REPORT P05171
○	PROPOSED SIAMESE CONNECTION	○	GEOTECHNICAL ENGINEER TO CONFIRM LOCATIONS PRIOR TO SITE CONSTRUCTION
○	PROPOSED REMOTE WATER METER	○	
○	PROPOSED WATER METER	○	

EXISTING UNDERGROUND SERVICES AND UTILITY LOCATIONS DERIVED FROM THE BEST AVAILABLE DATA, AS-CONSTRUCTED DRAWINGS, UTILITY DRAWINGS AND INFRASTRUCTURE MAPPING PROVIDED BY THE CITY OF OTTAWA.

CONTRACTOR TO CONFIRM ELEVATIONS AND LOCATIONS OF EXISTING UNDERGROUND SERVICES AND UTILITIES WITHIN THE RIGHT OF WAY PRIOR TO INSTALLATION OF SITE SERVICING INFRASTRUCTURE.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT THE FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY FARLEY, SMITH & DENIS SURVEYING LTD.
PROJ. NO. 95-20
DATED APRIL 6, 2020

SITE PLAN INFORMATION
SITE PLAN PROVIDED BY FIGUOR ARCHITECTS COLLECTIVE
PROJ. NO. 1963
RECEIVED MARCH 03, 2021

GEOTECHNICAL STUDY
GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP
PROJ. NO. P05171-1
DATED JUNE 8, 2020

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
DATED MARCH 2021

BENCH MARK
LOCATED AT TOP OF FIRE HYDRANT SPINDLE
ELEV=75.78

No.	BY	YY.MM.DD	DESCRIPTION
3	G.G.G.	21.06.08	ISSUED FOR MUNICIPAL REVIEW
2	A.J.G.	20.11.27	ISSUED FOR MUNICIPAL REVIEW
1	C.M.K.	20.06.23	ISSUED FOR MUNICIPAL REVIEW

APPROVED
By Geraldine Wildman at 2:54 pm, Dec 14, 2021

G. Wildman

GERALDINE WILDMAN
A/MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

GENERAL NOTES

- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE DEVELOPER.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE "CONTRACTOR" AS DEFINED IN THE ACT.
- ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR LATEST AMENDMENT.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
- ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
- FOR DETAILS RELATING TO STORMWATER MANAGEMENT AND ROOF DRAINAGE REFER TO THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT PREPARED BY DSEL.
- ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPSD IS EXCEEDED.
- ALL PIPE / CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF ANY REMAINS FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES. THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
- ALL NECESSARY CLEANING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING / REMOVAL.
- DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN.
- THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS-CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
- BENCHMARKS: 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 DERIVED ON THIS PLAN.

WATERMAIN NOTES

- ALL WATERMAIN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- ALL PVC WATERMANS SHALL BE MINW 8-900 CLASS 150, R10 OR APPROVED EQUIVALENT.
- WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
- ALL PVC WATERMANS SHALL BE INSTALLED WITH A TO GAUGE STRAPPED COPPER TWIN OR RWJ TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
- CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS PER CITY OF OTTAWA STD. W40 AND W42.
- VALVE BOXES SHALL BE INSTALLED PER CITY OF OTTAWA STD. W24.
- WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS PER CITY OF OTTAWA STD. W25.5 AND W25.6.
- THRUST BLOCKING OF WATERMANS TO BE INSTALLED PER CITY OF OTTAWA STD. W25.3 AND W25.4.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS, BLOW-OFFS, AND HOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
- WATERMAIN CROSSING OVER AND BELOW SEWERS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY.
- WATER SEWERS ARE TO BE INSULATED PER CITY STD. W23 WHERE SEPARATION BETWEEN SERVICES AND MAINTENANCE HOLES ARE LESS THAN 2.4m.
- THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.50m PER USE GUIDELINES. FOR CROSSINGS UNDER SEWERS, 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 TO ENSURE THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
- ALL WATERMANS SHALL HAVE A MINIMUM COVER OR 2.4m, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD DWG W22.
- GENERAL WATER PLANT TO UTILITY CLEARANCE AS PER STD DWG R20.
- FIRE HYDRANT INSTALLATION AS PER STD DWG W19. ALL BOTTOM OF HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.10m ABOVE PROPOSED FINISHED GRADE AT HYDRANT; FIRE HYDRANT LOCATION AS PER STD DWG W19 UNLESS OTHERWISE NOTED.
- 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.
- ALL WATERMANS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL DISCHARGED WATER TO BE TREATED 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.
- ALL WATERMAIN SUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.

SANITARY AND STORM SEWER NOTES

GENERAL

- ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
- CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING SR. THE SEALS SHOULD BE AT LEAST 1.5m LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUB-BEDDING, AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTIBLE BROWN SILTY CLAY PLACES TO A MINIMUM 25mm LIFTS AND COMPACTED TO THE MINIMUM. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT 60m INTERVALS IN THE SERVICE TRENCHES.
- SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL MAINTENANCE STRUCTURE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY; A MINIMUM OF 300mm AROUND STRUCTURES.
- "MODOLO" OR APPROVED PRE-CAST MAINTENANCE STRUCTURE AND CATCH BASIN ADJUSTERS TO BE USED IN LIEU OF BRICKING. PARGE ADJUSTING UNITS ON THE OUTSIDE ONLY.
- SAFETY PLATFORMS SHALL BE PER OPSD 404-02.
- DROP STRUCTURES SHALL BE IN ACCORDANCE WITH OPSD 1003.01 AND 1003.02, IF APPLICABLE.
- THE CONTRACTOR IS TO PROVIDE CITY CAMERA INSPECTIONS OF ALL SEWERS, INCLUDING PICTORIAL REPORT, ONE (1) CD COPY AND TWO (2) VIDEO RECORDINGS IN A FORMAT ACCEPTABLE TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.
- CONTRACTOR SHALL PERFORM LEAKAGE TESTING. IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSD 410 AND OPSD 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT PRIOR TO PLACEMENT OF NEAR COURSE ASPHALT.
- FROST PROTECTION RECOMMENDATIONS FOR STORM SEWERS WITH LESS THAN 1.5m AND SANITARY SEWERS WITH LESS THAN 1.0m FROM GROUND SURFACE TO PIPE OVERT TO BE PROVIDED BY GEOTECHNICAL ENGINEER.

SANITARY

- ALL SANITARY SEWER INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- ALL SANITARY GRAVITY SEWER SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR APPROVED EQUIVALENT) PER CSA STANDARD B162.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- EXISTING MAINTENANCE STRUCTURES TO BE RE-BENCHED WHERE A NEW CONNECTION IS MADE.
- SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING, UNLESS SPECIFIED OTHERWISE.
- SANITARY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24 AND S25.
- SANITARY MAINTENANCE STRUCTURES SHALL BE BENCHMARKED PER OPSD 701.021.

STORM

- ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2, OR LATEST AMENDMENT. ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.3, OR LATEST AMENDMENT. PIPE SHALL BE JOINED WITH STD. RUBBER GASKETS AS PER CSA A257.3, OR LATEST AMENDMENT.
- ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B162.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- CATCH BASINS SHALL BE IN ACCORDANCE WITH OPSD 705.01.
- CATCH BASIN LEADS SHALL BE 200mm DIA. AT 1% SLOPE (MIN) UNLESS SPECIFIED OTHERWISE.
- ALL CATCH BASINS SHALL HAVE 600mm SUMP, UNLESS SPECIFIED OTHERWISE.
- PERFORATED SUBDRAIN FOR ROAD AND PARKING LOT CATCH BASIN SHALL BE INSTALLED PER CITY STD. R1 AND GEOTECHNICAL RECOMMENDATIONS UNLESS OTHERWISE NOTED.
- PERFORATED SUBDRAIN FOR REAR YARD AND LANDSCAPING APPLICATIONS SHALL BE INSTALLED PER CITY STD. S29, S30, AND S31, WHERE APPLICABLE.
- RIP-RAP TREATMENT FOR SEWER AND CULVERT OUTLETS PER OPSD 810.01.
- ALL STORM SEWERS / CULVERTS TO BE INSTALLED WITH FROST TREATMENT PER OPSD 803.031 WHERE APPLICABLE.
- ALL STORM MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S25 AND S24.1, UNLESS OTHERWISE NOTED.
- CATCH BASIN FRAME AND COVER SHALL BE PER OPSD 400.02 AND CITY STD. S19.1, UNLESS OTHERWISE NOTED.

PROJECT No. 20-1170

SITE SERVICING PLAN
2487 INNES ROAD

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SMART SUBSERVICES™

DRAWN BY: G.G.G. CHECKED BY: A.J.G. DRAWING NO. SHEET NO.
DESIGNED BY: A.J.G. CHECKED BY: A.D.F.
SCALE: 1:200 DATE: JUNE 2020 SSP-1 3 of 4