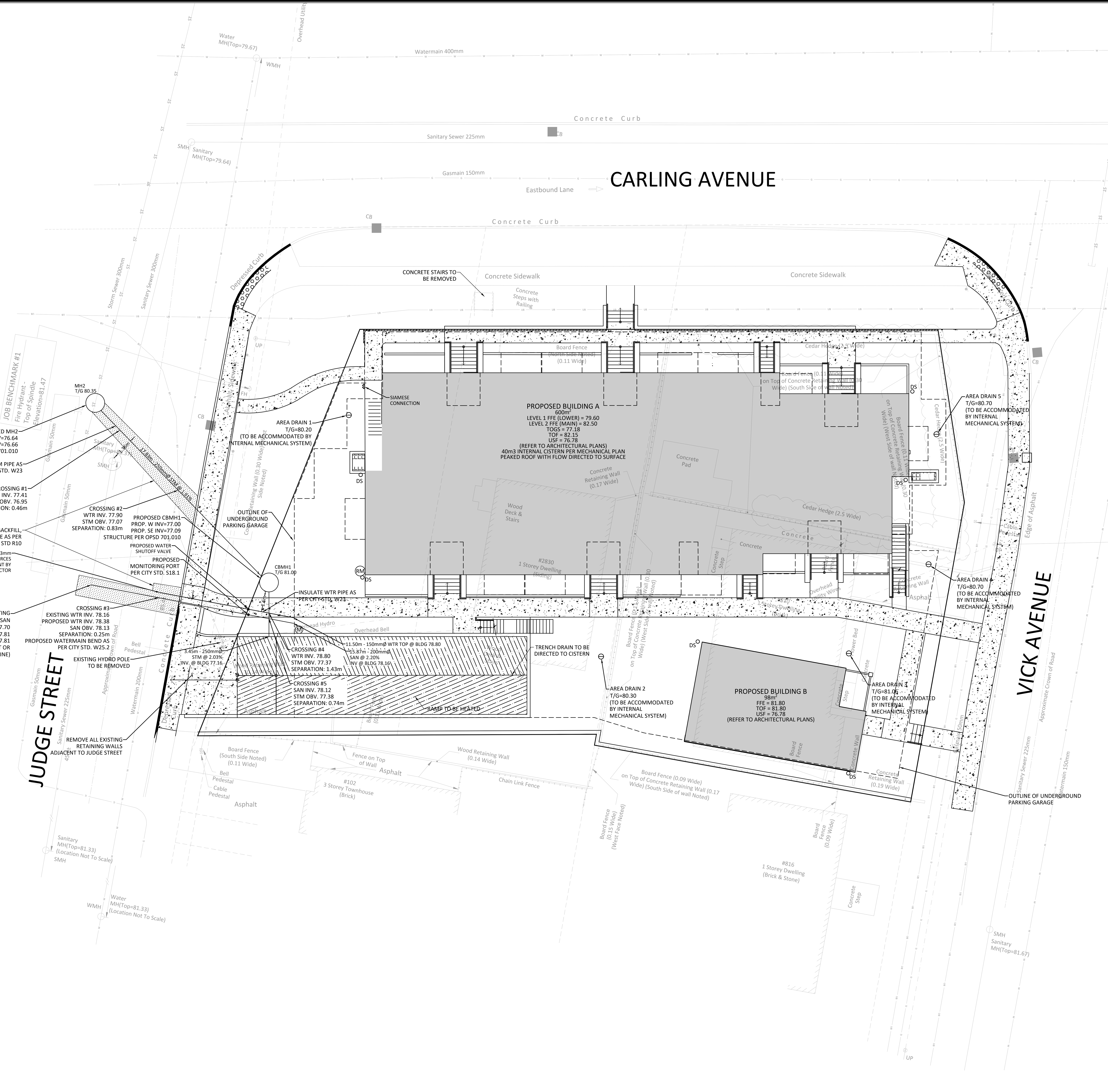
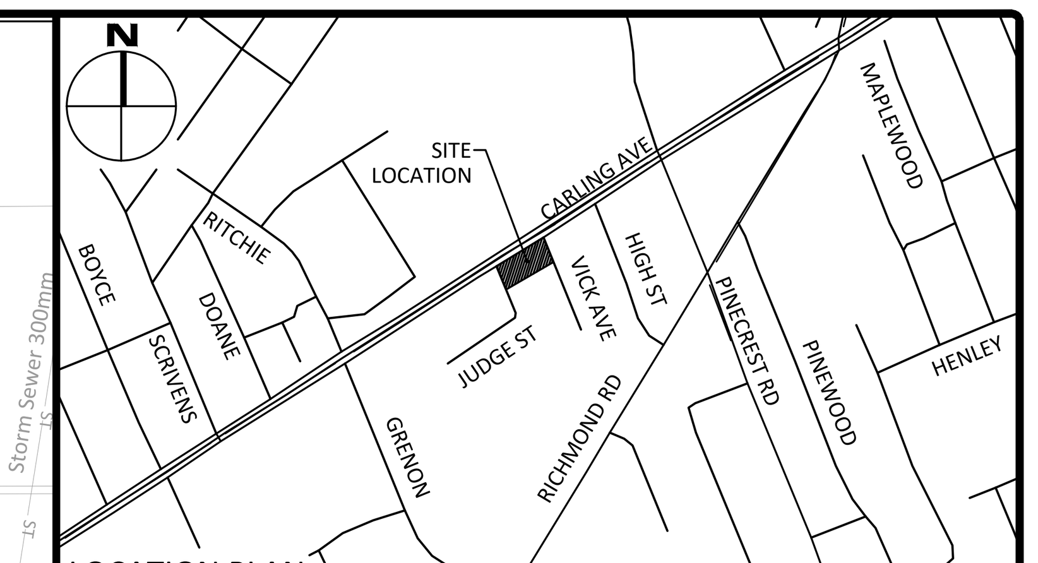
SEWER NOTES

1. CONSTRUCT ALL SEWERS AND APPURTENANCES TO CITY OR TOWNSHIP STANDARDS (IF AVAILABLE) OR AS PER OPSD STANDARDS.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
3. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
4. SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
5. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR SAND.
6. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0m BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
7. SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROVED EQUIVALENT. SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.
8. INSULATE ALL SEWERS AND/OR SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
9. 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.
10. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ONSITE, 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.
11. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN.
12. ALL CATCHBASIN AND CATHCBASIN MANHOLE LEADS ARE TO BE MINIMUM 200mmØ WITH MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED.
13. ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS ARE TO HAVE 150 mmØ PERFORATED PIPE FOR 3.0m ON ALL AVAILABLE SIDES AS PER CITY OF OTTAWA STANDARD DRAWING 'R1'.
14. BACKWATER VALVES ARE TO BE INSTALLED ON SERVICES AS PER CITY STANDARD DWG S14 AND ONE OF S14.1 OR S14.2
15. EXISTING SERVICES TO BE LOCATED BY CONTRACTOR. EXISTING WATERMAIN TO BE BLANKED AT MAIN. EXISTING STORM AND SANITARY TO BE CAPPED AT PROPERTY LINE.
16. PIPES CONNECTED TO THE STORM SYSTEM SHOULD BE PRESSURIZED IN ORDER TO ENSURE FAILURE OF THE CISTERN PUMPS OR SURCHARGE IN THE PUBLIC STORM SYSTEM WILL NOT RESULT IN FAILURE OF THE STORM PIPES AND THUS FLOODING IN THE UNDERGROUND GARAGE.
17. PIPES CONNECTED TO CISTERN AND AREA DRAIN SYSTEM ARE TO BE DESIGNED TO ACCOMMODATE SURCHARGE IN THE EVENT THAT CISTERN CONTROLS FAIL, APPROXIMATELY 4.3m OF HEAD. SURCHARGE ELEVATION TO BE CONFIRMED DURING DETAILED MECHANICAL DESIGN.

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY OR TOWNSHIP STANDARDS.
2. INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE 'K' SOFT.
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARD DWG W22.
4. 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.
5. USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER CITY OF OTTAWA STANDARD DRAWING 'W26'.
6. CONNECTION TO EXISTING BY CITY OR TOWNSHIP FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT IS TO BE COMPLETED BY THE CONTRACTOR.
7. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY STANDARDS DWG W23.
8. THERMAL INSULATION OF WATERMAINS UNDER ROAD SIDE DITCHES AS PER CITY OF OTTAWA STANDARD DRAWING 'W21'.
9. SWABING, CHLORINATION AND CONTINUITY TESTING FOR PROPOSED WATER SERVICES IS TO FOLLOW CITY OF OTTAWA SPECIAL PROVISIONS #SP-4491 & SP-4494.





LOCATION PLAN

LEGEND

DC	BARRIER CURB / CURB DEPRESION
	MOUNTABLE CURB
	EASEMENT
	HEAVY DUTY ASPHALT
	RETAINING WALL
	CONCRETE SIDEWALK
	PAVING STONE
MH7	STORM MANHOLE
CB6 DI6	CATCHBASIN OR DITCH INLET
ECB4	LANDSCAPE CATCHBASIN
MH7A	SANITARY MANHOLE
	PERFORATED PIPE IN SWALES
	WATER VAVLE/CHAMBER
	FIRE HYDRANT
	CENTRELINE OF SWALE
	SLOPING AT 3:1 (UNLESS SPECIFIED)
95.94 / 93.20	PROPOSED ELEVATION / EXISTING ELEVATION
95.94 (S)	SWALE ELEVATION
T/W100.50 / B/W90.50	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
	EMERGENCY OVERLAND FLOW ROUTE
	AREA DRAIN
M RM	METER/REMOTE METER
DS	DOWNSPOUT
FFE	FINISHED FLOOR
USF	UNDERSIDE OF FOOTING
TOGS	TOP OF GARAGE SLAB
TOF	TOP OF FOUNDATION

No.	Revisions	Date
6	ISSUED FOR MUNICIPAL APPROVAL	NOV.19.2021
5	ISSUED FOR MUNICIPAL APPROVAL	JUN.16.2021
4	ISSUED FOR MUNICIPAL REVIEW	JUN.03.2021
3	ISSUED FOR MUNICIPAL REVIEW	MAR.17.2021
2	ISSUED FOR MUNICIPAL REVIEW	FEB.16.2021
1	ISSUED FOR MUNICIPAL REVIEW	NOV.20.2020

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

SCALE 1 : 150 — 0, 5, 10, 15 Metres

McINTOSH PERRY
115 Walgreen Road, RR3, Carp, ON K0A 1L0
Tel: 613-836-2184 Fax: 613-836-3742
www.mcintoshperry.com

Stamp: LICENSED PROFESSIONAL ENGINEER — R. D. FREEL — 100163197 — PROVINCE OF ONTARIO

Client:
1408505 Ontario Inc.
c/o Holzman Consultants Inc.
311 RICHMOND ROAD, Suite 203
OTTAWA, ON K1Z 6X3

Project:
RESIDENTIAL DEVELOPMENT
2830 CARLING AVENUE

Drawing Title:
SITE SERVICING PLAN

Scale: 1:150	Project Number: CCO-21-1191
Drawn By: C.D.H.	
Checked By: R.D.F.	Drawing Number: C102
Designed By: C.D.H.	

D07-12-20-0163

#18307

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED March 17, 2022 , THIS PLAN IS APPROVED BY THE CITY OF OTTAWA THIS 17 DAY OF MARCH , 2022 .

Court Curry

COURT CURRY, MANAGER
DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

FILENAME: U:\Ottawa\01 Project - Proposals\2021 Jobs\CCO\CCO-21-1191 First Bay Properties Inc_Stacked Town_2830 Carling Ave\Civil\12 - Drawings\CCO-21-1191 - Presentation2.dwg
LAST SAVED: Wednesday, November 17, 2021 LAST SAVED BY: r.robineau