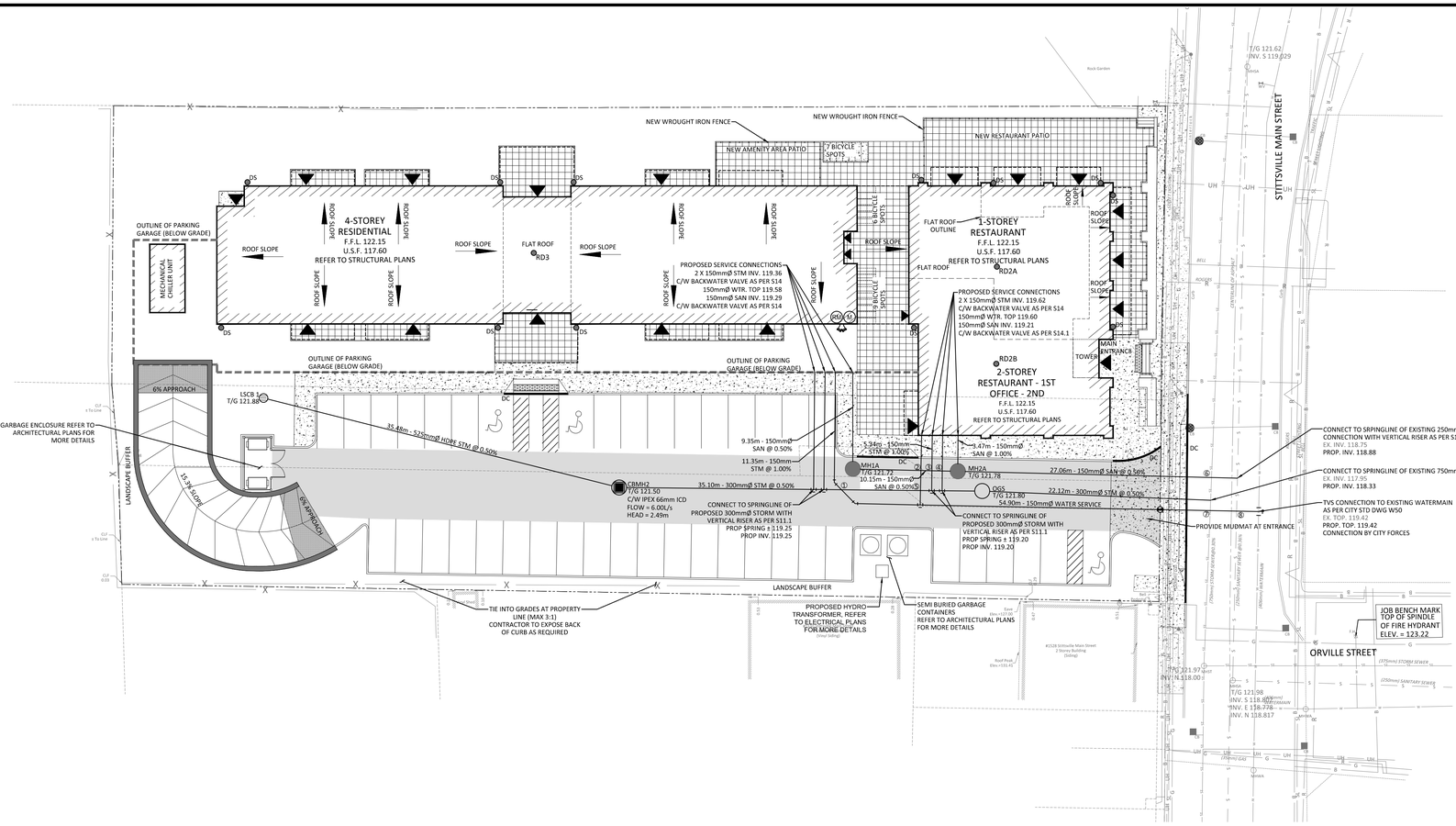
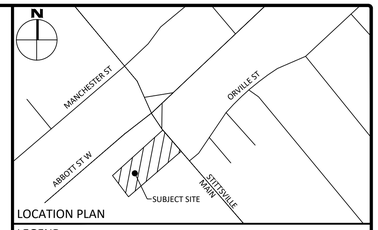




LOCATION PLAN

LEGEND

- BARRIER CURB / CURB DEPRESSION
- HEAVY DUTY ASPHALT
- CONCRETE SIDEWALK
- PAVING STONE
- STORM MANHOLE
- CATCHBASIN OR DITCH INLET
- LANDSCAPE CATCHBASIN
- SANITARY MANHOLE
- PERFORATED PIPE
- WATER VAVLE/CHAMBER
- FIRE HYDRANT
- CROSSING CONFLICT LOCATION
- LANDSCAPE AREA
- CENTRELINE OF SWALE
- SLOPING AT 3:1 UNLESS SPECIFIED
- PROPOSED ELEVATION / EXISTING ELEVATION
- SWALE ELEVATION
- TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- EMERGENCY OVERLAND FLOW ROUTE
- SILT FENCE BARRIER (AS PER OPSD 219.130)
- STRAW BALE CHECK DAM (AS PER OPSD 219.180)
- SEDIMENT CONTROL DEVICE
- BUILDING ENTRANCE OVERHEAD DOOR
- REMOTE WATER METER
- WATER METER
- MISC. ROCK BOULDER
- SEDIMENT CONTROL DEVICE
- PROPERTY LINE

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
2	REVISED PER CITY COMMENTS	APR. 22, 2021
1	ISSUED FOR REVIEW	NOV. 13, 2020

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

SCALE 1 : 250

0 5 10 15 20 25 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 T. D. FERGUSON 100225917 2021/04/22 PROVINCE OF ONTARIO

Client:
INVERNESS HOMES
38 AURIGA DRIVE, SUITE 200
OTTAWA, ON K2E8A5

Project:
MIXED USE DEVELOPMENT
1518-1526 STITTSVILLE MAIN STREET

Drawing Title:
SITE SERVICING, SEDIMENT & EROSION CONTROL PLAN

Scale: 1:250	Project Number: CP-19-0608
Drawn By: N.B.V.	
Checked By: T.D.F.	Drawing Number: C102
Designed By: N.B.V.	

#18309

D07-12-20-0167

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
400 X 150 TEE	0+100.00	121.82	119.42	2.40
VALVE	0+109.53	121.88	119.48	2.40
TEE	0+132.73	121.81	119.41	2.40
45° BEND	0+139.05	121.72	119.32	2.40
45° VERTICAL BEND	0+139.60	121.71	119.31	2.40
45° VERTICAL BEND	0+140.10	121.71	118.81	2.90
45° VERTICAL BEND	0+140.89	121.71	118.81	2.90
45° VERTICAL BEND	0+141.40	121.71	119.31	2.40
45° BEND	0+141.98	121.71	119.31	2.40
BUILDING	0+152.56	122.04	119.64	2.40
A-TEE	0+200.00	121.81	119.41	2.40
45° VERTICAL BEND	0+200.50	121.83	119.43	2.40
45° VERTICAL BEND	0+201.28	121.83	118.65	3.18
45° VERTICAL BEND	0+203.82	121.83	118.65	3.18
45° VERTICAL BEND	0+204.60	121.82	119.42	2.40
BUILDING	0+209.38	122.03	119.63	2.40

CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION	SEPARATION
1	150mmØ WTR SERVICE OBV 118.81 300mmØ STM SEWER INV 119.11	0.30
2	150mmØ WTR SERVICE INV 119.15 150mmØ WTR SERVICE OBV 118.65	0.50
3	150mmØ STM SERVICE INV 119.59 150mmØ SAN SERVICE OBV 119.29	0.30
4	150mmØ STM SERVICE INV 119.59 150mmØ SAN SERVICE OBV 119.29	0.40
5	150mmØ WTR SERVICE OBV 118.65 300mmØ STM SERVICE INV 119.05	0.40
6	150mmØ SAN SERVICE INV 119.00 750mmØ STM SEWER OBV 118.69	0.31
7	150mmØ WTR SERVICE INV 119.29 750mmØ STM SEWER TOP 118.71	0.58
8	150mmØ WTR SERVICE INV 119.31 250mmØ SAN SEWER OBV 119.01	0.30

STORM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CBMH2	121.50	SW119.220	NE119.200	COVER CITY STD S28.1 FRAME CITY STD S25 STRUC. OPSD 701.010
LSCB 1	121.88		NE119.397	CITY STD DWG S31
OGS	121.80	SW119.024	NE118.441	STORMCEPTOR EF04 OR APPROVED EQUIVALENT

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	121.72	NW119.240	NE119.184	COVER CITY STD S24 FRAME CITY STD S25 STRUC. OPSD 701.010
MH2A	121.78	NW119.180 SW119.133	NE119.110	COVER CITY STD S24 FRAME CITY STD S25 STRUC. OPSD 701.010

SEWER NOTES

1. CONSTRUCT ALL SEWERS AND APPURTENANCES TO CITY 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 CITY OF OTTAWA STANDARD W.22.
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.

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH CITY STANDARDS (IF AVAILABLE) OR AS PER OPSD 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 STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
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 FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT IS TO BE COMPLETED BY THE CONTRACTOR.
7. SWABING, CHLORINATION AND CONTINUITY TESTING FOR PROPOSED WATER SERVICES IS TO FOLLOW CITY OF OTTAWA SPECIAL PROVISIONS #SP-4491 & SP-4494.

GENERAL NOTES

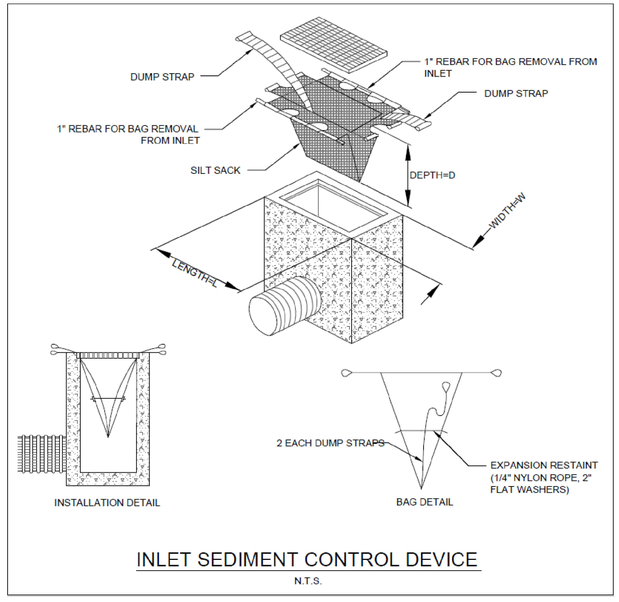
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) FAIRHALL, MOFFATT, WOODLAND LTD. SURVEY PLAN #AA15600 DATED APRIL 16, 2020 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.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. 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.
6. 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.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. 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.
11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY.
12. 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.
13. 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 SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
15. 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.
17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB AS PER CITY OF OTTAWA STANDARD DRAWING SC1.1 UNLESS SPECIFIED.
19. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY.
20. NO EXCESS DRAINAGE, EITHER DURING OR AFTER CONSTRUCTION, IS TO BE DIRECTED TOWARDS NEIGHBORING PROPERTIES.
21. NO ALTERATION OF EXISTING GRADES AND DRAINAGE PATTERNS ON PROPERTY BOUNDARIES.

ROOF DRAIN (B2A)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ (FULLY EXPOSED)		
NUMBER OF ROOF DRAINS	1		
	2-YEAR	5-YEAR	100-YR
ROOFTOP STORAGE (m³)	4.58	6.17	11.59
DEPTH OF FLOW (m)	0.030	0.040	0.075
FLOW PER ROOF DRAIN (L/s)	0.38	0.50	0.95
TOTAL FLOW	0.38	0.50	0.95

ROOF DRAIN (B2B)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ (FULLY EXPOSED)		
NUMBER OF ROOF DRAINS	1		
	2-YEAR	5-YEAR	100-YR
ROOFTOP STORAGE (m³)	3.21	4.26	8.28
DEPTH OF FLOW (m)	0.025	0.035	0.060
FLOW PER ROOF DRAIN (L/s)	0.32	0.44	0.76
TOTAL FLOW	0.32	0.44	0.76



INLET SEDIMENT CONTROL DEVICE
N.T.S.

FILENAME: U:\Ottawa\06 Project - Proposal\2019 Jobs\CP\CP Projects\CP-19-0608 Inverness Homes_The Station_1518 Stittsville Main Street\Civil\12 - Drawings\CP-19-0608 PRESENTATION.dwg
LAST SAVED: Friday, April 16, 2021 LAST SAVED BY: n.vachon
LAST PLOTTED: Thursday, April 22, 2021 CTB FILE USED: ----