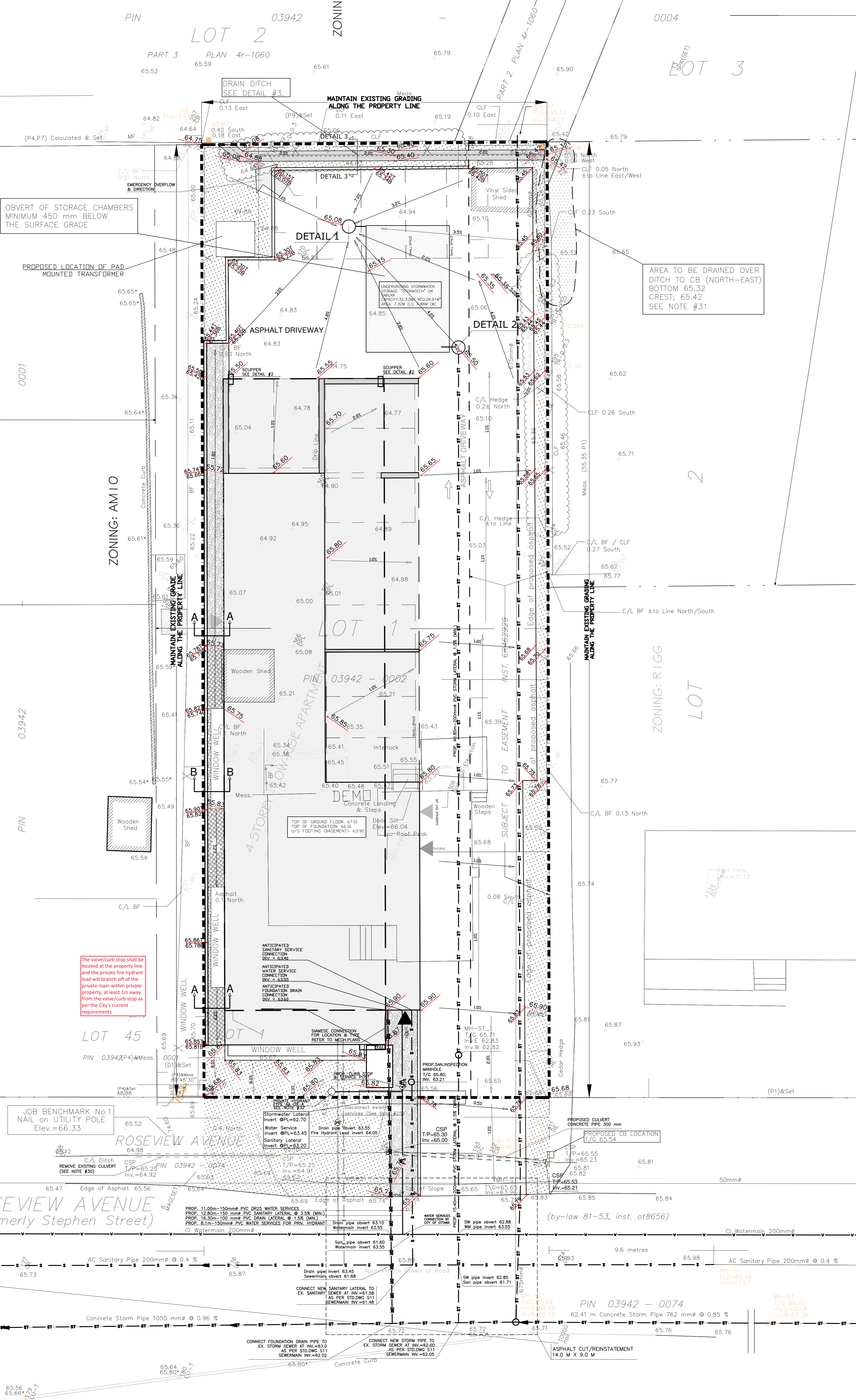


UNDERGROUND STORMWATER STORAGE:
SEE DETAILS PAGES 1-5
PREPARED BY ADS-ADVANCED DRAINAGE SYSTEMS INC.
FOR 817 ROSEVIEW AVE. ONTARIO, FEBRUARY 2023
NOTE: DETAILS FOR CONSTRUCTION AND INSTALLATION BY MANUFACTURER
CONTRACTOR AND MANUFACTURER TO PREPARE PLANS AND PRESENT
TO ENGINEER FOR CONCURRENCE.



- NOTES:
- EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS. CONTRACTOR IS REQUESTED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.
 - CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY.
 - PROPOSED SITING DETAILS FOR THIS PROPOSED BUILDING WERE TAKEN FROM THE SITE PLAN PREPARED BY "OTTAWA CARLETON CONSTRUCTION".
 - EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATION, SEWER INVERT ELEVATIONS AND THE TOPOGRAPHICAL INFORMATION OF THE LOT SHOWN WERE PROVIDED BY "ANIS/SULLIVAN & VOLLEBECK" AND ARCH-NOVA DESIGN INC. IS NOT RESPONSIBLE FOR THE SURVEY PROVIDED.
 - ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
 - ALL GRADES SHOWN ARE METRIC. EXISTING AND PROPOSED GRADES SHOWN ON THIS DRAWING ARE BASED ON A GEODETIC BENCHMARK PROVIDED BY "EST ARCHITECTURE," AS SHOWN ON THEIR SITE PLAN.
 - ALL WILL BE CONSTRUCTED TO CITY OF OTTAWA'S LATEST REVISED STANDARDS ON APPROVAL BY THE CITY. USE SADDLE CONNECTIONS WITH CORB STEPS FOR THE 19 MM WATER SERVICES.
 - CONSTRUCT ALL SANITARY PIPES IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARDS OTHERWISE AS PER DPSS AND DPSS SPECIFICATIONS.
 - ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERS' STANDARDS AND PER CITY'S REQUIREMENTS.
 - THE CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 30 MM WATER SERVICES ON THIS LOT SHALL HAVE A MINIMUM OF 24" OF GROUND COVER. OTHERWISE THE THERMAL INSULATION IS REQUIRED AS PER CITY SPECIFICATIONS V 21, V 22 AND V 23. THE WATER SERVICE INSTALLATION SHALL BE COPPER "TYPE K" PIPE AND CONSTRUCTED IN ACCORDANCE WITH STD DWG W66.
 - IF WATER SERVICE IS LESS THAN 24" FROM SEWER, MANHOLE OR CATCH BASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN WITH 5" M RIGID INSULATION (AS PER CITY DETAIL V-23).
 - ALL WATERMAIN SERVICE AND FITTINGS SHALL CONFORM TO APPROVED AVVA AND OR CSA STANDARDS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE WORKS.
 - WATER SERVICES CONNECTION ON ROSEVIEW AVENUE SOUTH SHALL BE DONE BY THE CITY. EXCAVATION, BACKFILLING AND REINSTATEMENTS BY CONTRACTOR.
 - THE OWNER AND/OR HIS CONTRACTOR SHALL CONTACT ALL THE UTILITY COMPANIES REGARDING RELOCATION REQUIREMENTS FOR THE EXISTING OVERHEAD UTILITY POLE.
 - WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY V-17 DETAIL.
 - SANITARY SERVICES LATERAL PROPOSED SHALL BE PVC-SR288 OR EQUIVALENT AND CONNECTION TO THE EXISTING SEWER SHALL BE AS PER CITY OF OTTAWA DWG S11. SEWER TRENCH DETAILS AS PER STD DWG S6 & S7. SADDLE CONNECTIONS (MAX 300 MM), MANUFACTURED "T" CONNECTIONS OR FOR LARGE DIAMETERS NEW MANHOLES.
 - SANITARY AND STORM SEWER SERVICES BENDS AND RISERS MUST BE CONSTRUCTED TO THE CITY'S SATISFACTION.
 - DETAILS OF THE EXISTING SEWERS AND WATERMAIN SHOWN ON CONCORD AVENUE FROM THE CITY MAY NOT BE CURRENT. THE CONTRACTOR SHALL REFER TO THE CITY'S SEWER AND WATERMAIN DRAWINGS FOR DETAILS. THE CONTRACTOR IS ADVISED TO EXCAVATE AND INVESTIGATE THE SEWER ELEVATIONS IN FRONT OF THIS PROPERTY FIRST TO ENSURE THAT 1.5% MIN PIPE SLOPE OF THE SANITARY LATERAL CAN BE ACHIEVED USING THE PROPOSED UNDERSIDE OF CONCRETE FOOTINGS ELEVATIONS. IF 1.5% MIN SLOPE IS NOT POSSIBLE FROM THE HOUSE TO THE SEWER THEN THE CONTRACTOR SHOULD INFORM THE OWNER'S PROJECT MANAGER AND THE CITY ACCORDINGLY FOR FURTHER DIRECTION.
 - FOR DEVELOPMENT OF THIS LOT, THE CONTRACTOR MUST CONSTRUCT THE UNDERGROUND SANITARY AND WATER SERVICES FROM SEWER AND WATERMAIN TO THE PROPERTY FIRSTLY, PRIOR TO HOUSE CONCRETE FOUNDATION POURING.
 - IF THE DEPTH FROM UNDERSIDE OF HOUSE CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 150 MM IT IS RECOMMENDED THAT INSULATION (500 MM TICK) MINIMUM BE INSTALLED AT THE BUILDING FOOTING AND FOUNDATION. THE HOUSE TO PROVIDE SUFFICIENT FROST COVER FOR THE FOUNDATION STRUCTURES. THE FOOTINGS WILL NEED TO BE REVIEWED FOR INSULATION BY THE OWNER'S SOILS ENGINEER. EXACT INSULATION REQUIREMENTS SHALL BE AS PER ARCHITECT'S INSULATION DETAILS AS SHOWN ON THEIR ARCHITECTURAL DRAWINGS AND CONFIRMED BY THE OWNER'S SITE SOILS ENGINEER. MINIMUM SOIL COVER OVER SEWER PIPES IS 250 MM OTHERWISE INSULATION IS REQUIRED.
 - CONCRETE BARRIER CURB AND DEPRESSED CURB DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG # SC-11 REVISION 2014). CONCRETE CURB AND CONCRETE SIDEWALK CONSTRUCTION AND REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA, AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.
 - WATER SERVICE LINES AS PER STD DWG W66.
 - WATER SERVICE INSTALLATION AND CROSSINGS AS PER STD DWG V 25 AND V 25.2.
 - BLANK WATER SERVICES AT CITY WATERMAIN BY CITY FORCES.
 - EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF CITY'S SEWER OPERATIONS.
 - BACKWATER VALVES WILL BE USED ON SERVICES PER S14, S141 AND S142.
 - ASPHALT AND GRAVEL SURFACES TO BE CLEARED AND REPLACED WITH SOFT LANDSCAPING AS SHOWN ON ARCHITECTURAL AND LANDSCAPING PLANS.
 - ALL SERVICE LATERALS UNDER THE BUILDING FOOTINGS TO BE SLEEVED AS THE PIPE IS LESS THAN 0.3 M BELOW THE FOOTING.
 - REMOVE EXISTING CULVERT AND REINSTATE THE DITCH AT INVERTS OF 64.91 AND 64.92.
 - EXISTING DEPRESSING ON THE PARK AREA TO BE DRAINED AROUND THE PROPERTY AND ALONG THE EAST SIDE TO EXISTING CB.
 - PRIVATE FIRE HYDRANT TO BE INSTALLED INSIDE THE PROPERTY LINE AS PER STD DWG 18. STD DWG 18 ALLOW MIN VERTICAL SEPARATION OF 30 CM BETWEEN PIPES OTHERWISE PROVIDE SLEEVE PIPE FOR THE WATER PIPE.

Allan Hamlin
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Allison Hamlin at 1:56 pm, Jan 18, 2024

- LEGEND**
- 66.63 EXISTING ELEVATION (INTERPOLATED)
 - 65.251 TOP OF CURB
 - 65.178 BOTTOM OF CURB
 - 64.83 EXISTING ELEVATION (SURVEY)
 - U/S FOOTING PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
 - PROPOSED WATER SERVICES
 - PROPOSED PVC SANITARY LATERAL SERVICES
 - PROPOSED PVC STORM SEWER
 - PROPOSED FOUNDATION DRAIN (KEEPING TILES)
 - EXISTING CATCH BASIN
 - NEW CATCH BASIN
 - EXISTING SANITARY MANHOLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING UTILITY POLE
 - PROPOSED CURB STOP & SERVICE POST
 - PROPOSED METER & REMOTE METER
 - ROOF DRAIN
 - PROPERTY LINE



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Services & Grading Plan		Location	
Drawn by	ZM	Location	817 ROSEVIEW AVENUE OTTAWA, ON
Checked by	ZM	Client	817 ROSEVIEW INC.
Approved by	ZM	Project No	CW 04-21
Rev 1	Date	Description	Date
Rev 1	April 2023	City's comments Revision 1	08-12-2023
Rev 2	Dec 2023	City's comments Revision 2	08-12-2023
Rev 3	Feb 2024	City's comments Revision 3	December 2023
Rev 3-1	Dec 2023	City's requirement for private hydrant	W-01
Scale	1:100	Sheet	90553165