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Legend

- PROPOSED WATERMAIN
- PROPOSED VALVE AND VALVE BOX
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- EXISTING VALVE AND VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CATCHBASIN
- EXISTING DEPRESSED CURB LOCATIONS
- PROPOSED BARRIER CURB
- 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.
- WATER METER
- REMOTE WATER METER
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING FENCE
- PROPERTY LINE
- EXISTING OVERHEAD WIRES
- PROPOSED ROAD CUT AS PER R10
- PROPOSED INTERLOCKING
- PROPOSED CURB AND SIDEWALK CUT AS PER SC2

Notes

- FINAL SERVICE LATERAL SIZES TO BE CONFIRMED BY MECHANICAL CONSULTANT
- THE LOCATION OF UTILITIES IS APPROXIMATE ONLY AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND THE IMPLEMENTATION OF ANY NECESSARY PROCEDURES CALLED FOR IN THE APPROPRIATE STANDARD AND REGULATIONS
- SITE PLAN PREPARED BY SUSAN D. SMITH ARCHITECT, DATED MARCH 24, 2022.
- TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. No. 20477-20, PART 1 OF LOT 4 (EAST PARKDALE AVENUE LOTS) AND LOTS 3 AND 4 (WEST FORWARD AVENUE LOTS) REGISTERED PLAN 35, CITY OF OTTAWA, DATED MARCH 20, 2020.
- GEOTECHNICAL REPORT FG0626-1 DATED NOVEMBER 24, 2021, PREPARED BY PATERSON GROUP LTD.

| Revision | By | Appd. | YY.MM.DD |
|----------|-----|-------|----------|
| 2 | WAJ | KJK | 22.04.12 |
| 1 | DW | KJK | 21.12.22 |

| File Name: | DW | KJK | DW | 21.12.22 |
|--------------|------|-------|------|----------|
| 160401680-DB | Dwn. | Chkd. | Dgn. | YY.MM.DD |

Permit-Seal

Client/Project

VIKA LAND DEVELOPMENT GROUP INC.
2727 GRAND VISTA CR.
OTTAWA, ON, K2J 0W5

NEW APARTMENT BUILDING
138 FORWARD AVENUE
OTTAWA, ONTARIO

Title

SITE SERVICING PLAN

| Project No. | Scale | Sheet | Revision |
|-------------|-------|-------|----------|
| 160401680 | 1:75 | | |
| Drawing No. | | | |



- GENERAL NOTES**
- ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 - ALL WORK AND MATERIALS TO CONFORM WITH CURRENT MINISTRY OF THE ENVIRONMENT & ENERGY OF ONTARIO, CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. LOCAL UNIT STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
 - THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND COOPERATION WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
 - THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOT TIME DUE TO FAILURE OF THE CONTRACTOR TO CORRECT UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
 - ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
 - THE CONTRACTOR IS RESPONSIBLE TO OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF SAME INCLUDING WATER FERRY AND ASSOCIATED COSTS.
 - CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAR FROM MUD OR DEBRIS.
 - ALL DETAINED AREAS SHALL BE MAINTAINED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER AND THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 529.010 AND OPSD 310.
 - BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARKS HAS NOT BEEN ALTERED OR DISBURSED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON DRAWING GP-1.
 - THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER (ONE) SET OF AS CONSTRUCTED (SITE SERVICING, GRADING, AND SITE ELECTRICAL DWGS).
 - EXISTING STORM AND SANITARY SERVICE LATERALS TO BE ABANDONED PER S11.4. EXISTING WATER SERVICE TO BE BLANKED AT THE MAIN.

- WATERMANS**
- ALL WATERMANS, WATER SERVICES, CONNECTIONS AND AFFURTIMANCES AS PER CITY OF OTTAWA STANDARDS. THE CONTRACTOR SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION AND DISSECTION BY CITY OF OTTAWA PERSONNEL. WATERMAIN TRENCH TO BE IN ACCORDANCE WITH CITY OF OTTAWA W17.
 - WATER SERVICES ARE TO BE PER PIPE AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE NOTED). WATER SERVICE TO EXTEND TO 1.0m FROM BUILDING FACE. STAND POST TO BE INSTALLED AT PROPERTY LINE.
 - ALL WATERMAIN BENDS, JOINTS, TEES AND PLUGS SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
 - ALL WATERMANS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR TESTING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
 - ALL WATERMANS SHALL BE BACTERIOLOGICAL TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL CHLORINATED WATER TO BE DECHLORINATED AND PRETREATED TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE. ALL DISCHARGED WATER MUST BE CONTROLLED 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.
 - CATHODIC PROTECTION PER CITY OF OTTAWA W48 AND W42.
 - VALVES TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.
 - NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA. COA FORCES TO COMPLETE WATERMAIN CONNECTIONS, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
 - WATERMAIN SHALL BE A MINIMUM OF 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. WHERE LESS THAN 2.4m COVER, THERMAL INSULATION IS TO BE PROVIDED AS PER CITY STD. DWGS. W21 (SHALLOW AREAS), W22 (AT OPEN STRUCTURES) AND CITY OF OTTAWA DESIGN GUIDELINES - WATER DISTRIBUTION SECTION 3.3.3.
 - A MINIMUM OF 0.5 VERTICAL CLEARANCE IS REQUIRED BETWEEN WATERMANS AND ALL UTILITIES AND SERVICES IN LOCATIONS WHERE THIS IS NOT ACHIEVABLE. THE CONTRACTOR MUST FOLLOW PROCEDURE F-6.1 SEC 5.2 OF THE ONTARIO DRINKING WATER RESOURCE ACT.

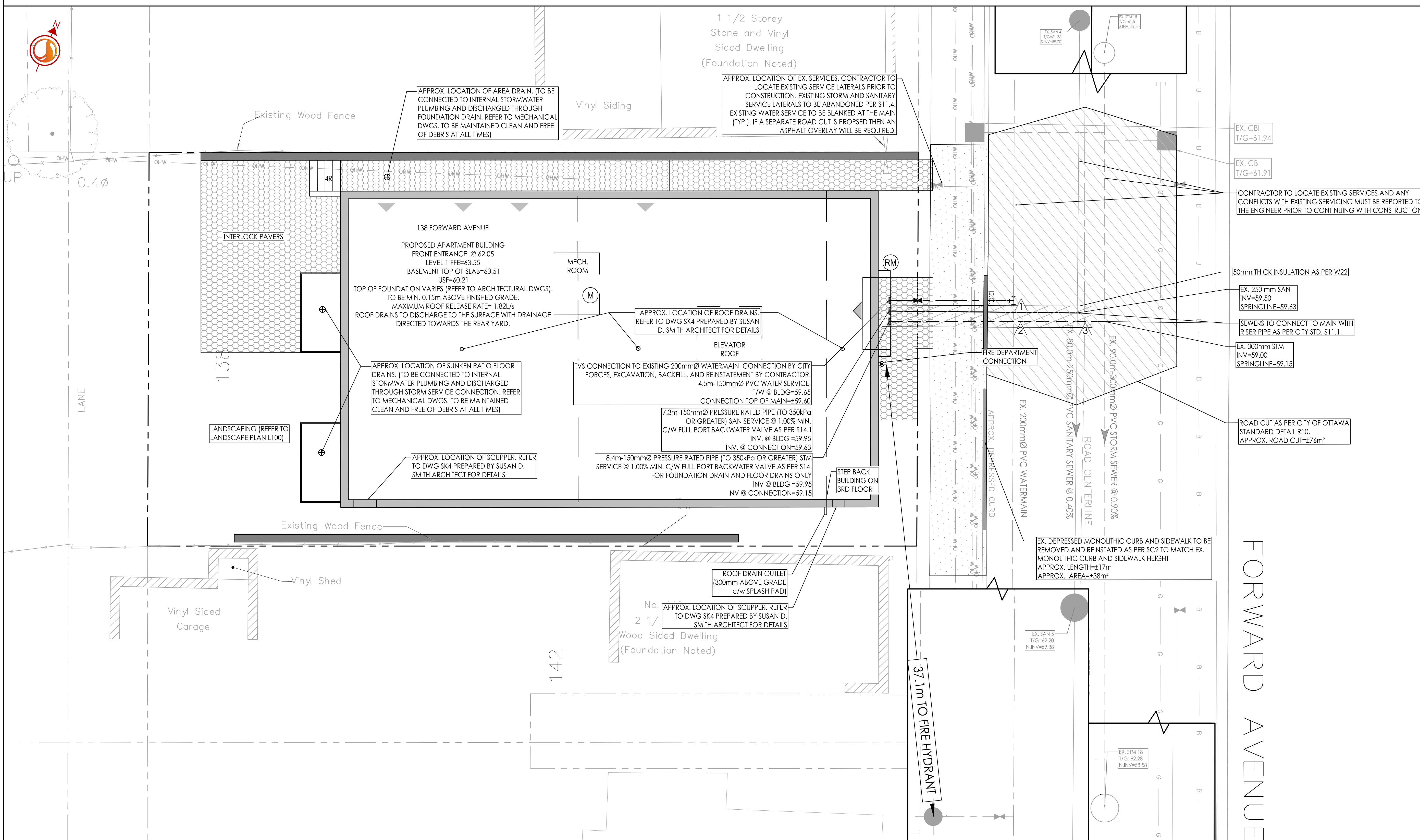
- STORM AND SANITARY SEWERS**
- SUPPLY AND CONSTRUCT ALL SEWERS AND AFFURTIMANCES IN ACCORDANCE WITH CURRENT CITY OF OTTAWA (COA) STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPS & OPSD): ROADS AND PUBLIC WORKS.
 - SEWER TRENCH SHALL CONSIST OF CLASS B BEDDING PER CITY OF OTTAWA STANDARDS S4 AND S7. COMPACTON SHALL BE A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
 - FOR CONSTRUCTION DETAILS NOT SHOWN ON PLANS, REFERENCE SHALL BE MADE TO THE ONTARIO PROVINCIAL STANDARDS DRAWINGS AND CITY OF OTTAWA STANDARDS.
 - SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
 - FROST PROTECTION PER CITY OF OTTAWA STANDARD DRAWING W22 WHERE THERE IS LESS THAN 2.0m OF COVER ABOVE THE SEWER SERVICES.
 - CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPS 410 AND OPS 407. A COPY OF THE INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
 - CONTRACTOR TO VERIFY EXISTING SEWER ELEVATIONS PRIOR TO INSTALLATION OF SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONTINUING WITH CONSTRUCTION.

SCHEDULE OF ROOF RELEASE RATES

| DRAINAGE AREA ID | DRAIN TYPE | # DRAINS | 5 YEAR HEAD (m) | 100 YEAR HEAD (m) | 100 YEAR RELEASE RATE (L/s) |
|------------------|---------------------------------|----------|-----------------|-------------------|-----------------------------|
| ROOF-A | WATTS ADJUSTABLE WER (25% OPEN) | 2 | 0.10 | 0.14 | 1.82 |
| ROOF-B | WATTS ADJUSTABLE WER (25% OPEN) | 1 | 0.04 | 0.08 | 0.74 |

SEWER AND WATERMAIN CROSSING TABLE

| CROSSING | STM INV. | STM OBV. | SAN INV. | SAN OBV. | WTR TOP | WTR 8TM | CLEARANCE (m) | NOTES |
|----------|----------|----------|----------|----------|---------|---------|---------------|-------|
| 1 | | | 59.90 | 60.05 | 59.60 | 59.40 | 0.30 | |
| 2 | 59.90 | 60.05 | | | 59.60 | 59.40 | 0.30 | |
| 3 | 59.87 | 60.17 | 59.50 | 59.75 | | | 0.37 | |



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 2022/04/22 2:58 PM J. Smith
 ORIGINAL SHEET - ARCH-D