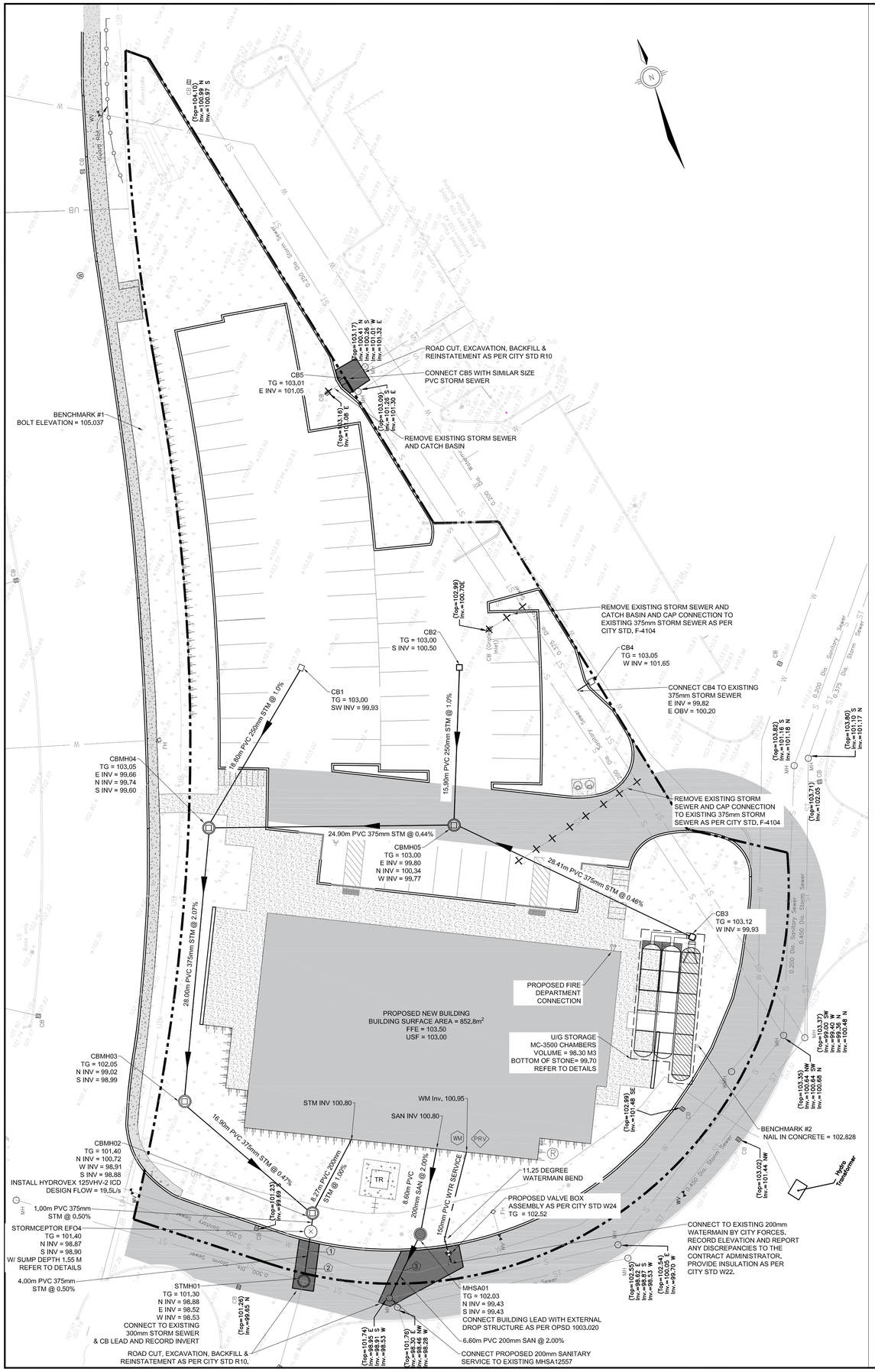


NOTES:

GENERAL

1. COORDINATES ARE IN MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL)
2. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA PRIOR TO STARTING CONSTRUCTION
3. SERVICES ARE TO BE CONSTRUCTED TO 2.0m FROM FACE OF BUILDING.
4. REFER TO "FUNCTIONAL SITE SERVICING AND STORMWATER MANAGEMENT DESIGN BRIEF. "301 PALLADIUM DRIVE PREPARED BY MORRISON HERSHFIELD FOR SITE SERVICING REPORT
5. REFER TO GEOTECHNICAL INVESTIGATION REPORT (NO. IN-SO-021872 DATED OCTOBER 2015 WITH AMENDMENT DATED MARCH 2016) PREPARED BY DST CONSULTING ENGINEERS FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT SHALL REVIEW EXCAVATIONS PRIOR TO THE PLACEMENT OF GRANULAR MATERIAL.
6. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AT CONNECTION AND CROSSING LOCATIONS PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES.
7. UNLESS DIRECTED OTHERWISE ANY DAMAGED ASPHALT OR CURB (REGARDLESS OF WHETHER WITHIN OR EXTERNAL TO THE SITE) SHALL BE REINSTATED IN ACCORDANCE WITH CITY STD. DET. R10 AND S1.
8. UNLESS DIRECTED OTHERWISE THE CONTRACTOR SHALL REINSTATE ALL SIGNS, LIGHTING AND OTHER STREET FURNITURE DISTURBED BY THE WORK.
9. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT TRAFFIC MANAGEMENT PLANS FOR WORK IN RIGHT OF WAY IN ACCORDANCE WITH OTM BOOK 7.
10. CLAY SEALS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAIL S8 AND SHALL BE INSTALLED AT 50m INTERVALS IN ALL PIPE TRENCHES. CLAY SEAL TO EXTEND FULL TRENCH WIDTH AND FROM BOTTOM OF TRENCH EXCAVATION TO UNDERSIDE OF ROAD STRUCTURE. WITH A MINIMUM THICKNESS OF 1m ALONG PIPE.
11. LOCATE AND CAP ANY EXISTING STORM, SANITARY AND WATER SERVICES AT THE PROPERTY LINE. ABANDON EXISTING SERVICES WITHIN THE R.O.W, PER STANDARD CITY OF OTTAWA DETAIL S11.4. (TYPICAL)
12. SUBMIT SHOP DRAWINGS FOR APPROVAL FOR ALL PRECAST STRUCTURE, GRATES & COVERS, TRENCH DRAINS.

SEWERS

13. ALL STORM SEWERS, SANITARY SEWERS AND CATCH BASINS LEADS SHALL BE PVC DR 35 UNLESS OTHERWISE SPECIFIED.
14. REFER TO APPROPRIATE CITY STANDARD DETAILS FOR SEWER INSTALLATION.
22. ALL SEWER MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE 2021 EDITION OF THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND STANDARD DRAWINGS. PVC PIPE TO BE CLASS 150 DR18 TO LATEST EDITION OF A.W.W.A. SPECIFICATION C900 AND CSA B137.3 LATEST AMENDMENT WITH GASKETED BELL AND SPIGOT COUPLINGS.
23. MAINTENANCE HOLES AND CATCH BASIN MAINTENANCE HOLES ON STORM SEWERS LESS THAN 900mm DIAMETER SHALL BE CONSTRUCTED WITH A 300mm SUMP. BENCHING SHALL BE INSTALLED IN MAINTENANCE HOLES ON STORM SEWERS 900mm AND ABOVE.
24. STORM SEWER MAINTENANCE HOLE COVERS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAIL S24.1 ON FRAMES TO DETAIL S25 UNLESS OTHERWISE INDICATED.
25. CONTRACTOR SHALL MAINTAIN EXISTING SEWER FLOWS DURING CONSTRUCTION IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS.
26. ALL MAINTENANCE HOLES, CATCHBASINS AND CLEANOUTS SHALL BE ADJUSTED TO POST-CONSTRUCTION GRADE.
27. CCTV INSPECTION OF ALL SEWERS SHALL BE COMPLETED AS PER CITY OF OTTAWA SPECIFICATIONS PRIOR TO THE INSTALLATION OF BASE COURSE ASPHALT.
36. BACKWATER VALVES SHALL BE INSTALLED ON NEW STORM AND SANITARY SERVICES AS PER CITY OF OTTAWA STANDARD DETAILS S14, S14.1, S14.2.

WATERMAINS

37. ALL WATERMAIN MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE 2021 EDITION OF THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND STANDARD DRAWINGS. PVC PIPE TO BE CLASS 150 DR18 TO LATEST EDITION OF A.W.W.A. SPECIFICATION C900 AND CSA B137.3 LATEST AMENDMENT WITH GASKETED BELL AND SPIGOT COUPLINGS.
38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A WATER PERMIT AS REQUIRED FROM THE CITY OF OTTAWA, AND COMPLYING WITH ALL CITY OF OTTAWA REQUIREMENTS, THE CITY MAY REQUIRE THAT CERTAIN ACTIVITIES (E.G. VALVE OPERATION, CONNECTION OF NEW WATER SERVICE TO EXISTING WATERMAIN, DISINFECTION) BE CARRIED OUT ONLY BY CITY FORCES.
39. ALL VALVES 300mm DIAMETER AND SMALLER SHALL INCLUDE A VALVE BOX AS PER W24.
40. THE NEW WATERMAIN IS TO BE INSTALLED WITH A MINIMUM OF 2,4m COVER (INCLUDING HYDRANT LEAD), WHERE 2,4m COVER IS NOT POSSIBLE, PROVIDE INSULATION IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DETAILS W22 & W23.
41. THRUST RESTRAINT SHALL BE PROVIDED BY BOTH RESTRAINING/RETAINING RINGS AND THRUST BLOCKS AT ALL DEAD END CAPS, PLUGS, VALVES, BENDS AND REDUCERS AS PER CITY OF OTTAWA STANDARD DETAILS W25.3, W25.4, W25.5 AND W25.6. ALL TEMPORARY THRUST RESTRAINTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
42. TRACER WIRE SHALL BE PROVIDED FOR ALL NEW PVC WATERMAINS IN ACCORDANCE WITH THE SPECIFICATIONS AND CITY OF OTTAWA STANDARD DETAIL W36.
43. CATHODIC PROTECTION SHALL BE PROVIDED FOR ALL NEW WATERMAINS IN ACCORDANCE WITH THE SPECIFICATIONS AND CITY OF OTTAWA STANDARD DETAILS W39, W40, W41, W42 AND W47. CATHODIC PROTECTION OF EXISTING WATERMAINS SHALL ALSO BE PROVIDED AT CONNECTIONS BETWEEN EXISTING AND NEW WATERMAINS.
44. ADJUST ALL VALVE CHAMBERS, VALVE BOXES AND HYDRANTS TO FINISHED GRADE.

UTILITY NOTE

45. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING. AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM. THE CONTRACTOR WILL BE RESPONSIBLE FOR SUPPORTING AND PROTECTING ANY EXISTING UTILITIES, AS REQUIRED, IN ACCORDANCE WITH THE UTILITY OWNERS' REQUIREMENTS. CONTRACTOR IS REQUIRED TO OBTAIN LOCATES, IN ADVANCE OF EXCAVATION WORK, AND FORWARD COPIES OF THE LOCATES TO THE CONSULTANT AND THE OWNER PRIOR TO EXCAVATION.
46. ALL CROSSING OF EX. UTILITIES TO BE IN ACCORDANCE WITH CITY STD, DET. S10

PIPE CROSSING TABLE

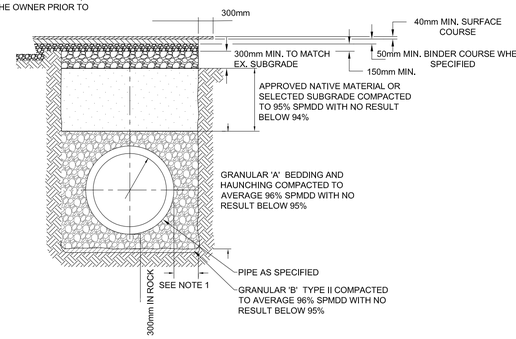
CROSSING	LOWER PIPE	HIGHER PIPE	CLEARANCE	SURFACE ELEVATION
1	250mmØ STM OBV=99.07	200mmØ WM INV=99,80	0.73m±	101.30m
2	200mmØ SAN OBV=98.56	250mmØ STM INV=98.89	0,33m±	101,35m
3	200mmØ SAN OBV=98.57	200mmØ WM INV=98.87	0,30m±	101,80m

SEWER STRUCTURE TABLE

NEW STRUCTURE	STRUCTURE TYPE	COVER TYPE
STMH01	1200mmØ OPSD 701.010	CITY STANDARD S 28.1
CBMH02	1200mmØ OPSD 701.010	CITY STANDARD S 28.1
CBMH03	1200mmØ OPSD 701.010	CITY STANDARD S 28.1
CBMH04	1200mmØ OPSD 701.010	CITY STANDARD S 28.1
CBMH05	1200mmØ OPSD 701.010	CITY STANDARD S 28.1
CB1	1200mmØ OPSD 701.010	CITY STANDARD S 19.1
CB2	1200mmØ OPSD 701.010	CITY STANDARD S 19.1
CB3	600mmx600mm OPSD 705,030	CITY STANDARD S 19.1
CB4	600mmx600mm OPSD 705,010	CITY STANDARD S 19.1
CB5	600mmx600mm OPSD 705,010	CITY STANDARD S 19.1
MHSA01	1200mmØ OPSD 701,010	CITY STANDARD S 24

PROPOSED WATER SERVICE TABLE

STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
0+000	103.50	101.10	CONNECTION TO PROPOSED BUILDING
0+009.65	102.20	99.80	11.5 DEGREE BEND
0+011.15	102.52	99,90	200mmØ VALVE AND VALVE BOX
0+012.27	102.07	100.02	TEE CONNECTION TO EXISTING 200mm WATERMAIN ON PRIVATE ROAD



PIPE INSIDE DIAMETER (mm)	CLEARANCE (mm)
900 OR LESS	CONC 450 PVC 450
OVER 900	500

1.
2. FINAL BACKFILL - APPROVED NATIVE MATERIAL OR SELECT SUBGRADE
3. ALL DIMENSION ARE IN MILLIMETERS UNLESS SHOWN OTHERWISE.
4. WHEN NECESSARY POOR SOILS SHALL BE EXCAVATED TO CREATE A FOUNDATION THAT SHALL BE FILLED TO THE BOTTOM OF THE BEDDING WITH GRANULAR 'B'.
5. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER IS NOT PERMITTED ANYWHERE ON THIS SITE.
6. ALL EXISTING ASPHALT AND CONCRETE REMOVAL LIMITS TO BE SAWCUT.
7. 300 MM KEY TO BE SAWCUT AND REMOVED OR MILLED.
8. ROAD REINSTATEMENT ON THE CURB SIDE OF THE TRENCH EXCAVATION SHALL EXTEND TO THE CURB FACE.
9. TACK COAT SHALL BE APPLIED TO ALL MILLED SURFACES

LEGEND

- REMOVAL OF EXISTING STORM INFRASTRUCTURE
- PROPERTY LINE
- ×102.23 EXISTING GRADE BY FAIRHALL, MOFFATT AND WOODLAND
- RD 1 ROOF DRAIN
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DITCH INLET
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE
- TR PROPOSED TRANSFORMER
- WM PROPOSED WATER METER
- R PROPOSED REMOTE METER READOUT
- PRV PRESSURE REDUCING VALVE
- NEW STORM SEWER SERVICE
- NEW SANITARY SEWER SERVICE
- NEW WATERMAIN SERVICE
- PROPOSED FIRE DEPARTMENT CONNECTION
- U/H EXISTING U/G HYDRO
- H PROPOSED U/G HYDRO
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- WV EXISTING WATER VALVE
- FH EXISTING FIRE HYDRANT
- LS EXISTING LIGHT STANDARD

No.	YYYY-MM-DD	ISSUED
02	2022-06-16	ISSUED FOR SITE PLAN APPROVAL
01	2022-01-19	ISSUED FOR SITE PLAN APPROVAL
00	2021-12-21	ISSUED FOR CLIENT REVIEW

STAMP

LICENSED PROFESSIONAL ENGINEER
A.E.A. ELSAYED
100502106
June 16 2022
PROVINCE OF ONTARIO

PERMIT TO PRACTICE

MORRISON HERSHFIELD
200 - 2932 Baseline Road
Ottawa, Ontario, K2H 1B1
Tel: (613) 739-2910

KWC ARCHITECTS INC.
201-383 Parkdale Avenue,
Ottawa, Ontario K1Y 4R4

PROJECT

301 PALLADIUM DRIVE

DRAWING

SITE SERVICING PLAN

DESIGN	DATE	SCALE
DO	2022-06-16	1:250
DRAWN: DO	PROJECT NO.: 210390900	
CHECKED: AA	DRAWING NO: C001	VERSION:
APPROVED: AA		

D07-12-22-0017

#18649