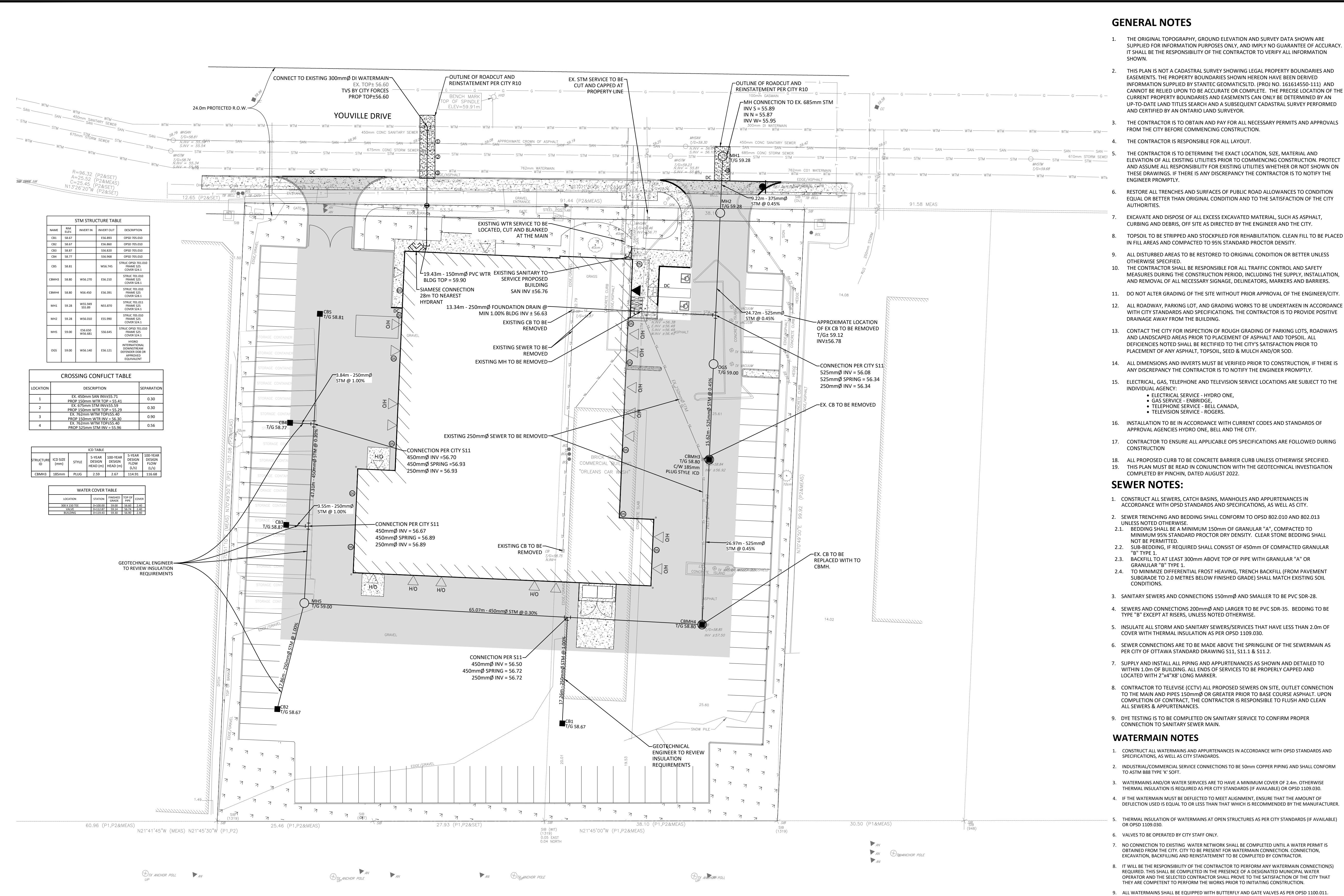


FILENAME: \\chicago\proj\proj\2023\04\1410\Youville Drive\1410 Youville Drive.dwg, Project: 2023-04-1410 Youville Drive, Date: 2023-04-14, User: R.R.R., Title: SITE SERVICING PLAN, Scale: 1:300, Plot Date: 2023-05-01, Plot Time: 10:00 AM, Plot User: R.R.R., Plot Device: HP DesignJet T1100e, Plot Path: \\chicago\proj\proj\2023\04\1410\Youville Drive\1410 Youville Drive.dwg



NAME	ITEM	INVERT	OUTLET	DESCRIPTION
CR1	58.67	156.803	OPSD 705.000	
CR2	58.67	156.800	OPSD 705.000	
CR3	58.67	156.800	OPSD 705.000	
CR4	58.77	156.900	OPSD 705.000	
CR5	58.81	156.915	OPSD 705.000	
CR6	58.80	156.910	OPSD 705.000	
CR7	58.80	156.910	OPSD 705.000	
CR8	58.80	156.910	OPSD 705.000	
CR9	58.80	156.910	OPSD 705.000	
CR10	58.80	156.910	OPSD 705.000	
CR11	58.80	156.910	OPSD 705.000	
CR12	58.80	156.910	OPSD 705.000	
CR13	58.80	156.910	OPSD 705.000	
CR14	58.80	156.910	OPSD 705.000	
CR15	58.80	156.910	OPSD 705.000	
CR16	58.80	156.910	OPSD 705.000	
CR17	58.80	156.910	OPSD 705.000	
CR18	58.80	156.910	OPSD 705.000	
CR19	58.80	156.910	OPSD 705.000	
CR20	58.80	156.910	OPSD 705.000	

LOCATION	DESCRIPTION	SEPARATION
1	EX. 450mm SAN INVERTS: 7.1 PROP. 150mm WTR TOP = 55.41	0.30
2	EX. 450mm SAN INVERTS: 5.9 PROP. 150mm WTR TOP = 55.39	0.30
3	EX. 450mm WTR TOPS: 55.49 PROP. 150mm WTR INV = 56.30	0.30
4	EX. 450mm WTR TOPS: 55.49 PROP. 225mm STM INV = 55.56	0.56

STRUCTURE ID	ICD SIZE (mm)	STYLE	5-YEAR DESIGN FLOW (L/S)	100-YEAR DESIGN FLOW (L/S)	100-YEAR DESIGN FLOW (L/S)
CBMH3	150mm	PLUG	2.59	2.67	114.51

LOCATION	STATION	PROPOSED TOP OF PIPE	100-YEAR DESIGN FLOW	100-YEAR DESIGN FLOW
3811.120 SITE	1210.00	100.00	10.00	10.00
3812.000 SITE	1210.00	100.00	10.00	10.00

GENERAL NOTES

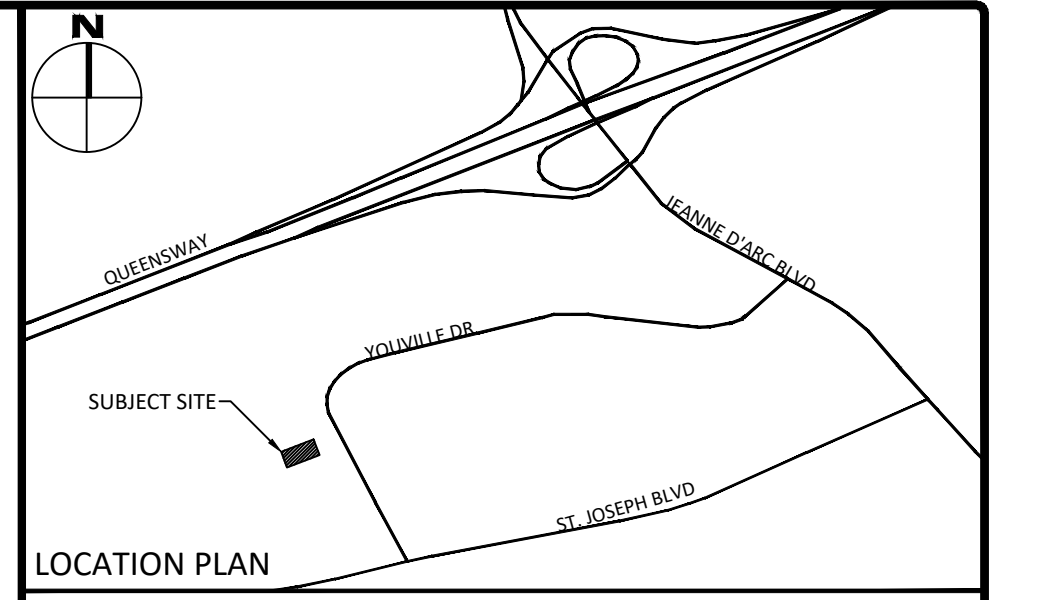
- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY STANTEC GEOMATICS LTD. (PROJ. NO. 161614550-111) 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.
- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- 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.
- 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.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- 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.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
- 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.
- 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'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO ONE,
 - GAS SERVICE - ENBRIDGE,
 - TELEPHONE SERVICE - BELL CANADA,
 - TELEVISION SERVICE - ROGERS.
- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
- CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
- ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
- THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY PINCHIN, DATED AUGUST 2022.

SEWER NOTES:

- CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
- SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
 - BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
 - SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
 - BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
 - TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
- SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
- SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
- INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
- SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
- 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" LONG MARKER.
- CONTRACTOR TO TELETYPE (CCTV) ALL PROPOSED SEWERS ON SITE. 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.
- DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

WATERMAIN NOTES

- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
- INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM 888 TYPE "K" SOFT.
- WATERMANS 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.
- 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.
- THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
- VALVES TO BE OPERATED BY CITY STAFF ONLY.
- NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION, CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTIONS REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.
- ALL WATERMANS SHALL BE EQUIPPED WITH BUTTERFLY AND GATE VALVES AS PER OPSD 1100.011.
- ALL FIRE HYDRANTS, VALVE AND VALVE BOX SHALL CONFORM TO OPSD 1103.020.
- CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
- ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
- ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.



LEGEND

	BARRIER CURB & CURB DEPRESSION		CENTRELINE OF SWALE
	PROPOSED DRIVEWAY ASPHALT AREA		CENTRELINE OF DITCH
	PROPOSED CONCRETE WALKWAY		SLOPING AT 3:1 UNLESS SPECIFIED
	STORM MANHOLE		PROPOSED ELEVATION EXISTING ELEVATION
	CATCHBASIN, CURB INLET OR DITCH INLET		SWALE ELEVATION
	SANITARY MANHOLE		TOP/BOTTOM WALL FACE ELEVATIONS
	PERFORATED PIPE		EMERGENCY OVERLAND FLOW ROUTE
	WATER VALVE/CHAMBER		SILT FENCE BARRIER PER OPSD 219.110
	FIRE HYDRANT		BUILDING ENTRANCE OVERHEAD DOOR REDUCER
	PROPOSED WALL		DOWNSPOUT LOCATION REFERS TO ARCHITECTURAL PLANS
	SEDIMENT CONTROL DEVICE PER DETAIL		
	ROADCUT AND REINSTATEMENT PER CITY R10		
	SERVICE CROSSING		
	5-YEAR PONDING ELEV.		
	100-YEAR PONDING ELEV.		

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
3	ISSUED FOR REVIEW	MAY 01, 2023
2	ISSUED FOR REVIEW	FEB 02, 2023
1	ISSUED FOR REVIEW	AUG 26, 2022

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

SCALE 1 : 300

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Client: **BBS CONSTRUCTION LTD**
1805 WOODWARD DRIVE OTTAWA, ON K2C 0P9

Project: **JIM KEAY FORD**
1410 YOUVILLE DRIVE

OTTAWA ON

Drawing Title: **SITE SERVICING PLAN**

Scale: 1:300	Project Number: CCO-23-0480
Drawn By: R.R.R.	Checked By: A.J.G.
Designed By: A.J.G.	Drawing Number: C102

D07-12-22-0130