

SEWER AND WATERMAIN CROSSING TABLE						
CROSSING	STM INV	STM OBV	SAN INV	SAN OBV	WTR TOP	WTR BTM
1	67.54	67.74			67.00	66.85
2			67.37	67.57	67.04	66.89
3	67.55	67.85	68.05	68.25		
4					67.11	66.96
5	67.61	67.91			67.11	66.96
6			67.21	67.41	68.06	67.91

BLACKBURN AVENUE

PROPOSED 9 STOREY
RESIDENTIAL BUILDING
FF=70.60
P1=67.41
P2=64.51
USF=64.21 ±(TO BE CONFIRMED
WITH ARCHITECT)
SUMP PUMPS REQUIRED TO
DISCHARGE STORM AND
SANITARY DRAINAGE

EXISTING ALL SAINTS CHURCH

PROPOSED PROPERTY LINE

PROPERTY LINE

APPROX AREA OF ROAD CUT AS PER CITY OF
OTTAWA STANDARD DETAIL R10 AND ROAD CUT
RESURFACING POLICY.
AREA =89m² ±

DUAL TEE CONNECTION TO EXISTING 200mm^Ø WATERMAIN.
CONNECTION BY CITY FORCES. EXCAVATION, BACKFILL, AND
REINSTATEMENT BY CONTRACTOR.
DUAL 9.8m-150mm^Ø PVC DR 78 WATER SERVICE TO PROVIDE
DOMESTIC WATER SUPPLY FOR PROPOSED BUILDING
(SERVICE SIZING TO BE VERIFIED BY MECH. CONSULTANT)
NEW 200mm VALVE BOX TO BE INSTALLED ON EXISTING
200mm^Ø WATERMAIN
CONNECTION TOP OF MAIN=67.16±
T/W @ BLDG=67.46

INSULATE WATERMAIN AS PER W22

EXISTING SEWERS TO BE BLANKED
AND ABANDONED AS PER S11.4

RELOCATION OF EXISTING
UTILITY POLE TO BE
COORDINATED WITH HYDRO

PROPOSED STONE RETAINING WALL. REFER
TO LANDSCAPE PLAN (TYP.)

RELOCATION OF EXISTING UTILITY
POLE AND ANCHORS TO BE
COORDINATED WITH HYDRO

PROPOSED SITE
TRIANGLE

EXTENT OF GREEN/TERRACED
ROOF ABOVE

LIMIT OF UNDERGROUND
PARKING

PROPOSED STONE
RETAINING WALL. REFER TO
LANDSCAPE PLAN (TYP.)

PROPOSED 25mm WEEPHOLE
REFER TO LANDSCAPE PLANS
FOR DETAILS

150mmx150mm AREA DRAIN
c/w 100mm^Ø CONNECTION TO INTERNAL
PLUMBING. (TYP.) TO BE CONFIRMED BY
MECHANICAL CONSULTANT.

EXTENT OF FLOORS ABOVE

GAS METER

LAURIER AVENUE

EXISTING 150mm WATER SERVICE
TO BE MAINTAINED.
CONTRACTOR TO CONFIRM
LOCATION AND ELEVATIONS PRIOR
TO CONSTRUCTION.

PROPOSED
EASEMENT

PROPOSED GAS METER
LOCATION

TRENCH DRAIN TO BE CONFIRMED BY
MECHANICAL CONSULTANT

BEAMS ABOVE.
REFER TO ARCHITECTURAL
DRAWINGS (TYP.)

RETAINING WALL. REFER
TO LANDSCAPE PLAN
FOR DETAILS.

LIMIT OF
UNDERGROUND
PARKING

EXTENT OF FLOORS ABOVE

IRRIGATION TANK ACCESS
COVER TO BE WATER TIGHT
TO PREVENT DRAINAGE INFLOW

RELOCATION OF
EXISTING UTILITY POLE
TO BE COORDINATED
WITH HYDRO

LIMIT OF MONOLITHIC
CURB AND
SIDEWALK CONSTRUCTION

EXISTING 150mm^Ø AREA DRAIN

STM 1000 (12000)
CONNECTION TO EXISTING
300mm CONCRETE SEWER
T/G=69.42
S.W. INV=67.51±
S.W. INV=67.66

SAN 100 (12000)
T/G=69.52
S.W. INV=67.24
S.W. INV=68.03

APPROX AREA OF ROAD CUT AS PER CITY OF
OTTAWA STANDARD DETAIL R10 AND ROAD CUT
RESURFACING POLICY.
AREA =89m² ±

EXISTING 150mm^Ø AREA DRAIN

EXISTING 150mm^Ø AREA DRAIN



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Legend

- PROPOSED WATERMAIN
- PROPOSED VALVE AND VALVE BOX
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- 150mmx150mm AREA DRAIN
- EXISTING WATERMAIN
- EXISTING VALVE AND VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CATCHBASIN
- PROPOSED WATER METER
- PROPOSED REMOTE WATER METER
- EXISTING CABLE
- EXISTING BELL
- EXISTING TELLUS
- EXISTING TRAFIC
- EXISTING HYDRO
- EXISTING STREETLIGHT
- EXISTING GAS MAIN
- LANDSCAPED AREA- REFER TO LANDSCAPED PLAN

Notes

- SERVICE LATERALS TO CONNECT TO EXISTING MAIN AS PER CITY STANDARD S11.
- CONTRACTOR TO LOCATE EXISTING SERVICES AND ANY CONFLICTS WITH EXISTING
SERVICING MUST BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WITH
CONSTRUCTION.
- LOCATION OF EX. STORM, WATER AND SANITARY SERVICING WITHIN SITE TO BE CONFIRMED
PRIOR TO CONSTRUCTION. SEWERS SHALL BE REROUTED/RECONNECTED AS SHOWN TO
MAINTAIN SERVICING TO EX. BUILDINGS.
- SITE PLAN PREPARED BY LINEBOX STUDIO INC. DATED SEPT. 09, 2024
- TOPOGRAPHIC SURVEY SUPPLIED BY STANTEC CONSULTING. DATED AUG. 16 2023
- DEVELOPMENT AND CONSTRUCTION TO ADHERE TO CITY SEWER AND WATER GUIDELINES
BY LAWS, STANDARD DETAIL DRAWINGS, APPROVED PRODUCTS (ALL AS AMENDED) AND
MECP REGULATIONS AND E-LAWS (AS AMENDED).
- CONTRACTOR IS REQUIRED TO REGULARLY CLEAN DEBRIS AND KEEP DUST DOWN ON ALL
ROADWAYS AFFECTED BY SITE.
- SITE RELEASE RATES
- TOTAL RELEASE RATE FROM SITE: 15.1 L/s

5	ISSUED FOR REVIEW	JP	PM	25.07.21
4	ISSUED FOR REVIEW	JP	PM	25.04.03
3	ISSUED FOR REVIEW	JP	PM	25.01.21
2	ISSUED FOR REVIEW	JP	PM	24.09.13
1	ISSUED FOR REVIEW	JP	PM	24.05.19

Revision By Appd. YY.MM.DD

File Name:	160401789-D8.dwg	JP	PM	JP	24.05.13
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project
WINDMILL DEVELOPMENT GROUP LTD.

THE EVERGREEN ON BLACKBURN

Ottawa, ON

Title

SITE SERVICING PLAN

Project No.	Scale	0 1 3 5m
160401789	1:100	
Drawing No.	Sheet	Revision

SSP-1 3 of 7 5

DWG# 19193

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