

GENERAL NOTES

- 1. 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
- 2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) EGIS SURVEYING INC DRAWING 25-3732 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
- 3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- 5. 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.
- 6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINA CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
- 7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. 9. CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF REMOVALS AND REINSTATEMENT WHEREVER POSSIBLE, AND SHALL MAKE

- 1. 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. 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE
- 2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1. 2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH
- GRANULAR "A" OR GRANULAR "B" TYPE 1. 2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL
- 3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
- 4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
- 5. SEWERS AND WATERMAINS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES WHEN IT IS IMPOSSIBLE OR NOT PRACTICAL TO MAINTAIN VERTICAL AND/OR HORIZONTAL SEPARATION PER MECP STANDARDS, ALL SEWERS SHOULD BE CONSTRUCTED OF WATERMAIN QUALITY PIPE, PRESSURE TESTED IN PLACE AT A PRESSURE OF 350 kPa (50 psi) WITHOUT LEAKAGE USING THE TESTING METHODOLOGY IN ONTARIO PROVINCIAL STANDARD
- INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION
- OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2. 8. 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"X8' LONG MARKER.
- 9. CONTRACTOR TO TELEVISE (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.
- 10. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

AS A DIRECT RESULT FROM CONSTRUCTION.

- 10. 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.
- 12. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
- 13. 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.

- 14. 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
- 15. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR
- S TO NOTIFY THE ENGINEER PROMPTLY 16. 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. 16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE
- 17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
- 18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.

WATERMAIN NOTES

CITY DETAIL W22.

- 1 CONSTRUCT ALL WATERMAINS AND APPLIETENANCES IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
- WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. INSULATE ALL WATERMAINS AND SERVICES THAT
- 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
- AND CITY OF OTTAWA STANDARDS W25 AND W25.2. 4. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS
- PER CITY DETAIL W23.
- 5. VALVES TO BE OPERATED BY CITY STAFF ONLY.
- 6. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY, CONNECTIONS TO BE COMPLETED BY CITY FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY SITE SERVICING CONTRACTOR.
- 7. CONCRETE THRUST BLOCKS TO CONFORM TO CITY STANDARD W25.3. 8. WATERMAIN 100-300mmØ TO BE CLASS 150 DR-18 PVC OR
- APPROVED EQUIVALENT. 9. ALL PVC WATERMAIN SHALL BE INSTALLED WITH A 10 GAUGE
- STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY STANDARD W36.
- 10. FIRE HYDRANTS SHALL CONFORM TO CITY STANDARDS W18, W19,

STM STRUCTURE TABLE

INVERT IN INVERT OUT

SW91.380

S90.960

NE90.163

SE90.797

NE90.750

NW91.550

NE88.920

N88.980

NE89.200

N89.190

NW88.490

NE88.730

SE88.900

N90.420

CBMH8 | 92.50 | SE91.180 | NW91.149

NW91.350

NW90.940

SW90.090

SW90.340

SW89.636

NE91.534

SE91.622

W88.890

W89.100

SW88.430

SW88.838

SAN STRUCTURE TABLE

INVERT IN INVERT OUT

RIM ELEV.

92.50

92.33

92.59

92.28

92.15

92.27

ELEV.

92.59

92.63

92.75

92.20

92.52

92.59

СВМН4

MH3

LSCB10

LSCB11

MH2A

MH3A

MH5A

- 11. VALVE BOXES SHALL CONFORM TO CITY STANDARD W24. 12. 300mmØ VALVES AND SMALLER TO BE INSTALLED WITH VALVE BOXES
- AS PER CITY STANDARD W24, 400mmØ VALVES AND LARGER TO BE INSTALLED WITH BUTTERFLY VALVES AND VALVE CHAMBERS AS PER CITY STANDARD W2.
- 13. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.25m FOR CROSSING OVER THE SEWER, AS PER CITY DETAIL W25.2 FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.5m AS PER CITY DETAIL W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

DESCRIPTION

STRUC: OPSD 705.010

COVER: CITY S19

STRUC: OPSD 701.010 FRAME: CITY S25

COVER: CITY S28.1

85mm ORIFICE AT

OUTLET

EX. 1800mm MH

C/W EX. ICD

EX. 1200mm MH

EX. 1200mm MH

EX. 1500mm MH

PER CITY S30

PER CITY S31

DESCRIPTION

EX. 1200mm MH

EX. 1200mm MH

EX. 1200mm MH

EX. 1200mm MH

STRUC: OPSD 701.010

FRAME: CITY S25 COVER: CITY S24 STRUC: OPSD 701.010

FRAME: CITY S25 COVER: CITY S24

FRAME: CITY S19

HAVE LESS THAN 2.4m COVER WITH THERMAL INSULATION AS PER

NOT FOR CONSTRUCTION

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SUBJECT

CONCRETE BARRIER CURB

CONCRETE WALKWAY

PROPOSED ASPHALT

LSCB# LANDSCAPING CATCHBASIN

CATCHBASIN MANHOLE

FIRE HYDRANT

WATER VALVE

WATER METER

RETAINING WALL

REMOTE WATER METER

SANITARY SEWER MANHOLE

LIMIT OF CONSTRUCTION

SURFACE ELEVATION

SWALE ELEVATION

TOP OF WALL ELEVATION BOTTOM OF WALL ELEVA

OVERLAND FLOW ROUTE

STRAW BALE CHECK DAM

---- DRAINAGE SWALE

— — — — — DRAINAGE DITCH

SILT FENCE BARRIER

MUD MAT

T/W 95.50 B/W 94.25

DCÁTION PLAN

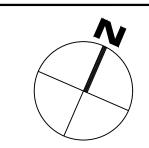
LEGEND

1	ISSUED FOR SITE PLAN CONTROL	APR. 24, 2025
No.	Revisions	Date
Check and verify all dimensions before proceeding with the work		not scale drawin

SCALE 1:300



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LEMAY MICHAUD ARCHITECTURE DESIGN 81 METCALFE STREET OTTAWA, ON K1P 6K7

RESIDENTIAL DEVELOPMENT

3380 JOCKVALE ROAD

Drawing Title:

SITE SERVICING PLAN

Scale:	1:300	Project Number:	
Drawn By:	FV		CCO-25-1917
Checked By:	JB	Drawing Number:	
Designed By:	FV		C102