

	PROPOSED WATERMAIN
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE CHAMBER
	PROPOSED SANITARY SEWER
	135mm SANITARY BUILDING SEWER @ 1% MIN
	19mm TYPE K SOFT COPPER WATER SERVICE C/W CURB STOP AND SERVICE POST. CURB STOP TO BE PLACED 0.5M BEHIND BACK OF CURB FOR PRIVATE STREET AND AT PROPERTY LINE FOR UNITS FRONTING BACHMAN TERRACE.
	WATER METER
	REMOTE RECEPTACLE
	DEPRESSED CURB
	PROPERTY LINE

Notes

- ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH OPS AND CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS AND OPS SUPPLEMENT. ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
- SERVICE AND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING SERVICES AND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATES FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND RESTATEMENT.
- ALL DISTURBED AREAS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER & THE CITY. PAVEMENT RESTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPS 509.010 AND OPS 310.
- SANITARY SEWERS TO BE PVC SDR35 INSTALLED AS PER CITY OF OTTAWA STANDARD S6 AND S7.
- SEWER SERVICE CONNECTIONS TO SANITARY MAIN TO CONNECT ABOVE SPRING LINE OF MAIN AS PER CITY STANDARD S11 (FOR RIGID MAIN SEWERS) AND S11.1 (FOR FLEXIBLE MAIN SEWERS).
- THE CONTRACTOR SHALL CONSTRUCT WATERMAIN, WATER SERVICES, CONNECTIONS & APPURTENANCES AS PER CITY OF OTTAWA SPECIFICATIONS & SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION & DISINFECTION BY CITY PERSONNEL. SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEZING. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED C/S ON THE W/W STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED. (AS PER CITY OF OTTAWA W22 & W23) CATHODIC PROTECTION AS PER CITY OF OTTAWA W40 AND W42). WATERMAIN PIPE MATERIAL SHALL BE PVC CL 150 DR18. DEFLECTION OF WATERMAIN PIPE IS NOT TO EXCEED 1/2 OF THAT SPECIFIED BY THE MANUFACTURER.
- WATERMAIN CONNECTIONS BY CITY FORCES, EXCAVATION, BACKFILLING, AND RESTATEMENT BY CONTRACTOR.
- THE CONTRACTOR TO MAINTAIN 2.4m COVER OVER OBVERT OF WATERMAIN, WATER SERVICES, AND APPURTENANCES, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY SPECIFICATIONS, W21, W22, W23
- SANITARY MANHOLES SHALL BE 1200mm DIAMETER IN ACCORDANCE WITH OPSD-701.01 (UNLESS OTHERWISE NOTED) C/W FRAME AND COVER AS PER OPSD 401.010 (UNLESS OTHERWISE NOTED)
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION ACTIVITIES (ie. FILTER CLOTH ON CATCH BASINS, STRAW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS). DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS. (SEE EROSION CONTROL PLAN).
- GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 150mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA
- SEWER TRENCH SHALL CONSIST OF A CLASS "B" BEDDING AS PER CITY OF OTTAWA STANDARDS S6 AND S7. COMPACTION SHALL BE A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
- ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH ARCHITECT AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
- CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPS 410 AND OPS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
- ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
- SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR "B" COMPACTED IN 0.15m LAYERS.
- FOR ALL LANDSCAPING FEATURES (ie. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES etc.) REFER TO LANDSCAPE ARCHITECT PLAN
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
- ALL SERVICE LATERALS TO BE INSTALLED 1.0m OFF BUILDING FACE.

Part 3, Expropriation Plan CT257601

PART 1

PART 2

PART 3

PART 4

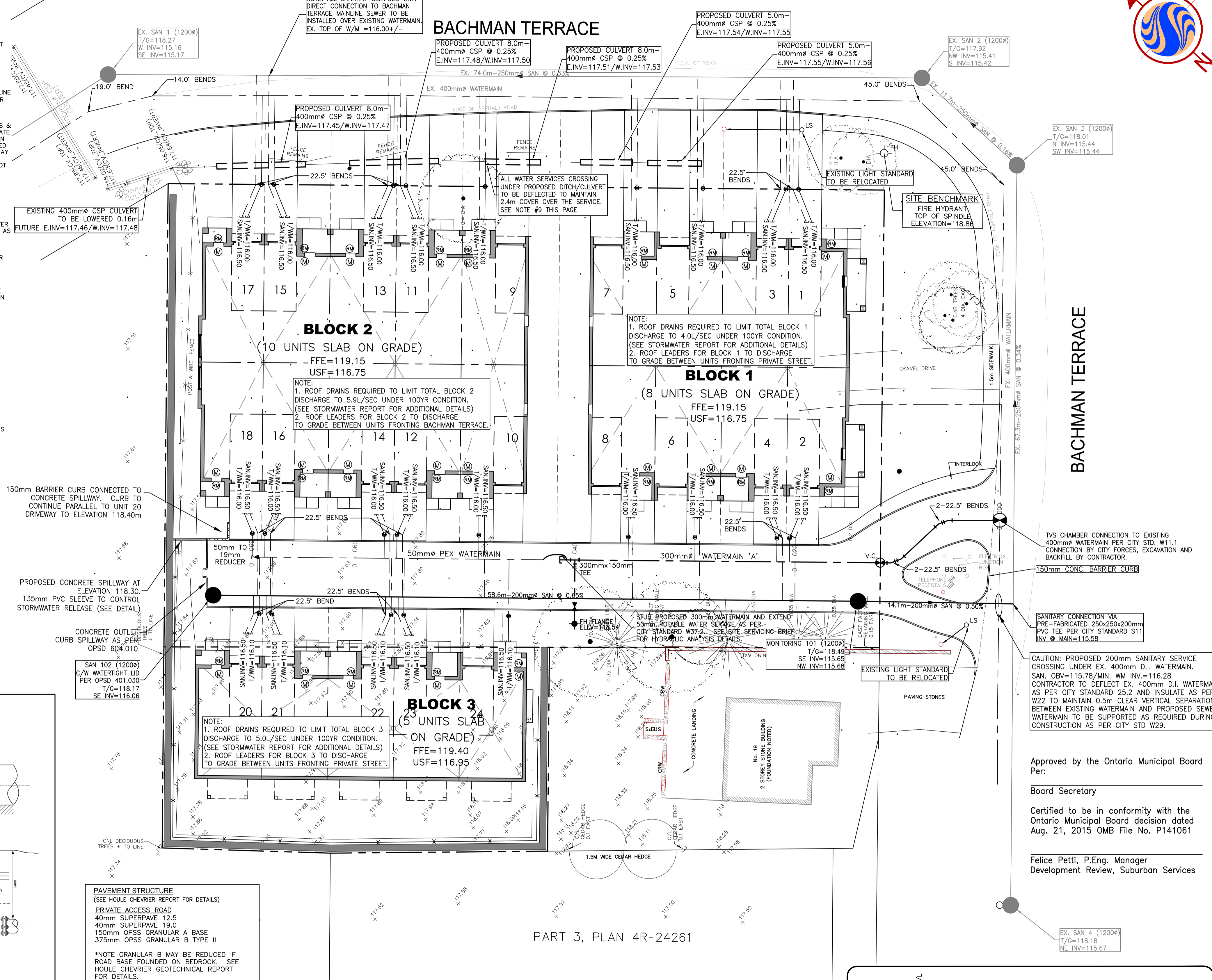
PART 5

PART 6

PART 7

PART 8

BACHMAN TERRACE



BLOCK 2
(10 UNITS SLAB ON GRADE)
FFE=119.15
USF=116.75

BLOCK 1
(8 UNITS SLAB ON GRADE)
FFE=119.15
USF=116.75

BLOCK 3
(5 UNITS SLAB ON GRADE)
FFE=119.40
USF=116.95

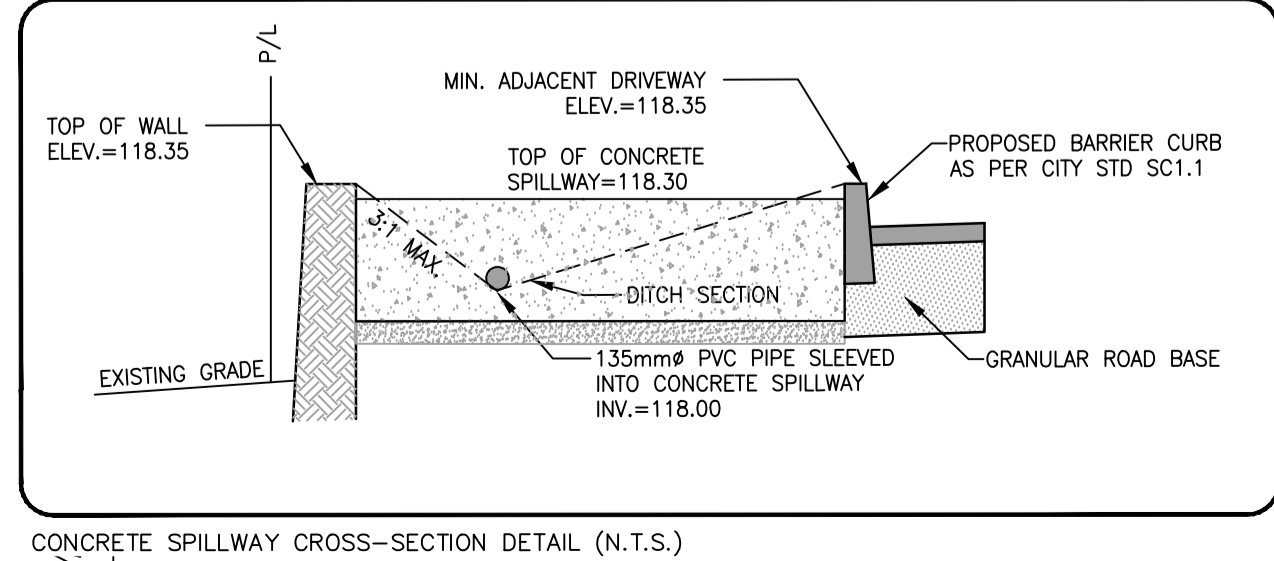
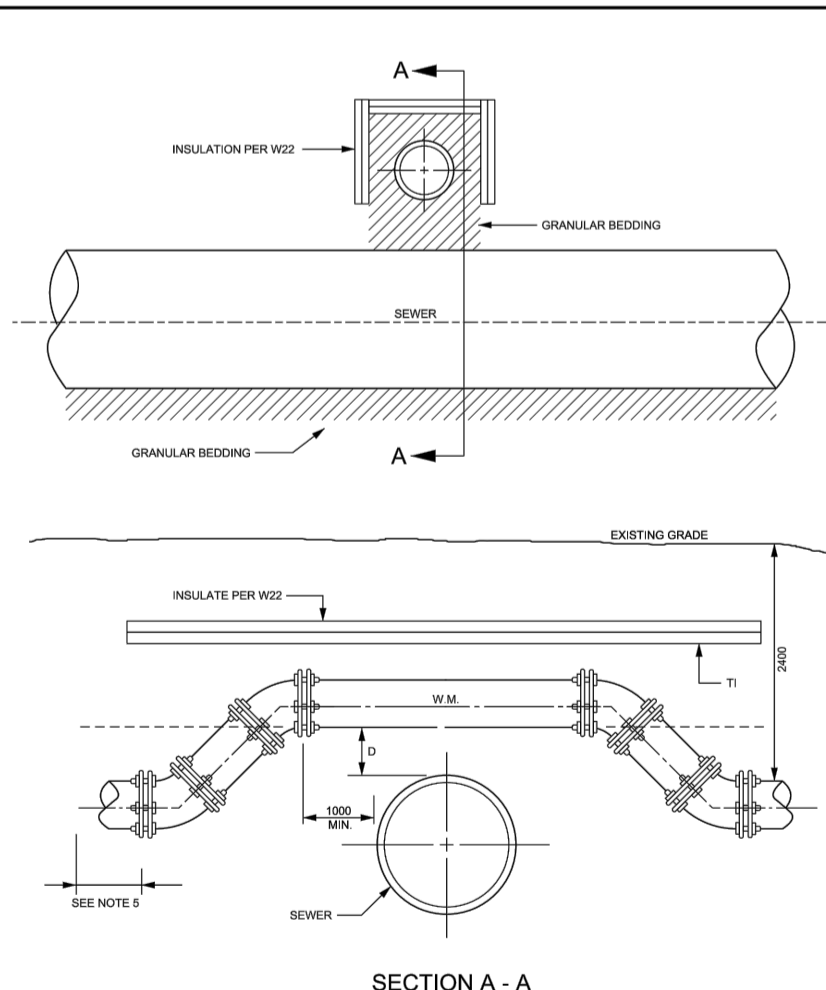
PART 3, PLAN 4R-24261

PART 2, PLAN 4R-24261

PAVEMENT STRUCTURE
(SEE HOULE CHEVRIER REPORT FOR DETAILS)
PRIVATE ACCESS ROAD
40mm SUPERPAVE 12.5
40mm SUPERPAVE 19.0
150mm OPSS GRANULAR A BASE
375mm OPSS GRANULAR B TYPE II

*NOTE GRANULAR B MAY BE REDUCED IF ROAD BASE FOUNDED ON BEDROCK. SEE HOULE CHEVRIER GEOTECHNICAL REPORT FOR DETAILS.

WATERMAIN 'A' - (PRIVATE STREET)				
STATION	FINISHED GRADE	TOP OF W/M	ITEM	
0+000	118.18	115.78	300x400 TVS CHAMBER (CONNECTION BY CITY)	
0+004.7	118.29	115.89	22.5' BEND	
0+005.7	118.29	115.89	22.5' BEND	
0+010.3	118.39	115.99	22.5' BEND	
0+011.3	118.39	115.99	22.5' BEND	
0+012.5	118.41	116.01	300mm VALVE CHAMBER	
0+020	118.50	116.10	300mm WATERMAIN	
0+040	118.32	115.92	FIRE HYDRANT LEAD	
0+041	118.32	115.92	300mm STUB/50mm WATERMAIN	
0+060	118.24	115.84	50mm WATERMAIN	
0+069	118.20	115.80	50mm to 19mm REDUCER	



Revision	By	Appd.	YY.MM.DD
3. ISSUED FOR SITE PLAN APPROVAL	WAJ	SGG	15.10.27
2. ISSUED FOR 2ND SUBMISSION	SGG	IJW	15.06.03
1. ISSUED FOR SITE PLAN APPROVAL	SGG	IJW	14.04.11

Approved by the Ontario Municipal Board
Per:
Board Secretary
Certified to be in conformity with the Ontario Municipal Board decision dated Aug. 21, 2015 OMB File No. P141061
Felice Petti, P.Eng. Manager
Development Review, Suburban Services

Client/Project
TEGA DEVELOPMENTS

19 & 23 BACHMAN TERRACE
OTTAWA

Title
SITE SERVICING PLAN

Project No.
160401069

Scale
1:200

Drawing No.
Sheet

Revision

SSP-1
1 of 5
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