

















- # LEGEND
- | | | | |
|--|------------------------------|---|---------------------------|
|  | PROPERTY LINE |  | PROPOSED STORM MANHOLE |
|  | PROPOSED WATERMAIN |  | PROPOSED SANITARY MANHOLE |
|  | PROPOSED SANITARY SEWER |  | PROPOSED CATCH BASIN |
|  | PROPOSED STORM SEWER |  | PROPOSED CB "1" |
|  | PROPOSED PERFORATED SUBDRAIN |  | UNDERGROUND STORAGE UNIT |
|  VB | PROPOSED VALVE BOX | | |
|  CS | PROPOSED CURB STOP | | |
|  | PROPOSED FIRE HYDRANT | | |
|  | PROPOSED SIAMESE CONNECTION | | |
|  RM | PROPOSED REMOTE WATER METER | | |
|  M | PROPOSED WATER METER | | |

EXISTING UNDERGROUND SERVICES AND UTILITY LOCATIONS DERIVED FROM THE BEST AVAILABLE DATA, AS-CONSTRUCTED DRAWINGS, UTILITY DRAWINGS AND INFRASTRUCTURE MAPPING PROVIDED BY THE CITY OF OTTAWA.

CONTRACTOR TO CONFIRM ELEVATIONS AND LOCATIONS OF EXISTING UNDERGROUND SERVICES AND UTILITIES WITHIN THE RIGHT OF WAY PRIOR TO INSTALLATION OF SITE SERVICING INFRASTRUCTURE.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT THE FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION

TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD
PROJ. NO. 19241-16
RECEIVED FEBRUARY 9, 2017

SITE PLAN INFORMATION

SITE PLAN PROVIDED BY BARRY HOBIN & ASSOCIATES
PROJ. 333 MONTREAL ROAD
RECEIVED SEPTEMBER 21, 2017

GEOTECHNICAL STUDY

GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP
PROJ. NO. PG3970-2
DATED MARCH 6, 2017

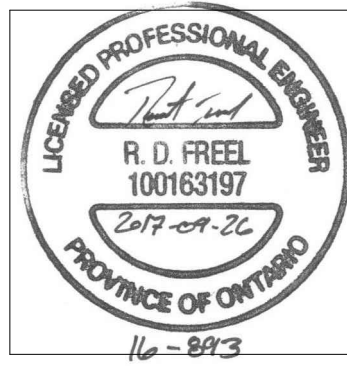
SITE SERVICING AND STORMWATER MANAGEMENT STUDY

SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
PROJ. NO. 16-893
DATED SEPTEMBER 2017

BENCH MARK

TOP OF SPINDLE OF FIRE HYDRANT LOCATED NORTH EAST OF MONTREAL ROAD AND STE ANNE AVENUE
INTERSECTION
ELEV=60.42m

2	A.J.G.	17.09.26	ISSUED FOR MUNICIPAL REVIEW	
1	A.J.G.	17.05.11	ISSUED FOR COORDINATION	
No.	BY	YY.MM.DD	DESCRIPTION	



PROJECT No. 16-893

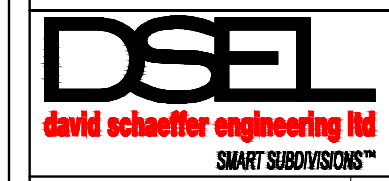
SITE SERVICING PLAN

333 MONTREAL ROAD

© DSEL

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Toronto, Ontario, M4H 1P4



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DRAWN BY:	A.J.G.	CHECKED BY:	R.D.F.	DRAWING NO.
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DESIGNED BY:	A.J.G.	CHECKED BY:	R.D.F.
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SCALE:	1:400	DATE:	SEPTEMBER 2017
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[illegible]

SHEET NO.

2 of 4

3 of 4

PLEASE REFER TO DRAWING EC-1 FOR CROSSING TABLE

PROPOSED 150mm WATERMAIN				
STATION	FINISHED GROUND	TOP WATERMAIN	DESCRIPTION	
0+00.00	58.360	56.350	CONNECT TO EXISTING WM	
0+00.76	58.840	56.440	200# V&B	
0+00.76	58.870	56.470	PROPOSED WM BEND	
0+02.00	59.000	56.600	PROPOSED WM	
0+03.65	59.220	56.820	PROPOSED WM BEND	
0+04.00	59.270	57.730	PROPOSED WM CROSSING SW	
0+04.25	59.280	57.750	CONNECT TO BUILDING	
1+00.36	58.580	56.450	200# V&B	
1+00.36	58.590	57.590	PH CONNECTION TO PROPOSED WM	
1+01.67	58.750	56.350	CONNECT TO EXISTING WM	

GENERAL NOTES

- [illegible]

WATERMAIN NOTES

1. WATERMAN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (PDS) AND SPECIFICATIONS (SPSS).
2. WATERMAN STUBS SHALL BE AWWA C-900 CLASS 150, SDR 18 OR APPROVED EQUIVALENT.
3. WATERMAN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W7, UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
4. WATERMAN SHALL BE INSTALLED TO A MINIMUM OF 1200 MM TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
5. WATERMAN PROTECTIVE COATING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W40.
6. VALVE BOXES SHALL BE REQUIRED ON ALL METALLIC FITTINGS PER CITY OF OTTAWA STD. W40 AND W42.
7. VALVE BOXES SHALL BE INSTALLED PER CITY OF OTTAWA STD. W24.
8. WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JUNCTIONS PER CITY OF OTTAWA STD. W25.5 AND W25.6.
9. THURST BOLLARDS SHALL BE INSTALLED PER CITY OF OTTAWA STD. W25.3 AND W25.4.
10. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS, BLOW-OFFS, AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF WATERMAIN.
11. WATERMAN CROSSING ABOVE AND BELOW SEWERS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY.
12. WATER SERVICES ARE TO BE INSULATED PER CITY STD. W23 WHERE SEPARATION BETWEEN SERVICES AND MAINTENANCE HOLES ARE LESS THAN 100 MM.
13. THE MINIMUM VERTICAL SEPARATION BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.50m PER O&M GUIDELINES. FOR CROSSING UNDER WATERMAIN, THE MINIMUM VERTICAL SEPARATION SHALL BE 1.00m PER O&M GUIDELINES. THE MINIMUM VERTICAL SEPARATION BETWEEN THE LENGTH OF WATER PIPE SHALL BE CENTRED AT THE POINT OF CROSSING TO ENSURE THAT JOINTS WILL BE EQUIQUANT AND AS CLOSE TO THE POINT OF CROSSING AS POSSIBLE.
14. ALL WATERMANS SHALL HAVE A MINIMUM COVER OF 2.4m, UNLESS HYDRAULIC FLANGE INSULATION IS REQUIRED AS PER STD. W22.
15. GENERAL WATER PLANT TO UTILITY CLEARANCE AS PER STD. W20 R20
16. ALL WATERMANS SHALL BE INSTALLED TO A MINIMUM OF 1200 MM ABOVE FINISHED GRADE ELEVATIONS TO BE INSTALLED 0.00m ABOVE PROPOSED FINISHED GRADE AT HYDRAULIC FIRE HYDRANT LOCATION AS PER STD. W18.
17. BUILDING SERVICE TO BE CAPPED 100mm OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 1200mm BACK FROM FACE.
18. ALL WATERMANS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE NOTED.
19. ALL WATERMANS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL WATERMANS SHALL BE DISINFECTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL WATERMANS SHALL BE CONTROLLED AND TREATED SO AS NOT TO ADVERSELY EFFECT THE ENVIRONMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY MUNICIPAL AND PROVINCIAL REQUIREMENTS PRIOR TO CONSTRUCTION.
20. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm Blow Off UNLESS OTHERWISE NOTED.

SANITARY AND STORM SEWER NOTES

GENERAL

2. LATER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
3. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAINING SS. THE SEALS SHOULD BE AT LEAST 1.5m LONG (IN THE TRENCH) AND 100mm WIDE. THE SEALS SHOULD EXTEND FROM THE MAIN LINE AND FULLY PENETRATE THE BEDDING, SUB-BEDDING, AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE MATERIAL WITH A MINIMUM OF 10% MOISTURE. THE SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT 60m INTERVALS IN THE SERVICE TRENCHES.
4. SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. MANHOLES TO BE CONSTRUCTED AT 30m INTERVALS. ALL MANHOLES TO BE BACKFILLED WITH GRANULAR MATERIAL.
6. STANDARD PROCTOR DENSITY, A MINIMUM OF 300mm AROUND STRUCTURES.
7. "MODULOG" OR APPROVED PRE-CAST MAINTENANCE STRUCTURE AND CATCH BASIN ADJUSTERS TO BE USED IN LIEU OF BRICKING. PARGE ADJUSTING UNITS ON THE OUTSIDE ONLY.
8. SAFETY PLATFORMS SHALL BE PER ASPD 404.02.
9. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH ASPD 1003.01 AND 1003.02, IF APPLICABLE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION OF SEWERS, INCLUDING PICTORIAL REPORT, ONE (1) CD COPY AND TWO (2) VIDEO RECORDINGS IN A FORMAT ACCEPTABLE TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED prior to CAMERA INSPECTION. ASPHALT NEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS AND NECESSARY REPAIRS HAVE BEEN COMPLETED.
11. THE CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT A WRITTEN REPORT TO THE CONSULTANT FOR PICTURE INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW AND APPROVAL prior TO PLACEMENT OF WEAR COURSE ASPHALT.
12. FROST PROTECTION RECOMMENDATIONS FOR STORM SEWERS WITH LESS THAN 1.5m AND SANITARY SEWERS WITH LESS THAN 1.8m FROM

SANTAS

11. ALL SANITARY SEWER INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
12. ALL SANITARY GRAVITY SEWER SHALL BE PVC SD 35, IPEX "RING-TITE" (OR APPROVED EQUIVALENT) PER CSA STANDARD B182.2 OR EQUIVALENT, UNLESS OTHERWISE SPECIFIED.
13. EXISTING MAINTENANCE STRUCTURES TO BE RE-BEDDING WHERE A NEW CONNECTION IS MADE.
14. SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. 56 AND 57, CLASS "B" BEDDING, UNLESS SPECIFIED OTHERWISE.
15. SANITARY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24 AND S25.
16. SANITARY MAINTENANCE STRUCTURES SHALL BE BENCH PER OPSD 701.021.

D07-12-XX-XXXX