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Legend

- PROPOSED WATERMAIN
- PROPOSED VALVE AND VALVE BOX
- PROPOSED WATER METER
- PROPOSED REMOTE WATER METER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CATCHBASIN
- EXISTING WATERMAIN
- EXISTING VALVE AND VALVE BOX
- EXISTING VALVE CHAMBER
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING CATCHBASIN
- PROPOSED DEPRESSED CURB LOCATIONS

Notes

- SERVICE CONNECTION TO EXISTING WATERMAIN TO BE COMPLETE BY CITY FORCES. EXCAVATION, BACKFILL AND REINSTATEMENT BY CONTRACTOR. CONTRACTOR TO CONFIRM EXISTING COMBINED SEWER INVERTS ALONG RIDEAU PLACE PRIOR TO CONSTRUCTION AND ANY CONFLICTS MUST BE REPORTED TO THE ENGINEER.

SITE PLAN
PREPARED BY: RUBIN & ROTMAN ARCHITECTS
DATED: MARCH 16, 2018
REVISION: DATED SEPTEMBER 17, 2018
DRAWING: A105 - SITE PLAN

SITE BENCHMARK
PROVIDED BY: J.D. BARNES LTD
LOCATION / DESCRIPTION: NAIL IN HYDRO POLE NORTH WEST OF PROPOSED SITE - ELEVATION = 71.14

GEOTECHNICAL REPORT
PREPARED BY: PATERSON GROUP
REPORT NO.: PG3780-LET.01 DATED APRIL 24, 2016

TOPOGRAPHIC SURVEY
SUPPLIED BY: J.D. BARNES LTD. DATED MAY 5, 2016.

Revision	By	Appd.	YY-MM-DD
3	WAJ	SGG	18.10.26
2	SL	SGG	18.08.22
1	WAJ	DCT	16.10.14

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3	WAJ	SGG	18.10.26
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1	WAJ	DCT	16.10.14

File Name: 160401234-D8
Dwn. Chkd. Dgn. YY-MM-DD

Permit-Seal

Client/Project
TC UNITED GROUP
800 INDUSTRIAL AVENUE

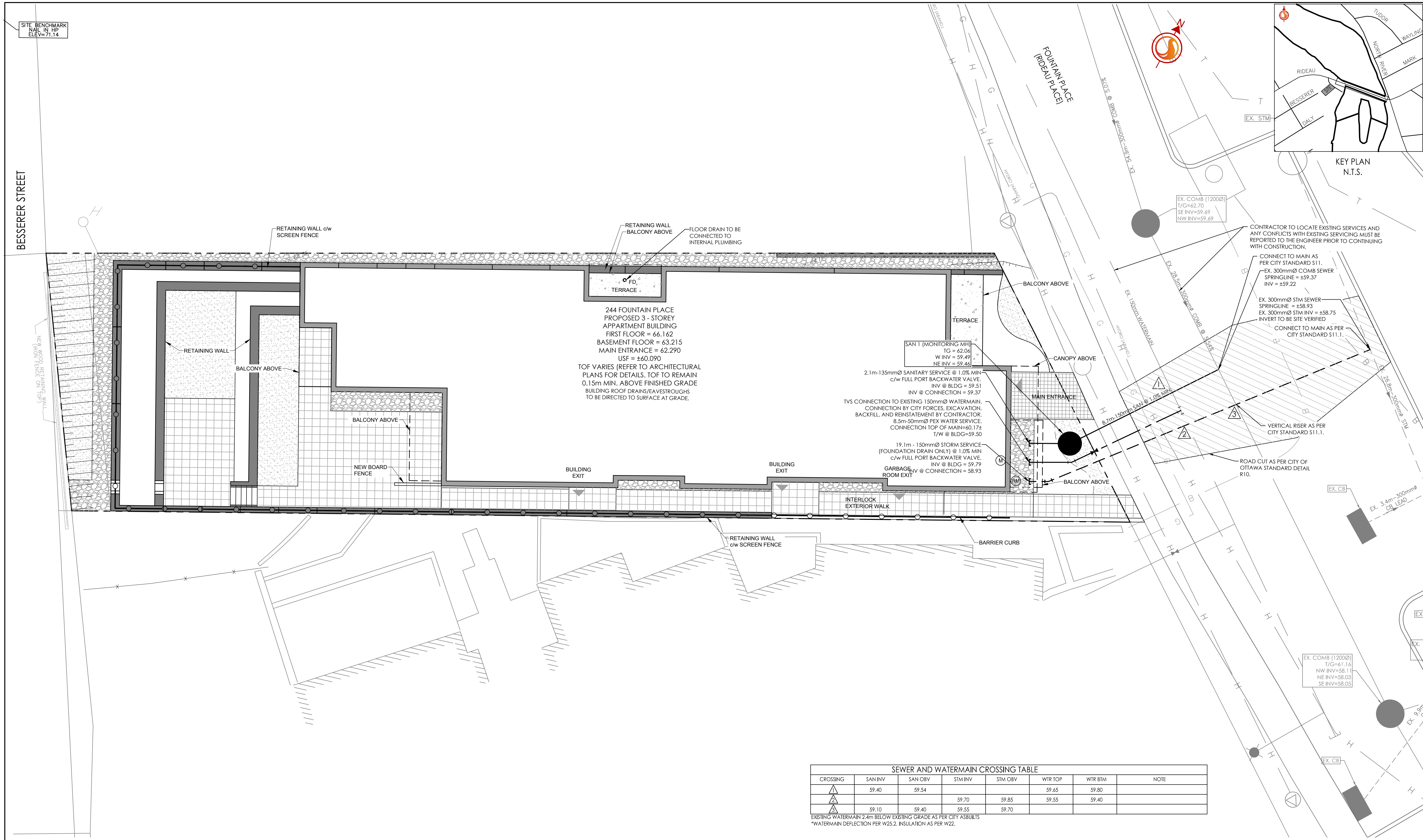
APARTMENT BUILDING
244 FOUNTAIN PLACE
OTTAWA, ONTARIO

Title
SITE SERVICING PLAN

Project No. 160401234
Scale 1:100

Drawing No. Sheet Revision

SSP-1 2 of 5 3 #



SEWER AND WATERMAIN CROSSING TABLE

CROSSING	SAN INV	SAN OVB	STM INV	STM OVB	WTR TOP	WTR BTM	NOTE
▲	59.40	59.54			59.65	59.80	
▲			59.70	59.85	59.55	59.40	
▲	59.10	59.40		59.70			EXISTING WATERMAIN 2.4m BELOW EXISTING GRADE AS PER CITY ASBUILTS *WATERMAIN DEFLECTION PER W25.2. INSULATION AS PER W22.

GENERAL NOTES AND SPECIFICATIONS

- 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 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 REINSTATEMENT.
- ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER & THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 509.010 AND OPS3 310.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN WHICH WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION ACTIVITIES. THIS PLAN SHALL INCLUDE BUT NOT LIMITED TO FILTER CLOTH ON CATCH BASINS, STRAW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS.
- LANDSCAPE ARCHITECT PLAN PREPARED BY STANTEC CONSULTING LTD. REFER TO ORIGINAL LANDSCAPE ARCHITECT PLAN FOR ALL LANDSCAPING FEATURES (i.e. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES etc.)

- GEOTECHNICAL INVESTIGATION: PATERSON GROUP INC., REPORT PG3780-LET.01, DATED APRIL 24, 2016. GEOTECHNICAL INFORMATION PRESENTED ON THESE DRAWINGS MAY BE INTERPOLATED FROM THE ORIGINAL REPORT. REFER TO ORIGINAL GEOTECHNICAL REPORT FOR ADDITIONAL DETAILS AND TO VERIFY ASSUMPTIONS MADE HEREIN.
- STREET LIGHTING TO CITY OF OTTAWA STANDARDS.
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO ENGINEER.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND DIRECTOR OF ENGINEERING HAS BEEN OBTAINED.
- HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE TO BE NOTIFIED IF DEEPLY BURIED ARCHEOLOGICAL REMAINS ARE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DWGS.
- SITE SIGNAGE TO BE INSTALLED AS PER ARCHITECTURAL SITE PLAN.

WATER SUPPLY SERVICING

- 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.
- 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. PVC WATERMANS TO BE INSTALLED WITH TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W36.

STORM AND SANITARY SEWERS

- SANITARY SEWERS 375mm DIA. OR SMALLER SHALL BE PVC SDR35. SANITARY SEWERS LARGER THAN 375mm SHALL BE CONCRETE CSA A 257.2 CLASS 100-D AS PER OPSD 807.010.
- STORM SEWERS 375mm DIA. OR SMALLER SHALL BE PVC SDR 35. STORM SEWERS LARGER THAN 375mm DIA. SHALL BE CONCRETE CSA A 257.2 CLASS 100-D AS PER OPSD 807.010
- ALL STORM AND SANITARY SEWER BEDDING SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS S6 AND S7, CLASS "B" BEDDING, UNLESS OTHERWISE NOTED. SUITABLE BEDDING AND COVER MATERIAL TO BE SPECIFIED BY GEOTECHNICAL CONSULTANT.
- STORM AND SANITARY MANHOLES SHALL BE 1200mm DIAMETER IN ACCORDANCE WITH OPSD-701.01 (UNLESS OTHERWISE NOTED) c/w FRAME AND COVER AS PER CITY OF OTTAWA S24 AND S25. ALL STORM MANHOLES WITH SEWERS 900mm DIA SEWERS AND OVER IN SIZE SHALL BE BENCHED. ALL OTHERS SHALL BE COMPLETED WITH 300mm SUMP AS PER CITY STANDARDS.
- ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS, TO BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
- FOR STORM SEWER INSTALLATION (EXCLUDING C8 LEADS) THE MINIMUM DEPTH OF COVER OVER THE CROWN OF THE SEWER IS 2.0m. FOR SANITARY SEWERS THE MINIMUM DEPTH OF COVER IS 2.5m OVER PIPE OBVERT.
- ALL STORM AND SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
- STORM AND SANITARY SERVICE LATERALS TO BE SDR 28 INSTALLED AT MIN. 1.0% SLOPE. SINGLE STORM SERVICES TO BE 150mmØ, SINGLE SANITARY SERVICES TO BE 150mmØ. SERVICES TO BE INSTALLED 1.0m OFF BUILDING FACE.
- GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300 mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.

- CONTRACTOR TO LOCATE EXISTING SERVICES AND ANY CONFLICTS WITH EXISTING SERVICES MUST BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WITH CONSTRUCTION.
- CONNECT TO MAIN AS PER CITY STANDARD S11.1.
EX. 300mmØ COMB SEWER SPRINGLINE = ±59.37
INV = ±59.22
- EX. 300mmØ STM SEWER SPRINGLINE = ±58.93
EX. 300mmØ STM INV = ±58.75
INVERT TO BE SITE VERIFIED
- CONNECT TO MAIN AS PER CITY STANDARD S11.1.
- VERTICAL RISER AS PER CITY STANDARD S11.1.
- ROAD CUT AS PER CITY OF OTTAWA STANDARD DETAIL RTD.
- EX. 3.4m-300mmØ C8 LEAD
- EX. 9.0m