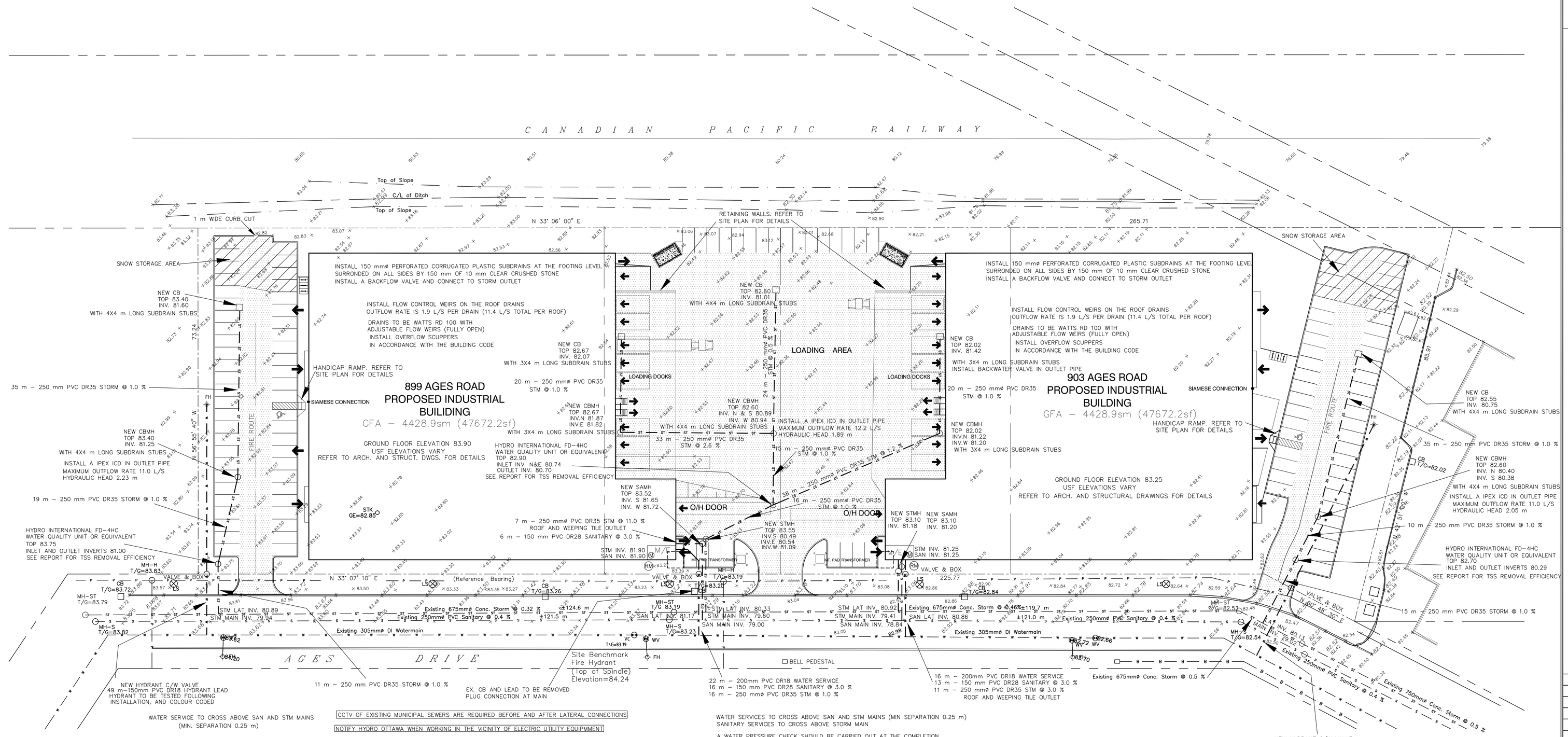

PART OF LOT 2
CONCESSION 5 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

Topographic Survey By
FARLEY, SMITH AND DENIS SURVEYING LTD. 2018

BAR SCALE
10 20 30

Capital Engineering Group Ltd
Municipal / Land Development
110 Dossetter Way
Ottawa, Ontario K1G 4S5
T: (613)739-0776 F: (613)739-7302
E: cegl@rogers.com

LEGEND

83.62	PROPOSED ELEVATION
+83.71	EXISTING ELEVATION
83.70TC	TOP OF CURB
	DIRECTION OF FLOW
UP	UTILITY POLE
DC	DEPRESSED CURB
ST	STORM SEWER
S	SANITARY SEWER
W	WATER LINE
	PROPERTY LINE
B	BELL CABLE
G	GAS MAIN
OHW	OVERHEAD UTILITIES
P	UNDERGROUND HYDRO DUCTS
LS	LIGHT STANDARD
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT

NOTES

1 DO NOT SCALE DRAWING
2 VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO OBTAIN LOCATES. CALL (613) 797–8534 BEFORE EXCAVATING
3 CONTRACTOR IS TO COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON MUNICIPAL ROAD.
4 ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA AND / OR ONTARIO PROVINCIAL STANDARDS (OPS)
5 NEW SANITARY AND STORM MANHOLES AND CBMH'S TO BE 1200 mmø AS PER OPSD 701.010
6 SANITARY MANHOLE BENCHING AS PER OPSD 701.021
7 SANITARY MANHOLE COVER AS PER CITY STANDARD DRAWING S24 (WATER TIGHT)
8 NEW CATCH BASINS ARE STANDARD SIZE 600 mm X 600 mm AS PER OPSD 705.010
9 CBMH COVER AS PER CITY STANDARD DRAWING S19
10 CATCH BASIN COVER AS PER CITY STANDARD DRAWING S19.1
11 STORM MANHOLES AND CBMH'S TO BE CONSTRUCTED WITH 300 mm SUMPS, CB'S WITH 600 mm SUMPS
12 BARRIER AND DEPRESSED CURB AS PER STANDARD DRAWING SC1.1
13 BARRIER CURB WITH SIDEWALK AS PER Std. Dwg. SC1.4
14 PROVIDE 600 mm GRANUAR BASE FOR THE SIDEWALK ADJACENT TO BUILDING
15 NEW SEWERS TO BE INSPECTED USING CCTV AS REQUIRED BY THE CITY LEAKAGE TEST IS REQUIRED ON THE SANITARY SERVICE AS PER OPSS 407. TEST TO BE WITNESSED BY A PROFESSIONAL ENGINEER
16 CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION
17 RESTORE PAVEMENT STRUCTURE, CURBS AND SURFACES ON EXISTING ROADS TO THEIR ORIGINAL CONDITIONS STANDARD ROAD CUT REINSTATEMENT AS PER Std. Dwg. R10
18 REFER TO ARCHITECT'S PLANS FOR BUILDING DIMENSIONS AND SITE LAYOUT. DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
19 REFER TO MECHANICAL DRAWINGS FOR INTERNAL CONNECTIONS OF THE WATER, SANITARY AND STORM SERVICES
20 WATERMAIN CONNECTION, WATER METER AND REMOTE RECEPTACLE BY CITY FORCES. EXCAVATION AND REINSTATEMENT BY CONTRACTOR
21 WATER SERVICE DISINFECTION AND INSPECTION BY CITY FORCES, ALL DEFLECTIONS AS PER MANUFACTURER'S SPECIFICATIONS MINIMUM COVER TO BE 2.4 m (IF NOT ACHIEVED, PROVIDE THERMAL INSULATION AS PER CITY STANDARDS)
22 FIRE HYDRANT LOCATION AND INSTALLATION AS PER Std. Dwgs W18 AND W19
23 THIS PLAN SHOULD BE READ IN CONJUCTION WITH THE SITE SERVICING AND SWM BRIEF, PREPARED BY CAPITAL ENGINEERING GROUP LTD. AND THE GEOTECHNICAL REPORT BY PATERSON GROUP

WATER SERVICE GRADE TABLE

STATION	FITTING	GROUND ELEVATION	WATER SERVICE ELEV. (TOP)	
BUILDING SERVICE TO 899 AGES DRIVE				
0 + 00	300 x 200 TEE TVS CONNECTION	83.16	MATCH EX.	
0 + 03, 0 + 05	SAN & STM CROSSINGS	83.20	80.80	WATER ABOVE SAN & STM MAINS (MIN. SEPARATION 0.25 m) PROVIDE 50 mm THICK RIGID STYROFOAM INSULATION
0 + 13	VALVE & BOX	83.20	80.80	
0 + 16	45° BEND	83.57	81.17	
0 + 19	45° BEND	83.70	81.30	
1 + 22	BUILDING	83.90	81.50	
BUILDING SERVICE TO 903 AGES DRIVE				
1 + 00	300 x 200 TEE TVS CONNECTION	82.95	MATCH EX.	
1 + 02, 1 + 03	SAN & STM CROSSINGS	82.98	80.58	WATER ABOVE SAN & STM MAINS (MIN. SEPARATION 0.25 m) PROVIDE 50 mm THICK RIGID STYROFOAM INSULATION
1 + 13	VALVE & BOX	83.10	80.70	
1 + 16	BUILDING	83.25	80.85	

WATER SERVICE GRADE TABLE

STATION	FITTING	GROUND ELEVATION	WATER SERVICE ELEV. (TOP)	
TO PRIVATE HYDRANT AT 899 AGES DRIVE				
3 + 00	300 x 150 TEE TVS CONNECTION	83.64	MATCH EX.	
3 + 03, 3 + 05	SAN & STM CROSSINGS	83.68	81.28	WATER ABOVE SAN & STM MAINS (MIN. SEPARATION 0.25 m) PROVIDE 50 mm THICK RIGID STYROFOAM INSULATION
3 + 13	VALVE & BOX	83.69	81.29	
3 + 49	HYDRANT	83.75	81.35	
TO PRIVATE HYDRANT AT 903 AGES DRIVE				
4 + 00	300 x 150 TEE TVS CONNECTION	82.46	MATCH EX.	
4 + 05, 4 + 07	SAN & STM CROSSINGS	82.50	80.25	WATER ABOVE SAN & STM MAINS (MIN. SEPARATION 0.25 m) PROVIDE 50 mm THICK RIGID STYROFOAM INSULATION
4 + 16	VALVE & BOX	82.62	80.22	
4 + 55	HYDRANT	82.85	80.45	

WATER BENDS AND FITTINGS TO HAVE THRUST BLOCKS AS PER CITY STANDARDS
PROVIDE 2.4 m MINIMUM COVER, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARD DRAWINGS W21, W22 & W23

PIPE CROSSING TABLE – AGES DRIVE

PIPE	INVERT	OBVERT	SEPARATION (m) SANITARY	STORM
WEST ENTRANCE				
250 mmø SAN	79.47	79.71		
675 mmø STM	79.94	80.62		
150 mmø HYD LEAD	81.13	81.28	1.42	0.51
EAST ENTRANCE				
250 mmø SAN	78.54	78.79		
675 mmø STM	79.02	79.70		
150 mmø HYD LEAD	80.10	80.25	1.31	0.40

PIPE	INVERT	OBVERT	SEPARATION (m) SANITARY	STORM
BUILDING SERVICES TO 899 AGES				
250 mmø SAN	79.00	79.25		
675 mmø STM	79.60	80.28		
200 mmø WATER SERV.	80.60	80.80	1.35	0.32
150 mmø SAN LAT	81.17	81.32	N/A	0.89
BUILDING SERVICES TO 903 AGES				
250 mmø SAN	78.84	79.09		
675 mmø STM	79.41	80.09		
200 mmø WATER SERV.	80.38	80.58	1.29	0.29
150 mmø SAN LAT	80.86	81.01	N/A	0.75

BENCH MARK

(from topo survey)
TOP OF SPINDLE OF EXISTING (MIDDLE) FIRE HYDRANT – ELEVATION 84.24

GENERAL NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THESE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NO.	ISSUE & REVISIONS	DATE
2	Revised to Address City Comments	2019/02/22
1	Issued for Site Plan Application	2018/11/30

SEAL
LICENSED PROFESSIONAL ENGINEER
AMINE NAOUM
Feb 22/19
PROVINCE OF ONTARIO
Not for construction unless SEALED and SIGNED.

PROJECT NORTH

P&R
PYE & RICHARDS ARCHITECTS INC
824 MEATH STREET OTTAWA ONTARIO K1Z 6E8
TEL: 613 724–7700 FAX: 613 724–1289
EMAIL: staff@pnrarch.com
WEBSITE: www.pyeandrichardsarchitects.com

PROJECT
AGES DRIVE
INDUSTRIAL BUILDINGS
899 & 903 AGES DRIVE **OTTAWA, ONTARIO**

DRAWING
Servicing Plan

Do not scale. Refer any dimensional errors and/or possible trade interference/conflict to the architects for clarification prior to commencement of the work. The conditions of the contract apply.

PROJECT NO. 18–30
SCALE – 1 : 400
DRAWN – ANDREW
CHECKED – AN

DRAWING NO. G1
REVISION NO. 0