

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.

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
PROJ. NO. 19230-16
DATED OCTOBER 7, 2016

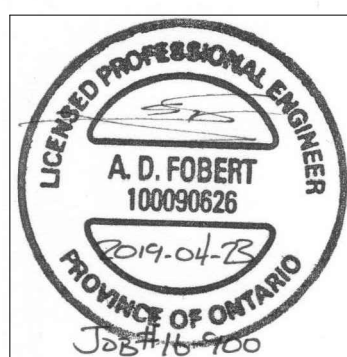
SITE PLAN INFORMATION
 SITE PLAN PROVIDED BY SJ LAWRENCE ARCHITECT INC.
 PROJ. NO. SL-828-16
 ISSUED JULY 20, 2018

GEOTECHNICAL STUDY
 GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP
 PROJ. NO. PG4089-1
 DATED APRIL 27, 2017

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
 SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
 PROJ. NO. 16-900
 DATED MARCH 2019

BENCH MARK
TOP OF SPINDLE LOCATED AT THE HYDRANT SOUTH EAST OF THE SUBJECT SITE
ELEV=106.59

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| 8 | A.J.G. | 19.04.23 | ISSUED FOR MUNICIPAL APPROVAL |
| 7 | A.J.G. | 19.03.05 | ISSUED FOR MUNICIPAL APPROVAL |
| 6 | A.J.G. | 19.01.30 | ISSUED FOR MUNICIPAL APPROVAL |
| 5 | A.J.G. | 18.10.31 | ISSUED FOR MUNICIPAL APPROVAL |
| 4 | A.J.G. | 18.06.06 | ISSUED FOR MUNICIPAL APPROVAL |
| 3 | A.J.G. | 18.03.09 | ISSUED FOR MUNICIPAL REVIEW |
| 2 | A.J.G. | 17.07.18 | ISSUED FOR MUNICIPAL REVIEW |
| 1 | A.J.G. | 17.05.12 | ISSUED FOR MUNICIPAL REVIEW |
| No. | BY | YY.MM.DD | DESCRIPTION |



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|--------------------|-------------------------------|--|
| PROJECT No. 16-900 | PRICE OF ONLY JOB # 16-900 | |
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SITE SERVICING PLAN
44 IBER ROAD (46 IBER ROAD) © DSEL

IBER ROAD PROPERTY LIMITED

DSEL
david schaeffer engineering ltd
SMART SUBDIVISIONS™

120 Iber Road Unit 103
Stittsville, Ontario, K2S 1E9
Tel. (613) 836-0856
Fax. (613) 836-7183
www.DSEL.ca

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|---------------------|--|--------------------|--|-------------|-----------|
| DRAWN BY: A.J.G. | | CHECKED BY: R.D.F. | | DRAWING NO. | SHEET NO. |
| DESIGNED BY: A.J.G. | | CHECKED BY: R.D.F. | | | |
| SCALE: 1:300 | | DATE: APRIL 2019 | | | |

PLAN NO.: #17540

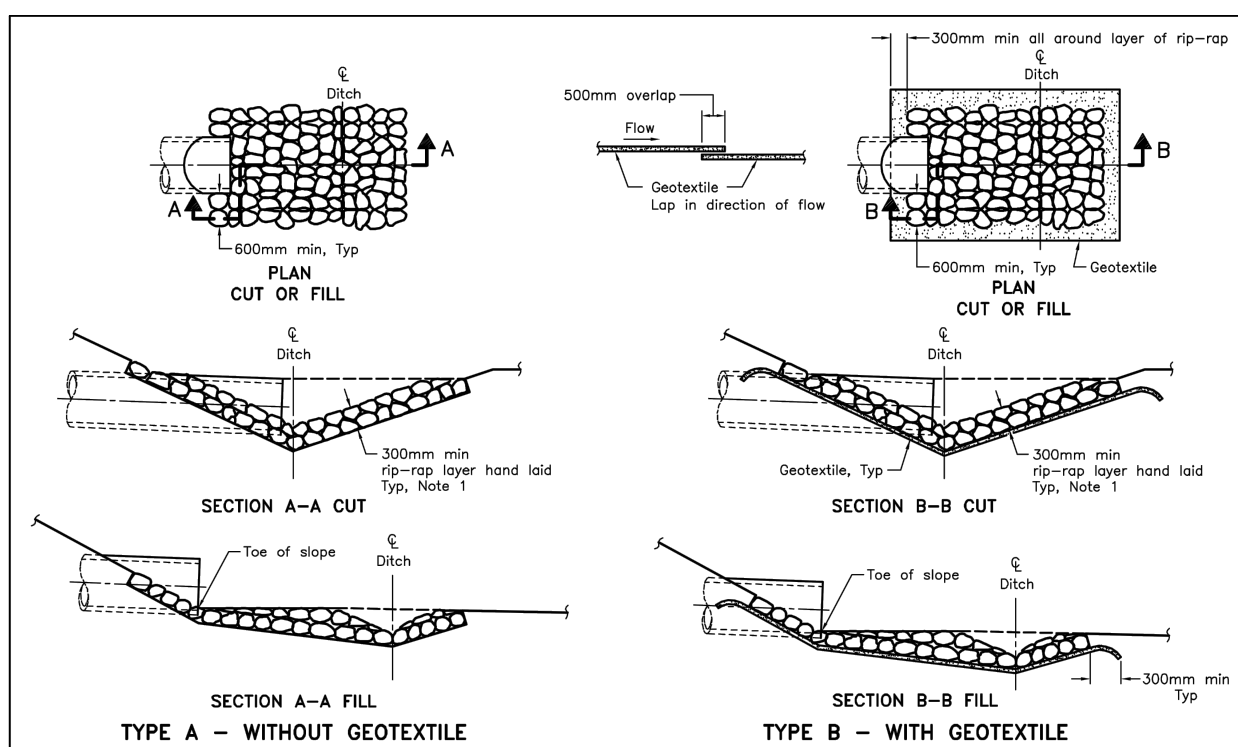
SANITARY AND STORM SEWER NOTES

1. LAYER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
2. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S-8. CLAY SEALS SHOULD BE A CLAY SEAL TO BE PLACED IN THE JOINT OF EACH MANHOLE EXISTING FROM TRENCH WALL TO TRENCH WALL. THE SEALS SHOULD EXTEND FROM THE FIRST LINE AND FULLY PENETRATE THE TRENCH WALLS. THE SEALS SHALL BE PLACED IN THE JOINT OF EACH MANHOLE EXISTING FROM DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 220mm LAYS AND COMPACTED TO MEET THE SPECIFICATIONS FOR THE SITE. THE SEALS SHALL BE PLACED IN THE JOINT OF EACH MANHOLE EXISTING FROM DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 220mm LAYS AND COMPACTED TO MEET THE SPECIFICATIONS FOR THE SITE. THE SEALS SHALL BE PLACED IN THE JOINT OF EACH MANHOLE EXISTING FROM DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 220mm LAYS AND COMPACTED TO MEET THE SPECIFICATIONS FOR THE SITE.
3. SERVICE CONNECTIONS TO BE TERMINATED 1.0m FROM THE OUTSIDE FACE OF BUILDING ULSLINGS AT 60 MINUTE INTERVALS IN THE SERVICE TRENCHES.
4. ALL MAINTENANCE STRUCTURE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH CRUSHED GRANITE OR EQUIVALENT PROCTOR DENSITY. A MINIMUM OF 300MM ABOVE ABOVE STRUCTURES.
5. ALL TRENCHES APPROVED PRE-CAST MAINTENANCE STRUCTURE AND CATCH BASIN ADJUSTERS TO BE USED IN LIEU OF BRICKING. PARGE ADJUSING CUTS ON THE OUTSIDE ONLY.
6. SAFETY PLATFORMS SHALL BE PER OPSD 404.02.
7. CONTRACTOR SHALL PROVIDE PROTECTOR DENSITY. A MINIMUM OF 300MM ABOVE ABOVE STRUCTURES.
8. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SEWERS, INCLUDING PIPELINE REPAIRS. (1) CD COPY AND TWO (2) VIDEO RECORDINGS IN A FORMAL REPORT ACCEPTABLE TO ALL CITY ENGINEERS. ALL SEWERS TO BE INSPECTED BY CAMERA INSPECTION. ASPHALT NAIL COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF THE SEWER HAS BEEN COMPLETED BY THE ENGINEER.
9. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSD #410 AND OPSD #407; CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE CONSULTANT PRIOR TO ANY TESTING. THE RESULTS SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF THE FINAL ASPHALT NAIL COURSE.
10. FROST PROTECTION RECOMMENDATIONS FOR STORM SEWERS WITH LESS THAN 1.5m AND STORM SEWERS WITH LESS THAN 1.8m FROM GROUND SURFACE TO PIPE OVERTOP TO BE PROVIDED BY THE CONSULTANT.

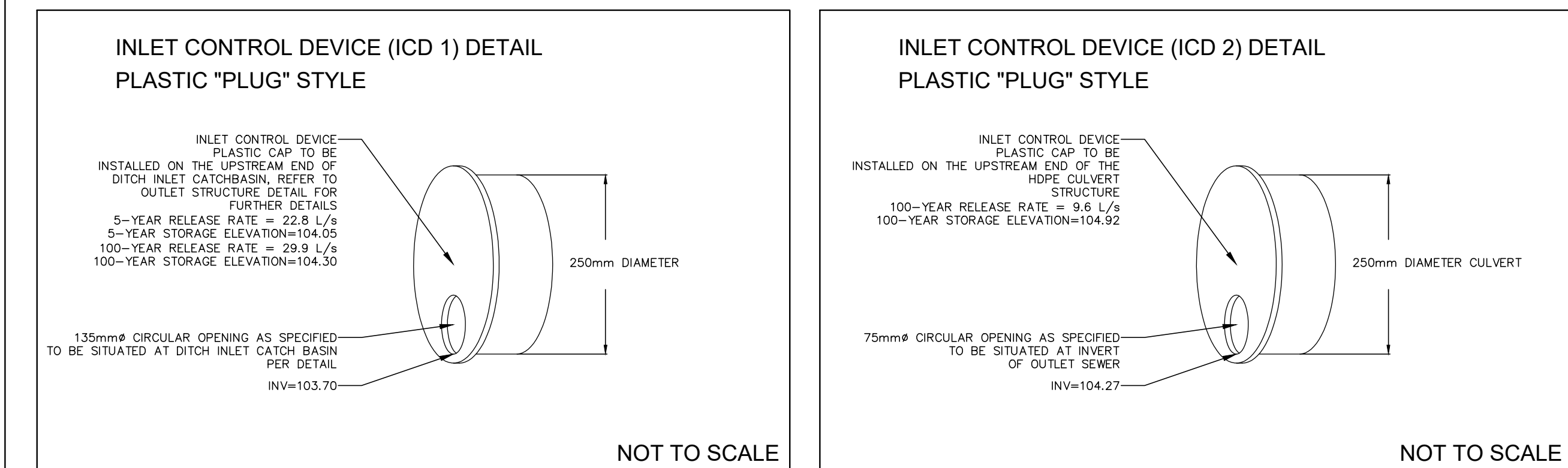
SANITARY

11. ALL SANITARY SEWER INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE CANADIAN PROVINCIAL STANDARD DRAWINGS (OSD) AND SPECIFICATIONS (OPS).
12. ALL SANITARY GRAVITY SEWER SHALL BE PVC SDR 35, "PEX" RING-TIE (OR APPROVED EQUIVALENT) PER CSA STANDARD B182.2 (OR LATEST AMENDMENT), UNLESS OTHERWISE SPECIFIED.
13. ALL SANITARY GRAVITY SEWER TRENCHES SHALL BE CONSTRUCTED TO THE SAME CONNECTION IS MADE.
14. SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. 56 AND STD. 57, CLASS "B" BEDDING, UNLESS OTHERWISE SPECIFIED.
15. SANITARY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. 524 AND 525.
16. SANITARY MAINTENANCE STRUCTURES SHALL BE BENCHED PER OPSD 701.021.
17. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH C.S.A. A257.2, (OR LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH C.S.A. A257.1, (OR LATEST AMENDMENT). PIPE SHALL BE JOINED WITH STD. RUBBER GASKETS AS PER C.S.A. A257.3, (OR LATEST AMENDMENT).
18. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. 56 AND STD. 57, CLASS "B" BEDDING, UNLESS OTHERWISE SPECIFIED.
19. ALL STORM SEWERS ARE TO BE SDR 35 (OR 35 SLOPE) PER C.S.A. B182.2 (OR LATEST AMENDMENT), UNLESS OTHERWISE SPECIFIED.
20. CATCH BASINS SHALL BE IN ACCORDANCE WITH OPSD 705.010.
21. DEPTH OF TRENCH FOR ROAD AND PARKING LOT LAUNCHING APPLICATIONS SHALL BE INSTALLED PER CITY STD. R1 AND GEOTECHNICAL RECOMMENDATIONS UNLESS OTHERWISE NOTED.
22. DEPTH OF TRENCH FOR ROAD AND PARKING LOT LAUNCHING APPLICATIONS SHALL BE INSTALLED PER CITY STD. R1 AND GEOTECHNICAL RECOMMENDATIONS UNLESS OTHERWISE NOTED.

PLEASE READ SITE PLAN, PREPARED BY
SJL LAWRENCE ARCHITECT IN
CONJUNCTION WITH GRADING PLAN.



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| <p>NOTES:</p> <p>1 The thickness of the rip-rap layer shall be at least 1.5 times the rip-rap mean diameter.</p> <p>A All dimensions are in millimetres unless otherwise shown.</p> | <p>ONTARIO PROVINCIAL STANDARD DRAWING</p> | <p>Nov 2013</p> | <p>Rev 2</p> | |
| | <p>GENERAL RIP-RAP LAYOUT FOR SEWER AND CULVERT OUTLETS</p> | | | <p>OPSD 810.010</p> |



| PROPOSED 150mmØ WATERMAIN | | | |
|---------------------------|-----------------|---------------|--|
| STATION | FINISHED GROUND | TOP WATERMAIN | DESCRIPTION |
| 0+000.0 | 104.63 | 102.23 | 150x300# TEE CONNECTION TO EX. WM |
| 0+506.10 | 104.61 | 102.21 | W/M CROSSING EX. DITCH, DITCH IN=103.7# W/M SRV=102.21 |
| 0+016.20 | 104.59 | 102.19 | 150# V&V |
| 0+020.00 | 104.65 | 102.25 | |
| 0+040.00 | 104.98 | 102.48 | |
| 0+060.00 | 104.95 | 102.55 | |
| 0+080.00 | 104.72 | 102.32 | 150# HYDRANT LEAD |
| 0+082.80 | 104.61 | 102.21 | |
| 0+100.00 | 104.55 | 102.15 | |
| 0+101.10 | 104.57 | 102.17 | 45° HORIZONTAL BEND |
| 0+102.50 | 104.61 | 102.21 | 45° HORIZONTAL BEND |
| 0+104.90 | 104.68 | 102.28 | 150# V&V |
| 0+120.00 | 105.04 | 102.64 | CONNECTION TO BLDG |

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