



Stantec Consulting Ltd.  
400 - 1331 Clyde Avenue  
Ottawa ON  
Tel. 613.722.4420  
www.stantec.com

#### Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

#### Legend

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

#### Notes

- FINAL SERVICE LATERAL SIZES TO BE CONFIRMED BY MECHANICAL CONSULTANT
- FINAL METER AND REMOTE METER LOCATIONS TO BE CONFIRMED BY MECHANICAL CONSULTANT
- THE LOCATION OF UTILITIES IS APPROXIMATE ONLY AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND THE IMPLEMENTATION OF ANY NECESSARY PROCEDURES CALLED FOR IN THE APPROPRIATE STANDARD AND REGULATIONS
- SITE PLAN PREPARED BY QUADRANGLE ARCHITECTS LIMITED DATED MAY 2020.
- GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP INC. DATED JULY 26, 2019, REPORT No. PG4835-1
- ENVIRONMENTAL REMEDIAL ACTION PLAN PREPARED BY PATERSON GROUP INC. DATED APRIL 8, 2020 REPORT No. PE4435-RAP-01.
- INTERNAL PLUMBING AND SUMP PUMPS TO BE DESIGNED BY THE MECHANICAL CONSULTANT.
- STORMWATER MANAGEMENT TO BE PROVIDED THROUGH A 50m<sup>3</sup> CISTERN LOCATED IN THE UNDERGROUND PARKING

2	REVISED AS PER CITY COMMENTS	WAJ	AMP	20.05.28
1	ISSUED TO CITY FOR 3PA	WAJ	AMP	19.10.02
Revision		By	Appd.	YY.MM.DD
File Name:	160410249-08	JP	KK	WAJ
		Dwn.	Chkd.	Dsgn.
				YY.MM.DD

#### Permit-Seal

#### Client/Project

AZURE URBAN DEVELOPMENTS INC.

23 STOREY MIXED USE BUILDING  
2070 SCOTT STREET  
OTTAWA, ON

#### Title

SITE SERVICING PLAN

Project No.  
160410249

Drawing No.

Scale  
1:200

Sheet

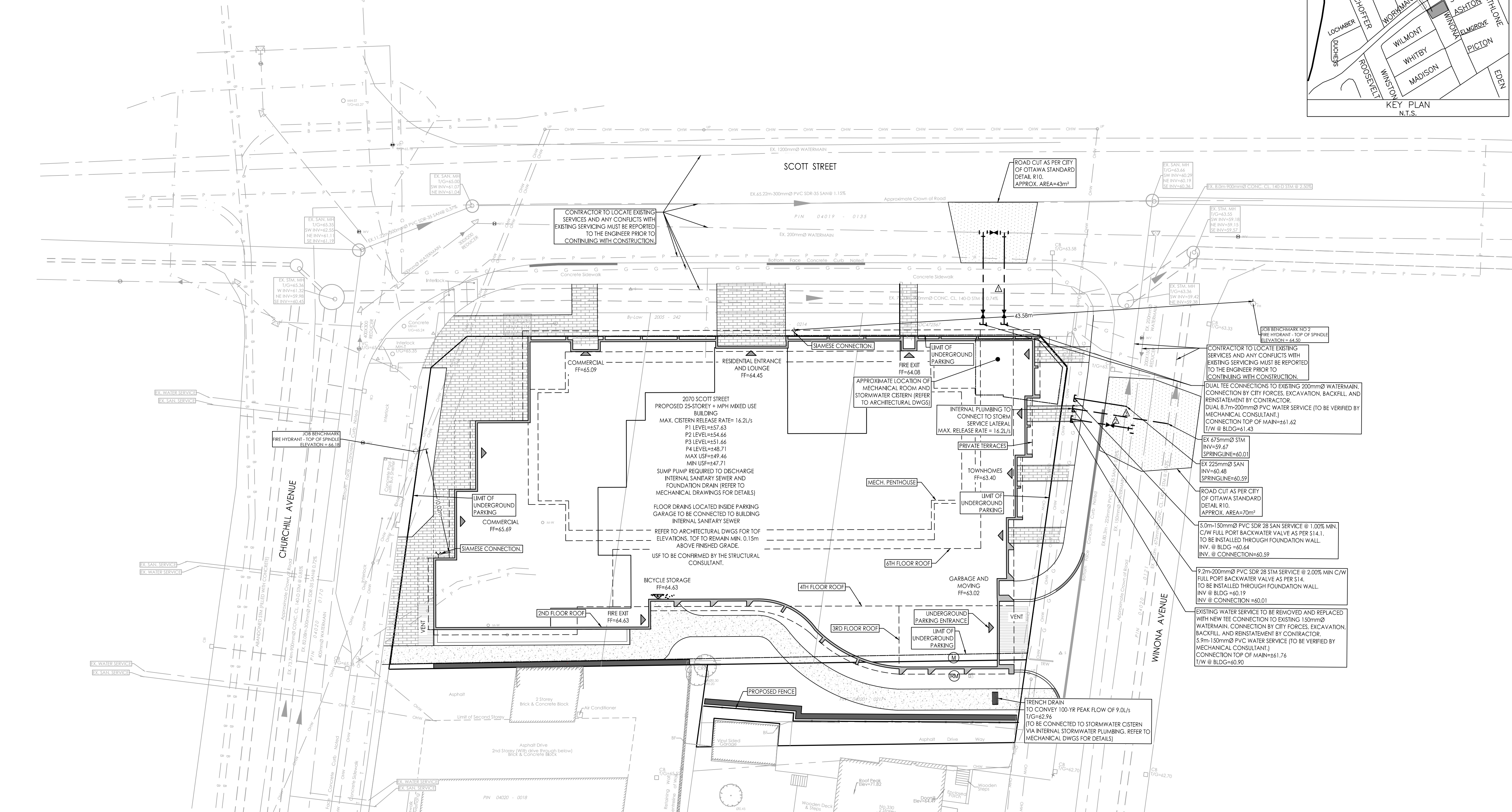
Revision

SSP-1

2 of 6

2

DWG 18058



#### GENERAL NOTES

- ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- ALL WORK AND MATERIALS TO CONFORM WITH CURRENT MINISTRY OF THE ENVIRONMENT & ENERGY OF ONTARIO, CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS, LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND COORDINATION WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCES TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
- ALL DISTURBED AREAS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION THE ENGINEER AND THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 509.010 AND OPSD 310.
- BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON DRAWING GP-1.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DWGS.

#### WATERMAINS

- ALL WATERMAINS, WATER SERVICES, CONNECTIONS AND APPURTENANCES AS PER CITY OF OTTAWA STANDARDS. THE CONTRACTOR SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION AND DISINFECTION BY CITY OF OTTAWA PERSONNEL. WATERMAIN TRENCH TO BE IN ACCORDANCE WITH CITY OF OTTAWA W17.
- WATER SERVICES ARE TO BE PE-X PIPE AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE NOTED). STAND POST TO BE INSTALLED AT PROPERTY LINE.
- ALL WATERMAINS SHALL HAVE MIN. COVER OF 2.4m. WATERMAINS ARE TO BE INSTALLED TO THE ELEVATIONS SHOWN ON THE APPROVED SITE SERVICING DRAWINGS. WHERE SPECIFIC WATERMAIN ELEVATIONS ARE NOT SHOWN ON SERVICING DRAWING, A MINIMUM COVER OF 2.4m FROM PROPOSED GRADES, AS SHOWN ON THE GRADING PLAN, MUST BE MAINTAINED AT ALL TIMES. IN PREGRADE AREAS COVER TO BE FROM PREGRADE ELEVATIONS.
- ALL WATERMAIN BENDS, JOINTS, TEES AND PLUGS SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- WATERMAINS MUST COMPLY WITH MINIMUM HORIZONTAL AND VERTICAL CLEARANCES IN ACCORDANCE WITH LOCAL PROVINCIAL GUIDELINES AND THE APPLICABLE BUILDING AND PLUMBING CODE. WHERE HORIZONTAL SEPARATIONS CANNOT BE ACHIEVED, APPROVAL FROM THE ENGINEER MUST BE OBTAINED AND A MINIMUM 500mm VERTICAL SEPARATION MUST BE MAINTAINED.
- ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
- ALL WATERMAINS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL CHLORINATED WATER TO BE DISCHARGED AND PRETREATED TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE. ALL DISCHARGED WATER MUST BE CONTROLLED AND TREATED SO AS NOT TO ADVERSELY EFFECT THE ENVIRONMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MUNICIPAL AND/OR PROVINCIAL REQUIREMENTS ARE FOLLOWED.
- CATHODIC PROTECTION PER CITY OF OTTAWA W40 AND W42.
- WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24

- CONTRACTOR TO LOCATE EXISTING SERVICE LATERALS PRIOR TO CONSTRUCTION. EXISTING STORM AND SANITARY SERVICE LATERALS TO BE ABANDONED PER S11.4. EXISTING WATER SERVICE TO BE BLANKED AT THE MAIN.
- 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.
- 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 THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING AND ELECTRICAL DRAWINGS.
- SITE SIGNAGE TO BE INSTALLED AS PER ARCHITECTURAL SITE PLAN.

#### STORM AND SANITARY SEWERS

- SEWER TRENCH SHALL CONSIST OF CLASS 'B' BEDDING PER CITY OF OTTAWA STANDARDS S6 AND S7. COMPACTION SHALL BE A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
- FOR CONSTRUCTION DETAILS NOT SHOWN ON PLANS, REFERENCE SHALL BE MADE TO THE ONTARIO PROVINCIAL STANDARDS DRAWINGS AND CITY OF OTTAWA STANDARDS.
- SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
- FROST PROTECTION PER CITY OF OTTAWA STANDARD DRAWING W22 WHERE THERE IS LESS THAN 2.0m OF COVER OVER THE CROWN OF STORM SEWERS AND 2.5m OF COVER OVER THE CROWN OF SANITARY SEWERS.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT 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, STRIP BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS.
- ALL STORM AND SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
- STORM AND SANITARY SERVICE LATERALS TO BE SDR28 INSTALLED AS PER CITY STD. S11.

SEWER AND WATERMAIN CROSSING TABLE							NOTES
CROSSING	STM INV *	STM OBV *	SAN INV	SAN OBV	WTR TOP	WTR BTM	
1	59.50 (59.38)	60.40 (60.52)			61.42	61.22	
2			60.53	60.76	61.41	61.26	DEFLECT WTR OVER SANITARY AS PER W25.2 AND W22
2	60.09	60.29	60.48	60.71	61.76	61.61	

\*BRACKETS DENOTE CONCRETE PIPE THICKNESS

#### REMEDIATION ACTION PLAN NOTES (PATERSON GROUP INC. PE4435-RAP-01, APRIL 2020)

- IF IMPACTED GROUNDWATER IS CONFIRMED TO BE PRESENT ON SITE, A PORTABLE TREATMENT SYSTEM WILL BE INSTALLED TO TREAT ON-SITE ACCUMULATED GROUNDWATER BY MEANS OF GRANULAR ACTIVATED CARBON. ALTERNATIVELY, IMPACTED GROUNDWATER COULD BE REMOVED BY A LICENSED PUMPING CONTRACTOR FOR OFF-SITE DISPOSAL. GROUNDWATER TREATMENT WILL CONTINUE UNTIL THE ON-SITE GROUNDWATER CONCENTRATIONS ARE IN COMPLIANCE WITH THE MECF TABLE 7 STANDARDS AND/OR THE CITY OF OTTAWA SEWER USE BY-LAW.
- A SANITARY SEWER AGREEMENT WILL BE OBTAINED FROM THE CITY OF OTTAWA SEWER USE PROGRAM PRIOR TO DISCHARGING ANY GROUNDWATER TO THE MUNICIPAL SYSTEM. TESTING, REPORTING AND DISCHARGE REQUIREMENTS WILL BE CARRIED OUT IN COMPLIANCE WITH THE AGREEMENT.
- AT THIS TIME, IT IS EXPECTED THAT TWO QUARTERLY, POST REMEDIATION CONFIRMATORY GROUNDWATER TESTING EVENTS WILL BE REQUIRED.

#### FOUNDATION DRAINAGE NOTES (PATERSON GROUP INC. PG4935-1, JULY 2019)

- A WATER SUPPRESSION SYSTEM IS RECOMMENDED FOR THE UNDERGROUND PARKING LEVELS FOR LONG TERM GROUNDWATER CONTROL.
- 150mm DIAMETER SLEEVES WILL BE CAST IN THE FOUNDATION WALL AT THE FOOTING INTERFACE TO ALLOW THE INFILTRATION OF WATER TO FLOW TO AN INTERIOR PERIMETER DRAINAGE PIPE WHICH WILL BE DIRECTED TO THE SUMP PITS (S) WITHIN THE LOWER BASEMENT AREA.
- UNDERFLOOR DRAINAGE BELOW LOWEST PARKING LEVEL SLAB WILL BE PROVIDED THROUGH 150mm DIAMETER PERFORATED PIPES AT 6m SPACING (SPACING TO BE CONFIRMED DURING EXCAVATION BASED ON AMOUNT OF INFILTRATION).