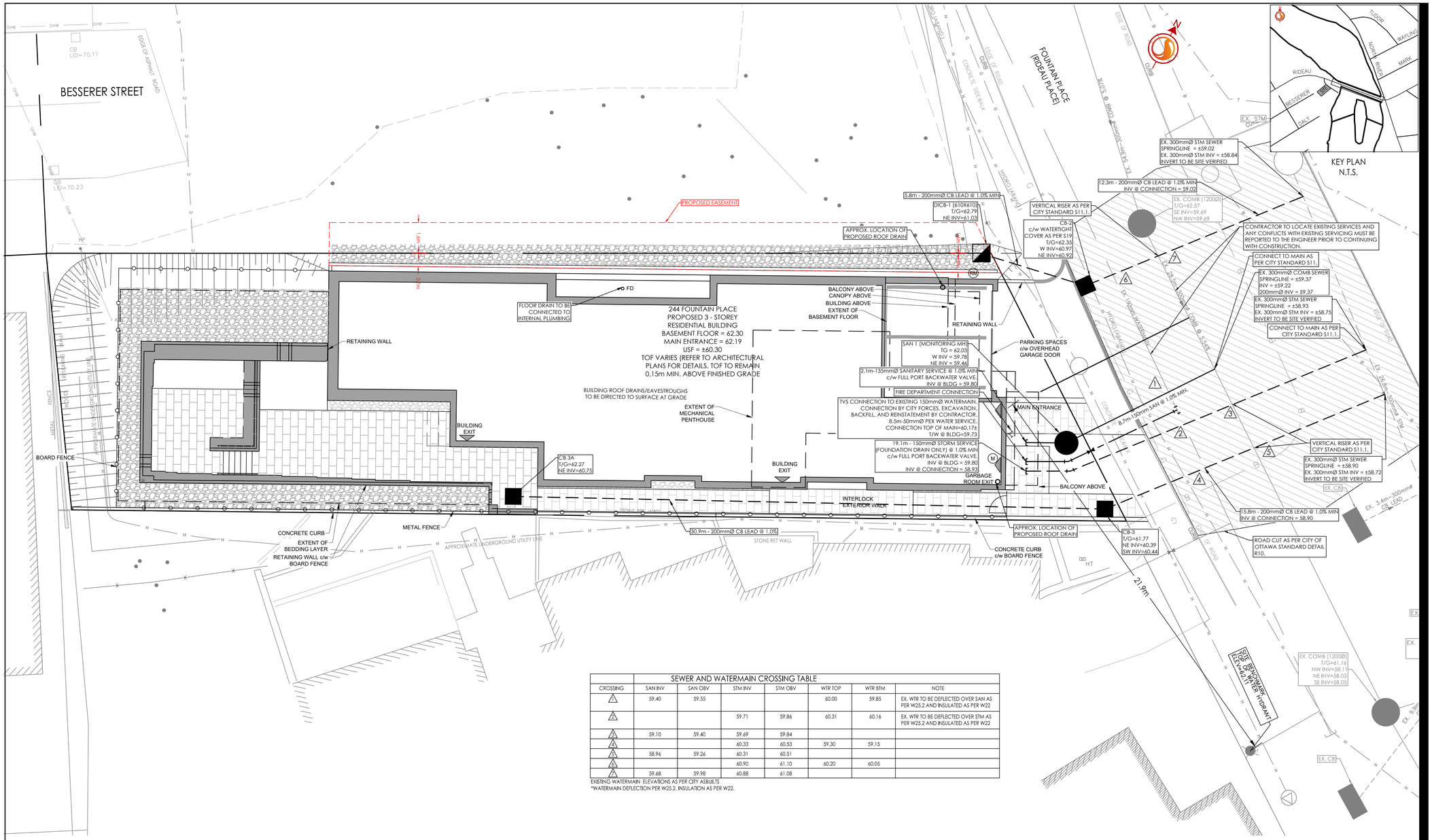

KEY PLAN
N.T.S.

	SEWER AND WATERMAIN CROSSING TABLE						
CROSSING	SAN INV	SAN OBV	STM INV	STM OBV	WTR TOP	WTR BTM	NOTE
1	59.40	59.55			60.00	59.85	EX. WTR TO BE DEFLECTED OVER SAN AS PER W25.2 AND INSULATED AS PER W22
2			59.71	59.86	60.31	60.16	EX. WTR TO BE DEFLECTED OVER STM AS PER W25.2 AND INSULATED AS PER W22
3	59.10	59.40	59.69	59.84			
4			60.33	60.53	59.30	59.15	
5	58.96	59.26	60.31	60.51			
6			60.90	61.10	60.20	60.05	
7	59.68	59.98	60.88	61.08			

EXISTING WATERMAIN ELEVATIONS AS PER CITY ASBUILTS
*WATERMAIN DEFLECTION PER W25.2. INSULATION AS PER W22.

GENERAL NOTES AND SPECIFICATIONS

1. ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH OPS AND CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS AND OPSD SUPPLEMENT. ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
3. 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.
4. 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 OPSS 310.
5. 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.
6. 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.
7. LANDSCAPE ARCHITECT PLAN PREPARED BY STANTEC CONSULTING LTD. REFER TO ORIGINAL LANDSCAPE ARCHITECT PLAN FOR ALL LANDSCAPING FEATURES (ie. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES etc.)
8. 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.
9. STREET LIGHTING TO CITY OF OTTAWA STANDARDS.
10. 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.
11. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND DIRECTOR OF ENGINEERING HAS BEEN OBTAINED.
12. HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE TO BE NOTIFIED IF DEEPLY BURRIED ARCHEOLOGICAL REMAINS ARE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES.
13. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DWGS.
14. SITE SIGNAGE TO BE INSTALLED AS PER ARCHITECTURAL SITE PLAN.

WATER SUPPLY SERVICING

1. 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.
2. 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 WATERMAINS TO BE BE INSTALLED WITH TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W36.
3. WATER SERVICES ARE TO BE PVC DR 18 AS PER CITY OF OTTAWA STANDARD W50 (UNLESS OTHERWISE NOTED). WATER SERVICE TO BE INSTALLED 1.0M OFF BUILDING FACE. STAND POST TO BE INSTALLED AT 0.5m BEHIND BACK OF CURB/SIDEWALK AS SHOWN ON DRAWING.
4. FIRE HYDRANTS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W18 AND W19.
5. WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24.
6. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL TO BE SPECIFIED BY PROJECT GEOTECHNICAL CONSULTANT.
7. SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEZING. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED CB'S ON THE W/M STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED.(AS PER CITY OF OTTAWA W22 & W23)
8. CATHODIC PROTECTION TO BE SUPPLIED ON METALIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42.
9. THRUST BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.3 AND W25.4.
10. WATERMAIN TO HAVE MIN. 2.4m COVER. WHERE WATERMAIN COVER IS LESS THAN 2.4m, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22.
11. WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W25 AND W25.2.
12. PRESSURE REDUCING VALVES (PRV'S) TO BE INSTALLED AS PER ONTARIO PLUMBING CODE.

STORM AND SANITARY SEWERS

1. 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.
2. 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
3. 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.
4. 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 SUMPS AS PER CITY STANDARDS.
5. ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS, TO BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
6. FOR STORM SEWER INSTALLATION (EXCLUDING CB 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.
7. ALL STORM AND SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
8. 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.
9. 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.
10. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 410 AND OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.

ANDREW MCCREIGHT
MANAGER (A), DEVELOPMENT REVIEW CENTRAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 1:54 pm, Jun 14, 2022

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

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Legend

- PROPOSED WATERMAIN
- PROPOSED VALVE AND VALVE BOX
- M — PROPOSED WATER METER
- RM — 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
- DC — PROPOSED SUBDRAIN CATCHBASIN

Notes
1. SERVICE CONNECTION TO EXISTING WATERMAIN TO BE COMPLETE BY CITY FORCES, EXCAVATION, BACKFILL AND RE-INSTATEMENT BY CONTRACTOR.
2. 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: FIGURR
DATED: SEPTEMBER 16, 2021
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
LOCATION / DESCRIPTION: TOP OF HYDRANT SOUTH EAST OF PROPOSED SITE - ELEVATION = 62.11

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

TOPOGRAPHIC SURVEY
PREPARED BY J.D.BARNES LTD. REFERENCE NO. 04-10-285-00 SUPPLIED ON AUGUST 1, 2019 AND 16-10-027-01 DATED JUNE 24, 2020.

12	REVISED AS PER CITY COMMENTS	WAJ	SGG	22.01.13
11	REVISED SITE PLAN	WAJ	SGG	21.10.08
10	REVISED SITE PLAN	WAJ	SGG	21.07.27
9	REVISED AS PER CITY COMMENTS	WAJ	SGG	21.03.23
8	REVISED AS PER CITY COMMENTS	WAJ	SGG	20.12.15
7	REVISED AS PER CITY COMMENTS	WAJ	SGG	20.11.06
6	REVISED AS PER CITY COMMENTS	WAJ	SGG	20.09.18
5	REVISED AS PER CITY COMMENTS	WAJ	SGG	20.07.10
4	REVISED AS PER CITY COMMENTS	WAJ	SGG	19.10.15
3	REVISED PER NEW SITE PLAN	WAJ	SGG	18.10.26
2	ISSUED FOR COORDINATION	SL	SGG	18.08.22
1	ISSUED FOR SITE PLAN CONTROL	WAJ	DCT	16.10.14
Revision		By	Appd.	YY.MM.DD
File Name: 160401234-DB		SL	SGG	SL 18.06.20
		Dwn.	Chkd.	Dsgn. YY.MM.DD

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
D. C. THIFFAULT
100186107
2022-01-13
PROVINCE OF ONTARIO

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 (0, 1, 3, 5m)
Drawing No. SSP-1
Sheet 2 of 6
Revision 12

D07-12-16-0150
#18362

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