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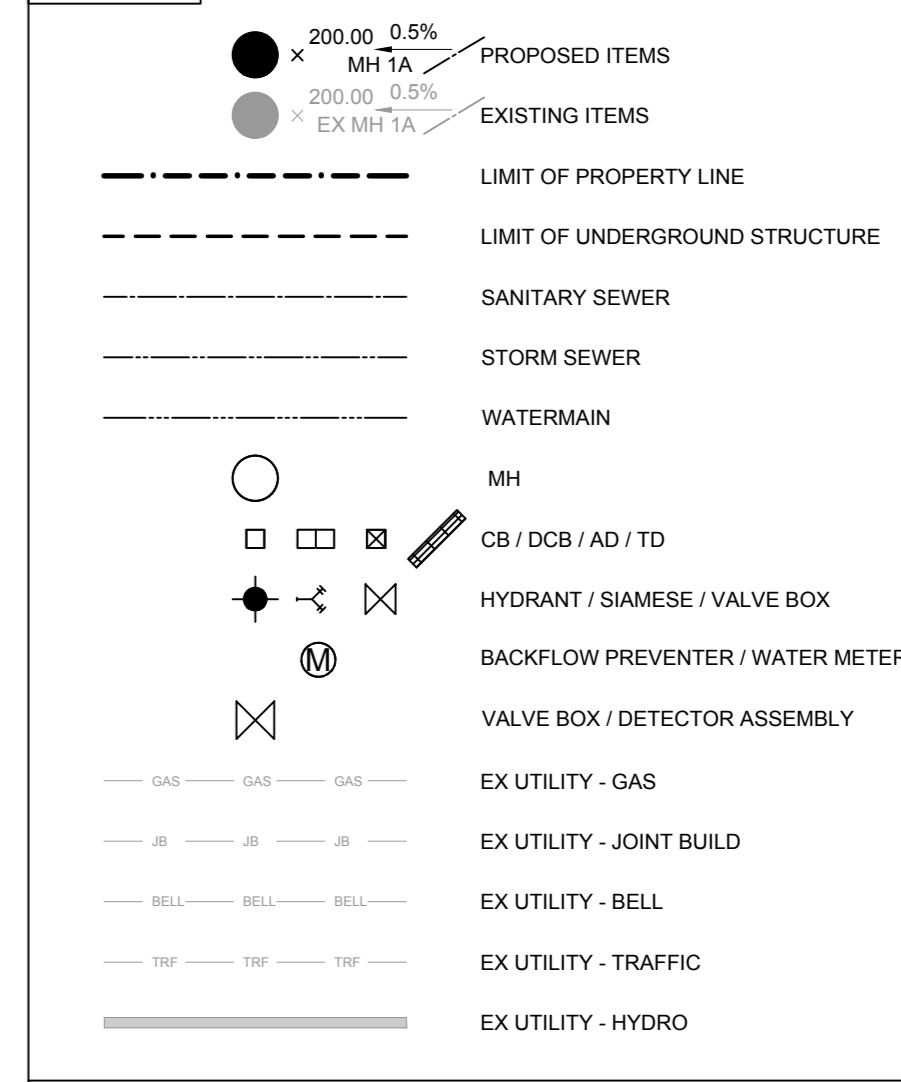
**ISSUE CHART**

NO.	DESCRIPTION	DATE
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REISSUED FOR SPA & NCC 99% - NOT FOR CONSTRUCTION 2023-02-02



**KEY PLAN**  
N.T.S.



**BENCHMARK:** ELEVATIONS ARE GEODETIC IN METRES AND DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT, OTTAWA ELEVATION: 66.200  
**BEARING:** BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK MONUMENTS 1977005 & 1960711, CENTRAL MERIDIAN, 76°30' W LONGITUDE WITH ZONE 9

**DRAWING NOTES**

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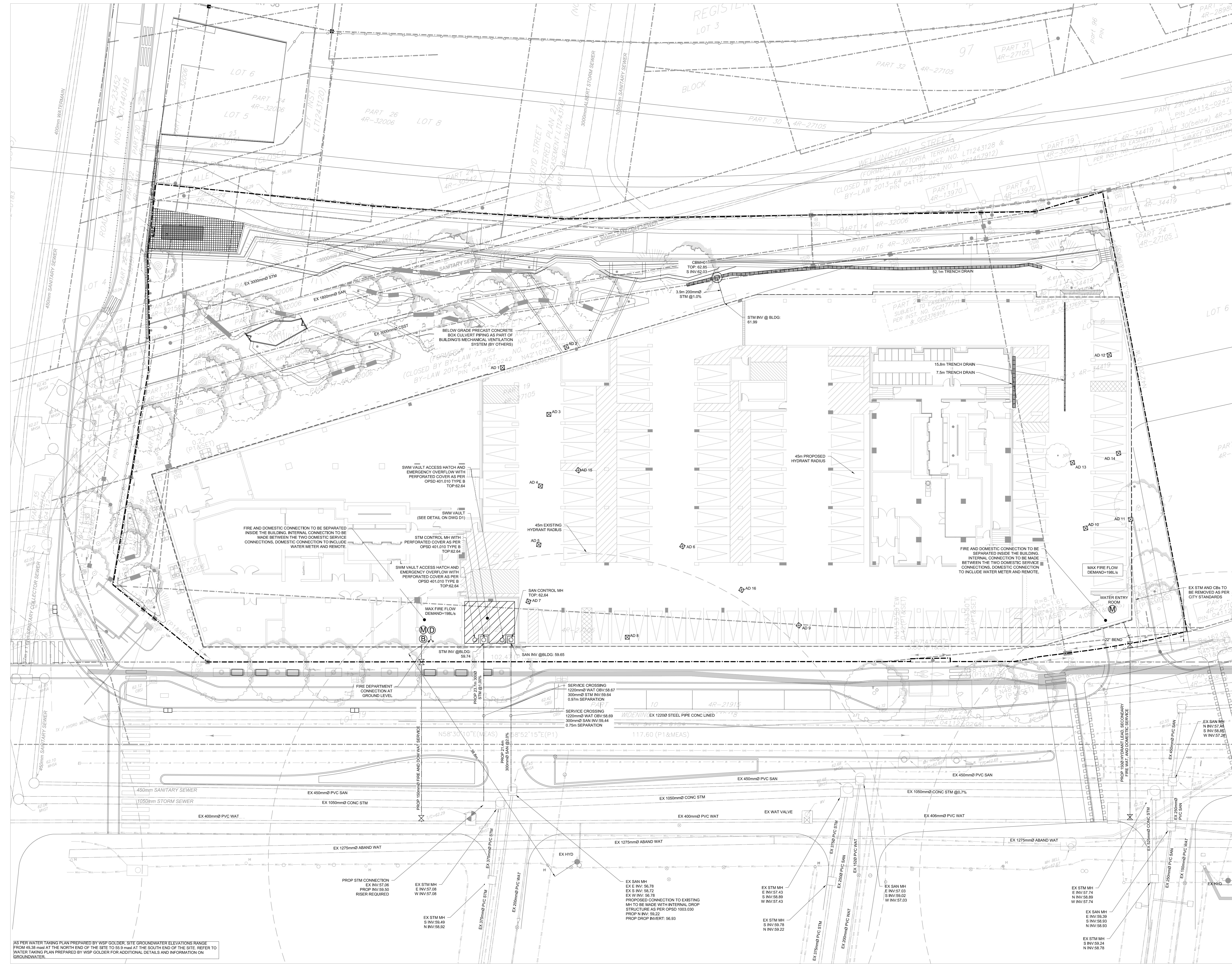
**ABBREVIATIONS**

GENERAL:	SERVICING:	HDPE
PROP = PROPOSED	STM = STORM	CONC = CONCRETE
EX = EXISTING	SAN = SANITARY	MH = MANHOLE
	WAT = WATER	CBR = CATCH BASIN
	PVC = POLYVINYL CHLORIDE	DCB = DOUBLE CATCH BASIN
	AD = AREA DRAIN	TD = TRENCH DRAIN
	TC = TOP OF CURB	
	BC = BOTTOM OF CURB	

SCALE: 1:200  
 DATE: APRIL 2022  
 DRAWN BY: B.G.  
 DESIGNED BY: B.G.  
 CHECKED BY: B.D.

TMG PROJECT # 10399

TRUE NORTH



AS PER WATER TAINING PLAN PREPARED BY WSP GOLDER, SITE GROUNDWATER ELEVATIONS RANGE FROM 48.38 msl AT THE NORTH END OF THE SITE TO 55.9 msl AT THE SOUTH END OF THE SITE. REFER TO WATER TAINING PLAN PREPARED BY WSP GOLDER FOR ADDITIONAL DETAILS AND INFORMATION ON GROUNDWATER.

Job Number 44220

TITLE

**SERVICING PLAN**

SHEET NUMBER

**S1**





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**KEY PLAN**  
N.T.S.

SEE ABBREVIATIONS BELOW

- 200.00, 0.5% MHTA
- 200.00, 0.5% EX MHTA
- PROPOSED ITEMS
- EXISTING ITEMS
- LIMIT OF PROPERTY LINE
- LIMIT OF UNDERGROUND STRUCTURE
- PROP ELEVATION TO MATCH EXISTING
- EMERGENCY OVERLAND FLOW ROUTE
- MH / CBMH / DCBMH / OGS
- CB / DCB / AD / TD
- HYDRANT / SIAMSESE / VALVE BOX

DETAILED GRADING DESIGN COMPLETED BY PFS STUDIO. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

BENCHMARK: ELEVATIONS ARE GEODETIC IN METRES, AND DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT, OTTAWA ELEVATION#62 200

BEARING: BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NAD 83 CONTROL MONUMENTS 1977303 & 1960711, CENTRAL MERIDIAN, 76°30' W LONGITUDE WITH ZONE 9

**DRAWING NOTES**

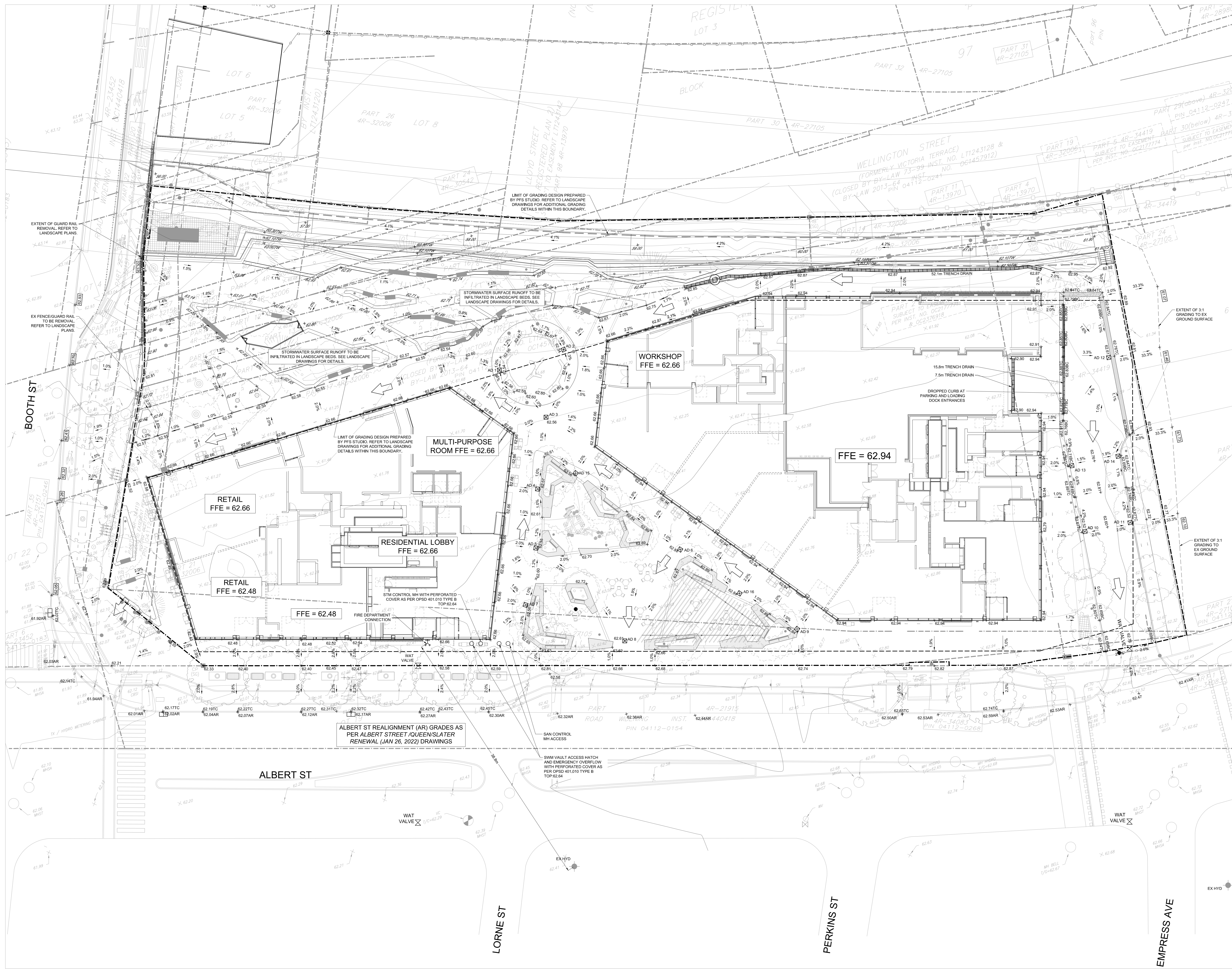
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**ABBREVIATIONS**

GENERAL:	TW = TOP OF WALL	HDPE = HIGH DENSITY POLYETHYLENE
PROP = PROPOSED	BW = BOTTOM OF WALL	CONC = CONCRETE
EX = EXISTING	STM = STORM	MH = MAINTENANCE HOLE
ELEVATIONS:	SAN = SANITARY	DCB = DOUBLE CATCH BASIN
TC = TOP OF CURB	WAT = WATER	AD = AREA DRAIN
BC = BOTTOM OF CURB	PVC = POLYVINYL CHLORIDE	TD = TRENCH DRAIN

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**GENERAL NOTES:**

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7.
- TEMPORARY CONSTRUCTION STANDARDS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7.
- ALL CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONFLICTS.
- THE CONTRACTOR SHALL BE 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 VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD OCCUPANCY PERMITS MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOW.
- ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSF, OPSD, AND MTD.
- NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORM ACCEPTABLE TO THE CITY.

**SITE GRADING:**

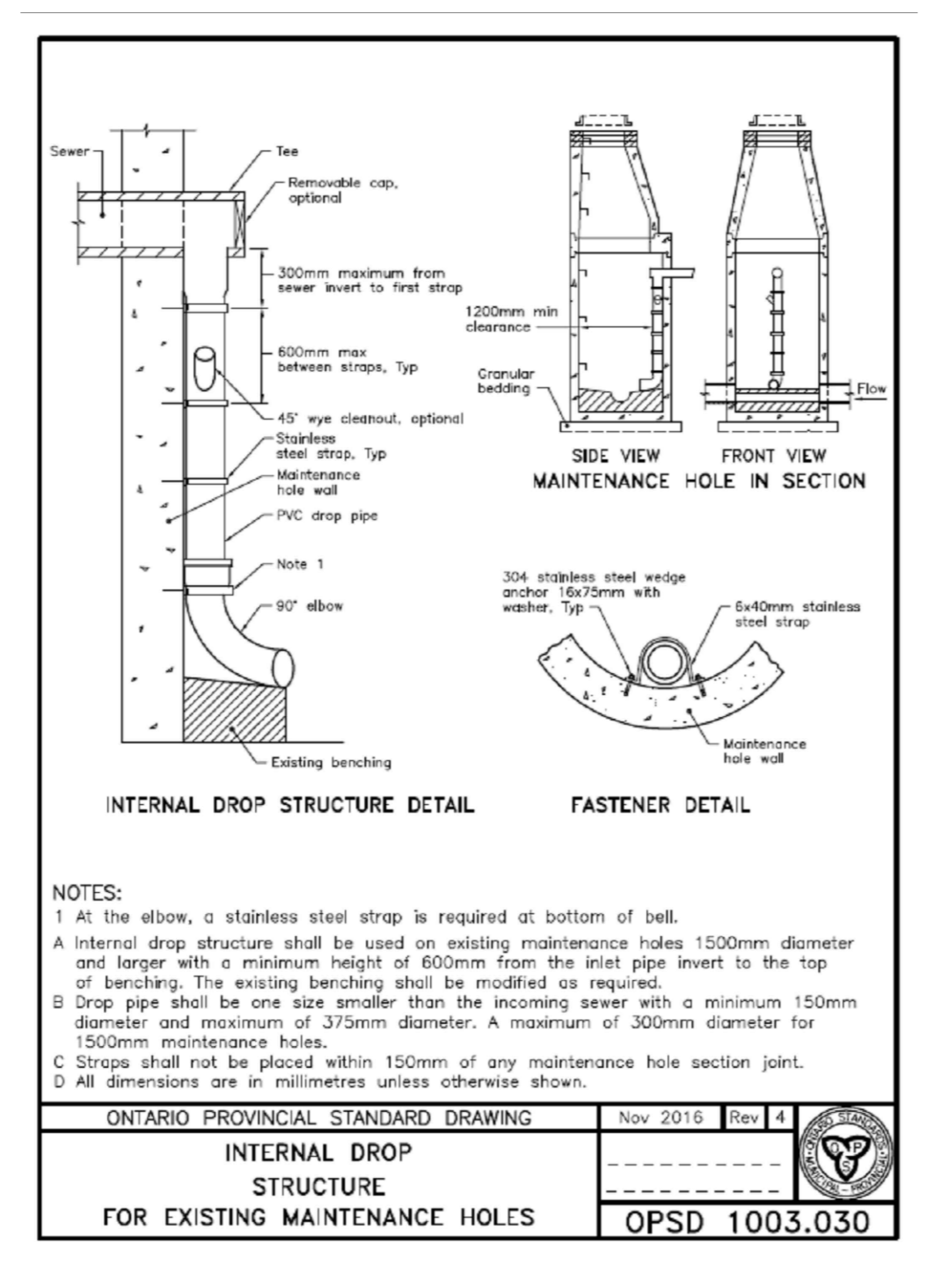
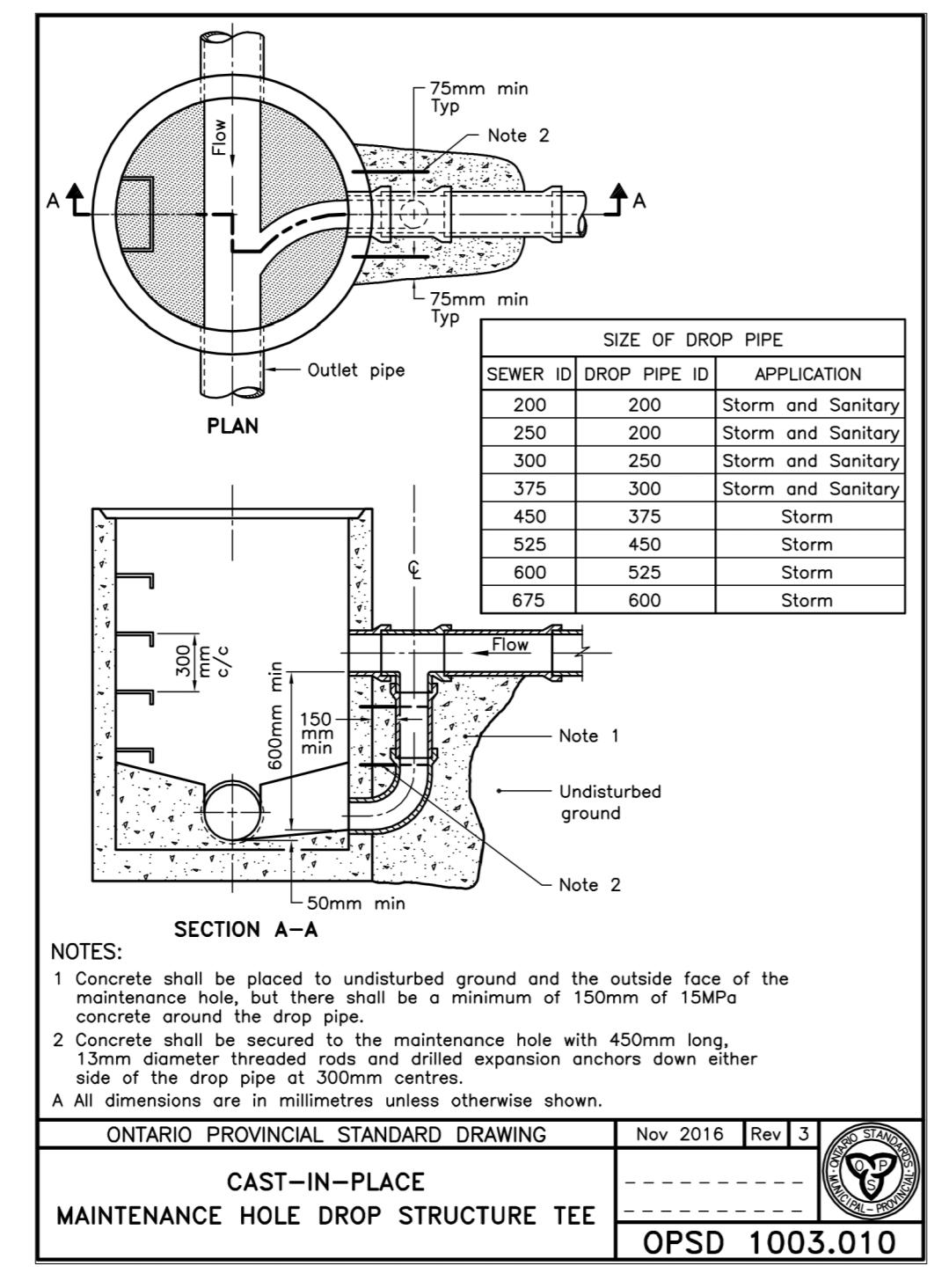
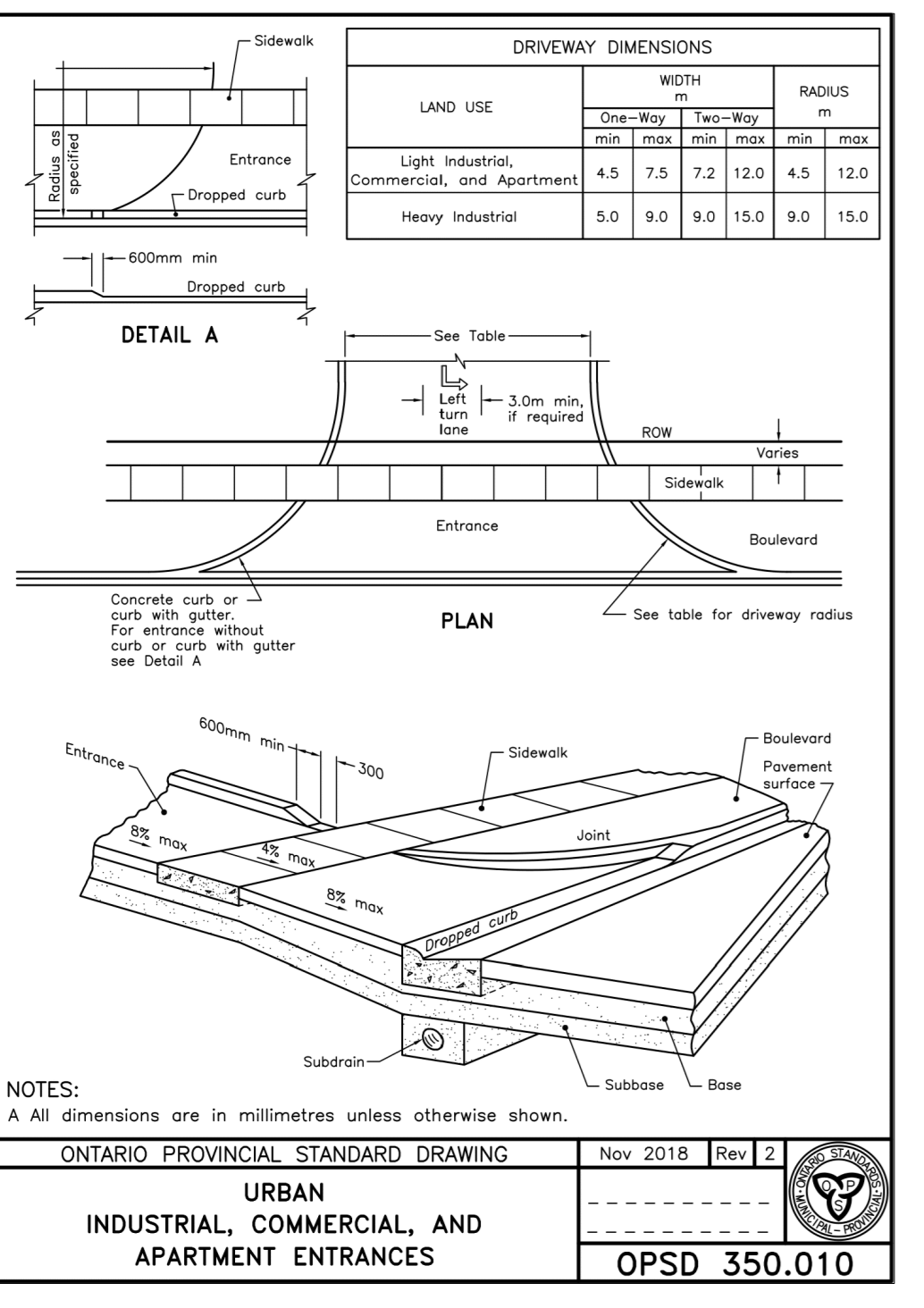
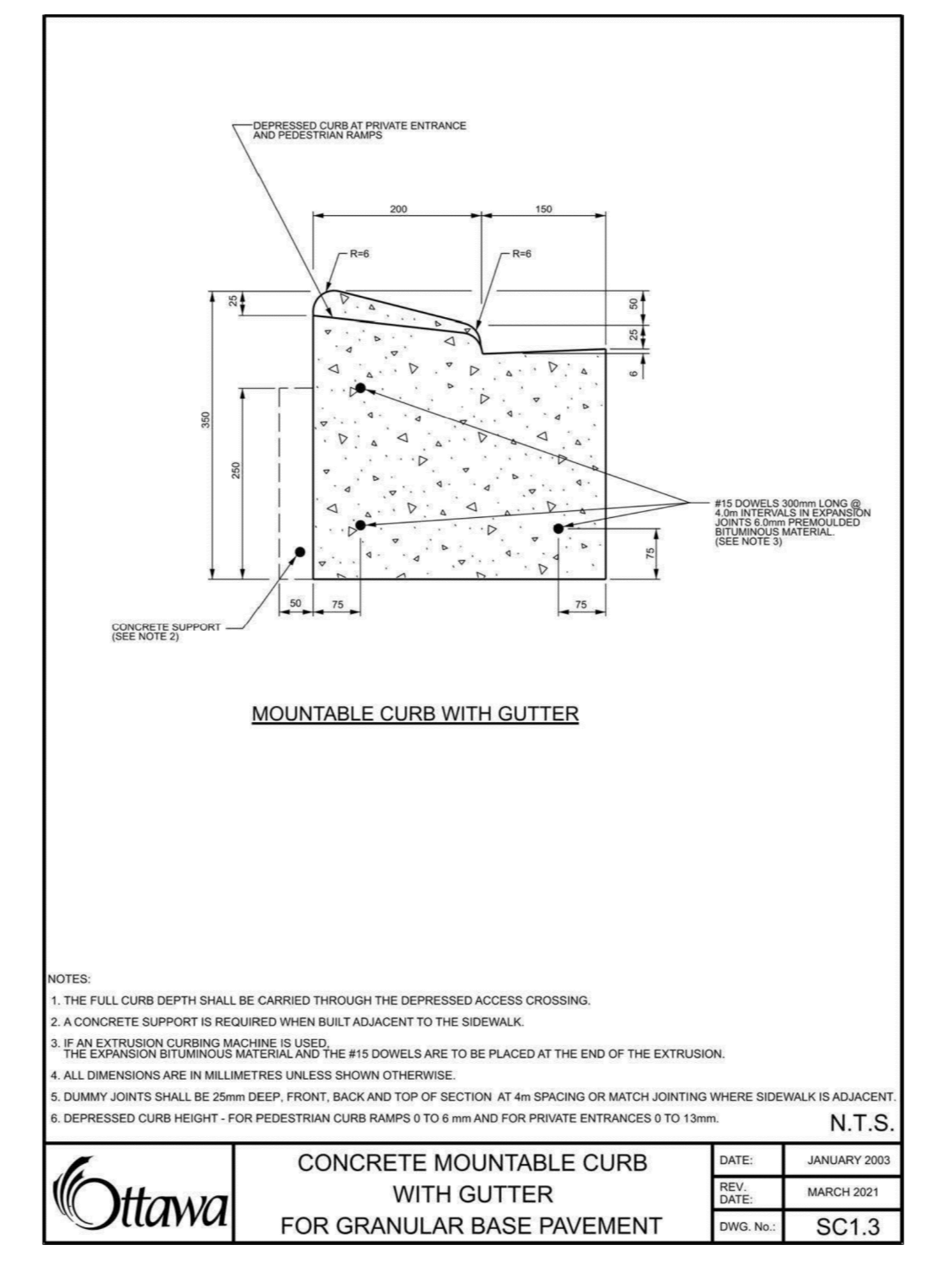
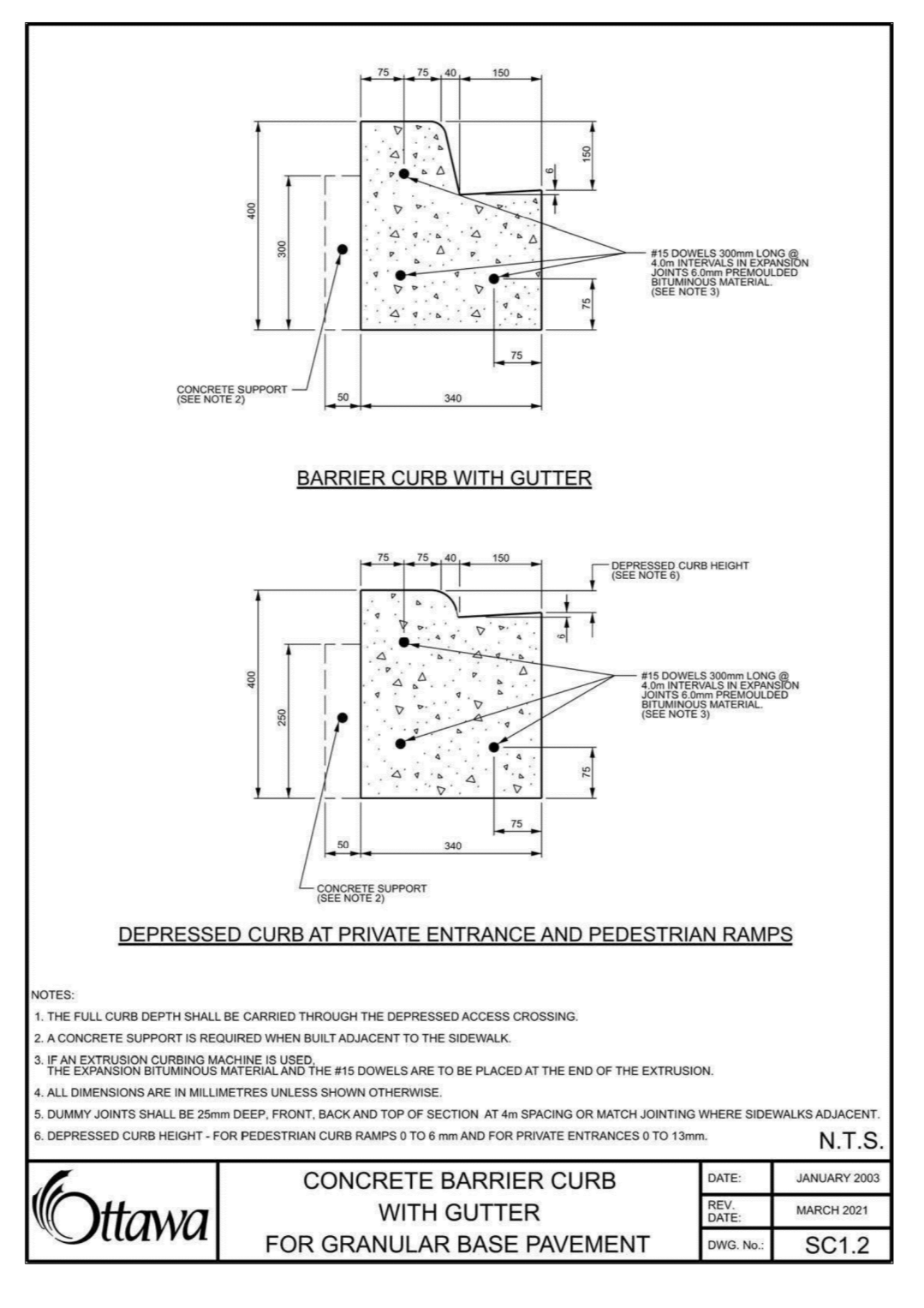
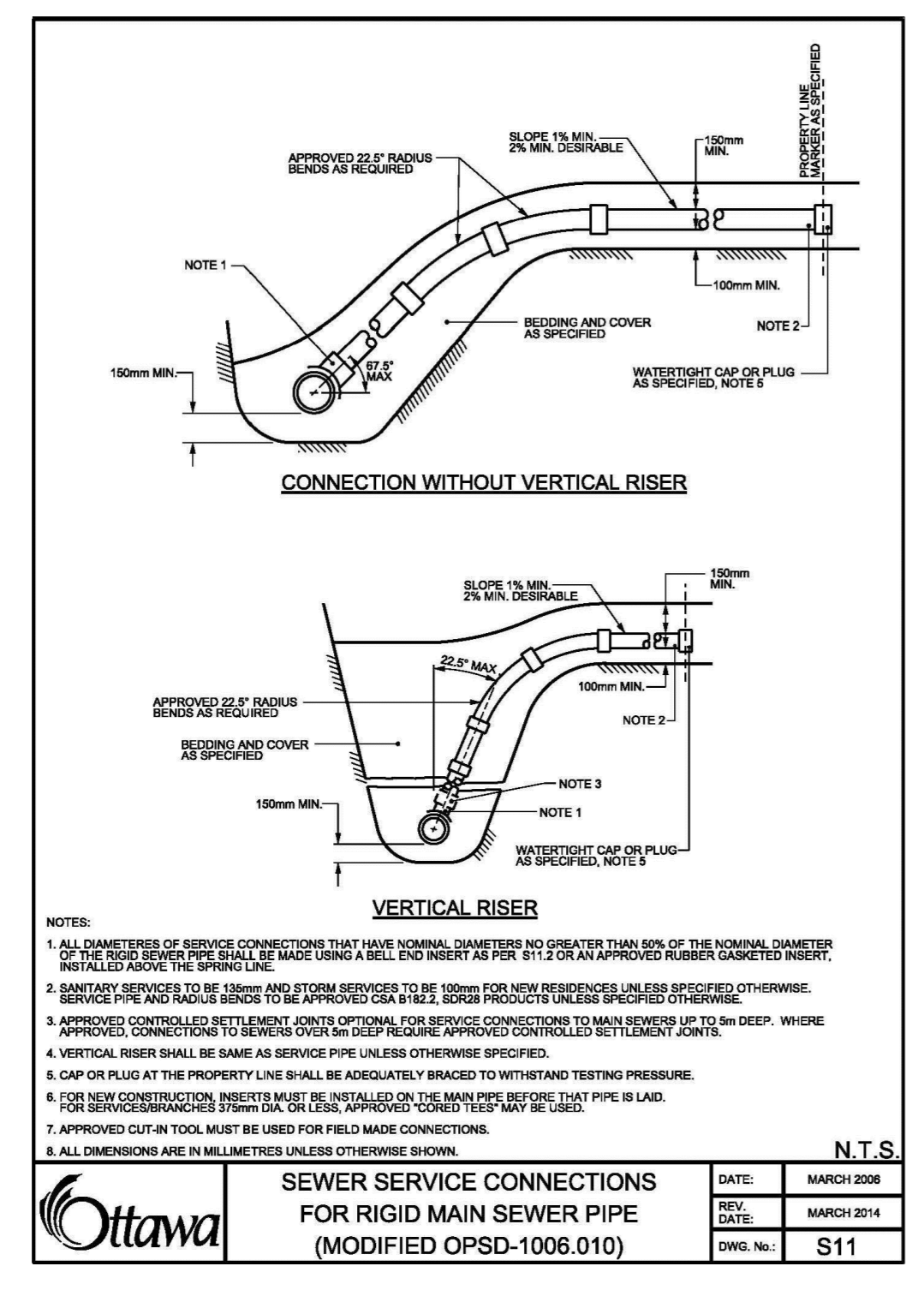
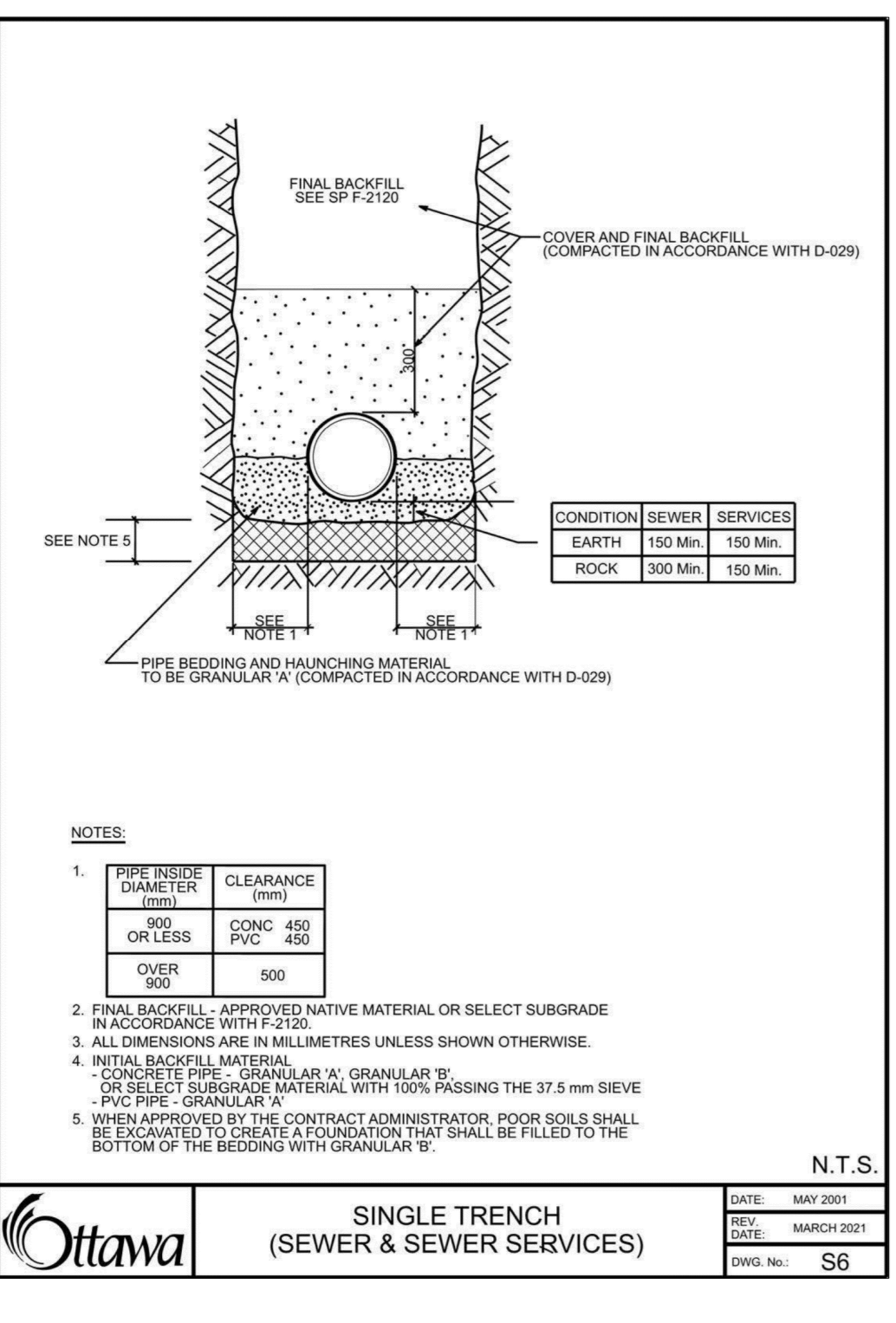
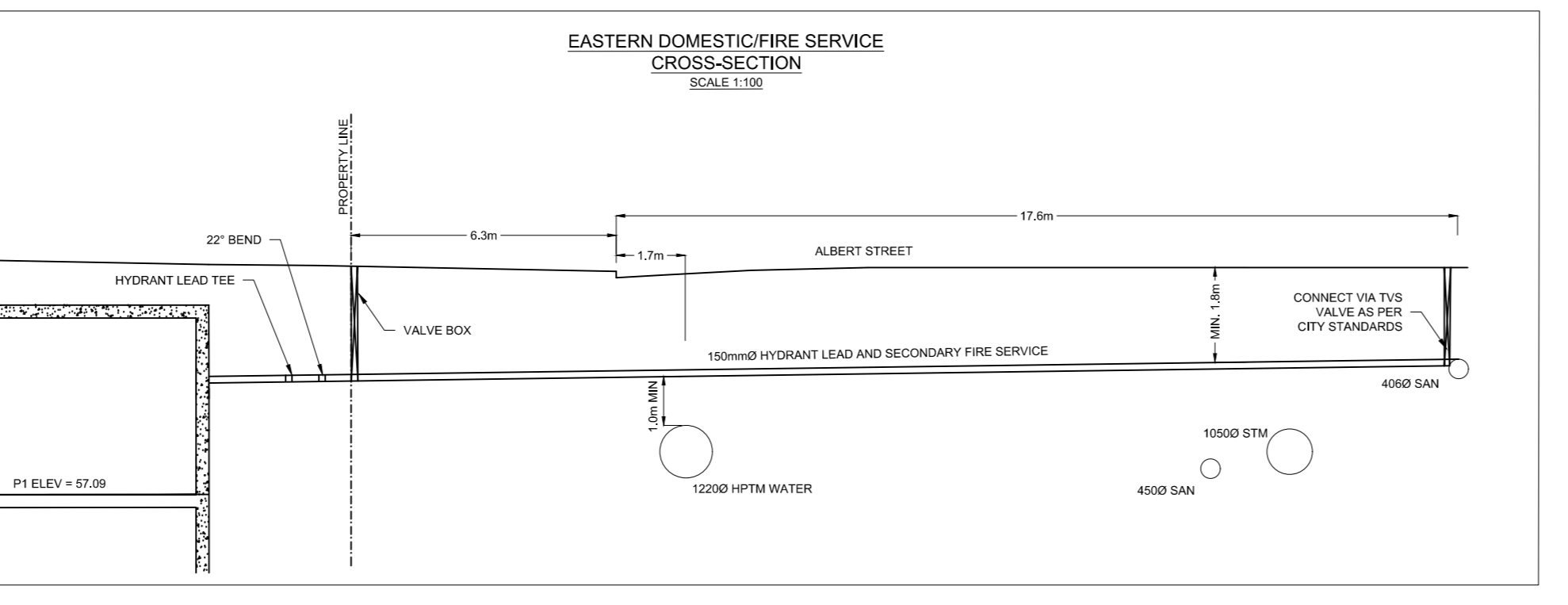
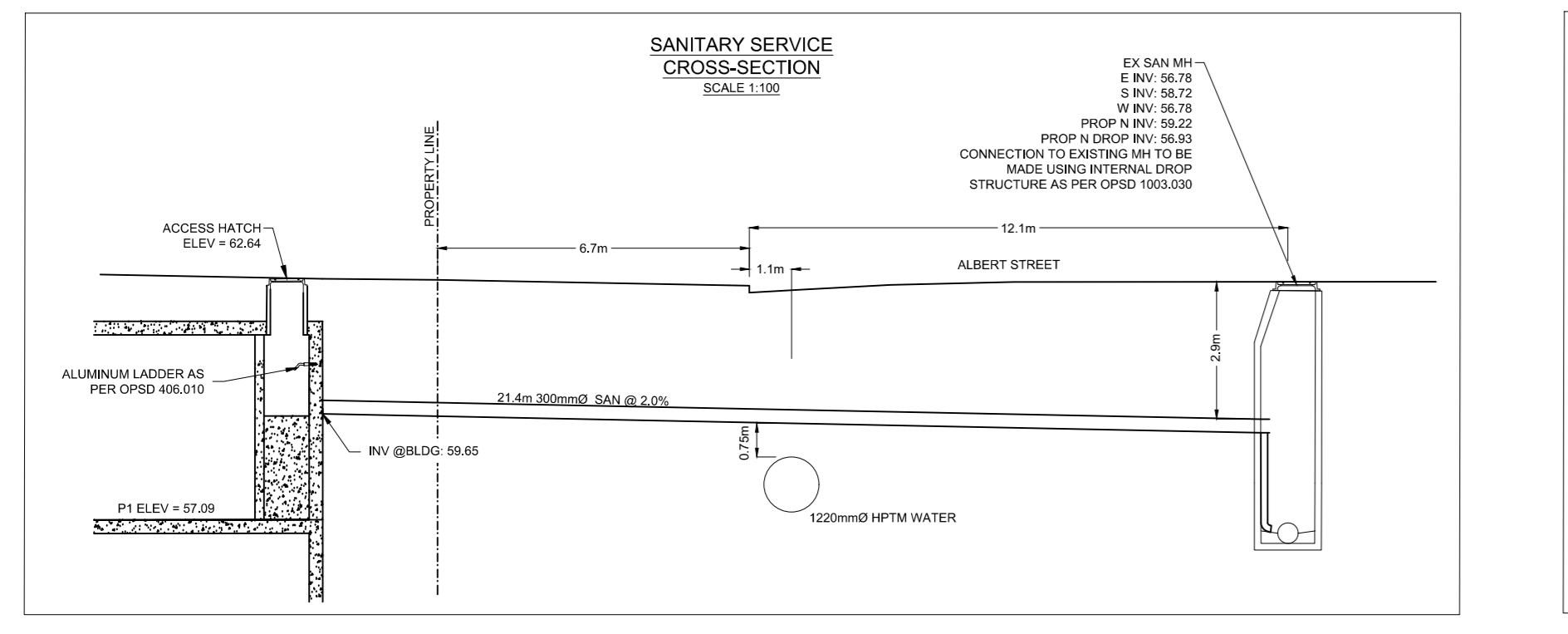
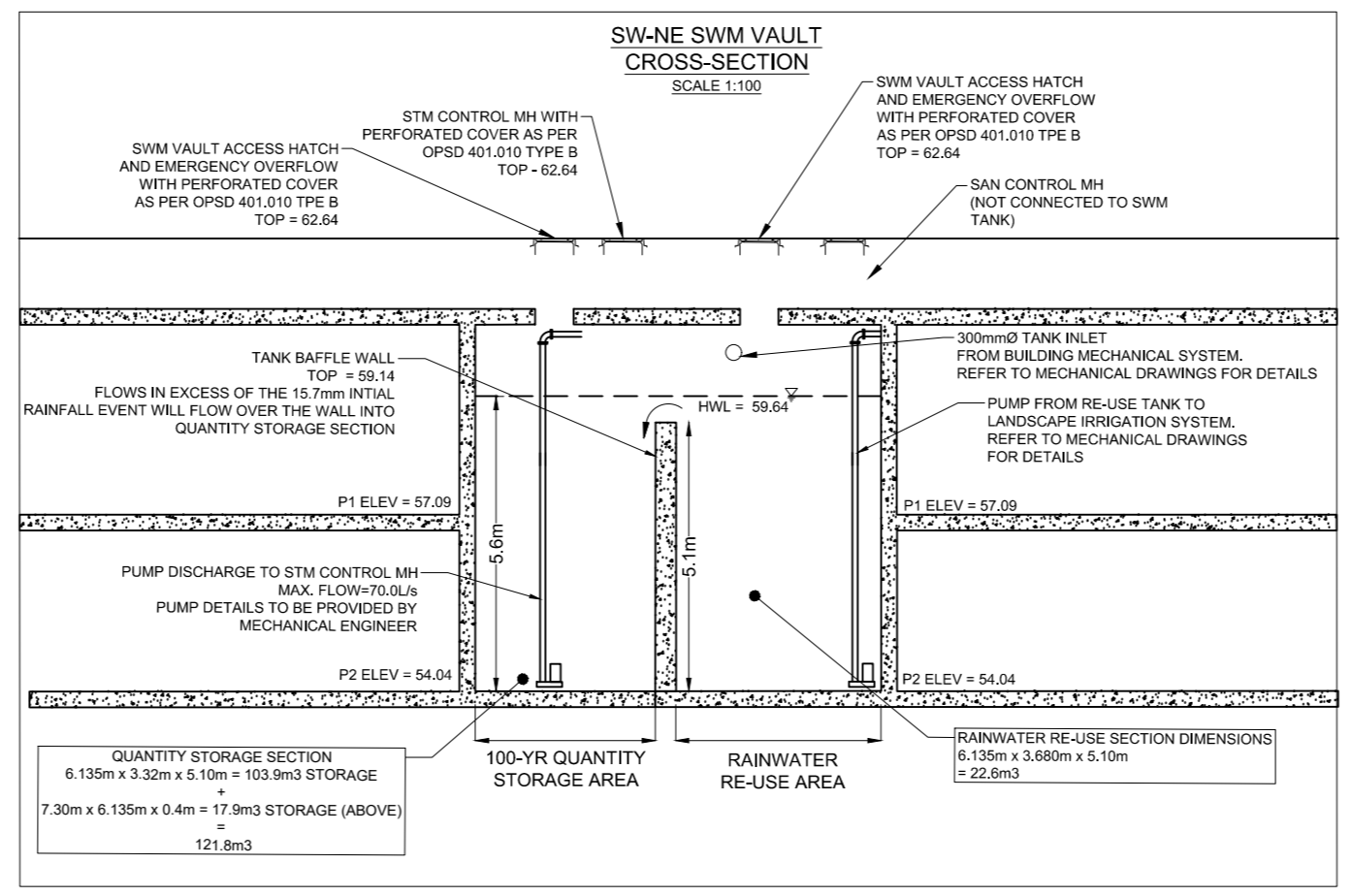
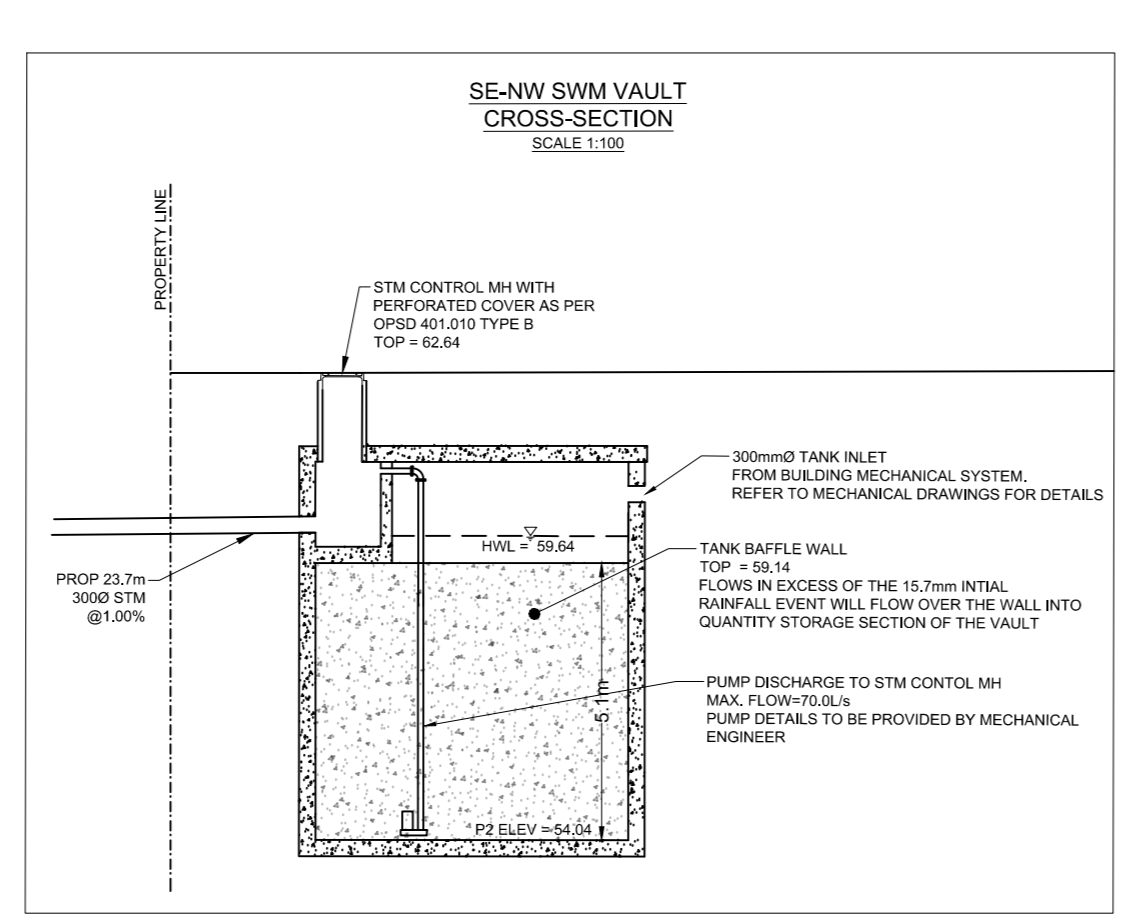
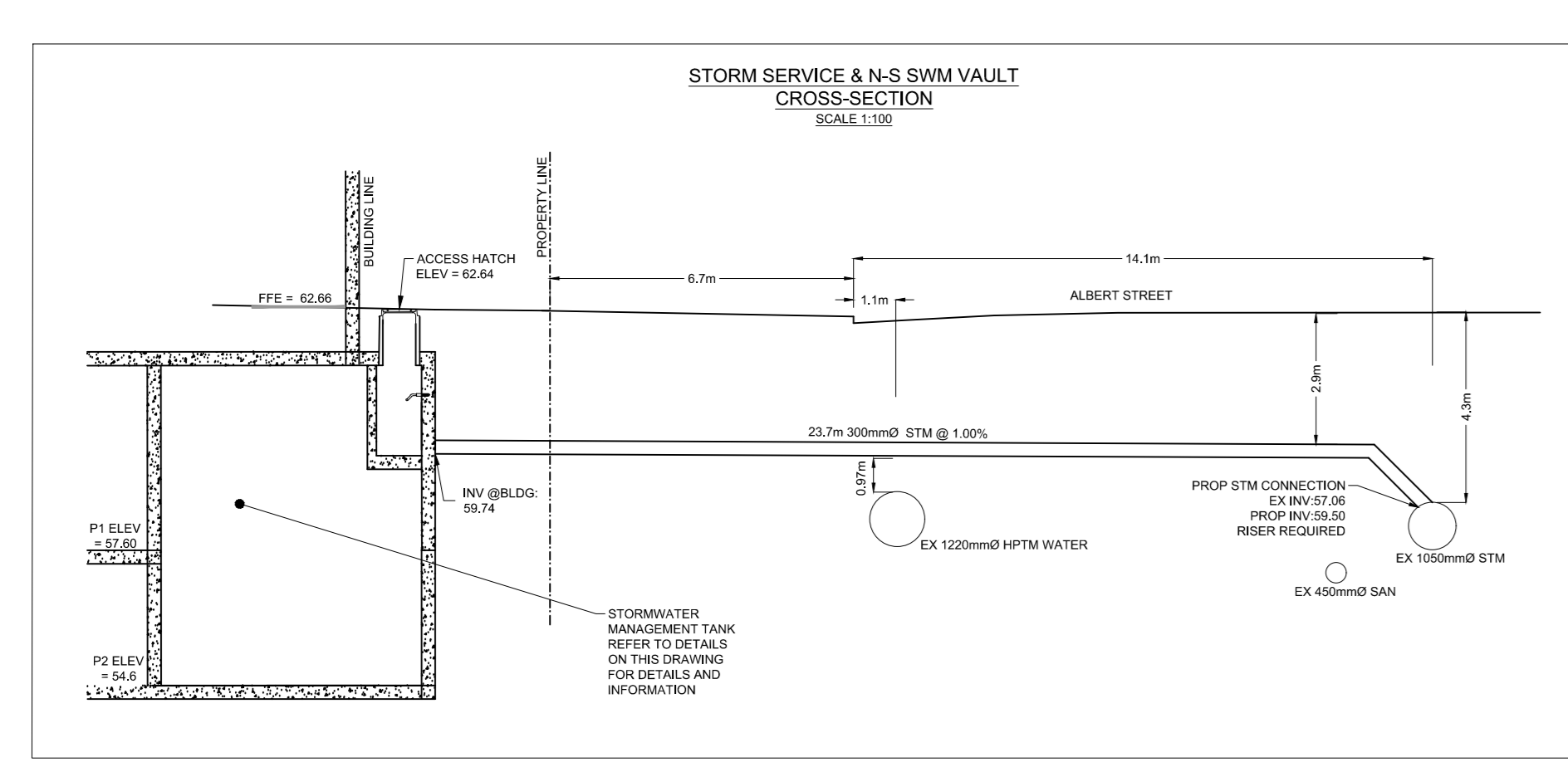
- ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER WITH SOD ON MIN 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
- ALL GRANULAR BASE AND SUB-BASE MATERIALS SHALL BE GRaded AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, FREE OF DEPRESSIONS AS PER THE GEOTECHNICAL REPORT.
- THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED BASED ON SPECIFICATIONS AS PER THE GEOTECHNICAL REPORT.
- TRENCH BACKFILL WITHIN THE RIGHT OF WAY SHALL BE UNSURKIMABLE FILL AND SHALL EXTEND TO THE BASE OF ASPHALT. LANDSCAPED AREA MAY BE EXEMPTED.
- ALL WORK SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF CITY ROAD OCCUPANCY PERMIT.
- INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED BY THE MUNICIPALITY.
- EMBANKMENTS TO BE SLOPED AT MAX. 1:1 UNLESS OTHERWISE SPECIFIED.
- ALL PAVEMENT MARKING, LINE PAINTING, DIRECTIONAL LINES/ARROWS ETC. SHALL BE PLACED IN ACCORDANCE WITH THE ARCHITECTURAL SITE PLAN OR THE OWNERS' TRAFFIC ENGINEERING CONSULTANTS' DRAWINGS. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT IN ACCORDANCE WITH OPSF 172.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVING, GRADING, AND SITE ELECTRICAL DRAWINGS.

**WATERMANS:**

- WATERMAN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CAN 8137.3-M1986 WITH GASKETED BELL END C/W #14 AWG SOLID COPPER TRACER WIRE.
- WATERMANS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 300mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING. ALL WATERMANS AND SERVICES SHALL HAVE 1.8m MINIMUM COVER.
- BIDDING FOR WATERMANS SHALL BE AS PER OPSD 802.00.
- COVER REQUIRED ON WATERMANS IS 1.8m MINIMUM.
- ALL WATERMAN HORIZONTAL AND VERTICAL BENDS, JOINTS AND PLUGS TO BE MECHANICALLY RESTRAINED. THRUST BLOCS/MECHANICAL RESTRAINTS MUST BE INSTALLED ON ALL WATERMAN BENDS, TEES, AND PLUGS AS PER LOCAL MUNICIPAL STANDARDS.
- ALL WATERMAN STUBS SHALL BE TERMINATED WITH A PLUG AND 50% BLOW OFF UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE TO BE AS PER OPSD 1105.010.
- ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
- BUILDING SERVICE VALVES TO BE 1.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12cm BACK FROM STUB. PROVISIONS FOR FLUSHING WATERMANS MUST BE PROVIDED WITH A MINIMUM 50mm OUTLET FOR MANS 100mm AND LARGER. FLUSHING POINTS MATCHING THE SIZE OF THE PIPE MUST BE PROVIDED AT THE END OF EACH COPPER MAIN. FIRE MAIN FLUSHING OUTLETS TO BE 100mm DIAMETER MINIMUM ON A HYDRANT.
- ALL WATERMANS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH LOCAL, MUNICIPAL AND PROVINCIAL GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.
- BOTH THE FIRE AND DOMESTIC WATER SERVICES MUST COMPLY WITH THE CURRENT BUILDING CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B46 SERIES STEEL.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVING, GRADING, AND SITE ELECTRICAL DRAWINGS.

**SANITARY & STORM SEWER:**

- MANHOLES SHALL BE AS PER OPSD DIVISION 700 SERIES; FRAMES AND COVERS SHALL BE AS PER OPSD 401.010. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 5.0m.
- MAIN LINE PVC PIPE AS PER SDR-35 CSA B182.2-06 CERTIFIED ASTM D3034-04A, F697-03. SERVICE CONNECTION PVC PIPE TO BE AS PER SDR-28 CSA B 182.2-06 CERTIFIED ASTM D3034-04A.
- SINGLE CATCHBASINS SHALL BE AS PER OPSD 705.010, WITH FRAMES AND COVERS AS PER OPSD 400.020. DOUBLE CATCHBASINS SHALL BE AS PER OPSD 705.020.
- CONCRETE PIPE SEWER BEDDINGS SHALL BE CLASS B AS PER OPSD 802.000. PVC PIPE SEWER BEDDINGS SHALL BE CLASS B AS PER OPSD 802.000 TO TOP OF SEWER WITH A MINIMUM 300mm SAND COVER OVER PIPE NATIVE BACKFILL TO BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
- ALL STORM SEWER PIPES UP TO 450mm DIA. SHALL BE PVC SDR-35 OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES 500mm DIA. AND LARGER SHALL BE CONCRETE AND EQUAL TO C.S.A. SPECIFICATIONS A257.2 REINFORCED CLASSES AS SPECIFIED (65-100, 140-D), OR LATEST AMENDMENT UNLESS OTHERWISE SPECIFIED.
- ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL CSA SPECIFICATIONS B182.2-06 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mm MINIMUM PVC CLASS DR 28 INSTALLED AT 2% AND ANY COLOUR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
- SANITARY MAINTENANCE HOLES SHALL HAVE WATERPROOF FRAME AND COVER FLOORING AREAS AS PER OPSD 401.030.
- NON-REINFORCED CONCRETE PIPE, 150mm TO 250mm SHALL BE AS PER CSA A257.1-03 CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.040.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.000, 802.031, 802.032 OR 802.033.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.000, 802.031, 802.032 OR 802.033.
- ALL MANHOLE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL, COMPACTED TO 98% STANDARD PROCTOR DENSITY.
- ALL UNLESS OTHERWISE NOTED, CATCHBASIN LEADS SHALL BE 200mm AT MINIMUM 1.0% SLOPE.
- THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT, TWO (2) CD COPIES AND ONE (1) VIDEO TAPE IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.
- THE CONTRACTOR SHALL CONTACT THE MUNICIPALITY AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE EXISTING SANITARY STORM MANHOLE.
- SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSURKIMABLE FILL.





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**LEGEND**

SEE ABBREVIATIONS BELOW	PROP ITEMS
● 200.00 0.5%	EX ITEMS
○ EX MITA	
---	LIMIT OF PROPERTY LINE
- - -	LIMIT OF ROOF STRUCTURE
○	SILT FENCE
□	CONSTRUCTION HOARDING
□	CONSTRUCTION ENTRANCE/MUDMAT
□	INLET SEDIMENT CONTROL DEVICE

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- THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO TMG 48 HOURS PRIOR TO ANY CONSTRUCTION.

**ABBREVIATIONS**

TW = TOP OF WALL	HDPE = HIGH DENSITY POLYETHYLENE
BW = BOTTOM OF WALL	CONC = CONCRETE
CONC = CONCRETE	MH = MANHOLE
MAINTENANCE HOLE	CR = CATCH BASIN
CR = CATCH BASIN	DCB = DOUBLE CATCH BASIN
DCB = DOUBLE CATCH BASIN	AD = AREA DRAIN
AD = AREA DRAIN	TD = TRENCH DRAIN
TD = TRENCH DRAIN	

**ELEVATIONS:**  
TC = TOP OF CURB  
BC = BOTTOM OF CURB

**SCALE:** 1:200

**DATE:** APRIL 2022

**TMG PROJECT #:** 10399

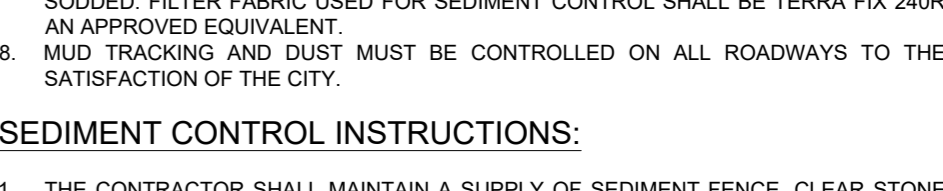
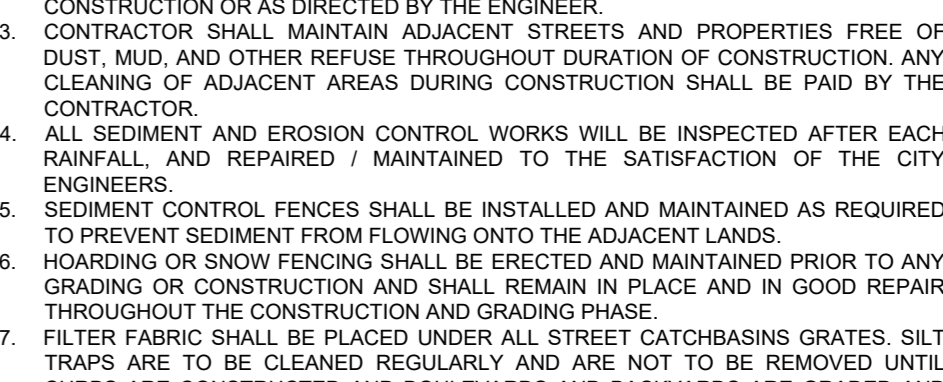
**DRAWN BY:** B.G.  
**DESIGNED BY:** B.G.  
**CHECKED BY:** B.D.

**EROSION & SEDIMENT CONTROL NOTES:**

- ALL SEDIMENT CONTROL AND EROSION PROTECTION DEVICES ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL NEW AND EXISTING CATCHBASINS AND CATCHBASIN MANHOLES ON-SITE OR IN ADJACENT STREETS SHALL HAVE THE UNDERSIDE OF THE GRATE COVERED WITH TERRAZIX OR NONWOVEN GEOTEXTILE DURING CONSTRUCTION. CONTRACTOR SHALL REGULARLY CLEAN SEDIMENT AND DEBRIS FROM THESE GEOTEXTILE PIECES. CONTRACTOR SHALL GEOTEXTILE THESE PIECES AT THE END OF CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL REGULARLY CLEAN STREETS AND PROPERTIES FREE OF DUST, MUD AND OTHER REFUSE THROUGHOUT DURATION OF CONSTRUCTION. ANY CLEANING OF ADJACENT AREAS DURING CONSTRUCTION SHALL BE PAID BY THE CONTRACTOR.
- ALL SEDIMENT AND EROSION CONTROL WORKS WILL BE INSPECTED AFTER EACH RAINFALL AND REPAIRED / MAINTAINED TO THE SATISFACTION OF THE CITY ENGINEER.
- SEDIMENT CONTROL FENCES SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO PREVENT SEDIMENT FROM FLOWING ONTO THE ADJACENT LANDS.
- HOARDING OR SNOW FENCING SHALL BE ERECTED AND MAINTAINED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASE.
- FILTER FABRIC SHALL BE PLACED UNDER ALL STREET CATCHBASIN GRATES. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL CURBS ARE CONSTRUCTED AND BOULEVARDS AND BACKYARDS ARE GRADED AND SOILED. FILTER FABRIC USED FOR SEDIMENT CONTROL SHALL BE TERRA-FIX OR AN APPROVED EQUIVALENT.
- MUD TRACKING AND DUST MUST BE CONTROLLED ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY.

**SEDIMENT CONTROL INSTRUCTIONS:**

- THE CONTRACTOR SHALL MAINTAIN A SUPPLY OF SEDIMENT FENCE, CLEAR STONE AND FILTER FABRIC ON SITE FOR EMERGENCY USE. SEDIMENT FENCE WILL BE INSTALLED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.
- SITE INSPECTOR SHALL VERIFY THAT THE SEDIMENTATION CONTROLS ARE INTACT ON WEEKLY BASIS AND AFTER ALL RAINFALL EVENTS. DEFICIENCIES SHALL BE REPORTED TO THE CONTRACTOR AND REPAIRED IMMEDIATELY.
- MONTHLY INSPECTION REPORTS SHALL BE PREPARED BY THE INSPECTOR.
- UPON IMPLEMENTATION OF EROSION SEDIMENT CONTROL THE CONTRACTOR IS TO CONFIRM WITH THE INSPECTOR THAT THE CONTROLS ARE OPERATING TO THEIR SATISFACTION. ADDITIONAL MEASURES MAY BE REQUIRED AT THE DISCRETION OF THE INSPECTOR.
- POSITIVE DRAINAGE TO THE SEDIMENT BASINS SHALL BE MAINTAINED DURING CONSTRUCTION.



**NOTES:**

- WOVEN GEOTEXTILE TO HAVE A MINIMUM EQUIVALENT OPENING SIZE OF 0.15mm AND A MAXIMUM EQUIVALENT OPENING SIZE OF 0.25mm.
- WOVEN GEOTEXTILE TO BE MAINTAINED AND REINSTATED PERIODICALLY WHEN ACCUMULATED SEDIMENT INTERFERES WITH DRAINAGE.
- CLEAR STONE TO BE PLACED ON TOP OF WRAPPED CATCHBASIN TO PROTECT GEOTEXTILE FROM LARGE OBJECTS.

**INLET SEDIMENT CONTROL**  
N.T.S.

