

GENERAL NOTES

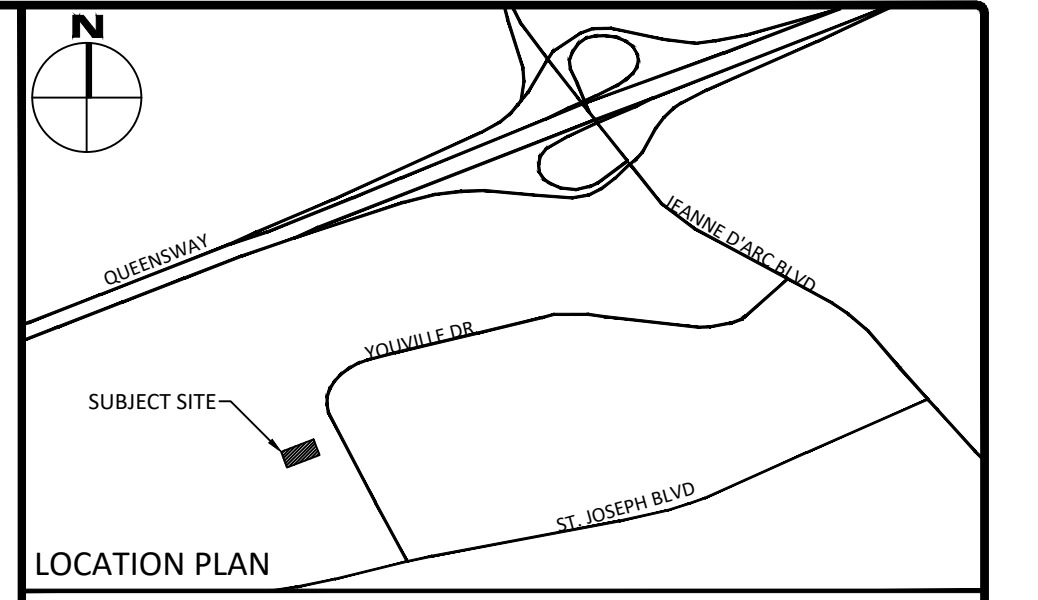
- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY STANTEC GEOMATICS LTD. (PROJ. NO. 161614550-113) AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
- ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA,
 - GAS SERVICE - ENBRIDGE,
 - TELEPHONE SERVICE - BELL CANADA,
 - TELEVISION SERVICE - ROGERS.
- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
- CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
- ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
- THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY PINCHIN, DATED AUGUST 2022.

SEWER NOTES:

- CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
- SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
 - BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
 - SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
 - BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
 - TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SURGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
- SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28 OR APPROVED EQUIVALENT.
- SEWERS AND CONNECTIONS 200mmØ TO 375mmØ TO BE PVC SDR-35 OR APPROVED EQUIVALENT. SEWER CONNECTIONS 450mmØ AND LARGER TO BE CONCRETE. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
- INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
- SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
- SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
- DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

WATERMAIN NOTES

- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
- INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE "K" SOFT.
- WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
- IF WATERMANS MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
- THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
- VALVES TO BE OPERATED BY CITY STAFF ONLY.
- NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION, CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.
- ALL WATERMANS SHALL BE EQUIPPED WITH BUTTERFLY AND GATE VALVES AS PER OPSD 1100.011.
- ALL FIRE HYDRANTS, VALVE AND VALVE BOX SHALL CONFORM TO OPSD 1103.020.
- CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
- ALL WATERMAIN TO BE CLASS 235 DR-18 OR APPROVED EQUIVALENT.
- ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.



LEGEND

	BARRIER CURB & CURB DEPRESSION		CENTRELINE OF SWALE
	PROPOSED DRIVEWAY ASPHALT AREA		CENTRELINE OF DITCH
	PROPOSED CONCRETE WALKWAY		SLOPING AT 3:1 UNLESS SPECIFIED
	STORM MANHOLE		PROPOSED ELEVATION EXISTING ELEVATION
	CATCHBASIN, CURB INLET OR DITCH INLET		SWALE ELEVATION
	SANITARY MANHOLE		TOP/BOTTOM WALL FACE ELEVATIONS
	PERFORATED PIPE		EMERGENCY OVERLAND FLOW ROUTE
	WATER VALVE/CHAMBER		SILT FENCE BARRIER PER OPSD 219.110
	FIRE HYDRANT		BUILDING ENTRANCE OVERHEAD DOOR REDUCER
	PROPOSED WALL		DOWNSPOUT LOCATION REFER TO ARCHITECTURAL PLANS
	SEDIMENT CONTROL DEVICE PER DETAIL		SERVICE CROSSING
	ROADCUT AND REINSTATEMENT PER CITY R10		5-YEAR PONDING ELEV.
	SERVICE CROSSING		100-YEAR PONDING ELEV.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
4	ISSUED FOR REVIEW	JUL 07, 2023
3	ISSUED FOR REVIEW	MAY 01, 2023
2	ISSUED FOR REVIEW	FEB 02, 2023
1	ISSUED FOR REVIEW	AUG 26, 2022

Check and verify all dimensions before proceeding with the work. Do not scale drawings.



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Client: **BBS CONSTRUCTION LTD**
1805 WOODWARD DRIVE
OTTAWA, ON K2C 0P9

Project: **JIM KEAY FORD**
1410 YOUVILLE DRIVE
OTTAWA, ON

Drawing Title: **SITE SERVICING PLAN**

Scale:	1:300	Project Number:	CCO-23-0480
Drawn By:	R.R.R.	Checked By:	A.J.G.
Designed By:	A.J.G.	Project Number:	C102

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB1	58.67		E57.170	OPSD 705.010
CB2	58.67		E57.170	OPSD 705.010
CB3	58.87		E57.370	OPSD 705.010
CB4	58.77		E57.270	OPSD 705.010
CB5	58.81		W56.745	STRUC OPSD 701.010 FRAME S25 COVER S24.1
CBMH3	58.80	W56.280	E56.260	STRUC 701.010 FRAME S25 COVER S28.1
CBMH4	58.80	N56.450	E56.401	STRUC 701.011 FRAME S25 COVER S28.1
MH1	59.28	W55.949 S55.890	N55.870	STRUC 701.011 FRAME S25 COVER S24.1
MH2	59.28	W56.060	E56.041	STRUC 705.010 FRAME S25 COVER S24.1
MH5	58.92	E56.650 W56.991	S56.645	STRUC OPSD 701.010 FRAME S25 COVER S24.1
OGS	59.00	W56.190	E56.171	HYDRO INTERNATIONAL DOWNSTREAM DEFENDER DD8 OR APPROVED EQUIVALENT

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MHSA1	59.41	W56.760	E56.740	EX. MH

CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION	SEPARATION
1	EX. 450mm SAN INVERT 57.71 PROP. 150mm WTR TOP ± 56.81	0.30
2	EX. 675mm WTR INVERT 55.99 PROP. 150mm WTR TOP ± 56.80	0.30
3	EX. 762mm WTR TOP ± 56.80 PROP. 150mm WTR TOP ± 56.80	0.50
4	EX. 762mm WTR TOP ± 56.80 PROP. 250mm WTR INVERT 55.96	0.56
5	EX. 762mm WTR TOP ± 56.75 PROP. 300mm SAN INVERT 56.75	1.38
6	PROP. 150mm SAN INVERT 56.65	0.30

ICD TABLE

STRUCTURE ID	ICD SIZE (mm)	STYLE	5-YEAR DESIGN HEAD (m)	100-YEAR DESIGN FLOW (L/S)	1-YEAR DESIGN FLOW (L/S)	100-YEAR DESIGN FLOW (L/S)
CBMH3	150mm	FLUG	2.54	2.62	114.29	116.67

WATER COVER TABLE

LOCATION	STATION	PROPOSED COVER	TOP OF PIPE	COVER
3811.130.10E	0+200.0	900	900	900
3811.130.10E	0+210.0	900	900	900

FILENAME: U:\Cityworks\Projects - Proposed\2023\HMC\CCO-23-0480\BBS - Jim Keay Ford_1410 Youville Drive_L1 - Drawing\CCO-23-0480 - RESERVATION.dwg
 DATE PLOTTED: Friday, July 07, 2023 1:07:07 PM
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D07-12-22-0130

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