



LEGEND

CONCRETE BARRIER CURB	LIMIT OF CONSTRUCTION
CONCRETE WALKWAY	DRAINAGE SWALE
PROPOSED ASPHALT LIGHT / HEAVY DUTY	DRAINAGE DITCH
LSCB#	SLOPING AT 3:1 UNLESS SPECIFIED
CBMH# T/G	95.50 SURFACE ELEVATION
CB# T/G	95.50 SWALE ELEVATION
MHA# T/G	T/W 95.50 TOP OF WALL ELEVATION
HYD B/F	b/W 94.25 BOTTOM OF WALL ELEVATION
FIRE HYDRANT	OVERLAND FLOW ROUTE
WATER VALVE	SILT FENCE BARRIER
WATER METER	STRAW BALE CHECK DAM
REMOTE WATER METER	MUD MAT
SUMP PUMP	

10	REVISED PER CITY COMMENTS	SEP. 28, 2023
9	REISSUED FOR SITE PLAN CONTROL	AUG. 30, 2023
8	ISSUED FOR ADDENDUM	AUG. 24, 2023
7	ISSUED FOR TENDER	AUG. 11, 2023
6	ISSUED FOR BUILDING PERMIT	JULY 31, 2023
5	99% ISSUED FOR COORDINATION	JULY 14, 2023
4	ISSUED FOR SITE PLAN CONTROL	JULY 7, 2023
3	66% ISSUED FOR COORDINATION	APR. 21, 2023
2	ISSUED FOR SITE PLAN CONTROL	JAN. 20, 2023
1	ISSUED FOR SITE PLAN CONTROL	DEC. 16, 2022

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

SCALE 1:150

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Client: **8743169 Canada Ltd**

Project: **4-STOREY MIXED USE BUILDING**
2663 INNES ROAD

Drawing Title: **SITE SERVICING PLAN**

Scale: 1:150 Project Number: CCO-23-1884

Drawn By: FV Checked By: JH Designed By: JH Drawing Number: C102

1 SITE SERVICING PLAN
1:150

2 CONNECTIONS
1:150

- 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 802.011 UNLESS NOTED OTHERWISE.
 - BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 98% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE.
 - 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.
 - SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
 - SEWERS AND WATERMANS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES. WHEN IT IS IMPOSSIBLE OR NOT PRACTICAL TO MAINTAIN VERTICAL AND/OR HORIZONTAL SEPARATION PER MECP STANDARDS, ALL SEWERS SHOULD BE CONSTRUCTED OF WATERMAIN QUALITY PIPE, PRESSURE TESTED IN PLACE AT A PRESSURE OF 350 kPa (50 psi) WITHOUT LEAKAGE USING THE TESTING METHODOLOGY IN ONTARIO PROVINCIAL STANDARD SPECIFICATION 701 (MFS 701) OF THE OPS.
 - INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER CITY DETAIL S35, OPTION A.
 - SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE WATERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
 - SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8" LONG MARKER.
 - CONTRACTOR TO TELETYPE (CTV) ALL PROPOSED SEWERS ON SITE. OUTLET CONNECTION 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.
 - WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. INSULATE ALL WATERMANS AND SERVICES THAT HAVE LESS THAN 2.4m COVER WITH THERMAL INSULATION AS PER CITY DETAIL W22.
 - IF THE WATERMAIN 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 DETAIL W23.
 - 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 CONNECTIONS 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.
 - CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
 - ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
 - ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.
 - AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.25m FOR CROSSING OVER THE SEWER, AS PER CITY DETAIL W25.2 FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.5m AS PER CITY DETAIL W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB-201	74.08		S73.088	STRUC: OPSD 705.010 FRAME: CITY S19 COVER: CITY S19
CB-205	74.27		S73.088	TO BE CONFIRMED BY CONTRACTOR PRIOR TO SHOP DRAWING APPROVAL STRUC: OPSD 705.010 FRAME: CITY S19 COVER: CITY S19
CBMH-202	74.27	N72.980	SE72.970	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S28.1 C/W TEMPEST LMF85 ICD AT OUTLET 600mm SUMP
OGS-203	74.42	NW72.830 N72.659	SE72.650	HYDRO-INTERNATIONAL FD-4HC OR APPROVED EQUIVALENT.
STMH-204	74.44	NE72.762	S72.743	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24.1

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
SAMH-101	74.37	E72.308	S72.280	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24
SAMH-102	74.45	N71.811	SE71.780	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S24

CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION	SEPARATION
1	150mmØ SAN SERVICE INV 72.39	0.50
2	150mmØ WTR SERVICE OBV 71.89	0.70
3	150mmØ WTR SERVICE OBV 72.07	0.71
4	300mmØ STM SERVICE INV 72.62	2.33
5	150mmØ WTR SERVICE INV 71.92	1.62
6	300mmØ SANITARY SEWER OBV 70.30	0.24
	400mmØ WTR MAIN OBV 72.31	

ROOF DRAIN (B1A)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ
NUMBER OF ROOF DRAINS	1
OPENING SETTING	± OPEN
CONTROLLED FLOW (L/S)	5-YEAR 0.68 100-YEAR 0.95

ROOF DRAIN (B1B)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ
NUMBER OF ROOF DRAINS	1
OPENING SETTING	± OPEN
CONTROLLED FLOW (L/S)	5-YEAR 0.87 100-YEAR 1.48

ROOF DRAIN (B1C)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ
NUMBER OF ROOF DRAINS	1
OPENING SETTING	± OPEN
CONTROLLED FLOW (L/S)	5-YEAR 0.63 100-YEAR 0.90

ROOF DRAIN (B1D)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ
NUMBER OF ROOF DRAINS	1
OPENING SETTING	± OPEN
CONTROLLED FLOW (L/S)	5-YEAR 0.65 100-YEAR 0.90

ROOF DRAIN (B1E)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ
NUMBER OF ROOF DRAINS	1
OPENING SETTING	± OPEN
CONTROLLED FLOW (L/S)	5-YEAR 0.66 100-YEAR 0.90

ROOF DRAIN (B1F)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ
NUMBER OF ROOF DRAINS	1
OPENING SETTING	FULLY EXPOSED
CONTROLLED FLOW (L/S)	5-YEAR 1.01 100-YEAR 1.89

ROOF DRAIN (B1G)

TYPE OF CONTROL DEVICE	WATTS DRAINAGE RD-100-A-ADJ
NUMBER OF ROOF DRAINS	1
OPENING SETTING	± OPEN
CONTROLLED FLOW (L/S)	5-YEAR 0.57 100-YEAR 0.79

- 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 (OR SHOWN ON) J.D. BARNES LIMITED DRAWING 22-10-082-00 AND CANNOT BE RELIED UPON FOR ACCURACY 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. PROJECT 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.

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