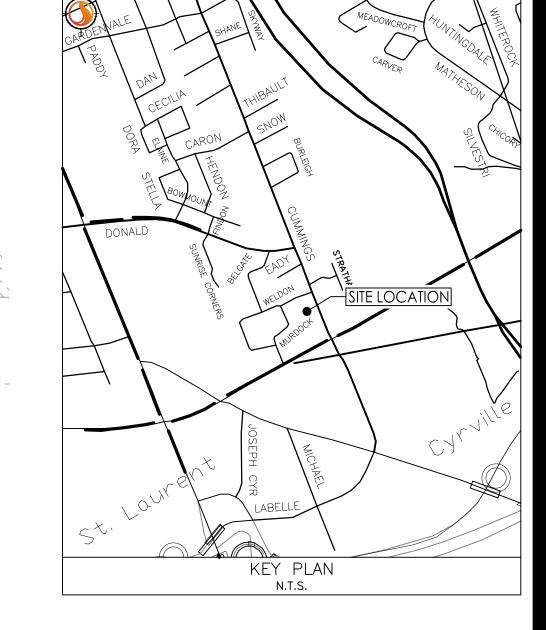


SEWER AND WATERMAIN CROSSING TABLE STM INV SAN INV WTR BTM WTR TOP CROSSING STM OBV SAN OBV NOTES FLECT WATER OVER 69.10 70.10 70.25 DRM (AS PER W25 69.11 70.10 STORM (AS PER W25.2 69.12 69.72 70.10 67.52 67.77 69.00 69.15 69.15 67.53 67.78 67.54 69.15 67.79 69.55 67.34 67.59 69.85 BRACKETS DENOTE ADJUSTED VALUE WITH CONCRETE PIPE THICKNESS





Stantec Consulting Ltd. 400 - 1331 Clyde Avenue

Ottawa ON Tel. 613.722.4420

www.stantec.com

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PROPOSED VALVE AND VALVE BOX PROPOSED FIRE HYDRANT PROPOSED SANITARY SEWER

PROPOSED STORM SEWER PROPOSED CATCHBASIN

EXISTING WATERMAIN EXISTING VALVE AND VALVE BOX

PROPOSED FIRE DEPARTMENT CONNECTION

EXISTING FIRE HYDRANT

EXISTING SANITARY SEWER EXISTING STORM SEWER

> EXISTING CATCHBASIN PROPOSED DEPRESSED CURB LOCATIONS PROPOSED BARRIER CURB PROPOSED RETAINING WALL THERMAL INSULATION ON STORM SEWER WHERE COVER

IS LESS THAN 1.5m. THERMAL INSULATION ON WATERMAIN WHERE COVER IS LESS THAN 2.4m AS PER W22. PROPOSED SCUPPER LOCATIONS

SC I PROPOSED ROOF DRAINS

ROAD CUT REINSTATEMENT AS PER CITY OF OTTAWA DETAIL R10. ASPHALT MIX LEVEL B PG58-34 40mm SUPERPAVE 12.5mm SURFACE COURSE 50mm SUPERPAVE 19.0mm BASE COURSE

FOR TREE REMOVALS AND PROTECTION SEE LANDSCAPE PLAN L.1 DATED 03/05/2024 PREPARED BY JAMES B. LENNOX AND ASSOCIATES INC.

REVISED AS PER SITE PLAN DT 24.02.29 REVISED PER CITY COMMENT MJS MJS REVISED PER CITY COMMENTS 24.01.10 PM 23.08.30 PM 23.04.25 23.04.04 ISSUED FOR COORDINATION Revision Appd. YY.MM.DD File Name: 160401787 TM 23.04.04

Dwn. Chkd. Dsgn.

PLAN # 19081

Permit-Seal

Client/Project

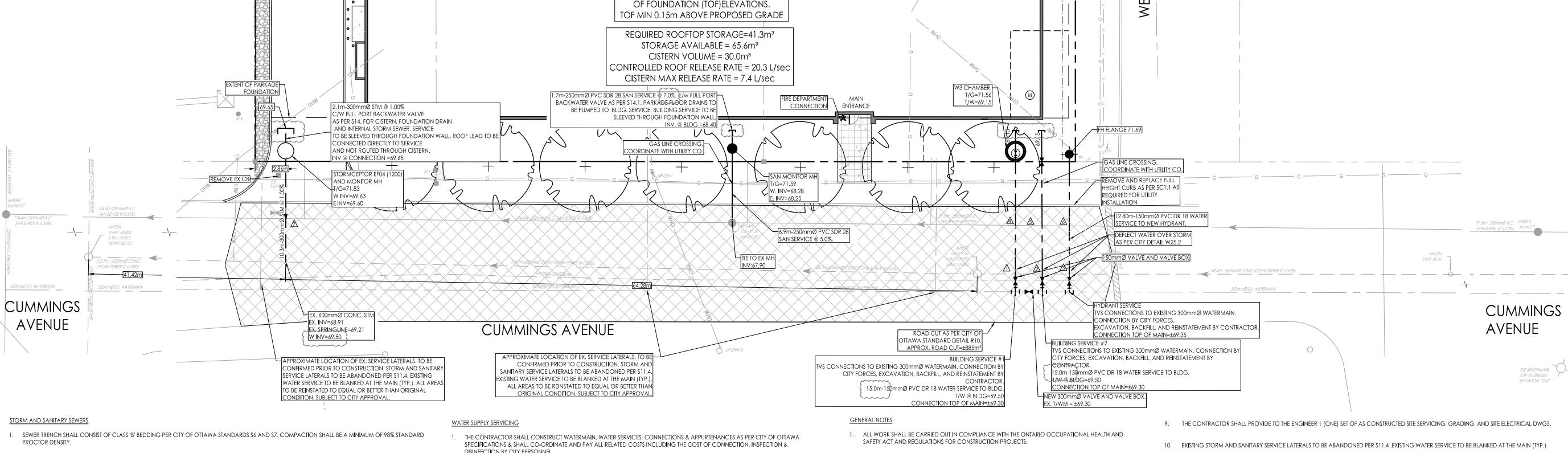
PROJECT1 STUDIO

1184 CUMMINGS AVENUE

GLOUCESTER, ON

SITE SERVICING PLAN

Project No. 160401787 Sheet Drawing No. Revision



- 2. FOR CONSTRUCTION DETAILS NOT SHOWN ON PLANS, REFERENCE SHALL BE MADE TO THE ONTARIO PROVINCIAL STANDARDS DRAWINGS AND CITY OF OTTAWA STANDARDS.
- 3. SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- 4. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT, ONE (1) CD COPY AND TWO (2) VIDEO TAPES IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
- 5. LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
- 6. FROST PROTECTION PER CITY OF OTTAWA STANDARD DRAWING W22 WHERE THERE IS LESS THAN 2.1m OF COVER ABOVE THE SEWER SERVICES.
- 7. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 410 AND OPSS 407. A COPY OF THE INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
- 8. STORM SERVICE CONNECTION AS PER CITY STD DWG \$11; SANITARY SERVICE CONNECTION AS PER CITY STD DWG \$11. SERVICES TO CONNECT TO THE OBVERT of the main unless otherwise noted.
- 9. CONTRACTOR TO VERIFY EXISTING SEWERS AND INVERTS, AND REPORT ANY DISCREPANCIES TO SITE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- 10. 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 \$24, \$24.1, AND \$25. STORM MANHOLES SHALL BE COMPLETED WITH 300mm SUMPS AS PER CITY STANDARDS. SANITARY MANHOLES SHALL NOT HAVE SUMPS.
- 2. WATER SERVICE TO BE INSTALLED 1.0m OFF BUILDING FACE. STAND POST TO BE INSTALLED AT PROPERTY LINE AS SHOWN ON

T/G=71.30

FFE=71.80

P1 PARKING=68.45

USF=67.60±

REFER TO ARCHITECTURAL PLANS FOR TOP

SE INV=69.41

- 3. 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.
- 4. 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 STRUCTURES AND WATER SERVICES ON THE W/M STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED.(AS PER CITY OF OTTAWA W22 & W23)
- 5. CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42. 6. ALL WATERMAIN BENDS, JOINTS, TEES AND PLUGS SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH CITY OF OTTAWA

7. 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. 8. 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

9. ALL WATERMAINS SHALL BE BACTERIALOGICALLY 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.

2. 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.

3. 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.

4. 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 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 POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
- 5. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
- 6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
- 7. ALL DISTURBED AREAS SHALL BE REINSTATED 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 CITY STANDARD R10, OPSD 509.010 AND OPSS 310.
- 8. 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.

BENCHMARK 1: TOP OF SPINDLE LOCATED EAST OF CUMMINGS AVE. AND NORTH OF THE PROPOSED DEVELOPMENT WITH AN ELEVATION OF 72.43.

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=95.230.

12. SITE PLAN PREPARED BY PROJECT1 STUDIO DATED MARCH 31, 2023 DRAWING No. SP-01.

11. TOPOGRAPHIC SURVEY SUPPLIED BY STANTEC GEOMATICS LTD. DATED MARCH 16, 2023.

- 13. GEOTECHNICAL INVESTIGATION PG6604-1 PREPARED BY PATERSON GROUP DATED MARCH 27, 2023. 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 HERE.
- 14. FINAL METER LOCATIONS TO BE CONFIRMED BY MECHANICAL CONSULTANT.
- 15. EXISTING AS-RECORDED SEWER AND WATER INFORMATION HAS BE DERIVED FROM AS-BUILT INFORMATION PROVIDED BY THE CITY OF OTTAWA.
- 16. CONTRACTOR TO VERIFY AS-RECORDED INFORMATION AND IMMEDIATELY REPORT ANY DISCREPANCIES OR CONFLICTS TO CIVIL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 17. 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.
- 18. SERVICE SIZES AND ELEVATIONS TO BE CONFIRMED BY MECHANICAL ENGINEER.
- 19. INTERNAL PLUMBING AND SUMP PUMPS TO BE DESIGNED BY THE MECHANICAL CONSULTANT.
- 20. UNDERGROUND PARKING STRUCTURE FLOOR DRAINS TO BE CONNECTED TO SANITARY SEWER SERVICE.