GENERAL NOTES AND SPECIFICATIONS

- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
- . 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 THAT WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION ACTIVITIES. THIS PLAN SHALL INCLUDE BUT NOT BE LIMITED TO CATCH BASINS INSERTS, STRAW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS.
- SITE PLAN PREPARED BY M.DAVID BLAKELY ARCHITECT INC. DRAWING SP-1, REV 14, DATED OCT 28, 2024, PROJECT NAME: 93 UNIT TERRACE FLATS, 955 BORBRIDGE AVE. BLOCK 167. OTTAWA.
- 8. TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. PROJECT No. 24486-24. TOPOGRAPHICAL SKETCH OF BLOCK 167, REGISTERED PLAN 4M-1728, CITY OF OTTAWA.
- REFER TO LANDSCAPE ARCHITECTURE PLAN FOR ALL LANDSCAPING FEATURES (ie. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES etc.)
- 10. GEOTECHNICAL INVESTIGATION GEOTECHNICAL INVESTIGATION PROPOSED RESIDENTIAL DEVELOPMENT, 955 BORBRIDGE AVENUE, OTTAWA, ONTARIO. PREPARED BY PATERSON GROUP. DATED OCTOBER 18, 2024. REPORT No PG7285-1. 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.
- 11. STREET LIGHTING TO CITY OF OTTAWA STANDARDS.
- 12. 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.
- 13. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND DIRECTOR OF ENGINEERING HAS BEEN OBTAINED.
- 14. HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE TO BE NOTIFIED IF DEEPLY BURIED ARCHEOLOGICAL REMAINS ARE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

ROADWORKS

- . ALL TOPSOIL AND ORGANIC MATERIAL TO BE STRIPPED FROM WITHIN THE FULL RIGHT OF WAY PRIOR TO CONSTRUCTION.
- 2. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.30m LAYERS.
- 3. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
- 4. ROAD SUBDRAINS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD R1.
- 5. 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.
- 6. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
- PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, AND OPSD 509.010, AND OPSS 310.
- 3. CONCRETE CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SC1.1 AND SC1.3 (BARRIER OR MOUNTABLE CURB AS SHOWN ON DRAWINGS).
- 9. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER CITY STANDARDS SC3 AND SC1.4
- 10. PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL INVESTIGATION PROPOSED RESIDENTIAL DEVELOPMENT, 955 BORBRIDGE AVENUE, OTTAWA, ON. PREPARED BY PATERSON GROUP. DATED OCTOBER 18, 2024. PROJECT No. PG7285-1
- PAVEMENT STRUCTURE CAR PARKING ONLY 50mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE 150mm OPSS GRANULAR 'A' BASE 300mm OPSS GRANULAR 'B' TYPE II
- PAVEMENT STRUCTURE ACCESS LANES AND HEAVY TRUCKS 40mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE 50mm HL-8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE 150mm OPSS GRANULAR 'A' BASE 450mm OPSS GRANULAR 'B' TYPE II

WATER SUPPLY SERVICING

- 10. 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.
- 1. 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 INSTALLED WITH TRACER WIRE IN ACCORDANCE WITH CITY OF

OTTAWA STANDARD W36.

- 12. WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE NOTED). WATER SERVICE TO EXTEND 1.0M BEYOND PROPERTY LINE. STAND POST TO BE INSTALLED AT PROPERTY LINE.
- 13. FIRE HYDRANTS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W18 AND W19.
- 14. WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24.
- 15. WATERMAIN TRENCH SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL AS PER SECTION 6.4 OF THE GEOTECH REPORT.
- 16. 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)
- 17. CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42.
- 18. THRUST BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.3 AND W25.4
- 19. 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.
- 20. WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W25 AND W25.2.
- 21. PRESSURE REDUCING VALVES (PRV'S) IF REQUIRED, TO BE

STORM AND SANITARY SEWERS

- 1. SANITARY SEWERS 375mm DIA. OR SMALLER SHALL BE PVC DR35. SANITARY SEWERS LARGER THAN 375mm SHALL BE CONCRETE CSA A 257.2 CLASS 100D AS PER OPSD 807.010.
- STORM SEWERS 375mm DIA, OR SMALLER SHALL BE PVC DR35. STORM SEWERS LARGER THAN 375mm DIA. SHALL BE CONCRETE CSA A 257.2 CLASS 100D AS PER OPSD 807.010
- 3. ALL STORM AND SANITARY SEWER BEDDING SHALL BE INSTALLED AS PER SECTION 6.4 OF THE GEOTECH REPORT.
- 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, S24.1, AND S25 WHERE APPLICABLE. CATCH BASIN MANHOLE FRAME AND COVERS PER S25 AND S28.1. ALL STORM MANHOLES WITH SEWERS 900mm DIA SEWERS AND OVER IN SIZE SHALL BE BENCHED. ALL OTHER STORM MANHOLES SHALL BE COMPLETED WITH 300mm SUMPS AS PER CITY STANDARDS. SANITARY MANHOLES SHALL NOT HAVE SUMPS.
- ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS, TO BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
- 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.
- STORM AND SANITARY SERVICE LATERALS TO BE SDR 28 INSTALLED AT MIN. 1.0% SLOPE.
- 9 CATCH BASINS SHALL BE INSTALLED IN ACCORDANCE WITH CIT STANDARDS S1, S2, S3 c/w FRAME AND GRATE AS PER S19. CURB INLET FRAME AND GRATE PER S22 AND S23_CATCH BASIN MANHOLES FRAME AND GRATE AS PER S25 FRAME AND S28.1 COVER. PROVIDE 150mm ADJUSTED SPACERS. ALL CATCH BASINS SHALL HAVE SUMPS (600mm DEEP). STREET CATCH BASIN LEADS SHALL BE 200mm DIA.(MIN) PVC DR 35 AT 1.0% GRADE WHERE NOT OTHERWISE SHOWN ON PLAN. CATCH BASINS WILL BE INSTALLED WITH INLET CONTROL DEVICES (ICD) AS PER ICD SCHEDULE ON STORM DRAINAGE PLAN.
- 10. STREET CATCH BASINS TO BE INSTALLED c/w SUBDRAINS 3m LONG IN FOUR ORTHOGONAL DIRECTIONS OR LONGITUDINALLY WHEN PLACED ALONG A CURB, AND AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL.
- 11. REAR LOT PERFORATED PIPE TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS S29. REAR LOT STRUCTURES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W30 AND W31.
- 12. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S8. THE SEALS SHOULD BE AT LEAST 1.5m LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. GENERALLY, THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUBBEDDING AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 225mm THICK LOOSE LAYERS COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMDD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT STRATEGIC LOCATIONS AT NO MORE THAN 60m INTERVALS IN THE SERVICE TRENCHES. FOR DETAILS REFER TO GEOTECHNICAL INVESTIGATION .
- 13. 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.
- 14. 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.
- 15. ANY SEWER ABANDONMENT TO BE CONDUCTED ACCORDING TO CITY OF OTTAWA STANDARD S11.4
- 16. STORM SEWERS WITH LESS THAN 2.0m COVER AND SANITARY SEWERS WITH LESS THAN 2.5m COVER TO BE INSULATED IN ACCORDANCE WITH CITY STANDARD S35.

GRADING

- 1. ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY.
- 2. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.
- 3. 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.

4. 100 YEAR PONDING DEPTH TO BE 0.30m (MAXIMUM).

SPECIFIED.

- 6. ALL SWALES TO BE MIN. 0.15m DEEP WITH MIN. 3:1 SIDE SLOPES UNLESS OTHERWISE NOTED. THE MINIMUM LONGITUDINAL SLOPE
- 7. ALL ROOF DOWNSPOUTS TO DISCHARGE TO THE GROUND ONTO OR THE BUILDING FOUNDATION DRAIN.
- 8. TOP OF GRATE (T/G) ELEVATIONS FOR ALL STREET CATCHBASINS SHOWN ON PLANS. REFER TO THE ELEVATION AT EDGE OF PAVEMENT, OR GUTTERLINE WHERE APPLICABLE.
- 9. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE
- 10. FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT.
- 12. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED
- 13. REFER TO DRAWING EC DS-1 FOR EROSION AND SEDIMENT

CONTROL DETAILS.

Best Management Practices

PRACTICES) DURING CONSTRUCTION OF THIS PROJECT.

FOLLOWING TECHNIQUES:

- 1. LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
- 2. REVEGETATE EXPOSED AREAS AND SLOPES AS SOON AS POSSIBLE.
- 4. PROTECT EXPOSED SLOPES WITH PLASTIC OR SYNTHETIC MULCHES.
- 5. AND CATCH BASIN MANHOLES AND IN ALL EXISTING CATCH BASINS THAT WILL

RECEIVE RUN-OFF FROM THE SITE.

- STOCKPILES OF MATERIAL TO BE USED OR REMOVED FROM SITE. (LOCATION TO BE DETERMINED)
- OR DOWNSTREAM WATERCOURSES.
- 9. WATERWAY
- WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR
- 11. THE CONTRACTOR SHALL PERIODICALLY, OR WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENTS AS REQUIRED.
- 12. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY
- 13. CONTRACTOR SHALL INSTALL MUD MATS AT BOTH ENTRANCES TO THE SITE.

INSTALLED AS PER ONTARIO PLUMBING CODE.

5. EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE

TO BE 1.5% OR 1.0% WHEN PERFORATED SUBDRAIN IS INSTALLED.

SPLASH PADS AND SHALL NOT BE DIRECTED TO THE STORM SEWER

DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.

11. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.

BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.

CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROLS (BEST MANAGEMENT

EROSION MUST BE MINIMIZED AND SEDIMENTS MUST BE REMOVED FROM CONSTRUCTION SITE RUN-OFF IN ORDER TO PROTECT DOWNSTREAM AREAS, DURING ALL CONSTRUCTION, EROSION AND SEDIMENTATION SHOULD BE CONTROLLED BY THE

3. MINIMIZE AREA TO BE CLEARED AND GRUBBED.

INSTALL CATCH BASIN INSERTS OR EQUIVALENT IN ALL PROPOSED CATCH BASINS

A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL AND ANY

A VISUAL INSPECTION SHALL BE DONE DAILY ON SEDIMENT CONTROL MEASURES AND CLEANED OF ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OFF SITE AS PER THE REQUIREMENTS OF THE CONTRACT.

SEDIMENT CONTROL BARRIERS MAY ONLY BE REMOVED TEMPORARILY WITH APPROVAL OF CONTRACT ADMINISTRATOR TO ACCOMMODATE CONSTRUCTION OPERATIONS. ALL AFFECTED BARRIERS MUST BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A SIGNIFICANT RAINFALL EVENT ANTICIPATED (>10mm) UNLESS A NEW DEVICE HAS BEEN INSTALLED TO PROTECT EXISTING STORM AND SANITARY SEWER SYSTEMS,

NO REFUELING OR CLEANING OF EQUIPMENT IS PERMITTED NEAR ANY EXISTING

10. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL MEASURES WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURE(S) IS NO LONGER REQUIRED NO CONTROL MEASURES SHALL BE PERMANENTLEY REMOVED

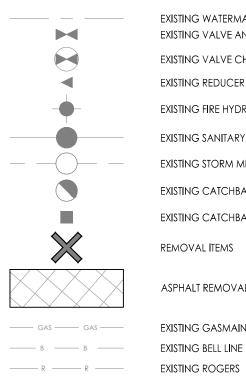
ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY

14. STORMWATER SWALES TO BE COVERED WITH HYDRO-SEED AND MULCH.

LEGEND



EXISTING CONDITIONS



_____ OHW _____ OHW _____

_____ U/H _____ U/H _____

DC

(HB)

BUILDING SERVICES

SANITARY DRAINAGE

R100A

0.31 50

′G100A

0.11 INFL

EROSION CONTROL

_ _ _ _

SERVICES

EXISTING WATERMAIN EXISTING VALVE AND VALVE BOX EXISTING VALVE CHAMBER EXISTING REDUCER EXISTING FIRE HYDRANT EXISTING SANITARY MH AND SEWER EXISTING STORM MH AND SEWER

EXISTING CATCHBASIN MANHOLE EXISTING CATCHBASIN

REMOVAL ITEMS

ASPHALT REMOVAL

EXISTING GASMAIN

EXISTING OVERHEAD WIRES

PROPOSED WATERMAIN

EXISTING UNDERGROUND HYDRO

PROPOSED VALVE AND VALVE BOX

PROPOSED VALVE CHAMBER

PROPOSED W3 CHAMBER

PROPOSED FIRE HYDRANT

PROPOSED SANITARY SEWER

PROPOSED CATCHBASIN MANHOLE

EXISTING VALVE AND VALVE BOX

PROPOSED STORM SEWER

PROPOSED CATCHBASIN

EXISTING VALVE CHAMBER

EXISTING WATERMAIN

EXISTING REDUCER

EXISTING FIRE HYDRANT

EXISTING STORM SEWER

EXISTING CATCHBASIN

HOSE BIB

0.60m BEHIND BACK OF CURB /

SIDEWALK AS SHOWN ON PLAN

PROPOSED 2Hr RATED FIRE WALL LOCATION

PROPOSED BARRIER CURB

EXISTING COMBINED SEWER

EXISTING CATCHBASIN MANHOLE

PROPOSED DEPRESSED CURB LOCATIONS

COVER IS LESS THAN 2.5m AS PER \$35.

THERMAL INSULATION ON STORM SEWER WHERE COVER

REMOTE WATER METER LOCATION AND NUMBER OF METERS

IS LESS THAN 2.0m AND ON SANITARY SEWER WHERE

WATER METER LOCATION AND NUMBER OF METERS

150mmø sanitary sewer pvc sdr 28 @ 1% min

3 x 19mm@ PEX WATER SERVICE C/W CURB STOP AND

SERVICE POST PER STACK UNLESS OTHERWISE SHOWN

200mmØ STORM SERVICE PVC SDR 28 @ 1% MIN

SANITARY DRAINAGE AREA ha.

SANITARY DRAINAGE AREA ha

SANITARY DRAINAGE AREA

PROPOSED CATCH BASIN PROTECTION AS PER

PROPOSED SILT FENCE BOUNDARY AS PER OPSD 219.110

TERRAFIX SILTSACK DETAIL

PROPOSED VALVE BOX PROPOSED VALVE CHAMBER PROPOSED FIRE HYDRANT

PROPOSED CATCHBASIN

PROPOSED MUD MAT LOCATION

PROPOSED SANITARY SEWER MANHOLE

PROPOSED STORM SEWER MANHOLE

- INFILTRATION RATE OF 0.33 L/s/Ha APPLIED

PROPOSED SANITARY MH AND SEWER

EXISTING SANITARY MH AND SEWER

THERMAL INSULATION ON SANITARY SEWER

WHERE COVER IS LESS THAN 2.5m AS PER \$35.

POPULATION COUNT

PROPOSED REDUCER

ORIGINAL GROUND ELEVATION

GRADING

99.99

99.99

98.88

2.0%

FFE=100.00

USF=97.00

(E.F.)

0000000

STORM DRAINAGE

L101*F*

1.00 0.8

COMPOSITE UTILITY PLAN

GAS GAS

■ JG,H,SL,B,C, ■

_____ SL _____

<u>s s s</u>

active reality and

GLB

ЪЮ

PROPOSED ELEVATION PROPOSED LOT CORNER ELEVATION EXISTING LOT CORNER ELEVATION

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MJS DT 24.11.11

MJS DT MJS 24.10.16 Dwn. Chkd. Dsgn. YY.MM.DD

By Appd. YY.MM.DD

Revision

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Legend

Notes

ISSUED FOR SPA

Permit-Seal

Client/Project

OTTAWA, ON

Title

Project No.

Drawing No.

NL-

160402058

RICHCRAFT HOMES

RIVERSIDE SOUTH BLOCK 167

NOTES AND LEGENDS PLAN

Scale ₀

Sheet

1:400

1 of 7

955 BORBRIDGE AVENUE

File Name: 160402058 DB.dwa

Revision

Tel. 613.722.4420

www.stantec.com

FLOW DIRECTION AND GRADE FINISHED FIRST FLOOR ELEVATION

UNDERSIDE OF FOOTING ELEVATION

ENGINEERED FILL REQUIRED

TERRACING 3:1 SLOPE MAXIMUM

DIRECTION OF OVERLAND FLOW

(UNLESS OTHERWISE SHOWN)

PROPOSED VALVE CHAMBER

PROPOSED SANITARY SEWER MANHOLE

PROPOSED STORM SEWER MANHOLE

PROPOSED CATCHBASIN MANHOLE

PROPOSED DEPRESSED CURB LOCATION

PROPOSED VALVE BOX

PROPOSED FIRE HYDRANT

PROPOSED CATCHBASIN

PROPOSED BARRIER CURB

— — — — — — OVERLAND SPILL LOCATION

– AREA I

PROPOSED HEAVY DUTY ASPHALT

TWSI LOCATION AS PER CITY STD

- RUNOFF COEFFICIENT

PROPOSED CATCHBASIN

EXISTING CATCHBASIN

EXISTING WATERMAIN

EXISTING FIRE HYDRANT

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING CATCHBASIN

EXISTING SUBDIVISION TREE

EXISTING SUBDIVISION STREETLIGHT

EXISTING 4-PARTY SUBDIVISION JUT

JOINT USE UTILITY TRENCH INCLUDING HYDRO

TELECOMMUNICATIONS TRENCH ONLY

HYDRO TRANSFORMER/SWITCHGEAR

CONCRETE ENCASED DUCT BANK

4 MODULE & 6 MODULE COMMUNITY MAILBOX SITE

PRIVATE HYDRO SUB-STATION

ROGERS VAULT / PEDESTAL

PROPOSED LIGHT STANDARD

PROPOSED TREE & SHRUBS (REFER TO

LANDSCAPE PLAN FOR DETAILS)

HYDRO METER LOCATION

GAS METER LOCATION

BELL GRADE LEVEL BOX

BELL PEDESTAL

GAS MAIN ONLY TRENCH

STREETLIGHT ONLY TRENCH

EXISTING VALVE AND VALVE BOX

STORM DRAINAGE BOUNDARY

DIRECTION OF OVERLAND FLOW

PROPOSED STORM MH AND SEWER

PROPOSED CATCHBASIN MANHOLE

EXISTING STORM MH AND SEWER

EXISTING COMBINED MH AND SEWER

IS LESS THAN 2.0m AS PER \$35.

MAXIMUM STATIC PONDING LIMITS

THERMAL INSULATION ON STORM SEWER WHERE COVER