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 INFORMATION SUPPLIED BY FARLEY, SMITH AND DENNIS SURVEYING LTD. (JOB NO. 432-75) 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. 3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE
- COMMENCING CONSTRUCTION. 4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- 5. 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
- 6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY
- Y. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- 8. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL

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. 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE
- BEDDING SHALL NOT BE PERMITTED. 2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
- 2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1. 2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO

2.0 METRES BELOW FINISHED GRADE) SHALL MATCH

3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.

EXISTING SOIL CONDITIONS.

- 4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
- 5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
- 6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
- 7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY
- 8. CONTRACTOR TO TELEVISE (CCTV) 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
- 9. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

- CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
 - 9. 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.
 - 10. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
 - 11. 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.
 - 12. 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.
 - 13. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
 - 14. 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.

- 16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA,
- 17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
- 18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS
- 19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION.

WATERMAIN NOTES

BELL AND THE CITY.

- 1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
- 2. INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE 'K' SOFT.
- 3. WATERMAINS 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. 4. 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.

- 5. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR
- 6. VALVES TO BE OPERATED BY CITY STAFF ONLY.
- 7. 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
- 8. 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

REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.

9. ALL WATERMAINS SHALL BE EQUIPPED WITH BUTTERFLY AND GATE VALVES AS PER OPSD 1100.011.

WORKS PRIOR TO INITIATING CONSTRUCTION.

- 10. ALL FIRE HYDRANTS, VALVE AND VALVE BOX HSALL
- CONFORM TO OPSD 1103.020. 11. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010

AND OPSD 1103.020.

- 12. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
- 13. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

LOCATION PLAN

— -- PROPERTY LINE

CONCRETE WALKWAY

WATER VALVE

ROOF DRAIN

MH#A SANITARY SEWER MANHOLE

LIMIT OF CONSTRUCTION

SURFACE ELEVATION

SWALE ELEVATION

OVERLAND FLOW ROUTE

STRAW BALE CHECK DAM

T/W 95.50 TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION

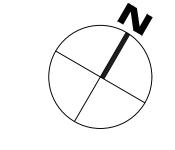
SILT FENCE BARRIER

MUD MAT

— — DRAINAGE DITCH

___ CONCRETE BARRIER _____ · ___ DRAINAGE SWALE

LEGEND



03 ISSUED FOR SUBMISSION

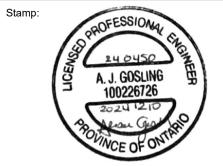
02 ISSUED FOR RE-ZONING

Check and verify all dimensions

before proceeding with the work

SCALE 1:100

01 ISSUED FOR REVIEW



12/10/2024

08/28/2023

08/24/2023

Date

Do not scale drawings

CSV ARCHITECTS

190 O'CONNOR STREET, SUITE 100 OTTAWA, ON, K2P 2R3

RESIDENTIAL BUILDING 214 SOMERSET ST E

OTTAWA

Drawing Title:

SITE SERVICING PLAN

1:100 CCO-24-0450 Checked By: A.B.

CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION	SEPARATION	
1	250mmØ SAN SERVICE OBV 59.69	0.72	
	250mmØ STM SEWER INV 60.41	0.72	
2	400mmØ WTR SERVICE OBV 59.95	0.50	
	250mmØ STM SEWER INV 60.45	0.30	
3	400mmØ WTR SERVICE OBV 60.00	0.50	
	150mmØ SAN SERVICE INV 60.50	0.30	
4	250mmØ SAN SERVICE OBV 59.67	0.72	
	250mmØ STM SEWER INV 60.39		
5	400mmØ WTR SERVICE OBV 59.93	0.50	
	250mmØ STM SEWER INV 60.43	0.30	

WATER COVER TABLE						
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER		
A - 400 X 150 TEE	0+000.00	62.50	60.10	2.40		
VALVE	0+004.98	62.44	60.04	2.40		
BUILDING	0+007.66	62.50	60.00	2.50		