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Legend

- PROPOSED WATERMAIN
- PROPOSED VALVE AND VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED REDUCER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- EXISTING WATERMAIN
- EXISTING VALVE AND VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING REDUCER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- EXISTING SUBURBAN CATCHBASIN
- CIRCULAR ORIFICE (SEE DWG SD-1)
- APPROX. LOCATION OF PROPOSED SEAL
- PROPOSED ROAD CUT AS PER CITY OF OTTAWA ROAD CUT RESURFACING POLICY AND STD. DETAIL R10.
- PROPOSED EASEMENT. REFER TO ARCHITECTURAL DWGS.

APPROVED

By Allison Hamlin at 2:21 pm, Dec 23, 2025

Notes

A Hamlin

ALLISON HAMLIN
MANAGER , DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

10	ISSUED FOR SITE PLAN APPLICATION	WAJ	PM	25.12.12
9	RE-ISSUED FOR TENDER R1	WAJ	PM	25.11.25
8	REVISED REAR YARD GRADING	WAJ	PM	25.10.24
7	RE-ISSUED FOR TENDER	WAJ	PM	25.10.06
6	REVISED AS PER CITY COMMENTS	WAJ	PM	25.09.25
5	ISSUED FOR TENDER	WAJ	PM	25.08.20
4	ISSUED FOR 85% / BUILDING PERMIT	WAJ	PM	25.07.22
3	ISSUED FOR DRAFT 85%	WAJ	PM	25.07.10
2	REVISED AS PER CITY COMMENTS	WAJ	PM	25.07.04
1	ISSUED FOR REVIEW	WAJ	PM	25.04.29
Revision		By	Appd.	YY.MM.DD

File Name:	160401837-D8.dwg	WAJ	PM	WAJ	25.03.20
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project

CITY OF OTTAWA

CEPEO ELEMENTARY SCHOOL
LOUISE-ARBOUR - 45 OAK STREET
OTTAWA, ON

Title

SITE SERVICING PLAN

Project No.	Scale	0	4	12	20m
160401837	1:400				

Drawing No.	Sheet	Revision
SSP-1	2 of 7	10

PLAN # 19280

GENERAL NOTES

- ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- 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.
- 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.
- 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. LOSS 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.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
- ALL DISTURBED AREAS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION THE ENGINEER AND THE CITY OF OTTAWA. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, OPSD 509.010 AND OPS3.310.
- 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.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 [ONE] SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DWGS.
- CONTRACTOR TO LOCATE EXISTING SERVICE LATERALS PRIOR TO CONSTRUCTION. EXISTING STORM AND SANITARY SERVICE LATERALS TO BE ABANDONED PER S11.4. EXISTING WATER SERVICE TO BE BLANKED AT THE MAIN [TYP.]
- TOPOGRAPHIC SURVEY SUPPLIED BY CALLOD DIETZ INCORPORATED DATED FEBRUARY 26, 2025 FILE NO. 25-27060.
- SITE PLAN PREPARED BY HOBIN ARCHITECTURE DATED NOVEMBER 25, 2023. PROJECT NO. 2457.
- GEOTECHNICAL INVESTIGATION PREPARED BY PATERSON GROUP DATED MARCH 21, 2025. REPORT NO. PG7468-1. 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 HERE.
- REFER TO LANDSCAPE ARCHITECTURE PLAN FOR ALL LANDSCAPING FEATURES (ie. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES etc.)
- STREET LIGHTING TO CITY OF OTTAWA STANDARDS.
- 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.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND PROJECT ENGINEER HAS BEEN OBTAINED.
- 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.

- WATER SUPPLY SERVICING**
- 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 CONSTRUCTION, INSPECTION & DISINFECTION BY CITY PERSONNEL.
 - 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 TRENCH WIRE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W36.
 - WATER SERVICES ARE TO BE PEX PIPE AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE NOTED). STAND POST TO BE INSTALLED AT PROPERTY LINE.
 - 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.
 - 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 C&S ON THE W/M STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED (AS PER CITY OF OTTAWA STD. W22 & W23).
 - CATHODIC PROTECTION TO BE SUPPLIED ON METALIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
 - ALL WATERMAIN BENDS, JOINTS, TEES AND PLUGS SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
 - ALL WATERMAINS SHALL HAVE MIN. COVER OF 2.4m. WATERMAINS ARE TO BE INSTALLED TO THE ELEVATIONS SHOWN ON THE APPROVED SITE SERVICING DRAWING. WHERE SPECIFIC WATERMAIN ELEVATIONS ARE NOT SHOWN ON THE SERVICING DRAWING, A MINIMUM COVER OF 2.4m FROM PROPOSED GRADES, AS SHOWN ON THE GRADING PLAN, MUST BE MAINTAINED AT ALL TIMES. IN FREEZE AREAS COVER TO BE FROM PREGRADED ELEVATIONS. WHERE WATERMAIN COVER IS LESS THAN 2.4m, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY OF OTTAWA STD. W22.
 - 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 MAINTAINED.
 - ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LOGICALLY TO TESTING, ETC., MUST BE PROVIDED.
 - ALL WATERMAINS SHALL BE BACTERIOLOGICALLY 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.
 - FIRE HYDRANTS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W18 AND W19.
 - WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24.
 - THRUST BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.3 AND W25.4.
 - WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W25 AND W25.2.
 - SERVICE SIZES, LOCATIONS, AND ELEVATIONS TO BE CONFIRMED BY THE MECHANICAL ENGINEER.

STORM AND SANITARY SEWERS

- STORM AND SANITARY SEWERS** 375mm DIA. OR SMALLER SHALL BE PDC SD385. SEWERS LARGER THAN 375mm SHALL BE CONCRETE CSA A 257.2 CLASS 1000 AS PER OPSD 807.010.
- SEWER TRENCH SHALL CONSIST OF CLASS "B" BEDDING PER CITY OF OTTAWA STANDARDS S6 AND S7. COMPACTION SHALL BE AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS. THE BEDDING LAYER THICKNESS SHOULD BE INCREASED TO A MINIMUM OF 300mm WHERE THE SUBGRADE WILL CONSIST OF GREY SILTY CLAY. TRENCH EXCAVATIONS ADVANCED BELOW THE CLAY DEPOSIT AND THROUGHOUT THE UPPER PORTION OF THE LOOSE SILTY CLAY GLACIAL TILL MAY REQUIRE BEDDING THICKNESS IN THE RANGE OF 300 TO 400 mm AND WRAPPED IN GEOGRID TO CONSIDER THE LESSER STIFF NATURE OF THE IN SITU SOILS AT THOSE DEPTHS. REFER TO GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP DATED MARCH 21, 2025. REPORT NO. PG7468-1 FOR DETAILS.
- FOR CONSTRUCTION DETAILS NOT SHOWN ON PLANS, REFERENCE SHALL BE MADE TO THE ONTARIO PROVINCIAL STANDARDS DRAWINGS AND CITY OF OTTAWA STANDARDS.
- SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- 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 RUSHED 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.
- LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
- FROST PROTECTION PER CITY OF OTTAWA STANDARD DRAWING S35 WHERE THERE IS LESS THAN 2.0m OF COVER ABOVE THE SEWER SERVICES.
- CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPS3.410 AND OPS3.407. A COPY OF THE INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
- STORM SERVICE CONNECTION AS PER CITY STD DWG S11.1; SANITARY SERVICE CONNECTION AS PER CITY STD DWG S11.1. SERVICES TO CONNECT TO THE OBVERT OF THE MAIN UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY EXISTING SEWERS AND INVERTS, AND REPORT ANY DISCREPANCIES TO SITE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- 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 S19, S28, AND S28.1 WHERE APPLICABLE. ALL STORM MANHOLES WITH SEWERS 300mm DIAM. AND OVER IN SIZE SHALL BE BENCHMARKED. ALL OTHER STORM MANHOLES SHALL BE COMPLETED WITH 300mm SUMP AS PER CITY STANDARDS. SANITARY MANHOLES SHALL NOT HAVE SUMPS.
- CATCH BASINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS c/w FRAME AND GRATE. REAR YARD C&S SHALL BE AS PER S18.1. STREET C&S AS PER S2 AND S19, AND CURB INLET C&S AS PER S3, S22 AND S23. PROVIDE 150mm ADJUSTED SPACERS. ALL CATCH BASINS SHALL HAVE SUMPS (600mm DEEP). STREET CATCH BASIN LEADS SHALL BE 200mm DIA.(MIN) PVC SDR 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.
- 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.
- SERVICE SIZES, LOCATIONS, AND ELEVATIONS TO BE CONFIRMED BY MECHANICAL ENGINEER.
- CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD S8. THE SEALS SHOULD BE AT LEAST 1.5m LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUBBEDDING AND COVER MATERIAL. THE CLAY SEALS SHOULD CONSIST OF RELATIVELY DRY AND COMPATIBLE BROWN SILTY CLAY PLACED IN MAXIMUM 225mm THICK LOOSE LIPS AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS SPECIFIED. THE CLAY SEALS SHOULD BE PLACED AT STRATEGIC LOCATIONS AT NO MORE THAN 60m INTERVALS ALONG THE SERVICE TRENCHES. FOR DETAILS REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY PATERSON GROUP DATED MARCH 21, 2025. REPORT NO. PG7468-1.

CROSSING	STM INV	STM OBV	STM SUBURBAN INV	SAN INV	SAN OBV	WTR TOP	WTR BTM	NOTES
1	56.75 (56.68)	57.65 (57.74)		55.32	55.57	56.22	56.07	
2	56.75 (56.68)	57.65 (57.74)		55.30	56.15			
3	56.75 (56.68)	57.65 (57.74)				56.16	56.01	DEFLECT WATER UNDER STORM (AS PER W25)
4	56.12 (56.04)	56.57 (56.65)				55.77	55.17	
5	56.11 (56.03)	56.56 (56.64)		55.68 (52.49)	55.16 (54.33)			
6	56.73	56.93	57.70	57.95				

*BRACKETS DENOTE ADJUSTED VALUE WITH CONCRETE PIPE THICKNESS

STRUCTURE ID	AREA ID	TYPE	ICD INVERT	100% HEAD (m)	100% RELEASE RATE (L/s)
STM 106	L107A, L107B, L107C	120mm Ø CIRCULAR ORIFICE	56.74	0.83	29.8
STM 102A	L102A	95mm Ø CIRCULAR ORIFICE	56.55	0.89	18.1

STATION	FINISHED GRADE	TOP OF W/M	ITEM
0+000	58.72	56.32	TEE CONNECTION TO 150mm Ø WATERMAIN
0+002.1	58.64	56.24	22.5° HORIZONTAL BEND
0+011.6	58.85	56.45	22.5° HORIZONTAL BEND
0+013.4	58.91	56.51	150mm VALVE AND BOX
0+020	59.04	56.64	TOP OF WATERMAIN
0+037.3	59.18	56.78	40° HORIZONTAL BEND
0+041.1	59.11	56.71	40° HORIZONTAL BEND
0+041.9	59.14	56.74	40° VERTICAL BEND
0+042.9	59.17	56.16	DEFLECT WATER UNDER STORM (AS PER W25)
0+044.0	59.30	56.16	DEFLECT WATER UNDER STORM (AS PER W25)
0+045.0	59.34	56.94	40° VERTICAL BEND
0+046.0	59.36	56.94	150mm WATERMAIN SUB

DRAINAGE AREA ID	DRAIN TYPE	# DRAINS	100 YEAR HEAD (m)	100 YEAR RELEASE RATE (L/s)
R111A	WATTS ACCUTROL BOX OPEN	6	0.14P	7.5

STATION	FINISHED GRADE	TOP OF W/M	ITEM
0+000	58.63	56.23	TEE CONNECTION TO 150mm Ø WATERMAIN
0+002.1	58.69	56.19	22.5° HORIZONTAL BEND
0+009.3	58.70	56.30	22.5° HORIZONTAL BEND
0+013.4	58.91	56.51	150mm VALVE AND BOX
0+020	59.06	56.66	TOP OF WATERMAIN
0+037.3	59.18	56.79	40° HORIZONTAL BEND
0+041.1	59.10	56.70	40° HORIZONTAL BEND
0+041.9	59.14	56.74	40° VERTICAL BEND
0+042.9	59.17	56.16	DEFLECT WATER UNDER STORM (AS PER W25)
0+044.0	59.30	56.16	DEFLECT WATER UNDER STORM (AS PER W25)
0+045.0	59.34	56.94	40° VERTICAL BEND
0+046.0	59.36	56.94	150mm WATERMAIN SUB

SOMERSET STREET

