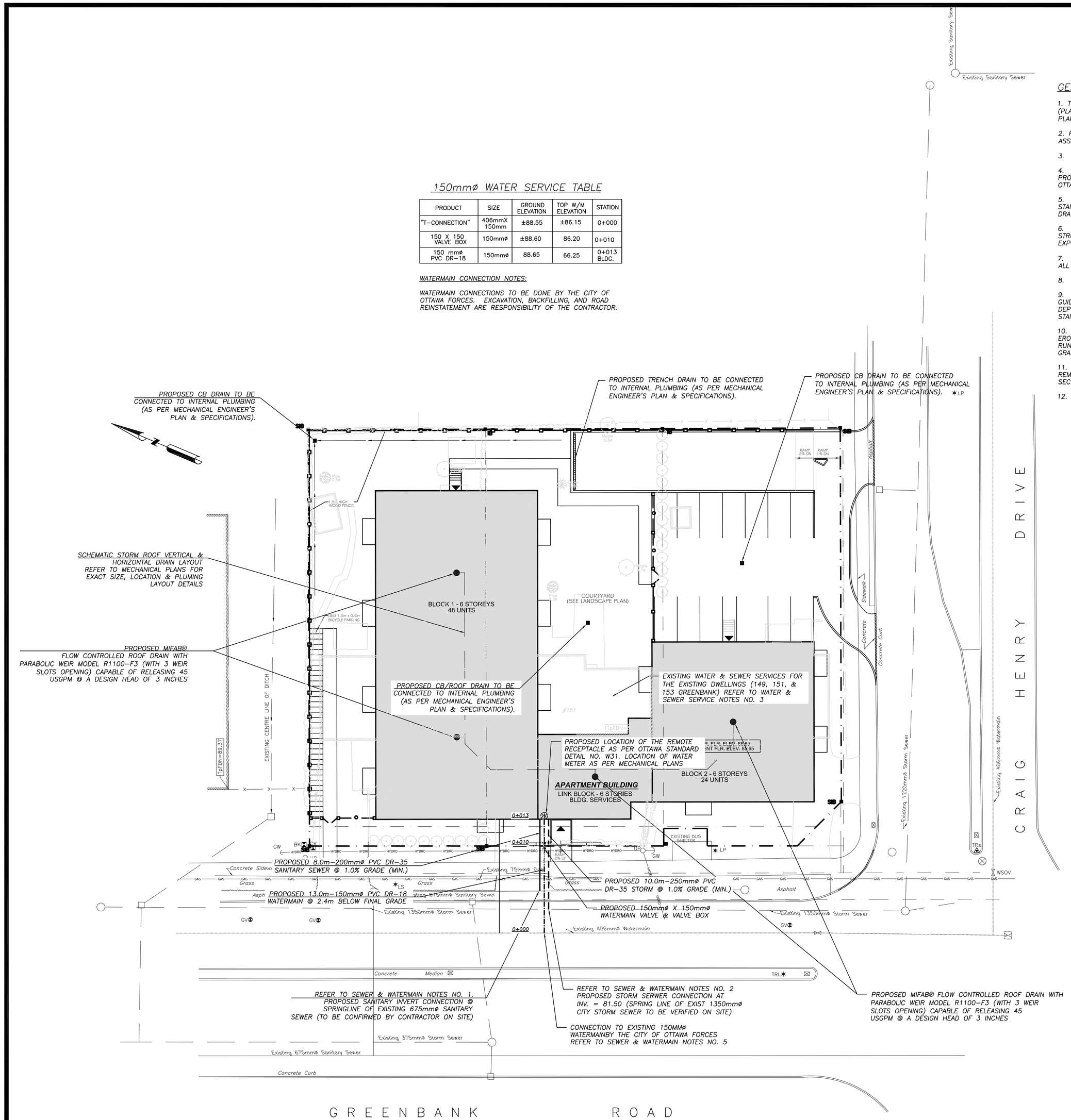
150mmø WATER SERVICE TABLE

PRODUCT	SIZE	GROUND ELEVATION	TOP W/M ELEVATION	STATION
"T-CONNECTION"	406mmX 150mm	±88.55	±86.15	0+000
150 X 150 VALVE BOX	150mmø	±88.60	86.20	0+010
150 mmø PVC DR-18	150mmø	88.65	66.25	0+013 BLDG.

WATERMAIN CONNECTION NOTES:

WATERMAIN CONNECTIONS TO BE DONE BY THE CITY OF OTTAWA FORCES. EXCAVATION, BACKFILLING, AND ROAD REINSTATEMENT ARE RESPONSIBILITY OF THE CONTRACTOR.



GENERAL NOTES:

1. *THIS PLAN HAS TO BE READ IN CONJUNCTION WITH SITE PLAN PREPARED BY MORRIS MELAMED ARCHITECT (PLAN NO. A0), MECHANICAL & PLUMING LAYOUT PLANS PREPARED BY M&E ENGINEERS, & SITE SERVICING PLAN DRAWING C2 PREPARED BY LRL.*
2. *PLEASE REFER TO STORM WATER MANAGEMENT ANALYSIS PREPARED BY LEVAC ROBICHAUD LECLERC ASSOCIATES LTD. (FILE REFERENCE 10498) REVISION DATED SEPTEMBER 30, 2010*
3. *PLEASE REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY THROW CONSULTING ENGINEERS*
4. *ALL MATERIALS & CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS & PROVINCIAL STANDARDS & SPECIFICATIONS. ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY OF OTTAWA STANDARDS ARE AVAILABLE*
5. *UNDERGROUND WORKS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF OTTAWA DRAWING DESIGN STANDARDS, ONTARIO PROVINCIAL STANDARD SPECIFICATIONS, & ONTARIO PROVINCIAL STANDARD DRAWINGS UNLESS SPECIFIED TO THE CONTRARY ON THE PLANS.*
6. *THE CONTRACTOR IS TO CHECK, VERIFY AND BE RESPONSIBLE FOR ALL UNDERGROUND SERVICES, STRUCTURES AND UTILITIES. ALL EXISTING UNDERGROUND STRUCTURES PIPES, CONDUITS, ETC. TO BE EXPOSED PRIOR TO ANY CONSTRUCTION AND ANY POTENTIAL CONFLICTS TO BE REPORTED TO THE ENGINEER.*
7. *BRANCH CONNECTIONS TO BE PRE-MANUFACTURED TEES (CSA CERTIFIED) UNLESS OTHERWISE SPECIFIED. ALL JOINTS TO BE BELL AND SPIGOT TYPE UNLESS OTHERWISE SPECIFIED.*
8. *ALL GRATE ELEVATIONS ARE SUBJECT TO ADJUSTMENT IN THE FIELD, AS DETERMINED BY THE ENGINEER.*
9. *SEWER AND WATERMAIN BEDDING SHALL BE IN ACCORDANCE WITH THE OTTAWA DRAWING DESIGN GUIDELINES AND SHALL CONFORM TO GRANULAR A AS PER OPSS SPECIFICATIONS. ALL SEWER LINES WITH DEPTH LESS THAN 1.5m WILL HAVE TO BE THERMALLY INSULATED AS PER CITY OF OTTAWA DESIGN STANDARD DRAWING DETAILS.*
10. *REGARDLESS OF SITE SPECIFIC ITEMS DETAILED ON THE PLANS, THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SUIT THE PROPOSED WORK METHODS TO CONTROL SEDIMENT FROM RUNNING OFF THE SITE. FOLLOWING CONSTRUCTION, DISTURBED AREAS, AS WELL AS PROPOSED GRASSED AND VEGETATED SURFACES, SHALL BE REINSTATED AS SOON AS PRACTICAL.*
11. *IF, DURING THE PROCESS OF DEVELOPMENT, DEEPLY BURIED OR UNDETECTED ARCHAEOLOGICAL REMAINS ARE UNCOVERED, THE DEVELOPER OR AGENTS SHALL IMMEDIATELY NOTIFY THE ARCHAEOLOGY SECTION OF THE ONTARIO MINISTRY OF CULTURE, TOURISM AND RECREATION.*
12. *CONTRACTOR IS REQUIRED TO NOTIFY GAS & SCHEDULE THE APPROPRIATE CONNECTIONS.*

LEGEND:

- *EXISTING PROPERTY LINE*
- *PROPOSED PROPERTY LINE*
- *EXISTING WATERMAIN*
- *EXISTING FIRE HYDRANT*
- *EXISTING V&VB*
- *PROPOSED WATERMAIN*
- *PROPOSED FIRE HYDRANT*
- *PROPOSED V&VB*
- *EXISTING SANITARY SEWER AND MANHOLE*
- *PROPOSED SANITARY SEWER AND MANHOLE*
- *EXISTING STORM SEWER AND MANHOLE*
- *PROPOSED STORM SEWER AND MANHOLE*
- *EXISTING CONCRETE CURB*
- *PROPOSED CONCRETE CURB*
- *EXISTING BUILDING OR STRUCTURE*
- *PROPOSED BUILDING OR STRUCTURE*
- *EXISTING GRADE* (× 99.99)
- *PROPOSED GRADE* (99.99)
- *PROPOSED GROUND FLOW* (1.5%)
- *PROPOSED FENCE*

SEWER & WATERMAIN NOTES:

1. *THE PROPOSED PRIVATE 200MMø SANITARY SEWER CONNECTION TO EXISTING CITY 675MMø SANITARY SANITARY SEWER MUST BE MADE USING AN APPROVED SADDLE CONNECTION.*
2. *THE PROPOSED PRIVATE 250MMø STORM SEWER CONNECTION TO THE CITY 1350MMø STORM SEWER MUST BE MADE USING AN APPROVED SADDLE CONNECTION. THIS SHOULD ALSO BE INSTALLED IN THE SAME SERVICE TRENCH AS THE PRIVATE SANITARY SEWER & WATERMAIN.*
3. *LOCATION OF ALL EXISTING SANITARY, WATER, & STORM SERVICES FOR THE EXISTING DWELLINGS ARE TO BE CAPPED AT PROPERTY LINE. EXISTING WATER SERVICES BLANKED AT THE CITY MAIN ALL TO THE SATISFACTION OF THE CITY OF OTTAWA.*
4. *THE PROPOSED 150MMø WATERMAIN CONNECTION TO EXISTING CITY 406MMø WATERMAIN ALONG GREENBANK ROAD MUST BE MADE USING A "T" CONNECTION (406MMø X 150MMø TEE).*
5. *THE CONTRACTOR SHALL CONSTRUCT WATER SERVICES, CONNECTIONS, & APPURTENANCES AS PER CITY OF OTTAWA SPECIFICATIONS & SHALL COORDINATE & PAY ALL RELATED COST INCLUDING THE COST OF CONNECTION, INSPECTION, & DISINFECTION BY CITY PERSONNEL. SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM 2.0M FROM CATCH BASINS AND MANHOLES. THERMAL INSULATION SHALL BE INSTALLED WHERE THE 2.0M SEPARATION CANNOT BE ACHIEVED AS PER CITY SPECIFICATION W40 &W42. DEFLECTION OF WATERMAIN PIPE IS NOT TO EXCEEED ½ OF THAT SPECIFIED BY THE MANUFACTURER. PROVIDE 2.4M (MIN.) OF COVER. EXCAVATION, BACKFILL, & REINSTATEMENT BY CONTRACTOR. WATER CONNECTION TO CITY MAIN SHALL BE MADE BY CITY STAFF.*
6. *CONTRACTOR SHALL PROVIDE LEAKAGE TESTING IN THE PRESENCE OF THE ENGINEERING CONSULTANT FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 410 AND OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION REPORT OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO INSPECTION REPORT SHALL BE SUBMITTED TO THE ENGINEERING CONSULTANT FOR REVIEW.*
7. *ALL SEWERS & WATERMAIN PIPE AND FITTINGS LOCATED IN AREAS CONTAMINATED OR POTENTIALLY CONTAMINATED WITH HYDROCARBONS SHALL HAVE NITRILE GASKETS.*

CONSTRUCTION NOTES – ENVIRONMENT

WHILE UNDERTAKING CLEARING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE OWNER AND THEIR CONTRACTORS SHALL BE VIGILANT FOR THE POTENTIAL PRESENCE OF UNDERGROUND FUEL TANKS, POTENTIALLY CONTAMINATED SOIL OR GROUNDWATER, BURIED WASTES OR ABANDONED WATER WELLS. IF ANY OF THE ABOVE ARE ENCOUNTERED OR SUSPECTED, THE OWNER SHALL ENSURE THAT:

1. *ANY SOIL OR GROUNDWATER CONTAMINATION ENCOUNTERED IS REMEDIATED TO APPLICABLE STANDARDS AS DEFINED WITHIN O.REG. 153/04 OR AS REVISED;*
2. *ANY WASTES GENERATED BY SITE CLEAN-UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;*
3. *ANY ABANDONED FUEL TANKS ENCOUNTERED ARE DECOMMISSIONED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;*
4. *ANY UNUSED WATER WELLS (DRILLED OR DUG) ARE PROPERLY ABANDONED IN ACCORDANCE WITH ONTARIO REGULATION 903 – WELLS OR AS REVISED;*
5. *IF IT APPEARS LIKELY THAT CONTAMINATION EXTENDS BEYOND THE BOUNDARIES OF THE SUBJECT PROPERTY, THE OWNER NOTIFIES THE LOCAL OFFICE OF THE MINISTRY OF THE ENVIRONMENT.*
7. *CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND*
8. *THAT THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTRE (1-800-268-6060).*

UTILITY NOTES:

1. *THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION.*
2. *ONLY VISIBLE SURFACE UTILITIES WERE LOCATED.*
3. *A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING BREAKING GROUND, PROBING, EXCAVATING ETC.*
3. *CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND FACILITIES TO BE ASSURED OF CONNECTION POINT OF: ELECTRICITY, TELEPHONE, WATER, & SEWER & MAKE ALL REPAIRS AT CONTRACTOR'S EXPENSE IF DAMAGED. AT THE END OF THE PROJECT, CONTRACTOR MUST VERIFY THAT ALL EQUIPMENTS ON SITE IS IN GOOD WORKING ORDER SUCH AS LIGHT POLES, SIGNS, TELEPHONES, GAS PUMPS, ETC.*
5. *NO DIMENSION MUST BE TAKEN ON ALL PLANS BY USING A SCALE. IF DIMENSION DOES NOT APPEAR, ASK THE PROJECT MANAGER/COORDINATOR TO CLARIFY THE SITUATION.*

USE AND INTERPRETATION OF DRAWINGS

1. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENT, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER REPRESENTS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
3. AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CADD DISKS OR OTHER ELECTRONIC MEDIA AND COPIED THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THIS DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THIS DRAWINGS ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THIS DRAWINGS EXPRESSED OF IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LEVAC ROBICHAUD LECLERC ASSOCIATES LTD (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT ARE NOT COMPLETE. CONTRACTOR IS ADVISED TO CHECK IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING,

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

THESE DRAWINGS SHALL BE READ IN CONJUCTION WITH ALL PERTINENT DRAWINGS AND DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

No.	REVISIONS	BY	DATE
01	ISSUED FOR SITE CONTROL PLAN APPLICATION	J.G.	OCT. 7, 2010

LICENSED PROFESSIONAL ENGINEER — J. GAPAS — 100062332 — OCT. 7, 2010 — PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED.

DES.	J.G.	CHK'S	LRL
DRAWN	J.G.	CHK'S	N.A.L.

HOR. SCALE=1:250 — 5m 0 5 10m

PROJECT

PROPOSED APARTMENT BUILDING
149, 151, & 153 GREENBANK RD.
CITY OF OTTAWA

DRAWING TITLE

SITE SERVICING PLAN

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CLIENT

PHOENIX HOMES

DATE	FILE	DWG No.
OCTOBER 2010	10498	C2