

**SPECIFICATIONS FOR C.B.'S AND M.H.'S**

**STORM:**

- DROP STRUCTURE IF REQUIRED AS CITY SPECIFICATION AND PER OPSD 1003.010.
- 600x600 PRECAST CB AS PER OPSD 705.010 c/w FRAME AND GRATE AS PER S19. GOSS TRAP AND SUBDRAINS AS PER CITY STANDARD.1
- ALL CB TO HAVE 3.0m -150mm PERFORATED SUBDRAIN IN ALL 4 DIRECTIONS AS PER CITY STANDARDS.
- 1200 PRECAST MH AS PER OPSD 701.010 c/w FRAME AS PER S25 AND COVER AS PER S24.1 AND S28.1.
- BENCHING AS PER OPSD 701.021.
- BEDDING AS PER CITY STD S6.
- ADJUSTMENT UNITS AND CAPS AS PER OPSD 704.01.
- SEWER COVER-GRANULAR 'A' CONFORMING TO OPSD 802.03.
- PIPE-PVC SDR35 UNLESS NOTED OTHERWISE.
- CB CONNECTIONS AS PER OPSD 708.03
- ALL EX. STORM AND SANITARY ABANDONED SHOWN ON THE PLAN OR ENCOUNTERED DURING CONSTRUCTION ARE TO BE EXCAVATED AT THE STREET LINE AND SEALED TO CITY STD.
- WHEN THE DEPTH OF THE COVER OVER THE PROP. SANITARY OR STORM SEWERS IS LESS THAN 2.0m, SEWER LINES ARE TO BE INSULATED AS PER CITY STD. THE INSULATION TO BE STYROFOAM BRAND H.I. TYPE IV OR EQUAL.
- DROP STRUCTURE ON STORM OR SANITARY AS PER OPSD 1003.010 OR OPSD 1003.020 AS APPLICABLE

**WATERMAINS:**

- ALL NEW WATERMAIN CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY STANDARDS.
- WATERMAIN AND/OR WATER SERVICES TO HAVE A MINIMUM OF 1.0m HORIZONTAL SEPARATION FROM OTHER UTILITIES AS PER CITY STANDARDS.
- WHERE WATERMAIN AND/OR WATER SERVICES CROSSES UNDER SANITARY OR STORM SEWER A MINIMUM CLEARANCE OF 0.5m SHALL BE PROVIDED.
- BEDDING MATERIAL TO BE INSTALLED AS PER CITY STANDARDS.
- WATER SERVICE TO HAVE MIN. 2.4m COVER. WHERE THE MINIMUM COVER IS NOT POSSIBLE INSULATE AS PER CITY OF OTTAWA STANDARD W22
- ALL TEES, PLUGS AND BENDS TO HAVE CONCRETE THRUST BLOCKS AS PER CITY STD
- CONTRACTOR TO PROVIDE PRESSURE TEST RESULTS OF NEW WATERMAIN AND FIRE MAIN.
- WATERMAIN TO BE INSTALLED WITH TRACER WIRE.

**SANITARY**

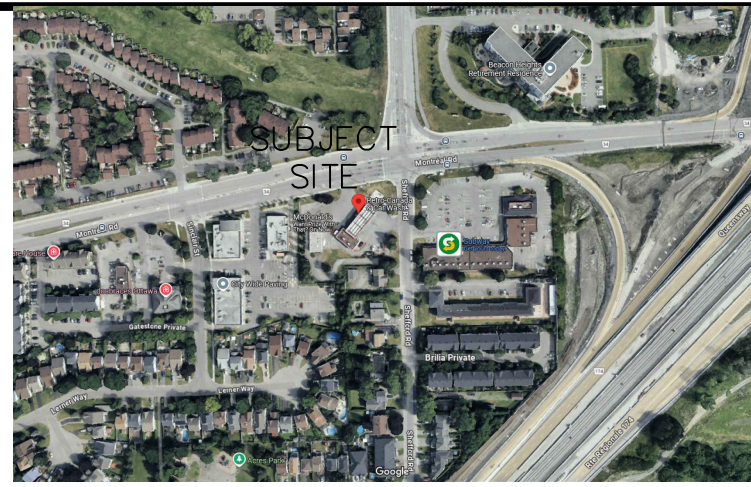
- 1200 PRECAST M.H.'S AS PER OPSD 701.01 c/w FRAME AS PER S25 AND COVER AS PER S24.
- DROP STRUCTURE IF REQUIRED AS CITY SPECIFICATION AND PER OPSD 1003.010.
- BEDDING AS PER CITY STD S6.
- BENCHING AS PER OPSD 701.021.
- SANITARY PIPES TO BE PVC SDR35.
- ALL SANITARY SEWERS TO BE TESTED IN ACCORDANCE WITH THE REQUIREMENT OF OBC 7.3.6

**EX. UTILITIES NOTES**

EXISTING INFORMATION REGARDING UTILITIES ALONG MONTREAL RD AND SHEFFORD RD TO BE SITE VERIFIED  
 INFORMATION REGARDING EXISTING STORM, SANITARY AND WATER EXTRACTED FROM BOUNDARY AND TOPOGRAPHIC SURVEY DATED 2024-11-23 BY NOTHERN LINK AND "SHEFFORD RD CH 0+00 TO 0+283 - DRG # 87-1268-6" DATED APRIL 1988 BY R.W. CONNELLY ASSOCIATED LTD.

**SERVICES NOTES:**

CONTACT LOCAL UTILITY AGENCIES (GAS, HYDRO & TELEPHONE) TO LOCATE THE EXISTING INCOMING SERVICES, AND USE THE SAME TO SERVE NEW INSTALLATIONS (IF APPLICABLE).



**KEY PLAN**  
NTS

**PLAN OF SURVEY OF**  
BLOCK 60 AND PART OF BLOCK 59  
REGISTERED PLAN 4M-916  
AND PART OF LOT 16  
CONCESSION 1 (OTTAWA FRONT)  
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)  
CITY OF OTTAWA

**BEARING**  
BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF SHEFFORD ROAD AS DERIVED FROM OBSERVED CONTROL POINTS 'A' AND 'B' AND HAVING A BEARING OF N 21°22'10" W.  
GRID BEARINGS ARE 3' MTM ZONE 09, CENTRAL MERIDIAN 76°30' WEST LONGITUDE, NAD83 (CSRS-2010.0).

**NOTES**

TREE CALIPER'S SHOWN HEREON ARE AS MEASURED BY OUR SURVEY CREW; CROWN DIMENSIONS ARE AS SHOWN ON THE FACE OF PLAN AND CONFIRMED VIA AERIAL REFERENCE DATA. THIS DATA HAS NOT BEEN CONFIRMED OR REVIEWED BY A PROFESSIONAL ARBORIST.  
 FENCES AND OCCUPATION ARE AS INDICATED ON THIS PLAN OF SURVEY.  
 OBSERVATIONS TO STRUCTURES ON THE SUBJECT LANDS HAVE BEEN MADE TO THE EXPOSED EXTERIOR CLADDING OF THE STRUCTURES AS SHOWN.

**BEARING ROTATION:**  
FOR BEARING COMPARISONS, A ROTATION OF 00°39'40" COUNTER-CLOCKWISE WAS APPLIED TO PLAN P3.

**BENCHMARK**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM GNSS OBSERVATIONS TO OUR CONTROL NETWORK. ELEVATIONS ARE REFERENCED TO OUR LOCAL BENCHMARK:

**LOCAL BENCHMARK:**  
THE TOP NUT OF A FIRE HYDRANT LOCATED APPROXIMATELY 14m SOUTH OF DRIVEWAY ENTRANCE TO THE SUBJECT LANDS ALONG SHEFFORD ROAD AND HAVING AN ELEVATION OF 67.88. (NAD83; CSRS; v7-2010, GEOID MODEL HT2.0-2002.0)

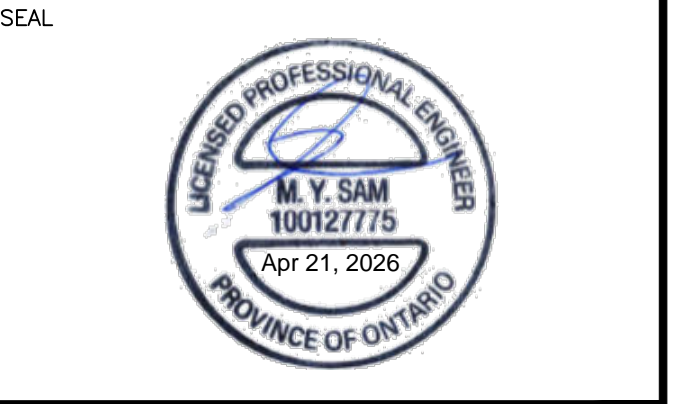
**LEGEND**

- EXISTING CATCHBASIN
- EXISTING C.B./M.H.
- EXISTING STM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING SANITARY LINE
- NEW CATCHBASIN
- NEW C.B./M.H.
- NEW SANITARY MANHOLE
- NEW STM MANHOLE
- PROPERTY LINE
- OVERLAND FLOW
- REMOVALS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- INSULATED PIPE
- OVERLAND FLOW ROUTE

REVISION TABLE		
REV.	DESCRIPTION	DRAWN APP'D. DATE
0	-	SR JS 31 MAR '26

ISSUE TABLE		
TO	FOR	DATE
SUNCOR	ISSUED FOR REVIEW	16 MAR '26
SUNCOR	ISSUED FOR REVIEW	31 MAR '26

**METRIC**  
ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. CONTRACTOR TO CHECK/VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER. DO NOT SCALE DRAWINGS.



CONSULTANT

J + B ENGINEERING INC.  
 TORONTO: 25 CHEVROISEUR DR. CALGARY: 6361114 AVE. SW  
 SUITE 201 SUITE 200  
 BARRACLOUGH ON L3R 0N8 CALGARY AB T2R 0E2  
 416 229 7938 403 500 2226



DRAWING TITLE:  
**SITE SERVICING PLAN**

PROJECT:  
2180 MONTREAL RD  
@SHEFFORD RD  
OTTAWA, ON

DRAWN BY:	EM	CAD INFO:	SHEET SIZE D (559 x 864)
DRAWING SCALE:	1:200	CONSULTANT	PETRO-CANADA
DATE DRAWN:	DEC 03 '25	PROJECT No.	250344-P-301
CHECKED BY:		PLOT SCALE	1:1
APPROVED BY:		PLOT DATE	
STD No./OUTLET No.	65004	PLOT CONFIGURATION	
		SHEET No.	P301

CROSSING	ELEVATION (m)	VERTICAL CLEARANCE (m)
CROSSING 1 EX.STM MH1-CBMH3 (ø200mm) EX. SAN MH1-PROP. SAN MH3 (ø200mm)	INV 66.61 OBV 66.07	0.54
CROSSING 2 CBMH4-STM MH3 (ø600mm) PROP. SAN MH3-EX. SAN CMH (ø200mm)	INV 65.67 OBV 65.17	0.50
CROSSING 3 EX.STM MH1-CBMH3 (ø200mm) WATER (ø50mm)	INV 66.57 OBV 64.75	1.82
CROSSING 4 PROP.BUILDING OUTLET-EX. SAN MH1 (ø200mm) WATER (ø50mm)	INV 66.03 OBV 64.75	1.28
CROSSING 5 EX.STM MH1-CBMH3 (ø200mm) PROP.BUILDING OUTLET-EX. SAN MH1 (ø200mm)	INV 66.67 OBV 66.17	0.50
CROSSING 6 BUILDING RWL-CBMH3 (ø150mm) EX.SAN MH1-PROP.SAN MH3 (ø200mm)	INV 66.36 OBV 65.86	0.50