

LEGEND

- PROPERTY LINE
- V&VB PROPOSED VALVE AND VALVE BOX
- V&VC PROPOSED VALVE AND VALVE CHAMBER
- PROPOSED CAP
- ⊕ PROPOSED WATER METER
- ⊕ PROPOSED REMOTE METER
- ⊕ PROPOSED INTERNAL TEST PORT
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SERVICE
- PROPOSED WATER SERVICE
- FDSC PROPOSED SIAMESE LOCATION
- ▽ PROPOSED BUILDING ENTRANCE
- ⊕ AD 1 TIG=72.35 PROPOSED AREA DRAIN
- EXISTING UTILITY POLE CIV GUY WIRES
- V&VC EXISTING VALVE & VALVE CHAMBER
- V&VB EXISTING VALVE & VALVE BOX
- EXISTING HYDRANT
- SAN MH EXISTING SANITARY SEWER & MANHOLE
- STM MH EXISTING STORM SEWER & MANHOLE
- CB 1 EXISTING CATCHBASIN
- LS EXISTING LIGHT STANDARD
- EXISTING FENCE
- B EXISTING UNDERGROUND BELL
- OHW EXISTING OVERHEAD WIRES
- C EXISTING UNDERGROUND CONDUIT
- G EXISTING UNDERGROUND GAS
- P EXISTING UNDERGROUND POWER

WATERMAIN NOTES:

- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER WATERMAIN	W25	CITY OF OTTAWA
	PVC DR 18	
- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
- WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
- PROVIDE MINIMUM 0.25m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.

SEWER NOTES:

- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
STORM / SANITARY MANHOLE (12000)	701.010	OPSD
STORM / SANITARY MH FRAME	S25	CITY OF OTTAWA
SANITARY COVER	S24	CITY OF OTTAWA
STORM COVER (CLOSED)	S24.1	CITY OF OTTAWA
SEWER TRENCH	S6 & S7	CITY OF OTTAWA
STORM SEWER	PVC SDR 35	CITY OF OTTAWA
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%. PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
- FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX, POSITIVE SEAL AND DURASEAL), THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
- SITE SERVICING CONTRACTOR TO PERFORM FIELD TESTS FOR QUALITY CONTROL OF SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSD 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
- STORM MANHOLES AND CBMS ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
- CONTRACTOR TO TELEVISION (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
- ALL DRAINAGE FOR THE UNDERGROUND PARKING LEVELS IS REQUIRED TO BE DIRECTED TO THE SANITARY SEWER.
- A BACKWATER CHECK VALVE ON THE INLET PIPE TO BE INSTALLED INTO THE UNDERGROUND STORAGE TANK.

WATERMAIN TABLE - 212 SLATER STREET

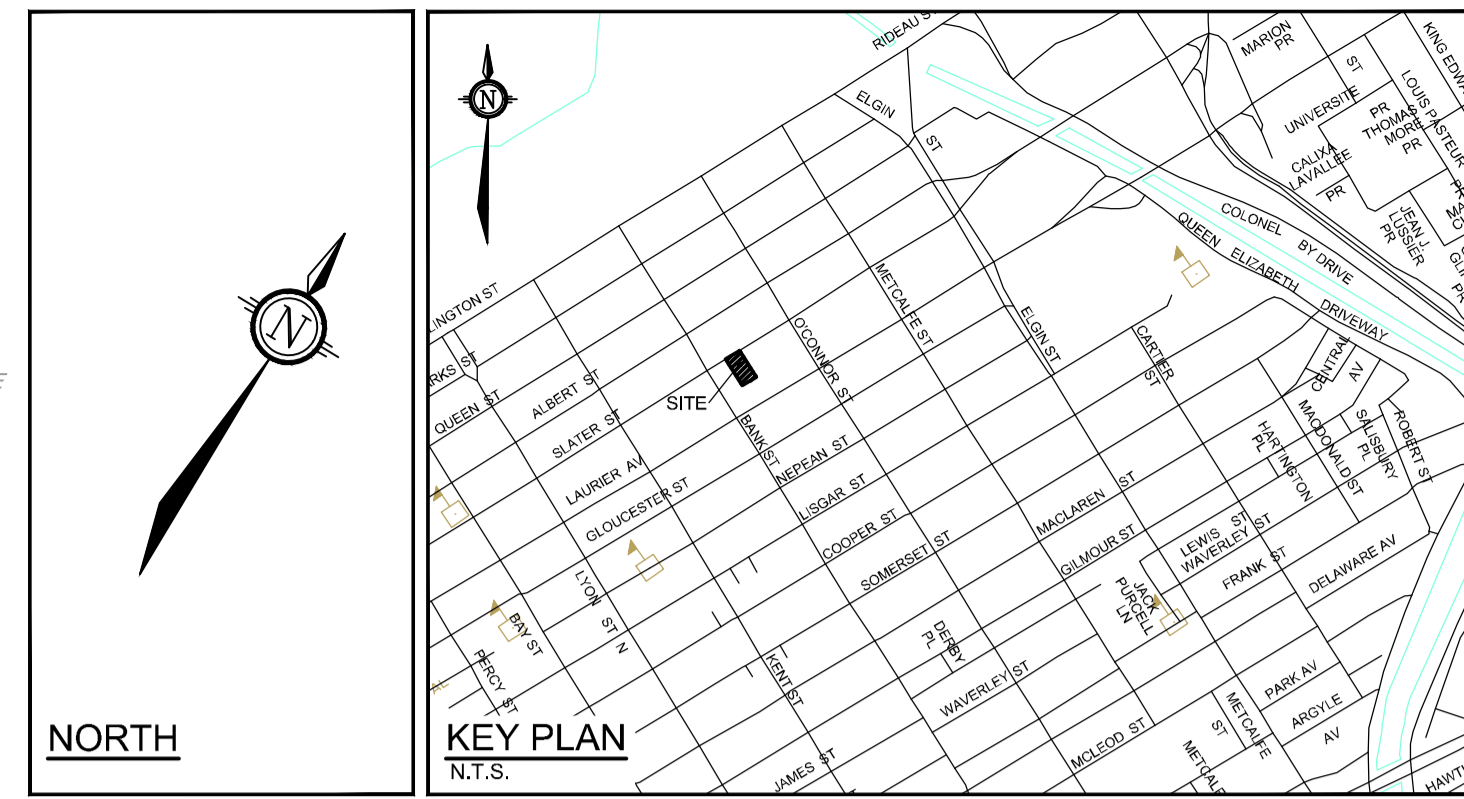
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
0+000.0	72.40	70.00	CONNECT TO EXISTING
0+001.6	72.47	69.10	STM SEWER CROSSING (0.5m CLEARANCE MIN)
0+003.4	72.55	70.00	SAN SEWER CROSSING (0.5m CLEARANCE MIN)
0+010.0	72.35	69.95	CURB FACE
0+012.5	72.50	70.00	VALVE AND VALVE BOX @ R
0+012.8	71.50	70.00	CAP 1.0m FROM FOUNDATION

* EXACT DEPTH OF EXISTING WATERMAIN TO BE DETERMINED AT TIME OF EXCAVATION. CONTRACTOR TO CONFIRM TOP OF WATERMAIN. PROVIDE THERMAL INSULATION AS PER CITY OF OTTAWA DETAIL W23 WHERE COVER IS LESS THAN 2.4m

SWM TANK NOTES:

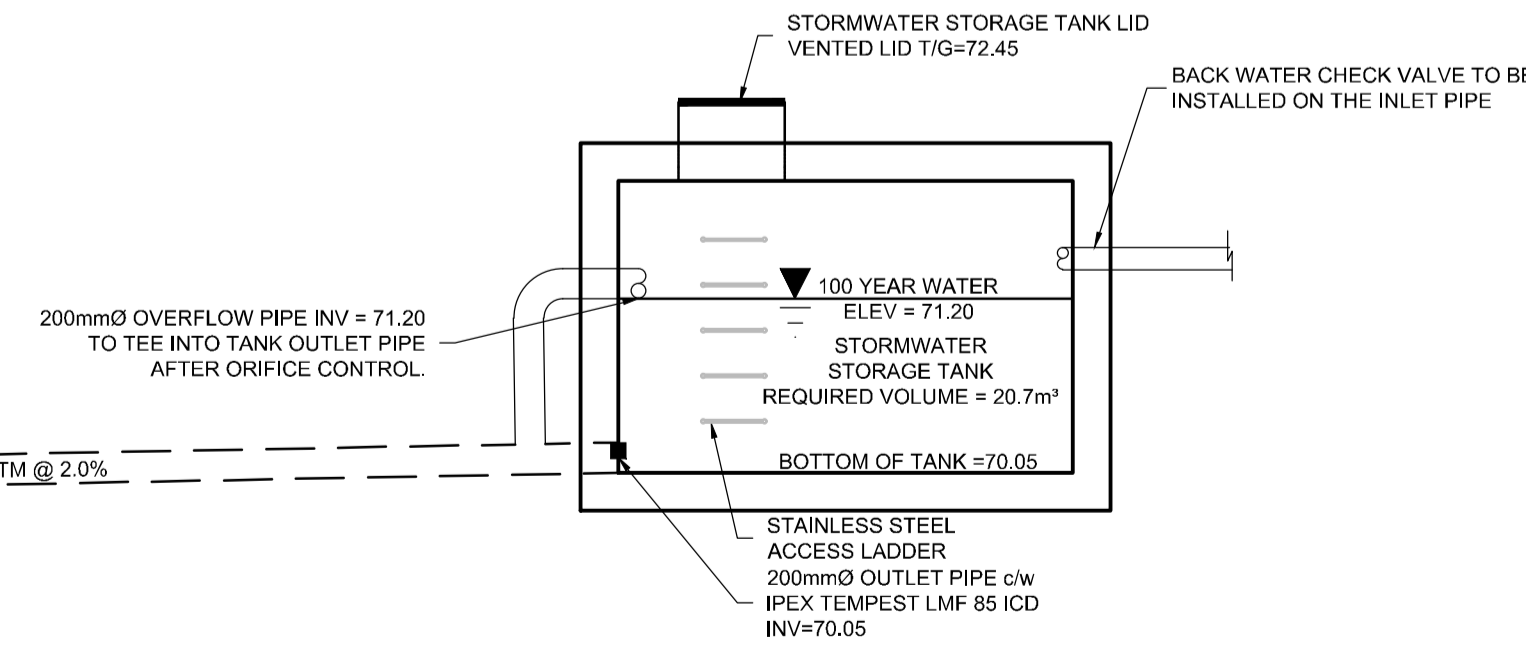
- THE MINIMUM INTERNAL SIZE OF THE STORMWATER MANAGEMENT TANK IS TO BE 20.7m³. REFER TO THE CROSS SECTION DETAIL AND THE ARCHITECTS DRAWINGS FOR TANK DIMENSIONS, CONFIGURATION, MATERIALS AND WATERPROOFING DETAILS.
- PROVIDE CIRCULAR HOLLOW ALUMINUM MAINTENANCE HOLE STEPS ALONG TANK WALLS AT THE ACCESS HATCHES PER OPSD 405.010.

TEE CONNECT PROPOSED STORM SERVICE TO EXISTING 450mmØ STORM SEWER PER CITY DETAIL S11 & S11.2. INVERT ELEVATION OF EXISTING SEWER = 69.60s. INVERT OF PROPOSED SERVICE = 69.85



GENERAL NOTES:

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED AND THE CITY OF OTTAWA AS THIRD PARTY.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ALL ORGANIC MATERIAL AND DEBRIS. ALL CONTAMINATED MATERIAL (IF ANY) SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC. SITE BENCHMARK IS A HYDRANT LOCATED ACROSS THE STREET FROM THE PROPOSED DEVELOPMENT. (TOP OF SPINDLE ELEV. = 73.78). REFER TO ANNIS, O'SULLIVAN, VOLLEBEKK LTD. TOPOGRAPHIC PLAN, PART OF LOT 37, REGISTERED PLAN 3922, CITY OF OTTAWA.
- REFER TO GEOTECHNICAL REPORT No. PG4608-1 PREPARED BY PATERSON GROUP, FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT No. R-2019-100 PREPARED BY NOVATECH.
- REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10). ALL ROAD CUTS TO BE REINSTATE WITH FULL MILL OVERLAY AS PER CITY OF OTTAWA STANDARDS (R10).
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES.



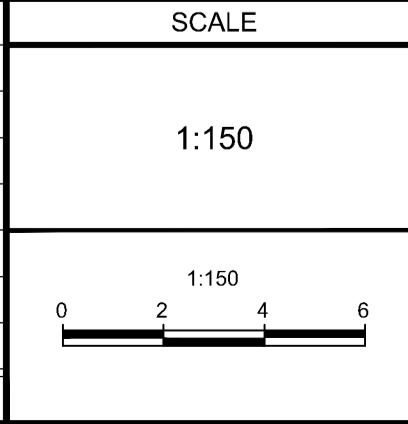
STORMWATER MANAGEMENT TANK CROSS-SECTION DETAIL

SCALE = N.T.S.

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPLICATION	MAY 31/19	CJR



DESIGN: MJH
CHECKED: CJR
DRAWN: MJH
CHECKED: CJR
APPROVED: CJR

FOR REVIEW ONLY

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LOCATION: CITY OF OTTAWA
212 SLATER STREET

DRAWING NAME: GENERAL PLAN OF SERVICES

PROJECT No.: 119055
REV # 1
DRAWING No.: 119055-GP

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