

- PROPOSED PROPERTY LINE
- PROPOSED U/G PARKING LIMIT
- PROPOSED TRENCH DRAIN
- PROPOSED WATERMAIN SERVICE (WITH CAP)
- PROPOSED STORM SERVICE (WITH CAP)
- PROPOSED SANITARY SERVICE (WITH CAP)
- PROPOSED SANITARY SERVICE (WITH CAP)
- PROPOSED FIRE HYDRANT
- PROPOSED SURVEY BENCHMARK AND ELEVATOR
- PROPOSED BARRIER CURB
- PROPOSED DEPRESSED CURB
- EXISTING SANITARY
- EXISTING STORM
- EXISTING DEPRESSED CURB
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- EXISTING VALVE & VALVE BOX
- EXISTING TOP OF GRATE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT STANDARD WITH GROUNDING
- EXISTING LIGHT STANDARD WITH GROUNDING
- SITE BENCHMARK

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 \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED. (Amount of liability insurance to be verified on a project by project basis)
- 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 AND ENGINEER.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARKS ARE THE FIRE HYDRANTS TOP OF SPINDLE FOR THE 2 HYDRANTS LOCATED JUST OUTSIDE OF THE PROPERTY LINE ON FLEET STREET (BM ELEV.=57.45) AND LOYD STREET (BM ELEV.=56.75).
- REFER TO GEOTECHNICAL REPORT (No. xxxxxx, DATED xxx xx, xxxxx) PREPARED BY _____ 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 ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS. (project teams must review drawing to ensure that this is indicated on someone's plan)
- REFER TO STORMWATER MANAGEMENT REPORT (R-xxxx-xxxx) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- PROVIDE LINE/PARKING PAINTING.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INCLUDING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC. (optional note: usage to be determined on a project by project basis).
- ALL STANDARDS QUOTED ON THIS DRAWING ARE ACCURATE AS PER THE CURRENT CITY OF OTTAWA AND PROVINCE OF ONTARIO STANDARDS AND REGULATIONS.

SEWER NOTES:

- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
CATCHBASIN (600x600mm)	705.010	OPSD
STORM / SANITARY MANHOLE (1200x2)	701.010	OPSD
CB, FRAME & COVER	400.020	OPSD
STORM / SANITARY MH FRAME & COVER	401.010	OPSD
- SEWER TRENCH - BEDDING (GRANULAR A) COVER (GRANULAR A OR GRANULAR B TYPE I, WITH MAXIMUM PARTICLE SIZE=25mm)
- STORM SEWER: PVC DR 35
- SANITARY SEWER: PVC DR 35
- CATCHBASIN LEAD: PVC DR 35
- INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 1.5m COVER WITH 50mmx1200mm HI-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPES.
- 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 xx% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
- 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.
- THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.16.04 AND 401.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE 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 CBMHS ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
- CONTRACTOR TO TELEWISE (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.

Douglas James
DOUGLAS JAMES, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW - CENTRAL PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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	W25	CITY OF OTTAWA
WATERMAIN	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.
- WATER DEMAND = TBD

APPROVED
 By Douglas James at 2:57 pm, Feb 12, 2022

200mmØ WATERMAIN TABLE: LETT STREET
 (MIN COVER = 2.4m)

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
0+000	55.71*	53.31*	CONNECT TO EXISTING 200mmØ WATERMAIN
0+01.6	55.58	53.28	WATERMAIN AT EDGE OF PAVEMENT
0+03.6	55.87	53.47	WATERMAIN AT BACK OF SIDEWALK
0+05.9	55.92	53.52	VALVE AND VALVE BOX AT PROPERTY LINE
0+06.9	55.94	53.54	WATERMAIN CAP

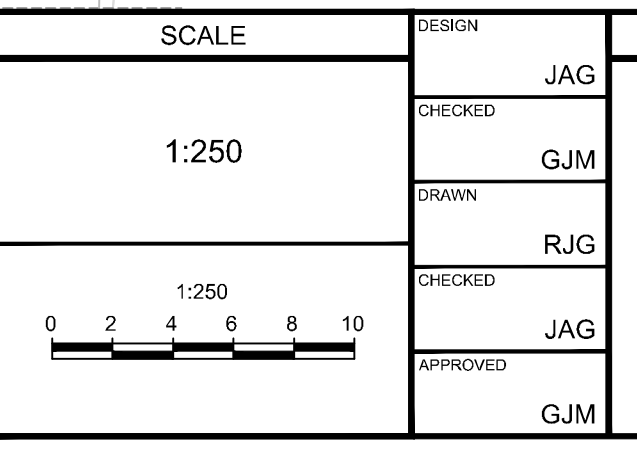
SEWER PIPE CROSSING TABLE

CROSSING	LOWER PIPE	HIGHER PIPE	CLEARANCE
①	200mmØ PVC STM OBV.=52.83	200mmØ EX. WM INV.=53.26	0.43m
②	200mmØ EX. TWM=53.42	250mmØ SAN INV.=53.93	0.51m
③	200mmØ EX. WM TWM=53.70	375mmØ STM INV.=54.20	0.50m
④	250mmØ EX. SAN OBV.=52.82	375mmØ STM INV.=54.16	1.34m

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.

CLARIDGE HOMES
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 613-233-6030

No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
8.	REVISED PER CITY COMMENTS	OCT 08/21	GJM	1.	ISSUED FOR COORDINATION	APR 20/20	GJM
7.	REVISED SOUTH BUILDING SERVICES	AUG 19/21	GJM	2.	RE-ISSUED FOR COORDINATION	APR 29/20	GJM
6.	MINOR SITE PLAN REVISIONS	APR 23/21	GJM	3.	ISSUED FOR SITE PLAN SUBMISSION	JUN 02/20	GJM
5.	REVISED PER CITY COMMENTS	DEC 11/20	GJM	4.	RE-ISSUED FOR COORDINATION	APR 29/20	GJM
4.	REVISED PER CITY COMMENTS	NOV 06/20	GJM	5.	ISSUED FOR COORDINATION	APR 20/20	GJM
3.	ISSUED FOR SITE PLAN SUBMISSION	JUN 02/20	GJM				
2.	RE-ISSUED FOR COORDINATION	APR 29/20	GJM				
1.	ISSUED FOR COORDINATION	APR 20/20	GJM				



FOR REVIEW ONLY

DESIGN: JAG
 CHECKED: GJM
 DRAWN: RIG
 CHECKED: JAG
 APPROVED: GJM

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LOCATION: CITY OF OTTAWA
 LE BRETON FLATS

DRAWING NAME: GENERAL PLAN OF SERVICES

PROJECT No.: 116042-00
 REV: REV # 11
 DRAWING No.: 116042-GP1