

- 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-xxxxxxx) 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 INDICATING 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, T1WM 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 (12000)	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 PIPE AND INSULATION.
 - 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 407.07.24. 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 CB/MHS ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
 - CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS, 200mm Ø OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.

- 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

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

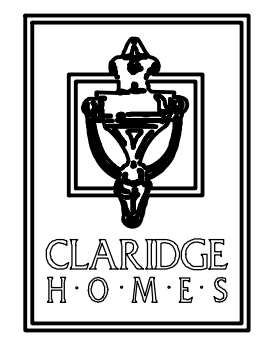
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
0+000	55.72	53.32*	CONNECT TO EXISTING 200mm Ø WATERMAIN
0+01.6	55.68	53.29	WATERMAIN AT EDGE OF PAVEMENT
0+03.6	55.88	53.48	WATERMAIN AT BACK OF SIDEWALK
0+05.9	55.93	53.53	VALVE AND VALVE BOX AT PROPERTY LINE
0+06.9	55.95	53.55	WATERMAIN CAP

SEWER PIPE CROSSING TABLE

CROSSING	LOWER PIPE	HIGHER PIPE	CLEARANCE
①	375mm Ø PVC STM O.B.V.=53.01	200mm Ø EX. WM INV.=53.28	0.25m
②	200mm Ø EX. T1WM=53.40	250mm Ø SAN INV.=53.90	0.50m
③	200mm Ø EX. WM T1WM=53.70	375mm Ø STM INV.=54.20	0.50m
④	250mm Ø EX. SAN O.B.V.=52.82	375mm Ø STM INV.=54.16	1.34m

NOTE:
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CLARIDGE HOMES
CLARIDGE HOMES SUITE 2001,
210 GLADSTONE AVENUE,
OTTAWA, ONTARIO
K2P 0Y6.

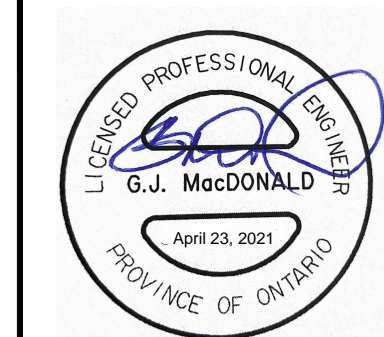


No.	REVISION	DATE	BY
6.	MINOR SITE PLAN REVISIONS	APR 23/21	GJM
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4.	REVISED PER CITY COMMENTS	NOV 06/20	GJM
3.	ISSUED FOR SITE PLAN SUBMISSION	JUN 02/20	GJM
2.	RE-ISSUED FOR COORDINATION	APR 29/20	GJM
1.	ISSUED FOR COORDINATION	APR 20/20	GJM

SCALE
1:250

FOR REVIEW ONLY

DESIGN	JAG
CHECKED	GJM
DRAWN	RUG
CHECKED	JAG
APPROVED	GJM



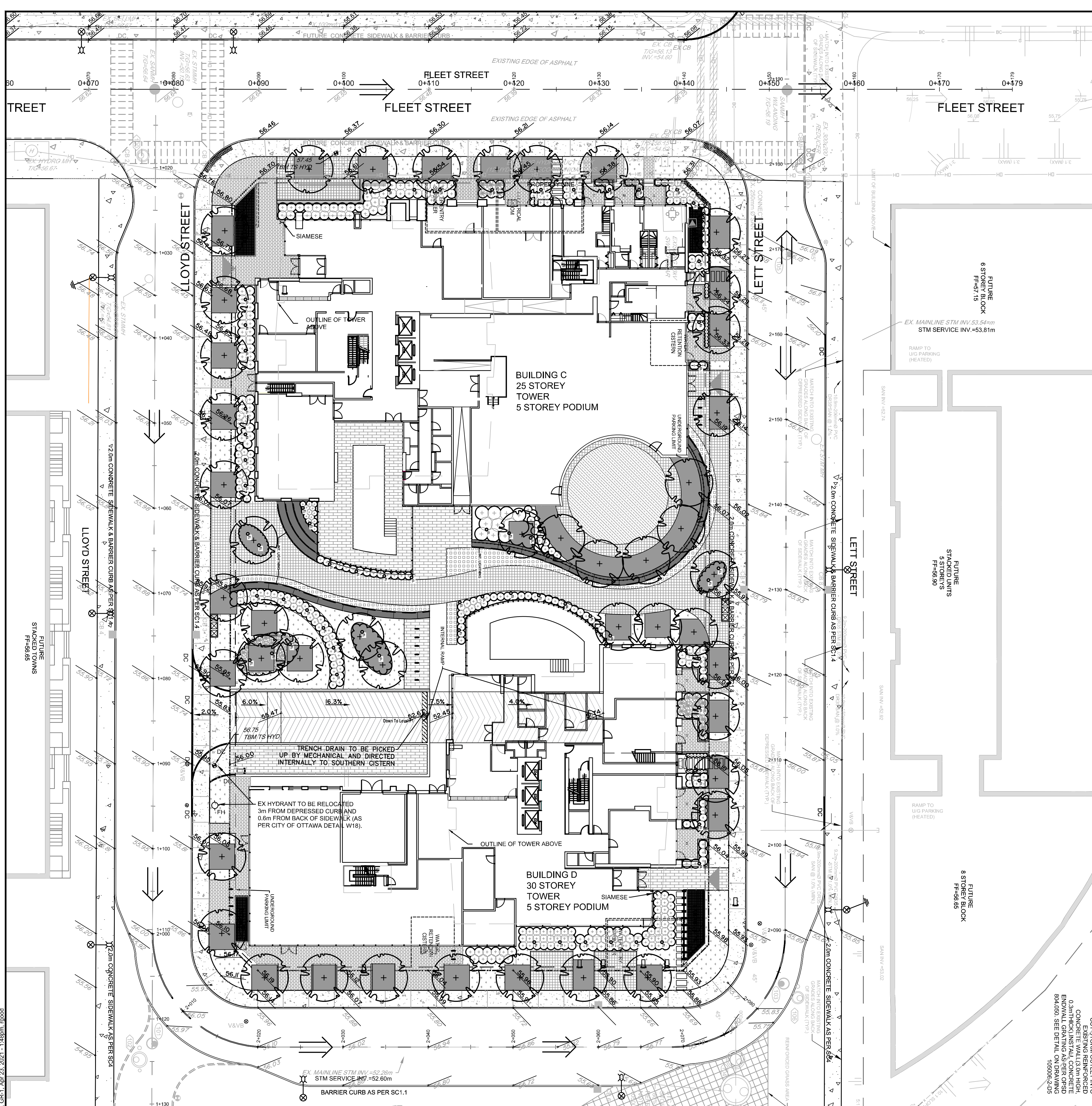
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LOCATION
CITY OF OTTAWA
LE BRETON FLATS

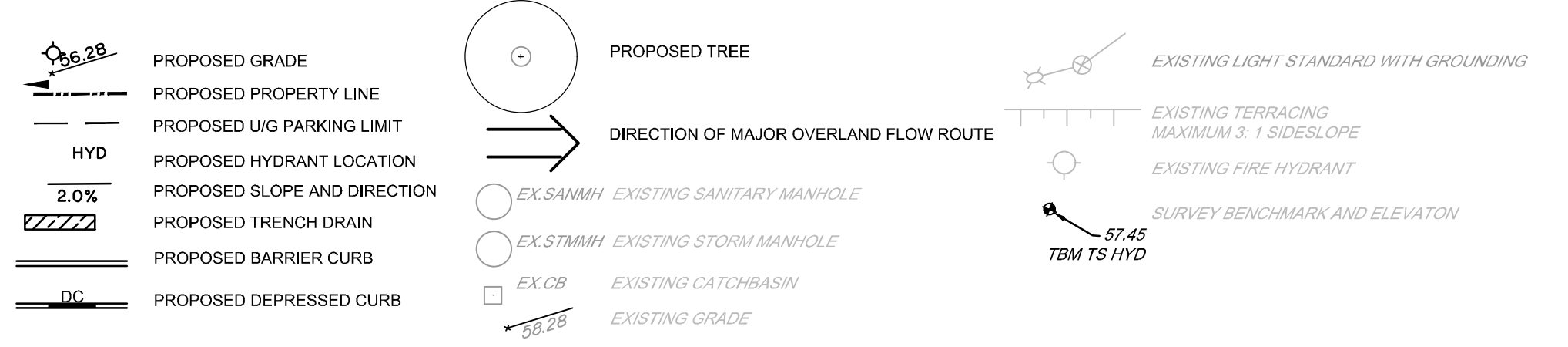
DRAWING NAME
GENERAL PLAN OF SERVICES

PROJECT No.: 116042-00
REV # 6
DRAWING No.: 116042-GP1



PAVEMENT STRUCTURE:

- LIGHT DUTY
55mm HL3
150mm GRAN "A"
250mm GRAN "B" TYPE II
- HEAVY DUTY
40mm HL3
50mm HL8
150mm GRAN "A"
400mm GRAN "B" TYPE II



GENERAL NOTES:

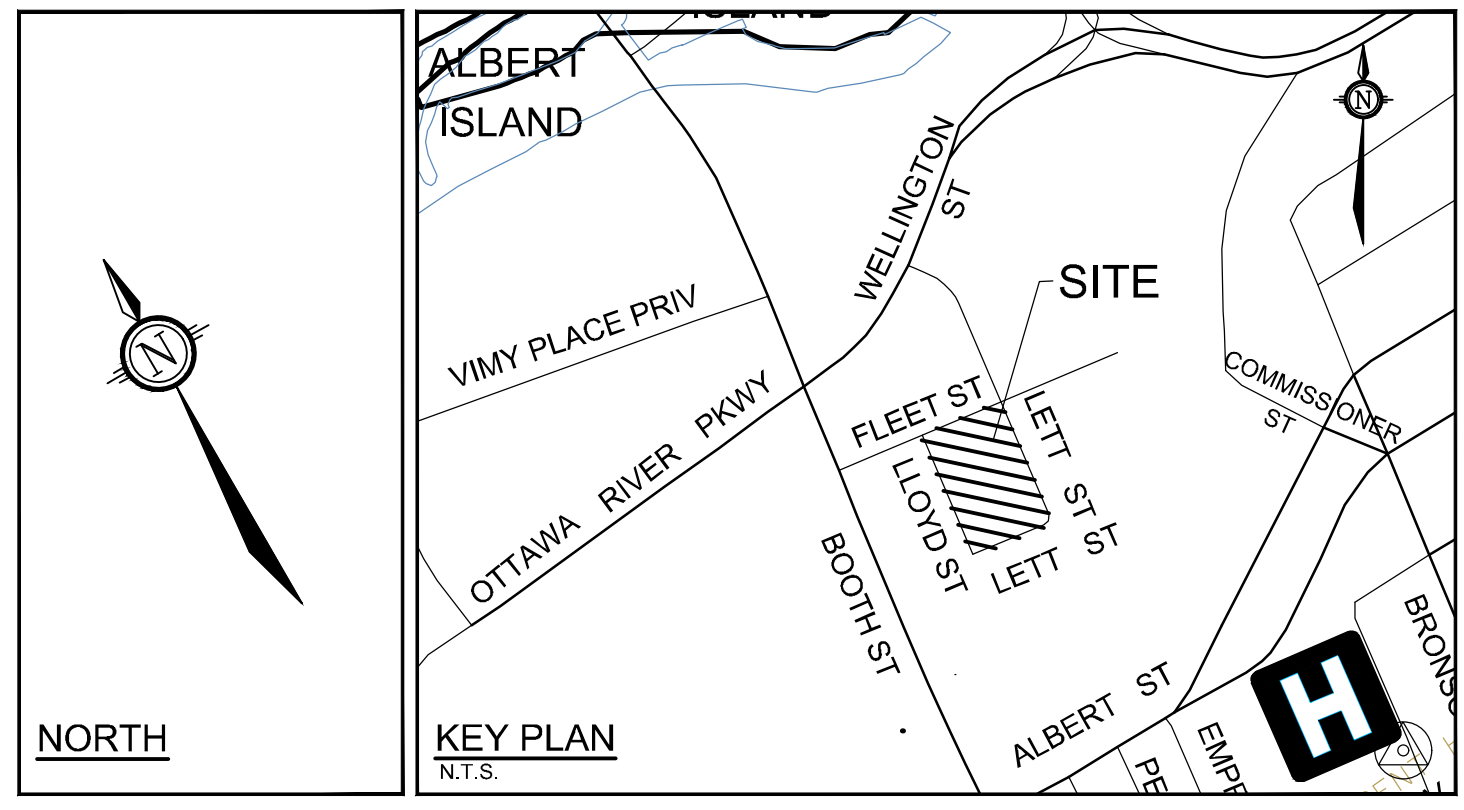
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12. PROVIDE LINE/PARKING PAINTING.
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GRADING NOTES:

1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
2. EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
3. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
5. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
6. MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
7. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
8. ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
9. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
13. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

EROSION AND SEDIMENT CONTROL NOTES:

- 1) ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA. THEY ARE TO BE APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION. THESE PRACTICES ARE TO BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AND SHOULD INCLUDE AS A MINIMUM THOSE MEASURES INDICATED ON THE PLAN.
- 2) TO PREVENT SURFACE EROSION FROM ENTERING THE DITCH OR STORM SYSTEM DURING CONSTRUCTION, CATCHBASIN INSERTS WILL BE PLACED UNDER GRATES OF CATCHBASINS AND STRUCTURES. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED ALONG THE PROPERTY LINES. THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL VEGETATION HAS BEEN ESTABLISHED AND CONSTRUCTION IS COMPLETE.
- 3) THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE ENGINEER, THE MEASURES ARE NO LONGER REQUIRED. NO CONTROL MEASURES MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER.
- 4) THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO ANY DITCH OR STORM SEWER SYSTEM. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
- 5) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- 6) ROADWAYS ARE TO BE SWEEP AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR MUNICIPALITY.
- 7) THE CONTRACTOR SHALL ENSURE PROPER DUST CONTROL IS PROVIDED WITH THE APPLICATION OF WATER (AND IF REQUIRED, CALCIUM CHLORIDE) DURING DRY PERIODS.



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2.	RE-ISSUED FOR COORDINATION	APR 29/20	GJM
1.	ISSUED FOR COORDINATION	APR 14/20	GJM

SCALE	DESIGN	CHECKED	DRAWN	CHECKED	APPROVED
1:250	JAG	JAG	RJG	JAG	GJM

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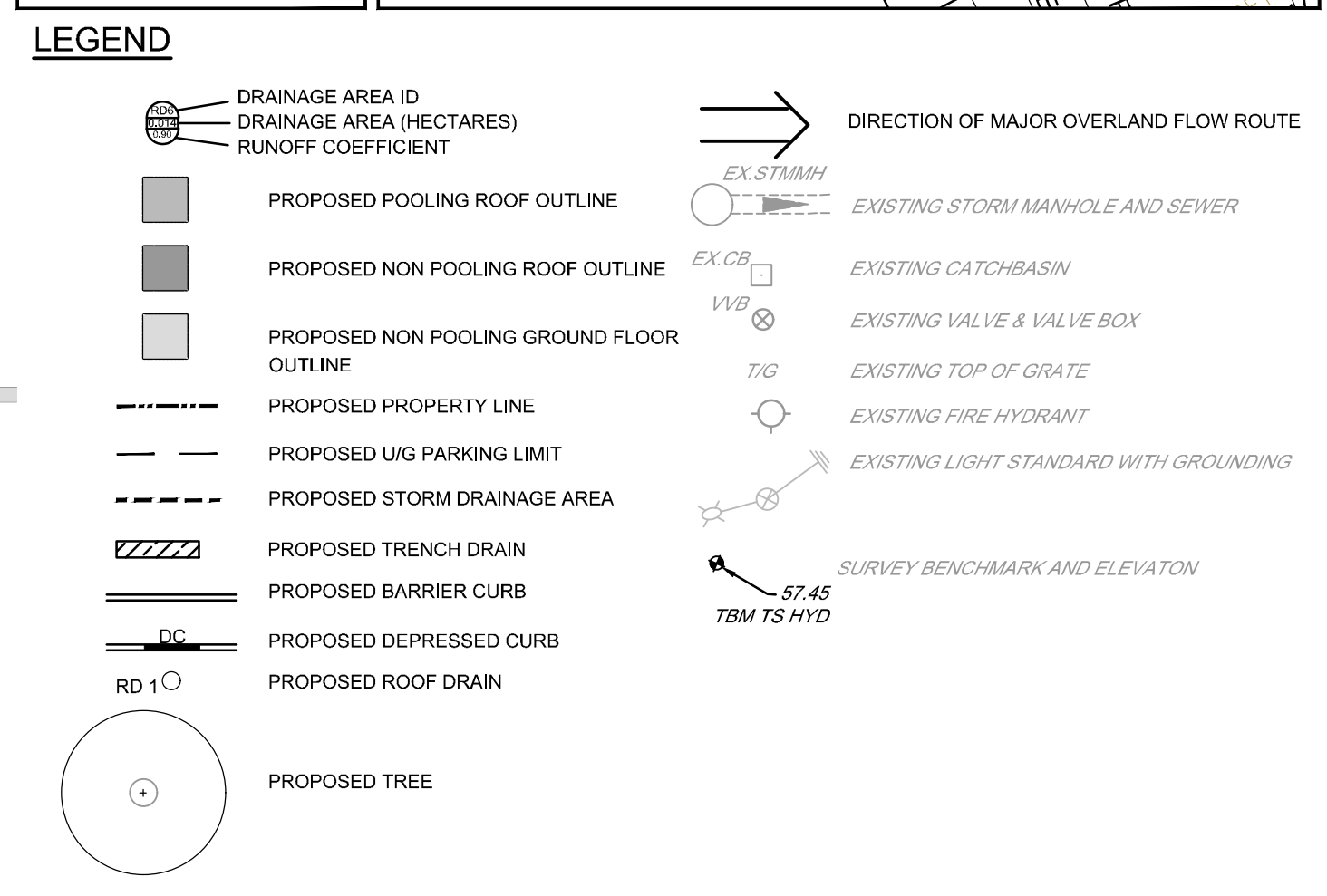
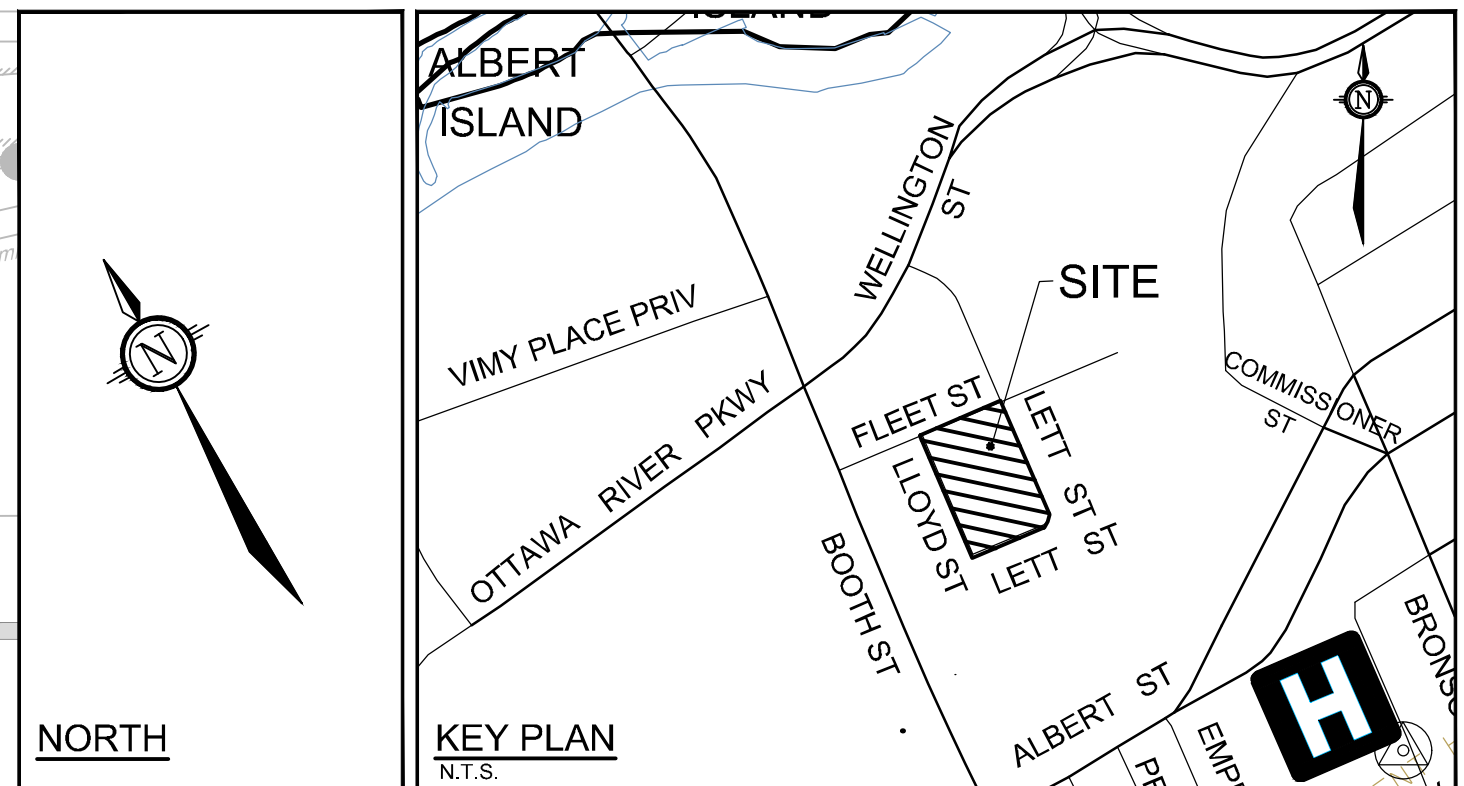
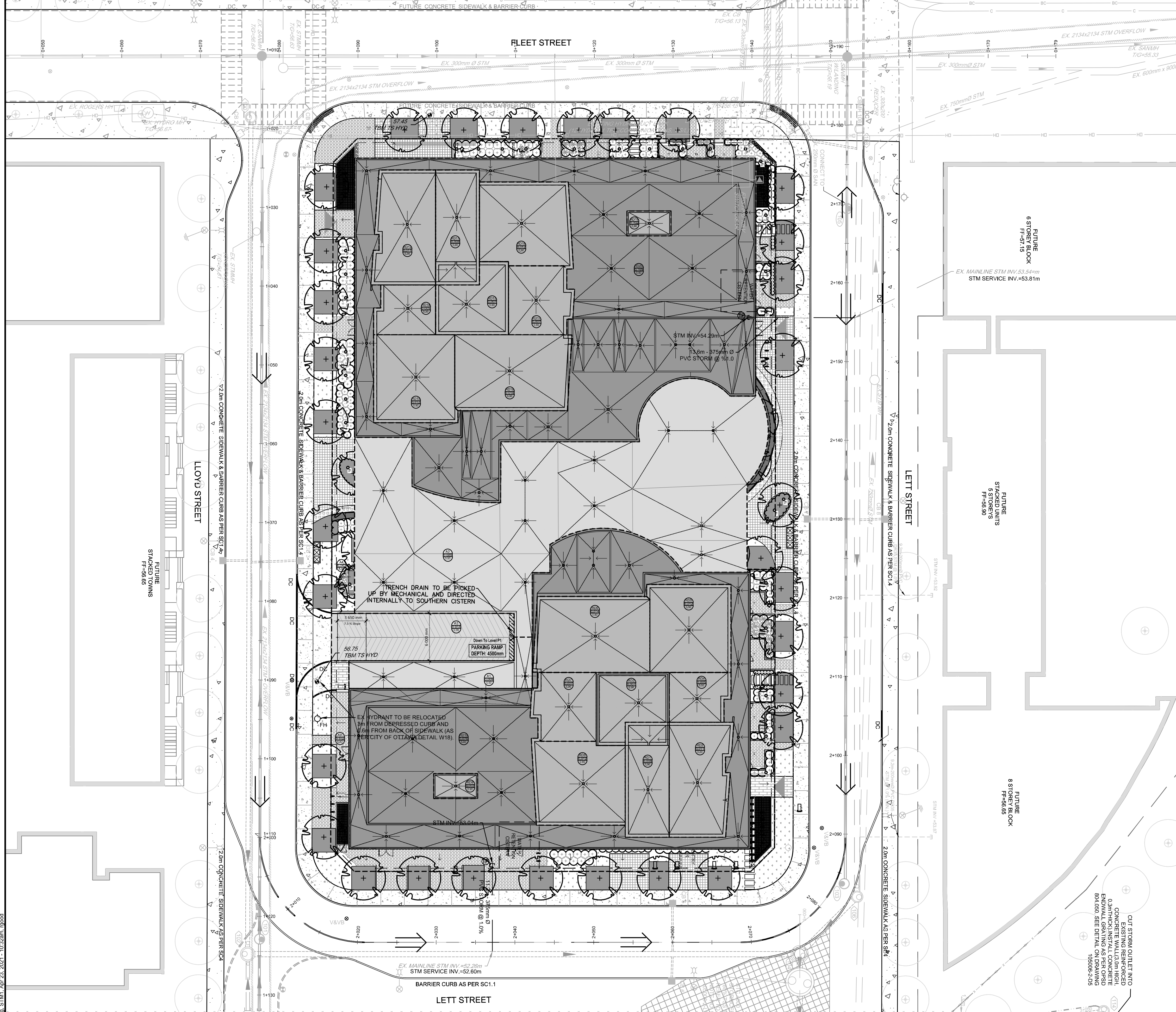
LOCATION
CITY OF OTTAWA
LE BRETON FLATS

DRAWING NAME
GRADING AND SEDIMENT CONTROL PLAN

PROJECT No. 116042-00
REV # 6
DRAWING No. 116042-GR1

CITY PLAN NO. 18195

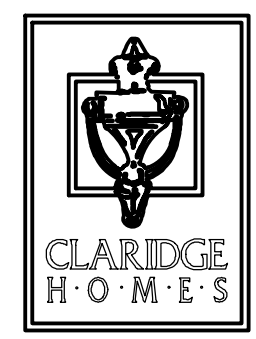
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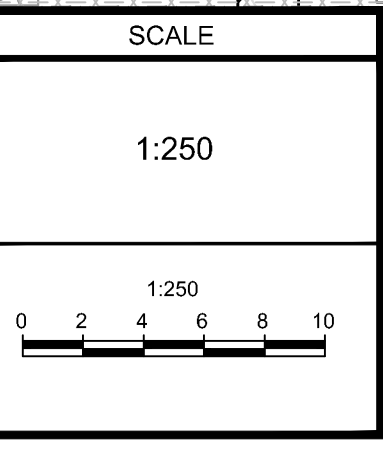
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 - ALL CONTROL ROOF DRAINS TO BE ZURN (ZCF121-1W-X4-Z-105-10-77) WITH A FLOW RATE OF 3.73 L/s/m OF HEAD.

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DESIGN	JAG
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LOCATION CITY OF OTTAWA LE BRETON FLATS	
DRAWING NAME STORM DRAINAGE PLAN	
PROJECT No. 116042-00	REV # 5
DRAWING No. 116042-STM	