

LEGEND	
	PROPERTY LINE
	PROPOSED SANITARY SERVICE
	PROPOSED STORM SERVICE
	PROPOSED CATCHBASIN MANHOLE
	PROPOSED CATCHBASIN
	PROPOSED WATER METER AND REMOTE METER
	PROPOSED BARRIER CURB
	PROPOSED DEPRESSED CURB
	PROPOSED WATER SERVICE AND DIAMETER
	PROPOSED VALVE & VALVE BOX
	PROPOSED CAP
	PROPOSED BUILDING ENTRANCE
	REMOVALS
	THERMAL INSULATION FOR SHALLOW SEWERS
	EXISTING OVERHEAD WIRES
	EXISTING CONCRETE CURB
	EXISTING SANITARY MANHOLE & SEWER
	EXISTING CATCHBASIN MANHOLE
	EXISTING STORM MANHOLE & SEWER
	EXISTING CATCHBASIN CW
	EXISTING CATCHBASIN LEAD
	EXISTING HYDRANT & VALVE
	EXISTING TREES & VEGETATION
	EXISTING UTILITY POLE
	EXISTING FENCE
	EXISTING WATERMAIN
	EXISTING HYDRANT CW VALVE & LEAD
	FINISHED FLOOR ELEVATION
	TOP OF FOUNDATION WALL ELEVATION
	UNDERSIDE OF FOOTING ELEVATION

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.
- 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 MUNICIPAL AUTHORITIES.
- 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.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT (Ref. No. P65044-1), DATED DEC. 3, 2019, 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 ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACED AREAS AND DIMENSIONS.
- REFER TO THE DEVELOPMENT SERVING STUDY AND STORMWATER MANAGEMENT REPORT (R-2020-071) PREPARED BY NOVATECH.
- SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

SEWER NOTES:

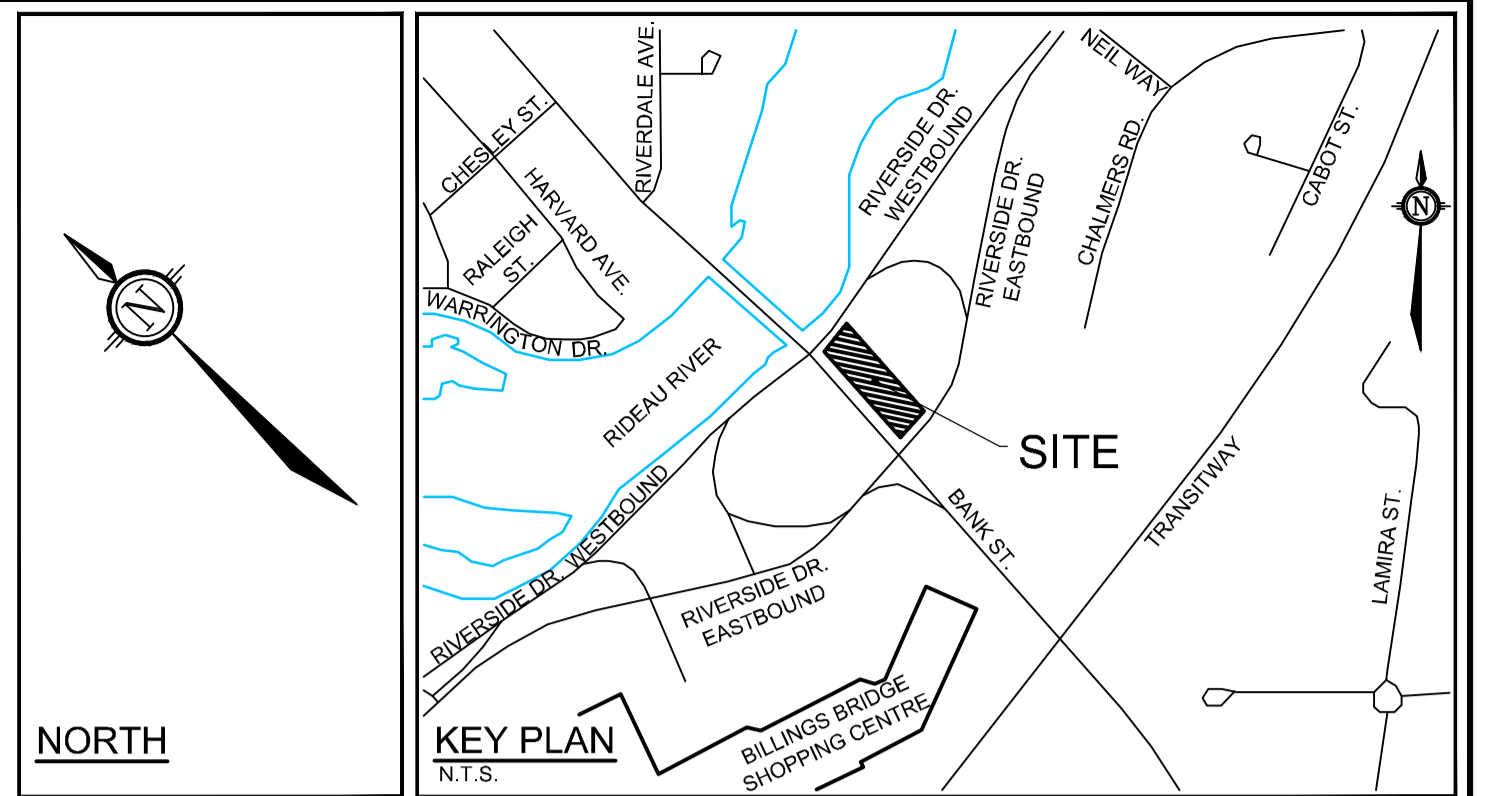
- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
STORM / CATCHBASIN MANHOLE (1200mmØ)	701.010	CITY OF OTTAWA
CATCHBASIN MH FRAME & COVER	401.010 Type 'B'	CITY OF OTTAWA
CATCHBASIN (600mmØ)	705.010	CITY OF OTTAWA
CATCHBASIN FRAME & COVER	S19	CITY OF OTTAWA
SEWER TRENCH	S6	CITY OF OTTAWA
SANITARY / STORM SEWER	PVC DR 35	CITY OF OTTAWA
- THE SANITARY SERVICE LATERAL SHALL BE EQUIPPED WITH BACKFLOW PREVENTERS WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14.1 OR S14.2. REFER TO MECHANICAL PLANS FOR DETAILS.
- THE STORM SERVICE LATERAL SHALL BE EQUIPPED WITH A BACKFLOW PREVENTER WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14. REFER TO MECHANICAL PLANS FOR DETAILS.
- 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. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
- INSULATE ALL PIPES (SAN / STM) THAT HAVE LESS THAN 1.5m COVER WITH HI-40 INSULATION PER INSULATION DETAIL FOR SHALLOW SEWERS. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- TYPICAL 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.
- TYPICAL STORM MANHOLES AND CATCHBASIN MANHOLES ARE TO HAVE 300mm SUMP UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS 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. PROVIDE A COPY OF ALL CCTV INSPECTION REPORTS TO THE ENGINEER FOR REVIEW.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL APPLICABLE SERVING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS AND ANY ALIGNMENT CHANGES, ETC.
- THE OWNER SHALL REQUIRE THAT THE SITE SERVING 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.

WATERMAIN NOTES:

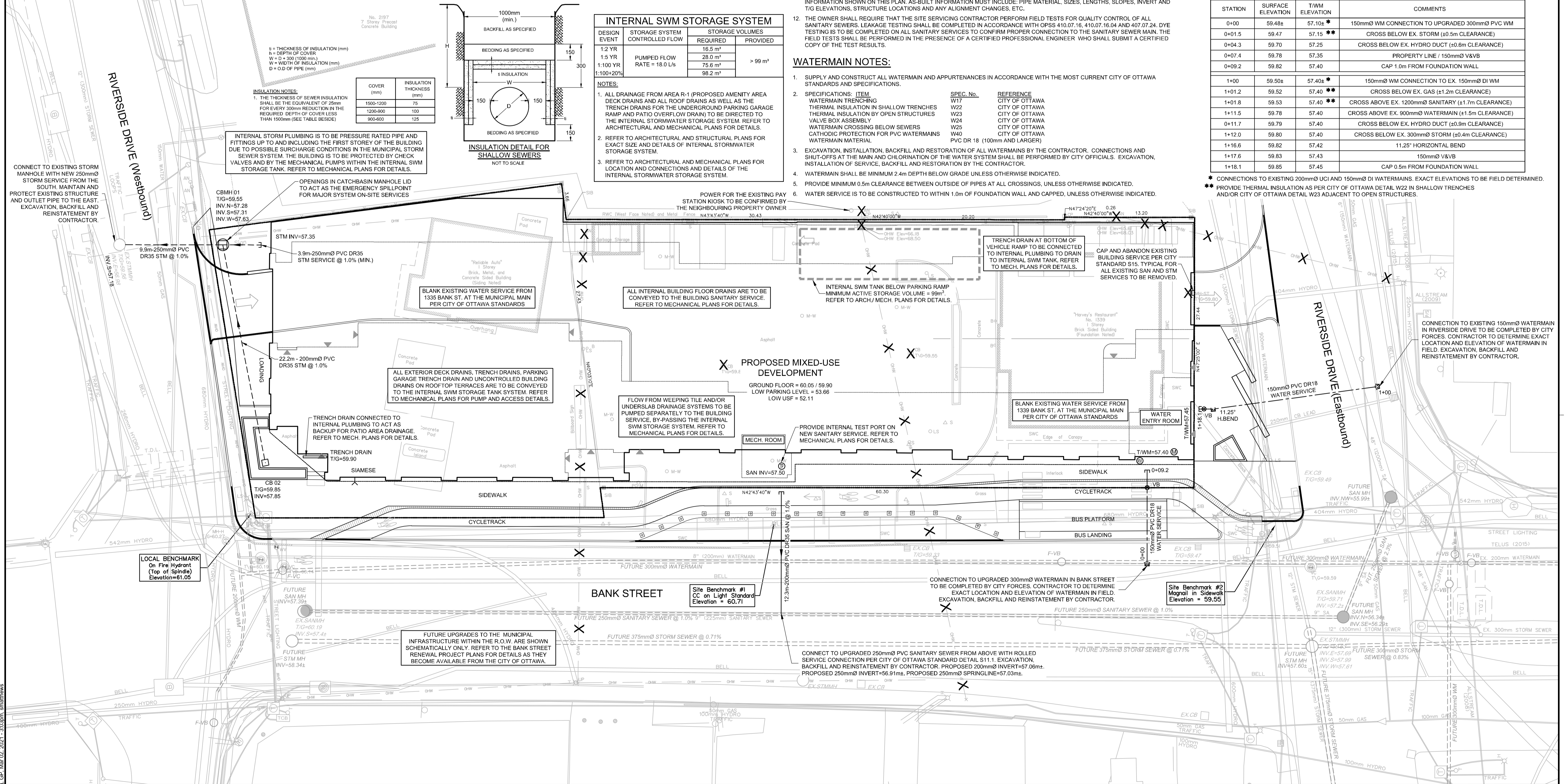
- SUPPLY AND CONSTRUCT ALL WATERMAIN AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
THERMAL INSULATION BY OPEN STRUCTURES	W23	CITY OF OTTAWA
VALVE BOX ASSEMBLY	W24	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWERS	W25	CITY OF OTTAWA
CATHODIC PROTECTION FOR PVC WATERMANS	W40	CITY OF OTTAWA
WATERMAIN MATERIAL	PVC DR 18 (100mm AND LARGER)	CITY OF OTTAWA
- 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. EXCAVATION, INSTALLATION OF SERVICE, BACKFILL AND RESTORATION BY THE CONTRACTOR.
- WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
- PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS, UNLESS OTHERWISE INDICATED.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.



STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
0+00	59.48±	57.10±	150mmØ WM CONNECTION TO UPGRADED 300mmØ PVC WM
0+01.5	59.47	57.15	CROSS BELOW EX. STORM (±0.5m CLEARANCE)
0+04.3	59.70	57.25	CROSS BELOW EX. HYDRO DUCT (±0.6m CLEARANCE)
0+07.4	59.78	57.35	PROPERTY LINE / 150mmØ V&VB
0+09.2	59.82	57.40	CAP 1.0m FROM FOUNDATION WALL
1+00	59.50±	57.40±	150mmØ WM CONNECTION TO EX. 150mmØ DI WM
1+01.2	59.52	57.40	CROSS BELOW EX. GAS (±1.2m CLEARANCE)
1+01.8	59.53	57.40	CROSS ABOVE EX. 1200mmØ SANITARY (±1.7m CLEARANCE)
1+11.5	59.78	57.40	CROSS ABOVE EX. 900mmØ WATERMAIN (±1.5m CLEARANCE)
0+11.7	59.79	57.40	CROSS BELOW EX. HYDRO DUCT (±0.9m CLEARANCE)
1+12.0	59.80	57.40	CROSS BELOW EX. 300mmØ STORM (±0.4m CLEARANCE)
1+16.6	59.82	57.42	11.25° HORIZONTAL BEND
1+17.6	59.83	57.43	150mmØ V&VB
1+18.1	59.85	57.45	CAP 0.5m FROM FOUNDATION WALL

* CONNECTIONS TO EXISTING 200mmØ UCI AND 150mmØ DI WATERMANS, EXACT ELEVATIONS TO BE FIELD DETERMINED.
 ** PROVIDE THERMAL INSULATION AS PER CITY OF OTTAWA DETAIL W22 IN SHALLOW TRENCHES AND/OR CITY OF OTTAWA DETAIL W23 ADJACENT TO OPEN STRUCTURES.



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.

OWNER INFORMATION
 Lofty Riverside Development LP
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 Gatineau, Québec, J8Y 6T5
 NAME: MR. MIKE WIEBE
 PHONE: (819) 664-4144
 EMAIL: mike@loftydevelopments.com

No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	MAR 3/21	FST

SCALE	
1:200	1:200
0 2 4 6 8	

DESIGN	
SM / FST	CHECKED
SM	DRAWN
RB / SM	CHECKED
SM / FST	APPROVED

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER
 F.S. THAUETTE
 100041299
 MAR 3, 2021
 PROVINCE OF ONTARIO

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LOCATION	
CITY OF OTTAWA 1335 & 1339 BANK STREET	
DRAWING NAME	
GENERAL PLAN OF SERVICES	
PROJECT No.	
119210	
REV	
REV # 1	
DRAWING No.	
119210-GP	