

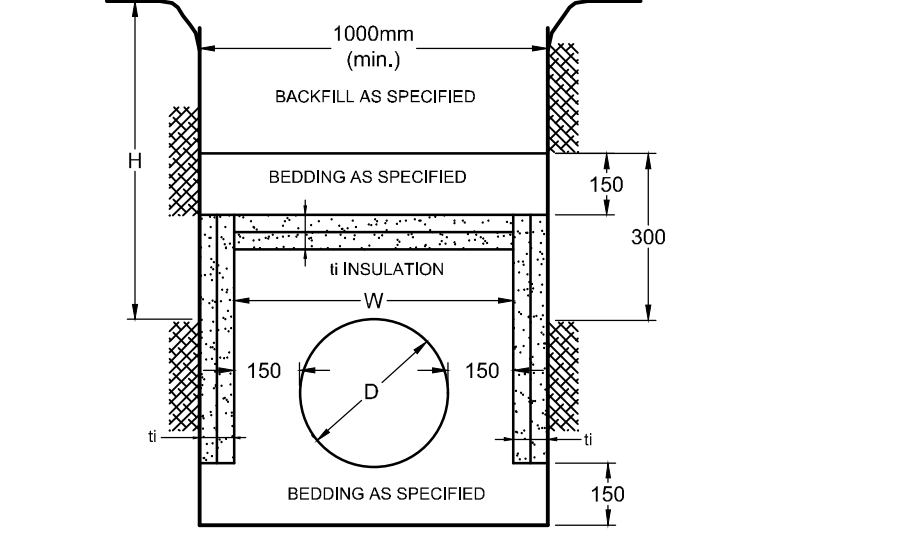
BENCHMARK NOTES:

- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM. DERIVED ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON P6 HAVING AN ELEVATION OF 64.02.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
- BENCHMARK WAS PROVIDED ON PLAN OF SURVEY OF PART OF LOT 60 AND ALL OF LOTS 61 & 62, REGISTERED PLAN 265 AND PART OF LOT 31, CONVESSION 1 (OTTAWA FRONT), SURVEYED BY STANTEC GEOMATICS LTD.
- NEW BENCHMARK TO BE ESTABLISHED BY SURVEYOR PRIOR TO CONSTRUCTION TO REPLACE EXISTING BENCHMARK ON FIRE HYDRANT THAT WILL BE RELOCATED.

SEWER NOTES:

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

ITEM	SPEC. No.	REFERENCE
CATCHBASIN (600x600mm)	705.010	OPSD
STORM / SANITARY MANHOLE (1200mm)	701.010	OPSD
CB, FRAME & COVER	400.020	OPSD
SANITARY MH FRAME & COVER	401.010 - TYPE 'A'	OPSD
STORM / CBMH MANHOLE FRAME AND COVER	401.010 - TYPE 'B'	OPSD
WATERTIGHT MH FRAME AND COVER	401.030	OPSD
LANDSCAPE DRAIN (ELBOW, COVER & PIPE)	S29 / S31	CITY OF OTTAWA
SEWER TRENCH	S6	CITY OF OTTAWA
- STORM SEWER: PVC DR 35
- SANITARY SEWER: PVC DR 35
- CATCHBASIN LEAD: PVC DR 35

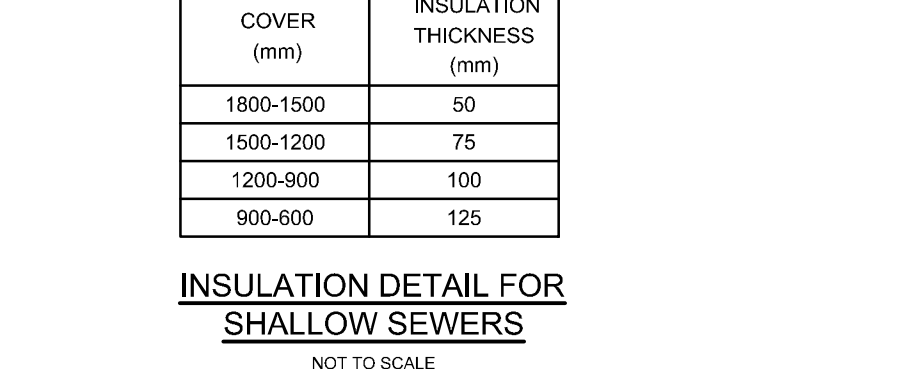


INSULATION NOTES:

- THE THICKNESS OF SEWER INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER LESS THAN 1800mm (SEE TABLE)

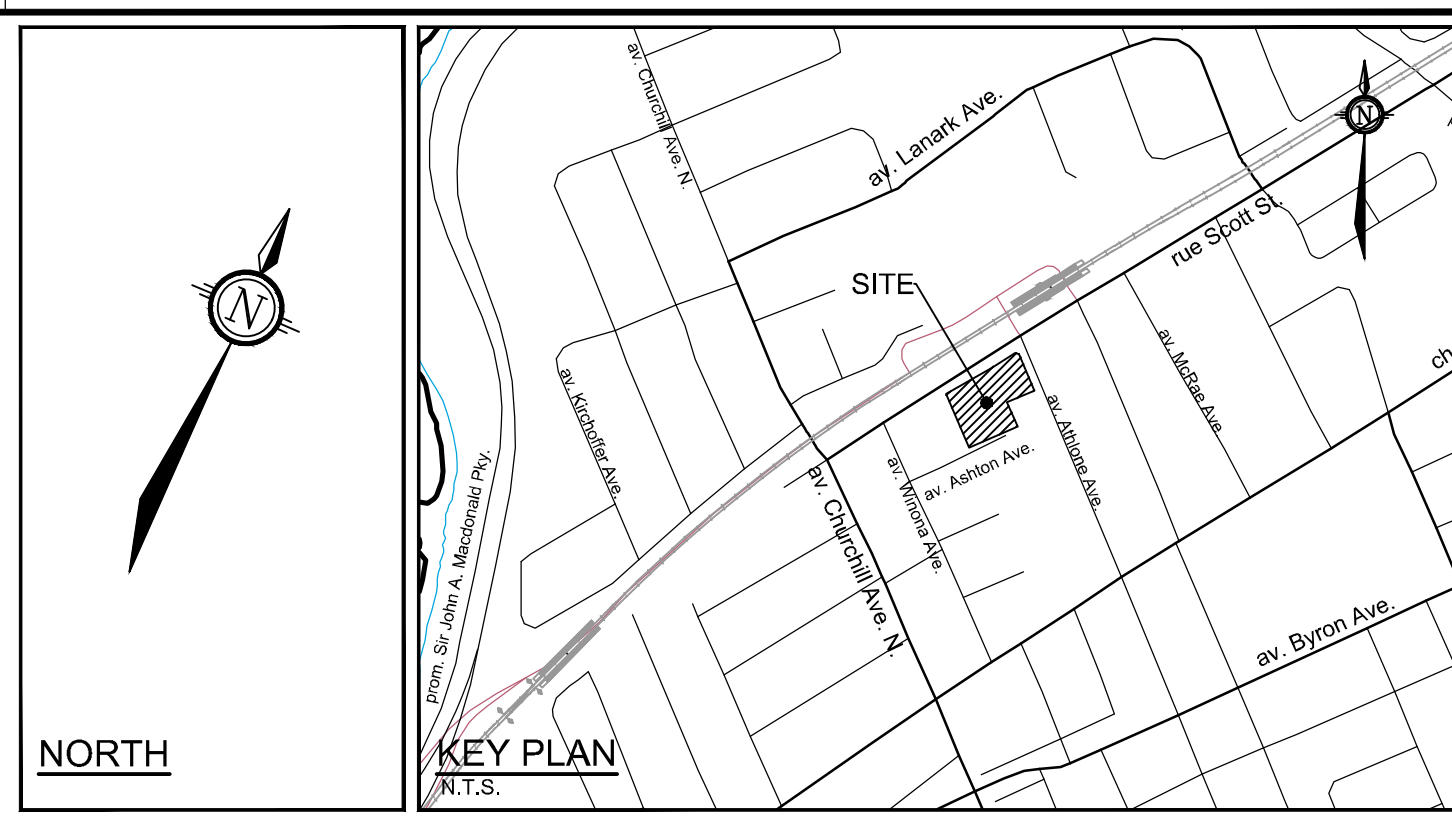
COVER (mm)	INSULATION THICKNESS (mm)
1800-1500	50
1500-1200	75
1200-900	100
900-600	125

t = THICKNESS OF INSULATION (mm)
 h = DEPTH OF COVER
 W = $D + 300$ (1000 mm.)
 W = WIDTH OF INSULATION (mm)
 D = O.D. OF PIPE (mm)



FOR REVIEW ONLY

DESIGN	CV
CHECKED	FST
DRAWN	CV
CHECKED	FST
APPROVED	FST



- 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.
 - COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE CURRENT GUIDELINES, BYLAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO OPSS, OPSD & AWWA GUIDELINES - ALL CURRENT VERSIONS AND 'AS AMENDED'.
 - 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.
 - REFER TO GEOTECHNICAL REPORT (PG5928-1, DATED JUNE 7, 2021), PREPARED BY PATERSON GROUP INC., 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 ARCHITECTS' AND LANDSCAPE ARCHITECTS' DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
 - REFER TO THE DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2023-003) PREPARED BY NOVATECH.
 - 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 AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

- WATERMAIN NOTES:**
- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS - ALL CURRENT VERSIONS AND 'AS AMENDED'. 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 THE CONTRACTOR IN THE PRESENCE OF CITY OF OTTAWA FORCES.
 - SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
HYDRANT INSTALLATION	W19	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
THERMAL INSULATION AT OPEN STRUCTURES	W23	CITY OF OTTAWA
VALVE BOX ASSEMBLY	W24	CITY OF OTTAWA
WATERMAIN CROSSINGS BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN CROSSING OVER SEWER	W25.2	CITY OF OTTAWA
WATERMAIN	PVC DR 18	
 - 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.

PROPOSED WATER SERVICE TABLE

Station	F/G ELEVATION	TOP OF WATERMAIN	DESCRIPTION
1+000.00	63.19	60.79	WM CONNECTION TO EX. 200mm Ø PVC WM
1+004.67	63.08	60.68	WATERMAIN TO CROSS ABOVE EXISTING 900mm Ø STORM SEWER
1+008.12	63.15	60.74	VALVE AND VALVE BOX AT PROPERTY LINE
1+010.55	63.42	60.79	CAP AT 1.0m FROM FOUNDATION WALL

INTERNAL SWM STORAGE SYSTEM

DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	STORAGE VOLUMES	
		REQUIRED	PROVIDED
1:2 YR		42.1 m³	
1:5 YR	PUMPED FLOW	89.9 m³	>184m³
1:100 YR	RATE = 31.5 L/s	183.6 m³	

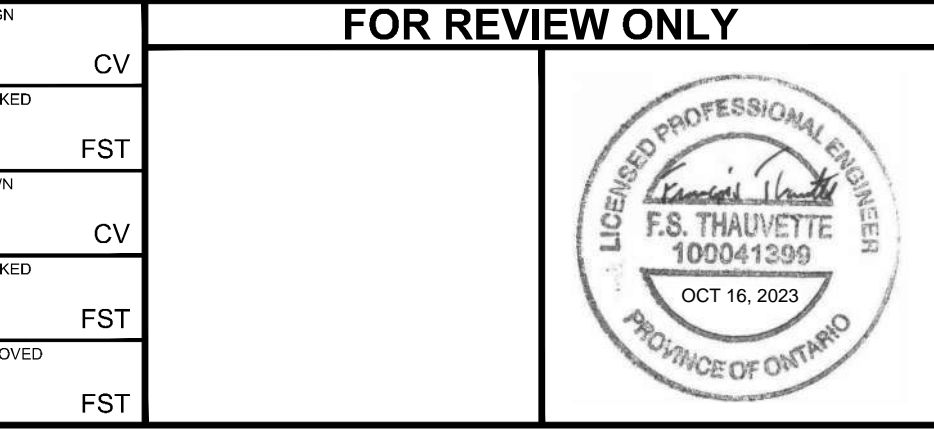
PROPOSED WATER SERVICE TABLE

Station	F/G ELEVATION	TOP OF WATERMAIN	DESCRIPTION
2+000.00	63.18	60.78	WM CONNECTION TO EX. 200mm Ø PVC WM
2+004.79	63.08	60.68	WATERMAIN TO CROSS ABOVE EXISTING 900mm Ø STORM SEWER
2+008.19	63.13	60.74	VALVE AND VALVE BOX AT PROPERTY LINE
2+010.68	63.46	60.72	CAP AT 1.0m FROM FOUNDATION WALL

- NOTES:**
- ALL DRAINAGE FROM AREA A-3 (PROPOSED AMENITY AREA DECK DRAINS AND ALL ROOF DRAINS) TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM.
 - REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION AND CONNECTIONS AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM AND EMERGENCY OVERFLOW PIPING.

OWNER INFORMATION
 HOPPNER HOLDINGS INC.
 1818 BRADLEY SIDE ROAD,
 CARP, ONTARIO K0A 1L0
 KEN HOPPNER
 PHONE: 613-831-5490
 khoppner@morleyhoppner.com

No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	OCT 16/23	FST
1.	ISSUED FOR SPC APPLICATION	FEB 22/23	FST



LOCATION CITY OF OTTAWA 2026 SCOTT STREET	DRAWING NAME GENERAL PLAN OF SERVICES	PROJECT No. 121302
		REV # 2
		DRAWING No. 121302-GP

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.

D07-12-23-0019