



- LEGEND: PROPOSED TOWER OUTLINE, PROPOSED PROPERTY LINE, PROPOSED LIMIT OF U/G PARKING, PROPOSED WATERMAIN SERVICE, PROPOSED STORM SERVICE, PROPOSED SANITARY SERVICE, PROPOSED WATER METER, PROPOSED STORM / SANITARY TEST PORT, PROPOSED REMOTE WATER METER, PROPOSED VALVE AND VALVE BOX, PROPOSED SIAMER CONNECTION, PROPOSED DEPRESSIONED CURB, PROPOSED LIMIT OF BUILDING OVERHANG, PROPOSED BUILDING/PARKING/LOADING ENTRANCE, PROPOSED ROAD CUT REINSTATEMENT, EXISTING SERVICES TO BE ABANDONED OR REMOVED, EXISTING DEPRESSIONED CURB, EXISTING BEL MANHOLE, EXISTING WATERMAIN REDUCER, EXISTING STANDPOST, EXISTING TELEPHONE BOOTH, EXISTING LEGAL ADJACENT PROPERTY LINE, EXISTING TRAFFIC SIGN, EXISTING JOINT USE STREET LIGHT, EXISTING TRAFFIC LIGHT, EXISTING PRIVATE STREET LIGHT, EXISTING TRAFFIC LIGHT CONDUIT, EXISTING STREET LIGHT CONDUIT, EXISTING BELL MANHOLE, EXISTING HYDRO MANHOLE, EXISTING GAS VALVE, EXISTING HAND HOLE, EXISTING UNDERGROUND UTILITIES CHAMBER, EXISTING HYDRO CONDUIT, EXISTING BELL CONDUIT, EXISTING TRAFFIC CONTROL BOX, EXISTING VERTICAL TRAFFIC LIGHT, EXISTING TRAFFIC MANHOLE, EXISTING ABANDONED INFRASTRUCTURE, EXISTING SANITARY SEWER, EXISTING WATERMAIN, EXISTING UNDERGROUND SEWERS CHAMBER, EXISTING SANITARY MANHOLE, EXISTING STORM MANHOLE, EXISTING SANITARY SEWER, EXISTING STORM SEWER, EXISTING WATERMAIN VALVE CHAMBER COVER, EXISTING WATERMAIN SHUT-OFF VALVE BOX, EXISTING WATERMAIN, EXISTING HYDRO/STORM LEAD, EXISTING SHUT-OFF VALVE BOX, EXISTING TRAFFIC SIGN, REMOVAL MARKER, REMOTE METER

- GENERAL NOTES: 1) COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS. 2) DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. 3) OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION. 4) BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. 5) 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. 6) REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. 7) ALL ELEVATIONS ARE GEODETIC. 8) REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS. 9) REFER TO STORMWATER MANAGEMENT REPORT (R-2015-107, DATED JUNE 10, 2015) AND SERVING DESIGN BRIEF (R-2015-106, DATED APRIL 23, 2020). 10) SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10). 11) PROVIDE LINE/PARKING PAINTING. 12) CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICES AS-BUILT INFORMATION SHOWN ON THIS PLAN. 13) REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. 14) ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. 15) ALL PRIVATE APPROACHES MUST BE CONSTRUCTED AS PER CITY SPECIFICATIONS S013. WATERMAIN NOTES: 1) SPECIFICATIONS: ITEM, SPEC. No., REFERENCE. 2) SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARD AND SPECIFICATIONS. 3) WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. 4) PROVIDE MINIMUM 0.50m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS WHEN WATERMAIN IS BELOW AND MINIMUM 0.25m CLEARANCE WHEN WATERMAIN IS ABOVE. 5) WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED. 6) WATER DEMAND = TBD. 7) ALL EXISTING WATER SERVICES TO BE BLANKED AT MAIN. EXCAVATION AND REINSTATEMENT BY CONTRACTOR.

- SEWER NOTES: 1) SPECIFICATIONS, ITEM, SPEC. No., REFERENCE. 2) INSULATE ALL PIPES (SANITARY) THAT HAVE LESS THAN 1.5m COVER WITH 50mmx1200mm H=40 INSULATION. 3) SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM. 4) PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. 5) FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES. 6) THE OWNER SHALL REQUIRE THAT THE SITE SERVING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. 7) FULL PORT BACKWATER VALVES ARE REQUIRED ON THE SANITARY SERVICES. 8) CONTRACTOR TO TELETYPE (CCTV) ALL PROPOSED SEWERS/LATERALS. 9) REINSTATE ALL EXISTING PAVEMENT, CURB AND BOULEVARDS AS PER CITY OF OTTAWA R10. 10) ALL EXISTING SANITARY AND STORM SERVICES ARE TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER OPERATION. 11) MONITORING TEST PORTS FOR BUILDING SERVICES TO BE INSTALLED IN PARKING GARAGE.

WATERMAIN TABLE: GEORGE STREET			
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
+000.0	58.98	58.98	CONNECT TO EXISTING
+001.0	59.00	59.00	STANDPOST
+003.7	58.88	58.48	CURB FACE
+006.0	59.11	58.71	CROSS 100mm HYDRO
+008.8	59.10	58.70	CROSS TELE CABLE
+007.6	59.11	58.71	℞ / LIMIT OF U/G PARKING

WATERMAIN TABLE: CUMBERLAND STREET			
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
+000.0	59.26	58.86	CONNECT TO EXISTING
+001.0	59.30	58.90	STANDPOST
+002.1	59.35	57.40	CROSS ABOVE EX. 450mm SAN SEWER B/W = +57.20, EX SAN OVB = +56.40
+004.3	59.40	57.80	CROSS ABOVE EX. 1200mm STM SEWER B/W = +57.80, EX STM OVB = +57.35
+006.6	59.35	57.34	CROSS EX. 300mm ABANDONED GAS
+007.4	59.32	56.92	CROSS EX. 125mm ABANDONED WM
+011.6	59.42	57.02	CROSS EX. BELL
+012.8	59.30	56.84	PROPOSED CURB FACE
+015.3	59.37	56.89	℞ / LIMIT OF U/G PARKING

WATERMAIN TABLE: CUMBERLAND STREET			
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
+000.0	60.20	58.00	CONNECT TO EXISTING
+001.0	60.22	57.82	STANDPOST
+002.1	60.29	57.89	CROSS ABOVE EX. 450mm SAN SEWER B/W = +57.89, EX SAN OVB = +56.68
+003.8	60.22	58.37	CROSS ABOVE EX. 1200mm STM SEWER B/W = +58.17, EX STM OVB = +57.92
+006.6	60.29	57.89	CROSS EX. 300mm ABANDONED GAS
+007.4	60.26	57.86	CROSS EX. 125mm ABANDONED WM
+008.0	60.29	57.85	CROSS EX. BELL
+009.0	60.32	57.92	PROPOSED CURB FACE
+015.3	60.35	57.95	℞ / LIMIT OF U/G PARKING

℞ 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

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

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

13.	SITE PLAN REVISIONS - ISSUED FOR COORDINATION	APR 23/2020	GJM
11.	STANDPOSTS RELOCATED	APR 03/2020	GJM
10.	MINOR SITE PLAN REVISIONS	AUG 06/2019	GJM
9.	REVISED PER CITY COMMENTS AND WM REVISIONS	JUN 21/2019	GJM

8.	SITE PLAN REVISIONS	MAY 22/2019	GJM
7.	MINOR SITE PLAN REVISIONS (ISSUED TO CLIENT)	MAY 22/2019	GJM
6.	ISSUED WITH SITE PLAN APPROVAL (MYLAR)	AUG 10/15	JGR
5.	REVISED AS PER CITY COMMENTS	AUG 06, 2015	JAG
4.	REVISED AS PER CITY COMMENTS	JULY 24, 2015	JAG
3.	RE ISSUED WITH SITE PLAN APPLICATION (NEW SP)	JUNE 10, 2015	JAG
2.	ISSUED FOR UDRP	MAR 19, 2015	JAG
1.	ISSUED WITH SITE PLAN APPLICATION	OCT 18, 2013	JGR

SCALE: 1:200

DESIGN: GJM / JAG

CHECKED: JAG

DRAWN: MWC

CHECKED: JAG

APPROVED: GJM

FOR REVIEW ONLY

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LOCATION: CITY OF OTTAWA, 245 RIDEAU STREET, ROYALE DEVELOPMENT

DRAWING NAME: 113195-CP1

GENERAL PLAN OF SERVICES

PROJECT NO: 113195
REV: REV #13
DRAWING NO: 113195-GP1
DWG # 16980