



LEGEND	
	PROPOSED TOWER OUTLINE
	PROPOSED PROPERTY LINE / LIMIT OF U/G PARKING
	PROPOSED LIMIT OF U/G PARKING
	PROPOSED WATERMAIN SERVICE (WITH CAP)
	PROPOSED STORM SERVICE (WITH CAP)
	PROPOSED SANITARY SERVICE (WITH CAP)
	PROPOSED WATER METER
	PROPOSED STORM / SANITARY TEST PORT
	PROPOSED REMOTE WATER METER
	PROPOSED VALVE AND VALVE BOX
	PROPOSED SANITARY SEWER CONNECTION
	PROPOSED DEPRESSED CURB
	PROPOSED LIMIT OF BUILDING OVERHANG
	PROPOSED BUILDING/PARKING/LOADING ENTRANCE
	PROPOSED ROAD CUT REINSTATEMENT (PER CITY DETAIL R10)
	EXISTING SERVICES TO BE ABANDONED OR REMOVED
	EXISTING DEPRESSED CURB
	EXISTING BELL & JOINT
	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 - ATRIA / BELL / HYDRO / ROGERS / TELUS / TRAFFIC
	EXISTING GAS MAIN
	EXISTING HYDRO CONDUIT
	EXISTING BELL CONDUIT
	EXISTING TRAFFIC CONTROL BOX
	EXISTING VERTICAL TRAFFIC LIGHT (2003/2004)
	EXISTING TRAFFIC MANHOLE
	EXISTING ABANDONED INFRASTRUCTURE BELL / GAS / HYDRO / ROGERS
	SANITARY SEWER / TRAFFIC / WATERMAIN
	EXISTING UNDERGROUND SEWERS CHAMBER - COMBINED / SANITARY / STORM
	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 HYDROANT C/W LEAD
	A SHUT OFF VALVE BOX
	EXISTING TRAFFIC SIGN
	REMOVAL MARKER
	REMOTE METER

- 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 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 ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
 - REFER TO STORMWATER MANAGEMENT REPORT (R-2015-107, DATED JUNE 10, 2015) AND SERVING DESIGN BRIEF (R-2015-106, DATED APRIL 23, 2020), AND SUBSEQUENT ADDENDUM LETTERS, 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 SERVICES AS-BUILT INFORMATION SHOWN ON THIS PLAN, AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIE ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
 - REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
 - ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARDS APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
 - ALL PRIVATE APPROACHES MUST BE CONSTRUCTED AS PER CITY SPECIFICATIONS SC13.
- SEWER NOTES:**
 - SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
SEWER SERVICE CONNECTION - RIGID PIPE	S 11	CITY OF OTTAWA
SEWER SERVICE ABANDONMENT	S 11.4	CITY OF OTTAWA
SEWER TRENCH - BEDDING (GRANULAR A)		OPSD
		COVER (GRANULAR A OR GRANULAR B TYPE I, WITH MAXIMUM PARTICLE SIZE=25mm)
STORM SEWER	PVC DR 35	
SANITARY SEWER	PVC DR 35	
 - INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 1.5m COVER WITH 50mmx1200mm H=40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
 - SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM
 - 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.
 - FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KORAN-SEAL, PSK, POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
 - 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 OPS 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.
 - FULL PORT BACKWATER VALVES ARE REQUIRED ON THE SANITARY SERVICES. INSTALL AS PER THE MANUFACTURERS RECOMMENDATIONS AND A BACKWATER VALVE IS REQUIRED ON THE STORM SERVICES / FOUNDATION DRAINS FOR EACH BUILDING, INSTALLED AS PER STD. DWG S14.
 - CONTRACTOR TO TELETYPE (CCTV) ALL PROPOSED SEWERS/LATERALS.
 - REINSTATE ALL EXISTING PAVEMENT, CURB AND BOULEVARDS AS PER CITY OF OTTAWA R10.
 - 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.
 - MONITORING TEST PORTS FOR BUILDING SERVICES TO BE INSTALLED IN PARKING GARAGE.

WATERMAIN TABLE: GEORGE STREET (MIN COVER = 2.4m)			
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
+000.0	58.98	586.58	CONNECT TO EXISTING
+001.0	59.00	586.60	STANDPOST
+003.7	58.88	586.48	CURB FACE
+006.0	59.11	586.71	CROSS 100mm HYDRO
+008.8	59.10	586.70	CROSS TELE CABLE
+007.6	59.11	586.71	□ / LIMIT OF U/G PARKING
WATERMAIN TABLE: CUMBERLAND STREET (MIN COVER = 2.4m)			
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
+000.0	59.26	586.86	CONNECT TO EXISTING
+001.0	59.30	586.90	STANDPOST
+002.4	59.35	587.40	CROSS ABOVE EX. 450mm SAN SEWER B/W = +57.80, EX SAN O/BV = +56.40
+004.4	59.40	587.80	CROSS ABOVE EX. 1200mm STM SEWER B/W = +57.80, EX STM O/BV = +57.35
+006.6	59.35	587.34	CROSS EX. 300mm ABANDONED GAS
+007.4	59.32	586.92	CROSS EX. 125mm ABANDONED WM
+011.6	59.42	587.02	CROSS EX. BELL
+012.8	59.30	586.84	PROPOSED CURB FACE
+015.3	59.37	586.89	□ / LIMIT OF U/G PARKING
WATERMAIN TABLE: CUMBERLAND STREET (MIN COVER = 2.4m)			
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
+000.0	60.20	586.80	CONNECT TO EXISTING
+001.0	60.22	587.82	STANDPOST
+002.1	60.29	587.89	CROSS ABOVE EX. 450mm SAN SEWER B/W = +57.80, EX SAN O/BV = +56.65
+003.8	60.22	588.37	CROSS ABOVE EX. 1200mm STM SEWER B/W = +58.17, EX STM O/BV = +57.92
+006.6	60.29	587.89	CROSS EX. 300mm ABANDONED GAS
+007.4	60.26	587.86	CROSS EX. 125mm ABANDONED WM
+010.0	60.29	587.85	CROSS EX. BELL
+009.0	60.32	587.92	PROPOSED CURB FACE
+015.3	60.35	587.95	□ / LIMIT OF U/G PARKING

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.

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SAIDE SAYAH
MANAGER, CENTRAL BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Saide Sayah at 4:23 pm, Sep 21, 2020

14.	REVISED SANITARY AND STORM PER ADV SURVEY	AUG 09/20	GJM	6.	MINOR SITE PLAN REVISIONS (ISSUED TO CLIENT)	MAY 22/2019	GJM
13.	SITE PLAN REVISIONS	APR 23/2020	GJM	7.	ISSUED WITH SITE PLAN APPROVAL (MYLAR)	AUG 10/15	JGR
12.	SITE PLAN REVISIONS - ISSUED FOR COORDINATION	APR 17/2020	GJM	5.	REVISED AS PER CITY COMMENTS	AUG 06, 2015	JAG
11.	STANDPOSTS RELOCATED	APR 03/2020	GJM	4.	REVISED AS PER CITY COMMENTS	JULY 24, 2015	JAG
10.	MINOR SITE PLAN REVISIONS	AUG 06/2019	GJM	3.	RE ISSUED WITH SITE PLAN APPLICATION (NEW SP)	JUNE 10, 2015	JAG
9.	REVISED PER CITY COMMENTS AND WM REVISIONS	JUN 21/2019	GJM	2.	ISSUED FOR UDRP	MAR 19, 2015	JAG
8.	ISSUED WITH SITE PLAN APPLICATION	OCT 18, 2013	JGR	1.	ISSUED WITH SITE PLAN APPLICATION	OCT 18, 2013	JGR

No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
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SCALE: 1:200

FOR REVIEW ONLY

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

DRAWING NAME	PROJECT No.	113195
GENERAL PLAN OF SERVICES	REV	REV #14
	DRAWING No.	113195-GP1
	DWG #	16980