LEGEND

- PROPERTY LINE
- SAN MH — PROPOSED SANITARY MH & SEWER
- CBMH 3 — PROPOSED CATCHBASIN MH & SEWER
- STM MH 1 — PROPOSED STORM MH & SEWER
- CB 2 — PROPOSED CATCHBASIN & LEAD
- PMSU 2020_5 — STORMWATER QUALITY CONTROL UNIT
- ICD — PROPOSED INLET CONTROL DEVICE
- DD — PROPOSED DECK DRAIN
- (M) (IM) — PROPOSED WATER METER AND REMOTE METER
- PROPOSED BARRIER CURB
- DC — PROPOSED DEPRESSED CURB
- 250mmØ — PROPOSED WATERMAIN AND DIAMETER
- VB — HYD — PROPOSED HYDRANT c/w VALVE & VALVE BOX
- VB — PROPOSED VALVE & VALVE BOX
- PROPOSED CAP
- PROPOSED THERMAL INSULATION
- (A) (B) — SEWER CROSSINGS (REFER TO TABLE ON 119171-NDT)
- PROPOSED BUILDING ENTRANCE
- X — REMOVALS

GROUND FLOOR	FINISHED FLOOR ELEVATION OF GROUND FLOOR
P1 PARKING	FINISHED FLOOR ELEVATION OF PARKING LEVEL 1
P2 PARKING	FINISHED FLOOR ELEVATION OF PARKING LEVEL 2
USF	UNDERSIDE OF FOOTING ELEVATION

- OHW — EXISTING OVERHEAD WIRES
- EXISTING CONCRETE CURB
- SAN MH — EXISTING SANITARY MANHOLE & SEWER
- CBMH — EXISTING CATCHBASIN MANHOLE
- STM MH — EXISTING STORM MANHOLE & SEWER
- CB — EXISTING CATCHBASIN C/W CATCHBASIN LEAD
- HYD — VALVE — EXISTING HYDRANT & VALVE
- EXISTING TREES / VEGETATION
- EX CP — EXISTING UTILITY POLE
- EXISTING FENCE
- 300mmØ WM — EXISTING WATERMAIN
- HYD — EXISTING HYDRANT C/W VALVE & LEAD

REFER TO PLAN 119171-PR1 FOR OFF-SITE WATERMAIN WORKS

REFER TO PLANS 119171-PR2 FOR OFF-SITE STORM SEWER WORKS

REFER TO 119171-NDT FOR NOTES, DETAILS AND TABLES

NORTH

KEY PLAN
N.T.S.

SUMERSET STREET EAST; SQUIBURN AVE; BLACKBURN AVE; CHAPEL STREET; BASSETT AVE; TEMPLETON STREET; KING EDWARD AVE; MANN AVE; WIGGINS PVT; SITE; LEES AVE; NICHOLAS ST; HWY417; ROBINSON AVE

BENCHMARK INFO:

CITY OF OTTAWA MONUMENT No. 2011-0127 LOCATED NEAR THE SOUTH-WEST CORNER OF THE INTERSECTION OF LEES AVENUE AND ROBINSON AVENUE. GEODETIC ELEVATION = 63.60m.

ALL ELEVATIONS ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM VERTICAL CONTROL MONUMENT NO. 3603 HAVING AN ELEVATION OF 76.9959 METRES. BEARINGS ARE GRID, DERIVED FROM THE NORTHERLY LIMIT OF PART 1 ON PLAN 4R-1381 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL)

THE EXISTING GRADES SHOWN ON THE PLANS ARE TAKEN DIRECTLY FROM TOPOGRAPHICAL SURVEY PLAN (Ref. # 21029-20 JRE Lt 7 PL 49 T F). PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK SIGNED AND DATED AUGUST 14, 2020.

SURROUNDING BACKGROUND TOPO INFORMATION BEYOND THE LIMITS OF THE SITE SURVEY ARE SHOWN FROM CITY OF OTTAWA 1:1000 MAPPING FOR CONTEXT ONLY.

PROPOSED 28-STOREY RESIDENTIAL TOWER "D"
GROUND FLOOR = 65.00m
P1 PARKING LEVEL = 58.00m
P2 PARKING LEVEL = 56.00m
USF = VARIES

PROPOSED 28-STOREY MIXED-USE TOWER "A"
GROUND FLOOR = 64.00m
P1 PARKING LEVEL = 60.00m
P2 PARKING LEVEL = 57.00m
USF = VARIES

PROPOSED 32-STOREY MIXED-USE TOWER "C"
GROUND FLOOR = 67.30m
P1 PARKING LEVEL = 64.00m
P2 PARKING LEVEL = 61.00m
USF = VARIES

PROPOSED 32-STOREY MIXED-USE TOWER "B"
GROUND FLOOR = 64.00m
P1 PARKING LEVEL = 60.00m
P2 PARKING LEVEL = 57.00m
USF = VARIES

CONNECT TO THE 300mmØ PVC WATERMAIN EXTENSION WITH A NEW 300x300x250 TEE BY CITY FORCES. EXCAVATION, BACKFILL AND REINSTATEMENT BY CONTRACTOR.

REMOVE EXISTING 150mmØ ON-SITE WATERMAIN TO THE SOUTH-WEST. EXISTING TVS CONNECTION TO THE MUNICIPAL 500mmØ WATERMAIN IS TO BE INSPECTED FOR INTEGRITY AND REPLACED IF REQUIRED. CONNECT TO THE WEST SIDE OF THE TVS WITH A 250x150 REDUCER BY CITY FORCES. CONTRACTOR TO DETERMINE EXACT LOCATION AND ELEVATION OF WATERMAIN IN FIELD. EXCAVATION, BACKFILL AND REINSTATEMENT BY CONTRACTOR.

DETAILED CITY PARK BLOCK GRADING, SERVICING AND STORMWATER MANAGEMENT T.B.D. BY OTHERS.

REMOVE ON-SITE SANITARY SEWER TO THE NORTH-EAST. CONNECT TO THE EXISTING SAN MH. PROPOSED 250mmØ SANITARY INVERT=58.54ms. EXISTING 250mmØ OUTLET INVERT=58.13ms.

REMOVE ON-SITE DICB AND PORTION OF EXISTING STORM SEWERS ON-SITE. CONNECT TO EXISTING 375mmØ PVC SEWER WITH NEW STM MH 10. PROPOSED 200mmØ STORM SERVICE INVERT=59.75ms. EXISTING 375mmØ INVERT=59.28ms.

CONNECT TO EXISTING 300mmØ PVC SEWER WITH NEW 'DOGHOUSE' STM MH 12. PROPOSED 300mmØ STORM SERVICE INVERT=63.80ms. EXISTING 300mmØ INVERT=63.51ms. MAINTAIN AND PROTECT EXISTING PIPE AND FLOWS AT ALL TIMES.

JOB BENCHMARK #1
CUT CROSS ON CONCRETE CURB
Elevation = 62.04

JOB BENCHMARK #2
CITY OF OTTAWA
MONUMENT NO. 2011-0127
Elevation = 63.60

JOB BENCHMARK #3
CUT CROSS ON CONCRETE SIDEWALK
Elevation = 68.57

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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
2 ROBINSON AVENUE LIMITED PARTNERSHIP
88 ALBERT STREET
OTTAWA, ONTARIO, K1P 5E9
CONTACT: MR. KIERAN WAUGH
PHONE: (416) 903-1377
EMAIL: kwaugh@placedoree.com

No.	REVISION	DATE	BY
3	RE-ISSUED FOR SITE PLAN APPROVAL	OCT 07/22	FST
2	REVISED PER CITY COMMENTS / UPDATED SITE PLAN	MAR 30/22	FST
1	ISSUED FOR SITE PLAN APPROVAL	NOV 15/21	FST

SCALE 1:300 (1:300; 0 3 6 9 12)

DESIGN SM / FST
CHECKED FST
DRAWN DM / SM
CHECKED SM / FST
APPROVED FST

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER — F.S. THAUVETTE — 100041299 — OCT 07, 2022 — PROVINCE OF ONTARIO

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Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
320 LEES AVENUE (2 ROBINSON AVENUE)

DRAWING NAME
GENERAL PLAN OF SERVICES

PROJECT No. 119171
REV REV # 3
DRAWING No. 119171-GP

D07-12-21-0202

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