16 CONCOURSE GATE, SUITE 200

OTTAWA, ONTARIO K2E 7S8

KEN HOPPNER

613-831-5490 EXT 208

khoppner@morleyhoppner.com

REVISED PER CITY COMMENTS

REISSUED FOR ZBLA AND SPC

REVISED PER CITY COMMENTS

ISSUED FOR SPO

MAR 20/25

DEC 13/24

NOV 01/24

JUL 31/24

DATE

THE CONTRACT DRAWINGS, AND WHERE SHOWN.

UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, DETERMINE THE EXACT

STRUCTURES AND ASSUME ALL LIABILITY FOR

THE ACCURACY OF THE POSITION OF SUCH

LOCATION OF ALL SUCH UTILITIES AND

DAMAGE TO THEM.



GENERAL NOTES:

- 1. 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
- 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. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
- 5. 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
- 6. 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.
- 8. ALL ELEVATIONS ARE GEODETIC.
- 9. REFER TO GEOTECHNICAL INVESTIGATION REPORT (PG4394-1 REVISION 1, DATED NOVEMBER 26, 2024) AND ASSOCIATED MEMORANDUM (DATED DECEMBER 5, 2024), 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.
- 10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- 11. REFER TO THE DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2024-087) PREPARED BY NOVATECH.
- 12. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- 13. PROVIDE LINE / PARKING PAINTING AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

SEWER NOTES:

1. 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'.

2. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
CATCHBASIN (600x600mm)	705.010	OPSD
STORM / SANITARY MANHOLE (1200mmØ)	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 OTTAW
SEWER TRENCH	S6	CITY OF OTTAW
STORM SEWER	PVC DR 35	
SANITARY SEWER	PVC DR 35	
CATCHBASIN LEAD	PVC DR 35	

- 3. ALL STORM AND SANITARY SERVICE LATERALS SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES AS PER THE CITY OF OTTAWA STANDARD DETAILS S14 AND S14.1 OR S14.2.
- 4. INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 1.8m COVER WITH HI-40 INSULATION PER INSULATION DETAIL FOR SHALLOW SEWERS. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- 5. SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
- 6. 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.
- 7. FLEXIBLE 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. 8. THE OWNER SHALL REQUIRE THAT THE SITE SERVICING 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.
- 9. ALL STORM MANHOLES AND CATCHBASIN MANHOLES ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED. ALL CATCHBASINS ARE TO HAVE 600mm SUMPS.
- 10. ALL CATCHBASINS, MANHOLES AND/OR CATCHBASIN MANHOLES THAT ARE TO HAVE ICD'S INSTALLED WITHIN THEM ARE TO HAVE
- SERVICES DRAWING. REFER TO MECHANICAL PLANS FOR DETAILS.
- 12. CONTRACTOR TO TELEVISE (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.
- 13. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

WATERMAIN NOTES:

1. SUPPLY AND CONSTRUCT ALL WATERMAINS 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 📗 WATERMAINS 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 CITY OF OTTAWA FORCES.

SPECIFICATIONS: WATERMAIN TRENCHING THERMAL INSULATION IN SHALLOW TRENCHES W22 VALVE BOX ASSEMBLY

CITY OF OTTAWA CITY OF OTTAWA W25.2 CITY OF OTTAWA PVC DR 18

- 3. WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE, UNLESS OTHERWISE INDICATED.
- 4. PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS, UNLESS OTHERWISE INDICATED.
- 5. WATER SERVICE IS TO BE CONSTRUCTED TO FOUNDATION WALL AND CAPPED.

F.S. THAUVETTE 100041399 March 20, 2025

Engineers, Planners & Landscape Architect Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 (613) 254-9643 (613) 254-5867

www.novatech-eng.com

CITY OF OTTAWA 950 SCOTT STREET AND 312 & 314 CLIFTON ROAD

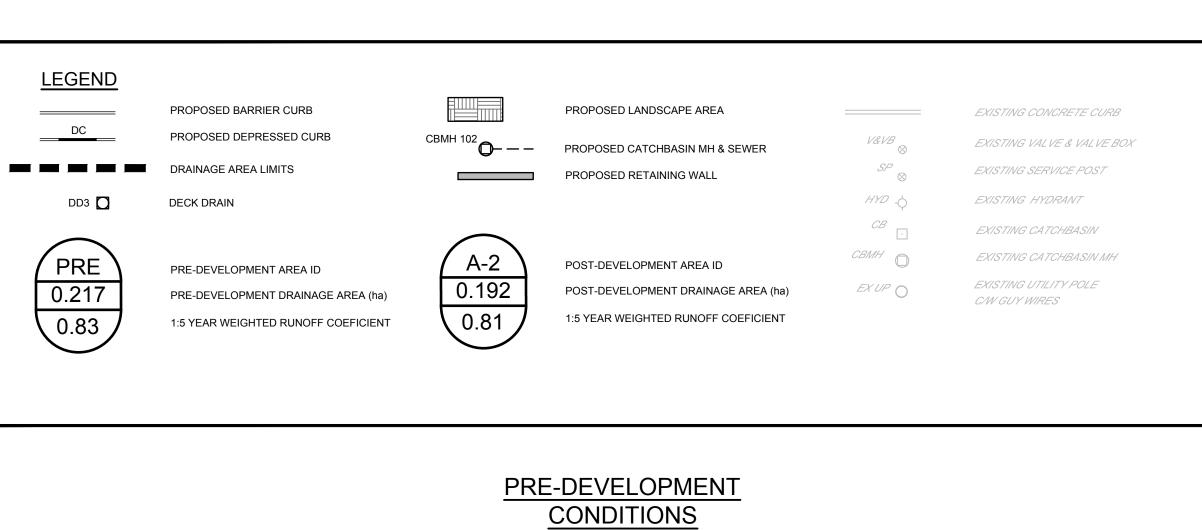
DRAWING NAME **GENERAL PLAN OF SERVICES**

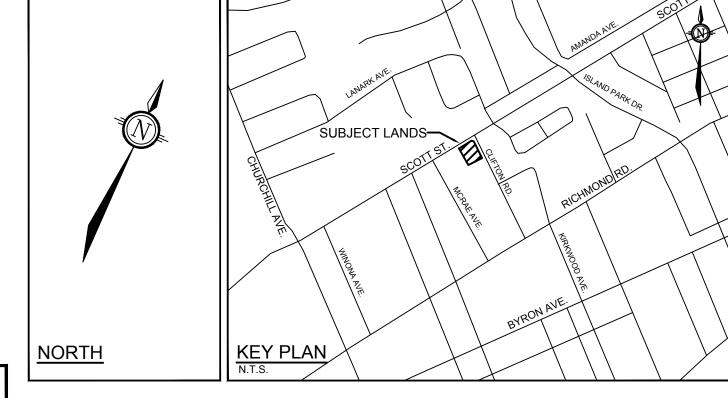
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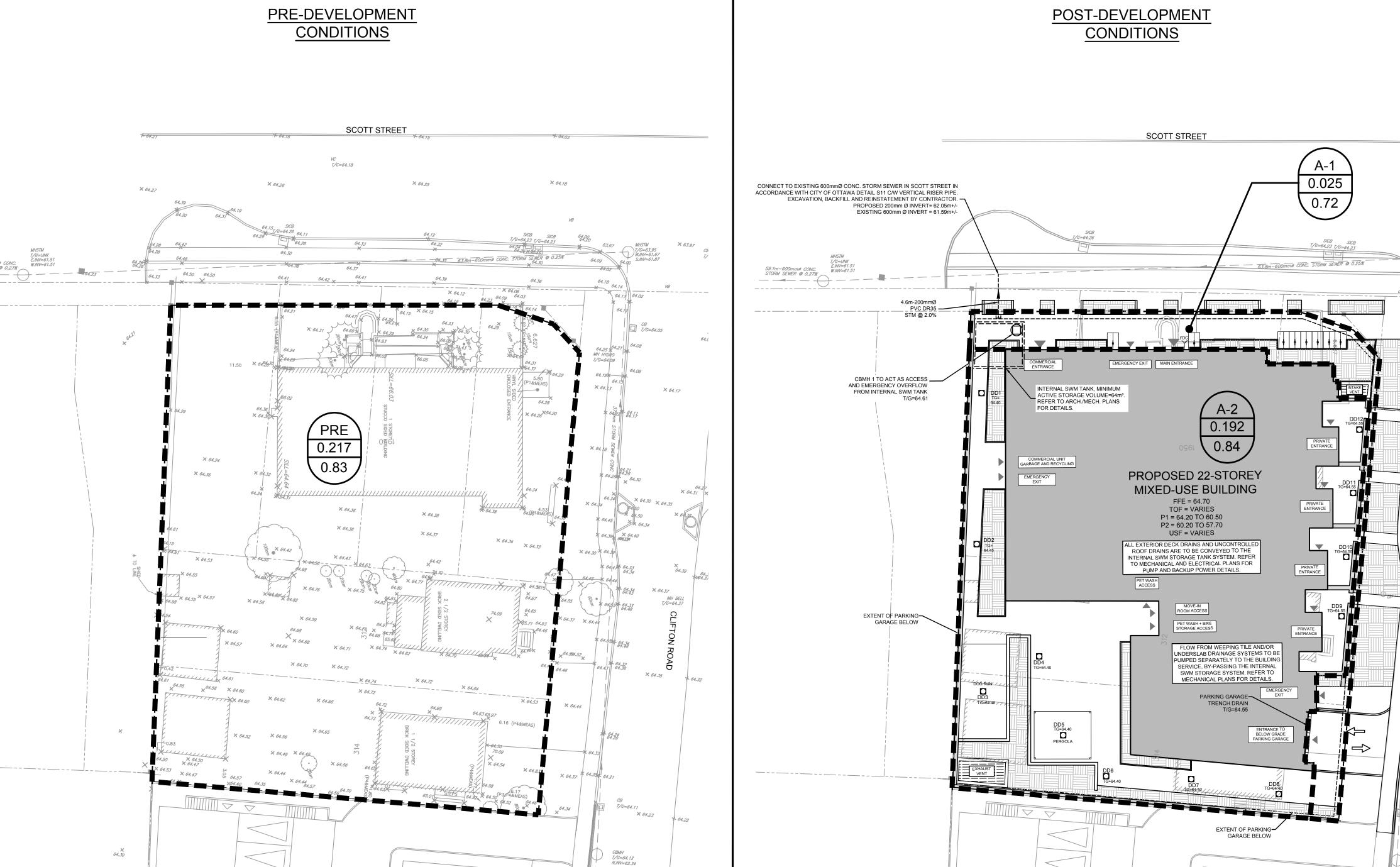
PLAN #19152

DATE

DAMAGE TO THEM.







GENERAL NOTES

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10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.

11. REFER TO THE DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2024-087) PREPARED BY NOVATECH.

12. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

13. PROVIDE LINE / PARKING PAINTING AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

BENCHMARK NOTES:

1. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA WITH AN ELEVATION OF 95.230.

2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

3. BENCHMARK WAS PROVIDED ON PLAN OF SURVEY OF ALL OF LOTS 24 AND 25, AND PART OF LOTS 45, 46, 47, AND 48, REGISTERED PLAN 369, SURVEYED BY STANTEC GEOMATICS LTD (PROJECT NO 161613828-110).

NOTES:

ALL DRAINAGE FROM AREA A-2 (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.

3. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION AND CONNECTIONS AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM AND EMERGENCY OVERFLOW PIPING.

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.

VACANT HOUSES SOUTH OF SITE HAVE BEEN DEMOLISHED AS PART OF

DEVELOPMENT, AS SHOWN.

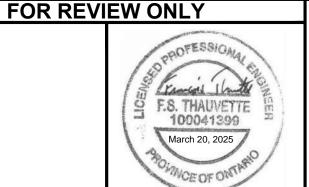
OWNER INFORMATION
GRANITE PRIVATE EQUITY
LIMITED PARTNERSHIP
16 CONCOURSE GATE, SUITE 200
OTTAWA, ONTARIO K2E 7S8
KEN HOPPNER
613-831-5490 EXT 208
khoppner@morleyhoppner.com

X 64.22

					SCALE	DESIGN	
					1:250	BB/KD CHECKED FST	
	4.	REVISED PER CITY COMMENTS	MAR 20/25	FST		DRAWN	
	3.	REISSUED FOR ZBLA AND SPC	DEC 13/24	FST	1:250 0 2 4 6 8 10	BB/KD	-
	2.	REVISED PER CITY COMMENTS	NOV 01/24	FST		FST	
	1.	ISSUED FOR SPC	JUL 31/24	FST		APPROVED	
	No.	REVISION	DATE	BY		FST	

BEEN DEMOLISHED AS PART OF SEPARATE CITY-APPROVED FUTURE

DEVELOPMENT, AS SHOWN.



CBMH T/G=64.12 N.INV=62.34



Facsimile

(613) 254-5867

www.novatech-eng.com

LOCATION
CITY OF OTTAWA
1950 SCOTT STREET AND 312 & 314 CLIFTON ROAD
DRAWING NAME

STORMWATER MANAGEMENT PLAN

121301
REV
REV # 4
DRAWING No.
121301-SWM