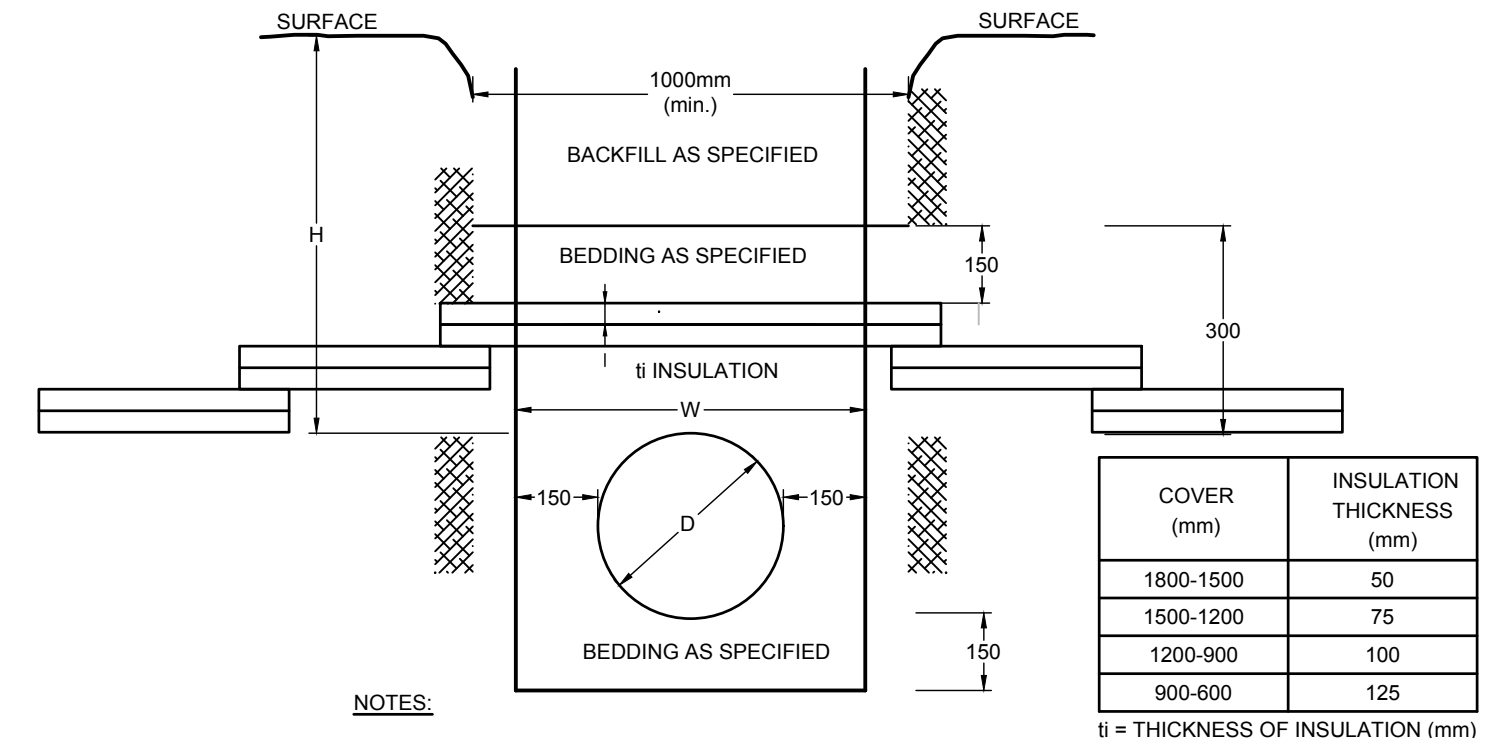


JOHN SEVIGNY C.E.T.  
 MANAGER (A), DEVELOPMENT REVIEW EAST  
 PLANNING, DEVELOPMENT & BUILDING SERVICES  
 DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By sevignyo at 4:04 pm, May 05, 2026

**LEGEND**

- PROPERTY LINE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SERVICE
- PROPOSED AREA DECK DRAIN
- PROPOSED WATER METER AND REMOTE METER
- PROPOSED BARRIER CURB
- PROPOSED DEPRESSED CURB
- PROPOSED WATER SERVICE AND DIAMETER
- PROPOSED VALVE & VALVE BOX
- PROPOSED CAP
- PROPOSED BUILDING ENTRANCE
- REMOVALS
- THERMAL INSULATION FOR SHALLOW SEWERS AND WATERMAIN CROSSINGS
- RAISED PLANTER BED
- RIP RAP AS PER OPSD
- OHW - EXISTING OVERHEAD WIRES
- EXISTING CONCRETE CURB
- EXISTING SANITARY MANHOLE & SEWER
- EXISTING CATCHBASIN MANHOLE
- EXISTING STORM MANHOLE & SEWER
- EXISTING CATCHBASIN-CIV CATCHBASIN LEAD
- EXISTING HYDRANT & VALVE
- EXISTING TREES / VEGETATION
- EXISTING UTILITY POLE
- EXISTING FENCE
- EXISTING WATERMAIN
- EXISTING HYDRANT CW VALVE & LEAD
- FINISHED FLOOR ELEVATION
- P1 LEVEL
- FINISHED FLOOR ELEVATION
- RAMP TO UNDERGROUND PARKING



**NOTES:**

- INSULATE ALL SEWER PIPES THAT HAVE LESS THAN 1.8m COVER WITH EXPANDED POLYSTYRENE INSULATION AS SHOWN.
- THE THICKNESS OF INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER (SEE TABLE).

**PROPOSED STEPPED INSULATION DETAIL FOR SHALLOW SEWERS ONLY**  
 NOT TO SCALE

**INTERNAL SWM STORAGE TANK #1 SYSTEM**

DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	STORAGE VOLUMES REQUIRED	STORAGE VOLUMES PROVIDED
1/2 YR	15.8 L/s	69.8 m³	>255 m³
1/5 YR		106.8 m³	
1-100+20%		254.8 m³	
NOTES		322.7 m³	

- ALL DRAINAGE FROM AREA A-5 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 MECHANICAL PLANS FOR PUMP INFORMATION AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM.

**ROOF DRAIN TABLE**

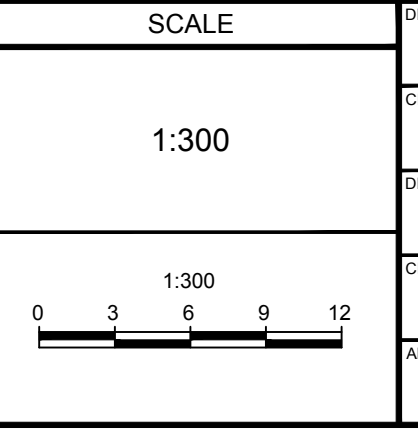
AREA ID	BUILDING	ROOF DRAIN No. (WATTS MODEL)**	ROOF DRAIN OPENING SETTING	2 YEAR RELEASE RATE					
				APPROX. 2-YR PONDING DEPTH	5-YEAR RELEASE RATE	APPROX. 5-YEAR PONDING DEPTH	100-YEAR RELEASE RATE	APPROX. 100-YR PONDING DEPTH	
A-3	A	RD 1 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	14 cm
		RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	14 cm
		RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 4 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	15 cm
		RD 6 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	15 cm
		RD 7 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	14 cm
		RD 8 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	14 cm
		RD 9 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 10 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 11 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 12 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
A-4	B	RD 1 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 4 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 6 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
B-2	C	RD 1 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 4 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 6 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
B-3	D	RD 1 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	14 cm
		RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	14 cm
		RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 4 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	15 cm
		RD 6 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	15 cm
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		RD 11 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 12 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm

\* REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2023-086) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.  
 \*\* ALL CONTROLLED FLOW ROOF DRAINS FOR THE PROPOSED BUILDING TO BE WATTS 'ADJUSTABLE ACCUTROL' ROOF DRAINS.

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.

OWNER INFORMATION  
 8417709 CANADA INC.  
 430 boulevard de l'hôpital, Suite 310  
 Gatineau, QC J8V 1T7  
 NAME: PAUL-ANDRÉ CHARBONNEAU  
 PHONE: (819) 955-8032  
 EMAIL: paul-andre@chartro.ca

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	MAY 09/25	FST
2.	REVISED PER CITY COMMENTS	DEC 23/24	FST
1.	ISSUED FOR SPC APPLICATION	JUL 19/24	FST



**FOR REVIEW ONLY**

DESIGN CV  
 CHECKED FST  
 DRAWN CV  
 CHECKED FST  
 APPROVED FST

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6  
 Telephone (613) 254-9643  
 Facsimile (613) 254-9867  
 Website www.novatech-eng.com

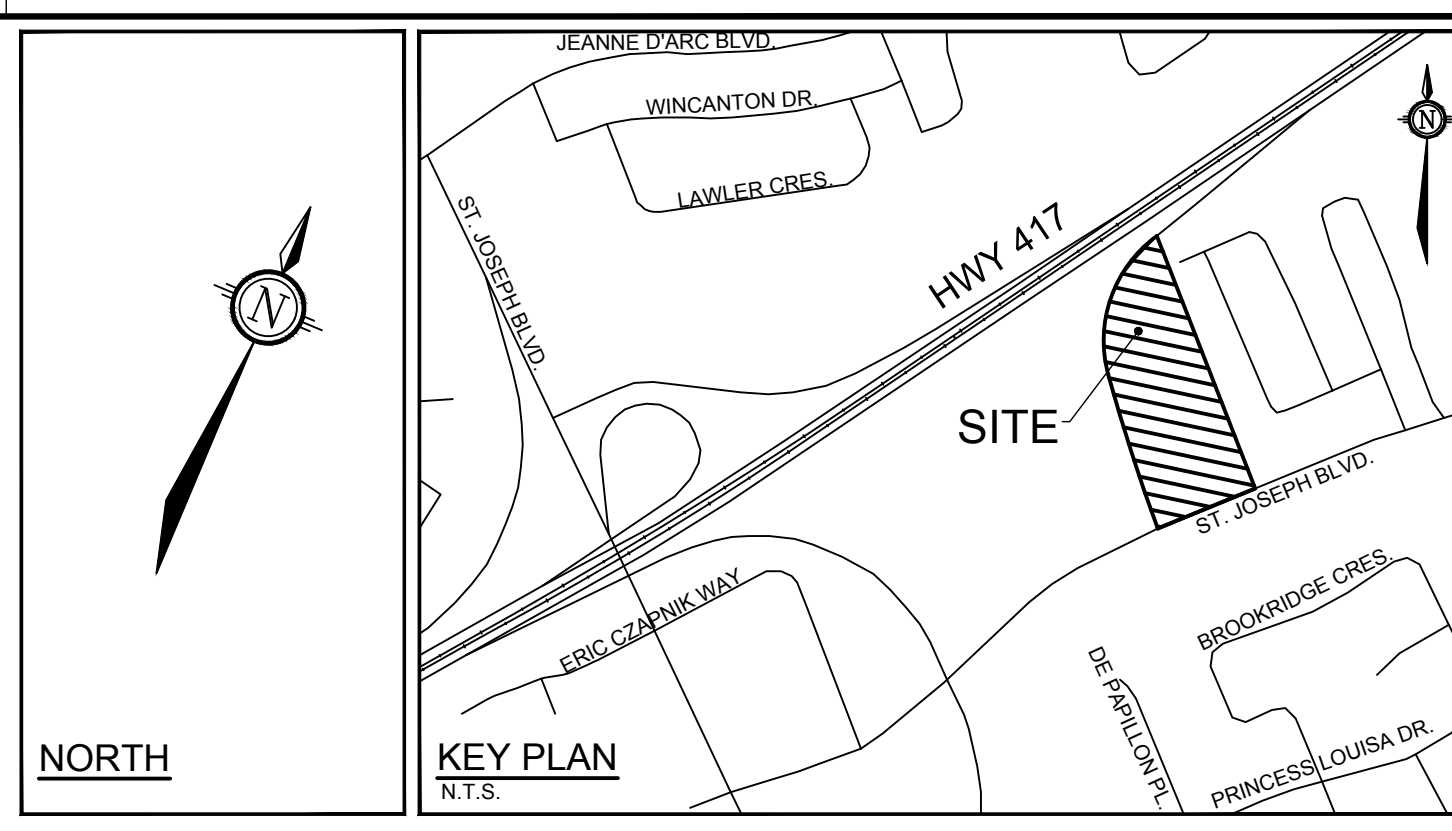
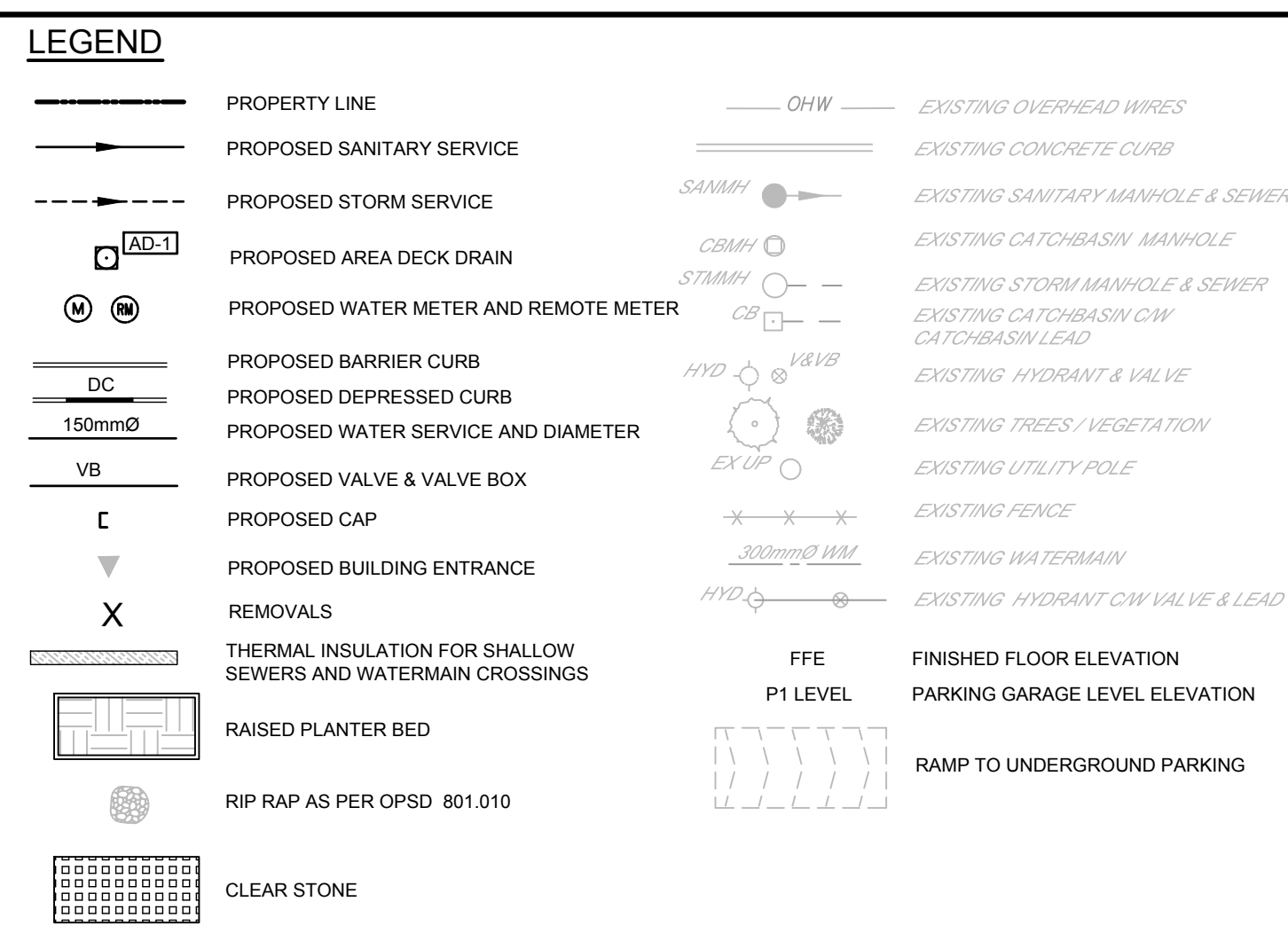
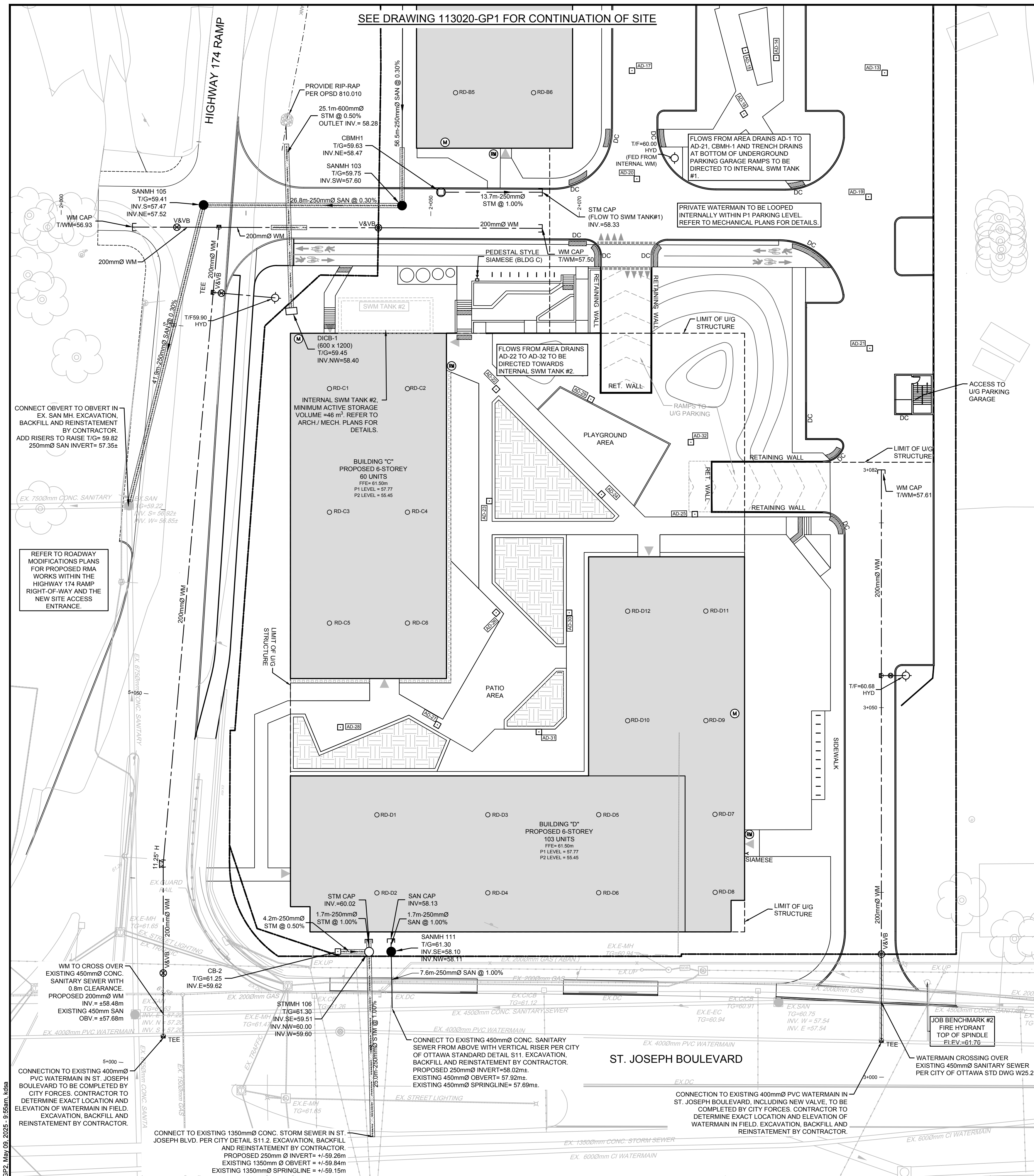
LOCATION  
 CITY OF OTTAWA  
 3459 & 3479 ST. JOSEPH BOULEVARD

DRAWING NAME  
**GENERAL PLAN OF SERVICES**

PROJECT No. 113020-00  
 REV # 3  
 DRAWING No. 113020-GP1  
 PLAN No. 19167

M:\02013-113020-CAD\DWG\113020-GP.dwg GP1 May 05 2025 3:55pm v.m.s





**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 MUNICIPAL AUTHORITIES AND OWNER.
- 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 INVESTIGATION REPORT (REF. NO. PG5091-1, REVISION 1, DATED NOVEMBER 6, 2019, AND TREE PLANTING SETBACK RECOMMENDATIONS (REF. NO. PG5091-MEMO-01), 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 ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACED AREAS AND DIMENSIONS.
- REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2023-086) PREPARED BY NOVATECH.
- SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- 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 TAG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
- PROVIDE LINE/PARKING PAINTING AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

**SEWER NOTES:**

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

ITEM	SPEC. No.	REFERENCE
CATCH-BASIN (800X800MM)	705.010	OPSD
STORM / SANITARY MANHOLE (1200MM2)	701.010	OPSD
CB, FRAME & COVER	400.020	OPSD
STORM / SANITARY MH FRAME & COVER	401.010	OPSD
WATERTIGHT MH FRAME AND COVER	401.030	OPSD
SEWER TRENCH	S6	CITY OF OTTAWA
EXTERIOR MECHANICAL AREA DECK DRAIN	FD-490-F-4	WATTS CANADA
	(OR APPROVED EQUIVALENT)	
STORM SEWER	PVC DR 35, CONC. (≥ 450mmØ)	
SANITARY SEWER	PVC DR 35	
CATCH-BASIN LEAD	PVC DR 35	
- THE SANITARY SEWER LATERAL SHALL BE EQUIPPED WITH BACKFLOW PREVENTERS WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14.1 OR S14.2. REFER TO MECHANICAL PLANS FOR DETAILS.
- THE STORM SEWER LATERAL SHALL BE EQUIPPED WITH A BACKFLOW PREVENTER WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14. REFER TO MECHANICAL PLANS FOR DETAILS.
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
- 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.
- FOR ON-SITE SEWERS, INSULATE ALL PIPES (SAN / STM) THAT HAVE LESS THAN 1.5m COVER WITH HI-40 INSULATION PER INSULATION DETAIL FOR SHALLOW SEWERS. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION. FOR OFF-SITE SEWERS, 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.
- 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.
- TYPICAL STORM MANHOLES AND CATCH-BASIN MANHOLES ARE TO HAVE 300mm SUMP UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS TO TELEVISION (CCTV) ALL PROPOSED SEWERS, 200mm OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES. PROVIDE A COPY OF ALL CCTV INSPECTION REPORTS TO THE ENGINEER FOR REVIEW.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL APPLICABLE SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TAG ELEVATIONS, STRUCTURE LOCATIONS AND ANY ALIGNMENT CHANGES, ETC.
- 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 OPDS 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.

**WATERMAIN NOTES:**

- SUPPLY AND CONSTRUCT ALL WATERMAIN AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SPECIFICATIONS:
 

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
FIRE HYDRANT INSTALLATION	W19	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
INSULATION ADJACENT TO OPEN STRUCTURES	W23	CITY OF OTTAWA
VALVE BOX ASSEMBLY	W24	CITY OF OTTAWA
WATERMAIN	PVC DR 18	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN CROSSING ABOVE SEWER	W25.2	CITY OF OTTAWA
- 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 CITY OFFICIALS. EXCAVATION, INSTALLATION OF SERVICE, BACKFILL AND RESTORATION BY THE CONTRACTOR.
- 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, UNLESS OTHERWISE INDICATED.

**BENCHMARK NOTES:**

- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.
- 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.
- BENCHMARK WAS PROVIDED ONPLAN OF SURVEY PART OF LOT 33, CONGRESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA, SURVEYED BY STANTEC GEOMATICS LTD.

**PROPOSED 200mmØ WATER SERVICE TABLE**

Station	F/G ELEVATION	TOP OF WATERMAIN	DESCRIPTION
5+003.93	61.60	58.68	200mmØ WM CONNECTION TEE TO EX. 400mmØ PVC WM
5+006.89	61.59	58.68	WATERMAIN OVER EX. 450mmØ SAN. SEWER (±0.8m CLEARANCE)
5+009.61	61.58	58.67	WATERMAIN UNDER EX. 200mmØ GAS LINE (±1.2m CLEARANCE)
5+012.42	61.55	58.67	200mmØ VALVE AND VALVE BOX
5+015.98	61.48	58.67	WATERMAIN UNDER STREET LIGHT DUCT (±1.4m CLEARANCE)
5+027.19	61.18	58.66	11.25" HORIZONTAL BEND
5+050.00	60.33	57.91	---
5+075.00	59.89	57.43	---
5+104.90	59.52	57.07	TEE CONNECTION FOR FIRE HYDRANT
5+113.75	59.41	56.96	TEE CONNECTION FOR 200mmØ WATERMAIN

**PROPOSED 200mmØ WATER SERVICE TABLE**

Station	F/G ELEVATION	TOP OF WATERMAIN	DESCRIPTION
2+009.65	59.48	56.93	CAP FOR FUTURE EXTENSION TO THE WEST
2+014.39	59.47	56.94	200mmØ VALVE AND VALVE BOX
2+015.65	59.47	56.94	WATERMAIN UNDER PROPOSED 250mmØ SAN. SEWER (±0.5m CLEARANCE)
2+017.24	59.41	56.96	TEE CONNECTION FOR 200mmØ WATERMAIN
2+030.82	59.64	57.08	WATERMAIN UNDER PROPOSED 600mmØ CULVERT (±1.2m CLEARANCE)
2+042.92	59.83	57.23	200mmØ VALVE AND VALVE BOX
2+065.09	59.90	57.50	CAP 1.0m FROM FOUNDATION WALL

**PROPOSED 200mmØ WATER SERVICE TABLE**

Station	F/G ELEVATION	TOP OF WATERMAIN	DESCRIPTION
3+005.00	60.75	58.35	200mmØ WM CONNECTION TO EX. 400mmØ PVC WM
3+006.20	60.73	58.35	11.25" VERTICAL BEND
3+008.70	60.69	58.78	11.25" VERTICAL BEND
3+009.95	60.66	58.78	WATERMAIN CROSSING OVER EX. 450mmØ CONC. SAN. (±0.5m CLEARANCE)
3+011.20	60.69	58.78	11.25" VERTICAL BEND
3+011.97	60.70	58.66	WATERMAIN UNDER EX. GAS LINE (±1.1m CLEARANCE)
3+012.60	60.72	58.56	11.25" VERTICAL BEND
3+015.44	60.79	58.54	WATERMAIN CROSSING UNDER ABANDONED GASLINE (±0.9m CLEARANCE)
3+016.64	60.82	58.54	200mmØ VALVE AND VALVE BOX
3+030.00	60.77	58.47	---
3+054.34	60.34	57.93	TEE CONNECTION FOR FIRE HYDRANT
3+080.00	60.03	57.63	---
3+082.16	60.01	57.61	CAP 1.0m FROM FOUNDATION WALL

\* CONNECTIONS TO EXISTING 400mmØ PVC. EXACT ELEVATIONS TO BE FIELD DETERMINED.  
 \*\* PROVIDE THERMAL INSULATION AS PER CITY OF OTTAWA DETAIL W22 IN SHALLOW TRENCHES AND/OR CITY OF OTTAWA DETAIL W23 ADJACENT TO OPEN STRUCTURES.

**INTERNAL SWM STORAGE TANK #2 SYSTEM**

DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	REQUIRED	PROVIDED
1.2 YR		11.8 m³	>46 m³
1.5 YR		16.3 m³	
1.100-YR	3.8 L/s	45.3 m³	
1.100-20% NOTES:		58.5 m³	

1. ALL DRAINAGE FROM AREA B-4 TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.  
 2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM.  
 3. REFER TO MECHANICAL PLANS FOR PUMP INFORMATION.

**JOHN SEVIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST PLANNING, DEVELOPMENT & BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
 By sevignyo at 4:05 pm, May 05, 2026

**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.

**OWNER INFORMATION**  
 8417709 CANADA INC.  
 430 boulevard de l'hôpital, Suite 310  
 Gatineau, QC J8V 1T7  
 NAME: PAUL-ANDRÉ CHARBONNEAU  
 PHONE: (819) 955-8032  
 EMAIL: paul-andre@chartro.ca

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	MAY 09/25	FST
2.	REVISED PER CITY COMMENTS	DEC 23/24	FST
1.	ISSUED FOR SPC APPLICATION	JUL 19/24	FST

SCALE	DESIGN
1:300	CV/LP
	CHECKED
	FST
	DRAWN
	CHECKED
	FST
	APPROVED
	FST

**FOR REVIEW ONLY**

**PROFESSIONAL ENGINEER**  
 F.S. THALVETTE  
 1000412399  
 May 09, 2025  
 PROVINCE OF ONTARIO

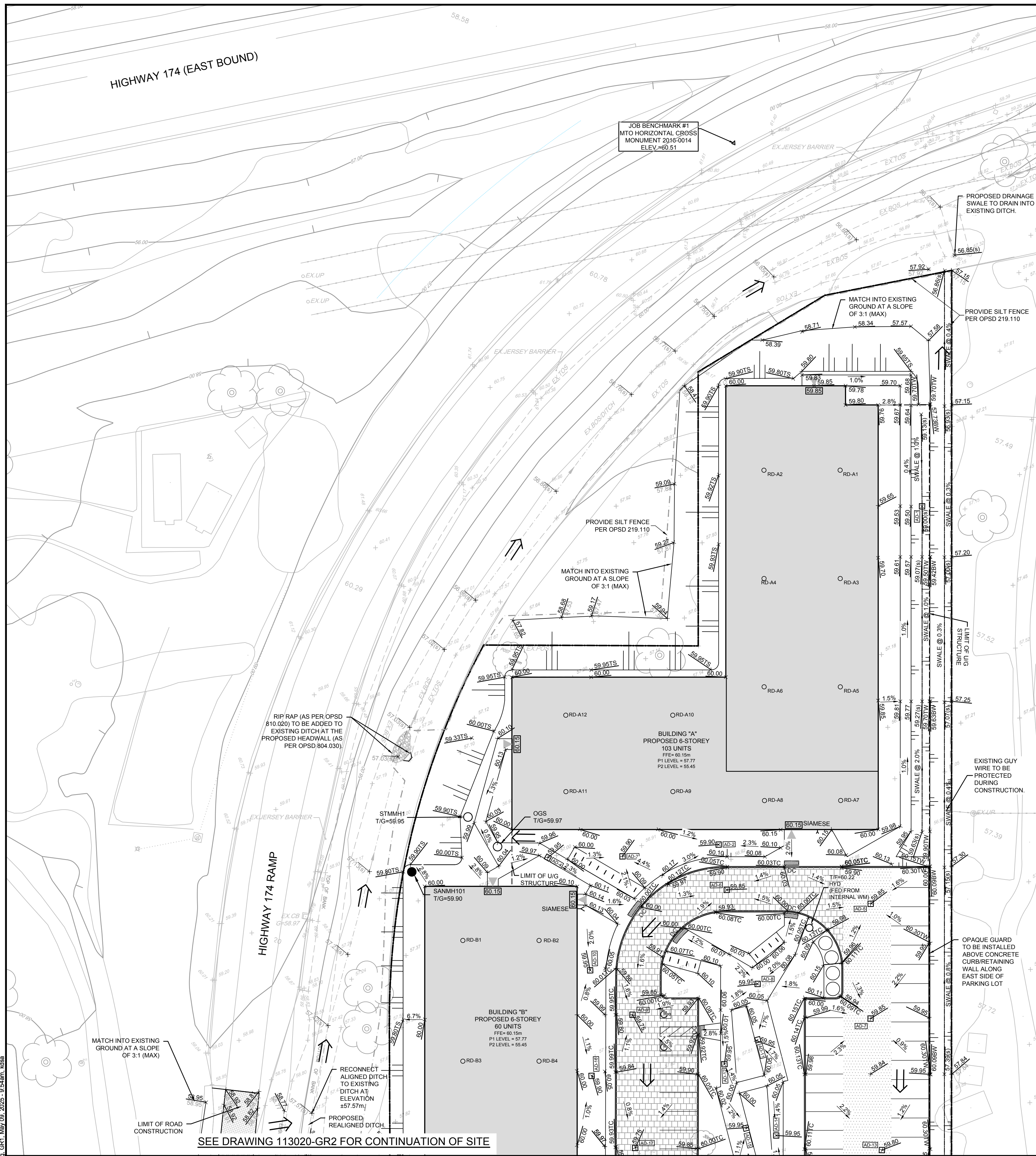
**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6  
 Telephone: (613) 254-9643  
 Facsimile: (613) 254-9867  
 Website: www.novatech-eng.com

**LOCATION**  
 CITY OF OTTAWA  
 3459 & 3479 ST. JOSEPH BOULEVARD

**DRAWING NAME**  
 GENERAL PLAN OF SERVICES

PROJECT No: 113020-00  
 REV # 3  
 DRAWING No: 113020-GP2  
 PLAN NBR # 19167





### LEGEND

	PROPOSED ELEVATION		EXISTING CONCRETE CURB
	EXISTING ELEVATION		EXISTING VALVE & VALVE BOX
	GRADE AND DIRECTION		EXISTING SERVICE POST
	MAXIMUM 3:1 SIDESLOPE		EXISTING HYDRANT
	PROPOSED MECHANICAL AREA DRAIN		EXISTING COMBINED MH
	PROPOSED PLANTER DECK DRAIN		EXISTING CATCHBASIN
	DIRECTION OF MAJOR SYSTEM OVERLAND FLOW		EXISTING CATCHBASIN/MH
	PROPERTY LINE		EXISTING UTILITY POLE
	UNDERGROUND STRUCTURE		CW GUY WIRES
	BUILDING ABOVE		EXISTING FENCE
	BUILDING ENTRANCE / EXIT		EXISTING OVERHEAD WIRES
	RAISED PLANTER BED		FFE FINISHED FLOOR ELEVATION
	RIP RAP AS PER OPSD 801.010		P1 LEVEL PARKING GARAGE LEVEL ELEVATION
			USF UNDERSIDE OF FOOTING ELEVATION

- ### EROSION AND SEDIMENT CONTROL NOTES :
- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA. THEY ARE TO BE APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION. THESE PRACTICES ARE TO BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AND SHOULD INCLUDE AS A MINIMUM THOSE MEASURES INDICATED ON THE PLAN.
  - A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE). THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
  - TO PREVENT SURFACE EROSION FROM ENTERING ANY STORM SEWER SYSTEM DURING CONSTRUCTION, FILTER BAGS WILL BE PLACED UNDER GRATES OF NEARBY SURFACE CATCHBASINS AND MANHOLE STRUCTURES. TERRAFIX® ULTRA SILT SOCK (FILTER SOCK) IS TO BE USED AT THE OPENING OF ALL CURB INLET CATCHBASINS. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED (PER OPSD 219.110) AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE). IN AREAS WHERE SILT FENCINGS CANNOT BE INSTALLED PER OPSD 219.110 (i.e. HARD SURFACES), A FILTER SOCK SHALL BE SUBSTITUTED. THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
  - THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE ENGINEER, THE MEASURES ARE NO LONGER REQUIRED. NO CONTROL MEASURES MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER.
  - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO ANY STORM SEWER SYSTEM. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
  - THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
  - ROADWAYS ARE TO BE SWEEP AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR MUNICIPALITY.
  - THE CONTRACTOR SHALL ENSURE PROPER DUST CONTROL IS PROVIDED WITH THE APPLICATION OF WATER (AND IF REQUIRED, CALCIUM CHLORIDE) DURING DRY PERIODS.

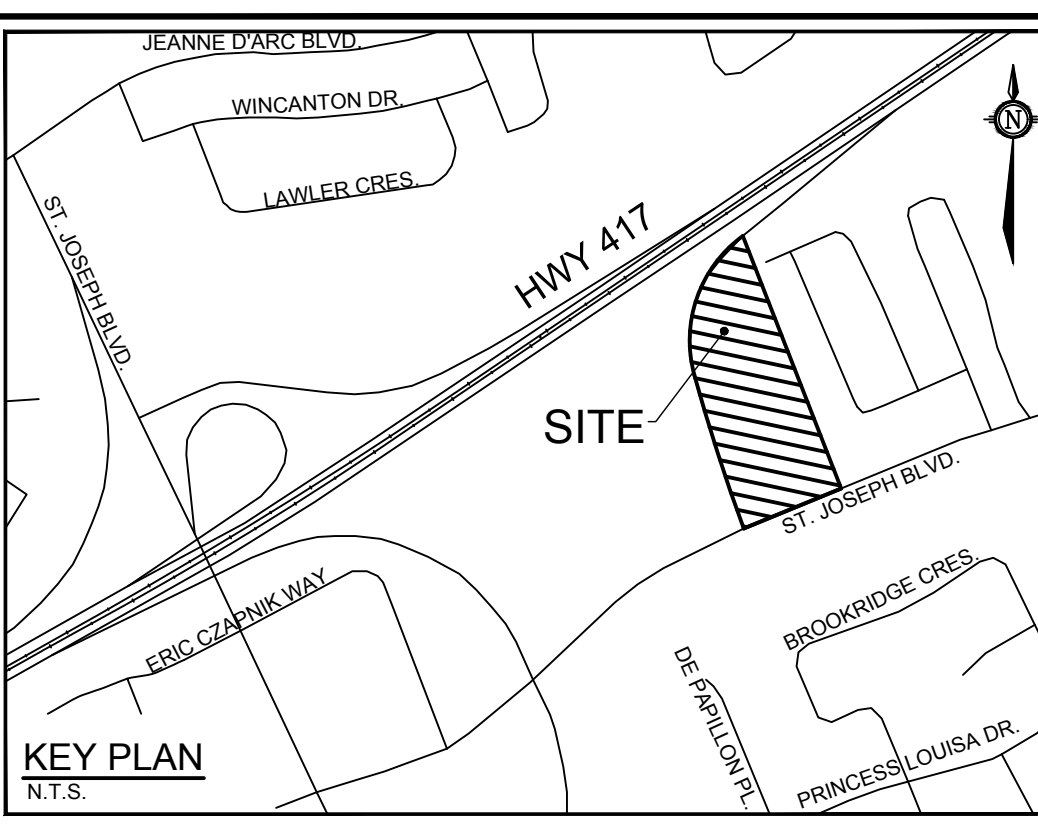
- ### BENCHMARK NOTES:
- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.
  - IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
  - BENCHMARK WAS PROVIDED ONPLAN OF SURVEY PART OF LOT 33, CONCESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA, SURVEYED BY STANTEC GEOMATICS LTD.

### PAVEMENT STRUCTURE:

	LIGHT DUTY PAVEMENT (CAR ONLY PARKING AREAS) 50mm HL3 or SUPERPAVE 12.5 150mm GRANULAR "A" CRUSHED STONE 300mm GRANULAR "B" TYPE II
	HEAVY DUTY PAVEMENT (ACCESS LANES AND HEAVY TRUCK PARKING AREAS) 40mm HL3 or SUPERPAVE 12.5 50mm HL3 or SUPERPAVE 19.0 150mm GRANULAR "A" CRUSHED STONE 450mm GRANULAR "B" TYPE II

### Erosion and Sediment Control Responsibilities:

ESC Measure	Symbol	Specification	Installation Responsibility	During Construction		After Construction Prior to Final Acceptance		After Final Acceptance	
				Inspection/Maintenance Responsibility	Inspection Frequency	Approval to Remove	Removal Responsibility	Inspection/Maintenance Responsibility	
Silt Fence	---	OPSD 219.110	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A	
Filter Fabric	[Location as Indicated On Plans]	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A	
Mud Mat	[Location as Indicated On Plans]	Drawing Details	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A	
Dust Control	[Location as Required Around Site]	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Consultant	Developer's Contractor	N/A	
Stabilized Material Stockpiling	[Location as Required by Contractor]	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Weekly (as a minimum)	Developer's Contractor	Developer's Contractor	N/A	
Sediment Basin (for flows being pumped out of excavations)	[Location as Required by Contractor]	...	Developer's Contractor	Developer's Contractor	After Every Rainstorm	Developer's Contractor	Developer's Contractor	N/A	



- ### 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 MUNICIPAL AUTHORITIES.
  - 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 INVESTIGATION REPORT (Ref No. PG5901-1, REVISION 1, DATED NOVEMBER 6, 2019, AND TREE PLANTING SETBACK RECOMMENDATIONS (Ref No. PG5901-1 MEMO-01), 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 SURFACED AREAS AND DIMENSIONS.
  - REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2023-086) PREPARED BY NOVATECH.
  - SAW CUT AND KEYGRIND 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 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&M ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

- ### GRADING NOTES:
- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
  - EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
  - ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
  - THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 99% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
  - MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
  - MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
  - ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
  - ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
  - REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
  - CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATIONS OF ALL DESIGN GRASSES SHOWN ON THIS PLAN.

**JOHN SEVIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
 By sevignyo at 4:05 pm, May 05, 2026

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.

OWNER INFORMATION  
8417709 CANADA INC.  
430 boulevard de l'hôpital, Suite 310  
Gatineau, QC J8V 1T7  
NAME: PAUL-ANDRÉ CHARBONNEAU  
PHONE: (819) 955-8032  
EMAIL: paul-andre@chartro.ca

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	MAY 09/25	FST
2.	REVISED PER CITY COMMENTS	DEC 23/24	FST
1.	ISSUED FOR SPC APPLICATION	JUL 19/24	FST

SCALE

1:300

DESIGN	CV
CHECKED	FST
DRAWN	FST
CHECKED	FST
APPROVED	FST

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3459 & 3479 ST. JOSEPH BOULEVARD

DRAWING NAME  
**GRADING AND EROSION & SEDIMENT CONTROL PLAN**

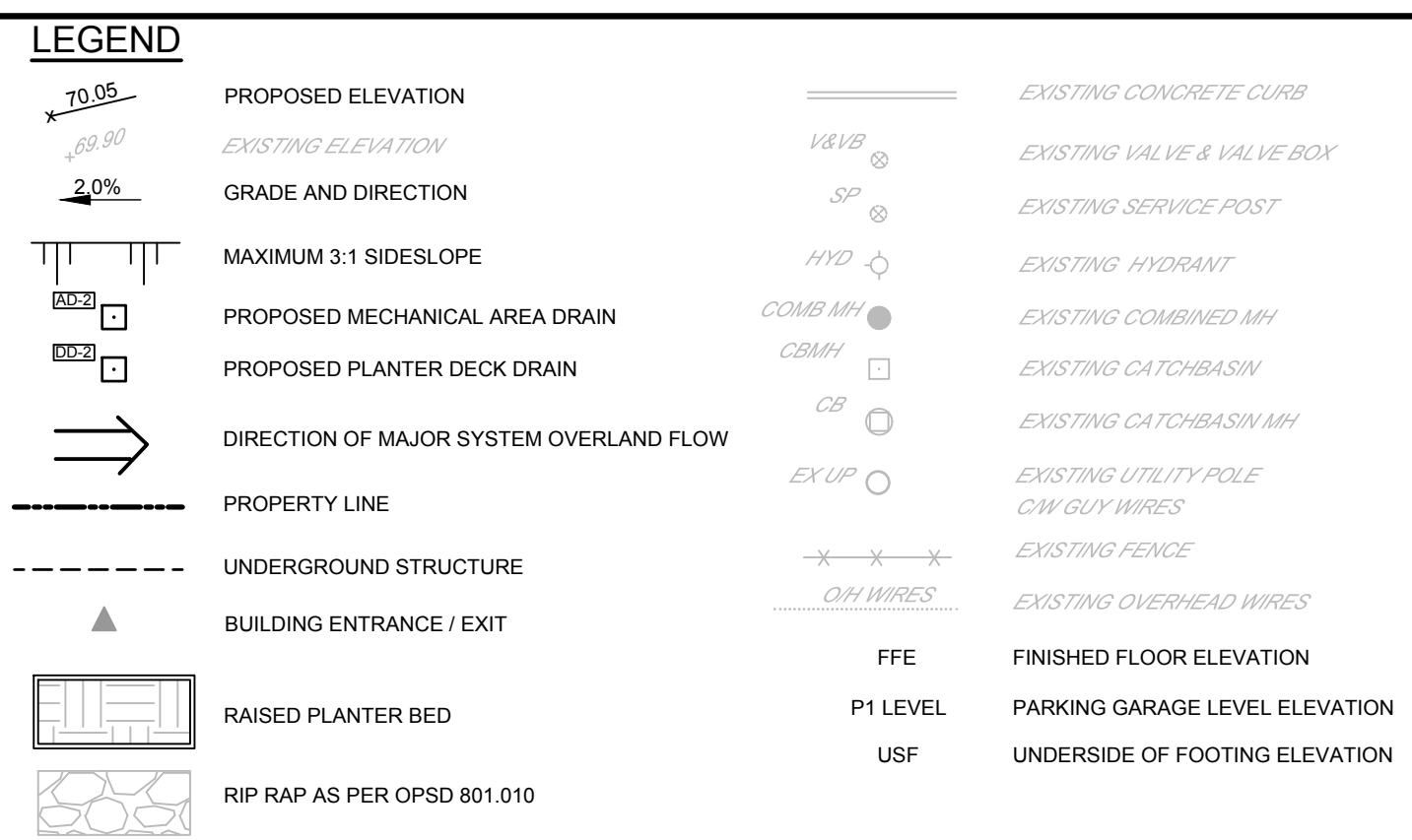
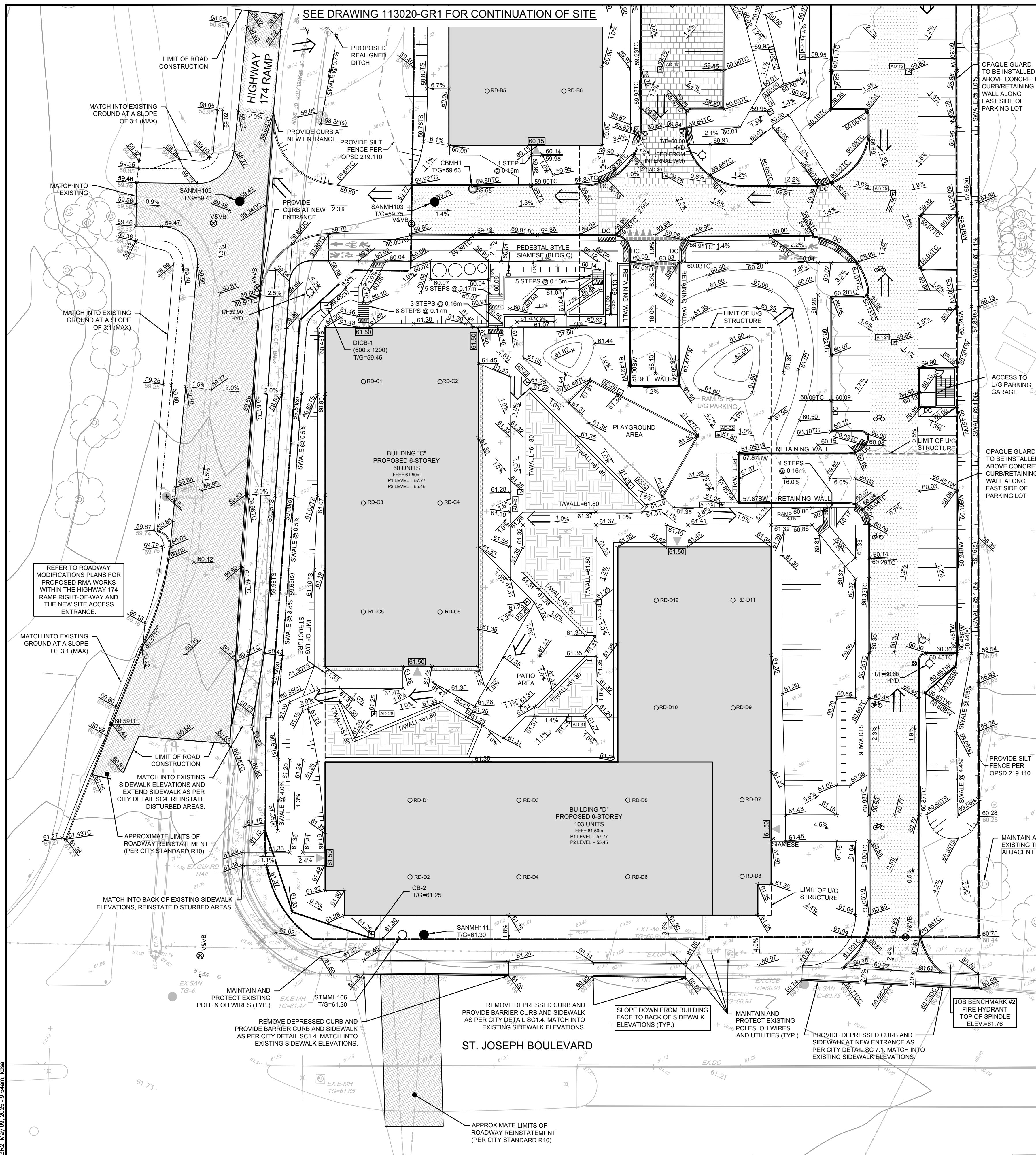
PROJECT No.  
113020-00

REV #  
REV # 3

DRAWING No.  
113020-GR1

PLAN NBR # 19167





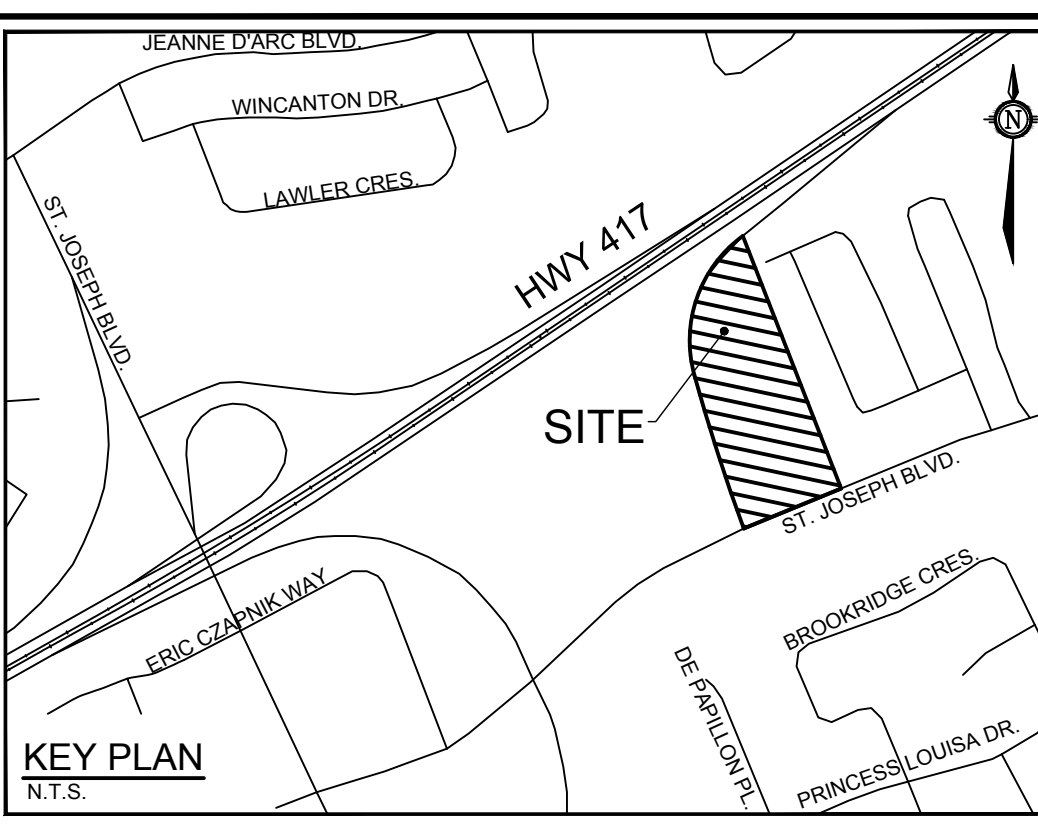
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300mm GRANULAR "B" TYPE II
  - HEAVY DUTY PAVEMENT (ACCESS LANES AND HEAVY TRUCK PARKING AREAS)  
40mm HL3 or SUPERPAVE 12.5  
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150mm GRANULAR "A" CRUSHED STONE  
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### Erosion and Sediment Control Responsibilities:

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Mud Mat	Location as Indicated On Plans	Drawing Details	Developer's Contractor	Developer's Contractor	Developer's Contractor	Developer's Contractor
Dust Control	Location as Required Around Site	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Consultant	Developer's Contractor
Stabilized Material Stockpiling	Location as Required by Contractor	Erosion and Sediment Control Notes	Developer's Contractor	Developer's Contractor	Developer's Contractor	Developer's Contractor
Sediment Basin (for flows being pumped out of excavations)	Location as Required by Contractor	...	Developer's Contractor	Developer's Contractor	Developer's Contractor	Developer's Contractor



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  - SAW CUT AND KEY/RAMP ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10) PROVIDE LINE/PARKING PAINTING.
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**JOHN SEVIGNY C.E.T.**  
MANAGER (A), DEVELOPMENT REVIEW EAST  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By sevignyo at 4:05 pm, May 05, 2026

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1.	ISSUED FOR SPC APPLICATION	JUL 19/24	FST

SCALE	DESIGN	FOR REVIEW ONLY
1:300	CHECKED CV	
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	DRAWN CV	
	CHECKED FST	
	APPROVED FST	

SCALE: 1:300

DESIGN: CV

CHECKED: FST

DRAWN: CV

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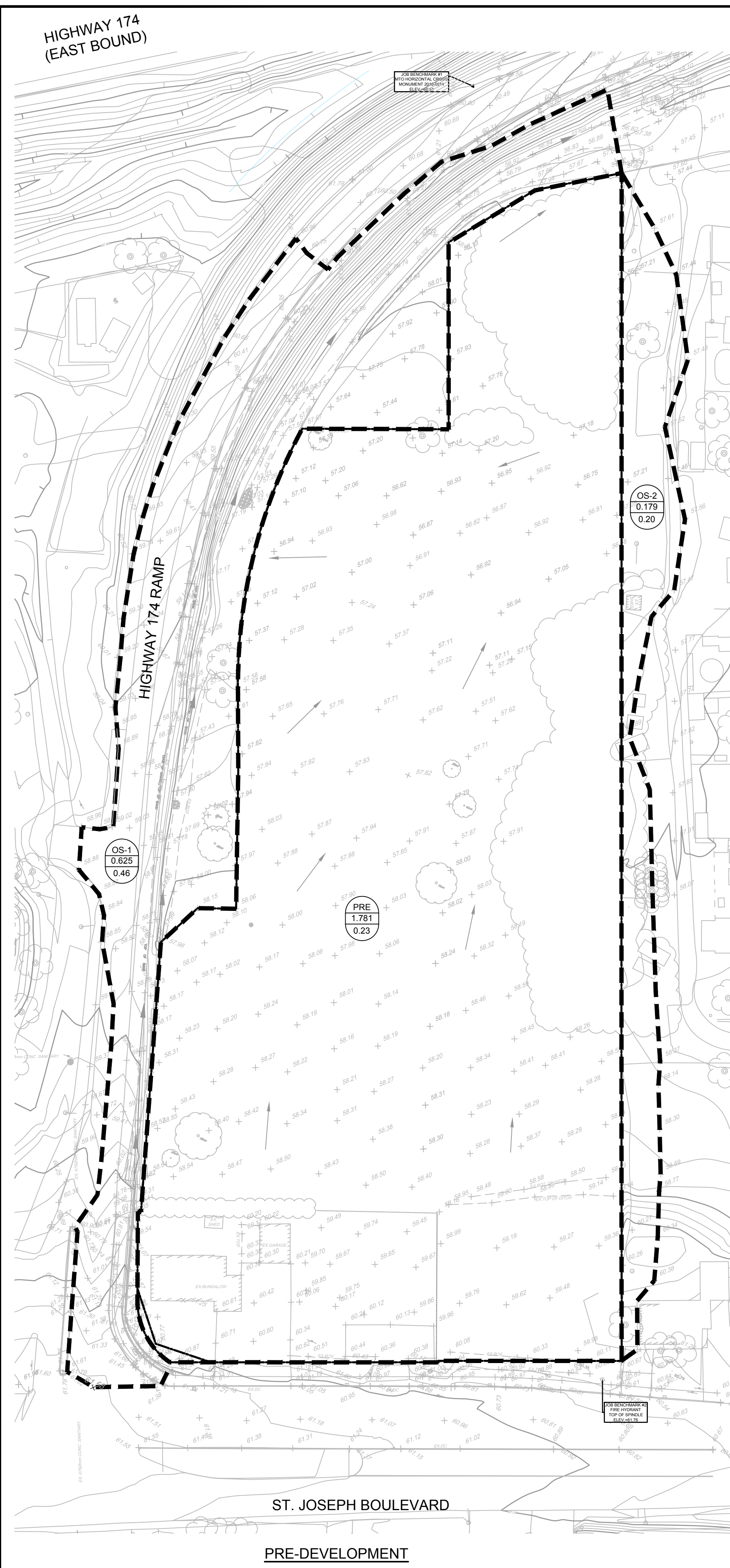
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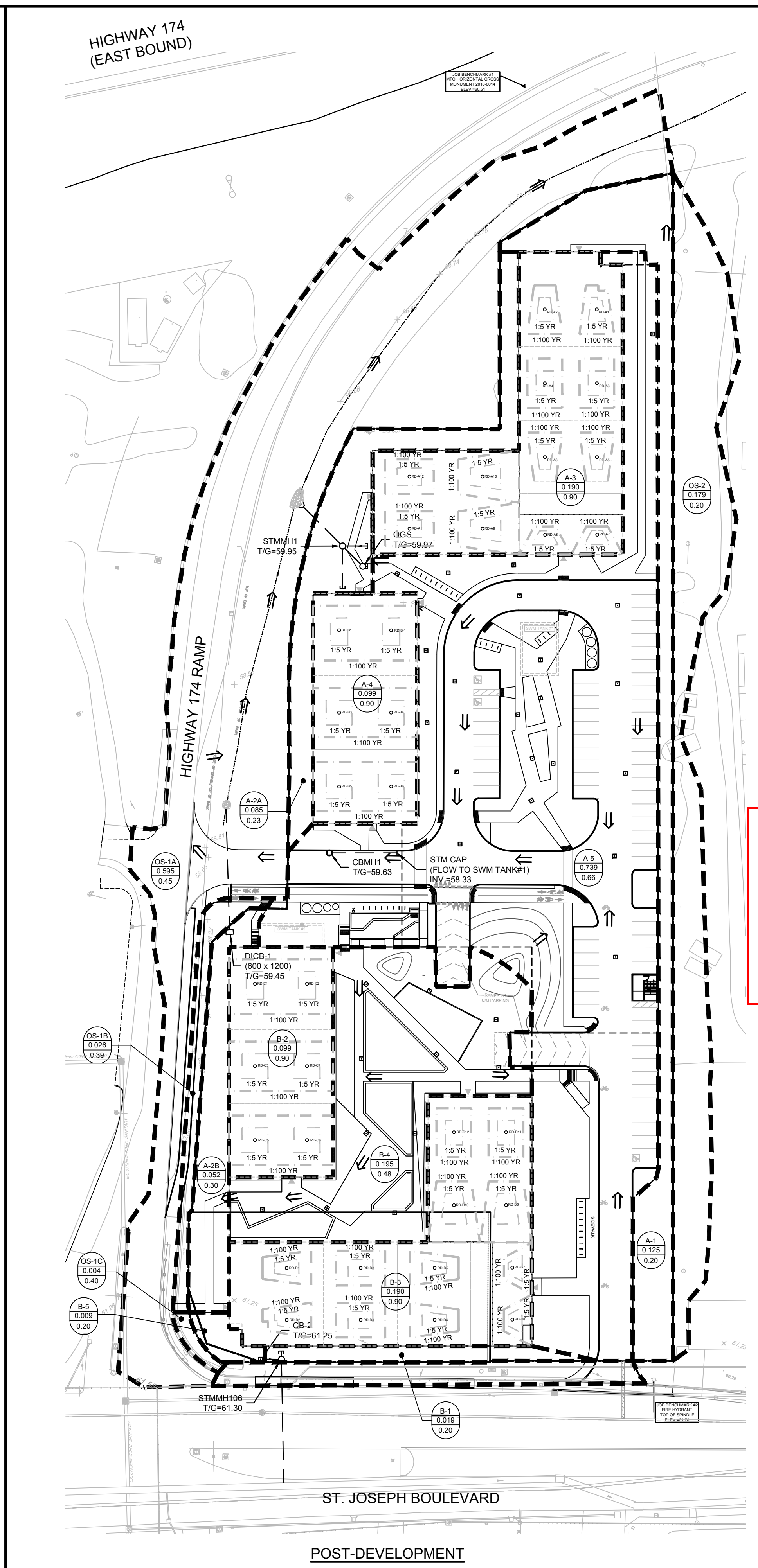
DRAWING NAME  
**GRADING AND EROSION & SEDIMENT CONTROL PLAN**

PROJECT No.: 113020-00  
REV # 3  
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PLAN NR # 19167





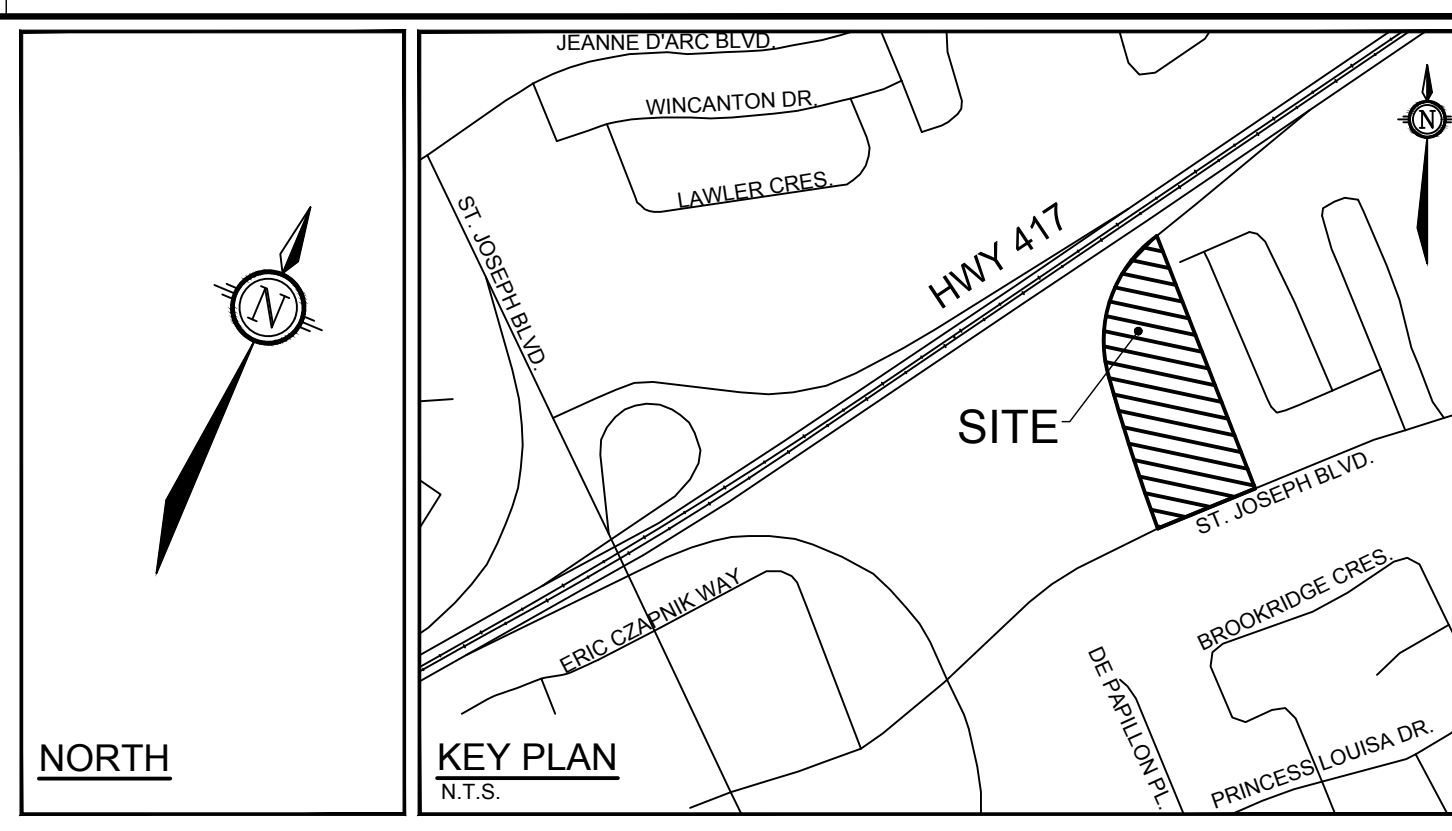
ST. JOSEPH BOULEVARD  
PRE-DEVELOPMENT



ST. JOSEPH BOULEVARD  
POST-DEVELOPMENT

**LEGEND**

- PROPOSED BARRIER CURB
- PROPOSED DEPRESSED CURB
- DRAINAGE AREA LIMITS
- APPROXIMATE PONDING LIMITS
- PRE-DEVELOPMENT AREA ID
- PRE-DEVELOPMENT DRAINAGE AREA (ha)
- 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
- POST-DEVELOPMENT AREA ID
- POST-DEVELOPMENT DRAINAGE AREA (ha)
- 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
- PROPOSED STORM MANHOLE (WT=WATERTIGHT COVER)
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- CONTROLLED FLOW ROOF DRAIN
- PROPOSED STORM SEWER AND FLOW DIRECTION
- PROPOSED INLET CONTROL DEVICE
- EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED LANDSCAPE WALL
- PROPOSED BUILDING ENTRANCE / EXIT
- MAXIMUM 3:1 SIDESLOPE
- FINISHED FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- EXISTING STORM MH & SEWER
- EXISTING CATCHBASIN CW
- EXISTING CATCHBASIN LEAD
- EXISTING CONCRETE CURB
- EXISTING VALVE & VALVE BOX
- EXISTING SERVICE POST
- EXISTING HYDRANT
- EXISTING CATCHBASIN
- EXISTING CATCHBASIN MH
- EXISTING UTILITY POLE
- CW GUY WIRES
- EXISTING DRAINAGE DIRECTION ARROWS
- EXISTING OVERLAND FLOW



- 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 MUNICIPAL AUTHORITIES.
  - 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 INVESTIGATION REPORT (REF NO. PG5091-1, REVISION 1, DATED NOVEMBER 6, 2019, AND TREE PLANTING SETBACK RECOMMENDATIONS (REF NO. PG5091-MEMO-01), PREPARED BY PATTERSON 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 SURFACED AREAS AND DIMENSIONS.
  - REFER TO THE "DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT" (R-2023-086) PREPARED BY NOVATECH.
  - SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
  - 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/W ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
  - PROVIDE LINE/PARKING PAINTING AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

- BENCHMARK NOTES:**
- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.
  - 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.
  - BENCHMARK WAS PROVIDED ON PLAN OF SURVEY PART OF LOT 33, CONCESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA, SURVEYED BY STANTEC GEOMATICS LTD.

INTERNAL SWM STORAGE TANK #1 SYSTEM				INTERNAL SWM STORAGE TANK #2 SYSTEM			
DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	REQUIRED STORAGE VOLUMES	PROVIDED STORAGE VOLUMES	DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	REQUIRED STORAGE VOLUMES	PROVIDED STORAGE VOLUMES
1.2 YR		69.8 m <sup>3</sup>	11.5 m <sup>3</sup>	1.2 YR		11.5 m <sup>3</sup>	11.5 m <sup>3</sup>
1.5 YR	15.8 L/s	106.8 m <sup>3</sup>	>255 m <sup>3</sup>	1.5 YR	3.8 L/s	18.3 m <sup>3</sup>	>46 m <sup>3</sup>
1:100 YR		254.6 m <sup>3</sup>		1:100 YR		45.9 m <sup>3</sup>	
1:100+20% YR		322.7 m <sup>3</sup>		1:100+20% YR		58.5 m <sup>3</sup>	

**NOTES:**

- ALL DRAINAGE FROM AREA A-5 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 MECHANICAL PLANS FOR PUMP INFORMATION AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM.

**JOHN SEVIGNY C.E.T.**  
MANAGER (A), DEVELOPMENT REVIEW EAST  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By sevignyo at 4:06 pm, May 05, 2026

**ROOF DRAIN TABLE**

AREA ID	BUILDING	ROOF DRAIN No. (WATTS MODEL)**	ROOF DRAIN OPENING SETTING	2 YEAR RELEASE RATE	APPROX. 2-YR PONDING DEPTH	5-YEAR RELEASE RATE	APPROX. 5-YEAR PONDING DEPTH	100-YEAR RELEASE RATE	APPROX. 100-YR PONDING DEPTH
A-3	A	RD 1 (RD-100-A-AJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	14 cm
		RD 2 (RD-100-A-AJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	14 cm
		RD 3 (RD-100-A-AJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 4 (RD-100-A-AJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 5 (RD-100-A-AJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	15 cm
		RD 6 (RD-100-A-AJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	15 cm
		RD 7 (RD-100-A-AJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	14 cm
		RD 8 (RD-100-A-AJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	14 cm
		RD 9 (RD-100-A-AJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 10 (RD-100-A-AJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 11 (RD-100-A-AJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
		RD 12 (RD-100-A-AJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	11 cm	0.32 L/s	13 cm
A-4	B	RD 1 (RD-100-A-AJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 2 (RD-100-A-AJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 3 (RD-100-A-AJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 4 (RD-100-A-AJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
B-2	C	RD 5 (RD-100-A-AJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 6 (RD-100-A-AJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 1 (RD-100-A-AJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 2 (RD-100-A-AJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 3 (RD-100-A-AJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 4 (RD-100-A-AJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 5 (RD-100-A-AJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
		RD 6 (RD-100-A-AJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	10 cm	0.32 L/s	12 cm
B-3	D	RD 7 (RD-100-A-AJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	14 cm
		RD 8 (RD-100-A-AJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	12 cm	0.32 L/s	14 cm
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		RD 6 (RD-100-A-AJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	10 cm	0.32 L/s	13 cm

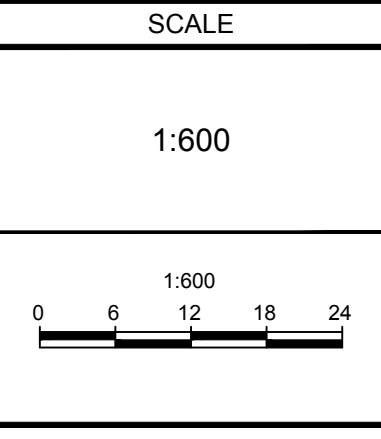
\*\*REFER TO THE "DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT" (R-2023-086) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.

\*\*ALL CONTROLLED FLOW ROOF DRAINS FOR THE PROPOSED BUILDING TO BE WATTS' ADJUSTABLE ACCUTROL® ROOF DRAINS.

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**OWNER INFORMATION**  
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430 boulevard de l'hôpital, Suite 310  
Gatineau, QC J8V 1T7  
NAME: PAUL-ANDRÉ CHARBONNEAU  
PHONE: (819) 955-8032  
EMAIL: paul-andre@chartro.ca

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	MAY 09/25	FST
2.	REVISED PER CITY COMMENTS	DEC 23/24	FST
1.	ISSUED FOR SPC APPLICATION	JUL 19/24	FST



**FOR REVIEW ONLY**

DESIGN	CV
CHECKED	FST
DRAWN	FST
CHECKED	CV
APPROVED	FST
APPROVED	FST

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5867  
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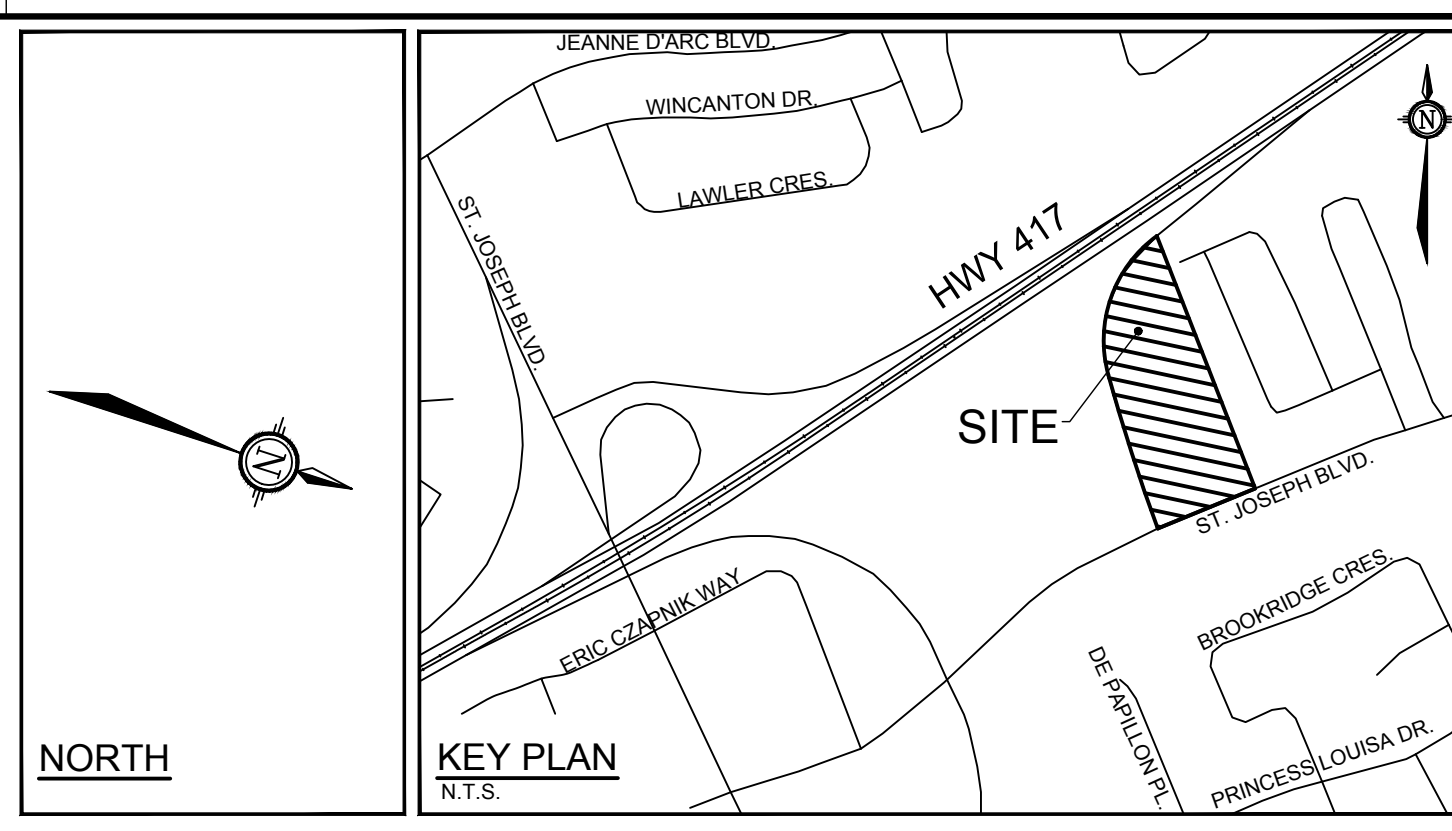
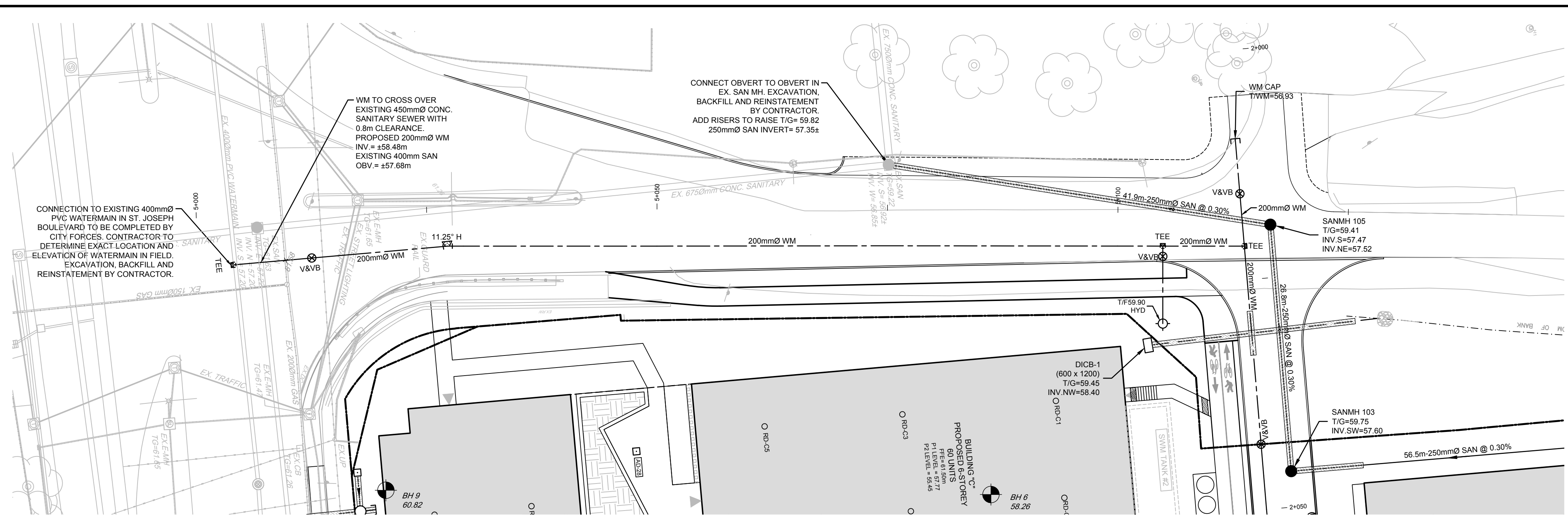
**PROFESSIONAL ENGINEER**  
F.S. THAVIVETTE  
1000413399  
May 09, 2025  
PROVINCE OF ONTARIO

**LOCATION**  
CITY OF OTTAWA  
3459 & 3479 ST. JOSEPH BOULEVARD

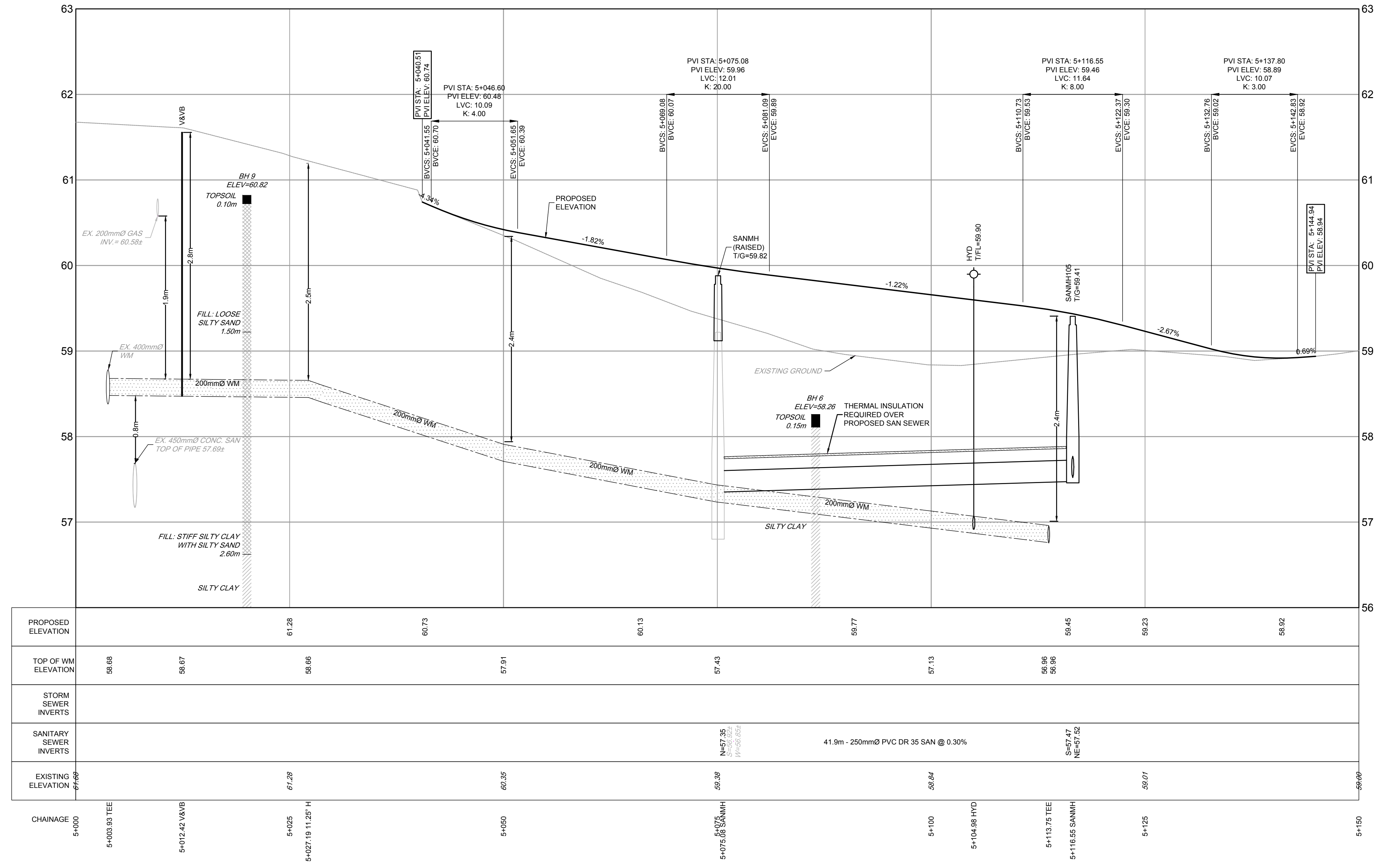
**DRAWING NAME**  
PRE-DEVELOPMENT STORM DRAINAGE & POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN

PROJECT No: 113020-00  
REV #3  
DRAWING No: 113020-SWM





- LEGEND**
- PROPERTY LINE
  - PROPOSED SANITARY SERVICE
  - PROPOSED STORM SERVICE
  - PROPOSED AREA DECK DRAIN
  - PROPOSED WATER METER AND REMOTE METER
  - PROPOSED BARRIER CURB
  - PROPOSED DEPRESSED CURB
  - PROPOSED WATER SERVICE AND DIAMETER
  - PROPOSED VALVE & VALVE BOX
  - PROPOSED CAP
  - PROPOSED BEND AND THRUSTBLOCK
  - PROPOSED TEE AND THRUSTBLOCK
  - PROPOSED CAP
  - PROPOSED BUILDING ENTRANCE
  - THERMAL INSULATION FOR SHALLOW SEWERS AND WATERMAIN CROSSINGS
  - PROPOSED RIP-RAP PER OPSD 810.010
  - PROPOSED DITCH INLET CATCH BASIN
  - BOREHOLE LOCATION (REFER TO GEOTECH REPORT PG5091-1 FOR DETAILS)
  - EXISTING OVERHEAD WIRES (OHW)
  - EXISTING CONCRETE CURB
  - EXISTING SANITARY MANHOLE & SEWER (SANMH)
  - EXISTING CATCHBASIN MANHOLE (CBMH)
  - EXISTING STORM MANHOLE & SEWER (STMMH)
  - EXISTING CATCHBASIN CW (CB)
  - EXISTING CATCHBASIN LEAD (EX UP)
  - EXISTING HYDRANT & VALVE (HYD V&VB)
  - EXISTING TREES / VEGETATION (EX UP)
  - EXISTING UTILITY POLE (EX UP)
  - EXISTING FENCE (300mm WM)
  - EXISTING WATERMAIN (300mm WM)
  - EXISTING HYDRANT CW VALVE & LEAD (HYD)



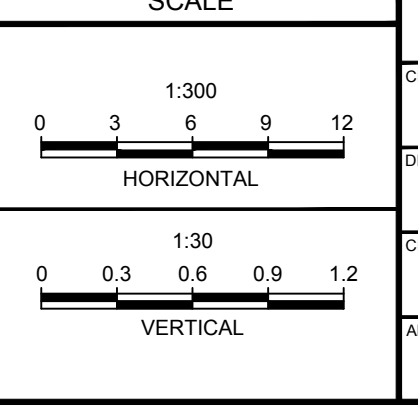
  
**JOHN SEVIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
 By sevignyo at 4:05 pm, May 05, 2026

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 Gatineau, QC J8V 1T7  
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 PHONE: (819) 955-8032  
 EMAIL: paul-andre@chartro.ca

No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	MAY 09/25	FST
1.	ISSUED FOR CITY APPROVAL	DEC 23/24	FST



DESIGN	CV/LP
CHECKED	FST
DRAWN	LP
CHECKED	FST
APPROVED	FST

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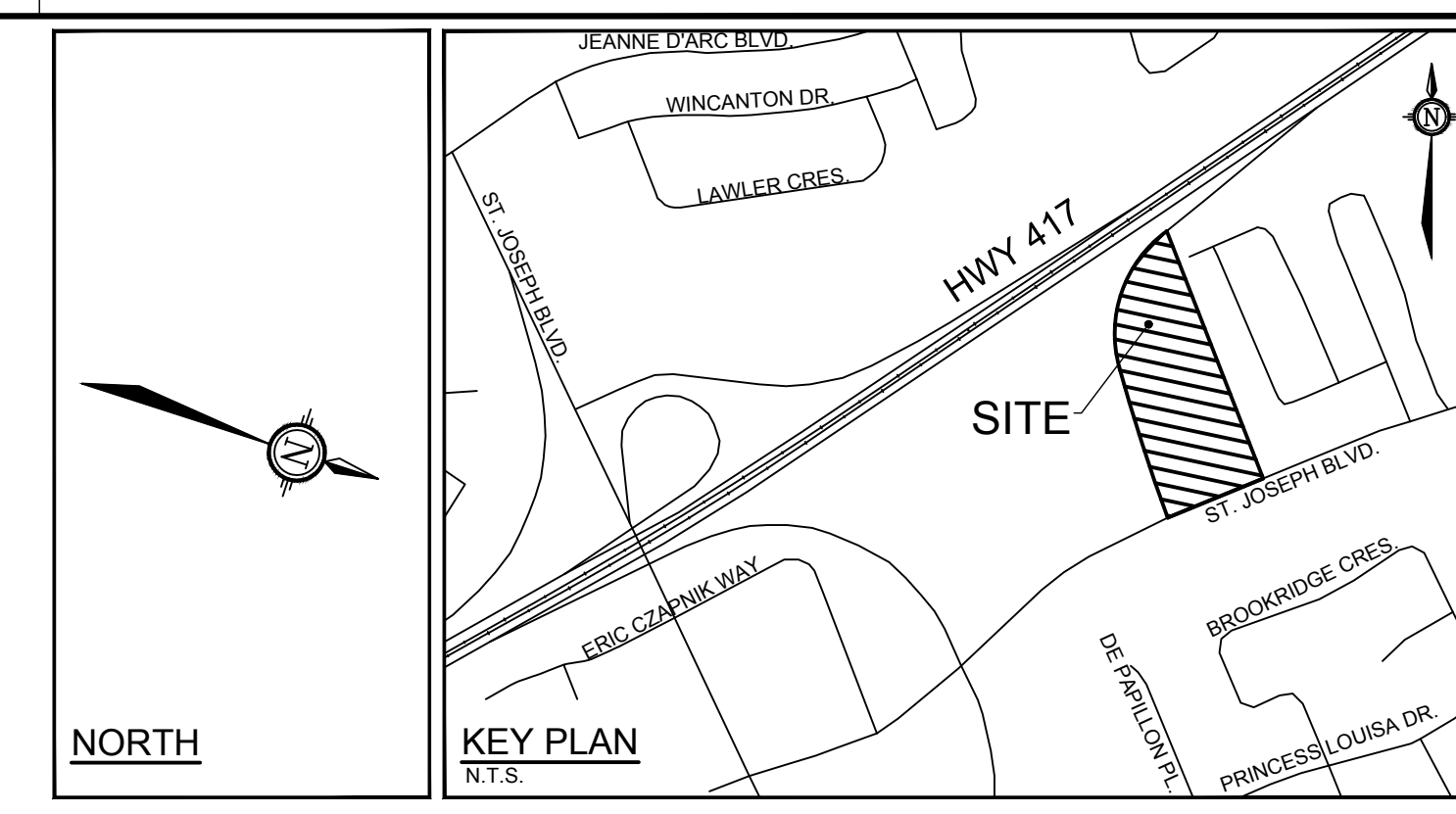
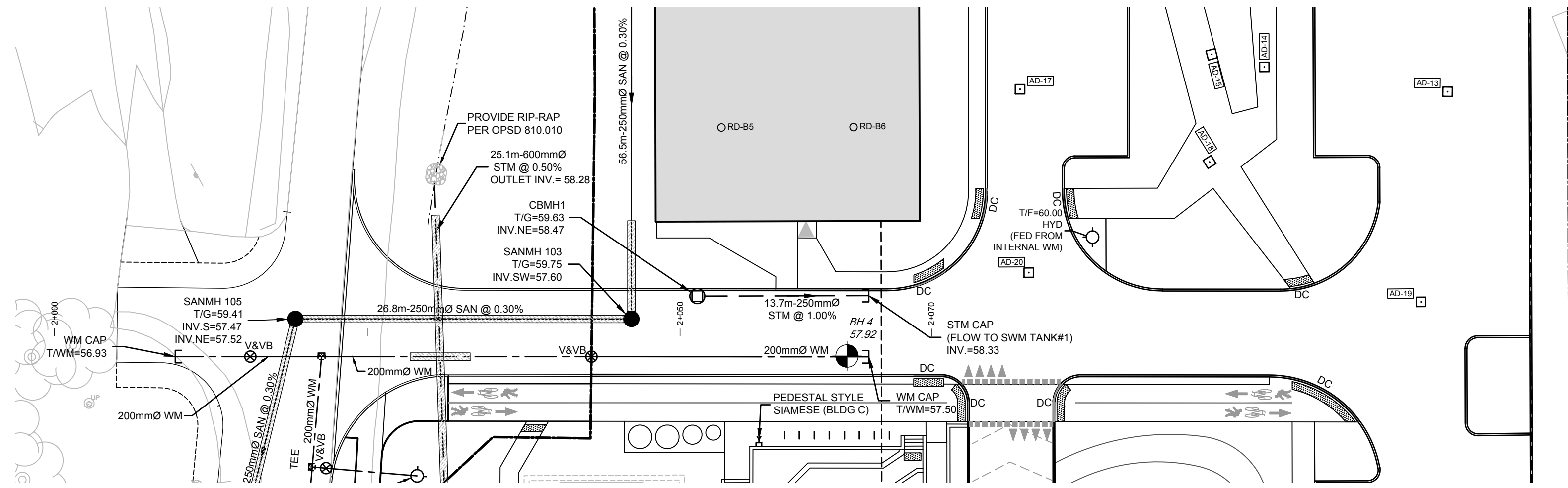
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 Website: www.novatech-eng.com

LOCATION CITY OF OTTAWA 3459 & 3479 ST. JOSEPH BOULEVARD	PROJECT No. 113020-00
DRAWING NAME PLAN & PROFILE HIGHWAY ACCESS ROAD (174 ON-RAMP)	REV # REV # 2
	DRAWING No. 113020-PR1

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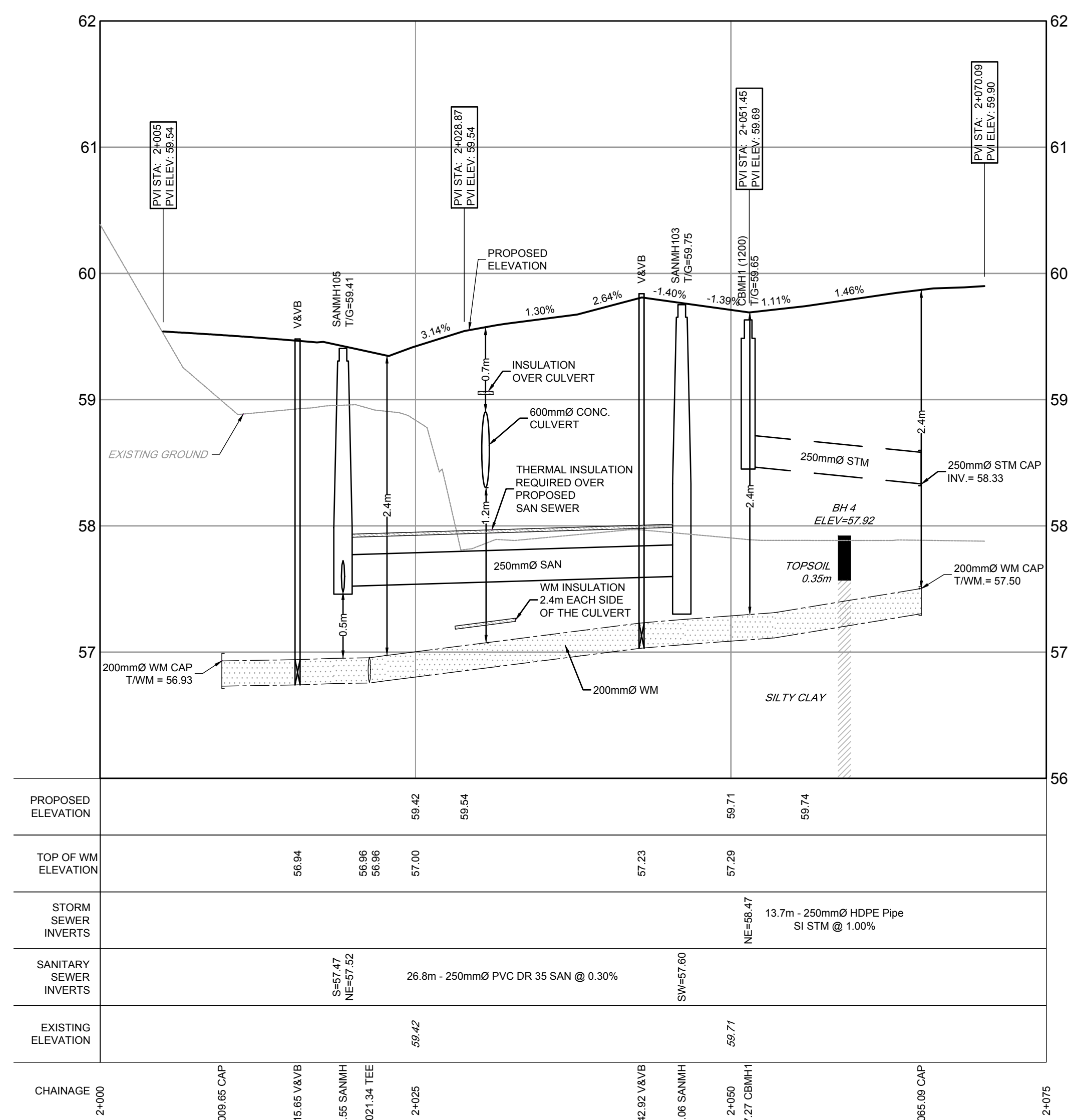
DOT:12-24-0008 PLAN NBR # 19167





**LEGEND**

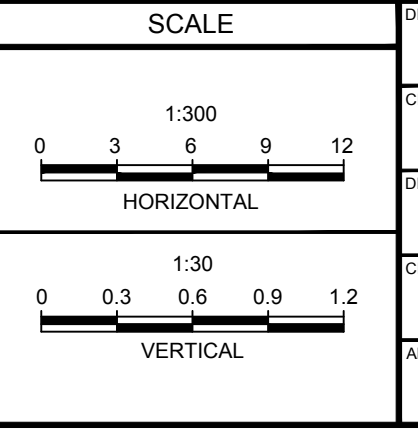
	PROPERTY LINE		EXISTING OVERHEAD WIRES
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	PROPOSED STORM SERVICE		EXISTING SANITARY MANHOLE & SEWER
	PROPOSED AREA DECK DRAIN		EXISTING CATCHBASIN MANHOLE
	PROPOSED WATER METER AND REMOTE METER		EXISTING STORM MANHOLE & SEWER
	PROPOSED BARRIER CURB		EXISTING CATCHBASIN CW CATCHBASIN LEAD
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	PROPOSED WATER SERVICE AND DIAMETER		EXISTING TREES / VEGETATION
	PROPOSED VALVE & VALVE BOX		EXISTING UTILITY POLE
	PROPOSED CAP		EXISTING FENCE
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	PROPOSED TEE AND THRUSTBLOCK		EXISTING HYDRANT CW VALVE & LEAD
	PROPOSED CAP		
	PROPOSED BUILDING ENTRANCE		
	THERMAL INSULATION FOR SHALLOW SEWERS AND WATERMAIN CROSSINGS		
	PROPOSED RIP-RAP PER OPSD 810.010		
	PROPOSED DITCH INLET CATCH BASIN		
	BOREHOLE LOCATION (REFER TO GEOTECH REPORT PG5091-1 FOR DETAILS)		



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LOCATION  
CITY OF OTTAWA  
3459 & 3479 ST. JOSEPH BOULEVARD

DRAWING NAME  
**PLAN & PROFILE  
WEST ACCESS**

PROJECT No. 113020-00  
REV # 2  
DRAWING No. 113020-PR2  
PLAN NBR # 19167

**JOHN SEVIGNY C.E.T.**  
MANAGER (A), DEVELOPMENT REVIEW EAST  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By sevignyjo at 4:05 pm, May 05, 2026

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