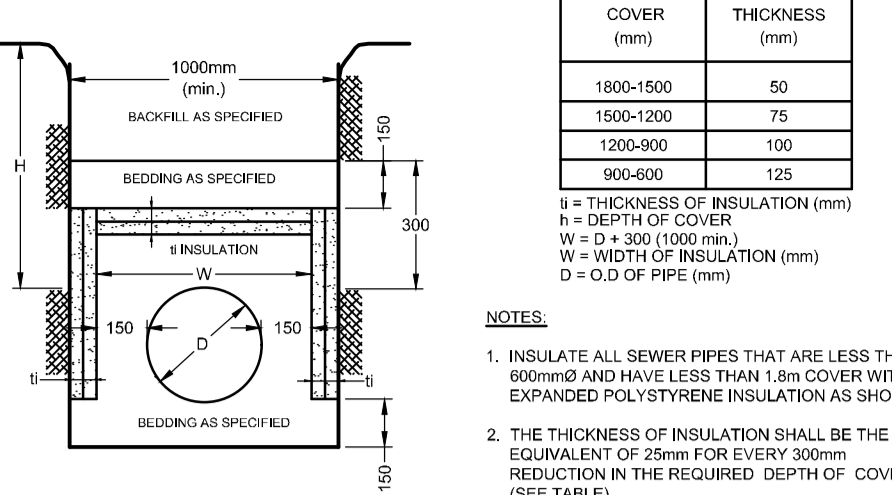


LEGEND

- PROPERTY LINE
- PROPOSED BARRIER CURB
- PROPOSED DEPRESSED CURB
- PROPOSED WATER SERVICE AND DIAMETER
- PROPOSED VALVE & VALVE BOX
- PROPOSED BEND AND THRUSTBLOCK 11.25°, 22.5°, 45° or TEE
- PROPOSED CAP
- PROPOSED BUILDING ENTRANCE
- THERMAL INSULATION FOR SHALLOW SEWERS
- PROPOSED HYDRO TRANSFORMER
- FFE FINISHED FLOOR ELEVATION
- T/FND TOP OF FOUNDATION WALL ELEVATION
- USF UNDERSIDE OF FOOTING ELEVATION
- EXISTING CONCRETE CURB
- EXISTING SANITARY MANHOLE & SEWER
- EXISTING CATCHBASIN MANHOLE
- EXISTING STORM MANHOLE & SEWER
- EXISTING OVERHEAD UTILITY WIRES
- EXISTING WATERMAIN
- EXISTING HYDRANT C/W VALVE & LEAD
- EXISTING TREES / VEGETATION
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY WIRES

BENCHMARK NOTES:

- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CDVD28 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 TOPOGRAPHICAL PLAN OF SURVEY PART OF BLOCK C, REGISTERED PLAN 771, CITY OF OTTAWA, PREPARED BY ANNIS, OSULLIVAN, VOLLERBERG LTD.
- TEMPORARY JOB BENCHMARK DESCRIPTION IS LOCATED ON PLAN IN EAST FACE OF UTILITY POLE, LOCATED APPROXIMATELY 24.7m WEST OF THE SOUTHWEST PROPERTY BOUNDARY ALONG BEAVERWOOD ROAD. SEE TOPOGRAPHICAL PLAN OF SURVEY MENTIONED ABOVE FOR DETAILS.



INSULATION DETAIL FOR SHALLOW SEWERS ONLY NOT TO SCALE

- INSULATE ALL SEWER PIPES THAT ARE LESS THAN 600mm AND HAVE LESS THAN 1.2m 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).

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.
- 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, INSPECTION AND ALL RELEVANT REFERENCES TO OPSIS, OPSD & AWWA GUIDELINES - ALL CURRENT VERSIONS AND AS AMENDED.
- 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 GEO-TECHNICAL INVESTIGATION REPORT (PGI60-1, REVISION 2, DATED DECEMBER 16, 2022), 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-2022-013) PREPARED BY NOVATECH.
- SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

SEWER NOTES:

- 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.
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
STORM / SANITARY MANHOLE (1000)	701 010	OPSD
SANITARY MANHOLE FRAME AND COVER	401 010 - TYPE 'A'	OPSD
STORM/CATCH-BASIN MANHOLE (1800)	701 012	OPSD
STORM/CATCH-BASIN FRAME AND COVER	401 010 - TYPE 'B'	OPSD
WATERTIGHT MANHOLE FRAME AND COVER	401 033	OPSD
CATCHBASIN (600x600)	705 010	CITY OF OTTAWA
CATCHBASIN FRAME & COVER	518	CITY OF OTTAWA
SEWER TRENCH	58	CITY OF OTTAWA
STORM SEWER	PVC DR 35 (450mm PIPE AND SMALLER)	CITY OF OTTAWA
STORM SEWER	PVC DR 35 (450mm PIPE AND LARGER)	CITY OF OTTAWA
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
- THE SANITARY SERVICE LATERAL SHALL BE EQUIPPED WITH BACKFLOW PREVENTERS WITHIN THE BUILDING FOOTPRINT AS PER CITY OF OTTAWA STANDARD DETAILS S14.1. REFER TO MECHANICAL PLANS FOR DETAILS.
- THE STORM SERVICE 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 1.5m 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.
- INSULATE ALL PIPES (SAN / STM) THAT HAVE LESS THAN 1.2m COVER WITH HD-40 INSULATION PER INSULATION DETAIL FOR SHALLOW SEWERS. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- CONCRETE MANHOLES ARE TO BE 1200mm STRUCTURES UNLESS OTHERWISE NOTED ON THE DRAWING. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-SEAL, PSX, POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
- TYPICAL STORM MANHOLES AND CATCHBASIN MANHOLES ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS TO TELEPHONE (CITY) ALL PROPOSED SEWERS, 200mm OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAR ALL SEWERS & APPURTENANCES. PROVIDE A COPY OF ALL CITY INSPECTION REPORTS TO THE ENGINEER FOR REVIEW.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL APPLICABLE SERVICES AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG 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 OPSIS 410.07, 16.41.07, 16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SEWERS 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 WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS - ALL CURRENT VERSIONS AND AS AMENDED.
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
HYDRANT INSTALLATION	W19	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
THERMAL INSULATION BY OPEN STRUCTURES	W23	CITY OF OTTAWA
VALVE BOX ASSEMBLY	W24	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWERS	W25	CITY OF OTTAWA
CATHODIC PROTECTION FOR PVC WATERMANS	W40	CITY OF OTTAWA
WATERMAIN MATERIAL	PVC DR 18 (100mm AND LARGER)	CITY OF OTTAWA
- EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAN AND CHORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
- 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.

INLET CONTROL DEVICE DATA TABLE: AREA A-2

DESIGN EVENT	ICD TYPE (PLUG TYPE)	OUTLET STRUCTURE	DIAMETER OF OUTLET PIPE (mm)	PEAK FLOW (L/s)	DESIGN HEAD (m)	WATER ELEVATION (m)	VOLUME (m³)	AVAILABLE STORAGE
12 YR	IPX TEMPEST	180mmØ	200mmØ	1.2	0.42	89.50	14.4	38.7 m³
15 YR	VORTEX LMF 75	180mmØ	200mmØ	1.4	0.60	89.68	20.0	
1:100 YR		180mmØ	200mmØ	2.5	1.81	90.89	38.6	

PROPOSED ROOF DRAIN TABLE: AREA R-1 (RD 1 TO RD 5)

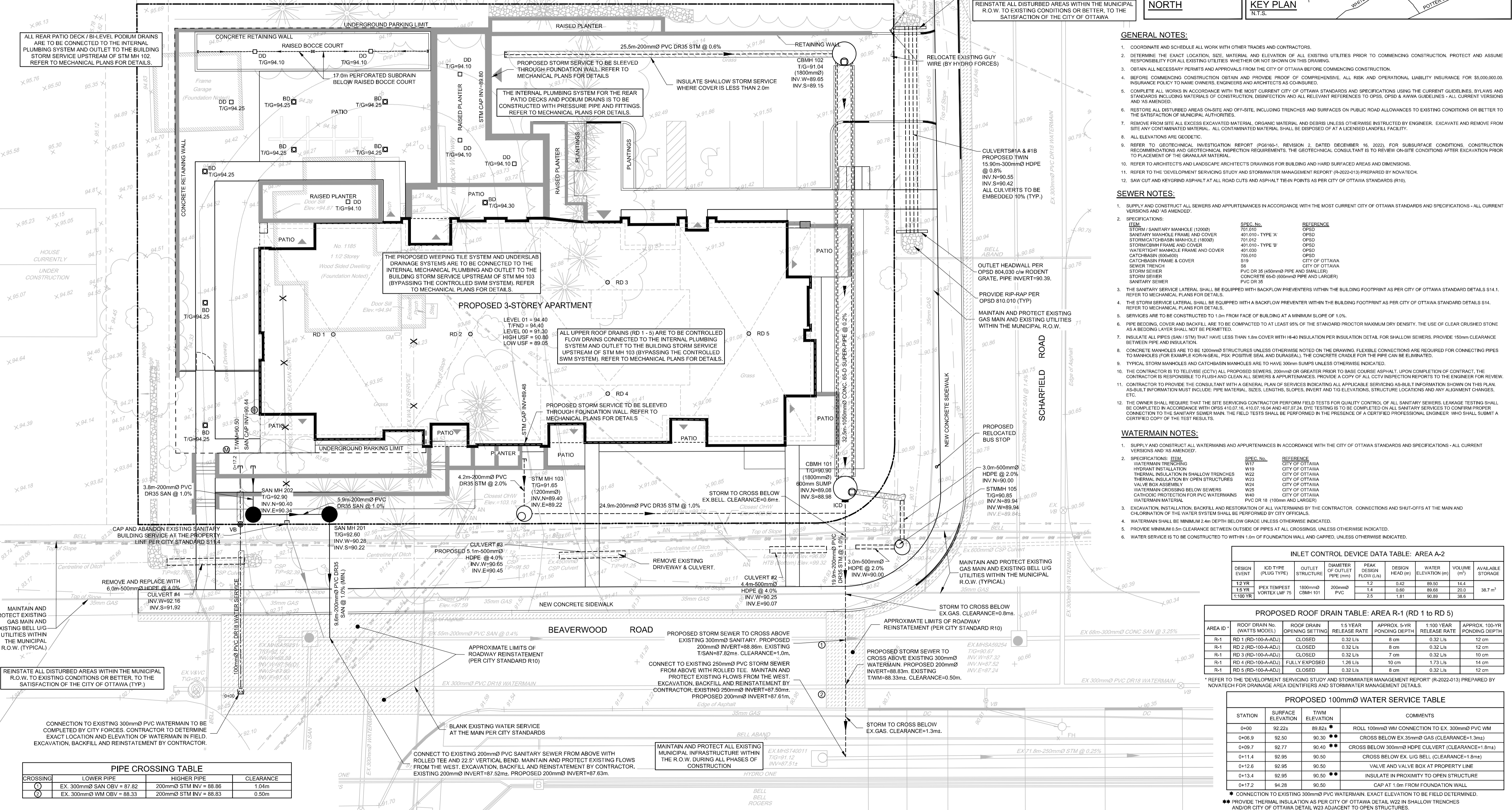
AREA ID	ROOF DRAIN NO. (WATTS MODEL)	ROOF DRAIN OPENING SETTING	ROOF DRAIN RELEASE RATE	APPROX. 5-YR PONDING DEPTH	1:100 YR RELEASE RATE	APPROX. 100-YR PONDING DEPTH
R-1	RD 1 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	12 cm
R-1	RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	12 cm
R-1	RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	7 cm	0.32 L/s	10 cm
R-1	RD 4 (RD-100-A-ADJ)	FULLY EXPOSED	1.26 L/s	10 cm	1.73 L/s	14 cm
R-1	RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	12 cm

* REFER TO THE 'DEVELOPMENT' SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2022-013) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.

PROPOSED 100mmØ WATER SERVICE TABLE

STATION	SURFACE ELEVATION	T&M ELEVATION	COMMENTS
0+00	92.22a	89.82a	ROLL 100mmØ WM CONNECTION TO EX. 300mmØ PVC WM
0+06.9	92.50	90.30	CROSS BELOW EX. 35mmØ GAS (CLEARANCE=1.3m)
0+09.7	92.77	90.40	CROSS BELOW 300mmØ HDPE CULVERT (CLEARANCE=1.8m)
0+11.4	92.95	90.50	CROSS BELOW EX. U/G BELL (CLEARANCE=1.8m)
0+12.6	92.95	90.50	VALVE AND VALVE BOX AT PROPERTY LINE
0+13.4	92.95	90.50	INSULATE IN PROXIMITY TO OPEN STRUCTURE
0+17.2	94.28	90.50	CAP AT 1.0m FROM FOUNDATION WALL

** CONNECTION TO EXISTING 300mmØ PVC WATERMAIN. EXACT ELEVATION 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.



PIPE CROSSING TABLE

CROSSING	LOWER PIPE	HIGHER PIPE	CLEARANCE
○	EX. 300mmØ SANI. OBV = 87.82	200mmØ STM INV = 88.98	1.04m
○	EX. 300mmØ WM OBV = 88.33	200mmØ STM INV = 88.83	0.50m

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
 NIVO DEVELOPMENTS INC.
 255 MICHAEL COWPLAND DRIVE,
 OTTAWA, ONTARIO, K2M 0M5
 CONTACT: ANTHONY NICOLINI
 PHONE: (613) 880-2274
 EMAIL: anthony@arkconstruction.ca

SCALE

1:150

No.	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	DEC 22/22	FST
1	ISSUED FOR SITE PLAN APPROVAL	JUL 15/22	FST

FOR REVIEW ONLY

DESIGN: SM
 CHECKED: FST
 DRAWN: SM
 CHECKED: FST
 APPROVED: FST

PROF. F.S. THAUVETTE
 100041399
 DEC 22, 2022
 PROVINCE OF ONTARIO

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 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

LOCATION
 CITY OF OTTAWA
 1185 BEAVERWOOD ROAD

DRAWING NAME
 GENERAL PLAN OF SERVICES

PROJECT No.: 121184
 REV # 2
 DRAWING No.: 121184-GP