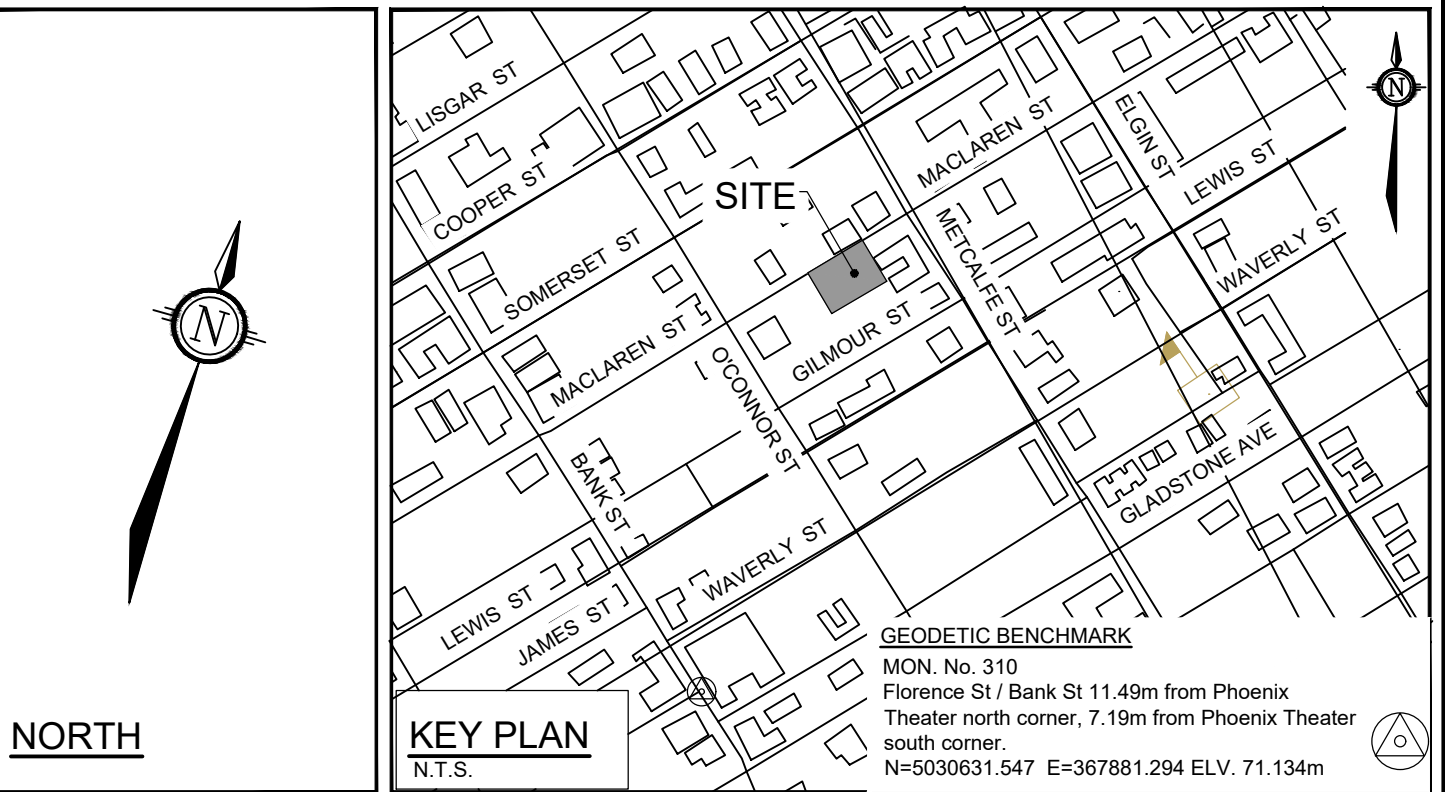
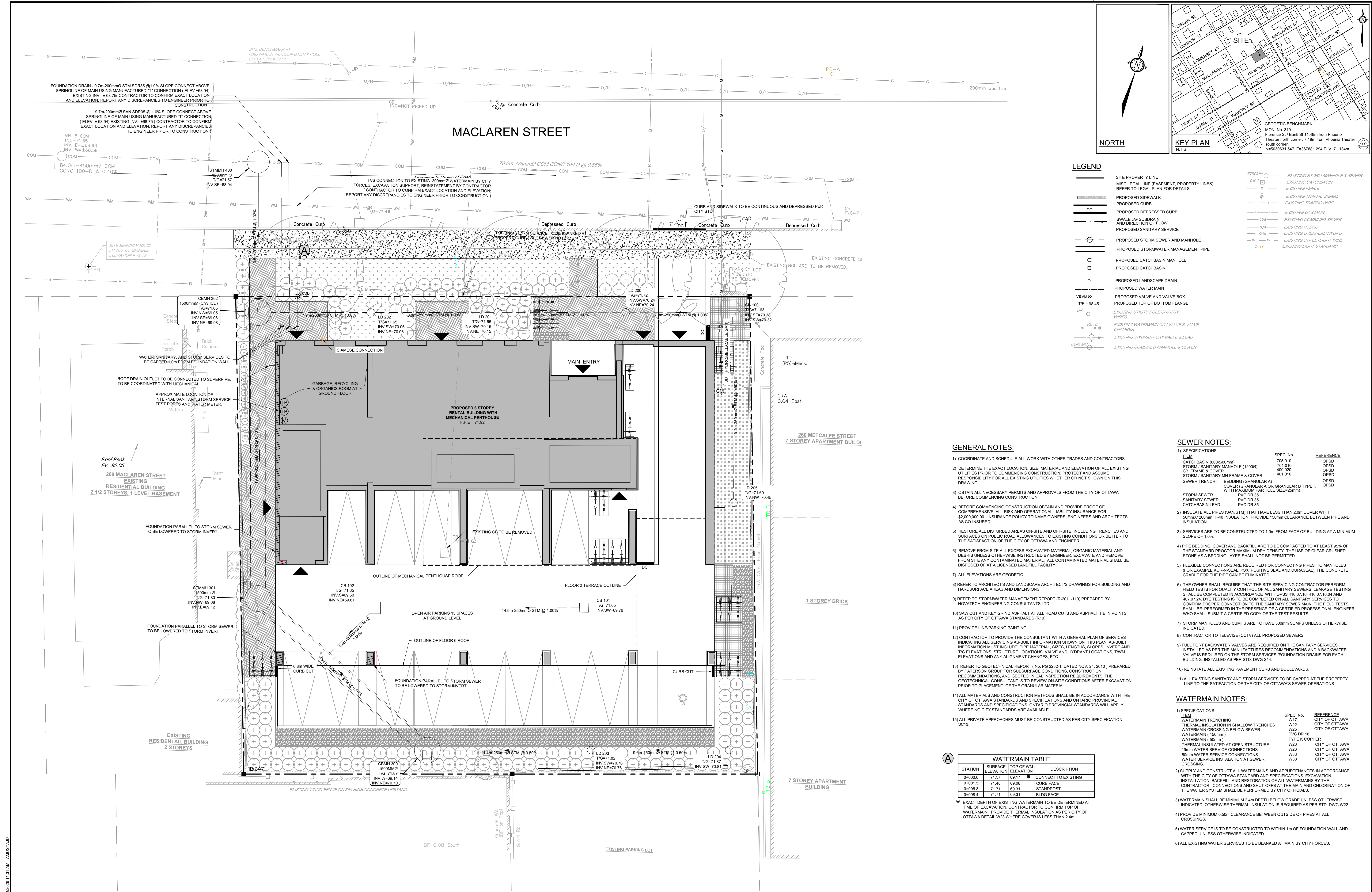




LEGEND

- SITE PROPERTY LINE
MISC LEGAL LINE (EASEMENT, PROPERTY LINES)
REFER TO LEGAL PLAN FOR DETAILS
- PROPOSED SIDEWALK
PROPOSED CURB
PROPOSED DEPRESSED CURB
SWALE C/W SUBDRAIN
AND DIRECTION OF FLOW
PROPOSED SANITARY SERVICE
PROPOSED STORM SEWER AND MANHOLE
PROPOSED STORMWATER MANAGEMENT PIPE
PROPOSED CATCHBASIN MANHOLE
PROPOSED CATCHBASIN
PROPOSED LANDSCAPE DRAIN
PROPOSED WATER MAIN
PROPOSED VALVE AND VALVE BOX
PROPOSED TOP OF BOTTOM FLANGE
EXISTING UTILITY POLE C/W GUY
WIRES
EXISTING WATERMAIN C/W VALVE & VALVE
CHAMBER
EXISTING HYDRANT C/W VALVE & LEAD
EXISTING COMBINED MANHOLE & SEWER
- EXISTING STORM MANHOLE & SEWER
EXISTING CATCHBASIN
EXISTING FENCE
EXISTING TRAFFIC SIGNAL
EXISTING TRAFFIC WIRE
EXISTING GAS MAIN
EXISTING COMBINED SEWER
EXISTING HYDRANT
EXISTING OVERHEAD HYDRANT
EXISTING STREETLIGHT WIRE
EXISTING LIGHT STANDARD

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 \$2,000,000.00. 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-2011-110) 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 SERVING 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, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
- REFER TO GEOTECHNICAL REPORT (No. PG 2332-1, DATED NOV. 24, 2010) PREPARED BY PATTERSON GROUP 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.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
- ALL PRIVATE APPROACHES MUST BE CONSTRUCTED AS PER CITY SPECIFICATION SC13.

SEWER NOTES:

- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
CATCHBASIN (600x600mm)	705.010	OPSD
STORM / SANITARY MANHOLE (1200mm)	701.010	OPSD
CB, FRAME & COVER	400.020	OPSD
STORM / SANITARY MH FRAME & COVER	401.010	OPSD
SEWER TRENCH - BEDDING (GRANULAR A)		OPSD
COVER (GRANULAR A OR GRANULAR B TYPE I, WITH MAXIMUM PARTICLE SIZE=25mm)		OPSD
STORM SEWER	PVC DR 35	
SANITARY SEWER	PVC DR 35	
CATCHBASIN LEAD	PVC DR 35	
- INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0m COVER WITH 50mmx1200mm HI-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- 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.
- 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.
- THE OWNER SHALL REQUIRE THAT THE SITE SERVING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SERVICES. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 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.
- STORM MANHOLES AND CBMS ARE TO HAVE 300mm SLUMPS UNLESS OTHERWISE INDICATED.
- CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS.
- FULL PORT BACKWATER VALVES ARE REQUIRED ON THE SANITARY SERVICES. INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND A BACKWATER VALVE IS REQUIRED ON THE STORM SERVICES FOUNDATION DRAINS FOR EACH BUILDING, INSTALLED AS PER STD. DWG S14.
- REINSTATE ALL EXISTING PAVEMENT CURB AND BOULEVARDS.
- ALL EXISTING SANITARY AND STORM SERVICES TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER OPERATIONS.

WATERMAIN NOTES:

- SPECIFICATIONS:

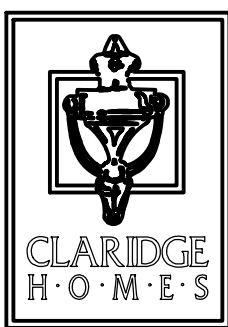
ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN (150mm)	PVC DR 18	
WATERMAIN (50mm)	TYPE K COPPER	
THERMAL INSULATED AT OPEN STRUCTURE	W23	CITY OF OTTAWA
19mm WATER SERVICE CONNECTIONS	W26	CITY OF OTTAWA
50mm WATER SERVICE CONNECTIONS	W33	CITY OF OTTAWA
WATER SERVICE INSTALLATION AT SEWER CROSSING	W38	CITY OF OTTAWA
- SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARD AND SPECIFICATIONS. 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 CITY OFFICIALS.
- WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD. DWG W22.
- PROVIDE MINIMUM 0.50m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
- ALL EXISTING WATER SERVICES TO BE BLANKED AT MAIN BY CITY FORCES.

WATERMAIN TABLE			
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
0+00.0	71.57	69.17	CONNECT TO EXISTING
0+001.5	71.48	69.08	CURB FACE
0+006.3	71.71	69.31	STANDPOST
0+008.4	71.71	69.31	BLDG FACE

* EXACT DEPTH OF EXISTING WATERMAIN TO BE DETERMINED AT TIME OF EXCAVATION. CONTRACTOR TO CONFIRM TOP OF WATERMAIN. PROVIDE THERMAL INSULATION AS PER CITY OF OTTAWA DETAIL W23 WHERE COVER IS LESS THAN 2.4m

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.

CLARIDGE HOMES
SUITE 2001,
210 GLADSTONE AVENUE,
OTTAWA, ONTARIO
K2P 0Y6.



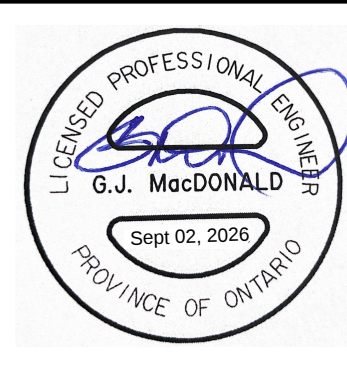
NOTE:
CONTRACTOR TO CONFIRM ELEVATIONS OF SEWERS IN STREET BEFORE EXTENDING INTO SITE. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

REVISION			
No.	REVISION	DATE	BY
04.	ISSUED FOR SITEPLAN APPROVAL	09/02/26	GJM
03.	ISSUED FOR SITE PLAN APPROVAL	07/21/11	GJM
02.	REVISED PER CITY COMMENTS AND REVISED SITE PLAN	06/29/11	GJM
01.	ISSUED FOR SITE PLAN APPLICATION	11/26/10	GJM

SCALE	
1 : 100	
0 1 2 3 4	

DESIGN	ARM
CHECKED	GJM
DRAWN	RJG
CHECKED	ARM
APPROVED	GJM

FOR REVIEW ONLY



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Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
260 MACLAREN STREET

DRAWING NAME
GENERAL PLAN OF SERVICES

PROJECT No.
110166-00
REV
REV #04
DRAWING No.
110166-GP