

**LEGEND**

---	PROPERTY LINE	VC	EXISTING WATERMAIN VALVE CHAMBER
---	PROPOSED WATERMAIN	VB	EXISTING WATERMAIN SHUT-OFF VALVE BOX
---	PROPOSED VALVE BOX	400mm	EXISTING WATERMAIN
---	PROPOSED STORM MANHOLE	VS	EXISTING HYDRANT C/W LEAD & SHUT OFF VALVE BOX
---	PROPOSED AREA DRAIN	GV	EXISTING GAS VALVE
---	PROPOSED SANITARY SEWER	---	EXISTING GAS MAIN
---	UNDERGROUND PARKING LIMITS	---	EXISTING ABANDONED GAS MAIN
---	PROPOSED STORM SEWER	---	EXISTING BELL CONDUIT
---	PROPOSED CAP	APUP	EXISTING OVER HEAD WIRE
---	PROPOSED TACTILE WALKING SURFACE INDICATOR (TWS)	---	EXISTING HYDRO/UTILITY POLE
---	PROPOSED SIAMISE CONNECTION	---	EXISTING GUY WIRE
---	PROPOSED BUILDING ENTRANCE	---	EXISTING TRAFFIC MANHOLE
---	PROPOSED WATER METER LOCATION	---	EXISTING JOINT USE STREET LIGHT
---	PROPOSED SANSTM TEST PORT LOCATION	---	EXISTING STREET LIGHT
---	PROPOSED THRUST BLOCK PER W25_3	---	EXISTING TRAFFIC HAND HOLE
---	PROPOSED INSULATION	---	EXISTING TRAFFIC SIGN
---	EXISTING STANDARD IRON BAR / CONTROL POINT	---	EXISTING DITCH INLET CATCH BASIN
---	EXISTING FLOW DIRECTION OF SEWERS	---	EXISTING HYDRANT
---	EXISTING SANITARY MANHOLE & SEWER	---	---
---	EXISTING STORM MANHOLE & SEWER	---	---
---	EXISTING CATCH BASIN	---	---
---	EXISTING BUILDING ENVELOPE	---	---

- 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. 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 ADJACENT 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 AND REFERRED TO THE CVGD28 DATUM. BEARINGS ARE REFERENCED TO THE MTM ZONE 9 (NAD83 ORIGINAL) DATUM. REFER TO ANNIS O'SULLIVAN, VOLLEBERK LTD. TOPOGRAPHICAL PLAN OF SURVEY PARTS OF LOTS 1554, 1556, AND 1557, REGISTERED PLAN 58, CITY OF OTTAWA, DATED JULY 30, 2020.
  - REFER TO GEOTECHNICAL REPORT (No. PG244-1), DATED MAY 12, 2021, PREPARED BY PATERSON, 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 HARDSURFACE AREAS AND DIMENSIONS.
  - REFER TO STORMWATER MANAGEMENT REPORT PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD. R-2021-055 - DATED DECEMBER 13<sup>TH</sup>, 2024.
  - SAW CUT AND KEY GRIND 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 SERVICES AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

- SEWER NOTES:**
- SPECIFICATIONS:
 

ITEM	SPEC. No.	REFERENCE
CATCHBASIN (600x600mm)	705.010	OPSD
STORM / SANITARY MANHOLE (1200)	701.010	OPSD
CB, FRAME & COVER	400.020	OPSD
STORM / SANITARY MH FRAME & COVER	401.010	OPSD
SEWER TRENCH - BEDDING (GRANULAR A)	S8, S7, W17	CITY OF OTTAWA / OPSD
COVER (GRANULAR A OR GRANULAR B TYPE I, WITH MAXIMUM PARTICLE SIZE=25mm)		
  - INSULATE ALL PIPES (SANSTM) 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 98% 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-N-SEAL, PSX POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
  - 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 410.16, 410.07.16.04 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.
  - STORM MANHOLES AND CBHMS ARE TO HAVE 300mm SLUMPS UNLESS OTHERWISE INDICATED.
  - CONTRACTOR 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.
  - FULL PORT BACKWATER VALVES ARE REQUIRED ON THE SANITARY SEWERS. 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. DWG25-14.
  - REINSTATE ALL EXISTING PAVEMENT, CURBS AND BOULEVARDS AS PER CITY OF OTTAWA R10.
  - ALL EXISTING SANITARY AND STORM SERVICES ARE TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER OPERATION. ALL EXISTING WATER SERVICES TO BE BLANKED AT MAIN BY CITY FORCES. LOCATE, EXCAVATION AND REINSTATEMENT BY CONTRACTOR.
  - MONITORING TEST PORTS FOR BUILDING SERVICES TO BE INSTALLED IN PARKING GARAGE.

**WATERMAIN TABLE (150mmØ)**

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
2+000.0	62.70	60.18	CONNECT TO EXISTING 400mmØ WATERMAIN
2+003.5	62.63	60.47	CROSS ABOVE EXISTING 300mmØ SANITARY AS PER CITY OF OTTAWA STANDARD W25.2+0.3 CLEARANCE
2+007.8	62.55	60.60	CROSS ABOVE EXISTING 150mmØ WATERMAIN AS PER CITY OF OTTAWA STANDARD W25.2+0.3 CLEARANCE
2+014.0	63.12	60.72	150mmØ WATERMAIN
2+016.0	63.13	60.73	WATERMAIN CAP

**WATERMAIN TABLE (150mmØ)**

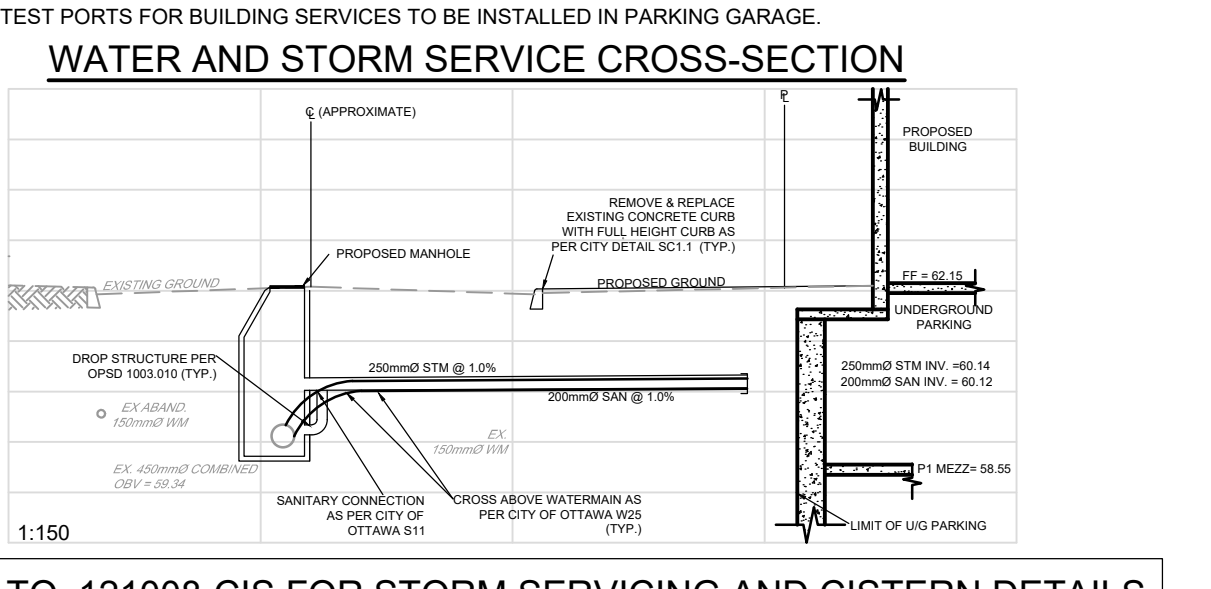
STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
1+000.0	62.31	59.91	CONNECT TO EXISTING 400mmØ WATERMAIN
1+003.6	62.29	59.89	CROSS ABOVE EXISTING 150mmØ COMB
1+013.9	62.42	60.02	150mmØ WATERMAIN
1+014.0	62.42	60.02	WATERMAIN CAP

**PIPE CROSSING TABLE**

ID	LOWER PIPE	UPPER PIPE	CLEARANCE
1	150mmØ WM TWM = 59.58	300mmØ SAN INV = 60.08	+0.50m
2	150mmØ WM TWM = 59.80	300mmØ STM INV = 60.10	+0.30m
3	150mmØ COMB. OBY = 59.30	150mmØ WM BWM = 59.74	+0.44m
4	125mmØ WM OBY = 60.15	150mmØ WM INV = 60.45	+0.30m
5	300mmØ SAN. OBY = 60.02	150mmØ WM INV = 60.32	+0.30m

- WATERMAIN NOTES:**
- SPECIFICATIONS:
 

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W22	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
VALVE BOX ASSEMBLY	W25	CITY OF OTTAWA
CONNECTION DETAIL FROM EXISTING TO NEW WM	W25.1	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25.2	CITY OF OTTAWA
WATERMAIN CROSSING OVER SEWER	W25.2	CITY OF OTTAWA
THERMAL INSULATED AT OPEN STRUCTURE	W23	CITY OF OTTAWA
WATER SERVICE INSTALLATION AT SEWER CROSSING	W38	CITY OF OTTAWA
  - SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHARACTERIZATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
  - WATERMAIN SHALL BE MINIMUM 24" DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD. DWG22.
  - PROVIDE MINIMUM 0.50m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS WHEN WATERMAIN IS BELOW AND MINIMUM 0.25m CLEARANCE WHEN WATERMAIN IS ABOVE.
  - WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
  - ALL EXISTING WATER SERVICES TO BE BLANKED AT MAIN BY CITY FORCES. LOCATE, EXCAVATION AND REINSTATEMENT BY CONTRACTOR.



REFER TO 121008-CIS FOR STORM SERVICING AND CISTERN DETAILS

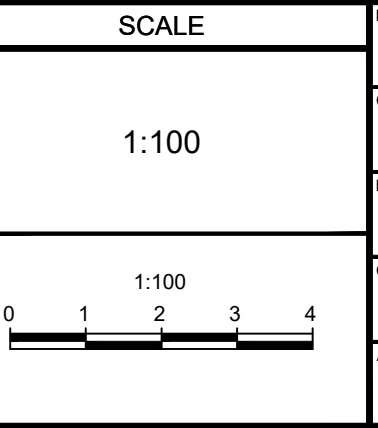
**NOTE:**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.



**CLARIDGE HOMES**  
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No.	REVISION	DATE	BY
6.	RE-ISSUED FOR ZBA AND SPA	NOV14/25	GJM
5.	RE-ISSUED FOR ZBA AND SPA	DEC13/24	GJM
4.	ISSUED FOR ZBA AND SPA	JAN19/24	GJM
3.	ISSUED FOR ZBA AND SPA	APRIL21/23	GJM
2.	ISSUED WITH SITE PLAN APPLICATION	APR15/21	JAG
1.	ISSUED FOR PRELIMINARY CONSTRUCTION	FEB22/21	JAG



**FOR REVIEW ONLY**

PROFESSIONAL ENGINEER  
G.J. MacDONALD  
NOV 14, 2025  
PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER  
C.J. FERGUSON  
NOV 14, 2025  
PROVINCE OF ONTARIO

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LOCATION  
CITY OF OTTAWA  
12008 - 829 CARLING AVE.

DRAWING NAME  
GENERAL PLAN OF SERVICING

PROJECT No. 121008  
REV # 6  
DRAWING No. 121008-GP