

GENERAL NOTES

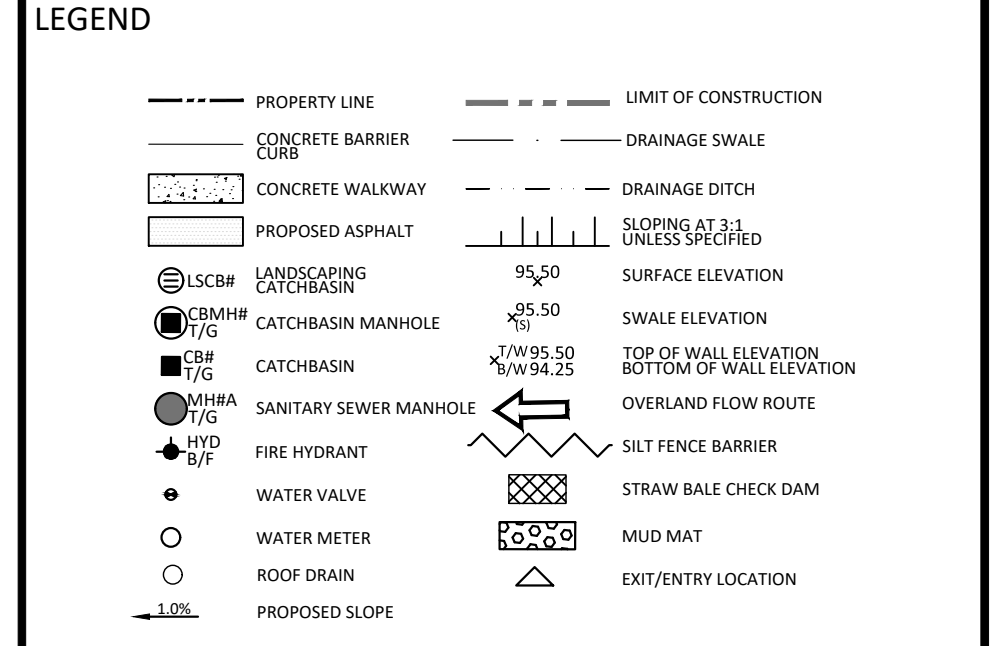
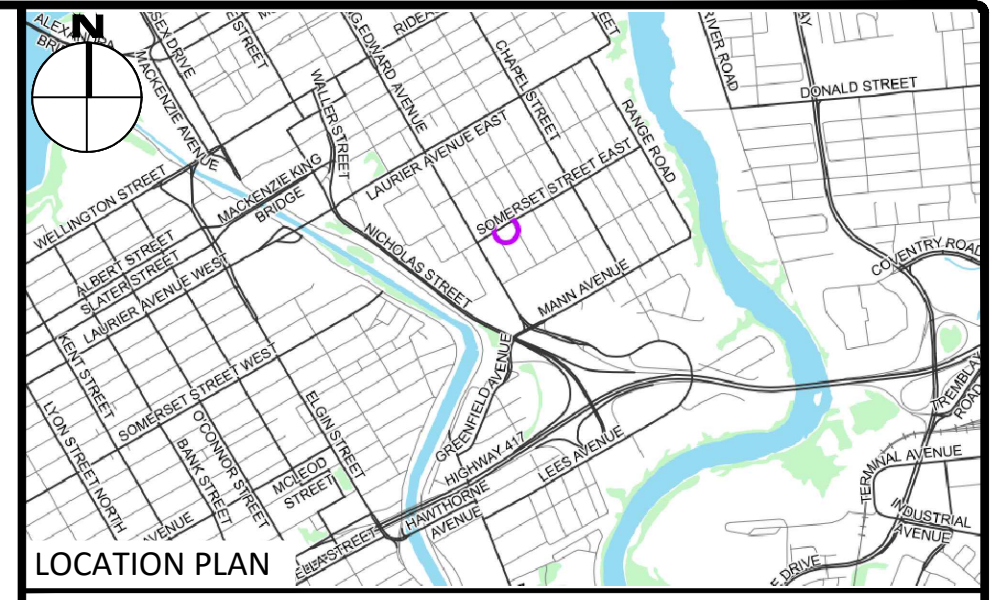
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN. THE PLANS ARE GEODETICALLY REFERENCED AT NAD83 ZONE 8, METRE, QUEBEC AND ONTARIO 78-75 DEG WEST.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY FARLEY, SMITH AND DENNIS SURVEYING LTD. (JOB NO. 432-75) AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY LAND SURVEYOR.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL SUCH AS ASPHALT, CURBS AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
10. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR

APPROVAL OF THE ENGINEER/CITY:

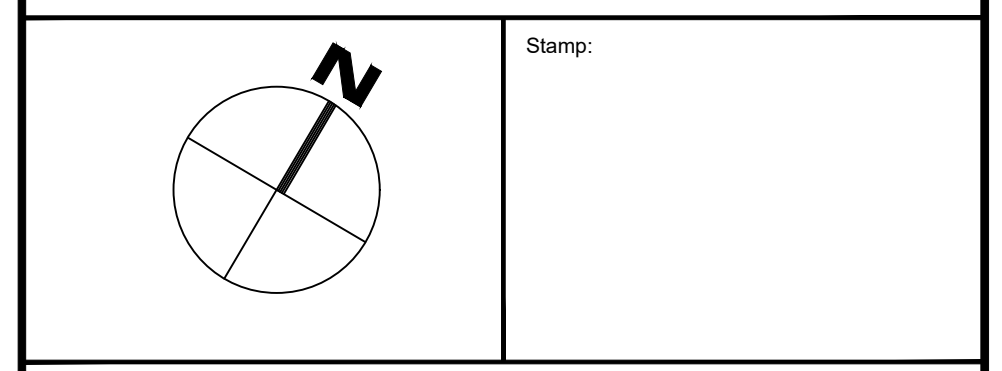
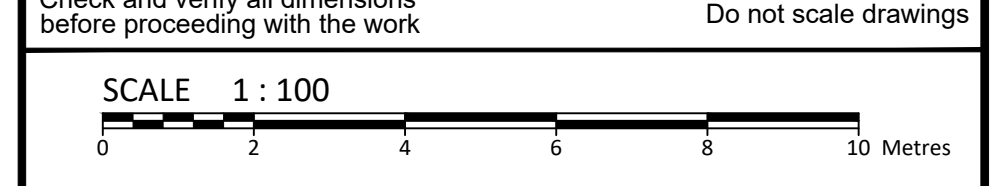
11. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
12. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
13. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
14. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA.
 - GAS SERVICE - ENBRIDGE.
 - TELEPHONE SERVICE - BELL CANADA.
 - TELEVISION SERVICE - ROGERS.
15. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
16. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
17. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
18. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION.
19. CONTRACTOR TO PROVIDE ALL UTILITY LOCATES FOR POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS, MANHOLES), AND BE SURRENDERED BY EROSION CONTROL MEASURES WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
20. CONTRACTOR SHALL HAND DIG AROUND EXISTING UTILITIES TO AVOID DAMAGE.
21. DISPOSED OF AS PER OPSS 180.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO ENSURE THEY ARE IN EFFECTIVE WORKING ORDER. THE CONDITION OF THE CONTROL MEASURES SHALL BE MONITORED PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A STORM EVENT.
23. DUST CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE FLAKES/SOLUTION OR MAGNESIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPSS 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRAP SEDIMENTS OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.
24. ALL "GREEN AREAS" TO BE TREATED WITH 150mm TOPSOIL AND SOD AS SOON AS FEASIBLE, AS PER OPSS 570.
25. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
26. STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS, MANHOLES), AND BE SURRENDERED BY EROSION CONTROL MEASURES WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
27. IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OPSS 219.240 AND LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES. WATERCOURSES SHALL NOT BE DIVERTED, OR BLOCKED, AND TEMPORARY WATERCOURSES CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE CONTRACTOR SHALL RELEASE ANY STRANDED FISH TO THE OPEN PORTION OF THE WATERCOURSE WITHOUT HARM.
28. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSS 577.
29. WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSS 518.
30. ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED.

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, TEMPORARY SEDIMENT CONTROL (GEOSOCK INSERTS WITH AN OVERFLOW UNDER GRATE OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, REARWARD CATCHBASINS AND CATCHBASIN MANHOLES AND OTHER SEDIMENT TRAPS. NO RECYCLED GEOSOCK MATERIAL SHALL BE PERMITTED FOR USE ON SITE. THE CONTRACTOR OR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY AN APPLICABLE REGULATORY AGENCY.
2. AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
3. FOR SILT FENCE BARRIER, USE OPSS 219.110. GEOTEXTILE FOR SILT FENCE AS PER OPSS 1860, TABLE 3.
4. EXCEPT AS PROVIDED IN PARAGRAPHS 4.1, AND 4.2. BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
- 4.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE, WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED. (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
- 4.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
5. SEDIMENT THAT IS ACCUMULATED BY THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS ESCAPE OF THE SEDIMENT TO THE DOWNSTREAM SIDE OF THE CONTROL MEASURE AND AVOIDS DAMAGE TO THE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED TO THE LEVEL OF THE GRADE EXISTING AT THE TIME THE CONTROL MEASURE WAS CONSTRUCTED AND BE ACCORDING TO THE FOLLOWING:
 - 5.1. FOR LIGHT DUTY SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE LESSER OF THE FOLLOWING:
 - 5.1.1. A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.
 - 5.1.2. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
 - 5.2. FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
 - 5.3. ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
 - 5.4. ACCUMULATED SEDIMENT IS TO BE REMOVED AND

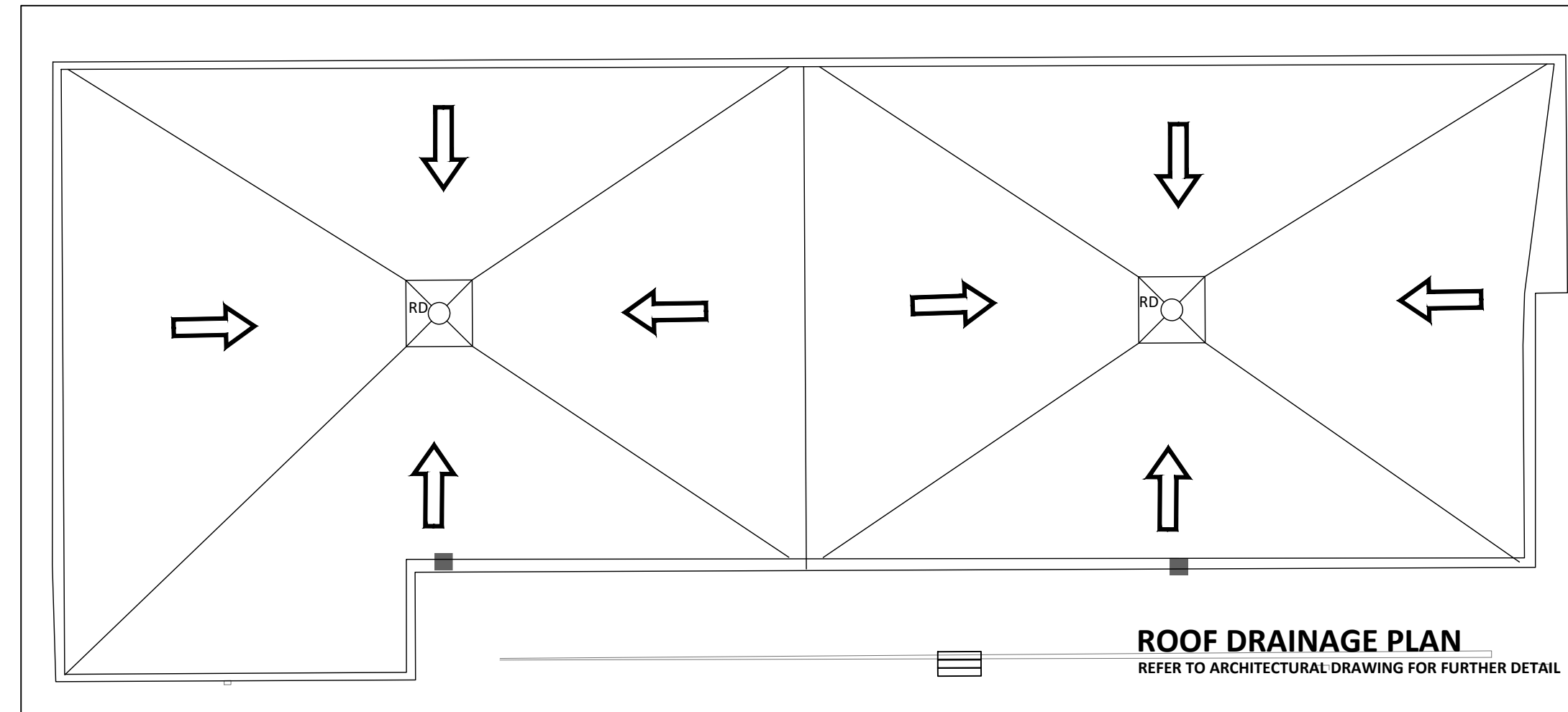
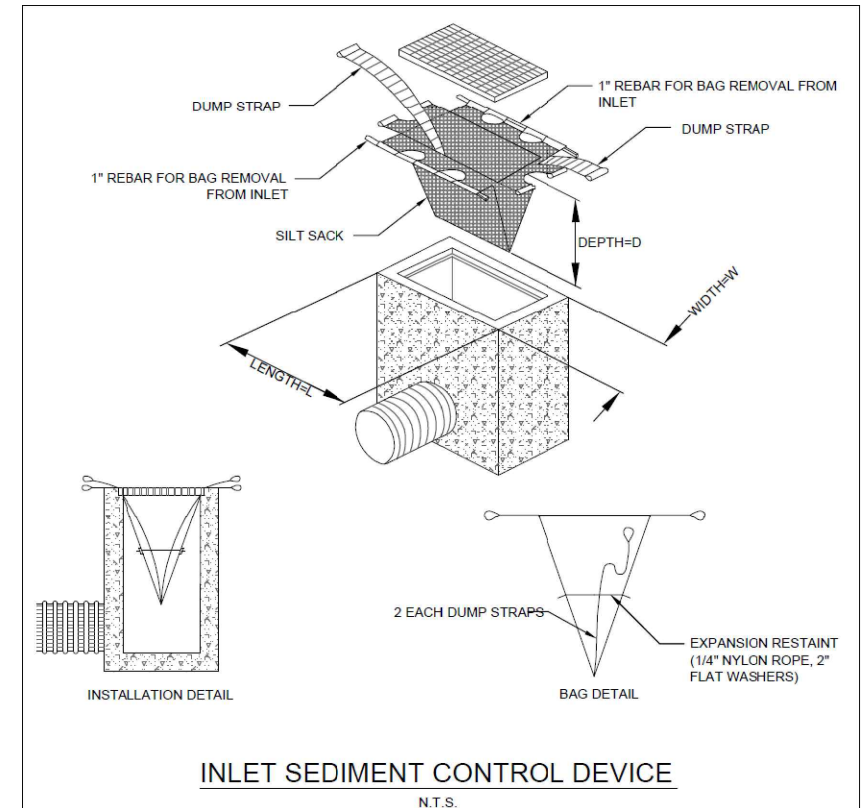


No.	Revisions	Date
10	ISSUED FOR TENDER	08/22/2025
09	REISSUED PER CITY COMMENTS	08/20/2025
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01	ISSUED FOR REVIEW	08/24/2023



Client:	CSV ARCHITECTS 190 O'CONNOR STREET, SUITE 100 OTTAWA, ON K2P 2R3
Project:	RESIDENTIAL BUILDING 214 SOMERSET ST. E.
City:	OTTAWA
Drawing Title:	SITE GRADING, DRAINAGE AND EROSION & SEDIMENT CONTROL PLAN
Scale:	1:100
Project Number:	CCO-24-0450
Drawn By:	R.P.
Checked By:	A.B.
Designed By:	R.P.
Drawing Number:	C101

ROOF DRAIN (B1)		
TYPE OF CONTROL DEVICE	WATTS DRAINAGE - ACCUTROL WEIR	
NUMBER OF ROOF DRAINS	2	
MAXIMUM DEPTH (m)	0.055	
MAXIMUM STORAGE (m³)	11.34	
	5-YEAR	100-YR
STORAGE REQUIRED (m³)	5.6	10.8
STORAGE AVAILABLE (m³)	6.2	11.3
DEPTH OF FLOW (m)	0.030	0.055
FLOW PER ROOF DRAIN (L/s)	0.36	0.66
TOTAL FLOW	0.72	1.32

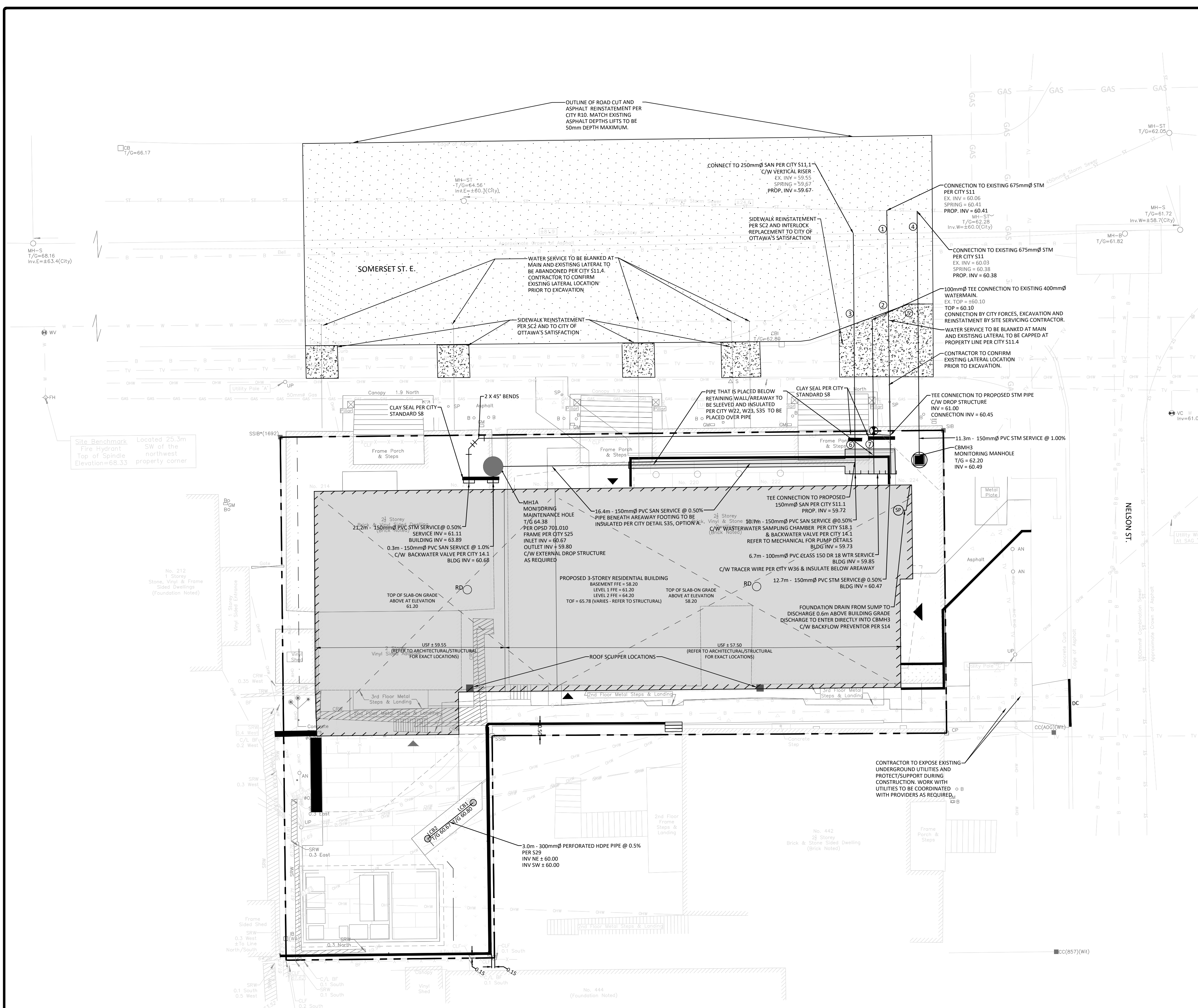


ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

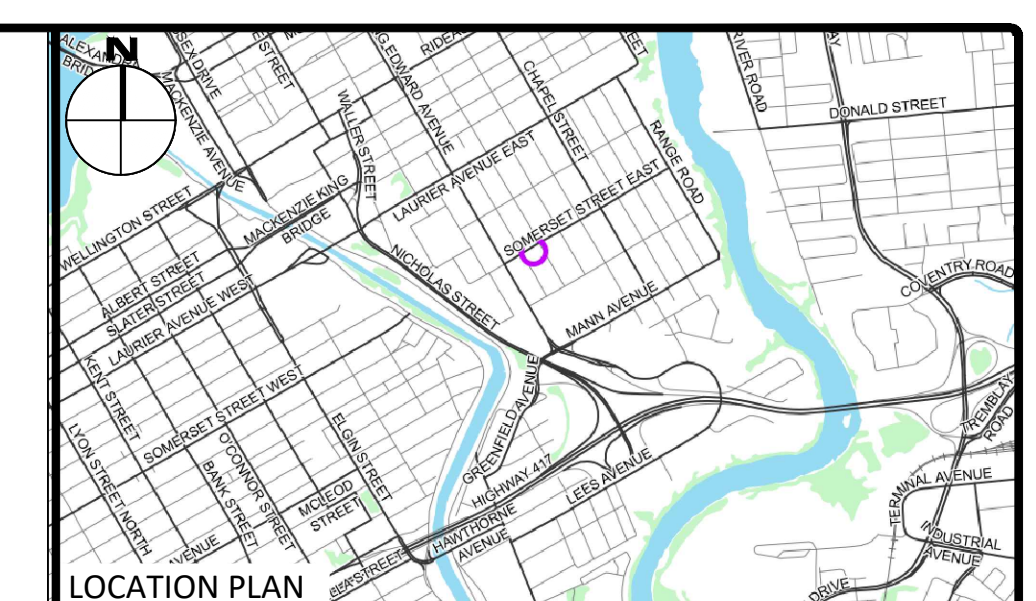
APPROVED
By Allison Hamlin at 11:12 am, Oct 15, 2025

FILENAME: U:\City\04\01\Project - Residential\2024\0450\CCO-24-0450_CIV_C01\Drawing_214_Somerset Street Unit112 - Drawing\CCO-24-0450_PRESIDENTION.dwg
 USER: AED; Thursday, August 21, 2025 1:52 PM; LAST SAVED BY: r.palmer
 LAST PLOTTED: Tuesday, September 23, 2025 12:52 PM; PLOTTER: HP DesignJet 5000; PLOTTING: HP DesignJet 5000

D07-12-25-0002



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 - THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION.
 - THE PRIVATE SANITARY AND STORM SERVICE LATERALS ARE TO BE REGULARLY MAINTAINED & INSPECTED. ALL ASSOCIATED COSTS ARE TO BE BORNE BY THE OWNER. THE CITY OF OTTAWA WILL NOT BE RESPONSIBLE FOR ANY COMPLICATIONS WHICH MAY ARISE DUE TO THE CONFIGURATIONS OF THE PRIVATE SERVICE LATERALS.
 - CONTRACTOR TO PROVIDE ALL UTILITY LOCATES FOR UNDERGROUND WORK, INCLUDING BOTH PUBLIC AND PRIVATE LOCATES.
 - CONTRACTOR SHALL HAND-DIG AROUND EXISTING UTILITIES TO AVOID DAMAGE.
 - CONTRACTOR TO ASSUME ALL LIABILITY WHEN ORDERING STRUCTURES PRIOR TO CONFIRMING INVERTS.



- LEGEND
- PROPERTY LINE
 - CONCRETE BARRIER CURB
 - CONCRETE WALKWAY
 - PROPOSED ASPHALT
 - LANDSCAPING CATCHBASIN
 - CATCHBASIN MANHOLE
 - CATCHBASIN
 - SANITARY SEWER MANHOLE
 - HYD. HYP.
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - ROOF DRAIN
 - PROPOSED SLOPE
 - LIMIT OF CONSTRUCTION
 - DRAINAGE SWALE
 - DRAINAGE DITCH
 - SLOPING AT 3% UNLESS SPECIFIED
 - SURFACE ELEVATION
 - SWALE ELEVATION
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION
 - OVERLAND FLOW ROUTE
 - SILT FENCE BARRIER
 - STRAW BALE CHECK DAM
 - MUD MAT
 - EXIT/ENTRY LOCATION

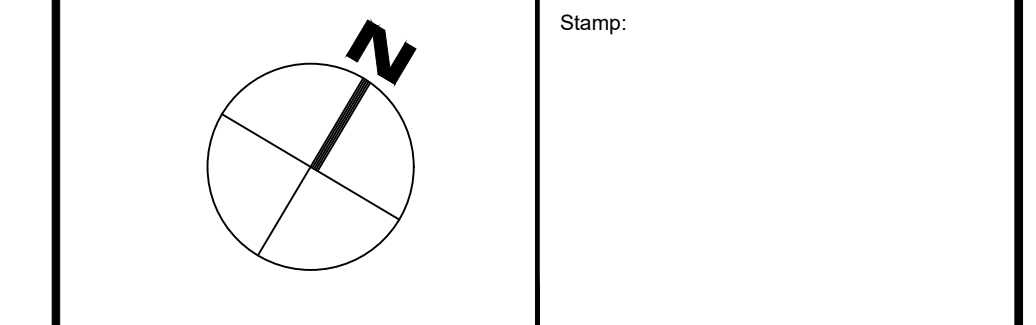
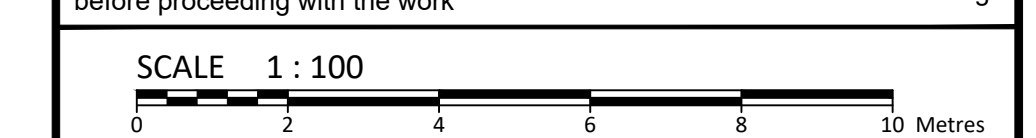
Allison Hamlin

ALLISON HAMLIN
 MANAGER, DEVELOPMENT REVIEW ALL WARDS
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Allison Hamlin at 11:12 am, Oct 15, 2025

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Check and verify all dimensions before proceeding with the work Do not scale drawings



CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION	SEPARATION
1	250mmØ SAN SEWER OBV 59.69 150mmØ STM SERVICE INV 60.41	0.72
2	400mmØ WTR MAIN OBV 59.95 150mmØ STM SERVICE INV 60.45	0.50
3	150mmØ SAN SEWER OBV 59.82 400mmØ WTR MAIN INV 60.32	0.50
4	250mmØ SAN SEWER OBV 59.67 150mmØ STM SERVICE INV 60.39	0.72
5	400mmØ WTR MAIN OBV 59.93 150mmØ STM SERVICE INV 60.43	0.50
6	150mmØ SAN SERVICE OBV 59.89 150mmØ STM SERVICE INV 61.02	1.13
7	100mmØ WTR SERVICE OBV 60.08 150mmØ STM SERVICE INV 61.01	0.93

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A - 400 X 150 TEE	0+000.00	62.50	60.10	2.40
VALVE	0+004.98	62.44	60.04	2.40
BUILDING	0+007.66	61.76	59.95	1.81

- SEWER NOTES**
- CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
 - SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
 - BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
 - SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
 - CONTRACTOR TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1
 - TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
 - SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
 - SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
 - INSULATE ALL STORM AND SANITARY SEWERS SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
 - SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
 - SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8" LONG MARKER.
 - CONTRACTOR TO TELEVIS (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
 - DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.
 - ALL SERVICES PASSING THROUGH FOUNDATION WALL TO BE SLEEVED AS REQUIRED.
 - ALL EXISTING SERVICES NOT TO BE USED SHALL BE BLANKED AT THE MAIN, TO THE SATISFACTION OF THE CITY.

- WATERMAIN NOTES**
- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
 - INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE "K" SOFT.
 - WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
 - IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
 - THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
 - VALVES TO BE OPERATED BY CITY STAFF ONLY.
 - NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION, CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
 - ANY WATERMAIN CONNECTION(S) REQUIRED TO BE COMPLETED BY CITY FORCES.
 - ALL WATERMANS SHALL BE EQUIPPED WITH BUTTERFLY AND GATE VALVES AS PER OPSD 1103.011.
 - ALL FIRE HYDRANTS, VALVE AND VALVE BOX SHALL CONFORM TO OPSD 1103.020.
 - ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
 - ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.
 - WATER SERVICE PASSING THROUGH FOUNDATION WALL TO BE SLEEVED AS REQUIRED.
 - IF TEMPORARY WATER SUPPLY IS SPECIFIED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL COORDINATE WITH THE CITY AND PROVIDE TEMPORARY SERVICING AT THEIR OWN EXPENSE.
 - ALL EXISTING SERVICES NOT TO BE USED SHALL BE BLANKED AT THE MAIN, TO THE SATISFACTION OF THE CITY.

Client: **CSV ARCHITECTS**
 190 O'CONNOR STREET, SUITE 100
 OTTAWA, ON, K2P 2R3

Project: **RESIDENTIAL BUILDING**
 214 SOMERSET ST E

OTTAWA ON

Drawing Title: **SITE SERVICING PLAN**

Scale: 1:100 Project Number: **CCO-24-0450**

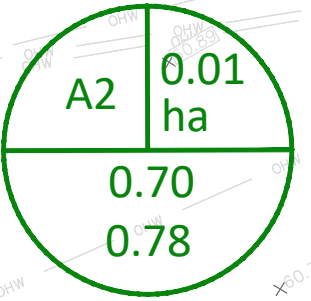
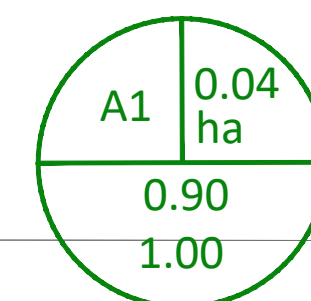
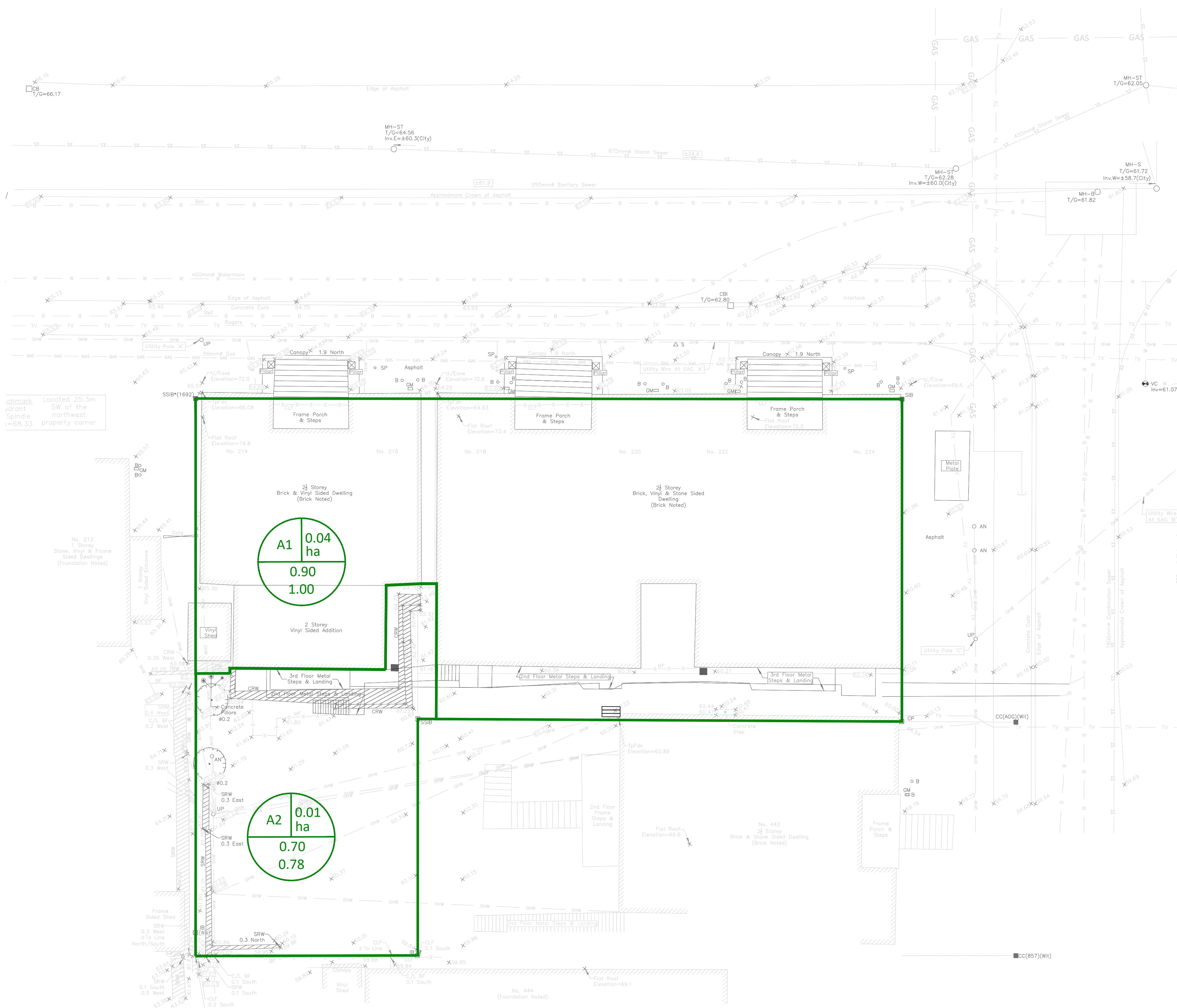
Drawn By: R.P. Drawing Number: **C102**

Checked By: A.B.

Designed By: R.P.

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 LAST PLOTTED: Tuesday, September 23, 2025 1:52:54 PM BY: r.fukuda

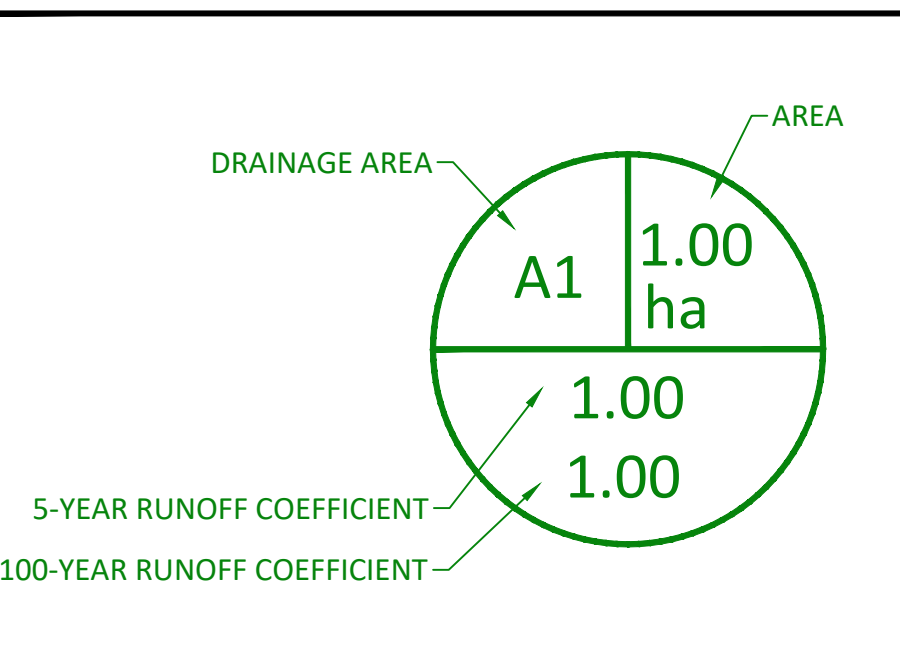
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 DATE PLOTTED: Wednesday, July 30, 2025, 11:12:58 AM
 LAST PLOTTED: Wednesday, July 30, 2025, 11:12:58 AM
 USER: J.BURDEN



Allison Hamlin

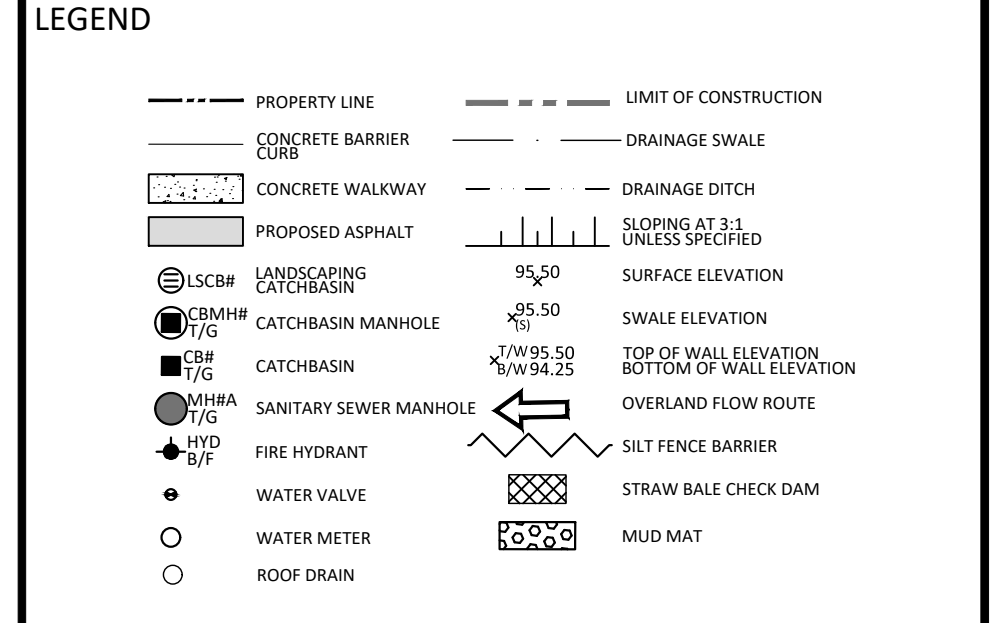
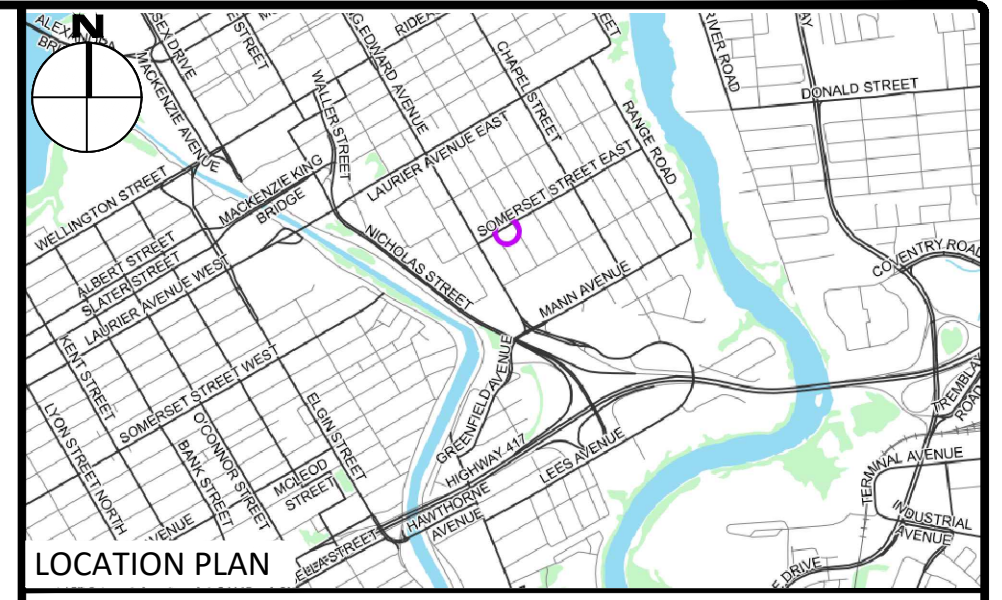
ALLISON HAMLIN
 MANAGER, DEVELOPMENT REVIEW ALL WARDS
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Allison Hamlin at 11:12 am, Oct 15, 2025



GENERAL NOTES

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY FARLEY, SMITH AND DENNIS SURVEYING LTD. (JOB NO. 432-75) AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
10. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
11. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
12. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
13. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
14. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY.
 - ELECTRICAL SERVICE - HYDRO OTTAWA,
 - GAS SERVICE - ENBRIDGE,
 - TELEPHONE SERVICE - BELL CANADA,
 - TELEVISION SERVICE - ROGERS.
15. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
16. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.
17. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
18. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION



FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

00	STORMWATER MANAGEMENT AREAS	2025.07.30
No.	Revisions	Date

Check and verify all dimensions before proceeding with the work. Do not scale drawings.

SCALE 1 : 100



Client: **CSV ARCHITECTS**
 190 O'CONNOR STREET, SUITE 100
 OTTAWA, ON, K2P 2R3

Project: **RESIDENTIAL BUILDING**
 214 SOMERSET ST E

OTTAWA ON

Drawing Title: **PRE-DEVELOPMENT DRAINAGE PLAN**

Scale:	1:100	Project Number:	CCO-24-0450
Drawn By:	R.P.	Checked By:	A.B.
Designed By:	R.P.	Drawing Number:	PRE

D07-12-25-0002

