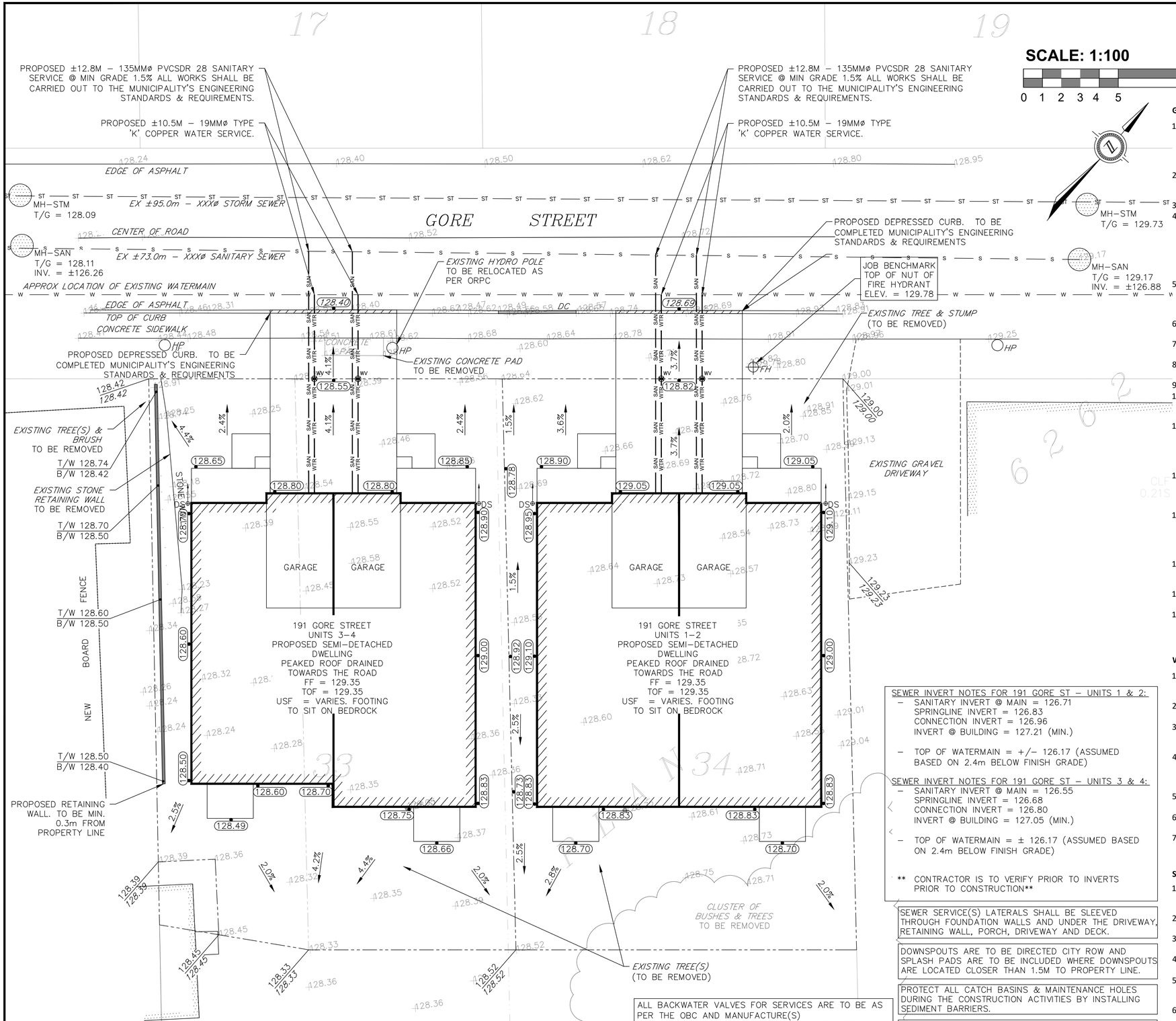

GENERAL NOTES:

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 OBTAINED FROM THEM.
2. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
4. 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.
5. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY OF OTTAWA AUTHORITIES.
6. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
7. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY.
8. ALL WORK TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
10. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
11. HYDRO, GAS AND BELL SERVICE LOCATIONS SUBJECT TO THE APPROVAL BY THE APPLICABLE AGENCY. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES (BELL, HYDRO) AND THE CITY OF OTTAWA.
12. EAVESTROUGH SHALL BE INSTALLED AND DISCHARGE SHALL BE 1.5m FROM ALL PROPERTY LINES AND NOT DIRECTED TOWARDS ADJACENT LANDS. ALL ROOF DRAINAGE IS TO BE DIRECTED TOWARDS THE STREET.
13. ALL TREES ON THE CITY RIGHT OF WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION. ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE 'MUNICIPAL TREES BY-LAW' AND THE 'URBAN TREES CONSERVATION BY-LAW' AS AMENDED FROM TIME TO TIME.
14. NO EXCESS DRAINAGE SHALL BE DIRECTED TOWARDS THE NEIGHBORING PROPERTIES DURING AND AFTER CONSTRUCTION.
15. THERE IS TO BE NO ALTERATION OF THE EXISTING GRADE AND DRAINAGE PATTERNS ALONG THE PROPERTY LINES.
16. MINIMUM 1.5m SOIL COVERAGE BETWEEN USF AND SURROUNDING GRADES IS REQUIRED UNLESS RIGID FOAM INSULATION IS PROVIDED FOR FROST PROTECTION.

WATERMAIN NOTES:

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS AS WELL AS CITY STANDARDS AS INDICATED.
2. RESIDENTIAL SERVICE CONNECTIONS TO BE 19mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE 'K' SOFT.
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY DWG. No. W22.
4. 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.
5. USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER STD DWG W26.
6. CONNECTION TO EXISTING BY CITY, EXCAVATION, BACKFILLING AND REINSTATEMENT BY CONTRACTOR.
7. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER STD DWG W23.

SEWER NOTES:

1. CONSTRUCT ALL SEWER AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS, AS WELL AS THE CITY OF OTTAWA STANDARDS AS INDICATED.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
3. SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROVED EQUIVALENT.
4. SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.
5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION.
6. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8' LONG MARKER.

SEWER INVERT NOTES FOR 191 GORE ST – UNITS 1 & 2:
- SANITARY INVERT @ MAIN = 126.71
  SPRINGLINE INVERT = 126.83
  CONNECTION INVERT = 126.96
  INVERT @ BUILDING = 127.21 (MIN.)
- TOP OF WATERMAIN = +/– 126.17 (ASSUMED BASED ON 2.4m BELOW FINISH GRADE)

SEWER INVERT NOTES FOR 191 GORE ST – UNITS 3 & 4:
- SANITARY INVERT @ MAIN = 126.55
  SPRINGLINE INVERT = 126.68
  CONNECTION INVERT = 126.80
  INVERT @ BUILDING = 127.05 (MIN.)
- TOP OF WATERMAIN = ± 126.17 (ASSUMED BASED ON 2.4m BELOW FINISH GRADE)

** CONTRACTOR IS TO VERIFY PRIOR TO INVERTS PRIOR TO CONSTRUCTION**

SEWER SERVICE(S) LATERALS SHALL BE SLEEVED THROUGH FOUNDATION WALLS AND UNDER THE DRIVEWAY, RETAINING WALL, PORCH, DRIVEWAY AND DECK.

DOWNSPOUTS ARE TO BE DIRECTED CITY ROW AND SPLASH PADS ARE TO BE INCLUDED WHERE DOWNSPOUTS ARE LOCATED CLOSER THAN 1.5M TO PROPERTY LINE.

PROTECT ALL CATCH BASINS & MAINTENANCE HOLES DURING THE CONSTRUCTION ACTIVITIES BY INSTALLING SEDIMENT BARRIERS.

CONTRACTOR IS TO ENSURE THAT RUNOFF IS NOT DIRECTED TOWARDS THE ADJACENT PROPERTIES.

CONTRACTOR IS PROTECT ALL TREES UNLESS OTHERWISE NOTED. SNOW FENCE IS TO BE INSTALLED AND MAINTAINED DURING CONSTRUCTION.

NORMAL HIGH GROUND WATER TABLE (NHGWT) ELEVATION IS TO BE VERIFIED DURING EXCAVATION. USF MUST BE MIN. 0.30 ABOVE NHGWT.

ALL BACKWATER VALVES FOR SERVICES ARE TO BE AS PER THE OBC AND MANUFACTURE(S) RECOMMENDATIONS. TO BE DESIGNED BY OTHERS.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

ALL SERVICES ARE TO BE INSULATED WHERE MINIMUM COVER (2.0M FOR SEWER SERVICE LATERAL & 2.4M FOR WATER SERVICE) IS NOT PROVIDED AS PER CITY OF OTTAWA STANDARD W22.

INVERT ELEVATION FOR SANITARY & STORM SERVICE IS TO BE 300MM BELOW USF AT DWELLING OR SLEEVED.

PROVIDE MIN 0.30M BETWEEN SANITARY/STORM SEWER & WATERMAIN UNLESS INSULATION IS PROVIDED.

ELEVATION OF THE WATERMAIN CANNOT BE CONFIRMED. CONTRACTOR SHALL HYDROVAC TO CONFIRM ELEVATION OF THE WATERMAIN TO CONFIRM GRAVITY SAN & STM LATERALS PRIOR TO CONSTRUCTION.

LEGEND

EXISTING GRADE / PROPOSED GRADE	CORNER LOT GRADES
2.0%	PROPOSED DIRECTION OF SURFACE WATER DRAINAGE
	EXISTING DIRECTION OF SURFACE WATER DRAINAGE
×129.83	EXISTING GRADES
(88.03)	EXISTING GRADES TO REMAIN
88.03	PROPOSED GRADES
W	EXISTING WATERMAIN
ST	EXISTING STORM SEWER
S	EXISTING SANITARY SEWER
WV	EXISTING WATER VALVE
	EXISTING PROPERTY LINE
STM	PROPOSED STORM SEWER
S	PROPOSED SANITARY SEWER
WTR	PROPOSED WATER SERVICE
W	PROPOSED WELL
	EXISTING WELL
	PROPOSED ACCESS POINT
	PROPOSED LANDSCAPE WALKWAY
S	PROPOSED SANITARY SUMP PUMP
ST	PROPOSED STORM SUMP PUMP
⊕DS	PROPOSED ROOF DOWN SPOUT/DRAINS
	DIRECTION OF PROPOSED ROOF
WV	PROPOSED WATER VALVE
TP	TEST PIT LOCATION
FH	EXISTING FIRE HYDRANT
HP	EXISTING HYDRO POLE
·	EXISTING TREE
FF	PROPOSED FINISH FLOOR ELEVATION
TOF	PROPOSED TOP OF FOUNDATION ELEVATION
USF	PROPOSED UNDERSIDE OF FOOTING ELEVATION

PWelch
2025.11.03.

CERTIFIED ENGINEERING TECHNOLOGIST – OACETT – ONTARIO – PATRICK WELCH – Nº 864242

NOT VALID UNLESS SIGNED

DW LDS
DW LAND DEVELOPMENT SERVICES INC.

No.	Description	Date
1	ISSUED FOR REVIEW	Nov 03/2025

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

Client: Westview Projects

Project: 191 Gore Street, Almonte, ON
Proposed Semi-Detached Dwelling

Drawing Title: Lot Grading & Servicing Plans

Project #: DW-2025-1575 | Drawing #: 1 of 1

Designed by: PSW | Checked by: PSW | Scale: 1:100