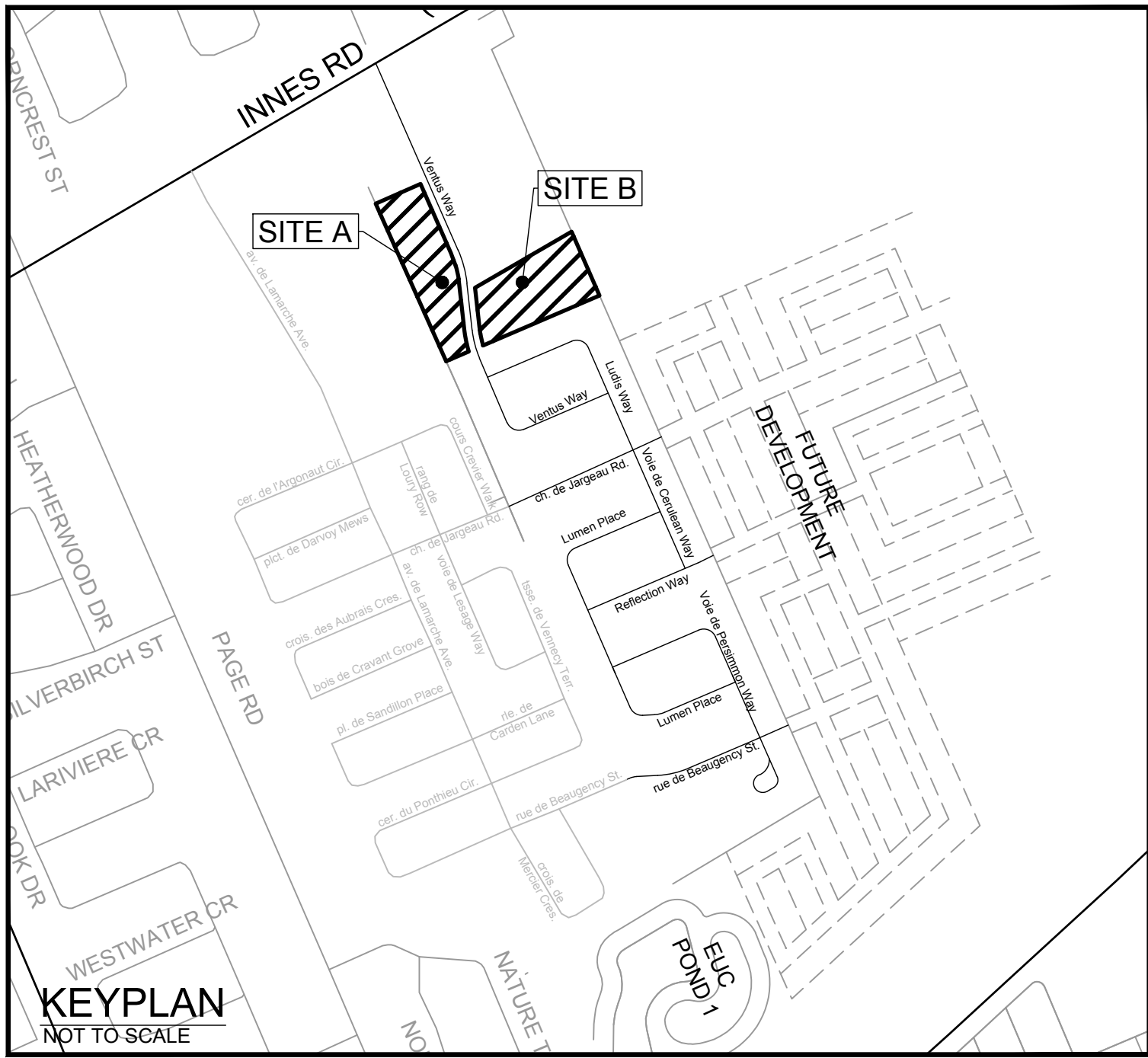


# THE COMMONS - MEDIUM DENSITY

## CITY OF OTTAWA



**NOVATECH**

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](http://www.novatech-eng.com)



PROJECT No. 118224-MD

REVISED PER CITY COMMENTS

MARCH 2025

INDEX

118224-MD-COV	COVER PAGE	
118224-MD-ND	NOTES AND DETAILS	
118224-MD-ESC	EROSION AND SEDIMENT CONTROL PLAN	
118224-MD-GP	GENERAL PLAN OF SERVICES	
118224-MD-GR	GRADING PLAN	
118224-MD-PR1	STREET 1	STA. 1+000 TO 1+175
118224-MD-PR2	STREET 2	STA. 2+000 TO 2+175
118224-MD-PR3	STREET 3	STA. 3+000 TO 3+150
118224-MD-PR4	STREET 4	STA. 4+000 TO 4+225
118224-MD-PR5	STREET 5	STA. 5+000 TO 5+175
118224-MD-PR6	STREET 6	STA. 6+000 TO 6+100
118224-MD-XS-1	CROSS SECTIONS STREET 1, 2 & 3	
118224-MD-XS-2	CROSS SECTIONS STREET 4, 5 & 6	
118224-MD-SAN	SANITARY DRAINAGE AREA PLAN	
118224-MD-STM	STORM DRAINAGE AREA PLAN	
118224-MD-D1	STANDARD DETAILS	
118224-MD-D2	STANDARD DETAILS	
118224-MD-D3	STANDARD DETAILS	
118224-MD-D4	STANDARD DETAILS	
118224-MD-D5	STANDARD DETAILS	

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. 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.
3. OBTAIN AND PAY ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITY THAT MAY EXIST ON SITE OR WITHIN THE STREETLINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
6. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
7. 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.
8. ALL UNDERGROUND SERVICES MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND CODES OF THE MUNICIPALITY.
9. ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. WHEREVER PIPES ARE PASSING THROUGH UNCOMPACTED FILL AREA, THE BEDDING TRENCH SHALL BE EXCAVATED TO THE UNDISTURBED GROUND LEVEL AND BACKFILLED WITH GRANULAR "A" COMPACTED TO 100% STANDARD PROCTOR DENSITY.
11. THE OWNER SHALL BE RESPONSIBLE TO SUPPLY A CIVIL ENGINEERING FIRM FOR FULL TIME INSPECTION FOR ALL WORKS UNDERTAKEN WITHIN THE CITY ROAD ALLOWANCE. THE CIVIL ENGINEERING FIRM SHALL BE RESPONSIBLE FOR SUPPLYING WITHIN 48 HOURS OF REINSTATEMENT, A WRITTEN REPORT DETAILING THE WORKS WITHIN THE CITY'S ROAD ALLOWANCE. THIS REPORT SHALL CONFIRM THAT THE REINSTATEMENT HAS BEEN IN ACCORDANCE WITH THE CITY STANDARDS, SPECIFICATIONS AND BY-LAWS. FAILURE TO COMPLY SHALL MEAN SEIZURE OF SECURITIES TO COVER COSTS INCURRED BY THE CITY TO INVESTIGATE AND WHERE REQUIRED UNDERTAKE REINSTATEMENT TO THE SATISFACTION OF THE MUNICIPALITY.
12. BEFORE COMMENCING CONSTRUCTION PROVIDE PROOF OF COMPREHENSIVE ALL RISK AND OPERATIONAL LIABILITY INSURANCE INCLUDING BLASTING (ONLY IF REQUIRED), INSURANCE POLICY TO NAME THE OWNER, ENGINEER AND ARCHITECT AS CO-INSURED. AMOUNT OF INSURANCE TO BE SPECIFIED BY OWNERS AGENT.
13. CONNECTION TO EXISTING SYSTEMS AS DETAILED, INCLUDING ALL RESTORATION WORK NECESSARY TO REINSTATE SURFACES TO THE CONDITION THAT EXISTED PRIOR TO CONSTRUCTION OR BETTER.
14. STANDARD ROAD CUT SHALL CONFORM TO CITY OF OTTAWA STANDARD DETAIL R25.
15. ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH OPS3-310.
16. BOULEVARDS SHALL BE REINSTATED WITH 100mm OF TOPSOIL AND SODDED.
17. INVESTIGATION REPORT FOR SUBSURFACE INFORMATION PREPARED BY THE GEOTECHNICAL CONSULTANT. INTERPRETATION OF INFORMATION IS THE RESPONSIBILITY OF THE CONTRACTOR. NO RECYCLED GEOTECHNICAL MATERIAL SHALL BE PERMITTED FOR USE ONSITE.
18. REMOVE AND STOCKPILE ONSITE IN A SUITABLE LOCATION ALL TOPSOIL.
19. TOPSOIL IN FILL AREA TO BE STRIPPED AND CLEAN FILL TO BE PLACED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
20. REFER TO ARCHITECT'S DRAWING FOR BUILDING DIMENSIONS AND LAYOUT INFORMATION. IT SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
21. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
22. THE ORIGINAL TOPOGRAPHY AND GROUND ELEVATIONS, SERVICING AND SURVEY DATA SHOWN ON THIS PLAN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL INFORMATION OBTAINED FROM THESE PLANS.
23. THICKNESS OF GRANULAR MATERIAL AND ASPHALT LAYERS SHALL BE IN ACCORDANCE WITH CITY STANDARD ROAD CROSS SECTION.
24. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL MEASUREMENTS UTILIZE METRIC UNITS.
25. ALL DESIGNATED TREES WITHIN SITE LIMITS TO BE MAINTAINED. REFER TO LANDSCAPE ARCHITECT AND TREE PRESERVATION DRAWINGS.
26. TEMPORARY SEDIMENT CONTROL (FILTER CLOTH UNDER GRATE OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, REARWARD CATCHBASINS AND CATCHBASIN MANHOLES.
27. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INDICATE PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANTS LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

1. MEDIUM DUTY ASPHALT PAVEMENT FOR PARKING AREAS SHALL CONSIST OF 300mm SUB-BASE TYPE 2 MATERIAL, 150mm BASE COURSE OPSS GRANULAR 'A' CRUSHED STONE, 50mm WEAR COURSE ASPHALT.
2. PROVIDE PARKING AND LINE PAINTING WHERE APPLICABLE.
3. DEPRESSED CURB AND BARRIER CURB TO BE IN ACCORDANCE WITH CITY STANDARD SC1.2.
4. SIDEWALKS TO BE MAINTAINED TO CITY STANDARDS.

1. CONTACT MUNICIPALITY FOR ROUGH GRADING INSPECTION PRIOR TO PLACEMENT OF TOPSOIL OR TOPSOIL AND SO
2. THE OWNER SHALL CONTACT THE CITY ENGINEER FOR INSPECTION OF THE ROUGH GRADING OF PARKING LOTS, ROADSWAYS AND LANDSCAPED AREAS. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT OR TOPSOIL AND SOD.
3. FINISH LOT GRADING WILL NOT ADVERSELY AFFECT DRAINAGE PATTERNS OF ADJACENT LANDS.
4. ALL GRADES TO BE WITHIN 33% MAX. (3:1) SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
5. MATCH EXISTING ELEVATIONS AT ALL PROPERTY LINES. ENSURE POSITIVE DRAINAGE WHETHER INDICATED OR NOT.
6. WHERE EXISTING GRADE IS FOUND TO BE MORE THAN 300mm BELOW THE PROPOSED GRADES INDICATED ON THIS GRADING PLAN, CONTACT ENGINEER IMMEDIATELY.
7. SWALES LESS THAN 1.5% SHALL HAVE A 250mm SUBDRAIN AS PER CITY OF OTTAWA STANDARD S29, S30 AND S31.

1. CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. WATERMAIN TO BE PVC DR 18. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY CONTRACTOR. COMMUNICIPAL TO EXISTING WATERMAIN BY CITY OF OTTAWA. NO WORK TO COMMENCE UNLESS A MUNICIPAL WATER WORKS INSPECTOR IS ON SITE.
2. WATERMAIN MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.25m OVER AND 0.50m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING AS PER OTTAWA STANDARD DETAIL W 25 AND W25.2
3. WATERMANS AND/OR WATER SERVICE ARE TO HAVE A MINIMUM COVER OF 2.4m WITH A MINIMUM HORIZONTAL SPACING OF 2.0m FROM THEMSELVES AND OTHER UTILITIES, AS PER THE GREATER OF CITY OF OTTAWA STANDARD DETAIL W38, R20 AND PIBS 7064E.
4. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS CITY OF OTTAWA STANDARD DETAILS W39, 40, 41, 42.
5. PROVIDE THERMAL INSULATION FOR WATERMAIN AT OPEN STRUCTURES PER CITY OF OTTAWA STANDARD DETAIL W23.
6. WATERMANS TO BE INSTALLED TO GRADE AS SHOWN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK WHERE REQUESTED BY THE INSPECTOR.
7. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
8. WATERMAIN TRENCHING AND BEDDING TO CONFORM TO CITY OF OTTAWA STANDARD DETAIL W17.
9. VALVES AND VALVE BOXES TO CONFORM WITH CITY OF OTTAWA STANDARD DETAIL W24.
10. FIRE HYDRANT C/W GATE VALVE AND BOX SHALL CONFORM TO CITY OF OTTAWA STANDARD DETAIL W19.
11. CONCRETE THRUST BLOCKS TO CONFORM TO OTTAWA STANDARD DETAIL W25.3 AND W25.4.
12. ALL WATERMAIN SERVICE INSTALLATIONS AT SEWER CROSSINGS PER CITY OF OTTAWA STANDARD DETAIL W38.

1. INSTALL CLAY SEALS AS PER MODIFIED S8 ON DRAWING 118224-MD-D1.
2. CLAY SEALS SHOULD BE AT LEAST 1.5m LONG AND SHALL EXTEND FROM TRENCH WALL TO TRENCH WALL. SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUB-BEDDING AND COVER MATERIAL.
3. CLAY SEALS SHALL CONSIST OF RELATIVELY DRY AND COMPATIBLE BROWN SILTY CLAY PLACED IN MAXIMUM 225mm THICK LOOSE LAYERS AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS SPMD.
4. REFER TO PROFILE DRAWINGS FOR LOCATION OF SEEPAGE BARRIERS.

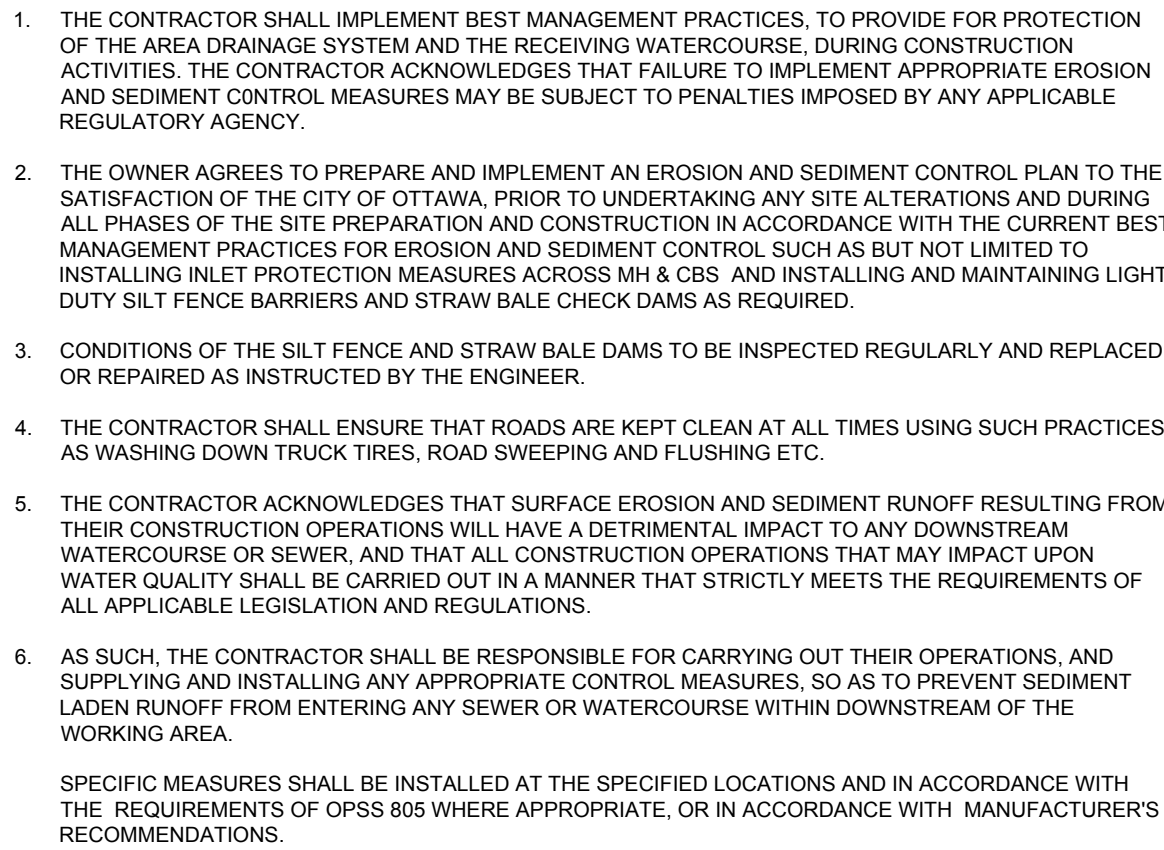
1. NO HORIZONTAL BENDS IN RIGHT-OF-WAY UNLESS OTHERWISE APPROVED BY THE CITY. MAXIMUM OF TWO 22.5° HORIZONTAL BENDS FOR SANITARY AND STORM SERVICES.
2. 1% MINIMUM SANITARY AND STORM SERVICE GRADIENT WITH 2% PREFERRED.
3. STORM SERVICE LATERAL SHALL BE LOCATED TO THE LEFT OF SANITARY SERVICE LATERAL WHEN LOOKING AT THE STRUCTURE FROM THE STREET. SERVICE SIZES IN CONFORMANCE WITH S11.
4. SEE S6 FOR PIPE FOUNDATION, EMBEDMENT AND FINAL BACKFILL REQUIREMENTS.
5. MULTIPLE TAPS WITH SADDLES IN PVC WATERMAIN SHALL BE STAGGERED AND MINIMUM 600" APART.
6. ELEVATION OF SERVICES VARIABLE DEPENDING ON GRADIENT AND/OR DEPTH OF COVER.
7. ALL DIMENSIONS ARE IN MILLIMETRES.
8. GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
9. TRANSFORMER PEDESTALS AND FIRE HYDRANTS (WHERE APPLICABLE) TO BE INSTALLED AT END OF TOWNHOUSE BLOCKS.
10. REFER TO R.O.W. CROSS SECTIONS FOR UTILITY LOCATIONS.
11. SEE W27 FOR ADDITIONAL WATER SERVICING SCENARIOS.

40mm HL-3 or SUPERPAVE 12.5  
50mm HL-8 or SUPERPAVE 19.0  
150mm GRANULAR "A" CRUSHED STONE  
400mm GRANULAR "B" TYPE II

50mm HL-3 or SUPERPAVE 12.5  
150mm GRANULAR "A" CRUSHED STONE  
300mm GRANULAR "B" TYPE II

TOPOGRAPHIC INFORMATION PROVIDED BY:  
NOVATECH - VARIOUS TOPO SURVEYS COMPLETED IN 2020  
CITY OF OTTAWA 1-1000 MAPPING DATA (SHEET No. 382035C; 382034A; 382035D; 382034B; 382034D; 382034C)

DRAFT M-PLAN PROVIDED BY: J.D. BARNES  
REFERENCE No.: 23-10-047-00 (THE COMMONS PH-2)  
DATED: NOVEMBER 29, 2023



1. ALL SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS.
2. ALL CATCHBASIN MANHOLES AND MANHOLES SHALL BE PRECAST AND CONFORM TO OPSD 701.01, 701.011 AND 701.012
3. ALL DOUBLE CATCHBASIN MANHOLES SHALL BE PRECAST AND CONFORM TO OPSD 705.02.
4. ALL CATCHBASINS SHALL BE PRECAST AND CONFORM TO OPSD 705.01.
5. ALL CATCHBASIN MANHOLES AND CATCHBASINS TO HAVE A MINIMUM 0.6m SUMP AND TOP AS PER CITY UNLESS NOTED OTHERWISE. STORM MANHOLES TO HAVE A SUMP OF 300mm FOR 825mm AND SMALLER AND BENCHING FOR PIPES 900mm AND GREATER.
6. THE CATCHBASIN FRAME AND GRATE SHALL CONFORM TO CITY OF OTTAWA STANDARDS.
7. ALL CATCHBASINS CONSTRUCTED IN FILL AREAS TO BE SUPPORTED ON 14 MPa CONCRETE TO SOLID GROUND.
8. REARYARD CATCHBASINS SHALL BE IN ACCORDANCE WITH MUNICIPALITY STANDARD DETAILS.
9. ALL ROAD CATCHBASINS SHALL INCLUDE 6.0m OF 150mmØ PERFORATED SUBDRAIN C/W FILTER CLOTH.
10. STORM SEWER SHALL BE CONCRETE 650 WITH TYPE "B" BEDDING OR PVC PIPE SDR 35 THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED, AS PER OPSD.
11. ALL PROPOSED FOUNDATION DRAINS SHALL BE CONNECTED TO STORM SEWER IF AVAILABLE, OR PUMPED TO SURFACE IF STORM SEWER NOT AVAILABLE.
12. MANHOLE BENCHING SHALL FOLLOW MUNICIPALITY STANDARD DETAIL.
13. SEWER TRENCHING AND BEDDING SHALL BE AS PER CLASS "B" BEDDING CITY OF OTTAWA STANDARD DRAWING S13, UNLESS NOTED OTHERWISE.

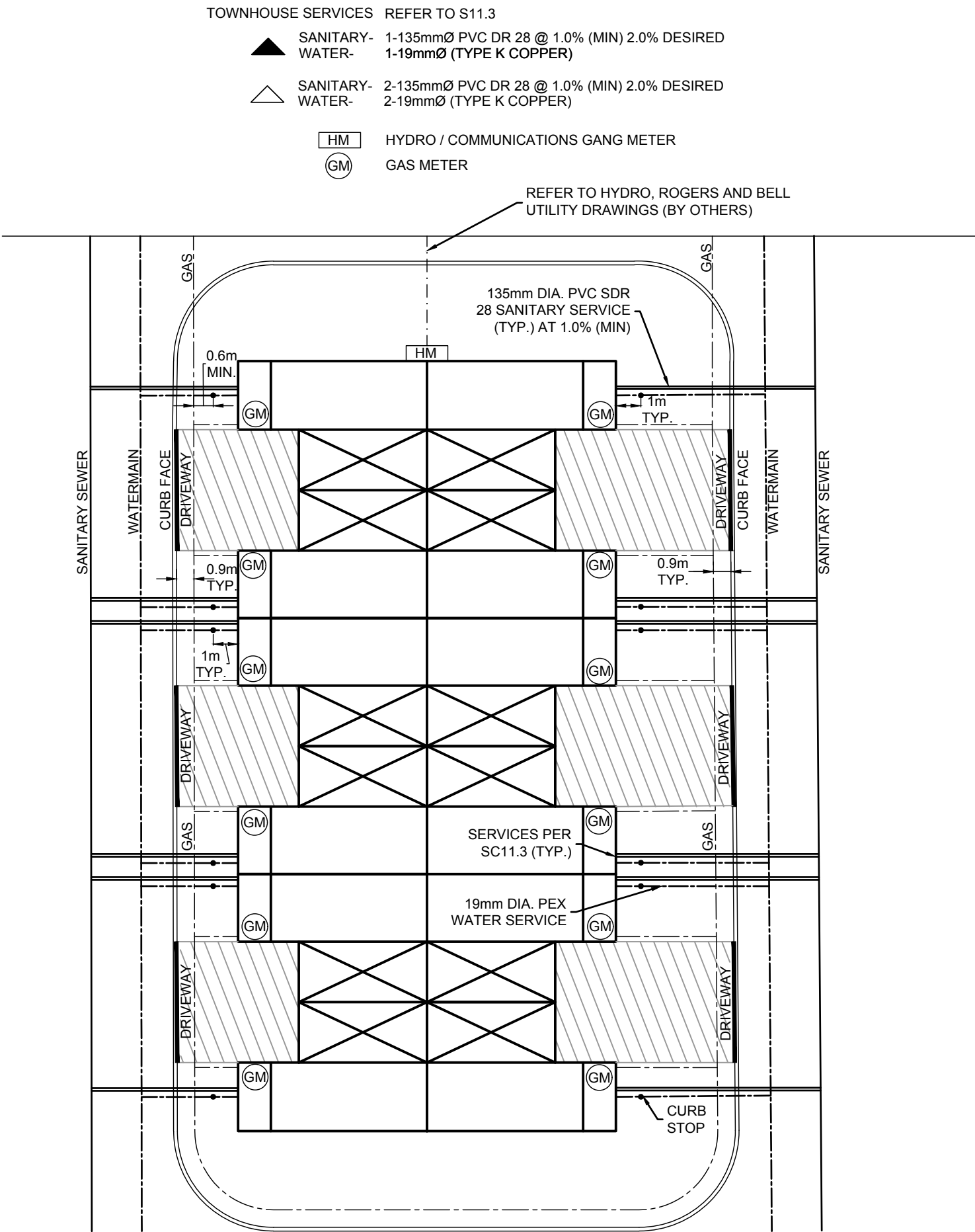
A. BEDDING SHALL BE MINIMUM 150mm OF GRANULAR 'A' FOR EARTH AND 300mm OF GRANULAR 'A' FOR ROCK AS PER CITY OF OTTAWA DETAIL S7, COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.

B. SUB-BEDDING, IF REQUIRED, SHALL CONSIST OF 300mm OF COMPACTED GRANULAR 'B', TYPE 11.

C. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR 'A' OR GRANULAR 'B' TYPE 1.

D. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2 METRE BELOW FINISHED GRADE) SHALL MATCH ADJACENT SOIL CONDITIONS.

14. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR 28.
15. SANITARY SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR 35 WITH TYPE "B" BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
16. ALL MANHOLES SHALL BE PRECAST AND CONFORM TO OPSD 701.01. FRAME AND COVER TO CONFORM TO CITY OF OTTAWA STANDARD DETAILS S24, S24.1 AND S25.
17. ALL WORKS SHALL BE PERFORMED AS APPLICABLE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SPECIFICATIONS, AND IN PARTICULAR O.P.S.S. 407 AND 410.
18. ALL STORM AND SANITARY SERVICES ARE TO BE THE SIZES INDICATED AND THE MATERIAL SHALL BE PVC DR-28 @ 1.0% MINIMUM.
19. PROVIDE T.V. INSPECTION REPORT FOR STORM AND SANITARY SEWERS.
20. INSULATE ALL STORM AND SANITARY SEWERS THAT HAVE LESS THAN 2.0m of COVER WITH THERMAL INSULATION ASPER CITY STANDARD DETAIL. S36 INSULATION FOR SHALLOW SEWERS.
21. SUPPLY AND INSTALLATION OF ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO PROPERTY LINE. PROVIDE TEMPORARY CAPS, AS DIRECTED BY ENGINEER.
22. REFER TO DRAWING 118224-GP-ND FOR CATCH BASIN AND MANHOLE STRUCTURE INFORMATION.
23. CONSTRUCT ALL SEWERS AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.



**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.

						SCALE	DESIGN BR
						AS SHOWN	CHECKED BHB
							DRAWN BR
2.	REVISED PER CITY COMMENTS	MAR 5/25	MS				CHECKED BHB
1.	ISSUED FOR CITY REVIEW	NOV 01/24	MS				APPROVED BHB
No.	REVISION	DATE	BY				BHB

NOVATECH

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](http://www.novatech-eng.com)

LOCATION  
CITY OF OTTAWA  
THE COMMONS - MEDIUM DENSITY

DRAWING NAME

## NOTES AND DETAILS

PROJECT No. \_\_\_\_\_

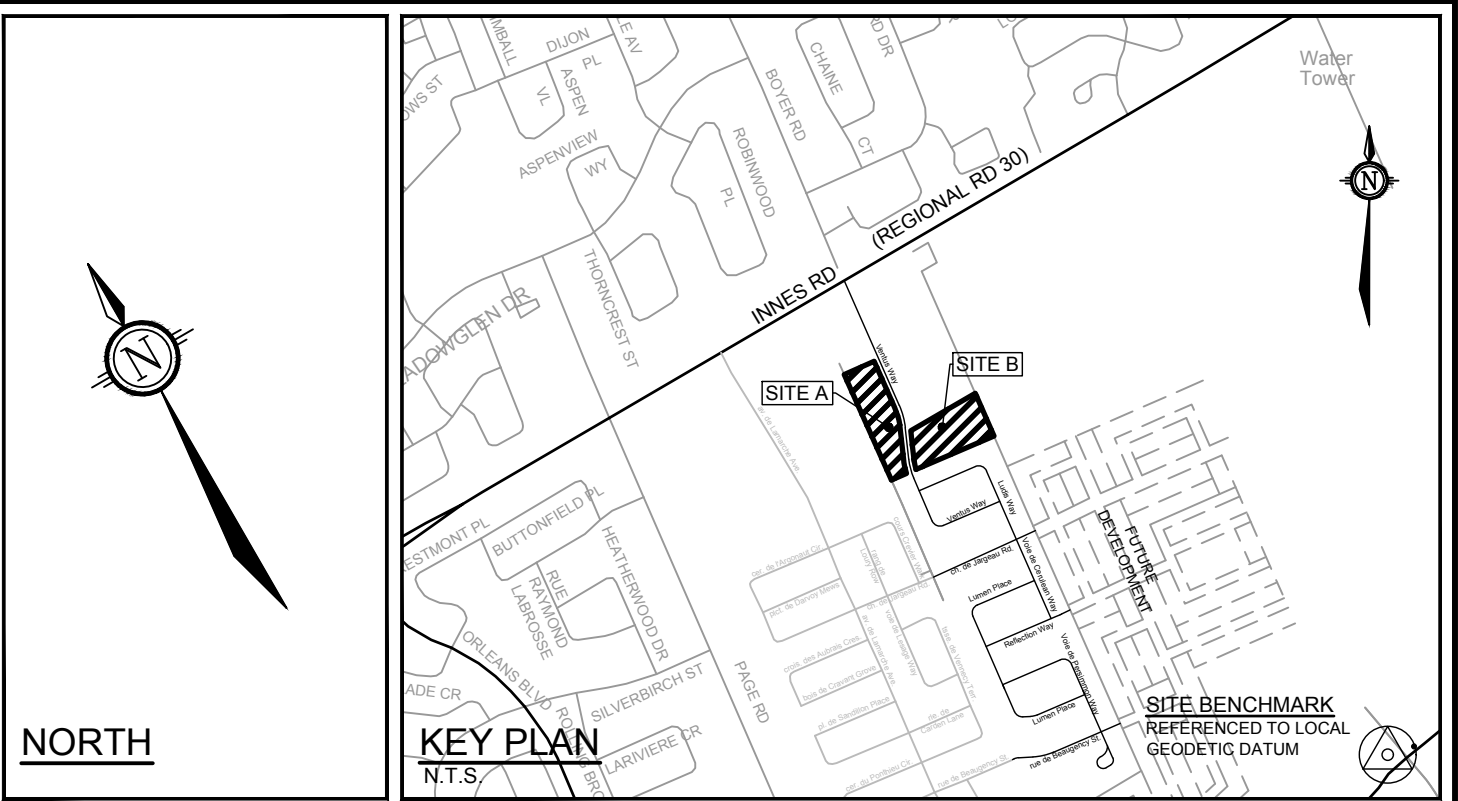
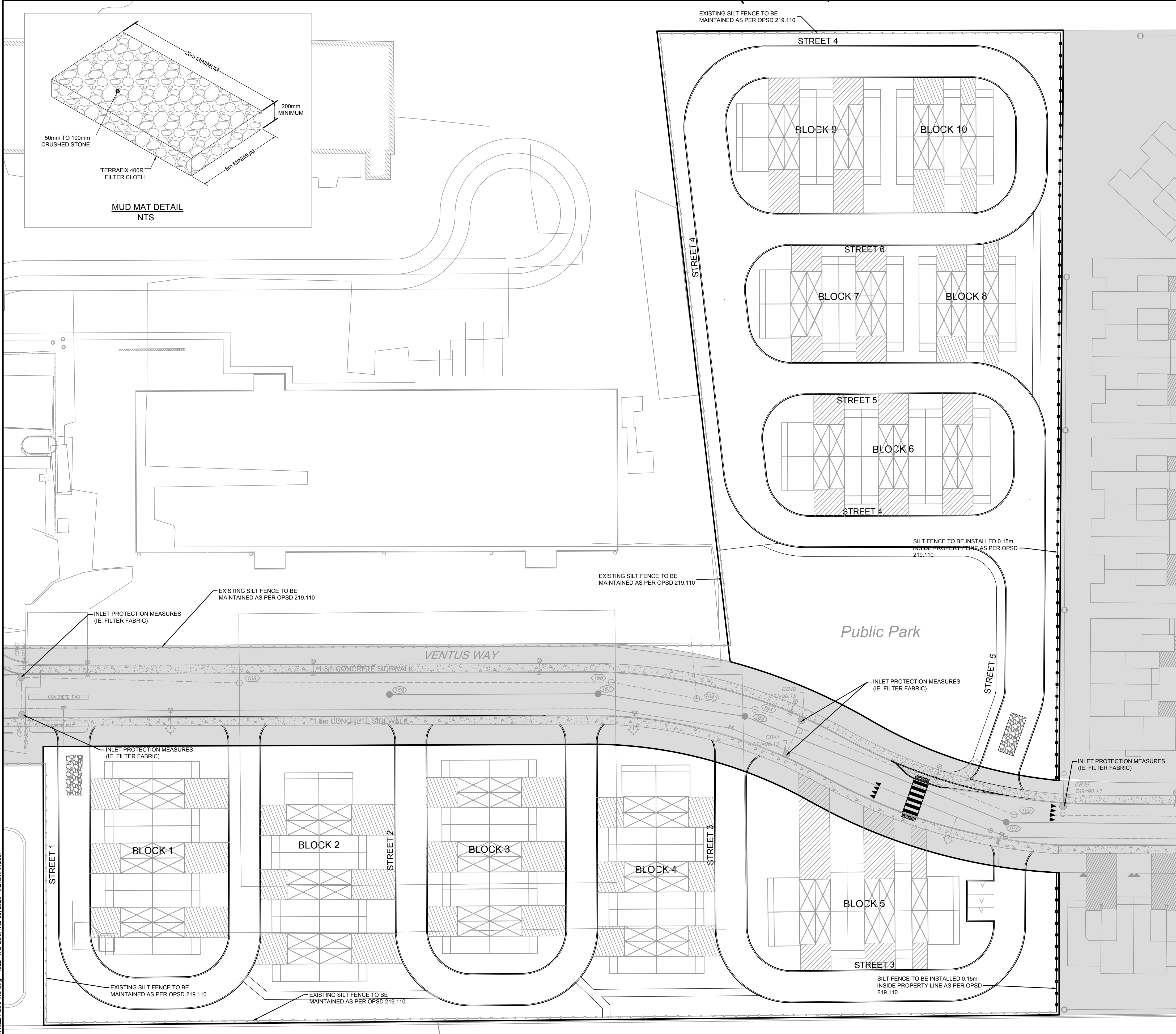
118224-MD

REV # 2
DRAWING No.

118224-MD-NF



M:\2018\118224\CAD\Design\Medium Density\118224-ESC-MD.dwg, 118224-MD-ESC, Mar 05, 2025 - 9:27am, cvbaser

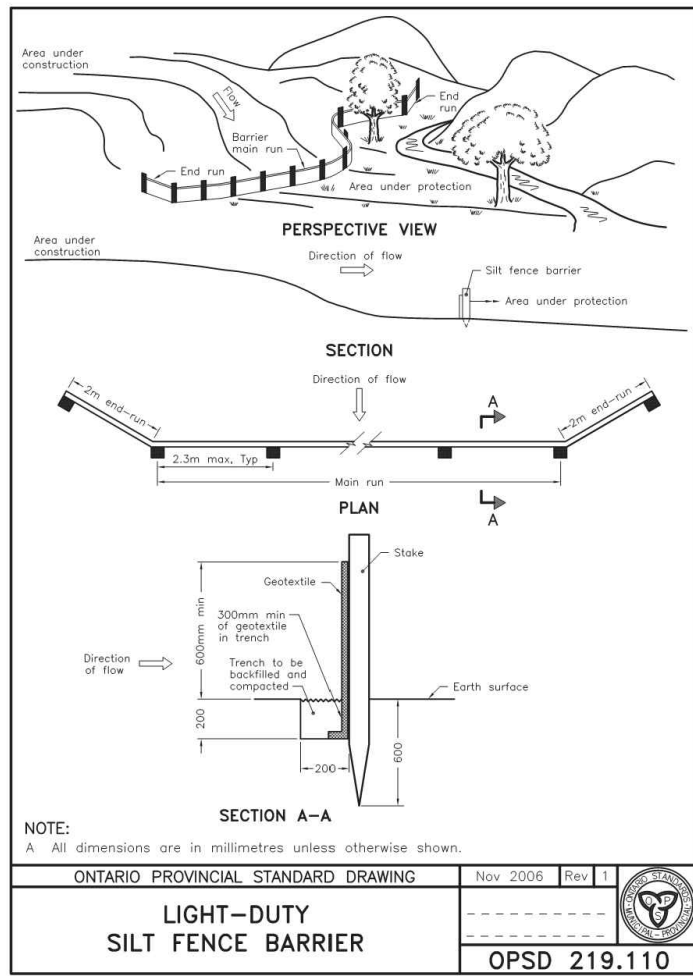


LEGEND

- PROPOSED LIGHT DUTY SILT FENCE BARRIER AS PER OPSD 219.110
- EXISTING LIGHT DUTY SILT FENCE BARRIER AS PER OPSD 219.110
- PROPOSED MUD MAT
- INLET PROTECTION MEASURES

EROSION AND SEDIMENT CONTROL NOTES.

- 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.
- THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS AND DURING ALL PHASES OF THE SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL, SUCH AS BUT NOT LIMITED TO INSTALLING INLET PROTECTION MEASURES ACROSS MH & CBS AND INSTALLING AND MAINTAINING LIGHT DUTY SILT FENCE BARRIERS AND STRAW BALE CHECK DAMS AS REQUIRED.
- CONDITIONS OF THE SILT FENCE AND STRAW BALE DAMS TO BE INSPECTED REGULARLY AND REPLACED OR REPAIRED AS INSTRUCTED BY THE ENGINEER.
- THE CONTRACTOR SHALL ENSURE THAT ROADS ARE KEPT CLEAN AT ALL TIMES USING SUCH PRACTICES AS WASHING DOWN TRUCK TIRES, ROAD SWEEPING AND FLUSHING ETC.
- THE CONTRACTOR ACKNOWLEDGES THAT SURFACE EROSION AND SEDIMENT RUNOFF RESULTING FROM THEIR CONSTRUCTION OPERATIONS WILL HAVE A DETRIMENTAL IMPACT TO ANY DOWNSTREAM WATERCOURSE OR SEWER, AND THAT ALL CONSTRUCTION OPERATIONS THAT MAY IMPACT UPON WATER QUALITY SHALL BE CARRIED OUT IN A MANNER THAT STRICTLY MEETS THE REQUIREMENTS OF ALL APPLICABLE LEGISLATION AND REGULATIONS.
- AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THEIR OPERATIONS, AND SUPPLYING AND INSTALLING ANY APPROPRIATE CONTROL MEASURES, SO AS TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING ANY SEWER OR WATERCOURSE WITHIN DOWNSTREAM OF THE WORKING AREA. FOR THIS PROJECT THE SUGGESTED ON-SITE MEASURES SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING METHODS:  
  
SPECIFIC MEASURES SHALL BE INSTALLED AT THE SPECIFIED LOCATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS OF OPS 805 WHERE APPROPRIATE, OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- WHERE, IN THE OPINION OF THE CONTRACT ADMINISTRATOR OR ANY REGULATORY AGENCY, THE INSTALLED CONTROL MEASURES FAIL TO PERFORM ADEQUATELY, THE CONTRACTOR SHALL SUPPLY AND INSTALL ADDITIONAL OR ALTERNATIVE MEASURES AS DIRECTED BY THE CONTRACT ADMINISTRATOR OR THE REGULATORY AGENCY. AS SUCH, THE CONTRACTOR SHALL HAVE ADDITIONAL CONTROL MATERIALS ON SITE AT ALL TIMES WHICH ARE EASILY ACCESSIBLE AND MAY BE IMPLEMENTED BY THEM AT A MOMENT'S NOTICE.
- THE CONTRACTOR SHALL ENSURE THAT ALL WORKERS, INCLUDING SUB-CONTRACTORS, IN THE WORKING AREA ARE AWARE OF THE IMPORTANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES AND INFORMED OF THE CONSEQUENCES OF THE FAILURE TO COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES AND THE SPECIFICATIONS DETAILED HEREIN.
- THE CONTRACTOR SHALL PERIODICALLY, OR WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENT DEPOSITS AS REQUIRED AT THE SEDIMENT CONTROL DEVICES, INCLUDING THOSE DEPOSITS THAT MAY ORIGINATE FROM OUTSIDE THE CONSTRUCTION AREA. ACCUMULATED SEDIMENT SHALL BE REMOVED IN SUCH A MANNER THAT PREVENTS THE DEPOSITION OF THIS MATERIAL INTO ANY SEWER OR WATERCOURSE AND AVOIDS DAMAGE TO THE CONTROL MEASURE. THE SEDIMENT SHALL REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE AND MANAGED IN COMPLIANCE WITH THE REQUIREMENTS FOR EXCESS EARTH MATERIAL, AS SPECIFIED ELSEWHERE IN THE CONTRACT.



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.

No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 01/24	BHB

SCALE
1:400
0 4 8 12 16

DESIGN
CV/MS
CHECKED MS
DRAWN CV
CHECKED MS
APPROVED BHB



FOR REVIEW ONLY

**NOVATECH**  
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 THE COMMONS - PHASE 4	PROJECT No. 118224-MD
DRAWING NAME EROSION AND SEDIMENT CONTROL PLAN	REV REV # 2
	DRAWING No. 118224-MD-ESC

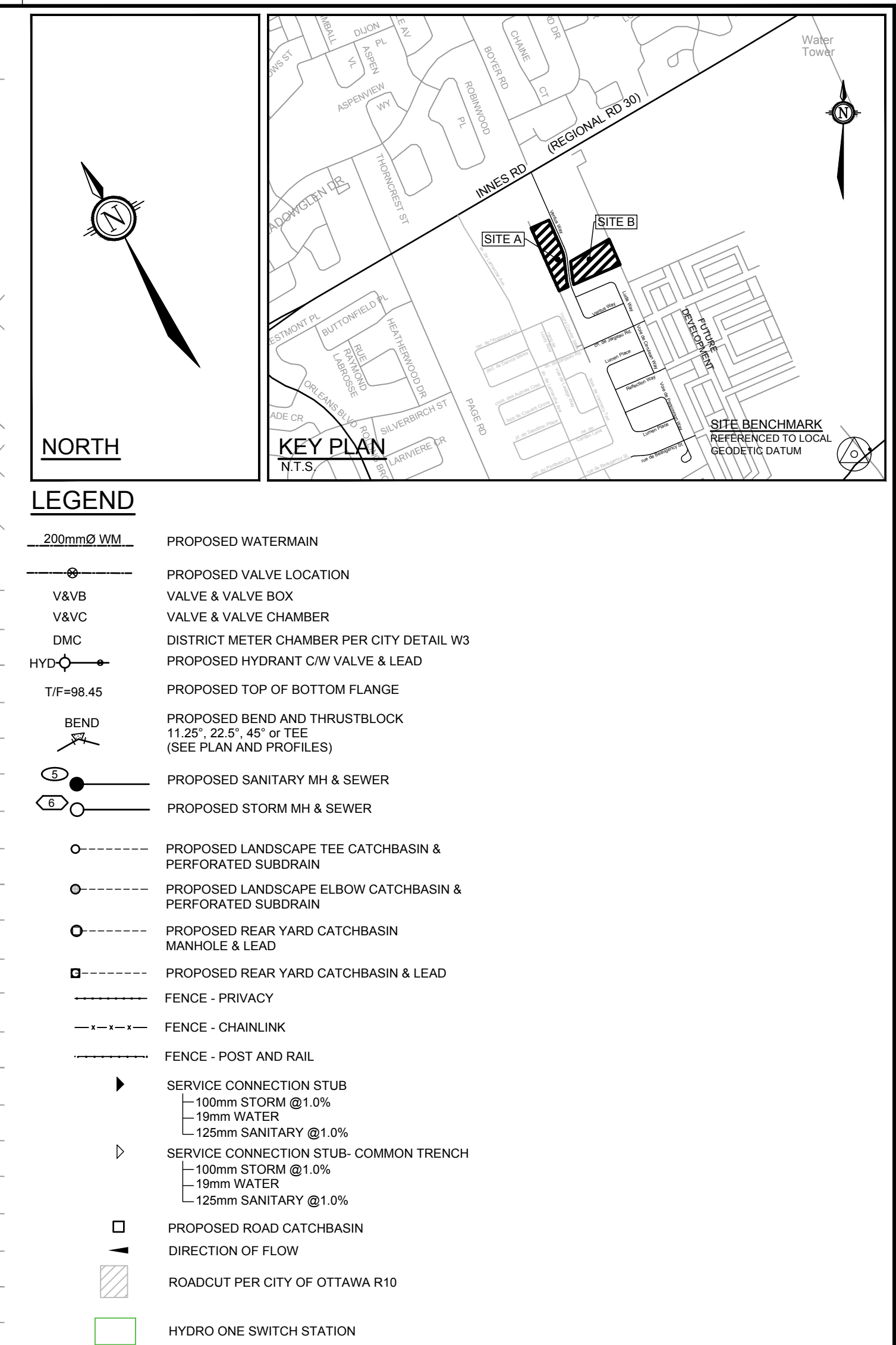
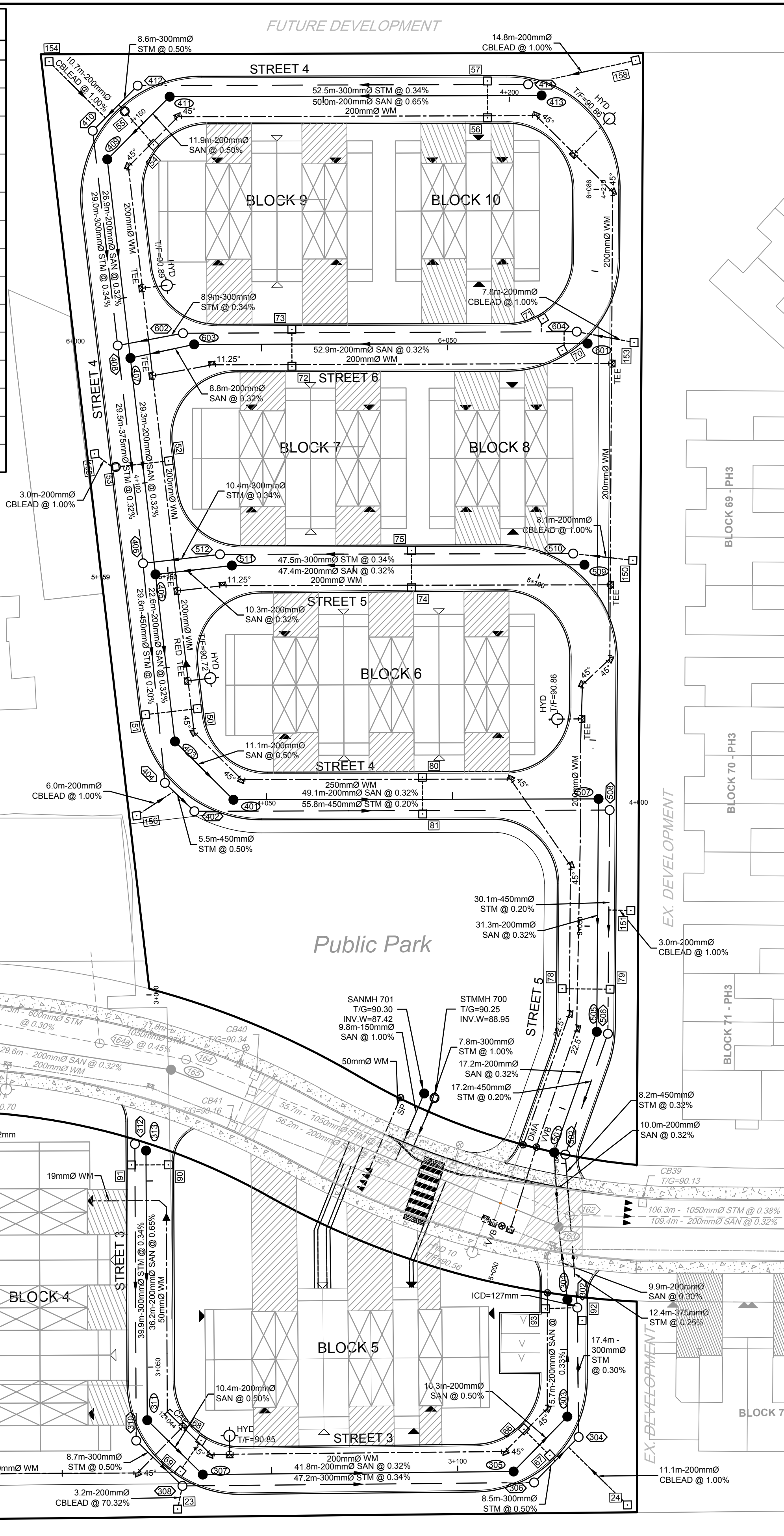


SAN MANHOLE TABLE			
MANHOLE ID	STATION	T/G ELEV	INVERT
101	1+139.12	90.88	SW=88.14 SE=89.09
103	1+100.66	90.98	W=88.31 NE=88.26
105	1+090.47	91.10	NW=88.40 E=88.35
107	1+071.47	91.09	N=88.51 SE=88.46
109	1+062.15	91.03	NE=88.60 SE=88.55
111	1+021.59	90.77	SW=88.86
201	2+023	91.02	NW=87.99 NE=87.94 SE=87.99
203	2+025.20	91.02	SW=88.06 NE=88.01
205	2+062.96	91.04	NE=88.19
207	2+140.68	90.65	SW=87.85 E=87.80
209	2+098.20	90.90	NE=87.99
301	3+131.70	90.44	SW=87.54 NE=87.49
303	3+116.44	90.57	W=87.64 NE=87.59
305	3+107.04	90.52	NW=87.74 E=87.69
307	3+066.19	90.63	N=87.92 SE=87.87
311	3+056.68	90.68	NE=88.02 SE=87.97
313	3+020.91	90.48	SW=88.26

SAN MANHOLE TABLE			
MANHOLE ID	STATION	T/G ELEV	INVERT
401	4+054.22	90.76	N=87.96 S=87.93
403	4+065.08	90.59	NE=88.05 S=88.02
405	4+087.62	90.86	NE=88.12 SW=88.12 S=88.17
407	6+007.37	90.80	NE=88.21 SW=88.21 S=88.26
409	4+143.42	90.63	E=88.35 SW=88.30
411	4+154.66	90.66	SE=88.46 W=88.41
413	4+203.95	90.73	NW=88.78
501	5+019.05	90.24	E=87.53 SW=87.50
505	5+035.87	90.41	NE=87.62 W=87.59
507	5+067.12	90.76	NW=87.77 SW=87.72
509	5+096.31	90.72	NW=88.38
511	5+141.39	90.69	SE=88.23 SW=88.20
601	6+067.02	90.66	NW=88.49
603	6+015.94	90.70	SE=88.32 NW=88.29

STM MANHOLE TABLE			
MANHOLE ID	STATION	T/G ELEV	INVERT
100	1+140.54	90.89	SE=89.10 NW=89.14 SW=88.55 NE=88.46
102	1+100.62	91.02	NE=88.69 W=88.73
104	1+090.55	91.12	E=88.78 NW=88.83
106	1+071.47	91.11	SE=88.90 N=88.95
108	1+062.12	91.05	S=89.00 NE=89.05
110	1+020.74	90.78	SW=89.19
202	2+139.78	90.63	SW=88.33 E=88.25
204	2+101.49	90.86	W=88.51 NE=88.46
206	2+090.45	91.02	NW=88.62 E=88.57
208	2+071.09	91.08	N=88.74 SE=88.69
210	2+061.63	90.99	NE=88.84 S=88.79
212	2+020.58	90.92	SW=88.98
302	3+130.62	90.46	SW=86.41 NE=86.36 NW=88.65
304	3+114.96	90.55	W=86.51 NE=86.46
306	3+108.50	90.56	NW=86.60 E=86.55
308	3+064.72	90.70	N=86.81 SE=86.76 W=86.86
310	3+058.14	90.75	NE=86.90 S=86.85
312	3+020.02	90.40	SW=87.04

STM MANHOLE TABLE			
MANHOLE ID	STATION	T/G ELEV	INVERT
402	4+057.61	90.74	N=87.17 SE=87.20
404	4+061.61	90.66	NE=87.28 S=87.20
406	4+089.29	90.79	NE=87.40 SW=87.34 SE=87.48
408	4+118.75	90.80	NE=87.57 SW=87.50 SE=87.57
410	4+145.66	90.63	E=87.72 SW=87.67
412	4+151.98	90.67	SE=87.81 W=87.76
414	4+202.09	90.68	NW=87.99 SE=88.40
502	5+019.28	90.20	E=86.88 SW=86.88
506	5+035.73	90.36	NE=86.91 W=86.91
508	4+003.90	90.70	NW=87.02 SW=86.97
510	5+097.83	90.71	NW=87.71 S=88.51
512	5+142.98	90.72	SE=87.55 NW=87.52
602	6+014.44	90.68	SE=87.63 NW=87.60
604	6+067.06	90.55	NW=87.81 S=89.07



CATCHBASIN TABLE				
CB No.	STATION	TIG ELEVATION	INVERT	ICD DIA.
20	2+021.76	90.71	88.05	83mm
21	1+066.74	89.90	88.72	83mm
23	2+100.25	90.37	88.79	83mm
24	3+112.80	88.85	87.65	83mm
58	1+111.06	90.82	89.12	100mm IPEX LMF
59	1+111.06	90.82	89.06	100mm IPEX LMF
60	1+051.30	90.91	89.09	75mm IPEX LMF
61	1+051.30	90.95	89.15	85mm IPEX LMF
62	2+109.61	90.76	89.01	95mm IPEX LMF
63	2+109.61	90.76	88.95	95mm IPEX LMF
64	2+050.65	90.84	88.81	95mm IPEX LMF
65	2+050.65	90.84	89.05	95mm IPEX LMF
66	3+111.55	90.40	88.70	70mm IPEX LMF
67	3+111.55	90.44	88.64	70mm IPEX LMF
68	3+063.74	90.64	88.82	95mm IPEX LMF
69	3+063.70	90.64	88.76	95mm IPEX LMF
82	4+065.06	90.83	88.84	83mm
83	1+023.25	90.82	89.00	83mm
84	1+140.53	90.82	88.86	83mm
85	1+140.54	90.86	88.86	83mm
86	2+021.57	90.88	88.96	83mm
87	2+021.50	90.96	88.96	83mm
88	2+138.08	90.66	88.73	83mm
89	2+138.08	90.73	88.67	83mm
90	3+022.85	90.48	88.42	83mm
91	3+022.84	90.48	88.36	83mm
92	3+128.91	90.55	88.87	83mm
93	3+130.47	90.44	88.41	83mm

CATCHBASIN TABLE				
CB No.	STATION	T/G ELEVATION	INVERT	ICD DIA.
50	4+069.06	90.44	88.42	65mm IPEX LMF
51	4+069.06	90.52	88.34	65mm IPEX LMF
52	4+102.57	90.50	88.97	70mm IPEX LMF
53	4+102.57	90.51	88.41	70mm IPEX LMF
54	4+148.73	90.49	88.50	75mm IPEX LMF
55	4+149.27	90.42	88.43	Mocon-CBMH
56	4+197.05	90.59	89.09	90mm IPEX LMF
57	4+197.05	90.59	89.03	75mm IPEX LMF
70	4+110.72	90.54	88.65	80mm IPEX LMF
71	4+116.20	90.46	88.57	80mm IPEX LMF
72	4+112.75	90.46	88.51	85mm IPEX LMF
73	4+118.71	90.46	88.45	85mm IPEX LMF
74	5+117.28	90.53	88.38	83mm
75	5+117.26	90.44	88.32	83mm
78	5+041.53	90.40	88.48	83mm
79	5+041.56	90.40	88.40	83mm
80	4+029.05	90.44	88.41	75mm IPEX LMF
81	4+029.01	90.44	88.35	75mm IPEX LMF
150	5+093.78	90.38	88.29	83mm
151	5+052.21	90.20	88.20	83mm
153	6+069.76	90.35	88.85	83mm
155	4+104.65	89.94	88.44	83mm
156	4+061.02	89.99	87.93	83mm
158	4+209.13	90.25	88.25	83mm

**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.

2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 1/24	MS
No.	REVISION	DATE	BY

SCALE

1:400

1:400

DESIGN

1

	CHECK

APPRO



**FOR REVIEW ONLY**



LOCATION  
CITY OF OTTAWA  
THE COMMONS - PHASE 4

DRAWING NAME

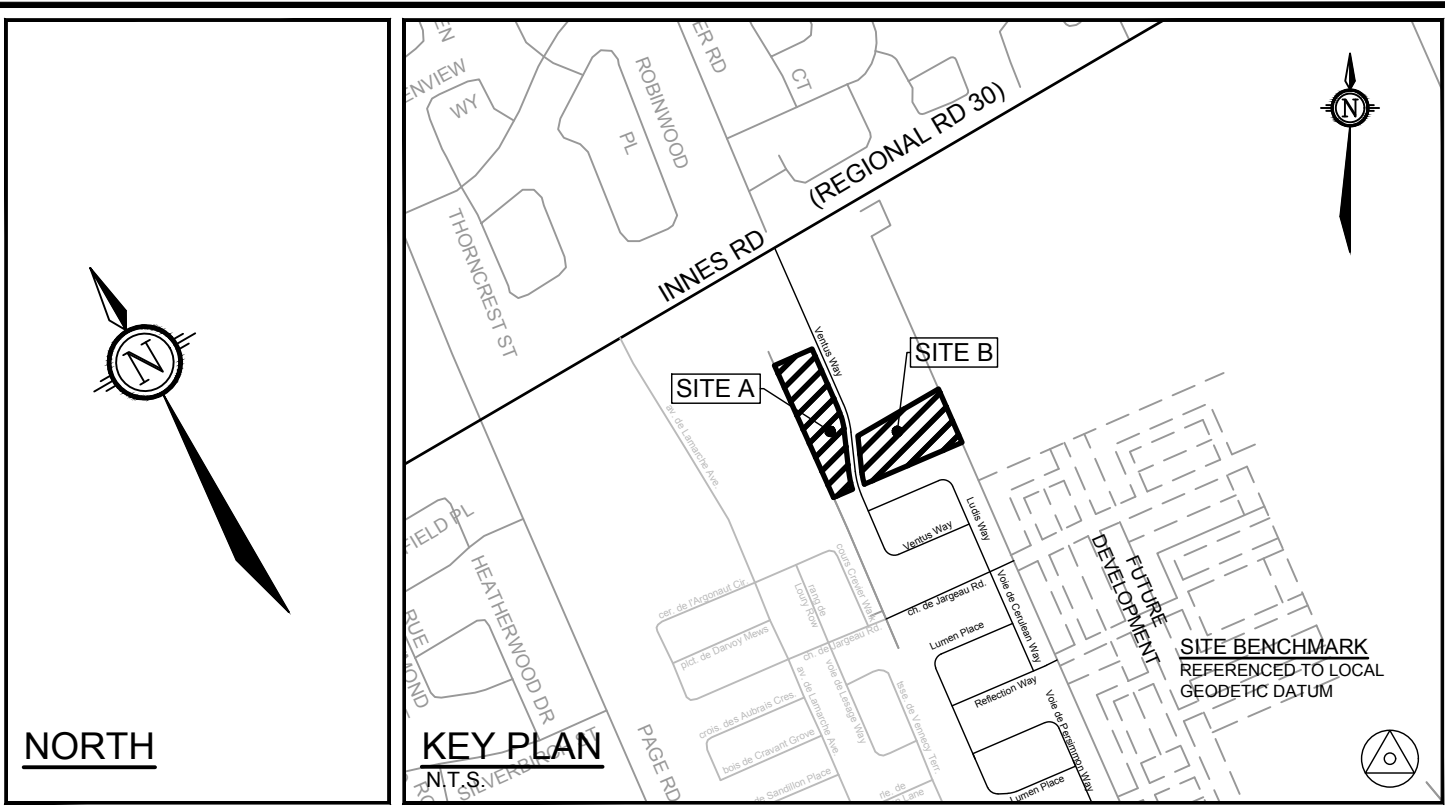
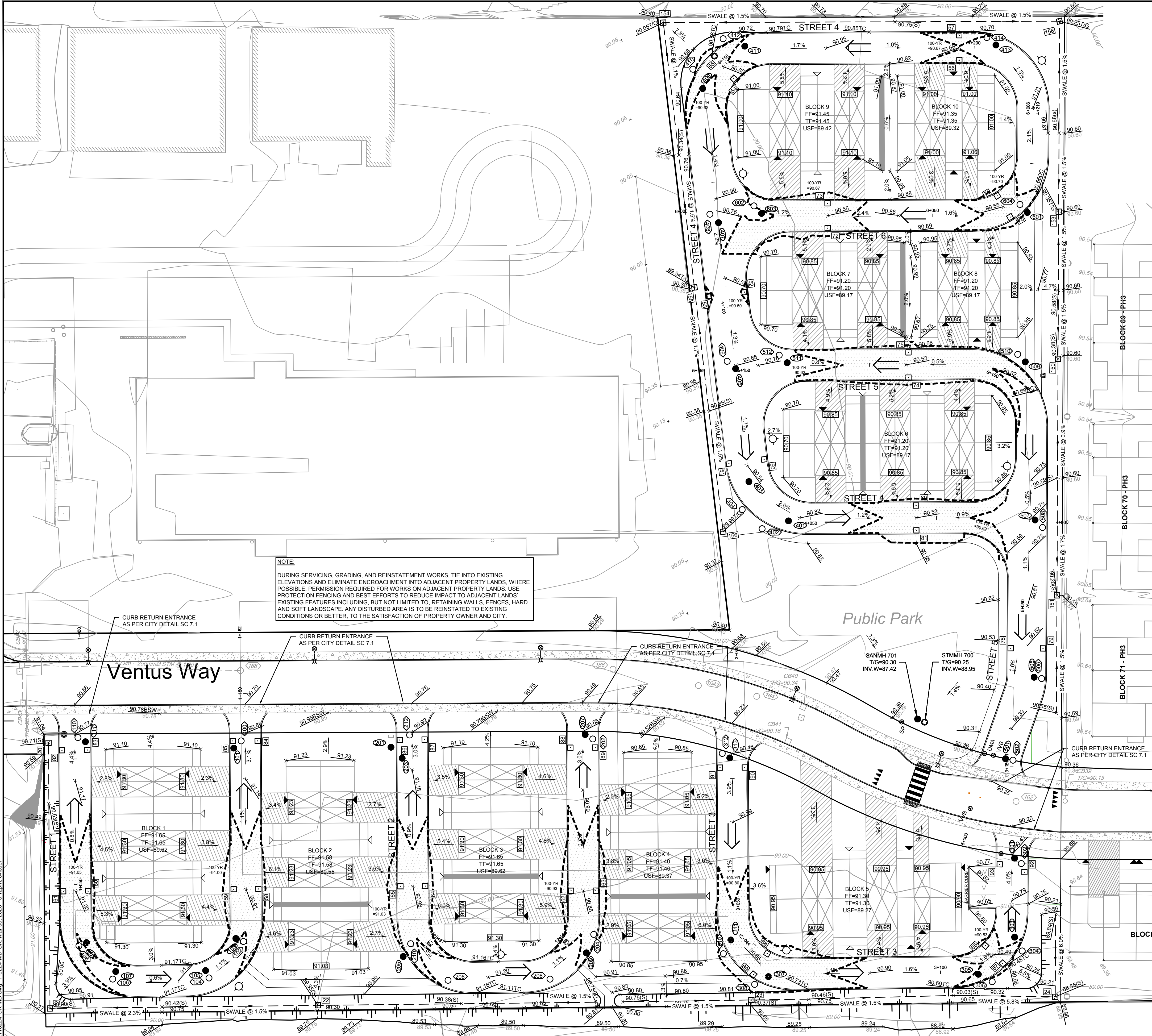
## GENERAL PLAN OF SERVICES

PROJECT No.	
-------------	--

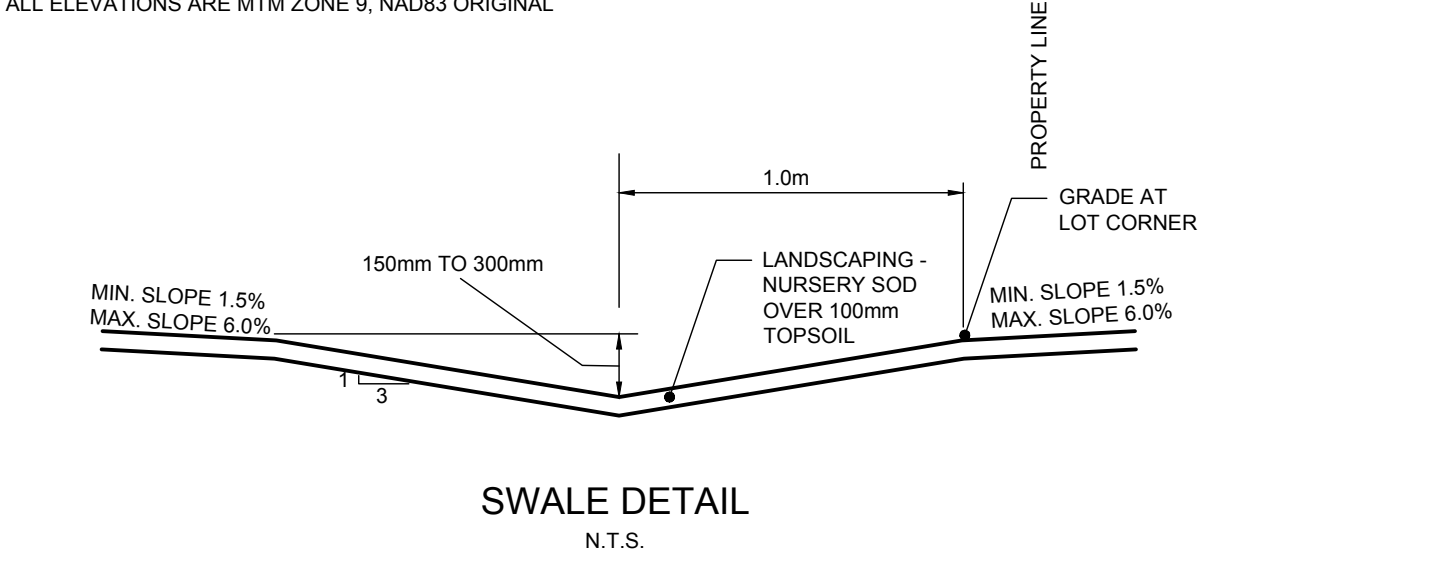
REV	
-----	--

118224-MD-GP





- LEGEND**
- PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED SWALE ELEVATION
  - PROPOSED TOP OF GRATE ELEVATION
  - PROPOSED VERTICAL POINT OF INTERSECTION ELEVATION
  - GRADE AND DIRECTION
  - PROPOSED TERRACE ELEVATION
  - FINISHED FLOOR ELEVATION
  - TOP OF FOUNDATION ELEVATION
  - UNDERSIDE OF FOOTING ELEVATION
  - TEST PIT LOCATION
  - SURVEY BENCHMARK (TOP OF SPINDLE ON HYDRANT)
  - EMERGENCY OVERLAND FLOW
  - PROPOSED TERRACING
  - PROPOSED SWALE
  - PROPOSED SANITARY MH
  - PROPOSED STORM MH
  - PROPOSED LANDSCAPE TEE CATCH BASIN
  - PROPOSED LANDSCAPE ELBOW CATCH BASIN
  - PROPOSED REAR YARD CATCH BASIN MANHOLE
  - PROPOSED REAR YARD CATCH BASIN
  - PROPOSED ROAD CATCHBASIN
  - EXISTING TREE TO REMAIN IF POSSIBLE
  - PROPOSED FIREWALL LOCATION
  - 100-YEAR PONDING EVENT LIMITS
  - HYDRO ONE SWITCH STATION
- ALL ELEVATIONS ARE MTM ZONE 9, NAD83 ORIGINAL



**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.

No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 1/24	MS

SCALE

1:400

0 4 8 12 16

DESIGN

CV/MS

CHECKED

DRAWN

CHECKED

APPROVED

BHB

**FOR REVIEW ONLY**

LICENSED PROFESSIONAL ENGINEER

M. SAVIC

100102651

3/5/2025

PROVINCE OF ONTARIO

**NOVATECH**

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

THE COMMONS - PHASE 4

DRAWING NAME

GRADING PLAN

PROJECT No.

118224-00

REV

REV # 2

DRAWING No.

118224-MD-GR

M:\2018\118224\CADD\Design\Medium Density\118224-GR-MD-GR.dwg, Mar 06 2025 - 3:12pm, c.wisner

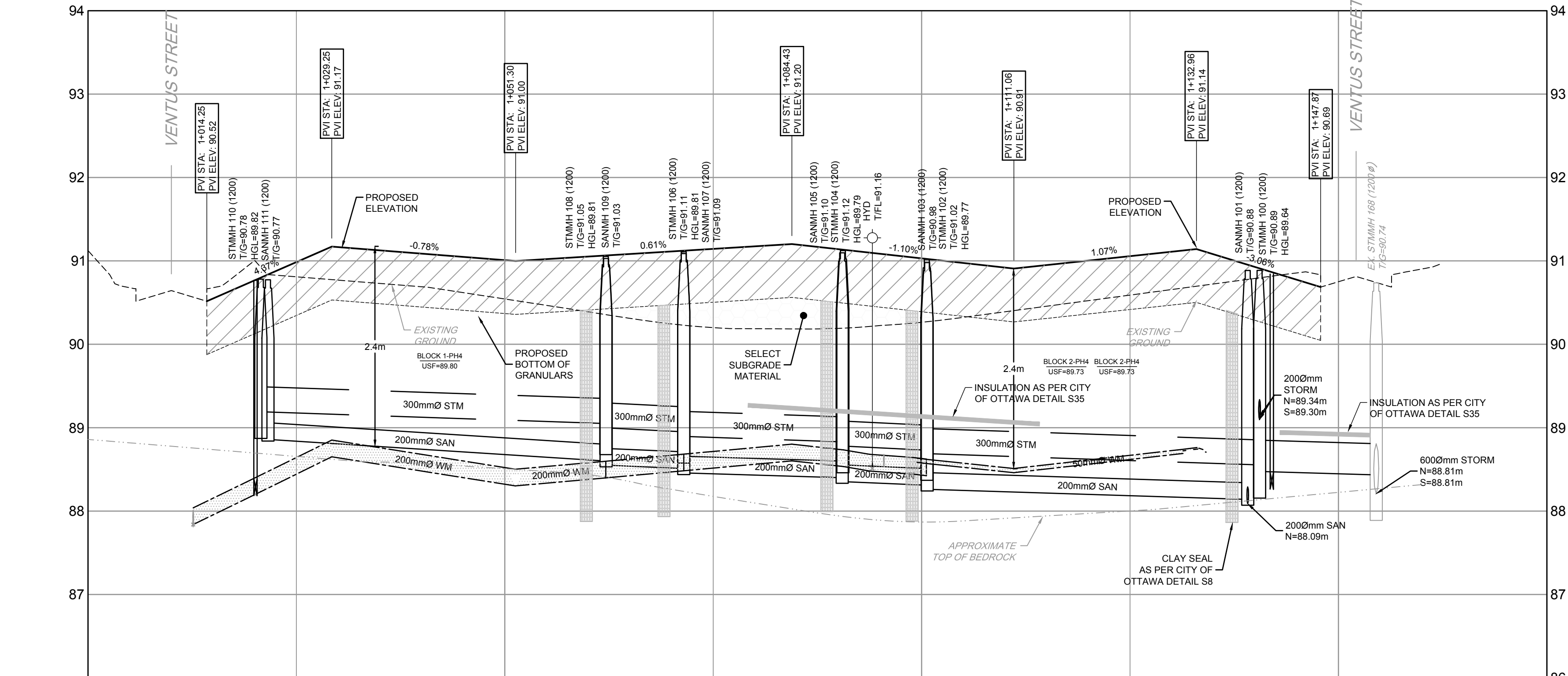
D07-12-24-0141 #19221



M:\2018\118224\CAD\Design\Medium\118224-PR-MD.dwg, PR1, Mar 05, 2025 - 1:13pm, cudsar

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.

CHAINAGE	EXISTING ELEVATION	SANITARY SEWER INVERTS	STORM SEWER INVERTS	TOP OF WM ELEVATION	PROPOSED ELEVATION
1+000	90.42			88.08	90.52
1+012.62 TEE					
1+020.09 DMA				88.40 88.40	
1+020.56 SAN/MH 111			SW=89.19		
1+025	90.61		SW=88.86		
1+050	90.54			88.64	90.99
1+062.12 STM/MH 108				88.85	91.17
1+062.11 45°					
1+062.15 SAN/MH 109					
1+071.47 STM/MH 106					
1+071.47 SAN/MH 107					
1+071.47 45°					
1+075	90.20			88.72	91.14
1+090.46 STM/MH 104					
1+090.45 45°					
1+090.47 SAN/MH 105					
1+094.09 HYD					
1+100	90.26				
1+100.57 CAP					
1+100.55 SAN/MH 102					
1+100.66 SAN/MH 103					
1+139.12 STM/MH 101					
1+150	90.79				
1+154.53 STM/MH 109					

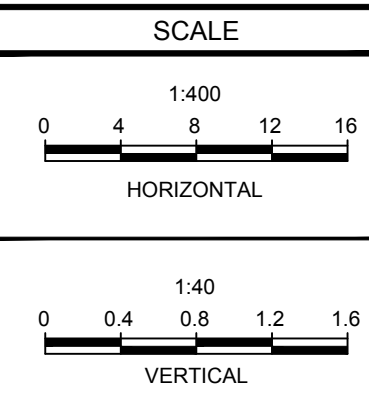




C:\temp\publish\14332118224-PR2-MD.dwg, PR2, Mar 05, 2025, - 1:13pm, c:\user

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.

No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 1/24	BHB



DESIGN	CV/MS
CHECKED	MS
DRAWN	CV
CHECKED	MS
APPROVED	BHB

FOR REVIEW ONLY

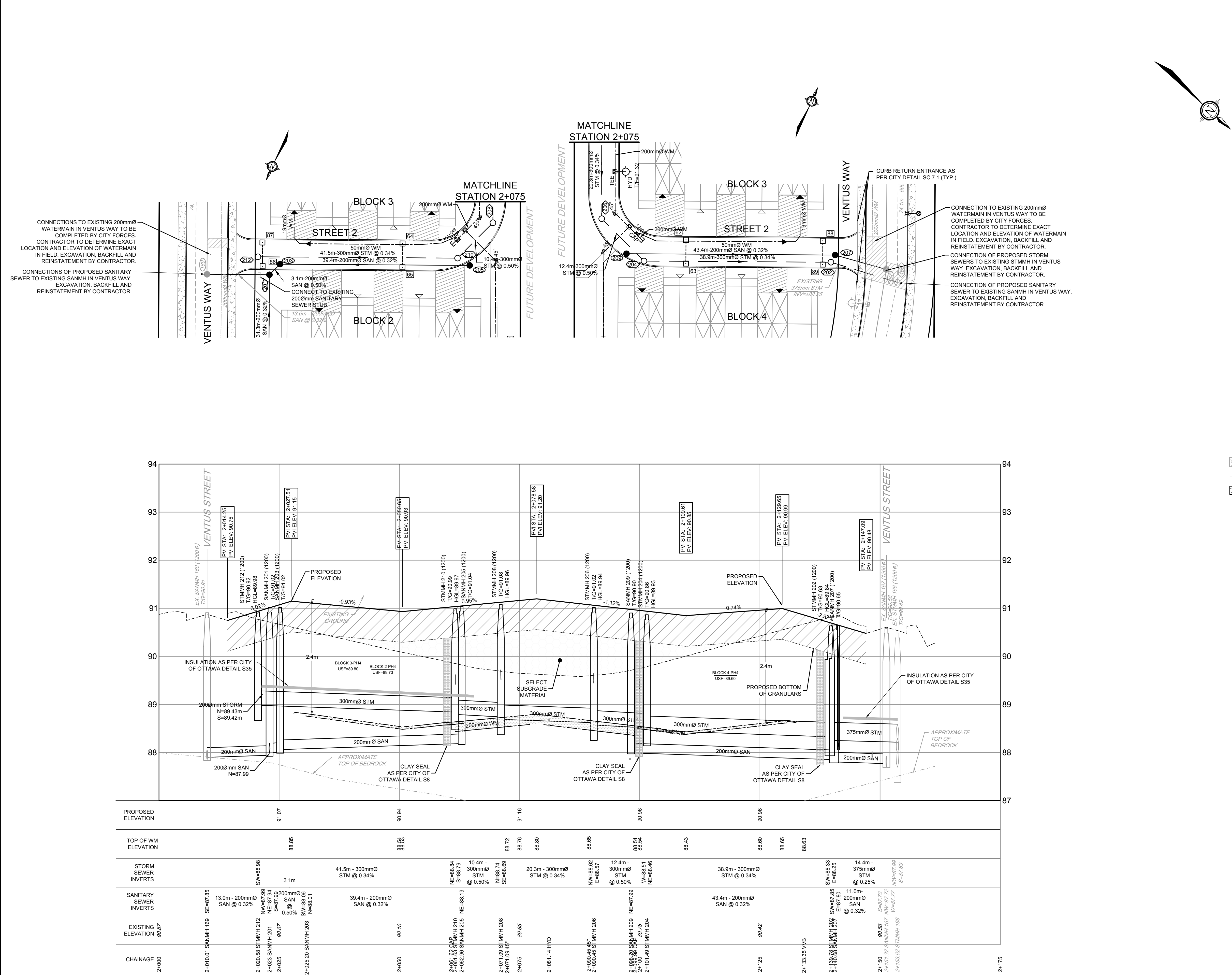


**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

LOCATION  
CITY OF OTTAWA  
THE COMMONS - MEDIUM DENSITY  
DRAWING NAME  
PLAN AND PROFILE  
STREET 2  
STATION 2+000 TO 2+175

PROJECT No.  
118224-MD  
REV  
REV # 2  
DRAWING No.  
118224-MD-PR2

PL-4001-20162 - 01/00/00/00/00





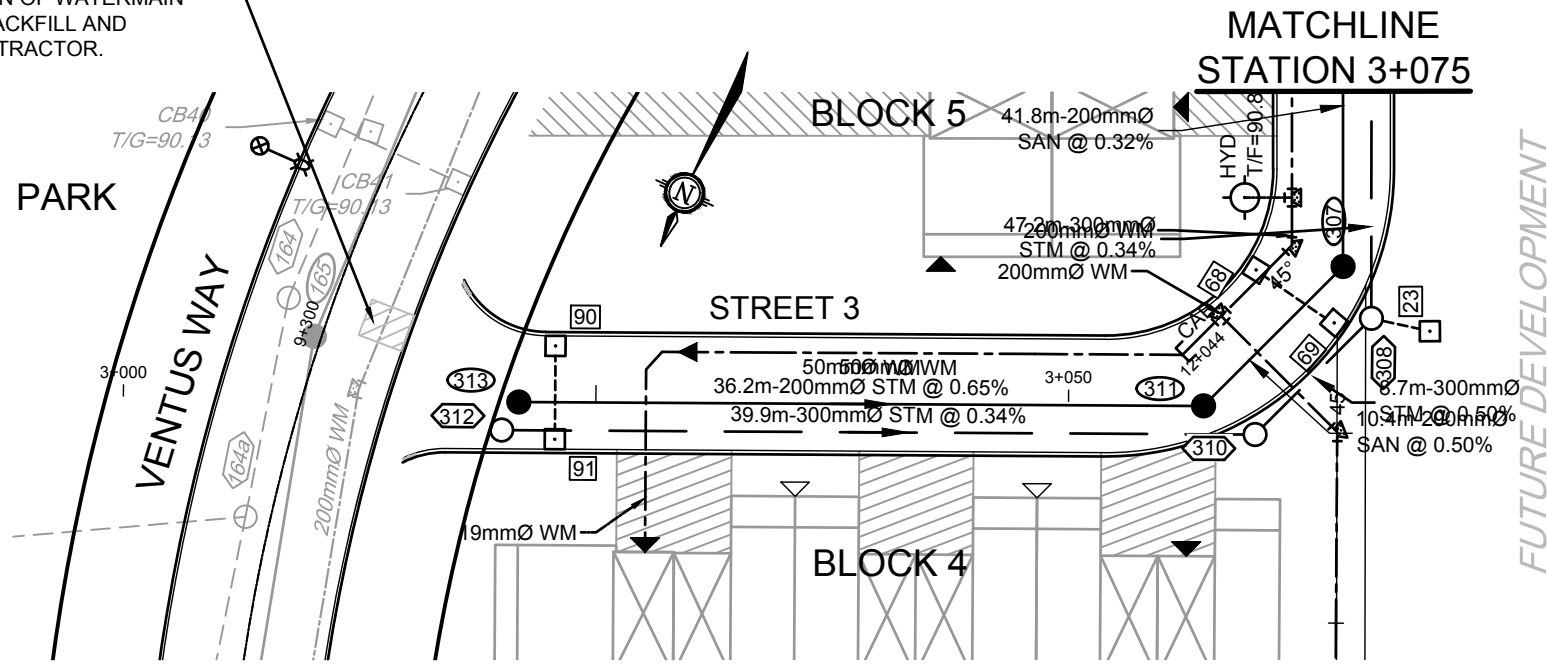
M:\2018\118224\CAD\Design\Medium\118224-PR-MD.dwg, PR3, Mar 05, 2025 - 1:13pm, cutssar

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.

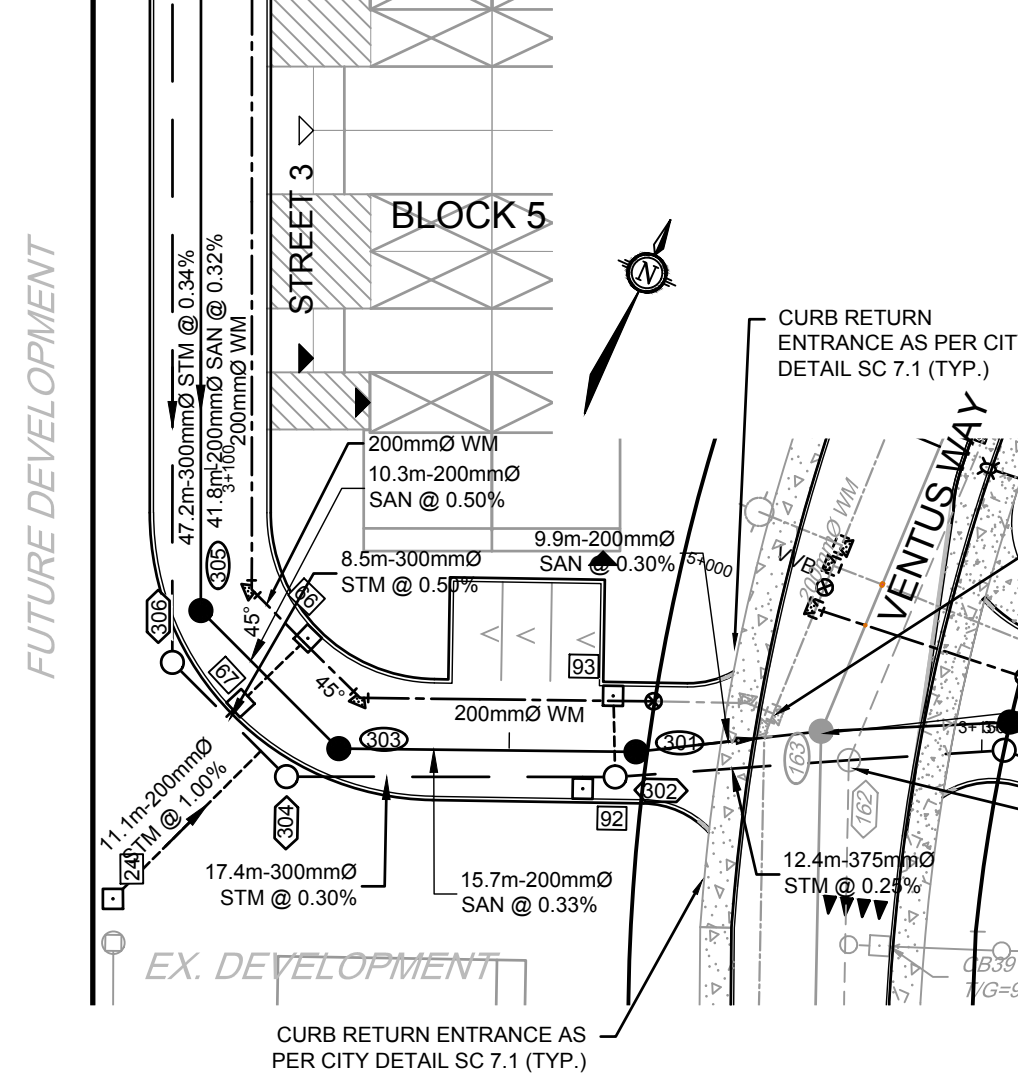
PROPOSED ELEVATION	90.65	90.80	90.77	90.67	90.72
TOP OF WM ELEVATION	88.50	88.31	88.23	88.15	88.32
STORM SEWER INVERTS	SW=87.04 300mmØ STM @ 0.34%	39.9m - 300mmØ STM @ 0.34%	NE=88.02 SE=86.80 SW=87.57 SF=86.85 N=86.81 V=86.86 SE=87.67	47.2m - 300mmØ STM @ 0.34%	SW=88.41 NE=86.36 SF=86.65 N=86.65 SE=87.54 SW=87.49 SF=86.46 N=87.64 V=87.25
SANITARY SEWER INVERTS	SW=88.26 36.2m - 200mmØ SAN @ 0.65%	NE=88.02 SE=86.80 SW=87.57 SF=86.85 N=86.81 V=86.86 SE=87.67	41.9m - 200mmØ SAN @ 0.32%	SW=87.54 NE=86.36 SF=86.65 N=86.65 SE=87.49 SW=87.49 SF=86.46 N=87.64 V=87.25	12.4m - 375mmØ STM @ 0.25%
EXISTING ELEVATION	89.59	89.77	89.82	89.14	89.14

CHAINAGE	3+000	3+025	3+050	3+075	3+100	3+125	3+150
	3+000.00 SANMH 312 (1200) T/G=90.40 3+025.00 SANMH 313 (1200) T/G=90.48 3+050.00 SANMH 308 (1200) T/G=89.60 3+075.00 SANMH 310 (1200) T/G=89.14 3+100.00 SANMH 305 (1500) T/G=89.52 3+125.00 SANMH 304 (1200) T/G=89.55 3+150.00 SANMH 303 (1500) T/G=89.57	3+025.00 SANMH 313 (1200) T/G=90.48 3+050.00 SANMH 308 (1200) T/G=89.60 3+075.00 SANMH 310 (1200) T/G=89.14 3+100.00 SANMH 305 (1500) T/G=89.52 3+125.00 SANMH 304 (1200) T/G=89.55 3+150.00 SANMH 303 (1500) T/G=89.57	3+075.00 SANMH 310 (1200) T/G=89.14 3+100.00 SANMH 305 (1500) T/G=89.52 3+125.00 SANMH 304 (1200) T/G=89.55 3+150.00 SANMH 303 (1500) T/G=89.57	3+100.00 SANMH 305 (1500) T/G=89.52 3+125.00 SANMH 304 (1200) T/G=89.55 3+150.00 SANMH 303 (1500) T/G=89.57	3+125.00 SANMH 304 (1200) T/G=89.55 3+150.00 SANMH 303 (1500) T/G=89.57	3+125.00 SANMH 304 (1200) T/G=89.55 3+150.00 SANMH 303 (1500) T/G=89.57	3+150.00 SANMH 303 (1500) T/G=89.57

CONNECTION TO EXISTING 200mmØ  
WATERMAIN IN VENTUS WAY TO BE  
COMPLETED BY CITY FORCES.  
CONTRACTOR TO DETERMINE EXACT  
LOCATION AND ELEVATION OF WATERMAIN  
IN FIELD. EXCAVATION, BACKFILL AND  
REINSTATEMENT BY CONTRACTOR.



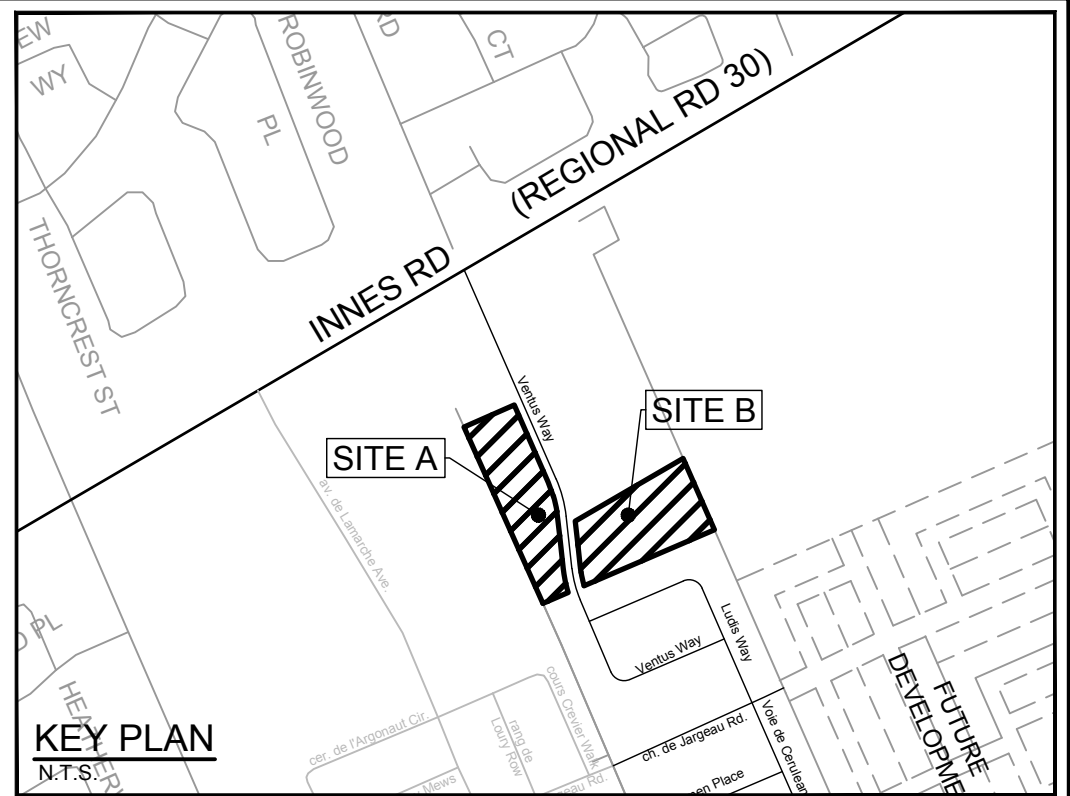
MATCHLINE  
STATION 3+075



CONNECTION TO EXISTING 200mmØ  
WATERMAIN IN VENTUS WAY TO BE  
COMPLETED BY CITY FORCES.  
CONTRACTOR TO DETERMINE EXACT  
LOCATION AND ELEVATION OF WATERMAIN  
IN FIELD. EXCAVATION, BACKFILL AND  
REINSTATEMENT BY CONTRACTOR.

CONNECTION OF PROPOSED SANITARY  
SEWER TO EXISTING SANMH IN VENTUS WAY.  
EXCAVATION, BACKFILL AND  
REINSTATEMENT BY CONTRACTOR.

CONNECTION OF PROPOSED STORM  
SEWERS TO EXISTING STMMH IN VENTUS  
WAY. EXCAVATION, BACKFILL AND  
REINSTATEMENT BY CONTRACTOR.



#### LEGEND

- 200mmØ WM PROPOSED WATERMAIN
- V&VB PROPOSED VALVE LOCATION
- HYD=98.45 PROPOSED VALVE & VALVE BOX
- T/F=98.45 PROPOSED TOP OF BOTTOM FLANGE
- BEND PROPOSED BEND AND THRUSTBLOCK 11.25', 22.5', 45' or TEE
- SERVICE CONNECTION STUB PROPOSED SERVICE CONNECTION STUB
- SERVICE CONNECTION STUB- COMMON TRENCH PROPOSED SERVICE CONNECTION STUB- COMMON TRENCH
- PROPOSED SANITARY MH & SEWER PROPOSED SANITARY MH & SEWER
- PROPOSED STORM MH & SEWER PROPOSED STORM MH & SEWER
- PROPOSED REAR YARD CATCHBASIN MANHOLE & LEAD PROPOSED REAR YARD CATCHBASIN MANHOLE & LEAD
- PROPOSED REAR YARD CATCHBASIN & LEAD PROPOSED REAR YARD CATCHBASIN & LEAD
- PROPOSED ROAD CATCHBASIN PROPOSED ROAD CATCHBASIN
- DIRECTION OF FLOW DIRECTION OF FLOW
- EXISTING 1.8m CONCRETE SIDEWALK EXISTING 1.8m CONCRETE SIDEWALK
- EXISTING FENCE - CHAINLINK EXISTING FENCE - CHAINLINK
- SIDEWALK REINSTATEMENT FOR DEPRESSED CURBS SIDEWALK REINSTATEMENT FOR DEPRESSED CURBS
- ROADCUT PER CITY OF OTTAWA R10 ROADCUT PER CITY OF OTTAWA R10

NOTE:  
DURING SERVICING, GRADING, AND REINSTATEMENT WORKS, TIE INTO EXISTING  
ELEVATIONS AND ELIMINATE ENCROACHMENT INTO ADJACENT PROPERTY LANDS. WHERE  
POSSIBLE, PERMISSION REQUIRED FOR WORKS ON ADJACENT PROPERTY LANDS. USE  
PROTECTION FENCING AND BEST EFFORTS TO REDUCE IMPACT TO ADJACENT LANDS.  
EXISTING FEATURES INCLUDING, BUT NOT LIMITED TO, RETAINING WALLS, FENCES, HARD  
AND SOFT LANDSCAPE, ANY DISTURBED AREA IS TO BE REINSTATED TO EXISTING  
CONDITIONS OR BETTER, TO THE SATISFACTION OF PROPERTY OWNER AND CITY.

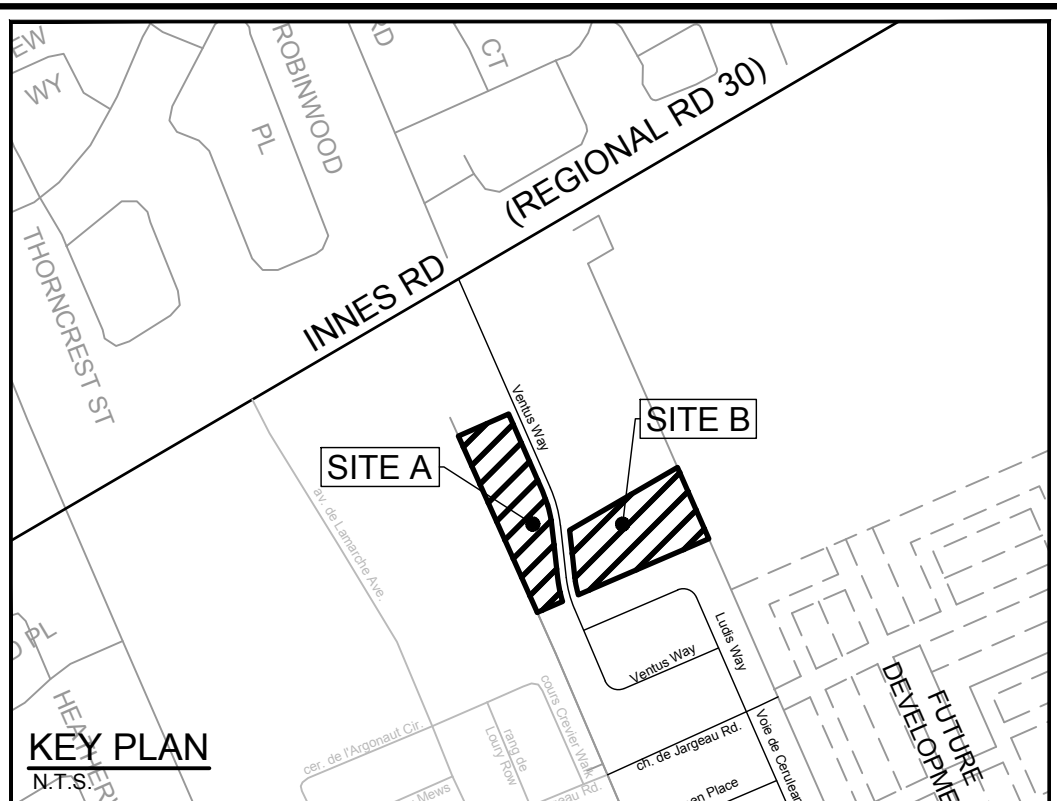
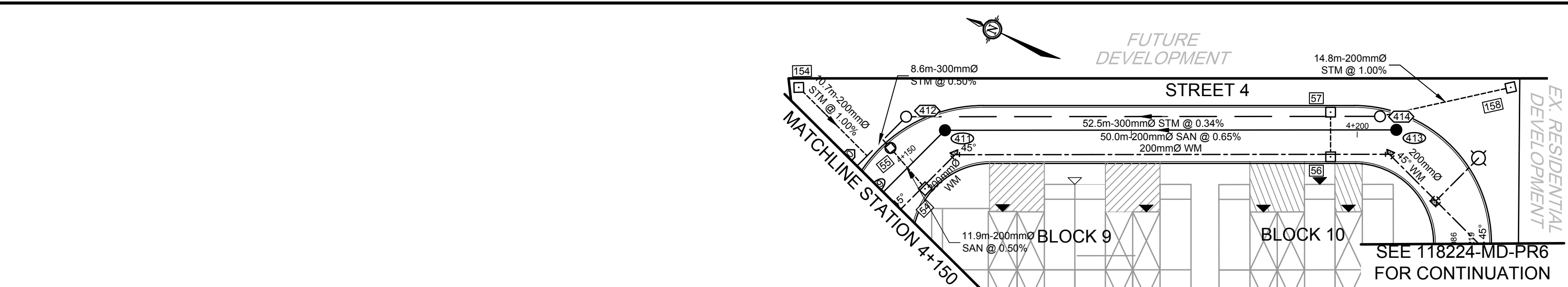
DESIGN	CV/MS	FOR REVIEW ONLY
CHECKED	MS	
DRAWN	CV	
CHECKED	MS	
APPROVED	BHB	

**NOVATECH**  
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 THE COMMONS - PHASE 4	PROJECT No. 118224-MD
DRAWING NAME PLAN AND PROFILE STREET 3 STATION 3+000 TO 3+150	REV # 2 118224-MD-PR3

D07-12-24-0141





- 

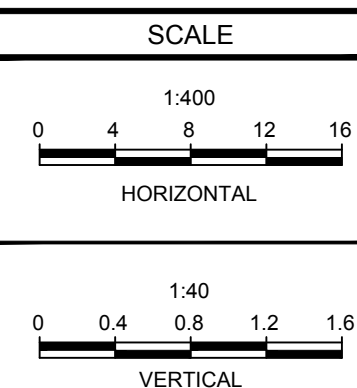
CHAINAGE	EXISTING ELEVATION	SANITARY SEWER INVERTS	STORM SEWER INVERTS	TOP OF WM ELEVATION	PROPOSED ELEVATION
4+000	36.00				
4+003.90 STMH 505 771 SANMH 307		NW=87.72 SW=87.72	NW=87.02 SW=86.97	88.40	
771 45°				88.33 88.29	
4+017.21 45°				88.25	
4+025	80.41	49.1m - 200mmØ SAN @ 0.32%	55.8m - 450mmØ STM @ 0.20%	88.16 88.13	90.56
4+050	80.04			88.40 88.43	90.79
4+054.22 SANMH 401 4+057.61 STMH 402		N=87.98 SW=88.13 1.1m - 200mmØ SAN @ 0.50%	N=87.17 SW=87.13 450mmØ STM @ 0.50%		
4+061.61 STMH 404 4+065.08 SANMH 403		N=88.05 S=88.02	N=87.28 S=87.20		
4+072.92 FEE 4+075	89.72	22.6m - 200mmØ SAN @ 0.32%	29.6m - 450mmØ STM @ 0.20%	88.13 88.20 88.24	90.66
4+087.62 SANMH 405 4+089.29 STMH 405		NE=88.12 SW=88.39 SE=88.12	NE=87.40 SW=87.34 SE=87.16	88.08 88.08	
4+100	89.76	29.3m - 200mmØ SAN @ 0.32%	29.5m - 375mmØ STM @ 0.32%	88.27 88.18	90.66
4+114.17 FEE 6+007.37 SANMH 407 4+118.75 STMH 408		NE=88.21 SW=88.21 SE=88.21	NE=87.57 SW=87.57 SE=87.57		
4+126.31 FEE 80.02				88.27 88.18	90.87
4+133.45 SANMH 409 4+136.66 SANMH 410		E=88.35 SW=88.39 SE=88.35	E=87.72 SW=87.67 SE=87.67	88.26 88.20 88.21	
4+150	80.15	11.9m - 200mmØ SAN @ 0.50%	6.6m - 300mmØ STM @ 0.50%	88.30 88.21	90.61
4+151.98 STMH 412 4+154.91 45° 4+156.66 SANMH 411		SE=88.46 W=88.41	SE=87.81 W=87.76	88.30	
4+175	80.49	50.0m - 200mmØ SAN @ 0.65%	52.5m - 300mmØ STM @ 0.34%	88.55 88.51	90.91
4+200	80.05			88.28	90.72
4+202.09 STMH 414 4+203.95 SANMH 413 4+204.21 45°		NW=87.99 SE=88.40	NW=87.99 SE=88.40	88.33 88.39	
4+212.80 FEE				88.62	
4+225					

NOTE:

DURING SERVICING, GRADING, AND REINSTATEMENT WORKS, TIE INTO EXISTING ELEVATIONS AND ELIMINATE ENCROACHMENT INTO ADJACENT PROPERTY LANDS, WHERE POSSIBLE. PERMISSION REQUIRED FOR WORKS INTO ADJACENT PROPERTY LANDS. USE PROTECTION FENCING AND BEST EFFORTS TO REDUCE IMPACT TO ADJACENT LANDS' EXISTING FEATURES INCLUDING, BUT NOT LIMITED TO, RETAINING WALLS, FENCES, HARD AND SOFT LANDSCAPE. ANY DISTURBED AREA IS TO BE REINSTATED TO EXISTING CONDITIONS OR BETTER, TO THE SATISFACTION OF PROPERTY OWNER AND CITY.

**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.

2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 1/24	BHB
No.	REVISION	DATE	BY



DESIGN	CV/MS
CHECKED	MS
DRAWN	CV
CHECKED	MS
APPROVED	BHB

**FOR REVIEW ONLY**



NOVATECH

Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6

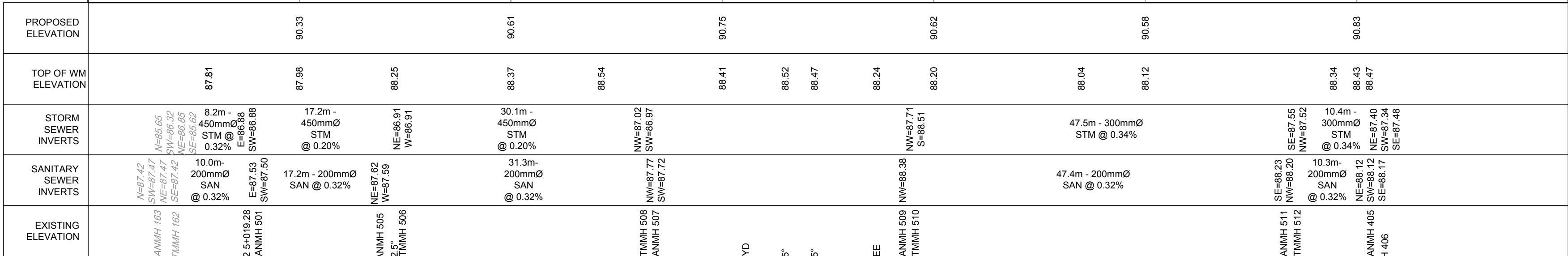
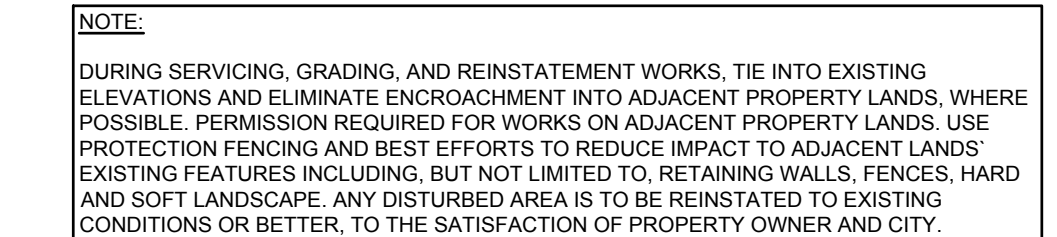
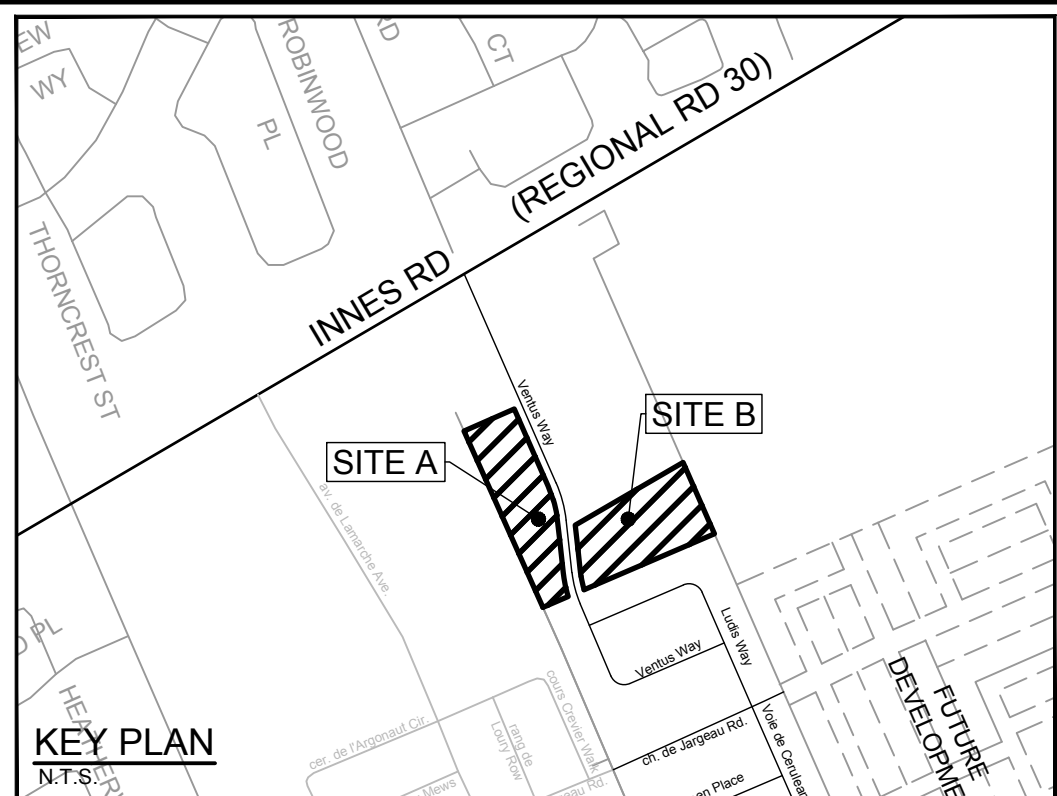
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website [www.novatech-eng.com](http://www.novatech-eng.com)

LOCATION  
CITY OF OTTAWA  
THE COMMONS - PHASE 4

DRAWING NAME  
PLAN AND PROFILE  
STREET 4  
STATION 4+000 TO 4+225


PROJECT No.  
118224-MD  
REV  
REV # 2  
DRAWING No.  
118224-MD-PR4





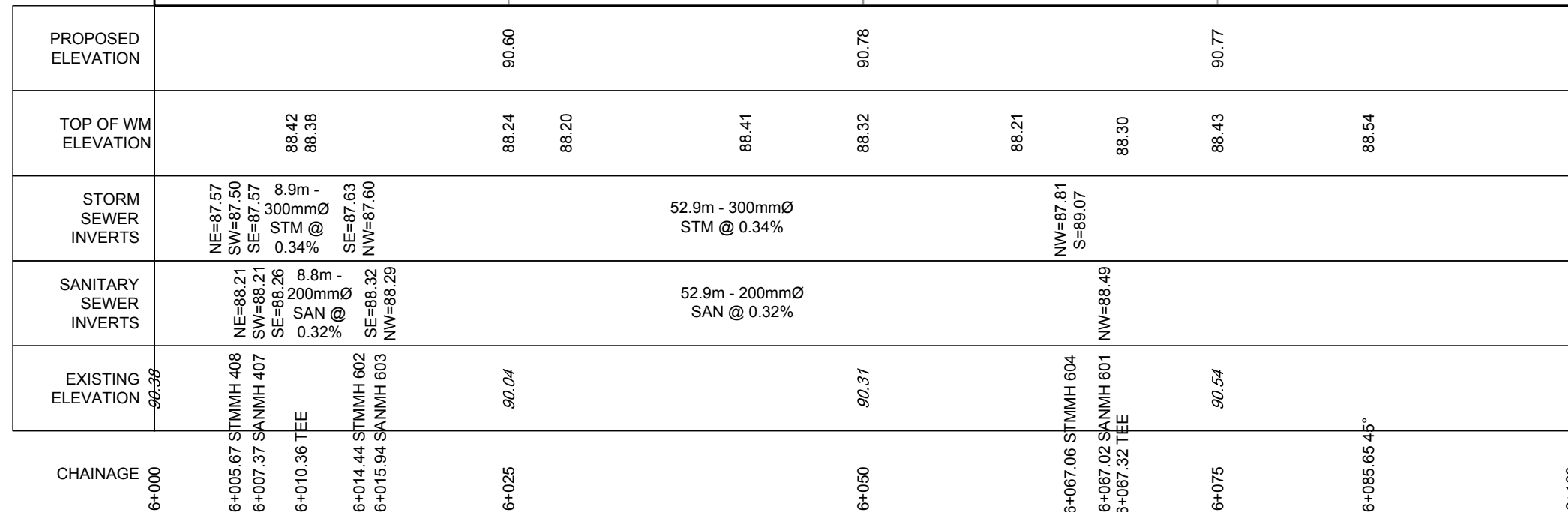
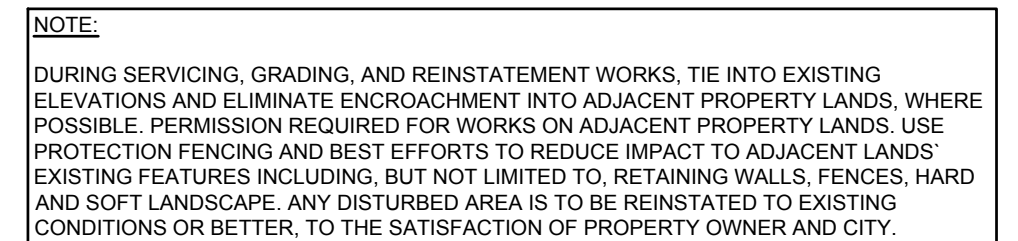
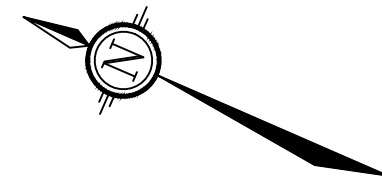
<p align="center"><b>SCALE</b></p> <p align="center"><b>CV/MS</b></p> <p align="center">1:400</p> <p align="center">HORIZONTAL</p>		<p>DESIGN</p> <p align="center"><b>CV/MS</b></p> <p>CHECKED</p> <p align="center"><b>MS</b></p> <p>DRAWN</p> <p align="center"><b>CV</b></p> <p>CHECKED</p> <p align="center"><b>MS</b></p> <p>APPROVED</p> <p align="center"><b>BHB</b></p>
<p align="center">1:40</p> <p align="center">VERTICAL</p>		

FOR REVIEW ONLY

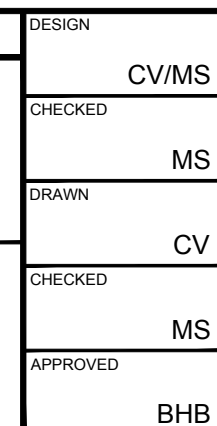


LOCATION CITY OF OTTAWA THE COMMONS PHASE 4	
DRAWING NAME  PLAN AND PROFILE STREET 5 STATION 5+000 TO 5+175	PROJECT No.  118224-MD
	REV  REV # 2
	DRAWING No.  118224-MD-PR-5





2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 1/24	BH
No.	REVISION	DATE	BY



Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website [www.novatech-eng.com](http://www.novatech-eng.com)

DRAWING NAME

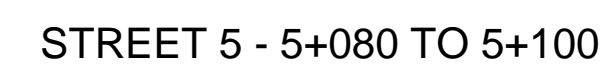
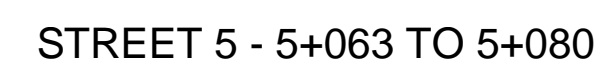
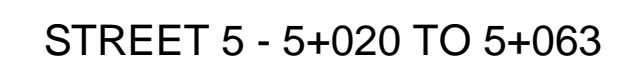
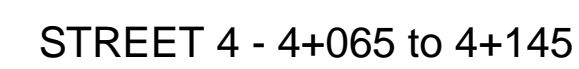
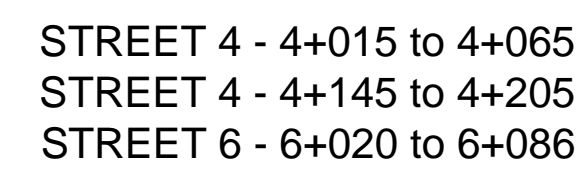
PLAN AND PROFILE  
STREET 6  
STATION 6+000 TO 6+100

PROJECT No.	118224-MD
REV	REV # 2
DRAWING No.	118224-MD-PR6









2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 01/24	MS
No.	REVISION	DATE	BY

DESIGN	CV/MS
CHECKED	MS
DRAWN	JAK
CHECKED	MS
APPROVED	BHB



SUBJECT No.	118224-MD
REV # 2	
WING No.	8224-MD-XS-2



M:\2018\118224\CAD\Design\Medium Density\118224-SAN-MD.dwg, 118224-MD-SAN, Mar 05, 2025 - 1:21pm, cvsser

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.

No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 1/24	MS

SCALE

1:400

0 4 8 12 16

DESIGN

CV/MS

CHECKED

MS

DRAWN

JAK

CHECKED

MS

APPROVED

BHB

FOR REVIEW ONLY



**NOVATECH**

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  
THE COMMONS - MEDIUM DENSITY

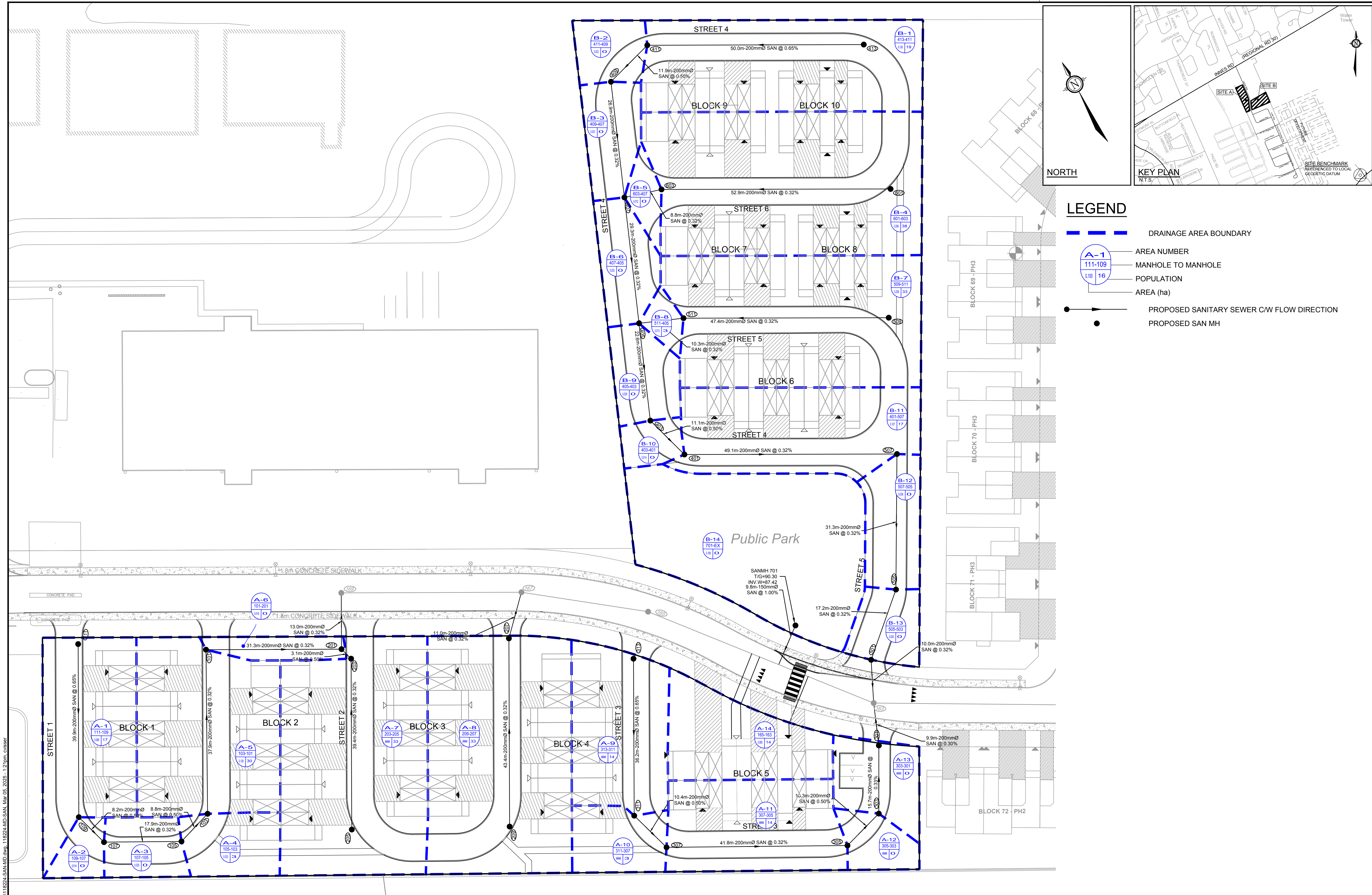
DRAWING NAME  
**SANITARY DRAINAGE AREA PLAN**

PROJECT No.  
118224-MD

REV  
REV #2

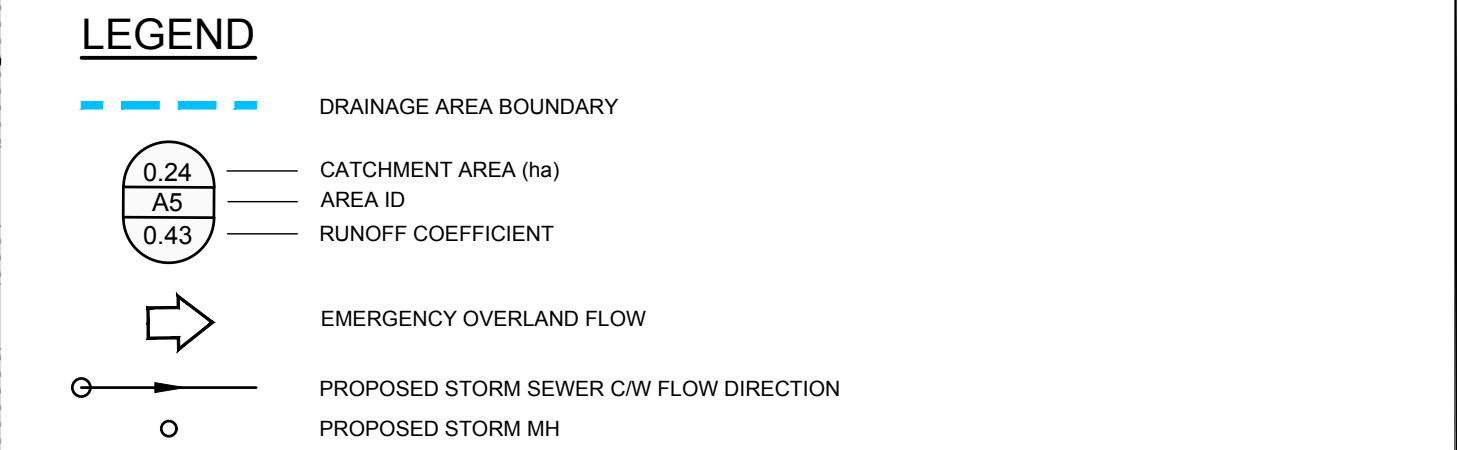
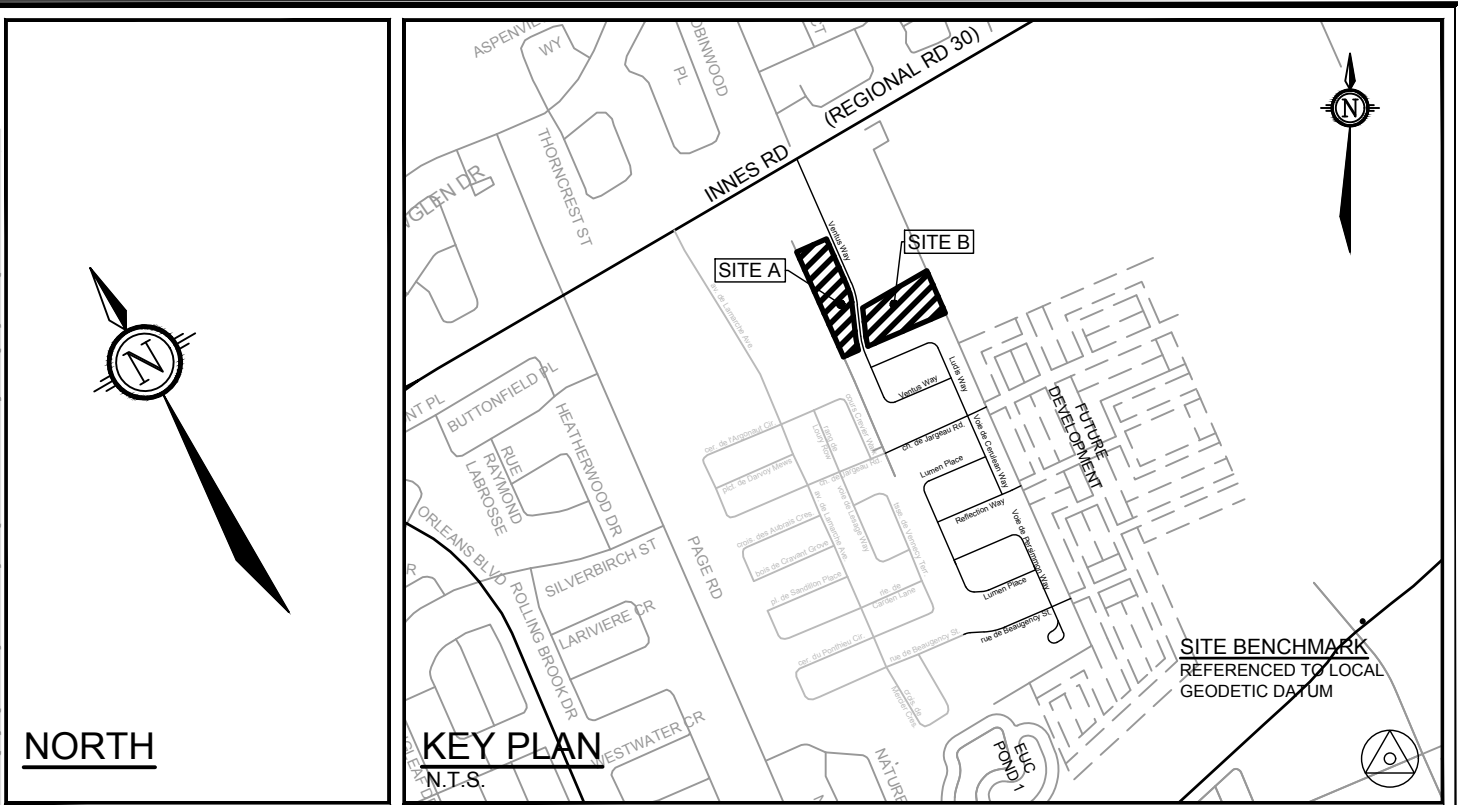
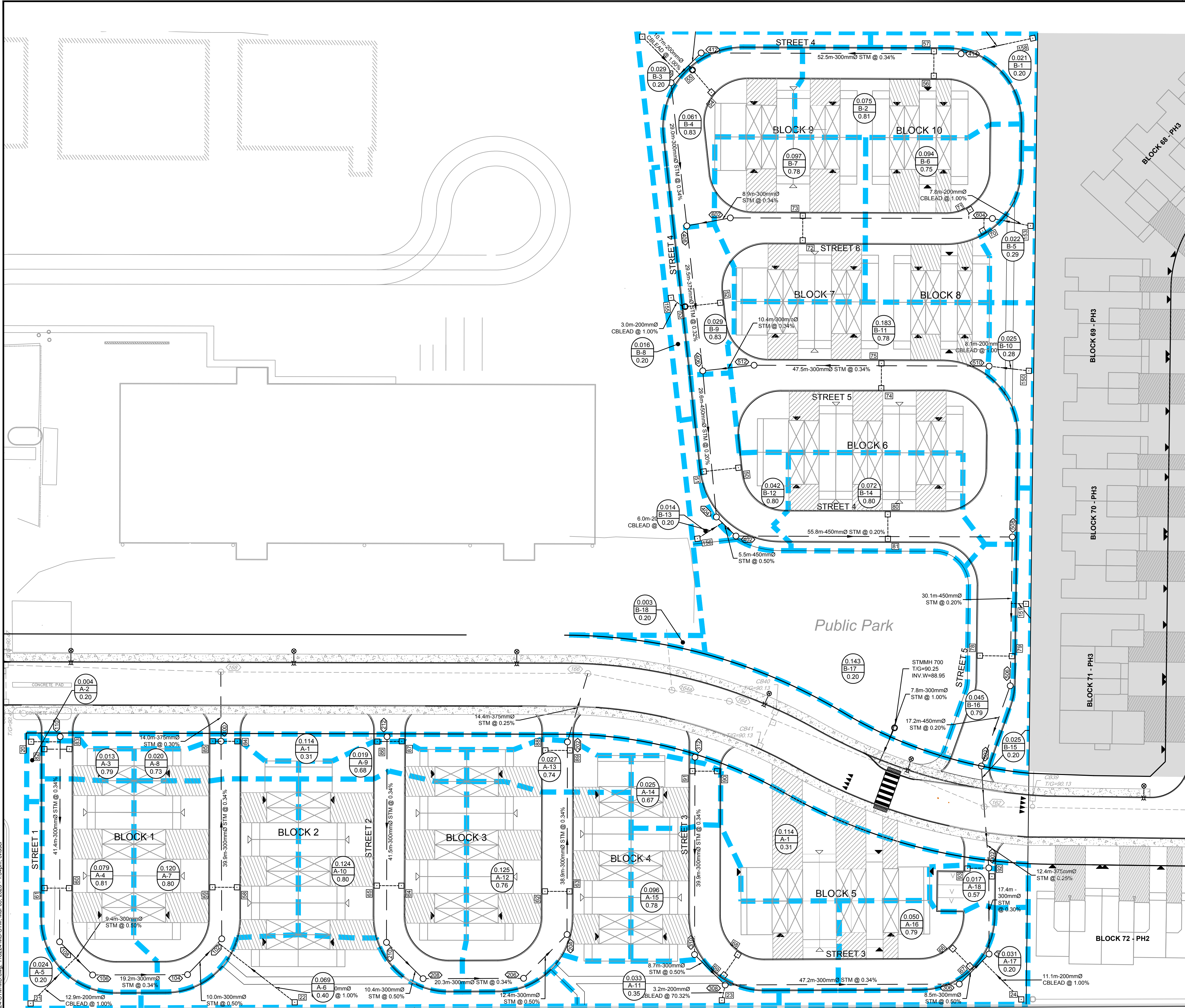
DRAWING No.  
118224-MD-SAN

PLANNING - 84mmx56mm



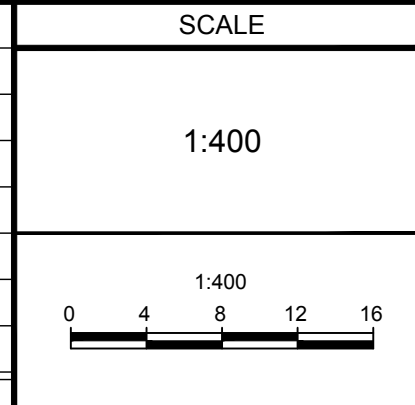
D07-12-24-0141 #19221



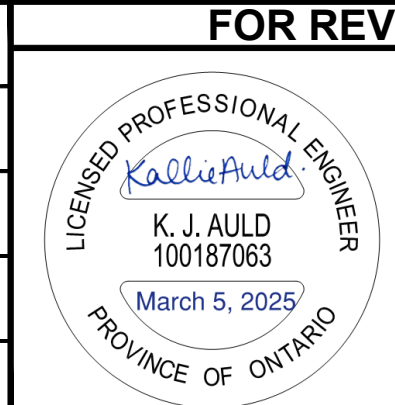


NOTE:  
THE POSITION OF ALL POLE LINES, CONDUITS,  
WATERMANS, SEWERS AND OTHER  
UNDERGROUND AND OVERGROUND UTILITIES AND  
STRUCTURES IS NOT NECESSARILY SHOWN ON  
THE CONTRACT DRAWINGS, AND WHERE SHOWN,  
THE ACCURACY OF THE POSITION OF SUCH  
UTILITIES AND STRUCTURES IS NOT GUARANTEED.  
BEFORE STARTING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

No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 1/24	MS



DESIGN	CV/MS
CHECKED	MS
DRAWN	CV
CHECKED	MS
APPROVED	BHB



LOCATION CITY OF OTTAWA THE COMMONS - MEDIUM DENSITY
DRAWING NAME STORM DRAINAGE AREA PLAN

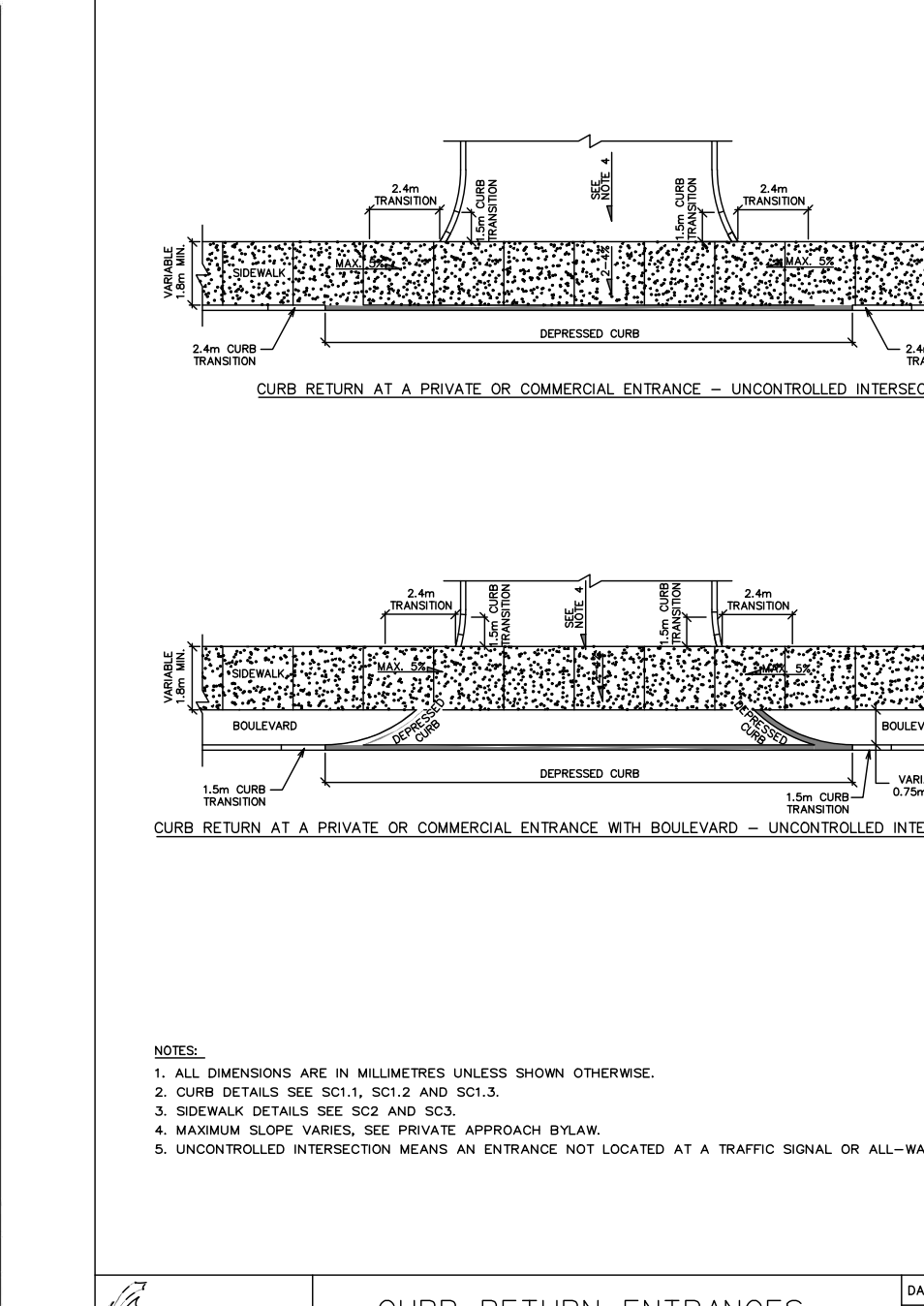
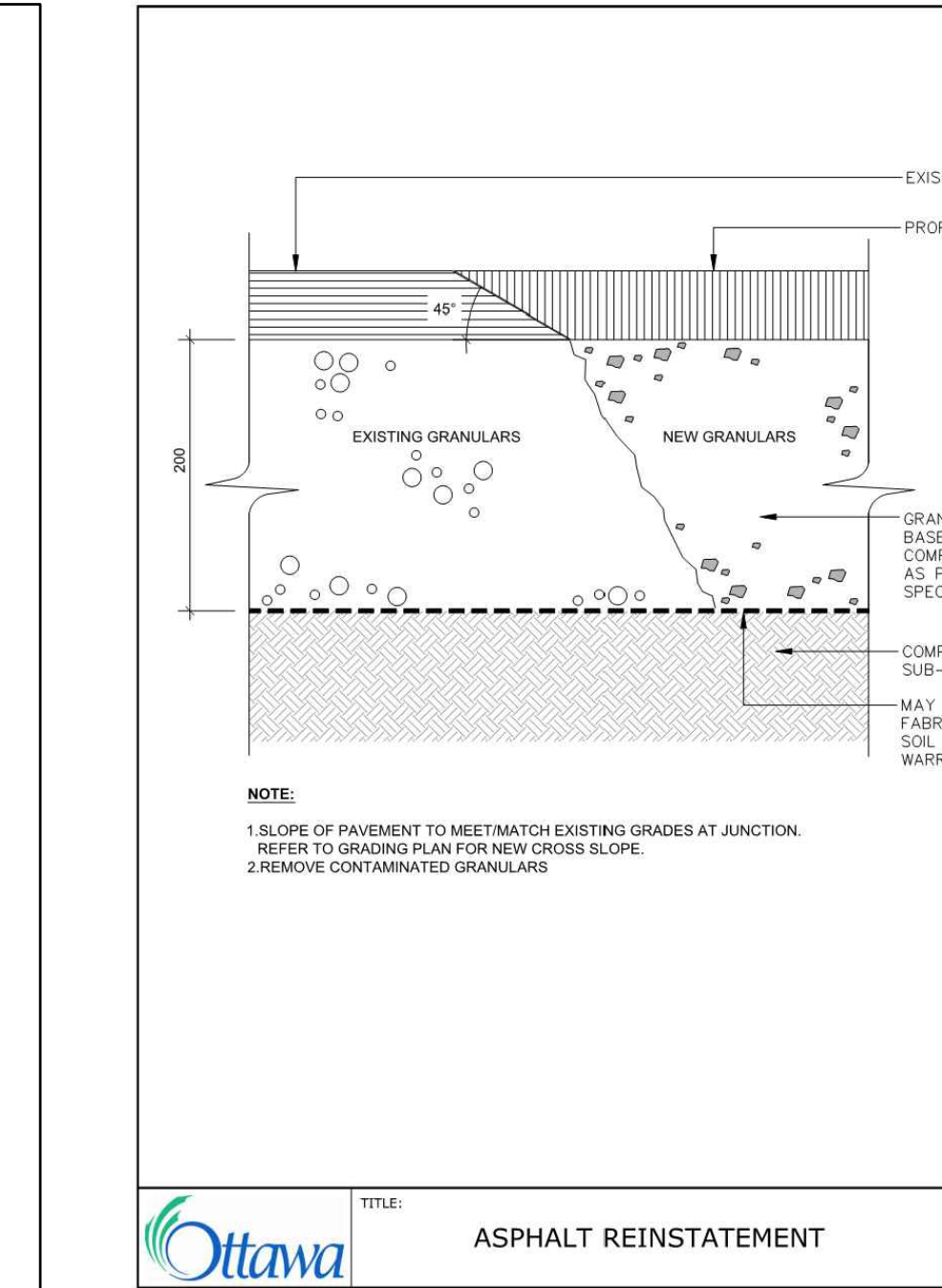
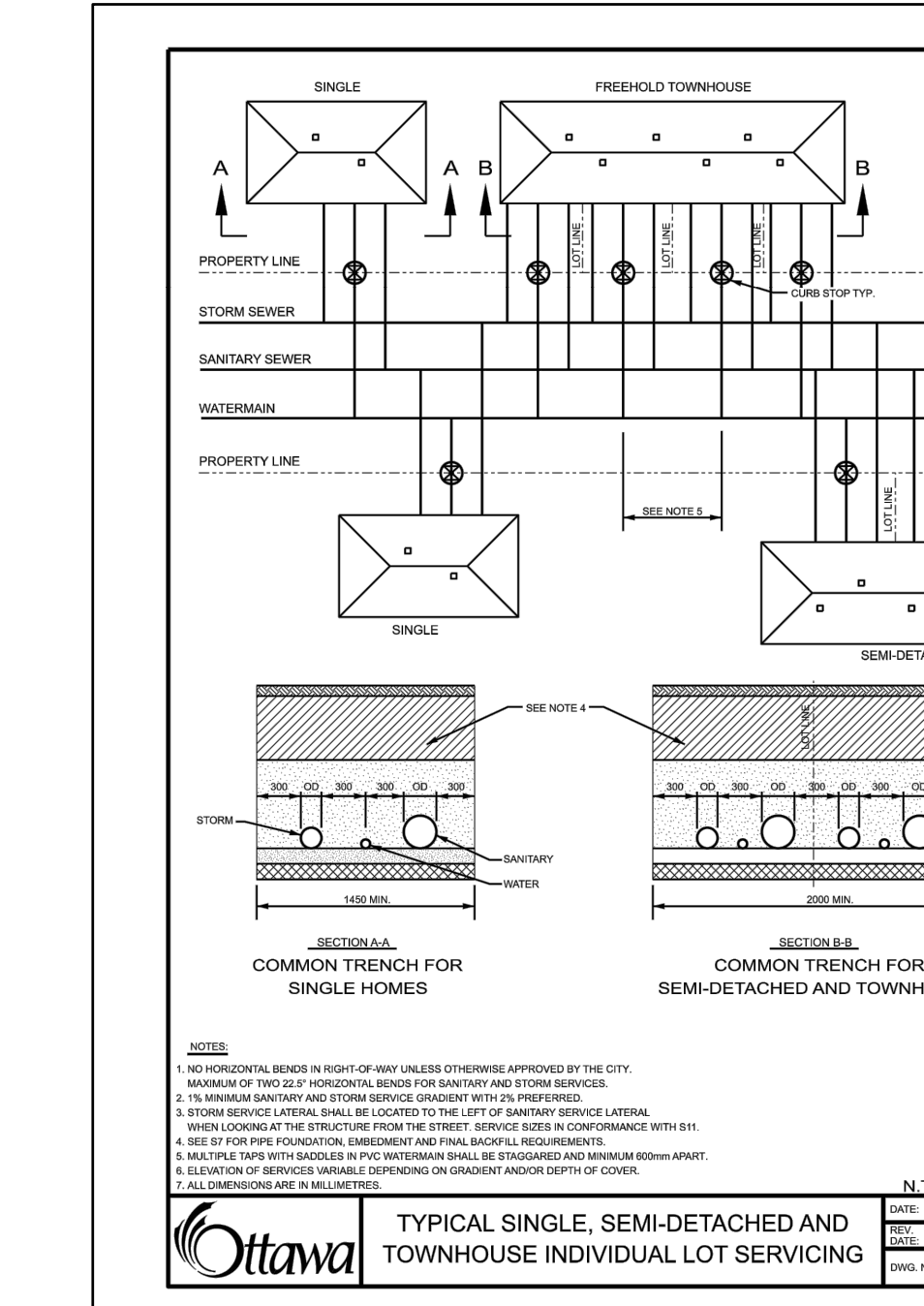
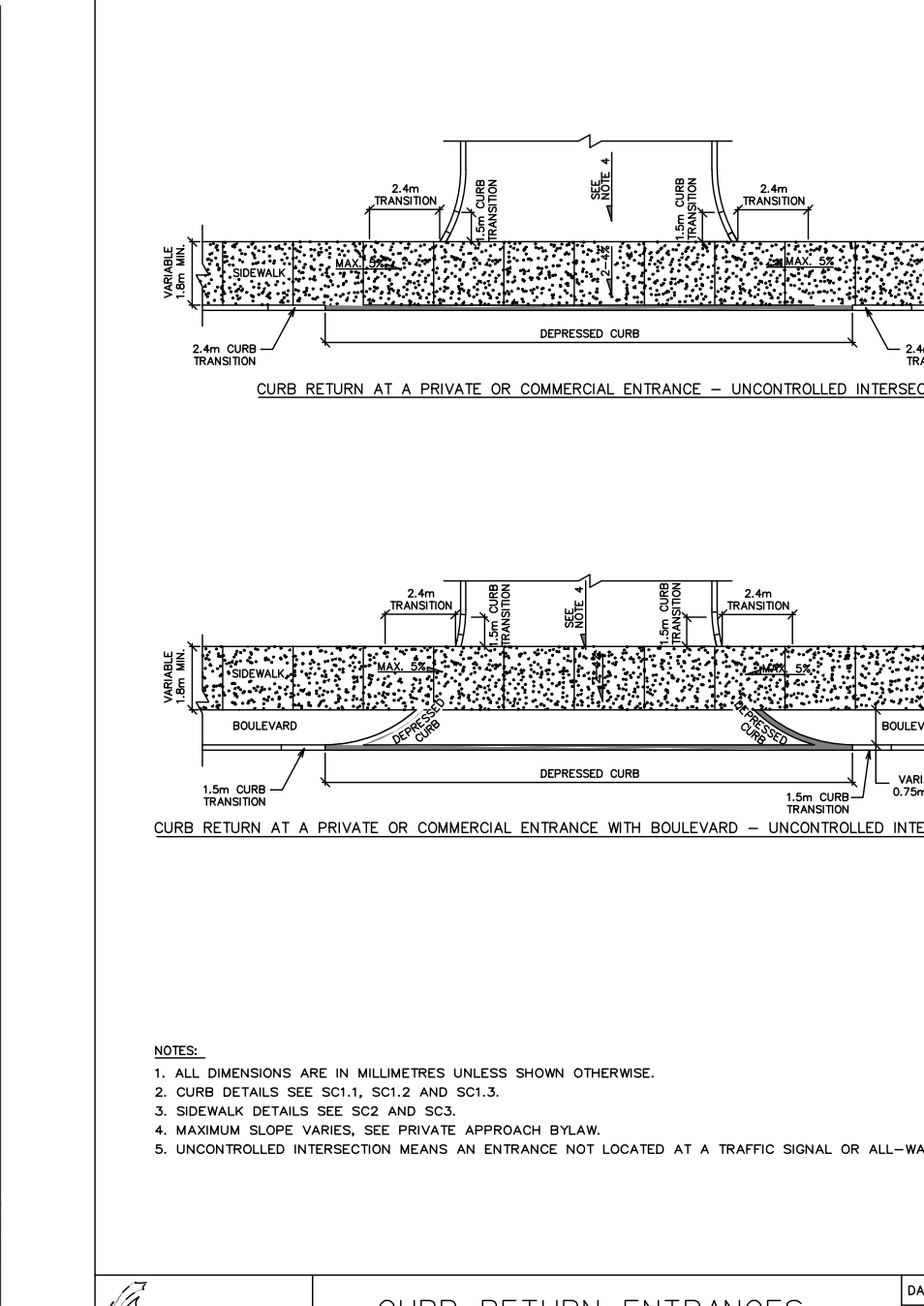
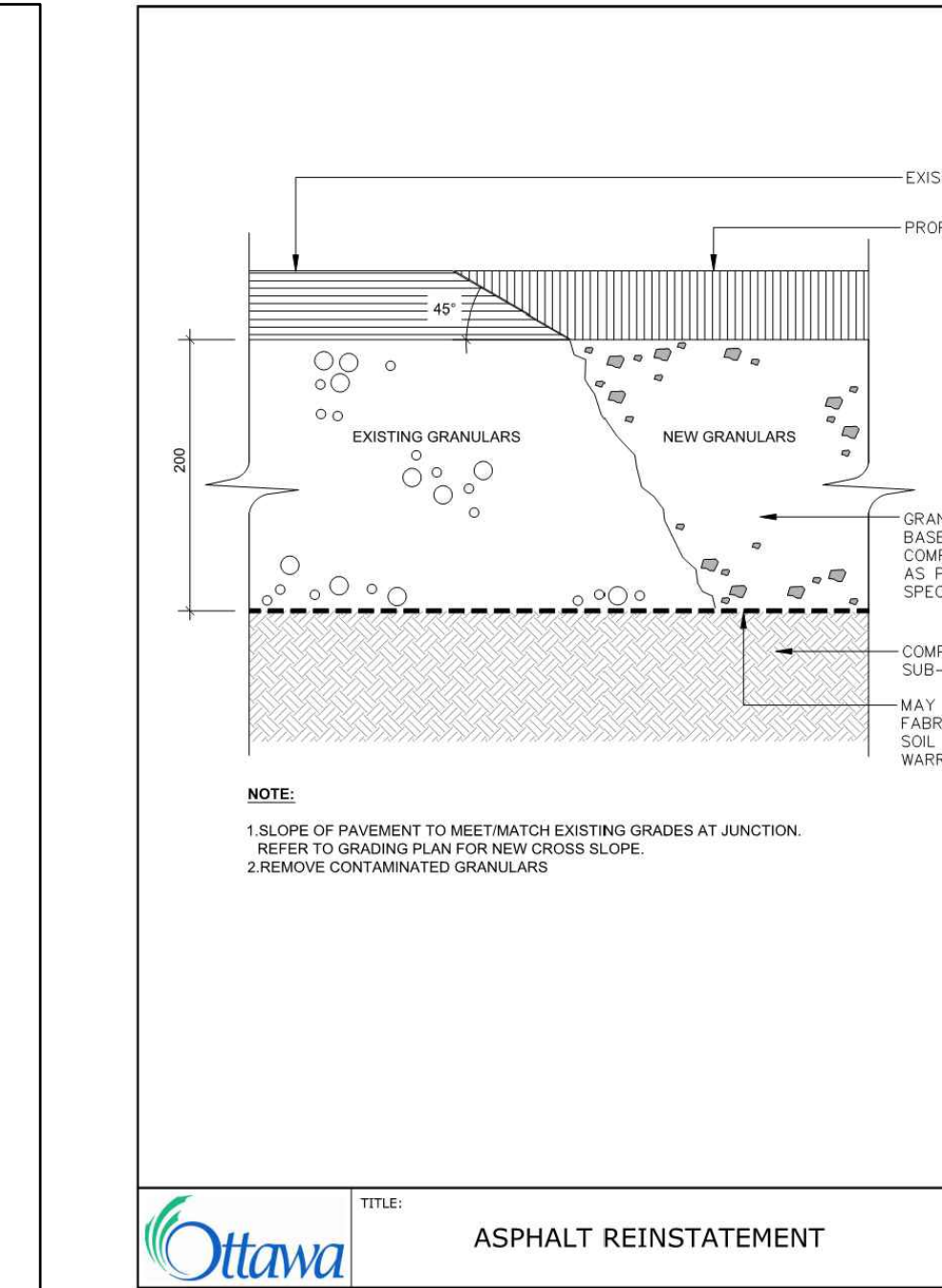
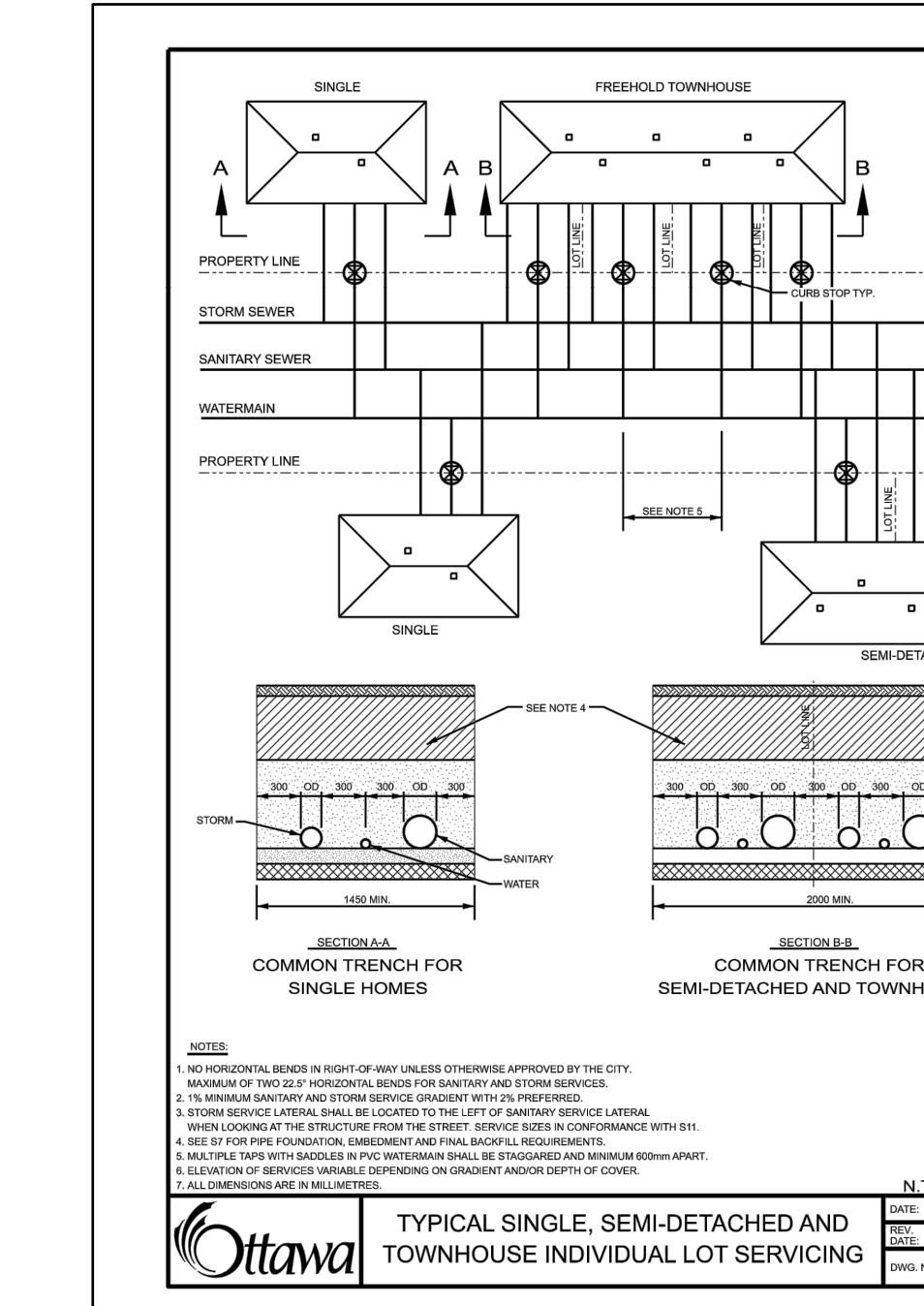
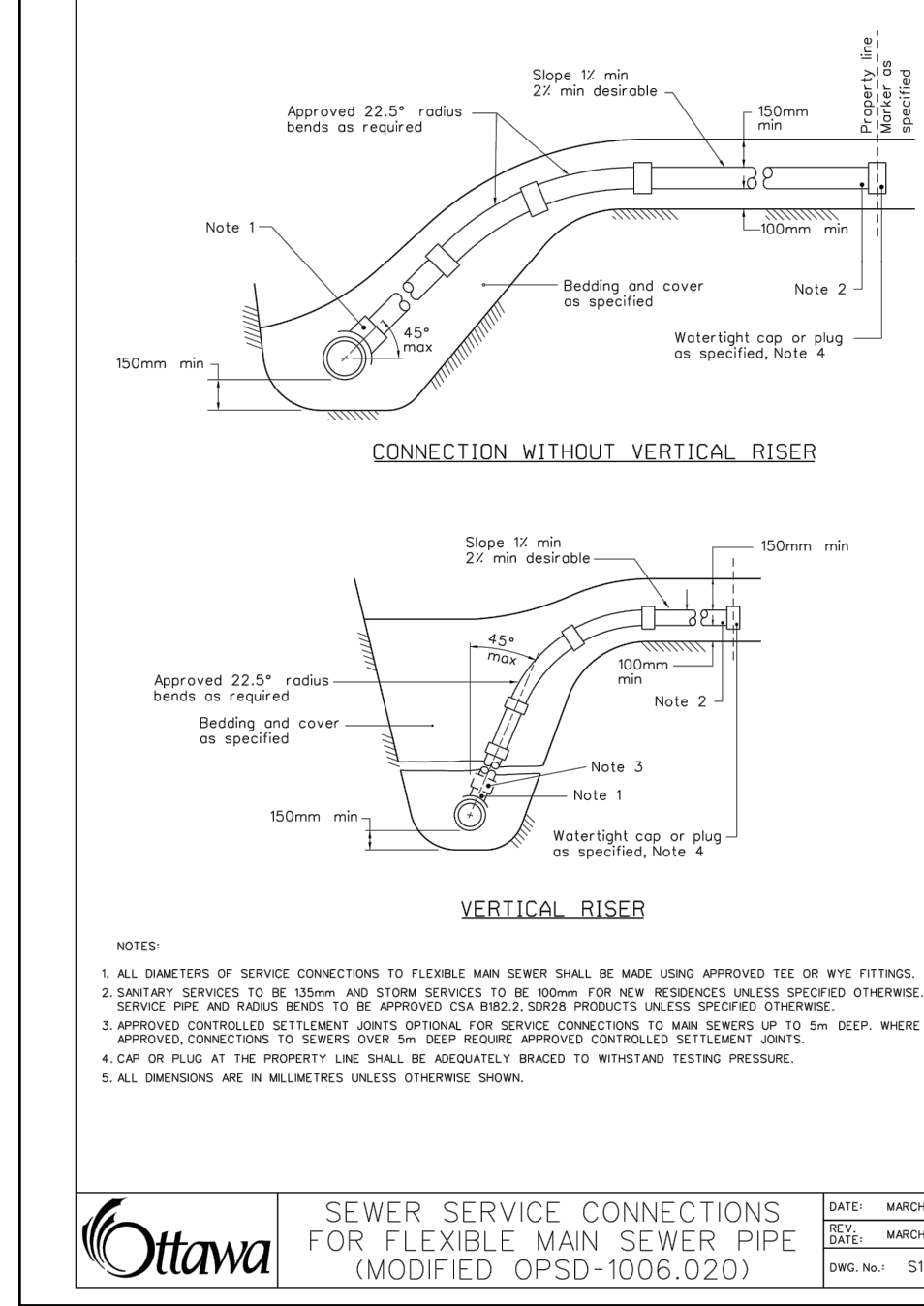
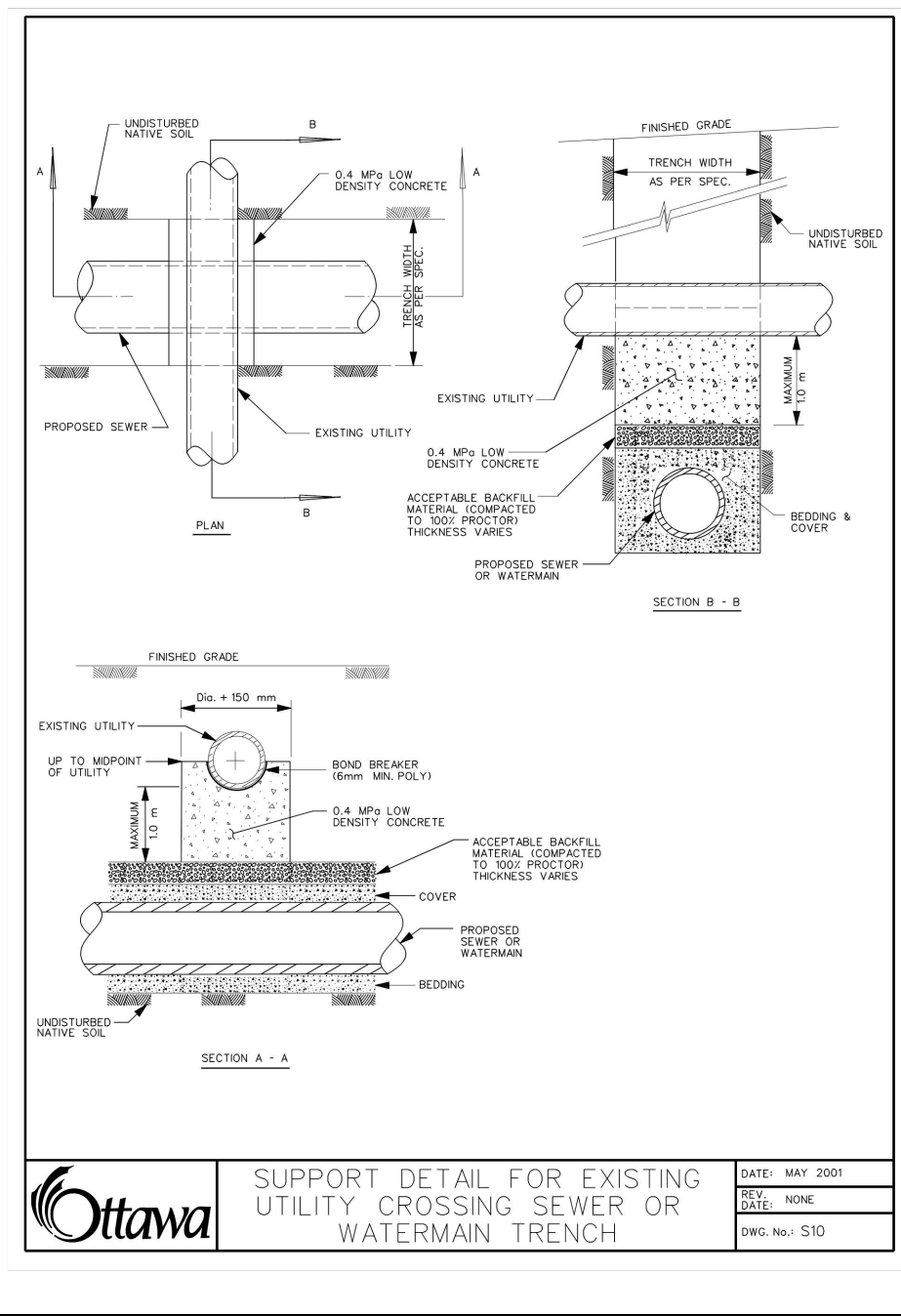
**N VATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

PROJECT No. 118224-MD	REV REV # 2
DRAWING No. 118224-MD-STM	

M:\2018\118224\CAD\Design\Medium Density\118224-STM-MD.dwg, 118224-MD-STM, Mar 05, 2025 - 1:34pm, cvlaser

D07-12-24-0141 #19221







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.

REFER TO 118224-ND FOR ADDITIONAL NOTES & DETAILS

No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 1/24	BHB

SCALE  
AS SHOWN

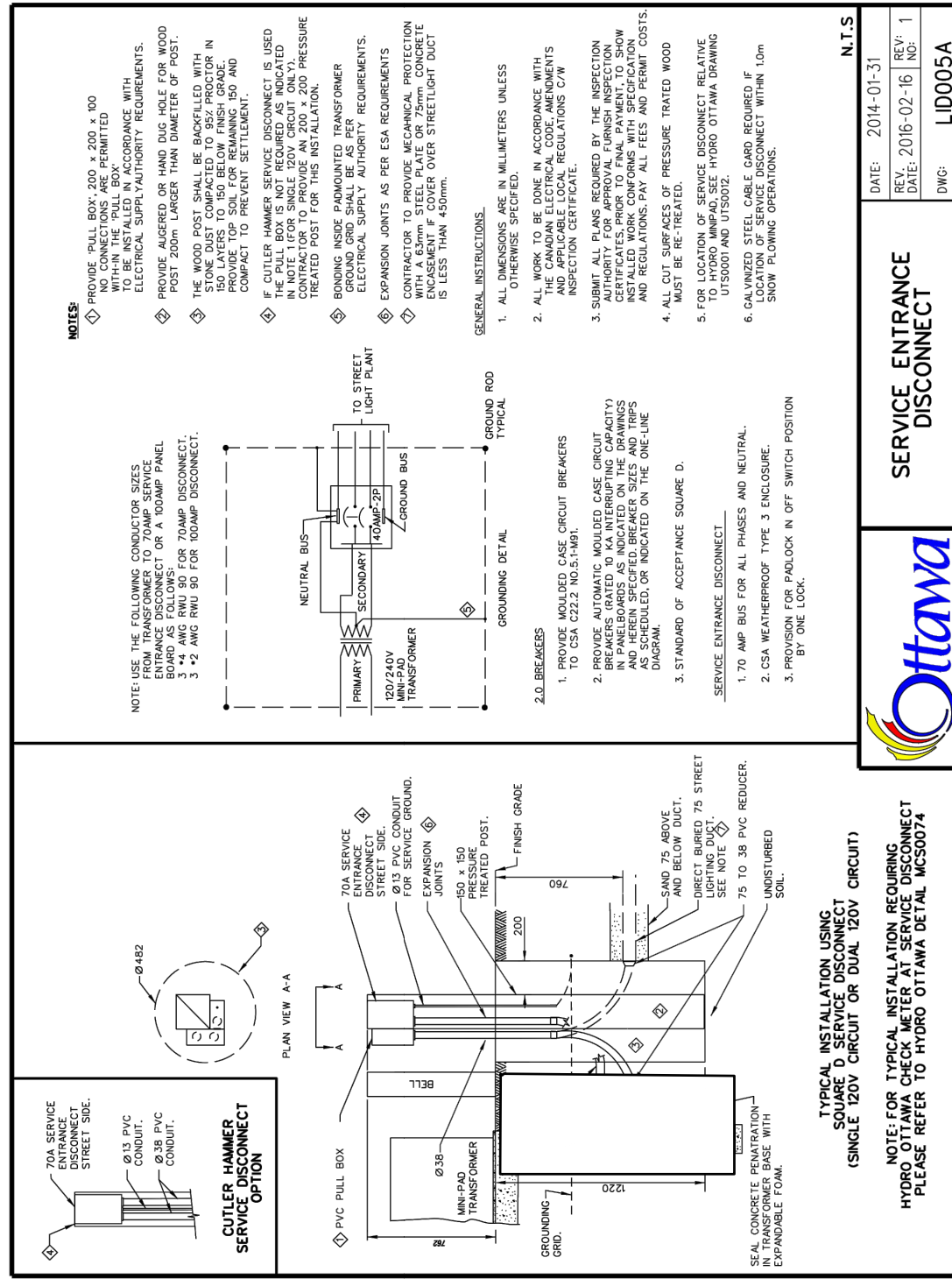
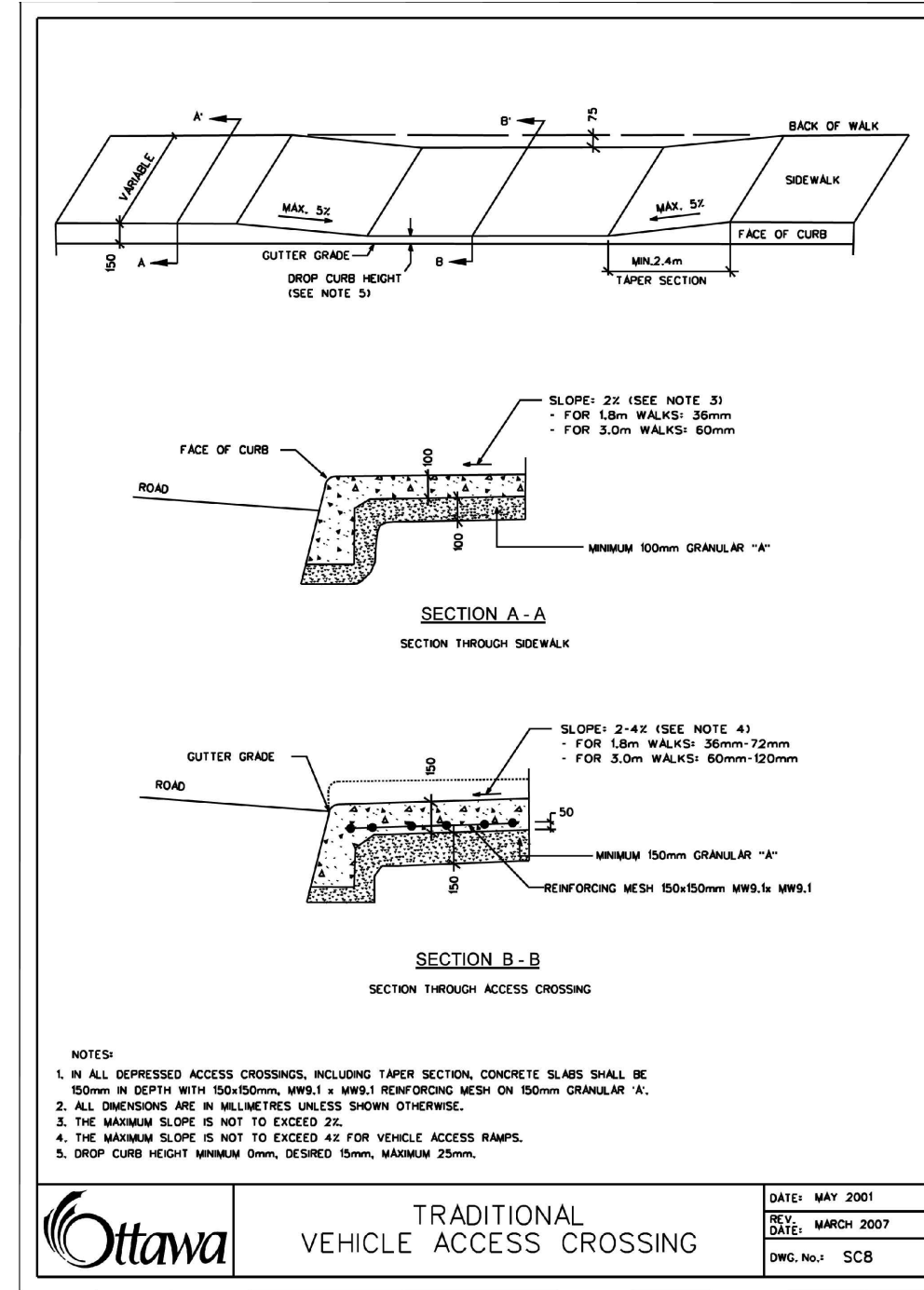
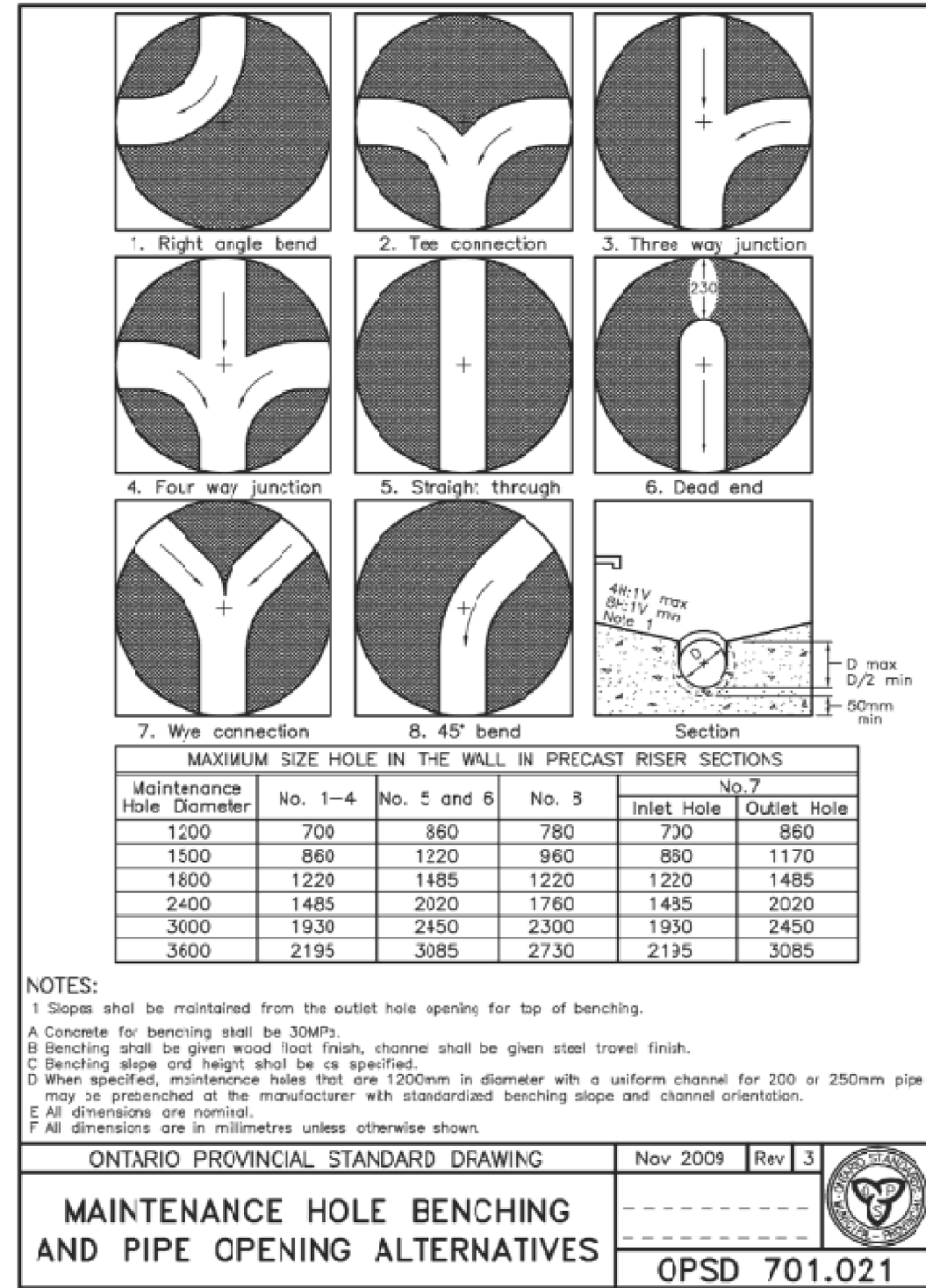
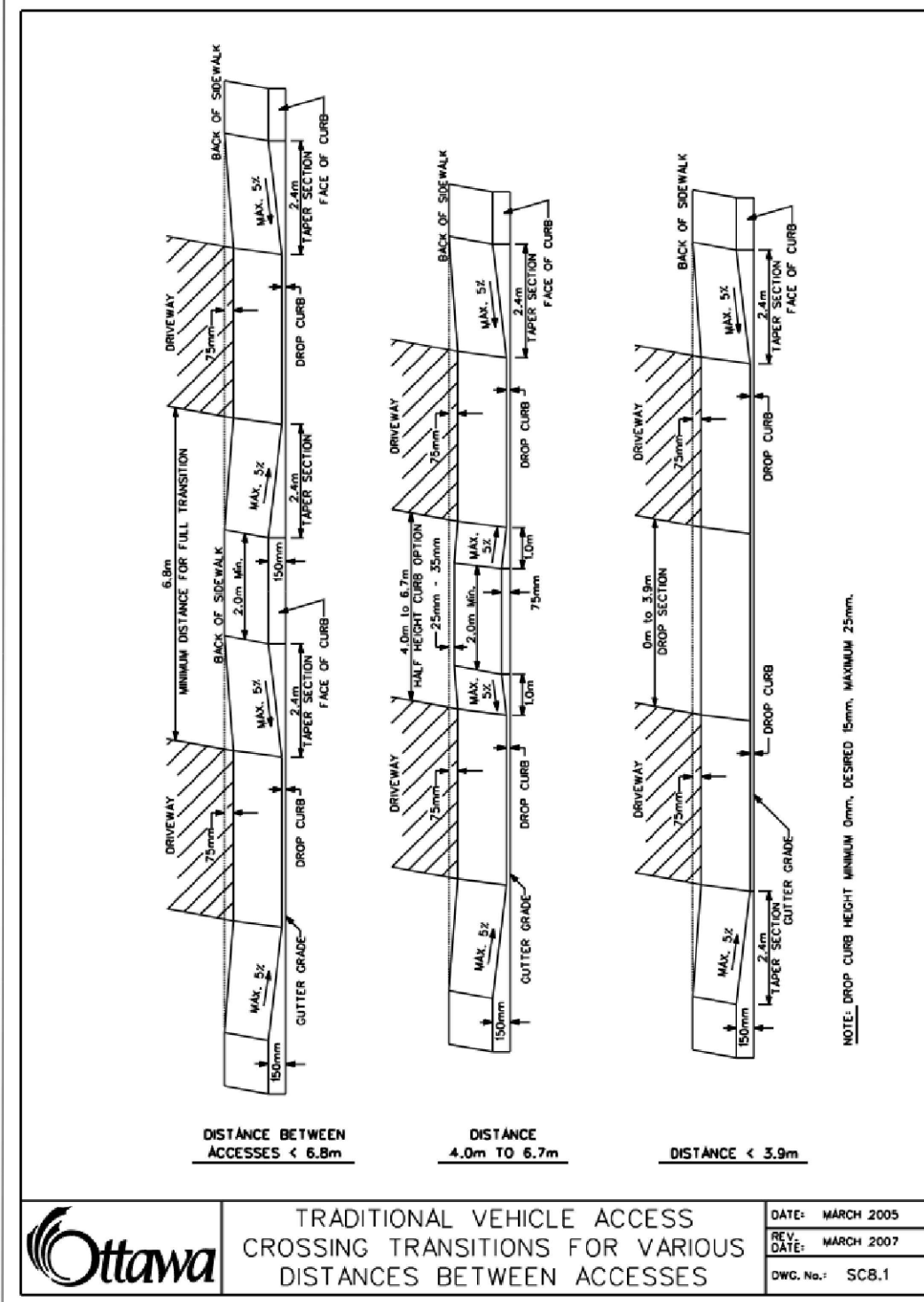
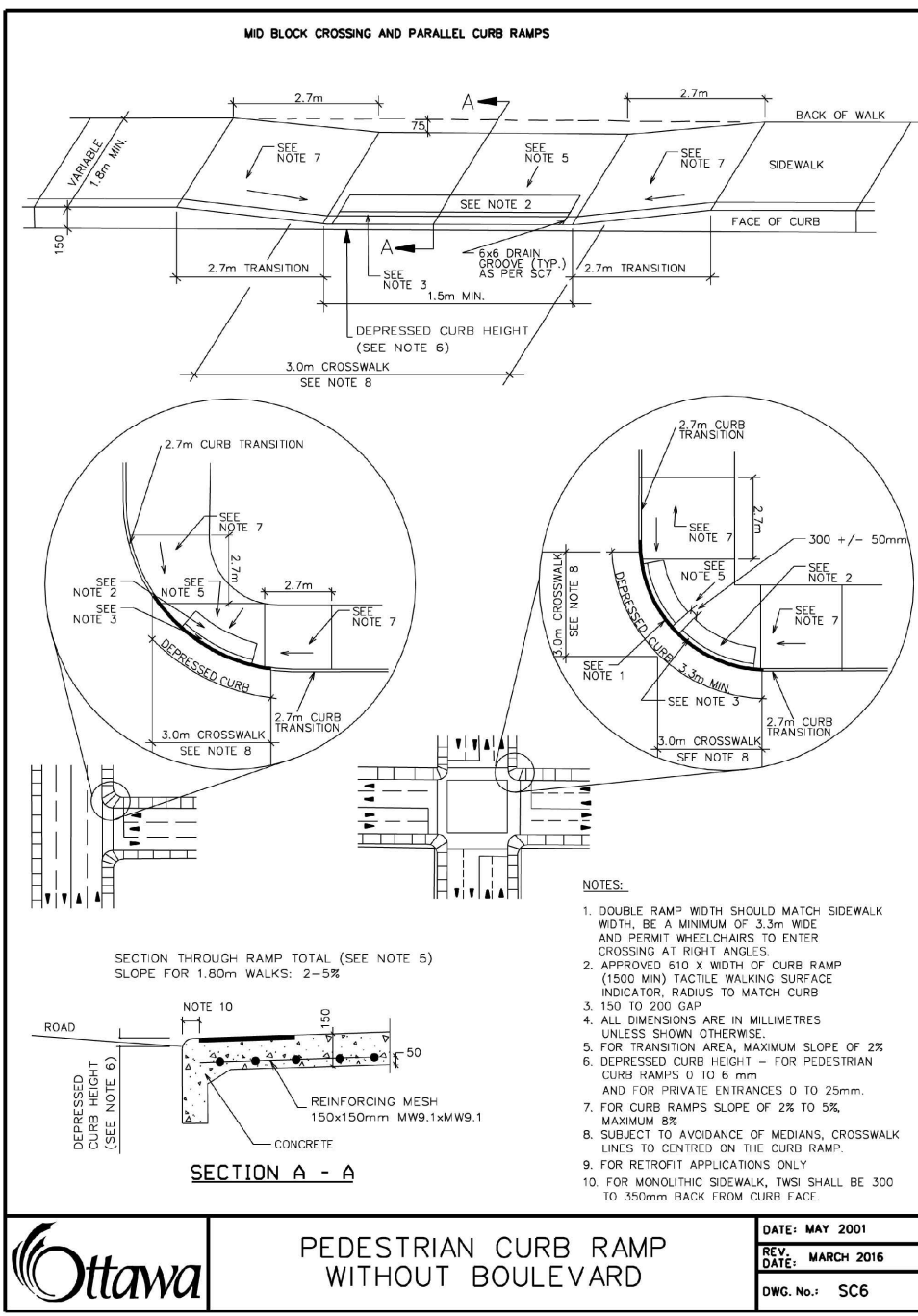
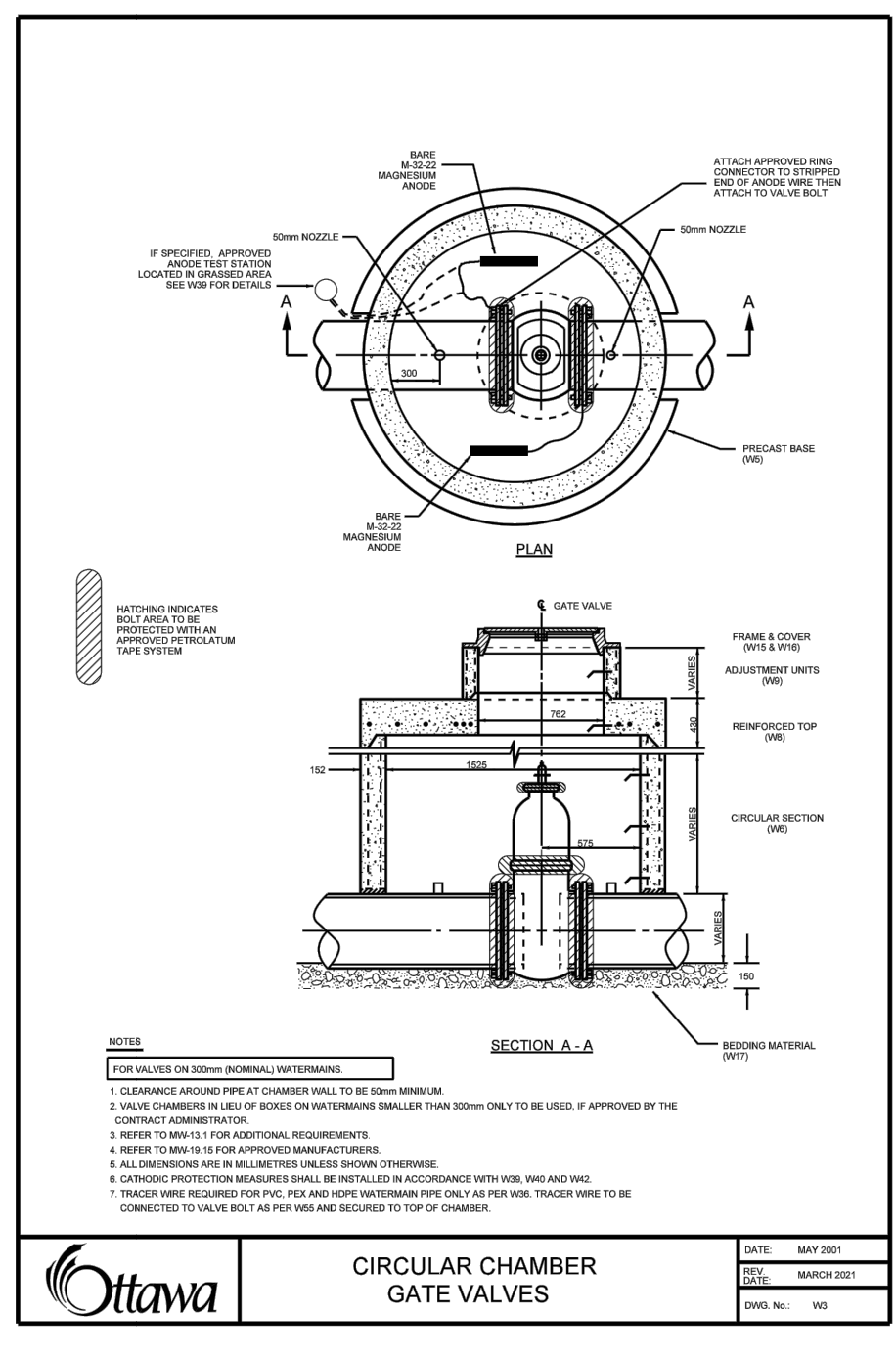
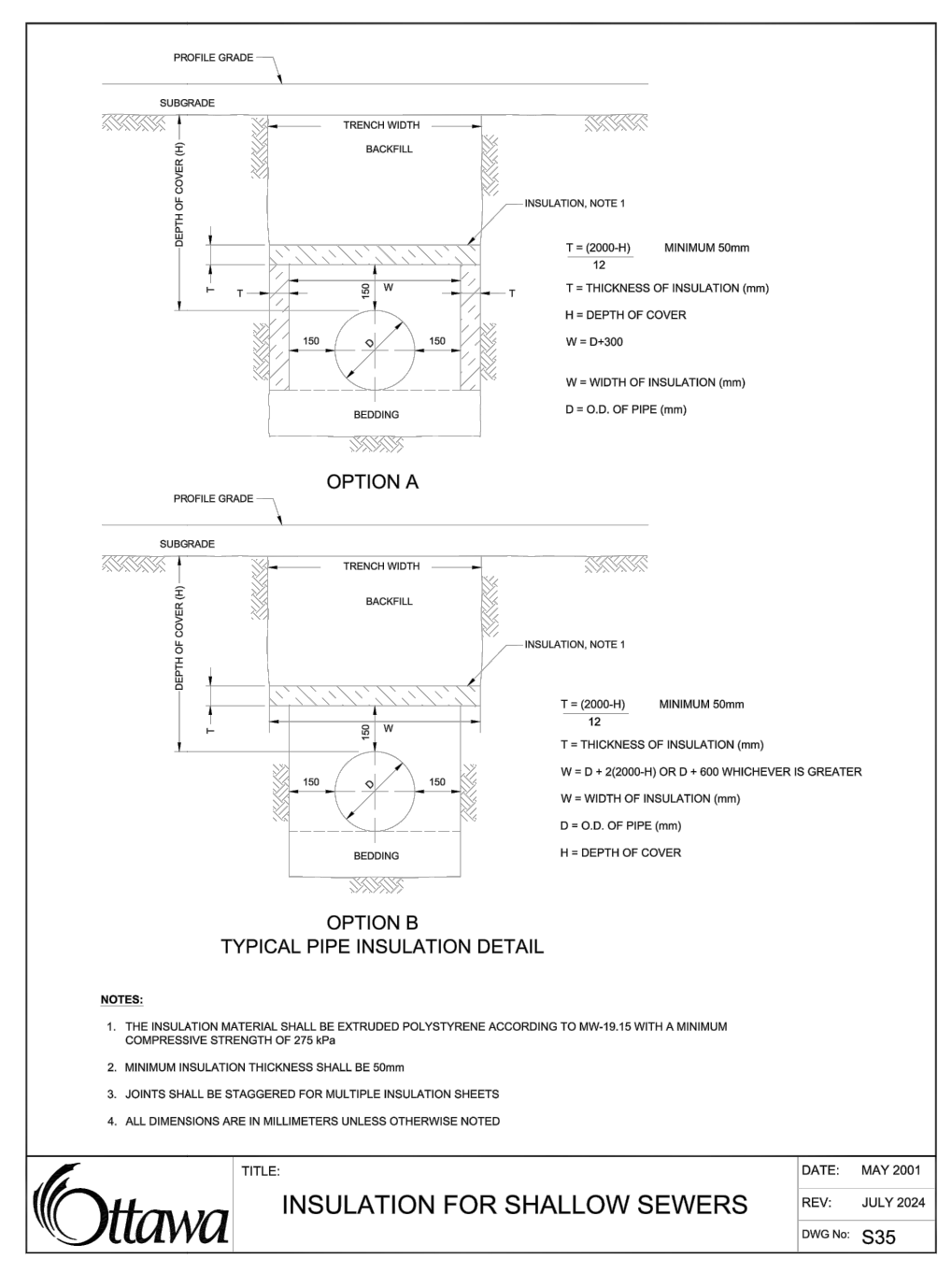
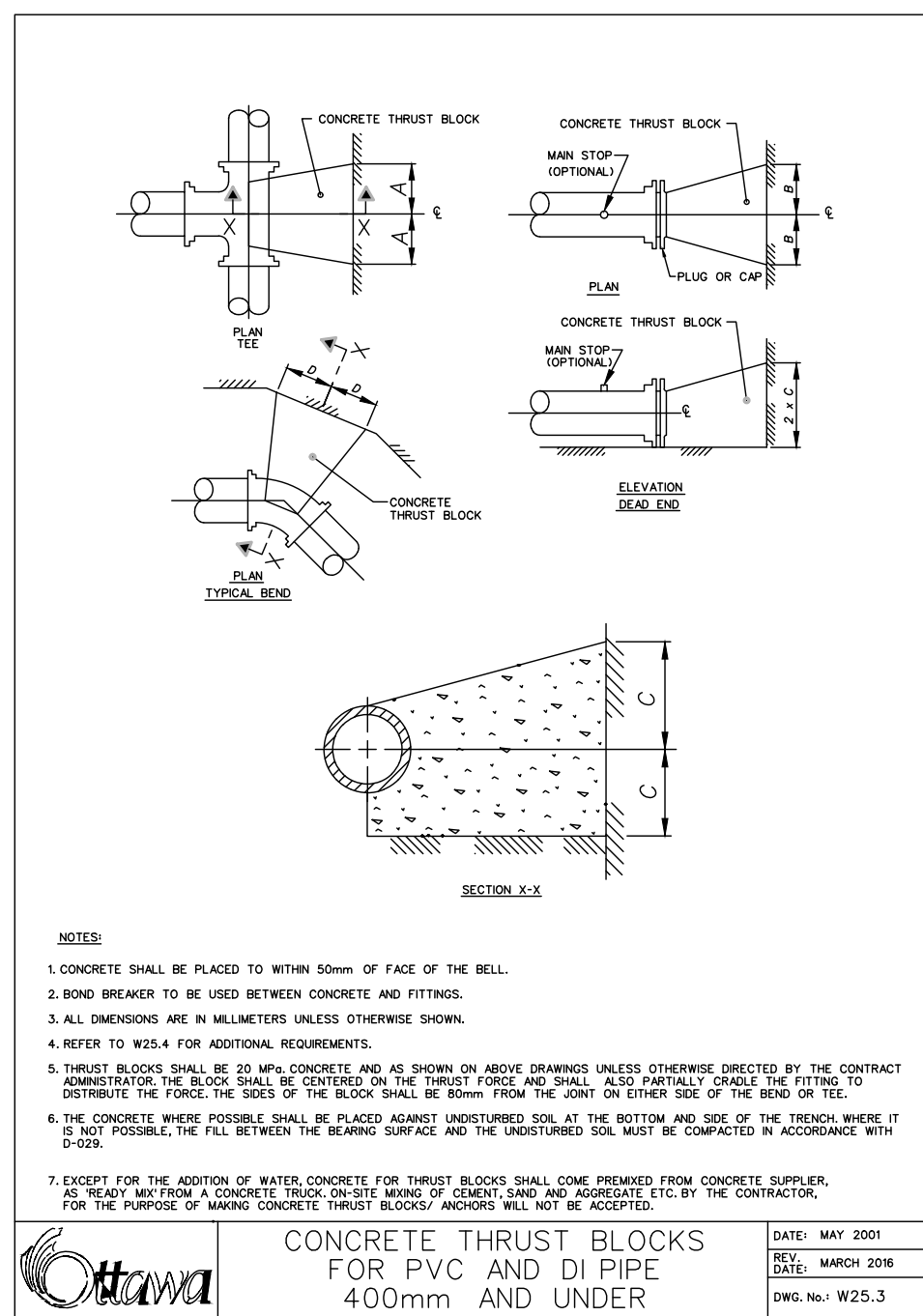
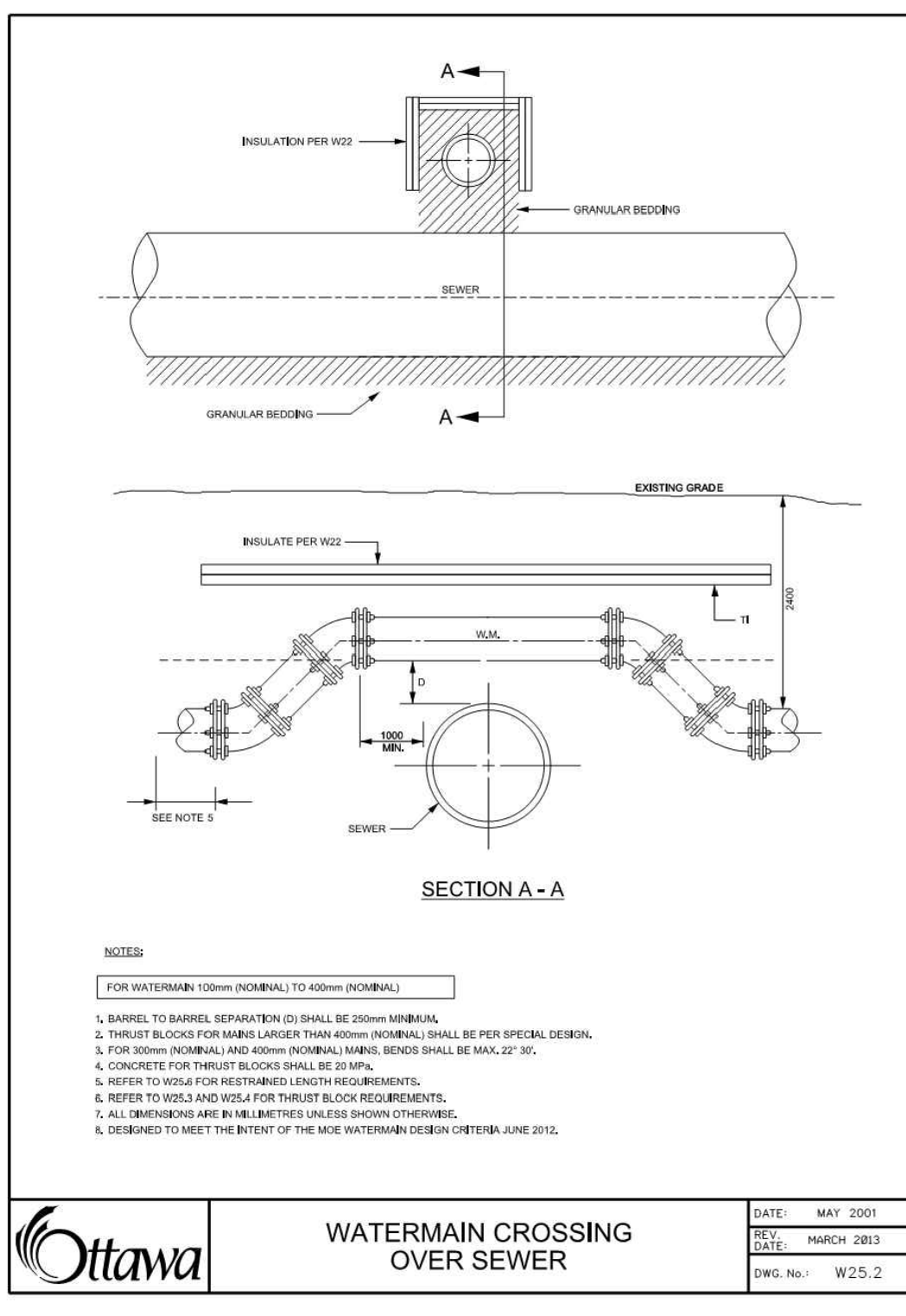
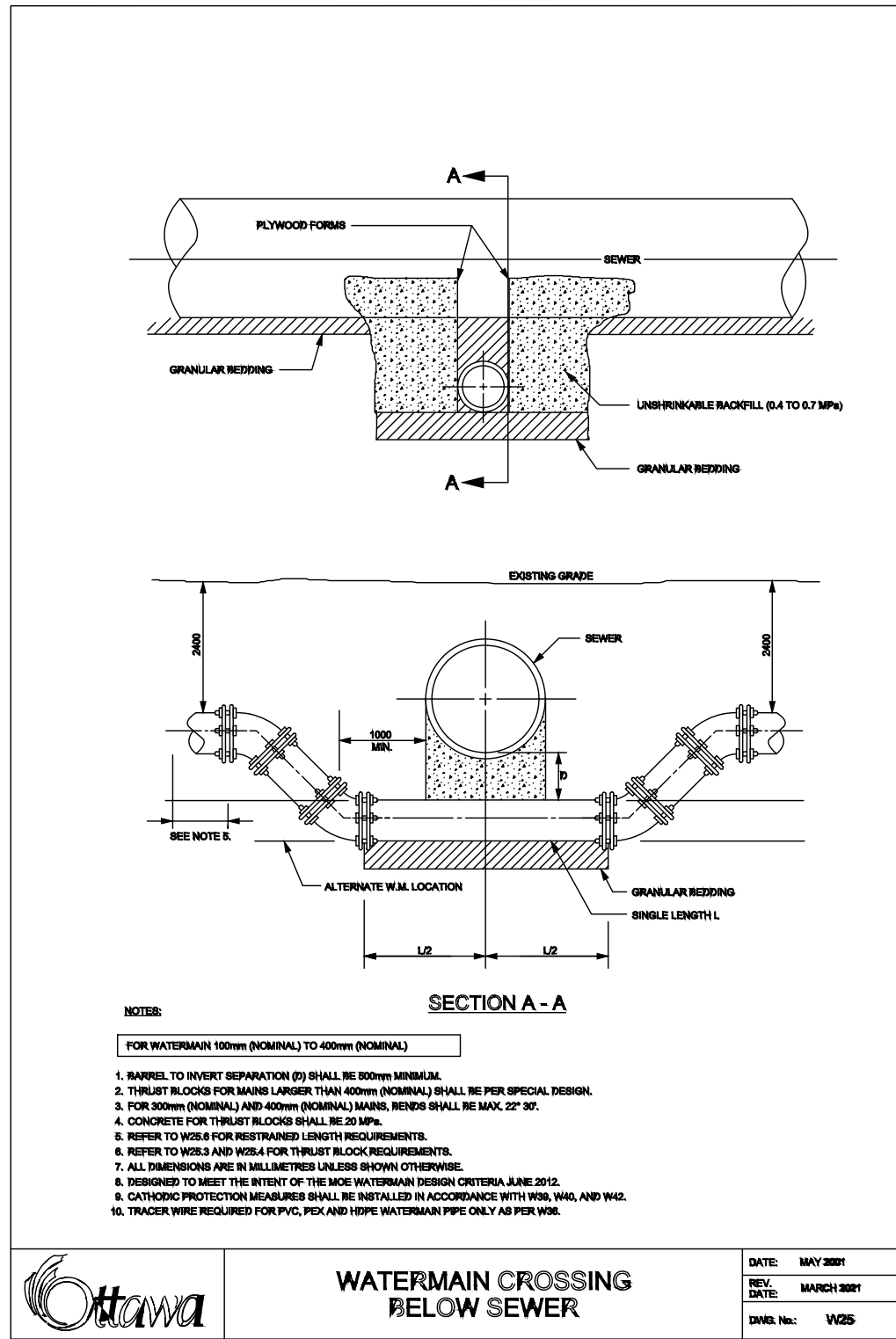
DESIGN	CV/MS
CHECKED	MS
DRAWN	CV
CHECKED	MS
APPROVED	BHB

FOR REVIEW ONLY



**NOVATECH**  
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

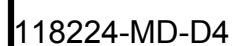
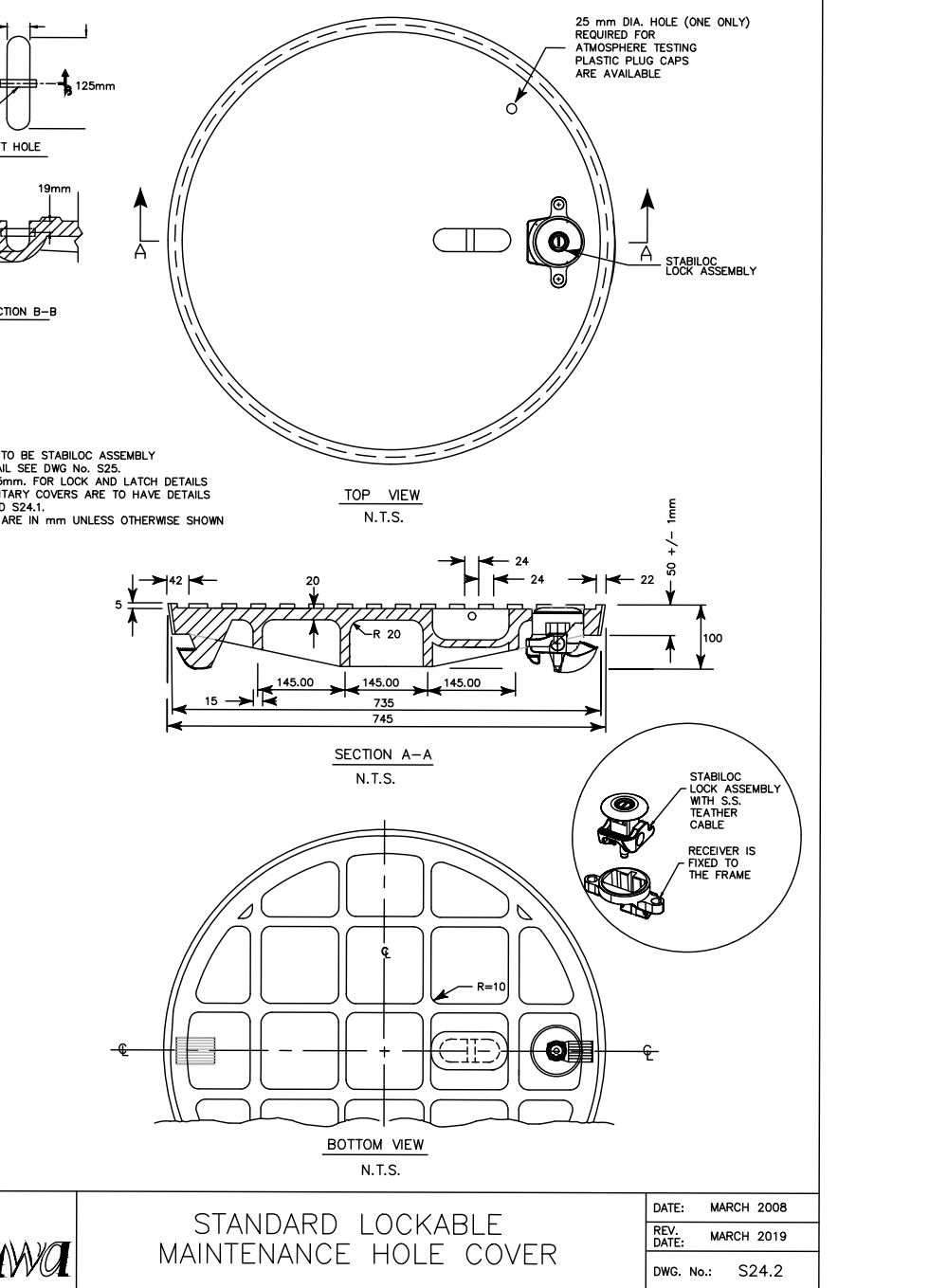
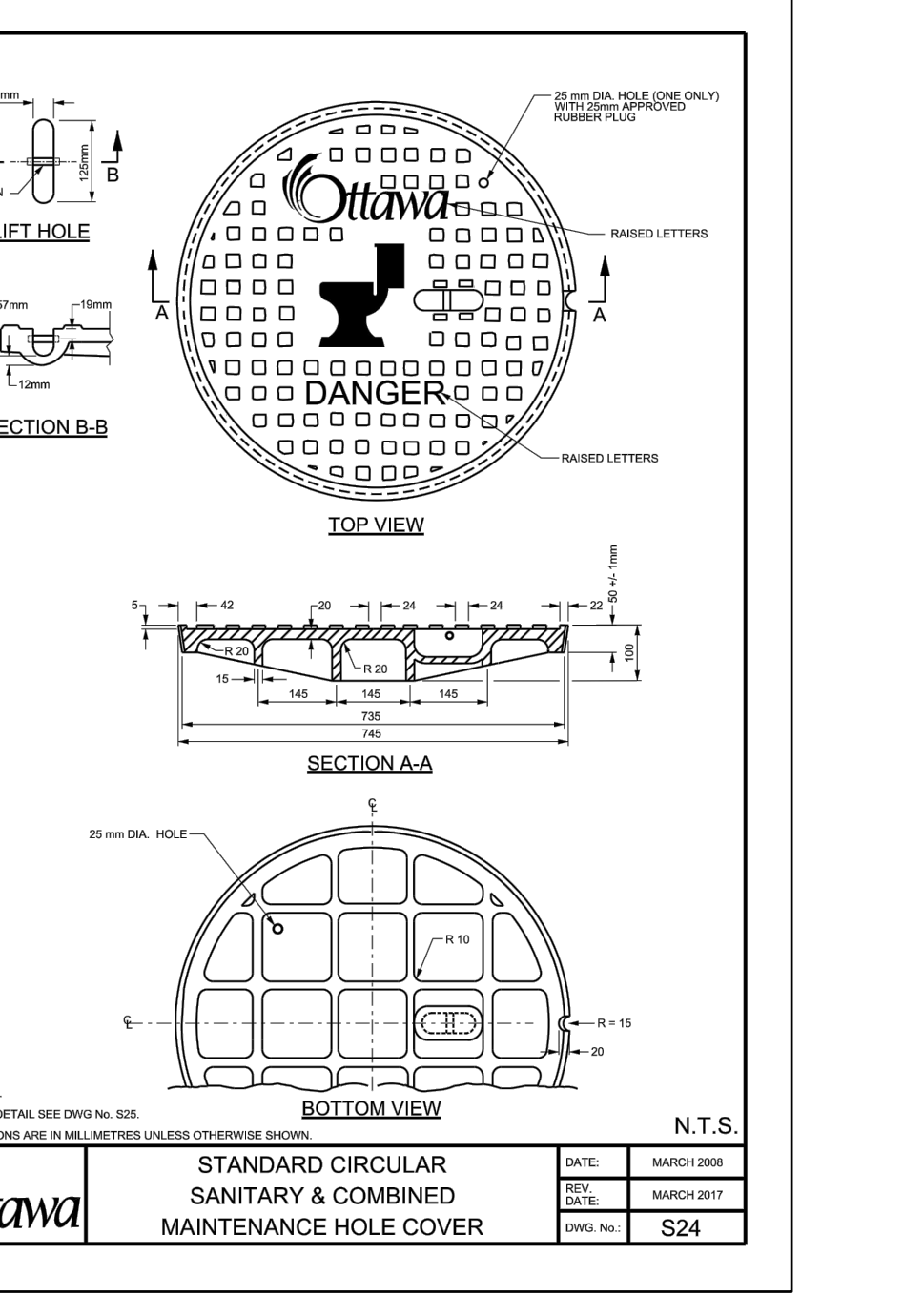
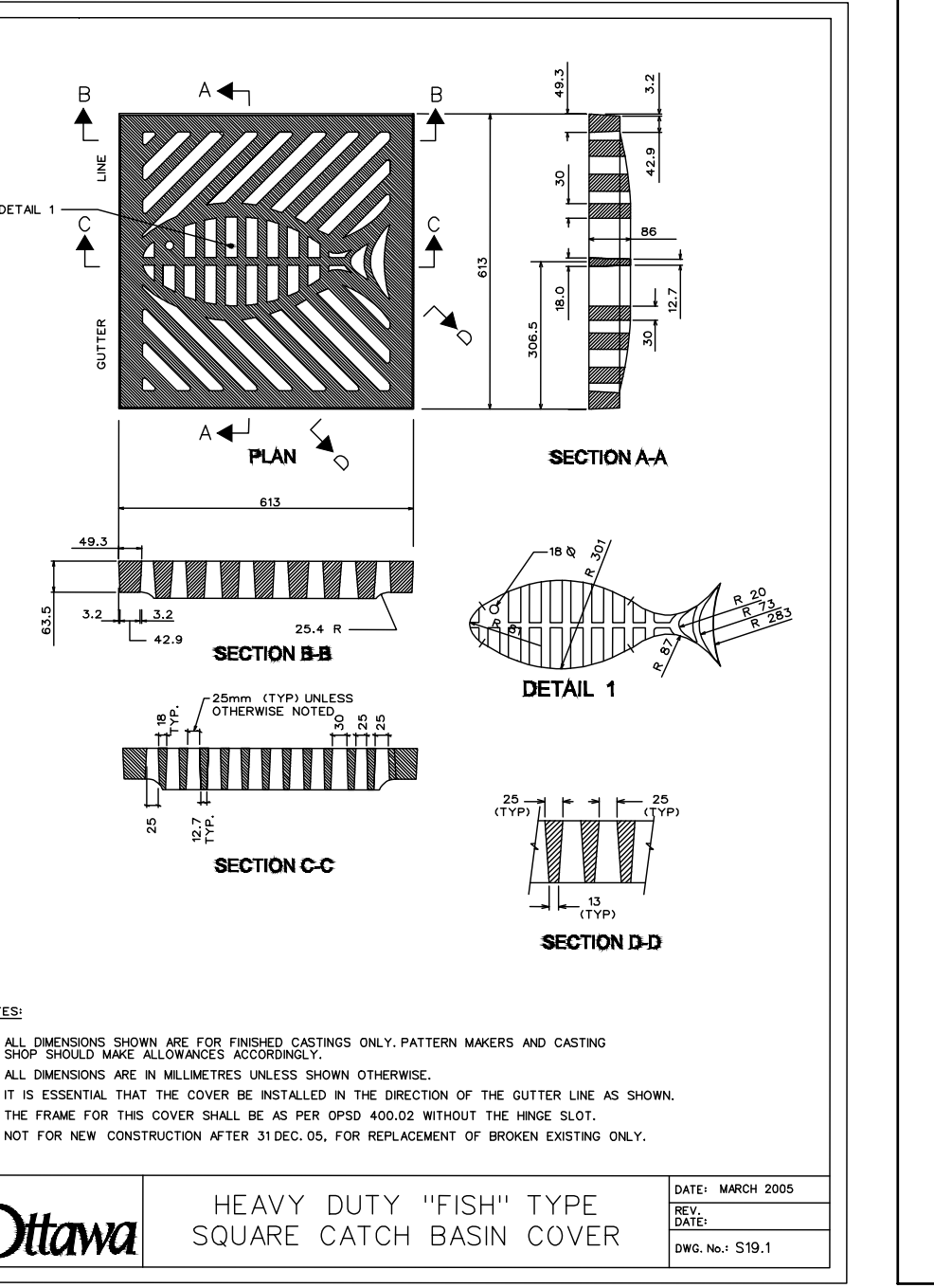
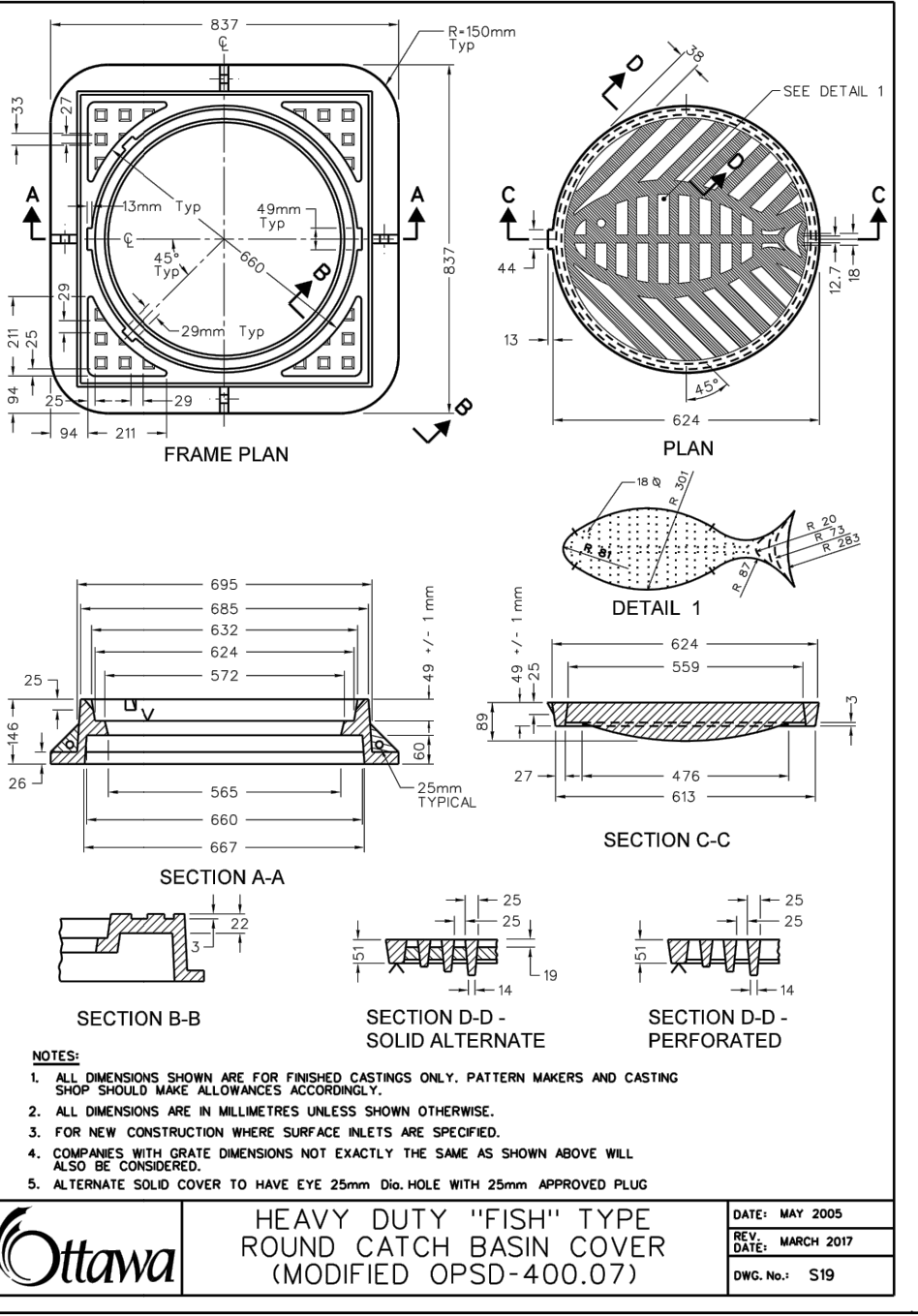
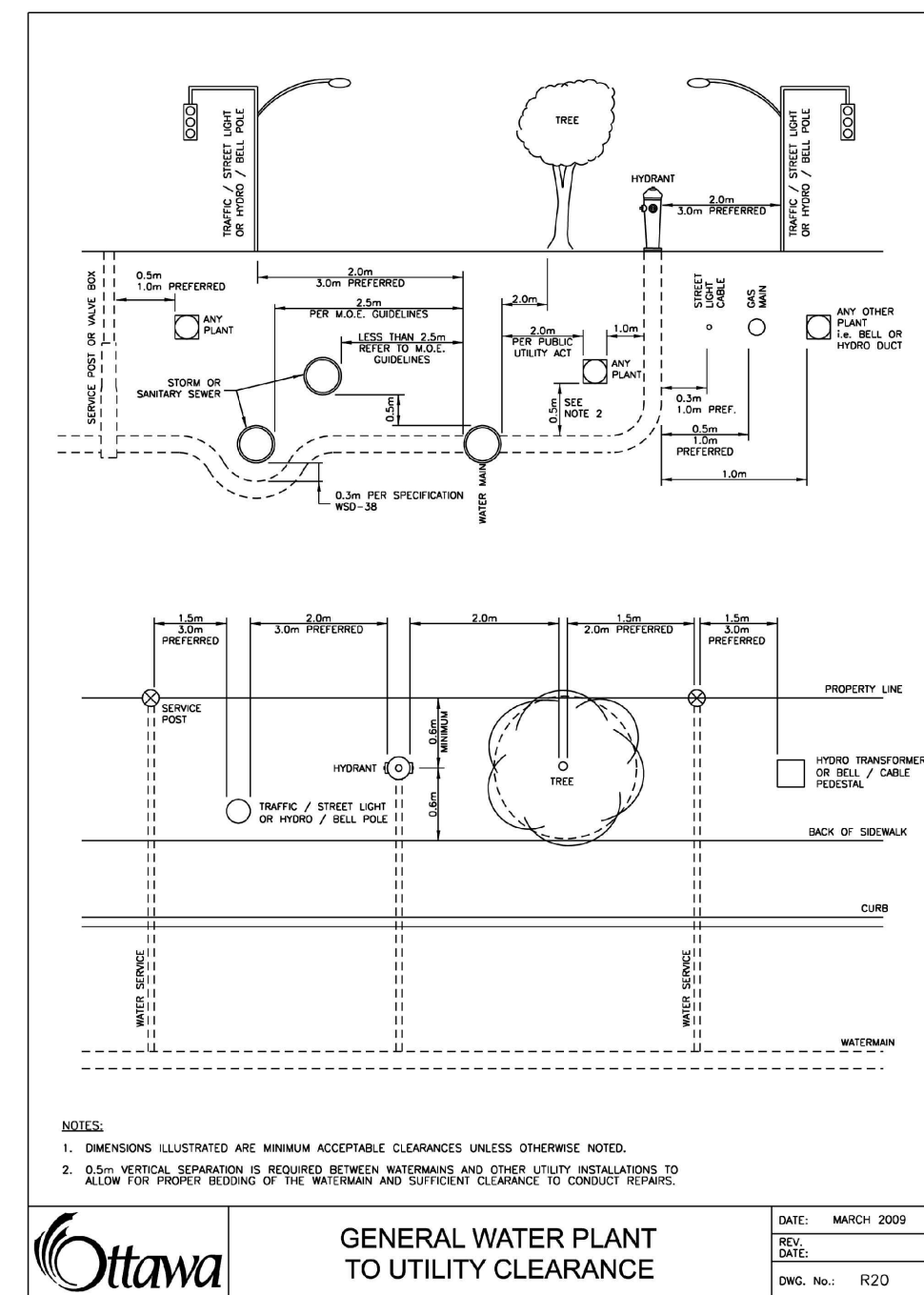
LOCATION CITY OF OTTAWA THE COMMONS - PHASE 4 - MEDIUM DENSITY	PROJECT No. 118224-MD
DRAWING NAME STANDARD DETAILS	REV REV # 2
	DRAWING No. 118224-MD-D2



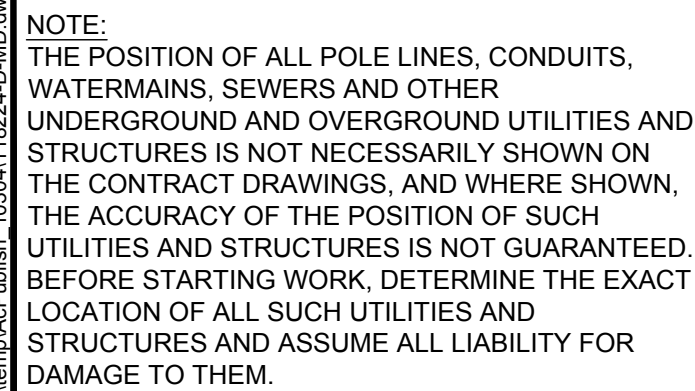
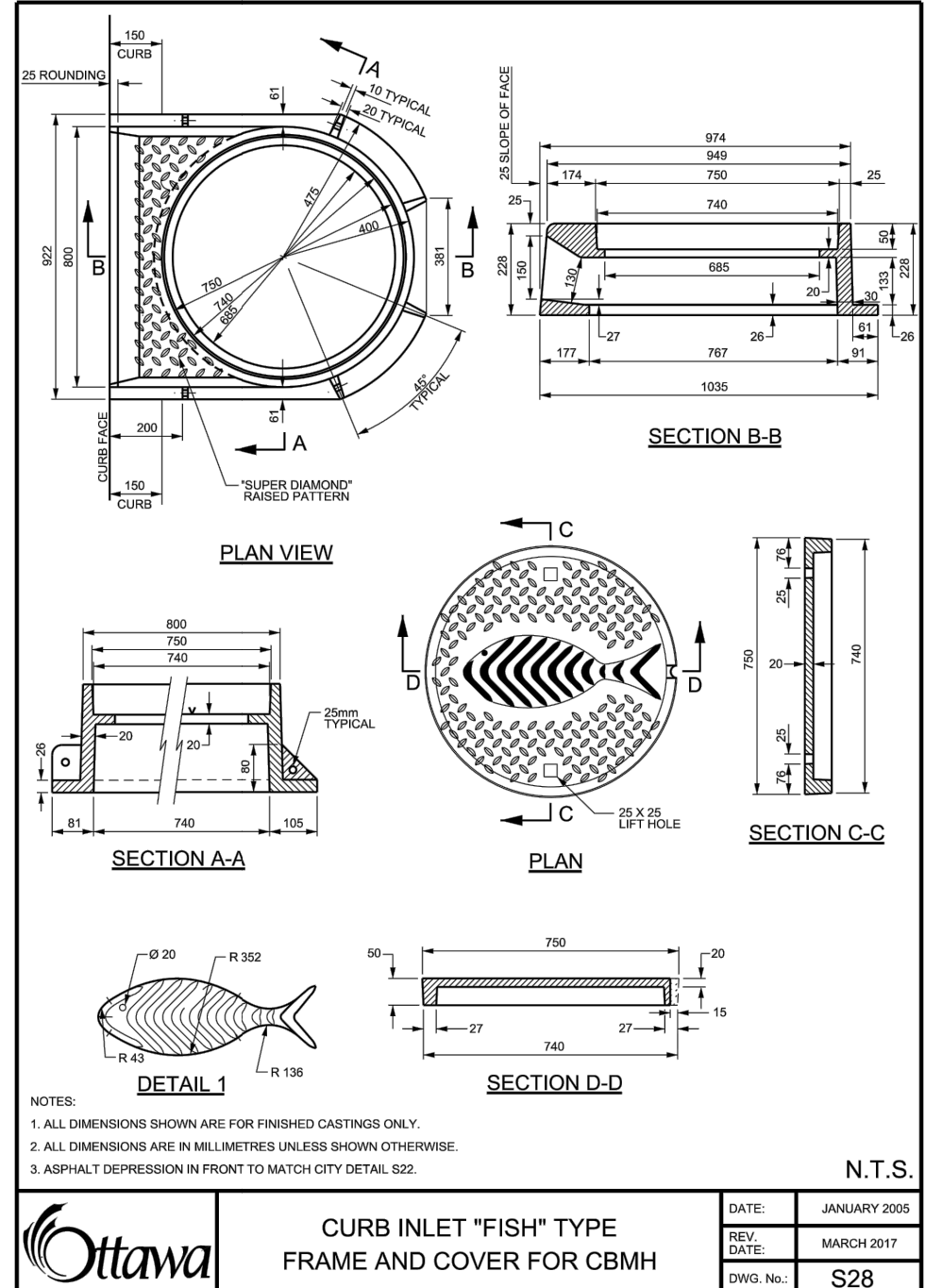












REFER TO 118224-MD-ND FOR ADDITIONAL NOTES & DETAILS

2.	REVISED PER CITY COMMENTS		MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW		NOV 1/24	BHB
No.	REVISION		DATE	BY

SCALE		DESIGN
AS SHOWN		CV/MS
		CHECKED
		MS
		DRAWN
		CV
		CHECKED
		MS
		APPROVED
		BHB

**FOR REVIEW ONLY**



**NOVATECH**  
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](http://www.novatech-eng.com)

LOCATION  
CITY OF OTTAWA  
THE COMMONS - PHASE 4

DRAWING NAME

## STANDARD DETAILS

PROJECT No.	118224-00
REV	REV # 2
DRAWING No.	118224-MD-D5