

**GENERAL NOTES:**

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARKS ARE THE FIRE HYDRANT TOP OF SPINDLE. BM NO. 1 IS LOCATED APPROXIMATELY 100m FROM MERIVALE RD AND CLYDE AVE INTERSECTION, LOCATED ON THE EAST SIDE OF CLYDE AVE. BM NO. 2 IS LOCATED AT THE EAST SIDE OF CLYDE AVE AND APPROXIMATELY 150m FROM BASELINE ROAD AND CLYDE AVE INTERSECTION. (BM NO. 1 ELEV = 95.50, BM NO. 2 ELEV = 96.25). REFER TO ANNEX, O'SULLIVAN, VOLLEBEKK LTD. TOPOGRAPHICAL PLAN OF SURVEY PART OF LOTS 18 AND 19, 20 AND 21 REGISTERED PLAN 30 CITY OF OTTAWA.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT PATERSON GROUP, REPORT PG5581-1, DATED FEBRUARY 23, 2021 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 HARD SURFACE AREAS AND DIMENSIONS.
- REFER TO THE STORMWATER MANAGEMENT REPORT R-2023-152, DATED MARCH 18, 2023 PREPARED BY NOVATECH.
- SAW CUT AND KEYHOLE ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10 AND R25).
- PROVIDE LINE/PARKING PAINTING.
- 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 INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

**SEWER NOTES:**

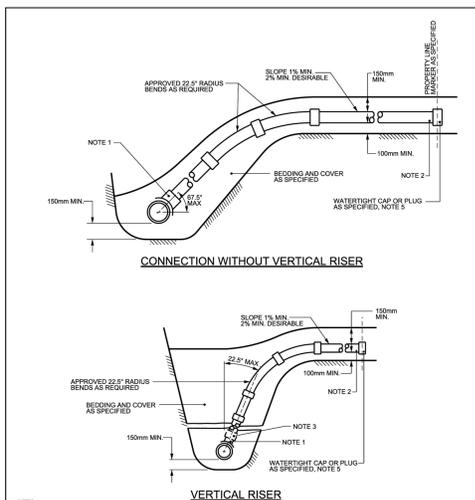
- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SPECIFICATIONS:
 

ITEM	SPEC. No.	REFERENCE
SANITARY/STORM/CATCHBASIN MANHOLE (12000)	701.010	OPSD
STORM MANHOLE (15000)	701.011	OPSD
STORM MANHOLE (18000)	701.012	OPSD
CATCHBASIN (600x600)	705.010	OPSD
DOUBLE CATCH BASIN (600 X 1450)	705.020	OPSD
CATCHBASIN FRAME AND COVER	400.020	OPSD
STORM/SANITARY MH FRAME	S25	CITY OF OTTAWA
SANITARY COVER	S24	CITY OF OTTAWA
STORM COVER (CLOSED)	S24.1	CITY OF OTTAWA
STORM COVER (OPEN)	S28.1	CITY OF OTTAWA
SEWER TRENCH	S8.837	CITY OF OTTAWA
STORM SEWER < 450mmØ	PVC DR 35(UNLESS SPECIFIED OTHERWISE)	CITY OF OTTAWA
STORM SEWER >= 450mmØ	CONC 650 (UNLESS SPECIFIED OTHERWISE)	CITY OF OTTAWA
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
CATCHBASIN LEAD	PVC DR 35	CITY OF OTTAWA
CATCHBASIN COVER	S19	CITY OF OTTAWA
ROAD SUBDRAIN (CONTINUOUS)	R10	CITY OF OTTAWA
WATERTIGHT FRAME & COVER	401.030	OPSD
- INSULATE ALL PIPES (SANITARY) THAT HAVE LESS THAN 2.0m COVER WITH 50mmx1200mm HI-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION (REFER TO DETAIL).
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0% (2.0% PREFERRED)
- ALL STORM AND SANITARY LATERALS SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES AS PER THE CITY OF OTTAWA STANDARD DETAILS S14 AND S14.1 OR S14.2.
- A MINIMUM OF 150mm OF OPS8 GRANULAR A SHOULD BE PLACED FOR BEDDING FOR SEWER OR WATER PIPES WHEN PLACED ON SOIL SUBGRADE. IF THE BEDDING IS PLACED ON BEDROCK THE THICKNESS OF THE BEDDING SHOULD BE INCREASED TO 300mm FOR SEWER PIPES. THE BEDDING SHOULD EXTEND TO THE SPRING LINE OF THE PIPE. COVER MATERIAL FROM THE SPRING LINE TO A MINIMUM OF 300mm ABOVE THE OVERTOP OF THE PIPE SHOULD CONSIST OF OPS8 GRANULAR A (CONCRETE OR PSMD PVC PIPES) OR SAND (CONCRETE PIPES). THE BEDDING AND COVER MATERIALS SHOULD BE PLACED IN MAXIMUM 225mm THICK LIFTS AND COMPACTED TO 95% OF THE SPMD. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
- WHERE HARD SURFACE AREAS ARE CONSIDERED ABOVE THE TRENCH BACKFILL, THE TRENCH BACKFILL MATERIAL WITHIN THE FROST ZONE (ABOUT 1.5m BELOW FINISHED GRADE) SHOULD MATCH THE SOILS EXPOSED AT THE TRENCH WALLS TO REDUCE THE POTENTIAL DIFFERENTIAL FROST HEAVING. THE TRENCH BACKFILL SHOULD BE PLACED IN MAXIMUM 300mm THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE SPMD.
- FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX POSITIVE SEAL AND DURA-SEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
- ALL STORM MANHOLES MANHOLES WITH PIPE SIZES LESS THAN 900mm ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED. ALL STORM MANHOLES WITH PIPE SIZES 900mm AND LARGER ARE TO BE BENCHED.
- CONTRACTOR TO TELEVISION (CCTV) ALL PROPOSED SEWERS 200mm OR GREATER IN DIAMETER PRIOR TO BASE COURSE ASPHALT TO ENSURE THAT THEY ARE CLEAN AND OPERATIONAL. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES AND RE-CCTV PRIOR TO ACCEPTANCE. OBTAIN APPROVAL FROM THE CITY'S SEWER OPERATIONS. PROVIDE THE CCTV INSPECTION AND REPORT TO THE ENGINEER FOR REVIEW AND APPROVAL.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL APPLICABLE SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS AND ANY ALIGNMENT CHANGES, ETC.
- 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 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
- ALL CATCHBASINS AND CATCHBASIN MANHOLES TO BE PROVIDED WITH MINIMUM 3 METER LONG PERFORATED SUBDRAINS EXTENDING IN TWO DIRECTIONS AT THE SUBGRADE LEVEL. SUBDRAIN IS TO BE PROVIDED AT THE TRANSITIONS BETWEEN DIFFERENT PAVEMENT COMPOSITIONS. THE SUBGRADE SURFACE SHOULD BE SHAPED TO PROMOTE WATER FLOW TO THE DRAINAGE LINES.
- 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.

**WATERMAIN NOTES:**

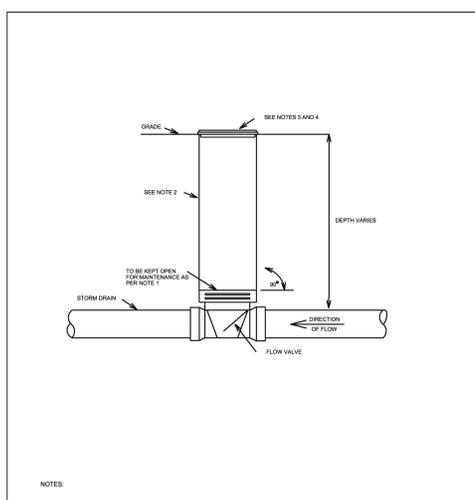
- SUPPLY AND CONSTRUCT ALL WATERMAIN AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- SPECIFICATIONS:
 

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
THERMAL INSULATION BY OPEN STRUCTURES	W23	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN CROSSING ABOVE SEWER	W25.2	CITY OF OTTAWA
HYDRANT	WSD-24	CITY OF OTTAWA
VALVE AND VALVE BOX	WSD-19	CITY OF OTTAWA
WATERMAIN	PVC DR 18	CITY OF OTTAWA
- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARD AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PROVIDED BY CITY OFFICIALS.
- WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. ANY WATERMAIN WITH LESS THAN 2.4m COVER TO BE INSULATED PER THE SEWER AND WATERMANS NOTES AND DETAIL.
- PROVIDE MINIMUM CLEARANCE BETWEEN OUTSIDE OF PIPES. AT ALL CROSSINGS AS PER CITY DETAILS W25 AND W25.2 WATERMAIN MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.25m OVER AND 0.50m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
- CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS CITY OF OTTAWA STANDARD DETAILS WSD-30, 40, 41, 42, 43 AND 44.
- IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.



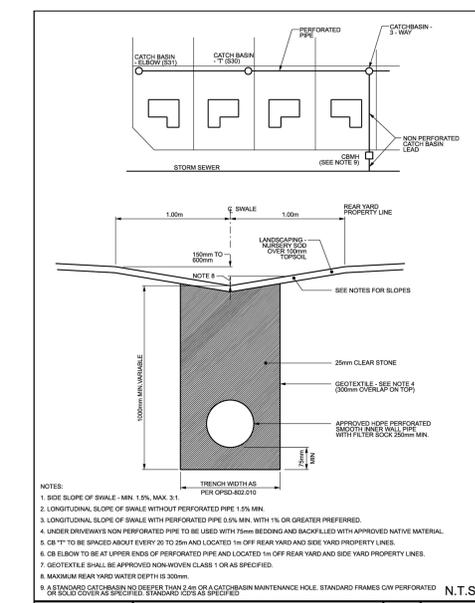
- NOTES:**
- ALL DIAMETERS OF SERVICE CONNECTIONS THAT HAVE NOMINAL DIAMETERS NO GREATER THAN 50% OF THE NOMINAL DIAMETER OF THE MAIN PIPE SHALL BE MADE USING A BELL END INSERT AS PER S11.2 OR AN APPROVED RUBBER GASKETTED INSERT.
  - SANITARY SERVICE TO 150mm STORM SERVICES TO BE 100mm FOR NEW SERVICES FOR SERVICE OTHER THAN SEWER. SERVICE PIPE AND RADIUS BENDS TO BE APPROVED CSA B12.2, B12.3, B12.4, B12.5, B12.6, B12.7, B12.8, B12.9, B12.10, B12.11, B12.12, B12.13, B12.14, B12.15, B12.16, B12.17, B12.18, B12.19, B12.20, B12.21, B12.22, B12.23, B12.24, B12.25, B12.26, B12.27, B12.28, B12.29, B12.30, B12.31, B12.32, B12.33, B12.34, B12.35, B12.36, B12.37, B12.38, B12.39, B12.40, B12.41, B12.42, B12.43, B12.44, B12.45, B12.46, B12.47, B12.48, B12.49, B12.50, B12.51, B12.52, B12.53, B12.54, B12.55, B12.56, B12.57, B12.58, B12.59, B12.60, B12.61, B12.62, B12.63, B12.64, B12.65, B12.66, B12.67, B12.68, B12.69, B12.70, B12.71, B12.72, B12.73, B12.74, B12.75, B12.76, B12.77, B12.78, B12.79, B12.80, B12.81, B12.82, B12.83, B12.84, B12.85, B12.86, B12.87, B12.88, B12.89, B12.90, B12.91, B12.92, B12.93, B12.94, B12.95, B12.96, B12.97, B12.98, B12.99, B12.100.
  - APPROVED CONTROLLED SETTLEMENT JOINTS OPTIONAL. FOR SERVICE CONNECTIONS TO MAIN SEWERS UP TO 5m DEPTH WHERE APPROVED CONNECTIONS TO SEWERS OVER 5m DEPTH REQUIRE APPROVED CONTROLLED SETTLEMENT JOINTS.
  - VERTICAL RISER SHALL BE SAME AS SERVICE PIPE UNLESS OTHERWISE SPECIFIED.
  - CAP OR PLUG AT THE PROPERTY LINE SHALL BE ADEQUATELY BRACED TO WITHSTAND TESTING PRESSURE.
  - FOR NEW STRUCTURES, INSERTS MUST BE INSTALLED ON THE MAIN PIPE BEFORE THAT PIPE IS LAID.
  - FOR SERVICES RANGES 375mm DIA. OR LESS, APPROVED "CORDED TEES" MAY BE USED.
  - APPROVED CUT-IN TOOL MUST BE USED FOR FIELD MAKE CONNECTIONS.
  - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

<b>Ottawa</b>	<b>SEWER SERVICE CONNECTIONS FOR RIGID MAIN SEWER PIPE (MODIFIED OPSD-1006.010)</b>	DATE: MARCH 2008	N.T.S.
		REV. DATE: MARCH 2016	
		ENG. No.: S11	

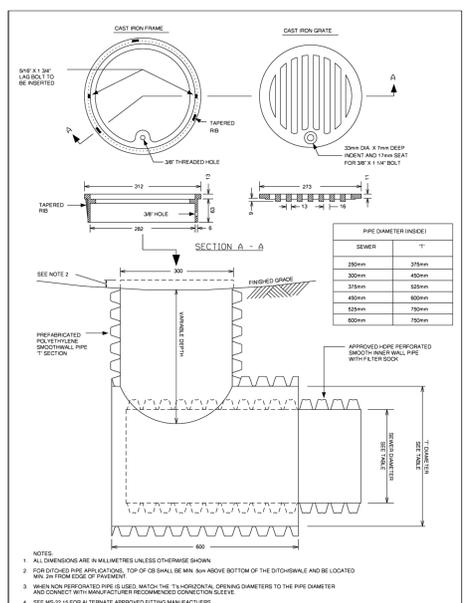


- NOTES:**
- BACKFLOW VALVE SHALL BE OF A TYPE THAT OBEYS THE USER TO SECURE FLAP IN PLACE. REMOVE BACKFLOW VALVE COVER TO ENABLE VALVE MAINTENANCE AND ACCESS.
  - TO PREVENT ICE-FREZING DAMAGE, STANDPIPE SHALL BE ONE RISE, NO MECHANICAL JOINTS, AND WRAPPED IN POLY OR OTHER SUITABLE MATERIAL. CONNECTION OF STANDPIPE TO BASE SHALL BE SEALANT GASKETS WITH A GASKETING APPROPRIATE CSA STANDARDS.
  - FOR STANDPIPES LOCATED IN GRADED AREAS, COVERS SHALL BE WATERTIGHT AND REMOVABLE TO PERMIT INFILTRATION AND ALLOW ACCESS. TO BE FLUSH WITH OR SLIGHTLY ABOVE SURFACE DEPENDING ON PROPERTY OWNERS PREFERENCE.
  - FOR STANDPIPES LOCATED IN PAVED AREAS USE A SUITABLE COVER.
  - SEE MS 22.15 FOR APPROVED PRODUCTS.

<b>Ottawa</b>	<b>TYPICAL DEPRESSED DRIVEWAY BACKWATER VALVE AND STANDPIPE DETAIL</b>	DATE: MAY 2001	N.T.S.
		REV. DATE: MARCH 2016	
		ENG. No.: S18	



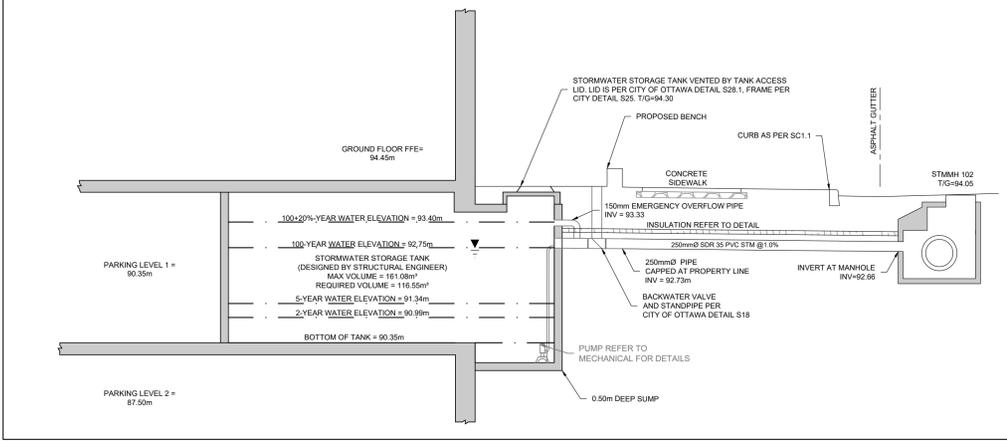
<b>Ottawa</b>	<b>PERFORATED PIPE INSTALLATION FOR REAR YARD AND LANDSCAPING APPLICATIONS</b>	DATE: MARCH 2007	N.T.S.
		REV. DATE: MARCH 2019	
		ENG. No.: S29	



<b>Ottawa</b>	<b>CATCH BASIN - ELBOW FOR REAR YARD AND LANDSCAPING APPLICATIONS</b>	DATE: MARCH 2007	N.T.S.
		REV. DATE: MARCH 2019	
		ENG. No.: S31	

**SEWER & WATERMAIN INSULATION NOTES:**

- INSULATE ALL SEWER PIPES THAT HAVE LESS THAN 2.0m COVER AND ALL WATERMAIN WITH LESS THAN 2.4m OF COVER WITH EXPANDED POLYSTYRENE INSULATION AS PER OPSD 1100.030.
  - THE THICKNESS OF INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER WITH 50mm MINIMUM (SEE TABLE).
- | COVER SEWER / WATER (mm) | INSULATION THICKNESS (mm) |
|--------------------------|---------------------------|
| 2000-1700 / 2400-2100    | 50                        |
| 1700-1400 / 2100-1800    | 75                        |
| 1400-1100 / 1800-1500    | 100                       |
- T = THICKNESS OF INSULATION (mm)  
W = WIDTH OF INSULATION (mm)  
D = O.D. OF PIPE (mm)



**PHASE 1 CISTERN**  
SCALE: 1:25

AREA DRAIN TABLE (PHASE 1)			
AD No.	TIG ELEVATION	INVERT	
1001	94.45	REFER TO MECHANICAL FOR CONNECTION DETAILS	
1002	94.50	REFER TO MECHANICAL FOR CONNECTION DETAILS	
1003	94.75	REFER TO MECHANICAL FOR CONNECTION DETAILS	
1004	94.85	REFER TO MECHANICAL FOR CONNECTION DETAILS	
1005	94.85	REFER TO MECHANICAL FOR CONNECTION DETAILS	
1006	95.05	REFER TO MECHANICAL FOR CONNECTION DETAILS	
1007	95.00	REFER TO MECHANICAL FOR CONNECTION DETAILS	
1008	94.25	REFER TO MECHANICAL FOR CONNECTION DETAILS	

CATCHBASIN MANHOLE TABLE				
CBMH ID	STATION	SIZE (mm)	TIG ELEV (m)	INVERT (m)
110	1+088.99	1200	94.60	NE=92.86

CATCHBASIN TABLE (PHASE 1)					
CB ID	STATION	SIZE (mm)	TIG ELEV (m)	INVERT (m)	ICD DIA (mm)
01	1+047.60	610X1450	93.95	NE=92.77	152
02	1+047.60	610X1450	93.95	SW=92.77	178
03	1+095.25	610X610	94.89	NE=93.67	83
04	1+095.25	610X610	94.85	SW=93.67	83

STM MANHOLE TABLE (PHASE 1)				
MANHOLE ID	STATION	SIZE (mm)	TIG ELEV (m)	INVERT (m)
102	1+037.24	1800mmØ	94.06	NW=92.29 SE=92.28 SW=92.66 NE=92.65
103	1+057.70	1500mmØ	94.06	NW=92.50 SE=92.35 SW=92.78
104	1+087.73	1500mmØ	94.70	NW=92.73 SE=92.58 NE=92.85 SW=92.78

OGS TABLE (PHASE 1)					
MANHOLE ID	STATION	SIZE (mm)	TIG ELEV (m)	INVERT (m)	MODEL
101	1+033.19	1800mmØ	94.10	NW=92.27 SE=92.28	STORMCEPTOR MODEL EFO6

PROPOSED WATER SERVICE (1+000.0)					
STATION	SURFACE ELEVATION	TWM ELEVATION	COMMENTS		
1+000.0	94.05	91.65	CONNECTION TO PROPOSED 200mmØ SERVICE		
1+004.0	94.08	91.68	CROSS BELOW 875mm STU AS PER CITY OF OTTAWA DETAIL W25.2 CLEARANCE =0.50		
1+008.0	94.24	91.84	VBVB		
1+012.0	94.25	91.80	CAP SERVICE 1.0m FROM THE FOUNDATION WALL		

PROPOSED WATER SERVICE (2+000.0)					
STATION	SURFACE ELEVATION	TWM ELEVATION	COMMENTS		
2+000.0	93.97	91.16	CONNECTION TO EXISTING 300mm DI WATERMAN		
2+013.9	94.38	91.81	VBVB		
2+015.0	94.20	91.80	CAP SERVICE 1.0m FROM THE FOUNDATION WALL		

SAN MANHOLE TABLE (PHASE 1)				
MANHOLE ID	STATION	SIZE (mm)	TIG ELEV (m)	INVERT (m)
701	3+027.73	1200mmØ	94.35	NW=91.60 SE=91.59
703	3+001.57	1200mmØ	93.93	NE=91.33 SW=91.33 NW=91.33

**SEAN MOORE MCIP, RPP**  
MANAGER, DEVELOPMENT REVIEW - WEST  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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**  
505 PRESTON STREET,  
2ND FLOOR  
OTTAWA, ONTARIO  
K1S 4N7



No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
8.	ISSUED FOR PHASE 1 PUBLIC ROAD TENDER	AUG 22/2025	ARM	11.	SPA RESUBMISSION - SITE PLAN UPDATES	FEB19/2026	GJM
7.	REVISED PER CITY COMMENTS	MAR 18/2025	ARM	12.	ISSUED FOR FOUNDATION PERMIT	FEB02/2026	GJM
6.	REVISED PER CITY COMMENTS	NOV 29/2024	GJM	9.	REVISED PER NEW CISTERN AND SERVICE LOCATION	DEC19/2025	GJM
5.	REVISED PER CITY COMMENTS	SEPT 27/2024	GJM	10.	SPA RESUBMISSION - SITE PLAN UPDATES	JAN29/2026	GJM
4.	REVISED PER CITY COMMENTS	MAR 21/2024	GJM	8.	REVISED PER NEW CISTERN AND SERVICE LOCATION	DEC19/2025	GJM
3.	REISSUED PHASE 1 ONLY	OCT 27/2023	GJM	7.	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG
2.	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM	6.	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG
1.	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG	5.	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG

SCALE	REVISION	DATE	BY
AS SHOWN			

**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  
1500 MERIVALE  
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME  
**NOTES AND DETAILS GENERAL SERVICING (PHASE 1)**

PROJECT No.: 121009  
REV: REV#12  
DRAWING No.: 121009-NDGP1

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- ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARKS ARE THE FIRE HYDRANT TOP OF SPINDLE. BM NO. 1 IS LOCATED APPROXIMATELY 105m FROM MERIVALE RD AND CLYDE AVE INTERSECTION, LOCATED ON THE EAST SIDE OF CLYDE AVE. BM NO. 2 IS LOCATED AT THE EAST SIDE OF CLYDE AVE AND APPROXIMATELY 155m FROM BASELINE ROAD AND CLYDE AVE INTERSECTION (BM NO. 1 ELEV = 95.58, BM NO. 2 ELEV = 96.25). REFER TO ANNIS, O'SULLIVAN, VOLLEBEKK LTD. TOPOGRAPHICAL PLAN OF SURVEY PART OF LOTS 18 AND 19, 20 AND 21 REGISTERED PLAN 30 CITY OF OTTAWA.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT PATERSON GROUP, REPORT PG5581-1, DATED FEBRUARY 23, 2021 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 ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- REFER TO THE STORMWATER MANAGEMENT REPORT R-2023-152, DATED MARCH 18, 2025 PREPARED BY NOVATECH.
- SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10 AND R25).
- PROVIDE LINE/PARKING PAINTING.
- 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 INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

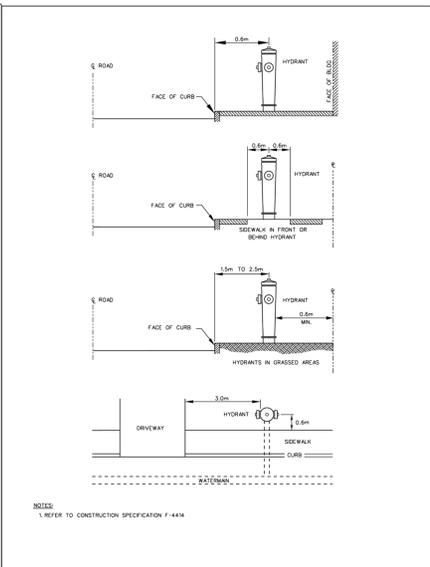
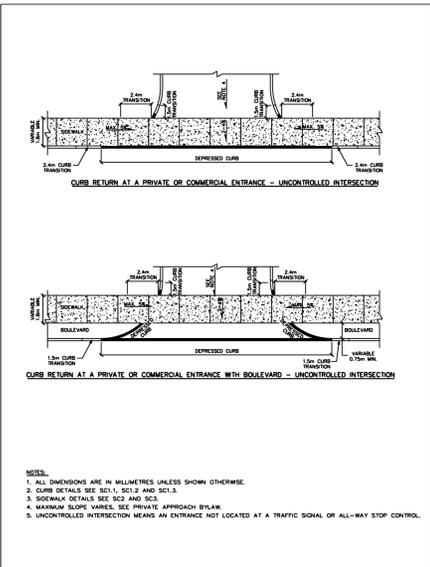
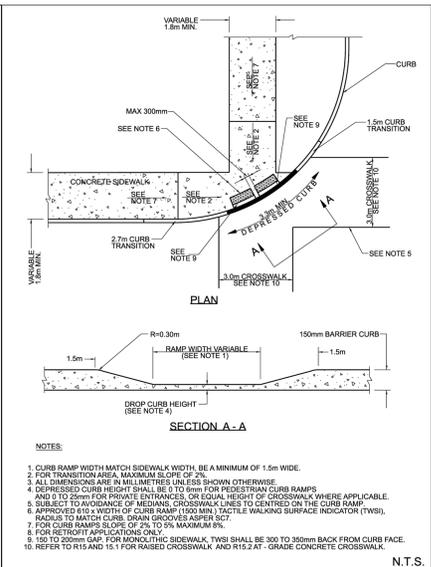
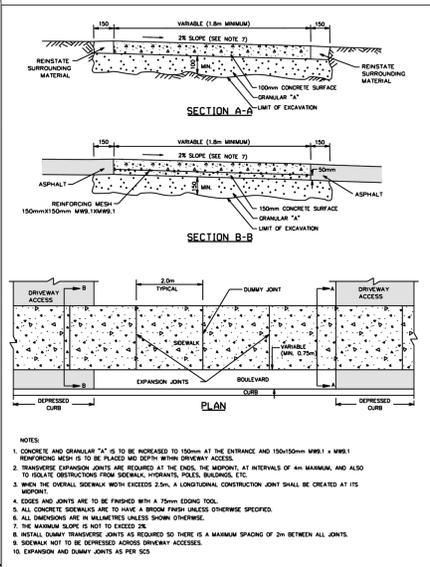
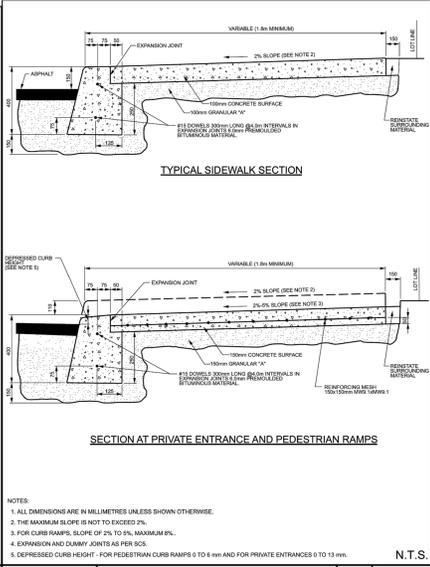
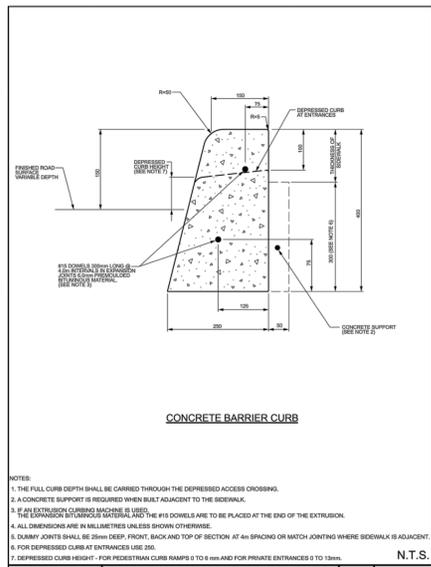
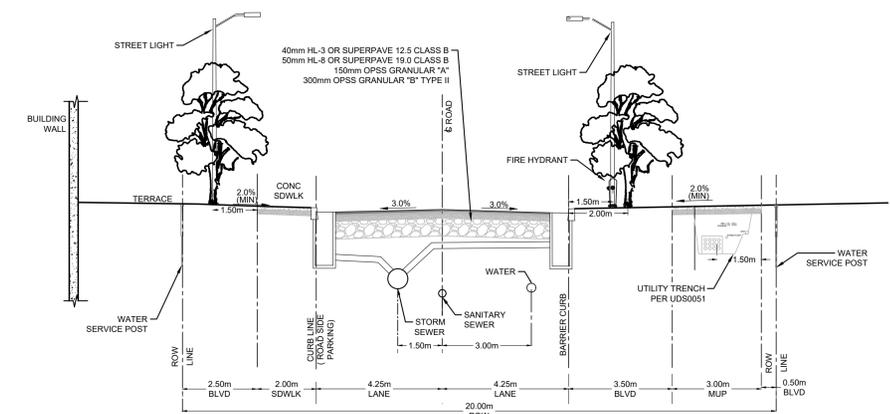
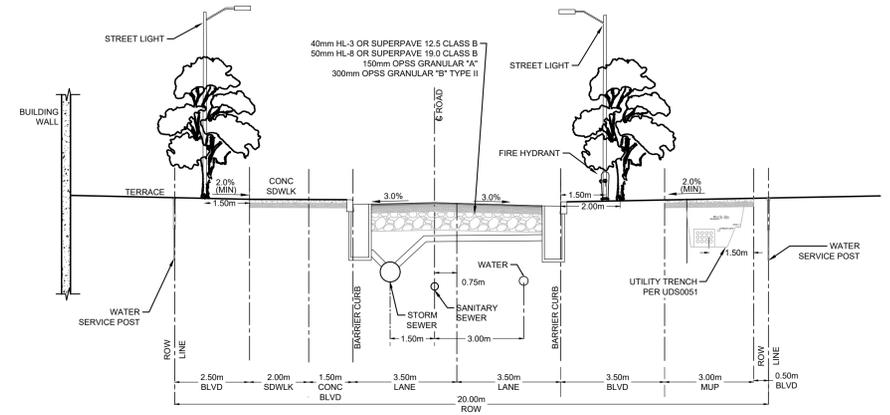
**GRADING NOTES:**

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED BUILDING AND PAVED AREAS.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER. IF SOFT SPOTS DEVELOP IN THE SUBGRADE DURING COMPACTION OR DUE TO CONSTRUCTION TRAFFIC, THE AFFECTED AREAS SHOULD BE EXCAVATED AND REPLACED WITH OPSS GRANULAR B TYPE II MATERIAL. THE PAVEMENT GRANULAR BASE AND SUBBASE SHOULD BE PLACED IN MAXIMUM 300 mm THICK LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S SPMD0 USING SUITABLE VIBRATORY EQUIPMENT.
- NON-SPECIFIED EXISTING FILL, ALONG WITH SITE-EXCAVATED SOIL, CAN BE USED AS GENERAL LANDSCAPING FILL WHERE SETTLEMENT OF THE GROUND SURFACE IS OF MINOR CONCERN. THIS MATERIAL SHOULD BE SPREAD IN THIN LIFTS AND AT LEAST COMPACTED BY THE TRACKS OF THE SPREADING EQUIPMENT TO MINIMIZE VOIDS. IF THIS MATERIAL IS TO BE USED TO BUILD UP THE SUBGRADE LEVEL FOR AREAS TO BE PAVED, IT SHOULD BE COMPACTED IN THIN LIFTS TO AT LEAST 95% OF THE MATERIAL'S SPMD0.
- THE PAVEMENT GRANULAR BASE AND SUBBASE SHOULD BE PLACED IN MAXIMUM 300mm THICK LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- ALL CURBS AND SIDEWALKS TO BE BUILT AS PER CITY OF OTTAWA DETAIL DRAWINGS SC1.4 AND SC4.
- GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
- REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATION OF EVERY DESIGN GRADE SHOWN ON THIS PLAN.

**EROSION AND SEDIMENT CONTROL NOTES:**

- THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL, SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCH-BASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
- THE CONTRACTOR SHALL PLACE FILTER CLOTH UNDER THE CATCH-BASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
- THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

  
**SEAN MOORE MCIP, RPP**  
**MANAGER, DEVELOPMENT REVIEW - WEST**  
**PLANNING, INFRASTRUCTURE & ECONOMIC**  
**DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**



	<b>CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD-600.110)</b>	DATE: JANUARY 2020 REV. DATE: MARCH 2021 REV. NO.: SC1.1
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	<b>CONCRETE BARRIER CURB WITH SIDEWALK</b>	DATE: JANUARY 2020 REV. DATE: MAY 2021 REV. NO.: SC1.4
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	<b>TYPICAL CONCRETE SIDEWALK IN BOULEVARD</b>	DATE: MAY 2021 REV. DATE: MARCH 2018 REV. NO.: SC4
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	<b>PEDESTRIAN CURB RAMP AT INTERSECTION WITH BOULEVARD AND ADJACENT SIDEWALK</b>	DATE: MARCH 2021 REV. DATE: MARCH 2022 REV. NO.: SC7.2
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	<b>CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS</b>	DATE: MARCH 2021 REV. DATE: MARCH 2021 REV. NO.: SC7.1
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	<b>HYDRANT LOCATION</b>	DATE: MAY 2021 REV. DATE: MARCH 2013 REV. NO.: W1B
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**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**  
505 PRESTON STREET,  
2ND FLOOR  
OTTAWA, ONTARIO  
K1S 4N7



No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
8.	ISSUED FOR PHASE 1 PUBLIC ROAD TENDER	AUG 22/2025	ARM	4.	REVISED PER CITY COMMENTS	NOV 29/2024	GJM
7.	REVISED PER CITY COMMENTS	MAR 18/2025	ARM	5.	REVISED PER CITY COMMENTS	SEPT 27/2024	GJM
6.	REVISED PER CITY COMMENTS	NOV 29/2024	GJM	3.	REVISED PER CITY COMMENTS	MAR 21/2024	GJM
5.	REVISED PER CITY COMMENTS	SEPT 27/2024	GJM	3.	REISSUED AND ISSUED FOR CITY APPROVAL	OCT 27/2023	GJM
4.	REVISED PER CITY COMMENTS	NOV 29/2024	GJM	2.	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM
3.	ISSUED FOR FOUNDATION PERMIT	FEB/02/2026	GJM	1.	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG
2.	ISSUED FOR FOUNDATION PERMIT	FEB/02/2026	GJM				
1.	ISSUED FOR FOUNDATION PERMIT	FEB/02/2026	GJM				

DATE: MAY 2021	REV. DATE: MARCH 2018	REV. NO.: SC4
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DATE: MARCH 2021	REV. DATE: MARCH 2022	REV. NO.: SC7.2
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DATE: MARCH 2021	REV. DATE: MARCH 2021	REV. NO.: SC7.1
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DATE: MAY 2021	REV. DATE: MARCH 2013	REV. NO.: W1B
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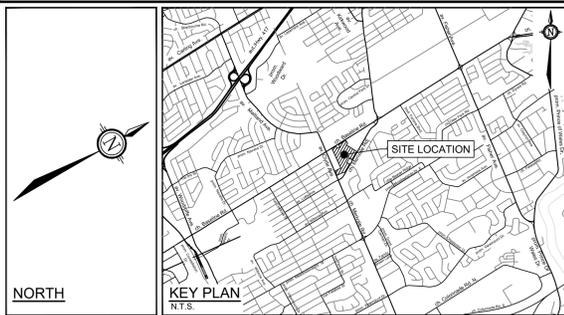
LOCATION  
**1500 MERIVALE**  
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME  
**NOTES AND DETAILS GRADING PLAN (PHASE 1)**

PROJECT NO.: 121009  
REV: REV12  
DRAWING NO.: 21009-NDGR1

PROJECT NO.	121009
REV	REV12
DRAWING NO.	21009-NDGR1

SEAN MOORE MCIP, RPP  
 MANAGER, DEVELOPMENT REVIEW - WEST  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

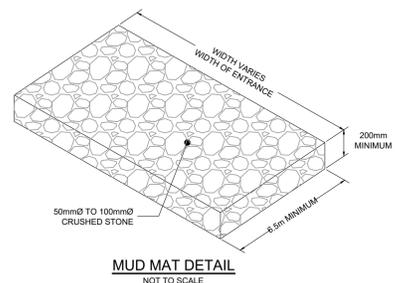
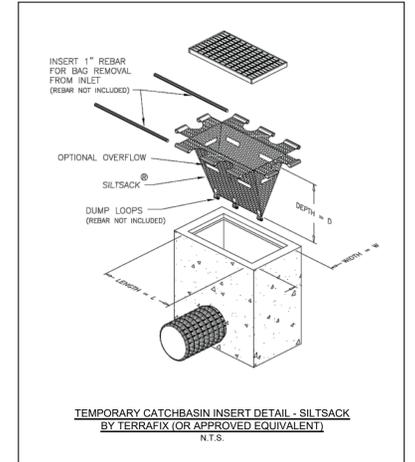


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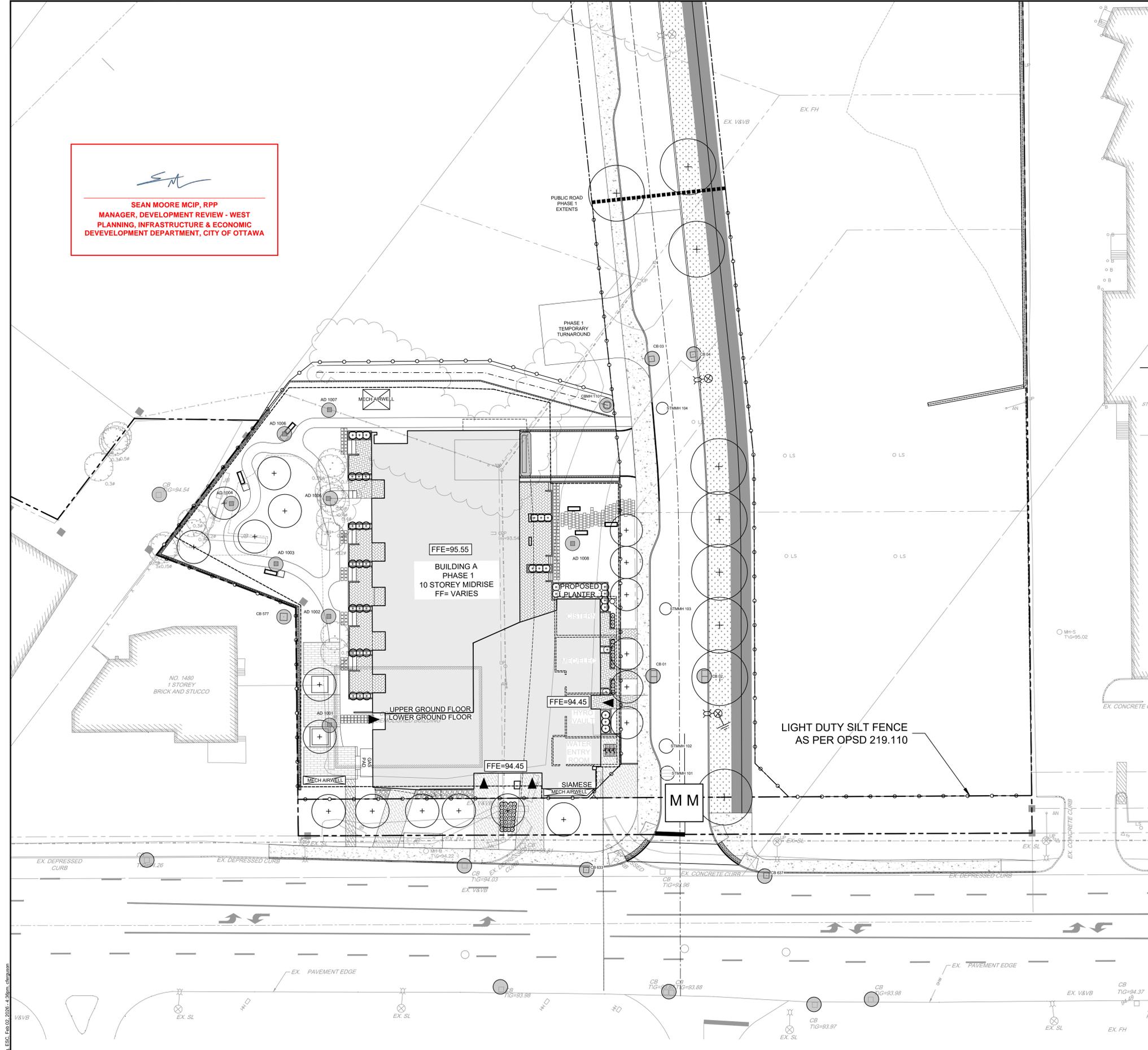
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- PROPOSED CURB
- DC PROPOSED DEPRESSED CURB
- FC PROPOSED FLUSH CURB
- PROPOSED RETAINING WALL CW GUARD RAIL
- PROPOSED WALKWAY
- TACTILE WALKING SURFACE INDICATOR (TWS) PER CITY DETAIL SC7.3
- PROPOSED CAP
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE DRAIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND TRENCHDRAINS
- PROPOSED MUD MAT
- LIGHT DUTY SILT FENCE (OPSD 219.110)
- PROPOSED BUILDING ENTRANCE
- BOREHOLE LOCATION (REFER TO GEOTECH REPORT)
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- EXISTING LIGHT STANDARD
- EXISTING FENCE

**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.
- 1) THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS. PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL, SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
  - 2) THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
  - 3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
  - 4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
  - 5) PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFF-SITE.
  - 6) EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.



REFER TO 121009-NDGP1 FOR ADDITIONAL NOTES & DETAILS



NOTE:  
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**CLARIDGE HOMES**  
 505 PRESTON STREET,  
 2ND FLOOR  
 OTTAWA, ONTARIO  
 K1S 4N7



No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
8.	ISSUED FOR PHASE 1 PUBLIC ROAD TENDER	AUG 22/2025	ARM	8.	ISSUED FOR PHASE 1 PUBLIC ROAD TENDER	AUG 22/2025	ARM
7.	REVISED PER CITY COMMENTS	MAR 18/2025	ARM	7.	REVISED PER CITY COMMENTS	MAR 18/2025	ARM
6.	REVISED PER CITY COMMENTS	NOV 29/2024	GJM	6.	REVISED PER CITY COMMENTS	NOV 29/2024	GJM
5.	REVISED PER CITY COMMENTS	SEPT 27/2024	GJM	5.	REVISED PER CITY COMMENTS	SEPT 27/2024	GJM
4.	REVISED PER CITY COMMENTS	MAR 21/2024	GJM	4.	REVISED PER CITY COMMENTS	MAR 21/2024	GJM
3.	REISSUED PHASE 1 ONLY	OCT 27/2023	GJM	3.	REISSUED PHASE 1 ONLY	OCT 27/2023	GJM
2.	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM	2.	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM
1.	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG	1.	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG

SCALE  
 1:250  
 0 2 4 6 8 10

DESIGN: ARM  
 CHECKED: ARM  
 DRAWN: GJM  
 C.J.F./ARM  
 APPROVED: ARM  
 GJM



**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  
 1500 MERIVALE  
 1500 MERIVALE, CITY OF OTTAWA  
 DRAWING NAME  
 EROSION AND SEDIMENT CONTROL (PHASE 1)

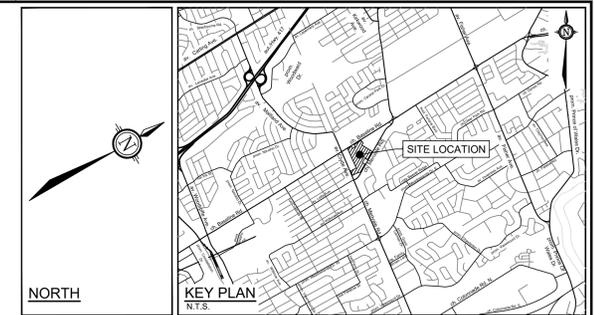
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 REV: REV#12  
 DRAWING No.: 121009-ESC-1  
 CITY PLAN No. 18612

**LEGEND**

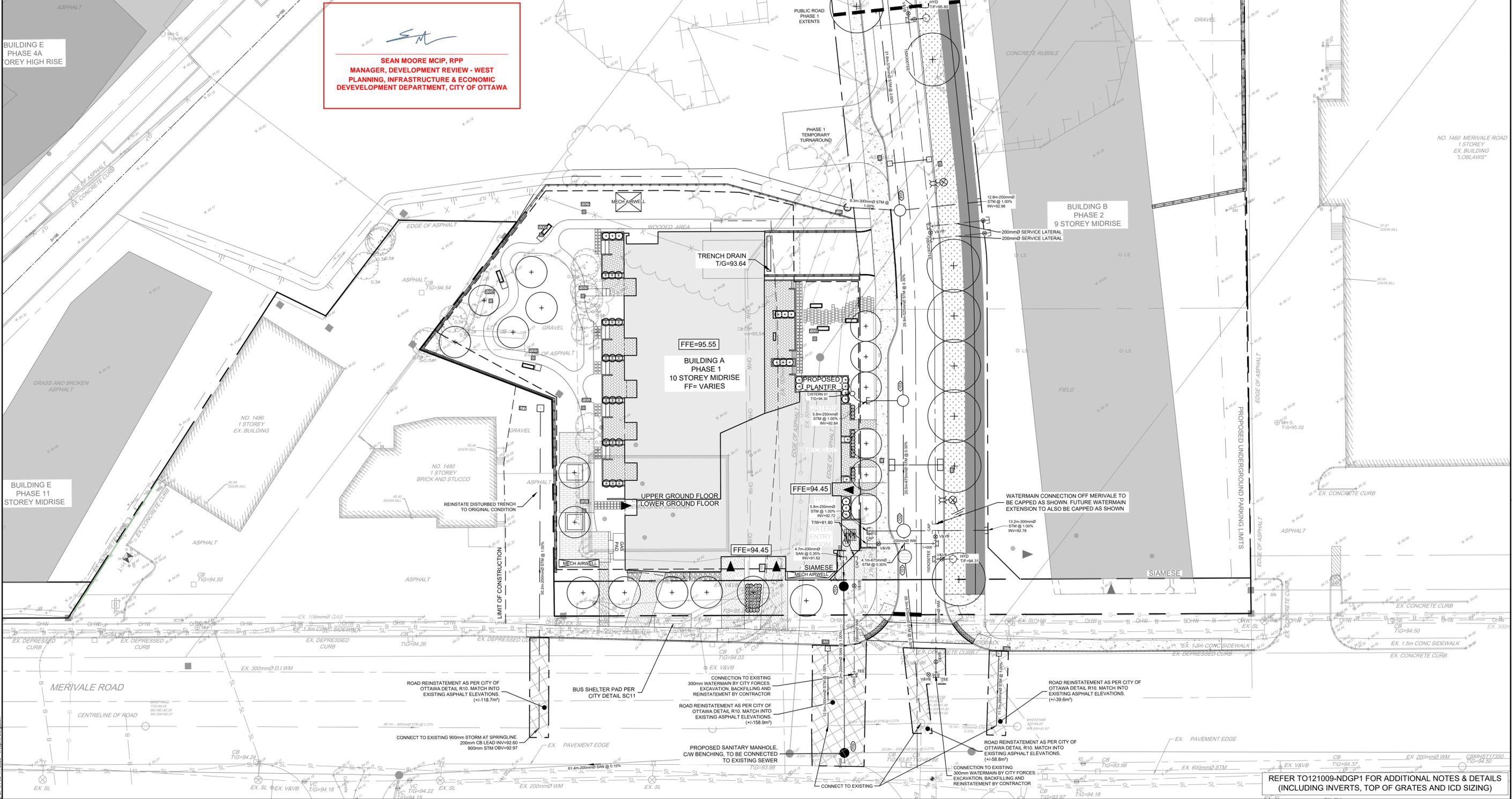
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- PROPOSED CURB
- DC PROPOSED DEPRESSED CURB
- FC PROPOSED FLUSH CURB
- PROPOSED RETAINING WALL CW GUARD RAIL
- PROPOSED WALKWAY
- TACTILE WALKING SURFACE INDICATOR (TWS) PER CITY DETAIL SCT.3
- PROPOSED CAP
- PROPOSED SANITARY SERVICE c/w MANHOLE
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED OGS UNIT
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE DRAIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED INLET CONTROL DEVICE
- PROPOSED SIAMESE CONNECTION
- PROPOSED WATER SERVICE
- PROPOSED TEST PORT
- PROPOSED HYDRANT c/w LEAD & VALVE
- V&VB PROPOSED VALVE AND VALVE BOX
- PROPOSED WATER METER
- PROPOSED REMOTE WATER METER
- PROPOSED BUILDING ENTRANCE
- DIRECTION OF FLOW
- BOREHOLE LOCATION (REFER TO GEOTECH REPORT)
- ASPHALT REINSTATEMENT AREA
- EXISTING UTILITY POLE c/w GUY WIRES
- EXISTING WATERMAIN c/w VALVE & VALVE CHAMBER
- V&VC EXISTING WATERMAIN c/w VALVE & VALVE CHAMBER
- EXISTING HYDRANT c/w VALVE & LEAD
- SAN MH EXISTING SANITARY MANHOLE & SEWER
- ST&MH EXISTING STORM MANHOLE & SEWER
- CB EXISTING CATCHBASIN
- EXISTING GAS MAIN
- EXISTING HYDRO LINE
- EXISTING BELL LINE
- EXISTING TELECOMMUNICATIONS LINE
- EXISTING TRAFFIC LINE
- EXISTING HYDRO
- EXISTING STREETLIGHT LINE
- EXISTING ROGERS LINE
- EXISTING STREETLIGHT
- EXISTING PARKING LOT SIGNAGE

**NOTE:**

- ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11 AND S11.2
- BACKWATER VALVES TO BE PROVIDED ON ALL STORM AND SANITARY LATERALS AS PER CITY OF OTTAWA DETAILS S14, S14.1, AND S14.2. DOWNSTREAM OF ANY GRAVITY OUTLET FROM THE BUILDING. REFER TO MECHANICAL PLANS FOR DETAIL.
- ALL FLOWS FROM THE UNDERGROUND PARKING GARAGE ARE TO BE PUMPED TO THE PROPOSED SANITARY SERVICE (TYP)
- PROPOSED SERVICES TO BE SLEEVED THROUGH FOUNDATION WALL. FOUNDATION DRAINS TO BE PUMPED TO STORM SERVICE.
- REFER TO MECHANICAL DRAWINGS FOR FURTHER DETAILS ON INTERNAL PLUMBING (TYP)
- PROPOSED AREA DRAINS, AND TRENCH DRAINS ARE TO BE CONVEYED TO THE PROPOSED CISTERNS VIA THE INTERNAL PLUMBING. REFER TO THE MECHANICAL DRAWINGS FOR DETAILS



  
**SEAN MOORE MCIP, RPP**  
 MANAGER, DEVELOPMENT REVIEW - WEST  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

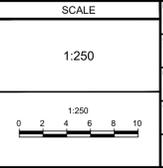


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3	REISSUED PHASE 1 ONLY	NOV 29/2024	GJM	2	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM
2	REVISED AND ISSUED FOR CITY APPROVAL	NOV 29/2024	GJM	1	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG
1	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG				



ARM	ARM
GJM	GJM
CJF/ARM	CJF/ARM
ARM	ARM
GJM	GJM



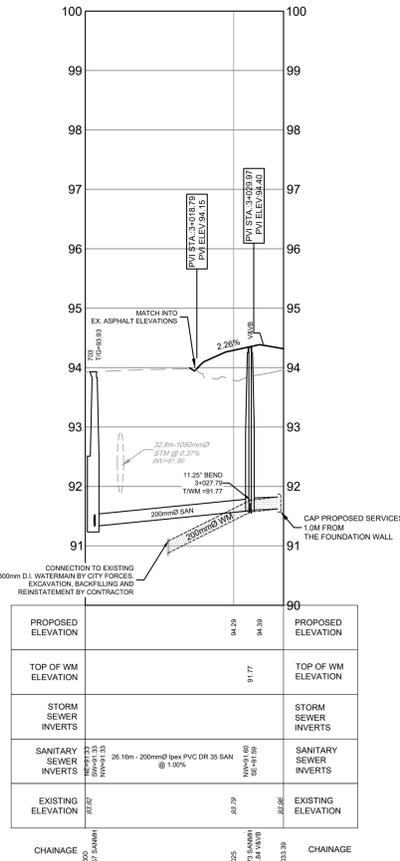
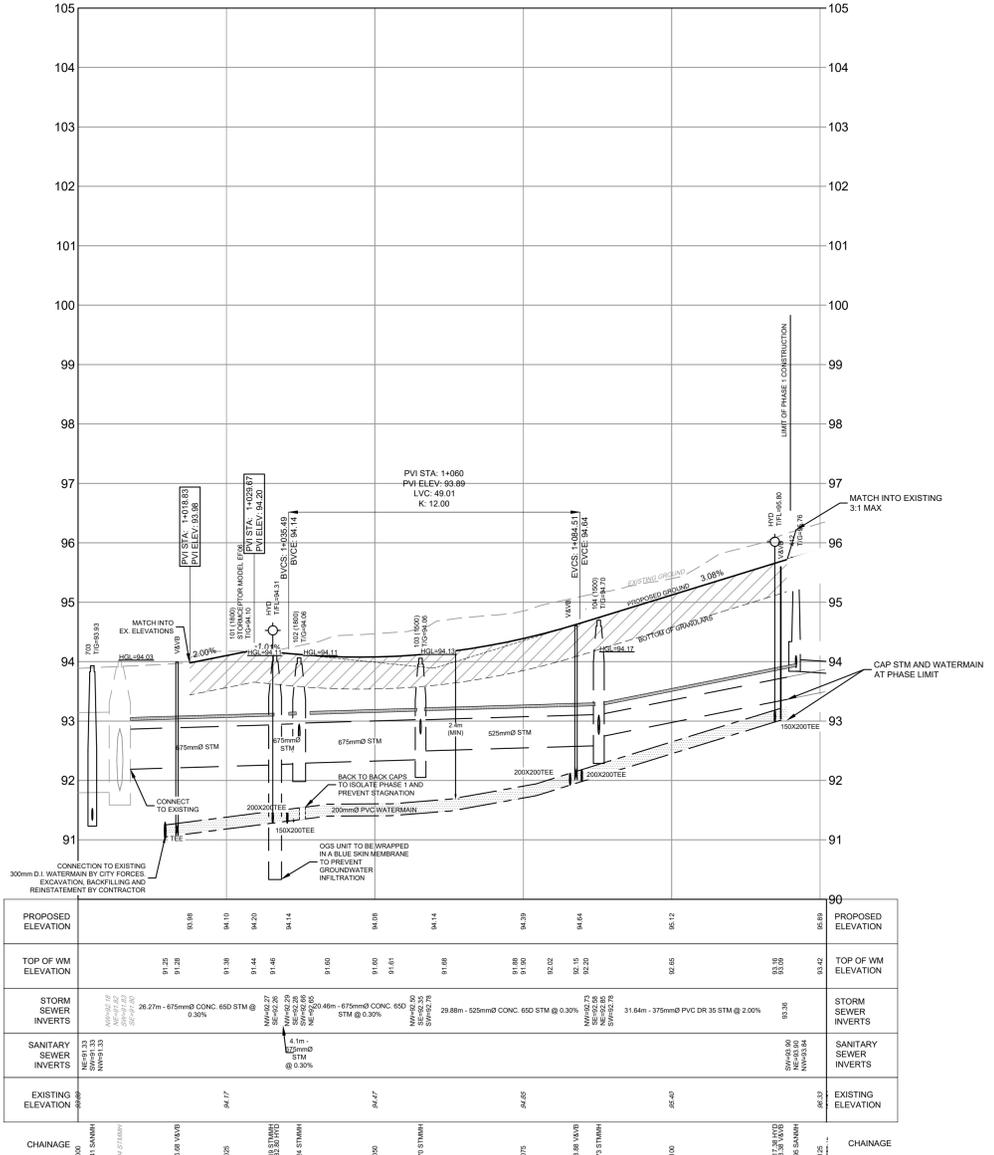
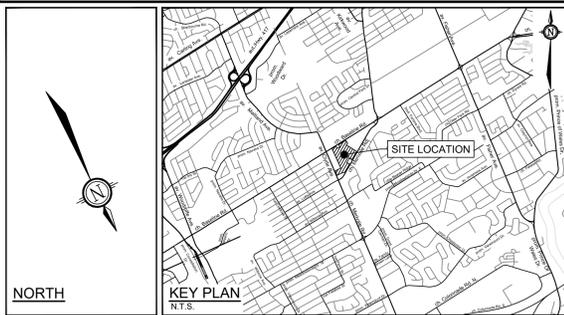
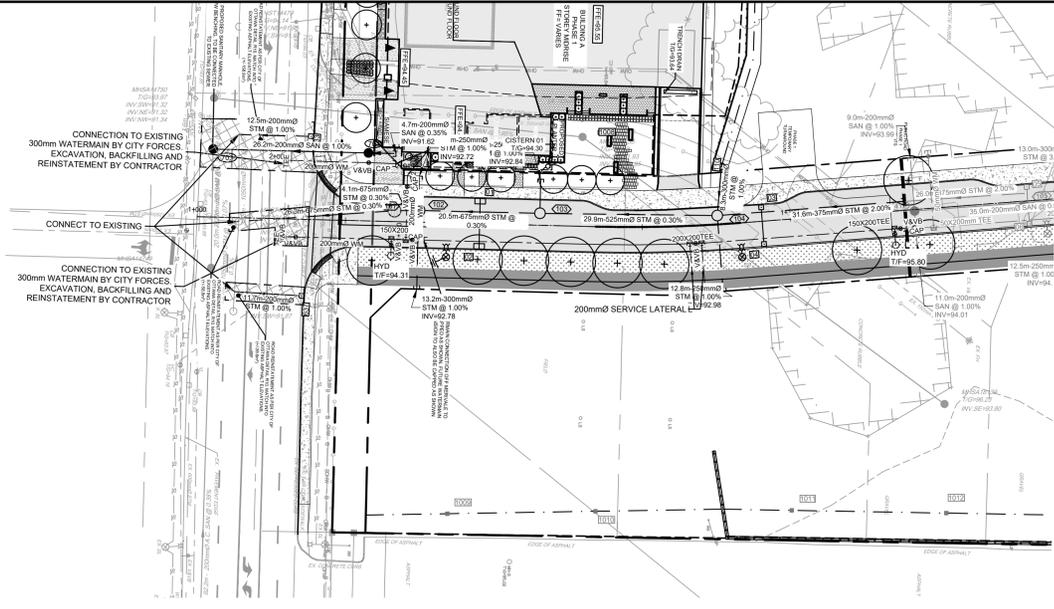
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 Facsimile: (613) 254-5867  
 Website: www.novatech-eng.com

LOCATION  
 1500 MERVALE  
 1500 MERVALE, CITY OF OTTAWA

DRAWING NAME  
**GENERAL PLAN OF SERVICES  
 (PHASE 1)**

PROJECT No. 121009  
 REV#1  
 REV#2  
 DRAWING No. 121009-GP1  
 CITY PLAN No. 18612





  
**SEAN MOORE MCIP, RPP**  
 MANAGER, DEVELOPMENT REVIEW - WEST  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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.  
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 DAMAGE TO THEM.

**CLARIDGE HOMES**  
 505 PRESTON STREET,  
 2ND FLOOR  
 OTTAWA, ONTARIO  
 K1S 4N7



No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
8.	ISSUED FOR PHASE 1 PUBLIC ROAD TENDER	AUG 22/2025	ARM	9.	REVISED PER NEW CISTERN AND SERVICE LOCATION	DEC19/2025	GJM
7.	REVISED PER CITY COMMENTS	MAR 18/2025	ARM	10.	SPA RESUBMISSION - SITE PLAN UPDATES	JAN29/2026	GJM
6.	REVISED PER CITY COMMENTS	NOV 29/2024	GJM	11.	ISSUED FOR FOUNDATION PERMIT	FEB02/2026	GJM
5.	REVISED PER CITY COMMENTS	SEPT 27/2024	GJM	12.	SPA RESUBMISSION - SITE PLAN UPDATES	FEB19/2026	GJM
4.	REVISED PER CITY COMMENTS	MAR 21/2024	GJM				
3.	REISSUED PHASE 1 ONLY	OCT 27/2023	GJM				
2.	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM				
1.	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG				

DESIGN	SCALE	CHECKED	DATE
ARM	1:500	ARM	
GJM	HORIZONTAL	GJM	
CJF/ARM	1:50		
ARM	VERTICAL		
GJM			



**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  
 1500 MERIVALE  
 1500 MERIVALE, CITY OF OTTAWA  
 DRAWING NAME  
**PLAN AND PROFILE**  
**STREET 1**  
 1+000.00 - 1+125.00 &  
 SANITARY SERVICE

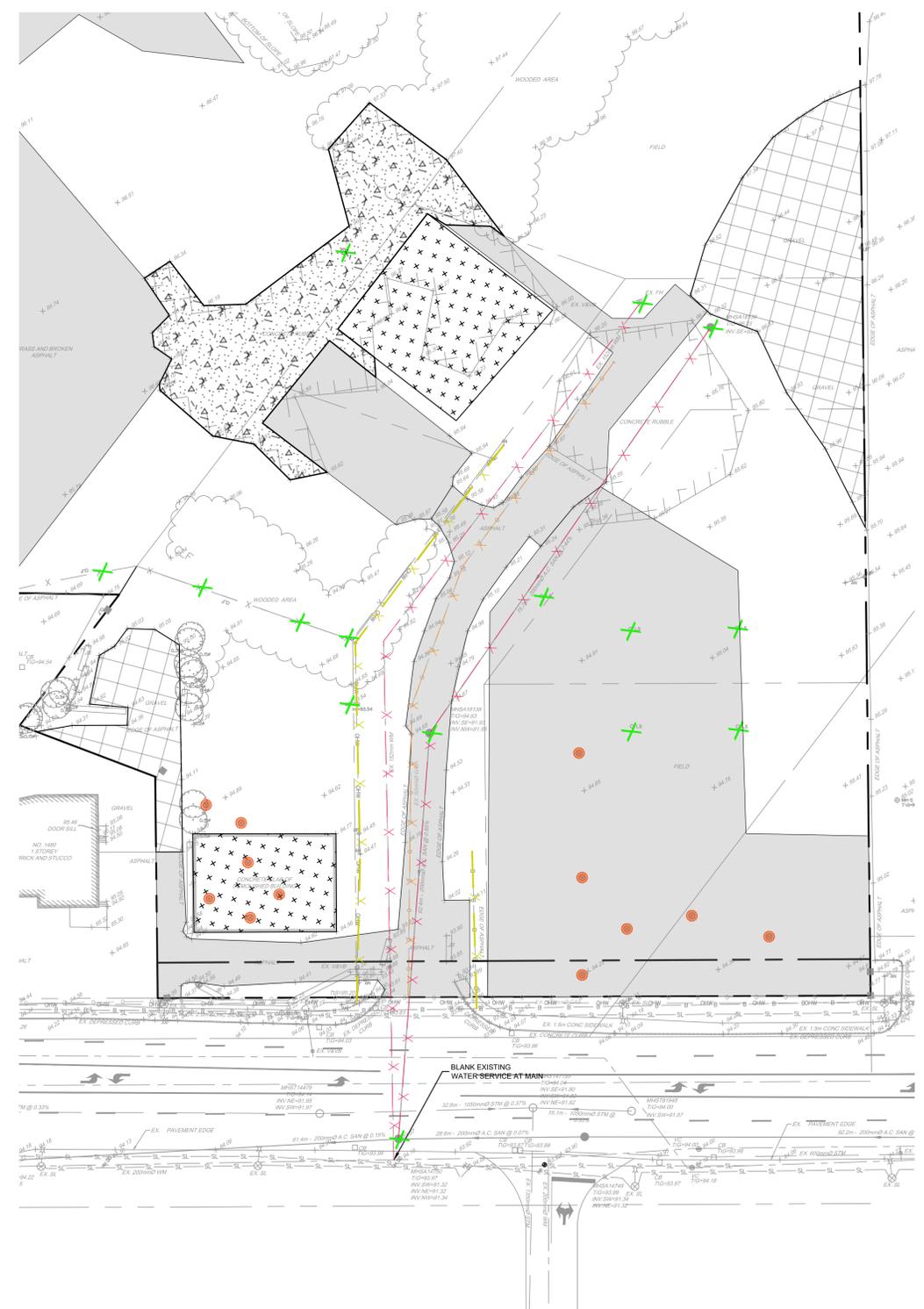
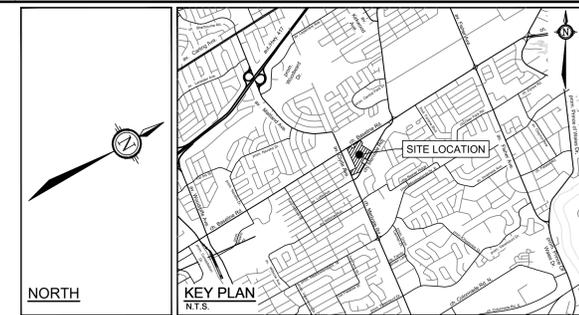
PROJECT No. 121009  
 REV#12  
 DRAWING No. 121009-PR1  
 CITY FILE No. D07-12-21-0162  
 CITY PLAN No. 18612

**LEGEND**

	PROPERTY LINE
	EXISTING STRUCTURE/LIGHT POST REMOVALS
	REMOVAL/ABANDONMENT OF EXISTING SEWERS (STORM, SANITARY AND WATERMAIN)
	EXISTING UTILITIES REMOVALS
	EXISTING GAS REMOVALS
	ASPHALT REMOVAL (FULL DEPTH)
	CONCRETE REMOVAL
	GRASS AND GRAVEL REMOVAL
	BUILDING REMOVAL
	CURB REMOVAL
	MONITORING WELL DECOMMISSIONING

	EXISTING UTILITY POLE CW GUY WIRES
	EXISTING WATERMAIN CW WATER VALVE
	EXISTING HYDRANT CW VALVE & LEAD
	EXISTING SANITARY MANHOLE & SEWER
	EXISTING STORM MANHOLE & SEWER
	EXISTING CATCHBASIN
	EXISTING CATCHBASIN MANHOLE
	EXISTING GAS MAIN
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND BELL LINE
	EXISTING UNDERGROUND CONDUIT
	EXISTING UNDERGROUND TRAFFIC LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING STREETLIGHT

- REMOVALS NOTES:**
- OBTAIN ALL APPROVALS AND PERMITS FROM THE CITY OF OTTAWA PRIOR TO ANY REMOVAL WORK OR CONSTRUCTION.
  - ALL STORM STRUCTURES AND PIPES WITHIN THE PROPOSED BUILDING FOOTPRINT TO BE REMOVED AND DISPOSED OF OFF SITE.
  - ALL STORM PIPES OUTSIDE THE BUILDING FOOTPRINT TO BE ABANDONED PER CITY OF OTTAWA STANDARD DETAIL S11.4.
  - SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS PER CITY OF OTTAWA STANDARD DETAIL R16.
  - REFER TO THE LANDSCAPE PLANS FOR TREE PRESERVATION AND REMOVALS.
  - ALL MONITORING WELLS SHOULD BE DECOMMISSIONED IN ACCORDANCE WITH ONTARIO REGULATIONS OREG 903 BY A QUALIFIED LICENSED WELL TECHNICIAN PRIOR TO CONSTRUCTION.
  - EXISTING FOUNDATION WALLS AND OTHER CONSTRUCTION DEBRIS SHOULD BE ENTIRELY REMOVED FROM WITHIN THE PERMETERS OF THE PROPOSED BUILDINGS AND PARKING STRUCTURE. UNDER PAVED AREAS, EXISTING CONSTRUCTION REMNANTS, SUCH AS FOUNDATION WALLS, SHOULD BE EXCAVATED TO A MINIMUM OF 1m BELOW FINAL GRADE. REFER TO OPSS 913 FOR REMOVAL PROCEDURE.



*SM*

**SEAN MOORE MCIP, RPP**  
**MANAGER, DEVELOPMENT REVIEW - WEST**  
**PLANNING, INFRASTRUCTURE & ECONOMIC**  
**DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**

TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS

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 K1S 4N7



No.	REVISION	DATE	BY
1.	SPA RESUBMISSION - SITE PLAN UPDATES	FEB 19/2026	GJM

SCALE	
1:400	

DESIGN	ARM
CHECKED	GJM
DRAWN	CJF/ARM
CHECKED	ARM
APPROVED	GJM



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LOCATION  
 1500 MERIVALE  
 1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME  
**REMOVALS PLAN**  
**PHASE 1**

PROJECT No.	121009
REV	REV. 1
DRAWING No.	121009-REM1