

DESCRIPTION	EXISTING	PROPOSED
SITE FEATURES		
PROPERTY LINE	---	---
TOP OF SLOPE	---	---
TERRACING (3:1 TYPICAL)	---	---
☒ DITCH/SWALE AND DIRECTION OF FLOW	---	---
EDGE OF SHOULDER	---	---
EDGE OF PAVEMENT	---	---
☒ ROAD/ALIGNMENT	---	---
CHAINLINK FENCE	X X	X X
POST AND RAIL FENCE	○ ○	○ ○
SIDEWALK (TYPE AS NOTED ON DRAWINGS)	---	---
BARRIER CURB (SC1.1)	---	---
MOUNTABLE CURB (SC1.3)	---	---
DEPRESSED CURB	---	---
TACTILE WALKING SURFACE INDICATOR "TWSI" (SC7.3)	---	---
GUARDRAIL	---	---
JERSEY BARRIERS	---	---
BUILDING ENTRY/EXIT WITH RISERS	▼xR	▼xR
BUILDING ENTRY/EXIT BARRIER FREE	▼BF	▼BF
BUILDING ENTRY/EXIT OVERHEAD DOOR	▼	▼
POST	⊙ POST	⊙ POST
SIGN	⊢ SIGN	⊢ SIGN
BOLLARD	⊙ BOLL	⊙ BOLL
VEGETATION	☼	☼
RETAINING WALL	---	---
UTILITY AND STRUCTURES		
JOINT UTILITY OVERHEAD LINE	---	---
HYDRO (OVERHEAD)	OH	OH
HYDRO	H	H
POWER	P	P
ELECTRICAL	E	E
BELL (OVERHEAD)	OB	OB
BELL	B	B
CABLE (OVERHEAD)	OC	OC
CABLE TV	C	C
FIBRE OPTIC	FO	FO
STREETLIGHT	SL	SL
GASMAIN	G	G
JOINT USE TRENCH - BELL/CABLE TV	BC	BC
JOINT USE TRENCH - HYDRO/CABLE TV	HC	HC
JOINT USE TRENCH - HYDRO/BELL/CABLE TV	HBC	HBC
JOINT USE TRENCH - HYDRO/BELL/CABLE TV/GAS	HBCG	HBCG
JOINT USE TRENCH - BELL/CABLE TV/GAS	BCG	BCG
DUCT CROSSING WITH NUMBER AND TYPE OF DUCTS	2H,2C,2B	2H,2C,2B
STREETLIGHT (c/w GROUND ROD WHERE REQUIRED)	SL	SL
STREETLIGHT DISCONNECT	SD	SD
HYDRO TRANSFORMER	HT	HT
HYDRO SWITCHING KIOSK	HK	HK
HYDRO MANHOLE	HM	HM
HYDRO METER	HM	HM
UTILITY POLE AND GUY WIRE	U-P	U-P
CABLE PEDESTAL	C	C
BELL PEDESTAL	B	B
BELL MANHOLE	B	B
BELL GROUND LEVEL BOX	SLB	SLB
ENDWALL	EW	EW
COMMUNITY MAILBOX	CM	CM
GAS VALVE	GV	GV
GAS METER	G	G
TRAFFIC MANHOLE	TMH	TMH
TRAFFIC HAND HOLE	HH	HH
TRAFFIC JOINT USE POLE	JUP	JUP
TRAFFIC MAST ARM	MAF	MAF
TRAFFIC CONDUIT	T	T

DESCRIPTION	EXISTING	PROPOSED
SERVICES AND STRUCTURES		
SANITARY SEWER	EX 250mm ^Ø SAN	250mm ^Ø SAN
SANITARY FORCEMAIN	EX 75mm ^Ø SANITARY FORCEMAIN	
STORM SEWER	EX 375mm ^Ø STM	375mm ^Ø STM
STORM SUBDRAIN	EX 150mm ^Ø SUBDRAIN	150mm ^Ø SUBDRAIN
STORM CULVERT	EX 600mm ^Ø CULVERT	600mm ^Ø CULVERT
SANITARY MANHOLE	○ EX SAN	● SANMH 100
COMBINATION MANHOLE	○ EX COMB	● COMBMH 100
STORM MANHOLE	○ EX STM	○ STMH 200
CATCHBASIN MANHOLE	○ EX CBMH	● CBMH 100
CATCHBASIN	■ EX CB	■ CB1
DOUBLE CATCHBASIN	■ EX DCB	■ DCB1
CATCHBASIN ELBOW (S30)	○ EX CBE	○ CBE
CATCHBASIN TEE (S31)	○ EX CBT	○ CBT
CURB INLET CATCHBASIN	■ EX CICB	■ CICB 1
DITCH INLET CATCHBASIN	■ EX DICB	■ DICB 1
WATERMAIN	200mm ^Ø WATERMAIN	200mm ^Ø WATERMAIN
VALVE AND VALVE BOX	⊙ V&VB	⊙ V&VC
VALVE AND VALVE CHAMBER	⊙ V&VC	⊙ V&V
FIRE HYDRANT	⊙ FH	⊙ FH
SIAMSESE CONNECTION	Y SC	Y SC
WATER METER	⊙	⊙
REMOTE WATER METER	⊙	⊙
45° BEND	~ 45°	~ 45°
22.5° BEND	~ 22°	~ 22°
11.25° BEND	~ 11°	~ 11°
TEE	≡ 200X150 TEE	≡ 200X150 TEE
REDUCER	▷ 200X100 RED	▷ 200X100 RED
CROSS	≡ 300X200 CROSS	≡ 300X200 CROSS
CURB STOP	● CS	● CS
WATER WELL	⊙	⊙
GRADING		
GROUND ELEVATION	X 100.00	X 100.00
SWALE ELEVATION	X 100.00(S)	X 100.00(S)
TOP OF GRATE ELEVATION	T/G=100.00	T/G=100.00
TOP OF WALL ELEVATION	X 100.00 T/W	X 100.00 T/W
BOTTOM OF WALL ELEVATION	X 100.00 B/W	X 100.00 B/W
FINISHED FLOOR ELEVATION	FF=100.00	FF=100.00
TOP OF FOUNDATION ELEVATION	TF=100.00	TF=100.00
BASEMENT FLOOR ELEVATION	BF=100.00	BF=100.00
PARKING LEVEL ELEVATION	P1=100.00	P1=100.00
UNDERSIDE OF FOOTING ELEVATION	USF=100.00	USF=100.00
ORIGINAL GROUND ELEVATION	OG=100.00	OG=100.00
TOP OF ROCK ELEVATION	T/ROCK=100.00	T/ROCK=100.00
CONTOUR LINES	100.00	100.00
SLOPE AND DIRECTION OF FLOW	2.0%	2.0%
GEOTECHNICAL		
BOREHOLE	⊕ BH	⊕ BH
TEST PIT	⊕ TP	⊕ TP
COREHOLE	⊕ CH	⊕ CH
PIEZOMETER	⊕ PIZ	⊕ PIZ
MONITORING WELL	⊕ MW	⊕ MW

DESCRIPTION	EXISTING	PROPOSED
MISCELLANEOUS		
REMOVED	X X	○ REM
RELOCATED	X X	○ REL
ADJUSTED	X X	○ ADJ
ROAD REINSTATEMENT AS PER CITY STANDARD R10		
RIP-RAP AS PER OPSS 810.010		
LANDSCAPE REINSTATEMENT		
PAVEMENT STRUCTURE:		
HEAVY DUTY PAVEMENT STRUCTURE FOR NEW ACCESS LANES OVER EARTH SHALL BE AS FOLLOWS:		
40mm HL-3 OR SUPERPAVE (P0) 58-34 12.5 ASPHALTIC CONCRETE		
50mm HL-8 OR SUPERPAVE (P0) 58-34 19.0 ASPHALTIC CONCRETE		
150mm BASE - OPSS GRANULAR A CRUSHED STONE		
450mm SUBBASE - OPSS GRANULAR B TYPE II		
SUBGRADE - EITHER FILL, IN SITU SOIL OR OPSS GRANULAR B TYPE I OR II		
LIGHT DUTY PAVEMENT STRUCTURE FOR CAR ONLY PARKING AREAS OVER EARTH SHALL BE AS FOLLOWS:		
50mm HL-3 OR SUPERPAVE (P0) 58-34 12.5 ASPHALTIC CONCRETE		
150mm BASE - OPSS GRANULAR A CRUSHED STONE		
300mm SUBBASE - OPSS GRANULAR B TYPE II		
SUBGRADE - EITHER FILL, IN SITU SOIL OR OPSS GRANULAR B TYPE I OR II		

GENERAL NOTES

- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE.
- THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATION CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF THE SAME.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE AUTHORITY HAVING JURISDICTION.
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
- THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVICING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP, DATED NOVEMBER 19, 2024, REPORT P05336-1 REVISION 3
- THE CONTRACTOR SHALL APPRAISE HIS/HER SELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
- DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
- FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY ANIS, O'SULLIVAN, VOLLEBEKK SURVEYING LTD, DATED APRIL 30, 2025.
- CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL, LANDSCAPE AND LEGAL DRAWINGS.

SANITARY SEWER NOTES:

- ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
- SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS "B" BEDDING UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED SANITARY SEWERS AND EXISTING SEWERS CONNECTED TO THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.

ROAD NOTES:

- PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010, OPSS 310.
- GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
- ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 99% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- FOR PAVEMENT STRUCTURE DETAILS REFER TO LEGEND

STORM SEWER NOTES:

- ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE STORM SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. DURING CONSTRUCTION THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMDD.
- SEWER BEDDING AS PER CITY STANDARD S6 & S7.
- ALL ABANDONED EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER OPERATIONS.
- WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE AND INSULATION IS REQUIRED WHERE COVER IS LESS THAN 2.0m.
- ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES. REFER TO MECHANICAL DRAWINGS.
- THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM SEWERS AND EXISTING SEWERS CONNECTED TO THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.

WATERMAIN NOTES:

- ALL PVC WATERMAIN SHALL BE PVC DR18 IN ACCORDANCE WITH AWWA C-900 CLASS 150 OR PVCU IN ACCORDANCE WITH AWWA C-909, WITH AWWA/CSA PRESSURE RATING OF 235 PSI (1620 kPa).
- ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.
- WATERMANS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40. ALL ANODES SHALL BE A Z-24-48 AS PER CITY OF OTTAWA STD. W44.
- ALL WATERMANS TO BE INSTALLED AT MINIMUM COVER OF 2.4m.
- IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
- DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- WATER METER TO BE INSTALLED AS PER W32.
- INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4m.
- WATERMAIN TO BE BLANKED AT MAIN, NOT AT PROPERTY LINE.
- ALL FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W18.

CAUTION
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.

JOB BENCH MARK JBM ▲
CITY OF OTTAWA CONTROL MONUMENT 20160007 WITH AN OF ELEVATION=52.51
NORTHING=5040095.91 EASTING=384293.97

TOPOGRAPHIC INFORMATION
PART OF LOT 30, CONCESSION 1 (OLD SURVEY),
GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. O.L.S (TP3882) SURVEY DATED APRIL 30, 2025. (FINAL AMENDMENT)
SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD
4	REVISED PER CITY COMMENTS	16/03/26	SAB	BMT
3	ISSUED FOR APPROVAL	18/11/25	AAS	BMT
2	ISSUED FOR APPROVAL	25/09/25	AAS	BMT
1	ISSUED FOR APPROVAL	30/05/25	SAB	BMT

SCALE	DESIGNED BY	REVIEWED BY	CLIENT
			TRIM 1 GP INC. 115 CHAMPAGNE AVE SOUTH OTTAWA, ON. K1S 5V5 819.664.4195

BASEPLAN	DESIGN	CHECKED	DATE
SAB	JLF	JLF	

PROJECT	TITLE	PROJECT MANAGER	APPROVED
1015 TWEDDLE ROAD DEVELOPMENT 1015 TWEDDLE ROAD OTTAWA, ONTARIO.		BMT	BMT

PROJECT No.	SURVEY	DATE	DRAWING No.
OTT-00259629-A0	AOV	OCT 2024	C001

NOTES AND LEGEND SHEET