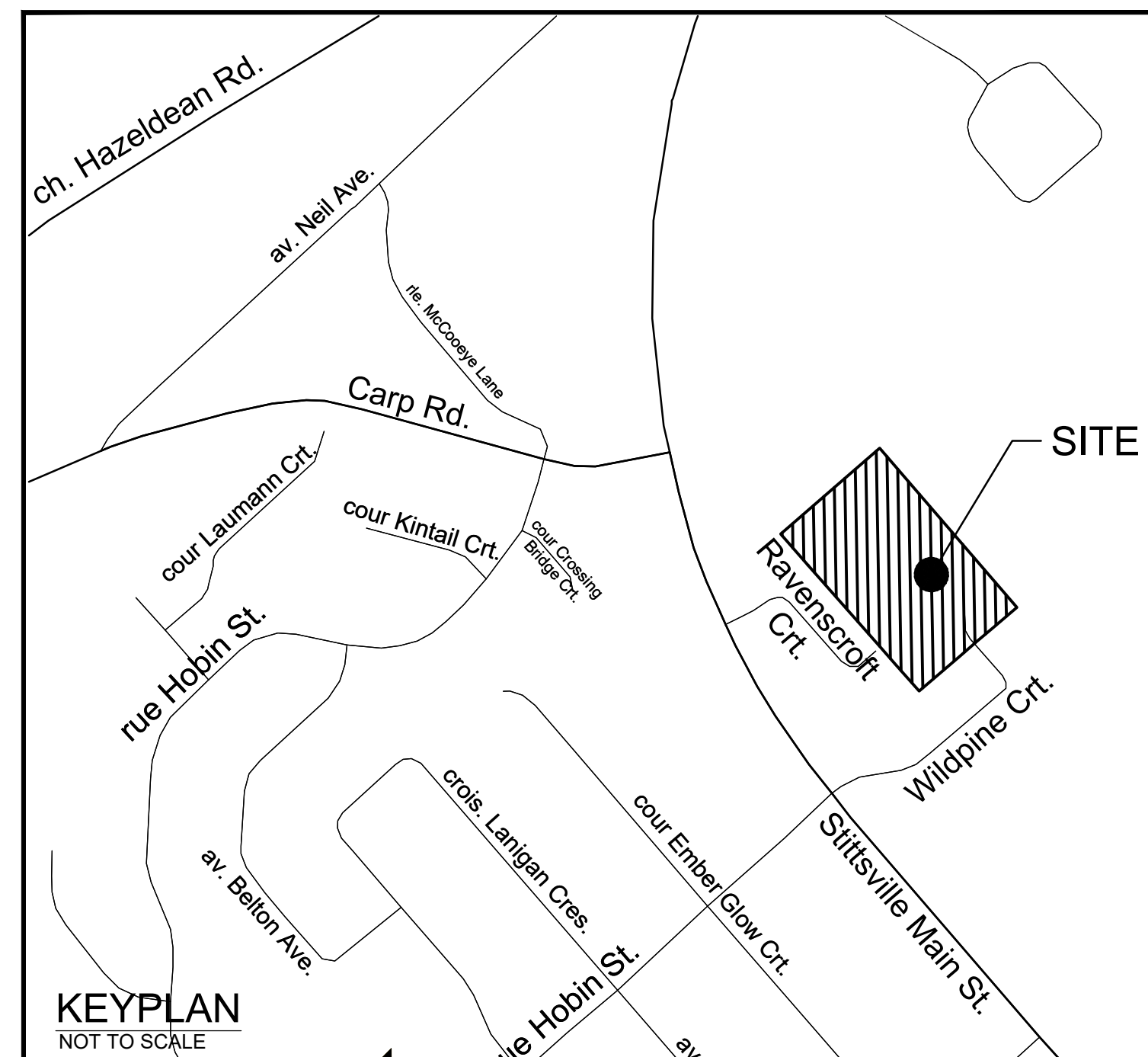


# 37 WILDPINE COURT STREET 1

## CITY OF OTTAWA ROADS, SEWERS AND WATERMAINS



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PROJECT No. 125077

ISSUED FOR PLAN OF SUBDIVISION

**GENERAL NOTES:**

- DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE ORIGINAL TOPOGRAPHY AND GROUND ELEVATIONS, SERVICING AND SURVEY INFORMATION SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL INFORMATION OBTAINED FROM THIS PLAN.
- CO-ORDINATE 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 THESE DRAWINGS.
- 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 \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
- CONNECT TO EXISTING SYSTEMS AS DETAILED, INCLUDING ALL RESTORATION WORK NECESSARY TO REINSTATE SURFACES TO EXISTING CONDITIONS OR BETTER.
- RESTORE ALL TRENCHES AND SURFACE FEATURES TO EXISTING CONDITIONS OR BETTER AND TO THE SATISFACTION OF MUNICIPAL AUTHORITIES.
- ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DETAIL R-10. THICKNESS OF GRANULAR MATERIAL AND ASPHALT LAYERS TO MATCH EXISTING. BOULEVARDS SHALL BE REINSTATE WITH 100mm OF TOPSOIL, SEED AND MULCH.
- 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 ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
- ALL FENCING TO BE LOCATED 0.15m INSIDE PROPERTY LINE. REFER TO LANDSCAPING PLAN FOR DETAILS.
- PERFORATED PIPE SUB-DRAINS TO BE PROVIDED AT SUBGRADE LEVEL EXTENDING FROM THE ROADSIDE CATCHBASIN FOR A DISTANCE OF 3.0m, PARALLEL TO THE CURB IN TWO DIRECTIONS.
- REFER TO GEOTECHNICAL REPORT (FILE GEOTECHNICAL INVESTIGATION AND SLOPE STABILITY ANALYSIS, PROPOSED RESIDENTIAL DEVELOPMENT, DATED JUNE 15, 2023), PREPARED BY EXP SERVICES INC. FOR SUBSURFACE SOIL AND GROUNDWATER 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 THE STORMWATER MANAGEMENT REPORT NO. R-2025-79 DATED FEBRUARY 20, 2026 PREPARED BY NOVATECH.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

**SERVICES LOCATIONS:**

- SPECIFICATIONS:
 

ITEM	SPEC. No.	REFERENCE
CATCHBASIN (600x600mm)	705.010	OPSD
TWIN INLET CATCHBASIN(600x1450)	705.020	OPSD
STORM / SANITARY MANHOLE (1500)	701.010	OPSD
STORM MANHOLE (1500x)	701.011	OPSD
ROADSIDE CB, FRAME & COVER	S2 & S19	CITY OF OTTAWA
CURB INLET CB, FRAME & COVER	S3 & S22	CITY OF OTTAWA
SEWER TRENCHING	S8 & S7	CITY OF OTTAWA
SERVICING	S11.3	CITY OF OTTAWA
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
INSULATION FOR SHALLOW SEWERS	S38	CITY OF OTTAWA
SANITARY SEWER	PVC DR 35	
CATCHBASIN LEAD	PVC DR 35	
- INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0m COVER WITH HI-40 INSULATION AS PER CITY DETAIL S35.
- SERVICES ARE TO BE CONSTRUCTED TO PROPERTY LINE AT A MINIMUM SLOPE OF 1.0% (2.0% IS PREFERRED).
- PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF LOCAL CRUSHED STONE AS A BEDDING LAYER SHALL BE PERMITTED.
- SEWER SERVICE CONNECTIONS PER CITY OF OTTAWA DETAILS S11 AND S11.1.
- FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KORAN-SEAL, PSX, POSITIVE SEAL AND DURASAL). THE CONCRETE GRADE FOR THE PIPE CAN BE ELIMINATED.
- THE OWNER SHALL REQUIRE THAT THE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPS3 410.07.16 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SEWERS 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 TEST RESULTS.
- STORM MANHOLES AND CBMS SHALL HAVE 300mm SUMP UNLESS OTHERWISE INDICATED.
- ENSURE MANHOLE CHIMNEY IS ROTATED TO BEST AVOID STANDARD WHEEL PATHING.
- CONTRACTOR TO TELEVISION (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.

**WATERMAIN NOTES:**

- SPECIFICATIONS:
 

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
THERMAL INSULATION AT OPEN STRUCTURES	W23	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W23	CITY OF OTTAWA
WATERMAIN	PVC DR 18	
- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
- WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
- PROVIDE MINIMUM 0.25m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.

**GRADING AND PAVEMENT NOTES:**

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED HARD SURFACE (i.e. PAVEMENT, CURB, SIDEWALK, ETC.) AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE HEAVILY PROOF ROLLED WITH A LARGE (10 TON) VIBRATORY STEEL DRUM ROLLER UNDER DRY CONDITIONS AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- THE GRANULAR BASE SHOULD BE PLACED IN MAXIMUM 300mm LIFTS AND COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE PLACED IN MAXIMUM 300mm LIFTS AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- BUILD ROADWAYS WITH 3% CROSSFALL INCLUDING SUBGRADE AND GRANULAR BASE.
- ROADWAY SUBGRADE TO BE INSPECTED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION TO REVIEW IF A WOVEN GEOTEXTILE IS REQUIRED. BELOW THE GRANULAR MATERIALS, AND TO CONFIRM THE DEPTH AND COMPACTION OF GRANULAR 'B'.
- PRIOR TO PLACEMENT OF TOPLIFT, THE CONTRACTOR SHALL ADJUST ALL STRUCTURES TO FINAL GRADE PER CITY OF OTTAWA STANDARDS.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
- ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
- ALL CURBS SHALL BE MOUNTABLE CURB WITH GUTTER UNLESS OTHERWISE NOTED AND CONSTRUCTED PER CITY OF OTTAWA STANDARD (SC1.3).
- REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THE PLAN.

**PAVEMENT STRUCTURE:**

- 40 mm HL3SP12.5 CAT B
- 50 mm HL8 DR SP 10 CAT B
- 150mm GRAN "A"
- 450mm GRAN "B" TYPE II

**EROSION AND SEDIMENT CONTROL NOTES:**

- ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, CITY OF OTTAWA AND THE CONSERVATION AUTHORITY. THEY SHALL BE 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. THESE CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AND SHOULD INCLUDE AS A MINIMUM THOSE MEASURES INDICATED ON THE PLAN.
- TO PREVENT SURFACE EROSION FROM ENTERING THE DITCH OR STORM SYSTEM DURING CONSTRUCTION, FILTER SOCKS WILL BE PLACED UNDER GRATES OF ALL PROPOSED AND EXISTING CATCHBASINS AND STRUCTURES. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED IN SELECTED LOCATIONS, AND STRAW BALE BARRIERS WILL BE INSTALLED WITHIN THE OUTLET DITCHES. THESE CONTROL MEASURES WILL REMAIN IN PLACE UNTIL VEGETATION HAS BEEN ESTABLISHED AND CONSTRUCTION COMPLETE.
- THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE ENGINEER, THE MEASURES ARE NO LONGER REQUIRED. NO CONTROL MEASURES MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO ANY DITCH OR STORM SEWER SYSTEM. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
- THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL WITH THE APPLICATION OF WATER AND/OR CALCIUM CHLORIDE AS REQUIRED.

STA	T/G ELEVATION	TOP OF WATERMAIN	DESCRIPTION
0+073.87	119.73	117.25	CONNECT TO EXISTING 200mmØ WATERMAIN
0+076.75	119.62	117.14	11.25' HORIZONTAL BEND
0+081.01	119.60	116.99	22.5' HORIZONTAL BEND
0+110.12	118.84	115.86	HYDRANT TEE
0+128.34	118.18	115.77	22.5' VERTICAL BEND
0+129.87	118.14	115.40	22.5' VERTICAL BEND
0+132.46	117.98	115.40	TEE
0+135.18	117.98	115.40	TEE
0+144.20	117.85	115.40	11.25' HORIZONTAL BEND
0+144.98	117.85	115.40	45' HORIZONTAL BEND
0+152.33	117.67	115.40	22.5' VERTICAL BEND
0+154.09	118.67	115.68	22.5' VERTICAL BEND
0+154.09	117.67	115.68	CONNECT TO EXISTING 200mmØ WATERMAIN

MANHOLE ID	STATION	T/G ELEV	INVERT	SIZE
104	0+156.13	117.68	SE=114.97 N=115.00	1,200 mm dia
200	0+144.33	117.88	SE=115.11 W=115.14	1,200 mm dia
202	0+096.34	119.56	E=115.72 S=117.25	1,200 mm dia
OGS	0+152.70	117.76	NW=115.07 S=115.94	1,200 mm dia

MANHOLE ID	STATION	T/G ELEV	INVERT
5	0+154.82	117.76	SE=115.64
101	0+144.83	117.81	SE=115.69 W=115.72
103	0+096.21	119.30	E=116.04

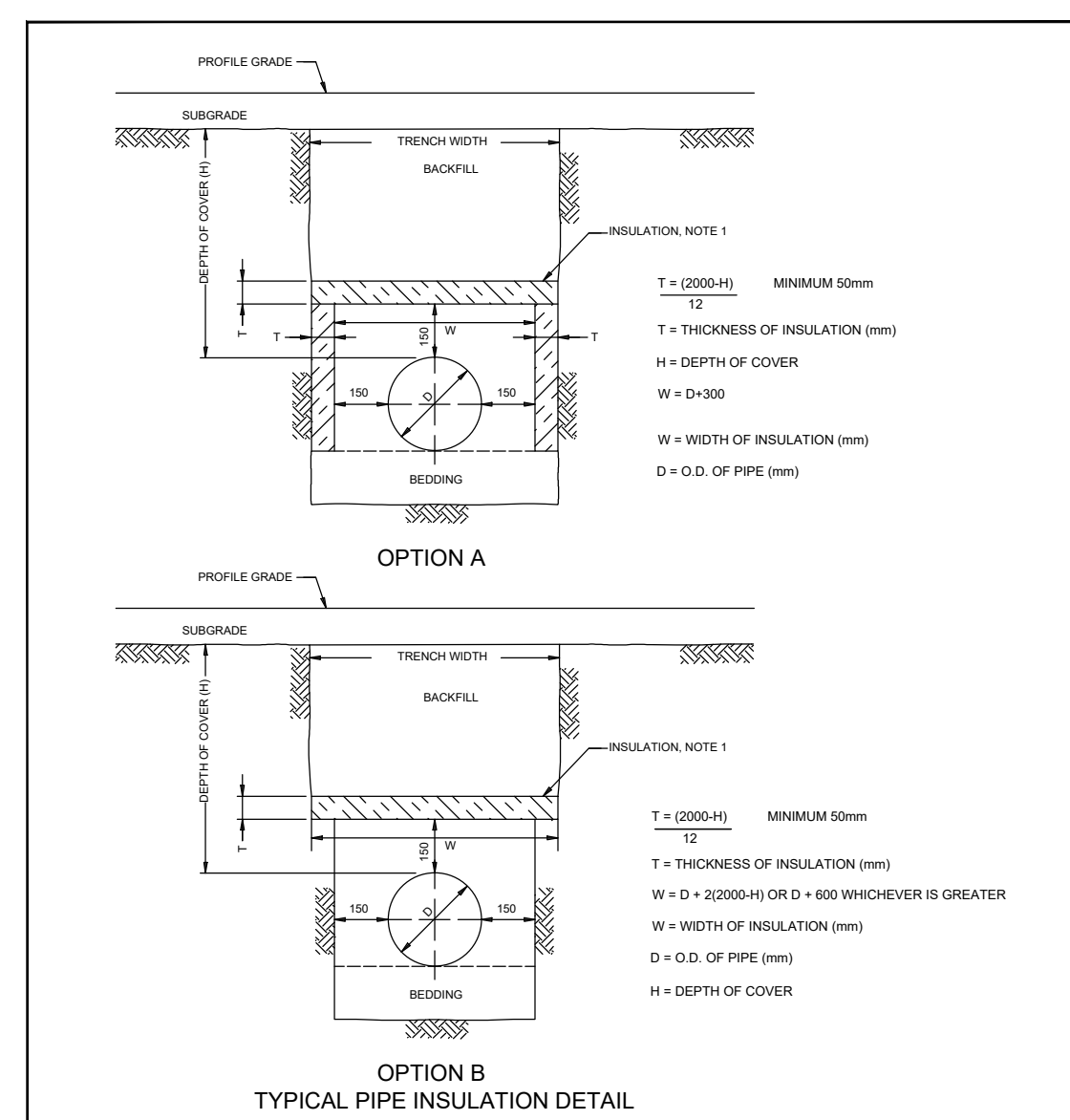
CB No.	STATION	T/G ELEVATION	INVERT	SIZE
1	0+058.28	119.53	118.13	600mmx600mm
2	0+058.43	119.53	118.13	600mmx600mm
3	0+150.56	117.68	116.20	600mmx1450mm
4	0+150.36	117.69	115.15 115.20 116.11	600mmx1450mm
5	0+085.90	119.10	117.52	600mmx600mm
6	0+135.11	117.60	116.60 115.85	600mmx600mm

NOTE: PROPOSED CB LEADS TO BE 250mmØ PVC @ 1.0% UNLESS NOTED OTHERWISE

MANHOLE ID	STATION	T/G ELEV	INVERT
NYLO	0+148.12	117.89	S=115.23 N=115.23

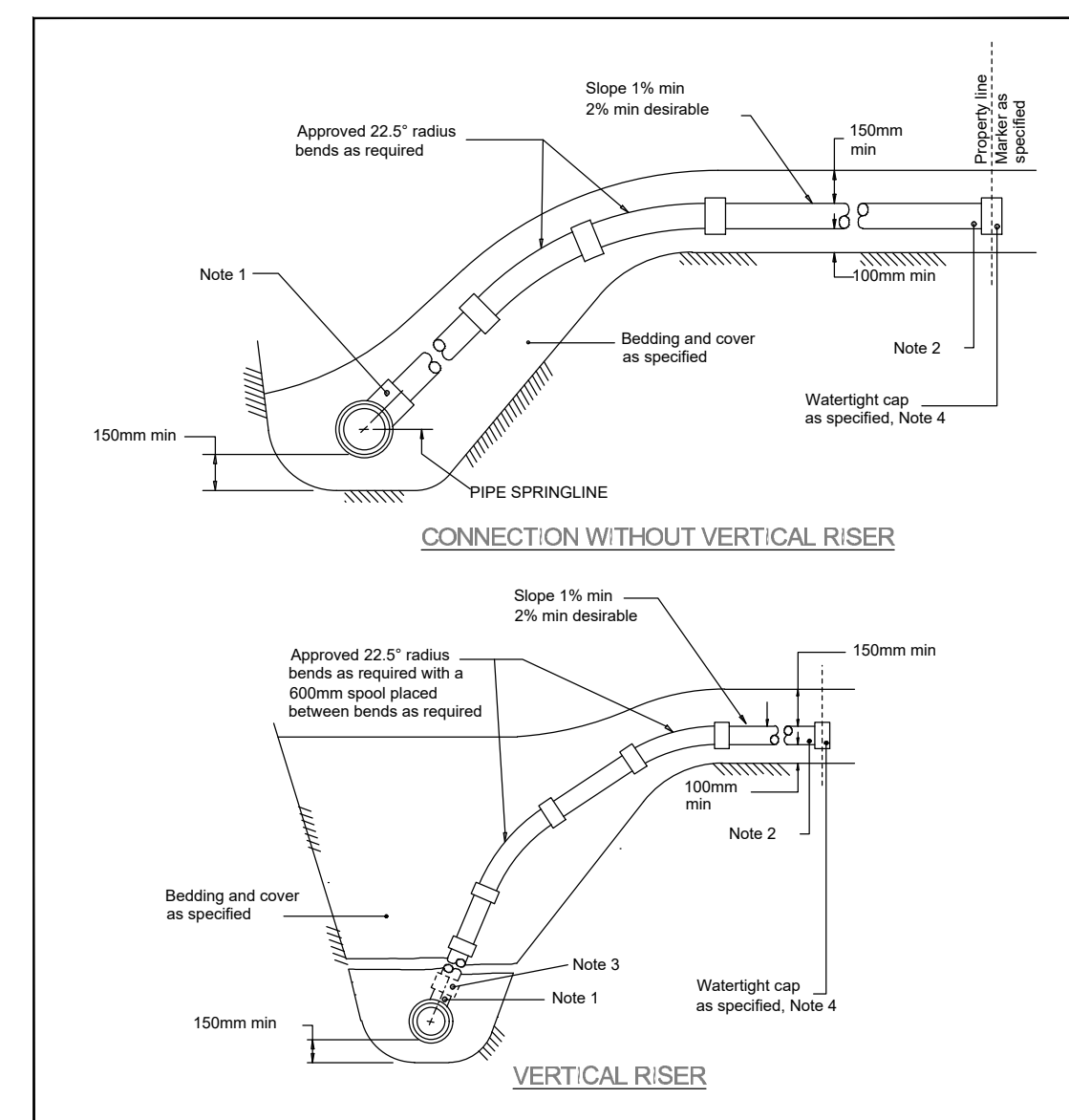
LOCATION	STRUCTURE	DIAMETER (mm)	100-YEAR	
			HEAD (mm)	FLOW (L/s)
BLOCK 3	CB5	83	0.48	9.8
BLOCK 3	CB6	83	0.80	12.8
STREET 1	DCB34	83	1.55	17.8

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.



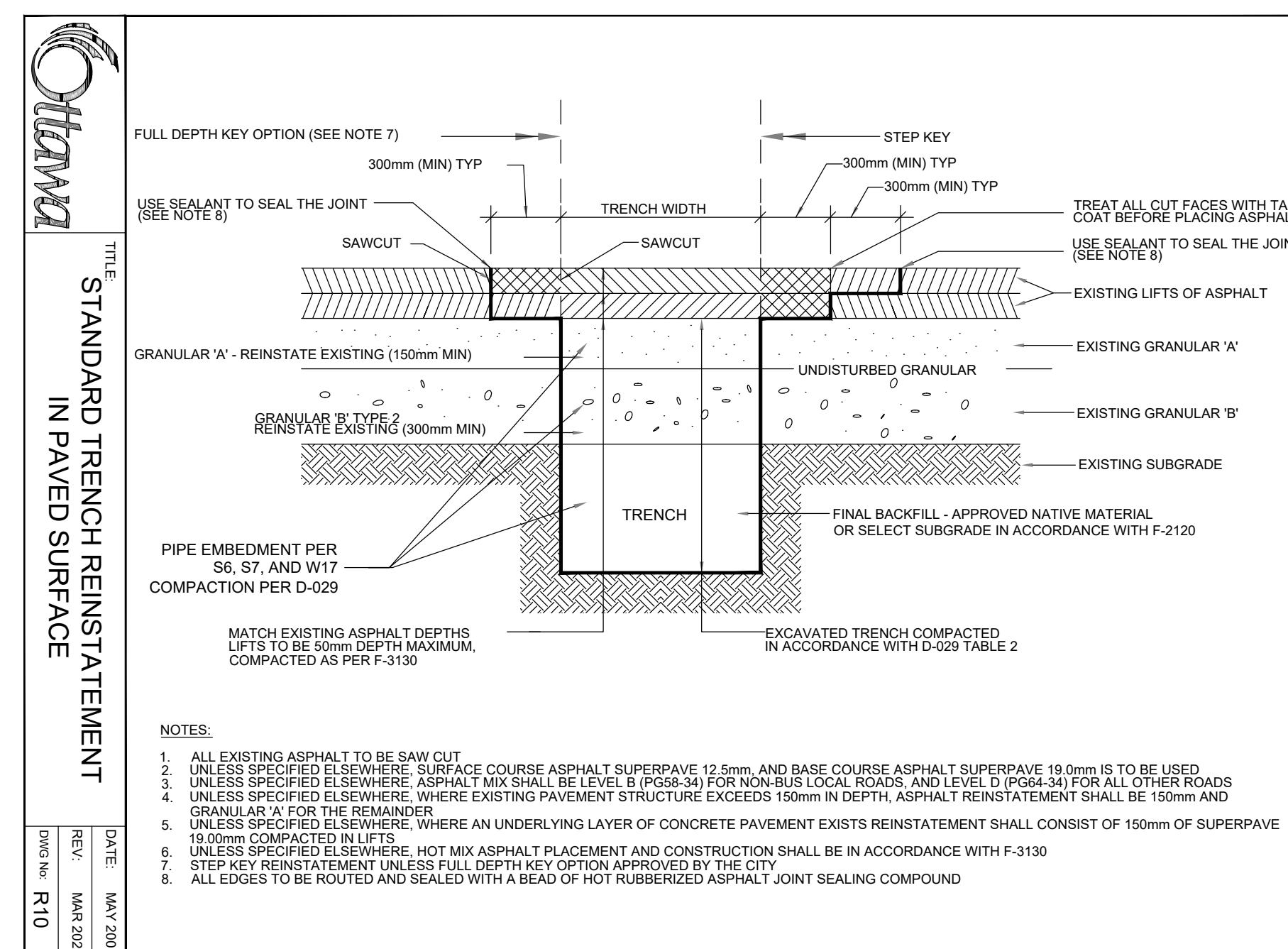
NOTES:  
1. THE INSULATION MATERIAL SHALL BE EXTRUDED POLYSTYRENE ACCORDING TO M80-15.3 WITH A MINIMUM COMPRESSIVE STRENGTH OF 310 kPa.  
2. MINIMUM INSULATION THICKNESS SHALL BE 50mm.  
3. JOINTS SHALL BE STAGGERED FOR MULTIPLE INSULATION SHEETS.  
4. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

TITLE: INSULATION FOR SHALLOW SEWERS  
DATE: MAY 2021  
REV: JULY 2024  
DWG NO: S35



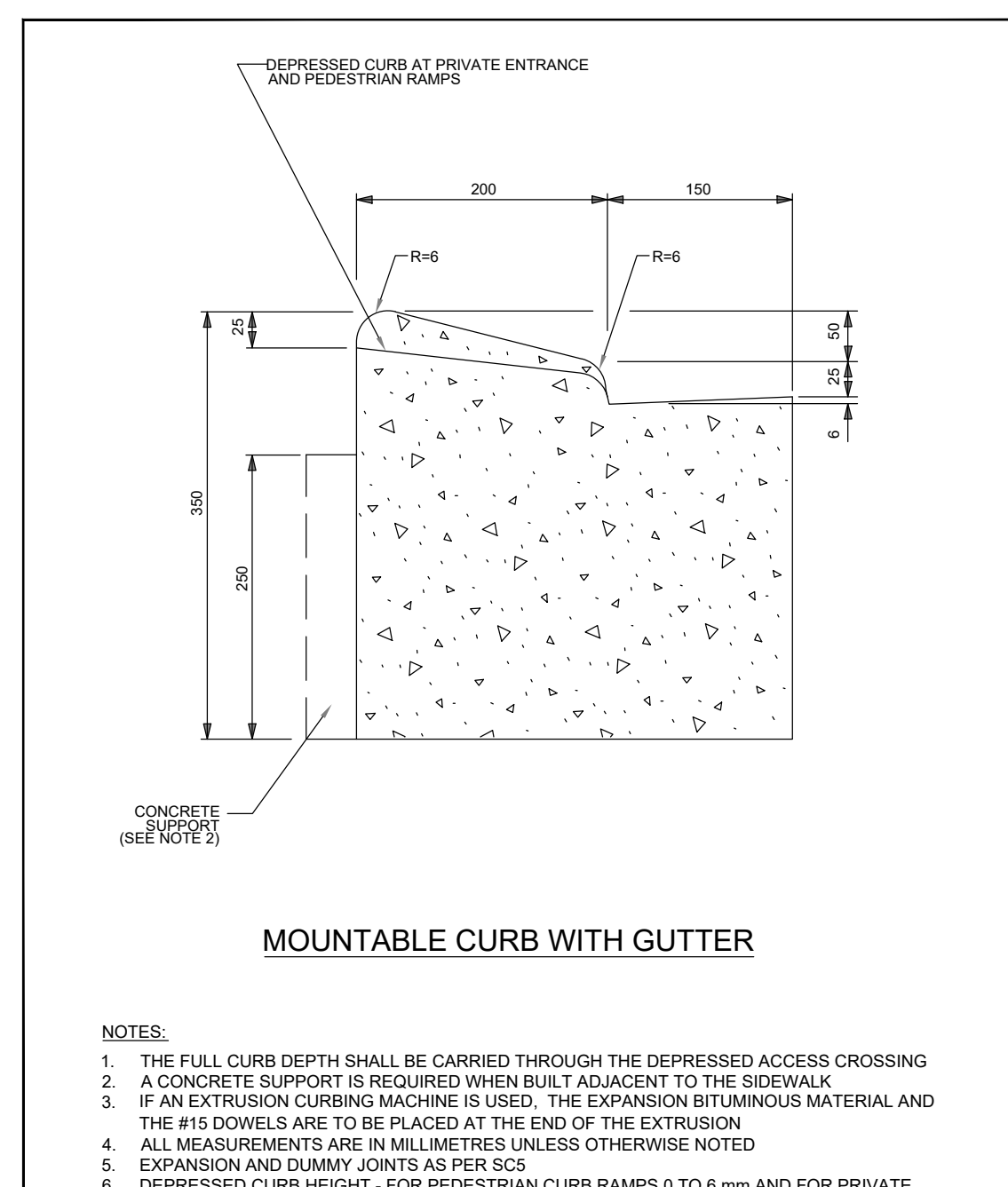
NOTES:  
1. DIAMETER OF SERVICE CONNECTIONS SHALL BE NO GREATER THAN 50% OF THE DIAMETER OF THE FLEXIBLE MAIN SEWER MAIN. DIAMETER OF CONNECTION SHALL BE MADE USING AN APPROVED TEE OR WYE FITTING. HEIGHT OF SERVICE CONNECTION SHALL BE AT THE SAME ELEVATION OR GREATER THAN THE ELEVATION OF THE OPERATING SURFACE OF THE SEWER MAIN.  
2. EXISTING SERVICE CONNECTIONS SHALL BE REPAIRED OR REPLACED WITH APPROVED SERVICE PIPE AND SHALL BE TO BE APPROVED. SERVICE PIPE SHALL BE 150mm Ø UNLESS OTHERWISE SPECIFIED OTHERWISE. SERVICE PIPE SHALL BE 150mm Ø UNLESS OTHERWISE SPECIFIED OTHERWISE.  
3. APPROVED CONTROLLED SETTLEMENT JOINTS SHALL BE USED FOR SERVICE CONNECTIONS UP TO 10m DEEP. WHERE APPROVED, CONNECTIONS TO SEWERS OVER 10m DEEP REQUIRE APPROVED CONTROLLED SETTLEMENT JOINTS.  
4. LIFT AT THE PROPERTY LINE SHALL BE ADOPTED TO PREVENT BACKFLOW PRESSURE.  
5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.  
6. RADIUS BENDS GREATER THAN 22.5' ARE NOT ALLOWED.

TITLE: SEWER SERVICE CONNECTIONS FOR FLEXIBLE MAIN SEWER PIPE  
DATE: MAR 2008  
REV: MAR 2024  
DWG NO: S11.1



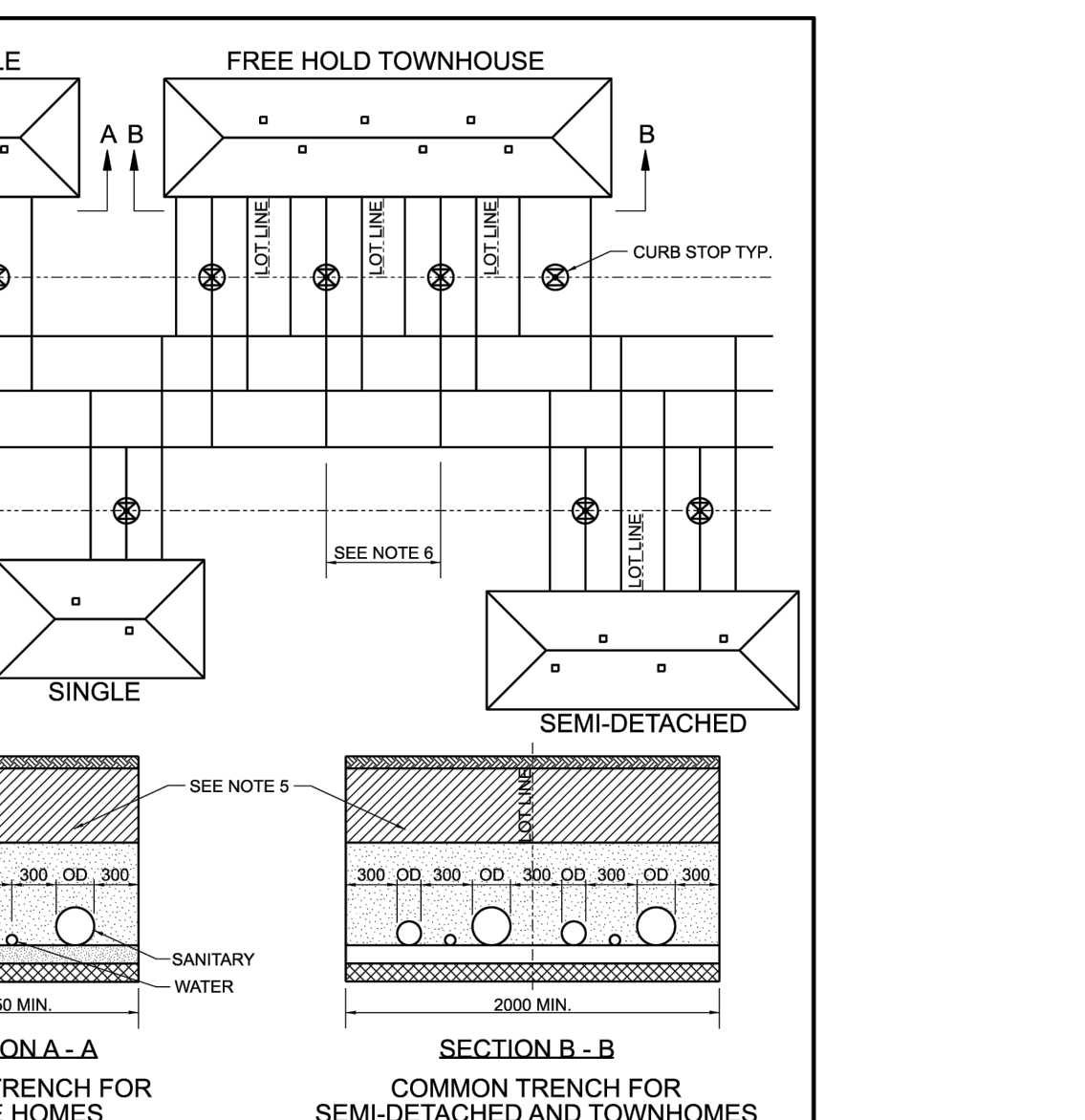
NOTES:  
1. ALL EXISTING ASPHALT TO BE SAW CUT.  
2. UNLESS SPECIFIED ELSEWHERE SURFACE COURSE ASPHALT SUPERPAVE 12.5mm, AND BASE COURSE ASPHALT SUPERPAVE 10.0mm IS TO BE USED.  
3. UNLESS SPECIFIED ELSEWHERE ASPHALT MIX SHALL BE LEVEL B (SUPER 30) FOR NON-LOCAL ROADS, AND LEVEL D (PGM-34) FOR ALL OTHER PAVEMENTS.  
4. UNLESS SPECIFIED ELSEWHERE, WHERE EXISTING PAVEMENT STRUCTURE EXCEEDS 150mm IN DEPTH, ASPHALT REINSTATEMENT SHALL BE 150mm AND GRANULAR 'A' FOR THE REMAINDER.  
5. UNLESS SPECIFIED ELSEWHERE, WHERE AN UNDERLYING LAYER OF CONCRETE PAVEMENT EXISTS REINSTATEMENT SHALL CONSIST OF 150mm OF SUPERPAVE GRANULAR 'A' FOR THE REMAINDER.  
6. UNLESS SPECIFIED ELSEWHERE, HOT MIX ASPHALT PLACEMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH F-3130.  
7. STEP KEY REINSTATEMENT UNLESS FULL DEPTH KEY OPTION APPROVED BY THE CITY.  
8. ALL EDGES TO BE ROUTED AND SEALED WITH A BEAD OF HOT RUBBERIZED ASPHALT JOINT SEALING COMPOUND.

TITLE: STANDARD TRENCH REINSTATEMENT IN PAVED SURFACE  
DATE: MAY 2021  
REV: MAR 2023  
DWG NO: R10



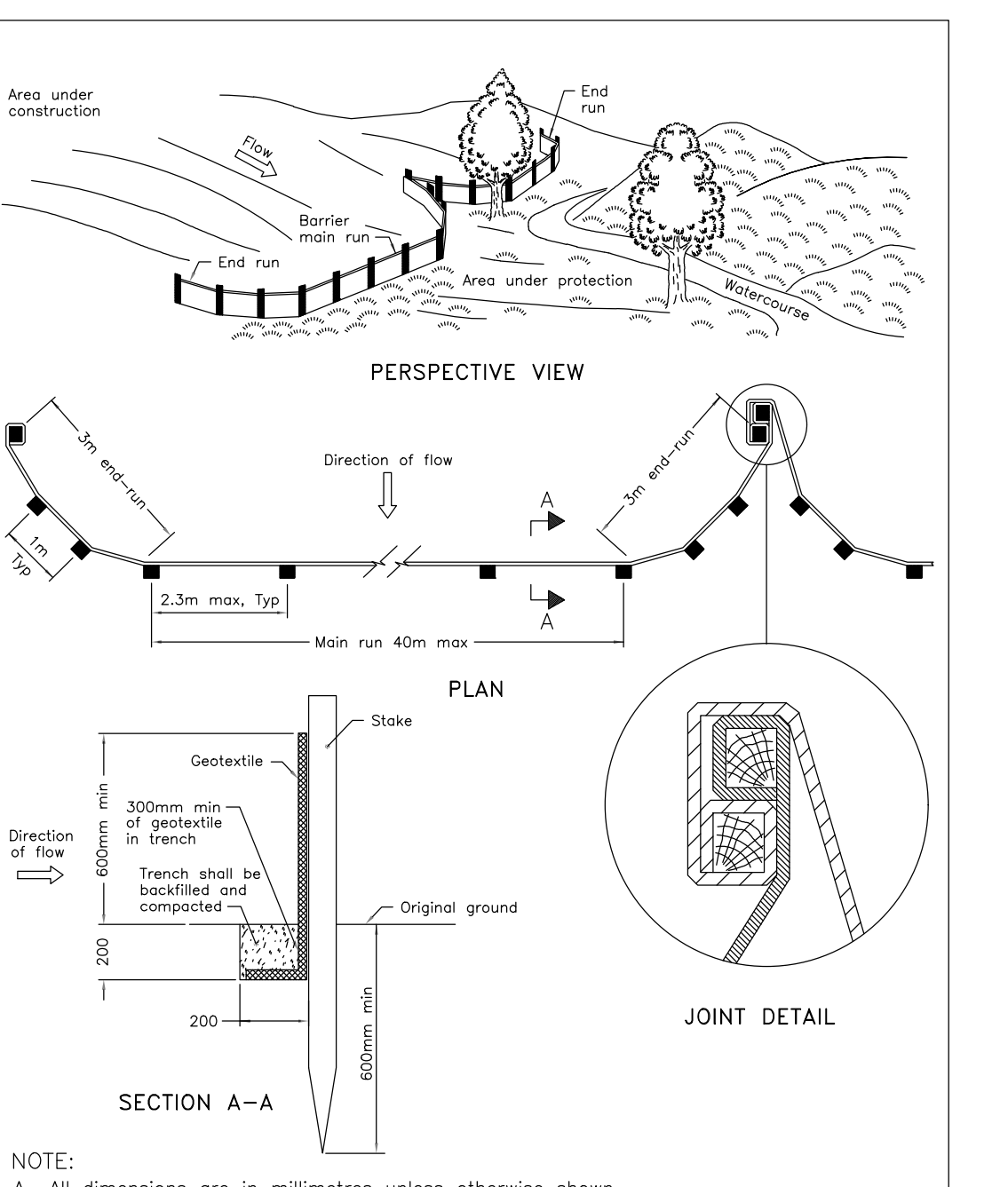
NOTES:  
1. THE FULL CURB DEPTH SHALL BE CARRIED THROUGH THE DEPRESSED ACCESS CROSSING.  
2. A CONCRETE SUPPORT IS REQUIRED WHEN BUILT ADJACENT TO THE SIDEWALK.  
3. IF AN EXTRUSION CURBING MACHINE IS USED, THE EXPANSION BITUMINOUS MATERIAL AND THE #16 DOWELS ARE TO BE PLACED AT THE END OF THE EXTRUSION.  
4. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.  
5. EXPANSION AND DUMMY JOINTS AS PER SCS.  
6. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6mm AND FOR PRIVATE ENTRANCES 0 TO 13mm.

TITLE: CONCRETE MOUNTABLE CURB WITH GUTTER FOR GRANULAR BASE PAVEMENT  
DATE: MAR 2003  
REV: FEB 2025  
DWG NO: SC1.3



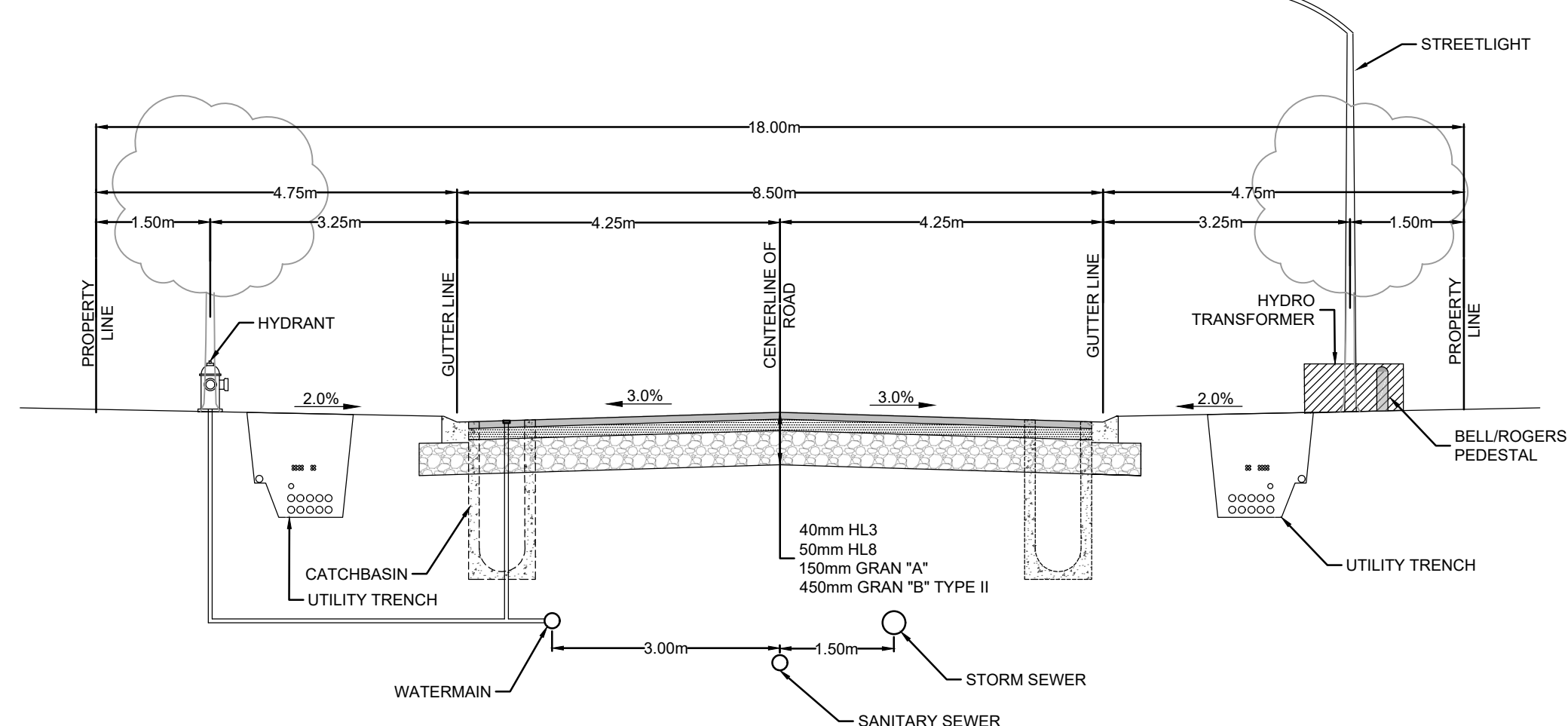
NOTES:  
1. NO HORIZONTAL BENDS IN RIGHT-OF-WAY UNLESS OTHERWISE APPROVED BY THE CITY.  
2. MAXIMUM OF TWO 22.5' HORIZONTAL BENDS FOR SANITARY AND STORM SERVICES.  
3. MAXIMUM OF ONE COVERING ON A SANITARY OR STORM SERVICE.  
4. COUPLING IS TO BE LOCATED WITHIN 1 METER OF THE PROPERTY LINE.  
5. MINIMUM SANITARY AND STORM SERVICE GRADEMENT WITHIN 1 METER OF THE PROPERTY LINE.  
6. STORM SERVICE LATERAL SHALL BE LOCATED TO THE LEFT OF SANITARY SERVICE LATERAL, WHEN LOCATED AT THE STREET. SERVICE SIZES AS PER PERFORMANCE WITH S11.  
7. USE OF 3" PIPE IS NOT PERMITTED.  
8. MULTIPLE TAPS WITH SADDLES IN PVC WATERMAIN SHALL BE STAGGERED AND MINIMUM 600mm APART.  
9. ELEVATION OF SERVICES WARELE DEPENDS ON GRADEMENT AND/OR DEPTH OF COVER.  
10. ALL DIMENSIONS ARE IN MILLIMETERS.

TITLE: TYPICAL SINGLE, SEMI-DETACHED AND TOWNHOUSE LOT SERVICING  
DATE: MARCH 2001  
REV: MARCH 2002  
DWG NO: S11.3



NOTE: A. All dimensions are in millimeters unless otherwise shown.

TITLE: LIGHT-DUTY SILT FENCE BARRIER  
DATE: NOV 2021  
REV: NOV 2021  
DWG NO: OPSD 219.110



TITLE: STREET 1 - 18.0m RIGHT OF WAY CROSS SECTION  
SCALE: 1:75

SCALE		FOR REVIEW ONLY	
AS SHOWN		REVISION	DATE
		3	ISSUED FOR CITY REVIEW
		2	ISSUED FOR CITY REVIEW
		1	CLIENT REVIEW
			DATE
			BY

NOVATECH  
Engineers, Planners & Landscape Architects  
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Facsimile: (613) 254-5867  
Website: www.novatech-emp.com

LOCATION  
CITY OF OTTAWA  
37 WILDPINE COURT

DRAWING NAME  
NOTES AND DETAILS

PROJECT NO.  
125077

REV #  
REV # 3

DRAWING NO.  
125077-ND1



STM MANHOLE TABLE				
MANHOLE ID	STATION	T/G ELEV	INVERT	SIZE
OGS	0+152.70	117.76	NW=115.07 SE=115.04	1,200 mm dia
104	0+156.13	117.68	SE=114.97 N=115.00	1,200 mm dia
200	0+144.33	117.88	SE=115.11 W=115.14	1,200 mm dia
202	0+086.34	119.56	E=115.72 S=117.25	1,200 mm dia

SAN MANHOLE TABLE			
MANHOLE ID	STATION	T/G ELEV	INVERT
5	0+154.82	117.76	SE=115.64
101	0+144.83	117.81	SE=115.69 W=115.72
103	0+096.21	119.30	E=116.04

CATCHBASIN TABLE				
CB No.	STATION	T/G ELEVATION	INVERT	SIZE
1	0+058.28	119.53	118.13	600mmx600mm
2	0+058.43	119.53	118.13	600mmx600mm
3	0+150.56	117.68	116.20	600mmx1450mm
4	0+150.36	117.69	115.15 115.20 116.11	600mmx1450mm
5	0+085.90	119.10	117.52 117.35	600mmx600mm
6	0+135.11	117.60	116.60 115.85	600mmx600mm

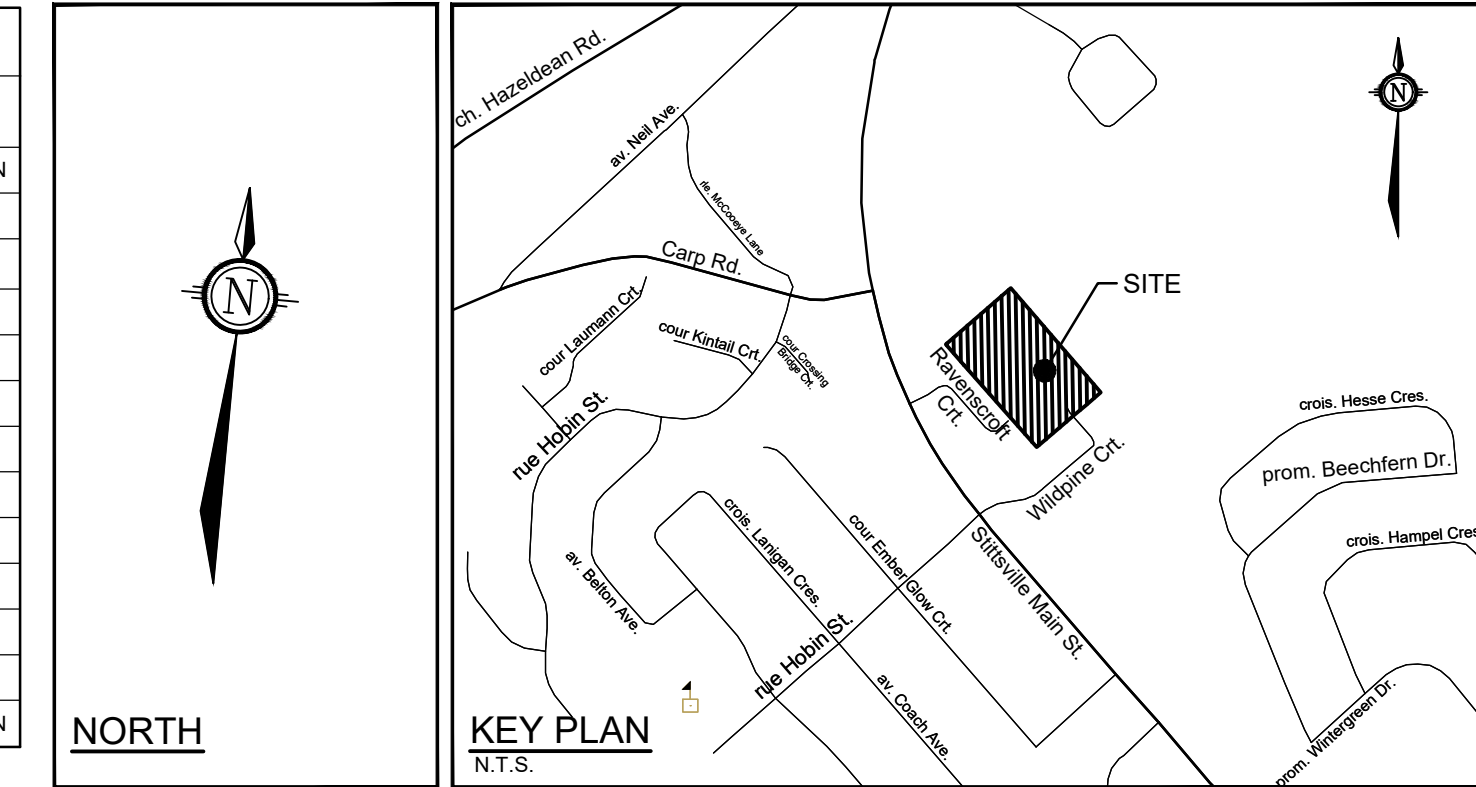
NOTE: PROPOSED CB LEADS TO BE 200mm PVC @ 1.0% UNLESS NOTED OTHERWISE

NYLOPLAST MANHOLE TABLE			
MANHOLE ID	STATION	T/G ELEV	INVERT
NYLO	0+148.12	117.89	S=115.23 N=115.23

LANDSCAPE DRAIN TABLE		
MANHOLE ID	T/G ELEV	INVERT
LD1	118.65	NW=117.65
LD2	118.50	NE=116.78

UTILITY CROSSING TABLE			
NODE	OVER UTILITY	UNDER UTILITY	CLEARANCE
①	SAN BOTTOM = 115.93	WM TOP = 115.40	0.53m
②	STM BOTTOM = 116.22	STM TOP = 115.38	0.84m
③	STM BOTTOM = 116.16	SAN TOP = 115.91	0.25m
④	SAN BOTTOM = 115.91	STM TOP = 115.38	0.53m
⑤	SAN BOTTOM = 115.41	STM TOP = 114.86	0.55m
⑥	WM BOTTOM = 115.31	STM TOP = 114.83	0.48m

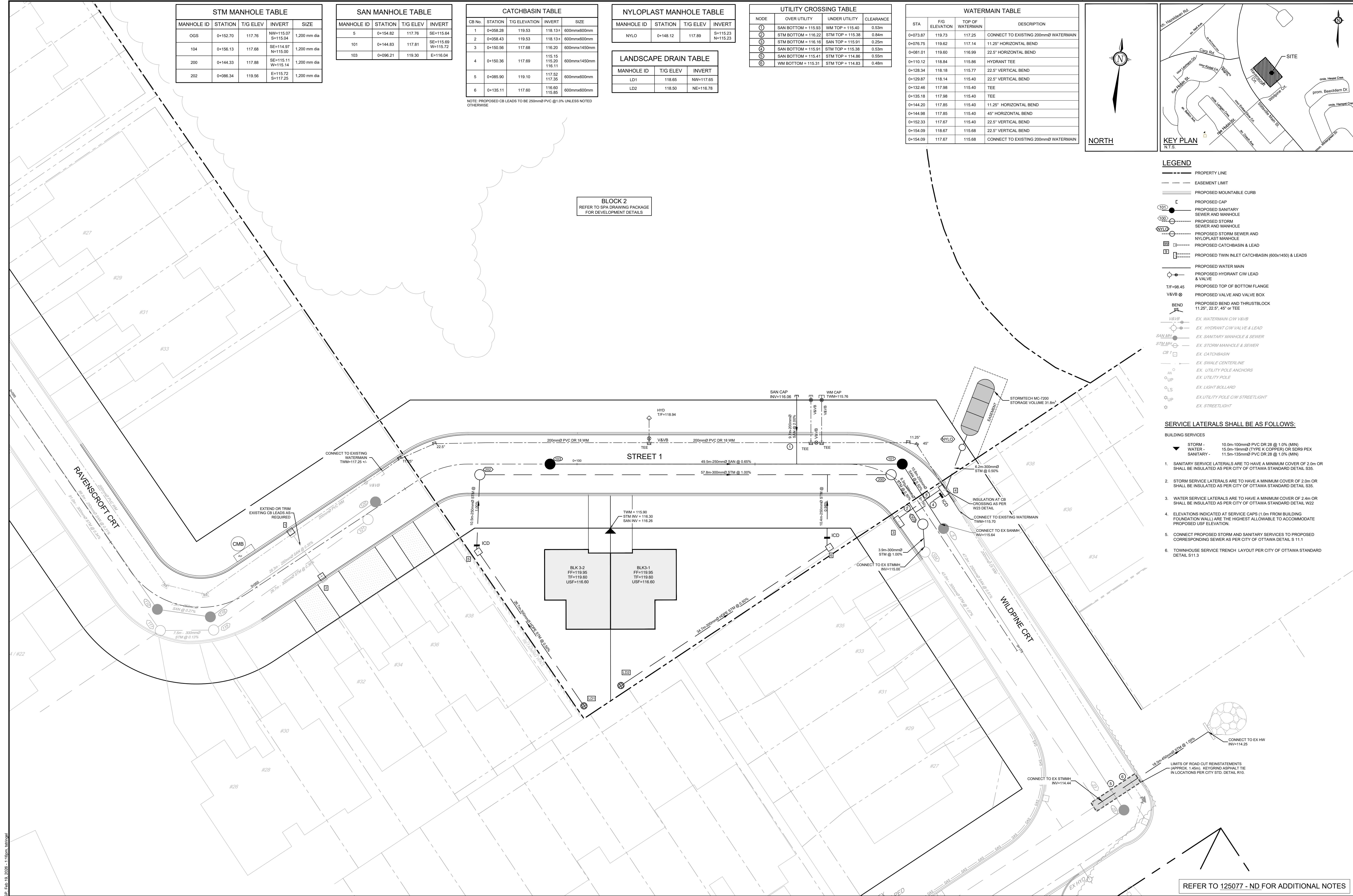
WATERMAIN TABLE			
STA	FIG ELEVATION	TOP OF WATERMAIN	DESCRIPTION
0+073.87	119.73	117.25	CONNECT TO EXISTING 200mmØ WATERMAIN
0+076.75	119.62	117.14	11.25° HORIZONTAL BEND
0+081.01	119.60	116.99	22.5° HORIZONTAL BEND
0+110.12	118.84	115.86	HYDRANT TEE
0+128.34	118.18	115.77	22.5° VERTICAL BEND
0+129.87	118.14	115.40	22.5° VERTICAL BEND
0+132.46	117.98	115.40	TEE
0+135.18	117.98	115.40	TEE
0+144.20	117.85	115.40	11.25° HORIZONTAL BEND
0+144.98	117.85	115.40	45° HORIZONTAL BEND
0+152.33	117.67	115.40	22.5° VERTICAL BEND
0+154.09	118.67	115.68	22.5° VERTICAL BEND
0+154.09	117.67	115.68	CONNECT TO EXISTING 200mmØ WATERMAIN



- LEGEND**
- PROPERTY LINE
  - EASEMENT LIMIT
  - PROPOSED MOUNTABLE CURB
  - PROPOSED CAP
  - PROPOSED SANITARY SEWER AND MANHOLE
  - PROPOSED STORM SEWER AND MANHOLE
  - PROPOSED STORM SEWER AND NYLOPLAST MANHOLE
  - PROPOSED CATCHBASIN & LEAD
  - PROPOSED TWIN INLET CATCHBASIN (600x1450) & LEADS
  - PROPOSED WATER MAIN
  - PROPOSED HYDRANT CW LEAD & VALVE
  - TF=98.45 PROPOSED TOP OF BOTTOM FLANGE
  - V&VB PROPOSED VALVE AND VALVE BOX
  - BEND PROPOSED BEND AND THRUSTBLOCK 11.25°, 22.5°, 45° or TEE
  - EX. WATERMAIN CW V&VB
  - EX. HYDRANT CW VALVE & LEAD
  - EX. SANITARY MANHOLE & SEWER
  - EX. STORM MANHOLE & SEWER
  - EX. CATCHBASIN
  - EX. SWALE CENTERLINE
  - EX. UTILITY POLE ANCHORS
  - EX. UTILITY POLE
  - EX. LIGHT BOLLARD
  - EX. UTILITY POLE CW STREETLIGHT
  - EX. STREETLIGHT

- SERVICE LATERALS SHALL BE AS FOLLOWS:**
- BUILDING SERVICES**
- STORM - 10.0m-100.0mØ PVC DR 28 @ 1.0% (MIN)
  - WATER - 15.0m-100.0mØ (TYPE K COPPER) OR SDR9 PEX
  - SANITARY - 11.5m-135.0mØ PVC DR 28 @ 1.0% (MIN)
- SANITARY SERVICE LATERALS ARE TO HAVE A MINIMUM COVER OF 2.0m OR SHALL BE INSULATED AS PER CITY OF OTTAWA STANDARD DETAIL S35.
  - STORM SERVICE LATERALS ARE TO HAVE A MINIMUM COVER OF 2.0m OR SHALL BE INSULATED AS PER CITY OF OTTAWA STANDARD DETAIL W22.
  - WATER SERVICE LATERALS ARE TO HAVE A MINIMUM COVER OF 2.4m OR SHALL BE INSULATED AS PER CITY OF OTTAWA STANDARD DETAIL W22.
  - ELEVATIONS INDICATED AT SERVICE CAPS (1.0m FROM BUILDING FOUNDATION WALL) ARE THE HIGHEST ALLOWABLE TO ACCOMMODATE PROPOSED USF ELEVATION.
  - CONNECT PROPOSED STORM AND SANITARY SERVICES TO PROPOSED CORRESPONDING SEWER AS PER CITY OF OTTAWA DETAIL S 11.1
  - TOWNHOUSE SERVICE TRENCH LAYOUT PER CITY OF OTTAWA STANDARD DETAIL S13.

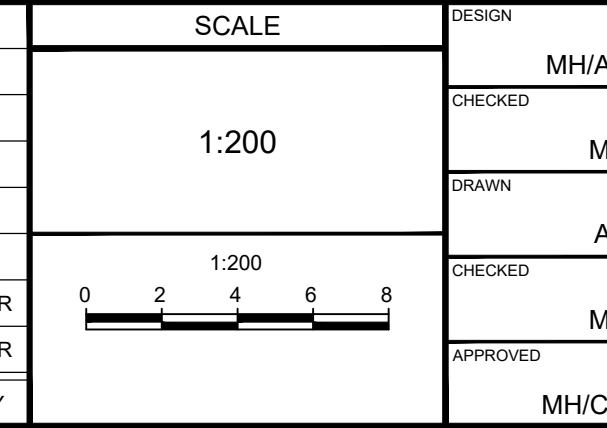
**BLOCK 2**  
REFER TO SPA DRAWING PACKAGE FOR DEVELOPMENT DETAILS



**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	ISSUED FOR PLAN OF SUBDIVISION	FEB 19/28	CJR
1	CLIENT REVIEW	SEPT 17/25	CJR

SCALE	PERSON
1:200	MH/AB
	CHCKD MH
	DRWN AB
	CHCKD MH
	APPRVD MH/CR



**FOR REVIEW ONLY**

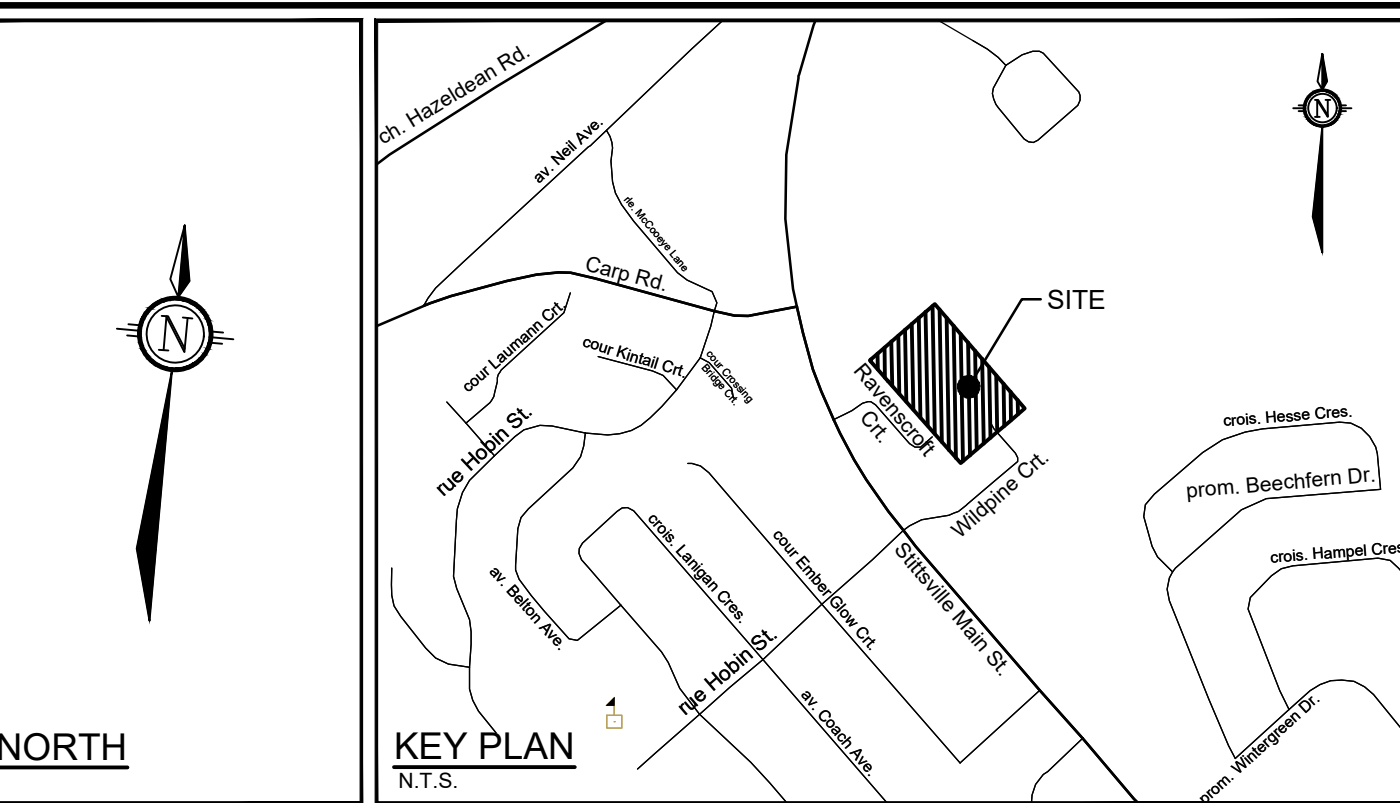
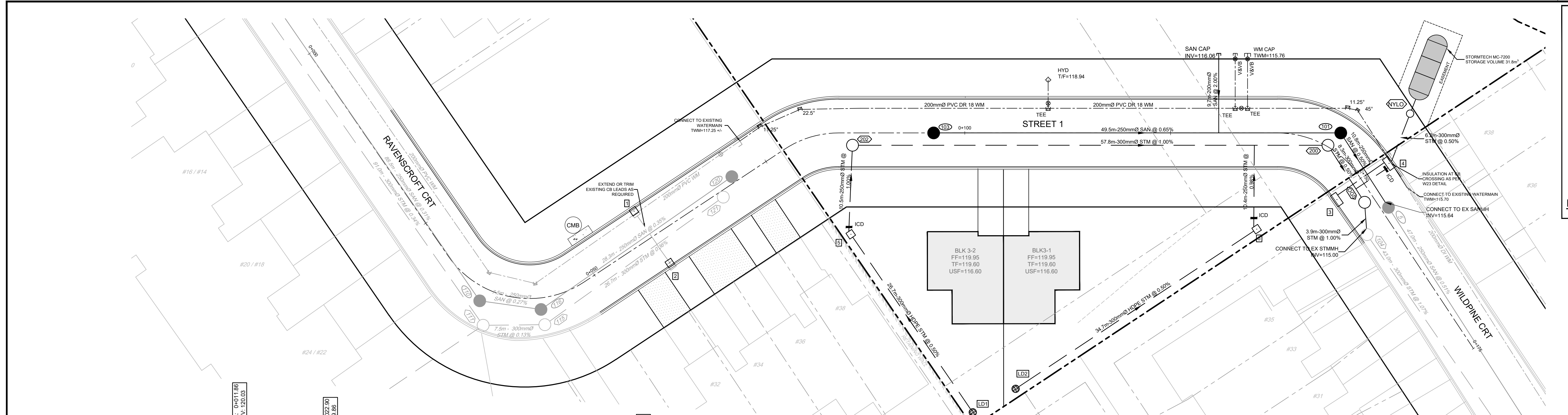
**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Copland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5867  
Website: www.novatech-eng.com

LOCATION  
CITY OF OTTAWA  
37 WILDPINE COURT

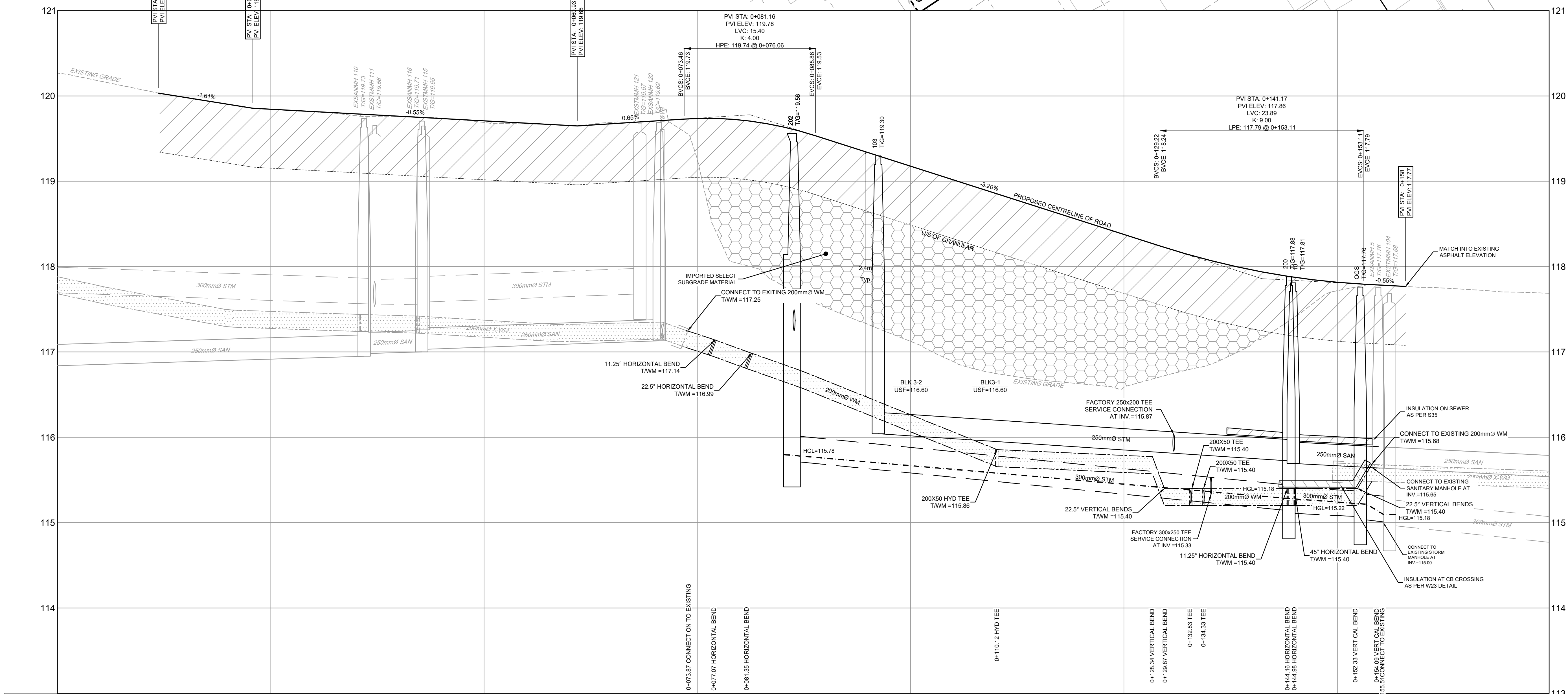
DRAWING NAME  
**GENERAL PLAN OF SERVICES  
STREET 1**

PROJECT No. 125077  
REV #2  
DRAWING No. 125077-GP





- LEGEND**
- PROPERTY LINE
  - - - EASEMENT LIMIT
  - PROPOSED MOUNTABLE CURB
  - PROPOSED CAP
  - PROPOSED SANITARY SEWER AND MANHOLE
  - PROPOSED STORM SEWER AND MANHOLE
  - PROPOSED CATCHBASIN & LEAD
  - PROPOSED TWIN INLET CATCHBASIN (600X1450)
  - PROPOSED NYLOPLAST MANHOLE
  - PROPOSED INSULATION
  - PROPOSED WATER MAIN
  - PROPOSED HYDRANT CW LEAD & VALVE
  - TF=48.45 PROPOSED TOP OF BOTTOM FLANGE
  - V&VB PROPOSED VALVE AND VALVE BOX
  - BEND PROPOSED BEND AND THRUSTBLOCK 11.25', 22.5', 45' or TEE
  - EX. WATERMAIN CW/V&VB
  - EX. HYDRANT CW VALVE & LEAD
  - EX. SANITARY MANHOLE & SEWER
  - EX. STORM MANHOLE & SEWER
  - EX. CATCHBASIN
  - EX. SWALE CENTERLINE
  - EX. UTILITY POLE ANCHORS
  - EX. UTILITY POLE
  - EX. LIGHT POLLARD
  - EX. UTILITY POLE CW STREETLIGHT
  - EX. STREETLIGHT



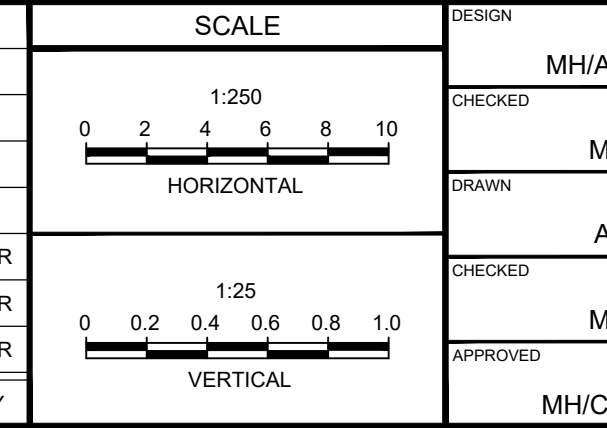
CHAINAGE	PROPOSED ELEVATION	TOP OF WM ELEVATION	STORM SEWER INVERTS	SANITARY SEWER INVERTS	EXISTING ELEVATION
0+00					118.84
0+025		117.50	90.98m - 300mmØ STM @ 0.34%	88.45m - 250mmØ SAN @ 0.31%	118.81
0+050		117.44	7.50m - 300mmØ STM @ 0.13%	28.26m - 250mmØ SAN @ 0.27%	118.69
0+075		117.26	26.66m - 300mmØ STM @ 0.36%		118.97
0+100		117.14			118.77
0+125		116.82			118.69
0+150		115.40			117.76
0+175		115.40			117.76
0+200		115.40			117.76
0+225		115.40			117.76
0+250		115.40			117.76
0+275		115.40			117.76
0+300		115.40			117.76
0+325		115.40			117.76
0+350		115.40			117.76
0+375		115.40			117.76
0+400		115.40			117.76
0+425		115.40			117.76
0+450		115.40			117.76
0+475		115.40			117.76
0+500		115.40			117.76

**WATERMAIN TABLE**

STA	P/S ELEVATION	TOP OF WATERMAIN	DESCRIPTION
0+073.87	119.73	117.25	CONNECT TO EXISTING 200mmØ WATERMAIN
0+076.75	119.62	117.14	11.25' HORIZONTAL BEND
0+081.01	119.60	116.99	22.5' HORIZONTAL BEND
0+110.12	118.84	115.86	HYDRANT TEE
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0+144.98	117.85	115.40	45' HORIZONTAL BEND
0+152.33	117.67	115.40	22.5' VERTICAL BEND
0+154.00	118.67	115.68	22.5' VERTICAL BEND
0+154.00	117.67	115.68	CONNECT TO EXISTING 200mmØ WATERMAIN

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No.	REVISION	DATE	BY
3	ISSUED FOR PLAN OF SUBDIVISION	FEB 19 2026	CJR
2	ISSUED FOR CITY REVIEW	OCT 15 2025	CJR
1	CLIENT REVIEW	SEPT 17 2025	CJR



**FOR REVIEW ONLY**

RESR: MH/AB  
 CHECKED: MH  
 DRAWN: AB  
 CHECKED: MH  
 APPROVED: MH/CR

**LICENSÉ PROFESSIONNEL**  
**INGÉNIEUR**  
**114 HEBBURN**  
**10021256**  
 FEB 19 2026  
 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, 37 WILDPINE COURT  
 DRAWING NAME: PLAN AND PROFILE, STA 0+000 - 0+174.83, STREET 1  
 PROJECT No.: 125077  
 REV #3  
 DRAWING No.: 125077-PP