

GENERAL NOTES:

- 1. DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE ORIGINAL TOPOGRAPHY AND GROUND ELEVATIONS, SERVING 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.
3. CO-ORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
4. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROJECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
5. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
6. 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.
7. CONNECT TO EXISTING SYSTEMS AS DETAILED, INCLUDING ALL RESTORATION WORK NECESSARY TO REINSTATE SURFACES TO EXISTING CONDITIONS OR BETTER.
8. RESTORE ALL TRENCHES AND SURFACE FEATURES TO EXISTING CONDITIONS OR BETTER AND TO THE SATISFACTION OF MUNICIPAL AUTHORITIES.
9. ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA DETAIL R-10. THICKNESS OF GRANULAR MATERIAL AND ASPHALT LAYERS TO MATCH EXISTING. BOULEVARDES SHALL BE REINFORCED WITH 100mm OF TOPSOIL, SEED AND MULCH.
10. 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.
11. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
12. ALL FENCING TO BE LOCATED 0.15m INSIDE PROPERTY LINE. REFER TO LANDSCAPING PLAN FOR DETAILS.
13. PERFORATED PIPE SUB-DRAINS TO BE PROVIDED AT SUBGRADE LEVEL EXTENDING FROM THE ROADSIDE CATCH-BASIN FOR A DISTANCE OF 3.0m, PARALLEL TO THE CURB IN TWO DIRECTIONS.
14. REFER TO GEOTECHNICAL REPORT (File GEOTECHNICAL INVESTIGATION AND SLOPE STABILITY ANALYSIS, PROPOSED RESIDENTIAL DEVELOPMENT, DATED JUNE 16, 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.
15. REFER TO THE STORMWATER MANAGEMENT REPORT No. R-2025-79 DATED FEBRUARY 20, 2025 PREPARED BY NOVATECH.
16. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
17. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVING AS-BUILT INFORMATION. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/O ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

GRADING AND PAVEMENT NOTES:

- 1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED HARD SURFACE (ie. PAVEMENT, CURB, SIDEWALK, ETC) AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
2. 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.
3. 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.
4. 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.
5. BUILD ROADWAYS WITH 3% CROSSFALL INCLUDING SUBGRADE AND GRANULAR BASE.
6. 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'.
7. PRIOR TO PLACEMENT OF TOPLIFT, THE CONTRACTOR SHALL ADJUST ALL STRUCTURES TO FINAL GRADE PER CITY OF OTTAWA STANDARDS.
8. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
9. MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
10. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
11. ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED PER CITY OF OTTAWA STANDARD (SC1.1).
12. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
13. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THE PLAN.

SEWER NOTES:

- 1. SPECIFICATIONS:
ITEM SPEC. No. REFERENCE
CATCH-BASIN (600x600mm) 705.010 OPSD
STORM / SANITARY MANHOLE (12000) 701.010 OPSD
CB, FRAME & COVER 400.020 OPSD
STORM / SANITARY MH FRAME & COVER 401.010 OPSD
SEWER TRENCH - BEDDING (GRANULAR A)
COVER (GRANULAR A OR GRANULAR B TYPE I, WITH MAXIMUM PARTICLE SIZE=25mm)
STORM SEWER PVC DR 35
SANITARY SEWER PVC DR 35
CATCH-BASIN LEAD PVC DR 35
2. INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 1.5m COVER WITH 50mmX1200mm HI-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
3. SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
4. PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
5. SEWER SERVICE CONNECTIONS PER CITY OF OTTAWA DETAILS S11 AND S11.1.
6. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX, POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
7. THE OWNER SHALL REQUIRE THAT THE SITE SERVING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSD 410.07.16, 410.07.16.04 AND 401.07.24. 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.
8. STORM MANHOLES AND CBMS ARE TO HAVE 300mm SUMP'S UNLESS OTHERWISE INDICATED.
9. ENSURE MANHOLE CHIMNEY IS ROTATED TO BEST AVOID WHEEL PATHING.
10. CONTRACTOR TO TELETYPE (CCTV) ALL PROPOSED SEWERS, 200mm OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.

WATERMAIN NOTES:

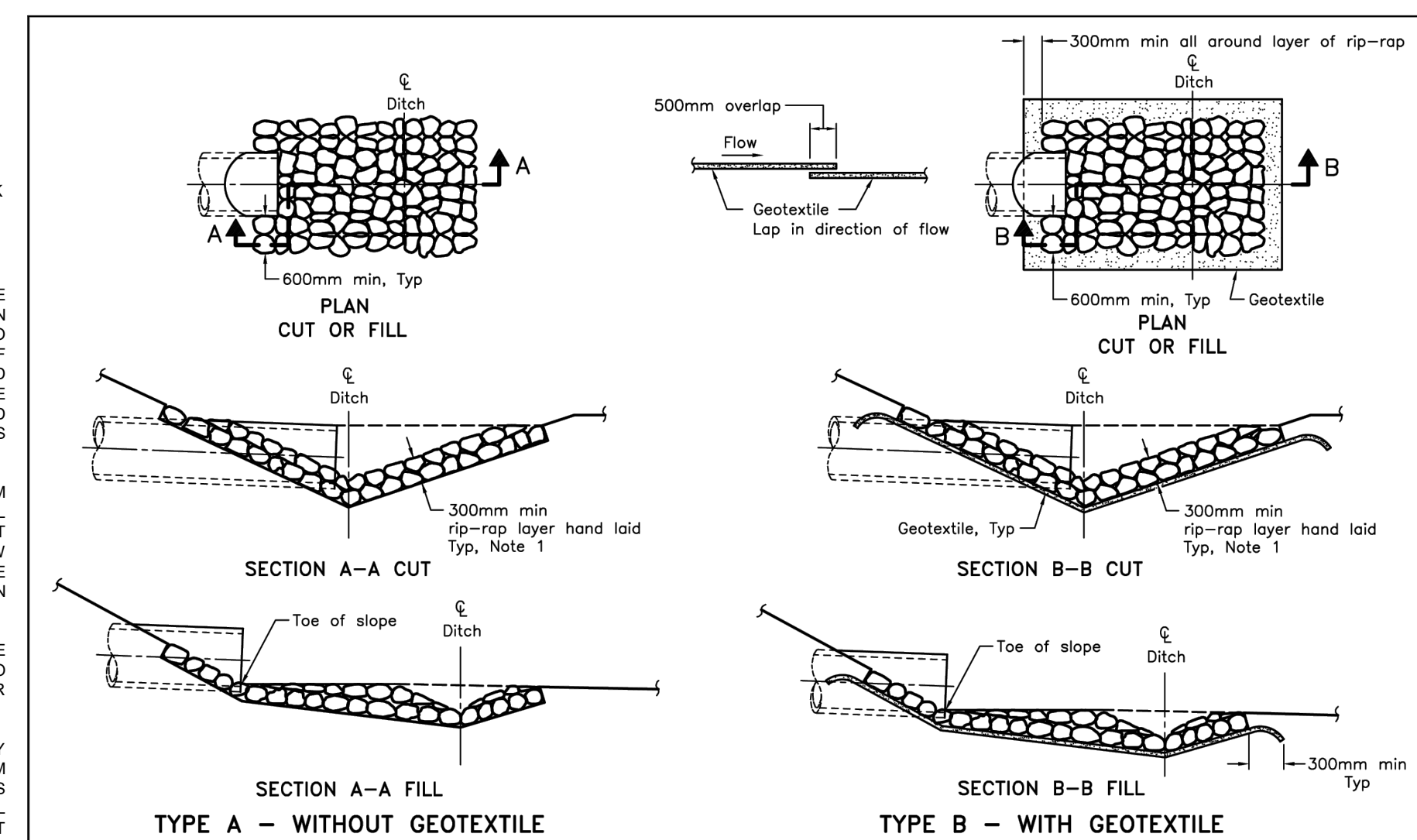
- 1. SPECIFICATIONS:
ITEM SPEC. No. REFERENCE
WATERMAIN TRENCHING W17 CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES W22 CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER W25 / W25.2 CITY OF OTTAWA
WATERMAIN VALVE BOX W24 CITY OF OTTAWA
2. SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS 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 PERFORMED BY CITY OFFICIALS.
3. WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
4. PROVIDE MINIMUM 0.25m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
5. WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.

SWM TANK NOTES:

- 1. THE MINIMUM INTERNAL SIZE OF THE BLOCK 2 STORMWATER MANAGEMENT TANK IS TO BE 45m³. REFER TO THE CROSS SECTION DETAIL AND THE ARCHITECT'S DRAWINGS FOR TANK DIMENSIONS, CONFIGURATION, MATERIALS AND WATERPROOFING DETAILS.
2. THE ACCESS HATCHES ARE TO OPERATE AS THE EMERGENCY OVERFLOW FOR THE SWM TANK. PROVIDE THE FRAME AND COVERS PER S25 & S28.1 RESPECTIVELY.
3. PROVIDE CIRCULAR HOLLOW ALUMINIUM MAINTENANCE HOLE STEPS ALONG TANK WALLS AT THE ACCESS HATCHES PER OPSD 405.010.
EROSION AND SEDIMENT CONTROL NOTES:
1. 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 PRACTICES 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.
2. TO PREVENT SURFACE EROSION FROM INCLUDING 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.
3. 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.
4. 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.
5. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
6. SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL PROVIDE DUST CONTROL WITH THE APPLICATION OF WATER AND/OR CALCIUM CHLORIDE AS REQUIRED.

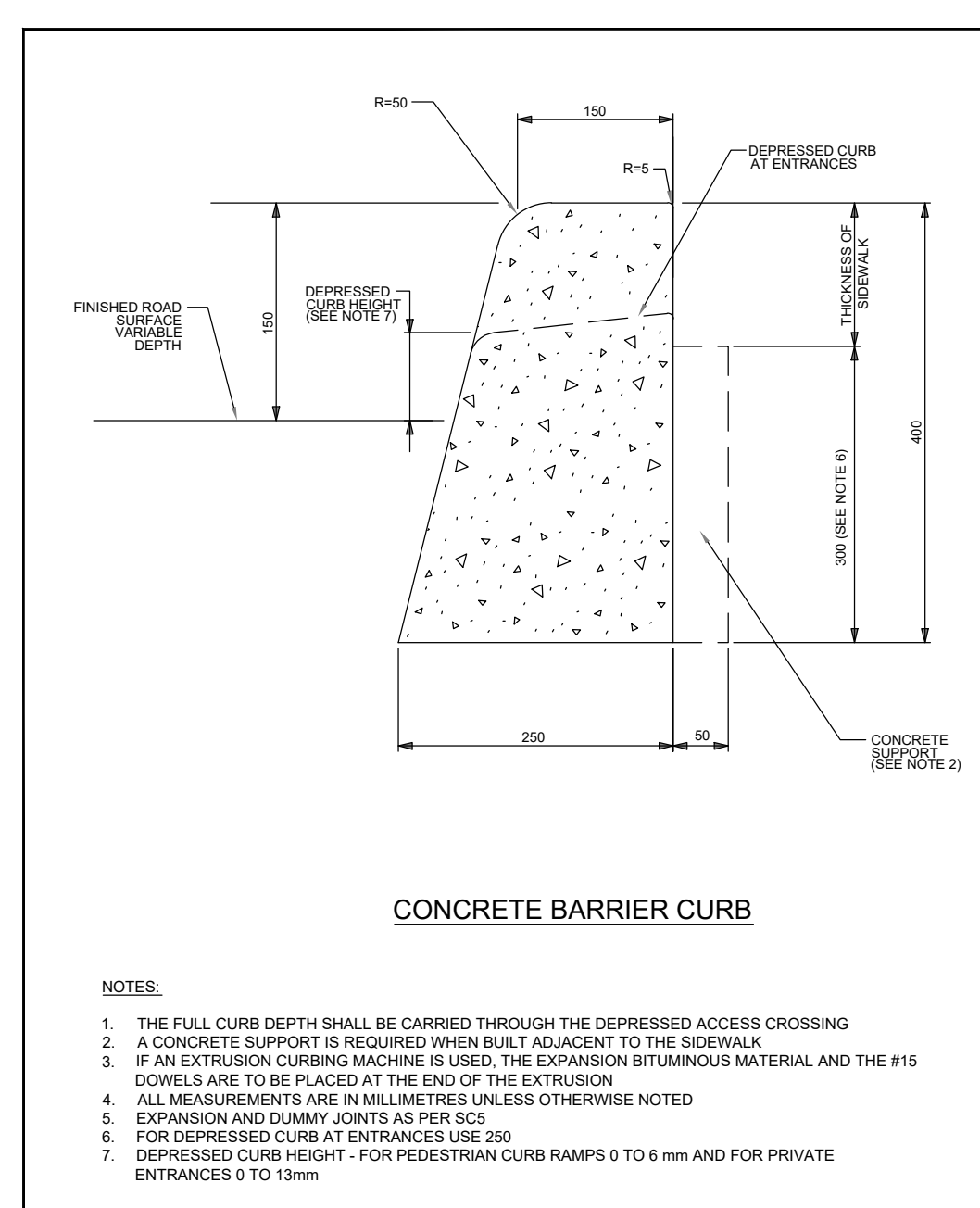
PAVEMENT STRUCTURE:

- LIGHT DUTY PAVEMENT
50mm H3 OR SP 2.5
150mm GRANULAR 'A' CRUSHED STONE
300mm OPSS GRANULAR 'B' TYPE II
HEAVY DUTY PAVEMENT
40mm H3/SP12.5 CAT B
50mm H3 OR SP 19 CAT B
150mm GRANULAR 'A' CRUSHED STONE
450mm GRANULAR 'B' TYPE I

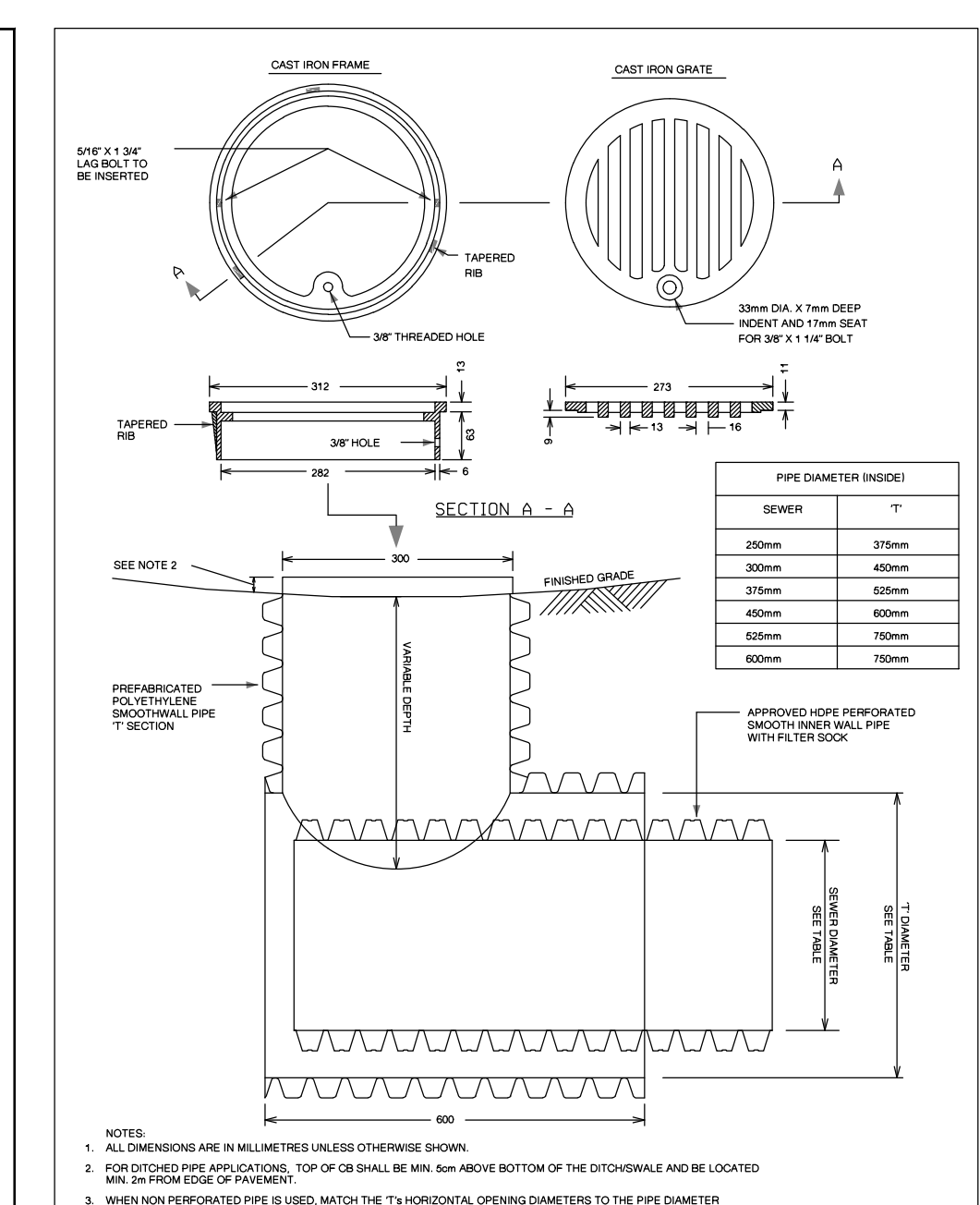


NOTES:
1. THE THICKNESS OF THE RIP-RAP LAYER shall be at least 1.5 times the rip-rap mean diameter.
A All dimensions are in millimetres unless otherwise shown.

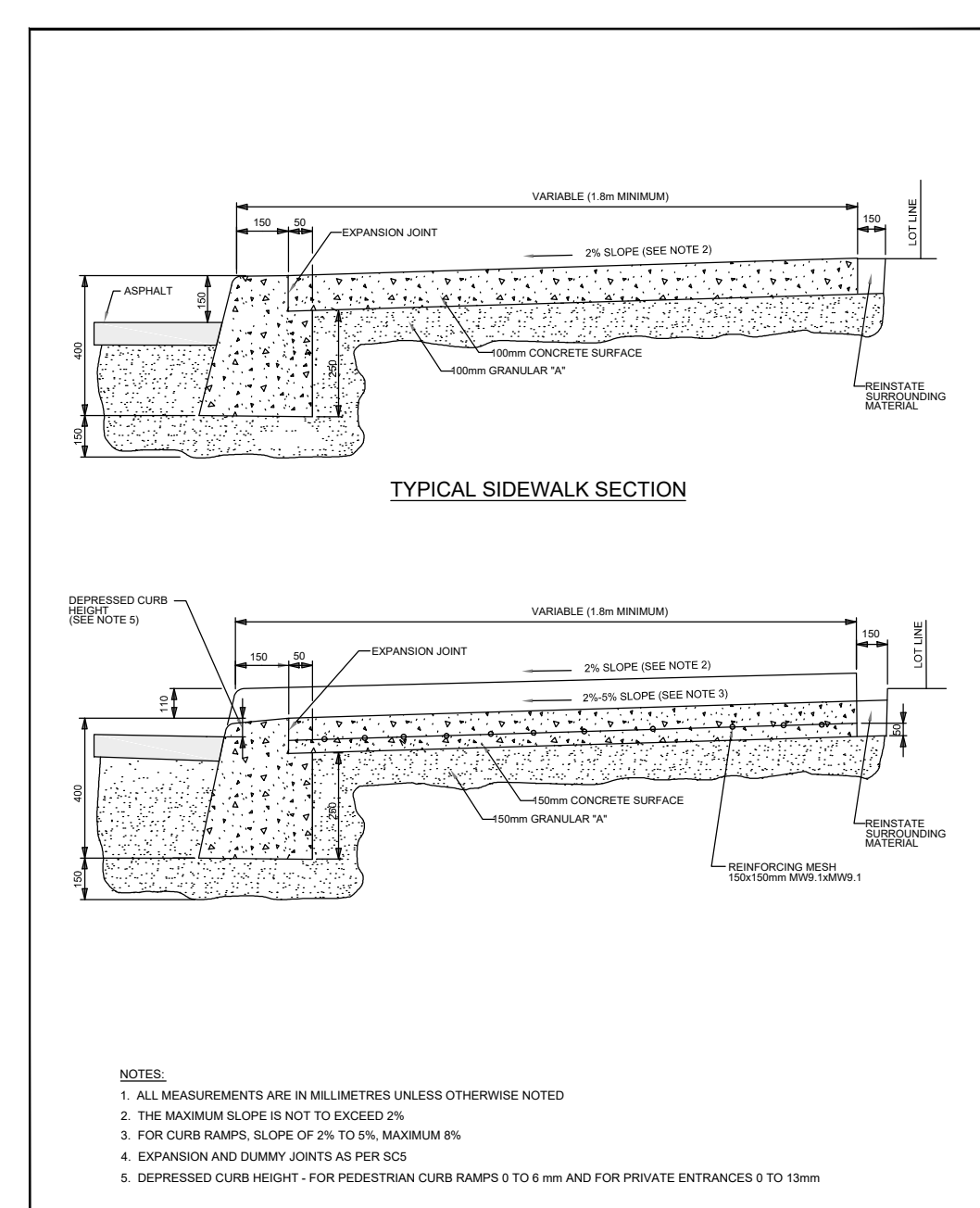
ONTARIO PROVINCIAL STANDARD DRAWING
GENERAL RIP-RAP LAYOUT
FOR SEWER AND CULVERT OUTLETS
OPSD 810.010



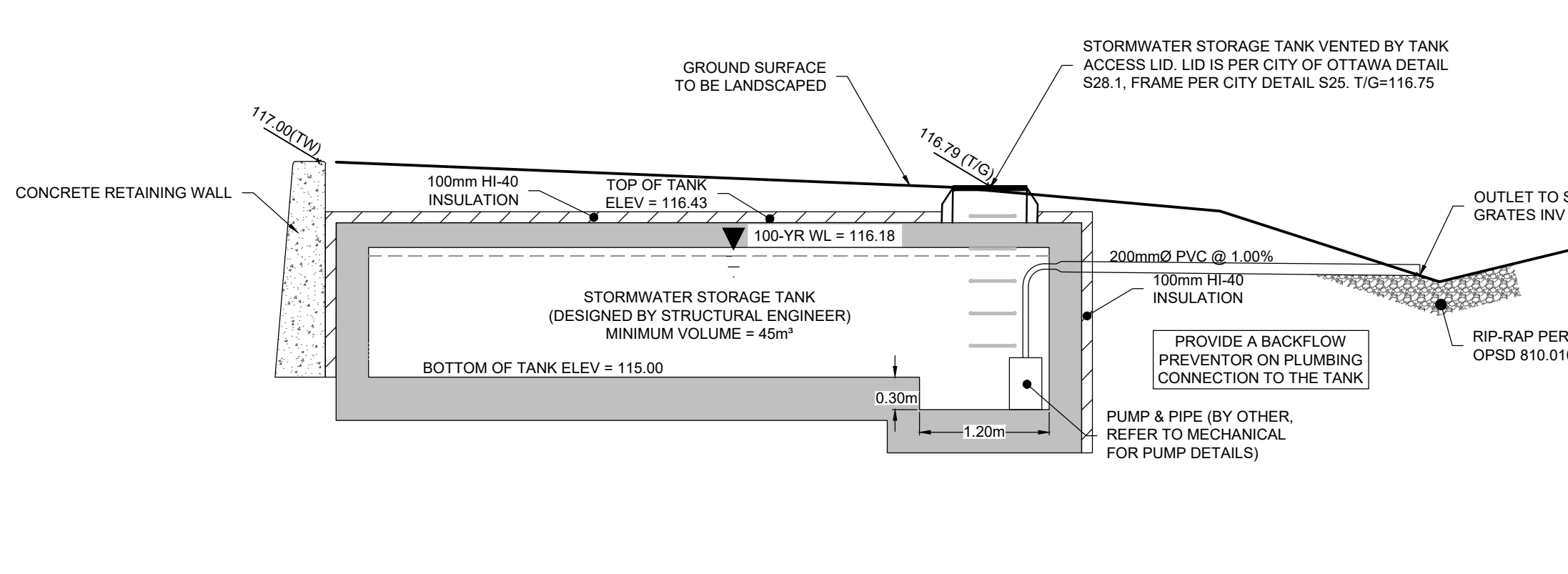
CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD-600-110)
DATE: JAN 2003
REV: MAR 2025
DWG No. SC1.1



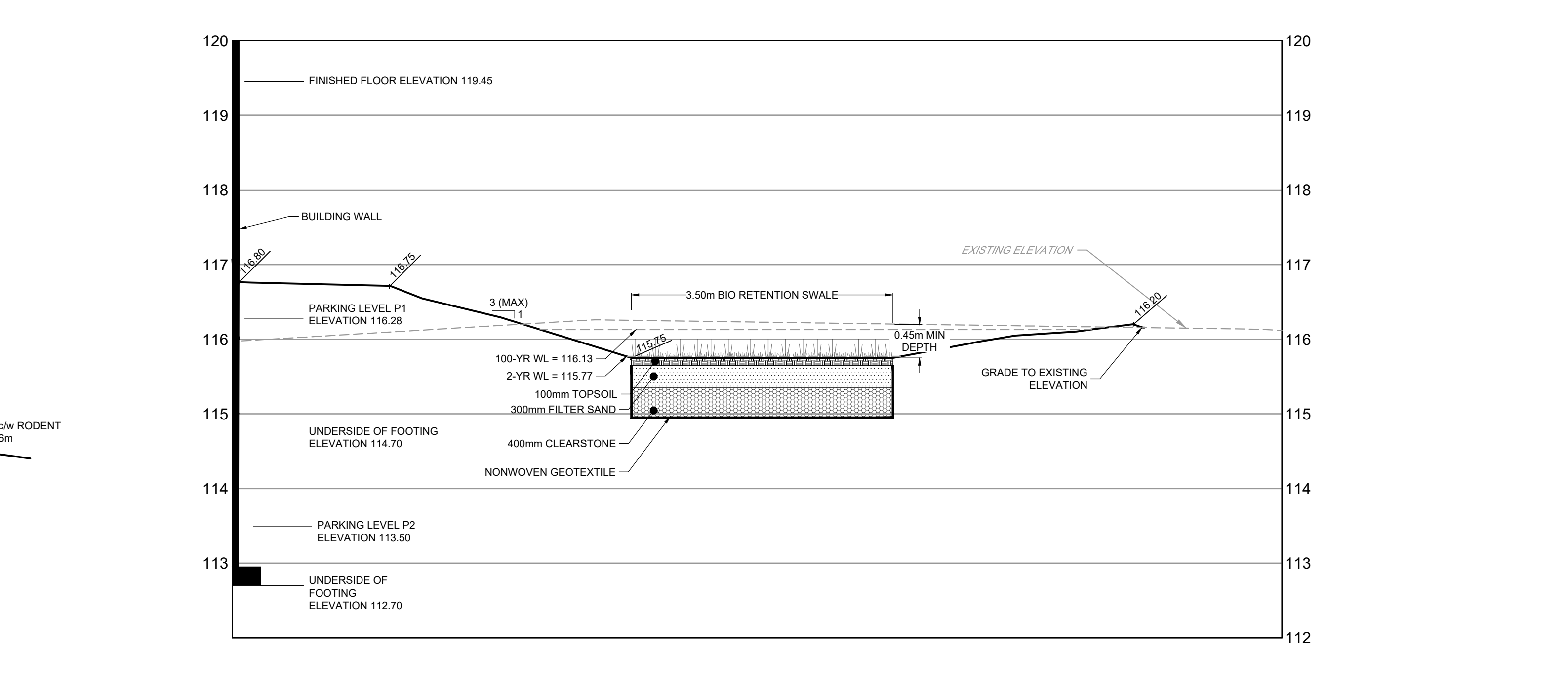
CONCRETE BARRIER CURB FOR REAR YARD, DITCHED PIPE AND LANDSCAPING APPLICATIONS
DATE: MAR 2007
REV: MAR 2019
DWG No. SC1.4



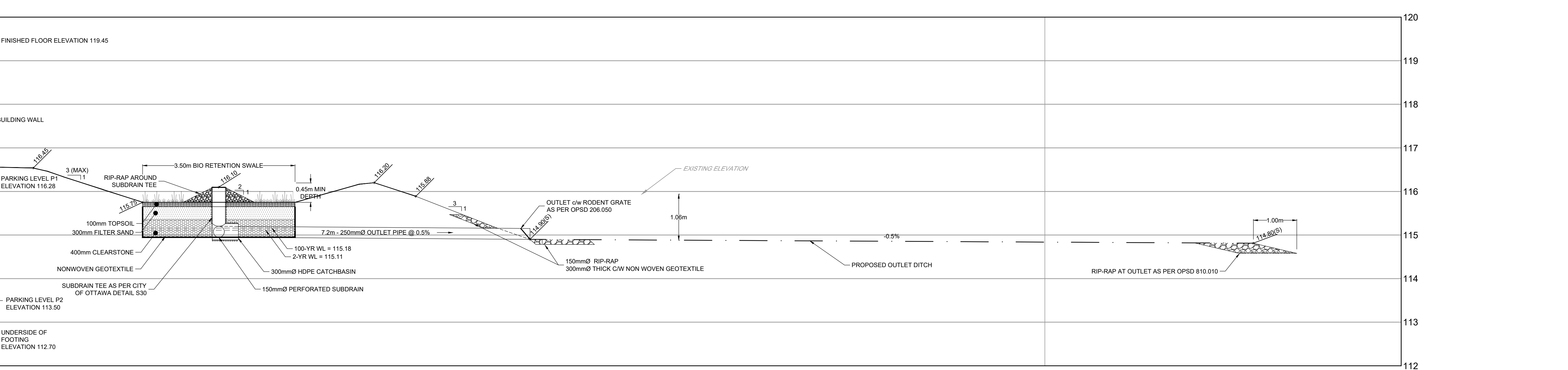
TYPICAL SIDEWALK SECTION
DATE: JAN 2003
REV: JULY 2025
DWG No. SC1.4



STORMWATER STORAGE TANK CROSS SECTION C-C SCALE 1:50



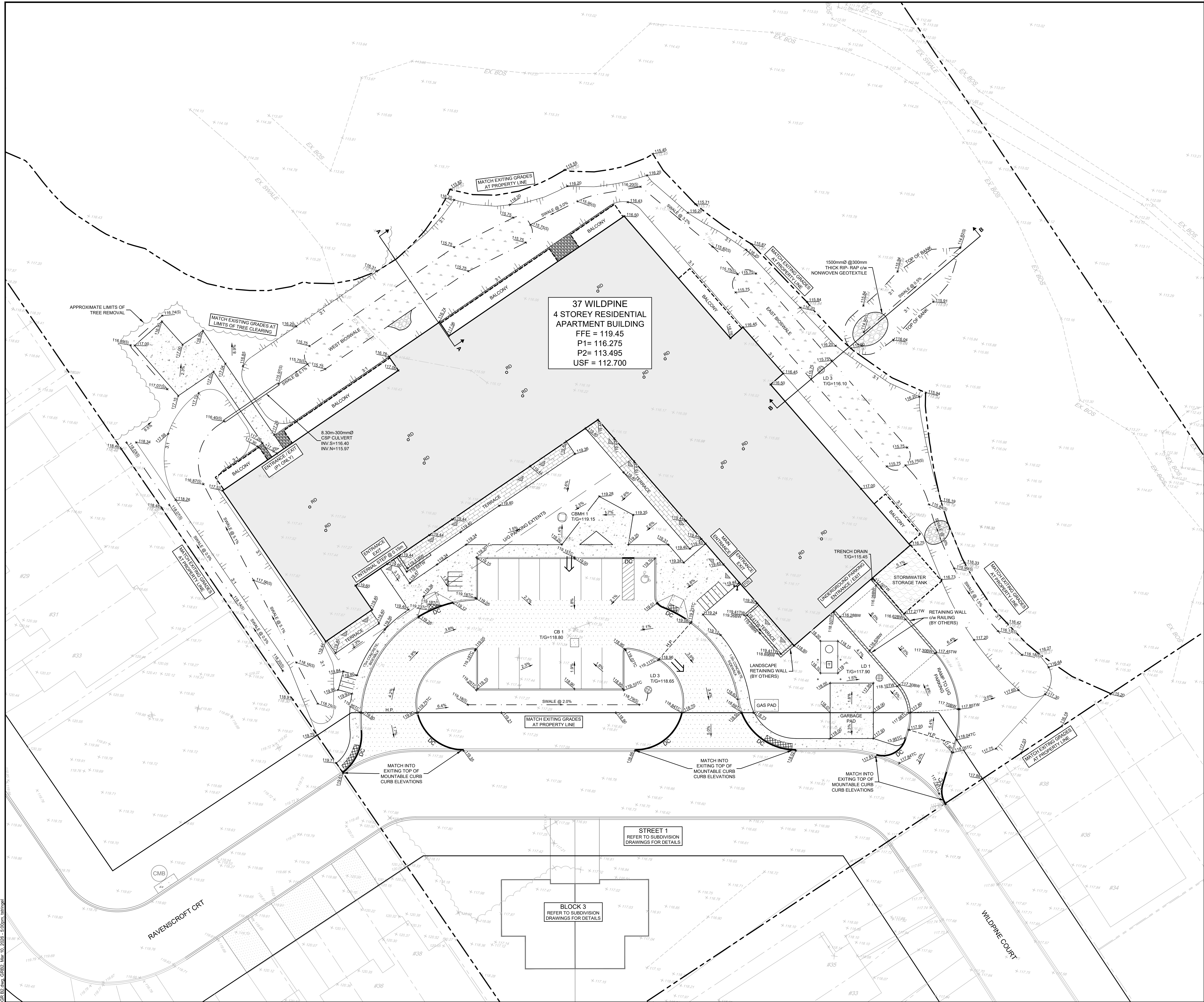
WEST BIO RETENTION SWALE TYPICAL CROSS SECTION A-A SCALE 1:50



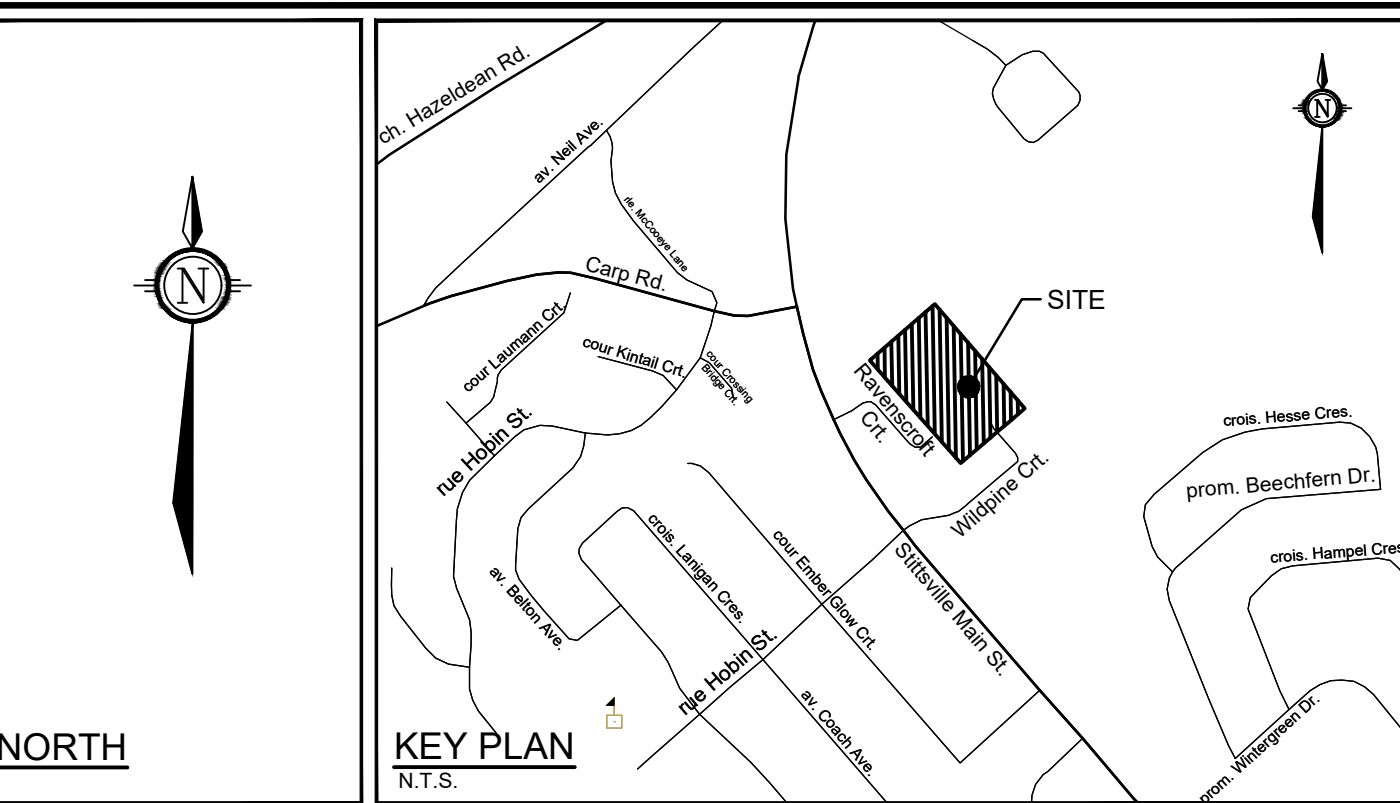
EAST BIO RETENTION SWALE TYPICAL CROSS SECTION B-B SCALE 1:50

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: AS SHOWN
FOR REVIEW ONLY
NOVATECH
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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: NOTES AND DETAILS BLOCK 2
PROJECT No.: 125077
REV # 2
DRAWING No.: 125077-NDB2



37 WILDPINE
4 STOREY RESIDENTIAL
APARTMENT BUILDING
 FFE = 119.45
 P1 = 116.275
 P2 = 113.495
 USF = 112.700



LEGEND

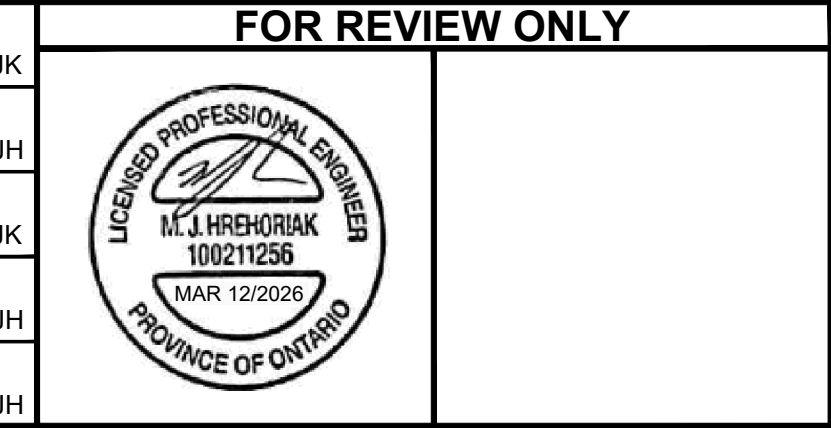
	PROPERTY LINE
	PROPOSED BARRIER CURB
	PROPOSED DEPRESSED CURB
	PROPOSED ELEVATION
	EXISTING ELEVATION
	PROPOSED SWALE ELEVATION
	PROPOSED TOP OF WALL ELEVATION
	PROPOSED BOTTOM OF WALL ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED SWALE AND VALVE BOX
	PROPOSED SIAMESE CONNECTION LOCATION
	PROPOSED BUILDING ENTRANCE
	PROPOSED HIGH POINT
	SWALE and SUBDRAIN AND DIRECTION OF FLOW
	TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
	PROPOSED RETAINING WALL
	SLOPE AND DIRECTION
	DIRECTION OF MAJOR OVERLAND FLOW
	PROPOSED LANDSCAPE DRAIN
	PROPOSED CATCHBASIN MANHOLE
	PROPOSED CATCHBASIN
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED HYDRANT & VALVE
	PROPOSED VALVE AND VALVE BOX
	PROPOSED TRANSFORMER
	EXISTING VALVE & VALVE BOX
	EXISTING VALVE & LEAD
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCHBASIN
	EXISTING DITCH CENTERLINE
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE ANCHORS
	EXISTING STREETLIGHT

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No.	REVISION	DATE	BY
3	ISSUED FOR SITE PLAN APPLICATION	MAR 12/20	MJH
2	ISSUED FOR COORDINATION	FEB 13/20	MJH
1	ISSUED FOR COORDINATION	OCT 28/25	MJH

SCALE	1:200
FOR REVIEW ONLY	

PREPARED	RJK
CHECKED	MJH
DRAWN	RJK
CHECKED	MJH
APPROVED	MJH



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LOCATION
 CITY OF OTTAWA
 37 WILDPINE COURT

DRAWING NAME
GRADING PLAN
BLOCK 2

PROJECT No. 125077
 REV # 3
 DRAWING No. 125077-GRB2

REFER TO 125077 - ND B2 FOR ADDITIONAL NOTES