GENERAL NOTES AND SPECIFICATIONS

1. ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH OPS AND CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS AND OPSD SUPPLEMENT. ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
3. SERVICE AND UTILITY LOCATIONS ARE APPROXIMATE, CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATES FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REINSTATEMENT.
4. CONTRACTOR TO CONFIRM TIE-IN ELEVATIONS TO EXISTING INFRASTRUCTURE PRIOR TO INITIATING CONSTRUCTION AND INFORM THE ENGINEER OF ANY DISCREPANCY FROM THE AS-BUILT INFORMATION REFERENCED ON THE DRAWINGS.
5. ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER & THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 509.010 AND OPSS 310.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
7. THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN THAT WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION ACTIVITIES. THIS PLAN SHALL INCLUDE BUT NOT BE LIMITED TO CATCH BASINS INSERTS, STRAW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS.
8. SITE PLAN PREPARED BY URBAN TYPOLOGY. DRAWING SP1, REV 4, DATED MAY 13,2026, PROJECT NAME: NORTHWOODS PHASE 6, OTTAWA, ON, PROJECT No 25.08.
9. ORIGINAL CONDITIONS TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED AUGUST 23, 2022. CURRENT CONDITIONS TOPOGRAPHIC SURVEY SUPPLIED BY J. D. BARNES LIMITED, REFERENCE No. 24-10-022-00 DATED APRIL 23, 2024.
10. REFER TO LANDSCAPE ARCHITECTURE PLAN FOR ALL LANDSCAPING FEATURES (ie. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES etc.)
11. GEOTECHNICAL REPORT No. PG6009-1 REV 3 PREPARED BY PATERSON GROUP INC. DATED AUGUST 24, 2022. GEOTECHNICAL INFORMATION PRESENTED ON THESE DRAWINGS MAY BE INTERPOLATED FROM THE ORIGINAL REPORT. REFER TO ORIGINAL GEOTECHNICAL REPORT FOR ADDITIONAL DETAILS AND TO VERIFY ASSUMPTIONS MADE HEREIN.
12. STREET LIGHTING BY OTHERS TO CITY OF OTTAWA STANDARDS.
13. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO ENGINEER.
14. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND DIRECTOR OF ENGINEERING HAS BEEN OBTAINED.
15. HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE TO BE NOTIFIED IF DEEPLY BURIED ARCHEOLOGICAL REMAINS ARE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

ROADWORKS

16. ALL TOPSOIL AND ORGANIC MATERIAL TO BE STRIPPED FROM WITHIN THE FULL RIGHT OF WAY PRIOR TO CONSTRUCTION.
17. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' TYPE II COMPACTED IN 0.30m LAYERS.
18. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
19. ROAD SUBDRAINS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD R1.
20. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
21. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
22. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, AND OPSD 509.010, AND OPSS 310.
23. CONCRETE CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SC1.1 AND SC1.3 (BARRIER OR MOUNTABLE CURB AS SHOWN ON DRAWINGS).
24. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER CITY STANDARDS SC3 AND SC1.4.
25. PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL REPORT PG6009-1 REV 3 PREPARED BY PATERSON GROUP INC. DATED AUGUST 24, 2022

    DRIVEWAYS/CAR ONLY PARKING AREAS
    50mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
    150 OPSS GRANULAR 'A' BASE
    300 OPSS GRANULAR 'B' TYPE II

    LOCAL RESIDENTIAL ROADWAYS
    40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
    50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
    150 OPSS GRANULAR 'A' BASE
    400 OPSS GRANULAR 'B' TYPE II

26. WHERE PROPOSED ASPHALT SURFACE RECOMMENDED ABOVE MEETS THE EXISTING ASPHALT SURFACE, THE FOLLOWING JOINT TRANSITION DETAIL SHOULD BE EMPLOYED.
- A 300mm WIDE SECTION OF THE EXISTING ASPHALT SHOULD BE SAW CUT FROM THE EXISTING PAVEMENT EDGE TO PROVIDE A SOUND SURFACE TO ABUT THE PROPOSED PAVEMENT STRUCTURE.
- IT IS RECOMMENDED TO MILL A 300mm WIDE AND 40mm DEEP SECTION OF THE EXISTING ASPHALT AT THE SAW CUT EDGE.

WATER SUPPLY SERVICING

28. THE CONTRACTOR SHALL CONSTRUCT WATERMAIN, WATER SERVICES, CONNECTIONS & APPURTENANCES AS PER CITY OF OTTAWA SPECIFICATIONS & SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION & DISINFECTION BY CITY PERSONNEL.
29. WATERMAIN PIPE MATERIAL SHALL BE PVC CL.150 DR18. DEFLECTION OF WATERMAIN PIPE IS NOT TO EXCEED 1/2 OF THAT SPECIFIED BY THE MANUFACTURER. PVC WATERMAINS TO BE INSTALLED WITH TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W36.
30. WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE NOTED). WATER SERVICE TO EXTEND 1.0M BEYOND PROPERTY LINE. STAND POST TO BE INSTALLED AT PROPERTY LINE.
31. FIRE HYDRANTS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W18 AND W19.
32. WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24.
33. WATERMAIN TRENCH SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL AS PER SECTION 6.4 OF THE GEOTECH REPORT.
34. SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEZING. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED CB'S ON THE W/M STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED.(AS PER CITY OF OTTAWA W22 & W23)
35. CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42.
36. THRUST BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.3 AND W25.4.
37. WATERMAIN TO HAVE MIN. 2.4m COVER. WHERE WATERMAIN COVER IS LESS THAN 2.4m, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22.
38. WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W25 AND W25.2.
39. PRESSURE REDUCING VALVES (PRV'S) IF REQUIRED, TO BE INSTALLED AS PER ONTARIO PLUMBING CODE.

STORM AND SANITARY SEWERS

40. SANITARY SEWERS 375mm DIA. OR SMALLER SHALL BE PVC DR35. SANITARY SEWERS LARGER THAN 375mm SHALL BE CONCRETE CSA A 257.2 CLASS 100D AS PER OPSD 807.010.
41. STORM SEWERS 375mm DIA. OR SMALLER SHALL BE PVC DR35. STORM SEWERS LARGER THAN 375mm DIA. SHALL BE CONCRETE CSA A 257.2 CLASS 100D AS PER OPSD 807.010
42. ALL STORM AND SANITARY SEWER BEDDING SHALL BE INSTALLED AS PER SECTION 6.4 OF THE GEOTECH REPORT.
43. STORM AND SANITARY MANHOLES SHALL BE 1200mm DIAMETER IN ACCORDANCE WITH OPSD-701.01 (UNLESS OTHERWISE NOTED) c/w FRAME AND COVER AS PER CITY OF OTTAWA S24, S24.1, AND S25 WHERE APPLICABLE. CATCH BASIN MANHOLE FRAME AND COVERS PER S25 AND S28.1. ALL STORM MANHOLES WITH SEWERS 900mm DIA SEWERS AND OVER IN SIZE SHALL BE BENCHED. ALL OTHER STORM MANHOLES SHALL BE COMPLETED WITH 300mm SUMPS AS PER CITY STANDARDS. SANITARY MANHOLES SHALL NOT HAVE SUMPS.
44. ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS, TO BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
45. FOR STORM SEWER INSTALLATION (EXCLUDING CB LEADS) THE MINIMUM DEPTH OF COVER OVER THE CROWN OF THE SEWER IS 2.0m. FOR SANITARY SEWERS THE MINIMUM DEPTH OF COVER IS 2.5m OVER PIPE OBVERT.
46. ALL STORM AND SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
47. STORM AND SANITARY SERVICE LATERALS TO BE SDR 28 INSTALLED AT MIN. 1.0% SLOPE.
48. CATCH BASINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS S1, S2, S3 c/w FRAME AND GRATE AS PER S19. CURB INLET FRAME AND GRATE PER S22 AND S23. CATCH BASIN MANHOLES FRAME AND GRATE AS PER S25 FRAME AND S28.1 COVER. PROVIDE 150mm ADJUSTED SPACERS. ALL CATCH BASINS SHALL HAVE SUMPS (600mm DEEP). STREET CATCH BASIN LEADS SHALL BE 200mm DIA.(MIN) PVC DR 35 AT 1.0% GRADE WHERE NOT OTHERWISE SHOWN ON PLAN. CATCH BASINS WILL BE INSTALLED WITH INLET CONTROL DEVICES (ICD) AS PER ICD SCHEDULE ON STORM DRAINAGE PLAN.
49. STREET CATCH BASINS TO BE INSTALLED c/w SUBDRAINS 3m LONG IN FOUR ORTHOGONAL DIRECTIONS OR LONGITUDINALLY WHEN PLACED ALONG A CURB, AND AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL.
50. REAR LOT PERFORATED PIPE TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS S29. REAR LOT STRUCTURES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W30 AND W31.
51. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S8. THE SEALS SHOULD BE AT LEAST 1.5m LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. GENERALLY, THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUBBEDDING AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 225mm THICK LOOSE LAYERS COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMDD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT STRATEGIC LOCATIONS AT NO MORE THAN 60m INTERVALS IN THE SERVICE TRENCHES. FOR DETAILS REFER TO GEOTECHNICAL INVESTIGATION .
52. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300 mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA AND COMPACTED TO A MINIMUM OF 98% SPMDD.
53. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 410 AND OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
54. ANY SEWER ABANDONMENT TO BE CONDUCTED ACCORDING TO CITY OF OTTAWA STANDARD S11.4
55. STORM SEWERS WITH LESS THAN 2.0m COVER AND SANITARY SEWERS WITH LESS THAN 2.5m COVER TO BE INSULATED IN ACCORDANCE WITH CITY STANDARD S35.

GRADING

56. ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED TO 98% SPMDD.
57. SUB-EXCAVATE SOFT AREAS & FILL WITH CLEAN IMPORTED GRANULAR FILL SUCH AS OPSS GRANULAR 'A' OR GRANULAR 'B' TYPE II COMPACTED IN 0.30m LAYERS.
58. ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
59. 100 YEAR PONDING DEPTH TO BE 0.30m (MAXIMUM).
60. EMBANKMENTS TO BE SLOPED AT MAX 3:1, UNLESS OTHERWISE SPECIFIED.
61. ALL SWALES TO BE MIN. 0.15m DEEP WITH MIN. 3:1 SIDE SLOPES UNLESS OTHERWISE NOTED. THE MINIMUM LONGITUDINAL SLOPE TO BE 1.5% OR 1.0% WHEN PERFORATED SUBDRAIN IS INSTALLED.
62. ALL ROOF DOWNSPOUTS TO DISCHARGE TO THE GROUND ONTO SPLASH PADS AND SHALL NOT BE DIRECTED TO THE STORM SEWER , OR THE BUILDING FOUNDATION DRAIN.
63. TOP OF GRATE (T/G) ELEVATIONS FOR ALL STREET CATCHBASINS SHOWN ON PLANS. REFER TO THE ELEVATION AT EDGE OF PAVEMENT, OR GUTTERLINE WHERE APPLICABLE.
64. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.
65. FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT.
66. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
67. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
68. REFER TO DRAWING EC/DS-1 FOR EROSION AND SEDIMENT CONTROL DETAILS.

BEST MANAGEMENT PRACTICES

EROSION AND SEDIMENT CONTROLS (BEST MANAGEMENT PRACTICES) SHALL BE PROVIDED DURING CONSTRUCTION OF THIS PROJECT.

EROSION MUST BE MINIMIZED AND SEDIMENTS MUST BE REMOVED FROM CONSTRUCTION SITE RUN-OFF IN ORDER TO PROTECT DOWNSTREAM AREAS. DURING ALL CONSTRUCTION, EROSION AND SEDIMENTATION SHOULD BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

1. LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
2. REVEGETATE EXPOSED AREAS AND SLOPES AS SOON AS POSSIBLE.
3. MINIMIZE AREA TO BE CLEARED AND GRUBBED.
4. PROTECT EXPOSED SLOPES WITH PLASTIC OR SYNTHETIC MULCHES.
5. INSTALL FILTER CLOTH BETWEEN FRAME AND COVER ON ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES AND ON ALL EXISTING CATCH BASINS THAT WILL RECEIVE RUN-OFF FROM THE SITE.
6. A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL AND ANY STOCKPILES OF MATERIAL TO BE USED OR REMOVED FROM SITE. (LOCATION TO BE DETERMINED)
7. A VISUAL INSPECTION SHALL BE DONE DAILY ON SEDIMENT CONTROL MEASURES AND CLEANED OF ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OFF SITE AS PER THE REQUIREMENTS OF THE CONTRACT.
8. SEDIMENT CONTROL BARRIERS MAY ONLY BE REMOVED TEMPORARILY WITH APPROVAL OF CONTRACT ADMINISTRATOR TO ACCOMMODATE CONSTRUCTION OPERATIONS. ALL AFFECTED BARRIERS MUST BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A SIGNIFICANT RAINFALL EVENT ANTICIPATED (>10mm) UNLESS A NEW DEVICE HAS BEEN INSTALLED TO PROTECT THE EXISTING STORM AND SANITARY SEWER SYSTEMS.
9. NO REFUELING OR CLEANING OF EQUIPMENT IS PERMITTED NEAR ANY EXISTING WATERWAY.
10. SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURE(S) IS NO LONGER REQUIRED. NO CONTROL MEASURES SHALL BE PERMANENTLEY REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR.
11. THE CONTRACTOR SHALL PERIODICALLY, OR WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENTS AS REQUIRED.
12. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE. 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.

LEGEND

EXISTING CONDITIONS

- EXISTING GROUND ELEVATIONS (90.83)
- EXISTING WATERMAIN
- EXISTING VALVE AND VALVE BOX
- EXISTING VALVE CHAMBER
- EXISTING REDUCER
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MH AND SEWER
- EXISTING STORM MH AND SEWER
- EXISTING CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- EXISTING GASMAIN (GAS)
- EXISTING BELL LINE (B)
- EXISTING ROGERS (C)
- EXISTING OVERHEAD WIRES (O/H)
- EXISTING UNDERGROUND HYDRO (U/H)
- DIRECTION OF EXISTING OVERLAND FLOW

SERVICES

- PROPOSED WATERMAIN
- PROPOSED VALVE AND VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED W3 CHAMBER
- PROPOSED REDUCER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED CB T AND SUBDRAIN
- EXISTING WATERMAIN
- EXISTING VALVE AND VALVE BOX
- EXISTING VALVE CHAMBER
- EXISTING REDUCER
- EXISTING FIRE HYDRANT
- EXISTING COMBINED SEWER
- EXISTING STORM SEWER
- EXISTING CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- PROPOSED DEPRESSED CURB LOCATIONS (DC)
- PROPOSED BARRIER CURB
- THERMAL INSULATION ON STORM SEWER WHERE COVER IS LESS THAN 2.0m AND ON SANITARY SEWER WHERE COVER IS LESS THAN 2.5m AS PER S35.
- (M) WATER METER
- (RM) REMOTE WATER METER
- PROPOSED 2Hr RATED FIRE WALL LOCATION
- BACK TO BACK TERRACE HOME SERVICES
  200mm STORM SERVICE PVC SDR 28 @ 1% MIN
  150mm SANITARY SERVICE PVC SDR 28 @ 1% MIN
  19mm PEX TUBING WATER SERVICE C/W CURB STOP AND SERVICE POST
- STM INV=85.32 / SAN INV=85.32 / T/W=85.52 — BACK TO BACK TERRACE HOME SERVICE ELEVATIONS.

SANITARY DRAINAGE

- R100A — SANITARY DRAINAGE AREA ID#
- 50 — POPULATION COUNT
- 0.31 — SANITARY DRAINAGE AREA ha.
- G100A — SANITARY DRAINAGE AREA ID#
- INFL — INFILTRATION RATE OF 0.33 L/s/Ha APPLIED
- 0.11 — SANITARY DRAINAGE AREA ha.
- SANITARY DRAINAGE AREA
- PROPOSED SANITARY MH AND SEWER
- EXISTING SANITARY MH AND SEWER
- THERMAL INSULATION ON SANITARY SEWER WHERE COVER IS LESS THAN 2.5m AS PER S35.

EROSION CONTROL

- PROPOSED SILT FENCE BOUNDARY AS PER OPSD 219.110
- PROPOSED CATCH BASIN PROTECTION AS PER TERRAFIX SILTSACK DETAIL
- PROPOSED MUD MAT LOCATION
- PROPOSED VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCHBASIN

GRADING

- 99.99 — ORIGINAL GROUND ELEVATION
- 99.99 — PROPOSED ELEVATION
- 99.99 — PROPOSED LOT CORNER ELEVATION
- 98.88 — EXISTING LOT CORNER ELEVATION
- 2.0% — FLOW DIRECTION AND GRADE
- FFE=100.00 — FINISHED FIRST FLOOR ELEVATION
- USF=97.00 — UNDERSIDE OF FOOTING ELEVATION
- (E.F.) — ENGINEERED FILL REQUIRED
- TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- DIRECTION OF EMERGENCY OVERLAND FLOW
- PROPOSED VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED CB T
- D.C. — PROPOSED DEPRESSED CURB LOCATION
- PROPOSED BARRIER CURB
- PROPOSED HEAVY DUTY ASPHALT
- OVERLAND SPILL LOCATION
- TWSI LOCATION AS PER CITY STD
- PROPOSED 2Hr RATED FIRE WALL LOCATION

STORM DRAINAGE

- L101A — AREA ID
- 0.85 — RUNOFF COEFFICIENT
- 1.00 — STORM DRAINAGE AREA ha.
- STORM DRAINAGE BOUNDARY
- EXT-1 — AREA ID
- 0.50 — EXTERNAL RUNOFF COEFFICIENT
- 1.00 — EXTERNAL STORM DRAINAGE AREA ha.
- EXTERNAL STORM DRAINAGE BOUNDARY
- DIRECTION OF EMERGENCY OVERLAND FLOW
- PROPOSED STORM MH AND SEWER
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED CB T AND SUBDRAIN
- EXISTING STORM MH AND SEWER
- EXISTING CATCHBASIN
- EXISTING STORM MH AND SEWER
- THERMAL INSULATION ON STORM SEWER WHERE COVER IS LESS THAN 2.0m AS PER S35.
- MAXIMUM STATIC PONDING LIMITS

COMPOSITE UTILITY PLAN

- EXISTING WATERMAIN
- EXISTING VALVE AND VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CATCHBASIN
- EXISTING SUBDIVISION TREE
- EXISTING SUBDIVISION STREETLIGHT
- EXISTING 4-PARTY SUBDIVISION JUT
- GAS — GAS MAIN ONLY TRENCH
- G,H,SL,B,C — JOINT USE UTILITY TRENCH INCLUDING HYDRO
- TELECOMMUNICATIONS TRENCH ONLY
- SL — STREETLIGHT ONLY TRENCH
- HYDRO TRANSFORMER/SWITCHGEAR
- CONCRETE ENCASED DUCT BANK
- SB-1 — PRIVATE HYDRO SUB-STATION
- CMB — 4 MODULE & 6 MODULE COMMUNITY MAILBOX SITE
- C — ROGERS VAULT / PEDESTAL
- GLB — BELL GRADE LEVEL BOX
- B — BELL PEDESTAL
- PROPOSED LIGHT STANDARD
- PROPOSED TREE & SHRUBS (REFER TO LANDSCAPE PLAN FOR DETAILS)
- H — HYDRO METER LOCATION
- G — GAS METER LOCATION

Stantec

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Legend

Notes

		By	Appd.	YY.MM.DD
3	REVISED SITE PLAN AND CITY COMMENTS	KV	KS	26.05.20
2	WATER ENTRY BUILDING C	KV	KS	26.03.19
1	REVISED SITE PLAN	KV	KS	26.03.17
0	ISSUED FOR SPA	MJS	KS	25.11.07

Revision

File Name: 160402120.dwg	MJS	DT	MJS	25.09.30
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
K.L. SMADELLA
2026-05-20
PROVINCE OF ONTARIO

Client/Project

MATTAMY HOMES LTD.
50 HINES ROAD, SUITE 100
OTTAWA, ON, K2K 2M5

NORTHWOODS SUBDIVISION
PHASE 6, BLOCK 454

OTTAWA, ON, CANADA

Title

NOTES AND LEGENDS PLAN

Project No. 160402120
Scale

Drawing No. NL-1
Sheet 1 of 7
Revision 3

PLAN # 19393

D07-12-25-0148

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2026/05/20 1:41 PM By: Vasava, Kinjal

ORIGINAL SHEET - ARCH D